

SITE DEVELOPMENT PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8

(FORMERLY FIRST AMENDMENT TO THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4, TRACT BB-1)
SITUATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

BENCHMARK: A 3 -1/4" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE JUST EAST OF THE 225 FOOT WIDE P.S.C.O. UTILITY EASEMENT, SAID POINT IS A DOUGLAS COUNTY CONTROL MONUMENT # DC GIS 4.004007
ELEVATION = 6495.263 (NAVD 88 DATUM).

BASIS OF BEARINGS

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 BEING MONUMENTED AT THE WEST ONE-QUARTER CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - STAMPED "PLS 22100" AND AT THE SOUTHWEST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - P.L.S. #12046, BEING ASSUMED TO BEAR N00°12'27"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTES

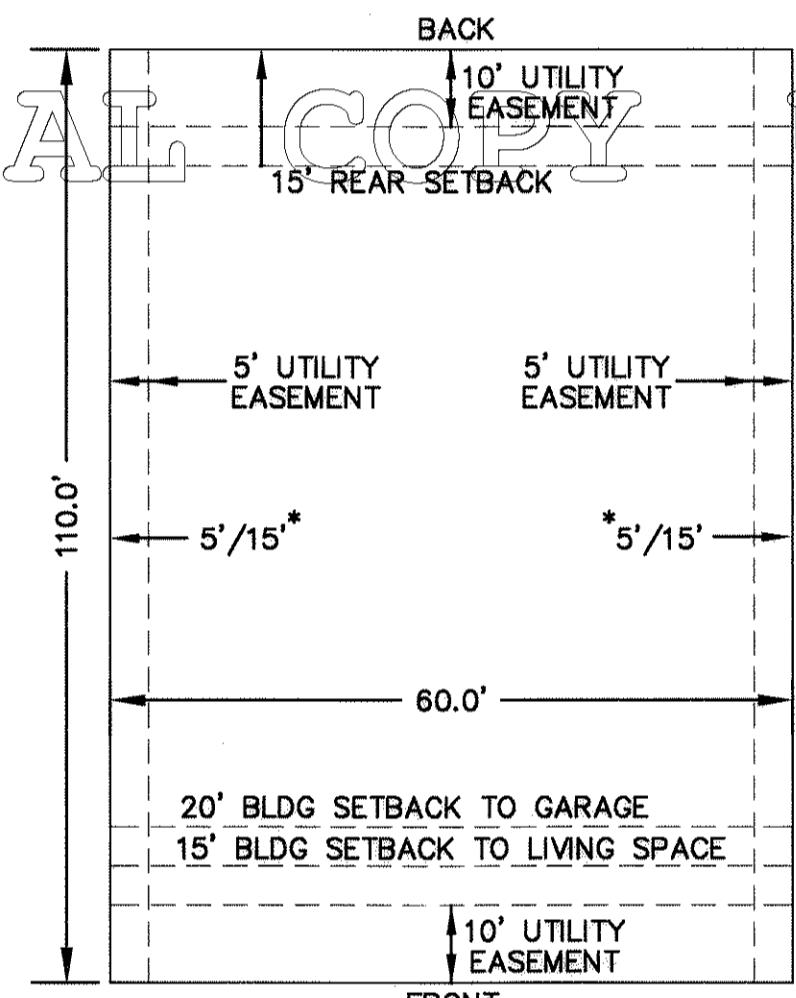
1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES 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 15% FEE.
2. PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, 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 HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE DEVELOPMENT PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC.. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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. ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
4. ANY STREET SIGNS, STRIPING AND STREET LIGHTS 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.
5. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT 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 THE 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 EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
9. UNLESS OTHERWISE NOTED ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
10. NONE OF THE DRAINAGE WITHIN THE PROPERTY IS IDENTIFIED AS BEING LOCATED WITHIN FEMA REGULATED FLOOD PLAINS AND/OR WETLANDS (FIRM COMMUNITY-PANEL NO. 08035C0189F, SEPT. 30, 2005).
11. ALL OFF-SITE EASEMENTS MUST BE OBTAINED AND RECORDED CONCURRENTLY WITH THE FINAL PLAT.

LEGEND

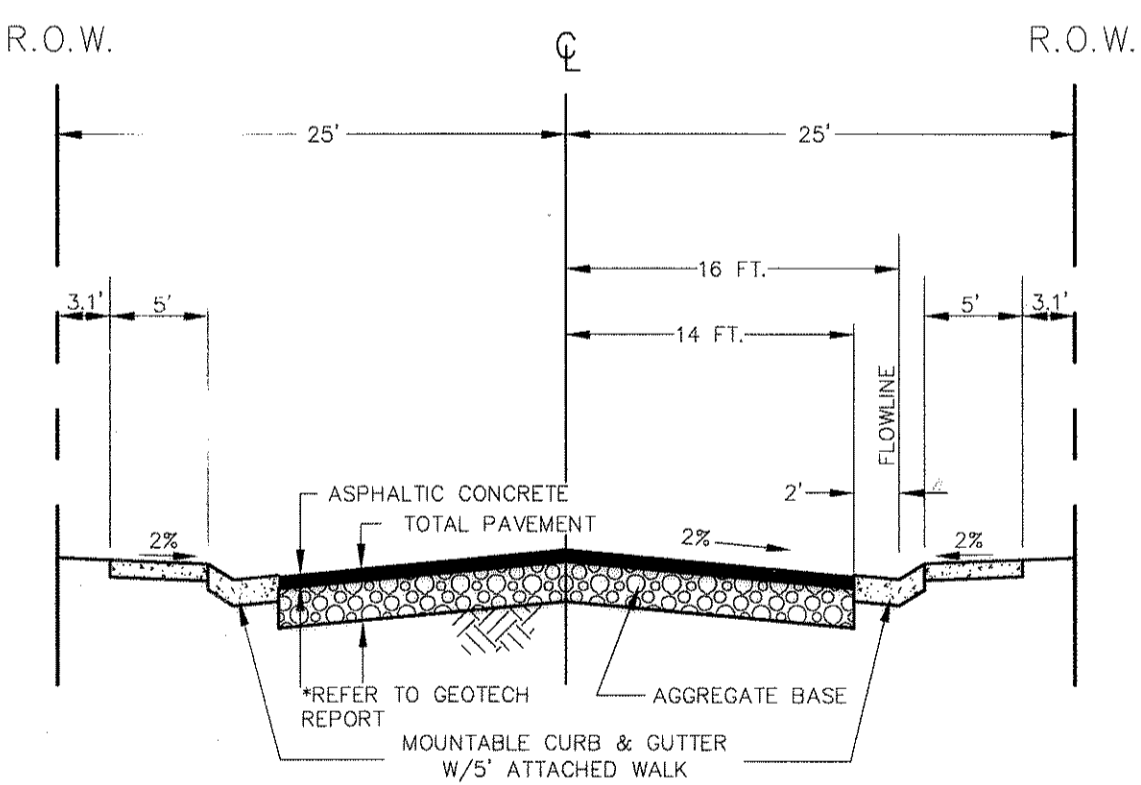
LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE'S	PROPOSED % OF SITE ACREAGE	NET DENSITY	MIN. LOT AREA	AVE. LOT AREA	MAX LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. HEIGHT
R-TH PA 21 SINGLE FAMILY DETACHED	10.729 AC	62	64.8%	5.77	6,109 SF	7,545 SF	11,370 SF	20'	15'	15'	5'	15'	35'
OSP OPEN SPACE DEDICATION PRIVATE	2.422 AC	-	14.6%	-	-	-	-	-	-	-	-	-	-
ROW PROPOSED LOCAL STREETS***	3.414 AC	-	20.6%	-	-	-	-	-	-	-	-	-	-
	16.565 AC	62	100%	3.74 DU/AC									

TRACT SUMMARY

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	0.260 AC	OSP/DR	HOA	HOA
TRACT B	0.701 AC	OSP/DR	HOA	HOA
TRACT C	0.133 AC	OSP/DR	HOA	HOA
TRACT D	1.328 AC	OSP/DR/UT	HOA	HOA



TYPICAL LOT SETBACKS
N.T.S.
* SIDE TO INTERIOR/SIDE TO STREET



MODIFIED LOCAL RESIDENTIAL (TYP)
N.T.S.

MONUMENT LEGEND

FOUND ALIQUOT MONUMENT AS NOTED
 FOUND MONUMENT AS NOTED

<p>PROPOSED</p> <p>● SANITARY SEWER PIPE with MANHOLE</p> <p>○ PIPE with PLUG</p> <p>— WATER PIPELINE</p> <p>⊕ WATER VALVE</p> <p>⊕ FIRE HYDRANT</p> <p>⊕ BEND and TEE</p> <p>⊕ BLOWOFF ASSEMBLY</p> <p>⊕ AIR RELEASE VALVE</p> <p>⊕ ARV VENT</p> <p>⊕ IRRIGATION TAP/METER</p> <p>⊕ STORM DRAIN</p> <p>— MANHOLE and PIPE</p> <p>— INLET</p> <p>— FLARED END SECTION</p> <p>— EASEMENT</p> <p>— CENTER LINE</p>	<p>EXISTING</p> <p>● SANITARY SEWER PIPE with MANHOLE</p> <p>○ PIPE with PLUG</p> <p>— WATER PIPELINE</p> <p>⊕ WATER VALVE</p> <p>⊕ FIRE HYDRANT</p> <p>⊕ BEND and TEE</p> <p>⊕ BLOWOFF ASSEMBLY</p> <p>⊕ AIR RELEASE VALVE</p> <p>⊕ ARV VENT</p> <p>⊕ IRRIGATION TAP/METER</p> <p>⊕ STORM DRAIN</p> <p>— MANHOLE and PIPE</p> <p>— INLET</p> <p>— FLARED END SECTION</p> <p>— EASEMENT</p> <p>— CENTER LINE</p>	<p>LEGEND:</p> <p>— PHASE LINE</p> <p>— BOUNDARY LINE</p> <p>— 6360 PROPOSED MAJOR CONTOUR</p> <p>— 6340 PROPOSED MINOR CONTOUR</p> <p>— EXISTING MAJOR CONTOUR</p> <p>— EXISTING MINOR CONTOUR</p> <p>— STREET GRADE</p> <p>⊕ H.P. HIGH POINT</p> <p>⊕ L.P. LOW POINT</p> <p>⊕ HANDICAPPED RAMP</p> <p>⊕ SPOT ELEVATION</p> <p>⊕ PROPOSED STREET LAMP</p> <p>⊕ EXISTING INDIVIDUAL 6" OR LARGER TREES OUTSIDE OF TREE STAND</p> <p>⊕ EXISTING TREE STAND OR SCRUB OAK STAND</p> <p>⊕ EXISTING FENCE</p> <p>* NON-STANDARD UTILITY SERVICE LOCATIONS</p>
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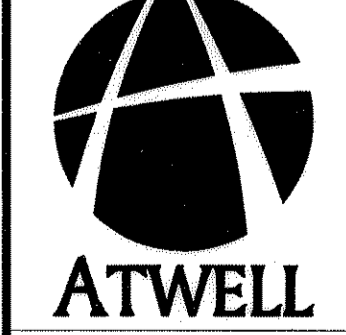
SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

CLIENT
SLV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO.1, AMENDMENT NO. 8
SITE DEVELOPMENT PLAN
GENERAL NOTES & DETAILS

DATE
12/04/2012

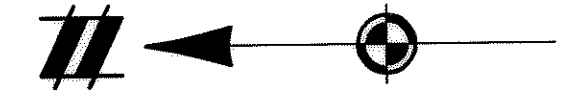
01/30/13 PER TOWN COMMENTS
04/23/13 PER TOWN COMMENTS
05/24/13 PER TOWN COMMENTS
06/10/13 PER TOWN COMMENTS
06/24/13 ISSUED FOR APPROVAL

REVISIONS



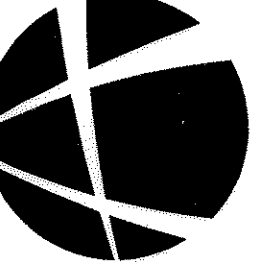
DR. GP | CH. BC
P.M. PD
BOOK ---
CAD FILE: 1027.02SDP-01-02.DWG
JOB 12001027.02
FILE CODE: ---
SHEET NO.

**SITE DEVELOPMENT PLAN FOR
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8**
(FORMERLY FIRST AMENDMENT TO THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4, TRACT BB-1)
SITUATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

CLIENT
SLV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO. 1, AMENDMENT NO. 8
SITE DEVELOPMENT PLAN
GRADING PLAN

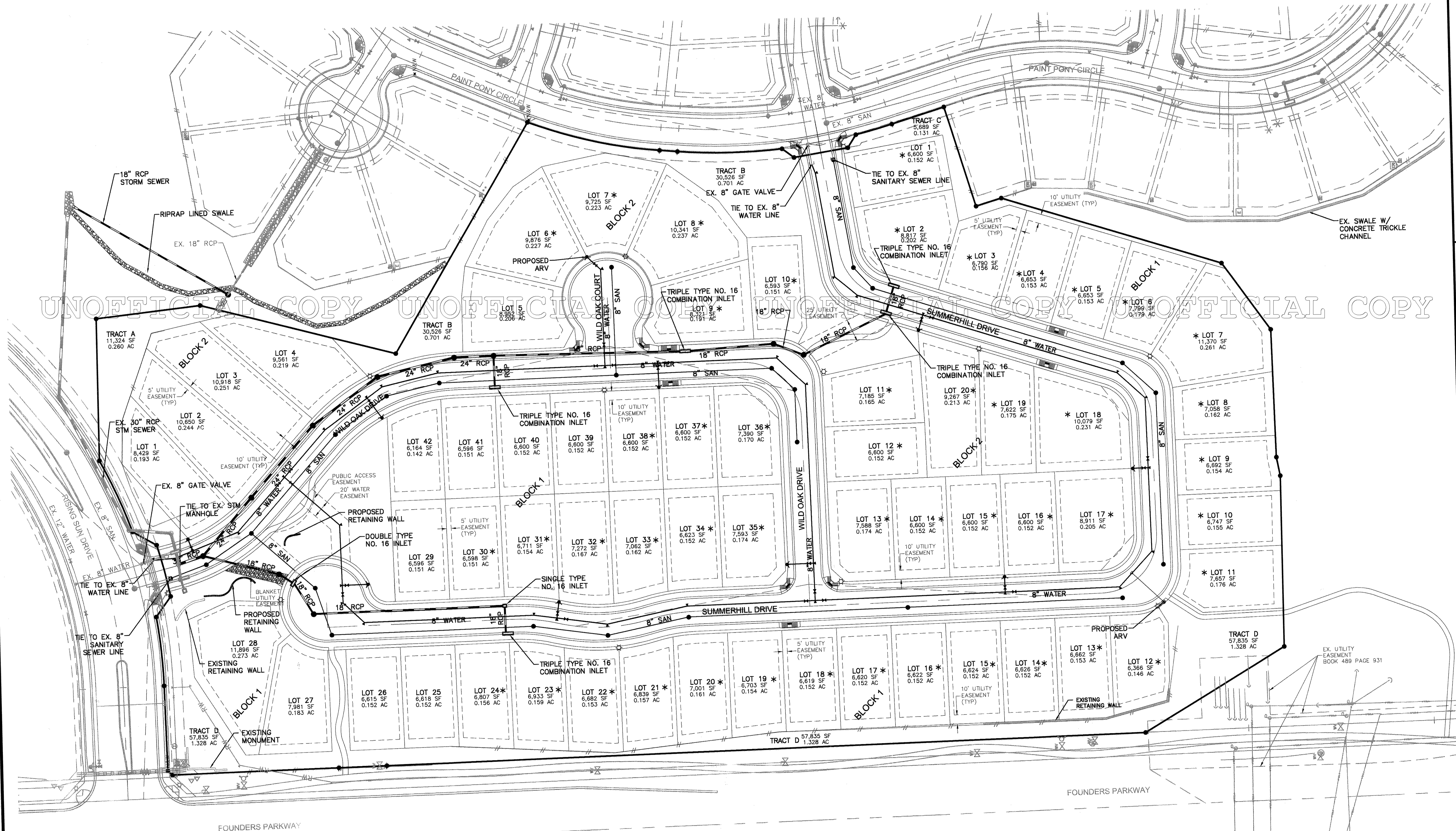
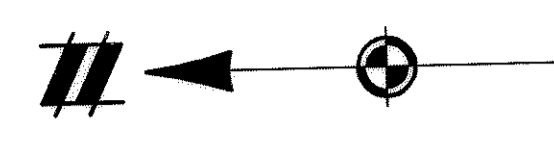
DATE
12/04/2012
01/30/13 PER TOWN COMMENTS
04/23/13 PER TOWN COMMENTS
05/24/13 PER TOWN COMMENTS
06/10/13 PER TOWN COMMENTS
06/24/13 ISSUED FOR APPROVAL

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. GP CH. BC
P.M. PD
BOOK --
CAD FILE:
1027.02SDP-04.DWG
JOB 12001027.02
FILE CODE: --
SHEET NO. 4

SITE DEVELOPMENT PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8

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



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- NOTES:**
- * LOTS WITHIN MINIMUM RED ZONE PRESSURE AREA. ALL LOTS ON PROJECT SHALL BE PRESSURE TESTED AFTER METER IS INSTALLED. INDIVIDUAL BOOSTER PUMPS MAY BE REQUIRED IF PRESSURE IS TOO LOW.
 - LOTS WITH THE ASTERISK WILL HAVE A 1" SERVICE CONNECTION, CURB STOP, AND STUB. THE SERVICE LINE SHALL BE REDUCED TO 3/4" AT THE METER. THE HOMEOWNER MAY UPSIZE PAST THE METER. ALL OTHER LOTS WILL HAVE A STANDARD 3/4" TAP, CURB STOP, AND METER.

SITE DEVELOPMENT PLAN
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8
SDP12-001

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SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

CLIENT
SLV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO. 1, AMENDMENT NO. 8
SITE DEVELOPMENT PLAN
UTILITY PLAN

DATE
12/04/2012

01/30/13 PER TOWN COMMENTS
04/23/13 PER TOWN COMMENTS
05/24/13 PER TOWN COMMENTS
06/19/13 PER TOWN COMMENTS
06/24/13 ISSUED FOR APPROVAL

REVISIONS

ATWELL

SCALE 0 25 50
1" = 50 FEET

DR. GP CH. BC
P.M. PD
BOOK ---
CAD FILE:
1027.02SDP-05.0WG
JOB 12001027.02
FILE CODE: ---
SHEET NO. ---

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SITE DEVELOPMENT PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8

(FORMERLY FIRST AMENDMENT TO THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4, TRACT BB-1)
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8
SDP12-0001



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

LANDSCAPE CERTIFICATION:
I, JOHN M. BIRNEY, RLA, ASLA AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5123. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER IS 855

SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

CLIENT
SLV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO. 1, AMENDMENT NO. 8
SITE DEVELOPMENT PLAN

DATE 12/04/2012
01/30/13 PER TOWN COMMENTS
04/23/13 PER TOWN COMMENTS
05/24/13 PER TOWN COMMENTS

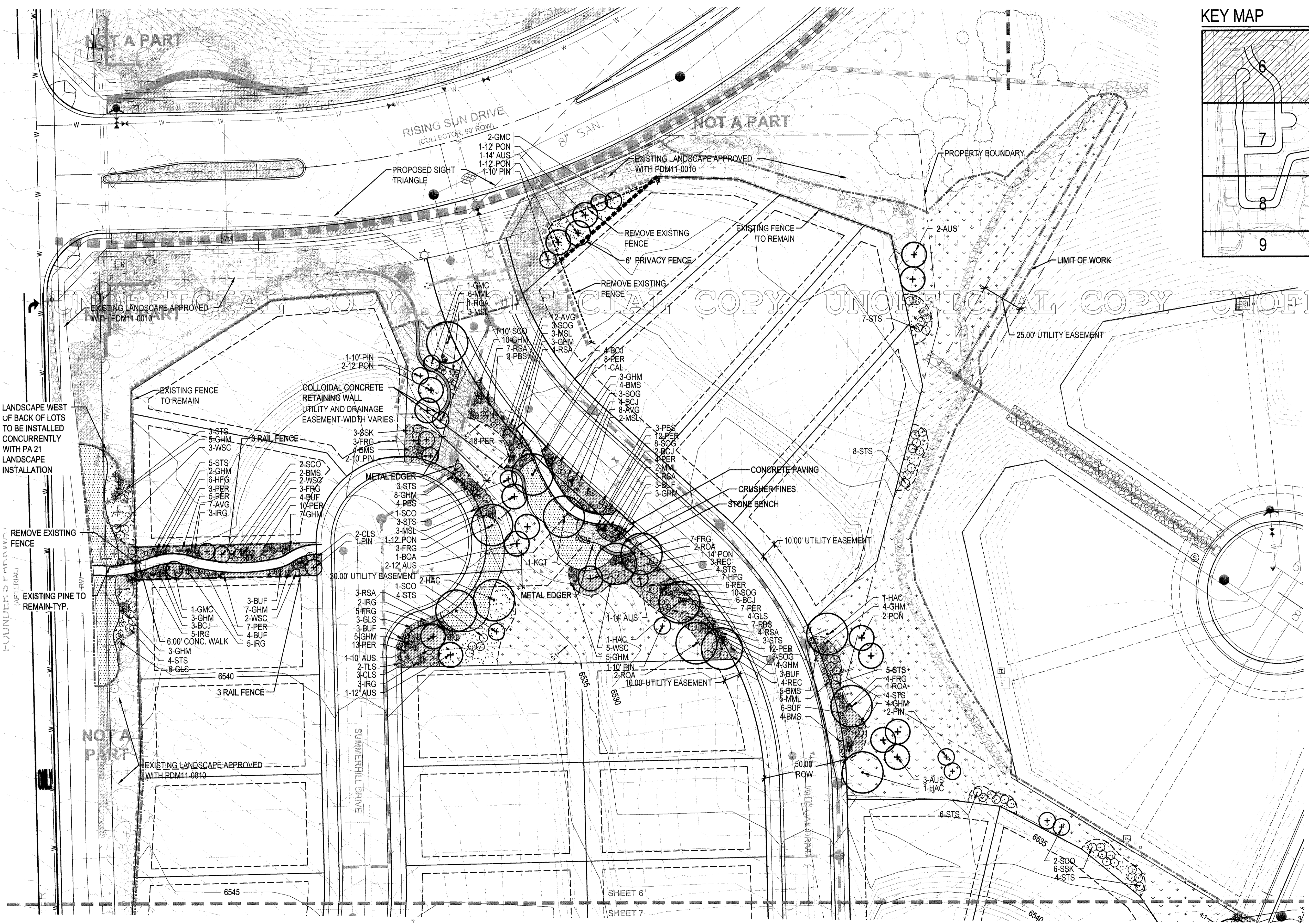
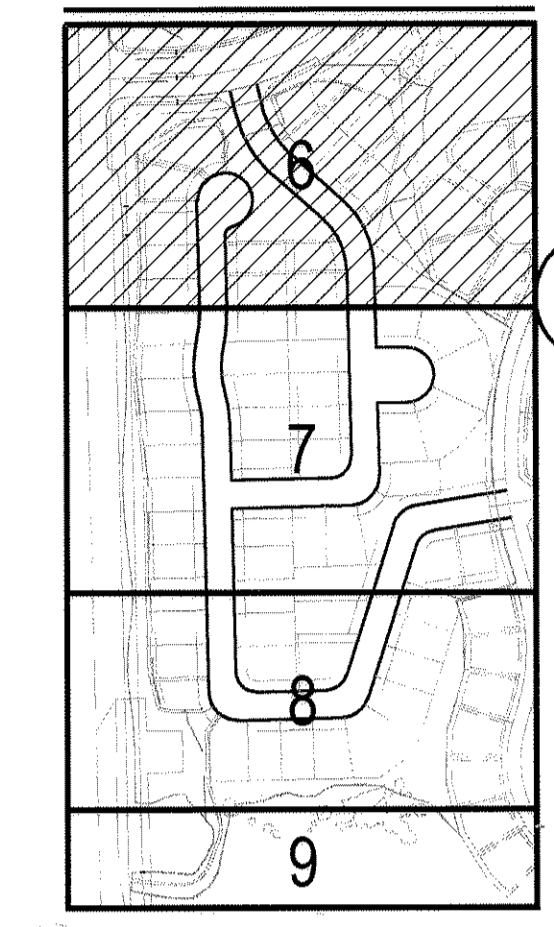
REVISIONS

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P.M. PD			
BOOK ---			
CAD FILE: LANDSCAPE PLAN.DWG			
JOB 12001027.02			
FILE CODE: ---			
SHEET NO. 6			

PLANT PALETTE

SYM.	COMMON NAME
DECIDUOUS CANOPY TREES	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BUR OAK
CAL	CATALPA
KCT	KENTUCKY COFFEETREE
ROA	RED OAK
EVERGREEN TREES	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
DECIDUOUS ORNAMENTAL TREES	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
DECIDUOUS SHRUBS	
MRE	CREeping OREGON GRAPE HOLLY
TL3	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MEIDLAND FIRE ROSE
CHI	CHIEFTAIN MANZANITA
WSC	WESTERN SAND CHERRY
MLL	LITTLELEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
EVERGREEN SHRUBS	
BCJ	BLUE CHIP JUNIPER
BUF	BUFFALO JUNIPER
MSL	SLOWMOUND MUGO PINE
ORNAMENTAL GRASSES	
AVG	BLUE AVENA GRASS
GHM	SUNBURST SWITCH GRASS
HFG	HARDY FOUNTAIN GRASS
FRG	FEATHER REED GRASS
IRG	INDIAN RICEGRASS
SOG	SIDEOATS GRAMA
PERENNIALS	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

KEY MAP



STREETSCAPE TREES
REQUIRED STREETSCAPE TREES: 18
STREETSCAPE TREES PROVIDED: 19*
*SEE TC13-0002

NOTE: METHOD OF IRRIGATION INCLUDES, SPRAYS ROTORS, SUBSURFACE DRIP, AND DRIP EMITTER. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.

NOTES:
* DENOTES DROUGHT TOLERANT PLANT MATERIAL

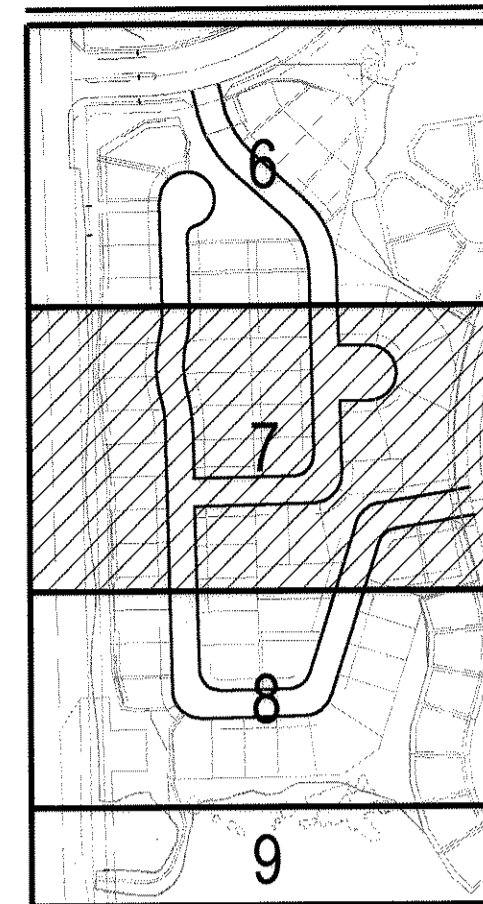
	CANADIAN BLUE FESCUE
	MIX SOD
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 3/11)
	3/4" ROCK MULCH (REF. DET. 5/11)
	EXISTING SHRUB BED

LEGEND

	LANDSCAPE BOULDER
	EXISTING 6" PRIVACY FENCE
	PROPOSED 6" PRIVACY FENCE
	3-RAIL FENCE (NOT A PART)*
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE
	EXISTING PINE TO REMAIN

* 3 RAIL FENCE REQUIRED WHERE PROPERTY LINE ABUTS TRACTS

KEY MAP



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SITE DEVELOPMENT PLAN CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8 SDP12-0001



1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 F 303.892.1186

PLANT PALETTE

Table with columns SYM. and COMMON NAME. Lists various plant species including deciduous canopy trees, evergreen trees, shrubs, ornamental trees, grasses, and perennials.

- NOTES: * DENOTES DROUGHT TOLERANT PLANT MATERIAL
CANADIAN BLUE FESCUE
MIX SOD
NON-IRRIGATED GRASS SEED MIX
BARK MULCH
CRUSHER FINES (REF. DET. 3/11)
3/4" ROCK MULCH (REF. DET. 5/11)
EXISTING SHRUB BED

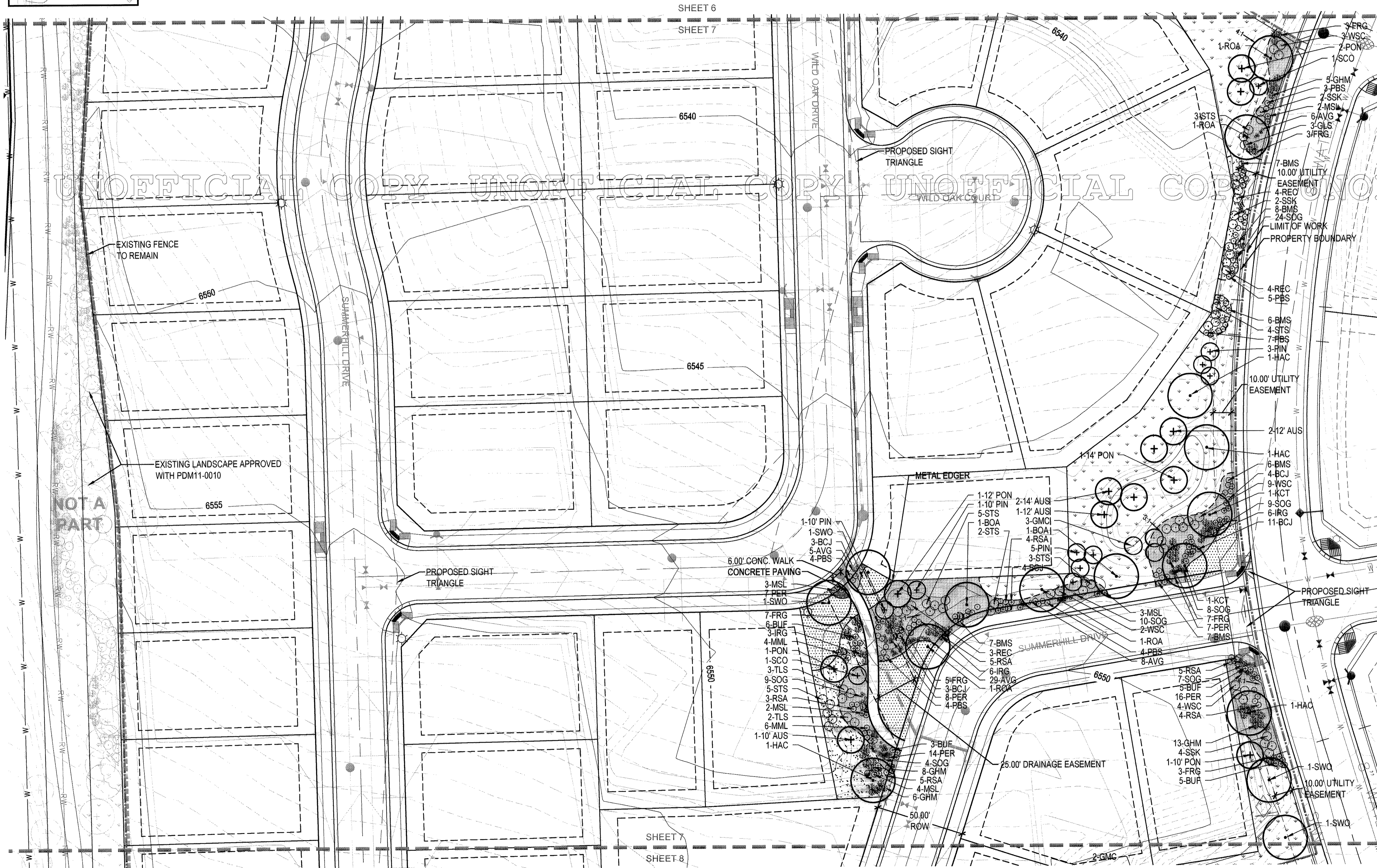
LEGEND

- LANDSCAPE BOULDER
EXISTING 6' PRIVACY FENCE
PROPOSED 6' PRIVACY FENCE
3-RAIL FENCE (NOT A PART)*
RETAINING WALL
METAL EDGER
SPADE CUT EDGER
CONCRETE TRAIL
LIMIT OF WORK
MATCHLINE
EXISTING PINE TO REMAIN

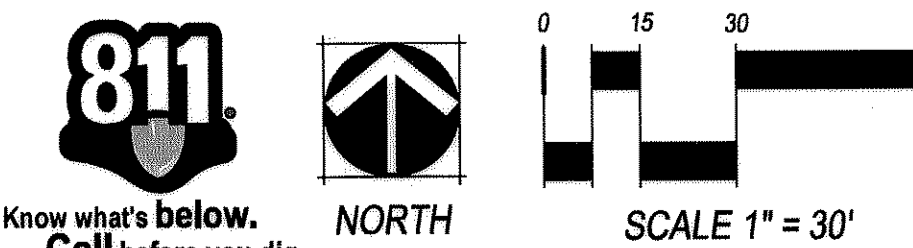
* 3 RAIL FENCE REQUIRED WHERE PROPERTY LINE ABUTS TRACTS

LANDSCAPE CERTIFICATION: JOHN W. BERRY, R.L.A., ASLA, AIA

Signature of John W. Berry



NOTE: METHOD OF IRRIGATION INCLUDES, SPRAYS ROTORS, SUBSURFACE DRIP, AND DRIP EMITTER. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.



SECTION 6 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN TOWN OF CASTLE ROCK, COLORADO

CLIENT: SLV CASTLE OAKS, LLC. CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8 SITE DEVELOPMENT PLAN

DATE: 12/04/2012

01/30/13 PER TOWN COMMENTS
04/23/13 PER TOWN COMMENTS
05/24/13 PER TOWN COMMENTS

Table with columns DR., GP., CH., BC. and rows for P.M., PD, BOOK, CAD FILE, JOB, FILE CODE, SHEET NO.

DR. GP. CH. BC.
P.M. PD
BOOK
CAD FILE: LANDSCAPE PLAN.DWG
JOB 12001027.02
FILE CODE:
SHEET NO. 7

SITE DEVELOPMENT PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8

(FORMERLY FIRST AMENDMENT TO THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4, TRACT BB-1)
SITUATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8
SDP12-0001



1101 Bannock Street
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LANDSCAPE CERTIFICATION:
I, JOHN M. BIRNEY, P.L.A., A.S.L.A. AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5123. THIS IS VALID THROUGH FEBRUARY 1, 2016. COLORADO LICENSE NUMBER IS 655

SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

CLIENT
SILV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO. 1, AMENDMENT NO. 8
SITE DEVELOPMENT PLAN

DATE
12/04/2012

01/30/13 PER TOWN COMMENTS
04/23/13 PER TOWN COMMENTS
05/24/13 PER TOWN COMMENTS

REVISIONS

DR.	GP	CH.	BC
P.M. PD			
BOOK ---			
CAD FILE: LANDSCAPE PLAN.DWG			
JOB 12001027.02			
FILE CODE: ---			
SHEET NO. 8			

PLANT PALETTE

SYM.	COMMON NAME
DECIDUOUS CANOPY TREES	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BUR OAK
CAL	CATALPA
KCT	KENTUCKY COFFEETREE
ROA	RED OAK
EVERGREEN TREES	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
DECIDUOUS ORNAMENTAL TREES	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
DECIDUOUS SHRUBS	
MRE	CREEPING OREGON GRAPE HOLLY
TLS	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MEIDLAND FIRE ROSE
CHI	CHIEFTAIN MANZANITA
WSC	WESTERN SAND CHERRY
MLL	LITTLELEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
EVERGREEN SHRUBS	
BCJ	BLUE CHIP JUNIPER
BUF	BUFFALO JUNIPER
MSL	SLOWMOUND MUGO PINE
ORNAMENTAL GRASSES	
AVG	BLUE AVENA GRASS
GHM	SUNBURST SWITCH GRASS
HFG	HARDY FOUNTAIN GRASS
FRG	FEATHER REED GRASS
IRG	INDIAN RICEGRASS
SOG	SIDEOATS GRAMA
PERENNIALS	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

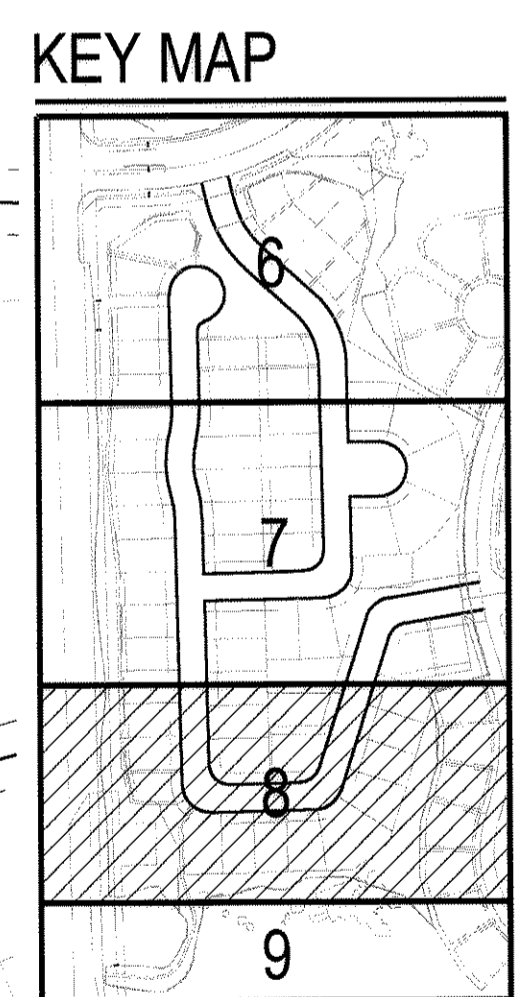
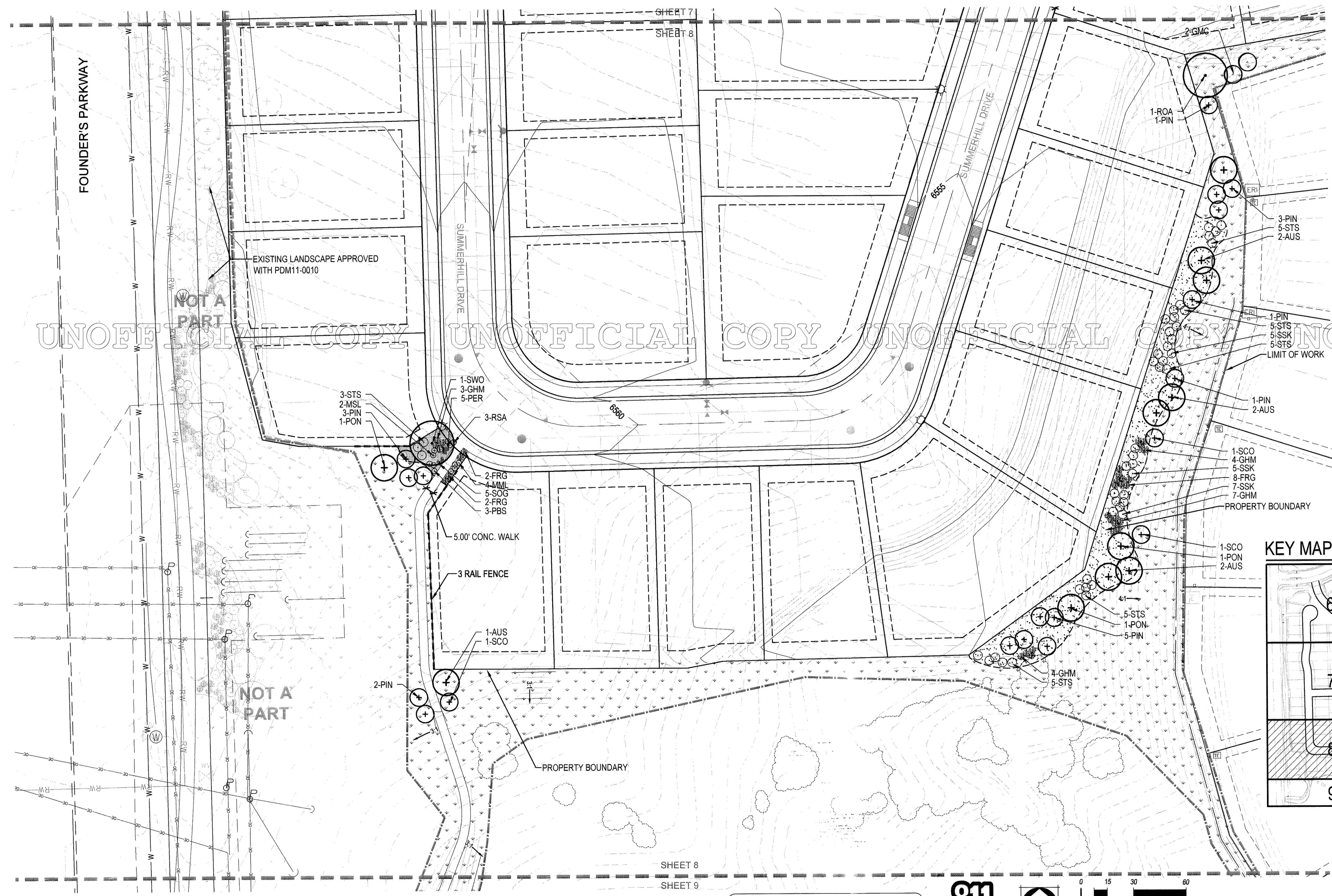
NOTES:
* DENOTES DROUGHT TOLERANT PLANT MATERIAL

	CANADIAN BLUE FESCUE MIX SOD
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 3/11)
	3/4" ROCK MULCH (REF. DET. 5/11)
	EXISTING SHRUB BED

LEGEND

	LANDSCAPE BOULDER
	EXISTING 6" PRIVACY FENCE
	PROPOSED 6" PRIVACY FENCE
	3-RAIL FENCE (NOT A PART)*
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE
	EXISTING PINE TO REMAIN

* 3 RAIL FENCE REQUIRED WHERE PROPERTY LINE ABUTS TRACTS



NOTE:
METHOD OF IRRIGATION INCLUDES, SPRAYS ROTORS, SUBSURFACE DRIP, AND DRIP EMITTER. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.

NORTH

SCALE 1" = 30'

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8, SHEET 8 OF 9

