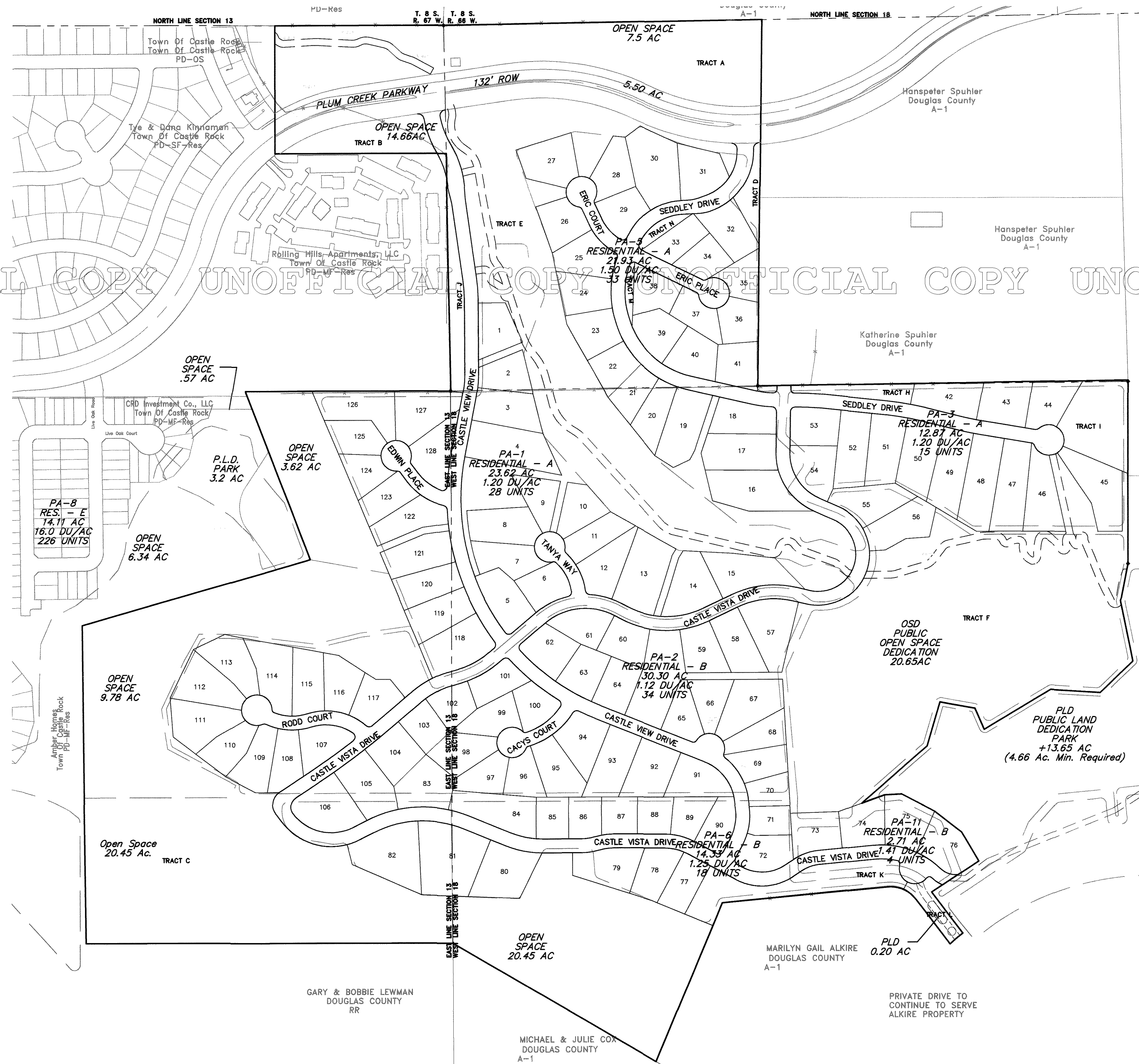


THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

ZONING MAP
SHEET 2 OF 44

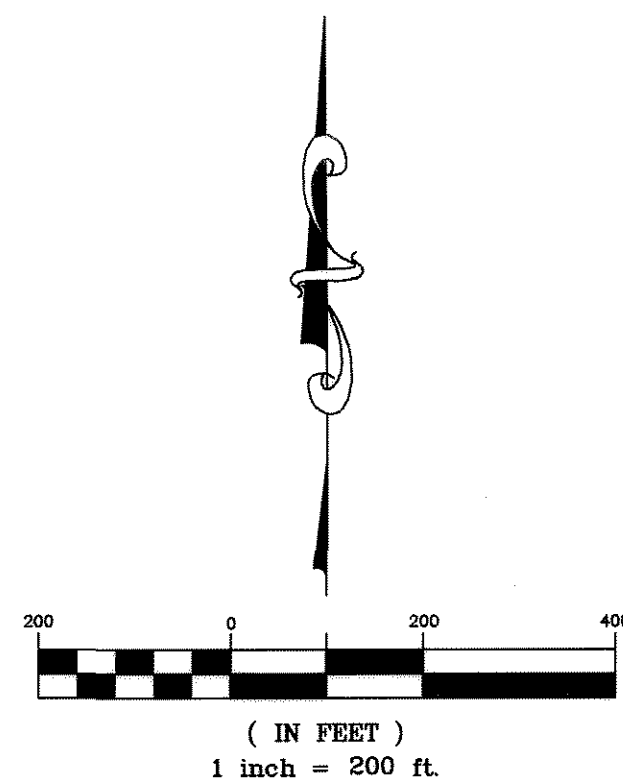


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THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 2 OF 44
DATE: 04/22/10

Peak
Civil Consultants

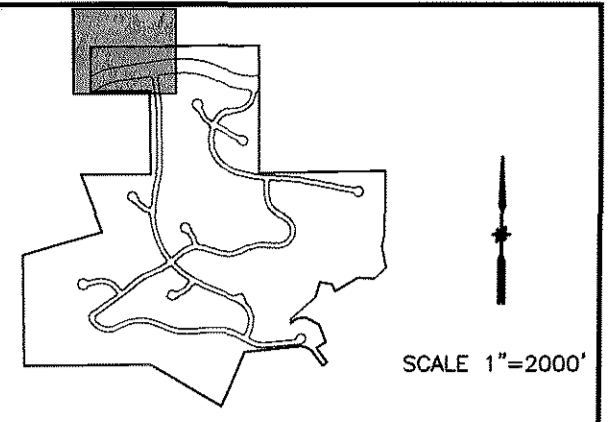
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY



THE OAKS AT CASTLE ROCK, FILING NO. 2

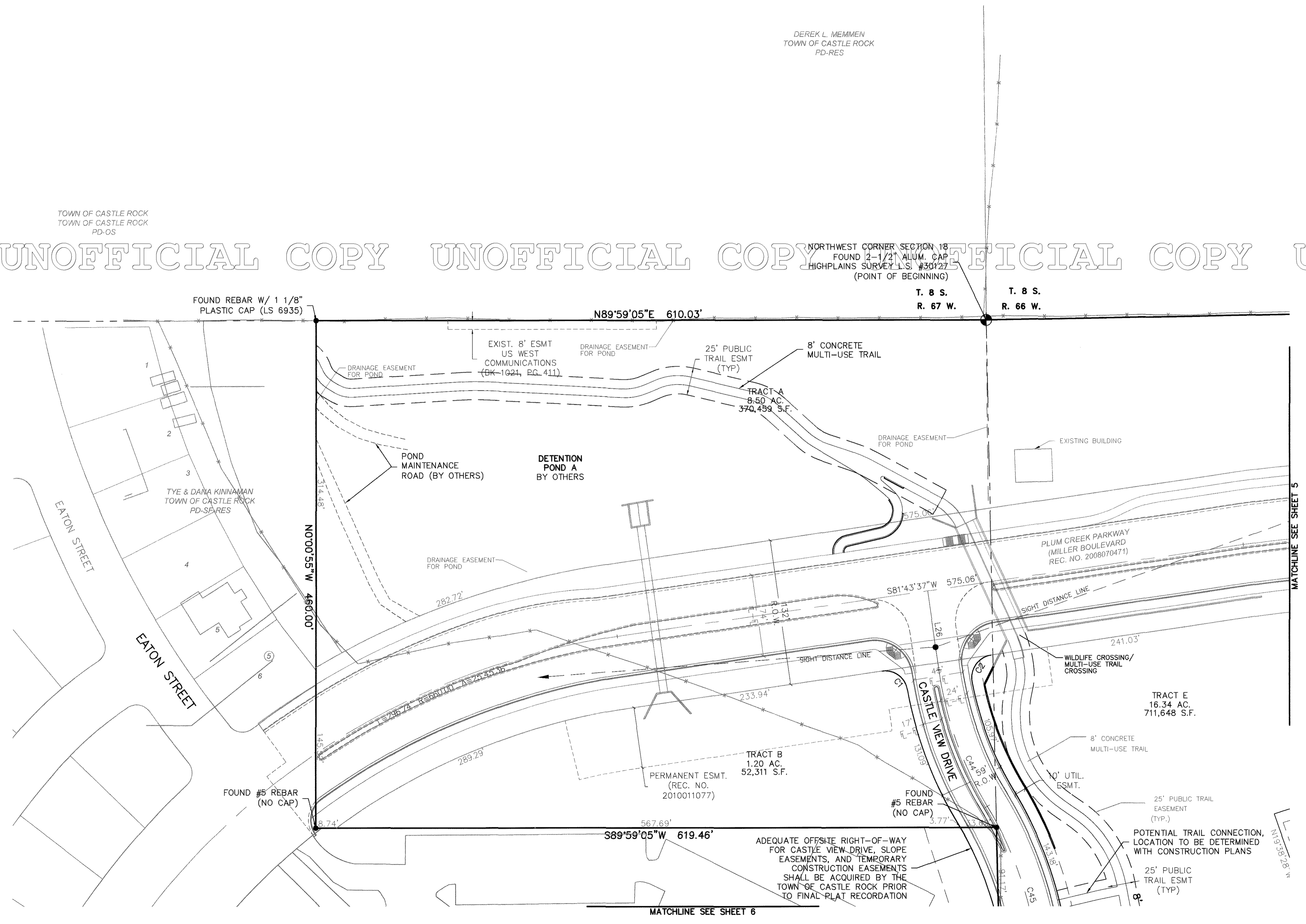
PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

SITEPLAN
SHEET 4 OF 44

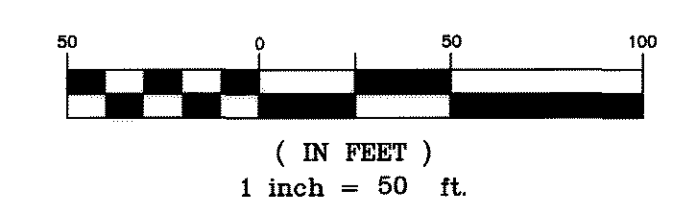


KEY MAP

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SIGHT DISTANCE NOTE:
"NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE FLOWLINE ELEVATION OF ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT."



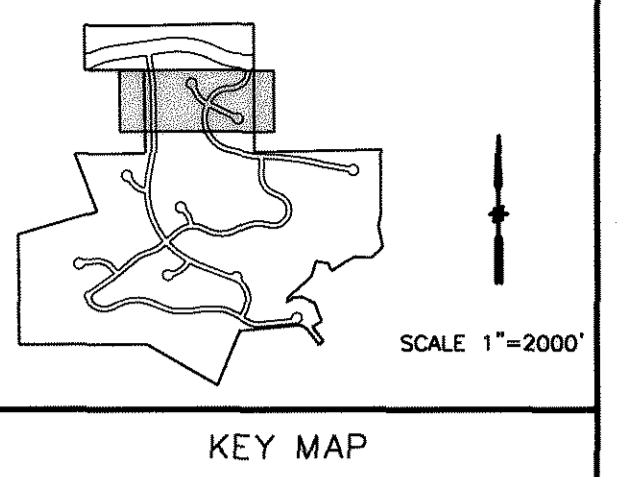
THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 4 OF 44
DATE: 04/22/10

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

SITEPLAN
SHEET 6 OF 44

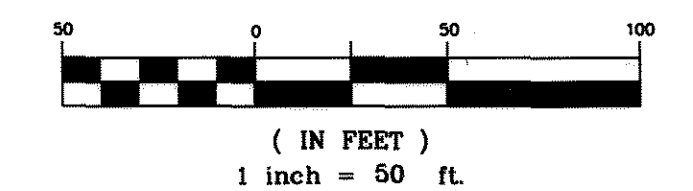


ADADEQUATE OFFSITE RIGHT-OF-WAY FOR CASTLE VIEW DRIVE; SLOPE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS SHALL BE PROVIDED PRIOR TO FINAL PLAT RECORDATION. THE DEVELOPER MAY ALSO ADJUST THE LOCATION OF OR PHASE THE CASTLE VIEW DRIVE ENTRANCE, PROVIDED THAT ADEQUATE EMERGENCY ACCESS CAN BE PROVIDED.

ROLLING HILLS APARTMENTS, LLC
TOWN OF CASTLE ROCK, CO
PD-MFR-RES

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SIGHT DISTANCE NOTE:
"NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE FLOWLINE ELEVATION OF ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT."

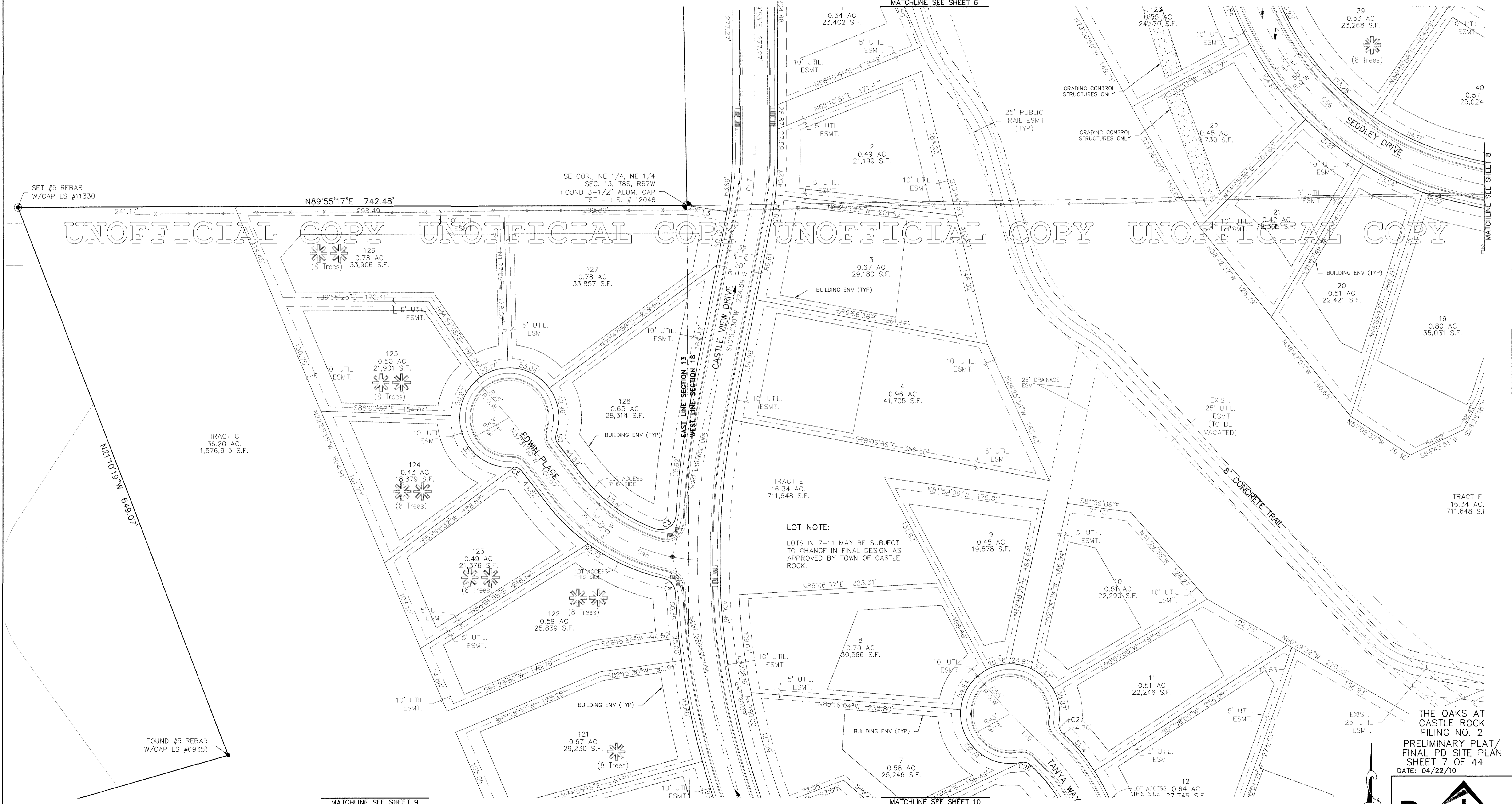
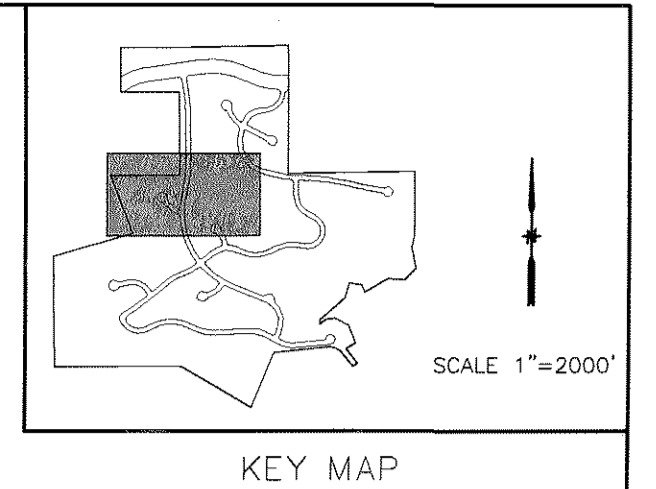


THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 6 OF 44
DATE: 04/22/10

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

SITEPLAN
SHEET 7 OF 44



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

SE COR., NE 1/4, NE 1/4
SEC. 13, T8S, R67W
FOUND 3-1/2" ALUM. CAP
TST - L.S. # 12046

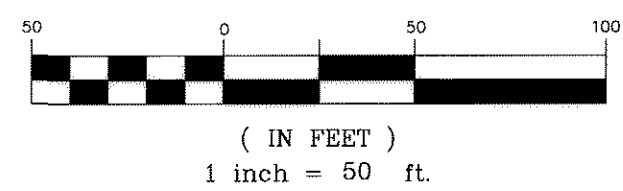
SET #5 REBAR
W/CAP LS #11330

FOUND #5 REBAR
W/CAP LS #6935

LOT NOTE:
LOTS IN 7-11 MAY BE SUBJECT
TO CHANGE IN FINAL DESIGN AS
APPROVED BY TOWN OF CASTLE
ROCK.

SIGHT DISTANCE NOTE:

"NO SOLID OBJECT EXCEEDING 30" IN
HEIGHT ABOVE FLOWLINE ELEVATION OF
ADJACENT STREET, INCLUDING BUT NOT
LIMITED TO BUILDINGS, UTILITY CABINETS,
WALLS, FENCES, TREES, LANDSCAPE
PLANTINGS, CUT SLOPES, AND BERMS
SHALL BE PLACES IN A SIGHT DISTANCE
EASEMENT.



THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 7 OF 44
DATE: 04/22/10

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 10

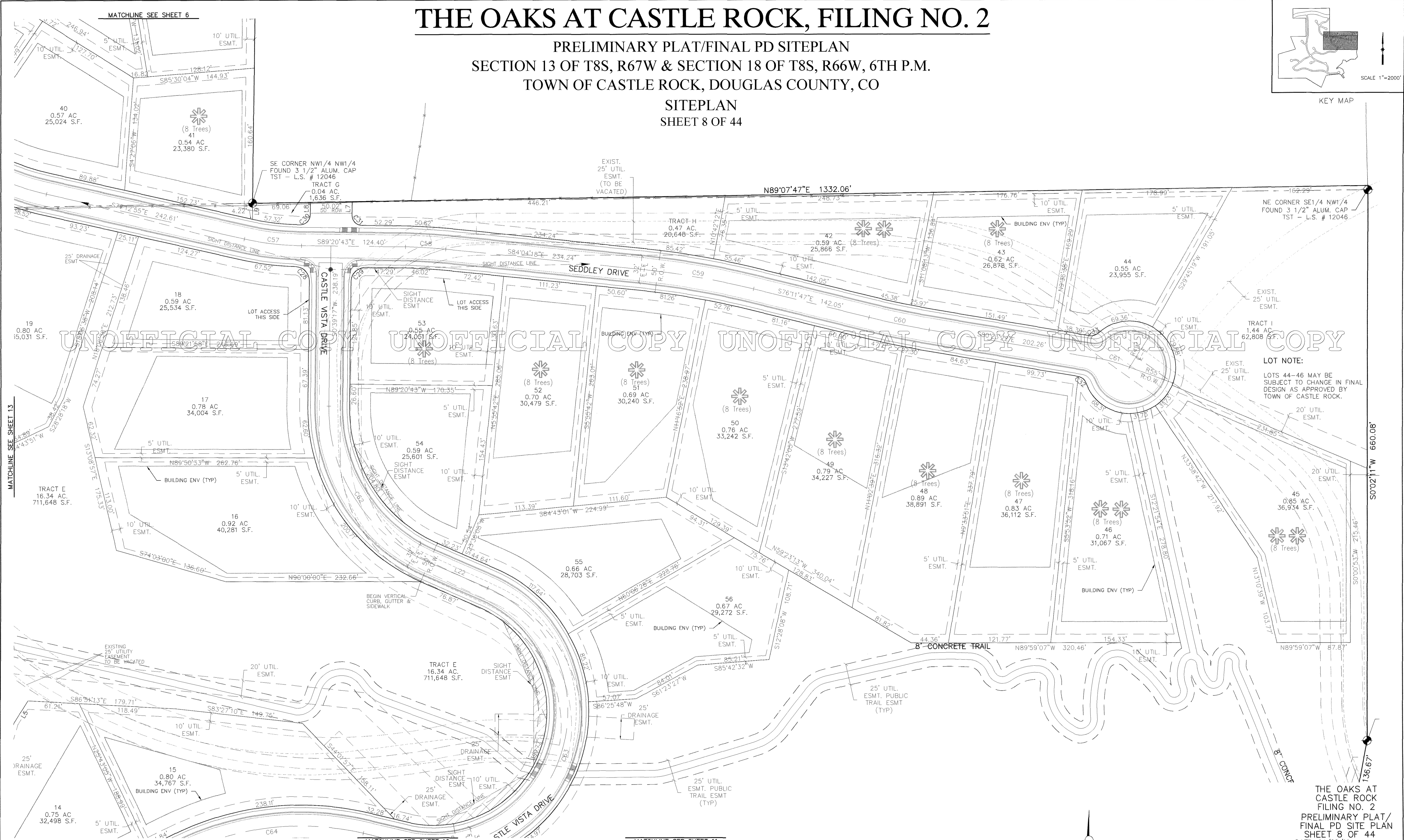
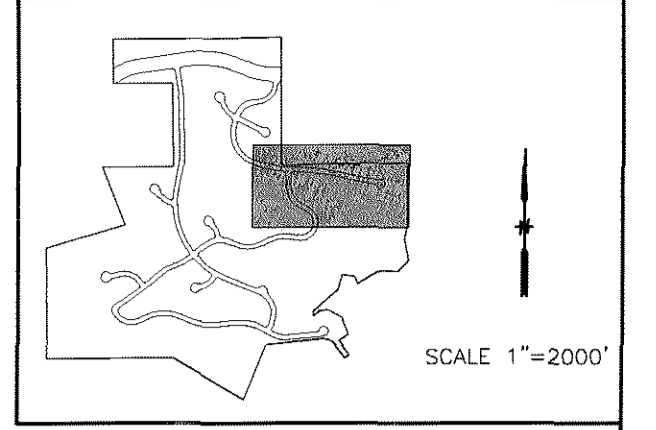
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

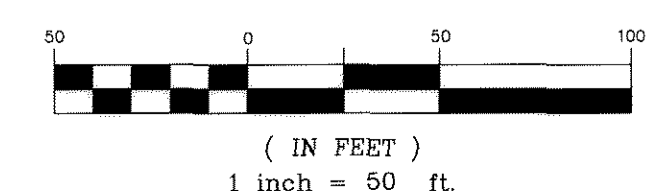
SITEPLAN
SHEET 8 OF 44



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LOT NOTE:
LOTS 44-46 MAY BE SUBJECT TO CHANGE IN FINAL DESIGN AS APPROVED BY TOWN OF CASTLE ROCK.

SIGHT DISTANCE NOTE:
"NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE FLOWLINE ELEVATION OF ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACES IN A SIGHT DISTANCE EASEMENT."

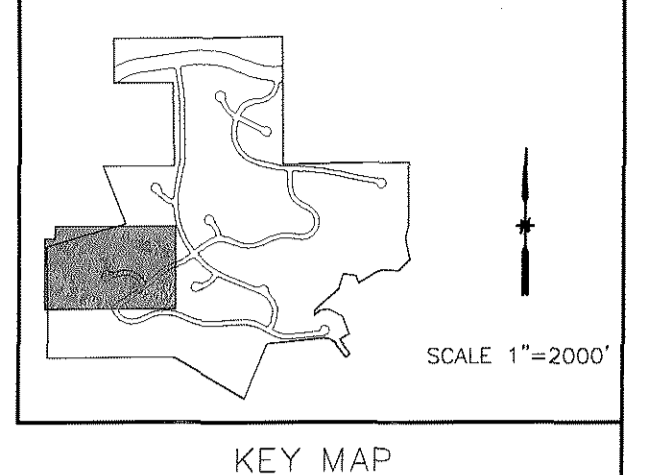


THE OAKS AT CASTLE ROCK FILING NO. 2
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 8 OF 44
DATE: 04/22/10

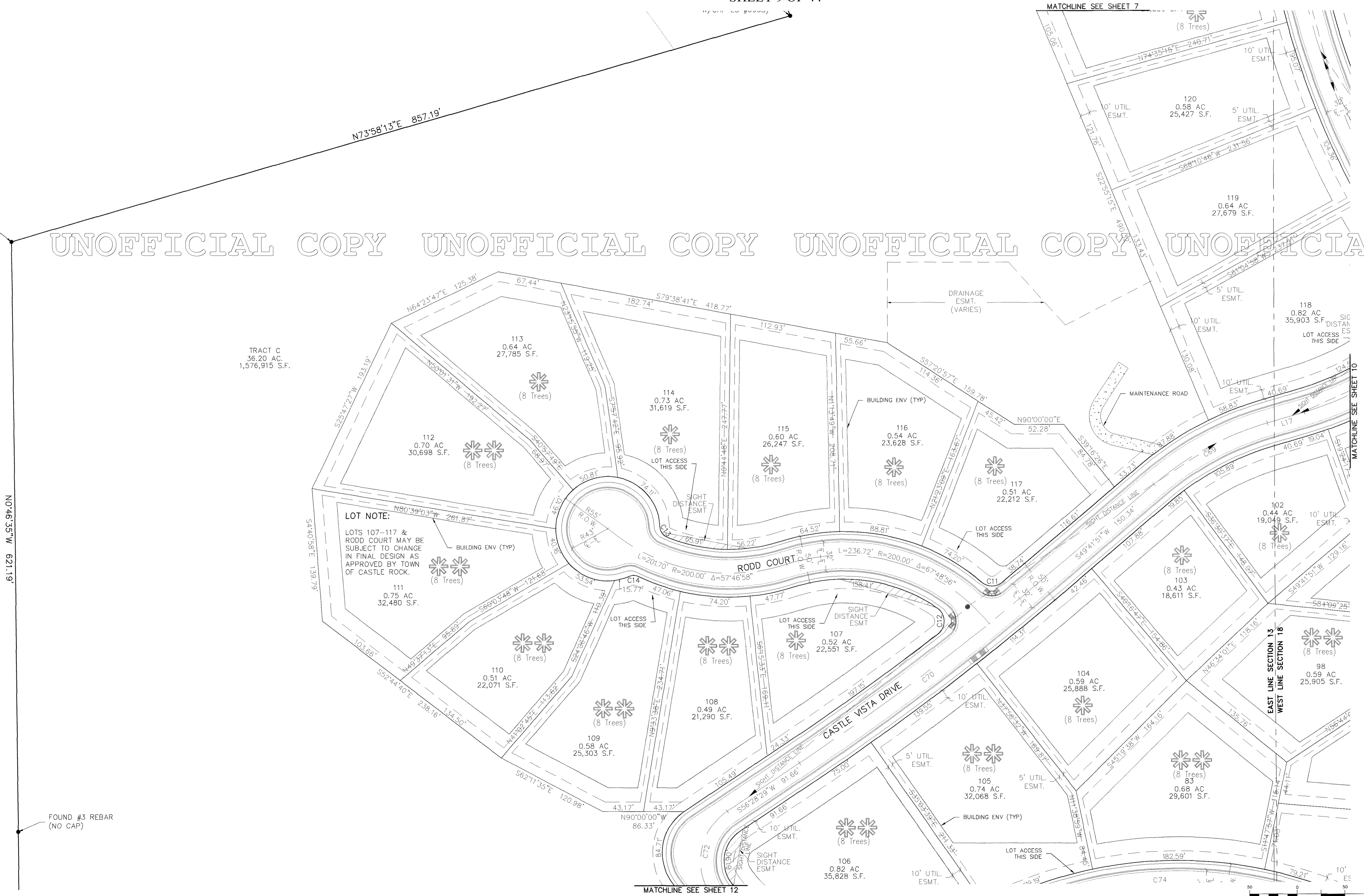
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

SITEPLAN
SHEET 9 OF 44



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



TRACT C
36.20 AC.
1,576,915 S.F.

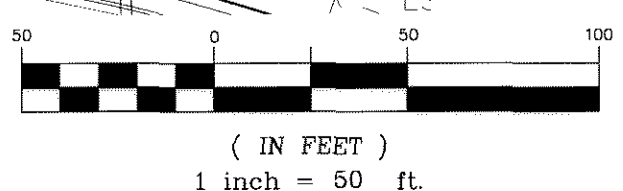
LOT NOTE:
LOTS 107-117 & RODD COURT MAY BE SUBJECT TO CHANGE IN FINAL DESIGN AS APPROVED BY TOWN OF CASTLE ROCK.

NOTE LOTS 70-90, 105 & 106:
IN ADDITION TO TREES REQUIRED BY THE TOWN'S SKYLINE/RIDGELINE ORDINANCE, THE AREA AROUND EACH PRIMARY STRUCTURE AND ACCESSORY STRUCTURE SHALL INCLUDE AT LEAST ONE (1) CONIFEROUS TREE (WITH A MINIMUM MATURE HEIGHT OF 25 FEET) LOCATED AT AN AVERAGE OF ONE TREE PER 25 LINEAR FEET OF REAR BUILDING WALL ACROSS THE LOT AT THE REAR OF THE STRUCTURE. THESE REQUIRED TREES SHALL BE LOCATED WITHIN 40 FEET OF THE STRUCTURE, AND SHALL BE A MINIMUM OF EIGHT (8) FEET WHEN PLANTED.

SIGHT DISTANCE NOTE:
"NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE FLOWLINE ELEVATION OF ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.

FOUND #3 REBAR (NO CAP)

THE OAKS AT CASTLE ROCK FILING NO. 2
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 9 OF 44
DATE: 04/22/10

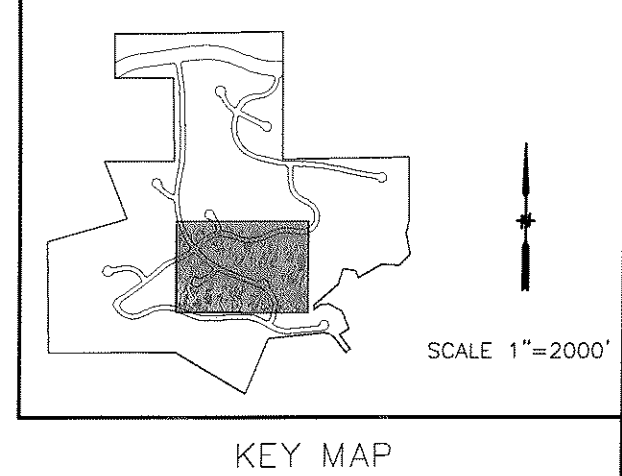


THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

SITEPLAN

MATCHLINE SEE SHEET 7 SHEET 10 OF 44



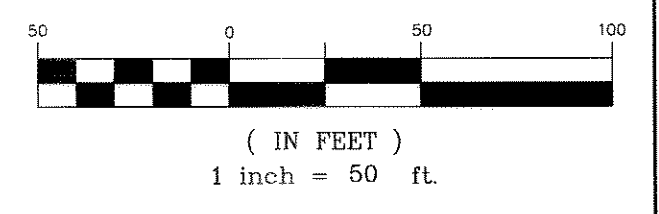
UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

NOTE LOTS 70-90, 105 & 106:

IN ADDITION TO TREES REQUIRED BY THE TOWN'S SKYLINE/RIDGELINE ORDINANCE, THE AREA AROUND EACH PRIMARY STRUCTURE AND ACCESSORY STRUCTURE SHALL INCLUDE AT LEAST ONE (1) CONIFEROUS TREE (WITH A MINIMUM MATURE HEIGHT OF 25 FEET) LOCATED AT AN AVERAGE OF ONE TREE PER 25 LINEAR FEET OF REAR BUILDING WALL ACROSS THE LOT AT THE REAR OF THE STRUCTURE. THESE REQUIRED TREES SHALL BE LOCATED WITHIN 40 FEET OF THE STRUCTURE, AND SHALL BE A MINIMUM OF EIGHT (8) FEET WHEN PLANTED.

SIGHT DISTANCE NOTE:

"NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE FLOWLINE ELEVATION OF ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACES IN A SIGHT DISTANCE EASEMENT.

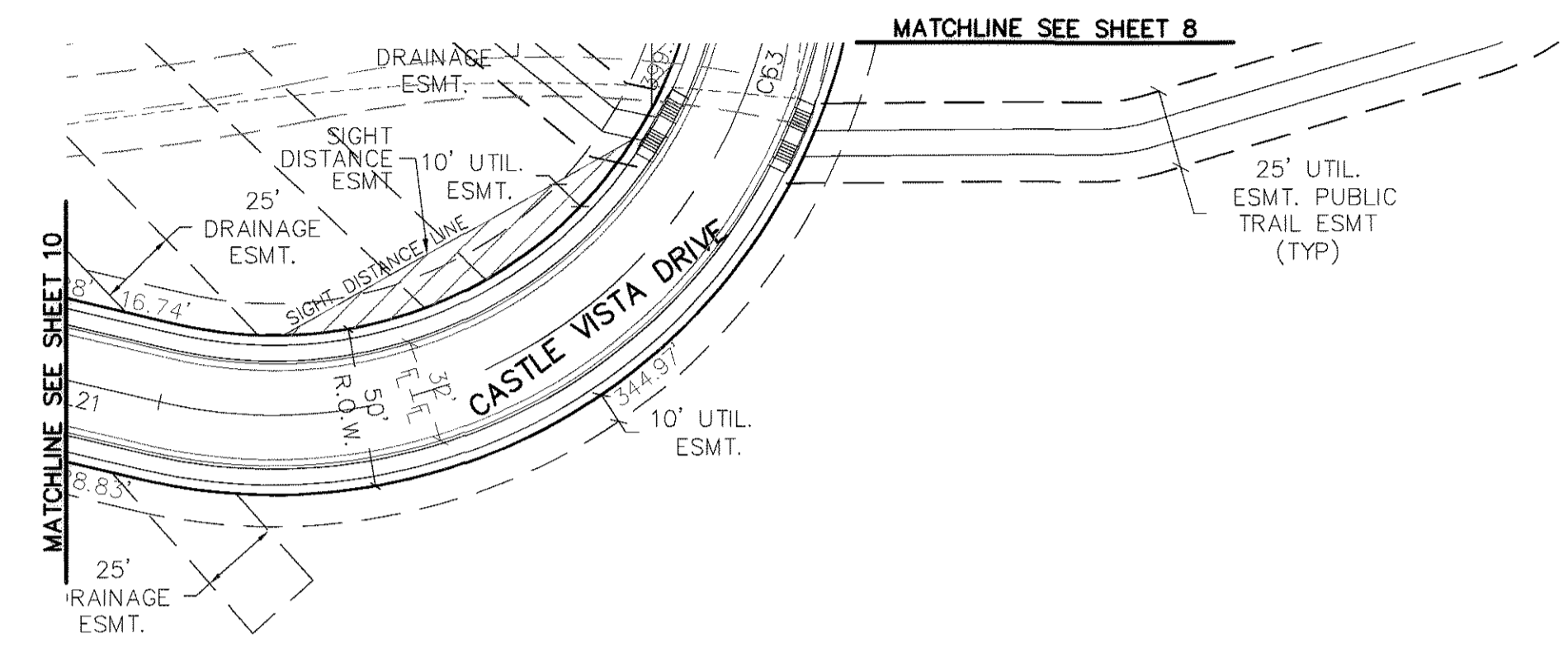
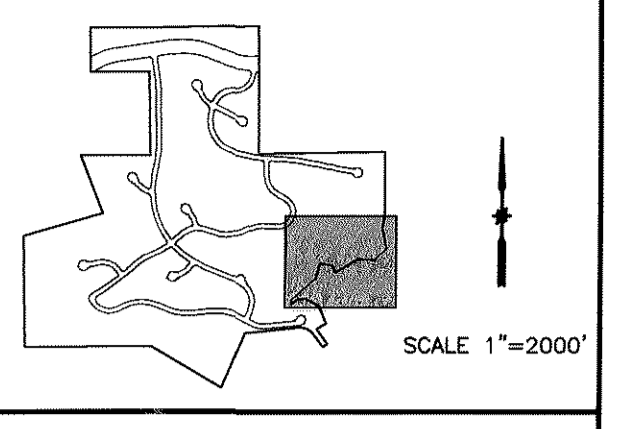


THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 10 OF 44
DATE: 04/22/10

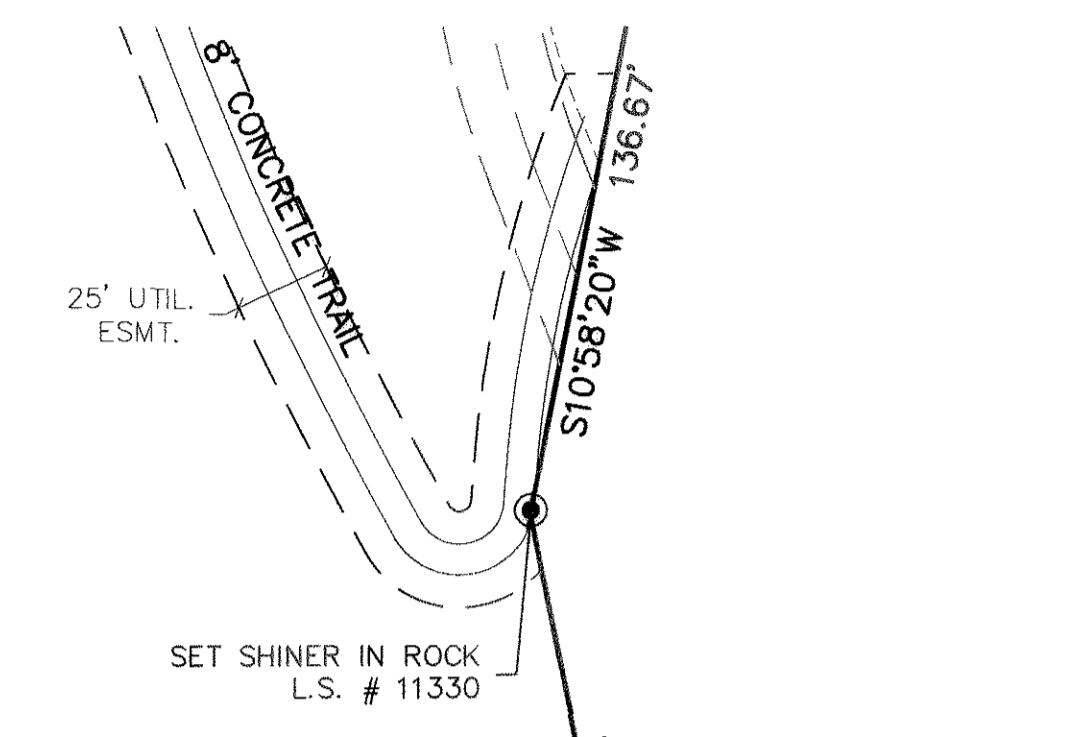
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

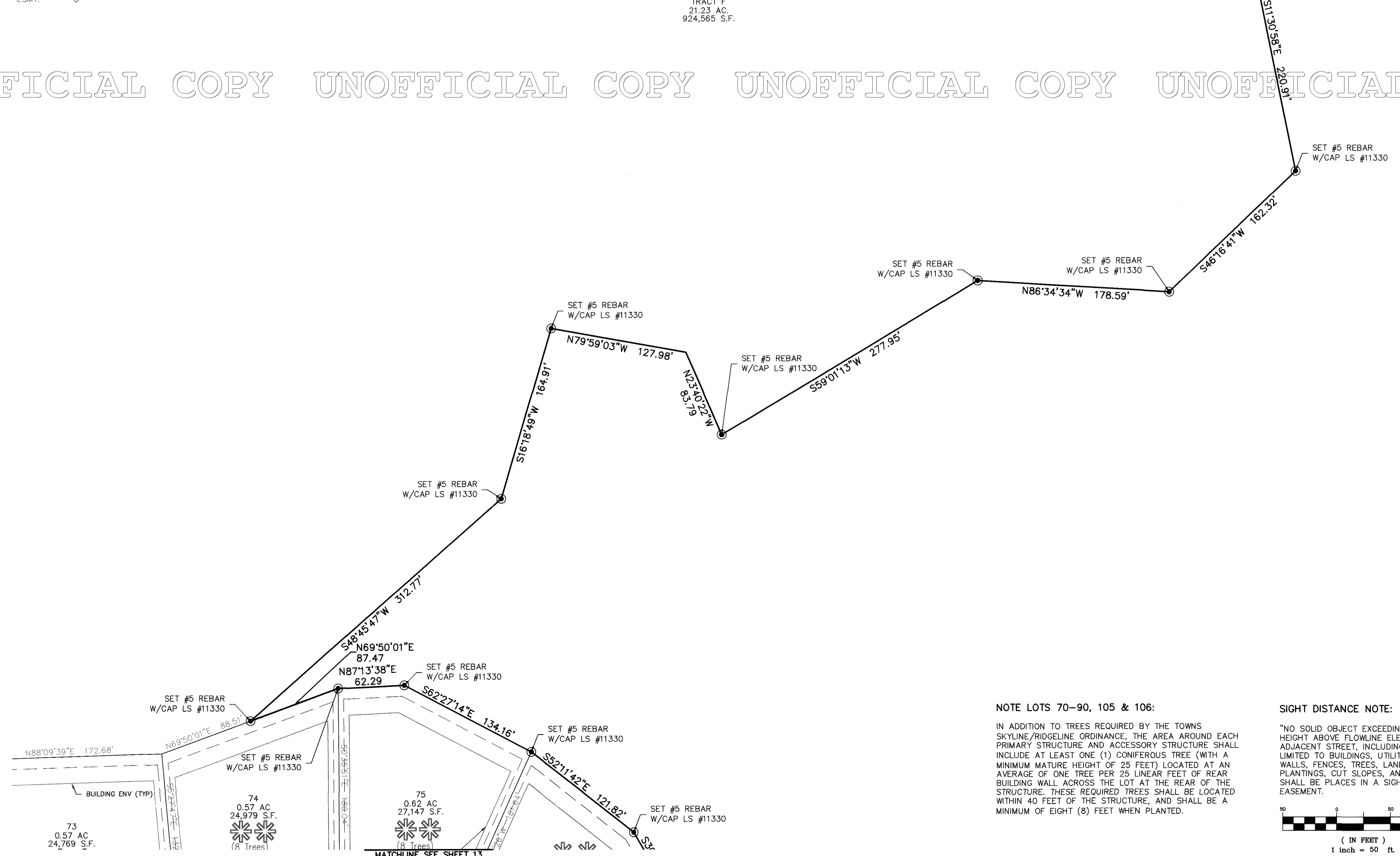
SITEPLAN
SHEET 11 OF 44



TRACT F
21.23 AC.
924,565 S.F.



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



NOTE LOTS 70-90, 105 & 106:
IN ADDITION TO TREES REQUIRED BY THE TOWNS SKYLINE/RIDGELINE ORDINANCE, THE AREA AROUND EACH PRIMARY STRUCTURE AND ACCESSORY STRUCTURE SHALL INCLUDE AT LEAST ONE (1) CONIFEROUS TREE (WITH A MINIMUM MATURE HEIGHT OF 25 FEET) LOCATED AT AN AVERAGE OF ONE TREE PER 25 LINEAR FEET OF REAR BUILDING WALL ACROSS THE LOT AT THE REAR OF THE STRUCTURE. THESE REQUIRED TREES SHALL BE LOCATED WITHIN 40 FEET OF THE STRUCTURE, AND SHALL BE A MINIMUM OF EIGHT (8) FEET WHEN PLANTED.

SIGHT DISTANCE NOTE:
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Scale: 1 inch = 50 ft

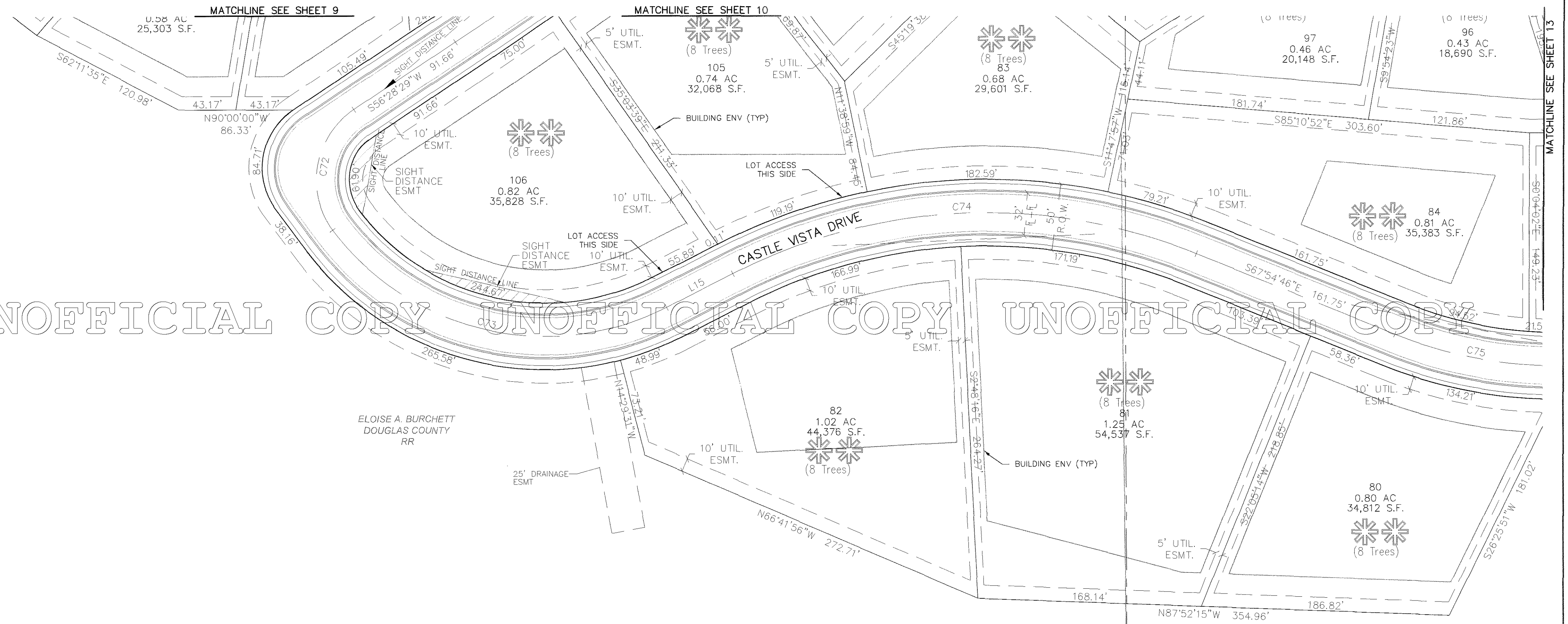
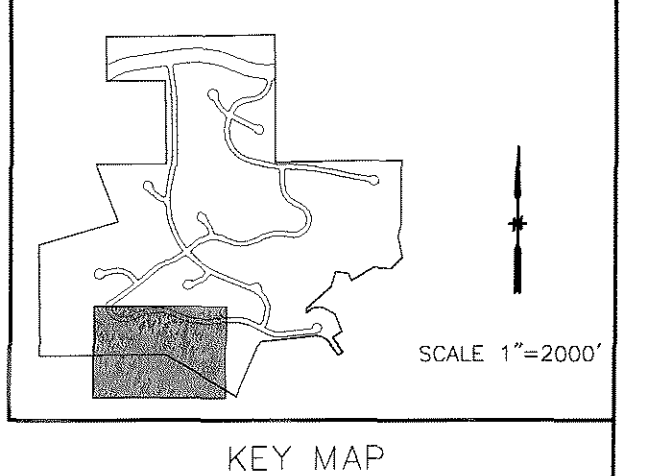
THE OAKS AT CASTLE ROCK FILING NO. 2
PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 11 OF 44
DATE: 04/22/10

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

SITEPLAN
SHEET 12 OF 44



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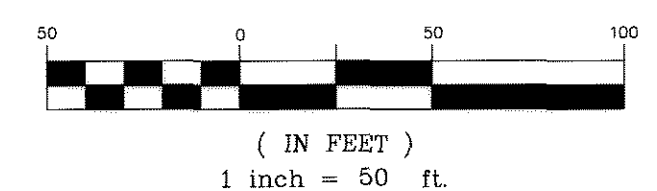
NOTE LOTS 70-90, 105 & 106:
IN ADDITION TO TREES REQUIRED BY THE TOWNS SKYLINE/RIDGELINE ORDINANCE, THE AREA AROUND EACH PRIMARY STRUCTURE AND ACCESSORY STRUCTURE SHALL INCLUDE AT LEAST ONE (1) CONIFEROUS TREE (WITH A MINIMUM MATURE HEIGHT OF 25 FEET) LOCATED AT AN AVERAGE OF ONE TREE PER 25 LINEAR FEET OF REAR BUILDING WALL ACROSS THE LOT AT THE REAR OF THE STRUCTURE. THESE REQUIRED TREES SHALL BE LOCATED WITHIN 40 FEET OF THE STRUCTURE, AND SHALL BE A MINIMUM OF EIGHT (8) FEET WHEN PLANTED.

S89°55'38"W 1324.60'

GARY & BOBBIE LEWMAN
DOUGLAS COUNTY
RR
FOUND #3 REBAR
(NO CAP)

THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 12 OF 44
DATE: 04/22/10

SIGHT DISTANCE NOTE:
"NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE FLOWLINE ELEVATION OF ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.



FOUND #3 REBAR
(NO CAP)

TRACT C
36.20 AC.
1,576,915 S.F.

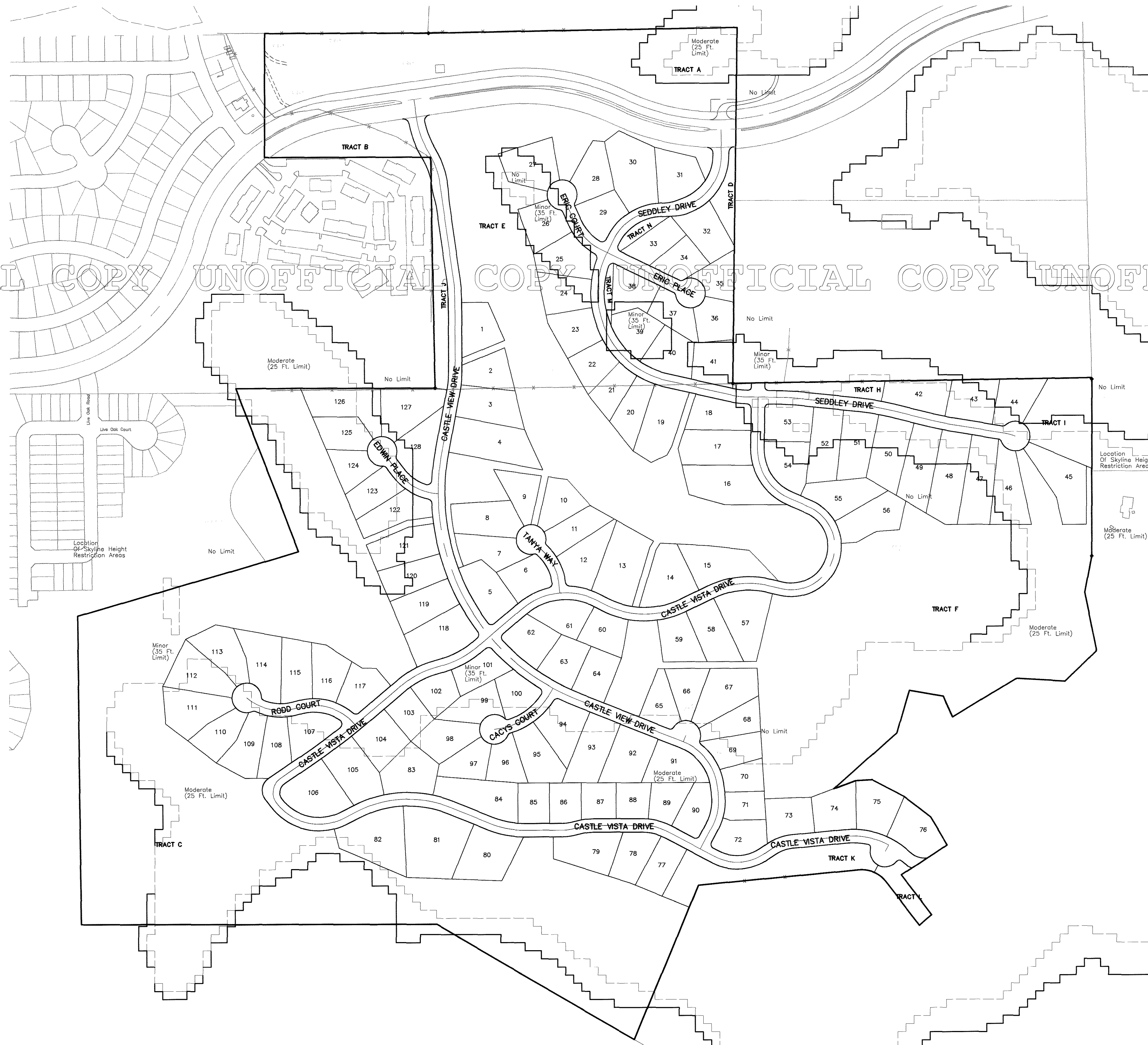
N0°47'29"W 521.54'

FOUND #3 REBAR
(NO CAP)

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO
SKYLINE & RIDGELINE MAP
SHEET 14 OF 44

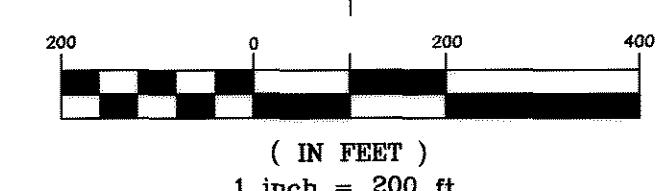
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LEGEND

— MINOR (35 FT. LIMIT)

- - - MODERATE (25 FT. LIMIT)



THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 14 OF 44
DATE: 04/22/10

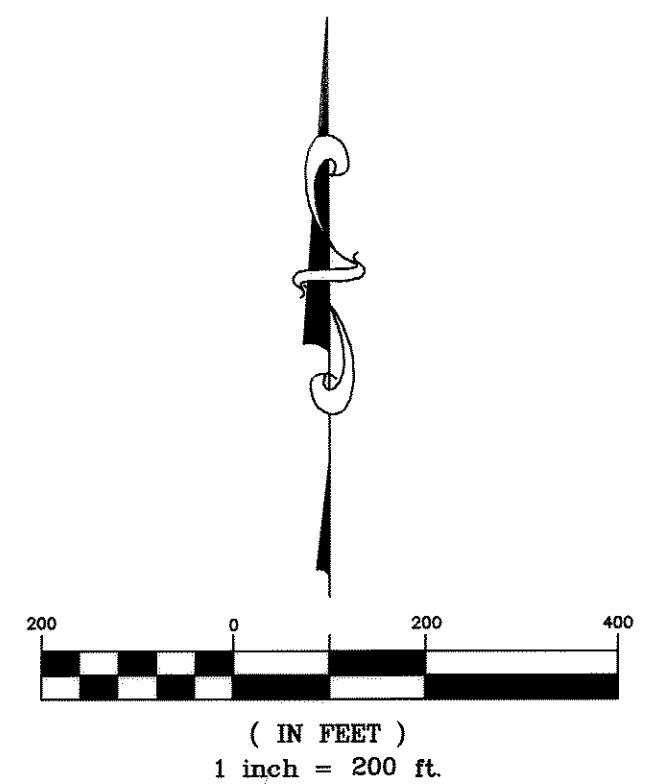
Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO
OVERALL GRADING PLAN
SHEET 15 OF 44

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THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 15 OF 44
DATE: 04/22/10

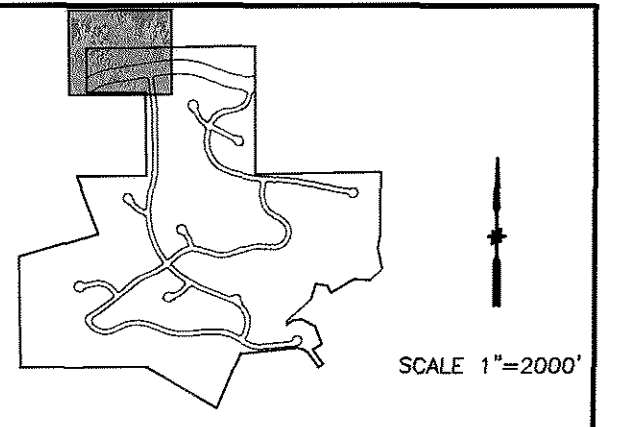
Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

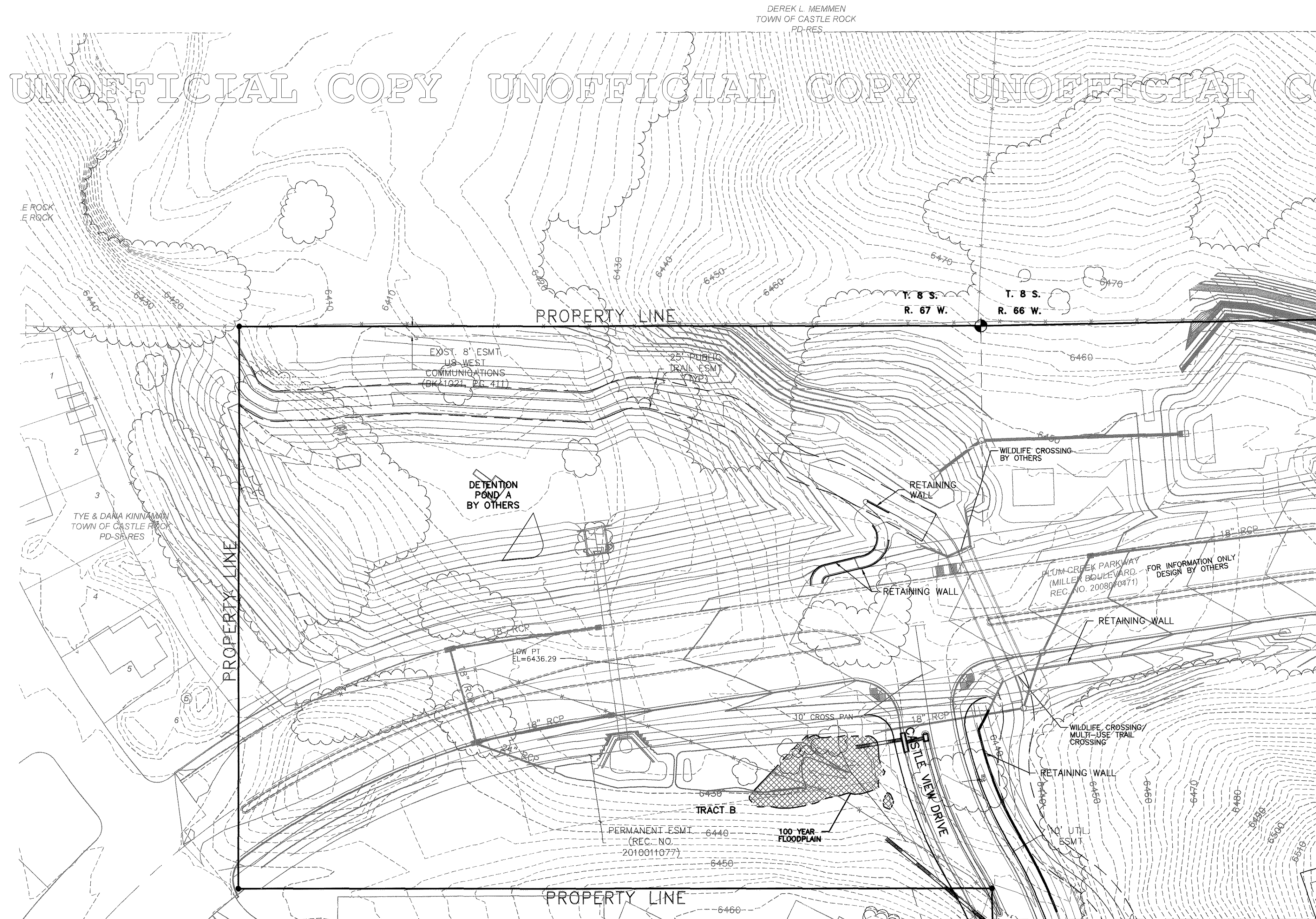
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 16 OF 44



KEY MAP



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

NOTE:
WATER QUALITY AND DETENTION DESIGN SHALL BE FINALIZED IN THE PHASE III DRAINAGE REPORT TO BE SUBMITTED WITH THE FINAL PLAT AND CONSTRUCTION PLANS. THE FINAL DRAINAGE DESIGN SHALL MEET CURRENT TOWN OF CASTLE ROCK DESIGN STANDARDS AT THE TIME OF SUBMITTAL.

NOTE:
DRAINAGE ALONG PLUM CREEK PARKWAY TO BE COORDINATED WITH THE FINAL DESIGN OF PLUM CREEK PARKWAY. SOME DETENTION FOR PLUM CREEK PARKWAY CAN BE PROVIDED WITH THIS PROJECT, BUT THE OFFSITE FLOWS NEED TO BE ROUTED AROUND DETENTION FACILITY.

ALL LANE(S) OF PLUM CREEK PARKWAY WILL BE GRADED AND THE NORTH LANES WILL BE PAVED.

(IN FEET)
1 inch = 50 ft.

THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 16 OF 44
DATE: 04/22/10

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

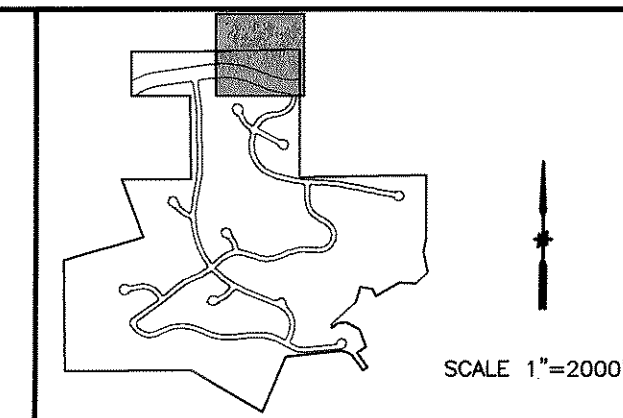
MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 17

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 17 OF 44



KEY MAP

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

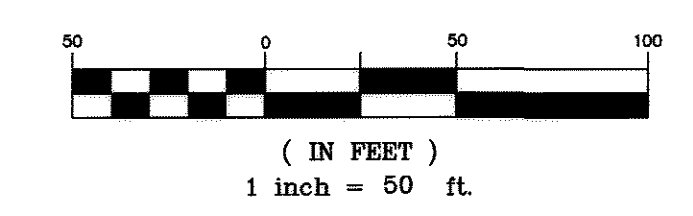


MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 18

NOTE:
DRAINAGE ALONG PLUM CREEK PARKWAY TO BE COORDINATED WITH THE FINAL DESIGN OF PLUM CREEK PARKWAY. SOME DETENTION FOR PLUM CREEK PARKWAY CAN BE PROVIDED WITH THIS PROJECT, BUT THE OFFSITE FLOWS NEED TO BE ROUTED AROUND DETENTION FACILITY.

ALL LANE(S) OF PLUM CREEK PARKWAY WILL BE GRADED AND THE NORTH LANES WILL BE PAVED.



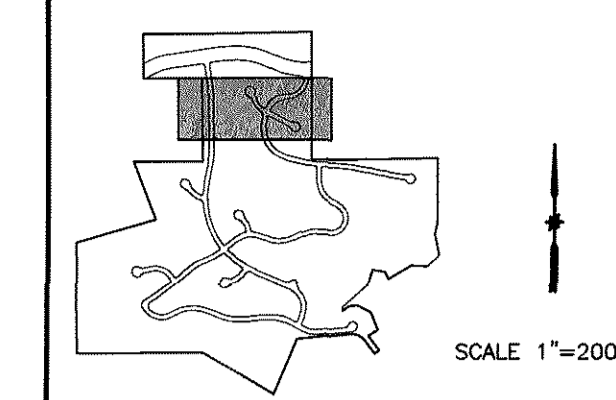
THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 17 OF 44
DATE: 04/22/10

Peak
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FAX: 720.855.3860
CONTACT: BOB KELSEY

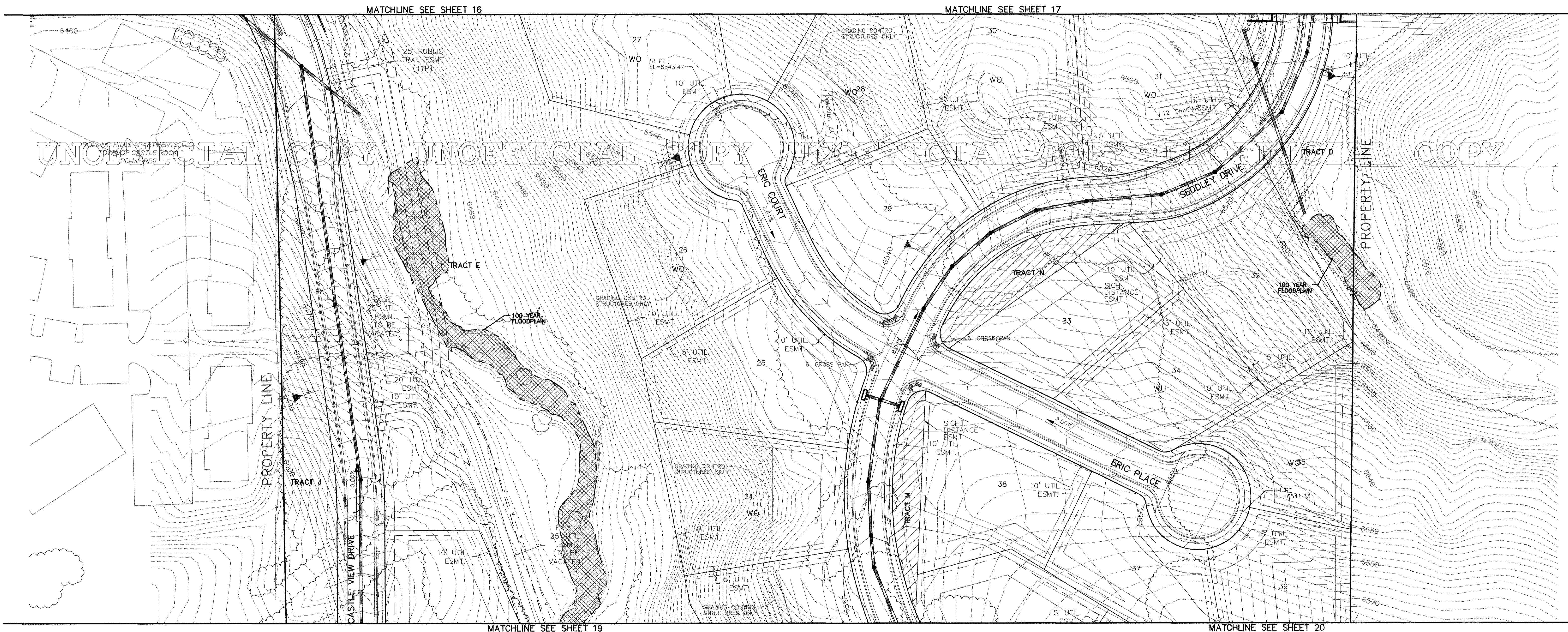
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

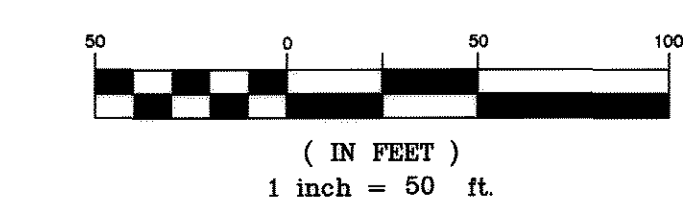
GRADING PLAN
SHEET 18 OF 44



KEY MAP



NOTE:
WATER QUALITY AND DETENTION DESIGN SHALL BE FINALIZED IN THE PHASE III DRAINAGE REPORT TO BE SUBMITTED WITH THE FINAL PLAT AND CONSTRUCTION PLANS. THE FINAL DRAINAGE DESIGN SHALL MEET CURRENT TOWN OF CASTLE ROCK DESIGN STANDARDS AT THE TIME OF SUBMITTAL



THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 18 OF 44
DATE: 04/22/10

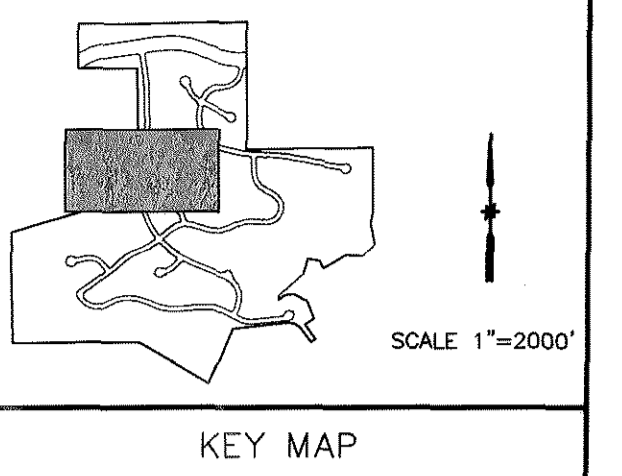
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CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 19 OF 44



MATCHLINE SEE SHEET 18



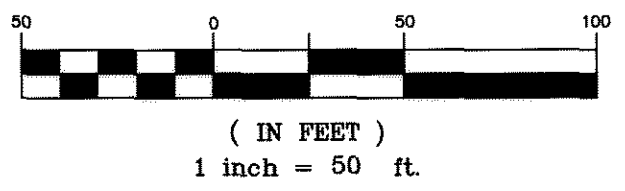
LOT NOTE:
LOTS IN 7-11 MAY BE SUBJECT
TO CHANGE IN FINAL DESIGN AS
APPROVED BY TOWN OF CASTLE
ROCK

THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 19 OF 44
DATE: 04/22/10

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 22

NOTE:
WATER QUALITY AND DETENTION DESIGN
SHALL BE FINALIZED IN THE PHASE III
DRAINAGE REPORT TO BE SUBMITTED
WITH THE FINAL PLAT AND
CONSTRUCTION PLANS. THE FINAL
DRAINAGE DESIGN SHALL MEET CURRENT
TOWN OF CASTLE ROCK DESIGN
STANDARDS AT THE TIME OF SUBMITTAL

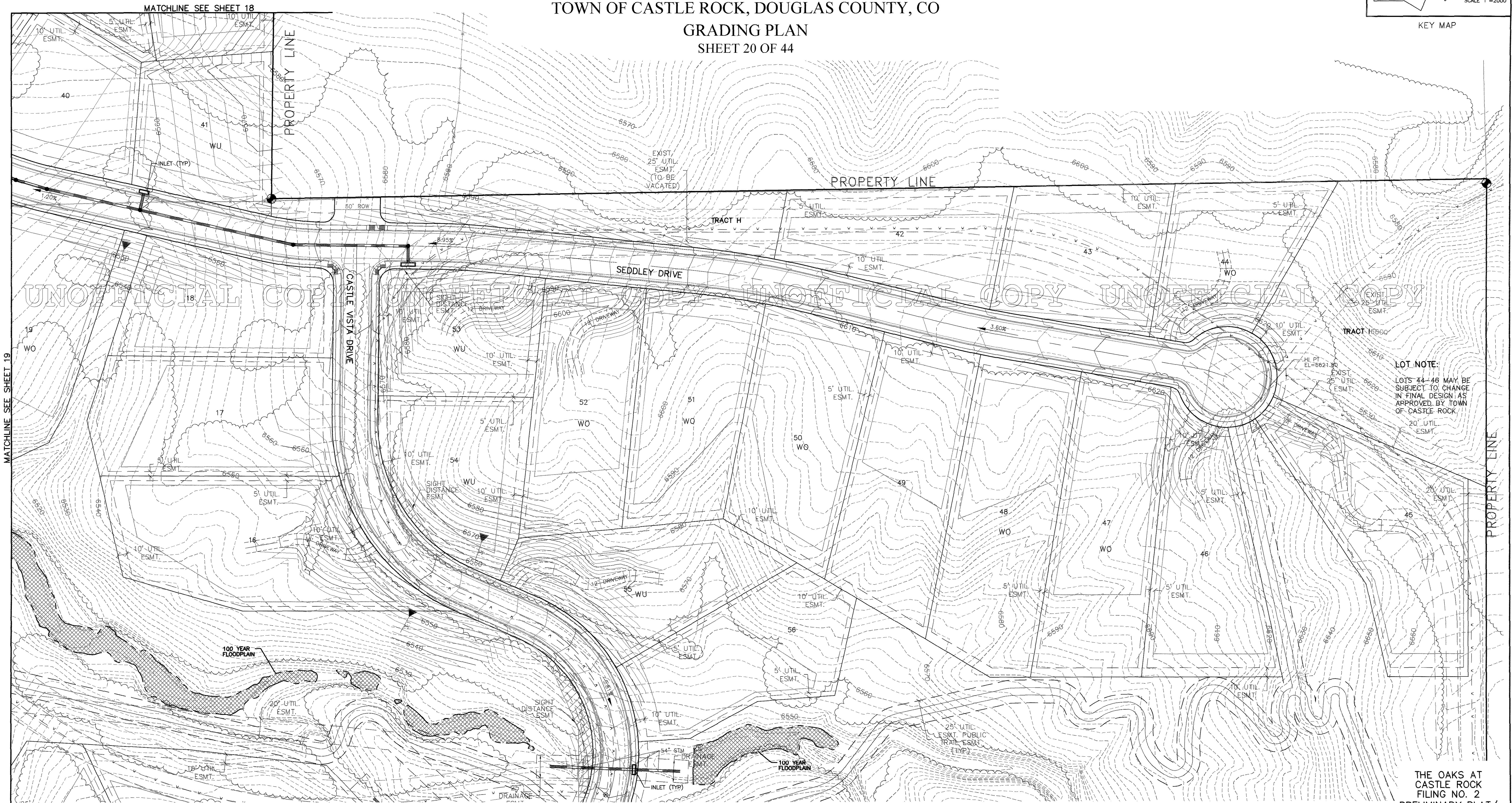
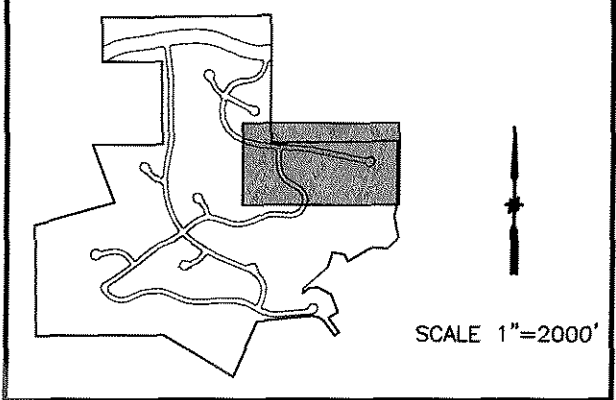


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THE OAKS AT CASTLE ROCK, FILING NO. 2

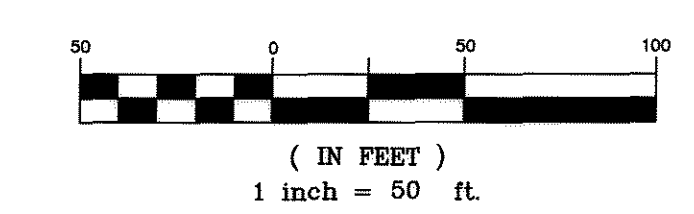
PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 20 OF 44



LOT NOTE:
LOTS 44-46 MAY BE SUBJECT TO CHANGE IN FINAL DESIGN AS APPROVED BY TOWN OF CASTLE ROCK.

NOTE:
WATER QUALITY AND DETENTION DESIGN SHALL BE FINALIZED IN THE PHASE III DRAINAGE REPORT TO BE SUBMITTED WITH THE FINAL PLAT AND CONSTRUCTION PLANS. THE FINAL DRAINAGE DESIGN SHALL MEET CURRENT TOWN OF CASTLE ROCK DESIGN STANDARDS AT THE TIME OF SUBMITTAL.



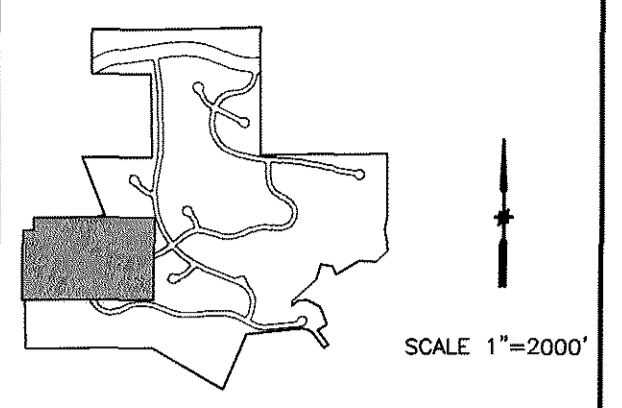
THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 20 OF 44
DATE: 04/22/10

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THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 21 OF 44

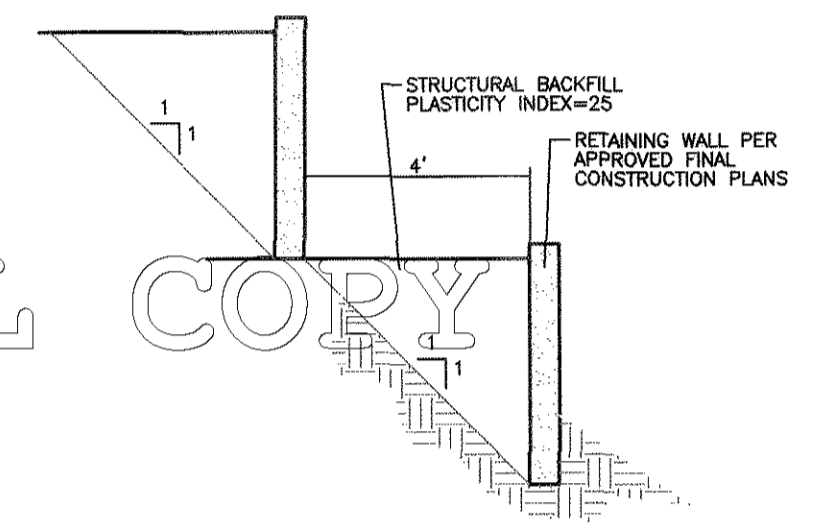


KEY MAP



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LOT NOTE:
LOTS 107-117 &
RODD COURT MAY BE
SUBJECT TO CHANGE
IN FINAL DESIGN AS
APPROVED BY TOWN
OF CASTLE ROCK.



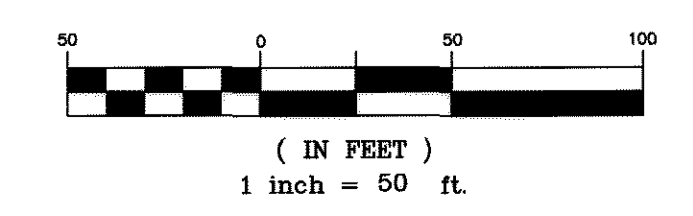
TYPICAL SECTION
RETAINING WALL
NOT TO SCALE

NOTE:
THE MAXIMUM PLASTICITY INDEX TO BE PER THE
GEOLOGICAL ENGINEER, BUT NOT TO EXCEED
25.

NOTE:
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THE OAKS AT
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FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 21 OF 44
DATE: 04/22/10

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MATCHLINE SEE SHEET 24

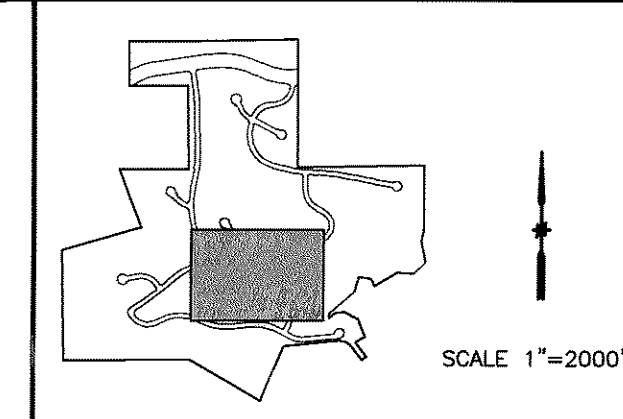
MATCHLINE SEE SHEET 25

EAST LINE SECTION 13
WEST LINE SECTION 18
MATCHLINE SEE SHEET 22

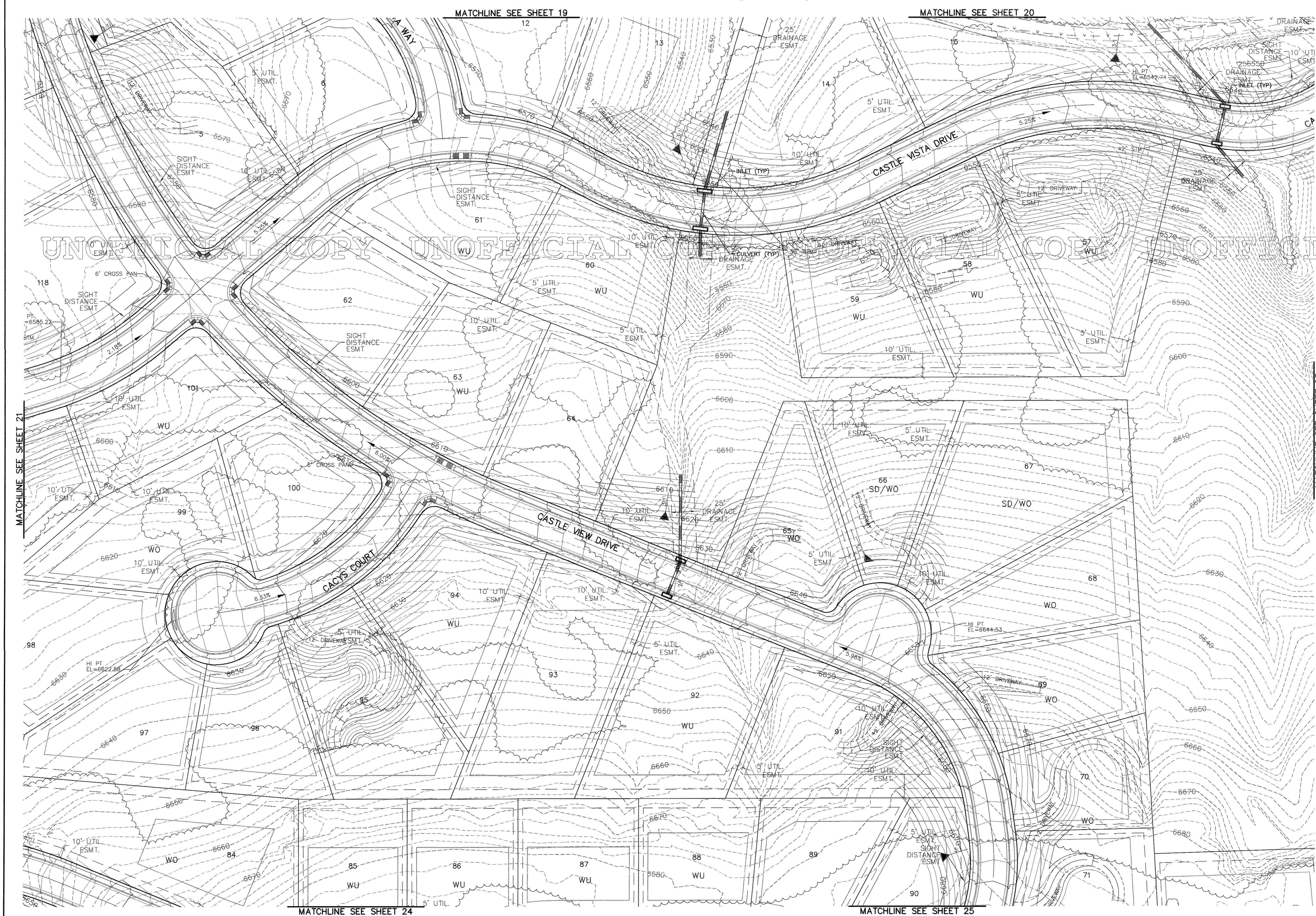
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 22 OF 44

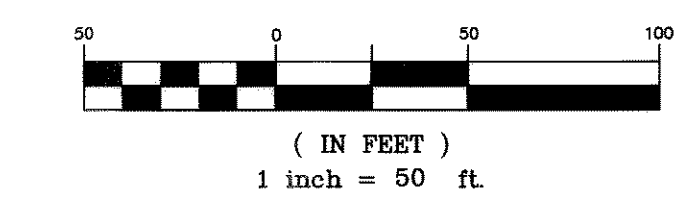


KEY MAP




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NOTE:
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THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 22 OF 44
DATE: 04/22/10

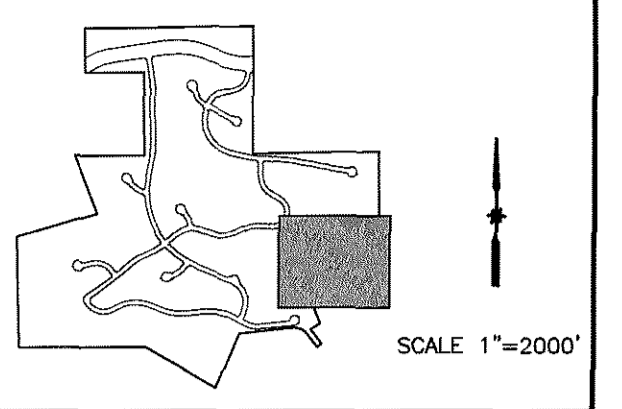


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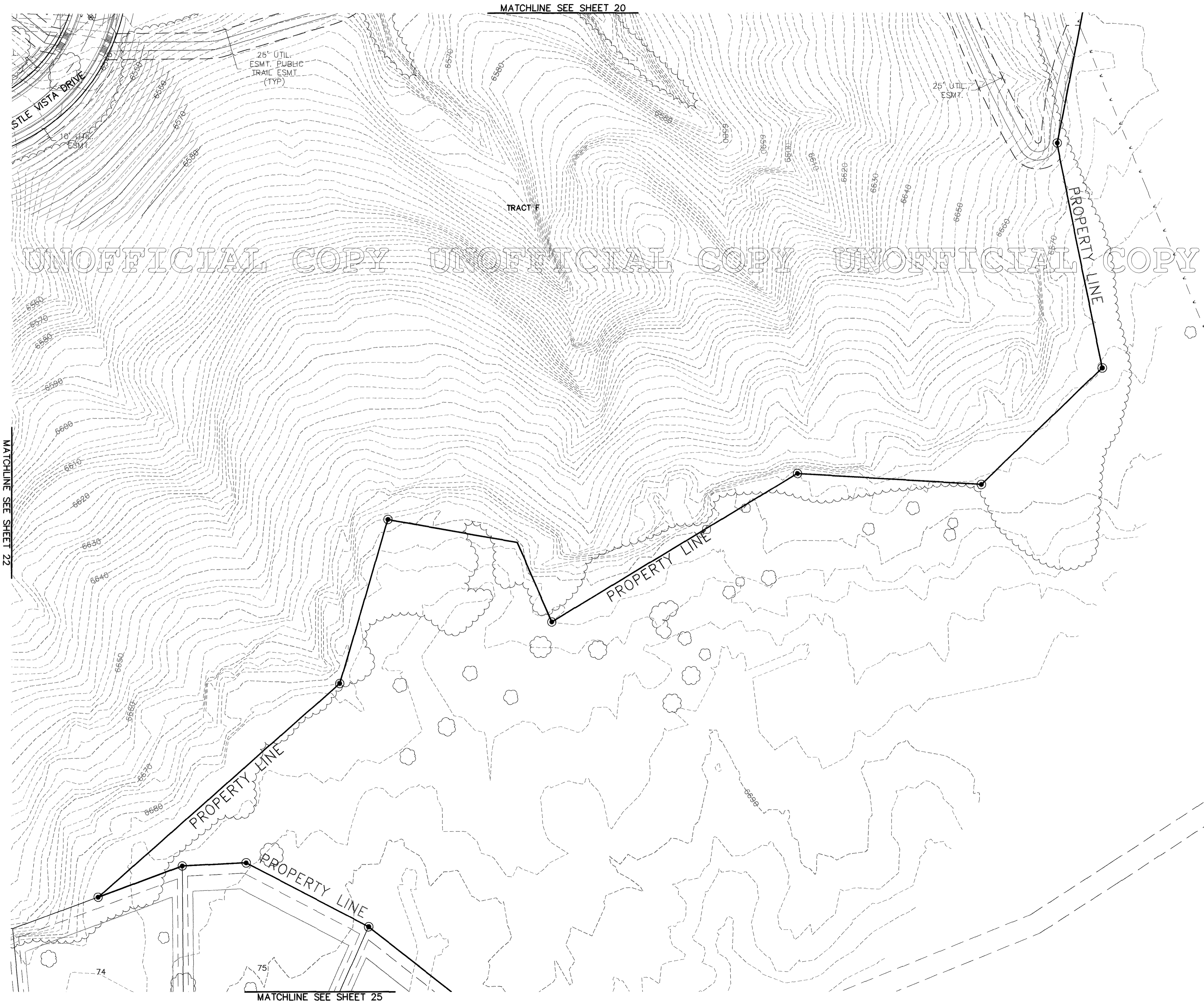
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 23 OF 44

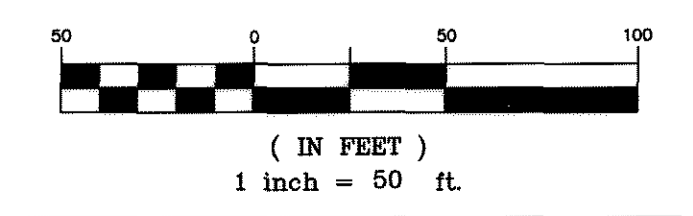


KEY MAP



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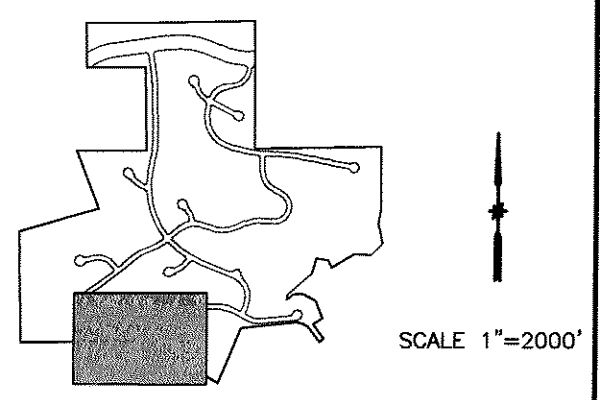
THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 23 OF 44
DATE: 04/22/10

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PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 24 OF 44



KEY MAP

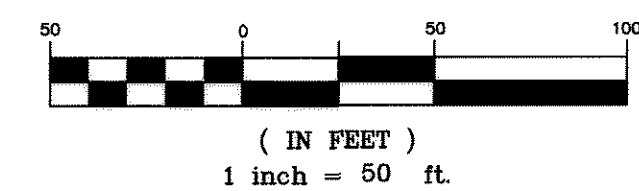


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THE OAKS AT
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FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 24 OF 44
DATE: 04/22/10

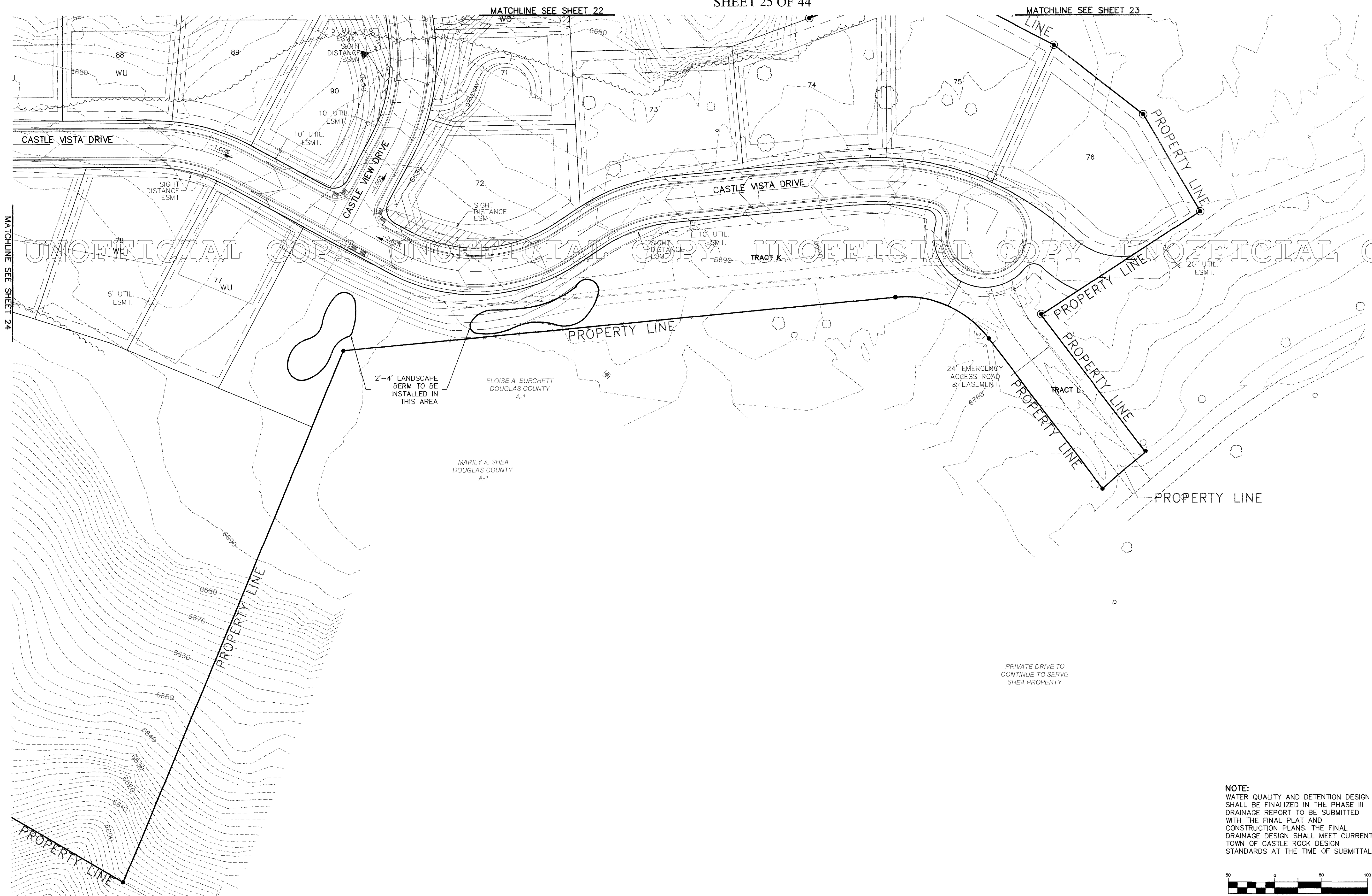
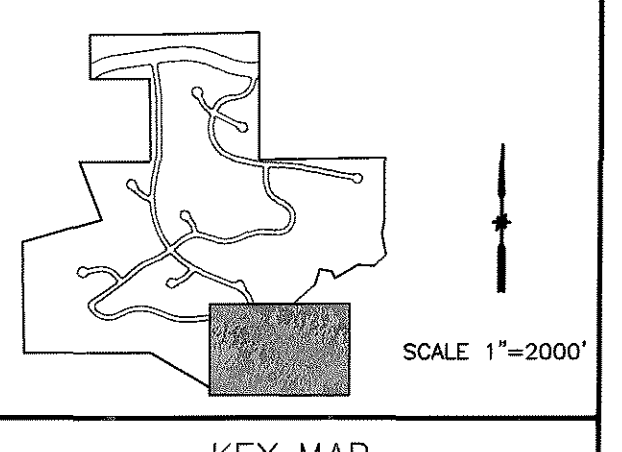
Peak
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THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

GRADING PLAN
SHEET 25 OF 44



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2'-4' LANDSCAPE BERM TO BE INSTALLED IN THIS AREA

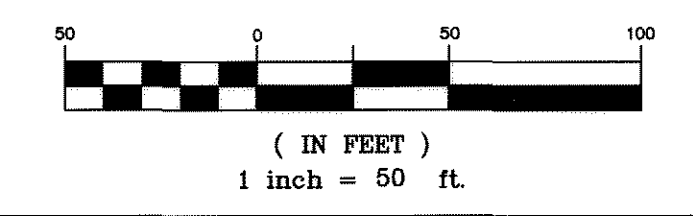
ELOISE A BURCHETT DOUGLAS COUNTY A-1

MARILY A. SHEA DOUGLAS COUNTY A-1

24' EMERGENCY ACCESS ROAD & EASEMENT

PRIVATE DRIVE TO CONTINUE TO SERVE SHEA PROPERTY

NOTE:
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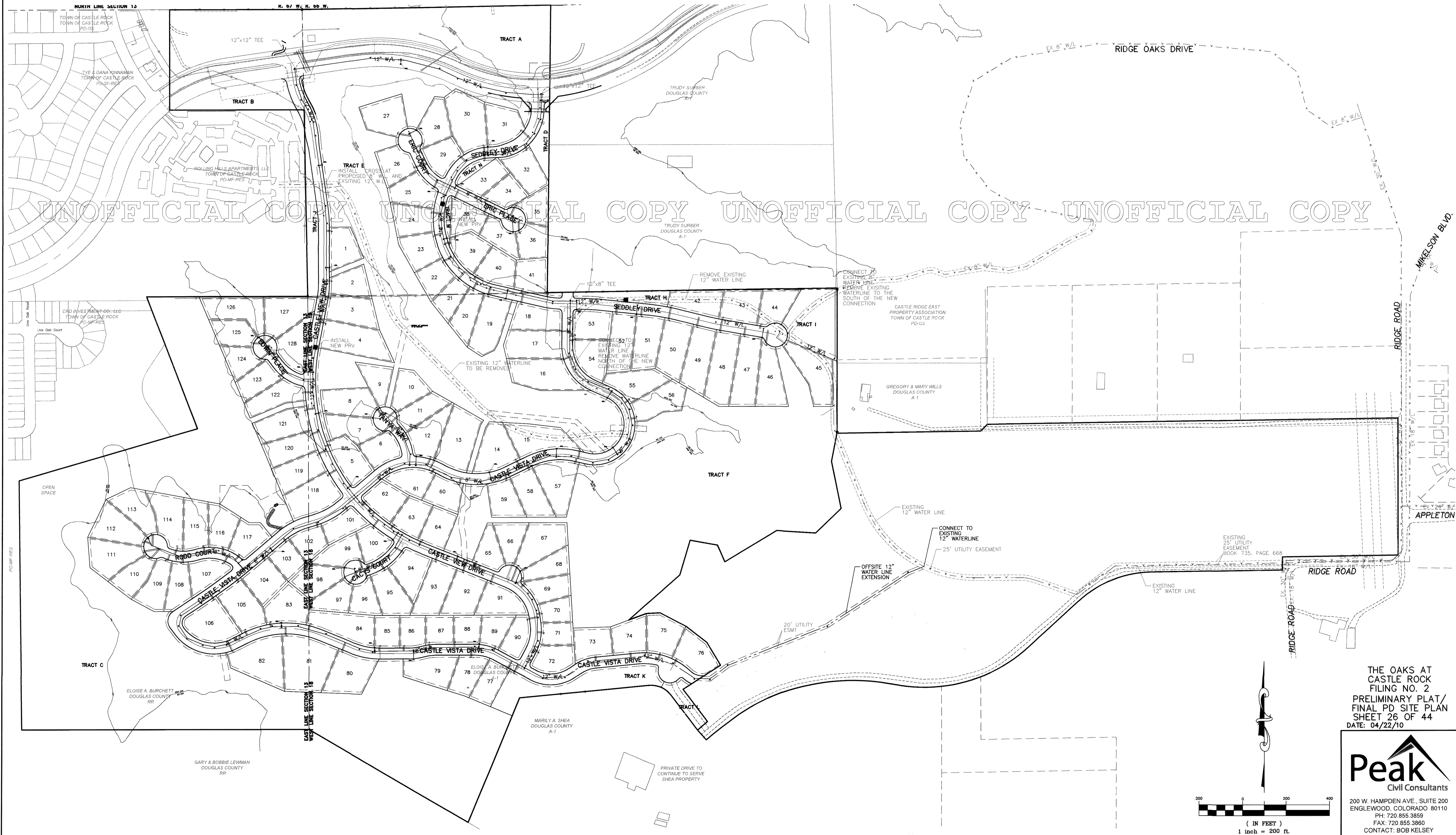


THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 25 OF 44
DATE: 04/22/10

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PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

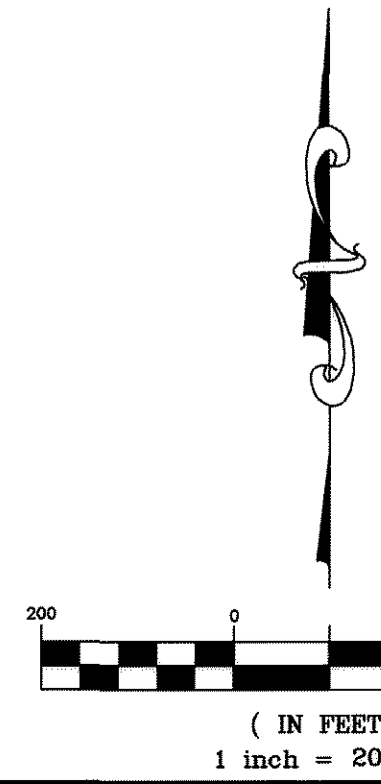
WATERLINE PLAN
SHEET 26 OF 44



THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 26 OF 44
DATE: 04/22/10

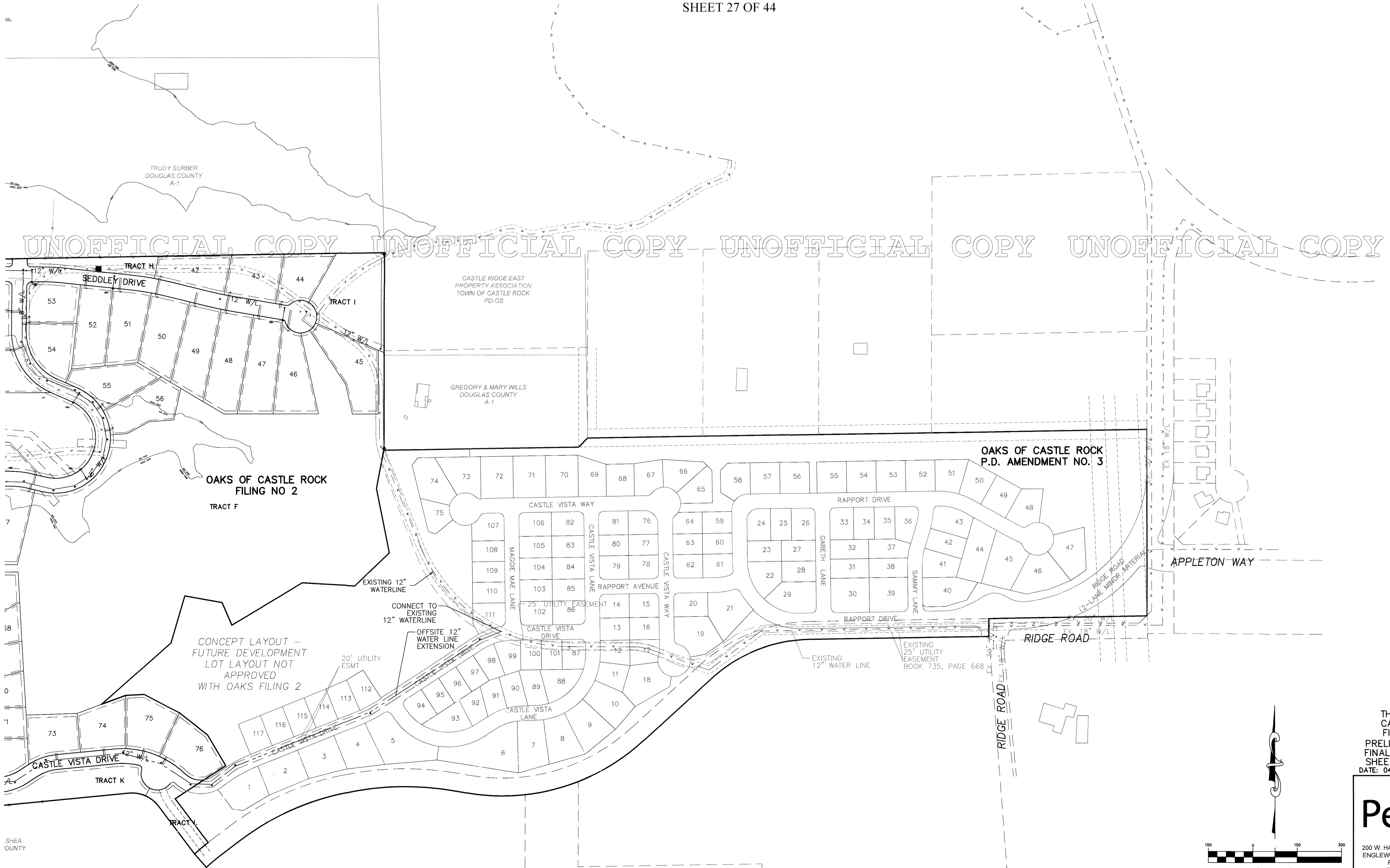
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CONTACT: BOB KELSEY



THE OAKS AT CASTLE ROCK, FILING NO. 2

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SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO
OFF-SITE WATERLINE PLAN
SHEET 27 OF 44



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THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 27 OF 44
DATE: 04/22/10

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PH: 720.855.3859
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CONTACT: BOB KELSEY

SHEA COUNTY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
 SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO
 SANITARY SEWER PLAN
 SHEET 28 OF 44

SANITARY SEWER SYSTEM SUMMARY
 (using 8" PVC Pipe, n = 0.011 & Peaking Factor of 5)

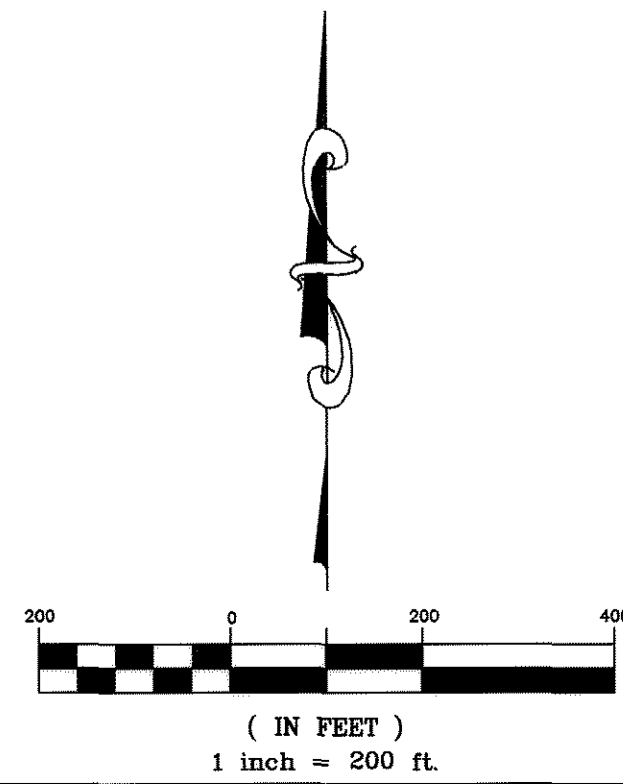
Design Point	SFEs @ Design Pt. MH	Accum. SFEs @ Design Pt. MH	Design Pts. Included	Minimum Slope (%)	Slope Req'd for 2 fps (%)	Avg. Daily Flow (cfs)	Peak Flow (cfs)	% Full @ 2 fps	Velocity (fps) @ Proposed Slope
1	13	22	1,13	0.4	1.58	0.0068	0.0340	5.2	2.00
2	10	10	2	0.4	3.10	0.0031	0.0155	7.4	2.00
3	20	56	1,3,13,14	0.4	0.71	0.0173	0.0866	12.4	2.00
4	12	88	1-4,13,14	0.4	0.80	0.0210	0.1052	14.9	2.00
5	9	92	1-5,9,13,14	0.4	0.47	0.0285	0.1423	17.0	2.00
6	12	88	686A	0.4	0.49	0.0272	0.1381	22.5	2.00
6A	0	76	6A	0.4	0.55	0.0235	0.1176	22.5	2.00
7	19	107	6,6A,7	0.4	0.41	0.0331	0.1655	28.0	2.00
8	5	112	6,6A,7,8	0.4	0.40	0.0347	0.1733	28.1	2.00
8	20	20	9	0.4	1.70	0.0062	0.0309	6.7	2.00
10	0	204	1-9,13,14	0.4	0.26	0.0631	0.3156	21.6	2.36
13**	9	9	13	0.4	3.39	0.0028	0.0139	0.4	2.00
14**	14	14	14	0.4	2.33	0.0043	0.0217	0.9	2.00

Flows from The Oaks, Archer Amendment No. 3
 ** Flows from the Oaks Preliminary PD Amendment 4

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- LEGEND:
- PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED STORM SEWER LINE
 - FUTURE WATER LINE



THE OAKS AT CASTLE ROCK
 FILING NO. 2
 PRELIMINARY PLAT/
 FINAL PD SITE PLAN
 SHEET 28 OF 44
 DATE: 04/22/10

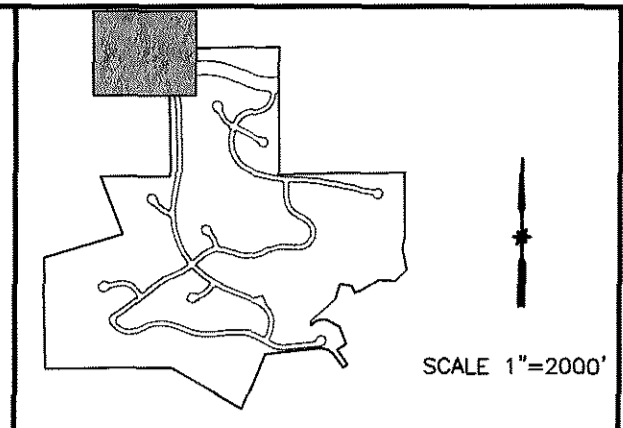
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

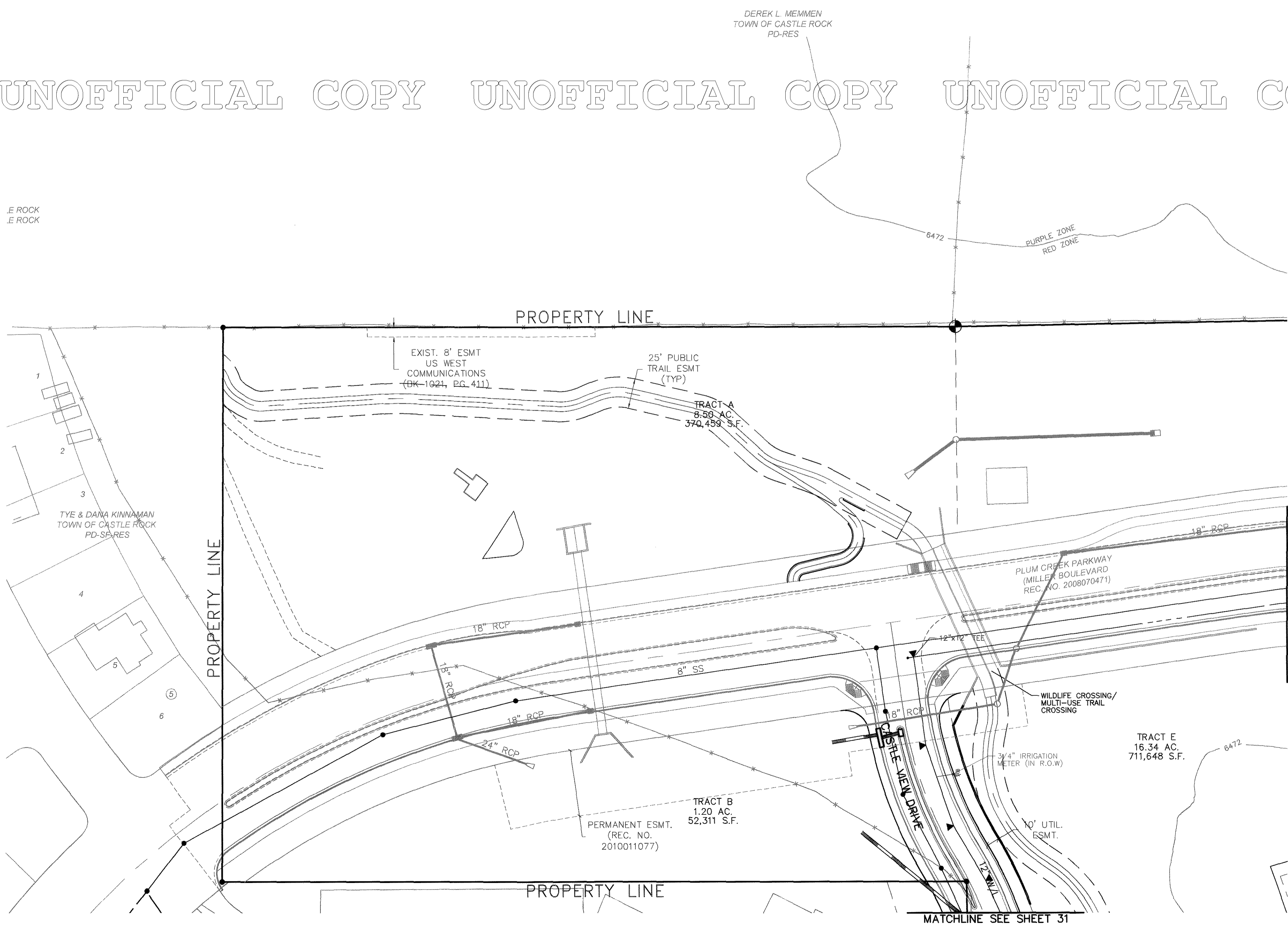
UTILITY PLAN
SHEET 29 OF 44



KEY MAP

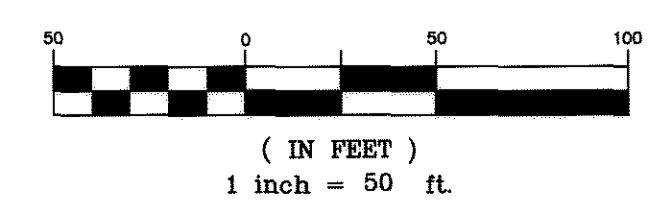
- RESIDENTIAL FIRE SPRINKLER SYSTEM NOTES:**
- 1) A SEPARATE 1.50-INCH TAP ON THE WATER MAIN WILL BE PROVIDED FOR THE SPRINKLER SYSTEM.
 - 2) TO PROVIDE FOR IMMEDIATE NOTIFICATION OF A SPRINKLER WATER FLOW, SYSTEM MUST BE MONITORED OFF-SITE BY AN APPROVED ALARM MONITORING COMPANY.
 - 3) TO PROVIDE FOR EMERGENCY ACCESS TO HOMES EQUIPPED WITH A FIRE SPRINKLER SYSTEM, A KNOX BOX IS RECOMMENDED TO CONTAIN ENTRY KEYS FOR FIREFIGHTERS.
 - 4) A TOWN OF CASTLE ROCK APPROVED MEANS OF DRAINING WATER FROM THE LOWEST LEVEL OF THE HOME WILL BE PROVIDED.
 - 5) THE SPRINKLER SYSTEM IS REQUIRED, MUST BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES AND MUST BE SERVICED AT LEAST ANNUALLY BY QUALIFIED PERSONNEL.
 - 6) FS = 1.5" FIRE SERVICE TAP

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- UTILITY NOTES:**
1. IF DEPTH OF UTILITY TRENCH EXCEEDS 1/2 OF ITS EASEMENT, THE EASEMENT WIDTH SHALL BE INCREASED TO TWICE THE TRENCH DEPTH AT A MINIMUM WIDTH OF 20'.
 2. THERE SHALL BE A MINIMUM OF 10' FROM TEES AND CROSSES TO VALVES, BENDS AND FITTINGS. VALVE PLACEMENT SHALL BE IN ACCORDANCE WITH CASTLE ROCK STANDARD DETAIL W-13.
 3. ALL IRRIGATION TAPS, METERS AND BACKFLOW ASSEMBLIES MUST BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK'S REQUIREMENTS.
 4. WATER AND SEWER SERVICE LINE LOCATIONS MUST CONFORM TO CASTLE ROCK REQUIREMENTS.
 5. NO WATER SERVICE LINES SHALL BE LOCATED UNDER DRIVEWAYS.
 6. WITHIN UTILITY EASEMENTS, THE MAXIMUM CROSS SLOPE IS 4% AND THE MAXIMUM LONGITUDINAL SLOPE IS 10%.
 7. NO TREES OR PERMANENT STRUCTURES (INCLUDING RETAINING WALLS) SHALL BE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
 8. ARV'S SHALL BE ADDED AT THE HIGH POINTS OF ALL WATER DISTRIBUTION LINES.
 9. BETWEEN WATER, SANITARY SEWER AND/OR STORM SEWER, THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION OF 10' ALONG THE LINES. AT ALL CROSSINGS, THERE SHALL BE A MINIMUM OF 18" VERTICAL SEPARATION.
 10. SANITARY SEWER SERVICES SHALL BE A MINIMUM 5' AWAY FROM ANY MANHOLE AND CONNECTED BY A WYE. LOCATION OF MANHOLES AND WYE SHALL BE ADJUSTED ACCORDINGLY.
 11. A FIRE HYDRANT SHALL BE INSTALLED AT THE LOW POINT OF THE WATER DISTRIBUTION SYSTEM.
 12. NO WATER SERVICE LINES SHALL BE CONNECTED TO 6" FIRE HYDRANT LINES.
 13. FINAL LOCATION OF FIRE HYDRANTS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
 14. CLEAN-OUTS SHALL BE PLACED EVERY 100' IN SANITARY SEWER SERVICE LINES.
 15. WATER AND SANITARY SEWER SERVICE LINE LOCATIONS WILL BE REVIEWED WITH THE FINAL CONSTRUCTION DRAWINGS.

NOTE:
ALL LANE(S) OF PLUM CREEK PARKWAY WILL BE GRADED AND THE NORTH LANES WILL BE PAVED.



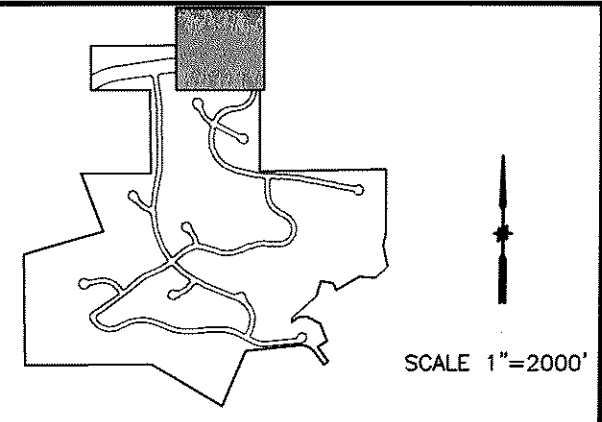
THE OAKS AT
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SHEET 29 OF 44
DATE: 04/22/10

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CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 30 OF 44



KEY MAP

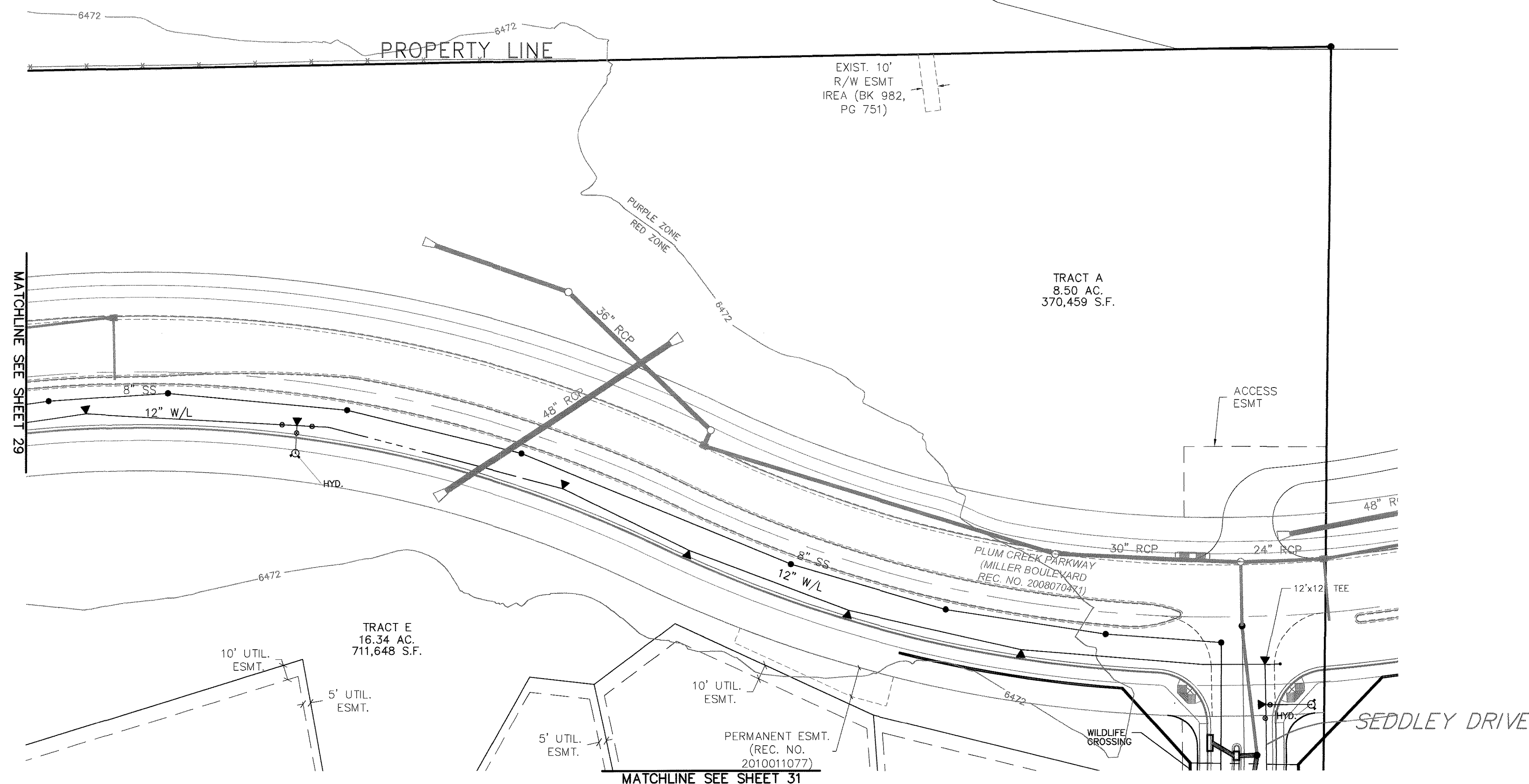
RESIDENTIAL FIRE SPRINKLER SYSTEM NOTES:

- 1) A SEPARATE 1.50-INCH TAP ON THE WATER MAIN WILL BE PROVIDED FOR THE SPRINKLER SYSTEM.
- 2) TO PROVIDE FOR IMMEDIATE NOTIFICATION OF A SPRINKLER WATER FLOW, SYSTEM MUST BE MONITORED OFF-SITE BY AN APPROVED ALARM MONITORING COMPANY.
- 3) TO PROVIDE FOR EMERGENCY ACCESS TO HOMES EQUIPPED WITH A FIRE SPRINKLER SYSTEM, A KNOX BOX IS RECOMMENDED TO CONTAIN ENTRY KEYS FOR FIREFIGHTERS.
- 4) A TOWN OF CASTLE ROCK APPROVED MEANS OF DRAINING WATER FROM THE LOWEST LEVEL OF THE HOME WILL BE PROVIDED.
- 5) THE SPRINKLER SYSTEM IS REQUIRED, MUST BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES AND MUST BE SERVICED AT LEAST ANNUALLY BY QUALIFIED PERSONNEL.
- 6) FS = 1.5" FIRE SERVICE TAP

UTILITY NOTES:

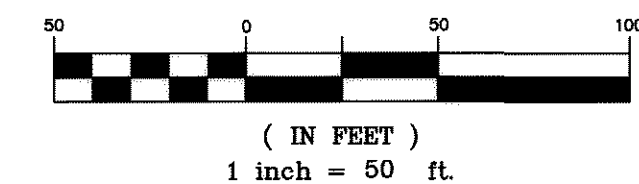
1. IF DEPTH OF UTILITY TRENCH EXCEEDS 1/2 OF ITS EASEMENT, THE EASEMENT WIDTH SHALL BE INCREASED TO TWICE THE TRENCH DEPTH AT A MINIMUM WIDTH OF 20'.
2. THERE SHALL BE A MINIMUM OF 10' FROM TEES AND CROSSES TO VALVES, BENDS AND FITTINGS. VALVE PLACEMENT SHALL BE IN ACCORDANCE WITH CASTLE ROCK STANDARD DETAIL W-13.
3. ALL IRRIGATION TAPS, METERS AND BACKFLOW ASSEMBLIES MUST BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK'S REQUIREMENTS.
4. WATER AND SEWER SERVICE LINE LOCATIONS MUST CONFORM TO CASTLE ROCK REQUIREMENTS.
5. NO WATER SERVICE LINES SHALL BE LOCATED UNDER DRIVEWAYS.
6. WITHIN UTILITY EASEMENTS, THE MAXIMUM CROSS SLOPE IS 4%% AND THE MAXIMUM LONGITUDINAL SLOPE IS 10%%.
7. NO TREES OR PERMANENT STRUCTURES (INCLUDING RETAINING WALLS) SHALL BE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
8. ARV'S SHALL BE ADDED AT THE HIGH POINTS OF ALL WATER DISTRIBUTION LINES.
9. BETWEEN WATER, SANITARY SEWER AND/OR STORM SEWER, THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION OF 10' ALONG THE LINES. AT ALL CROSSINGS, THERE SHALL BE A MINIMUM OF 18" VERTICAL SEPARATION.
10. SANITARY SEWER SERVICES SHALL BE A MINIMUM 5' AWAY FROM ANY MANHOLE AND CONNECTED BY A WYE. LOCATION OF MANHOLES AND WYE SHALL BE ADJUSTED ACCORDINGLY.
11. A FIRE HYDRANT SHALL BE INSTALLED AT THE LOW POINT OF THE WATER DISTRIBUTION SYSTEM.
12. NO WATER SERVICE LINES SHALL BE CONNECTED TO 6" FIRE HYDRANT LINES.
13. FINAL LOCATION OF FIRE HYDRANTS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
14. CLEAN-OUTS SHALL BE PLACED EVERY 100' IN SANITARY SEWER SERVICE LINES.
15. WATER AND SANITARY SEWER SERVICE LINE LOCATIONS WILL BE REVIEWED WITH THE FINAL CONSTRUCTION DRAWINGS.

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THE OAKS AT
CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 30 OF 44
DATE: 04/22/10

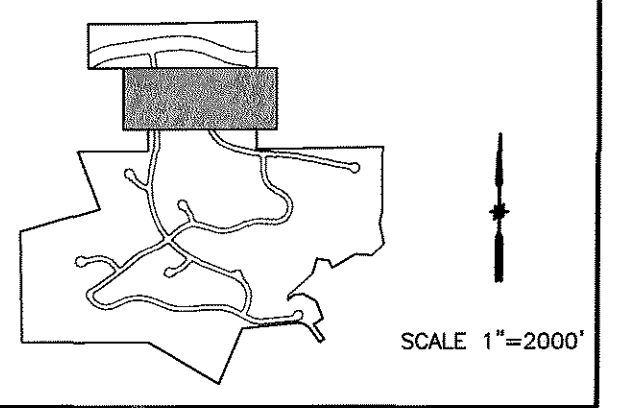
Peak
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PH: 720.855.3859
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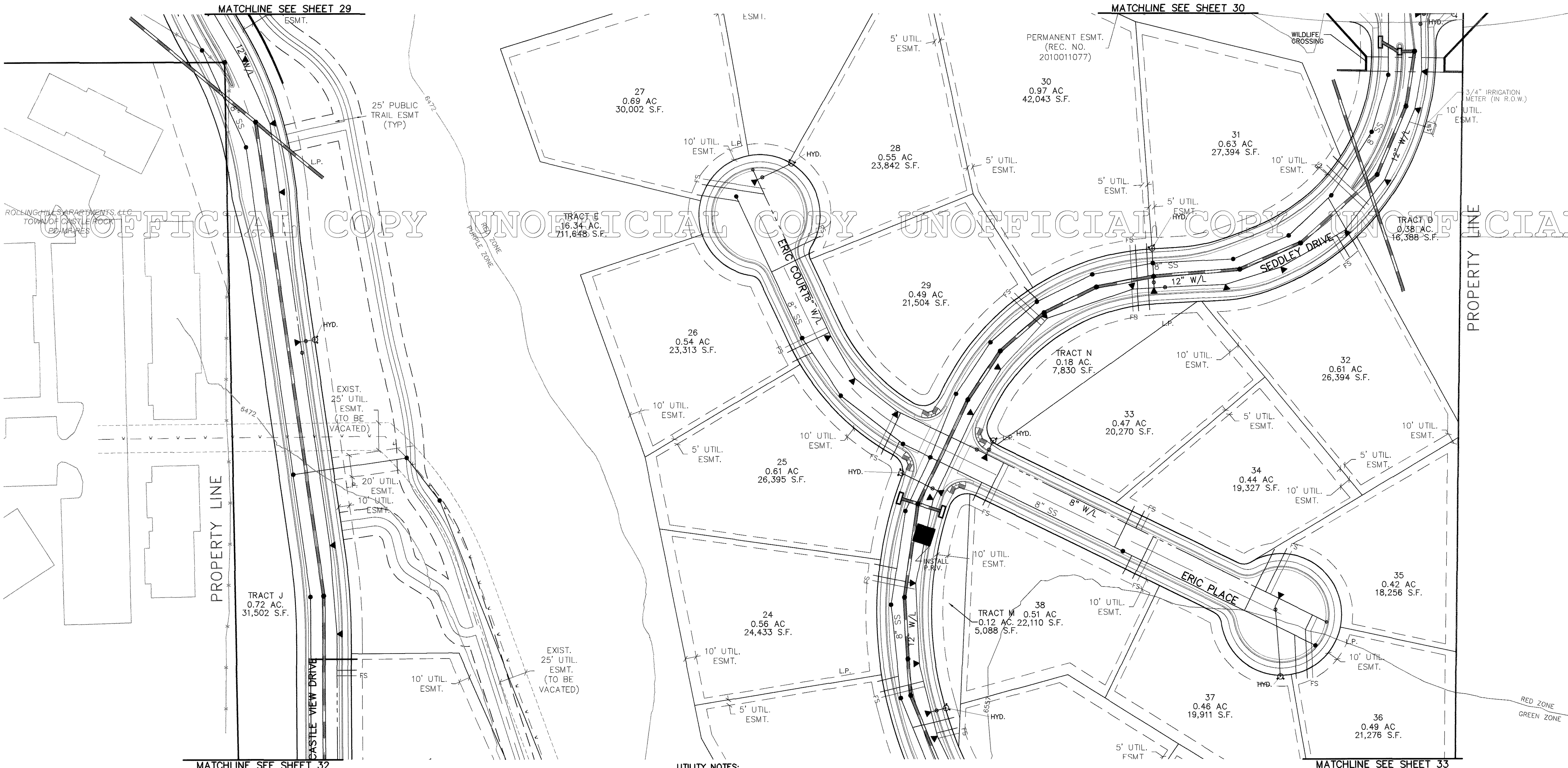
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 31 OF 44

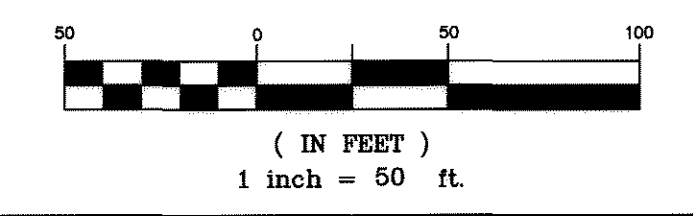


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 - 4) A TOWN OF CASTLE ROCK APPROVED MEANS OF DRAINING WATER FROM THE LOWEST LEVEL OF THE HOME WILL BE PROVIDED.
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 - 6) FS = 1.5" FIRE SERVICE TAP



UTILITY NOTES:

1. IF DEPTH OF UTILITY TRENCH EXCEEDS 1/2 OF ITS EASEMENT, THE EASEMENT WIDTH SHALL BE INCREASED TO TWICE THE TRENCH DEPTH AT A MINIMUM WIDTH OF 20'.
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8. ARV'S SHALL BE ADDED AT THE HIGH POINTS OF ALL WATER DISTRIBUTION LINES.
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10. SANITARY SEWER SERVICES SHALL BE A MINIMUM 5' AWAY FROM ANY MANHOLE AND CONNECTED BY A WYE. LOCATION OF MANHOLES AND WYE SHALL BE ADJUSTED ACCORDINGLY.
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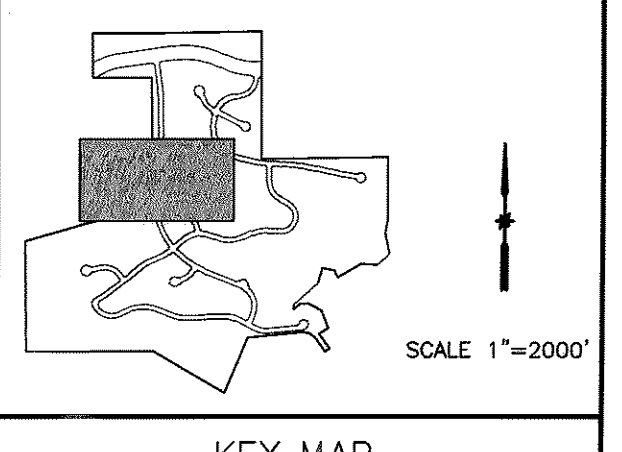
THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 31 OF 44
DATE: 04/22/10

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THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 32 OF 44



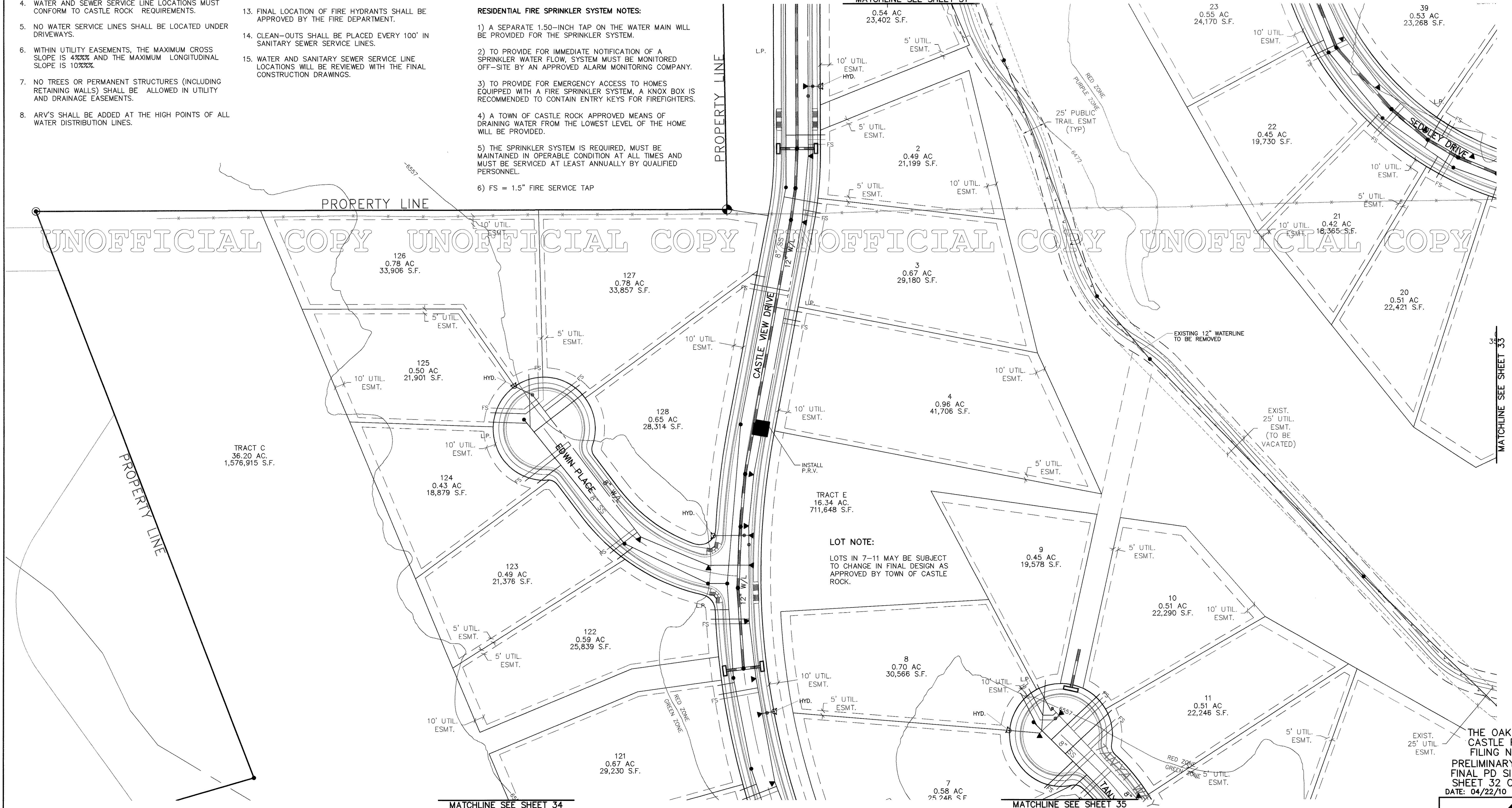
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- SANITARY SEWER SERVICES SHALL BE A MINIMUM 5' AWAY FROM ANY MANHOLE AND CONNECTED BY A WYE. LOCATION OF MANHOLES AND WYE SHALL BE ADJUSTED ACCORDINGLY.
- A FIRE HYDRANT SHALL BE INSTALLED AT THE LOW POINT OF THE WATER DISTRIBUTION SYSTEM.
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MATCHLINE SEE SHEET 31

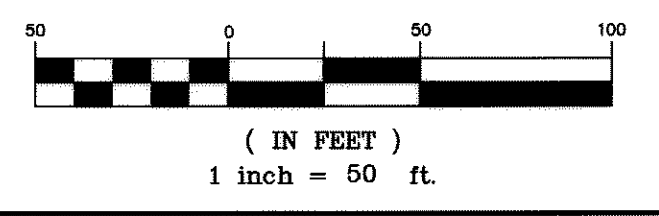


LOT NOTE:

LOTS IN 7-11 MAY BE SUBJECT TO CHANGE IN FINAL DESIGN AS APPROVED BY TOWN OF CASTLE ROCK.

MATCHLINE SEE SHEET 34

MATCHLINE SEE SHEET 35



THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 32 OF 44
DATE: 04/22/10

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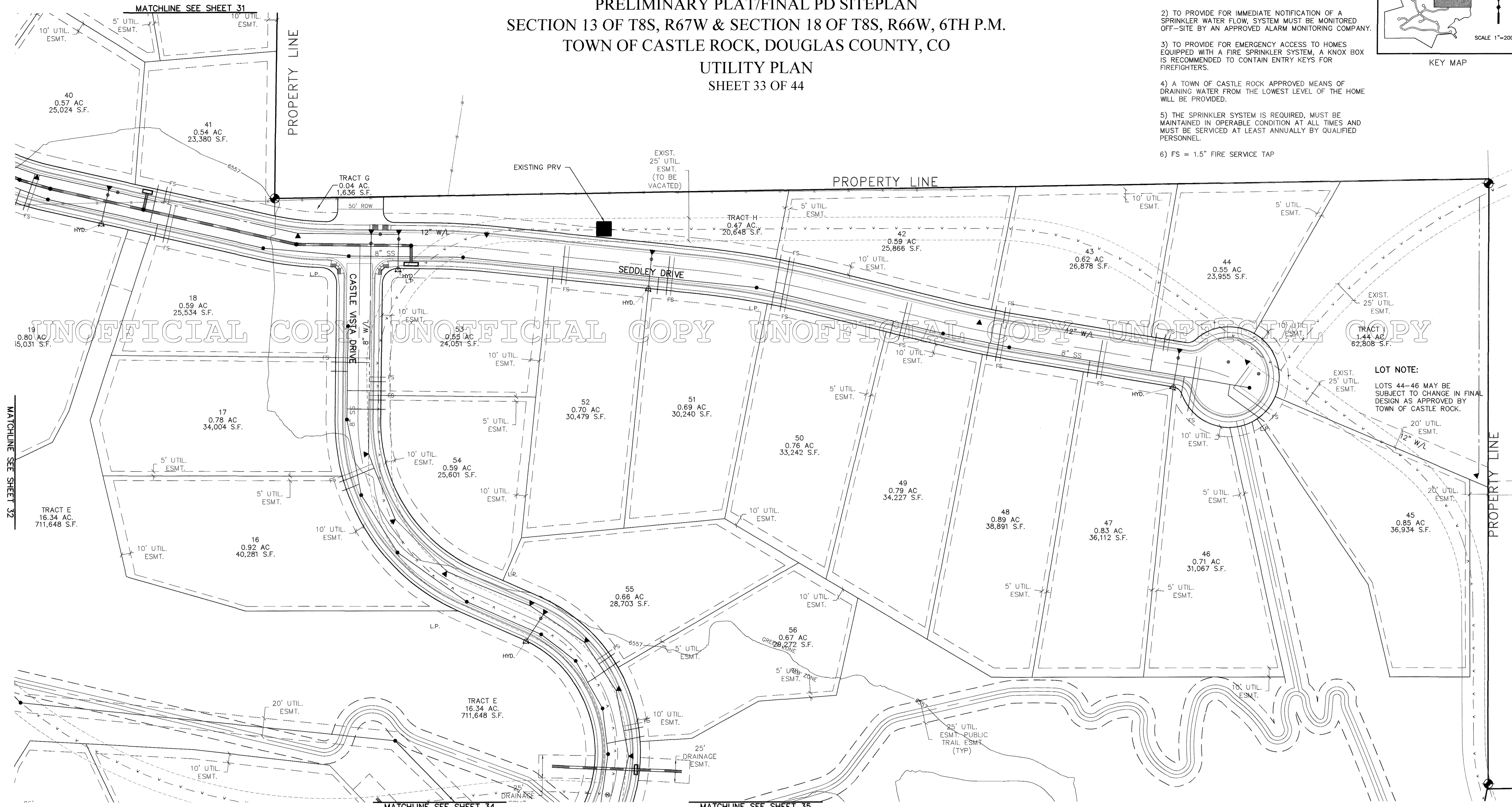
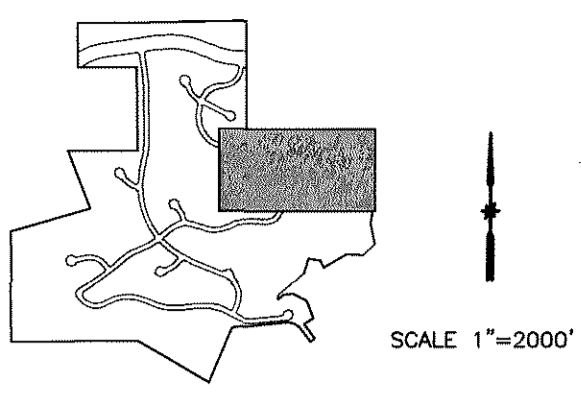
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 33 OF 44

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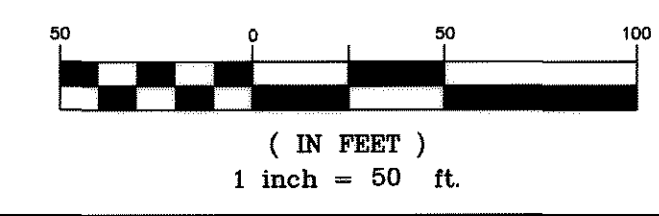
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LOT NOTE:
LOTS 44-46 MAY BE SUBJECT TO CHANGE IN FINAL DESIGN AS APPROVED BY TOWN OF CASTLE ROCK.

THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 33 OF 44
DATE: 04/22/10

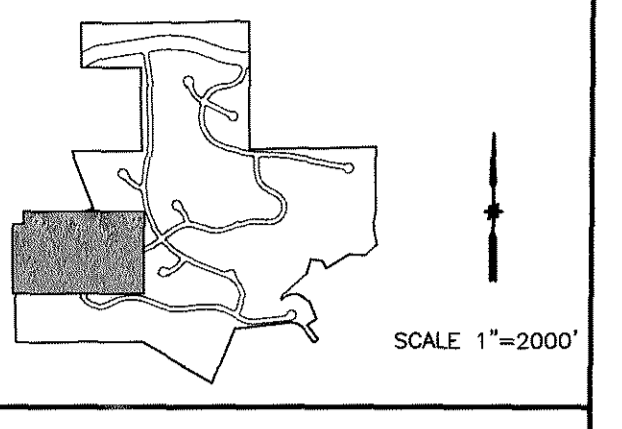
Peak
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ENGLEWOOD, COLORADO 80110
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CONTACT: BOB KELSEY



THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 34 OF 44



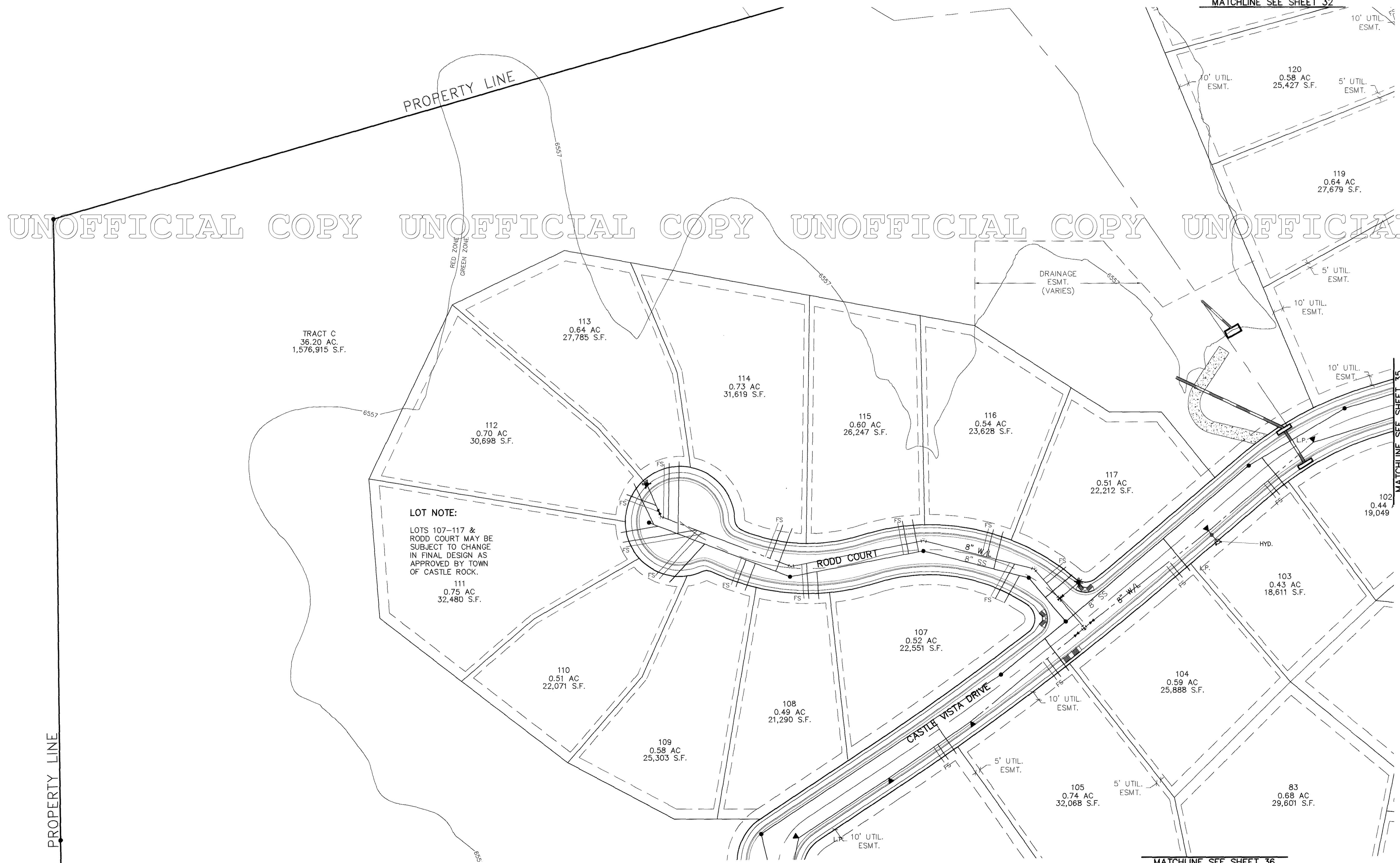
KEY MAP

RESIDENTIAL FIRE SPRINKLER SYSTEM NOTES:

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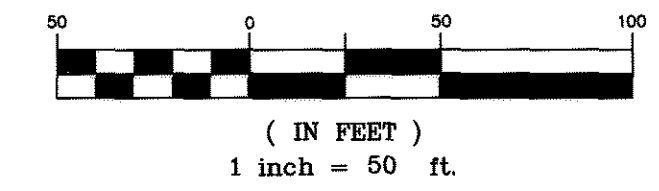
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LOT NOTE:

LOTS 107-117 & RODD COURT MAY BE SUBJECT TO CHANGE IN FINAL DESIGN AS APPROVED BY TOWN OF CASTLE ROCK.

THE OAKS AT CASTLE ROCK FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 34 OF 44
DATE: 04/22/10

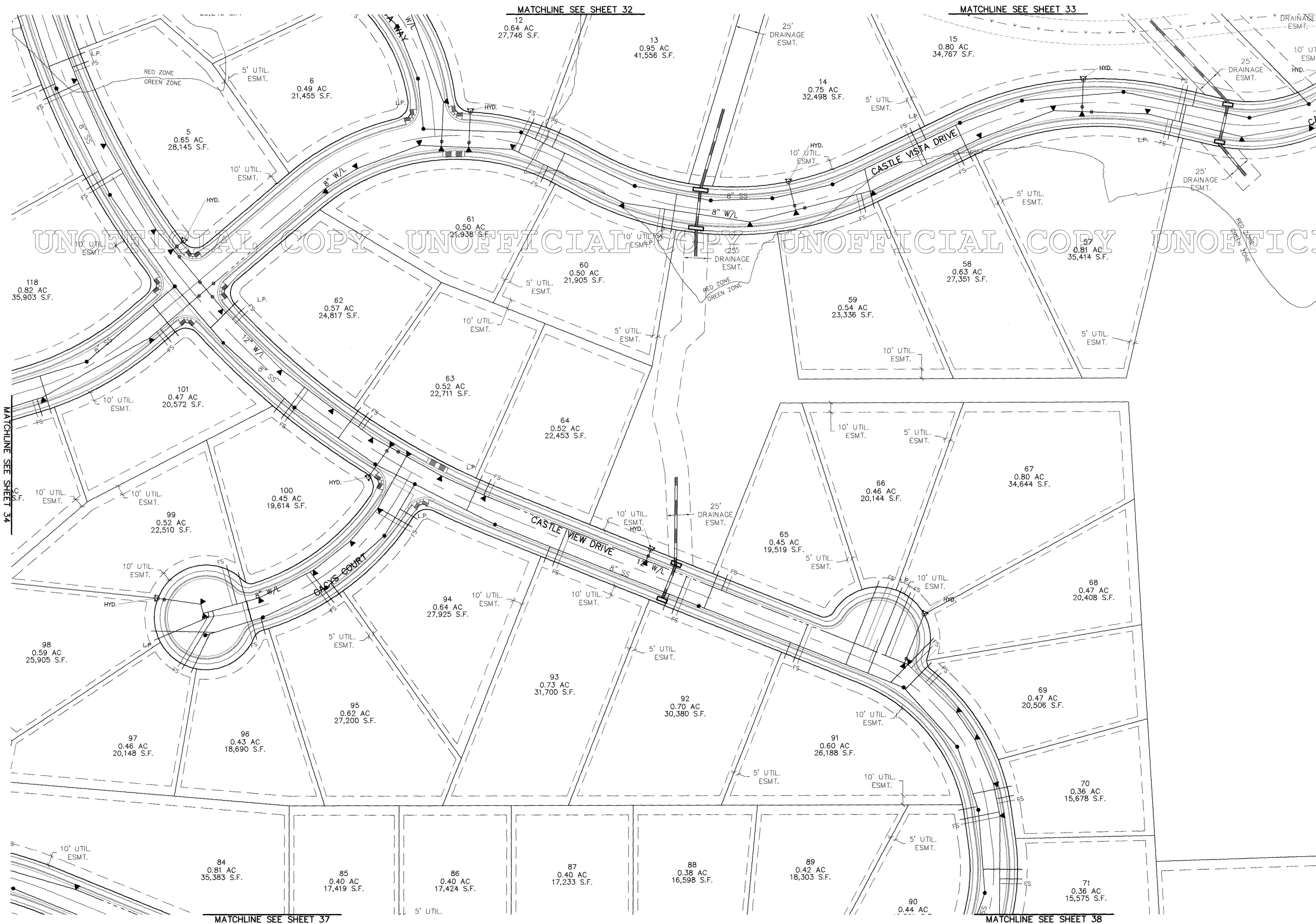
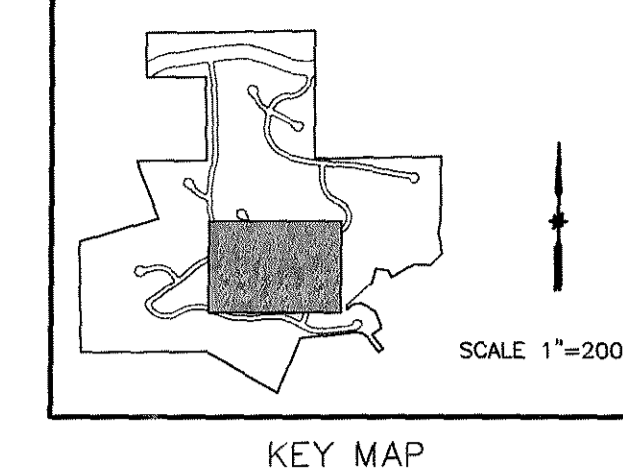
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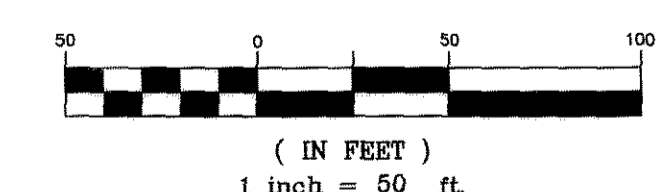
PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 35 OF 44



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 15. WATER AND SANITARY SEWER SERVICE LINE LOCATIONS WILL BE REVIEWED WITH THE FINAL CONSTRUCTION DRAWINGS.



THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 35 OF 44
DATE: 04/22/10

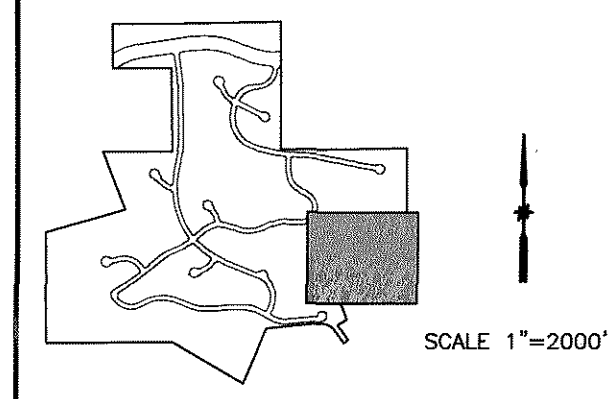
Peak
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 36 OF 44



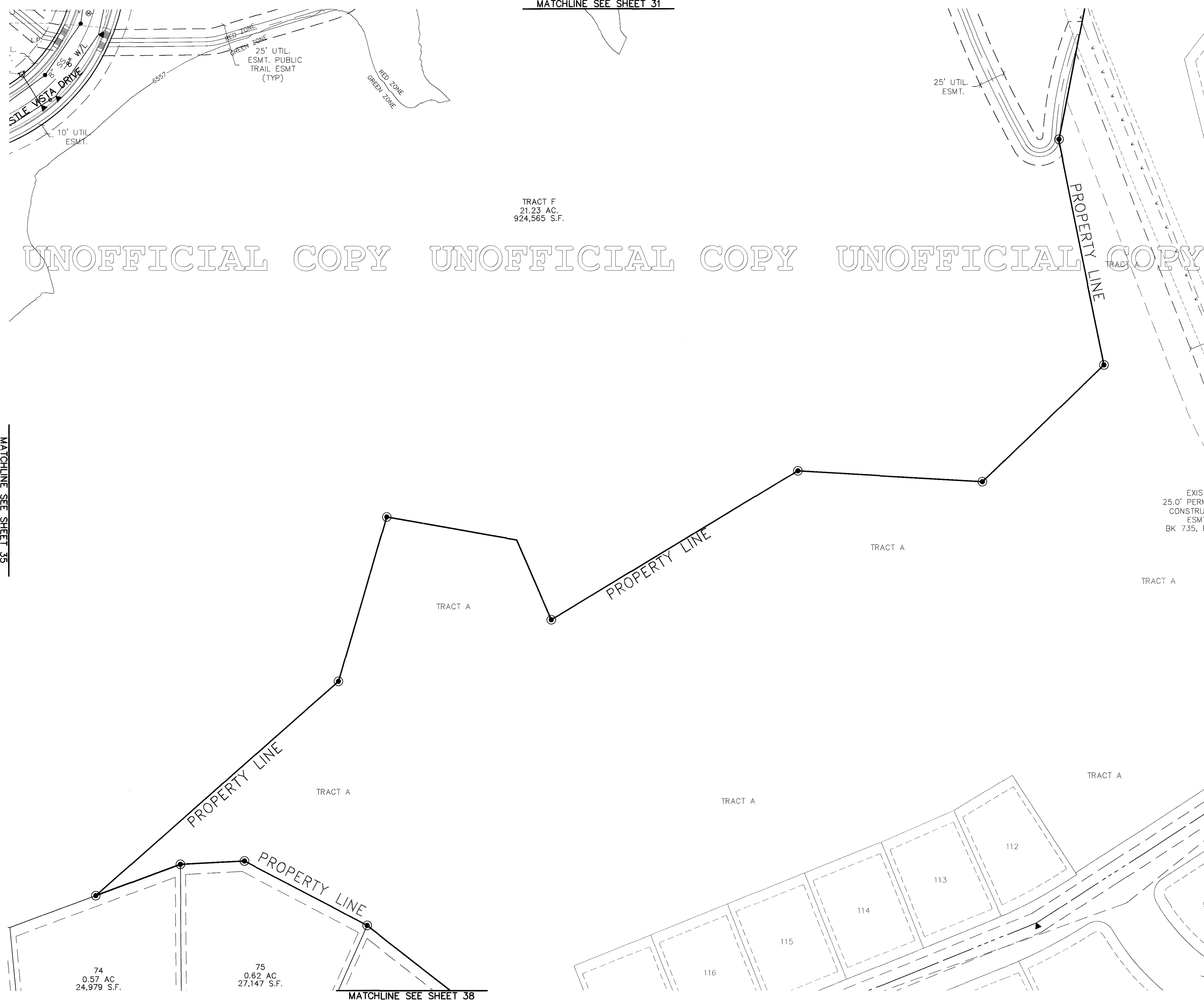
KEY MAP

RESIDENTIAL FIRE SPRINKLER SYSTEM NOTES:

- 1) A SEPARATE 1.50-INCH TAP ON THE WATER MAIN WILL BE PROVIDED FOR THE SPRINKLER SYSTEM.
- 2) TO PROVIDE FOR IMMEDIATE NOTIFICATION OF A SPRINKLER WATER FLOW, SYSTEM MUST BE MONITORED OFF-SITE BY AN APPROVED ALARM MONITORING COMPANY.
- 3) TO PROVIDE FOR EMERGENCY ACCESS TO HOMES EQUIPPED WITH A FIRE SPRINKLER SYSTEM, A KNOX BOX IS RECOMMENDED TO CONTAIN ENTRY KEYS FOR FIREFIGHTERS.
- 4) A TOWN OF CASTLE ROCK APPROVED MEANS OF DRAINING WATER FROM THE LOWEST LEVEL OF THE HOME WILL BE PROVIDED.
- 5) THE SPRINKLER SYSTEM IS REQUIRED, MUST BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES AND MUST BE SERVICED AT LEAST ANNUALLY BY QUALIFIED PERSONNEL.
- 6) FS = 1.5" FIRE SERVICE TAP

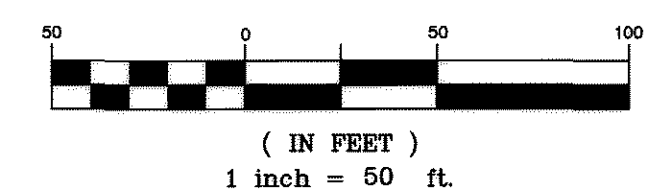
UTILITY NOTES:

1. IF DEPTH OF UTILITY TRENCH EXCEEDS 1/2 OF ITS-EASEMENT, THE EASEMENT WIDTH SHALL BE INCREASED TO TWICE THE TRENCH DEPTH AT A MINIMUM WIDTH OF 20'.
2. THERE SHALL BE A MINIMUM OF 10' FROM TEES AND CROSSES TO VALVES, BENDS AND FITTINGS. VALVE PLACEMENT SHALL BE IN ACCORDANCE WITH CASTLE ROCK STANDARD DETAIL W-13.
3. ALL IRRIGATION TAPS, METERS AND BACKFLOW ASSEMBLIES MUST BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK'S REQUIREMENTS.
4. WATER AND SEWER SERVICE LINE LOCATIONS MUST CONFORM TO CASTLE ROCK REQUIREMENTS.
5. NO WATER SERVICE LINES SHALL BE LOCATED UNDER DRIVEWAYS.
6. WITHIN UTILITY EASEMENTS, THE MAXIMUM CROSS SLOPE IS 4% AND THE MAXIMUM LONGITUDINAL SLOPE IS 10%.
7. NO TREES OR PERMANENT STRUCTURES (INCLUDING RETAINING WALLS) SHALL BE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
8. ARV'S SHALL BE ADDED AT THE HIGH POINTS OF ALL WATER DISTRIBUTION LINES.
9. BETWEEN WATER, SANITARY SEWER AND/OR STORM SEWER, THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION OF 10' ALONG THE LINES. AT ALL CROSSINGS, THERE SHALL BE A MINIMUM OF 18" VERTICAL SEPARATION.
10. SANITARY SEWER SERVICES SHALL BE A MINIMUM 5' AWAY FROM ANY MANHOLE AND CONNECTED BY A WYE. LOCATION OF MANHOLES AND WYE SHALL BE ADJUSTED ACCORDINGLY.
11. A FIRE HYDRANT SHALL BE INSTALLED AT THE LOW POINT OF THE WATER DISTRIBUTION SYSTEM.
12. NO WATER SERVICE LINES SHALL BE CONNECTED TO 6" FIRE HYDRANT LINES.
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NOTE:
WATER QUALITY AND DETENTION DESIGN SHALL BE FINALIZED IN THE PHASE III DRAINAGE REPORT TO BE SUBMITTED WITH THE FINAL PLAT AND CONSTRUCTION PLANS. THE FINAL DRAINAGE DESIGN SHALL MEET CURRENT TOWN OF CASTLE ROCK DESIGN STANDARDS AT THE TIME OF SUBMITTAL.



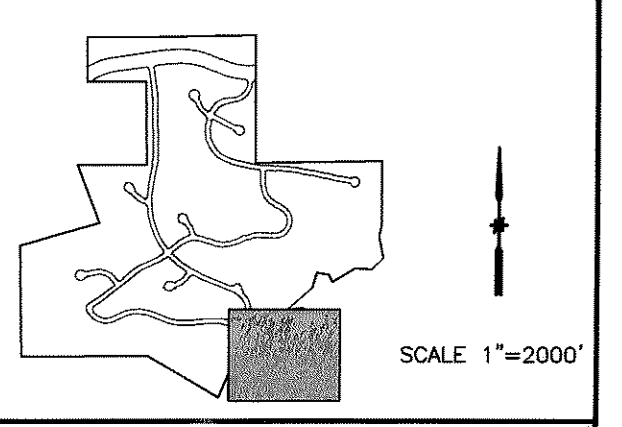
THE OAKS AT CASTLE ROCK
FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 36 OF 44
DATE: 04/22/10

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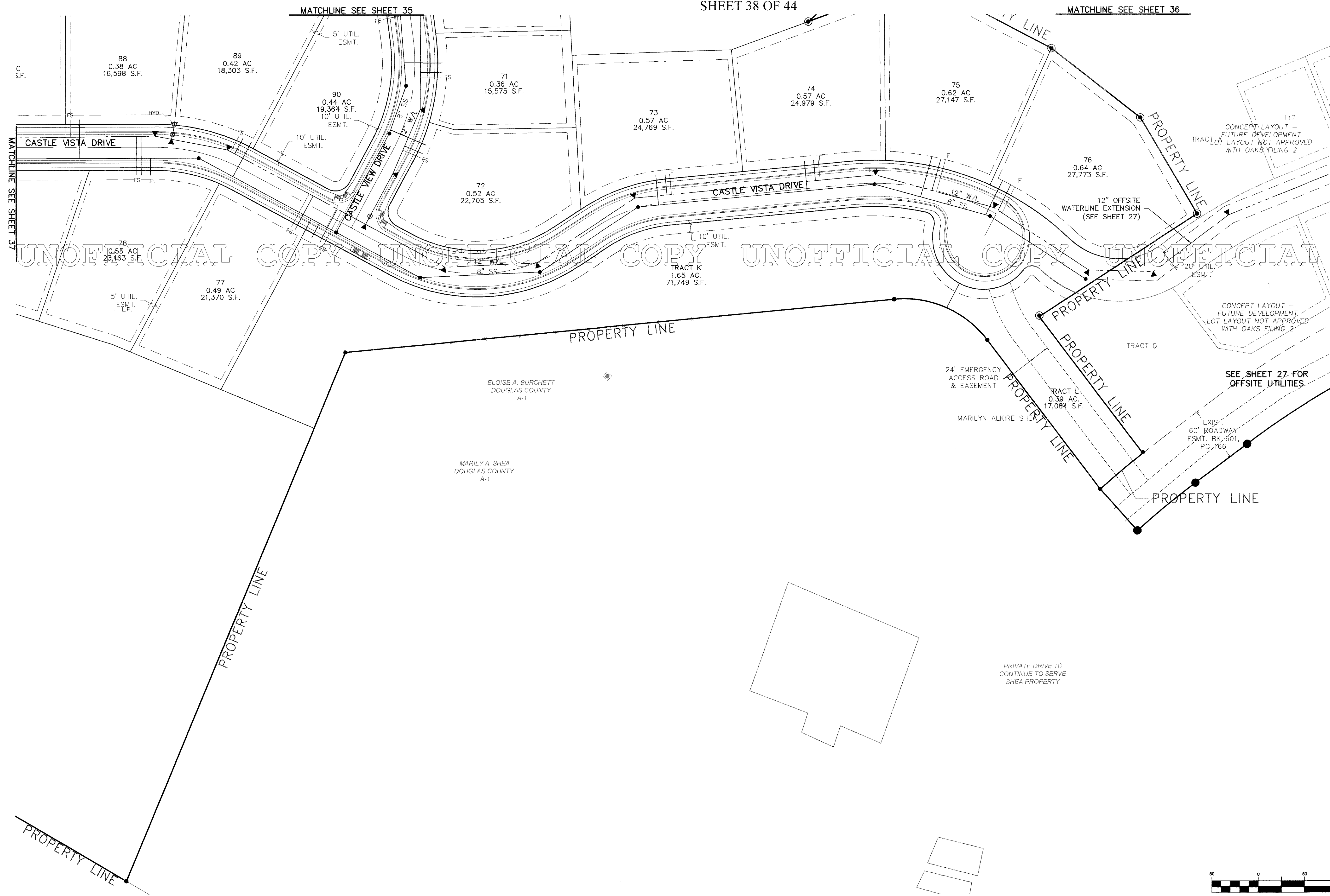
THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

UTILITY PLAN
SHEET 38 OF 44



KEY MAP



RESIDENTIAL FIRE SPRINKLER SYSTEM NOTES:

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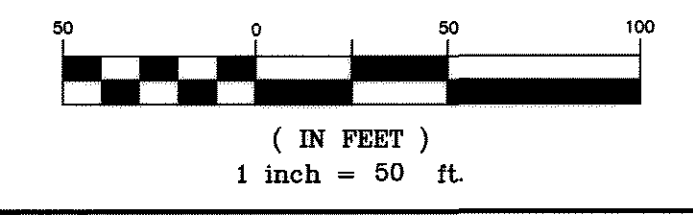
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SEE SHEET 27 FOR OFFSITE UTILITIES

THE OAKS AT CASTLE ROCK FILING NO. 2
PRELIMINARY PLAT/
FINAL PD SITE PLAN
SHEET 38 OF 44
DATE: 04/22/10

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THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN

SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

LANDSCAPE PLANS

SHEET 39 OF 44

OAKS SUBDIVISION FILING #2 ANALYSES

SITE ANALYSIS

The site is 187.90 acres, more or less, and is located south of Miller Boulevard. Miller Boulevard will be extended as part of this project. The site is an irregular shape, with views of the mountains to the west and the plains to the east. Elevations vary from approximately 6680 on the south property line to approximately 6430 in the northwest corner. The tops of the hill are up to 100 feet or more with rock outcroppings throughout the site. Historic drainage is draining off the site in all directions. There is an existing swale in the center of the site, draining toward the northwest. Existing native grasses, shrubs and trees are on these hills, including Scrub (Gambel) Oak, Three-Leaf Sumac, and Ponderosa Pine. Winds are predominantly from the west to northwest.

There are no structures on the site. Utilities will be extended as part of this project.

Due to the shortage of water on the Front Range and for the Town of Castle Rock, water conservation is important. Plants should be drought-tolerant, yet providing seasonal interest. It is proposed to seed or sod the lawn areas, thereby using a more drought-tolerant grass mix such as Blue Grama grass. The detention area, slopes, and disturbed areas will be seeded with a Foothills seed mix, grasses from 8 to 12 inches. A mixture of deciduous and evergreen trees and shrubs are proposed.

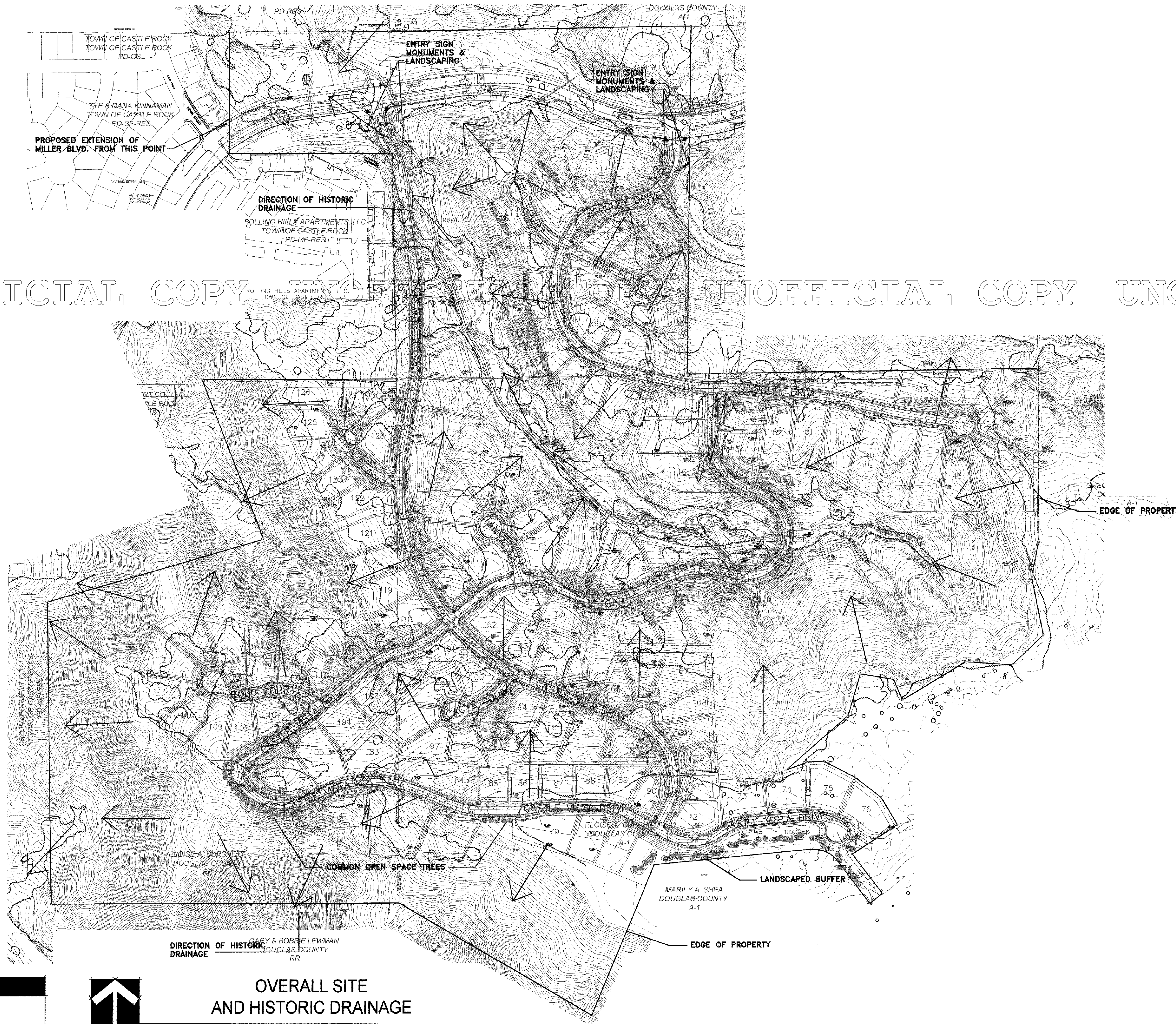
USE ANALYSIS

Development of this site includes 128 residential lots with an average lot size of +0.75 acres. The streets will be at the top of the hills with lots radiating from cul-de-sacs at the end of some streets. The typical building envelope is close to the streets with downward-sloping back yards. This will provide views of downtown Castle Rock and the Front Range.

Adjacent neighborhoods include single-family homes to the north and multi-family homes to the west. The land is currently vacant to the east and south.

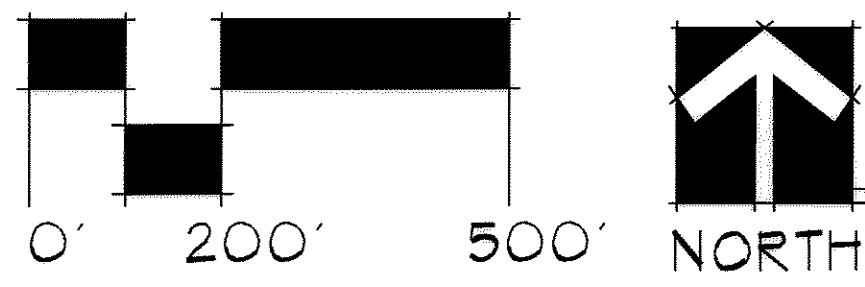
Open space is an important part of this project, totaling 65.89 acres or 35.0% of the site. Much of these areas will remain in a natural state. Future recreation amenities are proposed in the open space along Rockview Drive. There will be a trail corridor to provide pedestrian access to these facilities. Entry landscaping and signage will be provided.

Where a residential lot will abut a natural amenity such as open space, a trail corridor, or rock outcroppings, the landscape plan should complement the natural character and integrity of the adjacent native landscape.



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REVISIONS	REVISIONS PER TOWN REVIEW & COMMENTS
9-22-00:	REVISIONS PER TOWN REVIEW & COMMENTS
REV. 2-5-01	
9-27-06:	REVISIONS PER TOWN REVIEW & COMMENTS
1-22-2007:	REVISIONS PER TOWN REVIEW & COMMENTS
3-23-2007:	REVISIONS PER TOWN REVIEW & COMMENTS
8-23-2007:	REVISIONS PER TOWN REVIEW & COMMENTS
11-14-2008:	REVISIONS PER TOWN REVIEW & COMMENTS
1-9-2009:	REVISIONS PER TOWN REVIEW & COMMENTS
2-24-2010:	REVISIONS PER TOWN REVIEW & COMMENTS
3-18-2010:	REVISIONS PER TOWN REVIEW & COMMENTS



DIRECTION OF HISTORIC DRAINAGE
 GARY & BOBBE LEWMAN
 DOUGLAS COUNTY
 RR

OVERALL SITE AND HISTORIC DRAINAGE


SCALE: 1"=200'

THE OAKS AT CASTLE ROCK FILING NO. 2
 PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 39 OF 44
 DATE: 03/18/10
 ENTRANCE LANDSCAPE DETAILS THE OAKS SUBDIVISION FILING NO. 2

Landscape Plan Revisions Prepared By:



Kirby Smith & Associates, Inc.
 Land Planning*Site Design*Landscape Architecture
 6201 So. Hudson Ct. Centennial, CO 80121
 (303) 694-9484 FAX (303) 694-9272
 Castle Rock Design Certificate No. 5141
 Expiration: February 1, 2011



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THE OAKS AT CASTLE ROCK, FILING NO. 2

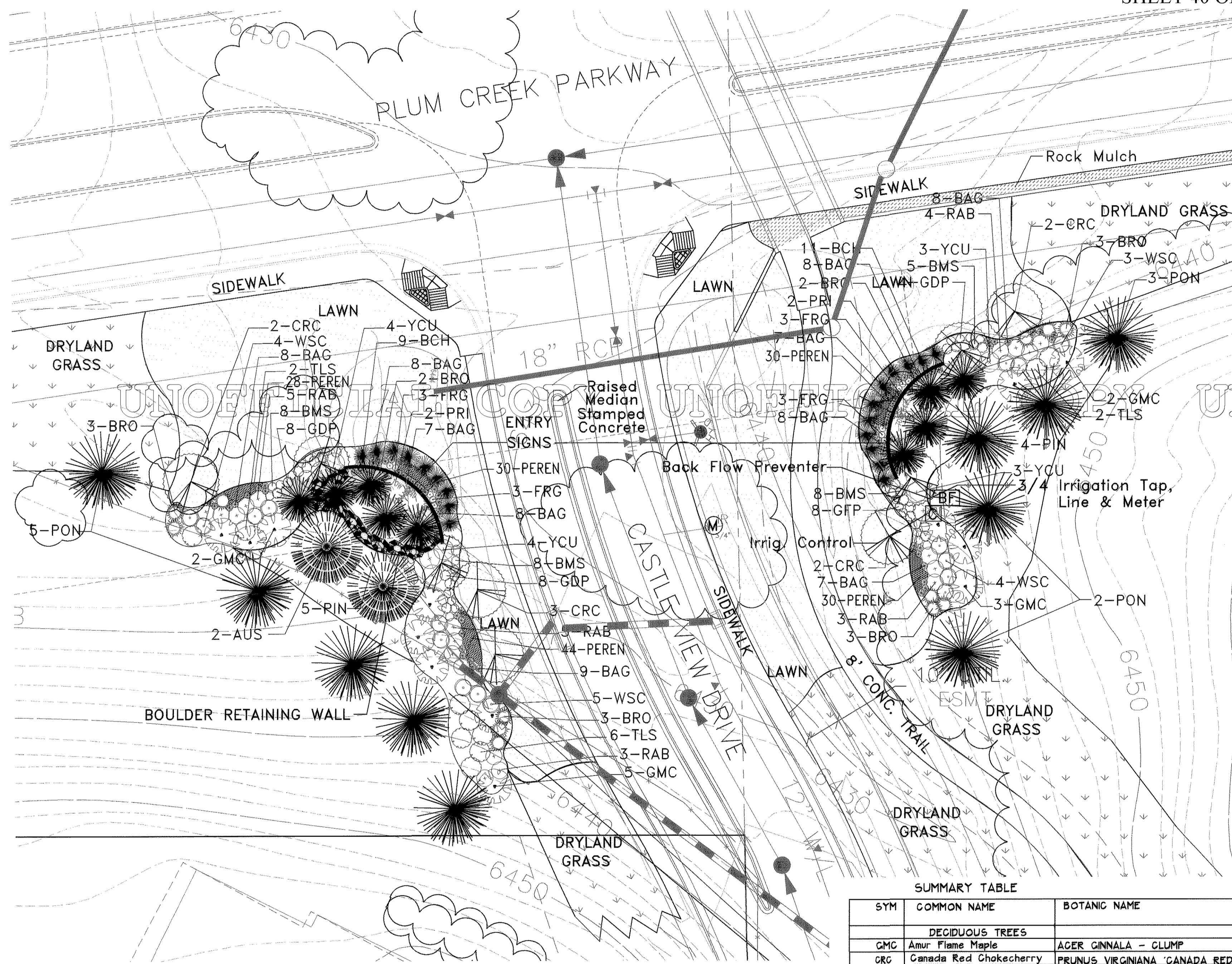
PRELIMINARY PLAT/FINAL PD SITEPLAN

SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

LANDSCAPE PLANS

SHEET 40 OF 44



WEST ENTRANCE AT MILLER AND CASTLE VIEW DRIVE
 NORTH
 SCALE: 1"=20'

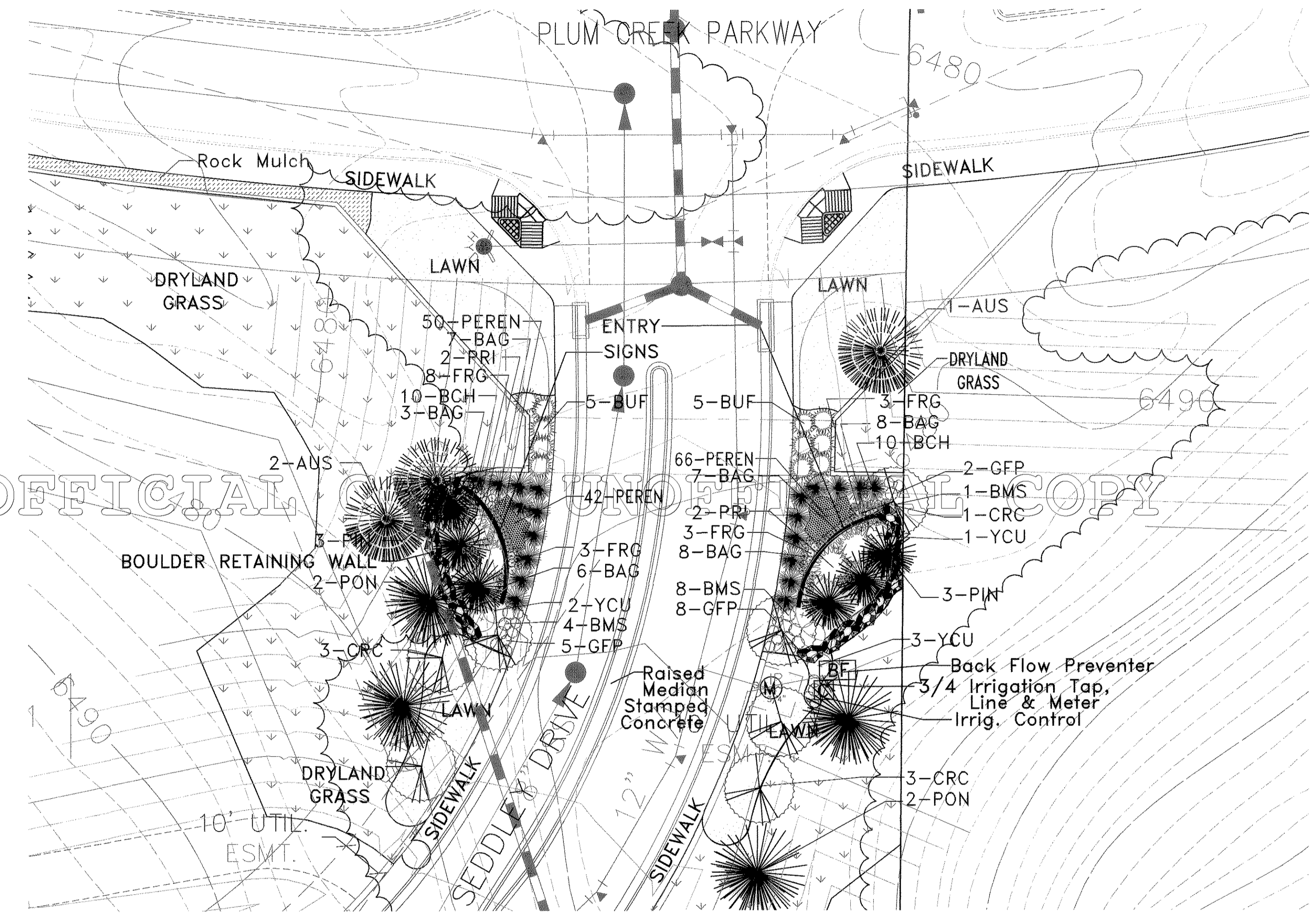
AREA SUMMARY

AREA	SQ. FT.	PERCENTAGE
Total Landscape Area	52,560	100.0%
Irrigated Turf Area	17,106	32.5%
Dryland Grasses Area	27,084	51.5%
Living Groundcover Area	51,270	97.5%
Non-Living Groundcover Area	1,240	2.4%
Wood Mulch Area	324	0.6%
Rock Mulch Area	8,041	15.3%
Living Groundcover Area W/h 1 Year	46,143	87.8%

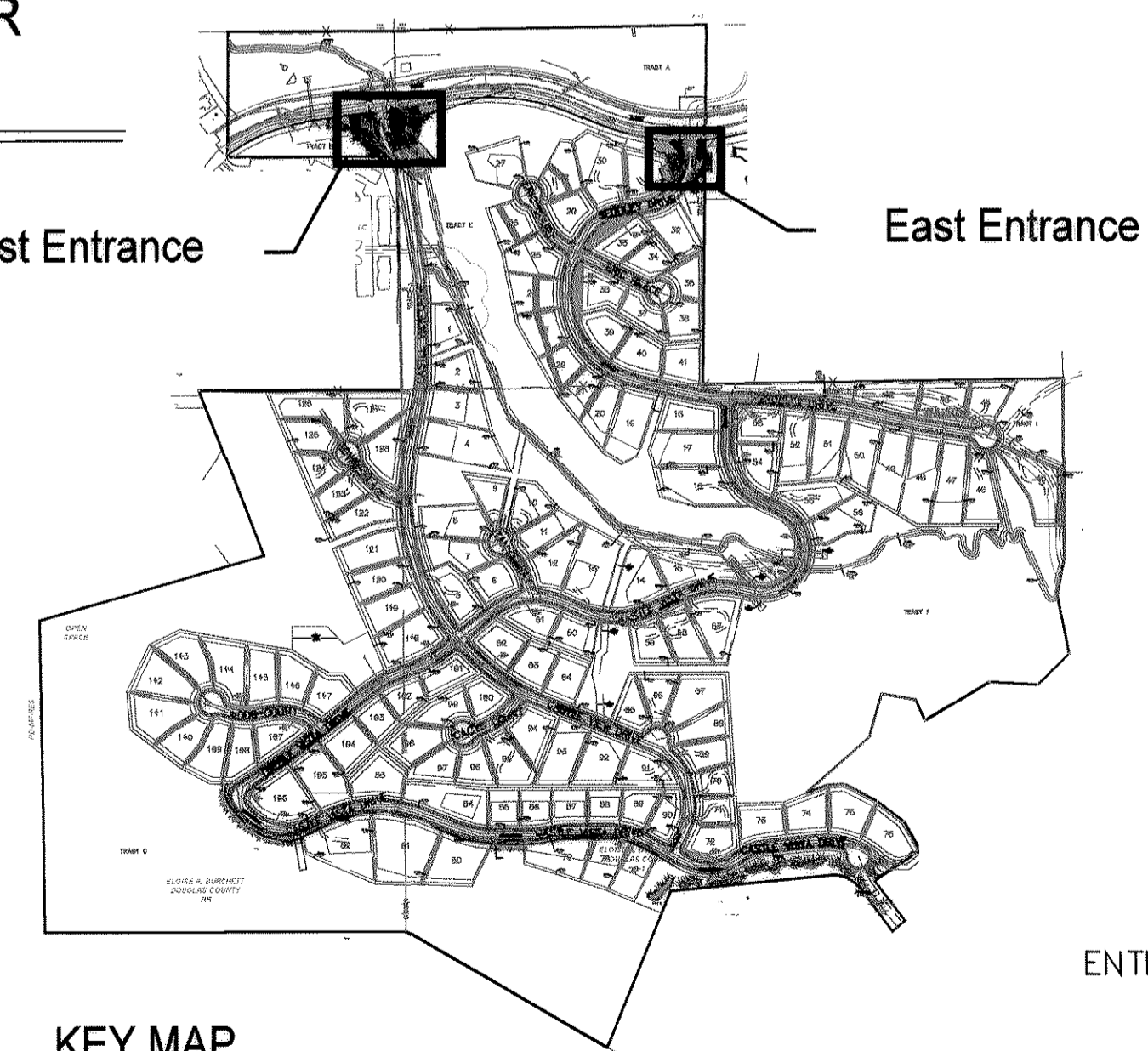
Plus Open Space Trees

SUMMARY TABLE

SYM	COMMON NAME	BOTANIC NAME	SIZE	QUAN WEST ENTRY	QUAN EAST ENTRY	QUAN O.S. TREES	WATER USE	LWU RATING	INCHES/SEASON
DECIDUOUS TREES									
GMC	Amur Flame Maple	ACER GINNALA - CLUMP	6'-8' 15' Gal	13	0		LOW	1.5-3.0	10
CRC	Canada Red Chokecherry	PRUNUS VIRGINIANA 'CANADA RED'	8' Clump B+B	9	7		LOW	1.5-3.0	10
EVERGREEN TREES									
AUS	Austrian Pine	PINUS NIGRA	10'-12' B+B	2	3		LOW	1.5-3.0	10
PON	Ponderosa Pine	PINUS PONDEROSA	10'-12' Ht.	10	4		LOW	1.5-3.0	10
PIN	Pinon Pine	PINUS EDULIS	8'-10' Ht.	9	6		LOW	1.5-3.0	10
AUS	Austrian Pine	PINUS NIGRA	8' B+B			11	LOW	1.5-3.0	10
PON	Ponderosa Pine	PINUS PONDEROSA	8' B+B			10	LOW	1.5-3.0	10
AUS	Austrian Pine	PINUS NIGRA	12'-15' B+B			21	LOW	1.5-3.0	10
PON	Ponderosa Pine	PINUS PONDEROSA	12'-15' B+B			20	LOW	1.5-3.0	10
	TOTAL			43	20	62			
SHRUBS									
PRI	Prince Of Wales Juniper	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	#5 CONT	4	4		LOW	1.5-3.0	10
BCJ	Blue Chip Juniper	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT	20	14		LOW	1.5-3.0	10
BRO	Broadmoor Juniper	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT	16	0		LOW	1.5-3.0	10
BUF	Buffalo Juniper	JUNIPERUS SABINA 'BUFFALO'	#5 CONT	0	11		LOW	1.5-3.0	10
BMS	Blue Mist Spirea	CARYOPTERIS x CLADONENSIS	#5 CONT	29	13		LOW	1.5-3.0	10
GDP	Gold Drop Potentilla	POTENTILLA FRUTICOSA 'GOLD DROP'	#5 CONT	28	15		LOW	1.5-3.0	10
RAB	Rabbitbrush	CHRYSOETHAMNUS NAUSEOSUS	#5 CONT	20	0		LOW	1.5-3.0	10
TLS	Three Leaf Sumac	RHUS TRILOBATA	#5 CONT	10	0		LOW	1.5-3.0	10
YCU	Golden Currant	RIBES AUREUM	#5 CONT	14	6		LOW	1.5-3.0	10
WSC	Western Sandcherry	PRUNUS BESSEYI	#5 CONT	16	0		LOW	1.5-3.0	10
BAC	Blue Avena Grass	HELICTOTRICHON SEMPERVIRENS	#1 CONT	77	34		LOW	1.5-3.0	10
FRG	Feather Reed Grass	GALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT	12	17		LOW	1.5-3.0	10
	TOTAL			246	113				
PERENNIALS									
	Mixed Perennials		#1 CONT	162	108		LOW	1.5-3.0	10
LANDSCAPE BED AREAS									
TURF/LAWN- BLUE GRAMA SEED				SOURCE: ARKANSAS VALLEY SEED	=7,075 Sq. Ft. Total	4930 sf	2145 sf		
DRYLAND/NATIVE- FOOTHILLS MIX SEED				PH 303-320-7500	SOURCE: ARKANSAS VALLEY SEED	=17106 Sq. Ft. Total	13,816 sf	3240 sf	V. LOW 0.0-1.5 5
				As Needed	15,875 sf	11,214 sf			V. LOW 0.0-1.5 3.5
COMPOSITE LANDSCAPE WATER USE RATE (GLWUR): (2.25 x 7075) + (1.0 x 17106)/24,181 = 1.36									



EAST ENTRANCE AT MILLER AND SEDDLEY DRIVE
 NORTH
 SCALE: 1"=20'



KEY MAP

REVISIONS

9-22-00: REVISIONS PER TOWN REVIEW & COMMENTS
REV. 2-5-01
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THE OAKS AT CASTLE ROCK
 FILING NO. 2
 PRELIMINARY PLAT/
 FINAL PD SITE PLAN
 SHEET 40 OF 44
 DATE: 03/18/10
 ENTRANCE LANDSCAPE DETAILS
 THE OAKS SUBDIVISION
 FILING NO. 2

THE OAKS AT CASTLE ROCK, FILING NO. 2

PRELIMINARY PLAT/FINAL PD SITEPLAN

SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.

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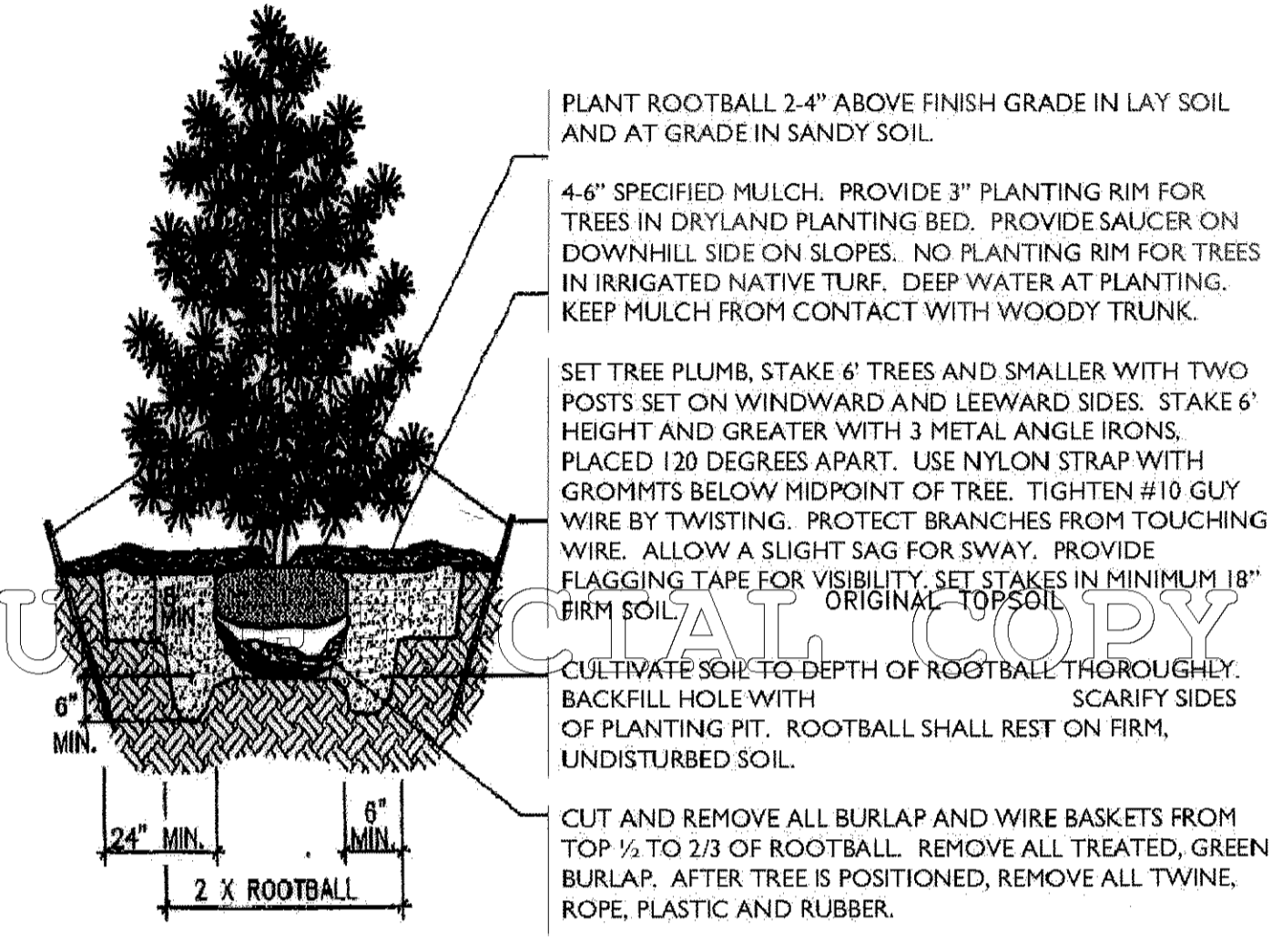
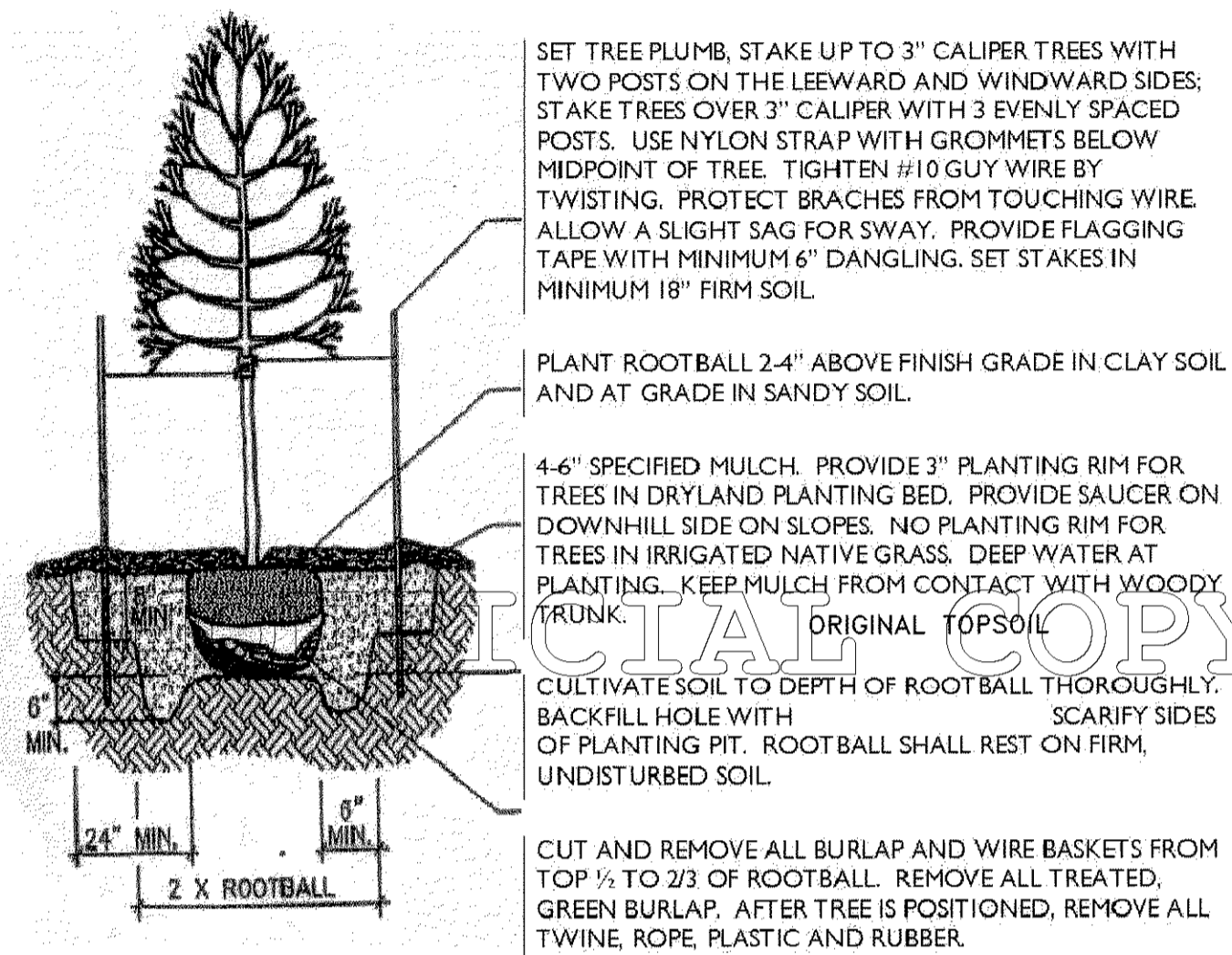
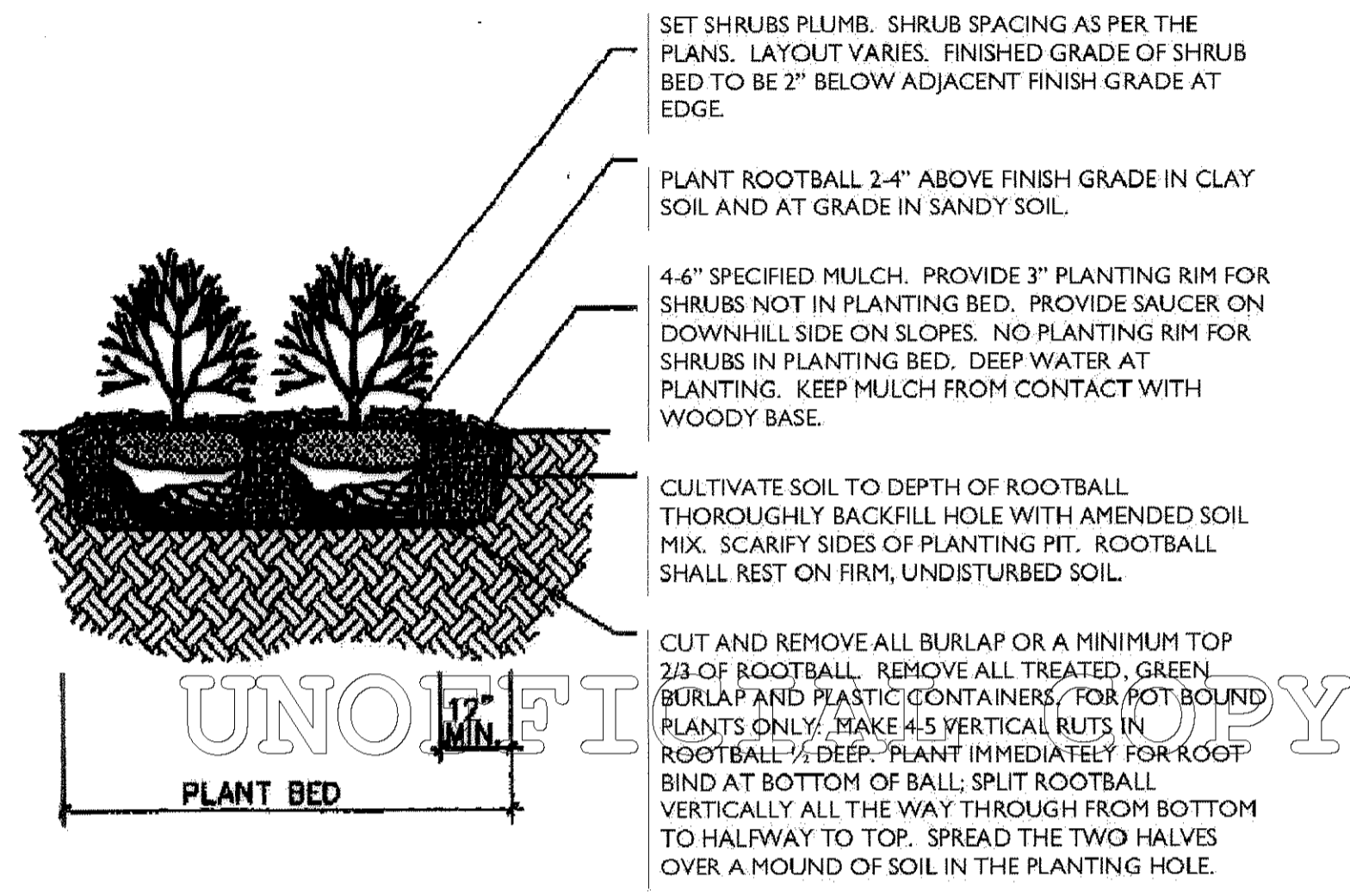
LANDSCAPE PLANS

SHEET 41 OF 44

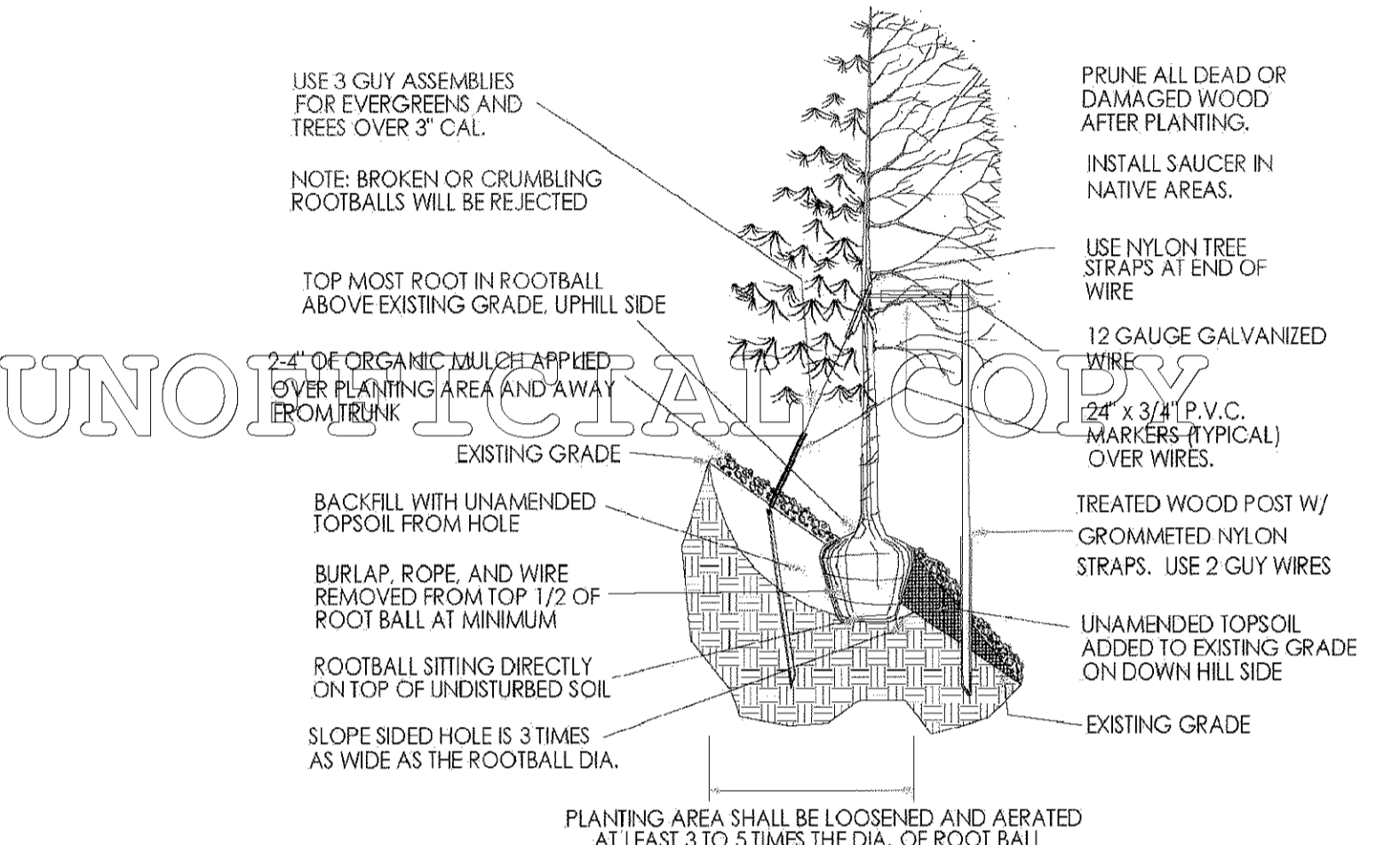
- Notes:
- Prune only dead or broken branches.
 - Keep plants moist and shaded until planting.
 - Do not fertilize for at least one growing season.

- Notes:
- Do not remove or cut leader.
 - Prune only dead or broken branches and weak or narrow crotches.
 - Do not remove lower limbs and sprouts for at least two growing seasons.
 - Keep plants moist and shaded until planting.
 - Do not fertilize for at least one growing season.
 - Wrap trunk on exposed sites or species with thin bark. Use electrical tape, not twine. Wrap October 15 and remove by March 31.

- Notes:
- Do not remove or cut leader.
 - Prune only dead or broken branches immediately prior to planting.
 - Remove any double leader, unless otherwise directed by Owner's representative.
 - Keep plants moist and shaded until planting.
 - Avoid fall planting if possible.



- TREE PLANTING NOTES**
- Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil – no amendments shall be used unless otherwise specified.
 - Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes (see slope planting detail). Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the root ball with soil.
 - Cut off bottom 1/3 of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely where possible. At a minimum, the top 1/2 of the burlap and basket shall be removed. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
 - Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 3" to 4" depth of specified mulch inside watering ring.
 - Staking and guying of trees is optional in most planting situations. In areas of extreme wind, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
 - Tree wrap is not to be used on any new plantings, except in late fall planting situations.
 - Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Town prior to implementation.
 - To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.



SHRUB PLANTING DETAIL

No Scale



DECIDUOUS TREE PLANTING DETAIL

No Scale



EVERGREEN TREE PLANTING DETAIL

No Scale



SIDE SLOPE TREE PLANTING DETAIL

No Scale

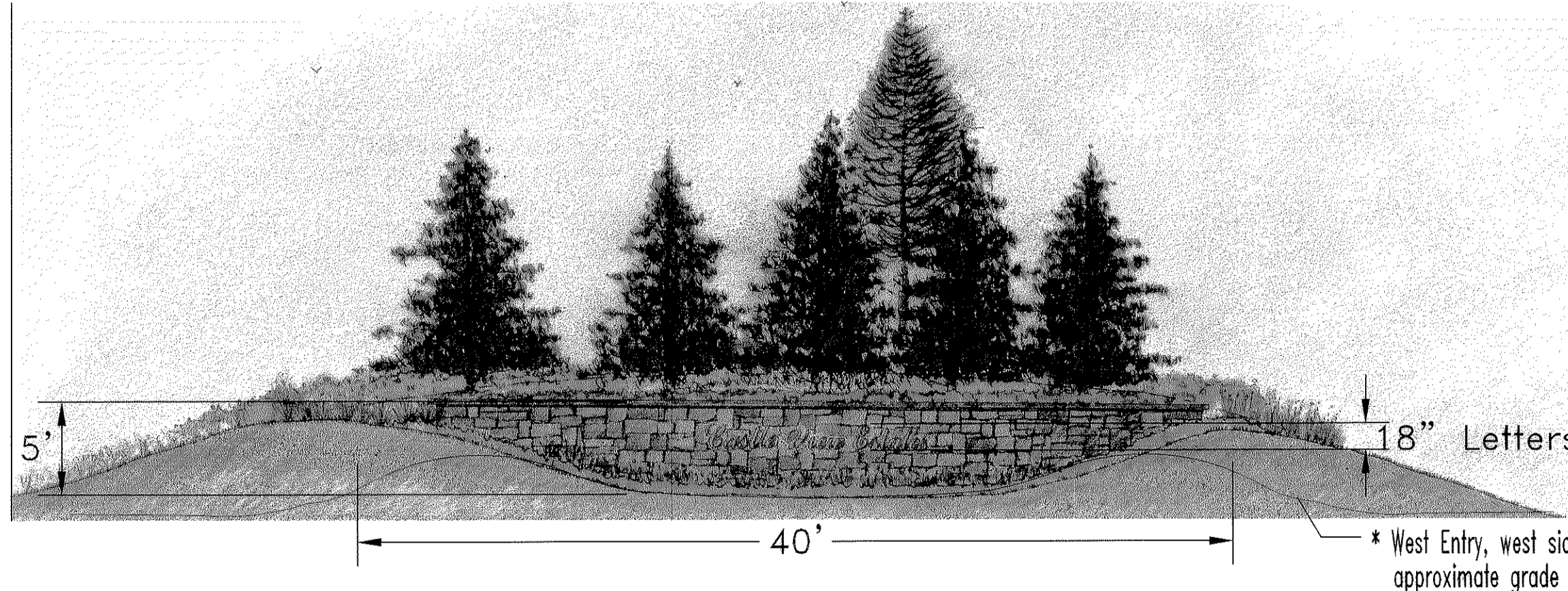


CONSTRUCTION NOTES

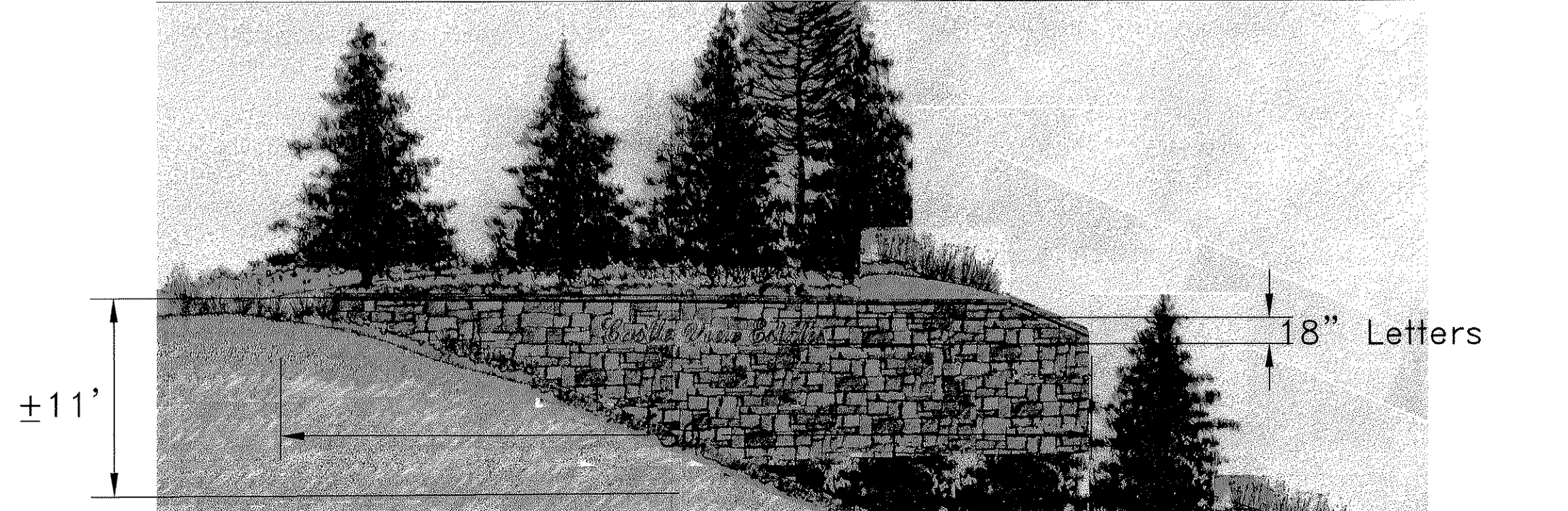
1. CONTRACTOR SHALL MAKE A VISIT TO THE SITE AND TAKE ALL MEASUREMENTS AND OBTAIN ANY OTHER INFORMATION AS NECESSARY FOR A COMPLETE AND CONCLUSIVE BID.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION. CALL 1-800-922-1987 TWO DAYS BEFORE DIGGING. FOR REFERENCE, UTILITIES ARE LOCATED ON THE SITE PLAN.
3. A SOIL ANALYSIS OF THE LANDSCAPE AREAS HAS BEEN PREPARED BY COLORADO ANALYTICAL LABORATORIES, INC. FERTILIZER RECOMMENDATIONS FOR TURF AND BED AREAS INCLUDE SULFUR (S04-S) AT 1.5 LBS/1000 SQ. FT.; PHOSPHORUS (P205) AT 2 LBS/1000 SQ. FT.; AND NITROGEN AT 3.25 LBS/1000 SQ. FT. (TO BE SPLIT 2 TO 3 TIMES THROUGHOUT THE GROWING SEASON). MINIMUM SOIL AMENDMENT FOR TURF AREAS SHALL BE 5 CU. YDS/1000 SQ. FT. ROTOTILL SOIL TO A DEPTH OF 6"-8" WORKING IN AMENDMENT. MIX IS TO INCLUDE ORGANIC MATERIAL, AGED COMPOST, WOOD HUMUS FROM SOFT/NON-TOXIC TREES, CANADIAN SPHAGNUM PEAT MOSS OR ORGANIC/TREATED MANURES (MINIMUM AGED FOR TWO YEARS) FROM INSTALL 6-8 CU YDS/1000 SQ. FT. IN PERENNIAL BEDS. BASED ON THE SOIL ANALYSIS SOIL AMENDMENT FOR THE AREAS TO BE RESEED WITH DRYLAND/NATIVE GRASS SHALL BE 2 CU YDS/1000 SQ. FT.. CONTRACTOR IS RESPONSIBLE TO REGRADE THE SITE AS PER THE DEVELOPER'S ORIGINAL GRADING PLAN. TO BE RAKED TO WITHIN 1/10 OF A FOOT. FINISH GRADE ALONG WALKS AND EDGING SHOULD PROVIDE POSITIVE DRAINAGE AWAY FROM THESE.
4. UPON INSPECTION FOR PUBLIC WORKS PERMITS, OR UPON CO ISSUANCE, AND FOR ISSUANCE OF AN IRRIGATION EXEMPTION PERMIT FOR ESTABLISHMENT OF NEW PLANT MATERIAL, VERIFICATION OF PURCHASES AND INCORPORATION OF ORGANIC MATERIAL (RECEIPTS AND INSPECTION AFFIDAVITS) SHALL BE REQUIRED.
5. IRRIGATION SYSTEM MUST BE INSTALLED AS PER THE IRRIGATION PLAN AS RECORDED BY THE TOWN OF CASTLE ROCK. INSTALL A DRIP SYSTEM TO ALL SHRUB BEDS, MINIMUM OF 1 EMITTER PER SHRUB OR 1 GALLON PLANT, 3 EMITTERS PER TREE, OR PER MANUFACTURER'S SPECIFICATIONS. SPRINKLER SYSTEM TO BE GUARANTEED FOR ONE YEAR.
6. ALL STEEL EDGING TO BE 10 GAUGE GALVANIZED STEEL WITH PLASTIC CAPPING, WITH A MINIMUM OF 3 PINS PER 10 FOOT SECTION.
7. MULCH TO BE 4" DEEP ROCK OVER FABRIC WEED BARRIER. SHREDDED CEDAR MULCH OVER WEED BARRIER MAY BE INSTALLED IN SOME OF THE BEDS. DO NOT INSTALL WEED BARRIER IN PERENNIAL OR GROUND COVER AREAS.
8. PLANT TREES AS PER COLORADO NURSERYMEN'S ASSOCIATION'S RECOMMENDATIONS. SEE DETAIL FOR THE PLANTING STANDARDS FOR THE TOWN OF CASTLE ROCK. REMOVE WIRE BASKETS FROM THE TOP 2/3 OF THE PLANT BALL. CONTRACTOR MUST CUT AND REMOVE ALL TWINE FROM TRUNKS OF TREES. BACKFILL AROUND ROOT-BALL WITH EXISTING SOIL. DOUBLE STAKE TREES WITH 6-FOOT ASPEN STAKES. ATTACH TO TREE WITH 12 GAUGE WIRE AND 12" WOVEN TREE STRAPS BY FORESTRY INDUSTRIES. ALL TREES AND SHRUBS TO BE GUARANTEED FOR ONE YEAR.
9. SEED TO BE OF GOOD QUALITY, FREE FROM WEEDS. INSTALL WITH A SEED DRILL OR HYDROMULCH. REMOVE ALL MATERIALS 1" AND OVER FROM SEEDING BED BEFORE SEEDING. COVERAGE OF SEEDED AREAS TO BE GUARANTEED FOR ONE YEAR. SOD MUST BE INSTALLED IN A WORKMANLIKE MANNER WITH TIGHT SEAMS BETWEEN PIECES OF SOD.
10. ALL IRRIGATION SYSTEM BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.
11. ALL TREES IN SEEDED OR SODDED AREAS MUST HAVE MULCHED TREE RINGS.
12. FOR ANY EXISTING TREES TO REMAIN IN OR ADJACENT TO THESE ENTRY SIGNS AND THEIR LANDSCAPED AREAS, BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, OR BE INSTALLED JUST OUTSIDE THE DRIP LINE OF THE TREE, WHICHEVER IS GREATEST. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIP LINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL. TREE ROOTS ON TREES CAN BE FOUND AT THE VERY SURFACE OF THE SOIL AND MANY OF THESE ARE FEEDER ROOTS, THUS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED. NO SOIL COMPACTION DUE TO LARGE EQUIPMENT USE SHALL OCCUR WITHIN THE TREE PROTECTION AREAS.

ENTRY SIGN MONUMENTATION (TYPICALS)

WEST ENTRY – MILLER BLVD. & CASTLE VIEW DRIVE – Both Sides*
 EAST ENTRY – MILLER BLVD. & SEDDLEY DRIVE – East Side



EAST ENTRY – MILLER BLVD. & SEDDLEY DRIVE – West Side



LANDSCAPE NOTES

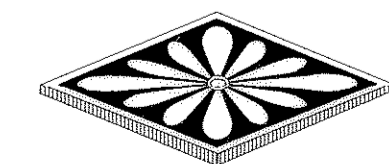
- THIS PROJECT INCLUDES CONSTRUCTION OF ENTRYWAY SIGNS AND LANDSCAPING FOR THE OAKS SUBDIVISION FILING NO. 2, AND SOME OPEN SPACE TREES ALONG CASTLE VISTA WAY. THE SITE IS UNIMPROVED WITH EXISTING SCRUB OAK AND OTHER NATIVE PLANTS THROUGHOUT THE SITE. PROPOSED PLANTS REQUIRE LOW WATER USE, THEREBY WITHSTANDING THE WEATHER CONDITIONS IN THIS AREA.
1. SEE LAND USE CHART FOR A SUMMARY OF LAND USES ON THIS SITE (SHEET 1).
 2. IRRIGATION WILL BE PROVIDED TO ALL LAWN AREAS AND PROPOSED PLANTS. WATER SOURCE WILL BE THE DOMESTIC WATER SUPPLY. RESEED DRYLAND/NATIVE GRASS AREAS WILL BE NON-IRRIGATED.
 3. THE LAWN AREAS WILL BE SEEDED WITH A MIXTURE OF FESCUE GRASSES, OR SODDED WITH FESCUE SOD. FESCUE GRASS IS HEAT AND DROUGHT TOLERANT, THEREBY CONSERVING FUTURE WATER NEEDS. SEED SHALL BE APPLIED AT 40 TO 50 LBS. PER ACRE IF BROADCAST, OR 20 TO 25 LBS. PER ACRE IF DRILLED.
 4. DRYLAND GRASS AREAS, INCLUDING DETENTION AREAS AND OTHER DISTURBED AREAS WILL BE RESEED WITH A FOOHILLS MIX, WHICH IS VERY DROUGHT TOLERANT. SEED SHALL BE APPLIED AT 40 TO 50 LBS. PER ACRE IF BROADCAST, OR 20 TO 25 LBS. PER ACRE IF DRILLED. MOWING OF DRYLAND/NATIVE AREAS SHALL BE UNDERTAKEN 3 TIMES A YEAR OR AS NEEDED.
 5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE TOWN OF CASTLE ROCK.
 6. NO LANDSCAPING (EXCEPT GRASS, SMALL SHRUBS AND PRIVATE IRRIGATION SYSTEMS) NOR PERMANENT STRUCTURES (EG. RETAINING WALLS, TREES, MAILBOXES, SHEDS, BUILDINGS, ETC.) SHALL BE PLACED IN UTILITY OR DRAINAGE PER TOWN OF CASTLE ROCK REGULATIONS.
 7. IRRIGATION TO BE PROVIDED BY 3 - 1/2" TAPS. THEREFORE THE WATER REQUIREMENTS ALLOCATED FOR IRRIGATION = 2 SFE.
 8. ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
 9. NON-LIVING GROUND COVER THAT IS COVERED BY THE SPREAD OF SHRUBS OR GROUNDCOVERS MAY BE COUNTED AS LIVING GROUND COVER. NON-LIVING GROUND COVER DOES NOT INCLUDE SIDEWALKS OR PARKING AREAS, WHICH ARE NOT COUNTED AS PART OF THE TOTAL LANDSCAPING AREA. THE MAXIMUM NON-LIVING GROUND COVER AREA IS 25% OF THE TOTAL LANDSCAPED AREA. THE MAXIMUM IRRIGATED TURF AREA IS 60% OF THE TOTAL SITE LANDSCAPE.

THE OAKS AT
 CASTLE ROCK
 FILING NO. 2
 PRELIMINARY PLAT/
 FINAL PD SITE PLAN
 SHEET 41 OF 44

DATE: 03/18/10
 ENTRANCE LANDSCAPE DETAILS
 THE OAKS SUBDIVISION
 FILING NO. 2

REVISIONS	REVISIONS PER TOWN
9-22-00: REVISIONS PER TOWN	REV. 2-8-01
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1-22-2007: REVISIONS PER TOWN	REV. 2-8-01
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8-23-2007: REVISIONS PER TOWN	REV. 2-8-01
11-14-2008: REVISIONS PER TOWN	REV. 2-8-01
1-9-2009: REVISIONS PER TOWN	REV. 2-8-01
2-24-2010: REVISIONS PER TOWN	REV. 2-8-01
3-18-2010: REVISIONS PER TOWN	REV. 2-8-01

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 CONTACT: BOB KELSEY

THE OAKS AT CASTLE ROCK, FILING NO. 2

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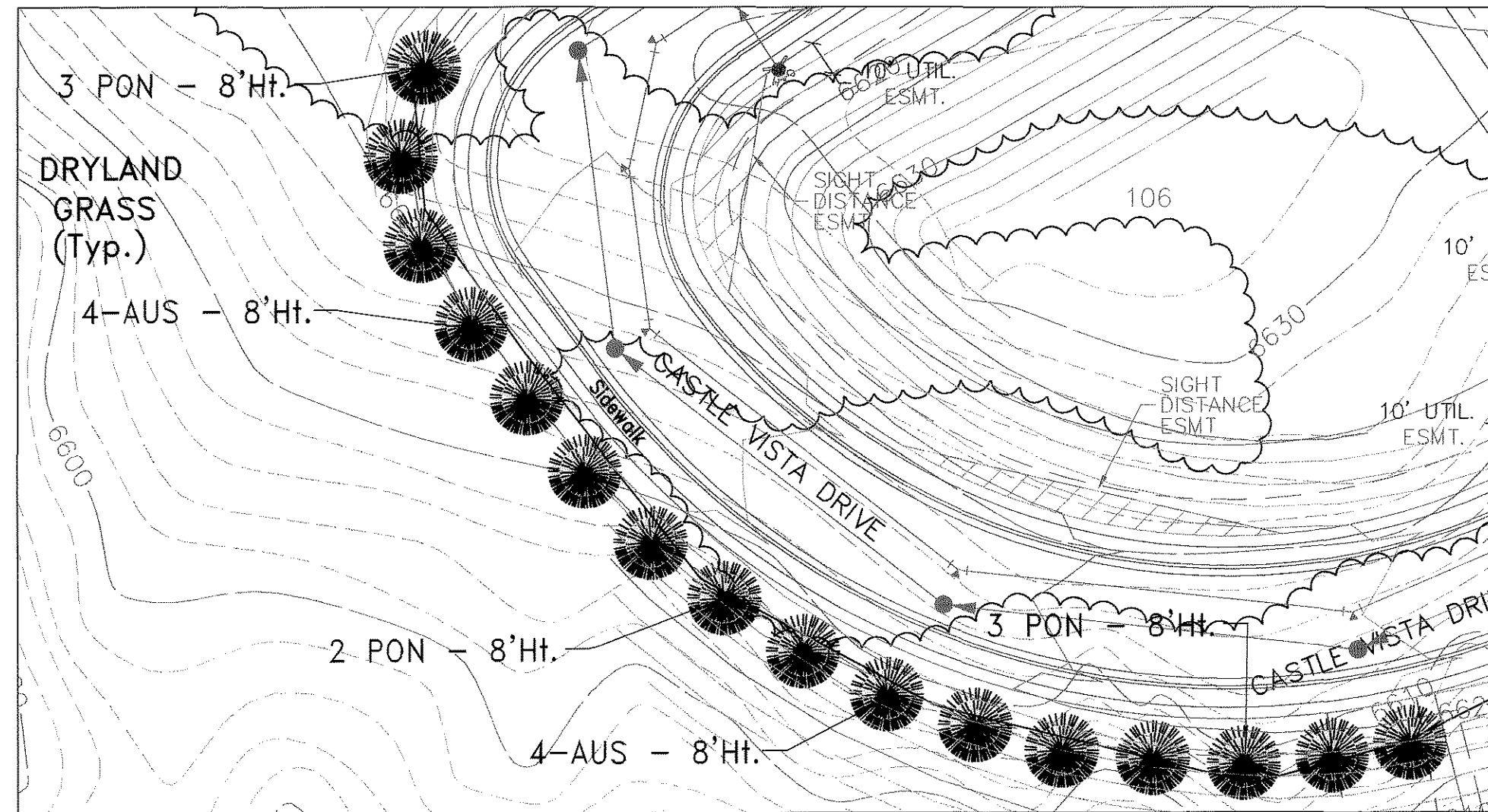
SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

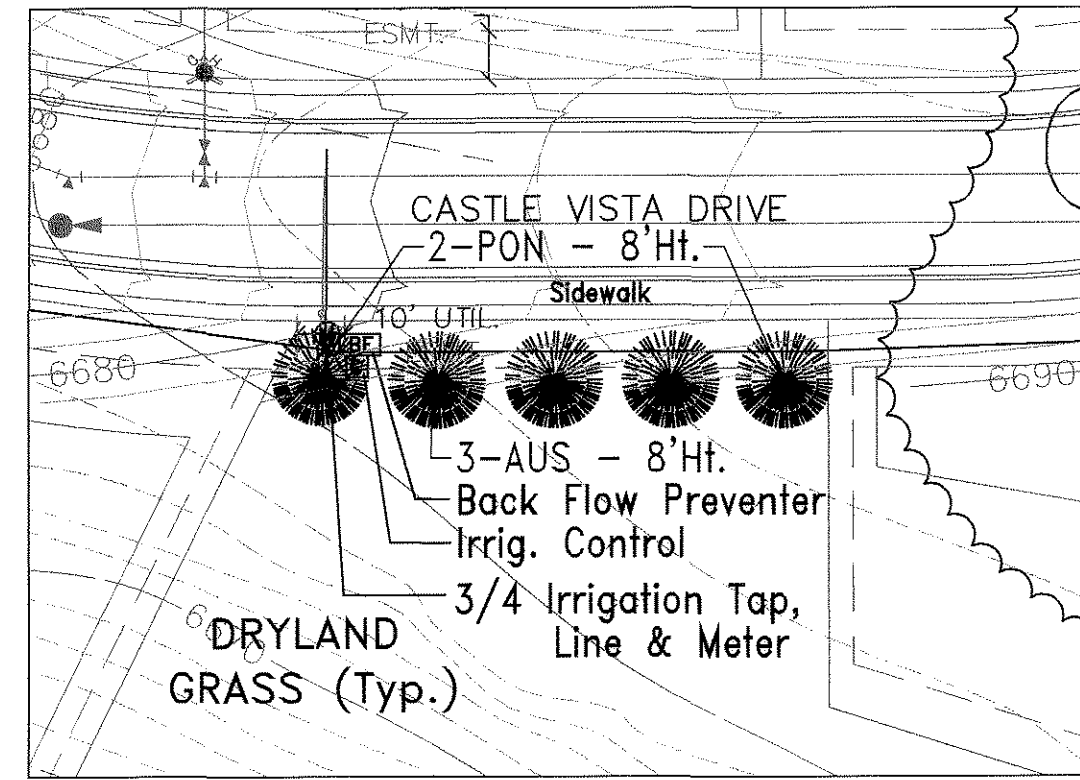
LANDSCAPE PLANS

SHEET 42 OF 44

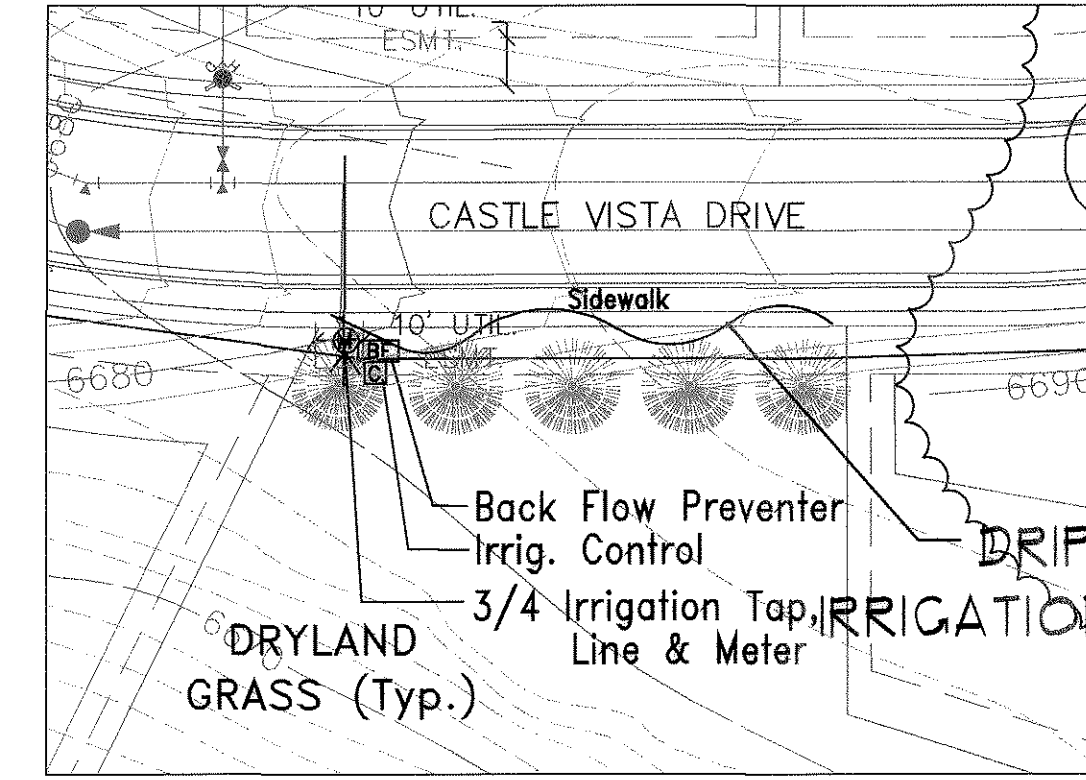
Open Space Trees - West



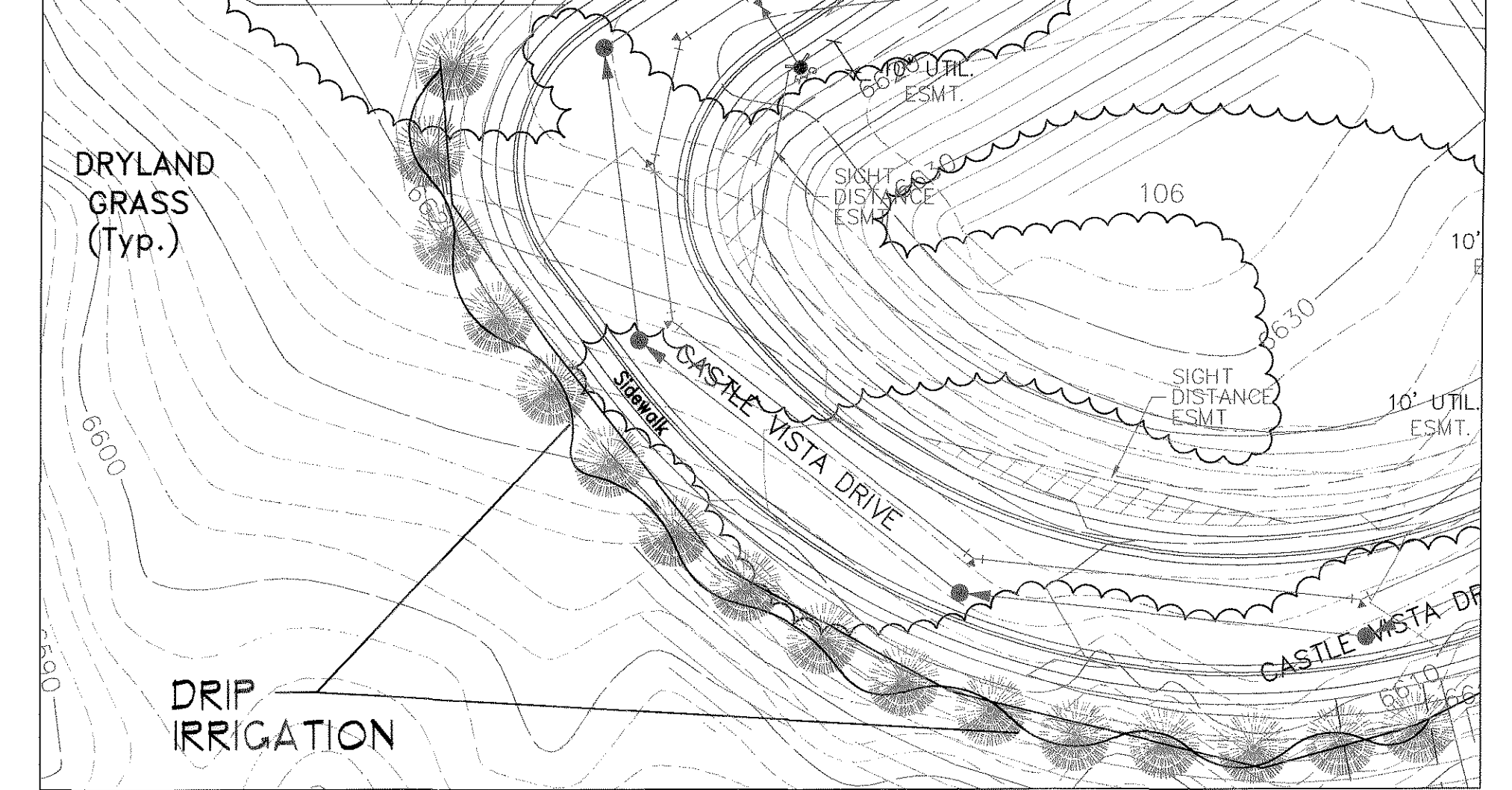
Open Space Trees - Central



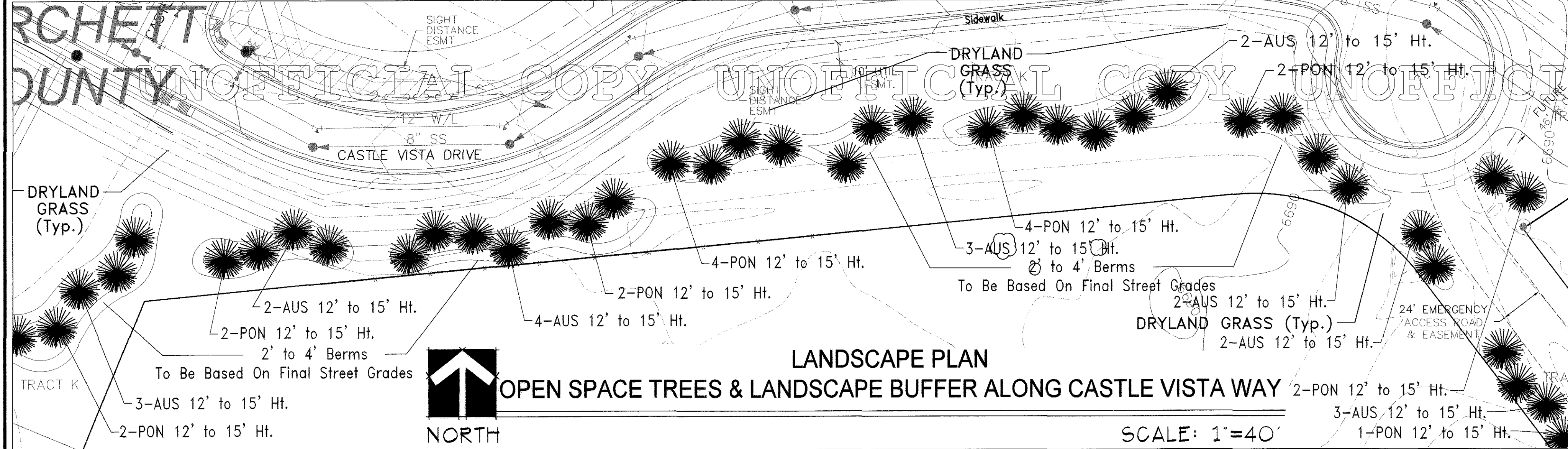
Open Space Trees - Central



Open Space Trees - West



Landscape Buffer - East



NOTES:

- ONE (1) EVERGREEN TREE SHALL BE PLANTED FOR EVERY 2500 SQ. FT. OF LOT AREA. MATURE HEIGHT OF EVERGREEN TREE SPECIES MUST BE AT LEAST 30 FEET.
- AT LEAST 50% OF THE TOTAL NUMBER OF TREES REQUIRED ON THE LOT SHALL BE LOCATED WITHIN 50 FEET OF THE HOME AND ON THE SIDE OF THE HOME FACING THE VIEWING PLATFORM AS SO DESIGNATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- BACKYARD LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER WITH THE EXCEPTION OF THOSE TREES REQUIRED TO MEET THE SKYLINE / RIDGELINE REGULATIONS. THESE TREES SHALL BE INSTALLED BY THE HOME BUILDER WITH HOUSE CONSTRUCTION AND MAINTAINED BY THE HOMEOWNER.
- THE MAJORITY OF THE SITE FALLS WITHIN THE MODERATE AND MINOR SKYLINE / RIDGELINE AREAS. THOSE LOTS DESIGNATED WITH AN ASTERISK SHALL CONFORM TO SKYLINE / RIDGELINE REGULATIONS PERTAINING TO LANDSCAPE REQUIREMENTS.

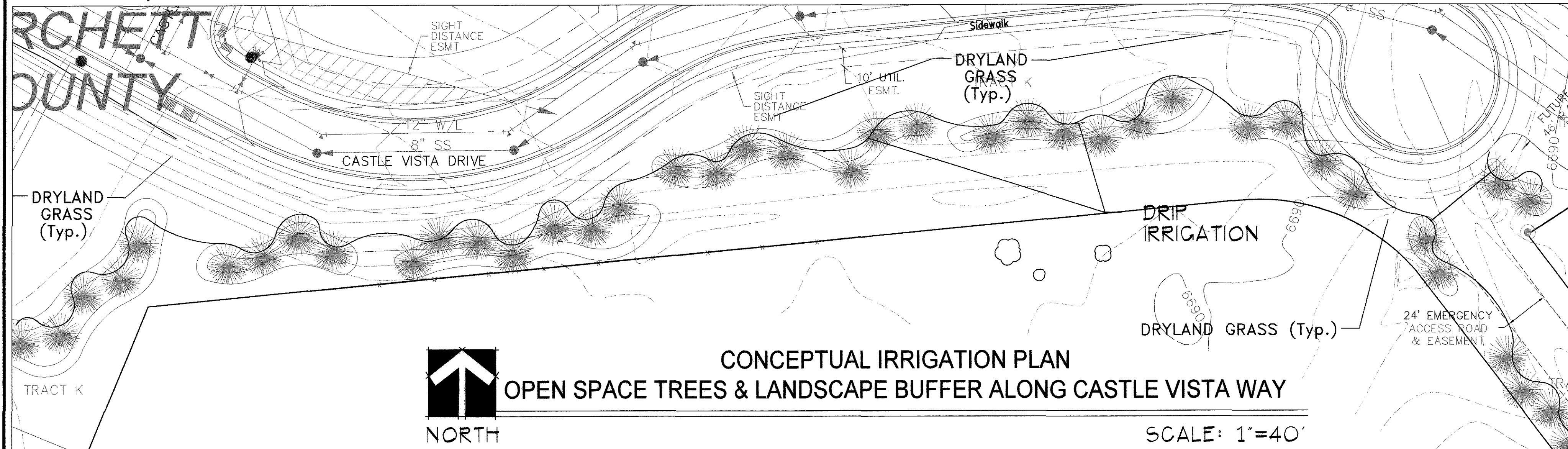
2' CAL. SHADE TREE
EVERGREEN SHRUB (TYP.)
MULCH (TYP.)
STEEL EDGING (TYP.)
8' HEIGHT (MIN.) EVERGREEN TREE (SEE NOTES #1, #2 AND #3.)
8' HEIGHT (MIN.) DECIDUOUS SHRUB (TYP.)
BACKYARD LANDSCAPING BY HOMEOWNER (TYP.) (SEE NOTE #3)

VIEWING PLATFORM (VARIES BASED ON LOCATION OF LOT)

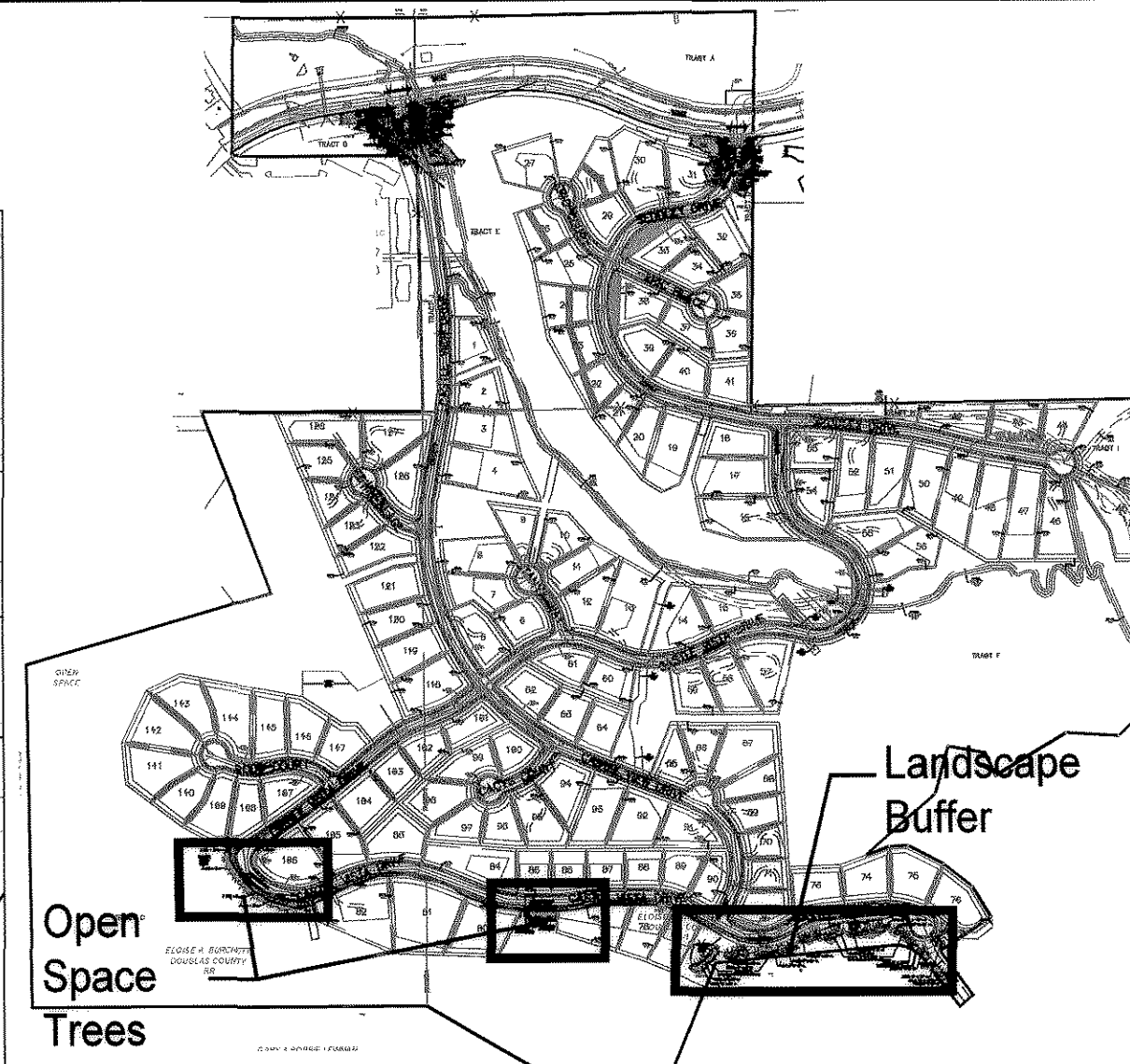
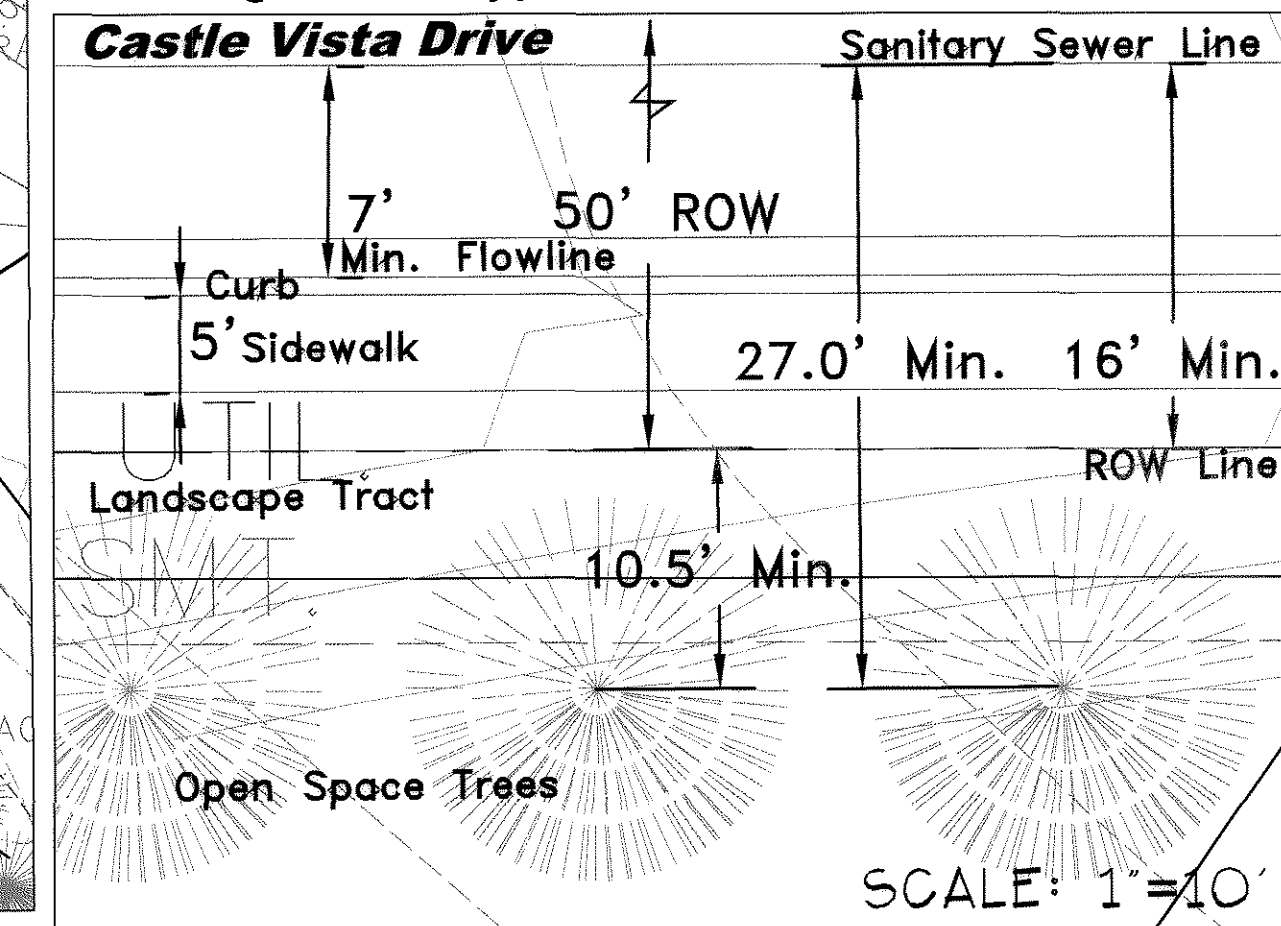
DELINEATES 'MINOR'
DELINEATES 'MODERATE'
(8 Trees) - INDICATES THE NUMBER OF TREES REQUIRED, BASED UPON 1 TREE/2500 SQ. FT. OF LOT AREA. UP TO A MAXIMUM OF 8 TREES.

2) TYPICAL LOT LANDSCAPING (SKYLINE / RIDGELINE AREAS)
9) SCALE 1" = 30'-0"

Landscape Buffer - East

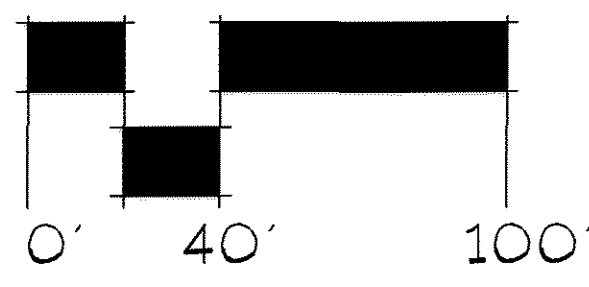


Enlargement Typical Castle Vista Drive



REVISIONS

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THE OAKS AT CASTLE ROCK FILING NO. 2
PRELIMINARY PLAT / FINAL PD SITE PLAN
SHEET 42 OF 44

DATE: 03/18/10

ENTRANCE LANDSCAPE DETAILS
THE OAKS SUBDIVISION
FILING NO. 2

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THE OAKS AT CASTLE ROCK, FILING NO. 2

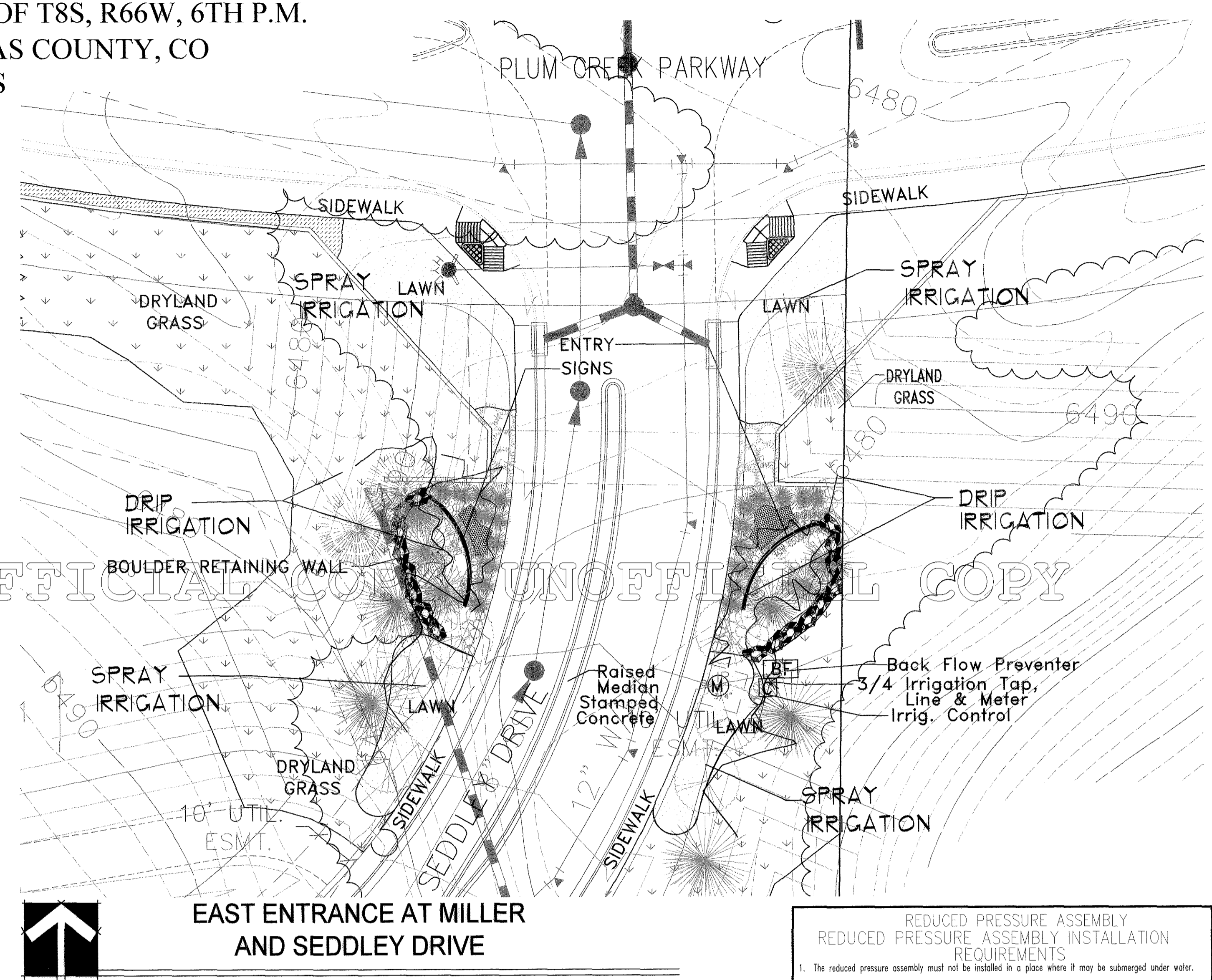
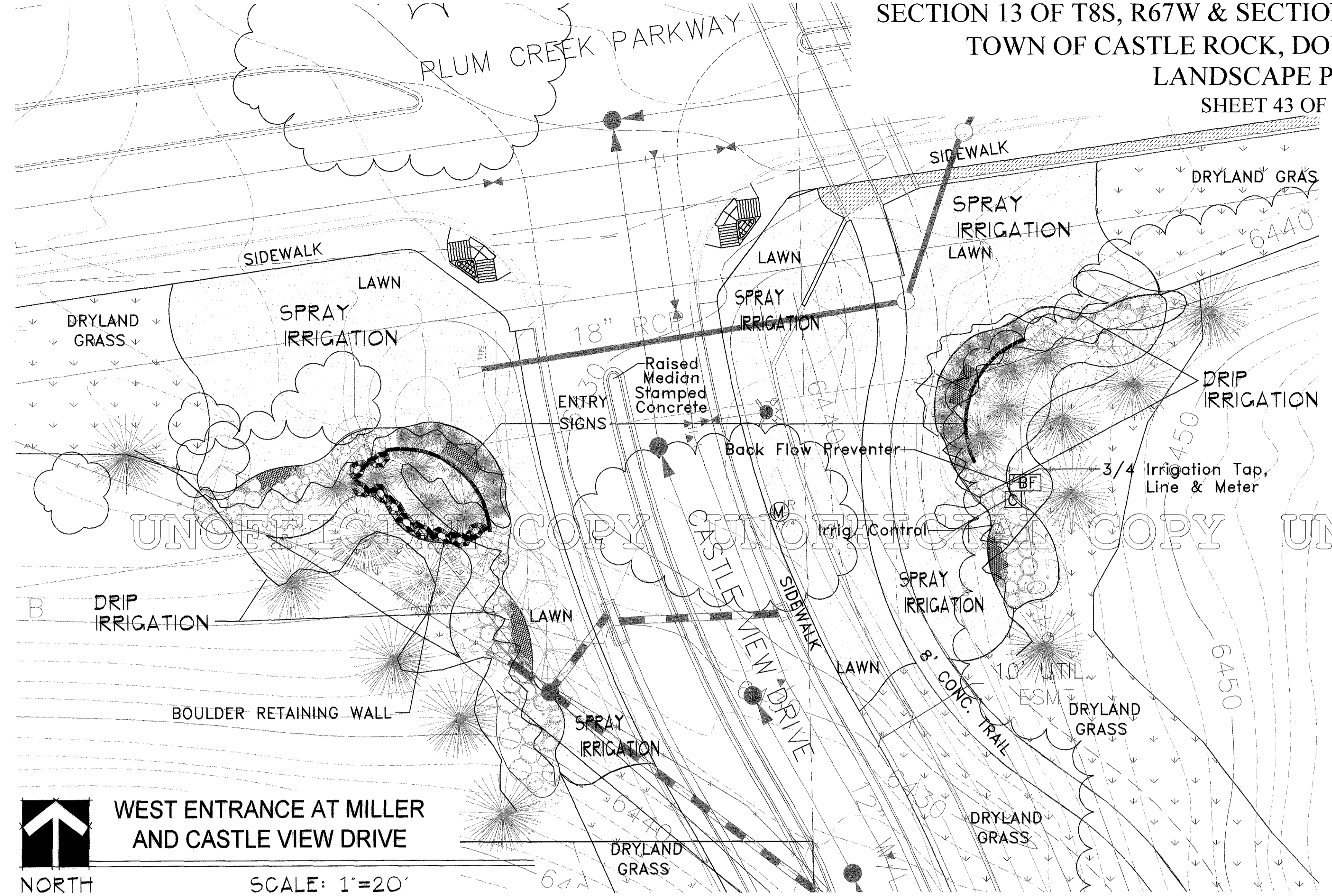
PRELIMINARY PLAT/FINAL PD SITEPLAN

SECTION 13 OF T8S, R67W & SECTION 18 OF T8S, R66W, 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO

LANDSCAPE PLANS

SHEET 43 OF 44



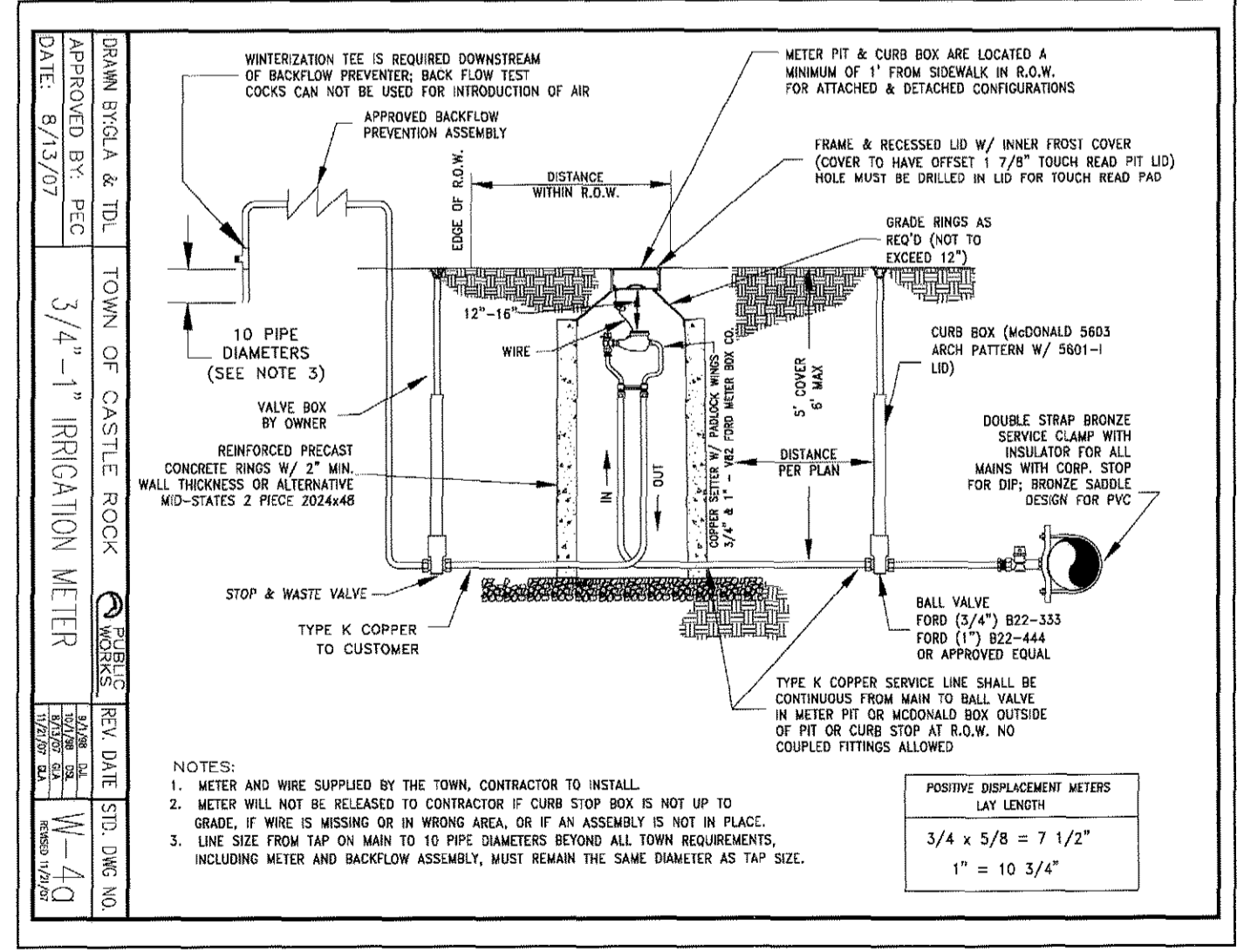
WEST ENTRANCE AT MILLER AND CASTLE VIEW DRIVE
 NORTH
 SCALE: 1"=20'

EAST ENTRANCE AT MILLER AND SEDDLEY DRIVE
 NORTH
 SCALE: 1"=20'

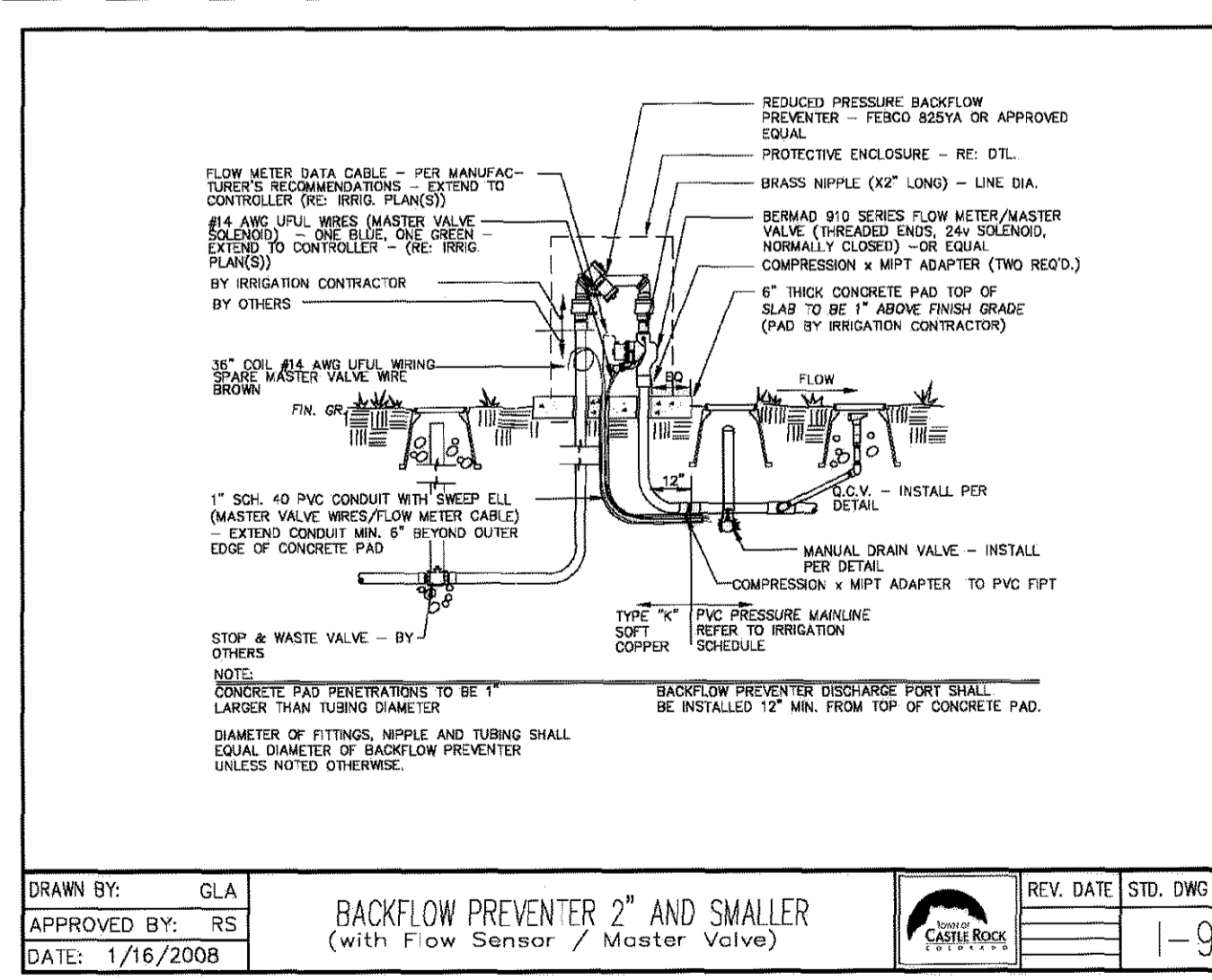
CONCEPTUAL IRRIGATION NOTES

1. AUTOMATIC UNDERGROUND IRRIGATION SYSTEMS PROPOSED FOR THIS SITE ARE EXPECTED TO BE DESIGNED WITH PRESSURES OF 30 TO 40 PSI.
2. IRRIGATION WILL BE PROVIDED TO ALL LAWN AREAS VIA SPRAY HEADS, TREES, SHRUBS AND PERENNIAL/GROUNDCOVER AREAS WILL BE DRIP IRRIGATED. WATER SOURCE WILL BE THE DOMESTIC WATER SUPPLY. RESEEDED DRYLAND/NATIVE GRASS AREAS WILL BE NON-IRRIGATED.
3. NO OVERHEAD IRRIGATION WILL BE USED IN THE ROW.
4. IRRIGATION WILL BE HYDROZONED BASED ON THE WATER NEEDS OF THE PLANT MATERIALS, GROUPING SIMILAR WATER DEMANDS TOGETHER.
5. THE PROPOSED IRRIGATION SYSTEM CONNECTIONS ARE DEDICATED FOR IRRIGATION ONLY AND NO DOMESTIC SERVICE SHALL BE SUPPLIED FROM THESE CONNECTIONS.
6. THE IRRIGATION SERVICE CONNECTIONS ARE SIZED TO ADEQUATELY SUPPLY REQUIRED SUPPLEMENTAL IRRIGATION TO ALL PLANT MATERIALS UNDER THE PARAMETERS IDENTIFIED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
7. IRRIGATION TO BE PROVIDED BY 3 - 3/4" TAPS. THEREFORE THE WATER REQUIREMENTS ALLOCATED FOR IRRIGATION = 2 SF.
8. ALL IRRIGATION IMPROVEMENTS SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
9. IRRIGATION SCHEDULE SHALL BE PER TOWN STANDARDS FOR LARGE IRRIGATED AREAS = EVERY THIRD DAY, ALLOWED BETWEEN THE HOURS OF 11 PM - 4 AM.
10. RAIN SENSORS SHALL BE INSTALLED PER TOWN REQUIREMENTS.
11. ALL IRRIGATION SYSTEM BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.

3/4" WATER SERVICE CONNECTION & METER PIT DETAILS



BACKFLOW PREVENTER DETAIL



IRRIGATION CHART

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
		(Tree Native Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Emp, SGL, etc.)	(Nozzle or Emmitter size)	(Inches/hour)	(Per Zone)	(Inches at 1.5" nozzle)	(Maximum Monthly)	(Based on 15 cycles/month)	(Gallons per month)
E1	Low	Turf	MP Rotators	1/2"	0.45	11.00	2	287	27	2833
E2	Low	Turf	MP Rotators	1/2"	0.45	7.00	2	287	27	1807
E3	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	4.50	2	125	13	575
E4	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	5.90	2	125	13	738
W1	Low	Turf	MP Rotators	2"	0.45	12.80	2	287	27	3419
W2	Low	Turf	MP Rotators	2"	0.45	8.30	2	287	27	2213
W3	Low	Turf	MP Rotators	1/2"	0.45	9.30	2	287	27	2613
W4	Low	Turf	MP Rotators	2"	0.45	9.20	2	287	27	2493
W5	Low	Turf	MP Rotators	2"	0.45	7.60	2	287	27	2027
W6	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	11.10	2	125	13	1338
W8	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	9.70	2	125	13	1218
S1	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	0.80	2	125	13	100
S2	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	0.40	2	125	13	50
S3	Low	Xeric Trees/Shrubs	Drip	1 gph	0.96	1.25	2	125	13	166
Total								2742	274	21739

Note: The application rate for the drip zones are based on Netirrig Techline dripperline with 9 gph drippers at 18" spacing.

REDUCED PRESSURE ASSEMBLY INSTALLATION REQUIREMENTS

1. The reduced pressure assembly must not be installed in a place where it may be submerged under water.
2. There shall be no pit or vault installations unless there is a drain twice the diameter of the assembly to daylight. This could be a hillside vault where one side is open for drainage but would allow protection from backflow.
3. The "RP" shall not be installed in a vertical position unless there is specific approval from the Foundation for Cross-Connection Control and Hydraulic Research and the Town of Castle Rock for the particular make and model of device. As of this writing there is no such approval. Some manufacturers installation instructions indicate a vertical position is allowed. These should not be followed unless the above approval has been obtained from the Town of Castle Rock Utilities Department.
4. Backflow prevention, although a form of pit, are allowed if the following conditions are met.
 - A. A drain large enough to allow the maximum flow of water the size of the "RP" is capable of discharging under twice (2x) the normal static water pressure for the system to daylight.
 - B. Some type of high water alarm system installed to notify personnel of a problem occurring in the area. AND/OR
 - C. No electrical components in the same general area of the assembly.
5. Only factory supplied funnels shall be used to remove the periodic discharge from the assembly and the piping system must have adequate air gap at the termination of the run.
6. Freezing weather and other climatic conditions must be taken into consideration when installing any back flow preventer outside of a protective enclosure.
7. Places of business that cannot be without a continuous supply of water must install a dual installation, that is two "RP" assemblies in parallel, on the main service line.
 - A. A soft seeded single check valve installed upstream or ahead of the "RP" unit will stop or reduce this problem without affecting the operation of the assembly.
 - B. A pressure regulating valve placed upstream or ahead of the "RP" assembly and set at a pressure at, or less than the lowest pressure drop that occurs.
 - C. Either of these options will create additional flow loss for the fire system and must be considered before actual installation is done.
 - D. This same method may be used on installations where great main line fluctuation becomes a nuisance on assemblies installed in buildings.

REVISIONS

NO.	DATE	REVISIONS PER TOWN REVIEW & COMMENTS
9-22-00		REVISIONS PER TOWN REVIEW & COMMENTS
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11-14-08		REVISIONS PER TOWN REVIEW & COMMENTS
1-9-09		REVISIONS PER TOWN REVIEW & COMMENTS
2-24-10		REVISIONS PER TOWN REVIEW & COMMENTS
1-18-10		REVISIONS PER TOWN REVIEW & COMMENTS



Irrigation System Hydraulic Worksheet for
 Town of Castle Rock
 For: Oaks of Castle Rock Filing No. 2
 10/10/08

Tap Size	Point of Connection (Static Pressure)	Loss from Service Line	Loss from Service Meter	Loss from Water Line	Loss from Service	Loss from Backflow	System Pressure	Pressure Required at Head (PSI)	Total System Requirement	
East 3/4"		05	-2	-3.0	-1.6	-1.7	-11.5	45.2	40	45.2
West 3/4"		05	-2.5	-3.0	-1.65	-1.7	-11.5	44.65	40	44.65
South 3/4"		05	-0.05	-0.2	-0.08	-1.1	-11.5	52.17	30	52.17

Town of Castle Rock provides a minimum of 43 PSI

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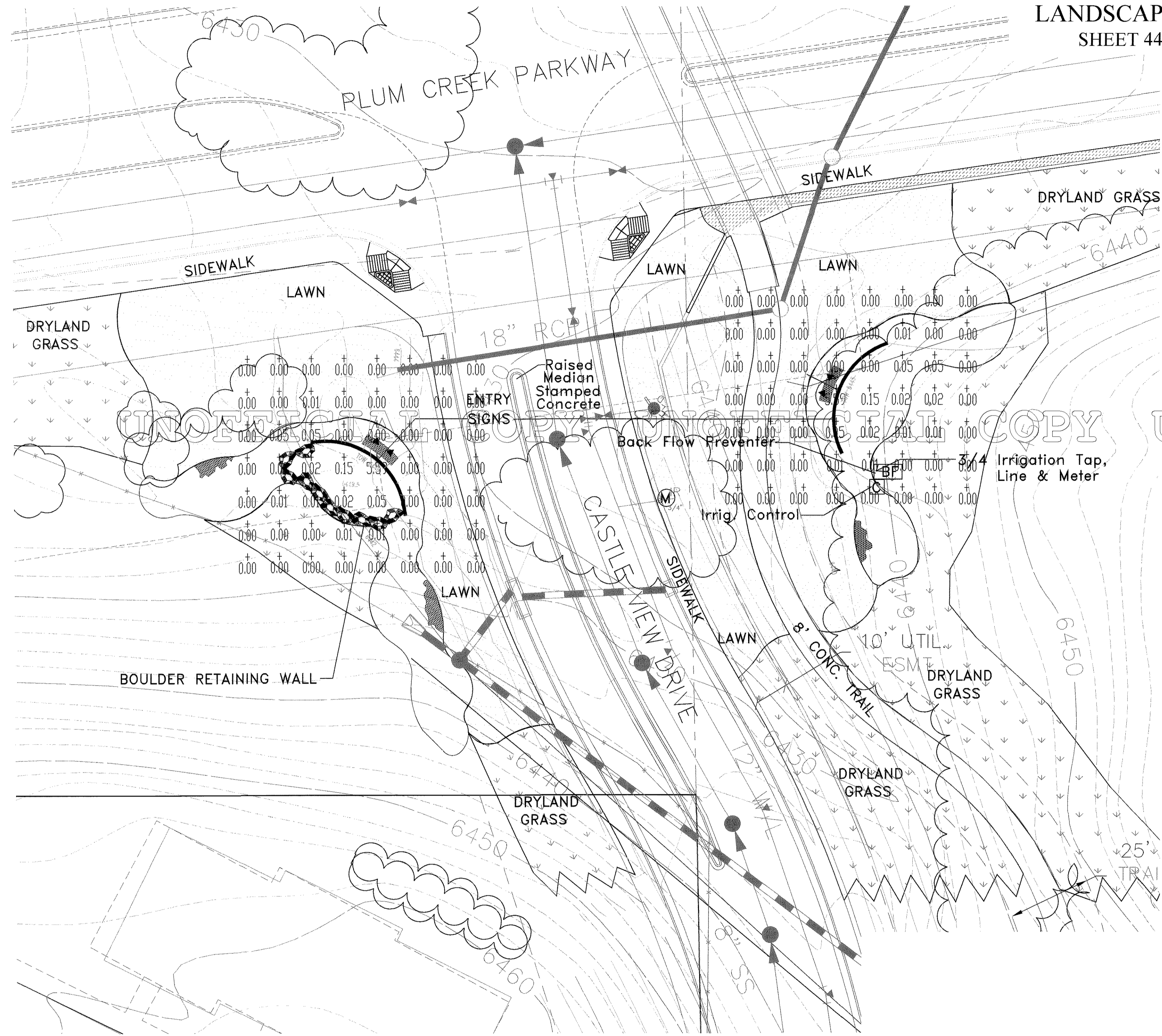
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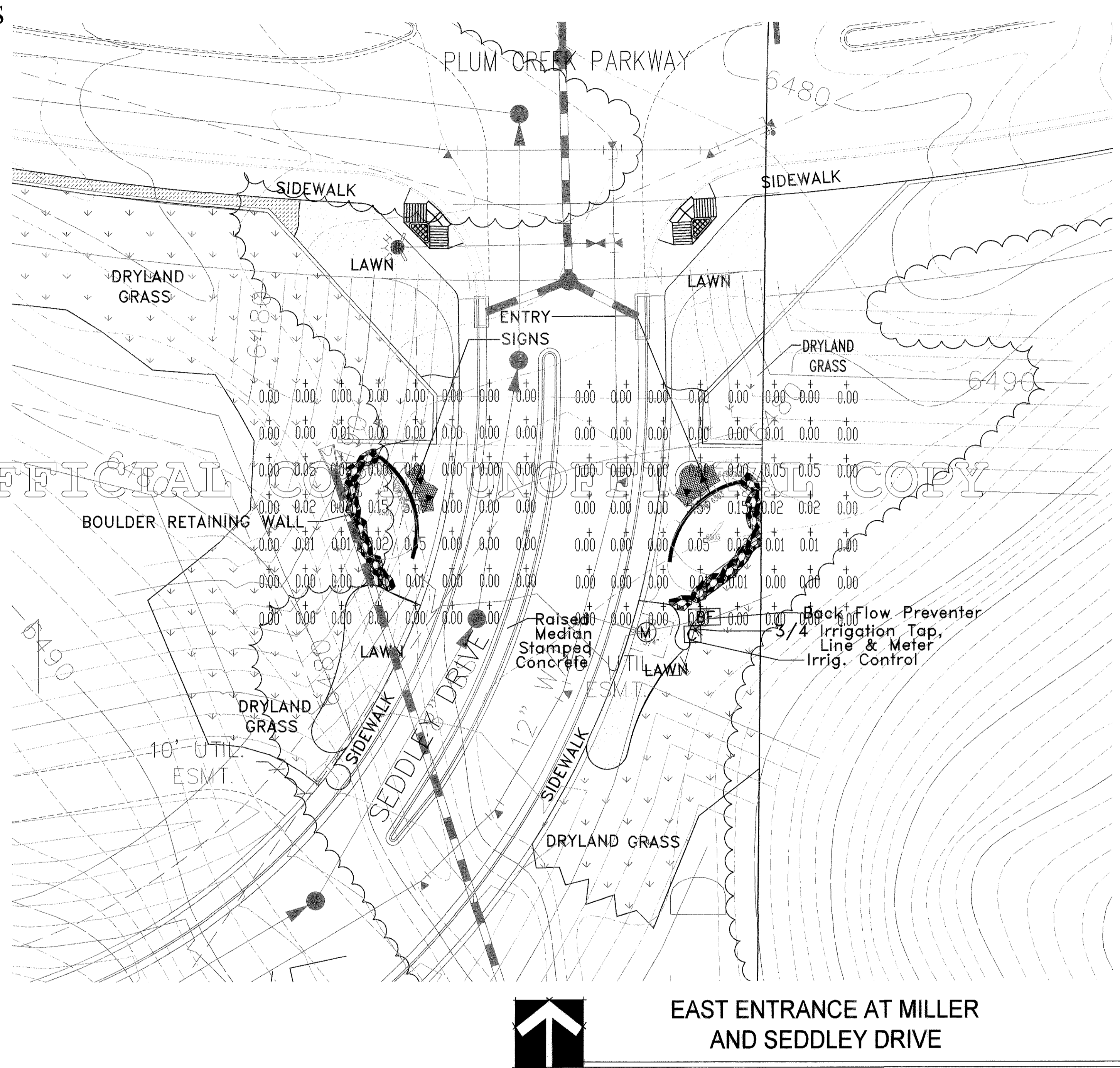
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LANDSCAPE PLANS

SHEET 44 OF 44



WEST ENTRANCE AT MILLER AND CASTLE VIEW DRIVE
 NORTH
 SCALE: 1"=20'



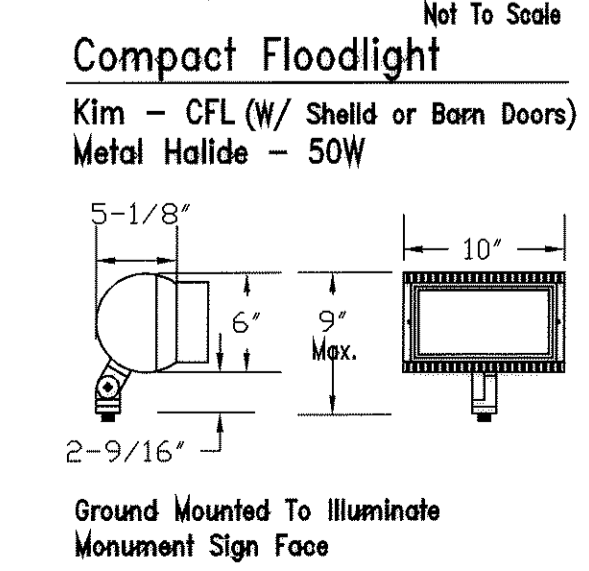
EAST ENTRANCE AT MILLER AND SEDDLEY DRIVE
 NORTH
 SCALE: 1"=20'

UNOFFICIAL COPY

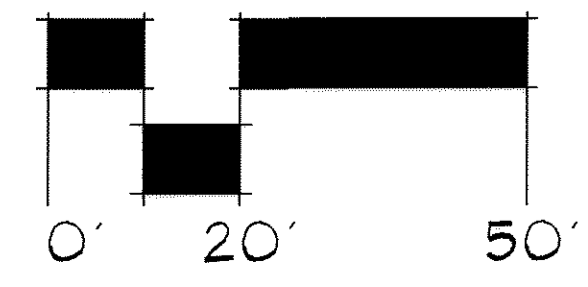
LIGHTING LEGEND

- ▼ GROUND MOUNTED FLOODLIGHT = COMPACT FLOODLIGHT
- + 0.23 FOOTCANDLE READING AT GROUND LEVEL

Outdoor Lighting Typicals



REVISIONS
9-22-00: REVISIONS PER TOWN REVIEW & COMMENTS
REV. 2-5-01
9-27-06: REVISIONS PER TOWN REVIEW & COMMENTS
1-22-2007: REVISIONS PER TOWN REVIEW & COMMENTS
3-23-2007: REVISIONS PER TOWN REVIEW & COMMENTS
8-23-2007: REVISIONS PER TOWN REVIEW & COMMENTS
11-14-2008: REVISIONS PER TOWN REVIEW & COMMENTS
1-9-2009: REVISIONS PER TOWN REVIEW & COMMENTS
2-24-2010: REVISIONS PER TOWN HEARINGS & COMMENTS
3-18-2010: REVISIONS PER TOWN DRC COMMENTS



THE OAKS AT CASTLE ROCK FILING NO. 2
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 SHEET 44 OF 44
 DATE: 03/18/10

ENTRANCE LANDSCAPE DETAILS
 THE OAKS SUBDIVISION
 FILING NO. 2

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