

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 27 MINUTES 39 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 789.81 FEET TO A POINT OF CURVE WHENCE THE RADIUS POINT BEARS NORTH 67 DEGREES 24 MINUTES 00 SECONDS EAST; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AS SHOWN ON THE FINAL PLAT OF HAZEN/MOORE FILING NO. 2 AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 2003163943, THE FOLLOWING COURSES:

ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 54 MINUTES 46 SECONDS AND A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 71.71 FEET AND WHOSE CHORD BEARS SOUTH 24 DEGREES 51 MINUTES 40 SECONDS EAST A DISTANCE OF 71.69 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 102.92 FEET; THENCE SOUTH 21 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 127.72 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 202.85 FEET; THENCE SOUTH 20 DEGREES 15 MINUTES 09 SECONDS WEST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 63 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 63 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 221.43 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 39 SECONDS WEST, A DISTANCE OF 1411.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 03 DEGREES 36 MINUTES 18 SECONDS WEST, A DISTANCE OF 745.59 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 293.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.12 ACRES, MORE OR LESS.
BASIS OF BEARINGS:

BASIS OF BEARINGS: A 3/4" DIAMETER ALUMINUM CAP STAMPED "DOUGLAS COUNTY GLS, 2.020020 AT A VERTICAL ELEVATION OF 6252.05" NAVD88 LOCATED ON THE HOME STREET IN FRONT OF THE CASTLE ROCK CARE CENTER.

BENCHMARK: A 3/4" DIAMETER ALUMINUM CAP STAMPED "DOUGLAS COUNTY GLS, 2.020020 AT A VERTICAL ELEVATION OF 6252.05" NAVD88 LOCATED ON THE HOME STREET IN FRONT OF THE CASTLE ROCK CARE CENTER.

GENERAL NOTES

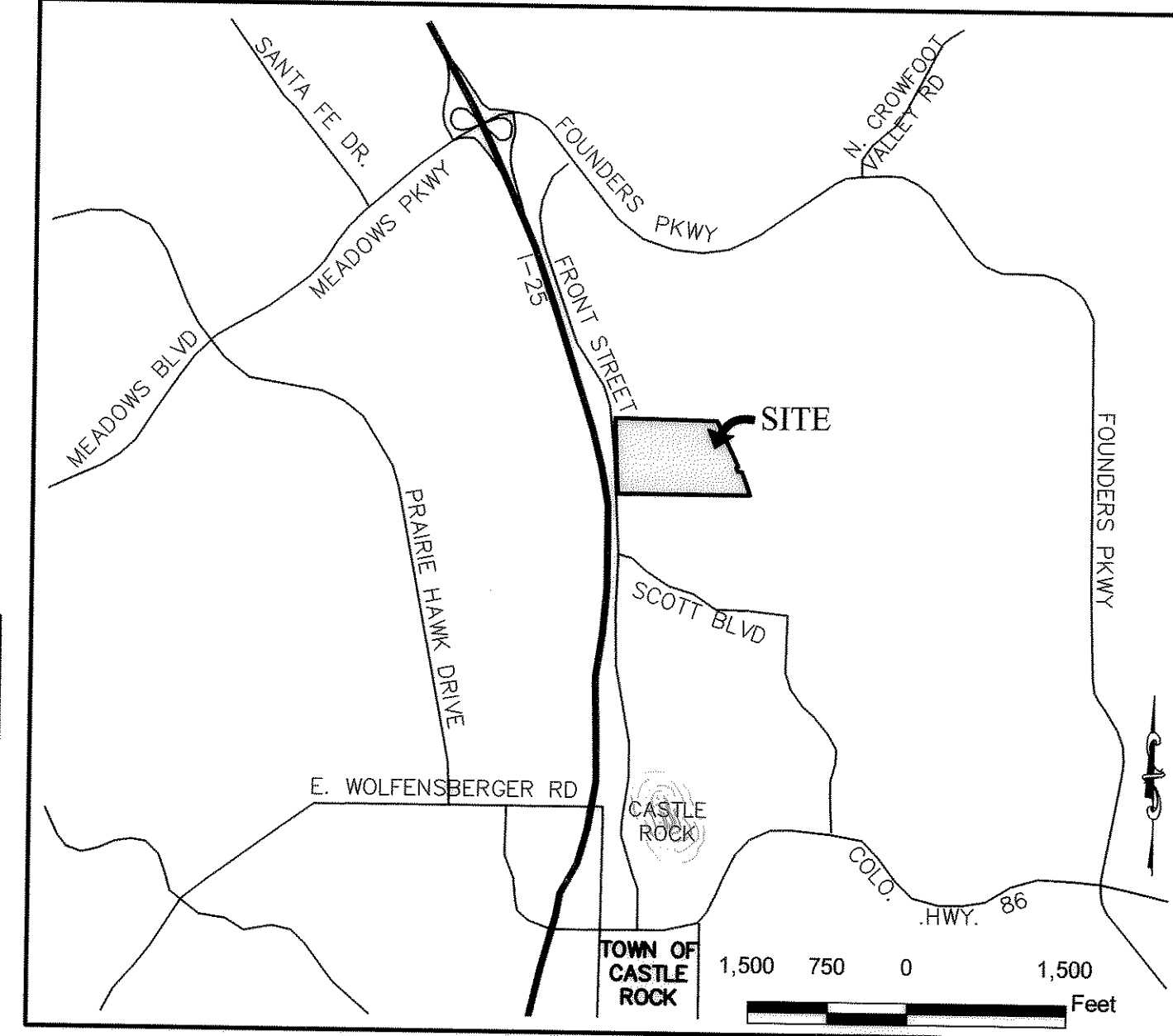
- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES 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 25% 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 OWNER 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 THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- 4. NO FEMA REGULATED FLOODPLAIN ON-SITE. A FEMA REGULATED FLOODPLAIN ZONE AE LIES NORTH OF THE SITE ON TOWN OWNED PROPERTY. SEE PRELIMINARY FEMA MAP 08035C01886. THERE ARE NO WETLANDS ON THE SITE.
- 5. 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.
- 6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- 7. APPROVAL OF THIS CONCEPTUAL 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 ELEVATIONS 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.
- 9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- 10. 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, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- 11. THIS SITE IS ZONED HAZEN/MOORE PD, AS RECORDED AT RECEPTION NUMBER 2014034502
- 12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHT-OF-WAY AND SHALL HAVE A 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO 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. ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM TWO-FOOT (2') ENCROACHMENT, FOUNDATION WALL, FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR ACCESS TO SAID EASEMENT.
- 13. 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 THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 14. TRACT A & C ARE HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

VARIANCES:

- 1) SIGHT DISTANCE EASEMENTS GREATER THAN 5' ACROSS FRONT YARD. (TCV5-003, PENDING APPROVAL).
- 2) VARIANCE TO THE WATER SYSTEM DESIGN CRITERIA (SEC 4.5) FOR MAXIMUM LONGITUDINAL SLOPES OVER THE WATER MAIN GREATER THAN 10% (TCV15-002, APPROVED 01/27/15)
- 3) VARIANCE TO THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA (SEC 8.2.2) AND LANDSCAPE DESIGN CRITERIA (8.2.2) FOR A REDUCTION IN REQUIRED NUMBER AND SPACING OF STREET TREES DUE TO EASEMENTS (TCV14-0029, APPROVED 01/26/15)

SHEET INDEX table with columns SHEET NUMBER and SHEET TITLE. Rows include COVER SHEET, SITE PLAN, GRADING PLAN, UTILITY PLAN, CONCEPTUAL LANDSCAPE PLAN, and LANDSCAPE WATER USE CHARTS.

HAZEN-MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
BEING A PORTION OF THE SOUTH HALF OF SECTION 35,
T7S, R67W OF THE 6TH. P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
1" = 1500'

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 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 NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 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 PREVENTION 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 OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET 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 VEHICLES INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

STATEMENT OF TOWN COUNCIL APPROVAL

THE SITE DEVELOPMENT PLAN FOR HAZEN MOORE FILING NO. 1 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE DAY OF 4/7, 2015

ATTEST: Mayor Paul Donahue, Town Clerk Sally Munn, dated May 15, 2015

TOWN OF CASTLE ROCK VESTED RIGHTS

THIS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND SECTION 24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS FOR YEARS FROM ITS EFFECTIVE DATE TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

CONTACT INFORMATION:

OWNER INFORMATION: SIR THOMAS LLC, 9800 MT. PYRAMID COURT, SUITE 340, ENGLEWOOD, CO 80112, 303.771.3344, CONTACT: GLEN SMITH

DEVELOPER

PARK LAND COMPANY, 9800 MT. PYRAMID COURT, SUITE 340, ENGLEWOOD, CO 80112, 303.771.3344, CONTACT: GLEN SMITH

ARCHITECT

TBD

CIVIL ENGINEER

PEAK CIVIL CONSULTANTS, 200 W. HAMPDEN AVENUE, SUITE 200, ENGLEWOOD, CO 80110, 720.855.3859, CONTACT: JEFF FRENCH

LAND SURVEYOR

PEAK CIVIL CONSULTANTS, 200 W. HAMPDEN AVENUE, SUITE 200, ENGLEWOOD, CO 80110, 720.855.3859, CONTACT: STEVE STEVENSON

LANDSCAPE ARCHITECT

NORRIS DESIGN, 1101 BANNOCK ST., DENVER, CO 80204, 303.892.1166, CONTACT: LESLIE LEE

SUMMARY TABLE with columns PROPERTY LINE TO BUILDING SETBACKS AND SEPARATIONS, GROSS AREA, NET AREA (LOTTED AREA), TOTAL TRACT AREA, TOTAL R.O.W. AREA, TOTAL NUMBER OF LOTS, SINGLE FAMILY EQUIVALENT (SFE) UNITS, ZONING CLASSIFICATION.

LAND USE SUMMARY table with columns NAME, AREA (ACRES), PERCENTAGE. Rows include SITE, ROW, LOTS, TRACTS.

PD STANDARDS (*) table with columns MINIMUM SETBACKS, DENSITY ALLOWABLES. Rows include FRONT TO GARAGE DOOR, FRONT TO RESIDENCE, REAR, SIDE INTERIOR LOT, SIDE TO STREET, BUILDING SEPARATION, MAXIMUM DENSITY, PROPOSED DENSITY.

SINGLE FAMILY EQUIVALENT (SFE) CALCULATIONS table with columns USAGE, AVERAGE DEMAND, TAP SIZE, SFE/UNIT, AVE. DAILY FLOW (GPD). Row includes DOMESTIC USAGE.

TRACT SUMMARY table with columns TRACT, AREA (AC), USE, OWNER. Rows include TRACT A through TRACT E.

TITLE CERTIFICATE

I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title Insurance Company, 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.

SIGNED THIS 17th DAY OF April, 2015

AUTHORIZED REPRESENTATIVE: Land Title Insurance Company, TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF April, 2015 BY Brenda Becker. Notary Public: Kari Jurczewsky, My Commission Expires 3/29/18.

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 2:40pm ON THE 15th DAY OF May, 2015 AT RECEPTION NO. 2015031655

DOUGLAS COUNTY CLERK AND RECORDER: Andrew Walker, DEPUTY

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF MARCH, 2015

Michael J. Franczyk, CHAIR, April 23, 2015. ATTEST: Director of Development Services, dated 4/27/2015

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

SIR THOMAS, LLC, A COLORADO LIMITED LIABILITY COMPANY. SIGNED THIS 17th DAY OF April, 2015

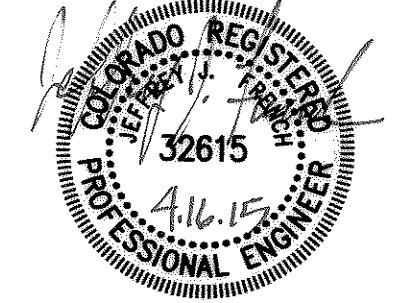
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF April, 2015 BY Glen K. Smith, as manager of Sir Thomas LLC

ATTEST: Director of Development Services, dated 4/16/15

CIVIL ENGINEER CERTIFICATION

I, JEFF FRENCH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERING IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



JEFF FRENCH, PE NO. 32615, 4/16/15 DATED SIGNED FOR AND ON BEHALF OF PEAK CIVIL CONSULTANTS, INC.

SURVEYOR'S CERTIFICATION

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



JOHN E. KRATZ, PLS 20142, 4/16/15 DATED SIGNED

HAZEN/MOORE FILING NO. 1 SITE DEVELOPMENT PLAN SDP 14-0023

BENCHMARK: DOUGLAS COUNTY CONTROL POINT STATION 2020020 NAVD 88 ELEVATION = 6252.05' (1905.63 METERS)

A 3/4" DIAMETER ALUMINUM CAP, STAMPED "DOUGLAS COUNTY GLS, 2.020020", LOCATED ON THE HOME STREET IN FRONT OF THE CASTLE ROCK CARE CENTER.

Revision table with columns NO., REVISION, COMMENTS, DATE. Rows 1-4.

HAZEN-MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
COVER SHEET

DEVELOPER: PARK LAND COMPANY, 9800 MT. PYRAMID COURT, SUITE 340, ENGLEWOOD, CO 80112, 303-771-3344, CONTACT: GLEN SMITH

Peak Civil Consultants, 200 W. HAMPDEN AVE., SUITE 200, ENGLEWOOD, COLORADO 80110, PH: 720.855.3859, FAX: 720.528.8167, CONTACT: JEFF FRENCH, P.E.

DATE: 10/28/2014, JOB NO: 14, DRAWN BY: NTA, APPROVED: CADD FILE:



NOTES:
 1. LAYOUT OF INTERNAL UNITS SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON BUILDING PLAN APPROVAL.
 2. FUTURE ACCESS OF THE COMMERCIAL TRACT TO FRONT ST. WILL BE LIMITED TO RIGHT IN/RIGHT OUT ONLY. IN THE EVENT A JOINT SHARED ACCESS WITH PROPERTY TO THE SOUTH IS MADE, THE TYPE OF ACCESS WILL BE EVALUATED WITH THE ADJACENT PROPERTY'S TRAFFIC ANALYSIS.

HAZEN-MOORE FILING NO. 1

SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,
OF DOUGLAS COUNTY, COLORADO

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SECTION LINE
- PROPOSED DRY UTILITY EASEMENT
- PROPOSED UTILITY & FIRE EASEMENT
- PROPOSED FIRE EASEMENT
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- PROPOSED SETBACKS
- PROPOSED SIGN
- PROPOSED CROSSSPAN
- EXISTING FENCE
- CONCRETE PAVEMENT
- EXISTING SIDEWALK

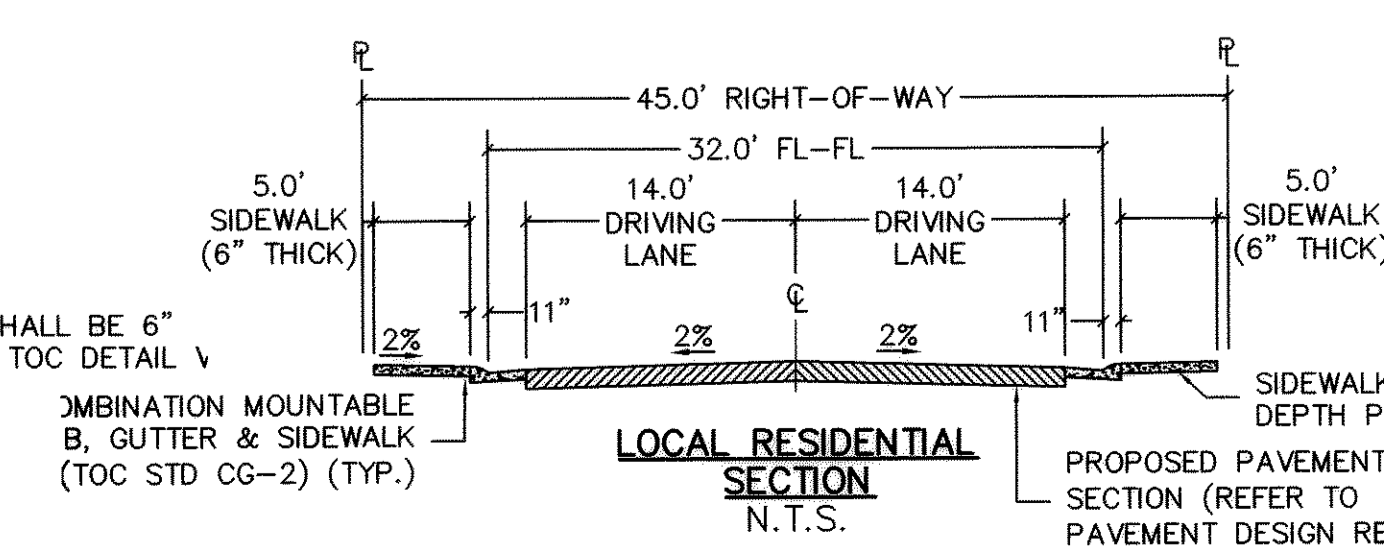
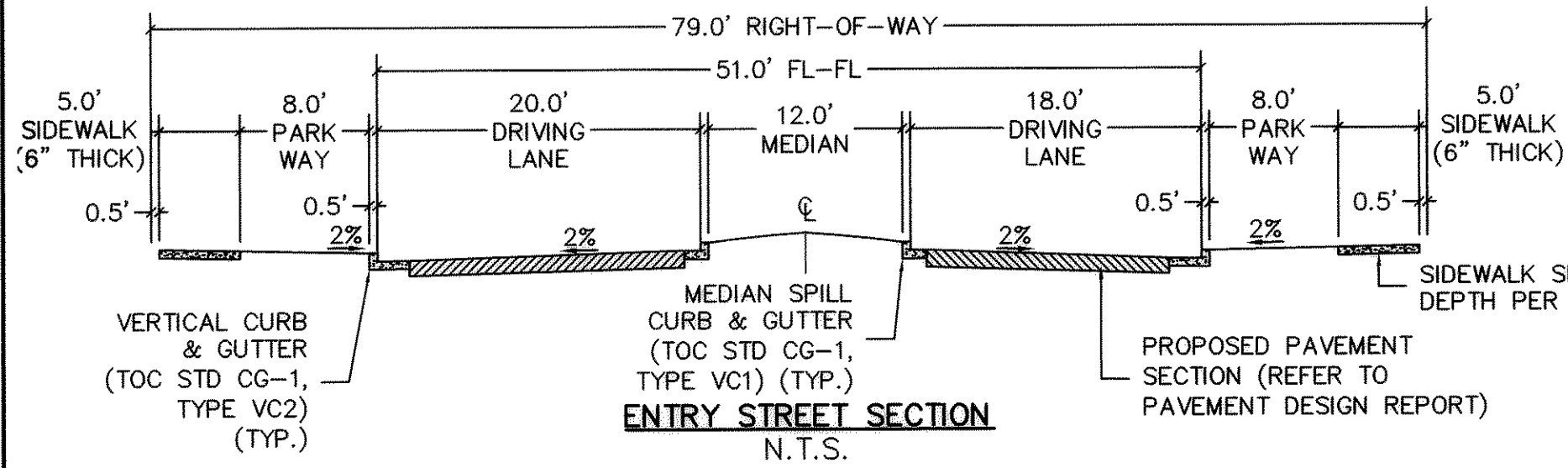
NO.	REVISION	DATE	BY
1	COMMENTS 2ND SUBMITTAL	12/10/2014	NTA
2	COMMENTS 3RD SUBMITTAL	1/14/2015	NTA
3	COMMENTS 4TH SUBMITTAL	2/4/2015	NTA
4	COMMENTS 5TH SUBMITTAL	2/17/2015	NTA



HAZEN-MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
SITE PLAN

DEVELOPER
 PARK LAND COMPANY
 9800 MT. PYRAMID COURT,
 SUITE 340
 ENGLEWOOD, CO 80112
 303-771-3344
 CONTACT: GLEN SMITH

Peak
 Civil Consultants
 200 W. HAMPDEN AVE., SUITE 200
 ENGLEWOOD, COLORADO 80110
 PH: 720.855.3859
 FAX: 720.528.8167
 CONTACT: JEFF FRENCH, P.E.



HAZEN/MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
SDP 14-0023

BENCHMARK:
 DOUGLAS COUNTY CONTROL POINT
 STATION 2020020
 NAVD 88 ELEVATION = 6252.05'
 (1905.63 METERS)

DATE: 10/28/2014
JOB NO: 14.24
DRAWN BY: NTA
APPROVED:
CADD FILE:

A 3/4" DIAMETER ALUMINUM CAP, STAMPED "DOUGLAS COUNTY GLS, 2.020020". LOCATED ON THE HOME STREET IN FRONT OF THE CASTLE ROCK CARE CENTER.

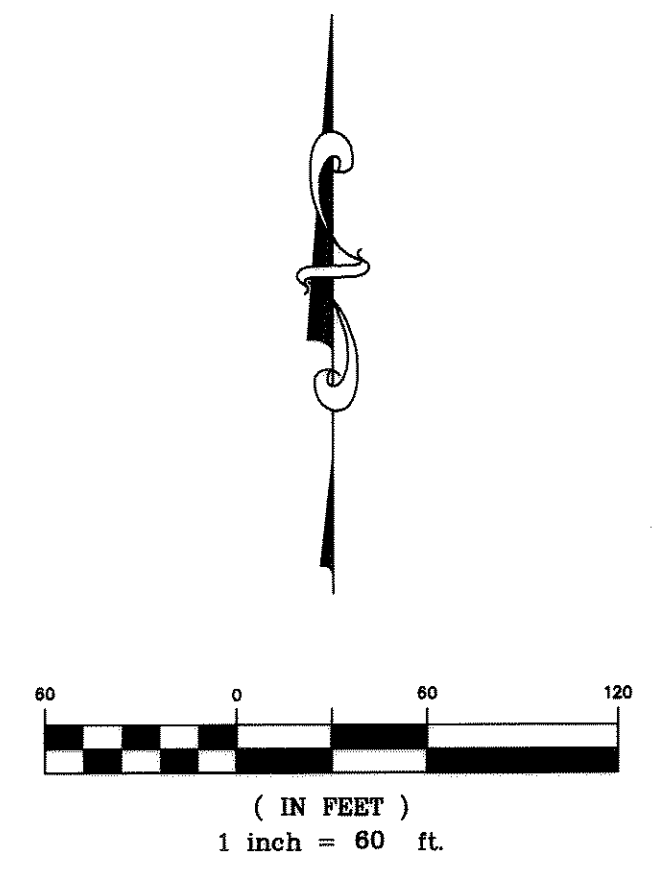
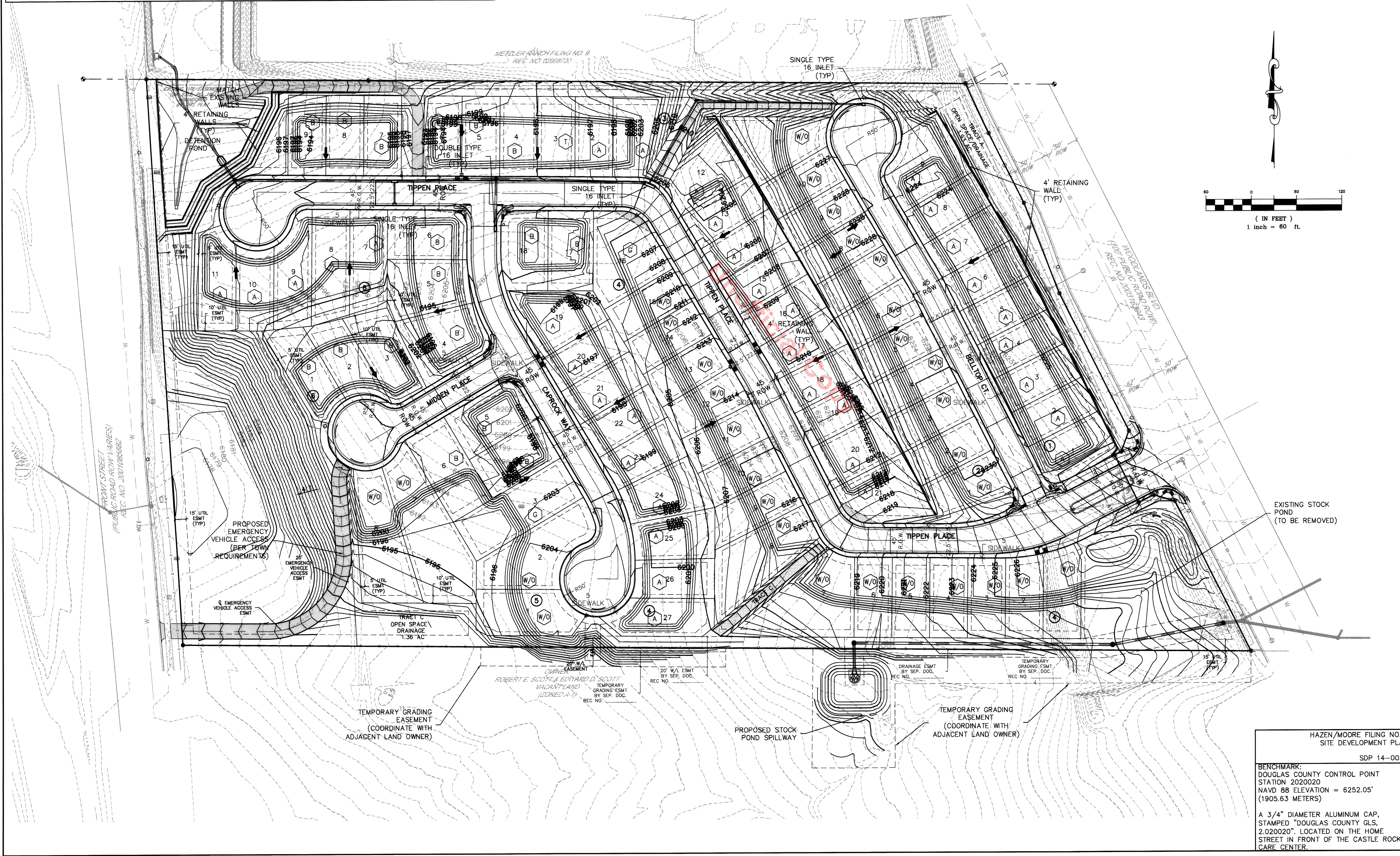
1 inch = 60 ft.

LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED DRY UTILITY EASEMENT
	PROPOSED UTILITY & FIRE EASEMENT
	PROPOSED FIRE EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED PRIVATE STORM DRAINAGE ARROW
	92.90 (LP) PROPOSED LOW POINT SPOT ELEVATION
	93.40 (HP) PROPOSED HIGH POINT SPOT ELEVATION
	TW=83.00 TOP OF PROPOSED WALL ELEVATION
	BW=81.00 BOTTOM OF PROPOSED WALL ELEVATION
	PROPOSED LOT TYPES

HAZEN-MOORE FILING NO. 1 SITE DEVELOPMENT PLAN

BEING A PORTION OF THE SOUTH HALF OF SECTION 35,
T7S, R67W OF THE 6TH. P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

NO.	REVISION	DATE	BY
1	COMMENTS 2ND SUBMITTAL	12/10/2014	NTA
2	COMMENTS 3RD SUBMITTAL	1/14/2015	NTA
3	COMMENTS 4TH SUBMITTAL	2/4/2015	NTA
4	COMMENTS 5TH SUBMITTAL	2/23/2015	NTA



HAZEN-MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
GRADING PLAN

DEVELOPER
PARK LAND COMPANY
9800 MT. PYRAMID COURT,
SUITE 340
ENGLEWOOD, CO 80112
303-771-3344
CONTACT: GLEN SMITH

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.

HAZEN/MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
SDP 14-0023

BENCHMARK:
DOUGLAS COUNTY CONTROL POINT
STATION 2020020
NAVD 88 ELEVATION = 6252.05'
(1905.63 METERS)

A 3/4" DIAMETER ALUMINUM CAP,
STAMPED "DOUGLAS COUNTY GLS,
2.020020", LOCATED ON THE HOME
STREET IN FRONT OF THE CASTLE ROCK
CARE CENTER.

DATE: 10/28/2014
JOB NO: 14.24
DRAWN BY: NTA
APPROVED BY: _____
CADD FILE: _____

3
GRADING PLAN

NOTES:

- LAYOUT OF INTERNAL UNITS SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON BUILDING PLAN APPROVAL.
- FUTURE ACCESS OF THE COMMERCIAL TRACT TO FRONT ST. WILL BE LIMITED TO RIGHT IN/RIGHT OUT ONLY. IN THE EVENT A JOINT SHARED ACCESS WITH PROPERTY TO THE SOUTH IS MADE, THE TYPE OF ACCESS WILL BE EVALUATED WITH THE ADJACENT PROPERTY'S TRAFFIC ANALYSIS.

HAZEN-MOORE FILING NO. 1

SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,
OF DOUGLAS COUNTY, COLORADO

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SECTION LINE
- PROPOSED DRY UTILITY EASEMENT
- PROPOSED UTILITY & FIRE EASEMENT
- PROPOSED FIRE EASEMENT
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- PROPOSED FENCE (SEE LANDSCAPE PLANS)
- PROPOSED SETBACKS
- PROPOSED SIGN
- PROPOSED CROSSSPAN
- EXISTING FENCE
- CONCRETE PAVEMENT
- EXISTING SIDEWALK

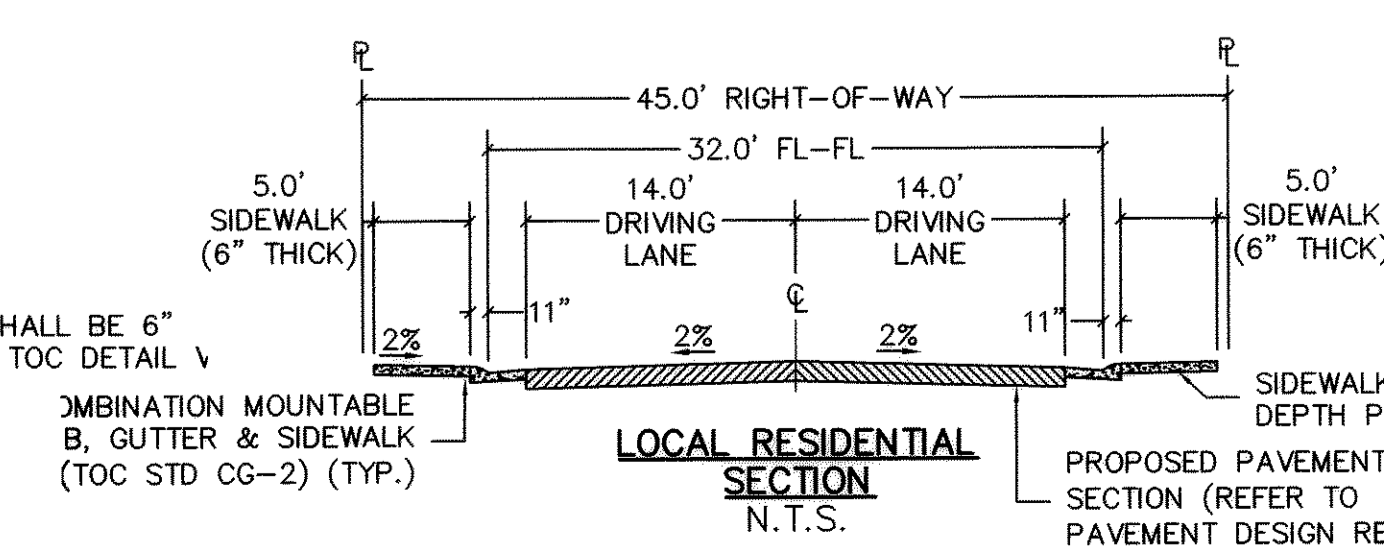
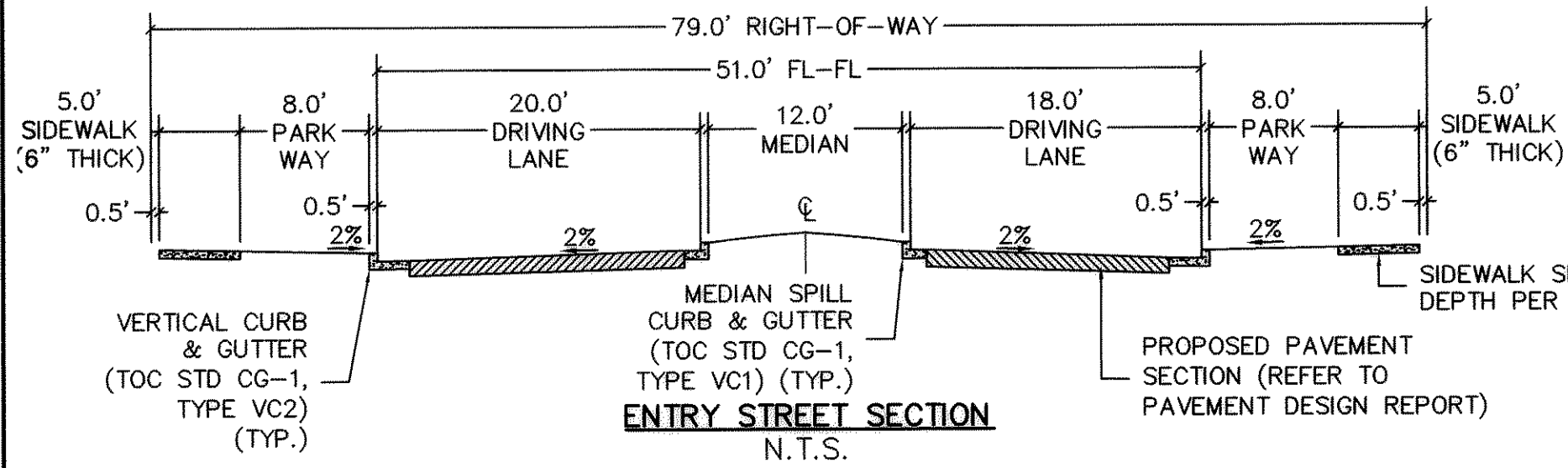
NO.	REVISION	DATE	BY
1	COMMENTS 2ND SUBMITTAL	12/10/2014	NTA
2	COMMENTS 3RD SUBMITTAL	1/14/2015	NTA
3	COMMENTS 4TH SUBMITTAL	2/4/2015	NTA
4	COMMENTS 5TH SUBMITTAL	2/17/2015	NTA



HAZEN-MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
SITE PLAN

DEVELOPER
PARK LAND COMPANY
9800 MT. PYRAMID COURT,
SUITE 340
ENGLEWOOD, CO 80112
303-771-3344
CONTACT: GLEN SMITH

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.



HAZEN/MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
SDP 14-0023

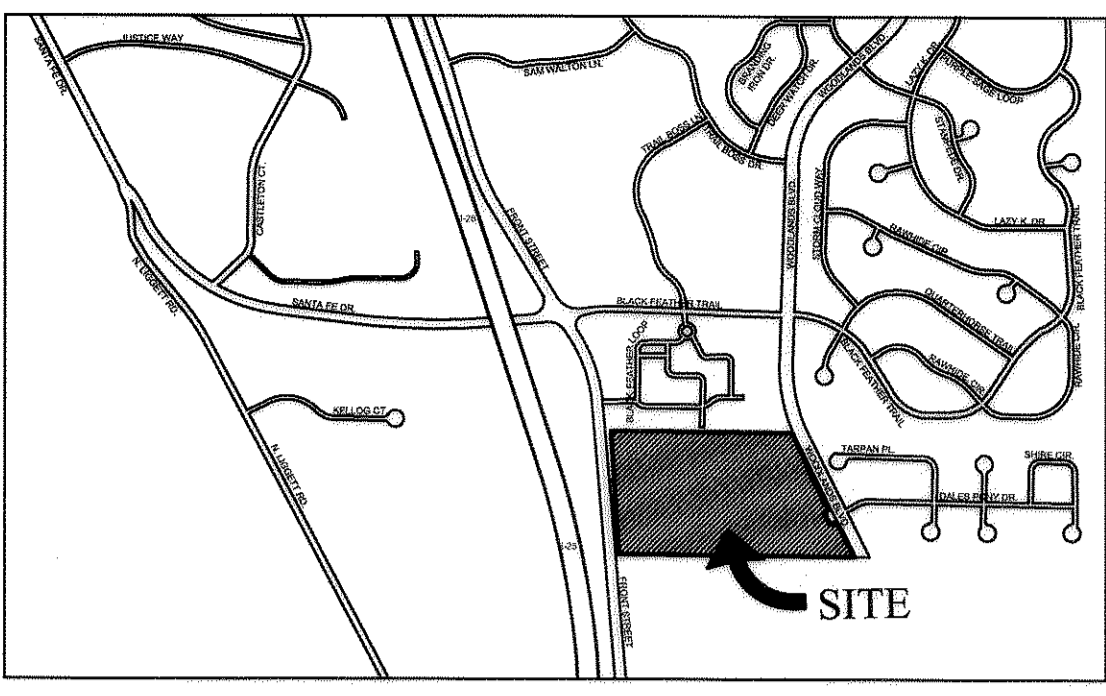
BENCHMARK:
DOUGLAS COUNTY CONTROL POINT
STATION 2020020
NAVD 88 ELEVATION = 6252.05'
(1905.63 METERS)

A 3/4" DIAMETER ALUMINUM CAP,
STAMPED "DOUGLAS COUNTY GLS,
2.020020". LOCATED ON THE HOME
STREET IN FRONT OF THE CASTLE ROCK
CARE CENTER.

DATE: 10/28/2014
JOB NO: 14.24
DRAWN BY: NTA
APPROVED:
CADD FILE:

2
SITE PLAN

VICINITY MAP



LEGEND

- RETAINING WALL
- SPADE CUT EDGE
- LIMIT OF WORK
- 3-RAIL FENCE
- 6' PRIVACY FENCE
- EXISTING FENCE TO REMAIN
- PROPERTY LINE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- MODERATE HYDROZONE SPRAY IRRIGATED TURF (ENVIROTURF)
- LOW/MODERATE HYDROZONE DRIP IRRIGATED SHRUB BED
- VERY LOW HYDROZONE IRRIGATED GRASS SEED MIX
- NON-IRRIGATED GRASS SEED MIX
- LOCAL RIVER COBBLE, 2-4" DIA.

HAZEN-MOORE FILING NO. 1

SITE DEVELOPMENT PLAN

BEING A PORTION OF THE SOUTH HALF OF SECTION 35,
T7S, R67W OF THE 6TH P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



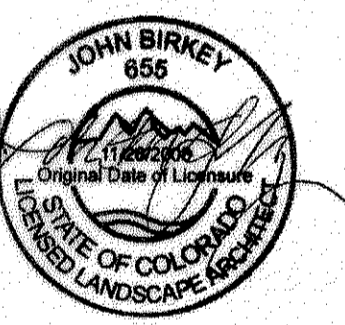
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

HAZEN - MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

PREPARED FOR:
PARK LAND COMPANY

LANDSCAPE CERTIFICATION:
JOHN M. BIRKEY, P.L.A. HAS A.M. CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 0101. THIS IS VALID THROUGH FEBRUARY 1, 2017. COLORADO LICENSE NUMBER IS 0101.

John M. Birkey

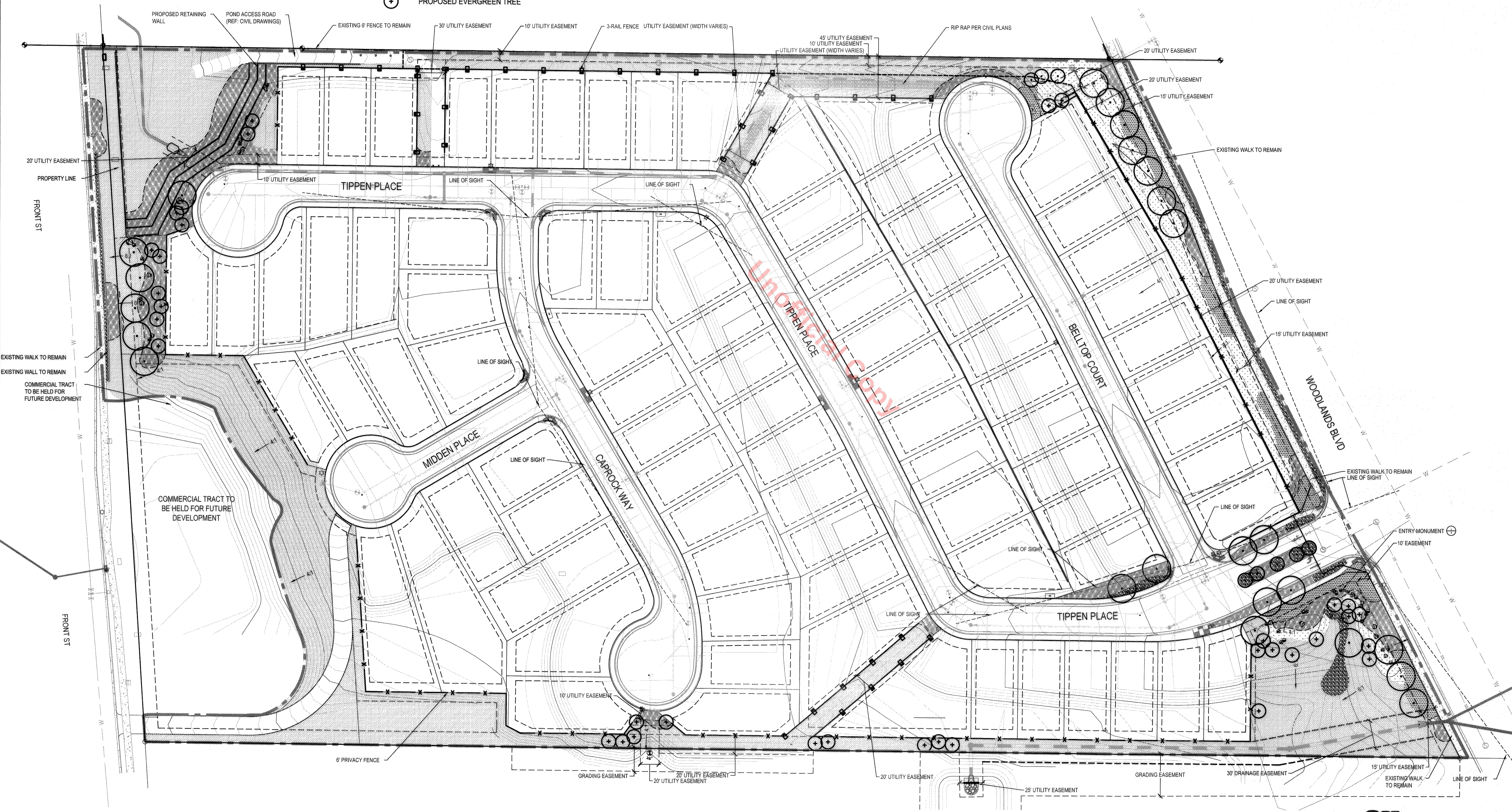


DATE:
TOCR - SDP - 10/23/2014
TOCR - SDP - 12/10/2014
TOCR - SDP - 1/16/2015
TOCR - SDP - 2/9/2015
TOCR - SDP - 2/23/2015

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
5
SHEET 5 OF 6



NORTH

0 25' 50' 100'

SCALE 1" = 50'

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

HAZEN/MOORE
FILING NO. 1 SITE
DEVELOPMENT PLAN
SDP 14-0023

COMPOSITE LANDSCAPE WATER USE RATING CHART

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

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (ENVIROTURF)	3.0	MODERATE	14.4%	8,500	3.0	59,140	0.43
DRIP	TREES IN NATIVE *	2.0	LOW	13.8%	8,160	2.0	59,140	0.28
DRIP	SHRUB BED	2.0	LOW	46.1%	27,250	2.0	59,140	0.92
SPRAY ROTORS	IRRIGATED DRYLAND GRASS	1.5	VERY LOW	25.8%	15,230	1.5	59,140	0.39
TOTALS				100			59,140	2.01
							TOTAL OF THE CLWUR	2.01

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

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	8,500	4.6%
IRRIGATED DRYLAND GRASS	15,230	8.3%
NON-IRRIGATED DRYLAND GRASS	125,000	67.9%
IRRIGATED TREES*	8,160	4.4%
IRRIGATED BED	27,250	14.8%
TOTAL AREA LANDSCAPE	184,140	100%

NON-DISTURBED AREAS: N/A
 REQUIRED STREETScape TREES/SHRUBS: 39 TREES / 156 SHRUBS
 PROVIDED STREETScape TREES/SHRUBS: 26 TREES / 582 SHRUBS**
 TOTAL TREES/SHRUBS/GRASSES PROVIDED: 81 / 582 / 527

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION
 ** EASEMENTS RESTRICTED THE TOTAL REQUIRED STREETScape TREES TO BE MET. APPROVED TOWN OF CASTLE ROCK VARIANCE 14-0029 HAS BEEN INCLUDED WITH THIS SDP FOR ADJUSTED STREET TREE QUANTITIES.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE 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.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

CONCEPTUAL IRRIGATION STANDARD NOTES:

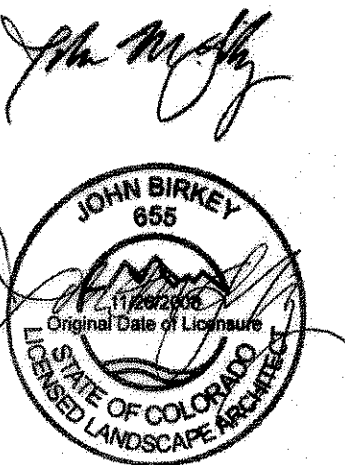
- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS

**HAZEN-MOORE FILING NO. 1
SITE DEVELOPMENT PLAN**
BEING A PORTION OF THE SOUTH HALF OF SECTION 35,
T7S, R67W OF THE 6TH P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

HAZEN - MOORE FILING NO. 1
SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

PREPARED FOR:
PARK LAND COMPANY

LANDSCAPE CERTIFICATION:
JOHN M. BIRKEY, PLS, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5103. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENCE NUMBER IS 655



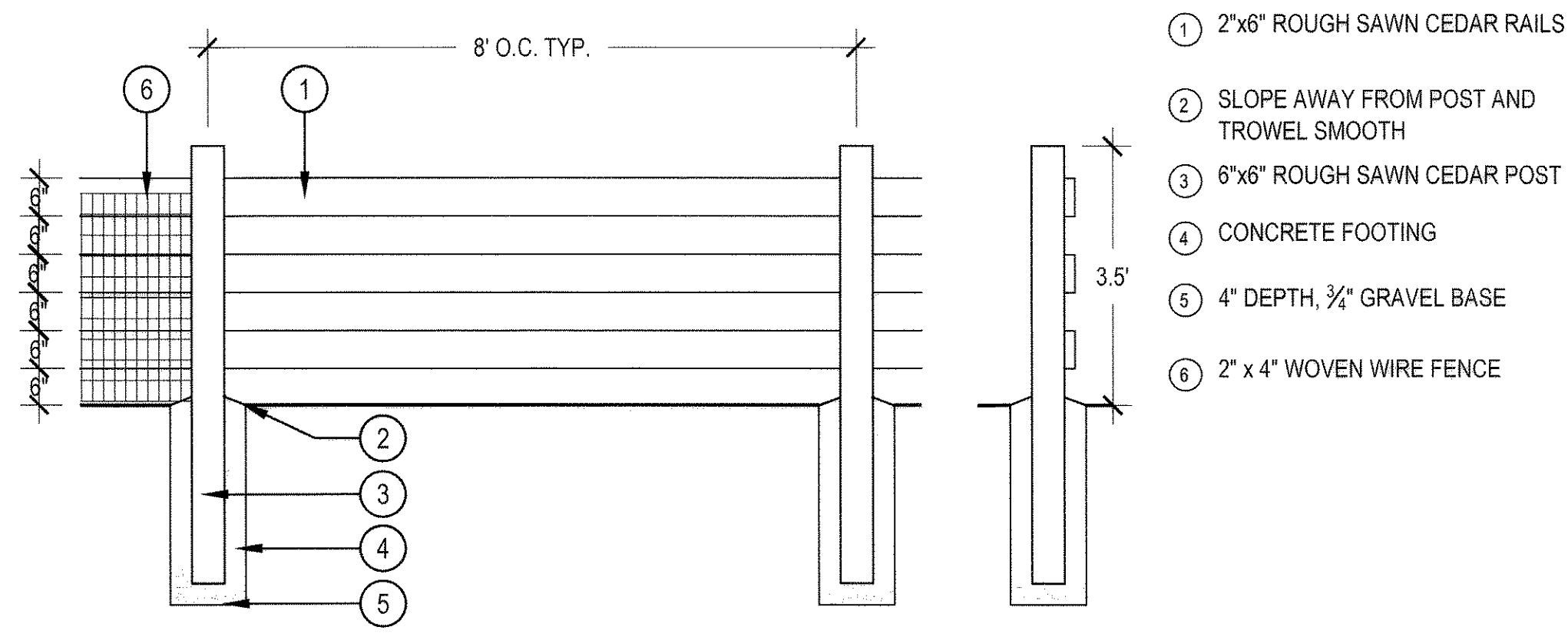
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TOCR - SDP - 1/16/2015
TOCR - SDP - 2/9/2015
TOCR - SDP - 2/23/2015

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE DETAILS

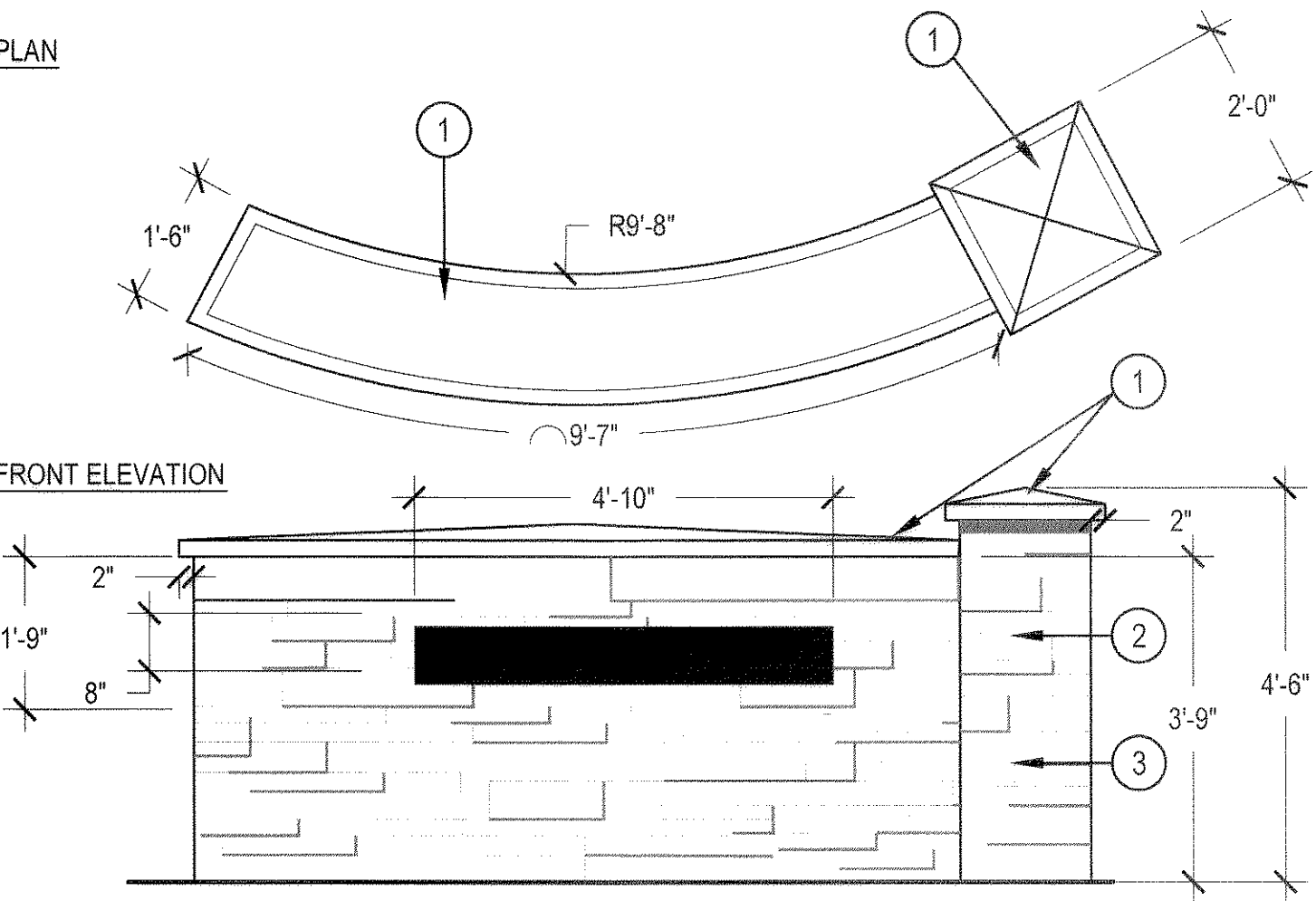
SHEET NUMBER:
6
SHEET 6 OF 6

Unofficial Copy



- NOTES:
- ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
 - ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
 - POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
 - ALL EXPOSED LUMBER SHALL BE PAINTED WITH A HIGH QUALITY COLORED OR CLEAR STAIN APPROVED BY HOA (OR ARCHITECTURAL CONTROL COMMITTEE).

1 3-RAIL FENCE SCALE: 1/2" = 1'-0"



- NOTES:
- SIGN IS CONCEPTUAL AND FINAL DESIGN WILL BE DETERMINED WITH A SIGN PERMIT.
 - ACTUAL LENGTH OF TEXT WILL VARY DEPENDING ON NAME OF DEVELOPMENT
 - SIGN ILLUMINATED WITH (1) BULLET LIGHT FROM KIM LIGHTING OR SIMILAR, SURFACE MOUNTED. ILLUMINATION PER CODE 19.04.045
 - CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES PRIOR TO CONSTRUCTION.
 - CONTACT NORRIS DESIGN FOR FINAL LETTERING AND FONT TYPES PRIOR TO MANUFACTURING.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OBTAIN PERMIT PRIOR TO CONSTRUCTION

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

