

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, WHENCE THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 BEARS N89°26'32" W, A DISTANCE OF 1286.69 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;  
THENCE N87°15'21" E, A DISTANCE OF 513.50 FEET TO A POINT ON THE NORTH-WESTERLY RIGHT OF WAY LINE OF WOLFENBERGER ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N49°02'26" W, A DISTANCE OF 72.75 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°21'57" AND A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 637.90 FEET (CHORD BEARS N61°13'25" W, A DISTANCE OF 633.10 FEET) TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN BOOK 591 AT PAGE 379 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°07'18" AND A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 477.91 FEET (CHORD BEARS N39°12'48" W, A DISTANCE OF 466.71 FEET) TO A POINT;  
THENCE N63°24'19" E, A DISTANCE OF 2129.08 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3;

THENCE S00°11'15" W, A DISTANCE OF 668.18 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3;  
THENCE N89°33'04" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 257.97 FEET TO A POINT;  
THENCE S00°09'26" W, A DISTANCE OF 13.38 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED AT RECEPTION NO. 2004076013 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES:  
1. S89°31'34" E, A DISTANCE OF 168.67 FEET;  
2. S89°48'17" E, A DISTANCE OF 42.26 FEET;  
3. S40°20'15" E, A DISTANCE OF 19.33 FEET;  
4. N89°03'34" E, A DISTANCE OF 130.53 FEET;  
5. N89°05'46" E, A DISTANCE OF 209.06 FEET;  
6. N87°46'28" E, A DISTANCE OF 134.06 FEET TO SAID NORTH-WESTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD AS DESCRIBED IN RECEPTION NO.'S 2002094311 AND 2015036728 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH-WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:  
1. S44°24'02" W, A DISTANCE OF 126.36 FEET TO A POINT OF NON-TANGENT CURVE;  
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A LENGTH OF 125.76 FEET, A CENTRAL ANGLE OF 6°47'52", A RADIUS OF 1060.00 FEET AND A CHORD BEARING AND DISTANCE OF S 53°26'58" W, 125.69 FEET;  
3. S50°03'02" W, A DISTANCE OF 405.64 FEET;  
4. N89°33'04" E, A DISTANCE OF 3.72 FEET;  
5. S51°32'57" W, A DISTANCE OF 622.74 FEET;  
6. S51°41'36" W, A DISTANCE OF 95.42 FEET TO A POINT OF CURVE;  
7. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A LENGTH OF 376.64 FEET, A CENTRAL ANGLE OF 9°13'20", A RADIUS OF 2339.99 FEET AND A CHORD BEARING AND DISTANCE OF S56°18'16" W, 376.24 FEET;  
8. S60°54'56" W, A DISTANCE OF 363.24 FEET TO A POINT OF CURVE;  
9. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A LENGTH OF 78.94 FEET, A CENTRAL ANGLE OF 4°16'00", A RADIUS OF 1060.00 FEET AND A CHORD BEARING AND DISTANCE OF S58°46'56" W, 78.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,201,842 SQUARE FEET OR 50.547 ACRES OF LAND, MORE OR LESS.

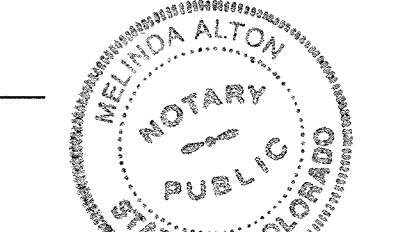
### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS DEPICTED HEREON.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED DECEMBER 9, 2007 AT RECEPTION NO. 2007087649 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BY: [Signature] V.P.  
MILE-HIGH BANKS, N.A. TITLE:  
First National Bank of Denver, a division of First National Bank of Santa Fe  
SIGNED THIS 11<sup>th</sup> DAY OF October AD, 2016

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF October AD, 2016  
BY: [Signature] AS Vice President OF MILE-HIGH BANKS  
First National Bank of Denver,  
WITNESS MY HAND AND OFFICIAL SEAL  
[Signature] a division of First National Bank of Santa Fe  
NOTARY PUBLIC



MY COMMISSION EXPIRES 9/11/18

### OWNERSHIP CERTIFICATE

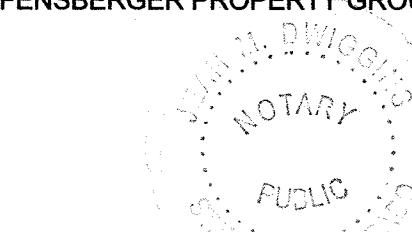
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON.

BY: [Signature] manager's representative  
NAME: MILES R. GRANT TITLE: PRESIDENT  
WOLFENBERGER PROPERTY GROUP, LLC.  
A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 29<sup>th</sup> DAY OF September AD, 2016

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF September AD, 2016

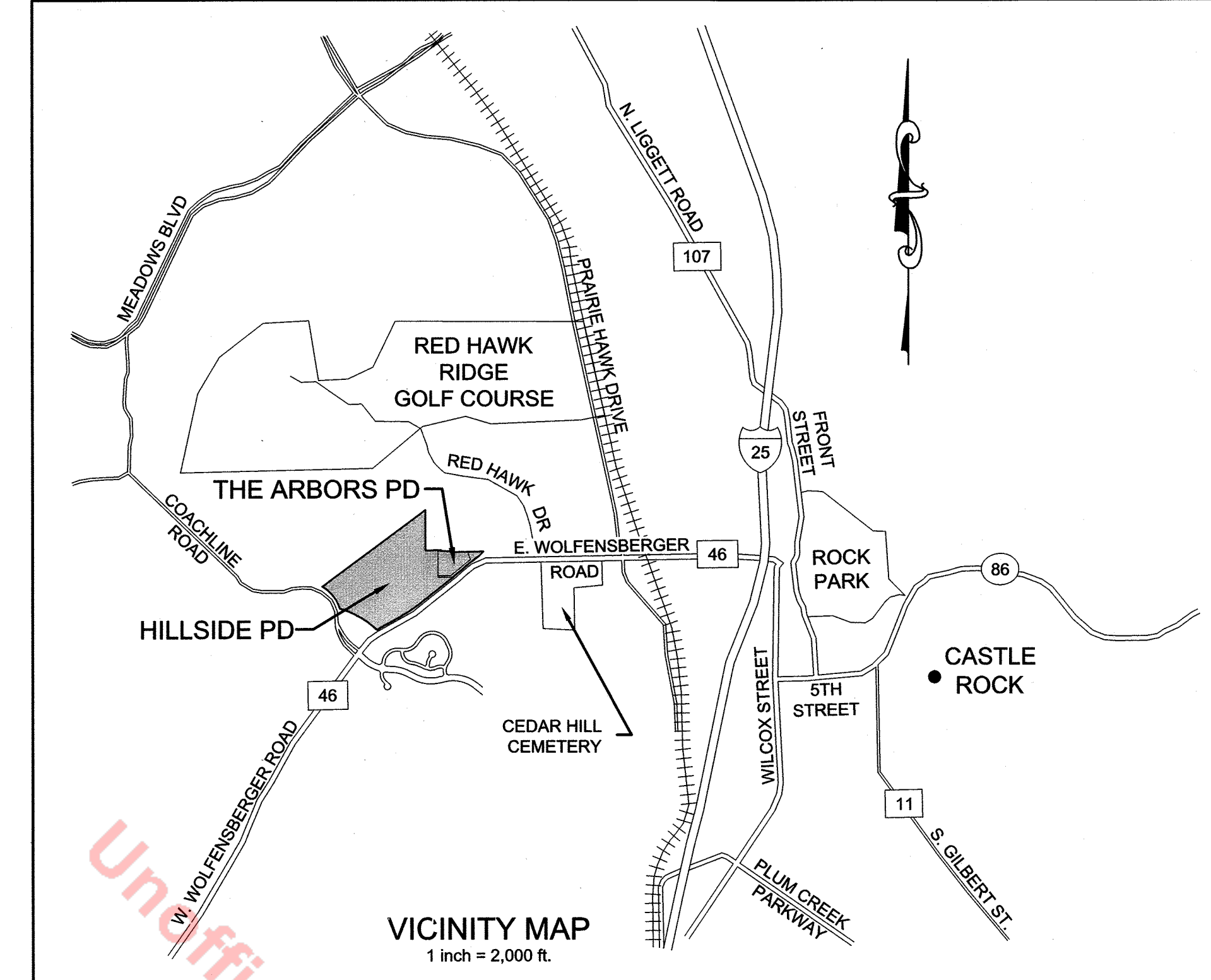
BY: MILES R. GRANT, AS PRESIDENT OF WOLFENBERGER PROPERTY GROUP, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES 3/26/17

USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	0.850	17.44
OSP (OPEN SPACE/LANDSCAPED AREA)	0.802	16.45
FUTURE DEVELOPMENT	3.223	66.11
TOTAL	4.875	100.00

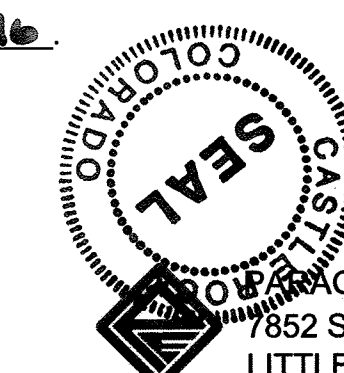
USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	3.157	6.91
OSD (OPEN SPACE DEDICATION)	19.000	41.60
OSP (OPEN SPACE/LANDSCAPED AREA)	10.480	22.95
LOTS	12.088	26.47
FUTURE DEVELOPMENT	0.947	2.07
TOTAL	45.672	100.00
SMALLEST LOT	3,080 S.F.	
TOTAL NUMBER OF UNITS:	120	
TOTAL NUMBER OF SINGLE STORY UNITS	60	50%



SETBACKS TYPE	HEIGHT	FRONT	SIDE	PARTY WALL	REAR
CLUSTER HOMES & PAIRED HOMES	35'				
HOMES ADJACENT TO BUTTE QUADS:	33'				
SINGLE FAMILY		20'	5'	N/A	8.5'
DUPLEX A		8.5'	5'	0'	10'
DUPLEX B		20'	5'	0'	18'

TRACT	AREA (Acres)	PURPOSE	OWNERSHIP AND MAINTENANCE
A	19.000	OPEN SPACE DEDICATION	CITY OF CASTLE ROCK
B	0.947	COMMUNITY CENTER	DEVELOPER
C	2.330	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HOA
D	0.040	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
G	0.079	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
H	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
I	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
J	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
K	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
L	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
M	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
N	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
O	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
P	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
Q	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HOA
R	0.196	OPEN SPACE	HOA
S	0.606	OPEN SPACE	HOA
T	1.197	PD MF (FUTURE DEVELOPMENT)	DEVELOPER
U	2.206	PD MF (FUTURE DEVELOPMENT)	DEVELOPER
V	2.555	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HOA
W	4.796	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HOA

TOWN COUNCIL APPROVAL  
THIS HILLSIDE/ARBORS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20<sup>th</sup> DAY OF Sept., 2016.  
[Signature] 11-4-16  
MAYOR DATE  
ATTEST: [Signature] 11-4-16  
TOWN CLERK DATE



### CONTACTS:

OWNER/DEVELOPER:  
WOLFENBERGER PROPERTY GROUP, LLC.  
C/O MILES GRANT  
9116 W. BOWLES AVE., UNIT 15  
LITTLETON, COLORADO 80123  
CONTACT: MILES GRANT

ENGINEER / PLAN PREPARER:  
PARAGON ENGINEERING CONSULTANTS, INC.  
7852 S. ELATI STREET, SUITE 106  
LITTLETON, COLORADO 80120  
PHONE: (303) 794-8604 FAX: (303) 795-3072  
CONTACT: TROY DENNING, P.E.

LAND SURVEYOR:  
RED ROCK LAND SURVEYS  
7865 W. ONTARIO PLACE  
LITTLETON, COLORADO 80128  
PHONE: (303) 994-6300  
CONTACT: JOHN E. KRATZ, PLS

LANDSCAPE PLANNER:  
PCS GROUP, INC.  
1007 16TH STREET  
#3, B-180 INDEPENDENCE PLAZA  
DENVER, COLORADO 80265  
PHONE: (303) 531-4908  
CONTACT: PAUL SHOUKAS, RLA

Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES AND DETAIL SHEET
3	OVERALL PLAN
4	PHASING PLAN
5	SITE AND UTILITY PLAN
6	SITE AND UTILITY PLAN
7	SITE AND UTILITY PLAN
8	GRADING PLAN
9	GRADING PLAN
10	GRADING PLAN
11	BUILDING ELEVATIONS
12	BUILDING ELEVATIONS
13	BUILDING ELEVATIONS
14	BUILDING ELEVATIONS
15	MASTER LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	ON LOT TYPICAL LANDSCAPE
19	MONUMENTATION PLAN

### APPROVED VARIANCES:

- TCV15-0036 DATE: 6/19/15  
DESCRIPTION OF VARIANCE: A 1% VARIANCE IN THE MAXIMUM STREET GRADE FOR AN APPROXIMATE 500 FT. SEGMENT OF LOCAL ROAD.
- TCV15-0047 DATE: 8/3/16  
DESCRIPTION OF VARIANCE: A 1% VARIANCE IN THE MAXIMUM STREET GRADE FOR AN APPROXIMATE 500 FT. SEGMENT OF LOCAL ROAD.
- TCV16-0048 DATE: 8/10/16  
DESCRIPTION OF VARIANCE: LESS THAN 10% OF RUNOFF LEAVES THE SITE WITHOUT WATER QUALITY TREATMENT.

### TITLE CERTIFICATION

I, Elizabeth Avedis, AN AUTHORIZED REPRESENTATIVE OF HERITAGE 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature] V.P. BOUNDER  
AUTHORIZED REPRESENTATIVE AND TITLE

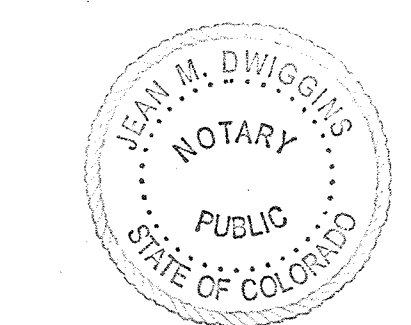
Heritage Title  
TITLE INSURANCE COMPANY

SIGNED THIS 29<sup>th</sup> DAY OF September, 2016

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF September AD, 2016

BY: Elizabeth Avedis

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES 3/26/17

### CIVIL ENGINEER'S STATEMENT

I, TROY W. DENNING, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY CERTIFY 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] 9-26-16  
TROY W. DENNING E. 34200 DATE  
PARAGON ENGINEERING CONSULTANTS, INC.

### SURVEYOR'S CERTIFICATE

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

[Signature] 9-26-16  
JOHN E. KRATZ P.L.S. 201427 DATE  
FOR AND ON BEHALF OF RED ROCK LAND SURVEYS



### PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN DEPICTED HEREON WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8<sup>th</sup> DAY OF Sept, 2016.

[Signature]  
CHAIR, DATE

ATTEST:  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES DATE 10/29/2016

### 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 1:11pm ON THE 10<sup>th</sup> DAY OF Nov., AD 2016 AT RECEPTION NO. 2016081565

DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature] DEPUTY



BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR N89°26'32"W.

BENCHMARK:  
TOP OF THE SW 1/16 CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEING A 3" ALUMINUM CAP STAMPED "PLS 25629 1995" WITH AN ELEVATION OF 6352.83 FEET NAVD 88. THIS ELEVATION IS BASED UPON NGS STATION "N 393" WITH A PUBLISHED ELEVATION OF 6222.12 FEET NAVD 88.  
COVER SHEET  
SHEET 1 OF 19  
HILLSIDE/ARBORS  
PROJECT NO. SDP16-0002

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

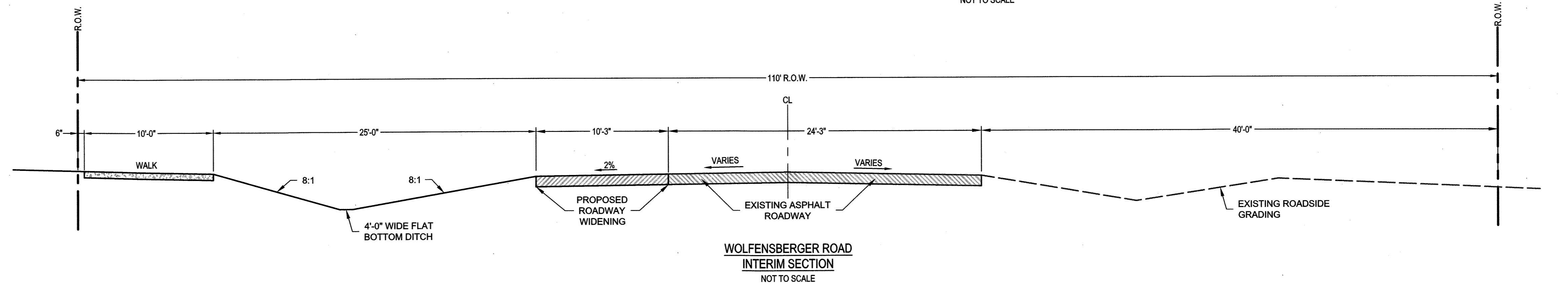
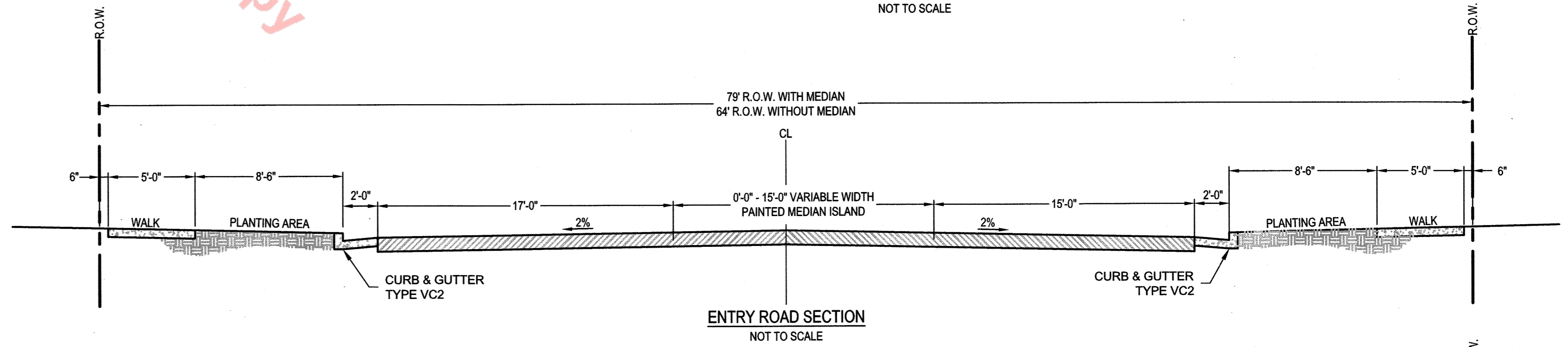
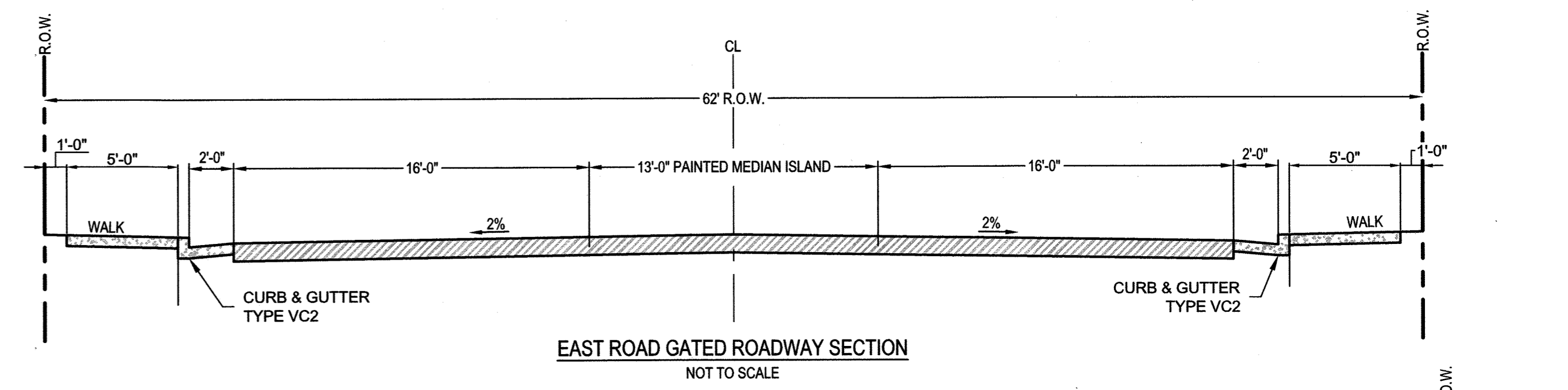
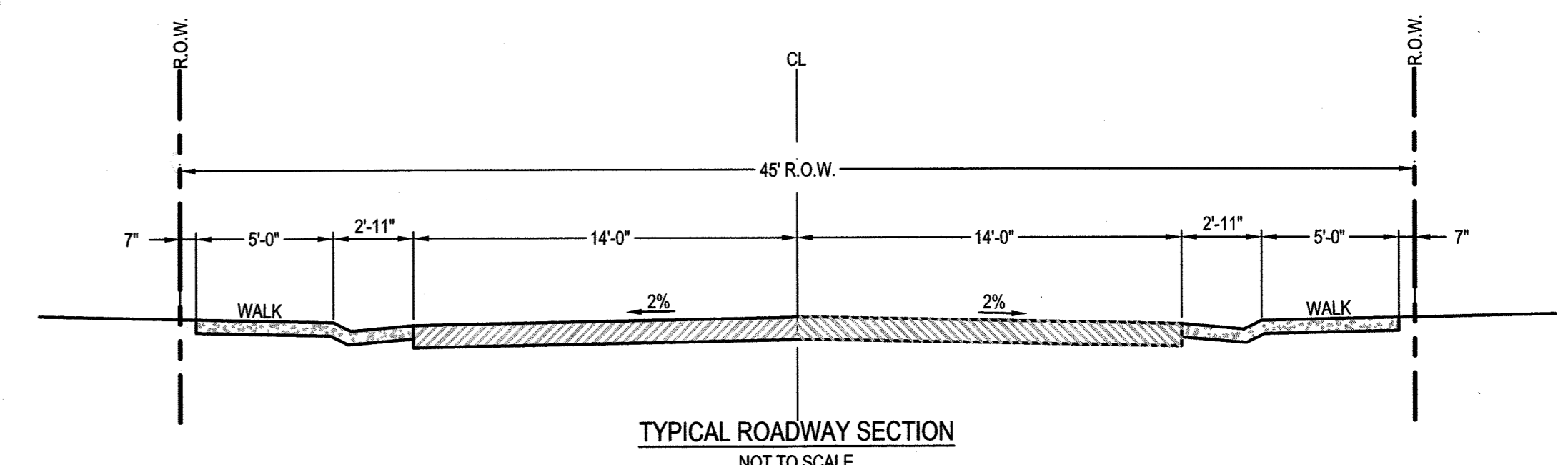
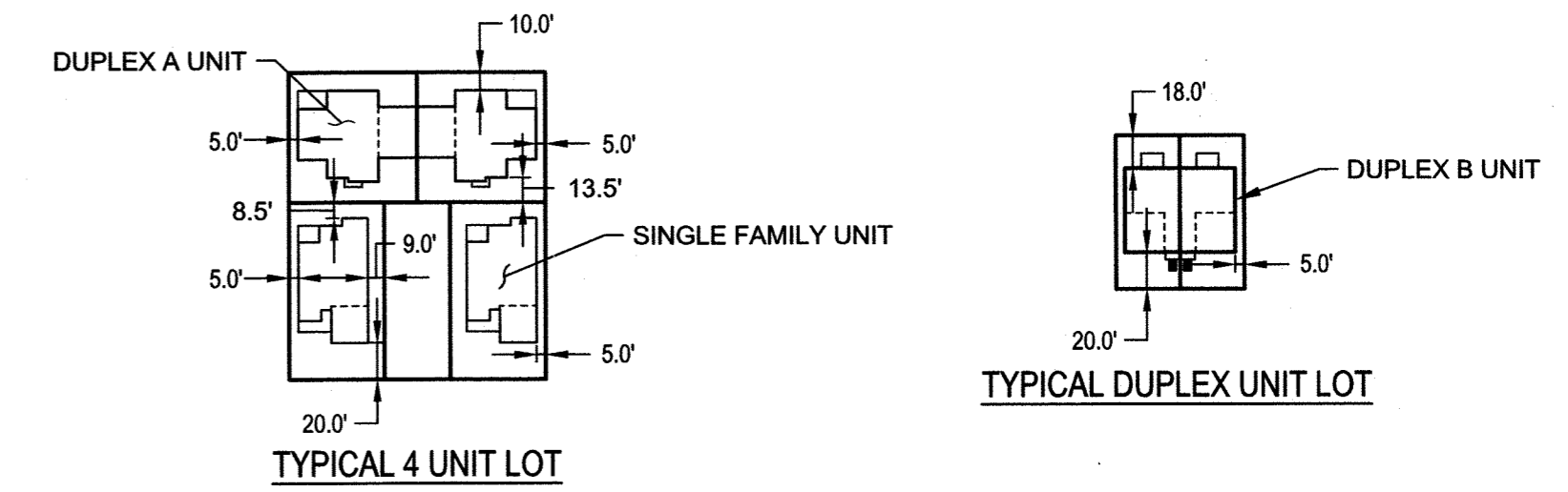
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**SITE DEVELOPMENT PLAN GENERAL NOTES:**

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 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. THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON 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. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
10. 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.
11. THIS SITE IS ZONED: HILLSIDE AT CASTLE ROCK PD, AND THE ARBORS PD.
12. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, M OR OTHER PROPERTY MANAGEMENT ENTITY.
13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
14. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
15. 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.
16. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

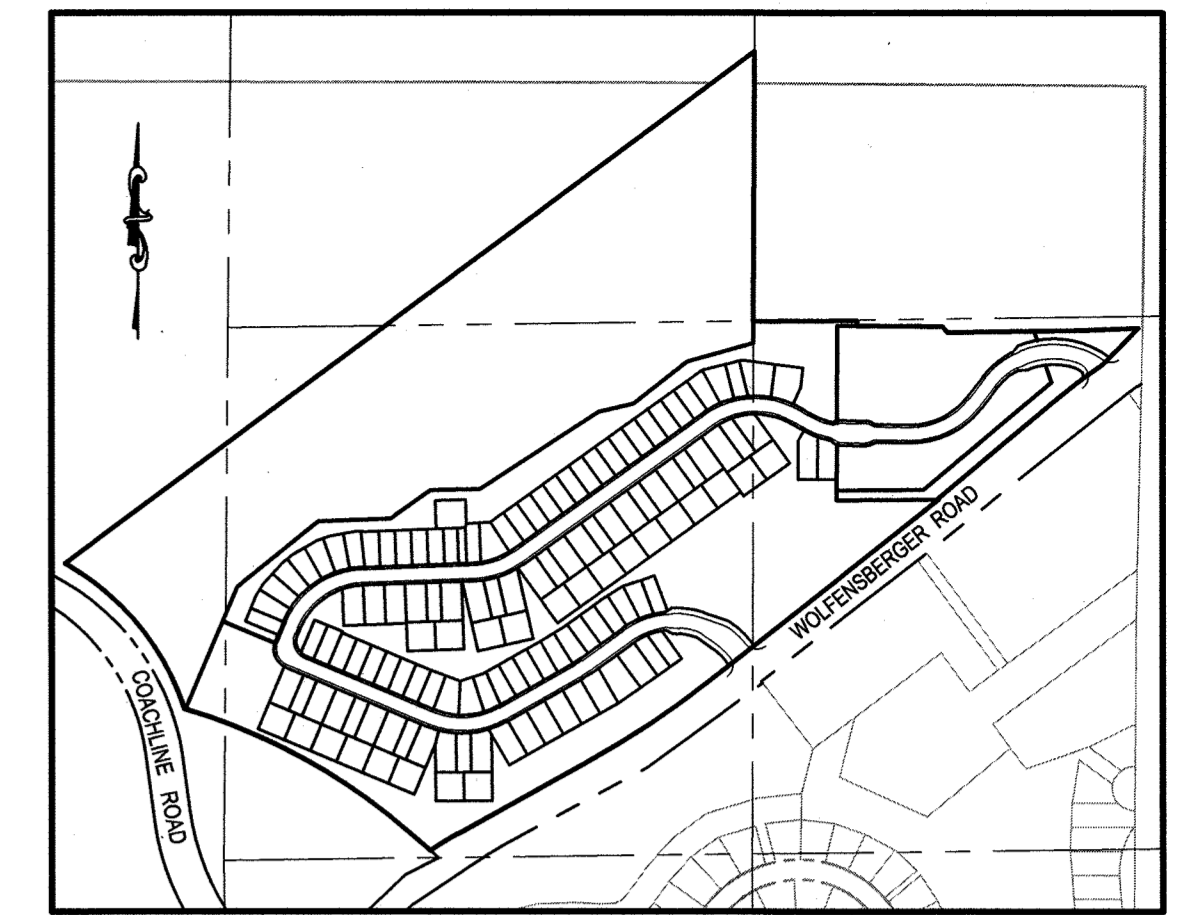
**FIRE NOTES:**

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 WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. BASED ON MAXIMUM DESIGN HEIGHT OF 55-FEET, ROAD WIDTH SHALL BE A MINIMUM OF 26-FEET PER 2012 IFC.

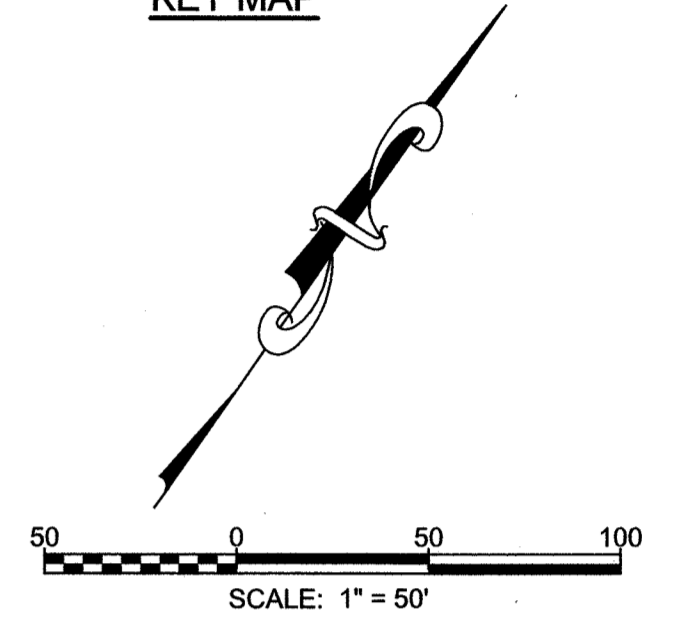


# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



KEY MAP



ZONING: MEADOWS FOURTH AMENDMENT, PD  
LAND USE: OSD (OPEN SPACE DEDICATION)

N53°24'19"E 2129.08'

HILLSIDE PD  
NORTH LINE SW 1/4, SW 1/4, SEC 3

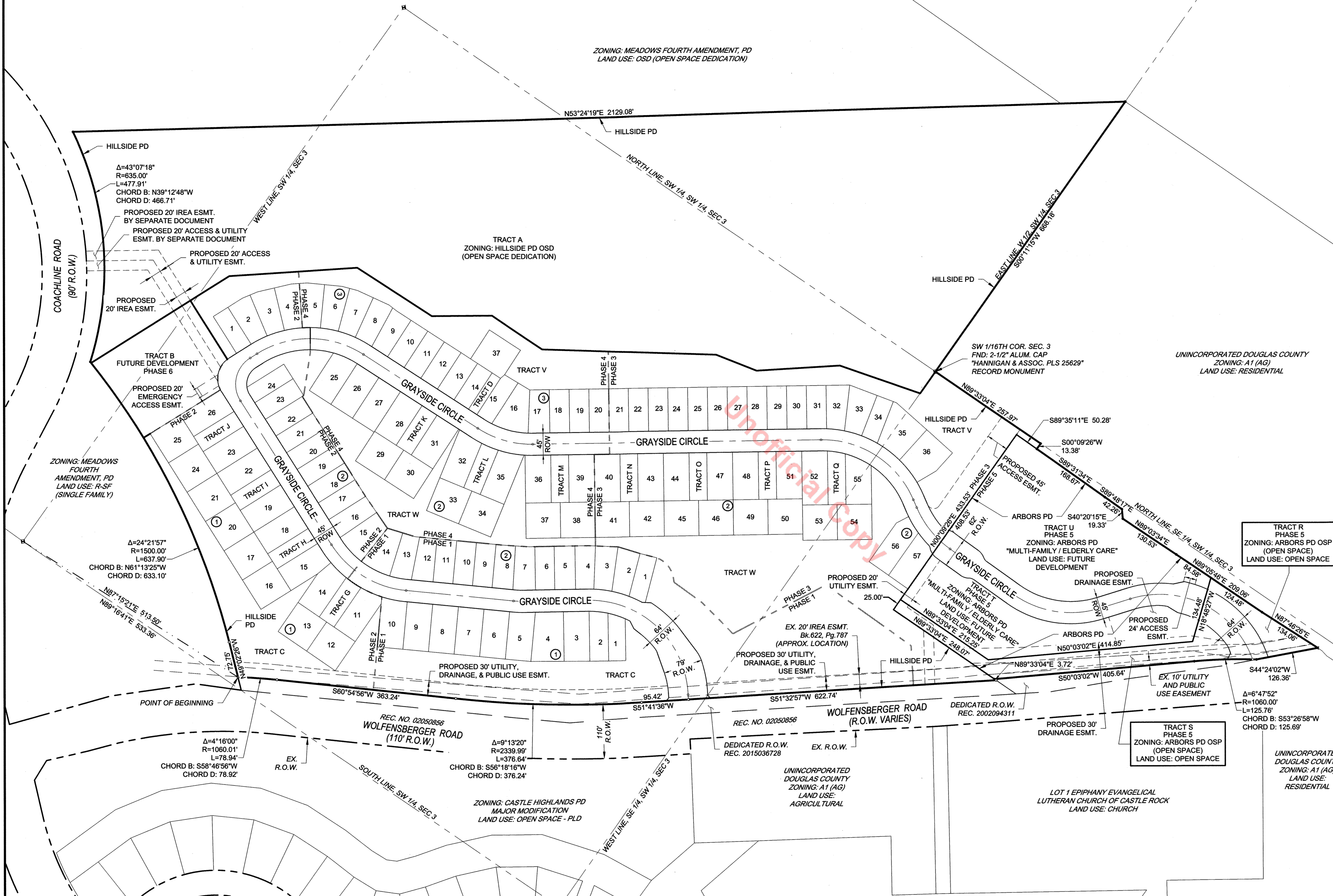
HILLSIDE PD

SW 1/16TH COR. SEC. 3  
FND: 2-1/2" ALUM. CAP  
"HANNIGAN & ASSOC. PLS 25629"  
RECORD MONUMENT

UNINCORPORATED DOUGLAS COUNTY  
ZONING: A1 (AG)  
LAND USE: RESIDENTIAL

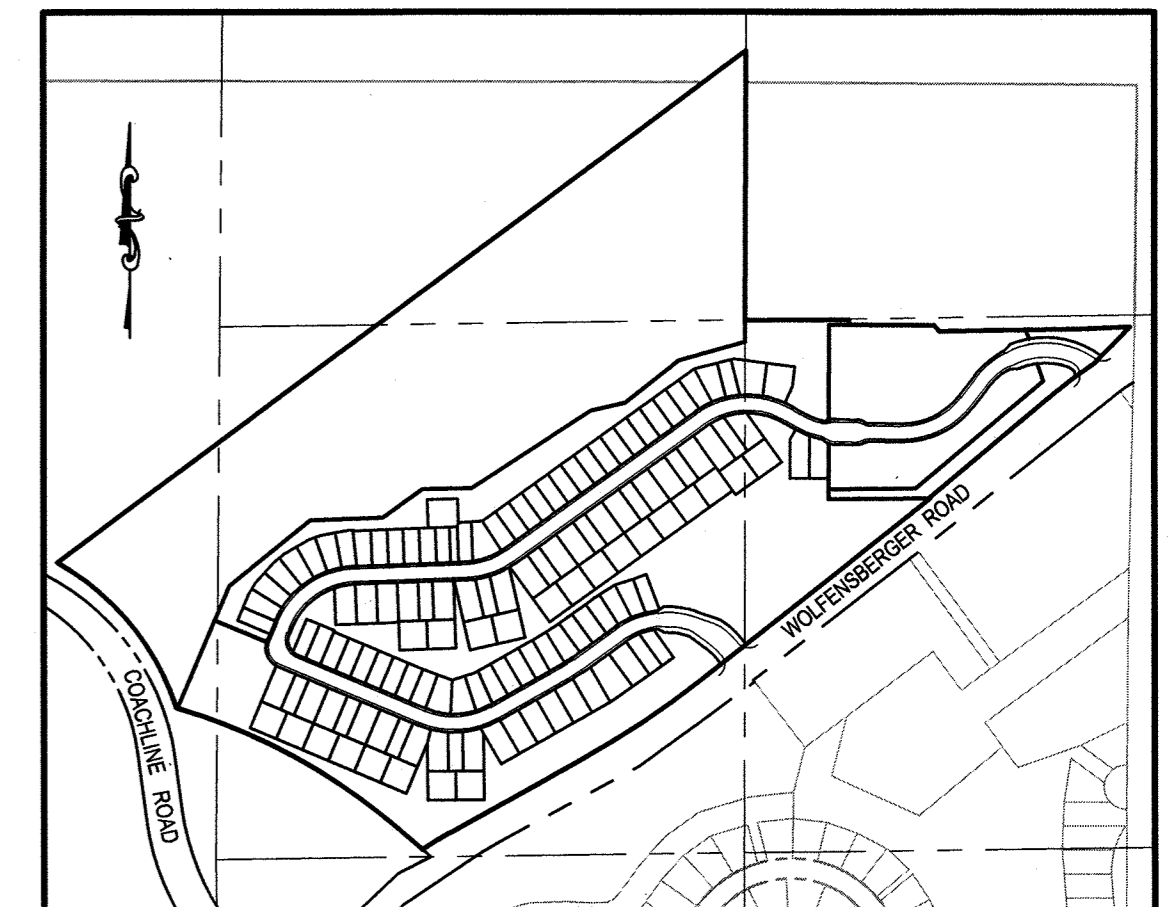
### LEGEND

- FOUND REBAR W/ RED CAP PLS 6935
  - FOUND 1-1/2" ALUM. CAP "TST" PLS 22584"
  - FOUND REBAR W/ YELLOW CAP "TST" PLS 16101"
  - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
  - FOUND NO. 4 REBAR (YELLOW CAP)
  - FOUND REBAR W/ RED CAP PLS 17477
  - FOUND REBAR W/ RED CAP PLS 25629
  - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- |    |                        |
|----|------------------------|
| —  | PHASE LINE             |
| —  | PROPERTY LINE          |
| —  | RIGHT-OF-WAY           |
| —  | LOT / TRACT LINE       |
| —  | CENTERLINE R.O.W.      |
| —  | PROPOSED EASEMENT LINE |
| —  | EXISTING RIGHT-OF-WAY  |
| —  | EXISTING EASEMENT LINE |
| —  | DEDICATED R.O.W.       |
| —  | ALIQUOT LINE           |
| ①  | BLOCK NUMBER           |
| 13 | LOT NUMBER             |

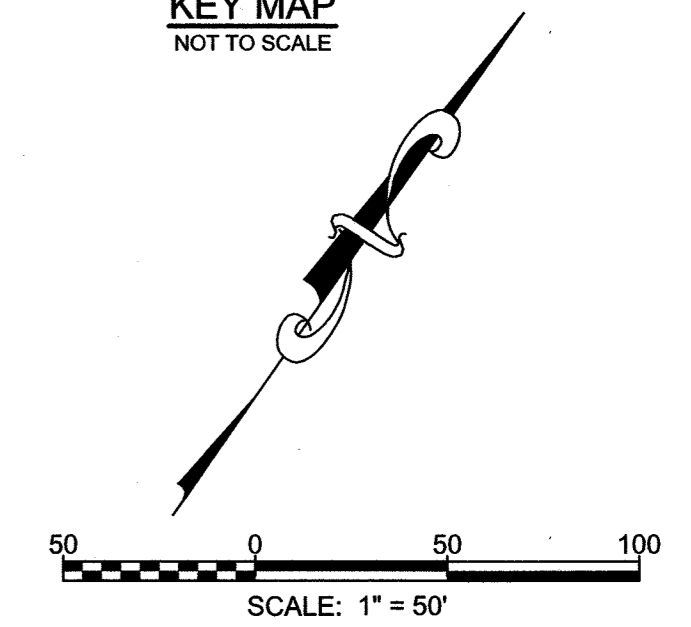


# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



KEY MAP  
NOT TO SCALE



LEGEND:

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT / TRACT LINE
- EXISTING RIGHT-OF-WAY



PHASING SUMMARY CHART		
PHASE	NO. LOTS	IMPROVEMENTS
1	24	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER, DETENTION
2	30	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER
3	34	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER, DETENTION
4	32	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER
5	TRACT	MULTIFAMILY OR ASSISTED LIVING, PARKING
6	TRACT	RECREATION CENTER, PARKING
TOTAL	120	

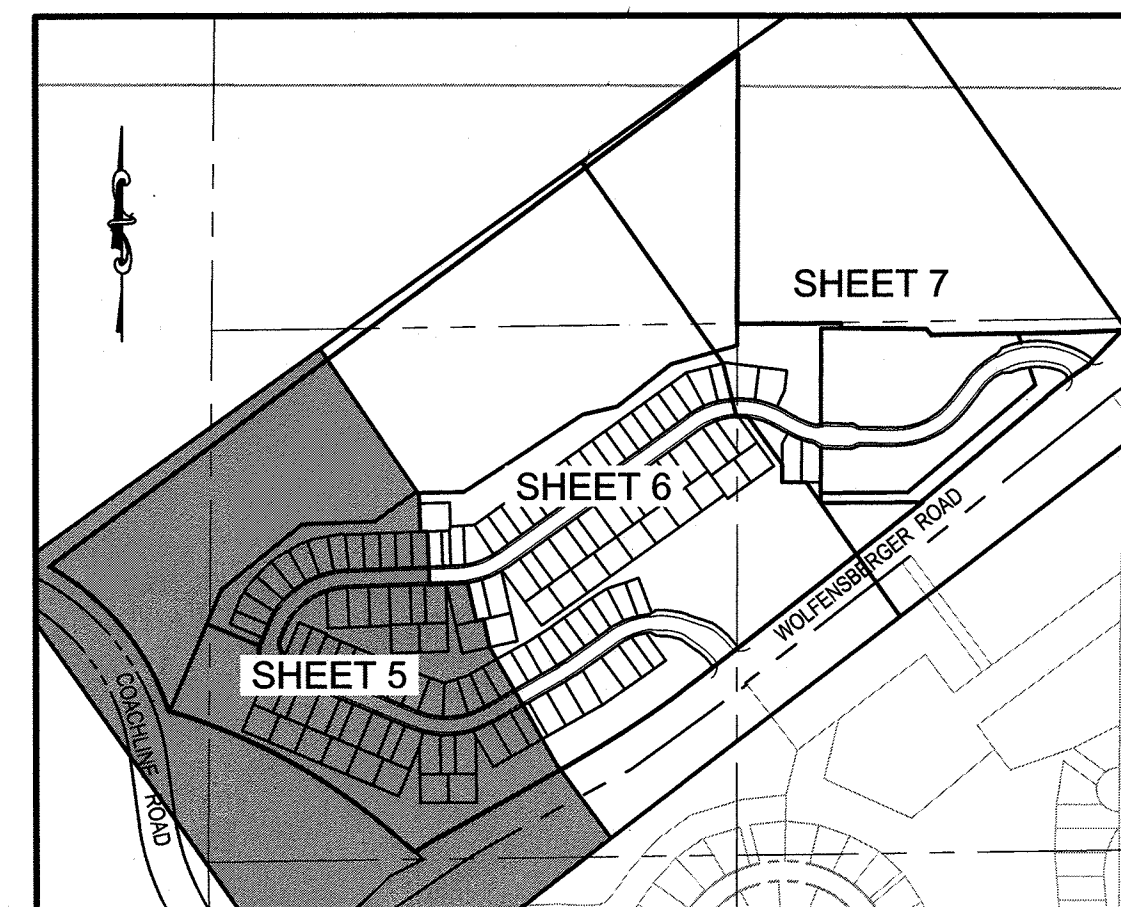
NOTE: PHASING CAN OCCUR IN ANY ORDER

PARAGON ENGINEERING CONSULTANTS, INC.  
7852 SOUTH ELATI STREET, SUITE 106  
LITTLETON, CO 80120 303-794-8604

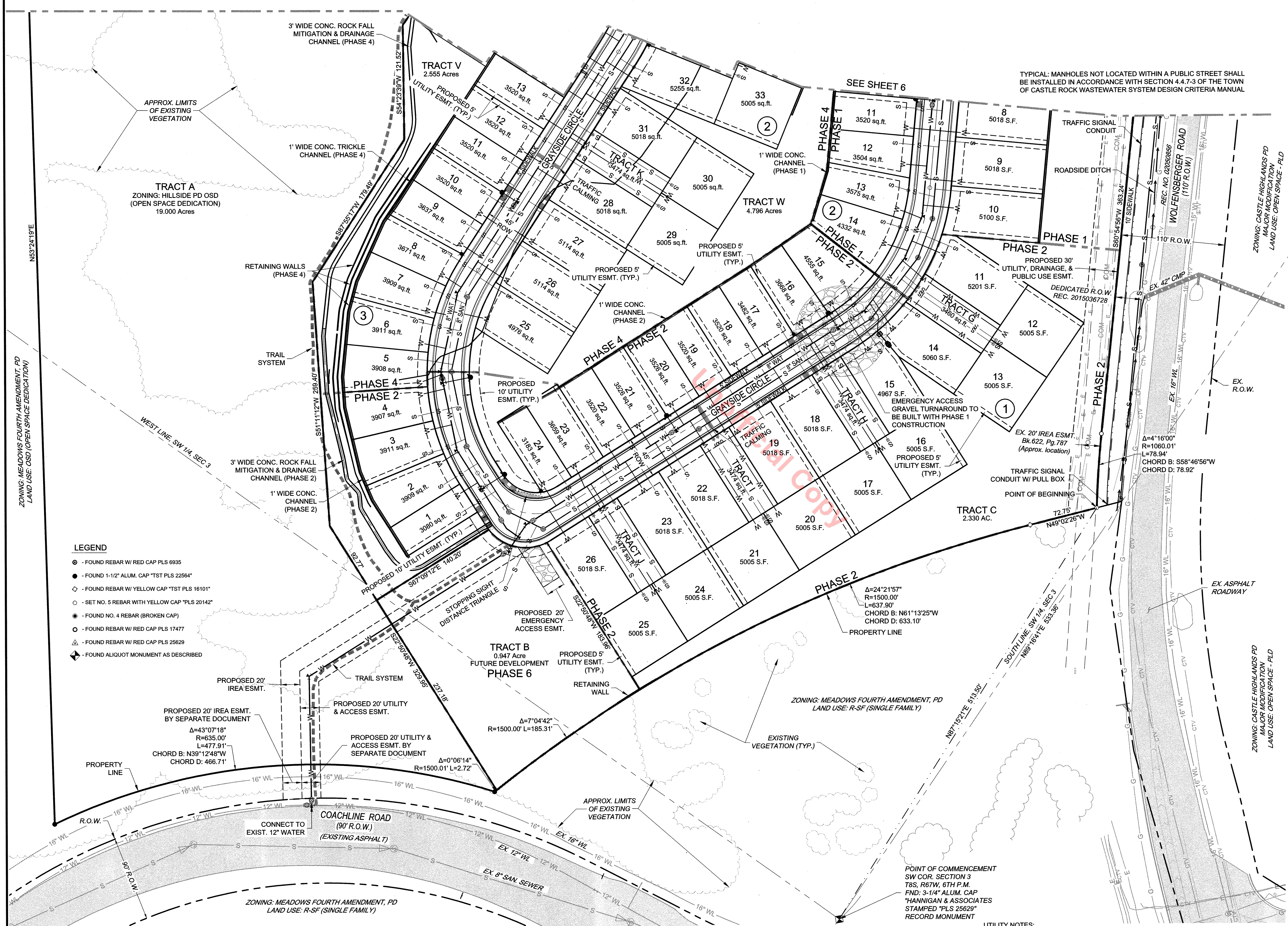
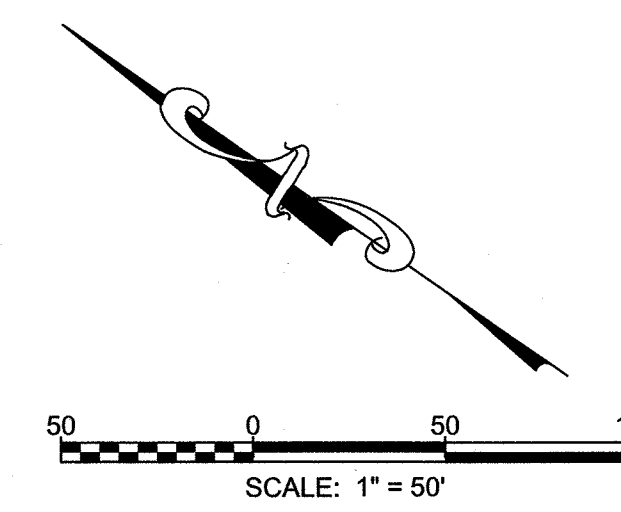
PHASING PLAN  
SHEET 4 OF 19  
HILLSIDE/ARBORS  
PROJECT NO. SDP16-0002

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



KEY MAP  
NOT TO SCALE



**LEGEND:**

	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT / TRACT LINE
	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING CATV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING STORM AREA INLET
	EXISTING STORM TYPE 'R' INLET
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING ASPHALT
	PROPOSED ASPHALT (WOLFENBERGER ROAD)
	PROPOSED GRAVEL DRIVING SURFACE
	PROPOSED POND ACCESS ROAD
	PROPOSED ADA CURB RAMPS
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED WATER LINE
	PROPOSED C.L. SWALE / DITCH
	PROPOSED STORM SEWER W/ MH
	PROPOSED TYPE 'R' INLET
	PROPOSED TRAFFIC END SECTION
	PROPOSED FREED SIGNAL CONDUIT W/ PULL BOXES
	PROPOSED WATER SERVICE LINE
	PROPOSED SANITARY SERVICE LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED TRAIL SYSTEM

- LEGEND**
- - FOUND REBAR W/ RED CAP PLS 6935
  - - FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
  - - FOUND REBAR W/ YELLOW CAP "TST PLS 16101"
  - - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
  - - FOUND NO. 4 REBAR (BROKEN CAP)
  - - FOUND REBAR W/ RED CAP PLS 17477
  - - FOUND REBAR W/ RED CAP PLS 25629
  - ◆ - FOUND ALIQUOT MONUMENT AS DESCRIBED

**GENERAL NOTES:**

- REFERENCE HILLSIDE AT CASTLE ROCK IMPROVEMENT PLANS BY PARAGON ENGINEERING CONSULTANTS, INC. FOR STORM SEWER PIPE SIZES, STORM SEWER INLET TYPES AND SIZES, AND DETENTION POND DETAILS.

PARAGON ENGINEERING CONSULTANTS, INC.  
7852 SOUTH ELATI STREET, SUITE 106  
LITTLETON, CO 80120 303-794-8604

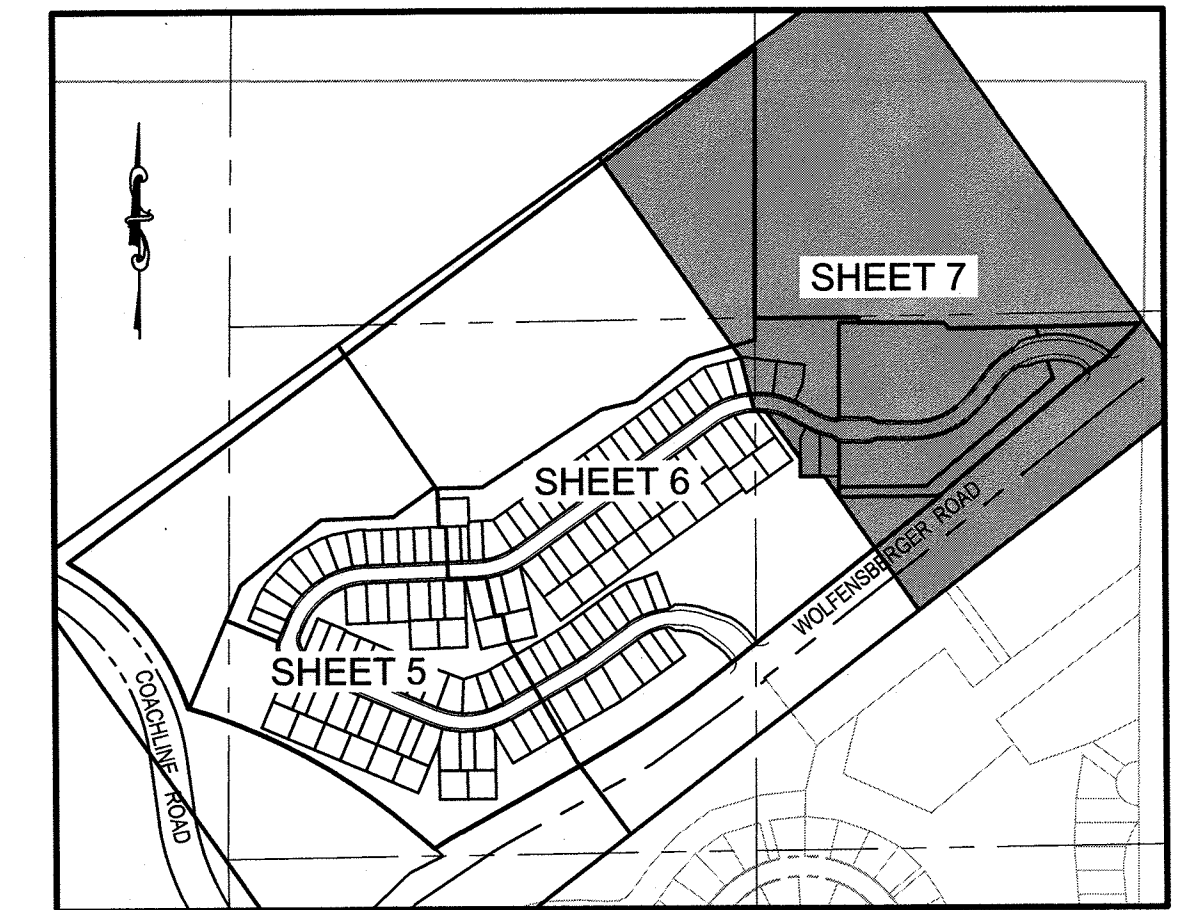
- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IF 10 FEET.
  - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IF 5 FEET.
  - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

SITE AND UTILITY PLAN  
SHEET 5 OF 19  
HILLSIDE/ARBORS  
PROJECT NO. SDP16-0002

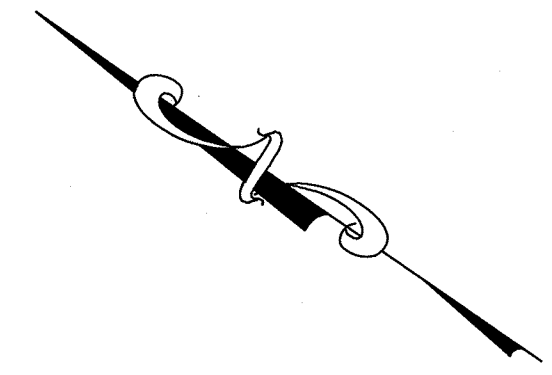


# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

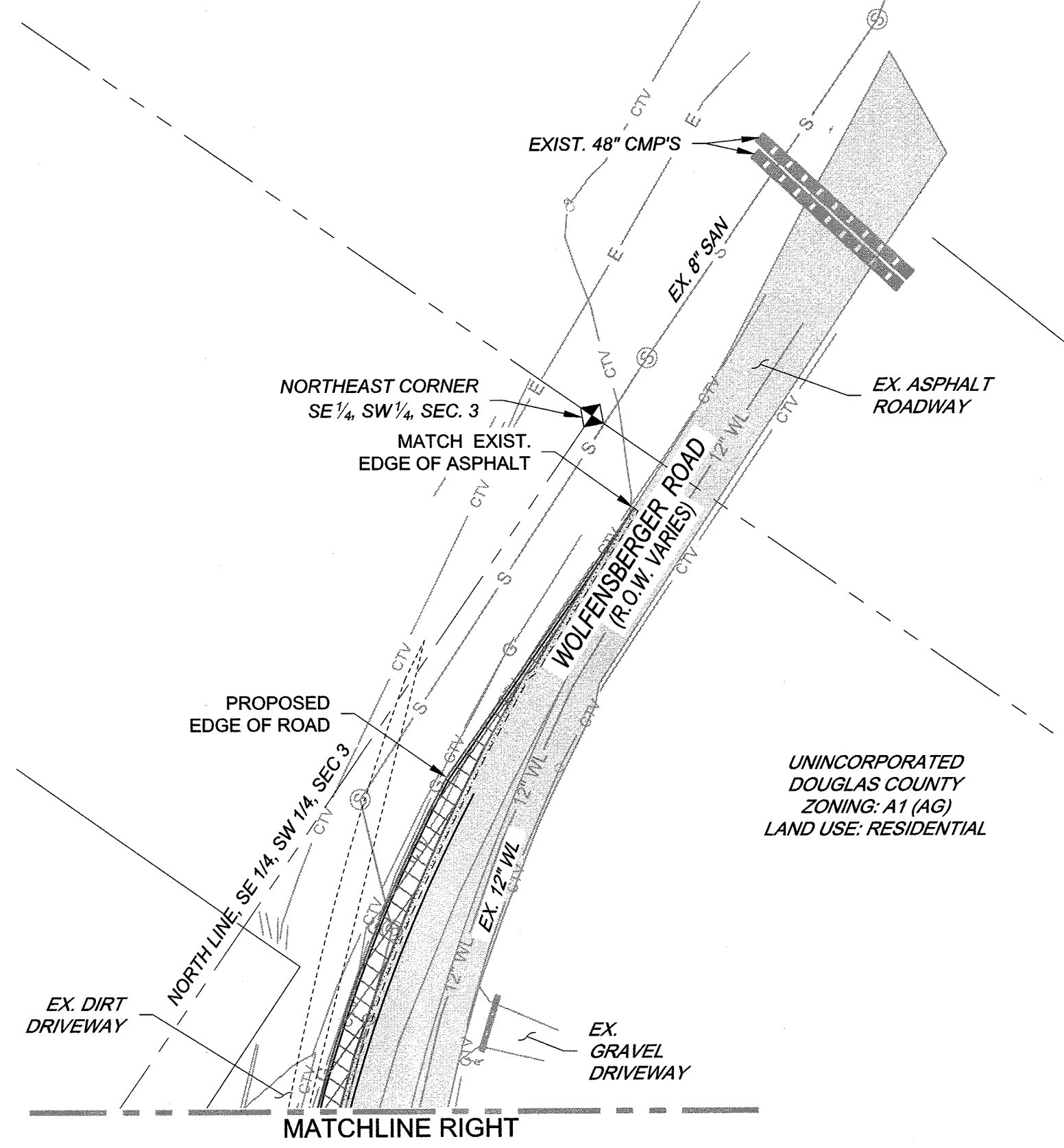
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



KEY MAP NOT TO SCALE



SCALE: 1" = 50'



### LEGEND

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- - FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
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- △ - FOUND REBAR W/ RED CAP PLS 25629
- ◆ - FOUND ALIQUOT MONUMENT AS DESCRIBED

**PHASE 5**  
TRACT R  
0.196 Acres  
ZONING: ARBORS PD OSP  
(OPEN SPACE)  
LAND USE: OPEN SPACE

**TRACT U**  
2.026 Acres  
ZONING: ARBORS PD  
"MULTI-FAMILY / ELDERLY CARE"  
LAND USE: FUTURE DEVELOPMENT

**TRACT S**  
0.806 Acres  
ZONING: ARBORS PD OSP  
(OPEN SPACE)  
LAND USE: OPEN SPACE

**TRACT T**  
1.197 Acres  
ZONING: ARBORS PD  
"MULTI-FAMILY / ELDERLY CARE"  
LAND USE: FUTURE DEVELOPMENT

Unofficial Copy

### LEGEND:

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT / TRACT LINE
- CENTERLINE R.O.W.
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING FENCE LINE
- EXISTING CATV LINE
- EXISTING COMMUNICATION LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE W/ MH
- EXISTING STORM LINE W/ MH
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- EXISTING FIRE HYDRANT
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- PROPOSED ASPHALT (WOLFENSBERGER ROAD)
- PROPOSED GRAVEL DRIVING SURFACE
- PROPOSED POND ACCESS ROAD
- PROPOSED ADA CURB RAMPS
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER W/ MH
- PROPOSED WATER LINE
- PROPOSED C.L. SWALE / DITCH
- PROPOSED STORM SEWER W/ MH
- PROPOSED TYPE 'R' INLET
- PROPOSED FLARED END SECTION
- PROPOSED TRAFFIC SIGNAL CONDUIT W/ PULL BOXES
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER FITTINGS
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED TRAIL SYSTEM
- SITE AND UTILITY PLAN

### GENERAL NOTES:

1. REFERENCE HILLSIDE AT CASTLE ROCK IMPROVEMENT PLANS BY PARAGON ENGINEERING CONSULTANTS, INC. FOR STORM SEWER PIPE SIZES, STORM SEWER INLET TYPES AND SIZES, AND DETENTION POND DETAILS.

### UTILITY NOTES:

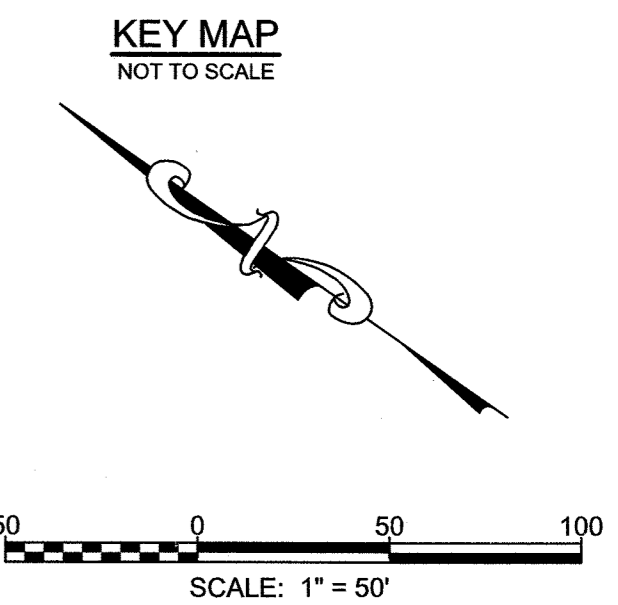
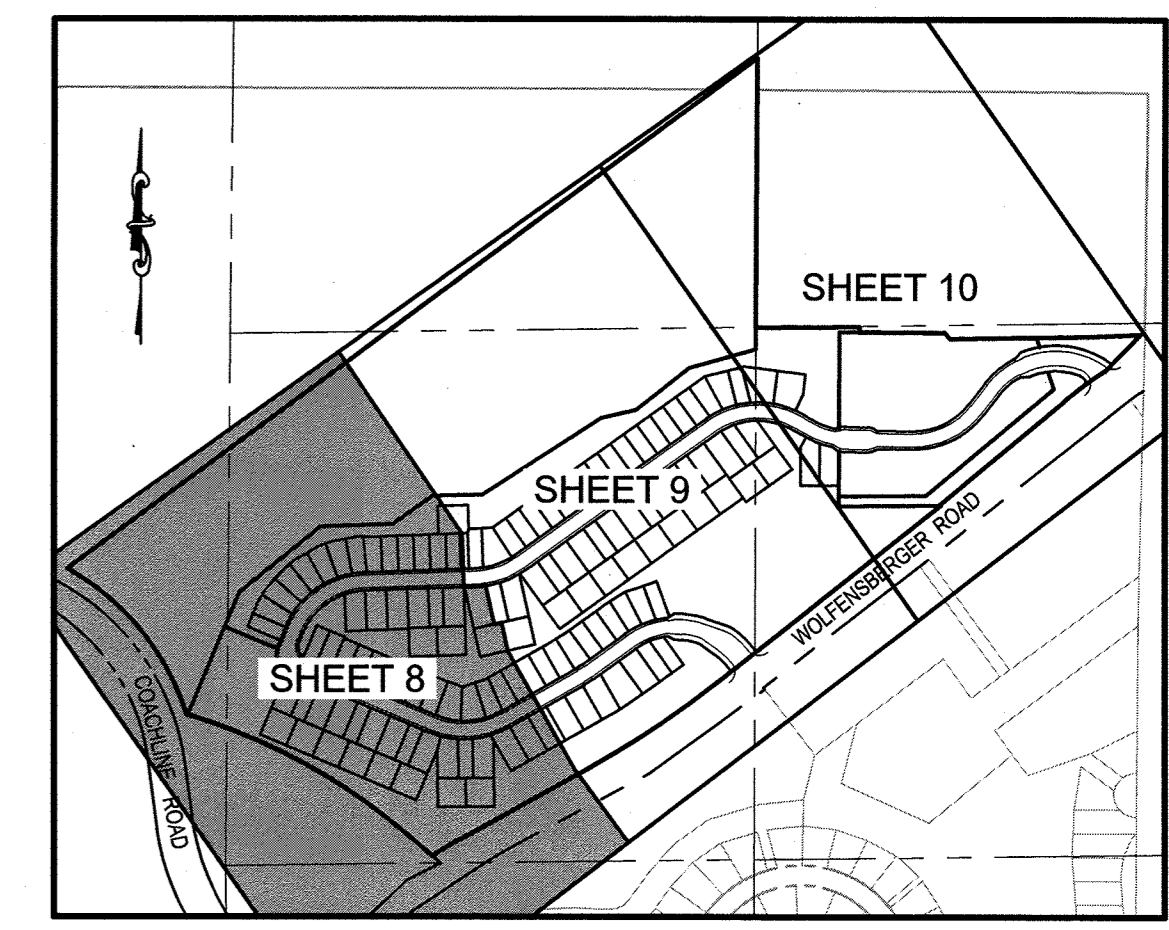
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER AND STORM SEWER LINES IF 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IF 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSION ZONE.



PARAGON ENGINEERING CONSULTANTS, INC.  
7852 SOUTH ELATI STREET, SUITE 106  
LITTLETON, CO 80120 303-794-8604

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

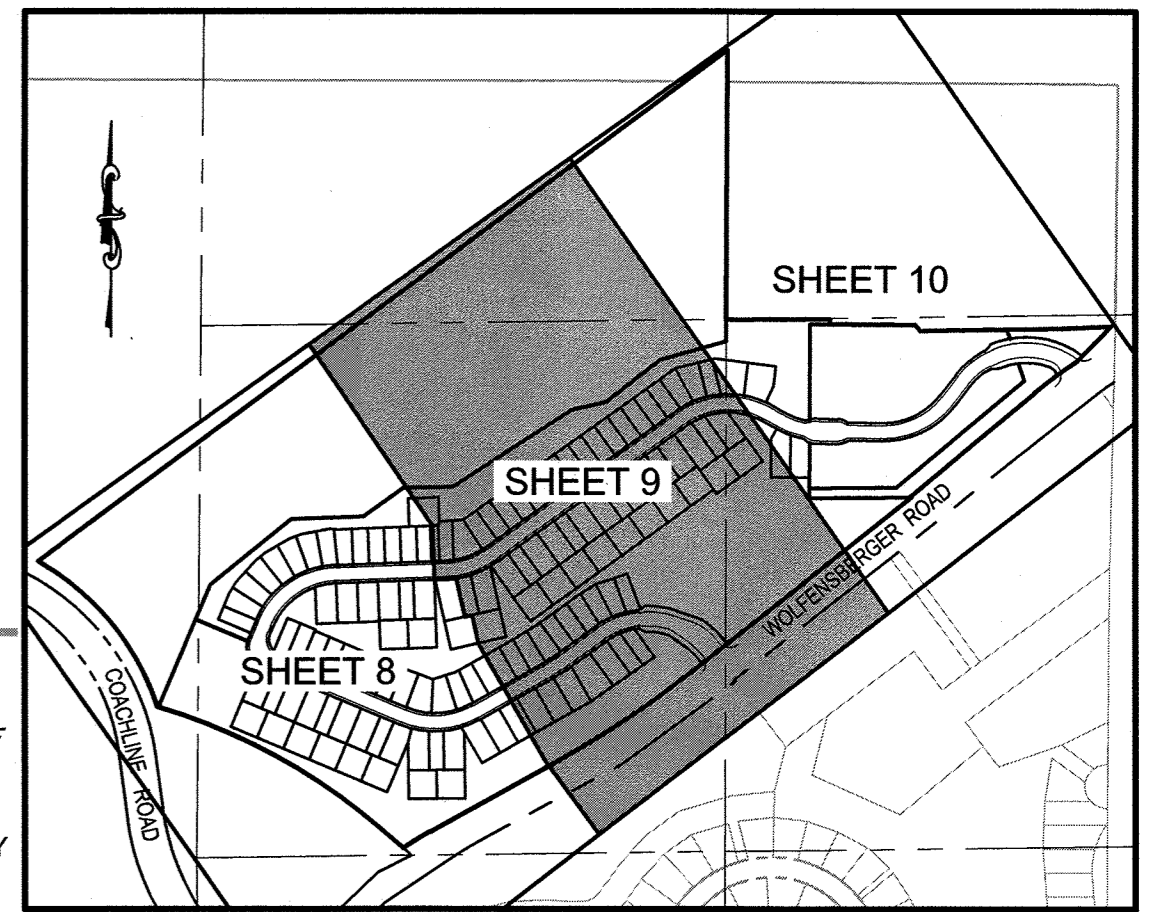


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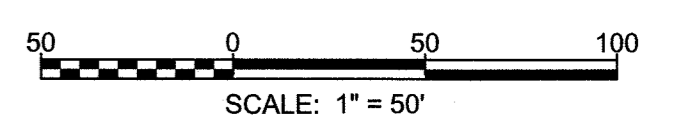
	PHASE LINE
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	RIGHT-OF-WAY
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	CENTERLINE R.O.W.
	PROPOSED EASEMENT LINE
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	PROPOSED WATER SERVICE LINE
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	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER FITTINGS
	PROPOSED STREET LIGHTING
	PROPOSED STREET SIGN
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED TRAIL SYSTEM
	DRAINAGE FLOW DIRECTION

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



KEY MAP NOT TO SCALE



**LEGEND:**

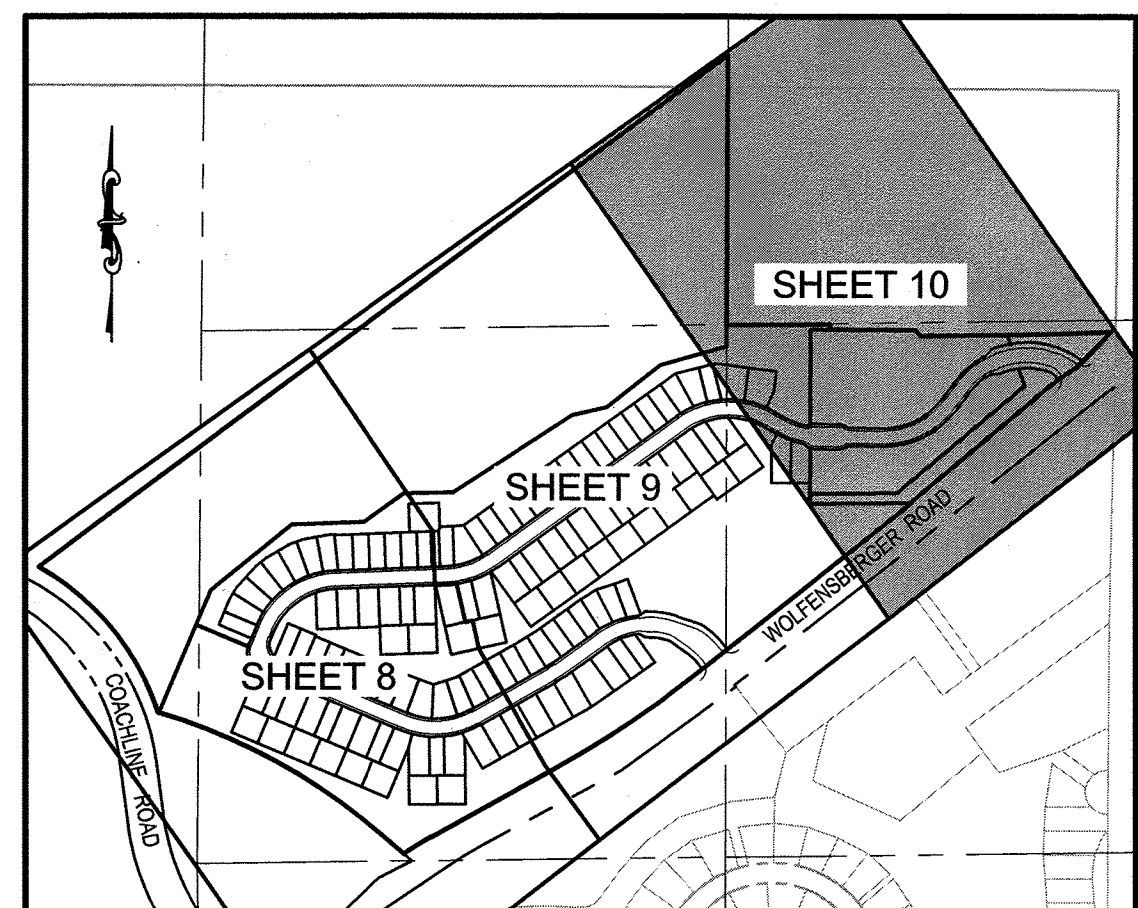
	PHASE LINE
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	PROPOSED STREET SIGN
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED TRAIL SYSTEM
	DRAINAGE FLOW DIRECTION

PARAGON ENGINEERING CONSULTANTS, INC.  
7852 SOUTH ELATI STREET, SUITE 106  
LITTLETON, CO 80120 303-794-8604

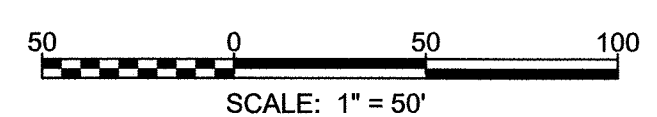
GRADING PLAN  
SHEET 9 OF 19  
HILLSIDE/ARBORS  
PROJECT NO. SDP16-0002

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

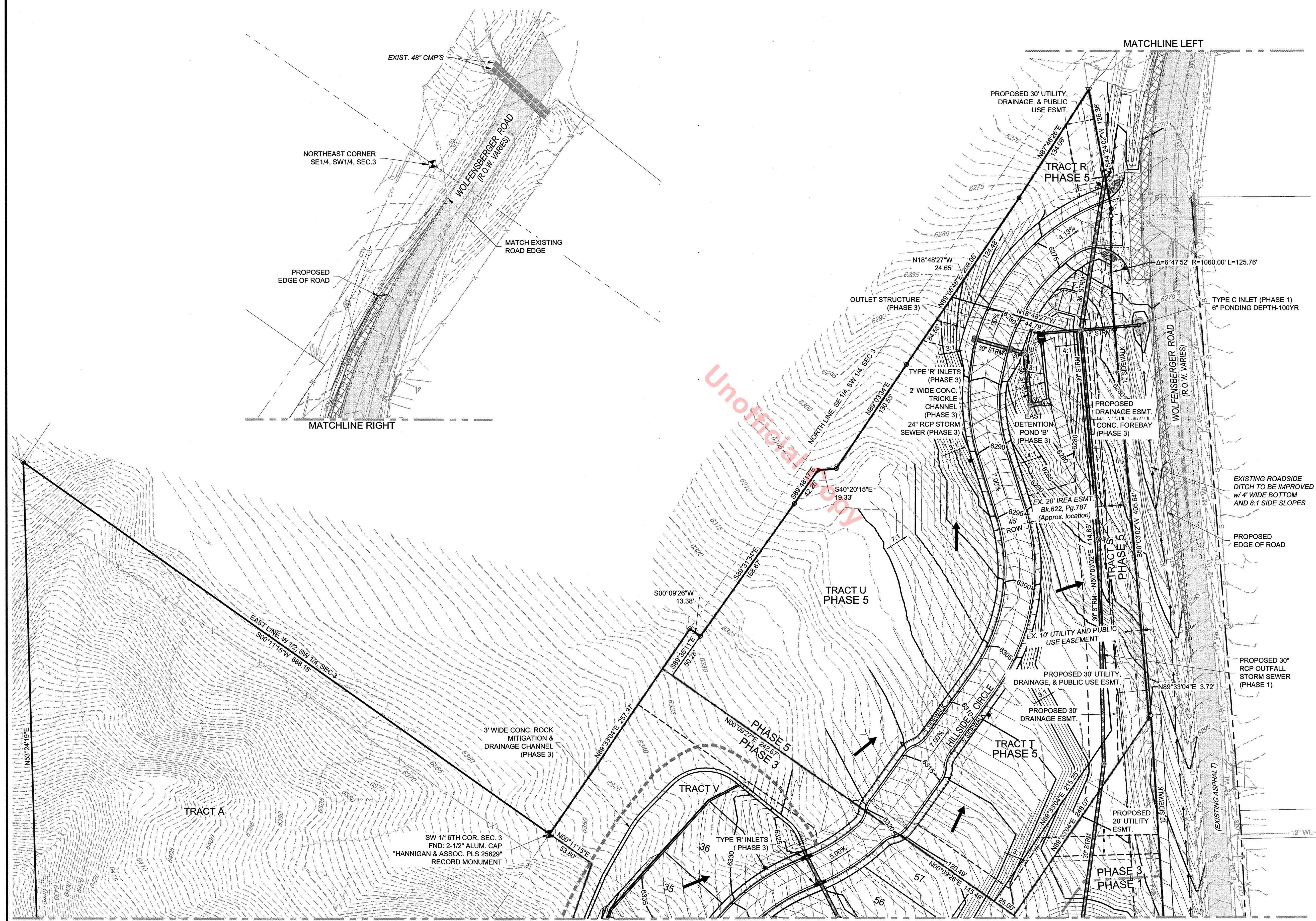


KEY MAP  
NOT TO SCALE



**LEGEND:**

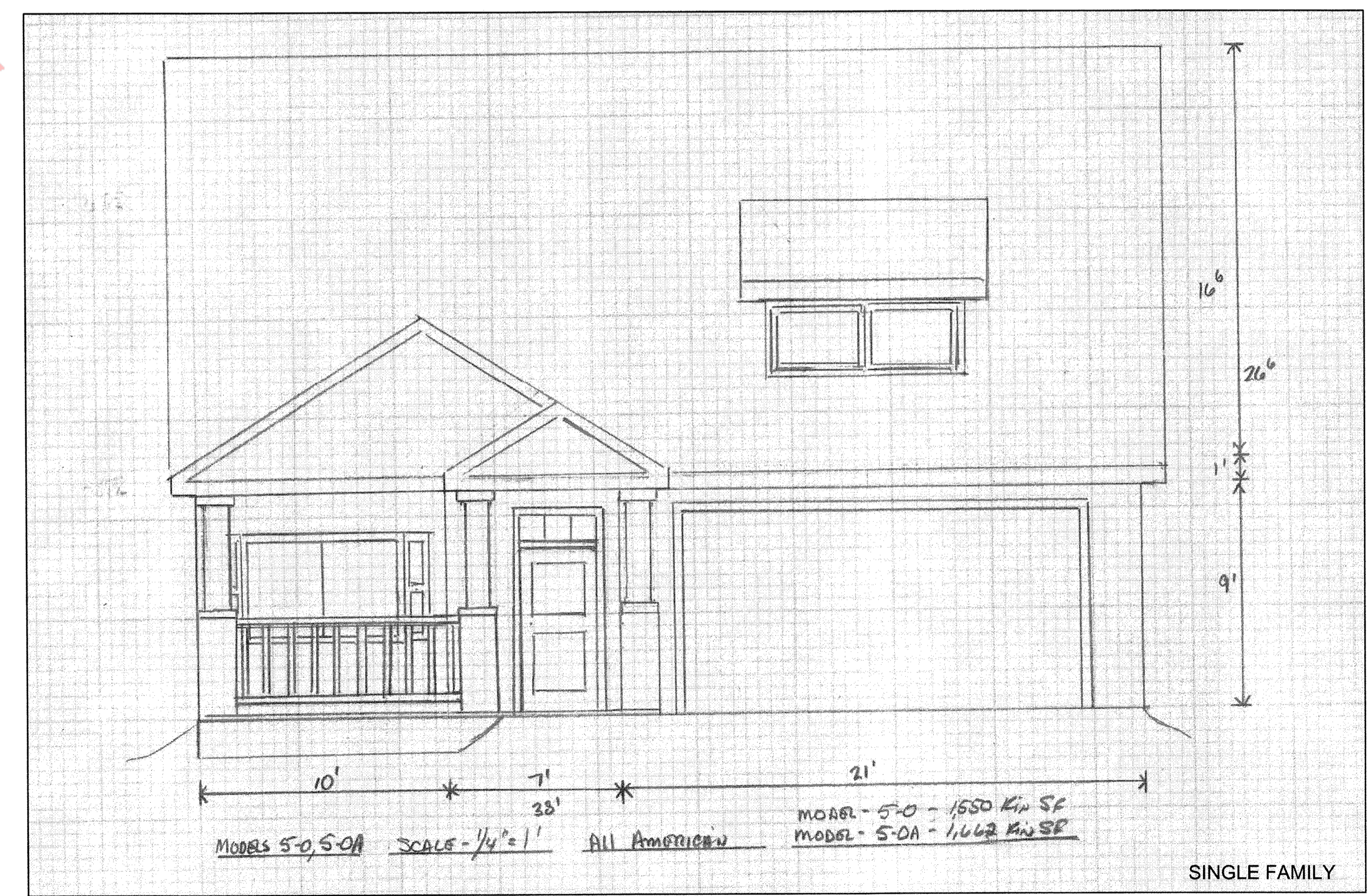
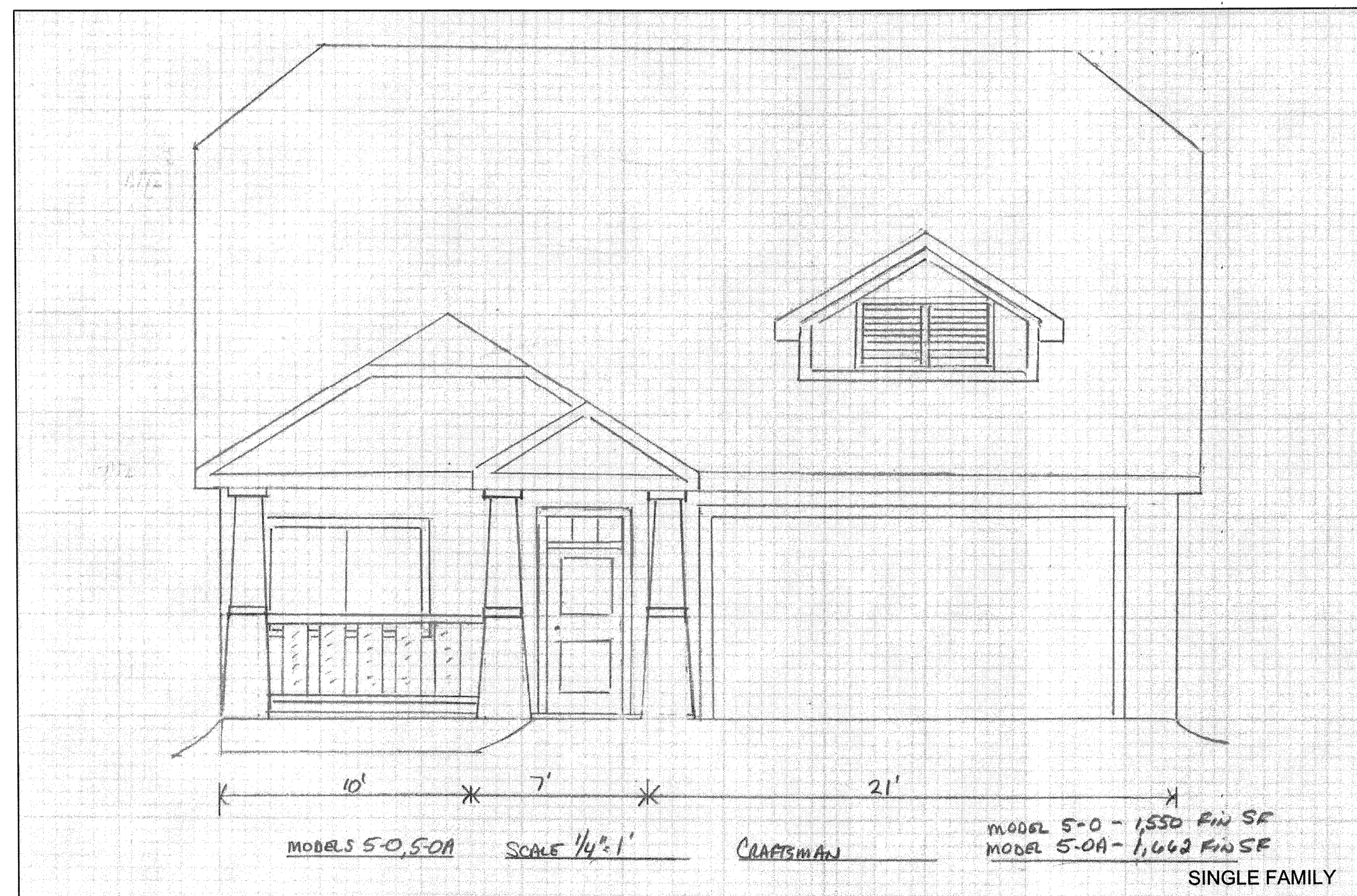
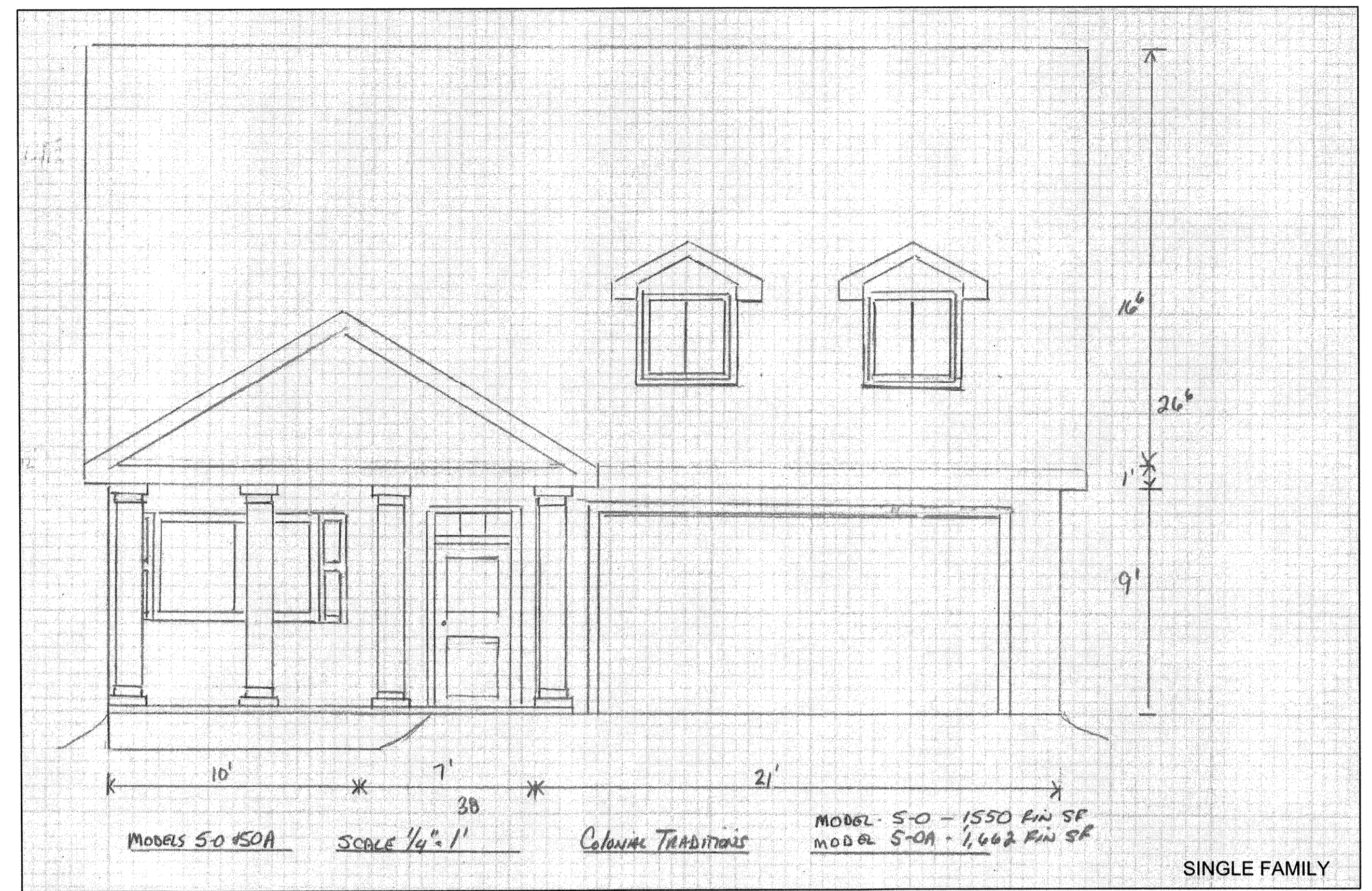
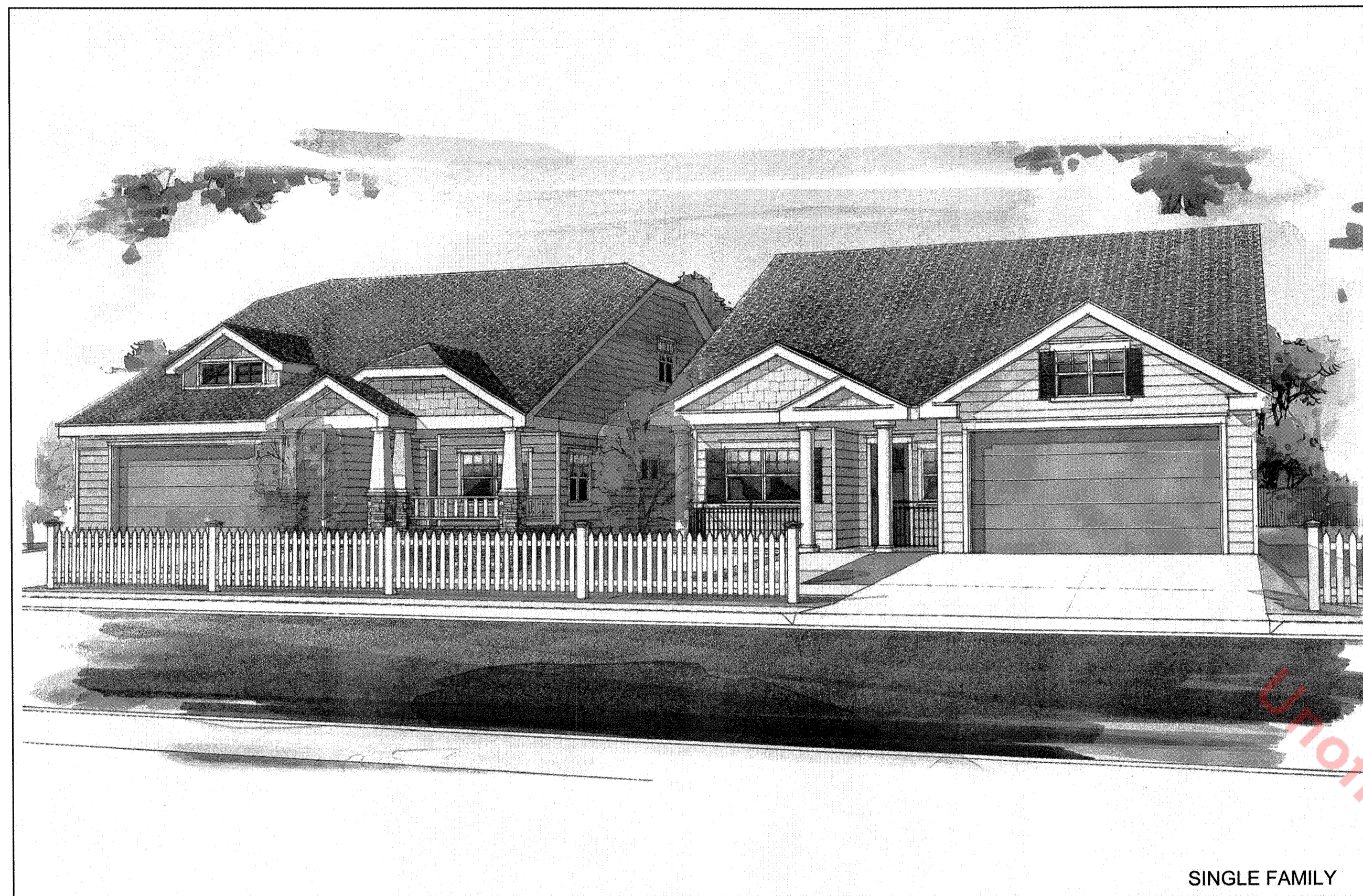
	PHASE LINE
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	PROPOSED STREET LIGHT
	PROPOSED STREET SIGN
	BLOCK NUMBER
	LOT NUMBER
	PROPOSED TRAIL SYSTEM
	DRAINAGE FLOW DIRECTION



Unofficial City

# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



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# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

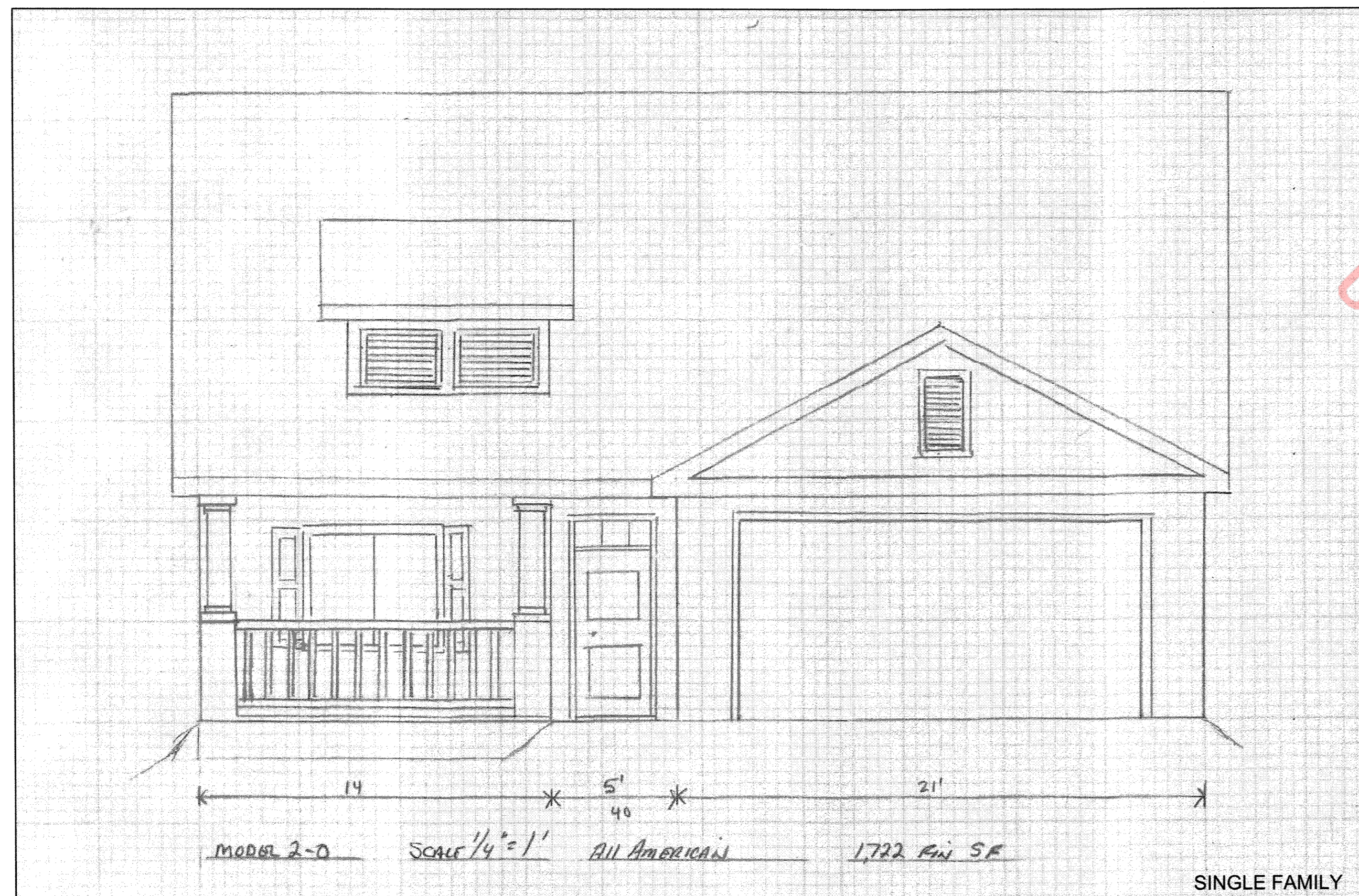
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



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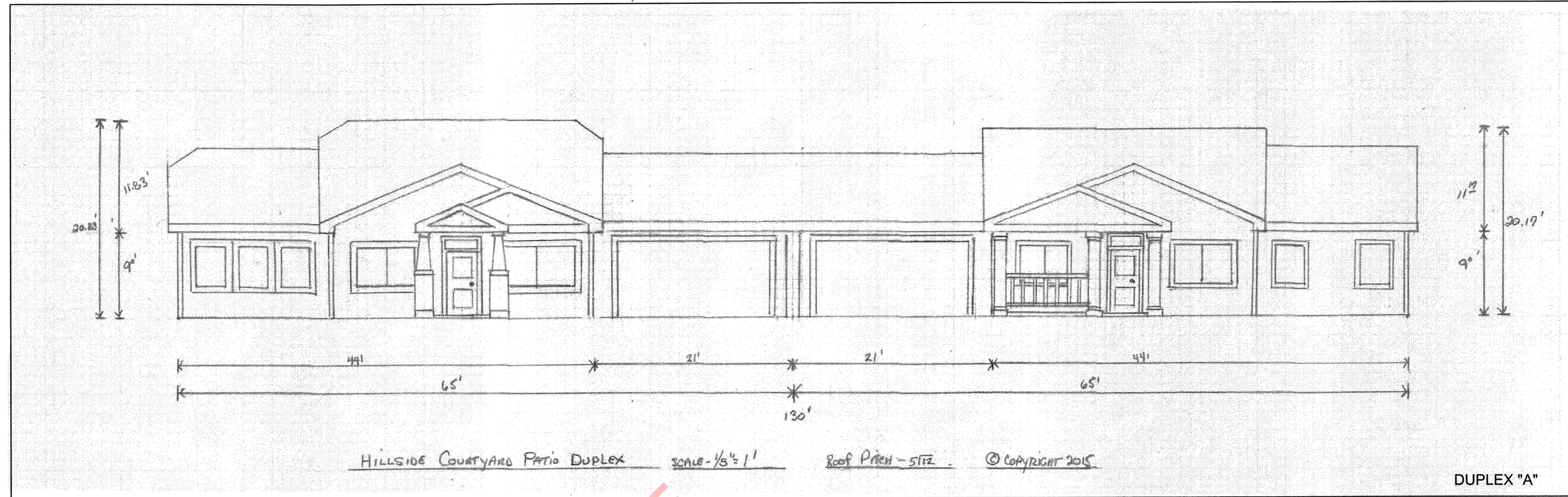
# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

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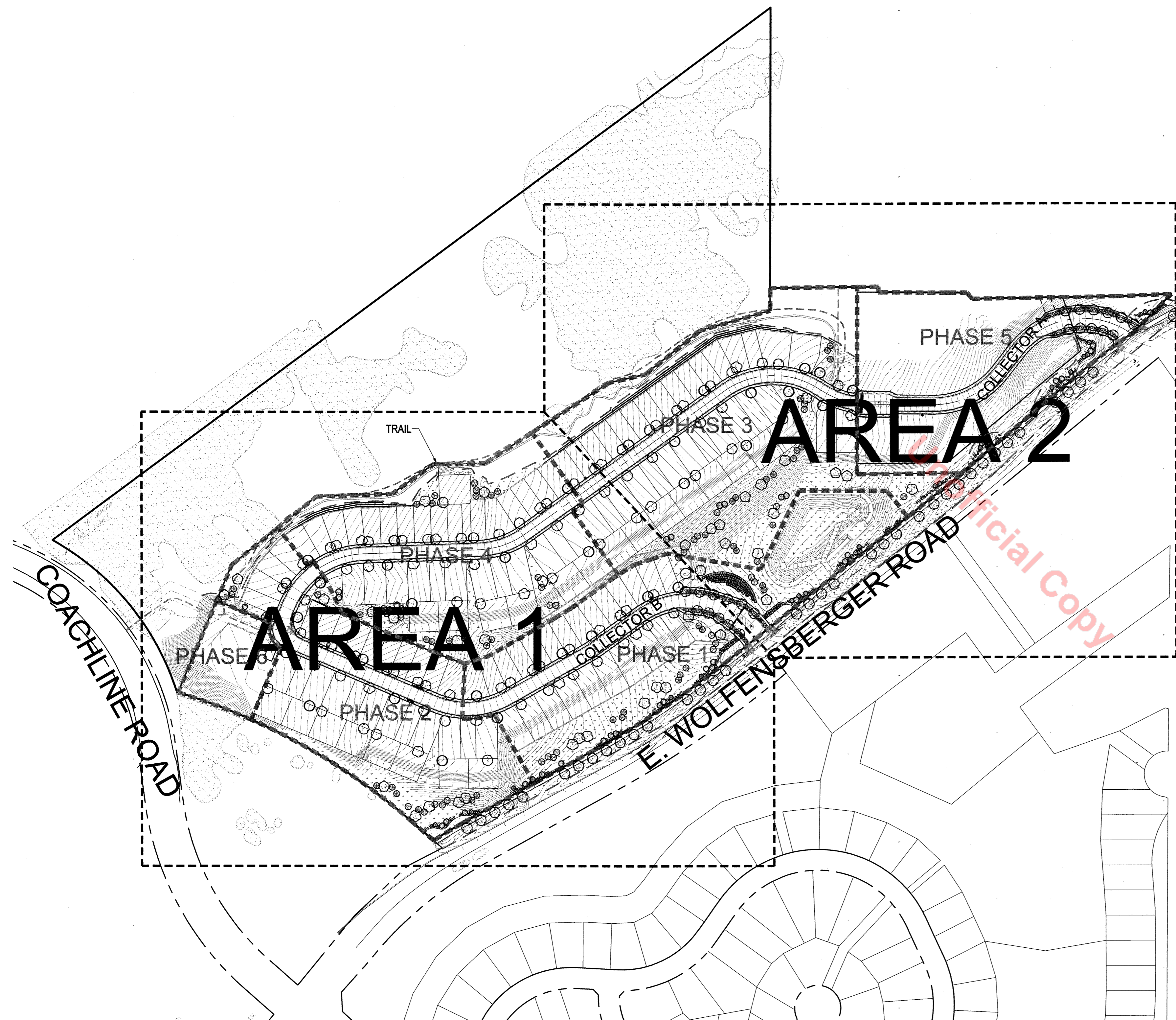
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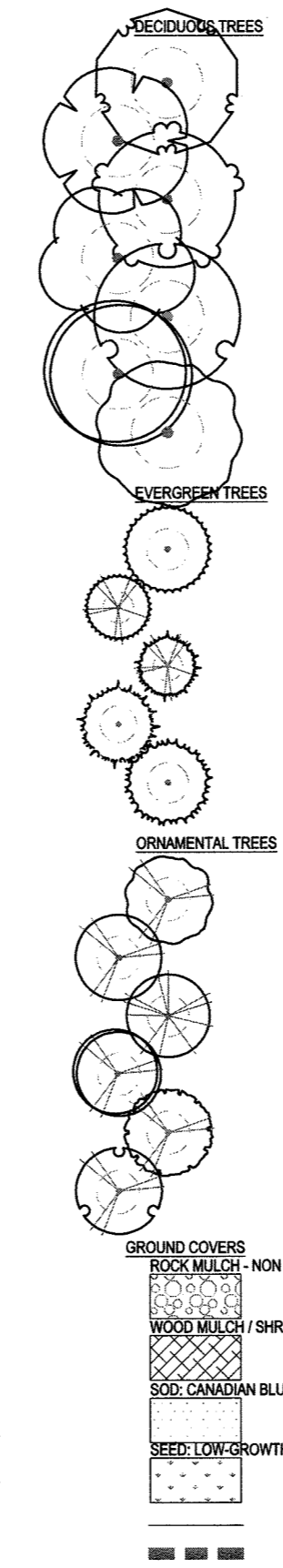


# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

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### LEGEND



### LANDSCAPE CALCULATIONS

AREAS	AREA	TOTAL AREA IN SF *	REQUIRED AREA (20%)	PROVIDED AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
GROSS		421,573	84,315	416,189	169	169	338	338

\* TOTAL AREA EXCLUDES ARBORS OPEN SPACE LANDSCAPE AREA OF 0.802 ACRES.

#### REQUIREMENTS

TREES = 2 TREES PER 1,000 SF OF REQUIRED AREA  
SHRUBS = 4 SHRUBS PER 1000 SF OF REQUIRED AREA

#### RIGHT-OF-WAY

STREET RIGHT OF WAY (NOT ADJACENT TO RESIDENTIAL LOTS)	LENGTH		REQUIRED	PROVIDED
EAST WOLFENSBERGER ROAD	2,016 LF	TREES	51	51
		SHRUBS	204	204
COLLECTOR A (NE ENTRY)	450 LF	TREES	12	12
		SHRUBS	48	48
COLLECTOR B (SW ENTRY)	434 LF	TREES	11	11
		SHRUBS	44	44

#### REQUIREMENTS

ONE DECIDUOUS SHADE TREE OR EVERGREEN TREE AND FOUR SHRUBS FOR EVERY 40 LINEAR FEET OF PUBLIC ROW.

#### ON LOT LANDSCAPE

NUMBER OF LOTS	REQUIRED TREES	PROVIDED TREES
120	120	120

#### REQUIREMENT

ONE LARGE CANOPY TREE PER FRONT YARD.

### COMPOSITE LANDSCAPE WATER USE RATING CHART

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

Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones in sq ft)	CLWUR (LWUR x IA/TA)
SPRAY	IRRIGATED SOD CANADIAN BLUE FESCUE MIX	3.0	MODERATE	23%	21,529	3.0	94,782	0.68
DRIP	CANOPY TREES IN NATIVE * (79)	2.0	LOW	41%	38,710	2.0		0.82
DRIP	EVERGREEN TREES IN NATIVE * (55)	2.0	LOW	10%	9,680	2.0		0.20
DRIP	ORNAMENTAL TREES IN NATIVE * (79)	2.0	LOW	15%	13,904	2.0		0.29
DRIP	SHRUB BED	2.0	LOW	12%	10,959	2.0		0.23
<b>TOTAL OF THE CLWUR</b>								<b>2.23</b>

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

### LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	416,189	100%
NON-IRRIGATED SEED AREA (EXCLUDES IRRIGATED TREE AREAS)	321,800	77%
IRRIGATED SOD	21,136	5%
IRRIGATED TREE AREAS IN NON-IRRIGATED SEED	62,294	15%
IRRIGATED SHRUBS BEDS	10,959	3%
<b>TOTAL</b>		<b>85%</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>94,389</b>	<b>23%</b>
<b>PLANT TOTALS</b>		
TREES	363	
SHRUBS	634	
ORNAMENTAL GRASSES/PERENNIALS	185	

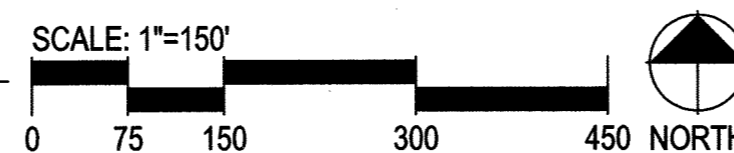
### GENERAL LANDSCAPE NOTES:

- 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 LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL WITH THE EXCEPTION OF NATIVE SEED OR OTHER NATURALISTIC AREAS.
- 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.

### GENERAL IRRIGATION NOTES:

- TREES WILL BE IRRIGATED WITH BUBBLERS UNLESS THEY ARE LOCATED IN IRRIGATED TURF AREAS. SHRUB AND PERENNIAL BEDS WILL BE IRRIGATED WITH DRIP EMITTERS. TURF AND IRRIGATED NATIVE AREAS WILL BE IRRIGATED WITH OVERHEAD SPRAY.
- SEPARATE IRRIGATION ZONES WILL BE PROVIDED FOR PLANTS IN DIFFERENT EXPOSURE AREAS.

## 1 MASTER CONCEPTUAL LANDSCAPE PLAN

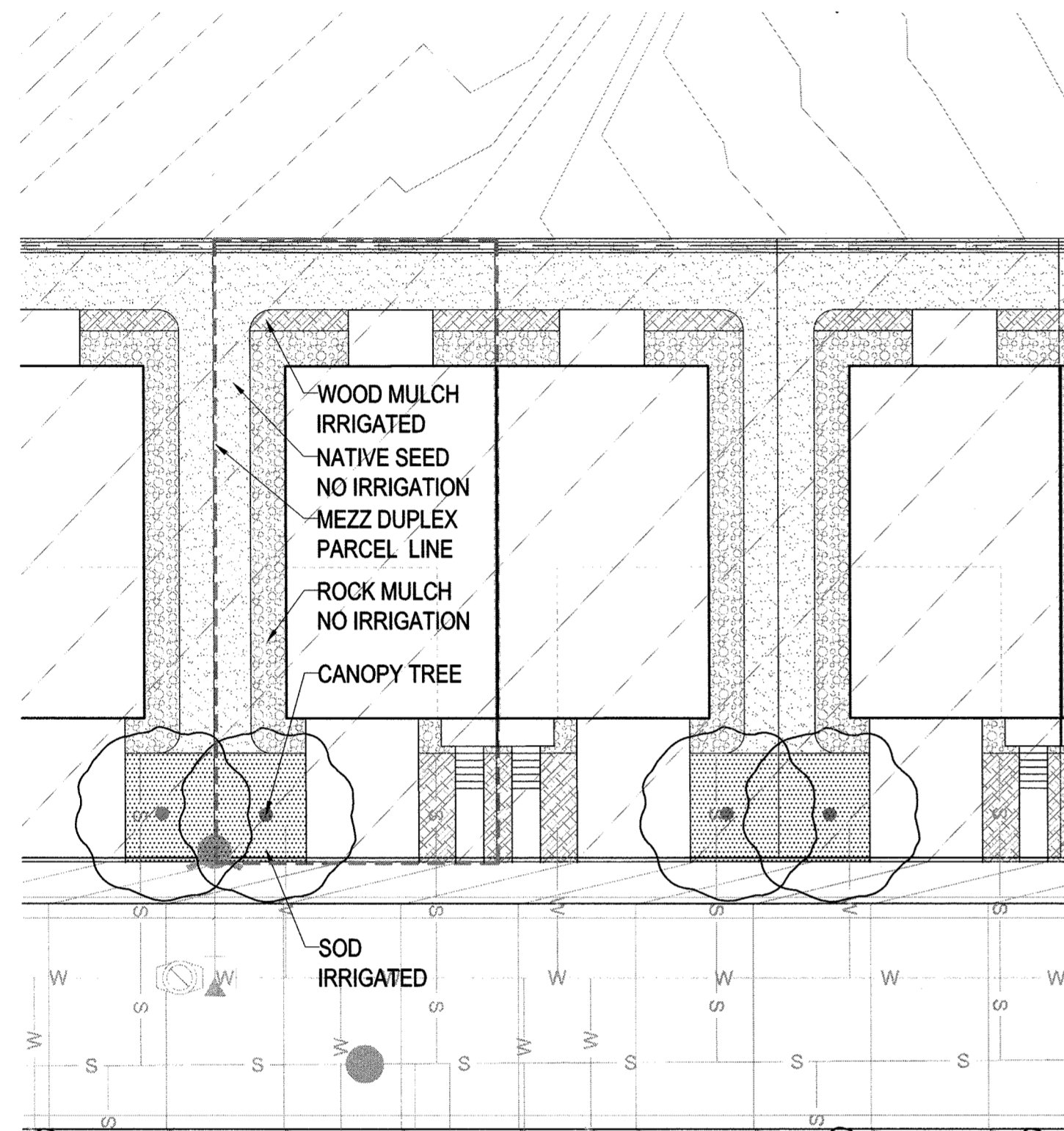




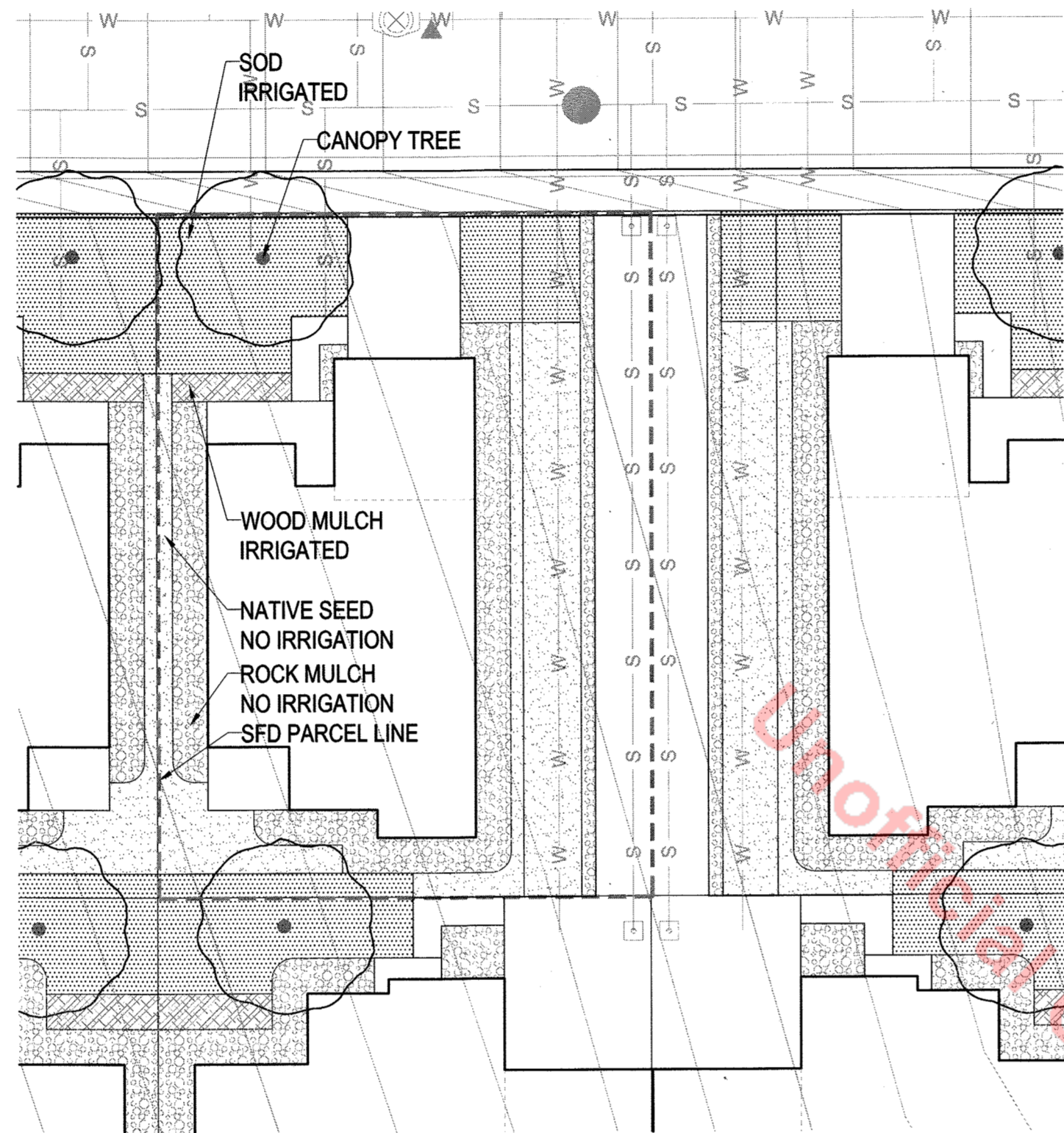


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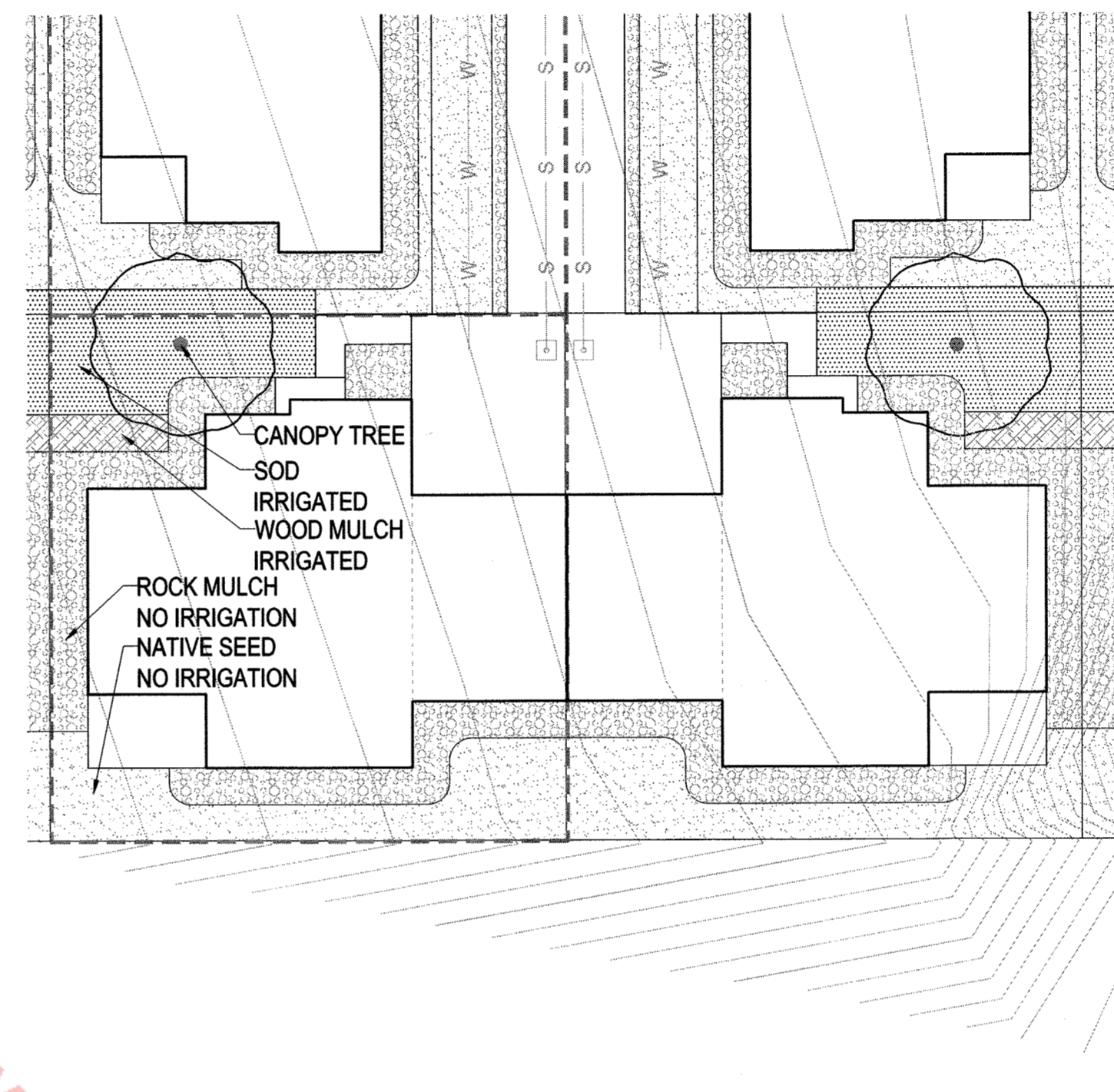
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1 DUPLEX B - LANDSCAPE PLAN  
SCALE: 1"=20'



2 SINGLE FAMILY DETACHED - LANDSCAPE PLAN  
SCALE: 1"=20'



3 DUPLEX A - LANDSCAPE PLAN  
SCALE: 1"=20'

**LANDSCAPE SUMMARY TABLE - DUPLEX B**

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	1,518	100%
NON-IRRIGATED SEED AREA	718	47%
IRRIGATED SOD	198	13%
IRRIGATED SHRUBS BEDS	180	12%
<b>TOTAL</b>		<b>72%</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>378</b>	<b>25%</b>

\* REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY / PATIO / PORCH AREAS).

**LANDSCAPE SUMMARY TABLE - SFD**

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	3,244	100%
NON-IRRIGATED SEED AREA	1,185	37%
IRRIGATED SOD	936	29%
IRRIGATED SHRUBS BEDS	68	2%
<b>TOTAL</b>		<b>67%*</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>1,004</b>	<b>31%</b>

\* REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY / PATIO / PORCH AREAS).

**LANDSCAPE SUMMARY TABLE - DUPLEX A**

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	1,813	100%
NON-IRRIGATED SEED AREA	600	33%
IRRIGATED SOD	387	21%
IRRIGATED SHRUBS BEDS	80	4%
<b>TOTAL</b>		<b>59%</b>
<b>TOTAL IRRIGATED LANDSCAPE AREA</b>	<b>467</b>	<b>26%</b>

\* REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY / PATIO / PORCH AREAS).



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1 303.531.4905 1 303.531.4908

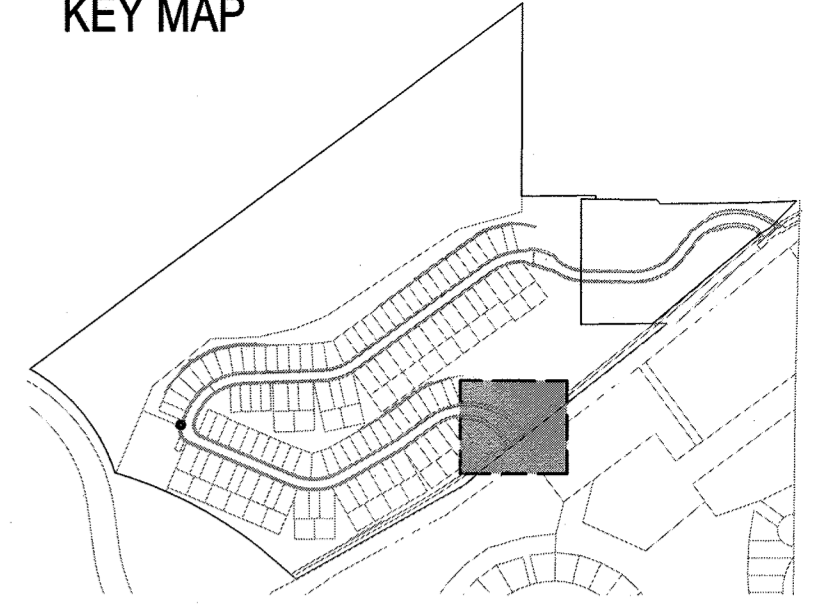
Paul Shoukas  
RLA: Colorado #416  
TOCR CERTIFICATION: #1105



# HILLSIDE/ARBORS SITE DEVELOPMENT PLAN

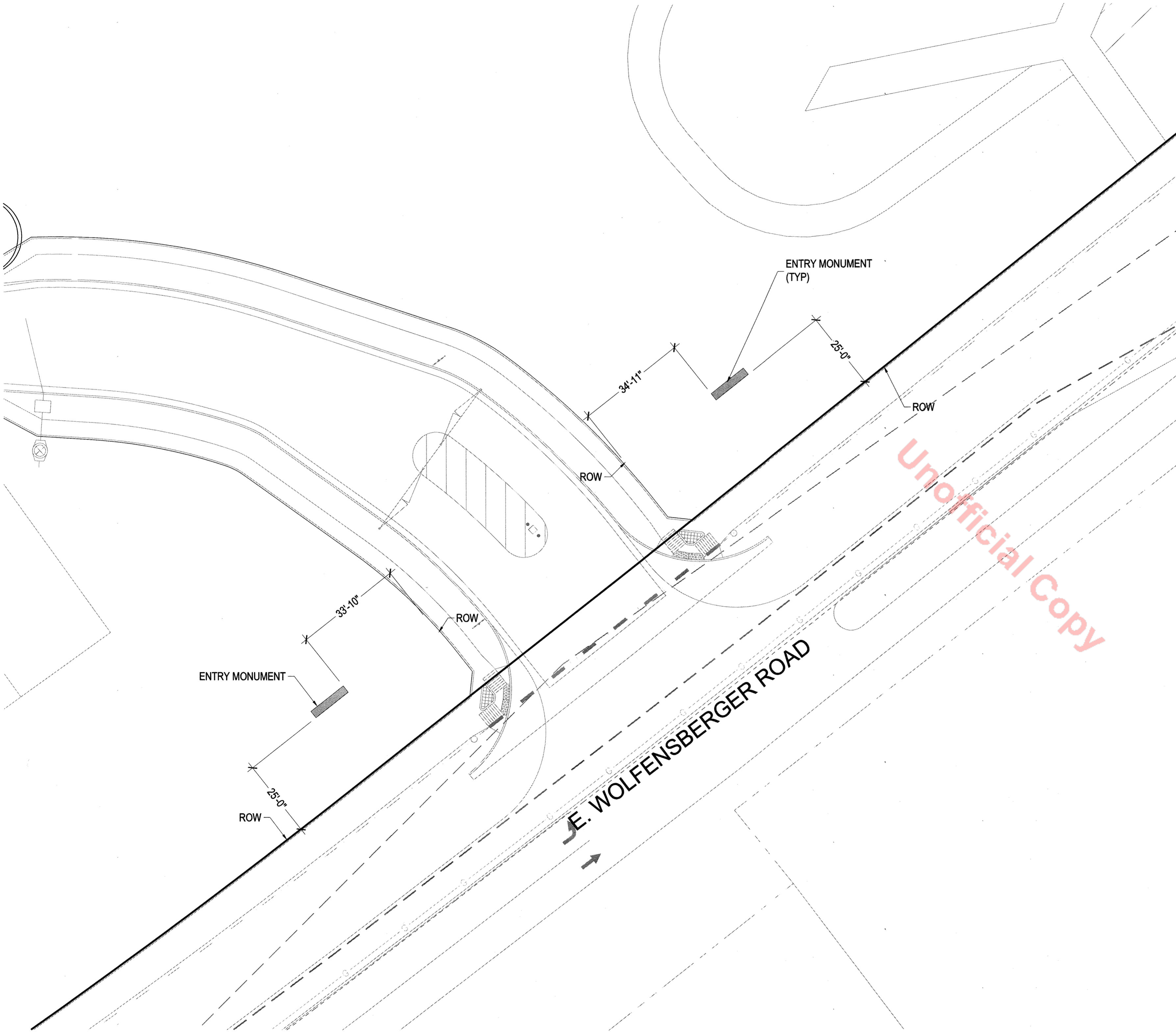
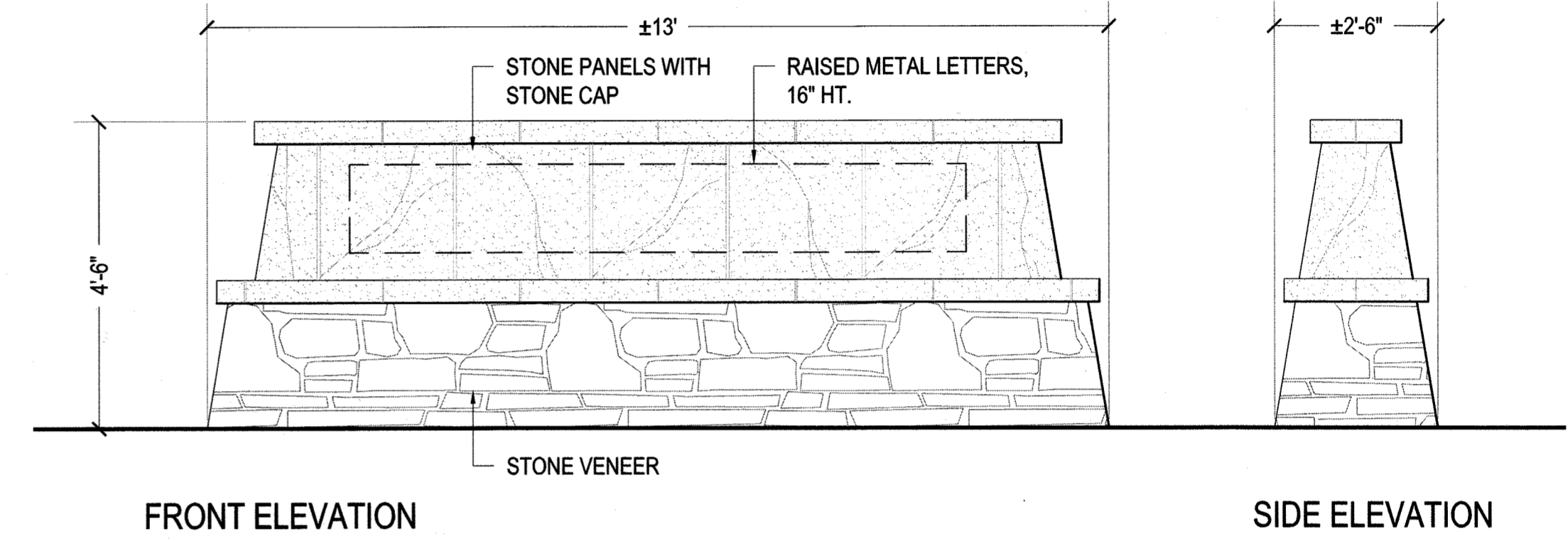
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KEY MAP

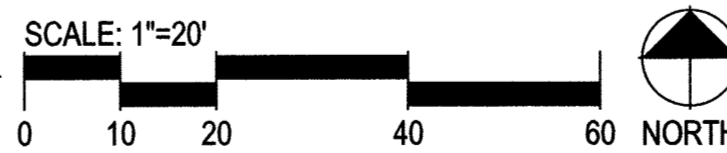


**NOTES:**

1. SIGNAGE AREA: 12 SF PER CODE 19.04.051.B TO A MAX AREA OF 32 SF.
2. SIGNAGE MAX AREA: 100 SF PER CODE 19.04.051.C.
3. SIGNAGE HEIGHT: 4'-6" PER CODE 19.04.051.G. (MAX. HEIGHT AT 4'-6").
4. LETTERS TO BE REVERSE PAN CHANNEL LETTERS WITH INTERNAL ILLUMINATION TO PROVIDE "HALO" AFFECT TO WALL BEHIND LETTERS.



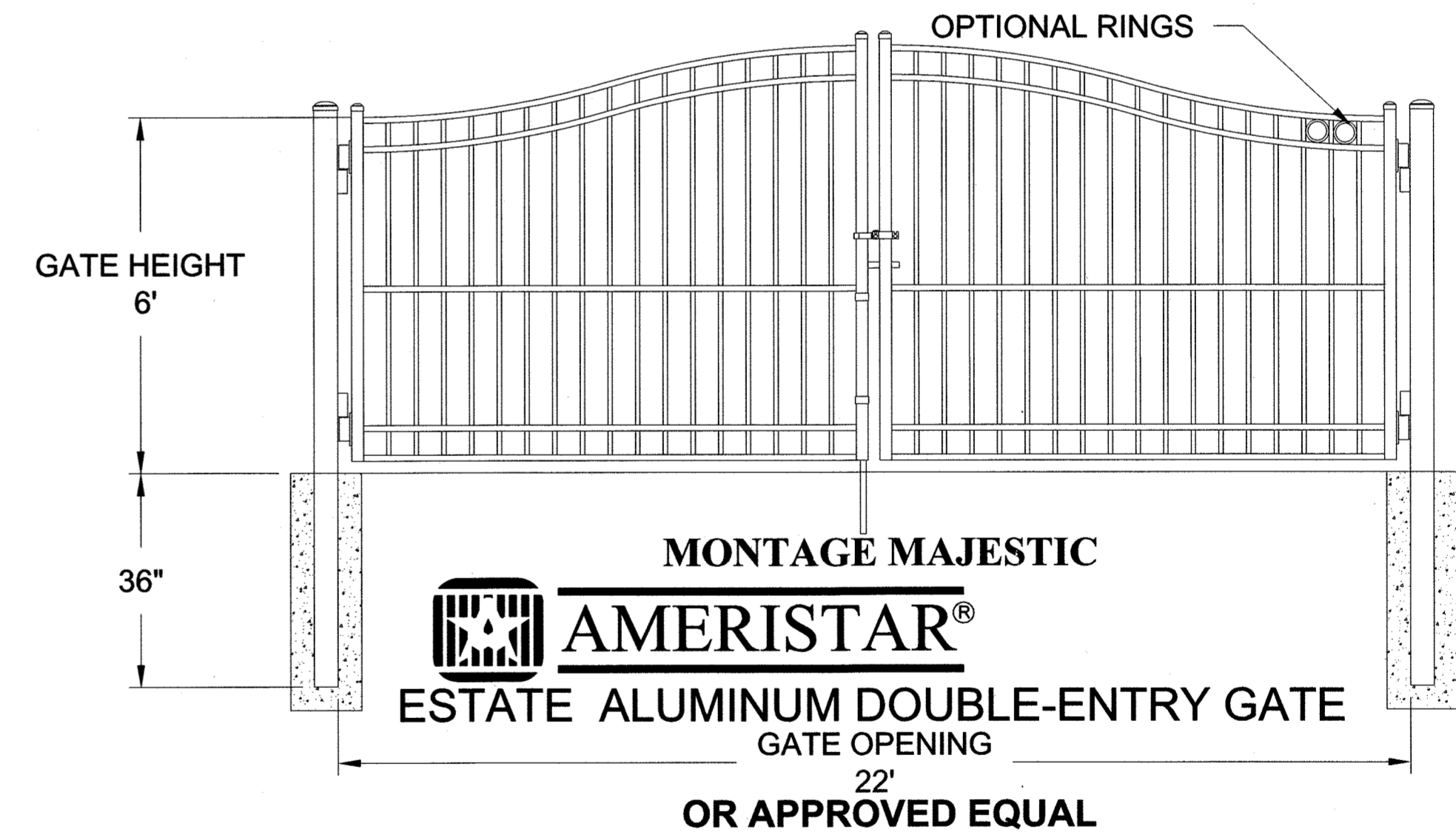
**1** ENTRY MONUMENT SITE PLAN



**2** ENTRY MONUMENT

SCALE: 1" = 1'-0"

NOTE: ENTRY MONUMENT SHOWN FOR REFERENCE ONLY. A SEPARATE SIGN PERMIT IS REQUIRED AND WILL BE SUBMITTED AT A LATER DATE.



**3** VEHICULAR GATE

SCALE: NTS

**NOTES:**

1. THE APPROVED FIRE DEPARTMENT ACTIVATED ACCESS SYSTEM MUST BE CAPABLE OF RECEIVING THE CODED SIGNAL FROM FIRE APPARATUS TRANSMITTERS AND OPENING THE GATE(S).
2. PRIOR TO FINAL INSPECTION, THE CONTRACTOR MUST INSTALL THE OPTICOM RECEIVERS AND PRE-TEST THEM FOR PROPER OPERATION.
3. THE OPTICOM SYSTEM SHALL BE BACKED UP BY A KNOX KEY SWITCH ON A CONTROL PANEL EXISTING ON BOTH SIDES OF THE GATE. IF THE EXITING IS ACTIVATED BY PRESSURE SWITCHES IN THE STREET OR OTHER METHOD THEN THE EGRESS WILL BE ACCEPTED WITH OUT THE KEY SWITCH.
4. THERE SHALL BE A MINIMUM 8 INCHES CLEARANCE BETWEEN THE LOWEST PORTION OF THE ACCESS GATE AND THE ROAD SURFACE TO CLEAR ANY OBSTRUCTIONS SUCH AS SNOWFALL OR OTHER DEBRIS UNLESS APPROVED BY THE FIRE DEPARTMENT.
5. THE GATE SHALL PROVIDE A MINIMUM OF 20 FEET CLEAR AND UNOBSTRUCTED OPENING.