

SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 86 LOTS FOR SINGLE-FAMILY LOTS, OPEN SPACE, LANDSCAPING AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN FOUR (4) SEPARATE PLANNING AREAS WHICH ARE SITUATED ADJACENT TO MCMAHON GOLF CH.

CERTIFICATE OF OWNERSHIP

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

STRATUS TERRAIN, LLC COLORADO LIMITED LIABILITY COMPANY

BY: *Richard Dean* TITLE: *Authorized Signatory for Stratus Terrain, LLC*
SIGNED THIS *4th* DAY OF *May*, 20*21*

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS *4th* DAY OF *May*, 20*21*
BY RICHARD DEAN, AS AUTHORIZED SIGNATORY FOR STRATUS TERRAIN, LLC

Justine C. Armes
WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: *3-31-2025*

TITLE CERTIFICATION

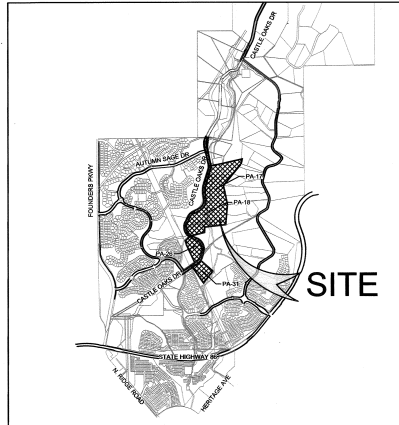
I, *Ernest Shively*, AN AUTHORIZED REPRESENTATIVE OF *First American*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. SIGNED THIS *20th* DAY OF *May*, 20*21*.
Ernest Shively
AUTHORIZED REPRESENTATIVE
First American Title
TITLE COMPANY

LIENHOLDER SUBORDINATION CERTIFICATE

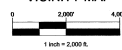
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LOTS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED *096-01-0000* AT RECEPTION NO. *2020032658* DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
First American SVI
NAME OF MORTGAGEE
SIGNED THIS *12th* DAY OF *May*, 20*21*

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS *12th* DAY OF *May*, 20*21*
BY *Ernest Shively*
WITNESS MY HAND AND OFFICIAL SEAL.
Ernest Shively
NOTARY PUBLIC
MY COMMISSION EXPIRES: *July 14, 2022*



VICINITY MAP



OWNERS

STRATUS TERRAIN, LLC
840 E. ORCHARD RD., SUITE 1100,
GREENWOOD VILLAGE, CO 80111
CONTACT: RICHARD DEAN
PHONE: 720-214-6000

ENGINEER

CORE CONSULTANTS, INC.
1850 W. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: KEVIN ROXBROUGH
PHONE: 303-752-6660

VARIANCES

- TCV20-002 - VARIANCE FOR CASTLE OAKS DRIVE SIDEWALK AND LANDSCAPE STRIP REQUIREMENT (TO BE APPROVED WITH THIS SDP APPROVAL)
- TCV20-003 - VARIANCE FOR INTERSECTION SPACING REQUIREMENT FOR ACCESS INTO PLANNING AREA 17 (APPROVED ADMINISTRATIVELY)
- TCV20-005 - VARIANCE FOR MAXIMUM STREET TREE SPACING REQUIREMENT (APPROVED ADMINISTRATIVELY)
- TCV20-006 - VARIANCE FOR CASTLE OAKS DRIVE TREE OFFSET REQUIREMENT (APPROVED ADMINISTRATIVELY)

TRACT SUMMARY

TRACT	SOFT.	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	137,821	+3,159 AC	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT B	101,015	+2,391 AC	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT C	54,385	+1,249 AC	UTIL, DRAIN, PA	HOA	HOA
TRACT D	1,674,334	+38,451	OSD, UTIL, DRAIN, PA	TOCR	TOCR
TRACT E	6,091	+0.27	OSP, UTIL, PA	HOA	HOA
TRACT F	6,764	+0.155	OSP, UTIL, PA	HOA	HOA
TRACT G	236,973	+0.440	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT H	25,341	+0.582	OSP, DRAIN, PA	TOCR	TOCR
TOTAL	2,248,756	+51.824			

CIVIL ENGINEER'S STATEMENT

I, KEVIN ROXBROUGH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KEVIN ROXBROUGH PE #48992



6, 3, 21
DATE

SURVEYOR'S STATEMENT

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

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



DATE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE *30th* DAY OF *MARCH*, 20*21*.

Janice Van Court
CHAIR

DATE *4/1/21*

ATTEST:

Jeffrey
DIRECTOR OF DEVELOPMENT SERVICES

DATE *4/1/21*

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE *20th* DAY OF *April*, 20*21*.

Jeffrey
MAYOR

DATE *4/1/21*

ATTEST:

Lisa Anderson
TOWN CLERK



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS USE BY SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT *10:00am* the *9th* day of *June*, 20*21* AT RECEPTION NO. *2021072227*

DOUGLAS COUNTY CLERK AND RECORDER

Janet Cookham
CLERK



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BE BEARING 99° 51' E, FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, BEING MONUMENTED BY A BEAR WITH A 2" ALUMINUM CAP, STAMPED "R.S. 23519" TO THE NORTHEAST CORNER OF SAID SECTION 31, BEING CALCULATED FROM FOUND ACCESSORIES TO SAID MONUMENT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT #DC 016 4.00007'. SAID BENCHMARK IS A 3" X 4" ALUMINUM CAP, SET IN CONCRETE, PLUSH TO THE GROUND, STAMPED "DC 4.00007" LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE, JUST EAST OF THE 225' WIDE P-8 CO UTILITY CORRIDOR.
PUBLISHED ELEVATION = 6485.28 (NAVD 88)

Site Utilization Chart

Use Area	Acres	% of Total
Dedicated Use Area (DUA)	4.74	6.68
Pk-SP	29.32	39.66
Open Space Private (OSP)	2.50	3.52
Open Space Dedication (OSD)	33.85	47.38
Open Space Total	36.35	50.90
Public Land Dedication (PLD)	0.00	0.00
ROW Dedication	4.80	6.76
Total	71.91	100.00

ABBREVIATIONS

ACC	ACCESS
ACC	ACCESS
DRAIN	DRAINAGE
DUA	DEDICATED USE AREA
HOA	HOME OWNERS ASSOCIATION
OSP	OPEN SPACE
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PA	PUBLIC ACCESS
PA	RESIDENTIAL SINGLE FAMILY
SFD	SINGLE FAMILY DETACHED
UTIL	UTILITY
TOCR	TOWN OF CASTLE ROCK

Zoning Comparison Chart

Zoning	Terrain Planned Development Plan										Mail & Office Int'l			
	PA 17	PA 18	PA 26	PA 31	OSP	OSD	PA 17	PA 18	PA 26	PA 31	OSP	DIA	N/A	
Village														
Planning Area (PA)	5.70	7.10	8.50	4.60	N/A	N/A	5.10							
Total Acreage per Zoning	5.70	7.10	8.50	4.60	2.50		5.10					4.74 (Building)		
Use Area	R-SF	R-SF	R-SF	R-SF	Open Space (OS)	Open Space (OS)	Dedicated Area							
	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)
Permitted Uses	SFD	18 SFD	SFD	29 SFD	SFD	28 SFD	SFD	20 SFD	OS	OS	OS	OS	OS	OS
Maximum Dwelling Units/Gross Acre	5	3.16	5	4.08	5	3.54	5	4.35	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Building Height (feet)	35	35	35	35	35	35	35	35	N/A	N/A	N/A	N/A	N/A	N/A
Minimum setbacks (feet)														
Front to Garage	20	20	20	20	20	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A
Front to Side-Garage	15	15	15	15	15	15	15	15	N/A	N/A	N/A	N/A	N/A	N/A
Front to Living Area	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A
Rear	12	12	12	12	12	12	12	12	N/A	N/A	N/A	N/A	N/A	N/A
Side to Interior Lot	5	5	5	5	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A
Side to Street	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Parking	2-car garage for each Single-family detached	18	2-car garage for each Single-family detached	29	2-car garage for each Single-family detached	28	2-car garage for each Single-family detached	20	N/A	N/A	N/A	N/A	N/A	N/A

DESIGNED BY: *JF*
DRAWN BY: *JF*
CHECKED BY: *JF*
JOB NO. 14-001
SHEET OF 37

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER

DESIGNED BY: *JF*
DRAWN BY: *JF*
CHECKED BY: *JF*
JOB NO. 14-001
SHEET OF 37

DESIGNED BY: *JF*
DRAWN BY: *JF*
CHECKED BY: *JF*
JOB NO. 14-001
SHEET OF 37

SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

LEGAL DESCRIPTION NORTH BASIN PHASE 1

3 PARCELS OF LAND BEING LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1405696, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE...

PARCEL 1:

A PARCEL OF LAND BEING LOTS 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1405696, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE...

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF CASTLE OAKS 8TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9361892, SAID DOUGLAS COUNTY RECORDS, BEING ASSUMED TO BEAR S 05°13'14" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID CASTLE OAKS 8TH AMENDMENT, THENCE S 89°49'16" W, A DISTANCE OF 654.91 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, SAID CASTLE OAKS PLAT.

- 1. S 0°47'45" W, A DISTANCE OF 151.93 FEET;
2. S 91°00'00" W, A DISTANCE OF 193.00 FEET;
3. S 7°45'21" W, A DISTANCE OF 463.72 FEET TO A POINT ON THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT AND A POINT OF NON-TANGENT CURVATURE.

THENCE ALONG THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 88°01'40" AND AN ARC LENGTH OF 533.10 FEET, THE CHORD OF WHICH BEARS N 19°30'30" W, A DISTANCE OF 500.28 FEET;
2. N 24°27'49" E, A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 39°50'02" AND AN ARC LENGTH OF 250.28 FEET;
4. N 64°22'17" E, A DISTANCE OF 211.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 74°09'56" AND AN ARC LENGTH OF 599.17 FEET;
6. N 09°49'05" W, A DISTANCE OF 91.41 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 27°38'29" AND AN ARC LENGTH OF 463.14 FEET;
8. N 17°44'42" E, A DISTANCE OF 512.52 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 20°10'10" AND AN ARC LENGTH OF 193.72 FEET.

THENCE N 71°31'19" E, A DISTANCE OF 1162.93 FEET TO A POINT ON THE WEST LINE OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 326968, SAID DOUGLAS COUNTY RECORDS.

THENCE S 0°18'28" W, ALONG THE WEST LINE OF SAID CASTLE OAKS AMENDED PLAT, A DISTANCE OF 166.39 FEET TO THE NORTH CORNER OF CASTLE OAKS ESTATES FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004113716.

THENCE S 8°52'22" W, ALONG THE WEST LINE OF SAID CASTLE OAKS ESTATES FILING NO. 2 PLAT, A DISTANCE OF 1053.18 FEET TO THE NORTHWEST CORNER OF CASTLE OAKS 8TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9105578, SAID DOUGLAS COUNTY RECORDS.

THENCE S 12°12'02" E, ALONG THE WEST LINE OF SAID CASTLE OAKS 8TH AMENDMENT PLAT, A DISTANCE OF 715.01 FEET TO THE NORTHEAST CORNER OF CASTLE OAKS 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9381656, SAID DOUGLAS COUNTY RECORDS.

THENCE S 0°13'14" W, ALONG THE WEST LINE OF SAID CASTLE OAKS 8TH AMENDMENT PLAT, A DISTANCE OF 754.97 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF LOT 11, BLOCK 3, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, ADJACENT TO LOT 11, BLOCK 3, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR N 54°28'09" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH CORNER OF LOT 11, BLOCK 3, ALSO BEING A POINT ON THE WEST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, SAID CASTLE OAKS PLAT, AND A POINT OF NON-TANGENT CURVATURE.

THENCE ALONG THE WEST AND NORTH LINES OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, THE FOLLOWING SIX (6) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 07°48'47" AND AN ARC LENGTH OF 60.30 FEET, THE CHORD OF WHICH BEARS S 59°44'39" E, A DISTANCE OF 59.95 FEET;
2. S 83°50'50" E, A DISTANCE OF 222.12 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 75°38'41" AND AN ARC LENGTH OF 475.98 FEET;
4. S 11°57'41" W, A DISTANCE OF 162.73 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 384.37, A CENTRAL ANGLE OF 42°27'15" AND AN ARC LENGTH OF 294.80 FEET;
6. S 84°28'09" W, A DISTANCE OF 75.4 FEET TO A POINT ON THE EAST HALF OF TRACT A, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3, A SUBDIVISION PLAT RECORDED AT REC. 200698784, SAID DOUGLAS COUNTY RECORDS.

THENCE ALONG THE EAST LINE OF SAID TRACT A, THE FOLLOWING FOUR (4) COURSES:

- 1. N 24°45'14" W, A DISTANCE OF 473.39 FEET;
2. N 24°44'20" W, A DISTANCE OF 272.28 FEET;
3. N 14°11'05" W, A DISTANCE OF 154.84 FEET;
4. N 46°19'35" E, A DISTANCE OF 205.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, ADJACENT TO LOT 1, BLOCK 4, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR N 54°28'09" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST CORNER OF LOT 1, BLOCK 4, SAID CASTLE OAKS PLAT, THENCE ALONG THE NORTH LINE OF SAID LOT 1, AND ALONG THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, THE FOLLOWING TWO (2) COURSES:

- 1. N 54°28'09" E, A DISTANCE OF 248.44 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 464.37 FEET, A CENTRAL ANGLE OF 19°36'41" AND AN ARC LENGTH OF 154.18 FEET TO THE NORTH CORNER OF SAID LOT 1.

THENCE S 48°43'02" E, ALONG THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 801.47 FEET TO THE EAST CORNER OF LOT 1; THENCE S 38°18'57" W, A DISTANCE OF 694.30 FEET TO THE SOUTH CORNER OF SAID LOT 1; THENCE N 35°11'05" W, A DISTANCE OF 717.92 FEET TO THE POINT OF BEGINNING.

THE PARCELS DESCRIBED ABOVE CONTAIN A TOTAL AREA OF 3,093.067 SQUARE FEET OR 71.007 ACRES, MORE OR LESS.

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, CULTIVETS, 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 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING REGULAR 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 UNREPAIRED 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. ANY CHANGES TO THE PROVIDED LANDSCAPE COURTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
3. THIS PROPERTY IS LOCATED WITHIN ZONES X, A, & AE AS PER FEMA FIRM PANEL NO. 0803300189D DATED 3/16/2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE.
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 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 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 FINISH 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 AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE COVER OF THIS SITE DEVELOPMENT PLAN.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED TERRAIN PLANNED DEVELOPMENT PLAN APPROVED 6TH OF OCTOBER 2015, RECEPTION NUMBER 2016101655.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERMITTAL, RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. THIS DEVELOPMENT IS NOT 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 PROCEDURES.
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A BURCHARGE 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.
15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
16. THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR FLOODPLAIN. APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. HTTP://WWW.FWS.GOV/MOUNTAINPRAIRIEPREBLESMAMMALS/PREBLE/
17. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USE OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE SHALL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.



ARCHITECTURAL WALL DESIGN FOR WALLS > 4' NOTE: MONUMENT SIGN, MASONRY FENCE, COLLUMS, WINDOW WALLS, DECKS, COUNTERTOPS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENOUGH INTO UTILITY EASEMENTS.

FIRE NOTES:

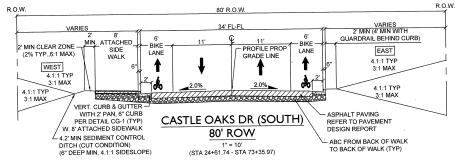
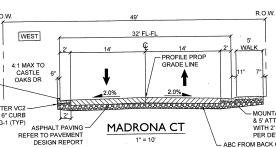
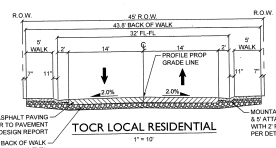
- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
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 90 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 20 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 20 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.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY BE APPLIED, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVISIONS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

THREATENED SPECIES:

- 1. IF EARTH MOVING IS TO TAKE PLACE BETWEEN MARCH 15 TO OCTOBER 31 AN O.W. BURROWING SURVEY IS TO BE PERFORMED TO MITIGATE DISTURBANCE TO THIS THREATENED SPECIES.

HOA RESPONSIBILITIES:

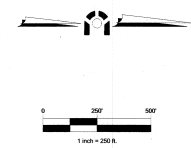
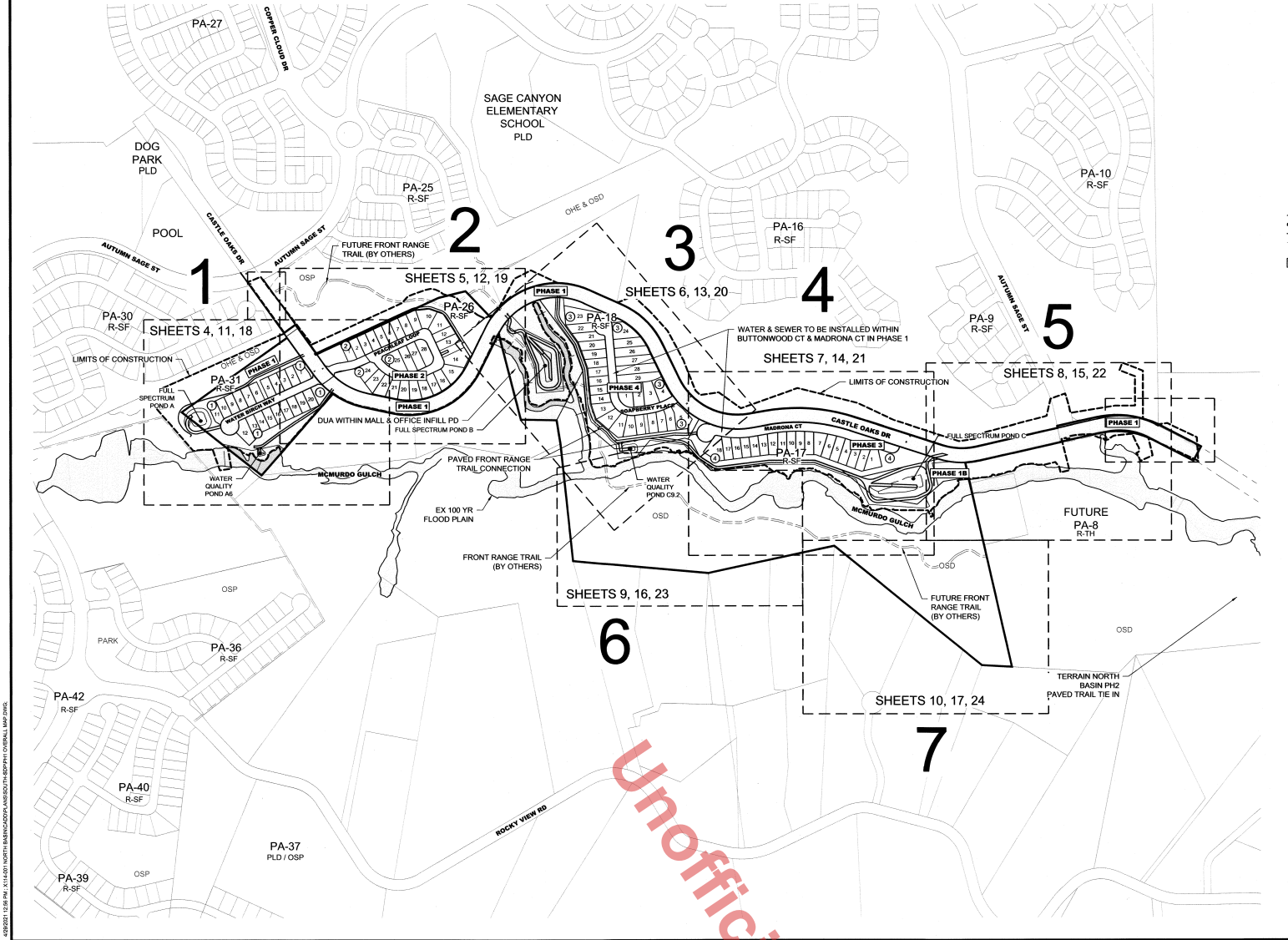
- 1. THE HOA IS RESPONSIBLE FOR SNOW AND ICE REMOVAL ALONG THE ENTIRE 8-FOOT ATTACHED SIDEWALK OF CASTLE OAKS DRIVE, FROM THE SOUTH INTERSECTION OF AUTUMN SAGE TO THE NORTH INTERSECTION OF AUTUMN SAGE.



Vertical sidebar containing project information: CORE CONSULTANTS logo, project name (TERRAIN NORTH BASIN PH I), location (TOWN OF CASTLE ROCK, COLORADO), site development plan general notes, revision table, and drawing metadata (DESIGNED BY, DRAWN BY, CHECKED BY, JOB NO, SHEET).

SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



- LEGEND**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - SHEET VIEW BORDER
 - PROJECT BOUNDARY
 - FUTURE FRONT RANGE TRAIL
 - DRAINAGE EASEMENT
 - BLOCK NUMBER
 - 100 YEAR FLOODPLAIN

- ABBREVIATIONS:**
- DR: DRAINAGE RIGHT-OF-WAY
 - OSP: OPEN SPACE PRIVATE
 - PLD: PUBLIC LAND DEDICATION

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REVISION DESCRIPTION	DATE	BY	CHKD
1. DESIGN SUBMITTAL	05/11/2021	JF	JF
2. DESIGN SUBMITTAL	05/11/2021	JF	JF
3. DESIGN SUBMITTAL	05/11/2021	JF	JF
4. DESIGN SUBMITTAL	05/11/2021	JF	JF
5. DESIGN SUBMITTAL	05/11/2021	JF	JF
6. DESIGN SUBMITTAL	05/11/2021	JF	JF
7. DESIGN SUBMITTAL	05/11/2021	JF	JF

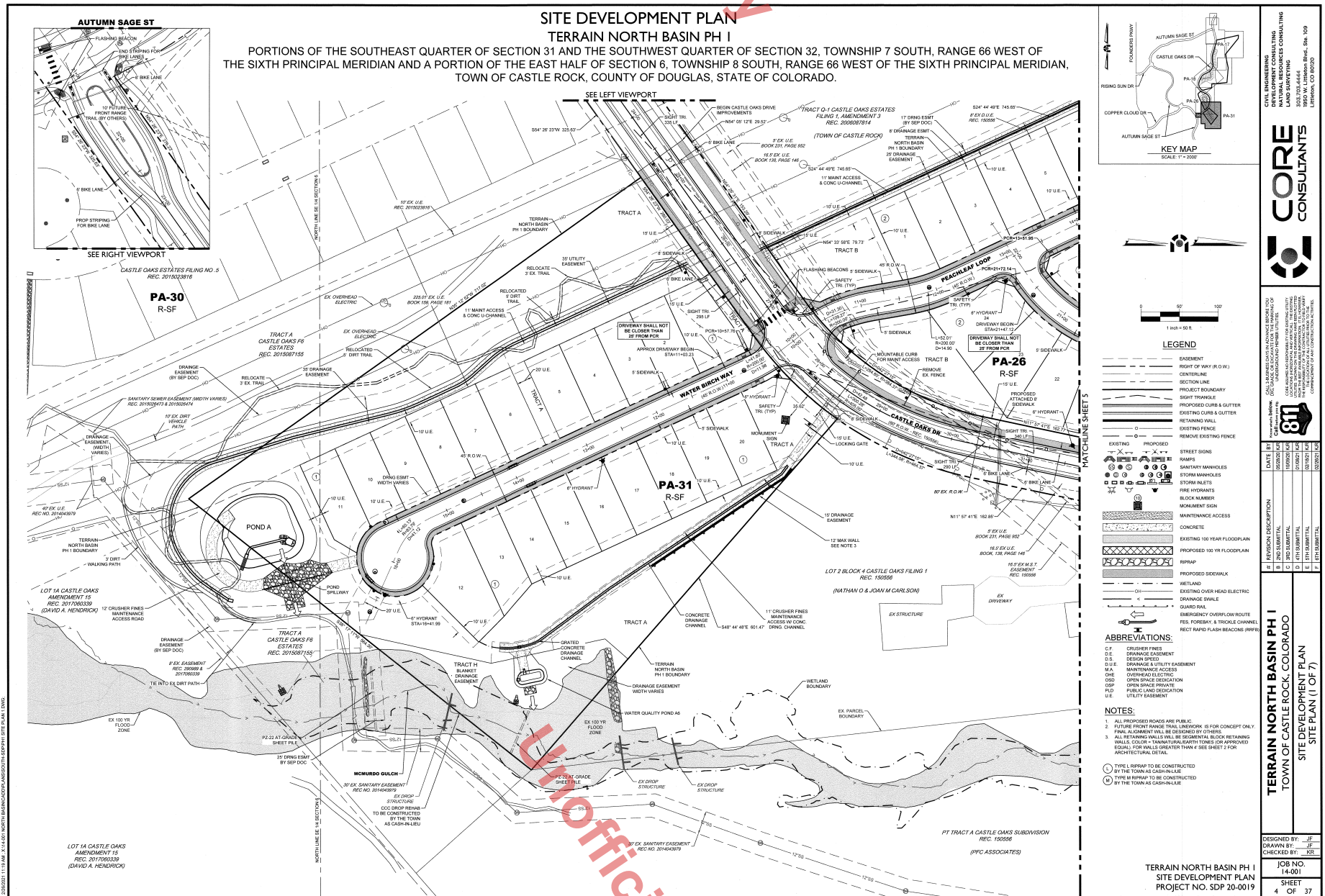
TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO. 14-001
SHEET 3 OF 37

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ISSUED FOR PERMIT	06/11/2021	JF	JF
ISSUED FOR PERMIT	06/11/2021	JF	JF
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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (1 OF 7)

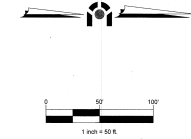
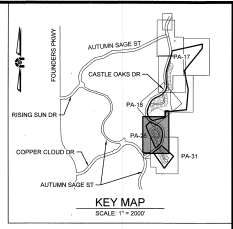
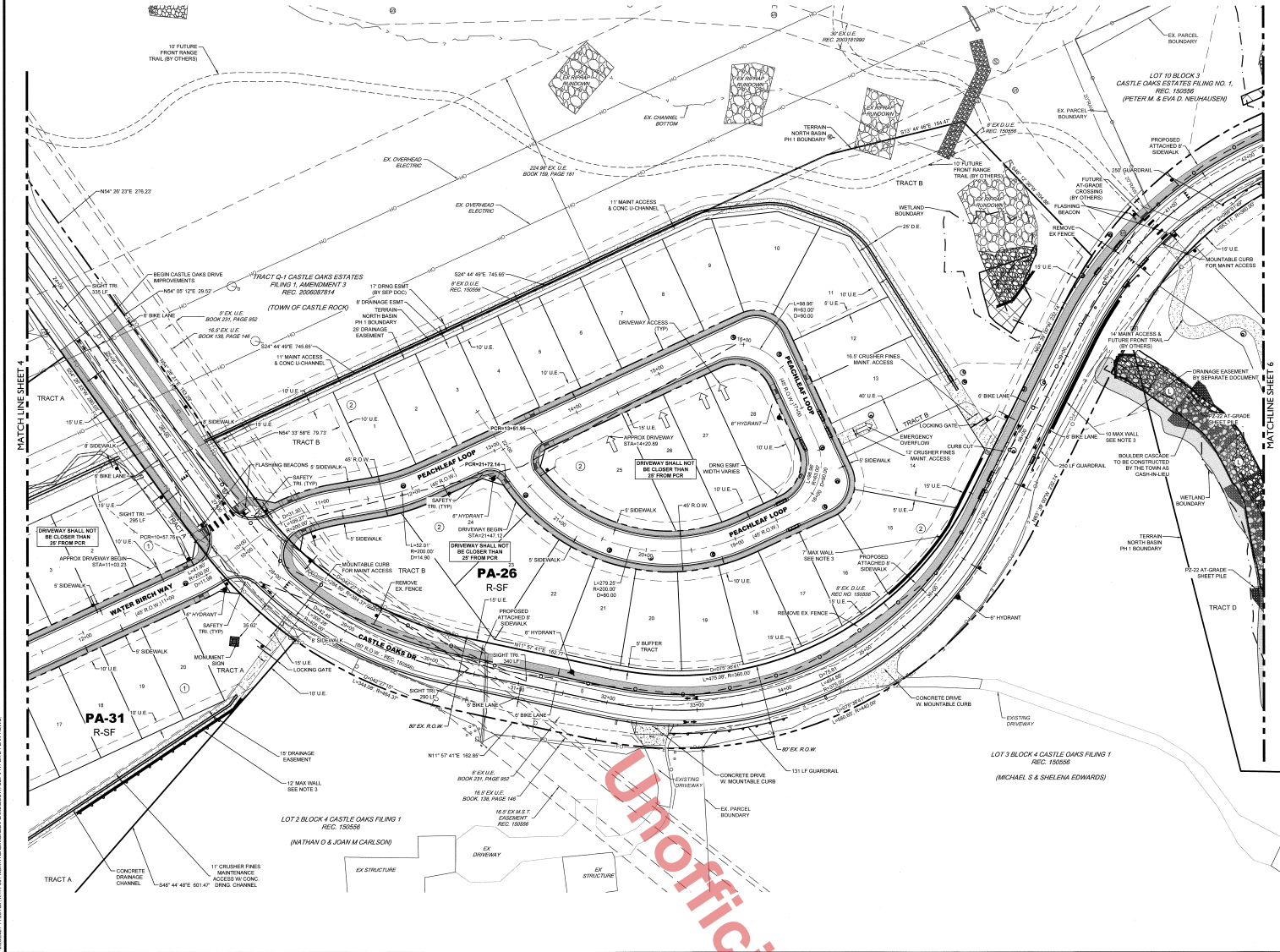
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 CHECKED BY: KRT

JOB NO. 14-001
 SHEET 4 OF 37

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SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

[Symbol]	EASEMENT
[Symbol]	RIGHT OF WAY (R.O.W.)
[Symbol]	CENTERLINE
[Symbol]	SECTION LINE
[Symbol]	PROJECT BOUNDARY
[Symbol]	RIGHT TRIANGLE
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	RETAINING WALL
[Symbol]	EXISTING FENCE
[Symbol]	REMOVE EXISTING FENCE
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	STREET SIGNS
[Symbol]	RAMP
[Symbol]	SAFETY MANHOLES
[Symbol]	STORM MANHOLES
[Symbol]	STORM INLETS
[Symbol]	FIRE HYDRANTS
[Symbol]	BLOCK NUMBER
[Symbol]	MONUMENT SIGN
[Symbol]	MAINTENANCE ACCESS
[Symbol]	CONCRETE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	PROPOSED 100 YEAR FLOODPLAIN
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	WETLAND
[Symbol]	EXISTING OVER HEAD ELECTRIC
[Symbol]	DRAINAGE SWALE
[Symbol]	QUADRANT
[Symbol]	EMERGENCY OVERFLOW ROUTE
[Symbol]	FES. FOREBAY & TRICKLE CHANNEL
[Symbol]	RECT. RAMP FLASH REACTIONS (RRFR)

ABBREVIATIONS:

- C.F. CRUISER FINES
- D.E. DRAINAGE EASEMENT
- D.S. DESIGN SPEED
- D.U.E. DRAINAGE UTILITY EASEMENT
- M.A. MAINTENANCE ACCESS
- O.E. OVERHEAD ELECTRIC
- O.S.D. OPEN SPACE DEDICATION
- O.S.P. OPEN SPACE PRIVATE
- P.L.D. PUBLIC LAND DEDICATION
- U.E. UTILITY EASEMENT

NOTES:

1. ALL PROPOSED ROADS ARE PUBLIC.
2. FUTURE FRONT RANGE TRAIL LINK/DRAWN IS FOR CONCEPT ONLY. FINAL ALIGNMENT SHALL BE DESIGNED BY OTHERS.
3. ALL RETAINING WALLS WILL BE SEGMENTAL BLOCK RETAINING WALLS. COLOR OR FINISH MATERIALS SHALL BE APPROVED EQUAL TO WALLS GREATER THAN 4' SEE SHEET 2 FOR ARCHITECTURAL DETAILS.

① TYPE II RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU
 ② TYPE III RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU

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DATE	14-001
REVISION	
NO.	
DESCRIPTION	
A	14-001
B	14-001
C	14-001
D	14-001
E	14-001
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V	14-001
W	14-001
X	14-001
Y	14-001
Z	14-001

**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (2 OF 7)**

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 DRAWN BY: [Name]
 CHECKED BY: [Name]

TERRAIN NORTH BASIN PH I
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 20-0019

JOB NO. 14-001
 SHEET 5 OF 37

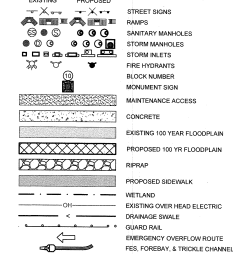
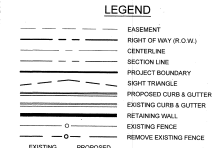
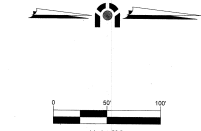
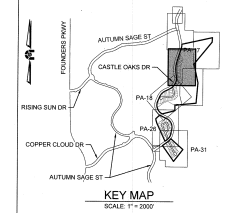
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SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TRACT Q-1 CASTLE OAKS ESTATES SILING 1, AMENDMENT 3
REC. 2006091814
(TOWN OF CASTLE ROCK)



- NOTES:**
1. ALL PROPOSED ROADS ARE PUBLIC.
 2. FUTURE FRONT RANGE TRAIL LAYOUT IS FOR CONCEPT ONLY. FINAL ALIGNMENT WILL BE DESIGNED BY OTHERS.
 3. ALL RETAINING WALLS WILL BE SEGMENTAL BLOCK RETAINING WALLS, COLORADO-TANTRAPURA EARTH TONES (OR APPROVED EQUAL) FOR WALLS GREATER THAN 6 FEET SHEET PILING ARCHITECTURAL DETAIL.
- ① TYPE I FRRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU
- ② TYPE M FRRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU

REVISION DESCRIPTION	DATE	BY
1. 2ND SUBMITTAL	10/02/2020	JEF
2. 3RD SUBMITTAL	10/02/2020	JEF
3. 4TH SUBMITTAL	10/02/2020	JEF
4. 5TH SUBMITTAL	10/02/2020	JEF

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CASTLE ROCK, CO 80108

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DATE: 10/02/2020
BY: JEF

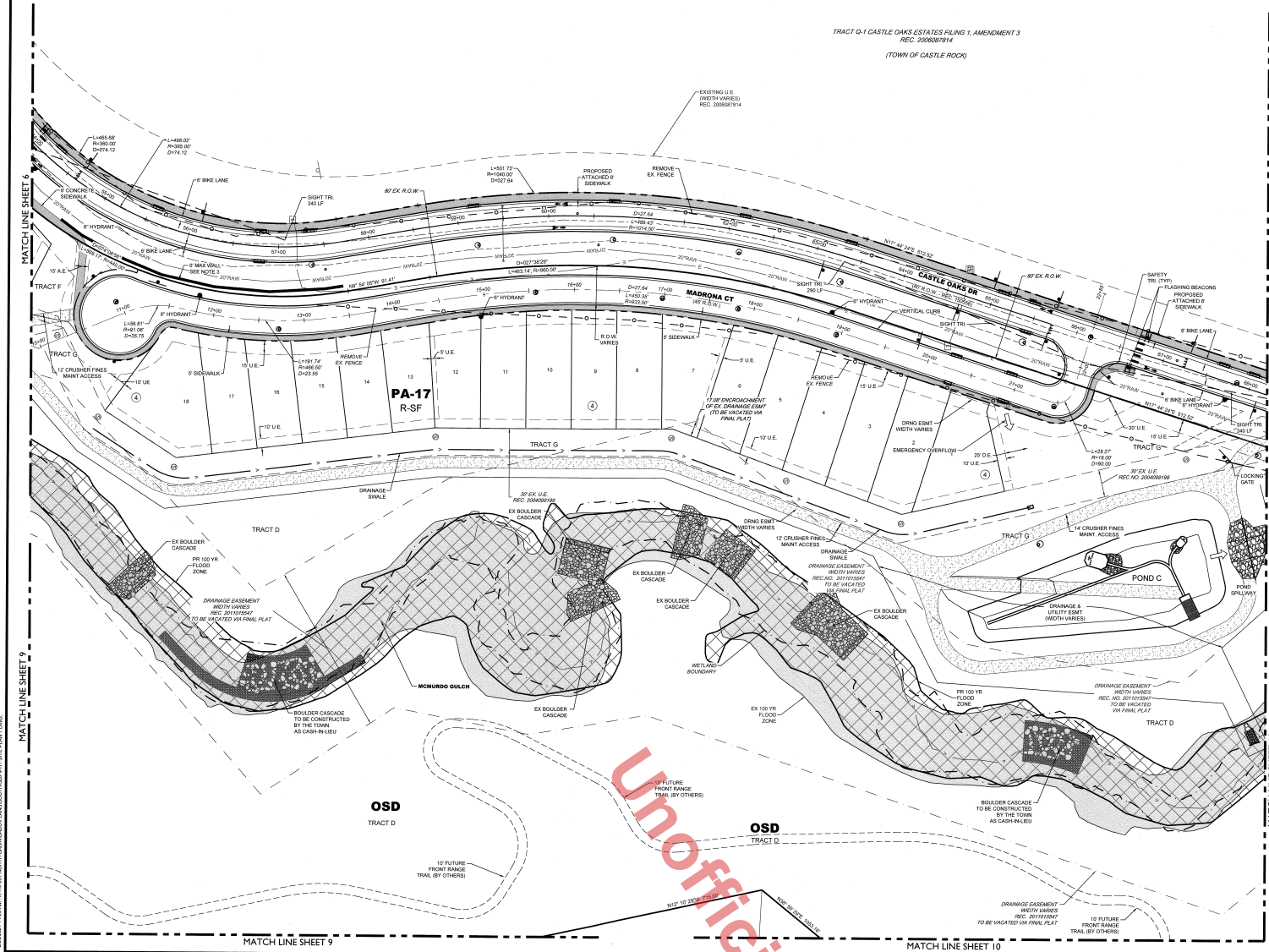
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TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (4 OF 7)

DESIGNED BY: JEF
DRAWN BY: JEF
CHECKED BY: JEF

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

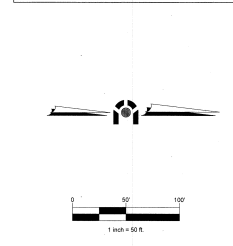
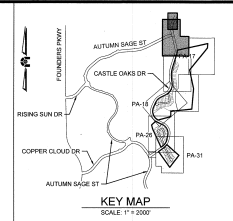
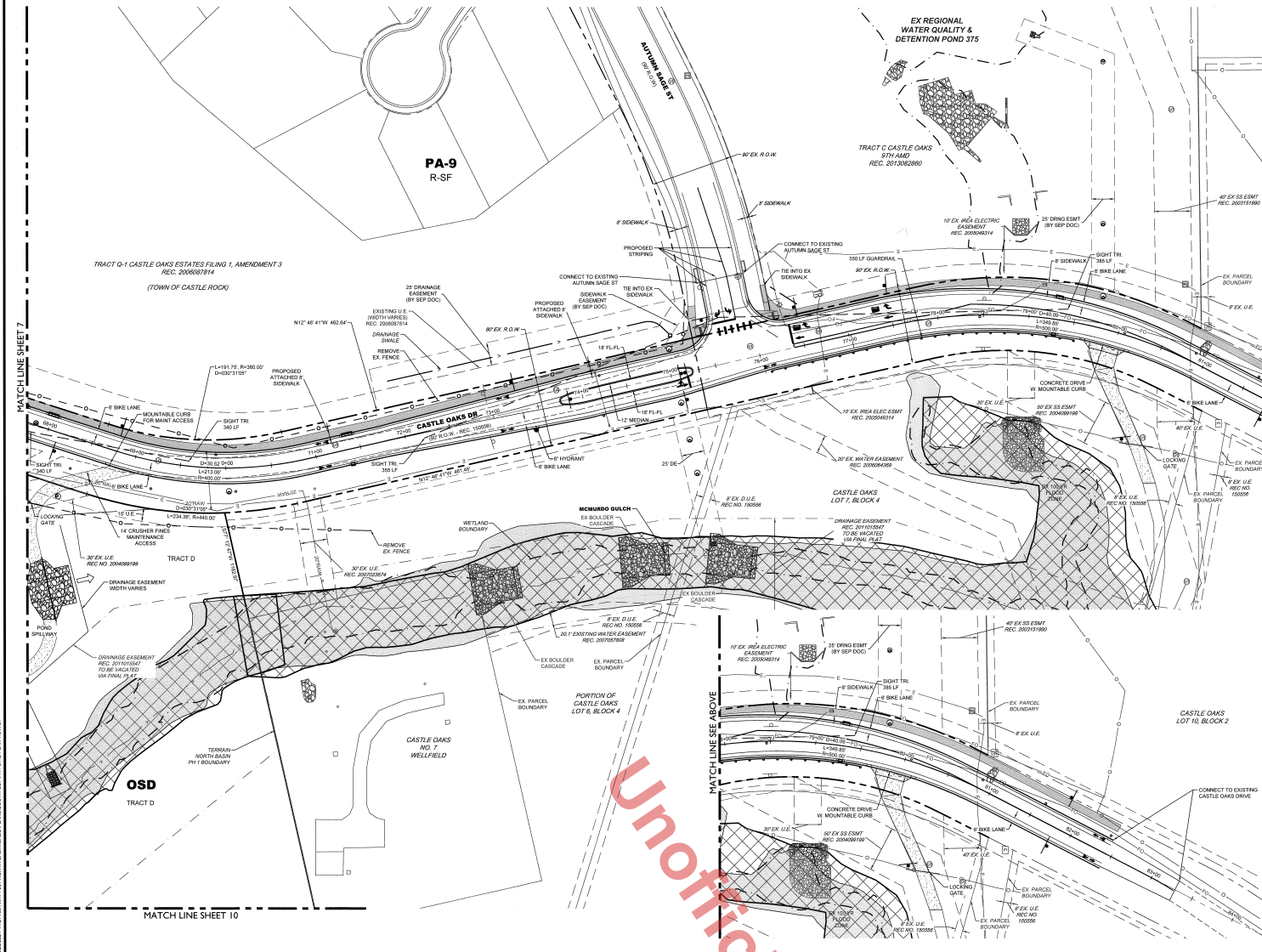
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SHEET 7 OF 37



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SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

--- (dashed line)	EASEMENT
--- (dotted line)	RIGHT OF WAY (R.O.W.)
--- (solid line)	CENTERLINE
--- (long dashed line)	SECTION LINE
--- (short dashed line)	PROJECT BOUNDARY
--- (triangular pattern)	SIGHT TRIANGLE
--- (cross-hatch pattern)	PROPOSED CURB & GUTTER
--- (diagonal lines)	EXISTING CURB & GUTTER
--- (wavy lines)	RETAINING WALL
--- (dotted pattern)	EXISTING FENCE
--- (solid pattern)	REMOVE EXISTING FENCE
--- (brick pattern)	EXISTING
--- (dotted pattern)	PROPOSED
--- (stone pattern)	STREET STONE
--- (brick pattern)	RAMPS
--- (stone pattern)	SANITARY MANHOLES
--- (stone pattern)	STORM MANHOLES
--- (stone pattern)	FIRE HYDRANTS
--- (stone pattern)	FIRE HYDRANTS
--- (stone pattern)	BLOCK NUMBER
--- (stone pattern)	MANHOLES
--- (stone pattern)	MANHOLES
--- (stone pattern)	CONCRETE
--- (stone pattern)	EXISTING 100 YEAR FLOODPLAIN
--- (stone pattern)	PROPOSED 100 YEAR FLOODPLAIN
--- (stone pattern)	RIPRAP
--- (stone pattern)	PROPOSED SIDEWALK
--- (stone pattern)	WETLAND
--- (stone pattern)	EXISTING OVER HEAD ELECTRIC
--- (stone pattern)	DRAINAGE SWALE
--- (stone pattern)	GUARDRAIL
--- (stone pattern)	EMERGENCY OVERFLOW ROUTE
--- (stone pattern)	FEL FOREBAY & THROATLE CHANNEL
--- (stone pattern)	RECT RAPID FLOW BEACONS (RFB)

ABBREVIATIONS

C/F	CRUSHER FINES
D/E	DRAINAGE EASEMENT
D/S	DESIGN SPREAD
D/U/E	DRAINAGE & UTILITY EASEMENT
M/A	MAINTENANCE ACCESS
O/E	OVERHEAD ELECTRIC
OSP	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
P/U	PUBLIC LAND DEDICATION
U/E	UTILITY EASEMENT

NOTES:

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① TYPE M RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIQUID

② TYPE M RIPRAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIQUID

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10/20/2019	2. 2ND SUBMITTAL
10/20/2019	3. 3RD SUBMITTAL
10/20/2019	4. 4TH SUBMITTAL
10/20/2019	5. 5TH SUBMITTAL
10/20/2019	6. 6TH SUBMITTAL

**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (5 OF 7)**

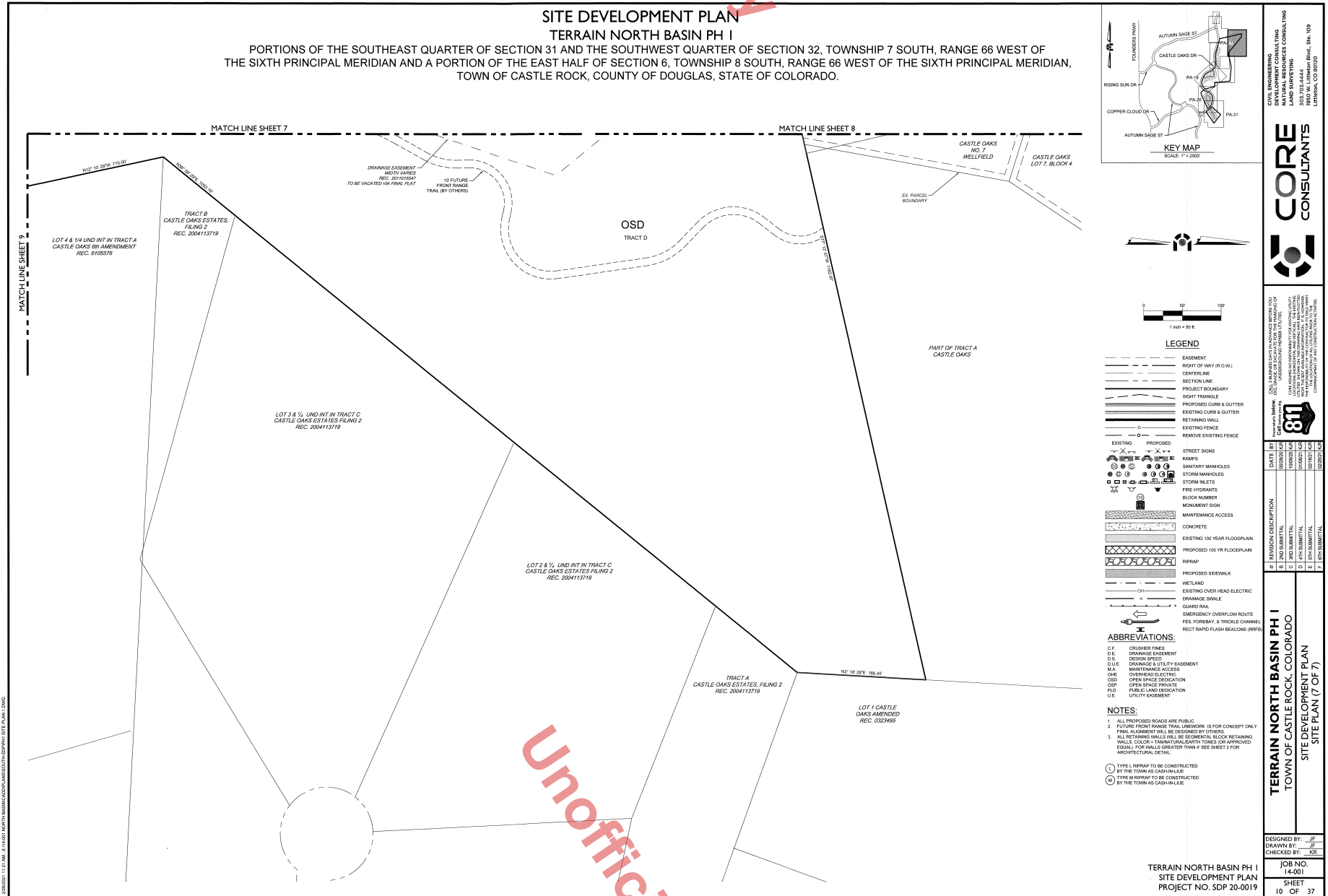
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SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019**

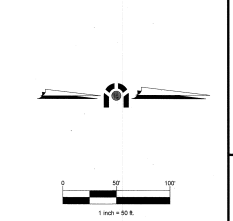
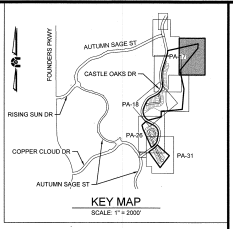
**JOB NO.
14-001**

**SHEET
8 OF 37**

Unofficial Copy



Unofficial Copy



LEGEND

---	EASEMENT
---	ROOT OF WAY (R.O.W.)
---	CENTERLINE
---	SECTION LINE
---	PROJECT BOUNDARY
---	SIGHT TRIANGLE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	RETAINING WALL
---	EXISTING FENCE
---	REMOVE EXISTING FENCE
---	EXISTING
---	PROPOSED
---	STREET SIGNS
---	MARKS
---	SANITARY MANHOLES
---	STORM MANHOLES
---	STORM INLETS
---	FIRE HYDRANTS
---	BLOCK NUMBER
---	MONUMENT SIGN
---	MAINTENANCE ACCESS
---	CONCRETE
---	EXISTING 100 YEAR FLOODPLAIN
---	PROPOSED 100 YR FLOODPLAIN
---	RRPAP
---	PROPOSED SIDEWALK
---	WETLAND
---	EXISTING OVER HEAD ELECTRIC
---	DRAINAGE SWALE
---	GUARD RAIL
---	EMERGENCY OVERFLOW ROUTE
---	FES FOREBAY & TRUCKLE CHANNEL
---	RECT RAPID FLUSH SEALS (RRFS)

- ABBREVIATIONS:**
- C.F. CRUSHER FINES
 - D.E. DRAINAGE EASEMENT
 - D.S. DESIGN SPEED
 - D.U.E. DRAINAGE UTILITY EASEMENT
 - M.A. MAINTENANCE ACCESS
 - O.H.E. OVERHEAD ELECTRIC
 - O.S.D. OPEN SPACE DEDICATION
 - O.S.P. OPEN SPACE PRIVATE
 - P.U. PUBLIC LAND DEDICATION
 - U.E. UTILITY EASEMENT
- NOTES:**
- ALL PROPOSED ROADS ARE PUBLIC.
 - FUTURE FRONT RANGE TRAIL LAYOUT IS FOR CONCEPT ONLY. FINAL ALIGNMENT WILL BE DESIGNED BY OTHERS.
 - ALL RETAINING WALLS SHALL BE SEGMENTAL BLOCK RETAINING WALLS. COLOR & FINISH SHALL BE DETERMINED BY ARCHITECTURAL DETAIL.
- ① TYPE L RRPAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU
- ② TYPE M RRPAP TO BE CONSTRUCTED BY THE TOWN AS CASH-IN-LIEU

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
 505.703.8444
 505.703.8444
 LITTLETON, CO 80120

CORE CONSULTANTS

CALL NUMBER DATA (ADVANCE SEARCH) FOR THIS PROJECT: 2018072227
 CALL NUMBER DATA (ADVANCE SEARCH) FOR THIS PROJECT: 2018072227
 CALL NUMBER DATA (ADVANCE SEARCH) FOR THIS PROJECT: 2018072227
 CALL NUMBER DATA (ADVANCE SEARCH) FOR THIS PROJECT: 2018072227

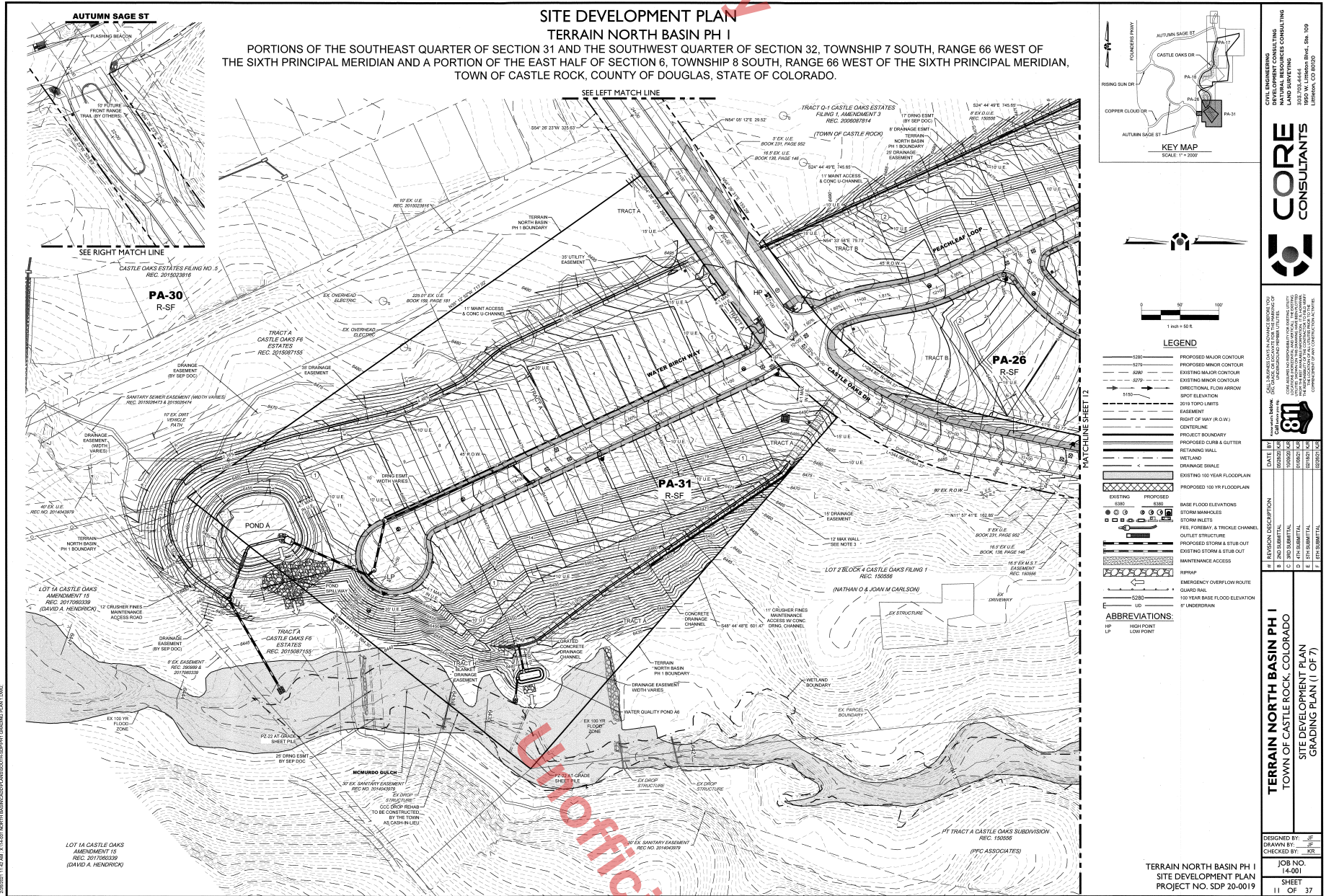
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05/11/2021	JK	2.0 SUBMITTAL
05/11/2021	JK	3.0 SUBMITTAL
05/11/2021	JK	4.0 SUBMITTAL
05/11/2021	JK	5.0 SUBMITTAL
05/11/2021	JK	6.0 SUBMITTAL
05/11/2021	JK	7.0 SUBMITTAL

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (7 OF 7)

DESIGNED BY: JK
 DRAWN BY: JK
 CHECKED BY: KR

TERRAIN NORTH BASIN PH I
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP 20-0019

JOB NO. 14-001
 SHEET 10 OF 37



CELESTINE ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCES CONSULTING
 303.752.4444
 303.752.4444
 1900 W. Litchton Blvd., Ste. 109
 Litchton, CO 80135

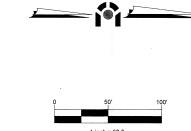
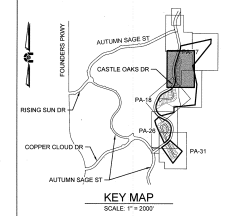
CORE CONSULTANTS

811
 CALL BEFORE YOU DIG
 CALL 811 OR VISIT 811.COLORADO.GOV
 FOR A LIST OF PARTICIPATING UTILITIES
 AND TO REQUEST A DIG STOP
 ORDER.

DATE	BY	REVISION DESCRIPTION
06/11/2021	[Redacted]	ISSUED FOR PERMIT
06/11/2021	[Redacted]	ISSUED FOR PERMIT
06/11/2021	[Redacted]	ISSUED FOR PERMIT
06/11/2021	[Redacted]	ISSUED FOR PERMIT
06/11/2021	[Redacted]	ISSUED FOR PERMIT

SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

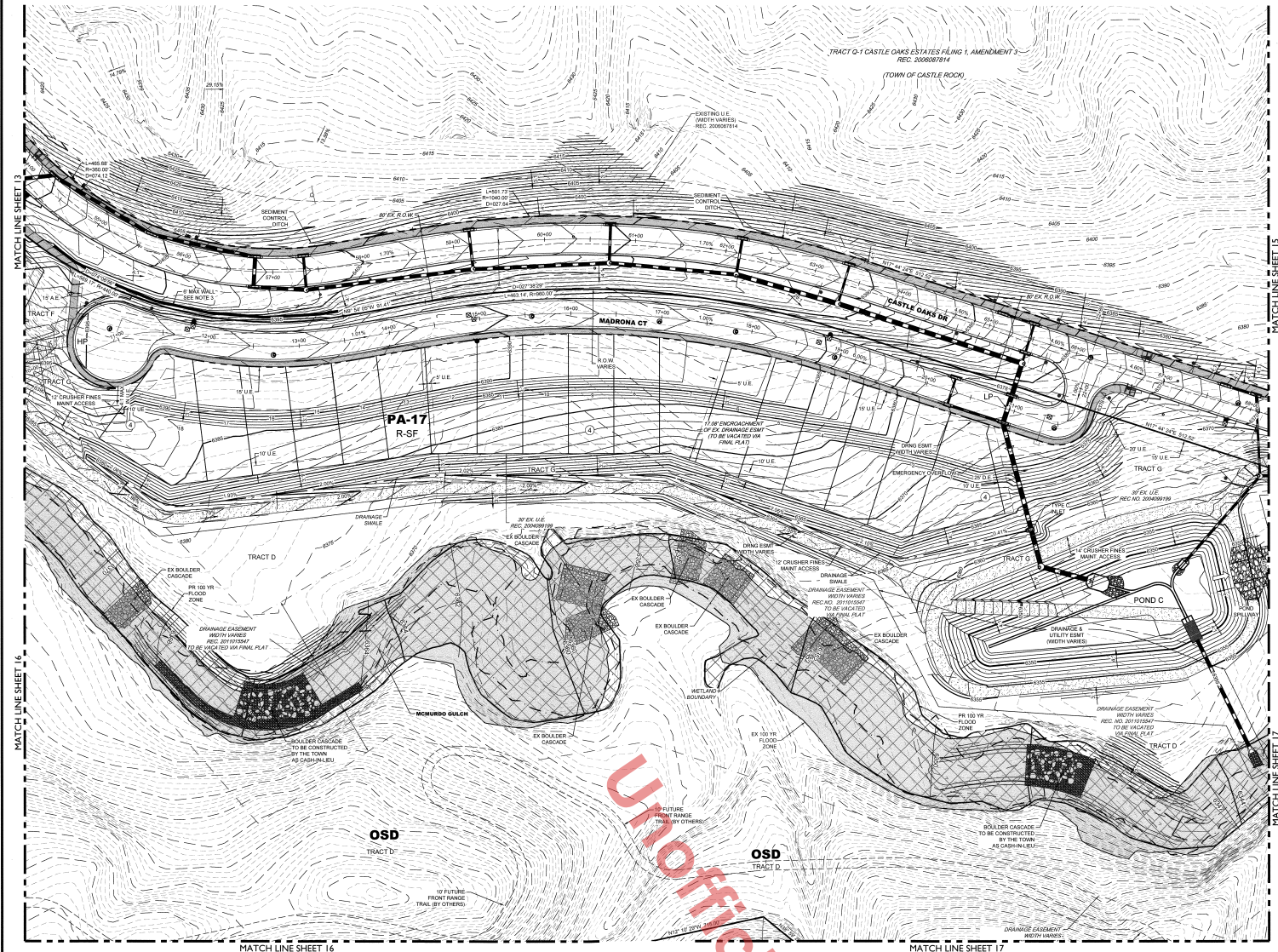


LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECT FLOW ARROW
- SPOT ELEVATION
- 2018 TOPOLIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- EXISTING PROPOSED
- BASE FLOOD ELEVATIONS
- STORM MANHOLE
- STORM INLET
- PER. FORESTRY & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RRWAP
- EMERGENCY OVERFLOW ROUTE
- GUARD RAIL
- 100 YEAR BASE FLOOD ELEVATION
- 6" UNDERDRAIN

ABBREVIATIONS:

- HP HIGH POINT
- LP LOW POINT



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LAND SURVEYING
3022 75th Ave S
DENVER, CO 80231
PHONE: 303.755.4444
WWW.CORECONSULTANTS.COM

CORE CONSULTANTS

611

DATE	DESCRIPTION	BY	CHECKED
10/20/20	ISSUED FOR PERMITS	JR	SR
10/20/20	ISSUED FOR PERMITS	JR	SR
10/20/20	ISSUED FOR PERMITS	JR	SR
10/20/20	ISSUED FOR PERMITS	JR	SR
10/20/20	ISSUED FOR PERMITS	JR	SR
10/20/20	ISSUED FOR PERMITS	JR	SR

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (4 OF 7)

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY: SR

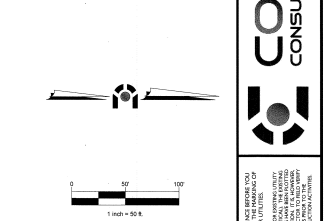
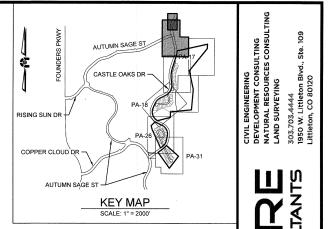
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO. 14-001
SHEET 14 OF 37

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SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	DIRECTIONAL FLOW ARROW
	SPOT ELEVATION
	2018 TOP LIMITS
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	RETAINING WALL
	WETLAND
	DRAINAGE SWALE
	EXISTING 100 YR FLOODPLAIN
	PROPOSED 100 YR FLOODPLAIN
	EXISTING STORM INLETS
	PROPOSED STORM INLETS
	EXISTING STORM & STUB OUT
	PROPOSED STORM & STUB OUT
	MAINTENANCE ACCESS
	FIREMAP
	EMERGENCY OVERHAUL ROUTE
	GUARD RAIL
	100 YEAR BASE FLOOD ELEVATION
	UNDERDRAIN

ABBREVIATIONS:
HP HIGH POINT
LP LOW POINT

DATE	REVISION
06/11/2021	1
06/11/2021	2
06/11/2021	3
06/11/2021	4
06/11/2021	5
06/11/2021	6
06/11/2021	7
06/11/2021	8
06/11/2021	9
06/11/2021	10

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (5 OF 7)

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

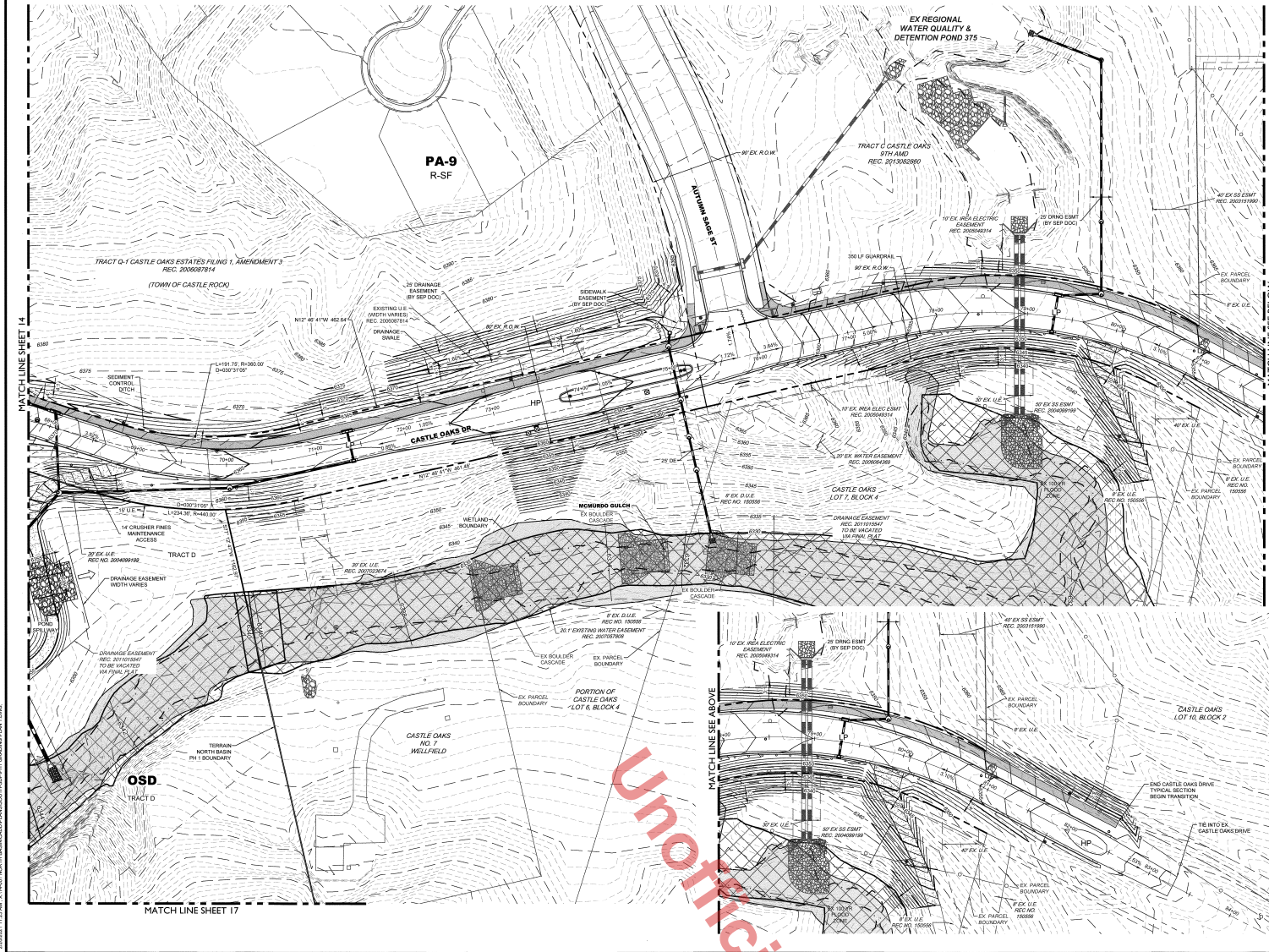
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO. 14-001
SHEET 15 OF 37

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300 S. 72ND AVE. #404
DENVER, CO 80230
PH: 303.755.4444
FAX: 303.755.4444
WWW.CORECONSULTANTS.COM

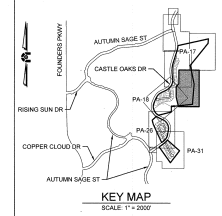
CORE CONSULTANTS

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UNIVERSITY MICROFILMS INTERNATIONAL
1500 MARKET STREET, ANN ARBOR, MI 48106
1-800-451-4243
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SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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505.708.4444
11700 S. W. 10TH AVE., SUITE 109
LEWISVILLE, CO 80030



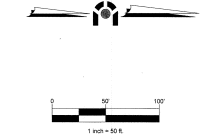
CALL NUMBER 811
FOR ALL UTILITIES
BEFORE ANY
CONSTRUCTION
OR EXCAVATION
WORK.
FOR THE INFORMATION OF THE PUBLIC,
CONSTRUCTION OF ALL UTILITIES SHALL
BE IN ACCORDANCE WITH THE
CITY OF CASTLE ROCK, COLORADO
UTILITY LOCATING AND MARKING
PROGRAM.

REVISION	DATE	BY	DESCRIPTION
1	06/11/2021	JF	ISSUED FOR PERMITS
2	06/11/2021	JF	ISSUED FOR PERMITS
3	06/11/2021	JF	ISSUED FOR PERMITS
4	06/11/2021	JF	ISSUED FOR PERMITS
5	06/11/2021	JF	ISSUED FOR PERMITS
6	06/11/2021	JF	ISSUED FOR PERMITS

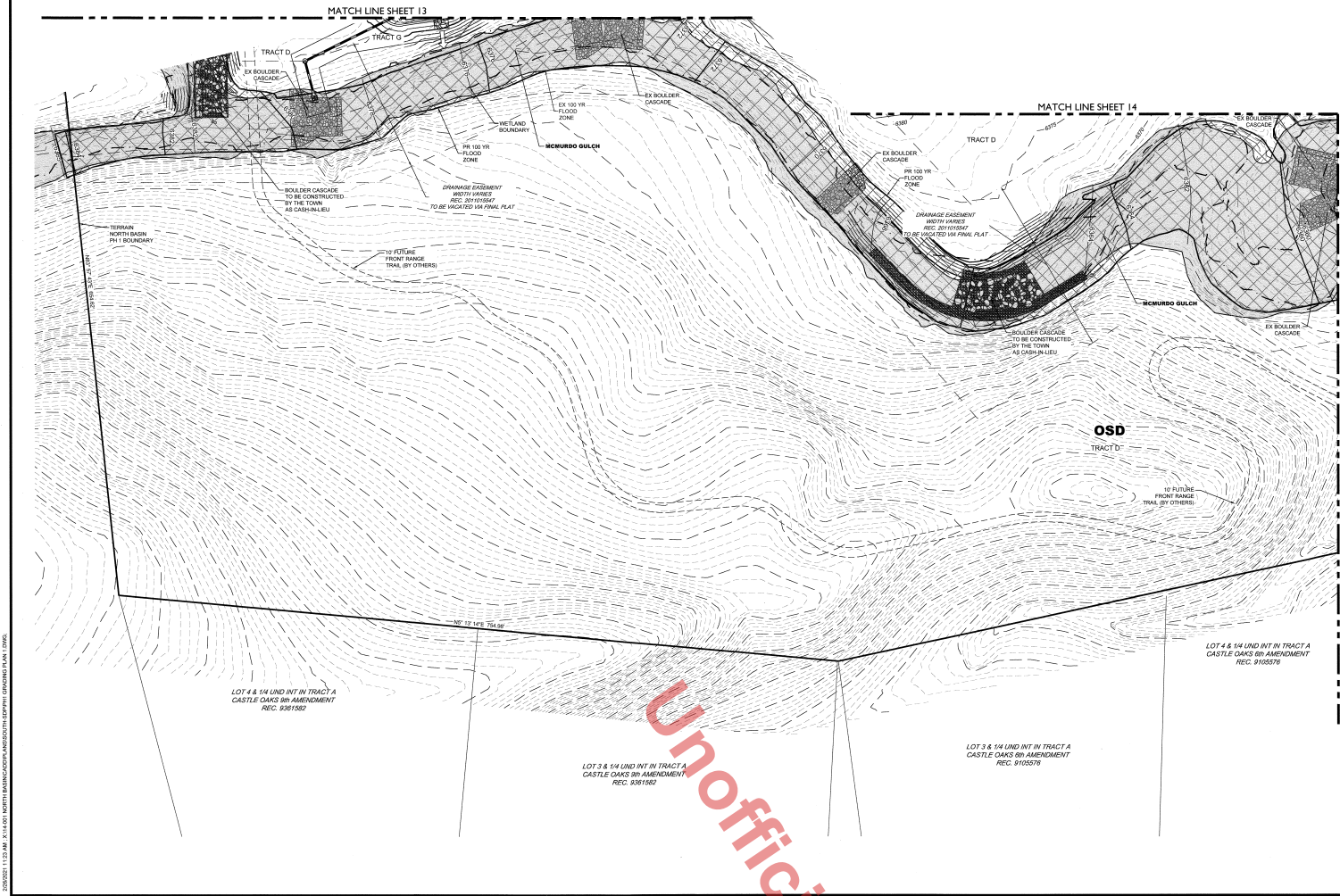
TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (6 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: RK

JOB NO. 14-001
SHEET 16 OF 37

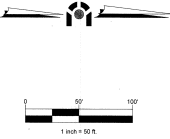
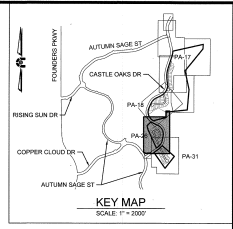
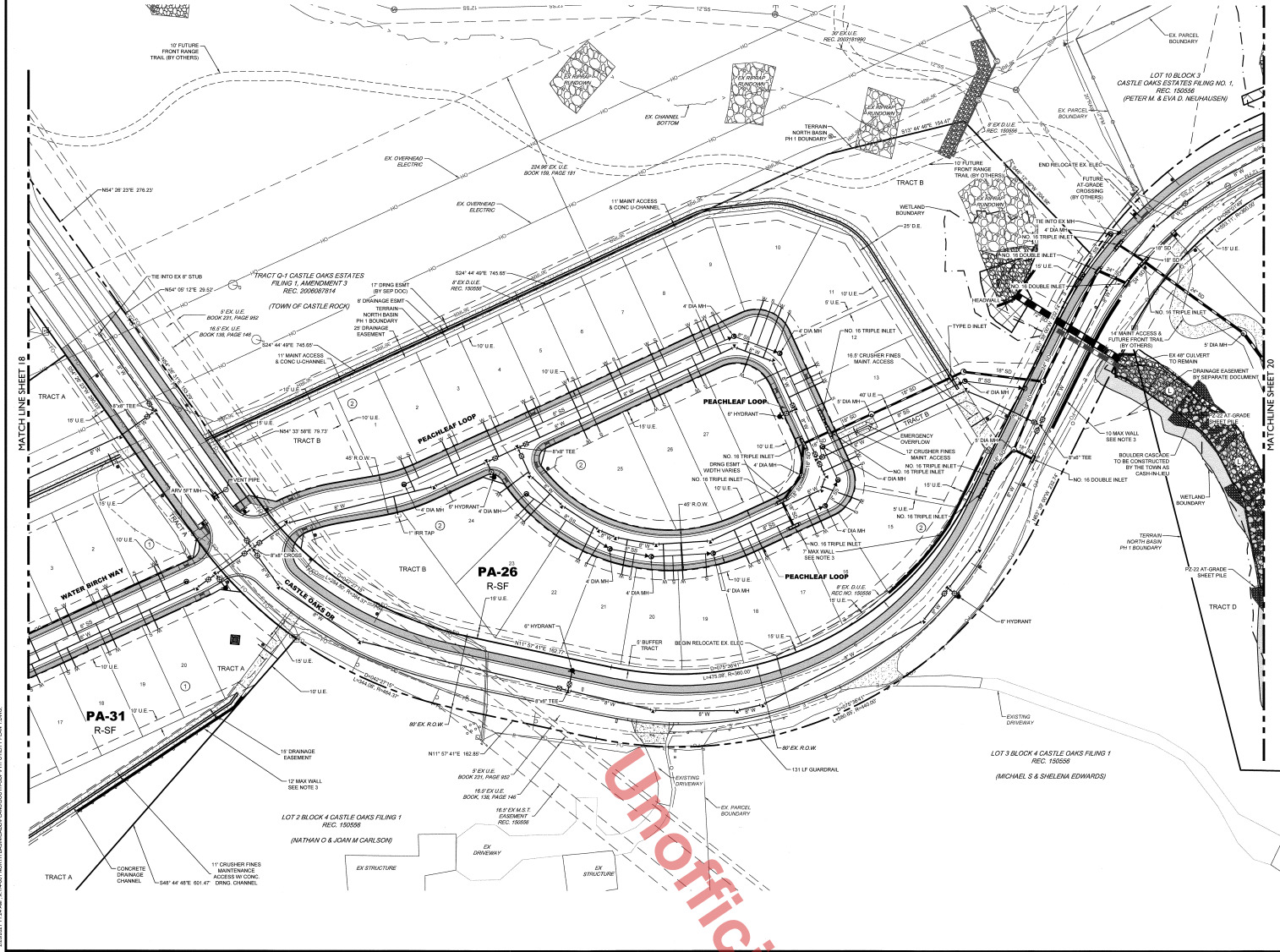


- LEGEND**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - DIRECTIONAL FLOW ARROW
 - SPOT ELEVATION
 - 2018 TOPO LIMITS
 - BASEMENT
 - RIGHT OF WAY (R.O.W.)
 - CENTERLINE
 - PROJECT BOUNDARY
 - PROPOSED CURB & GUTTER
 - RETAINING WALL
 - WETLAND
 - DRAINAGE SWALE
 - EXISTING 100 YR FLOODPLAIN
 - PROPOSED 100 YR FLOODPLAIN
 - BASE FLOOD ELEVATIONS
 - STORM MANHOLES
 - STORM INLETS
 - PER. FOREBAY & TRUCKLE CHANNEL
 - OUTLET STRUCTURE
 - PROPOSED STORM & STUB OUT
 - EXISTING STORM & STUB OUT
 - MAINTENANCE ACCESS
 - REPAIR
 - EMERGENCY OVERLOW ROUTE
 - GUARD RAIL
 - 100 YEAR BASE FLOOD ELEVATION
 - 5' UNDERDRAIN
- ABBREVIATIONS:**
- HP HIGH POINT
 - LP LOW POINT



202005111222.DWG - 24.11.2021 (TERRAIN NORTH BASIN PH I) SITE DEVELOPMENT PLAN (SDP) - CONSTRUCTION PLAN (CON)

**SITE DEVELOPMENT PLAN
TERRAIN NORTH BASIN PH I**
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

---	EXISTING
---	PROPOSED
---	PROJECT BOUNDARY
---	SECTION LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED IRRIGATION & STUB OUT
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT
---	EXISTING IRRIGATION & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	EXISTING WATER & STUB OUT
---	EXISTING SEWER FORCE MAIN
---	EXISTING MAIN WATER & STUB OUT
---	SANITARY SERVICE WATER SERVICE
---	EXISTING
---	PROPOSED
---	STREET LIGHT POLES
---	POWER POLES
---	SANITARY MANHOLES
---	WATER VALVES
---	BEND AND THRUST BLOCK
---	FIRE HYDRANTS
---	WATERLINE REDUCER
---	WATER STUB WITH BLOW OFF
---	STORM MANHOLES
---	STORM INLETS
---	FES, FOREBAY, & THICKLE CHANNEL
---	OUTLET STRUCTURE
---	MAINTENANCE ACCESS
---	RIPRAP
---	EXISTING ELECTRIC
---	EXISTING FIBER OPTIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TELEPHONE
---	DRAINAGE SWALE
---	EXISTING 100 YEAR FLOODPLAIN
---	PROPOSED 100 YR FLOODPLAIN
---	WETLAND

NOTES:

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER IS 3 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICES IS 6 FEET.
4. THE SET-BACK LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.

CORE CONSULTANTS
NATURAL RESOURCES CONSULTING
1980 W. LITCHFIELD BLVD. STE. 109
LITTLETON, CO 80120
303.752.4444

**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (2 OF 7)**

DATE	BY	CHKD	APP'D
10/20/20	JD	JD	JD
10/20/20	JD	JD	JD
10/20/20	JD	JD	JD
10/20/20	JD	JD	JD
10/20/20	JD	JD	JD

DESIGNED BY: JD
DRAWN BY: JD
CHECKED BY: KR

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO. 14-001
SHEET 19 OF 37

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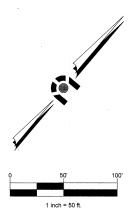
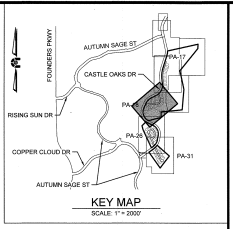
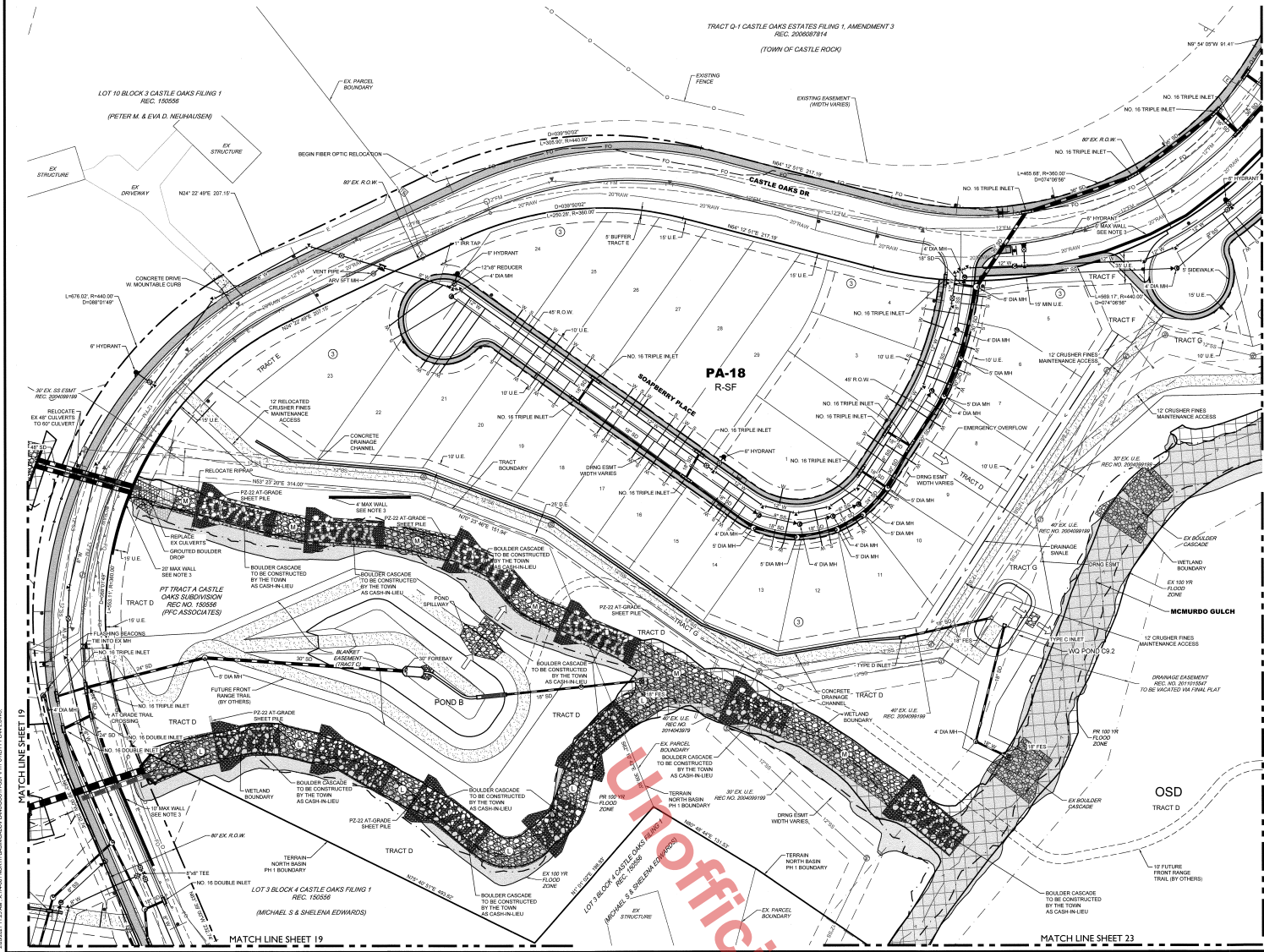
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TRACT Q-1 CASTLE OAKS ESTATES FILING 1, AMENDMENT 3
REC. 2006087814
(TOWN OF CASTLE ROCK)

LOT 10 BLOCK 3 CASTLE OAKS FILING 1
REC. 190506
(PETER M. & EVA D. NEUHAUSEN)



LEGEND

--- (Dashed)	EASEMENT
--- (Dotted)	RIGHT OF WAY (R.O.W.)
--- (Long Dash)	CENTERLINE
--- (Short Dash)	PROJECT BOUNDARY
--- (Dash-dot)	PROPOSED CURB & GUTTER
--- (Dash-dot-dot)	PROPOSED IRRIGATION & STUB OUT
--- (Dash-dot-dot-dot)	PROPOSED STORM & STUB OUT
--- (Dash-dot-dot-dot-dot)	PROPOSED SANITARY & STUB OUT
--- (Dash-dot-dot-dot-dot-dot)	PROPOSED WATER & STUB OUT
--- (Dash-dot-dot-dot-dot-dot-dot)	EXISTING IRRIGATION & STUB OUT
--- (Dash-dot-dot-dot-dot-dot-dot-dot)	EXISTING WATER & STUB OUT
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot)	EXISTING SEWER FORCE MAIN
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot)	EXISTING SANITARY & STUB OUT
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	EXISTING SEWER FORCE MAIN
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	EXISTING WATER & STUB OUT
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	SANITARY SERVICE
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	WATER SERVICE
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	EXISTING
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	PROPOSED
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	STREET LIGHT POLES
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	POWER POLES
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	SANITARY MANHOLES
--- (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)	WATER VALVES
--- (Dash-dot)	BEND AND THURST BLOCK
--- (Dash-dot)	FIRE HYDRANTS
--- (Dash-dot)	WATERLINE REDUCER
--- (Dash-dot)	WATER STUB WITH BLOW OFF
--- (Dash-dot)	STORM MANHOLES
--- (Dash-dot)	STORM INLETS
--- (Dash-dot)	FEEL FOREBAY & TRUCKLE CHANNEL
--- (Dash-dot)	OUTLET STRUCTURE
--- (Dash-dot)	MAINTENANCE ACCESS
--- (Dash-dot)	RRAP
--- (Dash-dot)	EXISTING ELECTRIC
--- (Dash-dot)	EXISTING FIBER OPTIC
--- (Dash-dot)	EXISTING OVER HEAD ELECTRIC
--- (Dash-dot)	EXISTING TELEPHONE
--- (Dash-dot)	DRAINAGE SWALE
--- (Dash-dot)	EXISTING 100 YEAR FLOODPLAIN
--- (Dash-dot)	PROPOSED 100 YEAR FLOODPLAIN
--- (Dash-dot)	WETLAND

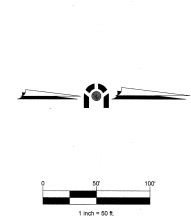
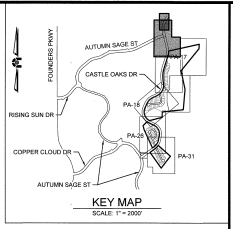
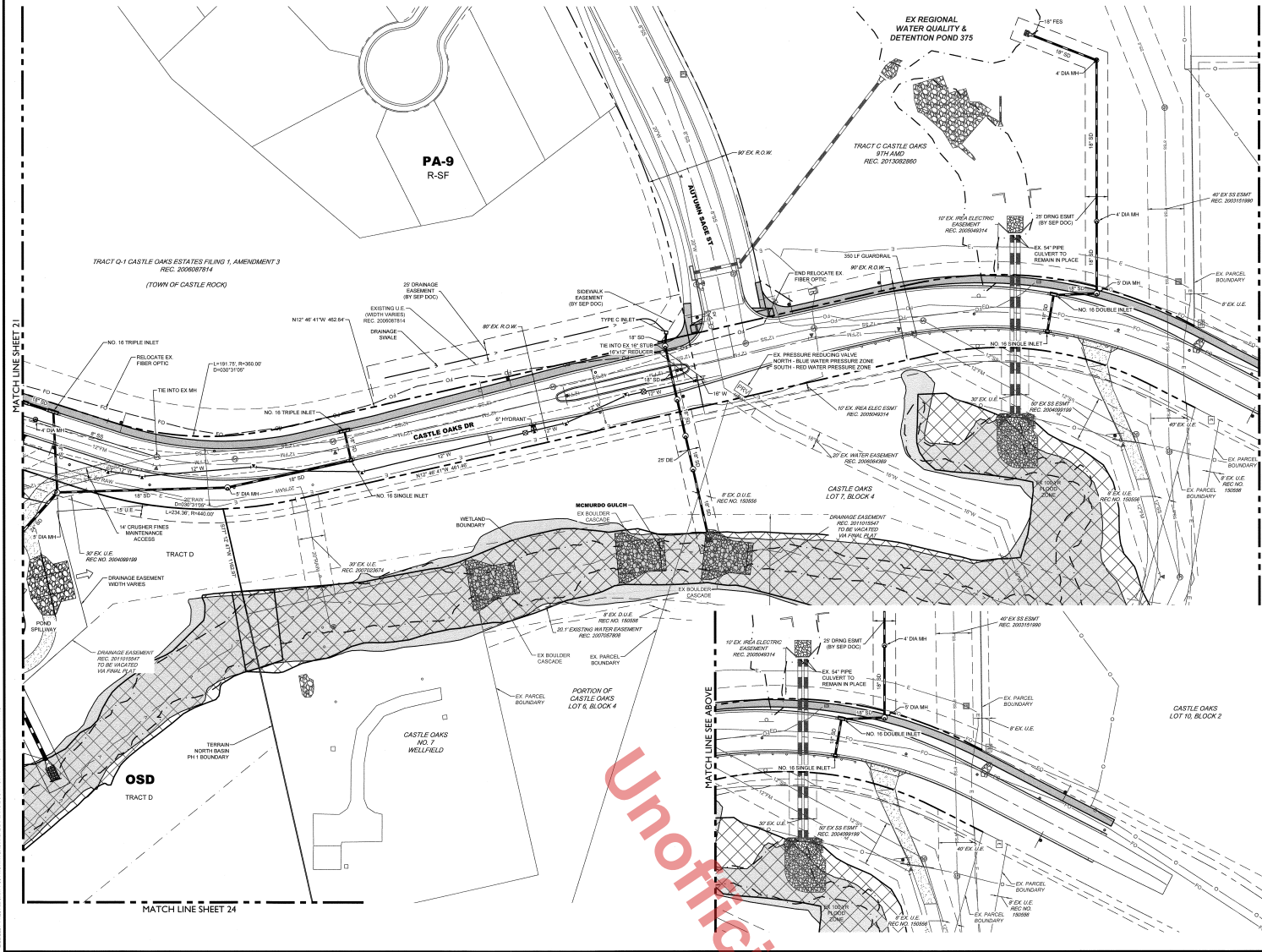
- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SERVICE AND STORM SERVICE IS 5 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICES IS 5 FT. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK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

CIVIL ENGINEERING DEVELOPMENT CONSULTING LAND SURVEYING LAND SURVEYING 505.702.4444 505.702.4444 LEWIS, CO. BLDG.		DATE: 06/11/2021 DRAWN BY: JLR CHECKED BY: JLR
		PROJECT DESCRIPTION: TERRAIN NORTH BASIN PH I TOWN OF CASTLE ROCK, COLORADO SITE DEVELOPMENT PLAN UTILITY PLAN (3 OF 7)
		DESIGNED BY: JLR DRAWN BY: JLR CHECKED BY: JLR
		JOB NO. 14-001 SHEET 20 OF 37

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- BASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- SECTION LINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED IRRIGATION & STUB OUT
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- EXISTING IRRIGATION & STUB OUT
- EXISTING SANITARY & STUB OUT
- EXISTING WATER & STUB OUT
- EXISTING SEWER FORCE MAIN
- EXISTING RAW WATER & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- EXISTING
- PROPOSED
- STREET LIGHT POLES
- POWER POLES
- SANITARY MANHOLES
- WATER VALVES
- BEND AND THRUST BLOCK
- FRESHWATERS
- WATERLINE REDUCER
- WATER STUB WITH BLOW OFF
- STORM MANHOLES
- STORM INLETS
- FES FORSBY & TRUCKLE CHANNEL
- OUTLET STRUCTURE
- MAINTENANCE ACCESS
- RRIMP
- EXISTING ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING OVER HEAD ELECTRIC
- EXISTING TELEPHONE
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- WETLAND

NOTES:

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

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
302 S. 702 S. 4444
LITTLETON, CO 80120

CORE CONSULTANTS

CALL SURVEYOR TO ADVANCE RECORDING OF THIS INSTRUMENT TO THE COUNTY CLERK'S OFFICE. RECORDING FEE: \$100.00 PER PAGE. COPIES: \$10.00 PER COPY. COPIES ARE AVAILABLE FOR PURCHASE FROM THE COUNTY CLERK'S OFFICE. THIS INSTRUMENT IS SUBJECT TO THE PROVISIONS OF THE COLORADO CONVEYANCE ACT, C.R.S. 38-1-101 THROUGH 38-1-109.

DATE	DESCRIPTION
06/11/2021	ISSUED FOR RECORDING
06/11/2021	RECORDED
06/11/2021	FILED
06/11/2021	INDEXED
06/11/2021	POSTED
06/11/2021	RECORDED
06/11/2021	FILED
06/11/2021	INDEXED
06/11/2021	POSTED

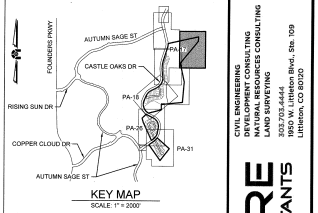
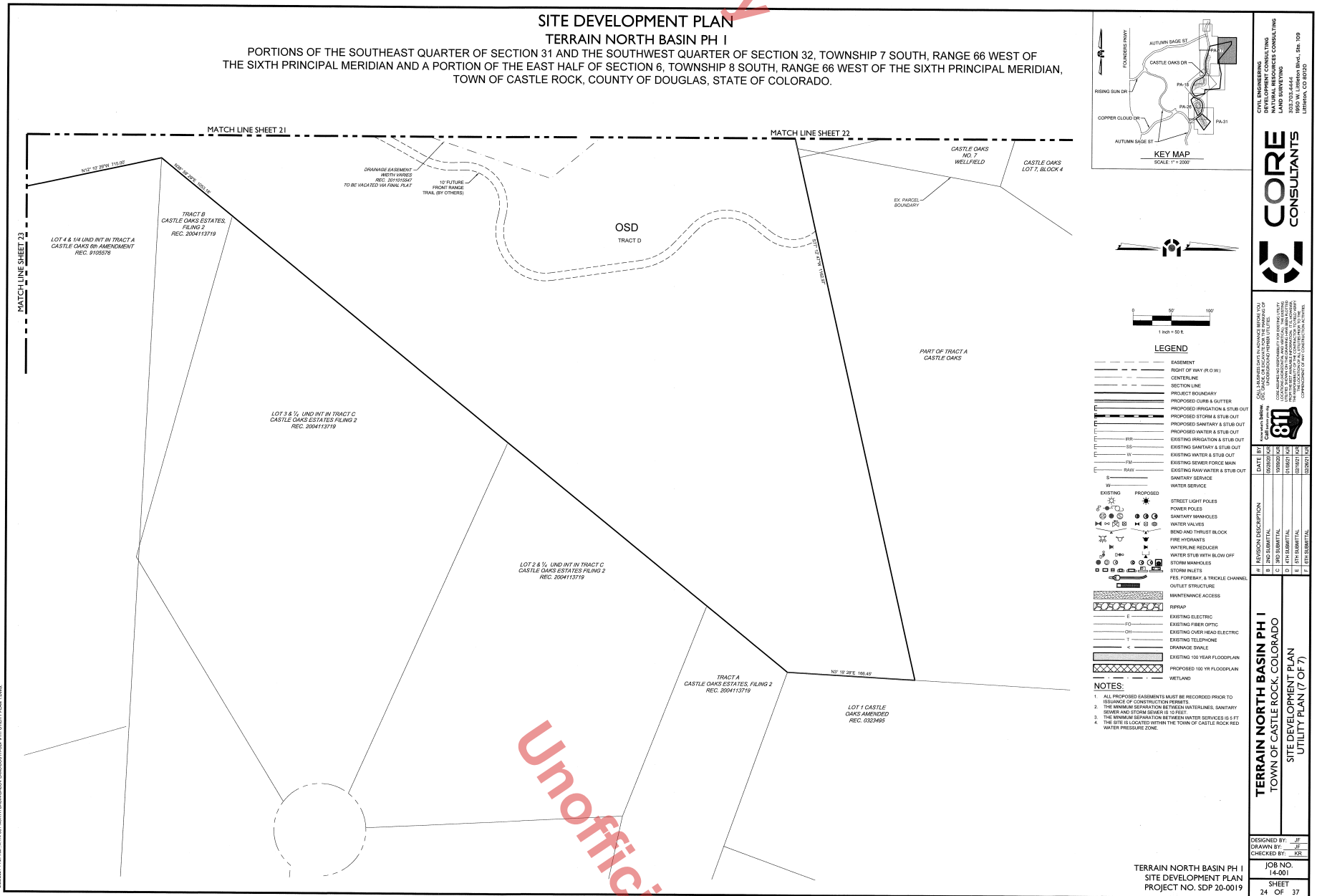
TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (5 OF 7)

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: KR

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO. 14-001
SHEET 22 OF 37

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SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET 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.
- IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT TRIANGLE, TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

COMPOSITE LANDSCAPE WATER USE RATING CHART

IRRIGATION TYPE	PLANT NAME (COMMON)	APP RATE (INCHES/MONTH)	ZONE (V.L.,M.O.G. HW)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL IRR. LANDSCAPE ZONES)	CLWUR (LWUR x IA) / TA
DRIP	SHRUB BEDS	2	LOW	69.8%	87,437	2.0	125,245	1.398
DRIP	CANOPY TREES (208)*	2	LOW	16.6%	20,800	2.0		0.332
DRIP	LARGE SHRUBS (37)*	2	LOW	3.0%	3,700	2.0		0.059
SPRAY	NATIVE SEED	2	LOW	10.6%	13,308	2.0		0.213
TOTAL OF THE CLWUR								2.000

NOTES:
*TREES AND LARGE DECIDUOUS SHRUBS IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION

STREETSCAPE REQUIREMENT TABLE (INSTALLED BY DEVELOPER)

STREET	LINEAR FEET*	TREES				SHRUBS	
		TREES REQUIRED (1 TREE=4OLF)	CANOPY SHADE TREES (MIN 75% OF TOTAL) PROVIDED	NON-CANOPY SHADE TREES PROVIDED	PROVIDED TREE TOTAL	SHRUBS REQUIRED (4 SHRUBS = 1 REQUIRED TREE)	SHRUBS PROVIDED
CASTLE OAKS DR	9,209	231	174	57	231	924	949
WATER BIRCH WAY	239	6	5	1	6	24	35
PEACHLEAF LOOP	304	8	7	1	8	32	39
SOAPBERRY PLACE	104	3	3	0	3	12	14
MADRONA CT	1,896	35	27	8	35	140	204
TOTAL	11,252	283	216	67	283	1,132	1,331

NOTES:
*LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS. FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS, SEE RESIDENTIAL LOT STREETSCAPE REQUIREMENT BELOW.

RESIDENTIAL LOT STREETSCAPE REQUIREMENT (INSTALLED BY HOMEBUILDER)

- NOTES:
1. EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE AND 4 SHRUBS IN THE FRONT YARD.
2. LARGE CANOPY TREES IN YARDS MUST NOT EXCEED 16 FEET FROM THE BACK OF THE STREET CURB.

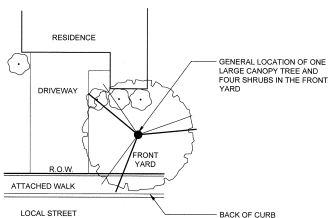
LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	ACRES	SQUARE FOOTAGE	PERCENTAGE
NON-IRRIGATED SEED AREAS	14.70	640,539	23.4%
IRRIGATED NATIVE SEED AREAS	0.31	13,308	0.5%
IRRIGATED PLANTS IN NON-IRRIG. SEED AREAS	0.56	24,500	0.9%
IRRIGATED SHRUB BEDS	2.01	87,437	3.2%
NON IRRIGATED MULCH BED	0.00	0	0.0%
WALKS AND UNDISTURBED AREAS	45.32	1,974,031	72.0%
GROSS LANDSCAPE AREA*	62.80	2,739,815	100.0%
TOTAL IRRIGATED LANDSCAPE	2.88	125,245	4.6%

NOTES:
*GROSS LANDSCAPE AREA PER THE 'LANDSCAPE SUMMARY TABLE' INCLUDES ADDITIONAL NON-IRRIGATED SEED AREAS (TO LIMIT OF DISTURBANCE) OUTSIDE OF THE PLANNING AREAS CALCULATED IN THE OVERALL SITE UTILIZATION CHART LOCATED ON THE COVER OF THIS APPLICATION.

PLANT TOTALS	
TREES	309
SHRUBS	1,408
ORNAMENTAL GRASSES/PERENNIALS	1,155

NOTE:
RESIDENTIAL LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.



TYPICAL FRONT YARD LANDSCAPE DIAGRAM

LEGEND

SYMBOL DESCRIPTION

- LARGE DECIDUOUS TREES (LOW/VERY LOW)
- EVERGREEN TREES (LOW/VERY LOW)
- ORNAMENTAL TREES (LOW/VERY LOW)
- DEC. SHRUBS (LOW/VERY LOW)
- EVERGREEN SHRUBS (LOW/VERY LOW)
- ORNAMENTAL GRASSES (LOW)
- PERENNIALS (LOW)
- R.O.W. SEED BLEND (LOW) (NON-IRRIGATED)
- NATIVE SEED BLEND (LOW) (NON-IRRIGATED)
- COBBLE ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR.
- ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR.
- SHREDDED WOOD MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR.
- OPEN RAIL FENCE RE DETAIL: 6/36
- PRIVACY FENCE RE DETAIL: 4-5/36
- STEEL EDGING RE DETAIL: 3/37
- LANDSCAPE BOUNDARY
- ENTRY MONUMENT RE DETAIL: 1/37
- ACCENT BOULDERS RE DETAIL: 3/37

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

- TERRAIN N.B. PH1 BNDRY
- CASTLE OAKS DR. R.O.W./BOUNDARY
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- PROPOSED EASEMENT
- SIDEWALK
- RETAINING WALL
- SIGHT VISION TRIANGLE
- SIGHT SAFETY TRIANGLE
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EX CONTOUR MAJOR
- EX CONTOUR MINOR

CIVIL ENGINEERING DEVELOPMENT CONSULTING LAND SURVEYING
3032.732.4-4-4
18780 W. CO. RD. 109
LITTLETON, CO 80120

CORE CONSULTANTS

CALL NUMBER: 811
CITY: CASTLE ROCK
COUNTY: DOUGLAS
DATE: 6/11/2021
DRAWN BY: JMS
CHECKED BY: JMS
DESIGNED BY: JMS
DATE: 6/11/2021
PROJECT NO: 20-0019

**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES AND TABLES**

DESIGNED BY: JMS
DRAWN BY: JMS
CHECKED BY: JMS

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO: 19-042
SHEET: 25 OF 37

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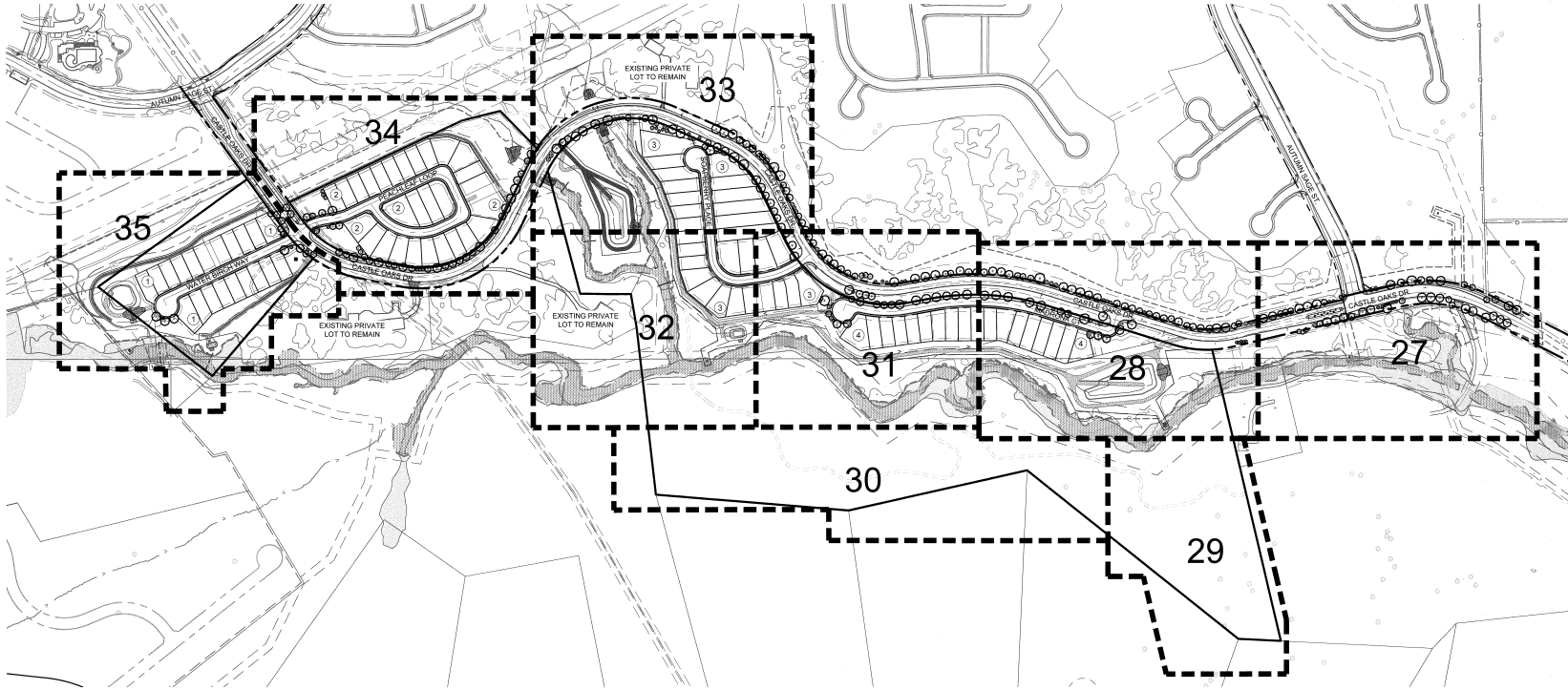


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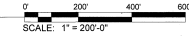


**SITE DEVELOPMENT PLAN
TERRAIN NORTH BASIN PH I**

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



1 OVERALL LANDSCAPE PLAN



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)	CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)
	LARGE DECIDUOUS TREES (LOW / VERY LOW)		DEC. SHRUBS (LOW / VERY LOW)		ENTRY MONUMENT RE DETAIL 1-37		
	EVERGREEN TREES (LOW / VERY LOW)		EVERGREEN SHRUBS (LOW / VERY LOW)		ACCENT BOULDERS RE DETAIL 3-31		
	ORNAMENTAL TREES (LOW / VERY LOW)		ORNAMENTAL GRASSES (LOW)				
			PERENNIALS (LOW)				

TECHNICAL CRITERIA VARIANCE NOTES:

THESE PLANS HAVE BEEN DEVELOPED WITH THE FOLLOWING GRANTED TECHNICAL CRITERIA VARIANCES:
 • TC/20-0035: VARIANCE FOR MAX STREET TREE SPACING FOR CASTLE OAKS DR.
 • TC/20-0036: VARIANCE OF MAX STREET TREE OFFSET FOR CASTLE OAKS DR.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LANDSCAPE ARCHITECTURE
MANAGEMENT RESOURCES CONSULTING
1985 W. IRIEHOFF BLVD., SUITE 109
LAKEWOOD, CO 80026
303.709.4444



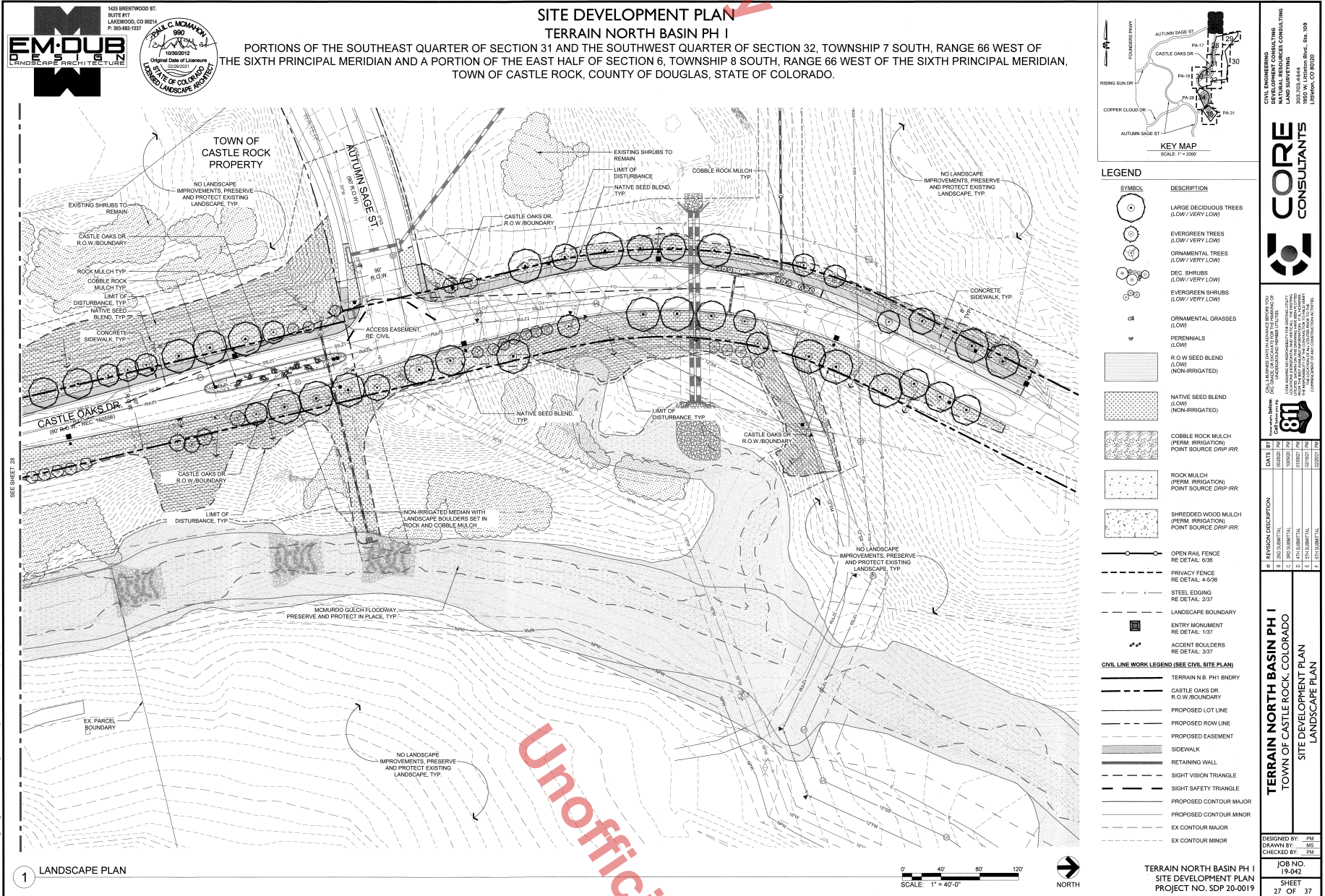
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10/20/20	MS
10/20/20	MS
10/20/20	MS
10/20/20	MS
10/20/20	MS
10/20/20	MS

**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO**
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

DESIGNED BY: TML
DRAWN BY: MS
CHECKED BY: PWT

JOB NO. 19-042
SHEET 26 OF 37

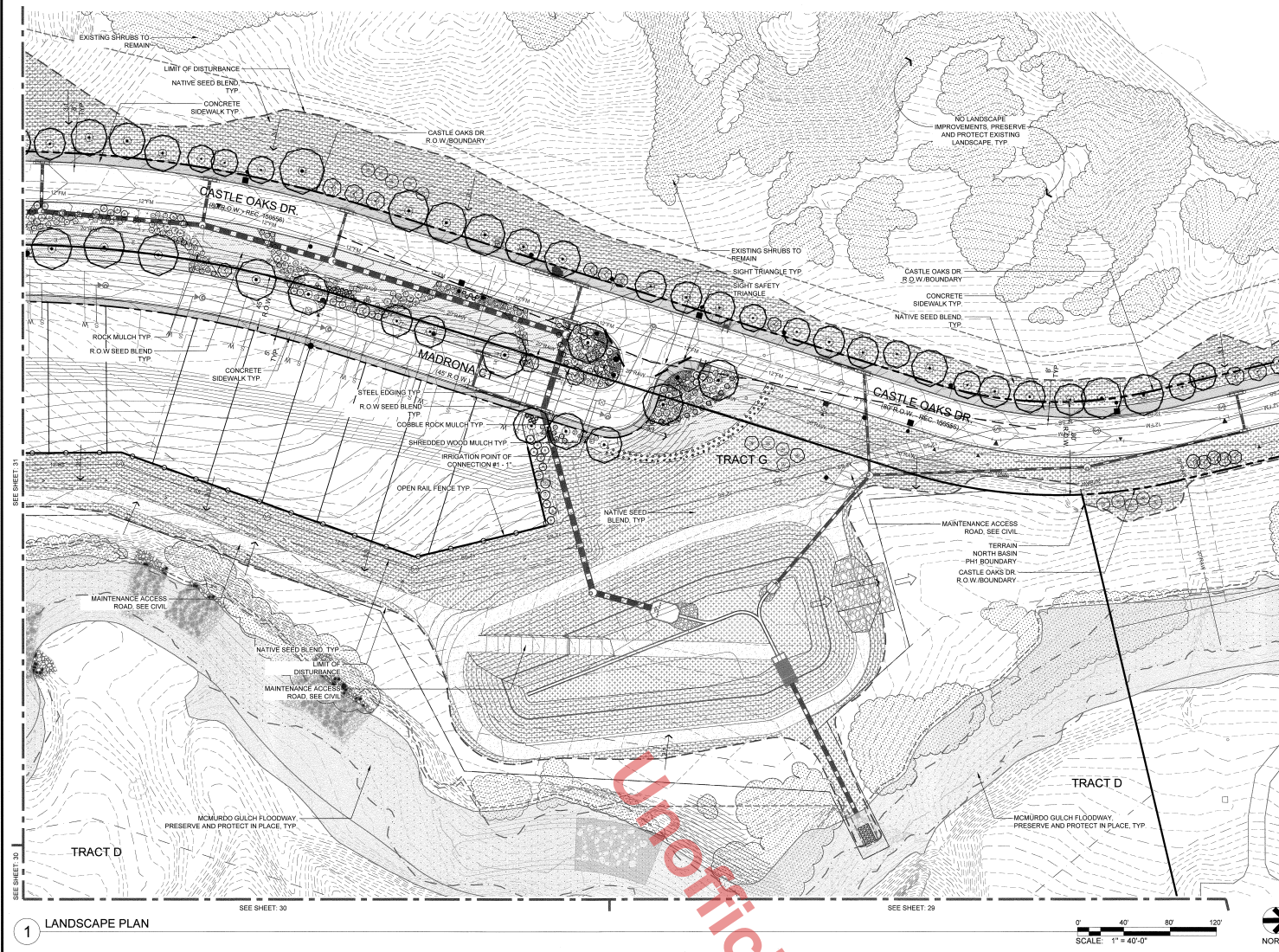
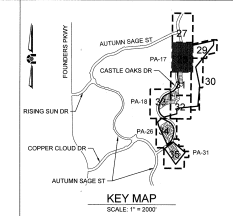
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019





SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

SYMBOL	DESCRIPTION
(Large circle with internal pattern)	LARGE DECIDUOUS TREES (LOW/VERY LOW)
(Small circle with internal pattern)	EVERGREEN TREES (LOW/VERY LOW)
(Circle with internal pattern)	ORNAMENTAL TREES (LOW/VERY LOW)
(Circle with internal pattern)	DEC SHRUBS (LOW/VERY LOW)
(Circle with internal pattern)	EVERGREEN SHRUBS (LOW/VERY LOW)
(Circle with internal pattern)	ORNAMENTAL GRASSES (LOW)
(Circle with internal pattern)	PERENNIALS (LOW)
(Hatched pattern)	R.O.W SEED BLEND (LOW) (NON-IRRIGATED)
(Dotted pattern)	NATIVE SEED BLEND (LOW) (NON-IRRIGATED)
(Cross-hatched pattern)	COBBLE ROCK MULCH (PERM IRRIGATION) POINT SOURCE DRIP IRR
(Stippled pattern)	ROCK MULCH (PERM IRRIGATION) POINT SOURCE DRIP IRR
(Dotted pattern)	SHREDDED WOOD MULCH (PERM IRRIGATION) POINT SOURCE DRIP IRR
(Circle with internal pattern)	OPEN RAIL FENCE RE DETAIL 4-5/06
(Circle with internal pattern)	PRIVACY FENCE RE DETAIL 1-3/07
(Circle with internal pattern)	STEEL EDGING RE DETAIL 2/07
(Circle with internal pattern)	LANDSCAPE BOUNDARY
(Circle with internal pattern)	ENTRY MONUMENT RE DETAIL 1/07
(Circle with internal pattern)	ACCENT BOULDERS RE DETAIL 3/07

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

(Solid line)	TERRAIN N.B. PH1 BNDRY
(Dashed line)	CASTLE OAKS DR R.O.W. BOUNDARY
(Dotted line)	PROPOSED LOT LINE
(Dash-dot line)	PROPOSED ROW LINE
(Long-dashed line)	PROPOSED EASEMENT
(Short-dashed line)	SIDEWALK
(Circle with internal pattern)	RETAINING WALL
(Circle with internal pattern)	SIGHT VISION TRIANGLE
(Circle with internal pattern)	SIGHT SAFETY TRIANGLE
(Circle with internal pattern)	PROPOSED CONTOUR MAJOR
(Circle with internal pattern)	PROPOSED CONTOUR MINOR
(Circle with internal pattern)	EX CONTOUR MAJOR
(Circle with internal pattern)	EX CONTOUR MINOR

811

**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN**

DESIGNED BY: PM
DRAWN BY: ME
CHECKED BY: JH

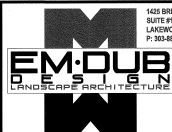
JOB NO. 19-042
SHEET 28 OF 37

CORE CONSULTANTS

DATE BY REVISION DESCRIPTION

1	ME	10/20/20	ISSUED FOR PERMITS
2	ME	05/05/21	ISSUED FOR PERMITS
3	ME	05/05/21	ISSUED FOR PERMITS
4	ME	05/05/21	ISSUED FOR PERMITS
5	ME	05/05/21	ISSUED FOR PERMITS
6	ME	05/05/21	ISSUED FOR PERMITS
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SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

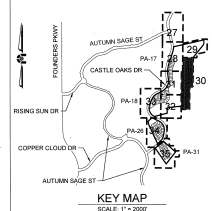


1426 BRENTWOOD ST.
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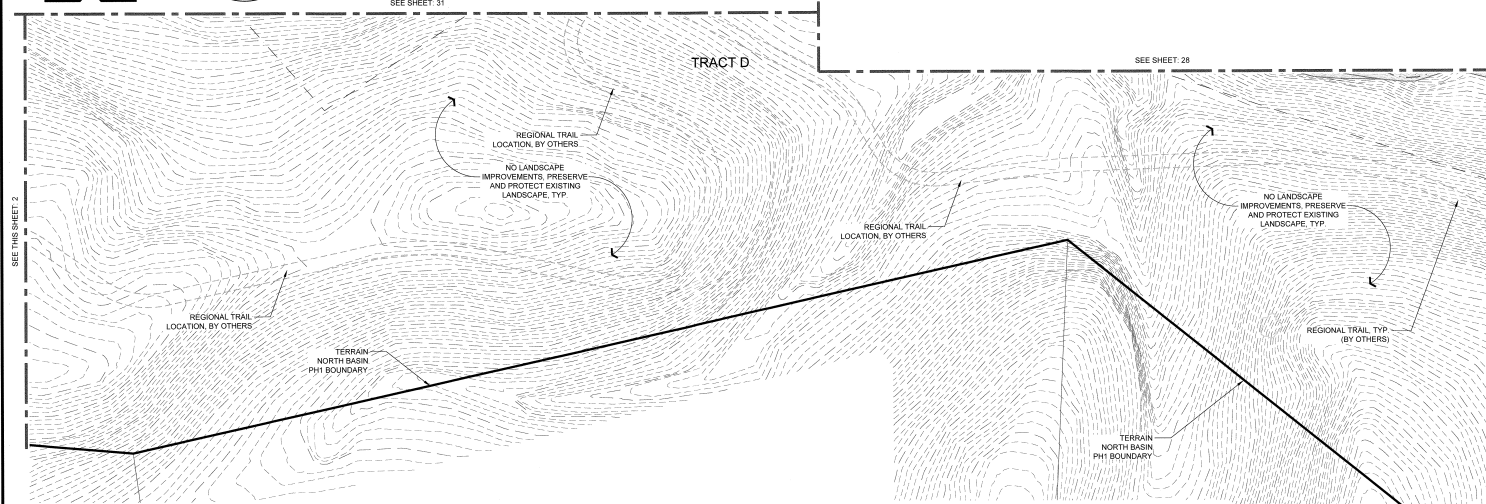
SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

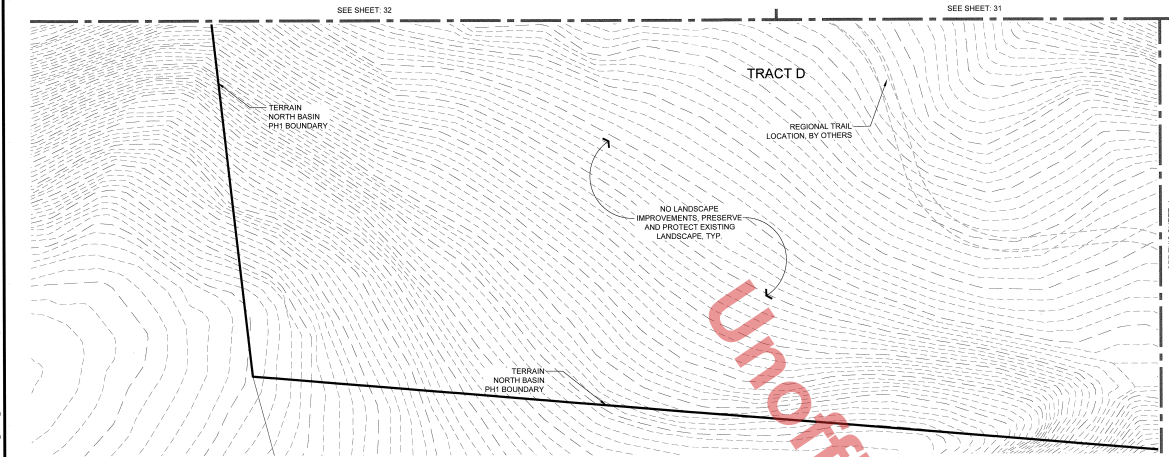


LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES (LOW/VERY LOW)
	EVERGREEN TREES (LOW/VERY LOW)
	ORNAMENTAL TREES (LOW/VERY LOW)
	DEC. SHRUBS (LOW/VERY LOW)
	EVERGREEN SHRUBS (LOW/VERY LOW)
	ORNAMENTAL GRASSES (LOW)
	PERENNIALS (LOW)
	R.O.W. SEED BLEND (LOW) (NON-IRRIGATED)
	NATIVE SEED BLEND (LOW) (NON-IRRIGATED)
	COARSE ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR.
	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR.
	SHREDDED WOOD MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR.
	OPEN RAIL FENCE RE DETAIL: 6/08
	PRIVACY FENCE RE DETAIL: 4-5/08
	STEEL EDGING RE DETAIL: 2/07
	LANDSCAPE BOUNDARY
	ENTRY MONUMENT RE DETAIL: 1/07
	ACCENT BOULDERS RE DETAIL: 3/07
CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)	
	TERRAIN N.B. PH BNDRY
	CASTLE OAKS DR. R.O.W. BOUNDARY
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SIDEWALK
	RETAINING WALL
	SIGHT VISION TRIANGLE
	SIGHT SAFETY TRIANGLE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EX CONTOUR MAJOR
	EX CONTOUR MINOR



1 LANDSCAPE PLAN



2 LANDSCAPE PLAN

CORE CONSULTANTS

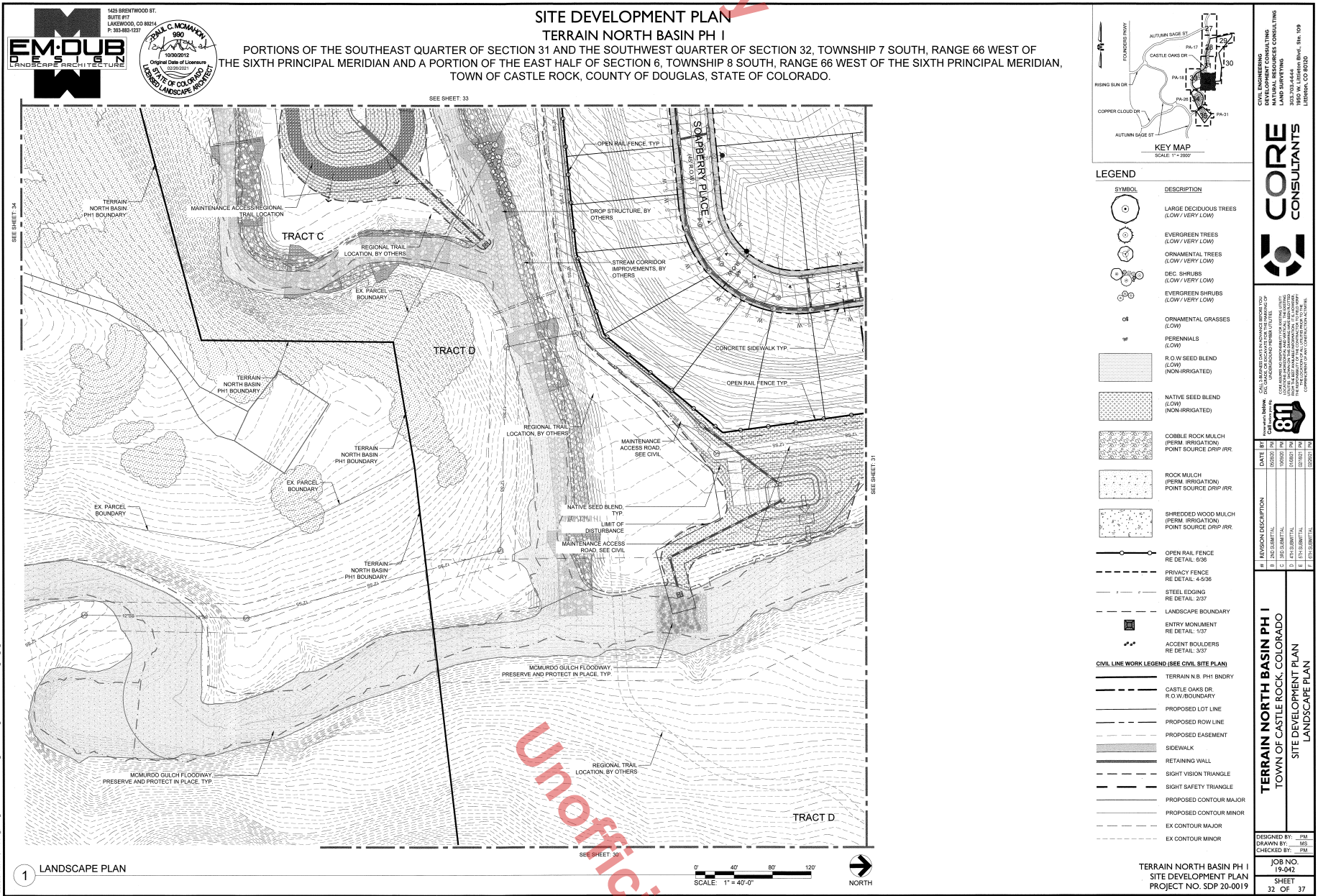
1950 W. IRIKAWA BLVD. STE. 109
LAKESIDE, CO 80202

DATE: 05/20/21
DESIGNED BY: JMI
DRAWN BY: MS
CHECKED BY: JMI

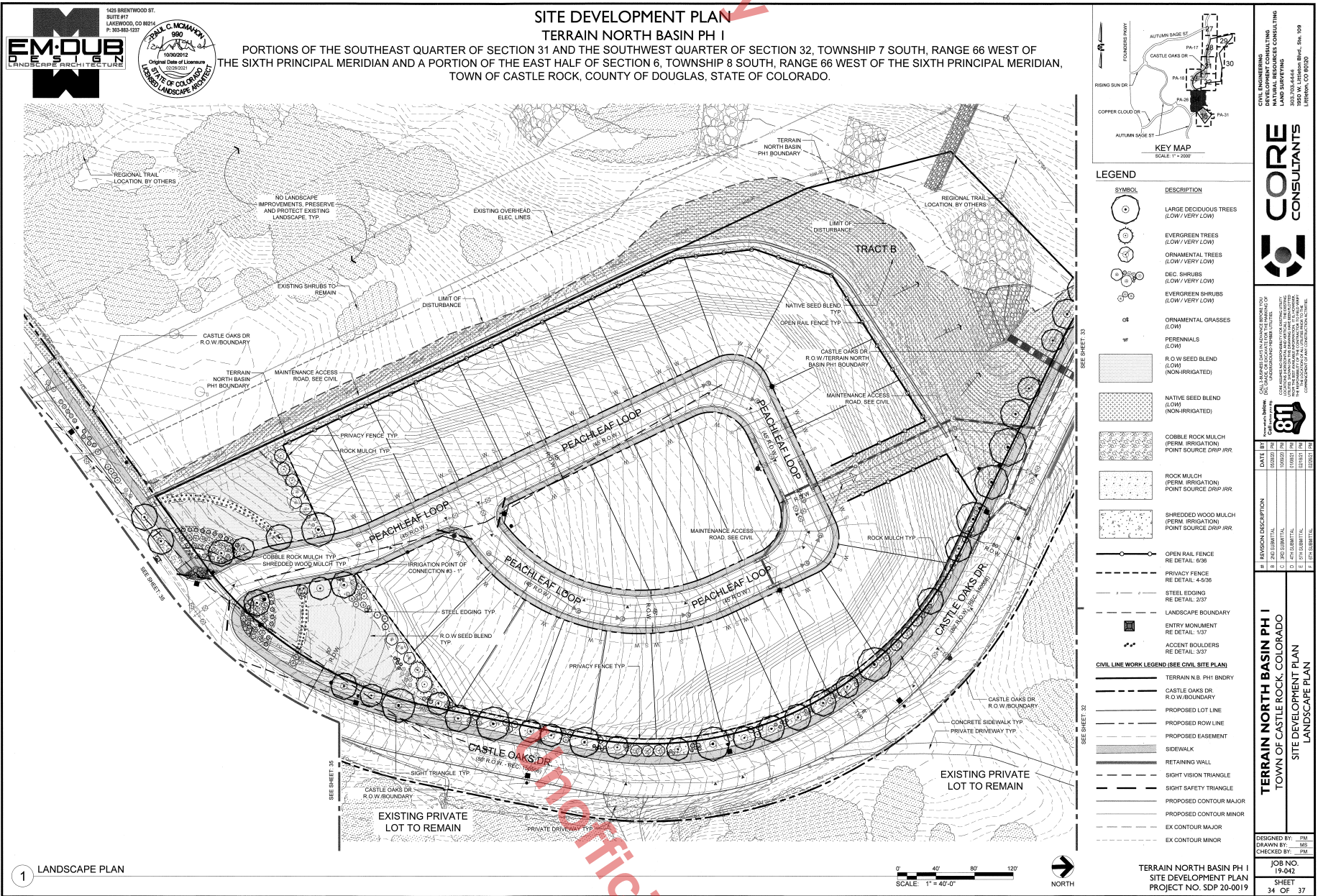
**TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN**

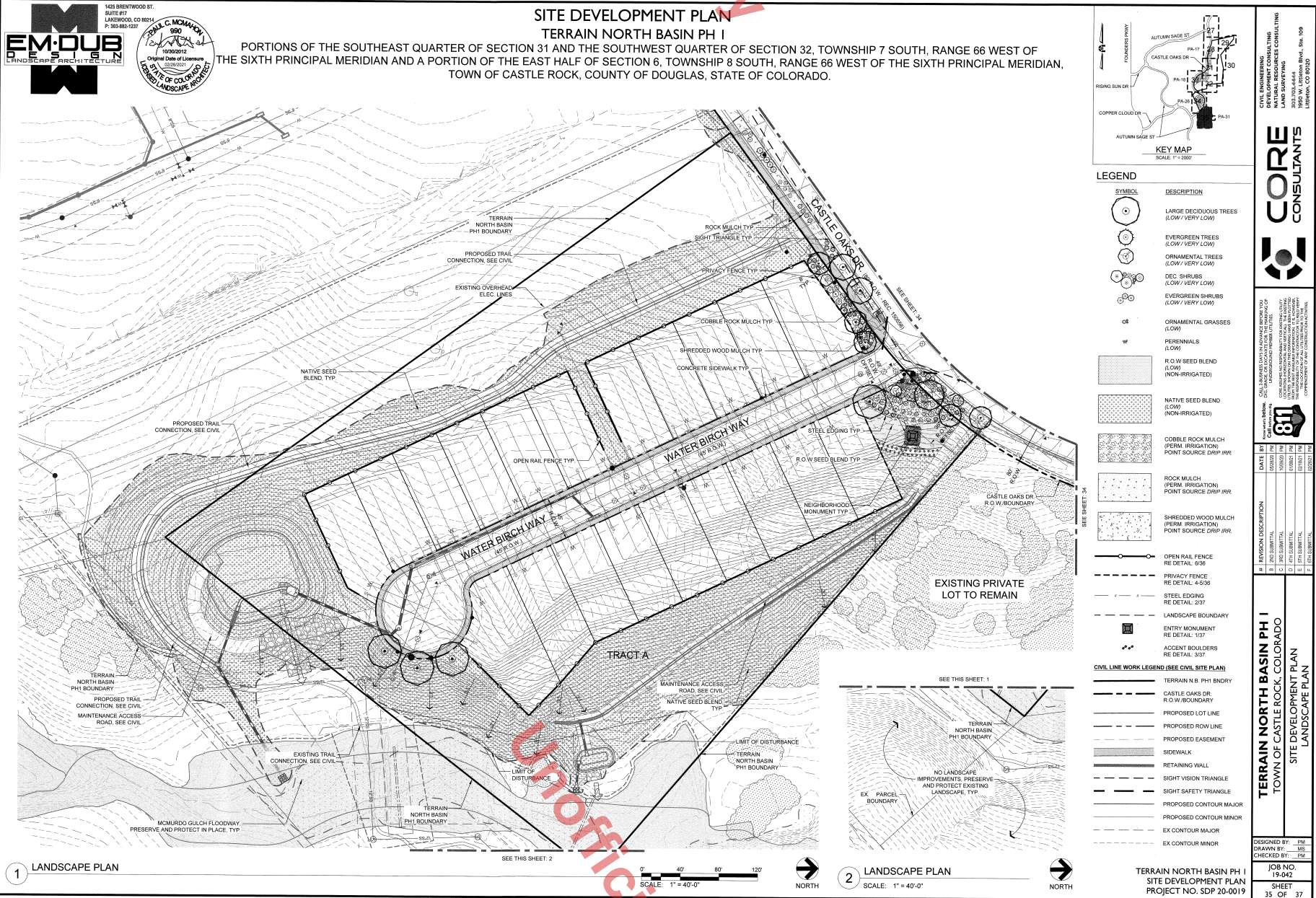
JOB NO. 19442
SHEET 30 OF 37

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1428 BRENTWOOD ST.
SUITE #17
LAKEWOOD, CO 80241
P. 303.560.1227



SITE DEVELOPMENT PLAN TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
2810 W. LOVELAND BLVD., STE. 109
LITTLETON, CO 80120



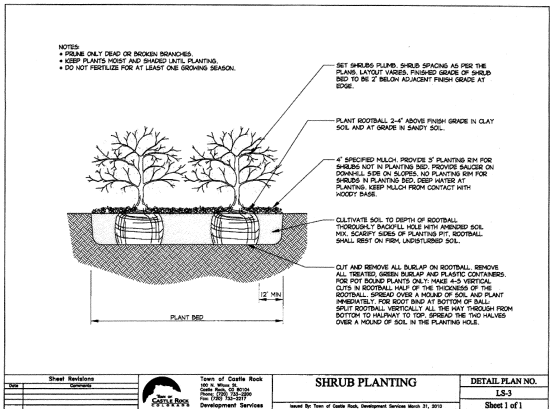
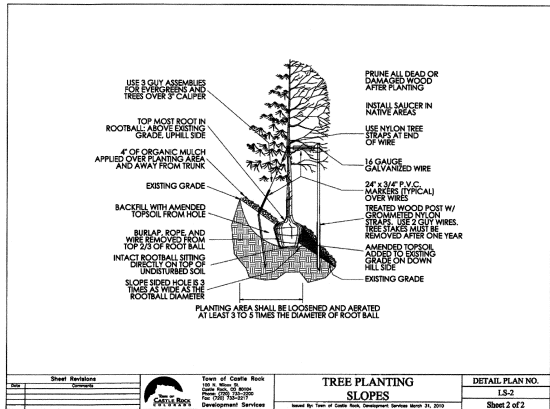
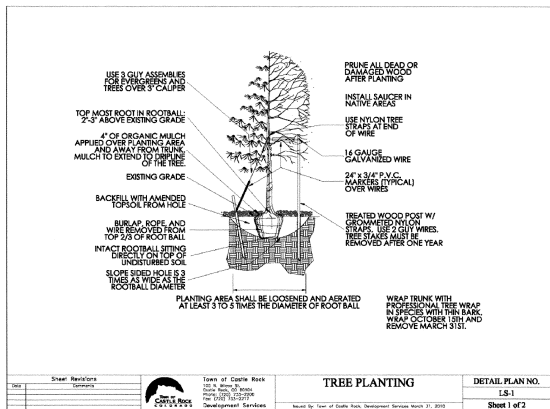
CALL BEFORE YOU DIG (800) 4-A-DIG
CITY OF CASTLE ROCK
CITY ENGINEER
CITY CLERK
CITY MANAGER
CITY COMMISSIONER
CITY ATTORNEY
CITY PLANNING DEPARTMENT
CITY PUBLIC WORKS DEPARTMENT
CITY UTILITIES DEPARTMENT
CITY POLICE DEPARTMENT
CITY FIRE DEPARTMENT
CITY HEALTH DEPARTMENT
CITY SOCIAL SERVICES DEPARTMENT
CITY COMMUNITY DEVELOPMENT DEPARTMENT
CITY ECONOMIC DEVELOPMENT DEPARTMENT
CITY HISTORIC PRESERVATION DEPARTMENT
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CITY OFFICE OF THE CITY CLERK
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CITY OFFICE OF THE CITY ECONOMIC DEVELOPMENT DEPARTMENT
CITY OFFICE OF THE CITY HISTORIC PRESERVATION DEPARTMENT
CITY OFFICE OF THE CITY LAND MANAGEMENT DEPARTMENT

DATE	10/20/20
DESIGNED BY	PH
DRAWN BY	MS
CHECKED BY	PH
REVISION DESCRIPTION	
A	ISSUE FOR PERMIT
B	ISSUE FOR PERMIT
C	ISSUE FOR PERMIT
D	ISSUE FOR PERMIT
E	ISSUE FOR PERMIT
F	ISSUE FOR PERMIT

TERRAIN NORTH BASIN PH I
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

DESIGNED BY: PH
DRAWN BY: MS
CHECKED BY: PH
JOB NO.: 19-042
SHEET: 36 OF 37

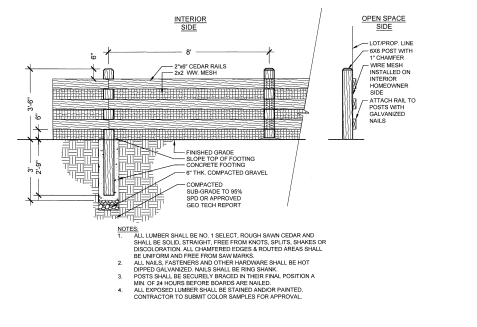
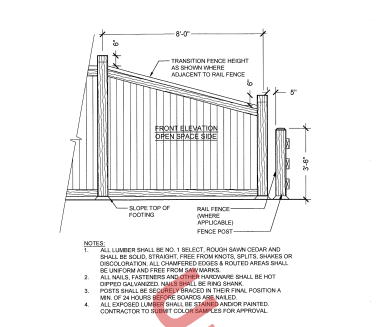
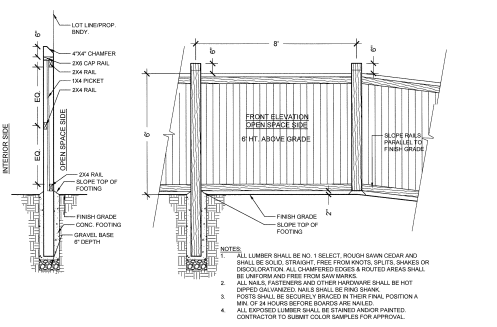
TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019



1 TOWN OF CASTLE ROCK - STANDARD TREE PLANTING DETAIL
NOT TO SCALE

2 TOWN OF CASTLE ROCK - STANDARD TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE


3 TOWN OF CASTLE ROCK - STANDARD SHRUB PLANTING DETAIL
NOT TO SCALE




4 PRIVACY FENCE DETAIL
3/8" 1-1/4" P-R-TER-01

5 PRIVACY FENCE TRANSITION TO OPEN RAIL
3/8" 1-1/4" P-R-TER-02

6 OPEN RAIL FENCE DETAIL
3/8" 1-1/4" P-R-TER-03



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SUITE #17
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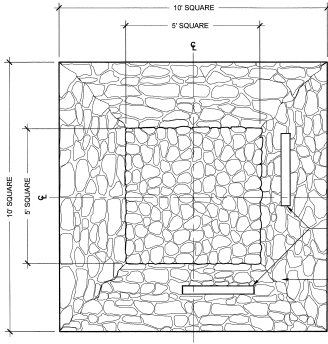
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH I

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
303.732.4444
1800 W. Johnson Blvd., Ste. 109
Lakewood, CO 80126



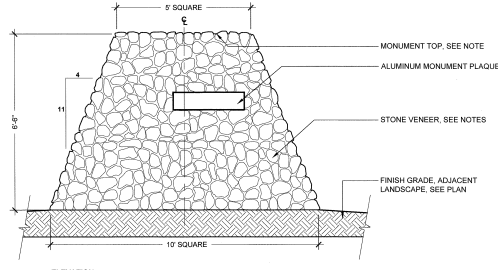


MONUMENT NOTES:

- NATURAL STONE VENEER: BORAL PROSTONE
- TYPE: WESTERN COLLECTION RIVER ROCK 3'-10" THICK
- MORTAR VENEER IN PLACE PER MANUFACTURER RECOMMENDATIONS
- PATTERN: ARCTIC RIVER ROCK OR APPROVED EQUAL
- ALL CORNERS OF THE MONUMENT SHALL BE AT CONSISTENT GRADE UNLESS OTHERWISE NOTED.
- TOP OF THE MONUMENT SHALL RECEIVE STONE VENEER: PITCH TOP 1/4" PER FOOT FROM THE CENTER TO DRAIN.
- MONUMENTS SHALL BE CONSTRUCTED WITH REINFORCED CMU SUBSTRUCTURE, RE STRUCT. DWGS (N.L.C.)

(2) ALUMINUM MONUMENT PLAQUES FACING ADJACENT STREETS

STONE VENEER, SEE NOTES



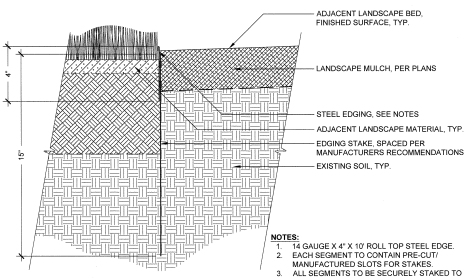
MONUMENT TOP, SEE NOTE

ALUMINUM MONUMENT PLAQUE

STONE VENEER, SEE NOTES

FINISH GRADE, ADJACENT LANDSCAPE, SEE PLAN

1 ENTRY MONUMENT - NEIGHBORHOOD
1/2" = 1'-0"



ADJACENT LANDSCAPE BED, FINISHED SURFACE, TYP.

LANDSCAPE MULCH, PER PLANS

STEEL EDGING, SEE NOTES

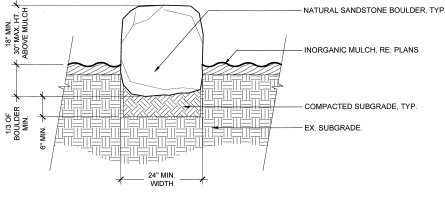
ADJACENT LANDSCAPE MATERIAL, TYP.

EDGING STAKE, SPACED PER MANUFACTURER RECOMMENDATIONS

EXISTING SOIL, TYP.

NOTES:

1. 1/4 GAUGE X 4" X 10' ROLL TOP STEEL EDGE
2. EACH SEGMENT TO CONTAIN PRE-CUT MANUFACTURED SLOTS FOR STAKES
3. ALL SEGMENTS TO BE SECURELY STAKED TO GRADE PER MANUFACTURER RECOMMENDATIONS
4. ALL METAL SHALL BE PAINTED BLACK
5. TOWN OF CASTLE ROCK REQUIRES EDGING TO BE ROLLED OR CAPPED



NATURAL SANDSTONE BOULDER, TYP.

INORGANIC MULCH, RE: PLANS

COMPACTED SUBGRADE, TYP.

EX. SUBGRADE

2 ROLL TOP STEEL EDGING
3/4" = 1'-0"

3 ACCENT BOULDER
3/4" = 1'-0"

NOTE:

1. BOULDERS TO BE APPROVED BY OWNER/OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
2. ALL BOULDERS SHALL BE RANDOM IRREGULAR/ANGULAR IN SHAPE TO THE DIMENSIONS SHOWN.
3. FIELD LOCATE BOULDERS AS SHOWN ON PLAN FOR REVIEW BY OWNER/OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
4. DO NOT FRACTURE BOULDER DURING PLACEMENT. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE. WASH OFF BOULDERS COMPLETELY AFTER PLACEMENT.
5. TYPICAL BOULDER DIMENSIONS ARE AS SHOWN. LENGTH SHALL VARY AS REQUIRED TO MEET LAYOUT INTENT AS SHOWN ON THE PLANS.

DESIGNED BY: JPM

DRAWN BY: JMS

CHECKED BY: JPM

TERRAIN NORTH BASIN PH I
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0019

JOB NO.
19-042

SHEET
37 OF 37

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