

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 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 AND SDP18-0061 IS TO ADD A SIDEWALK CONNECTION ALONG SH86, REMOVE A CONCRETE NEIGHBORHOOD CONNECTING TRAIL FROM THE HALF CUL-DE-SAC OF HAPPY HOLLOW DRIVE, AND REPLACE IT WITH A CRUSHER FINES NEIGHBORHOOD CONNECTING TRAIL WEST OF THE DOG WALK PATH. THIS AMENDMENT ALSO REMOVES 344 LINEAR FEET OF RETAINING WALL BEHIND LOTS 42-48. THIS AMENDMENT AND ALL OTHER PLANS AND DETAILS OF SDP17-0033 AND SDP 18-0061 MAKE UP THE ENTIRETY OF THE APPROVED PLAN.

LEGAL DESCRIPTION

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

TITLE CERTIFICATION

I, James Betson, AS AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY ("TITLE COMPANY"), IN MY OFFICIAL CAPACITY ONLY AND WITH NO PERSONAL LIABILITY, CERTIFY THAT TITLE COMPANY EXAMINED DOCUMENTS RECORDED AGAINST THE TITLE TO THE LAND DESCRIBED HEREIN, ISSUED A COMMITMENT FOR TITLE INSURANCE TO THE OWNER OF THE LAND DESCRIBED HEREIN UNDER FILE NO. NCS 101749, AND DATED 12-10, 2020 (THE "COMMITMENT"), AND THAT AS OF THE DATE OF THE COMMITMENT, THE RECORD OWNER, MORTGAGEE, AND RECORDED LIENHOLDERS ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

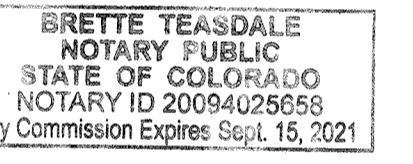
FIRST AMERICAN TITLE INSURANCE COMPANY

BY: [Signature]
 NAME: James Betson
 TITLE: Sr. Underwriter/Manager

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF December, 2020
 BY James Betson, as Sr. Underwriter/Manager of First American Title Insurance Company
 WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9-15-2021



CERTIFICATE OF OWNERSHIP

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

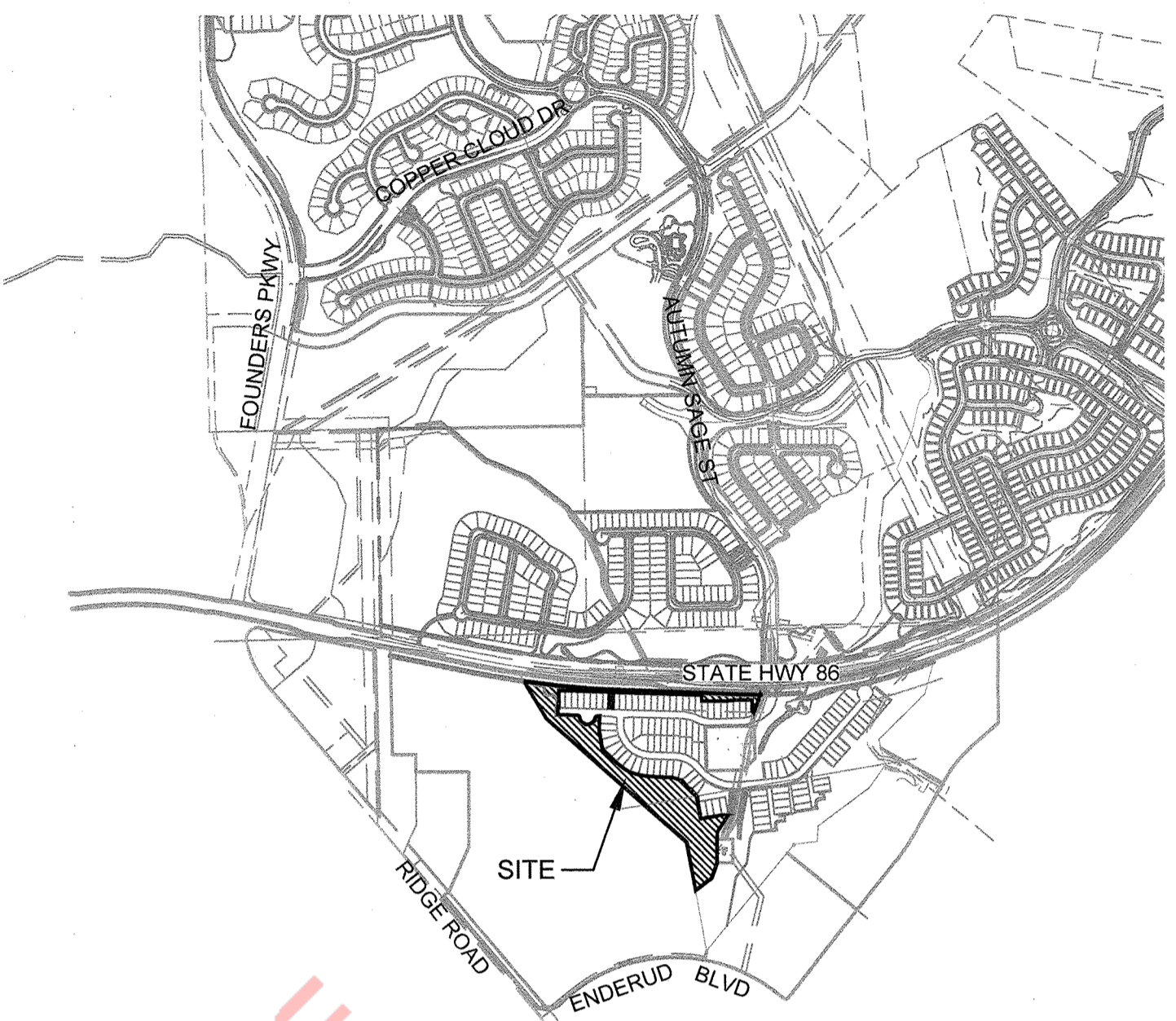
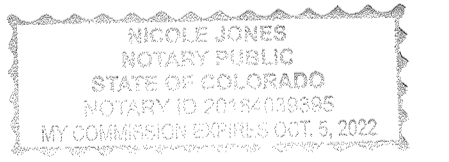
CASTLE OAKS MASTER ASSOCIATION
 BY: [Signature]
 AUTHORIZED SIGNATORY OF CASTLE OAKS MASTER ASSOCIATION
 SIGNED THIS 6th DAY OF JANUARY, 2021

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF JANUARY, 2021
 BY NICOLE JONES AS AUTHORIZED SIGNATORY OF CASTLE OAKS MASTER ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/5/22



VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN

OWNERS

CASTLE OAKS ESTATES MASTER ASSOCIATION
 400 EAST SIMPSON STREET, SUITE 200
 LAFAYETTE, CO 80026
 CONTACT: CRAIG CAMPBELL

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, KEVIN ROHRBOUGH, 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.

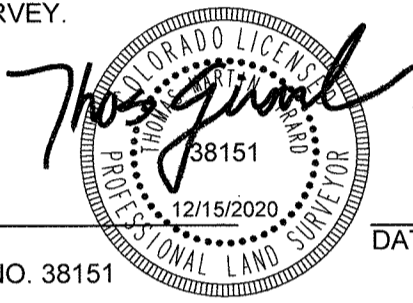
KEVIN ROHRBOUGH PE #48992



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
 PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38151
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



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 14th DAY OF JANUARY, 2021

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

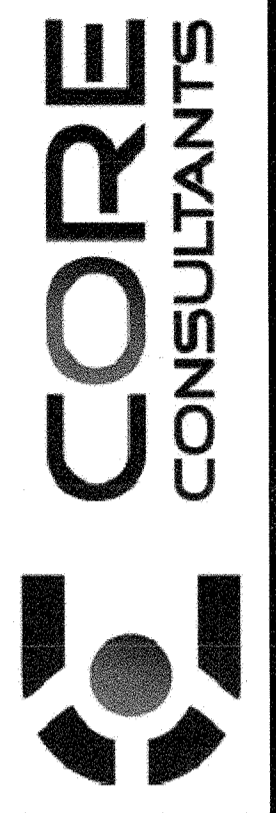
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:50 AM ON THE 27th DAY OF JANUARY, 2021 AT RECEPTION NO. 2021011002

DOUGLAS COUNTY CLERK AND RECORDER
 BY:

[Signature]
 DEPUTY



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



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
 UNDERGROUND REPER UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED
 THE RESPONSIBILITY OF THE CONTRACTOR TO RE-DIG VERIFY
 THE LOCATION OF ALL UTILITIES PRIOR TO THE
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	DESCRIPTION	DATE	BY
1	SDP AMEND. NO. 2 - APPROVAL	09/16/20	KR
2			
3			

TERRAIN FILING 3 SITE DEVELOPMENT PLAN
 AMENDMENT NO. 2
 COVER SHEET
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LM
 DRAWN BY: LM
 CHECKED BY: KR

TERRAIN FILING NO. 3
 SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 PROJECT NO. SDP20-0031

JOB NO.
 14-001-071
 SHEET
 1 OF 10

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 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

SITE DEVELOPMENT PLAN GENERAL NOTES:

- 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.
- PURSUANT TO SECTION 4.3 AND 8.2.3 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, MOVING, 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THE SHADED ZONE X FLOODPLAIN ENCLOSED 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.
- 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.
- 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.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN AMENDMENT 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.
- 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.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN AMENDMENT.
- ALL UTILITY, DRAINAGE AND PUBLIC ACCESS/FENCE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN AMENDMENT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THE PROPERTY IS ZONED A PART OF TERRAIN PLANNED DEVELOPMENT PLAN, RECEPTION NO. 2016010165, FEBRUARY 22, 2016.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. 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.
- 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.
- 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.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
- PER THE CORP OF ENGINEERS CORRESPONDENCE, DATED NOVEMBER 20, 2017, NO JURISDICTIONAL WETLANDS EXIST ON SITE.
- IT IS THE RESPONSIBILITY OF THE HOA TO MAINTAIN PRIVATE DRIVES ON-SITE. INCLUDING STREET SWEEPING AND PLOWING.
- IT IS THE RESPONSIBILITY OF THE HOA TO MAINTAIN THE 10' TRAIL TO FUTURE TERRAIN FILING 4, INCLUDING SNOW REMOVAL.
- SINGLE-FAMILY ATTACHED DWELLINGS LOCATED WITHIN PA 49-50 WERE APPROVED BY TOWN COUNCIL RESOLUTION NO. 2018051033.
- 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:

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- "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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

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.

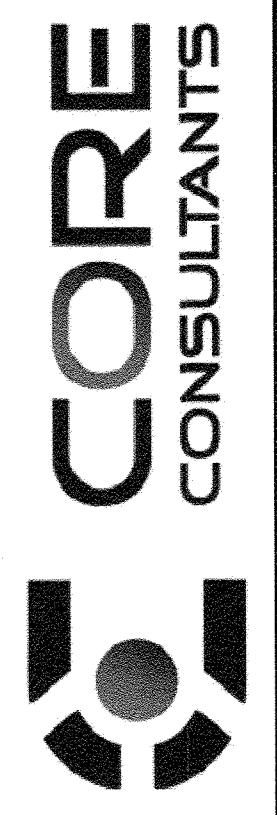
BASIS OF BEARINGS

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 338" (PID KK0293) - A 3" DIAMETER BRASS CAP (STANDARD NGS MONUMENT) SET IN THE CENTER OF A 4'x4' GRANITE ROCK. MONUMENT IS LOCATED 83' SOUTHEAST OF THE EDGE OF PAVEMENT ON THE SOUTH SIDE OF HIGHWAY 86, 1,600 FEET SOUTHWEST OF THE INTERSECTION OF HIGHWAY ROAD AND HIGHWAY 86. PUBLISHED ELEVATION = 6554.50' (NAVD 88)

CIVIL ENGINEERING
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503.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 7 BUSINESS DAYS IN ADVANCE BEFORE YOU
DISGRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS SHOWN ON THIS DRAWING. ANY UNRECORDED
UTILITIES OR CONDITIONS NOT SHOWN ON THIS DRAWING ARE NOT
THE BEST AVAILABLE INFORMATION. IT IS HOWEVER,
THE LOCATION OF ALL UTILITIES PRIOR TO THE START
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS		DATE BY
#	DESCRIPTION	DATE BY
1	SDP AMEND. NO. 2 - APPROVAL	09/16/20 KR
2		
3		

TERRAIN FILING 3 SITE DEVELOPMENT PLAN
AMENDMENT NO. 2
GENERAL NOTES
TOWN OF CASTLE ROCK, COLORADO

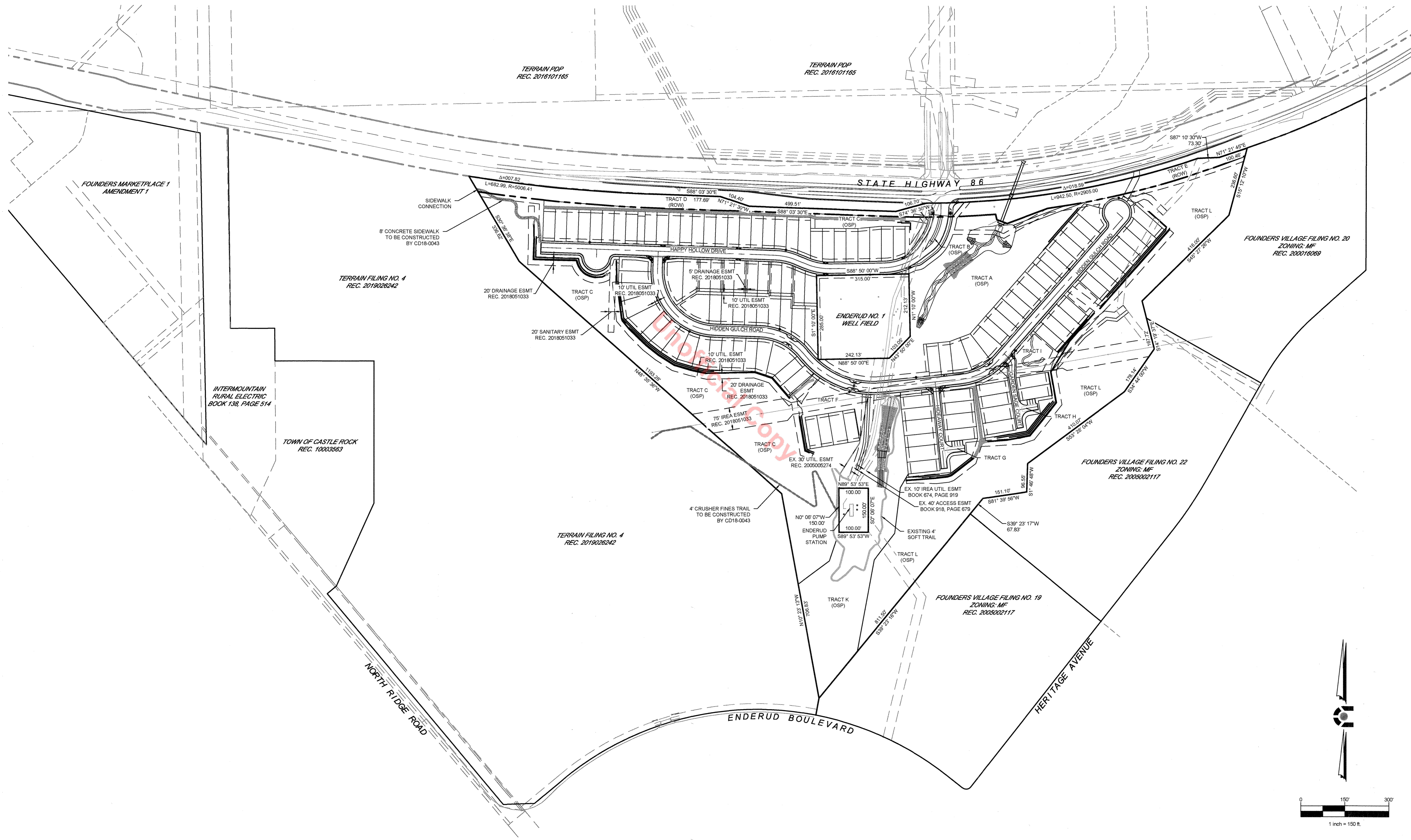
DESIGNED BY: LM
DRAWN BY: LM
CHECKED BY: KR

JOB NO.
14-001-071
SHEET
2 OF 10

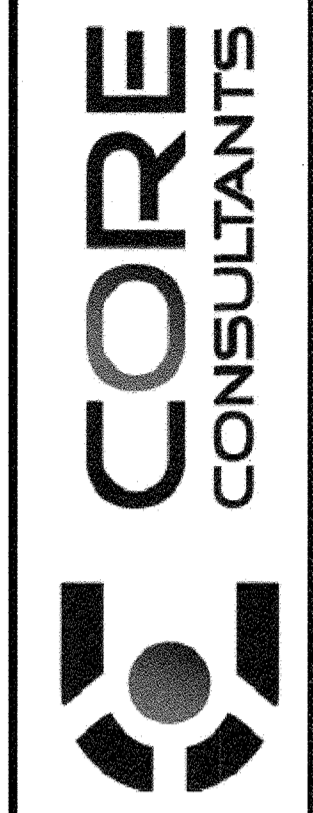
TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN,
AMENDMENT NO. 2
PROJECT NO. SDP20-0031

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 TERRAIN FILING NO. 3

SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITIES.
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UTILITIES SHOWN ON THIS DRAWING HAVE BEEN FACED
BY THE CONTRACTOR. THE CONTRACTOR IS TO VERIFY
THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	
#	DESCRIPTION
1	SDP AMEND. NO. 2 - APPROVAL
2	
3	

**TERRAIN FILING 3 SITE DEVELOPMENT PLAN
AMENDMENT NO. 2**
OVERALL SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LM
DRAWN BY: LM
CHECKED BY: KR

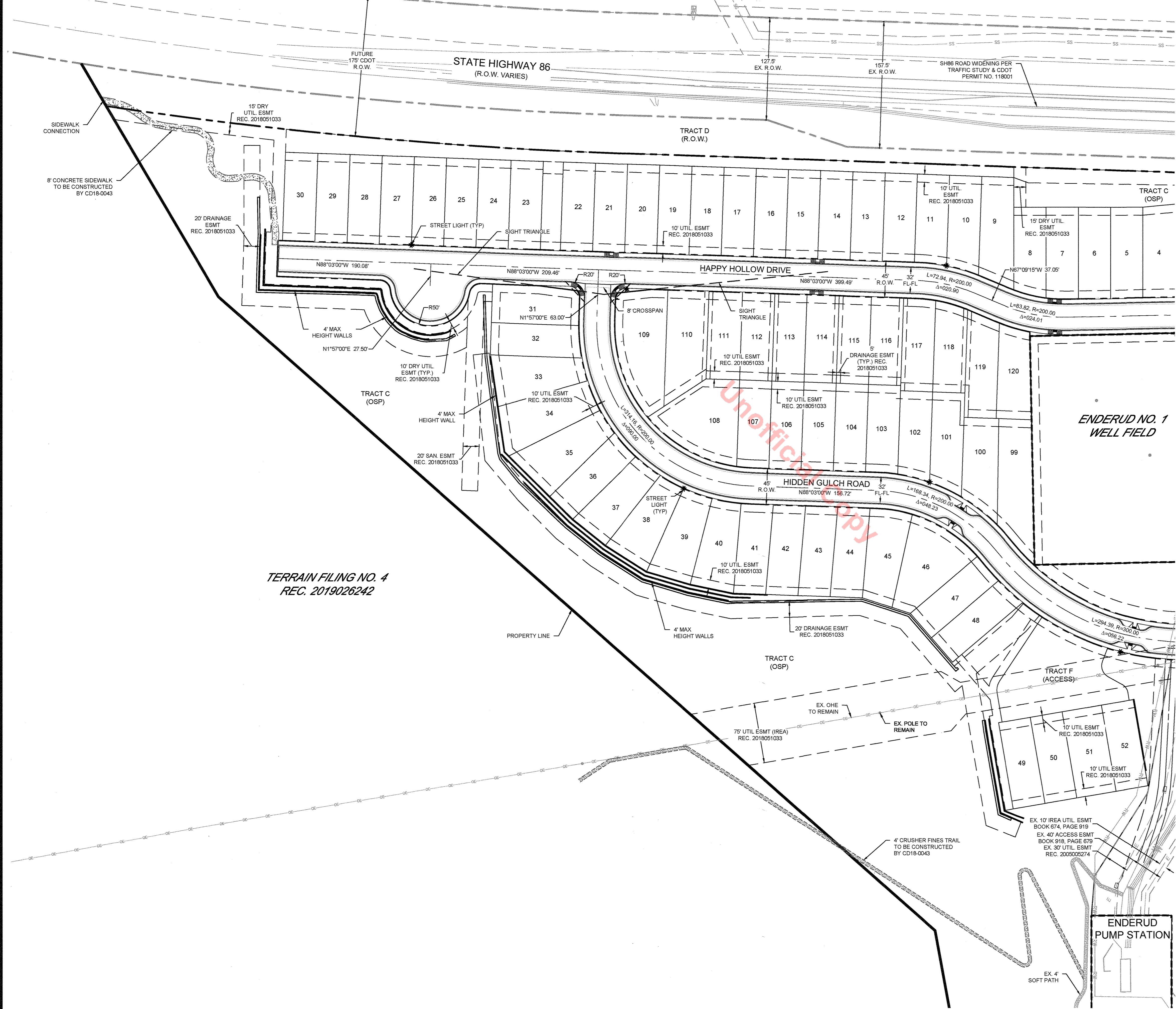
JOB NO.
14-001-071

SHEET
3 OF 10

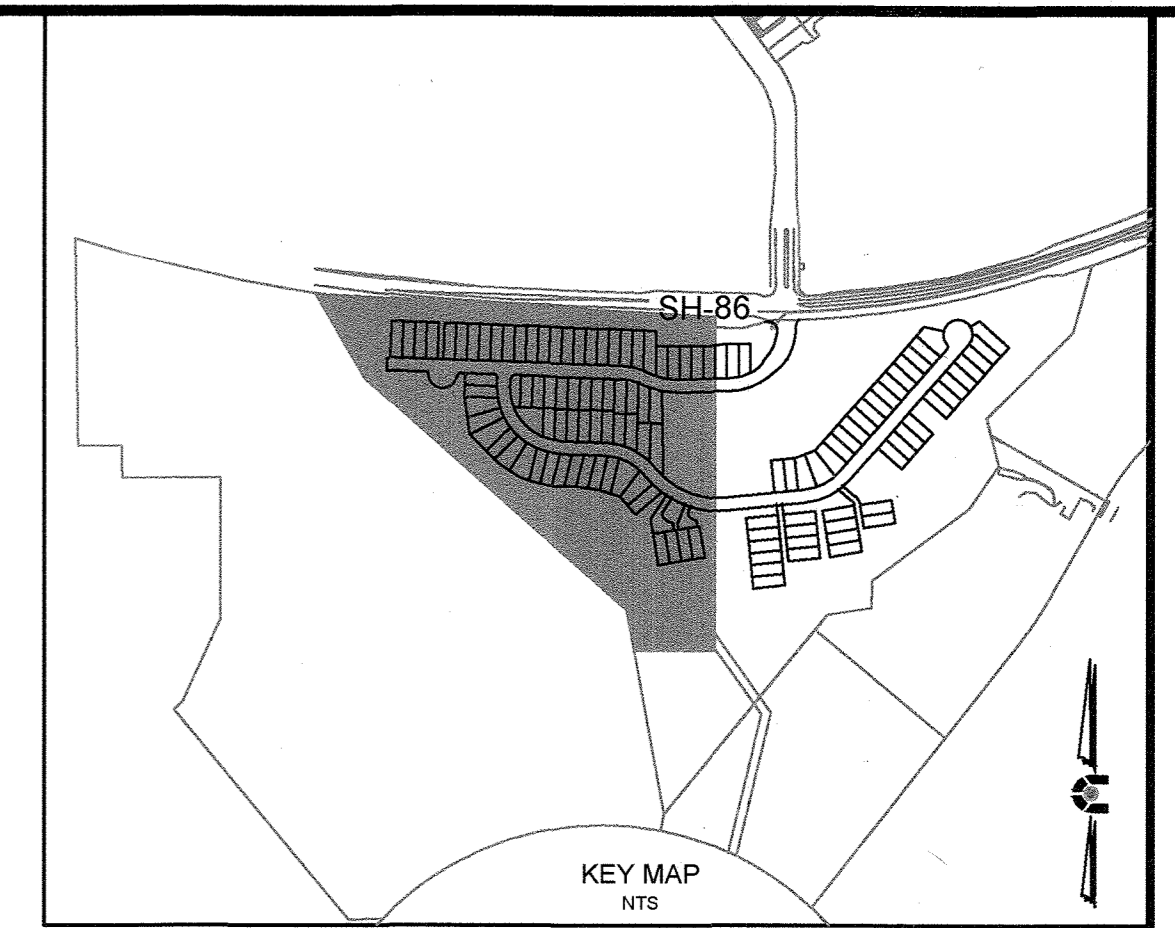
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SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TERRAIN FILING NO. 4
REC. 2019026242

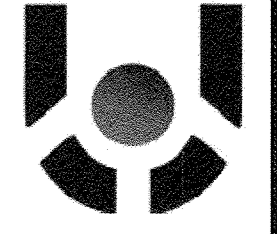


LEGEND:

- PROPERTY BOUNDARY
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- LOT LINE
- CURB, GUTTER & FLOWLINE
- CENTER LINE
- RETAINING WALL
- CONCRETE DRAINAGE CHANNEL
- FUTURE PEDESTRIAN TRAIL
- EXISTING / PROPOSED STREET LIGHT
- CURB RAMP

CIVIL ENGINEERING
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CORE
CONSULTANTS



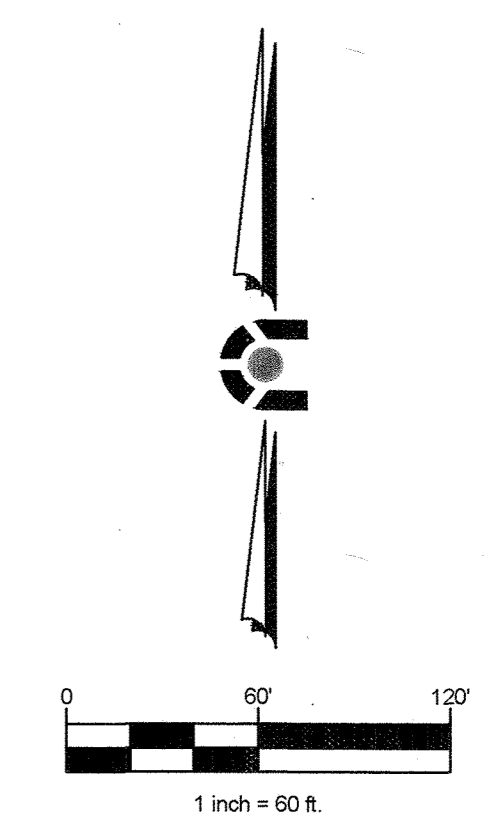
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UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED
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COMPLETION OF ANY CONSTRUCTION ACTIVITIES.



REVISIONS	
#	DESCRIPTION
1	SDP AMEND. NO. 2 - APPROVAL
2	
3	

TERRAIN FILING 3 SITE DEVELOPMENT PLAN
AMENDMENT NO. 2
SITE PLAN
TOWN OF CASTLE ROCK, COLORADO

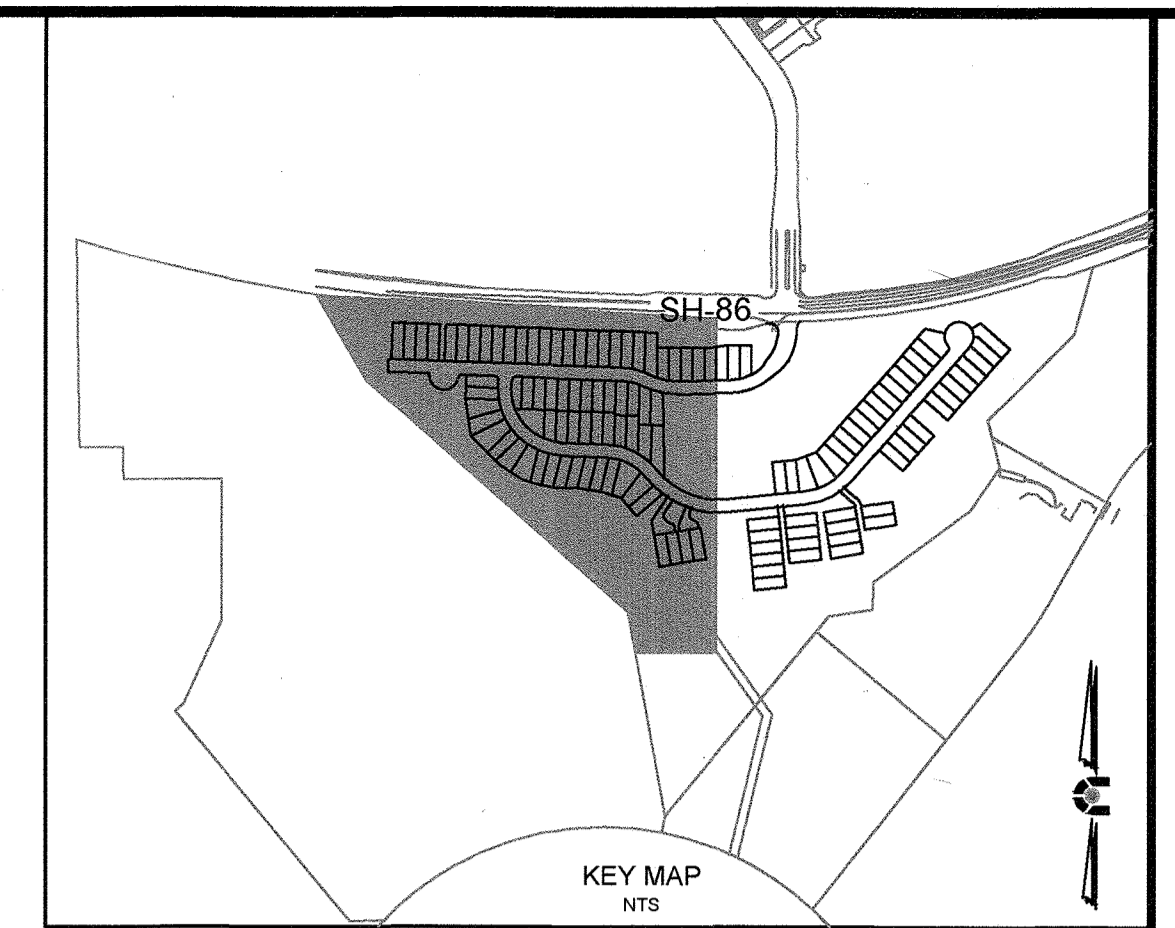
DESIGNED BY: LM
DRAWN BY: LM
CHECKED BY: KR
JOB NO. 14-001-071
SHEET 4 OF 10



TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN,
AMENDMENT NO. 2
PROJECT NO. SDP20-0031

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 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



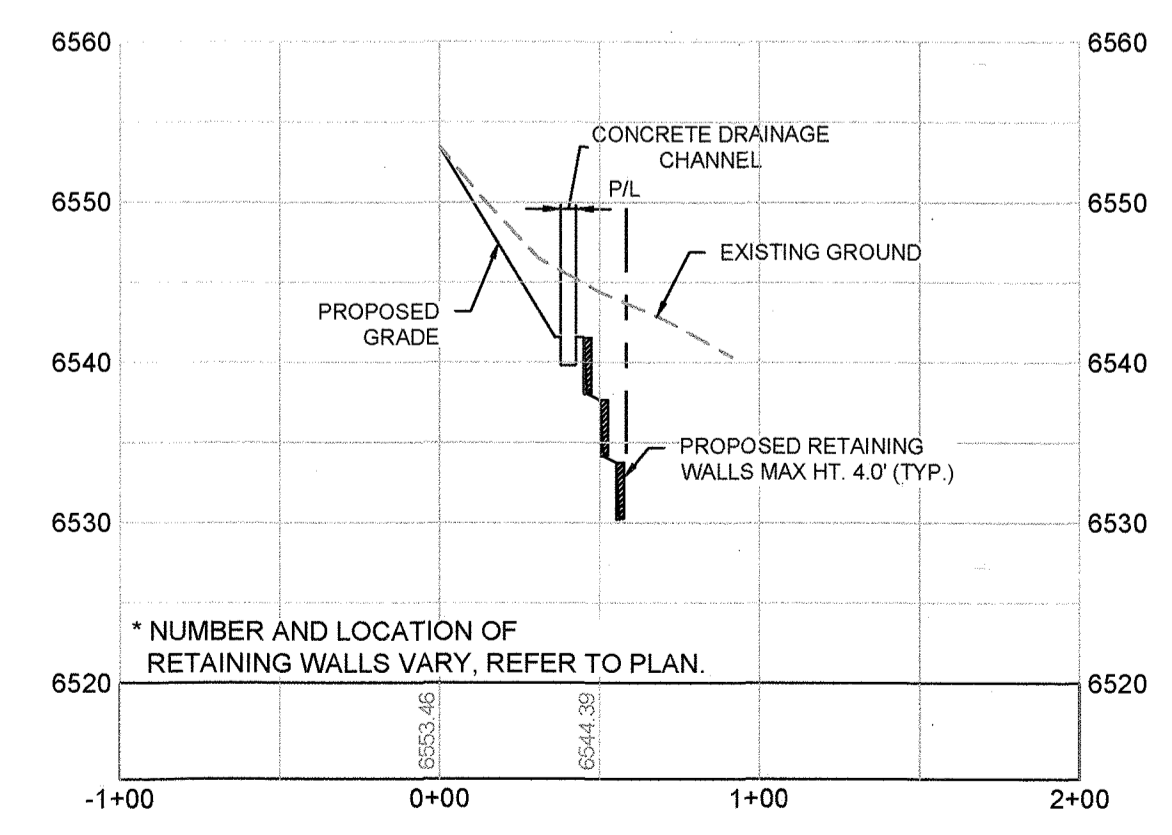
LEGEND:

- PROPOSED STORM DRAIN
- MANHOLE AND PIPE
- INLET
- FLARED END SECTION
- EXISTING STORM DRAIN**
- EX. MANHOLE AND PIPE
- EX. INLET
- EX. FLARED END SECTION
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. FENCE
- EX. EASEMENT
- EASEMENT
- CENTER LINE
- PROPOSED 100-YR FLOODPLAIN
- BOUNDARY LINE
- EX. R.O.W. LINE
- FUTURE R.O.W. LINE
- LIMITS OF CONSTRUCTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HANDICAP RAMP
- SPOT ELEVATION
- LOW POINT
- LANE SYMBOL FOR CLARITY ONLY
- OPEN SPACE DRAINAGE PATH
- FUTURE PEDESTRIAN TRAIL

NOTES:

1. SPECIFIC LOT GRADING TEMPLATE AND SWALES TO BE DETERMINED WITH CD'S AND HOUSE PLOT PLANS.

TYPICAL RETAINING WALL SWALE
H: 1" = 60.00
V: 1" = 12.00



* NUMBER AND LOCATION OF RETAINING WALLS VARY, REFER TO PLAN.

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

CORE
 CONSULTANTS

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 DIG, GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 UTILITIES SHOWN ON THIS DRAWING HAVE BEEN FACED
 FROM THE RECORD DRAWINGS AND FIELD SURVEY.
 THE PRESENCE OF ALL UTILITIES PRIOR TO THE
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE BY
1	SDP AMEND. NO. 2 - APPROVAL	09/16/20 KR
2		
3		

TERRAIN FILING NO. 3 SITE DEVELOPMENT PLAN
 AMENDMENT NO. 2
 GRADING PLAN
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: LM
 DRAWN BY: LM
 CHECKED BY: KR

JOB NO.
 14-001-071

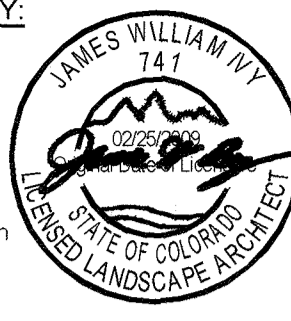
SHEET
 5 OF 10

TERRAIN FILING NO. 3
 SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 PROJECT NO. SDP20-0031

LANDSCAPE PLANS PREPARED BY:



pcs group inc. www.pcsgroupco.com
 #3, 8-180 Independence Plaza
 1007 16th Street, Denver, CO 80202
 1.303.531.4905 f. 303.531.4908



IREA TRANSMISSION ROW NOTES:

- TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
- TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 15 FEET MAY BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
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FIRE MITIGATION NOTES:

- TO AID IN FIRE MITIGATION, THE SCRUB OAK WILL BE MANAGED AS FOLLOWS. CLEARING OF SCRUB OAK UP TO 30 FEET FROM HOMES AND THINNING OF SCRUB OAK UP TO 60 FEET AROUND THE HOMES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 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

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN BLAZE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
GS	SHADEMASTER LOCUST

EVERGREEN TREES	COMMON NAME
PN 10FT	AUSTRIAN BLACK PINE
PN 6FT	AUSTRIAN BLACK PINE
BPE 6FT	BOSNIAN PINE
BP 6FT	BRISTLEcone PINE
LP 6FT	LIMBER PINE
PP 6FT	PINON PINE
RMJ	ROCKY MOUNTAIN JUNIPER
SP 10FT	SOUTHWESTERN WHITE PINE
SP 6FT	SOUTHWESTERN WHITE PINE
WBJU	WICHITA BLUE JUNIPER

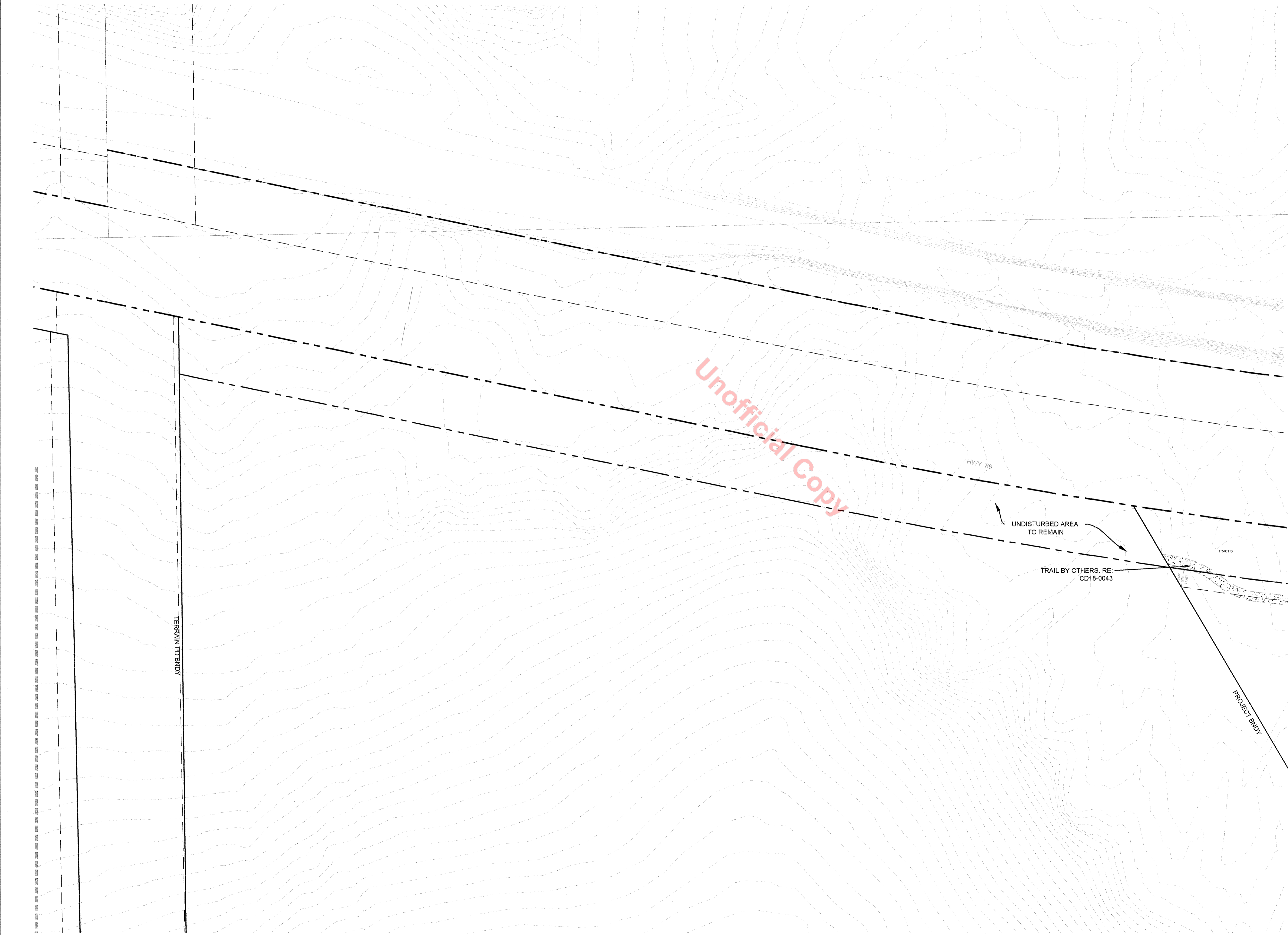
ORNAMENTAL TREES	COMMON NAME
CCP	CAPITAL CALLERY PEAR
AH	HOT WINGS TATARIAN MAPLE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
EE	BLUESTEM JOINT FIR
BLJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
JP	PRINCE OF WALES JUNIPER

GRASSES	COMMON NAME
PMG	AUTUMN RED FLAME GRASS
BIG	BLUE INDIAN GRASS
BOG	BLUE OAT GRASS
MM	EULALIA GRASS
CK	FEATHER REED GRASS
PG	FOUNTAIN GRASS
MG	MAIDEN GRASS
RVG	RAVENNA GRASS
PVS	SWITCH GRASS 'SHENANDOAH'
PV	SWITCH GRASS 'SUNBURST'
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
PL	DWARF NINEBARK
FMR	FIRE MEIDLAND ROSE
QG	GAMBEL OAK
GBC	GLOSSY BLACK CHOKEBERRY
RG	GOLDEN CURRANT
PJ	JACKMAN'S POTENTILLA
VL	MICHIGAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
NSF	NORTHERN SUN FORSYTHIA
PLS	PURPLE LEAF SAND CHERRY
RB	RABBITRUSH
AR	RED CHOKEBERRY
SSB	SASKATOON SERVICEBERRY
SA	SILVER BUFFALO BERRY
TLS	THREE LEAF SUMAC
PB	WESTERN SAND CHERRY
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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BES	BLACK-EYED SUSAN
JUP	JUPITER'S BEARD
SM	MAYNIGHT SALVIA
PA	RUSSIAN SAGE
DAY	STELLA DE ORO DAYLILY
TLF	TORCH LILY 'FLAMENCO'



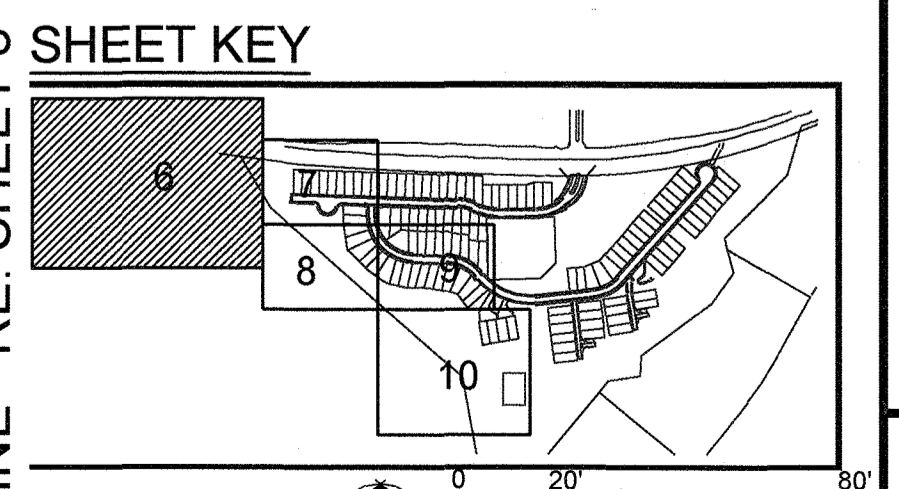
MATCHLINE - RE: SHEET 7

MATCHLINE - RE: SHEET 8

SOD/SEED	COMMON NAME
[Symbol]	NATIVE SEED MIX - PERMANENT IRRIGAT
[Symbol]	NATIVE SEED MIX - NON-IRR
[Symbol]	PRAIRIE WETLAND MIX - NON-IR

MULCH	COMMON NAME
[Symbol]	CRUSHER FINES, TAN
[Symbol]	ROCK MULCH, 2"-4" COBBLE
[Symbol]	ROCK MULCH, 3/4" DIA
[Symbol]	ROCK MULCH, 4"-12" COBBLE
[Symbol]	WOOD MULCH

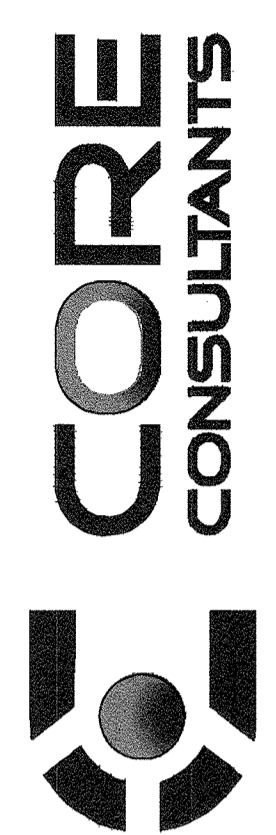
[Symbol]	STEEL EDGER
[Symbol]	SPADE DUG EDGER



SCALE: 1"=40'-0"

NORTH
 TERRAIN FILING NO. 3
 SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 PROJECT NO. SDP20-0031

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REVISIONS	DATE	BY
1	06/03/20	LM
2		
3		
4		

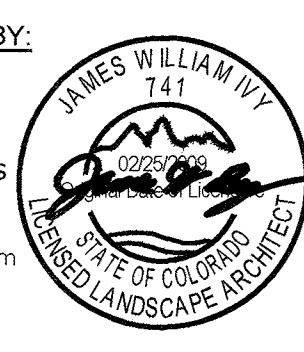
TERRAIN FILING 3 SITE DEVELOPMENT PLAN
 AMENDMENT NO. 2
 LANDSCAPE PLAN
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 JOB NO. 14-001-071
 SHEET 6 OF 10

LANDSCAPE PLANS PREPARED BY:



pcs group inc. www.pcsgruopco.com
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 1.303.531.4905, 1.303.531.4908



IRREA TRANSMISSION ROW NOTES:
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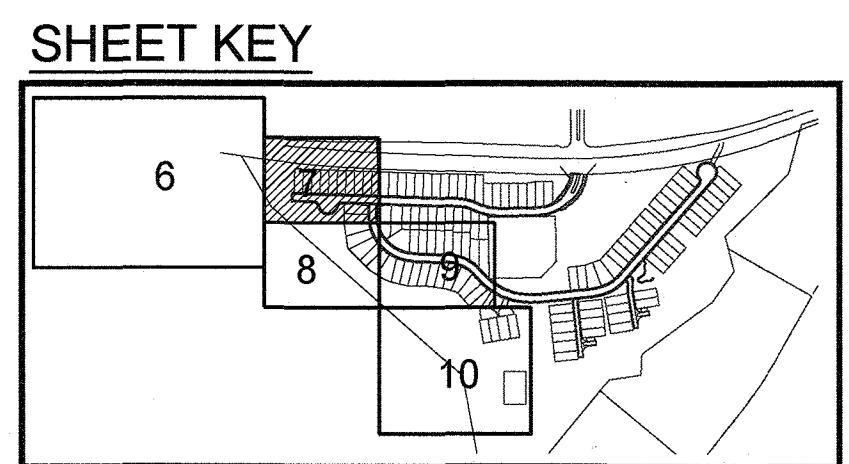
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 TERRAIN FILING NO. 3

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

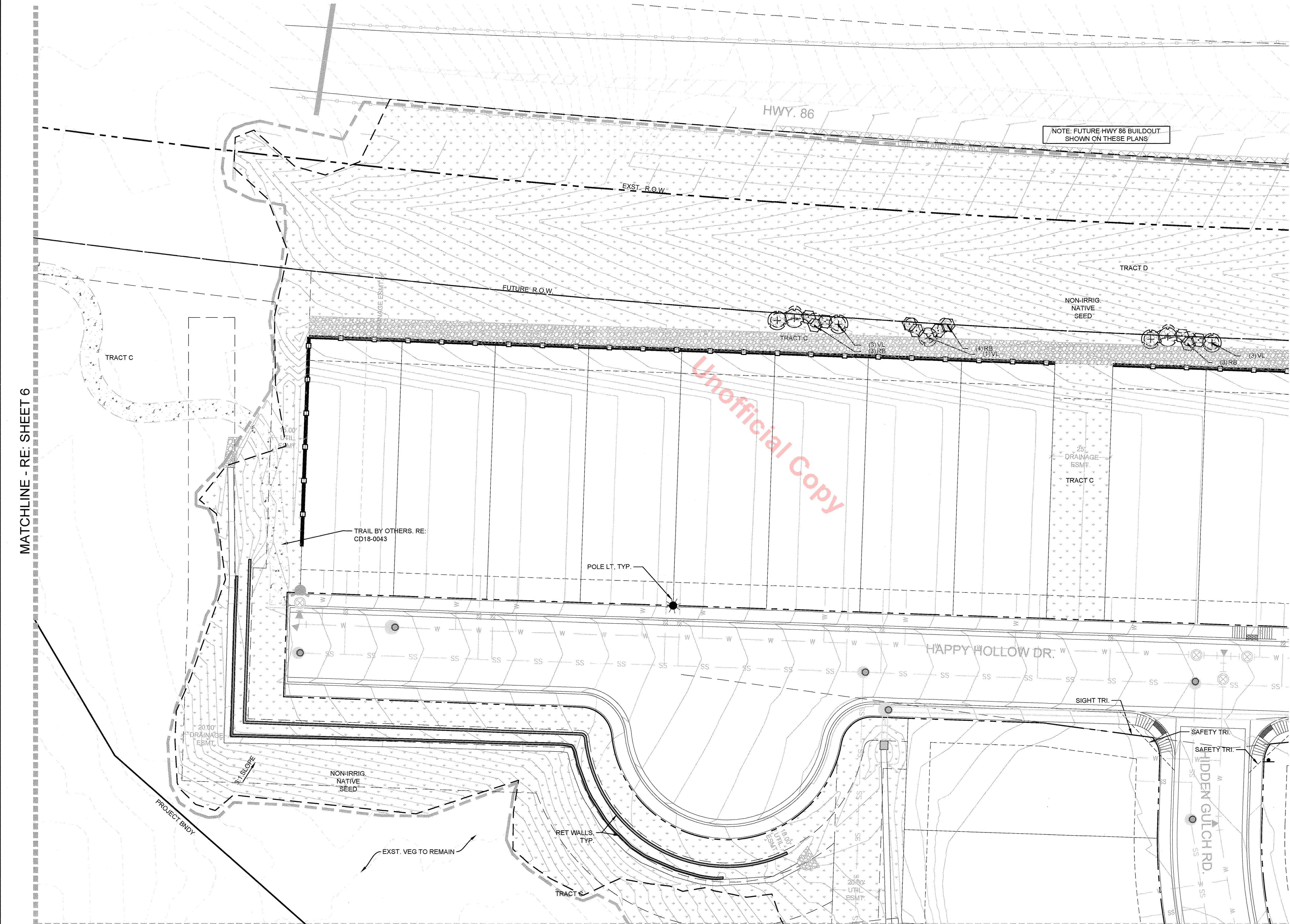
PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN LAKE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
GS	SHADEMASTER LOCUST
EVERGREEN TREES	
PN 10FT	AUSTRIAN BLACK PINE
PN 6FT	AUSTRIAN BLACK PINE
BPE 6FT	BOSNIAN PINE
BP 6FT	BRISTLECOONE PINE
LP 6FT	LIMBER PINE
PP 6FT	PINON PINE
RMJ	ROCKY MOUNTAIN JUNIPER
SP 10FT	SOUTHWESTERN WHITE PINE
SP 6FT	SOUTHWESTERN WHITE PINE
WBJU	WICHITA BLUE JUNIPER
ORNAMENTAL TREES	
CCP	CAPITAL CALLERY PEAR
AH	HOT WINGS TATARIAN MAPLE
EVERGREEN SHRUBS	
JB	BLUE CHIP JUNIPER
EE	BLUESTEM JOINT FIR
BUJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
JP	PRINCE OF WALES JUNIPER
GRASSES	
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BOG	BLUE OAT GRASS
MM	EULALIA GRASS
CK	FEATHER REED GRASS
PG	FOUNTAIN GRASS
RVG	MAIDEN GRASS
PVG	RAVENNA GRASS
PV	SMATCH GRASS 'SHENANDOAH'
MY	SWITCH GRASS 'SUNBURST'
	YAKU JIMA DWARF MAIDEN GRASS
DECIDUOUS SHRUBS	
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PL	DWARF NINEBARK
FMR	FIRE MEIDLAND ROSE
QG	GAMBEL OAK
GBC	GLOSSY BLACK CHOKEBERRY
RG	GOLDEN CURRANT
PJ	JACKMAN'S POTENTILLA
SA	MONICAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
NSF	NORTHERN SUN FORSYTHIA
PLS	PURPLE LEAF SAND CHERRY
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AR	RED CHOKEBERRY
SSB	SASKATOON SERVICEBERRY
SA	SILVER BUFFALO BERRY
TLS	THREE LEAF SUMAC
PB	WESTERN SAND CHERRY
AG	'AUTUMN BRILLIANCE' SERVICEBERRY
PERENNIALS	
AHC	ANISE HYSSOP
BES	BLACK EYED SUSAN
JUP	JUPITER'S BEARD
SM	MAYNIGHT SALVIA
PA	RUSSIAN SAGE
DAY	STELLA DE ORO DAYLILY
TLF	TORCH LILY 'FLAMENCO'

SOD/SEED	COMMON NAME
[Pattern]	NATIVE SEED MIX - PERMANENT IRRIG
[Pattern]	NATIVE SEED MIX - NON-IRR
[Pattern]	PRAIRIE WETLAND MIX - NON-IRR
MULCH	
COMMON NAME	
[Pattern]	CRUSHER FINES, TAN
[Pattern]	ROCK MULCH, 2"-4" COBBLE
[Pattern]	ROCK MULCH, 3/4" DIA
[Pattern]	ROCK MULCH, 4"-12" COBBLE
[Pattern]	WOOD MULCH
[Pattern]	STEEL EDGER
[Pattern]	SPADE DUG EDGER



SCALE: 1"=20'-0"



MATCHLINE - RE: SHEET 6

MATCHLINE - RE: SHEET 8

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 Littleton, CO 80120

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

REVISIONS	#	DESCRIPTION	DATE BY
1	1	POP AMEND. NO 2-1ST SUBMITTAL	06/05/20 LM
2	2		
3	3		
4	4		

**TERRAIN FILING 3 SITE DEVELOPMENT PLAN
 AMENDMENT NO. 2**
 LANDSCAPE PLAN
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

JOB NO. 14-001-071
 SHEET 7 OF 10

LANDSCAPE PLANS PREPARED BY:



people creating spaces

pci group inc. www.pcigrouppc.com
 83 S 180 Independence plaza
 1007 16th street, denver, co 80265
 1.303.531.4905 f.303.531.4908

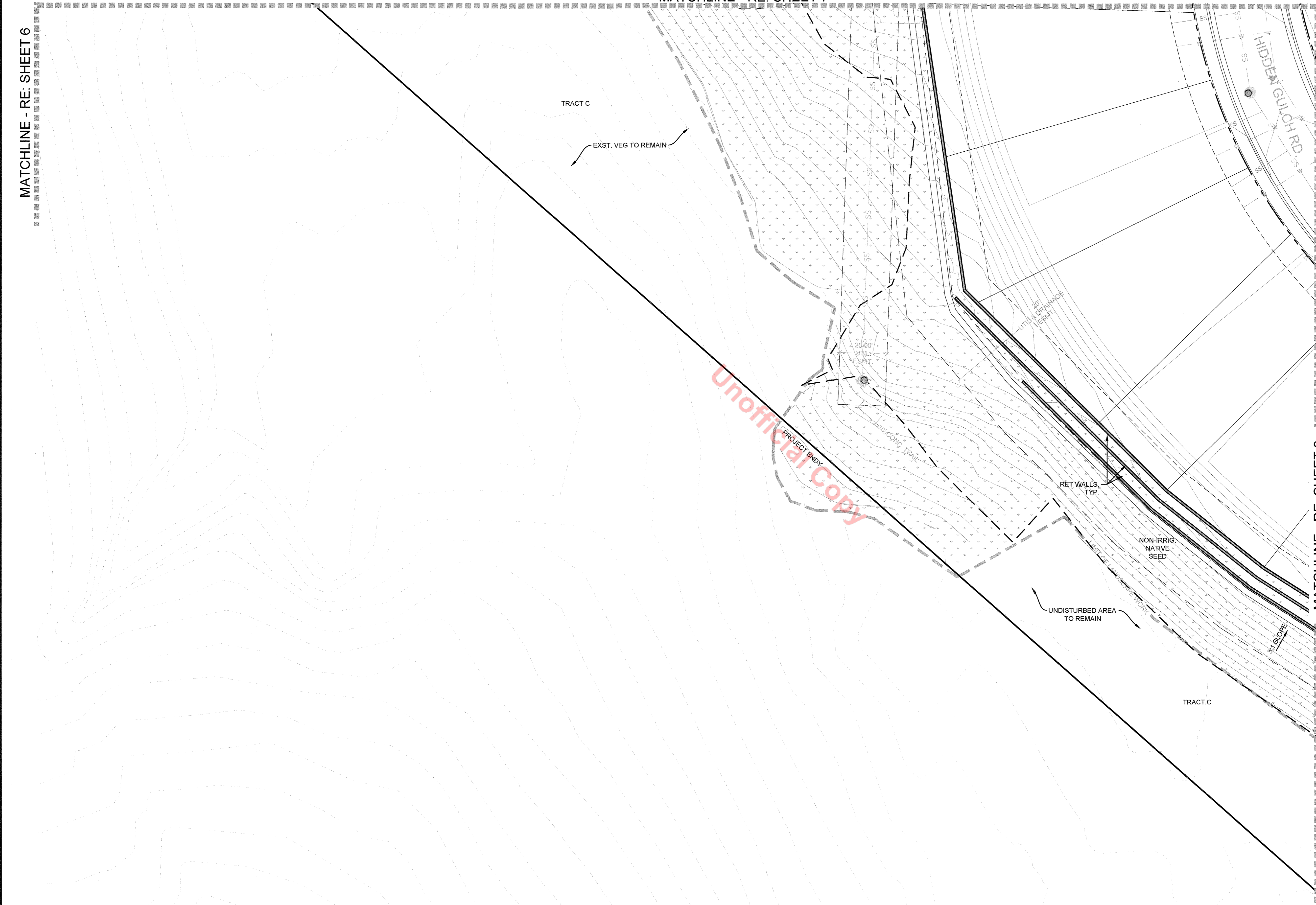
- AREA TRANSMISSION ROW NOTES:**
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SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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

MATCHLINE - RE: SHEET 7



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
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QM	BURR OAK
HAC	COMMON HACKBERRY
GS	SHADEMASTER LOCUST

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PN 6FT	AUSTRIAN BLACK PINE
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BP 6FT	BRISTLECONE PINE
LP 6FT	LIMBER PINE
PP 6FT	PINON PINE
RMJ	ROCKY MOUNTAIN JUNIPER
SP 10FT	SOUTHWESTERN WHITE PINE
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ORNAMENTAL TREES	COMMON NAME
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BLJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
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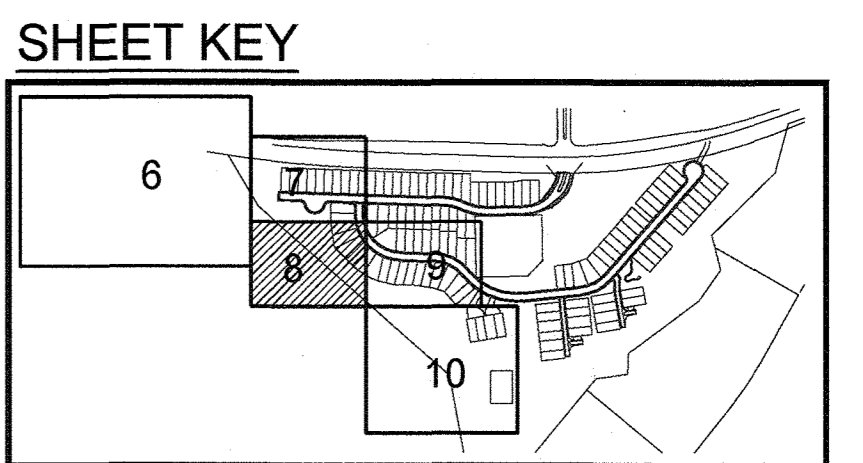
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BIG	BLUE INDIAN GRASS
BOG	BLUE OAT GRASS
MM	EULALIA GRASS
CK	FEATHER REED GRASS
PG	FOUNTAIN GRASS
MG	MAIDEN GRASS
RVG	RAVENNA GRASS
RVS	SWITCH GRASS 'SHENANDOAH'
PV	SWITCH GRASS 'SUNBURST'
MY	YAKU JIMA DWARF MAIDEN GRASS

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PL	DWARF NINEBARK
FMR	FIRE MEIDLAND ROSE
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GBC	GLOSSY BLACK CHOKEBERRY
RG	GOLDEN CURRANT
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VL	MOHICAN WAYFARING TREE
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RB	RABBITBRUSH
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SSB	SASKATOON SERVICEBERRY
SA	SILVER BUFFALO BERRY
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[Pattern]	ROCK MULCH, 2"-4" COBBLE
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[Pattern]	SPADE DUG EDGER



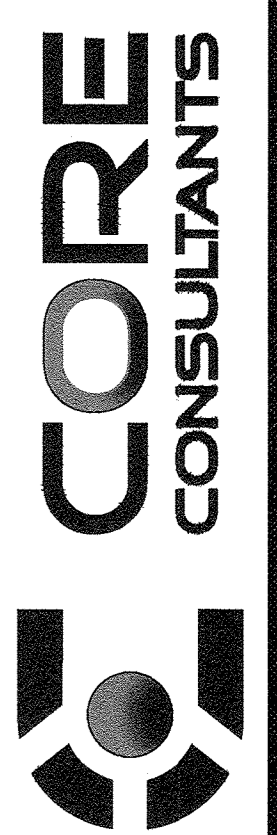
SCALE: 1"=20'-0"

NORTH

TERRAIN FILING NO. 3
 SITE DEVELOPMENT PLAN,
 AMENDMENT NO. 2
 PROJECT NO. SDP20-003 I

CIVIL ENGINEERING
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1960 W. LINCOLN BLVD., STA. 109
 LITTLETON, CO 80120



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

COR ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY THE CONTRACTOR TO THE BEST OF HIS ABILITY. THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE	BY
1	BDP AMEND NO 2-1ST SUBMITTAL	06/05/20	LM
2			
3			
4			

TERRAIN FILING 3 SITE DEVELOPMENT PLAN
 AMENDMENT NO. 2
 LANDSCAPE PLAN
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: JL
 DRAWN BY: JL
 CHECKED BY: STAFF

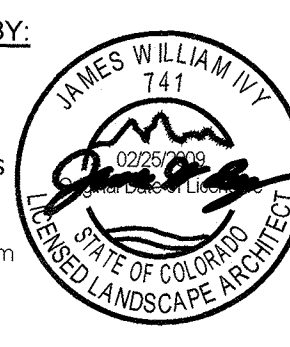
JOB NO.
 14-001-071

SHEET
 8 OF 10

LANDSCAPE PLANS PREPARED BY:



pcs group inc. www.pcsgroupco.com
 #3-1810 independence plaza
 1007 16th street, denver, co 80202
 1.303.531.4905 f. 303.531.4908



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FIRE MITIGATION NOTES:

- TO AID IN FIRE MITIGATION, THE SCRUB OAK WILL BE MANAGED AS FOLLOWS. CLEARING OF SCRUB OAK UP TO 30 FEET FROM HOMES AND THINNING OF SCRUB OAK UP TO 60 FEET AROUND THE HOMES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 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

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN OAK
QM	BURR OAK
HAC	COMMON HACKBERRY
GS	SHADEMASTER LOCUST

EVERGREEN TREES	COMMON NAME
PN 10FT	AUSTRIAN BLACK PINE
PN 6FT	AUSTRIAN BLACK PINE
BPE 6FT	BOSNIAN PINE
BP 6FT	BRISTLECONE PINE
LP 6FT	LIMBER PINE
PP 6FT	PINON PINE
RMJ	ROCKY MOUNTAIN JUNIPER
SP 10FT	SOUTHWESTERN WHITE PINE
SP 6FT	SOUTHWESTERN WHITE PINE
WBJU	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
CCP	CAPITAL CALLERY PEAR
AH	HOT WINGS TATARIAN MAPLE

EVERGREEN SHRUBS	COMMON NAME
JB	BLUE CHIP JUNIPER
EE	BLEUESTEM JOINT FIR
BLJ	BUFFALO JUNIPER
JH	HUGHES JUNIPER
JP	PRINCE OF WALES JUNIPER

GRASSES	COMMON NAME
PMG	AUTUMN RED FLAME GRASS
BIG	BLUE INDIAN GRASS
BOG	BLUE OAT GRASS
MM	EULALIA GRASS
CK	FEATHER REED GRASS
PG	FOUNTAIN GRASS
MG	MAIDEN GRASS
RVG	RAVENNA GRASS
PVS	SWITCH GRASS 'SHENANDOAH'
PV	SWITCH GRASS 'SUNBURST'
MY	YAKU JIMA DWARF MAIDEN GRASS

DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
PL	DWARF NINEBARK
FMR	FIRE MEIDLAND ROSE
QG	GAMBEL OAK
GBC	GLOSSY BLACK CHOKEBERRY
RG	GOLDEN CURRANT
PJ	JACKMAN'S POTENTILLA
VL	MOHICAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
NSF	NORTHERN SUN FORSYTHIA
PLS	PURPLE LEAF SAND CHERRY
RB	RABBITBRUSH
AR	RED CHOKEBERRY
SSB	SASKATOON SERVICEBERRY
SA	SILVER BUFFALO BERRY
TL	THREE LEAF SUMAC
PB	WESTERN SAND CHERRY
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

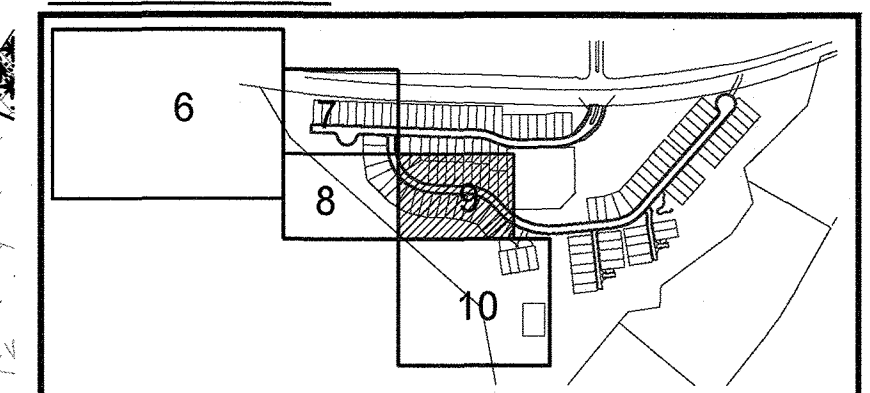
PERENNIALS	COMMON NAME
AHC	ANISE HYSSOP
BES	BLACK EYED SUSAN
JUP	JUPITER'S BEARD
SM	MAYNIGHT SALVIA
PA	RUSSIAN SAGE
DAY	STELLA DE ORO DAYLILY
TLF	TORCH LILY 'FLAMENCO'

SOD/SEED	COMMON NAME
	NATIVE SEED MIX - PERMANENT IRRIG
	NATIVE SEED MIX - NON-IRR
	PRAIRIE WETLAND MIX - NON-IRR

MULCH	COMMON NAME
	CRUSHER FINES, TAN
	ROCK MULCH, 2'-4" COBBLE
	ROCK MULCH, 3/4" DIA
	ROCK MULCH, 4'-12" COBBLE
	WOOD MULCH

	STEEL EDGER
	SPADE DUG EDGER

SHEET KEY



SCALE: 1"=20'-0"

MATCHLINE - RE: SHEET 8

MATCHLINE - RE: SHEET 10

Unofficial Copy

NOTE: DRIVEWAY LOCATIONS ARE APPROX. SHOWN FOR REFERENCE ONLY. PROPOSED PLANT MATERIAL SHALL BE FIELD ADJUSTED PER FINAL DRIVEWAY LOCATIONS

UNDISTURBED AREA TO REMAIN

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

CALL & MAKE SURE TO ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING LOCATION INFORMATION IS FOR INFORMATION ONLY. THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

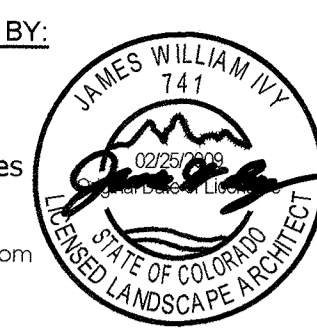
REVISIONS	DATE	BY
1	06/05/20	LM
2		
3		
4		

TERRAIN FILING 3 SITE DEVELOPMENT PLAN AMENDMENT NO. 2
 LANDSCAPE PLAN
 TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

JOB NO. 14-001-071
 SHEET 9 OF 10

LANDSCAPE PLANS PREPARED BY:



IREA TRANSMISSION ROW NOTES:

- TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
- TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 15 FEET MAY BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
- ALL TREES SHOULD BE PLANTED AT LEAST 20 FEET FROM TRANSMISSION AND DISTRIBUTION POLES AND STRUCTURES.
- SHRUBS, GROUND COVERS, AND FLOWERBEDS CAN BE PLANTED UP TO THE BASE OF POLES AND STRUCTURES. HOWEVER, PLANT MATERIAL MAY BE DESTROYED DURING GROUNDLINE INSPECTION OF WOOD STRUCTURES FOR UNDERGROUND DECAY. DAMAGED OR DESTROYED PLANT MATERIAL WILL NOT BE REPLACED.
- ALL PLANT MATERIAL IS REQUIRED TO COMPLY WITH IREA GUIDELINES FOR PLANT MATERIALS WITHIN THE TRANSMISSION ROW.

FIRE MITIGATION NOTES:

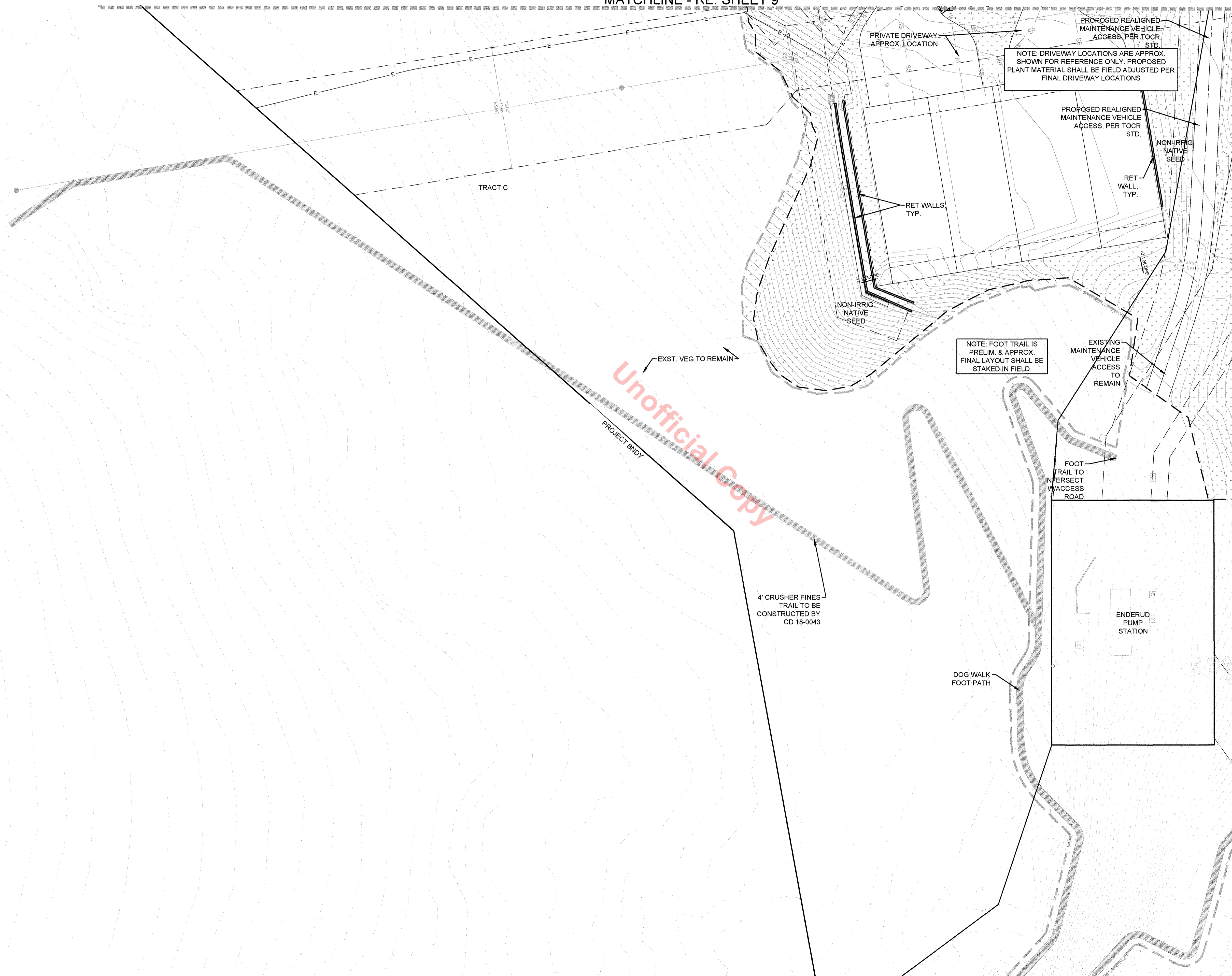
- TO AID IN FIRE MITIGATION, THE SCRUB OAK WILL BE MANAGED AS FOLLOWS: CLEARING OF SCRUB OAK UP TO 30-FEET FROM HOMES AND THINNING OF SCRUB OAK UP TO 60 FEET AROUND THE HOMES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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

MATCHLINE - RE: SHEET 9



Unofficial Copy

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN BLAZE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
GS	SHADEMASTER LOCUST

EVERGREEN TREES	COMMON NAME
PN 10FT	AUSTRIAN BLACK PINE
PN 6FT	AUSTRIAN BLACK PINE
BPE 6FT	BOSNIAN PINE
BP 6FT	BRISTLECONE PINE
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MG	MAIDEN GRASS
RVG	RAVENNA GRASS
PVS	SWITCH GRASS 'SHENANDOAH'
PV	SWITCH GRASS 'SUNBURST'
MY	YAKU JIMA DWARF MAIDEN GRASS

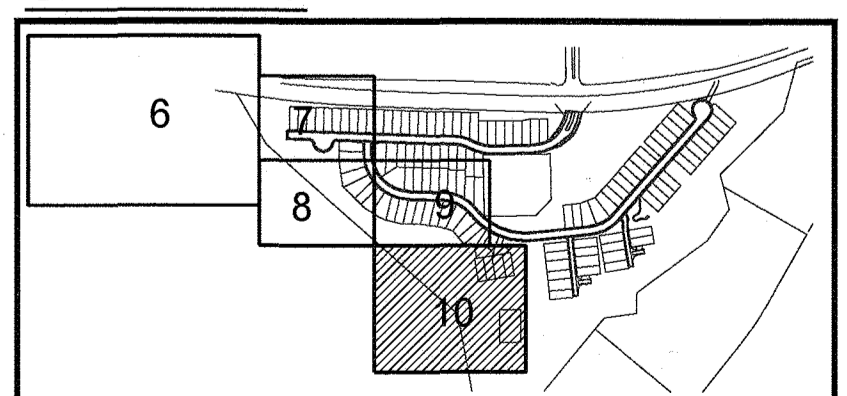
DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
PL	DWARF NINEBARK
FMR	FIRE MEIDLAND ROSE
QG	GAMBEL OAK
GBC	GLOSSY BLACK CHOKEBERRY
RG	GOLDEN CURRANT
PJ	JACKMAN'S POTENTILLA
VL	MICHIGAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
NSF	NORTHERN SUN FORSYTHIA
PLS	PURPLE LEAF SAND CHERRY
RB	RABBITRUSH
AR	RED CHOKEBERRY
SSB	SASKATOON SERVICEBERRY
SA	SILVER BUFFALO BERRY
TLA	THREE LEAF SUMAC
PB	WESTERN SAND CHERRY
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

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BES	BLACK-EYED SUSAN
JUP	JUPITER'S BEARD
SM	MAYNIGHT SALVIA
PA	RUSSIAN SAGE
DAY	STELLA DE ORO DAYLILY
TLF	TORCH LILY 'FLAMENCO'

SOD/SEED	COMMON NAME
[Symbol]	NATIVE SEED MIX - PERMANENT IRRIGAT
[Symbol]	NATIVE SEED MIX - NON-IRR
[Symbol]	PRAIRIE WETLAND MIX - NON-IRR

MULCH	COMMON NAME
[Symbol]	CRUSHER FINES, TAN
[Symbol]	ROCK MULCH, 2"-4" COBBLE
[Symbol]	ROCK MULCH, 3/4" DIA
[Symbol]	ROCK MULCH, 4"-12" COBBLE
[Symbol]	WOOD MULCH
[Symbol]	STEEL EDGER
[Symbol]	SPADE DUG EDGER

SHEET KEY



SCALE: 1"=30'-0"

NORTH

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN,
AMENDMENT NO. 2
PROJECT NO. SDP20-0031

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

CORE CONSULTANTS

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING INFORMATION IS FOR REFERENCE ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE BY
1	SDP AMEND. NO 2-1ST SUBMITTAL 06/05/20 LM
2	
3	
4	

TERRAIN FILING 3 SITE DEVELOPMENT PLAN AMENDMENT NO. 2
LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

JOB NO. 14-001-071
SHEET 10 OF 10