

# PLAT IDENTIFICATION SHEET

RECEPTION#: 01106089

DATE: 11-7-01

TIME: 14:51

FEE: \$ 80- (8 P)

GRANTOR:

(owner/signer)

CRD Investment Co

UNOFFICIAL COPY

GRANTEE:

(subdivision name or name of plat)

The Oaks #1  
PD Site Plan

LEGAL:

(section-township-range)

13-8-67

NEW SUBDIVISION ABBREV: \_\_\_\_\_

**FINAL PD SITE PLAN**  
**THE OAKS SUBDIVISION FILING NO. ONE**  
**A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN**  
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**  
**SHEET 1 OF 8**

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SECTION 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 TO BEAR NORTH 00 DEGREES 37 MINUTES 30 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO (SAID POINT BEING THE SOUTHEAST CORNER OF TRACT "D" BALDWIN PARK ESTATES FILING NO. 2, RECEPTION NO. 320371 OF THE DOUGLAS COUNTY RECORDS); THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 727.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 641.91 FEET TO A #5 REBAR WITH A PLASTIC CAP BEARING THE L.S. # 6935; THENCE SOUTH 73 DEGREES 53 MINUTES 23 SECONDS WEST, A DISTANCE OF 856.56 FEET TO A #5 REBAR WITH A PLASTIC CAP BEARING THE L.S. # 6935; THENCE SOUTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 620.45 FEET TO A # 3 REBAR WITH NO CAP BEING THE NORTHWEST CORNER OF THE BURCHETT PROPERTY AS DESCRIBED IN THE "BOUNDARY LINE AGREEMENT" AS SET FORTH IN BOOK 703 AT PAGE 622 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 49 MINUTES 25 SECONDS EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 521.86 FEET TO A # 3 REBAR WITH NO CAP; THENCE SOUTH 01 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 205.86 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LAKE GULCH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR THE NEXT FIVE (5) COURSES:

1. THENCE NORTH 43 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 73.24 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 04 SECONDS, AN ARC DISTANCE OF 423.09 FEET, A RADIUS OF 5680.07 FEET AND A CHORD BEARING NORTH 39 DEGREES 22 MINUTES 59 SECONDS WEST WITH A DISTANCE OF 422.99 FEET;
3. THENCE SOUTH 52 DEGREES 35 MINUTES 34 SECONDS WEST, A DISTANCE OF 9.99 FEET;
4. THENCE NORTH 37 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 478.37 FEET TO A POINT OF CURVE;
5. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 44 MINUTES 16 SECONDS, AND ARC DISTANCE OF 580.94 FEET, A RADIUS OF 2824.63 FEET AND A CHORD BEARING NORTH 43 DEGREES 09 MINUTES 16 SECONDS WEST WITH A DISTANCE OF 579.92 FEET;

THENCE NORTH 84 DEGREES 01 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF THE SMARR PARCEL AS DESCRIBED IN BOOK 1194 AT PAGE 1043 OF THE DOUGLAS COUNTY RECORDS, A DISTANCE OF 668.80 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 268.97 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTHEAST CORNER OF THE PETERS PARCEL AS DESCRIBED IN BOOK 1193 AT PAGE 922 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 194.38 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTHEAST CORNER OF TRACT "C", BALDWIN PARK ESTATES FILING NO. 2 (RECEPTION NO. 320371 OF THE DOUGLAS COUNTY RECORDS); THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C" AND TO THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE NORTH 89 DEGREES 48 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 930.71 FEET TO THE POINT OF BEGINNING; THIS PARCEL AS SURVEYED CONTAINS 1,445,369 SQUARE FEET OR 33.18 ACRES MORE OR LESS.

**OWNER/DEVELOPER**

CRD INVESTMENT CO., L.L.C.  
 1205 WEST 7TH AVENUE  
 DENVER, COLORADO 80204  
 PHONE: 303-575-6625  
 FAX: (303) 575-6766  
 CONTACT: WILLIAM R. BROWN

**ENGINEER/PLANNER/SURVEYOR/  
 LANDSCAPE ARCHITECT**

C L C ASSOCIATES, INC.  
 8480 E. ORCHARD ROAD, #2000  
 ENGLEWOOD, CO 80111  
 PHONE: 303-770-5600  
 FAX: (303) 770-2349  
 CONTACT: JOEL D. TOMPKINS, P.E.

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE OAKS SUBDIVISION FILING NO.1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 11/13/99 IN BOOK 622 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

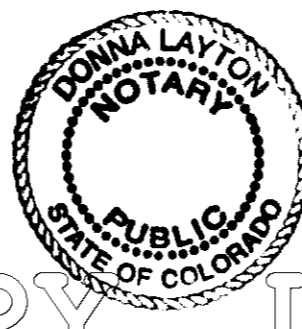
GUARANTY BANK AND TRUST COMPANY  
 MORTGAGEE/LIENHOLDER

SIGNED THIS 4th DAY OF September 2001

By *John J. Connolly, President*  
*Guaranty Bank*

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 09-29-01

*Norma Taylor*  
 NOTARY PUBLIC



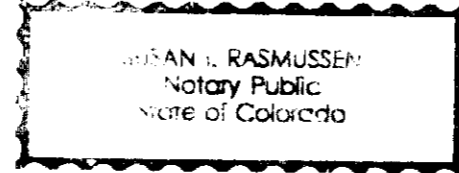
**TITLE CERTIFICATION**

I, *Eric Stearns*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guaranties*, 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. THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENTS.

SIGNED THIS 9th DAY OF September 2001

*David T. He Guaranter*  
 AUTHORIZED REPRESENTATIVE

*Susan J. Rasmussen*  
 TITLE INSURANCE COMPANY



WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 9-1-03

*Susan J. Rasmussen*  
 NOTARY PUBLIC

**DEVELOPMENT STANDARDS:**

THE BUILDING SETBACKS, LOT SIZES, PLANNING AND DESIGN CONTROLS FOR THE OAKS SUBDIVISION, FILING #1 SHALL BE SUBJECT TO THE CONDITIONS OF ORDINANCE #97-48 WHICH INCLUDE THE FOLLOWING:

BUILDING DESIGN : THE HOMES IN THE OAKS SUBDIVISION WILL BE TWO STORY IN DESIGN AND WHERE THE SITE TOPOGRAPHY ALLOWS, THESE HOMES WILL FEATURE "WALK OUT" BASEMENTS AND "WALK-UP" LIVING AREAS.

BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE THIRTY-FIVE ( 35' ) FEET.  
 MINIMUM SEPARATION BETWEEN STRUCTURES: 10 FEET  
 MINIMUM REAR SETBACK: 20 FEET  
 MINIMUM FRONT SETBACK TO LIVING AREA: 25 FEET  
 MINIMUM FRONT SETBACK TO GARAGE FROM BACK OF PUBLIC SIDEWALK: 18 FEET  
 MINIMUM STREETSIDE SIDE SETBACK ( CORNER LOT ): 10 FEET  
 MINIMUM FRONT FENCE SETBACK: 30 FEET

GARAGE PLACEMENT : WHEN GARAGES FACE IN THE SAME DIRECTION WITHIN THE SAME STRUCTURE, AND ARE WITHIN EIGHT FEET (8') OF EACH OTHER, ONE SHALL BE SETBACK A MINIMUM OF 12 INCHES MORE THAN THE OTHER.

FRONT YARD LANDSCAPING REQUIREMENTS : SOD OR SHRUBS, WITH A MAXIMUM OF FIFTEEN (15%) PERCENT ROCK, BARK, OR OTHER NON-LIVING GROUND COVERING. FRONT YARD LANDSCAPING EXCLUDES DRIVEWAYS AND WALKS.

A MINIMUM OF ONE - TWO AND A HALF INCH (2 1/2") CALIPER SHADE TREE SHALL BE PLANTED IN THE FRONT YARD FOR EACH TWO UNITS. UPON REVIEW AND APPROVAL BY THE PLANNING DIRECTOR, CONIFEROUS TREES MAY BE SUBSTITUTED FOR SHADE TREES ON A CASE BY CASE BASIS.

**LAND USE SUMMARY:**

SINGLE FAMILY ATTACHED DWELLING UNIT LOTS	11.427 ACRES	34.44%
TRACT A PRIVATE OPEN SPACE	15.191 ACRES	45.78%
TRACT B STORMWATER DETENTION	0.420 ACRES	1.27%
TRACT C NOT USED	0.000 ACRES	0.00%
TRACT D STORMWATER DETENTION	0.490 ACRES	1.48%
TRACT E TO BE EXCHANGED WITH ADJACENT OWNER	0.289 ACRES	0.87%
TRACT F DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE	1.343 ACRES	4.05%
TRACT G	0.049 ACRES	0.14%
TRACT H	0.036 ACRES	0.11%
RIGHT-OF-WAY DEDICATION	3.936 ACRES	11.86 %
TOTAL SITE AREA	33.181 ACRES	100.00 %

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE OAKS SUBDIVISION FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

CRD INVESTMENT COMPANY, LLC  
 A COLORADO LIMITED LIABILITY COMPANY

*Peter D. Bowes, Manager*  
 PETER D. BOWES-MANAGER

SIGNED THIS 4th DAY OF September 2001

COUNTY OF DOUGLAS )

STATE OF COLORADO )

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF September 2001 BY *Peter D. Bowes* AS MANAGER OF CRD INVESTMENT CO., L.L.C.

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 09-29-01

*Norma Taylor*  
 NOTARY PUBLIC



**SURVEYOR'S CERTIFICATE**

I, *Steve M. Olson*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE OAKS SUBDIVISION FILING NO.1 FINAL PD SITE PLAN, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THE SURVEY SUBORDINATION CERTIFICATE.

*Steve M. Olson*, REGISTERED LAND SURVEYOR  
 COLORADO REGISTRATION NUMBER 24670  
 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

**PLANNING COMMISSION APPROVAL**

THE FINAL PD SITE PLAN FOR THE OAKS SUBDIVISION FILING NO.1 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON 23rd THE DAY OF April, 2001.

ATTEST:  
*[Signature]* 10/04/01  
 CHAIRMAN DATE

*[Signature]* 10/24/01  
 PLANNING/DEVELOPMENT DIRECTOR DATE

**TOWN COUNCIL APPROVAL**

THE FINAL PD SITE PLAN FOR THE OAKS SUBDIVISION FILING NO. 1 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF May 2001.

ATTEST:  
*[Signature]* 10-24-01  
 MAYOR DATE

*[Signature]* 10-24-01  
 TOWN CLERK DATE

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS FILED IN MY OFFICE ON

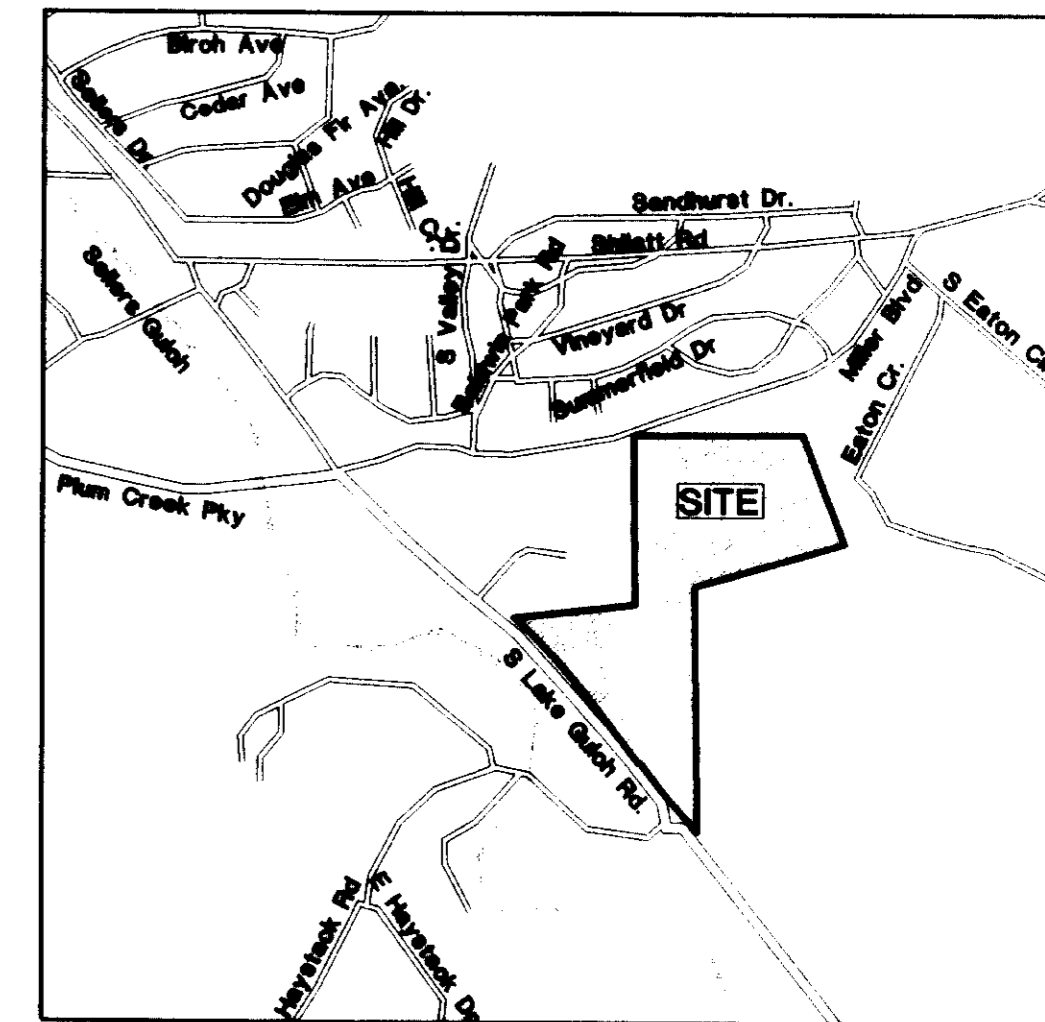
THE 7th DAY OF NOV, 2001, AT 11:51 O'CLOCK AM.

AND WAS RECORDED UNDER RECEPTION NUMBER 01106089.

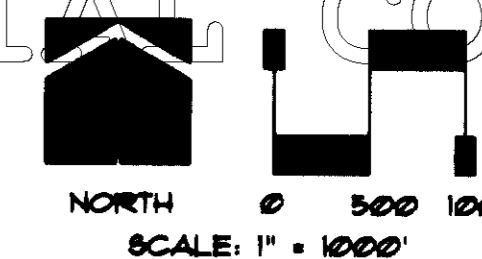
*Tulayre Post-Report*

**LOT SUMMARY**

NUMBER OF LOTS IN RES-D & RES-E USE AREA	160
PERMITTED:	122
PROPOSED:	38
MINIMUM LOT SIZE	3500 S.F.
NUMBER OF LOTS > OR = 4000 S.F.	63
AVERAGE LOT SIZE	4088 S.F.



**VICINITY MAP**



**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	SITE/ UTILITY PLAN
SHEET 3	SITE/ UTILITY PLAN
SHEET 4	GRADING PLAN
SHEET 5	GRADING PLAN
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE PLAN
SHEET 8	LANDSCAPE/ SITE DETAILS

**NOTES:**

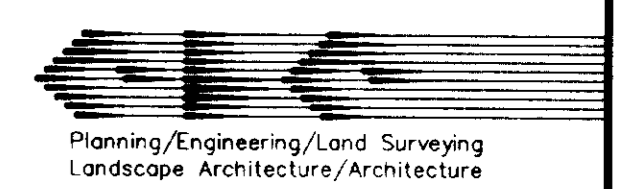
1. THIS PROPERTY DOES NOT CONTAIN ANY 100 YEAR FEMA FLOOD PLAIN AREA PER FEMA FIRM MAP COMMUNITY-PANEL NUMBER 080049 0302 C, REVISED SEPTEMBER 30, 1987.
2. CONCEPTUAL BUILDING FOOTPRINTS ARE SHOWN ON THIS FINAL PD SITE PLAN. THESE CONCEPTUAL BUILDING FOOTPRINTS ARE NOT BUILDING ENVELOPES. FINAL BUILDING FOOTPRINTS WILL ADHERE TO THE SETBACKS SPECIFIED IN THE DEVELOPMENT STANDARDS.

**THE OAKS SUBDIVISION FILING NO. ONE**  
**FINAL PD SITE PLAN**  
**SHEET 1 of 8**

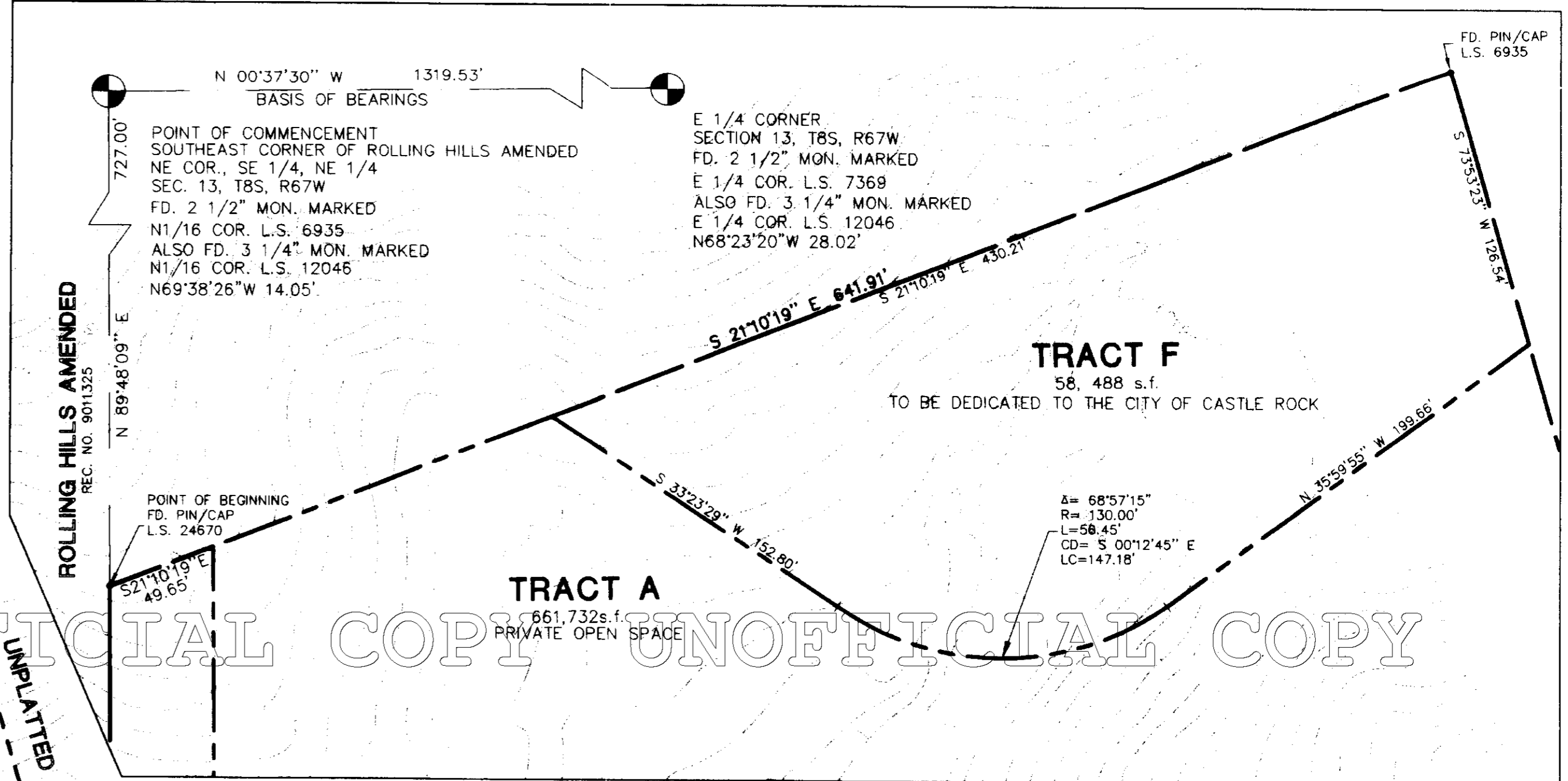
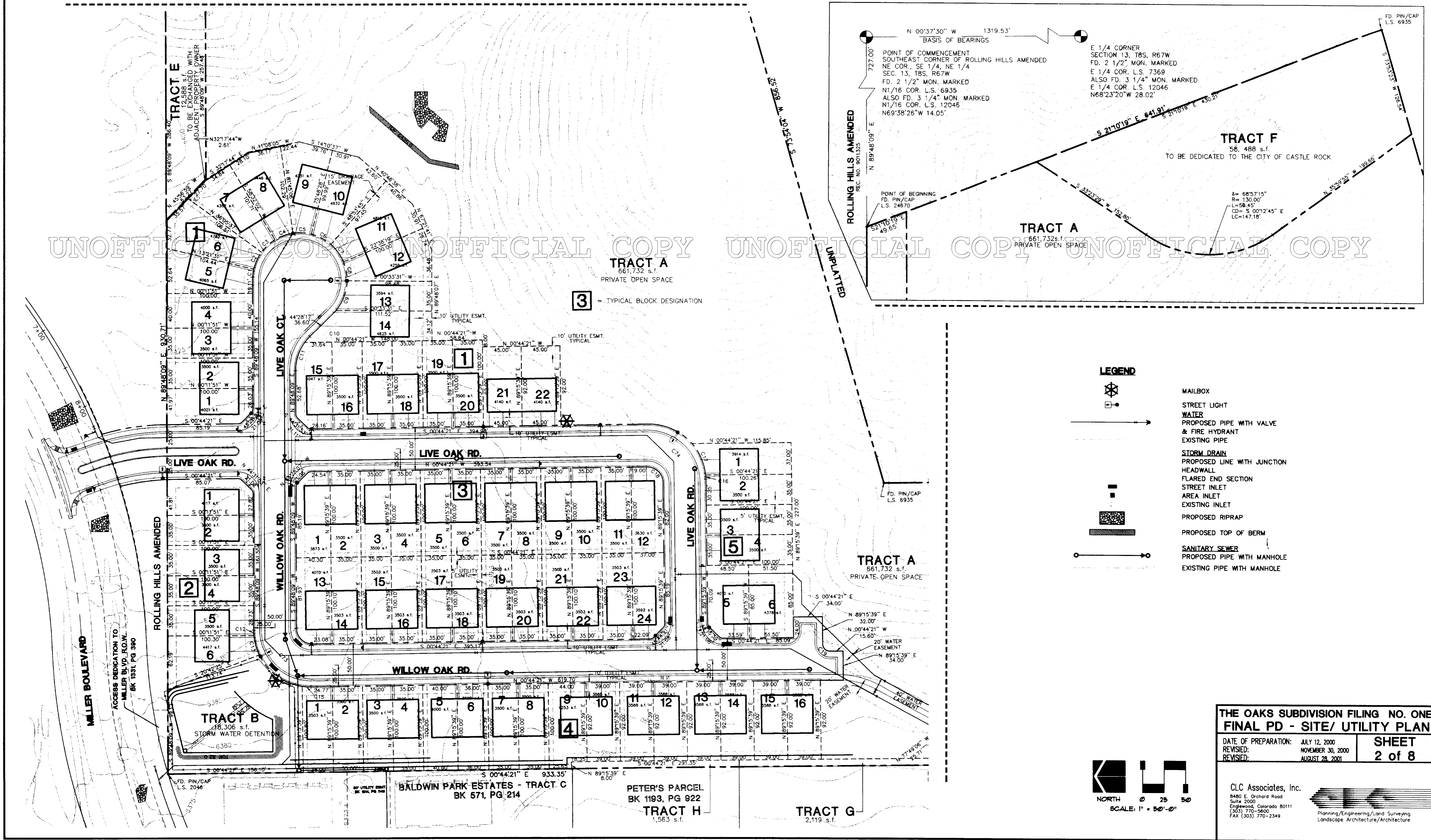
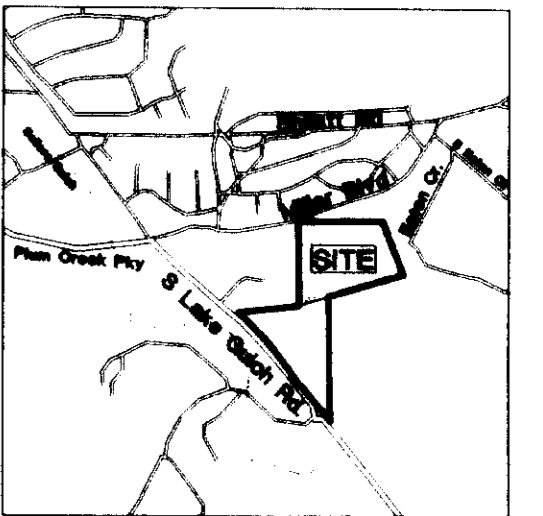
DATE OF PREPARATION: JULY 12, 2000  
 REVISED: NOVEMBER 30, 2000  
 REVISIONS: MARCH 14, 2001  
 REVISED: AUGUST 28, 2001

**CLC Associates, Inc.**  
 8480 E. Orchard Road  
 Suite 2000  
 Englewood, Colorado 80111  
 (303) 770-5600  
 FAX (303) 770-2349

Planning/Engineering/Land Surveying  
 Landscape Architecture/Architecture



**FINAL PD SITE PLAN**  
**THE OAKS SUBDIVISION FILING NO. ONE**  
 A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 2 OF 8



**LEGEND**

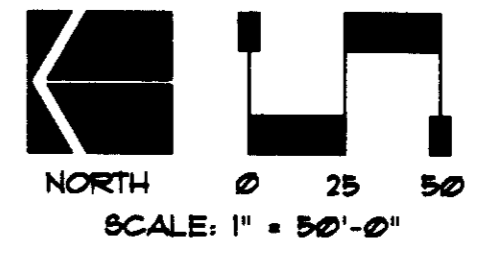
	MAILBOX
	STREET LIGHT
	WATER
	PROPOSED PIPE WITH VALVE & FIRE HYDRANT
	EXISTING PIPE
	STORM DRAIN
	PROPOSED LINE WITH JUNCTION HEADWALL
	FLARED END SECTION
	STREET INLET
	AREA INLET
	EXISTING INLET
	PROPOSED RIPRAP
	PROPOSED TOP OF BERM
	SANITARY SEWER
	PROPOSED PIPE WITH MANHOLE
	EXISTING PIPE WITH MANHOLE

**THE OAKS SUBDIVISION FILING NO. ONE**  
**FINAL PD - SITE/ UTILITY PLAN**

DATE OF PREPARATION: JULY 12, 2000	<b>SHEET</b> <b>2 of 8</b>
REVISIED: NOVEMBER 30, 2000	
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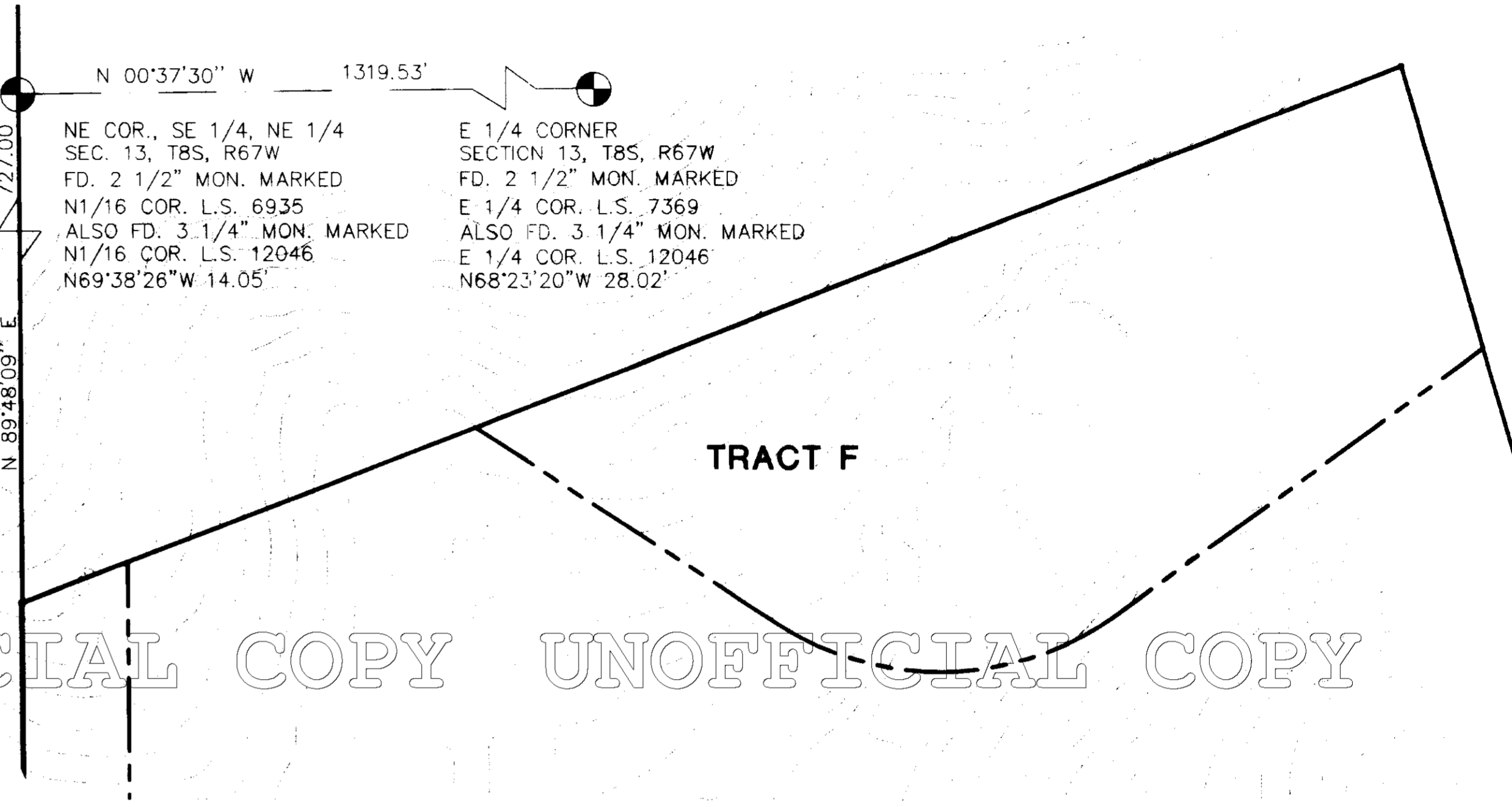
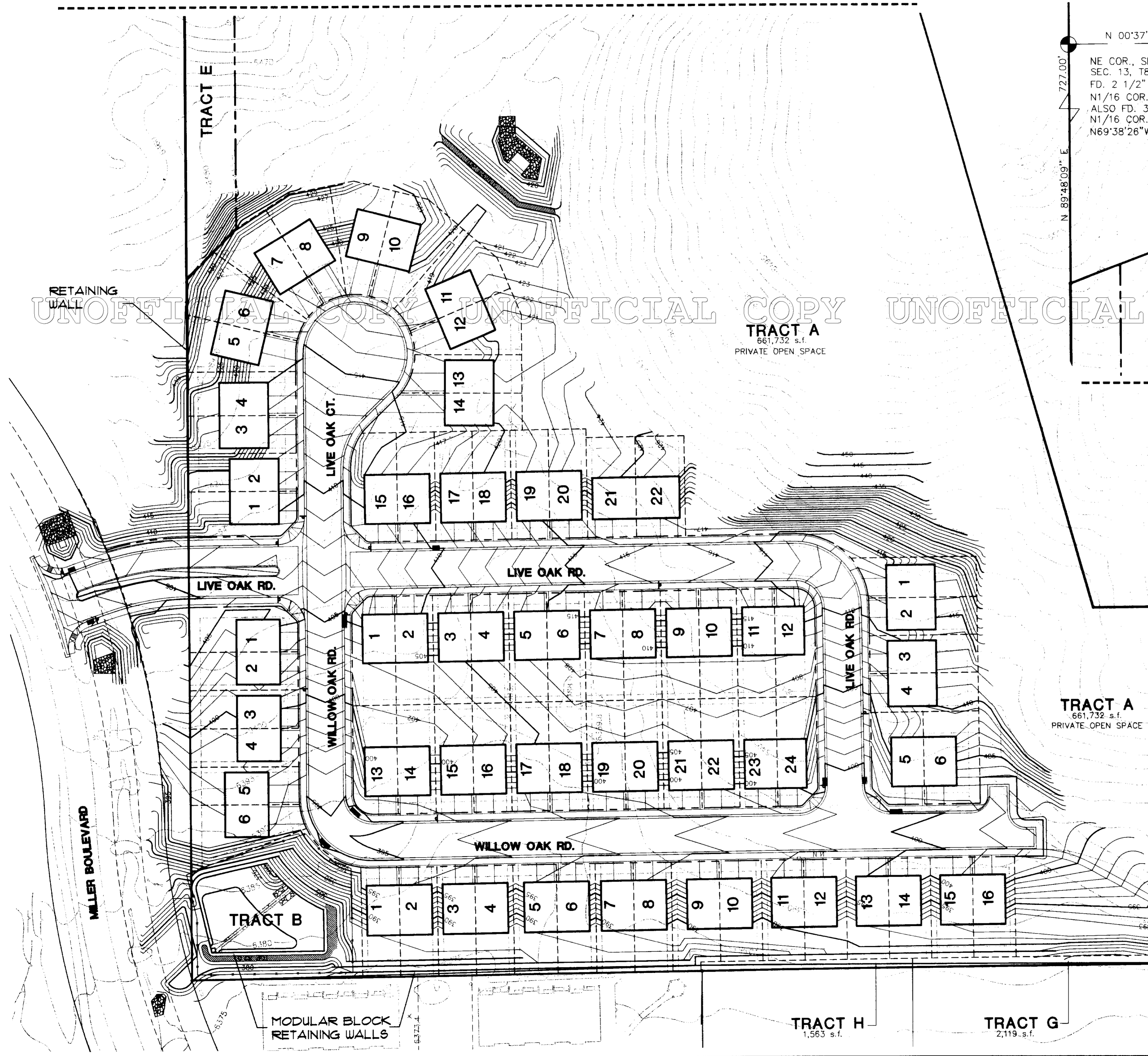
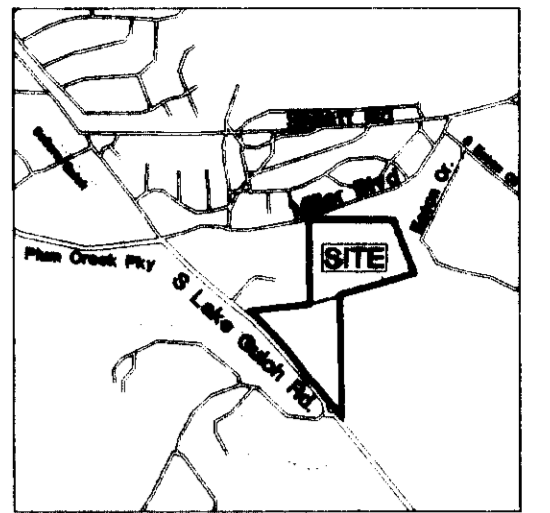
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**FINAL PD SITE PLAN**  
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 SHEET 4 OF 8



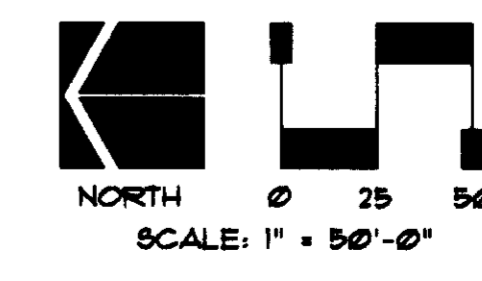
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**LEGEND**

- PROPOSED CONTOUR - MAJOR
- - - EXISTING CONTOUR
- ▨▨▨▨▨ TOP OF BERM
- RETAINING WALL
- REINFORCED EARTH SLOPE

REINFORCED EARTH SLOPE IS A NATURALLY VEGETATED SLOPED FACE AT 2 (HORIZONTAL) TO 1 (VERTICAL) WHICH IS MECHANICALLY STABILIZED UTILIZING STRUCTURAL GEOGRID LAYERS. THE FINISHED SLOPE WILL BE TOP DRESSED WITH ON-SITE TOPSOIL.

THESE SLOPES SHALL BE VEGETATED WITH A SEED MIX THAT WILL ESTABLISH A PERENNIAL STAND OF NATIVE GRASSES. THE SEED WILL BE HYDRAULICALLY APPLIED IN THE MANNER RECOMMENDED PER THE TOWN OF CASTLE ROCK, PUBLIC WORKS REGULATIONS.



**THE OAKS SUBDIVISION FILING NO. ONE**  
**FINAL PD - GRADING PLAN**

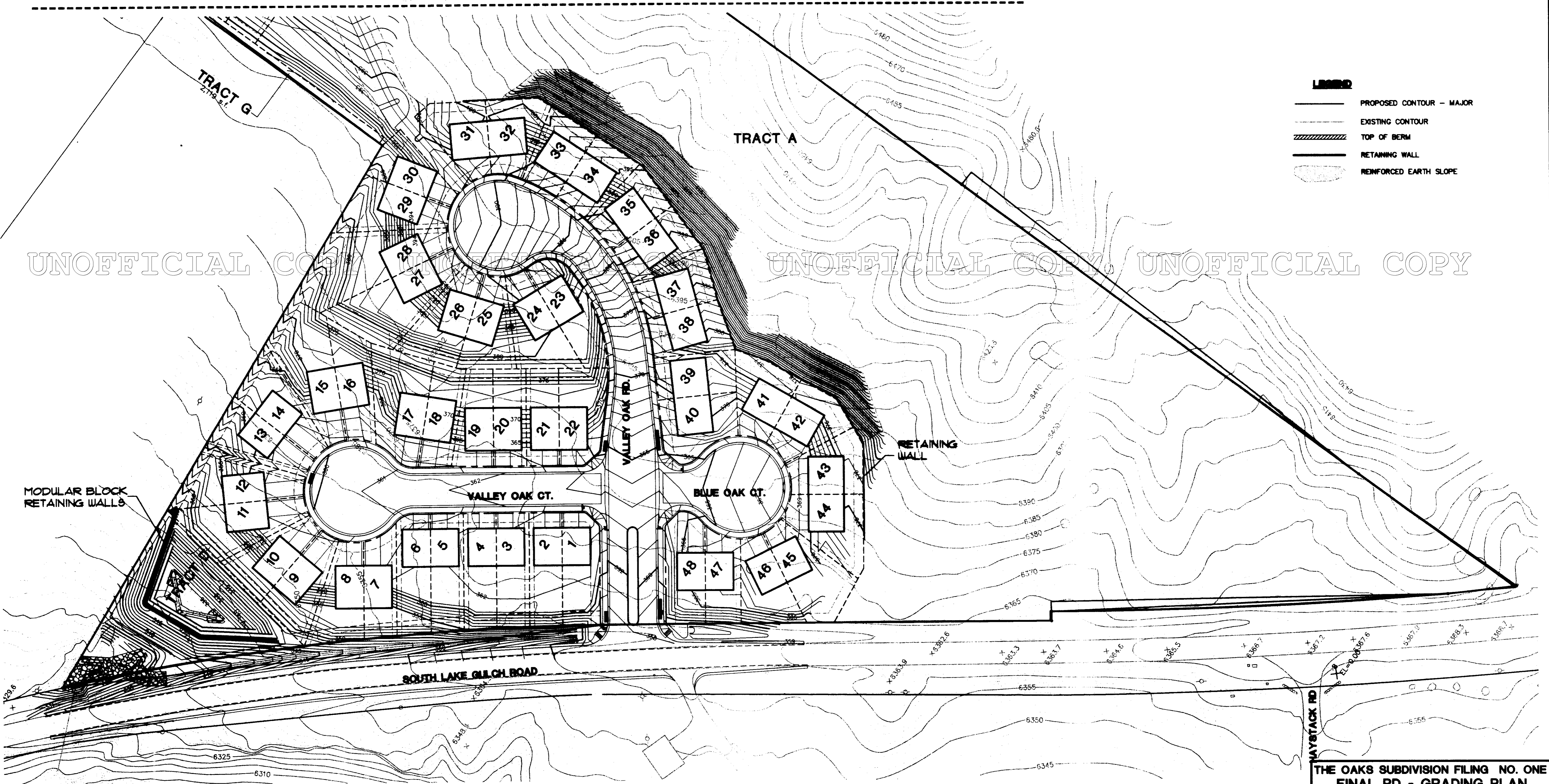
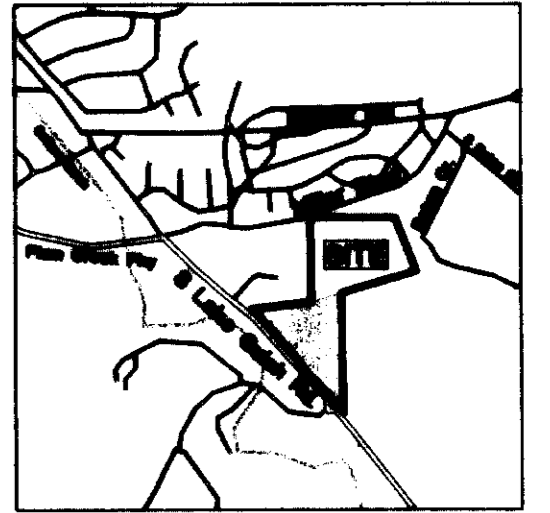
DATE OF PREPARATION: JULY 12, 2000	<b>SHEET</b> 4 of 8
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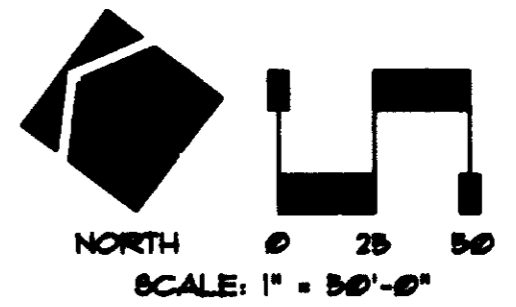
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 SHEET 5 OF 8



**THE OAKS SUBDIVISION FILING NO. ONE**  
**FINAL PD - GRADING PLAN**

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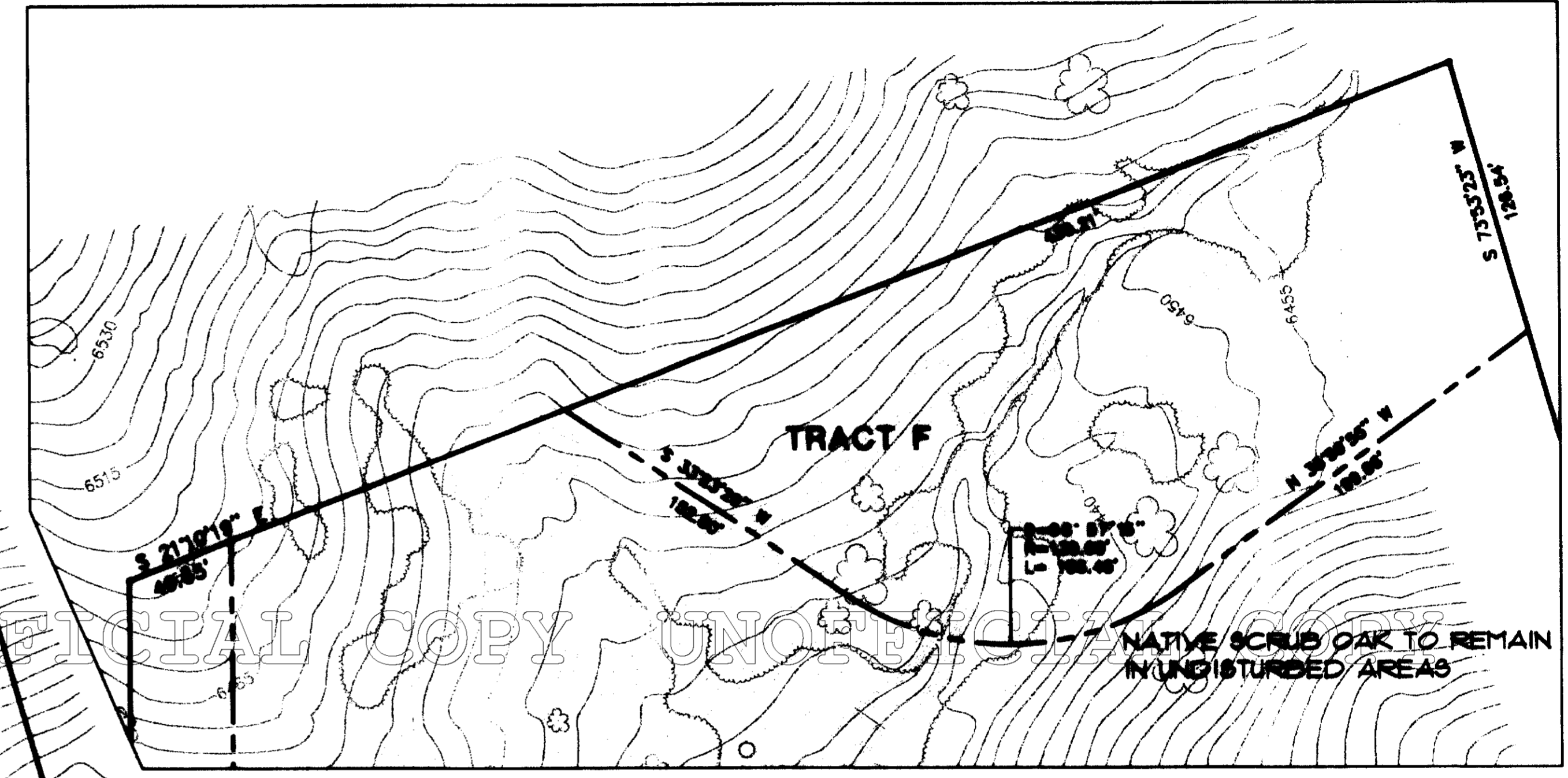
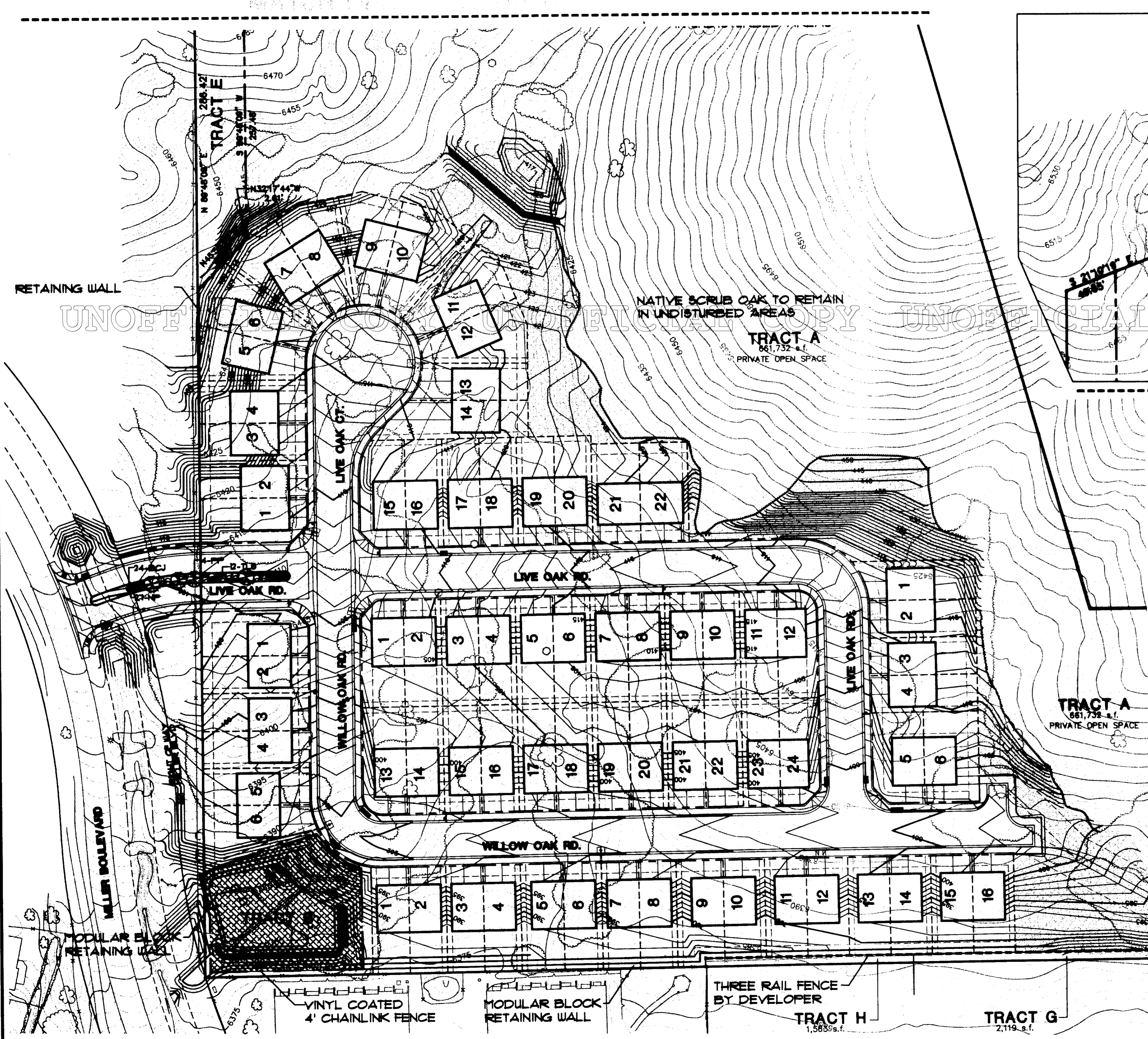
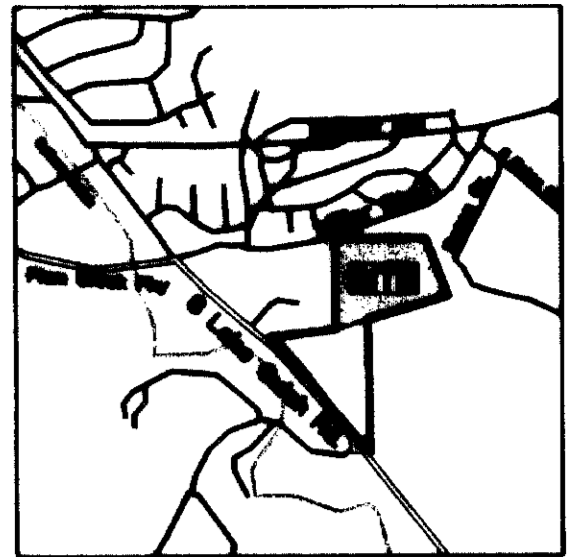


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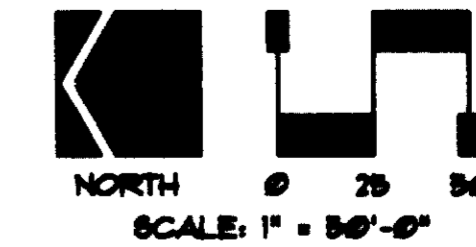
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 SHEET 6 OF 8



**NOTES:**

- SEE DETAILS ON SHEET 6 OF 8
- SEE PLANT LIST AND NOTES ON SHEET 6 OF 8

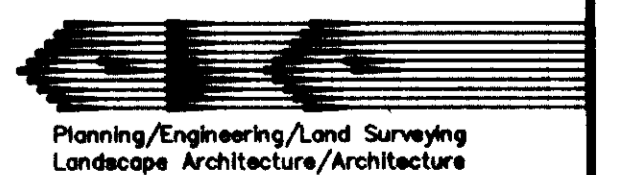


**THE OAKS SUBDIVISION FILING NO. ONE**  
**FINAL PD - LANDSCAPE PLAN**

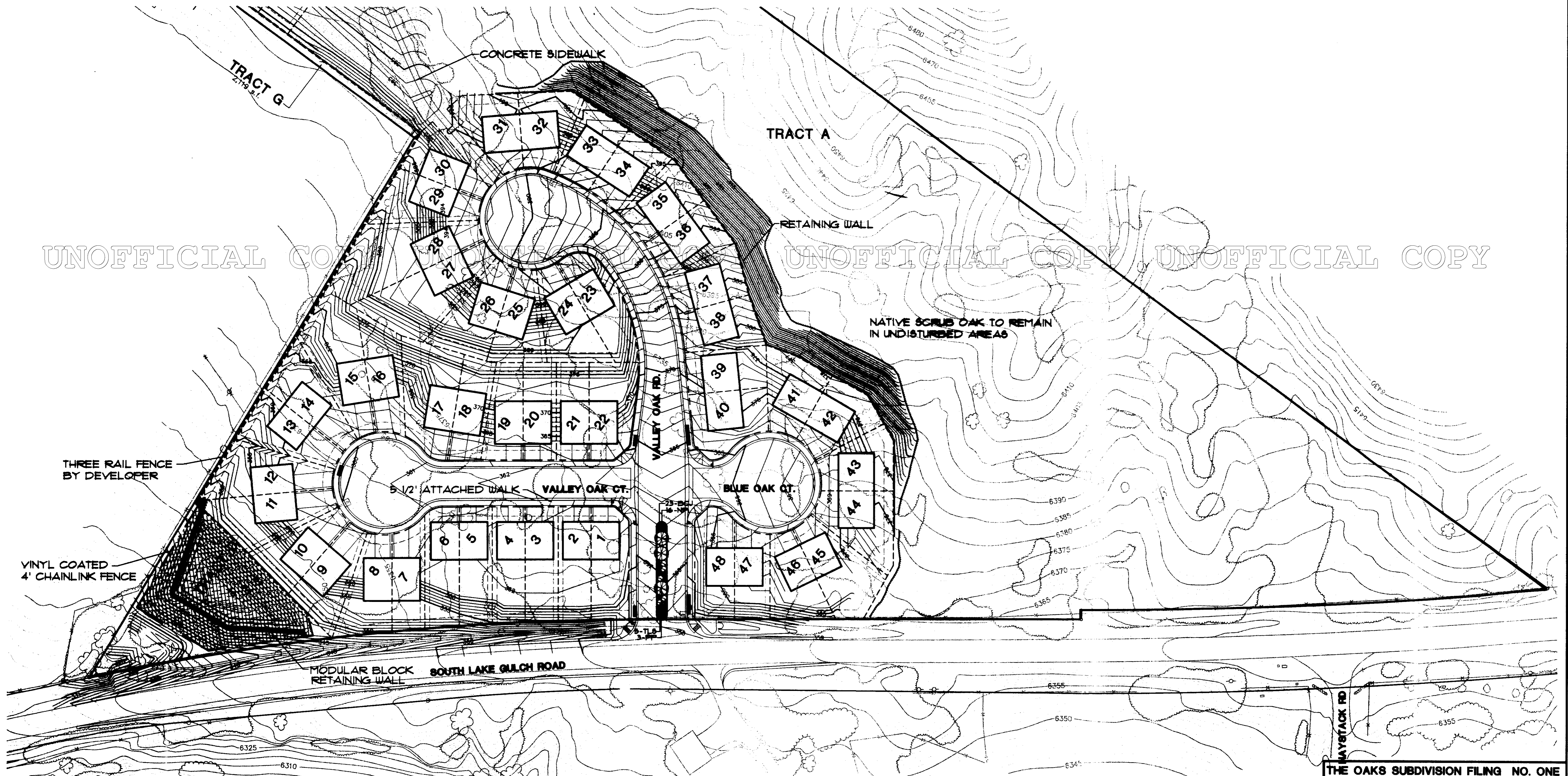
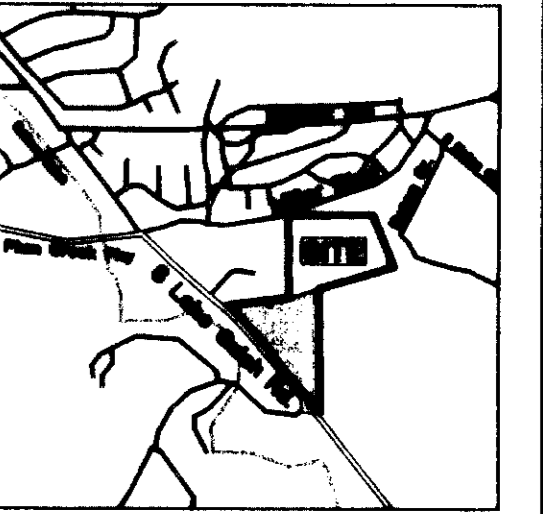
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**SHEET**  
**6 of 8**

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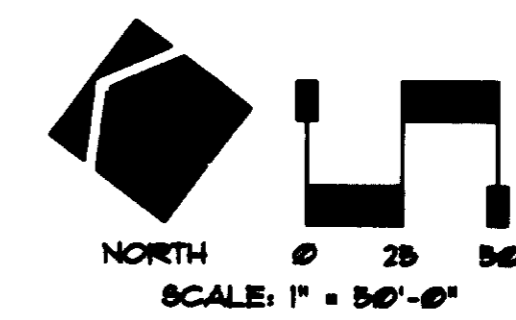
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 SHEET 7 OF 8



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**NOTES:**

- SEE PLANT LIST AND NOTES ON SHEET 8 OF 8
- SEE DETAILS ON SHEET 8 OF 8



**THE OAKS SUBDIVISION FILING NO. ONE**  
**FINAL PD - LANDSCAPE PLAN**

DATE OF PREPARATION:	JULY 12, 2000	<b>SHEET</b> <b>7 of 8</b>
REVISED:	NOVEMBER 30, 2000	
REVISED:	AUGUST 28, 2001	

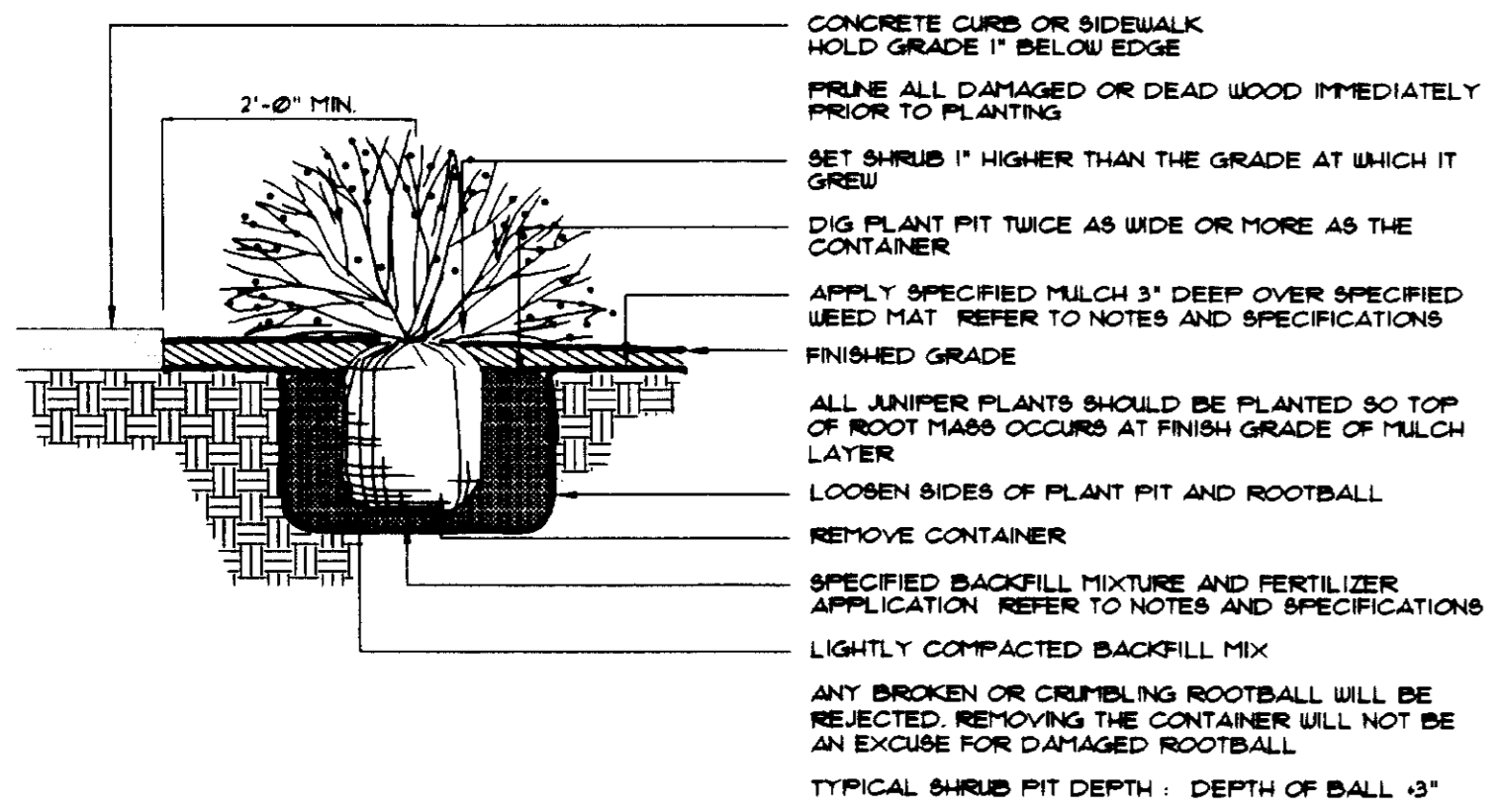
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# FINAL PD SITE PLAN THE OAKS SUBDIVISION FILING NO. ONE

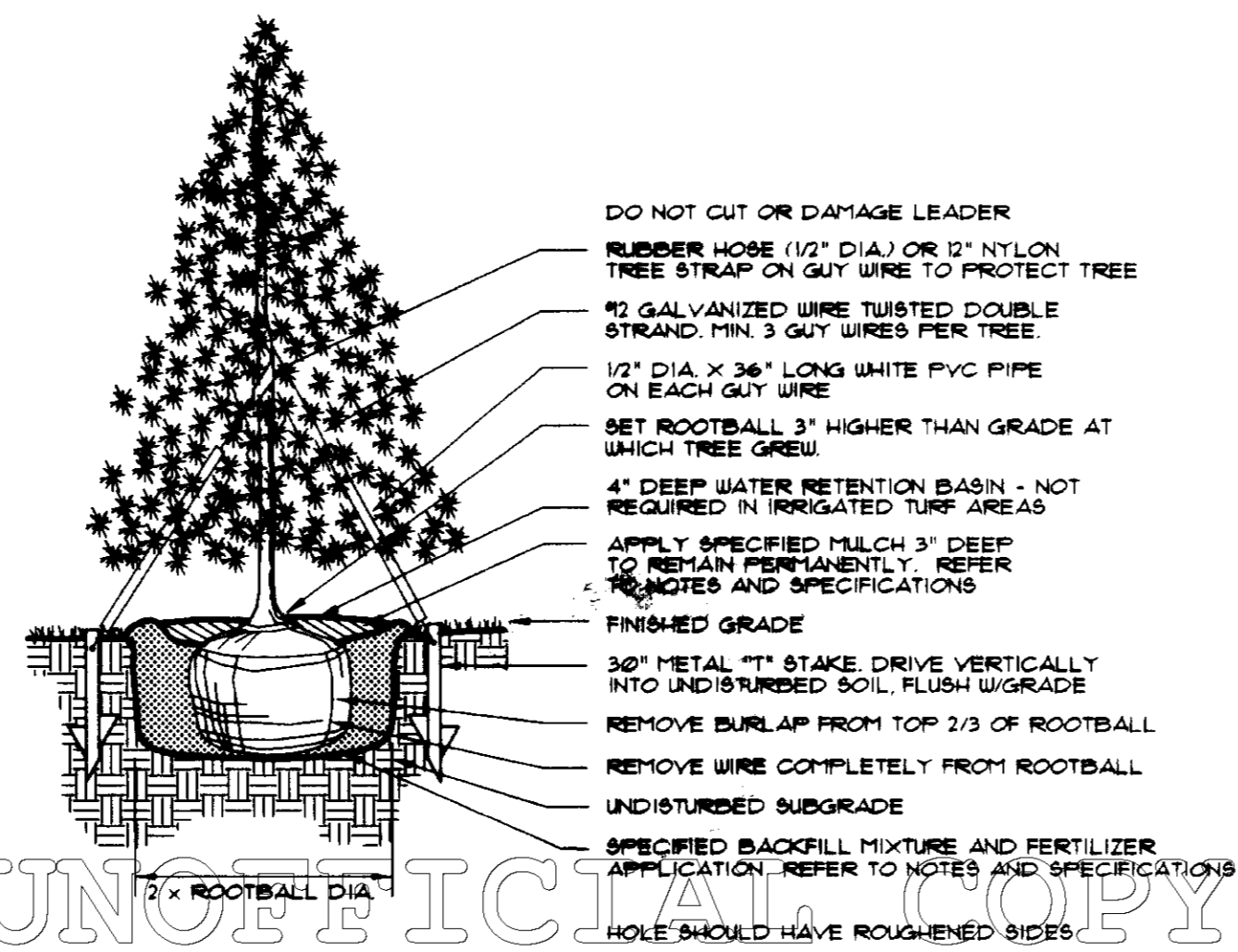
A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 8 OF 8



**SHRUB PLANTING**

NOT TO SCALE

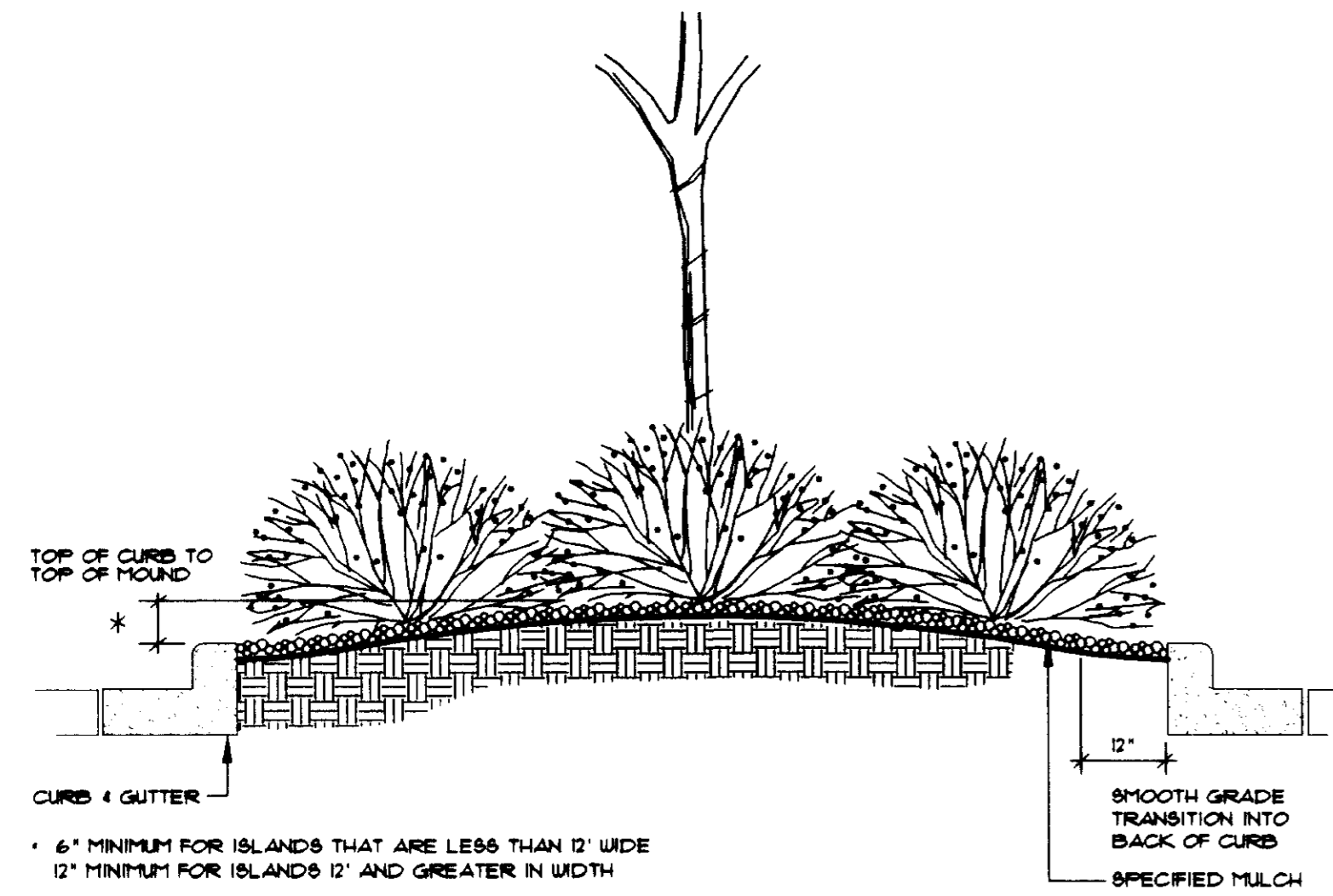
**A**



**EVERGREEN TREE PLANTING**

NOT TO SCALE

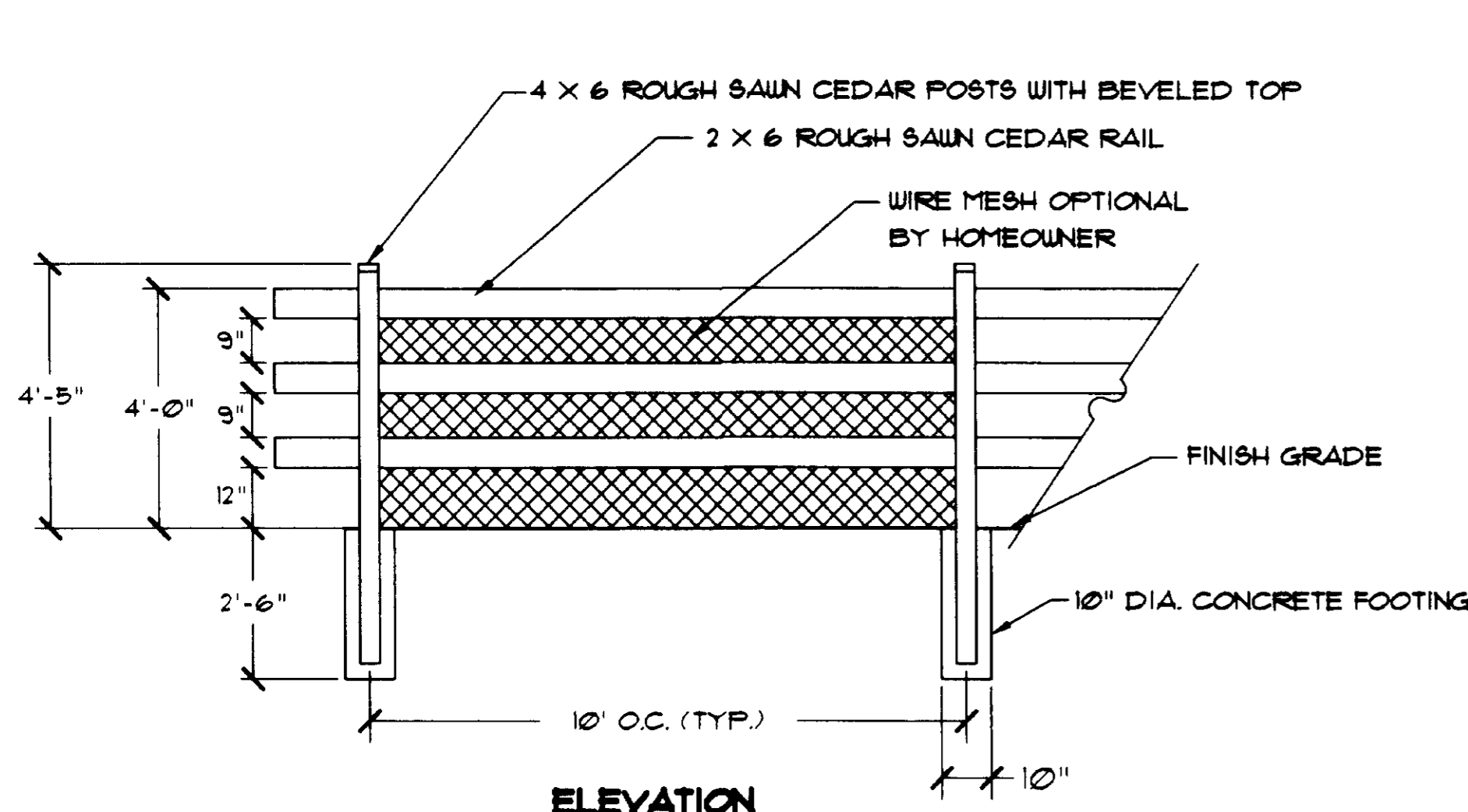
**D**



**MOUNDED ISLAND - SHRUBS**

NOT TO SCALE

**B**

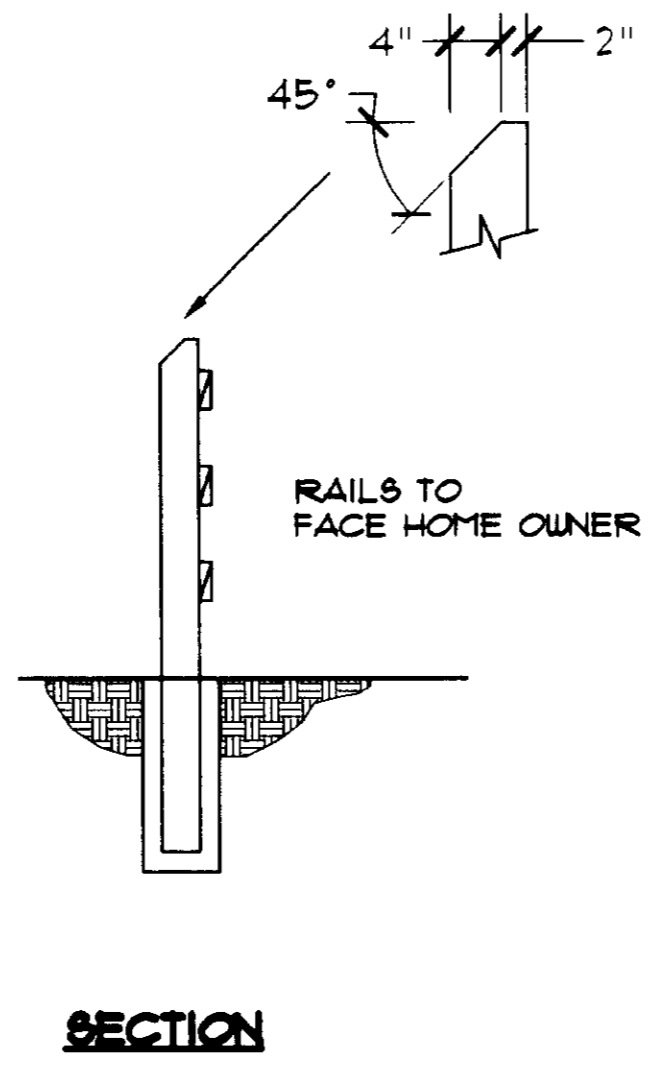


**ELEVATION**

**3-RAIL FENCE**

NOT TO SCALE

**C**



**SECTION**

**PLANT LIST**

QUAN	SYM	COMMON/BOTANICAL NAME	SIZE	REMARKS
<b>EVERGREEN TREES</b>				
1	PP	PONDEROSA PINE <i>Pinus ponderosa</i>	5' HT.	FULL FORM, B&B, GUYED SPECIMEN QUALITY
<b>SHRUBS</b>				
50	BV	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	5 GAL. 18"-24" SPRD.	SPACING 48" O.C.
40	NP	NATIVE POTENTILLA <i>Potentilla fruticosa</i>	5 GAL. 18"-24" SPRD.	SPACING 48" O.C.
14	TL5	THREE-LEAF SUMAC <i>Rhus trilobata</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.

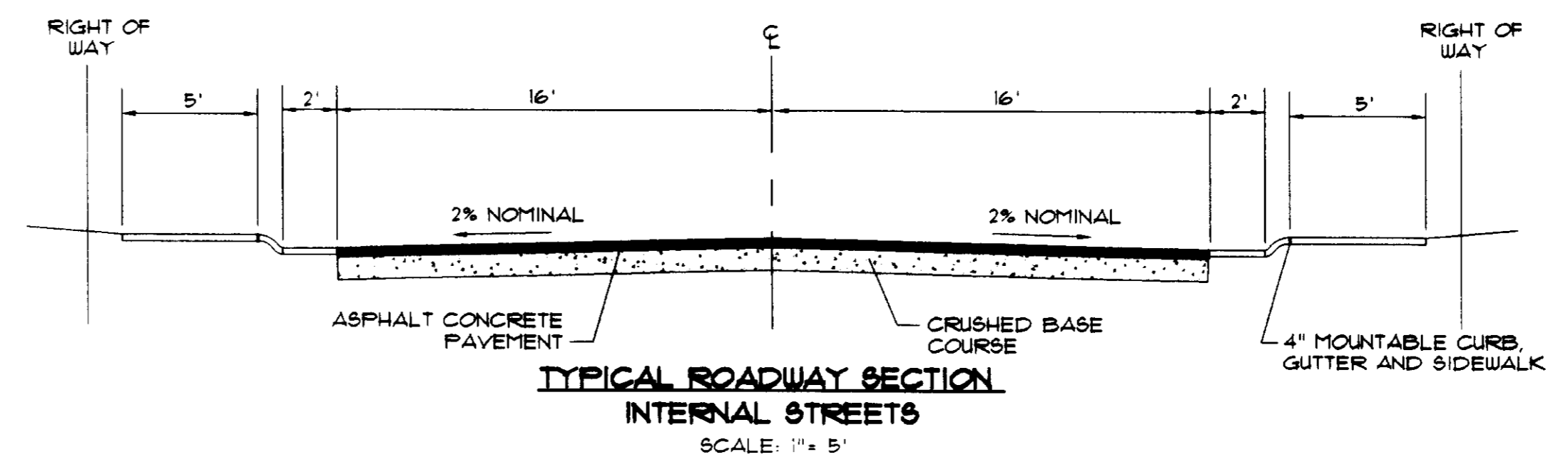
NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.

**LEGEND**

	<b>DETENTION POND SEED MIX</b>		<b>EXISTING NATIVE SHRUB OAK</b>
	<b>GRASSES</b> SIDEOATS GRAMMA <i>Bouteloua curtipendula</i> BLUE GRAMMA <i>Bouteloua gracilis</i> BUFFALOGRASS <i>Cenchrus ciliaris</i> NEEDLE-N-THREAD <i>Stipa comata</i> LITTLE BLUESTEM <i>Schizachyrium scoparium</i> WESTERN WHEATGRASS <i>Pascopyrum smithii</i>		<b>FIRE HYDRANT</b>
	<b>SHRUBS</b> RABBITEBRUSH <i>Chrysothamnus nauseosus</i> MOUNTAIN MAHOGANY <i>Cercocarpus montanus</i> GAMBEL'S OAK <i>Quercus gambelii</i> THREE-LEAF SUMAC <i>Rhus trilobata</i> ALPINE CURRANT <i>Ribes alpinum</i>		<b>STREET LIGHT</b>
	<b>4" VINYL CHAIN LINK FENCE</b>		<b>THREE RAIL FENCE</b>

**NOTES:**

-SEE DETAILS ON SHEET 8 OF 8  
FRONT YARD LANDSCAPING REQUIREMENTS: 80% OR SHRUBS, WITH A MAXIMUM OF 15% ROCK BARK, OR OTHER NON-LIVING GROUND COVERING. FRONT YARD LANDSCAPING AREA EXCLUDES DRIVEWAYS AND WALKS. MINIMUM OF ONE 2 1/2" CALIBER SHADE TREE IN THE FRONT YARD FOR EACH TWO UNITS. UPON REVIEW AND APPROVAL BY THE PLANNING DIRECTOR, CONIFEROUS TREES MAY BE SUBSTITUTED FOR THE SHADE TREES ON A CASE BY CASE BASIS.

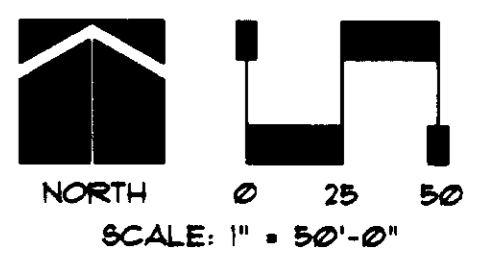


**TYPICAL ROADWAY SECTION  
INTERNAL STREETS**

SCALE: 1" = 50'

**LANDSCAPE NOTES**

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND.
- ALL TREES TO BE STAKED OR GUYED.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH 1/8" X 4" INTERLOCKING STEEL EDGER -- NOT REQUIRED AT CURBS, WALKS, BUILDINGS OR RETAINING WALLS.
- INSTALL 4-INCHES OF MULCH IN ALL SHRUB BEDS. ROCK MULCH TO BE LOCALLY AVAILABLE 3/4" RAYOLITE ROCK. INSTALL ROCK MULCHES OVER SPECIFIED SOIL SEPARATOR FABRIC. APPLY SPECIFIED PRE-EMERGENT HERBICIDE IN ALL SHRUB BEDS. APPLY HERBICIDE DIRECTLY UNDER BARK MULCH AND UNDER THE SOIL SEPARATOR FABRIC IN ROCK MULCH AREAS.
- MOUND PARKING ISLANDS TO HEIGHTS SHOWN ON DETAILS AND PLANS.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TUNE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE BURLAP AFTER PLACING THE PLANT IN THE PIT.
- TOPSOIL: DISTRIBUTE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF SIX (6") INCHES IN TURF AREAS AND TWELVE (12) INCHES IN SHRUB BEDS.
- PLANTING MIX: SOIL PREPARATION, SCHEDULE OF SOIL MIXES AND SOIL AMENDING FOR VARIOUS PROJECT AREAS ARE LISTED BELOW.
- SOODED, SEDED AND SHRUB BED AREAS: SHALL RECEIVE ASPEN RICH COMPOST. THIS ORGANIC MATERIAL SHALL HAVE AN ACIDITY IN THE RANGE OF PH 5.5 TO 6.5 AND SHALL NOT EXCEED 3% SODIUM SALT CONTENT AND SHALL HAVE 90% ORGANIC CONTENT. THE APPLICATION RATE SHALL BE FOUR (4) CUBIC YARDS PER 1000 SQ. FT. IN 80% AND SEED AREAS, AND FIVE (5) CUBIC YARDS PER 1000 SQ. FT. IN SHRUB BED AND GROUND COVER AREAS.
- BACKFILL FOR TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS: SHALL CONSIST OF 25% ASPEN RICH COMPOST AND 75% SITE SOIL. FERTILIZER FOR PLANT BACKFILL SHALL BE TRIPLE SUPERPHOSPHATE (0-46-0) AND SHALL BE APPLIED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, HOUSING OF LAWN, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE, THE OWNERS, THEIR SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS SET FORTH BY THIS PLAN, OR ALTERNATIVE MATERIAL ACCEPTABLE TO THE DOUGLAS COUNTY SITE IMPROVEMENT PLAN REVIEW GROUP.



**THE OAKS SUBDIVISION FILING NO. ONE  
FINAL PD - LANDSCAPE/ SITE DETAILS**

DATE OF PREPARATION: JULY 12, 2000  
REVISED: NOVEMBER 30, 2000  
**SHEET 8 of 8**

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