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LEGAL DESCRIPTION:

A PARCEL OF LAND BEING BLOCK 1, LOTS 1-A THROUGH 2-A, AND LOTS 3 THROUGH 26, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 2, LOTS 3-A THROUGH 7-A, INCLUSIVE, LOTS 11 THROUGH 14, LOTS 15-A THROUGH 22-A, INCLUSIVE, AND LOTS 23 THROUGH 24; BLOCK 3, LOTS 1 THROUGH 2, AND LOTS 3-A THROUGH 4-A; AND TRACTS C, G, H, I, J, AND AND A PORTION OF TRACT K-1 OF THE HILLSIDE/ARBORS AMENDED NO. 1 PLAT AS RECORDED UNDER RECEPTION NUMBER 2024018665 IN THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER 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 SECTION 3 BEARS N89°18'45" E, A DISTANCE OF 2,623.40 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N87°15'21" E, A DISTANCE OF 513.50 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WOLFENSBERGER 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 TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°11'01", A RADIUS OF 1,500.00 FEET, AND AN ARC LENGTH OF 449.87 FEET, THE CHORD OF WHICH BEARS N57°37'57" W, A DISTANCE OF 448.19 FEET; THENCE N22°50'48" E, A DISTANCE OF 183.98 FEET TO A POINT OF NON-TANGENT CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 84°47'03", A RADIUS OF 49.50 FEET, AND AN ARC LENGTH OF 73.25 FEET, THE CHORD OF WHICH BEARS N19°32'44" W, A DISTANCE OF 66.75 FEET; THENCE N22°50'48" E, A DISTANCE OF 17.50 FEET; THENCE N67°09'12" W, A DISTANCE OF 88.00 FEET; THENCE N22°50'48" E, A DISTANCE OF 70.00 FEET; THENCE N32°20'38" E, A DISTANCE OF 32.71 FEET; THENCE N41°43'56" E, A DISTANCE OF 70.00 FEET; THENCE N51°11'12" E, A DISTANCE OF 16.31 FEET; THENCE S38°50'17" E, A DISTANCE OF 89.54 FEET TO A POINT OF NON-TANGENT CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4°08'55", A RADIUS OF 222.50 FEET, AND AN ARC LENGTH OF 15.98 FEET, THE CHORD OF WHICH BEARS N53°13'10" E, A DISTANCE OF 15.98 FEET; THENCE S34°43'22" E, A DISTANCE OF 45.00 FEET TO A POINT OF NON-TANGENT CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°25'50", A RADIUS OF 177.50 FEET, AND AN ARC LENGTH OF 100.47 FEET, THE CHORD OF WHICH BEARS S39°03'43" W, A DISTANCE OF 99.13 FEET; THENCE S22°50'48" W, A DISTANCE OF 16.35 FEET TO A POINT OF TANGENT CURVE, THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71°08'14", A RADIUS OF 40.50 FEET, AND AN ARC LENGTH OF 50.28 FEET, THE CHORD OF WHICH BEARS S12°43'19" E, A DISTANCE OF 47.12 FEET; THENCE N01°39'10" W, A DISTANCE OF 8.01 FEET; THENCE N22°50'48" E, A DISTANCE OF 82.01 FEET; THENCE S67°09'12" E, A DISTANCE OF 75.00 FEET; THENCE S22°50'48" W, A DISTANCE OF 3.48 FEET; THENCE S67°09'12" E, A DISTANCE OF 239.71 FEET; THENCE S89°25'31" E, A DISTANCE OF 77.91 FEET; THENCE N72°00'06" E, A DISTANCE OF 58.83 FEET; THENCE N60°21'10" E, A DISTANCE OF 168.89 FEET; THENCE N58°41'25" E, A DISTANCE OF 62.79 FEET; THENCE N54°13'31" E, A DISTANCE OF 169.51 FEET; THENCE N72°24'27" E, A DISTANCE OF 57.40 FEET; THENCE N69°33'54" E, A DISTANCE OF 35.00 FEET; THENCE S20°26'06" E, A DISTANCE OF 93.36 FEET; THENCE N58°29'18" E, A DISTANCE OF 11.67 FEET TO A POINT OF NON-TANGENT CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°24'59", A RADIUS OF 231.00 FEET, AND AN ARC LENGTH OF 82.31 FEET, THE CHORD OF WHICH BEARS S81°58'35" E, A DISTANCE OF 81.88 FEET; THENCE S71°46'06" E, A DISTANCE OF 53.98 FEET TO A POINT OF TANGENT CURVE, THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°54'18", A RADIUS OF 64.00 FEET, AND AN ARC LENGTH OF 20.00 FEET, THE CHORD OF WHICH BEARS S62°48'57" E, A DISTANCE OF 19.92 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A COMPOUND CURVE HAVING A CENTRAL ANGLE OF 15°01'04", A RADIUS OF 239.50 FEET, AND AN ARC LENGTH OF 62.77 FEET; THENCE S38°18'24" E, A DISTANCE OF 9.88 FEET; THENCE S83°38'54" E, A DISTANCE OF 7.77 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY OF WOLFENSBERGER ROAD.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF WOLFENSBERGER ROAD THE FOLLOWING FIVE (5) COURSES:

- 1. S51°32'57" W, A DISTANCE OF 44.53 FEET;
2. S51°41'36" W, A DISTANCE OF 95.42 FEET TO A POINT OF TANGENT CURVE;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°13'20", A RADIUS OF 2,339.99 FEET, AND AN ARC LENGTH OF 376.64 FEET, THE CHORD OF WHICH BEARS S56°18'16" W, A DISTANCE OF 376.24 FEET;
4. S60°54'56" W, A DISTANCE OF 363.24 FEET TO A POINT OF TANGENT CURVE;
5. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 4°16'00", A RADIUS OF 1,060.01 FEET, AND AN ARC LENGTH OF 78.94 FEET, THE CHORD OF WHICH BEARS S58°45'56" W, A DISTANCE OF 78.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 417,442 SQUARE FEET OR 9.583 ACRES OF LAND, MORE OR LESS.

LIENHOLDER SUBORDINATION CERTIFICATE

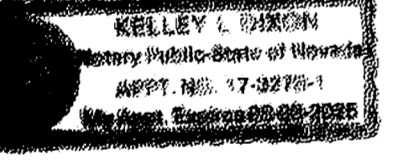
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED APRIL 25, 2022 AT RECEPTION NO. 2022030444 DOUGLAS COUNTY, COLORADO, SUBORDINATES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

BY: [Signature] AUTHORIZED AGENT
NAME: MOUNTAIN WEST REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS 2nd DAY OF May 2024

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF May 2024

BY: Andrew Menlove
WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 8/8/2025

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

BY: AARON FOY, AS MANAGER OF BLVD HOLDINGS, LLC, AS MANAGER AND SOLE MEMBER OF BLVD HILLSIDE HOLDINGS, LLC, AS MANAGER OF BLVD HILLSIDE, LLC, AND AS PRESIDENT OF HILLSIDE AT CASTLE ROCK METROPOLITAN DISTRICT

SIGNED THIS 1 DAY OF May 2024

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF May 2024

BY: Aaron Foy
WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: March 10 2026

SITE DEVELOPMENT PLAN AMENDMENT 2
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

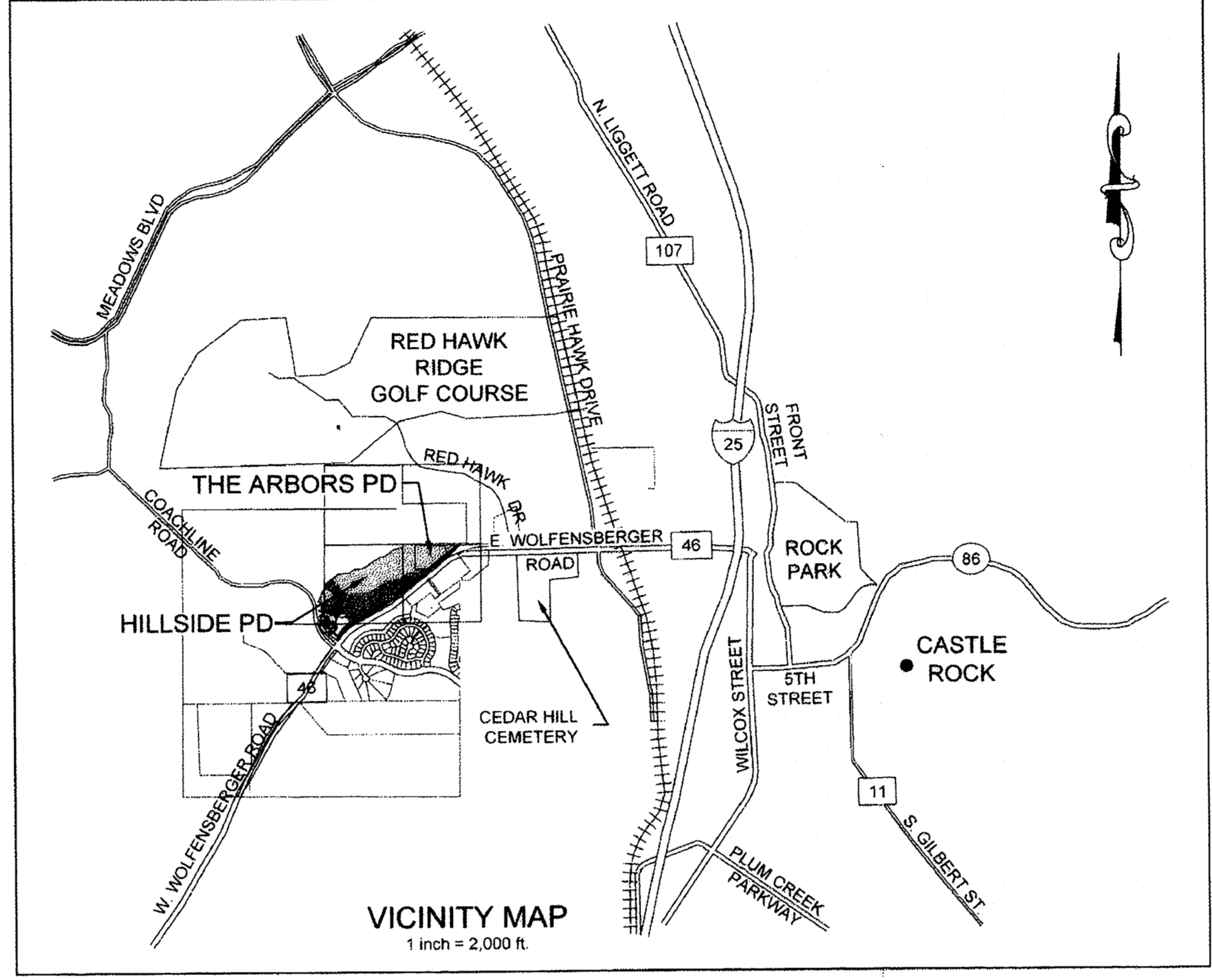
CONTACTS:

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

ENGINEER / PLAN PREPARER:
ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE, SUITE 425
DENVER, COLORADO 80210
PHONE: 303-572-7997
CONTACT: LUKE BREEDLOVE
LUKE.BREEDLOVE@EES.US.COM

LAND SURVEYOR:
FARNSWORTH GROUP
223 WILLOW STREET
FORT COLLINS, COLORADO 80524
PHONE: 970-484-7477
CONTACT: JOHN MCGEHEE
EMAIL: J.MCGEHEE@F-W.COM

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



TITLE CERTIFICATION

I, Kisha McFarland, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, A 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.

[Signature] AUTHORIZED REPRESENTATIVE AND TITLE

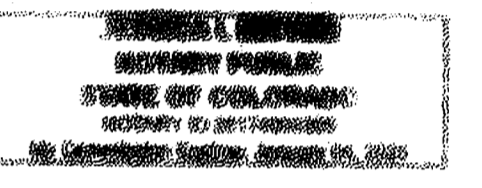
Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 24 DAY OF April 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF April 2024
BY: Kisha McFarland AS Assistant Vice President of Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/4/2025

CIVIL ENGINEER'S STATEMENT

I, MICHAEL S. GOODHUE, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO 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.

[Signature] 4/23/2024
MICHAEL S. GOODHUE PE 48230 DATE
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.

[Signature] 4-23-2024
JOHN ROBERT MCGEHEE PLS 38219 DATE
REGISTERED LAND SURVEYOR



ON BEHALF OF THE FARNSWORTH GROUP

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8 DAY OF May 2024

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

Sheet List Table

Table with 2 columns: Sheet Number and Sheet Title. Rows include Cover Sheet, Charts and Tables, Notes & Detail Sheet, Overall Plan, Overall Phasing Plan, Site & Utility Plan 1-3, Grading Plan 1-3, Building Elevations, Master Landscape Plan, Landscape Plan, On Lot Typical Landscape, and Retaining Wall & Entry Monument Sign.

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN 2ND AMENDMENT IS TO MOVE MULTIPLE LOT LINES TO ACCOMMODATE AN UPDATED ARCHITECTURAL PRODUCT, REVISE THE BUILDING SETBACKS, AND REVISE THE LANDSCAPING TO ACCOMMODATE THE NEW ARCHITECTURAL PRODUCTS AND MEET THE TOWN'S CURRENT LANDSCAPING REQUIREMENTS.

Table with columns: Building Restrictions for Hillside PD, Setbacks, Front Garage, Front Living Space, Party Wall, Rear. Rows include Cluster Homes & Paired Homes, Homes Adjacent to Butte, Single Family Quads, Duplex A, Duplex B.

APPROVED VARIANCES:

- TCV 15-0036 APPROVAL DATE: 6/19/15. DESCRIPTION OF VARIANCE: A 1% VARIANCE IN THE MAXIMUM STREET GRADE FOR AN APPROXIMATE 500 FT. SEGMENT OF LOCAL ROAD.
TCV 16-0047 APPROVAL DATE: 8/03/16. DESCRIPTION OF VARIANCE: CROSSSPANS AT ENTRY STREETS.
TCV 16-0048 APPROVAL DATE: 8/10/16. DESCRIPTION OF VARIANCE: LESS THAN 10% OF RUNOFF LEAVES THE SITE WITHOUT WATER QUALITY TREATMENT.
TCV 19-0020 APPROVAL DATE: 5/2/19. DESCRIPTION: OFFSITE PERVIOUS AREAS AND 0.49 ACRES OF DEVELOPED IMPERVIOUS AREA ARE NOTE CAPTURED AND TREATED.
TCV 19-0021 APPROVAL DATE: 5/2/19. DESCRIPTION: ROCK FALL MITIGATION CHANNEL FREEBOARD.
TCV 19-0022 APPROVAL DATE: 5/2/19. DESCRIPTION: CONCRETE CHANNEL FREEBOARD.
TCV 24-0007 APPROVAL DATE: 4/08/24. DESCRIPTION OF VARIANCE: REAR YARD LANDSCAPE REQUIREMENTS FOR 8 SINGLE FAMILY LOTS TO BE PLACED ON THE SIDE OF THE LOT AND NOT REQUIRE ORNAMENTAL TREE REQUIREMENT DUE TO CONFLICTS WITH UTILITIES.
TCV 24-0008 APPROVAL DATE: 4/19/2024. DESCRIPTION OF VARIANCE: SANITARY SEWER AND WATER LINE SERVICE LINES CONSTRUCTED CLOSER THAN 5.00-FEET TO PROPERTY LOT LINES.



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
HILLSIDE - ARBORS SDP
PROJECT NO. SDP23-0030

PUBLISHED BY: BLDVDBUILDERS.COM AT CASTLE ROCK, CO. SHEET SET: SDP23-0030, PHASE: 1.2 SDP23-0030, 2ND AMEND. DWG: 40230224.8 19 AM Luke Breedlove

SITE DEVELOPMENT PLAN AMENDMENT 2 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: HILLSIDE PD (PHASE 1, 2, 3, 4, 6)

USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	3.117	11.686
OSP (OPEN SPACE/LANDSCAPED AREA)	10.572	39.637
LOTS	12.036	45.126
FUTURE DEVELOPMENT	0.947	3.551
TOTAL	26.672	100.00
-	-	-
SMALLEST LOT	3,080 S.F.	
TOTAL NUMBER OF UNITS:	120	
TOTAL NUMBER OF SINGLE STORY UNITS	60	50%

NOTE:
PHASES 3, 4, 5, AND 6 ARE NOT A PART OF THIS SDP AMENDMENT 2.

SUMMARY TABLE: HILLSIDE PD (PHASE 1-2)

USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	1.64	17.11
OSP (OPEN SPACE/LANDSCAPED AREA)	2.33	24.32
LOTS	5.61	58.57
FUTURE DEVELOPMENT	0.00	0
TOTAL	9.58	100
-	-	-
SMALLEST LOT	3,080 S.F.	
TOTAL NUMBER OF UNITS:	54	
TOTAL NUMBER OF SINGLE STORY UNITS	27	50%

SUMMARY TABLE: THE ARBORS PD (PHASE 5)

USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	0.850	17.44
OSP (OPEN SPACE/LANDSCAPED AREA)	0.802	16.45
FUTURE DEVELOPMENT	3.223	66.11
TOTAL	4.875	100.00

NOTE:
THE ARBORS PD (PHASE 5) IS NOT A PART OF THIS SDP AMENDMENT 2.

TRACT SUMMARY TABLE (PHASE 1, 2, 3, 4, 5, AND 6)

TRACT	AREA (Acres)	PURPOSE	OWNERSHIP AND MAINTENANCE	PHASING
B	0.947	COMMUNITY CENTER	DEVELOPER	PHASE 6
C	2.330	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 1-2
G	0.079	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
H	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
I	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
J	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
K-1	16.141	COMMON AREA, LANDSCAPING, FUTURE DEVELOPMENT, PHASE 1 USES, DETENTION POND, DRAINAGE CHANNEL, RETAINING WALLS, & UTILITIES	DEVELOPER, & METRO DISTRICT OR HOA	PHASE 1,2,3,& 4
L	3.849	PD MF (FUTURE DEVELOPMENT) & DRAINAGE	DEVELOPER	PHASE 5
M	1.027	OPEN SPACE, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 5
N	2.526	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 3 & 4
O	0.092	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
P	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
Q	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
R	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
S	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
T	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
U	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
V	0.040	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4

NOTE:
PHASES 3, 4, 5, AND 6 ARE NOT A PART OF THIS SDP AMENDMENT 2.

NOTE:
TRACTS G, H, I, J, O, P, Q, R, S, T, U & V ARE ALSO FOR PRIVATE UTILITY EASEMENTS FOR SANITARY AND DOMESTIC WATER SERVICE LINES. THE TOWN OF CASTLE ROCK WILL NOT MAINTAIN SERVICE LINES LOCATED IN THESE TRACTS.

SHOULD THE METRO DISTRICT DISSOLVE, THE HOA SHALL ASSUME ALL METRO DISTRICT RESPONSIBILITIES.

ZONING COMPARISON & DEVELOPMENT STANDARDS

CURRENT ZONING		HILLSIDE PD	
PROPOSED USE	SINGLE FAMILY ATTACHED AND DETACHED		
PROPOSED NUMBER OF RESIDENTIAL LOTS	120 LOTS PHASE 1-2 (54 LOTS), PHASE 3-4 (66 LOTS)		
PROPOSED NUMBER OF DWELLING UNITS	120 LOTS PHASE 1-2 (54 LOTS), PHASE 3-4 (66 LOTS)		
PROPOSED MAXIMUM DENSITY	120 UNITS		
		REQUIRED	PROPOSED
MINIMUM LOT SIZE		NONE	3,080 SF
SETBACKS FROM PRIMARY STRUCTURE	FRONT TO LIVING SPACE	15'	15'
SINGLE FAMILY & DUPLEX B	FRONT TO GARAGE	20'	20'
QUADS: DUPLEX A	FRONT	5'	5'
SINGLE FAMILY UNITS	REAR YARD	8.5'	8.5'
DUPLEX AND QUAD UNITS	REAR YARD	10'	10'
ALL UNITS	SIDE YARD	5'	5'
ALL UNITS	MIN BLDG SEPARATION	10'	10'
SETBACK FOR ACCESSORY STRUCTURE		N/A	N/A
PARKING REQUIRED PER UNIT		2 SPACES	2 SPACES
TOTAL PARKING		240 SPACES	240 SPACES

SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

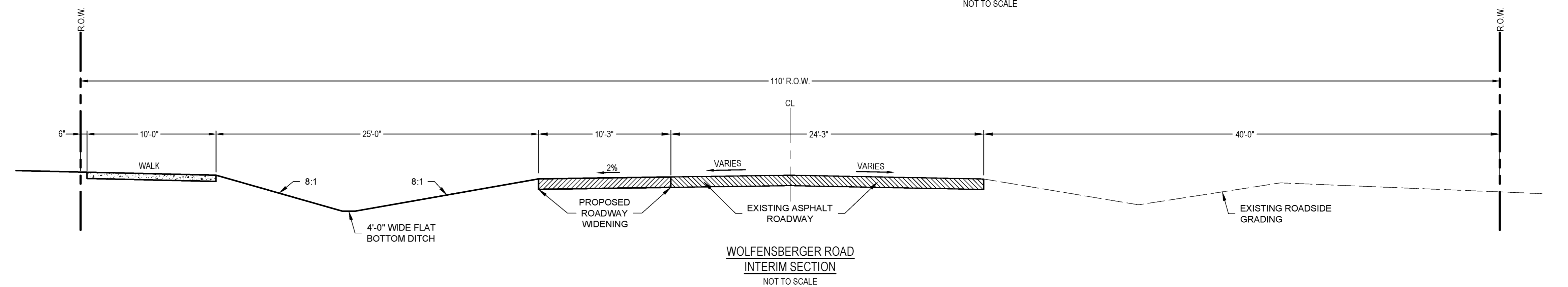
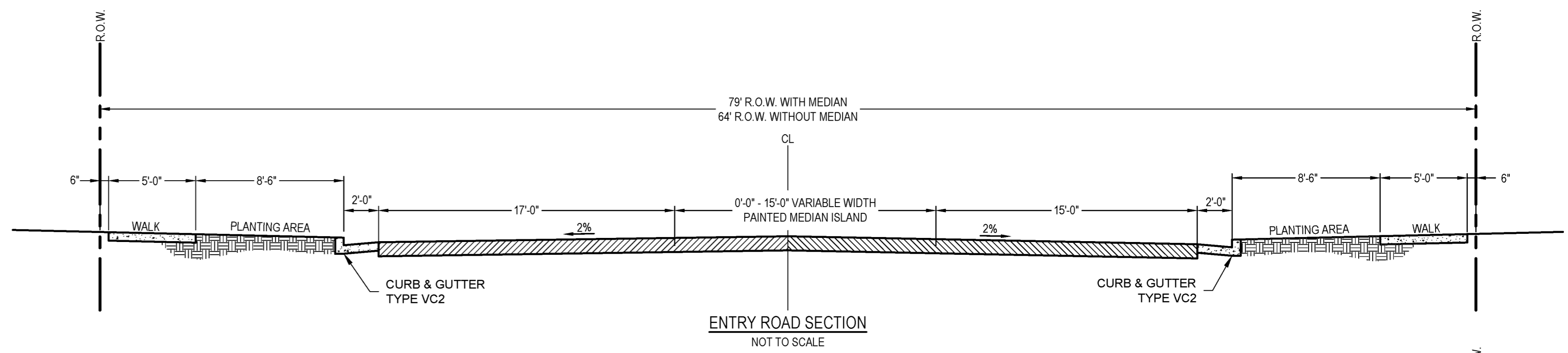
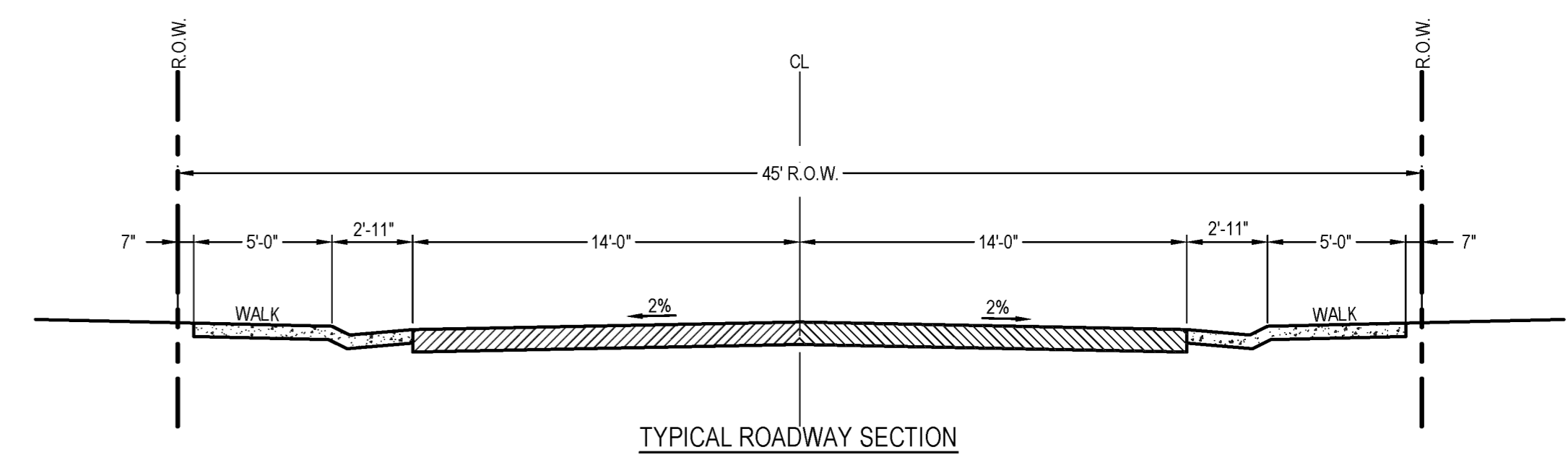
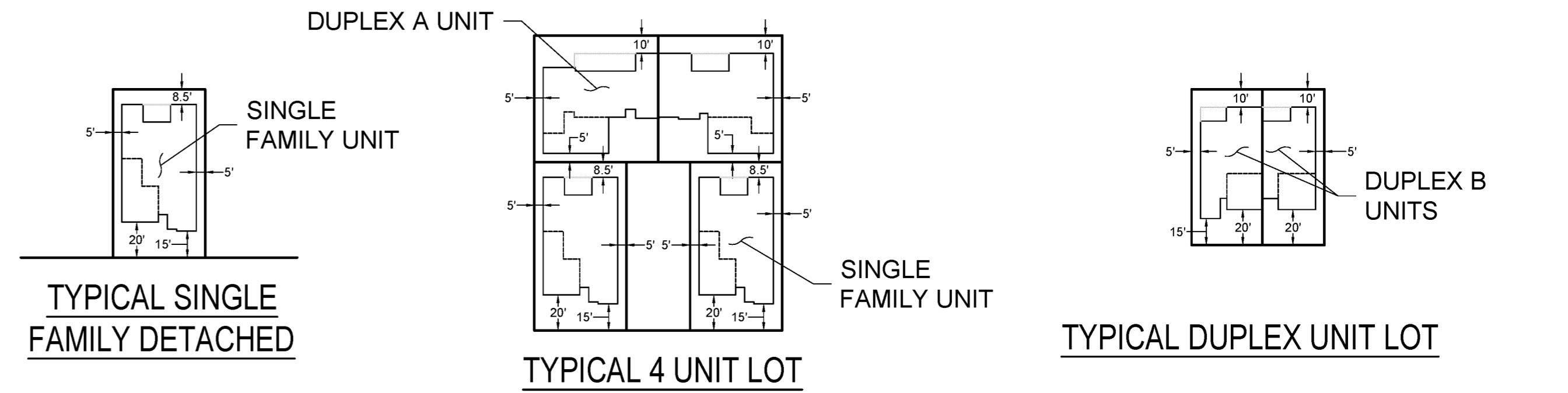
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

- 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.
- PURSUANT TO 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.
- 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 CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN "ZONE X" AS PER FIRM FEMA PANEL NO. 08035C0169G DATED 3/16/2016.
- 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.
- 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.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE 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 SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- 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.
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED PD."
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 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.
- 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.
- A SIGN PERMIT 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.
- N/A.
- N/A.
- N/A.
- AS STATED ON THE PLAT, THE HILLSIDE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE 30' PEDESTRIAN AND DRAINAGE EASEMENT. (ROCKFALL MITIGATION SWALE, RETAINING WALLS, AND PATH).

FIRE NOTES:

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- "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 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE 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.

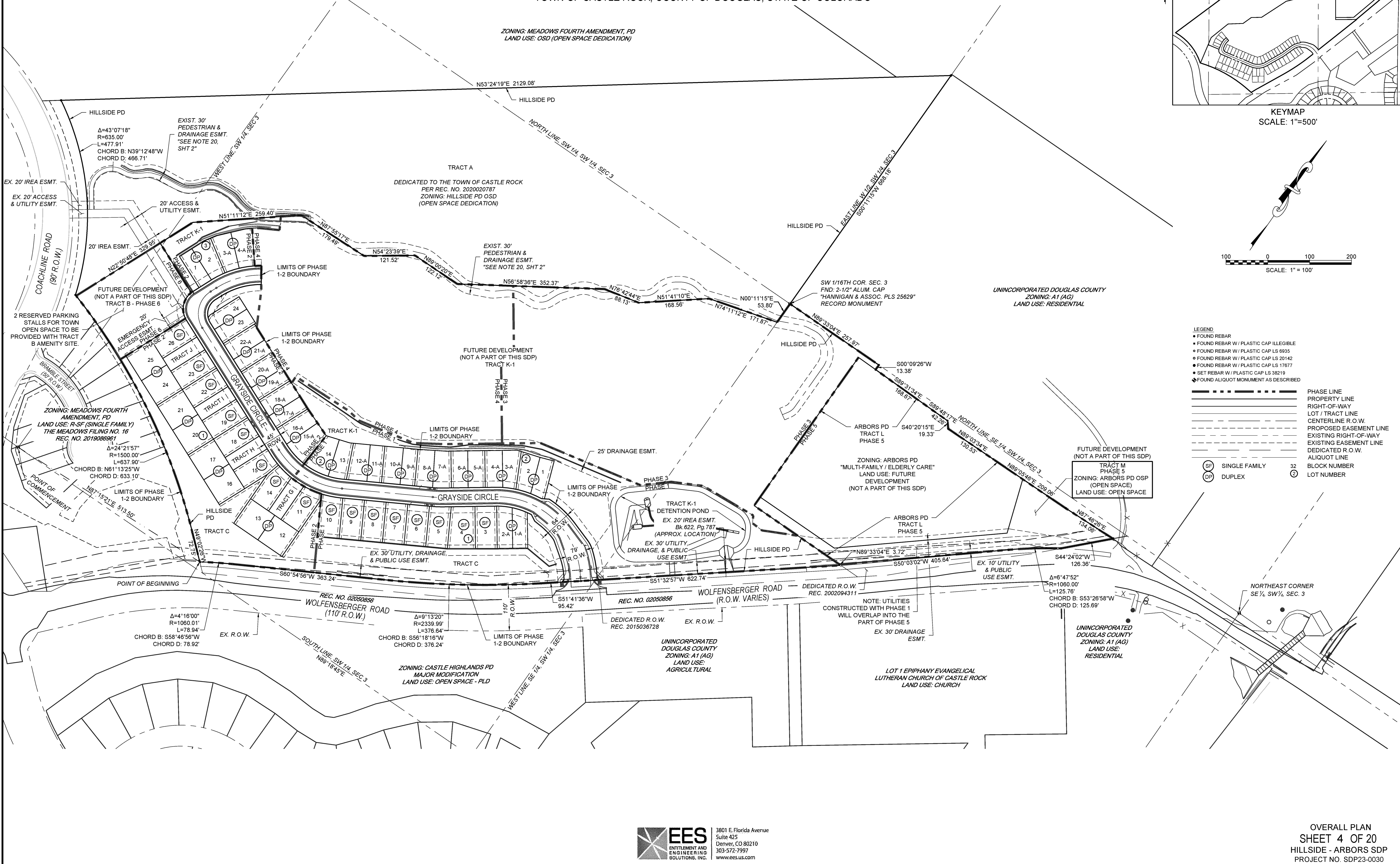
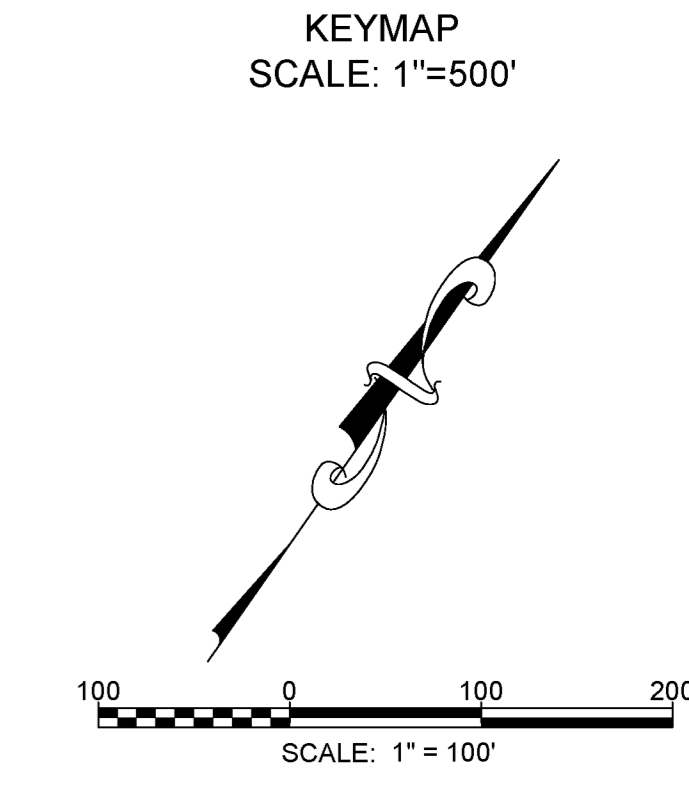
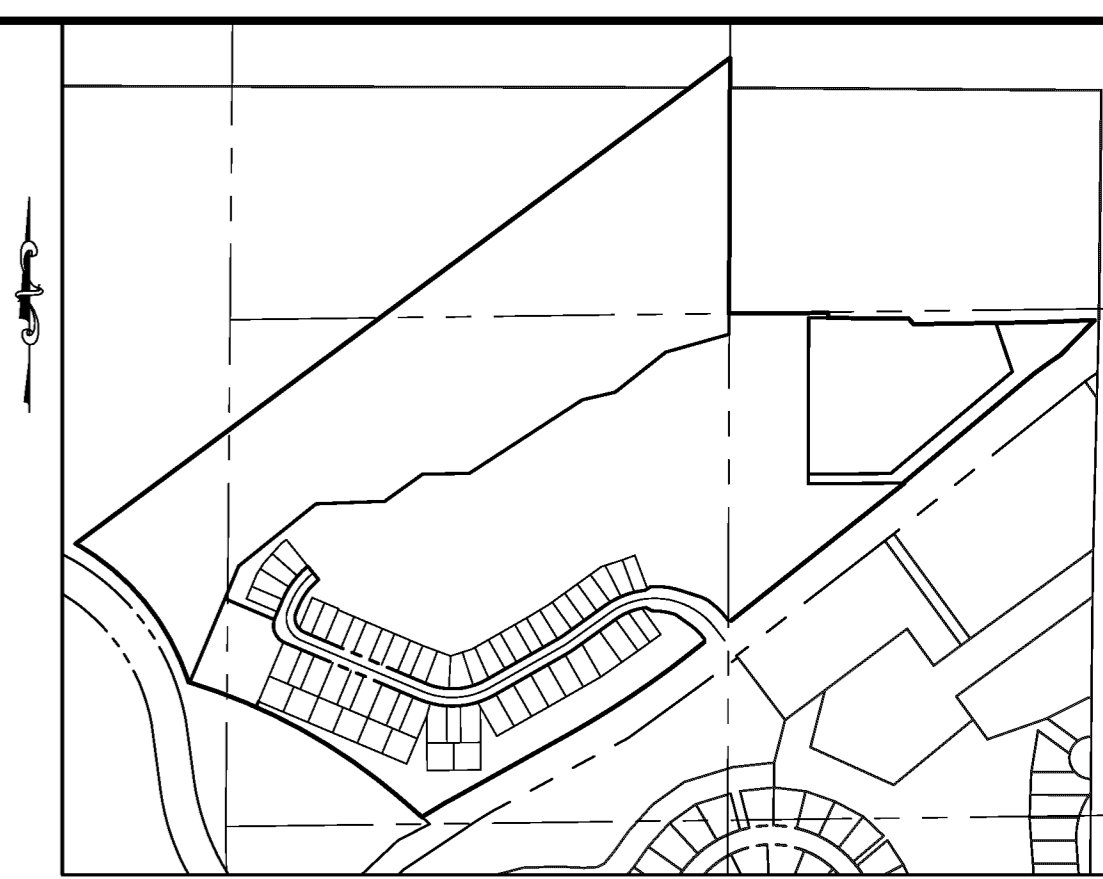


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P:\BLVDWAY BUILDERS\HILLSIDE AT CASTLE ROCK\3D CAD\3D SHEET SET\SDP 2ND AMEND - PHASE 1-5.DWG
OVERALL PLAN DWG - 4/22/2024 5:21 PM Liles, Brian@bva

SITE DEVELOPMENT PLAN AMENDMENT 2 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)



- LEGEND**
- FOUND REBAR
 - FOUND REBAR W/ PLASTIC CAP ILLEGIBLE
 - FOUND REBAR W/ PLASTIC CAP LS 6935
 - FOUND REBAR W/ PLASTIC CAP LS 20142
 - FOUND REBAR W/ PLASTIC CAP LS 17877
 - SET REBAR W/ PLASTIC CAP LS 38219
 - ◆ 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
 32 BLOCK NUMBER
 ② LOT NUMBER
- (SF) SINGLE FAMILY
 (DP) DUPLEX

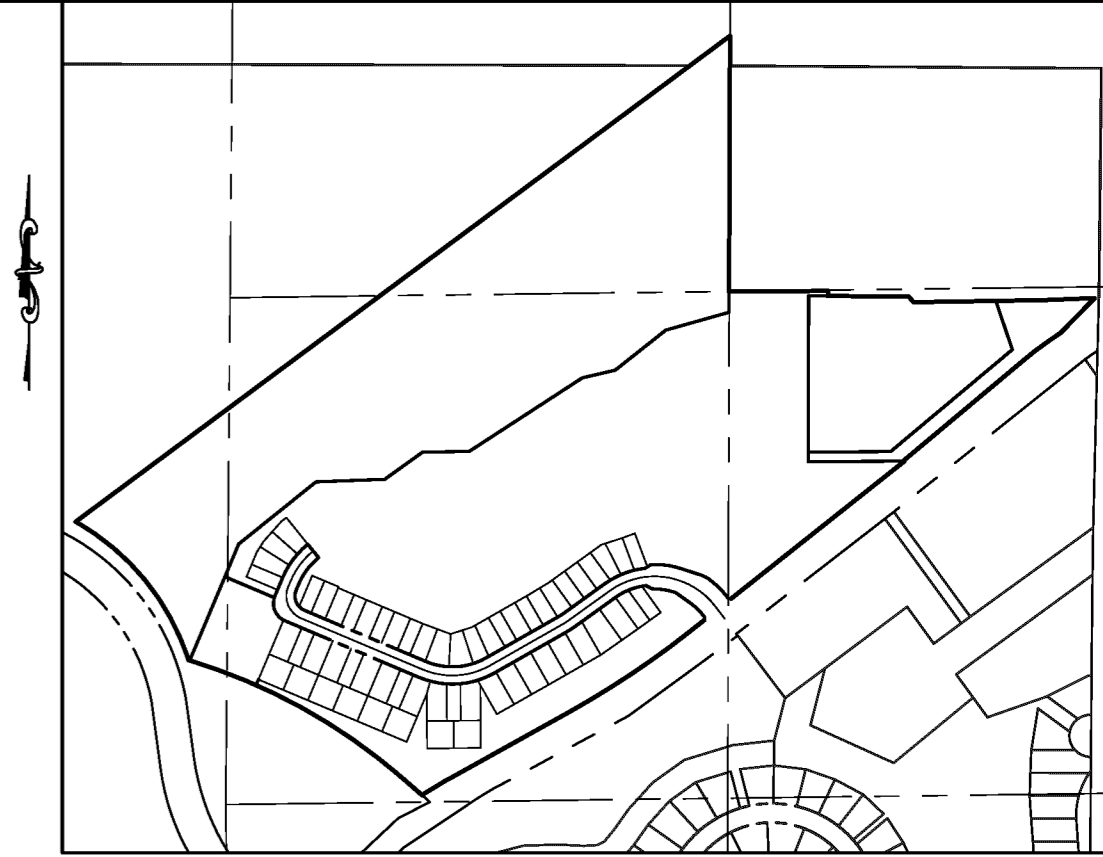
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OVERALL PLAN
SHEET 4 OF 20
HILLSIDE - ARBORS SDP
PROJECT NO. SDP23-0030

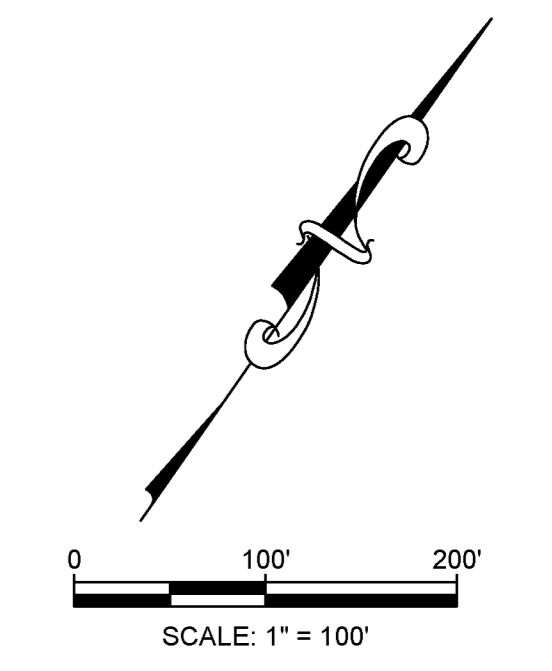
P:\BLVDWAY BUILDERS\HILLSIDE AT CASTLE ROCK\3D CAD\3D SHEET SET\SDP 2ND AMEND - PHASE 1-2\SDP 2ND AMEND 04 OVERALL PHASING DWG 4/22/2024 5:57 PM Luke Brundage

SITE DEVELOPMENT PLAN AMENDMENT 2 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

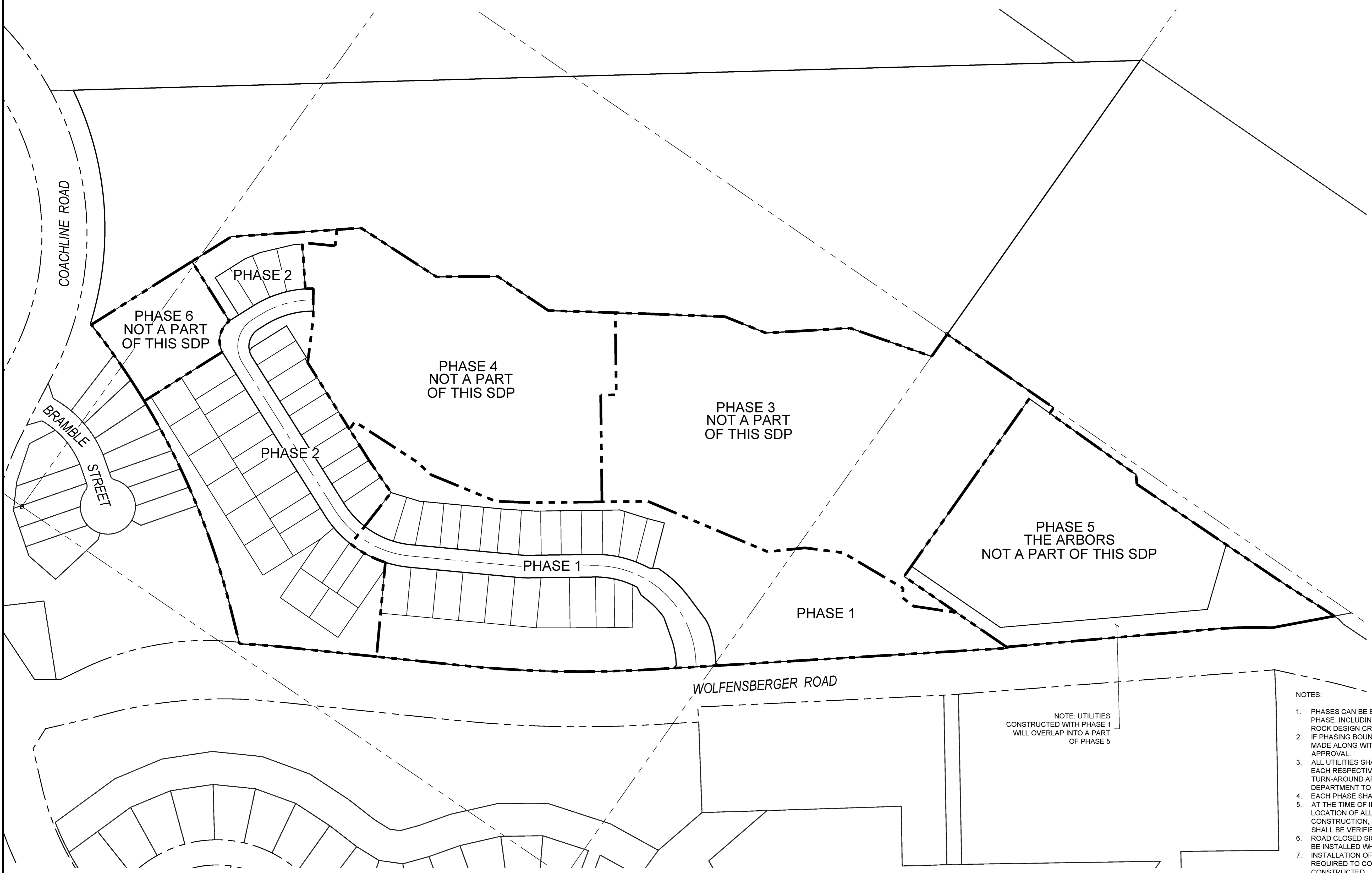


KEYMAP
SCALE: 1"=500'



LEGEND:

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



NOTE: UTILITIES
CONSTRUCTED WITH PHASE 1
WILL OVERLAP INTO 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
PHASE 3-6 NOT A PART OF THIS SDP		
TOTAL	54	

NOTE: PHASING CAN OCCUR IN ANY ORDER

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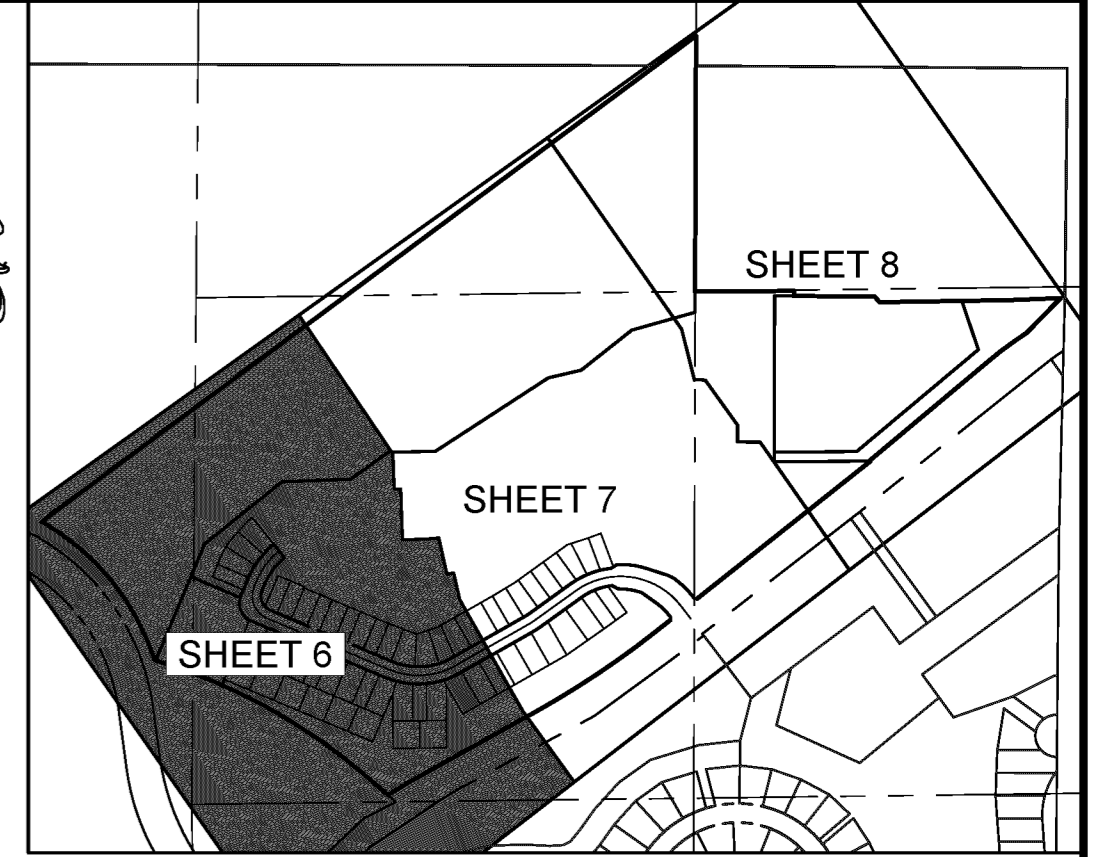
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SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

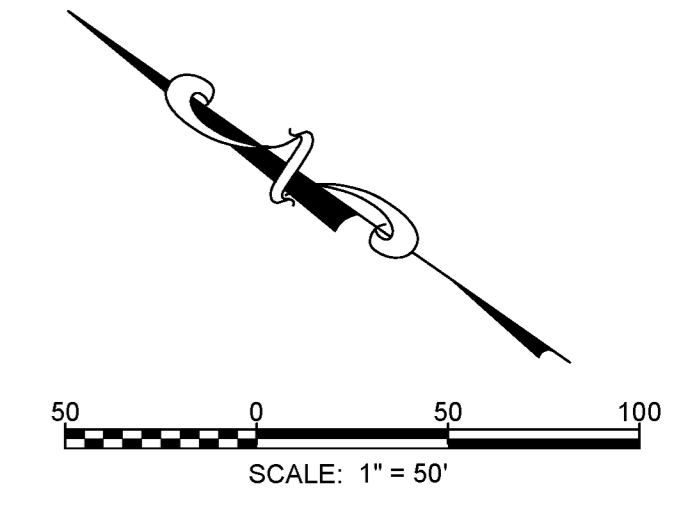
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LINE TABLE			
LINE NO.	LENGTH	DIRECTION	
L1	17.50'	N22°50'48"E	
L2	16.35'	S22°50'48"W	
L3	8.01'	N1°39'10"W	

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	73.25'	49.50'	84°47'03"	N19°32'44"W
C2	15.98'	222.50'	4°06'55"	N53°13'10"E
C4	50.28'	40.50'	71°08'14"	S12°43'19"E



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 (WOLFENSBERGER 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 IRRIGATION METER
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING

TRACT A
DEDICATED TO CASTLE ROCK
PER REC. NO. 2020020787
ZONING: HILLSIDE PD OSD
(OPEN SPACE DEDICATION)
19.000 ACRES
NOT A PART OF
THIS SDP

NOT A PART OF
THIS SDP
TRACT K-1
16.141 AC.
PHASE 4

* EXACT PHASING LIMITS OF
RETAINING WALL
CONSTRUCTION WILL BE
DETERMINED DURING
CONSTRUCTION PLAN DESIGN

END PHASE 2 RETAINING
WALL CONSTRUCTION *

EX. 30' PEDESTRIAN
ACCESS ESMT.
SEE NOTE 20, SHT 2

3' WIDE CONC. ROCK FALL
MITIGATION & DRAINAGE
CHANNEL (PHASE 2).
IMPROVEMENTS NOT
SHOWN IN TRACT A

LEGEND

- FOUND REBAR
- FOUND REBAR W/ PLASTIC CAP ILLEGIBLE
- FOUND REBAR W/ PLASTIC CAP LS 6935
- FOUND REBAR W/ PLASTIC CAP LS 2043
- FOUND REBAR W/ PLASTIC CAP LS 17677
- SET REBAR W/ PLASTIC CAP LS 38219
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED

NOT A PART OF THIS SDP
FUTURE DEVELOPMENT

TWO RESERVED PARKING
STALLS FOR TOWN OPEN
SPACE TO BE PROVIDED
WITH TRACT B AMENITY SITE

EXIST. 20' UTILITY &
ACCESS ESMT.
REC. NO. 2020020787

15' PEDESTRIAN
ACCESS ESMT.
Δ=43°07'18"
R=635.00'
L=477.91'
CHORD B: N39°12'48"W
CHORD D: 466.71'

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:

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.

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

PIEDWAY BUILDBERSHILLSIDE AT CASTLE ROCK/CADSHSHEET SET/SDP 2ND AMEND - PHASE 1: 2:50PM 2ND AMEND 05:07 SITE DWG 4/22/2024 2:21 PM Luke Brindley

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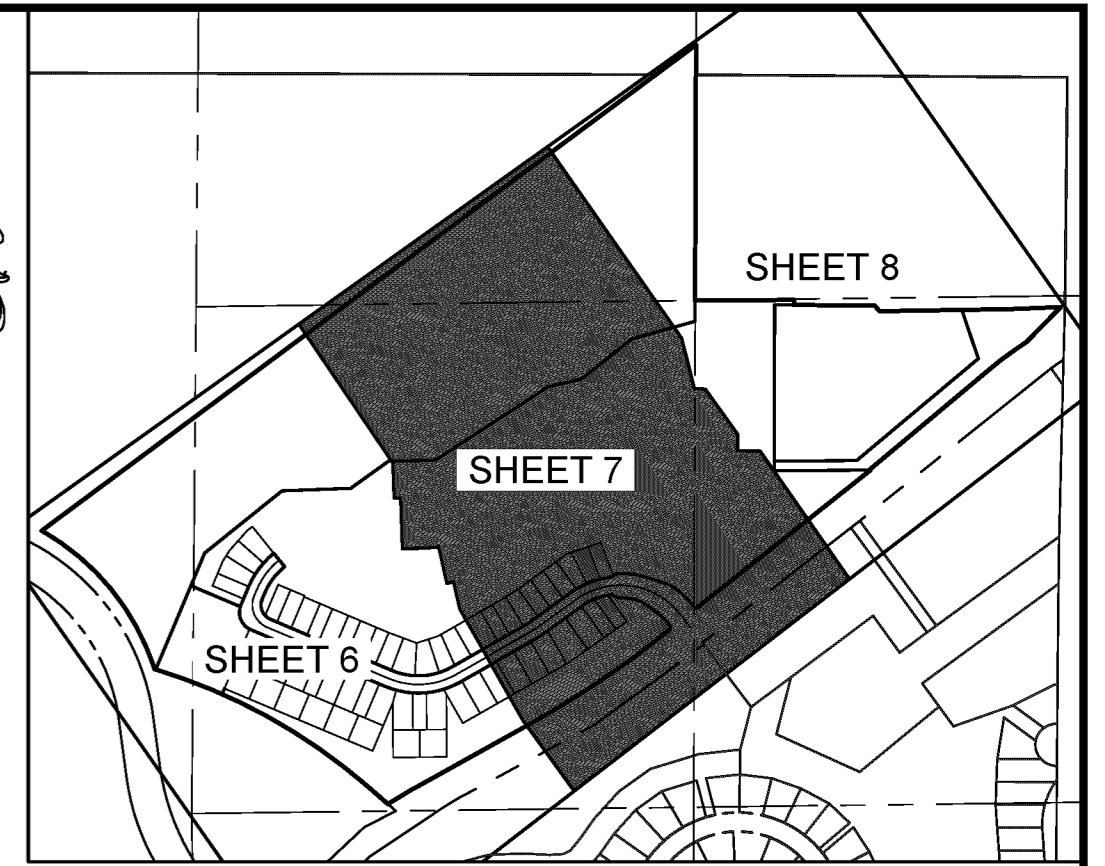
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L4	11.67'	N58°29'18"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	20.00'	64.00'	17°54'18"	S62°48'57"E	19.92'
C6	62.77'	239.50'	15°01'04"	S46°21'16"E	62.60'

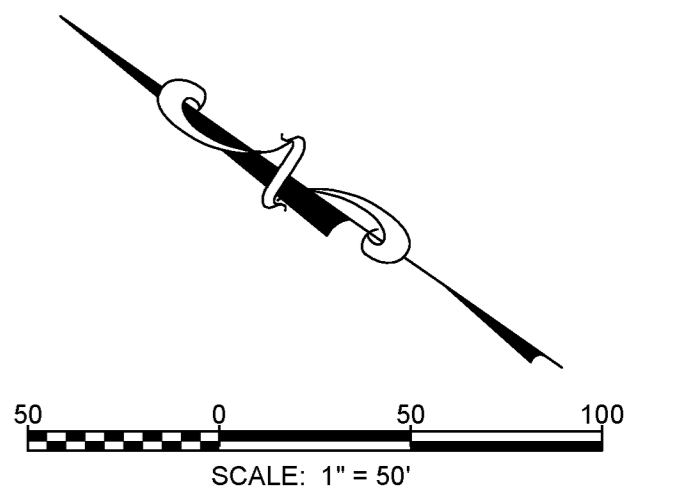
SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

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

TYPICAL: MANHOLES NOT LOCATED WITHIN A PUBLIC STREET SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 4.4.7.3 OF THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL



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
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	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 IRRIGATION METER
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING

- LEGEND**
- FOUND REBAR
 - FOUND REBAR W/ PLASTIC CAP ILLEGIBLE
 - FOUND REBAR W/ PLASTIC CAP LS 6935
 - FOUND REBAR W/ PLASTIC CAP LS 20142
 - FOUND REBAR W/ PLASTIC CAP LS 17677
 - SET REBAR W/ PLASTIC CAP LS 38219
 - ◀ FOUND ALIQUOT MONUMENT AS DESCRIBED

* EXACT PHASING LIMITS OF RETAINING WALL CONSTRUCTION WILL BE DETERMINED DURING CONSTRUCTION PLAN DESIGN

NOT A PART OF THIS SDP
TRACT K-1
PHASE 3

NOT A PART OF THIS SDP
TRACT K-1
PHASE 4

TRACT A
19,000 AC.
DEDICATED TO CASTLE ROCK
PER REC. NO. 2020020787
ZONING: HILLSIDE PD OSD
(OPEN SPACE DEDICATION)
19,000 Acres
NOT A PART OF THIS SDP

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

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

- GENERAL NOTES:**
- 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.

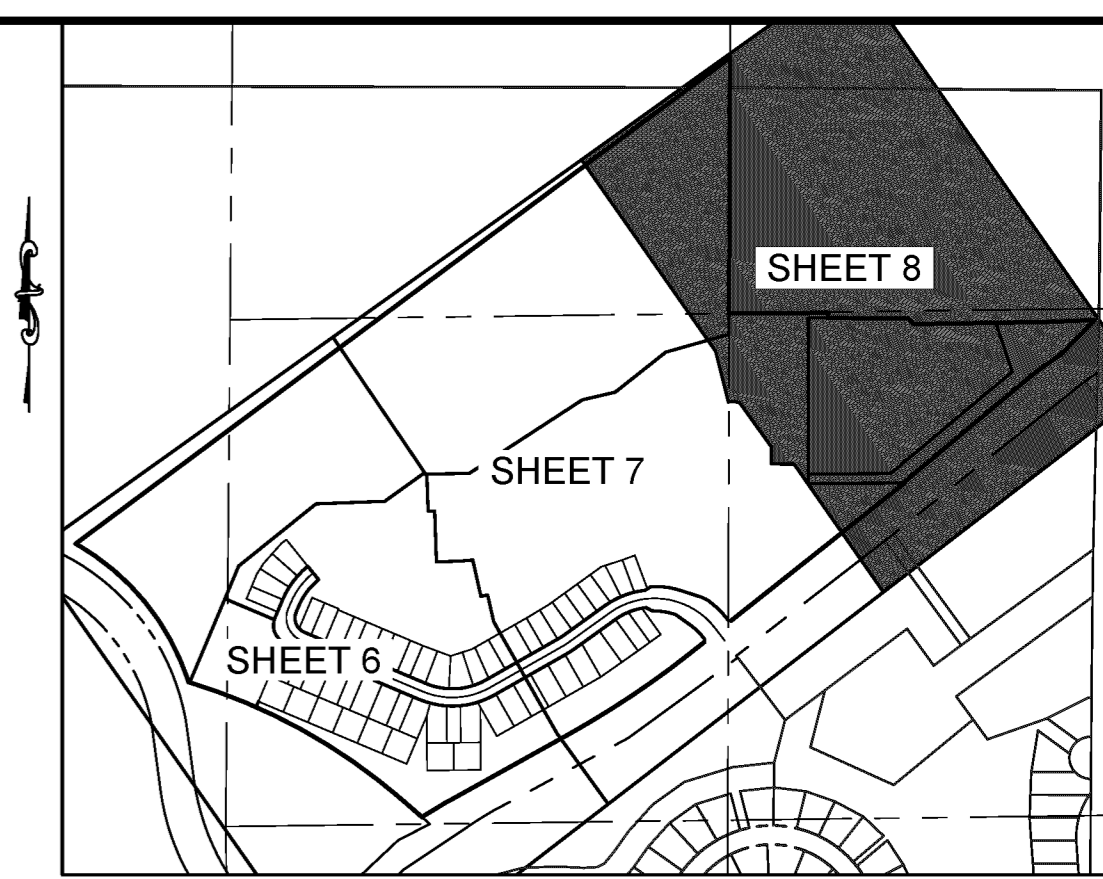
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ENTITLEMENT AND
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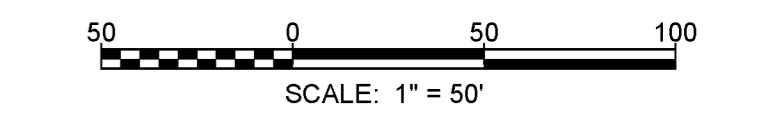
SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

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

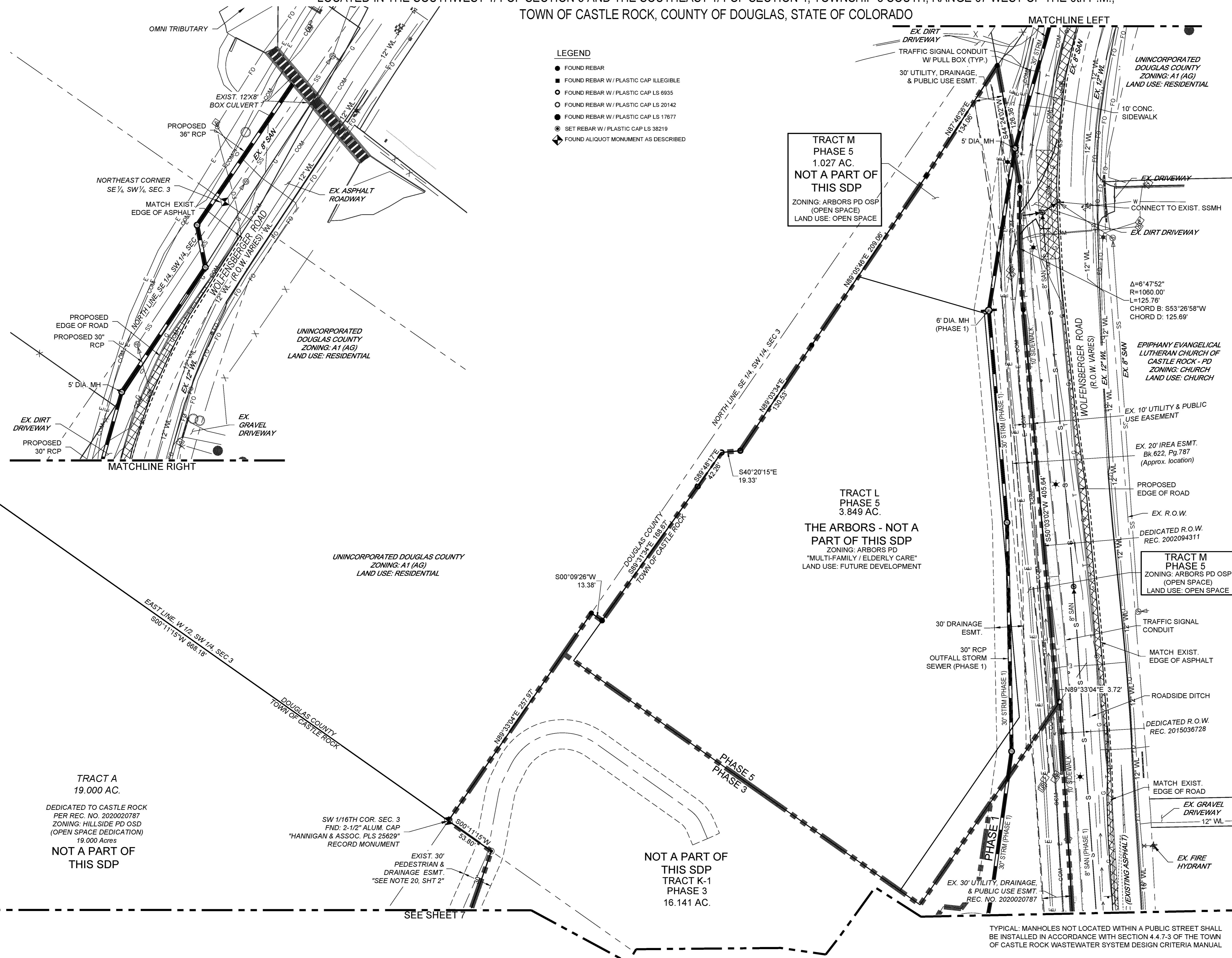
- LEGEND**
- FOUND REBAR
 - FOUND REBAR W/ PLASTIC CAP ILLEGIBLE
 - FOUND REBAR W/ PLASTIC CAP LS 6935
 - FOUND REBAR W/ PLASTIC CAP LS 20142
 - FOUND REBAR W/ PLASTIC CAP LS 17677
 - SET REBAR W/ PLASTIC CAP LS 38219
 - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED



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
 - - - CTV
 - - - EXISTING CATV LINE
 - - - COM COM EXISTING COMMUNICATION LINE
 - - - E E EXISTING ELECTRIC LINE
 - - - G G EXISTING GAS LINE
 - - - S S EXISTING SANITARY LINE W/ MH
 - - - W W EXISTING WATER LINE
 - - - 12" WL EXISTING 12" WATER LINE
 - - - 16" WL 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
 - - - 5530 PROPOSED CONTOUR
 - - - S S PROPOSED SANITARY SEWER W/ MH
 - - - W W 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 IRRIGATION METER
 - - - PROPOSED WATER FITTINGS
 - - - PROPOSED STREET LIGHT
 - - - PROPOSED STREET SIGN
 - ① 13 BLOCK / LOT NUMBER
 - - - PROPOSED TRAIL SYSTEM
 - - - PROPOSED ROADWAY STRIPING



**TRACT M
PHASE 5
1.027 AC.
NOT A PART OF
THIS SDP**

ZONING: ARBORS PD OSP
(OPEN SPACE)
LAND USE: OPEN SPACE

**TRACT L
PHASE 5
3.849 AC.**

**THE ARBORS - NOT A
PART OF THIS SDP**

ZONING: ARBORS PD
"MULTI-FAMILY / ELDERLY CARE"
LAND USE: FUTURE DEVELOPMENT

**TRACT A
19,000 AC.**

DEDICATED TO CASTLE ROCK
PER REC. NO. 2020020787
ZONING: HILLSIDE PD OSD
(OPEN SPACE DEDICATION)
19,000 Acres
**NOT A PART OF
THIS SDP**

**NOT A PART OF
THIS SDP
TRACT K-1
PHASE 3
16.141 AC.**

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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SOLUTIONS, INC.

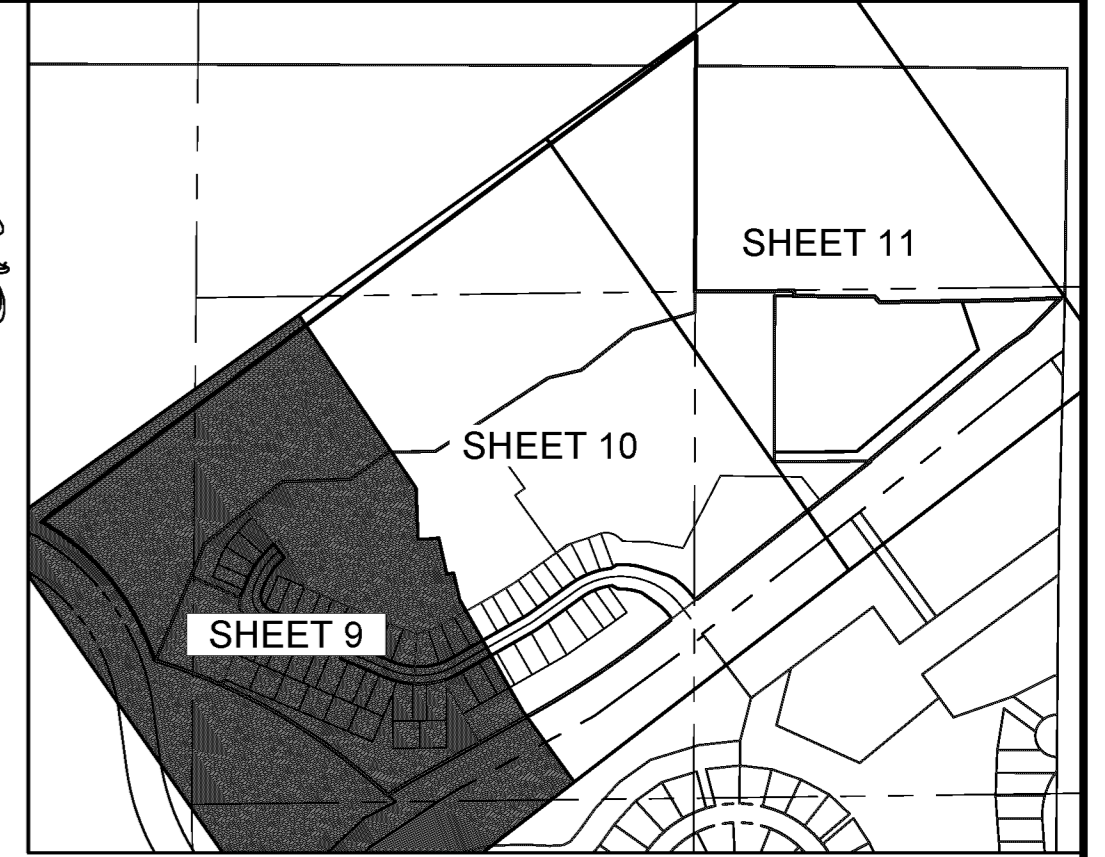
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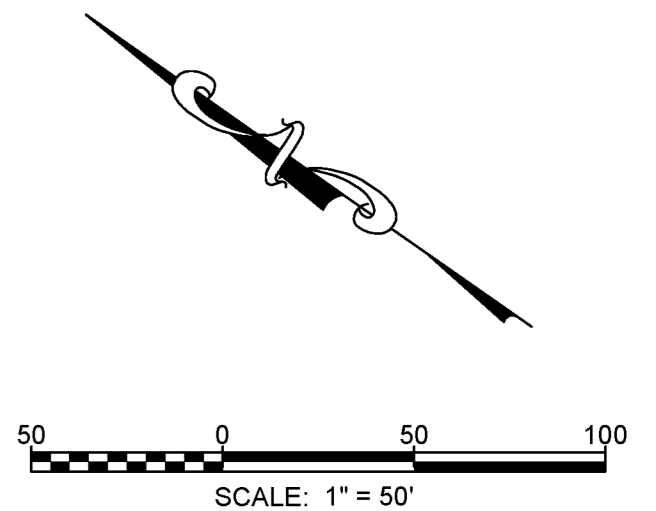
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SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

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

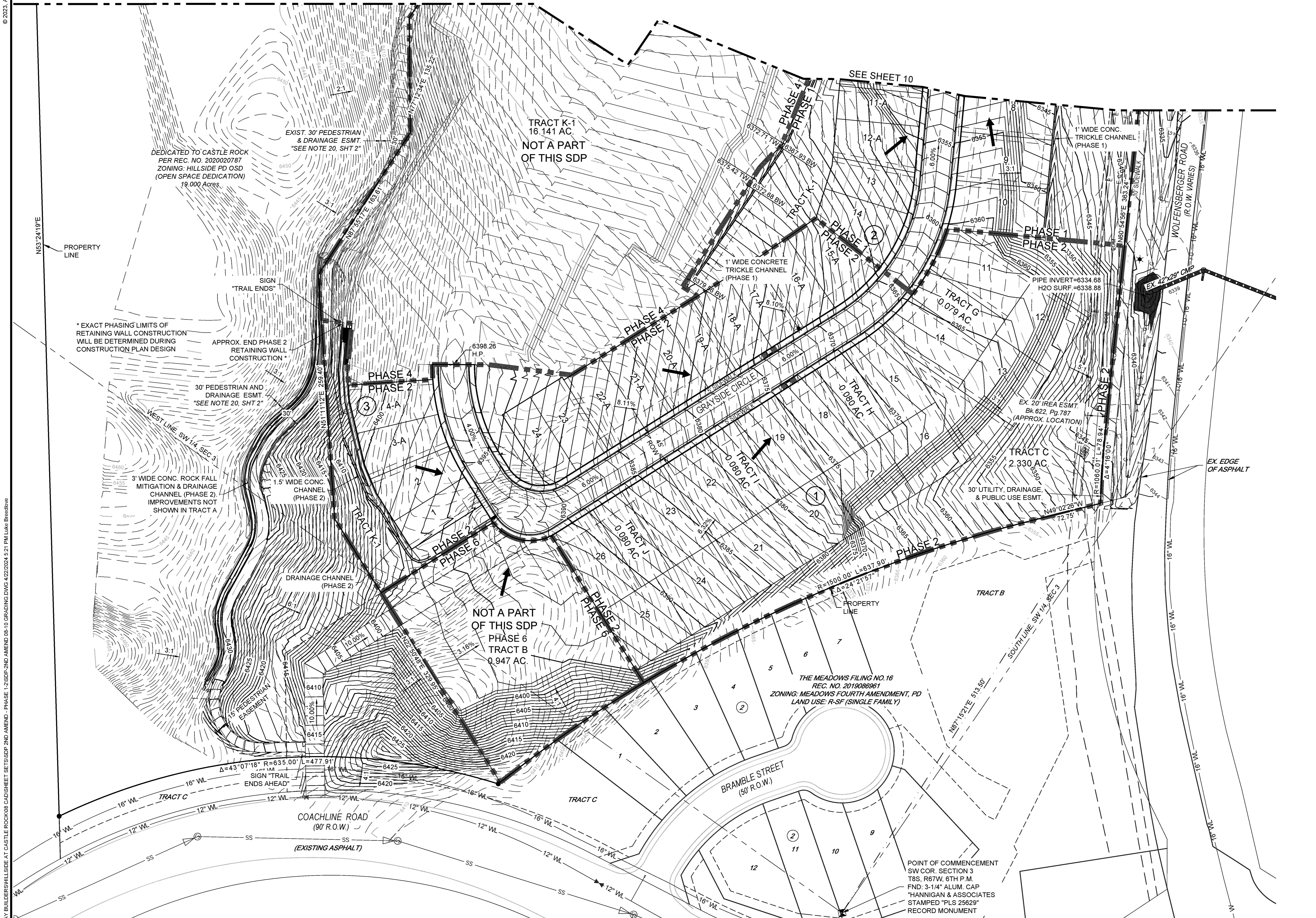


KEYMAP
SCALE: 1"=500'



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 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 IRRIGATION METER
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING
	DRAINAGE FLOW DIRECTION



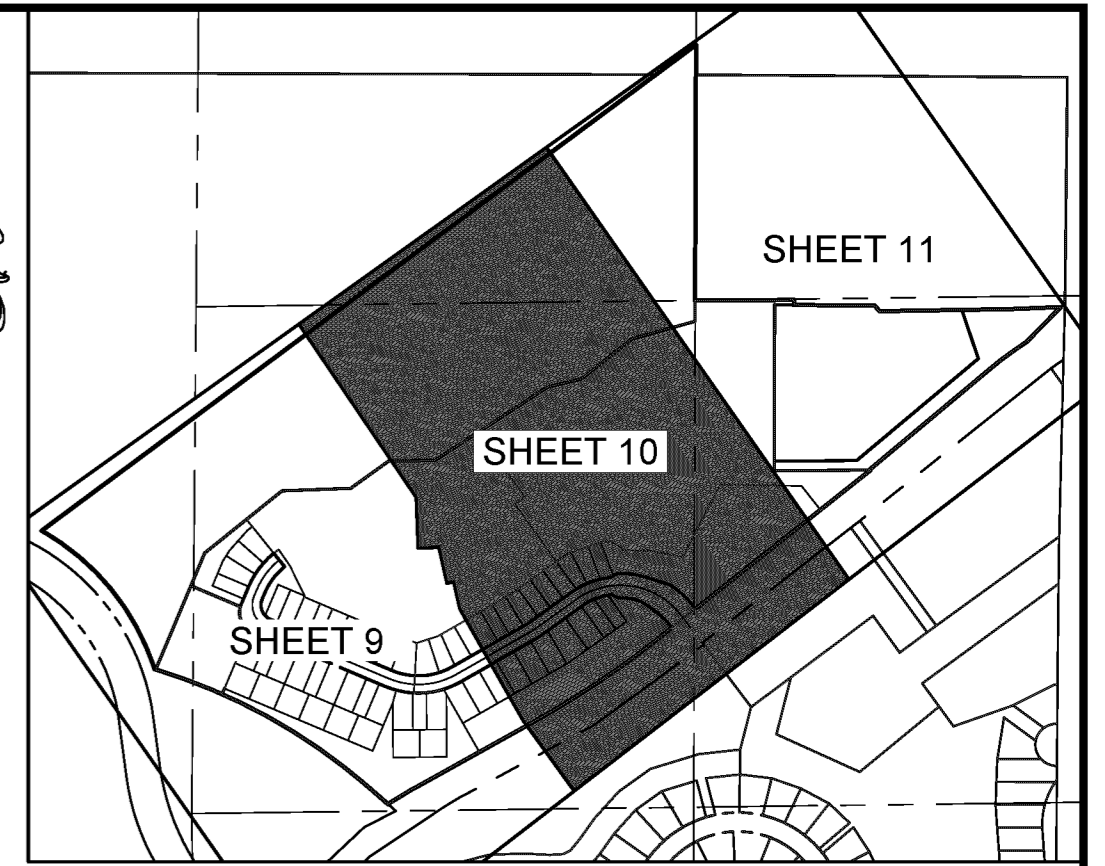
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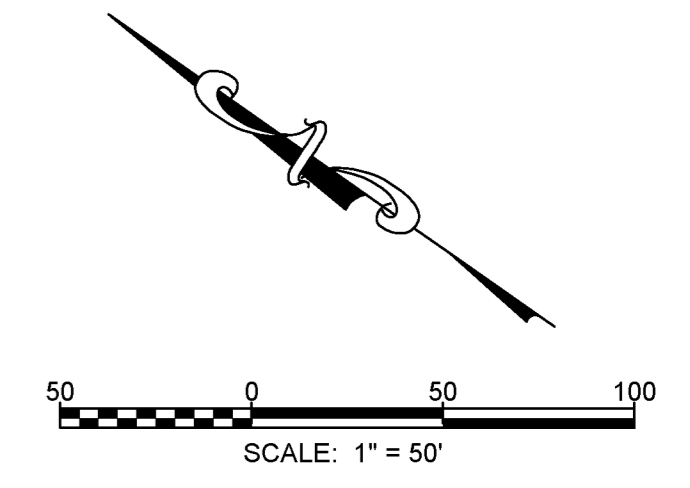
GRADING PLAN 1
SHEET 9 OF 20
HILLSIDE - ARBORS SDP
PROJECT NO. SDP23-0030

SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

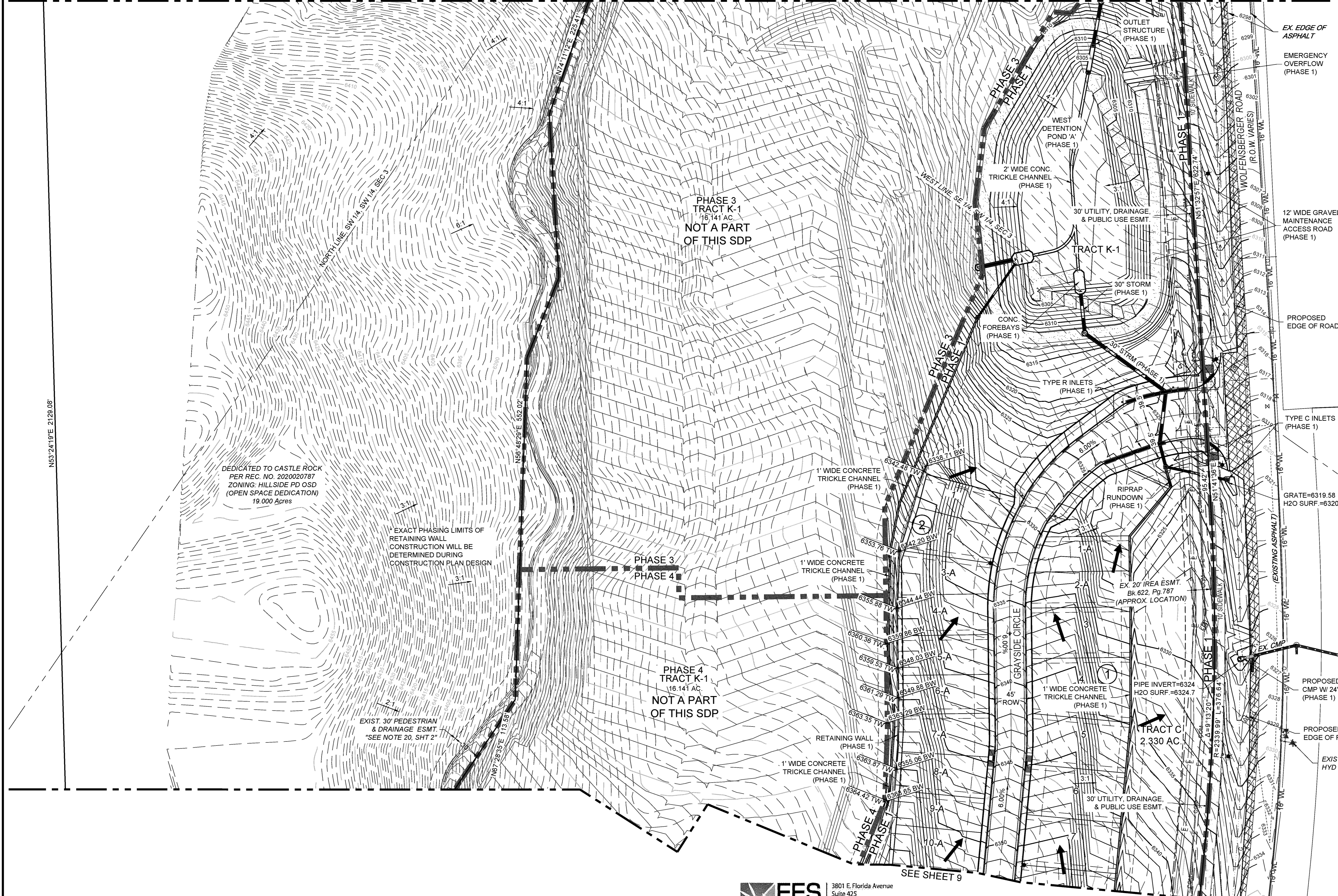
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP
SCALE: 1"=500'



SEE SHEET 11



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

EXACT PHASING LIMITS OF
RETAINING WALL
CONSTRUCTION WILL BE
DETERMINED DURING
CONSTRUCTION PLAN DESIGN

EXIST. 30' PEDESTRIAN
& DRAINAGE ESMT.
"SEE NOTE 20, SHT 2"

PHASE 3
TRACT K-1
16,141 AC
NOT A PART
OF THIS SDP

PHASE 4
TRACT K-1
16,141 AC
NOT A PART
OF THIS SDP

SEE SHEET 9

LEGEND:

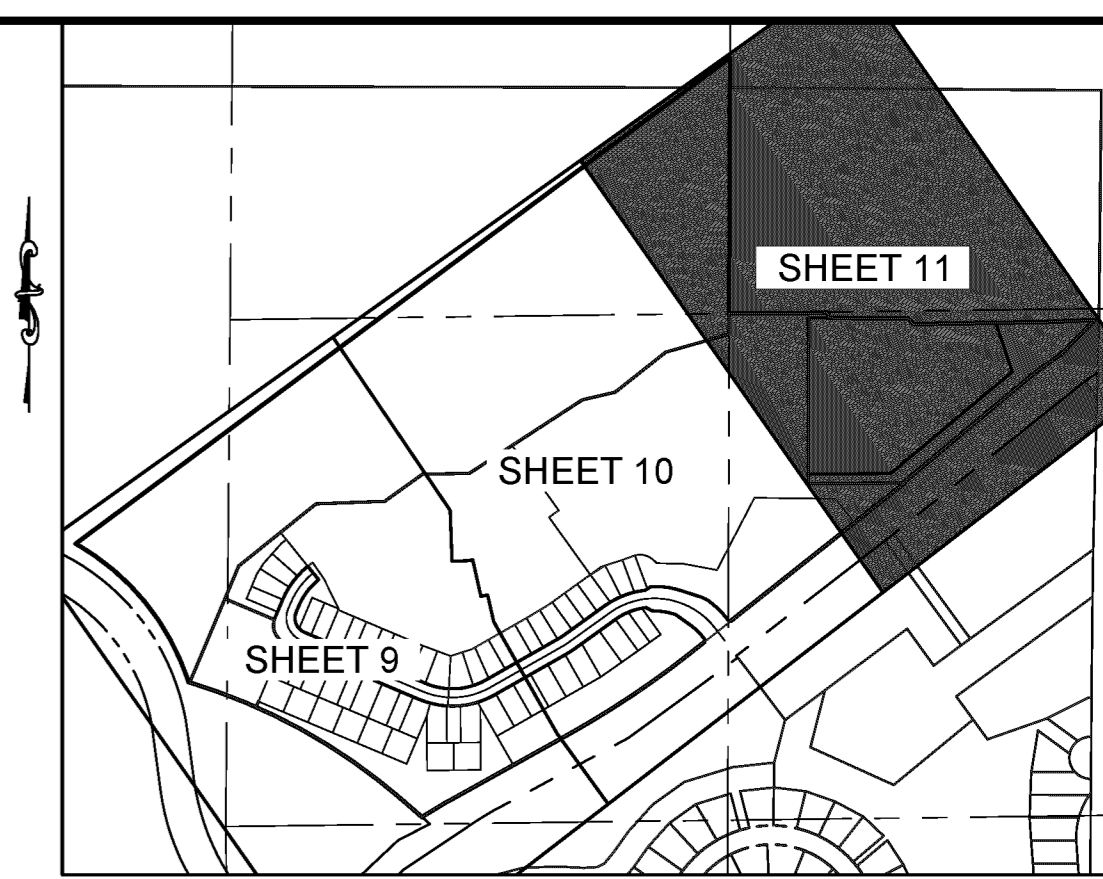
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING CATV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING 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
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	PROPOSED WATER SERVICE LINE
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	PROPOSED IRRIGATION METER
	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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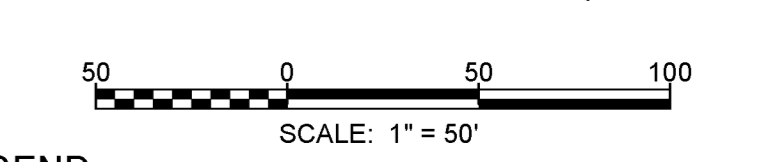
GRADING PLAN 2
SHEET 10 OF 20
HILLSIDE - ARBORS SDP
PROJECT NO. SDP23-0030

SITE DEVELOPMENT PLAN AMENDMENT 2 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

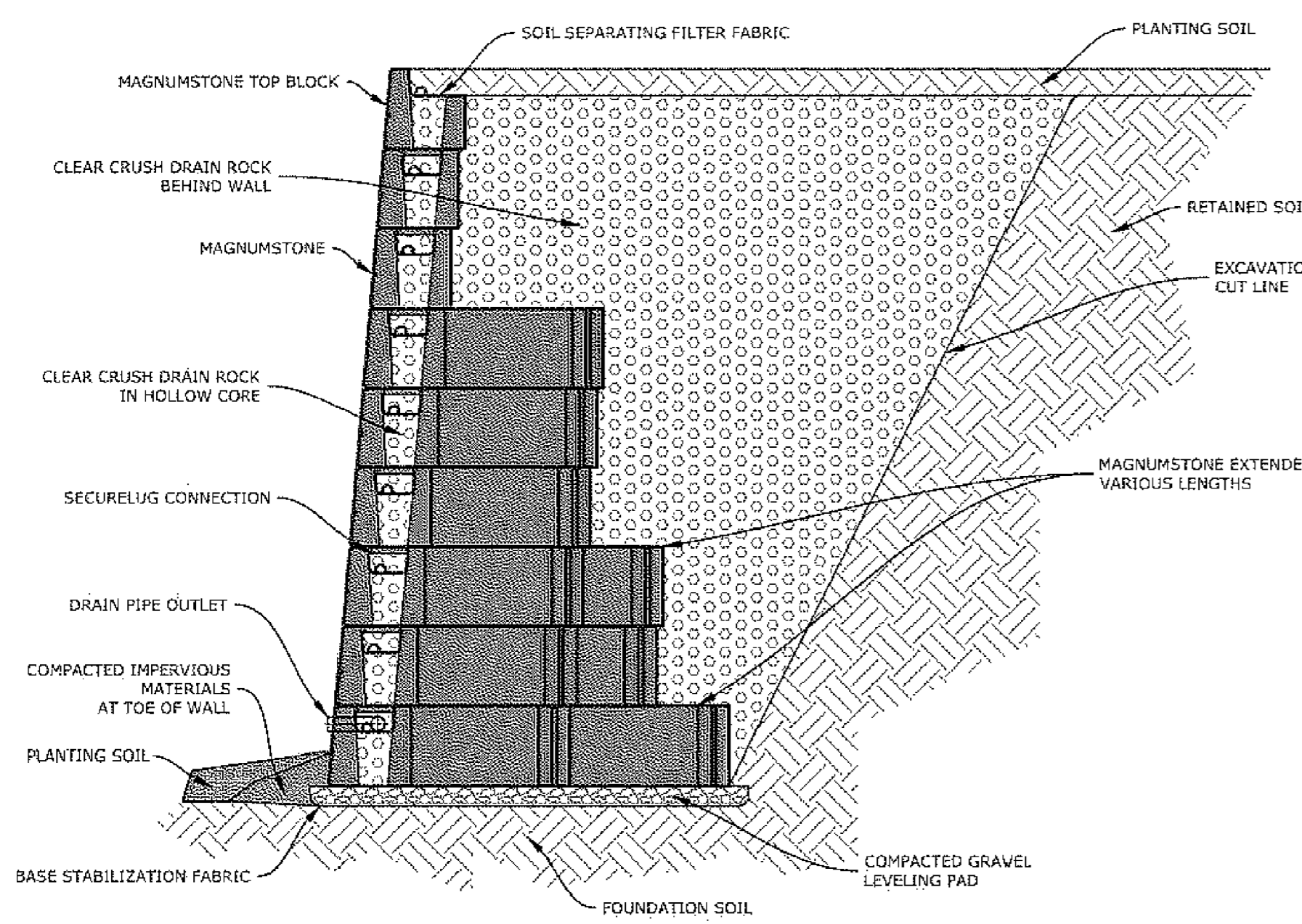


KEYMAP
SCALE: 1"=500'

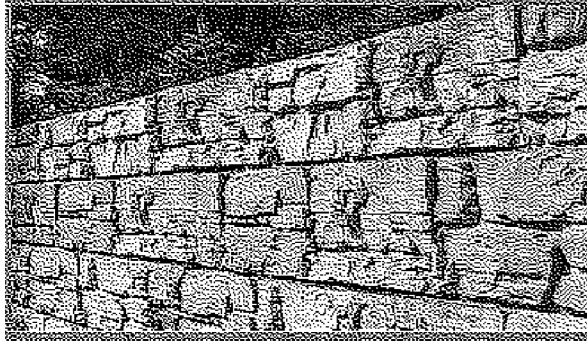


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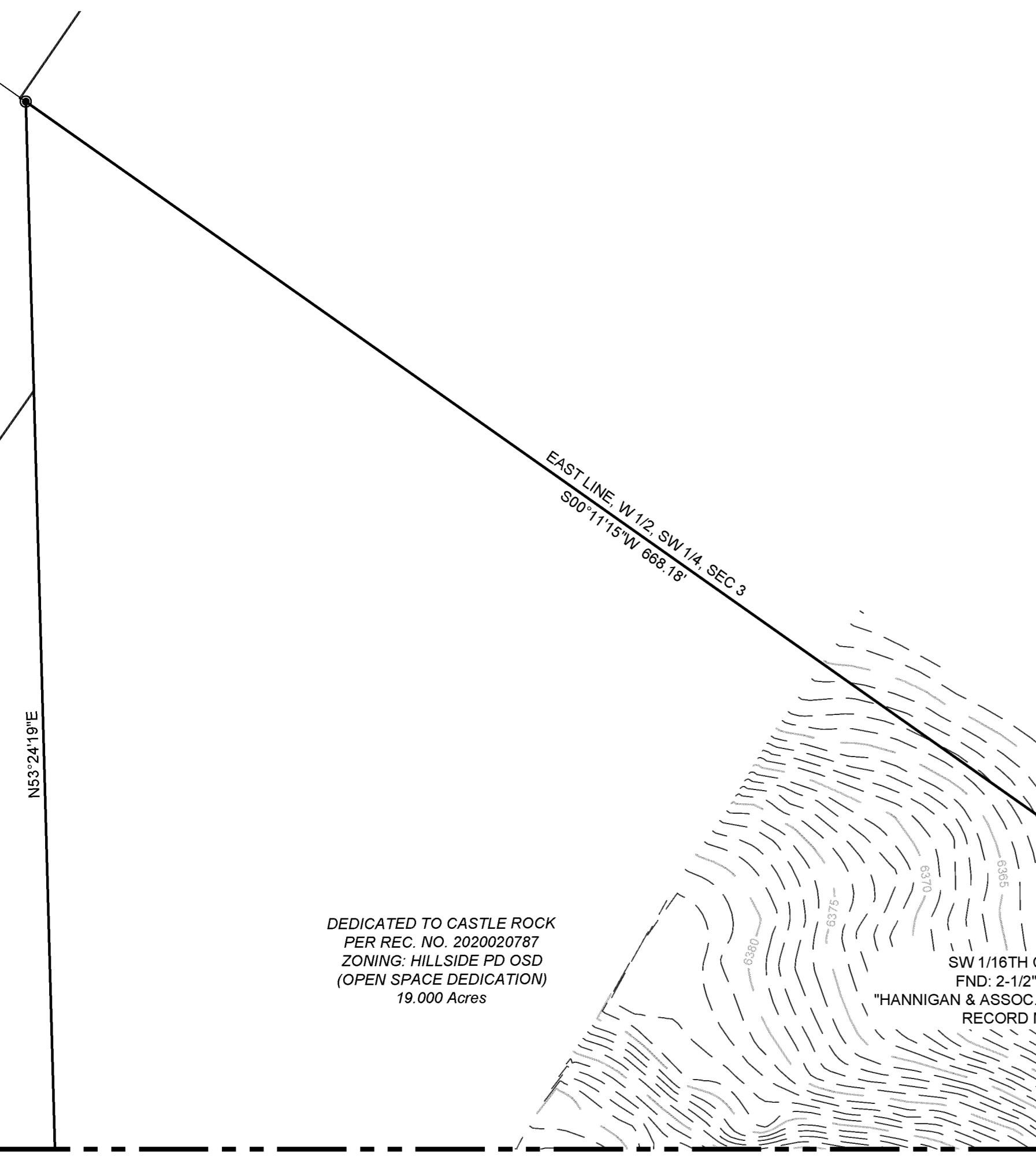
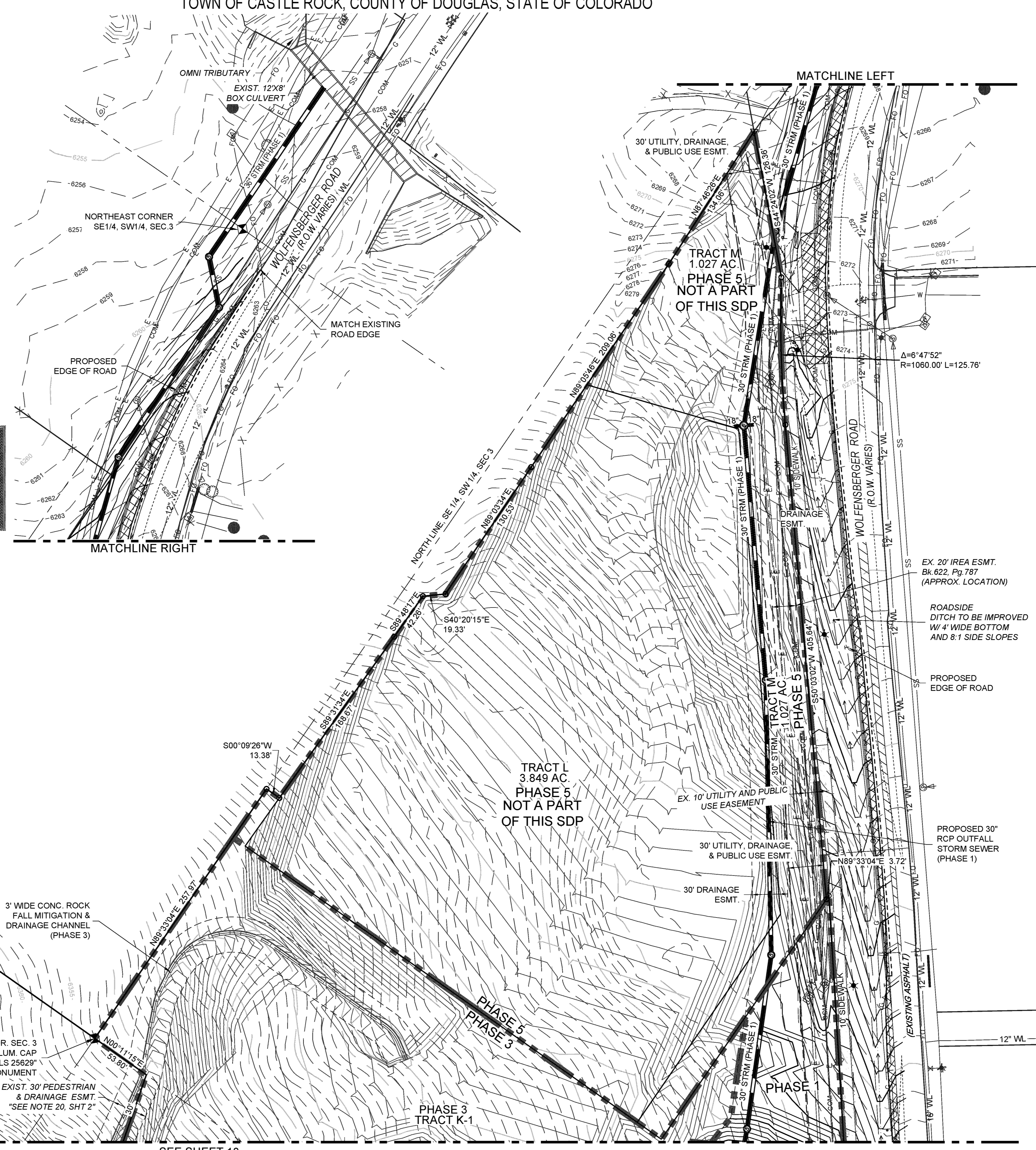
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
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	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	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 (WOLFENSBERGER ROAD)
	PROPOSED GRAVEL DRIVING SURFACE
	PROPOSED POND ACCESS ROAD
	PROPOSED ADA CURB RAMPS
	PROPOSED CONTOUR
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	PROPOSED WATER LINE
	PROPOSED C.L. SWALE / DITCH
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	PROPOSED STREET SIGN
	BLOCK / LOT NUMBER
	PROPOSED TRAIL SYSTEM
	PROPOSED ROADWAY STRIPING
	DRAINAGE FLOW DIRECTION



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GRAVITY WALLS
MagnumStone® Gravity Retaining Wall Extenders replace Geogrid reinforcements by using a tongue-and-groove concrete system that meets or exceeds the demands of engineers. This system reduces the massive footprints demanded by cantilevered traditional gravity retaining walls and gives developers and owners greater use of land above the wall.



P:\BLVDWAY BUILDERS\HILLSIDE AT CASTLE ROCK\303 CAD\SDP SET\SDP 2ND AMEND - PHASE 1-2\SDP 2ND AMEND 08-10 GRADING DWG 4-22-2024 5:57 PM Lukh Bivredive

SITE DEVELOPMENT PLAN AMENDMENT 2 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

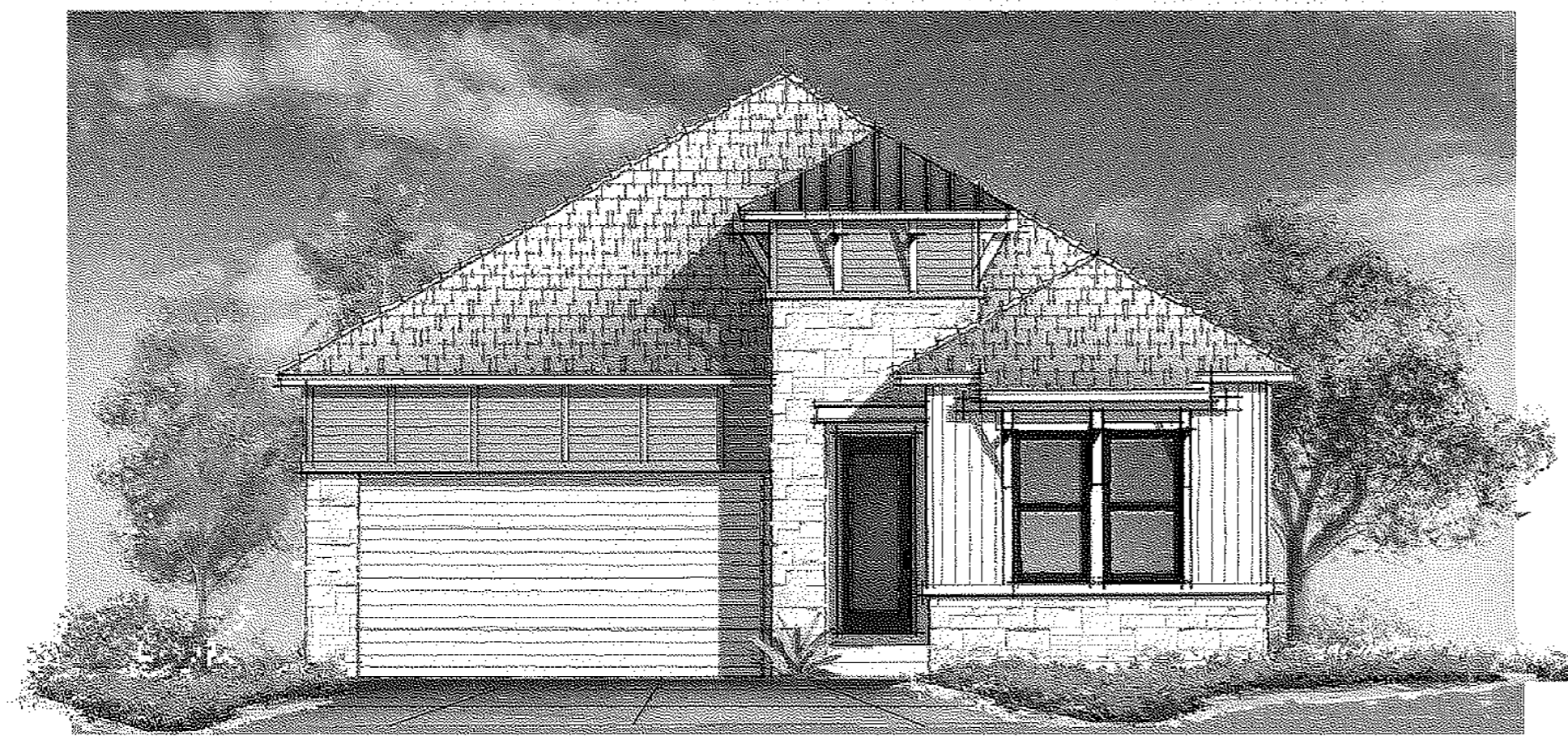


CLUSTER PLAN 1 / SINGLE FAMILY DETACHED PLAN 1 - ELEVATION A
(SCALE: 3/16"=1'0")



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

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



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



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



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




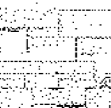



CLUSTER PLAN 2 / SINGLE FAMILY DETACHED PLAN 2 - ELEVATION C
(SCALE: 3/16"=1'0")

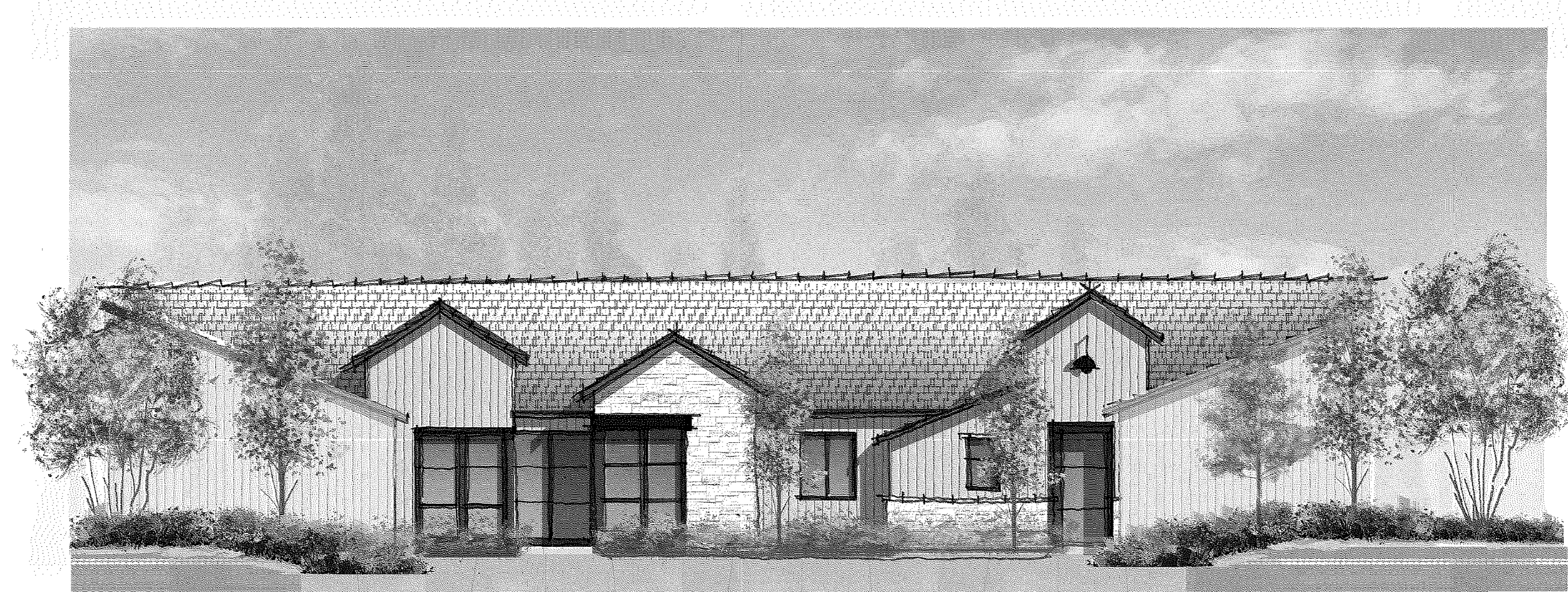


SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

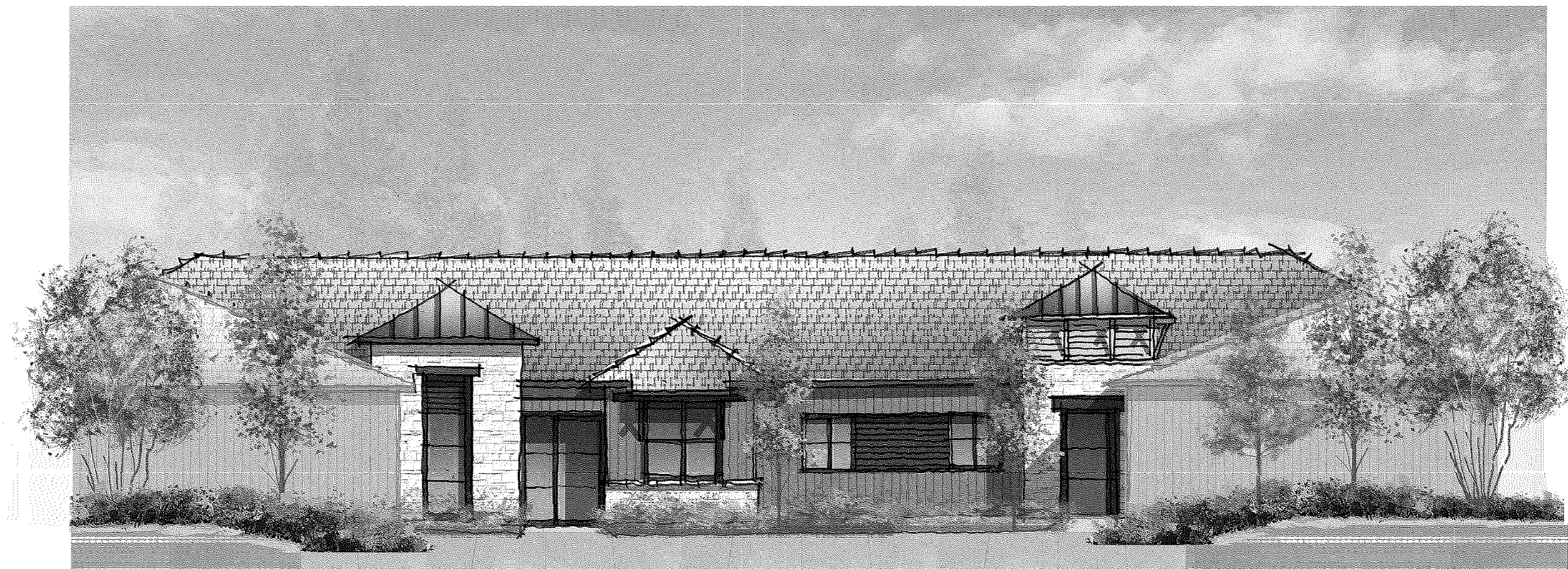
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIAL LEGEND

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



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



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


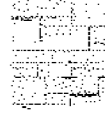


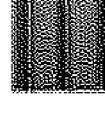


SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

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




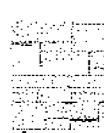



CLUSTER PLANS 3 + 4 (DUPLEX) - ELEVATION C
(SCALE: 3/16"=1'0")

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

SITE DEVELOPMENT PLAN AMENDMENT 2 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")



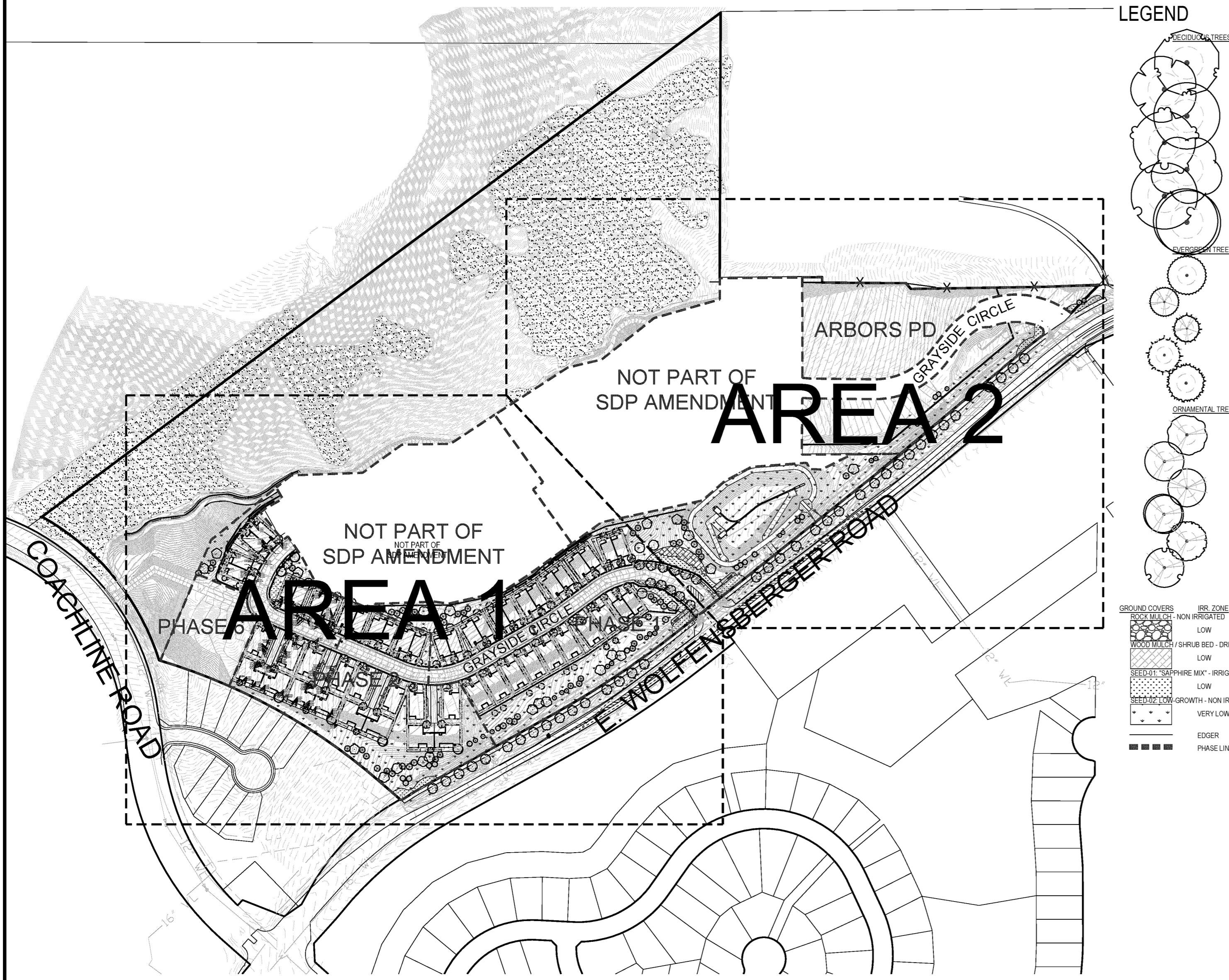
DUPLEX - ELEVATION B
(SCALE: 3/16"=1'0")



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

SITE DEVELOPMENT PLAN AMENDMENT 2 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



LANDSCAPE CALCULATIONS

PHASES	TOTAL AREA IN SF *	REQUIRED AREA (20%)	PROVIDED AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
PHASES 1 & 2	239,484	47,897	221,760	96	107	192	255
TOTAL	239,484	47,897	221,760	96	107	192	255

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

ON-LOT LANDSCAPE

PHASES 1 & 2	54 LOTS	REQUIRED			PROVIDED		
		TREES	SHRUBS	PERENNIALS	TREES	SHRUBS	PERENNIALS
1 FRONT YARD		54	216	864	58	216	866
		TREES	SHRUBS	PERENNIALS	TREES	SHRUBS	PERENNIALS
2 BACK YARD		54	756	864	46	778	867
		TREES	SHRUBS	PERENNIALS	TREES	SHRUBS	PERENNIALS
TOTAL		108	972	1728	104	994	1733

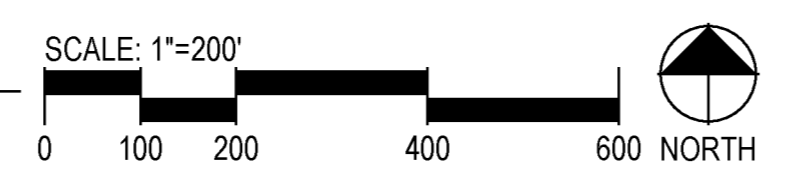
REQUIREMENTS
1 TRADITIONAL FRONT YARD (LESS THAN 400 SF.): 1 SMALL CANOPY DECIDUOUS SHADE TREE, A MINIMUM OF 4 SHRUBS AND 16 PERENNIALS.
2 BACK YARD (COLORADOSCAPE: NO TURF): A MINIMUM OF 1 TREE, 14 SHRUBS, AND 16 PERENNIALS OR ORNAMENTAL
3 TREES ARE SHORT IN QUANTITY FOR BACK YARD LANDSCAPE DUE TO THE EASEMENT RUNNING ACROSS THE SIDE YARD LANDSCAPE OF THE SINGLE-DETACHED LOTS. PER APPROVED VARIANCE T CV24-0007 THE TREES HAVE BEEN LOCATED ELSEWHERE ON SITE.

RIGHT-OF-WAY

STREET RIGHT OF WAY (NOT ADJACENT TO RESIDENTIAL LOTS)	PHASE	LENGTH	PLANT MATERIAL	REQUIRED	PROVIDED
EAST WOLFENSBERGER ROAD	PHASES 1 & 2	2,016	LF TREES	51	51
	TOTAL	2,016	LF SHRUBS	204	276
COLLECTOR A (NE ENTRY)	PHASES 1 & 2	0	LF TREES	0	0
	TOTAL	450	LF SHRUBS	48	48
COLLECTOR B (SW ENTRY)	PHASES 1 & 2	434	LF TREES	11	11
	TOTAL	434	LF SHRUBS	44	44

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

1 MASTER CONCEPTUAL LANDSCAPE PLAN



COMPOSITE LANDSCAPE WATER USE RATING CHART

Landscape Zone	LWU/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)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones in sq ft)	CLWUR (LWUR x IA/TA)
SPRAY	IRRIGATED SEED SAPPHIRE MIX	2.0	LOW	17%	16,144	2.0	96,219	0.34
DRIP	CANOPY TREES IN NATIVE * (61)	2.0	LOW	31%	29,890	2.0		
DRIP	EVERGREEN TREES IN NATIVE * (37)	2.0	LOW	7%	6,512	2.0		
DRIP	ORNAMENTAL TREES IN NATIVE * (46)	2.0	LOW	8%	8,096	2.0		
DRIP	SHRUB BED	2.0	LOW	37%	35,577	2.0		
* TREES IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION							TOTAL OF THE CLWUR	2.00

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREALANDSCAPED	430,030	100%
NON-IRRIGATED SEED AREA (EXCLUDES IRRIGATED TREE AREAS)	288,133	67%
NON-IRRIGATED ROCK MULCH	45,452	
IRRIGATED SEED	16,370	4%
IRRIGATED TREE AREAS IN NON-IRRIGATED SEED	44,498	10%
IRRIGATED SHRUBS BEDS	35,577	8%
TOTAL		79%
TOTAL IRRIGATED	96,445	22%

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 UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED 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 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.

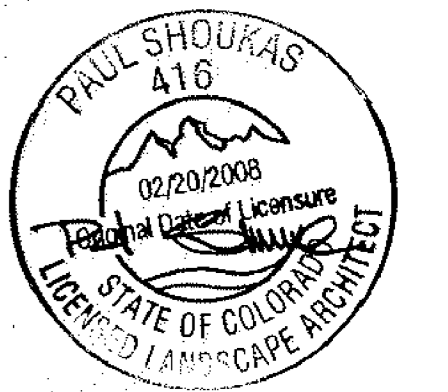
GENERAL IRRIGATION NOTES:

- 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.

AREA	PHASE	TREES	REQ	PROVIDED
ROW	1 & 2	TREES	62	62
SITE	1 & 2	SHRUBS	248	320
		TREES	96	107
LOTS	1 & 2	SHRUBS	192	255
		TREES	108	104
		PERENNIALS	1,728	1,733
TOTALS	1 & 2	TREES	266	273
		SHRUBS	1,412	1,569
		PERENNIALS	1,728	1,733



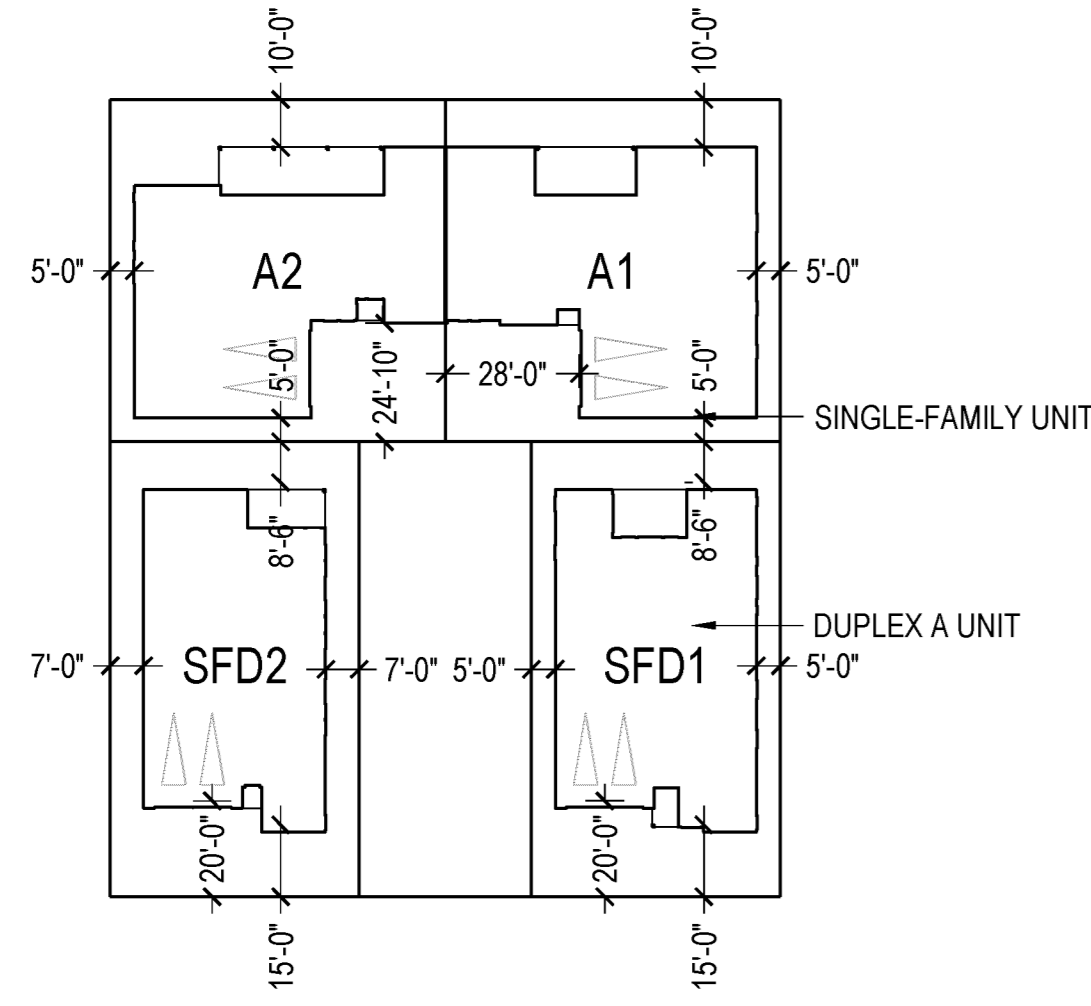
Paul Shoukas
RLA: Colorado #416
TOCR CERTIFICATION: #1105



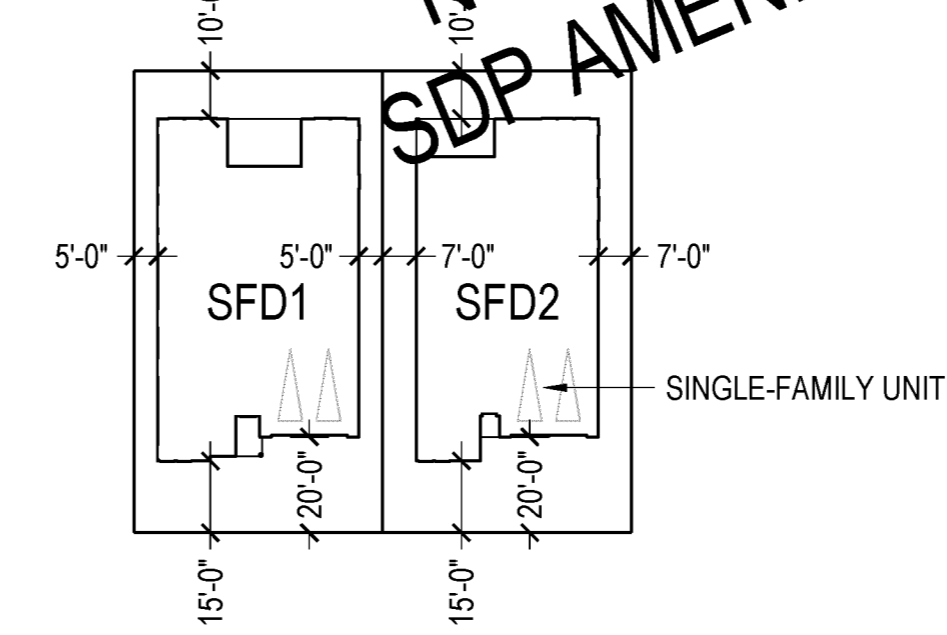
SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

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

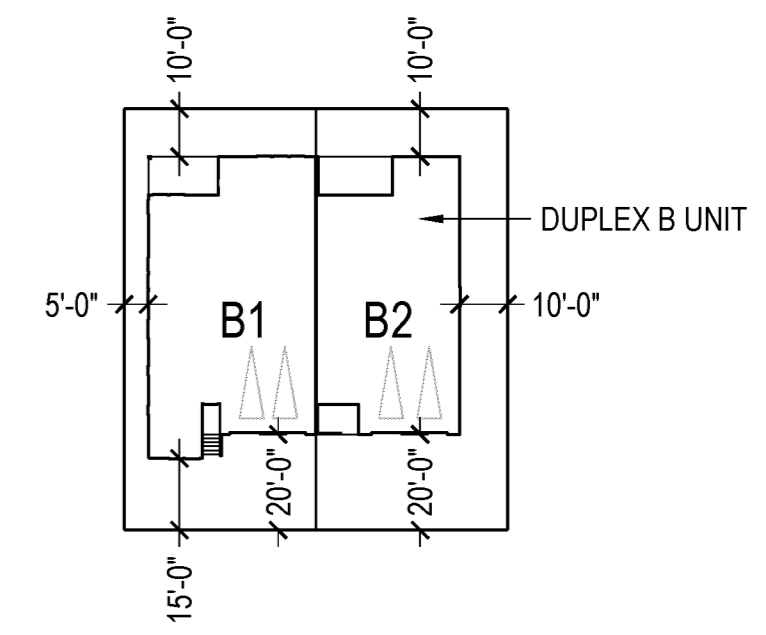
NO. 1
SDP AMENDMENT



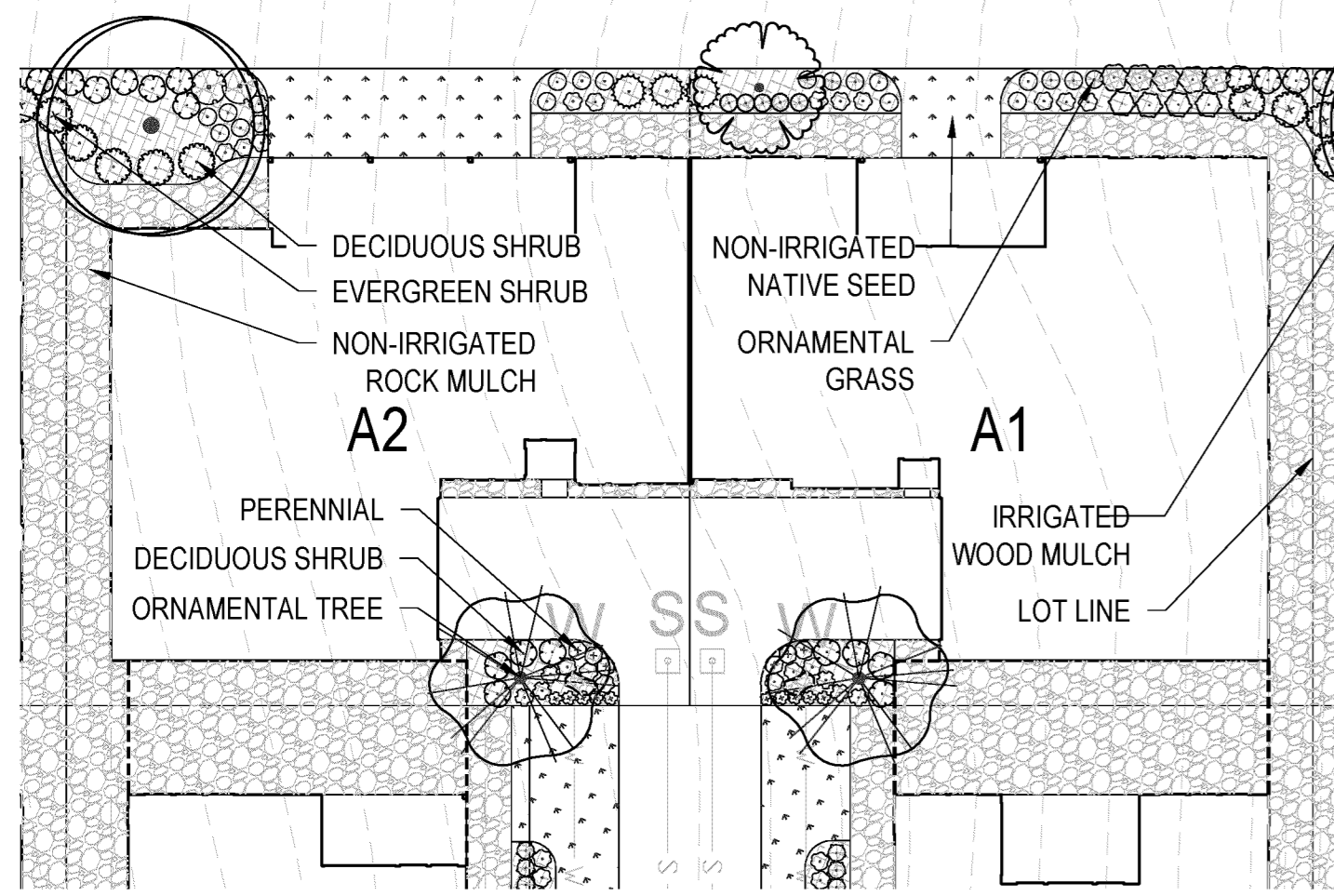
TYPICAL 4-UNIT LOT



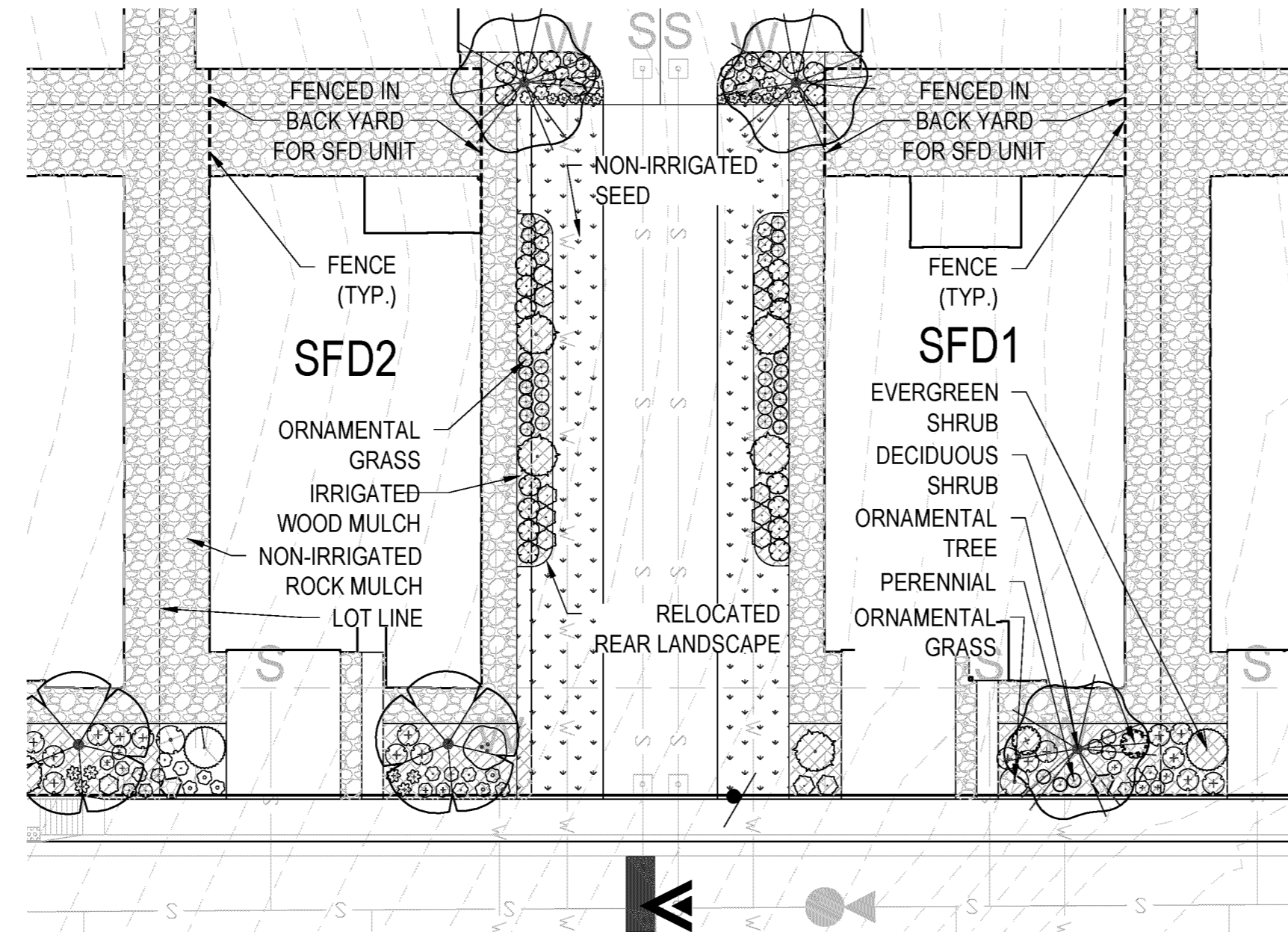
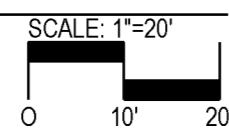
TYPICAL SINGLE-FAMILY UNIT LOTS



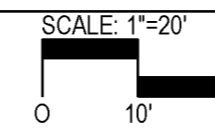
TYPICAL DUPLEX UNIT LOT



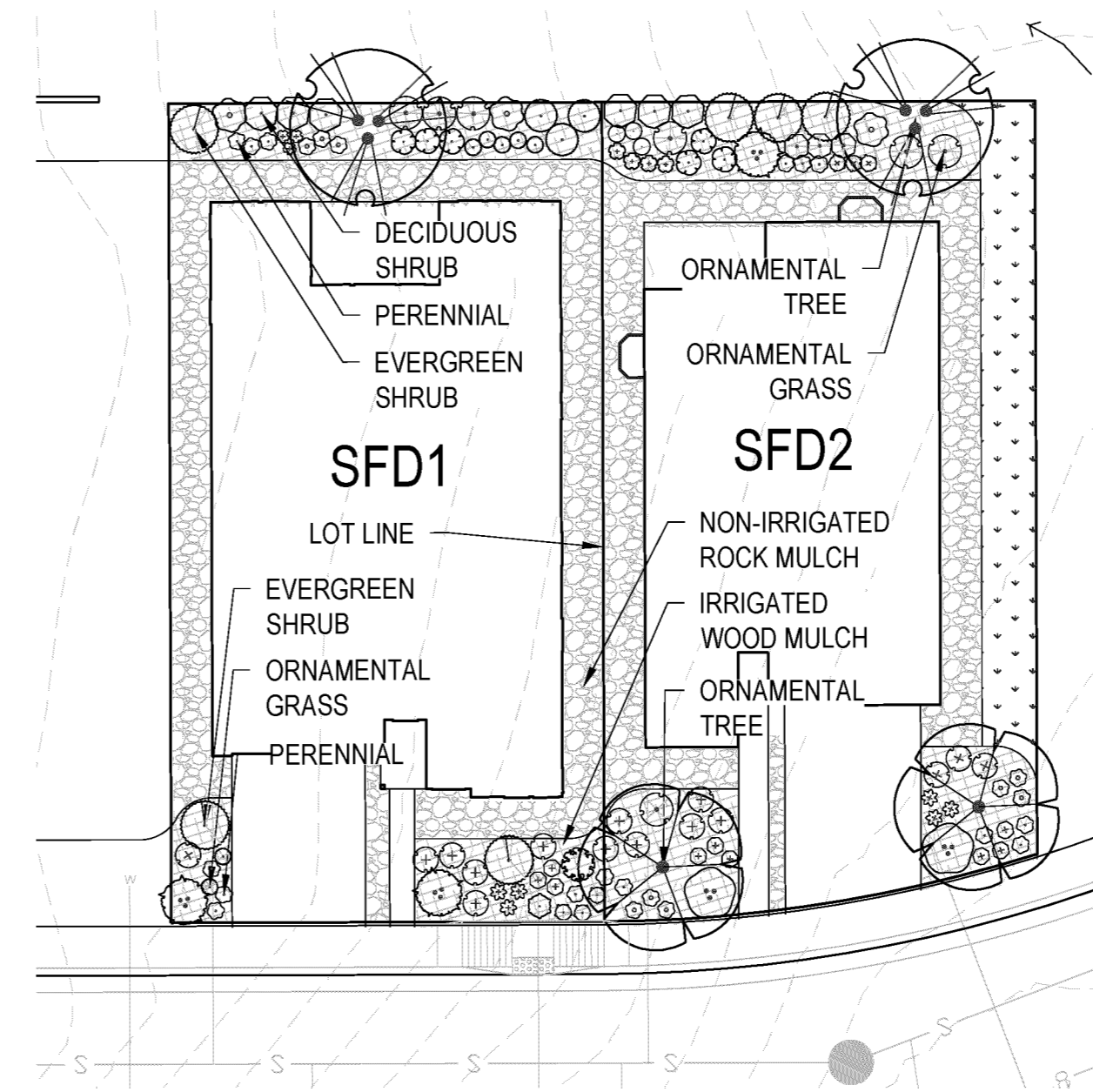
1 DUPLEX A TYPICAL 4-UNIT LOT - LANDSCAPE PLAN



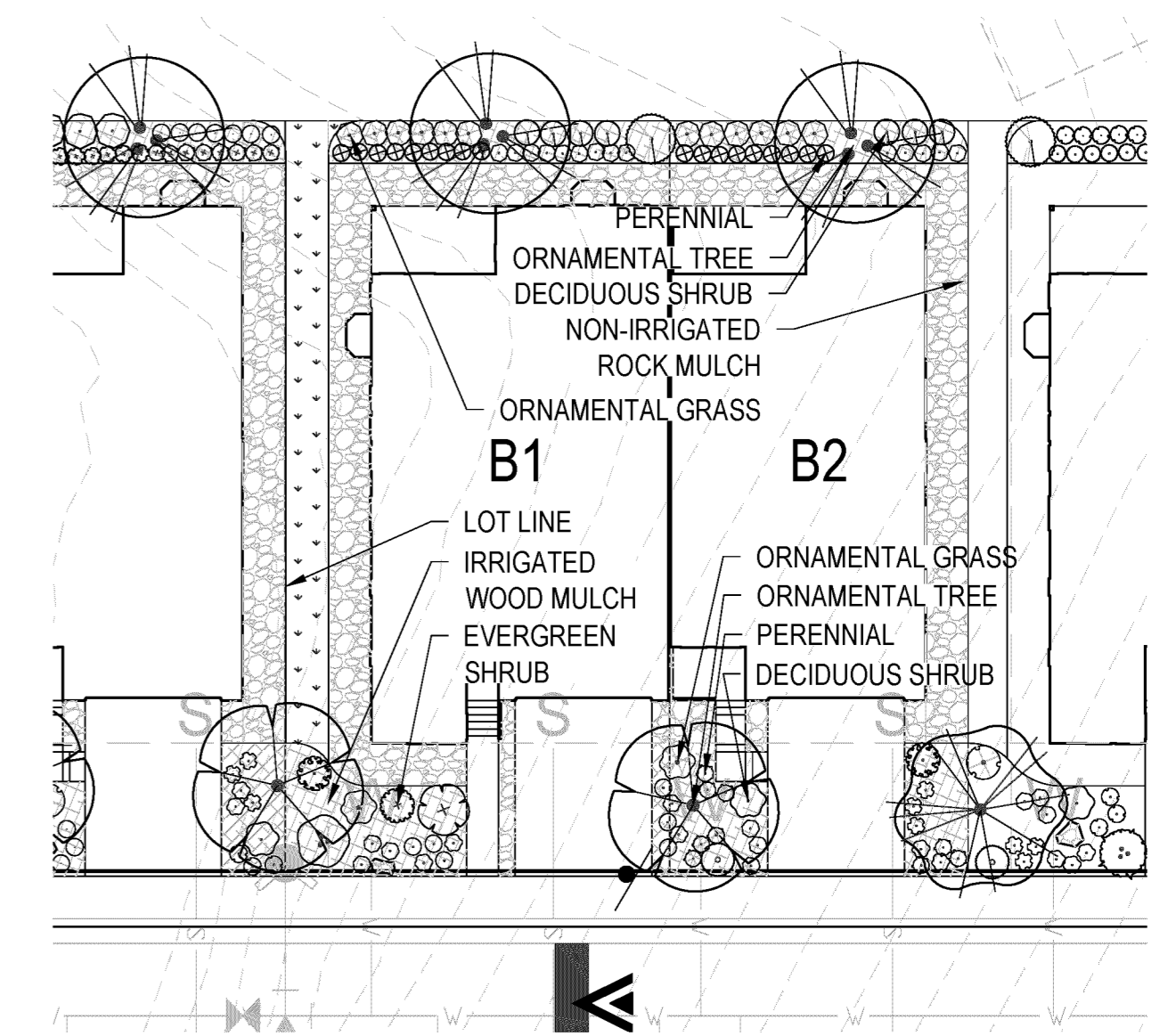
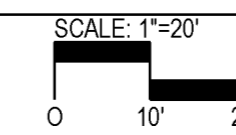
2 SINGLE-FAMILY DETACHED TYPICAL 4-UNIT LOT - LANDSCAPE PLAN



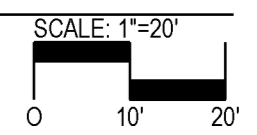
*NOTE: REAR YARD LANDSCAPE HAS BEEN PLACED ON THE SIDE OF THE LOT TO ALLOW FOR SFD HOMEOWNER TO HAVE USEABLE REAR YARD WHEN PART OF TYPICAL 4 UNIT LOT.



3 SINGLE-FAMILY DETACHED - LANDSCAPE PLAN



4 DUPLEX B - LANDSCAPE PLAN



LANDSCAPE SUMMARY TABLE - DUPLEX A1

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,113	100%
NON-IRRIGATED SEED AREA	118	6%
NON-IRRIGATED ROCK MULCH	852	40%
IRRIGATED SHRUBS BEDS	401	19%
TOTAL		65%
TOTAL IRRIGATED LANDSCAPE AREA	401	19%

LANDSCAPE SUMMARY TABLE - DUPLEX A2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,411	100%
NON-IRRIGATED SEED AREA	302	13%
NON-IRRIGATED ROCK MULCH	742	31%
IRRIGATED SHRUBS BEDS	475	20%
TOTAL		63%
TOTAL IRRIGATED LANDSCAPE AREA	475	20%

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

LANDSCAPE SUMMARY TABLE - SFD 1

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,324	100%
NON-IRRIGATED SEED AREA	0	0%
NON-IRRIGATED ROCK MULCH	1,403	60%
IRRIGATED SHRUBS BEDS	301	13%
TOTAL		73%
TOTAL IRRIGATED LANDSCAPE AREA	301	13%

LANDSCAPE SUMMARY TABLE - SFD 2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,473	100%
NON-IRRIGATED SEED AREA	0	0%
NON-IRRIGATED ROCK MULCH	1,685	68%
IRRIGATED SHRUBS BEDS	318	13%
TOTAL		81%
TOTAL IRRIGATED LANDSCAPE AREA	318	13%

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

LANDSCAPE SUMMARY TABLE - DUPLEX B1

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,427	100%
NON-IRRIGATED SEED AREA	0	0%
NON-IRRIGATED ROCK MULCH	1,225	50%
IRRIGATED SHRUBS BEDS	632	26%
TOTAL		77%
TOTAL IRRIGATED LANDSCAPE AREA	632	26%

LANDSCAPE SUMMARY TABLE - SFD 2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,888	100%
NON-IRRIGATED SEED AREA	0	0%
NON-IRRIGATED ROCK MULCH	1,472	51%
IRRIGATED SHRUBS BEDS	940	33%
TOTAL		84%
TOTAL IRRIGATED LANDSCAPE AREA	940	33%

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

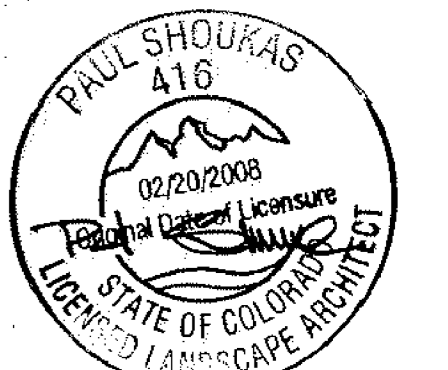
LANDSCAPE SUMMARY TABLE - DUPLEX B2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	2,053	100%
NON-IRRIGATED SEED AREA	631	31%
NON-IRRIGATED ROCK MULCH	547	27%
IRRIGATED SHRUBS BEDS	481	23%
TOTAL		81%
TOTAL IRRIGATED LANDSCAPE AREA	481	23%

LANDSCAPE SUMMARY TABLE - DUPLEX B2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	1,544	100%
NON-IRRIGATED SEED AREA	0	0%
NON-IRRIGATED ROCK MULCH	547	35%
IRRIGATED SHRUBS BEDS	440	28%
TOTAL		64%
TOTAL IRRIGATED LANDSCAPE AREA	440	28%

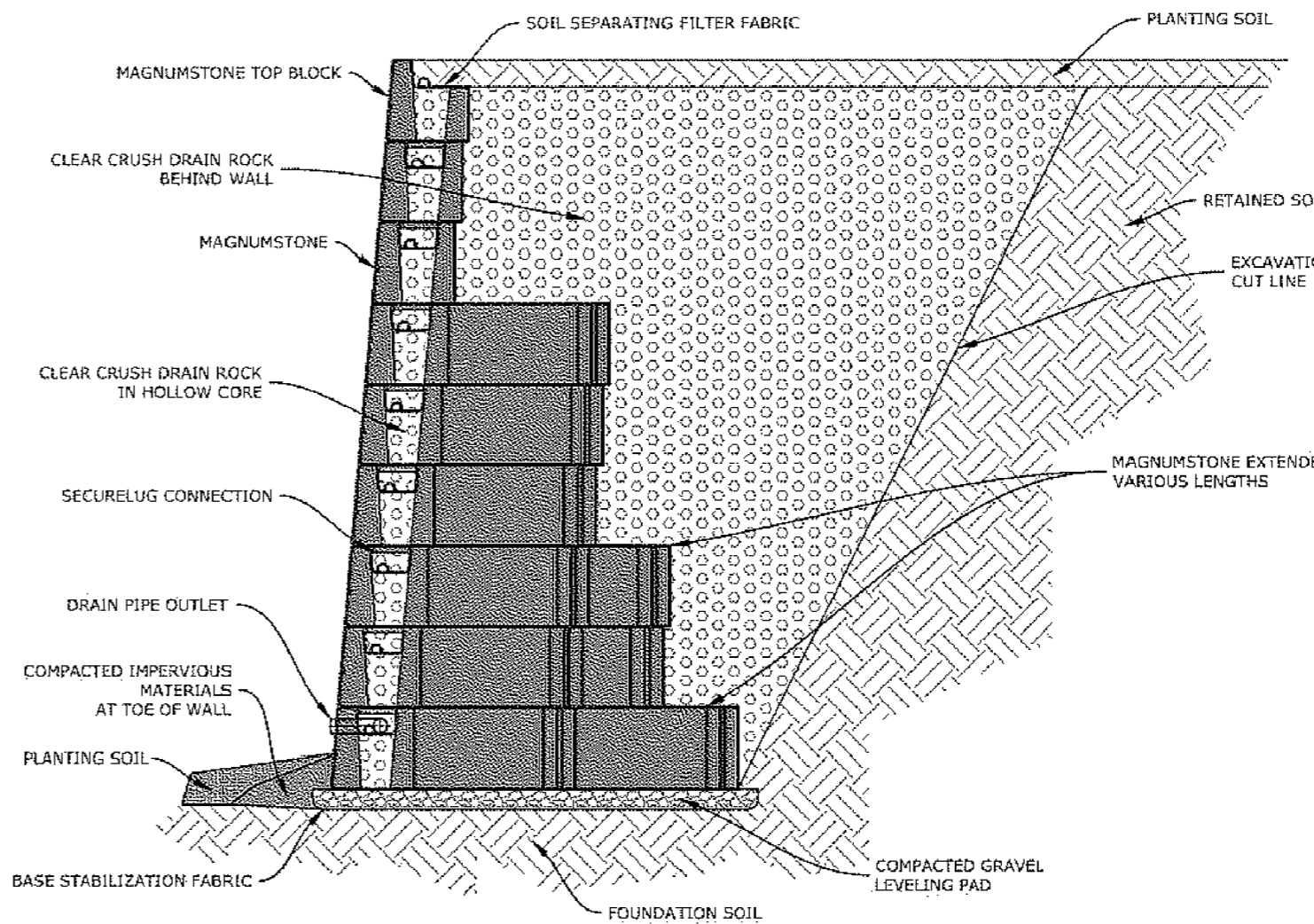
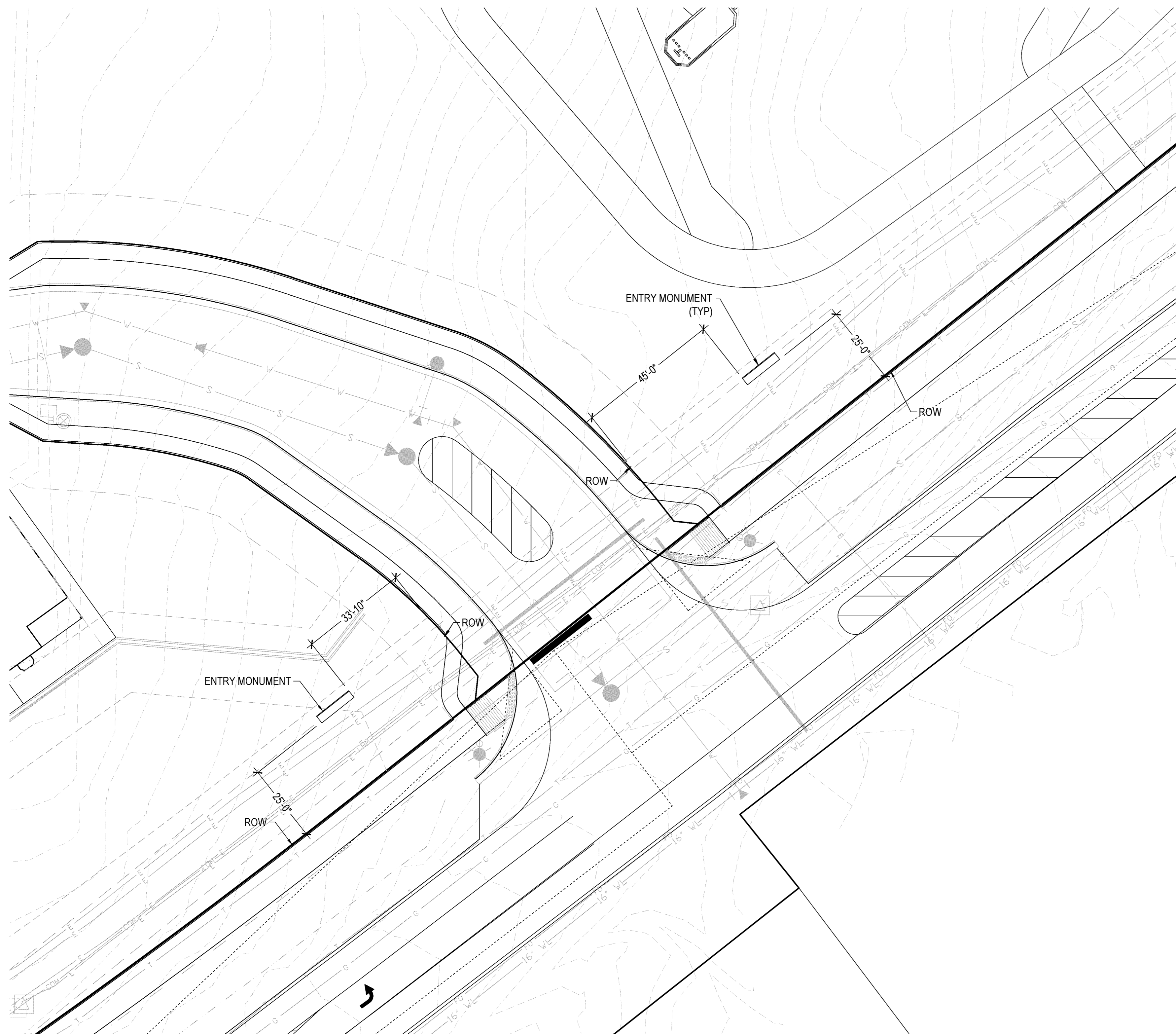
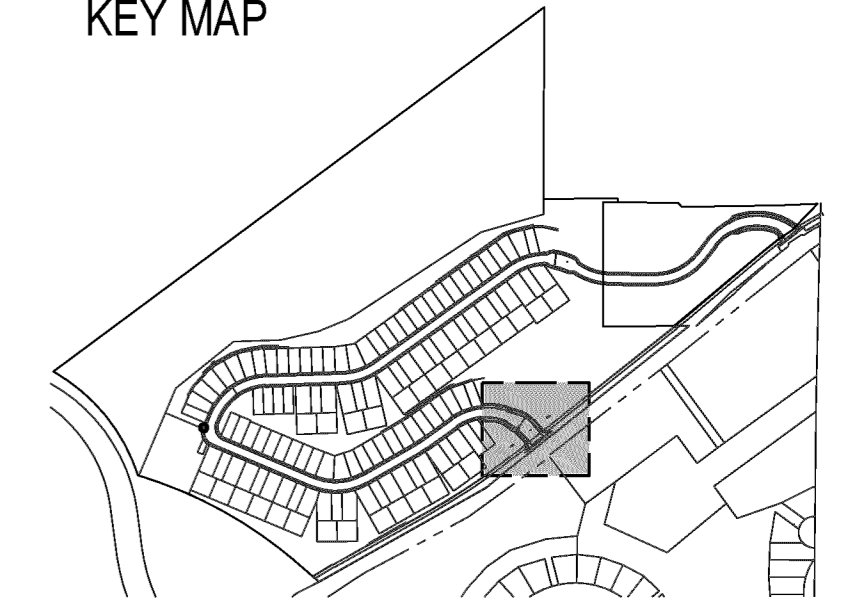
*REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY, PATIO / PORCH AREAS).



SITE DEVELOPMENT PLAN AMENDMENT 2 HILLSIDE - ARBORS SITE DEVELOPMENT PLAN

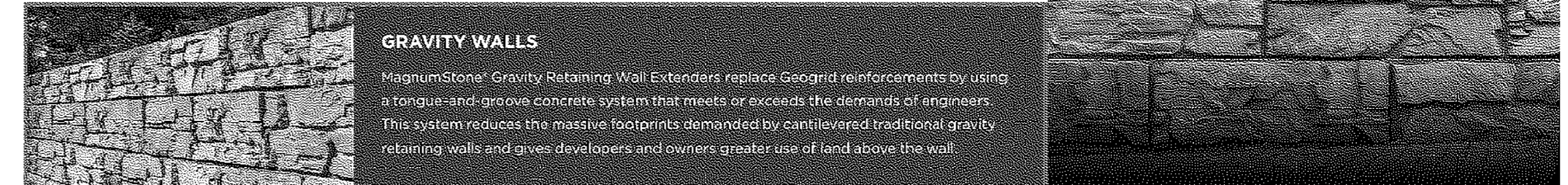
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



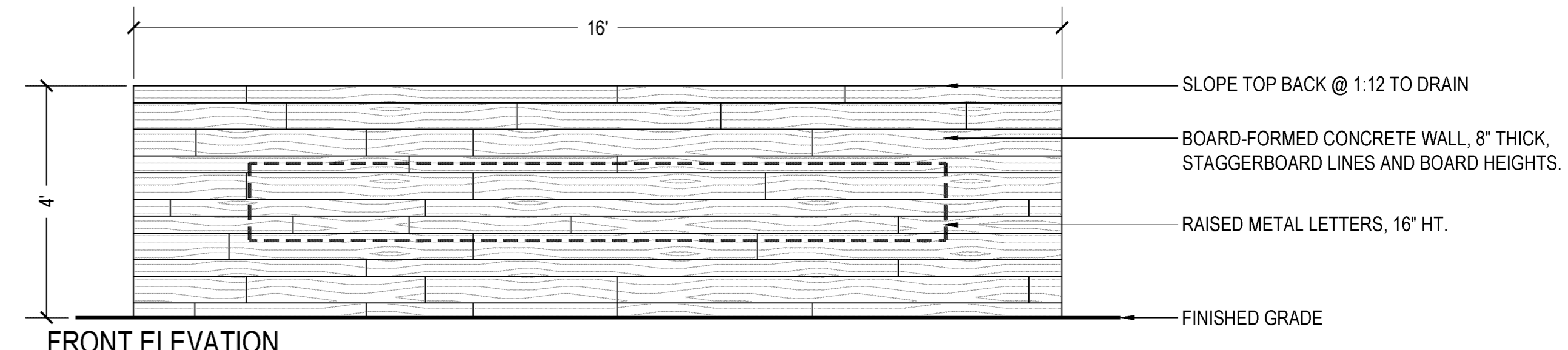
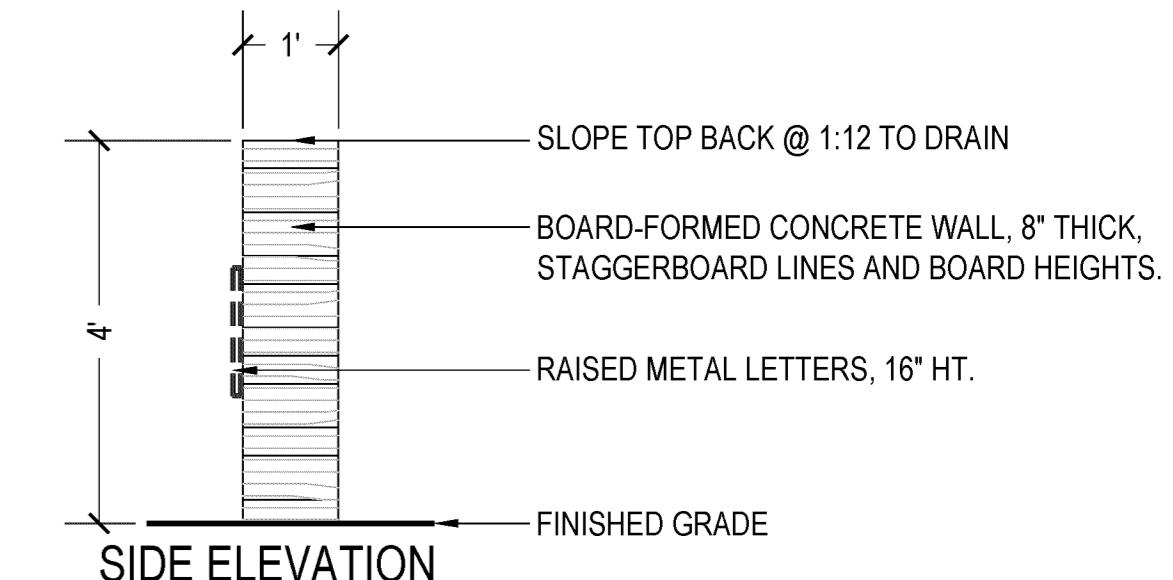
NOTE:
1. MAXIMUM WALL HEIGHT IS EIGHT FEET.

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2 RETAINING WALL Scale: NTS

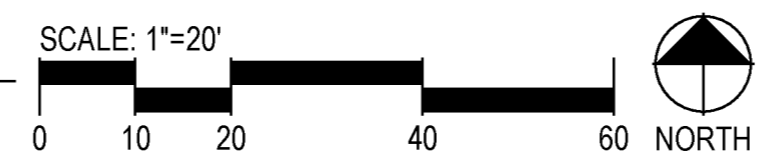
- NOTES:
1. SIGNAGE AREA: 16 SF PER CODE 19.04.051.B TO A MAX AREA OF 32 SF.
 2. SIGNAGE MAX AREA: 100 SF PER CODE 19.04.051.C.
 3. SIGNAGE HEIGHT: 4' PER CODE 19.04.051.G. (MAX HEIGHT AT 4'-6").
 4. LETTERS TO BE REVERSE PAN CHANNEL LETTERS WITH INTERNAL ILLUMINATION TO PROVIDE "HALO" EFFECT TO WALL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



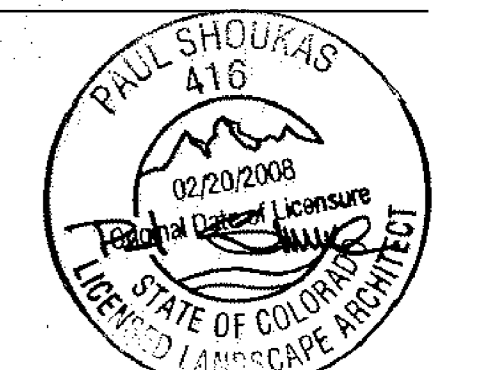
3 ENTRY MONUMENT Scale: 1" = 1'-0"

NOTE: ENTRY MONUMENT SHOWN FOR REFERENCE ONLY. A SEPARATE SIGN PERMIT IS REQUIRED AND WILL BE SUBMITTED AT A LATER DATE.

1 ENTRY MONUMENT SITE PLAN



Paul Shoukas
RLA: Colorado #416
TOCR CERTIFICATION: #1105



MONUMENTATION PLAN
20
HILLSIDE / ARBORS
PROJECT NO. SDP23-0030