Ref #2019037721, Date: 6/27/2019 1:23 PM, Pages: 1 of 2 ,RECORDING $23.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
TERRAIN FILING NO. 3

SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP17-0033 IS TO AMEND THE LAND USE SUMMARY CHART AND TYPICAL LOT SETBACK DETAIL ON SHEET 2 TO CLARIFY SIDE SETBACKS. THIS AMENDMENT AND ALL OTHER PLANS AND DETAILS OF SDP17-0033 MAKE UP THE ENTIRETY OF THE APPROVED PLAN.

TITLE CERTIFICATION

I, Beverly M. Carlson, AN AUTHORIZED REPRESENTATIVE OF First American Title 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. 20____. SIGNED THIS 10th DAY OF May, 2019.

AUTHORIZED REPRESENTATIVE

First American Title Company
TITLE COMPANY

COUNTY OF ~~DOUGLAS~~ Denver)
STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF May, 2019.

BY ~~Tammi S Thomas~~ Beverly Carlson

WITNESS MY HAND AND OFFICIAL SEAL.

TAMMI S THOMAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094037939
MY COMMISSION EXPIRES NOVEMBER 19, 2021

Tammi S Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-19-21

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

KB HOME COLORADO, INC., A COLORADO CORPORATION

BY: RANDY CARPENTER TITLE: KB HOME COLORADO, INC. DIVISION PRESIDENT

SIGNED THIS 24th DAY OF April, 2019.

COUNTY OF ~~DOUGLAS~~ Arapahoe)
STATE OF COLORADO)

NOTARY BLOCK

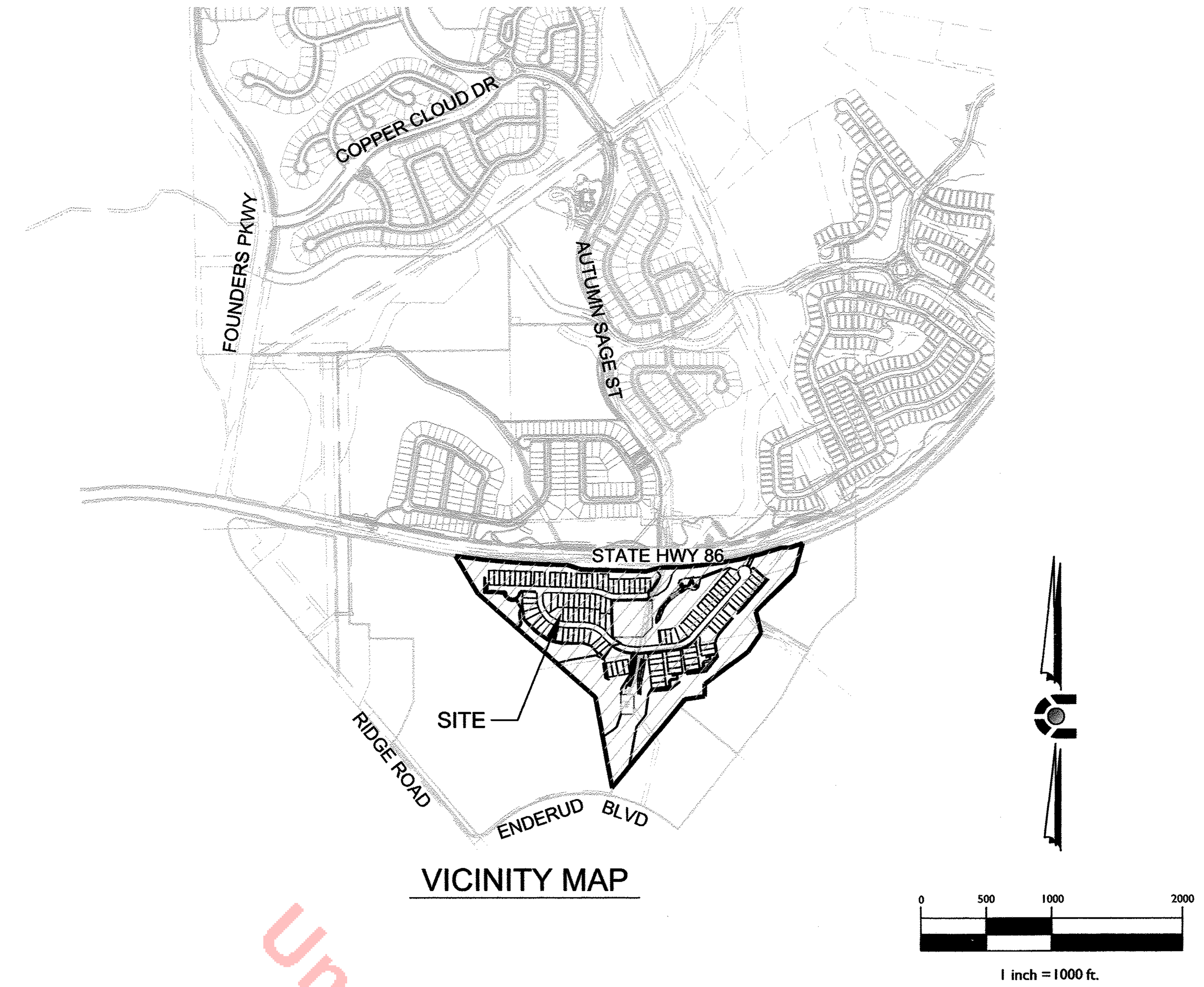
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF April, 2019.

BY RANDY CARPENTER, AS DIVISION PRESIDENT FOR KB HOME COLORADO, INC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/28/2022

JOSEPH SALZANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144003892
MY COMMISSION EXPIRES 01/28/2022



VICINITY MAP

Unofficial Copy

SHEET INDEX

CIVIL PLANS

1 COVER SHEET
2 GENERAL NOTES AND LEGAL DESCRIPTION

OWNERS

KB HOME COLORADO, INC.
7807 E. PEAKVIEW AVENUE, SUITE 300
CENTENNIAL, CO 80111
CONTACT: MATTHEW JENKINS

LAND PLANNER

PCS GROUP INC.
PO BOX 18287
DENVER, CO 80218
CONTACT: JIM IVY 303-800-9152

ENGINEER

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: BLAKE CALVERT 303-703-4444

LAND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD. STE 109
LITTLETON, CO 80120
CONTACT: TOM GIRARD 303-703-4444

UTILITY PROVIDERS

WATER & SEWER
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

GAS
BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554

ELECTRIC
IREA
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

CABLE
COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000

PHONE
CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787

CIVIL ENGINEER'S STATEMENT

I, BLAKE CALVERT, 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.

BLAKE CALVERT PE #34731 4.15.2019 DATE

COLORADO REGISTERED BLAKE CALVERT 34731 PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT

I, THOMAS M. GIRARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

THOMAS M. GIRARD 4.15.19 DATE
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

COLORADO LICENSED THOMAS MARTIN GIRARD 38151 PROFESSIONAL LAND SURVEYOR

~~STATEMENT OF TOWN APPROVAL AND ACCEPTANCE~~

~~ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN AMENDMENT FOR TERRAIN FILING 3 WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS SITE DEVELOPMENT PLAN AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.~~

~~TOWN MANAGER DATE~~

~~ATTEST:~~

~~TOWN CLERK DATE~~

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 20 DAY OF May 2020

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:23 p.m. ON THE 27th DAY OF June 2019 AT RECEPTION NO. 2019037721

DOUGLAS COUNTY CLERK AND RECORDER
BY: Claire Blega
DEPUTY

DOUGLAS COUNTY COLORADO SEAL EST. 1874

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

Know what's below. Call before you dig. 811

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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REVISIONS

#	DESCRIPTION	DATE	BY
1	SDP APPROVAL	06/06/18	BC
2	SDP AMENDMENT	01/28/19	BC
3			
4			

TERRAIN FILING 3 SITE DEVELOPMENT PLAN
AMENDMENT NO. 1
COVER SHEET
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
1 OF 2

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
PROJECT NO. SDP18-0061

April 30, 2018 X:\14-001 SUNSTONE\CADD\CIVIL\SDP\MINOR AMENDMENT\1-2 GENERAL NOTES AND SPECIFICATIONS_SDP AMEND.DWG: 1 MINOR

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
TERRAIN FILING NO. 3

SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR

S 01°14'41" W, FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING TO THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

NGS BENCHMARK "V 336" (PID KK0293) - A 3" DIAMETER BRASS CAP (STANDARD NGS MONUMENT) SET IN THE CENTER OF A 4'X4' GRANITE ROCK. MONUMENT IS LOCATED 63' SOUTHEAST OF THE EDGE OF PAVEMENT ON THE SOUTH SIDE OF HIGHWAY 86, 1,600 FEET SOUTHWEST OF THE INTERSECTION OF HIGHPOINT ROAD AND HIGHWAY 86.

PUBLISHED ELEVATION = 6554.50' (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 ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. 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.
5. 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.
6. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
7. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.
8. THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS WILL BE FOR OPEN SPACE, UTILITIES, AND DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE HOA. WITH THE EXCEPTION OF TRACT F & TRACT G, WHICH WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. TERRAIN PLANNED DEVELOPMENT PLAN, RECEPTION NUMBER 2016101165. FEB. 22 2016.
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, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE NON-EXCLUSIVE 15' UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES, 10' UTILITY EASEMENTS ALONG THE FRONT OF THE LOT AND 5' UTILITY EASEMENTS ALONG SIDE LOT LINES HEREBY GRANTED 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 A PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
13. 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 ISSUANCE OF THE PUBLIC WORKS PERMIT.
14. 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.
15. THE SHADED ZONE X FLOODPLAIN ENCROACHES ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0189G AND 08035C0302G- MARCH 16, 2016. A 100-YR FLOODPLAIN HAS BEEN PROPOSED WITH A FLOODPLAIN MODIFICATION STUDY.
16. PER THE CORP OF ENGINEERS CORRESPONDENCE, DATED NOVEMBER 20, 2017, NO JURISDICTIONAL WETLANDS EXIST ON SITE.
17. IT IS THE RESPONSIBILITY OF THE HOA TO MAINTAIN PRIVATE DRIVES ON-SITE. INCLUDING STREET SWEEPING AND PLOWING.
18. IT IS THE RESPONSIBILITY OF THE HOA TO MAINTAIN THE 10' TRAIL TO FUTURE TERRAIN FILING 4, INCLUDING SNOW REMOVAL.
19. SINGLE-FAMILY ATTACHED DWELLINGS LOCATED WITHIN PA 49-50 WERE APPROVED BY TOWN COUNCIL RESOLUTION NO. 2018-___________.
20. LOT NUMBERS 53-55, 81-88, AND 94-96 MUST BE REMOVED FROM THE EXISTING SHADED ZONE X FLOODPLAIN PRIOR TO THE APPROVAL OF THE FINAL PLAT.

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.

April 30, 2018 X:\14-001 SUNSTONE\CADD\CIVIL\SDP\MINOR AMENDMENT\1-2 GENERAL NOTES AND SPECIFICATIONS_SDP AMEND.DWG, LMINOR

LEGEND — LAND USE SUMMARY FOR TERRAIN PLANNED DEVELOPMENT PLAN - MF-IB ZONING

LAND USE		PROPOSED ACREAGE	APPROVED DWELLING UNITS/SFE's	PROPOSED DWELLING UNITS/SFE's	PROPOSED % OF SITE ACREAGE	APPROVED NET DENSITY	PROPOSED NET DENSITY	MIN. LOT AREA	AVG. LOT AREA	MAX LOT AREA	FRONT SETBACK - SIDE LOAD GARAGE	FRONT SETBACK - FRONT LOAD GARAGE	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE INTERIOR LOTS WHERE ATTACHED	SETBACKS SIDE TO STREET	PROPOSED MAX. BLDG. HEIGHT	PERMITTED MAX. BLDG. HEIGHT	MIN. PARKING PER UNIT
MF-IB	MULTI-FAMILY / INTEGRATED BUSINESS	13.12 AC	352	120	29.24%	6.0	2.67	4,387 SF	4,734 SF	6,916 SF	12'	18'	12'	5'	0'	10'	30'	35'	2
OSP	OPEN SPACE DEDICATION PRIVATE	24.38 AC	-	-	54.34%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ROW	PROPOSED LOCAL STREETS / ROW TO BE DEDICATED TO TOCR	6.39 AC	-	-	14.24%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PRIV. DR	PRIVATE DRIVE ACCESS	0.98 AC	-	-	2.18%	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		44.87 AC		120	100%		2.67 DU/AC												

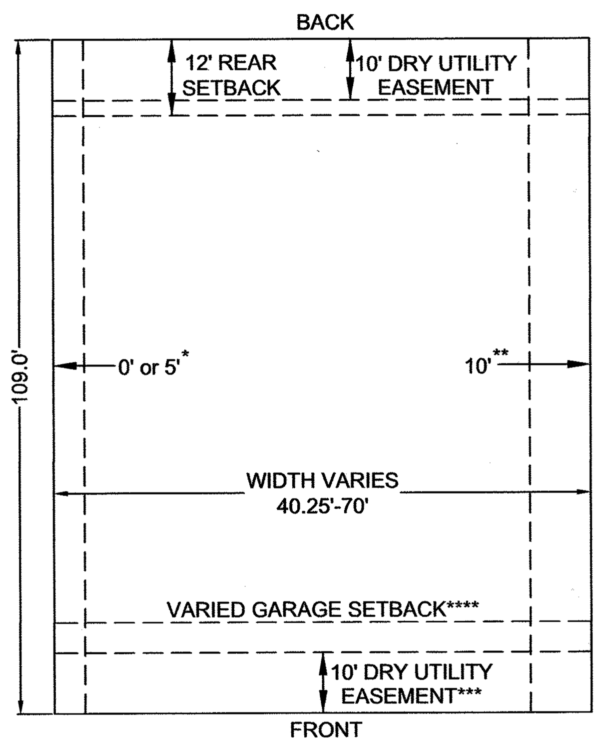
LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1-120, TERRAIN FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018051033 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.

CONTAINING 569,505 SQUARE FEET OR 13.074 ACRES, MORE OR LESS.

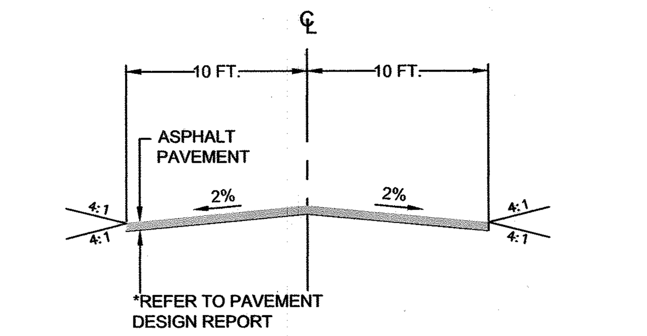
Unofficial Copy



TYPICAL LOT SETBACKS

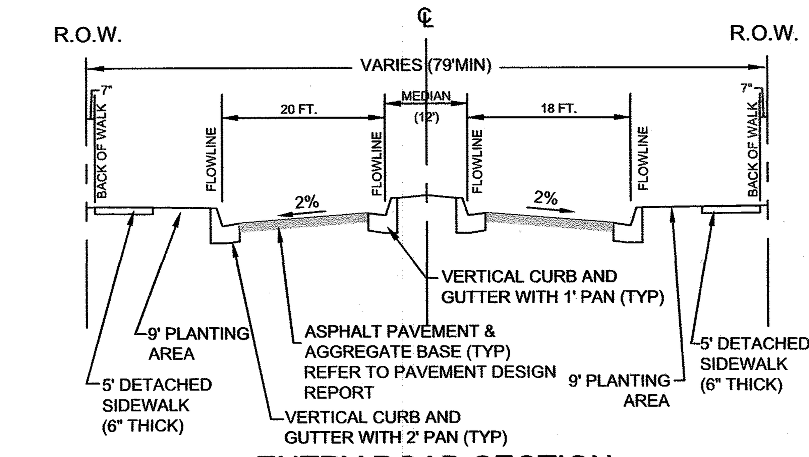
N.T.S.

*SIDE TO INTERIOR SETBACK (SEE ZONING CHART, THIS SHEET)
**SIDE TO STREET SETBACK
***VARIES PER PLAN, TO INCLUDE SIGNAGE & LIGHTING
****SIDE LOADED GARAGE = 12' SETBACK
FRONT LOADED GARAGE = 18' SETBACK



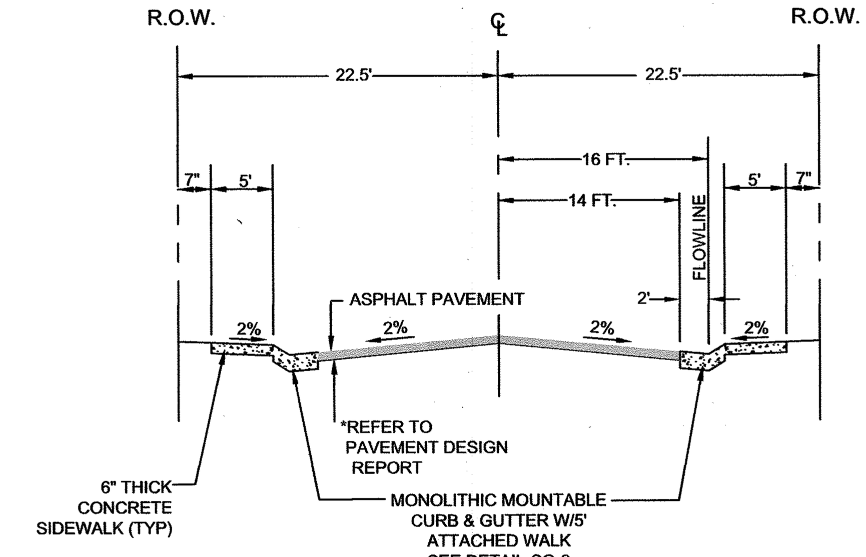
EMERGENCY ACCESS SECTION

N.T.S.



ENTRY ROAD SECTION

N.T.S.



TYPICAL ROADWAY SECTION - 45' ROW

N.T.S.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
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4			

TERRAIN FILING 3 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

GENERAL NOTES AND LEGAL DESCRIPTION
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

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