



# LOT 1, CASTLE OAKS ESTATES FILING NO. 4 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 (FORMERLY LOT 1, CASTLE OAKS ESTATES FILING NO. 4 FINAL PD SITE PLAN) 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 # SDP14-0001

### BENCHMARK

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

ELEVATION = 6495.263 (NAVD 88 DATUM).

### BASIS OF BEARINGS

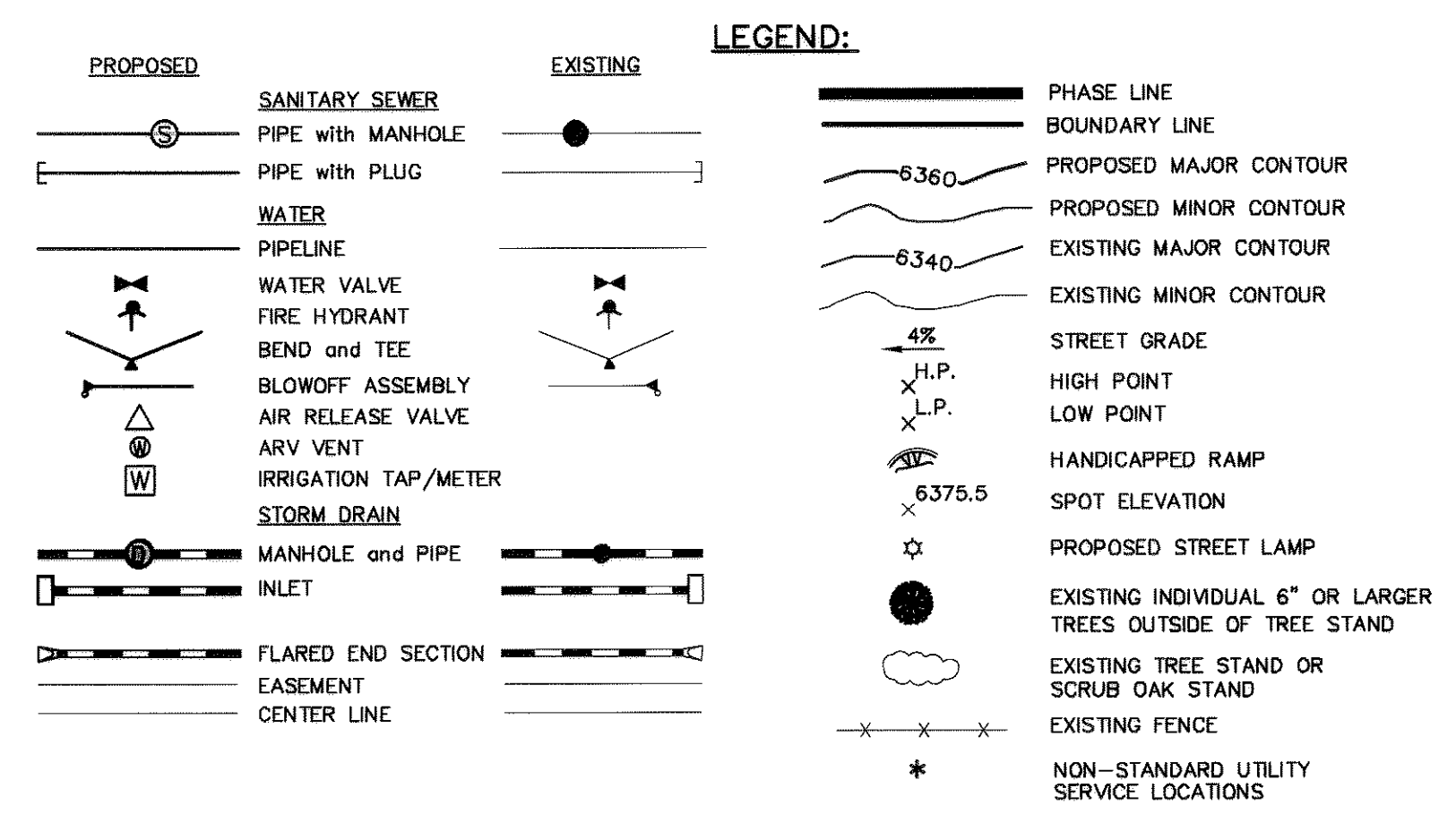
BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 BEING MONUMENTED AT THE WEST ONE-QUARTER CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - STAMPED "PLS 22100" AND AT THE SOUTHWEST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - P.L.S. #12046, BEING ASSUMED TO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

### SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION PLANS.
4. THE SITE LIES OUTSIDE OF ANY ANY FEMA FLOODPLAIN PER THE FEMA FIRM MAP PANEL NUMBER 08035C0189F.
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. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS WILL BE FOR OPEN SPACE, UTILITIES, AND DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED AS PLD.
12. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE 5' UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT.

### MONUMENT LEGEND

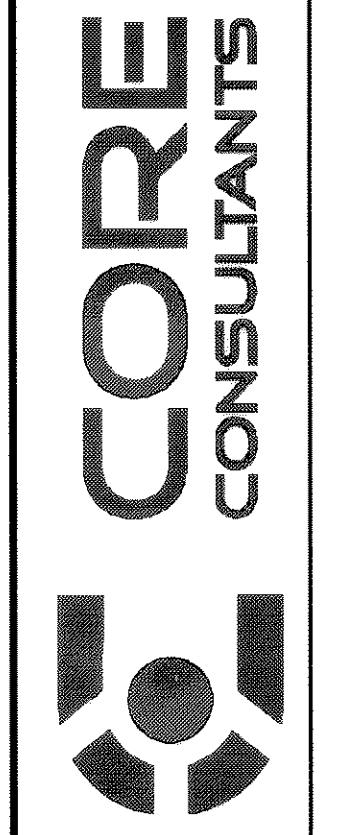
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### FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR A PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NO LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PROTECTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY IF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, AND DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS, OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

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CALL A BUSINESS BEFORE YOU ADVANCE BEYOND THE MARKING OF DIGS GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



| REVISIONS | DATE              | BY           |
|-----------|-------------------|--------------|
| #         | DESCRIPTION       |              |
| 1.        | PER TOWN COMMENTS | 2/18/14 PJD  |
| 2.        | PER TOWN COMMENTS | 9/30/14 PJD  |
| 3.        | PER TOWN COMMENTS | 10/31/14 PJD |

CASTLE OAKS ESTATES FILING NO. 4  
AMENDMENT NO. 1 - CONSTRUCTION PLANS  
GENERAL NOTES  
TOWN OF CASTLE ROCK, COLORADO

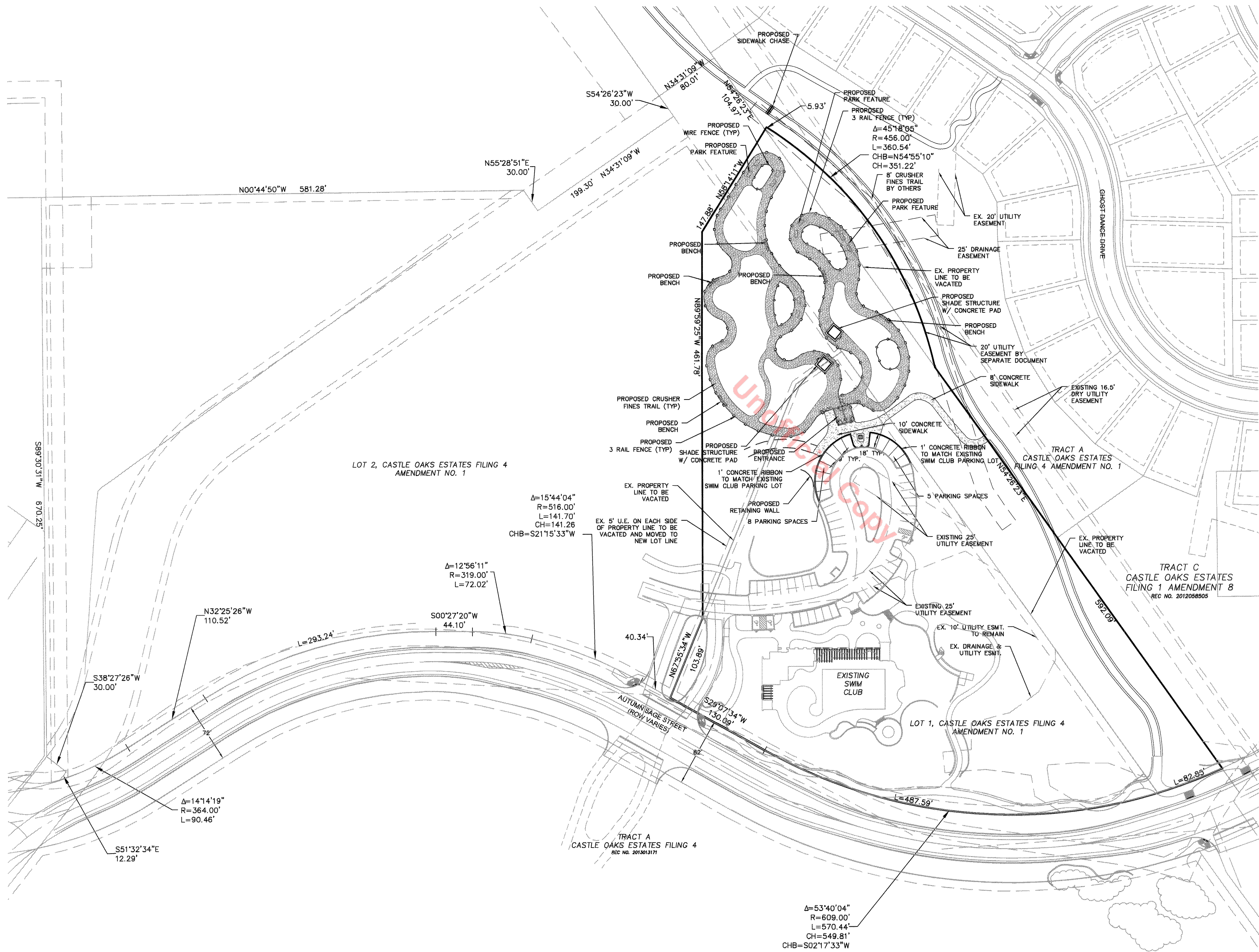
INITIAL PLAN  
RELEASE: 01/08/2014  
DESIGNED BY: PJD  
DRAWN BY: PJD  
CHECKED BY: BRC

JOB NO. 14-001-001  
SHEET 2 OF 7

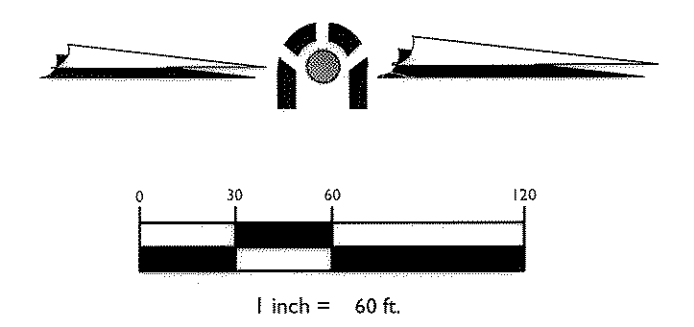
LOT 1, CASTLE OAKS ESTATES FILING NO. 4  
SITE DEVELOPMENT PLAN , AMENDMENT NO. 1  
PROJECT# SDP14-0001

# LOT 1, CASTLE OAKS ESTATES FILING NO. 4 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 (FORMERLY LOT 1, CASTLE OAKS ESTATES FILING NO. 4 FINAL PD SITE PLAN)

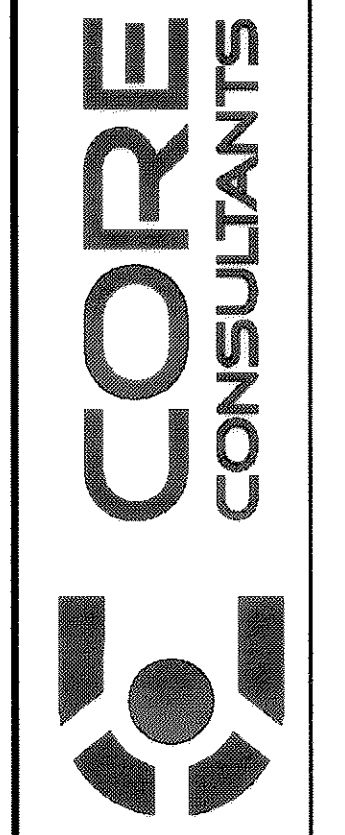
SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
PROJECT # SDP14-0001



- NOTES:**
1. THE CURRENT ZONING FOR LOTS 1 AND 2 IS PLD. TRACT A OF CASTLE OAKS FILING NO. 4 IS ZONED AS R-SF, AND CASTLE OAKS ESTATES FILING 1, AMENDMENT 8 IS ZONED AS R-TH.
  2. A PORTION OF LOT 2 WILL BE REPLANTED TO BE INCLUDED WITHIN LOT 1 AS PART OF THIS SITE DEVELOPMENT PLAN AND SUBSEQUENT PLAT AMENDMENT.



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| REVISIONS | # | DESCRIPTION       | DATE BY      |
|-----------|---|-------------------|--------------|
|           | 1 | PER TOWN COMMENTS | 2/18/14 PJD  |
|           | 2 | PER TOWN COMMENTS | 9/30/14 PJD  |
|           | 3 | PER TOWN COMMENTS | 10/31/14 PJD |

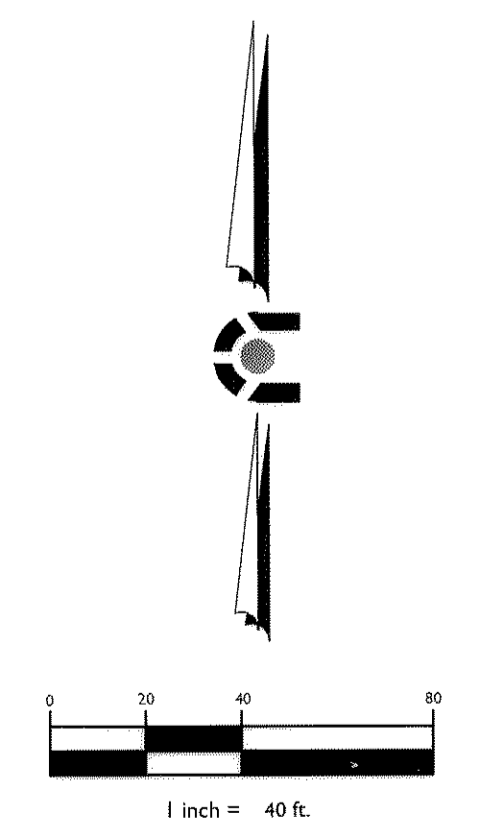
**CASTLE OAKS ESTATES FILING NO. 4  
AMENDMENT NO. 1 - CONSTRUCTION PLANS  
SITE PLAN**  
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN  
RELEASE: 01/08/2014  
DESIGNED BY: PJD  
DRAWN BY: PJD  
CHECKED BY: BRC

JOB NO.  
14-001-001  
SHEET  
3 OF 7

LOT 1, CASTLE OAKS ESTATES FILING NO. 4  
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1  
PROJECT# SDP14-0001

**LOT 1, CASTLE OAKS ESTATES FILING NO. 4 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1**  
**(FORMERLY LOT 1, CASTLE OAKS ESTATES FILING NO. 4 FINAL PD SITE PLAN)**  
 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 # SDP14-0001



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

CALL 811 BEFORE YOU DIG TO ADVANCE SERVICES YOU CAN USE TO MARK UTILITIES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING INFORMATION IS FOR INFORMATIONAL USE ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

| REVISIONS | # | DESCRIPTION       | DATE BY      |
|-----------|---|-------------------|--------------|
|           | 1 | PER TOWN COMMENTS | 2/18/14 PID  |
|           | 2 | PER TOWN COMMENTS | 9/30/14 PID  |
|           | 3 | PER TOWN COMMENTS | 10/31/14 PID |

**CASTLE OAKS ESTATES FILING NO. 4**  
 AMENDMENT NO. 1 - CONSTRUCTION PLANS  
 GRADING PLAN  
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN  
 RELEASE: 01/08/2014  
 DESIGNED BY: PID  
 DRAWN BY: PID  
 CHECKED BY: BRC

JOB NO.  
 14-001-001  
 SHEET  
 4 OF 7

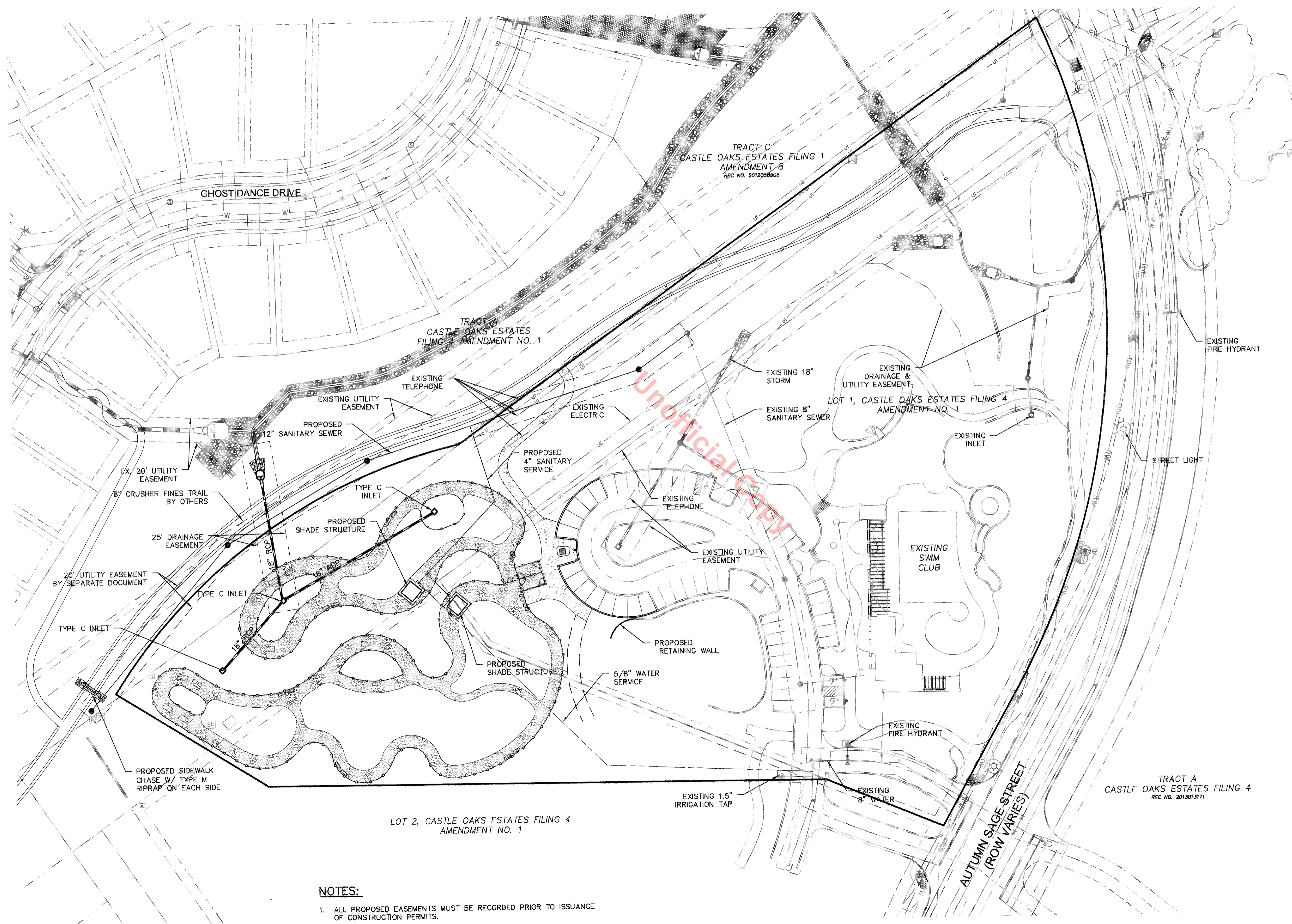
LOT 1, CASTLE OAKS ESTATES FILING NO. 4  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1  
 PROJECT # SDP14-0001

**CORE**  
CONSULTANTS

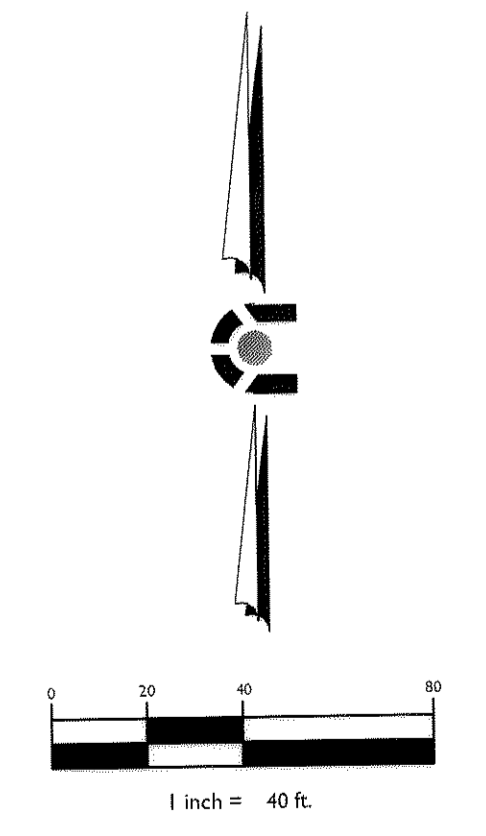
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# LOT 1, CASTLE OAKS ESTATES FILING NO. 4 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 (FORMERLY LOT 1, CASTLE OAKS ESTATES FILING NO. 4 FINAL PD SITE PLAN)

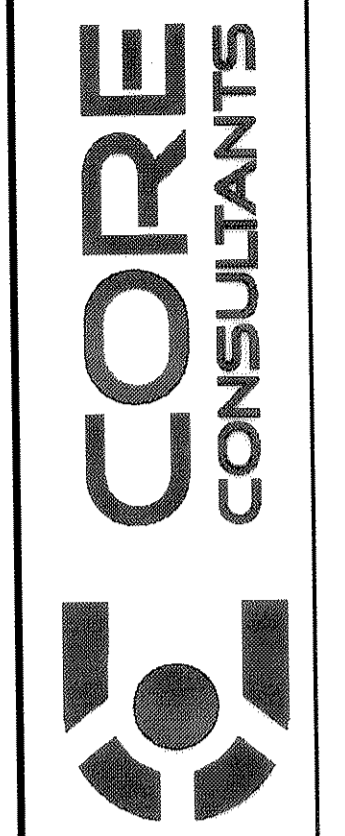
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PROJECT # SDP14-0001



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



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CORE CONSULTANTS HAS RESPONSIBILITY FOR OBTAINING UTILITY  
LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING  
UTILITY LOCATIONS ARE THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,  
THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE  
CORRECTNESS OF ANY CONSTRUCTION ACTIVITIES.

| REVISIONS |              |
|-----------|--------------|
| #         | DATE BY      |
| 1         | 2/18/14 PJD  |
| 2         | 9/30/14 PJD  |
| 3         | 10/31/14 PJD |

**CASTLE OAKS ESTATES FILING NO. 4**  
AMENDMENT NO. 1 - CONSTRUCTION PLANS  
UTILITY PLAN  
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN  
RELEASE: 01/08/2014  
DESIGNED BY: PJD  
DRAWN BY: PJD  
CHECKED BY: BRC

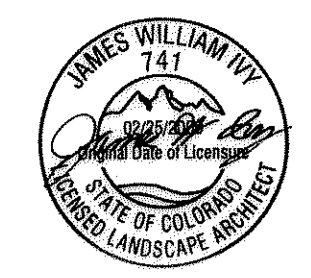
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SHEET  
5 OF 7

LOT 1, CASTLE OAKS ESTATES FILING NO. 4  
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1  
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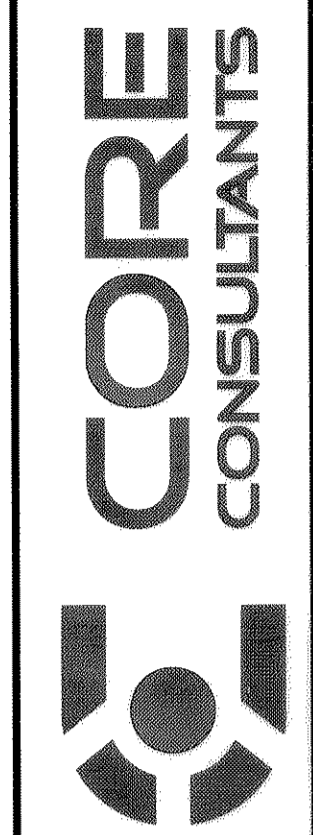


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 CALL 811 BEFORE YOU DIG.  
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**SEED MIXES**

**NON-IRRIGATED GRASS SEED MIX**

| SPECIES/VARIETY        | COMMON NAME/VARIETY | PLS/ACRE | % OF MIX |
|------------------------|---------------------|----------|----------|
| BIG BLUESTEM           | KAW                 | 1.1      | 10       |
| YELLOW INDIANGRASS     | CHEYENNE            | 1.0      | 10       |
| SWITCHGRASS            | BLACKWELL           | 0.4      | 10       |
| SIDEOATS GRAMA         | VAUGHN              | 0.9      | 10       |
| WESTERN WHEATGRASS     | ARRIBA              | 1.6      | 10       |
| BLUE GRAMA             | HACHITA             | 0.3      | 10       |
| THICKSPIKE SWHEATGRASS | CRITANA             | 1.0      | 10       |
| PRAIRIE SANDREED       | GOSHEN              | 0.7      | 10       |
| GREEN NEEDLEGRASS      | LODORM              | 1.0      | 10       |
| SLENDER WHEATGRASS     | PRYOR               | 0.6      | 5        |
| STREAMBANK WHEATGRASS  | SODAR               | 0.6      | 5        |

**IRRIGATED NATIVE SEED MIX (SHARP'S SEED CO. - LOW GROW MIX)**

| SPECIES/VARIETY     | COMMON NAME/VARIETY          | %   |
|---------------------|------------------------------|-----|
| AGROPYRON CRISTATUM | CRESTED WHEAT GRASS, FAIRWAY | 30% |
| LOLIUM PERENNE      | PERENNIAL RYEGRASS, VNS      | 25% |
| FESTUCA OVINA       | SHEEP FESCUE                 | 20% |
| RUBRA COMMUTATA     | CHEWINGS FESCUE, SHADOW II   | 15% |
| POA COMPRESSA       | CANADA BLUEGRASS, RUEBENS    | 10% |

**COMPOSITE LANDSCAPE WATER USE RATING CHART**

| Landscape Zone     | LWUR/Rating |
|--------------------|-------------|
| Very Low Water Use | 0.0 to 1.5  |
| Low Water Use      | +1.5 to 3.0 |
| Moderate Water Use | +3.0 to 4.5 |
| High Water Use     | +4.5        |

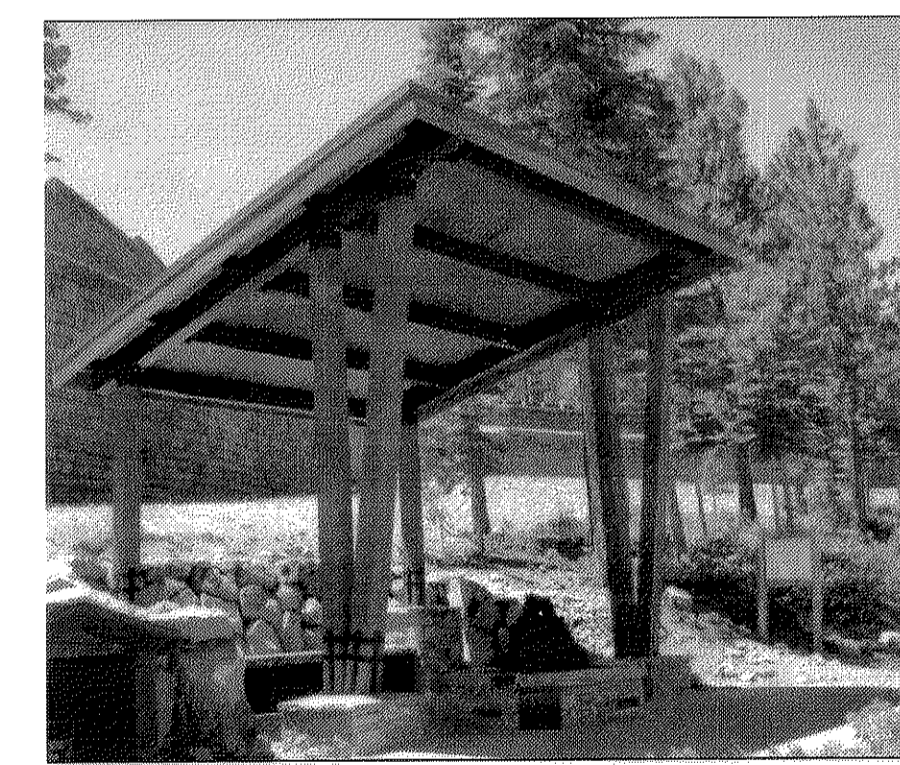
| Irrig. Zone               | Plant Name (Common)       | App Rate (Inches/month) | Zone (V, L, Mod, H, W) | % of Total Area | IA (Irrigated area in sq ft for each zone) | LWUR (Landscape Water Use Rating) | TA (Total Area of all landscape Zones in sq ft) | CLWUR (LWUR x IA/TA) |
|---------------------------|---------------------------|-------------------------|------------------------|-----------------|--|-----------------------------------|---|----------------------|
| SPRAY                     | IRRIGATED NATIVE SEED MIX | 3.0                     | MODERATE               | 60.34%          | 20,101                                     | 3.0                               | 33,313  | 1.81                 |
| DRIP                      | CANOPY TREES (21')        | 2.0                     | LOW                    | 6.30%           | 2,100                                      | 2.0                               |   | 0.13                 |
| DRIP                      | EVERGREEN TREES (43')     | 2.0                     | LOW                    | 12.91%          | 4,300                                      | 2.0                               |   | 0.26                 |
| DRIP                      | SHRUB BED                 | 2.0                     | LOW                    | 9.95%           | 3,316                                      | 2.0                               |   | 0.20                 |
| DRIP                      | PERENNIAL BED             | 2.0                     | MODERATE               | 0.00%           | 0  | 2.0                               |   | 0.00                 |
| <b>TOTAL OF THE CLWUR</b> |                           |                         |                        |                 |  |                                   |   |                      |

**SITE SUMMARY TABLE**

| LANDSCAPE TYPE  | SQUARE FOOTAGE | PERCENTAGE OF IMPROVED SITE |
|---|----------------|-----------------------------|
| GROSS IMPROVED SITE AREA                                | 107,768        |                             |
| NEW ASPHALT PARKING LOT AREA                            | 4,775          | 4.43%                       |
| SIDEWALK/TRAIL/CONCRETE SLAB                            | 3,564          | 3.31%                       |
| CRUSHER PATH  | 18,619         | 18.20%                      |
| NON-IRRIGATED SEED AREA (EXCLUDES IRRIGATED TREE AREAS) | 46,497         | 43.15%                      |
| IRRIGATED NATIVE SEED MIX                               | 20,101         | 18.65%                      |
| IRRIGATED TREE AREAS IN NON-IRRIGATED SEED              | 6,400          | 5.94%                       |
| IRRIGATED SHRUBS BEDS                                   | 6,812          | 6.32%                       |
| <b>TOTAL</b>  | <b>107,768</b> | <b>100.00%</b>              |
| <b>TOTAL IRRIGATED LANDSCAPE AREA</b>                   | <b>33,313</b>  | <b>30.81%</b>               |

**PARKING SUMMARY TABLE**

| ITEM                              | SF. / QTY. |
|-----------------------------------|------------|
| NEW SPACES                        | 13         |
| NEW ASPHALT                       | 4,775 SF.  |
| NEW PARKING ISLANDS               | 1          |
| PARKING ISLAND LANDSCAPE AREA     | 75 SF.     |
| PARKING ISLAND TREES              | 0          |
| PARKING ISLAND SHRUBS             | 0          |
| PARKING ISLAND GRASSES/PERENNIALS | 16         |



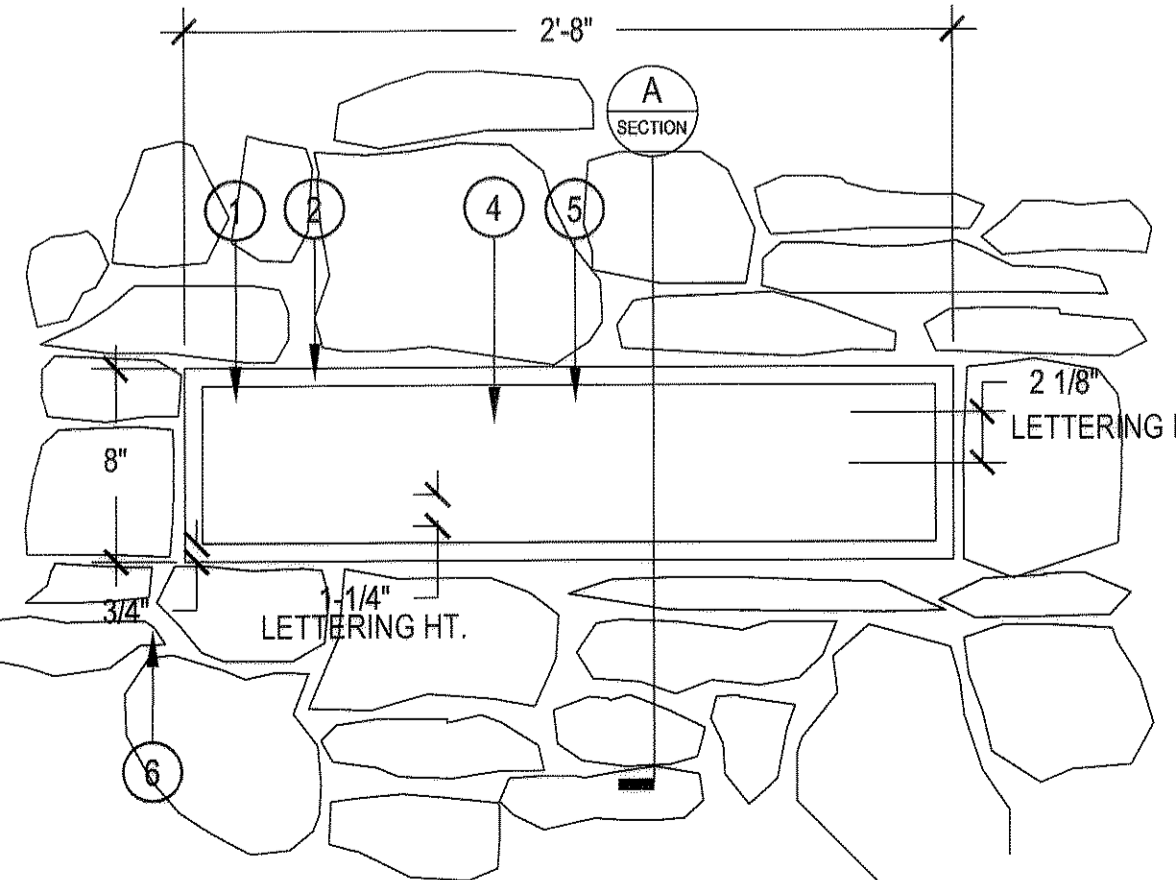
**12'X12' SHELTER**  
 MANUF: NATURAL STRUCTURES  
 PO BOX 270, BAKER CITY, OR 97614 541.523.0224  
 NATURAL STRUCTURES.COM  
 MODEL: SENTINEL MOUNTAIN SERIES SKI SHELTER  
 METAL ROOF/STRUCTURAL BEAM COLOR: BLACK  
 WOODEN POSTS & COMPONENTS: NATURAL COLOR,  
 CLEAR COAT SEALANT

**OR APPROVED EQUAL**

NOTES:  
 1. SHELTER CONSTRUCTION DOCUMENTS & ENGINEERING DESIGN SHALL BE PROVIDED BY MANUF. PLANS AND DETAILS SHALL BE SUBMITTED SEPARATELY FOR PERMIT PRIOR TO CONSTRUCTION/INSTALLATION.  
 2. CONTRACTOR SHALL REFERENCE SHELTER FOOTING & POST DESIGN REQUIREMENTS PRIOR TO POURING CONC. SHELTER PAD.

**SIGNAGE SUMMARY: OR APPROVED EQUAL**

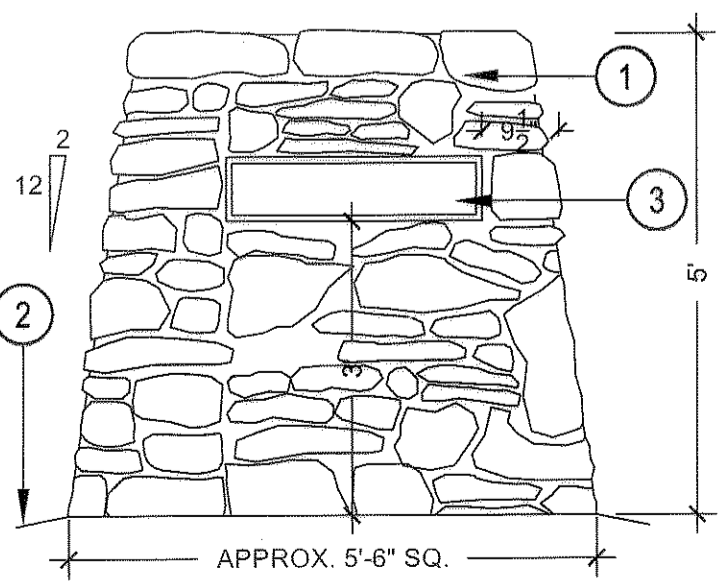
SIGN TYPE: PIN-MOUNTED METAL SIGN MOUNTED TO FREE-STANDING MASONRY COLUMN  
 SIGN AREA: 1.77 SF.  
 HEIGHT TO TOP OF SIGN: ± 3'8" ABOVE GRADE



- 1 8" X 32" X 1/4" ALUMINUM PANEL INSET
- 2 3/4" WIDE ALUMINUM PANEL BORDER, 1/8" THICK - PAINT GLOSSY BLACK W/ AUTOMOTIVE PAINT
- 3 ALUMINUM PANEL INSET 2" FROM FACE OF STONE
- 4 1/8" THICK BRUSHED ALUMINUM LASER CUT LETTERS PIN MOUNTED TO PANEL
- 5 ON THE INSIDE OF THE PANEL - FINISH SHALL BE A CUSTOM MOTTLED DARK PAINT T.B.D.
- 6 STONE VENEER
- 7 PANEL SECURED WITH NON-CORROSIVE PINS SET INTO CMU CORE & EPOXIED IN PLACE

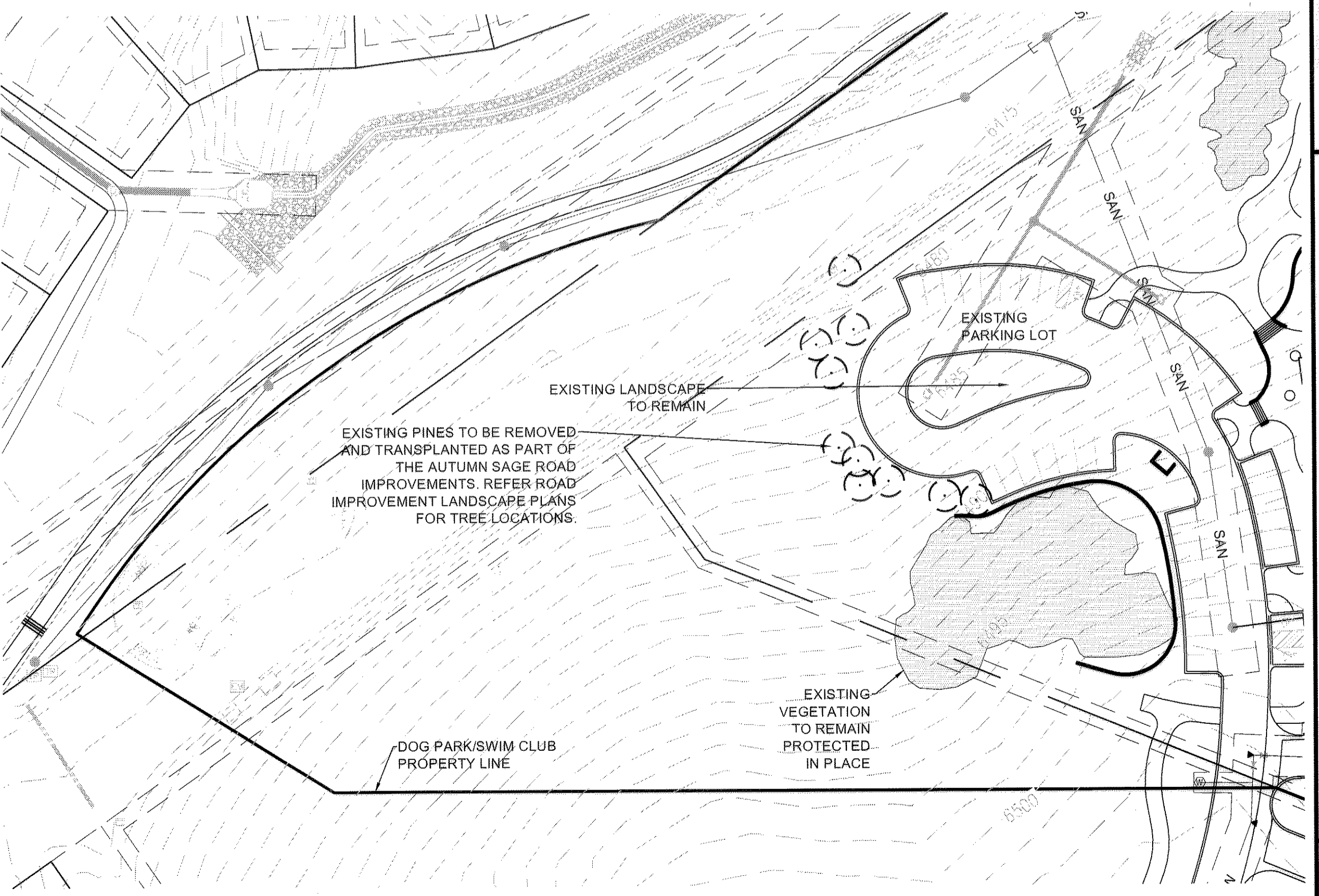
**1 SHELTER**

**SIGNAGE NOTES:**  
 MONUMENT & SIGNAGE ARE SHOWN TO ILLUSTRATE DESIGN INTENT. A SEPARATE SIGN CONSTRUCTION DOCUMENT PACKAGE SHALL BE SUBMITTED FOR PERMIT AND SHALL COMPLY WITH PROVISIONS OF TITLE 19 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.



- 1 FIELD STONE VENEER
- 2 FINISH GRADE - ALL CORNERS OF THE MONUMENT SHALL BE AT A CONSISTENT GRADE UNLESS NOTED OTHERWISE.
- 3 SEE DETAIL, THIS SHEET
- 4 TOP OF MONUMENT SHALL RECEIVE STONE VENEER. PITCH TOP 1/4" PER FOOT FROM THE CENTER TO DRAIN
- 5 MONUMENT SHALL BE CONSTRUCTED WITH REINFORCED CMU SUBSTRUCTURE PER STRUCTURAL ENG.

**2 DOG BONE PARK MONUMENT**



**3 TREE PROTECTION/RELOCATION PLAN**

LOT 1, CASTLE OAKS ESTATES FILING NO. 4  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1  
 PROJECT# SDP14-0001

**REVISIONS**

| # | DESCRIPTION       | DATE     | BY  |
|---|-------------------|----------|-----|
| 1 | PER TOWN COMMENTS | 2/18/14  | JWI |
| 2 | PER TOWN COMMENTS | 10/14/14 | JWI |
| 3 | PER TOWN COMMENTS | 10/30/14 | JWI |

**CASTLE OAKS ESTATES FILING NO. 4**  
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1  
 LANDSCAPE NOTES & DETAILS  
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 01/08/2014  
 DESIGNED BY: JWI  
 DRAWN BY: JWI  
 CHECKED BY: STAFF

JOB NO. 14-001-001  
 SHEET 7 OF 7

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