

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, WHENCE THE SOUTH LINE OF THE SO' THEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 BEARS N89°26'32" W, A DISTANCE OF 1286.69 FEET, SAID LINE FORMING THE BASIS OF THIS DESCRIPTION:

THENCE N87°15'21" E, A DISTANCE OF 513.50 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N49°02'26" W, A DISTANCE OF 72.75 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°21'57" AND A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 837.90 FEET CHORD BEARS N61°13'25" W, A DISTANCE OF 633.10 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN BOOK 591 AT PAGE 379 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: 1. S89°31'34" E, A DISTANCE OF 168.67 FEET; 2. S89°48'17" E, A DISTANCE OF 42.26 FEET; 3. S40°20'15" E, A DISTANCE OF 19.33 FEET; 4. N89°03'34" E, A DISTANCE OF 130.53 FEET; 5. N89°05'46" E, A DISTANCE OF 209.08 FEET; 6. N87°46'26" E, A DISTANCE OF 134.08 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD AS DESCRIBED IN RECEPTION NO.'S 2002094311 AND 2015036728 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: 1. S44°24'02" W, A DISTANCE OF 126.36 FEET TO A POINT OF NON-TANGENT CURVE; 2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A LENGTH OF 125.76 FEET, A CENTRAL ANGLE OF 6°47'52", A RADIUS OF 1060.00 FEET AND A CHORD BEARING AND DISTANCE OF S 53°28'58" W, 125.89 FEET; 3. S50°03'02" W, A DISTANCE OF 405.64 FEET; 4. N89°33'04" E, A DISTANCE OF 3.72 FEET; 5. S51°32'57" W, A DISTANCE OF 622.74 FEET; 6. S51°41'36" W, A DISTANCE OF 95.42 FEET TO A POINT OF CURVE; 7. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A LENGTH OF 376.64 FEET, A CENTRAL ANGLE OF 9°13'20", A RADIUS OF 2339.99 FEET AND A CHORD BEARING AND DISTANCE OF S56°18'16" W, 376.24 FEET; 8. S00°54'56" W, A DISTANCE OF 363.24 FEET TO A POINT OF CURVE; 9. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A LENGTH OF 78.94 FEET, A CENTRAL ANGLE OF 4°16'00", A RADIUS OF 1060.00 FEET AND A CHORD BEARING AND DISTANCE OF S58°46'56" W, 78.92 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT TRACT A, HILLSIDE / ARBORS FINAL PLAT AS RECORDED AT RECEPTION NO. 2020020787 IN THE CLERK AND RECORDER'S OFFICE, DOUGLAS COUNTY, STATE OF COLORADO.

CONTAINING 1,374,202 SQUARE FEET OR 31.547 ACRES OF LAND, MORE OR LESS.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED APRIL 25, 2022 AT RECEPTION NO. 2022030444 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY: [Signature] AUTORIZED AGENT NAME: ARBORIS MOUNTAIN WEST REIT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TITLE

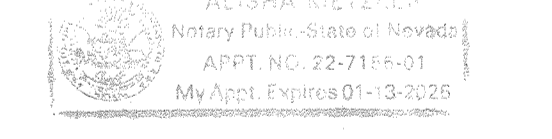
SIGNED THIS 16th DAY OF DECEMBER, 2022.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF DECEMBER, 2022.

BY: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 01-13-2024

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

NAME: ARBORIS MOUNTAIN WEST REIT, L.L.C. TITLE: Manager

SIGNED THIS 28th DAY OF DECEMBER, 2022.

NOTARY BLOCK

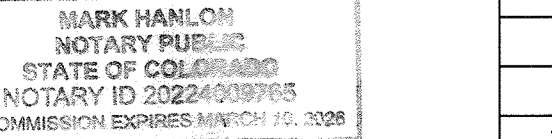
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BY: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: MARCH 10 2024

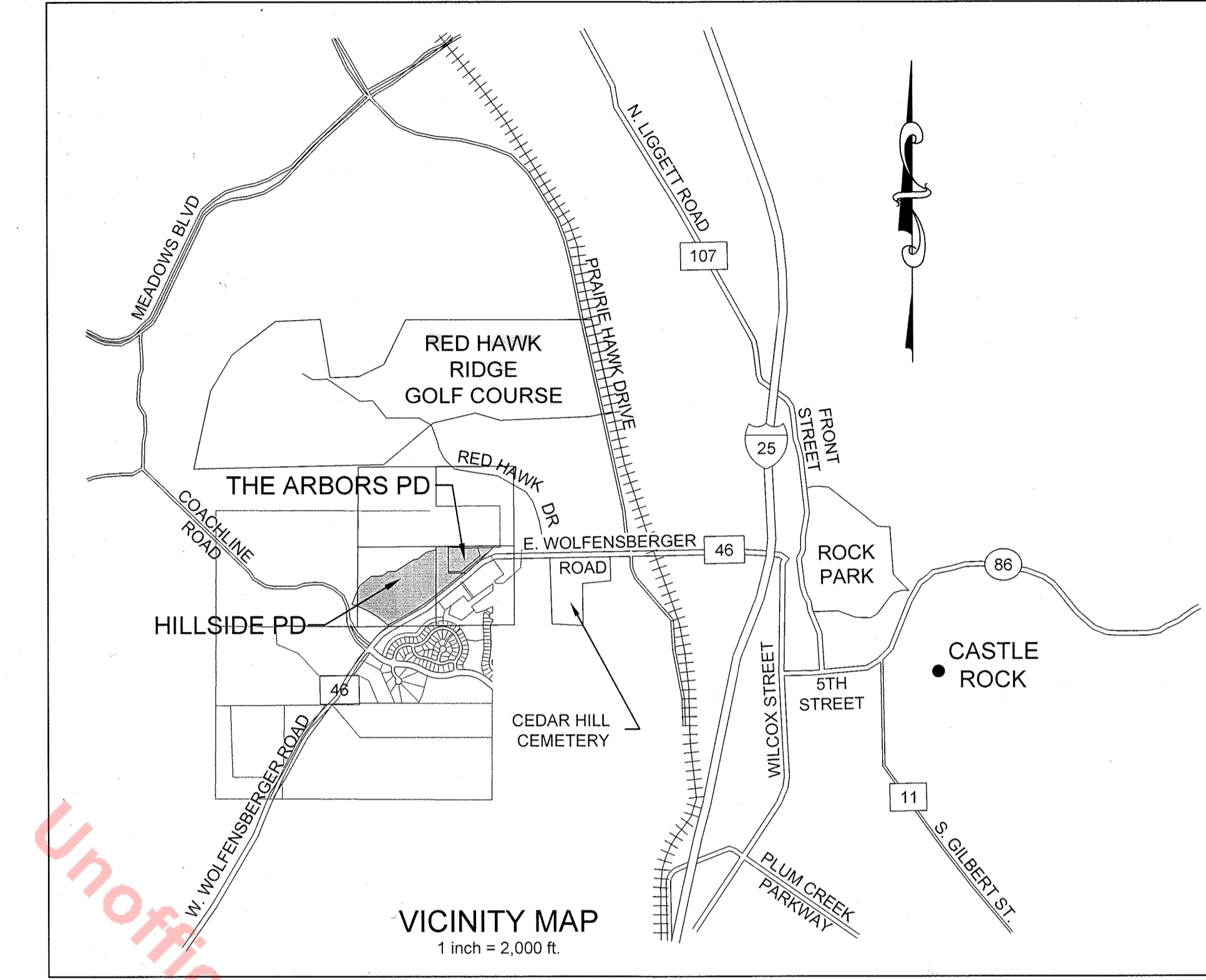


SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE: THE ARBORS PD. USE AREAS: STREET COVERAGE (0.850, 17.44%), OSP (0.802, 16.45%), FUTURE DEVELOPMENT (3.223, 66.11%), TOTAL (4.875, 100.00%).

SUMMARY TABLE: HILLSIDE PD. USE AREAS: STREET COVERAGE (3.157, 11.836%), OSP (10.480, 39.292%), LOTS (12.088, 45.321%), FUTURE DEVELOPMENT (0.947, 3.551%), TOTAL (26.672, 100.00%).



- APPROVED VARIANCES: TCV 15-0036 APPROVAL DATE: 6/19/15 DESCRIPTION OF VARIANCE: 1% VARIANCE IN THE MAXIMUM STREET GRADE FOR AN APPROXIMATE 500 FT. SEGMENT OF LOCAL ROAD.

PURPOSE STATEMENT: THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO REMOVE THE GATES AT BOTH ENTRANCES... BUILDING RESTRICTIONS FOR HILLSIDE PD: TYPE, HEIGHT, FRONT GARAGE, FRONT LIVING SPACE, SIDE, PARTY WALL, REAR.

CONTACTS:

OWNER/DEVELOPER: BLVD BUILDERS, LLC. 600 GRANT STREET, SUITE 404 DENVER, COLORADO 80203 PHONE: 303-200-0742 CONTACT: LEE MERRITT LEE@BLVDBUILDERS.COM

ENGINEER / PLAN PREPARER: ENTITLEMENT & ENGINEERING SOLUTIONS, INC. 501 S. CHERRY STREET, SUITE 300 GLENDALE, COLORADO 80246 PHONE: 303-572-7997 CONTACT: LUKE BREEDELLOVE LUKE.BREDELLOVE@EES.US.COM

LAND SURVEYOR: STERLING LAND SURVEYORS, L.L.C. 2009 W. LITTLETON BLVD, SUITE 300 LITTLETON, COLORADO 80120 PHONE: 970-576-4641 CONTACT: JOHN MCGEHEE JR@STERLINGLANDSURVEYORS.COM

LANDSCAPE PLANNER: PCS GROUP, INC. 1007 16TH STREET #3, B-180 DENVER, COLORADO 80265 PHONE: 303-531-4908 CONTACT: PAUL SHOUKAS PAUL@PCSGROUPCO.COM



Sheet List Table with columns for Sheet Number and Sheet Title. Includes Cover Sheet, Notes and Detail Sheet, Overall Plan, Phasing Plan, Site and Utility Plan, Grading Plan, Building Elevations, and Monumentation Plan.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL. This Site Development Plan, Amendment Hillside/Arbors Site Development Plan was approved by the Director of Development Services of the Town of Castle Rock, Colorado on the 24th day of January, 2023. [Signature]

TITLE CERTIFICATION

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Last Tree Cur Co. TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE AND TITLE

LAST TREE CUR CO. TITLE COMPANY

SIGNED THIS 19th DAY OF JANUARY, 2023.

NOTARY BLOCK

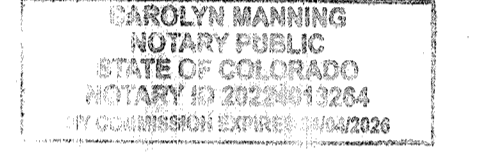
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF JANUARY, 2023.

BY: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/4/26



CIVIL ENGINEER'S STATEMENT

I, JEFFREY M. KILLINGSWORTH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JEFFREY M. KILLINGSWORTH P.E. 41217 DATE 8/1/22 REGISTERED PROFESSIONAL ENGINEER ON BEHALF OF ENTITLEMENT & ENGINEERING SOLUTIONS, INC.

SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MCGEHEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

JOHN ROBERT MCGEHEE P.L.S. 38219 DATE 8-1-22 REGISTERED LAND SURVEYOR ON BEHALF OF STERLING LAND SURVEYORS, L.L.C.



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATION ON THIS PLAN ARE HEREBY ACCEPTED BY THE OWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

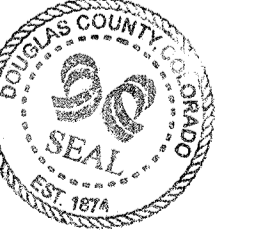
TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:08pm ON THE 24th DAY OF JANUARY, AD 2023 AT RECEPTION NO. 2023003354

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR N89°26'32" W.

BENCHMARK: TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED 'PLS 25629 1995' WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION 'N 393' WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88. COVER SHEET SHEET 1 OF 19 HILLSIDE / ARBORS PROJECT NO. SDP22-0018

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

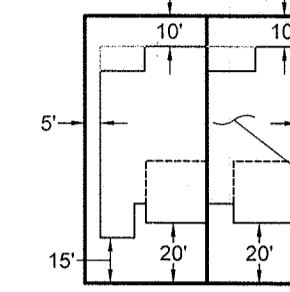
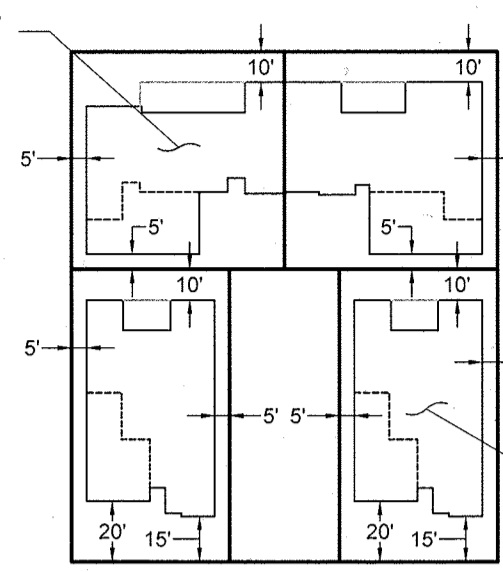
### SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTIONS 4.3, 4.7, AND 9.3.2 PER 2021 LANDSCAPE CRITERIA MANUAL OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD DUE TO CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN "ZONE X" AS PER FIRM FEMA PANEL NO. 08035C0169G DATED 3/16/2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FINISH ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED PD."
12. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE (5) FOOT WIDE UTILITY EASEMENTS ALONG THE SIDE LOT LINES AS SHOWN ON THIS PLAT. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, TELEPHONE LINES, SIGNAGE, AND LIGHTING, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRUCH INTO UTILITY EASEMENTS.
14. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
15. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
16. A SIGN FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
17. N/A.
18. N/A.
19. N/A.

### FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 28 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE CODE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

DUPLEX A UNIT

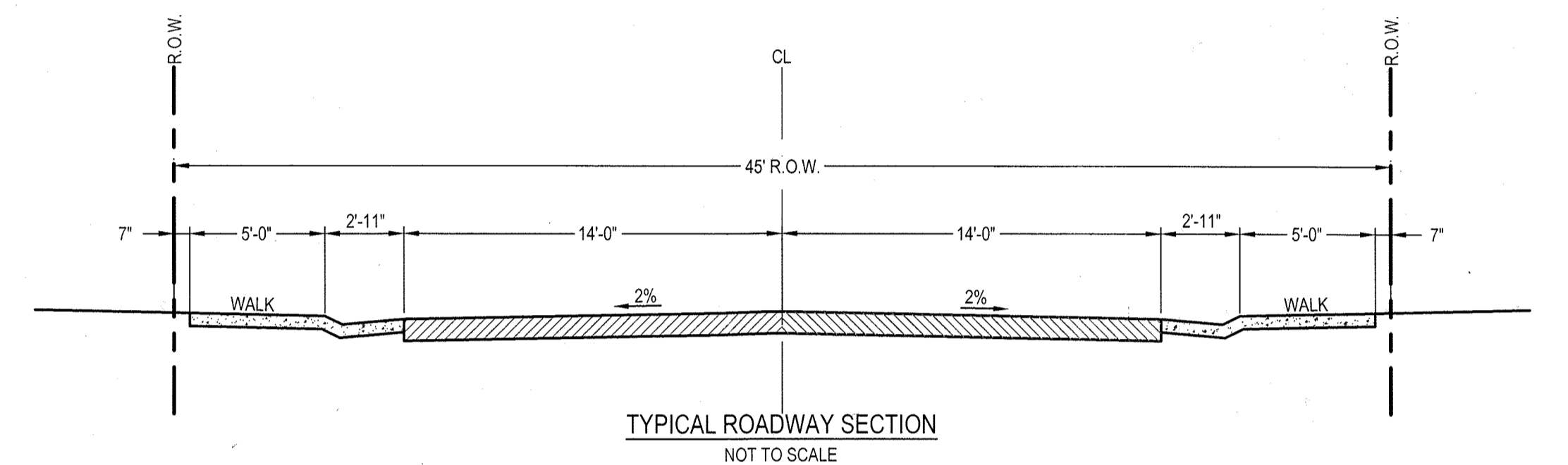


DUPLEX B UNIT

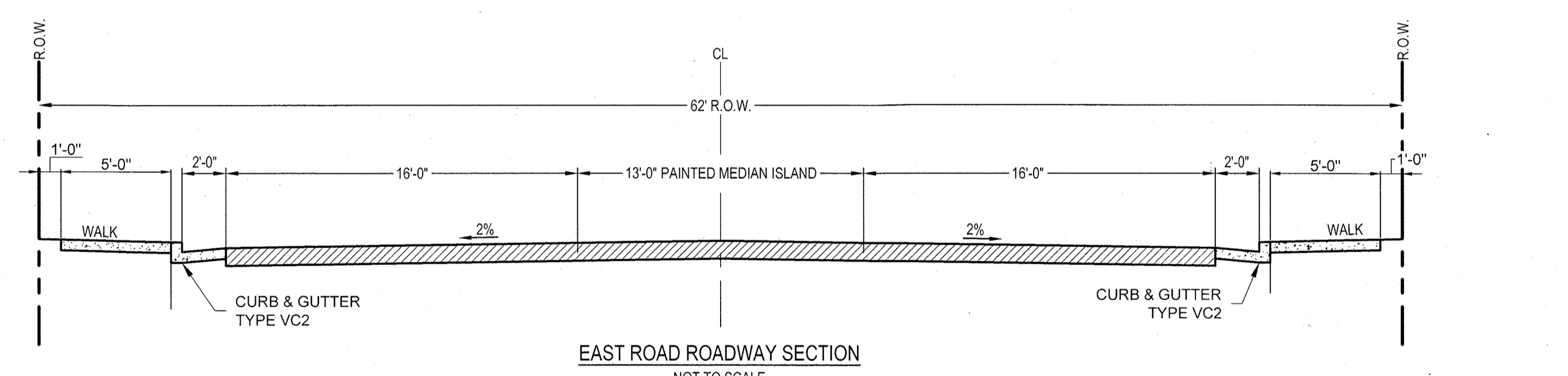
SINGLE FAMILY UNIT

TYPICAL 4 UNIT LOT

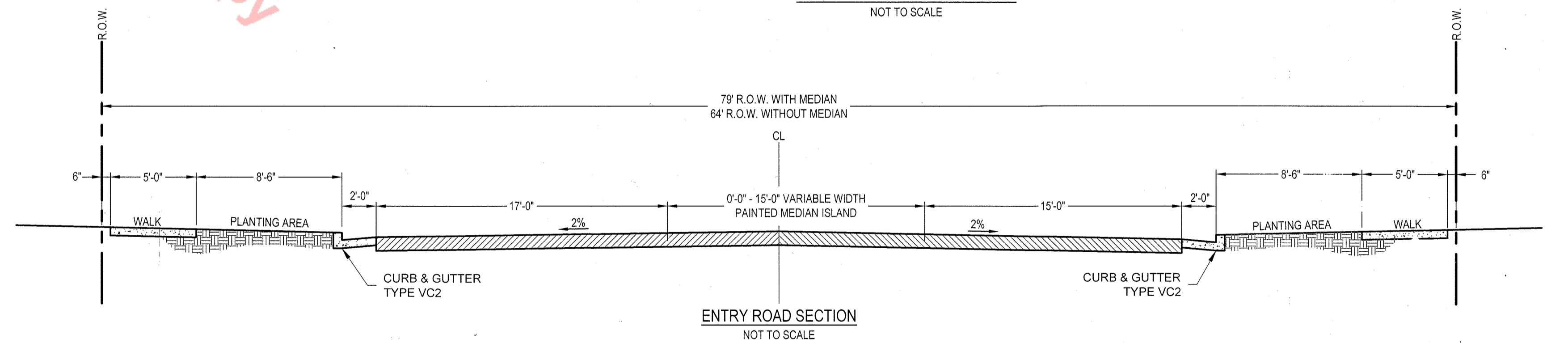
TYPICAL DUPLEX UNIT LOT



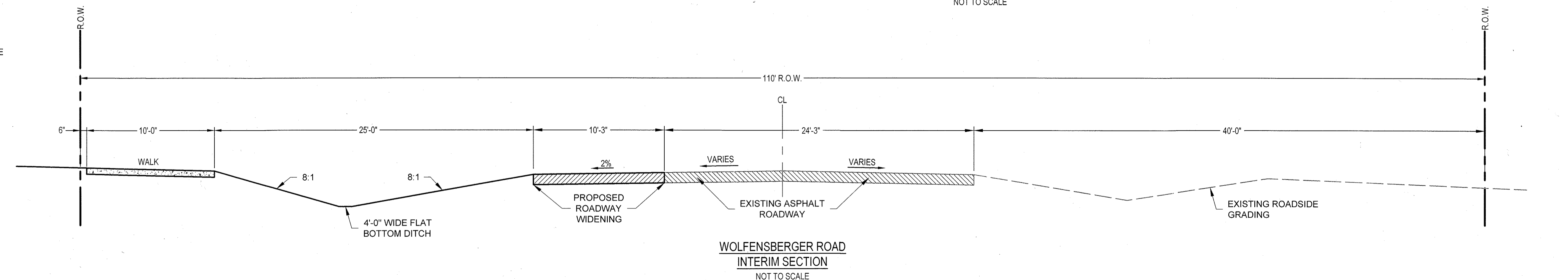
TYPICAL ROADWAY SECTION  
NOT TO SCALE



EAST ROAD ROADWAY SECTION  
NOT TO SCALE



ENTRY ROAD SECTION  
NOT TO SCALE



WOLFENBERGER ROAD  
INTERIM SECTION  
NOT TO SCALE

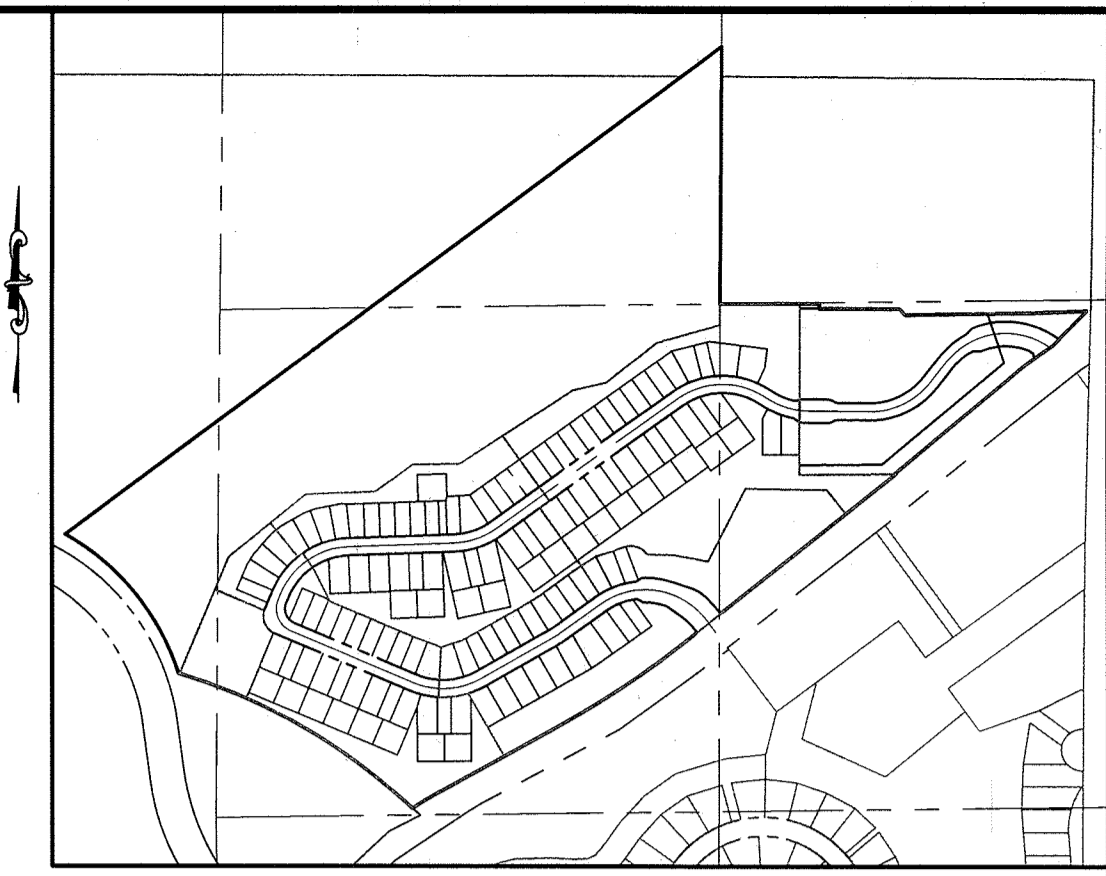


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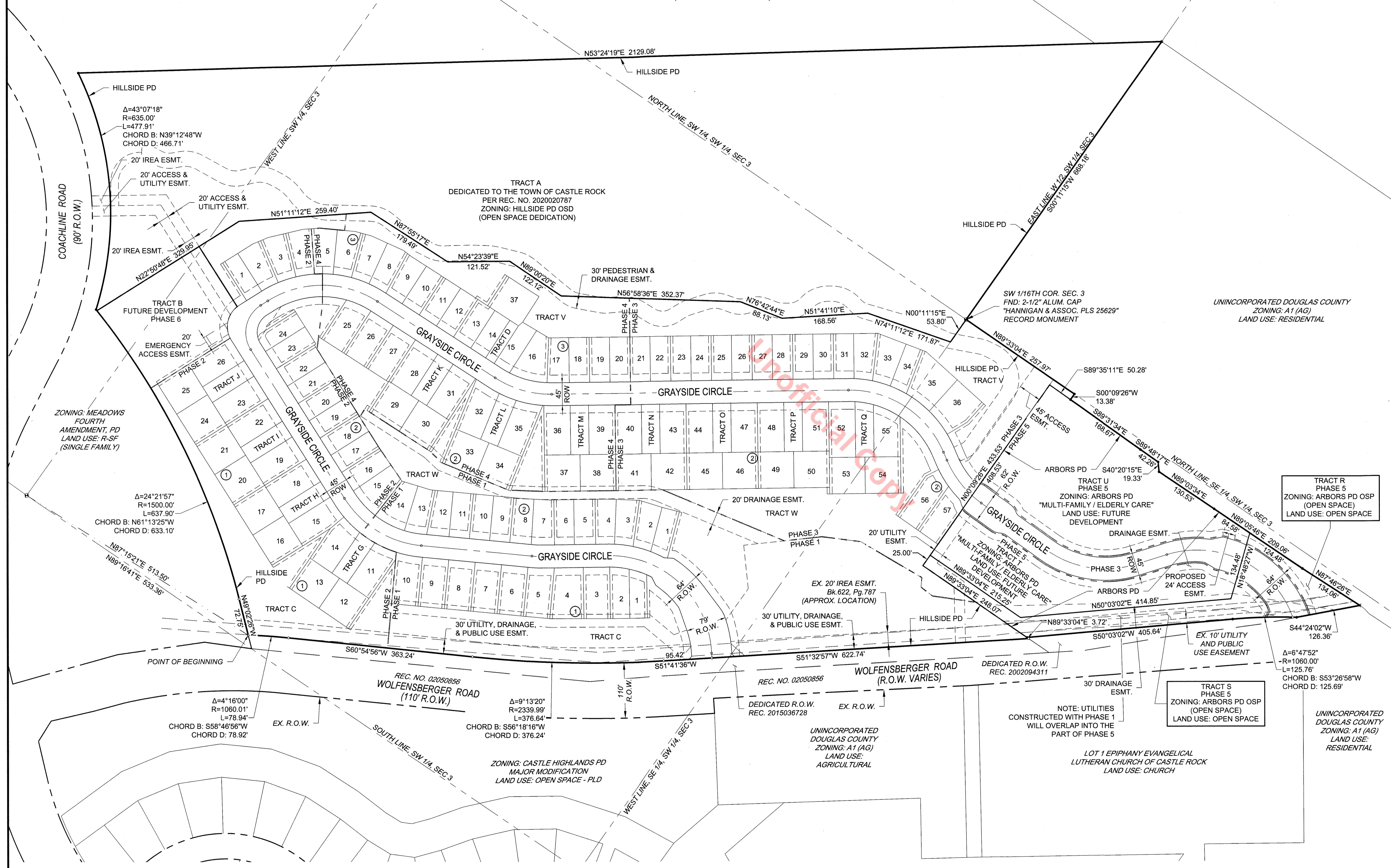
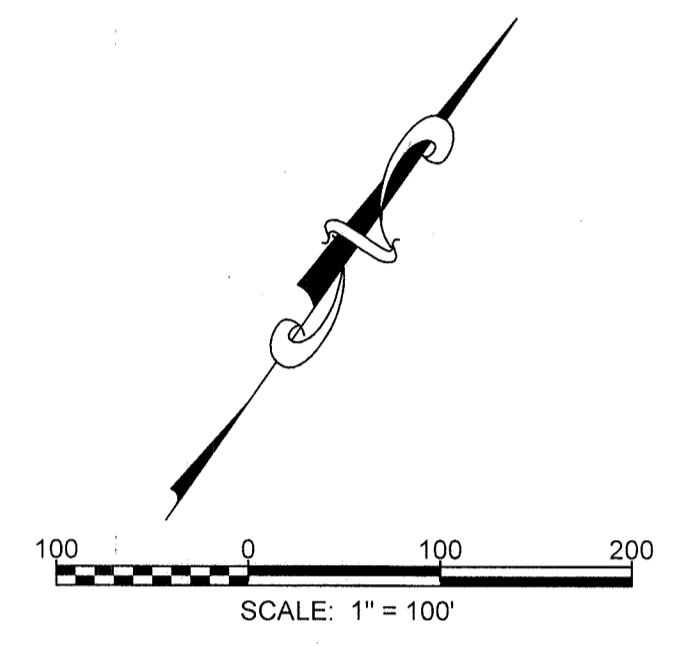
# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ZONING: MEADOWS FOURTH AMENDMENT, PD  
LAND USE: OSD (OPEN SPACE DEDICATION)



KEYMAP  
SCALE: 1"=500'

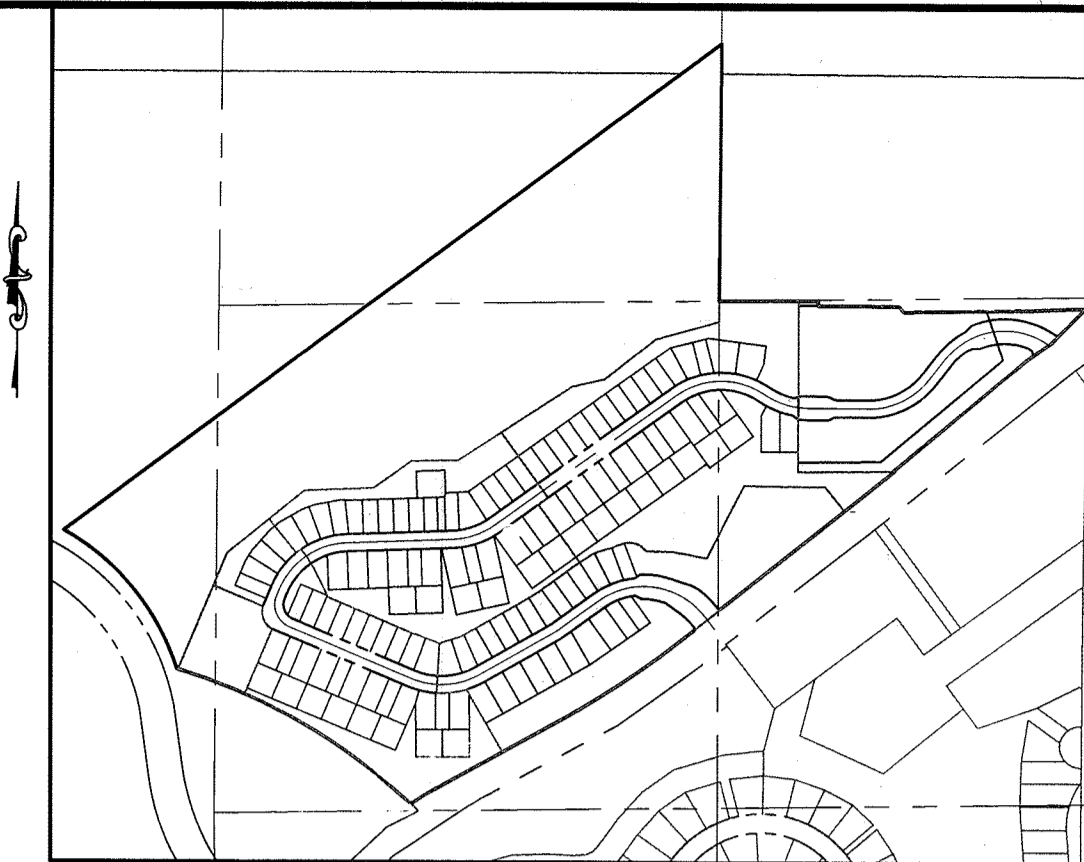


### LEGEND

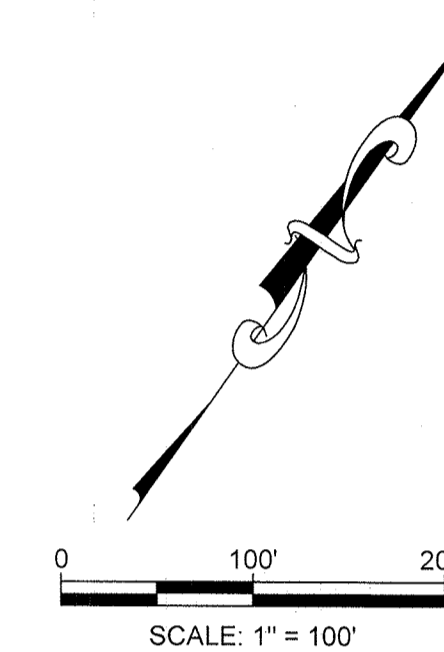
- FOUND REBAR W/ RED CAP PLS 6935
  - FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
  - FOUND REBAR W/ YELLOW CAP "TST PLS 16101"
  - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
  - FOUND NO. 4 REBAR (BROKEN CAP)
  - FOUND REBAR W/ RED CAP PLS 17477
  - FOUND REBAR W/ RED CAP PLS 25629
  - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- PHASE LINE
  - PROPERTY LINE
  - RIGHT-OF-WAY
  - LOT / TRACT LINE
  - CENTERLINE R.O.W.
  - PROPOSED EASEMENT LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING EASEMENT LINE
  - DEDICATED R.O.W.
  - ALIQUOT LINE
  - BLOCK NUMBER
  - LOT NUMBER

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=500'



**LEGEND:**

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT / TRACT LINE
- EXISTING RIGHT-OF-WAY



NOTE: UTILITIES  
CONSTRUCTED WITH PHASE 1  
WILL OVERLAP INTO THE A  
PART OF PHASE 5

- NOTES:**
- PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FACILITIES IS CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.
  - IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
  - ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
  - EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
  - AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION, THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
  - ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
  - INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE ROCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.

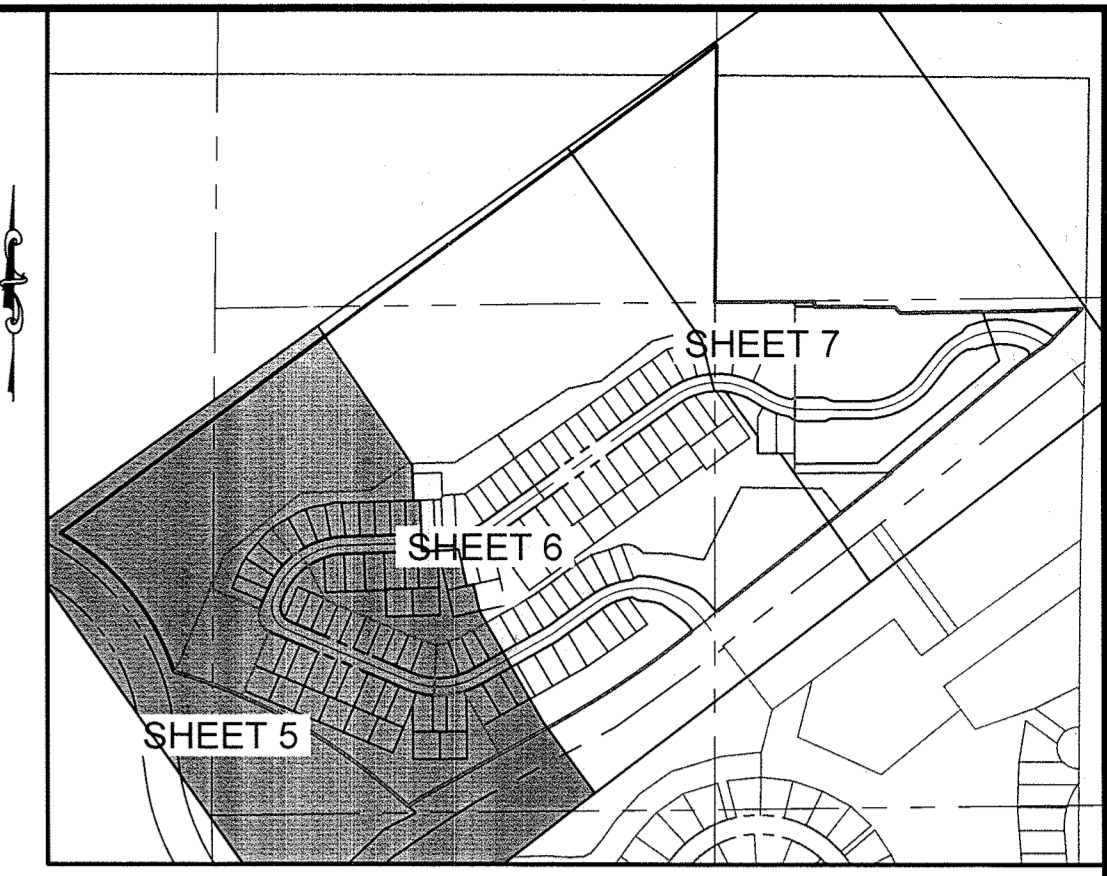
PHASING SUMMARY CHART		
PHASE	NO. LOTS	IMPROVEMENTS
1	24	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER, DETENTION
2	30	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER
3	34	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER, DETENTION
4	32	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER
5	TRACT	MULTIFAMILY OR ASSISTED LIVING, PARKING
6	TRACT	RECREATION CENTER, PARKING
TOTAL	120	

NOTE: PHASING CAN OCCUR IN ANY ORDER

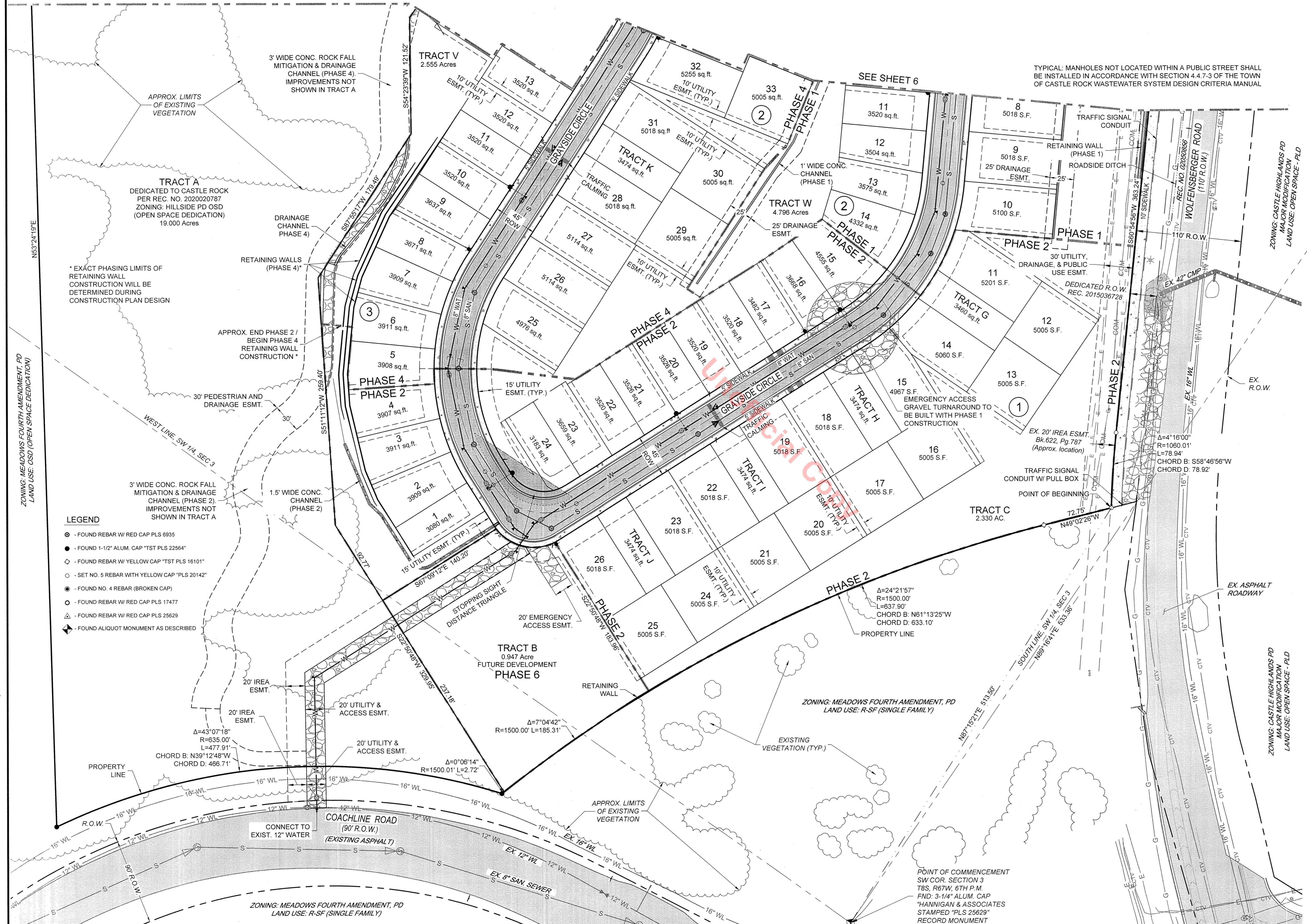
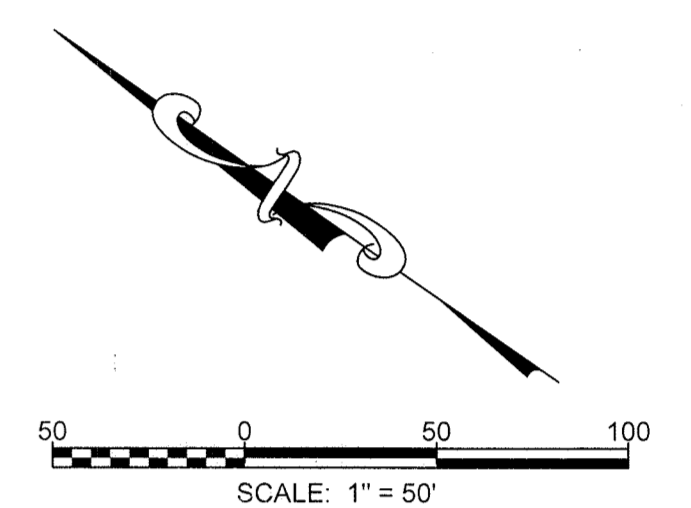
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ENGINEERING  
SOLUTIONS, INC.  
501 S Cherry St  
Suite 300  
Glendale, CO 80246  
www.ees.us.com  
303-572-7997

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=500'



### LEGEND

- FOUND REBAR W/ RED CAP PLS 6935
- FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
- FOUND REBAR W/ YELLOW CAP "TST PLS 16101"
- SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- FOUND NO. 4 REBAR (BROKEN CAP)
- FOUND REBAR W/ RED CAP PLS 17477
- △ FOUND REBAR W/ RED CAP PLS 25629
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED

### LEGEND:

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT / TRACT LINE
- CENTERLINE R.O.W.
- - - PROPOSED EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT LINE
- - - EXISTING CONTOUR
- - - EXISTING FENCE LINE
- - - EXISTING CATV LINE
- - - EXISTING COMMUNICATION LINE
- - - EXISTING ELECTRIC LINE
- - - EXISTING GAS LINE
- - - EXISTING SANITARY LINE W/ MH
- - - EXISTING STORM LINE W/ MH
- - - EXISTING WATER LINE
- - - EXISTING 12" WATER LINE
- - - EXISTING 16" WATER LINE
- - - EXISTING STORM AREA INLET
- - - EXISTING STORM TYPE 'R' INLET
- - - EXISTING FIRE HYDRANT
- - - EXISTING WATER VALVE
- - - EXISTING ASPHALT
- - - PROPOSED ASPHALT (WOLFENBERGER ROAD)
- - - PROPOSED GRAVEL DRIVING SURFACE
- - - PROPOSED POND ACCESS ROAD
- - - PROPOSED ADA CURB RAMPS
- - - PROPOSED CONTOUR
- - - PROPOSED SANITARY SEWER W/ MH
- - - PROPOSED WATER LINE
- - - PROPOSED C.L. SWALE / DITCH
- - - PROPOSED STORM SEWER W/ MH
- - - PROPOSED TYPE 'R' INLET
- - - PROPOSED FLARED END SECTION
- - - PROPOSED TRAFFIC SIGNAL CONDUIT W/ PULL BOXES
- - - PROPOSED WATER SERVICE LINE
- - - PROPOSED SANITARY SERVICE LINE
- - - PROPOSED FIRE HYDRANT
- - - PROPOSED WATER VALVE
- - - PROPOSED WATER FITTINGS
- - - PROPOSED STREET LIGHT
- - - PROPOSED STREET SIGN
- - - BLOCK / LOT NUMBER
- - - PROPOSED TRAIL SYSTEM
- - - PROPOSED ROADWAY STRIPING

### GENERAL NOTES:

1. REFERENCE HILLSIDE AT CASTLE ROCK IMPROVEMENT PLANS BY PARAGON ENGINEERING CONSULTANTS, INC. FOR STORM SEWER PIPE SIZES, STORM SEWER INLET TYPES AND SIZES, AND DETENTION POND DETAILS.

### UTILITY NOTES:

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

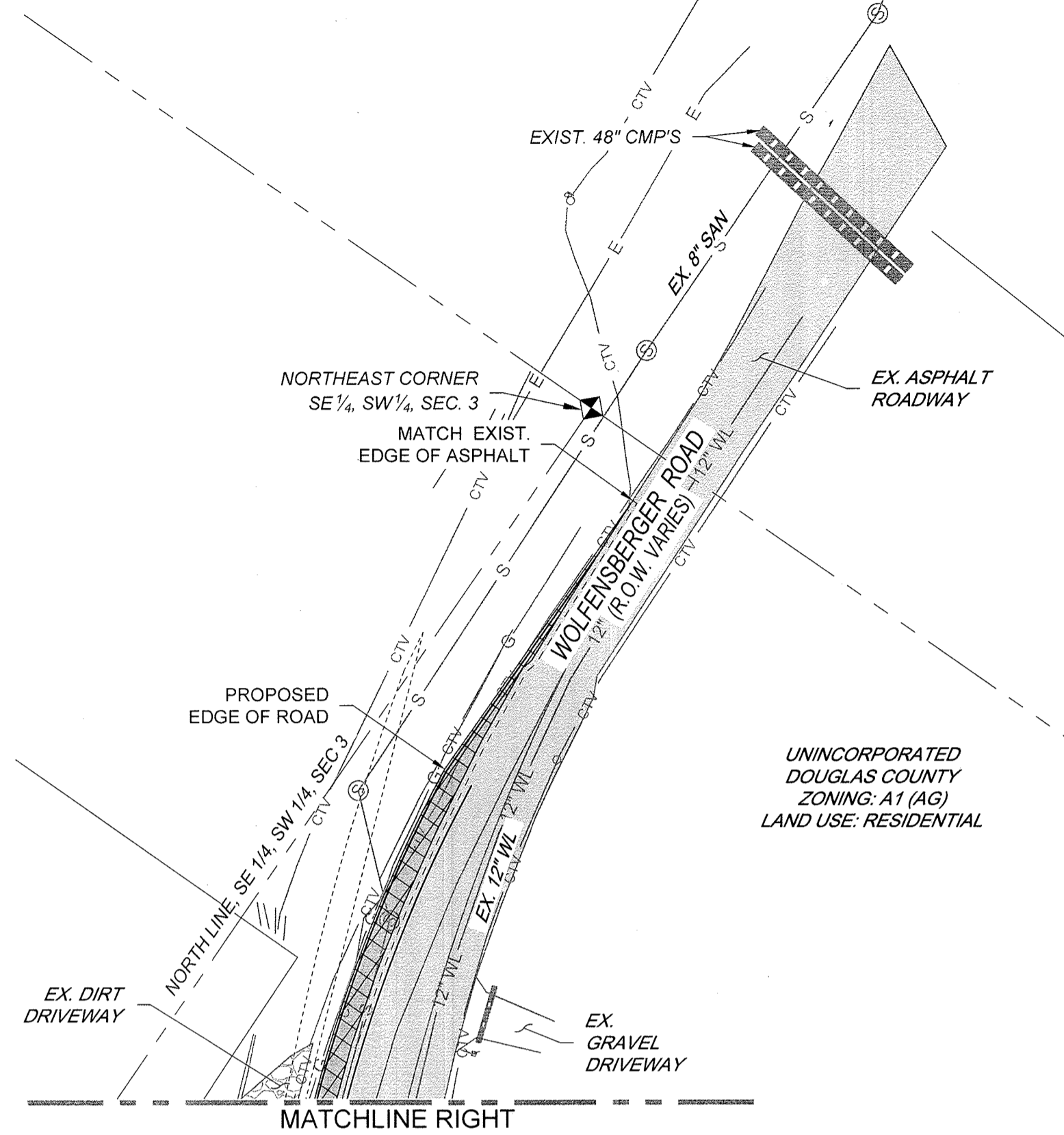
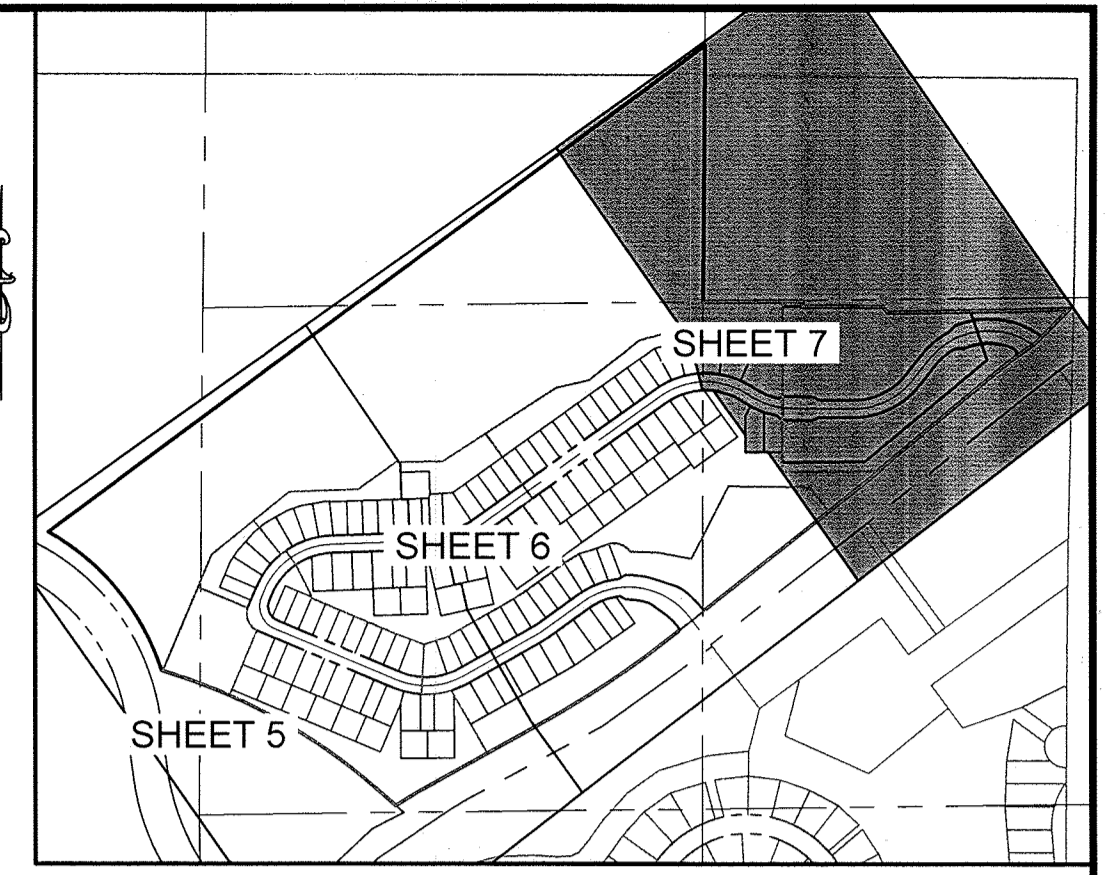


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# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### LEGEND

- - FOUND REBAR W/ RED CAP PLS 6935
- - FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
- ◇ - FOUND REBAR W/ YELLOW CAP "TST PLS 16101"
- - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- - FOUND NO. 4 REBAR (BROKEN CAP)
- - FOUND REBAR W/ RED CAP PLS 17477
- △ - FOUND REBAR W/ RED CAP PLS 25629
- ◆ - FOUND ALIQUOT MONUMENT AS DESCRIBED

**PHASE 5  
TRACT R**  
0.196 Acres  
ZONING: ARBORS PD OSP  
(OPEN SPACE)  
LAND USE: OPEN SPACE

**PHASE 5  
TRACT U**  
2.026 Acres  
ZONING: ARBORS PD  
"MULTI-FAMILY / ELDERLY CARE"  
LAND USE: FUTURE DEVELOPMENT

**TRACT S**  
0.606 Acres  
ZONING: ARBORS PD OSP  
(OPEN SPACE)  
LAND USE: OPEN SPACE

**TRACT V**  
2.555 Acres

**PHASE 5  
TRACT T**  
1.197 Acres  
ZONING: ARBORS PD  
"MULTI-FAMILY / ELDERLY CARE"  
LAND USE: FUTURE DEVELOPMENT

**TRACT A**  
DEDICATED TO CASTLE ROCK  
PER REC. NO. 2020020787  
ZONING: HILLSIDE PD OSD  
(OPEN SPACE DEDICATION)  
19.000 Acres

SW 1/16TH COR. SEC. 3  
FND: 2-1/2" ALUM. CAP  
"HANNIGAN & ASSOC. PLS 25629"  
RECORD MONUMENT

### GENERAL NOTES:

1. REFERENCE HILLSIDE AT CASTLE ROCK IMPROVEMENT PLANS BY PARAGON ENGINEERING CONSULTANTS, INC. FOR STORM SEWER PIPE SIZES, STORM SEWER INLET TYPES AND SIZES, AND DETENTION POND DETAILS.



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### UTILITY NOTES:

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2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IF 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IF 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

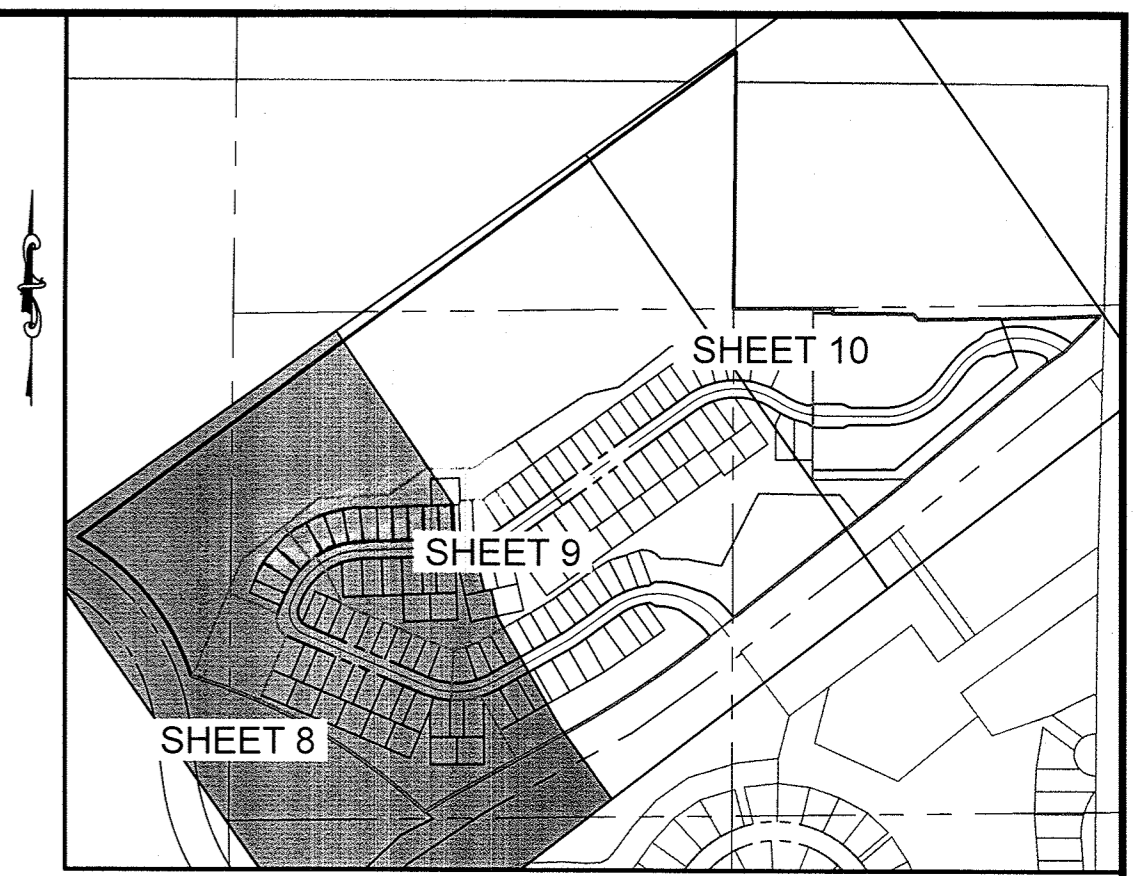
### LEGEND:

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT / TRACT LINE
- CENTER LINE R.O.W.
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING FENCE LINE
- EXISTING CATV LINE
- EXISTING COMMUNICATION LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE W/ MH
- EXISTING STORM LINE W/ MH
- EXISTING WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 16" WATER LINE
- EXISTING 18" AREA INLET
- EXISTING STORM TYPE 'R' INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ASPHALT
- PROPOSED ASPHALT (WOLFENBERGER ROAD)
- PROPOSED GRAVEL DRIVING SURFACE
- PROPOSED POND ACCESS ROAD
- PROPOSED ADA CURB RAMPS
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER W/ MH
- PROPOSED WATER LINE
- PROPOSED C.L. SWALE / DITCH
- PROPOSED STORM SEWER W/ MH
- PROPOSED TYPE 'R' INLET
- PROPOSED STORM SEWER INLET SECTION
- PROPOSED TRAFFIC SIGNAL CONDUIT W/ PULL BOXES
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER FITTINGS
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- BLOCK / LOT NUMBER
- PROPOSED ROAD SYSTEM
- PROPOSED TRAILWAY STRIPING
- SITE AND UTILITY PLAN
- SHEET 7 OF 19**
- HILLSIDE / ARBORS
- PROJECT NO. SDP22-0018

13

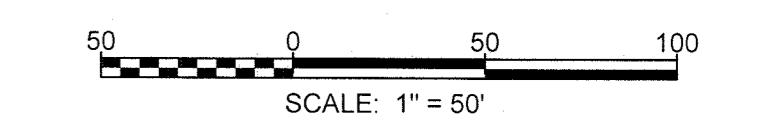
# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=500'

KEY MAP  
NOT TO SCALE



**LEGEND:**

	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING CATV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
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	EXISTING STORM AREA INLET
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	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING ASPHALT
	PROPOSED ASPHALT (WOLFENBERGER ROAD)
	PROPOSED GRAVEL DRIVING SURFACE
	PROPOSED POND ACCESS ROAD
	PROPOSED ADA CURB RAMPS
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED WATER LINE
	PROPOSED C.L. SWALE / DITCH
	PROPOSED STORM SEWER W/ MH
	PROPOSED TYPE 'R' INLET
	PROPOSED FLARED END SECTION
	PROPOSED TRAFFIC SIGNAL CONDUIT W/ PULL BOXES
	PROPOSED WATER SERVICE LINE
	PROPOSED SANITARY SERVICE LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING
	DRAINAGE FLOW DIRECTION



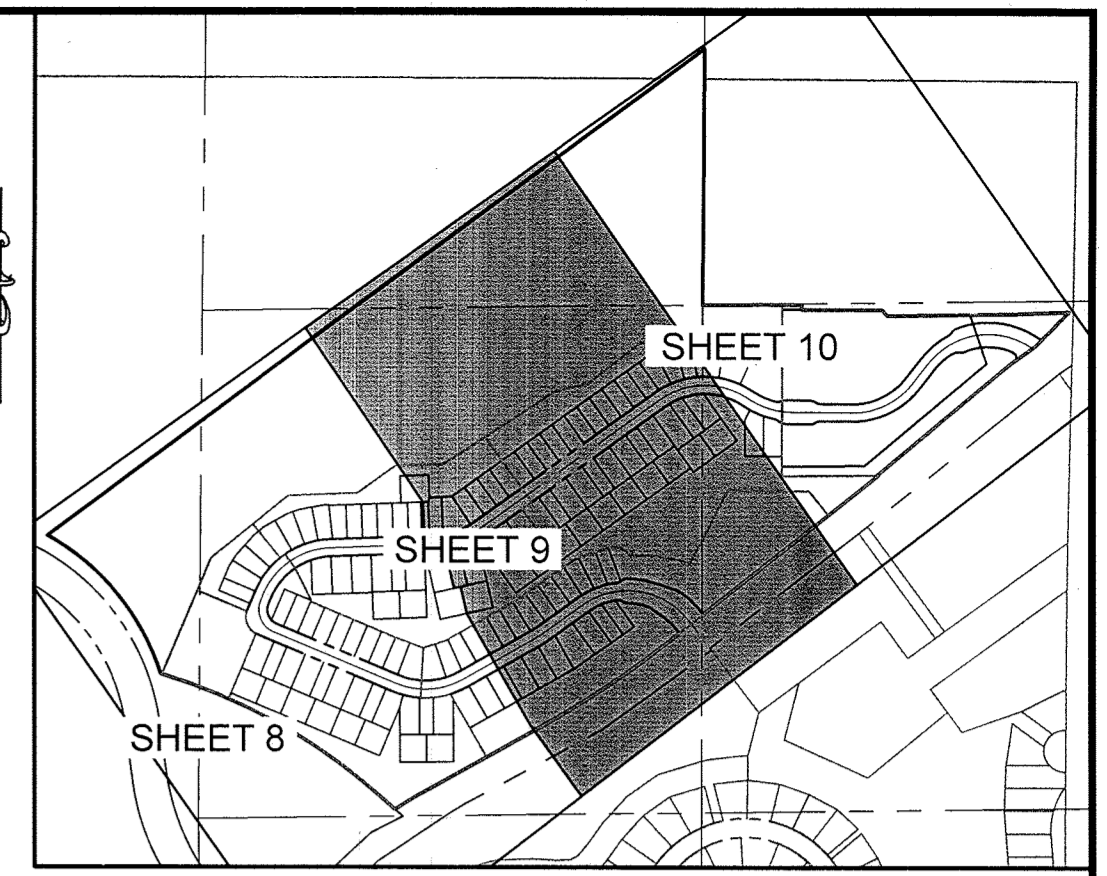
POINT OF COMMENCEMENT  
SW COR. SECTION 3  
T8S, R67W, 6TH P.M.  
FND: 3-1/4" ALUM. CAP  
"HANNIGAN & ASSOCIATES  
STAMPED "PLS 25629"  
RECORD MONUMENT

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Glendale, CO 80246  
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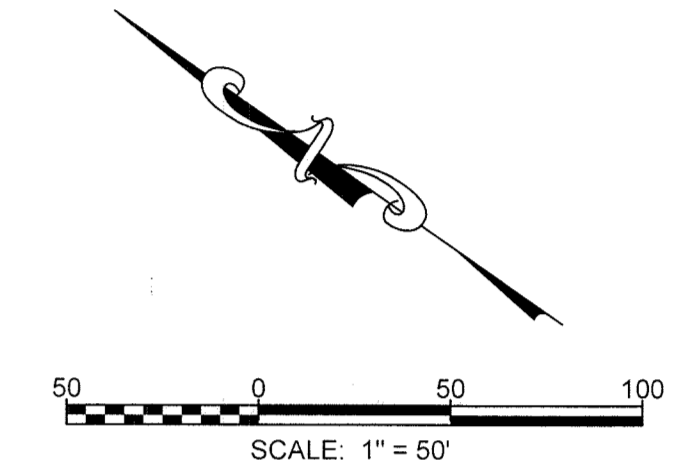
GRADING PLAN  
SHEET 8 OF 19  
HILLSIDE / ARBORS  
PROJECT NO. SDP22-0018

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=500'



**LEGEND:**

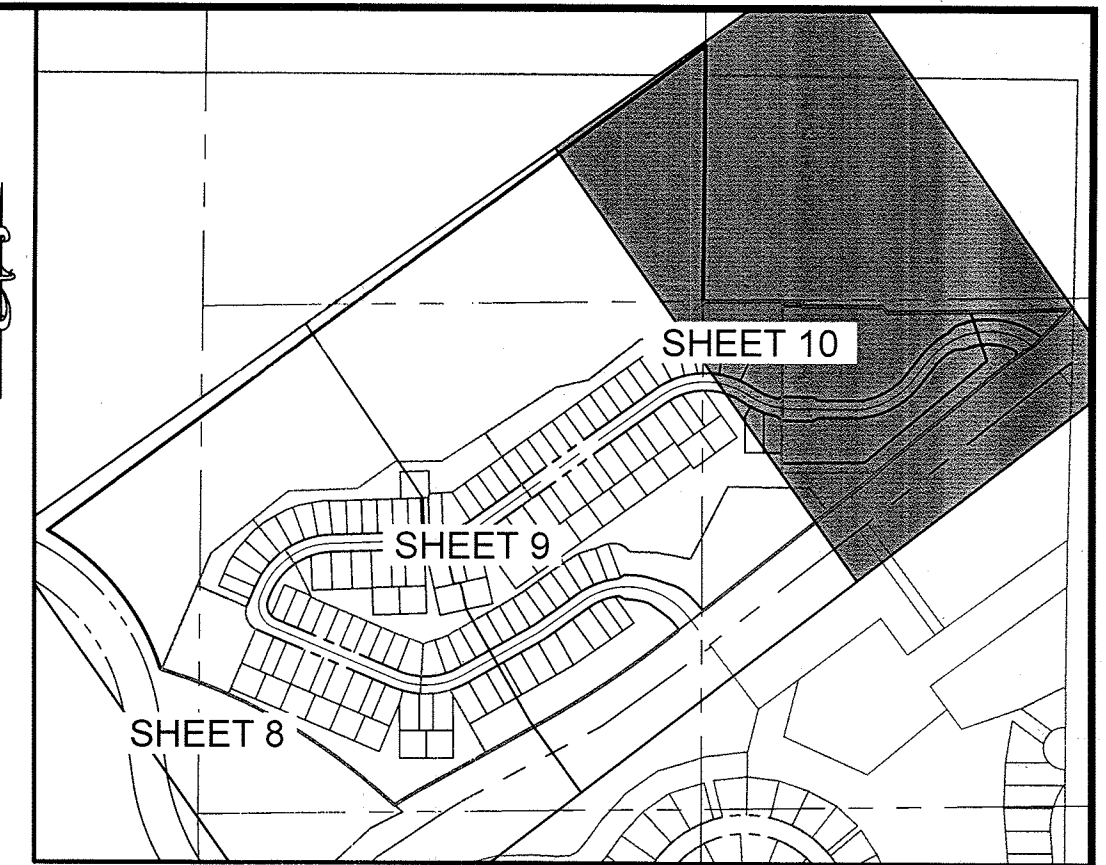
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING CATV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING STORM AREA INLET
	EXISTING STORM TYPE 'R' INLET
	EXISTING FIRE HYDRANT
	EXISTING ASPHALT
	PROPOSED ASPHALT (WOLFENBERGER ROAD)
	PROPOSED GRAVEL DRIVING SURFACE
	PROPOSED POND ACCESS ROAD
	PROPOSED ADA CURB RAMPS
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED WATER LINE
	PROPOSED C.L. SWALE / DITCH
	PROPOSED STORM SEWER W/ MH
	PROPOSED TYPE 'R' INLET
	PROPOSED FLARED END SECTION
	PROPOSED TRAFFIC SIGNAL CONDUIT W/ PULL BOXES
	PROPOSED WATER SERVICE LINE
	PROPOSED SANITARY SERVICE LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING
	DRAINAGE FLOW DIRECTION

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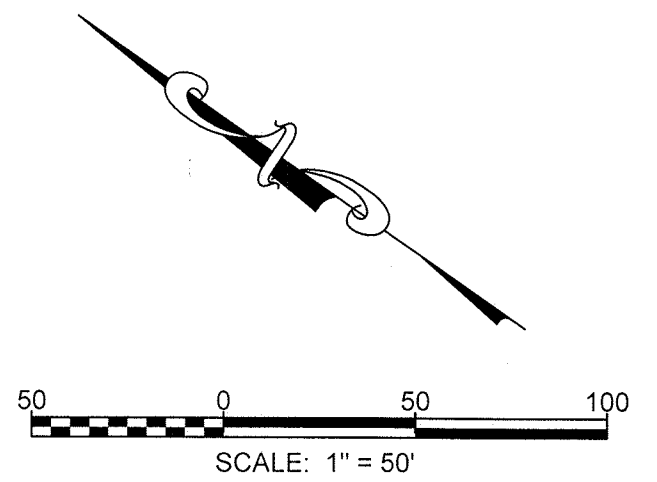
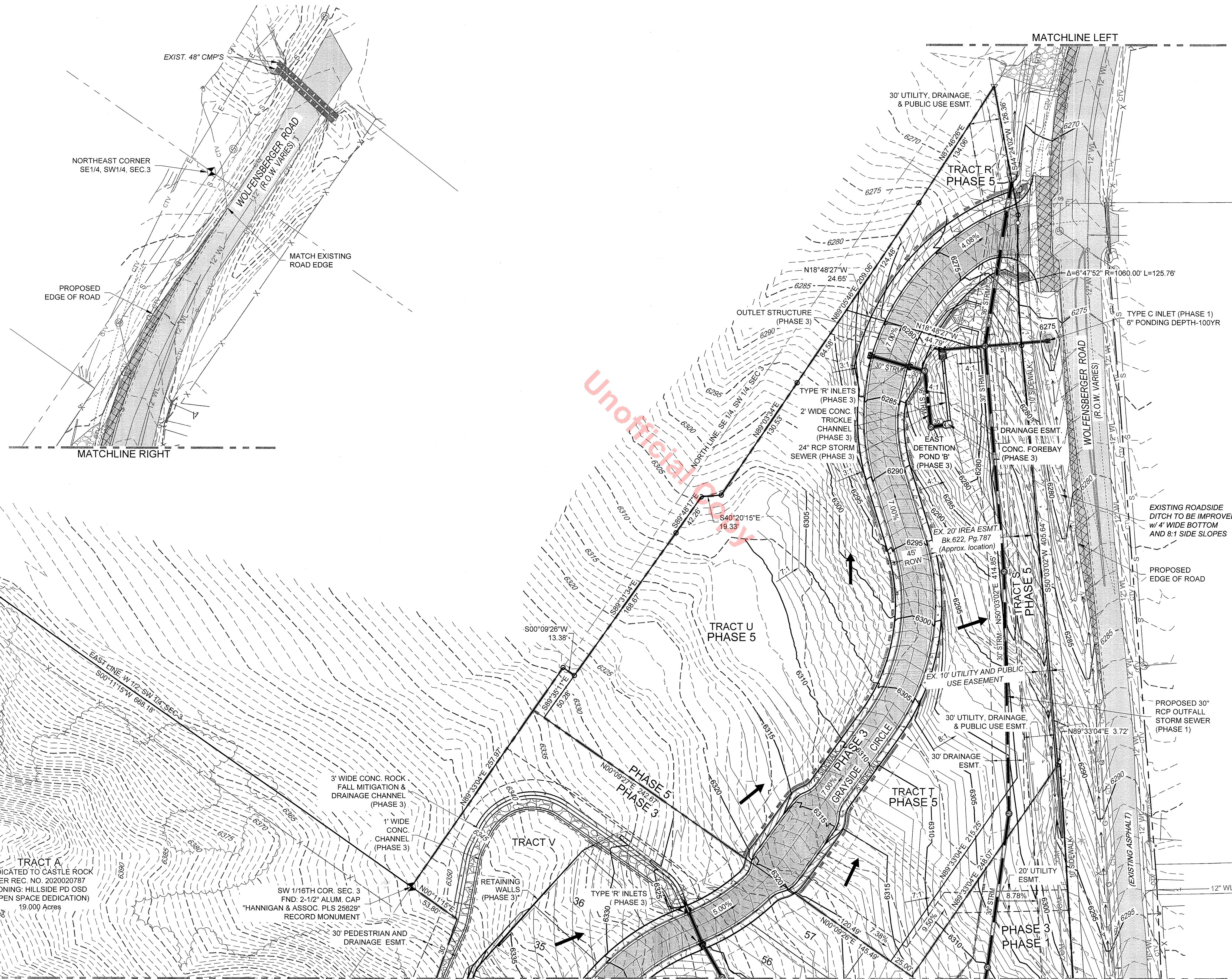
GRADING PLAN  
SHEET 9 OF 19  
HILLSIDE / ARBORS  
PROJECT NO. SDP22-0018

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=500'



**LEGEND:**

	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING CATV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING STORM AREA INLET
	EXISTING STORM TYPE 'R' INLET
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING ASPHALT
	PROPOSED ASPHALT (WOLFENBERGER ROAD)
	PROPOSED GRAVEL DRIVING SURFACE
	PROPOSED POND ACCESS ROAD
	PROPOSED ADA CURB RAMPS
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED WATER LINE
	PROPOSED C.L. SWALE / DITCH
	PROPOSED STORM SEWER W/ MH
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	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED TRAFFIC SIGNAL
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING
	DRAINAGE FLOW DIRECTION

TRACT A  
DEDICATED TO CASTLE ROCK  
PER REC. NO. 2020020787  
ZONING: HILLSIDE PD OSD  
(OPEN SPACE DEDICATION)  
19,000 Acres

SW 1/16TH COR. SEC. 3  
FND. 2-1/2" ALLUM. CAP  
"HANNIGAN & ASSOC. PLS 25629"  
RECORD MONUMENT

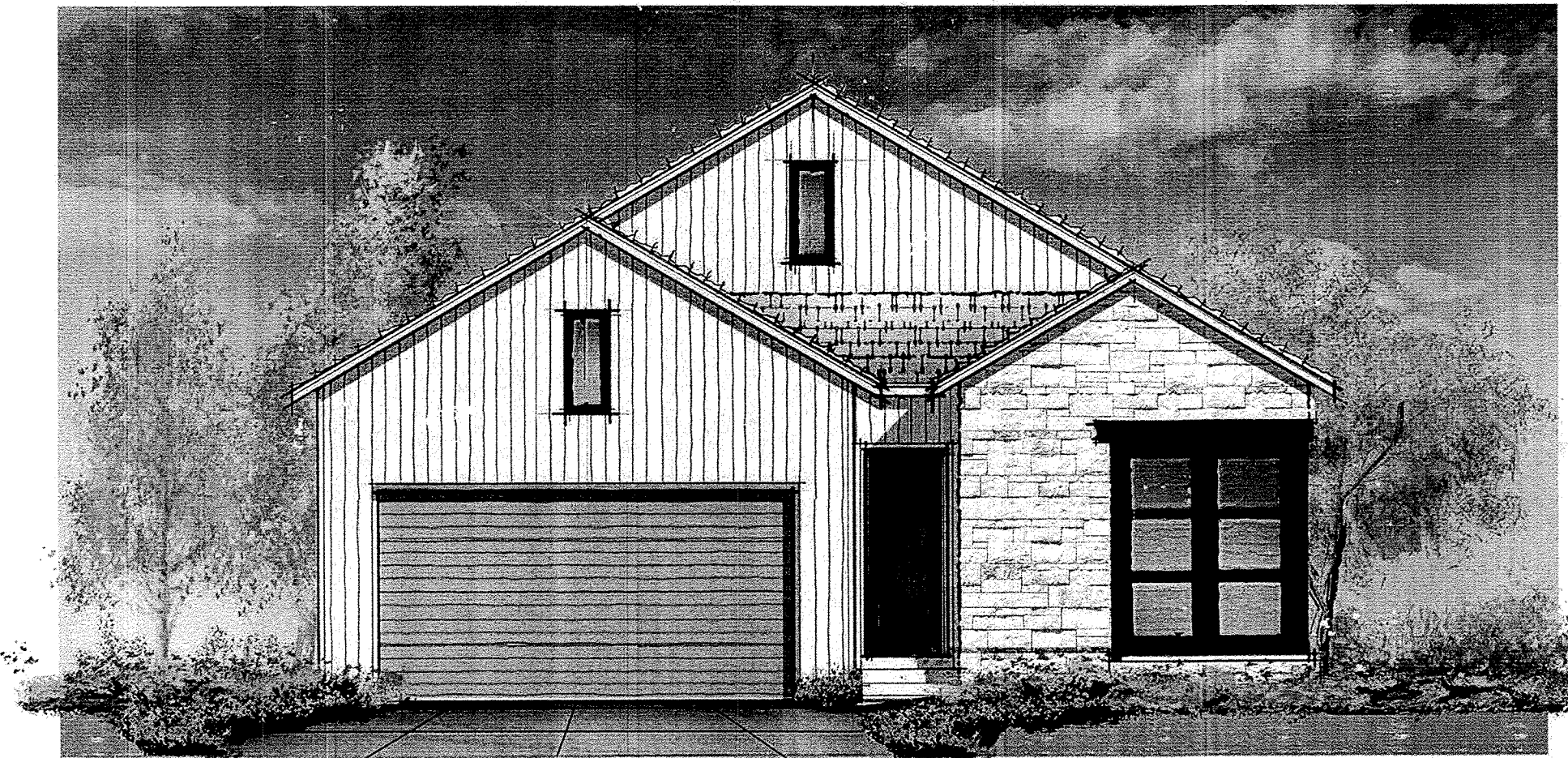
SEE SHEET 9

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# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

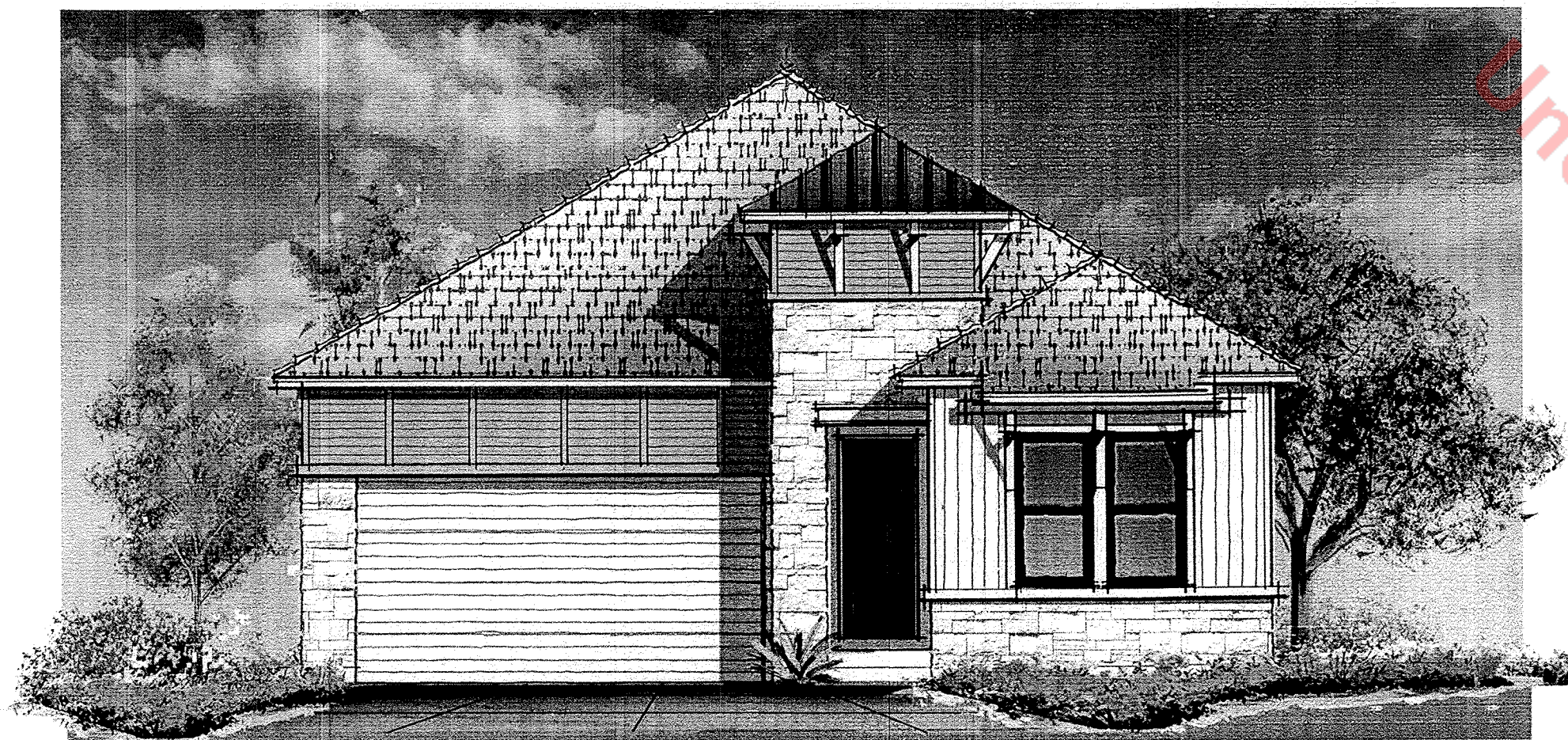
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



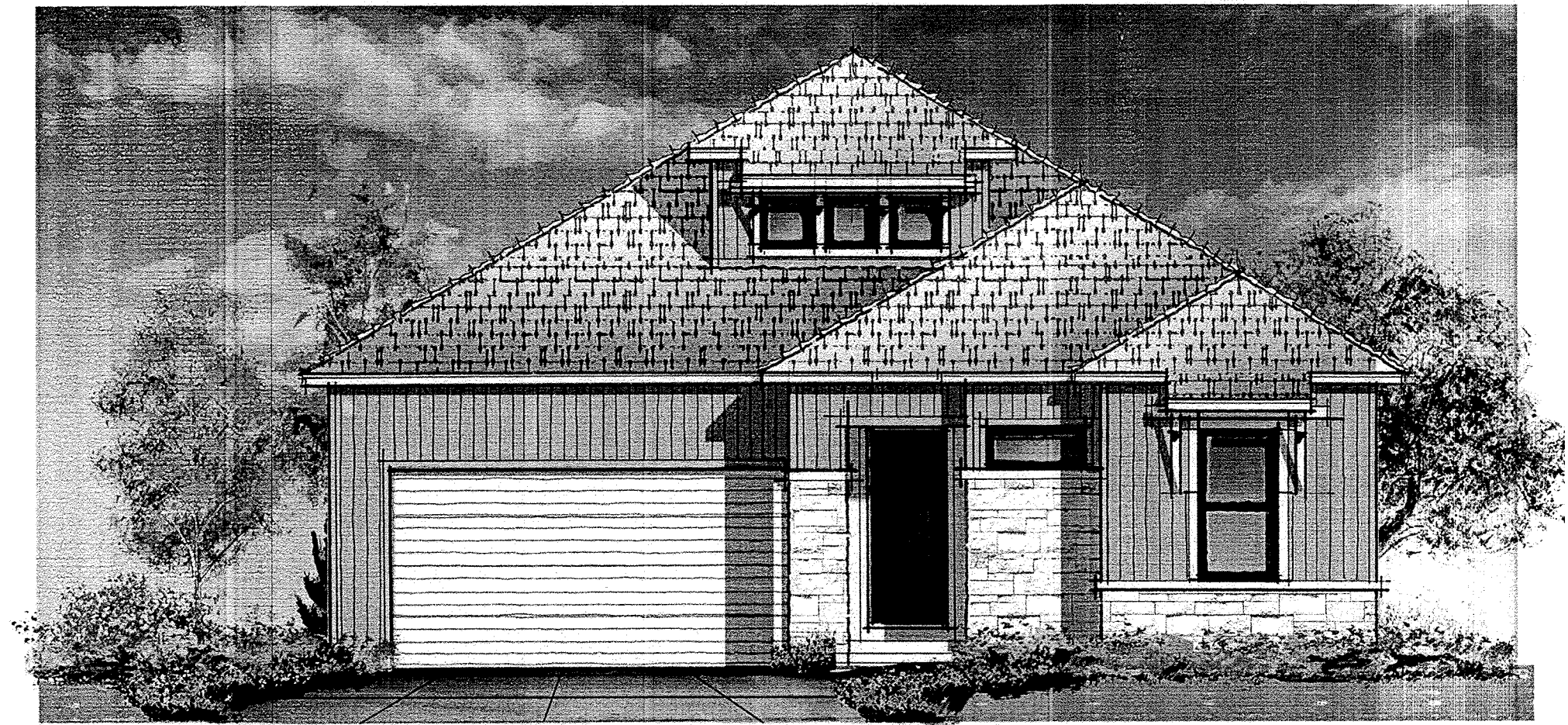
CLUSTER PLAN 1 - ELEVATION A  
(SCALE: 3/16"=1'0")



CLUSTER PLAN 2 - ELEVATION A  
(SCALE: 3/16"=1'0")



CLUSTER PLAN 1 - ELEVATION B  
(SCALE: 3/16"=1'0")



CLUSTER PLAN 2 - ELEVATION B  
(SCALE: 3/16"=1'0")

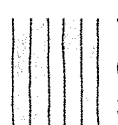
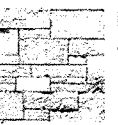





CLUSTER PLAN 1 - ELEVATION C  
(SCALE: 3/16"=1'0")



CLUSTER PLAN 2 - ELEVATION C  
(SCALE: 3/16"=1'0")

### MATERIAL LEGEND

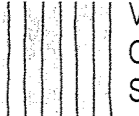

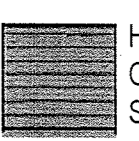


-  VERTICAL CEMENTITIOUS SIDING
-  MASONRY VENEER
-  HORIZONTAL LAP CEMENTITIOUS SIDING
-  COMPOSITION SHINGLE ROOF
-  METAL ROOF

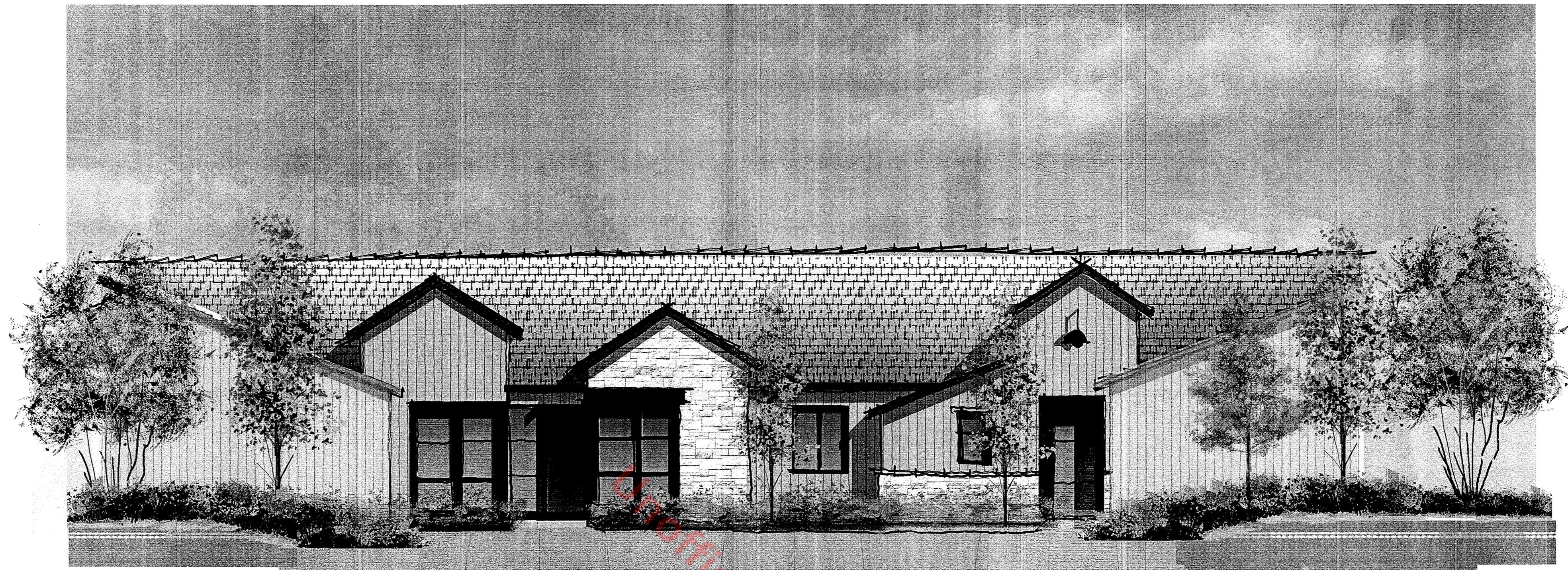
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# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

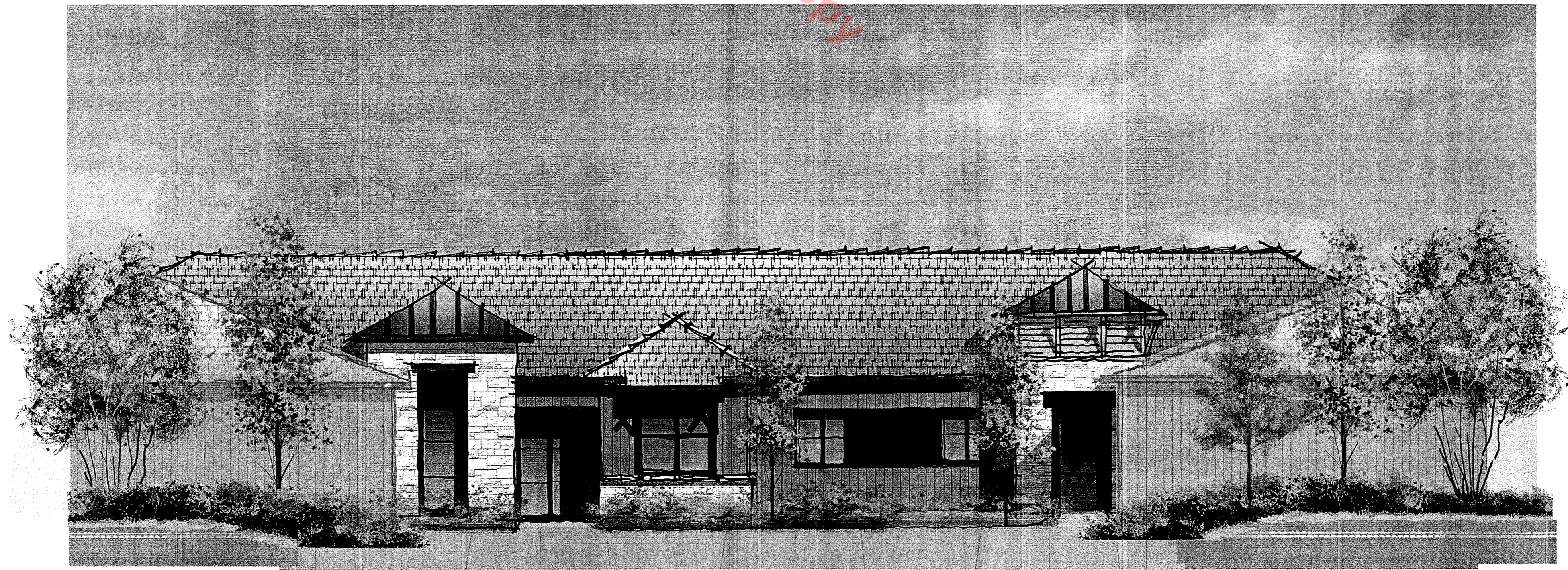
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### MATERIAL LEGEND

-  VERTICAL CEMENTITIOUS SIDING
-  MASONRY VENEER
-  HORIZONTAL LAP CEMENTITIOUS SIDING
-  COMPOSITION SHINGLE ROOF
-  METAL ROOF



CLUSTER PLANS 3 + 4 (DUPLEX) - ELEVATION A  
(SCALE: 3/16"=1'0")



CLUSTER PLANS 3 + 4 (DUPLEX) - ELEVATION B  
(SCALE: 3/16"=1'0")

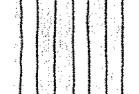

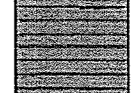




# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



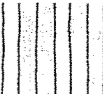




CLUSTER PLANS 3 + 4 (DUPLEX) - ELEVATION C  
(SCALE: 3/16"=1'0")

MATERIAL LEGEND	
	VERTICAL CEMENTITIOUS SIDING
	MASONRY VENEER
	HORIZONTAL LAP CEMENTITIOUS SIDING
	COMPOSITION SHINGLE ROOF
	METAL ROOF

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### MATERIAL LEGEND

-  VERTICAL CEMENTITIOUS SIDING
-  MASONRY VENEER
-  HORIZONTAL LAP CEMENTITIOUS SIDING
-  COMPOSITION SHINGLE ROOF
-  METAL ROOF



DUPLEX - ELEVATION A  
(SCALE: 3/16"=1'0")

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DUPLEX - ELEVATION B  
(SCALE: 3/16"=1'0")

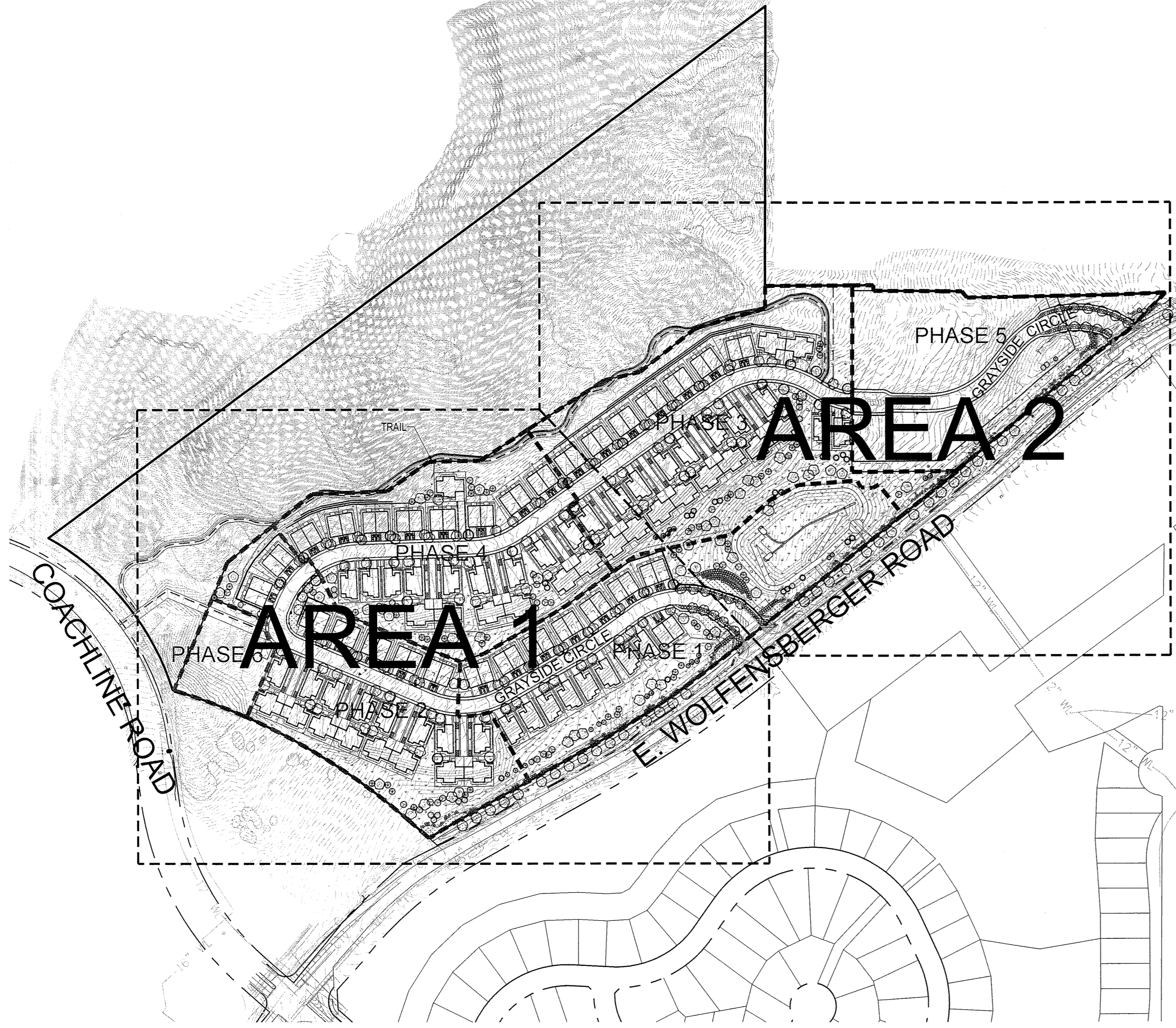


DUPLEX - ELEVATION C  
(SCALE: 3/16"=1'0")

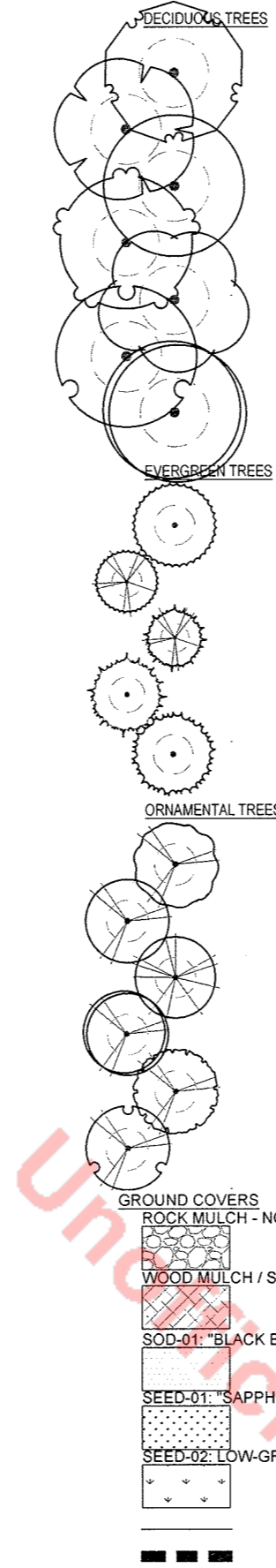


# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
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### LEGEND



SITE	TOTAL AREA IN SF *	REQUIRED AREA (20%)	PROVIDED AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
PHASE 1 & 2	239,484	47,897	221,760	96	97	192	275
FUTURE PHASE	182,089	36,418	194,429	73	91	146	78
TOTAL	421,573	84,315	416,189	169	188	338	353

REQUIREMENTS  
TREES = 2 TREES PER 1,000 SF OF REQUIRED AREA  
SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED AREA

STREET RIGHT OF WAY (NOT ADJACENT TO RESIDENTIAL LOTS)	PHASE	LENGTH	PLANT MATERIAL	REQUIRED	PROVIDED
EAST WOLFENSBERGER ROAD	PHASE 1 & 2	2,016	LF. TREES	51	51
	FUTURE PHASES	0	LF. SHRUBS	204	226
	TOTAL	2,016	LF. TREES	51	51
COLLECTOR A (NE ENTRY)	PHASE 1 & 2	0	LF. SHRUBS	0	0
	FUTURE PHASES	450	LF. TREES	12	12
	TOTAL	450	LF. SHRUBS	48	48
COLLECTOR B (SW ENTRY)	PHASE 1 & 2	434	LF. TREES	11	11
	FUTURE PHASES	0	LF. SHRUBS	44	44
	TOTAL	434	LF. TREES	0	0

REQUIREMENTS  
ONE DECIDUOUS SHADE TREE OR EVERGREEN TREE AND FOUR SHRUBS FOR EVERY 40 LINEAR FEET OF PUBLIC ROW.

PHASE	NUMBER OF LOTS	REQUIRED		PROVIDED	
		TREES	SHRUBS	TREES	SHRUBS
1 & 2	54	54	216	54	216
FUTURE	66	66	264	66	264
TOTAL	120	120	480	120	480

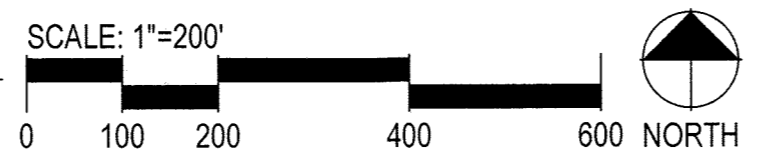
REQUIREMENT  
ONE LARGE CANOPY TREE AND FOUR SHRUBS PER FRONT YARD.

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	416,189	100%
NON-IRRIGATED SEED AREA (EXCLUDES IRRIGATED TREE AREAS)	256,323	62%
IRRIGATED SOD	31,511	8%
IRRIGATED SEEDS AREAS	16,039	4%
IRRIGATED TREE AREAS IN NON-IRRIGATED SEED	79,948	19%
IRRIGATED SHRUB BEDS	32,368	8%
TOTAL		77%
TOTAL IRRIGATED LANDSCAPE AREA	159,866	38%

### PLANTING MATERIAL TOTALS

AREA	PHASE	REQ	PROVIDED
ROW	1 & 2	TREES 62	62
	FUTURE	SHRUBS 248	270
SITE	1 & 2	TREES 12	12
	FUTURE	SHRUBS 48	48
LOTS	1 & 2	TREES 96	97
	FUTURE	SHRUBS 192	275
TOTALS 1 & 2	1 & 2	TREES 73	91
	FUTURE	SHRUBS 146	78
TOTALS 1 & 2	1 & 2	TREES 54	54
	FUTURE	SHRUBS 216	264
TOTALS 1 & 2	1 & 2	TREES 264	264
	FUTURE	SHRUBS 212	213
TOTALS 1 & 2	1 & 2	TREES 656	761
	FUTURE	SHRUBS 151	169
TOTALS 1 & 2	1 & 2	TREES 458	390
	FUTURE	SHRUBS 151	169

## 1 MASTER CONCEPTUAL LANDSCAPE PLAN



Landscape Zone	LWU/Rating	Rating
Very Low Water Use	0.0 to 1.5	
Low Water Use	+1.5 to 3.0	
Moderate Water Use	+3.0 to 4.5	
High Water Use	+4.5	

Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	Landscape Water Use (Rating)	TA (Total Area of all landscape zones in sq ft)	CLWUR (LWUR x IATA)
SPRAY	IRRIGATED SOD	4.5	HIGH	20%	31,511	4.5	159,866	0.89
SPRAY	BLACK BEAUTY							
SPRAY	IRRIGATED SEED	2.0	LOW	10%	16,039	2.0		0.20
SPRAY	SAPPHIRE MIX							
DRIP	CANOPY TREES IN NATIVE * (110)	2.0	LOW	34%	53,900	2.0		0.67
DRIP	EVERGREEN TREES IN NATIVE * (67)	2.0	LOW	7%	11,792	2.0		0.15
DRIP	ORNAMENTAL TREES IN NATIVE * (81)	2.0	LOW	9%	14,256	2.0	0.18	
DRIP	SHRUB BED	2.0	LOW	20%	32,368	2.0	0.40	
TOTAL OF THE CLWUR								2.49

\* TREES IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION

### GENERAL LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

### GENERAL IRRIGATION NOTES:

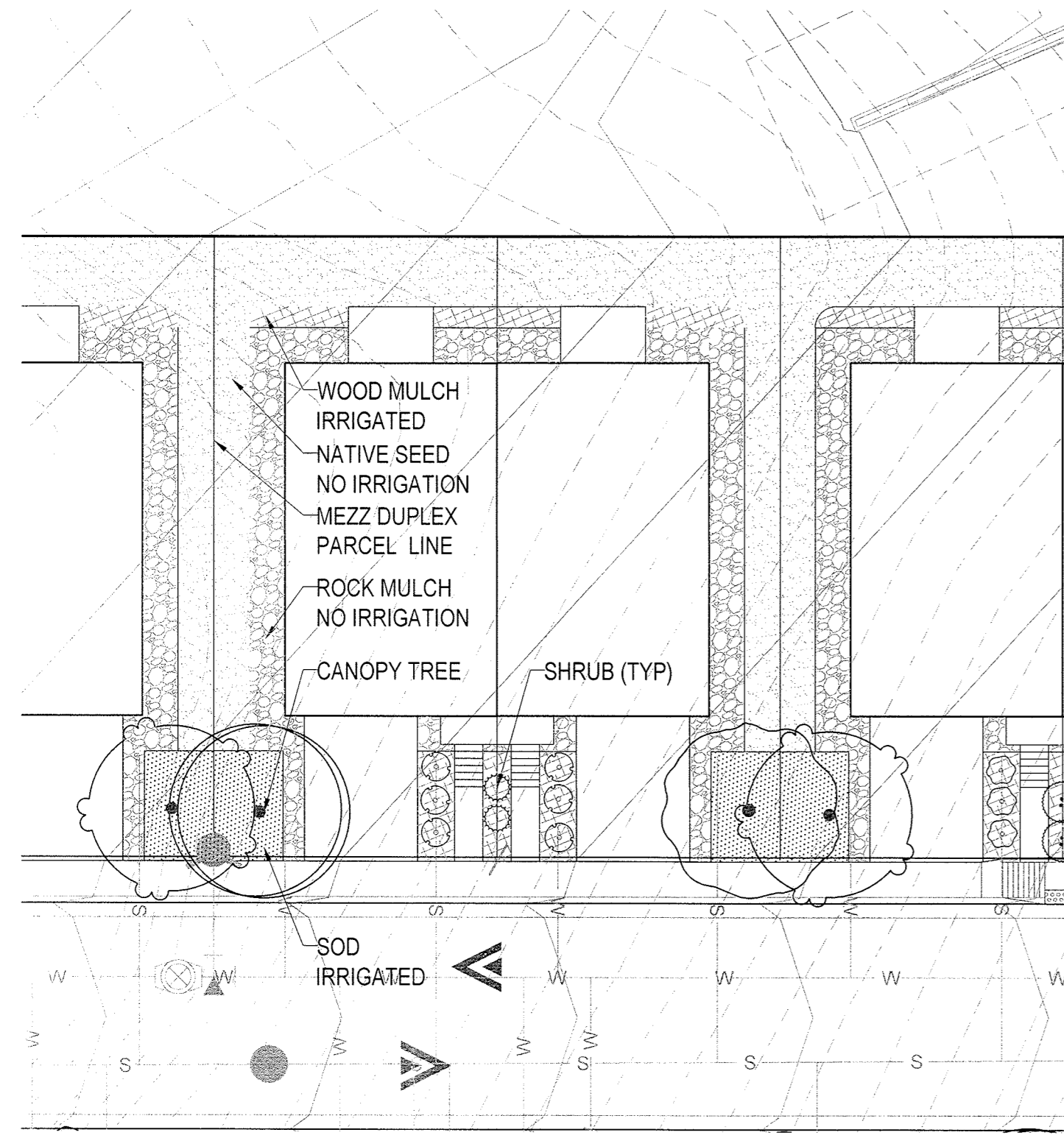
- TREES WILL BE IRRIGATED WITH BUBBLERS UNLESS THEY ARE LOCATED IN IRRIGATED TURF AREAS. SHRUB AND PERENNIAL BEDS WILL BE IRRIGATED WITH DRIP EMITTERS. TURF AND IRRIGATED NATIVE AREAS WILL BE IRRIGATED WITH OVERHEAD SPRAY.
- SEPARATE IRRIGATION ZONES WILL BE PROVIDED FOR PLANTS IN DIFFERENT EXPOSURE AREAS.



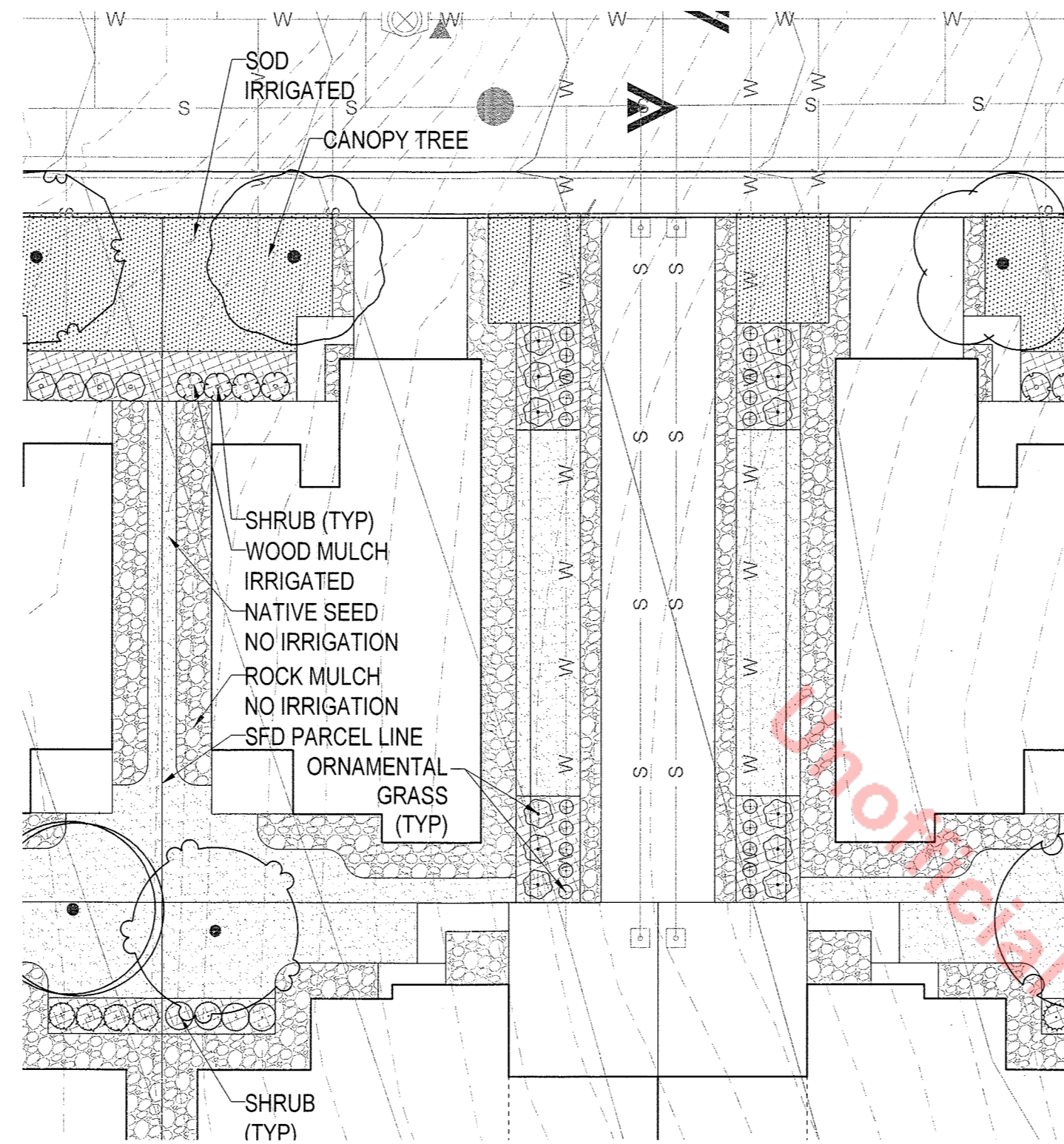


# SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HILLSIDE / ARBORS SITE DEVELOPMENT PLAN

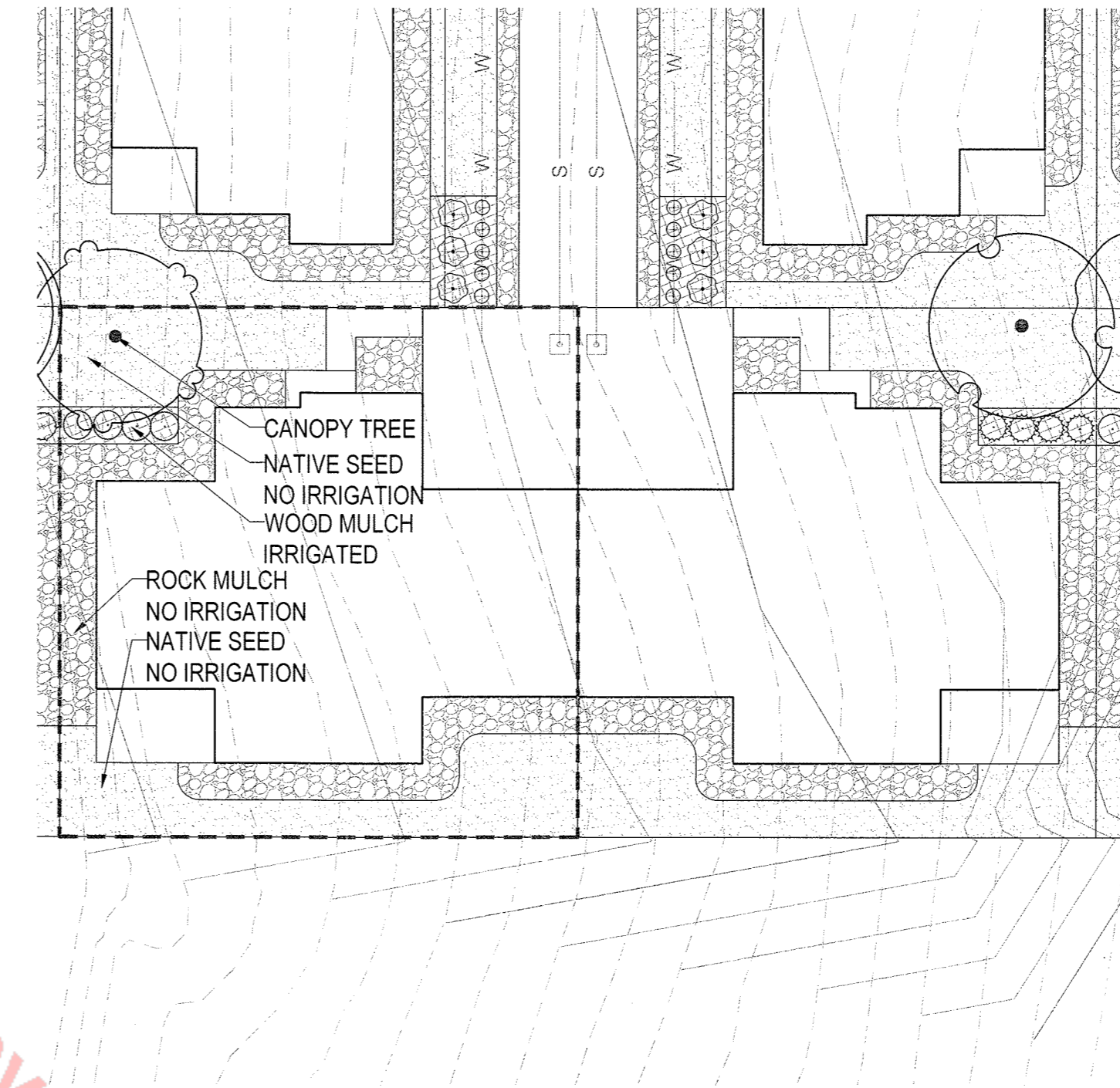
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1 DUPLEX B - LANDSCAPE PLAN  
SCALE: 1"=20'



2 SINGLE FAMILY DETACHED - LANDSCAPE PLAN  
SCALE: 1"=20'



3 DUPLEX A - LANDSCAPE PLAN  
SCALE: 1"=20'

LANDSCAPE SUMMARY TABLE - DUPLEX B

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREALANDSCAPED	1,518	100%
NON-IRRIGATED SEED AREA	718	47%
IRRIGATED SOD	198	13%
IRRIGATED SHRUBS BEDS	180	12%
<b>TOTAL</b>		<b>72%</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>378</b>	<b>25%</b>

\* REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY / PATIO / PORCH AREAS).

LANDSCAPE SUMMARY TABLE - SFD

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREALANDSCAPED	3,244	100%
NON-IRRIGATED SEED AREA	1,185	37%
IRRIGATED SOD	936	29%
IRRIGATED SHRUBS BEDS	68	2%
<b>TOTAL</b>		<b>67% *</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>1,004</b>	<b>31%</b>

\* REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY / PATIO / PORCH AREAS).

LANDSCAPE SUMMARY TABLE - DUPLEX A

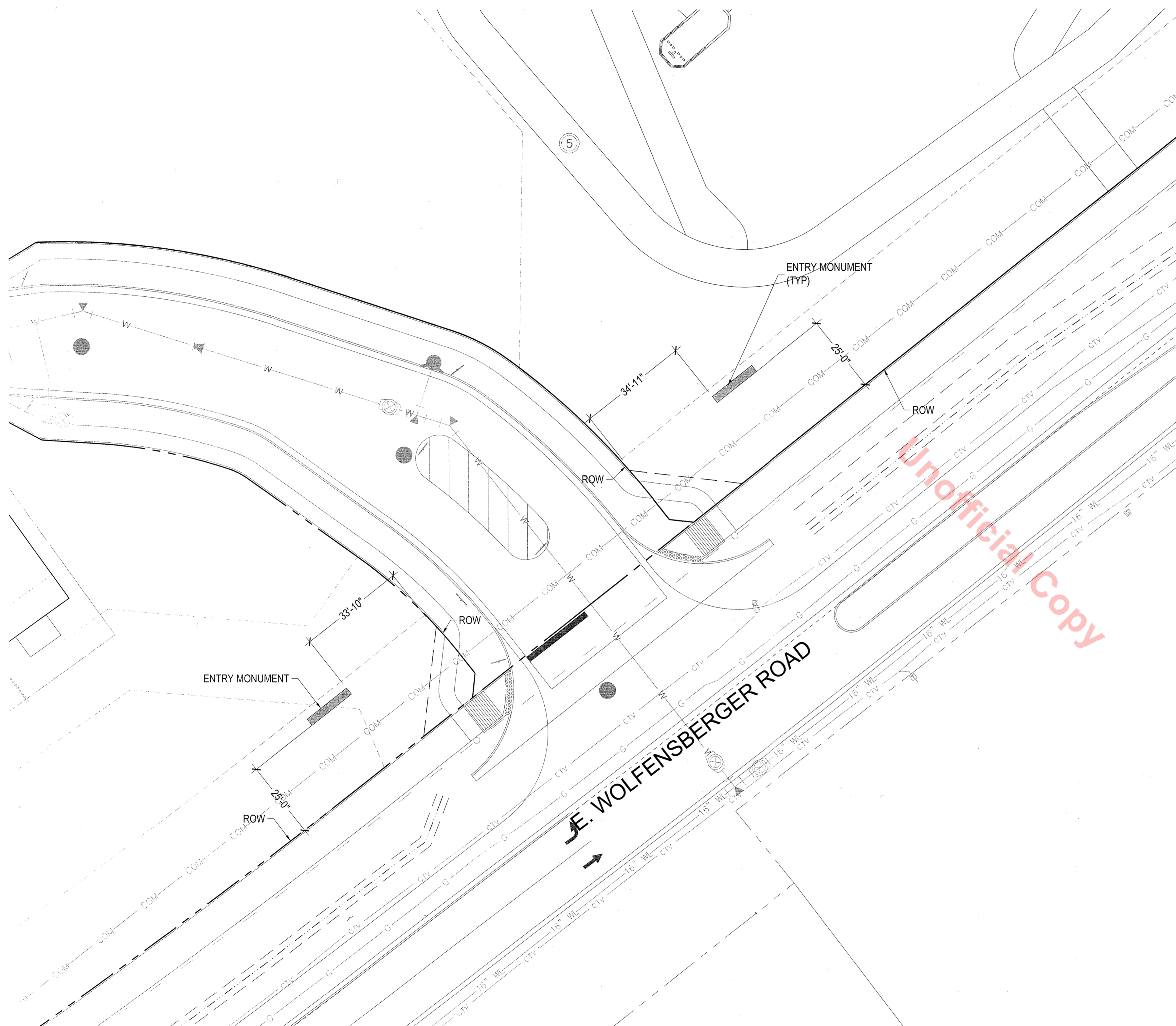
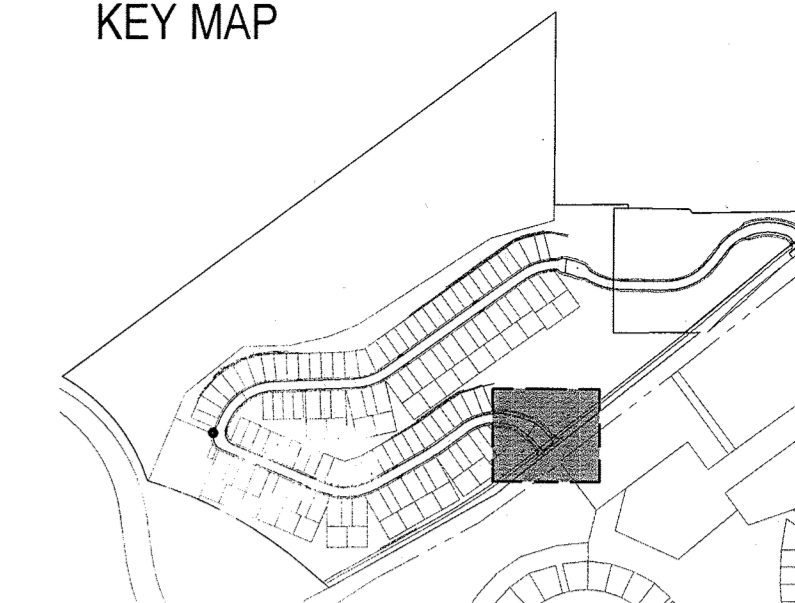
LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREALANDSCAPED	1,813	100%
NON-IRRIGATED SEED AREA	600	33%
IRRIGATED SOD	387	21%
IRRIGATED SHRUBS BEDS	80	4%
<b>TOTAL</b>		<b>59%</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>467</b>	<b>26%</b>

\* REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY / PATIO / PORCH AREAS).

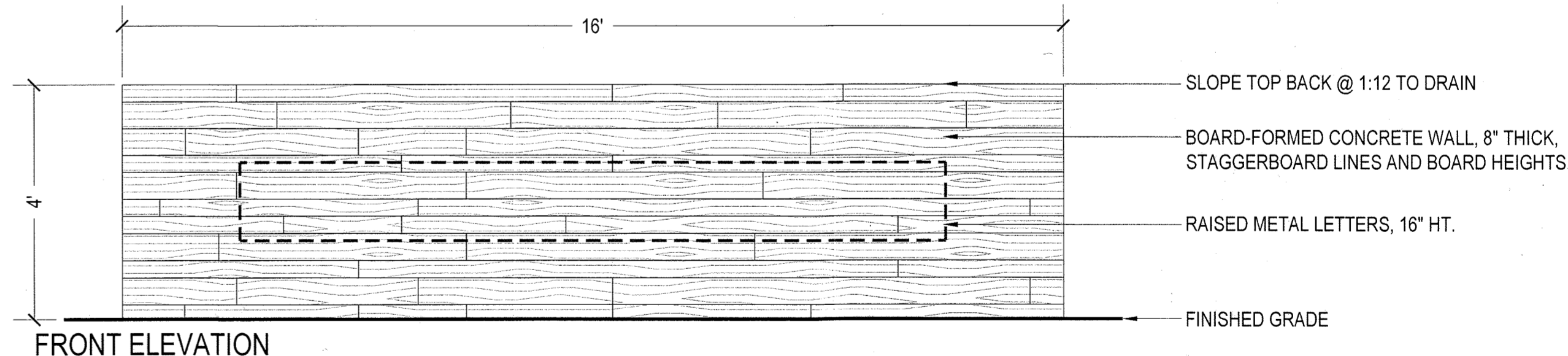
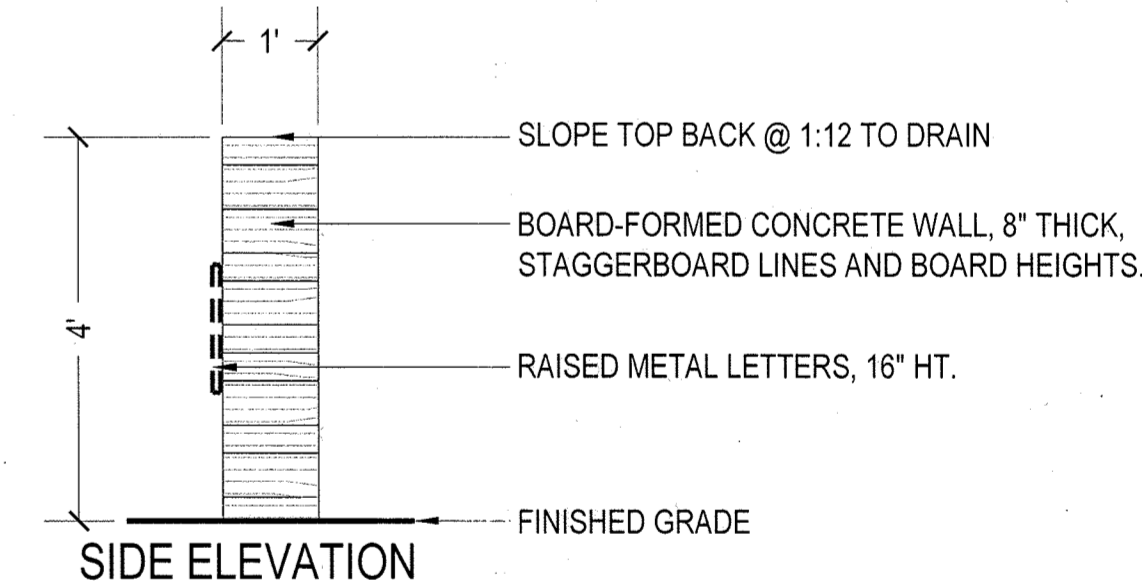
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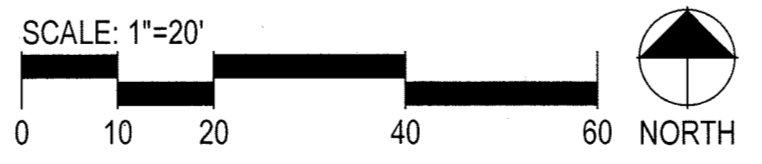
KEY MAP



- NOTES:
1. SIGNAGE AREA: 16 SF PER CODE 19.04.051.B TO A MAX AREA OF 32 SF.
  2. SIGNAGE MAX AREA: 100 SF PER CODE 19.04.051.C.
  3. SIGNAGE HEIGHT: 4' PER CODE 19.04.051.G. (MAX HEIGHT AT 4'-6").
  4. LETTERS TO BE REVERSE PAN CHANNEL LETTERS WITH INTERNAL ILLUMINATION TO PROVIDE "HALO" EFFECT TO WALL BEHIND LETTERS.



1 ENTRY MONUMENT SITE PLAN



2 ENTRY MONUMENT  
SCALE: 1"=1'-0"  
NOTE: ENTRY MONUMENT SHOWN FOR REFERENCE ONLY. A SEPARATE SIGN PERMIT IS REQUIRED AND WILL BE SUBMITTED AT A LATER DATE.