

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW THE RECONFIGURED LOT, TRACT, AND STREET LAYOUT THAT FORMS THE BASIS FOR THE CASTLE OAKS ESTATES FILING NO. 5 PLAT.

LEGAL DESCRIPTION

TRACT A, CASTLE OAKS ESTATES FILING NO. 4, RECORDED FEBRUARY 14, 2013 AT RECEPTION NO. 2013013171, COUNTY OF DOUGLAS, STATE OF COLORADO, AND A PORTION OF OUTLOT A CASTLE OAKS PLAT DESCRIBED BELOW:

A PARCEL OF LAND BEING A PORTION OF TRACT B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; LOCATED IN THE EAST HALF OF SECTION 6 AND THE NORTHEAST QUARTER OF SECTION 7, 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:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, BEING A POINT ON THE SOUTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, ALSO BEING A POINT ON THE WEST LINE OF TRACT D, CASTLE OAKS PLAT, RECEPTION NO. 150556:

THENCE S 25°07'11" E, ALONG THE EAST LINE OF SAID TRACT B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2, AND THE WEST LINE OF SAID TRACT D, CASTLE OAKS PLAT RECEPTION NO. 150556, A DISTANCE OF 1634.98 FEET TO A POINT ON THE NORTH LINE OF THE STATE HIGHWAY NO. 86 RIGHT-OF-WAY, AS SHOWN ON THE PLANS FOR STATE PROJECT NO. SP 47-86-503 ALSO BEING A POINT OF CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID STATE HIGHWAY NO. 86 RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,815.00 FEET, A CENTRAL ANGLE OF 5°43'42" AND AN ARC LENGTH OF 281.44 FEET, THE CHORD OF WHICH BEARS S 68°28'39" W, A DISTANCE OF 281.32 FEET;

2. S 71°20'30" W, A DISTANCE OF 102.90 FEET;

3. S 63°16'06" W, A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,825.00 FEET, A CENTRAL ANGLE OF 16°12'57" AND AN ARC LENGTH OF 799.53 FEET TO A POINT ON THE WEST LINE OF SAID TRACT B, ALSO BEING A POINT ON THE EAST LINE OF THE AUTUMN SAGE RIGHT-OF-WAY, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2;

THENCE ALONG THE WEST LINE OF SAID TRACT B, AND THE EAST LINE OF SAID AUTUMN SAGE RIGHT-OF-WAY THE FOLLOWING FOURTEEN (14) COURSES:

1. N 46°16'08" W, A DISTANCE OF 30.82 FEET;

2. N 00°29'31" W, A DISTANCE OF 208.17 FEET;

3. N 05°21'02" W, A DISTANCE OF 100.36 FEET;

4. N 00°29'31" W, A DISTANCE OF 288.67 FEET TO A POINT OF CURVATURE;

5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 14°35'33" AND AN ARC LENGTH OF 55.01 FEET TO A POINT OF COMPOUND CURVATURE;

6. ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 371.00 FEET, A CENTRAL ANGLE OF 22°11'13" AND AN ARC LENGTH OF 143.66 FEET;

7. N 37°16'17" W, A DISTANCE OF 239.83 FEET;

8. N 40°50'52" W, A DISTANCE OF 80.16 FEET;

9. N 37°16'17" W, A DISTANCE OF 182.96 FEET TO A POINT OF CURVATURE;

10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 37°37'16" AND AN ARC LENGTH OF 193.04 FEET;

11. N 00°20'59" E, A DISTANCE OF 49.01 FEET TO A POINT OF CURVATURE;

12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 106.00 FEET, A CENTRAL ANGLE OF 51°52'27" AND AN ARC LENGTH OF 95.97 FEET TO A POINT OF REVERSE CURVATURE;

13. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 15°13'25" AND AN ARC LENGTH OF 32.95 FEET TO A POINT OF REVERSE CURVATURE;

14. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 106.00 FEET, A CENTRAL ANGLE OF 51°52'27" AND AN ARC LENGTH OF 95.97 FEET TO A POINT ON THE SOUTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, AND THE NORTH LINE OF SAID TRACT B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT B AND THE SOUTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. N 88°52'28" E, A DISTANCE OF 11.19 FEET TO A POINT OF CURVATURE;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 09°47'51" AND AN ARC LENGTH OF 62.58 FEET;

3. N 79°04'37" E, A DISTANCE OF 128.28 FEET TO A POINT OF CURVATURE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 22°40'07" AN ARC LENGTH OF 116.32 FEET;

5. S 78°15'16" E, A DISTANCE OF 92.12 FEET TO A POINT OF CURVATURE;

6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 58°37'48" AN ARC LENGTH OF 374.52 FEET;

7. N 43°06'55" E, A DISTANCE OF 136.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.859 ACRES OR 1,736,271 SQUARE FEET, MORE OR LESS.

UTILITY PROVIDERS

WATER
TOWN OF CASTLE ROCK
UTILITIES DEPARTMENT
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

SEWER
TOWN OF CASTLE ROCK
UTILITIES DEPARTMENT
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

CABLE
COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000

ELECTRIC
IREA
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

GAS
BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554

PHONE
CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787

OWNERS

SLV CASTLE OAKS, LLC
4900 N. SCOTTSDALE ROAD, SUITE 1000
SCOTTSDALE, AZ 85251
CONTACT: SANDI THOMAS 303-929-0261

ENGINEER

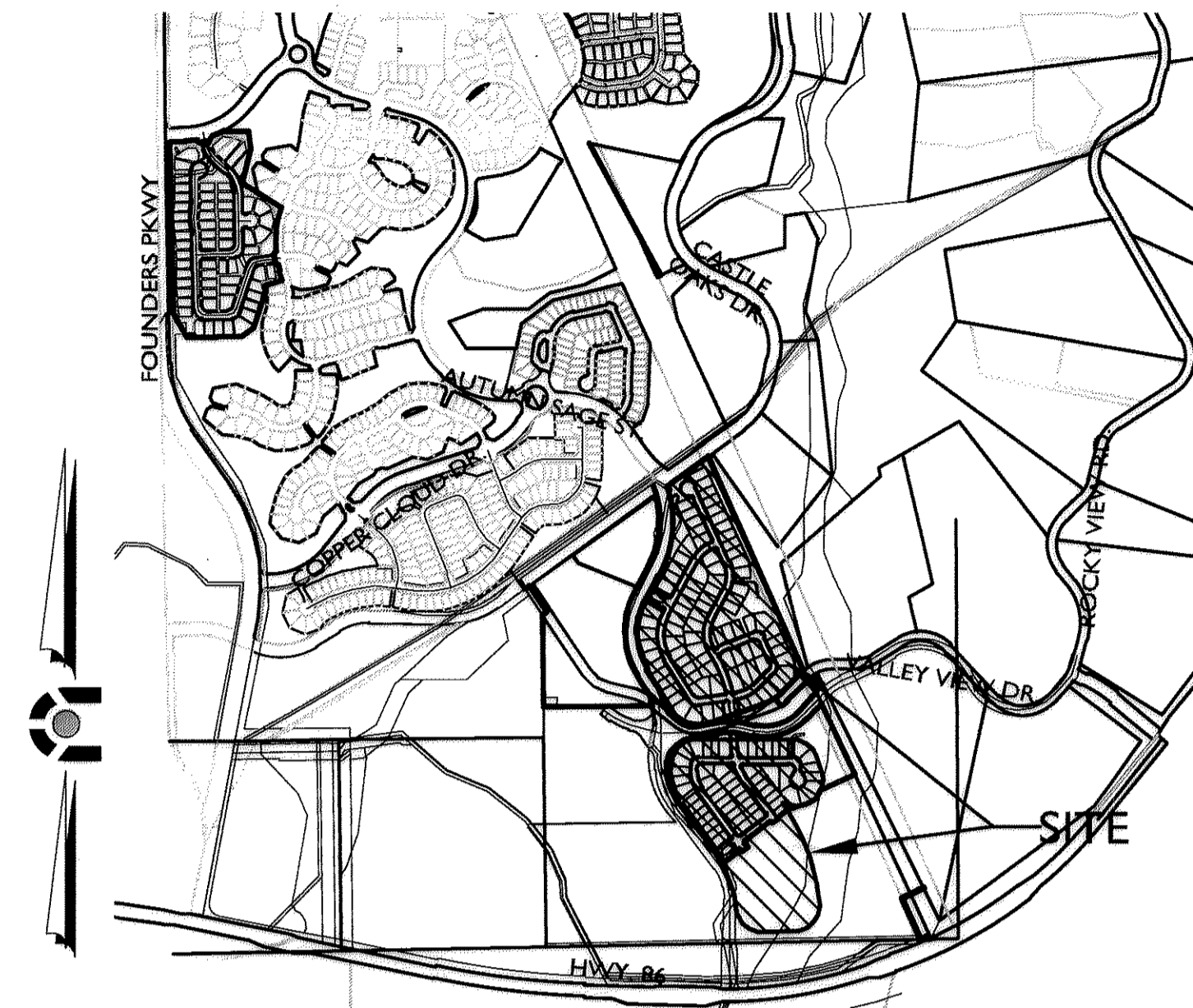
CORE CONSULTANTS, INC.
1950 S. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: PHILIP DALRYMPLE 303-703-4444

LAND SURVEYOR

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

LAND PLANNER

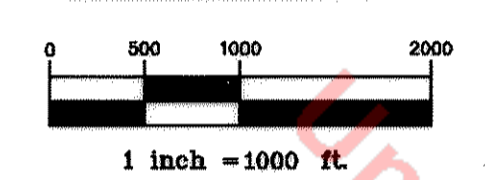
PCS GROUP INC.
#3 - B-180 INDEPENDENCE PLAZA
1007 16TH STREET
DENVER, CO 80265
CONTACT: JOHN PRESTWICH 303-531-4905



SHEET INDEX

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VICINITY MAP



TITLE CERTIFICATION

I, Robbie Casanova, AN AUTHORIZED REPRESENTATIVE OF First American Title, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 20 14, SIGNED THIS DAY OF 31st October 20 14.

[Signature]
AUTHORIZED REPRESENTATIVE

First American Title
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS }
STATE OF COLORADO }

NOTARY BLOCK

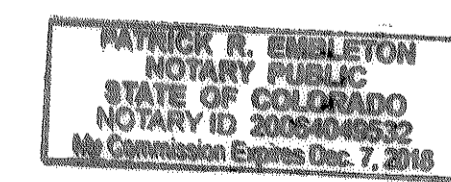
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October 20 14.

BY

[Signature] Title Officer
WITNESS MY HAND AND OFFICIAL SEAL

Patrick R. Emberton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11



CERTIFICATE OF OWNERSHIP

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

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Michael Forsum TITLE: WEST REGION PRESIDENT

SIGNED THIS 6th DAY OF November, 20 14.

COUNTY OF Maricopa }
STATE OF Arizona }

NOTARY BLOCK

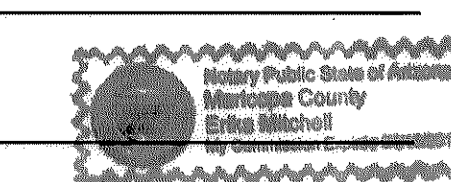
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF November 20 14.

BY

[Signature]
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2016



CERTIFICATE OF OWNERSHIP, CONTINUED

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

BY: Paul Donahue
MAYOR

SIGNED THIS 14th DAY OF January, 20 15.

ATTEST:

[Signature]
TOWN CLERK

SIGNED THIS 14th DAY OF January, 20 15.

COUNTY OF DOUGLAS }
STATE OF COLORADO }

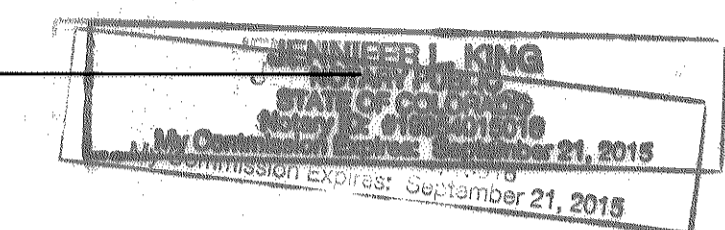
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January 20 15.

BY

[Signature]
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

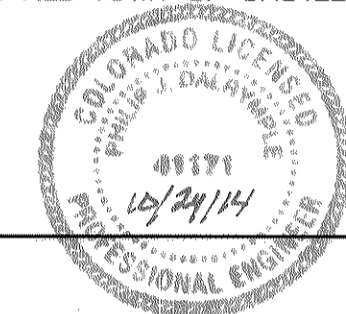
MY COMMISSION EXPIRES: 9-21-2015



CIVIL ENGINEER'S STATEMENT

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

[Signature]
REGISTERED PROFESSIONAL ENGINEER

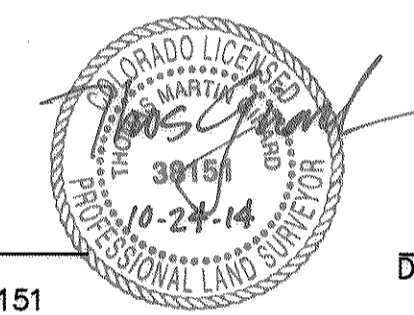


DATE 11

SURVEYOR'S STATEMENT

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

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



DATE 11

PLANNING COMMISSION APPROVAL

THIS SITE DEVELOPMENT PLAN FOR WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF OCTOBER 20 14.

[Signature]
CHAIR

December 10, 2014
DATE

ATTEST:

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

12/12/14
DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21ST DAY OF OCTOBER 20 14.

Paul Donahue
MAYOR

12-16-14
DATE

ATTEST:

[Signature]
TOWN CLERK

12-16-14
DATE



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:14 ON THE 23rd DAY OF January 20 15 AT RECEPTION NO. 2015004543

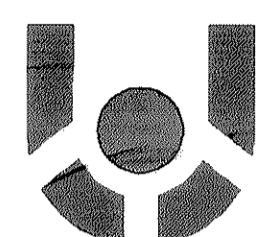
DOUGLAS COUNTY CLERK AND RECORDER
BY: Tulayna Poir
DEPUTY



CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
COVER SHEET

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1980 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



CALL US BEFORE ANY WORK BEGINS FOR AN OFFER OF A DISCOUNT ON EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.
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 HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below.
Call before you dig.



REVISIONS	#	DESCRIPTION	DATE	BY
	1	PER TOWN COMMENTS	5/19/14	PID
	2	PER TOWN COMMENTS	6/18/14	PID
	3	PER TOWN COMMENTS	7/23/14	PID
	5	PER TOWN COMMENTS	8/18/14	PID

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
COVER SHEET
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

JOB NO.
14-001
SHEET
1 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS, SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

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

ELEVATION = 6495.263 (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:

- 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.
- 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION PLANS.
- A PORTION OF PLANNING AREA 44 LIES WITHIN THE ZONE A FEMA FLOODPLAIN PER THE FEMA FIRM MAP PANEL NUMBER 08035C0189F.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- 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 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- 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.
- THIS SITE IS ZONED AS R-SF.
- 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.
- 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERS 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.
- A PORTION OF VALLEY VIEW DRIVE WILL BE VACATED BY SEPARATE DOCUMENT AS PART OF FUTURE PLATS ASSOCIATED WITH THIS SDP. AN INTERIM CONNECTION BETWEEN THE PROPOSED VALLEY VIEW DRIVE AND THE EXISTING ROADWAY WILL BE MADE VIA A 35' PUBLIC ACCESS AND UTILITY EASEMENT WHICH WILL BE USED IN AN INTERIM CONDITION UNTIL VALLEY DRIVE IS EXTENDED FURTHER EAST OVER MCMURDO GULCH.

LAND USE SUMMARY

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE'S	PROPOSED % OF SITE ACREAGE	NET DENSITY	MIN. LOT AREA	AVE. LOT AREA	MAX LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. HEIGHT
R-SF PA 30 SINGLE FAMILY DETACHED	15.395 AC	88	23.36%	5.71	6,573 SF	7,745 SF	13,772 SF	20'	15'	15'	5'	15'	35'
R-SF PA 33 & 44 SINGLE FAMILY DETACHED	14.877 AC	101	22.57%	6.79	5,397 SF	6,460 SF	11,971 SF	20'	15'	15'	5'	15'	35'
OSP OPEN SPACE DEDICATION PRIVATE	26.674 AC	-	40.47%	-	-	-	-	-	-	-	-	-	-
ROW PROPOSED LOCAL STREETS- PA 30*	4.834 AC	-	7.33%	-	-	-	-	-	-	-	-	-	-
ROW PROPOSED LOCAL STREETS- PA 33 & 44*	4.136 AC	-	6.27%	-	-	-	-	-	-	-	-	-	-
	65.916	189	100%	2.87 DU/AC									

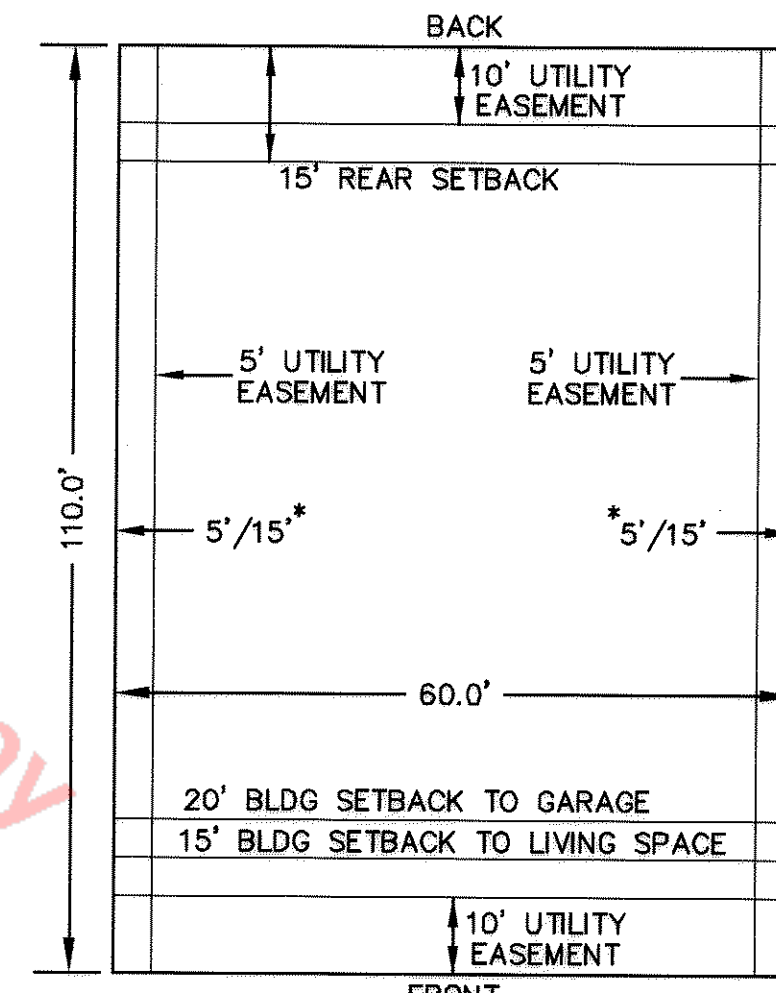
* DOES NOT INCLUDE VALLEY VIEW DRIVE AND AUTUMN SAGE STREET

TRACT SUMMARY

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	5.282 AC	OSP/DR/UT	HOA	HOA
TRACT B	0.519 AC	OSP/DR/UT	HOA	HOA
TRACT C	0.691 AC	OSP/DR/UT	HOA	HOA
TRACT D	2.419 AC	OSP/DR/UT	HOA	HOA
TRACT E	17.736 AC	OSP/DR/UT	HOA	HOA

FIRE NOTES:

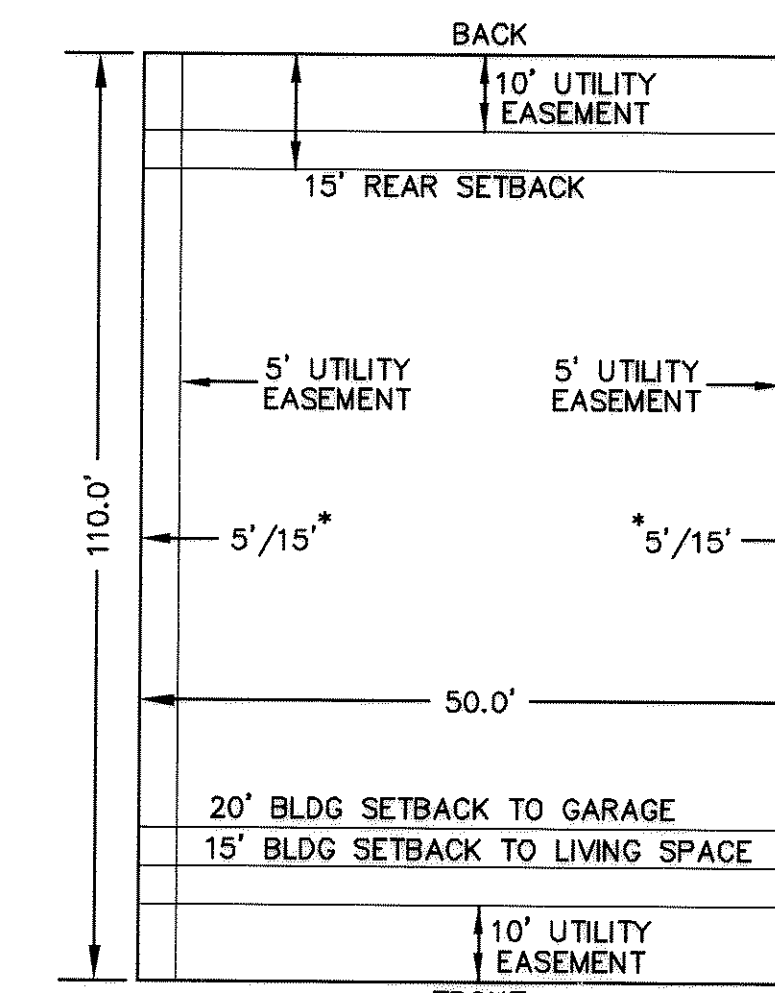
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- "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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



PA 30 TYPICAL LOT SETBACKS

N.T.S.

* SIDE TO INTERIOR/SIDE TO STREET



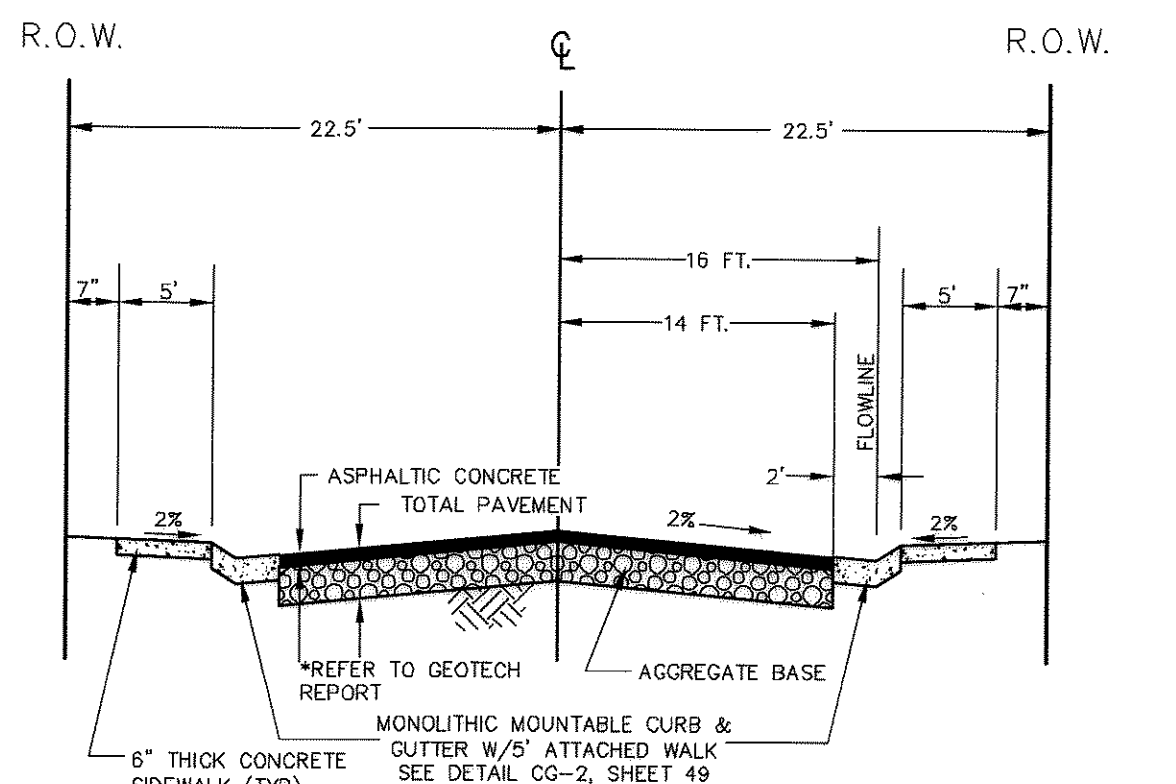
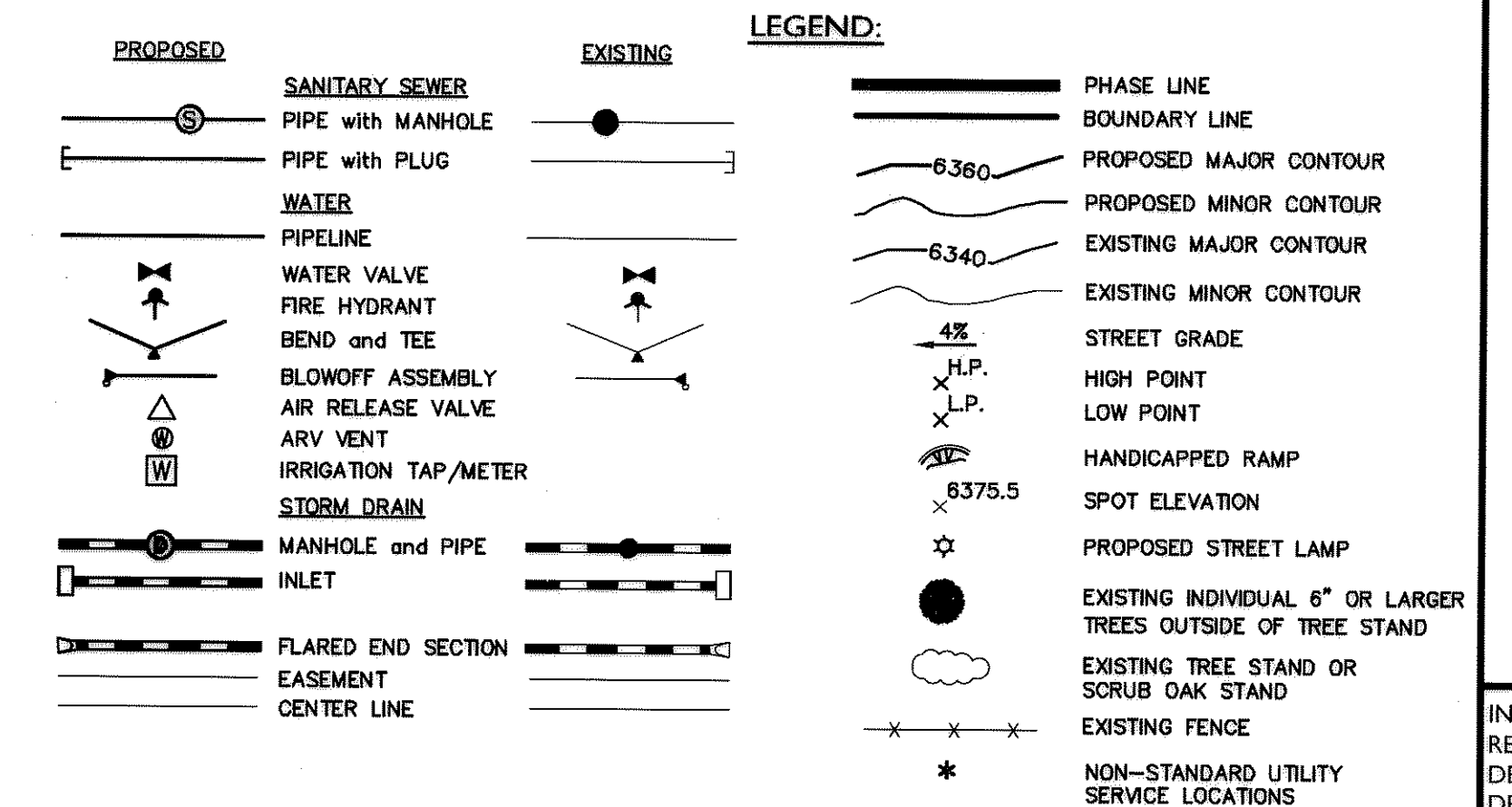
PA 33 & 44 TYPICAL LOT SETBACKS

N.T.S.

* SIDE TO INTERIOR/SIDE TO STREET

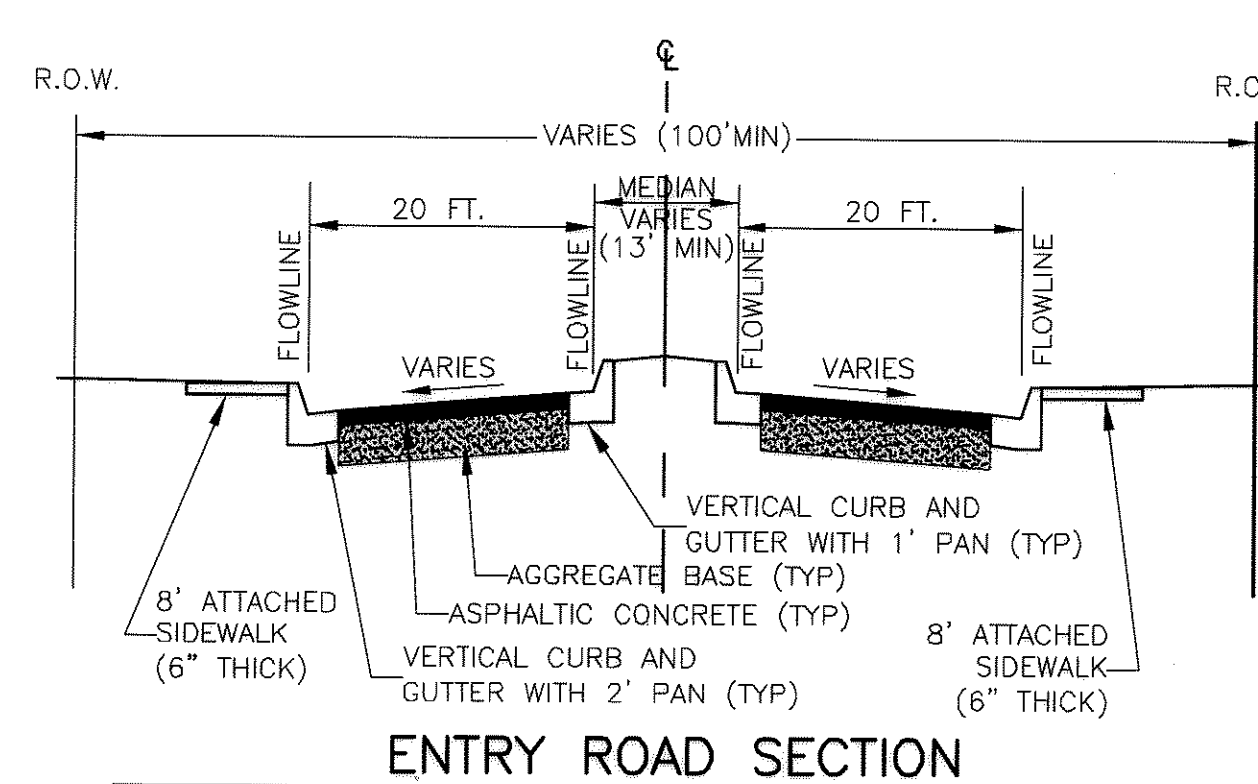
MONUMENT LEGEND

- FOUND ALIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED



TYPICAL ROADWAY SECTION - 45' ROW

N.T.S.



ENTRY ROAD SECTION

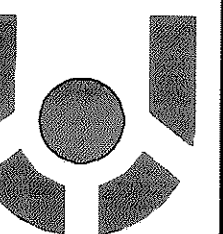
N.T.S.

* MEDIAN OF ENTRY STREETS SHALL BE LANDSCAPED

CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-001
GENERAL NOTES AND DETAILS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1850 W. Littleton Blvd., Ste. 108
Littleton, CO 80120

CORE
CONSULTANTS



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THIS PLAN. THE USER SHALL VERIFY
THE LOCATION OF ALL UTILITIES PRIOR TO THE START
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITY.



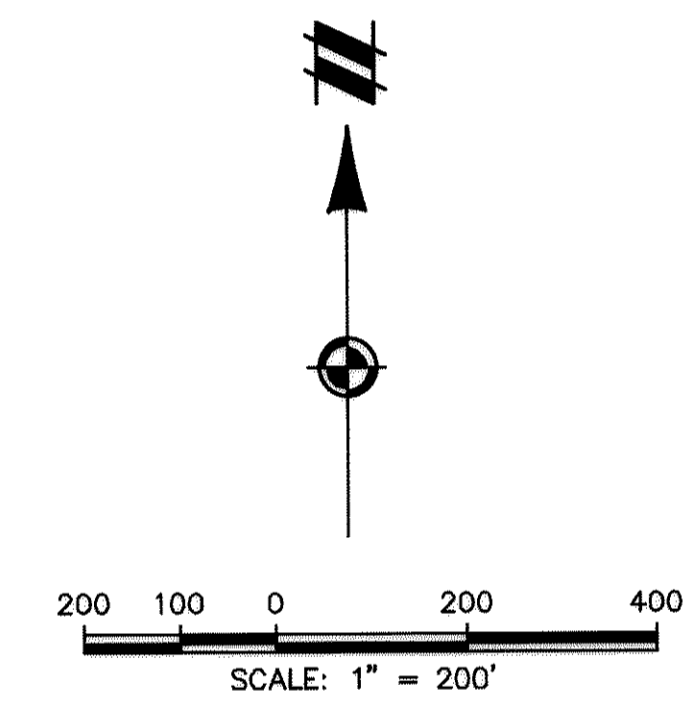
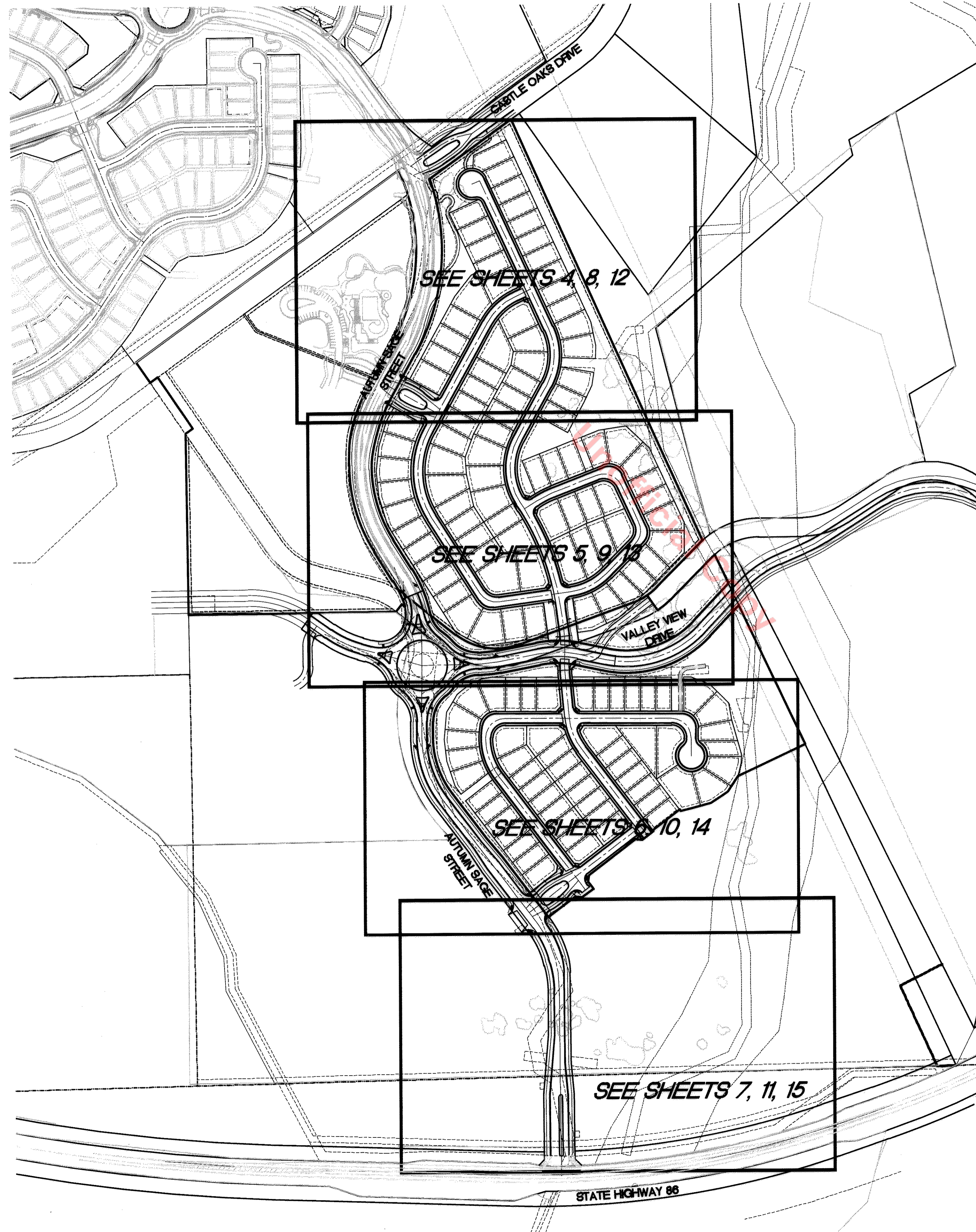
#	DESCRIPTION	DATE BY
1	PER TOWN COMMENTS	5/12/14 PID
2	PER TOWN COMMENTS	6/18/14 PID
3	PER TOWN COMMENTS	7/25/14 PID
5	PER TOWN COMMENTS	8/18/14 PID

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
GENERAL NOTES AND DETAILS
TOWN OF CASTLE ROCK, COLORADO

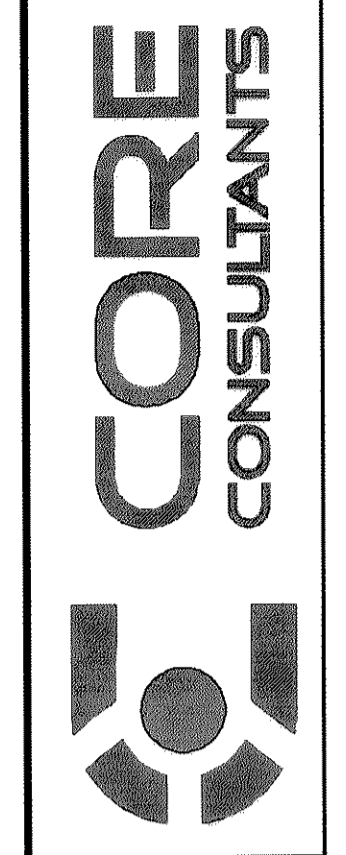
INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

JOB NO.
14-001
SHEET
2 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN
 FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
 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



CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1850 W. Littleton Blvd., Ste. 108
 Littleton, CO 80120



CALL BUSINESS DAYS IN ADVANCE BEFORE YOU
 DIG GRAVE OR REMOVE ANY EXISTING
 UNDERGROUND UTILITY.
 CALL BEFORE YOU DIG.
 CALL 811 BEFORE YOU DIG.
 CALL 811 BEFORE YOU DIG.
 CALL 811 BEFORE YOU DIG.
 CALL 811 BEFORE YOU DIG.

#	DESCRIPTION	DATE	BY
1.	PER TOWN COMMENTS	5/19/14	PID
2.	PER TOWN COMMENTS	6/18/14	PID
3.	PER TOWN COMMENTS	7/23/14	PID
5.	PER TOWN COMMENTS	8/18/14	PID

CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 DRAWING INDEX
 TOWN OF CASTLE ROCK, COLORADO

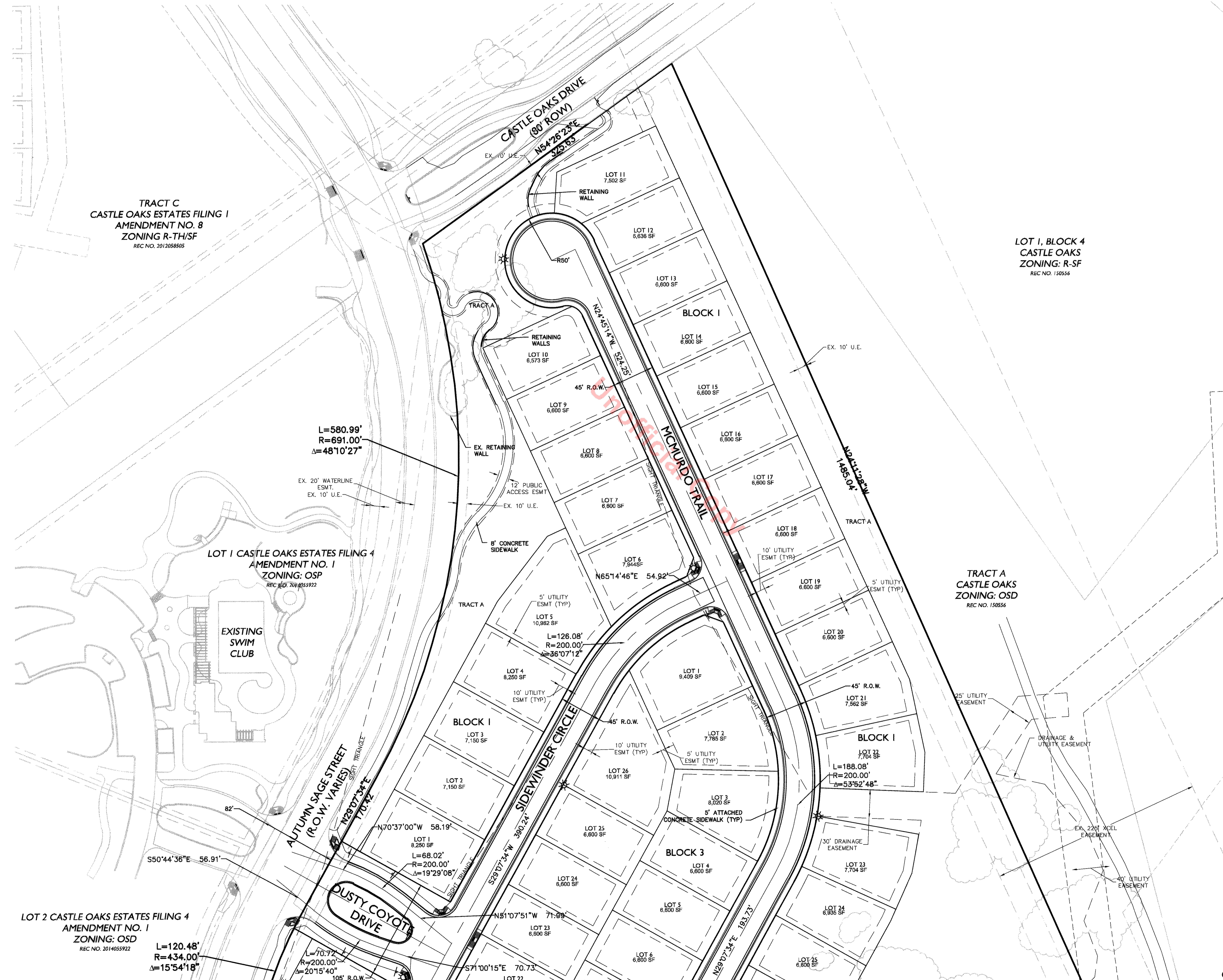
INITIAL PLAN
 RELEASE: 3/31/2014
 DESIGNED BY: PID
 DRAWN BY: PID
 CHECKED BY: BRC

JOB NO.
14-001
 SHEET
3 OF 25

CASTLE OAKS ESTATES FILING NO. 5
 PROJECT# SDP14-0010
 DRAWING INDEX

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TRACT C
CASTLE OAKS ESTATES FILING 1
AMENDMENT NO. 8
ZONING R-TH/SF
REC NO. 2012058505

LOT 1, BLOCK 4
CASTLE OAKS
ZONING: R-SF
REC NO. 150556

LOT 1 CASTLE OAKS ESTATES FILING 4
AMENDMENT NO. 1
ZONING: OSP
REC NO. 2014055922

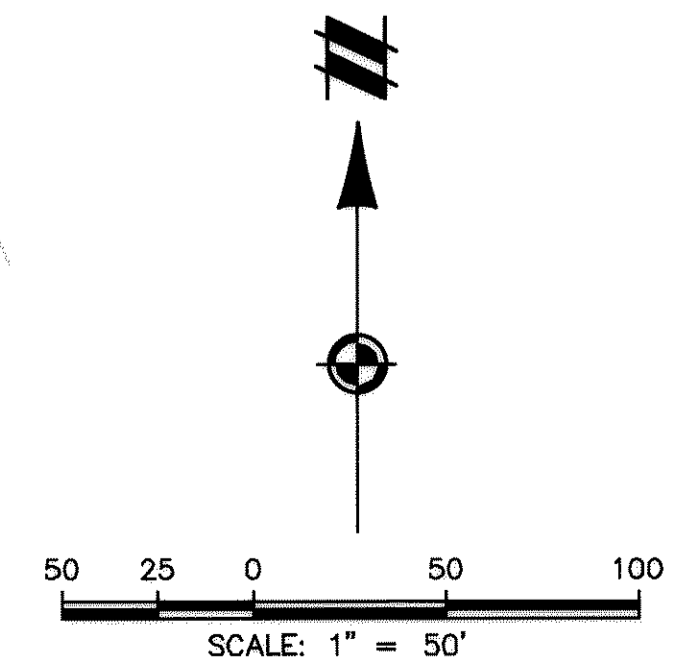
TRACT A
CASTLE OAKS
ZONING: OSD
REC NO. 150556

LOT 2 CASTLE OAKS ESTATES FILING 4
AMENDMENT NO. 1
ZONING: OSD
REC NO. 2014055922

L=120.48'
R=434.00'
Δ=15°54'18"

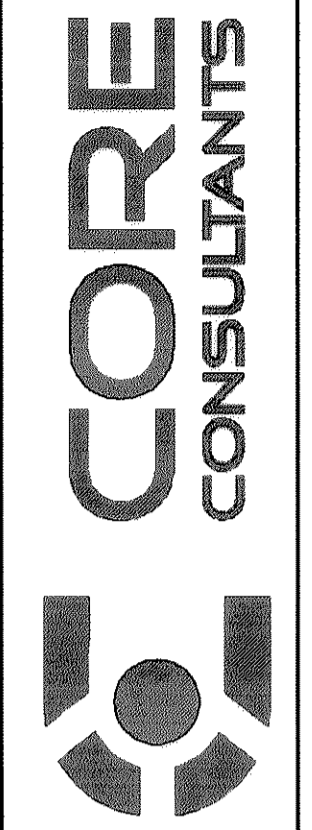
L=70.72'
R=200.00'
Δ=20°15'40"

MATCHLINE-SEE SHEET 5



CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDPI4-0010
SITE PLAN

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
2025.703.4444
1950 W. Littleton Blvd., Ste. 108
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED
BY THE CONTRACTOR TO FIELD VERIFY
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
CONSEQUENT TO ANY CONSTRUCTION ACTIVITIES.

811

REVISIONS	
#	DATE
1	5/19/14 PID
2	6/18/14 PID
3	7/23/14 PID
5	8/18/14 PID

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

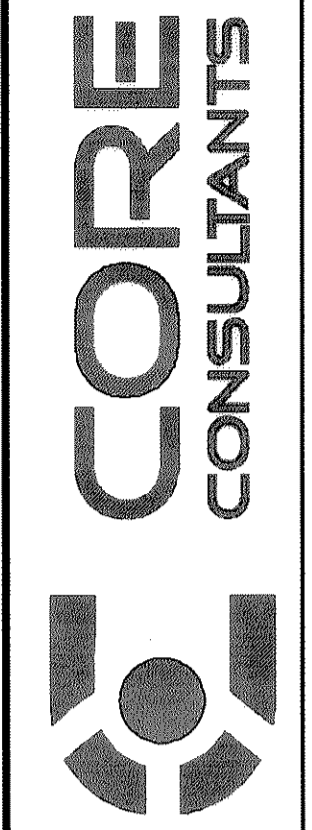
INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

JOB NO.
14-001
SHEET
4 OF 25

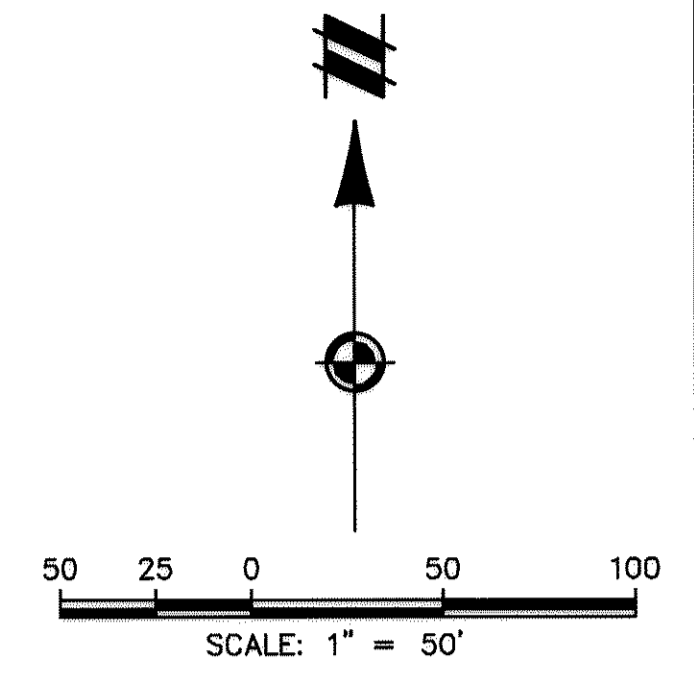
CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

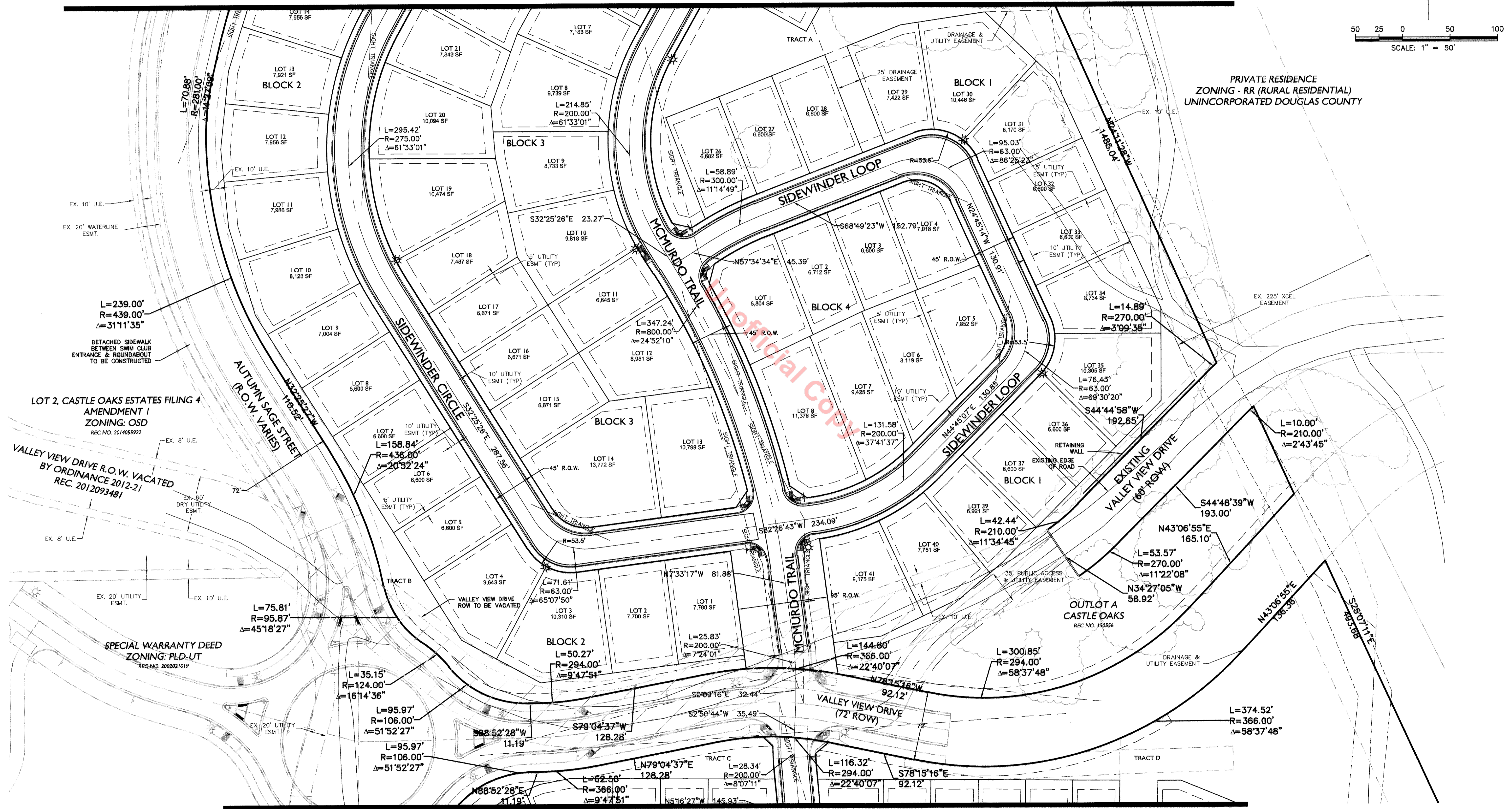
CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
3025 702 4444
1850 W. Lockwood Blvd., Ste. 109
Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED
FROM THE BEST AVAILABLE INFORMATION. IT IS THE USER'S
RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.



MATCHLINE-SEE SHEET 4



MATCHLINE-SEE SHEET 6

#	DESCRIPTION	DATE	BY
1	PER. TOWN COMMENTS	5/18/14	PID
2	PER. TOWN COMMENTS	6/18/14	PID
3	PER. TOWN COMMENTS	7/23/14	PID
5	PER. TOWN COMMENTS	8/18/14	PID

CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 SITE PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

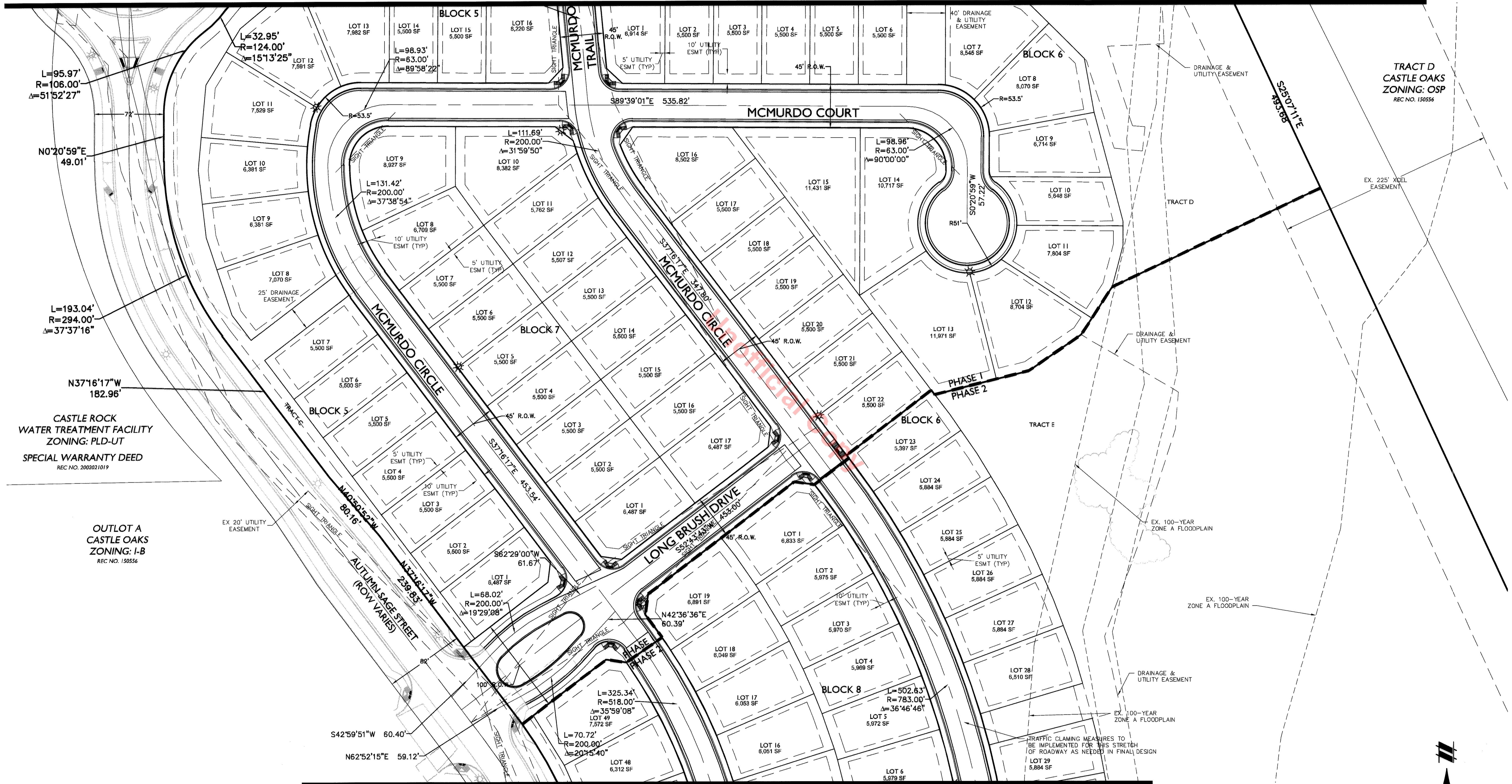
JOB NO.
14-001
SHEET
5 OF 25

CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDPI4-0010
SITE PLAN

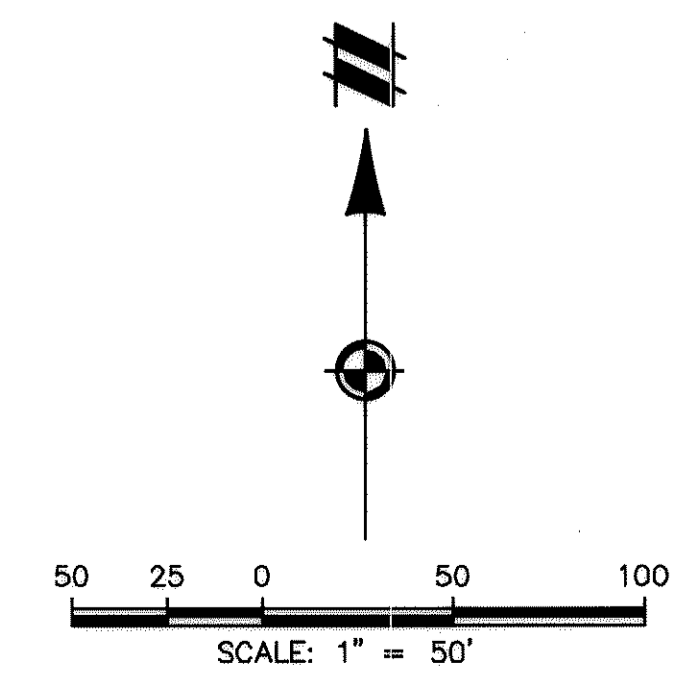
CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

MATCHLINE-SEE SHEET 5



MATCHLINE-SEE SHEET 7

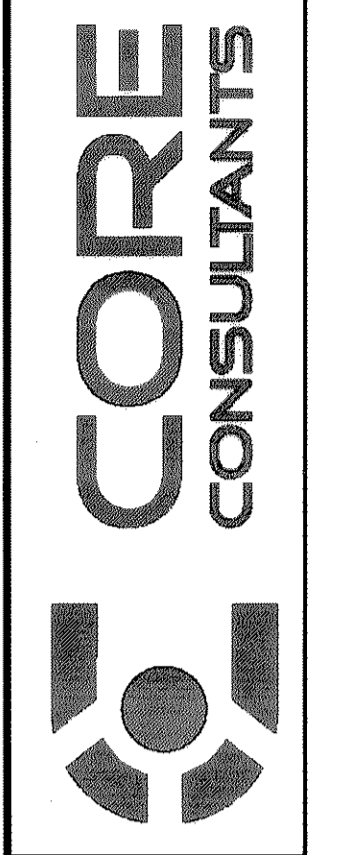


CASTLE ROCK
WATER TREATMENT FACILITY
ZONING: PLD-UT
SPECIAL WARRANTY DEED
REC NO. 2002021019

OUTLOT A
CASTLE OAKS
ZONING: I-B
REC NO. 150556

TRACT D
CASTLE OAKS
ZONING: OSP
REC NO. 150556

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
3003.703.4444
1990 W. Libbey Blvd., Ste. 109
Littleton, CO 80120



CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND REBEL UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR DIGGING UTILITY
UTILITIES. SHOWN ON THE DRAWING HAVE BEEN LOCATED
BY THE CONTRACTOR TO THE BEST OF HIS KNOWLEDGE.
THE LOCATION OF ALL UTILITIES PRIOR TO THE
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	
#	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	PER TOWN COMMENTS
5	PER TOWN COMMENTS

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

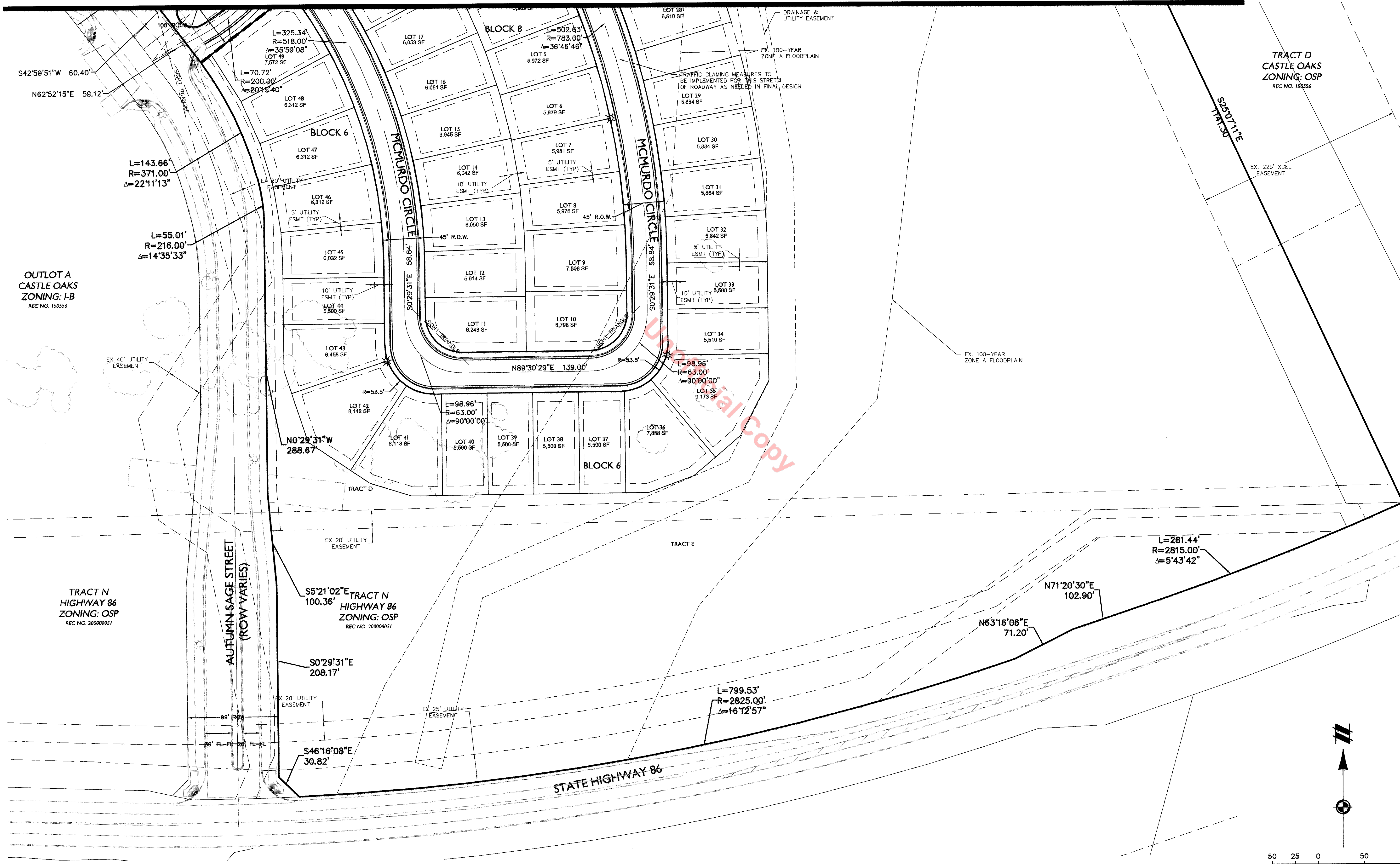
JOB NO.
14-001
SHEET
6 OF 25

CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
SITE PLAN

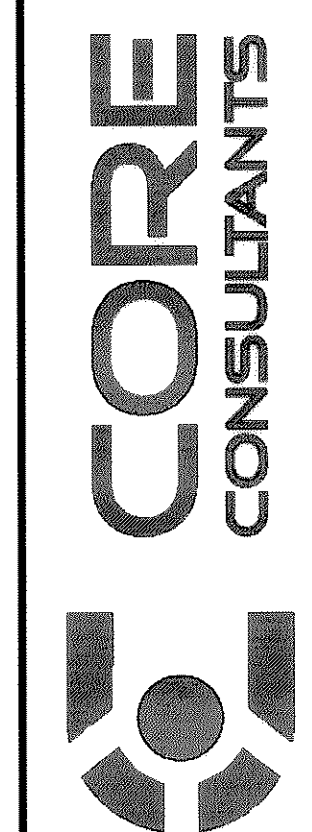
CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

MATCHLINE-SEE SHEET 6



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.702.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. GRADERS OR OPERATORS TO BE RESPONSIBLE FOR
CALLING OUT UNDERGROUND UTILITY LOCATIONS.
CALL 811 BEFORE YOU DIG. GRADERS OR OPERATORS TO
BE RESPONSIBLE FOR CALLING OUT UNDERGROUND UTILITY
LOCATIONS. HORIZONTAL AND VERTICAL. THE EXISTING
UTILITY LOCATIONS ARE SHOWN ON THE PLAN. THE
RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE PRESENCE OF ANY UTILITIES IS THE CONTRACTOR'S
RESPONSIBILITY. ANY CONSTRUCTION ACTIVITIES
MAY BE SUSPENDED AT ANY TIME.

REVISIONS	
#	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	PER TOWN COMMENTS
5	PER TOWN COMMENTS

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

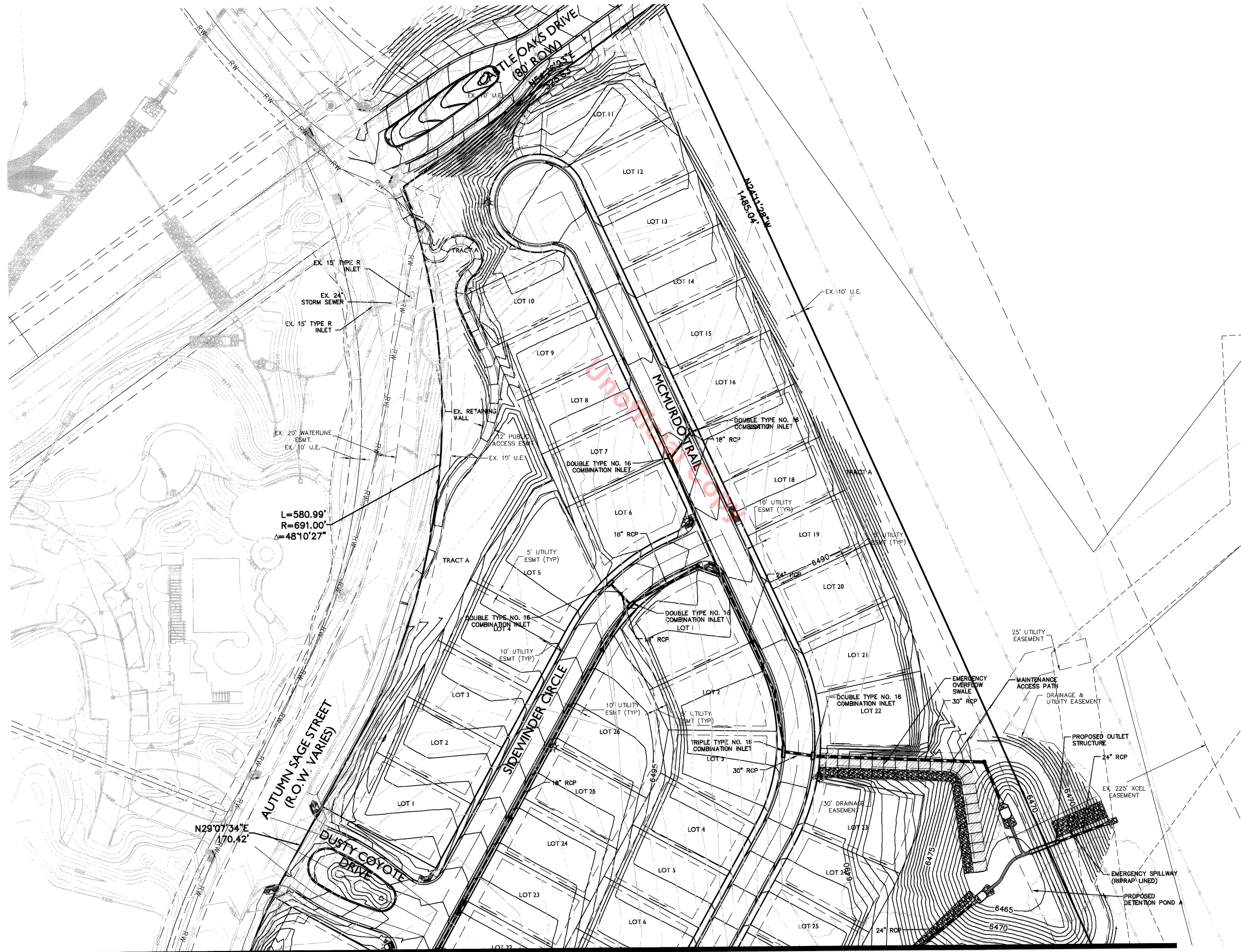
INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PJD
DRAWN BY: PJD
CHECKED BY: BRC

JOB NO.
14-001
SHEET
7 OF 25

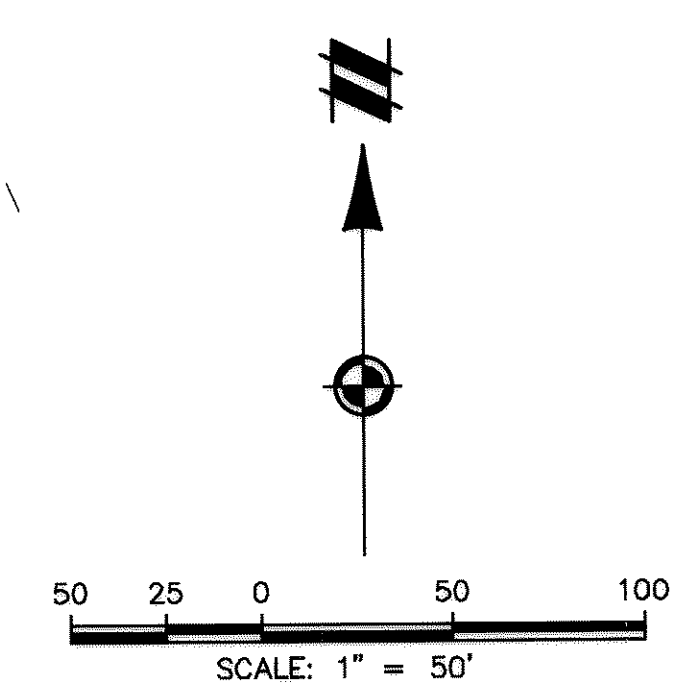
CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
SITE PLAN

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

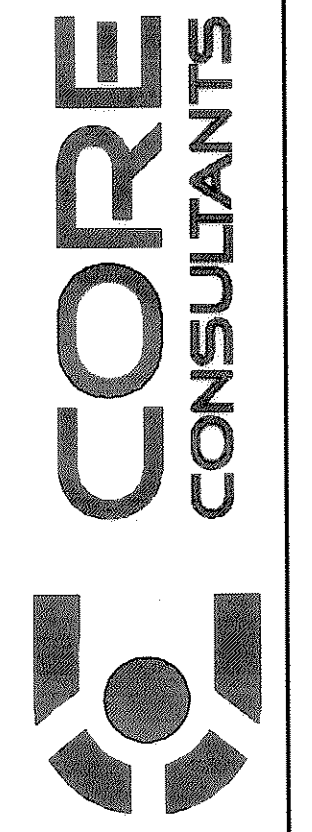
FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCHLINE-SEE SHEET 9



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
308.702.4444
1850 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. GRADING OR UTILITIES TO BE LAYED OUT.
UNDEGROUND MEMBER UTILITIES.
CALLER ASSUMES RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING
UTILITIES SHOWN ON THE DRAWING MAY BE INADEQUATE.
THE RESPONSIBILITY OF THE CONTRACTOR TO RE-VERIFY
THE LOCATION AND DEPTH OF ANY UTILITIES
BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	
#	DATE BY
1	5/19/14 BID
2	6/18/14 BID
3	7/23/14 BID
5	8/18/14 BID

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: BID
DRAWN BY: BID
CHECKED BY: BRC

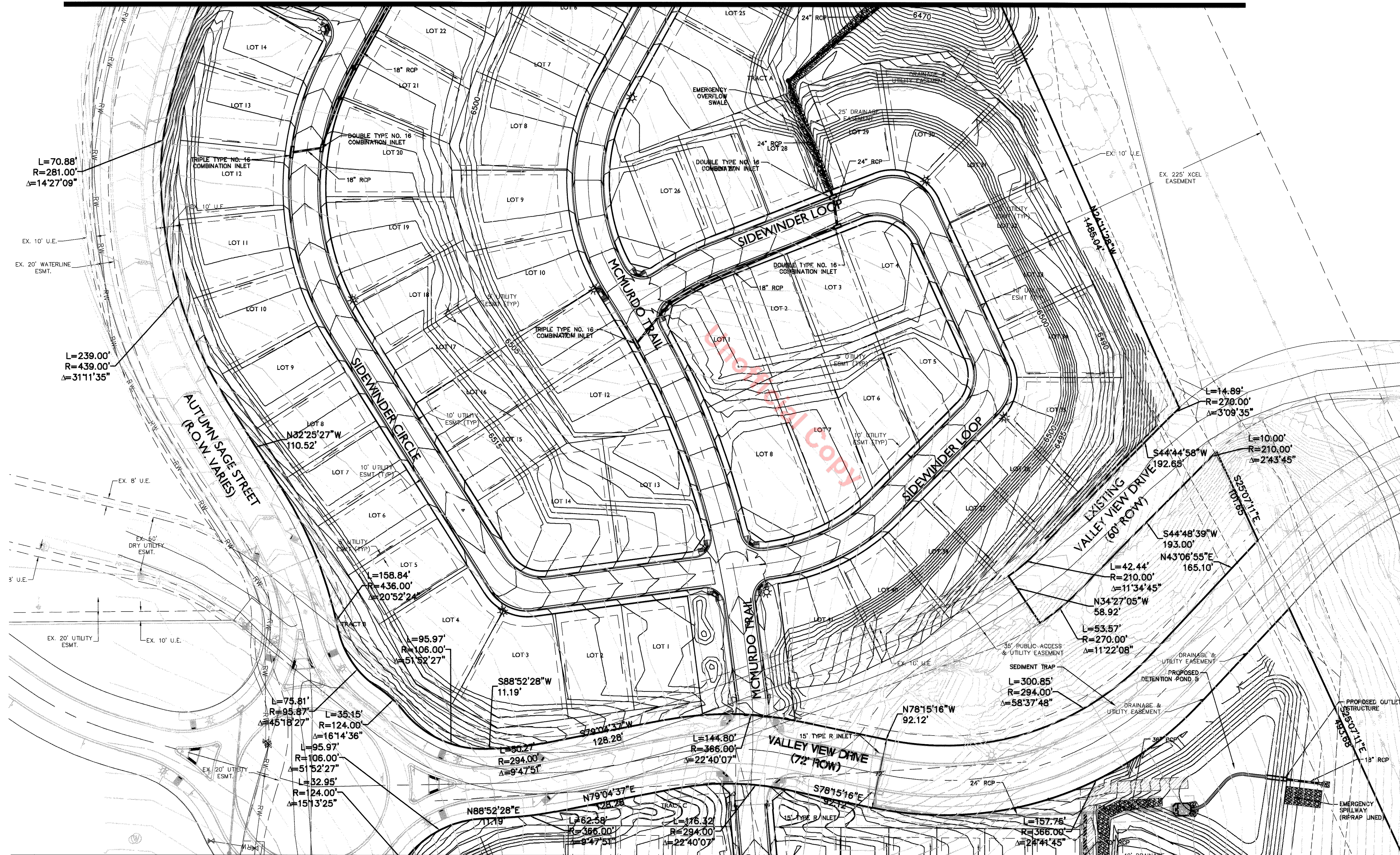
JOB NO.
14-001
SHEET
8 OF **25**

CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
GRADING PLAN

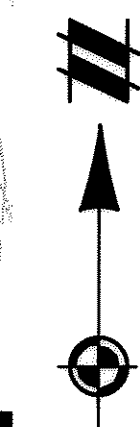
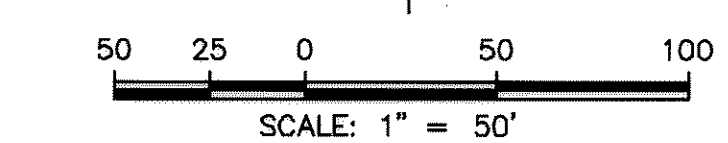
CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

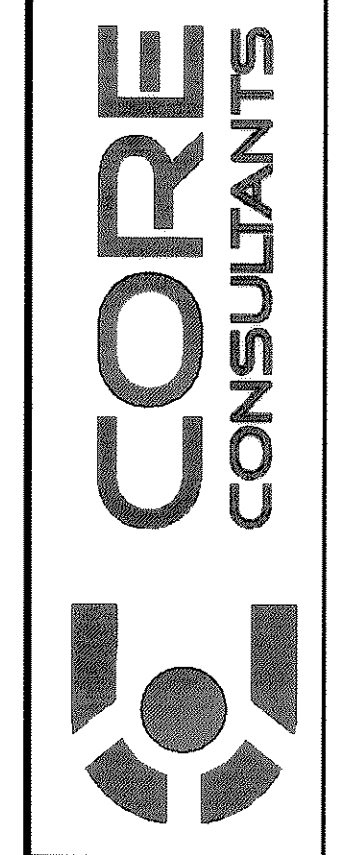
MATCHLINE-SEE SHEET 8



MATCHLINE-SEE SHEET 10



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 108
Littleton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. GRUBBERS ARE RESPONSIBLE FOR THE PROTECTING OF
UNDERGROUND UTILITY LINES.
CALL BEFORE YOU DIG.
811
CONTRACTORS AS RESPONSIBILITY FOR DETERMINING THE
LOCATION, DEPTH, AND TYPE OF ALL EXISTING
UTILITIES. THE CONTRACTOR SHALL VERIFY THE
ACCURACY OF THE INFORMATION PROVIDED BY 811
AND THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE INFORMATION PROVIDED BY 811 PRIOR TO ANY
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	#	DESCRIPTION	DATE	BY
	1	PER TOWN COMMENTS	5/18/14	PID
	2	PER TOWN COMMENTS	6/18/14	PID
	3	PER TOWN COMMENTS	7/22/14	PID
			8/12/14	PID

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

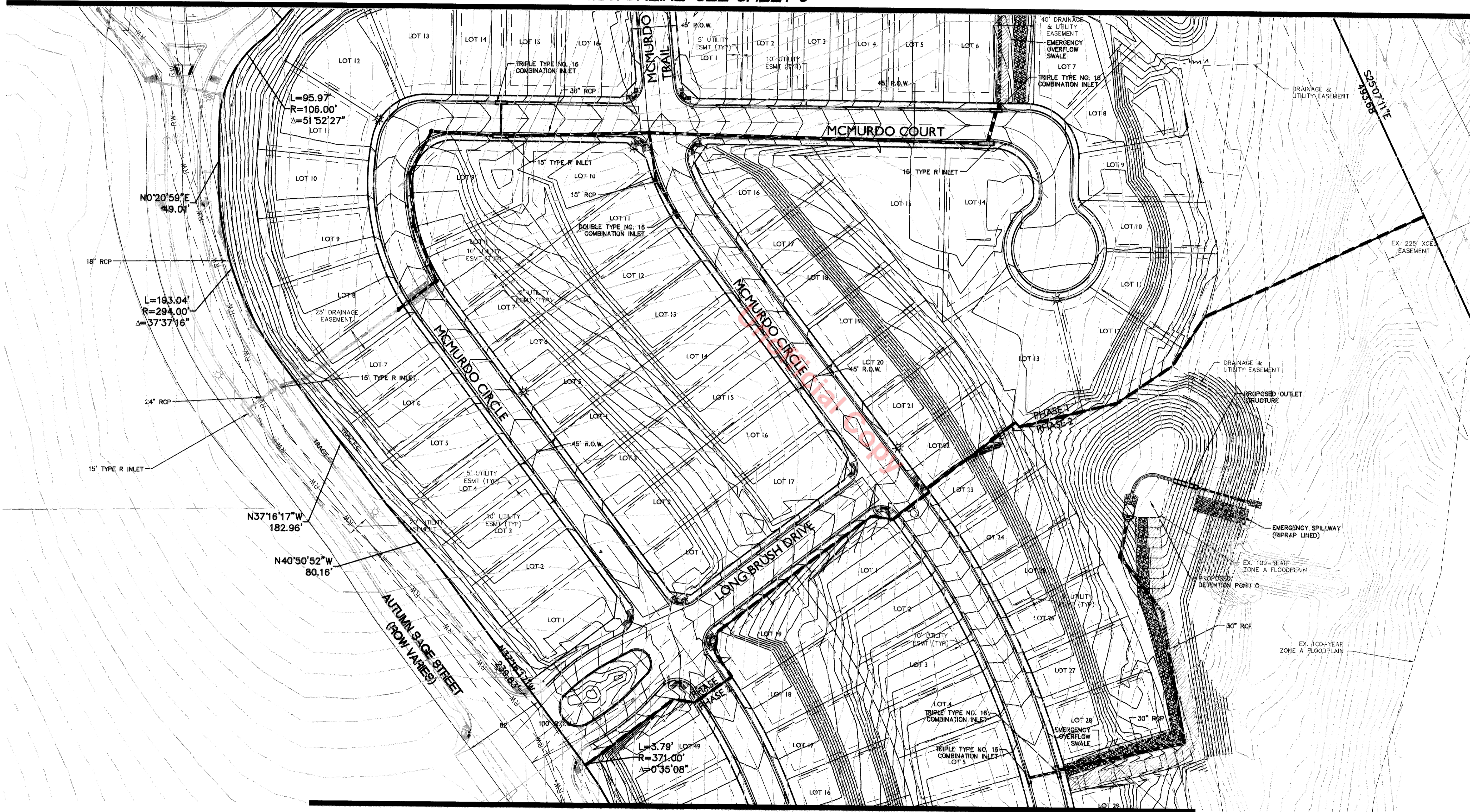
INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

JOB NO.
14-001
SHEET
9 OF 25

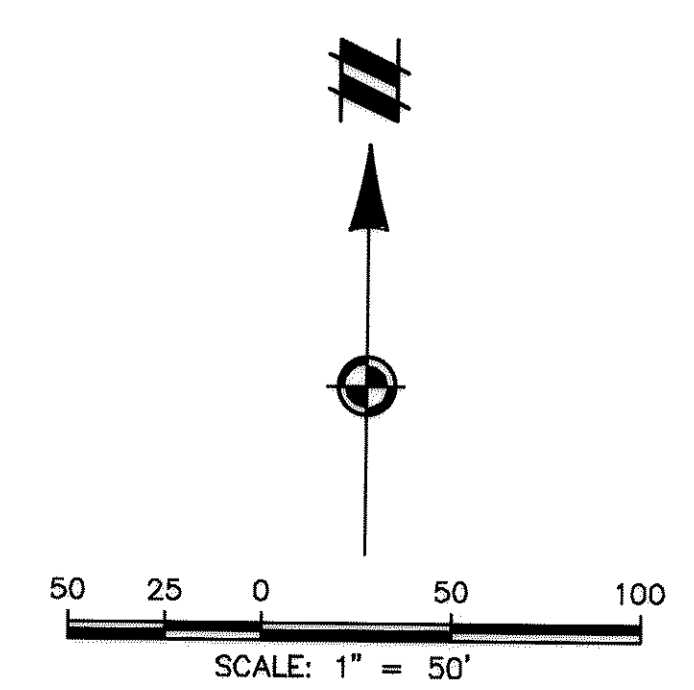
CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDPI4-0010
GRADING PLAN

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN
 FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
 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

MATCHLINE-SEE SHEET 9



MATCHLINE-SEE SHEET 11



REVISIONS

#	DESCRIPTION	DATE BY
1	PER TOWN COMMENTS	5/19/14 PID
2	PER TOWN COMMENTS	6/18/14 PID
3	PER TOWN COMMENTS	7/28/14 PID
4	PER TOWN COMMENTS	8/18/14 PID

CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 3/31/2014
 DESIGNED BY: PID
 DRAWN BY: PID
 CHECKED BY: BRC

JOB NO.
 14-001
 SHEET
 10 OF 25

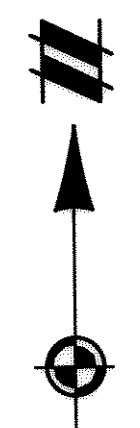
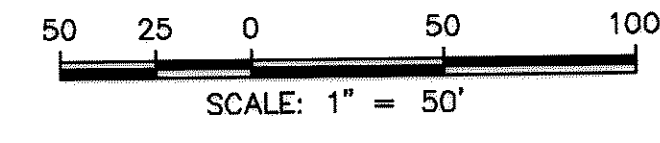
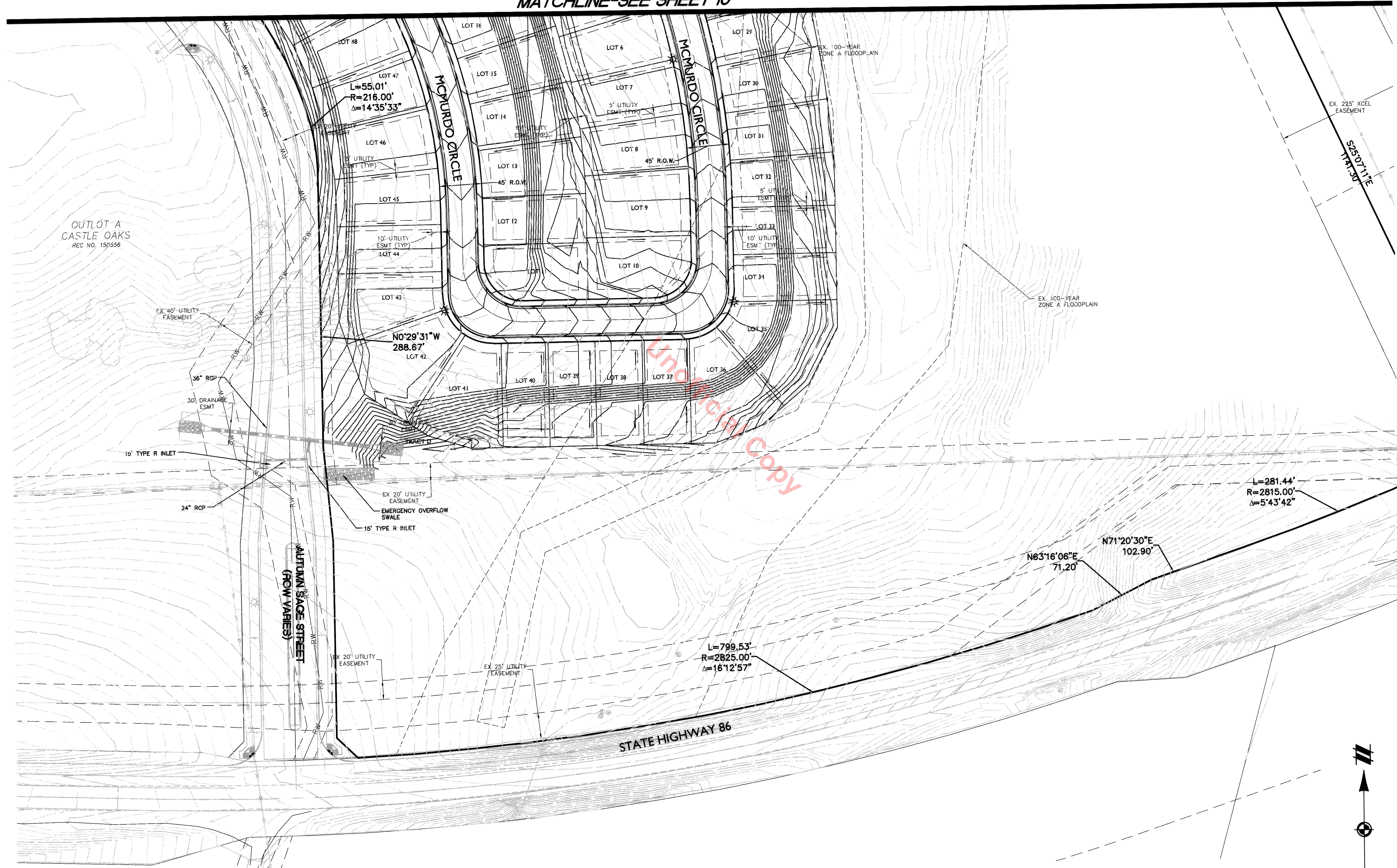
811 logo with text: "CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG OR EXCAVATE FOR THE MARKING OF UTILITIES. CALL BEFORE YOU DIG. LOCAL, STATE, AND FEDERAL UTILITIES. CALL 811 FOR THE LOCATION, HORIZONTAL AND VERTICAL UTILITY INFORMATION. THIS SERVICE IS PROVIDED AT NO CHARGE TO THE CALLER. THE RESPONSIBILITY OF THE CONTRACTOR TO READ AND INTERPRET THE MARKING IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ AND INTERPRET THE MARKING OF ANY CONSTRUCTION ACTIVITIES."

CORE CONSULTANTS
 CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 3002.702-4444
 1950 W. Litchfield Blvd., Ste. 109
 Littleton, CO 80120

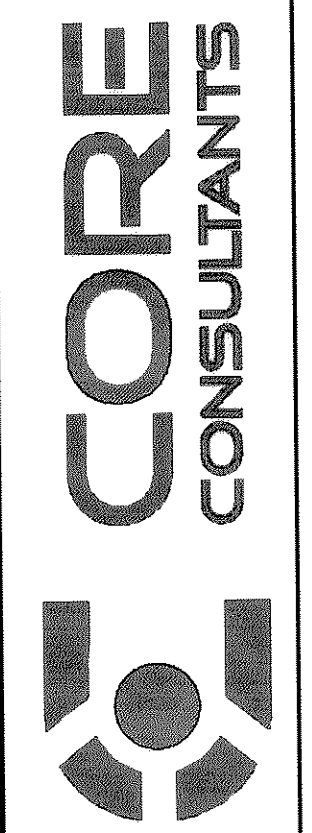
CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

MATCHLINE-SEE SHEET 10



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



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED
FROM THE BEST AVAILABLE INFORMATION TO THE BEST OF
THE LOCATION OF UTILITIES PRIOR TO THE
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	#	DESCRIPTION	DATE	BY
1	PER TOWN COMMENTS	5/19/14	PIJ	
2	PER TOWN COMMENTS	6/18/14	PIJ	
3	PER TOWN COMMENTS	7/29/14	PIJ	
5	PER TOWN COMMENTS	8/18/14	PIJ	

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
GRADING PLAN
TOWN OF CASTLE ROCK, COLORADO

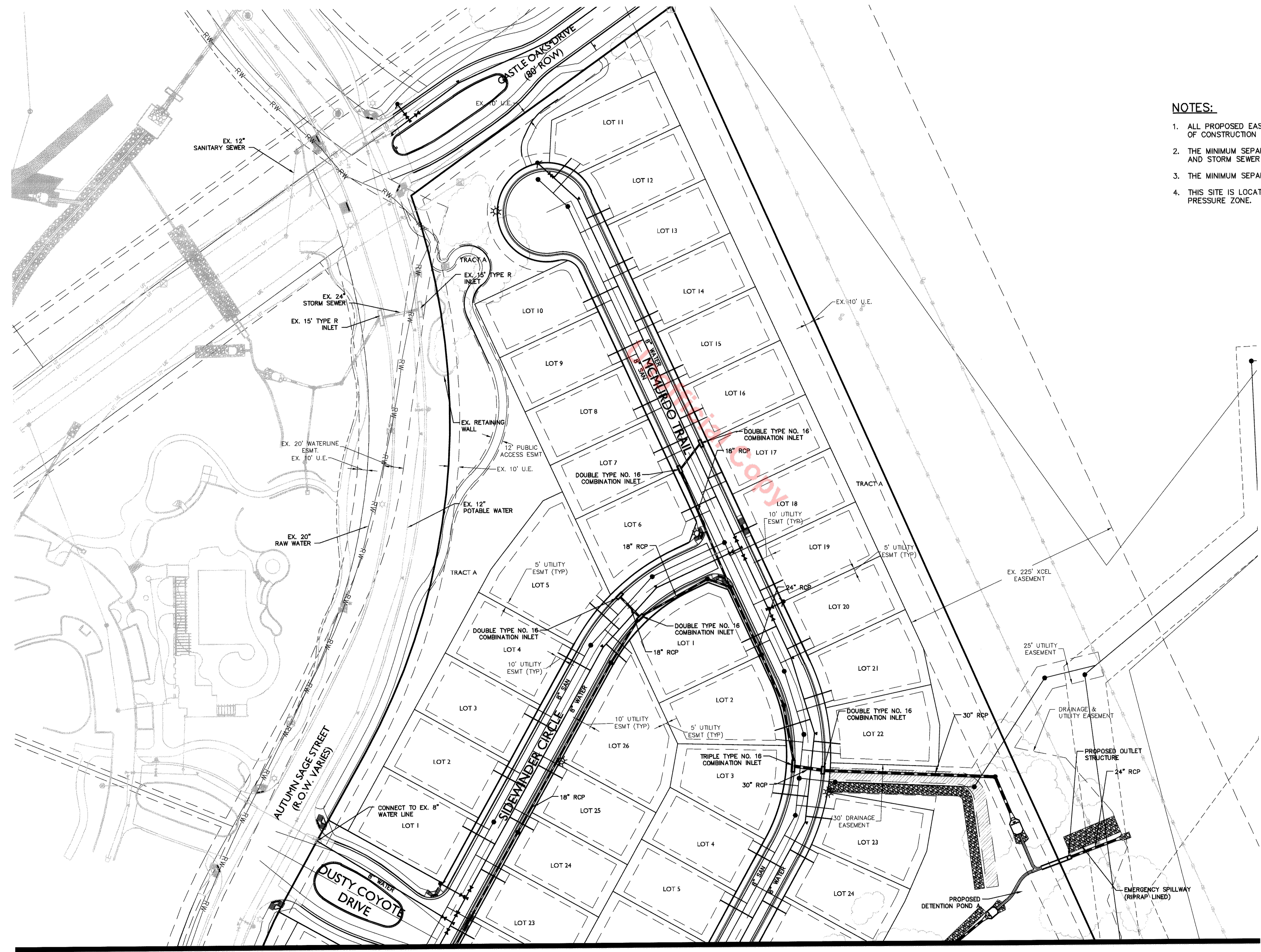
INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PIJ
DRAWN BY: PIJ
CHECKED BY: BRC

JOB NO.
14-001
SHEET
11 OF 25

CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
GRADING PLAN

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

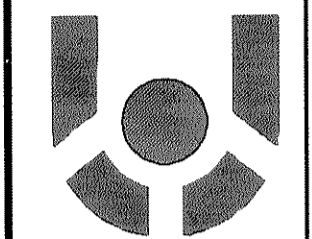
FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- 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.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
505.702.4444
1950 W. Liddell Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



CALL 3. BEFORE YOU ADVANCE BECAUSE YOU
MAY BE RESPONSIBLE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CALL 811 BEFORE YOU DIG.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS UNLESS SHOWN ON THE PLAN. THE LOCATION OF
UTILITIES SHOWN ON THIS PLAN IS BASED ON THE BEST
AVAILABLE INFORMATION. IT IS, HOWEVER,
THE RESPONSIBILITY OF THE USER TO VERIFY THE
LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



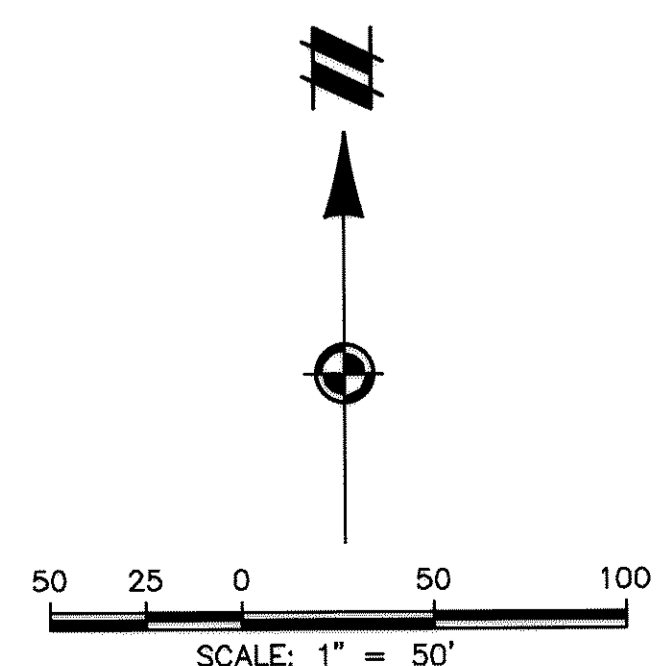
REVISIONS	#	DESCRIPTION	DATE	BY
1.	PER TOWN COMMENTS	5/12/14 PJD		
2.	PER TOWN COMMENTS	6/18/14 PJD		
3.	PER TOWN COMMENTS	7/23/14 PJD		
5.	PER TOWN COMMENTS	8/18/14 PJD		

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PJD
DRAWN BY: PJD
CHECKED BY: BRC

JOB NO.
14-001
SHEET
12 OF 25

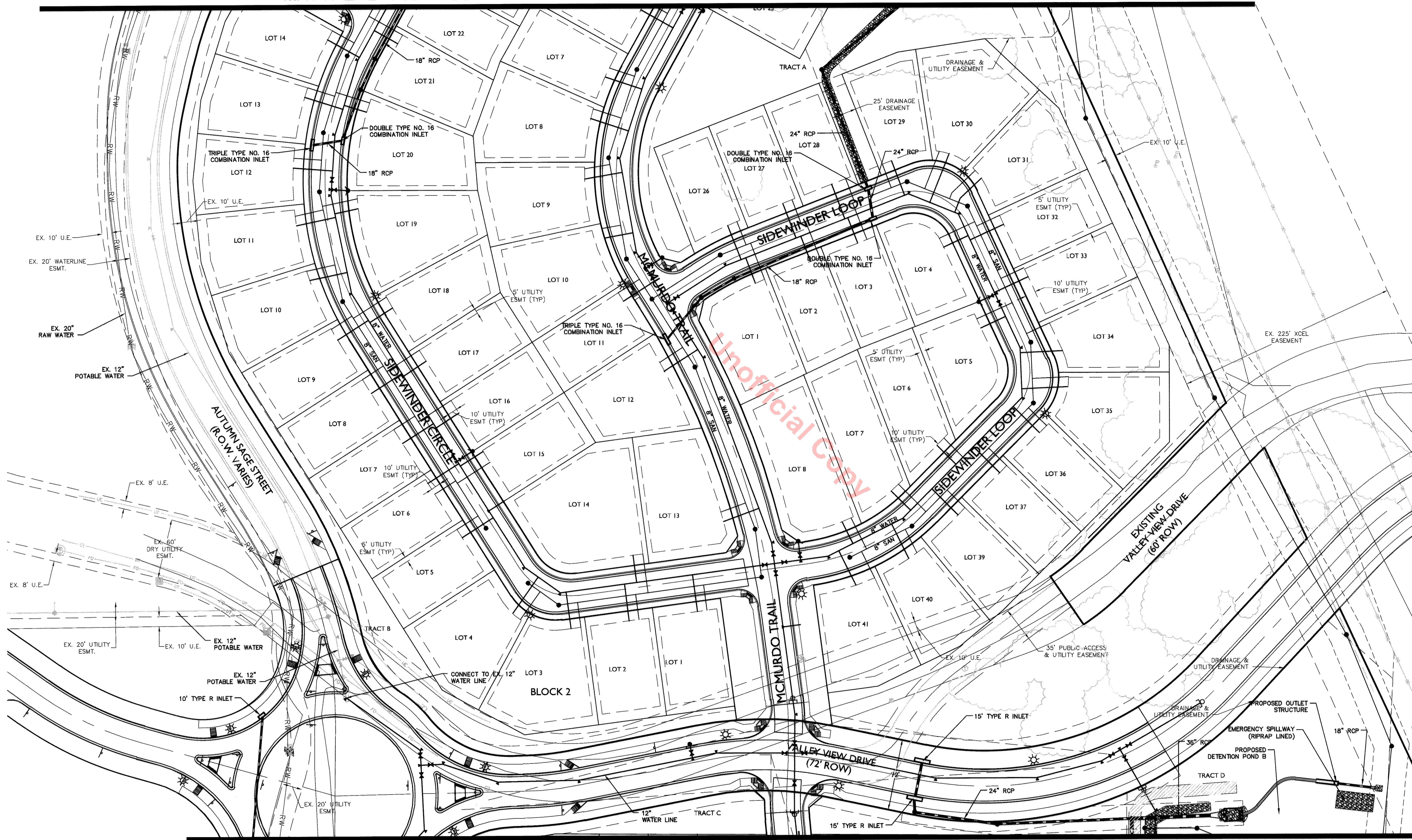
MATCHLINE-SEE SHEET 13



CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
UTILITY PLAN

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN
 FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
 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

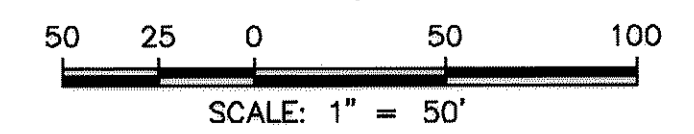
MATCHLINE-SEE SHEET 12



MATCHLINE-SEE SHEET 14

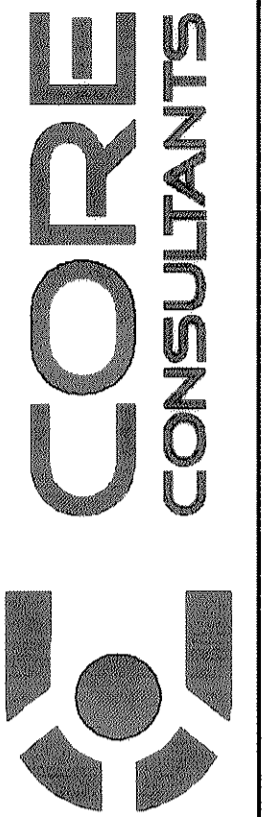
NOTES:

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.



CASTLE OAKS ESTATES FILING NO. 5
 PROJECT# SDP14-0010
 UTILITY PLAN

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1850 W. Litchton Blvd., Ste. 109
 Litchton, CO 80120



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE COMPROMISEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	DATE	BY
1. PER TOWN COMMENTS	5/19/14	PID
2. PER TOWN COMMENTS	6/18/14	PID
3. PER TOWN COMMENTS	7/23/14	PID
5. PER TOWN COMMENTS	8/18/14	PID

CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 UTILITY PLAN
 TOWN OF CASTLE ROCK, COLORADO

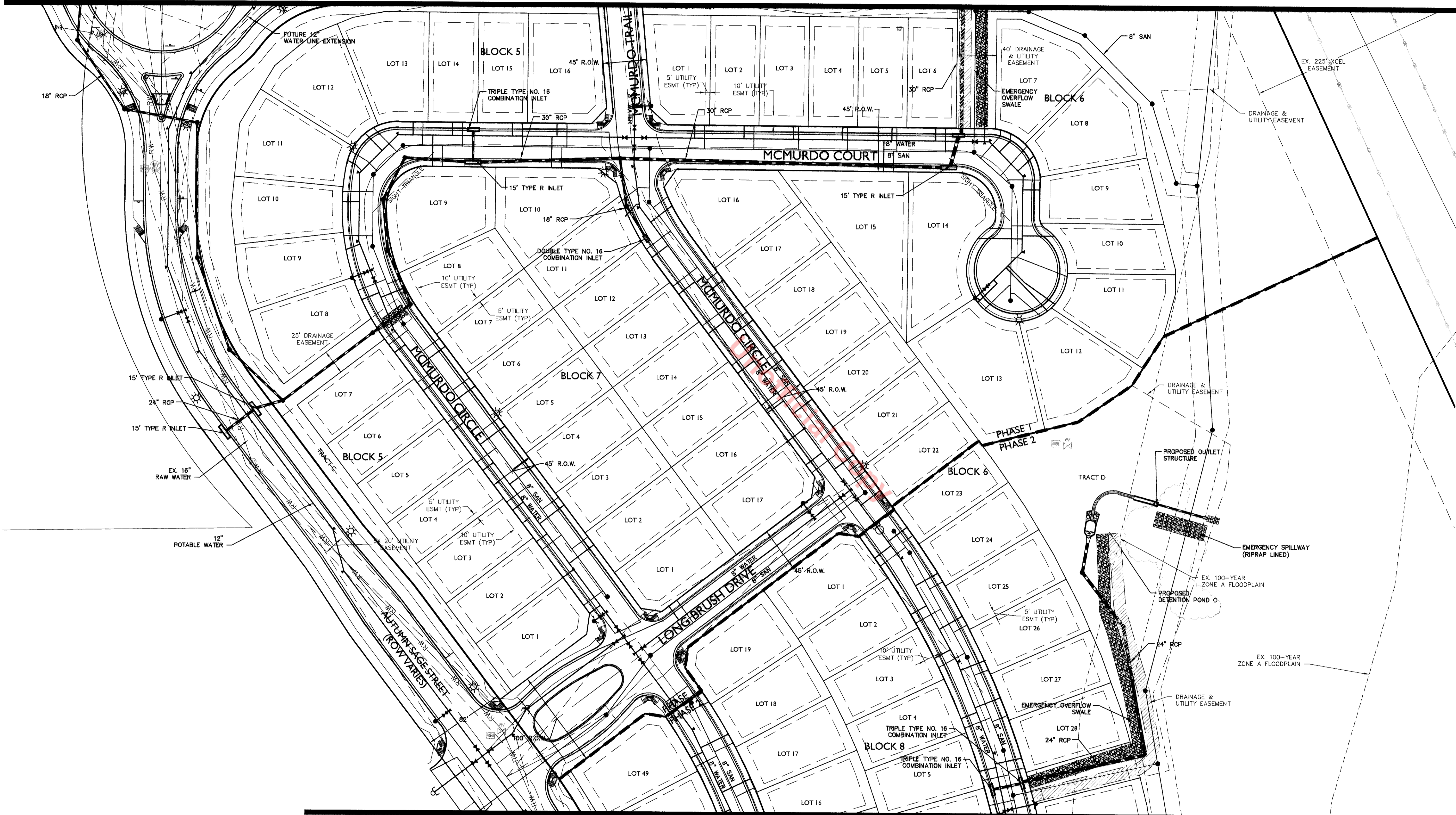
INITIAL PLAN
 RELEASE: 3/31/2014
 DESIGNED BY: PID
 DRAWN BY: PID
 CHECKED BY: BRC

JOB NO.
 14-001
 SHEET
 13 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

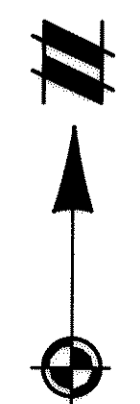
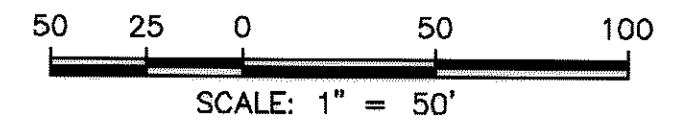
MATCHLINE-SEE SHEET 13



MATCHLINE-SEE SHEET 15

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.



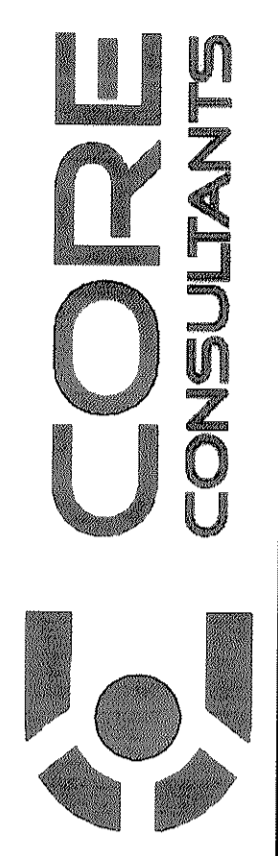
CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

#	DESCRIPTION	DATE	BY
1	PER TOWN COMMENTS	5/19/14	PJD
2	PER TOWN COMMENTS	6/19/14	PJD
3	PER TOWN COMMENTS	7/23/14	PJD
5	PER TOWN COMMENTS	8/19/14	PJD

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PJD
DRAWN BY: PJD
CHECKED BY: BRC

JOB NO.
14-001
SHEET
14 OF 25

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
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1950 W. Litchton Blvd., Ste. 109
Litchton, CO 80120



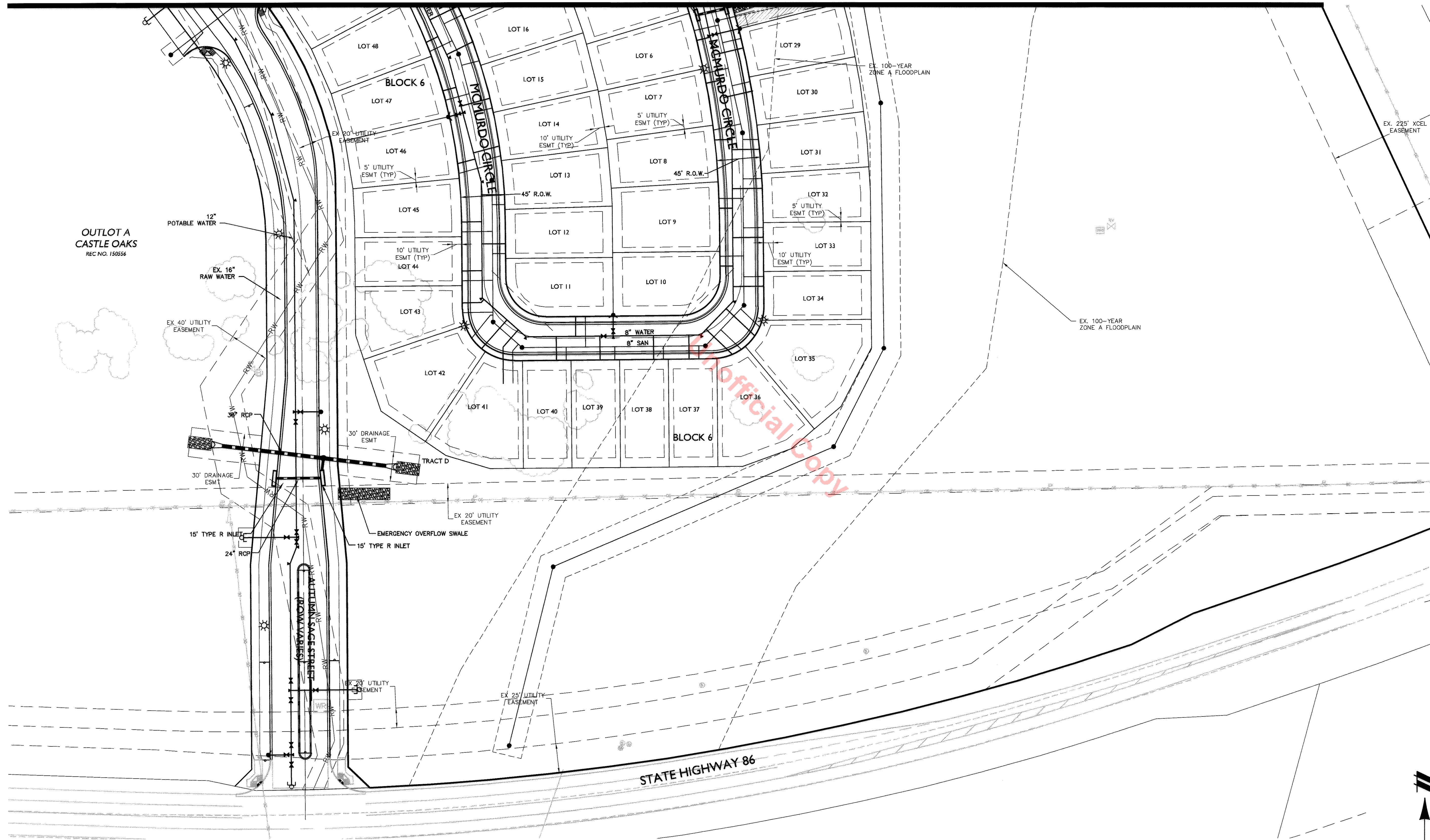
CALL TO BE RECORDED IN ADVANCE BEFORE YOU
DISC GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CALL 811 BEFORE YOU DIG.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES, MARKING, AND VERTICAL CLEARANCE. THE EXISTING
UTILITY INFORMATION IS FOR INFORMATION ONLY. THE USER
FROM THE BEST AVAILABLE INFORMATION. IT IS THE USER'S
THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



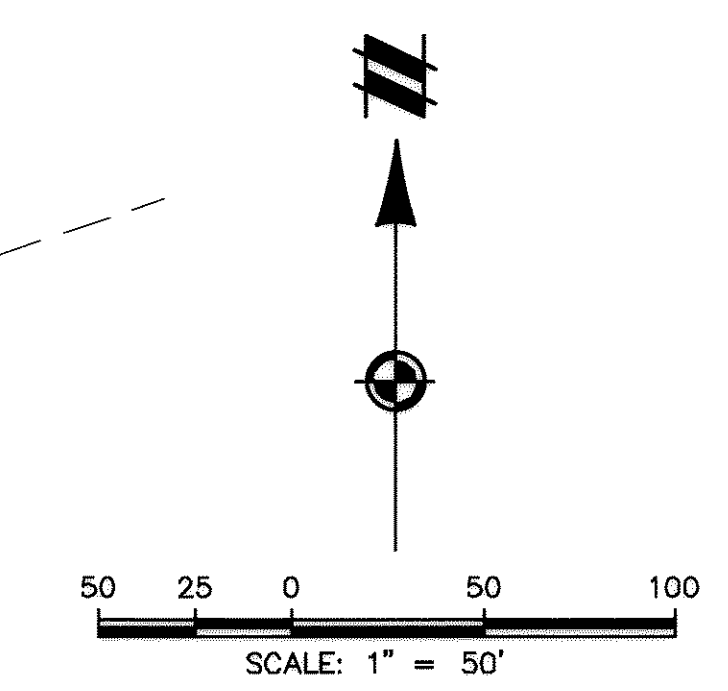
CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

MATCHLINE-SEE SHEET 14



- NOTES:**
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 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.



CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
UTILITY PLAN

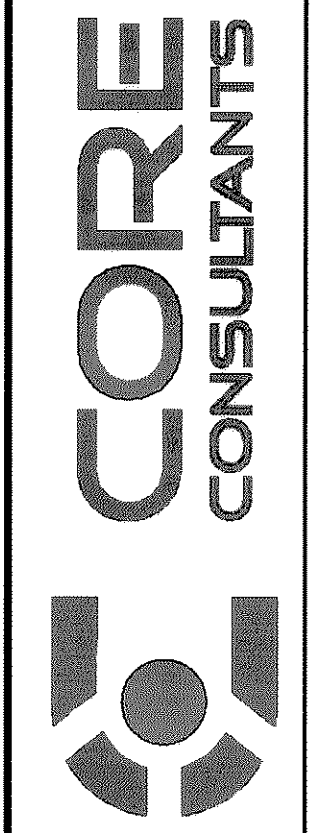
REVISIONS	
#	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	PER TOWN COMMENTS
5	PER TOWN COMMENTS

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: PID
DRAWN BY: PID
CHECKED BY: BRC

JOB NO.
14-001
SHEET
15 OF 25

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1990 W. Ludlow Blvd., Ste. 109
Littleton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
CALL 800-868-8686 FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THE DRAWING HAVE BEEN LOCATED
THROUGH BEST AVAILABLE INFORMATION. IT IS HOWEVER,
THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE
LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

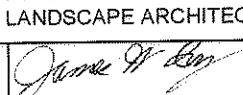


CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS, 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

LANDSCAPE ARCHITECTURE:

 pcs group inc. www.pcsgruopco.com
 #3, B-180 Independence plaza
 1007 14th street, denver co 80205
 1.303.531.4905 • f.303.531.4908

COLORADO REGISTERED
 LANDSCAPE ARCHITECT

 JAMES IVY, RLA #741
 DATE: 7/29/2014

SYMBOL LEGEND

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	EVERGREEN TREES		EVERGREEN SHRUBS
	ORNAMENTAL TREES		ORNAMENTAL GRASSES & PERENNIALS
	SPADE CUT EDGER		RAIL FENCE
	R.O.W. PROP BOUNDARY		INSTALLED BY HOME BUILDER
	PHASE BNDY		STEEL EDGER
	LIMIT OF LANDSCAPE WORK		EXISTING VEGETATION

PLANT PALETTE

DECIDUOUS TREES	COMMON NAME
QM	Burr Oak
HAC	Common Hackberry
GI	Imperial Honeylocust
GS	Shademaster Locust
QB	Swamp White Oak
EVERGREEN TREES	COMMON NAME
PN	Austrian Black Pine
PP	Pinon Pine
JS	Rocky Mountain Juniper
PSP	Scotch Pine
WBJ	Wichita Blue Juniper
ORNAMENTAL TREES	COMMON NAME
WKH	'Winter King' Hawthorn
DECIDUOUS SHRUBS	COMMON NAME
BSP	Common Bluebeard Spirea
FMR	Fire Meibland Rose
OG	Gambel Oak
RHU	Gro-Low Fragrant Sumac
CI	Little Leaf Mountain Mahogany
PMO	Littleleaf Mockorange
AP	Panchito Manzanita
SCH	Pawnee Buttes Sand Cherry
RB	Rabbitbrush
AR	Red Chokeberry
CH	Rock Cotoneaster
PA	Russian Sage
PB	Sand Cherry
SSB	Saskatoon Serviceberry
SSU	Slaghorn Sumac
RT	Three Leaf Sumac
AG	'Autumn Brilliance' Serviceberry
EVERGREEN SHRUBS	COMMON NAME
JB	Blue Chip Juniper
BUJ	Buffalo Juniper
JH	Hughes Juniper
CSM	Moonlight Broom
PS	Mugo Pine
GRASSES	COMMON NAME
CK	Feather Reed Grass
PG	Fountain Grass
PV	Switch Grass 'Sunburst'
PERENNIALS	COMMON NAME
AHC	Anise Hyssop
BES	Black-eyed Susan
MULCH	COMMON NAME
	ROCK MULCH, 3/4"
	ROCK MULCH, 4"-12" COBBLE
	WOOD MULCH
SOD/SEED	COMMON NAME
	NATIVE MIX - NON-IRRIG.
	SOD 'CANADA BLUE FESCUE'

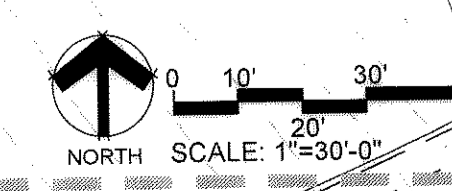
REVISIONS

#	DESCRIPTION	DATE BY
1.	PER TOTAL COMMENTS	8/18/14 JVI

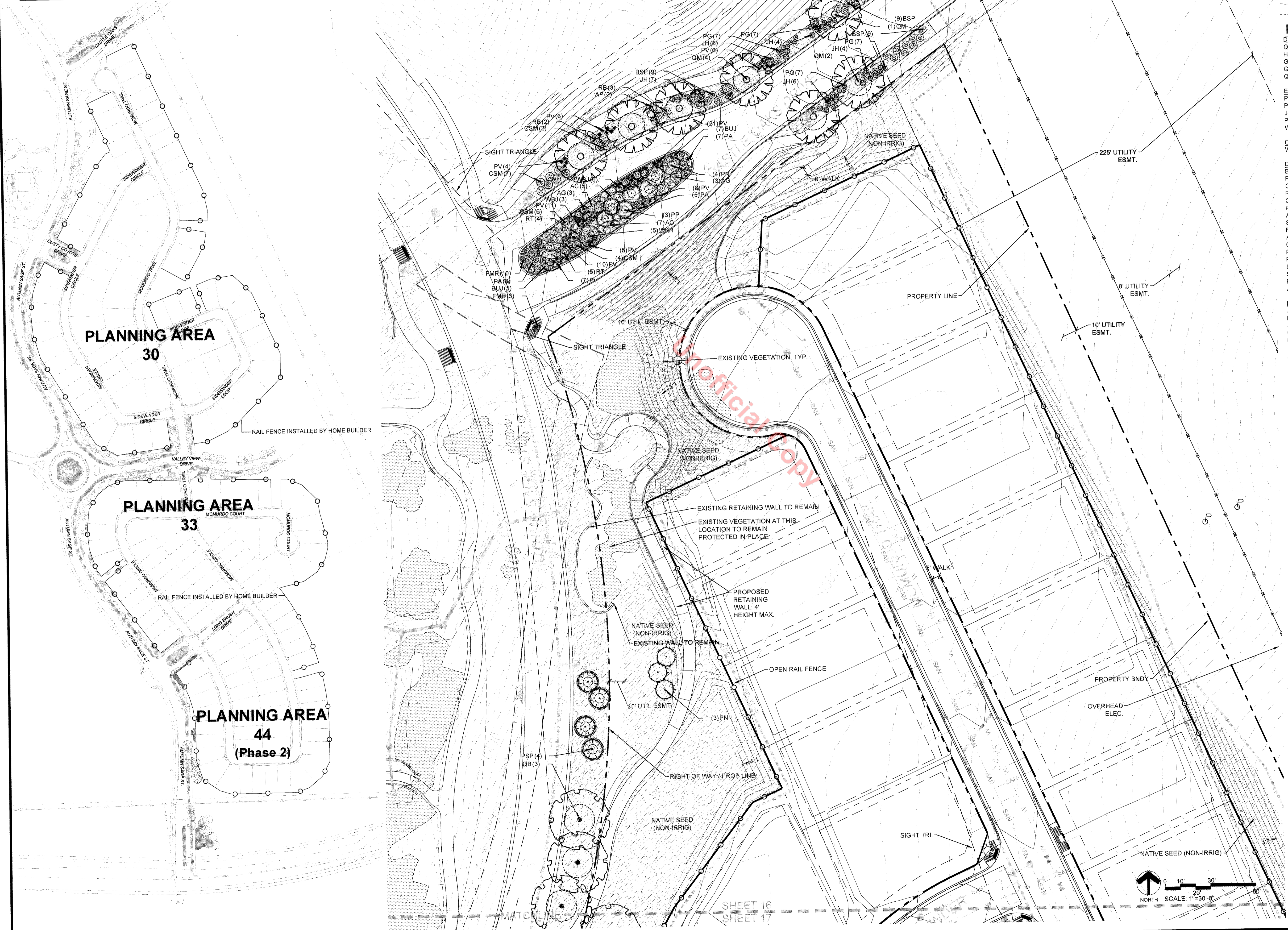
NOTE:
 1. ALL TREES WITHIN SIGHT LINES SHALL BE LIMBED UP TO A MIN. 8' ABOVE FLOWLINE.
 2. LANDSCAPING SHALL BE INSTALLED IN TWO PHASES PER CIVIL CONSTRUCTION DOCUMENTS.

KEYMAP

SHEET 16	SHEET 23-B
SHEET 17	SHEET 23-A
SHEET 18	SHEET 22-B
SHEET 19	SHEET 22-A
SHEET 20	SHEET 21



OVERALL LANDSCAPE & FENCING PLAN



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

CORE CONSULTANTS

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
 DIG GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF
 UTILITIES SHOWN ON THIS DRAWING UNLESS NOTED
 OTHERWISE. SHOWING UTILITIES HAS BEEN OBTAINED
 FROM THE CITY OF CASTLE ROCK. THE CONTRACTOR TO FIELD VERIFY
 THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
 THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE BY
1.	PER TOTAL COMMENTS	8/18/14 JVI

CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 3/31/2014
 DESIGNED BY: JVI
 DRAWN BY: JVI
 CHECKED BY: STAFF

JOB NO. 14-001
 SHEET 16 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS, 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

LANDSCAPE ARCHITECTURE:
people creating spaces
pcs group inc. www.pcsgruppco.com
#3, 8-180 Independence Plaza
1007 16th Street, Denver, CO 80265
1.303.531.4905, F.303.531.4906

COLORADO REGISTERED
LANDSCAPE ARCHITECT
James Ivy, RLA #741
DATE: 7/25/2014

SYMBOL LEGEND

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	EVERGREEN TREES		EVERGREEN SHRUBS
	ORNAMENTAL TREES		ORNAMENTAL GRASSES & PERENNIALS
	SPADE CUT EDGER		RAIL FENCE INSTALLED BY HOME BUILDER
	R.O.W./PROP BOUNDARY		STEEL EDGER
	PHASE BNDY		EXISTING VEGETATION
	LIMIT OF LANDSCAPE WORK		

PLANT PALETTE

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SCH	Pawnee Buttes Sand Cherry
RB	Rabbitbrush
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CH	Rock Cotoneaster
PA	Russian Sage
PB	Sand Cherry
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CK	Feather Reed Grass
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PV	
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AHC	Anise Hyssop
BES	Black-eyed Susan

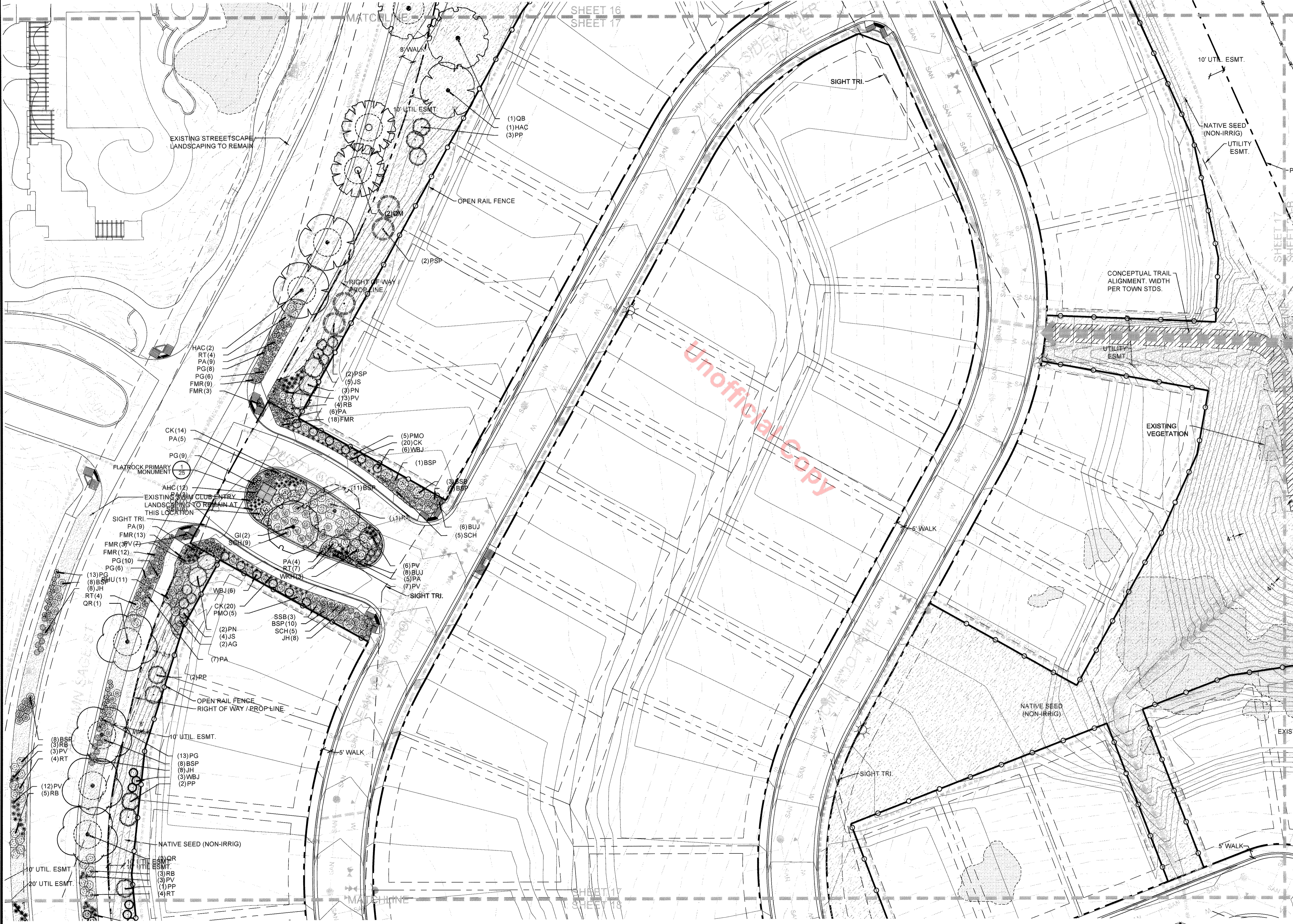
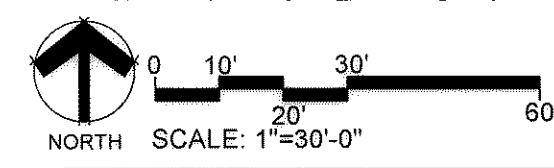
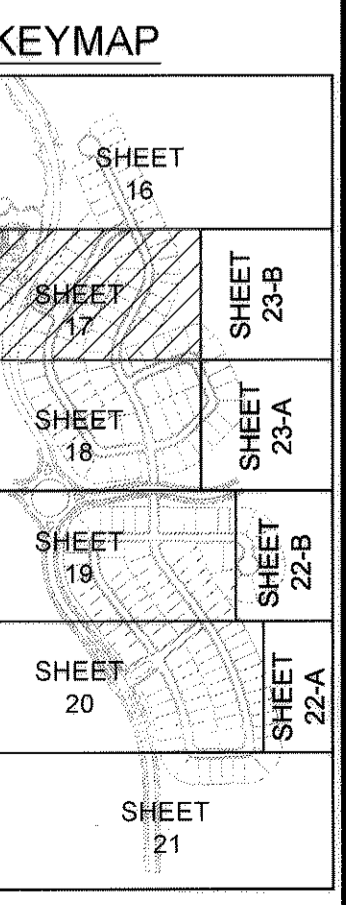
MULCH

	ROCK MULCH, 3/4"
	ROCK MULCH, 4"-12" COBBLE
	WOOD MULCH

SOD/SEED

	NATIVE MIX - NON-IRRIG.
	SOD 'CANADA BLUE FESCUE'

NOTE:
1. ALL TREES WITHIN SIGHT LINES SHALL BE LIMBED UP TO A MIN. 8' ABOVE FLOWLINE.
2. LANDSCAPING SHALL BE INSTALLED IN TWO PHASES PER CIVIL CONSTRUCTION DOCUMENTS.



Unofficial Copy

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

CORE CONSULTANTS

CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. DO NOT DIG UNLESS YOU HAVE A PERMIT FROM UNDERGROUND UTILITY LOCATIONS. CORE CONSULTANTS HAS BEEN ADVISED BY THE LOCATION OF UTILITY LOCATIONS. THE SIGHTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN ADVISED BY THE CONTRACTOR TO FIELD VERIFY THE RESPONSIBILITY OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
1. DISCUSSION	8/18/14	JWV
2. PER TOWN COMMENTS		

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 3/31/2014
DESIGNED BY: JWV
DRAWN BY: JWV
CHECKED BY: STAFF

JOB NO. 14-001
SHEET 17 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

LANDSCAPE ARCHITECTURE:
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street, denver, co 80202
1.303.531.4903, F.303.531.4908

COLORADO REGISTERED
LANDSCAPE ARCHITECT
James IV, RLA #741
DATE: 7/25/2014

SYMBOL LEGEND

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	EVERGREEN TREES		EVERGREEN SHRUBS
	ORNAMENTAL TREES		ORNAMENTAL GRASSES & PERENNIALS
	SPADE CUT EDGER		RAIL FENCE INSTALLED BY HOME BUILDER
	R.O.W./PROP BOUNDARY		STEEL EDGER
	PHASE BNDY		EXISTING VEGETATION
	LIMIT OF LANDSCAPE WORK		

PLANT PALETTE

DECIDUOUS TREES	COMMON NAME
QM	Burr Oak
HAC	Common Hackberry
GI	Imperial Honeylocust
GS	Shademaster Locust
QB	Swamp White Oak
EVERGREEN TREES	COMMON NAME
PN	Austrian Black Pine
PP	Pinon Pine
JS	Rocky Mountain Juniper
PSP	Scotch Pine
WBJ	Wichita Blue Juniper
ORNAMENTAL TREES	COMMON NAME
WKH	'Winter King' Hawthorn
DECIDUOUS SHRUBS	COMMON NAME
BSP	Common Bluebeard Spirea
FMR	Fire Medialand Rose
OG	Gambel Oak
RHU	Gro-Low Fragrant Sumac
CI	Little Leaf Mountain Mahogany
PMO	Littleleaf Mockorange
AP	Panchito Manzanita
SCH	Pawnee Buttes Sand Cherry
RB	Rabbbrush
AR	Red Chokeberry
CH	Rock Cotoneaster
PA	Russian Sage
PB	Sand Cherry
SSB	Saskatoon Serviceberry
SSU	Staghorn Sumac
RT	Three Leaf Sumac
AG	'Autumn Brilliance' Serviceberry
EVERGREEN SHRUBS	COMMON NAME
JB	Blue Chip Juniper
BUJ	Buffalo Juniper
JH	Hughes Juniper
CSM	Moonlight Broom
PS	Mugo Pine
GRASSES	COMMON NAME
CK	Feather Reed Grass
PG	Fountain Grass
PV	Switch Grass 'Sunburst'
PERENNIALS	COMMON NAME
AHC	Anise Hyssop
BES	Black-eyed Susan
MULCH	COMMON NAME
	ROCK MULCH, 3/4"
	ROCK MULCH, 4"-12" COBBLE
	WOOD MULCH
SOD/SEED	COMMON NAME
	NATIVE MIX - NON-IRRIG.
	SOD 'CANADA BLUE FESCUE'

REVISIONS

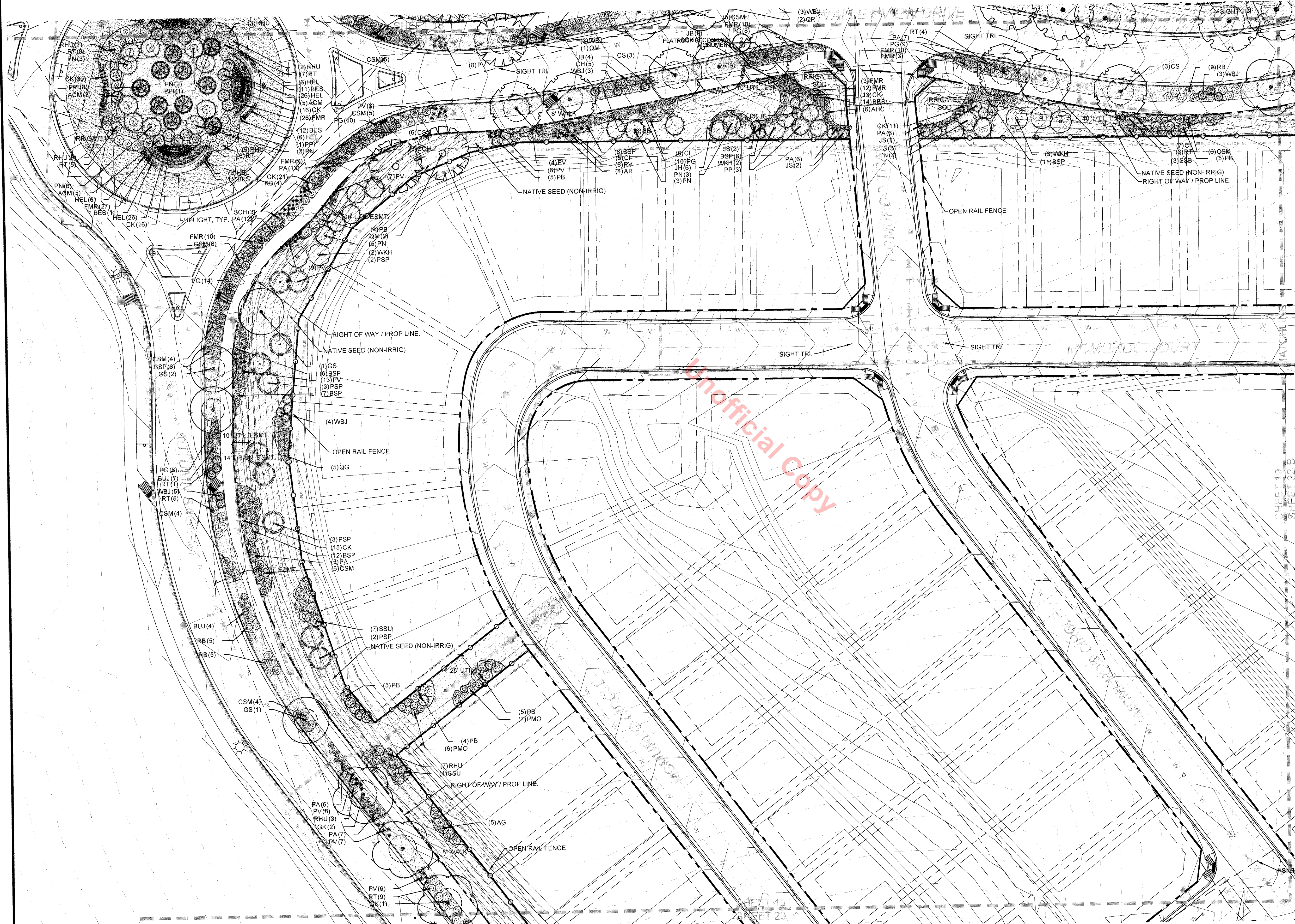
#	DESCRIPTION	DATE	BY
1	PER TOWN COMMENTS	8/18/14	JWI

KEYMAP

SHEET 16	SHEET 23-B
SHEET 17	SHEET 23-A
SHEET 18	SHEET 23-A
SHEET 18	SHEET 22-B
SHEET 20	SHEET 22-A
SHEET 21	

NOTE:
1. ALL TREES WITHIN SIGHT LINES SHALL BE LIMBED UP TO A MIN. 8' ABOVE FLOWLINE
2. LANDSCAPING SHALL BE INSTALLED IN TWO PHASES PER CIVIL CONSTRUCTION DOCUMENTS.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LINES SHOWN ON THE DRAWING HAVE BEEN PLOTTED UTILITIES. SHOWING ON THE DRAWING HAS BEEN FIELD VERIFIED. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND CONSTRUCTION ACTIVITIES. CONSULT LOCAL CONSTRUCTION ACTIVITIES.



NORTH SCALE: 1"=30'-0"

CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDP14-0010
LANDSCAPE PLAN

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

CORE CONSULTANTS

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN RELEASE: 3/31/2014
DESIGNED BY: JWI
DRAWN BY: JWI
CHECKED BY: STAFF

JOB NO. 14-001
SHEET 19 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE ARCHITECTURE:

 people creating spaces
 pcs group inc. www.pcgrouppco.com
 #3, 8-180 Independence plaza
 1007 16th street - denver, co 80202
 1.303.531.4905, f.303.531.4908

COLORADO REGISTERED
 LANDSCAPE ARCHITECT
 James IVY, RLA #741
 DATE: 7/25/2014

SYMBOL LEGEND

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	EVERGREEN TREES		EVERGREEN SHRUBS
	ORNAMENTAL TREES		ORNAMENTAL GRASSES & PERENNIALS
	SPADE CUT EDGER		RAIL FENCE
	R.O.W./PROP BOUNDARY		INSTALLED BY HOME BUILDER
	PHASE BNDY		STEEL EDGER
	LIMIT OF LANDSCAPE WORK		EXISTING VEGETATION

PLANT PALETTE

DECIDUOUS TREES	COMMON NAME
OM	Burr Oak
HAC	Common Hackberry
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RHU	Gro-Low Fragrant Sumac
CI	Little Leaf Mountain Mahogany
PMO	Littleleaf Mockorange
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SCH	Pawnee Buttes Sand Cherry
RB	Rabbitbrush
AR	Red Chokeberry
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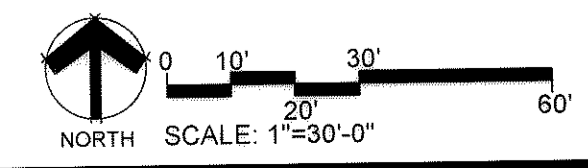
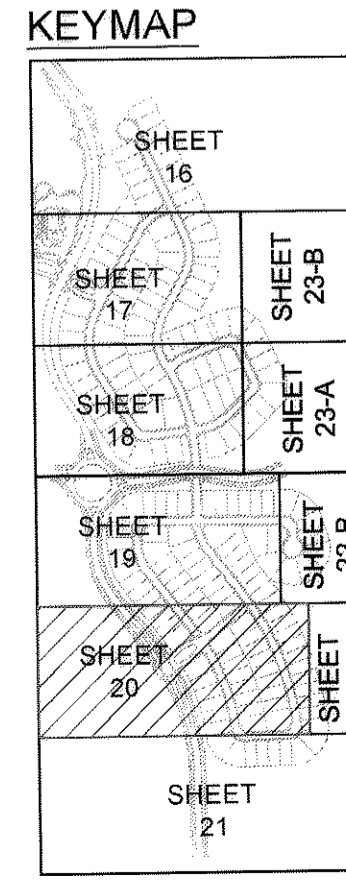
GRASSES	COMMON NAME
CK	Feather Reed Grass
PG	Fountain Grass
PV	Switch Grass 'Sunburst'

PERENNIALS	COMMON NAME
AHC	Anise Hyssop
BES	Black-eyed Susan

MULCH	COMMON NAME
	ROCK MULCH, 3/4"
	ROCK MULCH, 4'-12" COBBLE
	WOOD MULCH

SOD/SEED	COMMON NAME
	NATIVE MIX - NON-IRRIG.
	SOD 'CANADA BLUE FESCUE'

NOTE:
 1. ALL TREES WITHIN SIGHT LINES SHALL BE LIMBED UP TO A MIN. 8' ABOVE FLOWLINE.
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CASTLE OAKS ESTATES FILING NO. 5
 PROJECT# SDP14-0010
 LANDSCAPE PLAN

CIVIL ENGINEERING DEVELOPMENT CONSULTING LAND SURVEYING 303.703.4444 1850 W. Littleton Blvd., Ste. 109 Littleton, CO 80120

CORE CONSULTANTS

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LOCATIONS. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS UNLESS SHOWN ON THE DRAWING. CORE WILL BE FOOTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

811

REVISIONS	
#	DESCRIPTION
5	PER TOWN COMMENTS

DATE BY	DATE BY
8/18/14 JVI	

CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 TOWN OF CASTLE ROCK, COLORADO

CASTLE OAKS ESTATES FILING NO. 5	
SITE DEVELOPMENT PLAN	
INITIAL PLAN RELEASE: 3/31/2014	DESIGNED BY: JVI
DRAWN BY: JVI	CHECKED BY: STAFF
JOB NO. 14-001	SHEET 25 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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LANDSCAPE ARCHITECTURE:
people creating spaces
pcs group inc. www.pcsgruopco.com
#3, 8-180 Independence plaza
1007 16th street - denver co 80265
1.303.531.4905 1.303.531.4908

COLORADO REGISTERED
LANDSCAPE ARCHITECT
James IV, RLA #741
DATE: 7/20/2014

SYMBOL LEGEND

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	EVERGREEN TREES		EVERGREEN SHRUBS
	ORNAMENTAL TREES		ORNAMENTAL GRASSES & PERENNIALS
	SPADE CUT EDGER		RAIL FENCE INSTALLED BY HOME BUILDER
	R.O.W./PROP BOUNDARY		STEEL EDGER
	PHASE BNDY		EXISTING VEGETATION
	LIMIT OF LANDSCAPE WORK		

PLANT PALETTE

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SSB	Saskatoon Serviceberry
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RT	Three Leaf Sumac
AG	'Autumn Brilliance' Serviceberry

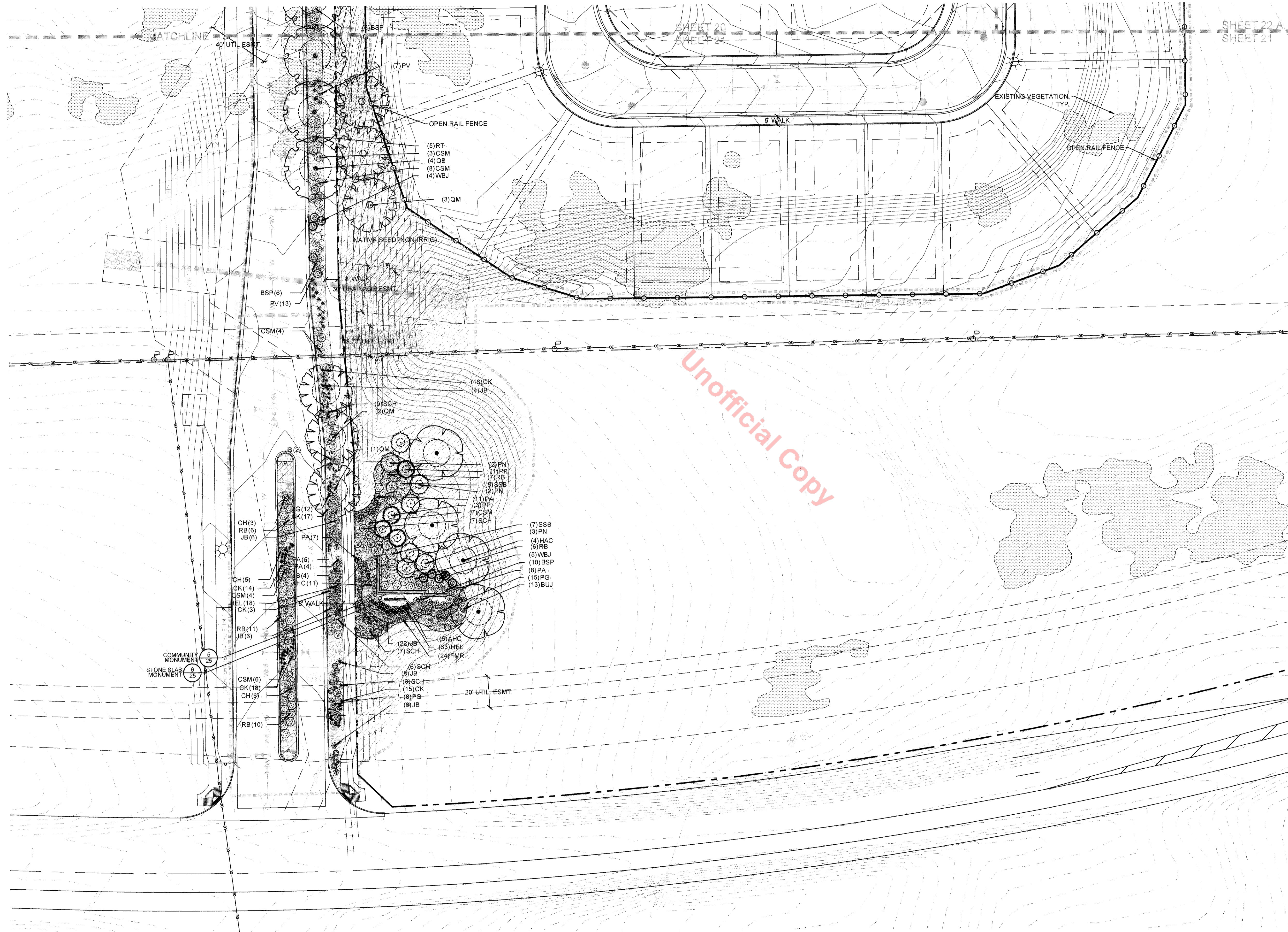
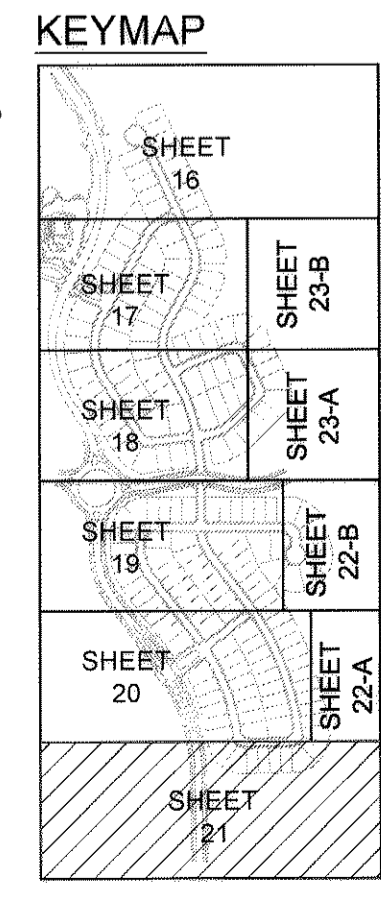
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PG	Fountain Grass
PV	Switch Grass 'Sunburst'

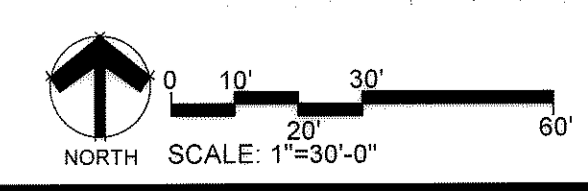
PERENNIALS	COMMON NAME
AHC	Anise Hyssop
BES	Black-eyed Susan

MULCH	COMMON NAME
	ROCK MULCH, 3/4"
	ROCK MULCH, 4"-12" COBBLE
	WOOD MULCH
SOD/SEED	COMMON NAME
	NATIVE MIX - NON-IRRIG.
	SOD 'CANADA BLUE FESCUE'

NOTE:
1. ALL TREES WITHIN SIGHT LINES SHALL BE LIMBED UP TO A MIN. 8' ABOVE FLOWLINE
2. LANDSCAPING SHALL BE INSTALLED IN TWO PHASES PER CIVIL CONSTRUCTION DOCUMENTS.



Unofficial Copy



CASTLE OAKS ESTATES FILING NO. 5
PROJECT# SDPI4-0010
LANDSCAPE PLAN

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1850 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ANY UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY OF ANY CONSTRUCTION ACTIVITIES.

811

REVISIONS		DATE	BY
#	DESCRIPTION		
5	PER. TOWN COMMENTS	8/18/14	JW

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: JWI
DRAWN BY: JWI
CHECKED BY: STAFF

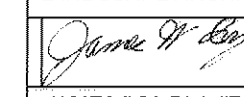
JOB NO. 14-001
SHEET 21 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

LANDSCAPE ARCHITECTURE:

 people creating spaces
 pes group inc. www.pesgroupco.com
 #3, B-180 Independence plaza
 1007 14th street, denver co 80202
 1.303.531.4905 f 1.303.531.4908

COLORADO REGISTERED
 LANDSCAPE ARCHITECT

 JAMES IVY, RLA #741
 DATE: 7/25/2014

SYMBOL LEGEND

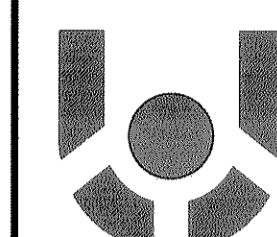
- | | | | |
|--|--------------------------|--|---------------------------------|
| | DECIDUOUS TREES | | DECIDUOUS SHRUBS |
| | EVERGREEN TREES | | EVERGREEN SHRUBS |
| | ORNAMENTAL TREES | | ORNAMENTAL GRASSES & PERENNIALS |
| | SPADE CUT EDGER | | RAIL FENCE |
| | R.O.W./PROPERTY BOUNDARY | | FENCE INSTALLED BY HOME BUILDER |
| | PHASE BNDY | | STEEL EDGER |
| | LIMIT OF LANDSCAPE WORK | | EXISTING VEGETATION |

PLANT PALETTE

- | DECIDUOUS TREES | | COMMON NAME | |
|------------------|-----|----------------------------------|---------------------------|
| QH | HAC | Burr Oak | Common Hackberry |
| GI | GS | Imperial Honeylocust | Shademaster Locust |
| QB | | Swamp White Oak | |
| EVERGREEN TREES | | COMMON NAME | |
| PN | PP | Austrian Black Pine | Pinon Pine |
| JS | PSP | Rocky Mountain Juniper | Scotch Pine |
| WBJ | | Wichita Blue Juniper | |
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| WKH | | 'Winter King' Hawthorn | |
| DECIDUOUS SHRUBS | | COMMON NAME | |
| BSP | FMR | Common Bluebeard Spirea | Fire Meidland Rose |
| QC | RHU | Gambel Oak | Go-Low Fragrant Sumac |
| CI | PMO | Little Leaf Mountain Mahogany | Littleleaf Mockorange |
| AP | SCH | Pancho Manzanita | Pawnee Buttes Sand Cherry |
| RB | AR | Rabbitbrush | Red Chokeberry |
| CH | PA | Rock Cotoneaster | Russian Sage |
| PB | SSB | Sand Cherry | Saskatoon Serviceberry |
| SSU | RT | Staghorn Sumac | Three Leaf Sumac |
| AG | | 'Autumn Brilliance' Serviceberry | |
| EVERGREEN SHRUBS | | COMMON NAME | |
| JB | BUJ | Blue Chip Juniper | Buffalo Juniper |
| JH | CSM | Hughes Juniper | Moonlight Broom |
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| CK | PG | Feather Reed Grass | Fountain Grass |
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| MULCH | | COMMON NAME | |
| | | ROCK MULCH, 3/4" | |
| | | ROCK MULCH, 4"-12" COBBLE | |
| | | WOOD MULCH | |
| SOD/SEED | | COMMON NAME | |
| | | NATIVE MIX - NON-IRRIG. | |
| | | SOD 'CANADA BLUE FESCUE' | |

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

CORE
 CONSULTANTS



CALL 2-8 BUSINESS DAYS IN ADVANCE BEFORE YOU
 CALL US FOR THE FOLLOWING:
 1. CALL US TO ADVISE US OF ANY CHANGES TO THE
 UNDERGROUND UTILITY UTILITIES.
 2. CALL US TO ADVISE US OF ANY CHANGES TO THE
 UTILITIES SHOWN ON THE DRAWING THAT MAY AFFECT
 THE LOCATION OF ANY UTILITIES PRIOR TO THE
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

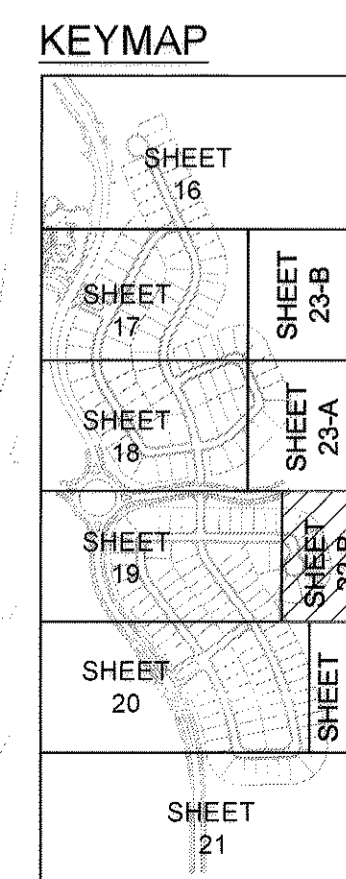
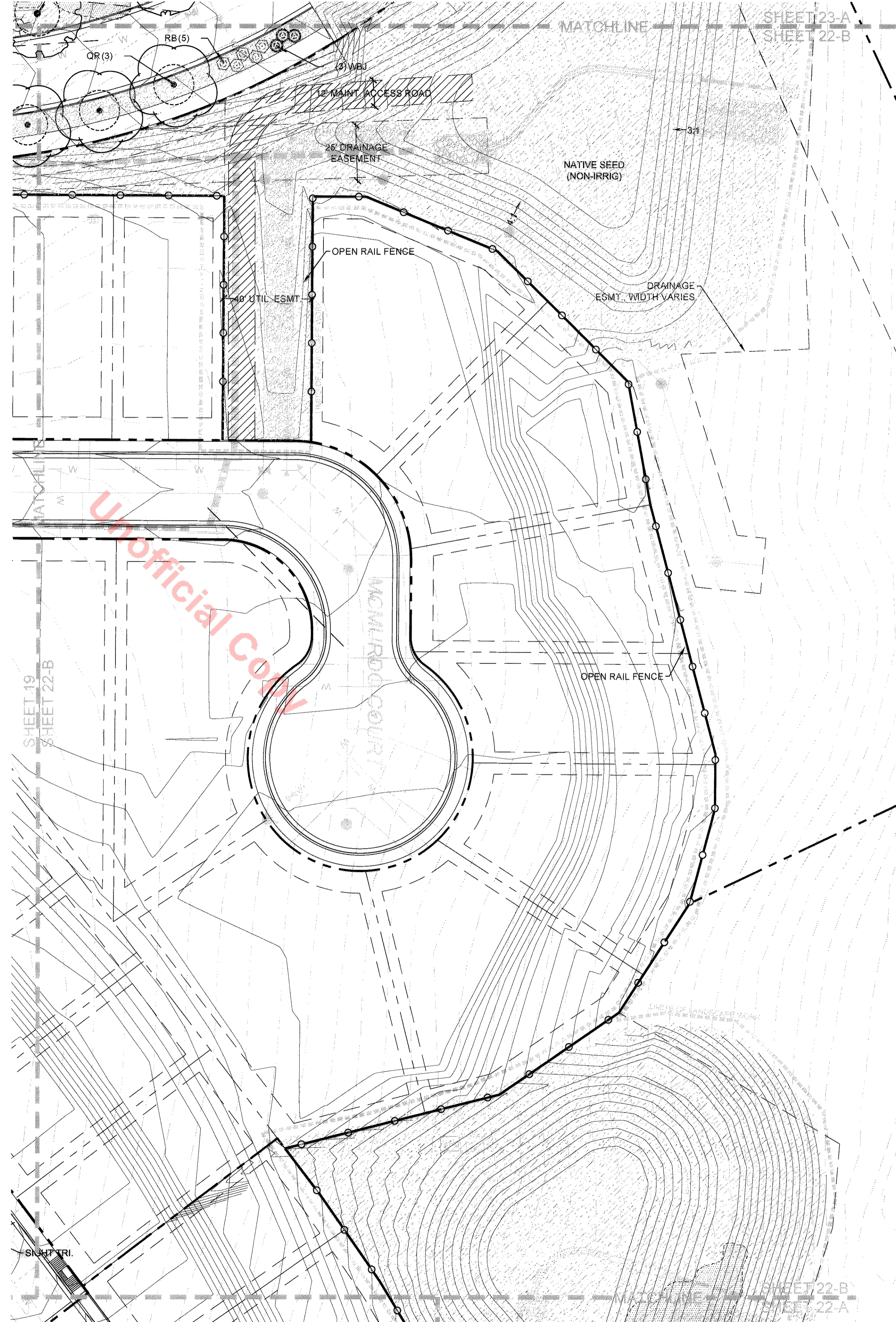
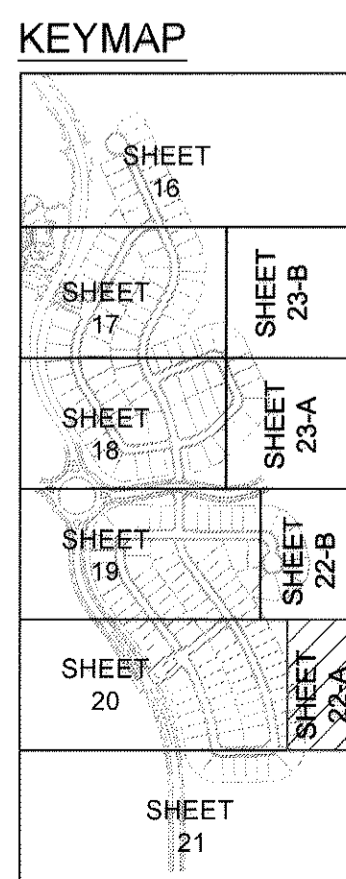
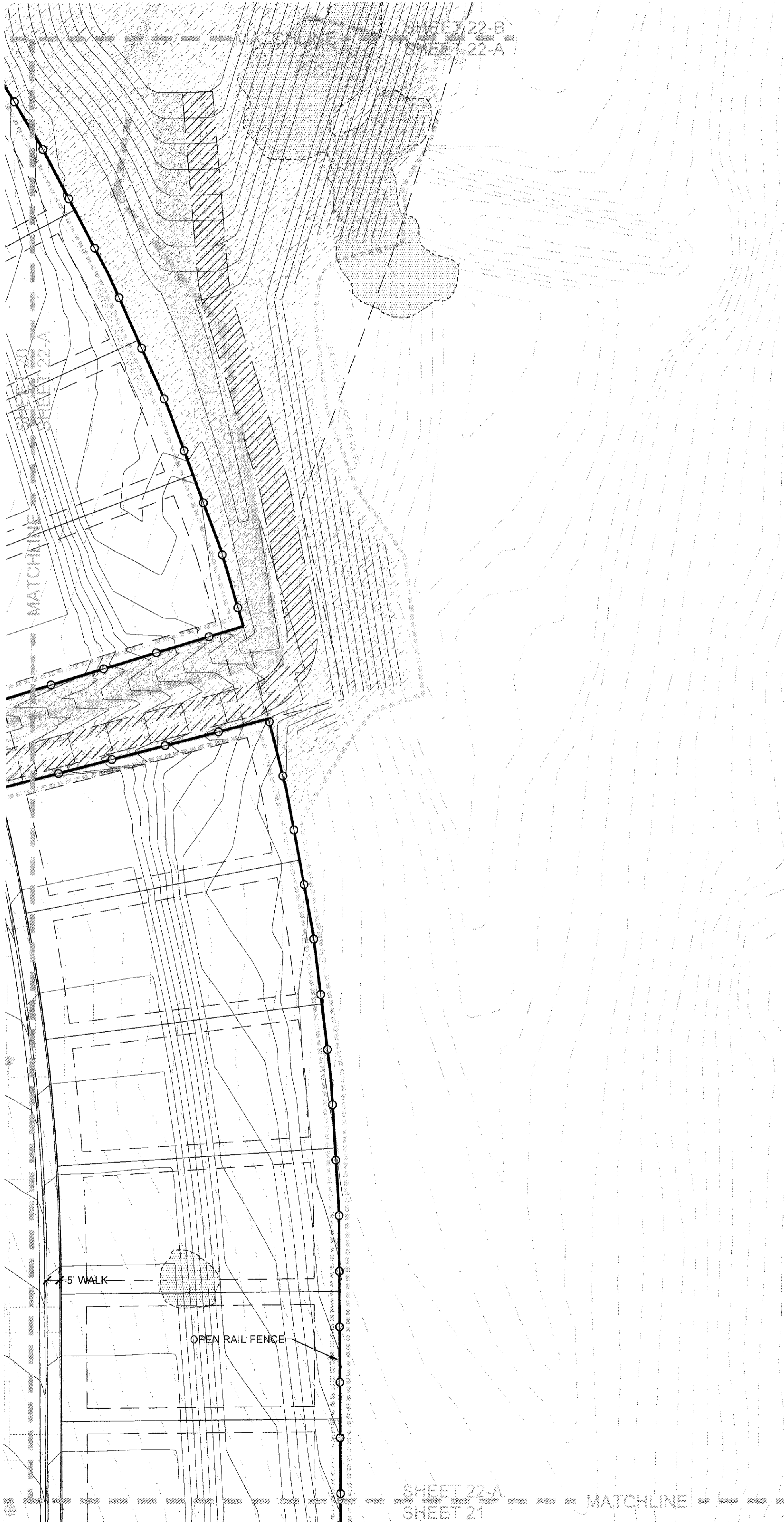


REVISIONS	DATE	BY
1. PER. TOWN COMMENTS	8/18/14	JWI

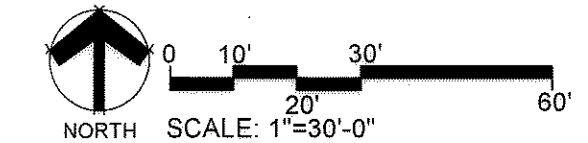
CASTLE OAKS ESTATES FILING NO. 5
 SITE DEVELOPMENT PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 3/31/2014
 DESIGNED BY: JWI
 DRAWN BY: JWI
 CHECKED BY: STAFF

JOB NO.
 14-001
 SHEET
 22 OF 25



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CASTLE OAKS ESTATES FILING NO. 5
 PROJECT# SDP14-0010
 LANDSCAPE PLAN

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LANDSCAPE ARCHITECTURE:
people creating spaces
pcs group inc. www.pcsgrgroup.com
#3, 9-180 independence plaza
1007 16th street, denver, co 80265
1.303.531.4905 f.303.531.4908

COLORADO REGISTERED
LANDSCAPE ARCHITECT
James W. Jolly
JAMES IVY, RLA #741
DATE: 7/28/2014

SYMBOL LEGEND

	DECIDUOUS TREES		DECIDUOUS SHRUBS
	EVERGREEN TREES		EVERGREEN SHRUBS
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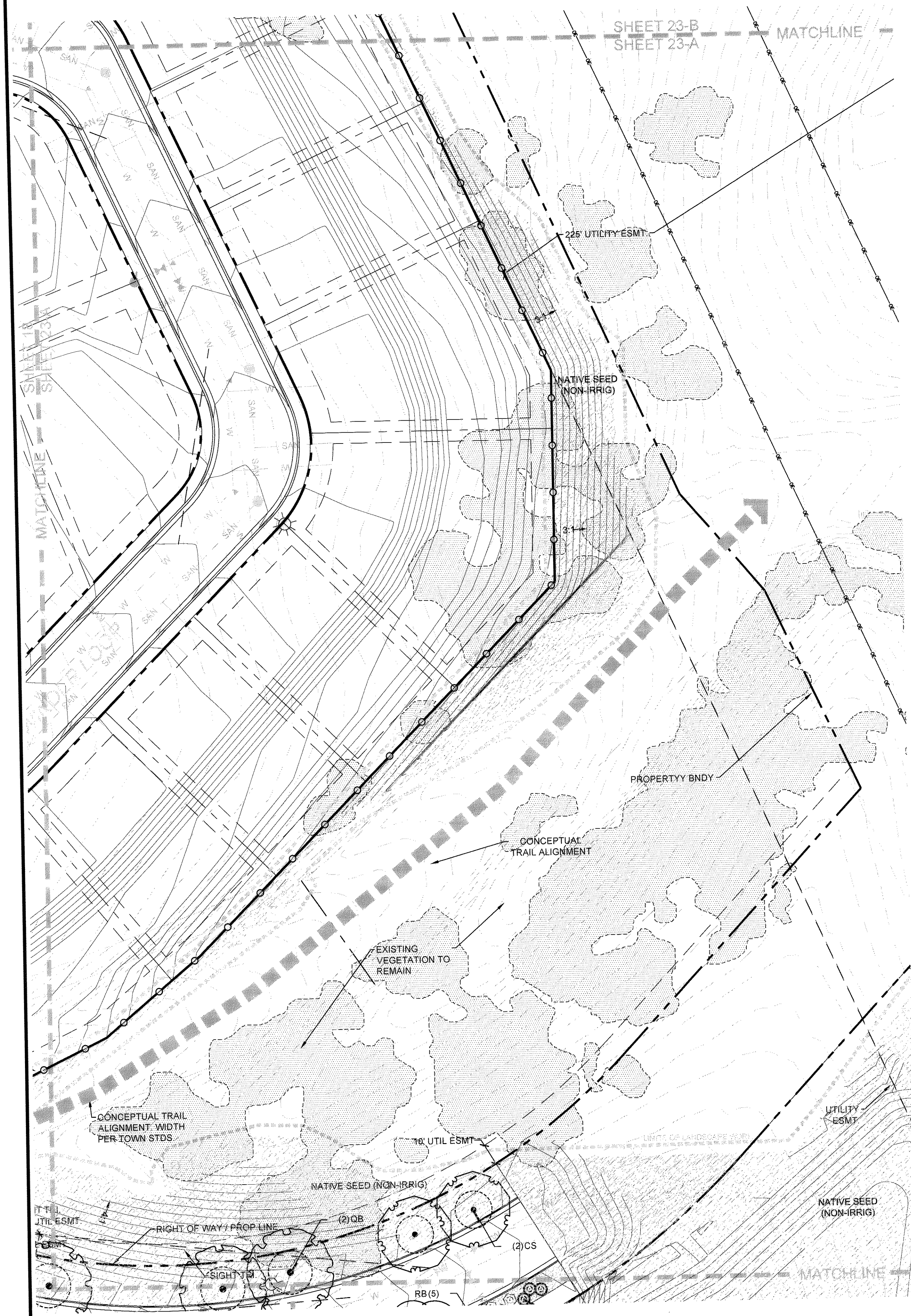
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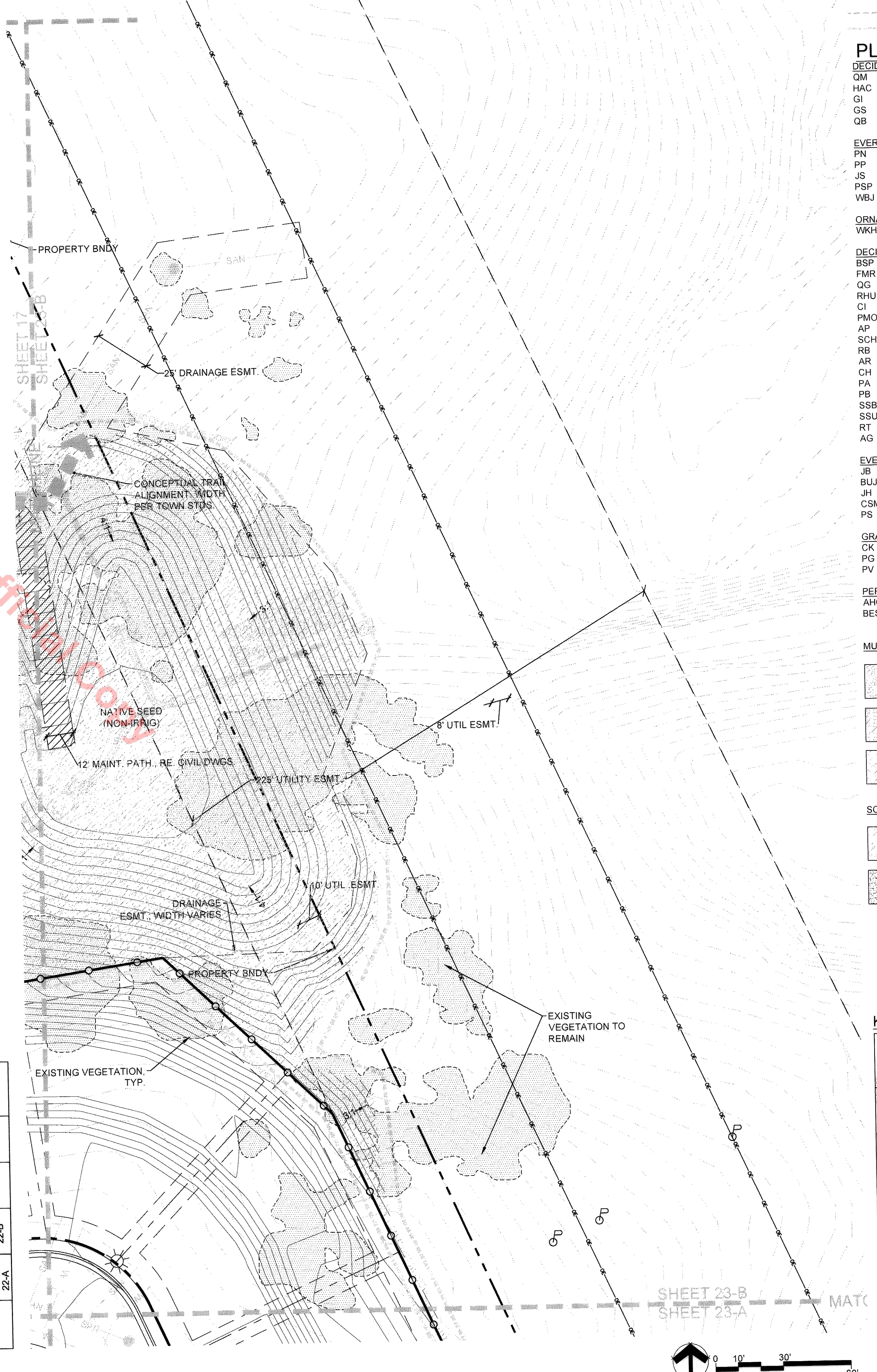
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	ROCK MULCH, 3/4"
	ROCK MULCH, 4"-12" COBBLE
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SOD/SEED	COMMON NAME
	NATIVE MIX - NON-IRRIG
	SOD 'CANADA BLUE FESCUE'



KEYMAP

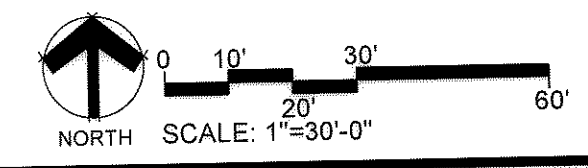
SHEET 16	
SHEET 17	SHEET 23-B
SHEET 18	SHEET 23-A
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SHEET 21	



KEYMAP

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SHEET 17	SHEET 23-B
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PROJECT# SDP14-0010
LANDSCAPE PLAN

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1850 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS

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LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING
UTILITY LOCATIONS ARE SHOWN FOR INFORMATION. IT IS HOWEVER,
THE RESPONSIBILITY OF ALL UTILITIES TO VERIFY
THE ACCURACY OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811

REVISIONS

#	DESCRIPTION	DATE	BY
1	PER TOWN COMMENTS	8/14/14	JWJ

CASTLE OAKS ESTATES FILING NO. 5
SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
RELEASE: 3/31/2014
DESIGNED BY: JWJ
DRAWN BY: JWJ
CHECKED BY: STAFF

JOB NO.
14-001
SHEET
23 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR_ZONE
CS	10	Catalpa speciosa / Northern Catalpa	B & B	2"Cal	50' X 40'	Low
HAC	21	Celtis occidentalis / Common Hackberry	B & B	2"Cal	50' X 30'	Low
GS	12	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"Cal	45' X 50'	Low
GI	6	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2"Cal	45' X 40'	Low
GK	3	Gymnocladus dioica / Kentucky Coffee Tree	B & B	2"Cal	45' X 50'	Low
QB	13	Quercus bicolor / Swamp White Oak	B & B	2"Cal	50' X 50'	Low
QM	20	Quercus macrocarpa / Burr Oak	B & B	2"Cal	70' X 70'	Very Low
QR	10	Quercus rubra / Red Oak	B & B	2"Cal	50' X 40'	Low

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR_ZONE
JS	27	Juniperus scopulorum / Rocky Mountain Juniper	15 gal	6" HT	15' X 8'	Low
WBJ	84	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15 gal	6" HT	20' X 6'	Low
PP	23	Pinus edulis / Pinon Pine	B & B	6"-8" HT	25' X 20'	Very Low
PN	61	Pinus nigra / Austrian Black Pine	B & B	6"-8" HT	50' X 30'	Very Low
PPI	10	Pinus ponderosa / Ponderosa Pine	B & B	6"-8" HT	50' X 30'	Very Low
PSP	22	Pinus sylvestris / Scotch Pine	B & B	6"-8" HT	50' X 25'	Low

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL / SIZE	HT X SPD	IRR_ZONE
ACM	20	Acer ginnala 'Compactum' / Compact Amur Maple	B & B	1.5"Cal	18' X 18'	Low
WKH	19	Crataegus viridis 'Winter King' / Winter King Hawthorn	B & B	1.5"Cal	30' X 30'	Low

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR_ZONE	LIGHT REQ.
SSB	34	Amelanchier alnifolia 'Regent' / Saskatoon Serviceberry	5 gal	12" x 6"	Low	Full Sun
AG	25	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	5 gal	20" x 12"	Low	Full Sun
AC	12	Arctostaphylos x coloradoensis 'Chieftain' / Manzanita	5 gal	4" X 5"	Low	Full Sun
AP	19	Arctostaphylos x coloradoensis 'Panchito' / Panchito Manzanita	5 gal	1.5' x 5'	Low	Full Sun
AR	22	Aronia arbutifolia / Red Chokeberry	5 gal	4" X 5"	Low	Full Sun
BSP	243	Caryopteris incana / Common Bluebeard Spirea	5 gal	5" X 5"	Low	Full Sun
CI	44	Cercocarpus intricatus / Little Leaf Mountain Mahogany	5 gal	4" X 4"	Low	Full Sun
RB	153	Chrysothamnus nauseosus / Rabbitbrush	5 gal	3" X 5"	Moderate	F/P Sun
CH	37	Cotoneaster horizontalis / Rock Cotoneaster	5 gal	5" X 4"	Very Low	Full Sun
PA	288	Perovskia atriplicifolia / Russian Sage	5 gal	4" X 6"	Low	Full Sun
PMO	32	Philadelphus microphyllus 'Littleleaf' / Littleleaf Mockorange	5 gal	8" X 8"	Low	Full Sun
PB	51	Prunus besseyi / Sand Cherry	5 gal	18" X 5"	Low	Full Sun
SCH	119	Prunus besseyi 'Pawnee Buttes' / Pawnee Buttes Sand Cherry	5 gal	10" X 8"	Very Low	Full Sun
QG	19	Quercus gambelii / Gambel Oak	5 gal	3" X 8"	Low	Shade-Sun
RHU	57	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	4" X 5"	Very Low	Full Sun
RT	120	Rhus typhina / Three Leaf Sumac	5 gal	12" x 10"	Low	Full Sun
SSU	11	Rhus typhina 'Dissecta' / Staghorn Sumac	5 gal	2" X 4"	Low	Full Sun
FMR	258	Rosa Meidland series 'Fire' / Fire Meidland Rose	5 gal	2" X 4"	Low	Full Sun

EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR_ZONE	LIGHT REQ.
CSM	184	Cytisus scoparius 'Moonlight' / Moonlight Broom	5 gal	3" X 5"	Low	Full Sun
JB	74	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	8" x 7"	Low	Full Sun
JH	121	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 gal	1.5' x 6'	Very Low	Full Sun
BUJ	108	Juniperus sabinna 'Buffalo' / Buffalo Juniper	5 gal	2" X 6"	Low	Full Sun
PS	4	Pinus mugo 'Slowmound' / Mugo Pine	5 gal	2.5' X 5'	Low	Full Sun

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR_ZONE	LIGHT REQ.
CK	509	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	4.5' X 2"	Low	Full Sun
HEL	141	Helictotrichon sempervirens / Blue Oat Grass	1 gal	3' X 2"	Low-Mod	Full Sun
PV	385	Panicum virgatum 'Sunburst' / Switch Grass 'Sunburst'	1 gal	4' x 3'	Low	Full Sun
PG	293	Pennisetum alopecuroides / Fountain Grass	1 gal	3' x 3'	Low	F/P Sun

PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT X SPD	IRR_ZONE	LIGHT REQ.
AHC	98	Agastache x 'Coronado Red' / Anise Hyssop	1 gal	2.5' X 3'	Low	Full Sun
BES	82	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 gal	1.5' X 1.5'	Low	Full Sun

MULCH	QTY	COMMON NAME	CONT
	71,192 sf	ROCK MULCH, 3/4"	mulch
	11,944 sf	ROCK MULCH, 4"-12" COBBLE	mulch
	18,136 sf	WOOD MULCH	mulch

SOD/SEED	QTY	COMMON NAME	CONT
	338,381 sf	NATIVE MIX - NON-IRRIG.	seed
	11,664 sf	SOD 'CANADA BLUE FESCUE'	sod

NOTE:
1. MULCH & SOD MATERIAL SHALL MATCH THOSE PREVIOUSLY INSTALLED WITHIN THE TERRAIN COMMUNITY.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES.

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

SEED/SOD MIXES

IRRIGATED SOD

SPECIES/VARIETY	PLS/ACRE	% OF MIX
IRRIGATED CANADIAN BLUE FESCUE MIX SOD AS SUPPLIED BY TURF MASTER SOD, 970-493-8311, OR OTHER APPROVED EQUAL. CONTRACTOR SHALL SUBMIT TO THE TOWN OF CASTLE ROCK BEFORE INSTALLATION.		

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

APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED

IRRIGATED TALL GRASS SEED MIX

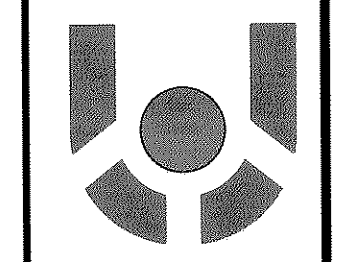
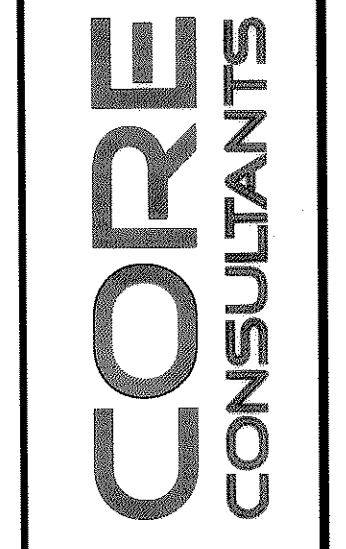
SPECIES/VARIETY	COMMON NAME/VARIETY	PLS/ACRE
AGROPYRON SMITTI	WESTERN WHEATGRASS	7.5
ANDROPOGON GERARDII	BIG BLUESTEM	1.5
BOUTELOUA CURIPENDULA	SIDEOATS GRAMA	3.0
BOUTELOUA GRACILIS	BLUE GRAMA	1.0
PANICUM VIRGATUM	SWITCHGRASS	3.0
SORGHASTRUM NUTANS	INDIAN GRASS	2.0
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	4.3
TRITICUM AESTIVUM	REGREEN	8.2

APPLY AT A RATE OF 30.5 PLS PER ACRE DRILLED, SUPPLIED BY PAWNEE BUTTES SEED COMPANY OR APPROVED EQUAL

RIGHT OF WAY PLANTING REQUIREMENTS

STREET RIGHT OF WAY	LENGTH	REQUIRED		PROVIDED
		TREES	SHRUBS	
CASTLE OAKS DRIVE	597	15	60	22
				96
AUTUMN SAGE ROAD	3,497	87	350	72
				502
VALLEY VIEW DRIVE	1,469	37	147	37
				198
MCMURDO TRAIL	390	10	39	15
				64
DUSTY COYOTE DRIVE	536	13	54	17
				112
LONG BRUSH DRIVE	492	12	49	12
				90

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.702.4444
1850 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. OR CALL 811 TO REPORT ANY CHANGING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR SETTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE SETTING LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.
Know what's below. Call before you dig.

REVISIONS

#	DESCRIPTION	DATE BY
1 <td>PER TOWN COMMENTS</td> <td>8/18/14 JWI</td>	PER TOWN COMMENTS	8/18/14 JWI


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SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK, COLORADO

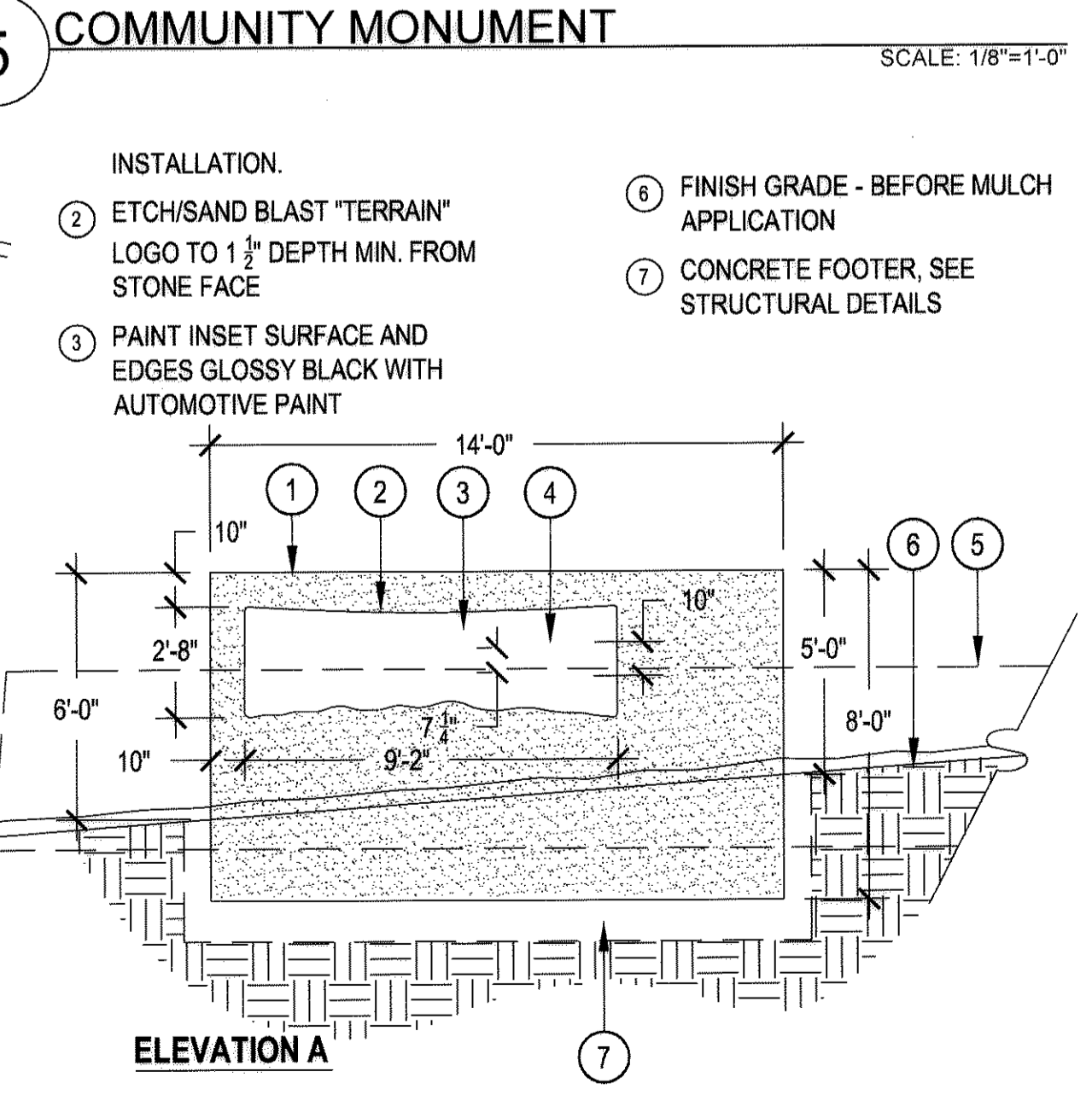
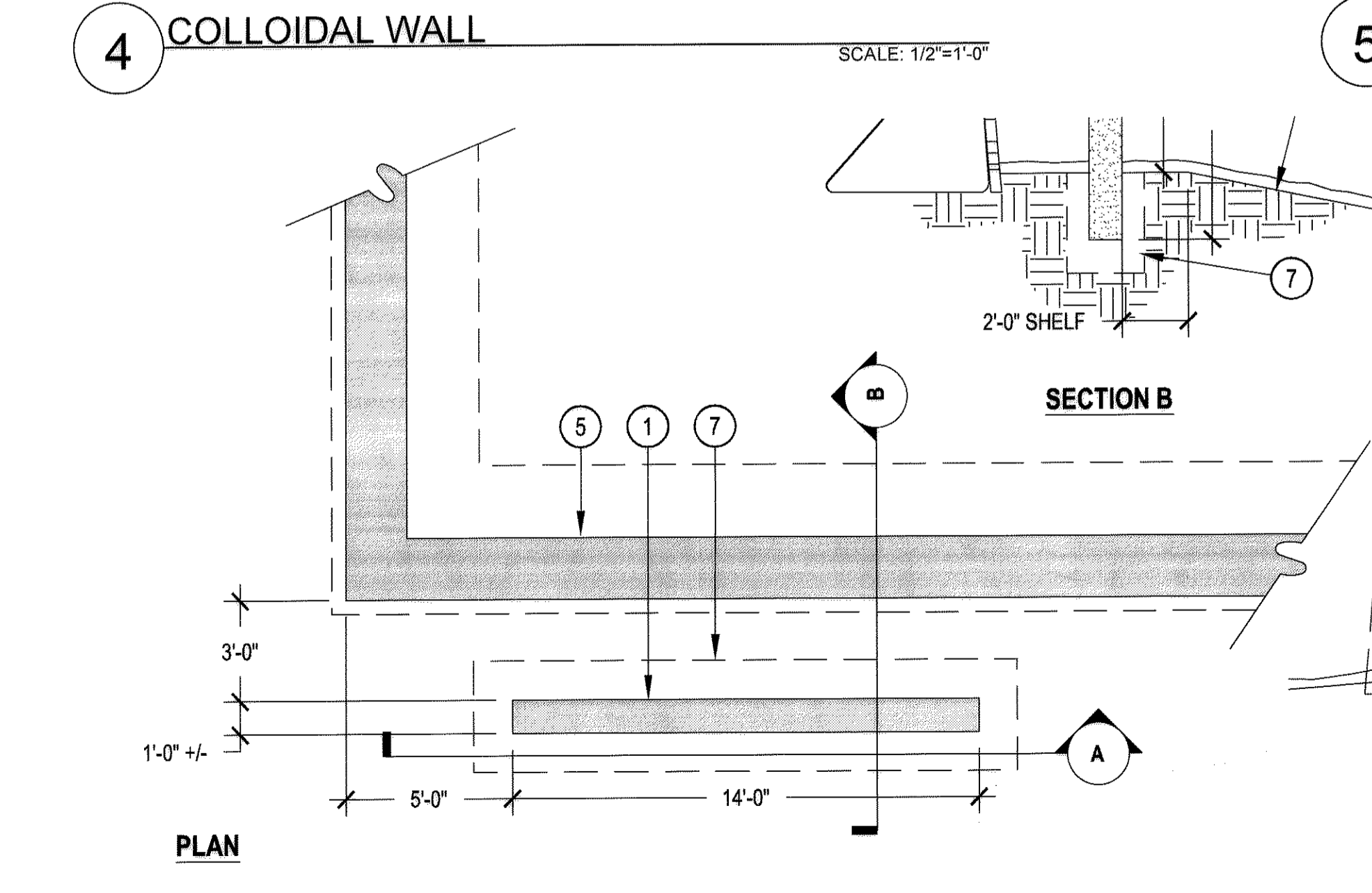
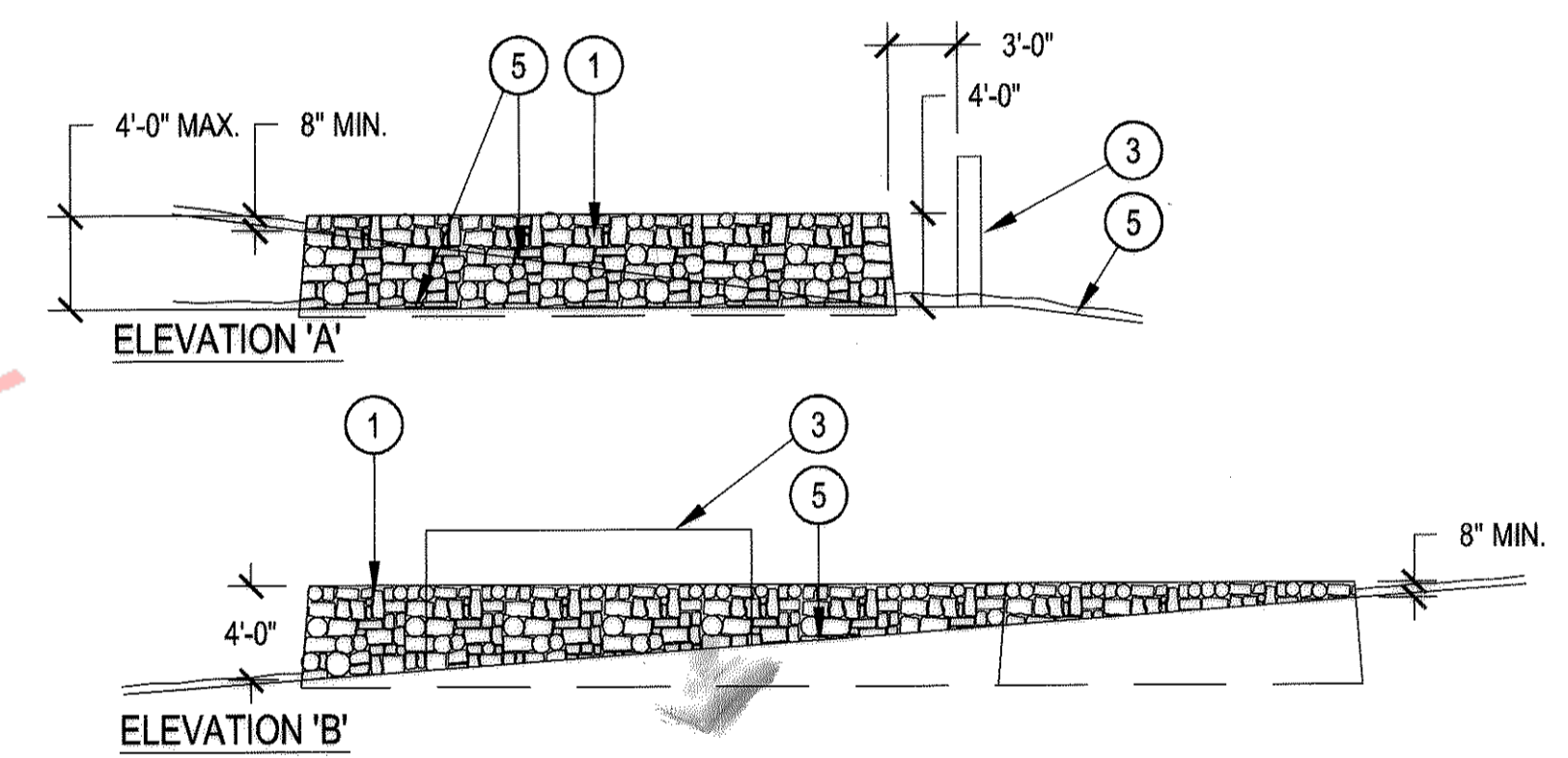
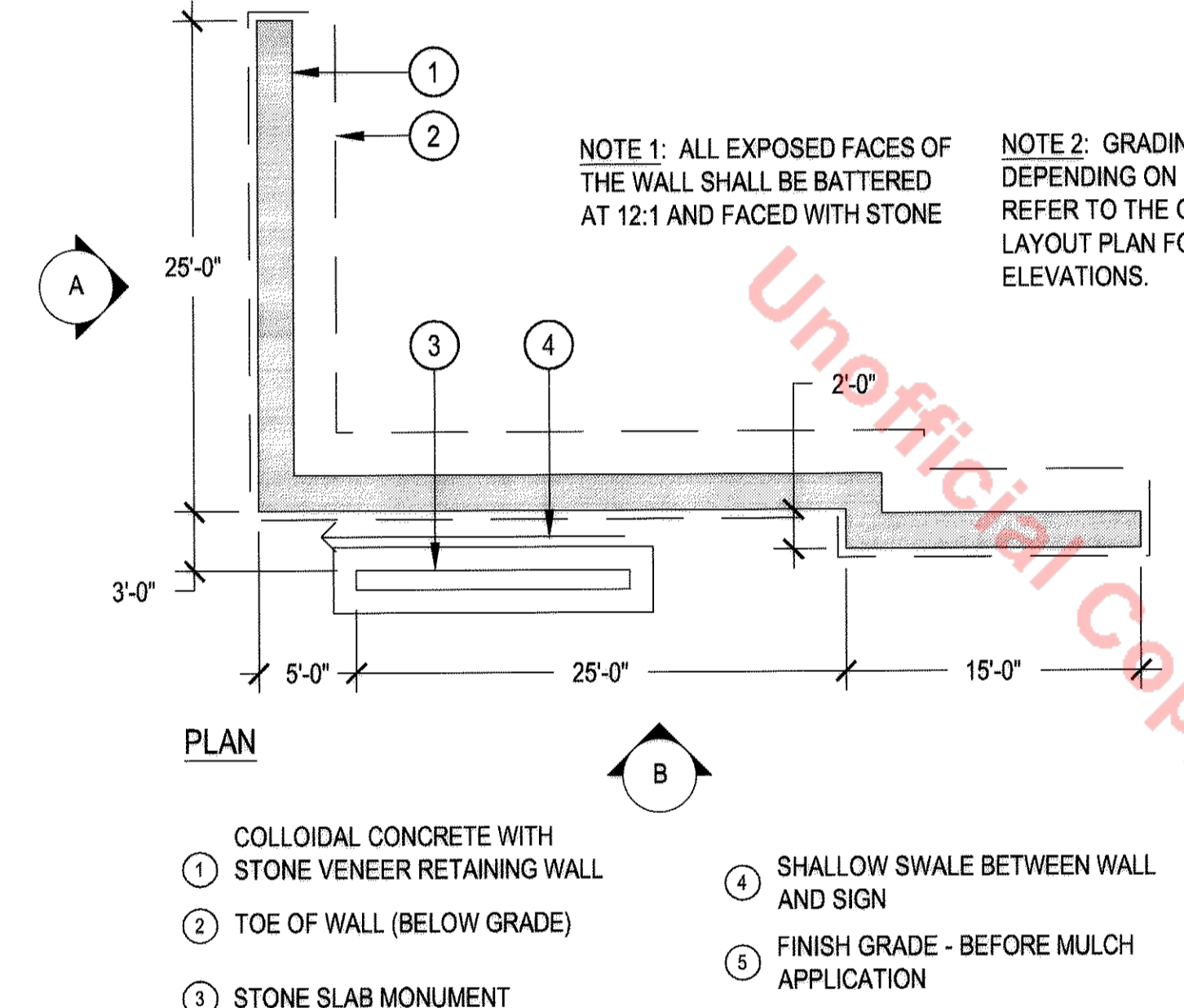
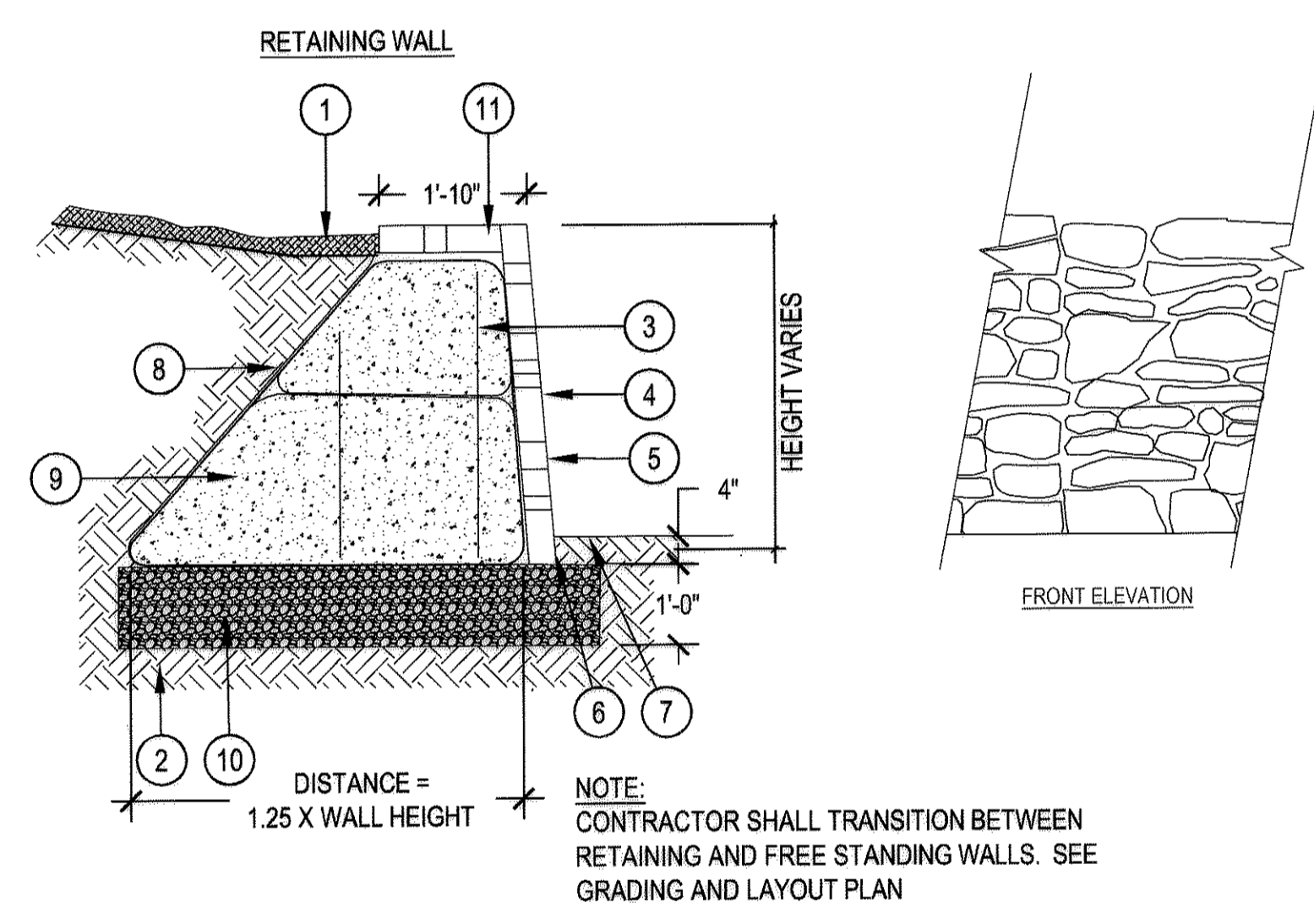
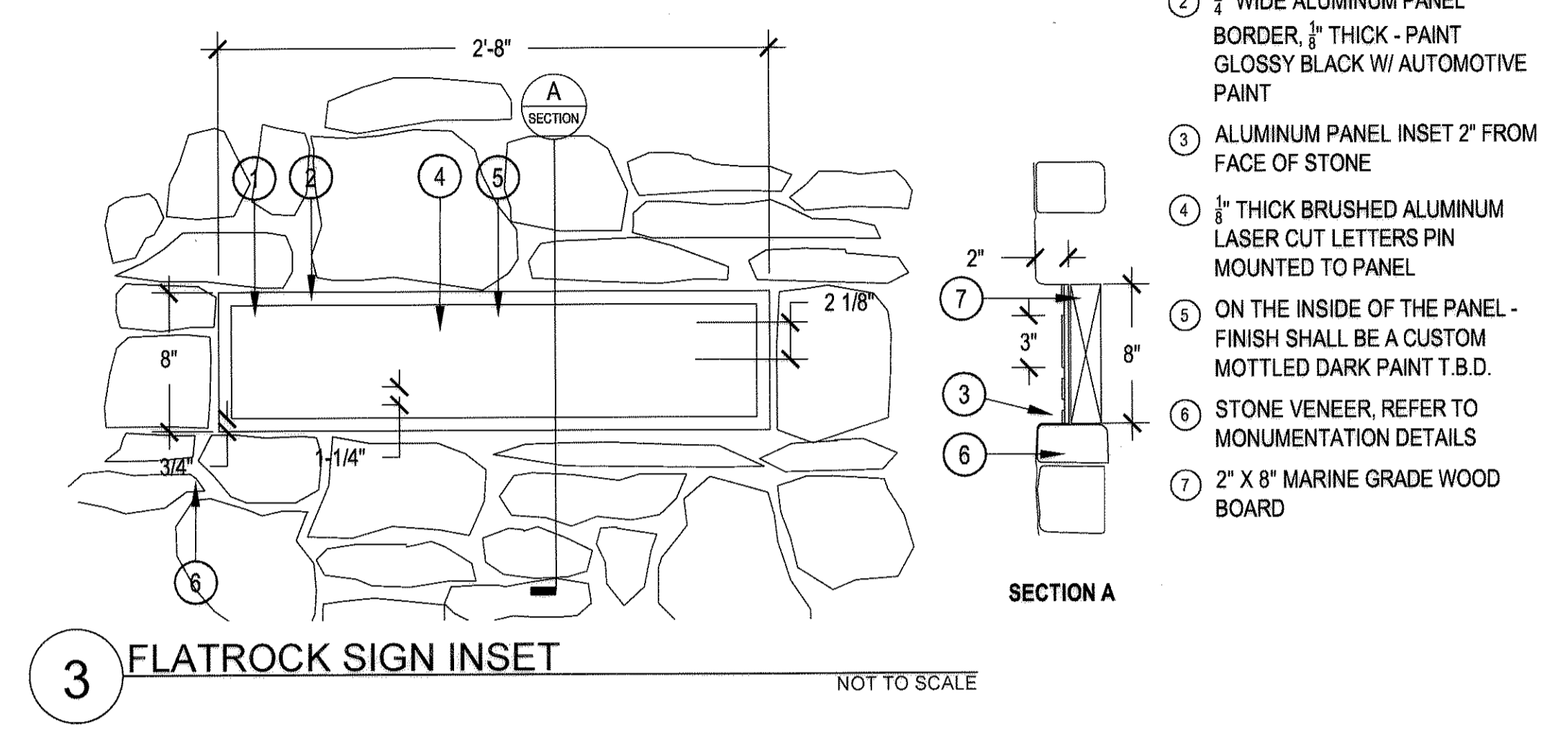
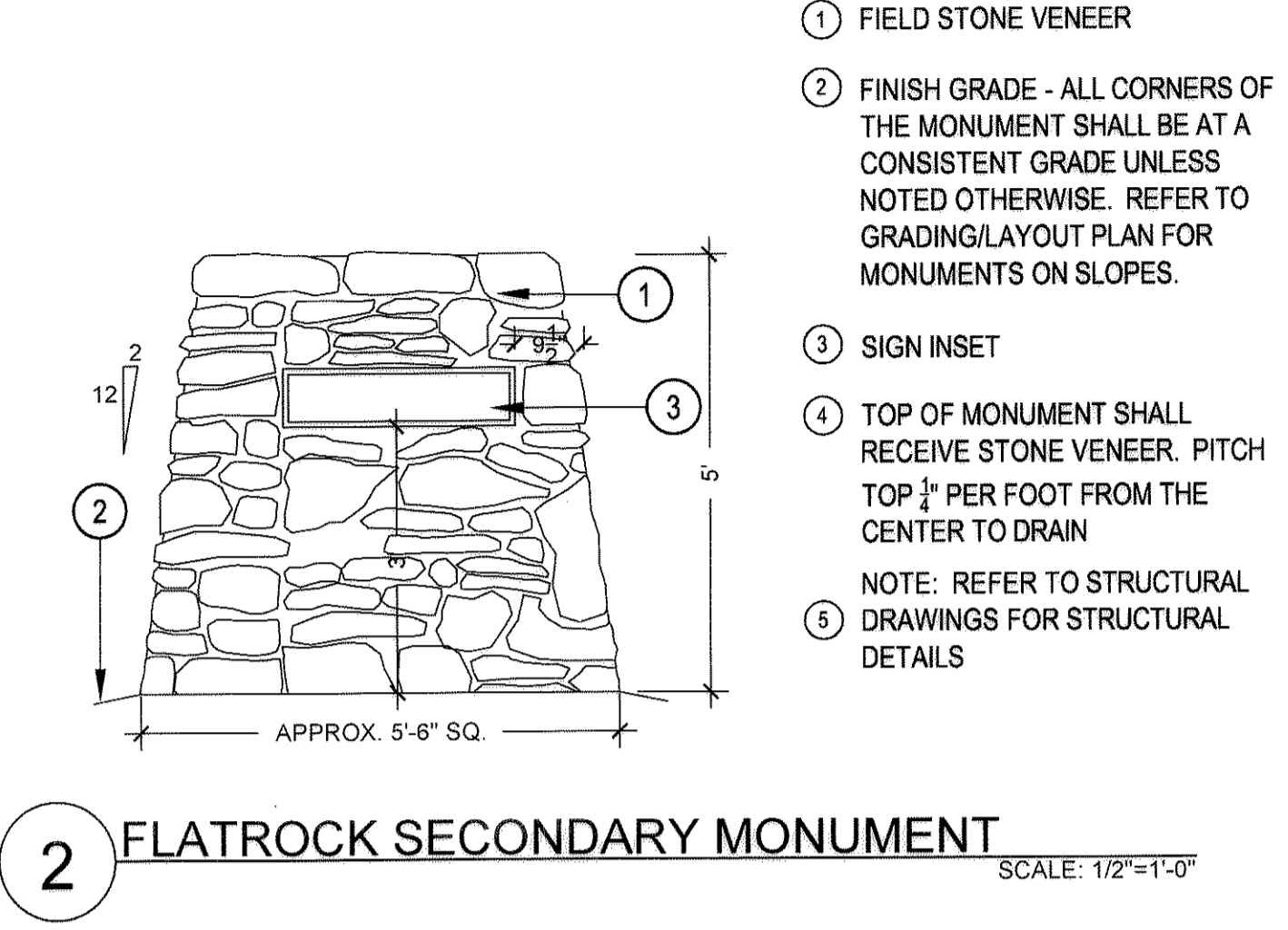
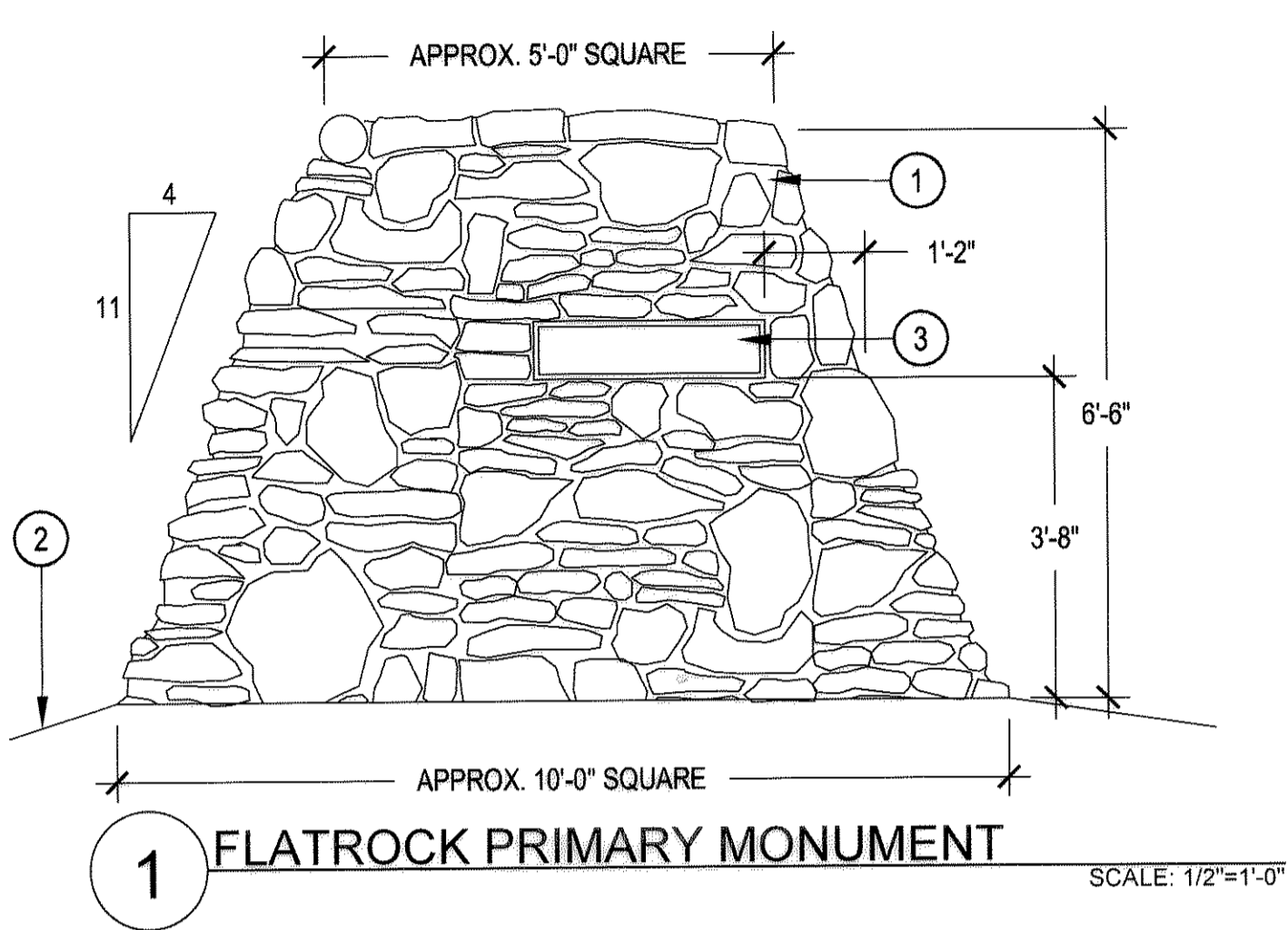
INITIAL PLAN
RELEASE: 3/11/2014
DESIGNED BY: JWI
DRAWN BY: JWI
CHECKED BY: STAFF

JOB NO.
14-001
SHEET
24 OF 25

CASTLE OAKS ESTATES FILING NO. 5 SITE DEVELOPMENT PLAN

FORMERLY TRACT A, CASTLE OAKS ESTATES FILING NO. 4, & A PORTION OF OUTLOT A, CASTLE OAKS,
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

LANDSCAPE ARCHITECTURE:

 pcs group inc. www.pcsgruopco.com
 #3, B-180 Independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905 1.303.531.4908



- 1 FIELD STONE VENEER
- 2 FINISH GRADE - ALL CORNERS OF THE MONUMENT SHALL BE AT A CONSISTENT GRADE UNLESS NOTED OTHERWISE. REFER TO GRADING/LAYOUT PLAN FOR MONUMENTS ON SLOPES.
- 3 SIGN INSET
- 4 TOP OF MONUMENT SHALL RECEIVE STONE VENEER. PITCH TOP 1/4" PER FOOT FROM THE CENTER TO DRAIN
- NOTE: REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DETAILS

- 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, REFER TO MONUMENTATION DETAILS
- 7 2" X 8" MARINE GRADE WOOD BOARD

NOTE 1: ALL EXPOSED FACES OF THE WALL SHALL BE BATTERED AT 12:1 AND FACED WITH STONE

NOTE 2: GRADING VARIES DEPENDING ON THE WALL. REFER TO THE GRADING AND LAYOUT PLAN FOR SPOT ELEVATIONS.

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 2025.703.4444
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REVISIONS	
#	DESCRIPTION

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 SITE DEVELOPMENT PLAN
 TOWN OF CASTLE ROCK, COLORADO

INITIAL PLAN
 RELEASE: 3/31/2014
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CASTLE OAKS ESTATES FILING NO. 5
 PROJECT# SDPI4-0010
 SHEET
 25 OF 25

JOB NO.
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