

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 THE OAKS OF CASTLE ROCK, FILING NO. 3

1ST AMENDMENT OF THE OAKS AT CASTLE ROCK, FILING NO. 3 – FINAL PD SITE PLAN PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. SDP18-0062

LEGAL DESCRIPTION
THE OAKS OF CASTLE ROCK FILING NO. 3 (RECEPTION. NO. 2014032149)

BASIS OF BEARINGS
CONSIDERING THE WEST LINE OF SAID SECTION 18, T8S, R66W, TO BEAR SOUTH 01°11'22" EAST. MONUMENTED BY NORTHWEST CORNER SECTION 18, FOUND 2-1/2" ALUM. CAP HIGHPLAINS SURVEY L.S. #30127 AND MONUMENTED BY SOUTHWEST CORNER, NE 1/4, NE 1/4 SECTION 13, T8S, R67W FOUND 3-1/2" ALUM. CAP TST - L.S. # 12046.

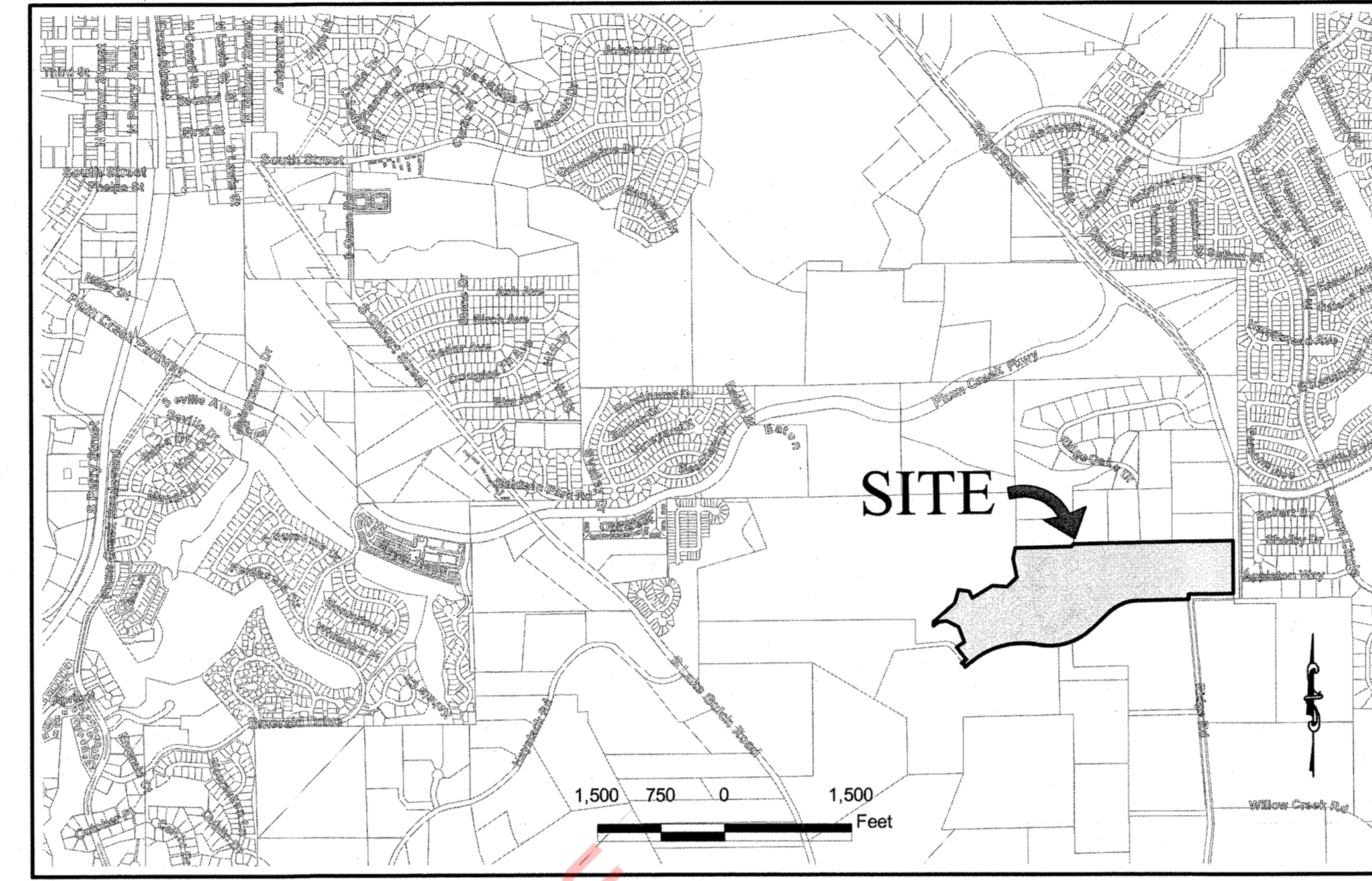
BENCHMARKS STATEMENT
DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015020. MONUMENTED BY A 3-1/2" DIAMETER ALUMINUM CAPPED MONUMENT BEING SOUTH OF THE NORTH 1/16 CORNER BETWEEN SECTION 8 & 9 AS MONUMENTED BY A 2-1/2" ALUMINUM CAP A DISTANCE OF 1190.52 FEET & NORTH OF THE EAST 1/2 CORNER OF SECTION 8 AS MONUMENTED BY 2-1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS28659" A DISTANCE OF 150.52 FEET. PROJECT ELEVATION IS 6572.29 FEET (NAVD 88)

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON THE SITE. THE SITE IS LOCATED IN ZONE X (UNSHADED) PER FEMA FIRM MAP NUMBER 08035C0302G, DATED MARCH 16, 2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED: PLANNED DEVELOPMENT.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. THIS SITE HAS BOTH MINOR AND MODERATE SKYLINE ZONES PER THE TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.48 - SKYLINE/RIDGELINE PROTECTION REGULATIONS. (SEE SHEET 3)
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT ARE NOT PERMITTED IN THE SETBACK.
15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



VICINITY MAP
SCALE: 1" = 1500'

PURPOSE STATEMENT (AMENDMENT NO. 1):

THE PURPOSE OF THIS AMENDMENT TO THE OAKS OF CASTLE ROCK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN (RECEPTION NO. 2010079733) IS TO REVISE THE GRADING OF LOTS 1-3 AND 12-16 WHICH INCLUDES THE ADDITION OF RETAINING WALLS TO ELIMINATE WALKOUT HOUSING TYPES AND TO ADD AN ACCESS ROAD IN TRACT B. THIS AMENDMENT TOGETHER WITH ALL OTHER PLANS AND DETAILS OF THE OAKS OF CASTLE ROCK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN MAKE UP THE ENTIRETY OF THE APPROVED PLAN.

LEGEND

---	PROPERTY BOUNDARY
---	SECTION LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED CENTERLINE
---	PROPOSED TRAIL OR SIDEWALK
8"SS	PROPOSED SAN. SEWER & MANHOLE
EXISTING SAN. SEWER & MANHOLE	EXISTING SAN. SEWER & MANHOLE
12"W	PROPOSED 12" WATER MAIN & VALVE
EXISTING WATER LINE	EXISTING WATER LINE
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT
W	PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE	PROPOSED SEWER SERVICE
PROPOSED PEDESTRIAN RAMP	PROPOSED PEDESTRIAN RAMP
PROPOSED STORM SEWER INLET	PROPOSED STORM SEWER INLET
PROPOSED STORM SEWER	PROPOSED STORM SEWER
PROPOSED UTILITY EASEMENT	PROPOSED UTILITY EASEMENT
PROPOSED SWALE	PROPOSED SWALE
EXISTING SWALE	EXISTING SWALE
EXISTING VEGETATION	EXISTING VEGETATION
6500	PROPOSED OVERLOT GRADE CONTOUR
EXISTING GRADE CONTOUR	EXISTING GRADE CONTOUR
PROPOSED BUILDING SETBACK	PROPOSED BUILDING SETBACK
PROPOSED STREET LIGHT	PROPOSED STREET LIGHT
EXISTING STREET LIGHT	EXISTING STREET LIGHT
FRONT	DESIGNATES MANDATORY LOT ACCESS FRONTAGE
EXISTING STRUCTURE	EXISTING STRUCTURE
SKYLINE/RIDGELINE LOTS:	SKYLINE/RIDGELINE LOTS:
a=HEIGHT LIMIT	a=HEIGHT LIMIT
b=# OF REQUIRED EVERGREEN TREES	b=# OF REQUIRED EVERGREEN TREES

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL SITE PLAN & SHEET INDEX
3	GRADING PLAN
4	GRADING PLAN
5	RETAINING WALL DETAIL SHEET

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Jason Gray MAYOR

ATTEST: Lisa Anderson TOWN CLERK

SIGNED THIS 18th DAY OF June, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF June, 2019 BY

Jason Gray AS MAYOR AND BY

Lisa Anderson AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

Jason Gray NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-2019

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:33 AM ON THE 20th DAY OF June, 2019 AT RECEPTION NO. 2019035476

DOUGLAS COUNTY CLERK AND RECORDER
BY: Claire Bieger DEPUTY

TITLE CERTIFICATION

Douglas E. Deifke, Jr. AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE GUARANTY COMPANY, A PUBLIC 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.

Douglas E. Deifke, Jr. AUTHORIZED REPRESENTATIVE STEWART TITLE GUARANTY COMPANY

SIGNED THIS 17th DAY OF May, 2019

except as shown in Title Commitment No. 18000310347, with an effective date of May 06, 2019.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF May, 2019 BY

Douglas E. Deifke, Jr. AS AUTHORIZED REPRESENTATIVE OF STEWART TITLE GUARANTY COMPANY.

Suzanne Klemm NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-22-2020

OWNERSHIP CERTIFICATION

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

Richmond American Homes of Colorado, Inc. RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

SIGNED THIS 23rd DAY OF MAY, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF May, 2019 BY

Linda M Purdy AS Senior vice president OF RICHMOND AMERICAN HOMES OF COLORADO, INC.

Linda M Purdy NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-01-2020

CIVIL ENGINEER'S STATEMENT

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

JEFFREY FRENCH PE 32615 DATE 5/16/19
FOR AND ON BEHALF OF ATWELL, LLC

SURVEYOR'S CERTIFICATE

I, BRIAN C. RITZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS REVIEWED BY ME, THE MONUMENTS SHOWN THEREON WERE SET IN THE FIRST TWO WEEKS OF FEBRUARY, 2014 AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

BRIAN C. RITZ PLS 34852 DATE 5/17/19
FOR AND ON BEHALF OF ATWELL, LLC

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 31 DAY OF MAY, 2019

Brian C. Ritz DIRECTOR OF DEVELOPMENT SERVICES

APPLICANT:

RICHMOND AMERICAN HOMES OF COLORADO, INC.
C/O ERIC KUBLY
4350 SOUTH MONACO STREET
DENVER, CO 80237
(720) 977-3862
CONTACT: ERIC KUBLY

OWNER:

RICHMOND AMERICAN HOMES OF COLORADO, INC.
C/O ERIC KUBLY
4350 SOUTH MONACO STREET
DENVER, CO 80237
(720) 977-3862
CONTACT: ERIC KUBLY

SURVEYOR OF RECORD:

ATWELL, LLC
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
(303) 928-6741
CONTACT: BRIAN C. RITZ

CIVIL ENGINEER:

ATWELL, LLC
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
(303) 928-6741
CONTACT: JEFF FRENCH

THE OAKS OF CASTLE ROCK FILING NO. 3
SITE DEVELOPMENT PLAN
AMENDMENT NO. 1
(COVER)
SHEET 1 OF 5

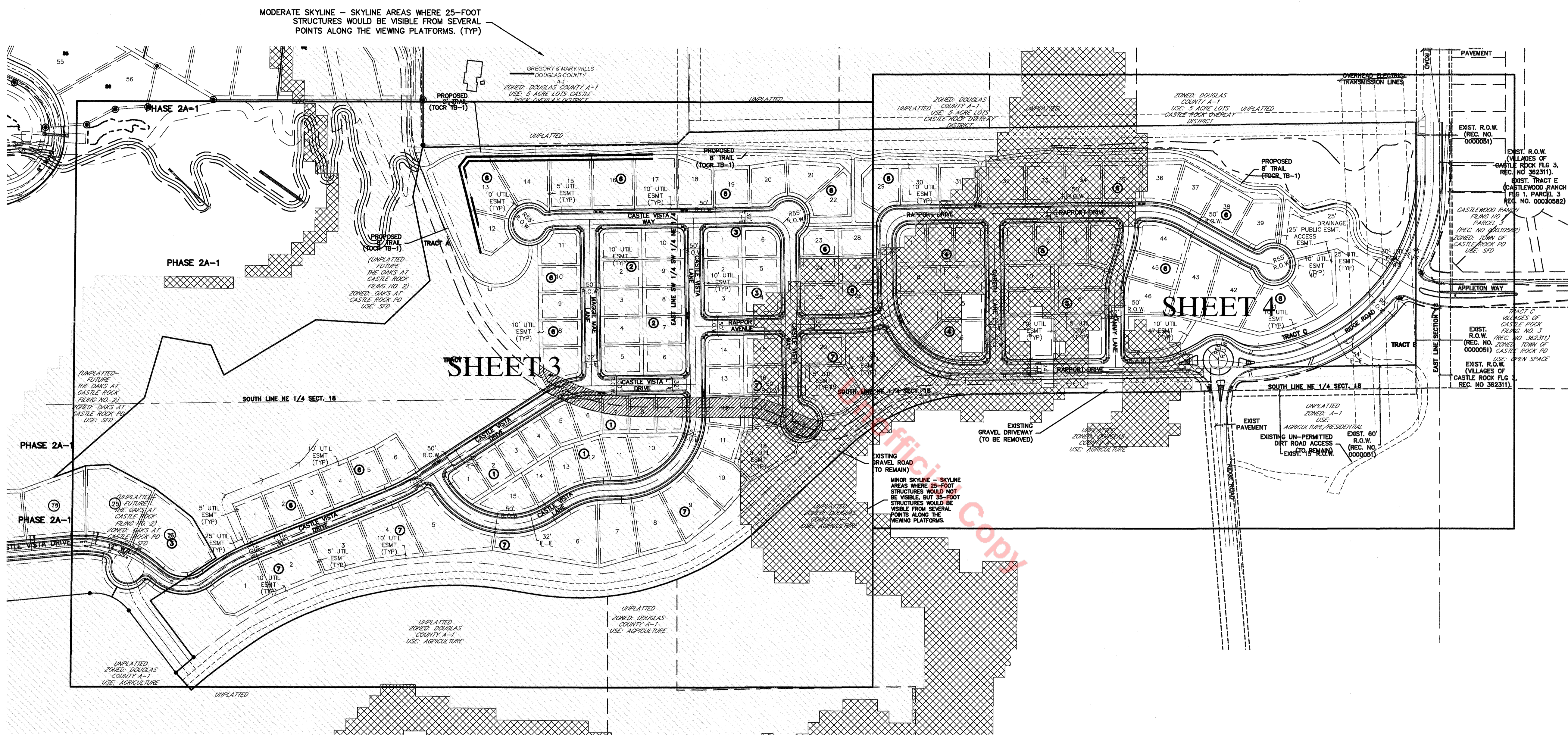
DATE PREPARED: 07/23/10
REVISED: 02/01/19

PROJECT NUMBER: SDP18-0062

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JEFFREY@ATWELL-GROUP.COM

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 THE OAKS OF CASTLE ROCK, FILING NO. 3

1ST AMENDMENT OF THE OAKS AT CASTLE ROCK, FILING NO. 3 – FINAL PD SITE PLAN
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP18-0062



LEGEND

- MODERATE SKYLINE – SKYLINE AREAS WHERE 25-FOOT STRUCTURES WOULD BE VISIBLE FROM SEVERAL POINTS ALONG THE VIEWING PLATFORMS.
- MINOR SKYLINE – SKYLINE AREAS WHERE 25-FOOT STRUCTURES WOULD NOT BE VISIBLE, BUT 35-FOOT STRUCTURES WOULD BE VISIBLE FROM SEVERAL POINTS ALONG THE VIEWING PLATFORMS.
- EXISTING ROAD TO BE REMOVED (EXISTING SIDEWALK TO REMAIN)

- ENVIRONMENTAL PROTECTION:**
- GENERAL PROVISIONS DURING CONSTRUCTION:**
- A. CARE SHALL BE EXERCISED DURING ALL OPERATIONS TO MINIMIZE DAMAGE TO FRAGILE AREAS OF THE LANDSCAPE.
 - B. CONSTRUCTION EQUIPMENT SHALL NOT BE PERMITTED TO MOVE OFF ROADS OR ESTABLISHED CONSTRUCTION ROUTES IN ORDER TO MINIMIZE DAMAGE TO VEGETATION OR SOIL.
 - C. ROPES OR CABLE SHALL NOT BE FASTENED TO TREES EXCEPT FOR SUPPORT AND STABILIZATION.
 - D. THE BURNING OF TRASH, BRUSH, TREES AND OTHER COMBUSTIBLE OBJECTS IS PROHIBITED. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE, EXCEPT FOR WOODY MATERIAL WHICH MAY BE SHREDDED AND USED FOR MULCH. WARMING OR DEBRIS FIRES ARE PROHIBITED.
 - E. ALL WASTE MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE. DUMPING OR TEMPORARY STORAGE OF WASTE MATERIALS IN SLOPES OR DRAINAGE IS PROHIBITED.

PLANNING AND DESIGN CONTROLS:

SITING; IN THE SITE PLANNING, DEVELOPMENT AND CONSTRUCTION OF ANY LOT OF STRUCTURE, CONSIDERATION SHALL BE GIVEN TO THE RELATIONSHIP OF ROADS AND BUILDING TO EXISTING SLOPE GRADES, AND DRAINAGE WAYS. ALL STRUCTURES AND ROADWAYS SHALL ACHIEVE A "FIT" WITH THE LANDSCAPE THAT IS NOT INTRUSIVE AND CONSIDERS THE FOLLOWING:

SIGNIFICANT NATURAL DRAINAGE WAYS SHALL NOT BE DISTURBED OR RE-ROUTED EXCEPT WHERE OF GENERAL BENEFIT TO THE PLANNED DEVELOPMENT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF CASTLE ROCK.

UNIQUE SITE FEATURES, WHETHER TOPOGRAPHIC OR OF A SURFICIAL NATURE SHALL RECEIVE SPECIAL CONSIDERATION IN ANY SITE PLANNING OR DEVELOPMENT, SUCH FEATURES SHALL BE LEFT UNDISTURBED WHEREVER PRACTICAL IN LOT DEVELOPMENT

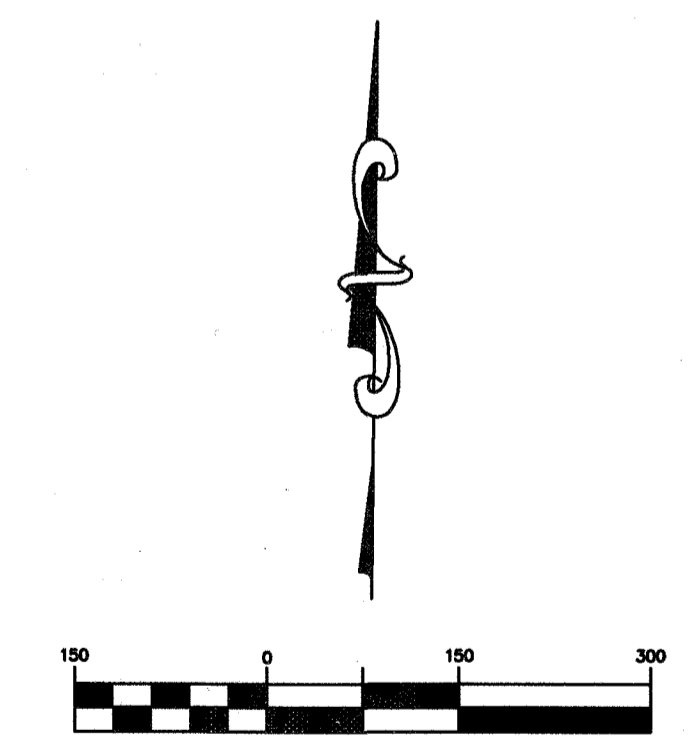
STRUCTURES IN SLOPING AREAS SHALL BE DESIGNED TO CONFORM TO THE SLOPE BY MEANS OF "STEPPED" FOUNDATIONS OR SIMILAR METHODS THAT WILL KEEP GRADING AND SITE PREPARATION TO A MINIMUM. IN PRINCIPAL, STRUCTURES SHALL ACCOMMODATE SLOP IN DESIGN RATHER THAN CAUSE SLOPE TO ACCOMMODATE STRUCTURES.

GRADING SHALL BE SHAPED TO COMPLIMENT THE NATURAL LAND FORMS.

ROADS IN STEEPLY SLOPING OR HEAVY VEGETATED AREAS SHALL BE DESIGNED TO MINIMIZE THE AREA OF DISTURBANCE. CLEARING OF VEGETATION WITHIN THE RIGHT-OF-WAY SHALL BE "FEATHERED" TO CREATE MORE NATURAL APPEARING EDGES AND TO ACCOMMODATE SNOW STACKING.

THE OAKS OF CASTLE ROCK PRELIMINARY PD AMENDMENT NO. 4 AND ASSOCIATED ZONING REGULATIONS ARE SUBJECT TO THE REGULATIONS OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, SECTION 17.14 SKYLINE/RIDGE LINE PROTECTION, AS AMENDED.

LAND USE & TRACT SUMMARY TABLE				
	AREA (S.F.)	AREA (AC)		
GROSS AREA	2,730,678	62.69	(1.87 DU/AC)	
NET AREA (LOTTED AREA)	1,211,358	27.81	(4.21 DU/AC)	
TOTAL TRACT AREA	1,052,445	24.16	38.54%	
AREA OF PUBLIC STREET DEDICATION	468,875	10.72		
TOTAL NUMBER OF LOTS	117			
TOTAL NUMBER OF SFE'S (LOTS + 4 IRRIGATION SFE'S)	121			
TOTAL PUBLIC LAND DEDICATION AREA	481,032	11.04		
TOTAL PRIVATE OPEN SPACE AREA	571,413	13.12		
TRACT	AREA (S.F.)	AREA (AC)	OWNED BY	MAINTAINED BY
TRACT A (PUBLIC LAND DEDICATION/OPEN SPACE/DRAINAGE)	481,032	11.04	TOWN	TOWN
TRACT B (OPEN SPACE)	19,257	0.44	HOA	HOA
TRACT C (OPEN SPACE/ DETENTION POND)	323,992	7.44	HOA	HOA
TRACT D (OPEN SPACE/ACCESS)			228,164	
MAXIMUM LOT SIZE	26,871 SF			
AVERAGE LOT SIZE	10,353 SF			
MINIMUM LOT SIZE	7,000 SF			



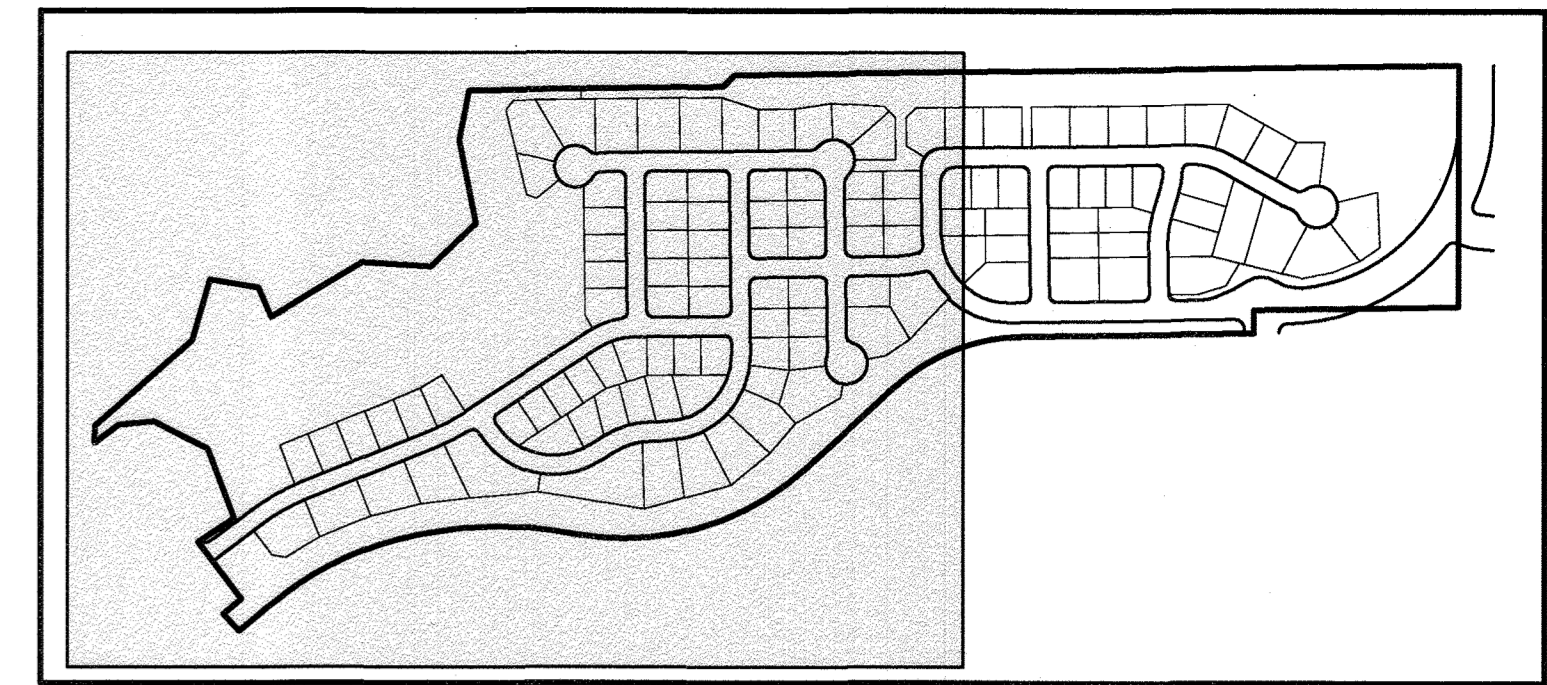
THE OAKS OF CASTLE
ROCK FILING NO. 3
SITE DEVELOPMENT PLAN
AMENDMENT NO. 1
(OVERALL SITE PLAN &
SHEET INDEX)
SHEET 2 OF 5
DATE PREPARED: 07/23/10

PROJECT NUMBER: SDP18-0062

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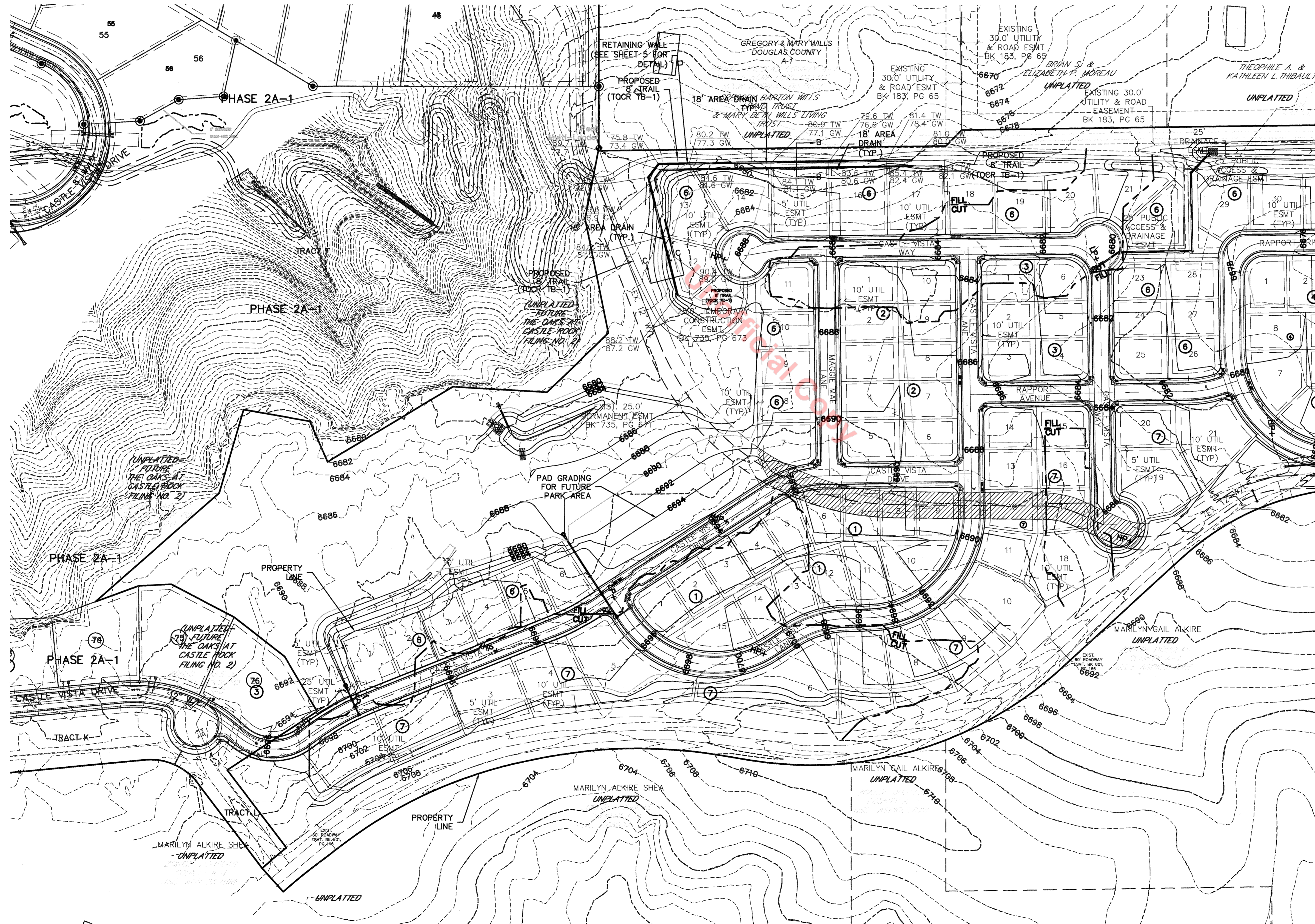


KEYMAP
NTS

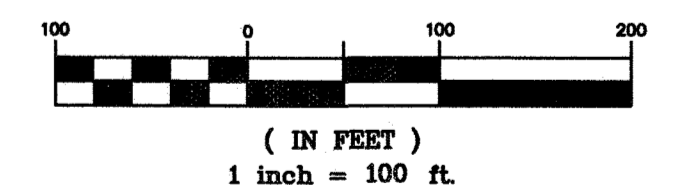
LEGEND

- PROPOSED PEDESTRIAN RAMP
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER
- PROPOSED UTILITY EASEMENT
- PROPOSED SWALE
- EXISTING SWALE
- PROPOSED OVERLOT GRADE CONTOUR
- EXISTING GRADE CONTOUR
- EXISTING ELECTRICAL POLE (FIELD VERIFY)
- CUT/FILL LINE
- HIGH POINT/LOW POINT
- PROPOSED STREET GRADE
- PROPOSED TOP/BOTTOM OF WALL ELEVATIONS

NOTE:
1. REFER TO SHEET 2-4 FOR EXISTING & PROPOSED EASEMENT IDENTIFICATIONS.
2. MAINTENANCE ROAD FOR DETENTION WATER QUALITY POND SHALL BE PROVIDED PER TOWN OF CASTLE ROCK REGULATIONS.



SEE SHEET 4



THE OAKS OF CASTLE ROCK FILING NO. 3
SITE DEVELOPMENT PLAN
AMENDMENT NO.1
(GRADING PLAN)
SHEET 3 OF 5
DATE PREPARED: 12/18/18

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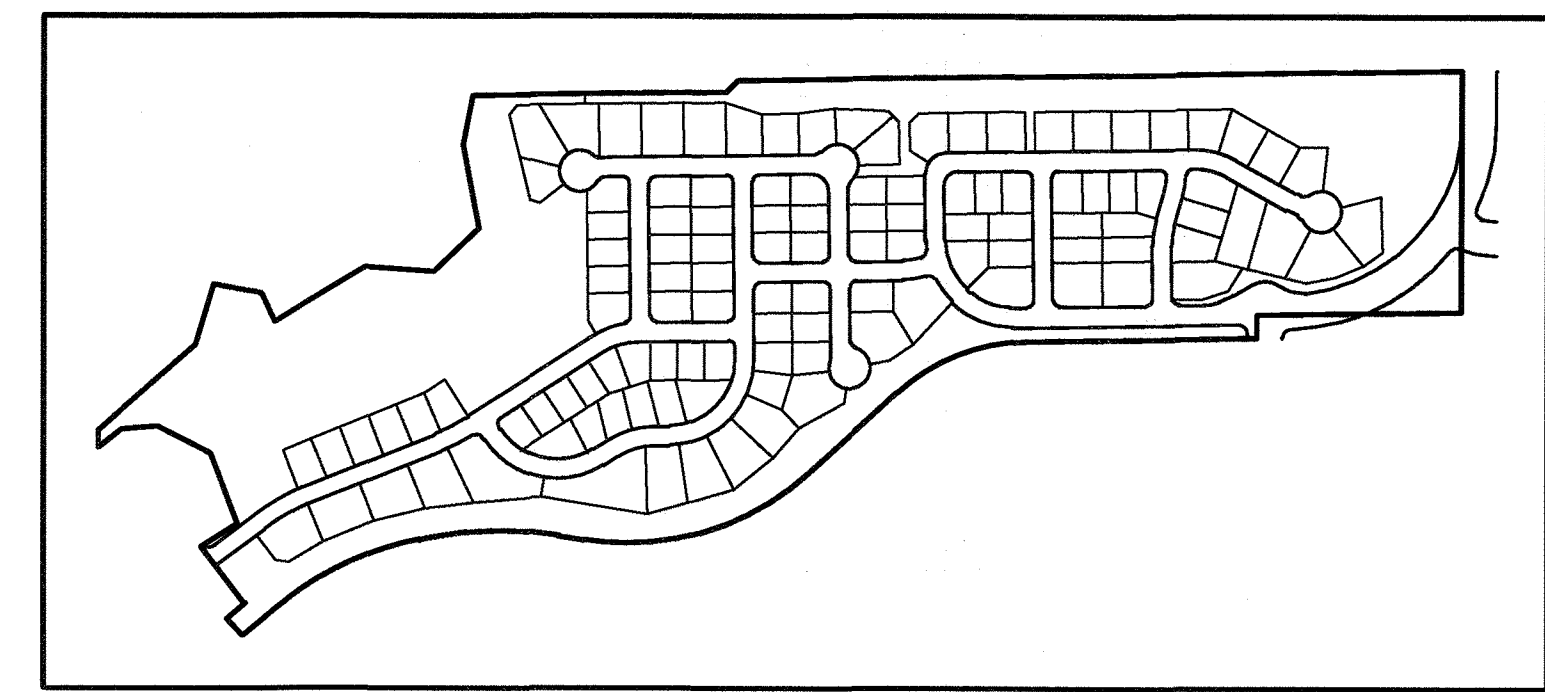
ATWELL
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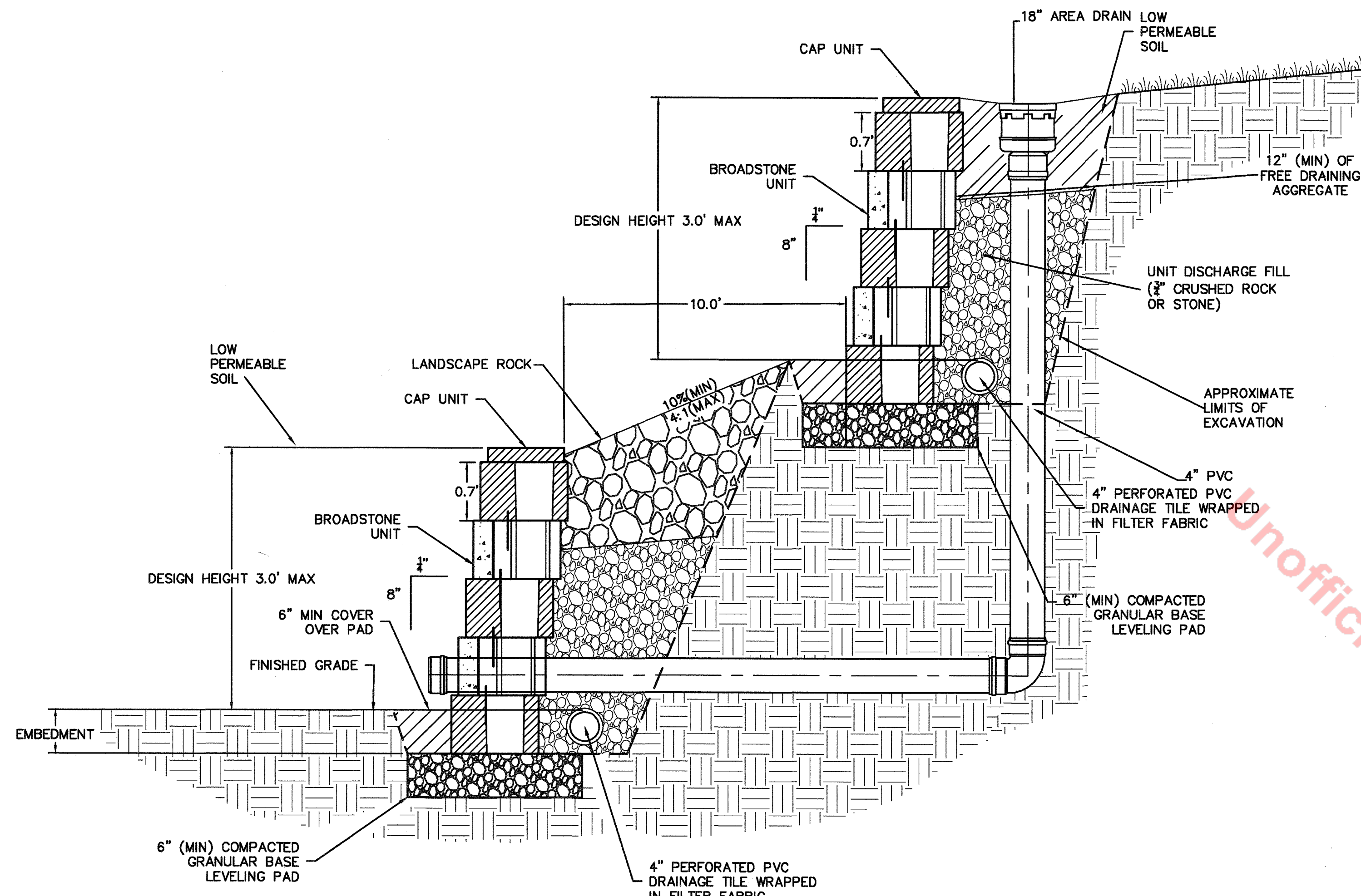
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SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 THE OAKS OF CASTLE ROCK, FILING NO. 3

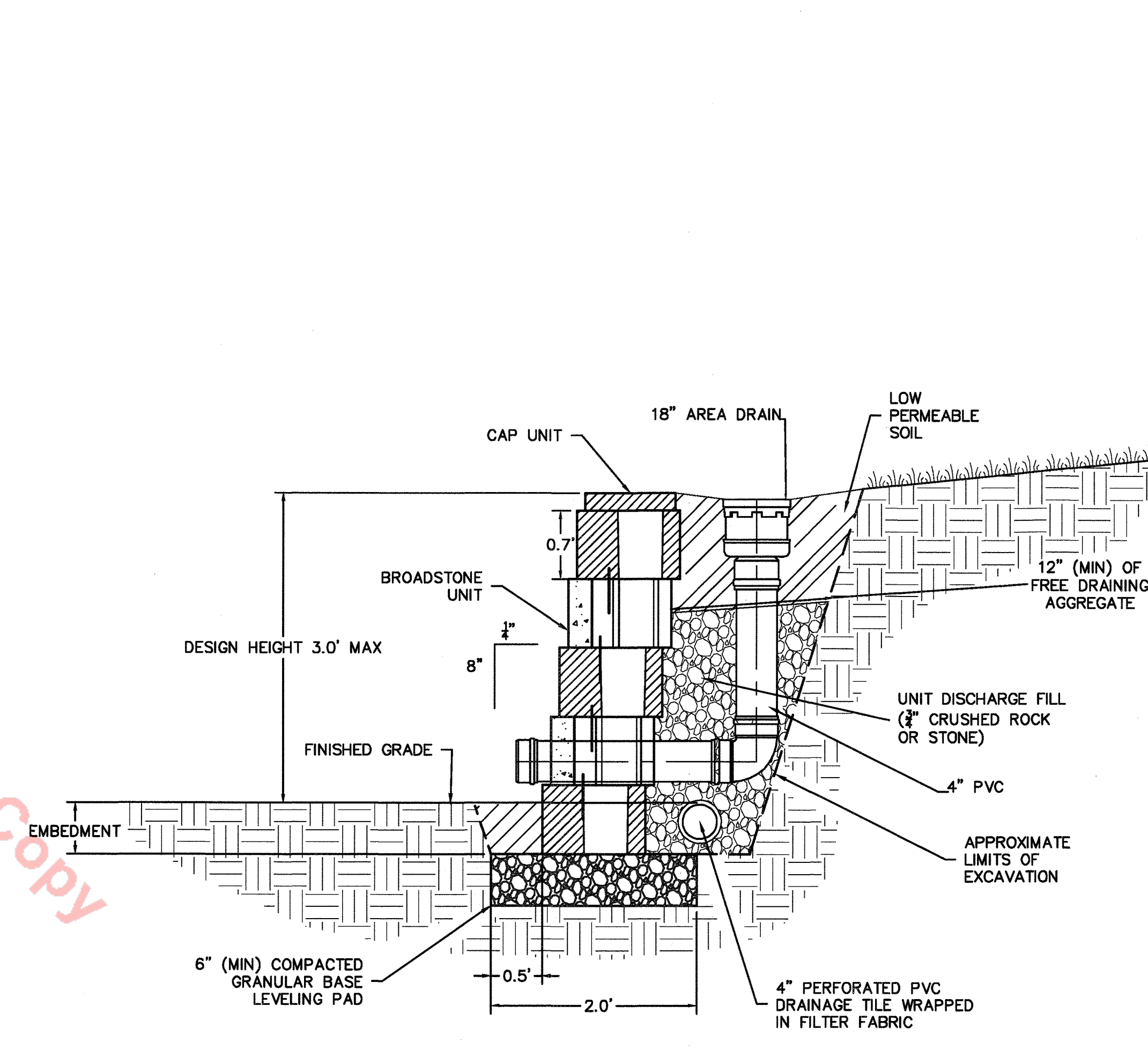
1ST AMENDMENT OF THE OAKS AT CASTLE ROCK, FILING NO. 3 – FINAL PD SITE PLAN
PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP18-0062



KEYMAP
NTS



SECTION B-B



SECTION C-C

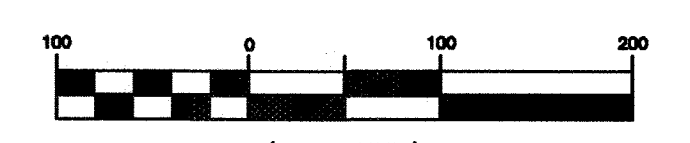
LEGEND

	PROPOSED PEDESTRIAN RAMP
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER
	PROPOSED UTILITY EASEMENT
	PROPOSED SWALE
	EXISTING SWALE
	PROPOSED OVERLOT GRADE CONTOUR
	EXISTING GRADE CONTOUR
	EXISTING ELECTRICAL POLE (FIELD VERIFY)
	CUT/FILL LINE
	HIGH POINT/LOW POINT
	PROPOSED STREET GRADE
	PROPOSED TOP/BOTTOM OF WALL ELEVATIONS

NOTE:
1. REFER TO SHEET 2-4 FOR EXISTING & PROPOSED EASEMENT IDENTIFICATIONS.
2. MAINTENANCE ROAD FOR DETENTION WATER QUALITY POND SHALL BE PROVIDED PER TOWN OF CASTLE ROCK REGULATIONS.



2 TAN RETAINING WALL MATERIAL GUIDE
Scale: NTS



(IN FEET)
1 inch = 100 ft.
THE OAKS OF CASTLE ROCK FILING NO. 3
SITE DEVELOPMENT PLAN
AMENDMENT NO.1
(RETAINING WALL
DETAIL SHEET)
SHEET 5 OF 5
DATE PREPARED: 12/18/18

PROJECT NUMBER: SDP18-0062

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