

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
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30 PGS

2007020430
03/09/2007 10:08 AM



PLAT IDENTIFICATION SHEET

Castle Oaks Estates, LLC

Grantor (owner)

Grantor (owner)

Castle Oaks Estates 4 Preliminary Plat/Final PD Site Plan

UNOFFICIAL COPY

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Castle Oaks Estates Filing: 4

Condo Info: Phase _____ Bldg _____ Unit _____

6	8	66
_____ Section	_____ Township	_____ Range

Cross Reference numbers: (reception #s or book and page)

1803/1210	200606662	
_____ 150556	_____	_____
_____	_____	_____

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2 3/8 INCH ALUMINUM CAP STAMPED "PLS 12405" AND AT THE SOUTH END BY 1 1/2 INCH ALUMINUM CAP STAMPED "JR DEV PLS 10377" CONSIDERED TO BEAR N026°18'W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 6; THENCE N70°47'08"W, A DISTANCE OF 832.62 FEET TO A POINT ON THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4 OF SAID CASTLE OAKS SUBDIVISION AND THE POINT OF BEGINNING;

THENCE S41°03'17"E ACROSS TRACT A, A DISTANCE OF 200.53 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 5 OF SAID CASTLE OAKS SUBDIVISION;

THENCE S48°58'49"W ALONG THE SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 608.20 FEET;

THENCE S14°27'09"E ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, BLOCK 5, A DISTANCE OF 683.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE, OF SAID CASTLE OAKS SUBDIVISION;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE:

1) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S35°47'39"E, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 9°31'52", AN ARC LENGTH OF 44.91 FEET;

2) S44°45'18"W, A DISTANCE OF 192.29 FEET;

3) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N46°09'00"W, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 25°29'36", AN ARC LENGTH OF 93.44 FEET;

4) S70°24'15"W, A DISTANCE OF 394.87 FEET;

5) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°43'48"W, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 46°58'49", AN ARC LENGTH OF 172.19 FEET;

THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S02°45'21"W, HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 75°25'13", AN ARC LENGTH OF 140.85 FEET;

THENCE S17°20'09"W, A DISTANCE OF 21.67 FEET;

THENCE N72°39'51"W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND RECORDED AT BOOK 2275 AT PAGE 1132;

THENCE N17°20'09"E ALONG THE SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 18.84 FEET;

THENCE LEAVING THE SAID EASTERLY BOUNDARY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 113.00 FEET, A CENTRAL ANGLE OF 42°06'59", AN ARC LENGTH OF 83.06 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 31°27'19", AN ARC LENGTH OF 54.90 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 6°55'44", AN ARC LENGTH OF 13.79 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF A PARCEL OF LAND RECORDED IN BOOK 2275 AT PAGE 1132;

THENCE S89°33'39"W ALONG THE SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 689.16 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6;

THENCE N0°44'47"W ALONG THE SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 581.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VALLEY VIEW DRIVE;

THENCE N34°33'08"W ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE, A DISTANCE OF 198.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE, OF SAID CASTLE OAKS SUBDIVISION;

THENCE N34°33'08"W, A DISTANCE OF 80.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CASTLE OAKS DRIVE;

THENCE ALONG THE SAID SOUTHERLY AND EASTERLY BOUNDARY LINE OF CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NO. 2003181990, THE FOLLOWING SEVEN (7) COURSES:

1) N54°26'23"E, A DISTANCE OF 1454.74 FEET;

2) N54°05'12"E, A DISTANCE OF 29.52 FEET;

3) N54°26'31"E, A DISTANCE OF 153.29 FEET;

4) N24°45'06"W, A DISTANCE OF 473.39 FEET;

5) N24°44'19"W, A DISTANCE OF 272.26 FEET;

6) N13°44'46"W, A DISTANCE OF 154.47 FEET;

7) N46°12'36"E, A DISTANCE OF 204.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CASTLE OAKS DRIVE FROM WHENCE THE NORTHEAST CORNER OF SECTION 6 BEARS N57°06'33"E, A DISTANCE OF 1952.56 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE:

1) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N34°11'48"E, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 7°49'34", AN ARC LENGTH OF 60.10 FEET;

2) S63°39'29"E, A DISTANCE OF 231.98 FEET;

3) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S26°17'13"W, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 75°39'11", AN ARC LENGTH OF 475.34 FEET;

4) S11°56'39"W, A DISTANCE OF 162.41 FEET;

5) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°58'50"W, HAVING A RADIUS OF 384.37 FEET, A CENTRAL ANGLE OF 23°24'05", AN ARC LENGTH OF 156.99 FEET;

THENCE S54°34'45"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CASTLE OAKS DRIVE;

THENCE S48°45'58"E ALONG THE EASTERLY BOUNDARY LINE OF LOT 1 BLOCK 4 OF SAID CASTLE OAKS SUBDIVISION, A DISTANCE OF 600.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,899,632 SQUARE FEET (66.566 ACRES).

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	AQUILA GAS
ELECTRICITY	INTERMOUNTAIN RURAL ELECTRIC ASSOC.
TELEPHONE	QWEST
CATV	AT & T BROADBAND

OWNERSHIP CERTIFICATE:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS ESTATES FILING NO. 4 SUBDIVISION IN THE TOWN OF CASTLE ROCK, CASTLE OAKS ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY: SCHUCK CASTLE OAKS ESTATES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGER

BY: SCHUCK COLORADO LTD., A COLORADO CORPORATION, ITS GENERAL PARTNER

BY: William D. Schuck

NAME: William D. Schuck

ITS: President

SIGNED THIS 3rd DAY OF January, 2007.

COUNTY OF EL PASO

STATE OF COLORADO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2007, BY

William D. Schuck AS PRESIDENT OF SCHUCK COLORADO LTD, A COLORADO CORPORATION

AS GENERAL PARTNER OF SCHUCK CASTLE OAKS ESTATES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF CASTLE OAKS ESTATES, LLC.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 4/07/2008

Michael M. Daniels NOTARY PUBLIC

STATE OF MISSOURI

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2007, BY

Bill Miles AS REPRESENTATIVE OF BANK MIDWEST

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: May 30, 2007

William D. Schuck AS PRESIDENT OF SCHUCK COLORADO LTD, A COLORADO CORPORATION

AS GENERAL PARTNER OF SCHUCK CASTLE OAKS ESTATES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF CASTLE OAKS ESTATES, LLC.

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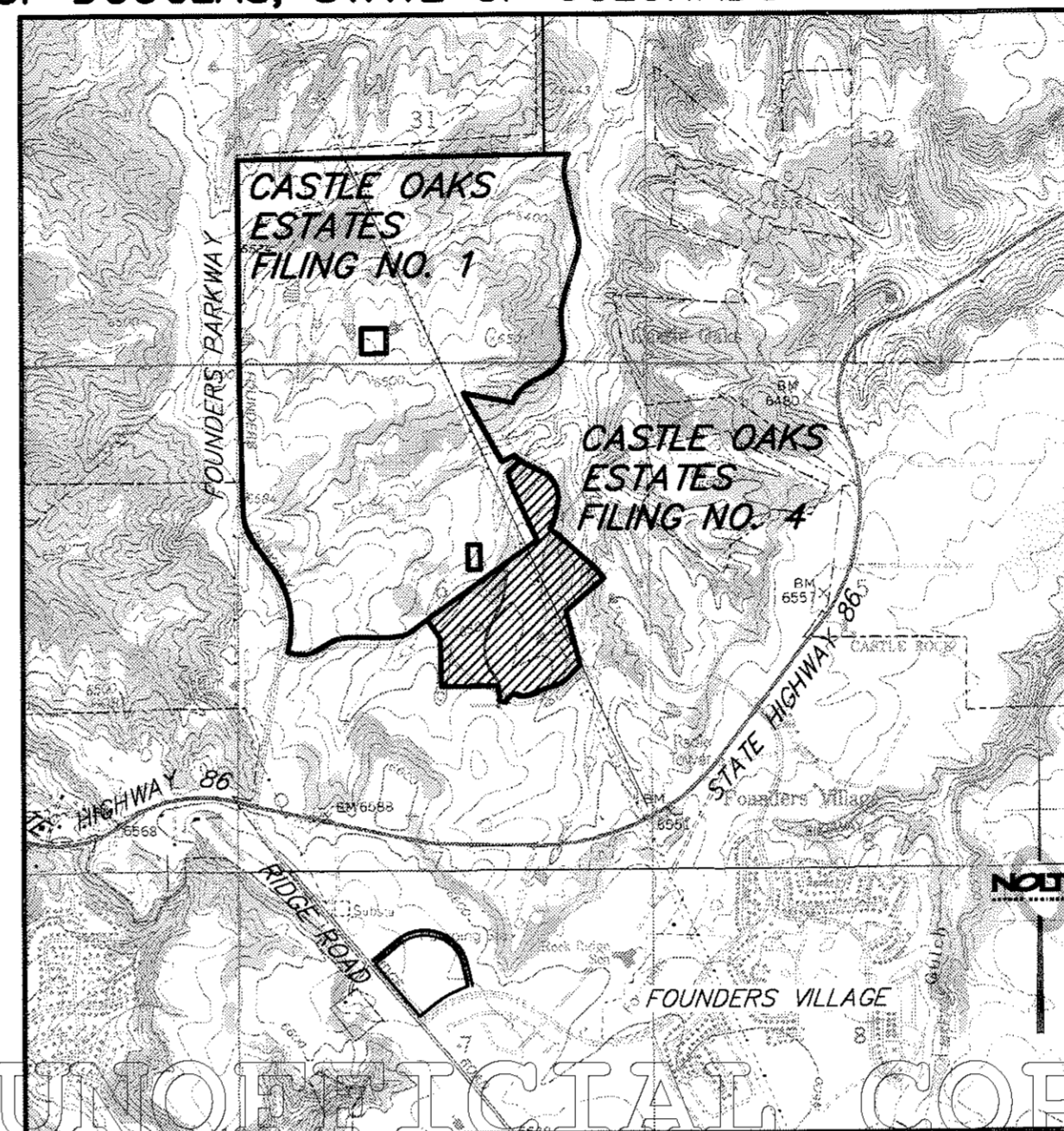
MY COMMISSION EXPIRES: 4/07/2008

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STATE OF MISSOURI

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Bill Miles AS REPRESENTATIVE OF BANK MIDWEST



VICINITY MAP
1"=2000'

SHEET INDEX

1-2	TITLE SHEETS
3	SHEET INDEX MAP
4	TYPICAL SECTIONS & SERVICES
5	PRELIMINARY PD OVER PRELIMINARY PLAT
6-11	SITE PLANS
12-17	GRADING PLANS
18	OVERALL UTILITY PLAN
19-24	UTILITY PLANS
25	DISTRICT IMPROVEMENT PLAN
26	LANDSCAPE DETAILS
27-28	STREETSCAPE PLANS
29	LANDSCAPE DETAILS

ENGINEER:

NOLTE ASSOCIATES, INC.
8000 SOUTH CHESTER STREET, SUITE 200
CENTENNIAL, CO. 80112
303.220.6400
ATTN: GARY IWATA

SURVEYOR:

NOLTE ASSOCIATES, INC.
8000 SOUTH CHESTER STREET, SUITE 200
CENTENNIAL, CO. 80112
303.220.6400
ATTN: PAUL SMITH

LANDSCAPE:

NUSZER KOPATZ
1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
ATTN: KIM HAVELY

LIEN HOLDERS:

BANK MIDWEST N.A.
1100 MAIN, SUITE 350
KANSAS CITY, MO 64105
ATTN: JOHN E. BAXTER

VARDE PARTNERS, INC.
8500 NORMANDALE LAKE BLVD., SUITE 1570
952.646.2075
MINNEAPOLIS, MN 55437
ATTN: GREGORY S. MCMILLIAN

OWNERS:

CASTLE OAKS ESTATES, LLC.
2 NORTH CASCADE AVENUE, SUITE 1280
COLORADO SPRINGS, CO. 80903
719.633.4500
ATTN: WILLIAM D. SCHUCK

TITLE CERTIFICATE

I, Paul Smith, BEING AN AUTHORIZED REPRESENTATIVE OF Nolte Associates, Inc., 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 LIENHOLDERS SUBORDINATION CERTIFICATE.

SIGNED THIS 3rd DAY OF January, 2007.

Paul Smith

AUTHORIZED REPRESENTATIVE

Nolte Associates, Inc.

TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS } SS.

STATE OF COLORADO }

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2007 BY

Paul Smith AS Title Officer

MY COMMISSION EXPIRES: 4-1-07

Susan I. Rasmussen

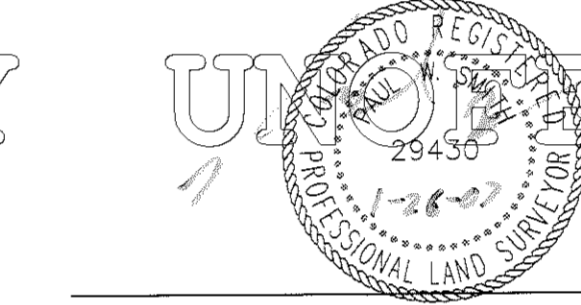
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

SURVEYOR'S CERTIFICATE

I, PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.



GARY T. IWATA
PROFESSIONAL ENGINEER REGISTRATION NO. 29430

STATEMENT FOR CIVIL ENGINEER

I, GARY T. IWATA 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.



GARY T. IWATA
PROFESSIONAL ENGINEER REGISTRATION NO. 37642

PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF November, 2006.

Gary T. Iwata

CHAIRMAN

ATTEST: Paul Smith

DIRECTOR OF DEVELOPMENT SERVICES

DATE: 4-8-07

DATE: 2/6/07

DATE: 2-12-07

DATE: 2-12-07

DATE: 2-12-07

DATE: 2-12-07

DATE: 2-12-0

CASTLE OAKS ESTATES FILING NO. 4

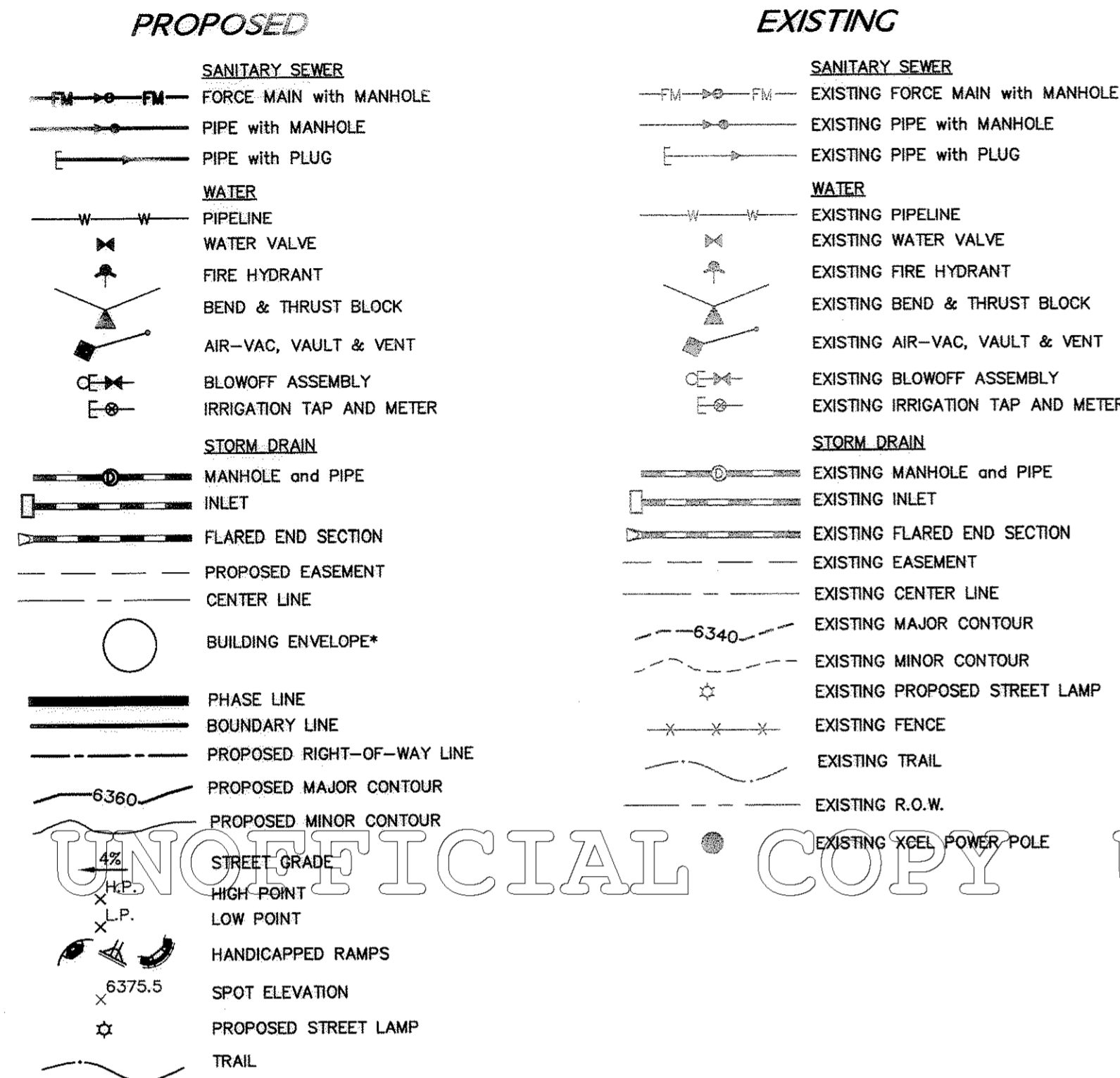
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MONUMENT LEGEND

- FOUND ALIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED.

LEGEND:



LEGEND

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SF's	PROPOSED % OF SITE ACREAGE	GROSS DENSITY	MIN. LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT	SETBACKS REAR	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT
RSF-A	18.60	83	27.94%	4.43	5,000 SF	20'	15'	15'	5'	15'	-	35'
RSF-B	4.84	20	7.27%	4.13	8,000 SF	20'	15'	20'	7.5'	15'	-	35'
RSF-ESTATE	4.60	1	6.91%	0.22	2.0 AC	50'	40'	40'	50'	50'	-	35'
PLD	16.88	-	25.36%	-	-	-	-	-	-	-	-	-
OSD	6.15	-	9.24%	-	-	-	-	-	-	-	-	-
OSP	9.14	-	13.73%	-	-	-	-	-	-	-	-	-
ROW	6.36	-	9.55%	-	-	-	-	-	-	-	-	-
TOTAL		66.57	104	100%	1.57 DU/AC							

LAND USE SUMMARY

TRACT SUMMARY

TRACT	AC.	LAND USE	OWNERSHIP	MAINTENANCE	PURPOSE
TRACT A	2.50 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT B	0.48 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT C	0.09 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT D	0.08 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT E	16.87 AC	PLD	TOWN OF C.R.	TOWN OF C.R.	PUBLIC LAND DEDICATION
TRACT F	0.23 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT G	0.05 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT H	0.30 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT I	6.07 AC	OSP	TOWN OF C.R.	HOA	OPEN SPACE / DRAINAGE
TRACT J	2.90 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT K	0.54 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT L	1.17 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT M	0.08 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT N	0.40 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT O	0.01 AC	OSP	HOA	HOA	OPEN SPACE / DRAINAGE
TRACT P	0.02 AC	OSP	HOA	HOA	FUTURE ROW
TRACT Q	0.26 AC	OSP	HOA	HOA	FUTURE ROW
TRACT R	0.94 AC	OSP	HOA	HOA	FUTURE ROW

BENCHMARK

BENCHMARK: A 3 -1/4" ALUMINUM CAP LOCATED IN THE CENTER MEDIAN OF FOUNDERS PARKWAY, APPROXIMATELY 540' NORTH OF THE EXISTING INTERSECTION WITH CASTLE OAKS DRIVE, SAID POINT IS A DOUGLAS COUNTY CONTROL MONUMENT # DC GIS 4.005001 ELEVATION = 6574.91. ALL VERTICAL DATUM USED FOR DESIGN AND CONSTRUCTION OF FACILITIES SHOWN IN THE PLANS ARE ON NAVD 88 VERTICAL DATUM.

BASIS OF BEARINGS

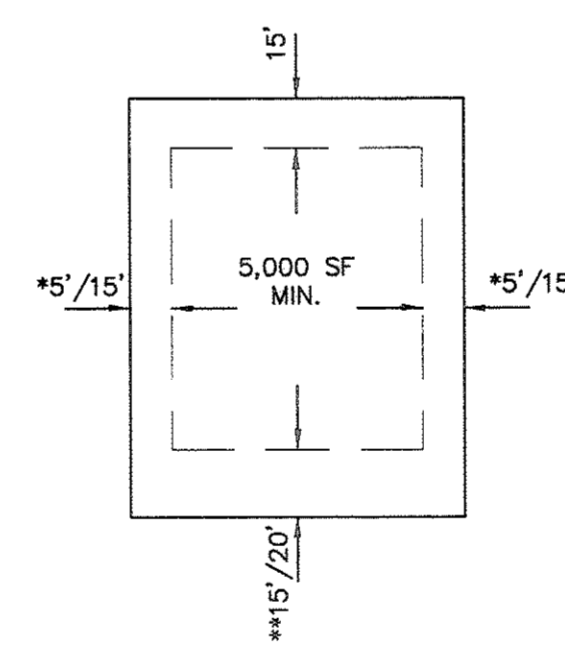
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NOTES

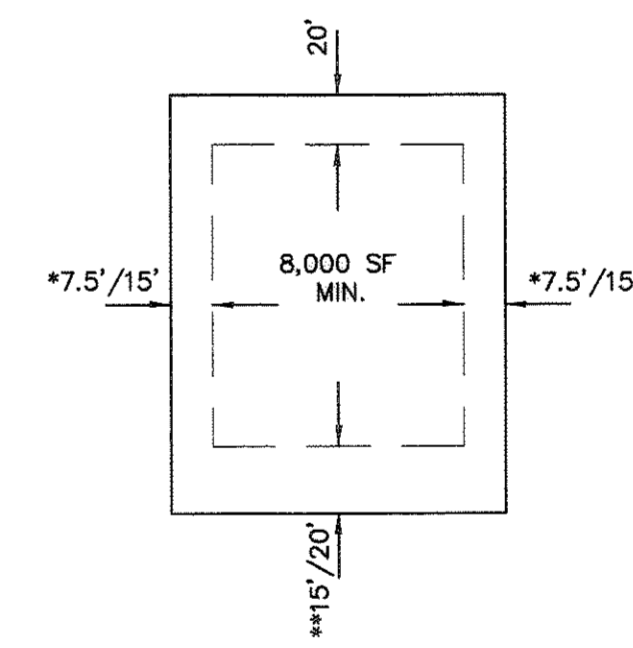
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL ABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, 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.
- ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LAND AS SHOWN ON THE PRELIMINARY PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
- THE PD/ZONING WAS RECORDED ON 1/27/03 REC# 200301464.
- 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.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.

- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 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 PLAT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5'-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, 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.
- THE 100-YEAR FLOOD PLAIN LIMITS ARE SHOWN HEREON PER FIRM COMMUNITY-PANEL NO. 08035C0189F, SEPT. 30, 2005.
- ALL OFF-SITE EASEMENTS MUST BE OBTAINED AND RECORDED CONCURRENTLY WITH THE FINAL PLAT.
- THE RSF-ESTATE LOT CAN ONLY CONTAIN ONE (1) DWELLING UNIT AND CANNOT BE SUBDIVIDED IN THE FUTURE.

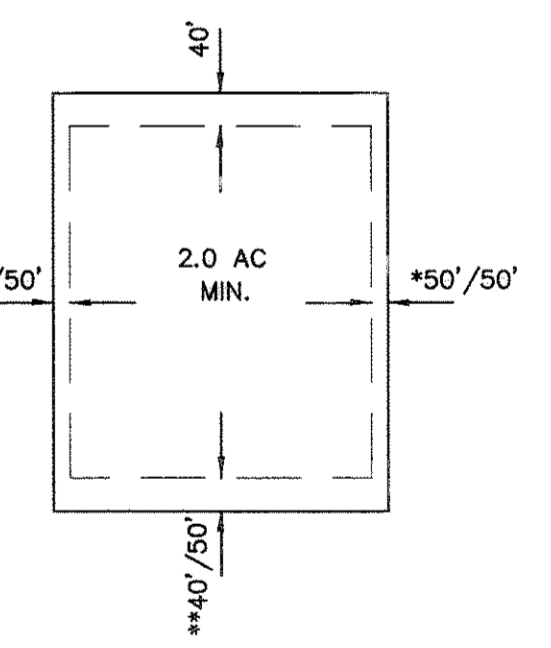
RSF-A



RSF-B



RSF-ESTATE



TYPICAL LOT SETBACKS

N.T.S

DEFINITIONS:

- SINGLE-FAMILY DETACHED RESIDENTIAL USE AREAS (RSF-A, RSF-B AND RSF-ESTATE)
- SINGLE-FAMILY ATTACHED RESIDENTIAL USE AREAS (RTH-SF)
- *SIDE INTERIOR / SIDE STREET
- **FRONT TO LIVING AREA / FRONT TO GARAGE

NOTES:

OVERHANGS MAY ENCR OACH 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 HIGHER ABOVE GROUND LEVEL MUST HAVE A REAR SETBACK OF TWELVE (12) FEET.

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DESIGNER: NONE	PROJ. MGR: NONE				

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CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

TITLE SHEET

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC.

DATE SUBMITTED: 01/24/06

SHEET NUMBER
2
OF 29 SHEETS
SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = N/A
JOB NUMBER
DV0138350

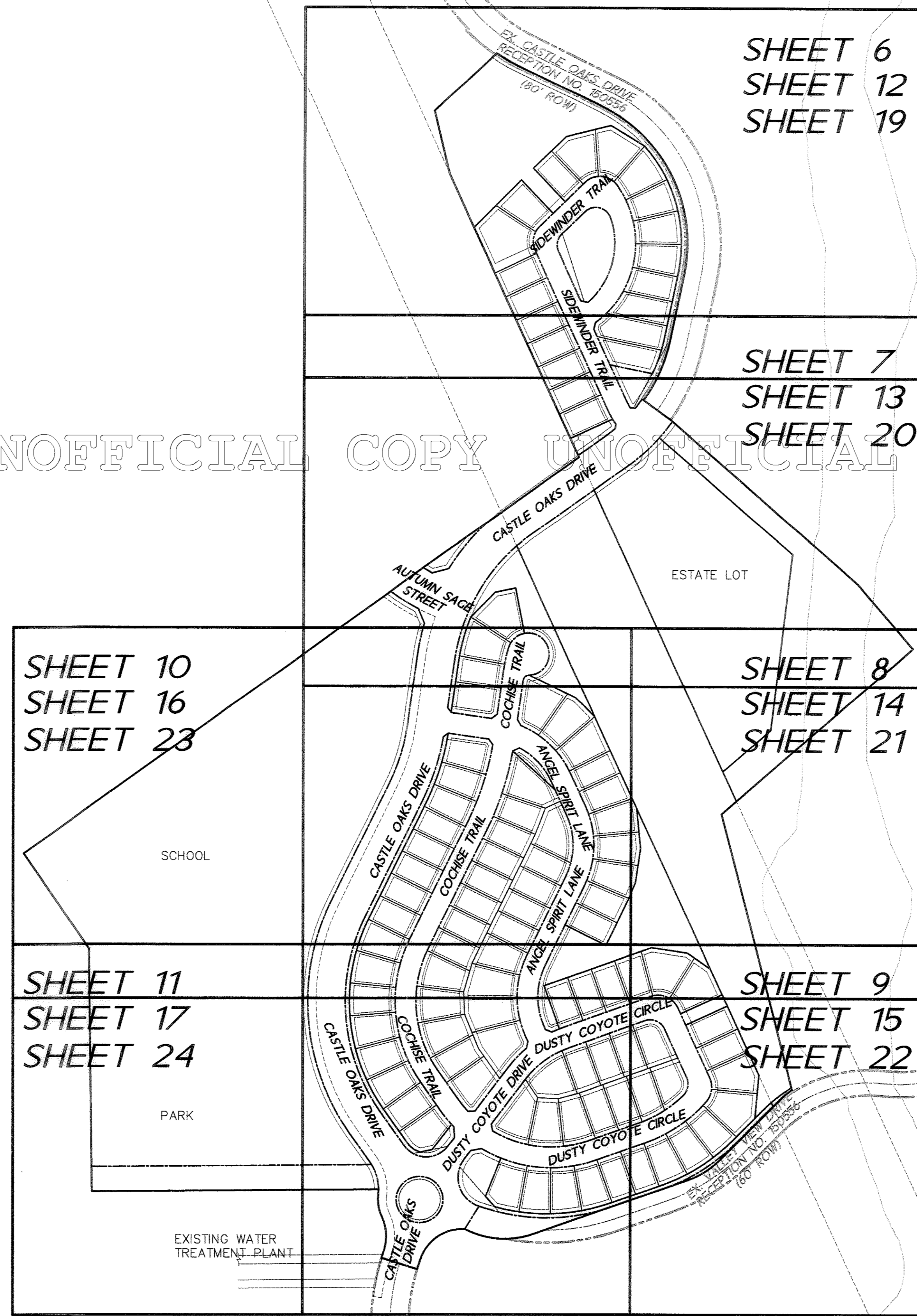
PP02-002 (PRELIMINARY PLAT - CASTLE OAKS ESTATES FILING NO. 4)

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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SHEET 6
SHEET 12
SHEET 19

SHEET 7
SHEET 13
SHEET 20

SHEET 10
SHEET 16
SHEET 23

SHEET 8
SHEET 14
SHEET 21

SHEET 11
SHEET 17
SHEET 24

SHEET 9
SHEET 15
SHEET 22



NOT TO SCALE

NO.	BY	DATE	REVISIONS
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 DESIGNER: NONE PROJ. MGR: NONE

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CASTLE OAKS ESTATES FILING NO. 4
PRELIMINARY PLAT / FINAL PD SITE PLAN
SHEET INDEX MAP

SHEET NUMBER	3
OF 29 SHEETS	
SCALE	
VERTICAL: 1" = N/A	
HORIZONTAL: 1" = N/A	
JOB NUMBER	DVO138350

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

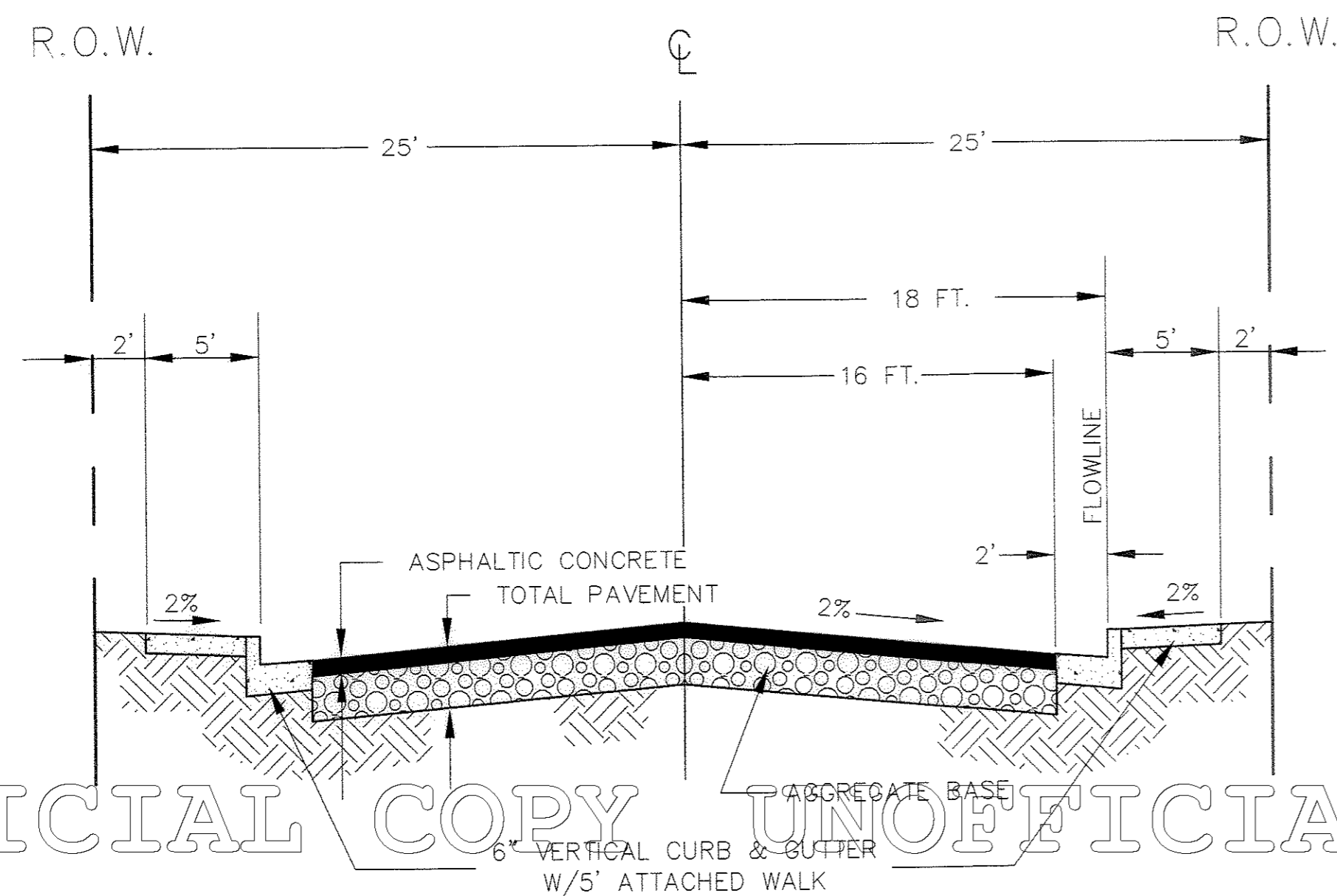
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PP06-002 (PRELIMINARY PLAT, CASTLE OAKS ESTATES FILING NO. 4)

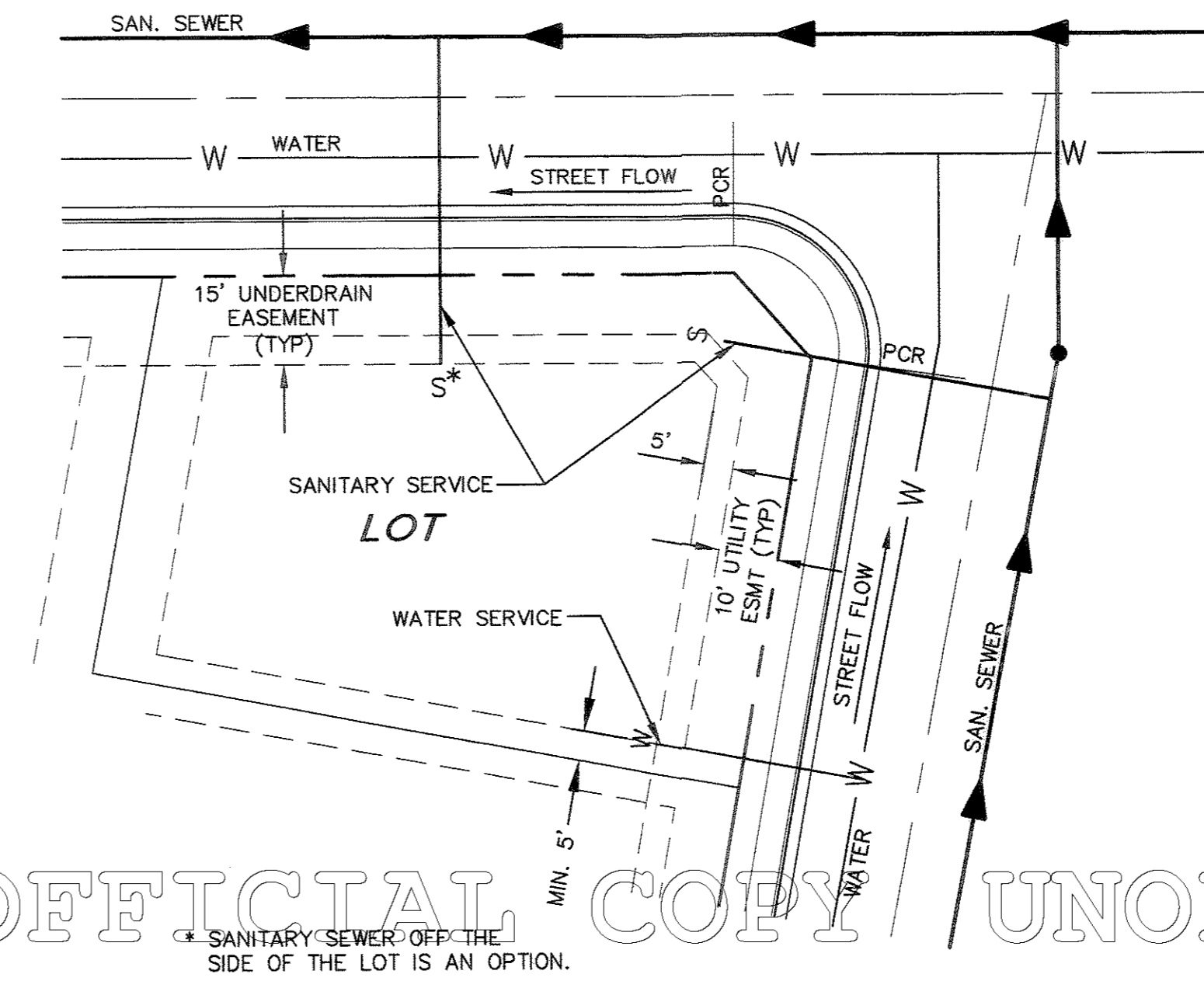
CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

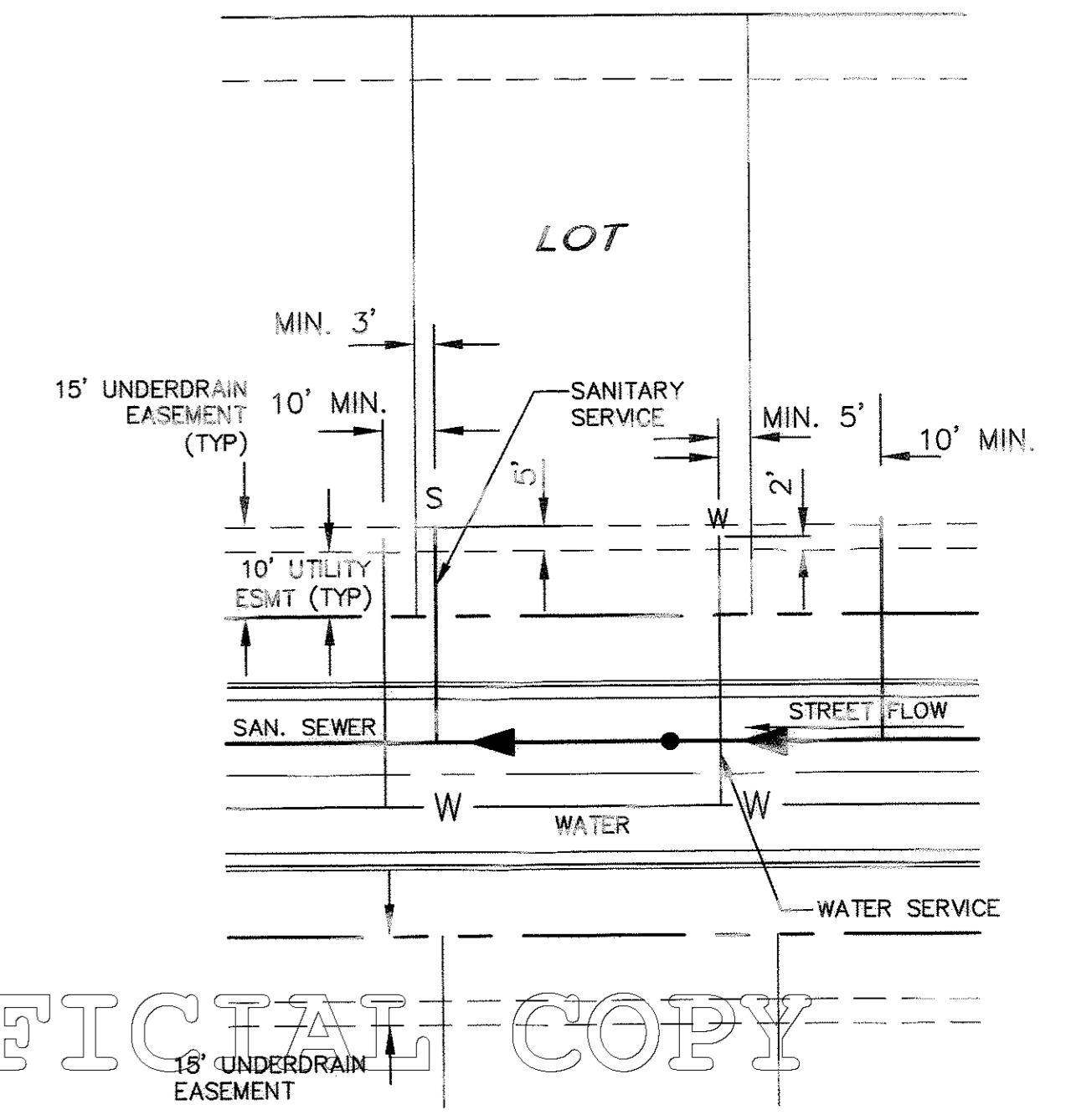
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LOCAL TYPE I
N.T.S.



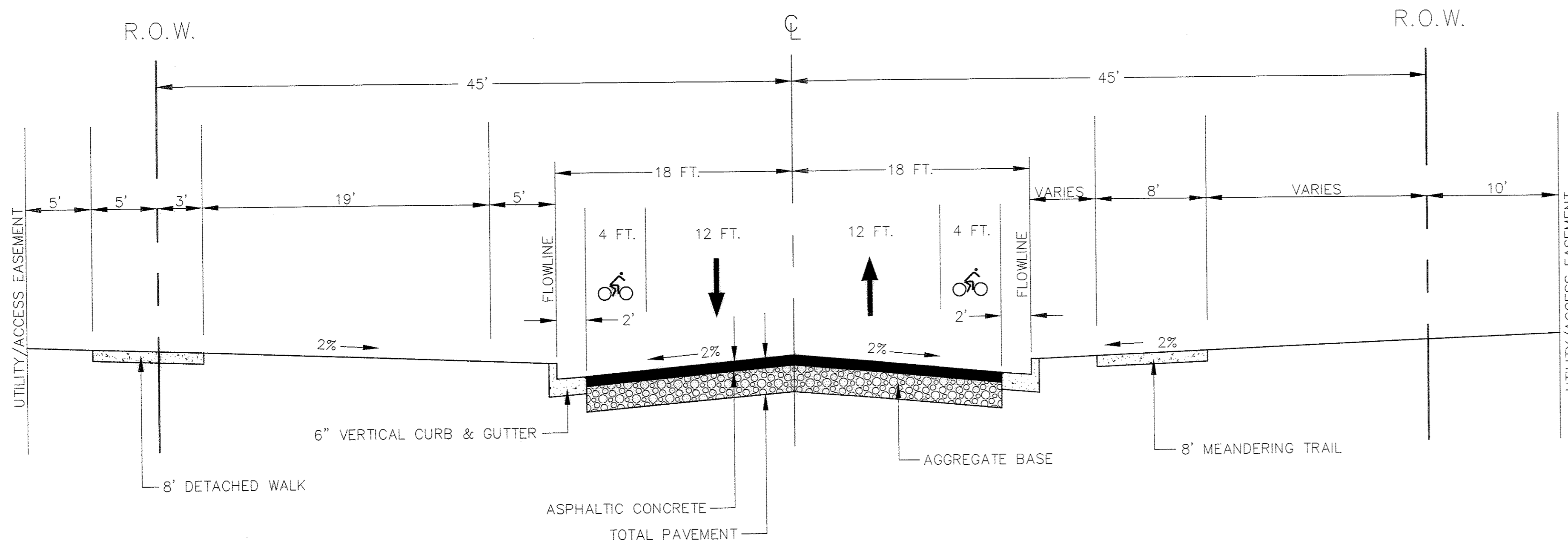
CORNER LOT
N.T.S.



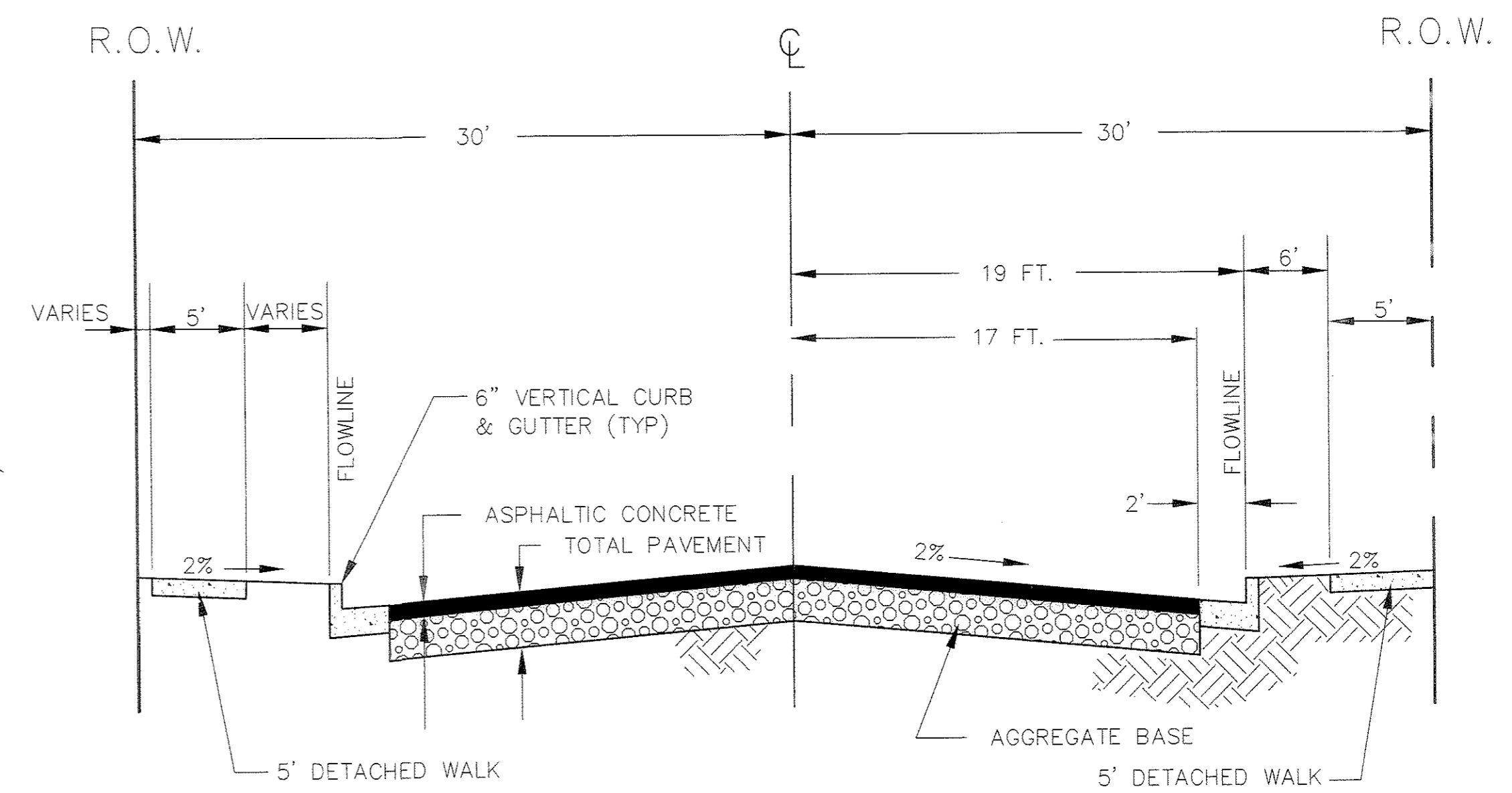
TYPICAL LOT
N.T.S.

NOTES:

- 1) SEWER SERVICE LINES (INDIVIDUAL TRENCH) SHALL BE LOCATED A MINIMUM OF 3' UPHILL OF THE DOWNHILL PROPERTY LINE. EXCEPT AS SHOWN ON CORNER LOTS. WHEN POSSIBLE, THE SANITARY SEWER 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.
- 2) WATER SERVICE LINES SHALL BE LOCATED 5' DOWNHILL OF THE UPHILL PROPERTY LINE.
- 3) WATER AND SEWER SERVICE LINES SHALL HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION.
- 4) WATER SERVICE LINES ARE NOT TO BE PLACED WITHIN THE DRIVEWAYS.
- 5) WATER SERVICE LINES ARE TO BE LOCATED UPHILL OF SANITARY SEWER SERVICE LINES.



90' R.O.W.
N.T.S.



MINOR COLLECTOR
N.T.S.

DATE: 1/23/07	TIME: 4:11:28 PM	NO.	BY	DATE	REVISIONS:
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DESIGNER: NONE	PROJ. MGR: NONE				

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CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

TYPICAL SECTIONS & SERVICES

SHEET NUMBER	4
OF 29 SHEETS	
SCALE	VERTICAL: 1"=N/A HORIZONTAL: 1"=N/A
JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NO.	BY	DATE	REVISIONS:
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2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 DESIGNER: NONE PROJ. MGR: NONE

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CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 PRELIMINARY PD OVER PRELIMINARY PLAT
 PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

SHEET NUMBER	5
OF 29 SHEETS	
SCALE	VERTICAL: 1"=N/A HORIZONTAL: 1"=N/A
JOB NUMBER	DV0138350

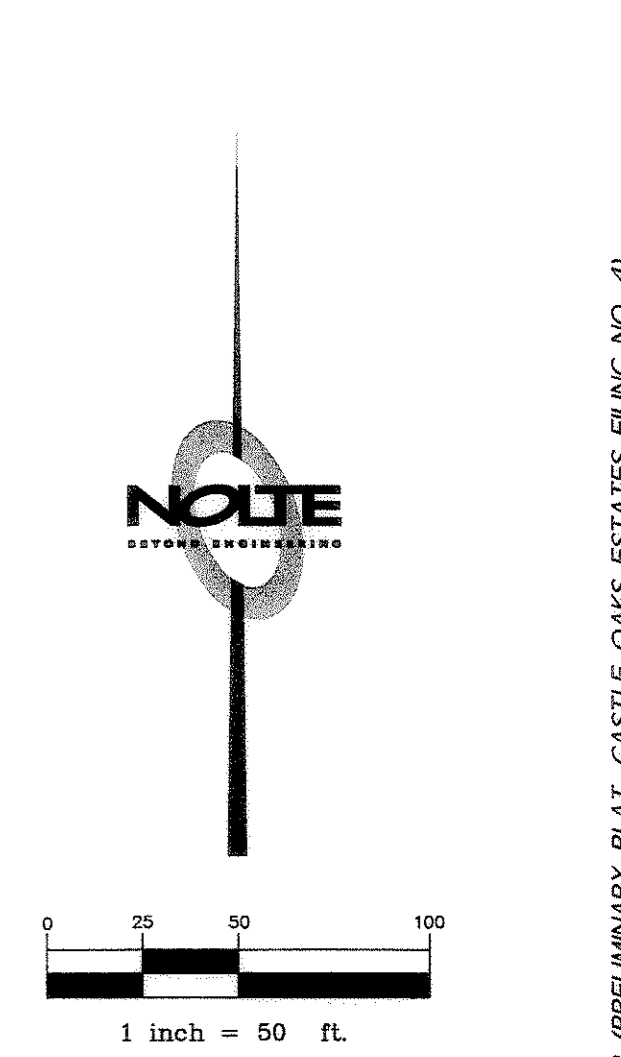
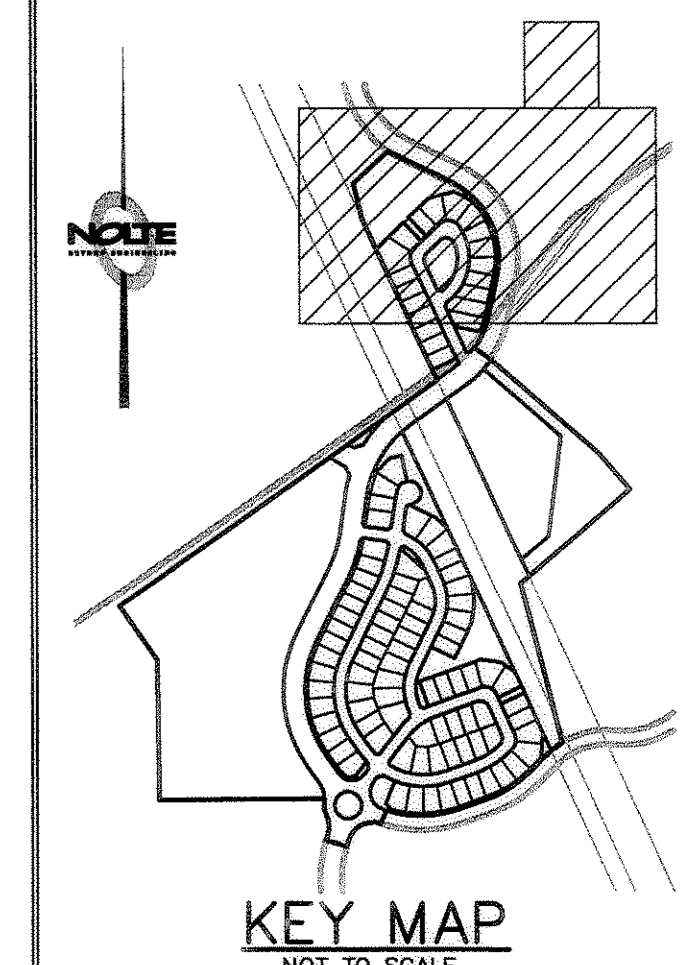
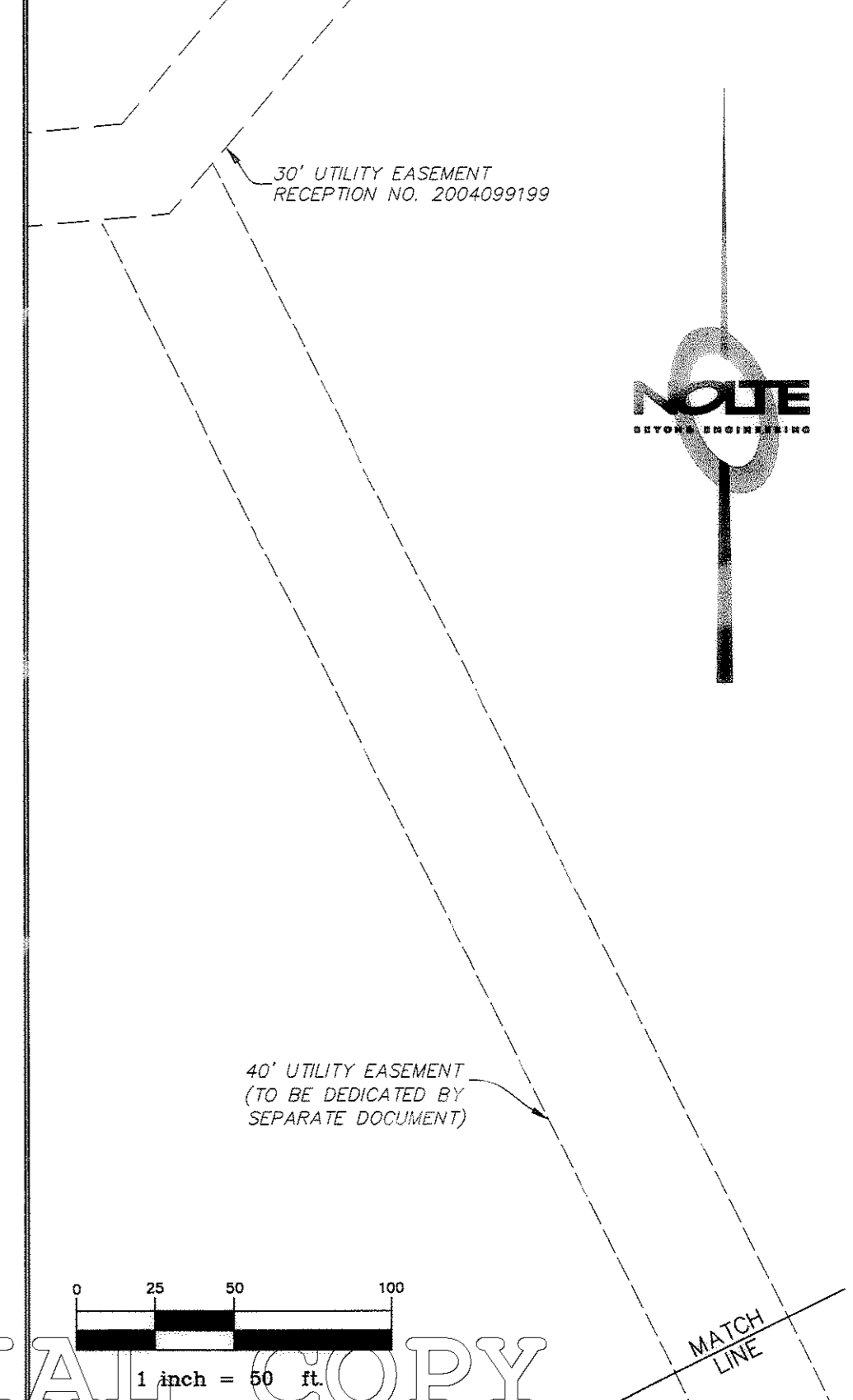
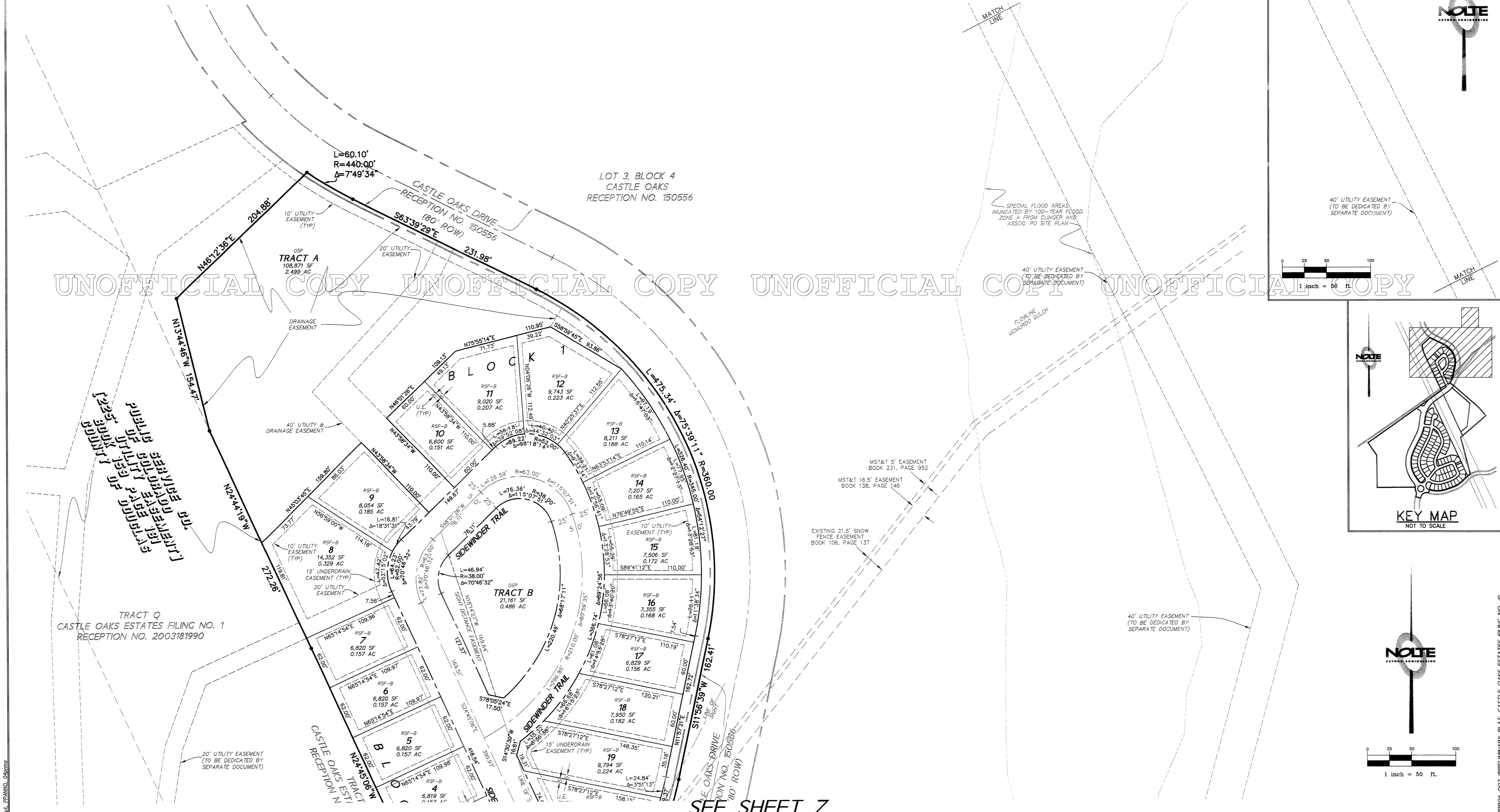


PP06-002 (PRELIMINARY PLAT, CASTLE OAKS ESTATES FILING NO. 4)

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 7

NO.	BY	DATE	REVISIONS:
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3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 PLOTTING VIEW: NONE
 DESIGNER: NONE PROJ. MGR: NONE

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CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 SITE PLAN

DATE SUBMITTED: 01/24/06

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC.

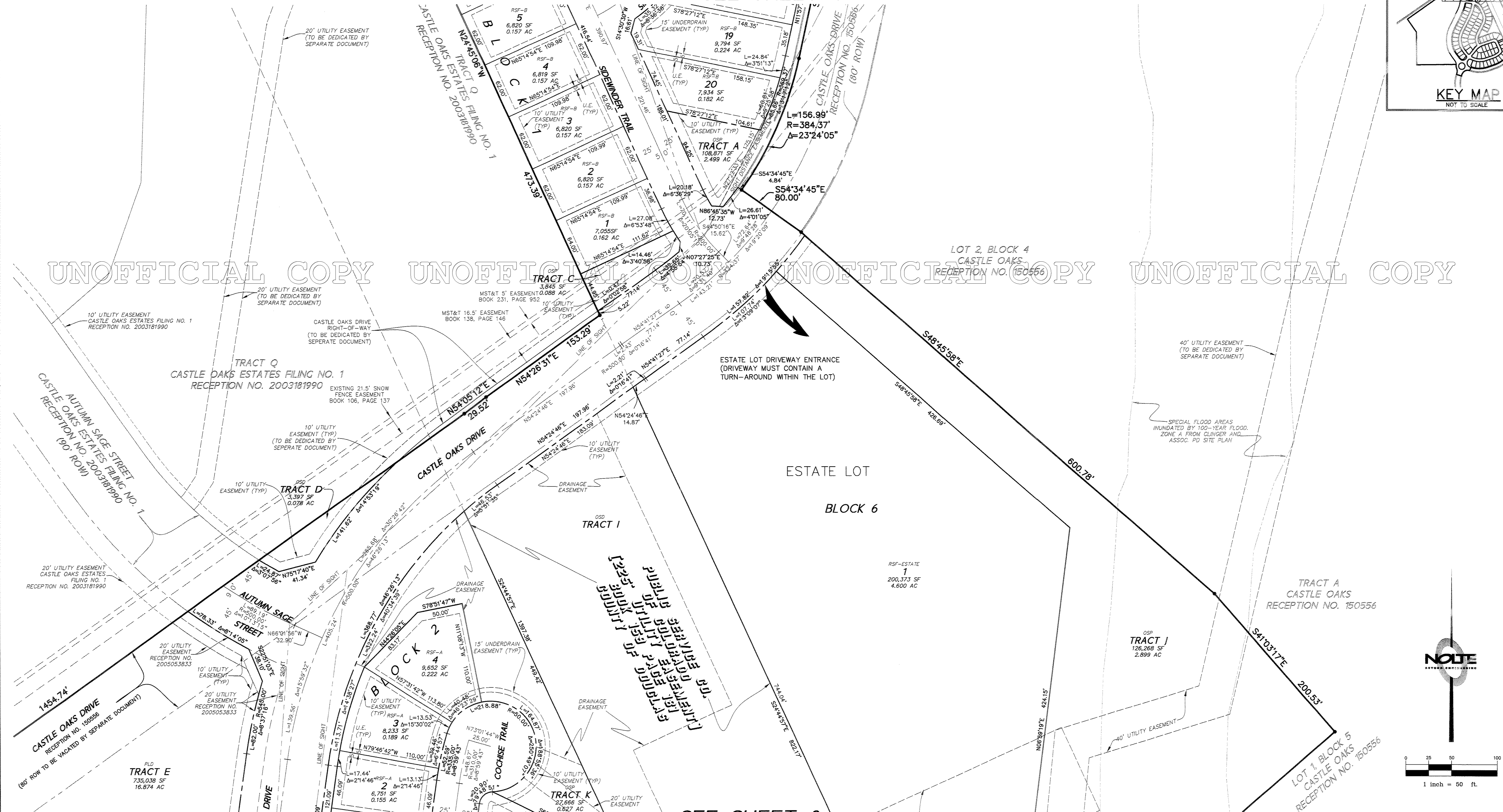
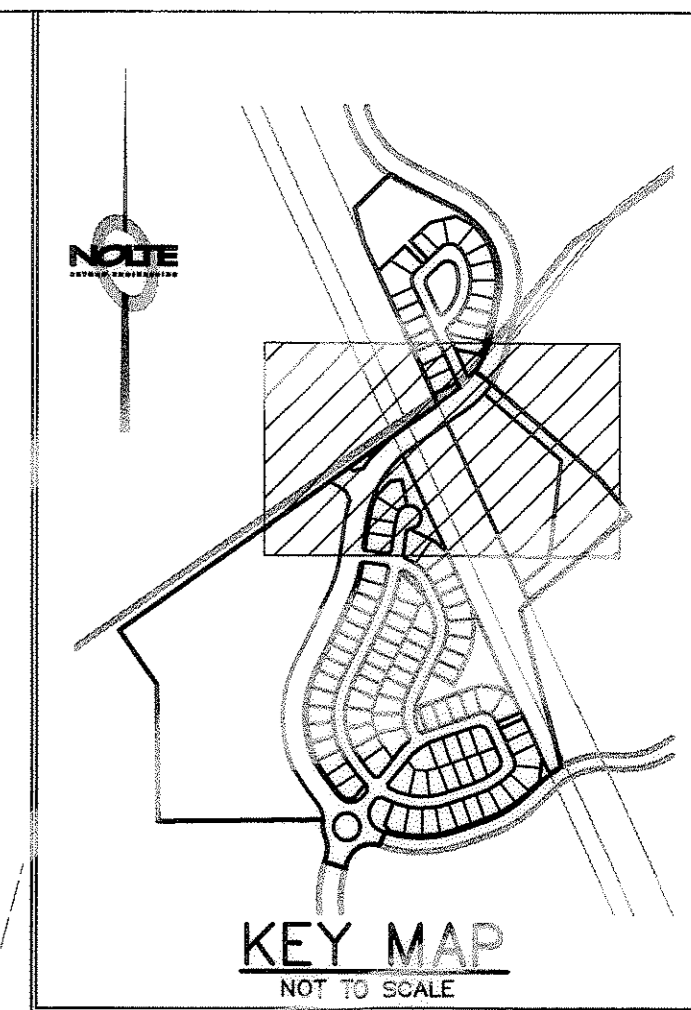
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SCALE	VERTICAL: 1"= N/A HORIZONTAL: 1"= 50'
JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 6



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SEE SHEET 8

NO.	BY	DATE	REVISIONS
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2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 PLOTTING VIEW: NONE
 DESIGNER: NONE PROJ. MGR.: NONE

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CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 SITE PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

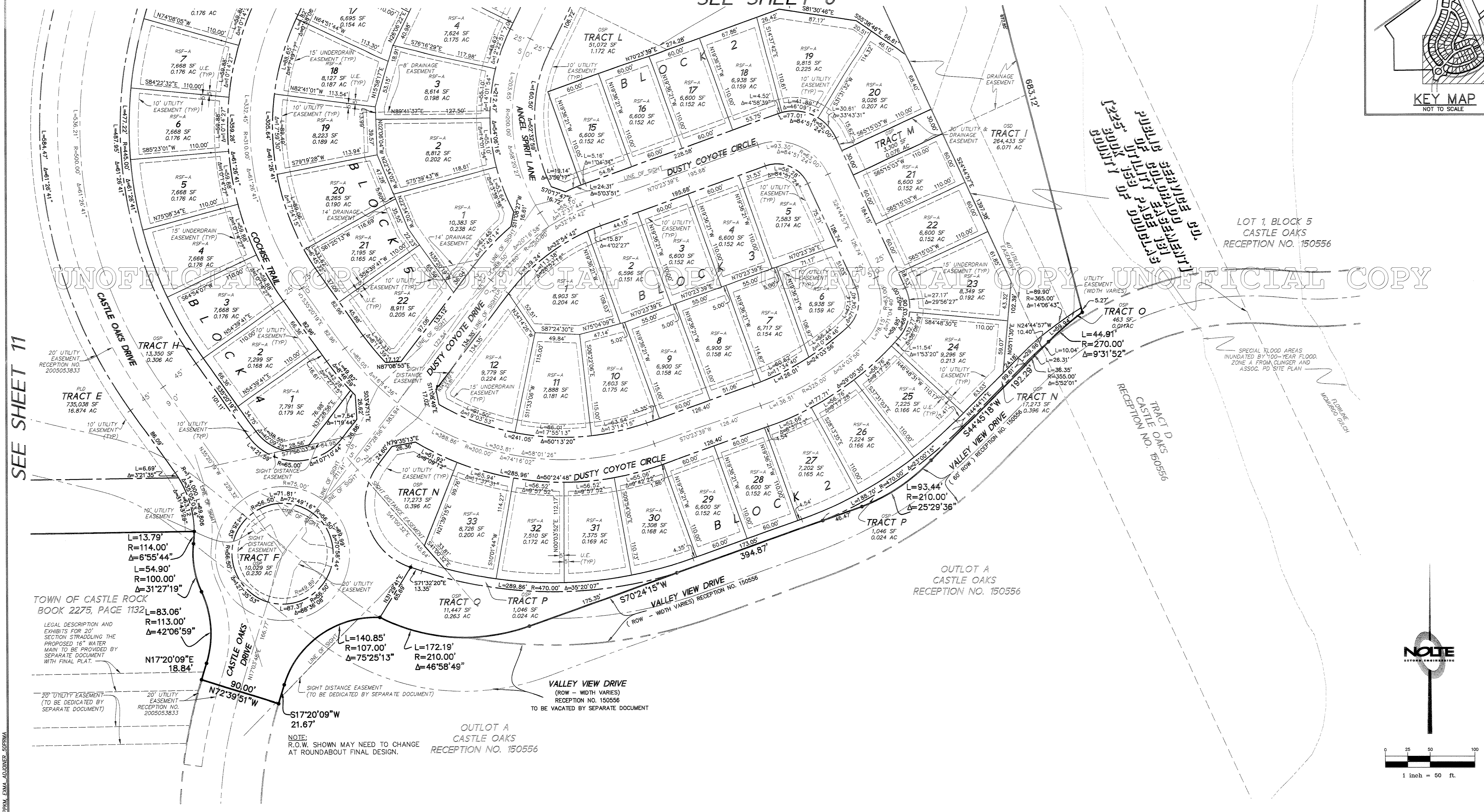
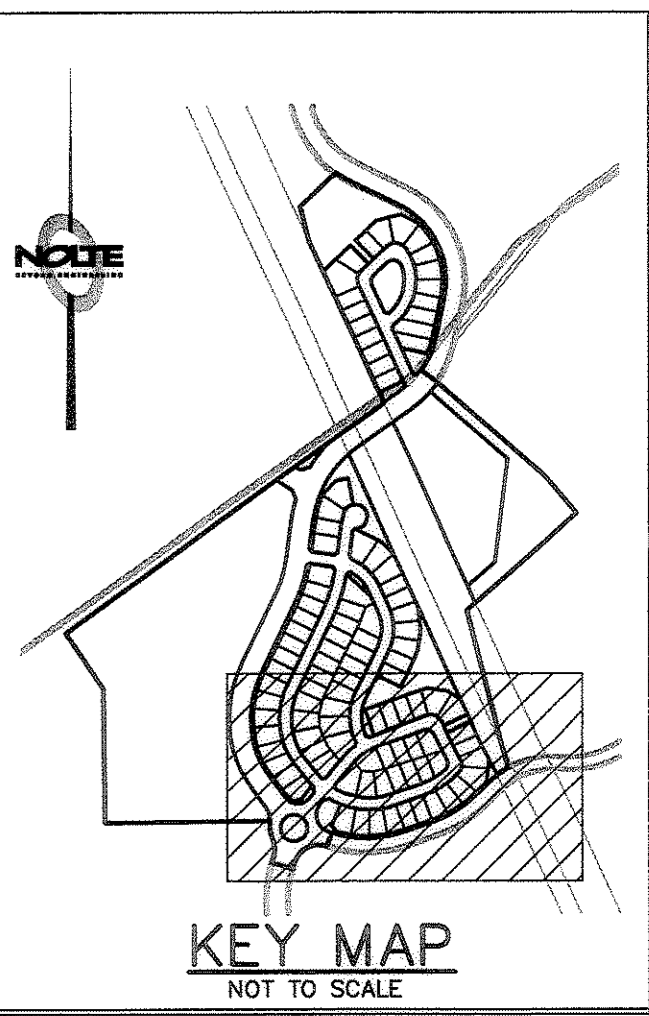
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OF 29 SHEETS	
SCALE	VERTICAL: 1"=N/A HORIZONTAL: 1"=50'
JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTH ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 8



SEE SHEET 11

SEE SHEET 11
SEE SHEET 12
SEE SHEET 13

LOT 1, BLOCK 5
CASTLE OAKS
RECEPTION NO. 150556

SPECIAL FLOOD AREAS
INUNDATED BY 100-YEAR FLOOD.
ZONE A FROM CLINGER AND
ASSOC. PD SITE PLAN

TOWN OF CASTLE ROCK
BOOK 2275, PAGE 1132

LEGAL DESCRIPTION AND
EXHIBITS FOR 20'
SECTION STRADDLING THE
PROPOSED 16" WATER
MAIN TO BE PROVIDED BY
SEPARATE DOCUMENT
WITH FINAL PLAT.

L=13.79'
R=114.00'
Δ=6°55'44"

L=54.90'
R=100.00'
Δ=31°27'19"

L=83.06'
R=113.00'
Δ=42°06'59"

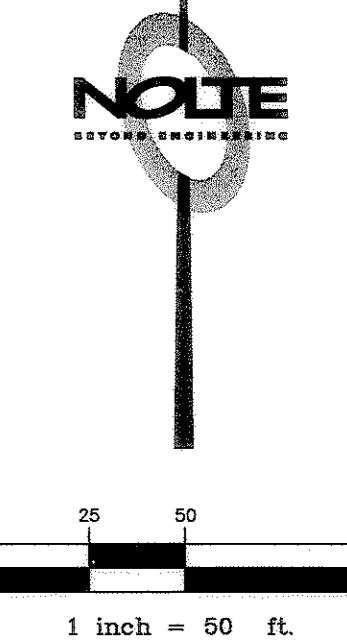
N17°20'09"E
18.84'

L=140.85'
R=107.00'
Δ=75°25'13"

L=172.19'
R=210.00'
Δ=46°58'49"

OUTLOT A
CASTLE OAKS
RECEPTION NO. 150556

OUTLOT A
CASTLE OAKS
RECEPTION NO. 150556



DATE	BY	DATE	REVISIONS
1/23/07		4:12:18 PM	
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2	08/09/06		2ND REVIEW COMMENTS
3	10/31/06		3RD REVIEW COMMENTS
4	01/26/07		4TH REVIEW COMMENTS

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CASTLE OAKS ESTATES FILING NO. 4
PRELIMINARY PLAT / FINAL PD SITE PLAN
SITE PLAN

SHEET NUMBER	9
OF 29 SHEETS	
SCALE	VERTICAL: 1" = N/A HORIZONTAL: 1" = 50'
JOB NUMBER	DV0138350

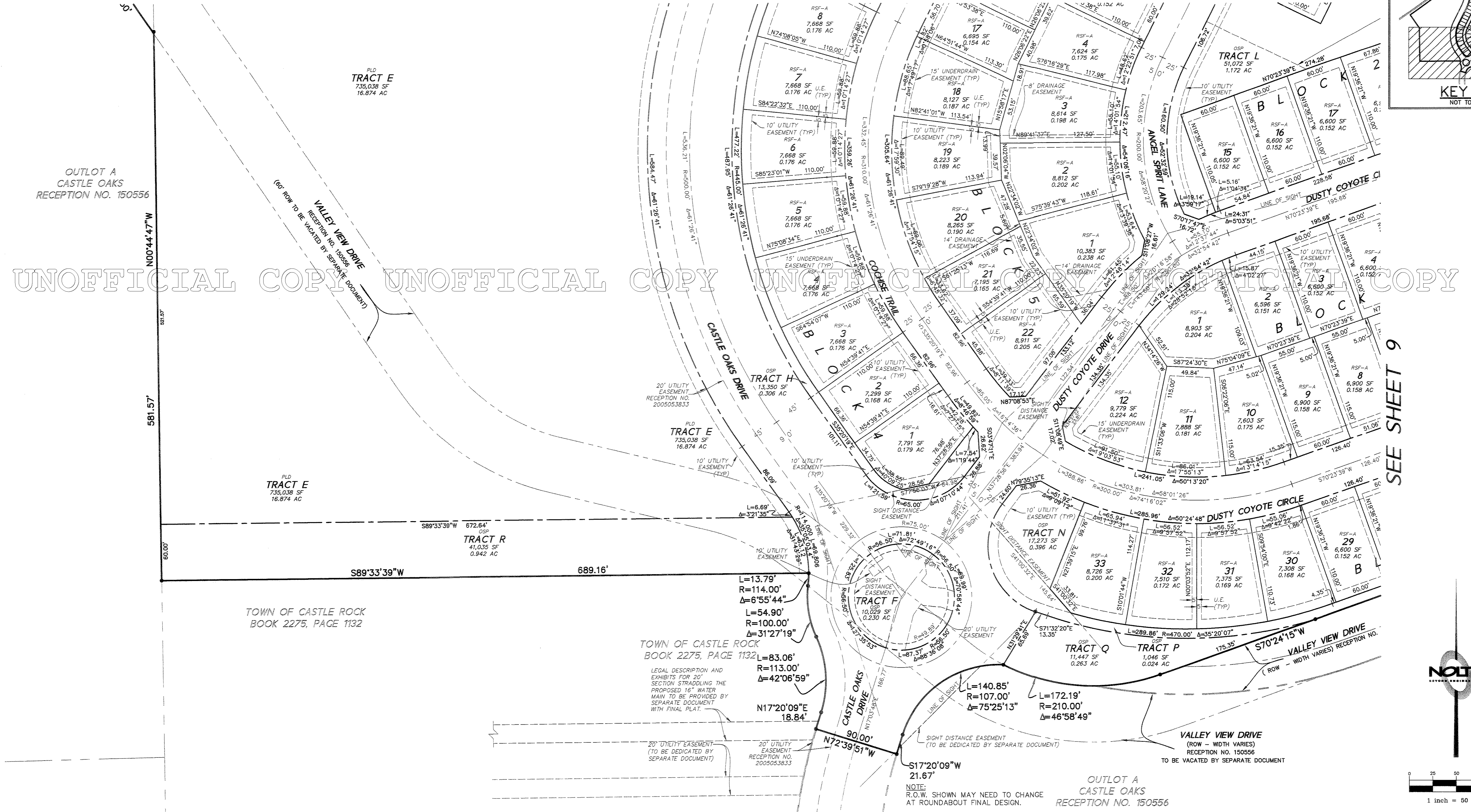
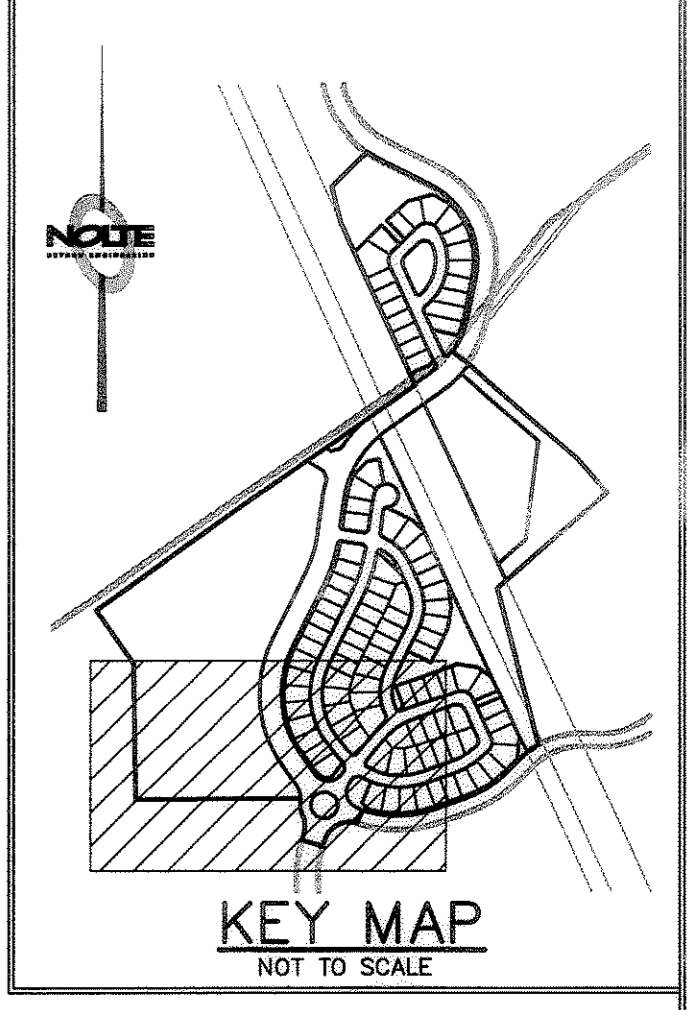
PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

CASTLE OAKS ESTATES FILING NO. 4

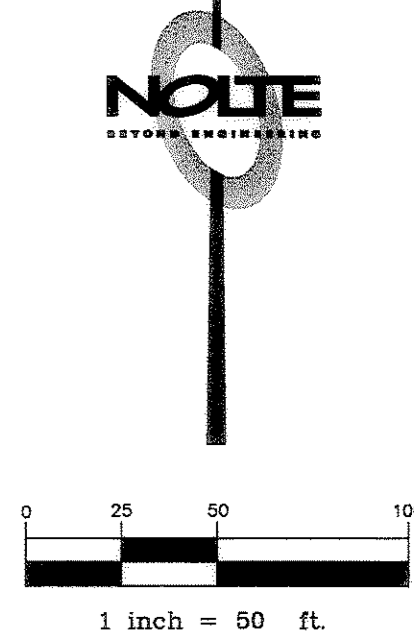
PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 10



SEE SHEET 9



NO.	BY	DATE	REVISIONS:
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 DRAWING NAME: PP11.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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 8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
 303.220.6400 TEL 303.220.8001 FAX WWW.NOLTE.COM

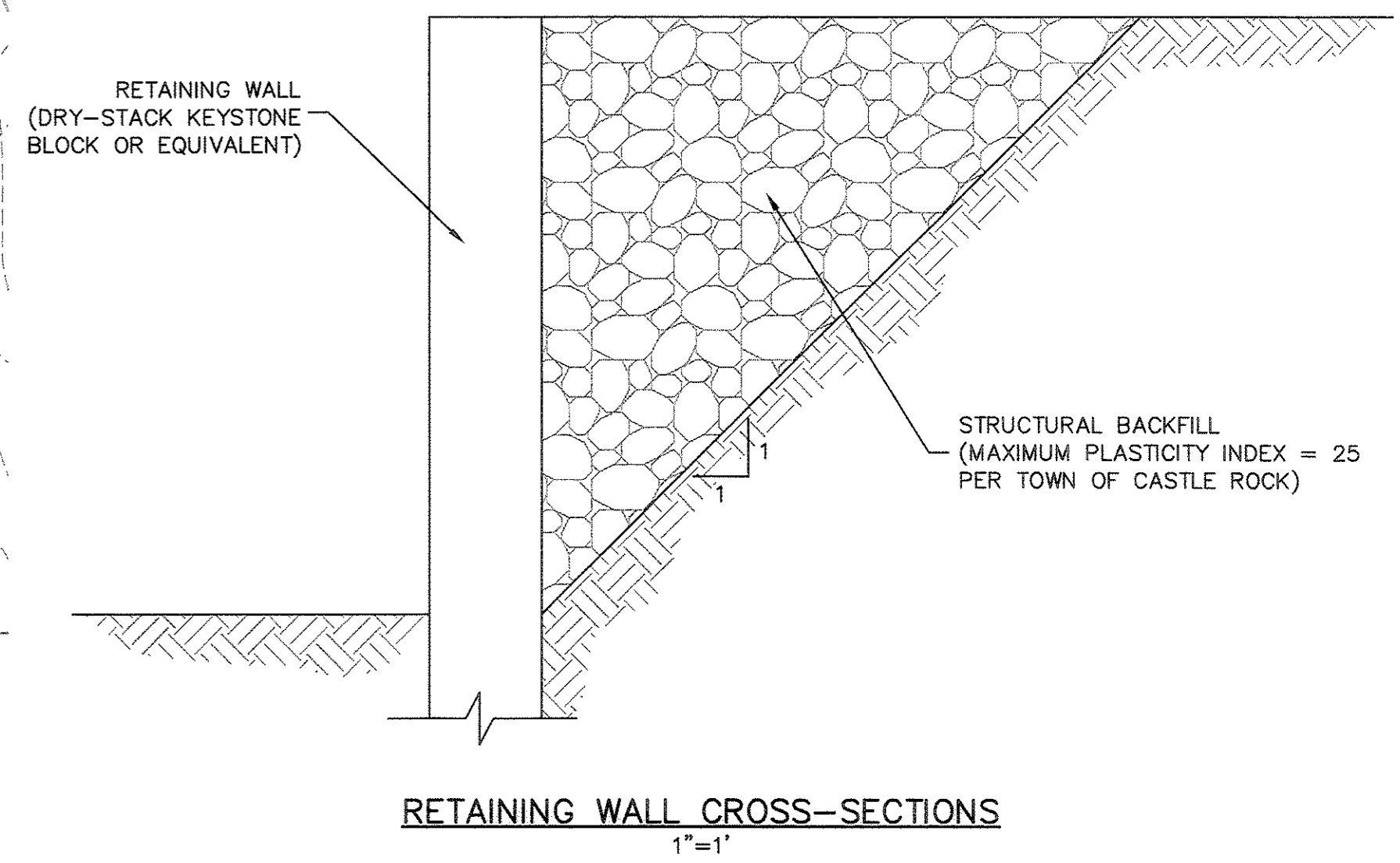
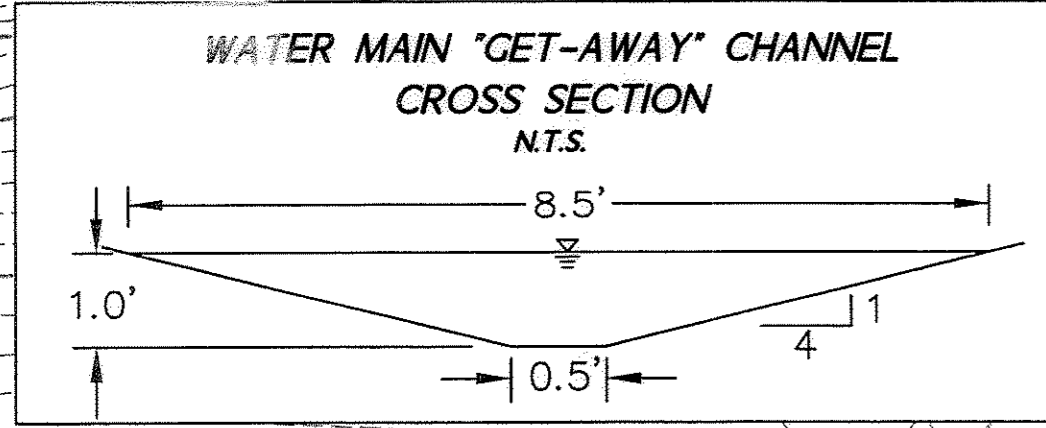
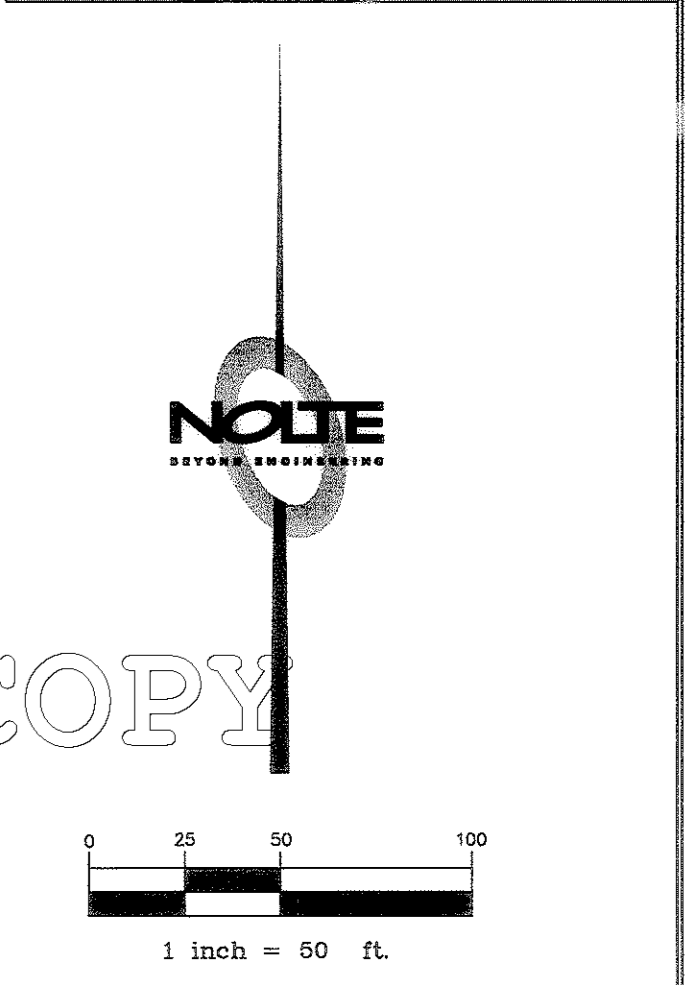
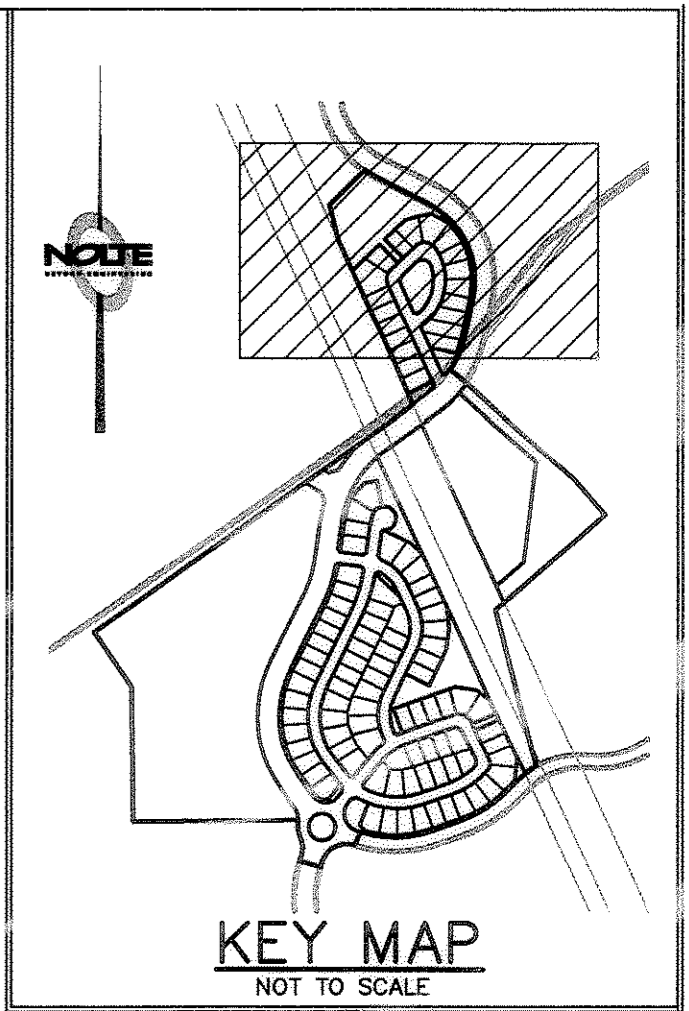
CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 SITE PLAN
 PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

SHEET NUMBER	11
OF 29 SHEETS	
SCALE	VERTICAL: 1"=N/A HORIZONTAL: 1"=50'
JOB NUMBER	DV0183850

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE: 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. A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK MUST BE OBTAINED PRIOR TO THE 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.

NOTE: ALL MAINTENANCE ACCESS ROUTES MUST BE DESIGNED FOR A 43,000 LB JETTER TRUCK AT A MINIMUM. THE CROSS SLOPE IS NOT TO EXCEED 4.0% AND THE LONGITUDINAL SLOPE IS NOT TO EXCEED 10.0%.

SEE SHEET 13

NO.	BY	DATE	REVISIONS:
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

DATE: 1/23/07 TIME: 4:12:58 PM
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 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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 8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
 303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 GRADING PLAN

SHEET NUMBER	12
OF 29 SHEETS	
SCALE	
VERTICAL: 1"= N/A	
HORIZONTAL: 1"= 50'	
JOB NUMBER	DV0138350

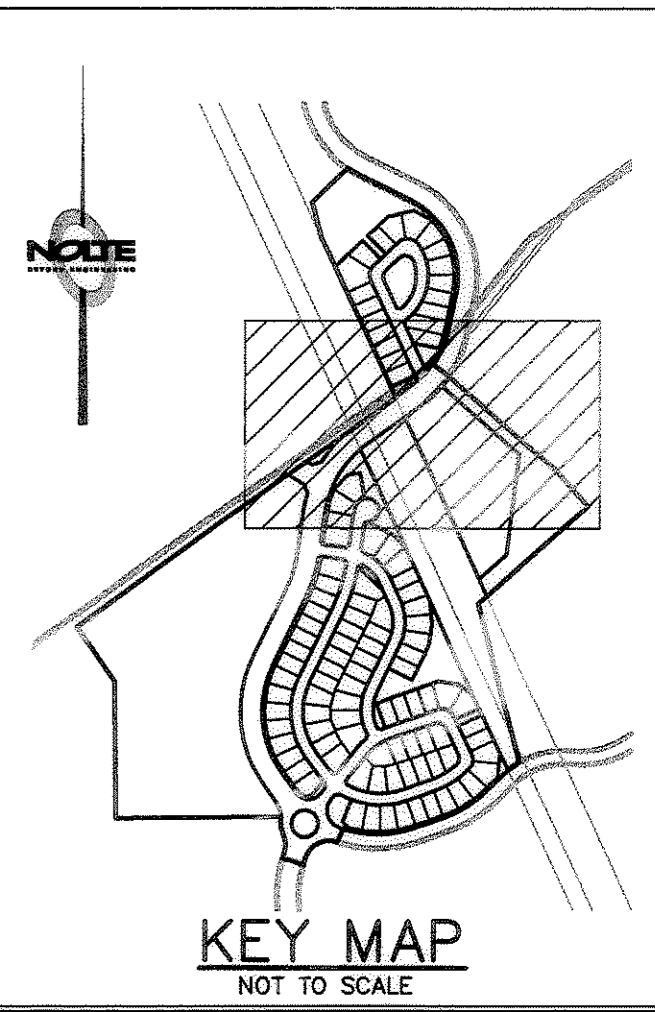
PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT A, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 12



NOTE:
STORM DRAINAGE FLOWS FROM NO MORE THAN ONE LOT SHALL DISCHARGE ONTO ANY DOWNSTREAM LOT. ALL FLOWS WILL DISCHARGE WITHIN PROPOSED DRAINAGE SWALES ALONG PROPERTY LINES, WITH NO TURNS EXCEEDING A 45-DEGREE ANGLE.



SEE SHEET 14

NOTE: ALL MAINTENANCE ACCESS ROUTES MUST BE DESIGNED FOR A 43,000 LB JETTER TRUCK AT A MINIMUM. THE CROSS SLOPE IS NOT TO EXCEED 4.0% AND THE LONGITUDINAL SLOPE IS NOT TO EXCEED 10.0%.

NO.	BY	DATE	REVISIONS
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 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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 8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
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CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

GRADING PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC.

DATE SUBMITTED: 01/24/06

SHEET NUMBER	13
OF 29 SHEETS	
SCALE	
VERTICAL: 1" = N/A	
HORIZONTAL: 1" = 50'	
JOB NUMBER	DV0138350

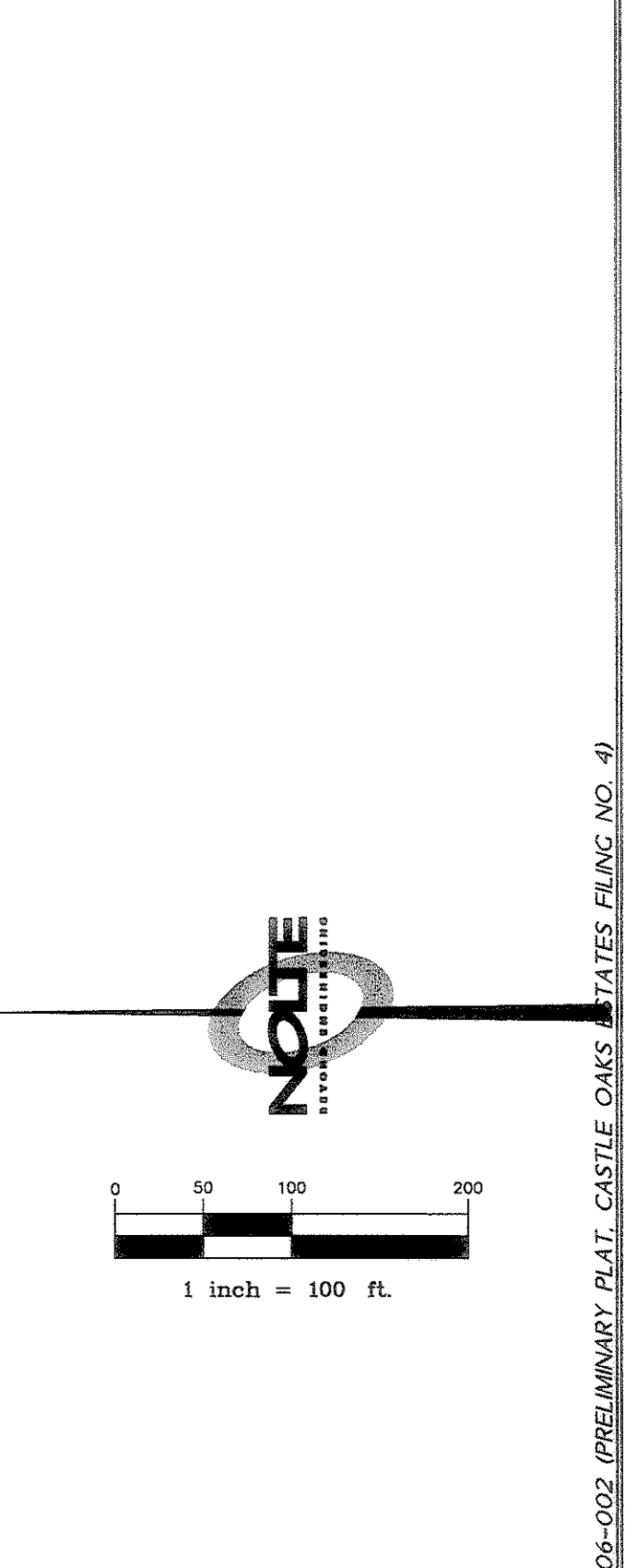
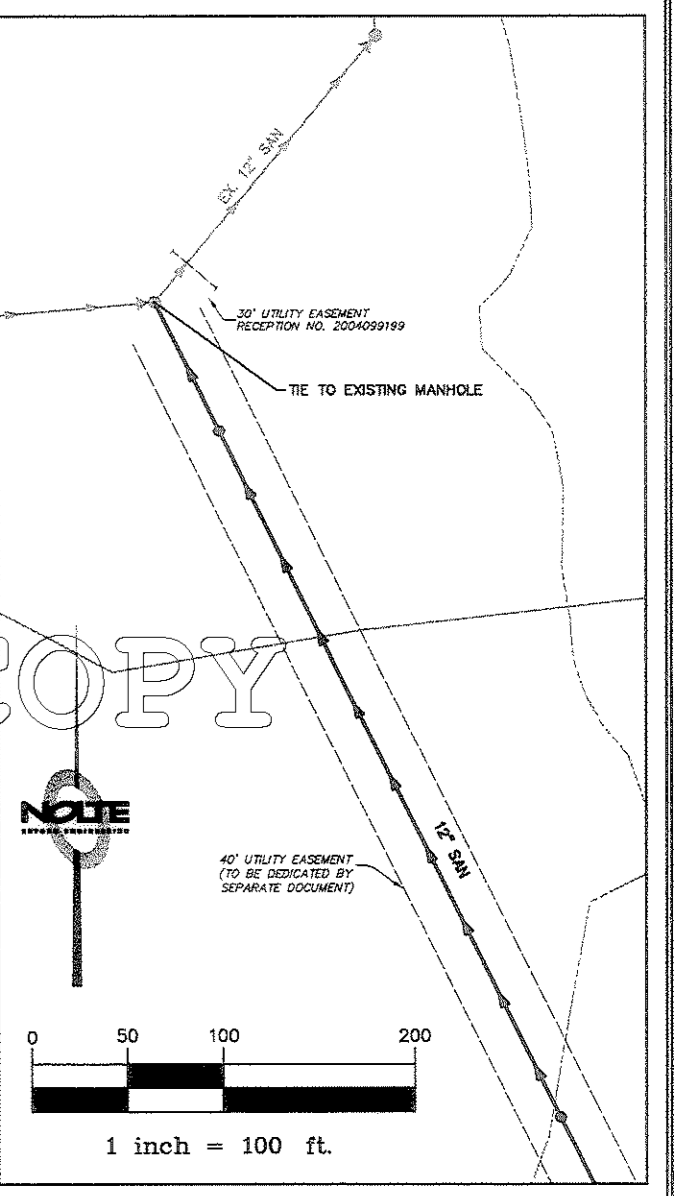
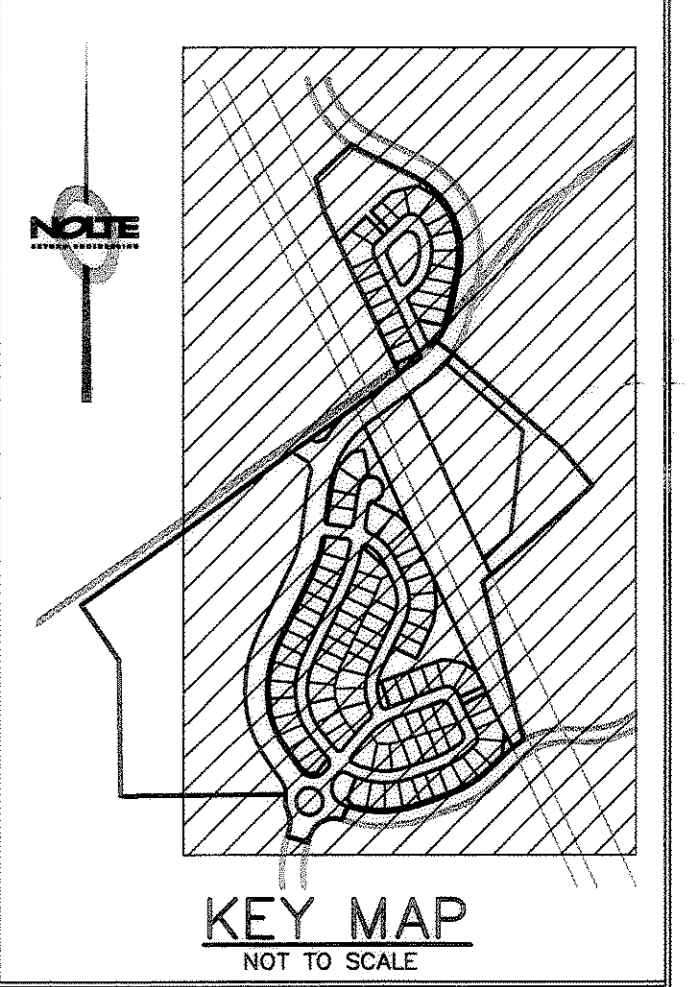
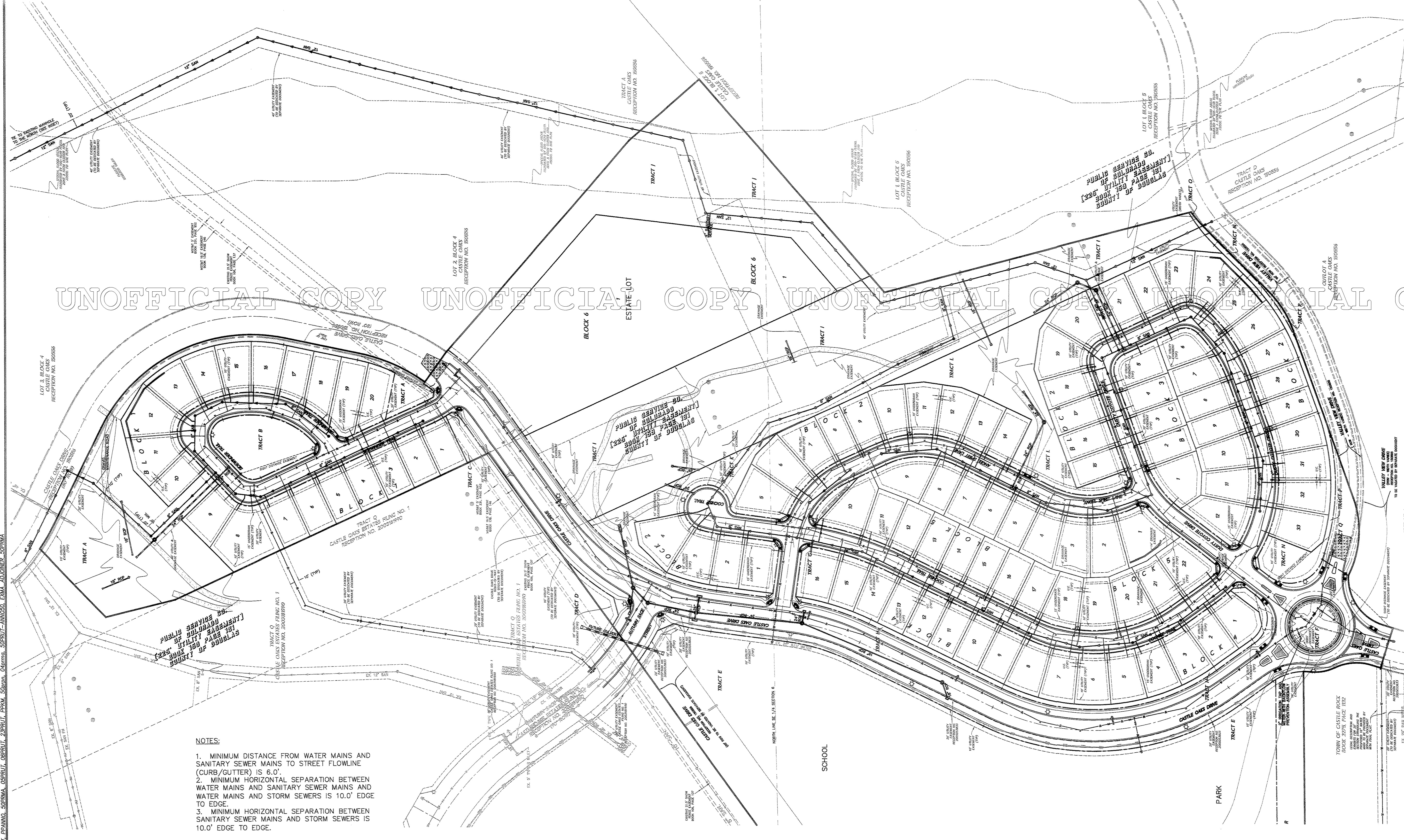
XREFS: PPTB, SUPRMA, SUPRTO, EXMA, PPAING, OCFRMA, SORREN, PPRM, SORRUT, CAPRUT, OBRPUT, GBRPUT, ZBRPUT, IOC, YRHO, W, SDCOREBAY

PP00K-002 (PRELIMINARY PLAT, CASTLE OAKS ESTATES FILING NO. 4)

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SEE INSET



- NOTES:**
1. MINIMUM DISTANCE FROM WATER MAINS AND SANITARY SEWER MAINS TO STREET FLOWLINE (CURB/GUTTER) IS 6.0'.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND WATER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.
 3. MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.

DATE: 1/23/07	TIME: 4:14:56 PM
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DRAWING NAME: PP18.DWG	
PLOTTING VIEW: NONE	
DESIGNER: NONE	PROJ. MGR: NONE

NO.	BY	DATE	REVISIONS:
1		04/29/06	1ST REVIEW COMMENTS
2		09/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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

CASTLE OAKS ESTATES FILING NO. 4
PRELIMINARY PLAT / FINAL PD SITE PLAN
OVERALL UTILITY PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

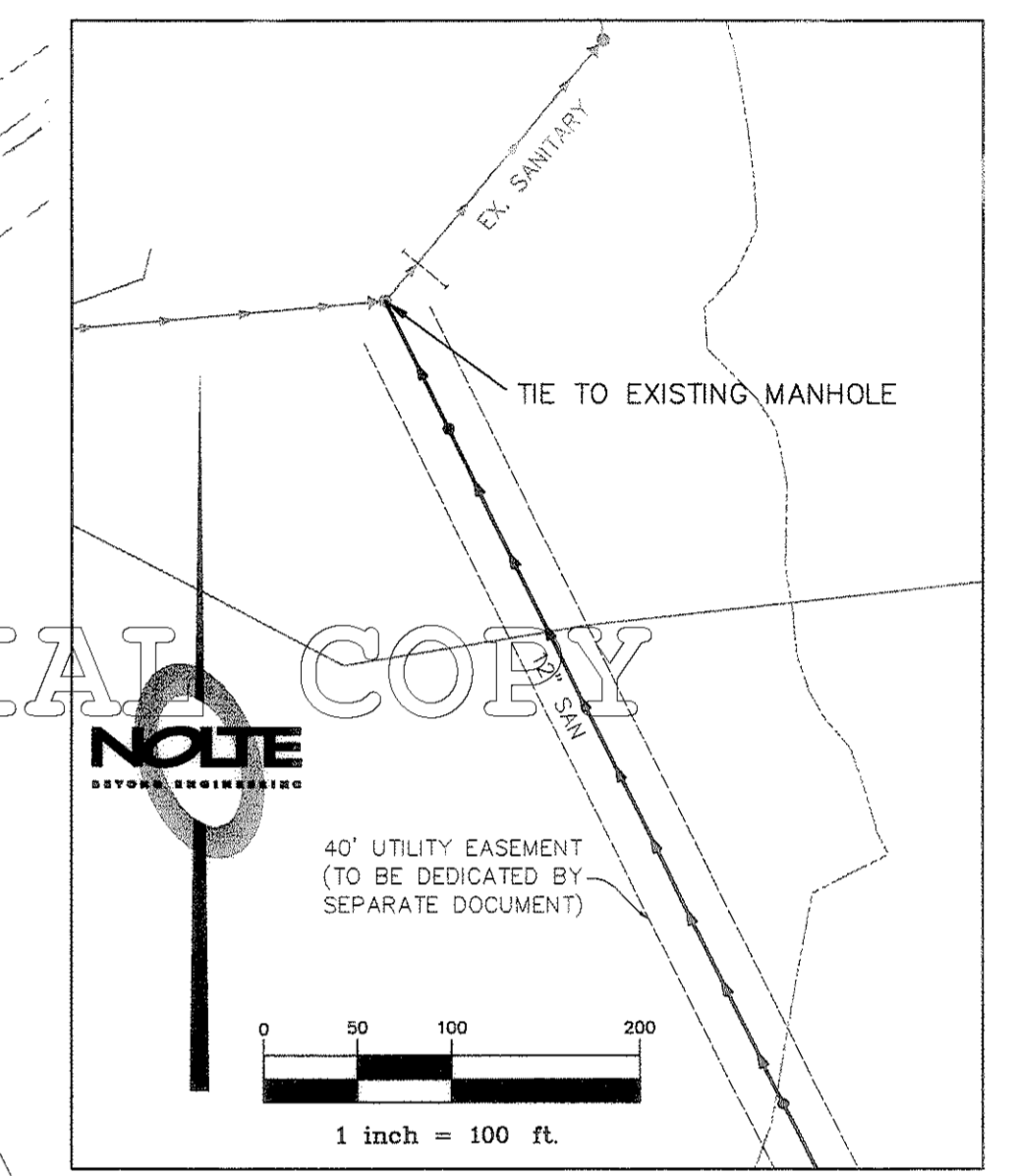
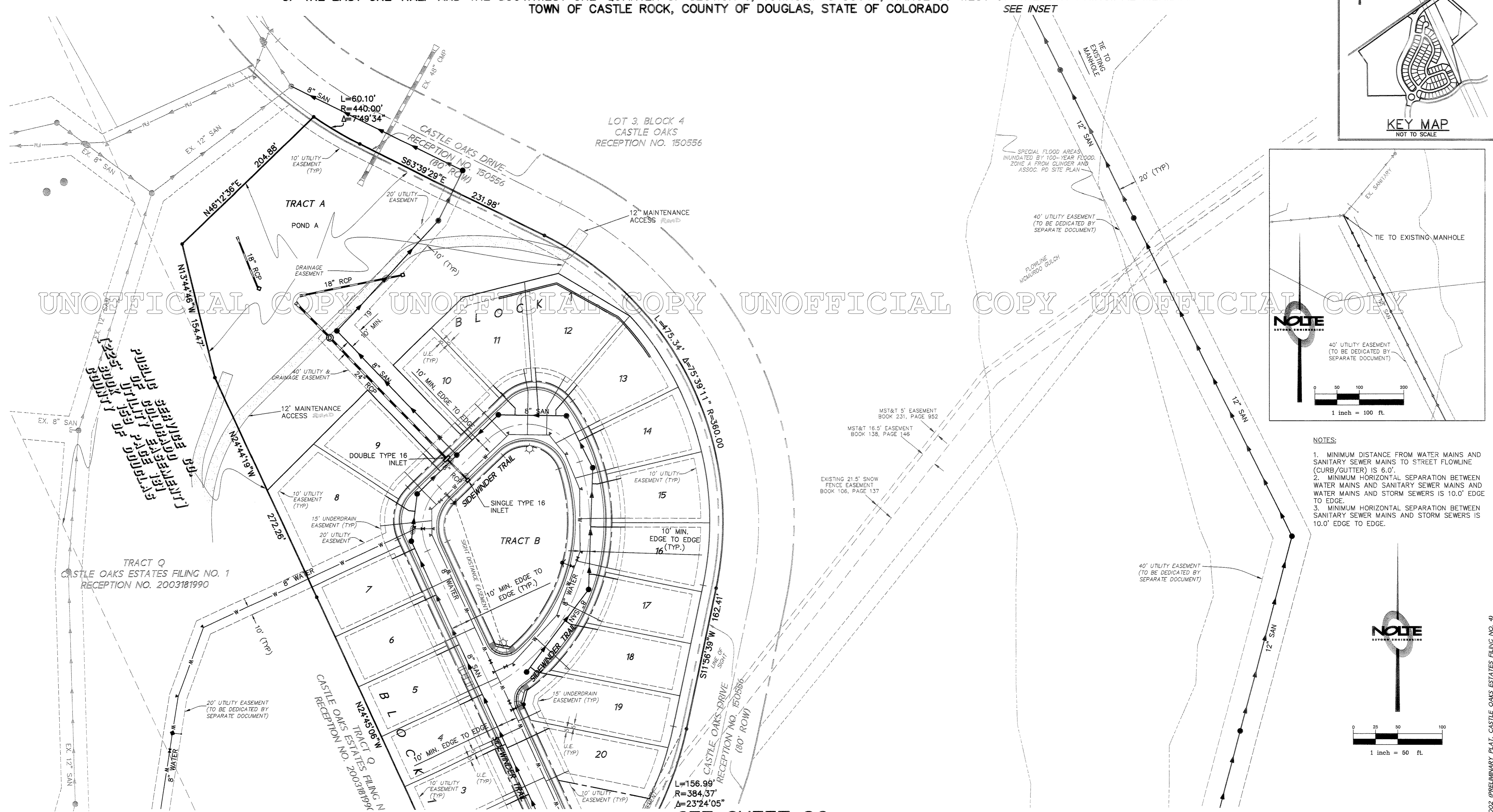
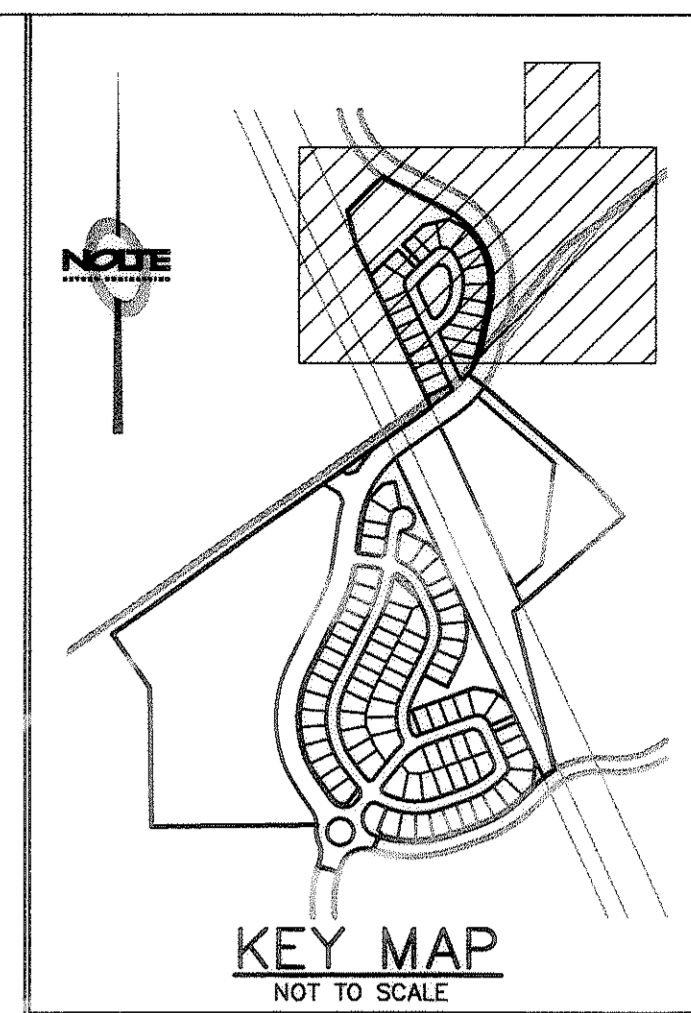
SHEET NUMBER	18
OF 29 SHEETS	
SCALE	1" = N/A
VERTICAL:	1" = N/A
HORIZONTAL:	1" = 50'
JOB NUMBER	DV0138350

PP0205-002 (PRELIMINARY PLAT - CASTLE OAKS ESTATES FILING NO. 4)

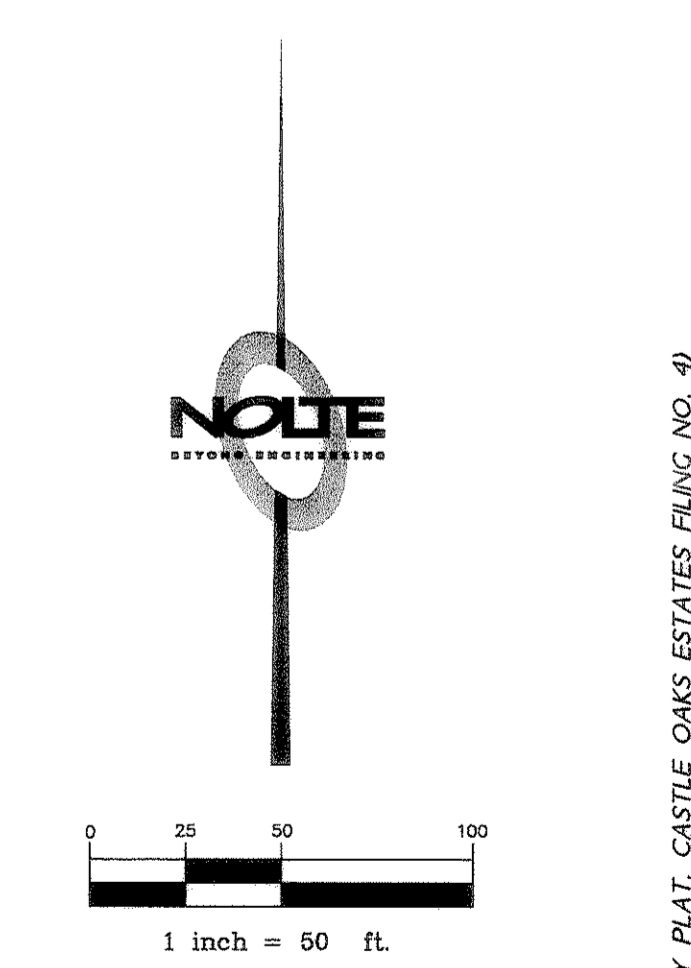
CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

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- NOTES:
1. MINIMUM DISTANCE FROM WATER MAINS AND SANITARY SEWER MAINS TO STREET FLOWLINE (CURB/GUTTER) IS 6.0'.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND WATER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.
 3. MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.



NOTE: THE GRAVEL MAINTENANCE ROAD MUST BE DESIGNED FOR A 43,000 LB JETTER TRUCK AT A MINIMUM. THE CROSS SLOPE IS NOT TO EXCEED 4.0% AND THE LONGITUDINAL SLOPE IS NOT TO EXCEED 10.0%.

SEE SHEET 20

NO.	BY	DATE	REVISIONS
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 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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CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 UTILITY PLAN
 PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

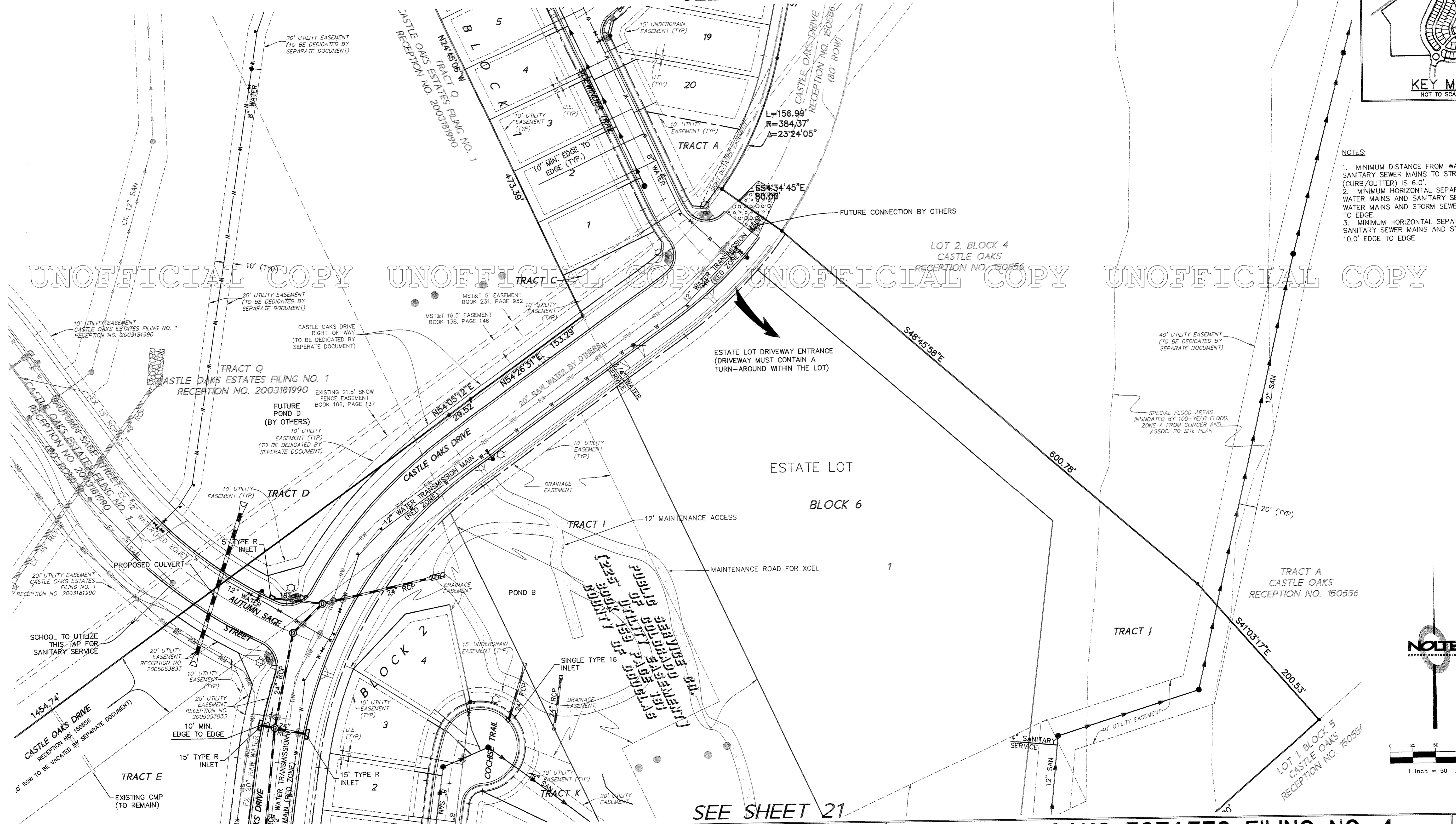
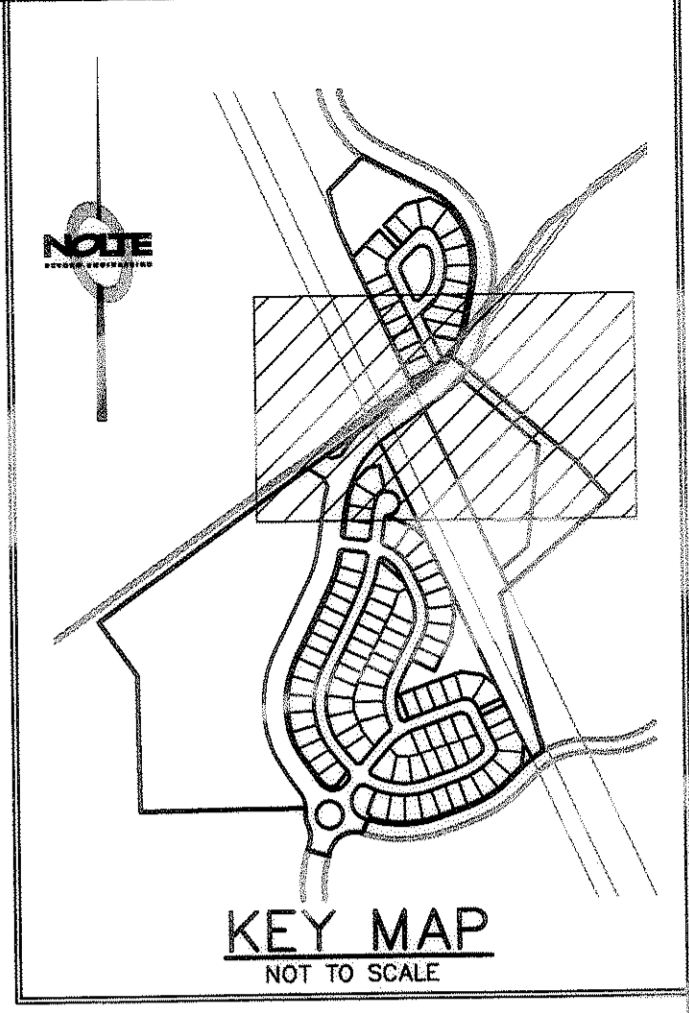
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OF 29 SHEETS	
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JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

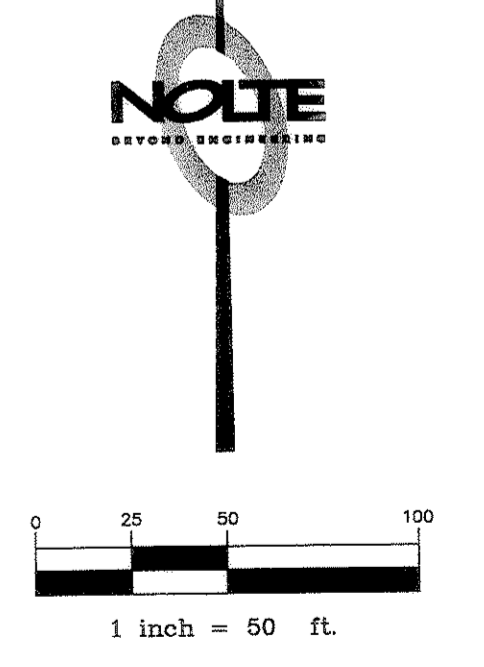
PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 19



- NOTES:
1. MINIMUM DISTANCE FROM WATER MAINS AND SANITARY SEWER MAINS TO STREET FLOWLINE (CURB/GUTTER) IS 6.0'.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND WATER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.
 3. MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.



SEE SHEET 21

01/23/07 4:15:28 PM DVS1 NONE 10/31/06 PP20.DWG NONE NONE NONE PROJ. MGR. NONE

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD., INC.

NO.	BY	DATE	REVISIONS:
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

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 DRAWING NAME: PP20.DWG
 PLOTTING VIEW: NONE
 DESIGNER: NONE PROJ. MGR: NONE

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CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

UTILITY PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD., INC. DATE SUBMITTED: 01/24/06

SHEET NUMBER	20
OF 29 SHEETS	
SCALE	VERTICAL: 1"=1/4'
	HORIZONTAL: 1"=50'
JOB NUMBER	DV0138350

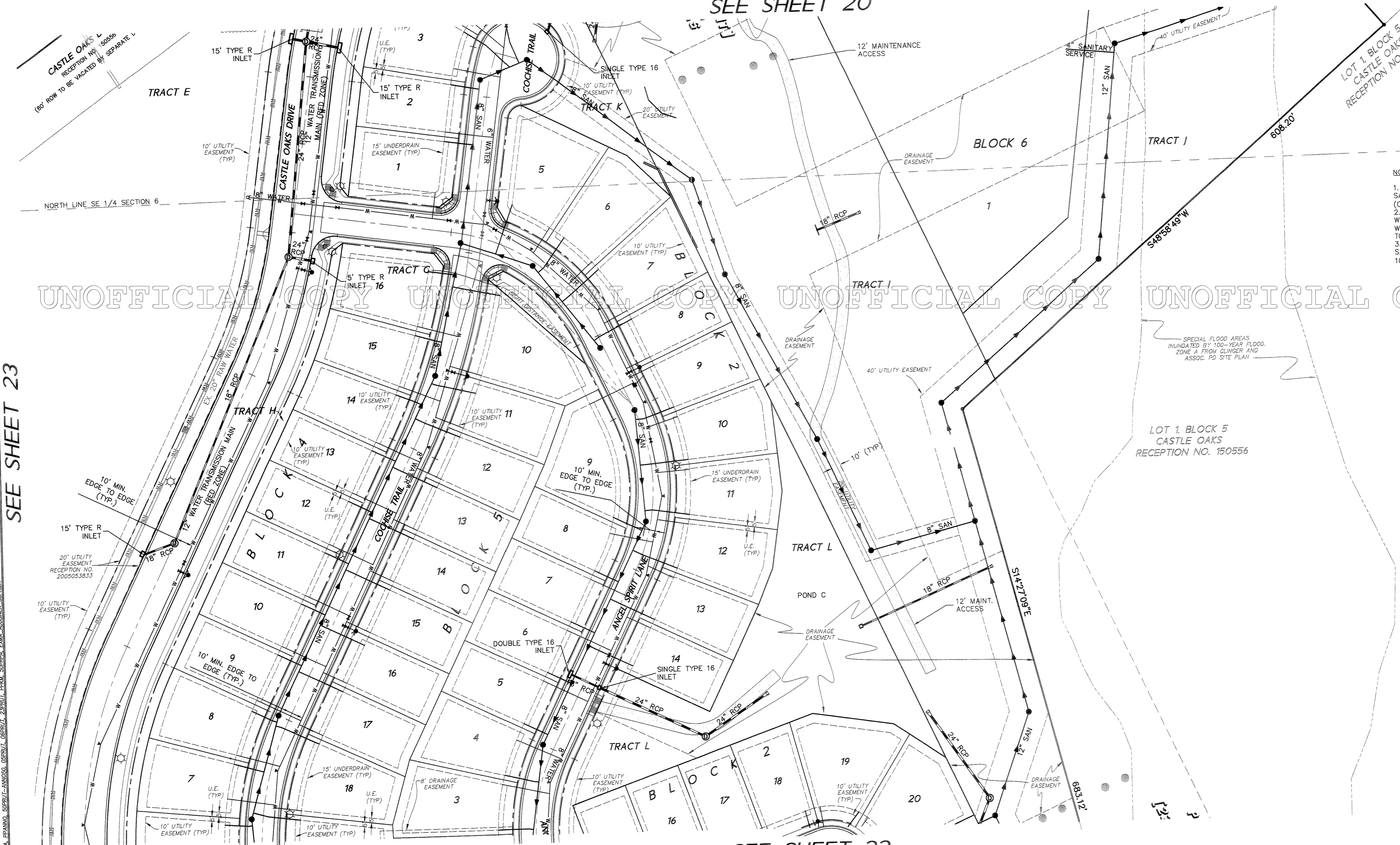
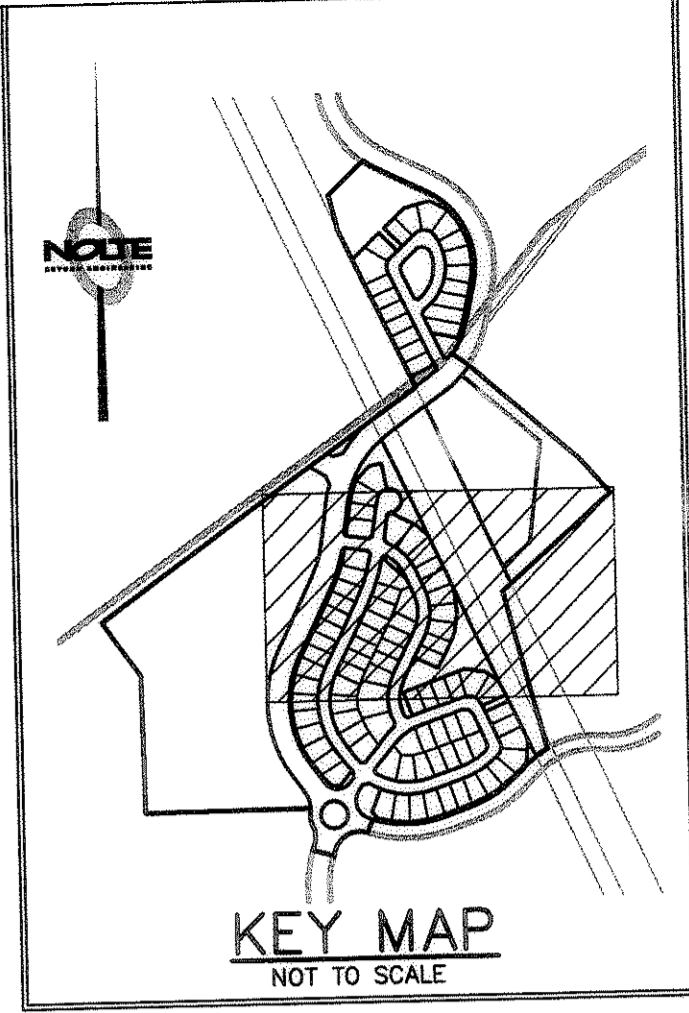
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

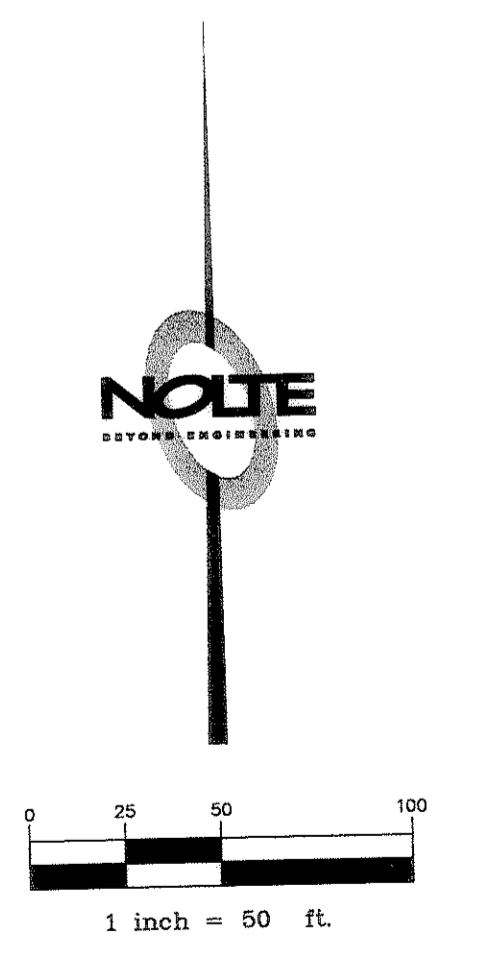
SEE SHEET 20



- NOTES:
1. MINIMUM DISTANCE FROM WATER MAINS AND SANITARY SEWER MAINS TO STREET FLOWLINE (CURB/GUTTER) IS 6.0'.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND WATER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.
 3. MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.

SPECIAL FLOOD AREAS INUNDATED BY 100-YEAR FLOOD, ZONE A FROM CLINGER AND ASSOC. PD SITE PLAN

LOT 1, BLOCK 5 CASTLE OAKS RECEPTION NO. 150556



SEE SHEET 22

SEE SHEET 23

NO.	BY	DATE	REVISIONS:
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

DATE: 1/23/07 TIME: 4:15:43 PM
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 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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 303.220.6400 TEL 303.220.8001 FAX WWW.NOLTE.COM

CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 UTILITY PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

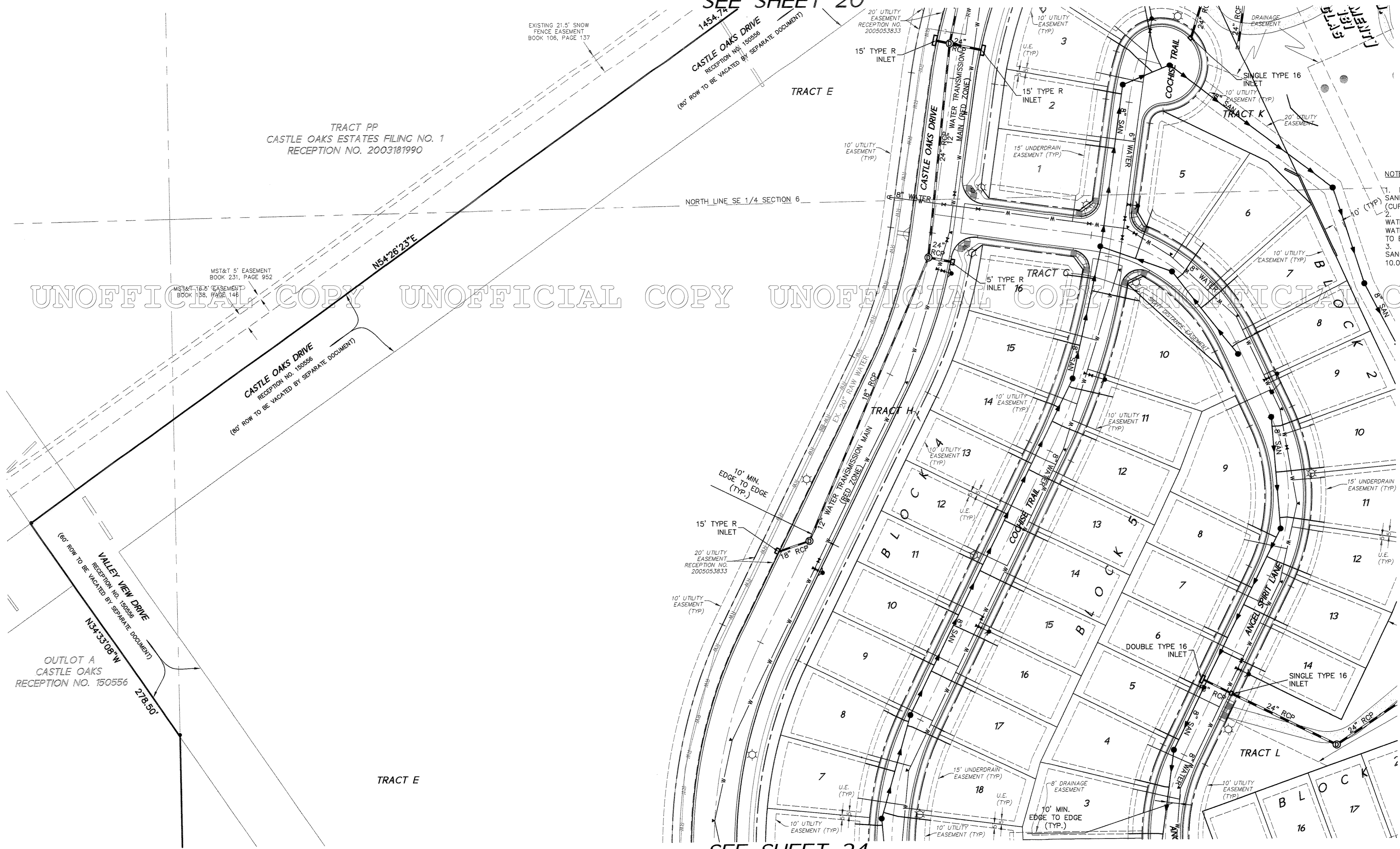
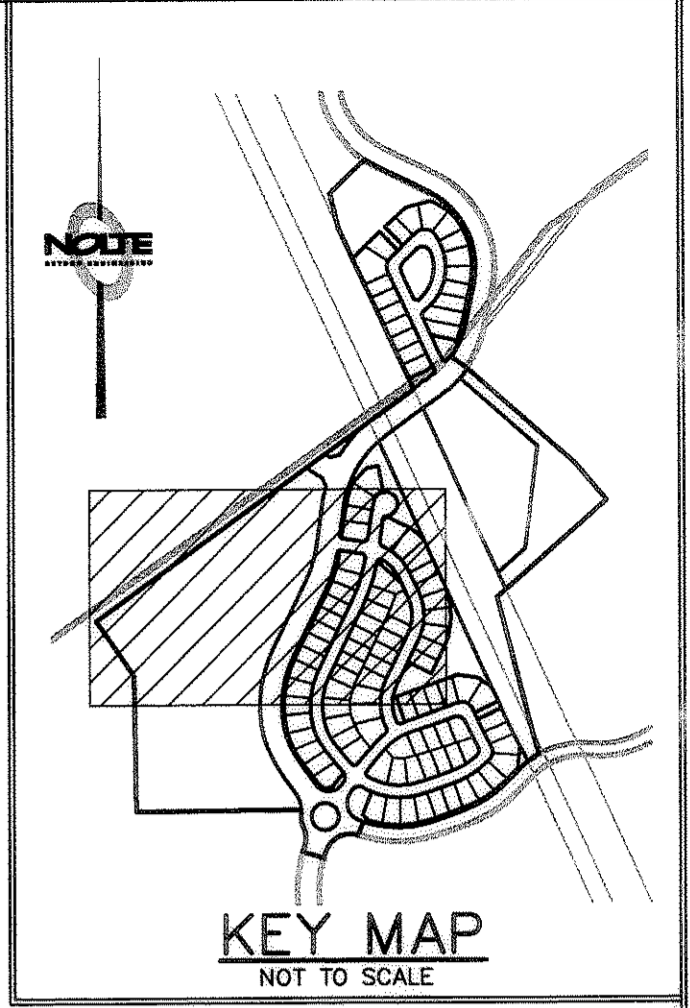
SHEET NUMBER	21
OF 29 SHEETS	
SCALE	
VERTICAL: 1" = N/A	
HORIZONTAL: 1" = 50'	
JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

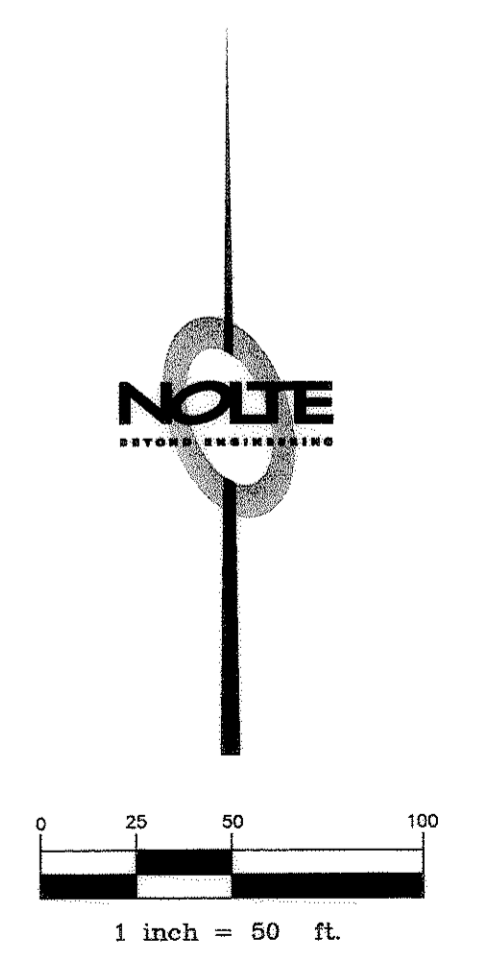
SEE SHEET 20



- NOTES:
1. MINIMUM DISTANCE FROM WATER MAINS AND SANITARY SEWER MAINS TO STREET FLOWLINE (CURB/GUTTER) IS 6.0'.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND WATER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.
 3. MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.

SEE SHEET 21

SEE SHEET 24



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PPR006-002 PRELIMINARY PLAT, CASTLE OAKS ESTATES FILING NO. 4

NO.	BY	DATE	REVISIONS
1		04/29/06	1ST REVIEW COMMENTS
2		08/09/06	2ND REVIEW COMMENTS
3		10/31/06	3RD REVIEW COMMENTS
4		01/26/07	4TH REVIEW COMMENTS

DATE: 1/23/07 TIME: 4:16:12 PM
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 PATH: \\DVI383\CADD\SURVEY\FILING_4\PLAT
 DRAWING NAME: PP23.DWG
 PLOTTING VIEW: NONE
 DESIGNER: NONE PROJ. MGR: NONE

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NOLTE
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 303.220.6400 TEL 303.220.8001 FAX WWW.NOLTE.COM

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

UTILITY PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

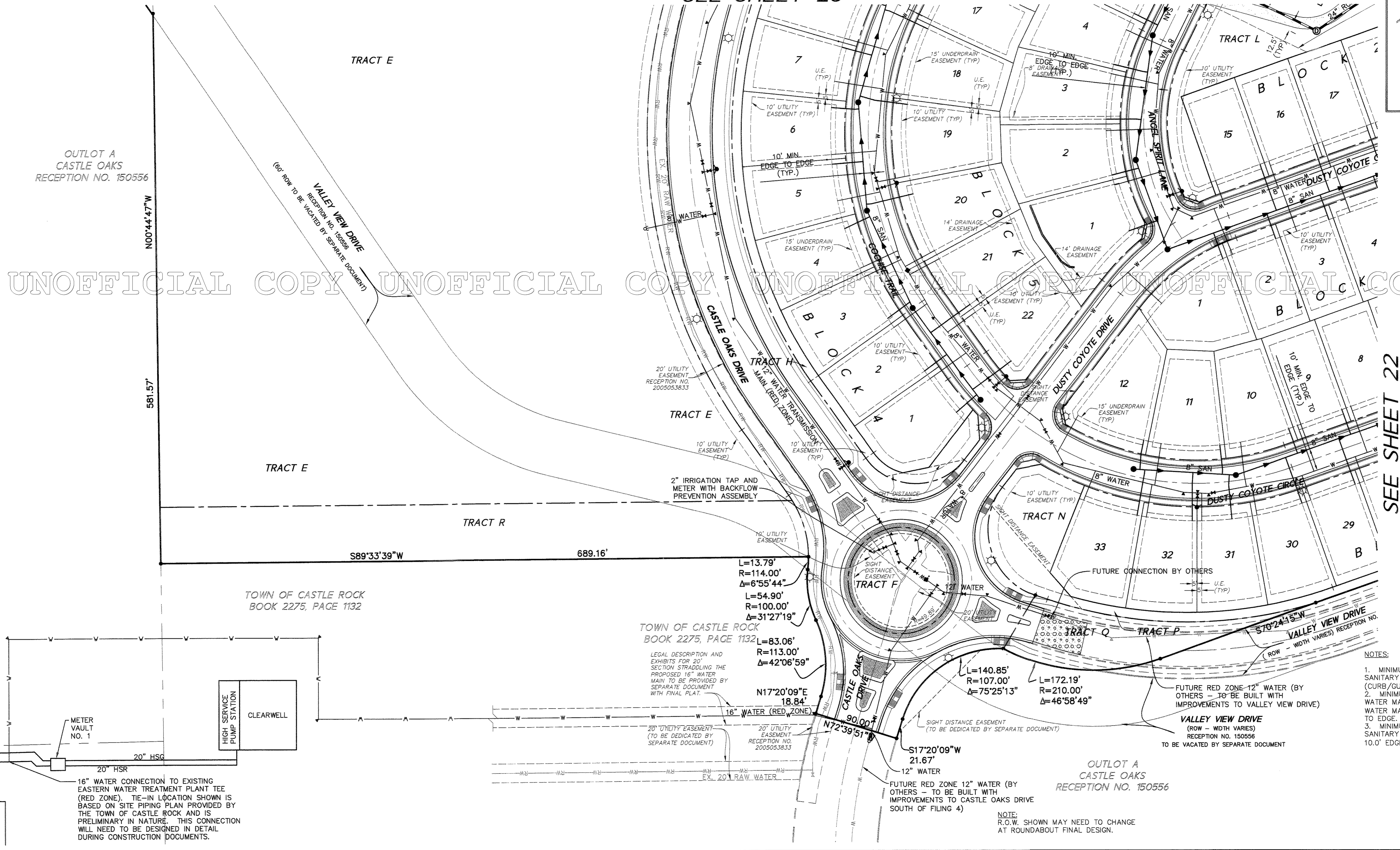
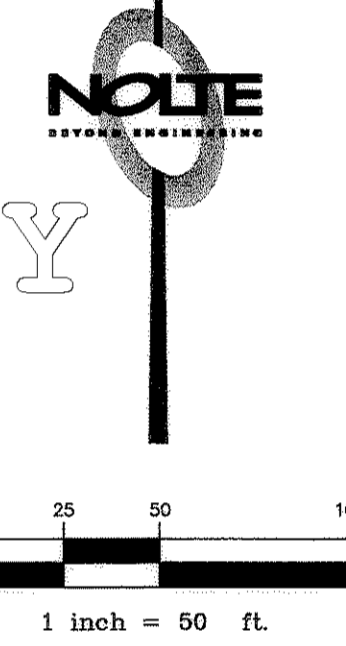
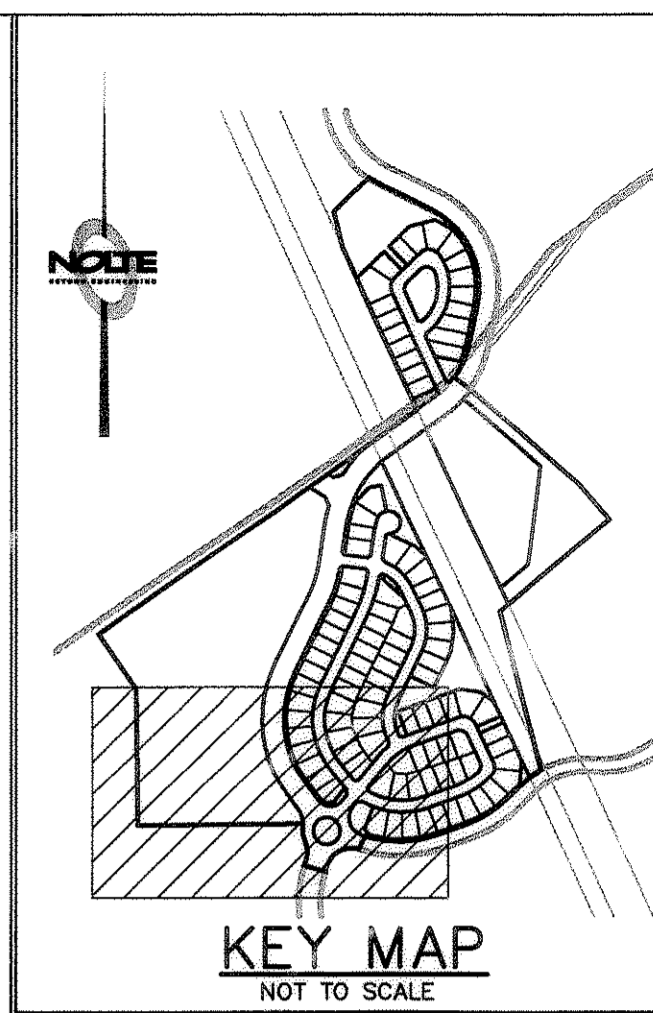
SHEET NUMBER	23
OF 29 SHEETS	
SCALE	VERTICAL: 1"=10' HORIZONTAL: 1"=50'
JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 23



SEE SHEET 22

- NOTES:
1. MINIMUM DISTANCE FROM WATER MAINS AND SANITARY SEWER MAINS TO STREET FLOWLINE (CURB/GUTTER) IS 6.0'.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND WATER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.
 3. MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER MAINS AND STORM SEWERS IS 10.0' EDGE TO EDGE.

DATE	TIME	NO.	BY	DATE	REVISIONS
1/23/07	4:16:27 PM	1		04/29/06	1ST REVIEW COMMENTS
		2		08/09/06	2ND REVIEW COMMENTS
		3		10/31/06	3RD REVIEW COMMENTS
		4		01/26/07	4TH REVIEW COMMENTS

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CASTLE OAKS ESTATES FILING NO. 4
PRELIMINARY PLAT / FINAL PD SITE PLAN
UTILITY PLAN

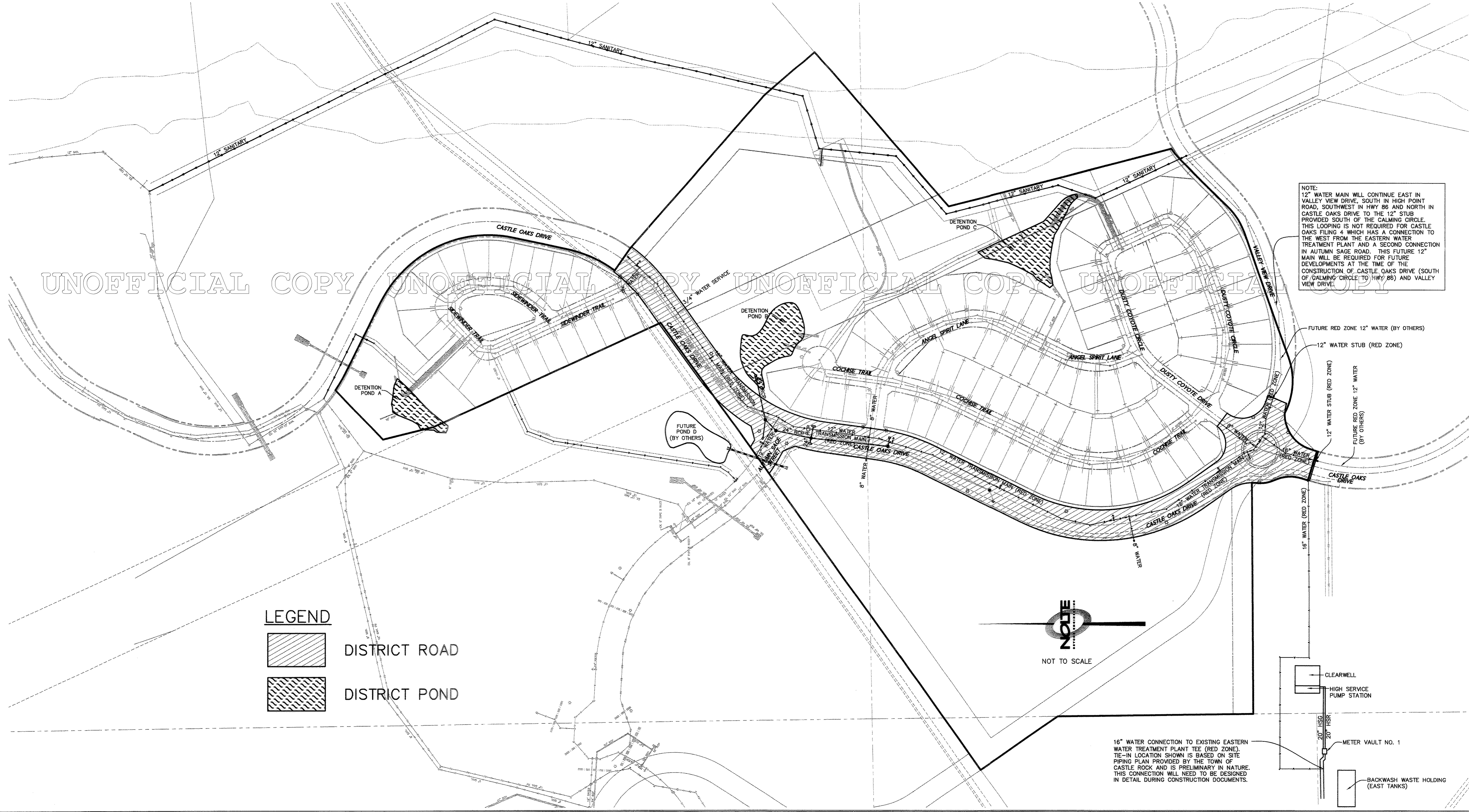
PREPARED FOR: ATUMN SAGE DEVELOPMENT LTD, INC. DATE SUBMITTED: 01/24/06

SHEET NUMBER	24
OF 28 SHEETS	
SCALE	VERTICAL: 1" = N/A HORIZONTAL: 1" = 50'
JOB NUMBER	DV0138350

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN


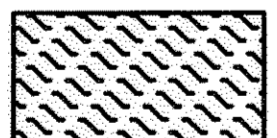
A RE-PLAT OF LOT 1, BLOCK 4, A PORTION OF TRACT A, A PORTION OF OUTLOT B, A PORTION OF OUTLOT A, A PORTION OF VALLEY VIEW DRIVE, A PORTION OF CASTLE OAKS DRIVE, AND LOT 11, BLOCK 3 OF CASTLE OAKS SUBDIVISION RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE EAST ONE-HALF AND THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
 12" WATER MAIN WILL CONTINUE EAST IN VALLEY VIEW DRIVE, SOUTH IN HIGH POINT ROAD, SOUTHWEST IN HWY 86 AND NORTH IN CASTLE OAKS DRIVE TO THE 12" STUB PROVIDED SOUTH OF THE CALMING CIRCLE. THIS LOOPING IS NOT REQUIRED FOR CASTLE OAKS FILING 4 WHICH HAS A CONNECTION TO THE WEST FROM THE EASTERN WATER TREATMENT PLANT AND A SECOND CONNECTION IN AUTUMN SAGE ROAD. THIS FUTURE 12" MAIN WILL BE REQUIRED FOR FUTURE DEVELOPMENTS AT THE TIME OF THE CONSTRUCTION OF CASTLE OAKS DRIVE (SOUTH OF CALMING CIRCLE TO HWY 86) AND VALLEY VIEW DRIVE.

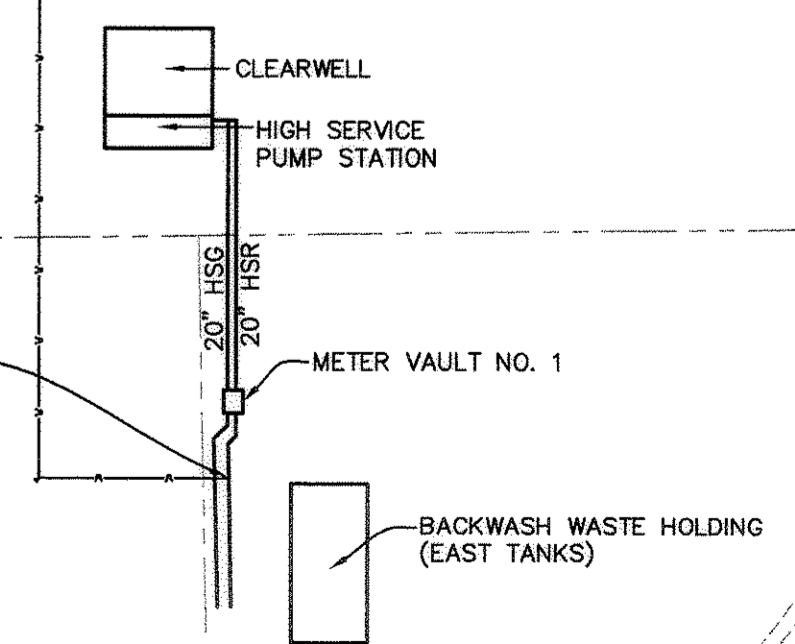
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LEGEND

-  DISTRICT ROAD
-  DISTRICT POND

NOTE
 NOT TO SCALE

16" WATER CONNECTION TO EXISTING EASTERN WATER TREATMENT PLANT TEE (RED ZONE). TIE-IN LOCATION SHOWN IS BASED ON SITE PIPING PLAN PROVIDED BY THE TOWN OF CASTLE ROCK AND IS PRELIMINARY IN NATURE. THIS CONNECTION WILL NEED TO BE DESIGNED IN DETAIL DURING CONSTRUCTION DOCUMENTS.



DATE: 1/23/07	TIME: 4:16:37 PM	NO.	BY	DATE	REVISIONS:
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DRAWING NAME: PP25.DWG		3		10/31/06	3RD REVIEW COMMENTS
PLOTTING VIEW: NONE		4		01/26/07	4TH REVIEW COMMENTS
DESIGNER: NONE	PROJ. MGR: NONE				

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CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 DISTRICT IMPROVEMENT PLAN

PREPARED FOR: AUTUMN SAGE DEVELOPMENT LTD, INC.

DATE SUBMITTED: 01/24/06

SHEET NUMBER
25
 OF 29 SHEETS

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

JOB NUMBER
DV0138350

XREFS: PPTB, SOPRMA, EXMA, CAPRUT, SOPRUT, EXMA, ADJONER, SOPRMA, SOPRMA, w-Treatment Plant

PP06-002 (PRELIMINARY PLAT, CASTLE OAKS ESTATES FILING NO. 4)

CASTLE OAKS ESTATES FILING NO. 4

PRELIMINARY PLAT / FINAL PD SITE PLAN

MASTER PLANT LIST

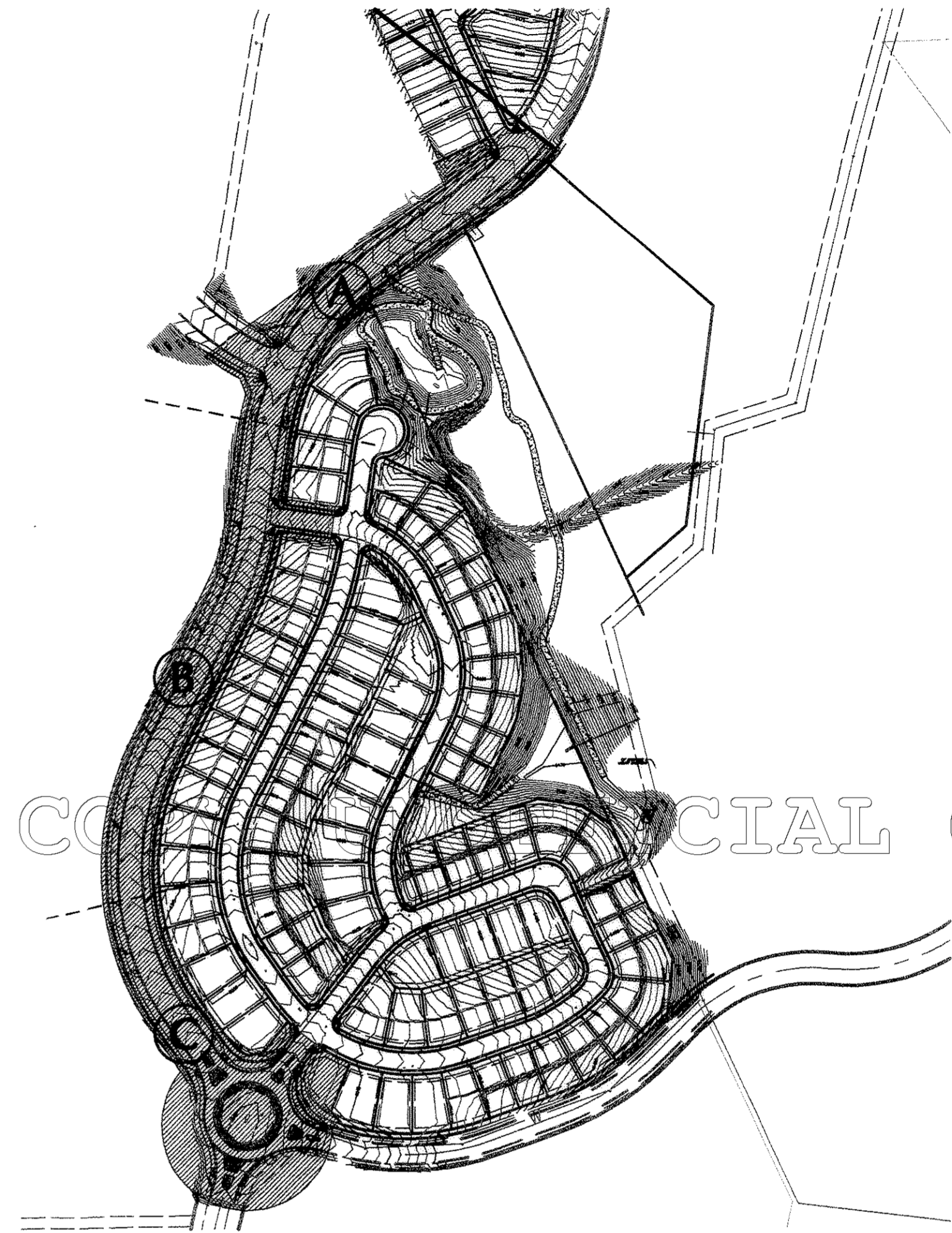
PLANT SCHEDULE

SYM	SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	WATER USE
Deciduous Trees					
ABM	12	Autumn Blaze Maple	<i>Acer freemanii 'Jeffersred'</i>	2-1/2" cal., B & B	Moderate
SKY	14	Skyline Honey Locust	<i>Gleditsia triacanthos Inermis 'Skyline'</i>	2-1/2" cal., B & B	Very low
RML	12	Redmond American Linden	<i>Tilia cordata 'Americana'</i>	2-1/2" cal. B & B	Moderate
CSL	12	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	2-1/2" cal. B & B	Moderate
SWO	13	Swamp White Oak	<i>Quercus bicolor</i>	2-1/2" cal. B & B	Low
Evergreen Trees					
API	22	Austrian Pine	<i>Pinus nigra</i>	Spaded, 6' ht. min.	Very low
CBS	20	Colorado Blue Spruce	<i>Picea pungens 'Clauca'</i>	Spaded, 6' ht. min.	Low
PYP	21	Pinyon Pine	<i>Pinus cembroides var. edulis</i>	Spaded, 6' ht. min.	Very low
Evergreen Shrubs					
HGJ	87	Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	5 gal. cont., 18" sprd. min.	Very low
Deciduous Shrubs					
BMS	364	Blue Mist Spirea	<i>Caryopteris x clandonensis</i>	5 gal. cont., 24" ht. min.	Low
Perennials/Oriental Grasses					
DCZ	376	Zagreb Coreopsis	<i>Coreopsis verticillata 'Zagreb'</i>	1 gal. cont.	Moderate
DMC	579	Dwarf Maiden Grass	<i>Miscanthus sinensis 'Yaku Jima'</i>	1 gal. cont.	Moderate
FRC	305	Feather Reed Grass	<i>Calamagrostis x acutifolia</i>	1 gal. cont.	Moderate
Turf Areas		60,365 sq.ft.			
Native Seed Areas		81,164 sq.ft.			

GENERAL NOTES

- ALL WORK SHALL CONFORM TO LOCAL TOWN AND COUNTY CODES & INSTALLATION SHALL TAKE PLACE BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACTOR. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT. MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
- TREES OR LARGE SHRUBS & PERMANENT STRUCTURES MUST NOT BE PLANTED WITHIN 10' OF BURIED UTILITIES OR WITHIN EASEMENTS, PER PWR, SECTION II, CHAPTER 1.3.7, CHAPTER 14.3.13 AND CHAPTER 15.3.6. TREES MUST NOT HINDER ACCESS FOR MAINTENANCE AND CANNOT BE PLACED IN THE 12' MAINTENANCE ACCESS EASEMENTS AROUND THE PERIMETER OF THE DETENTION PONDS.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 1/8" x 4" DEEP.
- AT A MINIMUM, ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 SQUARE FEET: 3 CUBIC YARDS SUPREME ORGANICS COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC. DENVER) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6". A SOIL ANALYSIS OF THE SITE HAS BEEN COMPLETED AND SITE SPECIFIC SOIL PREPARATION WILL BE CONDUCTED IN THE FIELD.
- SOIL BACKFILL MIXTURE FOR ALL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL; TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING RE-VEGETATION AND LANDSCAPING.
- PLANT QUANTITIES TO BE VERIFIED BY CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL EXCEPT SPADED PINES FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT, DEVELOPER AND TOWN OF CASTLE ROCK.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES.)
- ALL SHRUB BEDS TO BE MULCHED WITH SHREDDED WOOD FIBER MULCH TO A DEPTH OF 4" WITHOUT LANDSCAPE FABRIC EXCEPT WHERE NOTED.
- IRRIGATION SYSTEM SHALL BE PERMANENT. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS AND TREES TO BE DRIP IRRIGATED. ALL TREES PLACED WITHIN TURF AREAS TO BE PROVIDED WITH 2' RADIUS TREE RING, MULCHED TO A DEPTH OF 4" INCHES. ALL DRIP LINES SHALL BE SECURELY PINNED AND COVERED MINIMUM 2" WITH MULCH. SEEDED AREAS TO BE ROTOR IRRIGATED ON A SEPARATE ZONE TO ACCOMMODATE LOWER WATER DEMAND OF SEEDED GRASS SPECIES.
- ALL TURF AREAS SHALL BE A MINIMUM TEN FEET (10') IN WIDTH; TURF AREAS TO BE "WEAR-N-TEAR" BLEND FROM ARKANSAS VALLEY SEED, OR APPROVED EQUAL.
- WINTER PROTECTION AND WATERING OF TREES AND SHRUBS SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.
- VEGETATION REQUIREMENTS ACCORDING TO SECTION 17.14.060 SKYLINE/RIDGELINE PROTECTION ORDINANCE BUILDING RESTRICTIONS AND VISUAL IMPACTS (C)(2) WILL BE MET. LOTS WILL RECEIVE ONE TREE PER EACH 2,500 S.F. OF LOT ACCORDING TO CODE AND TREES WILL BE LOCATED AT A LATER DATE TO PROVIDE BEST SCREENING POSSIBLE WHEN BUILDING IS CONSTRUCTED TO PRESERVE THE VISUAL RIDGELINE.
- NO SOLID OBJECT EXCEEDING EIGHT (8) INCHES IN WIDTH AND THIRTY (30) INCHES IN HEIGHT, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPE PLANTINGS AND SIGNS, SHALL BE PLACED AT A STREET INTERSECTION OR INTERSECTION OF A STREET AND DRIVEWAY IN ANY ZONE DISTRICT WITHIN A TRIANGULAR AREA AS DESCRIBED BELOW. FOR RESIDENTIAL DISTRICTS, BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE THEN TO POINTS TEN (10) FEET ALONG BOTH INTERSECTING EDGES, AND THEN ALONG A DIRECT LINE CONNECTING THESE POINTS.
- AT EVERY INTERSECTION OF TWO (2) OR MORE EXISTING OR PROPOSED STREETS, A SAFETY TRIANGLE SHALL BE CALCULATED BY EXTENDING A LINE TWENTY-FIVE (25) FEET IN LENGTH AT THE POINT OF THE INTERSECTION OF THE EDGES OF THE DRIVING SURFACE OF THE CORNER PROPERTY FROM THE INTERSECTION CORNER AND TRAVERSING ACROSS THE PROPERTY BETWEEN THE TWO (2) END POINTS OF SUCH LINES. SUCH A SAFETY TRIANGLE SHALL BE CALCULATED FOR EVERY CORNER OF EVERY INTERSECTION. ADDITIONALLY, SAFETY TRIANGLES SHALL BE CALCULATED AT THE INTERSECTIONS BETWEEN ALL DRIVEWAYS OR BIKE PATHS WITH STREETS AND ALLEYS UTILIZING A SIMILAR METHOD WITH FIFTEEN (15) FOOT LENGTHS ON THE SIDES. WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.
- DO NOT SCALE OR DIGITIZE FROM HARD COPY DRAWINGS. CONTRACTOR TO CHECK ALL DRAWING SCALES AND VERIFY ACCURACY PRIOR TO CALCULATION OF BID QUANTITIES AND/OR CONSTRUCTION.

KEYMAP



DRAWING INDEX

SHEET	DESCRIPTION
SHEET 26 OF 29	LANDSCAPE NOTES
SHEET 27 OF 29	STREETSCAPE PLAN - SECTION A, SECTION B
SHEET 28 OF 29	STREETSCAPE PLAN - SECTION C, TYPICAL SHRUB PLANTING PLAN
SHEET 29 OF 29	LANDSCAPE PLAN DETAILS

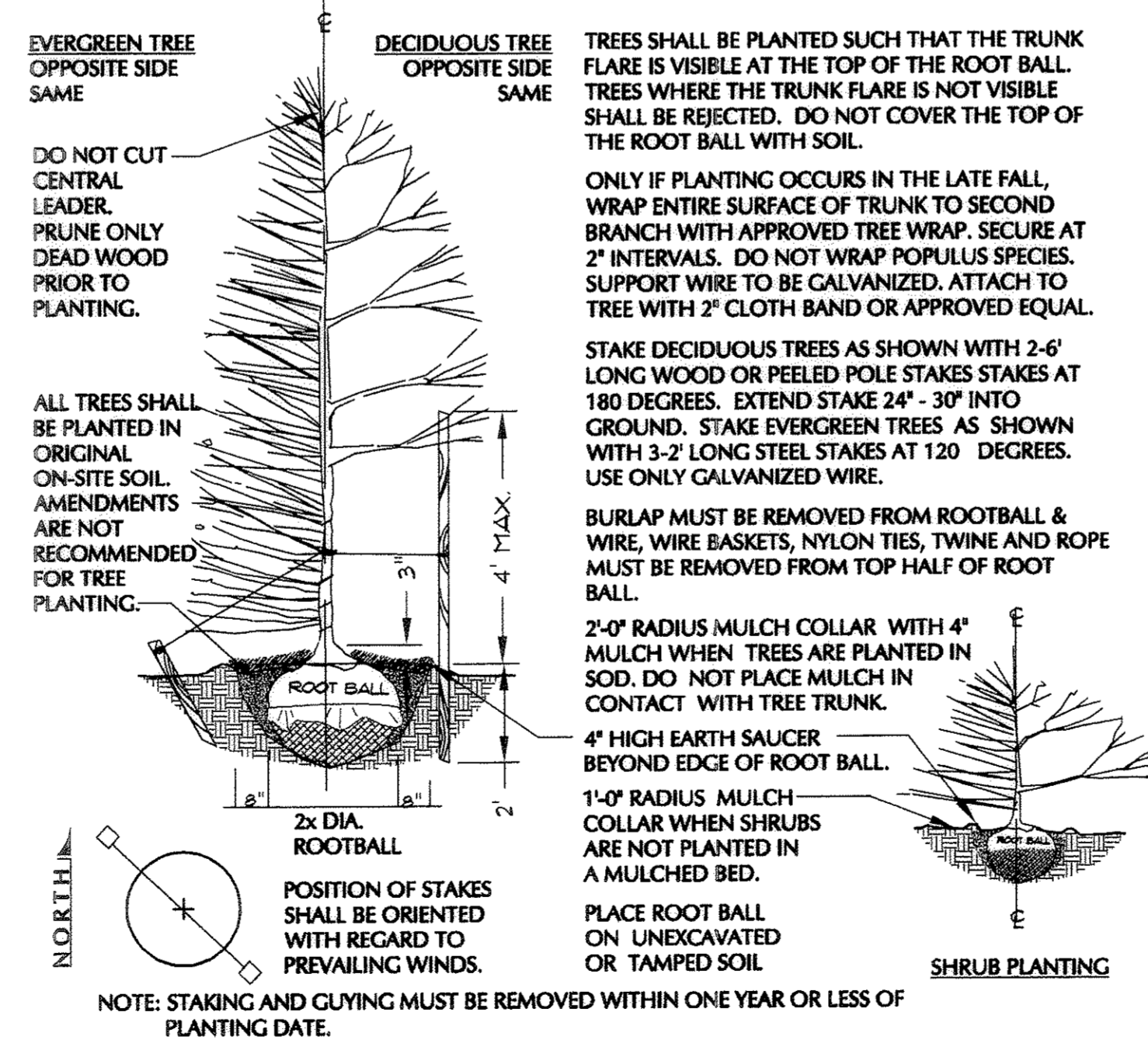
SEED MIX BREAKDOWNS

A. Reclamation: Gravelly soils: Line type SPECIES			
VARIETY	PERCENT OF MIX	POUNDS PLS/ACRE (DRILLED PLANTING)	
Little Bluestem	Pastura	25	1.75
Sideoats Grama	Vaughn	15	1.35
Prairie Sandreed	Coshen	15	1.00
Blue Grama	Lovington	10	0.30
Needle-&-Thread	---	10	1.00
Thickspike Wheatgrass	Critana	10	1.10
Western Wheatgrass	Arriba	5	0.80
Indian Ricegrass	Paloma	5	0.65
Prairie Junegrass	---	5	0.15
TOTAL: 100%		20-25 lbs/acre	
B. Reclamation: Clay soils: SPECIES			
VARIETY	PERCENT OF MIX	POUNDS PLS/ACRE (DRILLED PLANTING)	
Big Bluestem	Kaw	25	2.75
Sideoats Grama	Vaughn	20	1.80
Little Bluestem	Pastura	20	1.40
Yellow Indiangrass	Holt/Llano	10	1.00
Western Wheatgrass	Arriba	10	1.60
Needle-&-Thread	---	10	1.00
Blue Grama	Lovington	5	0.15
TOTAL: 100%		20-25 lbs/acre	
IF BROADCAST: 40-50 lbs/acre			
C. Fire Control Seed Mix: (For use in the immediate vicinity of structures)			
SPECIES	VARIETY	PERCENT BY WEIGHT	
Crested Wheatgrass	Ephraim	0.40	
Buffalograss	TREATED seed	0.30	
Arizona Fescue	Redano	0.13	
Hard Fescue	Durar	0.13	
Blue Grama	Lovington	0.02	
Sideoats Grama	Vaughn or Butte	0.02	
D. Wear-N-Tear Mix: (For tree lawn & high traffic areas)			
SPECIES	PERCENT OF MIX		
Turf Type Fall Fescue	80		
Improved Kentucky Bluegrass	10		
Turf Type Perennial Ryegrass	10		
TOTAL: 100%		220-250 lbs/acre (5-6 lbs/1,000 s.f.)	

This mixture of tough, vigorous varieties easily withstands the abuse of continual use. Stands up exceptionally well to heat & drought, heavy traffic, and is very winter hardy & disease resistant.

Sow by broadcasting mixture at a rate of 40-50 pounds pure live seed per acre or 9 to 1.1 pound pure live seed per 1000 sq. ft. Rake seed in per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established following sowing. (Drilled application at 20-25 lbs./ac.) Mulch consisting of long stemmed grass hay applied at a rate of 2 tons per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established.

PLANTING DETAIL



WATER ANALYSIS TABLE

ZONE ID NUMBER	TYPE	AREA (SQ.FT.)	IAk/TA	ESTIMATED IRRIGATION WATER REQUIREMENT (IWR)	LWUR= IWR/5.0	CLWUR= LWURk * IAk/TA
L-1	NATIVE SEED	81,778	56.76%	10"	2	1.1352
L-1	SHRUB BED	8,532	5.92%	10"	2	0.1184
M-1	TURF	53,763	37.32%	13"	3	1.1196
TOTAL		144,073	100%			2.3732

IAk: Irrigated area (in sq.ft.) for each landscape zone
 TA: Total area (in sq.ft.) for all landscape zones included in the composite
 IWR: Irrigation water requirement (in inches of water)
 LWUR: Landscape water use rating
 CLWUR: Composite landscape water use rating
 LWURk: Landscape water use rating for each landscape zone

DATE	NO.	BY	DATE	REVISIONS:
01/10/06	1	KHH	05.03.2006	redlines from Town of Castle Rock
	2	KHH	08.09.2006	redlines from Town of Castle Rock
	3	KHH	10.18.2006	redlines from Town of Castle Rock
	4	KHH	11.08.2006	redlines from Town of Castle Rock
	5	KHH	01.24.2007	redlines from Town of Castle Rock

SERVER: SERVICE:
 PATH:
 DRAWING NAME: LA--SHEETS 08.09.2006.DWG
 PLOTTING VIEW:
 DESIGNER: KHH PROJ. MGR: RS

NUSZER KOPATZ
 urban design associates

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Jamie Hendrickson
 TCR# 5004

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 WWW.NOLTE.COM

CASTLE OAKS ESTATES FILING NO. 4
 PRELIMINARY PLAT / FINAL PD SITE PLAN
 LANDSCAPE NOTES

PREPARED FOR AUTUMN SAGE DEVELOPMENT LTD INC. DATE SUBMITTED 01/10/06

SHEET NUMBER
26
 OF 29 SHEETS

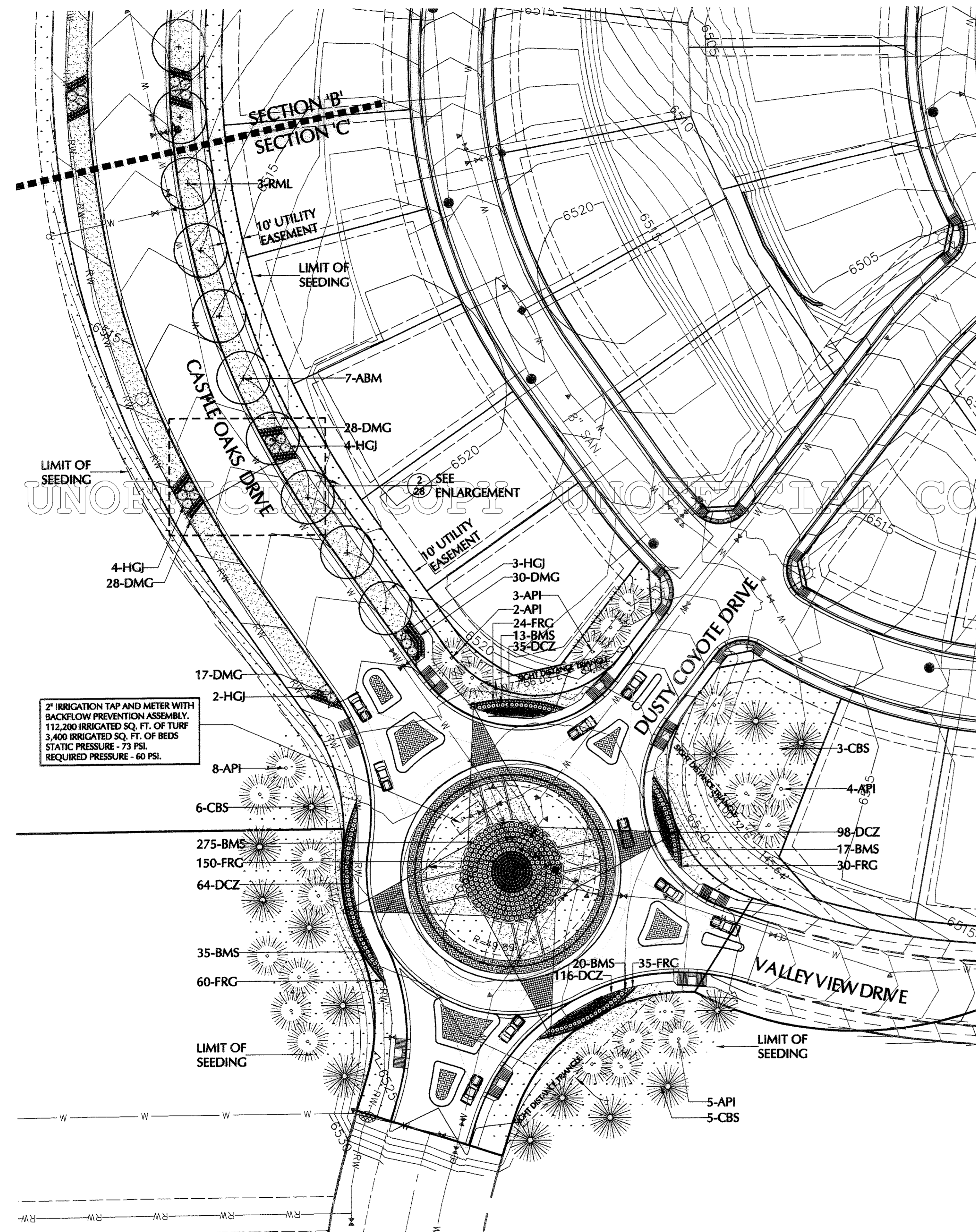
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 HORIZONTAL: 1" = 16'

JOB NUMBER
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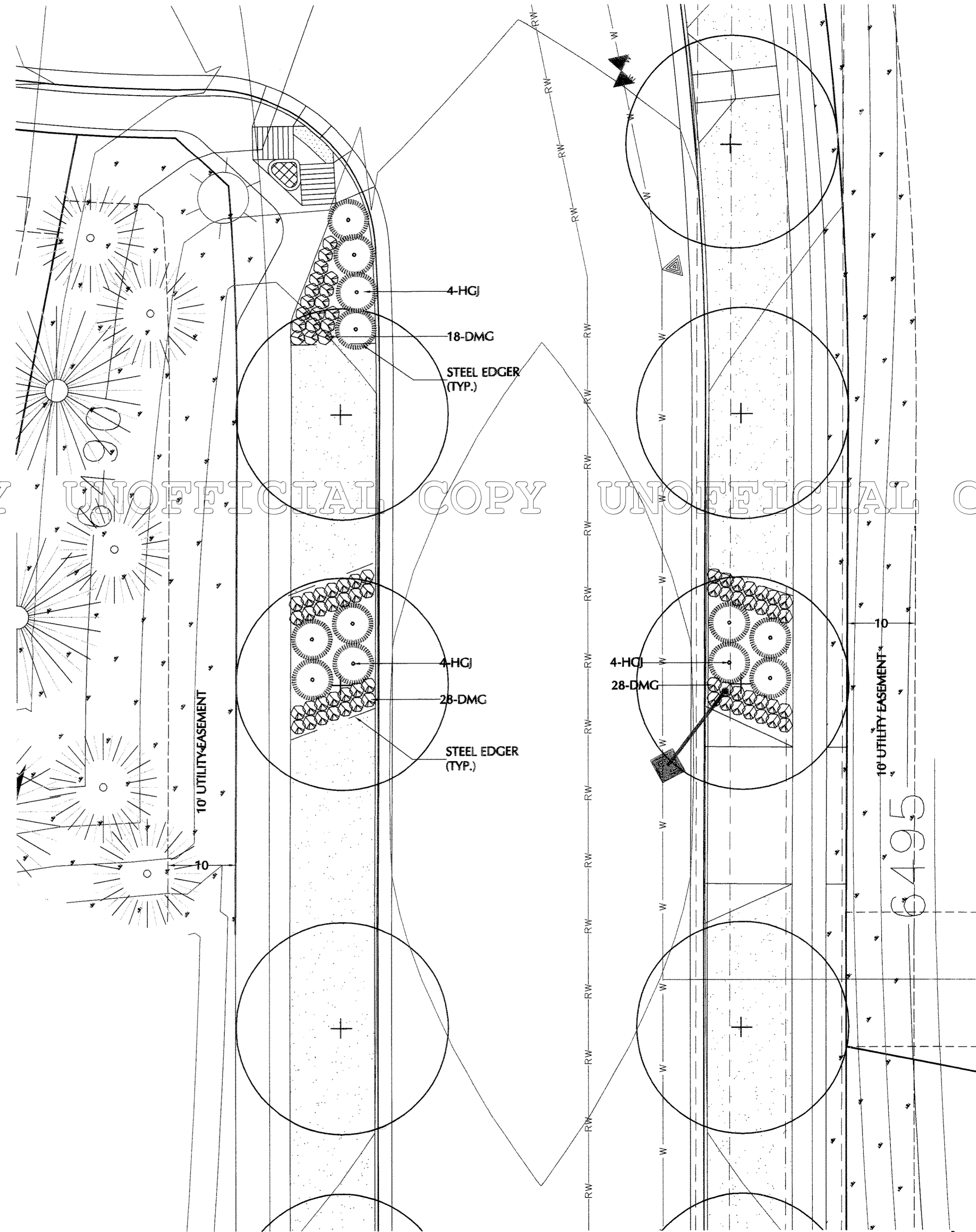
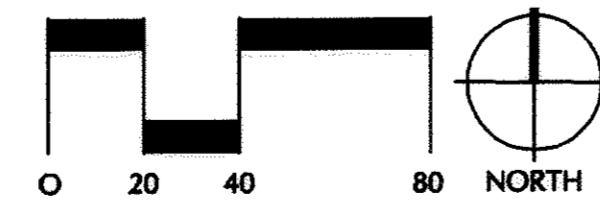
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CASTLE OAKS ESTATES FILING NO. 4

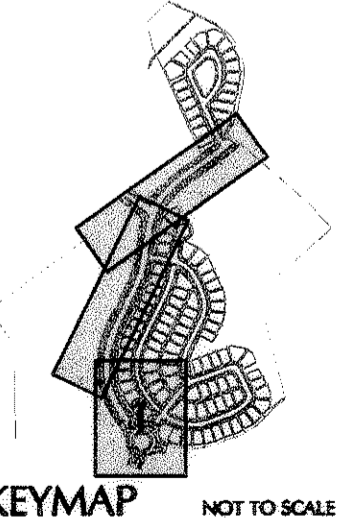
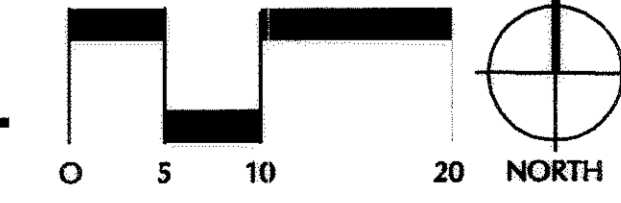
PRELIMINARY PLAT / FINAL PD SITE PLAN



1 Streetscape Plan- Section C
SCALE: 1"=40'



2 Streetscape Shrub Planting Plan - Typical
SCALE: 1"=10'



NO.	BY	DATE	REVISIONS:
1	KHH	05.03.2006	redlines from Town of Castle Rock
2	KHH	08.09.2006	redlines from Town of Castle Rock
3	KHH	10.18.2006	redlines from Town of Castle Rock
4	KHH	11.08.2006	redlines from Town of Castle Rock
5	KHH	01.24.2007	redlines from Town of Castle Rock

DATE: 01/10/06 TIME: _____
 SERVER: _____ SERVICE: _____
 PATH: _____
 DRAWING NAME: LA-SHEETS_08.09.2006.DWG
 PLOTTING VIEW: _____
 DESIGNER: KHH PROJ. MGR: RS

NUSZER KOPATZ
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Jamie Hendrickson
TCR# 5004

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CENTENNIAL CO. 80112
WWW.NOLTE.COM

CASTLE OAKS ESTATES FILING NO. 4
PRELIMINARY PLAT / FINAL PD SITE PLAN
LANDSCAPE PLAN SECTION C

PREPARED FOR AUTUMN SAGE DEVELOPMENT LTD INC.

DATE SUBMITTED 01/10/06

SHEET NUMBER
28
OF 28 SHEETS

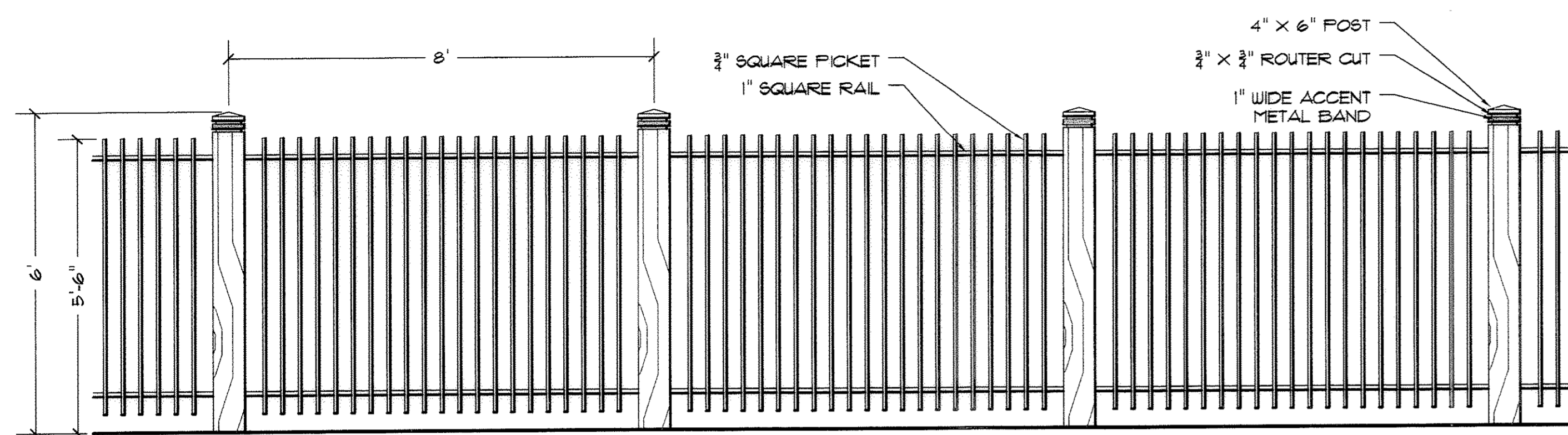
SCALE
VERTICAL: 1"=N/A
HORIZONTAL: 1"=N/A

JOB NUMBER
052087

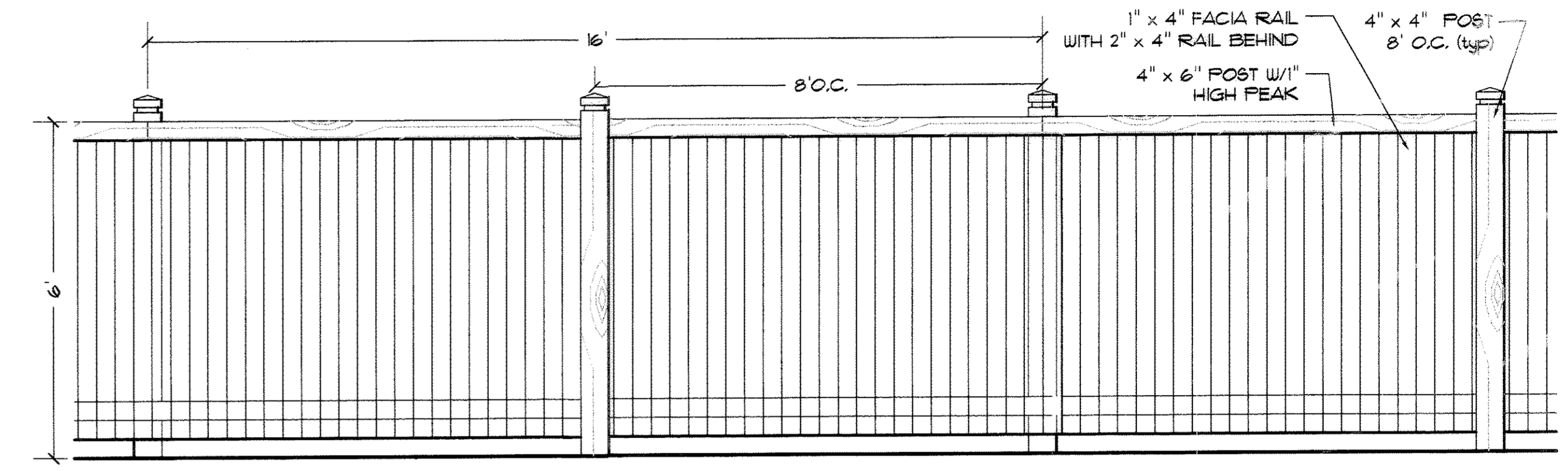
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CASTLE OAKS ESTATES FILING NO. 4

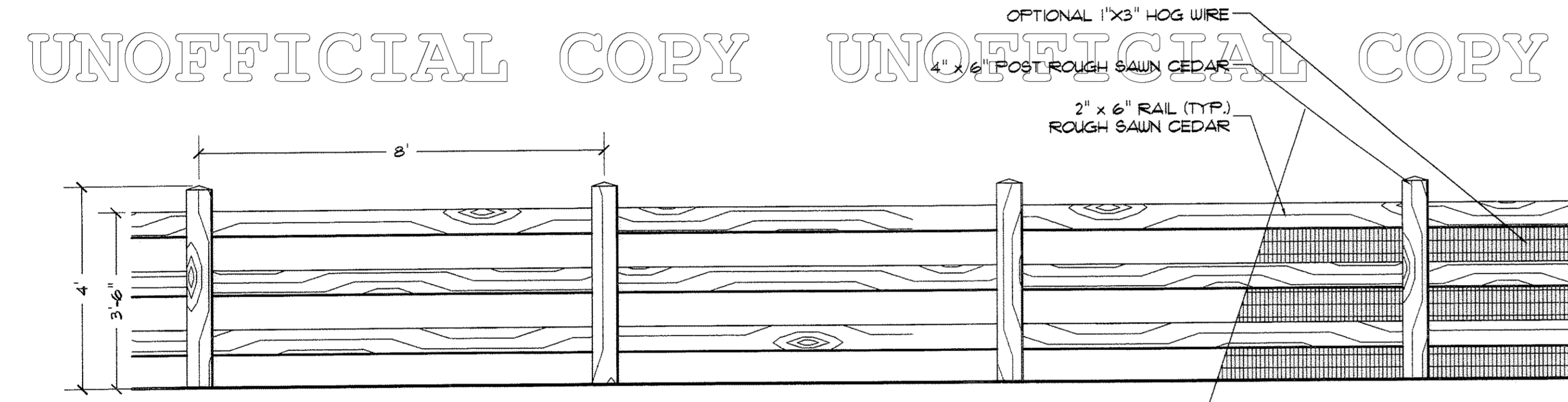
PRELIMINARY PLAT / FINAL PD SITE PLAN



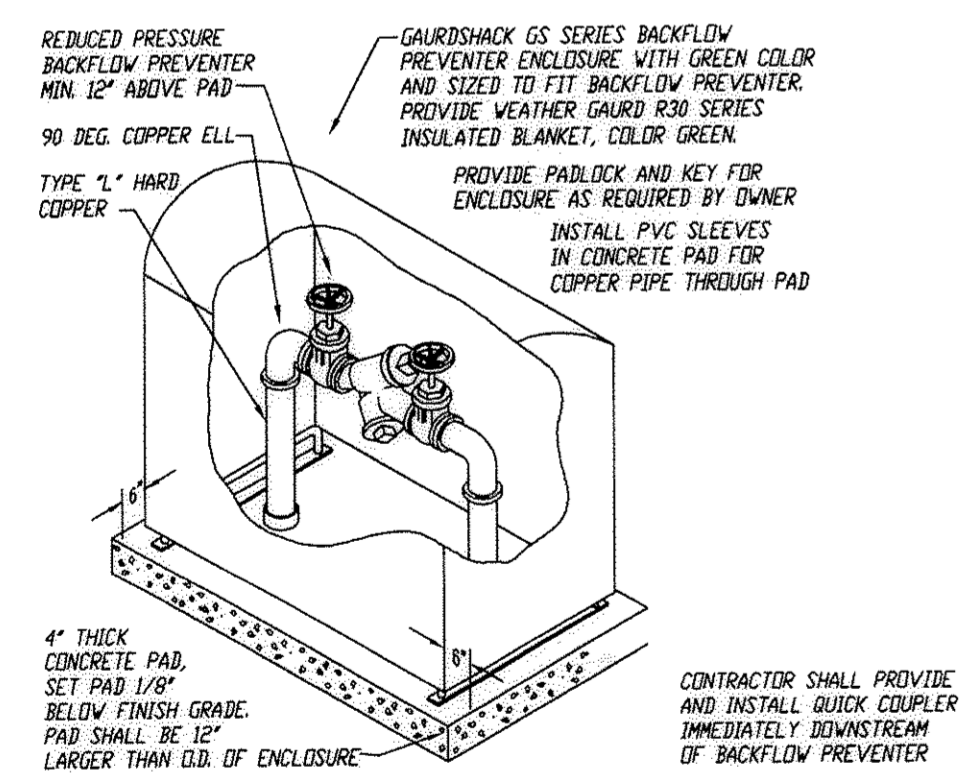
1 STANDARD PERIMETER FENCING DETAIL
SCALE: 1/2" = 1'-0"



2 STANDARD PERIMETER AND YARD FENCING DETAIL
SCALE: 1/2" = 1'-0"

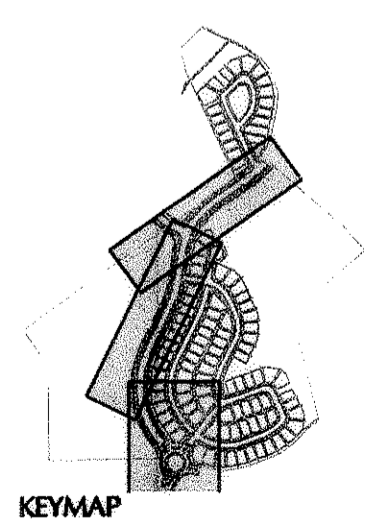


3 STANDARD OPEN SPACE FENCING DETAIL
SCALE: N.T.S.



4 BACKFLOW PREVENTER DETAIL
SCALE: N.T.S.

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DATE:	NO.	BY	DATE	REVISIONS:
01/10/06	1	KHH	05.03.2006	redlines from Town of Castle Rock
	2	KHH	08.09.2006	redlines from Town of Castle Rock
	3	KHH	10.18.2006	redlines from Town of Castle Rock
	4	KHH	11.08.2006	redlines from Town of Castle Rock
	5	KHH	01.24.2007	redlines from Town of Castle Rock

DESIGNER: KHH PROJ. MGR: RS

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CASTLE OAKS ESTATES FILING NO. 4
PRELIMINARY PLAT / FINAL PD SITE PLAN
LANDSCAPE PLAN DETAILS

DATE SUBMITTED 01/10/06

SHEET NUMBER 29
OF 29 SHEETS
SCALE VERTICAL: 1" = N/A HORIZONTAL: 1" = N/A
JOB NUMBER 052087