

**TITLE CERTIFICATION**

I, Beverly Carlson, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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 19, SIGNED THIS 6<sup>th</sup> DAY OF MARCH, 20 19.

Beverly M. Carlson  
 AUTHORIZED REPRESENTATIVE

First American Title  
 TITLE COMPANY  
 COUNTY OF Douglas  
 STATE OF COLORADO

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6<sup>th</sup> DAY OF MARCH, 20 19  
 BY Beverly M. Carlson, Authorized Representative of First American Title  
 WITNESS MY HAND AND OFFICIAL SEAL.

Lauree McKee  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID # 2007425507  
 MY COMMISSION EXPIRES JULY 09, 2019

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: July 2, 2019

**CERTIFICATE OF OWNERSHIP**

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

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY Craig Campbell TITLE: AUTHORIZED SIGNATORY FOR SLV CASTLE OAKS, LLC  
 SIGNED THIS 5<sup>th</sup> DAY OF MARCH, 20 19  
 COUNTY OF Douglas  
 STATE OF COLORADO

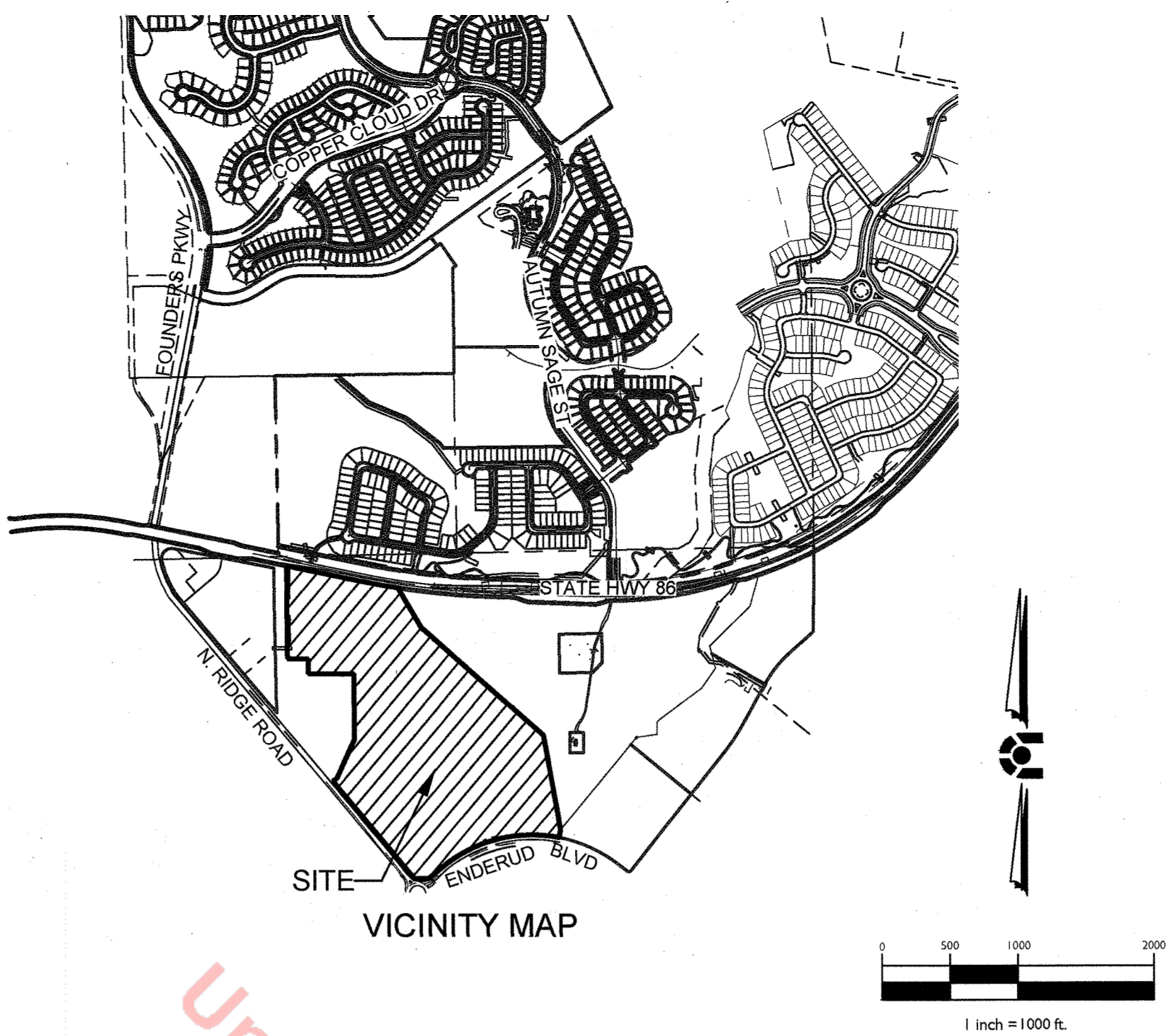
NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF MARCH, 20 19  
 BY CRAIG CAMPBELL, AS AUTHORIZED SIGNATORY FOR SLV CASTLE OAKS, LLC

Stephanie Ann Kahn  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID # 202544016086  
 MY COMMISSION EXPIRES APRIL 24, 2019

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 4-24-2019

**USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN  
 TERRAIN FILING NO. 4**

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



**LEGAL DESCRIPTION**  
 SEE SHEET 2 FOR LEGAL DESCRIPTION.

**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 USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND EXHIBITED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Blake Calvert  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 34731  
 EXPIRES 2-27-2024

**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 USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

Thomas M. Girard  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 38151  
 EXPIRES 2-27-19

**PLANNING COMMISSION RECOMMENDATION**

THIS USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24<sup>th</sup> DAY OF January, 20 19.

[Signature]  
 CHAIR  
 DATE 4/2/19

[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES  
 DATE 3/19/19

**TOWN COUNCIL APPROVAL**

THIS USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 5<sup>th</sup> DAY OF February, 20 19.

[Signature]  
 MAYOR  
 DATE 4-16-2019

[Signature]  
 TOWN CLERK

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS USE BY SPECIAL REVIEW / SITE DEVELOPMENT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:52 AM ON THE 30 DAY OF April, 20 19 AT RECEPTION NO. 2019022720

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Claire Biegu  
 DEPUTY

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**OWNERS**  
 SLV CASTLE OAKS, LLC  
 385 INVERNESS PKWY., SUITE 310  
 ENGLEWOOD, CO 80112  
 CONTACT: KURT JONES 720-348-2800

**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

**TRACT SUMMARY**

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	2.874 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT B	1.988 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT C	1.265 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT D	4.801 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT E	0.286 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT F	2.329 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT G	0.928 AC	FUTURE ROW	TOWN	TOWN
TRACT H	0.076 AC	OSP, UTIL, DRAIN	HOA	HOA

**Zoning Comparison Chart**

Zoning	Terrain Planned Development Plan					
Village	Sunstone Village					
Planning Area (PA)	PA 47	PA 51		PA 52		
Acreage	26.8	10.8		15.0		
Use Area	MF-IB		R-TH-SF		MF-IB	
	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)
Permitted Uses	Mixed-use development including Single-family detached & Single-family attached (by Special Review)	64 Single-family detached & 74 Single-family attached	A mix of residential including Single-family detached	42 Single-family detached	Mixed-use development including Single-family detached & Single-family attached (by Special Review)	81 Single-family detached
Maximum Dwelling Units/Gross Acre	18	5.1	8	3.9	18	5.4
Maximum Building Height	50-feet*	35	35-feet	35	50-feet*	35
Minimum Setbacks						
Front to Garage**	18	18	18	18	18	18
Front to Side Garage**	12	12	12	12	12	12
Front to Living Area**	15	15	15	15	15	15
Rear**	12	12	12	12	12	12
Side Interior Lot**	5	0 where attached	5	5	5	5
Side to Street**	10	10	10	10	10	10
Minimum Parking	2-car garage for each Single-family detached & attached	138	2-car garage for each Single-family detached & attached	42	2-car garage for each Single-family detached & attached	81

\* The underlying zoning for the PA permits multi-family structures of 50-feet or higher. As such, within moderate skyline areas no primary or accessory structures with a building height greater than 35-feet shall be constructed; and, within minor skyline areas no primary or accessory structures with a building height greater than 35-feet shall be constructed.  
 \*\* Per Terrain PDP setbacks are to be established at the time of final SDP.

**Site Utilization Chart**

Use Area	Acres	% of Total
<b>SF Detached Residential</b>		
PA 47: Blk 1, Lots 41-52; Blk 3, Lots 7-17 & 34-47; Blk 4, Lots 1-13 & 19-23; Blk 7, Lots 1-5 & 10-12	23.11	40.91
PA 51: Blk 1, Lots 53-80; Blk 3, Lots 18-27 & 30-33		
PA 50: Blk 3, Lots 28-29; Blk 4, Lots 14-18; Blk 5, Lots 1-25; Blk 6, Lots 1-16; Blk 7, Lots 6-9 & 13-42		
<b>SF Attached Residential</b>		
PA47: Blk 1, Lots 1-40; Blk 2, Lots 1-28; Blk 3, Lots 1-6	7.80	13.81
<b>Residential Total</b>	30.91	54.73
Open Space Private (OSP)	13.57	24.03
Open Space Dedication (OSD)	0.00	0.00
Open Space Total	13.57	24.03
Public Land Dedication (PLD)	0.00	0.00
ROW Dedication	12.00	21.25
<b>Total</b>	56.48	100.00

CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCES CONSULTING  
 LAND SURVEYING  
 303.703.4444  
 950 W. LITTLETON BLVD., STE. 109  
 LITTLETON, CO 80120

**CORE CONSULTANTS**

CALL & BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAZE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY. UTILITY SHOWN ON THE DRAWING HAS BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

TERRAIN FILING NO. 4  
 TOWN OF CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN  
 COVER

DESIGNED BY: RCY  
 DRAWN BY: JF  
 CHECKED BY: BC

TERRAIN FILING NO. 4  
 USE BY SPECIAL REVIEW /  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP18-0032

JOB NO. 14-001  
 SHEET 1 OF 35

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "1985, PLS 12046" AND AT THE WEST QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "1986, PLS 22100", ASSUMED TO BEAR SOUTH 01°14'41" WEST.

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 4.3 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 G, WHICH WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR ROW PER PL18-0022.
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 2016010165, FEB. 22 2016.
11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE NON-EXCLUSIVE 10' 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.
12. 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.
13. 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.
14. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
15. FLOOD ZONE(S) LINES HAVE BEEN PROVIDED ON SHEETS PER THE FIRM MAPS 08035C0302G & 08035C0189G DATED MARCH 16, 2016. THIS PROPERTY CONTAINS SHADED ZONE X FLOODPLAIN ON THE SOUTHEAST CORNER OF THE SITE HOWEVER NO IMPACTS TO THE FLOODPLAIN ARE PROPOSED UNDER THIS DEVELOPMENT PLAN.
16. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

FIRE NOTES:

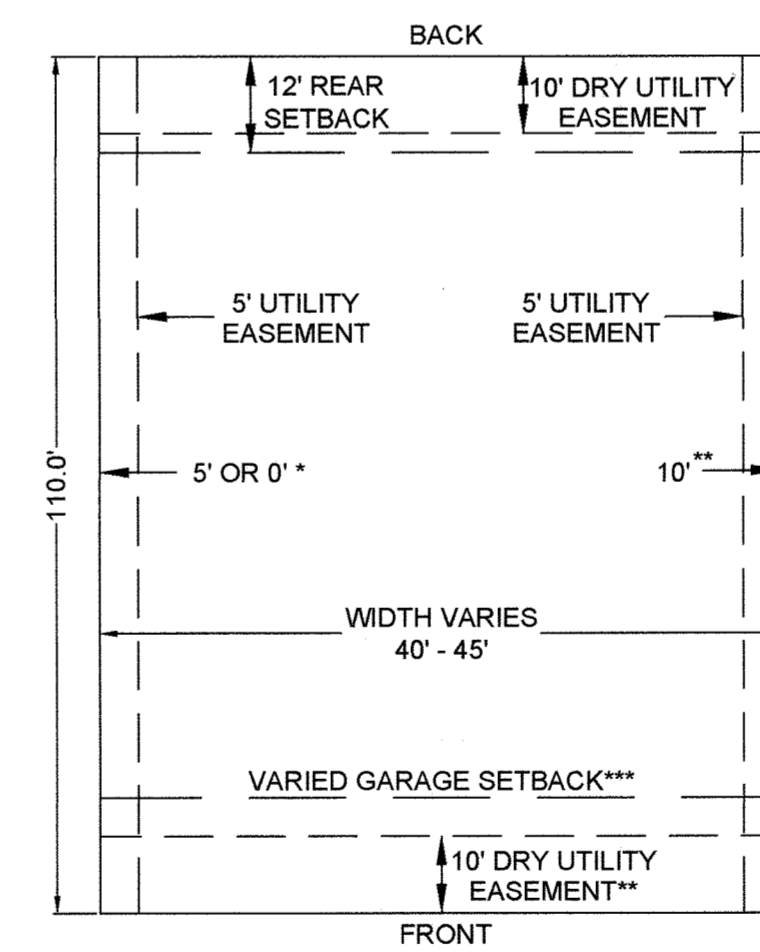
- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
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.

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 4

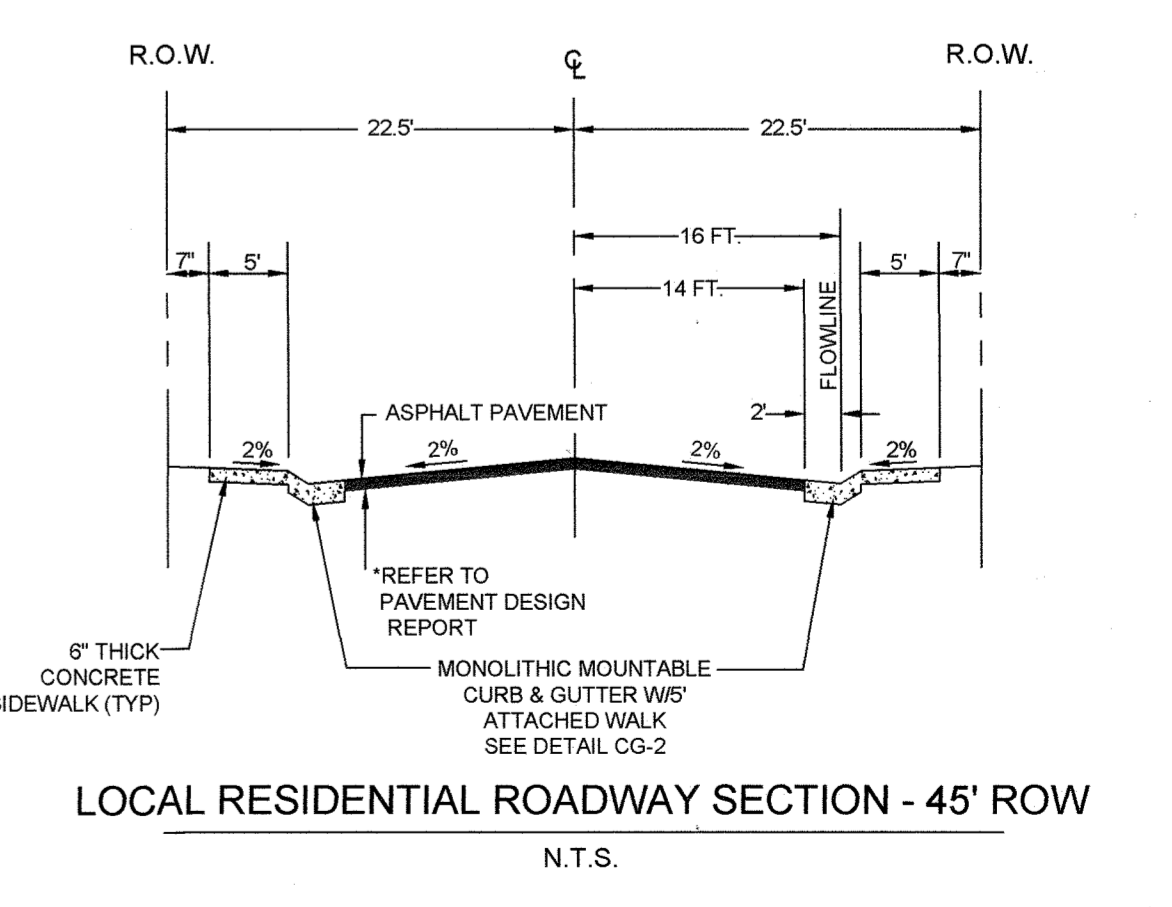
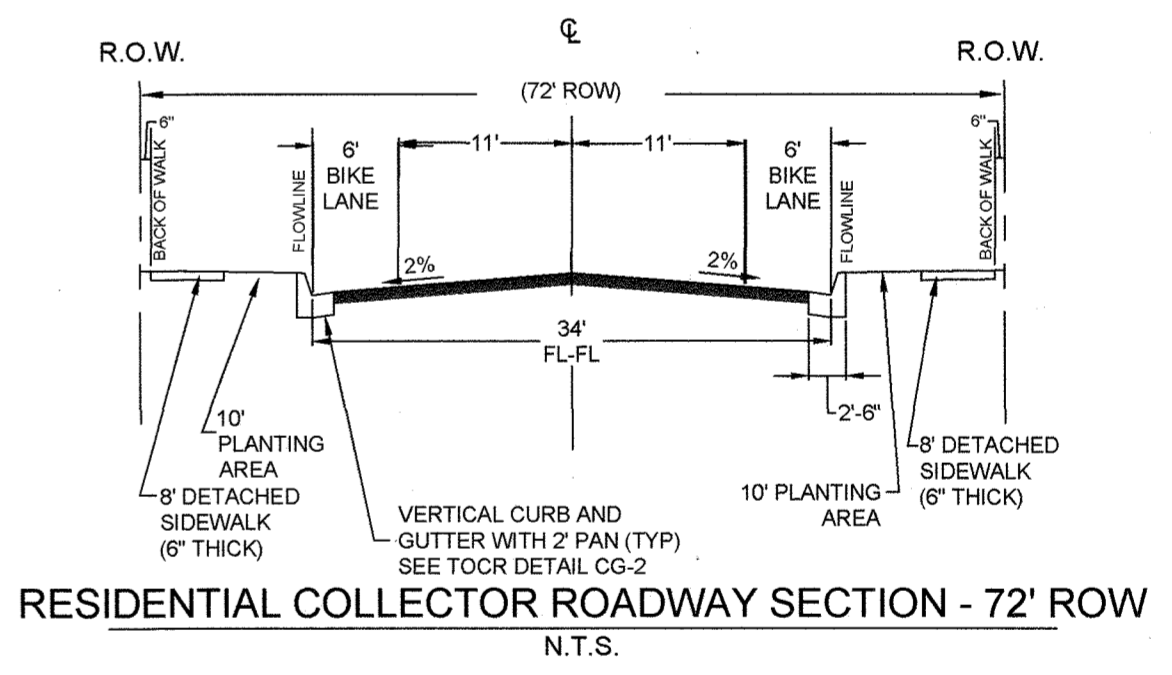
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

PER TITLE COMMITMENT NO. NCS-906466-CO WITH AN EFFECTIVE DATE OF MAY 11, 2018 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
A PARCEL OF LAND BEING A PORTION OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN 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:
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
N 01°14'41" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", TO THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE N 78°57'10" E, A DISTANCE OF 3244.04 FEET TO THE WEST CORNER OF FOUNDERS VILLAGE FILING NO. 19, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 199607282, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE ENDERUD BOULEVARD RIGHT-OF-WAY, AS DEDICATED BY FOUNDERS VILLAGE FILING NO. 5, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 198821181, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING:
THENCE ALONG THE NORTH LINE OF SAID ENDERUD BOULEVARD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1042.50 FEET, A CENTRAL ANGLE OF 50°37'58" AND AN ARC LENGTH OF 821.26 FEET, THE CHORD OF WHICH BEARS S 75°40'50" W, A DISTANCE OF 691.57 FEET;
2. S 50°21'52" W, A DISTANCE OF 123.58 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006011874, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE EAST LINE OF SAID RIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:
1. S 89°08'17" W, A DISTANCE OF 106.32 FEET;
2. N 38°57'52" W, A DISTANCE OF 933.26 FEET;
3. N 50°02'08" E, A DISTANCE OF 40.42 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2003168482, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE EAST AND NORTH LINES OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:
1. N 24°27'57" E, A DISTANCE OF 310.02 FEET;
2. N 00°00'03" W, A DISTANCE OF 482.59 FEET;
3. S 89°59'57" W, A DISTANCE OF 337.30 FEET TO A POINT ON THE EAST LINE OF THAT DEED RECORDED AT BOOK 138 AT PAGE 514, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE EAST AND NORTH LINES OF SAID DEED, THE FOLLOWING THREE (3) COURSES:
1. N 00°26'12" W, A DISTANCE OF 110.54 FEET;
2. S 89°48'00" W, A DISTANCE OF 150.62 FEET;
3. N 00°41'44" W, A DISTANCE OF 679.53 FEET TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY;
THENCE ALONG THE SOUTH LINE OF SAID STATE HIGHWAY 86 RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:
1. S 78°22'34" E, A DISTANCE OF 543.25 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5770.00 FEET, A CENTRAL ANGLE OF 02°54'08", AND AN ARC LENGTH OF 292.20 FEET.
THENCE S 30°38'38" E, A DISTANCE OF 336.62 FEET;
THENCE S 46°35'36" E, A DISTANCE OF 1193.26 FEET;
THENCE S 10°23'13" E, A DISTANCE OF 706.83 FEET TO A POINT ON THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19 PLAT;
THENCE S 10°59'48" W, ALONG THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19 PLAT, A DISTANCE OF 58.39 FEET TO THE POINT OF BEGINNING.



TYPICAL LOT SETBACKS
N.T.S.
\* SIDE TO INTERIOR (SEE ZONING CHART, COVER SHEET)
\*\* SIDE TO STREET
\*\*\* SIDE LOADED GARAGE = 12' SETBACK
FRONT LOADED GARAGE = 18' SETBACK

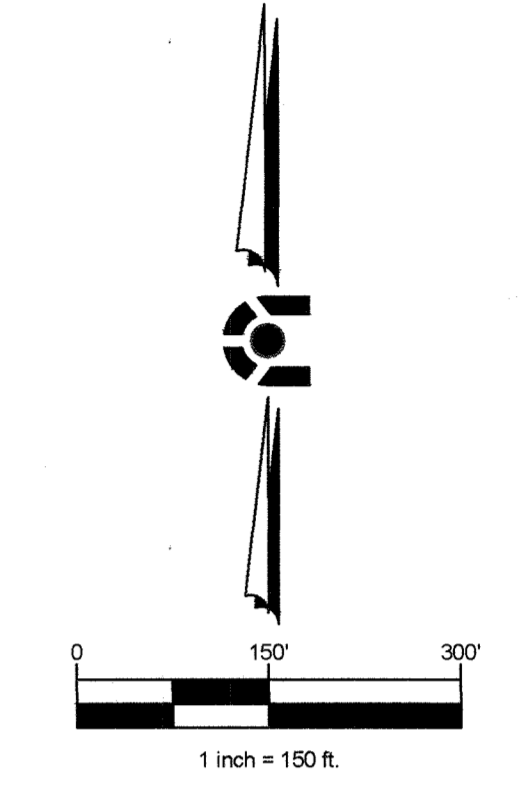
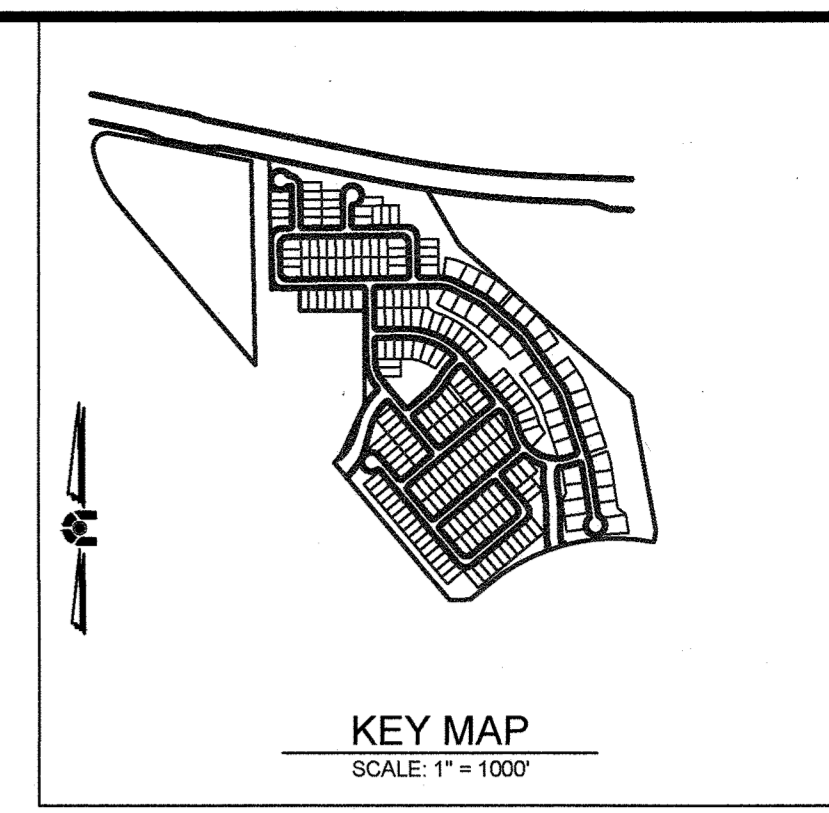


Vertical sidebar containing project information: CORE CONSULTANTS logo, revision table with dates and descriptions, terrain filing number (TERRAIN FILING NO. 4), town name (TOWN OF CASTLE ROCK, COLORADO), site development plan title, and design/drawn/checked information.

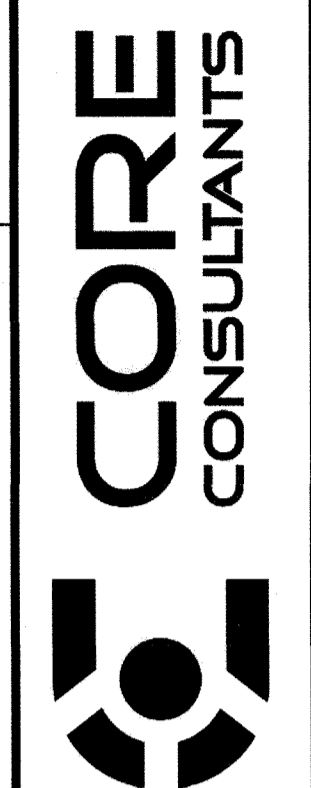
# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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



CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
303.703.4444  
1930 W. LITBION BLVD., Ste. 109  
LITBION, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

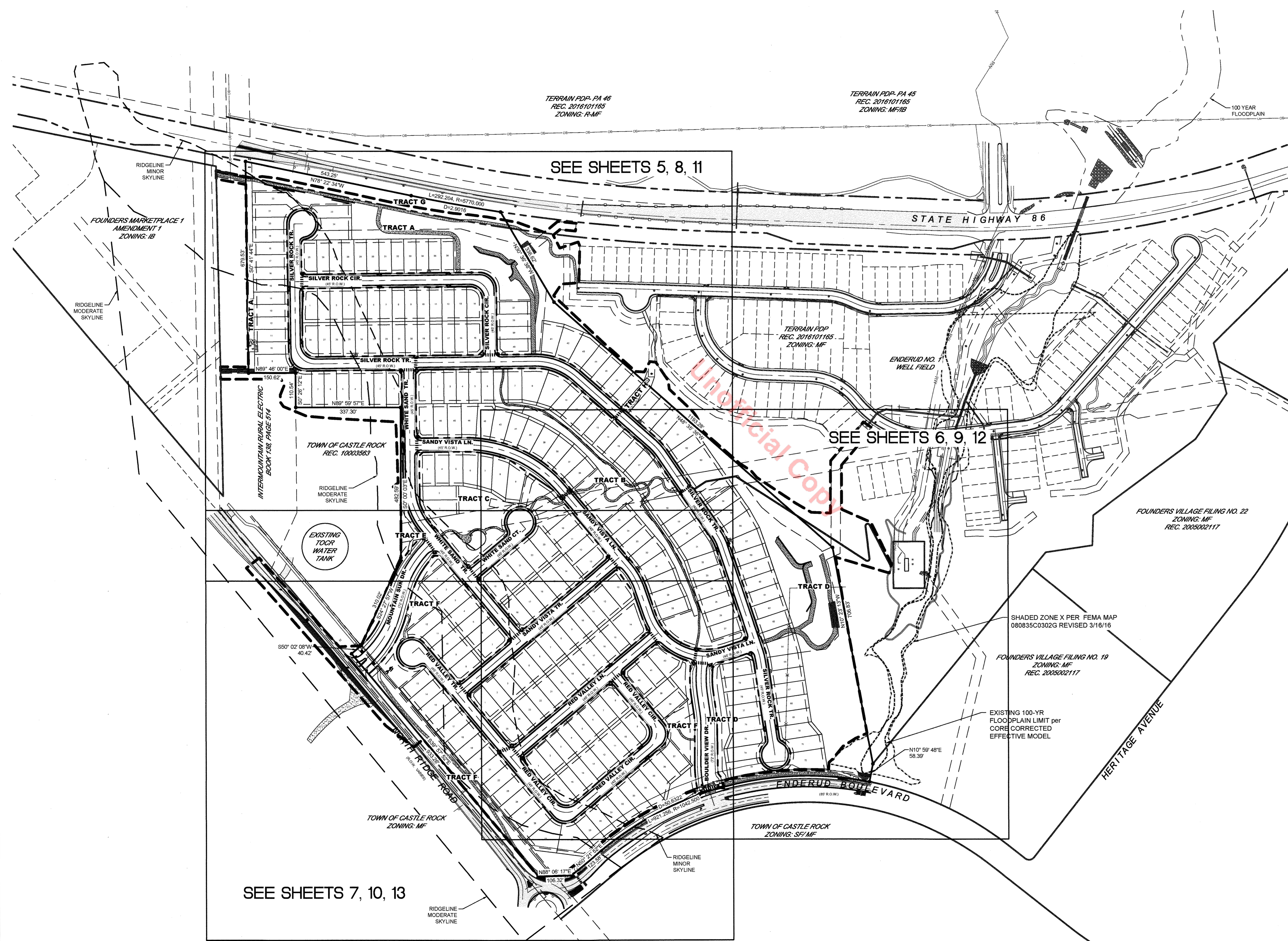


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/27/18	RJR
2	2ND SUBMITTAL	10/23/18	RJR

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
OVERALL MAP

DESIGNED BY: RJC  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO. 14-001  
SHEET 3 OF 35



SEE SHEETS 7, 10, 13

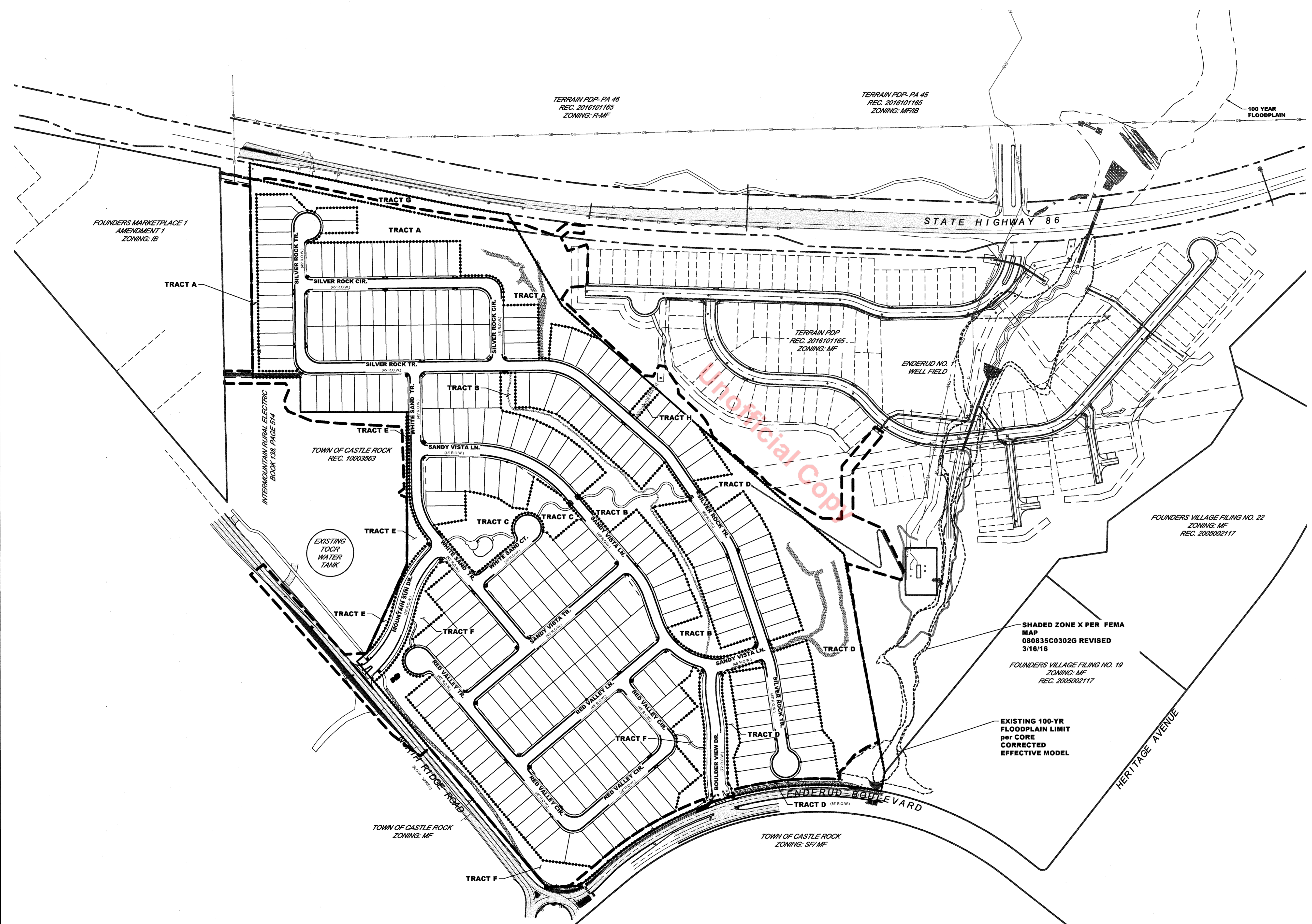
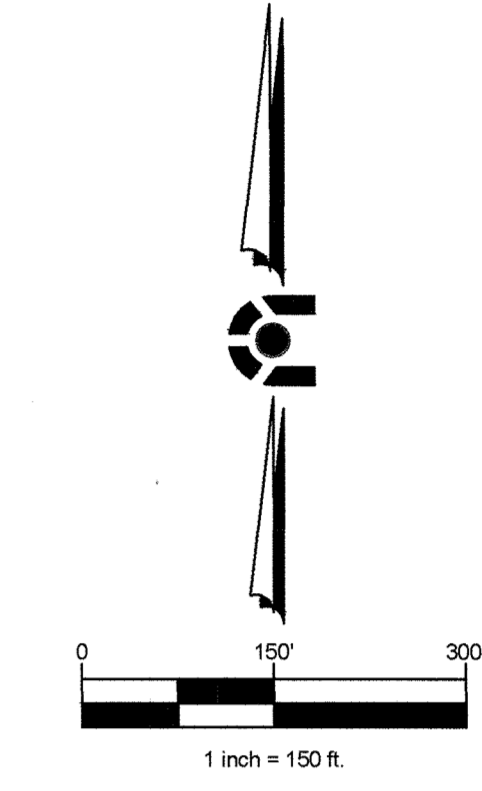
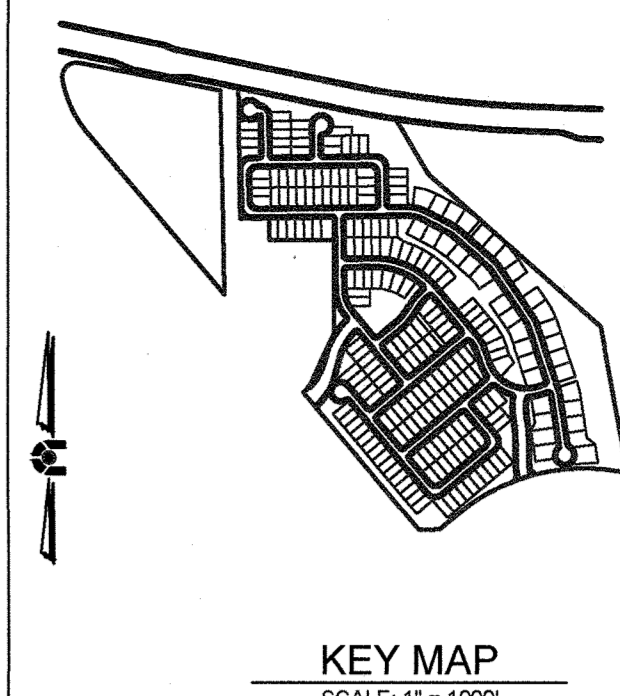
SEE SHEETS 5, 8, 11

SEE SHEETS 6, 9, 12

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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



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LAND SURVEYING  
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1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120



CALL A BUSINESS OWNER IN ADVANCE BEFORE YOU  
DIG. GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND UTILITY LOCATIONS.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING  
LOCATIONS HORIZONTAL AND VERTICAL INFORMATION IS FROM  
THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,  
THE RESPONSIBILITY OF THE USER TO VERIFY THE  
LOCATION OF ALL UTILITIES PRIOR TO THE  
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/12/18 BMB
2	2ND SUBMITTAL	10/23/18 BMB

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
TRACT MAP

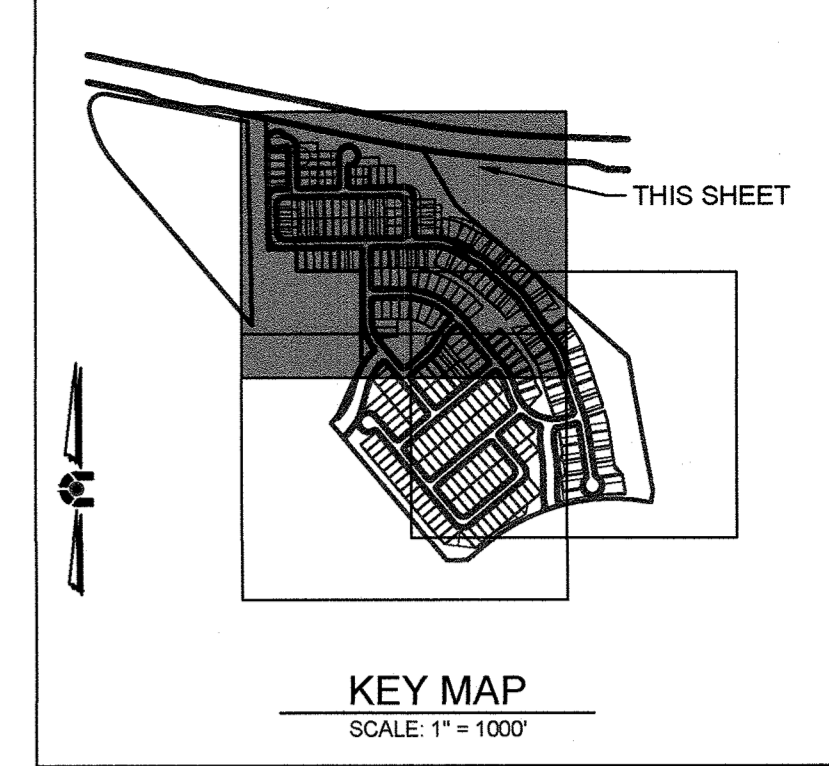
DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO.  
14-001  
SHEET  
4 OF 35

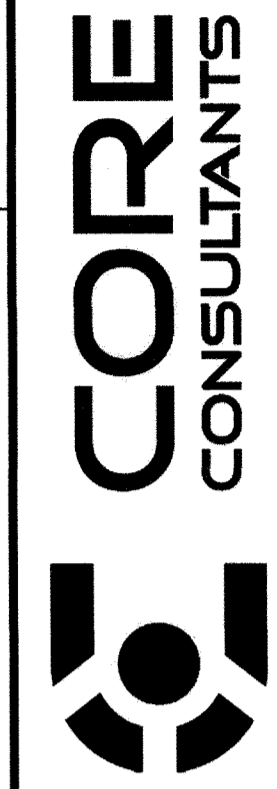
TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

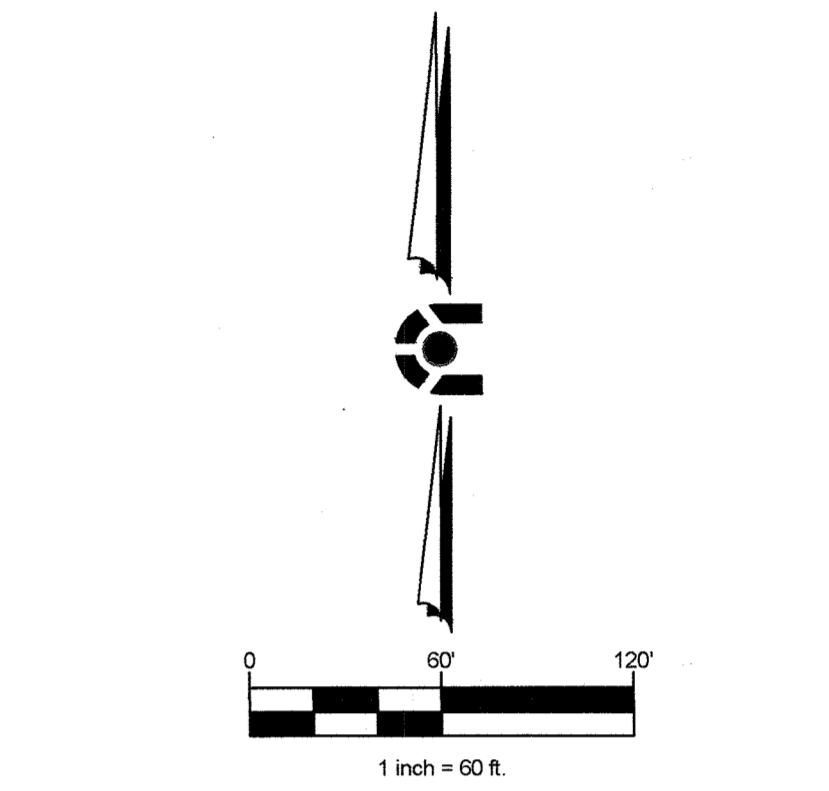
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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Littleton, CO 80120



CALL BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND UTILITY LINES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED  
FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER,  
THE LOCATION OF ALL UTILITIES PRIOR TO THE  
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.  
811

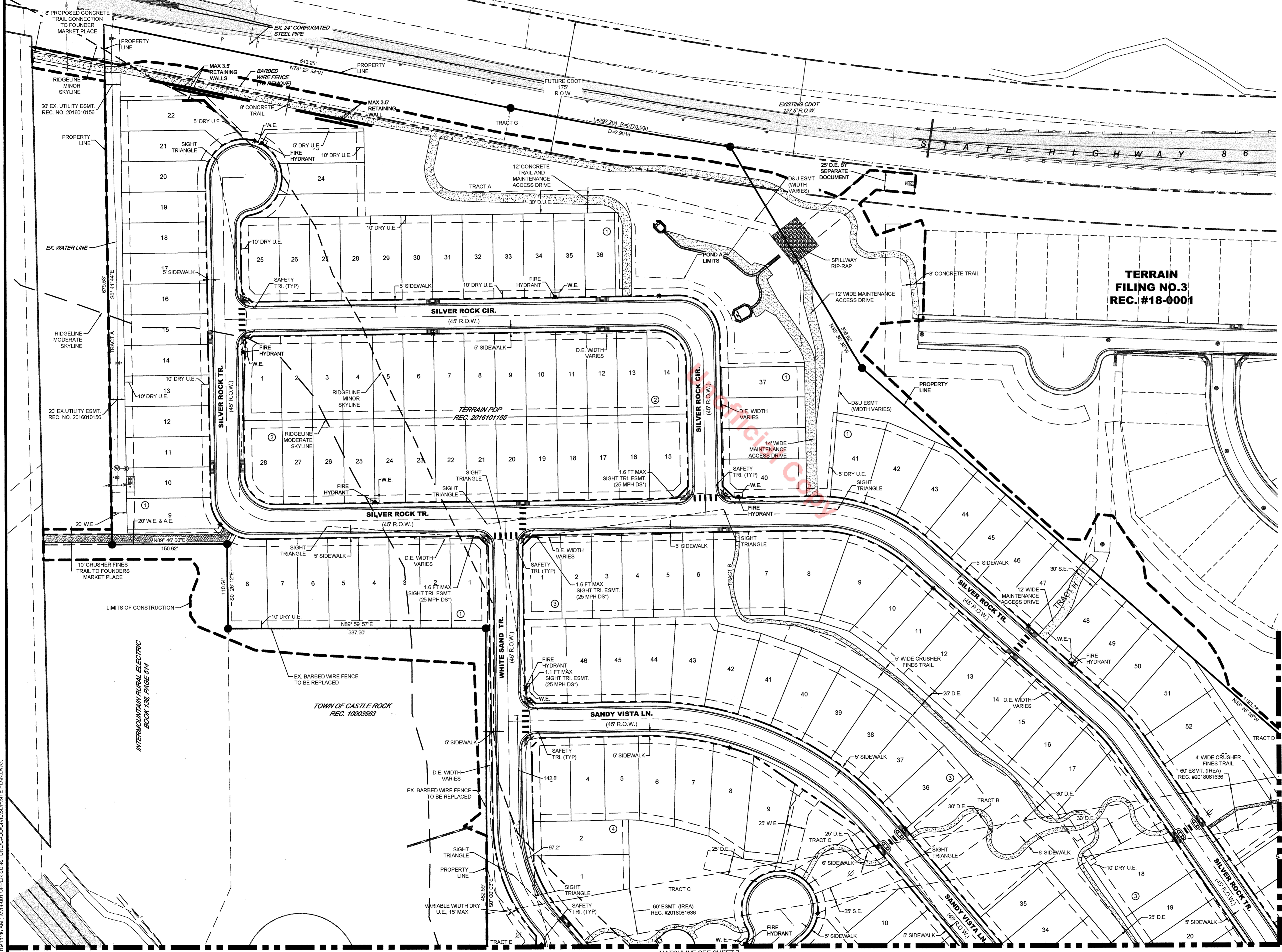


**LEGEND**

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- SIGHT DISTANCE TRIANGLE
- LOT NUMBER / BLOCK NUMBER
- PROPOSED HANDICAP CURB RAMPS
- EXISTING FENCE
- EXISTING / PROPOSED LIGHT POLE
- POND LIMITS
- LIMITS OF CONSTRUCTION
- RIDGELINE MODERATE SKYLINE
- RIDGELINE MINOR SKYLINE
- PR. 100YR FLOODPLAIN
- EX. 100YR FLOODPLAIN
- SHADED ZONE X PER FEMA MAP 080835C0302G REVISED 3/16/16
- PROPOSED SIGHT DISTANCE ESMT.
- PEDESTRIAN CROSSWALK

**ABBREVIATIONS:**

- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- S.E. SANITARY SEWER EASEMENT
- DS\* DESIGN SPEED
- A.E. ACCESS EASEMENT



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/12/18	BAB
2	2ND SUBMITTAL	10/22/18	BAB

**TERRAIN FILING NO. 4**  
**TOWN OF CASTLE ROCK, COLORADO**  
**SITE DEVELOPMENT PLAN**  
**SITE PLAN**

DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

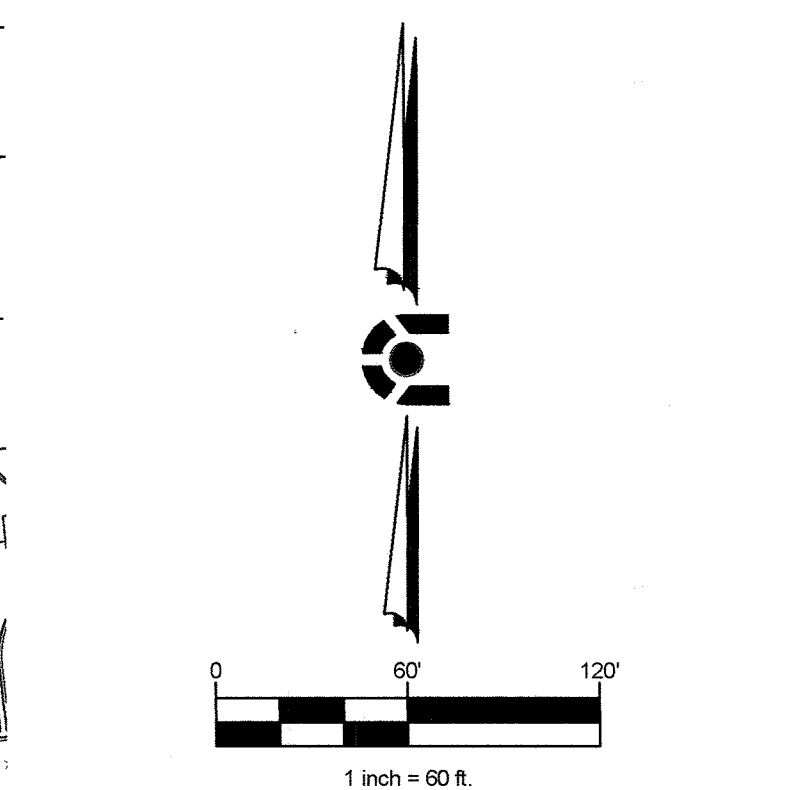
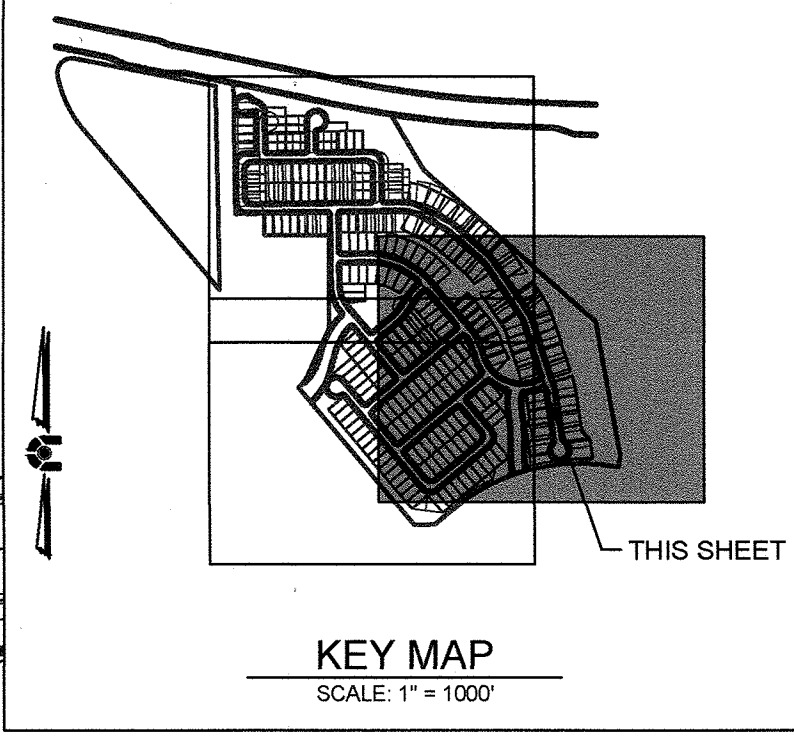
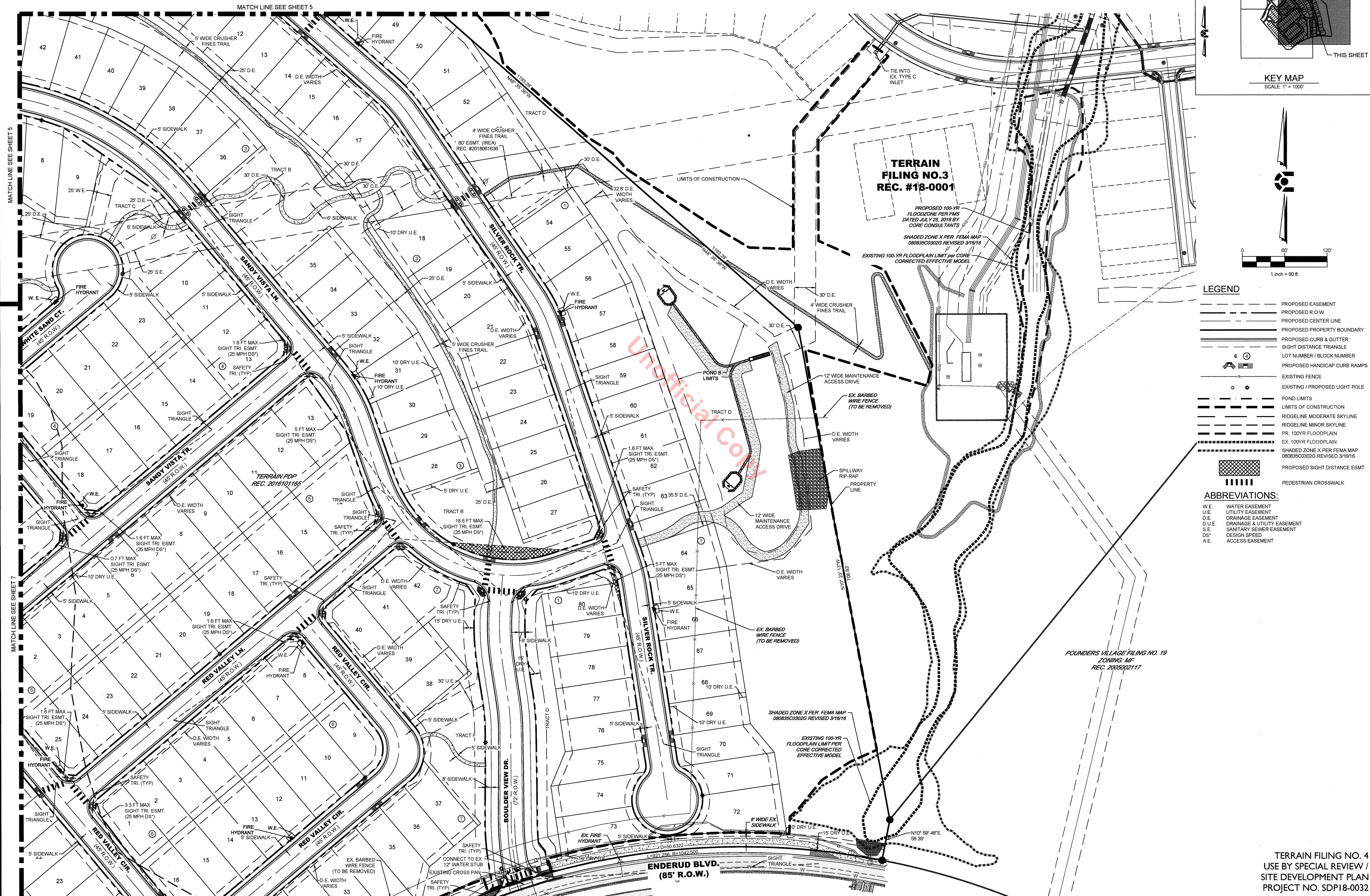
JOB NO.  
14-001

SHEET  
5 OF 35

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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



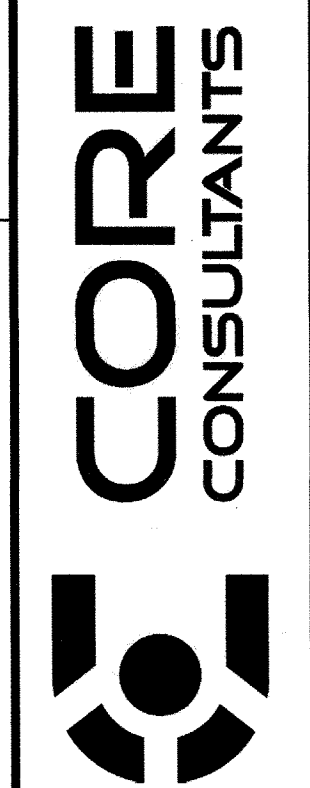
**LEGEND**

	PROPOSED EASEMENT
	PROPOSED R.O.W.
	PROPOSED CENTER LINE
	PROPOSED PROPERTY BOUNDARY
	PROPOSED CURB & GUTTER
	SIGHT DISTANCE TRIANGLE
	LOT NUMBER / BLOCK NUMBER
	PROPOSED HANDICAP CURBS
	EXISTING FENCE
	EXISTING / PROPOSED LIGHT POLE
	POND LIMITS
	LIMITS OF CONSTRUCTION
	RIDGELINE MODERATE SKYLINE
	RIDGELINE MINOR SKYLINE
	PR. 100YR FLOODPLAIN
	EX. 100YR FLOODPLAIN
	SHADED ZONE X PER FEMA MAP
	PROPOSED SIGHT DISTANCE ESMT.
	PEDESTRIAN CROSSWALK

**ABBREVIATIONS:**

W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
DS*	DESIGN SPEED
A.E.	ACCESS EASEMENT

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CALL 24 HOURS IN ADVANCE BEFORE YOU  
CALL OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
UTILITIES SHOWN ON THIS PLAN HAVE BEEN FACILITATED  
FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED  
THAT THE LOCATION OF ALL UTILITIES PRIOR TO THE  
CONSTRUCTION OF ALL CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/19/18	BB
2	2ND SUBMITTAL	10/23/18	BB

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
SITE PLAN

DESIGNED BY: RCY  
DRAWN BY: JFE  
CHECKED BY: BC

JOB NO.  
14-001

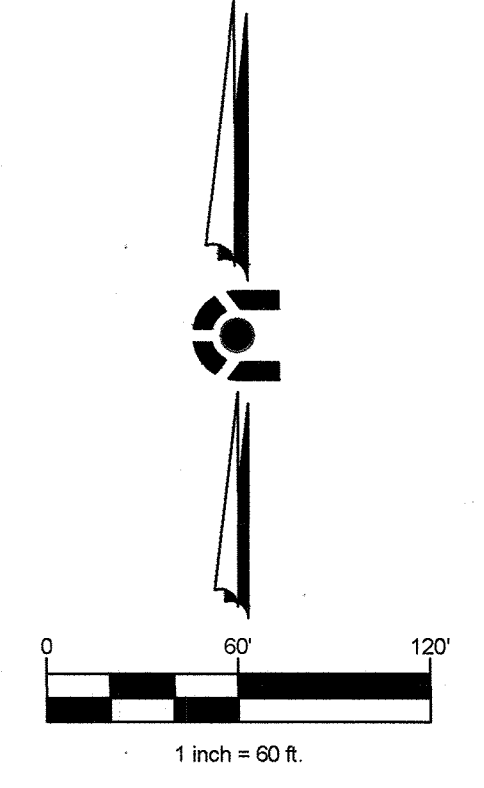
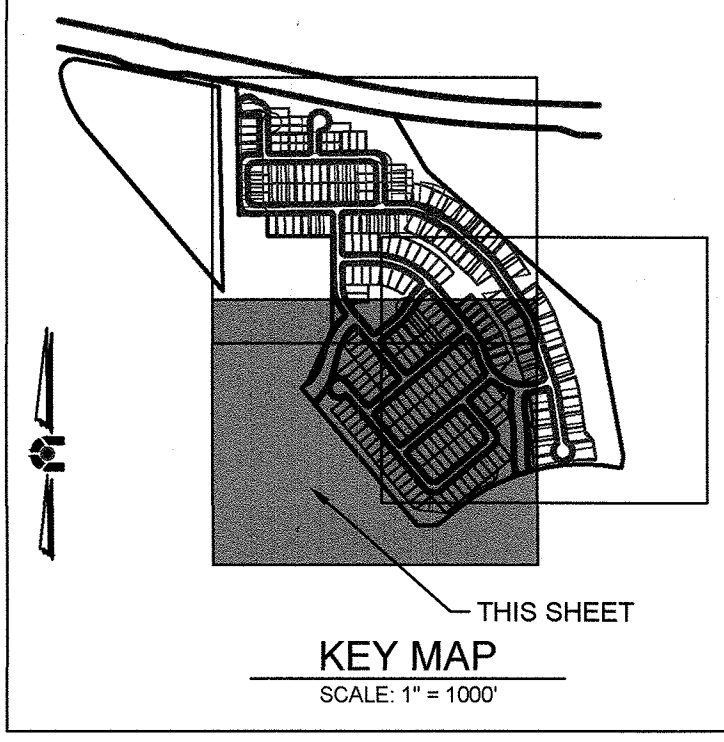
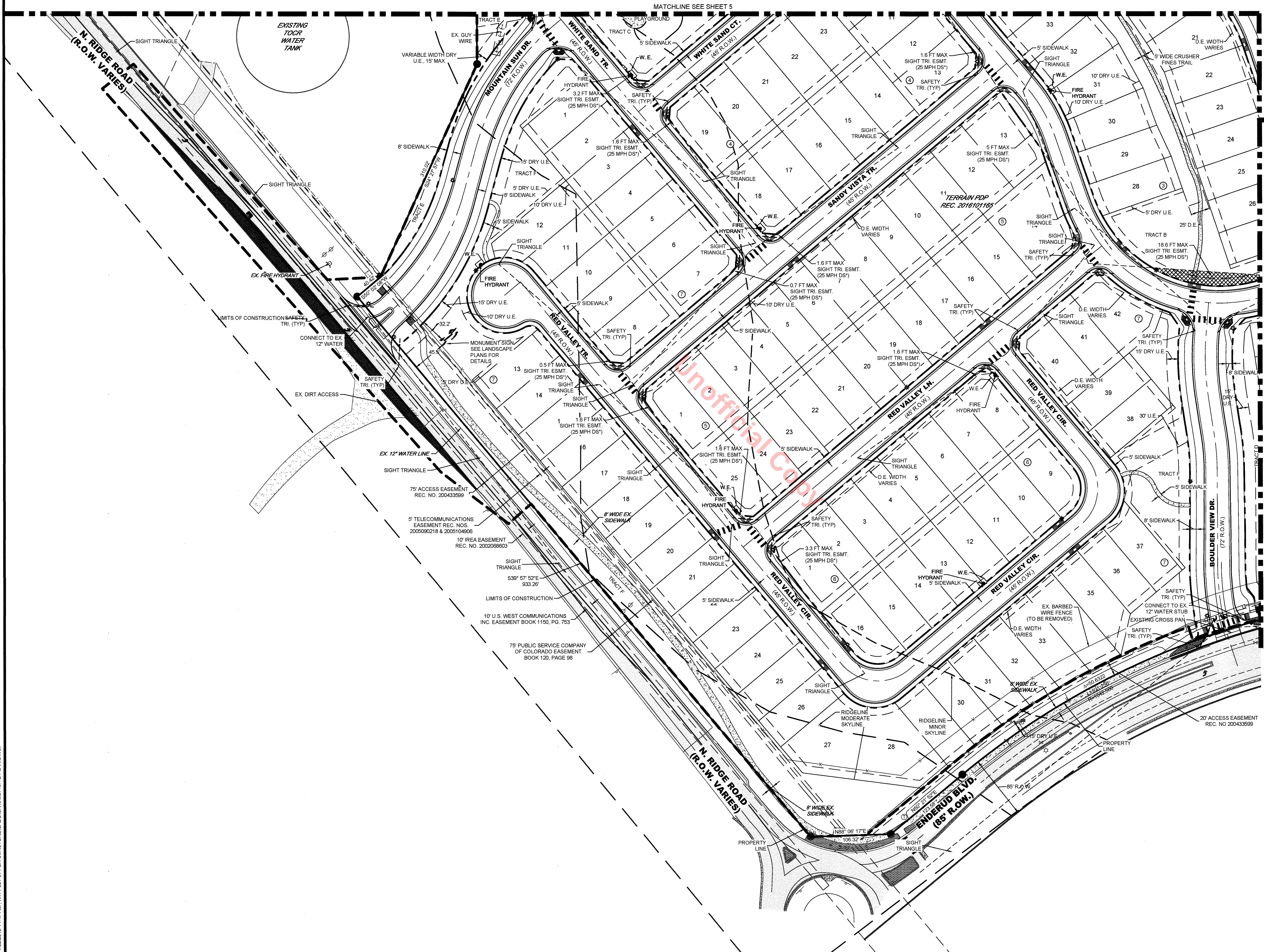
SHEET  
6 OF 35

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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



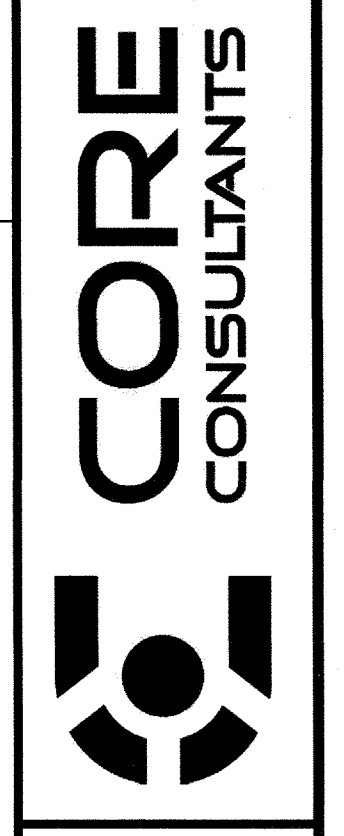
**LEGEND**

	PROPOSED EASEMENT
	PROPOSED R.O.W.
	PROPOSED CENTER LINE
	PROPOSED PROPERTY BOUNDARY
	SIGHT DISTANCE TRIANGLE
	LOT NUMBER / BLOCK NUMBER
	PROPOSED HANDICAP CURBS
	EXISTING FENCE
	EXISTING / PROPOSED LIGHT POLE
	POND LIMITS
	LIMITS OF CONSTRUCTION
	RIDGELINE MODERATE SKYLINE
	RIDGELINE MINOR SKYLINE
	PR. 100YR FLOODPLAIN
	EX. 100YR FLOODPLAIN
	SHADED ZONE X PER FEMA MAP 080835C0302G REVISED 3/16/16
	PROPOSED SIGHT DISTANCE ESMT.
	PEDESTRIAN CROSSWALK

**ABBREVIATIONS:**

W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
DS'	DESIGN SPEED
A.E.	ACCESS EASEMENT

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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU UNDERGROUND UTILITY LOCATIONS. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS OR FOR THE ACCURACY OF THE INFORMATION FROM THE BEST AVAILABLE INFORMATION. IT IS HEREBY ADVISED THAT THE LOCATION OF ALL UTILITIES FROM THE COMPETENCY OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/17/18	BBB
2	2ND SUBMITTAL	10/23/18	BBB

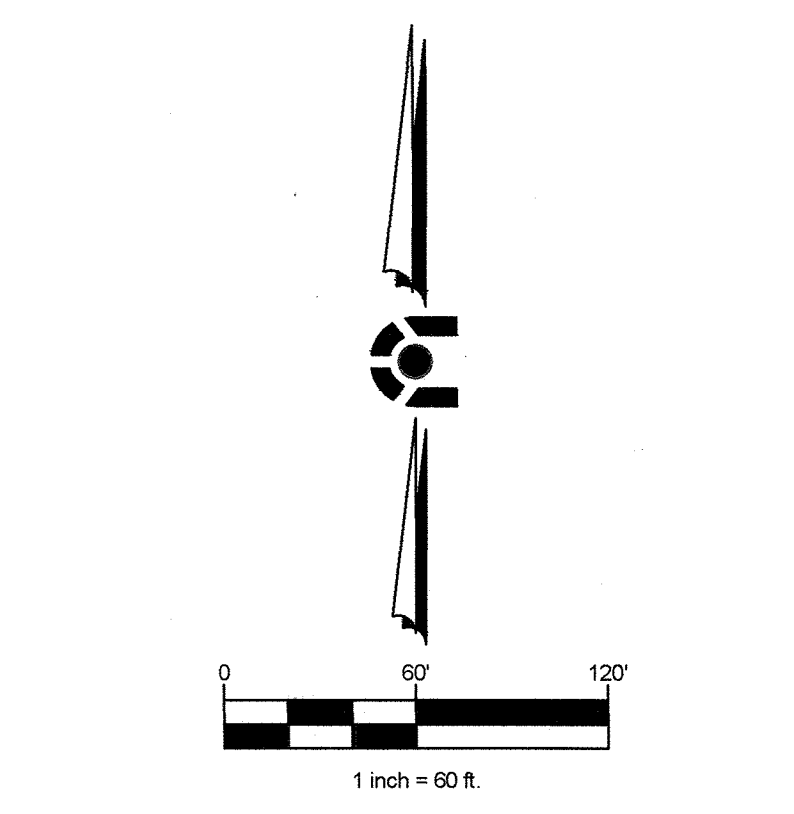
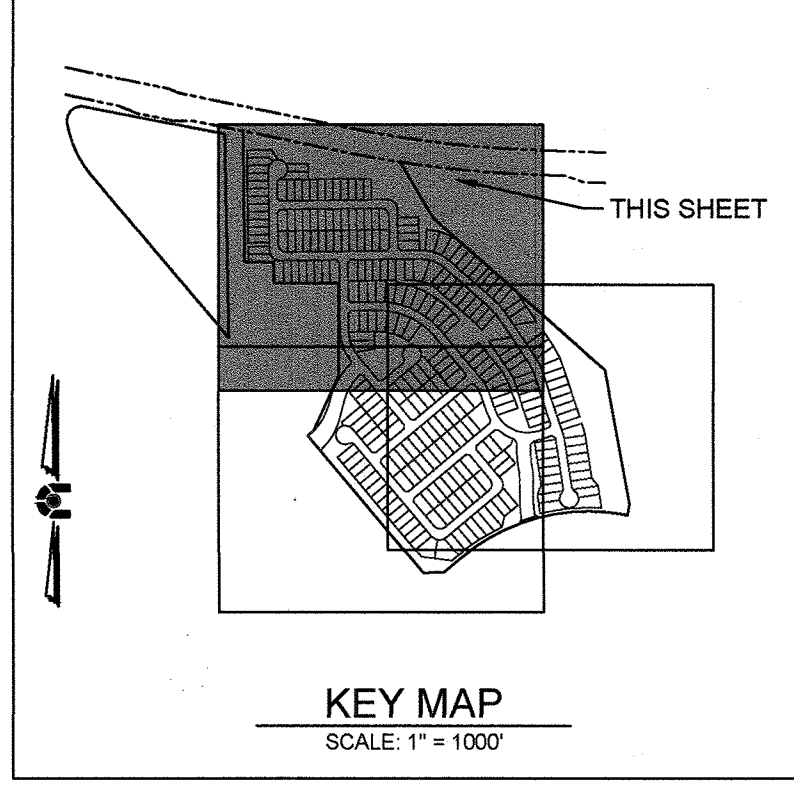
**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
SITE PLAN

DESIGNED BY:	RCY
DRAWN BY:	JE
CHECKED BY:	BC
JOB NO.	14-001
SHEET	7 OF 35

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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



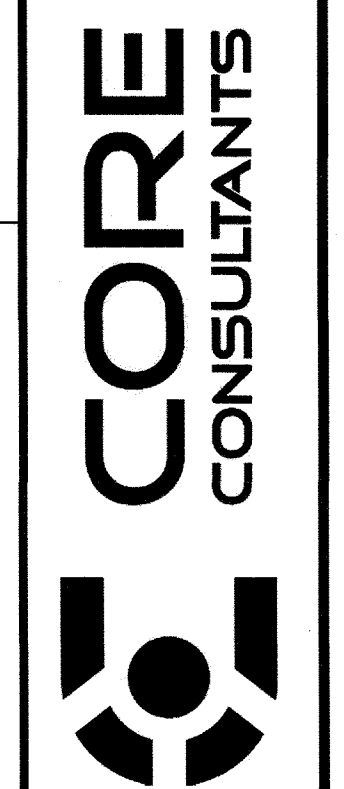
**LEGEND**

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MINOR CONTOUR
	SPOT ELEVATION
	PROPOSED EASEMENT
	PROPOSED R.O.W.
	PROPOSED CENTER LINE
	PROPOSED PROPERTY BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	LOT NUMBER / BLOCK NUMBER
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	DRAINAGE SWALE
	RIDGE LINE MODERATE SKYLINE
	RIDGE LINE MINOR SKYLINE
	ZONE X PER FEMA MAP 080835C0302G REVISED 3/16/16

**ABBREVIATIONS:**

W.A.E.	WATER AND ACCESS EASEMENT
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
SD*	STORM DRAIN (RCP PIPE)
SS*	SANITARY SEWER (PVC PIPE)
WL*	WATER LINE (PVC PIPE)
HP	HIGH POINT
LP	LOW POINT

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1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120



CALLS, SUBSIDIARY DATA, AND ANY OTHER INFORMATION THAT MAY BE NECESSARY TO COMPLETE THIS PROJECT. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL, THE EXISTING UTILITY RECORDS, OR THE ACCURACY OF ANY INFORMATION FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE BEST LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF ALL UTILITIES SERVING THE PROJECT.

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

**DATE BY**

DATE	BY
07/27/18	RB
10/27/18	RB

**REVISION DESCRIPTION**

#	DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
GRADING PLAN

DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO. 14-001  
SHEET 8 OF 35

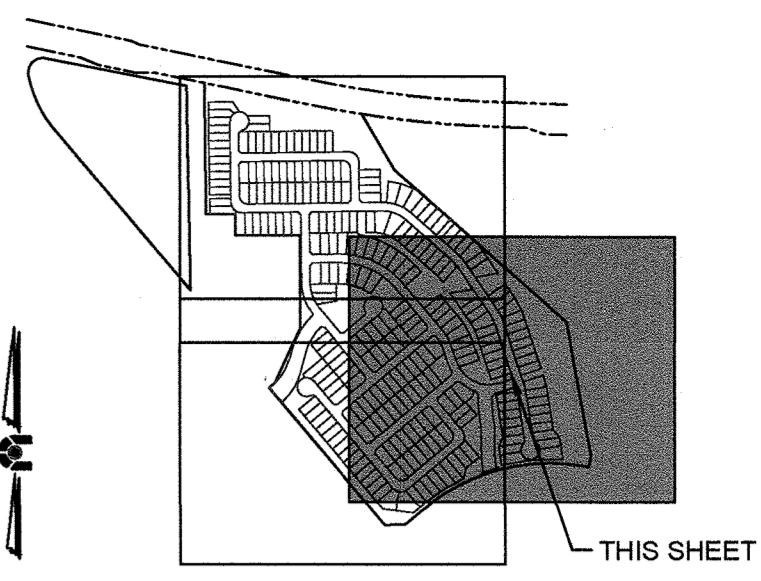
TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

1919022720, 11:47 AM, X:\14\001\UPPER SUNSTONE\CD\CD\GRADING PLAN\UPDATED.DWG

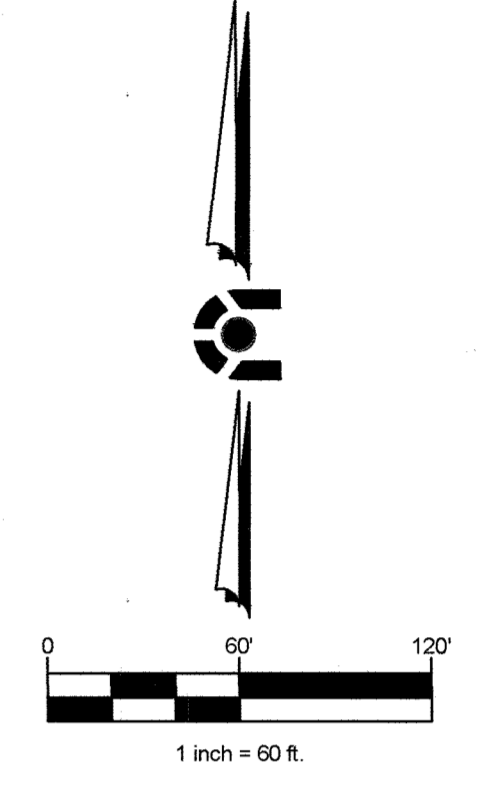
# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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

MATCH LINE SEE SHEET #



KEY MAP  
SCALE: 1" = 1000'



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5280 PROPOSED MINOR CONTOUR
- 5280 PROPOSED MAJOR CONTOUR
- 6530 EXISTING MINOR CONTOUR
- SPOT ELEVATION
- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- 4 LOT NUMBER / BLOCK NUMBER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- DRAINAGE SWALE
- RIDGELINE MODERATE SKYLINE
- RIDGELINE MINOR SKYLINE
- ZONE X PER FEMA MAP  
080833C0302G REVISED 3/16/16

- ABBREVIATIONS:**
- W.A.E. WATER AND ACCESS EASEMENT
  - W.E. WATER EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - S.E. SANITARY SEWER EASEMENT
  - SD\* STORM DRAIN (RCP PIPE)
  - SS\* SANITARY SEWER (PVC PIPE)
  - WL\* WATER LINE (PVC PIPE)
  - HP HIGH POINT
  - LP LOW POINT

**TERRAIN FILING NO.3  
REC. #18-0001**

PROPOSED 100-YR FLOODZONE PER FMS DATED JULY 25, 2019 BY CORE CONSULTANTS  
SHADED ZONE X PER FEMA MAP 080833C0302G REVISED 3/16/16  
EXISTING 100-YR FLOODPLAIN LIMIT PER CORE CORRECTED EFFECTIVE MODEL

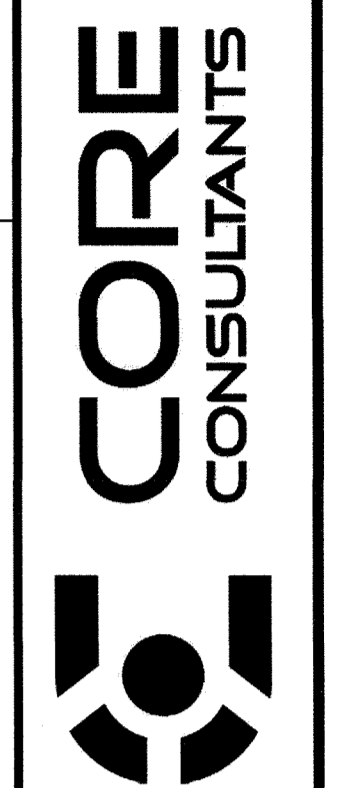
FOUNDERS VILLAGE FILING NO. 19  
ZONING: MF  
REC. 200802117

LIMITS OF CONSTRUCTION  
SHADED ZONE X PER FEMA MAP 080833C0302G REVISED 3/16/16  
EXISTING 100-YR FLOODPLAIN LIMIT PER CORE CORRECTED EFFECTIVE MODEL

MATCH LINE SEE SHEET #

MATCH LINE SEE SHEET #

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NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
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1950 W. Litchton Blvd., Ste. 109  
Litchton, CO 80120



CALL A BUSINESS DAY IN 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 ALIGNMENT, OR DEPTH FROM THE BEST AVAILABLE INFORMATION, I.E. RECORDS. THE LOCATION OF ALL UTILITIES FROM TO THE COMPLETENESS OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/17/18	BAE
2	2ND SUBMITTAL	10/23/18	BAE

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
GRADING PLAN

DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

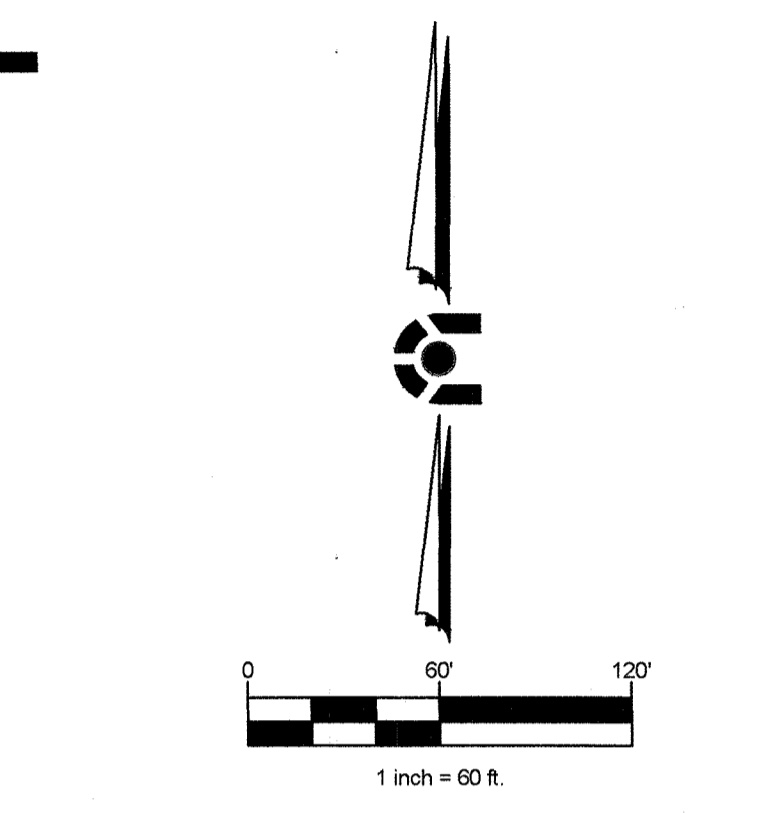
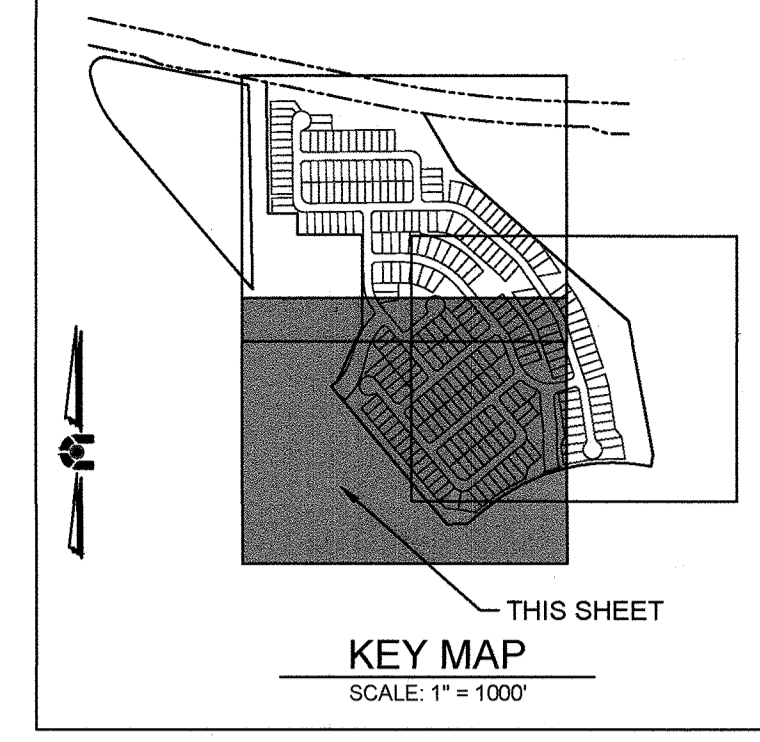
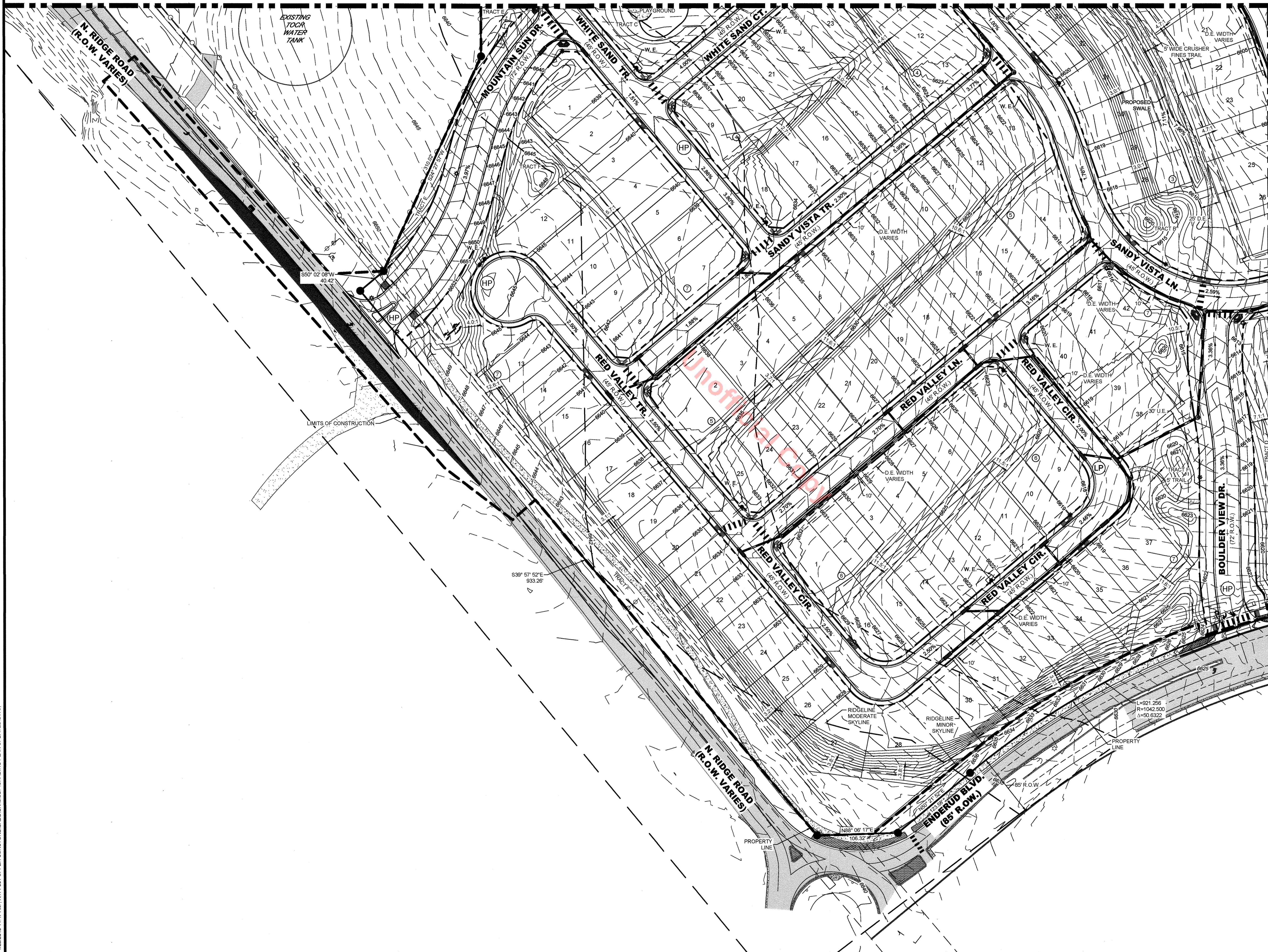
JOB NO.  
14-001  
SHEET  
9 OF 35

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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 SEE SHEET #



**LEGEND**

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MINOR CONTOUR
	SPOT ELEVATION
	PROPOSED EASEMENT
	PROPOSED R.O.W.
	PROPOSED CENTER LINE
	PROPOSED PROPERTY BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	LOT NUMBER / BLOCK NUMBER
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	DRAINAGE SWALE
	RIDGELINE MODERATE SKYLINE
	RIDGELINE MINOR SKYLINE
	ZONE X PER FEMA MAP 080835C03025 REVISED 3/16/16

**ABBREVIATIONS:**

W.A.E.	WATER AND ACCESS EASEMENT
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
SD*	STORM DRAIN (RCP PIPE)
SS*	SANITARY SEWER (PVC PIPE)
WL*	WATER LINE (PVC PIPE)
HP	HIGH POINT
LP	LOW POINT

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



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND UTILITY.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED  
BY THE CONTRACTOR. THE CONTRACTOR IS TO VERIFY  
THE LOCATION OF ALL UTILITIES PRIOR TO THE  
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/17/18 BMB
2	2ND SUBMITTAL	10/23/18 BMB

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
GRADING PLAN

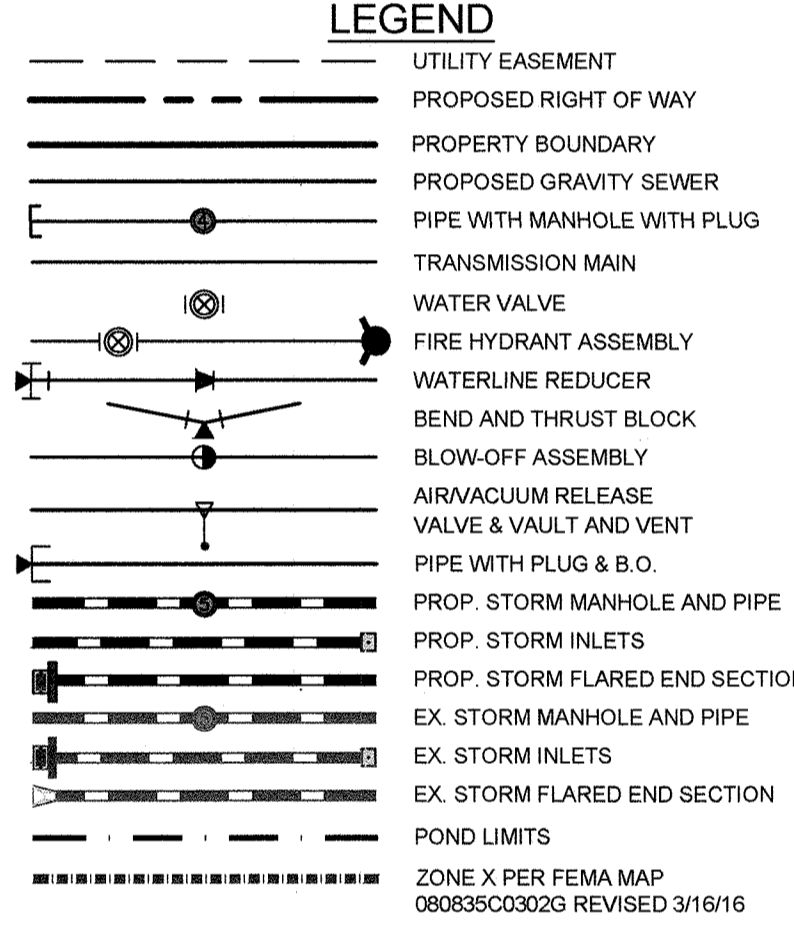
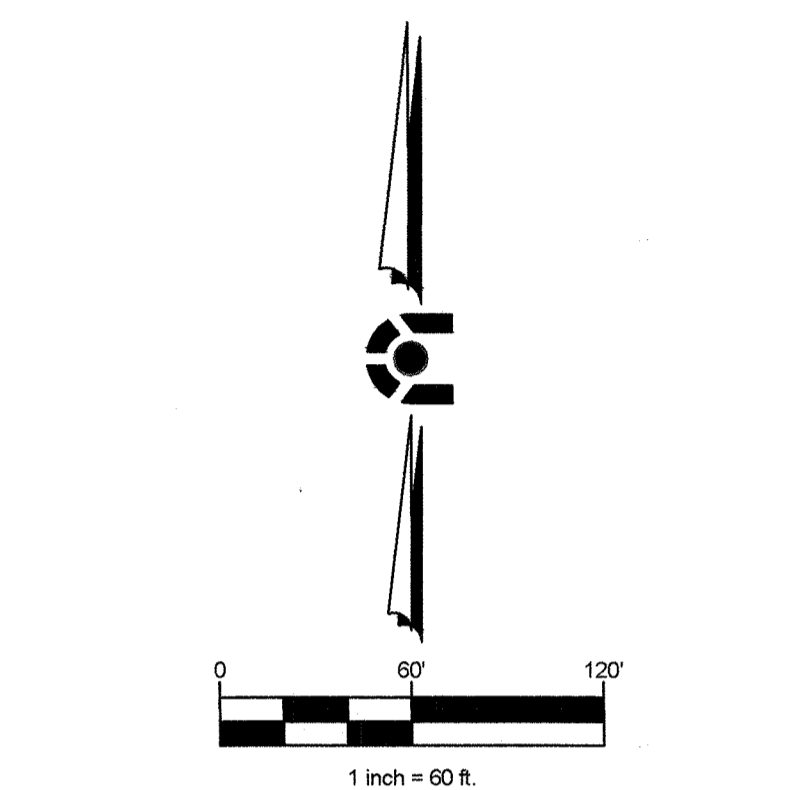
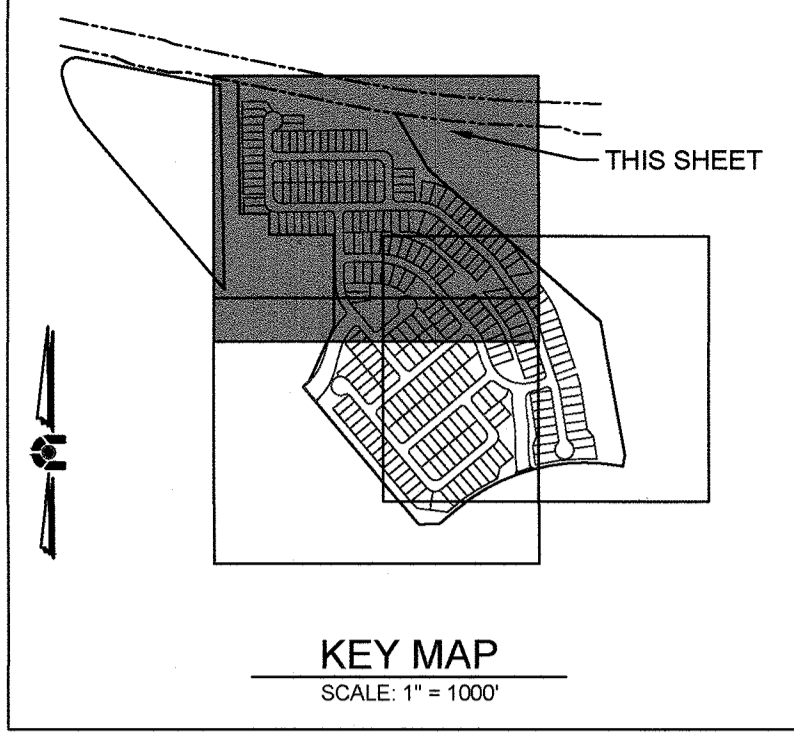
DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO.  
14-001  
SHEET  
10 OF 35

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDPI18-0032

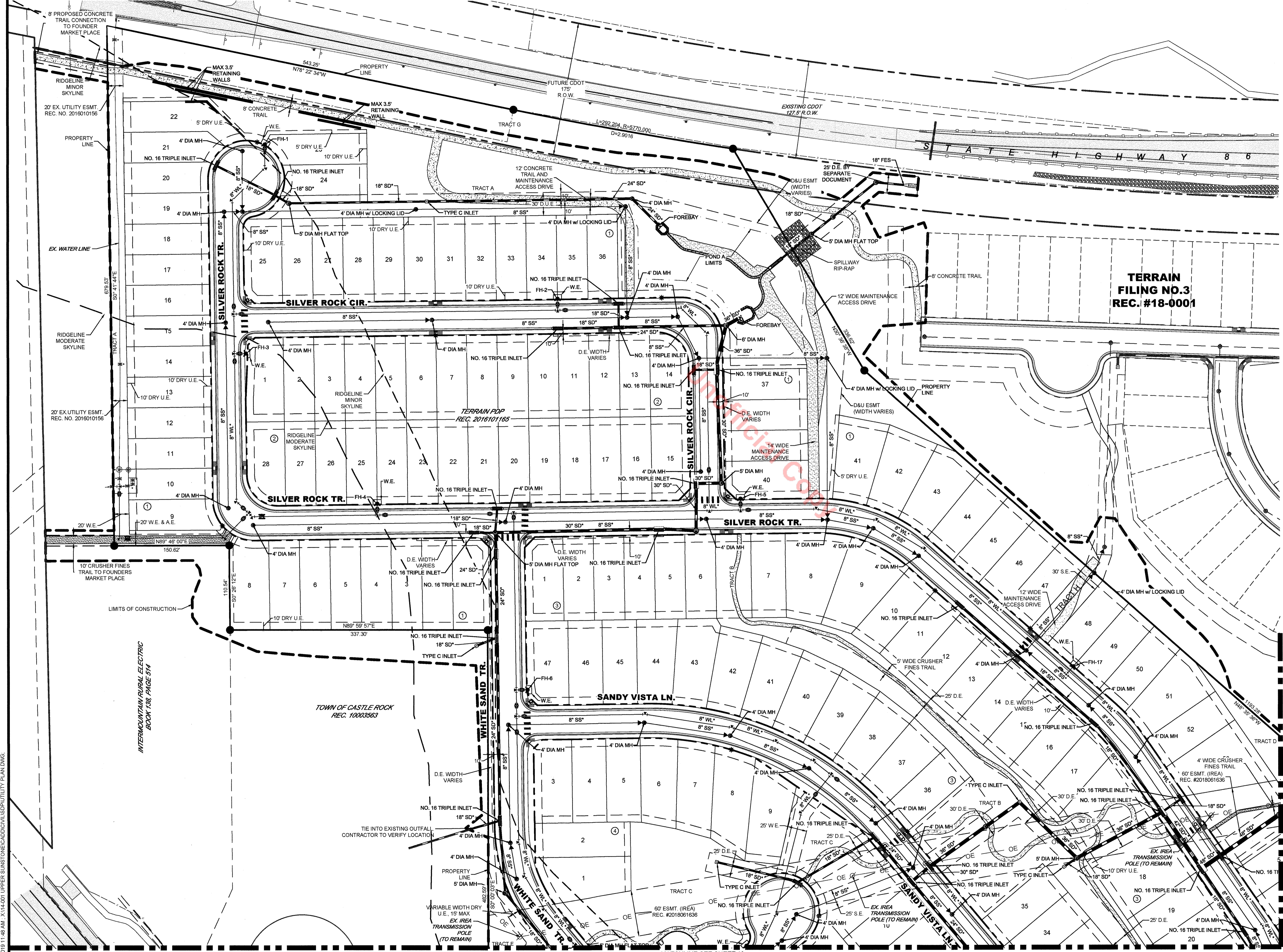
# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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

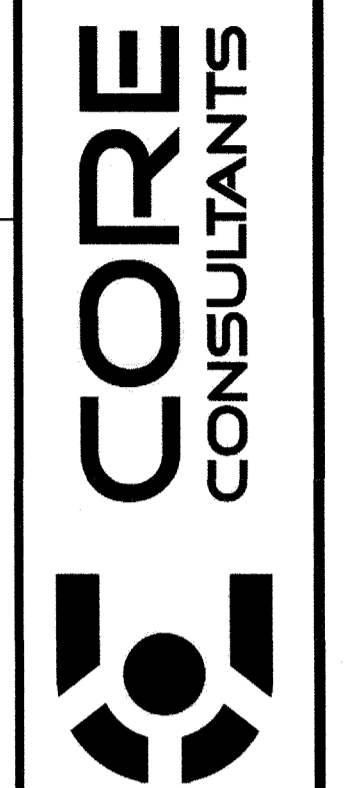


- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.

- ABBREVIATIONS:**
- W.E. WATER EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - S.E. SANITARY SEWER EASEMENT
  - W.A.E. WATER AND ACCESS EASEMENT
  - SD\* STORM DRAIN (RCP PIPE)
  - SS\* SANITARY SEWER (PVC PIPE)
  - WL\* WATER LINE (PVC PIPE)



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Littleton, CO 80120



CALL 3 DAYS IN ADVANCE BEFORE YOU  
DISGRADE OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING  
UTILITY LOCATIONS SHOWN ON THIS MAP ARE BASED ON  
THE BEST AVAILABLE INFORMATION. IT IS ADVISED  
THAT THE LOCATION OF ALL UTILITIES PRIOR TO THE  
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/17/18 BMB
2	2ND SUBMITTAL	10/23/18 BMB

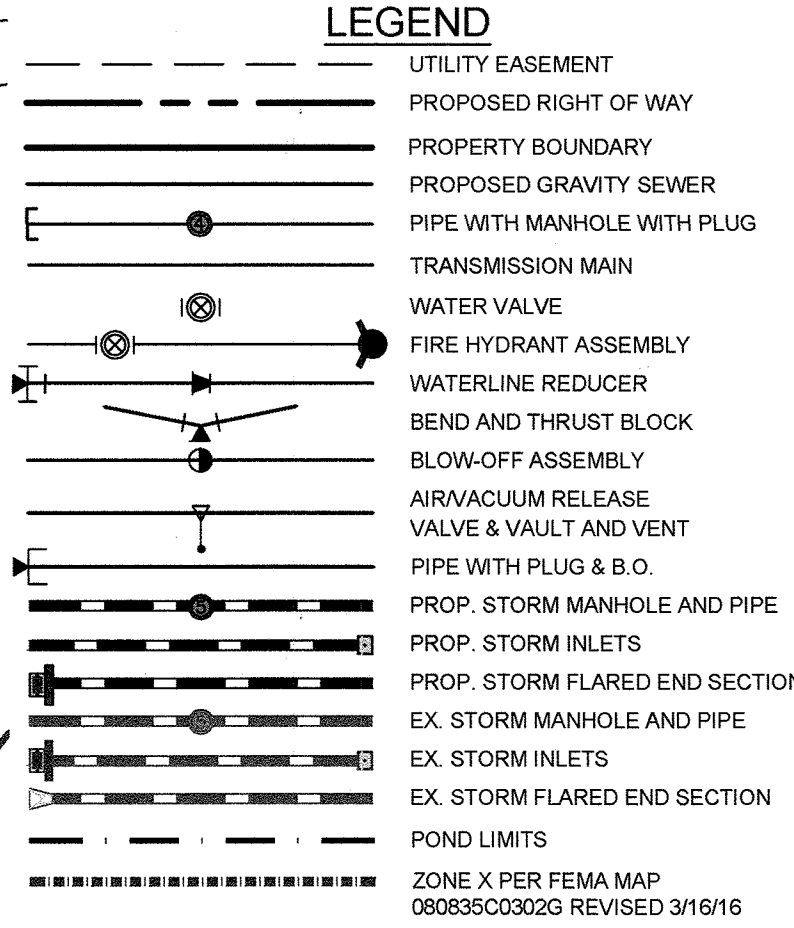
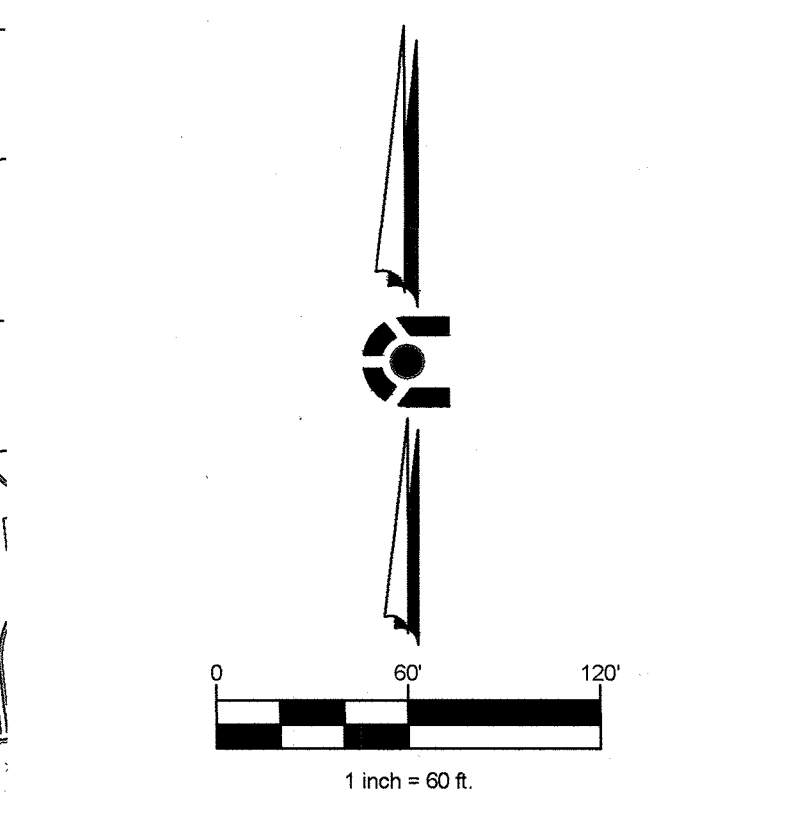
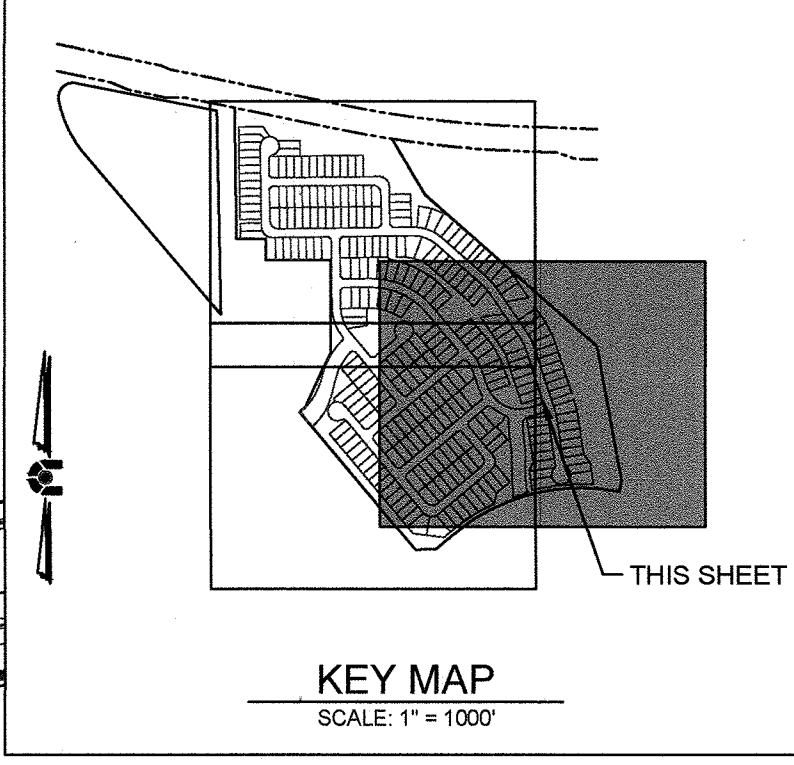
**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
UTILITY PLAN

DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO.  
14-001  
SHEET  
11 OF 35

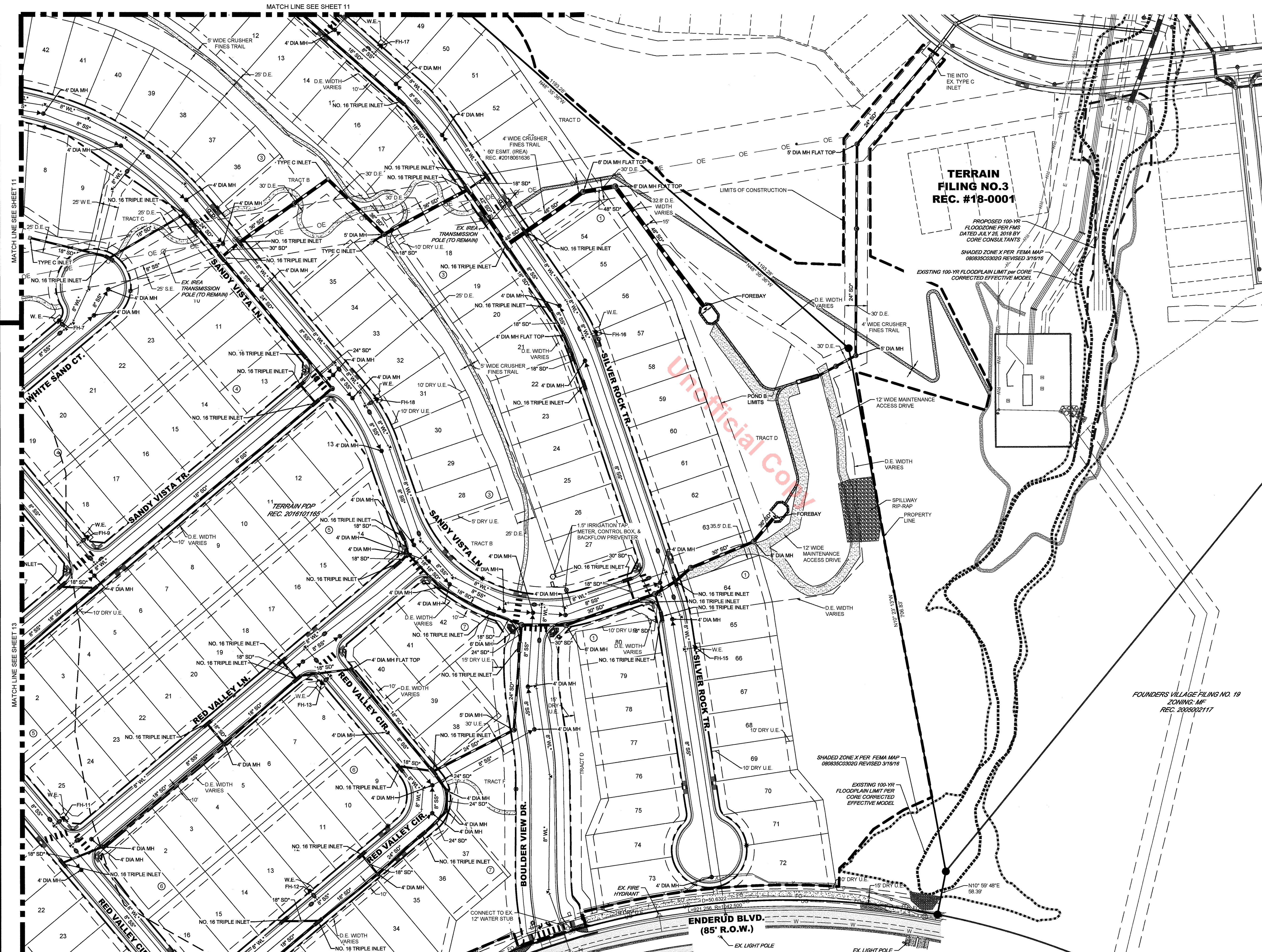
TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

**USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN**  
**TERRAIN FILING NO. 4**  
 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

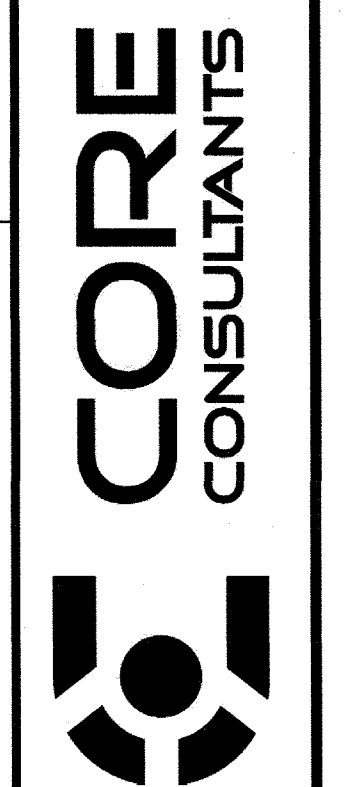


- NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM LINES IS 10 FEET.
  - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.

- ABBREVIATIONS:**
- W.E. WATER EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - S.E. SANITARY SEWER EASEMENT
  - W.A.E. WATER AND ACCESS EASEMENT
  - SD\* STORM DRAIN (RCP PIPE)
  - SS\* SANITARY SEWER (PVC PIPE)
  - WL\* WATER LINE (PVC PIPE)



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 LAND SURVEYING  
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 Litchton, CO 80120



CALL 30 BUSINESS DAYS IN ADVANCE BEFORE YOU  
 EXCAVATE OR UNDERGROUND UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY  
 LOCATIONS SHOWN ON THIS DRAWING HAVE BEEN FACED  
 FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER  
 THE LOCATION OF ALL UTILITIES PRIOR TO THE  
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.  
 811

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/17/18 BCB
2	2ND SUBMITTAL	10/23/18 BCB

**TERRAIN FILING NO 4**  
 TOWN OF CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN  
 UTILITY PLAN

DESIGNED BY: RCY  
 DRAWN BY: JCY  
 CHECKED BY: BCB

JOB NO.  
 14-001

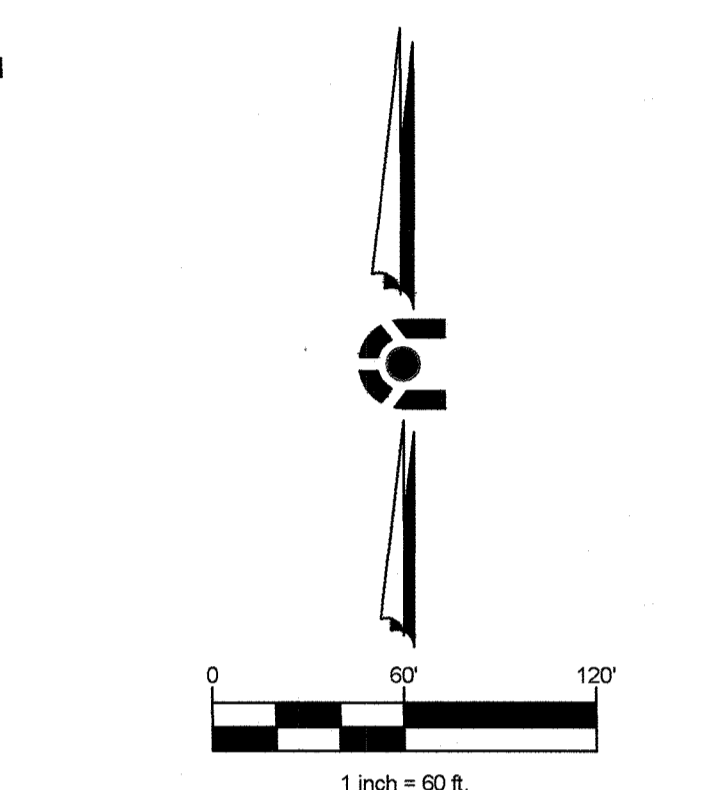
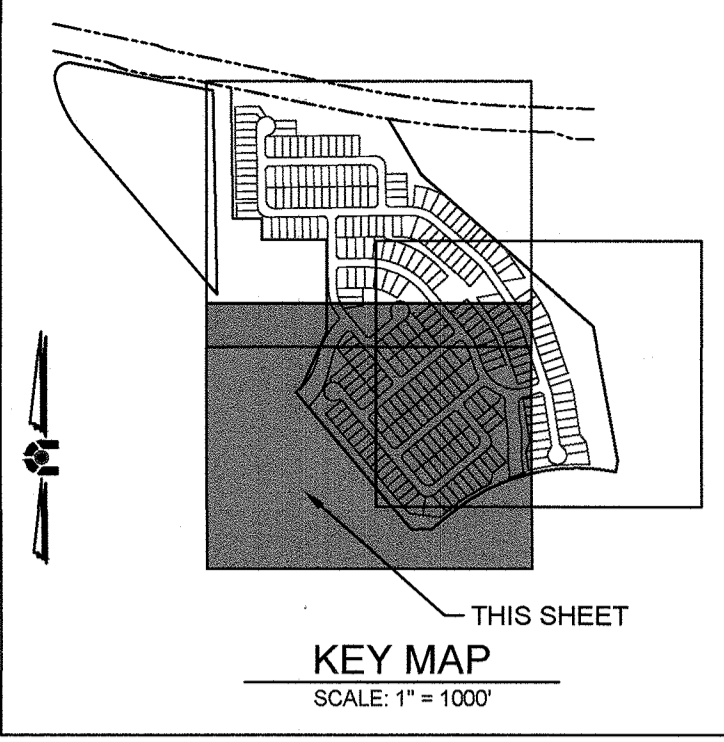
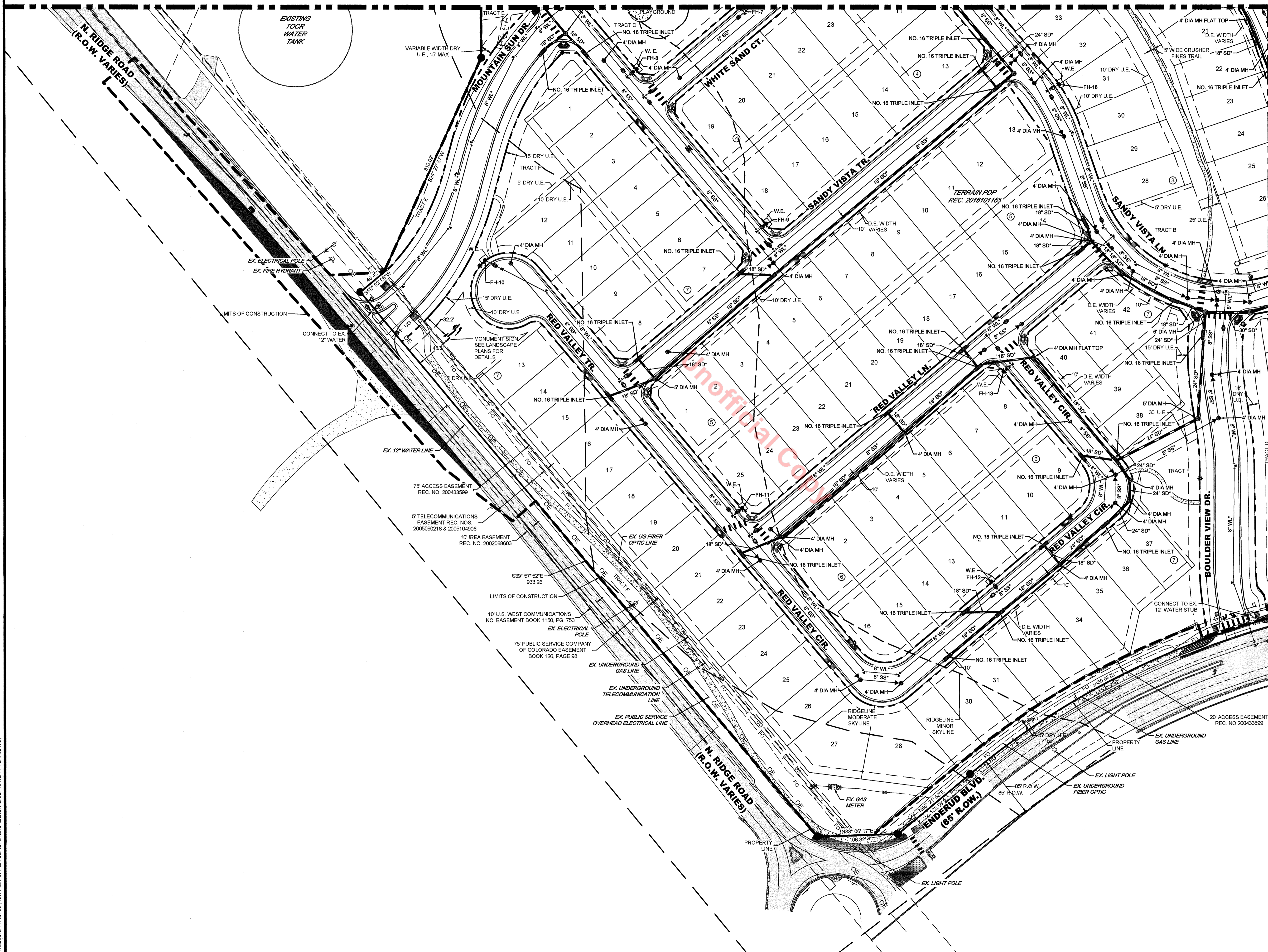
SHEET  
 12 OF 35

TERRAIN FILING NO. 4  
 USE BY SPECIAL REVIEW /  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDPI18-0032

# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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 SEE SHEET 11



**LEGEND**

	UTILITY EASEMENT
	PROPOSED RIGHT OF WAY
	PROPERTY BOUNDARY
	PROPOSED GRAVITY SEWER
	PIPE WITH MANHOLE WITH PLUG
	TRANSMISSION MAIN
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	WATERLINE REDUCER
	BEND AND THRUST BLOCK
	BLOW-OFF ASSEMBLY
	AIR/VACUUM RELEASE VALVE & VAULT AND VENT
	PIPE WITH PLUG & B.O.
	PROP. STORM MANHOLE AND PIPE
	PROP. STORM INLETS
	PROP. STORM FLARED END SECTION
	EX. STORM MANHOLE AND PIPE
	EX. STORM INLETS
	EX. STORM FLARED END SECTION
	POND LIMITS
	ZONE X PER FEMA MAP 090835C03023 REVISED 3/16/16

- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.

- ABBREVIATIONS:**
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  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - S.E. SANITARY SEWER EASEMENT
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NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
303.703.4444  
1950 W. Litchton Blvd., Ste. 109  
Litchton, CO 80120

**CORE CONSULTANTS**

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.

DATE BY: 07/27/18 BBE  
1ST SUBMITTAL 10/23/18 BBE  
2ND SUBMITTAL

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
UTILITY PLAN

DESIGNED BY: RCY  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO. 14-001  
SHEET 13 OF 35

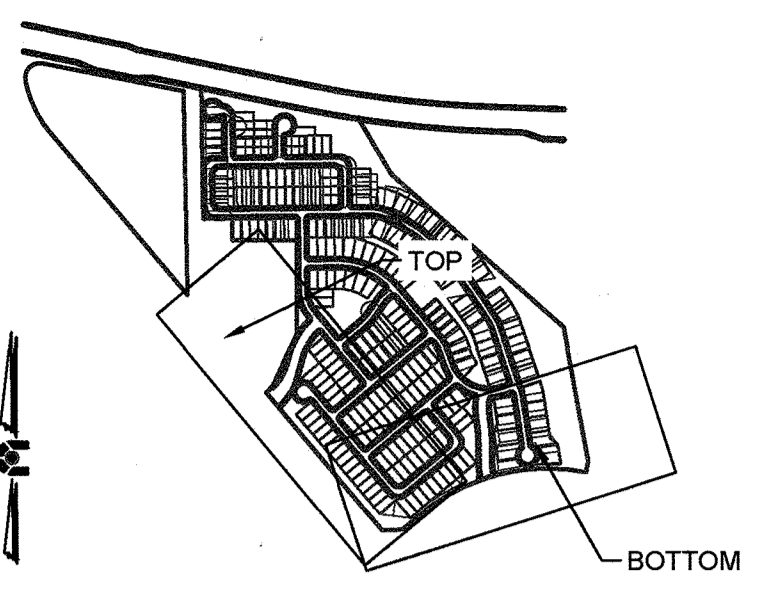
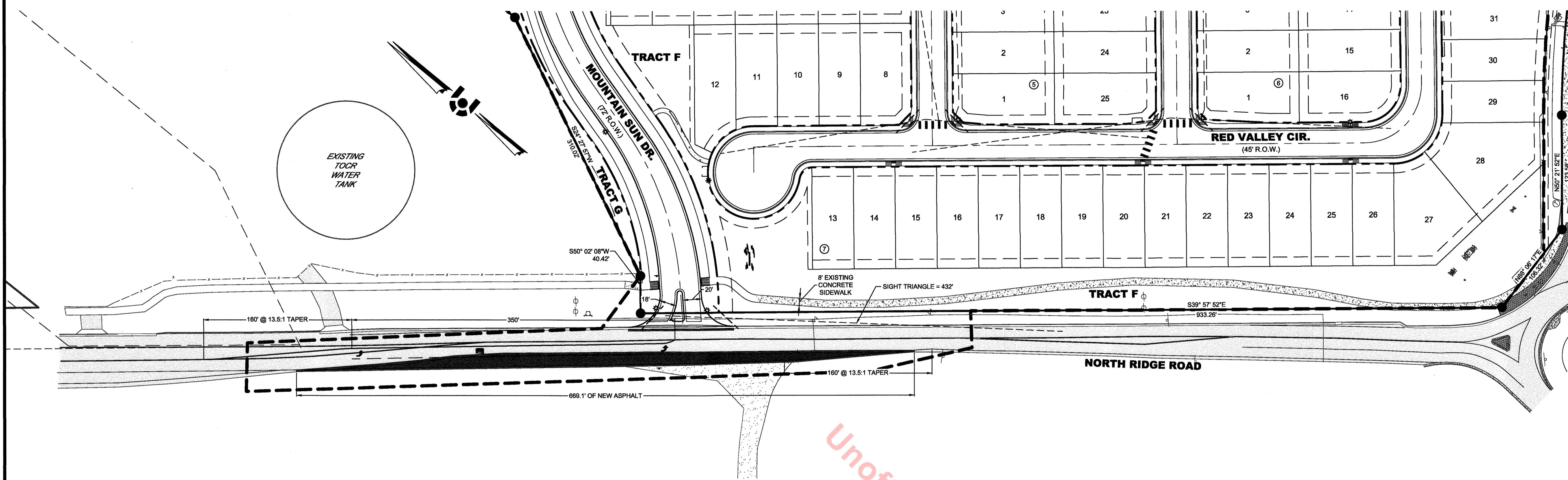
TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDPI8-0032

1/28/2019 11:48 AM - X:\14-001 UPPER SUNSTONE/CADD/CIVIL/SD/UTILITY PLAN.DWG

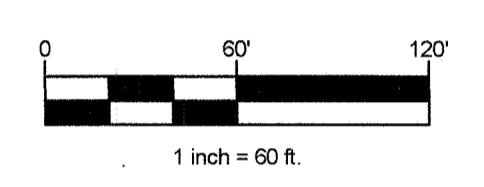
# USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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



KEY MAP  
SCALE: 1" = 1000'

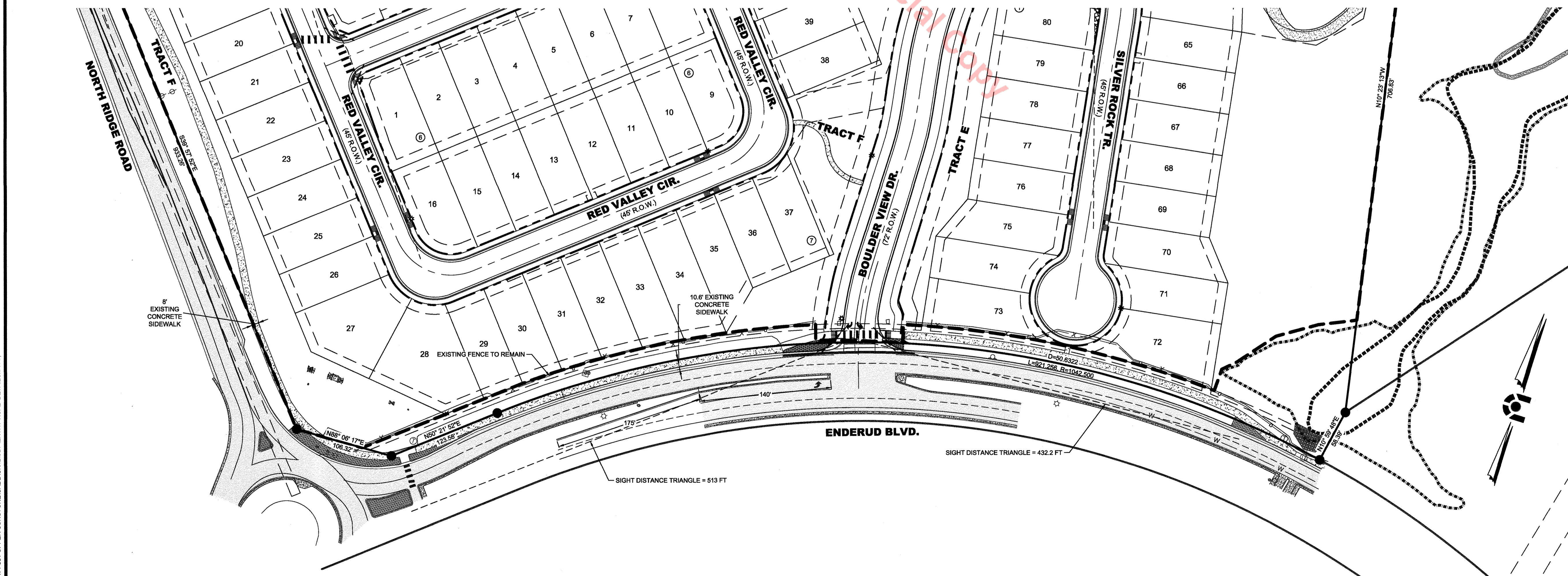


**LEGEND**

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- SIGHT DISTANCE TRIANGLE
- LOT NUMBER / BLOCK NUMBER
- PROPOSED HANDICAP CURB RAMPS
- EXISTING FENCE
- EXISTING / PROPOSED LIGHT POLE
- POND LIMITS
- LIMITS OF CONSTRUCTION
- RIDGELINE MODERATE SKYLINE
- RIDGELINE MINOR SKYLINE
- PR. 100YR FLOODPLAIN
- EX. 100YR FLOODPLAIN
- SHADED ZONE X PER FEMA MAP 0808SC0302G REVISED 3/16/16
- PROPOSED SIGHT DISTANCE ESMT.
- PEDESTRIAN CROSSWALK

**ABBREVIATIONS:**

- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- S.E. SANITARY SEWER EASEMENT
- DS\* DESIGN SPEED
- A.E. ACCESS EASEMENT



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



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LOCATIONS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/12/18	BAB
2	2ND SUBMITTAL	10/23/18	BAB

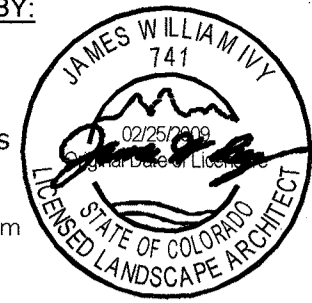
**TERRAIN FILING NO 4**  
**TOWN OF CASTLE ROCK, COLORADO**  
**SITE DEVELOPMENT PLAN**  
**ENTRY ROAD DETAILS**

DESIGNED BY: RCT  
DRAWN BY: JF  
CHECKED BY: BC

JOB NO.  
14-001  
SHEET  
14 OF 35

TERRAIN FILING NO. 4  
USE BY SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDPI8-0032

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.

# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

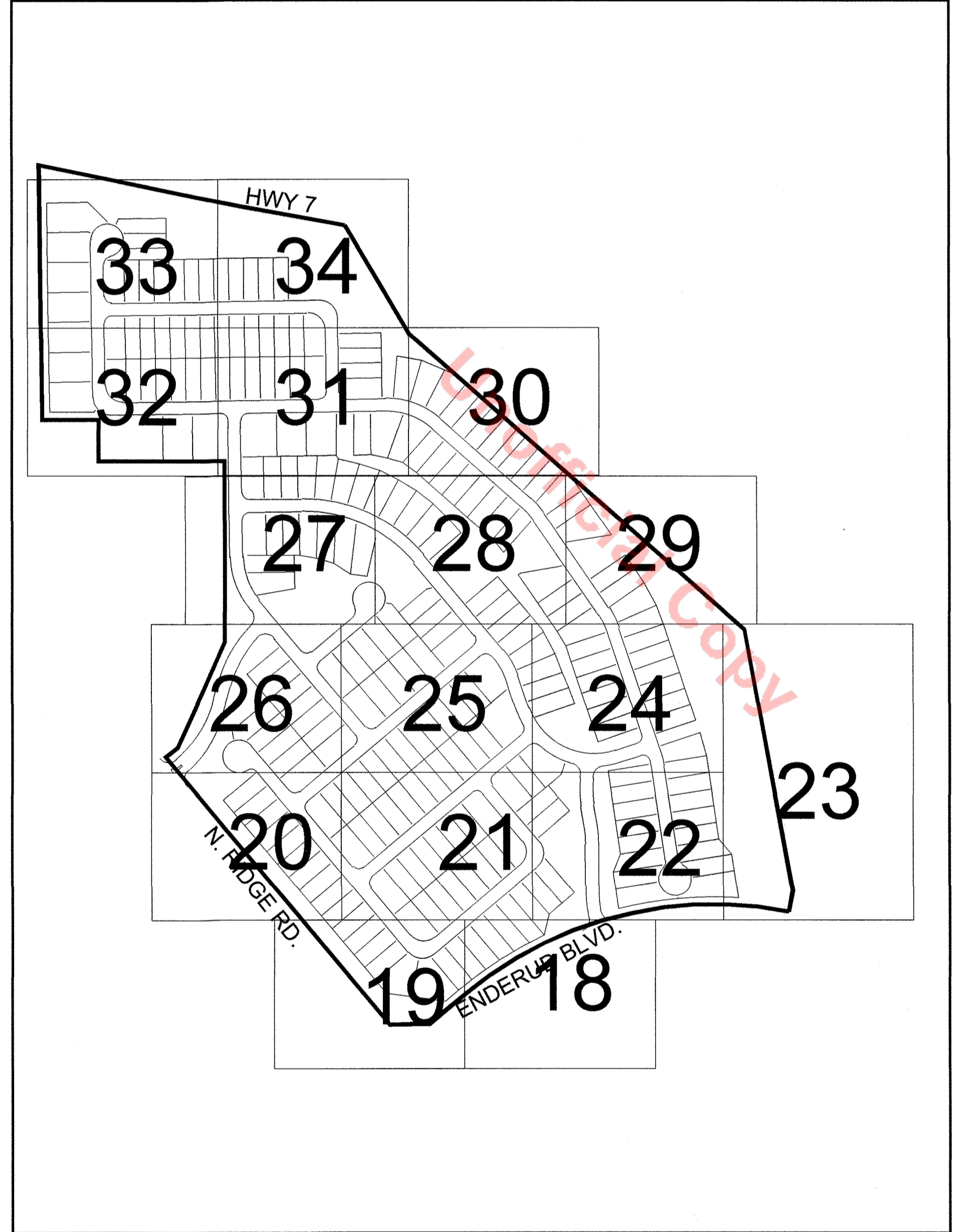
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES.

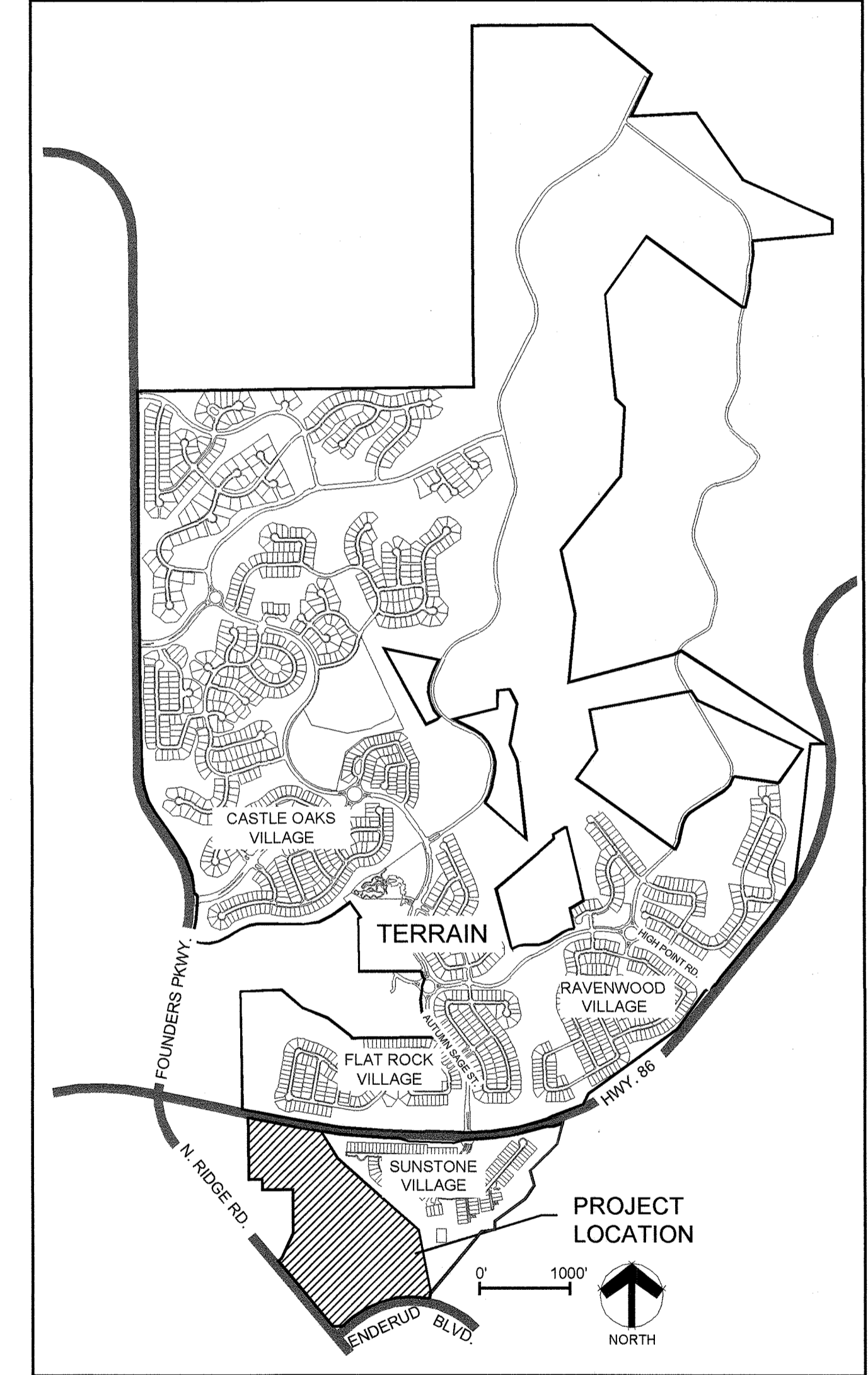
- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

LANDSCAPE SHEET INDEX	
Sheet Number	Sheet Title
15	LANDSCAPE COVER SHEET & NOTES
16	PLANT REQUIREMENTS
17	OVERALL LANDSCAPE PLAN & FENCING DETAILS
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE PLAN
30	LANDSCAPE PLAN
31	LANDSCAPE PLAN
32	LANDSCAPE PLAN
33	LANDSCAPE PLAN
34	LANDSCAPE PLAN
35	SITE DETAILS

### LANDSCAPE SHEET KEY



### VICINITY MAP



### CONTACTS

**OWNER**  
SLV CASTLE OAKS, LLC  
385 INVERNESS PKWY., STE. 310  
ENGLEWOOD, CO 80112  
CONTACT: CRAIG CAMPBELL 303.720.4436

**PLANNER/LANDSCAPE ARCHITECT**  
PCS GROUP, INC.  
PO BOX 18287  
DENVER, CO 80218  
CONTACT: JIM IVY 303.531.4905

**CIVIL ENGINEER**  
CORE CONSULTANTS, INC.  
1950 W. LITTLETON BLVD., STE. 109  
LITTLETON, CO 80120  
CONTACT: BLAKE CALVERT 303.703.4444

TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

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



CALL 8 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. CALL BEFORE YOU DIG. IS THE RESPONSIBILITY OF UNDERGROUND UTILITY OWNERS. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE BEST LOCATION OF ALL UTILITIES SHOULD BE DETERMINED BY THE UTILITY OWNERS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/02/18 PCS
2	2ND SUBMITTAL	10/22/18 PCS

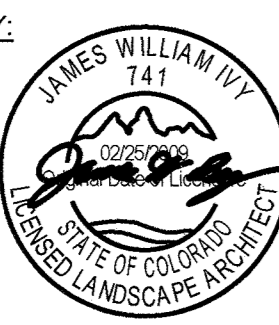
**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE COVER SHEET & NOTES

DESIGNED BY: JWI  
DRAWN BY: JWI  
CHECKED BY: PCS

JOB NO.  
14-001  
SHEET  
15 OF 35

December 21, 2018, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DMS\SSUNSTONE VILLAGES\AS 47-51-52\PA 47-51-52-SDPPA 47-51-52-SDPP DMS, JIM

LANDSCAPE PLANS PREPARED BY:



IREA TRANSMISSION ROW NOTES: TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY...

USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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

STREETSCAPE REQUIREMENT TABLE (INSTALLED BY DEVELOPER)

Table with columns: Street, Linear Feet, Trees Required, Canopy Shade, Non-Canopy Shade, Provided Tree, Shrubs Required, Shrubs provided.

NOTES: \*LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS...

RESIDENTIAL LOT STREETSCAPE REQUIREMENT (INSTALLED BY HOME BUILDER)

NOTES: 1. EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE AND 4 SHRUBS IN THE FRONT YARD.

COMPOSITE LANDSCAPE WATER USE RATING CHART

Table with columns: Landscape Zone, LWU/Rating, Rating.

Table with columns: Irrig. Zone, Plant Name, App Rate, Zone, % of Total, IA, LWUR, TA, CLWUR.

\*TREES IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION

LANDSCAPE SUMMARY TABLE

Table with columns: LANDSCAPE TYPE, SQUARE FOOTAGE, PERCENTAGE.

Table with columns: PLANT TOTALS, TREES, SHRUBS, ORNAMENTAL, GRASSES/PERENNIALS.

SEED/SOD MIXES

Table for PERMANENTLY IRRIGATED FESCUE SEED (LOW WATER-USE MIX PER TOCR)

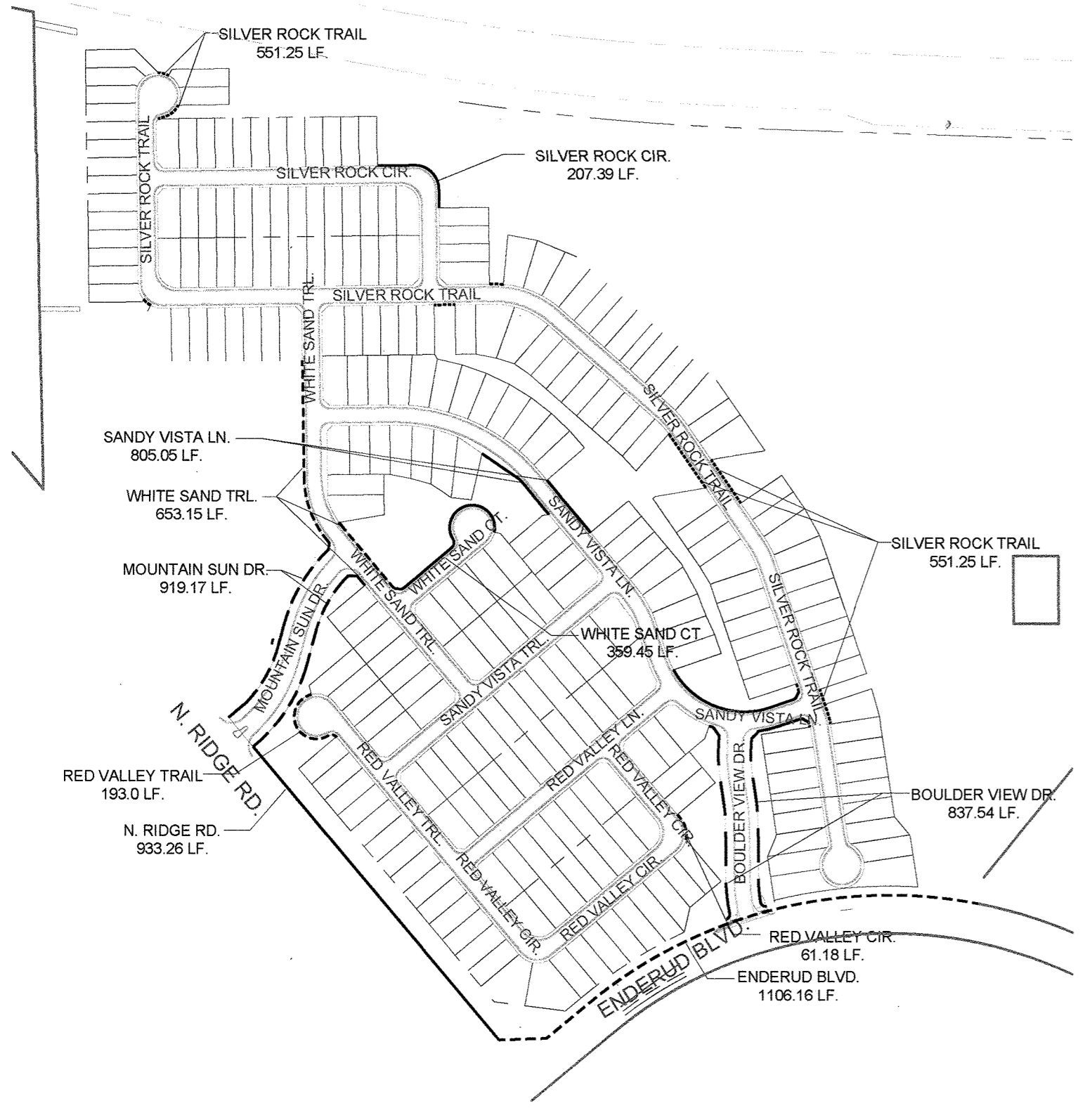
Table for NON-IRRIGATED & TEMP-IRRIGATED NATIVE SEED MIX

IRRIGATED SOD (POCKET PARK LOCATION ONLY)

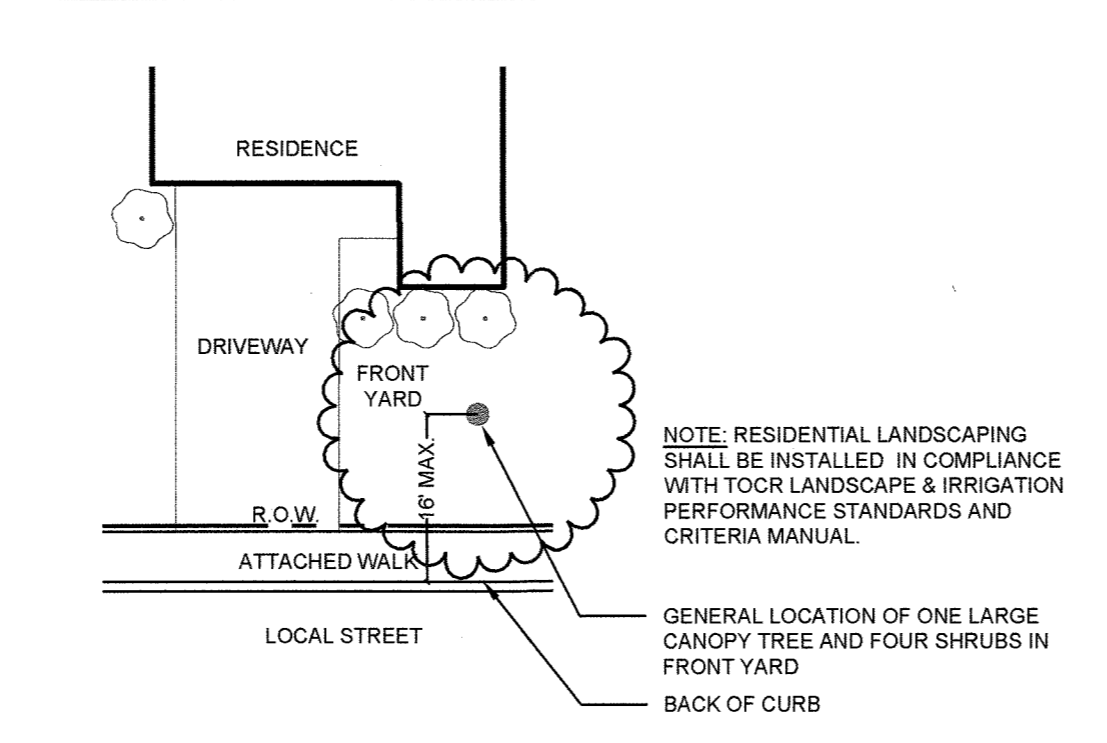
CONCEPTUAL PLANT SYMBOL & GROUND COVER LEGEND

Legend showing symbols for Deciduous Trees, Evergreen Trees, Ornamental Trees, Ornamental Grasses, Deciduous Shrubs, Evergreen Shrubs, Perennials, various Mulches, Irrigation types, and Edgers.

RIGHT OF WAY LENGTHS ABUTTING TRACTS



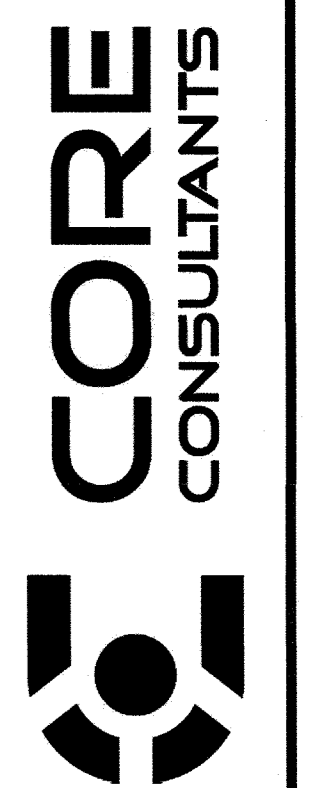
RESIDENTIAL STREETSCAPE LANDSCAPE DIAGRAM



GUIDELINES FOR PLANT MATERIALS IN OR NEAR RIGHTS-OF-WAY AND UTILITY FACILITIES OF INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

- OVERHEAD TRANSMISSION & DISTRIBUTION LINES: TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY...

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Table with columns: #, REVISION DESCRIPTION, DATE BY.

TERRAIN FILING NO 4 TOWN OF CASTLE ROCK, COLORADO SITE DEVELOPMENT PLAN PLANT REQUIREMENTS

DESIGNED BY: JWI DRAWN BY: JWI CHECKED BY: PCS

JOB NO. 14-001 SHEET 16 OF 35

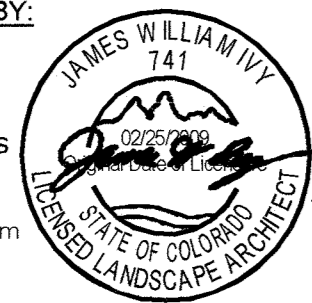
TERRAIN FILING NO. 4 SITE DEVELOPMENT PLAN PROJECT NO. SDP18-0032







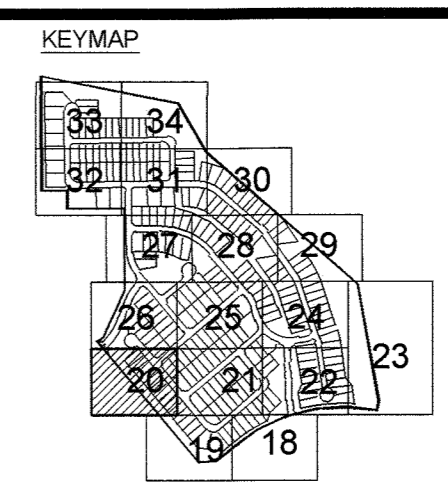
LANDSCAPE PLANS PREPARED BY:  
people creating spaces  
pcs group inc. www.pcsgruopco.com  
#3, 8-180 Independence plaza  
1027 14th street denver co 80202  
1 303.531.4905 f 303.531.4908



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.  
• 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.  
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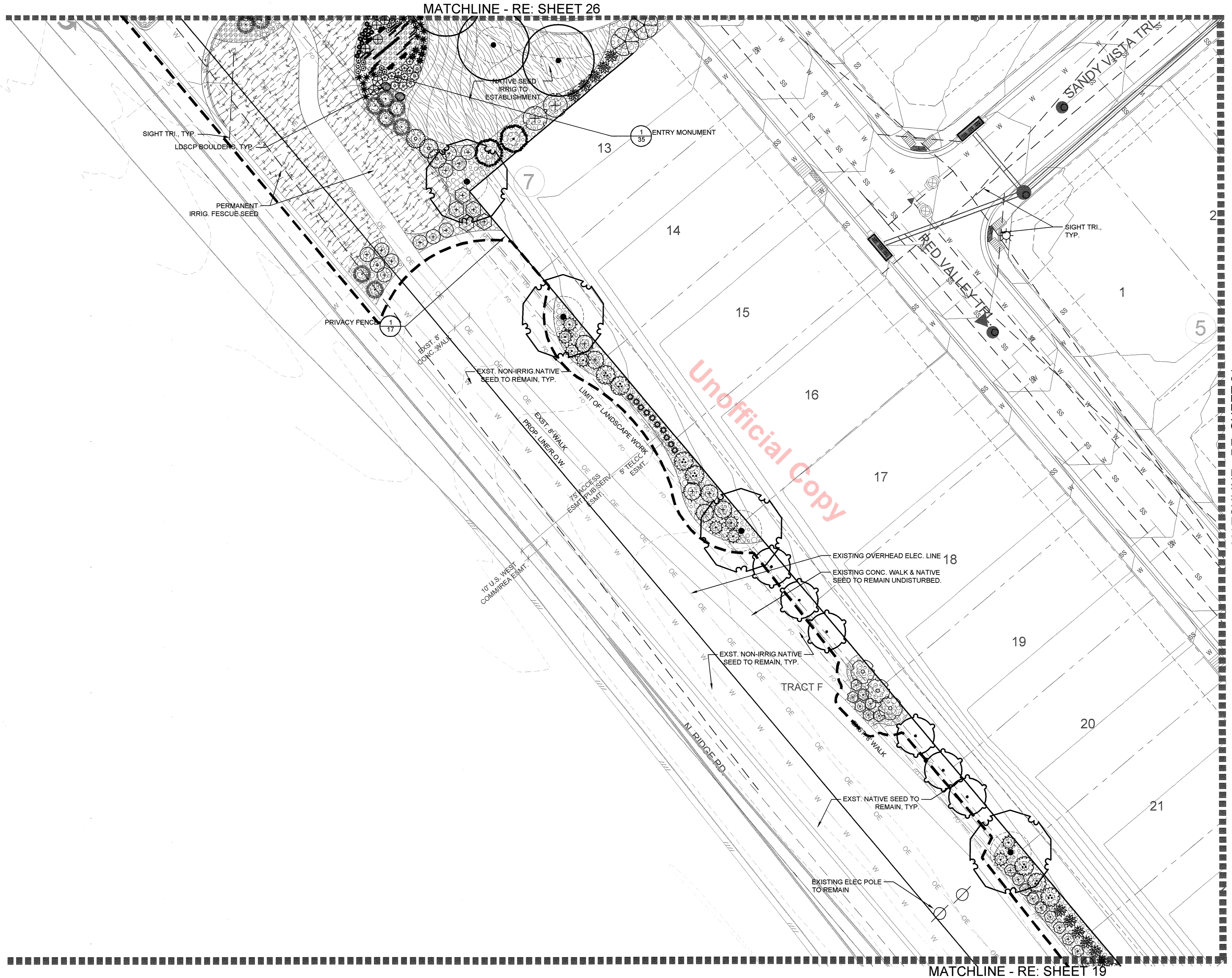
# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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 LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- CRUSHER FINES, TAN
- ROCK MULCH, 2"-4" COBBLE
- ROCK MULCH, 3/4" DIA
- ROCK MULCH, 4"-12" COBBLE
- WOOD MULCH
- NATIVE SEED FESCUE MIX PERMANENT IRRIGATION
- NATIVE SEED MIX IRRIG TO ESTABLISHMENT
- NATIVE SEED MIX NON-IRRIGATED
- IRRIGATED SOD
- FIBER PLAYGROUND MULCH
- LANDSCAPE BOULDERS, TYPICAL
- STEEL EDGER, TYP.
- SPADE DUG EDGER, TYP.



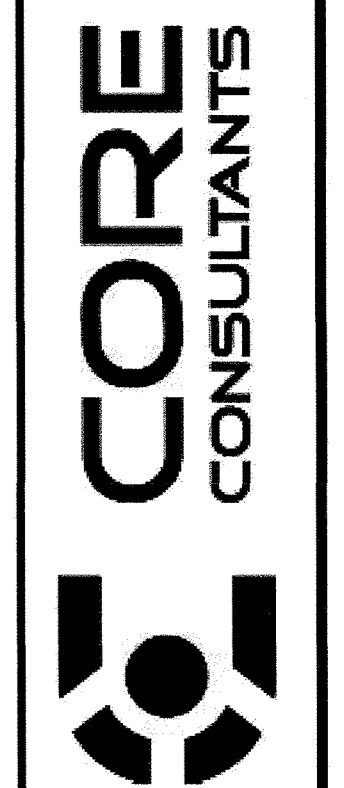
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MATCHLINE - RE: SHEET 21

MATCHLINE - RE: SHEET 26

MATCHLINE - RE: SHEET 19

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CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL. THE EXISTING FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF ALL UTILITIES FROM THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.  
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1	1ST SUBMITTAL	07/17/18	JWI
2	2ND SUBMITTAL	10/22/18	PCS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JWI  
DRAWN BY: JWI  
CHECKED BY: PCS

JOB NO. 14-001  
SHEET 20 OF 35



SCALE: 1"=20'-0"

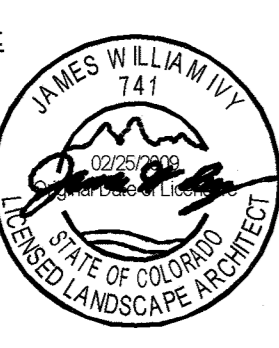
TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032



LANDSCAPE PLANS PREPARED BY:

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1.903.531.4905, 1.903.531.4908



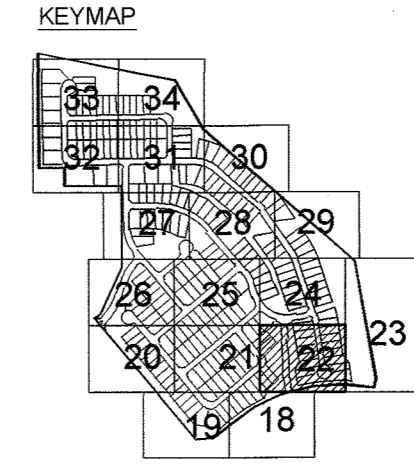
**IREA TRANSMISSION ROW NOTES:**

- TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
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# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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

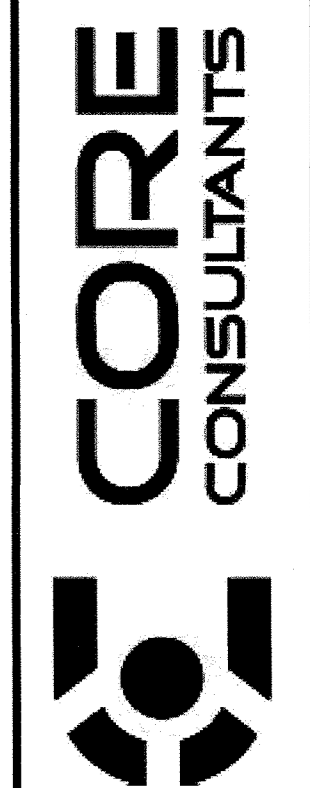


### PLANT & GROUNDCOVER LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- ROCK MULCH, 3/4" DIA
- ROCK MULCH, 4"-12" COBBLE
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- NATIVE SEED MIX IRRIG TO ESTABLISHMENT
- NATIVE SEED MIX NON-IRRIGATED
- IRRIGATED SOD
- FIBER PLAYGROUND MULCH
- LANDSCAPE BOULDERS, TYPICAL
- STEEL EDGER, TYP.
- SPADE DUG EDGER, TYP.

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CALL BEFORE YOU DIG

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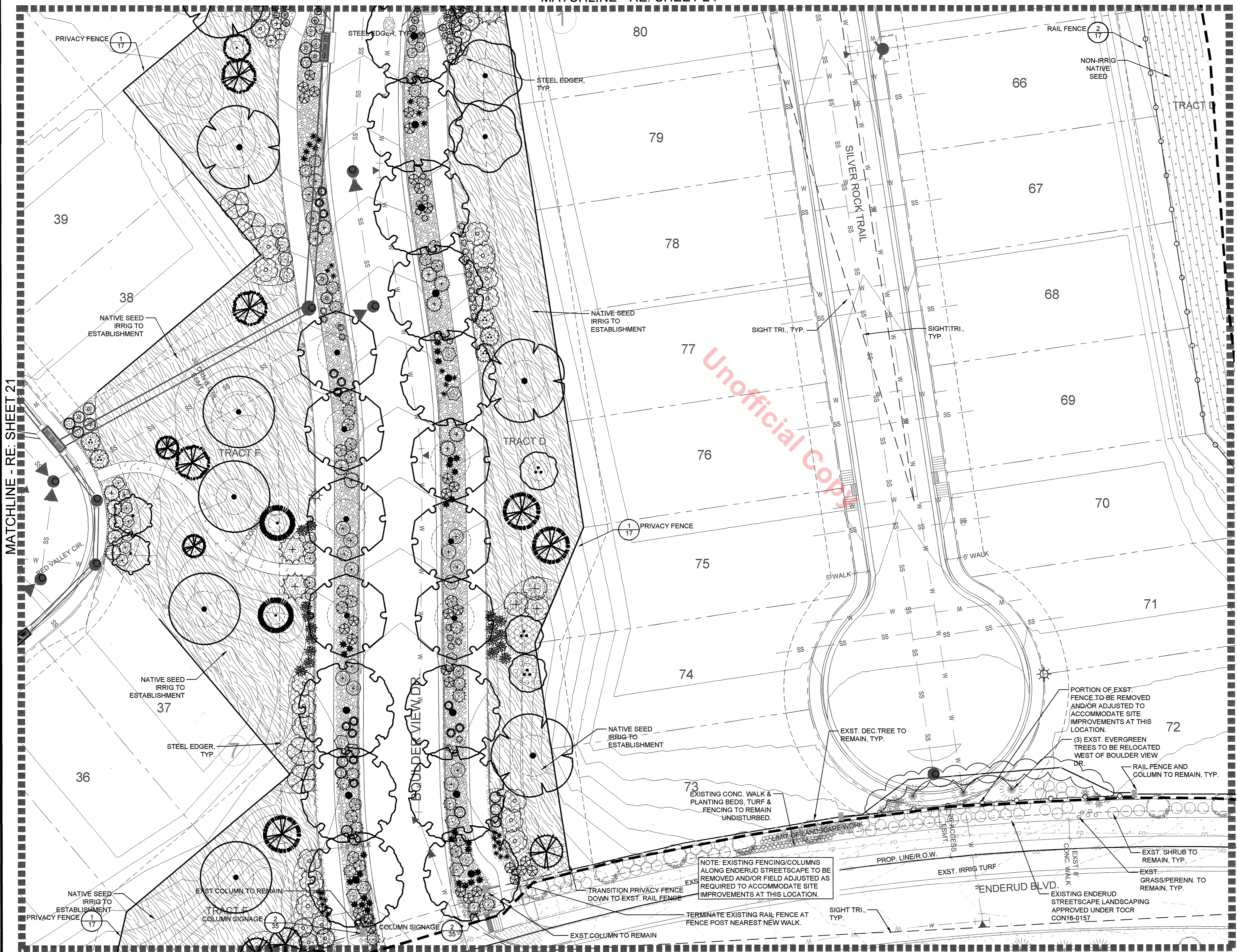
#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/17/18 PCS
2	2ND SUBMITTAL	10/27/18 PCS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO

**SITE DEVELOPMENT PLAN**  
LANDSCAPE PLAN

DESIGNED BY: JVI  
DRAWN BY: JVI  
CHECKED BY: PCS

JOB NO. 14-001  
SHEET 22 OF 35



MATCHLINE - RE: SHEET 21

MATCHLINE - RE: SHEET 23

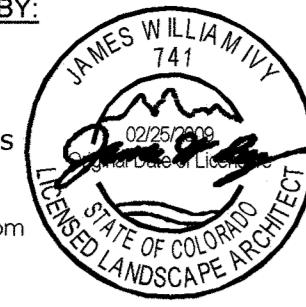
MATCHLINE - RE: SHEET 18

December 21, 2015, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DRAWING\STONE VILLAGES\PA5 47-51-CRPA 47-51-52-SDPPA 47-51-52-SDP DWG.JIM

TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

SCALE: 1"=20'-0"

LANDSCAPE PLANS PREPARED BY:



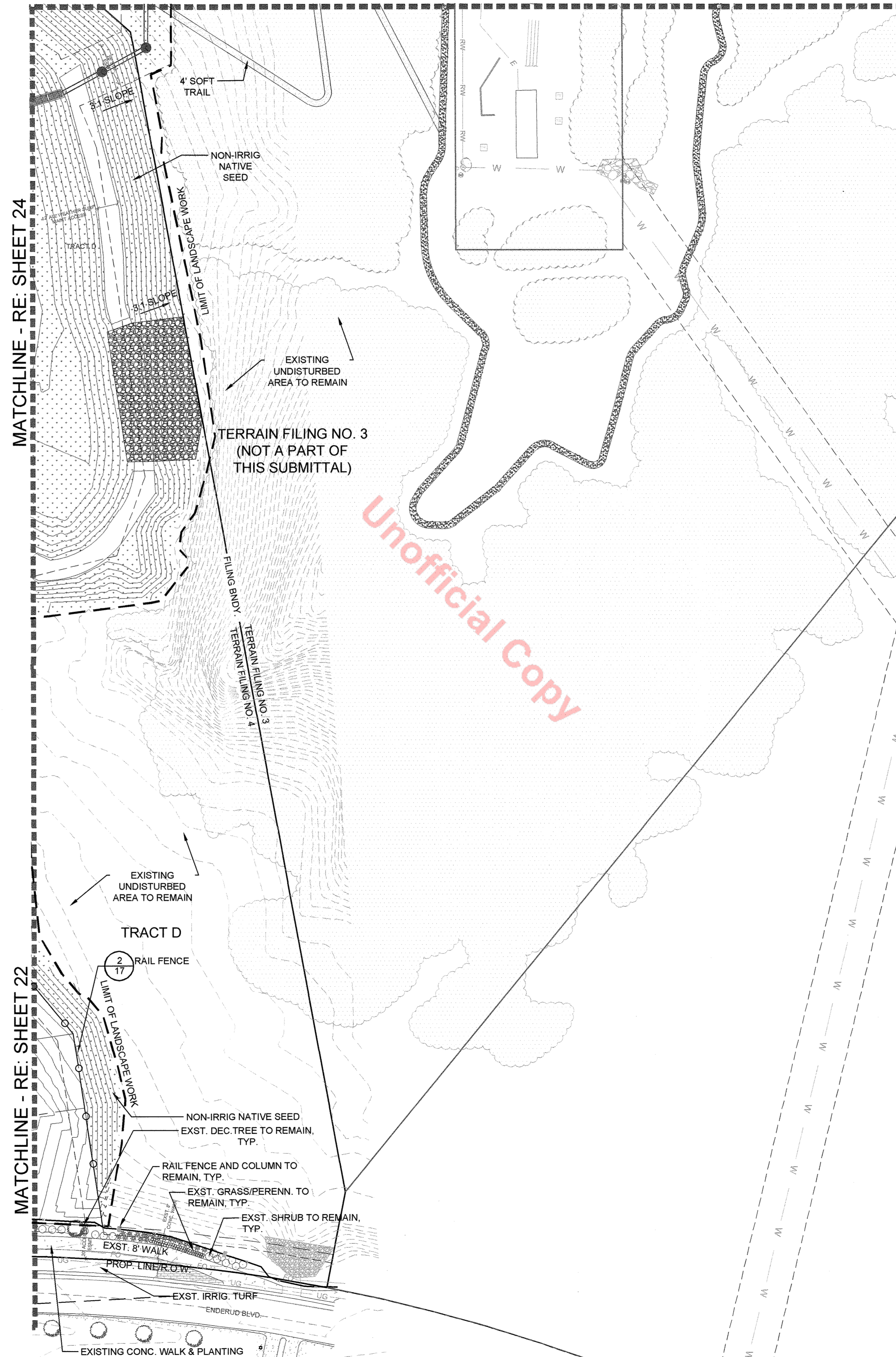
**IREA TRANSMISSION ROW NOTES:**

- 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.
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# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

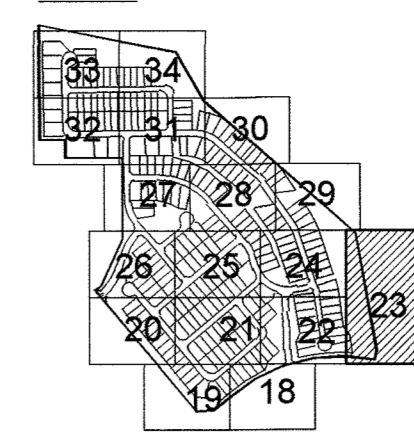
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - RE: SHEET 29



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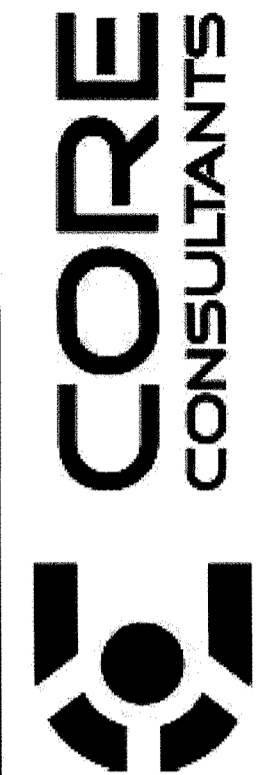
**KEYMAP**



**PLANT & GROUNDCOVER LEGEND**

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
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WE ASSUME NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL) OR FOR THE LOCATION OF ANY UTILITIES FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.  
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1	1ST SUBMITTAL	07/17/18	PCS
2	2ND SUBMITTAL	10/22/18	PCS

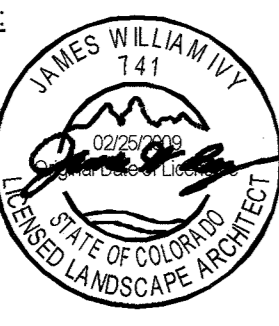
**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JWI  
DRAWN BY: JWI  
CHECKED BY: PCS

JOB NO.  
14-001  
SHEET  
23 OF 35

TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032  
SCALE: 1"=40'-0"  
NORTH

LANDSCAPE PLANS PREPARED BY:



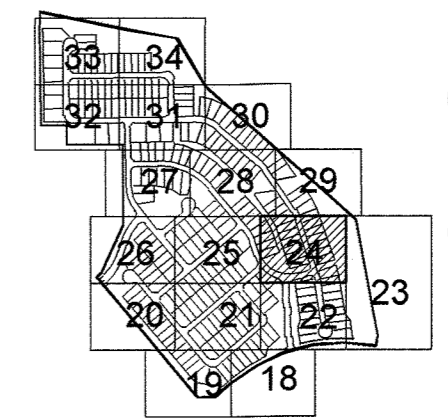
- IREA TRANSMISSION ROW NOTES:**
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# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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

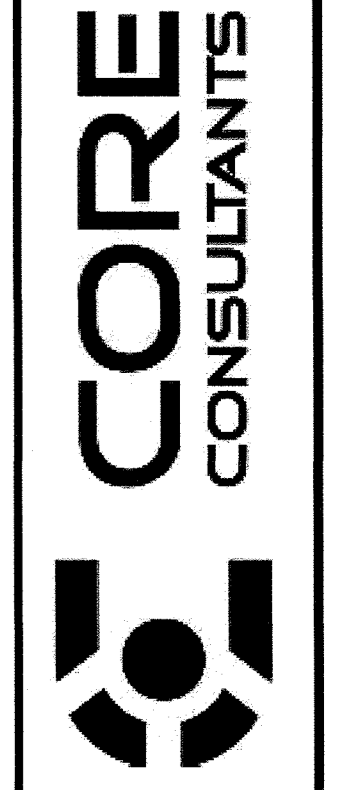
KEYMAP



### PLANT & GROUNDCOVER LEGEND

- DECIDUOUS TREES
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- IRRIGATED SOD
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1	1ST SUBMITTAL	07/27/18	PCS
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**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JWI  
DRAWN BY: JWI  
CHECKED BY: PCS

JOB NO. 14-001  
SHEET 24 OF 35

MATCHLINE - RE: SHEET 28

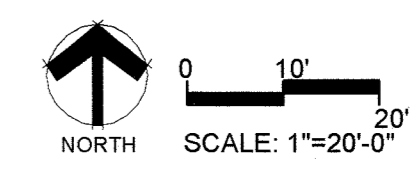
MATCHLINE - RE: SHEET 29



MATCHLINE - RE: SHEET 25

MATCHLINE - RE: SHEET 23

MATCHLINE - RE: SHEET 22

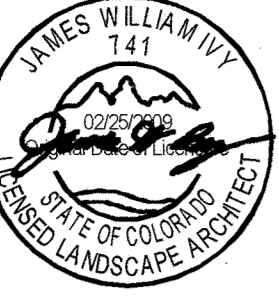


TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDPI8-0032

LANDSCAPE PLANS PREPARED BY:

**people creating spaces**

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 1007 14th street, denver, co 80202  
 1.303.531.4905, 1.303.531.4909



**IREA TRANSMISSION ROW NOTES:**

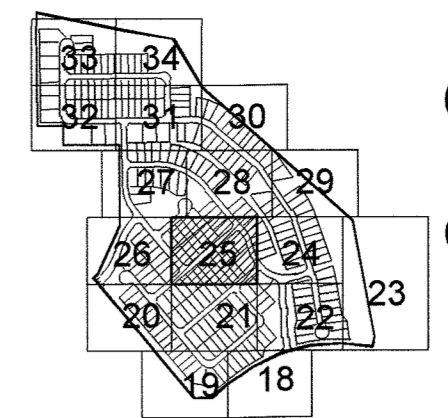
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# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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

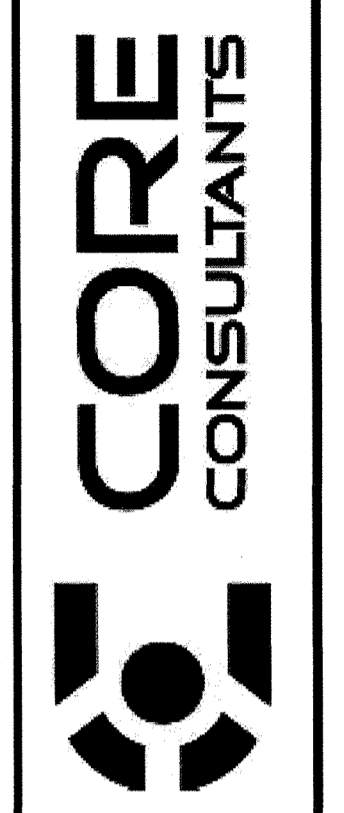
KEYMAP



### PLANT & GROUNDCOVER LEGEND

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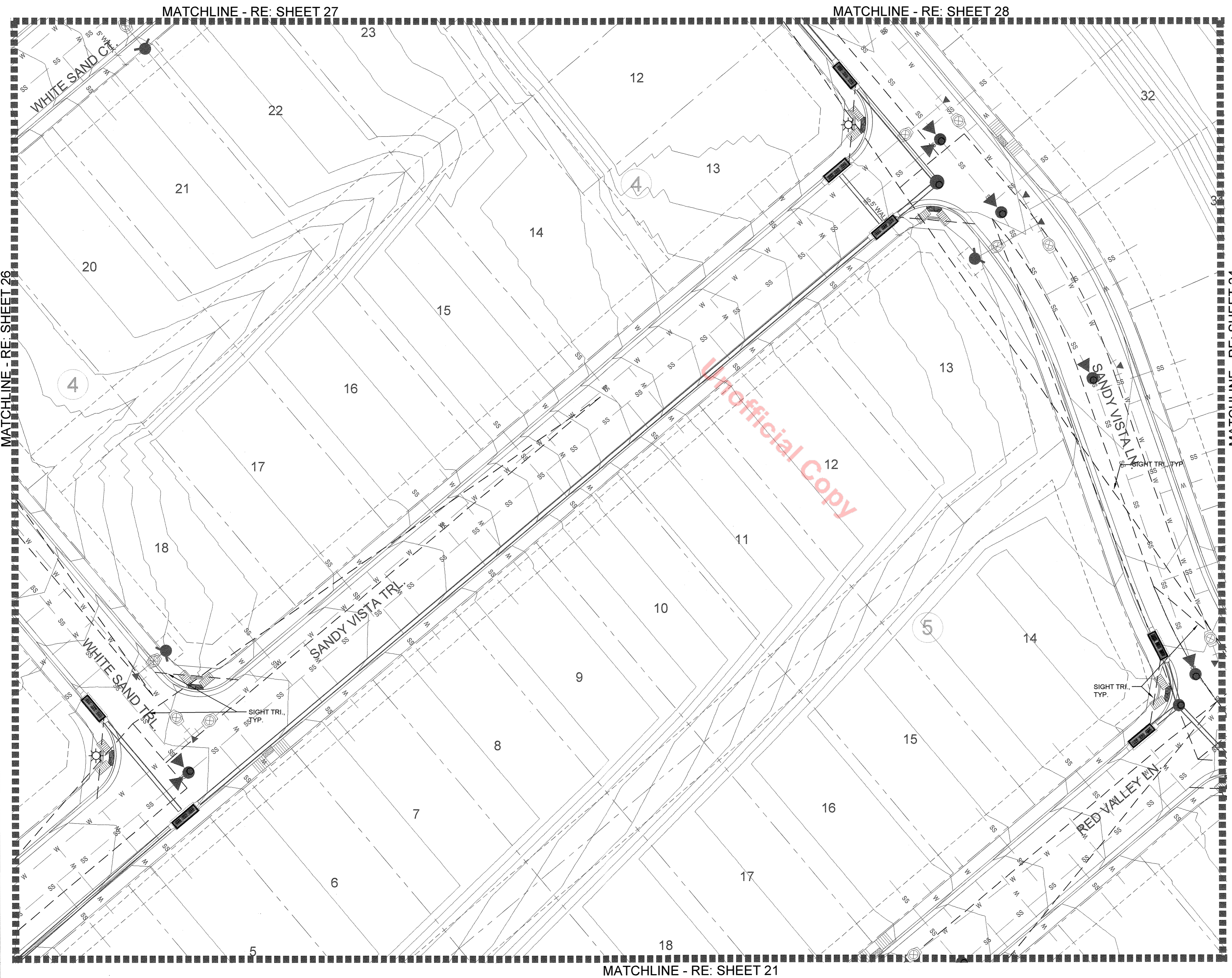
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/12/18	RS
2	2ND SUBMITTAL	10/27/18	RS

**TERRAIN FILING NO 4**  
 TOWN OF CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN  
 LANDSCAPE PLAN

DESIGNED BY: JWI  
 DRAWN BY: JWI  
 CHECKED BY: PCS

JOB NO. 14-001  
 SHEET 25 OF 35



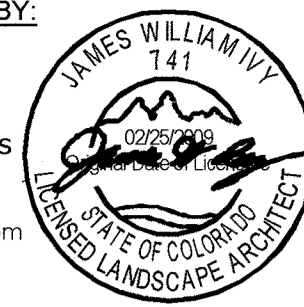
December 21, 2015, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWG\SSUNSTONE VILLAGEPAS 47-51-52PAPA 47-51-52-SDPPA 47-51-52-SDP DWG.JIM

TERRAIN FILING NO. 4  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDPI8-0032

LANDSCAPE PLANS PREPARED BY:



pcs group inc. www.pcsgruopco.com  
#3, 8-180 Independence plaza  
1007 16th street, denver, CO 80265  
1 303.531.4900 1 303.531.4909



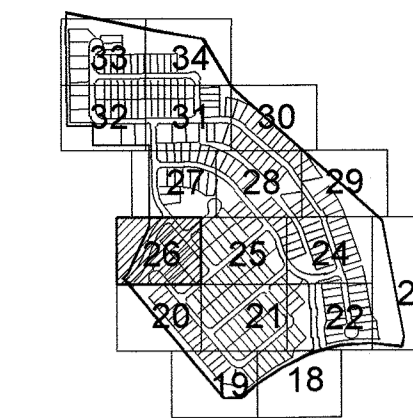
**IREA TRANSMISSION ROW NOTES**

- 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 CUES. 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

# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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

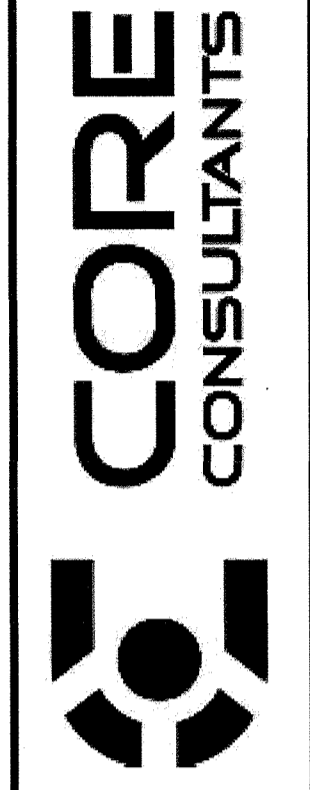
KEYMAP



## PLANT & GROUNDCOVER LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- CRUSHER FINES, TAN
- ROCK MULCH, 2"-4" COBBLE
- ROCK MULCH, 3/4" DIA
- ROCK MULCH, 4"-12" COBBLE
- WOOD MULCH
- NATIVE SEED FESCUE MIX PERMANENT IRRIGATION
- NATIVE SEED MIX IRRIG TO ESTABLISHMENT
- NATIVE SEED MIX NON-IRRIGATED
- IRRIGATED SOD
- FIBAR PLAYGROUND MULCH
- LANDSCAPE BOULDERS, TYPICAL
- STEEL EDGER, TYP.
- SPADE DUG EDGER, TYP.

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NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
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Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU EXC. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS OR DEPT. CONTROL AND WE HAVE BEEN NOTIFIED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.  
811  
Know what's below.  
Call before you dig.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITAL	07/12/18	RS
2	2ND SUBMITAL	10/27/18	RS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JVI  
DRAWN BY: JVI  
CHECKED BY: PCS

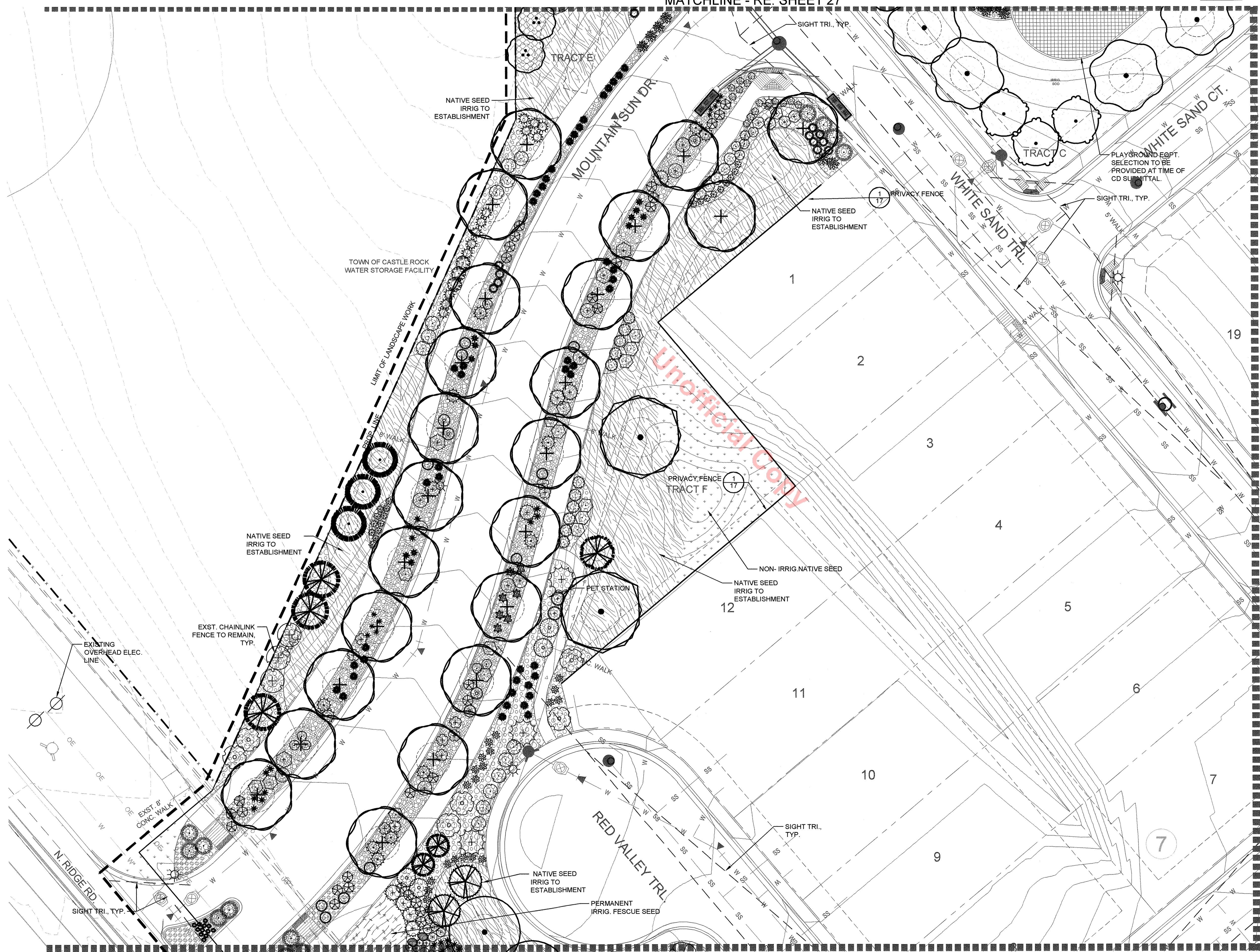
JOB NO. 14-001  
SHEET 26 OF 35

MATCHLINE - RE: SHEET 27

MATCHLINE - RE: SHEET 25

MATCHLINE - RE: SHEET 20

December 21, 2015: Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGES\PA5 47-51-SDPPA 47-51-52-SDPPA 47-51-52-SDP DWG. JIM



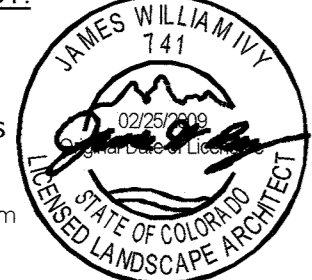
SCALE: 1"=20'-0"

TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDPI8-0032

LANDSCAPE PLANS PREPARED BY:

**people creating spaces**

pcs group inc. www.pcsgrouppco.com  
 #3, 8-180 independence plaza  
 1007 14th street, denver, co 80202  
 t 303.531.4905 f 303.531.4908



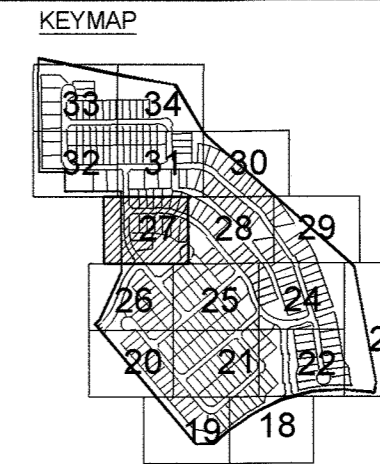
**IREA TRANSMISSION ROW NOTES:**

- TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
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- ALL PLANT MATERIAL IS REQUIRED TO COMPLY WITH IREA GUIDELINES FOR PLANT MATERIALS WITHIN THE TRANSMISSION ROW.

# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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

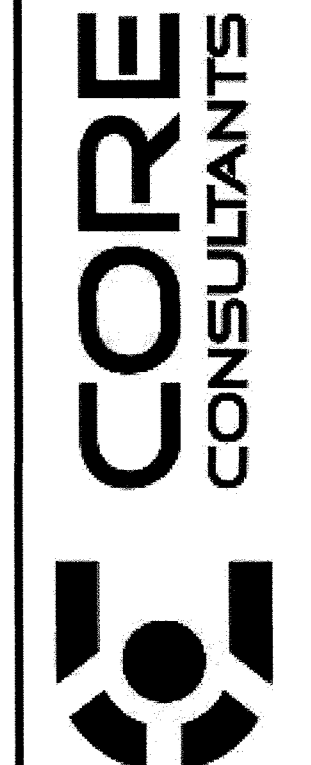


### PLANT & GROUNDCOVER LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- CRUSHER FINES, TAN
- ROCK MULCH, 2"-4" COBBLE
- ROCK MULCH, 3/4" DIA
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- NATIVE SEED MIX IRRIG TO ESTABLISHMENT
- NATIVE SEED MIX NON-IRRIGATED
- IRRIGATED SOD
- FIBER PLAYGROUND MULCH
- LANDSCAPE BOULDERS, TYPICAL
- STEEL EDGER, TYP.
- SPADE DUG EDGER, TYP.

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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU EXC. GRADE OR EXCAVATE FOR THE PARKING OF UNDERGROUND UTILITY.

CALL BEFORE YOU DIG

811

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU EXC. GRADE OR EXCAVATE FOR THE PARKING OF UNDERGROUND UTILITY. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL), THE EXISTING LOCATION OF UTILITY, THE LOCATION OF ALL UTILITIES FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES FROM THE BEST AVAILABLE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES FROM THE BEST AVAILABLE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES FROM THE BEST AVAILABLE INFORMATION.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/17/18	PCS
2	2ND SUBMITTAL	10/27/18	PCS

**TERRAIN FILING NO 4**  
 TOWN OF CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN  
 LANDSCAPE PLAN

DESIGNED BY: JWI  
 DRAWN BY: JWI  
 CHECKED BY: PCS

JOB NO. 14-001  
 SHEET 27 OF 35

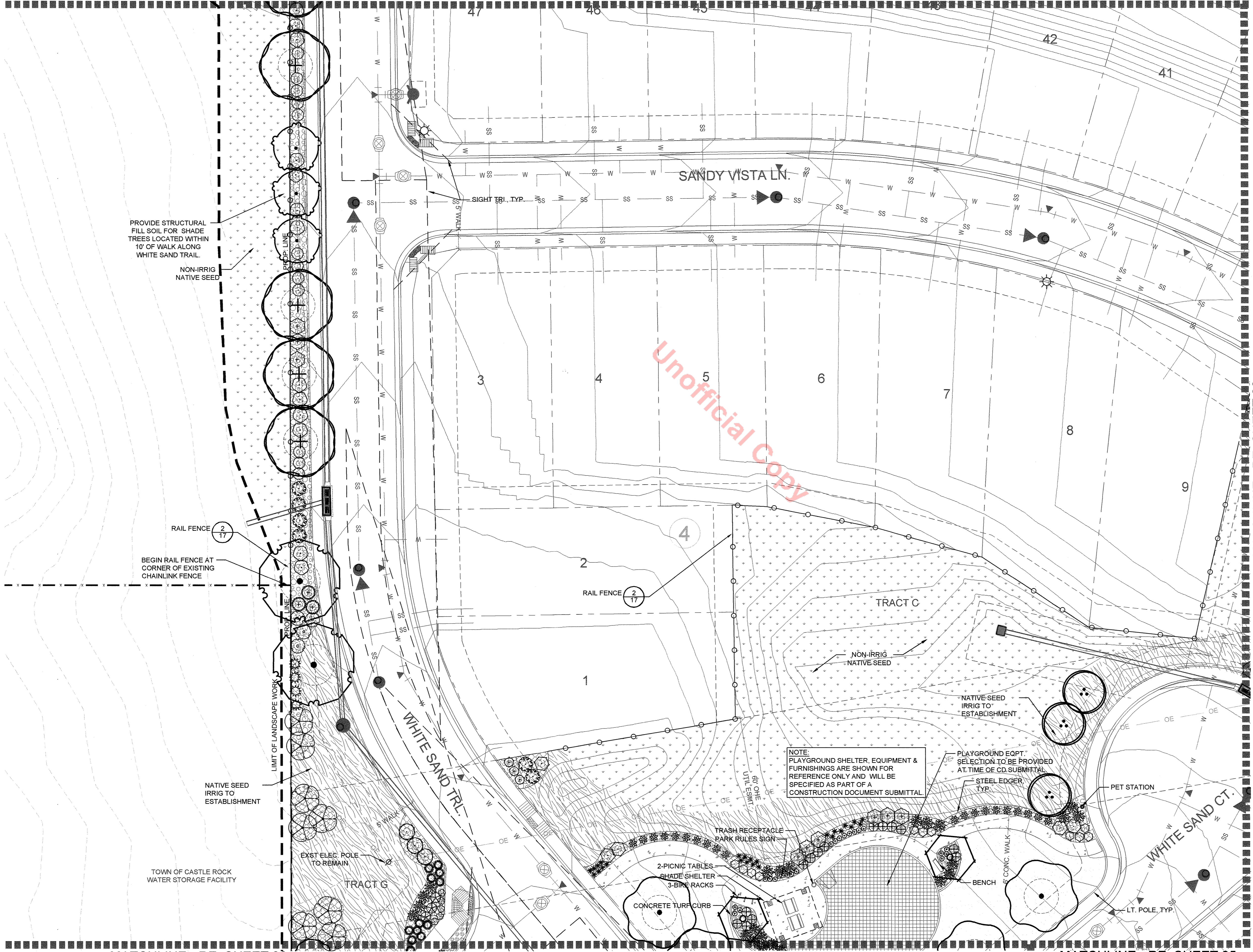
MATCHLINE - RE: SHEET 32

MATCHLINE - RE: SHEET 31

MATCHLINE - RE: SHEET 26

MATCHLINE - RE: SHEET 25

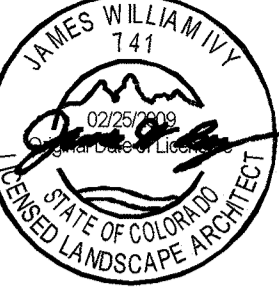
MATCHLINE - RE: SHEET 28



December 21, 2015, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWG\SUNSTONE VILLAGES\47-51-52\PPA.47-51-52-SDPPA.47-51-52-SDP.DWG\_JIM

LANDSCAPE PLANS PREPARED BY:

pcs group inc. www.pcsgruopco.com  
#3, 8-180 Independence plaza  
1007 14th street, denver co 80202  
1.303.531.4905 f.303.531.4908



**IREA TRANSMISSION ROW NOTES:**

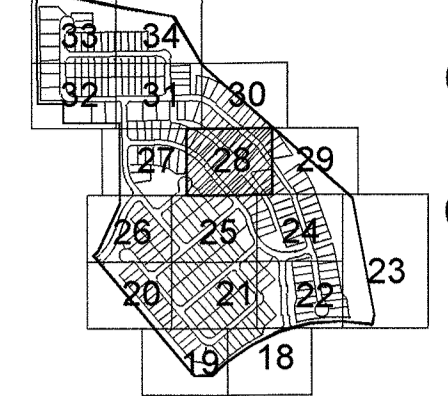
- TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
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# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

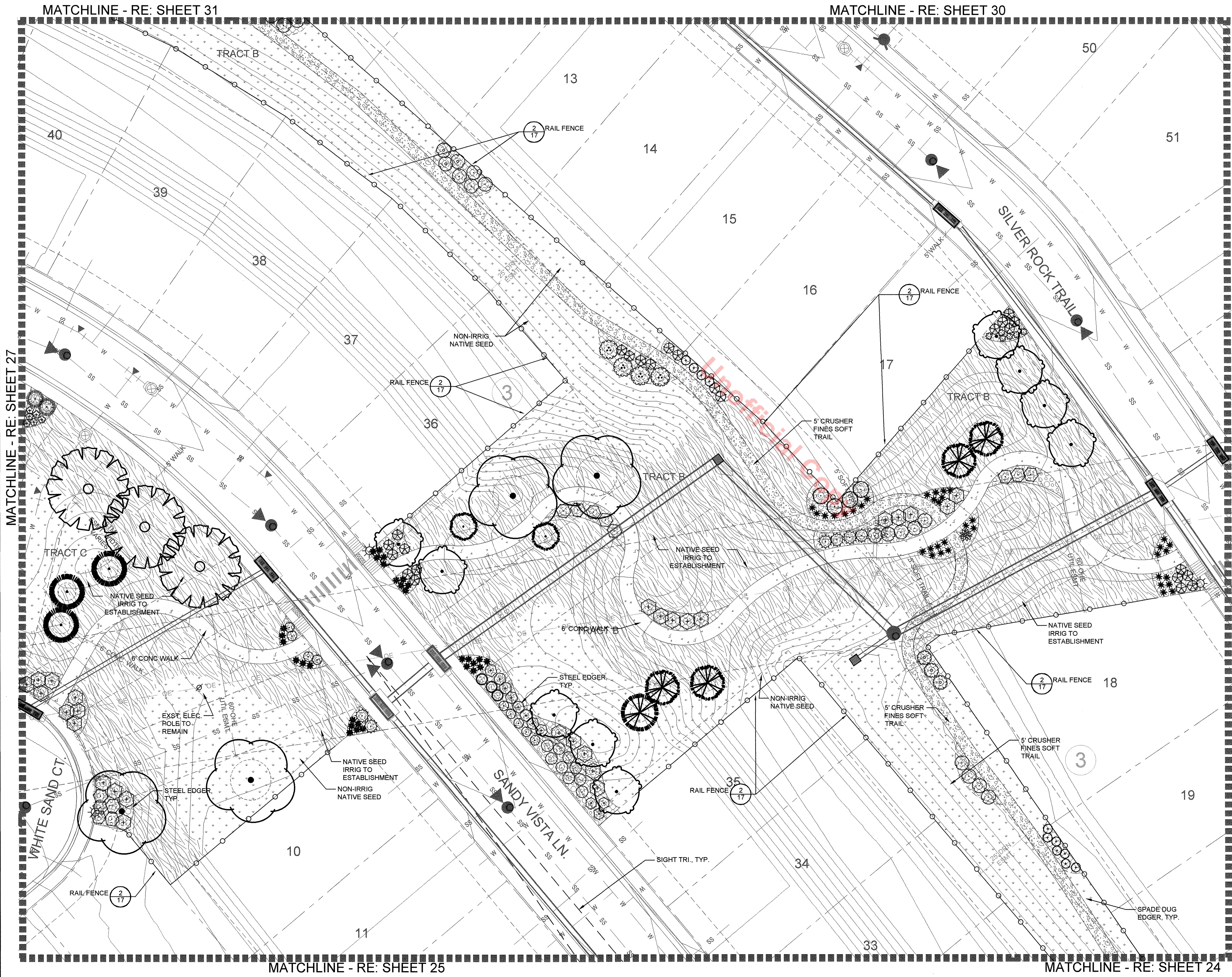
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYMAP



### PLANT & GROUNDCOVER LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
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- ROCK MULCH, 2"-4" COBBLE
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- NATIVE SEED MIX NON-IRRIGATED
- IRRIGATED SOD
- FIBER PLAYGROUND MULCH
- LANDSCAPE BOULDERS, TYPICAL
- STEEL EDGER, TYP.
- SPADE DUG EDGER, TYP.



MATCHLINE - RE: SHEET 27

MATCHLINE - RE: SHEET 31

MATCHLINE - RE: SHEET 30

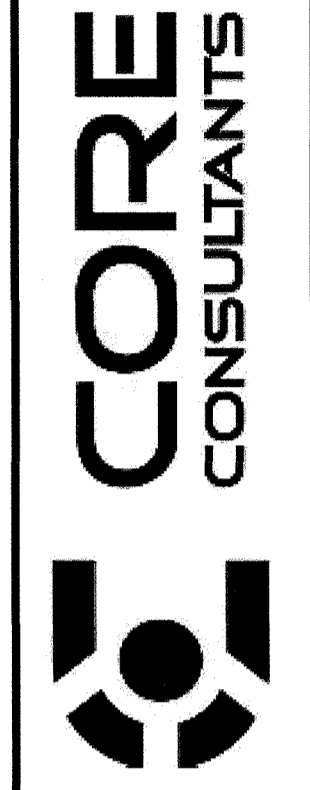
MATCHLINE - RE: SHEET 29

MATCHLINE - RE: SHEET 25

MATCHLINE - RE: SHEET 24

December 21, 2015: Y:TERRAIN:LANDSCAPE ARCHITECTURE:CURRENT DWG:SSUNSTONE VILLAGE:PPAS 47-51-52:PPA 47-51-52-SDPPA 47-51-52-SDP DWG:JIM

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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU EXC. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND/HERBES UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITAL	07/12/18	RS
2	2ND SUBMITAL	10/27/18	RS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JWI  
DRAWN BY: JWI  
CHECKED BY: RCS

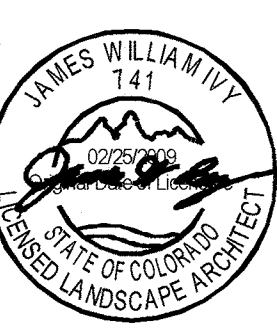
JOB NO. 14-001  
SHEET 28 OF 35

TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

LANDSCAPE PLANS PREPARED BY:

**people creating spaces**

pcs group inc. www.pcsgroupco.com  
 #3, 8-180 independence plaza  
 1007 16th street - denver co 80265  
 1.303.531.4995 1.303.531.4998



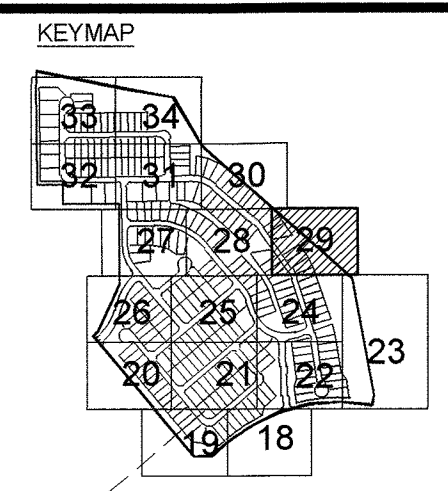
**AREA TRANSMISSION ROW NOTES:**

- TREES GROWING TALLER THAN 16 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
- TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 16 FEET MAY BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
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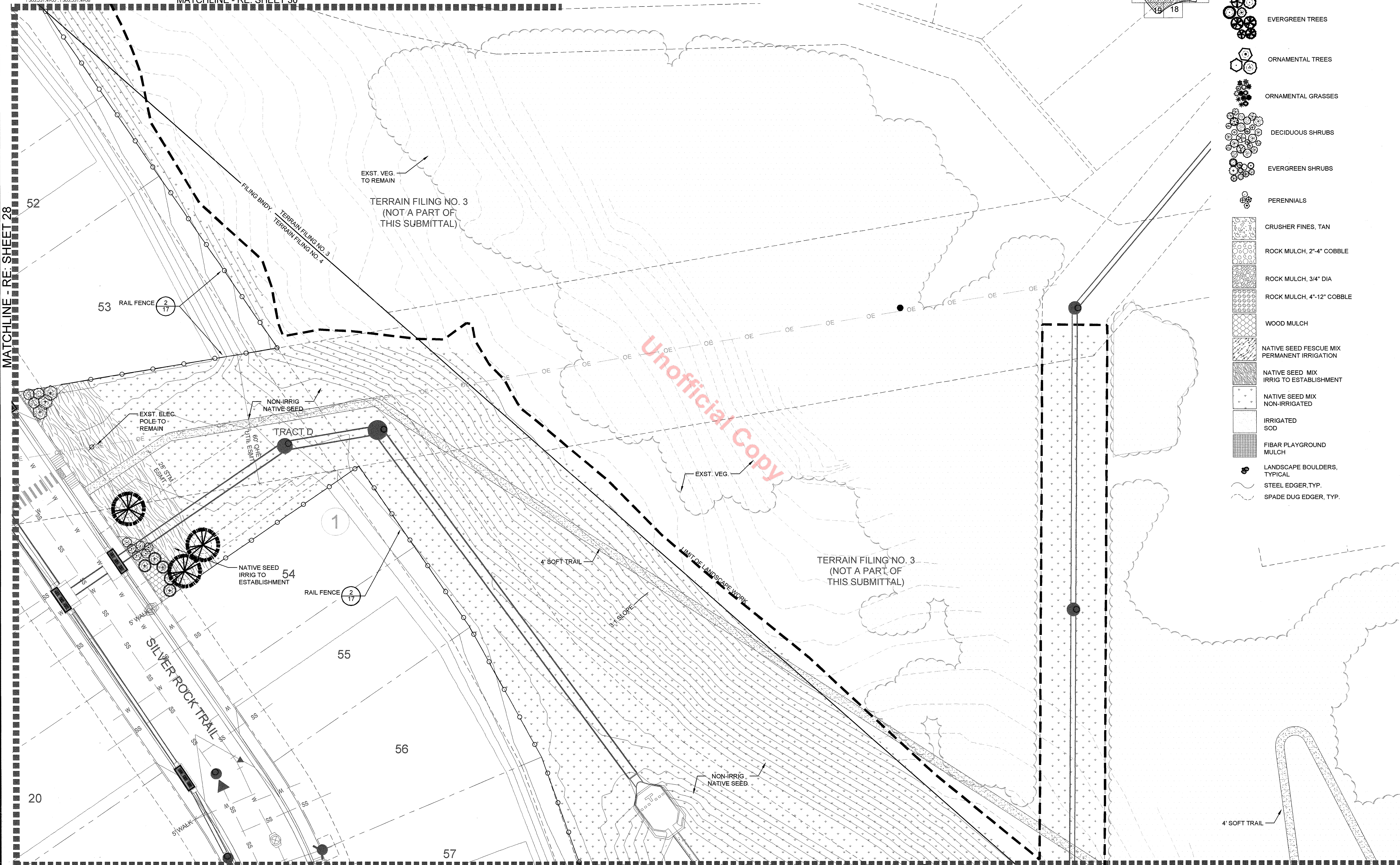
# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

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 LEGEND
- DECIDUOUS TREES
  - EVERGREEN TREES
  - ORNAMENTAL TREES
  - ORNAMENTAL GRASSES
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - PERENNIALS
  - CRUSHER FINES, TAN
  - ROCK MULCH, 2"-4" COBBLE
  - ROCK MULCH, 3/4" DIA
  - ROCK MULCH, 4"-12" COBBLE
  - WOOD MULCH
  - NATIVE SEED FESCUE MIX PERMANENT IRRIGATION
  - NATIVE SEED MIX IRRIG TO ESTABLISHMENT
  - NATIVE SEED MIX NON-IRRIGATED
  - IRRIGATED SOD
  - FIBAR PLAYGROUND MULCH
  - LANDSCAPE BOULDERS, TYPICAL
  - STEEL EDGER, TYP.
  - SPADE DUG EDGER, TYP.



MATCHLINE - RE: SHEET 28

MATCHLINE - RE: SHEET 30

MATCHLINE - RE: SHEET 24

MATCHLINE - RE: SHEET 23

Unofficial Copy

**CORE CONSULTANTS**

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 NATURAL RESOURCES CONSULTING  
 LAND SURVEYING

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 Littleton, CO 80120

CALL SUBMITTERS IN ADVANCE BEFORE YOU DIG, GRAZE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LOCATIONS. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING UTILITY LOCATIONS INFORMATION IS FOR INFORMATION ONLY. THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/27/18 PJS
2	2ND SUBMITTAL	10/27/18 PJS

**TERRAIN FILING NO. 4**  
 TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN  
 LANDSCAPE PLAN

DESIGNED BY: JWI  
 DRAWN BY: JWI  
 CHECKED BY: PCS

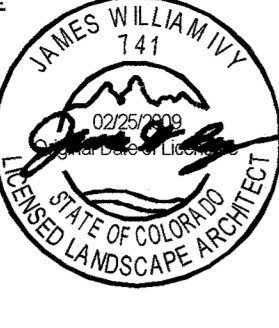
JOB NO. 14-001  
 SHEET 29 OF 35

TERRAIN FILING NO. 4  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDPI8-0032

SCALE: 1"=20'-0"

NORTH

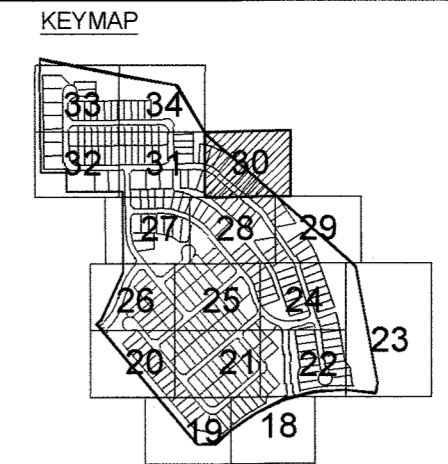
LANDSCAPE PLANS PREPARED BY:



IREA TRANSMISSION ROW NOTES: TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY...

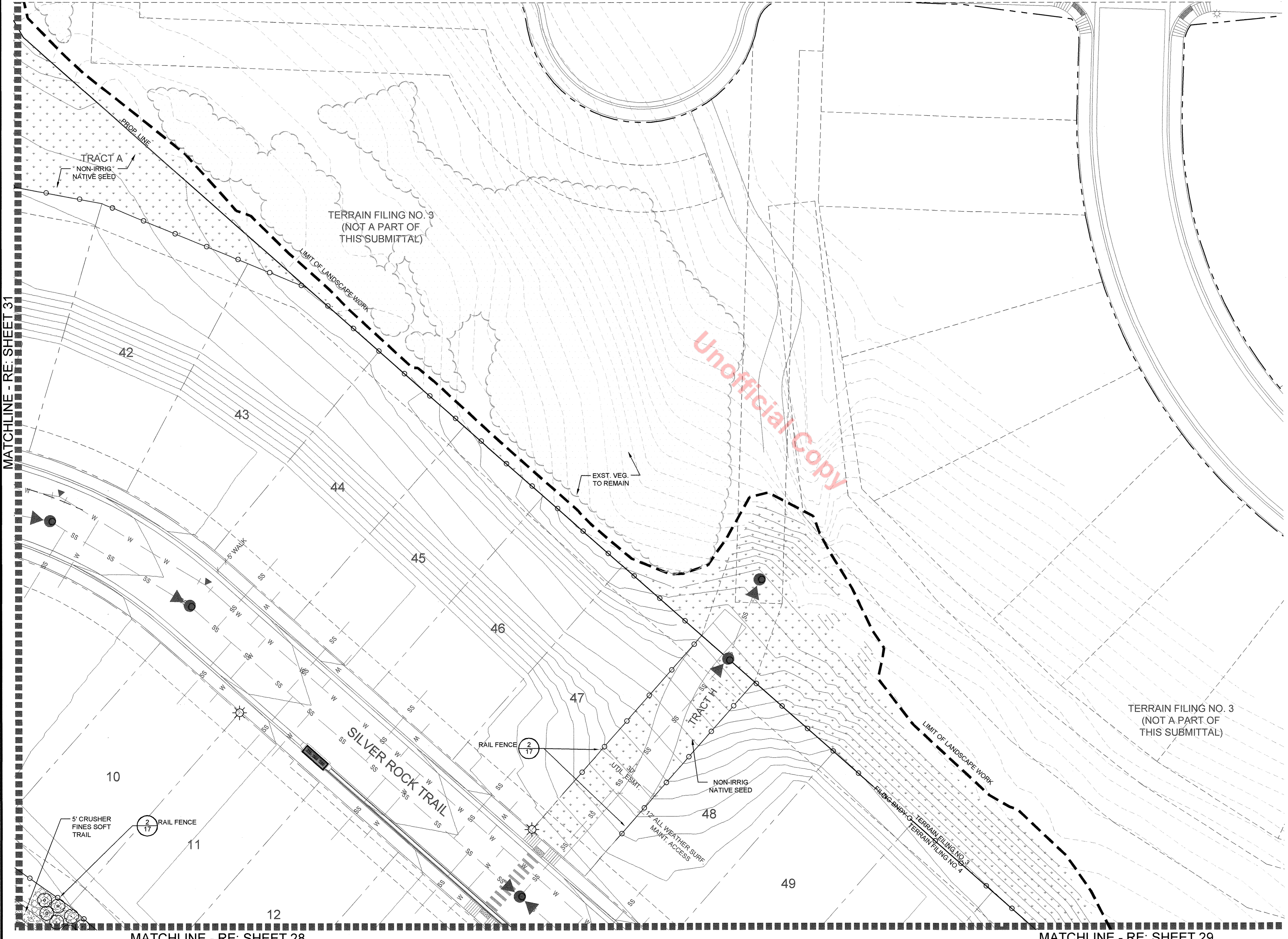
USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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 LEGEND

- DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, ORNAMENTAL GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, PERENNIALS, CRUSHER FINES, TAN, ROCK MULCH, 2"-4" COBBLE, ROCK MULCH, 3/4" DIA, ROCK MULCH, 4"-12" COBBLE, WOOD MULCH, NATIVE SEED FESCUE MIX PERMANENT IRRIGATION, NATIVE SEED MIX IRRIG TO ESTABLISHMENT, NATIVE SEED MIX NON-IRRIGATED, IRRIGATED SOD, FIBAR PLAYGROUND MULCH, LANDSCAPE BOULDERS, TYPICAL, STEEL EDGER, TYP., SPADE DUG EDGER, TYP.



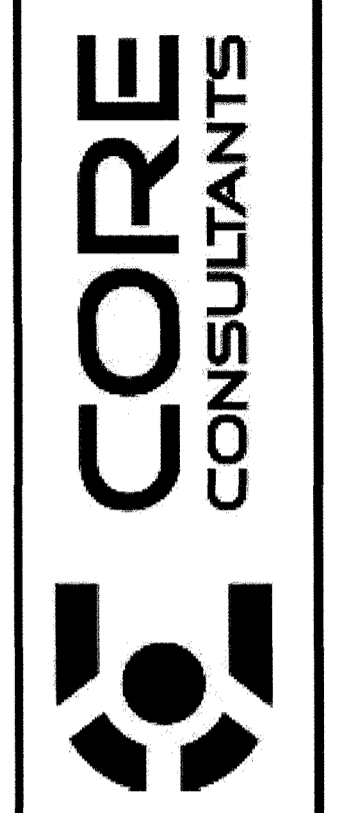
MATCHLINE - RE: SHEET 31

MATCHLINE - RE: SHEET 28

MATCHLINE - RE: SHEET 29

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



CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRAZE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL) OR DEPTHS FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Table with columns: #, REVISION DESCRIPTION, DATE BY, 07/12/18 PJS, 10/27/18 PJS

TERRAIN FILING NO 4 TOWN OF CASTLE ROCK, COLORADO SITE DEVELOPMENT PLAN LANDSCAPE PLAN

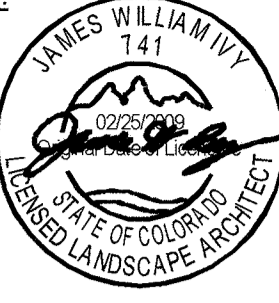
DESIGNED BY: JWI DRAWN BY: JWI CHECKED BY: PCS

JOB NO. 14-001 SHEET 30 OF 35

TERRAIN FILING NO. 4 SITE DEVELOPMENT PLAN PROJECT NO. SDPI8-0032



LANDSCAPE PLANS PREPARED BY:

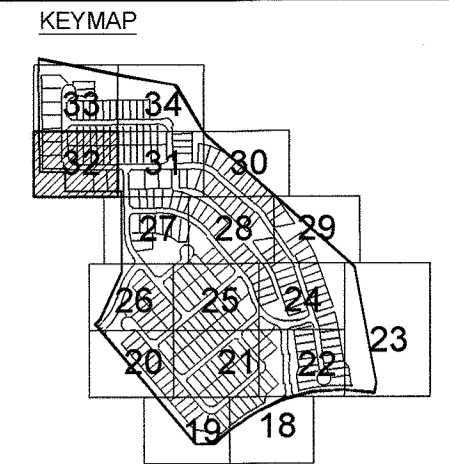


- IREA TRANSMISSION ROW NOTES:**
- TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
  - TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 15 FEET MAY BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
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# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

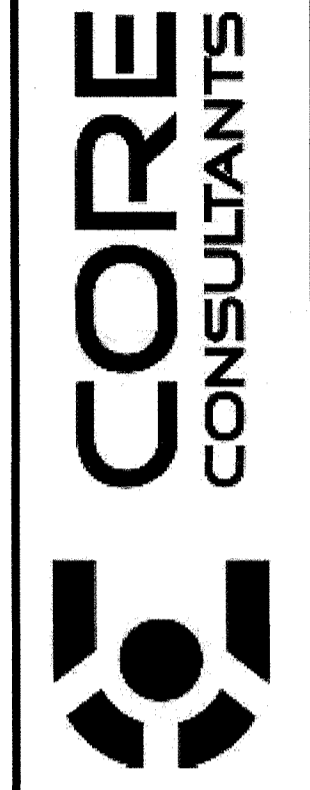
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### PLANT & GROUND COVER LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
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- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
303.703.4444  
1930 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF ALL UTILITIES TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

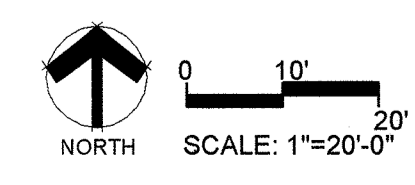
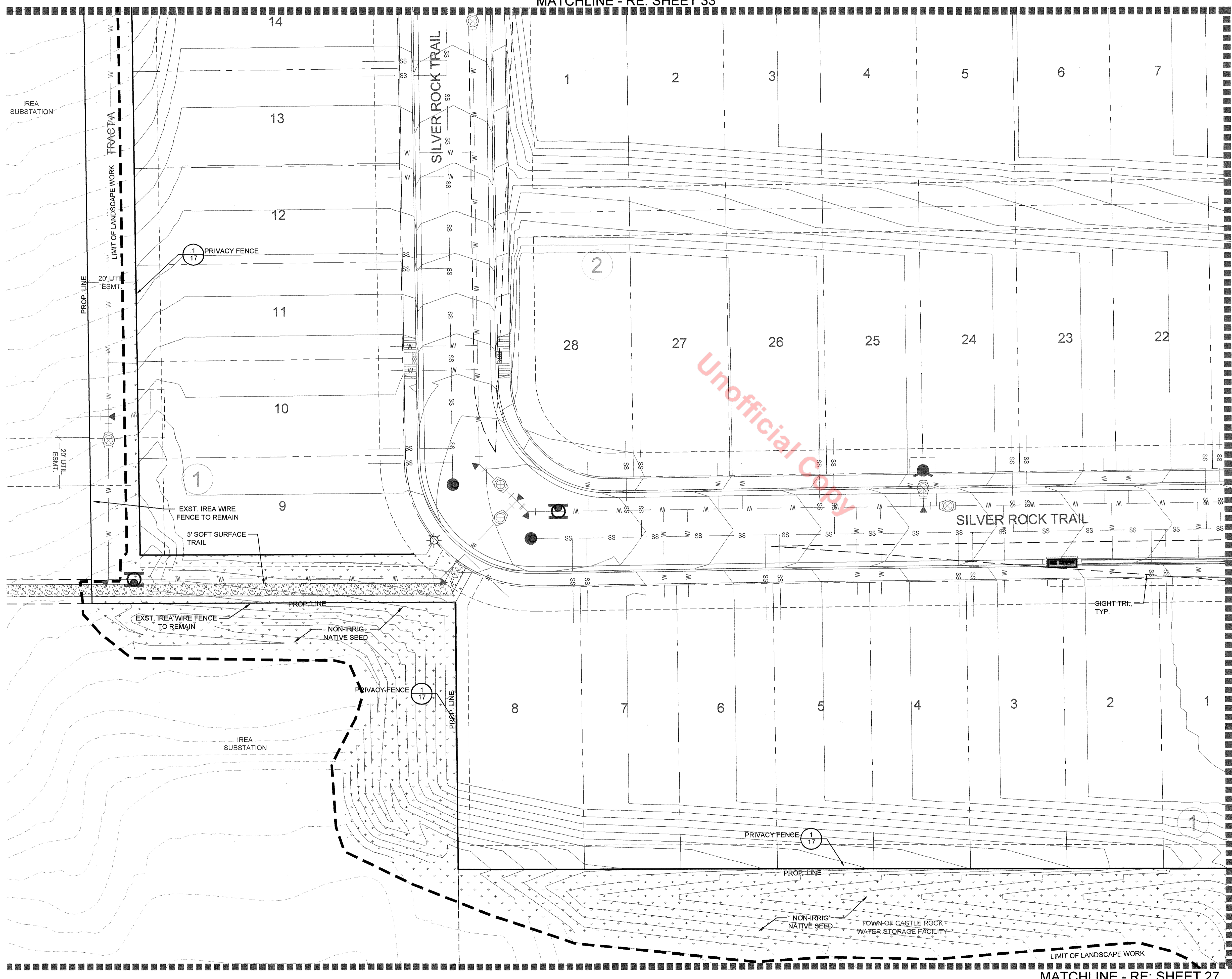
#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITAL	07/17/18 PCS
2	2ND SUBMITAL	10/27/18 PCS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JWI  
DRAWN BY: JWI  
CHECKED BY: PCS

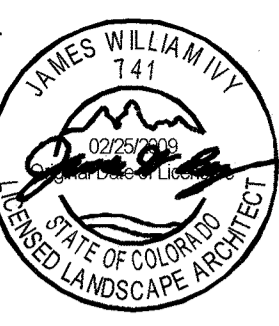
JOB NO. 14-001  
SHEET 32 OF 35

December 21, 2015: Y1TERRAIN\_LANDSCAPE\_ARCHITECTURECURRENT DWG(S)IN STONE VILLAGES(PAS 47, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)



TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

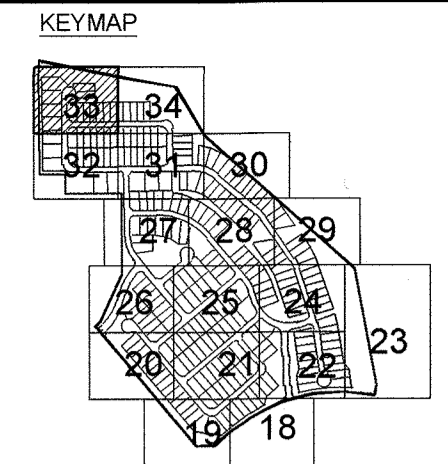
LANDSCAPE PLANS PREPARED BY:



IREA TRANSMISSION ROW NOTES: TREES GROWING TALLER THAN 15 FEET SHOULD NOT BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY...

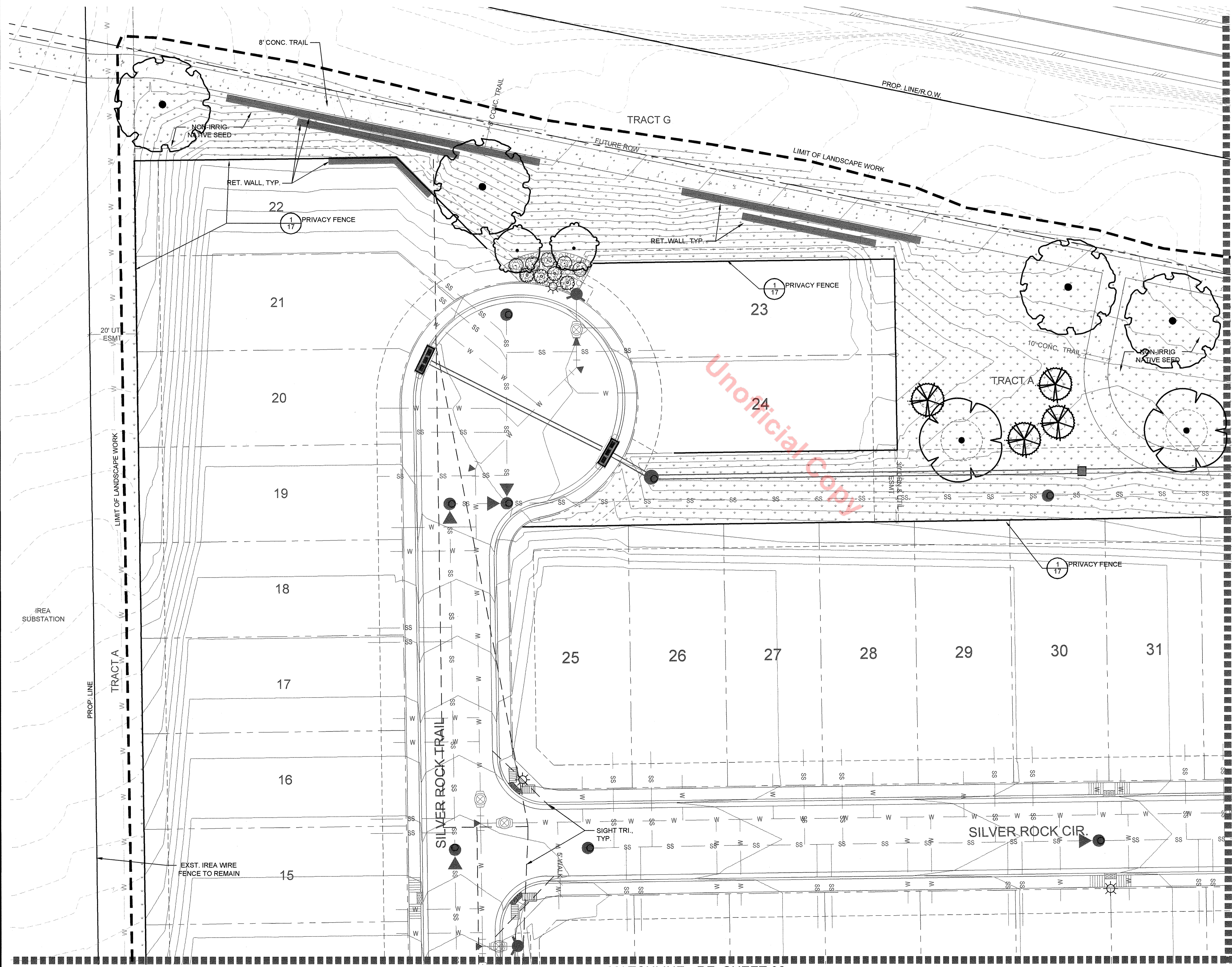
USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

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 LEGEND

- DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, ORNAMENTAL GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, PERENNIALS, CRUSHER FINES, TAN, ROCK MULCH, 2"-4" COBBLE, ROCK MULCH, 3/4" DIA, ROCK MULCH, 4"-12" COBBLE, WOOD MULCH, NATIVE SEED FESCUE MIX PERMANENT IRRIGATION, NATIVE SEED MIX IRRIG TO ESTABLISHMENT, NATIVE SEED MIX NON-IRRIGATED, IRRIGATED SOD, FIBAR PLAYGROUND MULCH, LANDSCAPE BOULDERS, TYP., STEEL EDGER, TYP., SPADE DUG EDGER, TYP.



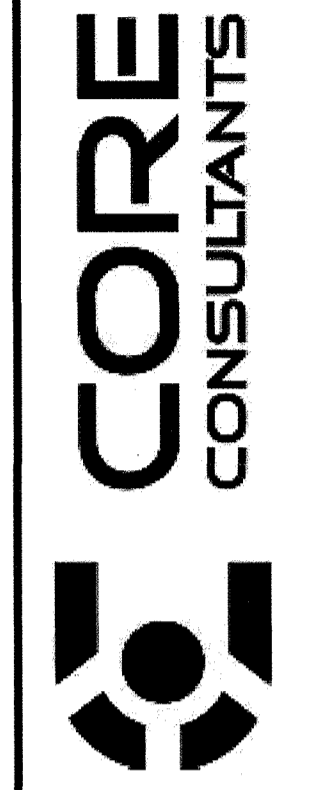
Unofficial Copy

MATCHLINE - RE: SHEET 34

MATCHLINE - RE: SHEET 32

December 21, 2015, Y:TERRAIN:LANDSCAPE ARCHITECTURE:CURRENT DWG:SSUNSTONE VILLAGE:PA5 47.51.52:PA 47.51.52:SD:PPA 47.51.52:SDP:DWG:JM

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



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU EXC. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATION (HORIZONTAL AND VERTICAL) UNLESS THE LOCATION IS SHOWN ON THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Table with 3 columns: #, REVISION DESCRIPTION, DATE BY. Includes entries for 1ST SUBMITAL and 2ND SUBMITAL.

TERRAIN FILING NO 4 TOWN OF CASTLE ROCK, COLORADO SITE DEVELOPMENT PLAN LANDSCAPE PLAN

DESIGNED BY: JWI DRAWN BY: JWI CHECKED BY: PCS

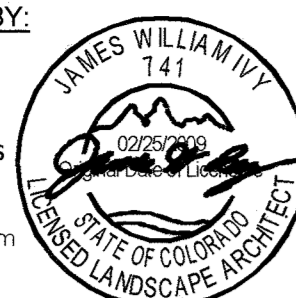
JOB NO. 14-001 SHEET 33 OF 35

TERRAIN FILING NO. 4 SITE DEVELOPMENT PLAN PROJECT NO. SDPI8-0032

LANDSCAPE PLANS PREPARED BY:



pcs group inc. www.pcsgroupco.com  
#3, B-180 Independence Plaza  
1007 14th Street, Denver, CO 80202  
1.303.531.4905, 1.303.531.4908



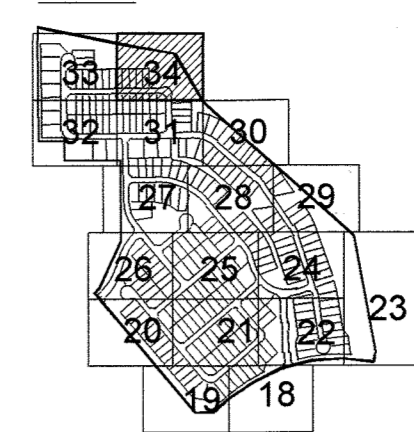
- AREA TRANSMISSION ROW NOTES:**
- TREES GROWING TALLER THAN 15 FEET **NOT** BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
  - TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 15 FEET **MAY** BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
  - ALL TREES SHOULD BE PLANTED 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 AREA GUIDELINES FOR PLANT MATERIALS WITHIN THE TRANSMISSION ROW.

# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

## TERRAIN FILING NO. 4

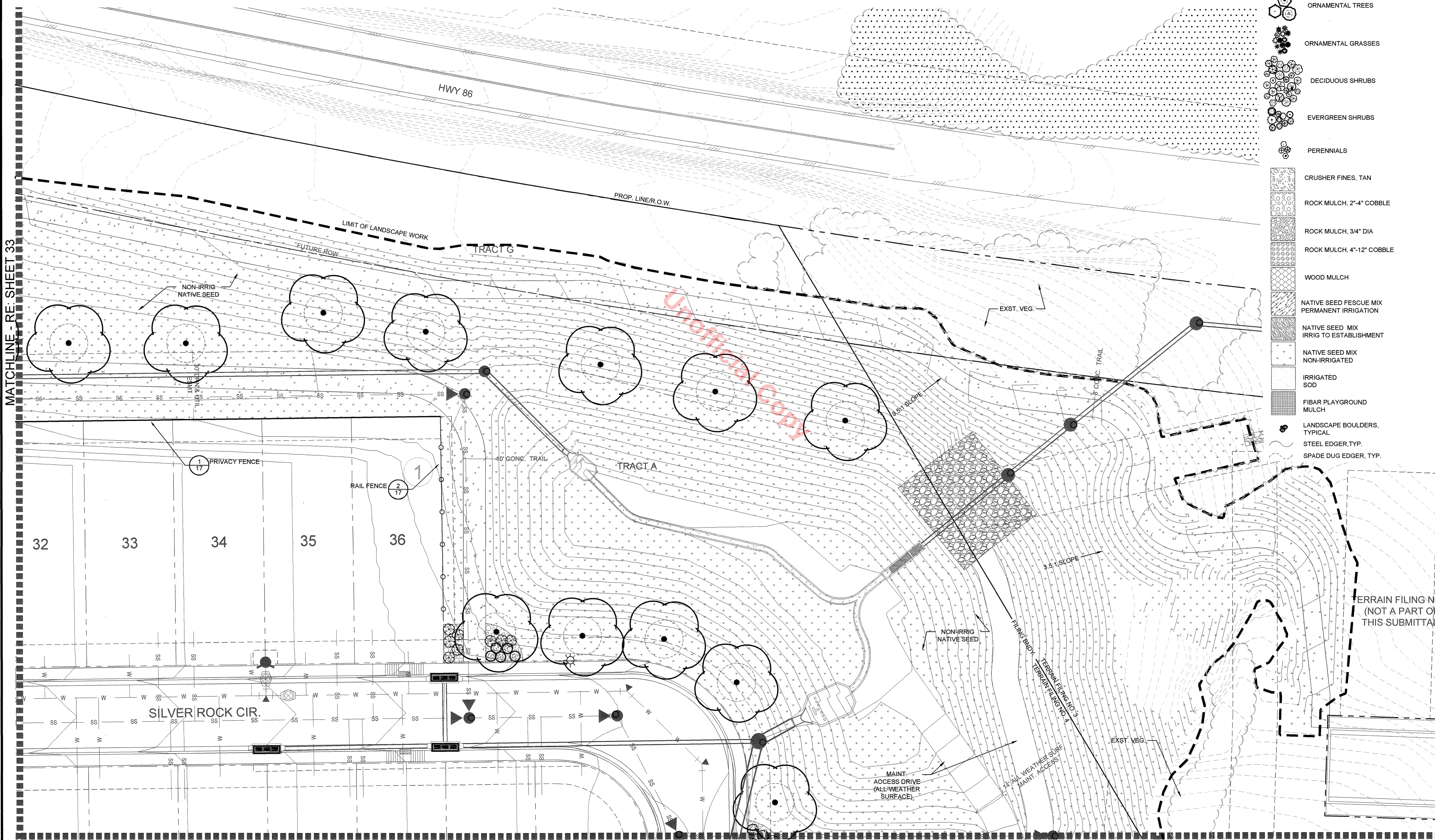
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYMAP



### PLANT & GROUND COVER LEGEND

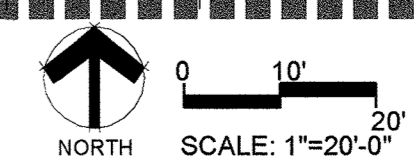
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- CRUSHER FINES, TAN
- ROCK MULCH, 2"-4" COBBLE
- ROCK MULCH, 3/4" DIA
- ROCK MULCH, 4"-12" COBBLE
- WOOD MULCH
- NATIVE SEED FESCUE MIX PERMANENT IRRIGATION
- NATIVE SEED MIX IRRIG TO ESTABLISHMENT
- NATIVE SEED MIX NON-IRRIGATED
- IRRIGATED SOD
- FIBER PLAYGROUND MULCH
- LANDSCAPE BOULDERS, TYPICAL
- STEEL EDGER, TYP.
- SPADE DUG EDGER, TYP.



MATCHLINE - RE: SHEET 33

December 21, 2015, Y:TERRAINLANDSCAPE ARCHITECTURECURRENT DWGSSUNSTONE VILLAGEPAS 47-51-SDRPA 47-51-52-SDPPA 47-51-52-SDP DWG. JIM

MATCHLINE - RE: SHEET 31



TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

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LAND SURVEYING  
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1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU EXC. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. CONTRACTORS AND DESIGNERS MUST VERIFY FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.  
811 Know what's below. Call before you dig.

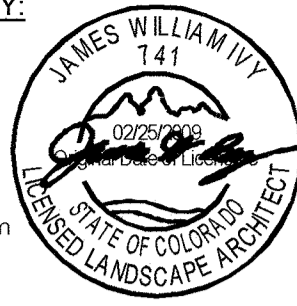
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/17/18	PCS
2	2ND SUBMITTAL	10/27/18	PCS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

DESIGNED BY: JWI  
DRAWN BY: JCS  
CHECKED BY: JCS

JOB NO. 14-001  
SHEET 34 OF 35

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.

# USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TERRAIN FILING NO. 4

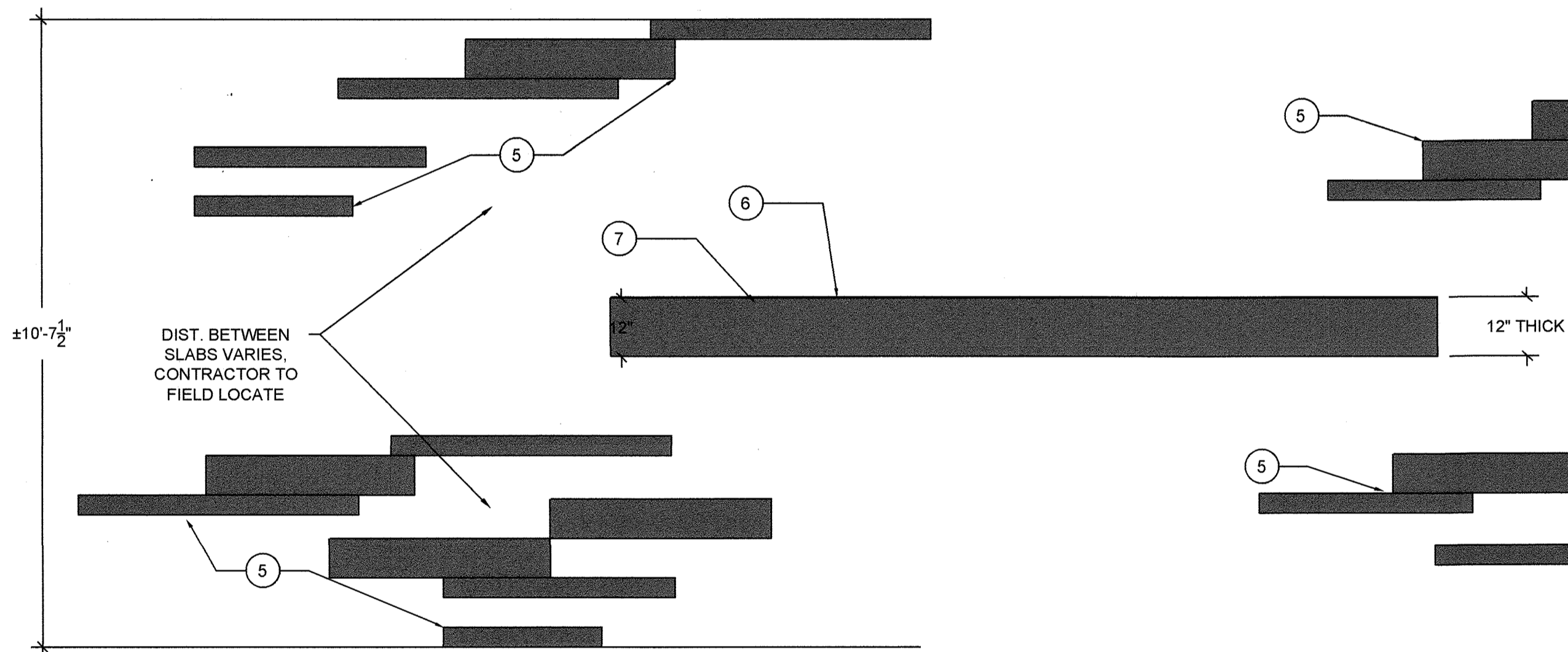
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**MONUMENT MATERIAL NOTES:**

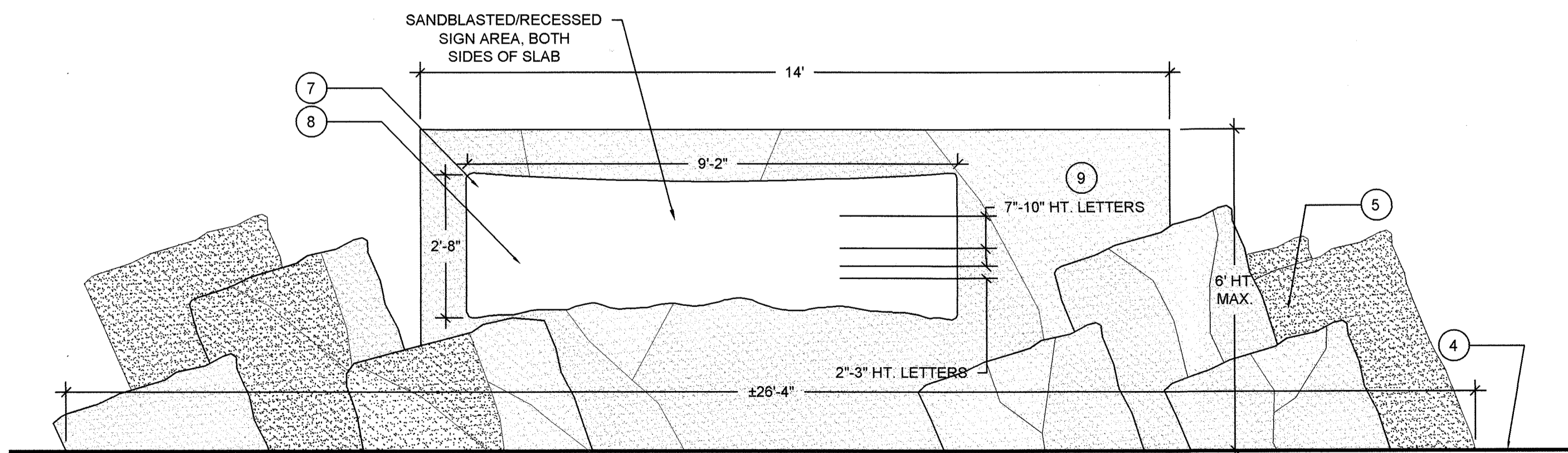
- |   |   |
|---|---|
| ① SANDSTONE SLAB BOULDERS SET VERTICALLY, ANGLED.   | ⑦ ETCH/SANDBLAST RECTANGULAR RECESS TO 2" DEPTH, MIN.               |
| ② SANDSTONE SLAB WITH FABRICATED METAL SIGN PLAQUE  | ⑧ PAINT RECESS SURFACE GLOSSY BLACK.                                |
| ③ METAL SIGN PLAQUE, RE: DETAIL, THIS SHEET   | ⑨ ALUMINUM, LASER CUT LETTERS PIN-MOUNTED TO STONE FACE, SET FLUSH. |
| ④ FINISH GRADE  |   |
| ⑤ #4"-8" THICK BOULDER SLAB   |   |
| ⑥ SEDIMENTARY SANDSTONE SLAB WITH SAW CUT EDGES, SIENNA BUFF, BY SILOAM STONE (719) 275-4275. STONE MUST SET BE SET VERTICAL TO CURE A MINIMUM OF 90 DAYS PRIOR TO INSTALLATION. MATCH MATERIALS WITH EXISTING MONUMENTS ALONG FOUNDERS PKWY. |   |

MONUMENTS ARE SHOWN TO ILLUSTRATE DESIGN INTENT. LOCATION OF SLABS MAY CHANGE SLIGHTLY DUE TO FIELD CONDITIONS BUT OTHER DESIGN ATTRIBUTES SUCH AS MATERIAL AND COLOR OF SLABS MAY NOT CHANGE WITHOUT APPROVAL OF AN SDP AMENDMENT.

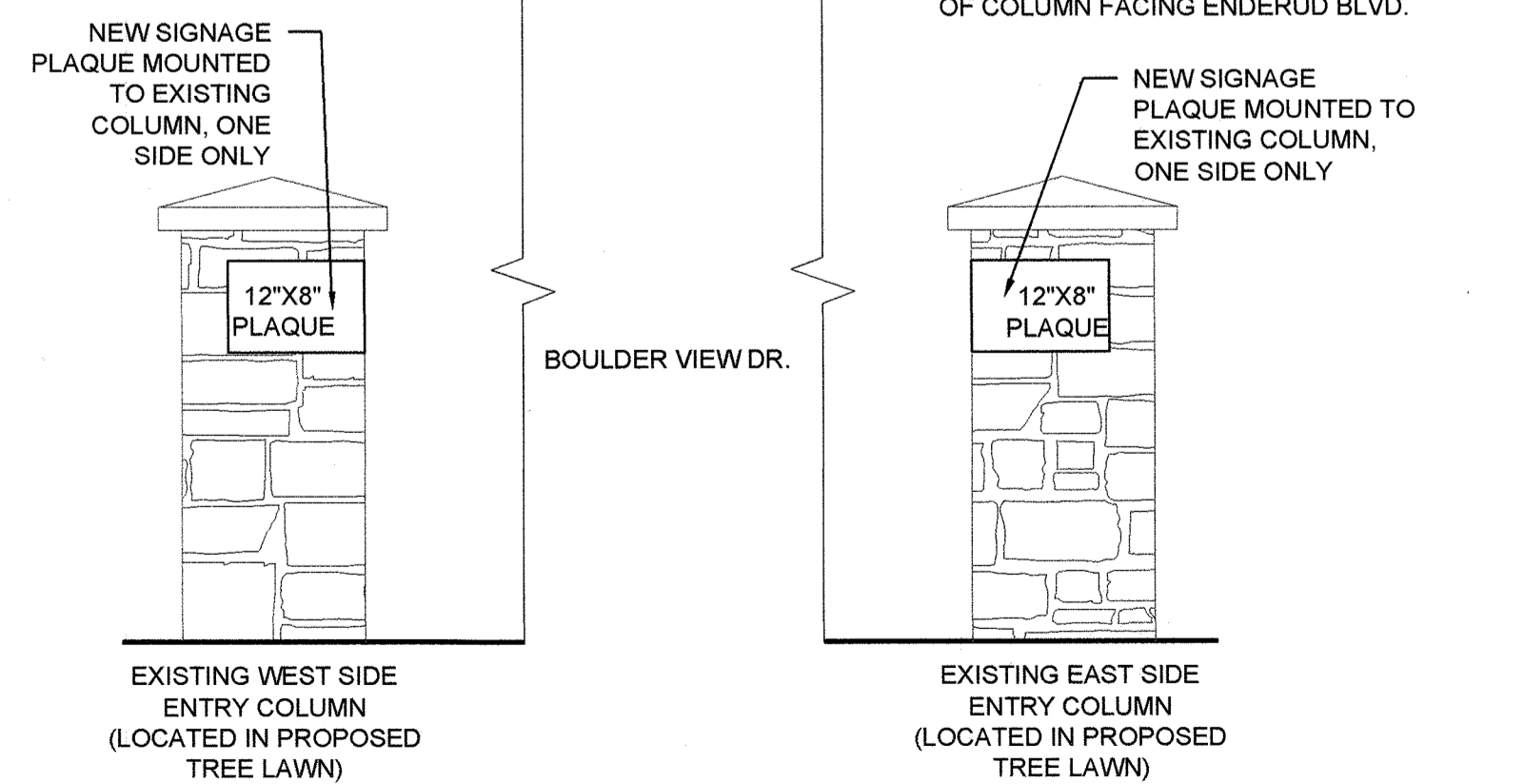
Unofficial Copy



MONUMENT PLAN VIEW



MONUMENT ELEVATION

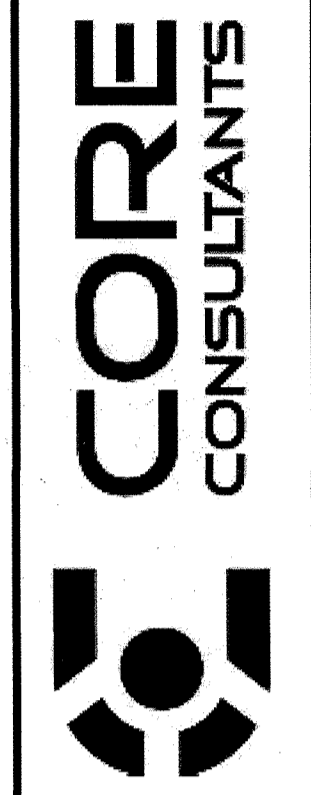


2 COLUMN SIGNAGE NOT TO SCALE

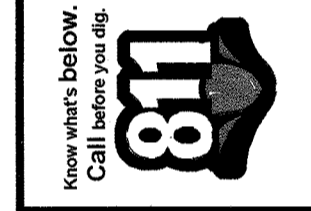
- NOTES:**
- THIS DETAIL DEPICTS THE TWO EXISTING COLUMNS LOCATED ON EITHER SIDE OF PROPOSED BOULDER VIEW DR. AS APPROVED UNDER TOCR CON18-0157.
  - SIGN PLAQUES TO BE MOUNTED ON ONE SIDE OF COLUMN FACING ENDERUD BLVD.

1 ENTRY MONUMENT NOT TO SCALE

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Littleton, CO 80120



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#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/12/18 PCS
2	2ND SUBMITTAL	10/27/18 PCS

**TERRAIN FILING NO 4**  
TOWN OF CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
SITE DETAILS

DESIGNED BY: JWI  
DRAWN BY: IWI  
CHECKED BY: PCS

JOB NO. 14-001  
SHEET 35 OF 35

TERRAIN FILING NO. 4  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP18-0032

December 21, 2015, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWG\SSUNSTONE VILLAGEPAS 47-51-52DPPA 47-51-52-SDP.DWG, JIM