#2012041476, 06/08/2012 at 10:01:16 AM, 1 OF 55,Rec Fee $551.00 Douglas County
CO Jack Arrowsmith, Clerk & Recorder

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT R LEGAL DESCRIPTION

TRACT R, CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NUMBER 2003181990. EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS EXHIBIT E, IN DOCUMENT RECORDED AT RECEPTION NUMBER 2004118802, GRANTED TO THE TOWN OF CASTLE ROCK.

TRACT PP LEGAL DESCRIPTION

TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NUMBER 2003181990. EXCEPTING THEREFROM THREE PARCELS OF LAND DESCRIBED AS EXHIBIT A, EXHIBIT B AND EXHIBIT C, IN DOCUMENT RECORDED AT RECEPTION NUMBER 2004118802, GRANTED TO THE TOWN OF CASTLE ROCK.

CASTLE OAKS NO.9 WELL FIELD LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 6 BEING CONSIDERED TO BEAR NORTH 89 DEGREES 32 MINUTES 16 SECONDS EAST.

COMMENCING AT THE NORTH ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 10 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 2091.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES A6 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 44 SECONDS WEST, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1 INTO LOTS, TRACTS AND PONDS.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

CERTIFICATE OF OWNERSHIP

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

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: MICHAEL FORSUM TITLE: WEST REGION PRESIDENT

SIGNED THIS 21 DAY OF March, 2012.

COUNTY OF Maricopa)
STATE OF ARIZONA)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF March 2012.
BY
Michael Forsum
WITNESS MY HAND AND SEAL

Stefany Shimek
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-8-15

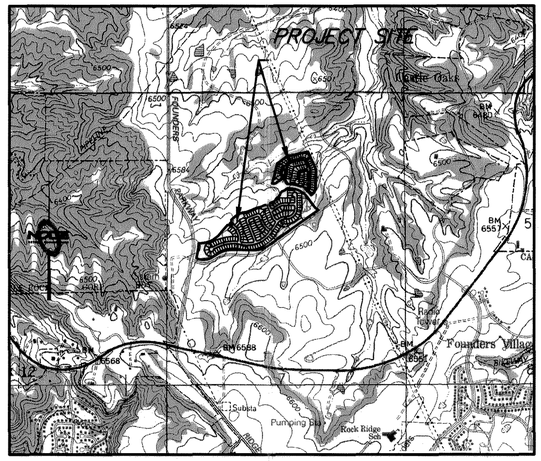
TITLE CERTIFICATION

I, Patrick R. Embleton, BEING AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
SIGNED THIS 19th DAY OF March, 2012.

Patrick R. Embleton
AUTHORIZED REPRESENTATIVE

First American Title Insurance Company
TITLE INSURANCE COMPANY

COUNTY OF ~~DOUGLAS~~ Denver)
STATE OF COLORADO)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF March 2012.
BY Patrick R. Embleton, Associate Underwriter
C. Ali
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 05/25/13



VICINITY MAP

0 750 1500 3000

1 inch = 1500 ft.

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	BLACK HILLS ENERGY
ELECTRICITY	INTERMOUNTAIN RURAL ELECTRIC ASSOC.
TELEPHONE	CENTURY LINK
CATV	AT & T BROADBAND

OWNER

SLV CASTLE OAKS, LLC
9800 MR. PYRAMID COURT, STE 340
ENGLEWOOD, CO 80112
CONTACT: GREG BALEN 310-678-7324

ENGINEER

NOLTE ASSOCIATES
8000 S. CHESTER STREET, STE 200
CENTENNIAL, CO 80112
CONTACT: MICHAEL WELKER 303-220-6400

LAND SURVEYOR

NOLTE ASSOCIATES
8000 S. CHESTER STREET, STE 200
CENTENNIAL, CO 80112
CONTACT: EDWARD SILVER 303-220-6400

LAND PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: MITCH BLACK 303-892-1166

SHEET INDEX

CIVIL PLANS

1-2	TITLE SHEET
3	OVERALL & SHEET INDEX MAP
4	PRELIMINARY PD OVER PRELIMINARY PLAT
5	PHASING MAP
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14-21	GRADING PLAN
22	OVERALL UTILITY PLAN
23-30	UTILITY PLAN
31-40	LANDSCAPE PLANS
41	LANDSCAPE NOTES
42-43	LANDSCAPE DETAILS
44-51	IRRIGATION PLANS
52-54	IRRIGATION DETAILS
55	IRRIGATION CHARTS

SURVEYOR'S CERTIFICATE

I, MICHAEL L. POOL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT/FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

COLORADO REGISTERED MICHAEL L. POOL 38304 PROFESSIONAL LAND SURVEYOR 5/12/12

MICHAEL L. POOL
REGISTERED LAND SURVEYOR COLORADO REG. NO. 38304

STATEMENT FOR CIVIL ENGINEER

I, MICHAEL WELKER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

COLORADO REGISTERED MICHAEL WELKER 39871 PROFESSIONAL ENGINEER 5/11/12

MICHAEL WELKER
PROFESSIONAL ENGINEER REGISTRATION NO. 39871

PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF JANUARY 2012.

CHAIR DATE 5/24/12

ATTEST:
ASSISTANT DEVELOPMENT SERVICES DIRECTOR DATE 5/24/12

TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF FEBRUARY 2012.

MAYOR DATE 6/5/12

ATTEST:
TOWN CLERK DATE 6/5/12

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:01 A.M. ON THE DAY OF June 8th, 2012 AT RECEPTION NO. 2012041476

DOUGLAS COUNTY CLERK AND RECORDER

BY: DEPUTY

PROJECT NO: PPP11-0002

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

DATE: 3/12/12 TIME: 11:44:16 AM
SERVER: SERVICE: NONE
N:\2011\38301\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG
DRAWING NAME: PDPCOS01.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

XREFS, EXPN, vic-map, PDP-TB, 27pms, 29pms, MAGES, VICMAP.dll

NOLTE
BEYOND ENGINEERING
8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
TITLE SHEET

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 1 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= N/A
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE 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. BENCHMARK ELEVATION IS CONSISTENT WITH THE DATUM OF NAVD 88.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE SOUTH LINE OF TRACT PP MONUMENTED AT THE WEST END BY A #5 REBAR AND AT THE EAST END BY AN ORANGE PLASTIC CAP ON A #5 REBAR STAMPED "PLS 37051", WITH THE LINE CONSIDERED TO BEAR S54°26'23"W PER THE FINAL PLAT OF CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NUMBER 2003181990.

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. 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 FINAL PD SITE 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 FINAL PD SITE 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 PRELIMINARY PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
4. THE CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECORDED ON JUNE 5, 2003, REC# 2003010464. THE 2ND AMENDMENT TO 1ST AMENDMENT PRELIMINARY PD/ZONING WAS RECORDED ON 1/9/09 REC# 2009001545.
5. 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.
6. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
7. 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.
8. APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE 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.
9. 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.
10. 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.
11. 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).
12. ALL OFF-SITE EASEMENTS MUST BE OBTAINED AND RECORDED CONCURRENTLY WITH THE FINAL PLAT.
13. RETAINING WALLS OR SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER 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 PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT. CALL THE BUILDING DEPARTMENT (720-733-3529) FOR A DETERMINATION OF THE NEED FOR A BUILDING PERMIT FOR TIERED RETAINING WALLS.
14. APPROVAL FROM THE CHERRY CREEK BASIN WATER QUALITY AUTHORITY WILL BE OBTAINED PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
15. OVERHANGS MAY ENCROACH INTO THE BUILDING SETBACK A MAXIMUM OF TWO (2) FEET. ITEMS INCLUDING, BUT NOT LIMITED TO, PATIOS AND DECKS, SWIMMING POOLS, GAZEBOS, AND GARDEN EQUIPMENT STORAGE SHEDS AT GROUND LEVEL ARE PERMITTED IN THE SIDE AND REAR SETBACKS. ALSO, PATIOS, DECKS AND SIMILAR FEATURES FOUR (4) FEET AND HIGHER ABOVE GROUND LEVEL MUST HAVE A REAR SETBACK OF TEN (10) FEET.

LAND USE SUMMARY

LAND USE		PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE's	PROPOSED % OF SITE ACREAGE	NET DENSITY	MIN. LOT AREA	MAX. LOT AREA	AVERAGE LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS REAR BACK TO OPEN SPACE	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT
R-TH/CONDO	SINGLE FAMILY DETACHED (TRACT R)	7.625 AC	68	15.7%	8.92	4,023 SF	8,124 SF	4,884 SF	20'	10'	15'	10'	5'	15'	–	35'
R-TH/SF	SINGLE FAMILY DETACHED (TRACT PP)	20.064 AC	149	41.2%	7.43	4,939 SF	11,636 SF	5,865 SF	20'	10'	15'	10'	5'	15'	–	35'
OSP	OPEN SPACE DEDICATION PRIVATE	12.439 AC	–	25.5%	–	–	–	–	–	–	–	–	–	–	–	–
ROW	PROPOSED LOCAL STREETS	8.587 AC	–	17.6%	–	–	–	–	–	–	–	–	–	–	–	–
		48.715 AC	217	100%	4.45 DU/AC											

TRACT SUMMARY

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	3.680 AC	OPEN SPACE/UTIL/DRAIN/PUBLIC ACCESS	HOA	HOA
TRACT B	2.071 AC	OPEN SPACE/UTIL/DRAIN/PLD	HOA	HOA
TRACT C	3.762 AC	OPEN SPACE/UTIL/DRAIN/PUBLIC ACCESS	HOA	HOA
TRACT D	1.180 AC	OPEN SPACE/PUBLIC ACCESS	HOA	HOA
TRACT E	0.028 AC	OPEN SPACE	HOA	HOA
TRACT F	1.152 AC	OPEN SPACE	HOA	HOA
TRACT G	0.436 AC	OPEN SPACE/PUBLIC ACCESS	HOA	HOA
TRACT H	0.130 AC	OPEN SPACE	HOA	HOA

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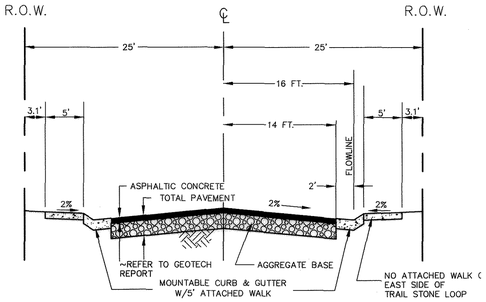
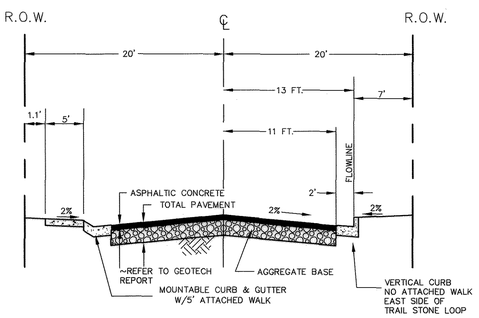


LOCAL TYPE I

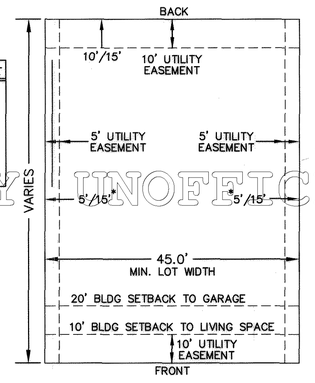
N.T.S.



* 40' ROW MODIFIED LOCAL TYPE I FOR TRACT R, TRAIL STONE LOOP ONLY. THERE IS NO ATTACHED WALK OR PARKING ON EAST SIDE OF STREET PER VARIANCE PWV11-0032

MODIFIED LOCAL TYPE I

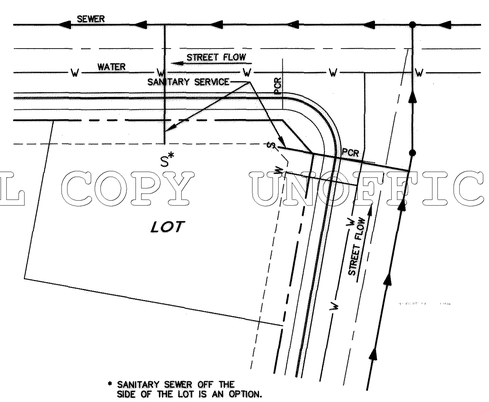
N.T.S.



TYPICAL LOT SETBACKS: R-TH

N.T.S.

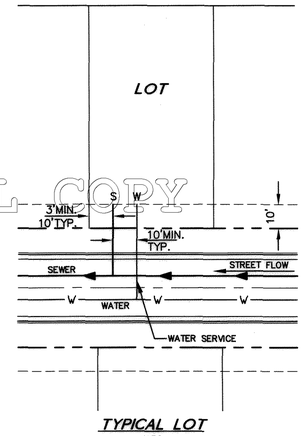
* SIDE TO INTERIOR/SIDE TO STREET



* SANITARY SEWER OFF THE SIDE OF THE LOT IS AN OPTION.

CORNER LOT

N.T.S.



TYPICAL LOT

N.T.S.

WATER & SANITARY SERVICE LOCATIONS

WATER SERVICE NOTES:

1) WATER SERVICE LINES SHALL BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ALL SEWER SERVICES.

2) ALL SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE PROPERTY LINE AND SHALL BE LOCATED NEAR THE CENTER OF THE LOT.

3) NO SERVICE MAY BE LOCATED UNDER DRIVEWAYS.

SANITARY SERVICE NOTES:

1) THE SERVICE LINE SHALL BE CONSTRUCTED ON THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE.

2) THE SERVICE LINE SHALL BE A MINIMUM OF 3 FEET FROM THE SIDE PROPERTY LINE AND SHALL NOT BE CONSTRUCTED THROUGH OR IN FRONT OF ANY ADJOINING PROPERTY.

3) WHEN POSSIBLE THE SERVICE LINE SHALL BE LOCATED 10 FEET TOWARD THE LOW SIDE OF THE LOT FROM THE CENTERLINE OF THE PROPERTY AND BE A MINIMUM OF 10 FEET FROM THE WATER SERVICE LINE. PLEASE NOTE THAT THE SEWER SERVICE NEEDS TO BE DOWNHILL FROM THE WATER SERVICE WHENEVER POSSIBLE.

MONUMENT LEGEND

FOUND ALIQUOT MONUMENT AS NOTED

FOUND MONUMENT AS NOTED.

LEGEND:

EXISTING / PROPOSED

SANITARY SEWER
- PIPE with MANHOLE
- PIPE with PLUG

WATER
- PIPELINE
- WATER VALVE
- FIRE HYDRANT
- BEND and TEE
- BLOWOFF ASSEMBLY
- AIR RELEASE VALVE
- ARV VENT
- IRRIGATION TAP/METER

STORM DRAIN
- MANHOLE and PIPE
- INLET
- FLARED END SECTION
- EASEMENT
- CENTER LINE
- BOUNDARY LINE
- PROPOSED MAJOR CONTOUR (6360)
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR (6340)
- EXISTING MINOR CONTOUR
- STREET GRADE (4%)
- HIGH POINT (HP)
- LOW POINT (LP)
- HANDICAPPED RAMP
- SPOT ELEVATION (6375.5)
- PROPOSED STREET LAMP
- EXISTING INDIVIDUAL 6" OR LARGER TREES OUTSIDE OF TREE STAND
- EXISTING TREE STAND OR SCRUB OAK STAND
- EXISTING FENCE
- NON-STANDARD UTILITY SERVICE LOCATIONS

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:27:26 AM
SERVER: SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG
DRAWING NAME: PDPCOS02.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
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CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

XREFS: EXPN_sc-map_PIP-TR_2lpma_XSECTIONS_IMAGES_VICMAP.plt

NOLTE
BEYOND ENGINEERING
8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
TITLE SHEET

SHEET NUMBER 2 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= N/A
JOB NUMBER DV138344

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:27:34 AM
SERVER: _____ SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG
DRAWING NAME: PDPCOS03.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

XREFS: PDP-TB, 2Dnma, 25ema, EMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OVERALL AND SHEET INDEX MAP

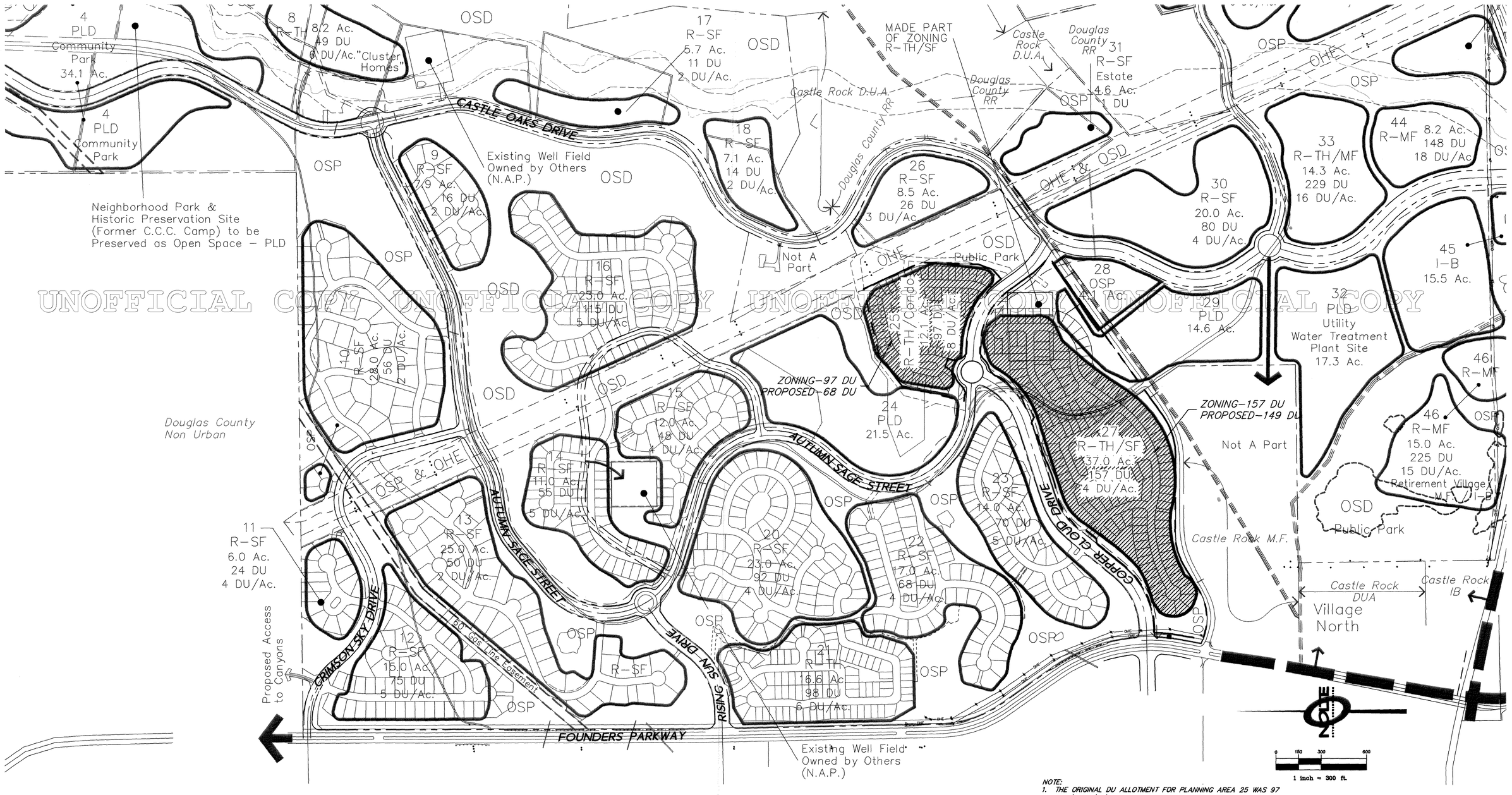
PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 3 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 100'
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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NOTE:
1. THE ORIGINAL DU ALLOTMENT FOR PLANNING AREA 25 WAS 97 DU (8 DU/AC). 68 LOTS ARE PROPOSED FOR PLANNING AREA 25 WITH THIS PRELIMINARY PLAT/FINAL PD SITE PLAN FOR A REDUCTION OF 30% FROM THE APPROVED DENSITY.
2. THE ORIGINAL DU ALLOTMENT FOR PLANNING AREA 27 WAS 157 DU (4 DU/ACRE). 149 LOTS ARE PROPOSED FOR PLANNING AREA 27 WITH THIS PRELIMINARY PLAT/FINAL PD SITE PLAN. FOR A REDUCTION OF 5% FROM THE APPROVED DENSITY.

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:27:44 AM
SERVER: SERVICE: NONE
DRAWING NAME: PDPCOS04.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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XREFS: PDP-TB, 21prma, PDBase, 22prma, 25prma, EXMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
PRELIMINARY PD OVER PRELIMINARY PLAT

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

SHEET NUMBER 4 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 250'
JOB NUMBER DV138344

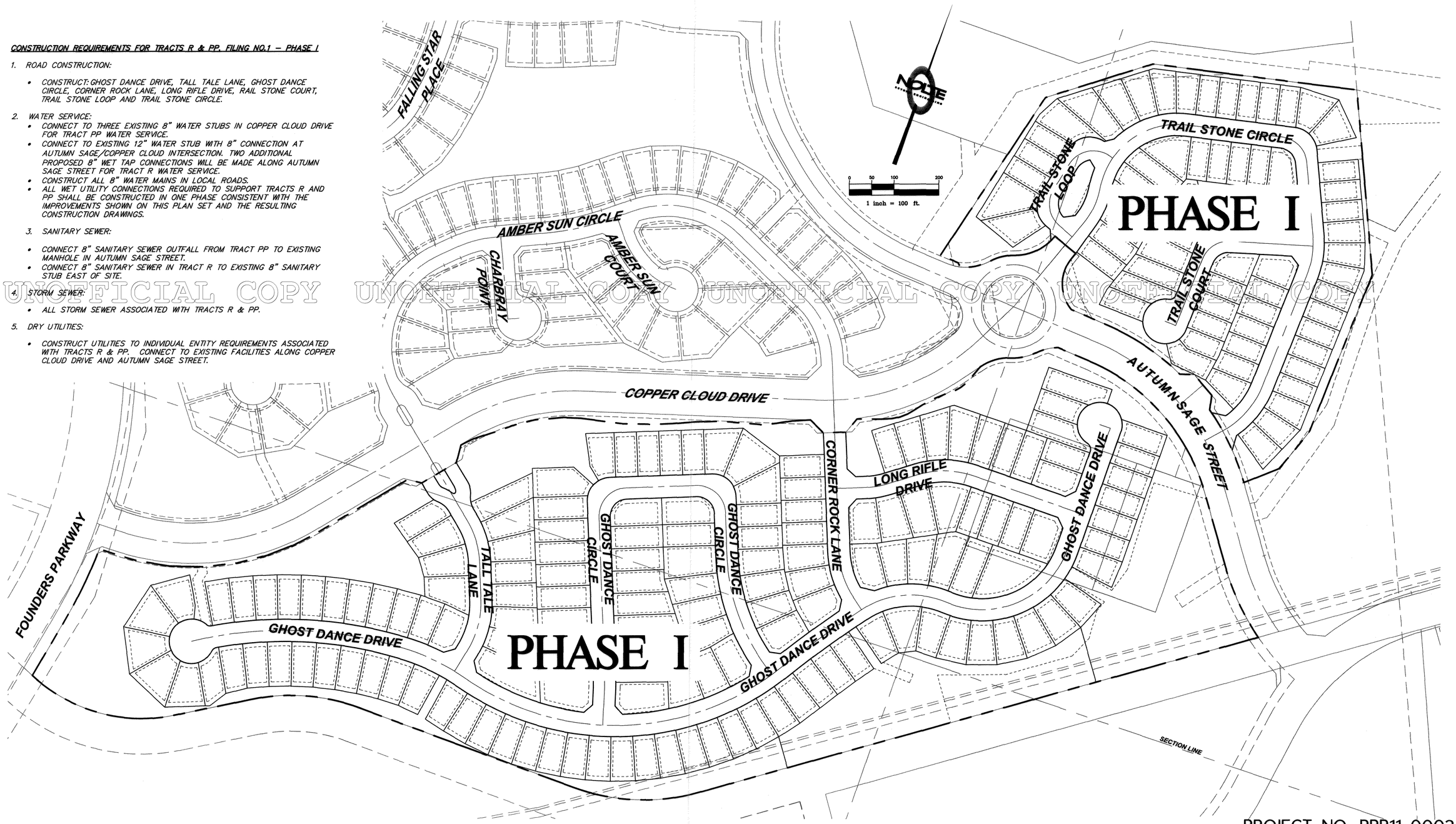
TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION REQUIREMENTS FOR TRACTS R & PP, FILING NO.1 – PHASE I

1. ROAD CONSTRUCTION:
   - CONSTRUCT: GHOST DANCE DRIVE, TALL TALE LANE, GHOST DANCE CIRCLE, CORNER ROCK LANE, LONG RIFLE DRIVE, RAIL STONE COURT, TRAIL STONE LOOP AND TRAIL STONE CIRCLE.
2. WATER SERVICE:
   - CONNECT TO THREE EXISTING 8" WATER STUBS IN COPPER CLOUD DRIVE FOR TRACT PP WATER SERVICE.
   - CONNECT TO EXISTING 12" WATER STUB WITH 8" CONNECTION AT AUTUMN SAGE/COPPER CLOUD INTERSECTION. TWO ADDITIONAL PROPOSED 8" WET TAP CONNECTIONS WILL BE MADE ALONG AUTUMN SAGE STREET FOR TRACT R WATER SERVICE.
   - CONSTRUCT ALL 8" WATER MAINS IN LOCAL ROADS.
   - ALL WET UTILITY CONNECTIONS REQUIRED TO SUPPORT TRACTS R AND PP SHALL BE CONSTRUCTED IN ONE PHASE CONSISTENT WITH THE IMPROVEMENTS SHOWN ON THIS PLAN SET AND THE RESULTING CONSTRUCTION DRAWINGS.
3. SANITARY SEWER:
   - CONNECT 8" SANITARY SEWER OUTFALL FROM TRACT PP TO EXISTING MANHOLE IN AUTUMN SAGE STREET.
   - CONNECT 8" SANITARY SEWER IN TRACT R TO EXISTING 8" SANITARY STUB EAST OF SITE.
4. STORM SEWER:
   - ALL STORM SEWER ASSOCIATED WITH TRACTS R & PP.
5. DRY UTILITIES:
   - CONSTRUCT UTILITIES TO INDIVIDUAL ENTITY REQUIREMENTS ASSOCIATED WITH TRACTS R & PP. CONNECT TO EXISTING FACILITIES ALONG COPPER CLOUD DRIVE AND AUTUMN SAGE STREET.



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PROJECT NO: PPP11-0002

DATE:	3/9/12 TIME: 11:27:53 AM
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N: \AW\18301\CADD\SURVEY\PLATTING\PPLAT\PA-27\R	
DRAWING NAME:	PDPCOS05.DWG
PLOTTING VIEW:	NONE
DESIGNER: NONE	PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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XREFS: PPP-TB, 22xmrs, 25xmrs, EXMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
PHASING MAP

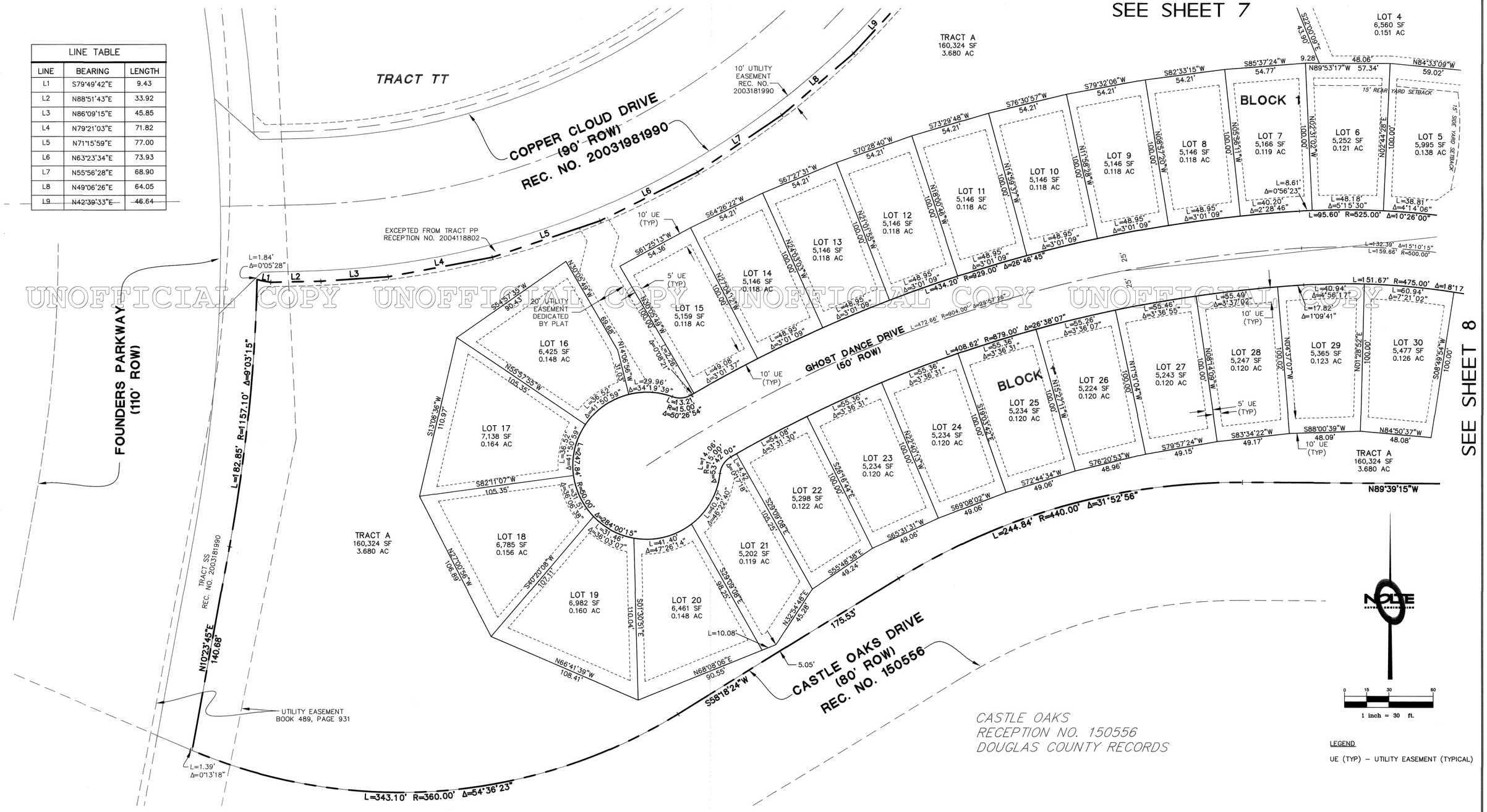
PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 5 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 100'
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°49'42"E	9.43
L2	N88°51'43"E	33.92
L3	N86°09'15"E	45.85
L4	N79°21'03"E	71.82
L5	N71°15'59"E	77.00
L6	N63°23'34"E	73.93
L7	N55°56'28"E	68.90
L8	N49°06'26"E	64.05
L9	N42°39'33"E	46.64

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LEGEND

UE (TYP) – UTILITY EASEMENT (TYPICAL)

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:28:03 AM
SERVER: _____ SERVICE: NONE
N:\2011\11-088301\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG
DRAWING NAME: PDPCOS06.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 6 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27xmap, PP27-ANNO, 27prelt, FINAL

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L9	N42°39'33"E	46.64
L10	N41°19'03"E	3.74
L11	N44°20'10"E	27.60
L12	N52°05'39"E	58.62
L13	N49°40'15"E	40.04
L14	N56°09'26"E	44.40
L15	N64°55'40"E	65.35
L39	S50°34'01"E	21.72
L40	N50°34'01"W	45.59

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	13.05	19.50	38°20'34"
C2	24.41	82.50	16°57'12"
C3	12.20	5.50	127°07'33"
C4	10.72	19.50	31°29'06"

SEE SHEET 9

SEE SHEET 10

SEE SHEET 6

SEE SHEET 8

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TRACT HH

TRACT D
51,414 SF
1.180 AC

TRACT A
160,324 SF
3.680 AC

TRACT OO
REC. NO.
2003181990

TRACT E
1,238 SF
0.028 AC

EXCEPTED FROM TRACT PP RECEPTION NO. 2004118802

10' UTILITY EASEMENT REC. NO. 2003181990

SITE TRIANGLE

SIGHT DIST. EASE.

COPPER CLOUD DRIVE (90' ROW) REC. NO. 2003181990

GHOST DANCE CIRCLE (50' ROW)

TALL TALE LANE (50' ROW)

BLOCK 1

BLOCK 3

BLOCK 4

LOT 1 5,614 SF 0.129 AC
LOT 2 6,448 SF 0.148 AC
LOT 3 6,144 SF 0.141 AC
LOT 4 6,560 SF 0.151 AC
LOT 5 5,995 SF 0.138 AC
LOT 6 5,252 SF 0.121 AC
LOT 7 5,166 SF 0.119 AC
LOT 8 5,146 SF 0.118 AC
LOT 9 6,650 SF 0.153 AC
LOT 10 5,800 SF 0.133 AC
LOT 11 5,800 SF 0.133 AC
LOT 12 5,911 SF 0.136 AC
LOT 13 6,535 SF 0.150 AC
LOT 14 7,223 SF 0.166 AC
LOT 15 7,839 SF 0.180 AC
LOT 16 5,911 SF 0.136 AC
LOT 17 7,873 SF 0.181 AC
LOT 18 6,919 SF 0.159 AC
LOT 19 5,000 SF 0.115 AC
LOT 20 5,000 SF 0.115 AC
LOT 21 5,772 SF 0.132 AC
LOT 22 7,747 SF 0.178 AC
LOT 23 6,006 SF 0.138 AC
LOT 24 6,000 SF 0.138 AC
LOT 25 6,000 SF 0.138 AC
LOT 26 6,000 SF 0.138 AC
LOT 27 6,000 SF 0.138 AC
LOT 28 6,000 SF 0.138 AC
LOT 29 6,000 SF 0.138 AC
LOT 30 6,000 SF 0.138 AC
LOT 33 7,327 SF 0.168 AC
LOT 34 5,972 SF 0.137 AC
LOT 35 5,331 SF 0.122 AC
LOT 36 5,000 SF 0.115 AC
LOT 37 5,781 SF 0.133 AC
LOT 38 6,778 SF 0.156 AC
LOT 39 7,107 SF 0.163 AC

LEGEND

UE (TYP) – UTILITY EASEMENT (TYPICAL)

1 inch = 30 ft.

DATE: 3/9/12	TIME: 11:28:12 AM		
SERVER:	SERVICE: NONE		
N:\2011\28301\CADD\SURVEY\PLATTING\PPLAT\PA-27\PA			
DRAWING NAME: PDPCOS07.DWG			
PLOTTING VIEW: NONE			
DESIGNER: NONE	PROJ. MGR: NONE		

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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XREFS: PPP-TB, 27anno, PP27-ANNO, 27parcel, EXMA

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PROJECT NO: PPP11-0002

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

SHEET NUMBER 7 OF 55 SHEETS

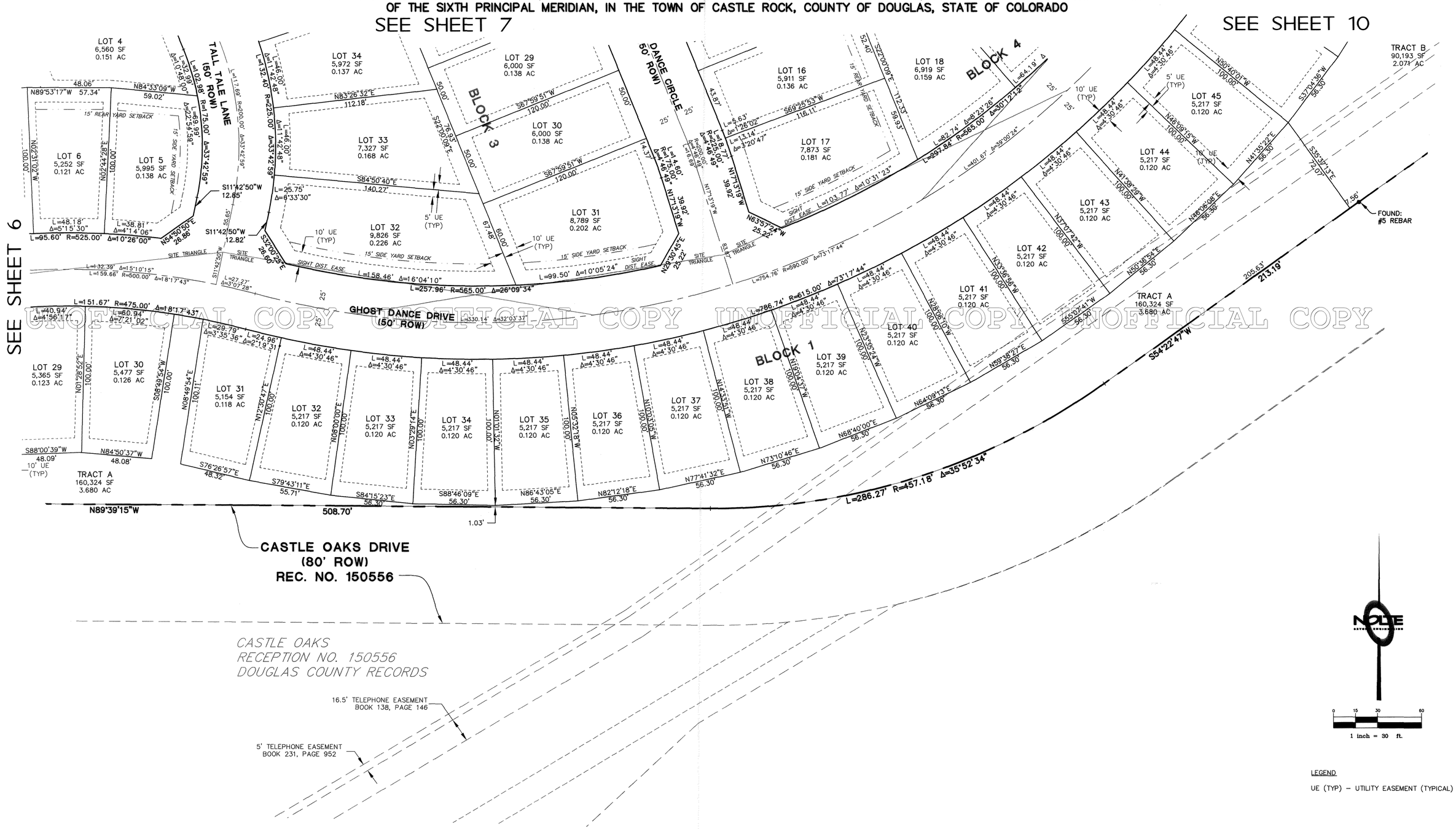
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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LEGEND

UE (TYP) – UTILITY EASEMENT (TYPICAL)

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:28:22 AM
SERVER: SERVICE: NONE
N:\PPP11-0002\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG
DRAWING NAME: PDPCOS08.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

SHEET NUMBER 8 OF 55 SHEETS

SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

JOB NUMBER DV138344

XREFS: PPP-TB, 27prms, PP27-4NNO, 27prpat, EXMA

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L15	N64°55'40"E	65.35
L16	N72°38'44"E	37.97
L17	N77°36'35"E	90.68
L18	N71°15'24"E	74.09
L19	N67°34'35"E	41.20
L20	N65°44'11"E	50.78
L21	N68°19'52"E	54.60
L22	N74°22'34"E	63.16
L23	N75°28'10"E	32.42
L24	N64°12'44"E	32.49
L25	N61°16'45"E	33.95
L26	N67°02'34"E	41.60
L27	N69°53'18"E	59.96
L28	N67°12'48"E	18.69
L29	N58°00'27"E	17.84
L30	N48°55'12"E	18.34
L31	N39°42'51"E	18.17
L32	N37°57'15"E	41.34
L33	N47°53'06"E	41.25
L34	N51°37'21"E	16.34
L35	N41°32'58"E	15.84
L36	N31°37'03"E	16.13
L37	N21°32'40"E	16.14
L38	N20°20'19"E	32.25

0 15 30 60

1 inch = 30 ft.

LEGEND

UE (TYP) – UTILITY EASEMENT (TYPICAL)

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SEE SHEET 12

TRACT GG

TRACT C
163,886 SF
3.762 AC

TRACT HH

COPPER CLOUD DRIVE
(90' ROW)
REC. NO. 20031981990

10' UTILITY EASEMENT REC. NO. 2003181990

EXCEPTED FROM TRACT PP RECEPTION NO. 2004118802

10' UE (TYP)

5' UE (TYP)

SITE TRIANGLE

SIGHT DIST. EASE

TRACT D
51,414 SF
1.180 AC

LOT 1 5,000 SF 0.115 AC
LOT 2 5,000 SF 0.115 AC
LOT 3 5,000 SF 0.115 AC
LOT 4 5,000 SF 0.115 AC
LOT 5 5,000 SF 0.115 AC
LOT 6 5,000 SF 0.115 AC
LOT 7 5,000 SF 0.115 AC
LOT 8 5,000 SF 0.115 AC
LOT 9 5,000 SF 0.115 AC
LOT 10 5,000 SF 0.115 AC
LOT 11 7,599 SF 0.174 AC
LOT 12 6,839 SF 0.157 AC
LOT 13 6,485 SF 0.149 AC
LOT 14 6,470 SF 0.149 AC
LOT 15 8,380 SF 0.192 AC
LOT 16 6,692 SF 0.154 AC
LOT 17 5,000 SF 0.115 AC
LOT 18 5,000 SF 0.115 AC
LOT 19 5,000 SF 0.115 AC
LOT 20 5,000 SF 0.115 AC
LOT 21 5,772 SF 0.132 AC
LOT 14 6,741 SF 0.155 AC
LOT 75 6,777 SF 0.156 AC
LOT 74 5,890 SF 0.135 AC
LOT 76 6,287 SF 0.144 AC
LOT 77 5,444 SF 0.125 AC
LOT 78 5,157 SF 0.118 AC
LOT 3 6,109 SF 0.140 AC
LOT 2 5,577 SF 0.128 AC
LOT 1 6,586 SF 0.151 AC

BLOCK 1
BLOCK 2
BLOCK 3

CORNER ROCK LANE (50' ROW)

GHOST DANCE CIRCLE (50' ROW)

SEE SHEET 7

SEE SHEET 10

SEE SHEET 11

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:28:33 AM
SERVER: SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27V5A
DRAWING NAME: PDPCOS09.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
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XREFS: PDP-TB, 27proj, PP27-ANNO, 27pprel, EMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

SHEET NUMBER 9 OF 55 SHEETS

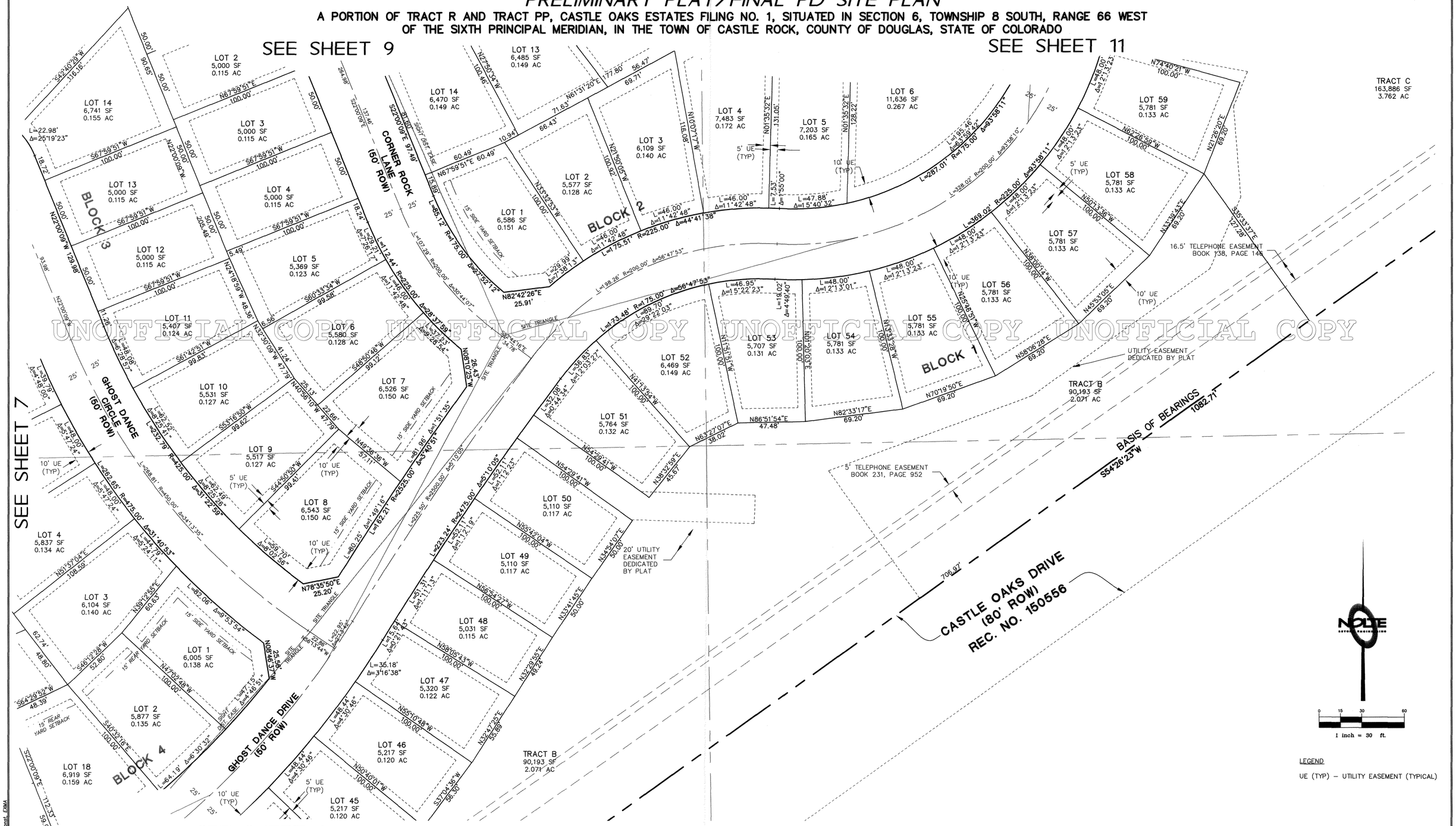
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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LEGEND

UE (TYP) – UTILITY EASEMENT (TYPICAL)

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:28:42 AM
SERVER: _____ SERVICE: NONE
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DRAWING NAME: PDPCOS10.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

XREFS: PPP-TB, 27prms, PP27-ANNO, 27prpst, ENMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

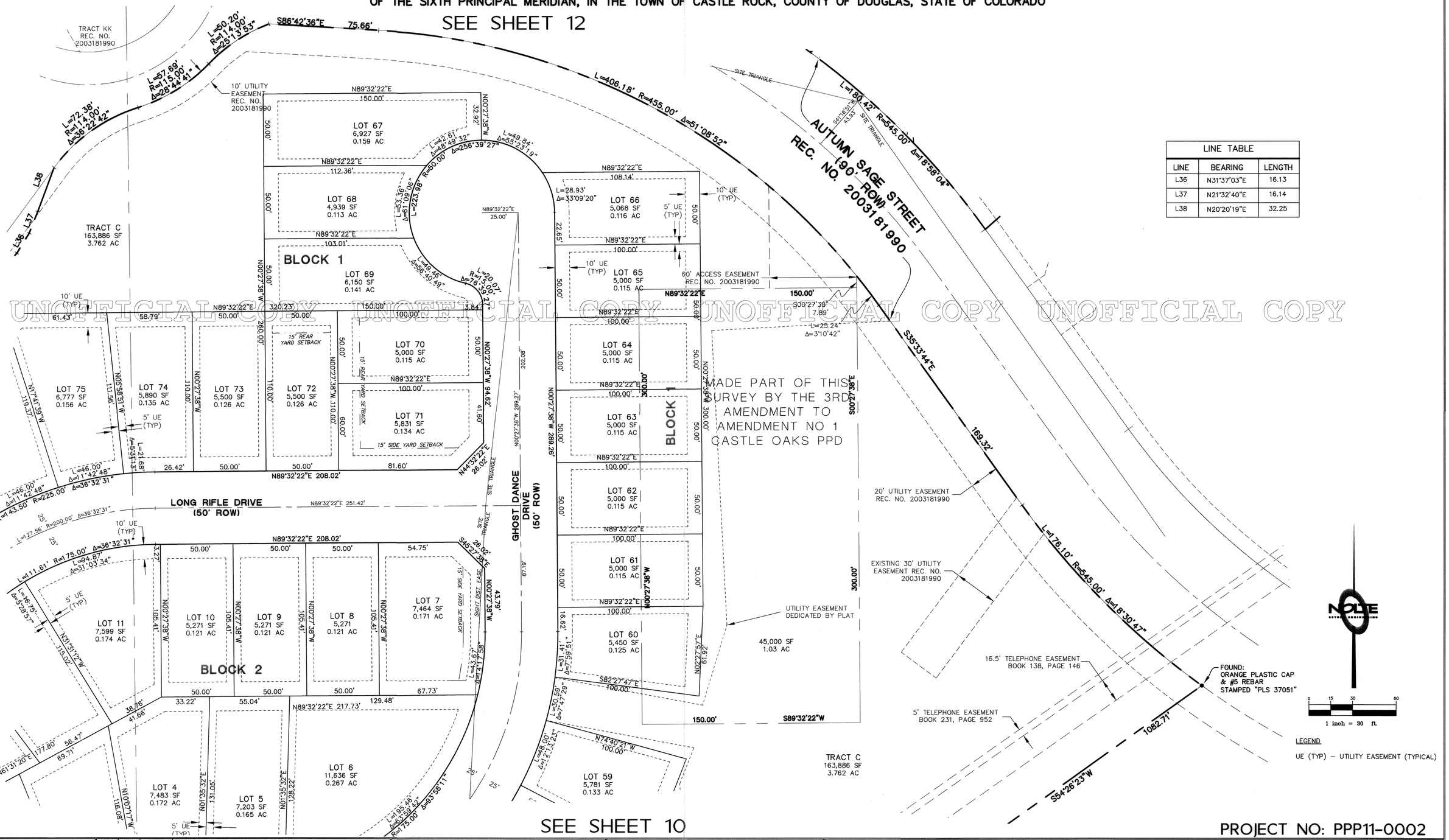
SHEET NUMBER 10 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 12



LINE TABLE		
LINE	BEARING	LENGTH
L36	N31°37'03"E	16.13
L37	N21°32'40"E	16.14
L38	N20°20'19"E	32.25

SEE SHEET 9

SEE SHEET 10

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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:28:54 AM
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DRAWING NAME: PDPCOS11.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 11 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

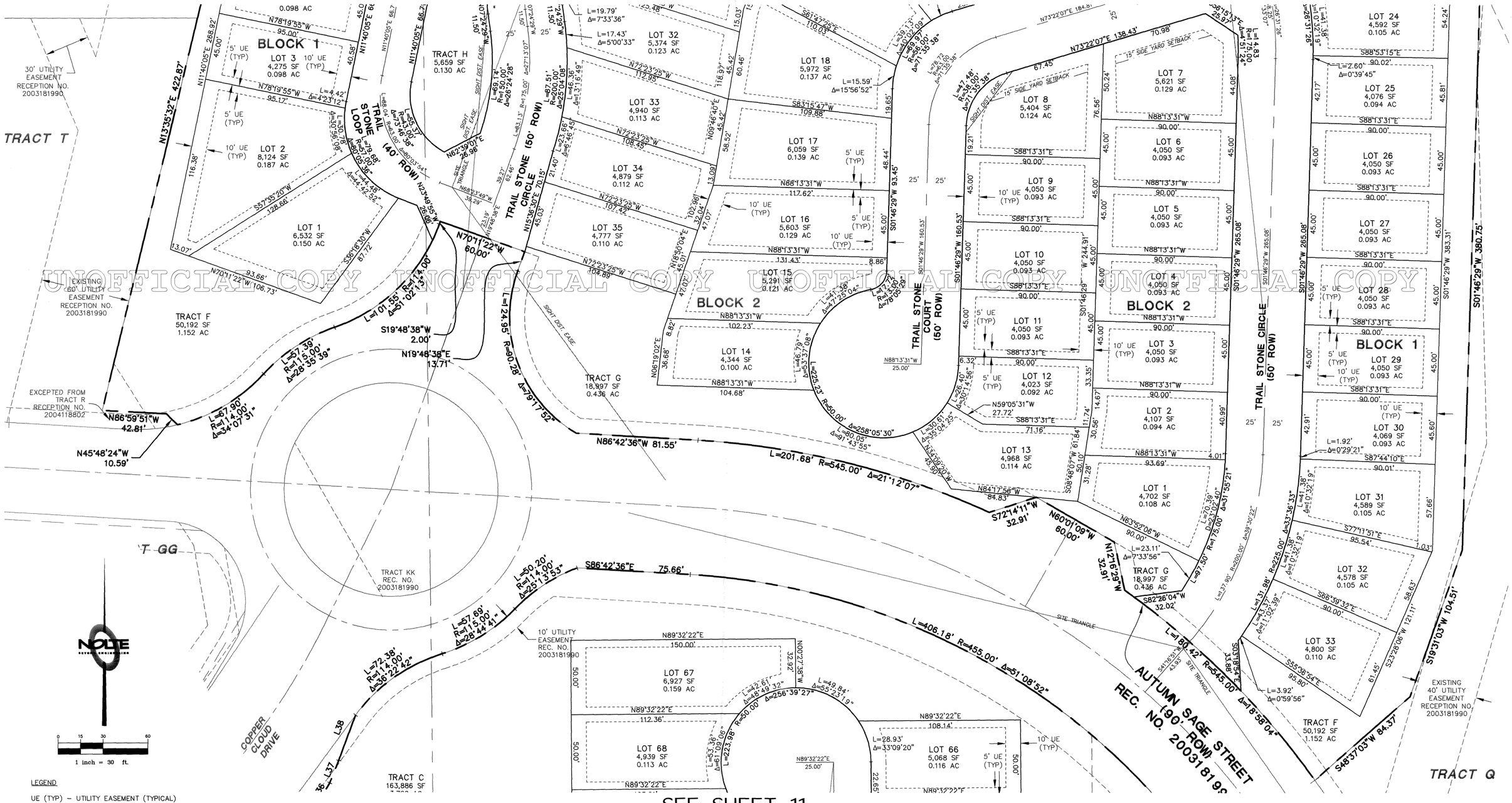
XREFS: PDP-_TB_2frame_PP2-_ANNO_2frame_2frame_EXMA

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 13



SEE SHEET 11

LEGEND

UE (TYP) – UTILITY EASEMENT (TYPICAL)

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:29:04 AM	NO.	BY	DATE	REVISIONS:
SERVER: _____ SERVICE: NONE	1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
N: \JOB\38301\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG	2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
DRAWING NAME: PDPCOS12.DWG	3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3
PLOTTING VIEW: NONE				
DESIGNER: NONE PROJ. MGR: NONE				

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XREFS: PDP-TB, 27cmns, PP27-ANNO, 25pmns, 27orpost, EXMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

SITE PLAN

SHEET NUMBER 12 OF 55 SHEETS

SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

JOB NUMBER DV138344

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TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 12

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:29:13 AM
SERVER: ______ SERVICE: NONE
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DRAWING NAME: PDPCOS13.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR.: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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XREFS: PDP-TB, 27prma, PP27-ANNO, 25prma, 27prpnst, EXMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

SHEET NUMBER **13** OF 55 SHEETS

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= 30'

JOB NUMBER DV138344

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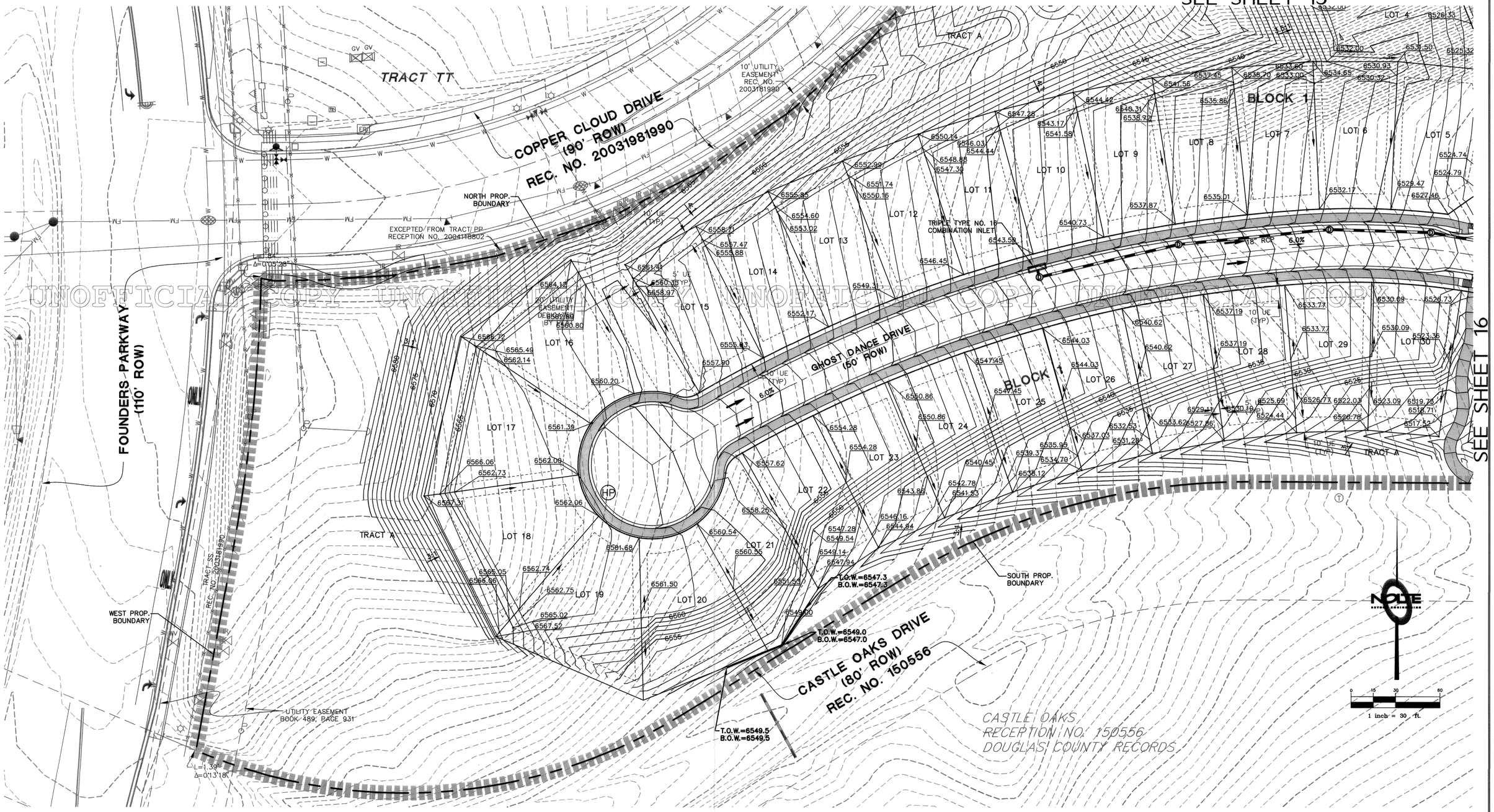
TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:29:31 AM
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DRAWING NAME: PDPCOS14.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 14 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27prms, 27prfo, 27prm, PP27-ANNO, 27prd, 27prnst, EXPN, EMA, EXUT, 27PRTOSV, EXTO-NEW

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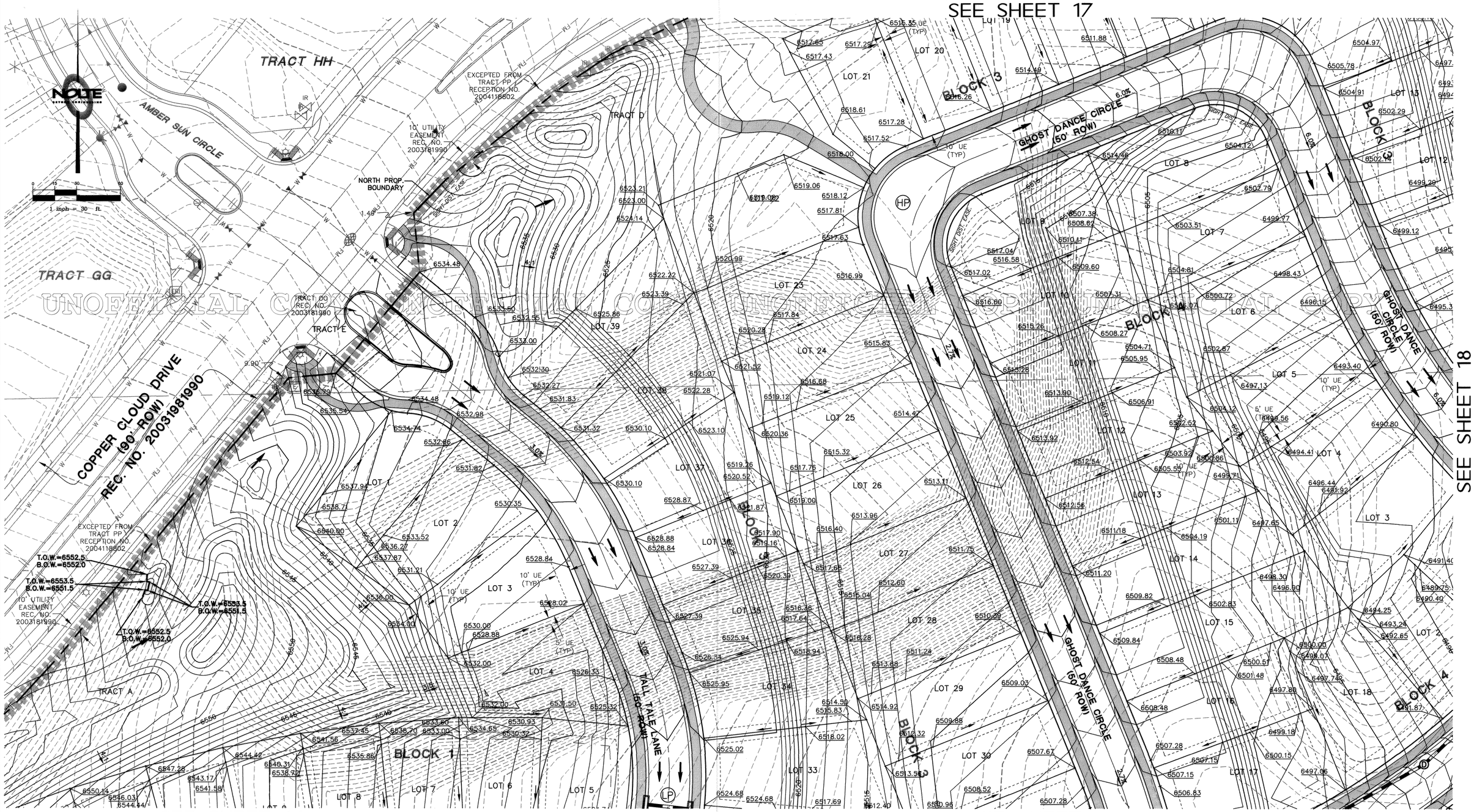
TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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DATE:	3/9/12 TIME: 11:29:48 AM
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DRAWING NAME:	PDPCOS15.DWG
PLOTTING VIEW:	NONE
DESIGNER:	NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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PROJECT NO: PPP11-0002

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

GRADING PLAN

SHEET NUMBER 15 OF 55 SHEETS

SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

JOB NUMBER DV138344

XREFS: PDP-TB, 27cntrs, 27plns, PPP11-ANNO, 27proll, 27prlot, 27prsrvl, DPN, DMA, EXIT, EXTD-NEW, 27PRTOSV

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

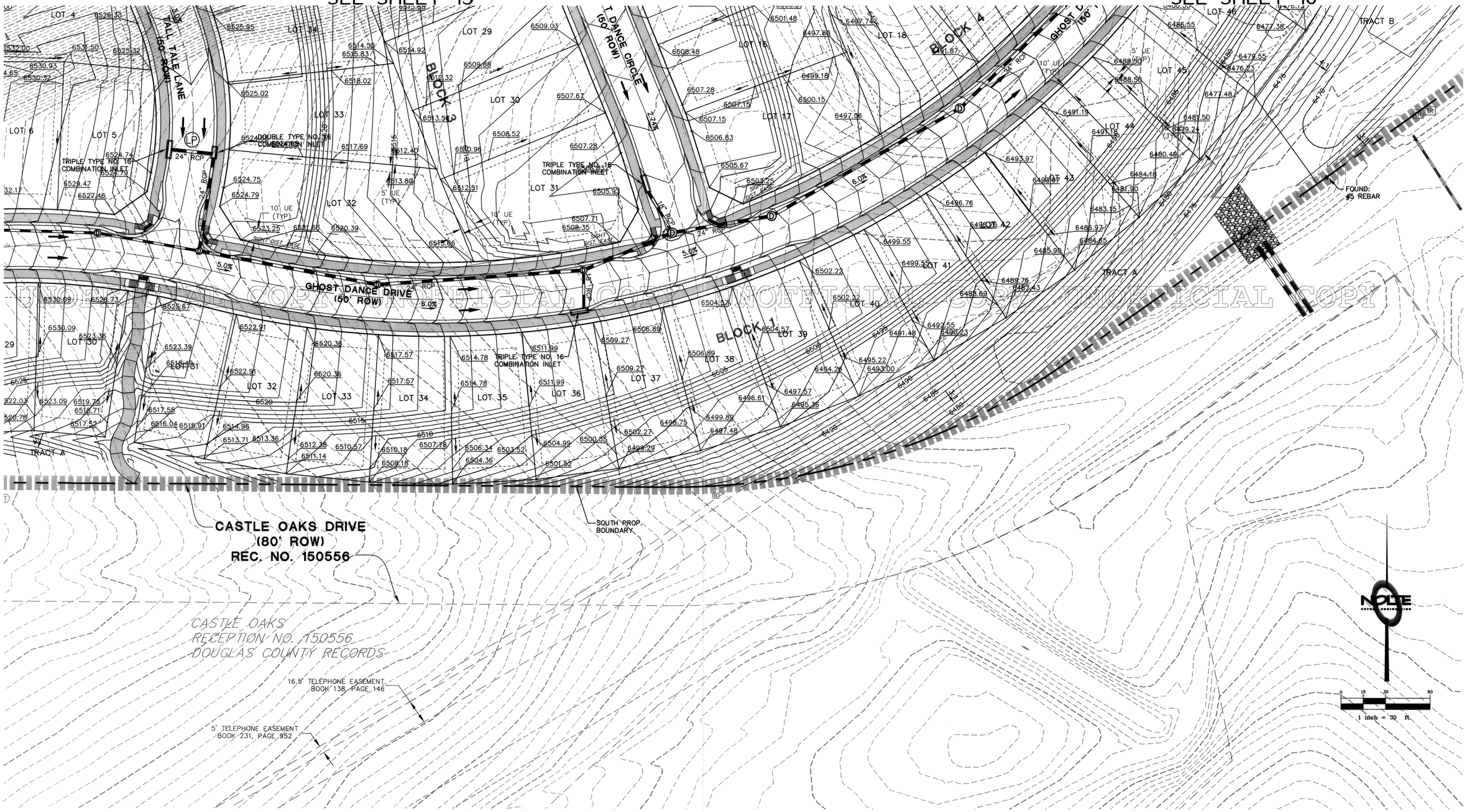
PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 15

SEE SHEET 18

SEE SHEET 14



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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:30:05 AM
SERVER: _____ SERVICE: NONE
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DRAWING NAME: PDPCOS16.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

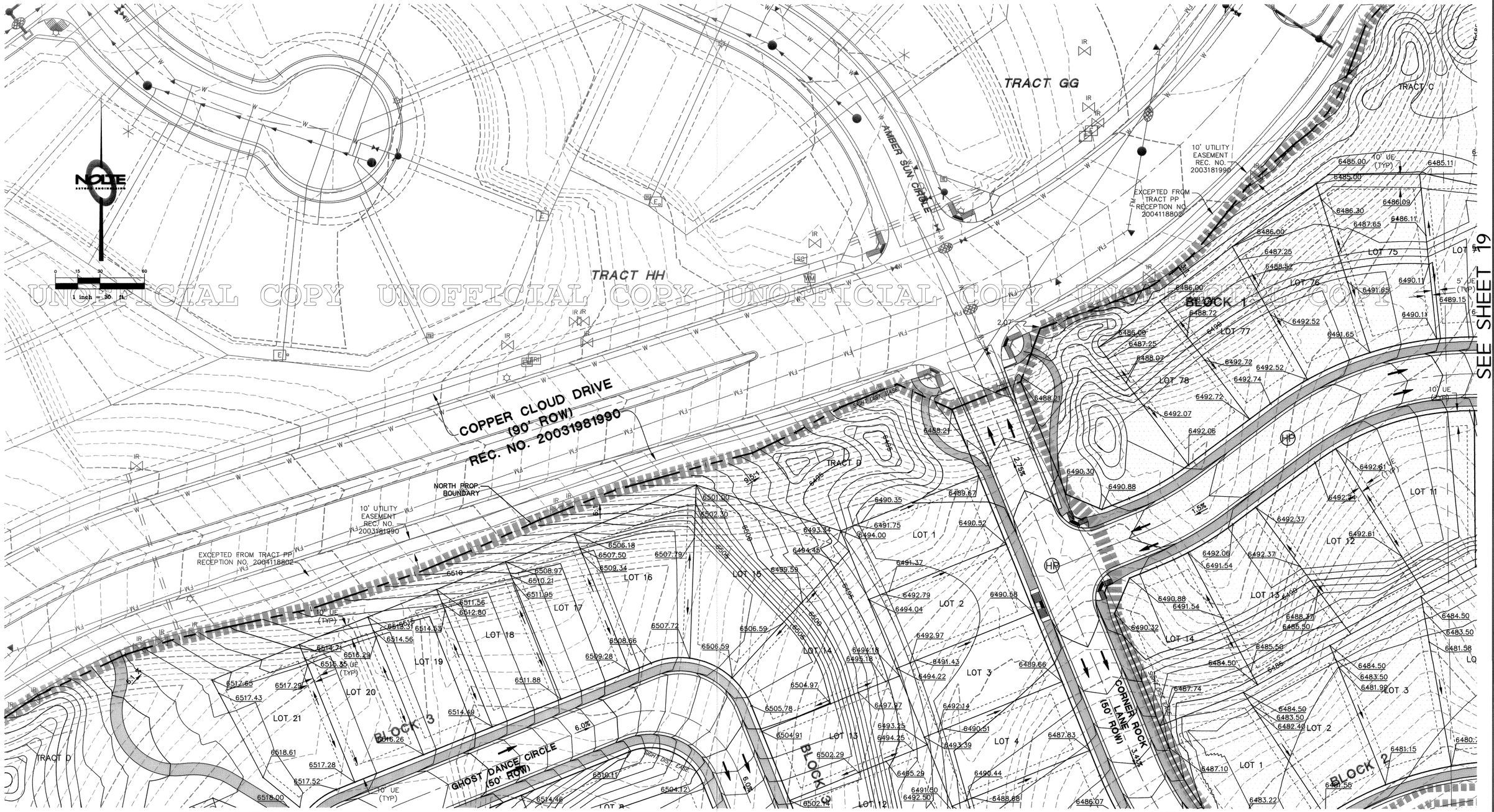
SHEET NUMBER 16 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFs: PDP-TB, 27xmg, 27pnts, 27plts, PP27-ANNO, 27panel, EXPN, EXMA, EXUT, EXTD-NEW, 27PRTBSY

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:30:22 AM
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DRAWING NAME: PDPCOS17.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

SHEET NUMBER 17 OF 55 SHEETS

SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

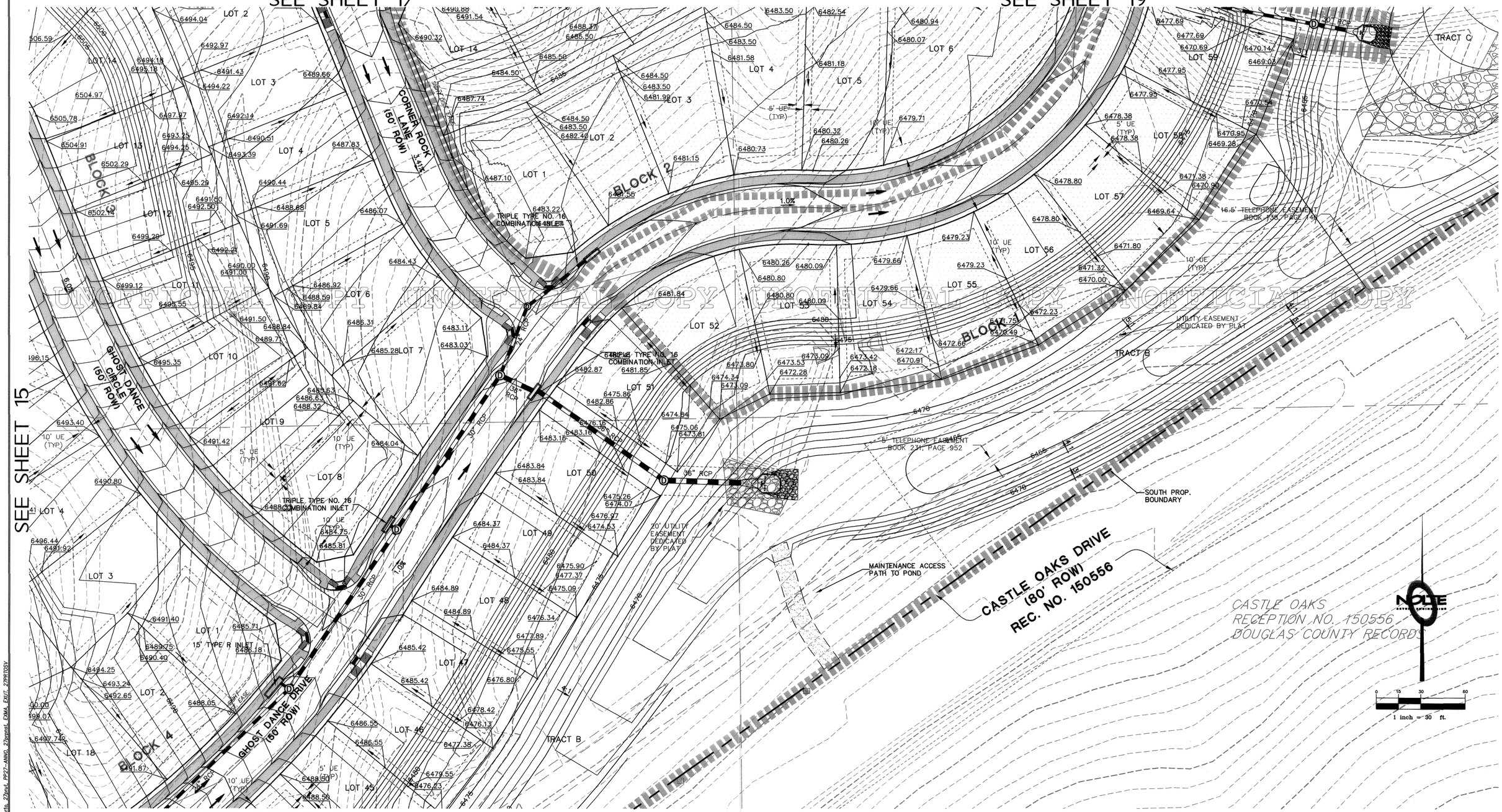
JOB NUMBER DV138344

XREFS: PDP-TB, 27proj, 27topo, 27proj, PPP27-ANNO, 27street, EXPN, EXMA, EXUT, EXTO-NEW, 27PROTOSY

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:30:37 AM
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DRAWING NAME: PDPCOS18.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 18 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

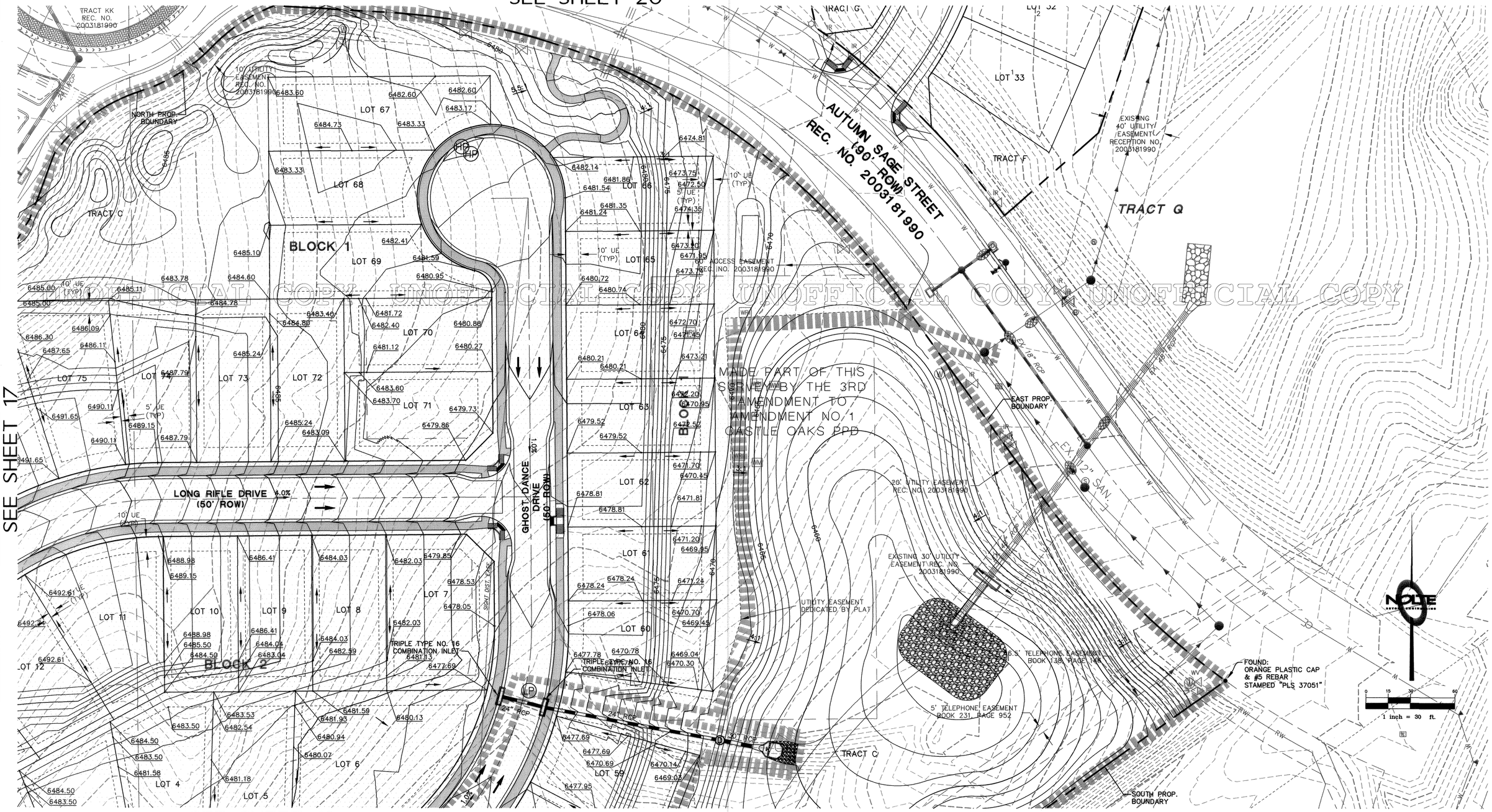
XREFS: PDP-TB, 27xmp, 27xmp, EXTD, 27xrds, 27xvt, P27-ANNO, 27xpnts, EMA, EXIT, XTPATDSV

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 20



SEE SHEET 17

SEE SHEET 18

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MADE PART OF THIS SURVEY BY THE 3RD AMENDMENT TO AMENDMENT NO. 1 CASTLE OAKS PPD

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:30:55 AM
SERVER: _____ SERVICE: NONE
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DRAWING NAME: PDPCOS19.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 19 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

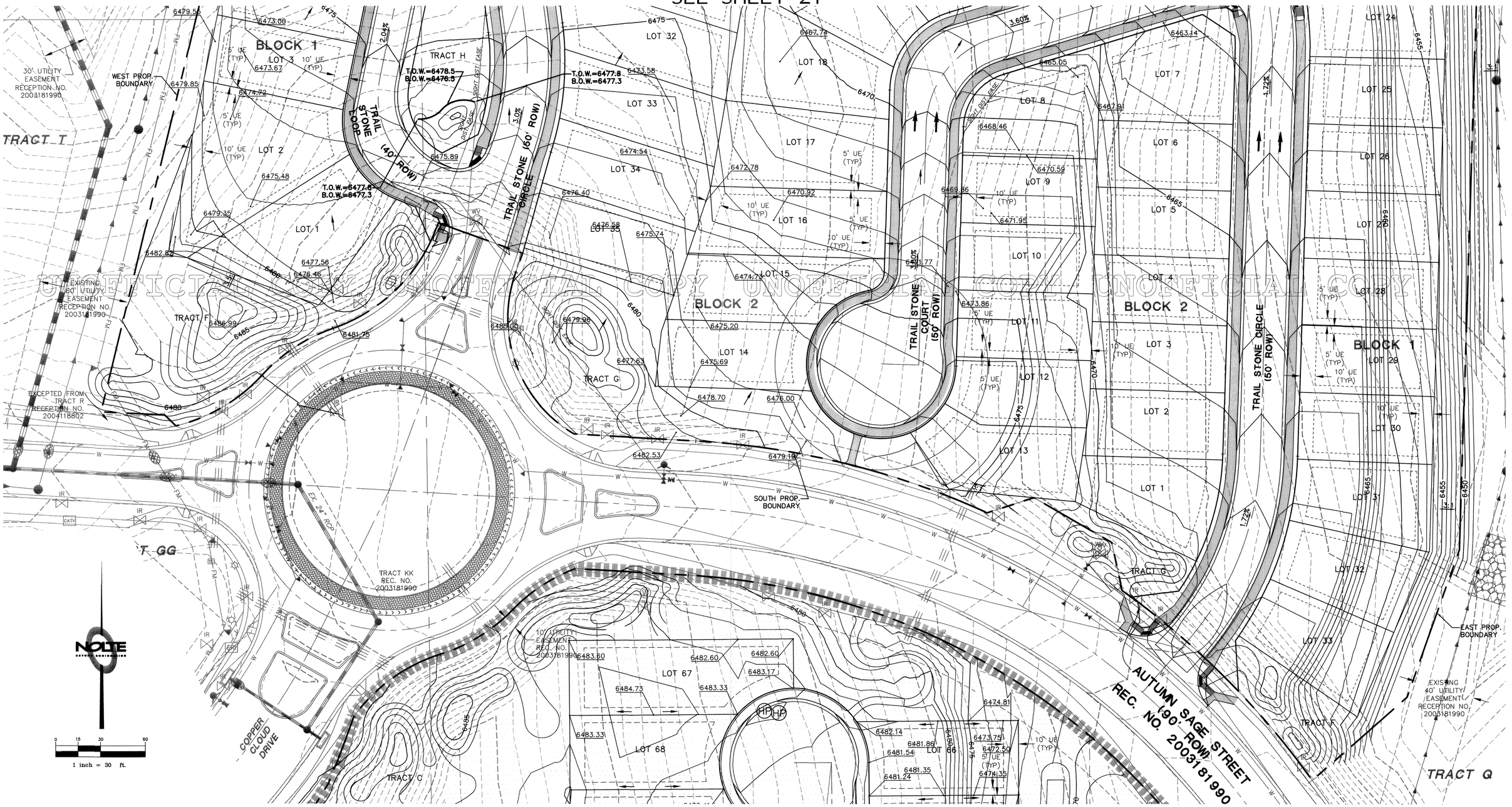
XREFS: PDP-TB, 27prms, 27prof, 27pln, 27pln1, PP27-ANNO, EX10, 27pl1o, 27prof1, 25prms, EXUT, EXMA, EXPN, 27PRTOSV

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 21



SEE SHEET 19

PROJECT NO: PPP11-0002

UNOFFICIAL DOCUMENT

DATE: 3/9/12 TIME: 11:31:20 AM
SERVER: _____ SERVICE: NONE
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DRAWING NAME: PDPCOS20.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

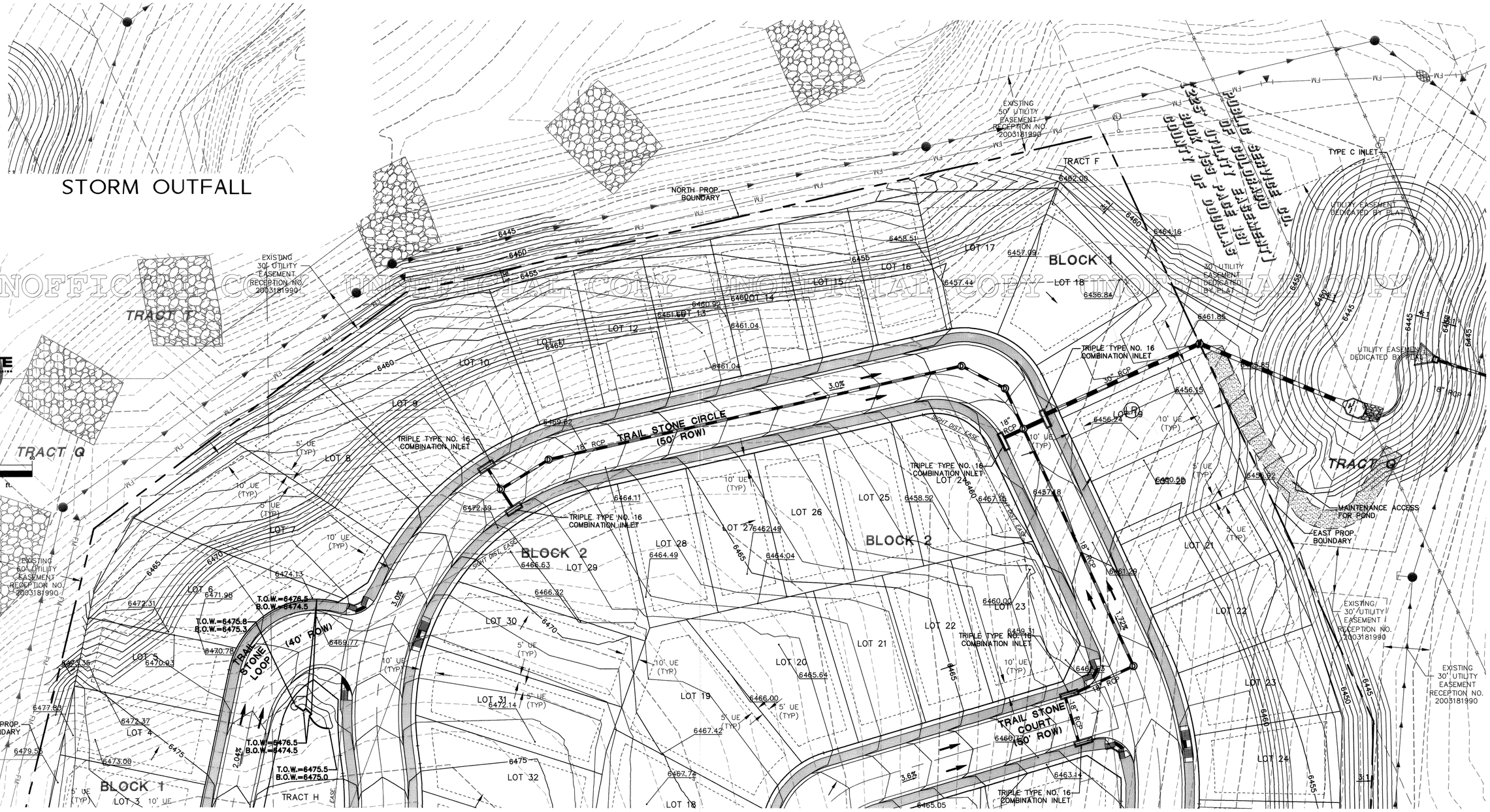
SHEET NUMBER 20 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27prmp, 27pnt, PPP27-ANNO, EXTD, 27xrte, 29prmp, 29prtp, 29RUT, 27pnts1, EXIT, EXMA, EXPN, 27PRTOSV

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 20

SEE THIS SHEET

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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:31:42 AM
SERVER: SERVICE: NONE
N:\JOB\28301\CADD\SURVEY\PLATTING\PPLAT\PA-27\PA
DRAWING NAME: PDPCOS21.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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BEYOND ENGINEERING
8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

GRADING PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC DATE SUBMITTED: 03/08/12

SHEET NUMBER 21 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27proj, 27proj, 27pad, PP27-ANNO, EXTD, 27pts, 28proj, 28proj, 28pts, 29PROJ, 27project, EXUT, EXMA, 27PATSY

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE:
THE PROPOSED PARCEL IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:31:55 AM
SERVER: ____ SERVICE: NONE
PATH: N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27\PA
DRAWING NAME: PDPCOS22.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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XREFS: PDP-TB, 27prma, 27prut, 27prpn, 25PRUT, 25prma, 25prpn, 25EXUT, EXUT, EXMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OVERALL UTILITY PLAN

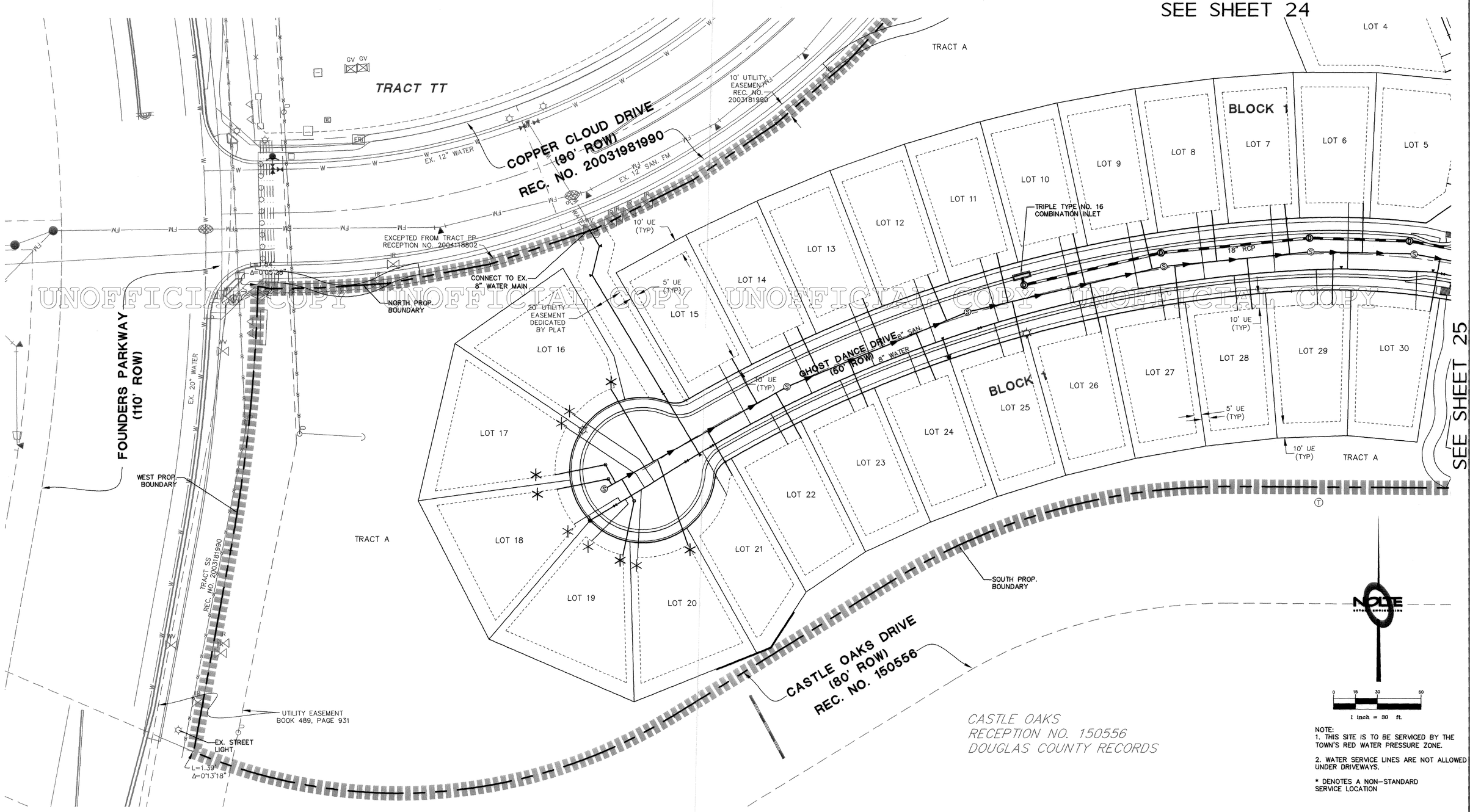
PREPARED FOR: SLV CASTLE OAKS, LLC
DATE SUBMITTED: 03/08/12

SHEET NUMBER 22 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 100'
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CASTLE OAKS
RECEPTION NO. 150556
DOUGLAS COUNTY RECORDS

0 15 30 60
1 inch = 30 ft.

NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

PROJECT NO: PPP11-0002

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XREFS: PPP-TB, 27pma, 27brdr, 27pnm, PP27-ANNO, EXIT, EMA, EXPN

DATE: 3/9/12 TIME: 11:32:06 AM
SERVER: _____ SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27.DWG
DRAWING NAME: PDPCOS23.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
UTILITY PLAN

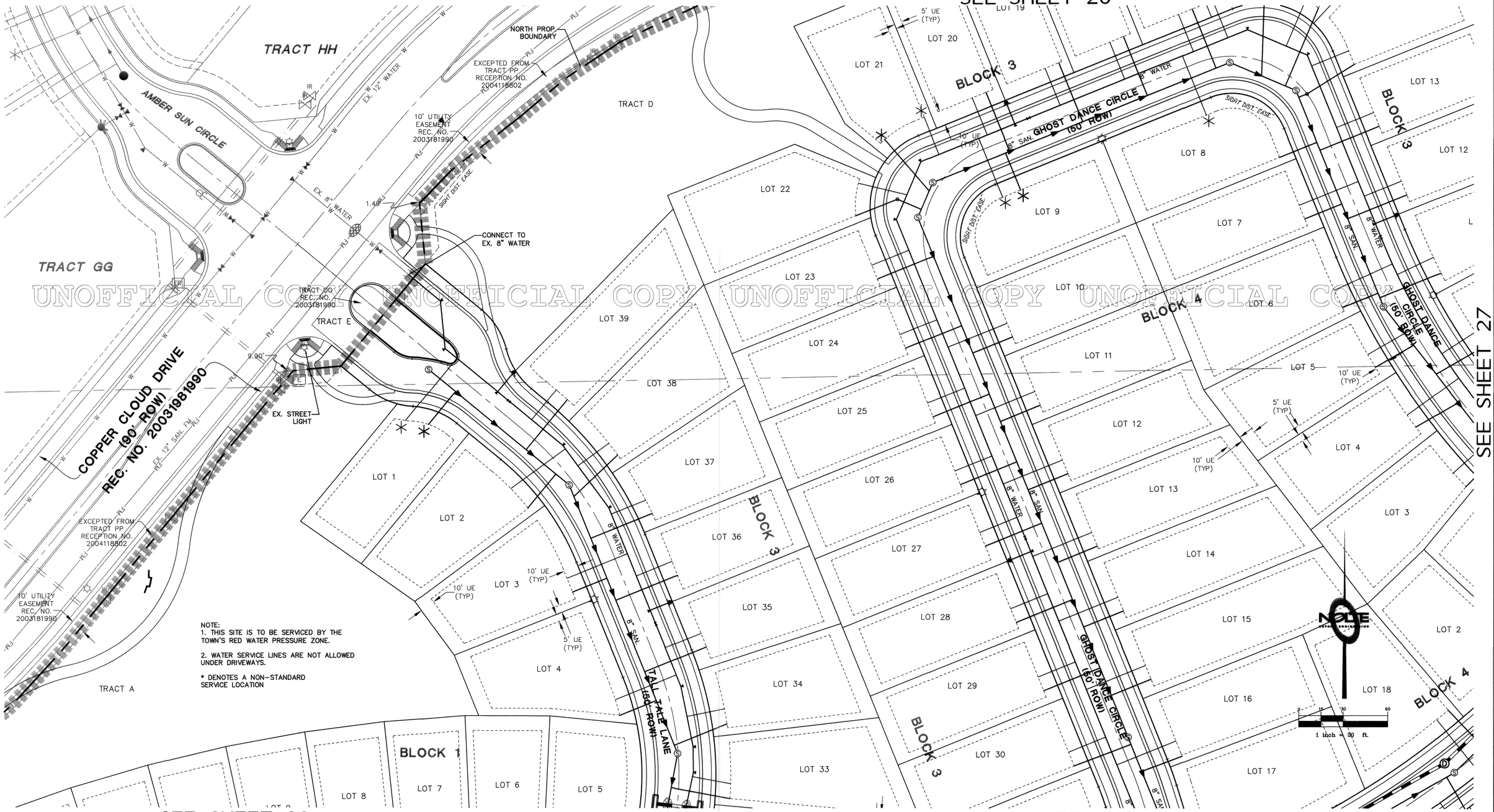
PREPARED FOR: SLV CASTLE OAKS, LLC
DATE SUBMITTED: 03/08/12

SHEET NUMBER 23 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

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PROJECT NO: PPP11-0002

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

DATE: 3/9/12 TIME: 11:32:17 AM
SERVER: _____ SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27.VSA
DRAWING NAME: PDPCOS24.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL P.D. SITE PLAN

UTILITY PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC

DATE SUBMITTED: 03/08/12

SHEET NUMBER 24 OF 55 SHEETS

SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

JOB NUMBER DV138344

XREFS: PIP-TB, 27proj, 27arch, 27pln, PP27-ANNO, EXPN, EXU, FMA

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 24

SEE SHEET 27

SEE SHEET 23

LOT 4 LOT 6 LOT 5 LOT 34 LOT 33 LOT 29 LOT 30 LOT 31 LOT 32 LOT 16 LOT 17 LOT 18 LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41 LOT 40 LOT 39 LOT 38 LOT 37 LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29

BLOCK 3 BLOCK 4 BLOCK 1

TALL TREE LANE (50' ROW)

TIDANCE CIRCLE (50' ROW)

GHOST DANCE DRIVE (50' ROW)

TRACT A TRACT B TRACT A

DOUBLE TYPE NO. 16 COMBINATION INLET

TRIPLE TYPE NO. 16 COMBINATION INLET

TRIPLE TYPE NO. 16 COMBINATION INLET

TRIPLE TYPE NO. 16 COMBINATION INLET

24" RCP

8" WATER RCP

8" SAN

8" WATER

18" RCP

24" RCP

8" SAN

8" WATER

24" RCP

10' UE (TYP)

5' UE (TYP)

10' UE (TYP)

10' UE (TYP)

5' UE (TYP)

10' UE (TYP)

SIGHT DIST. EASE.

SIGHT DIST. EASE.

SIGHT DIST. EASE.

FOUND: #5 REBAR

UE 'P)

CASTLE OAKS DRIVE (80' ROW) REC. NO. 150556

SOUTH PROP. BOUNDARY

CASTLE OAKS RECEPTION NO. 150556 DOUGLAS COUNTY RECORDS

16.5' TELEPHONE EASEMENT BOOK 138, PAGE 146

5' TELEPHONE EASEMENT BOOK 231, PAGE 952

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

0 15 30 60

1 inch = 30 ft.

NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:32:27 AM
SERVER: SERVICE: NONE
N: \JOB\138301\CADD\SURVEY\PLATTING\PPLAT\PA-27V3A
DRAWING NAME: PDPCOS25.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
UTILITY PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 03/08/12

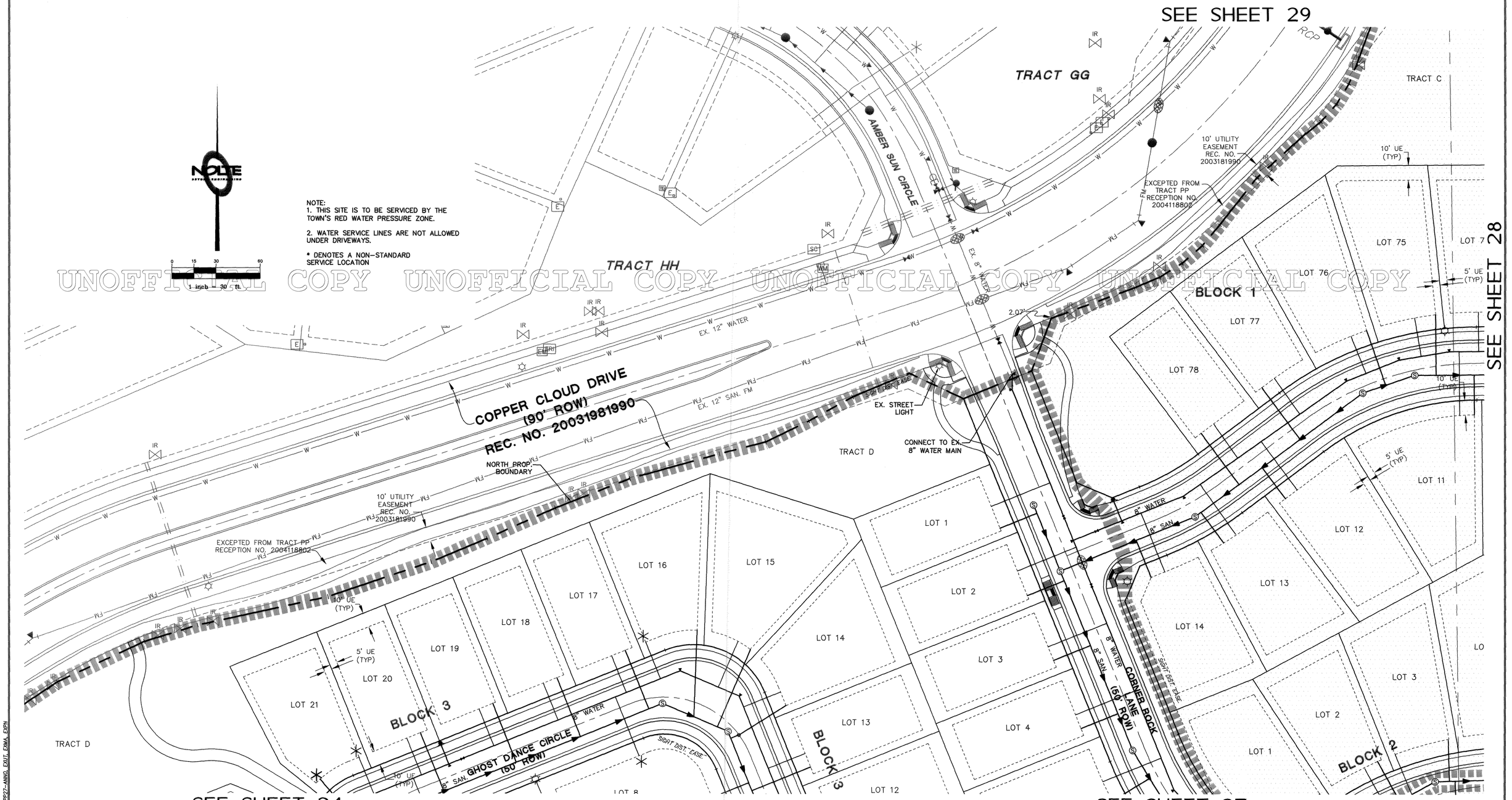
SHEET NUMBER 25 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27cmx, 27cnt, 27cnp, PP27-ANNO, EXIT, EXMA

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

0 15 30 60
1 inch = 30 ft.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

PROJECT NO: PPP11-0002

DATE:	3/9/12 TIME: 11:32:39 AM
SERVER:	SERVICE: NONE
DRAWING NAME:	PDPCOS26.DWG
PLOTTING VIEW:	NONE
DESIGNER:	NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
UTILITY PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC
DATE SUBMITTED: 03/08/12

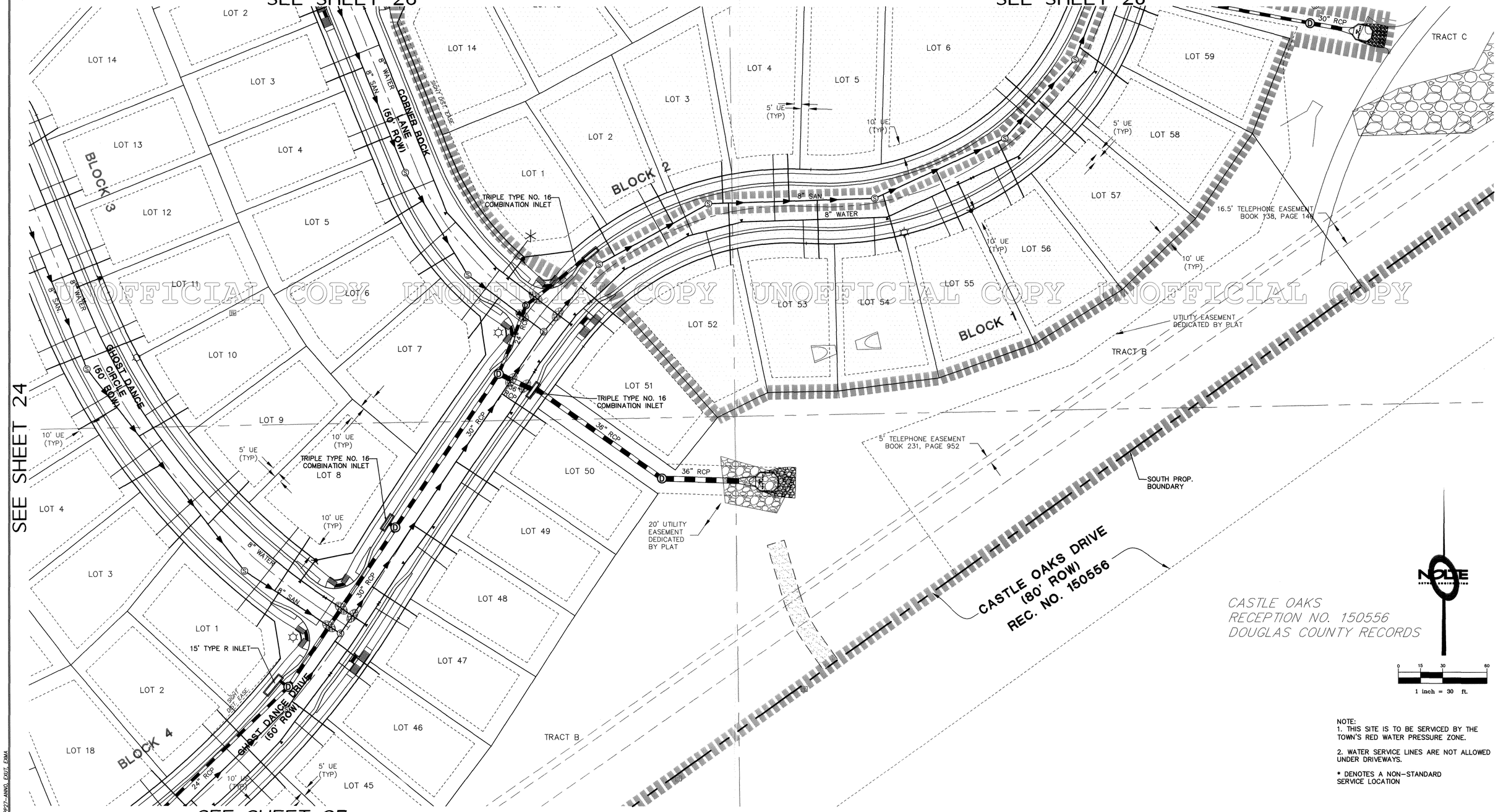
SHEET NUMBER 26 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27prelim, 27plat, 27prpp, PP27-ANNO, EXIT, EXMA, EXPH
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27VA

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CASTLE OAKS
RECEPTION NO. 150556
DOUGLAS COUNTY RECORDS

0 15 30 60
1 inch = 30 ft.

NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

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PROJECT NO: PPP11-0002

DATE: 3/9/12 TIME: 11:32:49 AM
SERVER: NONE SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27XRA
DRAWING NAME: PDPCOS27.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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XREFS: PDP-TB, 27prms, 27proj, 27cvrt, PP27-ANNO, EXIT, FMA

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
UTILITY PLAN

SHEET NUMBER 27 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'

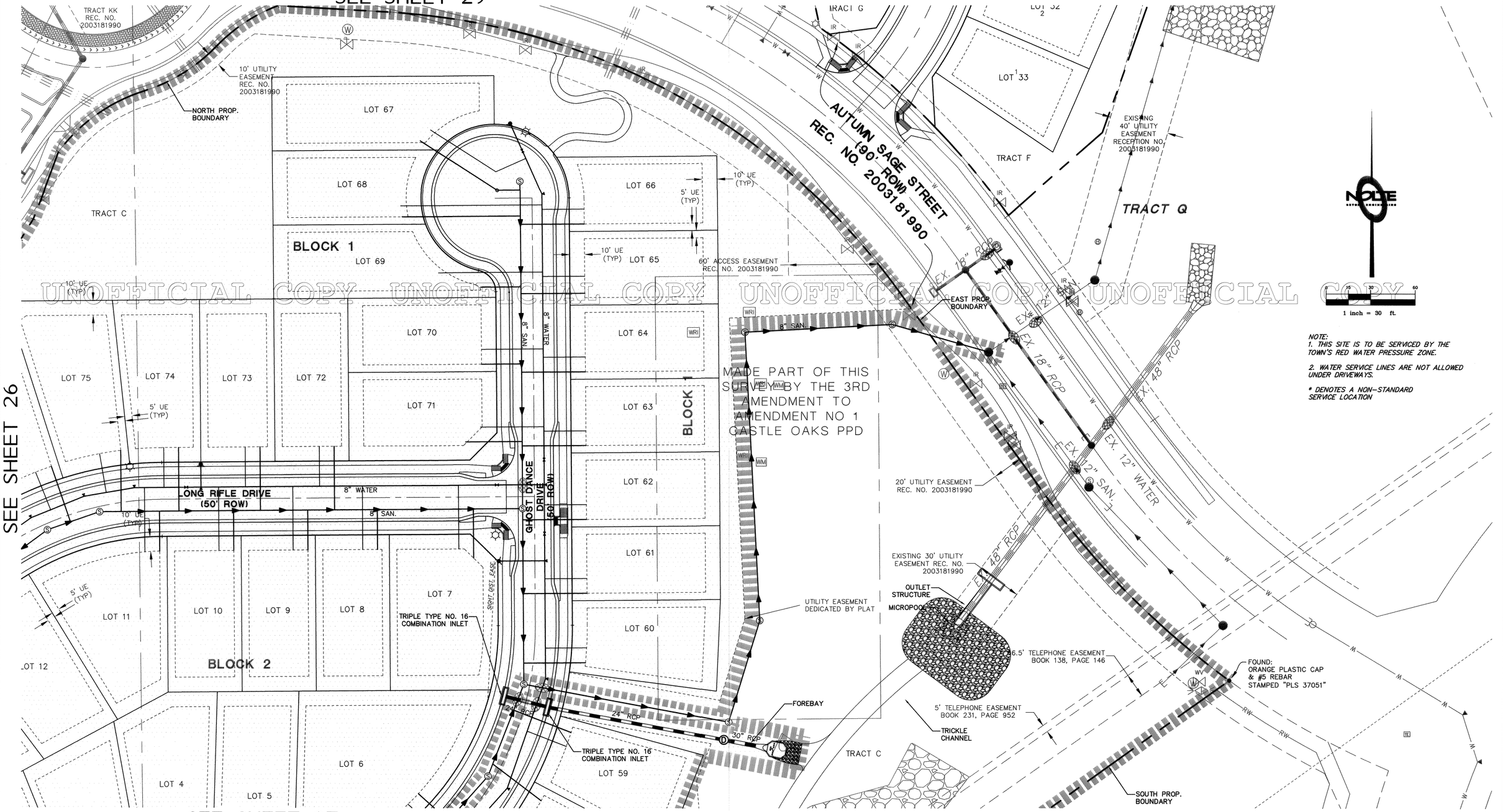
PREPARED FOR: SLV CASTLE OAKS, LLC
DATE SUBMITTED: 03/08/12
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 29



SEE SHEET 26

SEE SHEET 27

NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

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PROJECT NO: PPP11-0002

XREFS: PXP-TB, 22proj, 22proj, 22civil, PP27-ANNO, 25anno, 23anno, EXUT, EXMA, EXPW

DATE: 3/9/12 TIME: 11:33:15 AM
SERVER: _____ SERVICE: NONE
N:\JOB#88301\CADD\SURVEY\PLATTING\PPLAT\PA-27\SA
DRAWING NAME: PDPCOS28.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
3	MCW	01/06/2012	REVISIONS PER TOWN REVIEW #3

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BEYOND ENGINEERING
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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
UTILITY PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC
DATE SUBMITTED: 03/08/12

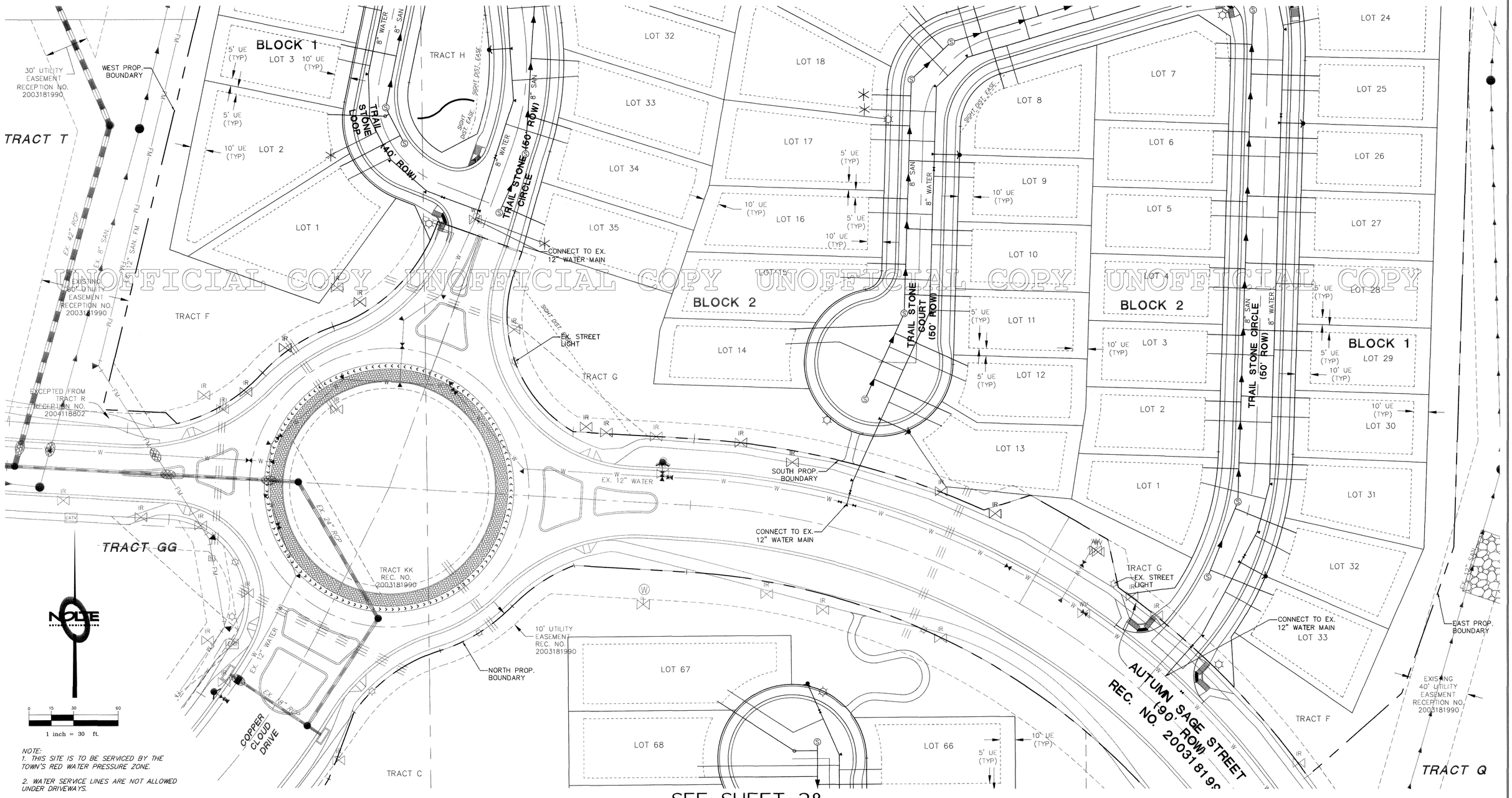
SHEET NUMBER 28 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 30



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NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.

2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

SEE SHEET 28

PROJECT NO: PPP11-0002

DATE: 12/21/11 TIME: 1:13:05 PM
SERVER: _____ SERVICE: NONE
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27\PA
DRAWING NAME: PDPC0S29.DWG
PLOTTING VIEW: NONE
DESIGNER: NONE PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2

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303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
UTILITY PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC
DATE SUBMITTED: 12/21/11

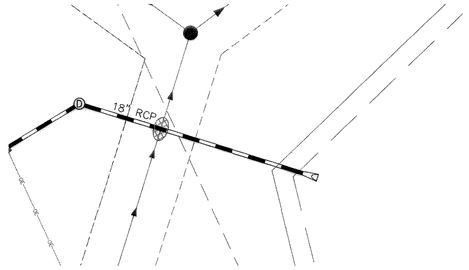
SHEET NUMBER 29 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

XREFS: PDP-TB, 27prmb, 27pln, 27pul, PP27-ANNO, 25PRLIT, 25prmb, 26pln, 25EX11, EX11, EMA, EPN

TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF TRACT R AND TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



STORM OUTFALL

NOTE:
1. THIS SITE IS TO BE SERVICED BY THE TOWN'S RED WATER PRESSURE ZONE.
2. WATER SERVICE LINES ARE NOT ALLOWED UNDER DRIVEWAYS.

* DENOTES A NON-STANDARD SERVICE LOCATION

0 15 30 60

1 inch = 30 ft.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

SEE THIS SHEET

SEE SHEET 29

PROJECT NO: PPP11-0002

XREFS: PDP-TB, 27prms, 27arial, PP27-ANNO, 29PRJT, 29prms, 28scrpn, EXLT, EXMA

DATE: 12/21/11 TIME: 1:14:07 PM	NO.	BY	DATE	REVISIONS:
SERVER: SERVICE: NONE	1	PJD	11/07/2011	REVISIONS PER TOWN REVIEW #1
N:\DV138301\CADD\SURVEY\PLATTING\PPLAT\PA-27\PA	2	MCW	12/21/2011	REVISIONS PER TOWN REVIEW #2
DRAWING NAME: PDPCOS30.DWG				
PLOTTING VIEW: NONE				
DESIGNER: NONE PROJ. MGR: NONE				

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
UTILITY PLAN

PREPARED FOR: SLV CASTLE OAKS, LLC **DATE SUBMITTED:** 12/21/11

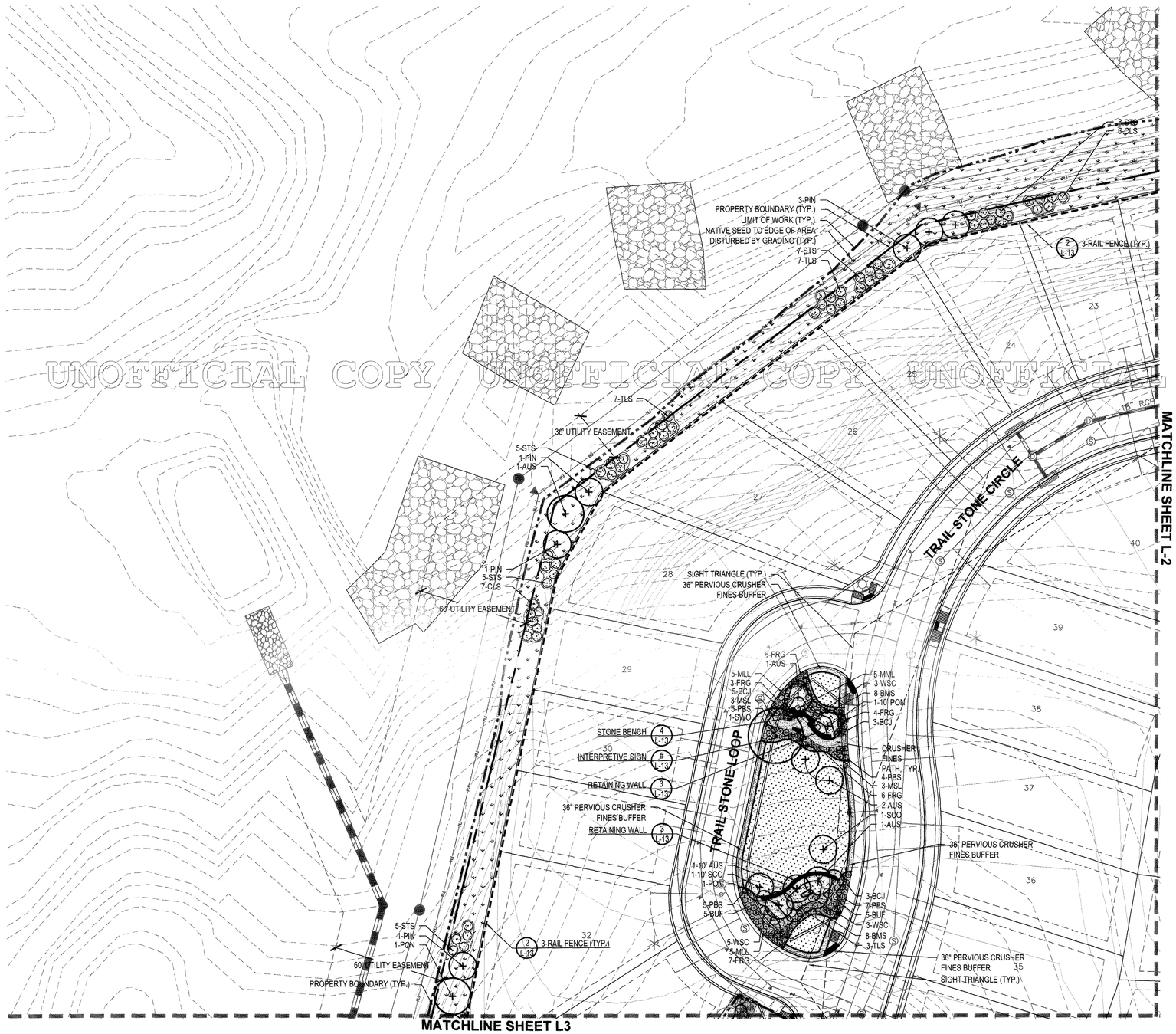
SHEET NUMBER 30 OF 55 SHEETS
SCALE VERTICAL: 1"= N/A HORIZONTAL: 1"= 30'
JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

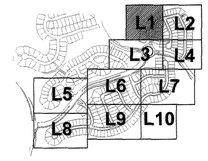
PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOT FOR CONSTRUCTION



KEY MAP



LEGEND

- STONE BENCH
- BOULDER
- 3-RAIL FENCE
- RETAINING WALL
- METAL EDGER
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE

PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
AUS	*	AUSTRIAN PINE
PON	*	PONDEROSA PINE
DECIDUOUS SHRUBS		
TLS	*	THREE LEAF SUMAC
BMS	*	BLUE MIIST SPIREA
MML	*	LITTLE LEAF MOUNTAIN MAHOGANY
PBS	*	PAWNEE BUTTES SAND CHERRY
WSC	*	WESTERN SAND CHERRY
STS	*	STAGHORN SUMAC
CLS	*	CUTLEAF SUMAC
MLL	*	LITTLE LEAF MOCKORANGE
EVERGREEN SHRUBS		
BCJ	*	BLUE CHIP JUNIPER
BUF		BUFFALO JUNIPER
MSL	*	SLOWMOUND MUGO
ORNAMENTAL GRASSES		
FRG	*	FEATHER REED GRASS

NOTES:
* DENOTES DROUGHT TOLERANT PLANT MATERIAL

- CANADIAN BLUE FESCUE MIX SOD
- NON-IRRIGATED GRASS SEED MIX
- BARK MULCH
- CRUSHER FINES
- ROCK MULCH
- DRY POND SEED

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

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

NORTH

0 15 30 60
SCALE 1" = 30'

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

NO.	BY	DATE	REVISIONS:
	CMS	11/07/11	TOCR - 1ST REVISIONS
	ATM	12/20/11	TOCR - 2ND REVISIONS
	ATM	01/06/12	TOCR - 3RD REVISIONS
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	ATM	02/23/12	TOCR - 5RD REVISIONS

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www.norris-design.com
1101 Bannock Street
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P 303.892.1166
F 303.892.1186
CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, PLA, 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 JANUARY 31, 2013

NOLTE
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8000 SOUTH CHESTER STREET SUITE 200
CENTENNIAL CO. 80112
303.220.8400 TEL 303.220.8001 FAX
WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

SHEET NUMBER L-1 31 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

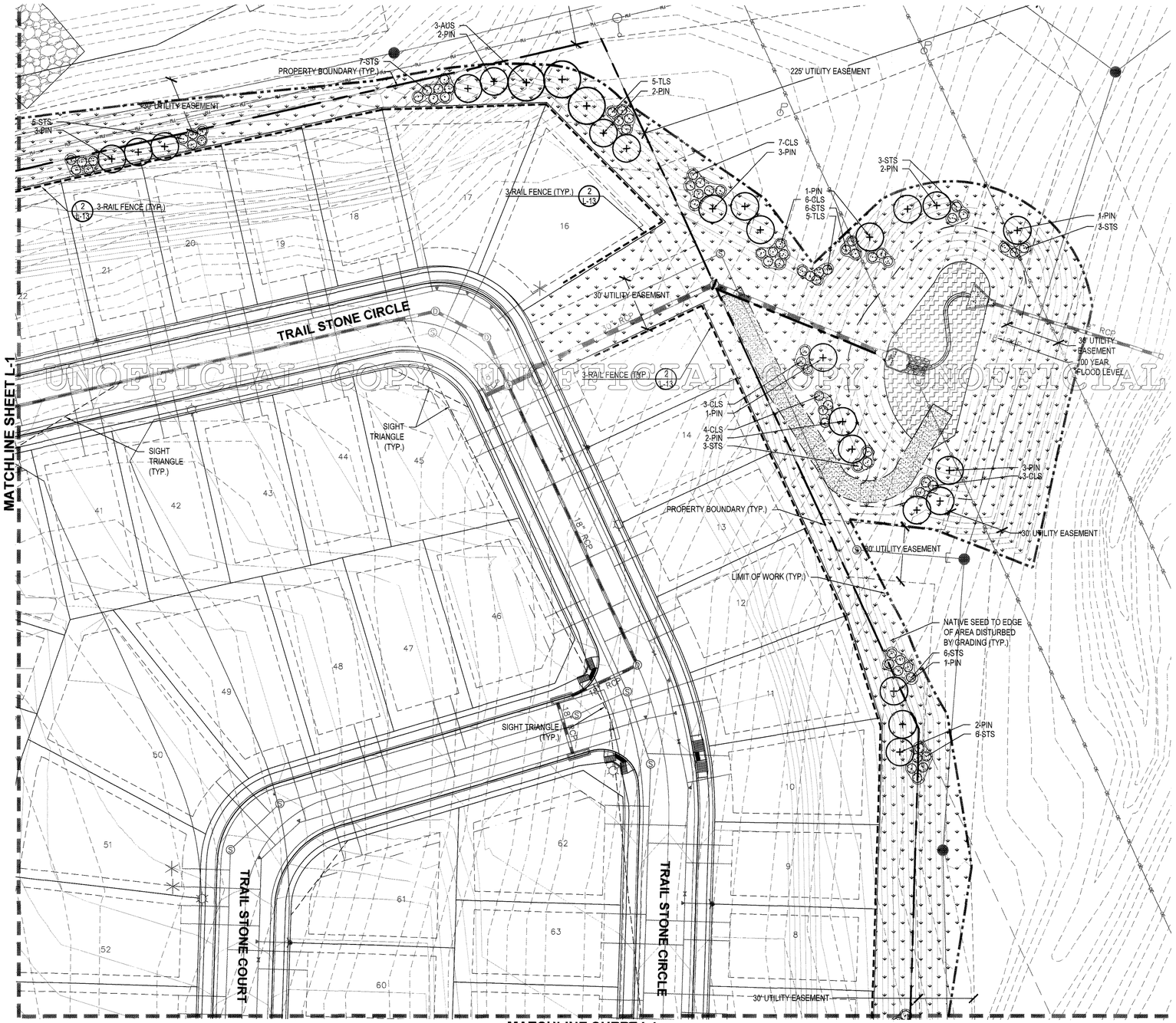
XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

NOT FOR CONSTRUCTION

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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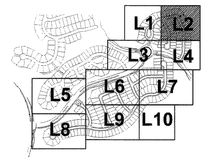
KEY MAP



LEGEND

- STONE BENCH
- BOULDER
- 3-RAIL FENCE
- RETAINING WALL
- METAL EDGER
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE

PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
AUS	*	AUSTRIAN PINE
PON	*	PONDEROSA PINE
DECIDUOUS SHRUBS		
TLS	*	THREE LEAF SUMAC
BMS	*	BLUE MIIST SPIREA
MML	*	LITTLE LEAF MOUNTAIN MAHOGANY
PBS	*	PAWNEE BUTTES SAND CHERRY
WSC	*	WESTERN SAND CHERRY
STS	*	STAGHORN SUMAC
CLS	*	CUTLEAF SUMAC
MLL	*	LITTLE LEAF MOCKORANGE
EVERGREEN SHRUBS		
BCJ	*	BLUE CHIP JUNIPER
BUF		BUFFALO JUNIPER
MSL	*	SLOWMOUND MUGO
ORNAMENTAL GRASSES		
FRG	*	FEATHER REED GRASS

NOTES:
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- NON-IRRIGATED GRASS SEED MIX
- BARK MULCH
- CRUSHER FINES
- ROCK MULCH
- DRY POND SEED

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NORTH

0 15 30 60
SCALE 1" = 30'

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

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	ATM	02/23/12	TOCR - 5RD REVISIONS

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WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

SHEET NUMBER L-2
32 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

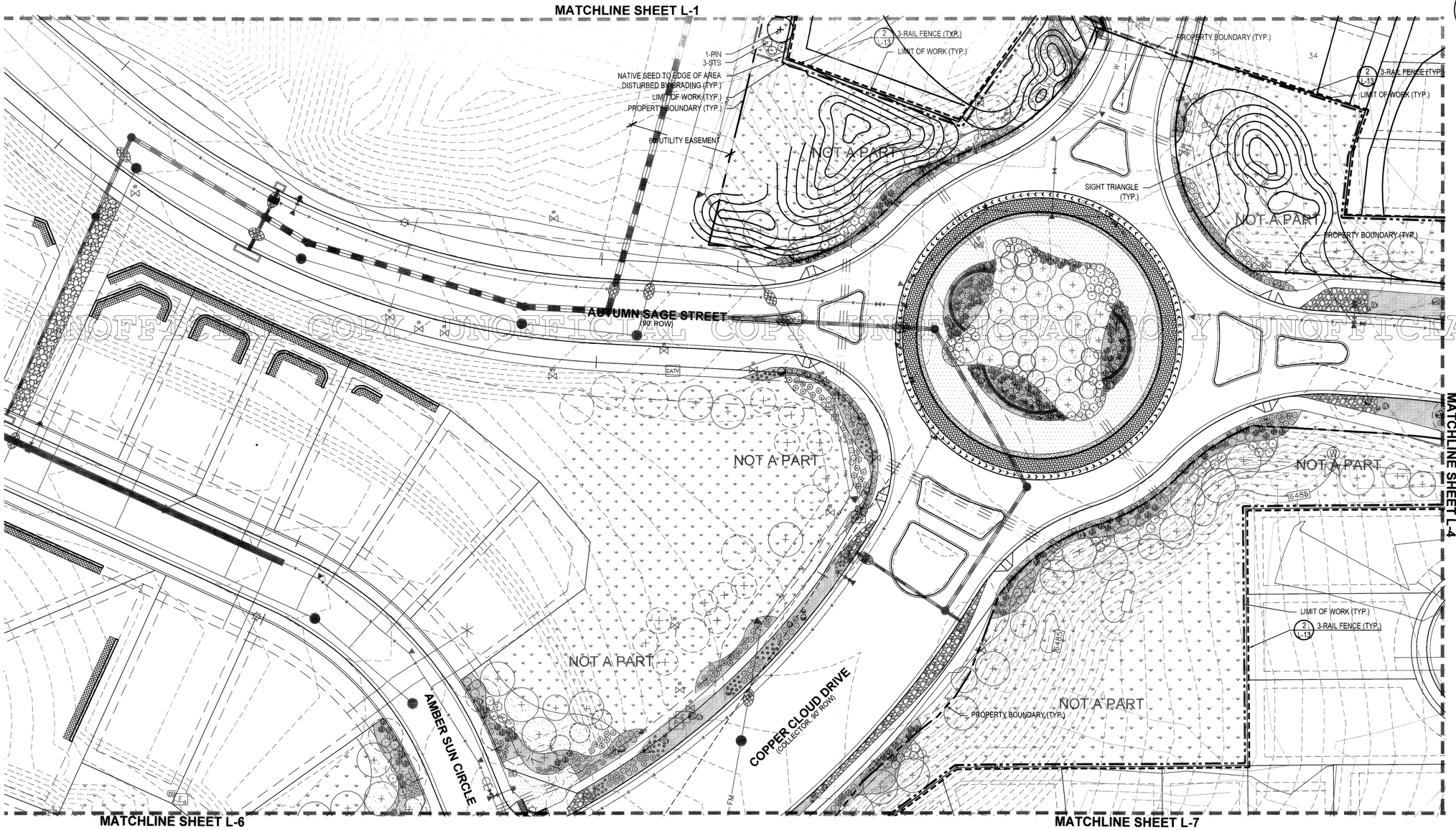
JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOT FOR CONSTRUCTION



PLANT PALETTE

SYM.		COMMON NAME
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EVERGREEN TREES		
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SCO	*	SCOTCH PINE
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PON	*	PONDEROSA PINE
DECIDUOUS SHRUBS		
TLS	*	THREE LEAF SUMAC
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CLS	*	CUTLEAF SUMAC
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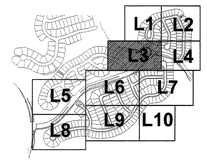
- DRY POND SEED

LEGEND

- STONE BENCH
- BOULDER
- 3-RAIL FENCE
- RETAINING WALL
- METAL EDGER
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE

KEY MAP



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

NORTH

0 15 30 60

SCALE 1" = 30'

NO.	BY	DATE	REVISIONS:
	CMS	11/07/11	TOCR - 1ST REVISIONS
	ATM	12/20/11	TOCR - 2ND REVISIONS
	ATM	01/06/12	TOCR - 3RD REVISIONS
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	ATM	02/23/12	TOCR - 5RD REVISIONS

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

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CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 9123. THIS IS VALID THROUGH FEBRUARY 1, 2013

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WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

SHEET NUMBER L-3 33 OF 55 SHEETS

SCALE VERTICAL: 1"= HORIZONTAL: 1"=

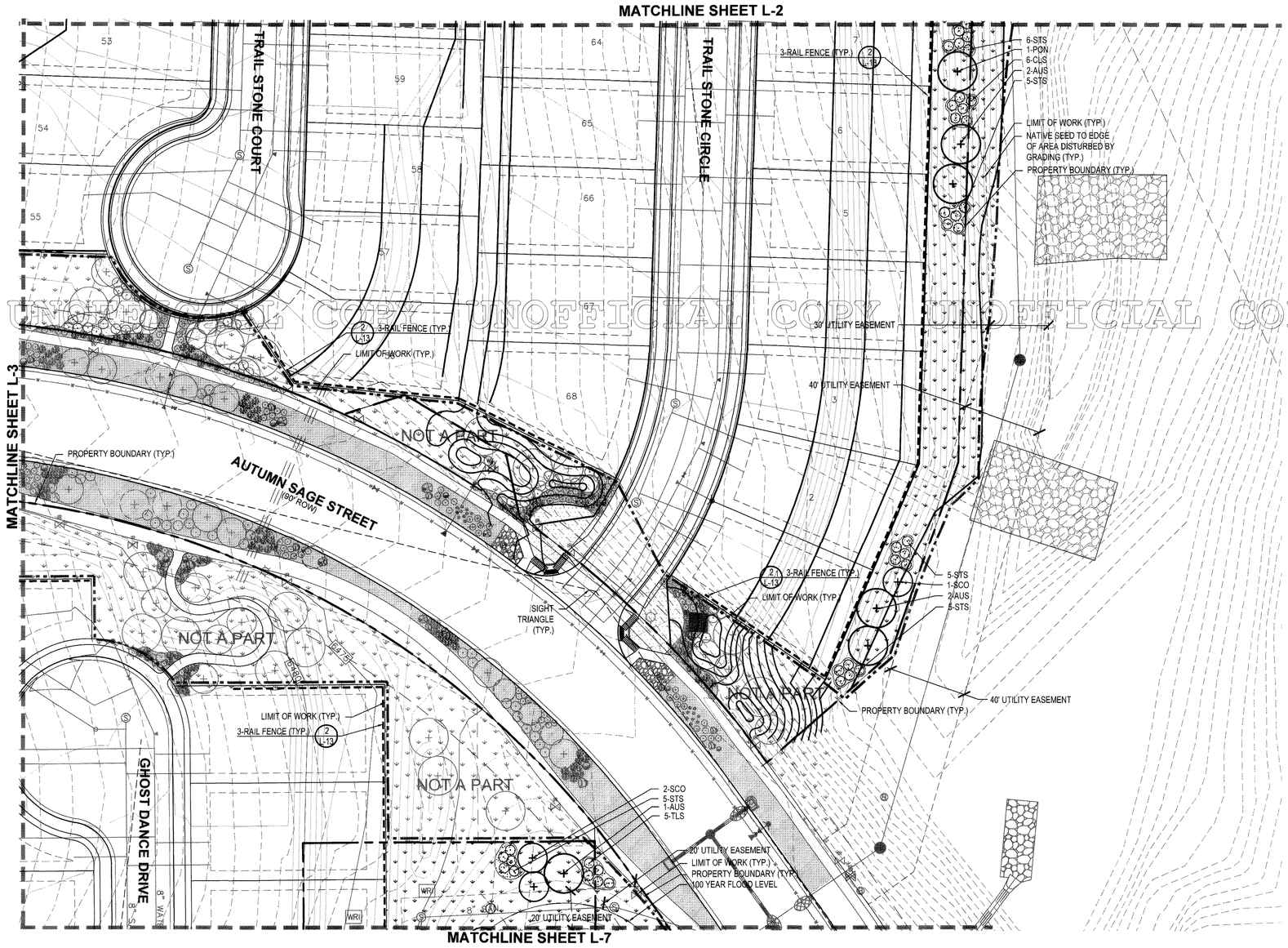
JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOT FOR CONSTRUCTION



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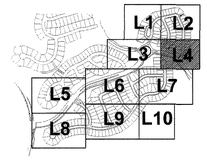
KEY MAP



LEGEND

- STONE BENCH
- BOULDER
- 3-RAIL FENCE
- RETAINING WALL
- METAL EDGER
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- LIMIT OF WORK
- MATCHLINE

PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
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DECIDUOUS SHRUBS		
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NORTH

0 15 30 60

SCALE 1" = 30'

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	CMS	11/07/11	TCCR - 1ST REVISIONS
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PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

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CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, 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 28, 2013

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

SHEET NUMBER L-4 34 OF 55 SHEETS

SCALE VERTICAL: 1"= HORIZONTAL: 1"=

PREPARED FOR STARWOOD LAND VENTURES, LLC **DATE SUBMITTED** 03/08/12

JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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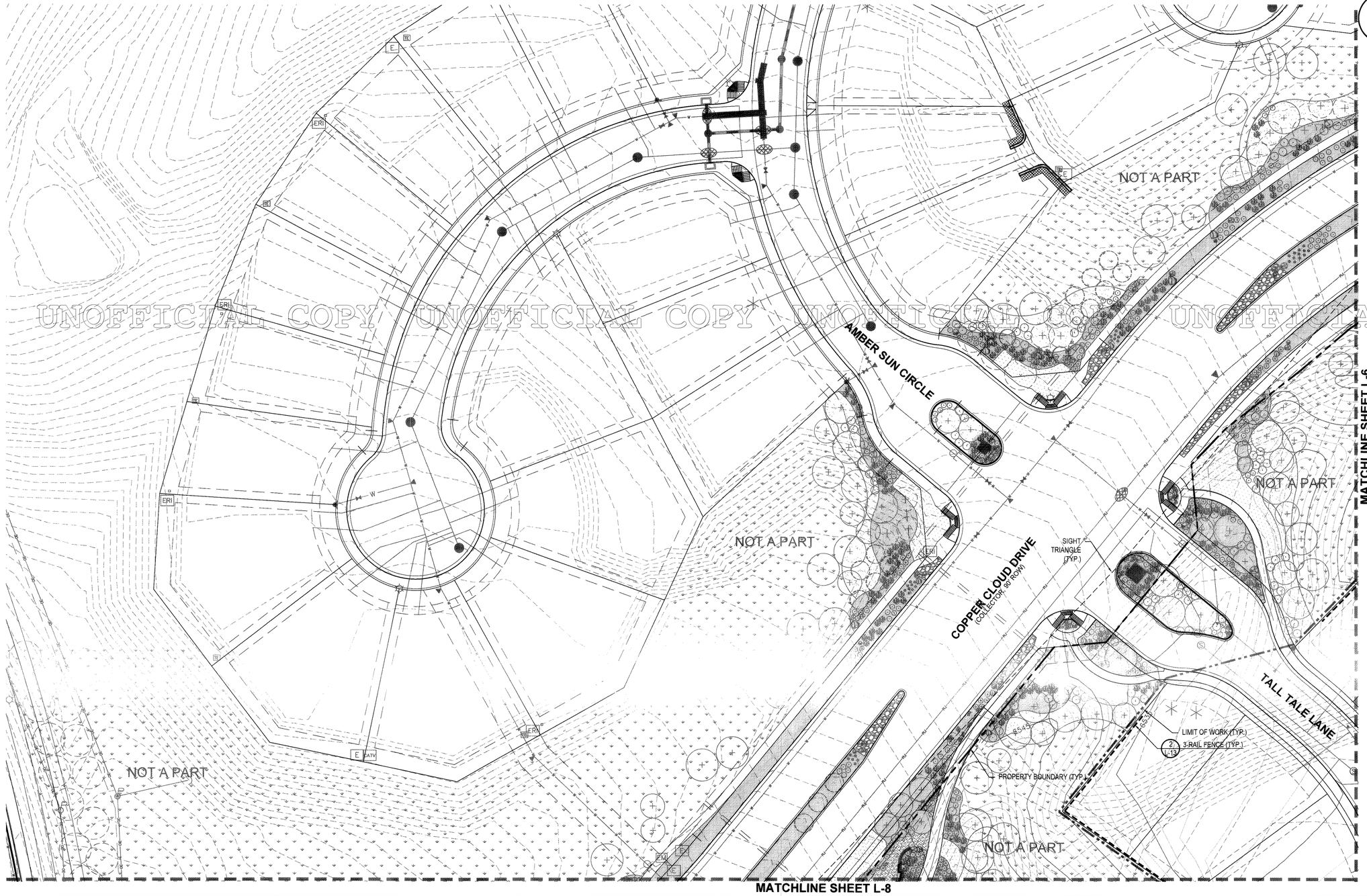
NOT FOR CONSTRUCTION



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PLANT PALETTE

SYM.		COMMON NAME
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LEGEND

- STONE BENCH
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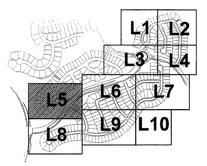
KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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DESIGNER: _____ PROJ. MGR: _____

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

SHEET NUMBER L-5
35 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

JOB NUMBER DV138344

XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

NOT FOR CONSTRUCTION

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MATCHLINE SHEET L-3

NOT A PART

COPPER CLOUD DRIVE (COLLECTOR, 80' ROW)

SIGHT TRIANGLE (TYP.)

2 L-13 3-RAIL FENCE (TYP.)

LIMIT OF WORK (TYP.)

NOT A PART

PROPERTY BOUNDARY (TYP.)

NOT A PART

LIMIT OF WORK (TYP.)

2 L-13 3-RAIL FENCE (TYP.)

LONG RIFLE DRIVE

8" WATER

8" SAN

SIGHT TRIANGLE (TYP.)

CORNER ROCK LANE

8" WATER

8" SAN

MATCHLINE SHEET L-7

MATCHLINE SHEET L-5

NOT A PART

PROPERTY BOUNDARY (TYP.)

NOT A PART

LIMIT OF WORK (TYP.)

2 L-13 3-RAIL FENCE (TYP.)

GHOST DANCE CIRCLE

8" SAN

8" WATER

GHOST DANCE CIRCLE

8" WATER

8" SAN

SIGHT TRIANGLE (TYP.)

48" RCP

36" RCP

6500 6505 6510 6515 6520 6525

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MATCHLINE SHEET L-9

PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
AUS	*	AUSTRIAN PINE
PON	*	PONDEROSA PINE
DECIDUOUS SHRUBS		
TLS	*	THREE LEAF SUMAC
BMS	*	BLUE MIIST SPIREA
MML	*	LITTLE LEAF MOUNTAIN MAHOGANY
PBS	*	PAWNEE BUTTES SAND CHERRY
WSC	*	WESTERN SAND CHERRY
STS	*	STAGHORN SUMAC
CLS	*	CUTLEAF SUMAC
MLL	*	LITTLE LEAF MOCKORANGE
EVERGREEN SHRUBS		
BCJ	*	BLUE CHIP JUNIPER
BUF		BUFFALO JUNIPER
MSL	*	SLOWMOUND MUGO
ORNAMENTAL GRASSES		
FRG	*	FEATHER REED GRASS

NOTES:

* DENOTES DROUGHT TOLERANT PLANT MATERIAL

CANADIAN BLUE FESCUE MIX SOD

NON-IRRIGATED GRASS SEED MIX

BARK MULCH

CRUSHER FINES

ROCK MULCH

DRY POND SEED

LEGEND

STONE BENCH

BOULDER

3-RAIL FENCE

RETAINING WALL

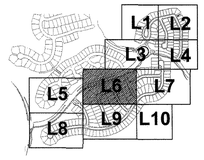
METAL EDGER

CONCRETE TRAIL

LIMIT OF WORK

MATCHLINE

KEY MAP



Know what's below. Call before you dig.

NORTH

0 15 30 60

SCALE 1" = 30'

NO.	BY	DATE	REVISIONS:
	CMS	11/07/11	TOCR - 1ST REVISIONS
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DATE: _____ TIME: _____
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PLOTTING VIEW: _____
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www.norris-design.com
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CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, 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

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8000 SOUTH CHESTER STREET SUITE 200
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WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

SHEET NUMBER L-6
36 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

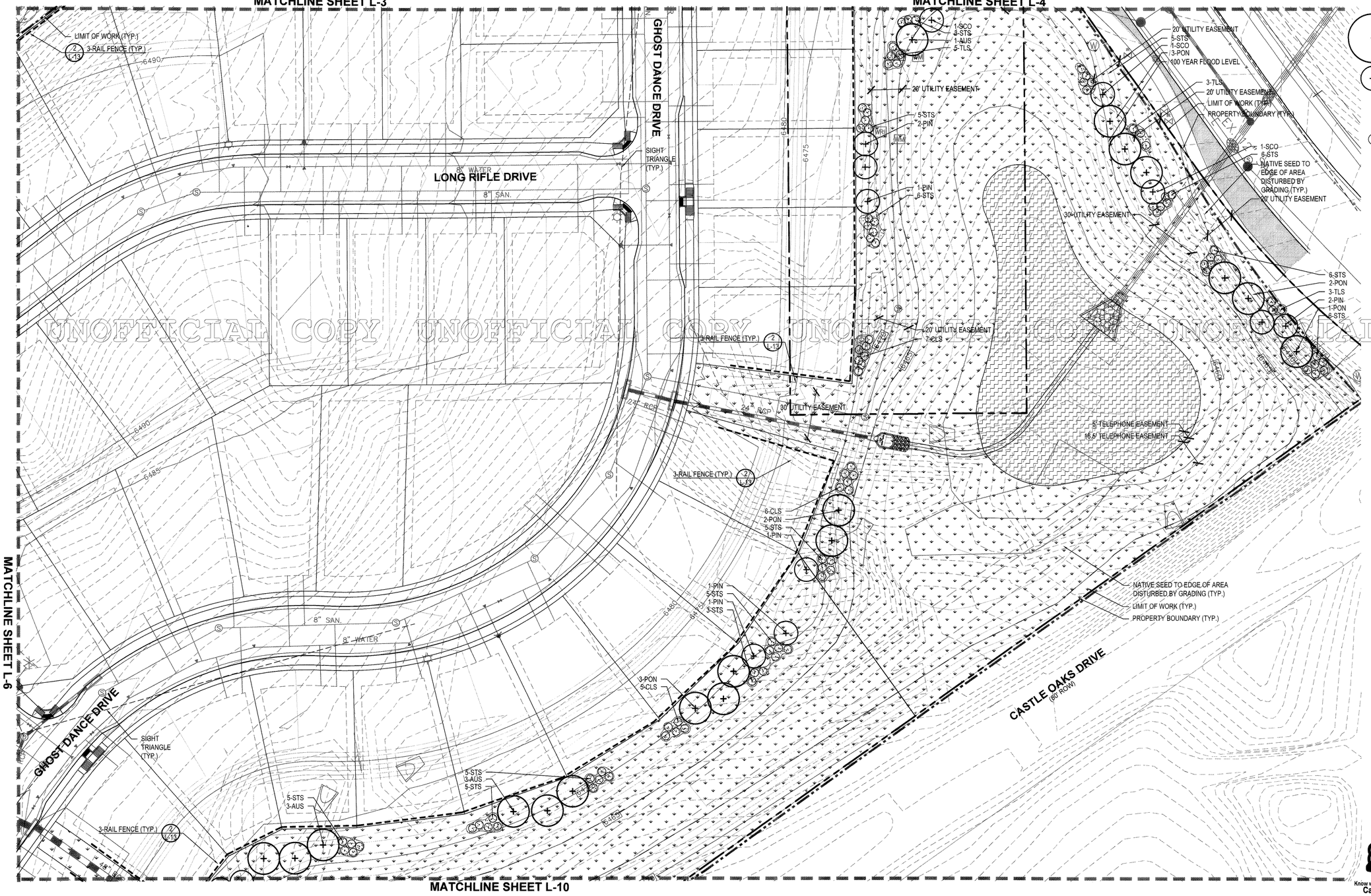
XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

NOT FOR CONSTRUCTION

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
AUS	*	AUSTRIAN PINE
PON	*	PONDEROSA PINE
DECIDUOUS SHRUBS		
TLS	*	THREE LEAF SUMAC
BMS	*	BLUE MIIST SPIREA
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CLS	*	CUTLEAF SUMAC
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EVERGREEN SHRUBS		
BCJ	*	BLUE CHIP JUNIPER
BUF		BUFFALO JUNIPER
MSL	*	SLOWMOUND MUGO
ORNAMENTAL GRASSES		
FRG	*	FEATHER REED GRASS

NOTES:
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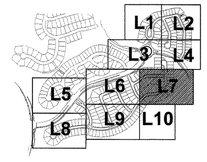
- NON-IRRIGATED GRASS SEED MIX
- BARK MULCH
- CRUSHER FINES
- ROCK MULCH
- DRY POND SEED

LEGEND

- STONE BENCH
- BOULDER
- 3-RAIL FENCE
- RETAINING WALL
- METAL EDGER
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE

KEY MAP



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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

SHEET NUMBER L-7
37 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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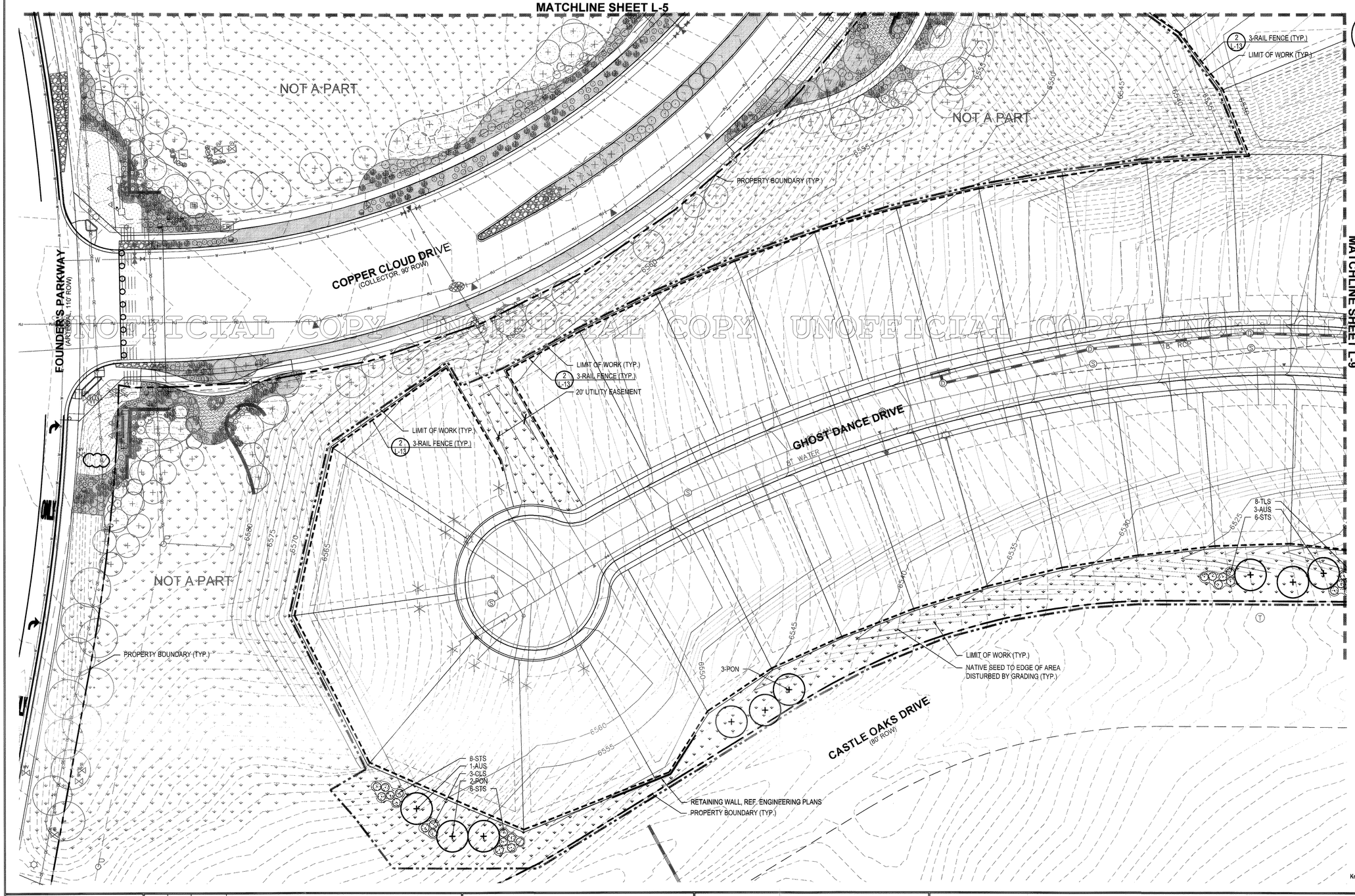
NOT FOR CONSTRUCTION



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PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
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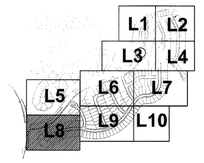
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE

KEY MAP



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SCALE 1" = 30'

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

SHEET NUMBER L-8
38 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

NOT FOR CONSTRUCTION

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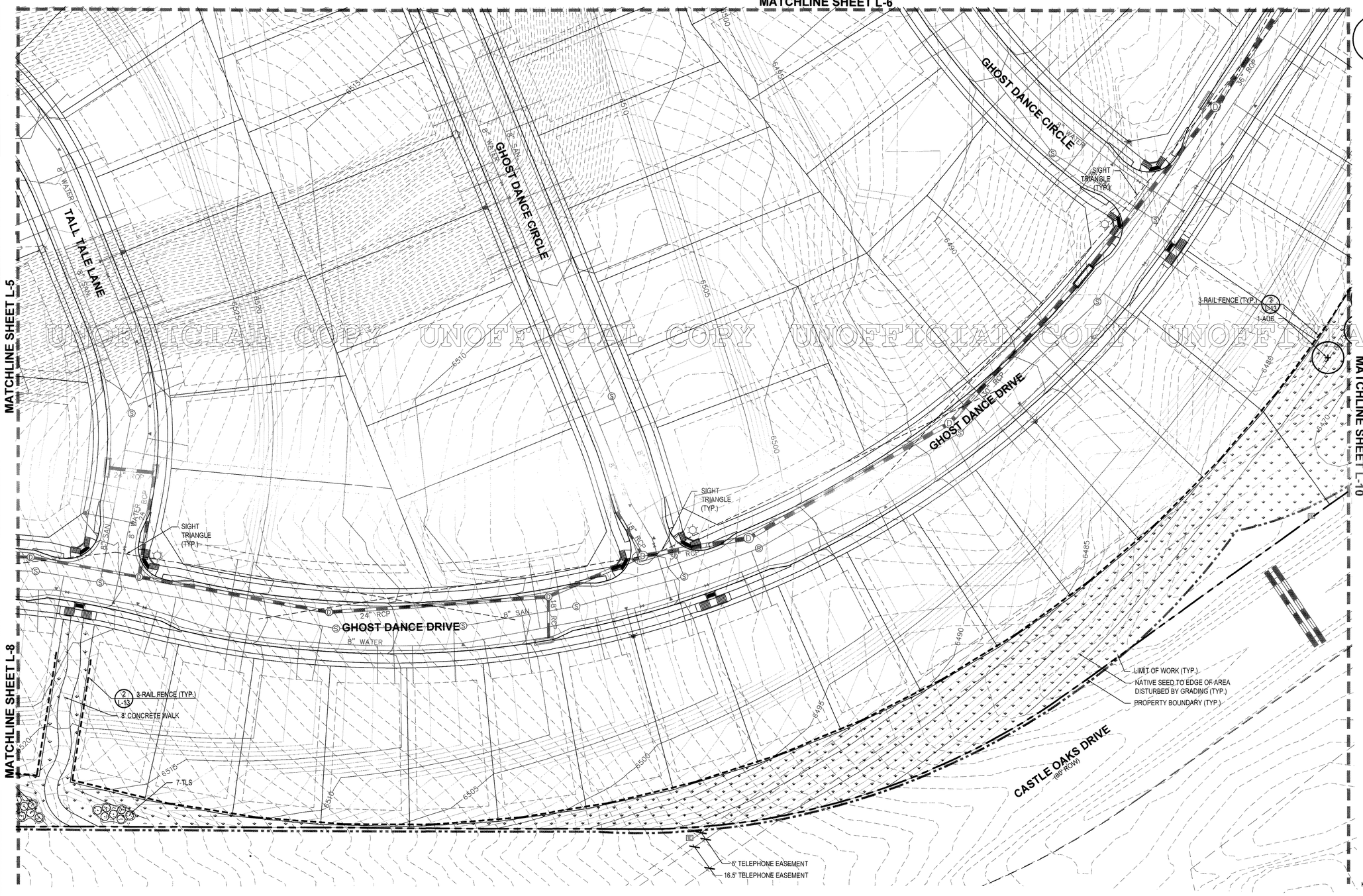
MATCHLINE SHEET L-6



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PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
SCO	*	SCOTCH PINE
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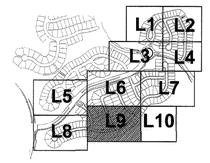

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

SHEET NUMBER L-9 39 OF 55 SHEETS

SCALE VERTICAL: 1"= HORIZONTAL: 1"=

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

JOB NUMBER DV138344

XREFS

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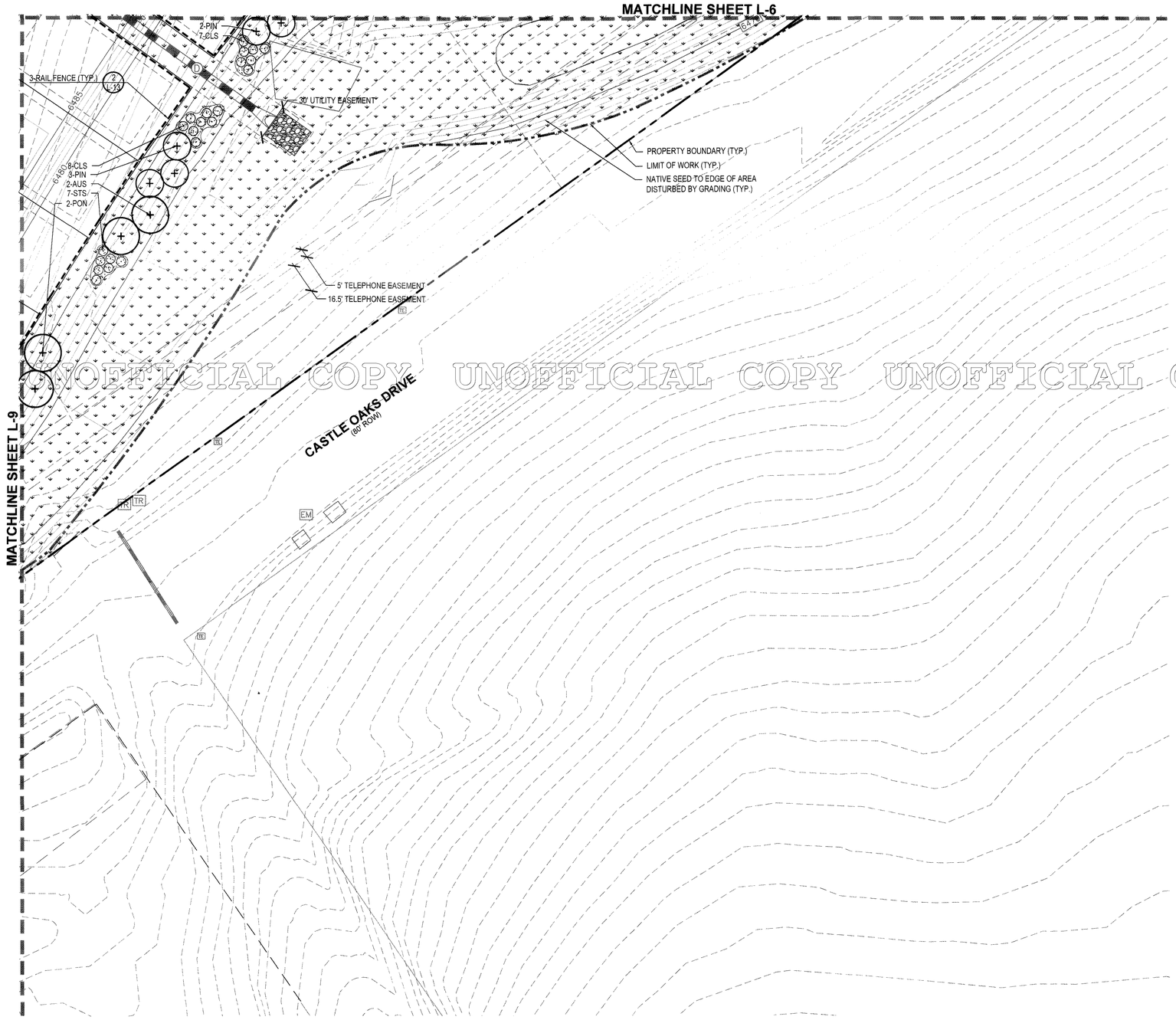

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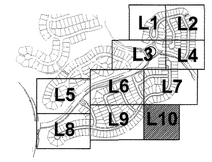
KEY MAP



LEGEND

- STONE BENCH
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PLANT PALETTE

SYM.		COMMON NAME
DECIDUOUS CANOPY TREES		
SWO		SWAMP WHITE OAK
EVERGREEN TREES		
PIN	*	PINON PINE
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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE PLAN

SHEET NUMBER L-10
40 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

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NOT FOR CONSTRUCTION

PLANT PALETTE

IRRIGATION ZONE	SYM		PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	QTY
DECIDUOUS CANOPY TREES						
TREE	SWO		QUERCUS BICOLOR	SWAMP WHITE OAK	2 ½" CAL. B&B	1
EVERGREEN TREES					**TOTAL**	**1**
TREE	PIN	*	PINUS EDULIS	PINON PINE	8' HEIGHT	43
TREE	SCO	*	PINUS SYLVESTRIS	SCOTCH PINE	8' HEIGHT	8
TREE	AUS	*	PINUS NIGRA	AUSTRIAN PINE	8 ' HEIGHT	28
TREE	PON	*	PINUS PONDEROSA	PONDEROSA PINE	8' HEIGHT	22
					TOTAL	101
DECIDUOUS SHRUBS						
SHRUB	TLS	*	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL. CONT.	58
SHRUB	STS	*	RHUS TYPHINA	STAGHORN SUMAC	5 GAL. CONT.	198
SHRUB	CLS	*	RHUS GLABRA 'LACINIATA'	CUTLEAF SUMAC	5 GAL. CONT.	78
SHRUB	BMS	*	C. X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	5 GAL. CONT.	16
SHRUB	MML	*	CERCOCARPUS LEDIFOLIUS INTICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL. CONT.	5
SHRUB	PBS	*	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL. CONT.	21
SHRUB	WSC	*	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL. CONT.	11
SHRUB	MLL	*	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL. CONT.	10
EVERGREEN SHRUBS					**TOTAL**	**397**
SHRUB	BCJ	*	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL. CONT.	11
SHRUB	BUF		JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL. CONT.	10
SHRUB	MSL	*	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL. CONT.	6
ORNAMENTAL GRASSES					**TOTAL**	**27**
SHRUB	FRG		CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	1 GAL. CONT.	26
					TOTAL	**26**

* INDICATES DROUGHT TOLERANT SPECIES

IRRIGATION ZONE	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	% OF MIX	SIZE
IRRIGATED TURF MIX				
TURF	CANADIAN BLUE FESCUE MIX SOD (SUPPLIER: TURF MASTER OR APPROVED EQUAL)	HARD FESCUE 'DURAR'	28	SOD
		CREEPING RED FESCUE	28	SOD
		BLUE FESCUE 'SR3200'	22	SOD
		SHEEP FESCUE 'COVAR'	22	SOD

IRRIGATION ZONE	SPECIES	VARIETY	% OF MIX	PLS/ ACRE
NON-IRRIGATED GRASS SEED MIX				
SEED	BIG BLUESTEM	KAW	10	1.1
SEED	YELLOW INDIANGRASS	CHEYENNE	10	1
SEED	SWITCHGRASS	BLACKWELL	10	0.4
SEED	SIDEOATS GRAMA	VAUGHN	10	0.9
SEED	WESTERN WHEATGRASS	ARRIBA	10	1.6
SEED	BLUE GRAMA	HACHITA	10	0.3
SEED	THICKSPKE WHEATGRASS	CRITANA	10	1
SEED	PRAIRIE SANDREED	GOSHEN	10	0.7
SEED	GREEN NEEDLEGRASS	LODORM	10	1
SEED	SLENDER WHEATGRASS	PRYOR	5	0.6
SEED	STREAMBANK WHEATGRASS	SODAR	5	0.6
APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED				

IRRIGATION ZONE	SPECIES	VARIETY	% OF MIX	PLS/ ACRE
DRY POND GRASSES SEED MIX				
SEED	BIG BLUESTEM	KAW	10.0%	1.1
SEED	YELLOW INDIANGRASS	CHEYENNE	10.0%	1.0
SEED	SWITCHGRASS	BLACKWELL	10.0%	0.4
SEED	SIDEOATS GRAMA	VAUGHN	10.0%	0.9
SEED	WESTERN WHEATGRASS	ARRIBA	10.0%	1.5
SEED	BLUE GRAMA	HACHITA	10.0%	0.3
SEED	THICKSPIRE WHEATGRASS	CRITANA	10.0%	1.0
SEED	PRAIRIE SANDREED	GOSHEN	10.0%	0.7
SEED	GREEN NEEDLEGRASS	LODORM	10.0%	1.0
SEED	SLENDER WHEATGRASS	PRYOR	5.0%	0.6
SEED	STREAMBANK WHEATGRASS	SODAR	5.0%	0.6
		TOTAL		9.2

BARK MULCH

GORILLA HAIR (WASHINGTON CEDAR) SHREDDED CEDAR MULCH, 4" MIN. DEPTH
AS SUPPLIED BY PIONEER MATERIALS OR APPROVED EQUAL

ROCK MULCH

HORIZON 3/4", 4" MIN. DEPTH
AS SUPPLIED BY PIONEER MATERIALS OR APPROVED EQUAL

CRUSHER FINES

TAN BREEZE
AS SUPPLIED BY PIONEER MATERIALS OR APPROVED EQUAL

GENERAL NOTES

1. ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS THE TOWN OF CASTLE ROCK REQUIREMENTS. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
2. ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE,INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
3. REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, AND HANDICAP RAMPS.
4. IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. TRAILS SHALL BE FIELD LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE TO ACHIEVE THIS END.
5. PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT TO THE LANDSCAPE AREA. AT A MINIMUM, ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf OF ORGANIC SOIL TILLED TO A DEPTH OF 6".
6. THE LANDSCAPE PLAN SHALL MEET TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND PRINCIPLES AT TIME OF FINAL PD APPROVAL AND IRRIGATION PLANS SHALL MEET REGULATIONS AND WATER USE MANAGEMENT PLAN AT TIME OF CONSTRUCTION.
7. MAINTENANCE SHALL BE BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
8. TREES, LARGE SHRUBS, AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS AND TREES, LARGE SHRUBS, PERMANENT STRUCTURES, ETC. MUST BE SEPARATED FROM UTILITY LINES BY A MINIMUM OF 10'.
9. TOP SOIL TO BE STOCK PILED AND REUSED ON SITE.
10. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
11. 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 TRIANGLES OR EASEMENTS AS SHOWN IN THE PLAN.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.

NON-IRRIGATED NATIVE SEED ESTABLISHMENT PROGRAM

NON - IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD NOTES AND DETAILS FOR SEEDING AND MULCHING DETAIL #17 PROVIDED BY THE TOWN OF CASTLE ROCK. NO TEMPORARY IRRIGATION IS PROPOSED AS PART OF THE ESTABLISMENT PROGRAM.

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES:THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME *(COMMON)*	APPLICATION RATE *(INCHES/MONTH)*		LANDSCAPE ZONE	% OF TOTAL AREA	IA *(IRRIGATED AREA IN SQ FT FOR EACH ZONE)*	LWUR *(LANDSCAPE WATER USE RATING)*	TOTAL AREA *(TA)*	CLWUR *(LWUR X IA)/TA*
SPRAY	CANADIAN BLUE FESCUE MIX SOD	3.0	in./mo.	MODERATE	11.9%	4,485	3.0	37,782	0.36
SPRAY	TALL GRASS SEED	2.0	in./mo.	LOW	0.0%	0	2.0	37,782	0
DRIP	CANOPY TREES (0)*	2.0	in./mo.	LOW	0.0%	0	2.0	37,782	0
DRIP	EVERGREEN TREES (94)*	2.0	in./mo.	LOW	49.8%	18,800	2.0	37,782	1
DRIP	SHRUB BED	2.0	in./mo.	LOW	38.4%	14,497	2.0	37,782	0.77
DRIP	PERENNIAL BED	3.0	in./mo.	MODERATE	0.0%	0	3.0	37,782	0
TOTALS					100			37,782	2.12

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

TOTAL OF THE CLWUR	**2.12**

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED CANADIAN BLUE FESCUE MIX SOD	4,485	11.9%
IRRIGATED TALL GRASS	0	0.0%
IRRIGATED TREES*	18,800	49.8%
IRRIGATED SHRUBS	14,497	38.4%
IRRIGATED PERENNIALS	0	0.0%
TOTAL AREA LANDSCAPE	**37,782**	100.0%
NON-DISTURBED AREAS: N/A		
REQUIRED TREES/SHRUBS: N/A		
PROVIDED TREES/SHRUBS: 104 TREES, 459 SHRUBS		

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

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DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

NO.	BY	DATE	REVISIONS:
	CMS	11/07/11	TOCR - 1ST REVISIONS
	ATM	12/20/11	TOCR - 2ND REVISIONS
	ATM	01/06/12	TOCR - 3RD REVISIONS
	ATM	02/06/12	TOCR - 4RD REVISIONS
	ATM	02/23/12	TOCR - 5RD REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, R.L.A, 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 2013.

NOLTE
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8000 SOUTH CHESTER STREET SUITE 200 CENTENNIAL CO. 80112
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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE NOTES

PREPARED FOR STARWOOD LAND VENTURES, LLC **DATE SUBMITTED** 03/08/12

SHEET NUMBER L-11
41 OF 55 SHEETS
SCALE VERTICAL: 1"= HORIZONTAL: 1"=
JOB NUMBER DV138344

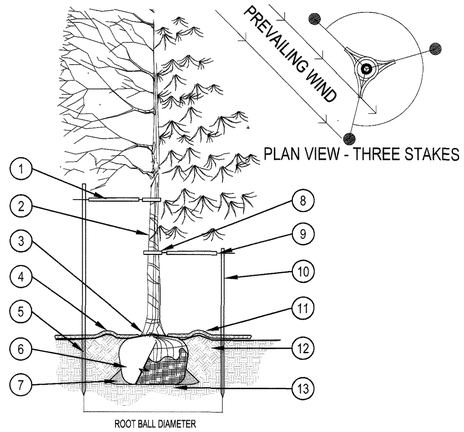
XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

NOT FOR CONSTRUCTION

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. ½" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
3. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
4. 4" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
5. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
6. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
7. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 6 FT. STEEL T-POST (SEE SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
11. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
12. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
13. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

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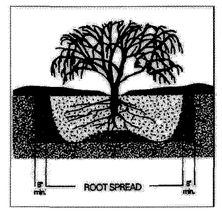
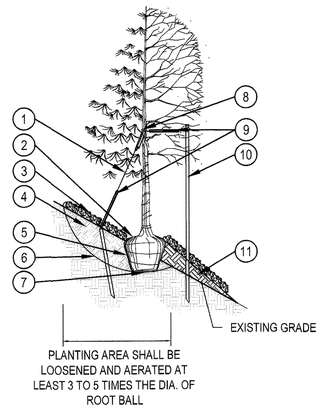
- ❑ Plant only in early spring when plants are dormant.
- ❑ Protect roots from wind and sun before planting. Keep plants heeled in if not planted immediately.
- ❑ Soak any dry roots for 2 hours prior to planting. Water completely after planting.
- ❑ Mound soil and spread roots in a natural position over cone.
- ❑ Set plant perpendicular and spread roots evenly.
- ❑ Prune only damaged or dead wood.
- ❑ Set plants so that crown is minimum 2" above surrounding grade.
- ❑ Add 4" approved mulch (shredded wood or landscape trimmings). Avoid contact with woody base.
- ❑ Work soil around roots.
- ❑ Lightly tamp backfill.



2 BAREROOT DECIDUOUS SHRUB DETAIL

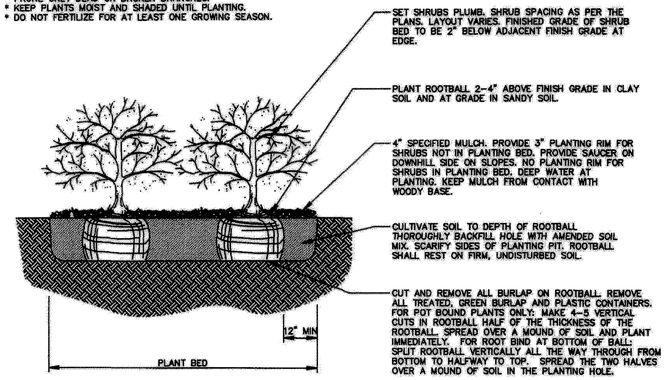
DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE SCALE: NTS

NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
4. STAKING AND GUYING OF TREES IS REQUIRED. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
5. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
6. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
7. INSTALL SAUCER IN NATIVE AREAS



1. USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE 12 GAUGE GALVANIZED
2. TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
3. 4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
4. BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
5. BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM
6. SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.
7. ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
8. ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
9. 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
10. TREATED WOOD POST W/ GROMMETED NYLON STRAPS. USE 2 GUY WIRES
11. UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

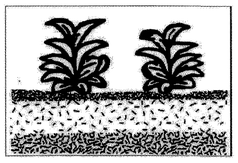
NOTES:
* PRUNE ONLY DEAD OR BROKEN BRANCHES.
* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



3 TREE PLANTING ON SLOPE DETAIL

SCALE: 1/4" = 1'-0"

- ❑ Shredded, aged mulch 3" deep for perennials, for ground covers.
- ❑ Undisturbed soil.
- ❑ Keep plants moist and shaded until planting.
- ❑ Plant ground cover and perennials level and at grade.
- ❑ Soil to be well cultivated to a minimum depth of 6".
- ❑ In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
- ❑ In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
- ❑ No scale.



4 SHRUB DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE SCALE: NTS

5 PERENNIAL AND GROUND COVER DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE SCALE: NTS

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

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

NO.	BY	DATE	REVISIONS:
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CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, PLA, 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

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6000 SOUTH CHESTER STREET SUITE 200 CENTENNIAL CO. 80112
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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE DETAILS

PREPARED FOR STARWOOD LAND VENTURES, LLC **DATE SUBMITTED** 03/08/12

SHEET NUMBER L-12
42 OF 55 SHEETS
SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=
JOB NUMBER DV138344

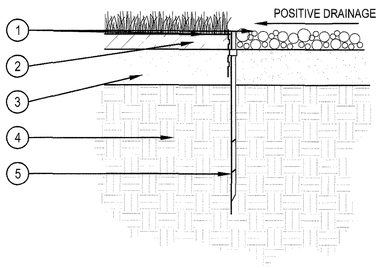
XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

NOT FOR CONSTRUCTION

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

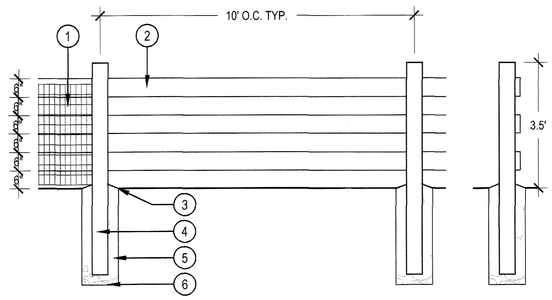


1. FINISHED GRADE
2. TURF THATCH
3. AMENDED SOIL
4. SUBGRADE
5. PERFORATED EDGER WITH ROLLED EDGE

NOTES:
1. 16'-0" (4.9m) SECTIONS TO INCLUDE (5) 12" (30.5 cm) STEEL STAKES.
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3cm) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.
4. EDGING SHALL BE ROLLED.

1 METAL EDGER DETAIL

SCALE: NTS



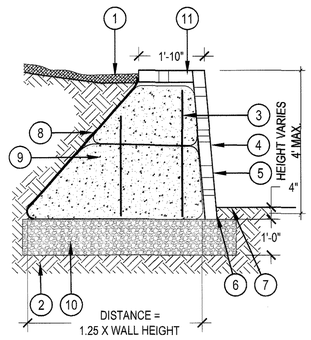
1. 2"x4" WOVEN WIRE FENCE
2. 2"x6" ROUGH SAWN CEDAR RAILS
3. SLOPE AWAY FROM POST AND TROWEL SMOOTH
4. 6"x6" ROUGH SAWN CEDAR POST
5. CONCRETE FOOTING
6. 4" DEPTH, ¾" GRAVEL BASE
7. OLYMPIC STAIN NO. 906 OR APPROVED EQUAL

NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & 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 SHANK.
3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE PAINTED WITH A HIGH QUALITY STAIN APPROVED BY HOA (OR ARCHITECTURAL CONTROL COMMITTEE).

2 3-RAIL FENCE

SCALE: 1/2" = 1'-0"

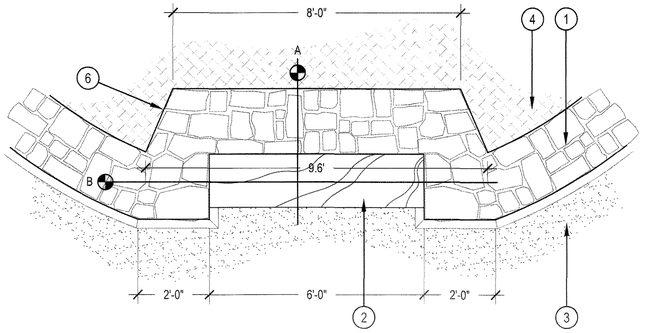
RETAINING WALL



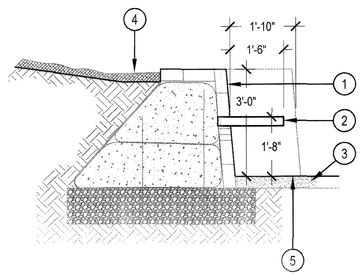
1. TOP OF MULCH, LAYER 1" BELOW TOP OF CAP
2. PREPARED SUBGRADE (COMPACTED TO 95%)
3. (2) #4 REBAR 24" O.C. TO TIE SEPERATE POURS
4. 12:1 BATTER
5. STONE VENEER. NO MORTAR SHALL BE USED, RACK BACK CONCRETE 1"-1.5" SO THAT WALL APPEARS TO BE DRY STACKED
6. SET STONE 4" MIN BELOW FINISH GRADE
7. FINISH GRADE - BEFORE MULCH APPLICATION
8. MIRIFI 140N FILTER FABRIC OR EQ. ALONG ENTIRE BACKSIDE OF WALL, OVERLAP ALL JOINTS 10" MIN. AND STAPLE
9. COLLOIDAL CONCRETE (IN LIFTS PER CONTRACTOR)
10. AGGREGATE BASE COURSE (COMPACTED TO 95%)
11. CAP CONCRETE W/ STONE VENEER, WALL SHALL NOT HAVE A DEFINED CAP

3 RETAINING WALL

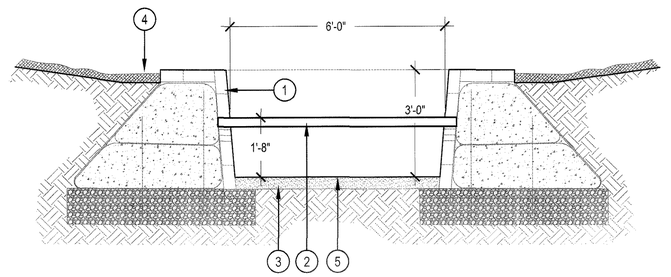
SCALE: 1/2" = 1'-0"



SECTION - A



SECTION ELEVATION - B



1. COLLOIDAL CONCRETE WITH STONE VENEER RETAINING WALL SEE DET. 3 ON SHT. L13
2. LOVELAND BUFF SANDSTONE SLAB 3" THICK MIN. BUILD INTO WALL. PITCH SLIGHTLY FORWARD SO WATER DOES NOT POOL ON BENCH.
3. CRUSHER FINES
4. PLANTING BED WITH MULCH - LEAVE 1" BELOW WALL CAP
5. FINISH GRADE
6. BACK OF WALL IN THESE LOCATIONS TO BE PERPENDICULAR TO ARC OF WALL

4 STONE BENCH

SCALE: 1/2" = 1'-0"

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	ATM	01/06/12	TOCR - 3RD REVISIONS
	ATM	02/06/12	TOCR - 4RD REVISIONS
	ATM	02/23/12	TOCR - 5RD REVISIONS

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www.norris-design.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
CONTACT: JOHN BIRKEY

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, 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

NOLTE
BEYOND ENGINEERING
8000 SOUTH CHESTER STREET SUITE 200 CENTENNIAL CO. 80112
303.220.8400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

LANDSCAPE DETAILS

PREPARED FOR STARWOOD LAND VENTURES, LLC

DATE SUBMITTED 03/08/12

SHEET NUMBER L-13
43 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

XREFS:

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Irrigation Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806 SAM PRS W/ MPROTATOR NOZ.	POP-UP SPRAY HEAD	1
	RAIN BIRD	PEB SERIES WITH CD-111 DECODER	ELECTRIC CONTROL VALVE	2-4
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	5
		LINE SIZE	GATE VALVE	6
N/S	MATCO	20IX	MANUAL DRAIN VALVE	7
N/S	SIGNATURE	EXISTING - CONSPEY1CDP064-125H0	CONVENTIONAL/2WIRE ELECTRIC CONTROLLER WITH RADIO	8
		CLASS 200 BE	PVC MAINLINE	9
		CLASS 200 BE	PVC LATERAL	9
		CLASS 160	PVC SLEEVING	10
		CLASS 200 BE - 1"	PVC LATERAL	9
	IRRITROL	DURA-POL	POLY DRIP TUBING -3/4" MIN. WIDTH	9,11-14
		CLASS 200 BE	SUBSURFACE HEADER PIPE - 1" PVC	9,13,14,17,18
	NETAFIM	TLCV60-1810	SUBSURFACE DRIPLINE RING	17,18
	RAIN BIRD	XCZ-100 WITH CD-111 DECODER	DRIP VALVE ASSEMBLY	11-12
	NETAFIM	LVCZ-100T5	SUBSURFACE DRIP VALVE ASSEMBLY	11-12
			INLINE CHECK VALVE	13
			DRIP LINE BLOW-OUT STUB	14
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	15-16
	SIGNATURE	TUSPK	SURGE PROTECTION - GROUNDING	4
			CONTROLLER # STATION NO. - CONTROL VALVE SIZE	

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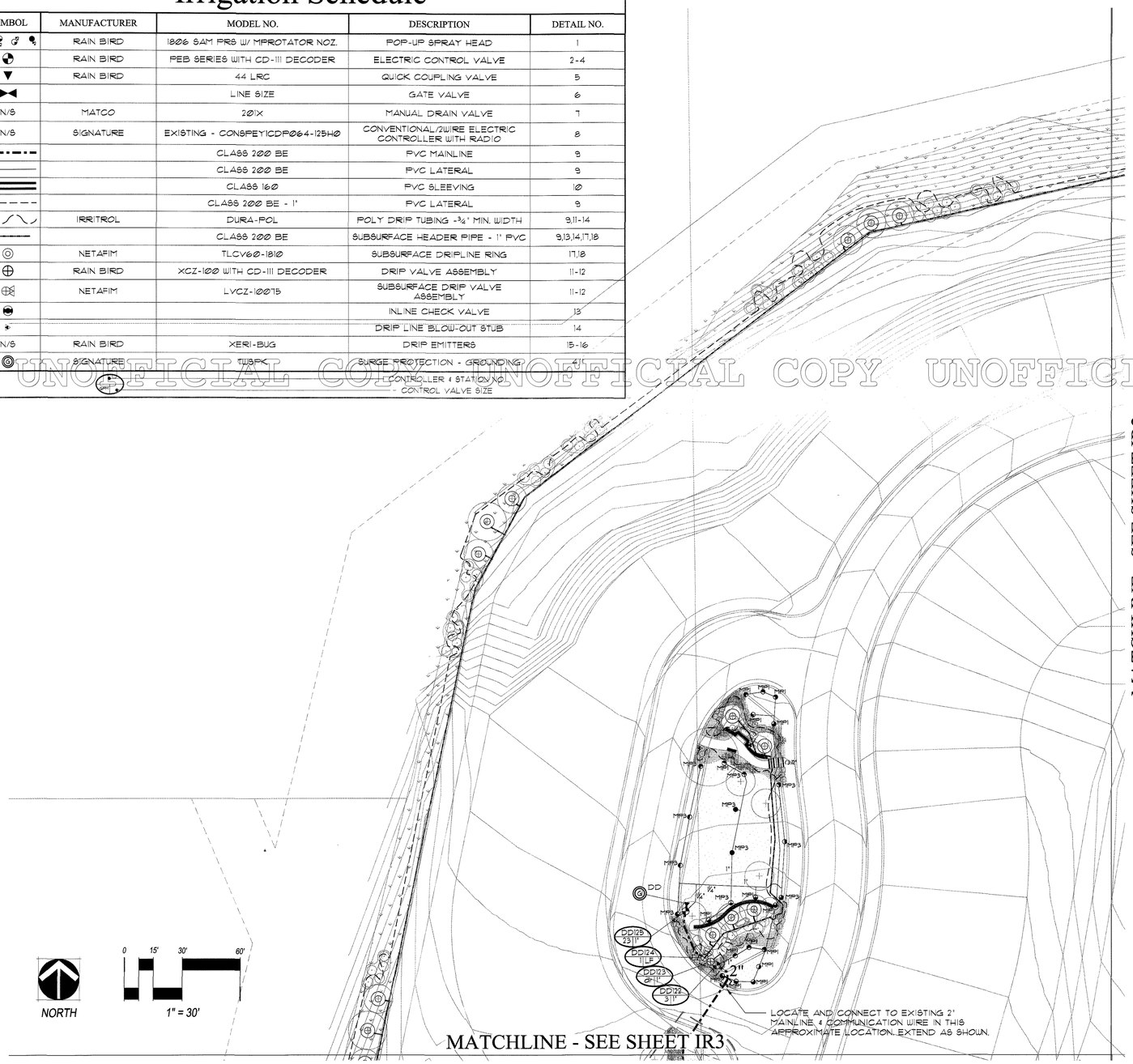

MATCHLINE - SEE SHEET IR2

Irrigation Construction Notes

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY NORRIS DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS•KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS•KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS•KDI HAS CONTACTED THE UTILITIES DEPT AND CONFIRMED THAT THE STATIC WATER PRESSURE AT THE EXISTING 2" TAP IS 64 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS•KDI OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS•KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF 64 PSI, AS NOTED. THE TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43PSI.

3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
   CANADA BLUE FESCUE SEED 1.02" PER WEEK PEAK SEASON
   ORNAMENTAL PLANTINGS 0.68" PER WEEK PEAK SEASON IRRIGATED NATIVE SEED MIXES 0.48" PER WEEK PEAK SEASON (2 SEASONS)
   NOTE: IT IS THE INTENT OF THIS DESIGN THAT IRRIGATED NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.

5. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QTY	REQUIRED SLEEVE SIZE & (QTY)
3/4" - 1 1/4" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
2 1/2" - 3" PIPING	6" PVC (1)
COMMUNICATION WIRE	3" PVC (1)

6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL FIXED ARC NOZZLES ALONG ALL WALKS AND BEDS FOR ALL STANDARD ANGLES. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'.

7. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

9. 2-WIRE SYSTEM NOTES - CONTROLLER A - CONTRACTOR SHALL GROUND ALL DECODERS AND DECODER WIRE PER MANUFACTURES RECOMMENDATIONS AND STANDARDS. (MAXIMUM OF EVERY 500' OF WIRE OR EVERY 5TH DECODER AND AT ALL ENDS OF WIRE RUN).
   9.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE (PAIGE * 14/14 UF 17011&RB) WIRE.
   9.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FORMODEL*).
   9.3. LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
   9.4. USE ONLY 3M DBR-6 WATER PROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.

10. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

11. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OF REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

12. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.

13. MAINLINE PIPING - ALL NEW MAINLINE AND WIRES ARE SHOWN ON PLANS, AND CONNECTED UP TO EXISTING MAINLINE WHERE INDICATED ON PLANS. THE CONTRACTOR WILL NOT BE ABLE TO RE-USE ANY OLD SYSTEM PIPING WITHIN NEW LANDSCAPE AREAS.

14. LATERAL PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

15. BACKFLOW PREVENTION - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

16. THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.

KEY MAP NTS

REFER TO SHEET

IR-1	IRRIGATION NOTES
IR-1	IRRIGATION SCHEDULE
IR-1-IR-8	IRRIGATION PLANS
IR-9-IR-11	IRRIGATION DETAILS
IR-12	IRRIGATION CHARTS

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860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5927
303-980-5384 (fax)

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PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

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	IJC	01/06/2012	REVISION 4
	IJC	02/06/2012	REVISION 5
	IJC	02/21/2012	REVISION 6

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-1
44 OF 55 SHEETS
SCALE VERTICAL: 1"= HORIZONTAL: 1"=
JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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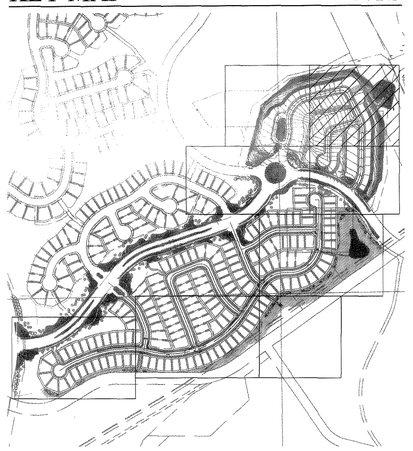

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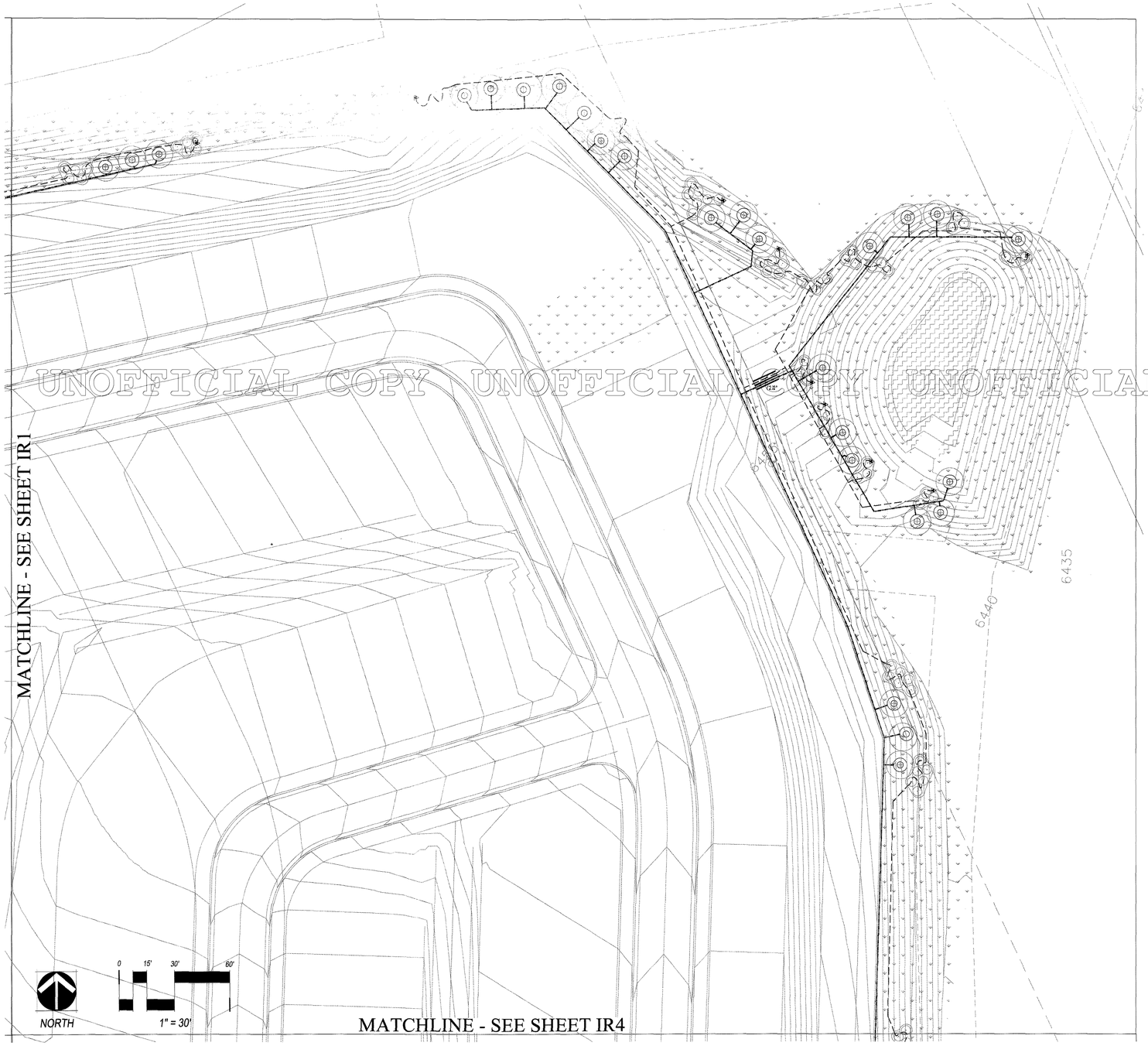

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IR-1-IR-8	IRRIGATION PLANS
IR-9-IR-11	IRRIGATION DETAILS
IR-12	IRRIGATION CHARTS

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	IJC	02/21/2012	REVISION 6

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC

DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-2
45 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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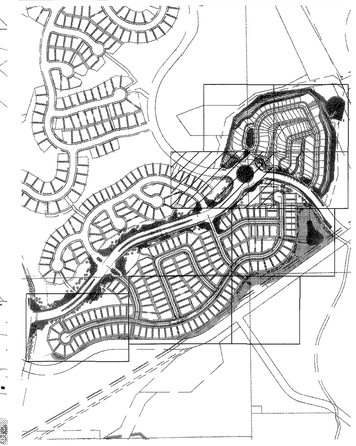
KEY MAP NTS



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NORTH

0 15' 30' 60'

1" = 30'

REFER TO SHEET

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PREPARED FOR: STARWOOD LAND VENTURES, LLC

DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-3
46 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

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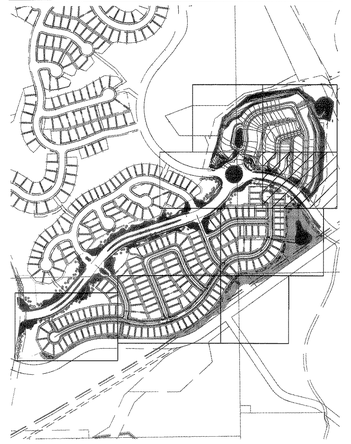

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC **DATE SUBMITTED:** 3/8/12

SHEET NUMBER IR-4
47 OF 55 SHEETS
SCALE VERTICAL: 1"= HORIZONTAL: 1"=
JOB NUMBER DV138344

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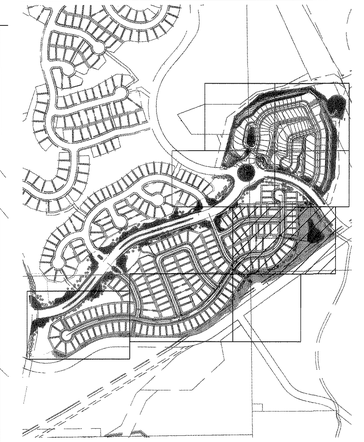
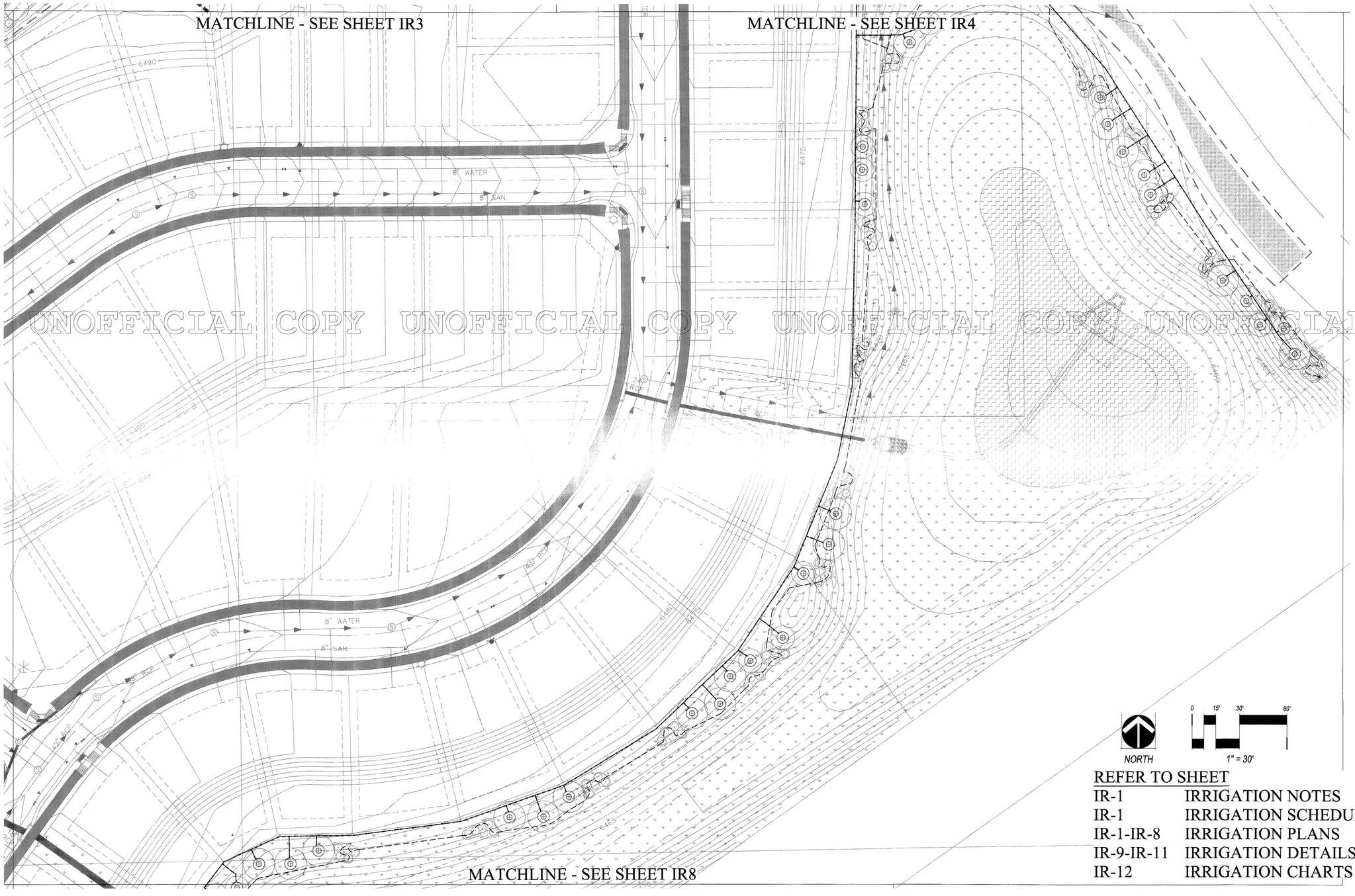


MATCHLINE - SEE SHEET IR3

MATCHLINE - SEE SHEET IR4



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MATCHLINE - SEE SHEET IR8

NORTH

0 15' 30' 60'

1" = 30'

REFER TO SHEET

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC

DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-5
48 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

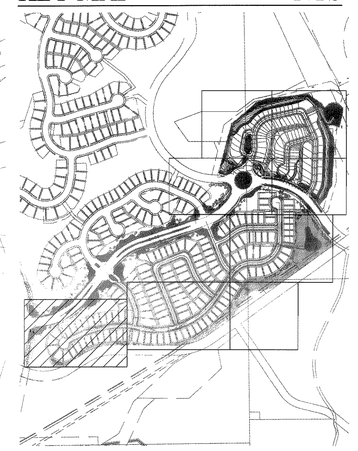
JOB NUMBER DV138344

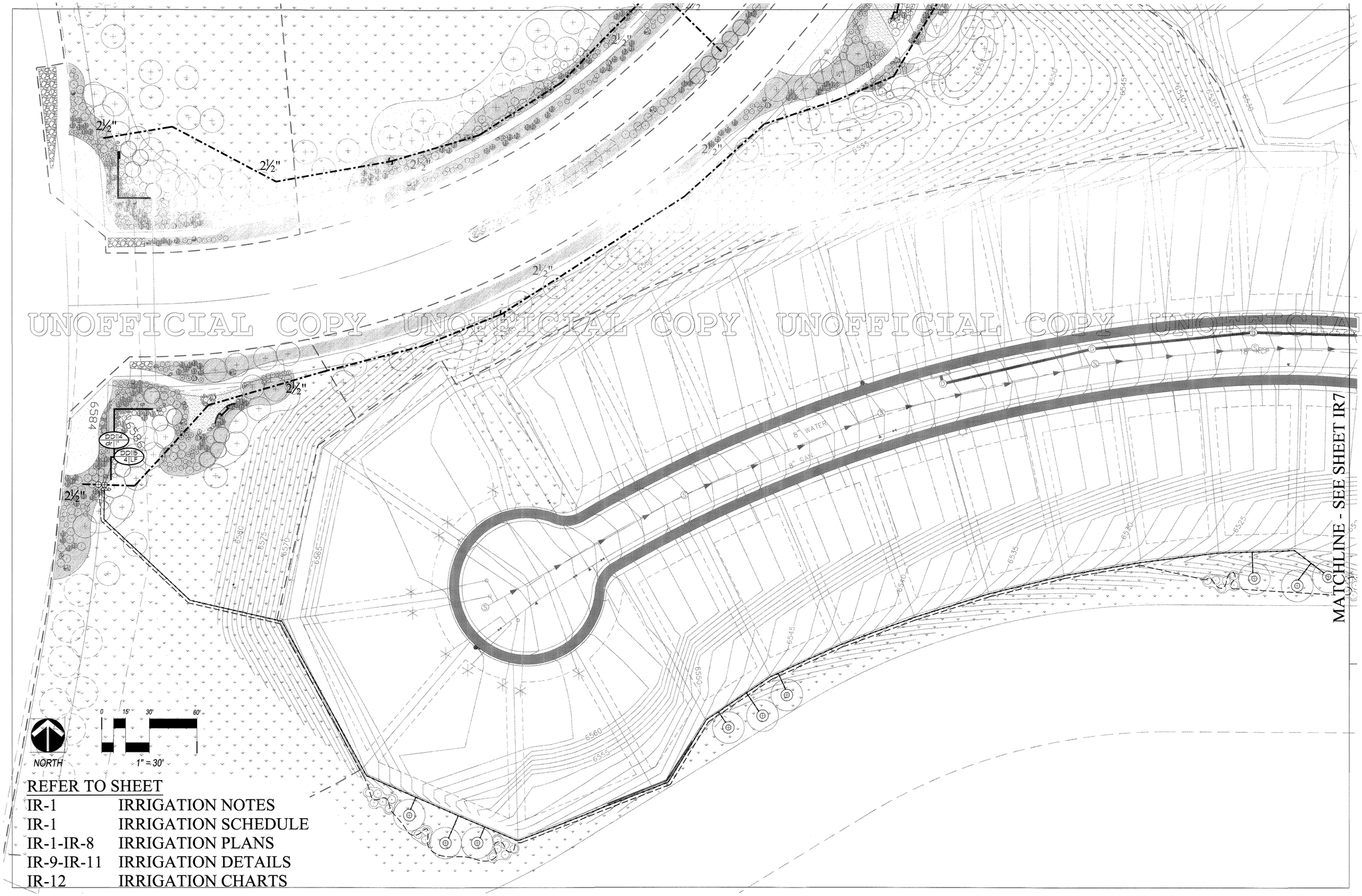
TRACT R AND A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP NTS





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REFER TO SHEET

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IR-1	IRRIGATION SCHEDULE
IR-1-IR-8	IRRIGATION PLANS
IR-9-IR-11	IRRIGATION DETAILS
IR-12	IRRIGATION CHARTS

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Registered Landscape Professional/Irrigation Designer, Israel Clark #9029

HydroSystems-KDI, Inc. Irrigation Consulting

860 Teller Street, Suite 200
Lakewood, Colorado 80401
303-980-6327
303-980-6384 (fax)

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

NO.	BY	DATE	REVISIONS:
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	IJC	12/16/2011	REVISION 3
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	IJC	02/21/2012	REVISION 6

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC

DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-6
49 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

XREFS:

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PRELIMINARY PLAT/FINAL PD SITE PLAN

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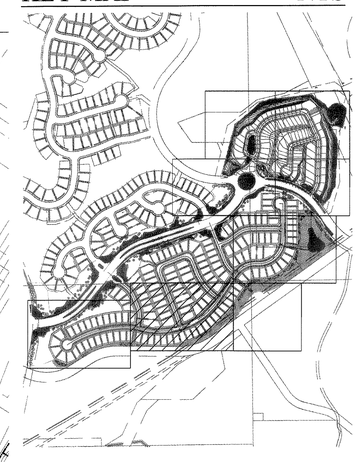

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NORTH

0 15' 30' 60'

1" = 30'

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PREPARED FOR: STARWOOD LAND VENTURES, LLC

DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-7
50 OF 55 SHEETS

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HORIZONTAL: 1"=

JOB NUMBER DV138344

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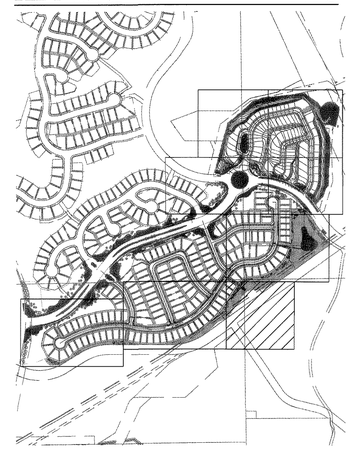

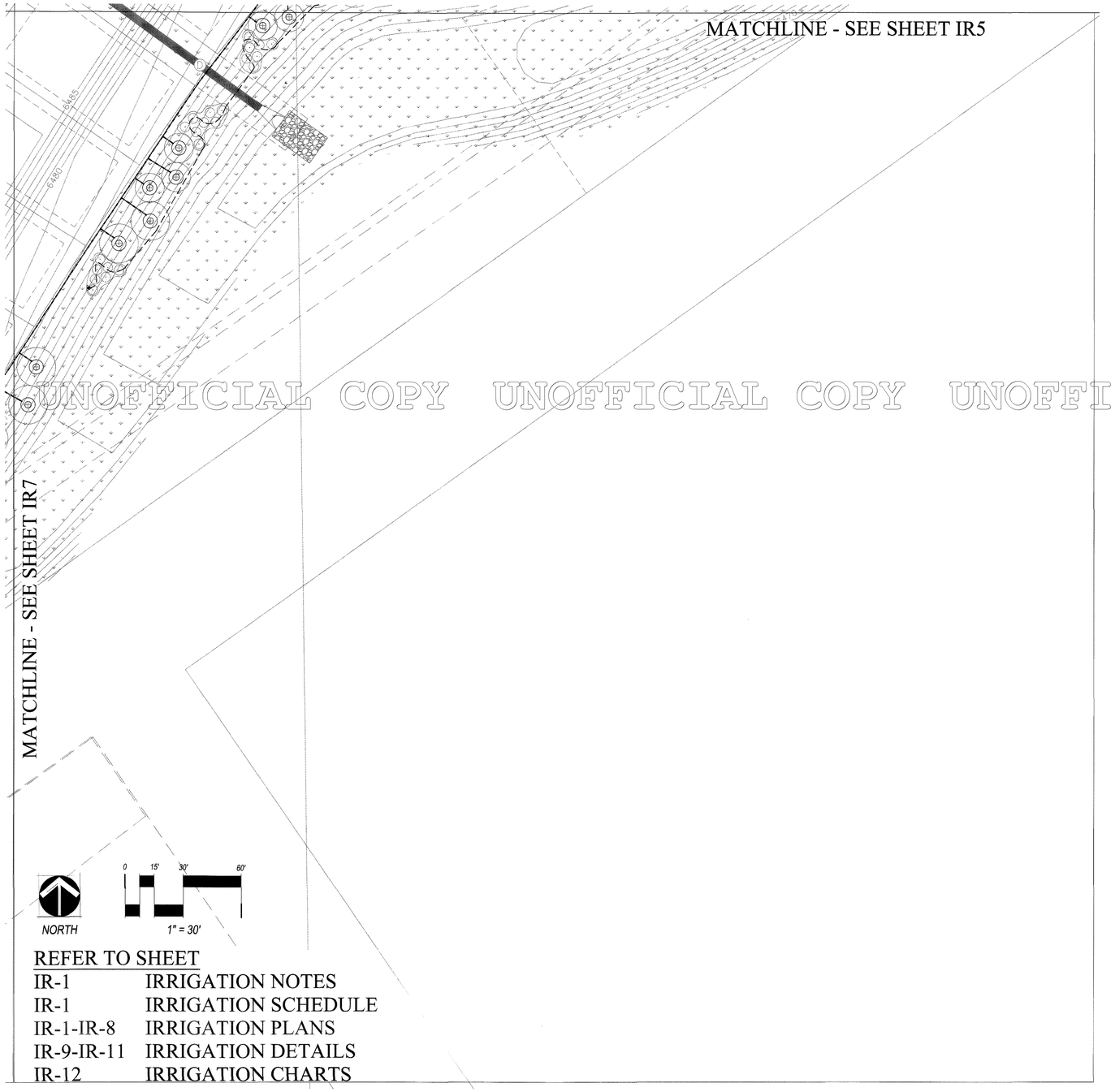

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC **DATE SUBMITTED:** 3/8/12

SHEET NUMBER
IR-8
51 OF 55 SHEETS

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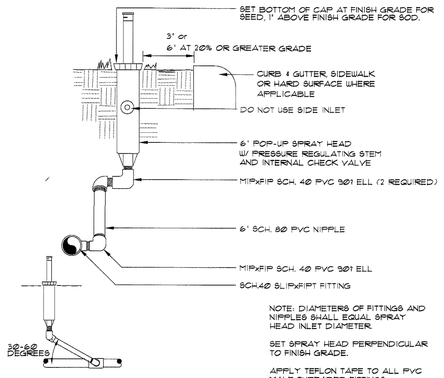
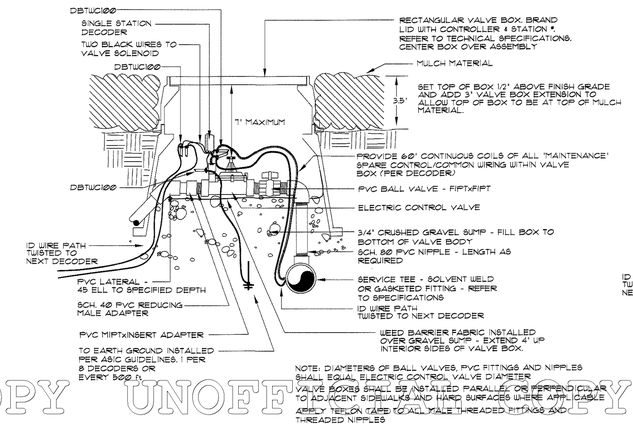


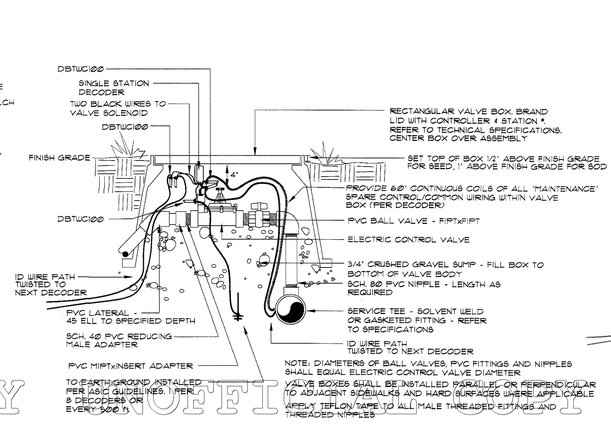
POP-UP SPRAY HEAD

CR Detail #I-4 — 1



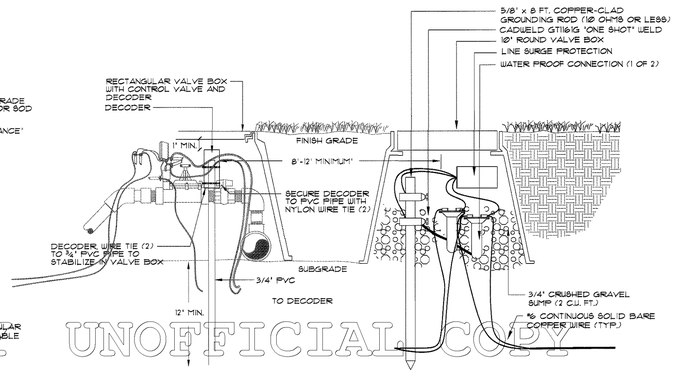
ELECTRIC CONTROL VALVE
IN MULCH BEDS

2



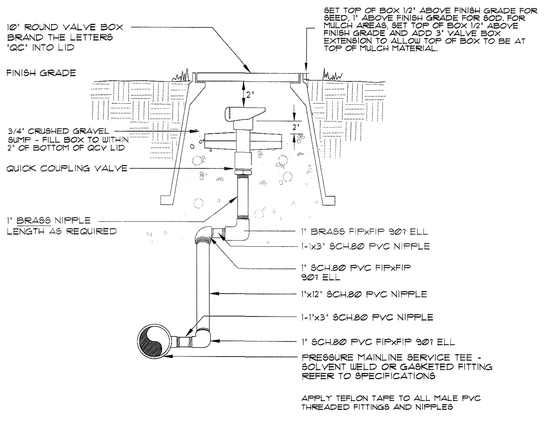
ELECTRIC CONTROL VALVE
IN FINISHED GRADE

3



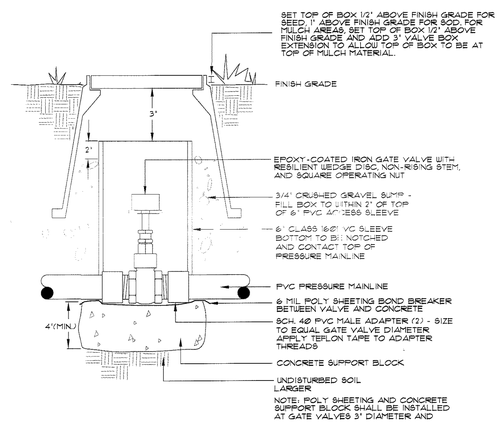
DECODER GROUNDING DETAIL

4



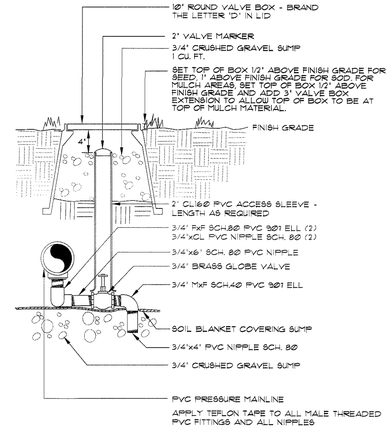
QUICK COUPLING VALVE

CR Detail #I-6 — 5



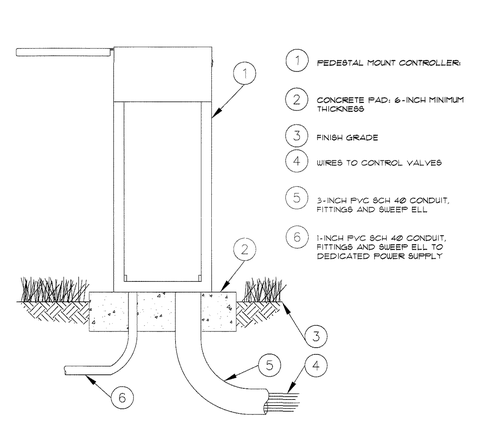
GATE VALVE

CR Detail #I-7 — 6



MANUAL DRAIN VALVE

CR Detail #I-5 — 7



CONTROLLER - PEDESTAL MOUNT
EXISTING

CR Detail #I-27 — 8

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TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

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DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-9
52 OF 55 SHEETS

SCALE
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JOB NUMBER DV138344

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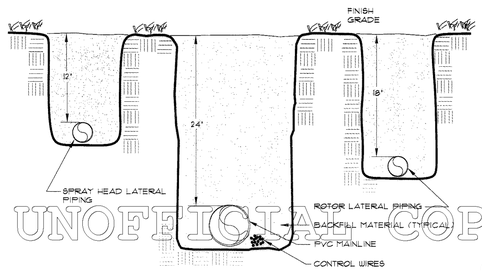


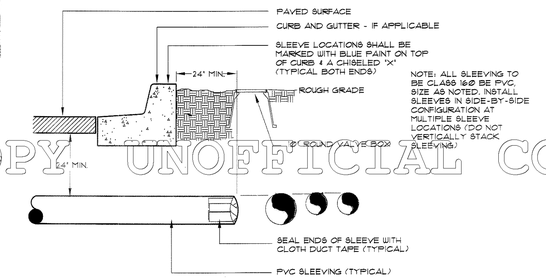
MAINLINE & LATERAL TRENCH (9)

CR Detail #I-27

NOTE: IRRIGATION SLEEVES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED PER PW REGS 810.2.7 & 810.4.3

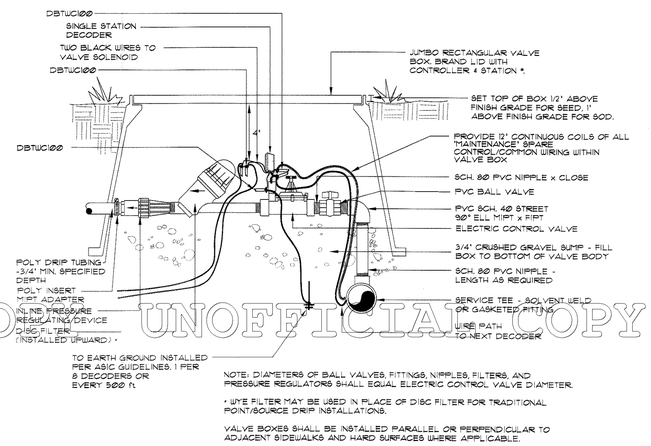
IRRIGATION SLEEVING:
810.2.7: SLEEVING: DUCTILE IRON PIPE OR PVC UNDER ALL PAVED SURFACES.
1. SIZED TO BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE BEING SLEEVED. A MINIMUM 4" DIAMETER, OR LARGER WHERE APPROPRIATE, FOR IRRIGATION LINES.
2. WIRES TO BE IN SEPARATE SLEEVE FROM PIPE, 2" MIN. SIZE PIPE FOR CONTROL WIRE SLEEVES.
3. SHALL HAVE MARKER TAPE ON UPPER SIDE AND BOTH ENDS FOR FUTURE LOCATES. CONTRACTOR SHALL ADD A VALVE BOX AT EACH END OF SLEEVE TO FACILITATE LOCATING AND ACCESS TO TRACER WIRE.

810.4.3 SLEEVING: BORING SHALL NOT BE PERMITTED UNLESS OBSTRUCTION IN PIPE PATH CANNOT BE MOVED, OR PIPE CANNOT BE RE-ROUTED.
1. MAIN PIPE SHALL HAVE A MANUAL DRAIN VALVE AT EACH END IF THE SLEEVE IS LONGER THAN 20 FEET, OR AT ONE END IF THE SLEEVE IS LESS THAN 20 FEET.
2. INSTALL SLEEVE SO ENDS EXTEND PAST EDGE OF CURB, GUTTER, SIDEWALK, BIKEPATH OR OTHER OBSTRUCTION, A MINIMUM OF 2 FEET.
3. MARK ALL SLEEVES WITH AN "X" CHISELED IN WALK DIRECTLY OVER SLEEVE LOCATION.
4. SHALL BE LAID TO DRAIN AT MINIMUM GRADE OF 5"/100'.
5. SHALL BE BEDDED IN 2" OF FILL SAND AND COVERED BY 6" OF FILL SAND.
6. SLEEVES INSTALLED FOR FUTURE USE SHALL BE CAPPED AT BOTH ENDS.
7. SEPARATE SLEEVE (2" MIN. SIZE) SHALL BE USED FOR ALL WIRING.
8. SLEEVING SHALL NOT HAVE JOINTS UNLESS NECESSARY DUE TO LENGTH OF SLEEVING RUN. IF JOINTS ARE NECESSARY, ONLY SOLVENT WELDED JOINTS ARE ALLOWED.
9. COMPACTION OF BACKFILL FOR SLEEVES SHALL BE 95% OF STANDARD PROCTOR DENSITY, ASTM D698-78. USE OF WATER PUDDLING AROUND SLEEVES FOR COMPACTION WILL NOT BE ALLOWED.



NOTE: ALL SLEEVING TO BE CLASS 160 SDR PVC. SIZE AS NOTED. INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION AT MULTIPLE SLEEVE LOCATIONS (DO NOT VERTICALLY STACK SLEEVING)

IRRIGATION SLEEVING (10)

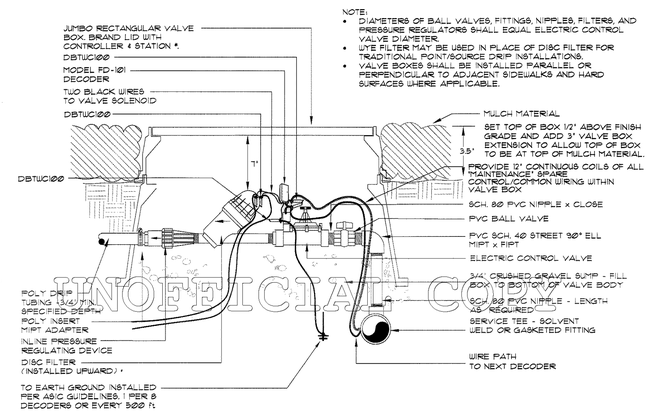


NOTE: DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.

* WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.

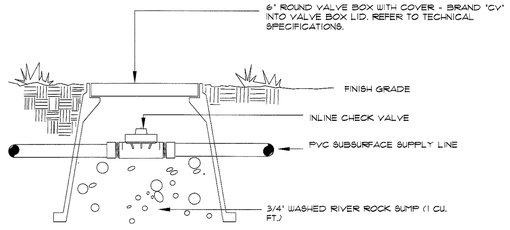
VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

DRIP / SUB-SURFACE VALVE ASSEMBLY (11)



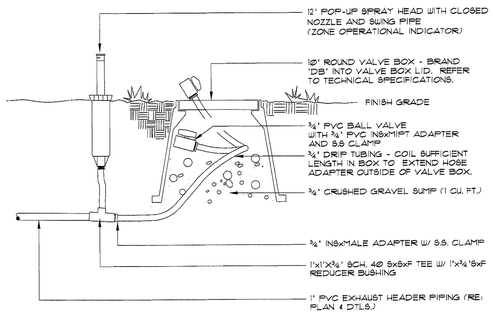
DRIP / SUB-SURFACE VALVE ASSEMBLY (12)

IN MULCH BEDS

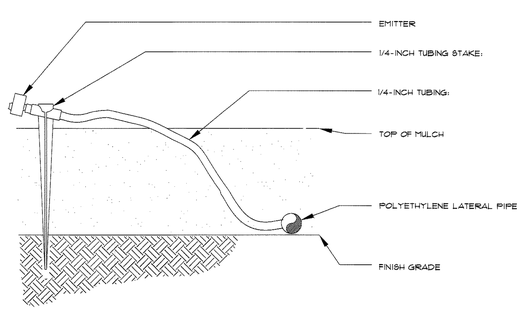


NOTE:
- IN-LINE CHECK VALVES SHALL BE PLACED ON SUPPLY LATERALS WHERE THERE IS ELEVATION CHANGE OF GREATER THAN 4 FOOT.
- VALVE BOXES SHALL BE PLACED WHERE SCREENED BY PLANT MATERIAL WHEN AT ALL POSSIBLE. VALVE PLACEMENT SHALL BE NOTED ON AS-BUILTS FOR EASY MAINTENANCE LOCATION.

IN-LINE CHECK VALVES FOR DRIP/SUBSURFACE ON SLOPES (13)



DRIPPERLINE FLUSH-OUT AND OPERATIONAL INDICATOR (14)



DRIP EMITTER ON STAKE (15)

CR Detail #I-25

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DATE SUBMITTED: 3/8/12

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53 OF 55 SHEETS
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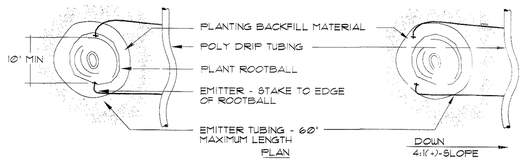
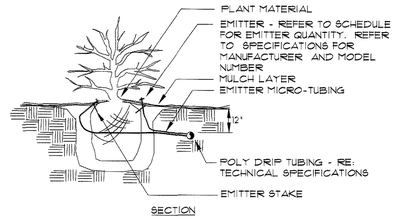


PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	Ø.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	Ø.5 GPH	TWO EACH	TWO EACH

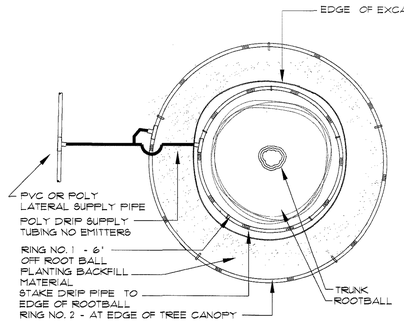


NOTES:

- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - •• EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - •• EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - •• PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER - SHRUBS

16



PLANT SIZE	EMITTER FLOW RATE	MINIMUM EMITTERS PER TREE		DRIPLINE EMITTER SPACING
		RING 1	RING 2	
1½" CALIPER TREE	Ø.6 GPH	8 EA.	N/A	18" O.C.
2" CALIPER TREE	Ø.6 GPH	5 EA.	7 EA.	18" O.C.
2½" CALIPER TREE	Ø.6 GPH	7 EA.	9 EA.	18" O.C.
3" CALIPER TREE	Ø.6 GPH	9 EA.	11 EA.	18" O.C.
3½" CALIPER TREE	Ø.6 GPH	9 EA.	11 EA.	18" O.C.
4" CALIPER TREE	Ø.6 GPH	11 EA.	16 EA.	18" O.C.
6 FT. CONIFEROUS TREE	Ø.6 GPH	7 EA.	9 EA.	18" O.C.
8 FT. CONIFEROUS TREE	Ø.6 GPH	9 EA.	11 EA.	18" O.C.
10 FT. CONIFEROUS TREE	Ø.6 GPH	10 EA.	15 EA.	18" O.C.
12 FT. CONIFEROUS TREE	Ø.6 GPH	11 EA.	16 EA.	18" O.C.

NOTES:

- EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO A DEPTH OF A 3" MINIMUM AND A MAXIMUM OF 6".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- BURIED DRIP RING SHALL BE 6" FROM ROOTBALL.

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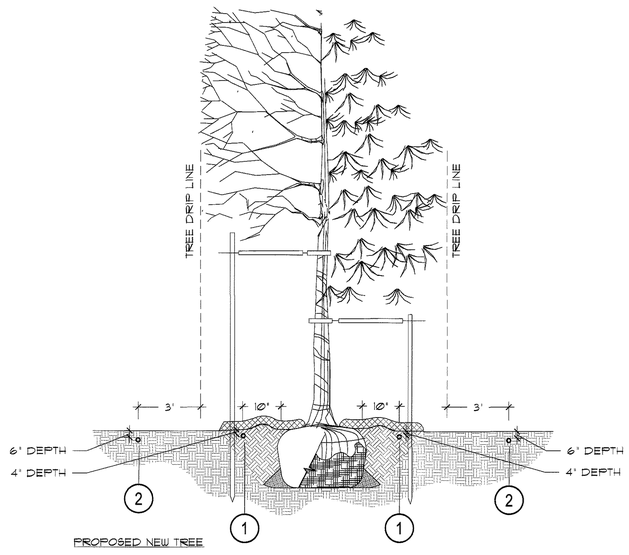
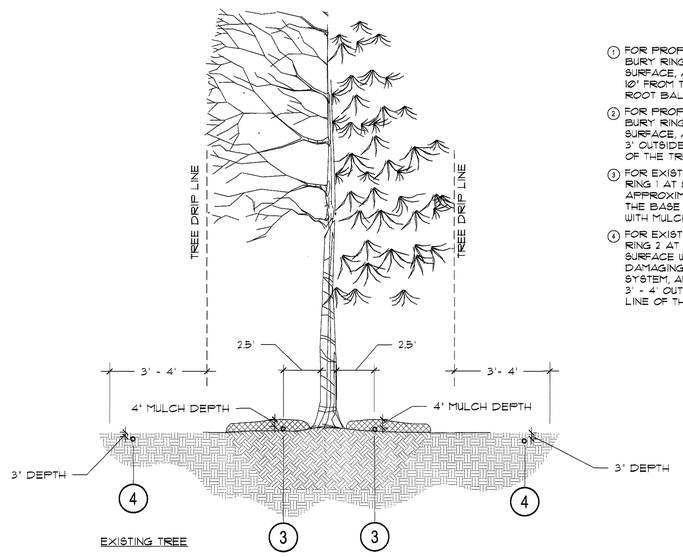
DRIP EMITTER - TREE RINGS - PLAN VIEW

17





1. FOR PROPOSED NEW TREE, BURY RING 1 AT 4" BELOW SURFACE, APPROXIMATELY 10" FROM THE EDGE OF THE ROOT BALL
2. FOR PROPOSED NEW TREE, BURY RING 2 AT 6" BELOW SURFACE, APPROXIMATELY 3' OUTSIDE THE DRIP LINE OF THE TREE
3. FOR EXISTING TREE, STAKE RING 1 AT SURFACE GRADE, APPROXIMATELY 2.5' FROM THE BASE OF TREE, COVER WITH MULCH AT 6" DEPTH
4. FOR EXISTING TREE, BURY RING 2 AT 3" BELOW SURFACE WITHOUT DAMAGING EXISTING ROOT SYSTEM, APPROXIMATELY 3' - 4' OUTSIDE THE DRIP LINE OF THE TREE

DRIP EMITTER - TREE RINGS - DETAIL VIEW

18

REFER TO SHEET

IR-1	IRRIGATION NOTES
IR-1	IRRIGATION SCHEDULE
IR-1-IR-8	IRRIGATION PLANS
IR-9-IR-11	IRRIGATION DETAILS
IR-12	IRRIGATION CHARTS

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

Registered Landscape Professional/Irrigation Designer: Israel Clark #9029
HydroSystems-KDI, Inc. Irrigation Consulting
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-0327
303-980-8384 (fax)

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

NO.	BY	DATE	REVISIONS:
	IJC	11/7/2011	REVISION 2
	IJC	12/16/2011	REVISION 3
	IJC	01/06/2012	REVISION 4
	IJC	02/06/2012	REVISION 5
	IJC	02/21/2012	REVISION 6

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

XREFS:

NOLTE BEYOND ENGINEERING
8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC

DATE SUBMITTED: 3/8/12

SHEET NUMBER IR-11
54 OF 55 SHEETS

SCALE
VERTICAL: 1"=
HORIZONTAL: 1"=

JOB NUMBER DV138344

ON OF TRACT PP, CASTLE OAKS ESTATES FILINC

SITE PLAN

A SUBDIVISION OF A PORTION OF TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANC
OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK COLORADO

IRRIGATION CHART (NEW)

Contact Information

Registered Landscaper: Israel Clark
Company Name: HydrosystemsKDI
Address: 860 Tabor St. Suite 200
Phone: 303.980.5327 Email: israelc@hydrosystemskdi.com
Registration #: 9209 Design ☐ Maintenance ☐

Zone	Hydrozone Low (5"-10") Med. (10"-15") High (>15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle (Nozzle/ Emmitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex. 1	High	Blue Grass	RB 1806 SAM PRS	15	1.83	15	6	197	11	2957
Ex. 2	Low	Buffalo Grass	Hunter I-20	0	0.4	15	1	150	15	2250
Group 1						**63**		**134**	**11**	
DD66	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	42	4.1	134	11	5621
DD30	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	21	4.1	134	11	2811
Group 2						**70**		**134**	**11**	
DD1	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	39	4.1	134	11	5220
DD73	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	31	4.1	134	11	4149
Group 3						**62**		**134**	**11**	
DD1	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	39	4.1	134	11	5220
DD31	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	23	4.1	134	11	3078
Group 4						**70**		**134**	**11**	
DD71	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	36	4.1	134	11	4818
DD66	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	34	4.1	134	11	4550
Group 5						**70**		**134**	**11**	
DD60	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	29	4.1	134	11	3881
DD68	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	23	4.1	134	11	3078
DD50	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	18	4.1	134	11	2409
Group 6						**69**		**134**	**11**	
DD20	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	20	4.1	134	11	2677
DD21	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	17	4.1	134	11	2275
DD30	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	17	4.1	134	11	2275
DD59	Medium	Canada Blue Fescue Mix Sod	RB 1806 SAM PRS	15	1.83	15	4.1	134	11	2008
Group 7						**66**		**544**	**44**	
DD37	Medium	Canada Blue Fescue Mix Sod	MPRotator	2000	0.45	21	4.1	544	44	11430
DD38	Medium	Canada Blue Fescue Mix Sod	MPRotator	2000	0.45	21	4.1	544	44	11430
DD125	Medium	Canada Blue Fescue Mix Sod	MPRotator	3000	0.45	21	4.1	544	44	11430
DD122	Medium	Canada Blue Fescue Mix Sod	MPRotator	1000	0.45	3	4.1	544	44	1633
Group 8						**57**		**163**	**13**	
DD12	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	6	2.7	163	13	980
DD86	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	5	2.7	163	13	490
DD47	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	5	2.7	163	13	816
DD2	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD3	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD11	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD13	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD14	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD15	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD114	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD115	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD116	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD117	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
Group 9						**52**		**163**	**13**	
DD16	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD17	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD18	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD19	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD22	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD23	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD24	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD25	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD26	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD27	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD28	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD118	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD119	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
Group 10						**48**		**163**	**13**	
DD29	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD32	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD33	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD34	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD35	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD39	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD40	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD41	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD42	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD43	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD44	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD45	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
Group 11						**52**		**163**	**13**	
DD46	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD51	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD52	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD53	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD54	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD55	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD56	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD57	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD58	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD61	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD62	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD63	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD64	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
Group 12						**40**		**163**	**13**	
DD67	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD69	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD70	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD72	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD121	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	4	2.7	163	13	653
DD123	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD120	Low	Ornamental Plantings	Drip - point	0.5gph - 1.0gph	1.00	4	2.7	163	13	653
DD7	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	3	2.7	163	13	490
DD4	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	2	2.7	163	13	327
DD5	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	2	2.7	163	13	327
DD8	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	2	2.7	163	13	327
DD10	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	2	2.7	163	13	327
DD6	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	1	2.7	163	13	163
Group 13						**2**		**163**	**13**	
DD124	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	1	2.7	163	13	163
DD9	Low	Ornamental Plantings	Drip - tree rings	Netafim .60	1.00	1	2.7	163	13	163
DD74-DD113		Spare								
DD36		Spare								
Total								**Min/Month***	**Min/cycle***	**Gallons/Month**
								2328	186	130974

*Time above caluclated by runtimes of each group. Multiple zones will be run simultaniously up to 70gpm. Total run time of overhead irrigation is less than 420 min/cycle every third day.
ET controller to be used for enhanced water conservation efforts on this project

Project Name:	**Castle Oaks Streetscape - Phase 2 (new & existing) & PA25 & PA27)**					
Project Location:	*Castle Rock, Co*					
Date:	*29-Jul-11*			Filing 27 Tap #141311 -2"		
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.						
Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow (GPM)	
Spray Irrigated		April	0.00	0		
Canada Blue Fescue Mix Sod		May	2.04	58,689		
		June	3.19	91,823		
	1.06	July	4.08	117,331	27.9	
		August	3.55	102,066		
		Sept.	2.13	61,247		
		October	0.00	0		
annual sub-total			15.00 /yr	431,157 /yr		
				1.32 acrefeet		
Drip Irrigated		April	0.00	0		
Ornamental Plantings		May	1.36	137,463		
		June	2.13	215,071		
	3.72	July	2.72	274,816	65.4	
		August	2.37	239,062		
		Sept.	1.42	143,454		
		October	0.00	0		
annual sub-total			10.00 /yr	1,009,865 /yr		
				3.10 acrefeet		
Site Totals	*4.78*	*irrigated acres*		*1,441,022*	*gals/yr*	
				4.42	*acrefeet/yr*	
					Peak Season	
		Uses a	*2" Tap*	*93*	*Avg Flow (gpm)*	

Projections are based on a every other day per week, seven hour per day, peak season watering schedule.
Peak season application for Canada Blue Fescue Mix Sod is 1.02" per week.
Peak season application for Ornamental Plantings is 0.68" per week.

Town of Castle Rock Irrigation System Hydraulic Worksheet

Project Name:	***Castle Oaks Streetscape - Phase 2 (new & existing) & PA25 & PA27)***							
Project Location:	*Castle Rock, Co*							
Prepared by:	*Israel Clark, HydroSystems-KDI, Inc.*							
Current TOCR Registration #	*309*							
Date:	*09-Aug-11*							
Tap Size:				*2"*	*existing account #14311*			
Static Water Pressure at 20% tank level standard:				*64.00*	*From:*	*Preston Clark*		
Irrigated Area:				*208124 sqft*	*of:*	*Castle Rock Utilities*		
Hydraulic Grade At Zone:				*Critical Island Hydraulic Situation - Rotary Zone DD124, with assorted valves operating simultaniously. Maximum of 40gpm on a single leg of mainline.*				

Equipment or Material	Quantity (one if not specified)		Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe (per Chart (psi)		Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:			2"	Typical Corp. Stop				70	0.40
Svc Line (tap to meter):	45	LF	2"	K Copper	4.79	/100 FT	7.44	70	2.16
Curb Stop:			2"	Typical Curb Stop				70	0.28
Water Meter:			2"	Typical Meter				70	3.70
Svc Line (meter to backflow):	15	LF	2"	K Copper	4.79	/100 FT	7.44	70	0.72
Backflow:			2"	Febco 825YA				70	12.50
Stop & Waste:			2"	Typical Stop & Waste Valve				70	0.36
Master Valve:			2"	Rainbird EFB				70	2.40
Flow Sensor:			2"	<FS Description>				70	1.00
Gate Valve:	1		2 1/2"	Typical Bronze Gate Valve				70	0.09
Gate Valve:	3		2 1/2"	Typical Bronze Gate Valve				70	0.09
Gate Valve:	2		2"	Typical Bronze Gate Valve				70	0.09
Pressure Required at Head:				Hunter PRO-PRS40					40.00
Lateral Allowance:									3.00
Control Valve allowance:			1 "	Rainbird PEB				23	3.71
Mainline allowances:									
	20	LF	2 1/2"	CL 200 PVC	1.06	/100 FT	4.22	70	0.21
	700	LF	2 1/2"	CL 200 PVC	0.38	/100 FT	2.41	40	2.66
	120	LF	2"	CL 200 PVC	0.37	/100 FT	2.12	23	0.44
Mainline Fitting allowance:			10%	of Mainline allowances					0.33
Elevation:									
	Tap Elev.	6500		Control Valve Elev.			6490		-4.33
Factor of Safety:			5%	System Losses					3.49
							Total System requirements (PSI)		*73.21*
							Available pressure (PSI)		*64.00*
							Difference (PSI)		*(9.21)*

Town of Castle Rock provides a minimum of 43 psi

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REFER TO SHEET

IR-1	IRRIGATION NOTES
IR-1	IRRIGATION SCHEDULE
IR-1-IR-8	IRRIGATION PLANS
IR-9-IR-11	IRRIGATION DETAILS
IR-12	IRRIGATION CHARTS

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

Registered Landscape Professional/Irrigation Designer:
Israel Clark #9029
HydroSystems-KDI, Inc. Irrigation Consulting
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5327
303-980-5384 (fax)

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ MGR: _____

NO.	BY	DATE	REVISIONS:
	IJC	11/7/2011	REVISION 2
	IJC	12/16/2011	REVISION 3
	IJC	01/06/2012	REVISION 4
	IJC	02/06/2012	REVISION 5
	IJC	02/21/2012	REVISION 6

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE BEYOND ENGINEERING
8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

TRACTS R AND PP, CASTLE OAKS ESTATES FILING NO. 1

PREPARED FOR: STARWOOD LAND VENTURES, LLC **DATE SUBMITTED:** 3/8/12

SHEET NUMBER IR-12
55 OF 55 SHEETS
SCALE VERTICAL: 1"= HORIZONTAL: 1"=
JOB NUMBER DV138344

XREFS: