Ref #2021072227, Date: 6/9/2021 4:10 PM, Pages: 1 of 37 ,RECORDING $373.00
Electronically Recorded Douglas County, CO. Merlin Klotz, Clerk and Recorder

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 95 LOTS FOR SINGLE-FAMILY LOTS, OPEN SPACE, LANDSCAPING AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN FOUR (4) SEPARATE PLANNING AREAS WHICH ARE SITUATED ADJACENT TO MCMURDO GULCH.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

STRATUS TERRAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: RICHARD DEAN TITLE: AUTHORIZED SIGNATORY FOR STRATUS TERRAIN, LLC

SIGNED THIS 4th DAY OF May, 20 21.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF May, 2021.

BY RICHARD DEAN, AS AUTHORIZED SIGNATORY FOR STRATUS TERRAIN, LLC

Justine C. Armes
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

JUSTINE CLARA ARMES
Notary Public
State of Colorado
Notary ID # 20214012307
My Commission Expires 03-31-2025

MY COMMISSION EXPIRES: 3-31-2025

TITLE CERTIFICATION

I, Ernest Shively, AN AUTHORIZED REPRESENTATIVE OF First American, 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.

SIGNED THIS 20th DAY OF May, 2021.

Ernest Shively
AUTHORIZED REPRESENTATIVE

First American Title
TITLE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF May, 2021.

BY Ernest Shively

MARISSA CULLEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194038844
MY COMMISSION EXPIRES OCTOBER 10, 2023

WITNESS MY HAND AND OFFICIAL SEAL.

M. Cullen
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 10, 2023

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS 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 THE INSTRUMENT

RECORDED 05-01-2020 AT RECEPTION NO. 2020035669 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FirstierBank BY Stacie Winger AS SVP
NAME OF MORTGAGEE

SIGNED THIS 12TH DAY OF May, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF May, 2021.

BY Stacie Winger, SVP, FirstierBank

WITNESS MY HAND AND OFFICIAL SEAL.

Debbi R Eldridge
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 14, 2022

COUNTY OF DOUGLAS
STATE OF COLORADO
MY COMMISSION EXPIRES JULY 14, 2022

Site Utilization Chart

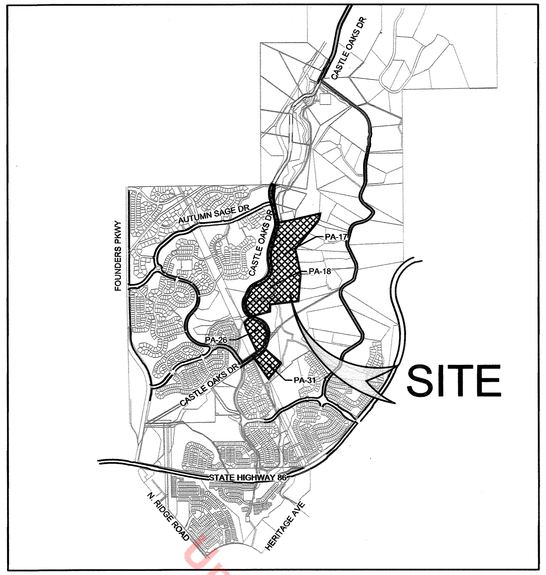
Use Area	Acres	% of Total
Dedicated Use Area (DUA)	4.74	6.68
R-SF	25.32	35.66
Open Space Private (OSP)	2.50	3.52
Open Space Dedication (OSD)	33.65	47.38
Open Space Total	36.15	50.90
Public Land Dedication (PLD)	0.00	0.00
ROW Dedication	4.80	6.76
Total	71.01	100.00

ABBREVIATIONS

ACC	ACCESS
DRAIN	DRAINAGE
DUA	DEDICATED USE AREA
HOA	HOME OWNERS ASSOCIATION
OS	OPEN SPACE
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PA	PUBLIC ACCESS
R-SF	RESIDENTIAL SINGLE FAMILY
SFD	SINGLE FAMILY DETACHED
UTIL	UTILITY
TOCR	TOWN OF CASTLE ROCK

Zoning Comparison Chart

Zoning	Terrain Planned Development Plan												Mall & Office Infill	
Village	North Basin												N/A	
Planning Area (PA)	PA 17		PA 18		PA 26		PA 31		OSP		OSD		DUA	
Total Acreage per Zoning	5.70		7.10		8.50		4.60		N/A		N/A		5.10	
Total Acreage	5.70		7.10		7.92		4.60		2.50		33.65		4.74 (Existing)	
Use Area	R-SF		R-SF		R-SF		R-SF		Open Space (OS)		Open Space (OS)		Dedicated Area	
	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)
Permitted Uses	SFD	18 SFD	SFD	29 SFD	SFD	28 SFD	SFD	20 SFD	OS	OS	OS	OS	Public Uses	Pond, Trail
Maximum Dwelling Units/Gross Acre	5	3.16	5	4.08	5	3.54	5	4.35	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Building Height (feet)	35	35	35	35	35	35	35	35	35	N/A	35	N/A	35	N/A
Minimum Setbacks (Feet)														
Front to Garage	20	20	20	20	20	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A
Front to Side Garage	15	15	15	15	15	15	15	15	N/A	N/A	N/A	N/A	N/A	N/A
Front to Living Area	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A
Rear	12	12	12	12	12	12	12	12	N/A	N/A	N/A	N/A	N/A	N/A
Side Interior Lot	5	5	5	5	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A
Side to Street	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Parking	2-car garage for each Single-family detached	18	2-car garage for each Single-family detached	29	2-car garage for each Single-family detached	28	2-car garage for each Single-family detached	20	N/A	N/A	N/A	N/A	N/A	N/A



VICINITY MAP

0 2,000' 4,000'

1 inch = 2,000 ft.

OWNERS

STRATUS TERRAIN, LLC
8480 E. ORCHARD RD., SUITE 1100,
GREENWOOD VILLAGE, CO 80111
CONTACT: RICHARD DEAN
PHONE: 720-214-5000

ENGINEER

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: KEVIN ROHRBOUGH
PHONE: 303-730-5960

LAND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD. STE 109
LITTLETON, CO 80120
CONTACT: TOM GIRARD
PHONE: 303-703-4444

LANDSCAPE

EM DUB DESIGN
1425 BRENTWOOD ST.
LAKEWOOD, CO 80214
CONTACT: PAUL MCMAHON
PHONE: 303-882-1237

VARIANCES

TCV20-0022 - VARIANCE FOR CASTLE OAKS DRIVE SIDEWALK AND LANDSCAPE STRIP REQUIREMENT (TO BE APPROVED WITH THIS SDP APPROVAL)

TCV20-0023 - VARIANCE FOR INTERSECTION SPACING REQUIREMENT FOR ACCESS INTO PLANNING AREA 17 (APPROVED ADMINISTRATIVELY)

TCV20-0035 - VARIANCE FOR MAXIMUM STREET TREE SPACING REQUIREMENT (APPROVED ADMINISTRATIVELY)

TCV20-0036 - VARIANCE FOR CASTLE OAKS DRIVE TREE OFFSET REQUIREMENT (APPROVED ADMINISTRATIVELY)

Unofficial Copy

SHEET INDEX

NO.	SHEET TITLE
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3	OVERALL SITE PLAN
4	SITE PLAN (1 OF 7)
5	SITE PLAN (2 OF 7)
6	SITE PLAN (3 OF 7)
7	SITE PLAN (4 OF 7)
8	SITE PLAN (5 OF 7)
9	SITE PLAN (6 OF 7)
10	SITE PLAN (7 OF 7)
11	GRADING PLAN (1 OF 7)
12	GRADING PLAN (2 OF 7)
13	GRADING PLAN (3 OF 7)
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LANDSCAPE	
25	LANDSCAPE NOTES AND TABLES
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36	LANDSCAPE DETAILS
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TRACT SUMMARY

TRACT	SQFT.	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	137,621	+/-3.159 AC	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT B	101,015	+/-2.391 AC	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT C	54,385	+/-1.249 AC	UTIL, DRAIN, PA	HOA	HOA
TRACT D	1,674,934	+/-38.451	OSD, UTIL, DRAIN, PA	TOCR	TOCR
TRACT E	12,091	+/-0.277	OSP, UTIL,PA	HOA	HOA
TRACT F	6,764	+/-0.155	OSP, UTIL, PA	HOA	HOA
TRACT G	236,973	+/-5.440	OSP,UTIL, DRAIN, PA	HOA	HOA
TRACT H	25,341	+/-0.582	OSP,DRAIN, PA	TOCR	TOCR
TOTAL	2,248,756	+/-51.624			

CIVIL ENGINEER'S STATEMENT

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

COLORADO LICENSED
KEVIN ROHRBOUGH
48992
PROFESSIONAL ENGINEER

KEVIN ROHRBOUGH PE #48992 — DATE 5.3.21

SURVEYOR'S STATEMENT

I, THOMAS M. GIRARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

COLORADO LICENSED
THOMAS M. GIRARD
38151
05/03/2021
PROFESSIONAL LAND SURVEYOR

THOMAS M. GIRARD — DATE
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF MARCH, 20 21.

Jason Van Court — CHAIR — DATE 6/1/21

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES — DATE 6/1/21

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20th DAY OF April, 20 21.

MAYOR — DATE 6/1/21

ATTEST:

Lisa Anderson
TOWN CLERK

TOWN OF CASTLE ROCK SEAL COLORADO APRIL 14, 1881

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS USE BY SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:10 PM ON THE 9th DAY OF June, 20 21 AT RECEPTION NO. 2021072227

DOUGLAS COUNTY CLERK AND RECORDER

BY:

Dana L. Bonham deputy
DEPUTY

DOUGLAS COUNTY COLORADO SEAL

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°29'36" E, FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 23515" TO THE NORTHEAST CORNER OF SAID SECTION 31, BEING CALCULATED FROM FOUND ACCESSORIES TO SAID MONUMENT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT #DC GIS 4.004007. SAID BENCHMARK IS A 3-1/4" ALUMINUM CAP, SET IN CONCRETE, FLUSH TO THE GROUND, STAMPED "DC 4.004007". LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE, JUST EAST OF THE 225' WIDE P.S.CO UTILITY CORRIDOR.
PUBLISHED ELEVATION = 6495.26 (NAVD 88)

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CDM ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING FACILITIES MAY BE SHOWN ON THE PLANS AS THEY WERE FURNISHED AND/OR AS INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
A	1ST SUBMITTAL	05/28/20	KJR
B	2ND SUBMITTAL	08/28/20	KJR
C	3RD SUBMITTAL	10/09/20	KJR
D	4TH SUBMITTAL	01/08/21	KJR
E	5TH SUBMITTAL	02/18/21	KJR
F	6TH SUBMITTAL	02/26/21	KJR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 1 OF 37

5/4/2021 9:21 AM, X:\14-001 NORTH BASIN\CAD\PLANS\SOUTH-SDP\PH1 COVER.DWG;

Ref # 2021072227, Pages: 2 of 37

SITE DEVELOPMENT PLAN
TERRAIN NORTH BASIN PH 1
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: NORTH BASIN PHASE 1

3 PARCELS OF LAND BEING LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND BEING LOTS 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF CASTLE OAKS 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9361582, SAID DOUGLAS COUNTY RECORDS, BEING ASSUMED TO BEAR S 05°13'14" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID CASTLE OAKS 9TH AMENDMENT, THENCE S 83°48'16" W, A DISTANCE OF 654.81 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, SAID CASTLE OAKS PLAT;
THENCE ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 4, THE FOLLOWING THREE (3) COURSES:
1. S 80°47'45" W, A DISTANCE OF 131.53 FEET;
2. S 01°00'03" W, A DISTANCE OF 197.06 FEET;
3. S 75°40'51" W, A DISTANCE OF 493.72 FEET TO A POINT ON THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 88°01'40" AND AN ARC LENGTH OF 533.10 FEET, THE CHORD OF WHICH BEARS N 19°38'08" W, A DISTANCE OF 500.28 FEET;
2. N 24°22'49" E, A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39°50'02" AND AN ARC LENGTH OF 250.28 FEET;
4. N 64°12'51" E, A DISTANCE OF 217.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 74°06'56" AND AN ARC LENGTH OF 569.17 FEET;
6. N 09°54'05" W, A DISTANCE OF 91.41 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 27°38'29" AND AN ARC LENGTH OF 463.14 FEET;
8. N 17°44'24" E, A DISTANCE OF 512.52 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 20°01'00" AND AN ARC LENGTH OF 153.72 FEET;

THENCE N 77°13'19" E, A DISTANCE OF 1162.93 FEET TO A POINT ON THE WEST LINE OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 323495, SAID DOUGLAS COUNTY RECORDS;
THENCE S 03°18'28" W, ALONG THE WEST LINE OF SAID CASTLE OAKS AMENDED PLAT, A DISTANCE OF 166.39 FEET TO THE NORTH CORNER OF CASTLE OAKS ESTATES FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004113719;
THENCE S 38°59'29" W, ALONG THE WEST LINE OF SAID CASTLE OAKS ESTATES FILING NO. 2 PLAT, A DISTANCE OF 1053.16 FEET TO THE NORTHWEST CORNER OF CASTLE OAKS 6TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9105576, SAID DOUGLAS COUNTY RECORDS;
THENCE S 12°10'29" E, ALONG THE WEST LINE OF SAID CASTLE OAKS 6TH AMENDMENT PLAT, A DISTANCE OF 715.01 FEET TO THE NORTHWEST CORNER OF CASTLE OAKS 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9361582, SAID DOUGLAS COUNTY RECORDS;
THENCE S 05°13'14" W, ALONG THE WEST LINE OF SAID CASTLE OAKS 9TH AMENDMENT PLAT, A DISTANCE OF 754.97 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF LOT 11, BLOCK 3, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, ADJACENT TO LOT 11, BLOCK 3, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR N 54°28'09" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH CORNER OF LOT 11, BLOCK 3, ALSO BEING A POINT ON THE WEST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, SAID CASTLE OAKS PLAT, AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE WEST AND NORTH LINES OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, THE FOLLOWING SIX (6) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 07°48'47" AND AN ARC LENGTH OF 60.00 FEET, THE CHORD OF WHICH BEARS S 59°44'36" E, A DISTANCE OF 59.95 FEET;
2. S 63°39'00" E, A DISTANCE OF 232.74 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 75°36'41" AND AN ARC LENGTH OF 475.08 FEET;
4. S 11°57'41" W, A DISTANCE OF 162.77 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 384.37, A CENTRAL ANGLE OF 42°27'15" AND AN ARC LENGTH OF 284.80 FEET;
6. S 54°28'09" W, A DISTANCE OF 79.54 FEET TO A POINT ON THE EAST LINE OF TRACT Q-1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3, A SUBDIVISION PLAT RECORDED AT REC. 2006087814, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID TRACT Q-1 THE FOLLOWING FOUR (4) COURSES:
1. N 24°45'14" W, A DISTANCE OF 473.39 FEET;
2. N 24°44'27" W, A DISTANCE OF 272.26 FEET;
3. N 14°11'05" W, A DISTANCE OF 154.84 FEET;

N 46°19'35" E, A DISTANCE OF 205.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, ADJACENT TO LOT 1, BLOCK 4, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR N 54°28'09" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

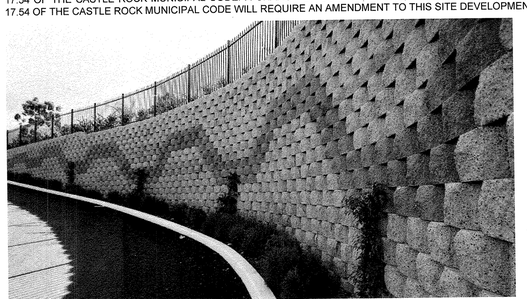
BEGINNING AT THE WEST CORNER OF LOT 1, BLOCK 4, SAID CASTLE OAKS PLAT,
THENCE ALONG THE NORTH LINE OF SAID LOT 1, AND ALONG THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, THE FOLLOWING TWO (2) COURSES:
1. N 54°28'09" E, A DISTANCE OF 248.44 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 464.37 FEET, A CENTRAL ANGLE OF 19°06'47" AND AN ARC LENGTH OF 154.19 FEET TO THE NORTH CORNER OF SAID LOT 1;

THENCE S 48°43'02" E, ALONG THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 601.47 FEET TO THE EAST CORNER OF LOT 1;
THENCE S 38°18'57" W, A DISTANCE OF 564.30 FEET TO THE SOUTH CORNER OF SAID LOT 1;
THENCE N 35°11'06" W, A DISTANCE OF 717.02 FEET TO THE POINT OF BEGINNING.

THE PARCELS DESCRIBED ABOVE CONTAIN A TOTAL AREA OF 3,093,067 SQUARE FEET OR 71.007 ACRES, MORE OR LESS.

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 SECTION 4.3 AND 8.2.3 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 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONES **X & AE** AS PER FEMA FIRM PANEL NO. **08035C0189G** DATED **3/16/2016**. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
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 FLOWLINE ELEVATION 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.
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 **THE COVER** OF 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. THIS SITE IS ZONED **TERRAIN PLANNED DEVELOPMENT PLAN APPROVED 6TH OF OCTOBER 2015, RECEPTION NUMBER 2016010165**.
12. 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.
13. 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. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC 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.
14. THIS DEVELOPMENT **IS NOT** 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 MUICIPAL CODE REGARDING 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 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.
17. THE PROJECT **WILL BE LOCATED** WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE.
HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/
18. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USED OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.



ARCHITECTURAL WALL DESIGN FOR WALLS > 4'

NOTE: MONUMENT SIGN, MASONRY FENCE COLUMNS, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.

FIRE NOTES:

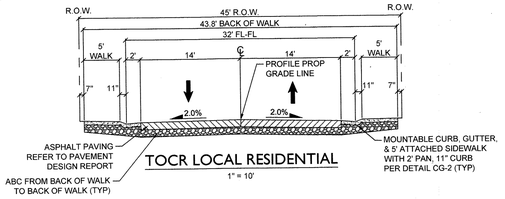
1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
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 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.
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 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.

THREATENED SPECIES:

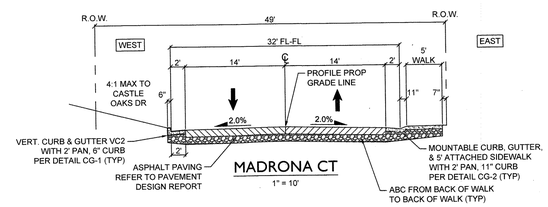
1. IF EARTH MOVING IS TO TAKE PLACE BETWEEN MARCH 15 TO OCTOBER 31 AN OWL BURROWING SURVEY IS TO BE PERFORMED TO MITIGATE DISTURBANCE TO THIS THREATEN SPECIES.

HOA RESPONSIBILITIES:

1. **THE HOA IS RESPONSIBLE FOR SNOW AND ICE REMOVAL ALONG THE ENTIRE 8-FOOT ATTACHED SIDEWALK OF CASTLE OAKS DRIVE, FROM THE SOUTH INTERSECTION OF AUTUMN SAGE TO THE NORTH INTERSECTION OF AUTUMN SAGE.**



TOCR LOCAL RESIDENTIAL
1" = 10'



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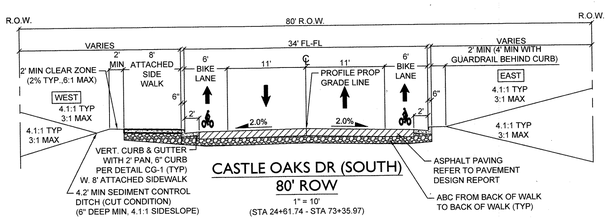
1" = 10'



CASTLE OAKS DR (SOUTH)
80' ROW
1" = 10'
(STA 24+61.74 - STA 73+35.97)

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CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND FIELD LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
A	2ND SUBMITTAL	05/28/20	KR
B	3RD SUBMITTAL	10/09/20	KR
C	4TH SUBMITTAL	01/08/21	KR
D	5TH SUBMITTAL	02/16/21	KR
E	6TH SUBMITTAL	02/26/21	KR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 2 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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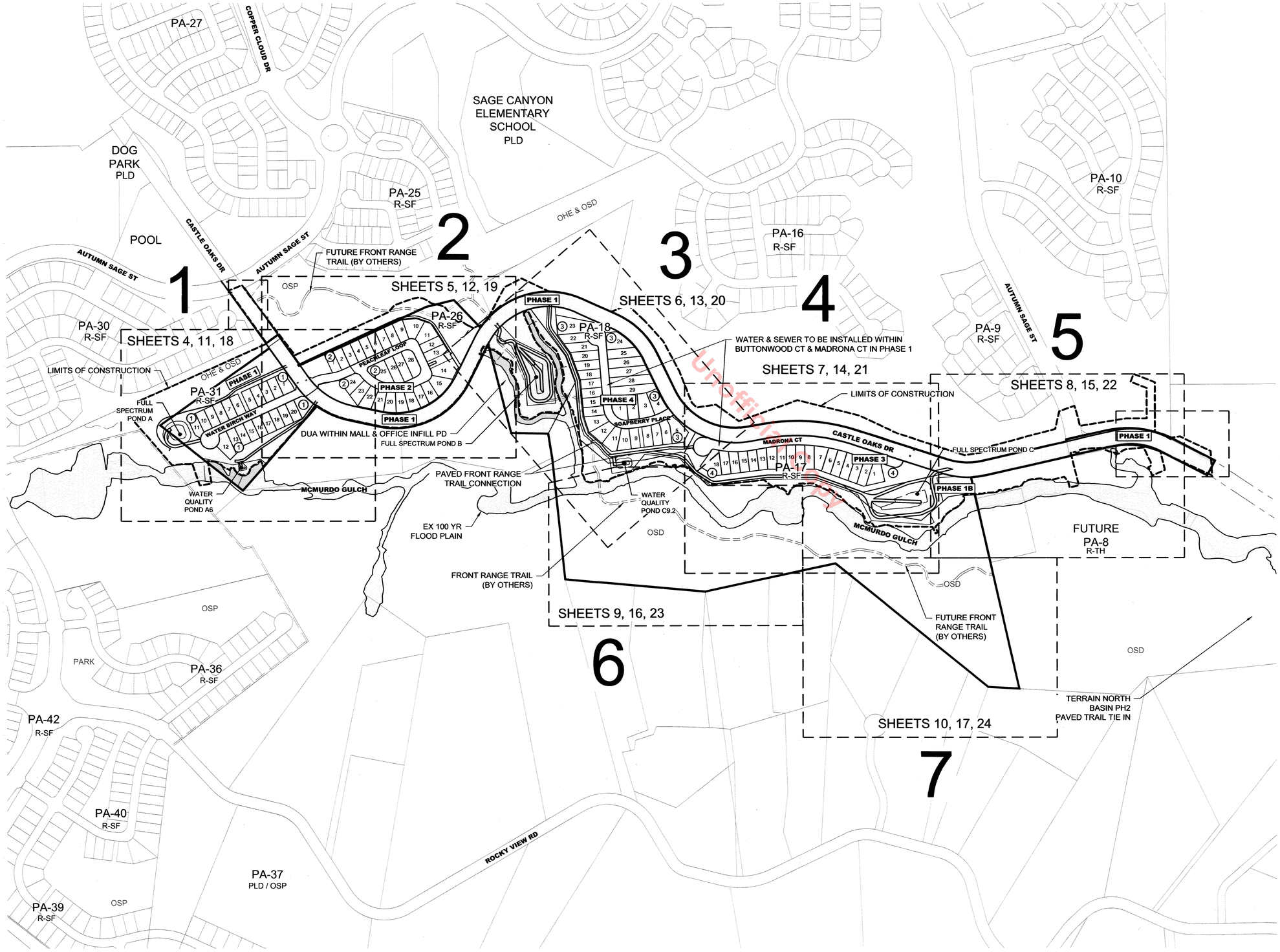
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



0 250' 500'

1 inch = 250 ft.

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- SHEET VIEW BORDER
- PROJECT BOUNDARY
- FUTURE FRONT RANGE TRAIL
- DRAINAGE EASEMENT
- (10) BLOCK NUMBER
- 100 YEAR FLOODPLAIN

ABBREVIATIONS:

OHE	OVERHEAD ELECTRIC
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PLD	PUBLIC LAND DEDICATION

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#	REVISION DESCRIPTION	DATE	BY
B	2ND SUBMITTAL	05/28/20	KJR
C	3RD SUBMITTAL	10/08/20	KJR
D	4TH SUBMITTAL	01/08/21	KJR
E	5TH SUBMITTAL	02/19/21	KJR
F	6TH SUBMITTAL	02/26/21	KJR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 3 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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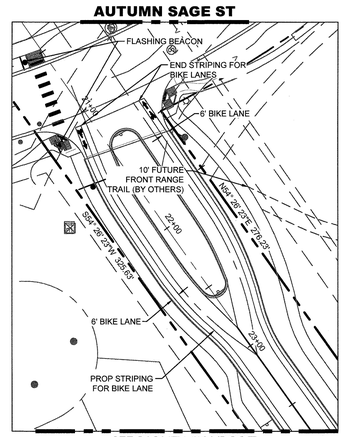
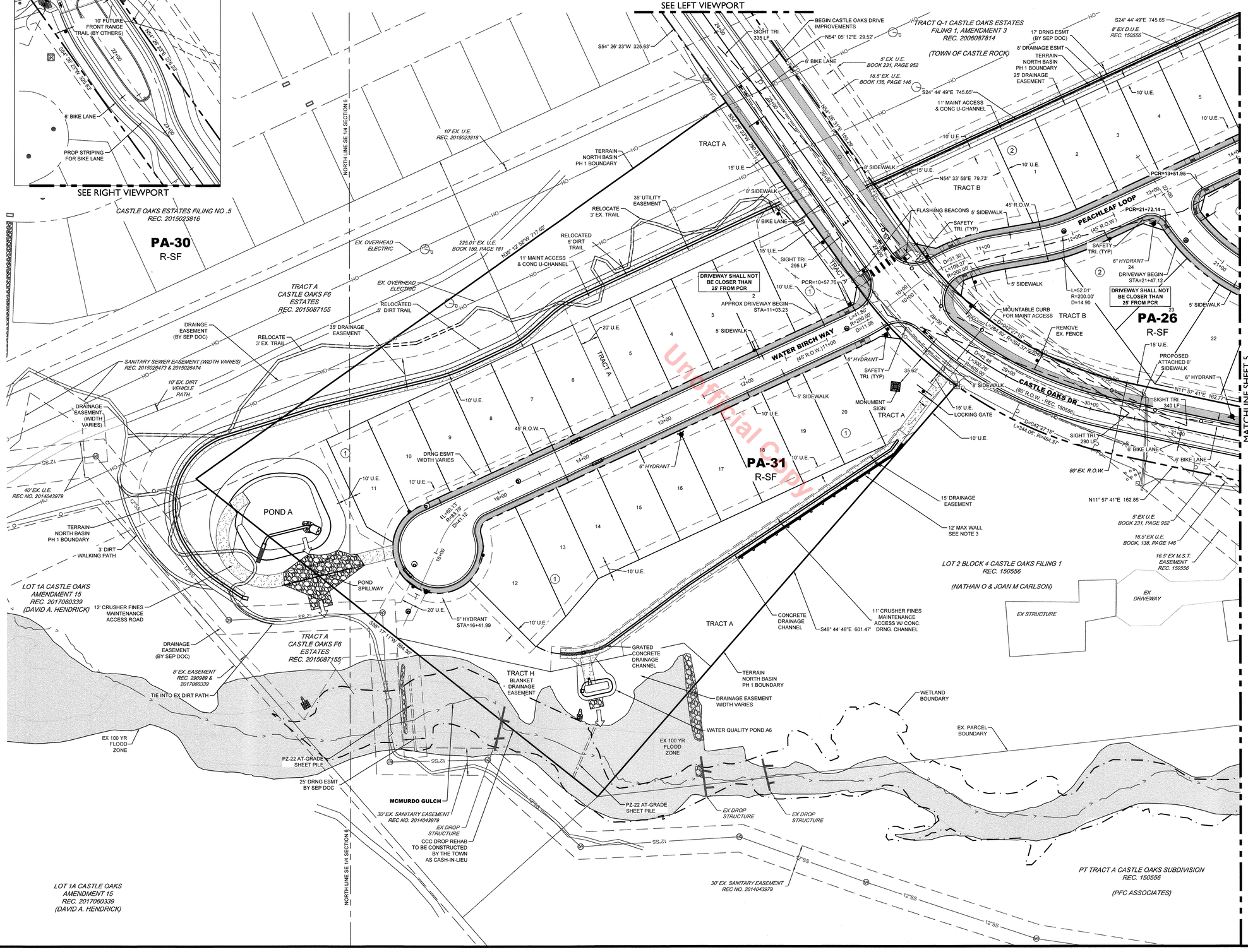
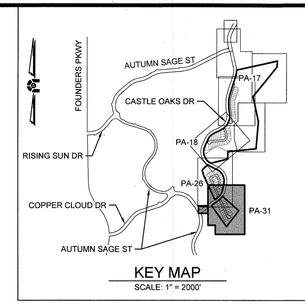
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.







KEY MAP
SCALE: 1" = 2000'

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1 inch = 50 ft.

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Know what's below. Call before you dig. 811

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- SECTION LINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE
- REMOVE EXISTING FENCE

EXISTING	PROPOSED	
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		STORM MANHOLES
		STORM INLETS
		FIRE HYDRANTS
		BLOCK NUMBER
		MONUMENT SIGN
		MAINTENANCE ACCESS
		CONCRETE
		EXISTING 100 YEAR FLOODPLAIN
		PROPOSED 100 YR FLOODPLAIN
		RIPRAP
		PROPOSED SIDEWALK
		WETLAND
OH		EXISTING OVER HEAD ELECTRIC
<		DRAINAGE SWALE
		GUARD RAIL
		EMERGENCY OVERFLOW ROUTE
		FES, FOREBAY, & TRICKLE CHANNEL
		RECT RAPID FLASH BEACONS (RRFB)

ABBREVIATIONS:

C.F.	CRUSHER FINES
D.E.	DRAINAGE EASEMENT
D.S.	DESIGN SPEED
D.U.E.	DRAINAGE & UTILITY EASEMENT
M.A.	MAINTENANCE ACCESS
OHE	OVERHEAD ELECTRIC
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PLD	PUBLIC LAND DEDICATION
U.E.	UTILITY EASEMENT

NOTES:

1. ALL PROPOSED ROADS ARE PUBLIC.
2. FUTURE FRONT RANGE TRAIL LINEWORK IS FOR CONCEPT ONLY. FINAL ALIGNMENT WILL BE DESIGNED BY OTHERS.
3. ALL RETAINING WALLS WILL BE SEGMENTAL BLOCK RETAINING WALLS, COLOR = TAN/NATURAL/EARTH TONES (OR APPROVED EQUAL). FOR WALLS GREATER THAN 4' SEE SHEET 2 FOR ARCHITECTURAL DETAIL.

(L) TYPE L RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIUE
(M) TYPE M RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIUE

#	REVISION DESCRIPTION	DATE	BY
A	1ST SUBMITTAL	05/28/20	KR
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F	6TH SUBMITTAL		

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (1 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 4 OF 37

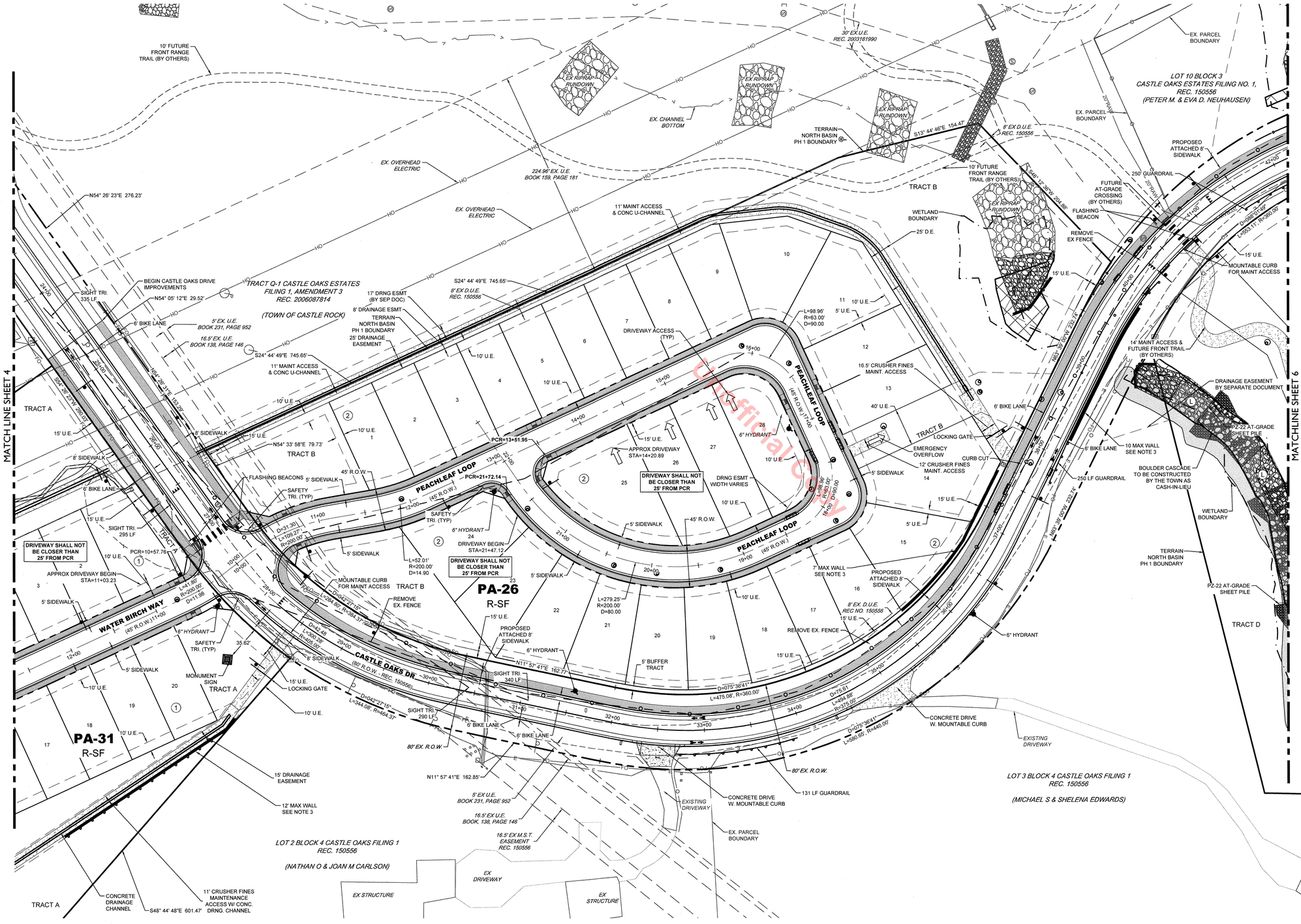
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 11:19 AM - X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 SITE PLAN 1.DWG

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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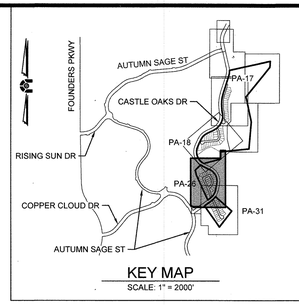

KEY MAP
SCALE: 1" = 2000'

0 50' 100'
1 inch = 50 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- SECTION LINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE
- REMOVE EXISTING FENCE

EXISTING / PROPOSED

- STREET SIGNS
- RAMPS
- SANITARY MANHOLES
- STORM MANHOLES
- STORM INLETS
- FIRE HYDRANTS
- BLOCK NUMBER
- MONUMENT SIGN
- MAINTENANCE ACCESS
- CONCRETE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- RIPRAP
- PROPOSED SIDEWALK
- WETLAND
- EXISTING OVER HEAD ELECTRIC
- DRAINAGE SWALE
- GUARD RAIL
- EMERGENCY OVERFLOW ROUTE
- FES, FOREBAY, & TRICKLE CHANNEL
- RECT RAPID FLASH BEACONS (RRFB)

ABBREVIATIONS:

C.F.	CRUSHER FINES
D.E.	DRAINAGE EASEMENT
D.S.	DESIGN SPEED
D.U.E.	DRAINAGE & UTILITY EASEMENT
M.A.	MAINTENANCE ACCESS
OHE	OVERHEAD ELECTRIC
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PLD	PUBLIC LAND DEDICATION
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#	REVISION DESCRIPTION	DATE	BY
A	2ND SUBMITTAL	05/28/20	KR
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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (2 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 5 OF 37

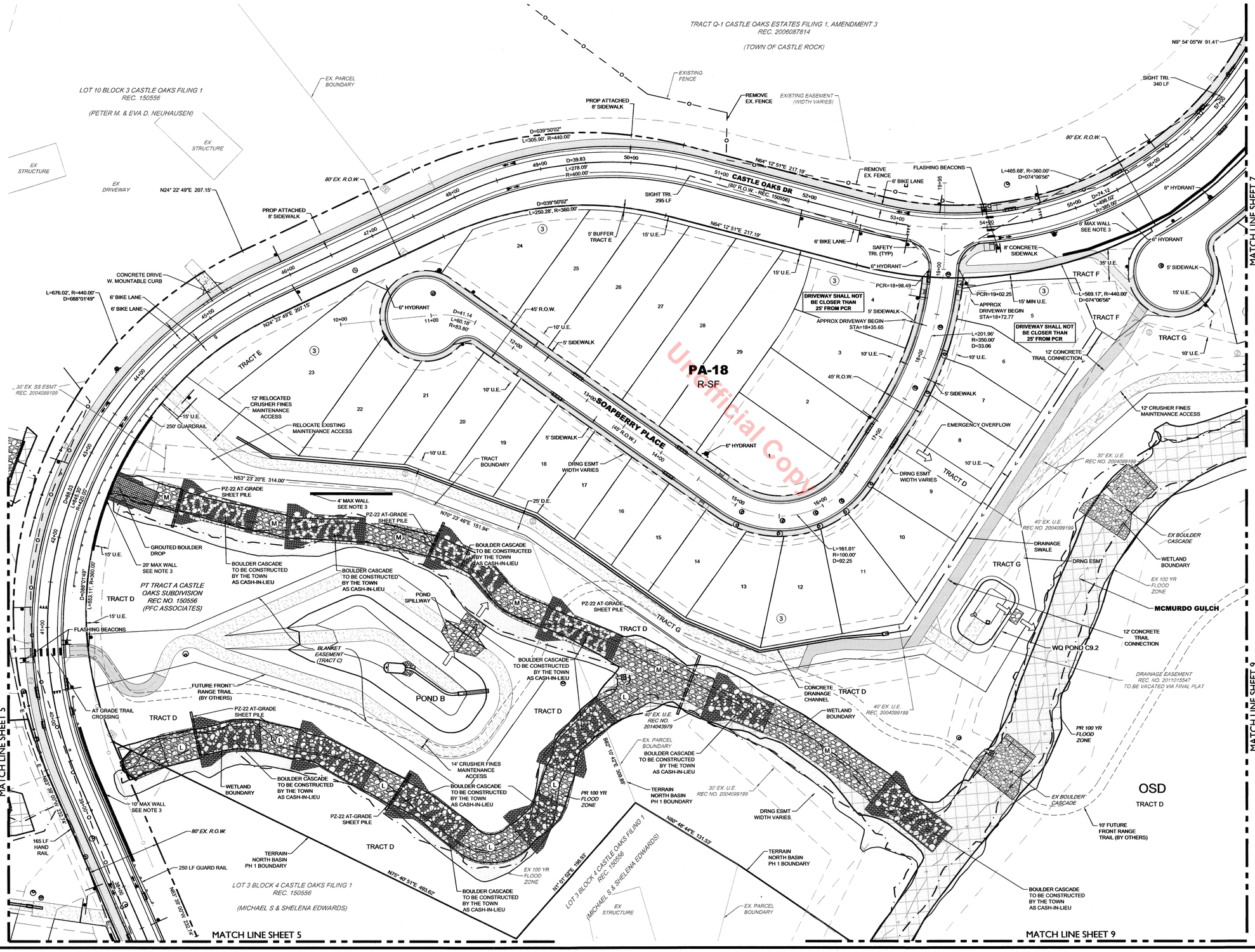
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

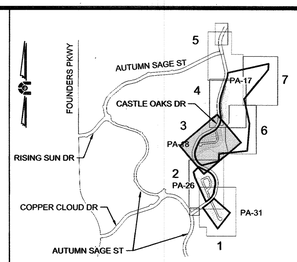
2/26/2021 11:20 AM, X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 SITE PLAN 1.DWG;

SITE DEVELOPMENT PLAN

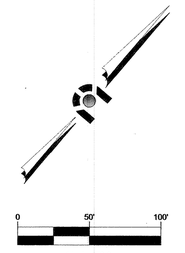
TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP
SCALE: 1" = 2000'



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EXISTING / PROPOSED

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F.	6TH SUBMITTAL	02/28/21	KJR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (3 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 6 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

4/29/2021 1:14 PM - X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 SITE PLAN 2.DWG;

SITE DEVELOPMENT PLAN

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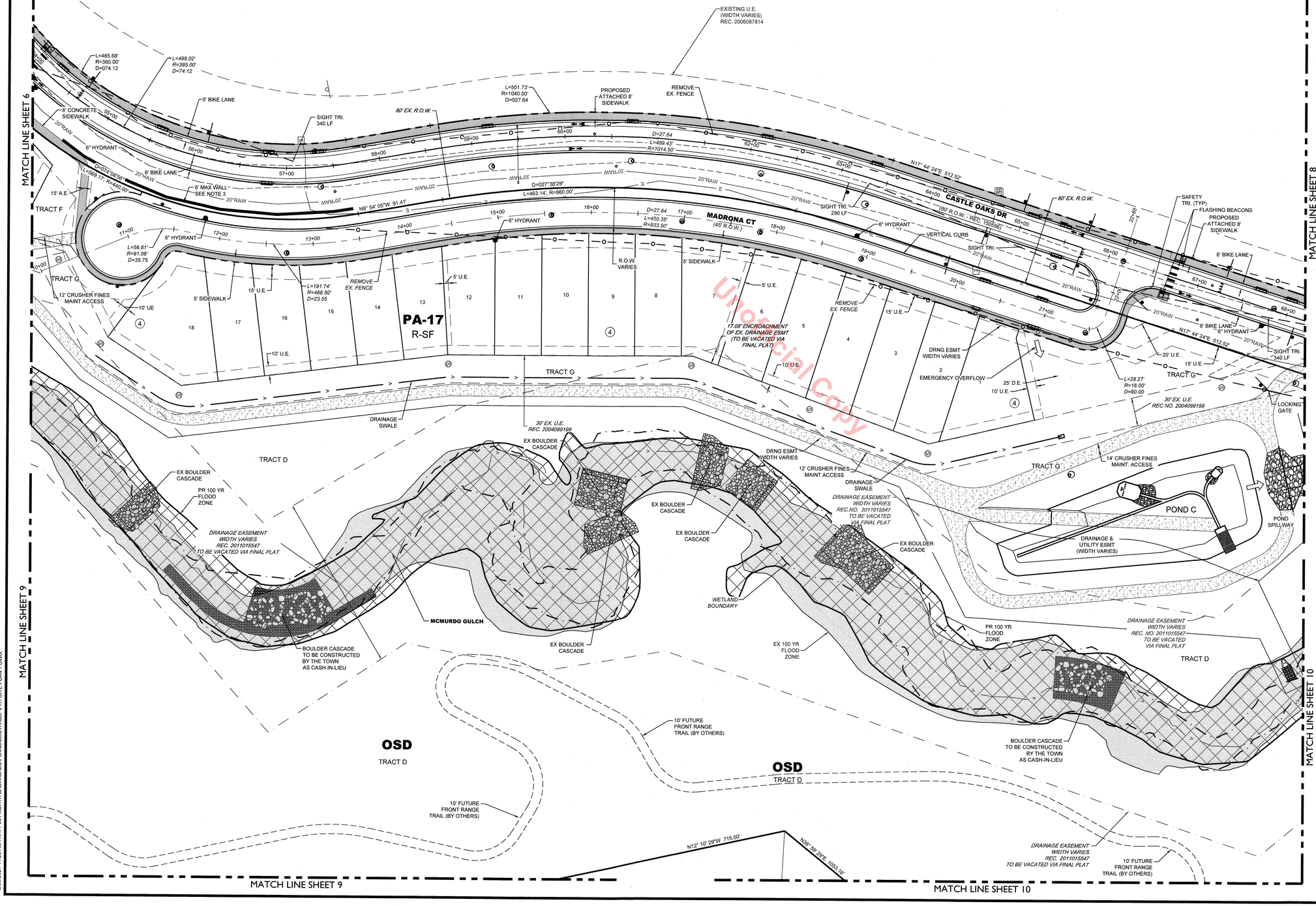

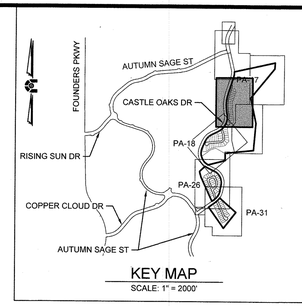

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (4 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 7 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 11:20 AM - X:\14-001 NORTH BASIN\CAD\PLANS\SOUTH-SDP\PH1 SITE PLAN 1.DWG

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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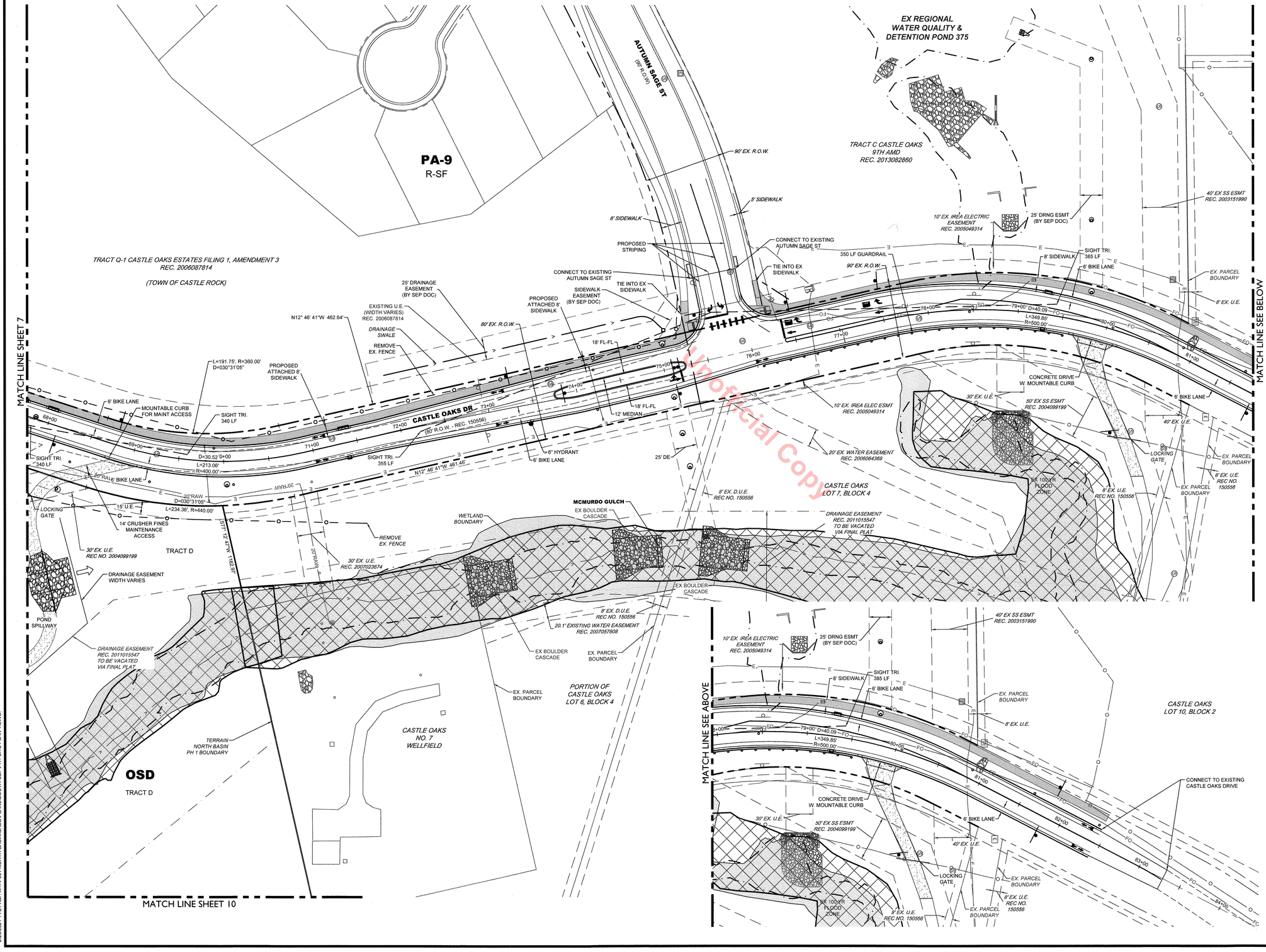

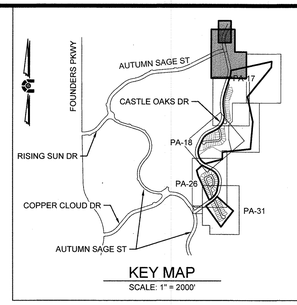

KEY MAP
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EXISTING	PROPOSED	
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TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (5 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 8 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 11:21 AM - X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 SITE PLAN 1.DWG

SITE DEVELOPMENT PLAN

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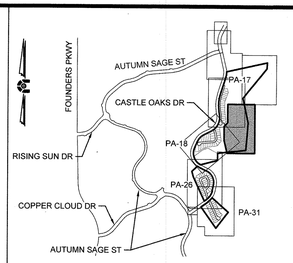
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 2000'

MATCH LINE SHEET 6

TRACT D

TRACT G

EX BOULDER CASCADE

WETLAND BOUNDARY

EX 100 YR FLOOD ZONE

EX BOULDER CASCADE

PR 100 YR FLOOD ZONE

MCMURDO GULCH

DRAINAGE EASEMENT WIDTH VARIES REC. 2011015547 TO BE VACATED VIA FINAL PLAT

BOULDER CASCADE TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU

TERRAIN NORTH BASIN PH 1 BOUNDARY

10' FUTURE FRONT RANGE TRAIL (BY OTHERS)

N35° 47' 45"E 694.22'

MATCH LINE SHEET 7

TRACT D

EX BOULDER CASCADE

EX BOULDER CASCADE

PR 100 YR FLOOD ZONE

DRAINAGE EASEMENT WIDTH VARIES REC. 2011015547 TO BE VACATED VIA FINAL PLAT

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BOULDER CASCADE TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU

OSD

TRACT D

10' FUTURE FRONT RANGE TRAIL (BY OTHERS)

MATCH LINE SHEET 10

N5° 13' 14"E 754.98'

LOT 4 & 1/4 UND INT IN TRACT A CASTLE OAKS 9th AMENDMENT REC. 9361582

LOT 3 & 1/4 UND INT IN TRACT A CASTLE OAKS 9th AMENDMENT REC. 9361582

LOT 3 & 1/4 UND INT IN TRACT A CASTLE OAKS 6th AMENDMENT REC. 9105576

LOT 4 & 1/4 UND INT IN TRACT A CASTLE OAKS 6th AMENDMENT REC. 9105576

Unofficial Copy

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TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (6 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 9 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 11:21 AM, X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 SITE PLAN 1.DWG;

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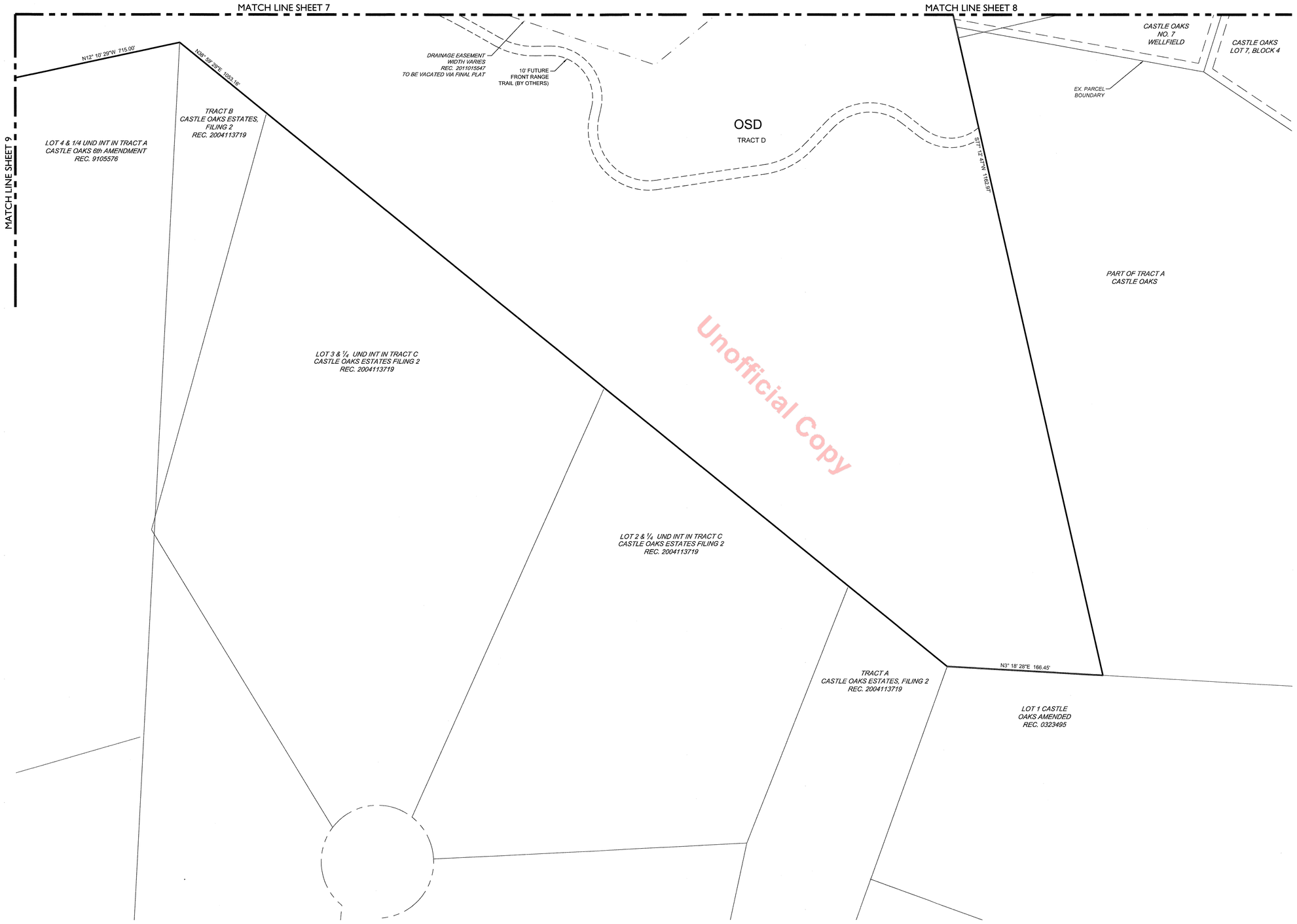

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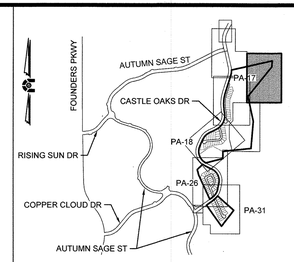

KEY MAP
SCALE: 1" = 2000'

0 50' 100'
1 inch = 50 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- SECTION LINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE
- REMOVE EXISTING FENCE

EXISTING	PROPOSED	
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		STORM MANHOLES
		STORM INLETS
		FIRE HYDRANTS
		BLOCK NUMBER
		MONUMENT SIGN

- MAINTENANCE ACCESS
- CONCRETE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- RIPRAP
- PROPOSED SIDEWALK
- WETLAND
- EXISTING OVER HEAD ELECTRIC
- DRAINAGE SWALE
- GUARD RAIL
- EMERGENCY OVERFLOW ROUTE
- FES, FOREBAY, & TRICKLE CHANNEL
- RECT RAPID FLASH BEACONS (RRFB)

ABBREVIATIONS:

C.F.	CRUSHER FINES
D.E.	DRAINAGE EASEMENT
D.S.	DESIGN SPEED
D.U.E.	DRAINAGE & UTILITY EASEMENT
M.A.	MAINTENANCE ACCESS
OHE	OVERHEAD ELECTRIC
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PLD	PUBLIC LAND DEDICATION
U.E.	UTILITY EASEMENT

NOTES:

1. ALL PROPOSED ROADS ARE PUBLIC.
2. FUTURE FRONT RANGE TRAIL LINEWORK IS FOR CONCEPT ONLY. FINAL ALIGNMENT WILL BE DESIGNED BY OTHERS.
3. ALL RETAINING WALLS WILL BE SEGMENTAL BLOCK RETAINING WALLS, COLOR = TAN/NATURAL/EARTH TONES (OR APPROVED EQUAL). FOR WALLS GREATER THAN 4' SEE SHEET 2 FOR ARCHITECTURAL DETAIL.

(L) TYPE L RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIUE

(M) TYPE M RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIUE

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CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS SHOWN HEREON. ALL EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
B	2ND SUBMITTAL	05/28/20	KJR
C	3RD SUBMITTAL	10/09/20	KJR
D	4TH SUBMITTAL	01/08/21	KJR
E	5TH SUBMITTAL	02/18/21	KJR
F	6TH SUBMITTAL	02/26/21	KJR

TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (7 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO.
14-001

SHEET
10 OF 37

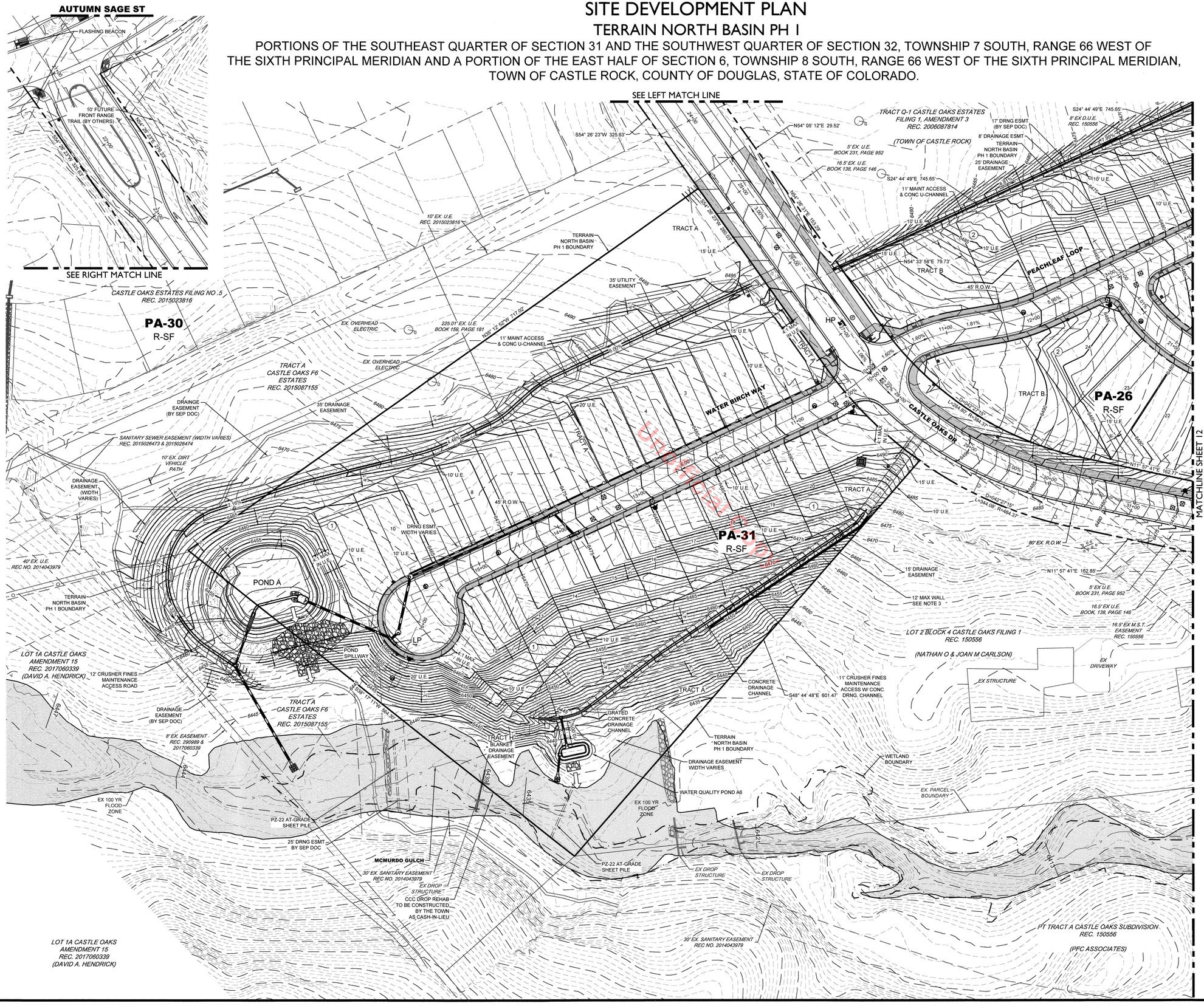
TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

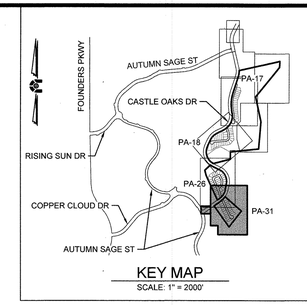
2/26/2021 11:21 AM, X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 SITE PLAN 1.DWG,

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





0 50' 100'

1 inch = 50 ft.

LEGEND

5280	PROPOSED MAJOR CONTOUR
5279	PROPOSED MINOR CONTOUR
5280	EXISTING MAJOR CONTOUR
5279	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
5150	SPOT ELEVATION
	2019 TOPO LIMITS
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	RETAINING WALL
	WETLAND
	DRAINAGE SWALE
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YR FLOODPLAIN
EXISTING 6380 / PROPOSED 6380	BASE FLOOD ELEVATIONS
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	MAINTENANCE ACCESS
	RIPRAP
	EMERGENCY OVERFLOW ROUTE
	GUARD RAIL
5280	100 YEAR BASE FLOOD ELEVATION
UD	6" UNDERDRAIN

ABBREVIATIONS:

HP	HIGH POINT
LP	LOW POINT

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CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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C	4TH SUBMITTAL	01/08/21	KR
D	5TH SUBMITTAL	02/18/21	KR
E	6TH SUBMITTAL	02/26/21	KR
F			

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (1 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 11 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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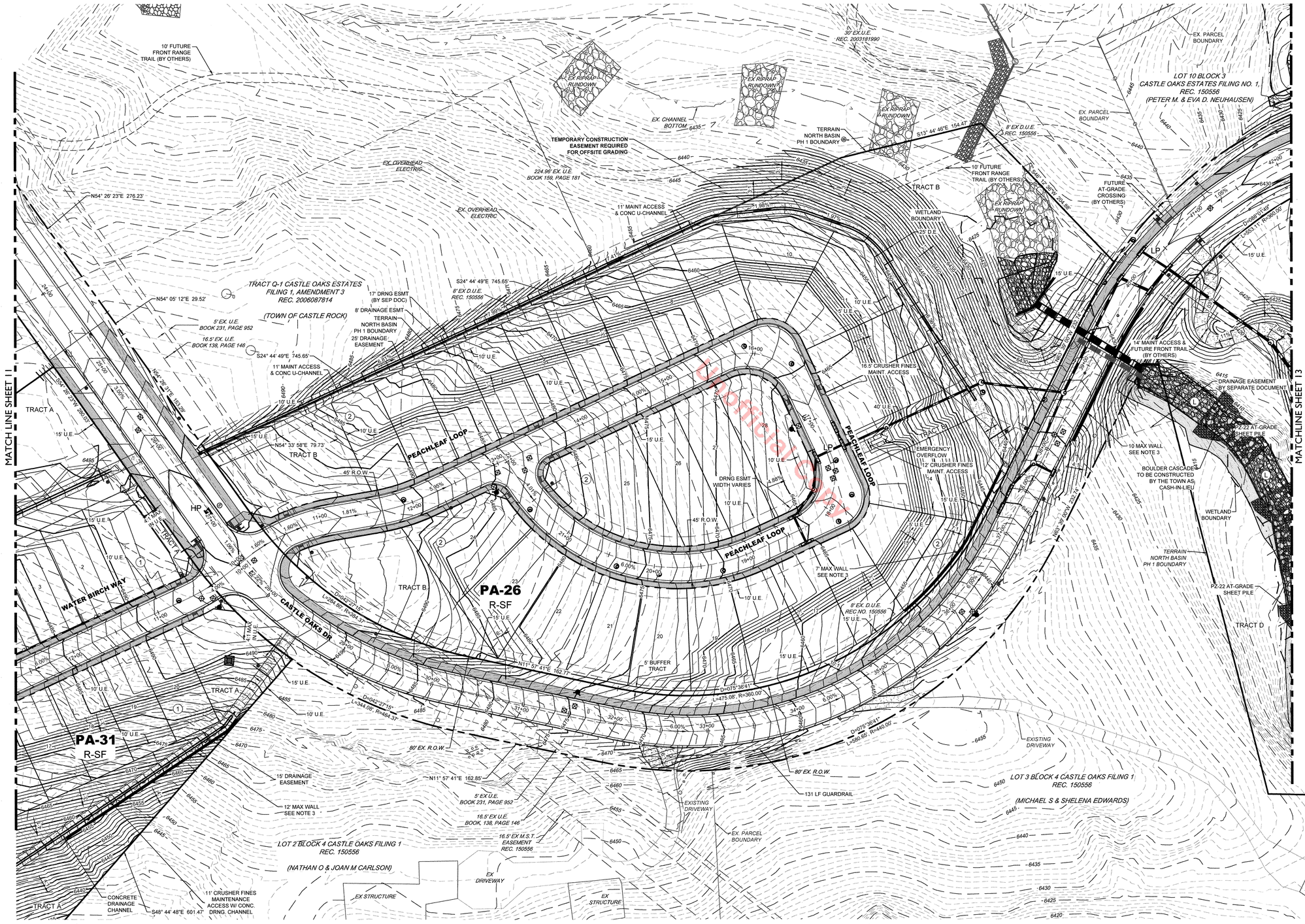
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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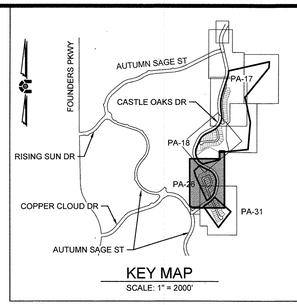

KEY MAP
SCALE: 1" = 2000'

0 50' 100'
1 inch = 50 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- SPOT ELEVATION (5150)
- 2019 TOPO LIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- EXISTING / PROPOSED BASE FLOOD ELEVATIONS (6380 / 6380)
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RIPRAP
- EMERGENCY OVERFLOW ROUTE
- GUARD RAIL
- 5280 — 100 YEAR BASE FLOOD ELEVATION
- UD — 6" UNDERDRAIN

ABBREVIATIONS:

HP	HIGH POINT
LP	LOW POINT

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#	DATE	BY	REVISION DESCRIPTION
B	05/28/20	KR	2ND SUBMITTAL
C	10/09/20	KR	3RD SUBMITTAL
D	01/08/21	KR	4TH SUBMITTAL
E	02/18/21	KR	5TH SUBMITTAL
F	02/26/21	KR	6TH SUBMITTAL

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (2 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 12 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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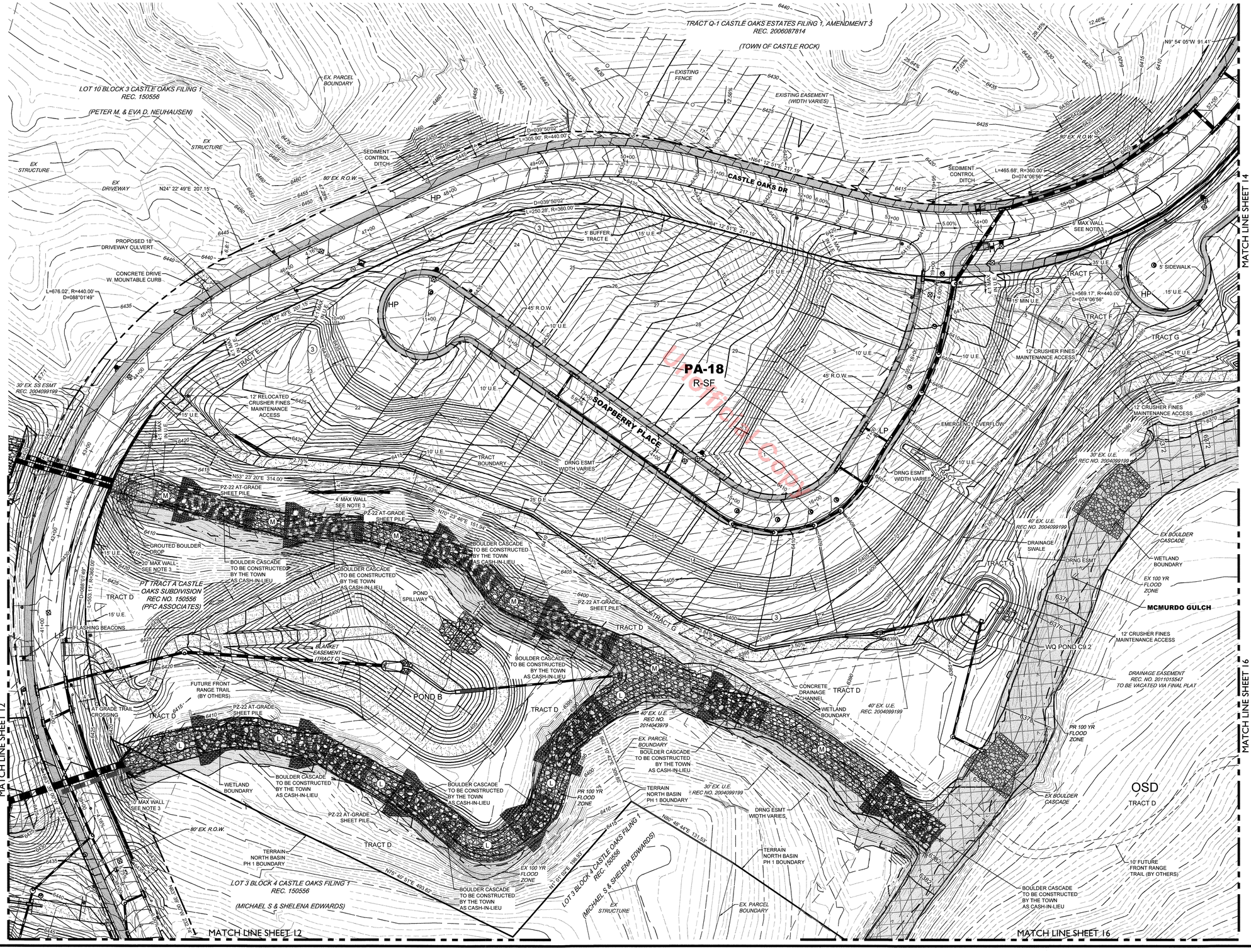
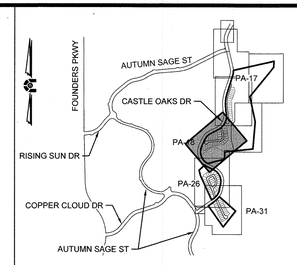
SITE DEVELOPMENT PLAN

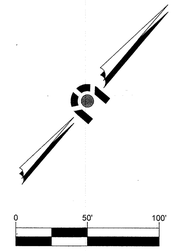
TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP
SCALE: 1" = 2000'



LEGEND

- 5280 — PROPOSED MAJOR CONTOUR
- 5279 — PROPOSED MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5279 — EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- 5150 — SPOT ELEVATION
- 2019 TOPO LIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- EXISTING 6380 / PROPOSED 6380 — BASE FLOOD ELEVATIONS
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RIPRAP
- EMERGENCY OVERFLOW ROUTE
- GUARD RAIL
- 5280 — 100 YEAR BASE FLOOD ELEVATION
- UD — 6" UNDERDRAIN

ABBREVIATIONS:

HP HIGH POINT
LP LOW POINT

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B	2ND SUBMITTAL	05/28/20	KJR
C	3RD SUBMITTAL	10/09/20	KJR
D	4TH SUBMITTAL	01/08/21	KJR
E	5TH SUBMITTAL	02/19/21	KJR
F	6TH SUBMITTAL	02/26/21	KJR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (3 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 13 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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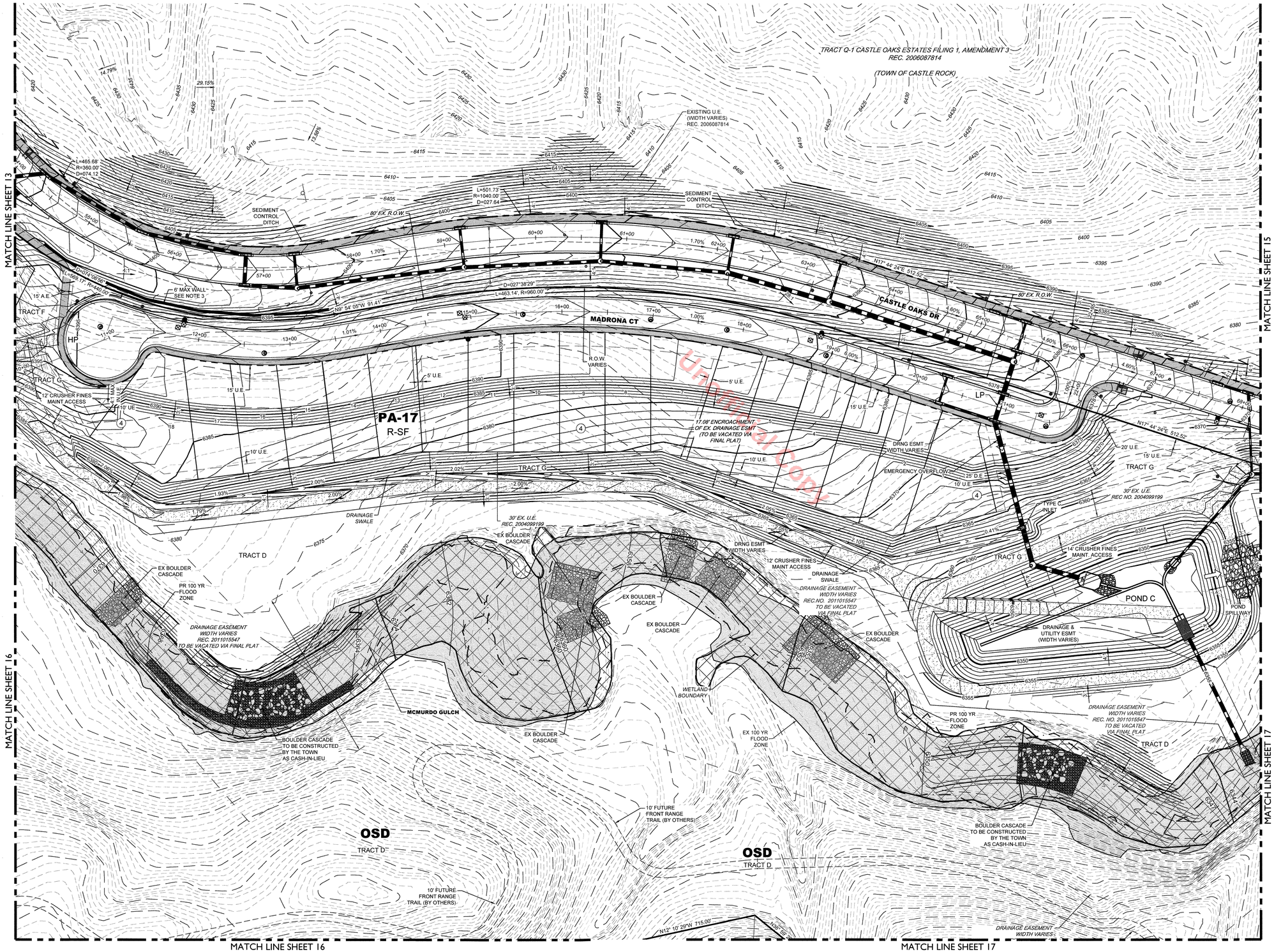
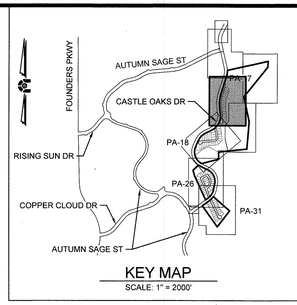
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP
SCALE: 1" = 2000'

0 50' 100'
1 inch = 50 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- SPOT ELEVATION (5150)
- 2019 TOPO LIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- EXISTING 6380 / PROPOSED 6380 — BASE FLOOD ELEVATIONS
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RIPRAP
- EMERGENCY OVERFLOW ROUTE
- GUARD RAIL
- 5280 — 100 YEAR BASE FLOOD ELEVATION
- UD — 6" UNDERDRAIN

ABBREVIATIONS:

HP	HIGH POINT
LP	LOW POINT

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E	5TH SUBMITTAL	02/18/21	KR
F	6TH SUBMITTAL	02/26/21	KR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (4 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 14 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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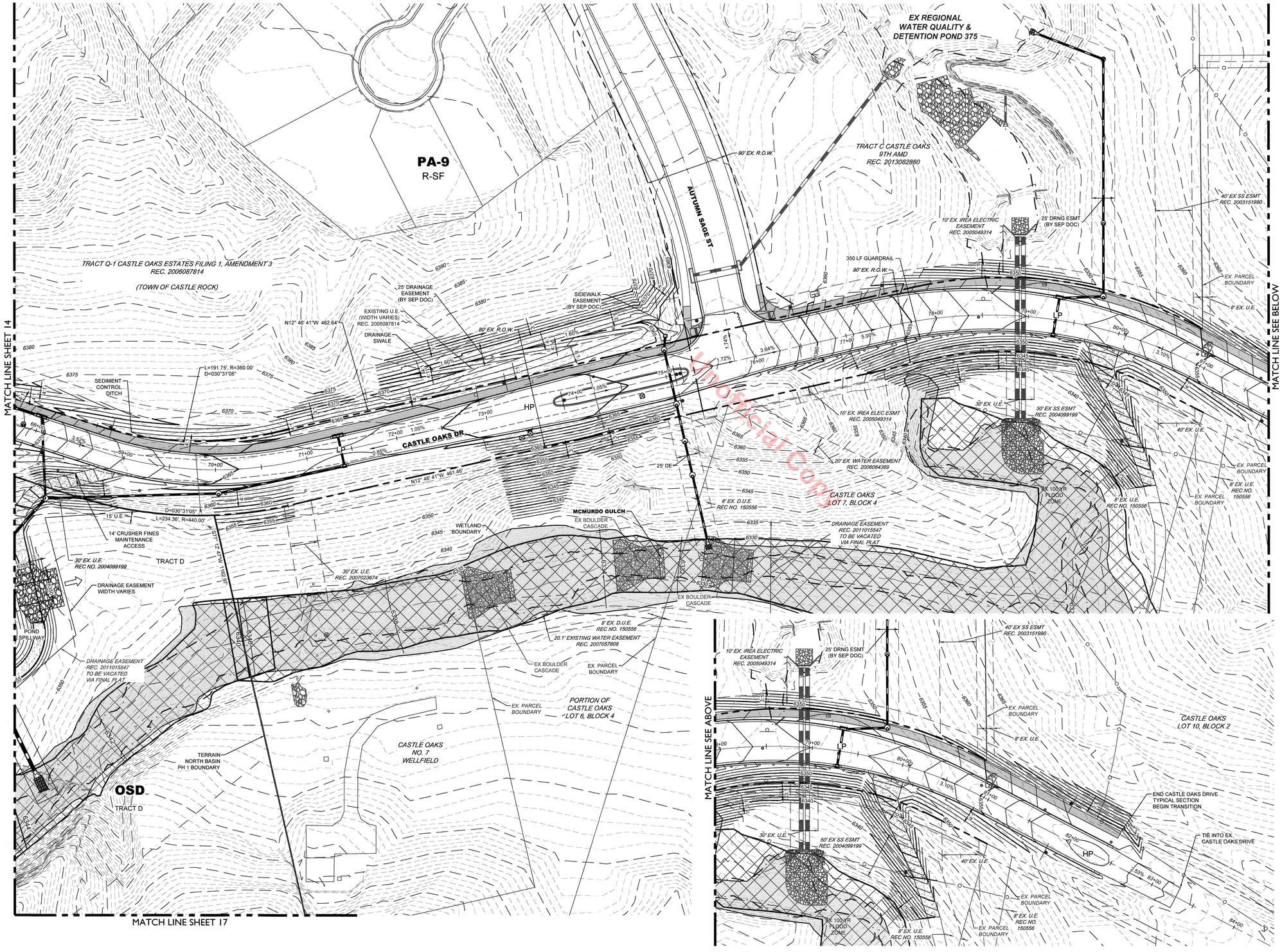
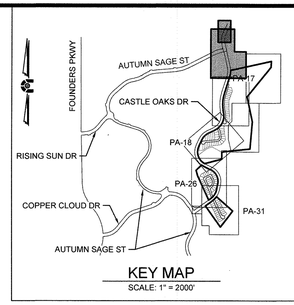
Ref # 2021072227, Pages: 15 of 37

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP
SCALE: 1" = 2000'

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LEGEND

- PROPOSED MAJOR CONTOUR
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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- SPOT ELEVATION
- 2019 TOPO LIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN

EXISTING 6380 / PROPOSED 6380

- BASE FLOOD ELEVATIONS
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RIPRAP
- EMERGENCY OVERFLOW ROUTE
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- 5280 — 100 YEAR BASE FLOOD ELEVATION
- UD — 6" UNDERDRAIN

ABBREVIATIONS:

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LP	LOW POINT

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Littleton, CO 80120

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D	4TH SUBMITTAL	KJR	02/16/21
E	5TH SUBMITTAL	KJR	02/26/21
F	6TH SUBMITTAL		

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (5 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 15 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

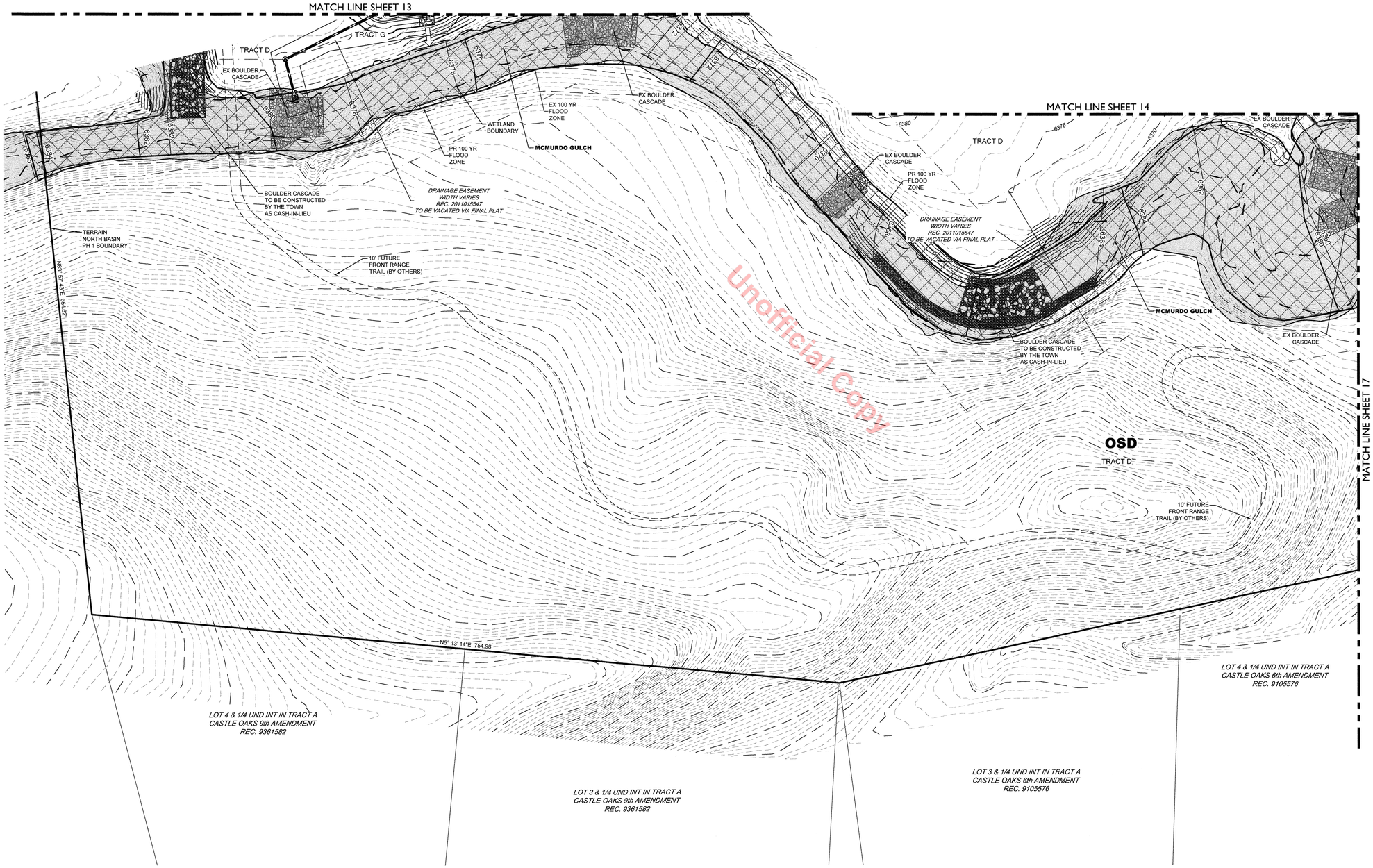
2/26/2021 11:23 AM, X:\14-001 NORTH BASIN\CAD\DP\PLANS\SOUTH-SDP\PH1 GRADING PLAN 1.DWG

Ref # 2021072227, Pages: 16 of 37

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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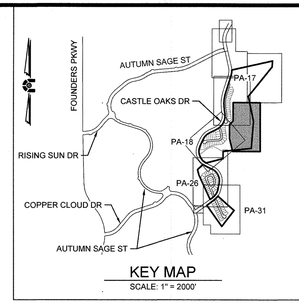

KEY MAP
SCALE: 1" = 2000'

0 50' 100'
1 inch = 50 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- SPOT ELEVATION (5150)
- 2019 TOPO LIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- BASE FLOOD ELEVATIONS (EXISTING 6380 / PROPOSED 6380)
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RIPRAP
- EMERGENCY OVERFLOW ROUTE
- GUARD RAIL
- 5280 — 100 YEAR BASE FLOOD ELEVATION
- UD — 6" UNDERDRAIN

ABBREVIATIONS:

HP	HIGH POINT
LP	LOW POINT

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

CIVIL ENGINEERING
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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811 Know what's below. Call before you dig.

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A	2ND SUBMITTAL	05/28/20	KJR
B	3RD SUBMITTAL	10/09/20	KJR
C	4TH SUBMITTAL	01/08/21	KJR
D	5TH SUBMITTAL	02/18/21	KJR
E	6TH SUBMITTAL	02/26/21	KJR

TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (6 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

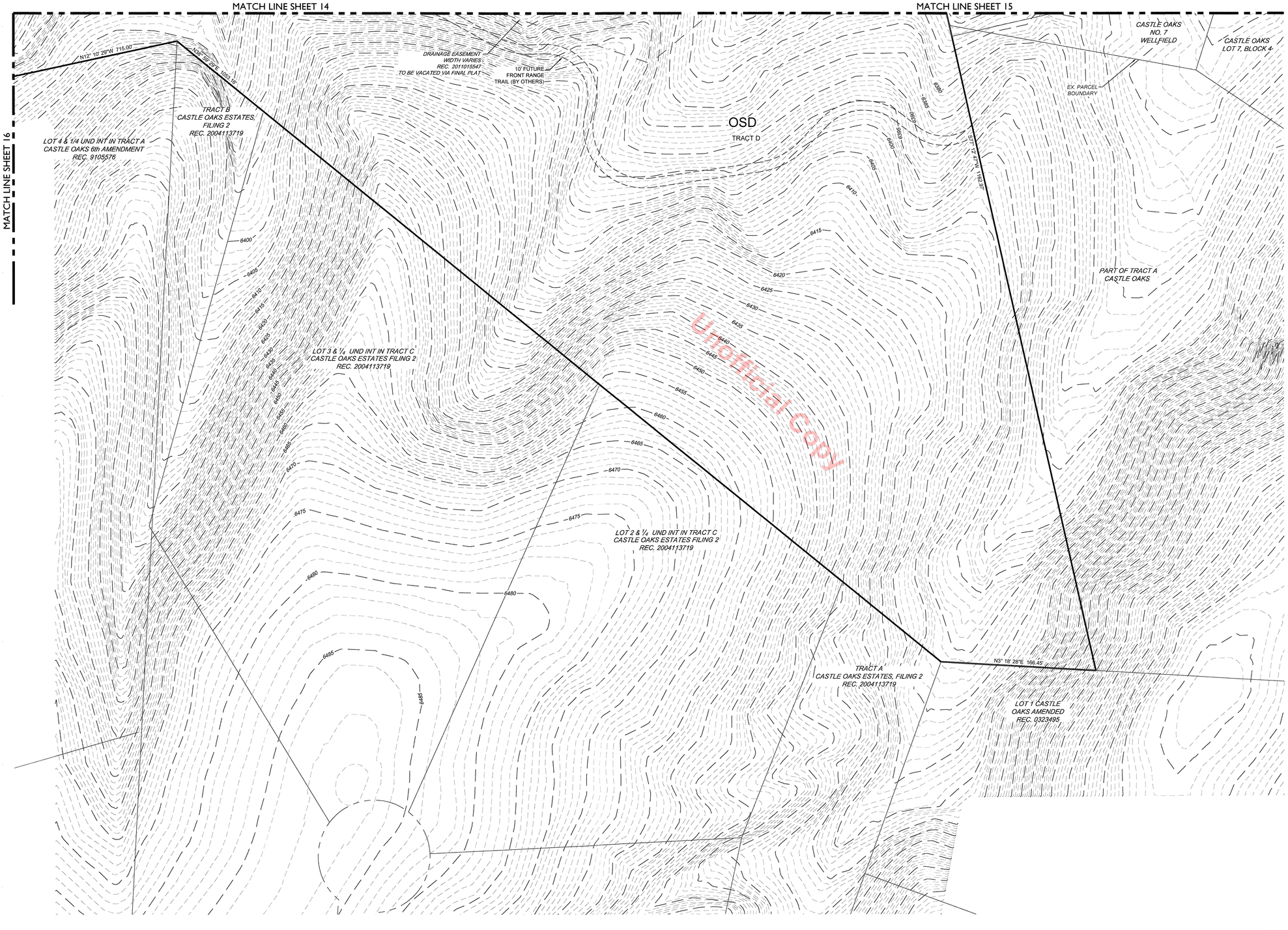
SHEET 16 OF 37

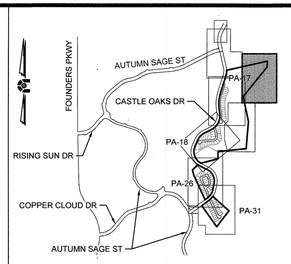
2/26/2021 11:23 AM - X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 GRADING PLAN 1.DWG;

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP
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- 5280 — EXISTING MAJOR CONTOUR
- 5279 — EXISTING MINOR CONTOUR
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TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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NATURAL RESOURCES CONSULTING
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Littleton, CO 80120

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TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (7 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

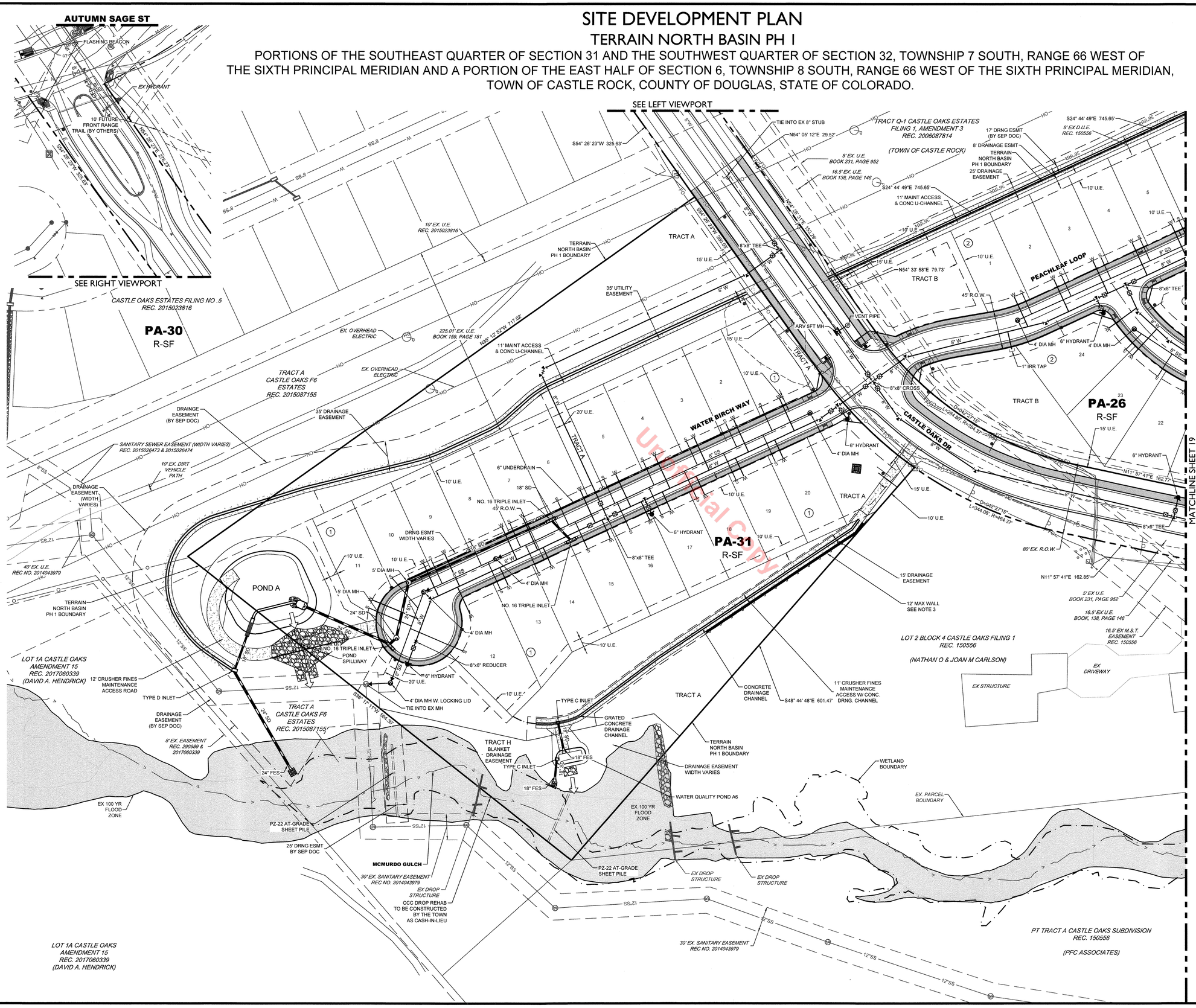
SHEET 17 OF 37

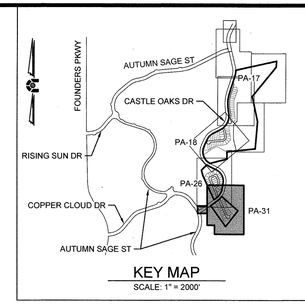
2/26/2021 11:23 AM - X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 GRADING PLAN 1.DWG

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





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LEGEND

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- CENTERLINE
- SECTION LINE
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- PROPOSED IRRIGATION & STUB OUT
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- IRR — EXISTING IRRIGATION & STUB OUT
- SS — EXISTING SANITARY & STUB OUT
- W — EXISTING WATER & STUB OUT
- FM — EXISTING SEWER FORCE MAIN
- RAW — EXISTING RAW WATER & STUB OUT
- S — SANITARY SERVICE
- W — WATER SERVICE

EXISTING	PROPOSED
	STREET LIGHT POLES
	POWER POLES
	SANITARY MANHOLES
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	MAINTENANCE ACCESS
	RIPRAP
E — EXISTING ELECTRIC	
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OH — EXISTING OVER HEAD ELECTRIC	
T — EXISTING TELEPHONE	
< — DRAINAGE SWALE	
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YR FLOODPLAIN
	WETLAND

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 IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICES IS 5 FT
4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (1 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 18 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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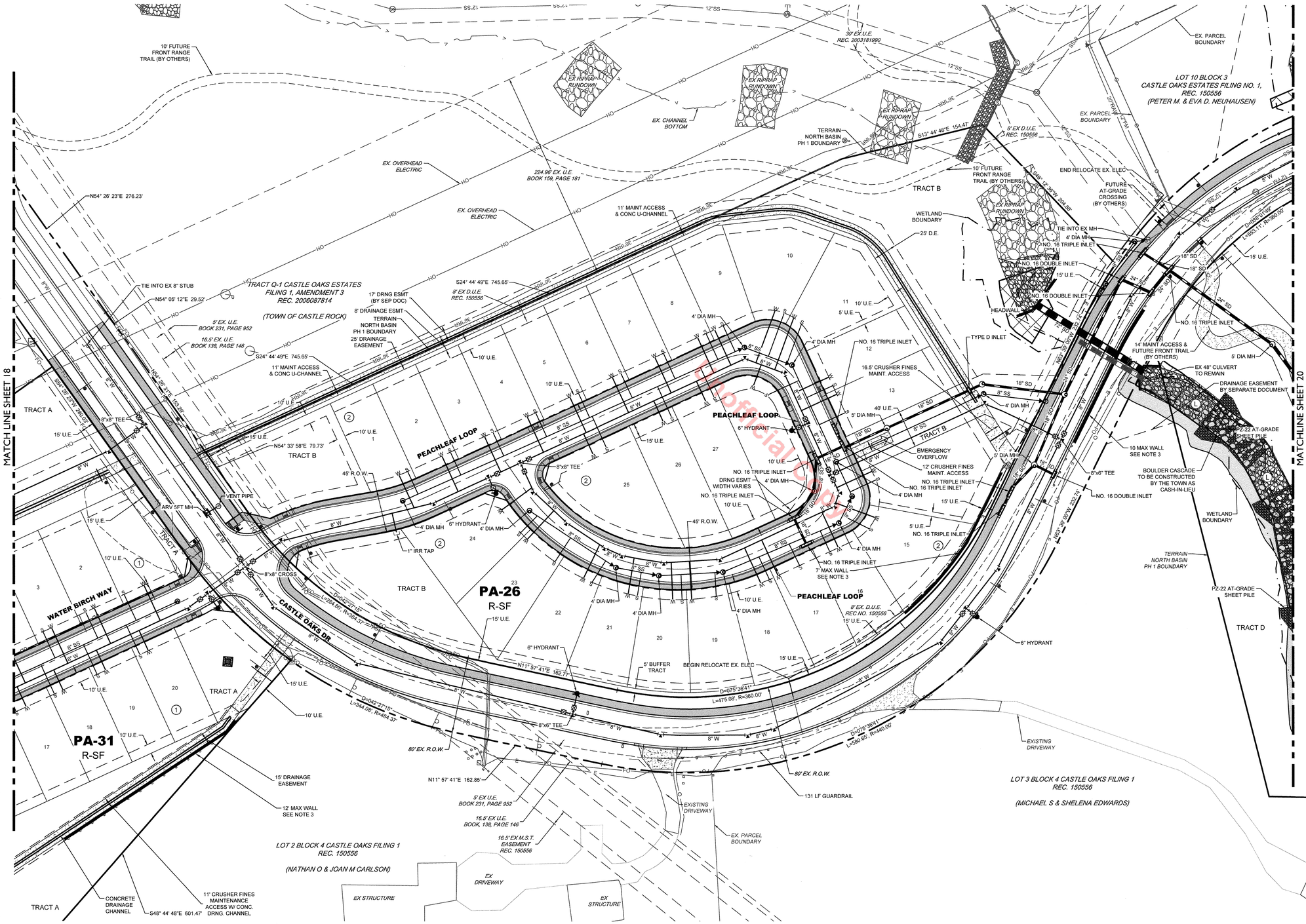
Ref # 2021072227, Pages: 19 of 37

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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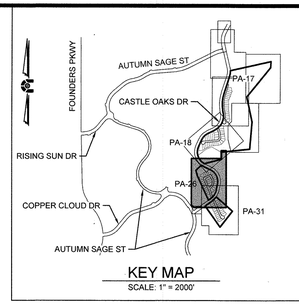

KEY MAP
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- S — SANITARY SERVICE
- W — WATER SERVICE

EXISTING / PROPOSED

- STREET LIGHT POLES
- POWER POLES
- SANITARY MANHOLES
- WATER VALVES
- BEND AND THRUST BLOCK
- FIRE HYDRANTS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
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Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
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B	2ND SUBMITTAL	10/06/20	KR
C	3RD SUBMITTAL	01/08/21	KR
D	4TH SUBMITTAL	02/18/21	KR
E	5TH SUBMITTAL	02/26/21	KR
F	6TH SUBMITTAL		

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (2 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 19 OF 37

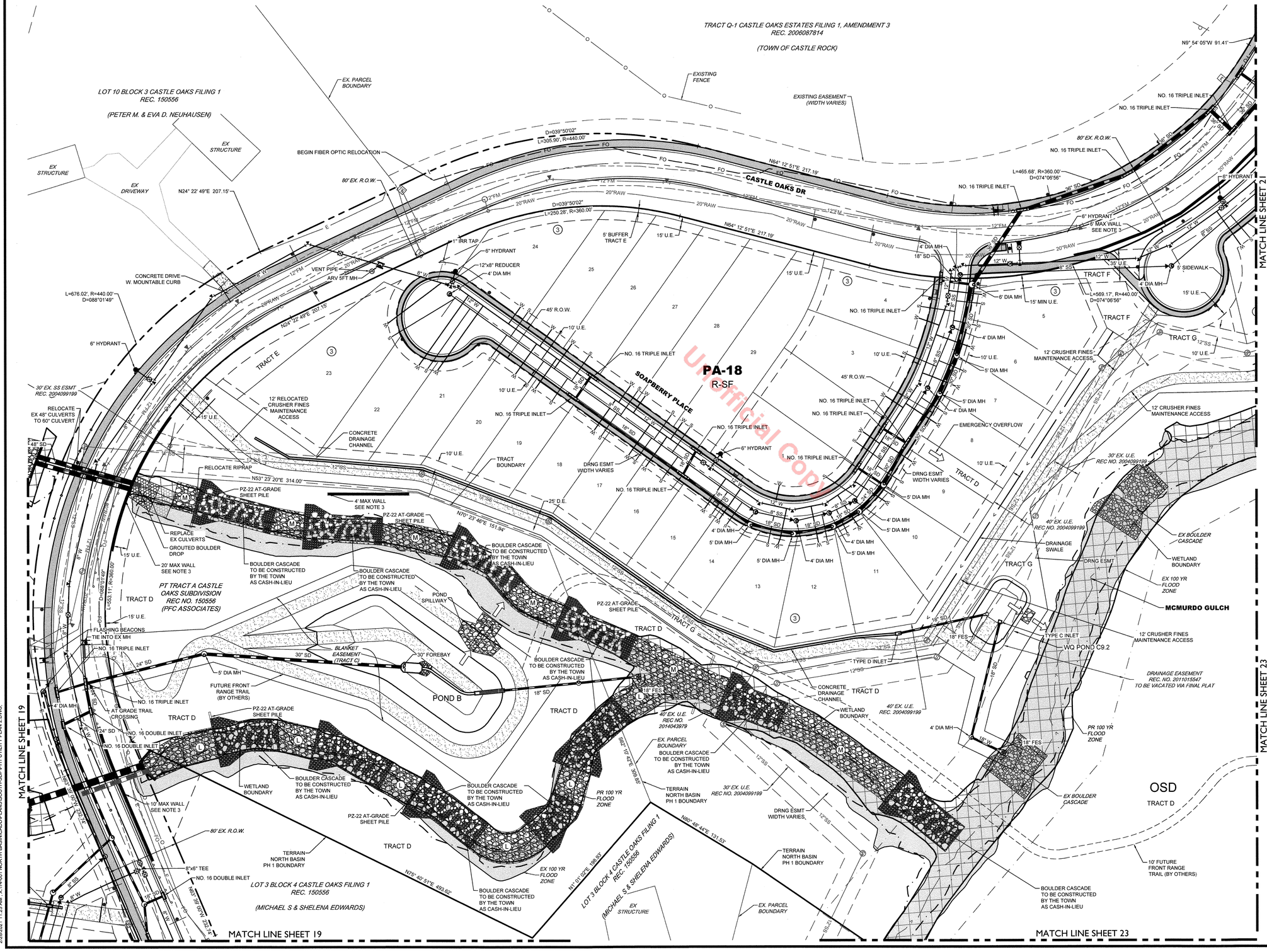
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 11:24 AM X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 UTILITY PLAN 1.DWG

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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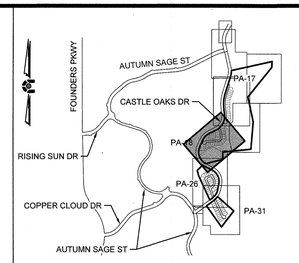

KEY MAP
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F	6TH SUBMITTAL	02/26/21	KJR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (3 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 20 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 11:25 AM, X:\14-001 NORTH BASIN\CADD\PLANS\SOUTH-SDP\PH1 UTILITY PLAN 2.DWG;

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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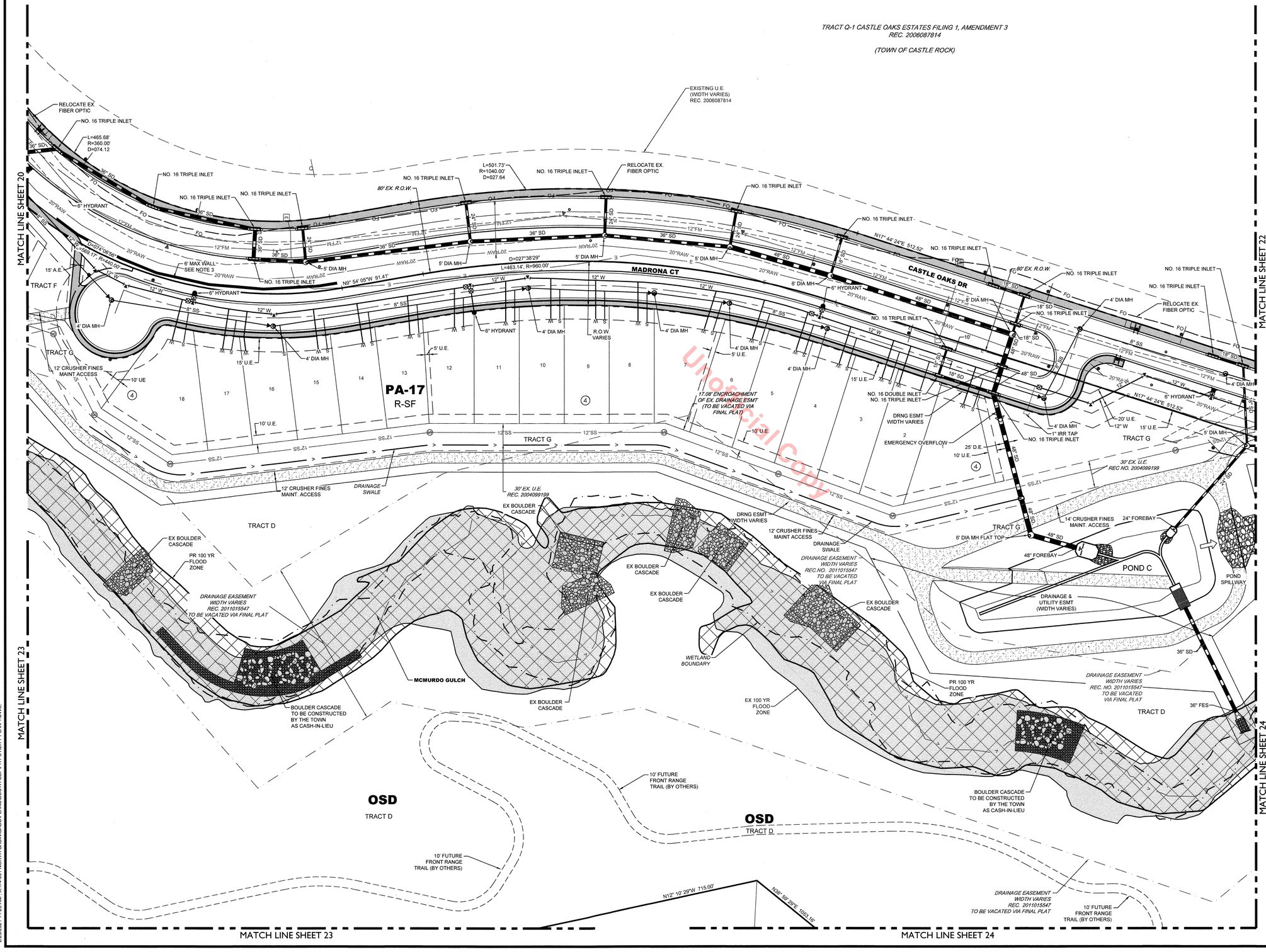

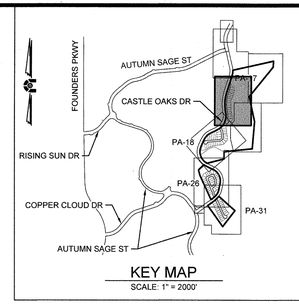

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EXISTING	PROPOSED
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	SANITARY MANHOLES
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	BEND AND THRUST BLOCK
	FIRE HYDRANTS
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- PROPOSED 100 YR FLOODPLAIN
- WETLAND

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (4 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 21 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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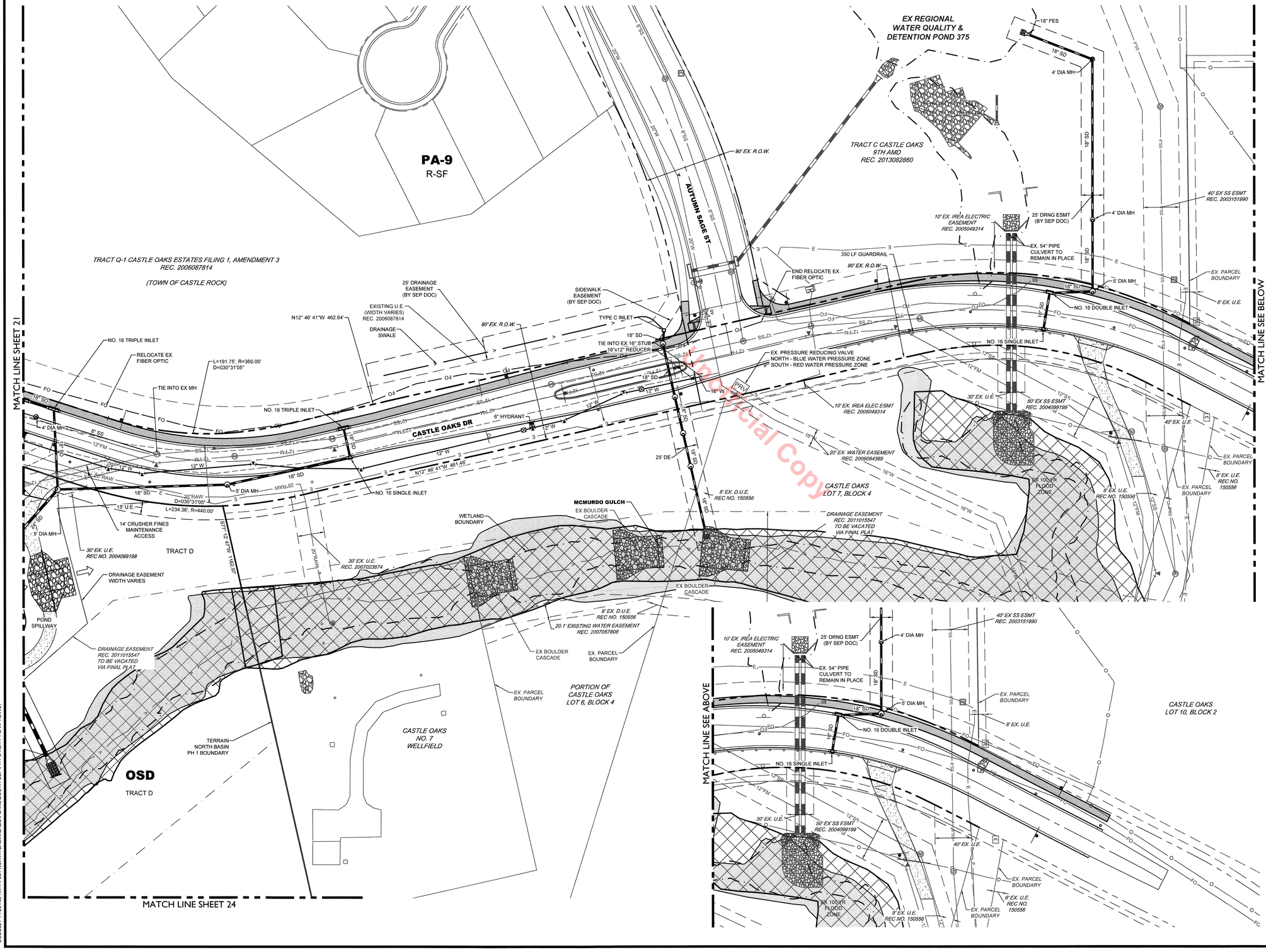
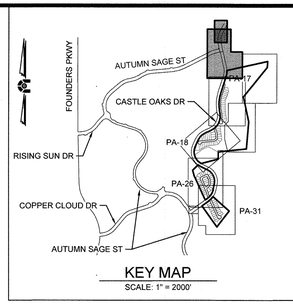
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.





KEY MAP
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0 50' 100'
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TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (5 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO. 14-001

SHEET 22 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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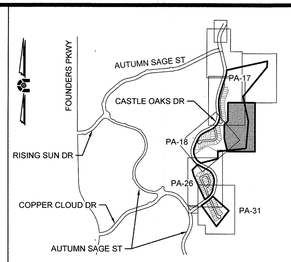

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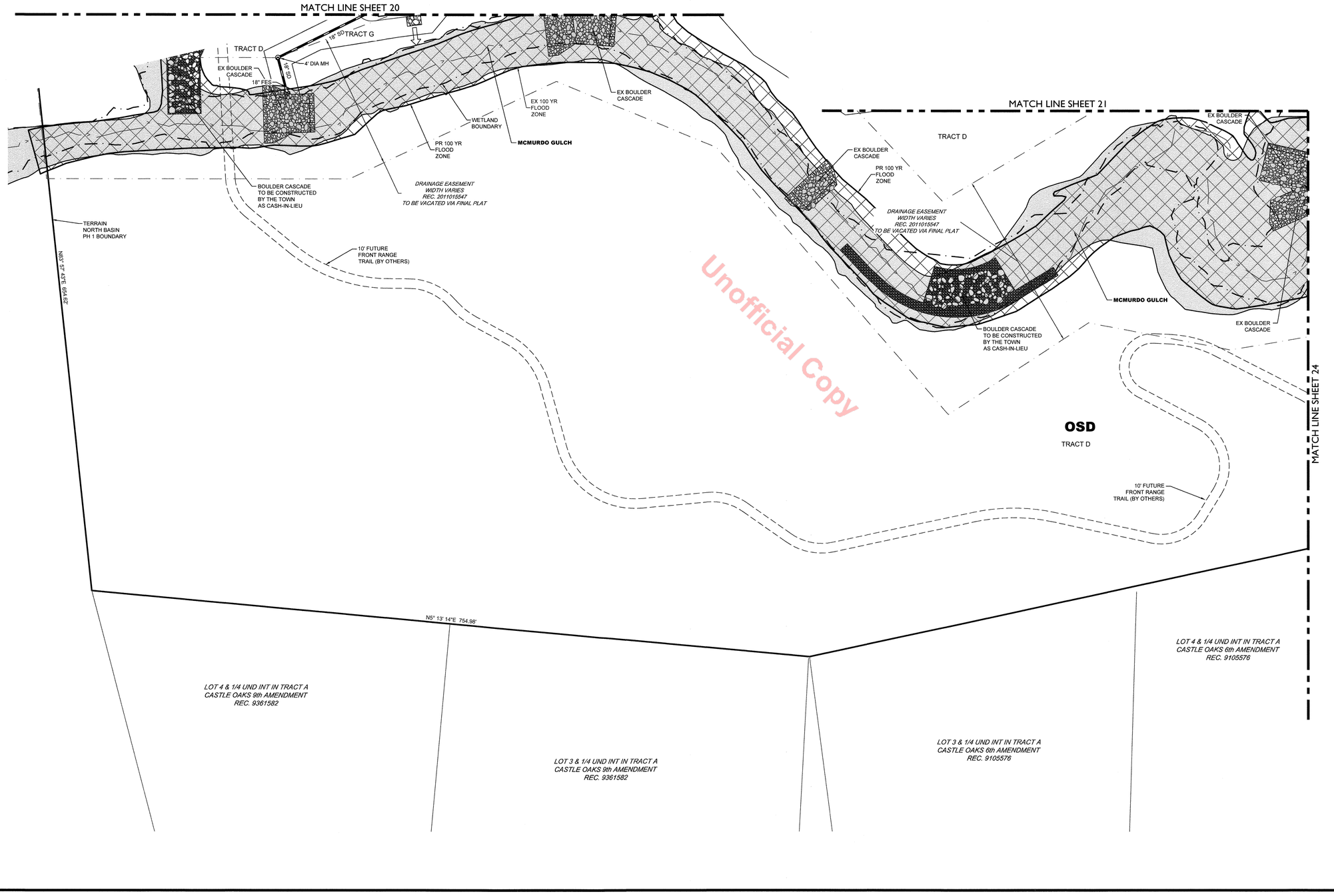

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SITE DEVELOPMENT PLAN
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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (6 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO.
14-001

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23 OF 37

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SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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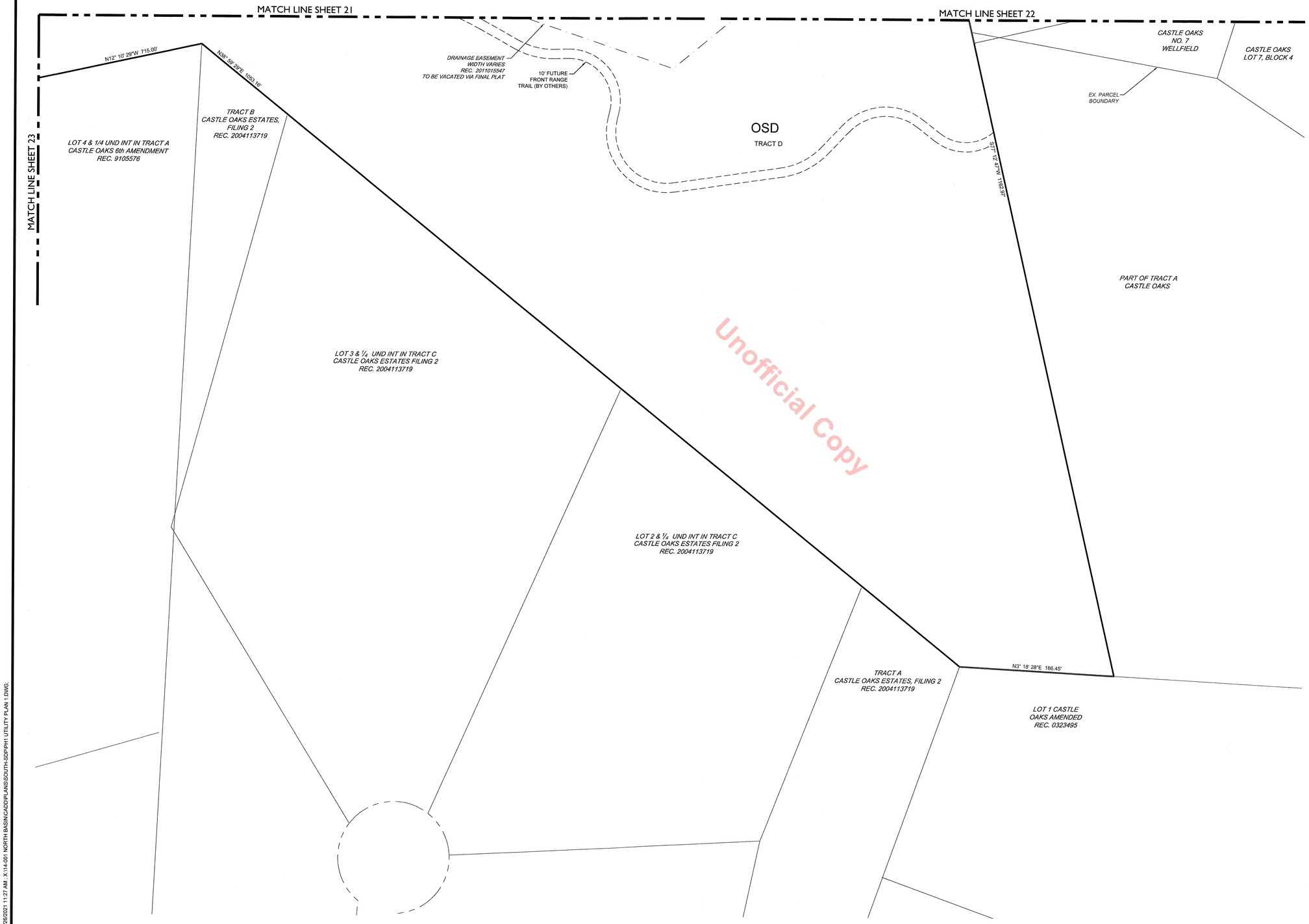

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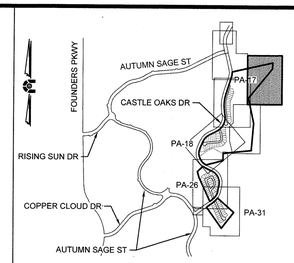

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TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
UTILITY PLAN (7 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

JOB NO.
14-001

SHEET
24 OF 37

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EM·DUB DESIGN
LANDSCAPE ARCHITECTURE
1425 BRENTWOOD ST.
SUITE #17
LAKEWOOD, CO 80214
P: 303-882-1237

PAUL C. MCMAHON
990
10/30/2012
Original Date of Licensure
02/26/2021
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. 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.
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. 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.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. 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.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

COMPOSITE LANDSCAPE WATER USE RATING CHART

IRRIGATION TYPE	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 IRR. LANDSCAPE ZONES	CLWUR (LWUR x IA) /TA
DRIP	SHRUB BEDS	2	LOW	69.8%	87,437	2.0	125,245	1.396
DRIP	CANOPY TREES (208)*	2	LOW	16.6%	20,800	2.0		0.332
DRIP	LARGE SHRUBS (37)*	2	LOW	3.0%	3,700	2.0		0.059
SPRAY	NATIVE SEED	2	LOW	10.6%	13,308	2.0		0.213
TOTAL OF THE CLWUR								2.000

NOTES:
*TREES AND LARGE DECIDUOUS SHRUBS IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION

STREETSCAPE REQUIREMENT TABLE (INSTALLED BY DEVELOPER)

STREET	LINEAR FEET*	TREES				SHRUBS	
		TREES REQUIRED 1 TREE/40LF	CANOPY SHADE TREES (MIN.75% OF TOTAL) PROVIDED	NON-CANOPY SHADE TREES PROVIDED	PROVIDED TREE TOTAL	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED
CASTLE OAKS DR	9,209	231	174	57	231	924	949
WATER BIRCH WAY	239	6	5	1	6	24	35
PEACHLEAF LOOP	304	8	7	1	8	32	39
SOAPBERRY PLACE	104	3	3	0	3	12	14
MADRONA CT	1,396	35	27	8	35	140	294
TOTAL	11,252	283	216	67	283	1,132	1,331

NOTES:
*LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS. FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS, SEE RESIDENTIAL LOT STREETSCAPE REQUIREMENT BELOW.

RESIDENTIAL LOT STREETSCAPE REQUIREMENT (INSTALLED BY HOMEBUILDER)

NOTES:
1. EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE AND 4 SHRUBS IN THE FRONT YARD.
2. LARGE CANOPY TREES IN YARDS MUST NOT EXCEED 16 FEET FROM THE BACK OF THE STREET CURB.

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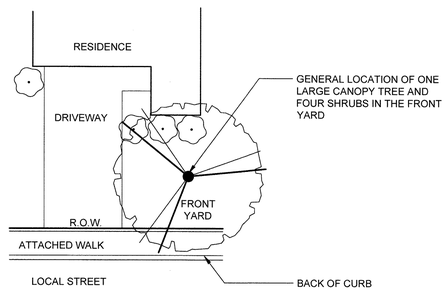
LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	ACRES	SQUARE FOOTAGE	PERCENTAGE
NON-IRRIGATED SEED AREAS	14.70	640,539	23.4%
IRRIGATED NATIVE SEED AREAS	0.31	13,308	0.5%
IRRIGATED PLANTS IN NON-IRRIG. SEED AREAS	0.56	24,500	0.9%
IRRIGATED SHRUB BEDS	2.01	87,437	3.2%
NON IRRIGATED MULCH BED	0.00	0	0.0%
WALKS AND UNDISTURBED AREAS	45.32	1,974,031	72.0%
GROSS LANDSCAPE AREA*	62.90	2,739,815	100.0%
TOTAL IRRIGATED LANDSCAPE	2.88	125,245	4.6%

NOTES:
* GROSS LANDSCAPE AREA PER THE 'LANDSCAPE SUMMARY TABLE' INCLUDES ADDITIONAL NON-IRRIGATED SEED AREAS (TO LIMIT OF DISTURBANCE) OUTSIDE OF THE PLANNING AREAS CALCULATED IN THE OVERALL SITE UTILIZATION CHART LOCATED ON THE COVER OF THIS APPLICATION.

PLANT TOTALS	
TREES	309
SHRUBS	1,406
ORNAMENTAL GRASSES/PERENNIALS	1,155

NOTE:
RESIDENTIAL LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.



1 TYPICAL FRONT YARD LANDSCAPE DIAGRAM
1" = 20'
P-RE-TER-51

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
	EVERGREEN TREES *(LOW / VERY LOW)*
	ORNAMENTAL TREES *(LOW / VERY LOW)*
	DEC. SHRUBS *(LOW / VERY LOW)*
	EVERGREEN SHRUBS *(LOW / VERY LOW)*
	ORNAMENTAL GRASSES *(LOW)*
	PERENNIALS *(LOW)*
	R.O.W SEED BLEND *(LOW)* (NON-IRRIGATED)
	NATIVE SEED BLEND *(LOW)* (NON-IRRIGATED)
	COBBLE ROCK MULCH (PERM. IRRIGATION) POINT SOURCE *DRIP IRR.*
	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE *DRIP IRR.*
	SHREDDED WOOD MULCH (PERM. IRRIGATION) POINT SOURCE *DRIP IRR.*
	OPEN RAIL FENCE RE DETAIL: 6/36
	PRIVACY FENCE RE DETAIL: 4-5/36
	STEEL EDGING RE DETAIL: 2/37
	LANDSCAPE BOUNDARY
	ENTRY MONUMENT RE DETAIL: 1/37
	ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

- TERRAIN N.B. PH1 BNDRY
- CASTLE OAKS DR. R.O.W./BOUNDARY
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- PROPOSED EASEMENT
- SIDEWALK
- RETAINING WALL
- SIGHT VISION TRIANGLE
- SIGHT SAFETY TRIANGLE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EX CONTOUR MAJOR
- EX CONTOUR MINOR

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C	4TH SUBMITTAL	01/08/21	PM
D	5TH SUBMITTAL	02/18/21	PM
E	6TH SUBMITTAL	02/26/21	PM

TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE NOTES AND TABLES

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 25 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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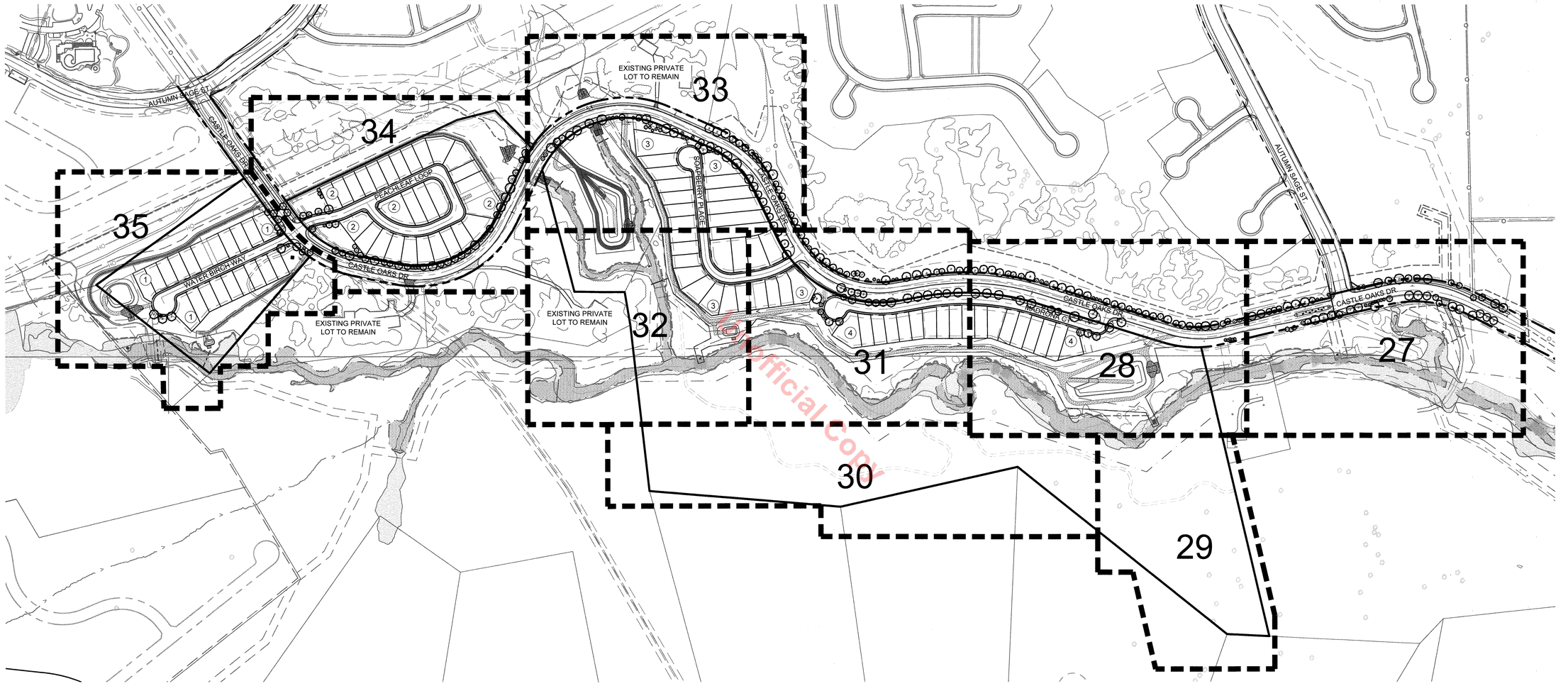
P: 303-882-1237

PAUL C. MCMAHON
990
10/30/2012
Original Date of Licensure
02/28/2021
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 OVERALL LANDSCAPE PLAN

0' 200' 400' 600'
SCALE: 1" = 200'-0"

NORTH

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
	EVERGREEN TREES *(LOW / VERY LOW)*
	ORNAMENTAL TREES *(LOW / VERY LOW)*

SYMBOL	DESCRIPTION
	DEC. SHRUBS *(LOW / VERY LOW)*
	EVERGREEN SHRUBS *(LOW / VERY LOW)*
	ORNAMENTAL GRASSES *(LOW)*
	PERENNIALS (LOW)

SYMBOL	DESCRIPTION
	ENTRY MONUMENT RE DETAIL: 1/37
	ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

- TERRAIN NORTH BASIN PH 1 BOUNDARY
- CASTLE OAKS DR. R.O.W./BOUNDARY
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- PROPOSED EASEMENT
- SIDEWALK

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

- RETAINING WALL
- SIGHT VISION TRIANGLE
- SIGHT SAFETY TRIANGLE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR

TECHNICAL CRITERIA VARIANCE NOTES:

THESE PLANS HAVE BEEN DEVELOPED WITH THE FOLLOWING GRANTED TECHNICAL CRITERIA VARIANCES:

- TCV20-0035: VARIANCE FOR MAX STREET TREE SPACING FOR CASTLE OAKS DR.
- TCV20-0036: VARIANCE OF MAX STREET TREE OFFSET FOR CASTLE OAKS DR

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

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PAUL C. MCMAHON
990
10/30/2012
Original Date of Licensure
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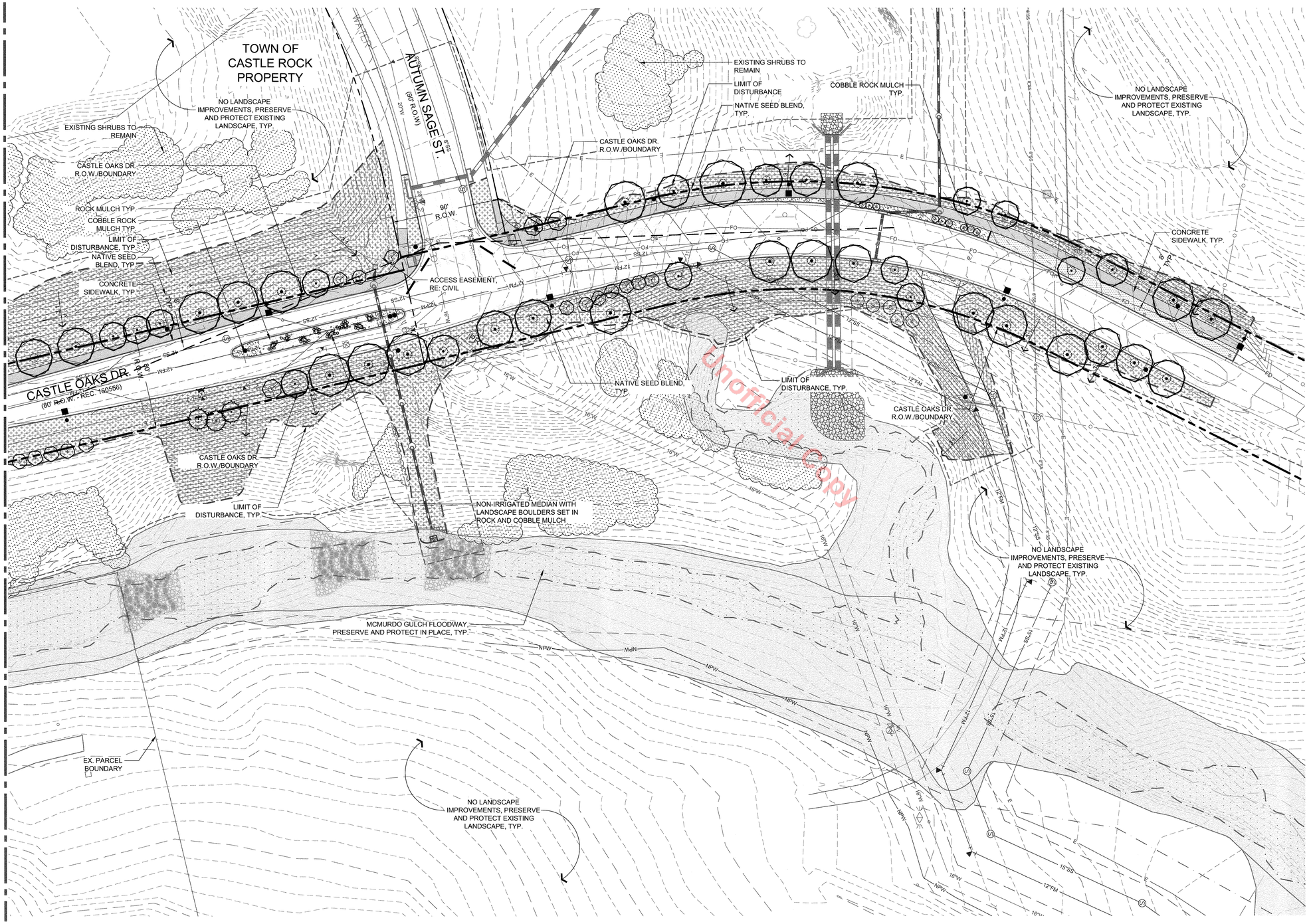
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

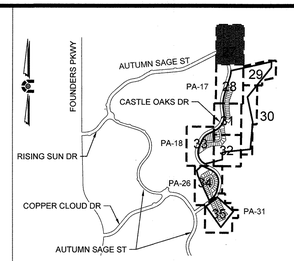
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 LANDSCAPE PLAN

0' 40' 80' 120'
SCALE: 1" = 40'-0"

NORTH



KEY MAP
SCALE: 1" = 2000'

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
	EVERGREEN TREES *(LOW / VERY LOW)*
	ORNAMENTAL TREES *(LOW / VERY LOW)*
	DEC. SHRUBS *(LOW / VERY LOW)*
	EVERGREEN SHRUBS *(LOW / VERY LOW)*
	ORNAMENTAL GRASSES *(LOW)*
	PERENNIALS *(LOW)*
	R.O.W SEED BLEND *(LOW)* (NON-IRRIGATED)
	NATIVE SEED BLEND *(LOW)* (NON-IRRIGATED)
	COBBLE ROCK MULCH (PERM. IRRIGATION) POINT SOURCE *DRIP IRR.*
	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE *DRIP IRR.*
	SHREDDED WOOD MULCH (PERM. IRRIGATION) POINT SOURCE *DRIP IRR.*
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	LANDSCAPE BOUNDARY
	ENTRY MONUMENT RE DETAIL: 1/37
	ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

- TERRAIN N.B. PH1 BNDRY
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TERRAIN NORTH BASIN PH 1
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 27 OF 37

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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10/30/2012
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LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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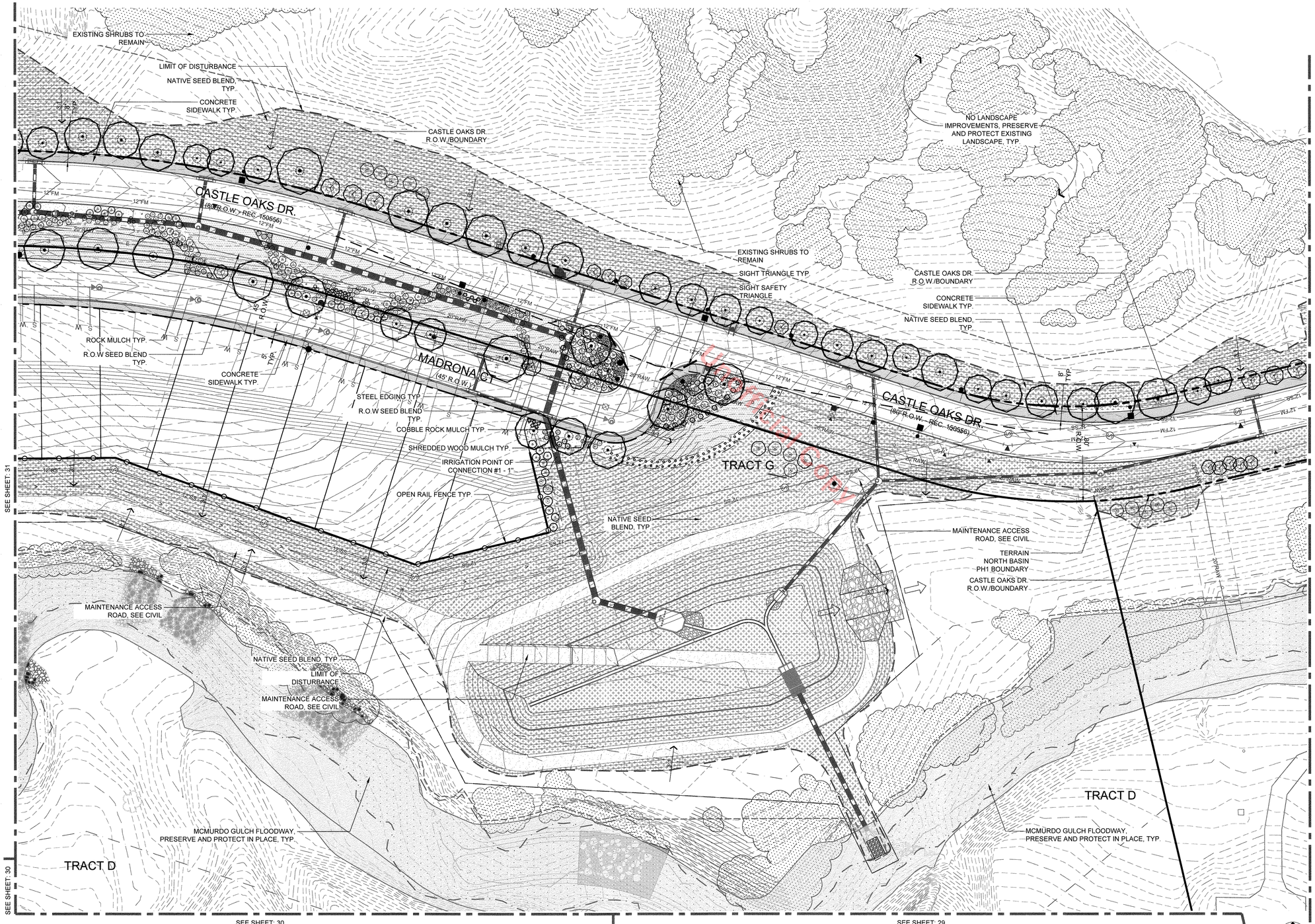
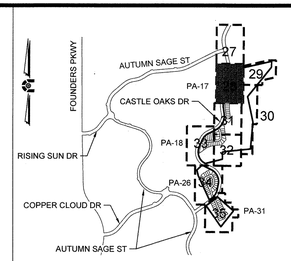


1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

NORTH



KEY MAP
SCALE: 1" = 2000'

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
	EVERGREEN TREES *(LOW / VERY LOW)*
	ORNAMENTAL TREES *(LOW / VERY LOW)*
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	EVERGREEN SHRUBS *(LOW / VERY LOW)*
	ORNAMENTAL GRASSES *(LOW)*
	PERENNIALS *(LOW)*
	R.O.W SEED BLEND *(LOW)* (NON-IRRIGATED)
	NATIVE SEED BLEND *(LOW)* (NON-IRRIGATED)
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	ENTRY MONUMENT RE DETAIL: 1/37
	ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

- TERRAIN N.B. PH1 BNDRY
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- PROPOSED LOT LINE
- PROPOSED ROW LINE
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- SIGHT SAFETY TRIANGLE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EX CONTOUR MAJOR
- EX CONTOUR MINOR

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
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JOB NO. 19-042

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10/30/2012
Original Date of Licensure
02/26/2021
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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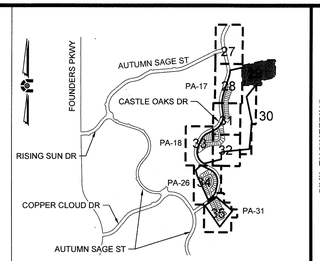
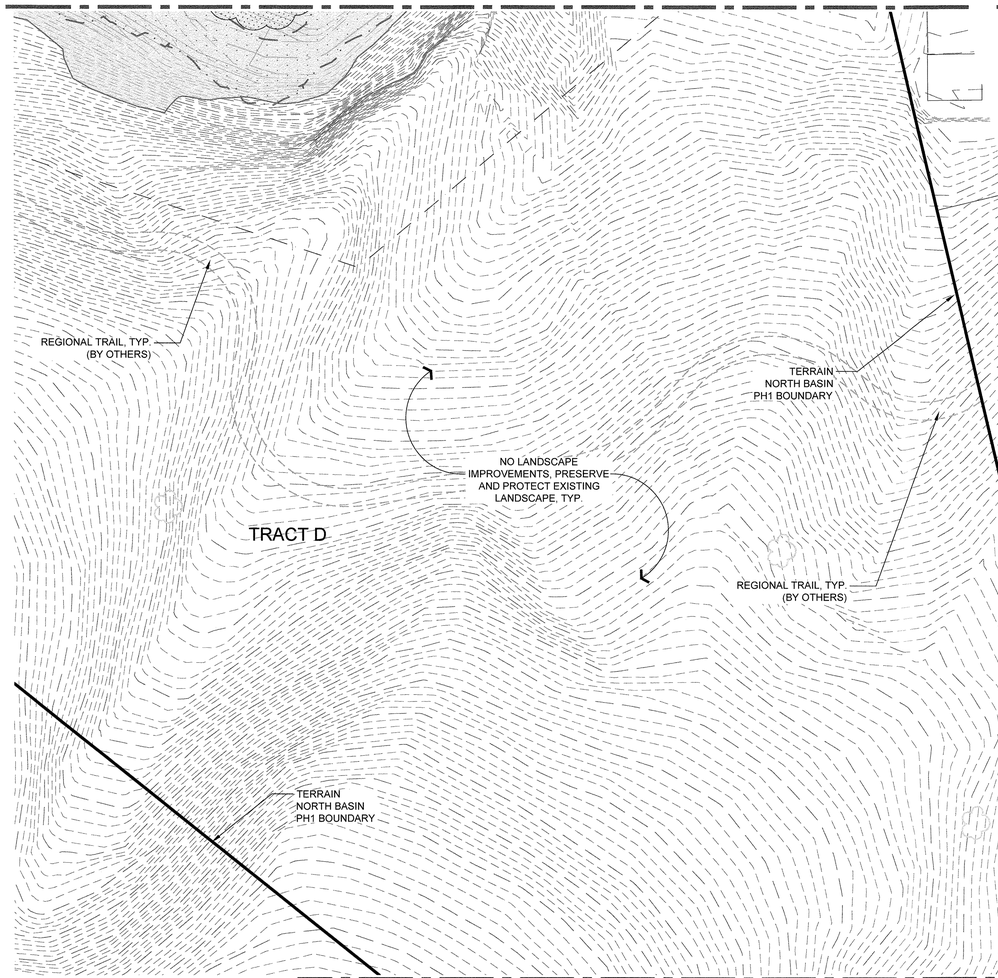


KEY MAP
SCALE: 1" = 2000'

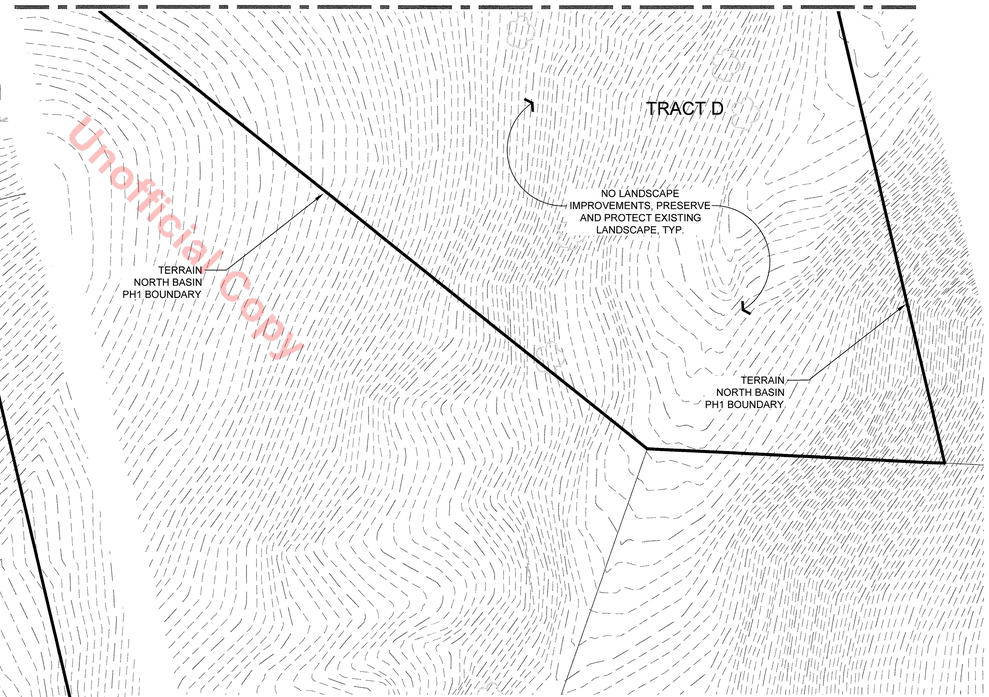
SEE SHEET: 28



SEE THIS SHEET: 2

1 LANDSCAPE PLAN
0' 40' 80' 120'
SCALE: 1" = 40'-0"
NORTH

SEE THIS SHEET: 1



2 LANDSCAPE PLAN
0' 40' 80' 120'
SCALE: 1" = 40'-0"
NORTH

Unofficial Copy

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
	EVERGREEN TREES *(LOW / VERY LOW)*
	ORNAMENTAL TREES *(LOW / VERY LOW)*
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	EVERGREEN SHRUBS *(LOW / VERY LOW)*
	ORNAMENTAL GRASSES *(LOW)*
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	R.O.W SEED BLEND *(LOW)* (NON-IRRIGATED)
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	LANDSCAPE BOUNDARY
	ENTRY MONUMENT RE DETAIL: 1/37
	ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

	TERRAIN N.B. PH1 BNDRY
	CASTLE OAKS DR. R.O.W./BOUNDARY
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SIDEWALK
	RETAINING WALL
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	EX CONTOUR MINOR

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

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SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

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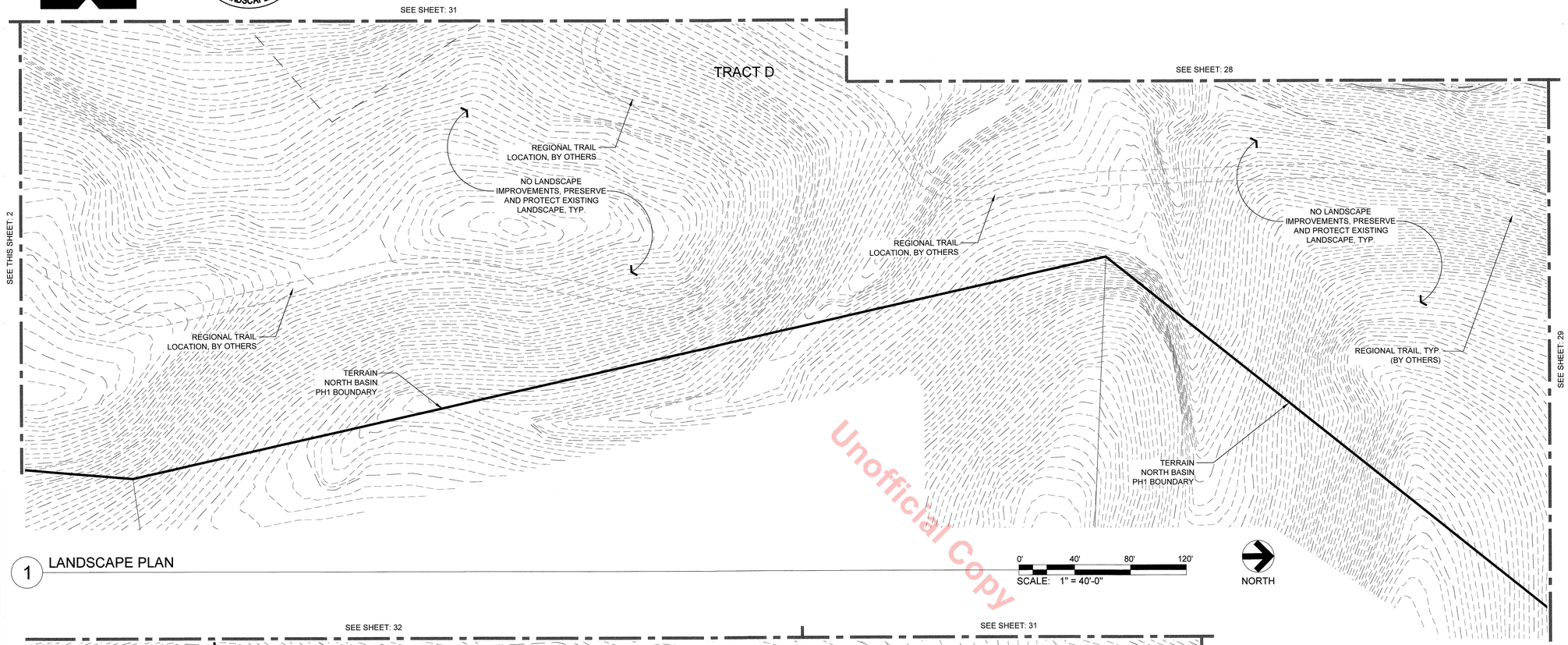
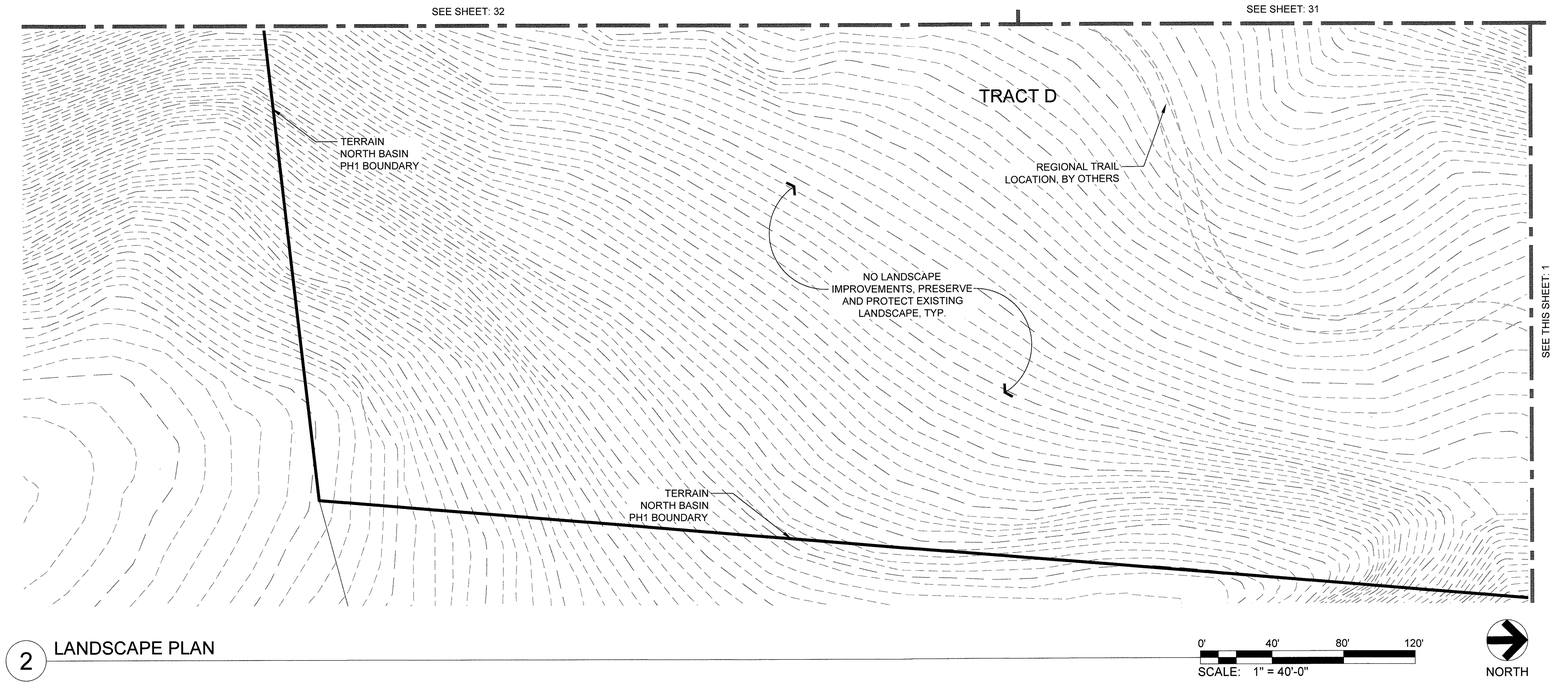


1 LANDSCAPE PLAN

0' 40' 80' 120'
SCALE: 1" = 40'-0"

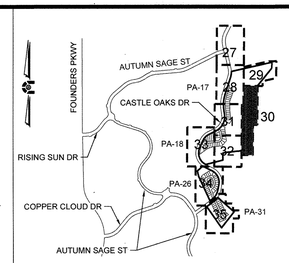
NORTH



2 LANDSCAPE PLAN

0' 40' 80' 120'
SCALE: 1" = 40'-0"

NORTH



KEY MAP
SCALE: 1" = 2000'

LEGEND

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	ENTRY MONUMENT RE DETAIL: 1/37
	ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

	TERRAIN N.B. PH1 BNDRY
	CASTLE OAKS DR. R.O.W./BOUNDARY
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SIDEWALK
	RETAINING WALL
	SIGHT VISION TRIANGLE
	SIGHT SAFETY TRIANGLE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EX CONTOUR MAJOR
	EX CONTOUR MINOR

TERRAIN NORTH BASIN PH 1
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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F	6TH SUBMITTAL	02/26/21	PM

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 30 OF 37

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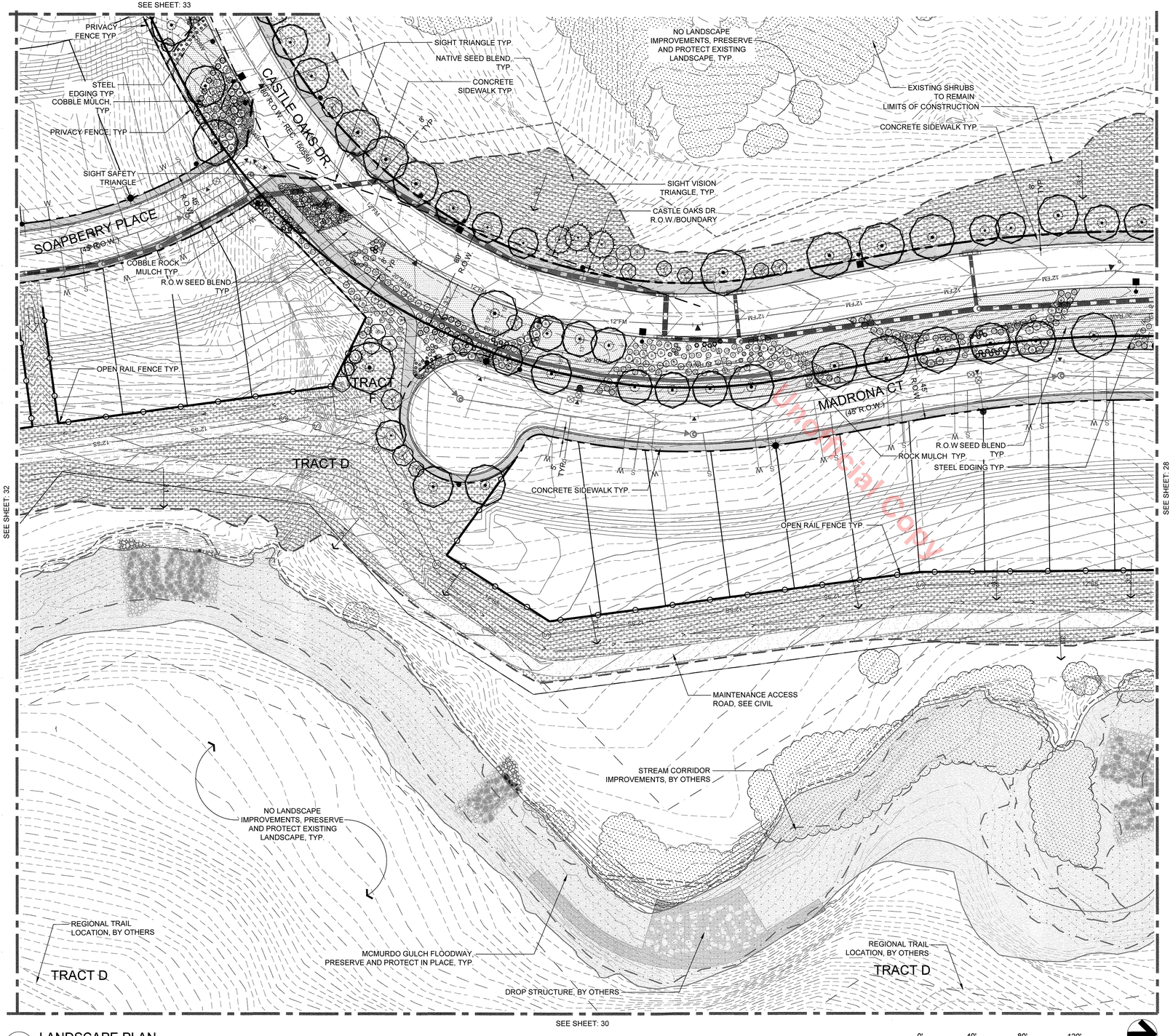
EM·DUB DESIGN
LANDSCAPE ARCHITECTURE
1425 BRENTWOOD ST.
SUITE #17
LAKEWOOD, CO 80214
P: 303-882-1237

PAUL C. MCMAHON 990 — 10/30/2012 Original Date of Licensure 02/26/2021 — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

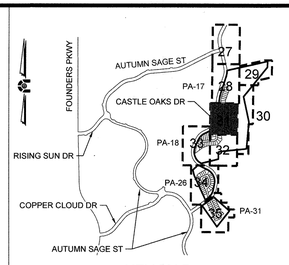
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0" (0', 40', 80', 120')

NORTH



KEY MAP
SCALE: 1" = 2000'

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
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CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

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- EX CONTOUR MINOR

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 31 OF 37

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PAUL C. MCMAHON
990
10/30/2012
Original Date of Licensure
02/26/2021
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

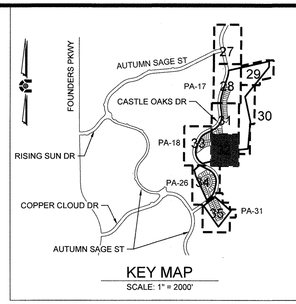
TERRAIN NORTH BASIN PH 1

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

NORTH



KEY MAP
SCALE: 1" = 2000'

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES *(LOW / VERY LOW)*
	EVERGREEN TREES *(LOW / VERY LOW)*
	ORNAMENTAL TREES *(LOW / VERY LOW)*
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CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 32 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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LAKEWOOD, CO 80214
P: 303-882-1237

PAUL C. MCMAHON
990
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STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

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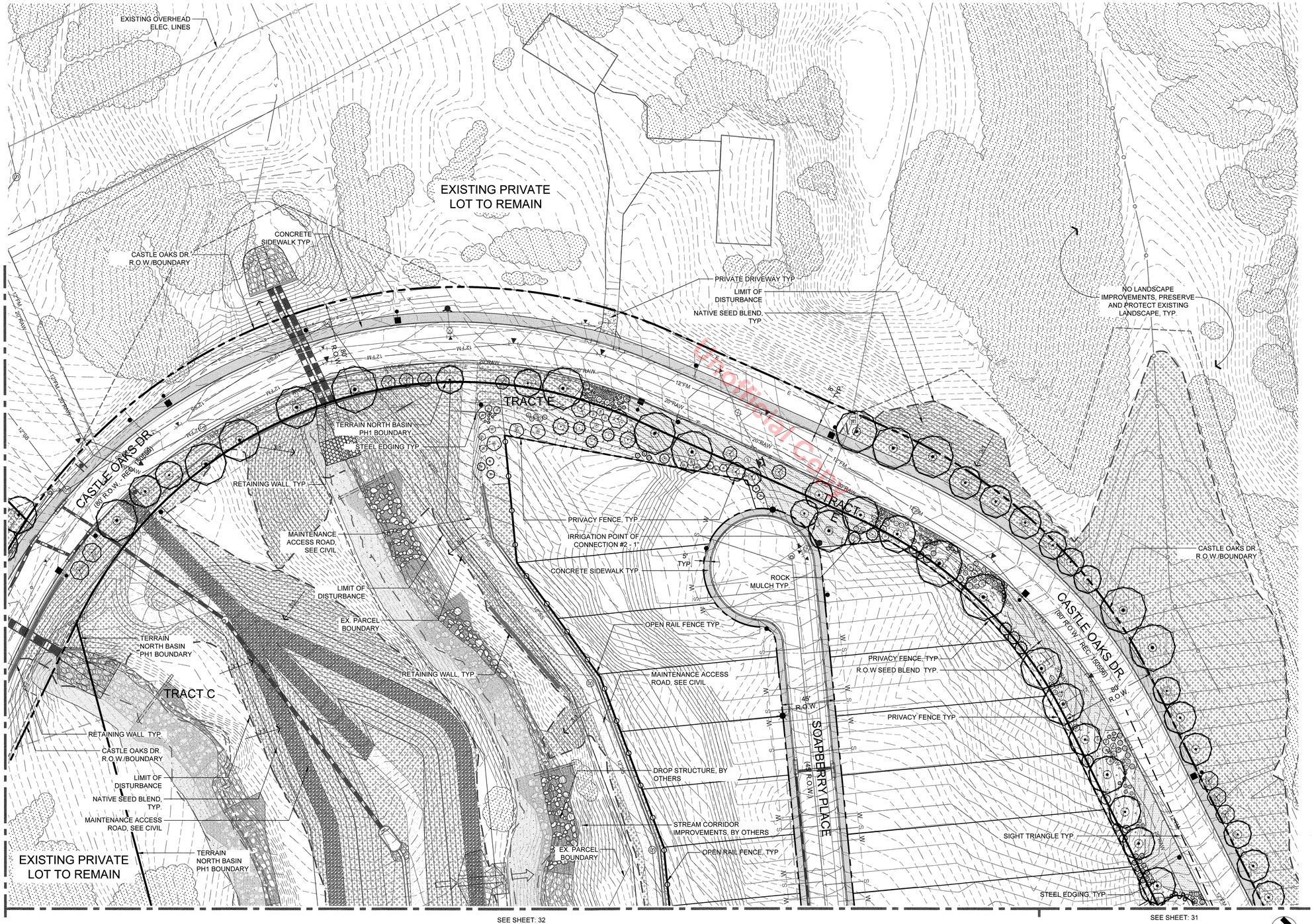
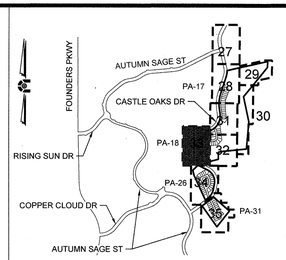


1 LANDSCAPE PLAN



KEY MAP
SCALE: 1" = 2000'

LEGEND

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CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

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PROJECT NO. SDP 20-0019

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E.	5TH SUBMITTAL	02/26/21	PM
F.	6TH SUBMITTAL		

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 33 OF 37

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PAUL C. MCMAHON
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10/30/2012
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LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

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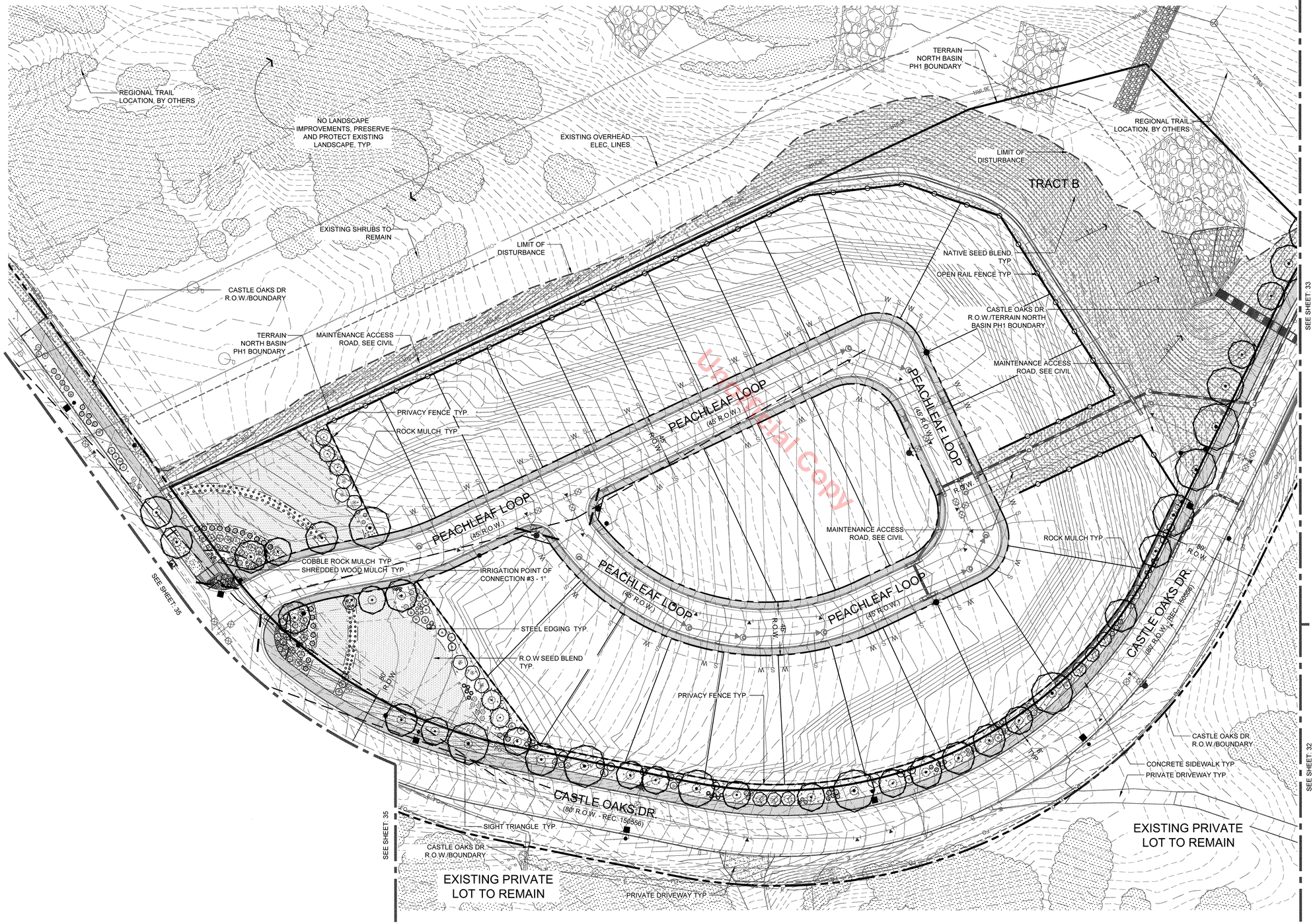

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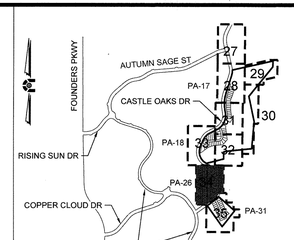

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1 LANDSCAPE PLAN

SCALE: 1" = 40'-0" (0', 40', 80', 120')

NORTH

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 34 OF 37

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SITE DEVELOPMENT PLAN

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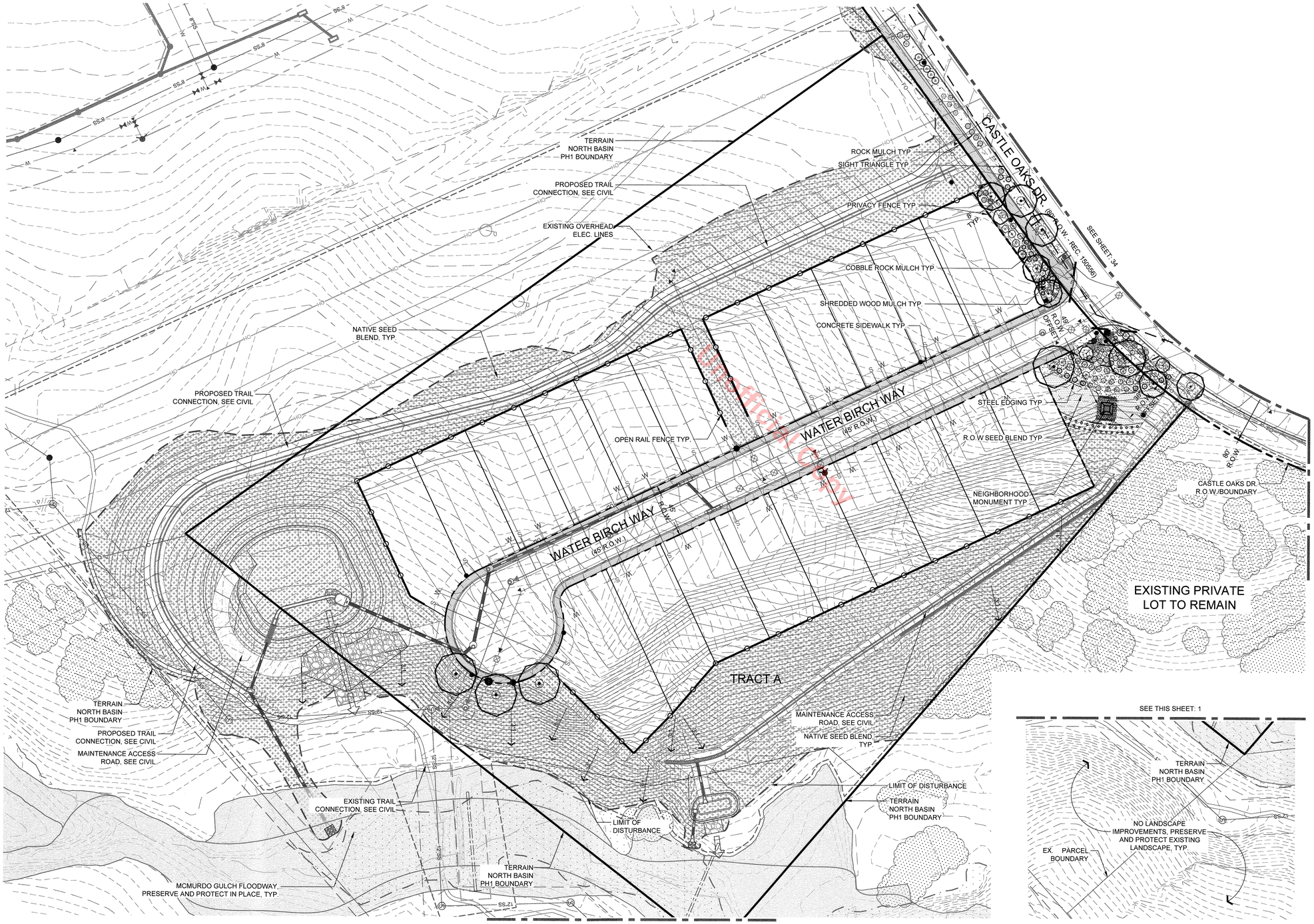


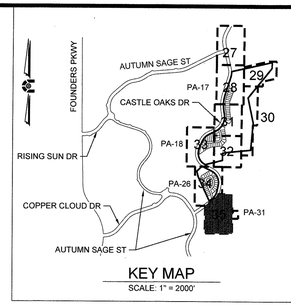
1 LANDSCAPE PLAN

0' 40' 80' 120'
SCALE: 1" = 40'-0"

NORTH

2 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

NORTH



KEY MAP
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#	REVISION DESCRIPTION	BY	DATE
A	2ND SUBMITTAL	PM	05/28/20
B	3RD SUBMITTAL	PM	10/09/20
C	4TH SUBMITTAL	PM	01/08/21
D	5TH SUBMITTAL	PM	02/18/21
E	6TH SUBMITTAL	PM	02/26/21
F.			

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 35 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

2/26/2021 1:22 PM, P:\19-042_STRAT_TERRAIN NORTH BASIN\02_WORKING\PH I_LANDSCAPE PLANS\19-042_SDP_35_LDSCP PL.DWG;

Ref # 2021072227, Pages: 36 of 37

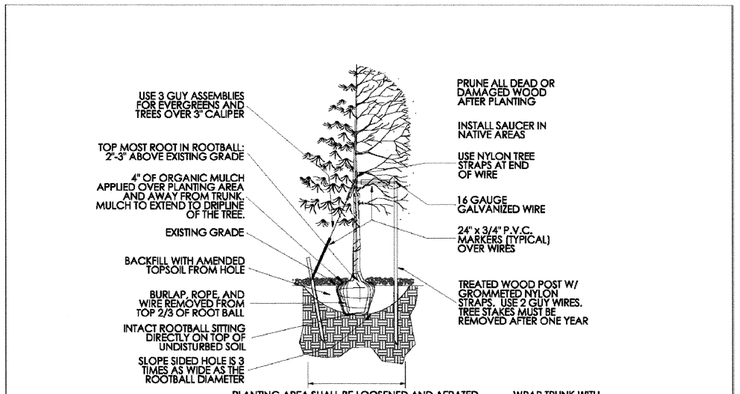
EM·DUB DESIGN
LANDSCAPE ARCHITECTURE
1425 BRENTWOOD ST.
SUITE #17
LAKEWOOD, CO 80214
P: 303-882-1237

PAUL C. MCMAHON
990
10/30/2012
Original Date of Licensure
02/26/2021
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 1

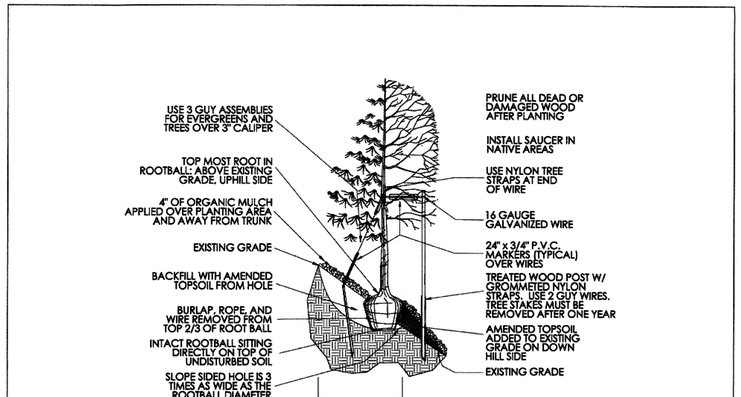
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



Sheet Revisions			
Date	Comments		
		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TREE PLANTING
		Issued By: Town of Castle Rock, Development Services March 31, 2010	

DETAIL PLAN NO.
LS-1
Sheet 1 of 2

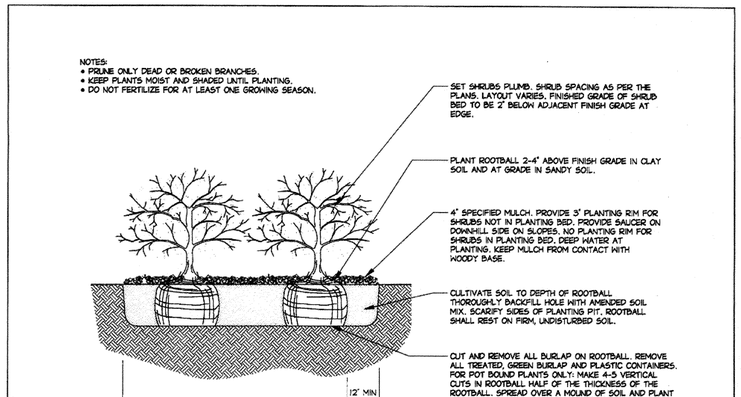
1 TOWN OF CASTLE ROCK - STANDARD TREE PLANTING DETAIL
NOT TO SCALE



Sheet Revisions			
Date	Comments		
		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TREE PLANTING SLOPES
		Issued By: Town of Castle Rock, Development Services March 31, 2010	

DETAIL PLAN NO.
LS-2
Sheet 2 of 2

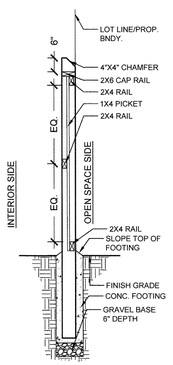
2 TOWN OF CASTLE ROCK - STANDARD TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE

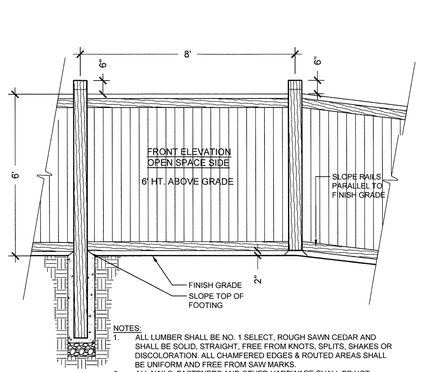


Sheet Revisions			
Date	Comments		
		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	SHRUB PLANTING
		Issued By: Town of Castle Rock, Development Services March 31, 2010	

DETAIL PLAN NO.
LS-3
Sheet 1 of 1

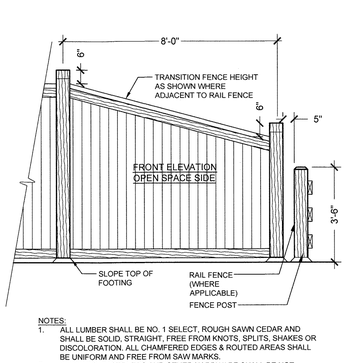
3 TOWN OF CASTLE ROCK - STANDARD SHRUB PLANTING DETAIL
NOT TO SCALE





NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES OR DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE RING SHANK.
3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. OF 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE STAINED AND/OR PAINTED. CONTRACTOR TO SUBMIT COLOR SAMPLES FOR APPROVAL.

4 PRIVACY FENCE DETAIL
3/8" 1'-0"d
P-RE-TER-01



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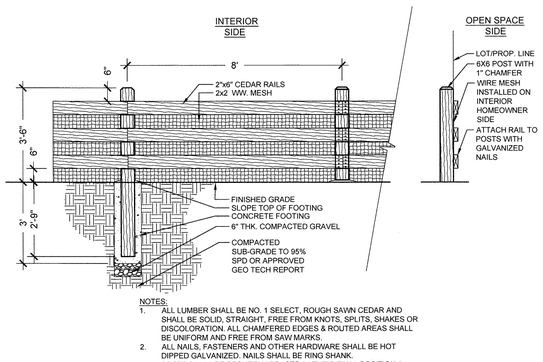
5 PRIVACY FENCE TRANSITION TO OPEN RAIL
3/8" 1'-0"d
P-RE-TER-02



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6 OPEN RAIL FENCE DETAIL
3/8" 1'-0"d
P-RE-TER-03

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LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120
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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

DESIGNED BY: PM
DRAWN BY: MS
CHECKED BY: PM

JOB NO. 19-042

SHEET 36 OF 37

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

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EM·DUB DESIGN
LANDSCAPE ARCHITECTURE
1425 BRENTWOOD ST.
SUITE #17
LAKEWOOD, CO 80214
P: 303-882-1237

PAUL C. MCMAHON 990 — 10/30/2012 — Original Date of Licensure 02/28/2021 — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

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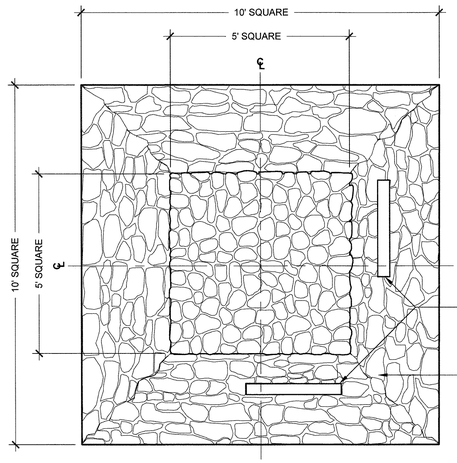
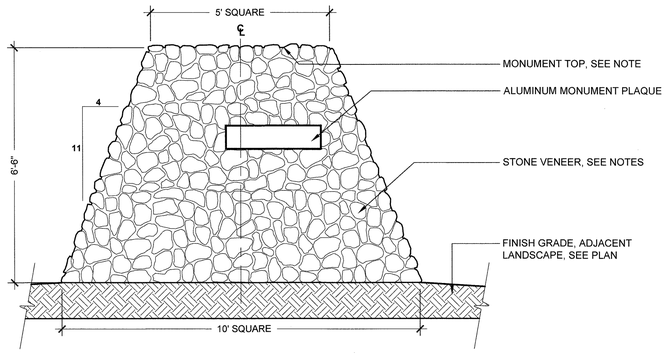


PLAN



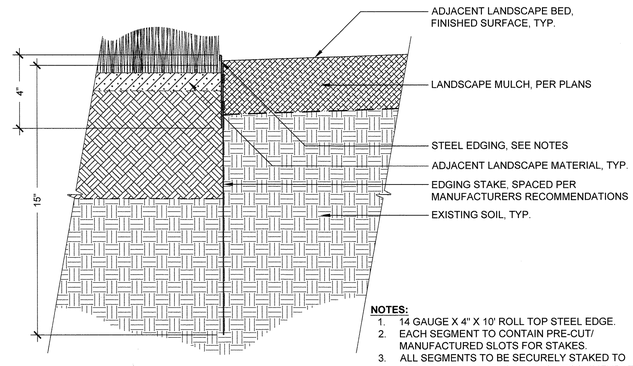
ELEVATION

MONUMENT NOTES:

- NATURAL STONE VENEER: BORAL PROSTONE
- TYPE: WESTERN COLLECTION RIVER ROCK 3"-10" THICK.
- MORTAR VENEER IN PLACE PER MANUFACTURER RECOMENDATIONS
- PATTERN: ARCTIC RIVER ROCK OR APPROVED EQUAL
- ALL CORNERS OF THE MONUMENT SHALL BE AT CONSISTENT GRADE UNLESS OTHERWISE NOTED.
- TOP OF THE MONUMENT SHALL RECEIVE STONE VENEER. PITCH TOP 1/4" PER FOOT FROM THE CENTER TO DRAIN.
- MONUMENTS SHALL BE CONSTRUCTED WITH REINFORCED CMU SUBSTRUCTURE. RE STRUCT. DWGS (N.I.C.)

1 ENTRY MONUMENT - NEIGHBORHOOD

1/2" 1'-0"d — P-RE-TER-20



NOTES:

1. 14 GAUGE X 4" X 10' ROLL TOP STEEL EDGE.
2. EACH SEGMENT TO CONTAIN PRE-CUT/ MANUFACTURED SLOTS FOR STAKES.
3. ALL SEGMENTS TO BE SECURELY STAKED TO GRADE PER MANUFACTURERS RECOMMENDATIONS
4. ALL METAL SHALL BE PAINTED BLACK
5. TOWN OF CASTLE ROCK REQUIRES EDGING TO BE ROLLED OR CAPPED.

2 ROLL TOP STEEL EDGING

3" 1'-0"d — 329413.23-99

NOTE:

1. BOULDERS TO BE APPROVED BY OWNER/OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
2. ALL BOULDERS SHALL BE RANDOM IRREGULAR/ANGULAR IN SHAPE TO THE DIMENSIONS SHOWN.
3. FIELD LOCATE BOULDERS AS SHOWN ON PLAN FOR REVIEW BY OWNER/OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
4. DO NOT FRACTURE BOULDER DURING PLACEMENT, SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE. WASH OFF BOULDERS COMPLETELY AFTER PLACEMENT.
5. TYPICAL BOULDER DIMENSIONS ARE AS SHOWN, LENGTH SHALL VARY AS REQUIRED TO MEET LAYOUT INTENT AS SHOWN ON THE PLANS.

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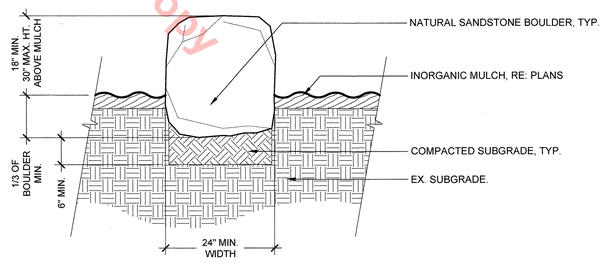

3 ACCENT BOULDER

3/4" 1'-0"d — P-RE-TER-10

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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE DETAILS

DESIGNED BY: PM
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JOB NO. 19-042

SHEET 37 OF 37

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