

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 18, T. 8 S., R. 66 W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AND CONSIDERING THE WEST LINE OF SAID SECTION 18 TO BEAR SOUTH 01°11'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88°59'35" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1146.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00°34'46" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1317.67 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°07'47" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1332.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°02'11" WEST, ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 18, A DISTANCE OF 660.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 10°58'20" WEST, A DISTANCE OF 5.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 1149 AT PAGE 1015, A DISTANCE OF 86.94 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 44°50'25" EAST, A DISTANCE OF 43.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 183 AT PAGE 65; THENCE NORTH 89°10'30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1887.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIDGE ROAD; THENCE SOUTH 00°00'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 628.42 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID RIDGE ROAD; THENCE SOUTH 89°07'40" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 532.51 FEET TO THE NORTHEAST CORNER OF A ROAD EASEMENT AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 601 AT PAGE 158; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID ROAD EASEMENT THE FOLLOWING TWELVE (12) COURSES;

- 1. SOUTH 00°08'46" EAST, A DISTANCE OF 60.00 FEET;
2. SOUTH 89°08'59" WEST, A DISTANCE OF 602.27 FEET TO A POINT OF CURVE;
3. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 507.30 FEET A CENTRAL ANGLE OF 41°35'53" AN ARC DISTANCE OF 368.31 FEET TO A POINT OF TANGENT;
4. SOUTH 47°32'46" WEST, ALONG SAID TANGENT, A DISTANCE OF 308.28 FEET TO A POINT OF CURVE;
5. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 707.45 FEET A CENTRAL ANGLE OF 51°42'46" AN ARC DISTANCE OF 638.51 FEET TO A POINT OF TANGENT;
6. NORTH 80°44'28" WEST, ALONG SAID TANGENT, A DISTANCE OF 64.89 FEET TO A POINT OF CURVE;
7. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 950.61 FEET A CENTRAL ANGLE OF 20°49'27" AN ARC DISTANCE OF 345.50 FEET TO A POINT OF TANGENT;
8. SOUTH 78°28'05" WEST, ALONG SAID TANGENT, A DISTANCE OF 21.37 FEET TO A POINT OF CURVE;
9. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 855.02 FEET A CENTRAL ANGLE OF 25°25'09" AN ARC DISTANCE OF 379.33 FEET TO A POINT OF TANGENT;
10. SOUTH 53°00'56" WEST, ALONG SAID TANGENT, A DISTANCE OF 69.76 FEET TO A POINT OF CURVE;
11. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 937.42 FEET A CENTRAL ANGLE OF 04°57'58" AN ARC DISTANCE OF 81.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID ROAD EASEMENT;
12. NORTH 41°50'08" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 60.08 FEET TO A POINT ON A NON-TANGENT CURVE SAID POINT ALSO BEING ON A LINE OF A BOUNDARY LINE AGREEMENT AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 703 AT PAGE 622;

- THENCE ALONG SAID BOUNDARY AGREEMENT THE FOLLOWING TWO (2) COURSES;
1. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 41°57'00" EAST, HAVING A RADIUS OF 997.37 FEET A CENTRAL ANGLE OF 03°27'07" AN ARC DISTANCE OF 60.09 FEET TO A POINT OF NON-TANGENT;
2. NORTH 37°13'39" WEST, A DISTANCE OF 185.29 FEET;

- THENCE THE FOLLOWING FIFTEEN (15) COURSES;
1. NORTH 57°01'15" EAST, A DISTANCE OF 203.63 FEET;
2. NORTH 30°39'29" WEST, A DISTANCE OF 120.96 FEET;
3. NORTH 52°11'42" WEST, A DISTANCE OF 121.82 FEET;
4. NORTH 62°27'14" WEST, A DISTANCE OF 134.16 FEET;
5. SOUTH 87°13'38" WEST, A DISTANCE OF 62.29 FEET;
6. SOUTH 69°50'01" WEST, A DISTANCE OF 87.47 FEET;
7. NORTH 48°45'47" EAST, A DISTANCE OF 312.77 FEET;
8. NORTH 18°18'49" EAST, A DISTANCE OF 164.91 FEET;
9. SOUTH 78°59'10" WEST, A DISTANCE OF 127.98 FEET;
10. SOUTH 23°40'22" EAST, A DISTANCE OF 83.79 FEET;
11. NORTH 59°01'13" EAST, A DISTANCE OF 277.95 FEET;
12. SOUTH 86°34'34" EAST, A DISTANCE OF 178.59 FEET;
13. NORTH 46°16'41" EAST, A DISTANCE OF 162.32 FEET;
14. NORTH 11°30'58" WEST, A DISTANCE OF 220.91 FEET;
15. NORTH 10°58'20" EAST, A DISTANCE OF 131.01 FEET TO THE POINT OF BEGINNING CONTAINING 62.69 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, PAUL NELSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE THE OAKS OF CASTLE ROCK FILING NO. 3 PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

PAUL NELSON
COLORADO REGISTERED LAND SURVEYOR NO. 11330
FOR AND ON BEHALF OF PEAK CIVIL

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, PEAK CIVIL CONSULTANTS, INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. T0091307-038-VBA, PREPARED BY TITLE AMERICA, DATED JUNE 11, 2009.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:16 AM ON THE 10th DAY OF November, 2010 RECEPTION NO. 2010079733

DOUGLAS COUNTY CLERK AND RECORDER
BY: JANDRA C. SEARCY DEPUTY
TOWN CLERK: GALLY MUM

THE OAKS OF CASTLE ROCK FILING NO. 3
A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 1 OF 22



CIVIL ENGINEERS STATEMENT
I, ROBERT KELSEY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

ROBERT F. KELSEY
COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 31697
7-23-10

TITLE CERTIFICATE
I, BRANTON M. ALFRED, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INS. CO., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

BRANTON M. ALFRED
AUTHORIZED REPRESENTATIVE
SIGNED THIS 11th DAY OF August, 2010

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF August, 2010, BY BRANTON M. ALFRED

LINDA R. DYMOND
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/18/2010

STATEMENT OF TOWN COUNCIL APPROVAL
THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR THE OAKS AT CASTLE ROCK FILING NO. 3 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE DAY OF MAY 20, 2010

MAYOR: [Signature] DATE: 10-26-10
TOWN CLERK: GALLY MUM DATE: 10-26-10

VICINITY MAP
SCALE: 1"=1200'

OWNERSHIP CERTIFICATE
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE OAKS OF CASTLE ROCK FILING NO. 3 IN THE TOWN OF CASTLE ROCK.
CASTLEVIEW, LLC, A NEVADA LIMITED LIABILITY COMPANY

SIGNED THIS 11th DAY OF August, 2010
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF August, 2010, BY BEN S. POTU

LINDA R. DYMOND
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/18/2010

PLANNING COMMISSION RECOMMENDATION
THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR THE OAKS OF CASTLE ROCK FILING NO. 3 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF JANUARY, 2010

CHAIR: [Signature] DATE: Oct 14, 2010
ASSESS: [Signature] DATE: Oct 14, 2010
DIRECTOR OF DEVELOPMENT SERVICES

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE OAKS OF CASTLE ROCK FILING NO. 3 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON APRIL 28, 2004 AT RECEPTION NO. 2004042543, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

DANIEL O'SHEA
COMMUNITY BANKS OF COLORADO
SIGNED THIS 11th DAY OF August, 2010

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF August, 2010, BY DANIEL O'SHEA

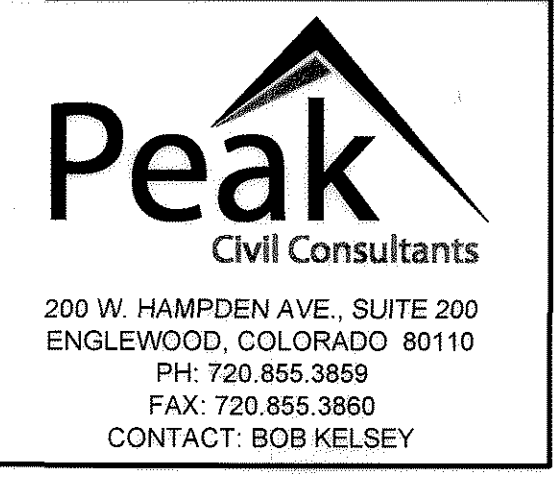
LINDA R. DYMOND
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/18/2010

SHEET LIST TABLE
Table with 2 columns: Sheet Number, Sheet Title. Lists sheets 1 through 22 including COVER, ZONING EXHIBIT, INDEX & RIDGE LINE PLAN, SITE PLANS, UTILITY PLANS, GRADING PLANS, LANDSCAPE PLANS, and IRRIGATION DETAILS.

LEGEND
Table with 2 columns: Symbol, Description. Lists various symbols for property boundaries, section lines, proposed lot lines, centerlines, trails, sidewalks, sewer and manhole lines, water main and valve lines, fire hydrants, water and sewer services, pedestrian ramps, storm sewer inlets, storm sewers, utility easements, swales, vegetation, grade contours, building setbacks, street lights, and structures.

GENERAL NOTES:

- 1. BEARINGS ARE BASED UPON THE WESTLINE OF SECTION 18 TO BEAR SOUTH 01°11'22" EAST, & IS MONUMENTED AS SHOWN HEREON.
2. ALL INTERNAL ROADWAYS ARE MODIFIED TOWN OF CASTLE ROCK STREETS. ALL THE LOCAL ROADS ARE MODIFIED LOCAL TYPE II STREETS WITH 50' ROW & 32' FL-FL, EXCEPT THE WESTERN PORTION OF CASTLE WSTA WAY, WHICH HAS A 46' ROW & THE SOUTHERN PORTION OF RAPPORT DRIVE FROM LOT 28 TO RIDGE ROAD WHICH IS A MODIFIED LOCAL TYPE III RIDGE ROAD IS A MODIFIED MINOR ARTERIAL SECTION (SEE SHEET 4 FOR CROSS-SECTIONS).
3. THE 50' & 75' POWERLINE EASEMENTS SHOWN HEREIN ARE NON-EXCLUSIVE TO I.R.E.A. & XCEL ENERGY. FOR ACCESS & MAINTENANCE OF THE EXISTING I.R.E.A. & XCEL ENERGY OVERHEAD POWERLINE.
4. 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 & ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, & DETENTION BASINS LOCATED IN 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 & MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS & ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT & MATERIALS & A 15% FEE.
5. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS & ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, & REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN. FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB. GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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 & PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
6. THE IMPROVEMENTS AS SHOWN HEREON DO NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOODPLAIN PER FIRM MAP NO. 08035C 0302 F, DATED SEPTEMBER 30, 2005.
7. ANY STREET SIGNS, STRIPING & STREET LIGHTS ARE CONCEPTUAL ONLY & SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION PLANS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS & REQUIREMENTS.
8. 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.
9. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS & STANDARDS. ANY DEVIATION FROM TOWN REGULATIONS OR STANDARDS DEPICTED IN THIS PRELIMINARY PLAT & FINAL PD SITE PLAN ARE SUBJECT TO FINAL REVIEW & APPROVAL OF THE FINAL PLAT & ASSOCIATED DOCUMENTS.
10. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT & REAR LOT LINES & ALONG ALL PUBLIC RIGHTS-OF-WAY & SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE & OPERATION OF UTILITIES & DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES & TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS & EGRESS FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS & EXCLUSIVE DRAINAGE EASEMENTS.
11. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE & PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
12. THIS SITE IS PART OF THE OAKS OF CASTLE ROCK PRELIMINARY PD AMENDMENT NO. 4 SITE PLAN, REC. NO. 2006015971 DATED FEBRUARY 27, 2006. ZONING ON PROPERTY: EXISTING ZONING: RESIDENTIAL (SFD). SINGLE FAMILY IS A PERMITTED USE.
13. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES & SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
14. NO SOLID OBJECT EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES & BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN.
15. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.14 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
16. RETAINING WALLS OR SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO & MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. CALL THE BUILDING DEPARTMENT (720-733-3529) FOR A DETERMINATION OF THE NEED FOR A BUILDING PERMIT FOR TIERED RETENTION WALLS.
17. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS/HOA IS RESPONSIBLE FOR THE INSTALLATION, REPLACEMENT OF DEAD PLANT MATERIALS & THE MAINTENANCE OF ALL STREETScape & TRACT AREA LANDSCAPING & IRRIGATION INDICATED ON THE LANDSCAPE PLAN INCLUDING LANDSCAPING WITHIN THE RIGHT-OF-WAY OF PUBLIC STREETS.
18. THIS PROJECT REQUIRES 121 SF'S
PUBLIC WORKS STREET VARIANCES:
1) SIGHT DISTANCE EASEMENTS GREATER THAN 5' ACROSS FRONT YARD. (PW10-0006, APPROVED 03/01/10).
2) ALL STREET SECTIONS, SEE SHEET 4 FOR CROSS SECTIONS. (PW09-0010, APPROVED 03/01/10).
3) VARIANCE TO CODE SECTION 13.20 TO PERMIT THE EXCLUSION OF THE 2.0 +/- ACRE PUBLIC PARK LOCATED AT THE WESTERN EDGE OF THE SUBDIVISION FROM THE DEVELOPMENTS COMPOSITE LANDSCAPE WATER USE RATING CALCULATIONS.
APPLICANT & OWNERS:
CASTLEVIEW, LLC
C/O MICHAEL BLUMENTHAL
9400 E. MAPLEWOOD AVE., SUITE 17
ENGLEWOOD, CO 80111
(303) 771-2700
(303) 796-0730 FAX
CONTACT: MICHAEL BLUMENTHAL
LAND PLANNER:
THE HENRY DESIGN GROUP
1501 WAZEE STREET
SUITE 11-C
DENVER, CO 80202
(303) 446-2368
(303) 446-0958 FAX
CONTACT: KAREN HENRY
CIVIL ENGINEER & SURVEYOR:
PEAK CIVIL CONSULTANTS, INC.
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, CO 80110
(720) 855-3859
CONTACT: BOB KELSEY
THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 1 OF 22
DATE PREPARED: 07/23/10



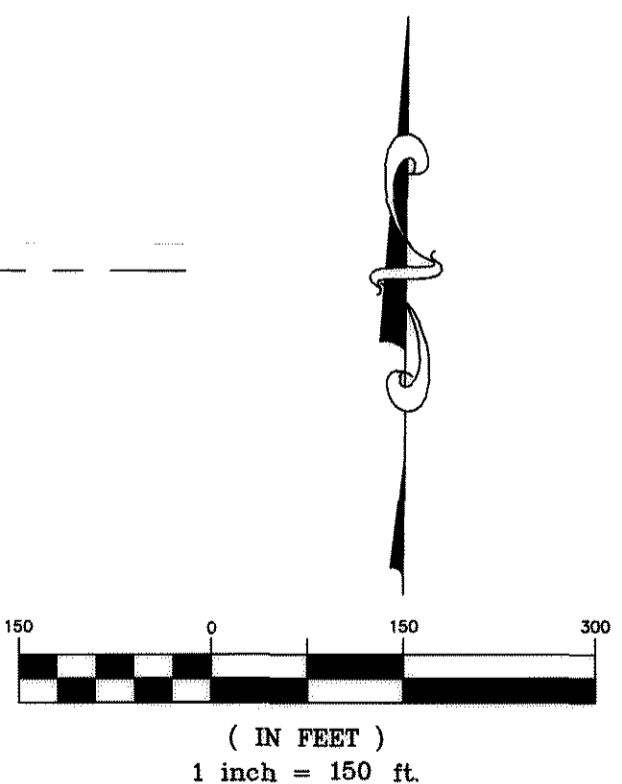
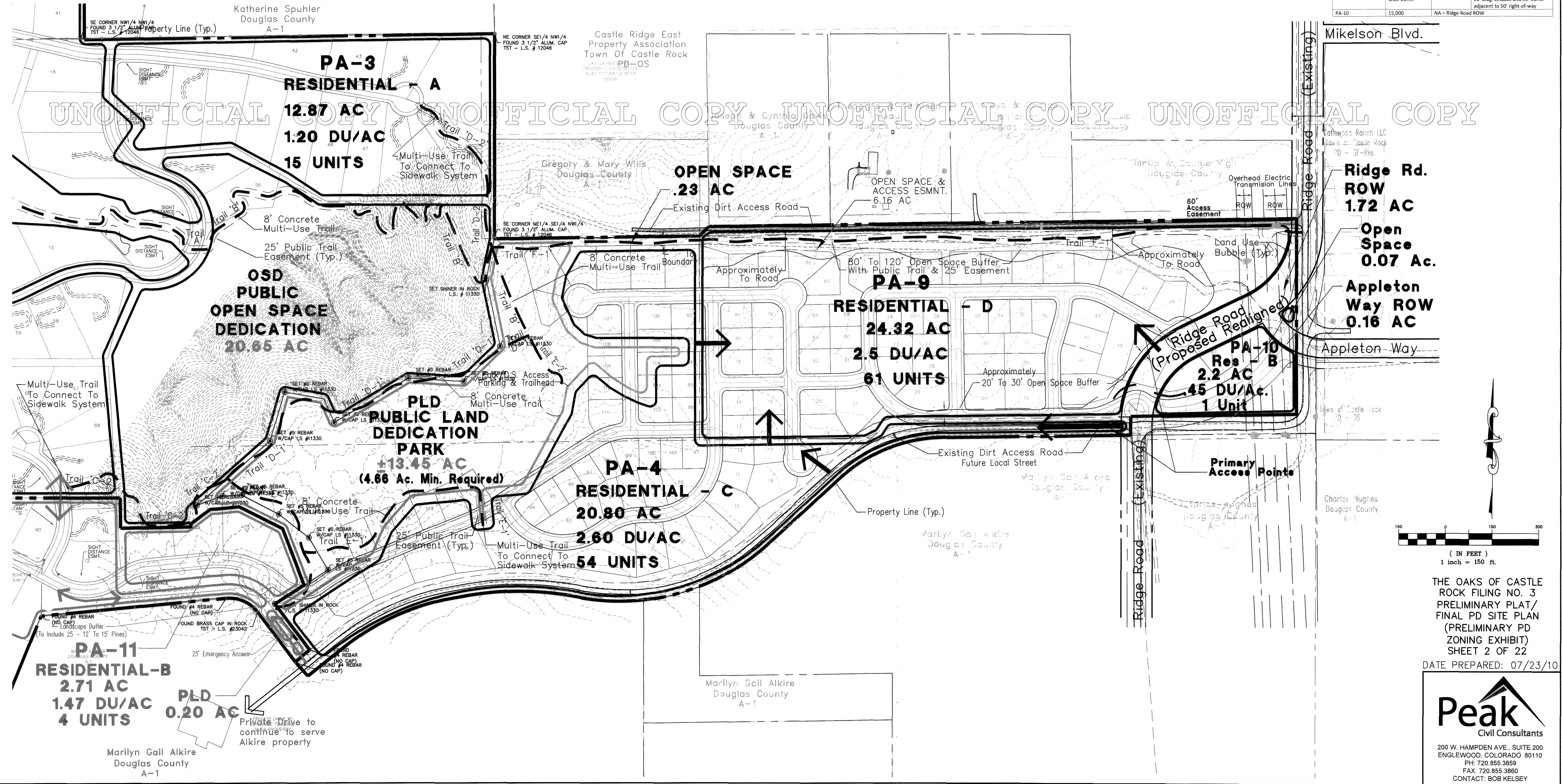
THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
PRELIMINARY PD ZONING EXHIBIT
SHEET 2 OF 22

ZONING COMPARISON

Land Use Area	PD Zoning	Acres/SF	Lots	Final PD Site Plan	Change in PA Acreage	% of change
PLD/OS Development Area	13.45	0	0	11.04	2.41	17.92%
PA-4 Development Area	20.80	0	54	23.41	2.61	12.54%
PLD Open Space	20.80	0	0	17.80	2.99	14.38%
PA-9 Development Area	34.32	24.32	61	26.66	7.66	22.33%
PA-9 Open Space	24.32	0	0	19.21	5.11	20.97%
PA-10 Development Area	2.2	0	0	0	2.2	100%
PA-10 Open Space	2.2	0	0	0	2.2	100%
Ridge Road ROW	1.72	0	0	1.35	0.37	21.51%
Appleton Way ROW	0.16	0	0	0	0.16	100%
OS/Buffer	30	0	23	0	30	100%
TOTAL	62.95	116	62.69	117	1	1.6%

Land Use Area	PD Zoning	Lot Size SF	Final PD Site Plan	Avg. SF Lot Size
PA-4 (North Border) buffer	15,000 + 23 Ac	15,000	15,363 + 23 Ac. Buffer	
PA-4 & 9 (North Border)	7,000	7,000	10,680 + 92' average buffer	
PA-4 (South Border)	15,000	15,000	17,225 + 75' wide min. buffer & 30' bldg. setback	
PA-4 & PA-9 Interior Lots	7,000	8,150 avg.	7,000	8,380
PA-9 (South Border)	15,000 + 20' to 30' wide buffer	15,000	16,350 + 75' wide min. buffer & 30' bldg. setback and 35' buffer adjacent to 50' right-of-way	
PA-10	15,000	NA - Ridge Road ROW		



THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/
FINAL PD SITE PLAN/
(PRELIMINARY PD ZONING EXHIBIT)
SHEET 2 OF 22
DATE PREPARED: 07/23/10

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

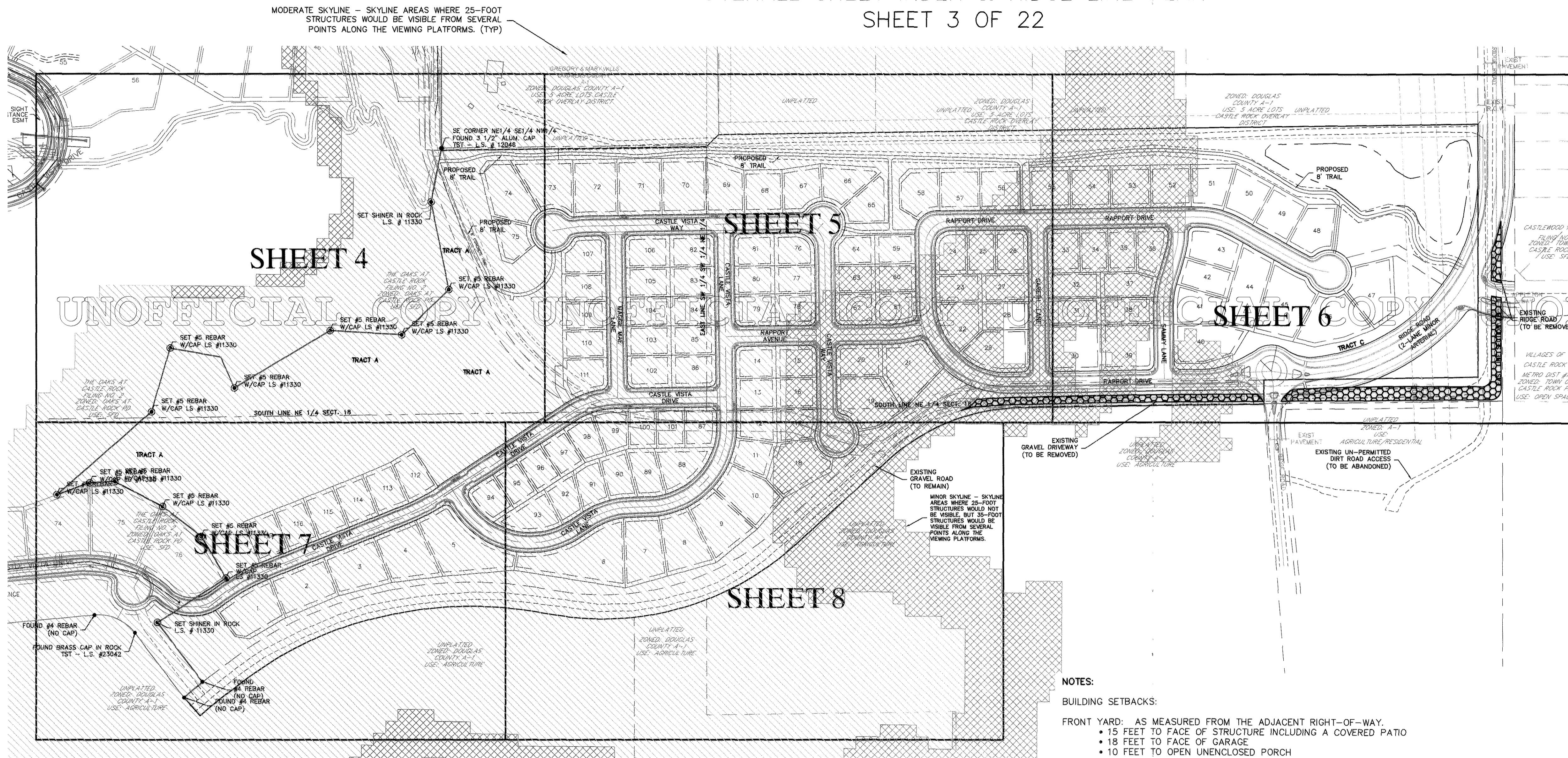
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THE OAKS OF CASTLE ROCK FILING NO. 3

A 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

PRELIMINARY PLAT/FINAL PD SITE PLAN OVERALL SHEET INDEX & RIDGE LINE PLAN

SHEET 3 OF 22



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)

- ENVIRONMENTAL PROTECTION:**
- CARE SHALL BE EXERCISED DURING ALL OPERATIONS TO MINIMIZE DAMAGE TO FRAGILE AREAS OF THE LANDSCAPE.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PERMITTED TO MOVE OFF ROADS OR ESTABLISHED CONSTRUCTION ROUTES IN ORDER TO MINIMIZE DAMAGE TO VEGETATION OR SOIL.
 - ROPES OR CABLE SHALL NOT BE FASTENED TO TREES EXCEPT FOR SUPPORT AND STABILIZATION
 - THE BURNING OF TRASH, BUSH, 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
 - ALL WASTE MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE. DUMPING OR TEMPORARY STORAGE OF WASTE MATERIALS IN SLOPES OR DRAINAGE IS PROHIBITED.

- NOTES:**
- BUILDING SETBACKS:**
- FRONT YARD:** AS MEASURED FROM THE ADJACENT RIGHT-OF-WAY.
- 15 FEET TO FACE OF STRUCTURE INCLUDING A COVERED PATIO
 - 18 FEET TO FACE OF GARAGE
 - 10 FEET TO OPEN UNENCLOSED PORCH
- SIDE YARD:**
- INTERIOR LOTS: 5 FEET
 - PERIMETER LOTS ALONG NORTH BOUNDARY: 15 FEET
 - LOTS 48-58 & 66-74: 15 FEET
 - ALL LOTS A MINIMUM OF 15,000 SF IN SIZE: 30 FEET
 - SOUTHERN LOT LINE OF LOTS 18, 19 AND 21: 20 FEET
 - SOUTHERN LOT LINE OF LOTS 29, 30, 39, 40: 20 FEET
- CORNER SIDE YARD:** AS MEASURED FROM THE ADJACENT RIGHT-OF-WAY.
- 10 FEET TO FACE OF STRUCTURE INCLUDING A COVERED PATIO
 - 18 FEET TO FACE OF GARAGE
 - OR AS REQUIRED BY SIGHT DISTANCE EASEMENT
- REAR YARD:**
- 20 FEET
 - ALONG SOUTHERN AND EASTERN BOUNDARY--LOTS 1-10 AND LOTS 44-47: 30 FEET
 - ALONG NORTHERN BOUNDARY--LOTS 70-74: 30 FEET

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

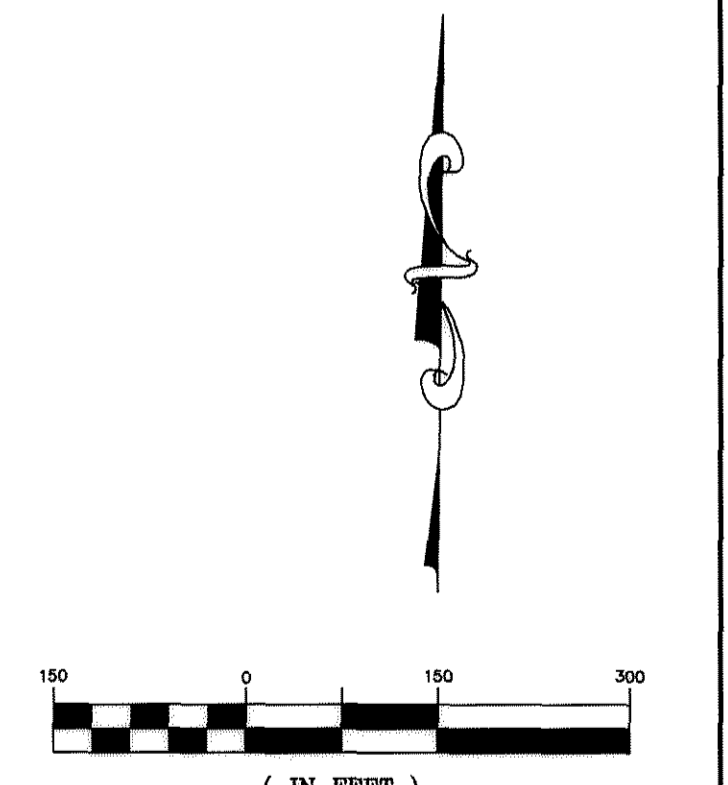
STRUCTURES IN SLOPING AREAS SHALL BE DESIGNED TO CONFORM TO THE SLOPE BY MEANS OF "STEPPED" FOUNDATIONS OR SIMILAR METHODS THAT WILL KEEP GRADING AND SITE PREPARATION TO A MINIMUM. IN PRINCIPAL, STRUCTURES SHALL ACCOMMODATE SLOP IN DESIGN RATHER THAN CAUSE SLOPE TO ACCOMMODATE STRUCTURES.

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	2,730,888	62.69	(1.87 DU/AC)	
NET AREA (LOTTED AREA)	1,211,255	27.81	(4.21 DU/AC)	
TOTAL TRACT AREA	1,052,525	24.16	38.54%	
AREA OF PUBLIC STREET DEDICATION	467,108	10.72		
TOTAL NUMBER OF LOTS	117 (SFE'S =117)			
TOTAL PUBLIC LAND DEDICATION AREA	481,032	11.04		
TOTAL PRIVATE OPEN SPACE AREA	571,493	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)	19,373	0.44	HOA	HOA
TRACT C (OPEN SPACE/ DETENTION POND)	323,956	7.44	HOA	HOA
TRACT D (OPEN SPACE/ACCESS)	228,164	5.24	HOA	HOA
MAXIMUM LOT SIZE	26,871 SF			
AVERAGE LOT SIZE	10,179 SF			
MINIMUM LOT SIZE	7,000 SF			



GENERAL FIRE DEPARTMENT NOTES:

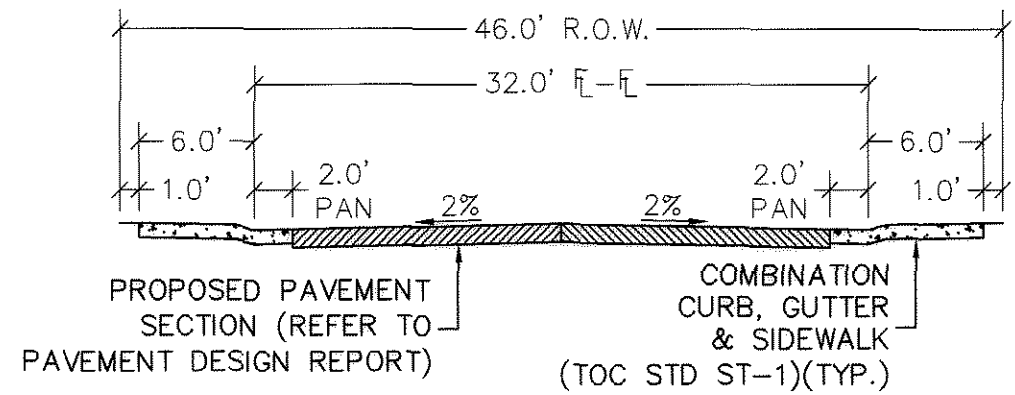
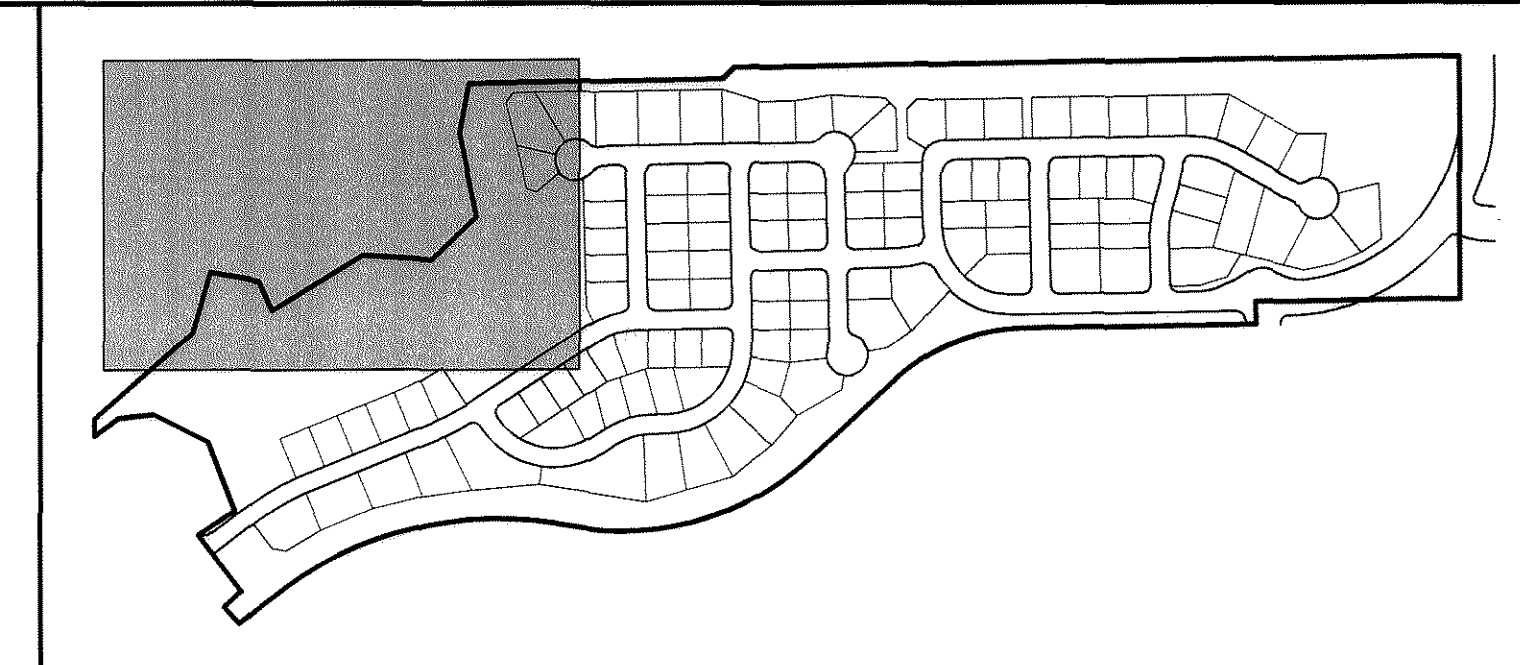
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDED ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.

**THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
(OVERALL SHEET INDEX & RIDGE LINE PLAN)
SHEET 3 OF 22
DATE PREPARED: 07/23/10**

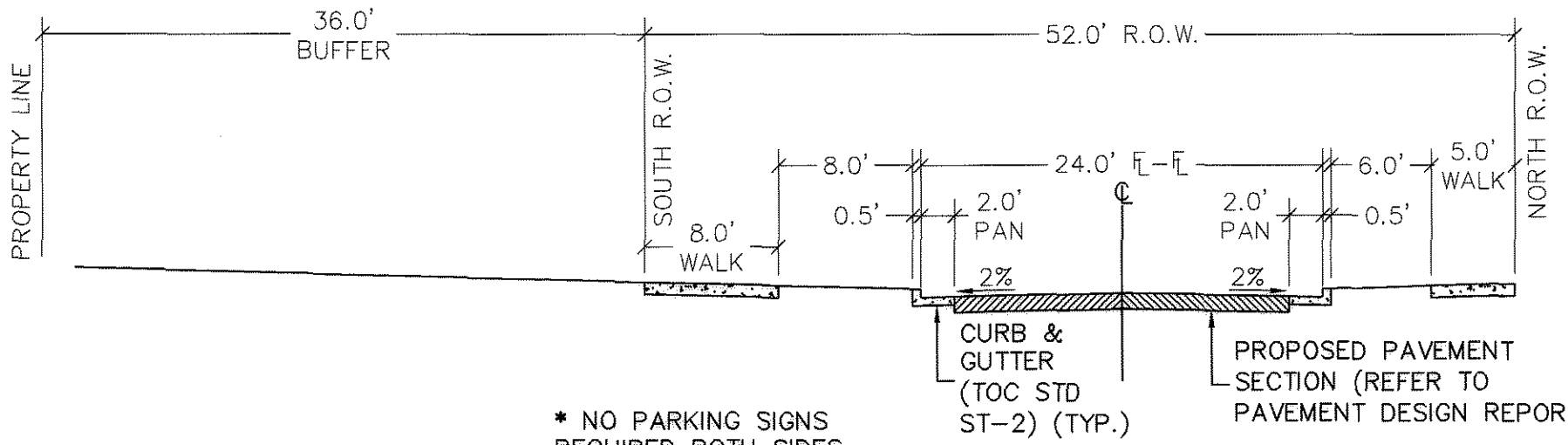
Peak Civil Consultants
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PH: 720.855.3869
FAX: 720.855.3860
CONTACT: BOB KELSEY

THE OAKS OF CASTLE ROCK FILING NO. 3

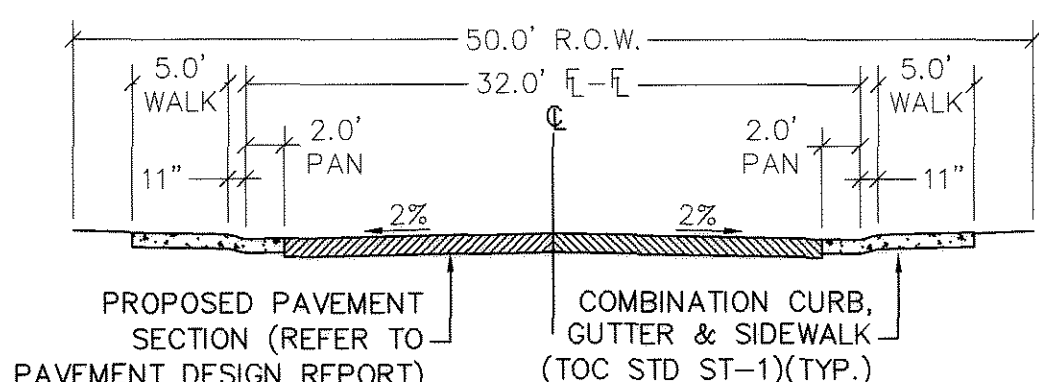
A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 4 OF 22



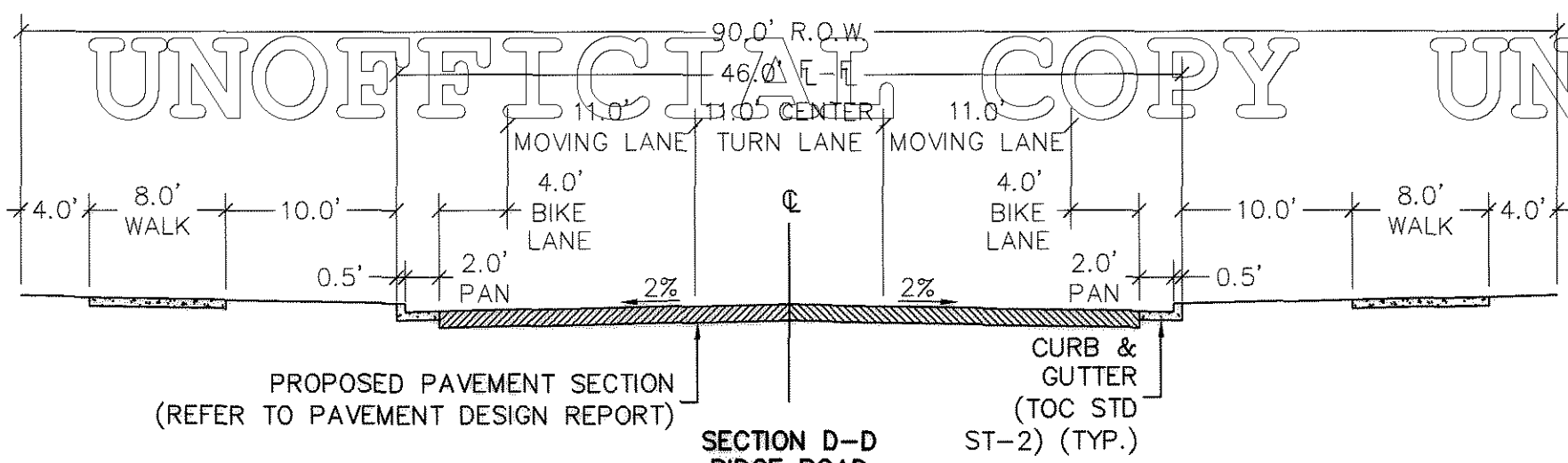
SECTION A-A
MODIFIED LOCAL TYPE II
(CASTLE VISTA WAY-FROM LOT 113 WEST TO E)
CROSS-SECTION
1:10 HOR.
(SEE SHEET 1 FOR VARIANCE INFORMATION)



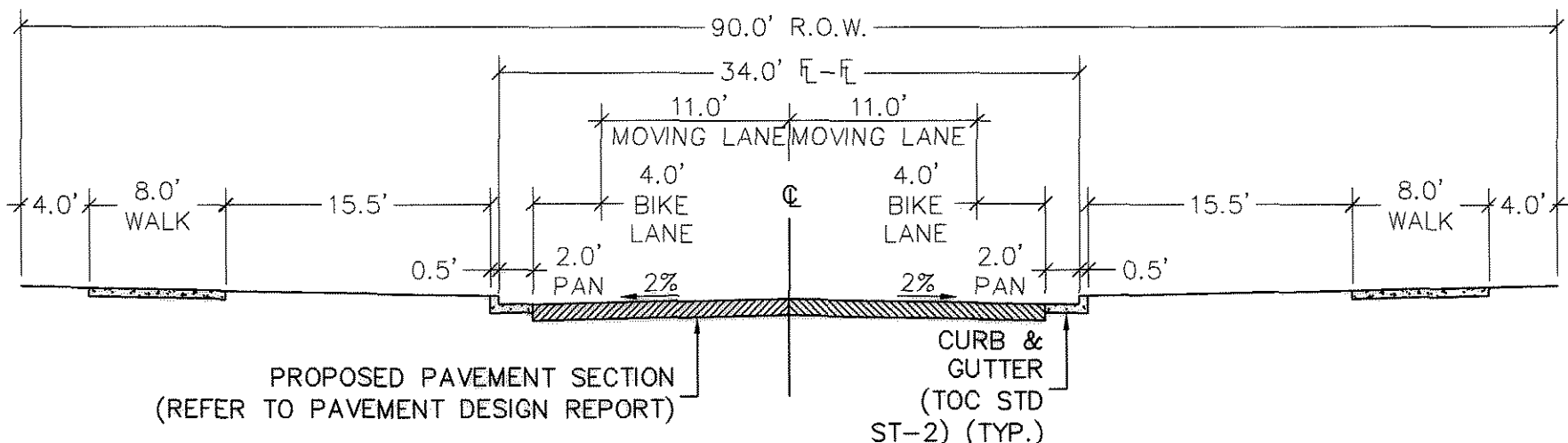
SECTION B-B
MODIFIED LOCAL TYPE III
(RAPPORT DRIVE-FROM LOT 29 TO RIDGE ROAD)
CROSS-SECTION
1:10 HOR.
(SEE SHEET 1 FOR VARIANCE INFORMATION)



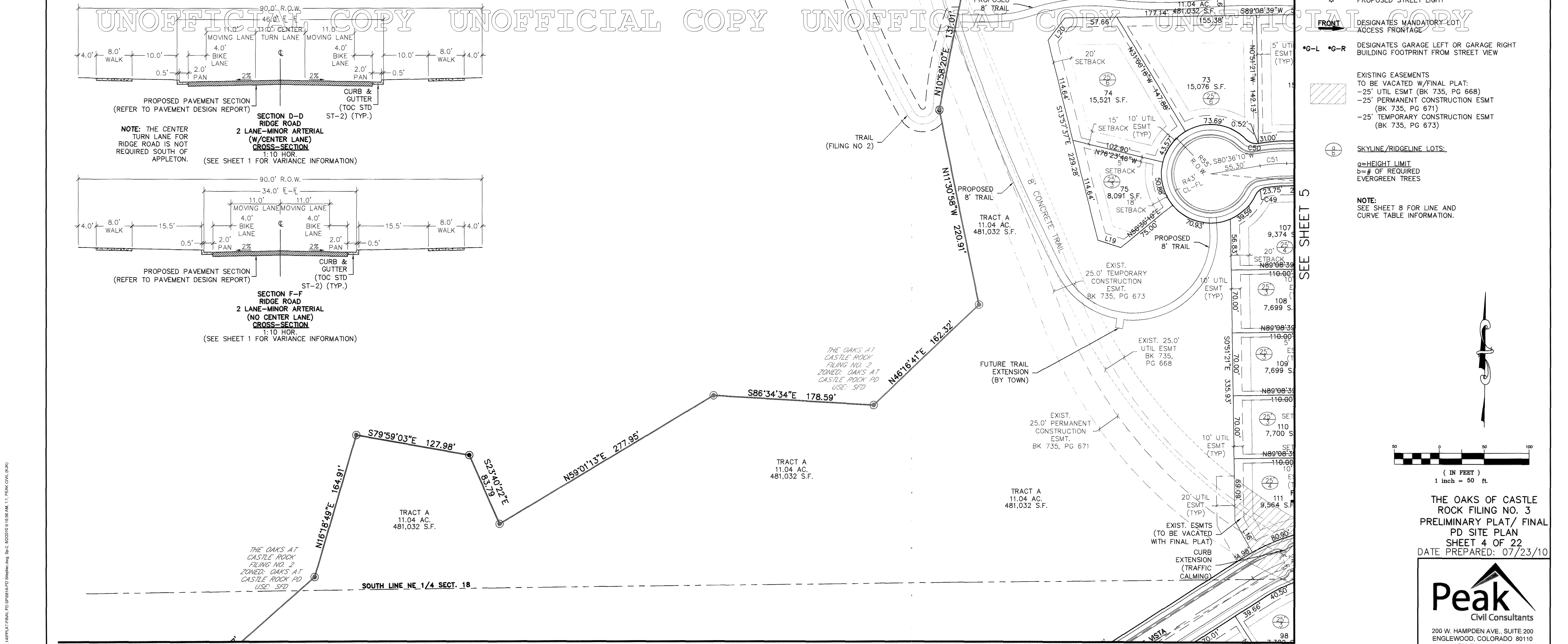
SECTION C-C
MODIFIED LOCAL TYPE II
CROSS-SECTION
1:10 HOR.
(SEE SHEET 1 FOR VARIANCE INFORMATION)



SECTION D-D
RIDGE ROAD
2 LANE-MINOR ARTERIAL
(W/CENTER LANE)
CROSS-SECTION
1:10 HOR.
(SEE SHEET 1 FOR VARIANCE INFORMATION)



SECTION E-E
RIDGE ROAD
2 LANE-MINOR ARTERIAL
(NO CENTER LANE)
CROSS-SECTION
1:10 HOR.
(SEE SHEET 1 FOR VARIANCE INFORMATION)



- KEYMAP NTS
- LEGEND**
- FOUND ALIQUOT MONUMENT AS NOTED
 - SET #5 REBAR W/YELLOW PLASTIC CAP, L.S. #11330
 - FOUND #4 REBAR W/1" ALUM. CAP, TST
 - FOUND #3 REBAR, NO CAP
 - PROPOSED STREET LIGHT
 - DESIGNATES MANDATORY LOT ACCESS FRONTAGE
 - DESIGNATES GARAGE LEFT OR GARAGE RIGHT BUILDING FOOTPRINT FROM STREET VIEW
 - EXISTING EASEMENTS TO BE VACATED W/FINAL PLAT:
 - 25' UTIL ESMT (BK 735, PG 668)
 - 25' PERMANENT CONSTRUCTION ESMT (BK 735, PG 671)
 - 25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)
 - SKYLINE/RIDGELINE LOTS:
 - a=HEIGHT LIMIT
 - b=# OF REQUIRED EVERGREEN TREES
- NOTE: SEE SHEET 8 FOR LINE AND CURVE TABLE INFORMATION.



THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 4 OF 22
DATE PREPARED: 07/23/10

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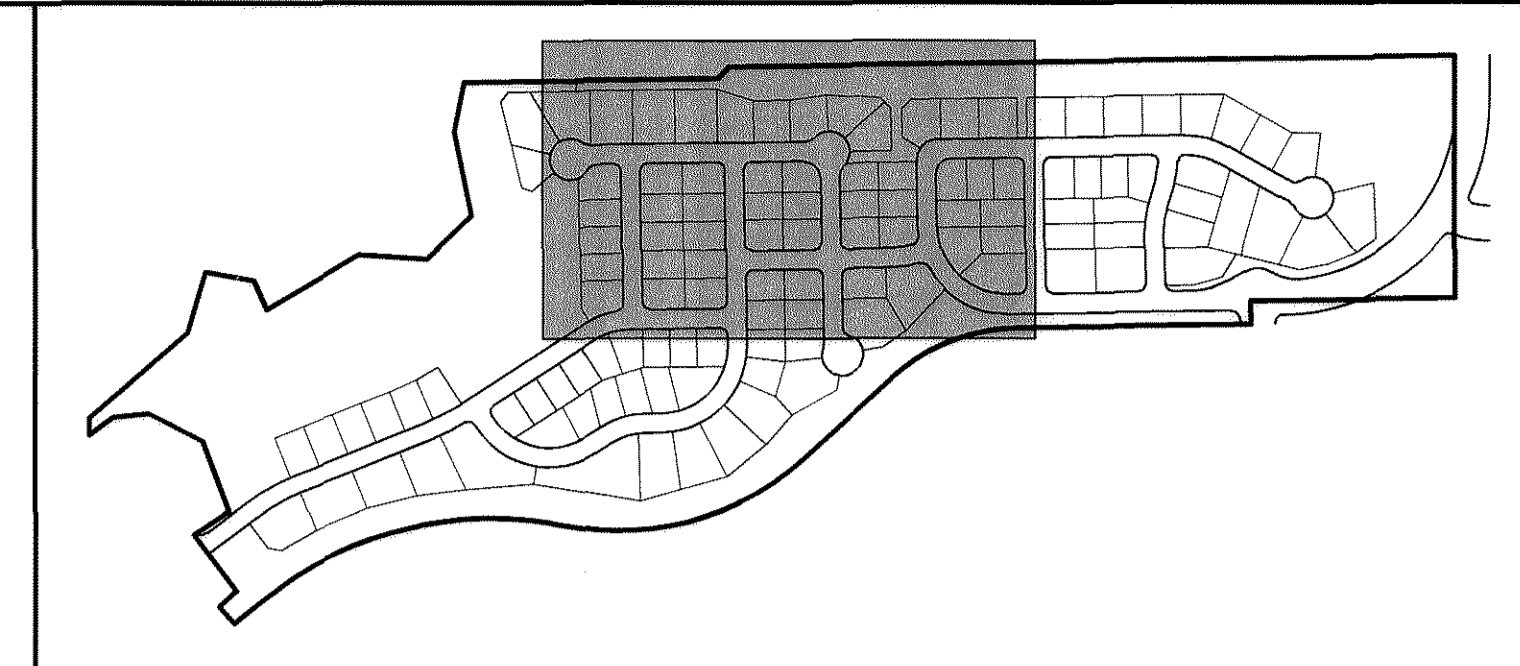
200 W. HAMPDEN AVE., SUITE 200
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PH: 720.855.3859
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CONTACT: BOB KELSEY

X:\08 149PLAT-FINAL PD 580544-FD Showup.dwg, Sp=2, 8/22/2010 9:10:59 AM, 1:1, PEAK CIVIL ENGR

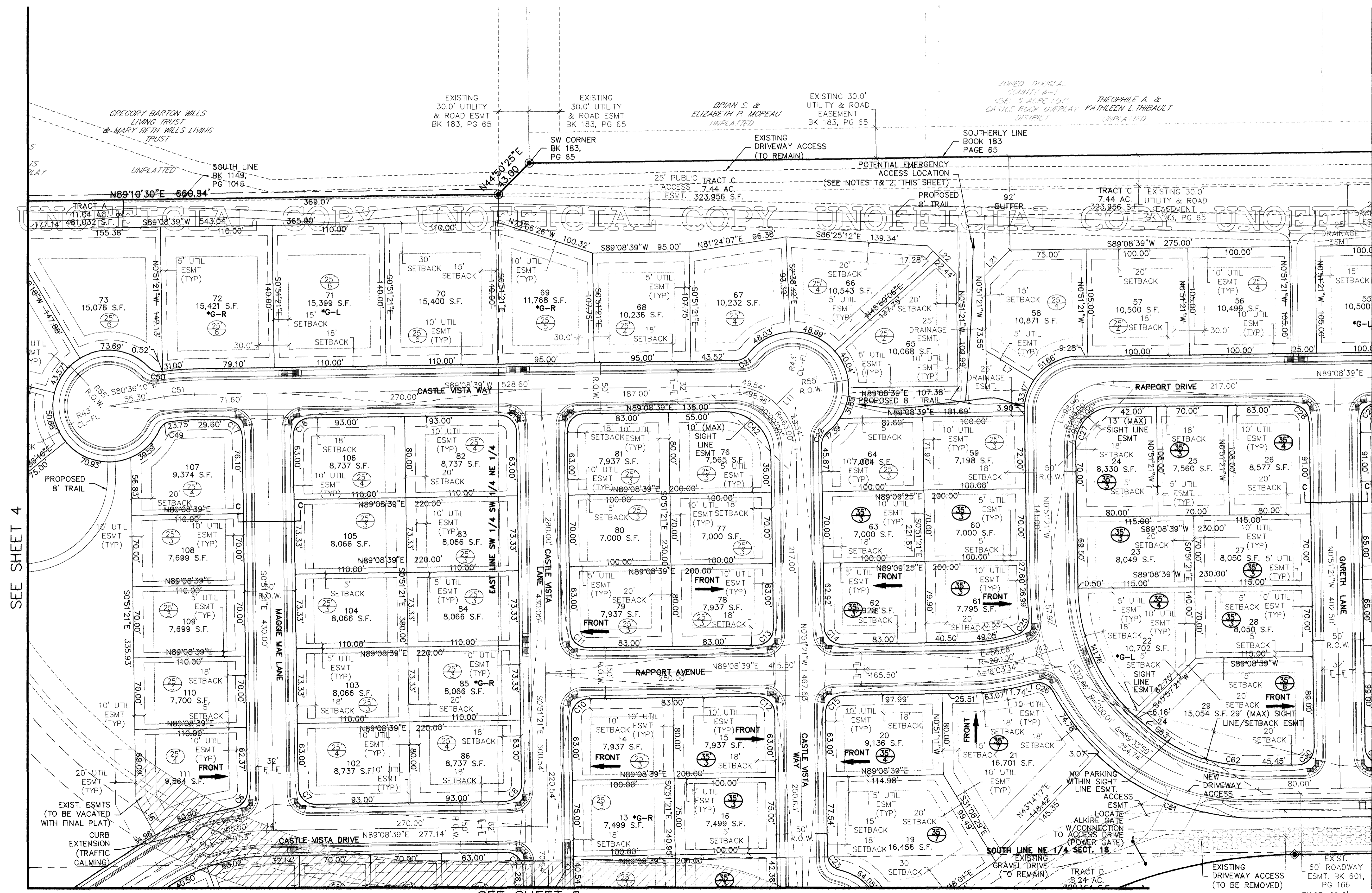
SEE SHEET 7

THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 5 OF 22

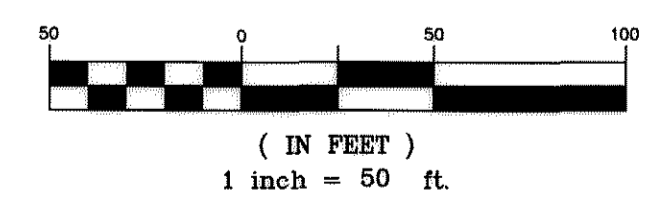


KEYMAP
NTS



- LEGEND**
- ⊕ FOUND ALIQUOT MONUMENT AS NOTED
 - SET #5 REBAR W/YELLOW PLASTIC CAP, L.S. #11330
 - ◆ FOUND #4 REBAR W/1" ALUM. CAP, TST
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 - ☆ PROPOSED STREET LIGHT
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 - *G-L *G-R DESIGNATES GARAGE LEFT OR GARAGE RIGHT BUILDING FOOTPRINT FROM STREET VIEW
 - EXISTING EASEMENTS TO BE VACATED W/FINAL PLAT:
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 - 25' PERMANENT CONSTRUCTION ESMT (BK 735, PG 671)
 - 25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)
 - SKYLINE/RIDGELINE LOTS:
 - a=HEIGHT LIMIT
 - b=# OF REQUIRED EVERGREEN TREES

- NOTES:**
- 1) THE SECONDARY ACCESS POINT FOR THIS DEVELOPMENT IS THROUGH THE OAKS OF CASTLE ROCK FILING NO. 2 (CASTLE VISTA DRIVE). IF THE OAKS 2 STREET NETWORK IS NOT CONSTRUCTED AT TIME OF FILING 3 DEVELOPMENT, A SECONDARY TEMPORARY EMERGENCY ACCESS WILL BE CONSTRUCTED IN ONE OF THE LOCATIONS NOTED ON THIS PLAN. SECONDARY EMERGENCY ACCESS POINTS SHALL BE MAINTAINED FOR ALL DEVELOPMENT PHASES. PHASING AND SECONDARY ACCESS WILL BE OUTLINED IN FINAL CONSTRUCTION PLANS.
 - 2) IF THE OAKS OF CASTLE ROCK FILING 2 IS NOT CONSTRUCTED PRIOR TO CASTLE VISTA DRIVE CONSTRUCTION, A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED WITH THIS FILING 3 AT THE FUTURE FILING NO 2 CUL-DE-SAC LOCATION AND THE EMERGENCY ACCESS FROM CUL-DE-SAC TO ALKIRE DRIVEWAY ACCESS WILL BE CONSTRUCTED.



THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 5 OF 22
DATE PREPARED: 07/23/10

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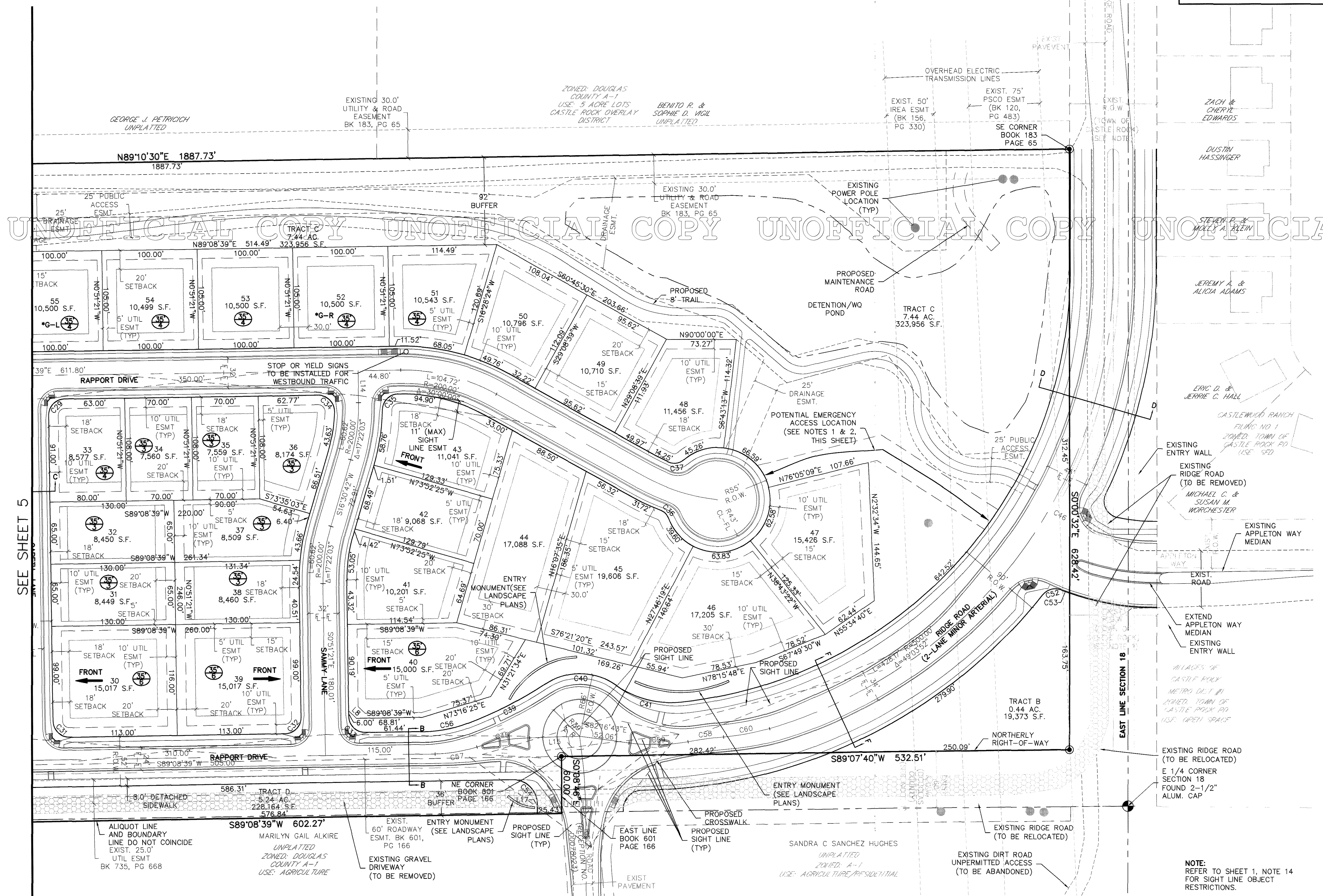
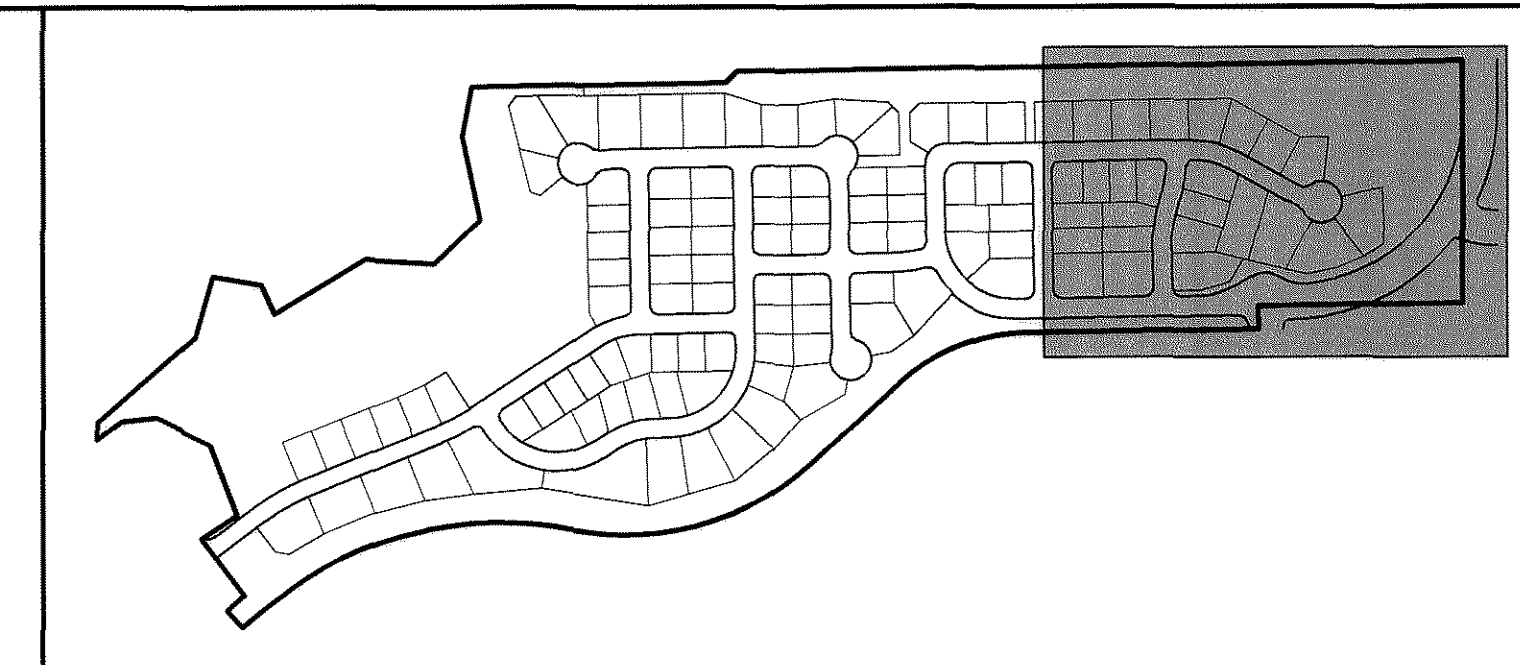
SEE SHEET 4

SEE SHEET 6

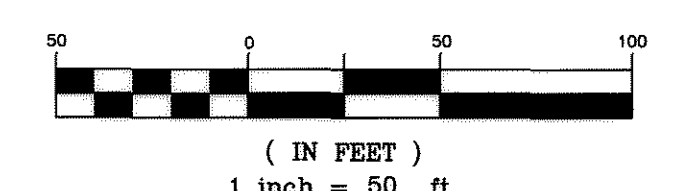
SEE SHEET 8

THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 6 OF 22



- KEYMAP**
NTS
- LEGEND**
- FOUND ALIQUOT MONUMENT AS NOTED
 - SET #5 REBAR W/YELLOW PLASTIC CAP, L.S. #11330
 - ◆ FOUND #4 REBAR W/1" ALUM. CAP, TST
 - FOUND #3 REBAR, NO CAP
 - ☆ PROPOSED STREET LIGHT
 - DESIGNATES MANDATORY LOT ACCESS FRONTAGE
 - *G-L *G-R DESIGNATES GARAGE LEFT OR GARAGE RIGHT BUILDING FOOTPRINT FROM STREET VIEW
 - ▨ EXISTING EASEMENTS TO BE VACATED W/FINAL PLAT:
-25' UTIL ESMT (BK 735, PG 668)
-25' PERMANENT CONSTRUCTION ESMT (BK 735, PG 671)
-25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)
 - ⊖ SKYLINE/RIDGELINE LOTS:
a=HEIGHT LIMIT
b=# OF REQUIRED EVERGREEN TREES
- NOTES:**
- 1) THE SECONDARY ACCESS POINT FOR THIS DEVELOPMENT IS THROUGH THE OAKS OF CASTLE ROCK FILING NO. 2 (CASTLE VISTA DRIVE). IF THE OAKS 2 STREET NETWORK IS NOT CONSTRUCTED AT TIME OF FILING 3 DEVELOPMENT, A SECONDARY TEMPORARY EMERGENCY ACCESS WILL BE CONSTRUCTED IN ONE OF THE LOCATIONS NOTED ON THIS PLAN. SECONDARY EMERGENCY ACCESS POINTS SHALL BE MAINTAINED FOR ALL DEVELOPMENT PHASES. PHASING AND SECONDARY ACCESS WILL BE OUTLINED IN FINAL CONSTRUCTION PLANS.
 - 2) IF THE OAKS OF CASTLE ROCK FILING 2 IS NOT CONSTRUCTED PRIOR TO CASTLE VISTA DRIVE CONSTRUCTION, A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED WITH THIS FILING 3 AT THE FUTURE FILING NO 2 CUL-DE-SAC LOCATION AND THE EMERGENCY ACCESS FROM CUL-DE-SAC TO ALKIRE DRIVEWAY ACCESS WILL BE CONSTRUCTED.
 3. PORTIONS OF THE EXISTING RIGHT-OF-WAYS FOR RIDGE ROAD MAY BE VACATED BY THE TOWN AND DOUGLAS COUNTY AT TIME OF FINAL PLAT.



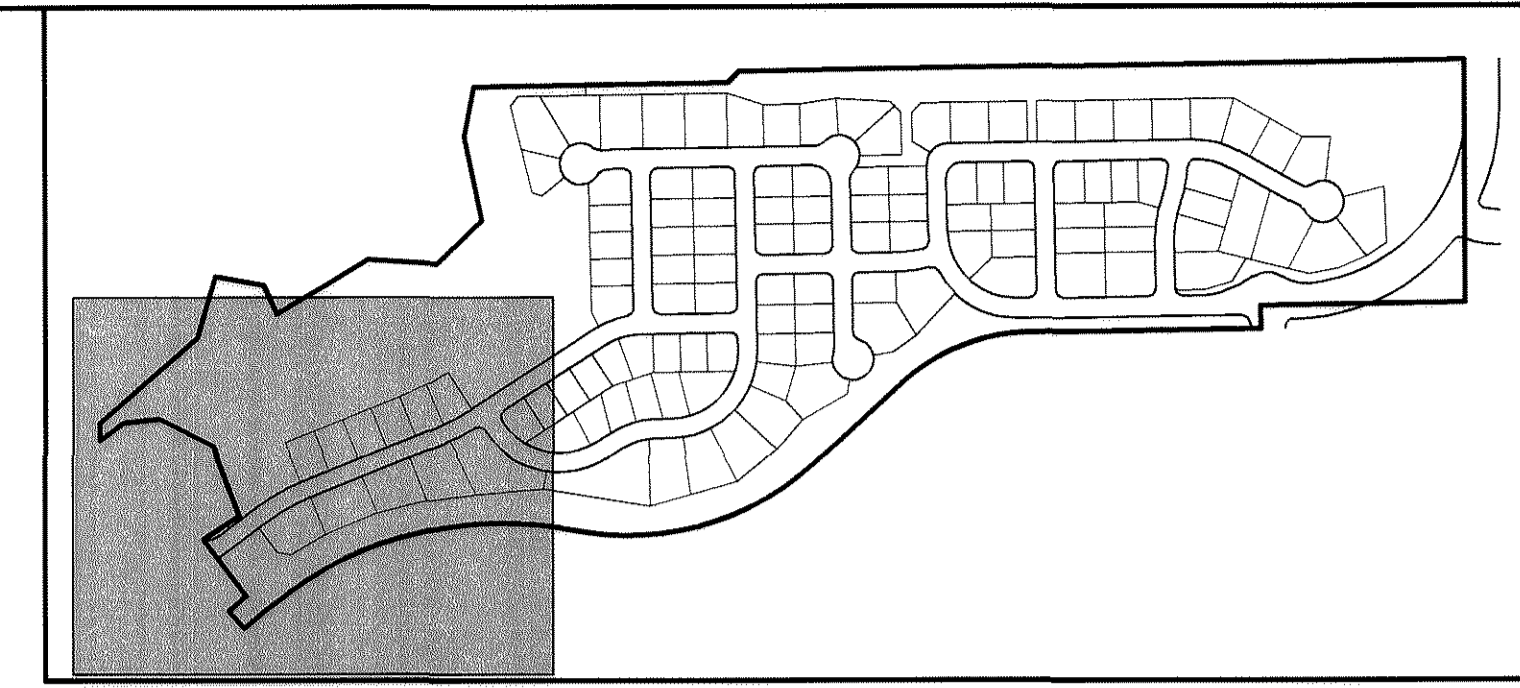
THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 6 OF 22
DATE PREPARED: 07/23/10

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Civil Consultants

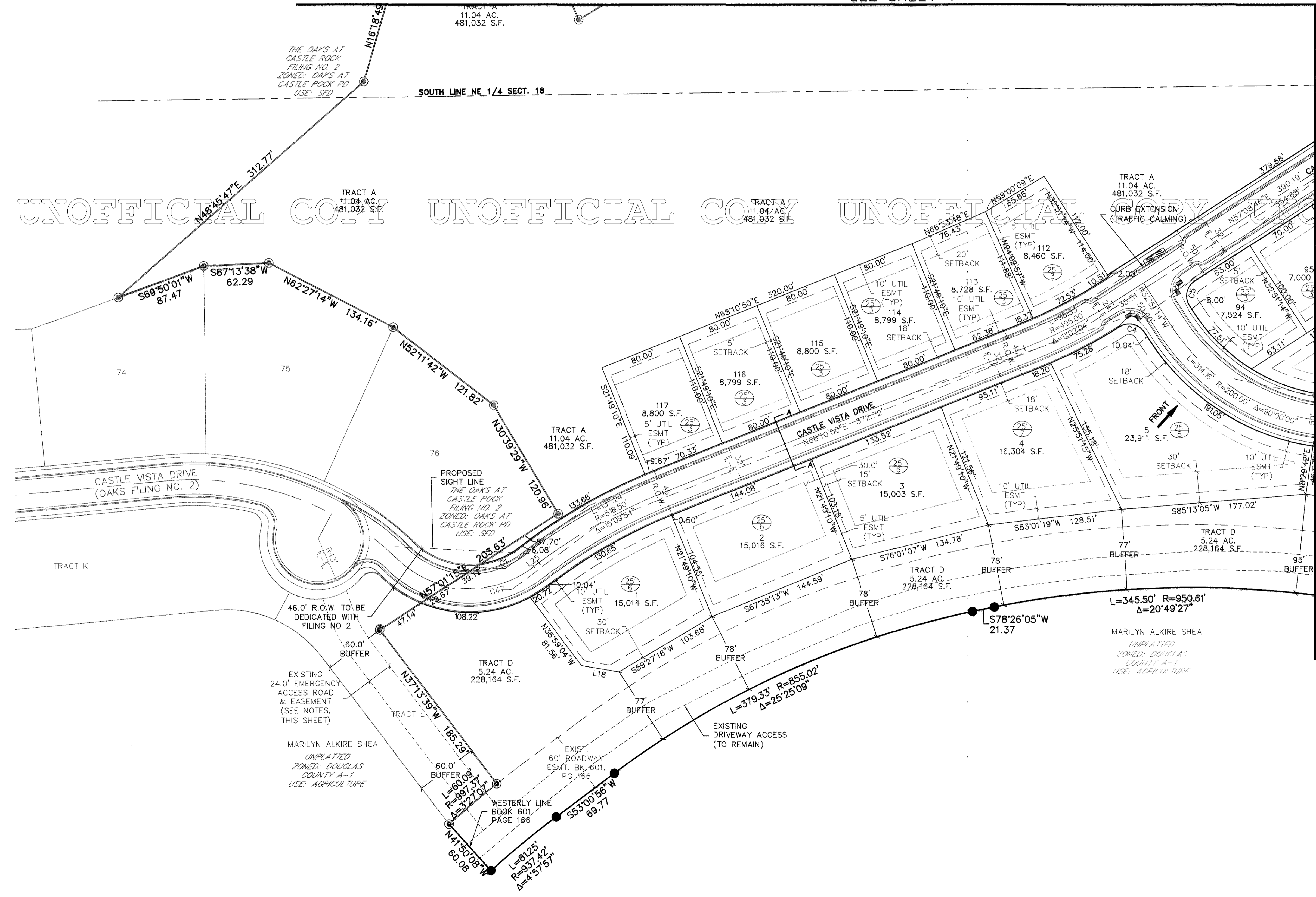
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CONTACT: BOB KELSEY

THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 7 OF 22



SEE SHEET 4



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KEYMAP NTS

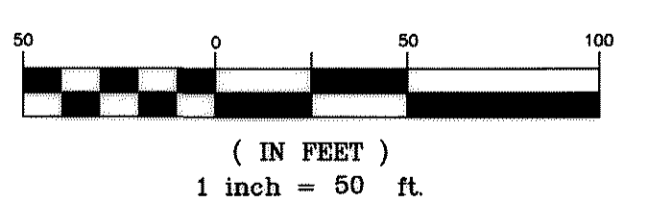
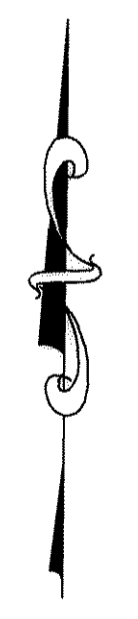
LEGEND

- FOUND ALIQUOT MONUMENT AS NOTED
- SET #5 REBAR W/YELLOW PLASTIC CAP, L.S. #11330
- FOUND #4 REBAR W/1" ALUM. CAP, TST
- FOUND #3 REBAR, NO CAP
- PROPOSED STREET LIGHT
- FRONT DESIGNATES MANDATORY LOT ACCESS FRONTAGE
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-25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)
- SKYLINE/RIDGELINE LOTS:
a=HEIGHT LIMIT
b=# OF REQUIRED EVERGREEN TREES
- NOTE: SEE SHEET 8 FOR LINE AND CURVE TABLE INFORMATION.

SEE SHEET 8

NOTES:

- 1) THE SECONDARY ACCESS POINT FOR THIS DEVELOPMENT IS THROUGH THE OAKS OF CASTLE ROCK FILING NO. 2 (CASTLE VISTA DRIVE). IF THE OAKS 2 STREET NETWORK IS NOT CONSTRUCTED AT TIME OF FILING 3 DEVELOPMENT, A SECONDARY TEMPORARY EMERGENCY ACCESS WILL BE CONSTRUCTED IN ONE OF THE LOCATIONS NOTED ON THIS PLAN. SECONDARY EMERGENCY ACCESS POINTS SHALL BE MAINTAINED FOR ALL DEVELOPMENT PHASES. PHASING AND SECONDARY ACCESS WILL BE OUTLINED IN FINAL CONSTRUCTION PLANS.
- 2) IF THE OAKS OF CASTLE ROCK FILING 2 IS NOT CONSTRUCTED PRIOR TO CASTLE VISTA DRIVE CONSTRUCTION, A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED WITH THIS FILING 3 AT THE FUTURE FILING NO 2 CUL-DE-SAC LOCATION AND THE EMERGENCY ACCESS FROM CUL-DE-SAC TO ALKIRE DRIVEWAY ACCESS WILL BE CONSTRUCTED.



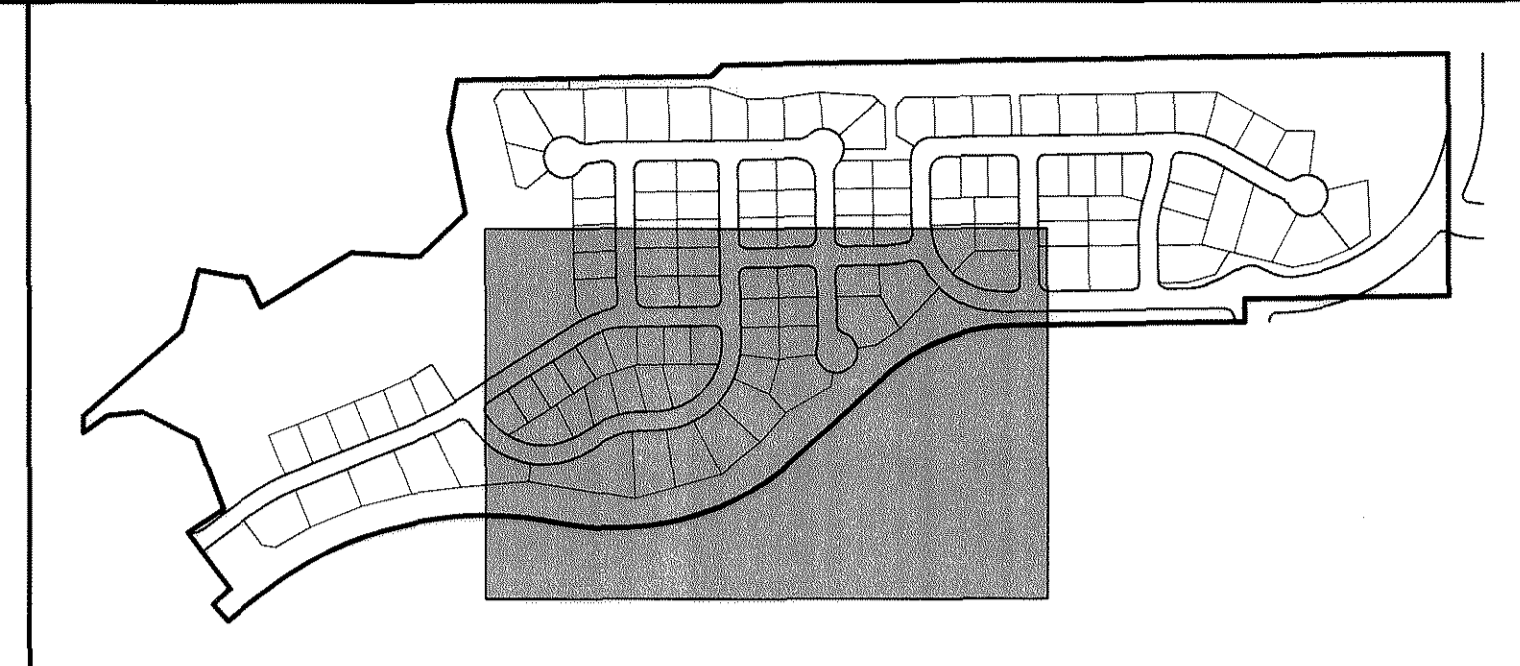
THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 7 OF 22
DATE PREPARED: 07/23/10



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THE OAKS OF CASTLE ROCK FILING NO. 3

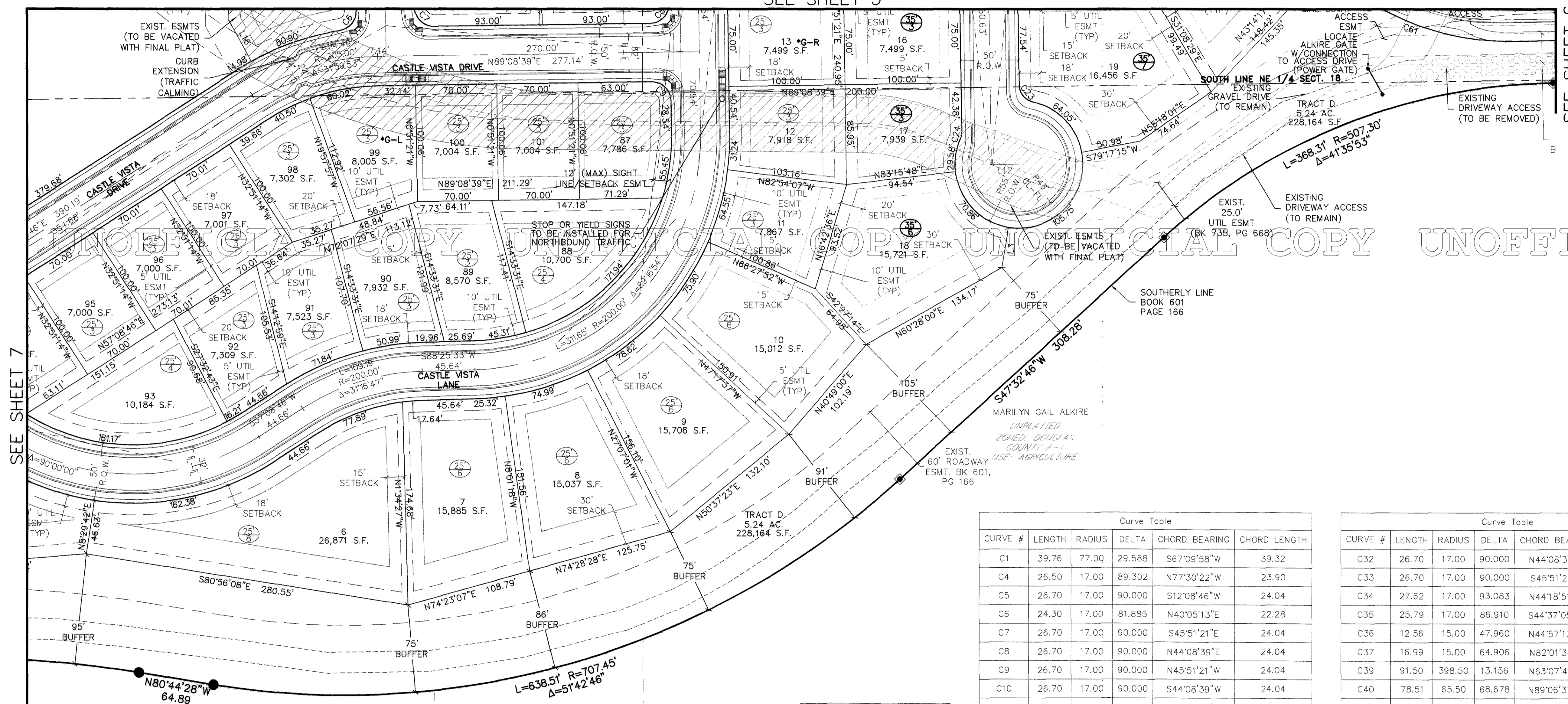
A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 8 OF 22



KEYMAP
NTS

SEE SHEET 5

SEE SHEET 6



LEGEND

- ⊕ FOUND ALIQUOT MONUMENT AS NOTED
- SET #5 REBAR W/YELLOW PLASTIC CAP, L.S. #11330
- ◆ FOUND #4 REBAR W/1" ALUM. CAP, TST
- FOUND #3 REBAR, NO CAP
- ☆ PROPOSED STREET LIGHT
- FRONT DESIGNATES MANDATORY LOT ACCESS FRONTAGE
- *G-L *G-R DESIGNATES GARAGE LEFT OR GARAGE RIGHT BUILDING FOOTPRINT FROM STREET VIEW
- EXISTING EASEMENTS TO BE VACATED W/FINAL PLAT:
 -25' UTIL ESMT (BK 735, PG 668)
 -25' PERMANENT CONSTRUCTION ESMT (BK 735, PG 671)
 -25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)
- SKYLINE/RIDGELINE LOTS:
 a=HEIGHT LIMIT
 b=# OF REQUIRED EVERGREEN TREES
- NOTE:**
REFER TO SHEET 1, NOTE 14 FOR SIGHT LINE OBJECT RESTRICTIONS.

SEE SHEET 7

LINE TABLE

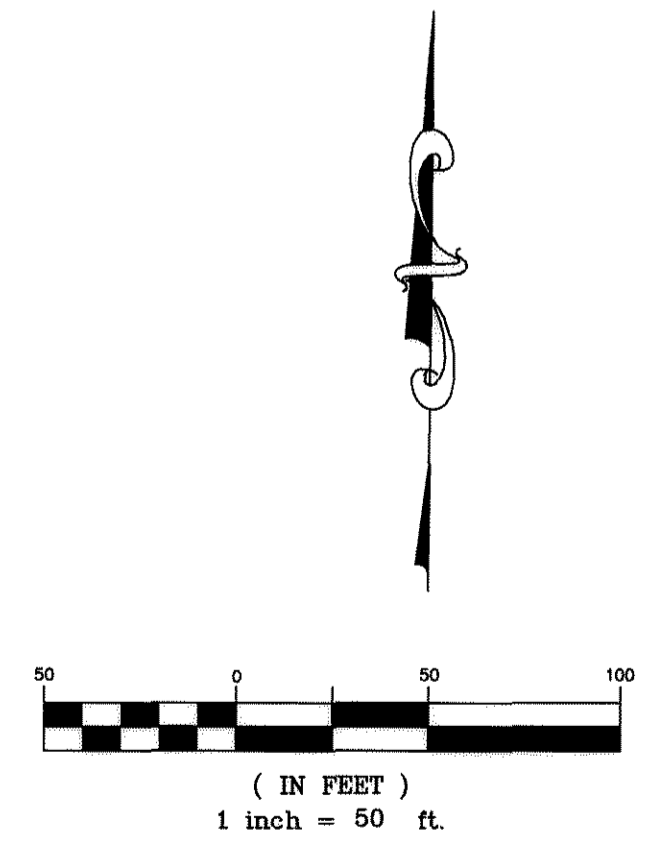
LINE	LENGTH	BEARING
L3	35.15	S9°26'49.87"W
L6	27.26	N0°49'30.00"W
L7	55.05	N58°39'32.78"W
L8	11.31	N45°51'21.00"W
L11	22.72	S44°09'55.03"W
L12	23.75	S89°08'39.00"W
L13	39.48	N73°05'05.06"E
L14	33.50	S0°51'21.00"E
L15	52.35	S88°12'38.51"W
L16	40.00	S29°07'20.45"E
L17	11.00	N0°24'09.51"W
L18	36.28	S80°27'59.98"E
L19	26.70	S71°40'43.51"E
L20	31.09	S37°35'30.83"W
L21	35.36	N44°08'39.00"E
L22	22.44	S45°50'18.18"E
L24	9.45	N49°26'46.36"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.76	77.00	29.588	S67°09'58"W	39.32
C4	26.50	17.00	89.302	N77°30'22"W	23.90
C5	26.70	17.00	90.000	S12°08'46"W	24.04
C6	24.30	17.00	81.885	N40°05'13"E	22.28
C7	26.70	17.00	90.000	S45°51'21"E	24.04
C8	26.70	17.00	90.000	N44°08'39"E	24.04
C9	26.70	17.00	90.000	N45°51'21"W	24.04
C10	26.70	17.00	90.000	S44°08'39"W	24.04
C11	26.70	17.00	90.000	S45°51'21"E	24.04
C12	26.70	17.00	90.000	N45°51'21"W	24.04
C13	26.70	17.00	90.000	N44°08'39"E	24.04
C14	26.70	17.00	90.000	S45°51'21"E	24.04
C15	26.70	17.00	90.000	S44°08'39"W	24.04
C16	26.70	17.00	90.000	S44°08'39"W	24.04
C17	26.70	17.00	90.000	N45°51'21"W	24.04
C19	26.70	17.00	90.000	N45°51'21"W	24.04
C20	26.70	17.00	90.000	S44°08'39"W	24.04
C21	15.38	17.00	51.819	N63°14'04"E	14.86
C22	15.41	17.00	51.948	S25°07'06"W	14.89
C23	20.05	15.00	76.580	S39°08'44"E	18.59
C24	5.22	12.00	24.938	N11°36'47"E	5.18
C25	23.98	17.00	80.813	N32°40'41"E	22.04
C26	23.50	17.00	79.196	N67°19'02"W	21.67
C27	59.69	38.00	90.000	S44°08'39"W	53.74
C28	26.70	17.00	90.000	N45°51'21"W	24.04
C29	26.70	17.00	90.000	S44°08'39"W	24.04
C30	26.70	17.00	90.000	N44°08'39"E	24.04
C31	26.70	17.00	90.000	S45°51'21"E	24.04

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C32	26.70	17.00	90.000	N44°08'39"E	24.04
C33	26.70	17.00	90.000	S45°51'21"E	24.04
C34	27.62	17.00	93.083	N44°18'51"W	24.68
C35	25.79	17.00	86.910	S44°37'05"W	23.38
C36	12.56	15.00	47.960	N44°57'13"W	12.19
C37	16.99	15.00	64.906	N82°01'34"E	16.10
C39	91.50	398.50	13.156	N63°07'43"E	91.30
C40	78.51	65.50	68.678	N89°06'37"W	73.90
C41	71.80	100.00	41.139	S75°20'26"E	70.27
C42	70.69	45.00	90.000	N45°51'21"W	63.64
C45	56.35	200.00	16.143	S80°08'22"W	56.16
C46	27.15	200.25	7.769	S59°56'30"E	27.13
C47	87.90	100.00	50.366	N77°33'18"E	85.10
C49	14.64	15.00	55.902	S53°25'05"W	14.06
C50	14.31	15.00	54.645	S71°33'35"E	13.77
C51	29.81	200.00	8.541	S84°52'25"W	29.79
C52	21.63	17.00	72.887	S75°00'02"W	20.20
C53	9.24	265.25	1.995	S69°33'13"E	9.24
C54	39.47	25.00	90.453	N45°37'45"W	35.49
C56	46.99	138.50	19.438	N79°25'31"E	46.76
C57	44.71	150.00	17.076	S80°36'22"W	44.54
C58	37.63	425.00	5.073	N82°25'02"E	37.62
C59	62.28	200.00	17.841	N88°48'04"E	62.02
C60	48.91	250.00	11.209	N79°20'56"E	48.83
C61	175.74	227.00	44.357	S68°40'38"E	171.38
C62	84.98	150.00	32.462	S74°37'30"E	83.85
C63	25.92	166.00	8.948	S53°55'13"E	25.90

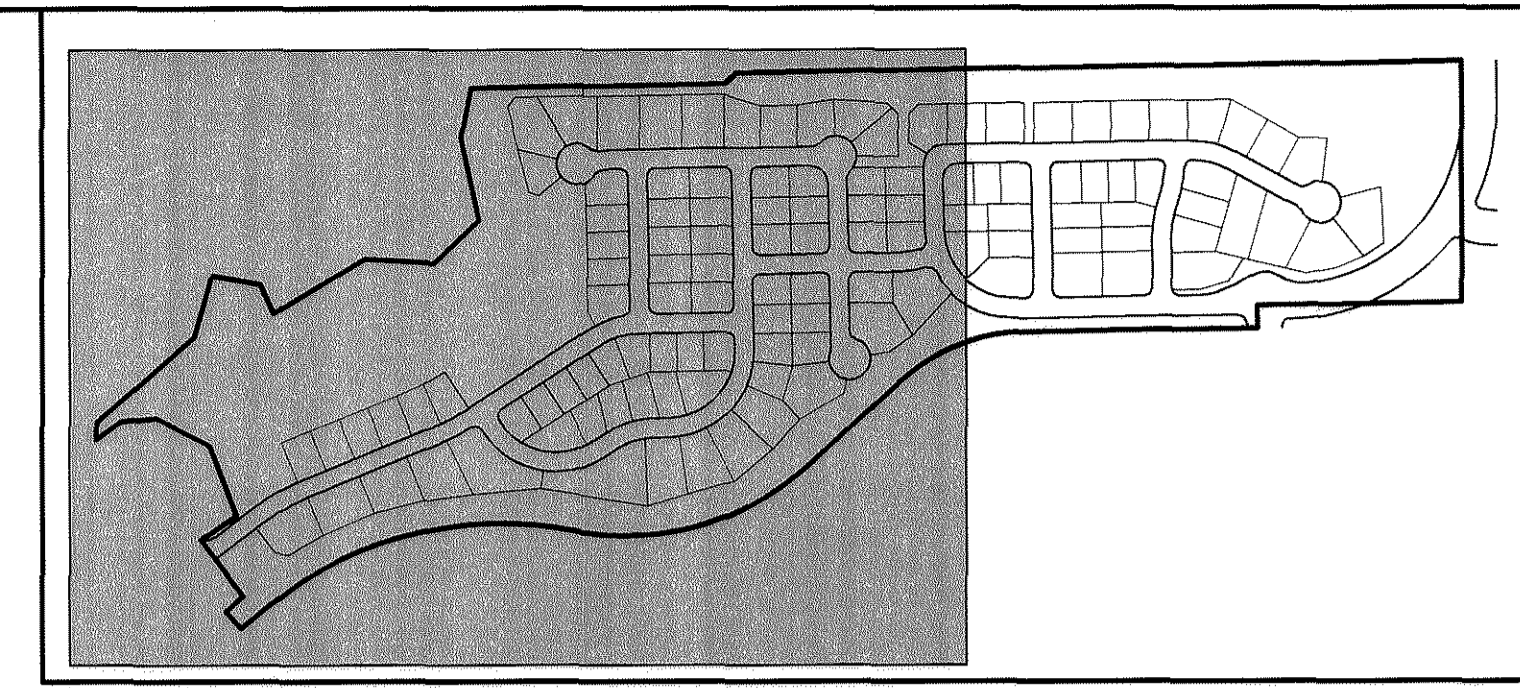


THE OAKS OF CASTLE
ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL
PD SITE PLAN
SHEET 8 OF 22
DATE PREPARED: 07/23/10

Peak
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THE OAKS OF CASTLE ROCK FILING NO. 3

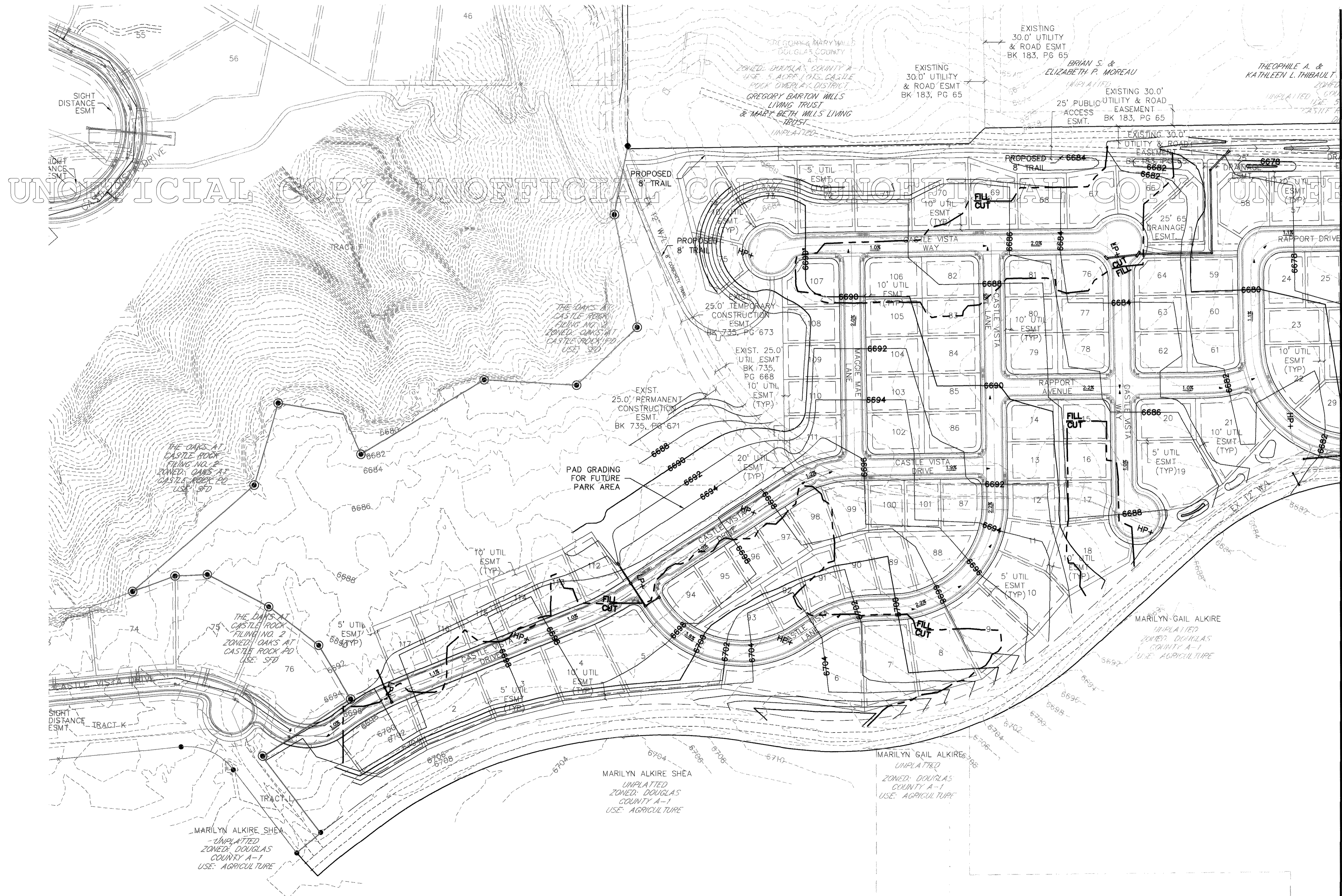
A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT/FINAL PD SITE PLAN
GRADING PLAN
SHEET 11 OF 22



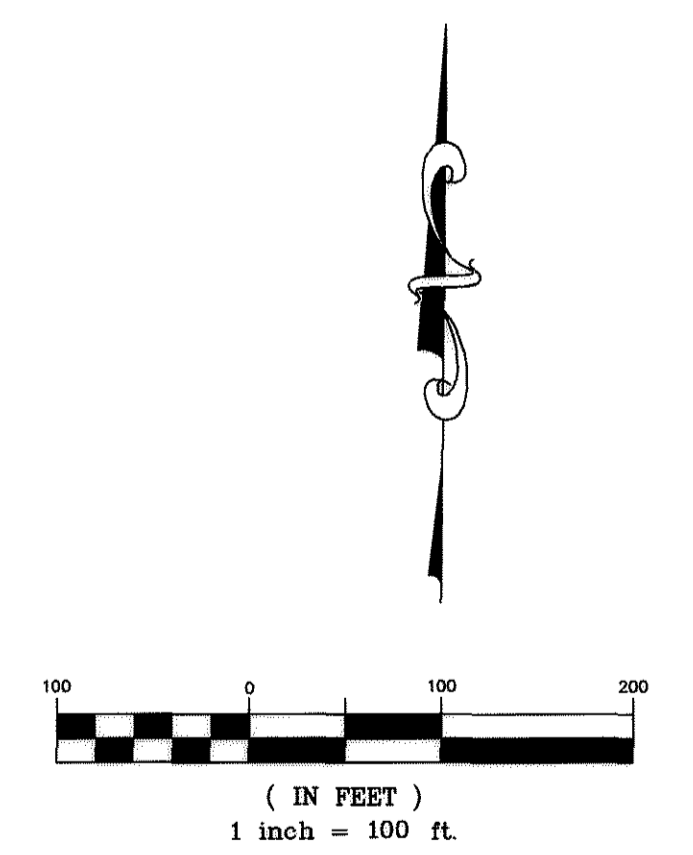
KEYMAP
NTS

LEGEND

	PROPOSED PEDESTRIAN RAMP
	PROPOSED STORM SEWER INLET
	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



SEE SHEET 12



THE OAKS OF CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN (GRADING PLAN)
SHEET 11 OF 22
DATE PREPARED: 07/23/10



NOTE:
1. REFER TO SHEETS 4-8 FOR EXISTING & PROPOSED EASEMENT IDENTIFICATIONS.
2. MAINTENANCE ROAD FOR DETENTION WATER QUALITY POND SHALL BE PROVIDED PER TOWN OF CASTLE ROCK REGULATIONS.

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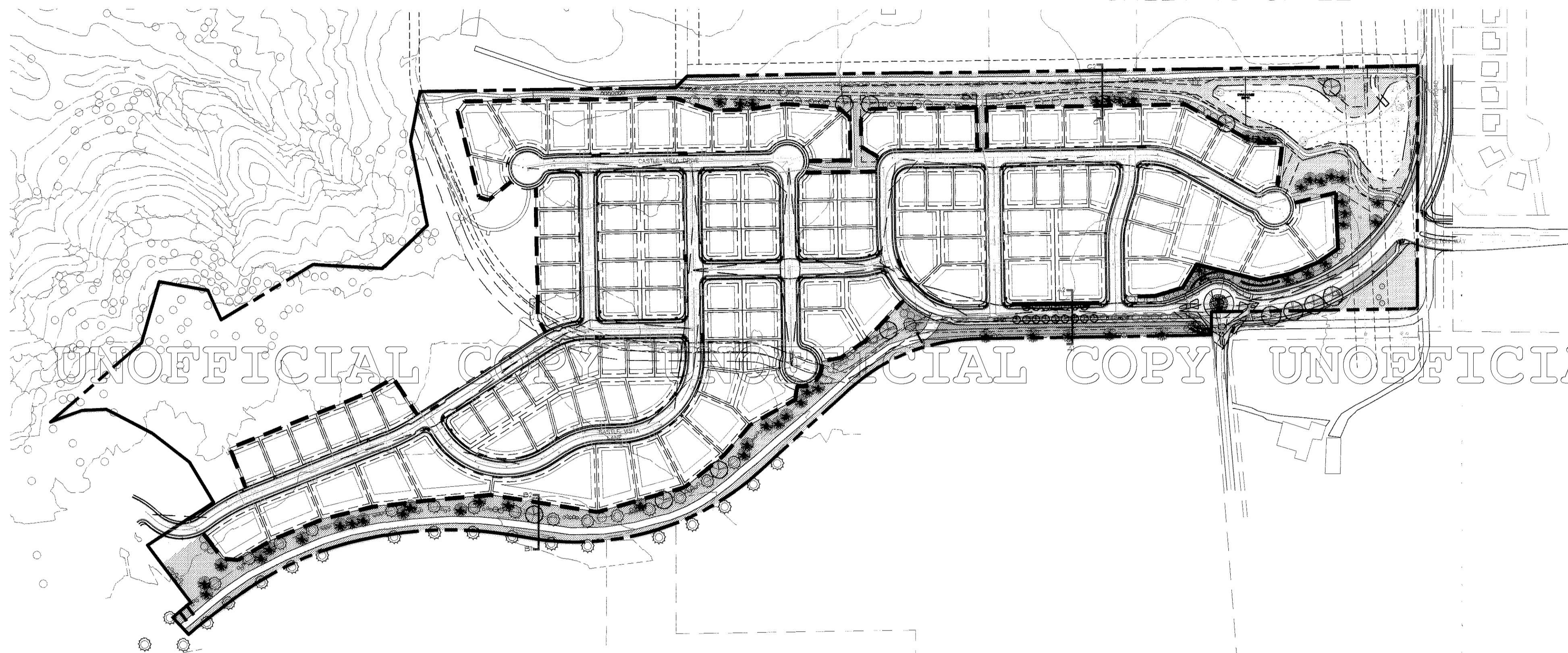
THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
OVERALL LANDSCAPE PLAN / FENCING PLAN
SHEET 13 OF 22

OVERALL LANDSCAPE PLAN / FENCING PLAN

- 5' PRIVACY FENCE
- - - OPEN RAIL FENCE

Note: The developer, his successors or assigns is responsible for the installation and maintenance of all perimeter fencing as indicated on the Final PD Site Plan



LANDSCAPE NOTES

- Irrigation will be provided to all turf areas and proposed plants at the project entry. Water source will be domestic water supply. Reseeded low grow / native grass areas including the buffer areas will have no permanent irrigation. Two years of watering is required for trees and shrubs within the non-irrigated buffer areas.
- Temporary establishment irrigation may require an irrigation exemption from the Town of Castle Rock Water Use Management Plan.
- The lawn areas will be seeded with a mixture of Canadian Fescue grass or sodded with Canadian Fescue sod. Fescue grass is heat and drought tolerant, thereby conserving future water needs. Seed shall be applied at 40 to 60lbs. per acre if broadcast , or 20 to 25 lbs. per acre if drilled.
- Native open space areas / buffers will be seeded with Low Grow Mix consisting of a mixture of low growing (8-12 inches), drought tolerant grasses: 30% Ephraim Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SR3200 Blue Fescue 15% Reubens Canada Bluegrass 10% Chewings Fescue.
- The detention basin will be seeded with Foothills Mix consisting of 15% Crested Wheatgrass 15% Annual Ryegrass 15% Sodar Streambank Wheatgrass 10% Slender Wheatgrass 10% Canada Bluegrass 10% Hard Fescue, Durar 10% Pubescent Wheatgrass 5% Sherman Big Bluegrass 5% Blue Grama 5% Switchgrass
- The developer, his successors or assigns / HOA is responsible for the installation, replacement of dead plant materials and the maintenance of all streetscape and tract area landscaping and irrigation indicated on the Landscape Plan including landscaping within the right-of-way of public streets.
- All landscape and irrigation improvements shall be installed by a Town of Castle Rock registered landscape contract professional.
- A soil analysis shall be conducted and the soil amended as recommended. Organic material shall be a minimum of 3 cubic yards per 1,000 square feet at a depth of 6 inches or more.
- No trees or permanent structures are allowed in Utility and Drainage Easements.
- No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to, buildings, utility cabinets, walls, fences, trees, landscape plantings, crops, cut slopes and berms, shall be placed in a sight distance easement as shown on this Preliminary Plat / Final PD Site Plan.
- Tree lawns under 10' wide will be watered with a subsurface irrigation system.

CONSTRUCTION NOTES

- 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.
- 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.
- All steel edging to be 10 gauge galvanized steel with plastic capping, with a minimum of 3 pins per 10 foot section.
- Mulch to be 4" deep rock over fabric weed barrier, shredded cedar mulch over weed barrier may be installed in some beds.
- All trees and shrubs to be guaranteed for one year.
- Seed to be of good quality, free from weeds. Install via seed drill or hydromulch. Remove all material 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.
- The irrigation tap, line, meter and backflow prevention assembly must be the same size from the tap to a minimum distance of 10 pipe diameters past the backflow prevention assembly and winterization tee.
- All irrigation systems shall be equipped with backflow prevention assemblies approved by the Town of Castle Rock prior to installation.

PLANT LIST

QUAN.	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE	LIW	RATING	IN. SEASON
SHADE TREES								
8	KC	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	2" CAL	VERY LOW	0.0-15	5	
16	CNM	ACER PLATANOIDES 'COLUMNARE'	'COLUMNARE' NORWAY MAPLE	2" CAL	MOD	3.0-4.5	15	
7	CEO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL	MOD	3.0-4.5	15	
4	NRO	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL	LOW	15-3.0	15	
ORNAMENTAL TREES								
14	CP	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL	MOD	3.0-4.5	15	
4	GRT	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL	LOW	15-3.0	10	
3	JTL	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL	LOW	15-3.0	10	
16	RH	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	2" CAL	VERY LOW	0.0-15	5	
3	TCH	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL	VERY LOW	0.0-15	5	
EVERGREEN TREES								
28	AP	PINUS NIGRA	AUSTRIAN PINE	10'-12'	VERY LOW	0-15	5	
45	PNP	PINUS EDULIS	PINON PINE	8'-10'	VERY LOW	0-15	5	
24	PP	PINUS PONDEROSA	PONDEROSA PINE	10'-12'	VERY LOW	0-15	5	
DECIDUOUS SHRUBS								
6	AC	RIBES ALPINUM	ALPINE CURRANT	5 GAL	MOD	3.0-4.5	15	
25	AUS	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL	MOD	3.0-4.5	15	
21	BHJ	JUNIFERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	5 GAL	LOW	15-3.0	10	
15	CBC	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	MOD	3.0-4.5	15	
63	NC	PRUNUS TOMENTOSA	NANKING CHERRY	5 GAL	VERY LOW	0-15	5	
52	CBC	PRUNUS BESSEYI 'FAUNEE BUTTES'	CREeping WESTERN SAND CHERRY	5 GAL	LOW	15-3.0	10	
3	DAM	ACER GINNALA 'COMPACTA'	DWARF AMUR MAPLE	B4B	LOW	15-3.0	10	
28	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL	LOW	15-3.0	10	
21	MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	LOW	15-3.0	10	
24	LDP	AMORPHA CANESCENS	LEADPLANT	5 GAL	VERY LOW	0-15	5	
8	NPR	ROSA WOODSII	NATIVE PINK ROSE	5 GAL	VERY LOW	0-15	5	
16	NUR	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	5 GAL	LOW	15-3.0	10	
14	RS	PEROVSKIA ATRIFLORATA	RUSSIAN SAGE	5 GAL	LOW	15-3.0	10	
52	STS	RHUS TYPHINA 'LACINIATA'	STAGHORN CUTLEAF SUMAC	5 GAL	VERY LOW	0-15	5	
6	SGS	CYTISUS PURSANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	LOW	15-3.0	10	
3	SMS	SPIREA NIFFONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL	MOD	3.0-4.5	15	
7	SS	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	B4B	LOW	15-3.0	10	
46	TL5	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	VERY LOW	0-15	5	
35	CR	CHRYSOETHAMNUS NAUSEOSUS	CHAMISA RABBITBUSSH	5 GAL	VERY LOW	0-15	5	
ORNAMENTAL GRASSES & PERENNIALS								
22	BES	RUDBECKIA FULGIDA 'GOLDSTROM'	BLACK-EYED SUSAN	1 GAL	LOW	15-3.0	10	
45	OPG	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	LOW	15-3.0	15	
11	MLM	MISTHCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHTS MAIDEN GRASS	1 GAL	MOD	3.0-4.5	15	
37	MNS	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL	LOW	15-3.0	15	

CLWUR CHART

IRRIG. ZONE	PLANT NAME	APP RATE	ZONE	% OF TOTAL AREA	IA	LIWUR	TA	CLWUR
--	KC, RH, AP, PNP, PP, NPR, TLS, LDP, CR	0-5	VERY LOW	18	16,068*	0.0-15	88,898*	.00
--	JTL, CA, SUH, MNS, STS, NRO, SUD, GRT, BHJ, NC, CBC, DAM, GLS, MKL, BLUE GRAMA GRASS	5-10	LOW	61	53,981*	15-3.0	88,898*	.91
--	AC, ABM, CNM, CEO, EO CP, AUS, CBC, SMS, MLM, CANADA BLUE FESCUE	10-15	MODERATE	21	18,449*	3.0-4.5	88,898*	.64
--	--	15+	HIGH	0	0*	4.5+	88,898*	.00
TOTAL	NA	NA	NA	100%	88,898*	NA	NA	1.55

AREA SUMMARY CHART

USE	AREA - SQ. FT.	PERCENTAGE
GROSS AREA	2,796,431	100%
TRACT AREA	1,074,302	38%
PRIVATE OPEN SPACE	566,733	21%
LANDSCAPED ROW	23,083	1%
ACTIVE PARK AREA	43,560	2%

AREA	SQ. FT.	PERCENTAGE
TOTAL LANDSCAPE AREA	633,316	100%
IRRIGATED TURF AREA	94,880	11%
NON-IRRIGATED SEED AREA	429,671	73%
ROCK MULCH	15,298	2%
CEDAR MULCH	8,840	1%
NON-LIVING GROUND COVER	84,681	13%

*NON-LIVING AREAS ARE ACCESS DRIVES TO NEIGHBORING PROPERTIES AND NEIGHBORHOOD TRAILS.

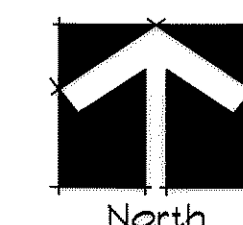
SHEET INDEX

- 13 OVERALL LANDSCAPE PLAN / FENCING PLAN
- 14 ENTRY LANDSCAPE PLAN
- 15 LANDSCAPE PLAN
- 16 LANDSCAPE DETAILS

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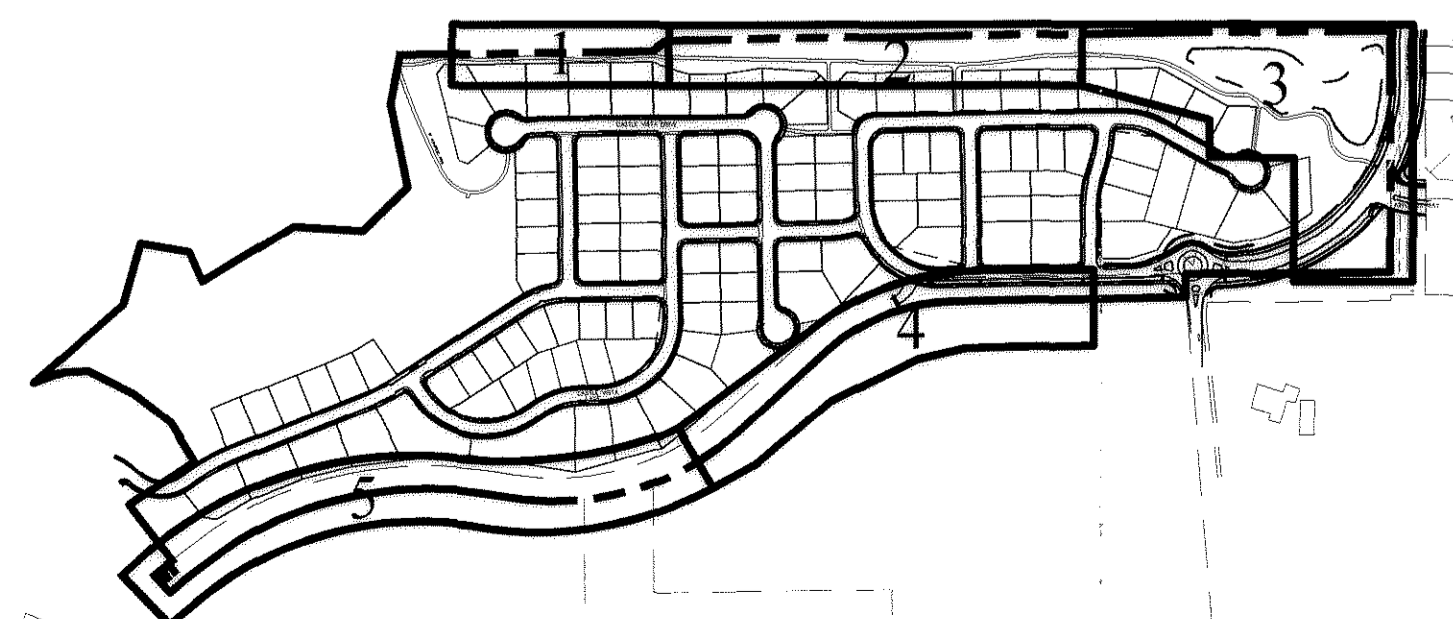
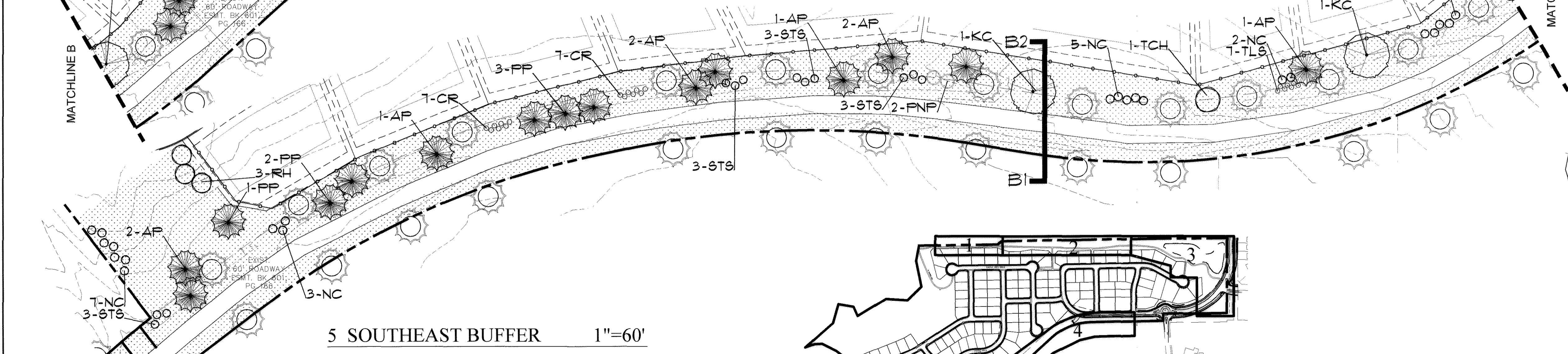
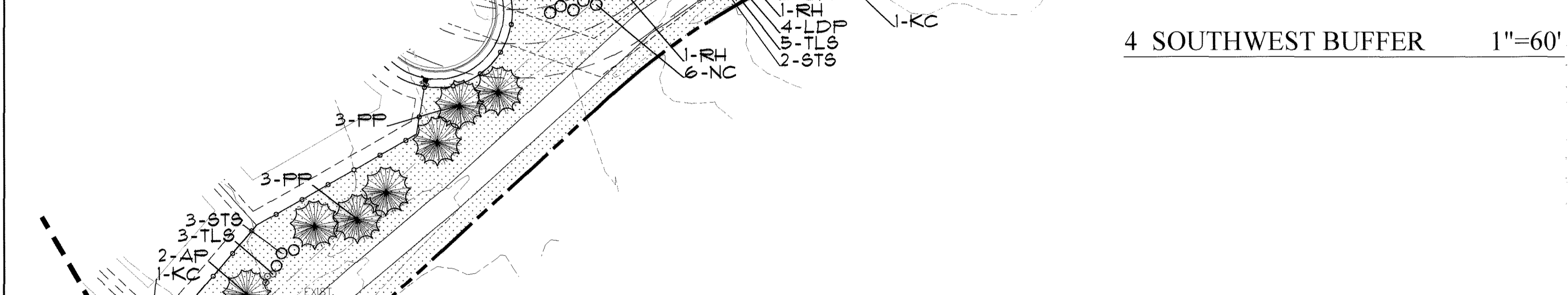
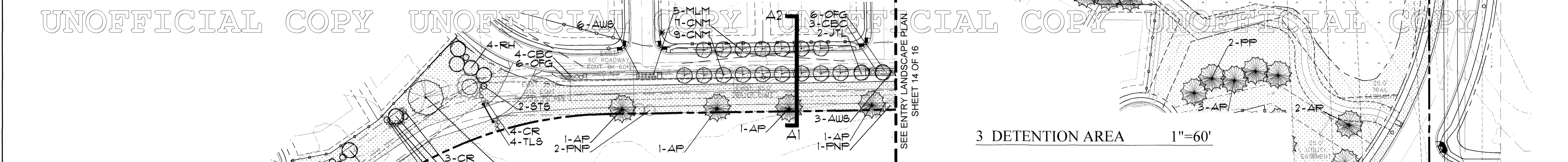
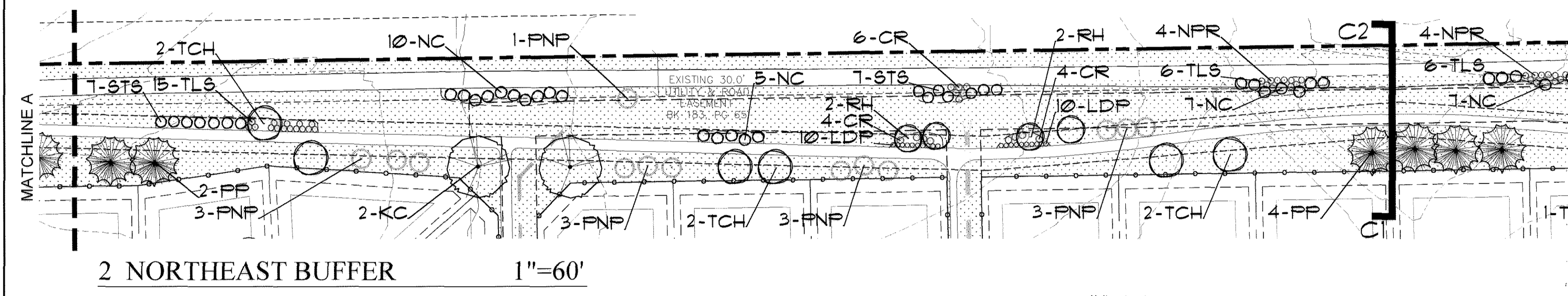
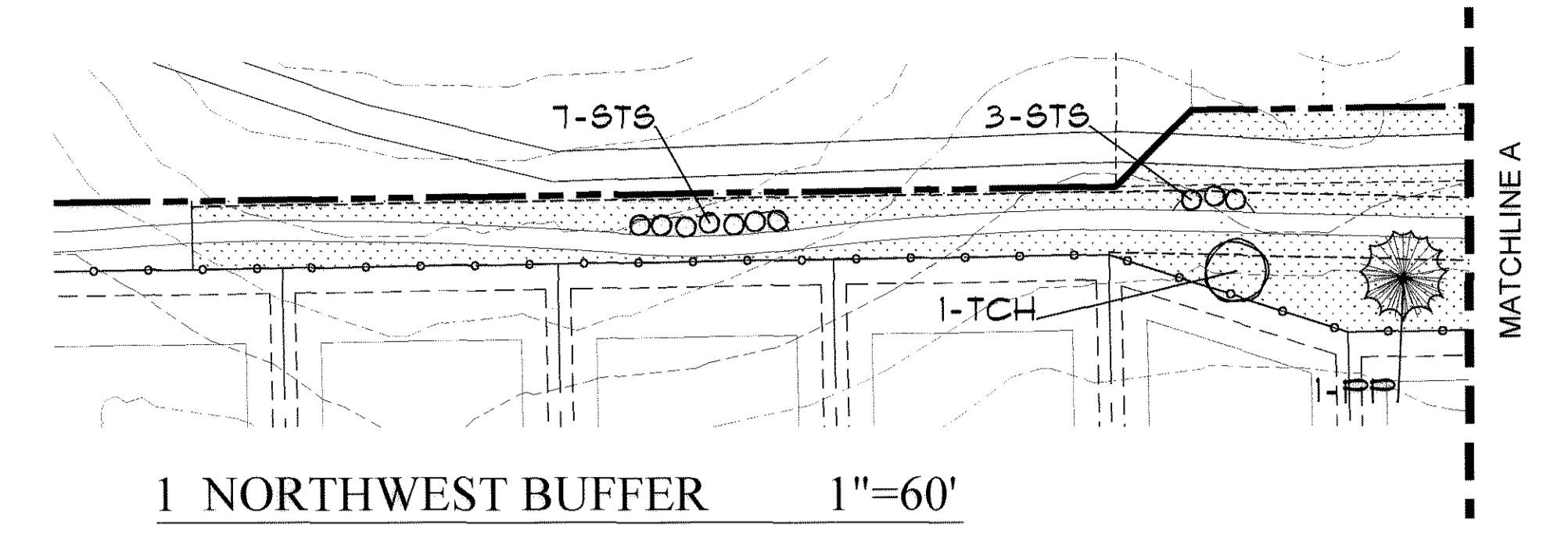
THE OAKS AT CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT / FINAL PD SITE PLAN
(OVERALL LANDSCAPE PLAN & FENCING PLAN)
SHEET 13 OF 22
DATE PREPARED: 9/30/09
DATE REVISED: 11/30/09
DATE REVISED: 1/15/10
DATE REVISED: 3/29/10
DATE REVISED: 7/08/10
DATE REVISED: 7/23/10

GENERAL LANDSCAPE NOTES:

- The developer, his successors or assigns / HOA is responsible for the installation, replacement of dead plant materials and the maintenance of all streetscape and tract area landscaping and irrigation indicated on the Landscape Plan including landscaping within the right-of-way of public streets.
- No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to, buildings, utility cabinets, walls, fences, trees, landscape plantings, crops, cut slopes and berms, shall be placed in a sight distance easement as shown on this Preliminary Plat / Final PD Site Plan.

THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 BUFFER AND DETENTION LANDSCAPE PLAN
 SHEET 15 OF 22



LEGEND:

- SHADE TREE
- EXISTING EVERGREEN TREE
- EVERGREEN TREE
- SHRUBS
- CANADIAN BLUE FESCUE
- BLUE GRAMA GRASS
- LOW GROW SEED MIX
- FOOTHILLS SEED MIX
- EDGER
- PRIVACY FENCE
- OPEN RAIL FENCE

THE OAKS AT CASTLE ROCK FILING NO. 3
 PRELIMINARY PLAT/ FINAL PD SITE PLAN
 (BUFFER LANDSCAPE PLAN)

SHEET 15 OF 22
 DATE PREPARED: 9/30/09
 DATE REVISED: 11/30/09
 DATE REVISED: 1/15/10
 DATE REVISED: 3/29/10
 DATE REVISED: 7/08/10
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Peak
 Civil Consultants

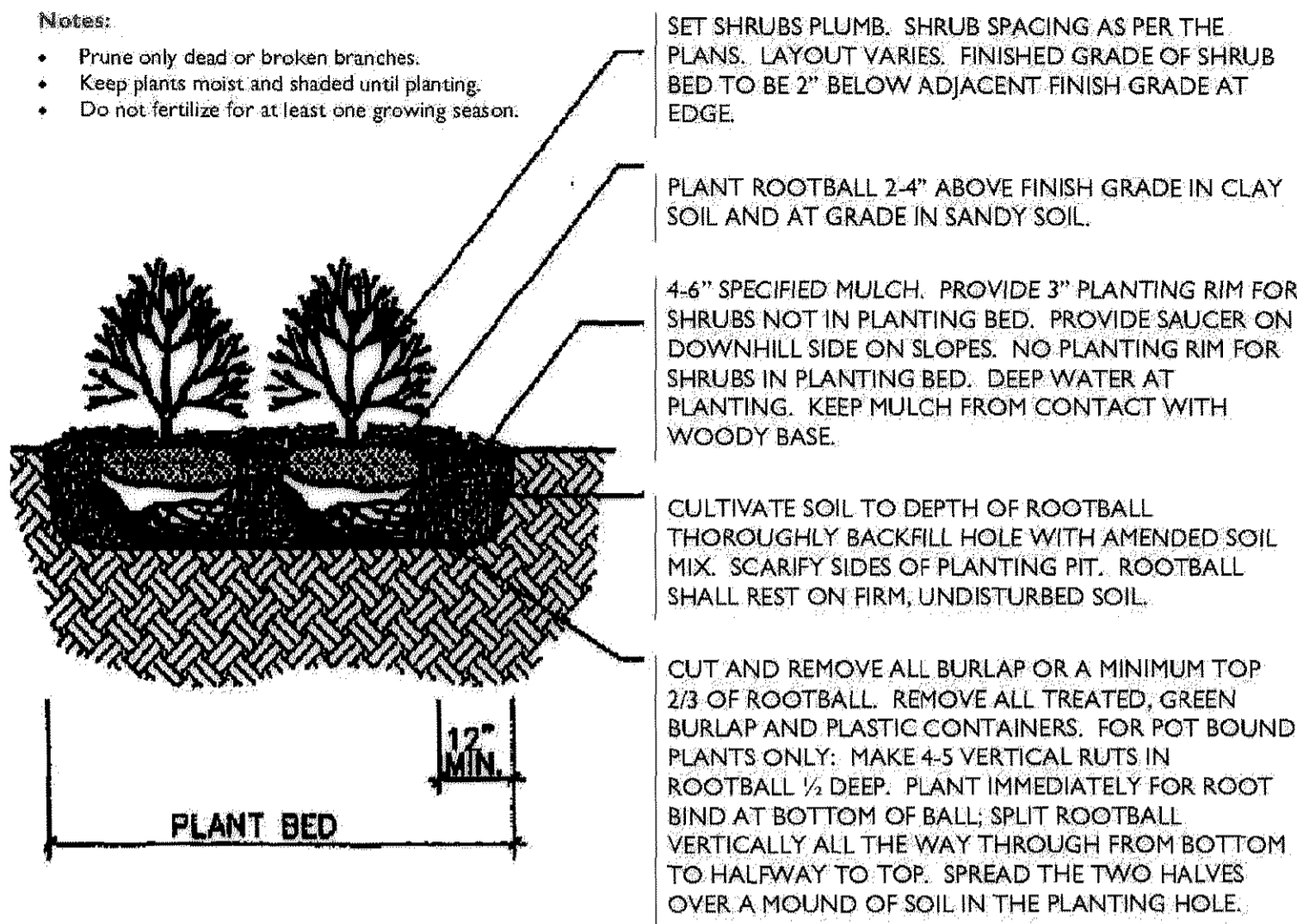
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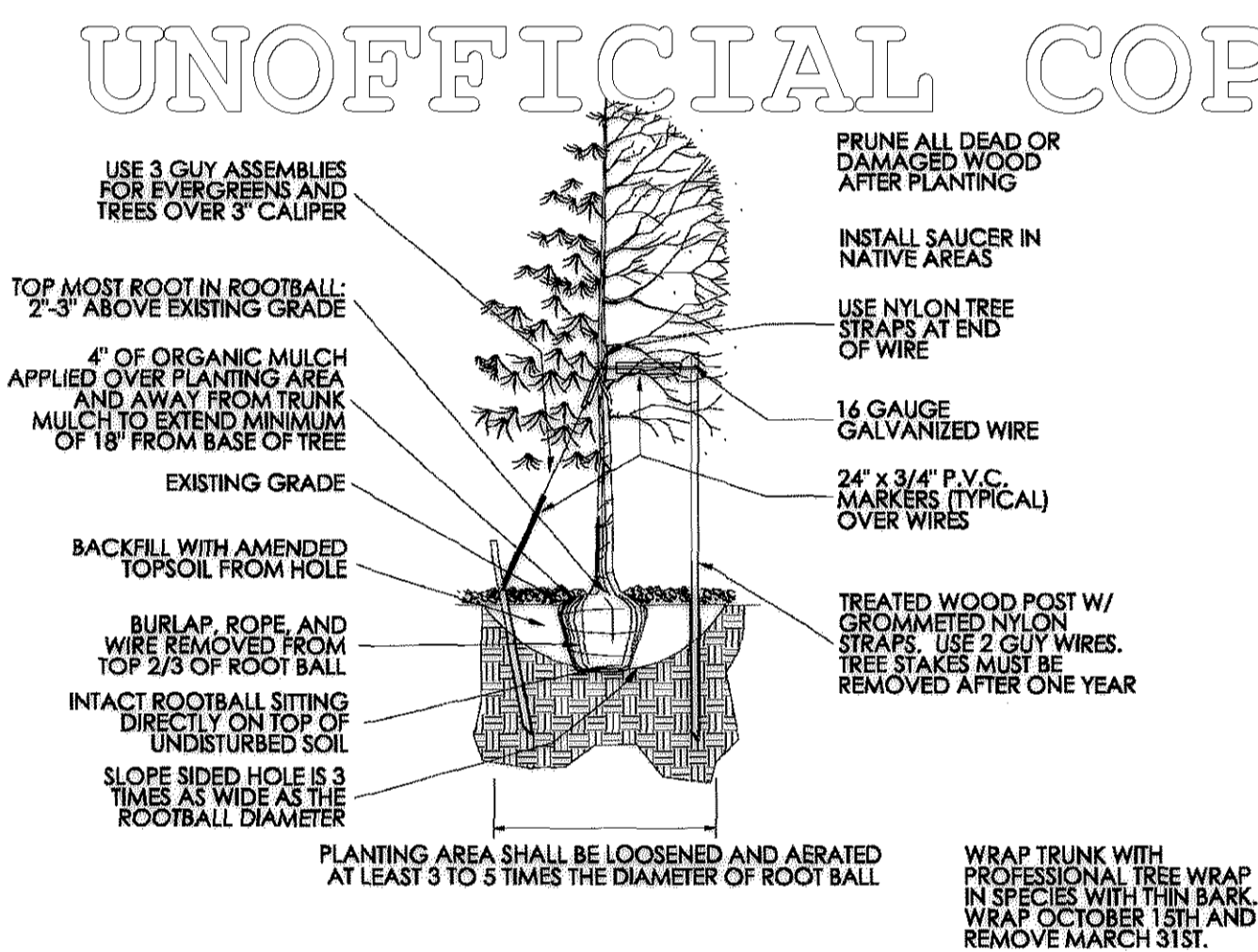
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THE OAKS OF CASTLE ROCK FILING NO. 3

A 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
PRELIMINARY PLAT/FINAL PD SITE PLAN
LANDSCAPE DETAILS
SHEET 16 OF 22



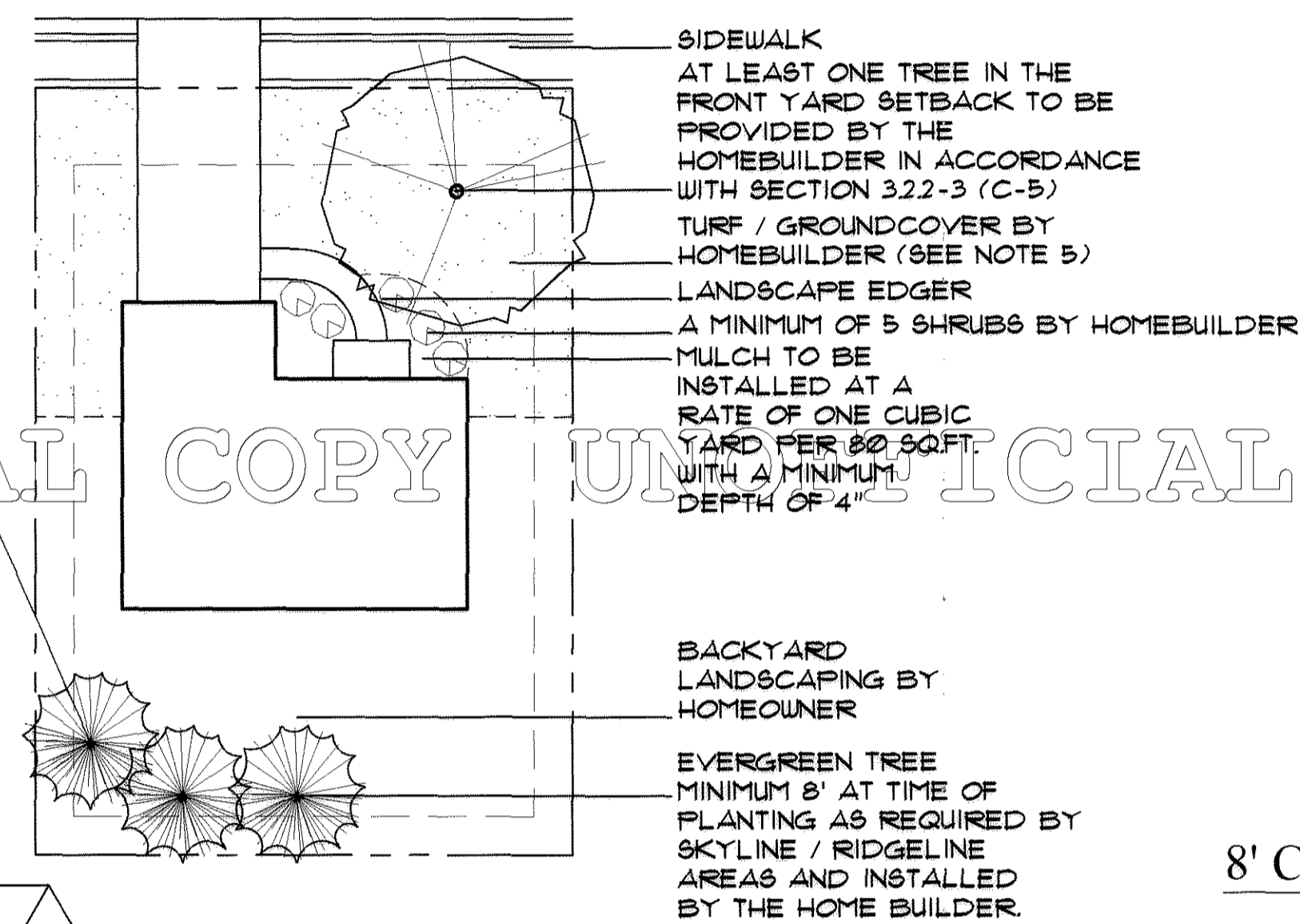
SHRUB PLANTING DETAIL



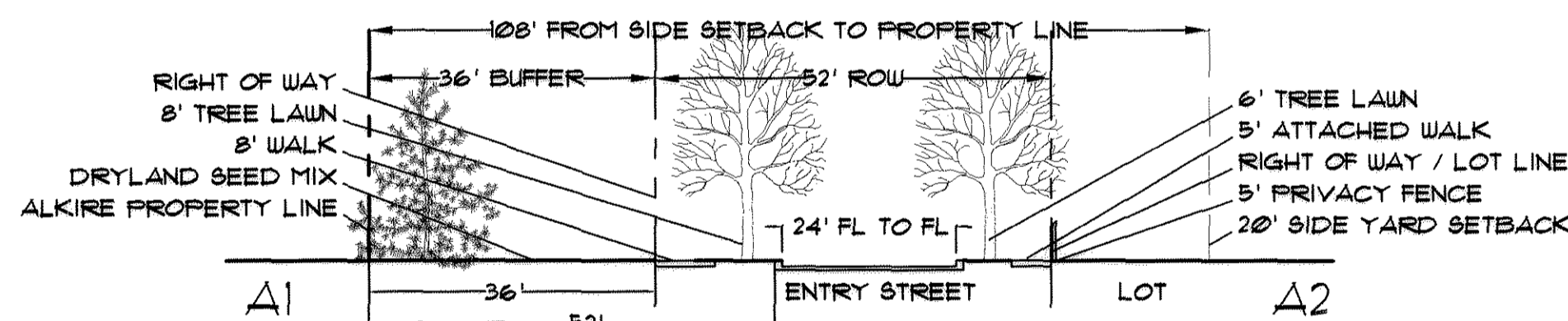
DECIDUOUS TREE PLANTING DETAIL

NOTES:

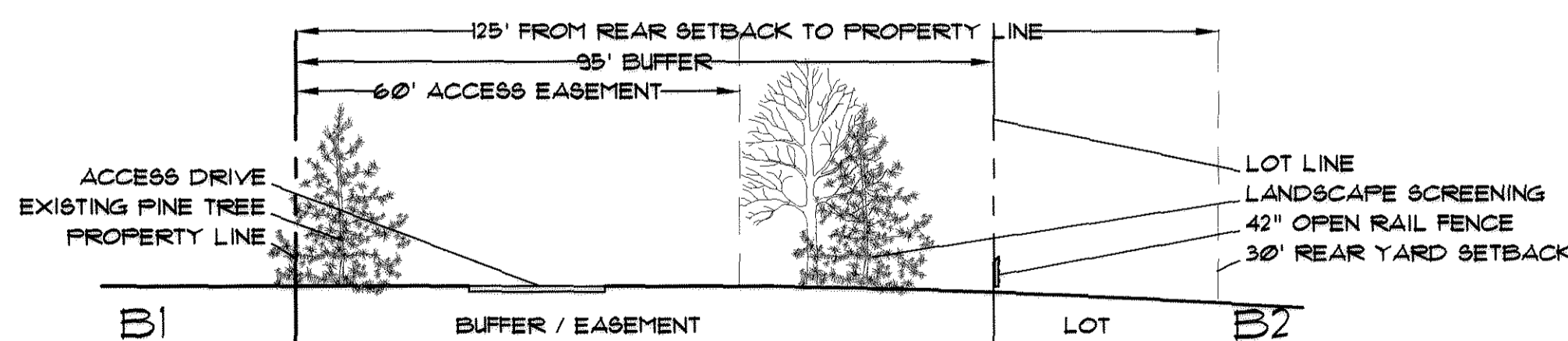
- LOTS OCCURRING WITHIN THE MODERATE AND MINOR SKYLINE / RIDGELINE ARE REQUIRED TO PROVIDE EVERGREEN TREES AS STATED IN NOTES 2, 3, 4 & 4.
- ONE EVERGREEN TREE SHALL BE PLANTED FOR EVERY 2,500 SQ. FT. OF LOT AREA. NOT TO EXCEED 8 TREES.
- EVERGREEN TREE SHALL BE INSTALLED AT A MINIMUM OF 8' AND HAVE A MINIMUM MATURE HEIGHT OF 35'.
- ALL REQUIRED EVERGREEN TREES MUST BE WITHIN 50' OF THE HOME AND AT LEAST 50% SHALL BE FACING THE NEAREST VIEWING PLATFORM.
- IRRIGATED TURF AREAS SHALL BE LIMITED AS SPECIFIED IN THE TOWN OF CASTLE ROCK, LANDSCAPE REGULATIONS, 3.22-3 (C-3).



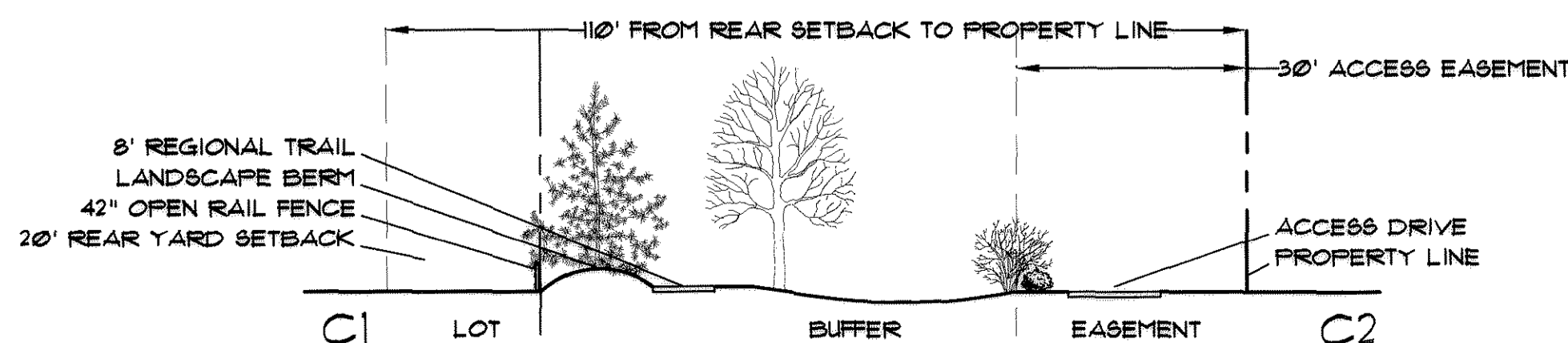
LOT TYPICAL - LANDSCAPE PLAN



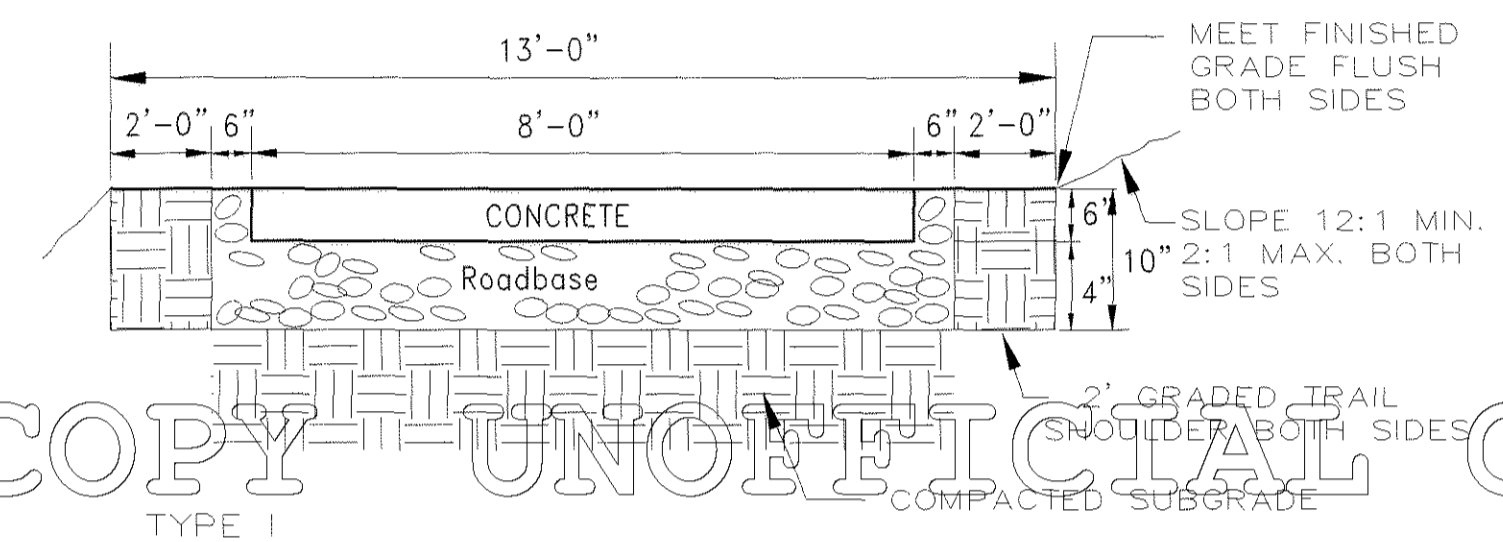
SECTION 'A1-A2'



SECTION 'B1-B2'



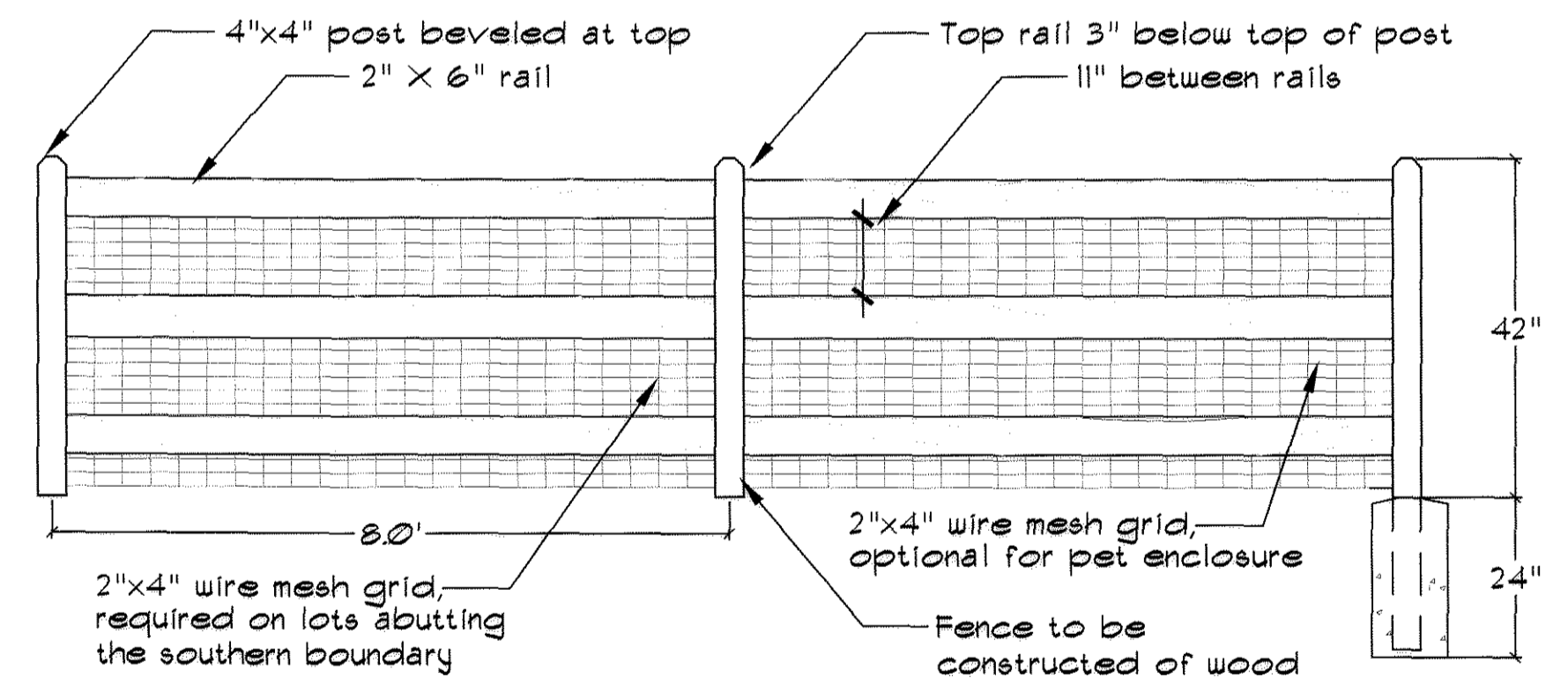
SECTION 'C1-C2'



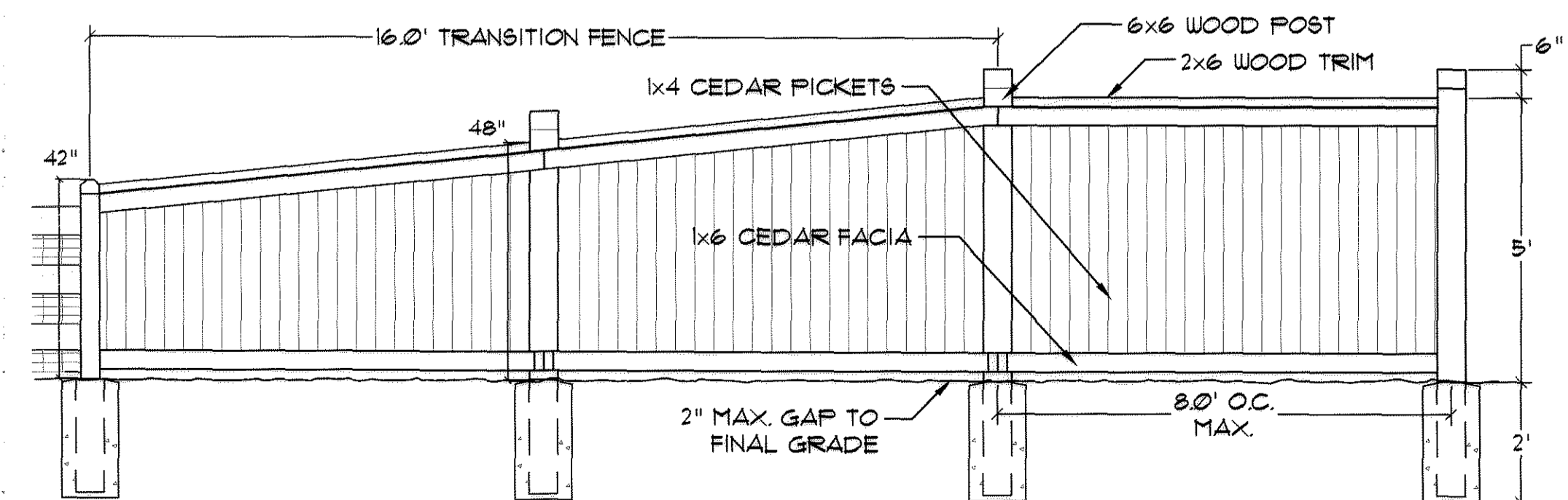
Suitable for bicycle and general pedestrian use. Eight feet is the required minimum width for bikeways and six feet the required minimum for walkways. Wider actions may be required in heavily travelled areas.

Where soil is well drained and compactable, the stone base may be eliminated and this section replaced by a 3 1/2" full-depth asphalt section. Construction of this substitute section is subject to the approval of the Director.

8' CONCRETE TRAIL



OPEN RAIL FENCE



PERIMETER FENCE

THE OAKS AT CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN
(LANDSCAPE DETAILS)

SHEET 16 OF 22
DATE PREPARED: 9/30/09
DATE REVISED: 11/30/09
DATE REVISED: 1/15/10
DATE REVISED: 3/29/10
DATE REVISED: 7/08/10
DATE REVISED: 7/23/10



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

*The developer, his successors or assigns / HOA is responsible for the installation, replacement of dead plant materials and the maintenance of all streetscape and tract area landscaping and irrigation indicated on the Landscape Plan including landscaping within the right-of-way of public streets.

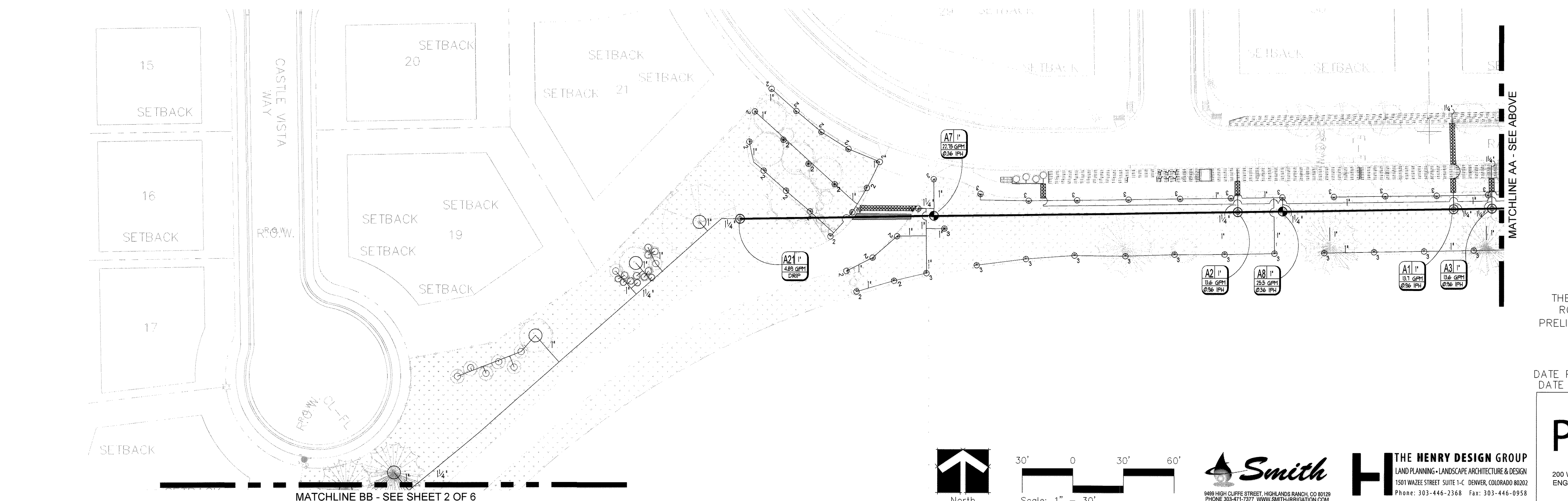
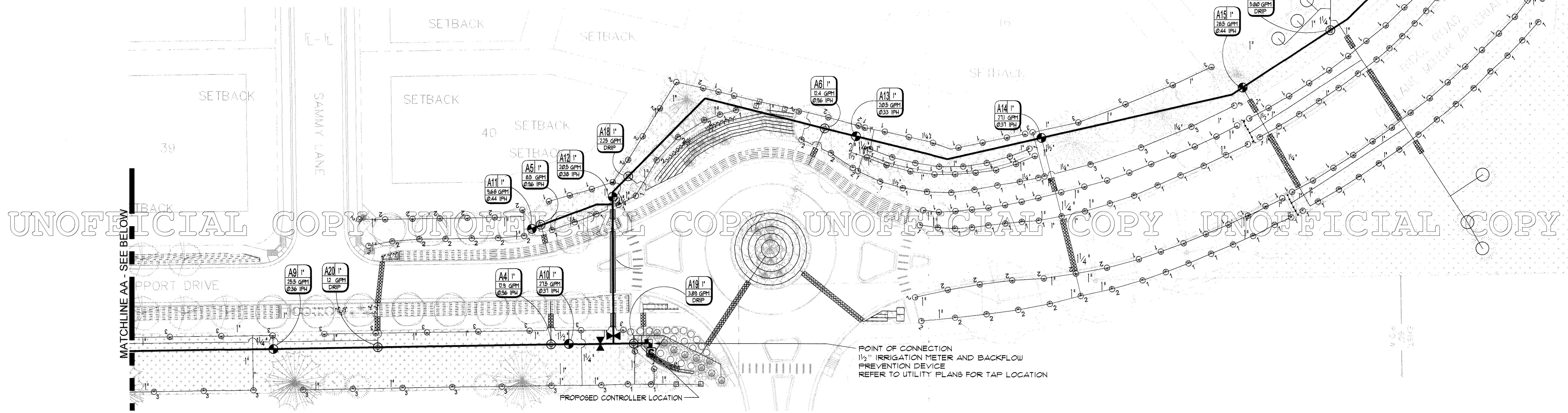
THE HENRY DESIGN GROUP
LAND PLANNING • LANDSCAPE ARCHITECTURE & DESIGN
1501 WAZEE STREET SUITE 1-C DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

THE OAKS OF CASTLE ROCK FILING NO. 3

A PART OF THE WEST 1/2 SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT/FINAL PD SITE PLAN

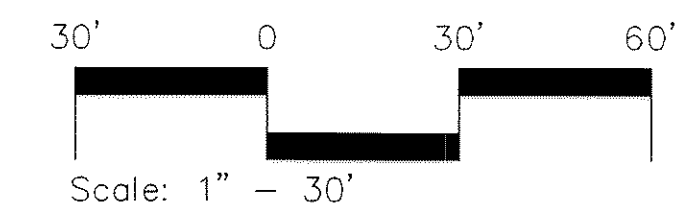
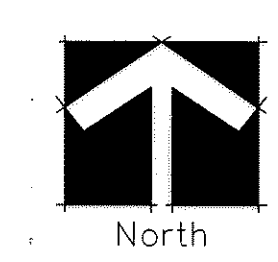
IRRIGATION PLAN
SHEET 17 OF 22

MATCHLINE EE - SEE SHEET 3 OF 6



THE OAKS AT CASTLE ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL PD SITE PLAN

DATE PREPARED: 01/15/10
DATE REVISED: 07/23/10



Smith
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TOCR REGISTRATION #5143

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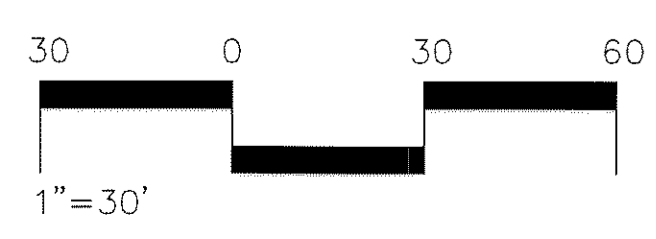
IRRIGATION PLAN
SHEET 18 OF 22



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THE OAKS AT CASTLE
ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL
PD SITE PLAN

DATE PREPARED: 01/15/10
DATE REVISED: 07/23/10



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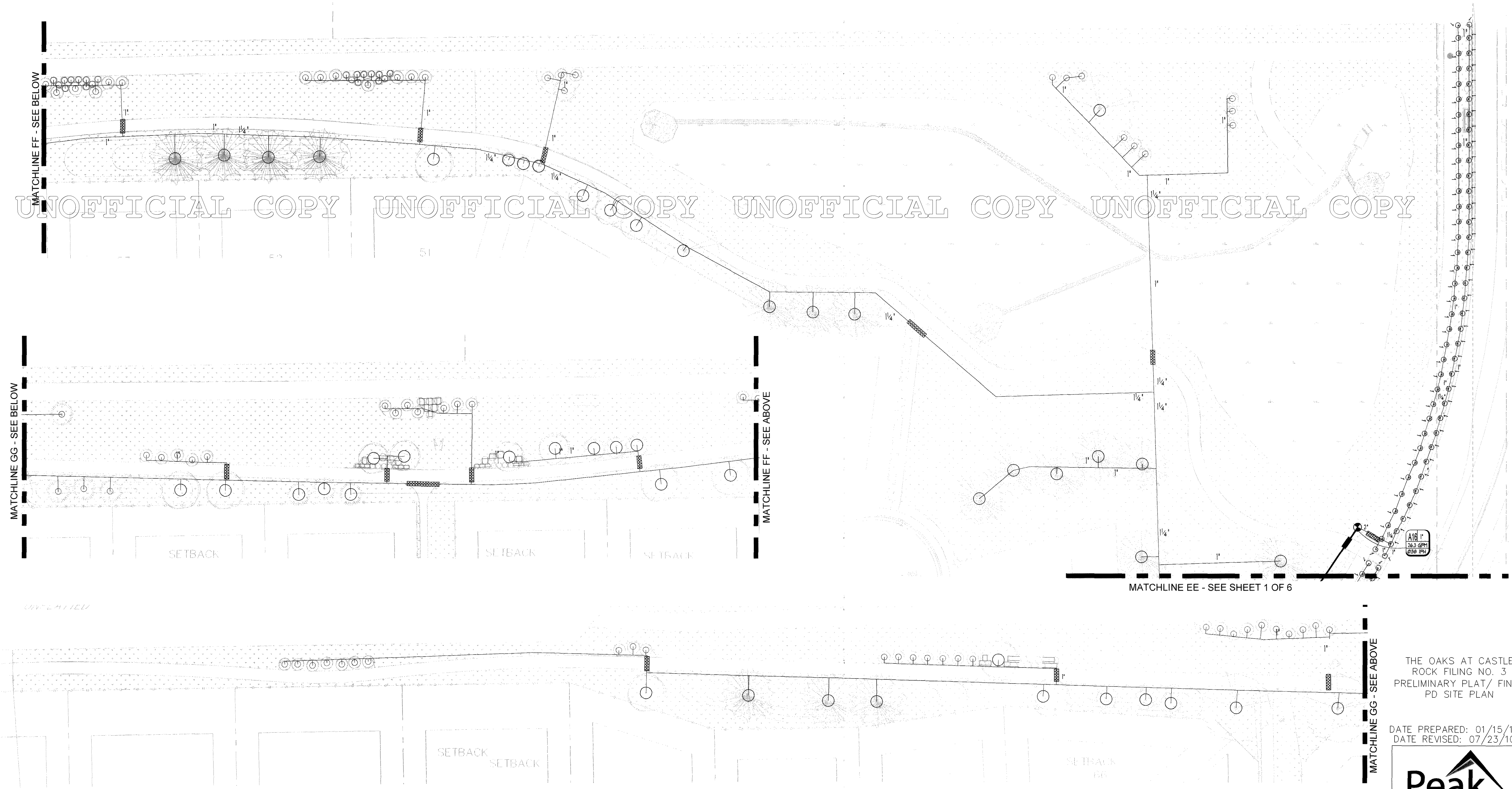
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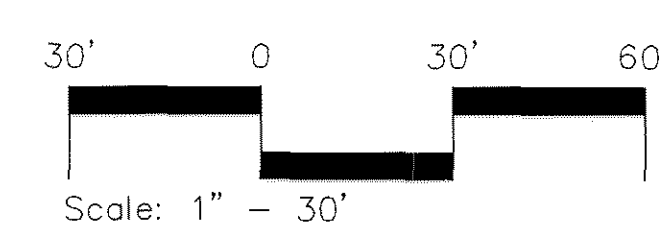
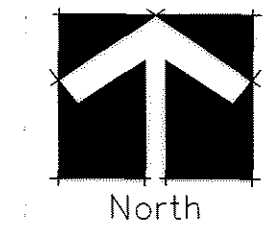
IRRIGATION PLAN
SHEET 19 OF 22



MATCHLINE EE - SEE SHEET 1 OF 6

THE OAKS AT CASTLE
ROCK FILING NO. 3
PRELIMINARY PLAT/ FINAL
PD SITE PLAN

DATE PREPARED: 01/15/10
DATE REVISED: 07/23/10



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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT/FINAL PD SITE PLAN
IRRIGATION LEGEND, NOTES AND DETAILS
SHEET 20 OF 22

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Very Low <5' Low 5-15' Medium 10-15' High >15'	(Turf, Nativ. Strubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubbles, Dip, SDI, etc.)	(Nozzle/Emitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 87month or 1.5"/week)	(Minutes/Month)	(Minutes Every Third Day)	(Gallons per month)
1	Medium	Canadian Blue Fescue	Netafim SDI	61 GPH	0.96	14	3	188	19	2569
2	Medium	Canadian Blue Fescue	Netafim SDI	61 GPH	0.96	14	3	188	19	2569
3	Medium	Canadian Blue Fescue	Netafim SDI	61 GPH	0.96	14	3	188	19	2569
4	Medium	Canadian Blue Fescue	Netafim SDI	61 GPH	0.96	13	3	188	19	2419
5	Medium	Canadian Blue Fescue	Netafim SDI	61 GPH	0.96	9	3	188	19	1594
6	Medium	Canadian Blue Fescue	Netafim SDI	61 GPH	0.96	12	3	188	19	2325
7	Low	Blue Grama	Hunter MP Rotator	10-30"	0.36	21	1	167	17	3417
8	Low	Blue Grama	Hunter MP Rotator	10-30"	0.36	26	1	167	17	4250
9	Low	Blue Grama	Hunter MP Rotator	10-30"	0.36	26	1	167	17	4250
10	Low	Blue Grama	Hunter MP Rotator	10-30"	0.36	28	1	167	17	4553
11	Medium	Canadian Blue Fescue	Hunter MP Rotator	10-30"	0.41	10	1	146	15	1405
12	Low	Blue Grama	Hunter MP Rotator	10-30"	0.35	21	1	158	16	3237
13	Low	Blue Grama	Hunter MP Rotator	10-30"	0.34	21	1	176	18	3618
14	Medium	Canadian Blue Fescue	Hunter MP Rotator	10-30"	0.37	27	1	162	16	4395
15	Low	Blue Grama	Hunter MP Rotator	10-30"	0.44	28	1	136	14	3873
16	Low	Blue Grama	Hunter MP Rotator	10-30"	0.58	26	1	103	10	2721
Total						306		2674	267	818618

This 1-1/2" tap serves the permanent irrigation of 24,898 sf of Blue Grama Grass (Low Hydrozone) and 14,151 sf of Canadian Blue Fescue (Medium Hydrozone).

IRRIGATION LEGEND

- POINT OF CONNECTION - 1/2" IRRIGATION METER WITH FEBCO 825YA 1/2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS
- ⊙ MP ROTATOR MP CORNER (TURQUOISE) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF1000 90 DEG (MAROON) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF1000 120 DEG (MAROON) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF1000 180 DEG (MAROON) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF2000 90 DEG (BLACK) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF2000 120 DEG (BLACK) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF2000 180 DEG (BLACK) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF2000 210 DEG (GREEN) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF2000 300 DEG (RED) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF3000 180 DEG (BLUE) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ MP ROTATOR MF3000 90 DEG (BLUE) - WITH HUNTER MFR40-06-CV 6' POP UP SPRAY SPRINKLER ASSEMBLY
- ⊙ HUNTER ICV-10G-AS 1" PRESSURE REGULATING REMOTE CONTROL VALVE ASSEMBLY
- ⊙ HUNTER ICZ-10I-40 1" REMOTE CONTROL DRIP VALVE ASSEMBLY
- ⊙ ET WATER 205W-16 1/6 STATION CONTROLLER WITH PEDESTAL ASSEMBLY INCLUDE HUNTER WRFC WIRELESS RAIN / FREEZE SENSOR
- ⊙ MATCO 10RS 2 1/2" THREADED RESILIENT WEDGE GATE VALVE ASSEMBLY
- NETAFIM TLCV6-24 3" DIAMETER DRIP RING FOR 15 CONTAINER PLANT MATERIAL
- NETAFIM TLCV6-24 1 1/2" DIAMETER DRIP RING FOR 1-1/2" CONTAINER PLANT MATERIAL
- NETAFIM TLCV6-12 LANDSCAPE DRIPPERLINE FOR TURF GRASS AREAS - 4' BURY
- NETAFIM TLCV6-24 LANDSCAPE DRIPPERLINE FOR SHRUB BED AREAS
- 1" CL200 PVC SOLVENT WELD LATERAL PIPE - 18' BURY
- 1" DRIP FEEDER CL 200 PVC SOLVENT WELD PIPE - 12' BURY
- 1/2" CL200 PVC SOLVENT WELD LATERAL PIPE - 18' BURY
- 2" CL200 PVC SOLVENT WELD LATERAL PIPE - 18' BURY
- 2 1/2" CL200 PVC SOLVENT WELD MAINLINE PIPE - 24' BURY
- 4" CL200 PVC SLEEVE PIPE
- 6" CL200 PVC SLEEVE PIPE WITH SEPARATE 3" CL200 PVC WIRE SLEEVE

GENERAL NOTES

- ALL PIPING AND VALVE ASSEMBLIES SHALL BE LOCATED IN TURFGRASS OR SHRUB BED AREAS. LOCATIONS SHOWN ARE DIAGNOSTIC AND ARE FOR CLARITY PURPOSES ONLY.
- REMOTE CONTROL VALVES FOR TURF SHALL BE INSTALLED IN ADJACENT SHRUB BEDS OR WITHIN 2LF OF WALKWAYS AND CURBS OR IN TURF AREAS NOT CONTROLLED BY VALVE IN QUESTION.
- ANY QUANTITIES SHOWN ON PLAN ARE ESTIMATED QUANTITIES ONLY. FIELD CONDITIONS MAY VARY AND MAY ALTER ACTUAL QUANTITIES. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO INSTALLATION.
- ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR HEAD TO HEAD COVERAGE AND MINIMUM OVERSPRAY.
- REMOTE CONTROL VALVES SHALL BE INSTALLED PER DETAILED DRAWINGS AND SHALL HAVE ONE CONTROL VALVE PER VALVE BOX.
- BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET ALL TOWN OF CASTLE ROCK CODES.
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
- ALL TRENCHES SHALL BE BACKFILLED IN 6" LIFTS OF CLEAN SOIL FREE OF ROCKS AND RUBBISH AND COMPACTED TO 95% PROCTOR DENSITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ACTUAL CONTROLLER LOCATIONS SHALL BE DETERMINED IN THE FIELD BY OWNERS' REPRESENTATIVE.
- ALL 24 VOLT VALVE STATION WIRE 500LFP OR LESS SHALL BE 14 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET. ALL 24 VOLT VALVE STATION WIRE 500LFP OR GREATER SHALL BE 12 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET. ALL 24 VOLT COMMON WIRE SHALL BE 12 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET.
- NO OVERHEAD IRRIGATION SHALL BE USED IN THE ROW OR IN AREAS 10' OR LESS.
- IRRIGATION SHALL BE HYDRO-ZONED BASED ON THE NEEDS OF THE PLANT MATERIALS, GROUPING SIMILAR WATER DEMANDS TOGETHER.
- THE TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43 PSI STATIC PRESSURE. ACTUAL STATIC PRESSURE AT SITE IS APPROXIMATELY 15 PSI PER THE TOWN OF CASTLE ROCK REFER TO IRRIGATION NOTE #1 FOR IRRIGATION SYSTEM PRESSURE REQUIREMENTS.
- THE IRRIGATION SERVICE CONNECTION IS DEDICATED FOR IRRIGATION ONLY AND NO DOMESTIC SERVICE IS SUPPLIED FROM THIS CONNECTION.
- THE IRRIGATION SERVICE CONNECTION IS SIZED TO ADEQUATELY SUPPLY REQUIREMENT SUPPLEMENTAL IRRIGATION TO ALL PLANT MATERIALS UNDER THE PARAMETERS IDENTIFIED IN THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. WATERING SCHEDULE SHALL BE BASED ON THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN AND SHALL OCCUR EVERY THIRD DAY BETWEEN THE HOURS OF 10:00PM AND 5:00AM.
- NATIVE SEED SHALL BE PLANTED IN DISTURBED AREAS AND ESTABLISHED PER THE GESC PERMIT.

IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGNED FOR A POTENTIAL MAXIMUM DEMAND OF 28 GPM @ 45 PSI DYNAMIC PRESSURE. CONTRACTOR TO VERIFY LINE SIZE AND STATIC PRESSURE PRIOR TO INSTALLATION. STATIC PRESSURE MUST BE MINIMUM 65 PSI.
- ALL SUBSURFACE IRRIGATION FOR TURF AREAS LESS THAN 10' IN WIDTH SHALL BE NETAFIM TECHLINE TLCV6-12XX DRIPPERLINE INSTALLED AT 12" ROW SPACING AND SHALL MAINTAIN A CONSISTENT SOIL COVER DEPTH OF 4"
- SUBSURFACE LANDSCAPE DRIPPERLINE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SHALL INCLUDE ALL COMPONENTS AND APPURTENANCES FOR A COMPLETE AND FULLY FUNCTIONAL AND CORRECT SYSTEM.
- ALL SLEEVE PIPE FOR 24 VOLT WIRE SHALL BE SLEEVED IN 3" CLASS 200 PVC PIPE.
- ALL SLEEVE PIPE OPENINGS SHALL BE DOUBLE WRAPPED WITH 6 MIL POLYETHYLENE PLASTIC AND SECURED WITH WIRE "ZIP" TIES.
- MINIMUM PIPE SIZE SHALL BE 1" DIAMETER UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL PROVIDE 120 VOLT POWER IN WEATHER PROOF OUTLET BOX TO BACKFLOW PREVENTER ENCLOSURE.
- CONTRACTOR SHALL INSTALL TLSOV MANUAL LINE FLUSH VALVES ON EACH HEADER. LOCATIONS NOT SHOWN ON PLANS.

Town of Castle Rock Irrigation System Hydraulic Worksheet					
Project Name:		The Oaks of Castle Rock Filing 3			
Project Location:		Castle Rock, CO			
Prepared by:		Smith Irrigation Design			
Current TOCR Registration #		5143			
Date:		December 1, 2009			
Tap Size:	4-1/2"				
Static Water Pressure:	75.00	From: TOCR	of: 12:07:09 at Ridge Oaks Drive		
Hydraulic Grade At Zone:					
	Ft. of Copper	Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Svc. Line (Tap to meter):	5.00	1-1/2" K Copper	3.43 /100 FT	28	0.17
Water Meter:				28	0.50
Svc. Line (meter to backflow):	5.00	1-1/2" K Copper	3.43 /100 FT	28	0.17
Backflow:				28	11.00
Master Valve:				28	0.00
Pressure Required at Head:					40.00
Lateral Allowance:					1.75
Control Valve allowance:					3.50
Mainline allowances:					
800 LF CL200BE	2" @	28 GPM	0.45 /100 FT		3.60
0 LF CL200BE	0" @	0 GPM - Looped	0.00 /100 FT		0.00
0 LF CL200BE	0" @	0 GPM - Looped	0.00 /100 FT		0.00
Elevation:					
Tap elev.		6685	High/Low:	6683	-0.87
Total System requirements (PSI)					59.83
Available System Pressure (PSI)					75.00
Town of Castle Rock provides a minimum of 43 psi					

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DATE PREPARED: 01/15/10
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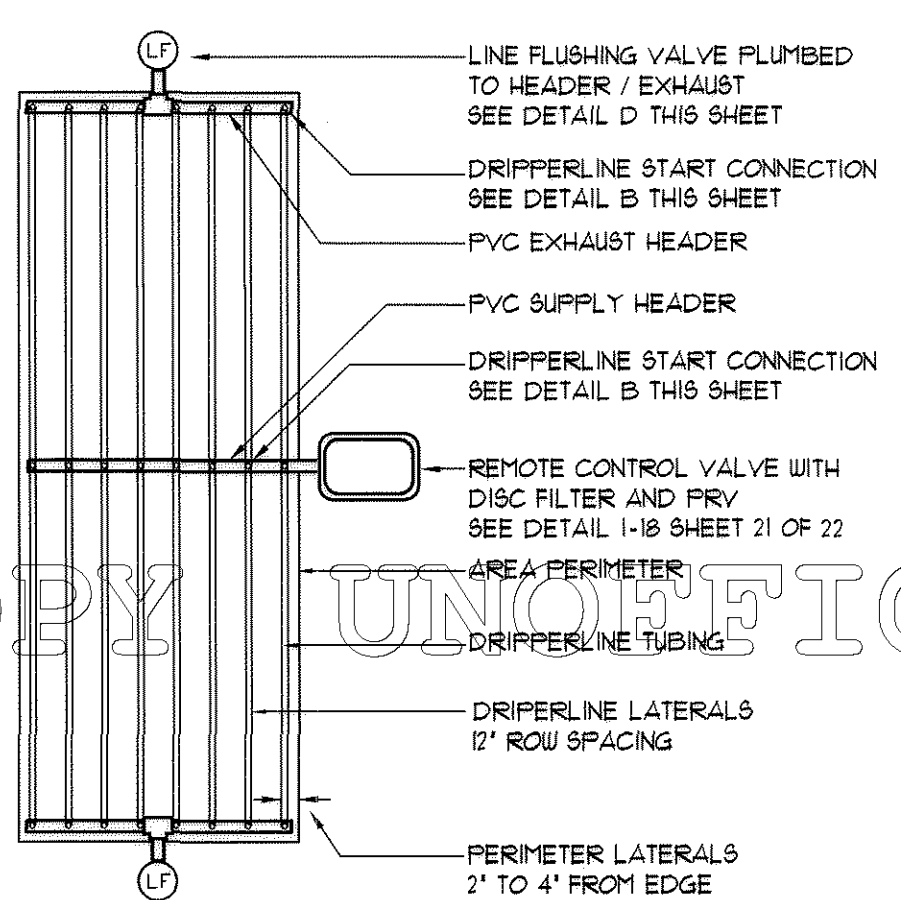


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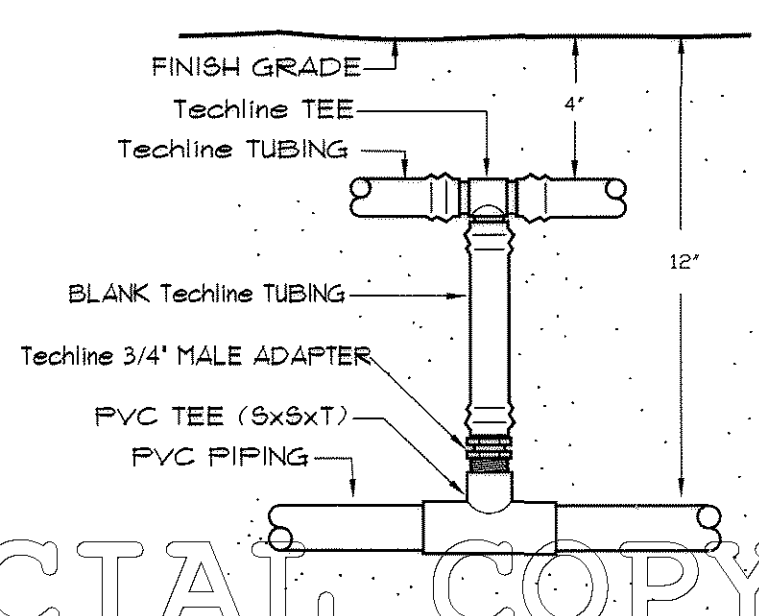
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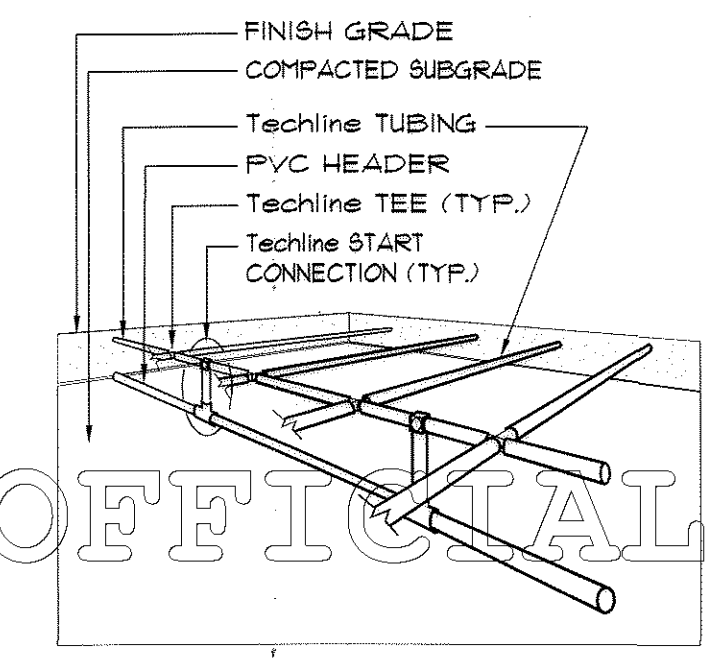
IRRIGATION DETAILS SHEET 22 OF 22



A DRIPPERLINE CENTER FEED LAYOUT
PLAN VIEW NTS

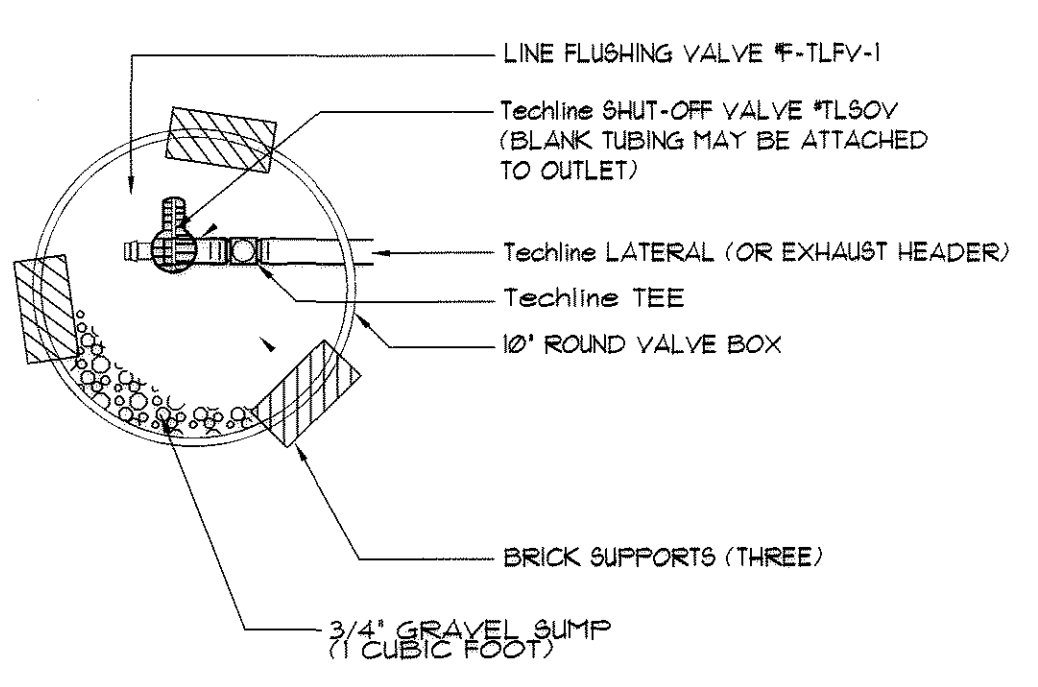


B DRIPPERLINE START CONNECTION
SECTION VIEW NTS

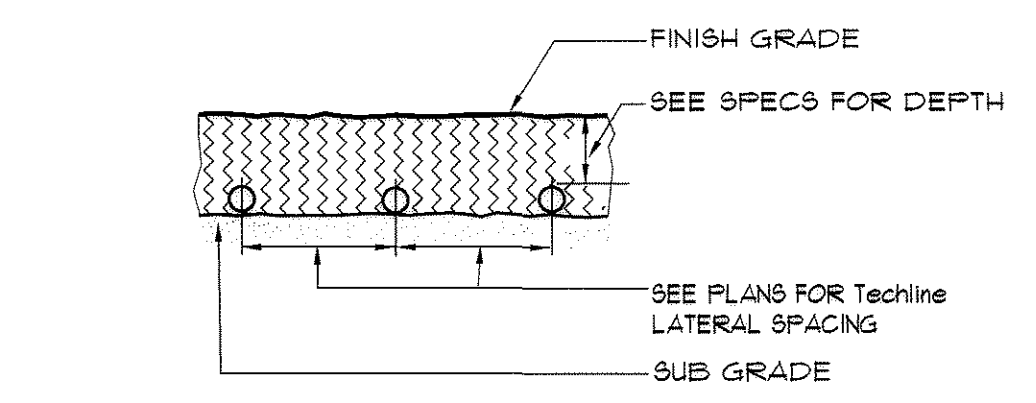


NOTE:
SEE PLANS & LEGEND FOR ALL DIMENSIONS
AND Techline LATERAL SPACING

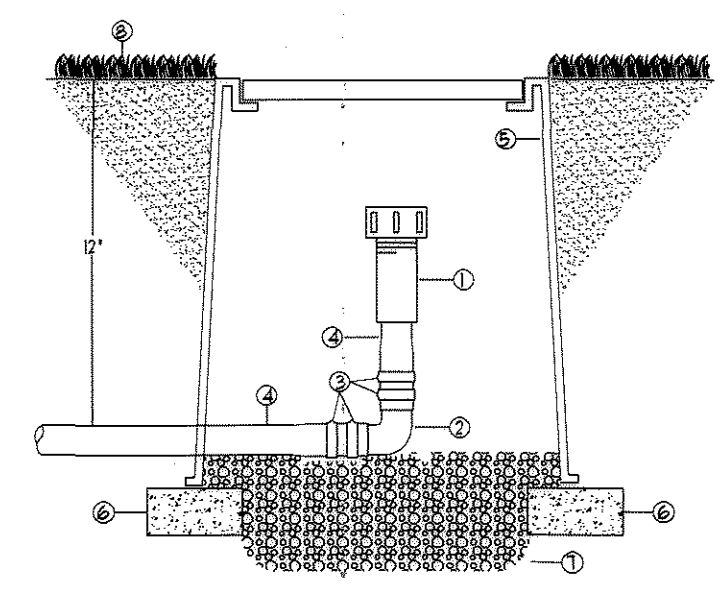
C DRIPPERLINE SUB HEADER
ISOMETRIC VIEW NTS



D MANUAL DRIPLINE FLUSHING VALVE
PLAN VIEW NTS

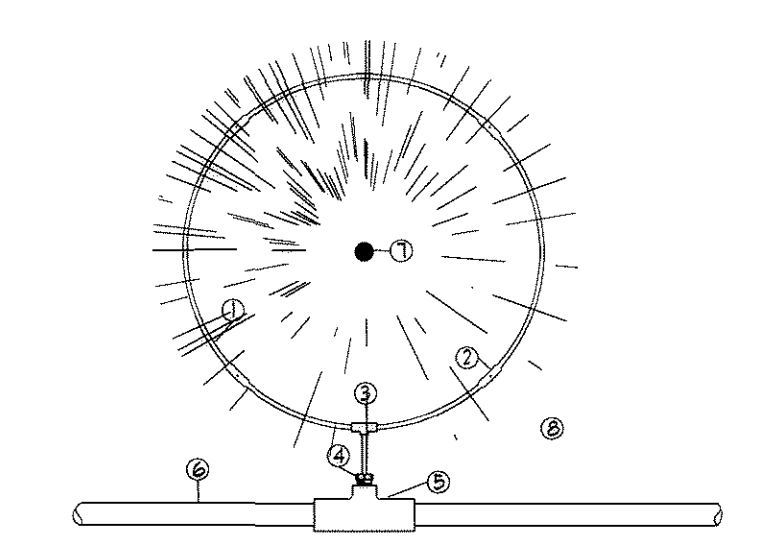


E DRIPPERLINE SUBGRADE INSTALLATION
SECTION VIEW NTS



- 1 1/4\"/>

F FLUSHABLE END CAP ASSEMBLY
SECTION VIEW NTS



- 1 LANDSCAPE DRIPLINE - 30\"/>

G TREE / SHRUB DRIP RING ASSEMBLY
PLAN VIEW NTS

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