SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 515 LOTS FOR SINGLE-FAMILY LOTS, OPEN SPACE, PARKS, LANDSCAPING AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN FOUR (4) SEPARATE PLANNING AREAS WHICH ARE SITUATED AROUND MCMURDO GULCH.

CERTIFICATE OF OWNERSHIP

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

_____
CANYONS FAR SOUTH OWNER LP, A DELAWARE LIMITED PARTNERSHIP

CANYONS FAR SOUTH OWNER LP

BY: CANYONS FAR SOUTH GP LLC, ITS GENERAL PARTNER

BY: CANYONS FAR SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS FAR SOUTH ASSOCIATES LP, ITS GENERAL PARTNER

BY: HINES CANYONS FAR SOUTH GP LLC, ITS GENERAL PARTNER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: _____

NAME: _____

TITLE: _____

SIGNED THIS _____ DAY OF _____, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

2025 BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON AUGUST 29, 2023 AT RECEPTION NO. 2023037348 AND ON AUGUST 24, 2023 AT RECEPTION NO. 2023036544, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
CENTENNIAL LOAN STAR LLC, A TEXAS LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

2025 BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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.

_____
AUTHORIZED REPRESENTATIVE

_____
FIDELITY NATIONAL TITLE

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY_____ AS AUTHORIZED REPRESENTATIVE OF _____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

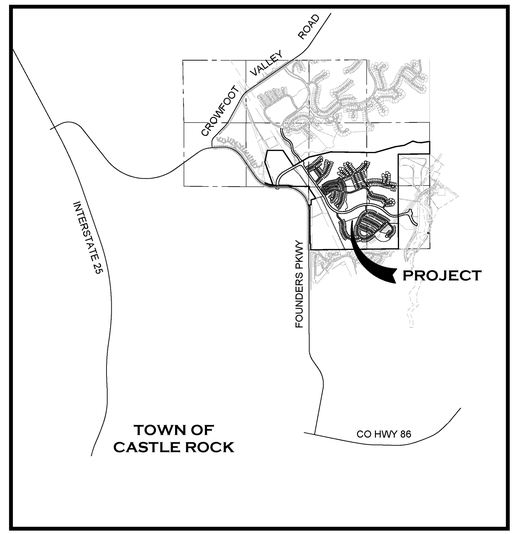
MY COMMISSION EXPIRES: _____.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°03'56" EAST, A DISTANCE OF 1323.63 FEET.

BENCHMARK

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT #DC GIS 4.004007. SAID BENCHMARK IS A 3-1/4" ALUMINUM CAP, SET IN CONCRETE, FLUSH TO THE GROUND, STAMPED "DC 4.004007". LOCATE4D ON THE SOUTH SIDE OF CASTLE OAKS DRIVE, JUST EAST OF THE 225' WIDE PSCO UTILITY CORRIDOR.
PUBLISHED ELEVATION = 6495.26 (NAVD 88)



VICINITY MAP

1" = 2000'

OWNER/DEVELOPER

HINES
1144 15th STREET, SUITE 2600
DENVER, CO 80202
(720) 932-0522
CONTACT: RICHARD CROSS

LANDSCAPE ARCHITECT

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80223
(303) 531-4905
CONTACT: AL CUNNINGHAM

ENGINEER

COVER 3 ENGINEERING, INC.
CENTENNIAL, CO 80016
(303) 587-6260
CONTACT: BRIAN MOSS

SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 713-1898
CONTACT: DANIEL DAVIS

NOTES

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CANYONS FAR SOUTH DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023029149. THE NUMBER OF SFES WILL BE DEDUCTED ON THE PLAT.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____

BY _____ AS MAYOR AND BY _____, AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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CIVIL ENGINEER'S CERTIFICATE

I, BRIAN MOSS, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____
BRIAN MOSS #37702 DATE

SURVEYOR'S CERTIFICATE

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

_____
MICHAEL NOFFSINGER #38367 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 _____ DAY OF _____, 2025.

_____
CHAIR DATE

ATTEST:

_____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2025.

_____
MAYOR DATE

ATTEST:

_____
TOWN CLERK DATE

PARCEL SUMMARY TABLE

PARCEL	SQUARE FEET	ACRES	OWNERSHIP	MAINTENANCE	LAND USE
TRACT A	4,455,100 SF	102.275 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/DRAINAGE/TRAILS
TRACT B	103,448 SF	2.375 AC	METRO DISTRICT	METRO DISTRICT	PARK
TRACT C	2,833 SF	0.065 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT D	8,454 SF	0.194 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT E	173,001 SF	3.972 AC	METRO DISTRICT	METRO DISTRICT	PARK
TRACT F	12,558 SF	0.288 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT G	25,866 SF	0.594 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT H	271,755 SF	6.239 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT I	601,135 SF	13.800 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PARK
TRACT J	129,568 SF	2.974 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/DRAINAGE/TRAILS
TRACT K	998,535 SF	22.923 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/DRAINAGE/TRAILS
TRACT L	544,494 SF	12.500 AC	HT CANYONS	HT CANYONS	COMMERCIAL
TRACT M	478,736 SF	10.990 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/DRAINAGE/TRAILS
TRACT N	33,973 SF	0.780 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT O	2,338 SF	0.054 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT P	1,372,116 SF	31.499 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/DRAINAGE/TRAILS
TRACT Q	353,230 SF	8.109 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT R	263,884 SF	6.058 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/DRAINAGE/TRAILS
TRACT S	291,724 SF	6.697 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT T	89,954 SF	2.065 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT U	67,637 SF	1.553 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT V	69,677 SF	1.600 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT W	97,162 SF	2.231 AC	METRO DISTRICT	METRO DISTRICT	OPEN SPACE/DRAINAGE/TRAILS
TRACT X	186,530 SF	4.282 AC	METRO DISTRICT	METRO DISTRICT	PARK
TRACT Y	2,077,465 SF	47.692 AC	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	(PREVIOUSLY DEDICATED)

NOTES:
1. IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
2. BLANKET DRAINAGE AND UTILITY EASEMENTS WILL DEDICATED ON THE FOLLOWING TRACTS WITH THE FINAL PLAT: A, I, J, K, M, P, Q, V, W.
3. BLANKET DRAINAGE EASEMENTS WILL BE DEDICATED ON THE FOLLOWING TRACTS WITH THE FINAL PLAT: B, C, D, E, F, G, H, L, N, O, R, S, T, U, X.

LAND USE	ACREAGE
COMMERCIAL	12.50 AC
METRO DISTRICT	
PARKS	10.63 AC
TOWN OF CASTLE ROCK	
OPEN SPACE	176.72 AC
OPEN SPACE DEDICATION	47.69
PUBLIC LAND DEDICATION	13.80 AC
TOTAL:	238.21 AC

(SEE SITE UTILIZATION TABLE (SHEET 2) FOR CANYONS FAR SOUTH ACREAGE TOTALS)

PROJECT NO. SDP23-0041

Prepared For

Hines
HINES
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Landscape Architecture

people creating spaces
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p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908

COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
	08.13.2025
	09.26.2025
	10.22.2025

Sheet Name

TITLE SHEET

Sheet Number

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE UTILIZATION TABLE

USE	ACRES	PERCENTAGE OF SITE
RESIDENTIAL PLANNING AREAS (PA-1 - PA-4)	150.40	36.76%
COMMERCIAL (TRACT R)	12.50	3.06%
PLANNING AREAS (SUB TOTAL)	162.90	
OPEN SPACE (TRACTS A, J, K, L, M)	176.72	43.20%
OPEN SPACE DEDICATION (TRACT S) DEEDED TO THE TOWN - ***REC. #: 2023038767***	47.70	11.66%
PUBLIC LAND DEDICATION (TRACT I)	13.80	3.37%
OPEN SPACE (SUB TOTAL)	238.22	
ROW DEDICATION	7.98	1.95%
TOTAL	409.10	100.0%

Dedicated Land

USE	ACRES
PUBLIC LAND DEDICATION (TRACT I)	13.80
OPEN SPACE DEDICATION (TRACT S) DEEDED TO THE TOWN - ***REC. #: 2023038767***	47.70
Open Space Private Areas	
OSP - 1 (TRACT B)	2.38
OSP - 2 (TRACT E)	3.97
OSP - 3 (TRACT Q)	4.28
TOTAL	10.63

Site Comparison Chart

	Canyons Far South PDP Amendment #1	Canyons Far South SDP
Overall Site Area (AC)	409.10	409.10
Maximum Number of Lots	515	515
Overall Density (DU/AC)	1.26	1.26
Public Land Dedication (PLD-1)	13.80 (PLD-1)	13.80 (Tract I)

Canyons Far South Zoning Comparison and Development Standards

Zoning	**Canyons Far South Planned Development Plan**					
Overall Site Area	409.1 AC					
Planning Area	**PA-1**	**PA-2**	**PA-3**	**PA-4**		**PA-5**
Acerage	17.3	71.3	10.5	51.3		12.5
Use Area	Residential	Residential	Residential	Residential		Commercial

Planning Area - Allowable Dwelling Units and Lots Provided

	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**		**PD Req.**
Allowed Dwelling Units per PA	59	229	38	189		N/A
Allowed Dwelling Units per Acre	3.4	3.2	3.6	3.7	**TOTAL LOTS PER LOT TYPE**	N/A
Planning Area	**PA-1**	**PA-2**	**PA-3**	**PA-4**		**PA-5**
Paired Homes	0	76	0	0	**76**	
	Percent of 515 0%	**Percent of 515** 15%	**Percent of 515** 0%	**Percent of 515** 0%		
Small Lots Provided	25	38	32	185	**280**	N/A
	Percent of 515 5%	**Percent of 515** 7%	**Percent of 515** 6%	**Percent of 515** 36%		N/A
Medium Lots Provided	33	94	2	4	**133**	N/A
	Percent of 515 6%	**Percent of 515** 18%	**Percent of 515** 0%	**Percent of 515** 1%		N/A
Large Lots Provided	1	21	4	0	**26**	N/A
	Percent of 515 0%	**Percent of 515** 4%	**Percent of 515** 1%	**Percent of 515** 0%		N/A
Total Lots Provided	**59**	**229**	**38**	**189**	**515**	**N/A**
	Percent of 515 11%	**Percent of 515** 44%	**Percent of 515** 7%	**Percent of 515** 37%		N/A

	Permitted	Provided
Total Dwelling Units Allowed	515	515
Gross DU per Acre	1.26	

Planning Area - Allowable uses, Lotting Sizes, and Setbacks

Planning Area	**PA-1**		**PA-2**		**PA-3**		**PA-4**		**PA-5**	
	PD Req.	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Future SDP**
Allowable uses	See approved PDP Amendment #1.	Single-Family with Attached Garage	See approved PDP Amendment #1.	Single-Family with Attached Garage	See approved PDP Amendment #1.	Single-Family with Attached Garage	See approved PDP Amendment #1.	Single-Family with Attached Garage	See approved PDP Amendment #1.	N/A
Minimum Lot size	4,250	5,500	4,000	4,000	4,250	5,500	4,000	5,500	2,000	N/A
Maximum Lot Size	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	N/A	N/A
Maximum Building S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60,000	N/A
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	N/A
PAIRED HOMES										
	PD Req.	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Future SDP**
Minimum Lot size	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	N/A	N/A
Front	10'	10'	10'	10'	10'	10'	10'	10'	N/A	N/A
Rear	10'	10'	10'	10'	10'	10'	10'	10'	N/A	N/A
Side	5'	5'	5'	5'	5'	5'	5'	5'	N/A	N/A
Side To Street	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	N/A	N/A
SMALL LOTS										
	PD Req.	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Future SDP**
Minimum Lot size	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	N/A	N/A
Front	10'	10'	10'	10'	10'	10'	10'	10'	N/A	N/A
Rear	25'	25'	25'	25'	25'	25'	25'	25'	N/A	N/A
Side	5'	5'	5'	5'	5'	5'	5'	5'	N/A	N/A
Side To Street	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	N/A	N/A
MEDIUM LOTS										
	PD Req.	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Future SDP**
Minimum Lot size	8,001	8,001	8,001	8,001	8,001	8,001	8,001	8,001	N/A	N/A
Front	15'	15'	15'	15'	15'	15'	15'	15'	N/A	N/A
Rear	30'	30'	30'	30'	30'	30'	30'	30'	N/A	N/A
Side	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	N/A	N/A
Side To Street	10'	10'	10'	10'	10'	10'	10'	10'	N/A	N/A
LARGE LOTS										
	PD Req.	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Future SDP**
Minimum Lot size	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	N/A	N/A
Front	15'	15'	15'	15'	15'	15'	15'	15'	N/A	N/A
Rear	30'	30'	30'	30'	30'	30'	30'	30'	N/A	N/A
Side	10'	10'	10'	10'	10'	10'	10'	10'	N/A	N/A
Side To Street	12.5'	12.5'	12.5'	12.5'	12.5'	12.5'	12.5'	12.5'	N/A	N/A
Minimum Standard Lot Width	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Provided (SDP)**	**PD Req.**	**Future SDP**
At the Street	50	50	50	50	50	50	50	50	N/A	N/A
At Building Setback	50	50	50	50	50	50	50	50	N/A	N/A
At a cul-de-sac, knuckle or curve	35	35	35	35	35	35	35	35	N/A	N/A
Flag lot width at Steet	25	25	25	25	25	25	25	25	N/A	N/A
Minimum Buffer	N/A		N/A		N/A		300' Buffer property line to property line	300' Buffer property line to property line	N/A	
Minimum Parking	2- Car Garage	2- Car Garage	2- Car Garage	2- Car Garage	2- Car Garage	2- Car Garage	2- Car Garage	2- Car Garage	N/A	N/A
Maximum Parking	4- Car Garage	4- Car Garage	4- Car Garage	4- Car Garage	4- Car Garage	4- Car Garage	4- Car Garage	4- Car Garage	N/A	N/A

Zoning Comparison and Development Standards

Zoning	Canyons Far South Planned Development									
Planning Area	**OSP-1**		**OSP-2**		**OSP-3**		**PLD-1**		**OSD-1**	**OSD 2-4**
Acerage	2.38		3.97		4.28		13.80		47.70	176.72
Use Area	Open Space Private (OSP)		Open Space Private (OSP)		Open Space Private (OSP)		PL-1		PL-2	
	PD Requirement	**Provided (SDP)**	**PD Requirement**	**Provided (SDP)**	**PD Requirement**	**Provided (SDP)**	**PD Requirement**	**Provided (SDP)**	**PD Requirement**	**Provided (SDP)**
Allowable uses	See approved PDP.	Playground, trail, shade shelter, planting	See approved PDP.	Playground, trail, shade shelter, planting, Pool house, pool, field	See approved PDP.	Playground, trail, shade shelter, planting	See approved PDP.	Bathroom, trails, shade shelter, parking	See approved PDP. **(Deeded to the TOWN)**	Open space, Drainage, Trails

PROJECT NO. SDP23-0041

Prepared For
Hines
HINES
1144 15TH ST, SUITE 2600
DENVER, CO 80202

Landscape Architecture
people creating spaces
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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by: RLS
Checked by: BKM
Issue Date: 12.05.2023
Revisions: 04.12.2024
01.21.2025
05.13.2025
08.13.2025
09.26.2025
10.22.2025

Sheet Name
ZONING CHART

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2021023312, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND PORTIONS OF THE SOUTH HALF OF SECTION 30 AND THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST & THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., AS SHOWN ON SAID PLAT OF CANYONS SOUTH FILING NO.1A, 3RD AMENDMENT TO BEAR S 00°03'56" E, FROM THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30, THENCE S 00°03'56" E, ALONG THE EAST LINE OF SAID CANYONS SOUTH FILING NO, 1A, 3RD AMENDMENT AND ALONG THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 798.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT X AND **THE POINT OF BEGINNING;**
THENCE S 00°03'56" E, CONTINUING ALONG SAID EAST LINES, A DISTANCE OF 525.32 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, ALSO BEING A POINT ON THE NORTH LINE OF CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH AND EAST LINES OF SAID CASTLE OAKS PLAT, THE FOLLOWING THREE (3) COURSES:
1. S 89°33'53" W, A DISTANCE OF 1319.45 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 30;
2. S 00°04'19" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1325.27 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTIONS 30/31;
3. S 00°07'26" E, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2643.46 FEET TO A POINT ON THE NORTH LINE OF CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2013082860 AND A POINT ON THE NORTH LINE OF THAT BOUNDARY LINE AGREEMENT RECORDED AT RECEPTION NO. 2007016736, BOTH OF SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°18'28" W, ALONG THE NORTH LINE OF SAID BOUNDARY LINE AGREEMENT AND ALONG THE NORTH LINES OF SAID CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, RECORDED AT RECEPTION NO. 2006078876 AND CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NO. 2003181990, A DISTANCE OF 3676.38 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2009029995, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:
1. N 00°11'50" W, A DISTANCE OF 245.79 FEET;
2. N 47°06'23" W, A DISTANCE OF 34.23 FEET TO A POINT ON THE EAST LINE OF THE FOUNDERS PARKWAY RIGHT-OF-WAY, ORIGINALLY DEDICATED AS MILLER BOULEVARD, BY THE MILLER BOULEVARD FILING NO. 2 FINAL PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8603133, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO COURSES:
1. N 00°11'50" W, A DISTANCE OF 1419.78 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 10°43'17" AND AN ARC LENGTH OF 188.06 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2009099312;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND THE FOLLOWING FIVE (5) COURSES:
1. N 72°31'31" E, A DISTANCE OF 73.30 FEET;
2. N 00°01'17" E, A DISTANCE OF 200.00 FEET;
3. N 72°31'31" E, A DISTANCE OF 192.84 FEET;
4. N 24°42'07" W, A DISTANCE OF 72.63 FEET;
5. N 33°43'04" W, A DISTANCE OF 424.15 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY;

THENCE N 00°01'17" EAST, A DISTANCE OF 88.16 FEET TO A POINT ON THE NORTH LINE OF SAID RIDGE ROAD RIGHT-OF-WAY;
THENCE S 89°47'43" W, ALONG SAID NORTH LINE, A DISTANCE OF 729.71 FEET TO A POINT ON THE NORTH LINE OF SAID FOUNDERS PARKWAY RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID NORTH LINE, THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 13°57'56" AND ARC LENGTH OF 244.97 FEET, THE CHORD OF WHICH BEARS N 82°51'30" W, A DISTANCE OF 244.37 FEET;
2. N 89°50'26" W, A DISTANCE OF 488.93 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 25°36'31" AND AN ARC LENGTH OF 400.02 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2008079259, SAID DOUGLAS COUNTY RECORDS;

THENCE N 11°42'14" W, ALONG THE EAST LINE OF SAID RIDGE ROAD RIGHT-OF-WAY, A DISTANCE OF 29.21 FEET TO A POINT BEING 23.00 FEET NORTH OF THE NORTH LINE OF SAID FOUNDERS PARKWAY RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE, AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006097242, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 871.99 FEET, A CENTRAL ANGLE OF 22°57'32" AND AN ARC LENGTH OF 349.41 FEET, THE CHORD OF WHICH BEARS S 74°32'56" E, A DISTANCE OF 347.05 FEET;
2. N 19°21'06" W, A DISTANCE OF 1023.82 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2008079259, SAID DOUGLAS COUNTY RECORDS;

THENCE N 11°53'16" E, ALONG SAID EAST LINE, A DISTANCE OF 499.36 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018029164, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:
1. N 90°00'00" E, A DISTANCE OF 653.56 FEET;
2. S 33°43'04" E, A DISTANCE OF 792.75 FEET;
3. N 59°57'41" E, A DISTANCE OF 748.96 FEET;
4. N 76°24'57" E, A DISTANCE OF 941.89 FEET TO A POINT ON THE SOUTH LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD FILING, ALSO BEING THE WEST CORNER OF SAID TRACT V;

THENCE ALONG THE NORTH LINE OF SAID TRACT V, THE FOLLOWING THREE (3) COURSES:
1. S 89°06'00" E, A DISTANCE OF 1845.91 FEET;
2. N 74°02'37" E, A DISTANCE OF 891.67 FEET;
3. N 81°10'33" E, A DISTANCE OF 389.27 FEET TO A POINT ON THE SOUTH LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD FILING;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:
1. N 63°07'04" E, A DISTANCE OF 395.45 FEET;
2. S 73°17'30" E, A DISTANCE OF 198.44 FEET;
3. S 85°55'00" E, A DISTANCE OF 165.86 FEET TO THE WEST CORNER OF SAID TRACT X;

THENCE N 81°10'33" E, ALONG THE NORTH LINE OF SAID TRACT X, A DISTANCE OF 354.66 FEET TO **THE POINT OF BEGINNING.**

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 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 AND THAT WHICH IS INTENDED TO MEET STREETSCAPE REQUIREMENTS AND IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETSCAPE OR OTHER SDP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, EXCLUDING TRACT I, THE METRO-DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. THE METRO-DISTRICT SHALL BE RESPONSIBLE FOR ALL LANDSCAPING AND IRRIGATION INSTALLED AS PART OF EDGEROCK BOULEVARD WITHIN THE RIGHT-OF-WAY AND ON COUNTY PROPERTY. 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE A AS PER FEMA FIRM PANEL NO.08035C0189G DATED 3/16/2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
5. 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.
6. 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.
7. 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.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
10. ALL UTILITY, DRAINAGE, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED PD, CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN - RECORDED ON 7/10/2023 WITH RECEPTION NUMBER 2023029146. A PD AMENDMENT WAS RECORDED ON _____ WITH RECEPTION NUMBER _____.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES FACILITIES INCLUDING, BUT NOT LIMITED TO WATER METERS, FIRE HYDRANTS, CURB VALVE BOXES, SUB-SURFACE COLLECTION SYSTEMS, STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET 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 SURCHARGE 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.
14. RETAINING WALLS ON TOWN PROPERTY ARE OWNED AND MAINTAINED BY THE VALLEY VIEW METRO DISTRICTS 1, 2, & 3.
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 NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON 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 WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
17. PRIVATE PARK AREAS WILL BE CLOSED AT DUSK. THE TOWN PARK (PLD-1) WILL CLOSE ACCORDING TO THE TIMES STATED IN THE TOWN STANDARDS.
18. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, MONUMENTS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
19. TIME AND MATERIALS UTILITY PERMIT WILL BE REQUIRED WHERE SITE WILL TIE INTO OR CROSS CRITICAL INFRASTRUCTURE. TMU PERMIT FEES PER THE TMU COST ESTIMATE WILL BE REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.
20. TWO (2) PORTATOILET STRUCTURES WILL BE PROVIDED AS INDICATED ON THE PLANS. ACTUAL PORTALETS TO BE RENTED AND MAINTAINED THROUGH AGREEMENT REACHED WITH THE HOA.
21. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAIL GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER, PRIOR TO CONSTRUCTION. TRAILS THROUGH PRIVATE TRACTS SHALL HAVE A PUBLIC ACCESS EASEMENT ESTABLISHED BY SEPARATE DOCUMENT ONCE THE ALIGNMENT IS FINALIZED.
22. ALL IMPROVEMENTS WITHIN THE PLD PARK (TRACT I) SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF CASTLE ROCK PARKS AND RECREATION DEPARTMENT PRIOR TO CONSTRUCTION OR INSTALLATION.
23. GRADING SHOWN HEREON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR SALVAGING AND PROTECTING THE HISTORIC MCMURDO GULCH DROP STRUCTURES DURING THE DEVELOPMENT'S CONSTRUCTION. SALVAGED MATERIAL SHALL BE STORED AND PROTECTED BY THE CONTRACTOR AS DEPICTED ON THE CONSTRUCTION DOCUMENT'S DEMOLITION PLANS FOR THE PROJECT. SUBDIVIDER SHALL SUBMIT A CULTURAL RESOURCE SURVEY TO THE TOWN TO DOCUMENT THE EXISTING STRUCTURES AND ANALYZE WHAT IS SALVAGEABLE PRIOR TO AND AS A CONDITION OF THE APPROVAL FOR THE CONSTRUCTION DOCUMENTS. THE TOWN UNDERSTANDS THAT THE DETAIL PROVIDED WITHIN THIS SDP IS PRELIMINARY AND A FINAL DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH A CD FIELD CHANGE ORDER. UPON FCO APPROVAL, THE CONSTRUCTION PERMIT FOR THE AFFECTED AREA MAY BE APPROVED. THE TOWN SHALL HAVE THE AUTHORITY TO REVIEW AND APPROVE FINAL SHOP DRAWINGS AND MOCK UPS PRIOR TO THE INSTALLATION OF THE MONUMENT SITES. THE DROP STRUCTURE PROJECT SHALL BE COMPLETED PRIOR TO SUCH TIME AS THE CONSTRUCTION PERMIT FOR THE AFFECTED AREAS ARE CLOSED OUT.
25. ALL LONG-TERM MAINTENANCE THROUGHOUT THE BERMING AREA WITHIN TRACT 'P' IS THE RESPONSIBILITY OF CANYONS FAR SOUTH HOA / METRO DISTRICT. ANY PROPOSED WORK OR CHANGES TO THIS AREA WILL REQUIRE A SITE DEVELOPMENT PLAN AMENDMENT AND MUST MEET THE REQUIREMENTS OUTLINED IN THE APPROVED PLAN DEVELOPMENT PLAN.
26. GRADING SHOWN HEREON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

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 TO32 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 ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
10. LOTS 1-29, BLOCK 12 AND LOTS 1-12, BLOCK 13 WILL BE REQUIRED TO HAVE FIRE SPRINKLER SYSTEMS.

THREATENED SPECIES

IF EARTH MOVING IS TO TAKE PLACE BETWEEN MARCH 15 TO OCTOBER 31 A BURROWING OWL SURVEY IS TO BE PERFORMED TO MITIGATE DISTURBANCE TO THIS THREATENED SPECIES.

ABBREVIATIONS

DUE	DRY UTILITY EASEMENT
ESMT	EASEMENT
HP	HIGH POINT
LP	LOW POINT
OSD	OPEN SPACE DEDICATED
OSP	OPEN SPACE PRIVATE
R.O.W.	RIGHT-OF-WAY
TOCR	TOWN OF CASTLE ROCK
TYP	TYPICAL
UE	UTILITY EASEMENT
EX	EXISTING
PR	PROPOSED

PROJECT NO. SDP23-0041

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
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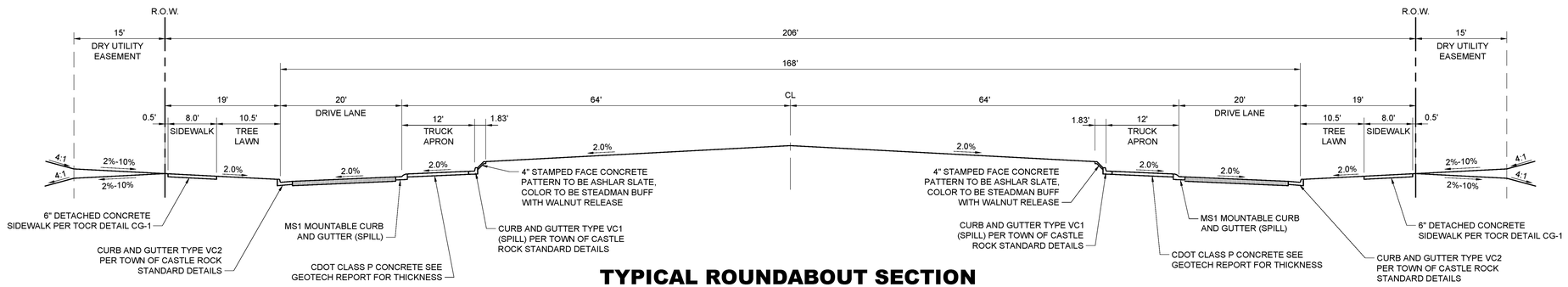
Sheet Name
GENERAL NOTES

Sheet Number

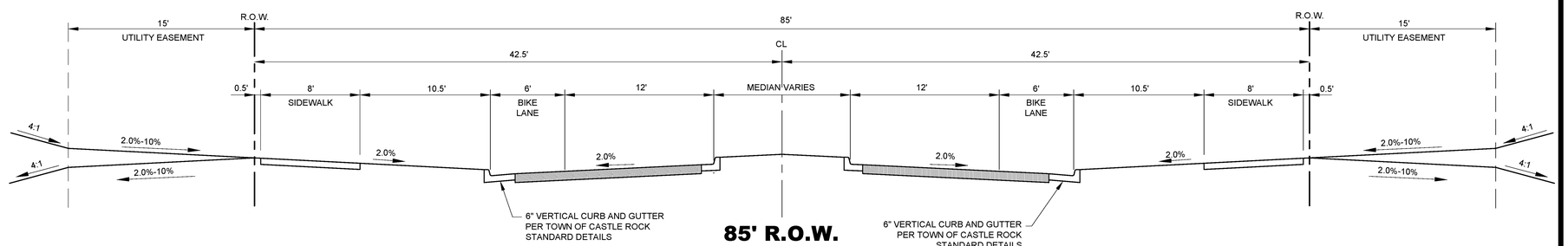
SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



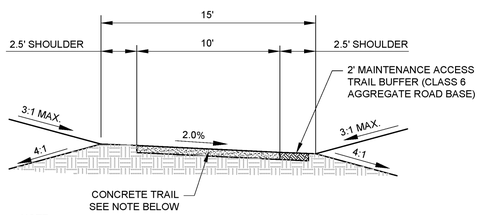
TYPICAL ROUNDABOUT SECTION

1"=10'



85' R.O.W.
EMBARK AVENUE

1"=5'

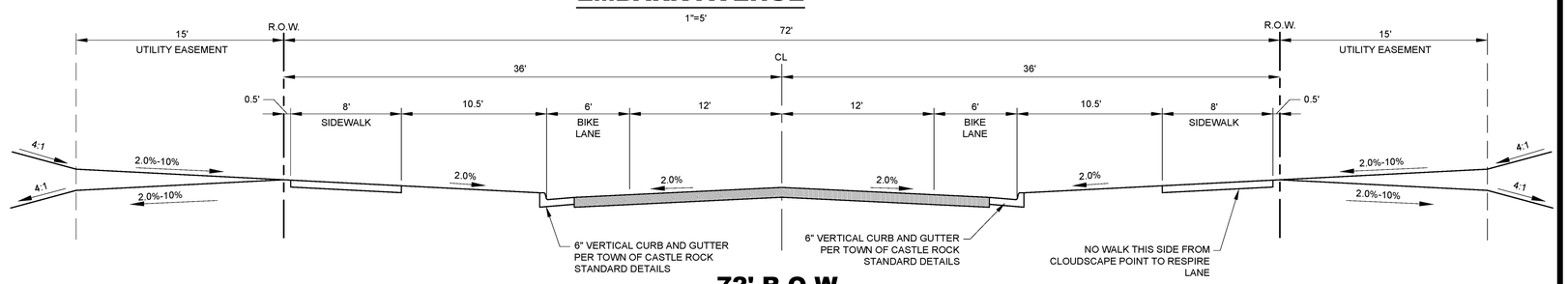


NOTE:
DUAL USE TRAILS (PEDESTRIAN AND MAINTENANCE) REQUIRE 8" REINFORCED CONCRETE.

SINGLE USE TRAILS (NO MAINTENANCE) IS 6" CONCRETE.

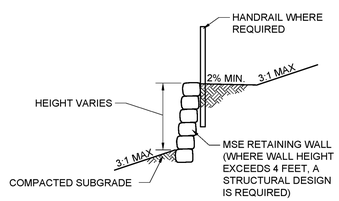
REGIONAL TRAIL / MAINTENANCE ACCESS

1"=5'



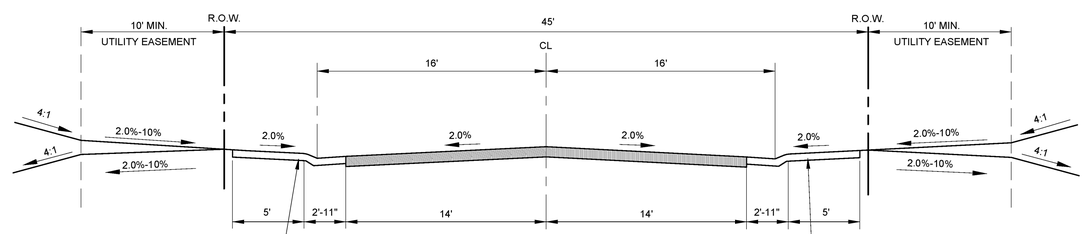
72' R.O.W.
EDGEROCK BOULEVARD

(TYPICAL)
1"=5'



TYPICAL RETAINING WALL SECTION

1"=5'



45' R.O.W.
LOCAL RESIDENTIAL

1"=5'

PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
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Revisions:	04.12.2024
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TYPICAL SECTIONS

Sheet Number

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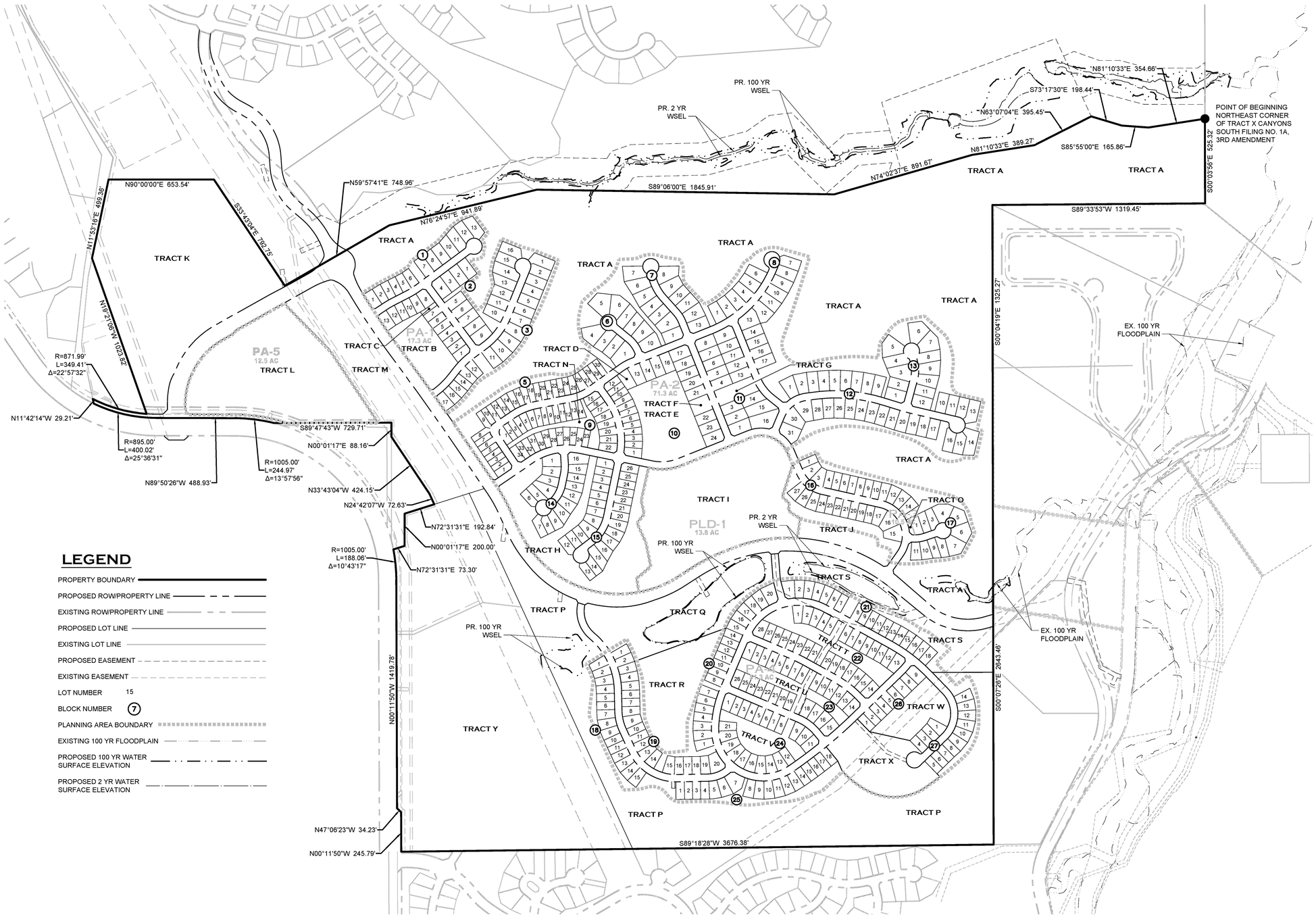

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- LOT NUMBER 15
- BLOCK NUMBER 7
- PLANNING AREA BOUNDARY
- EXISTING 100 YR FLOODPLAIN
- PROPOSED 100 YR WATER SURFACE ELEVATION
- PROPOSED 2 YR WATER SURFACE ELEVATION

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OVERALL SITE PLAN

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SITE DEVELOPMENT PLAN

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LEGEND

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- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- INDICATES DUPLEX LOT
- INDICATES SMALL LOT PER PD
- INDICATES MEDIUM LOT PER PD
- INDICATES LARGE LOT PER PD
- PLANNING AREA BOUNDARY

0 150 300 600
1 inch = 300 ft.

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LOT MATRIX

Sheet Number

SITE DEVELOPMENT PLAN

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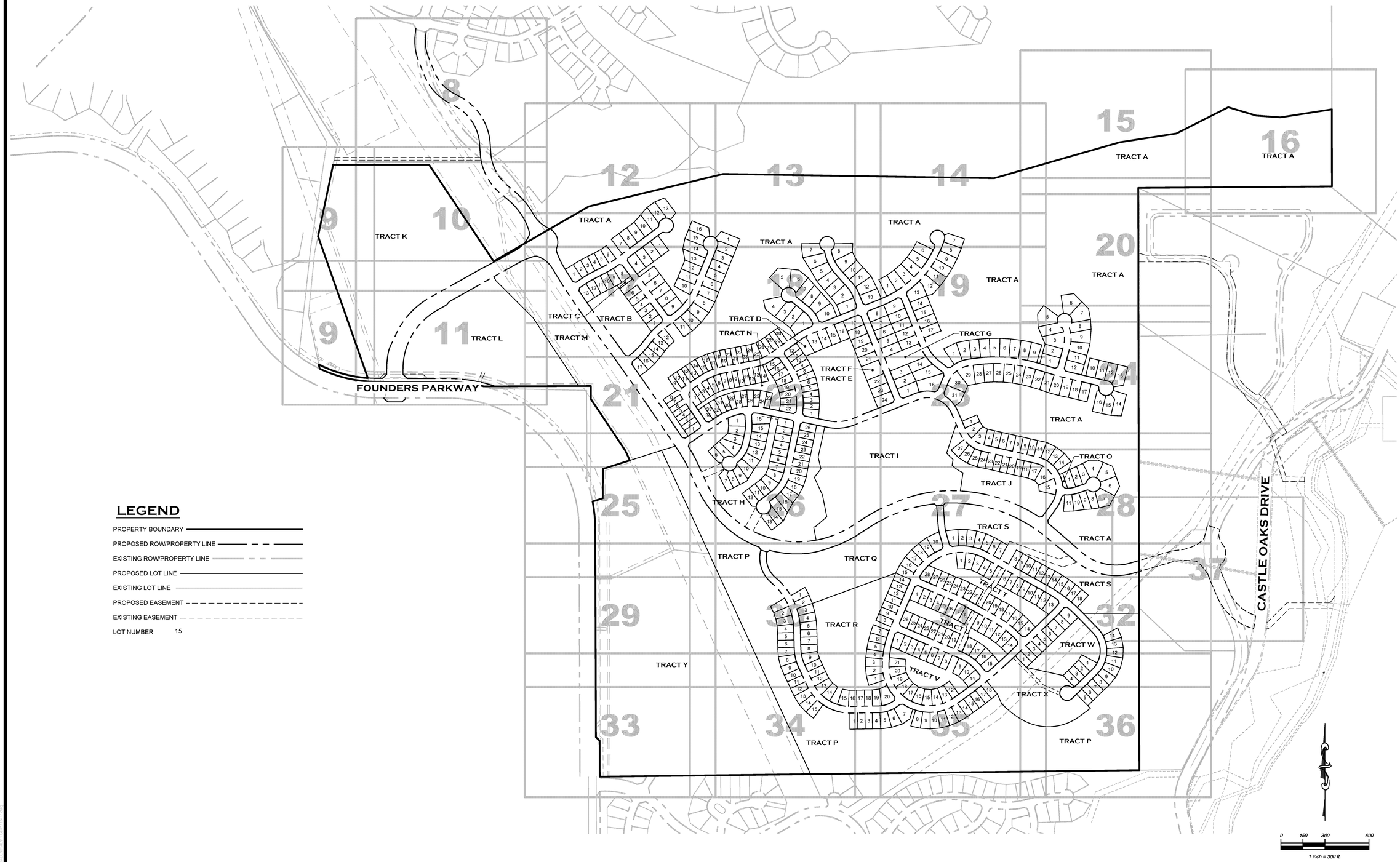

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- LOT NUMBER 15

PROJECT NO. SDP23-0041

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SITE PLAN
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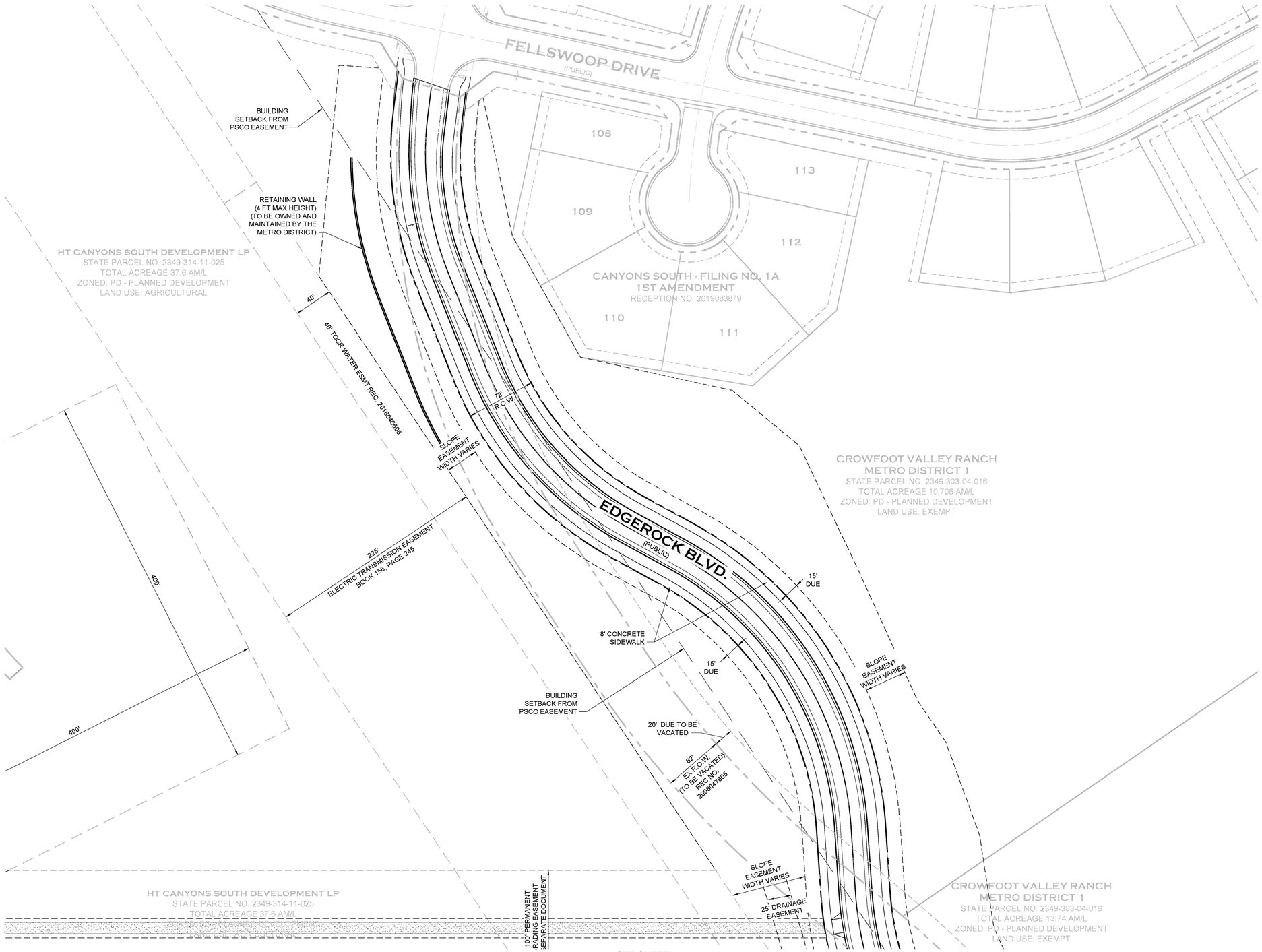
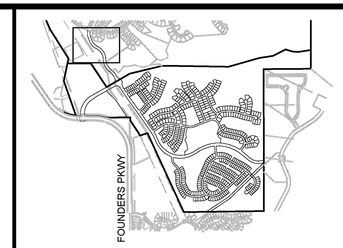


SEE SHEET 10



KEYMAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SIGHT TRIANGLE
- SAFETY TRIANGLE
- CURB, GUTTER AND ATTACHED WALK
- VERTICAL CURB AND GUTTER
- CONCRETE WALK (SEE PLAN FOR WIDTHS)
- SOFT SURFACE TRAIL (SEE PLAN)
- LOT NUMBER 15
- BLOCK NUMBER 7

KEYNOTES

1. CDOT PARALLEL CURB RAMP, M-608-1 (SHEET 4)
2. CDOT TYPE 2 DIAGONAL CURB RAMP, M-608-1 (SHEET 5)
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6. TRAFFIC CALMING ISLAND
7. TRAFFIC CALMING ISLAND WITH PEDESTRIAN CROSSING
8. SPEED CUSHION WITH PEDESTRIAN CROSSING

NOTES

1) TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN

0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

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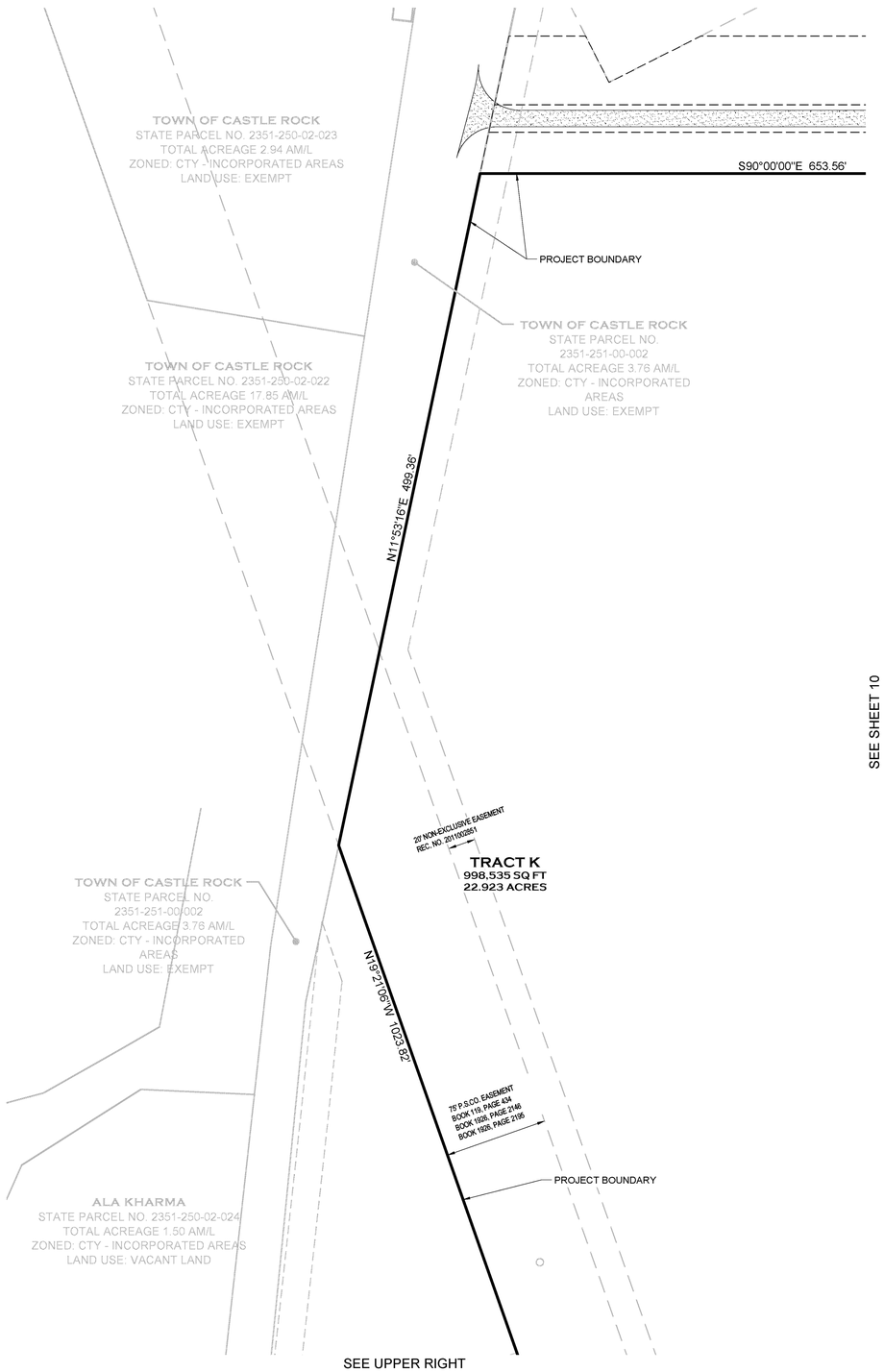

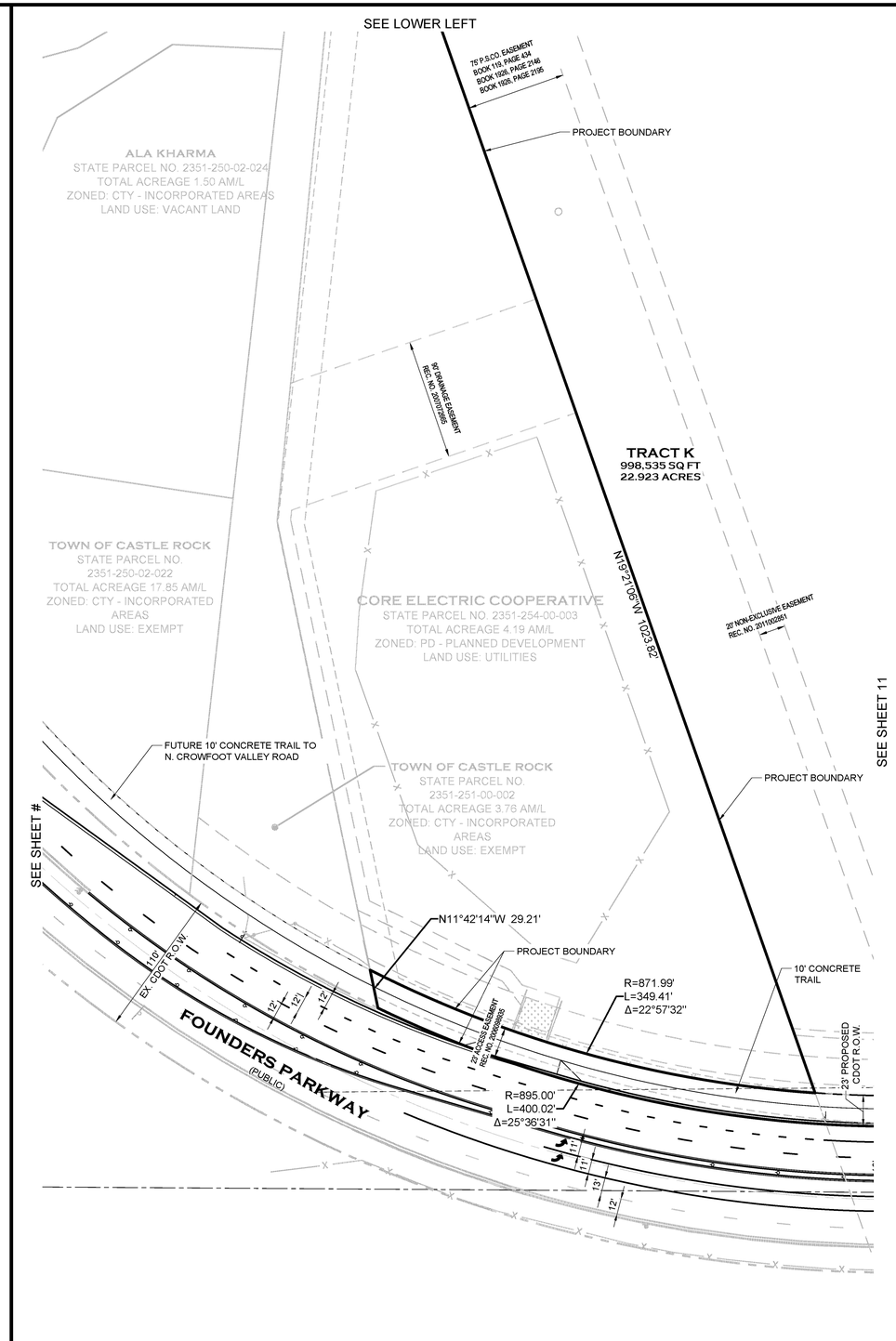

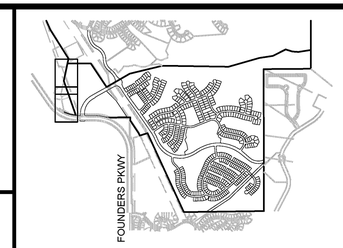

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SITE DEVELOPMENT PLAN

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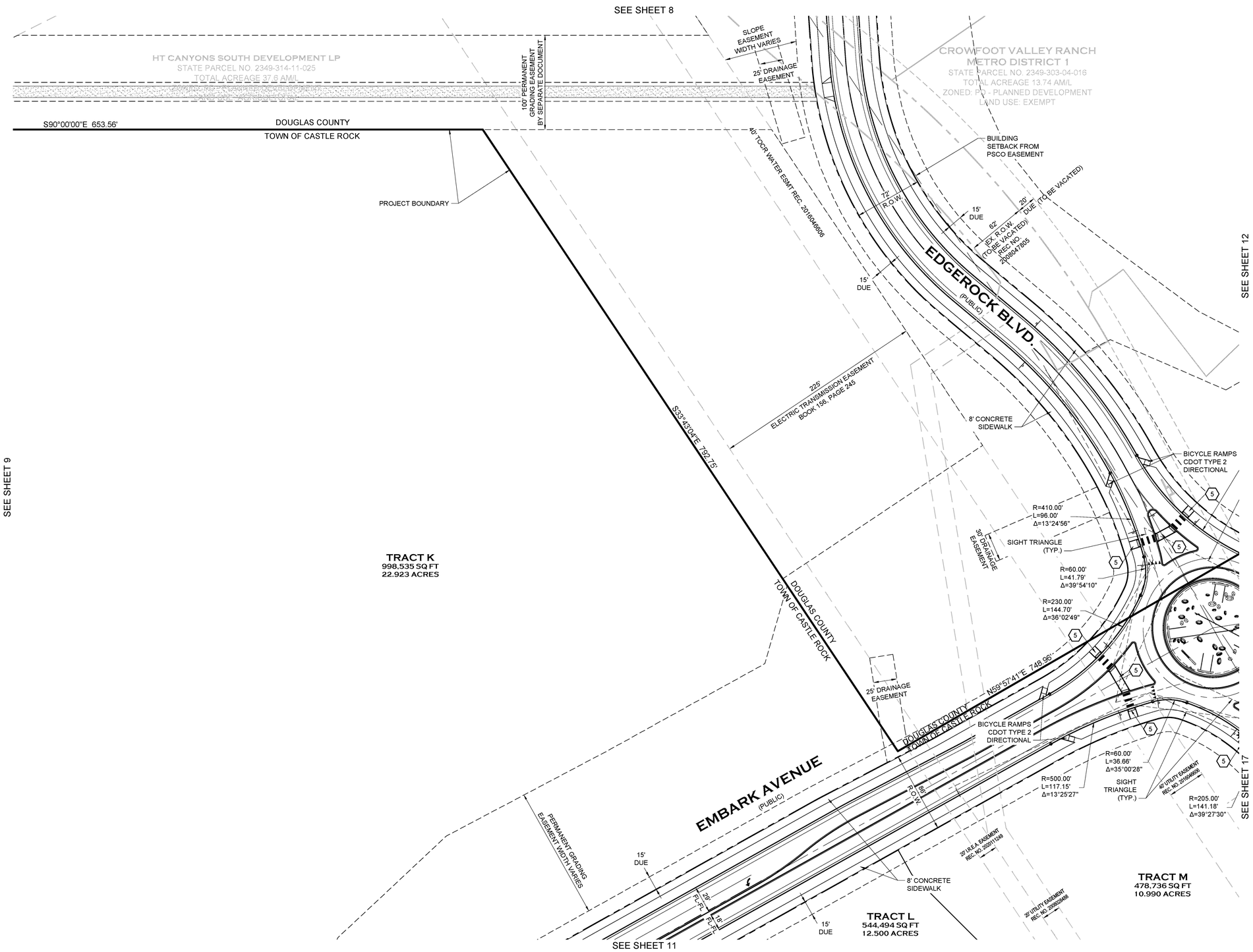

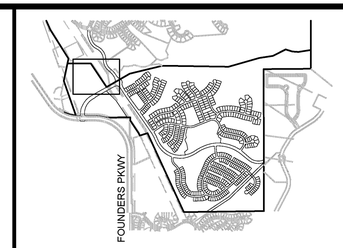

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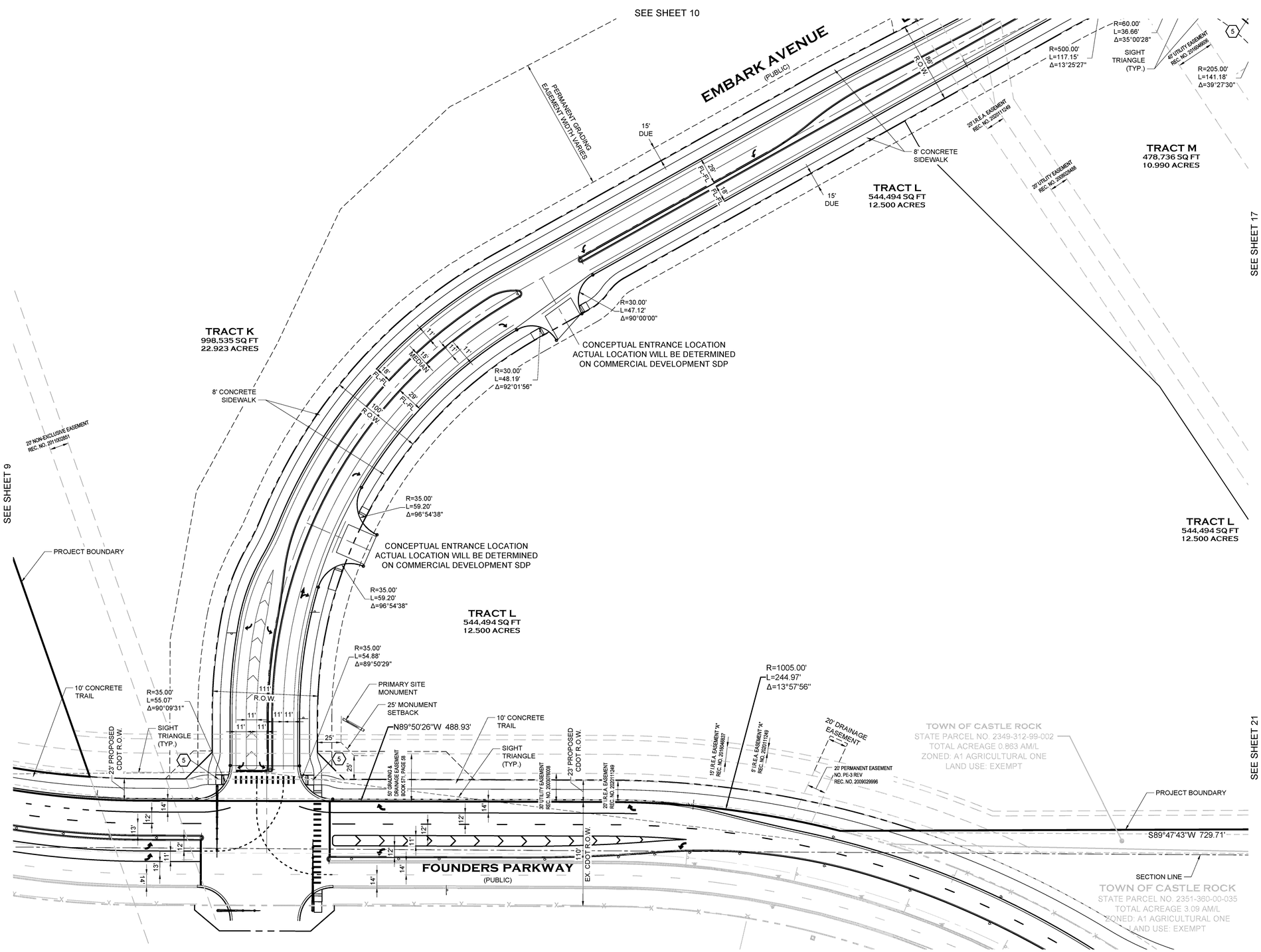

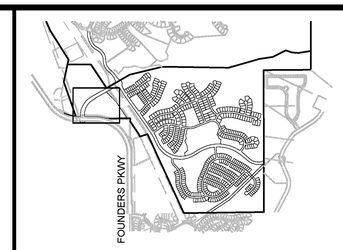

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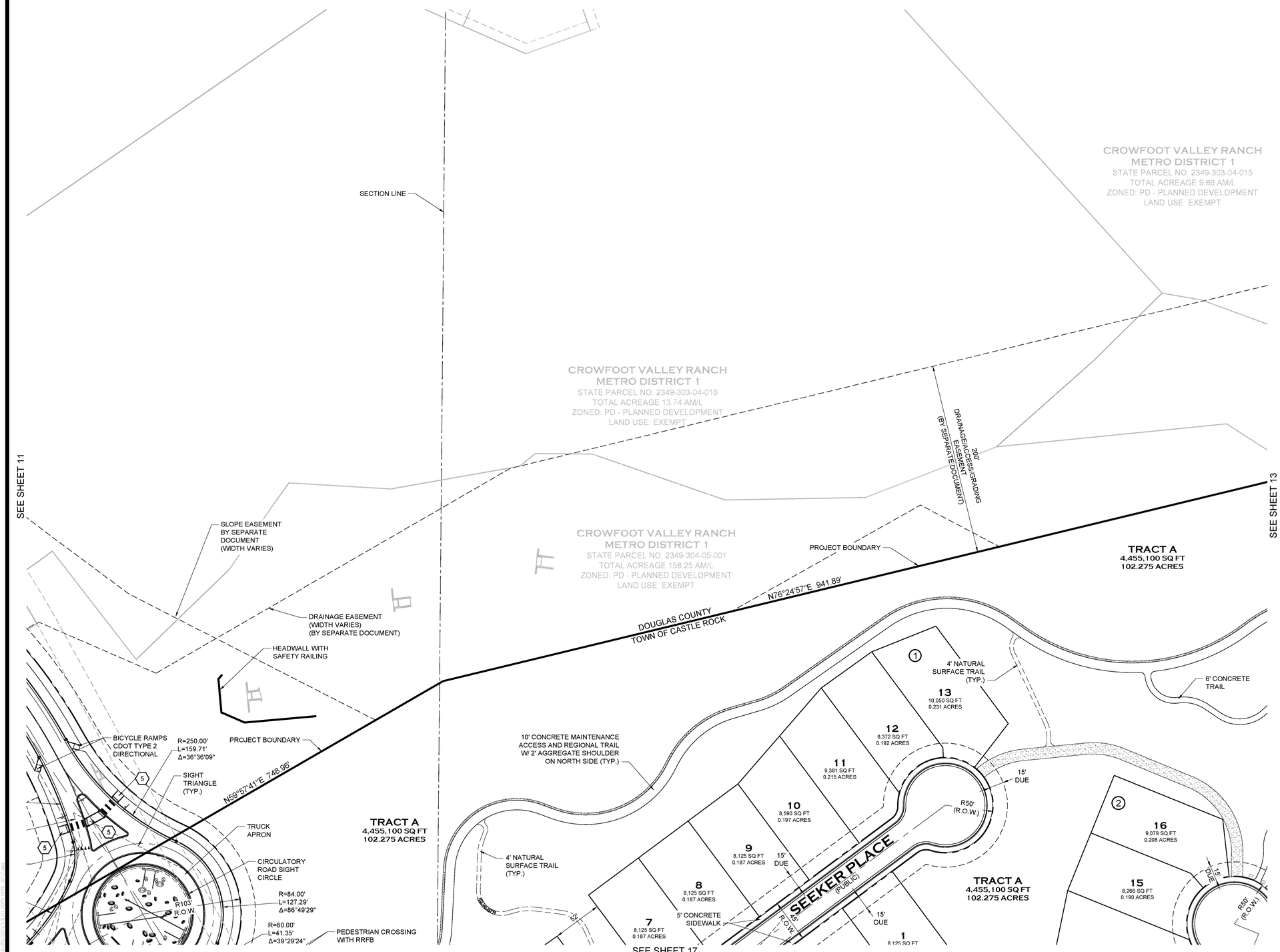

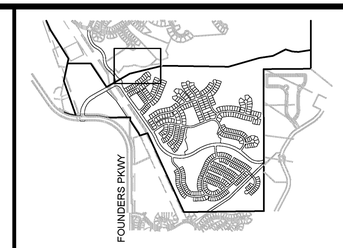

KEYMAP

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
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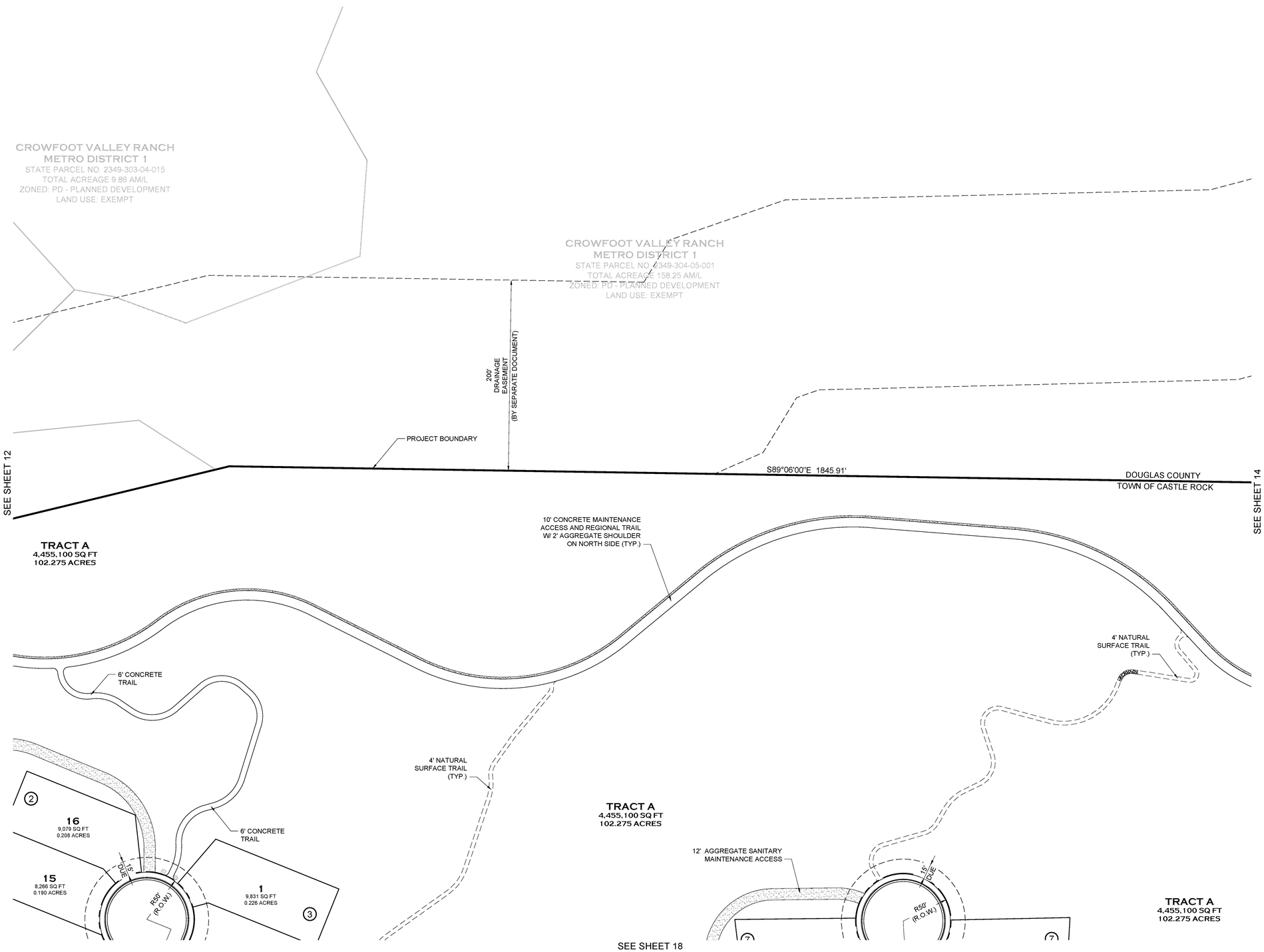

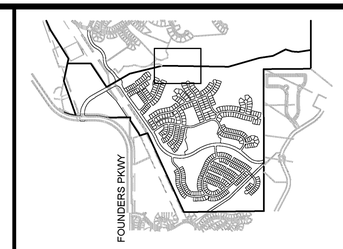

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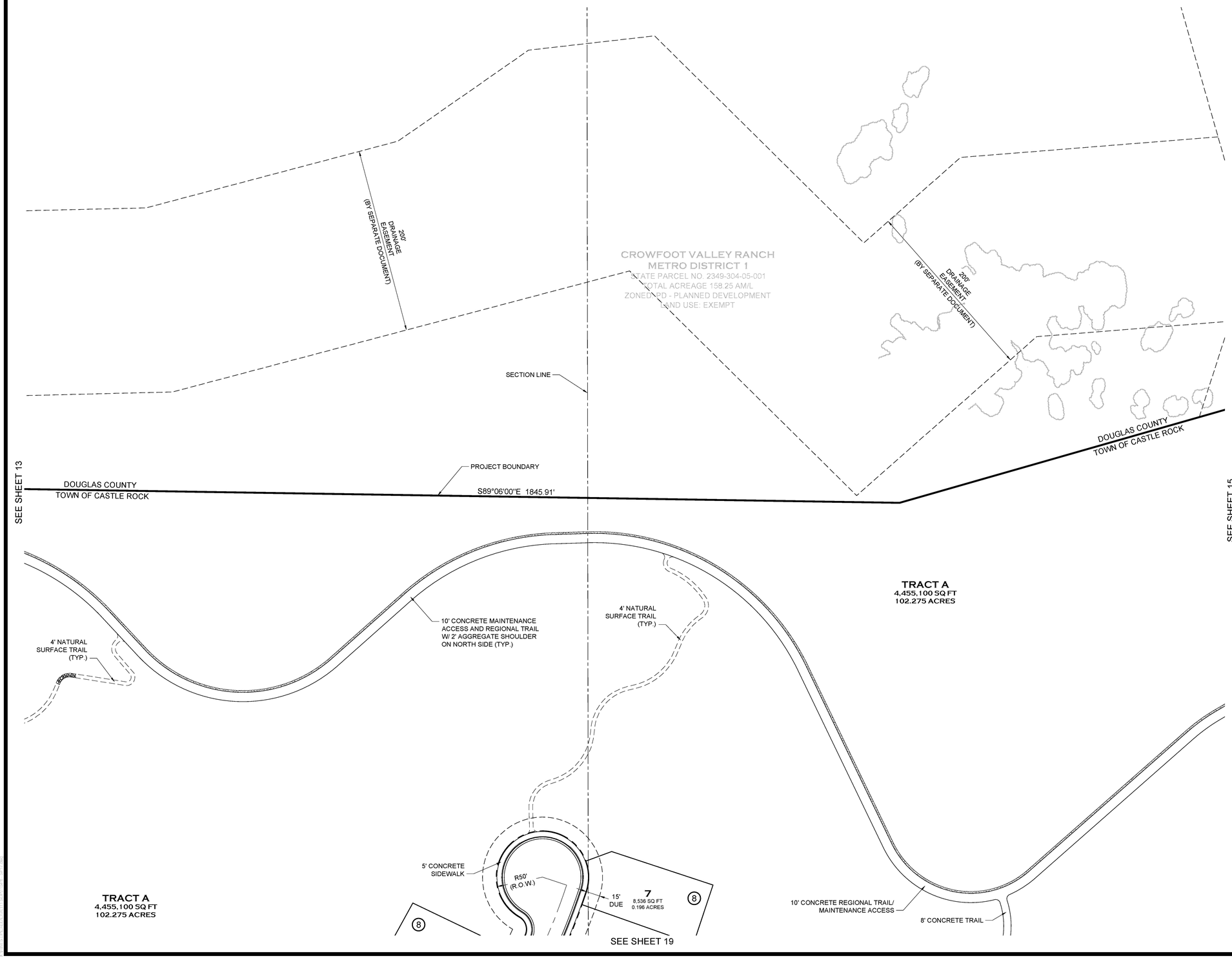

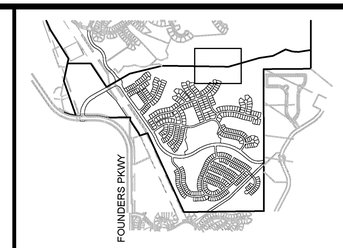

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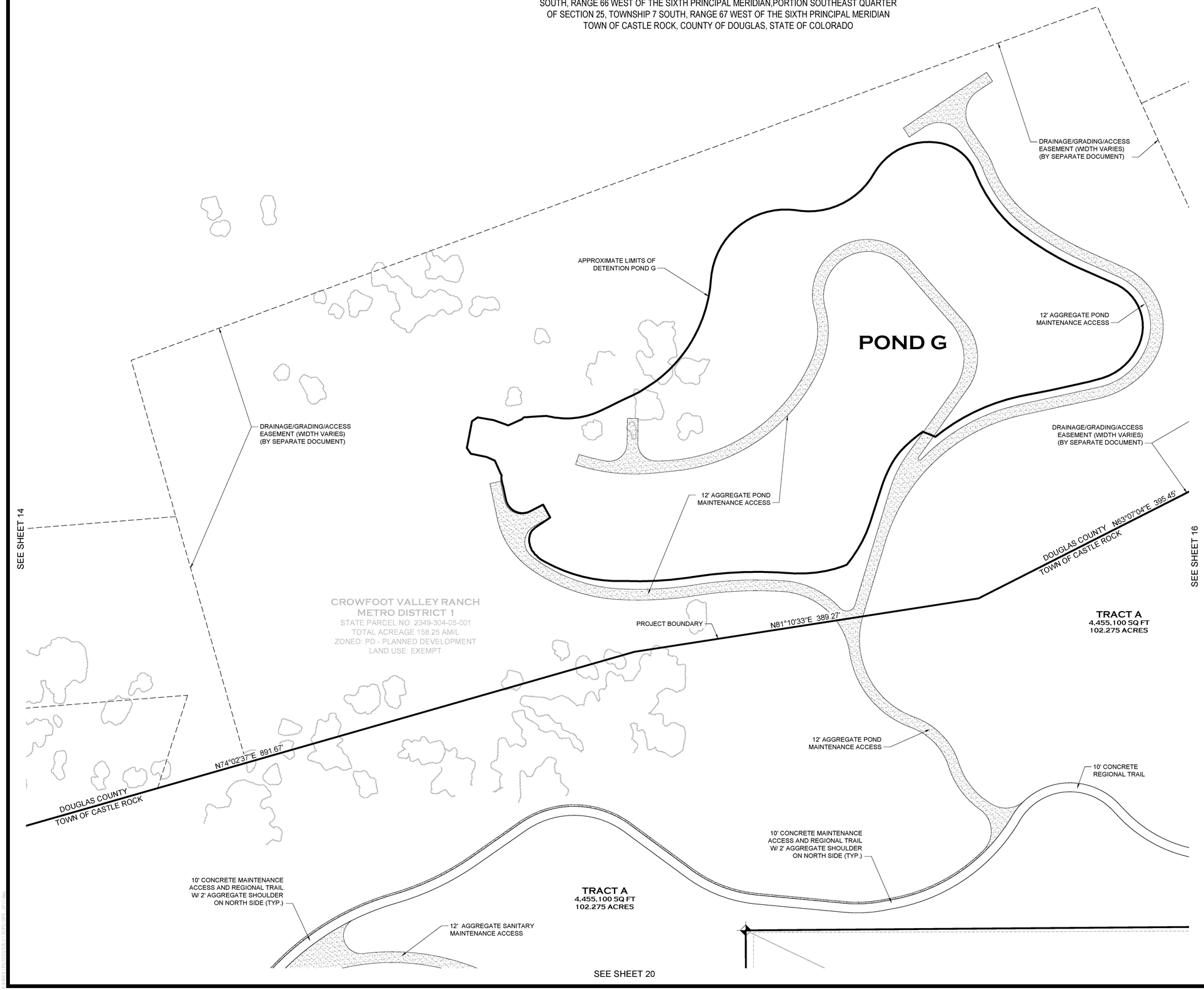

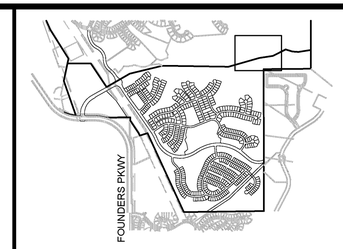

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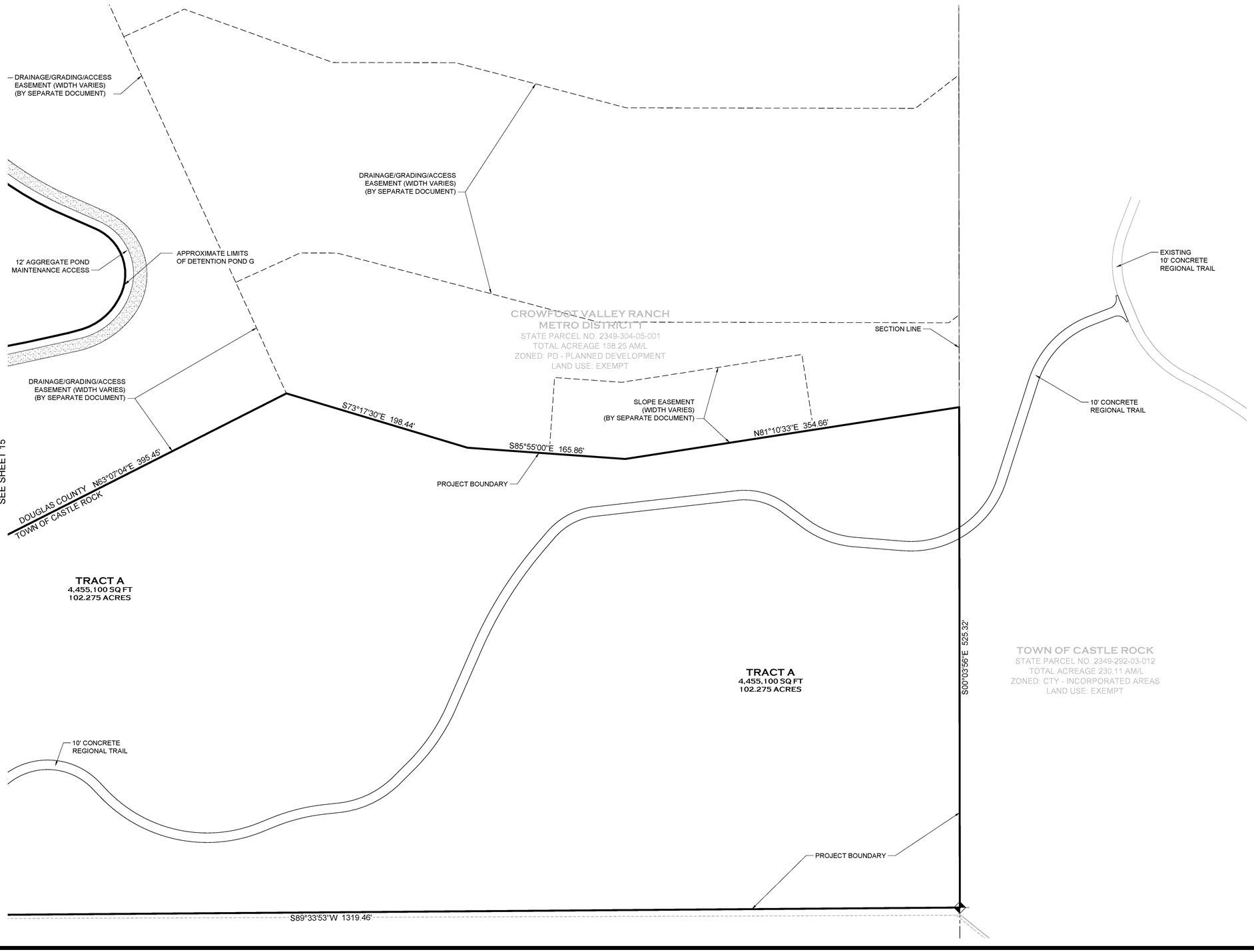

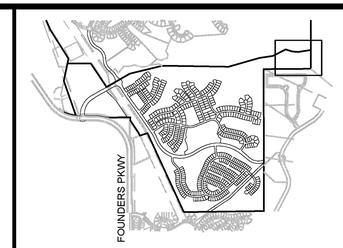

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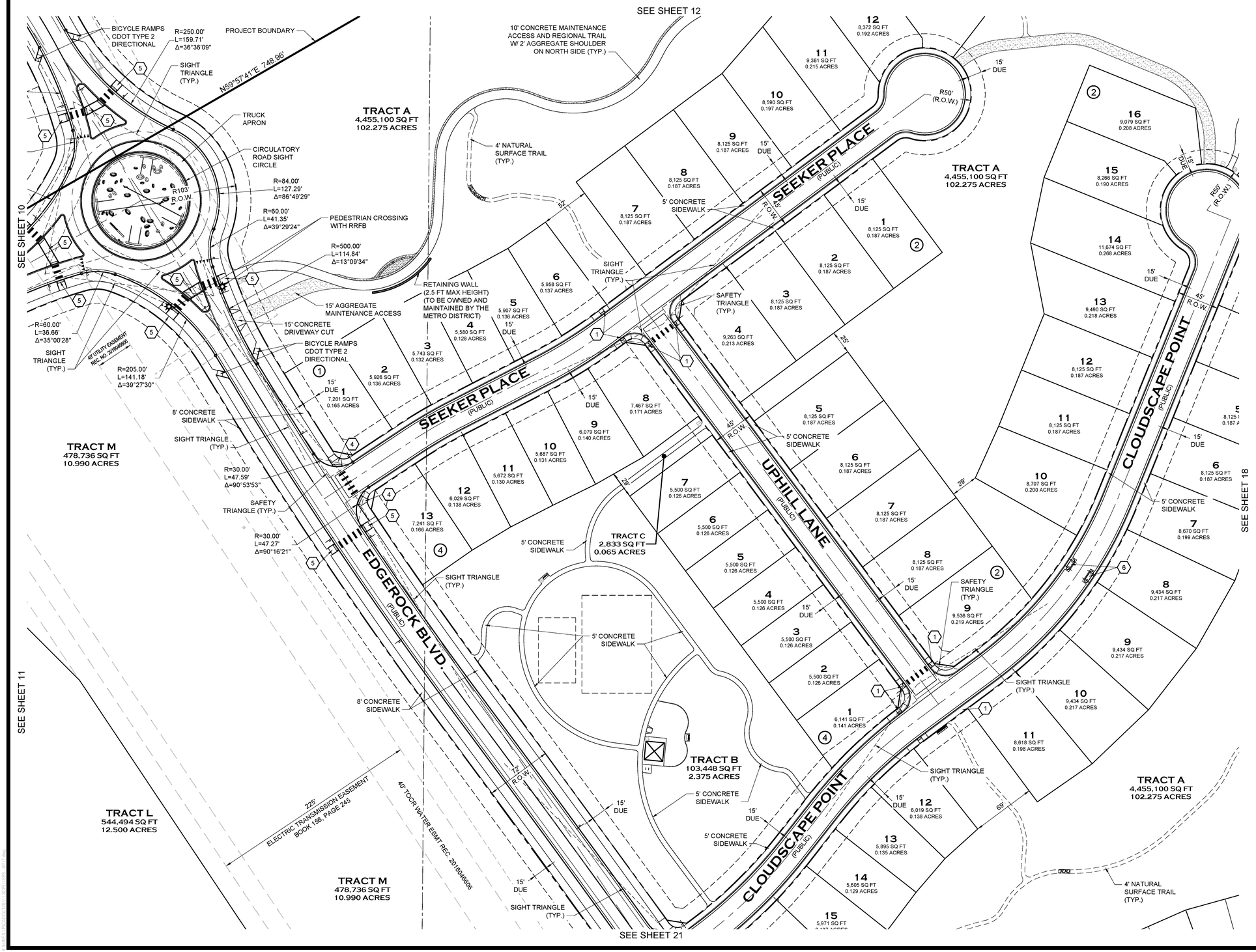

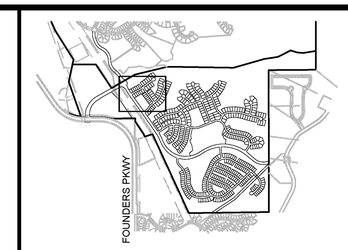

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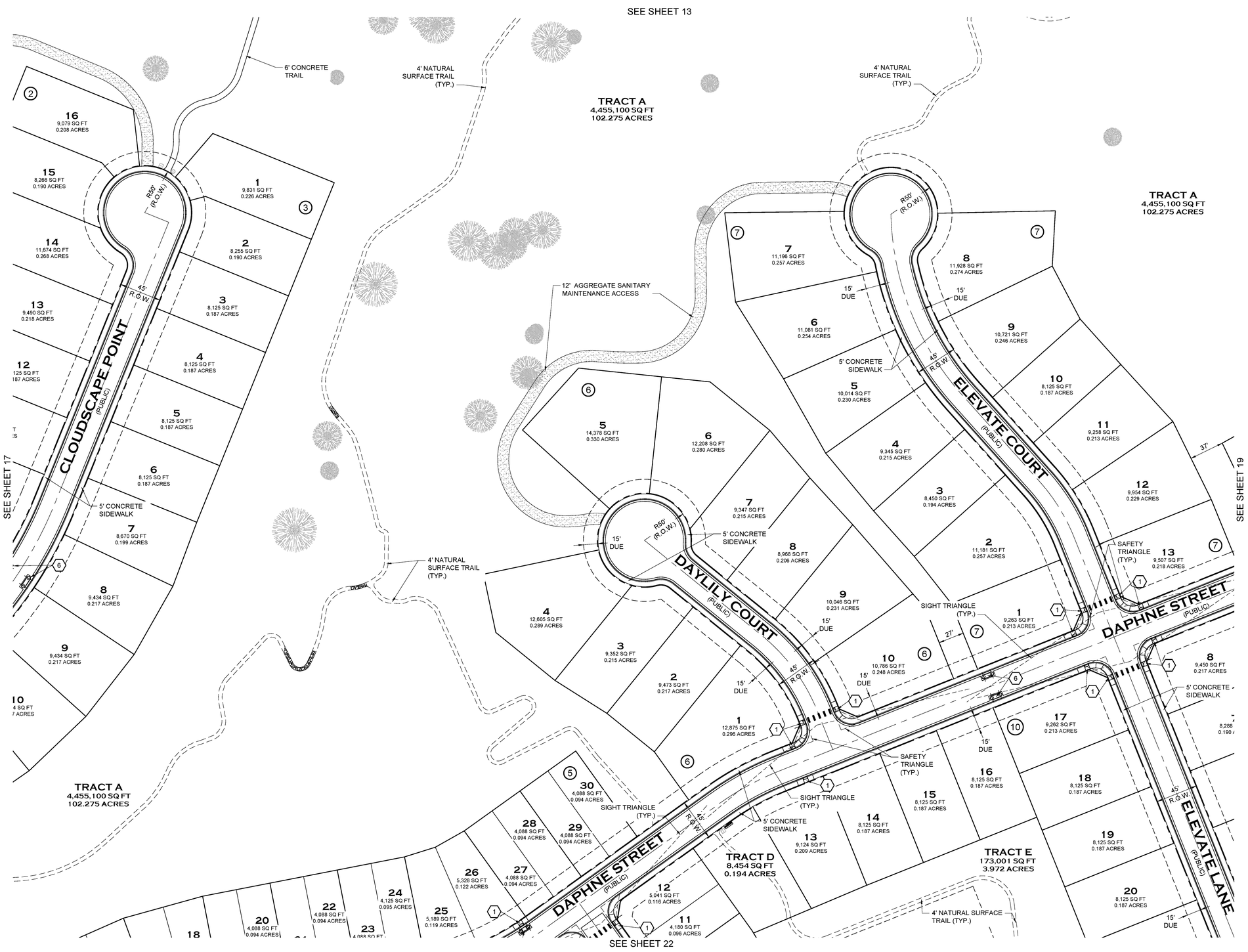

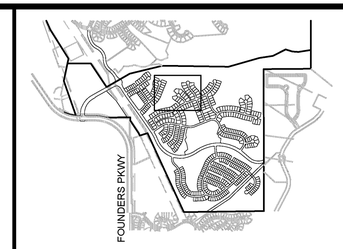

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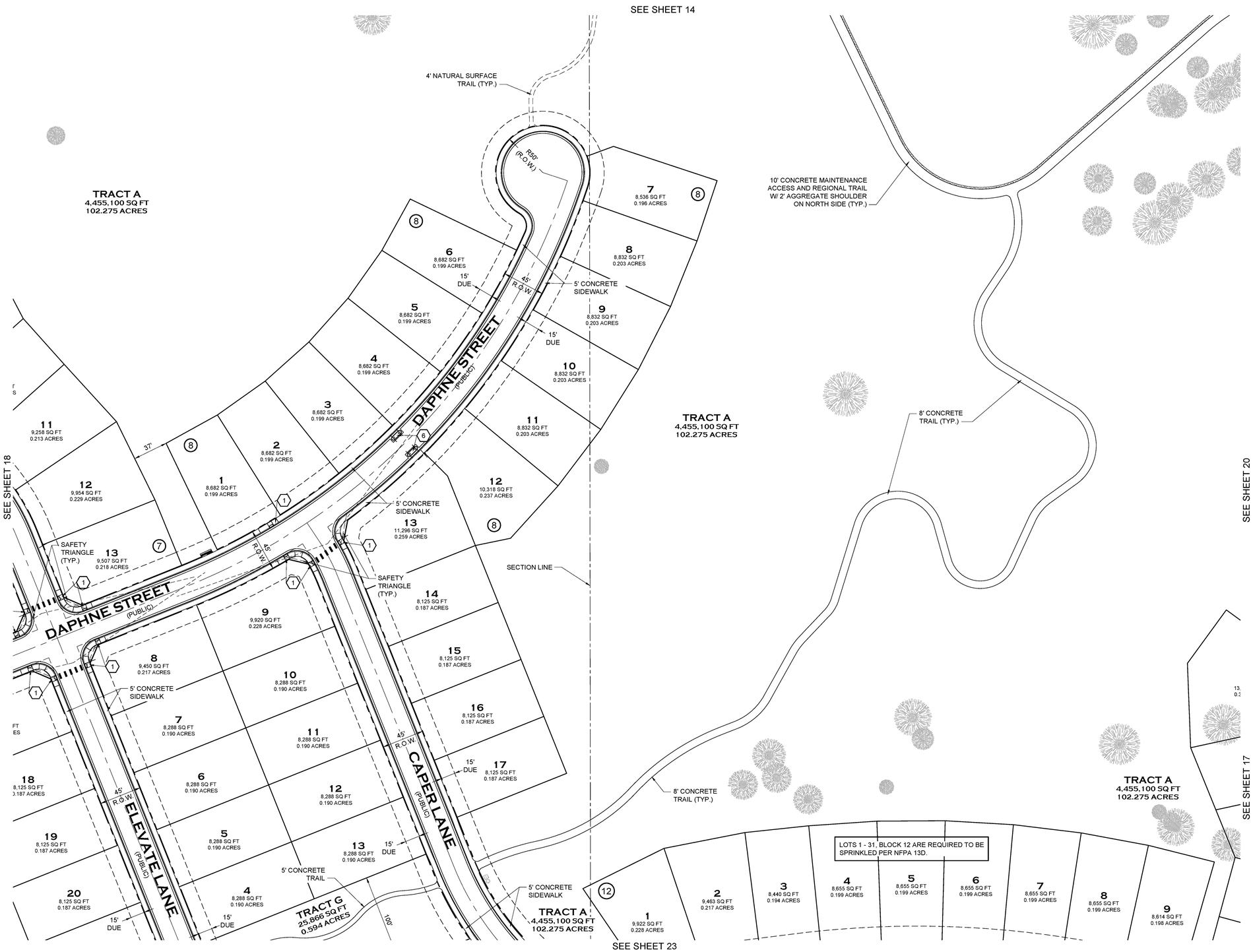

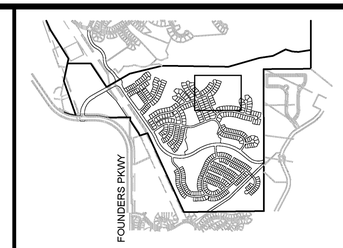

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NOTES

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PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
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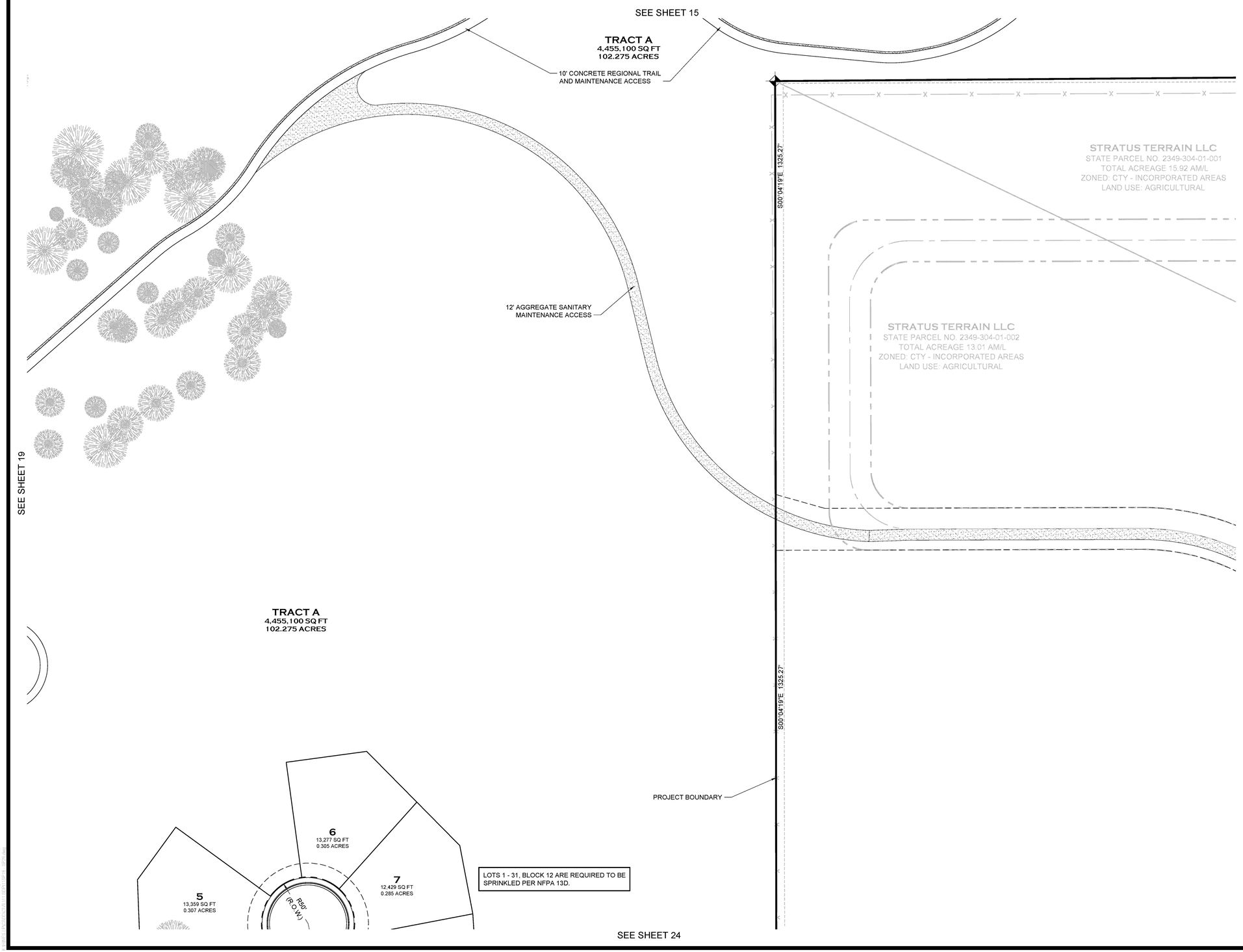

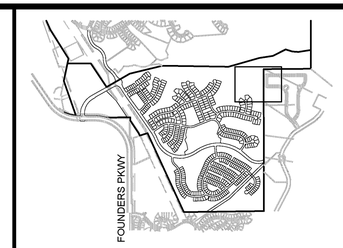

KEYMAP

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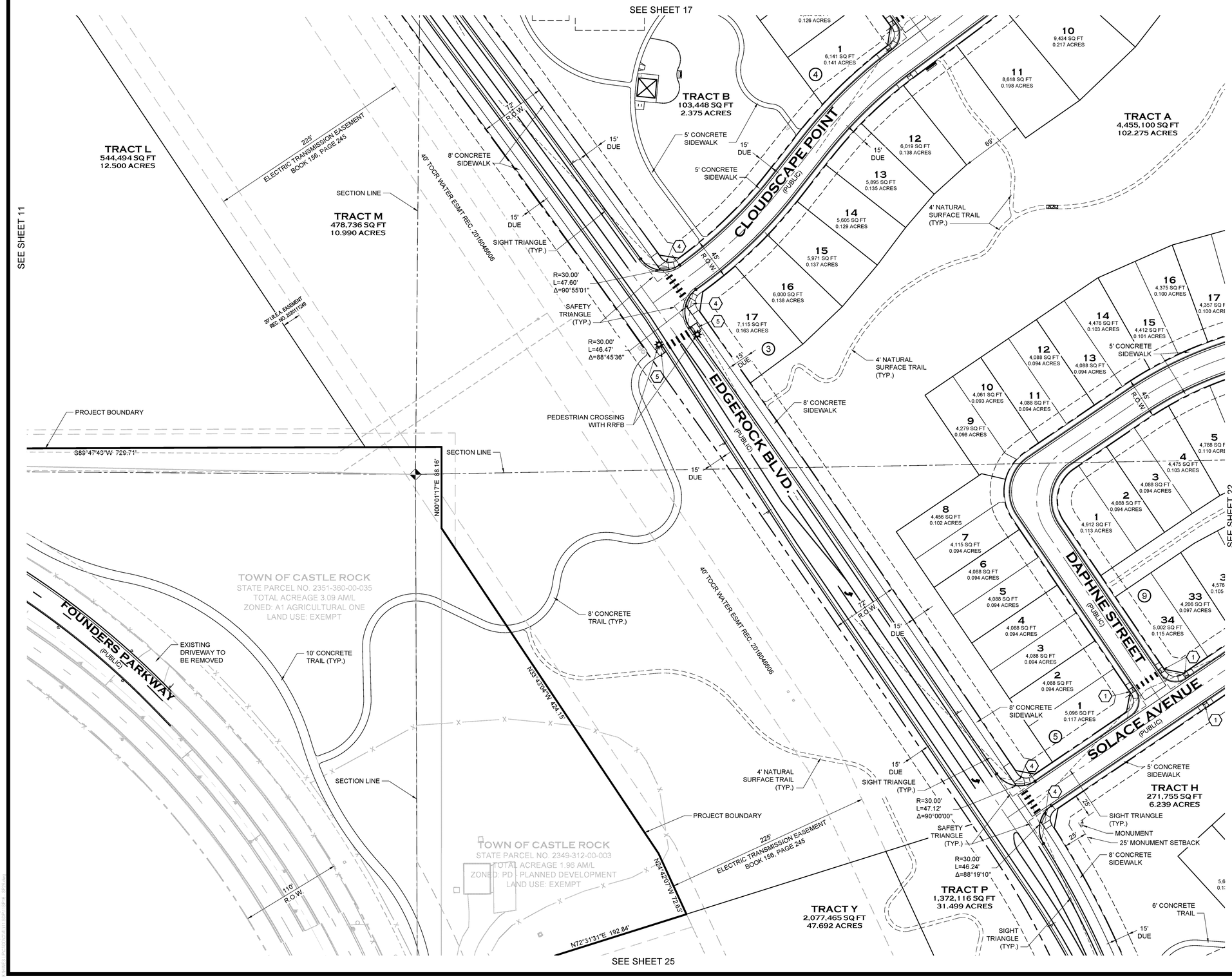

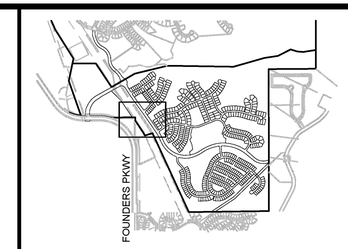

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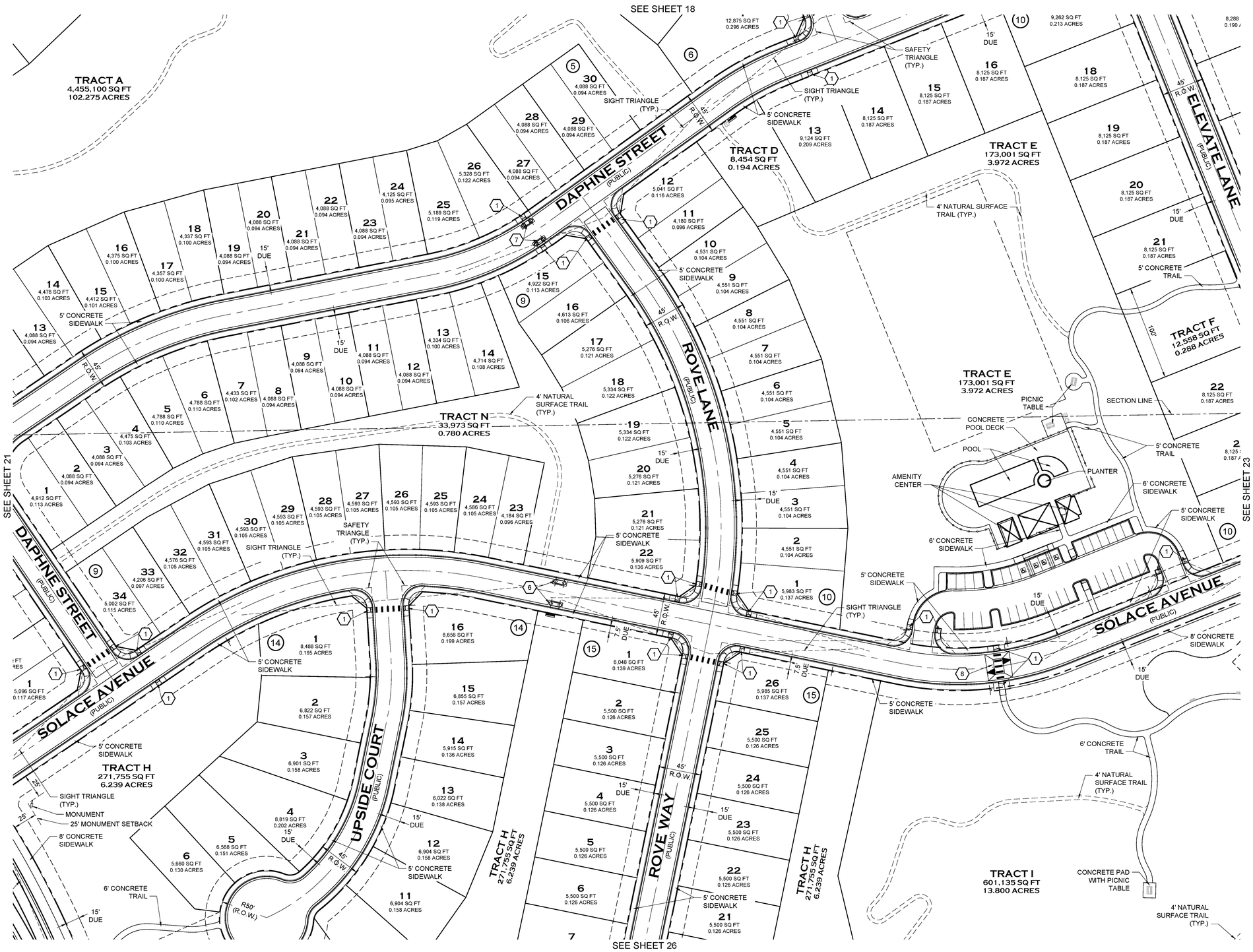

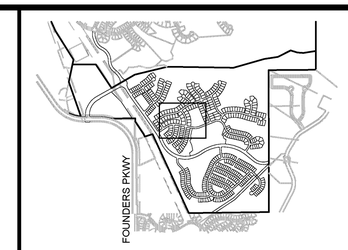

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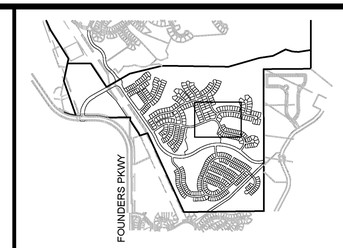

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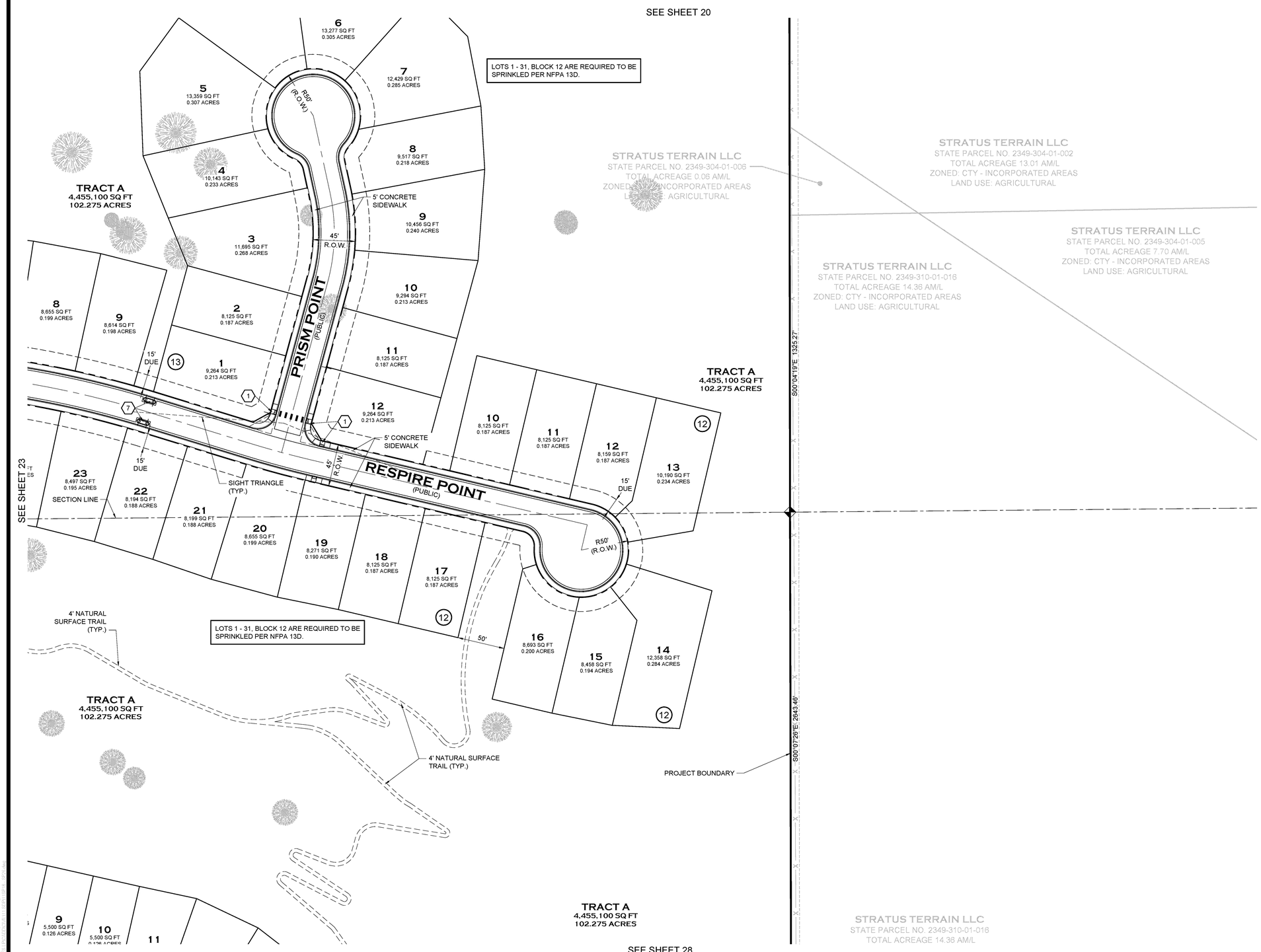

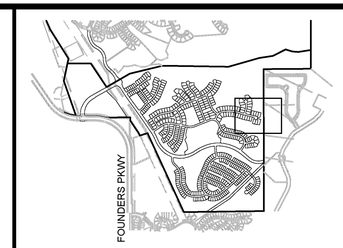

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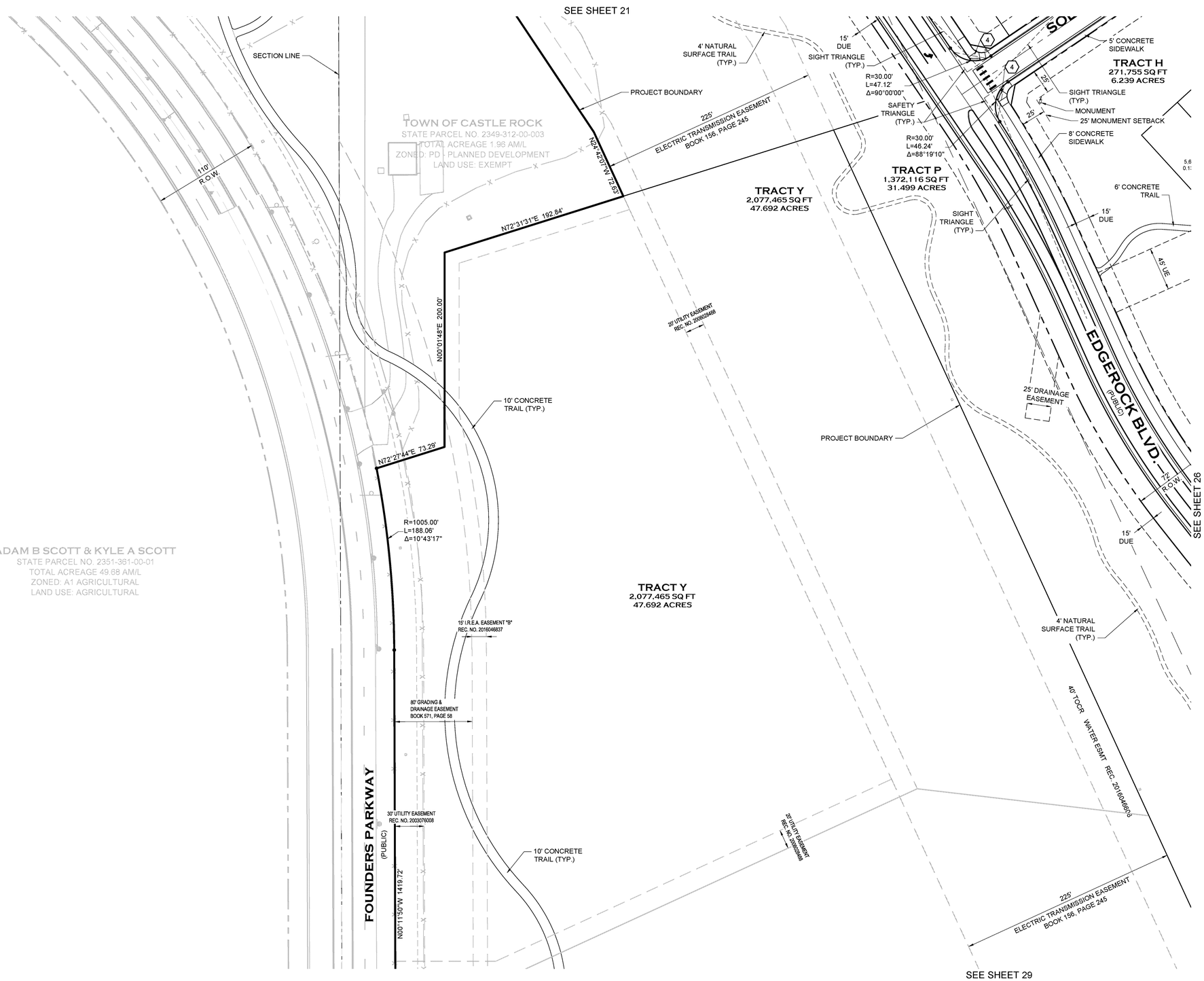

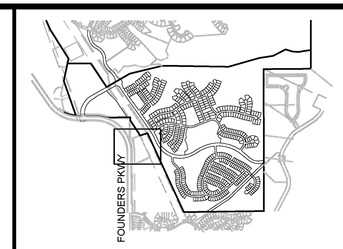

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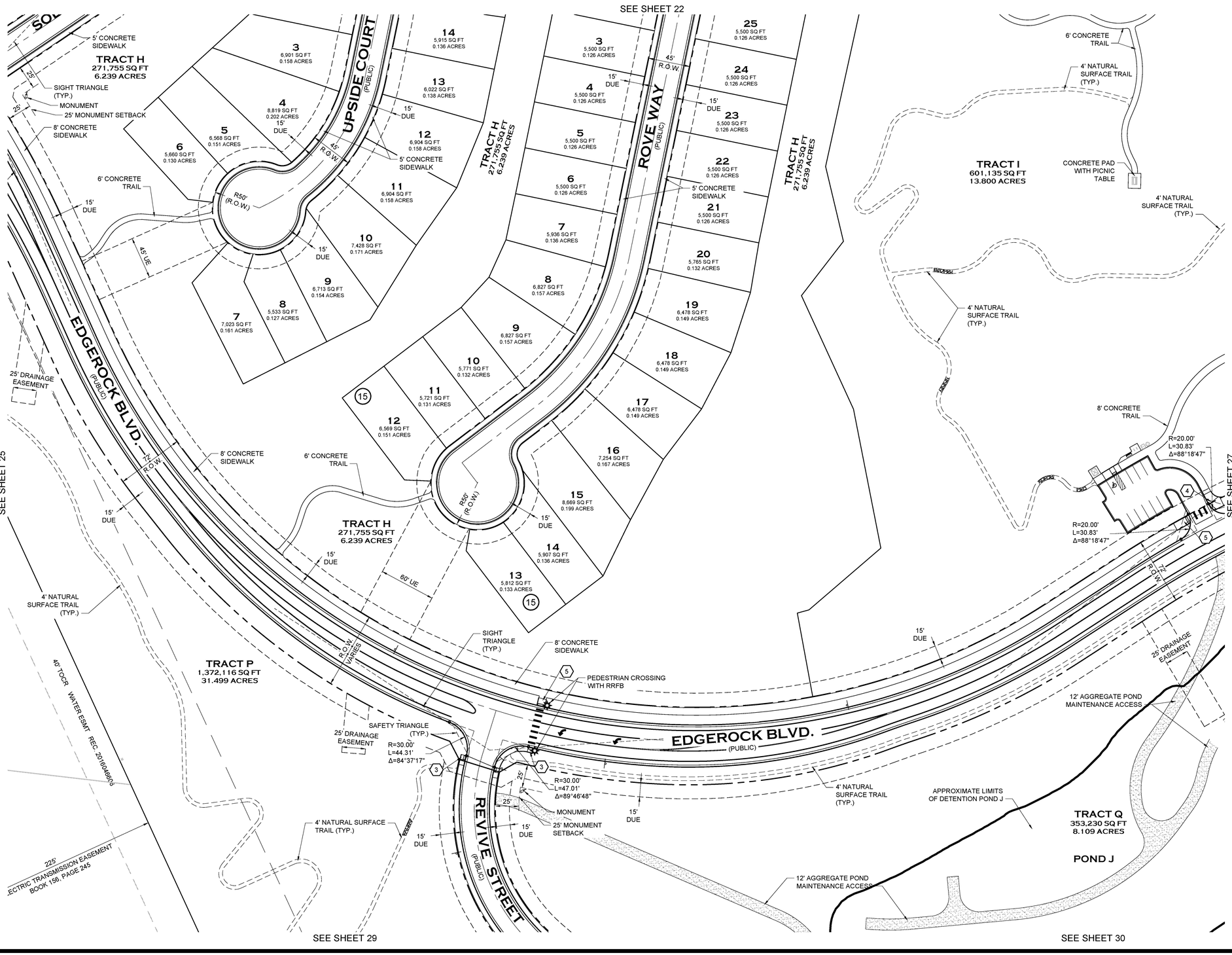

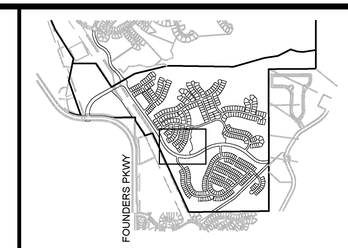

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SITE DEVELOPMENT PLAN

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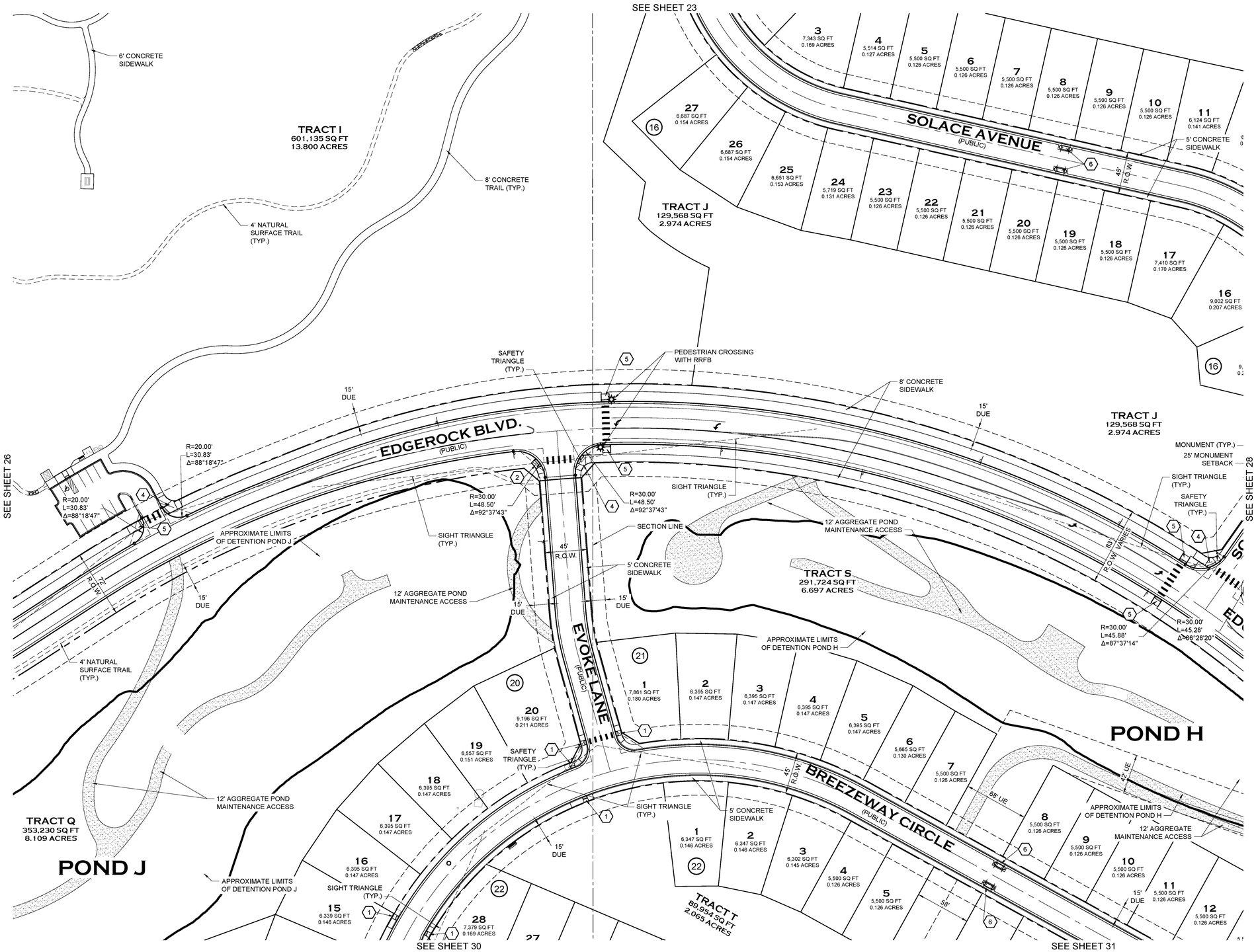
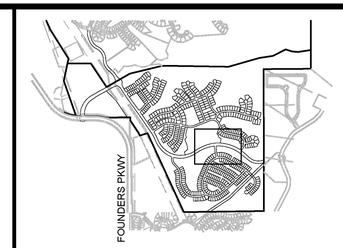
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

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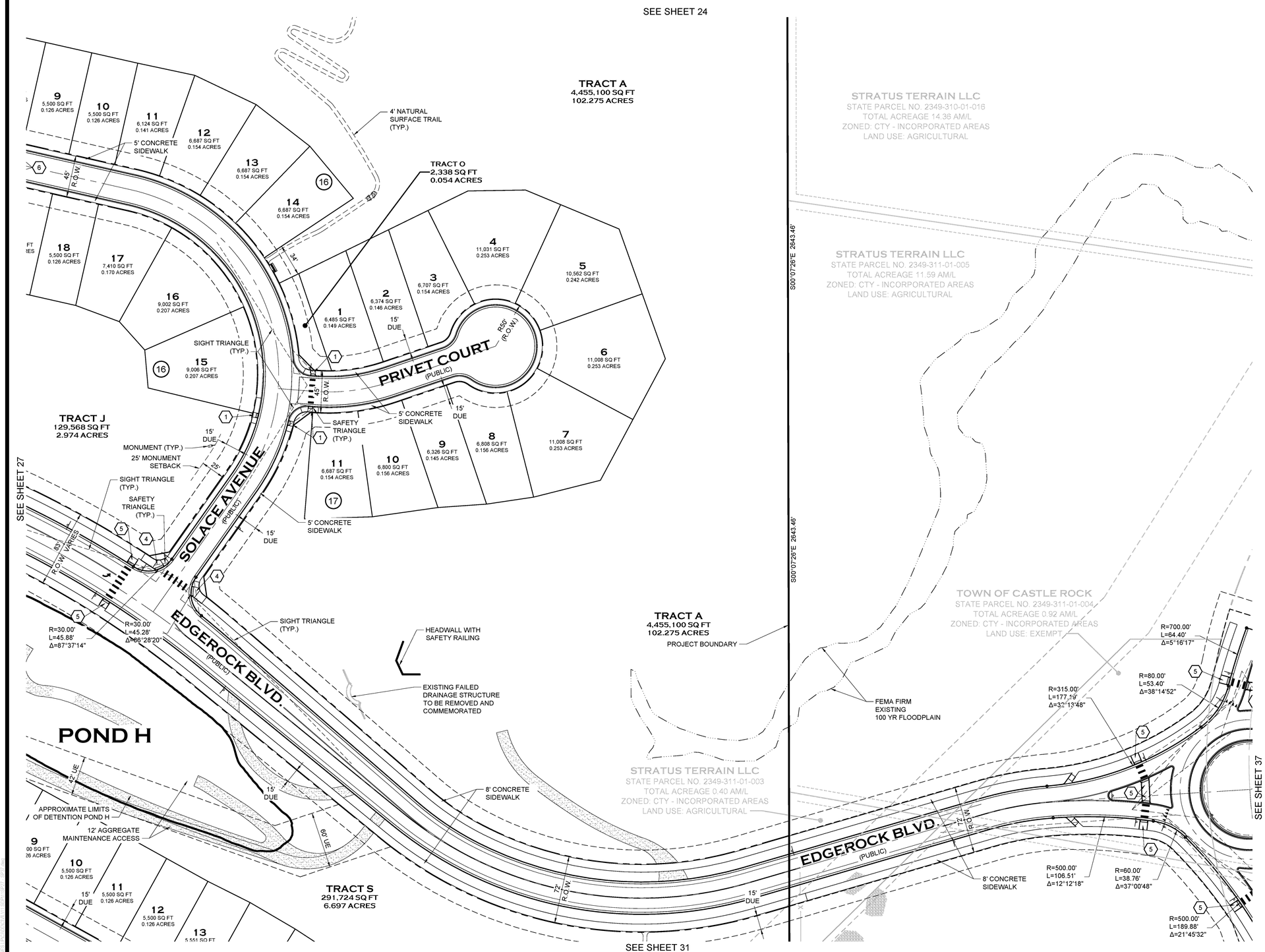

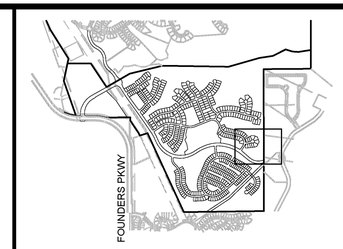

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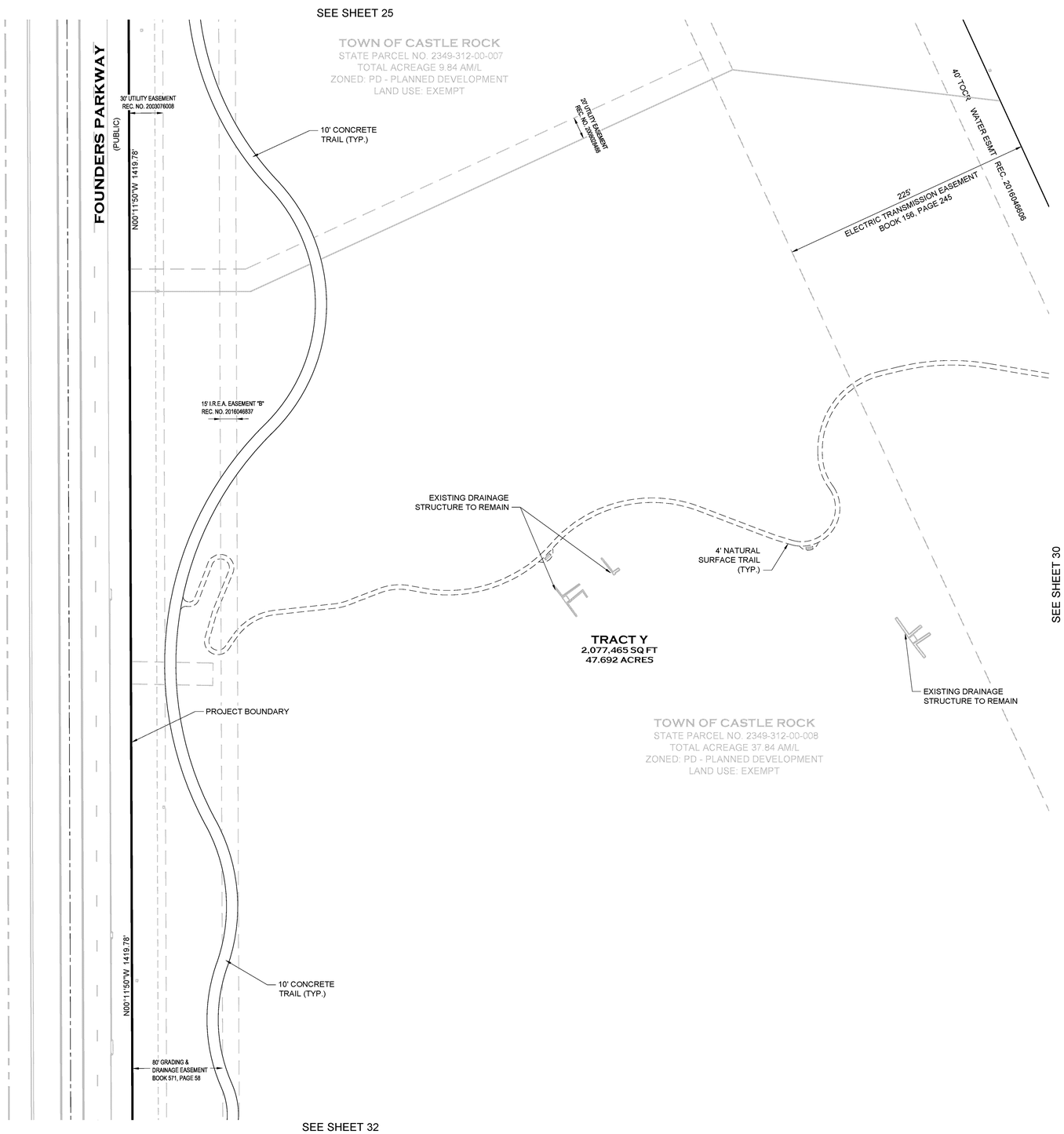

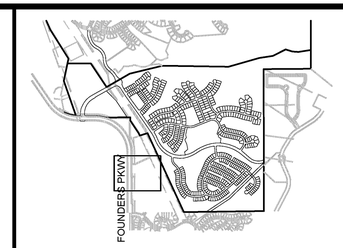

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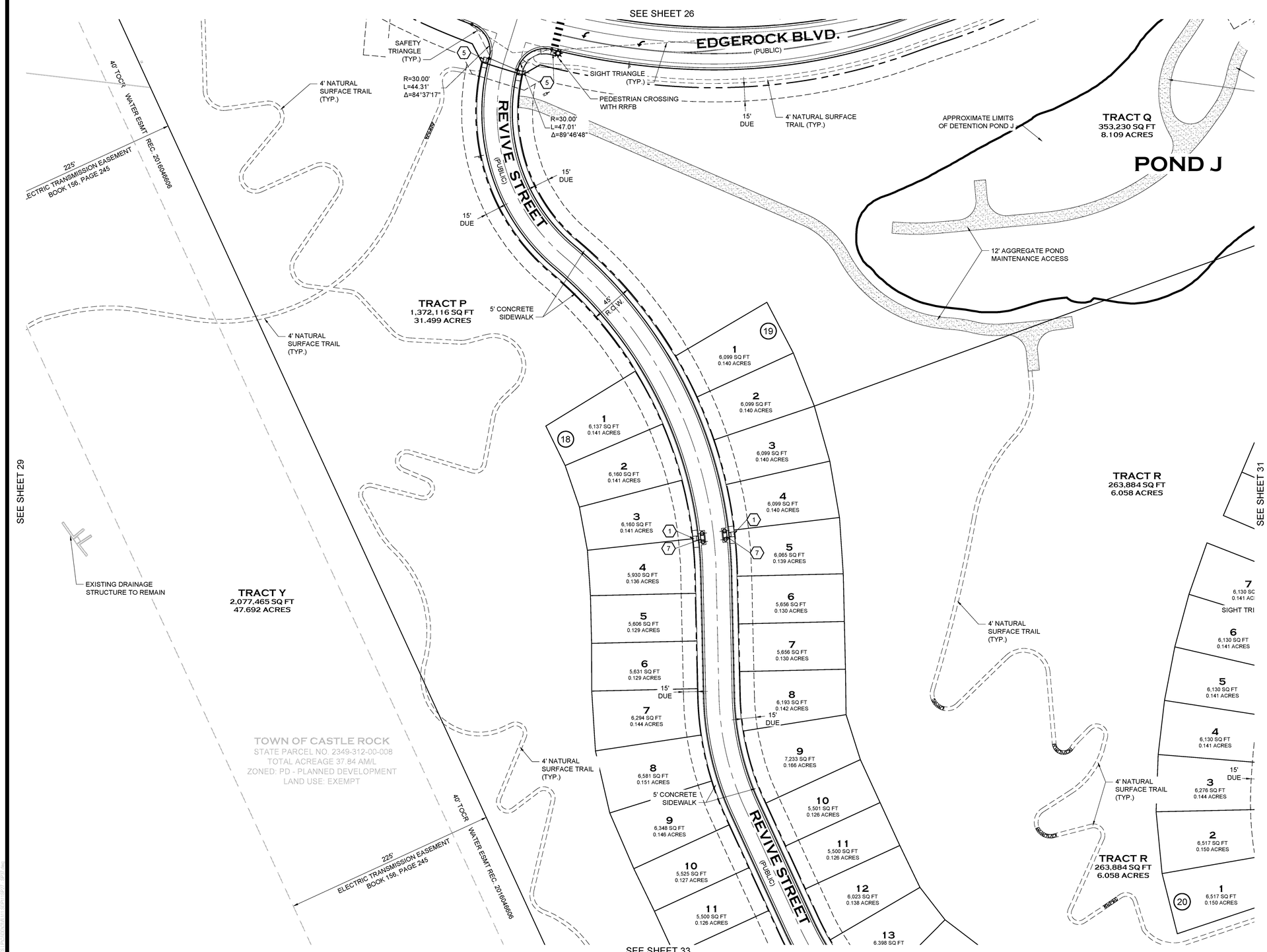

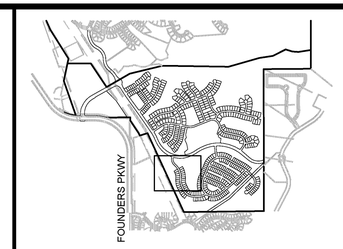

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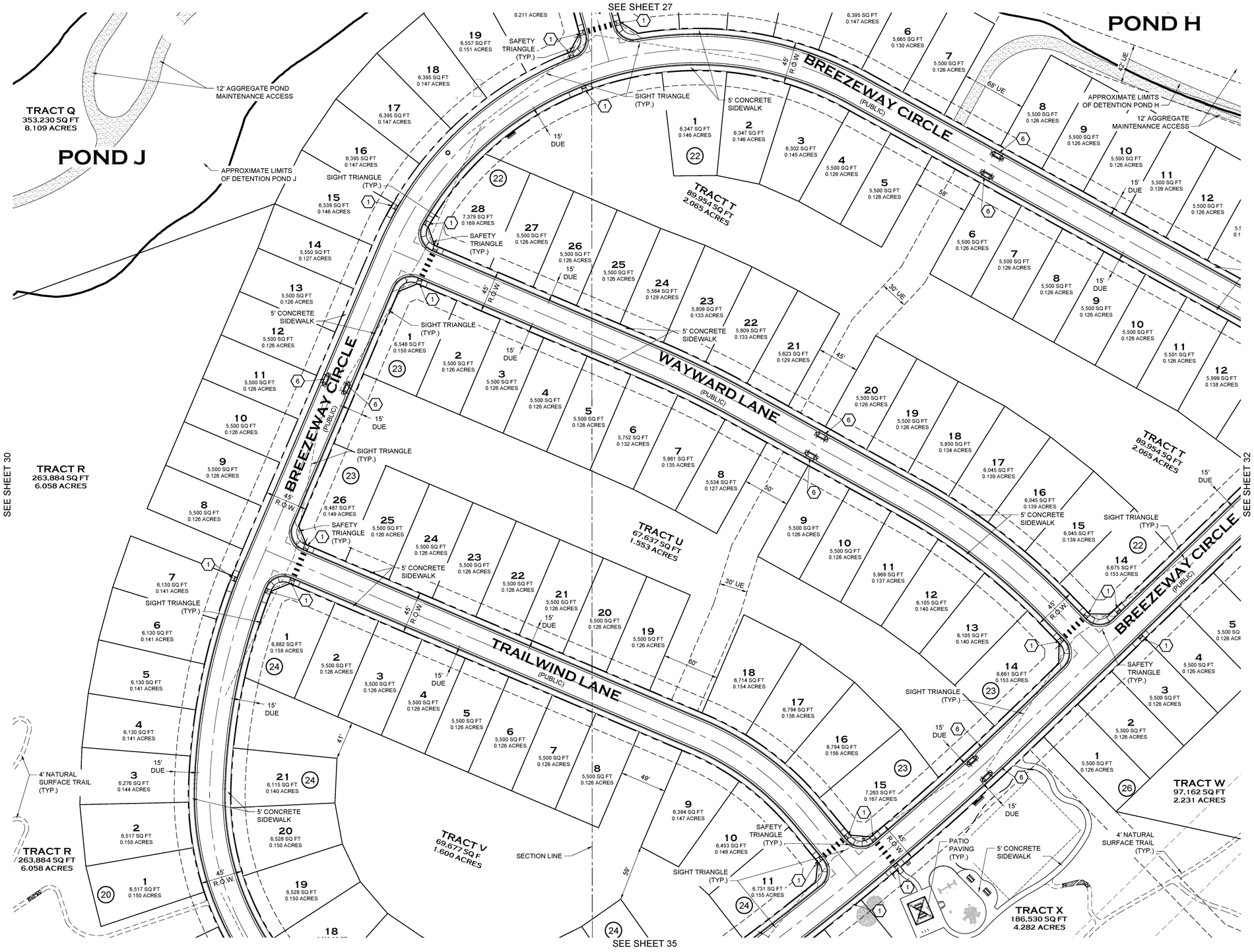

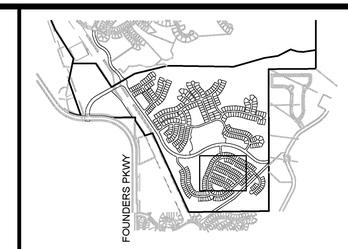

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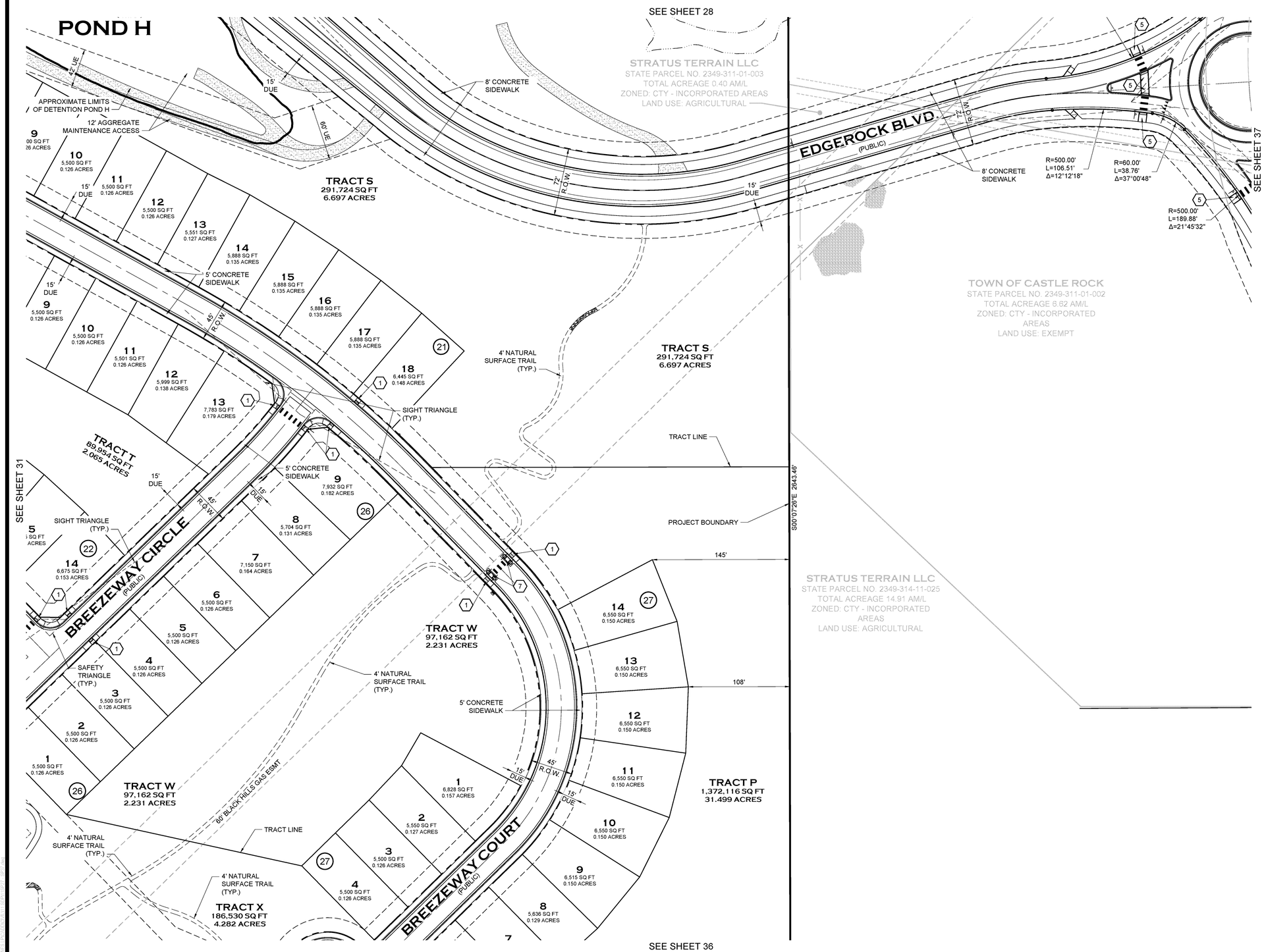

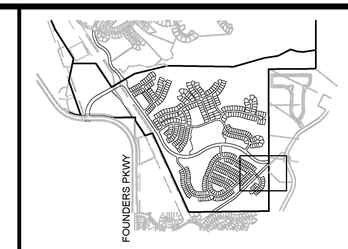

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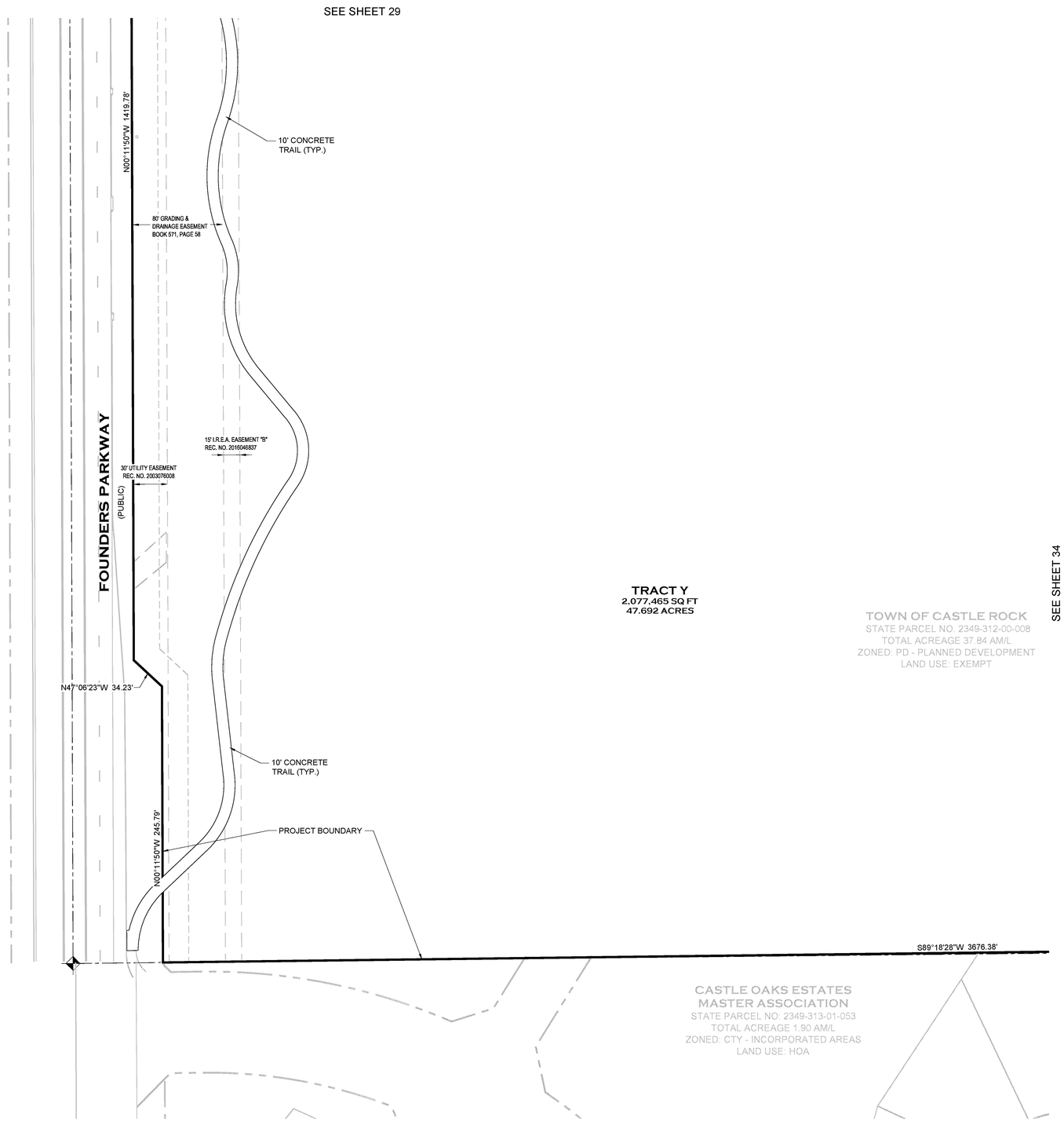

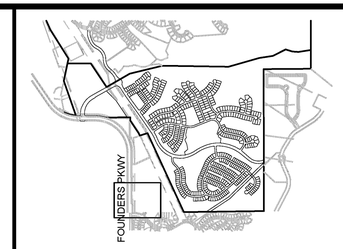

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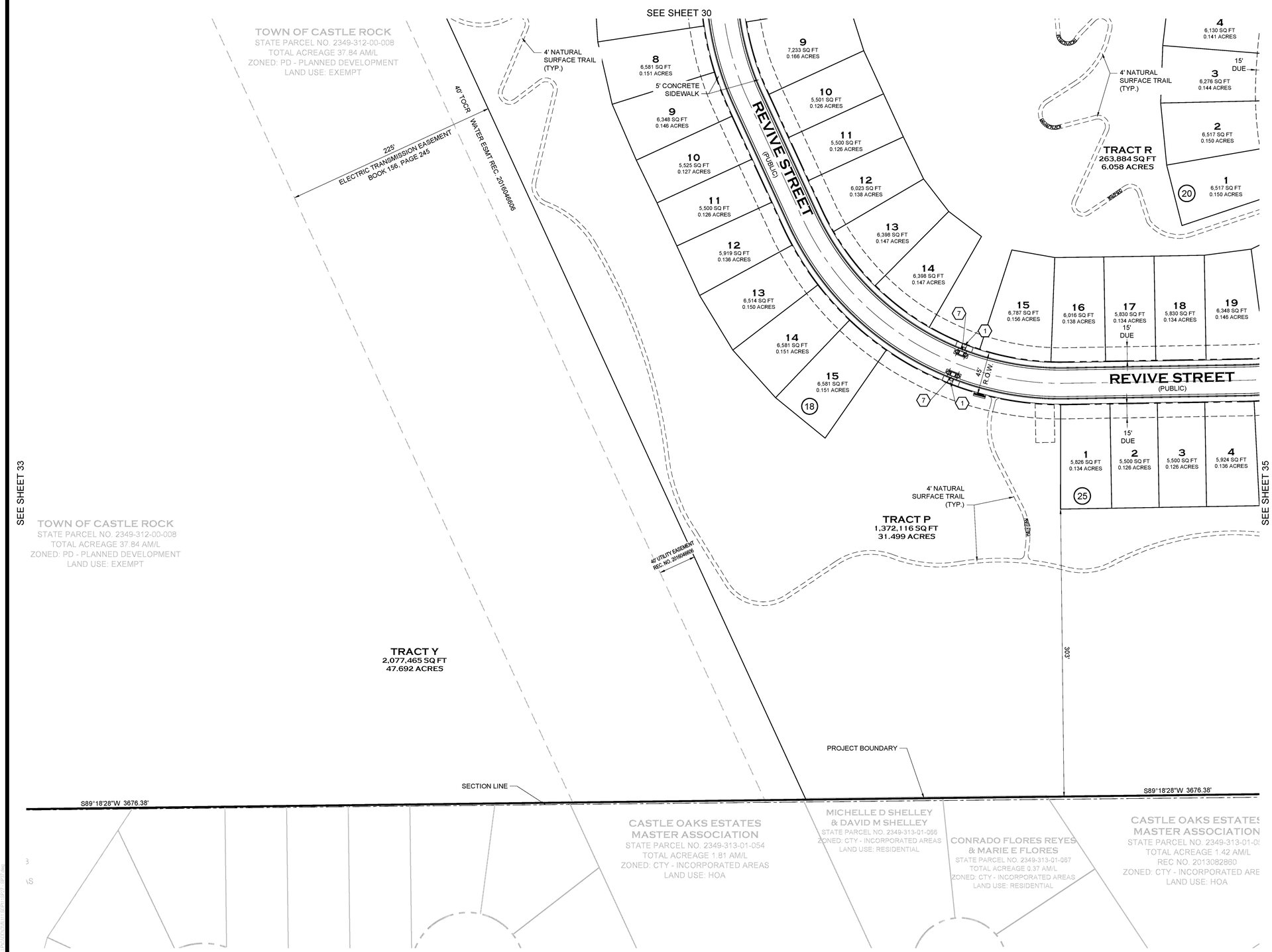

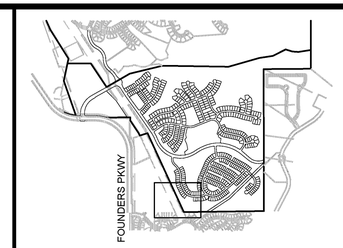

KEYMAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SIGHT TRIANGLE
- SAFETY TRIANGLE
- CURB, GUTTER AND ATTACHED WALK
- VERTICAL CURB AND GUTTER
- CONCRETE WALK (SEE PLAN FOR WIDTHS)
- SOFT SURFACE TRAIL (SEE PLAN)
- LOT NUMBER 15
- BLOCK NUMBER (7)

KEYNOTES

1. CDOT PARALLEL CURB RAMP, M-608-1 (SHEET 4)
2. CDOT TYPE 2 DIAGONAL CURB RAMP, M-608-1 (SHEET 5)
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8. SPEED CUSHION WITH PEDESTRIAN CROSSING

NOTES

1) TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN

0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
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	09.26.2025
	10.22.2025

Sheet Name

SITE PLAN

Sheet Number

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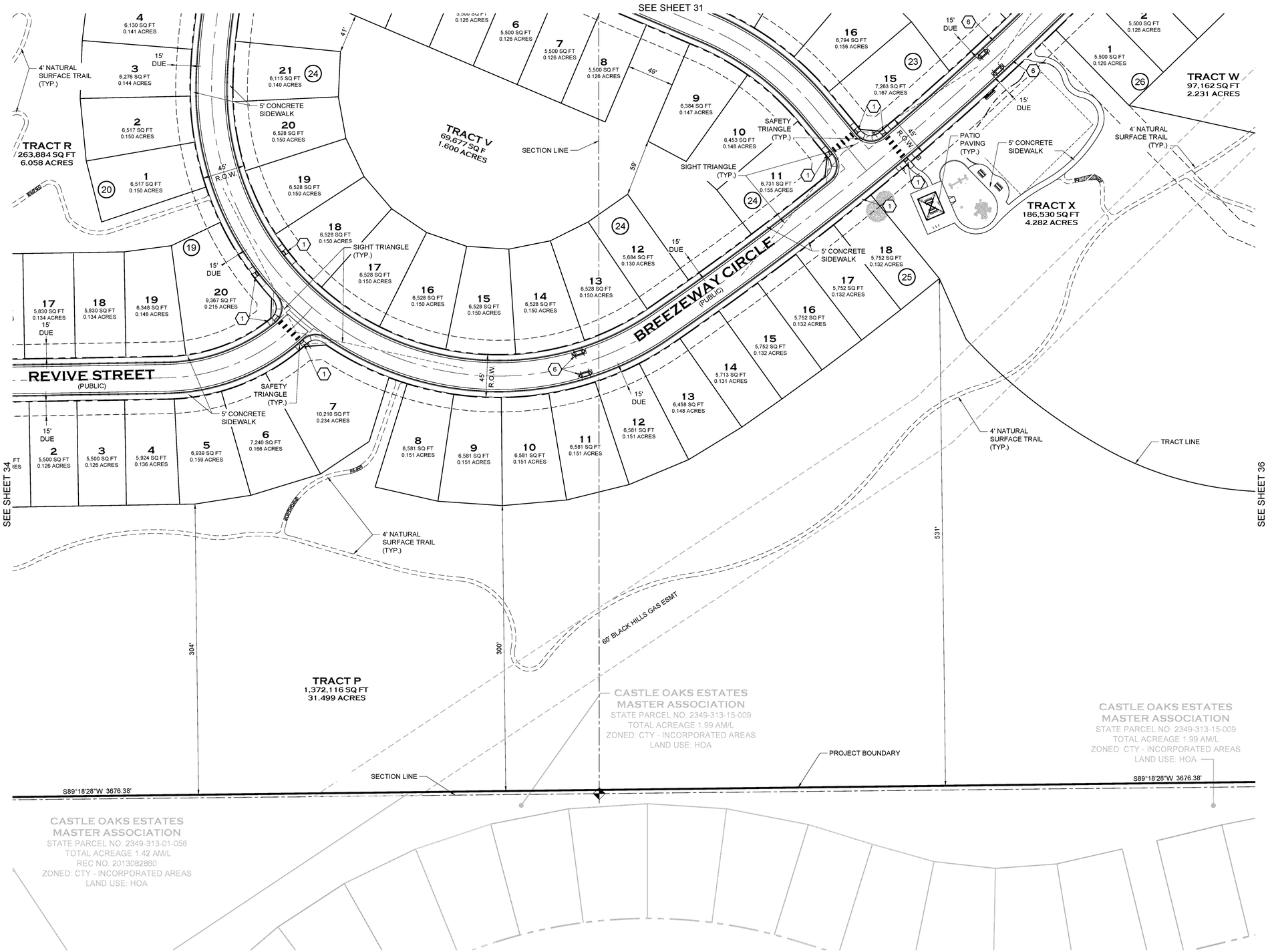
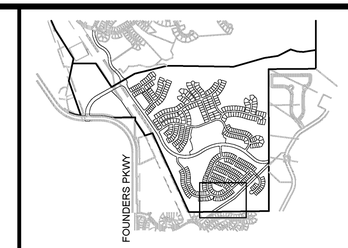
SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

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SITE PLAN

Sheet Number
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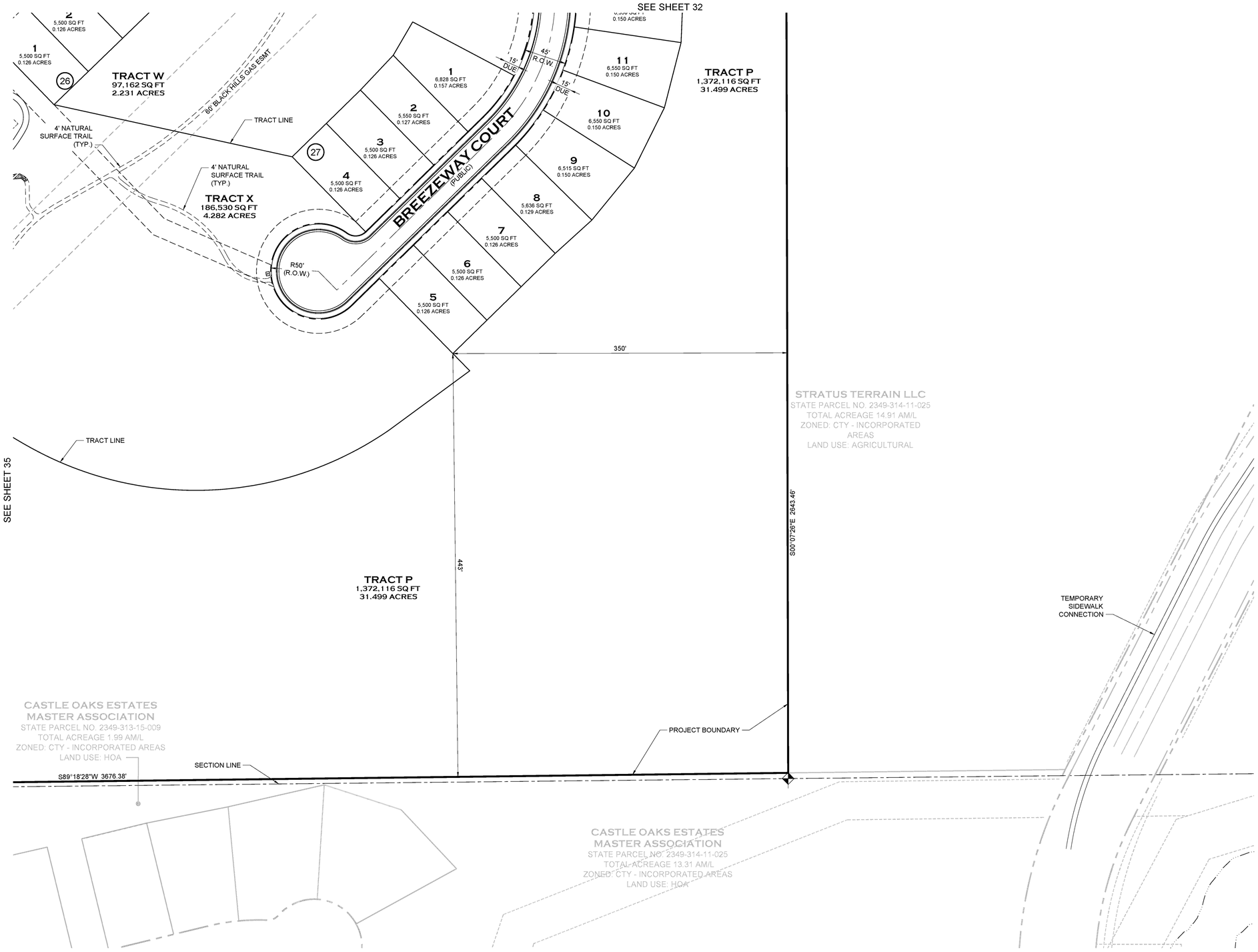
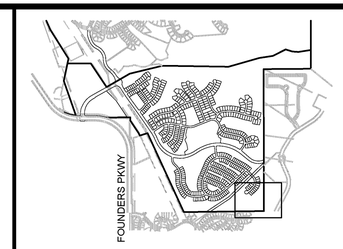
SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

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Sheet Name
SITE PLAN

Sheet Number
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SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
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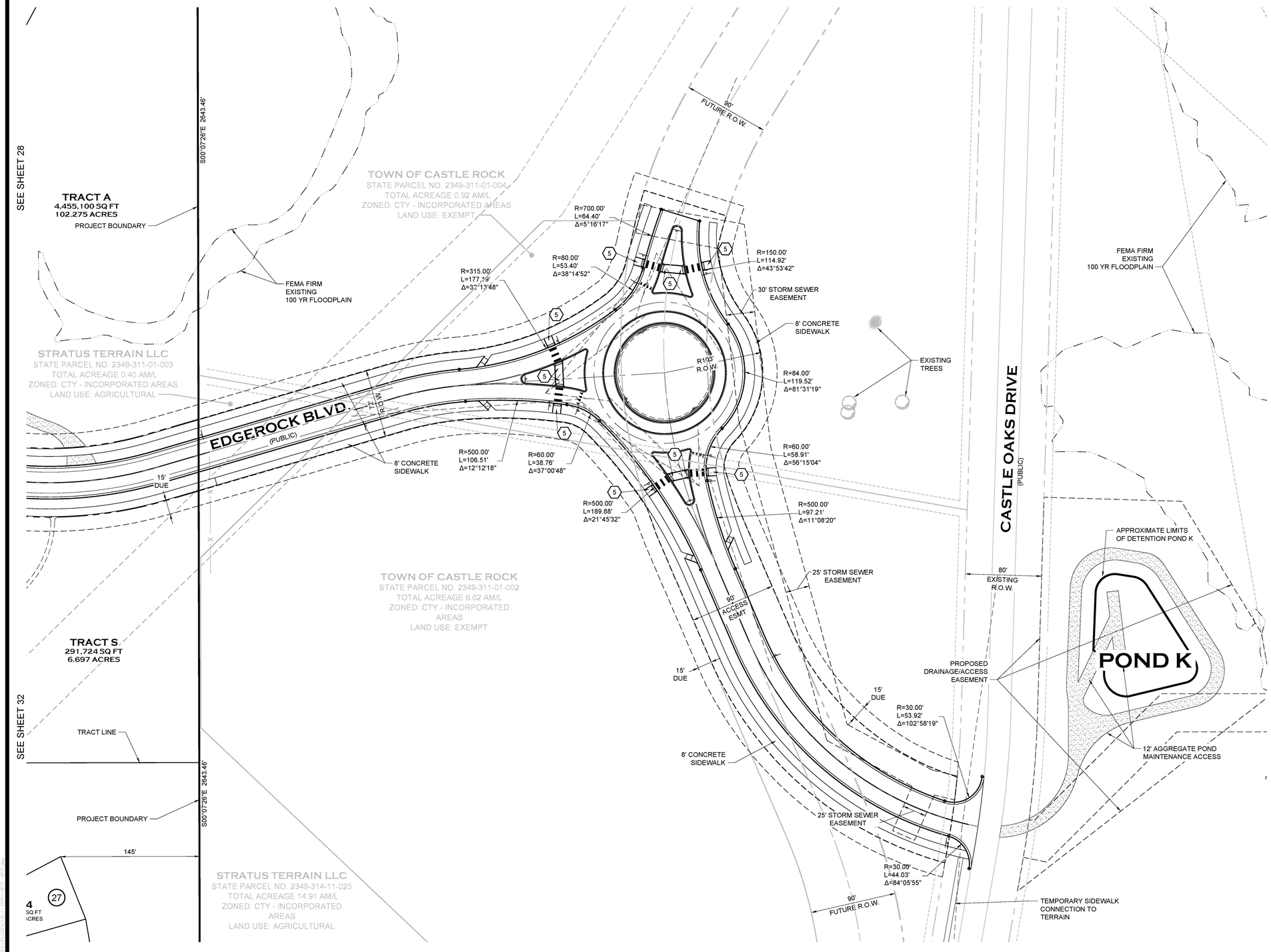

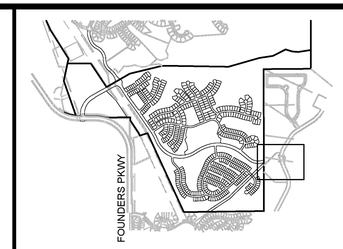

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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
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SITE PLAN

Sheet Number

SITE DEVELOPMENT PLAN

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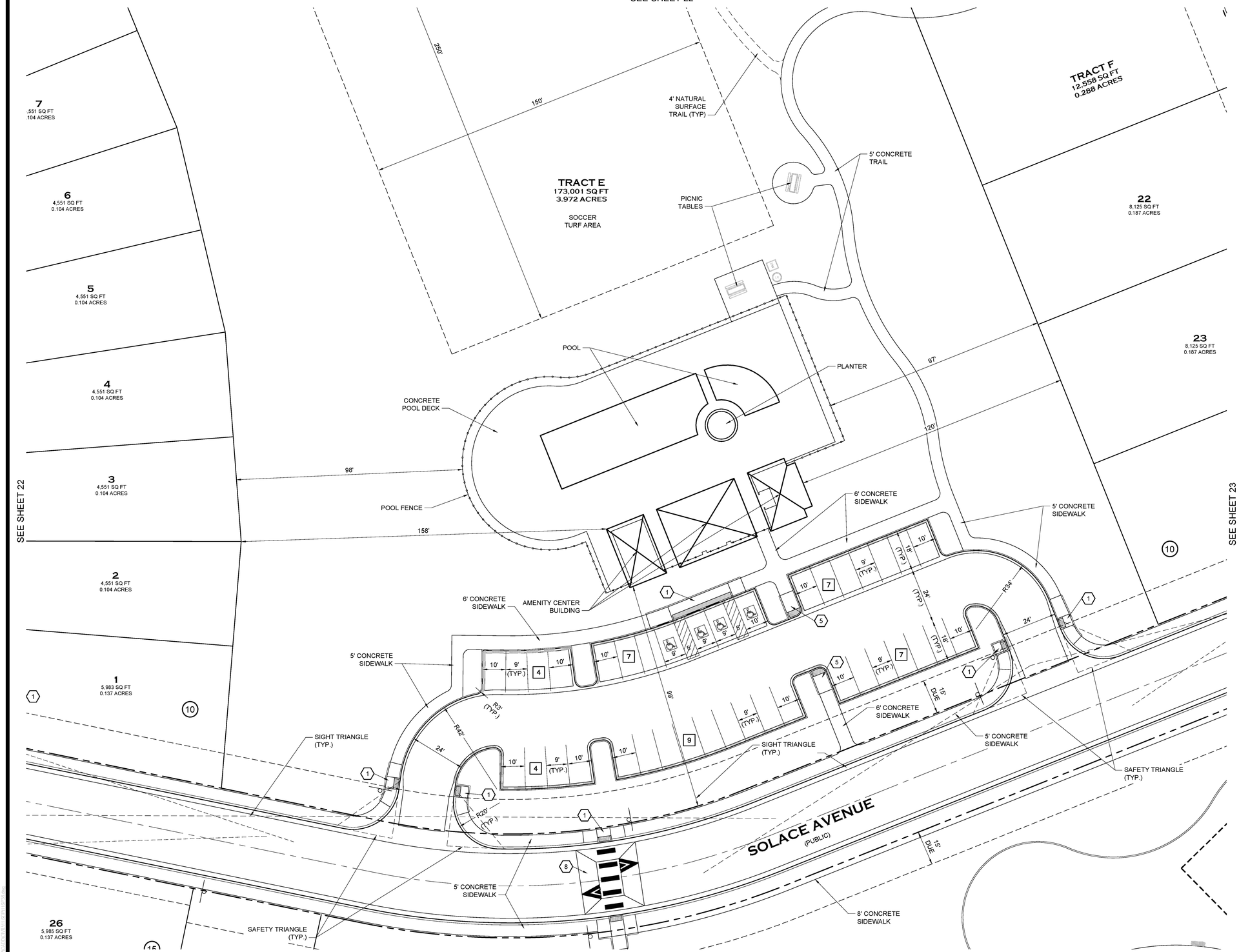
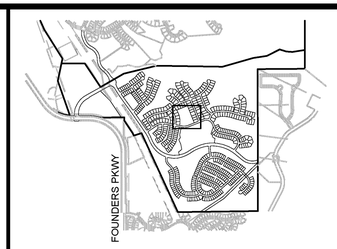
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 22





KEYMAP

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KEYNOTES

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NOTES

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4 PARKING COUNT

0 10 20 40
1 inch = 20 ft.

PROJECT NO. SDP23-0041

Prepared For
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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
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Issue Date:	12.05.2023
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Sheet Name
AMENITY CENTER SITE PLAN

Sheet Number
38 OF 154

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
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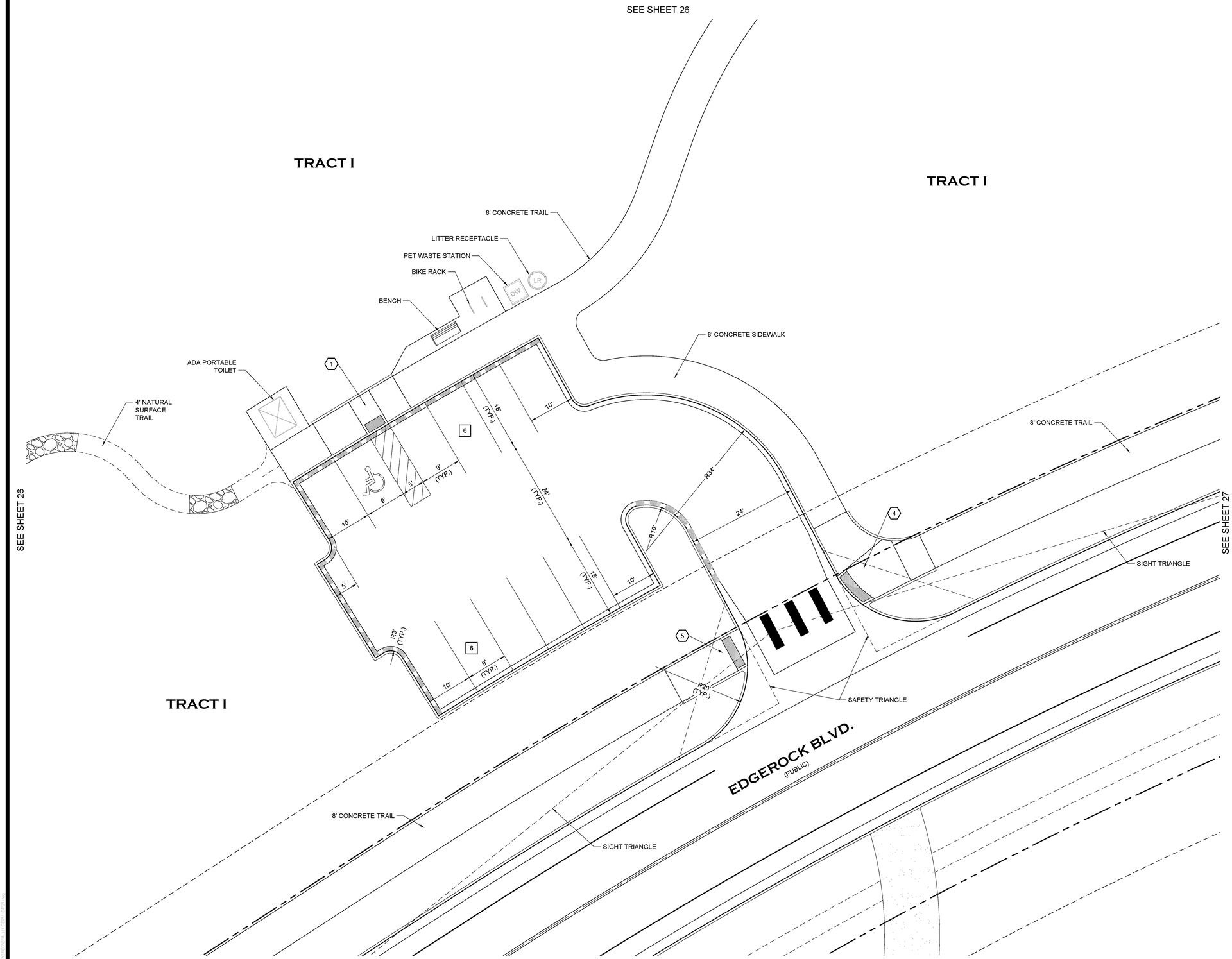

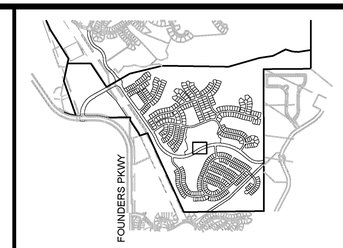

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4 PARKING COUNT

0 5 10 20
1 inch = 10 ft.

PROJECT NO. SDP23-0041

Prepared For
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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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Drawn by:	RLS
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Sheet Name
TOWN PARK PARKING LOT PLAN

Sheet Number

SITE DEVELOPMENT PLAN

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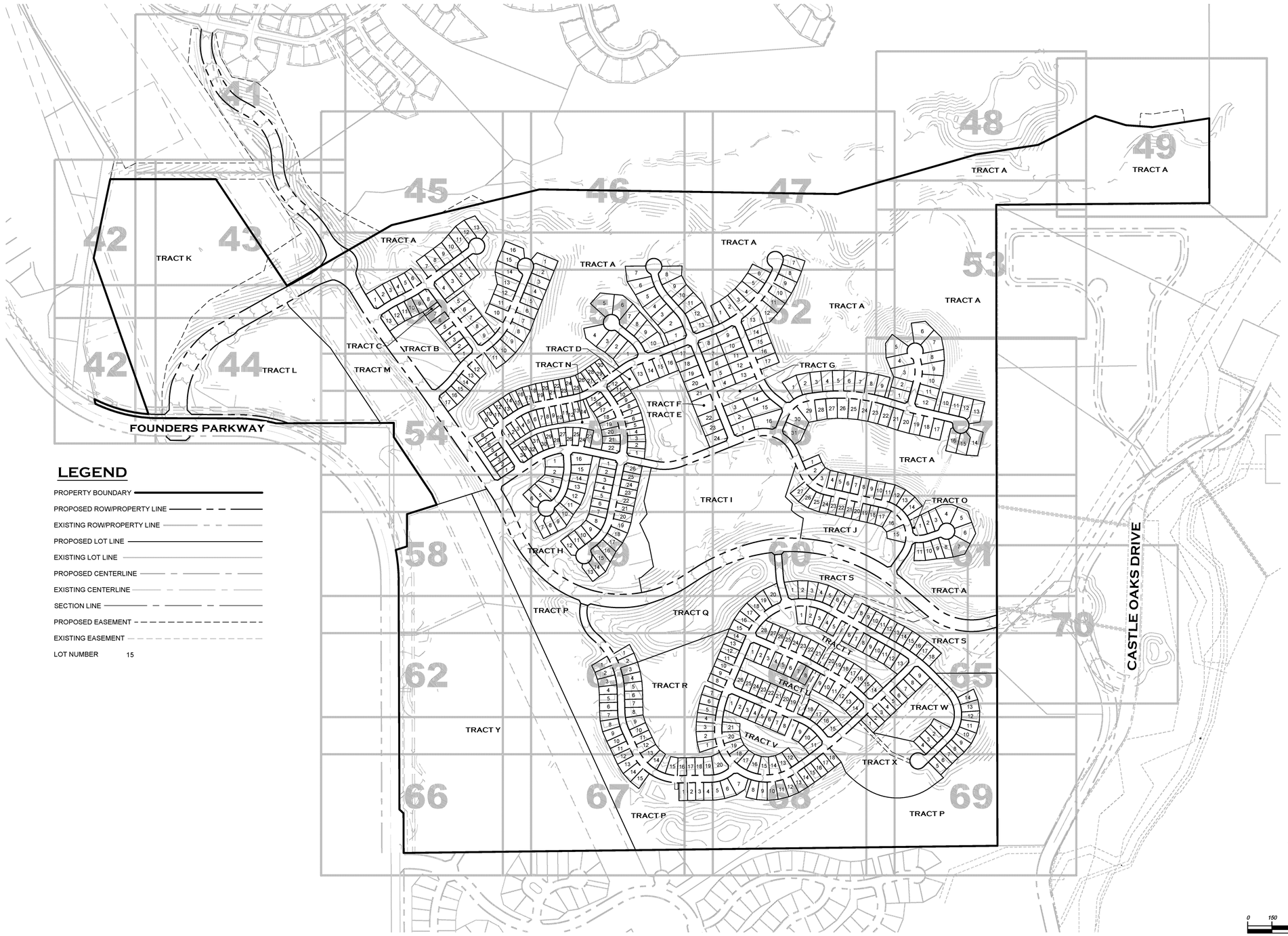

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- LOT NUMBER 15

PROJECT NO. SDP23-0041

Prepared For

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Sheet Name

GRADING PLAN SHEET INDEX

Sheet Number

SITE DEVELOPMENT PLAN

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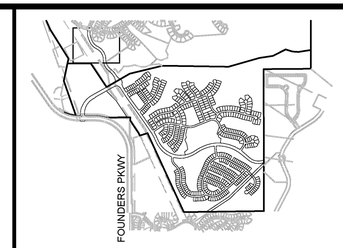

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- EXISTING EASEMENT
- PROPOSED MAJOR CONTOUR — 6480
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR — 6480
- EXISTING MINOR CONTOUR
- DRAINAGEWAY
- PROPOSED PERFORATED UNDERDRAIN
- EXISTING 100 YR FLOODPLAIN
- PROPOSED 100 YR WATER SURFACE ELEVATION
- PROPOSED 2 YR WATER SURFACE ELEVATION
- PROPOSED CURB GUTTER & SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE WALK (SEE PLAN FOR WIDTHS)
- PROPOSED SOFT SURFACE TRAIL (SEE PLAN FOR WIDTHS)
- LOT NUMBER — 15
- BLOCK NUMBER — 7
- PROPOSED STORM DRAIN — D
- PROPOSED STORM INLET
- EXISTING STORM DRAIN — D
- EXISTING STORM INLET
- EXISTING TREE
- EMERGENCY OVERFLOW ROUTE

NOTES

1) GRADING SHOWN HEREON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

2) TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN.

3) MINOR DRAINAGEWAY IMPROVEMENTS WILL CONSIST OF A COMBINATION OF THE FOLLOWING IMPROVEMENTS: GRADING OF A DEFINED CHANNEL, BURIED RIPRAP, GRADE CONTROL STRUCTURES, LEVEL SPREADERS, EROSION CONTROL BLANKETS AND PLUNGE POOLS. FINAL DESIGN TO BE COMPLETED WITH THE CONSTRUCTION PLANS.

0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
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Sheet Name

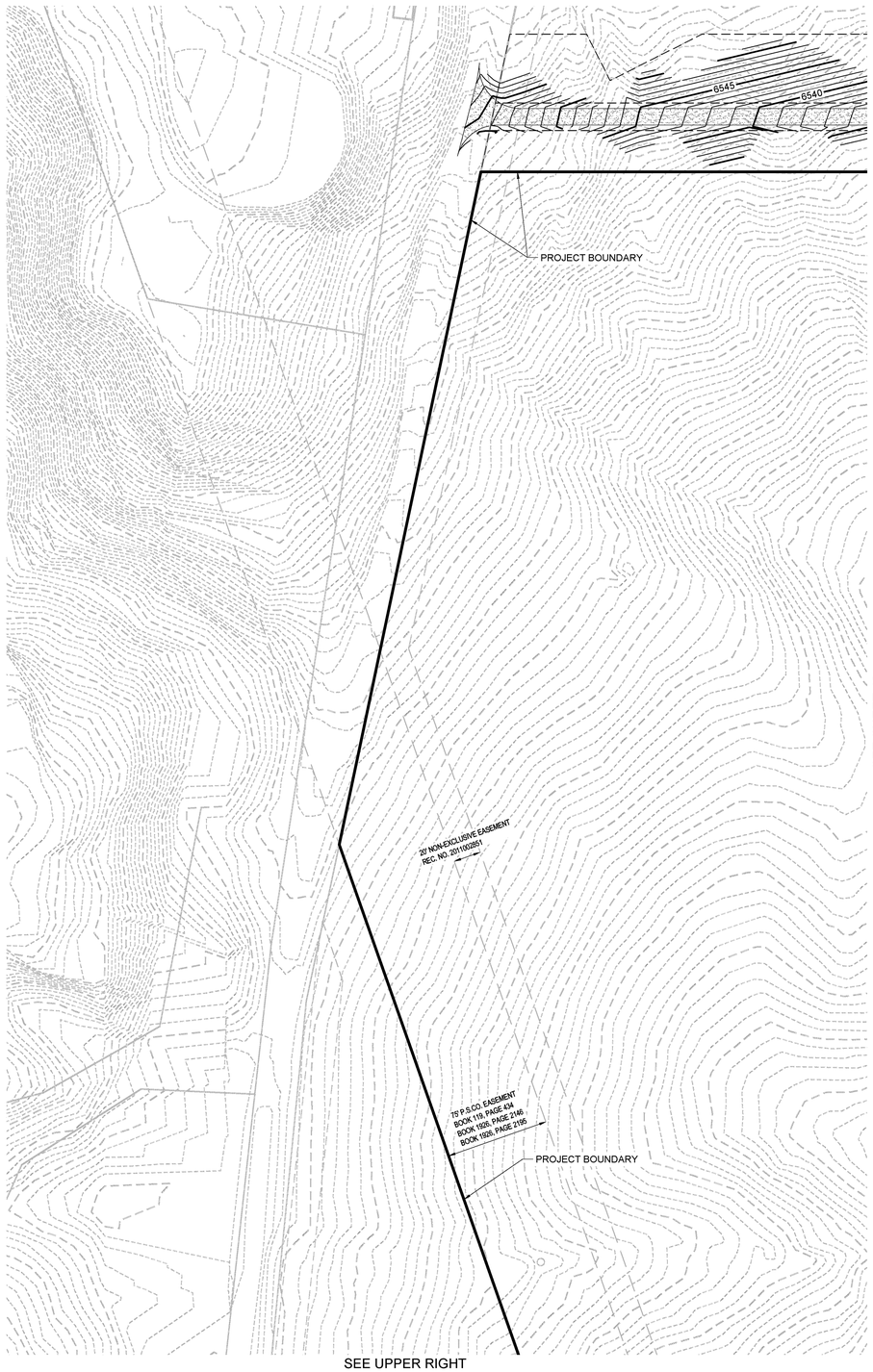
GRADING PLAN

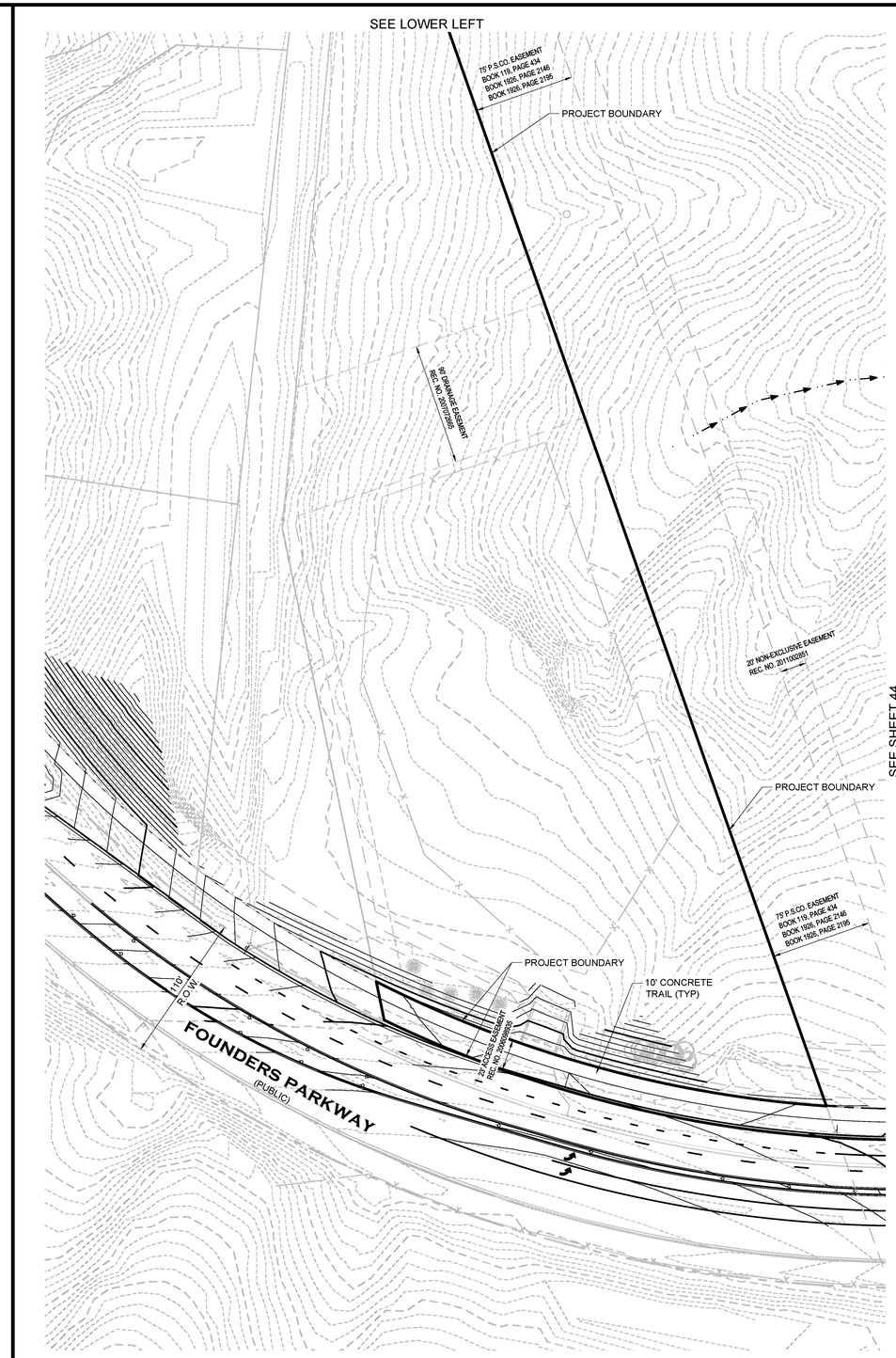
Sheet Number

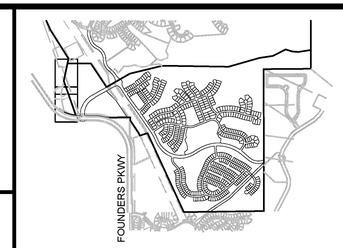
41 OF 154

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO







KEYMAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
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- PROPOSED EASEMENT
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- LOT NUMBER — 15
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TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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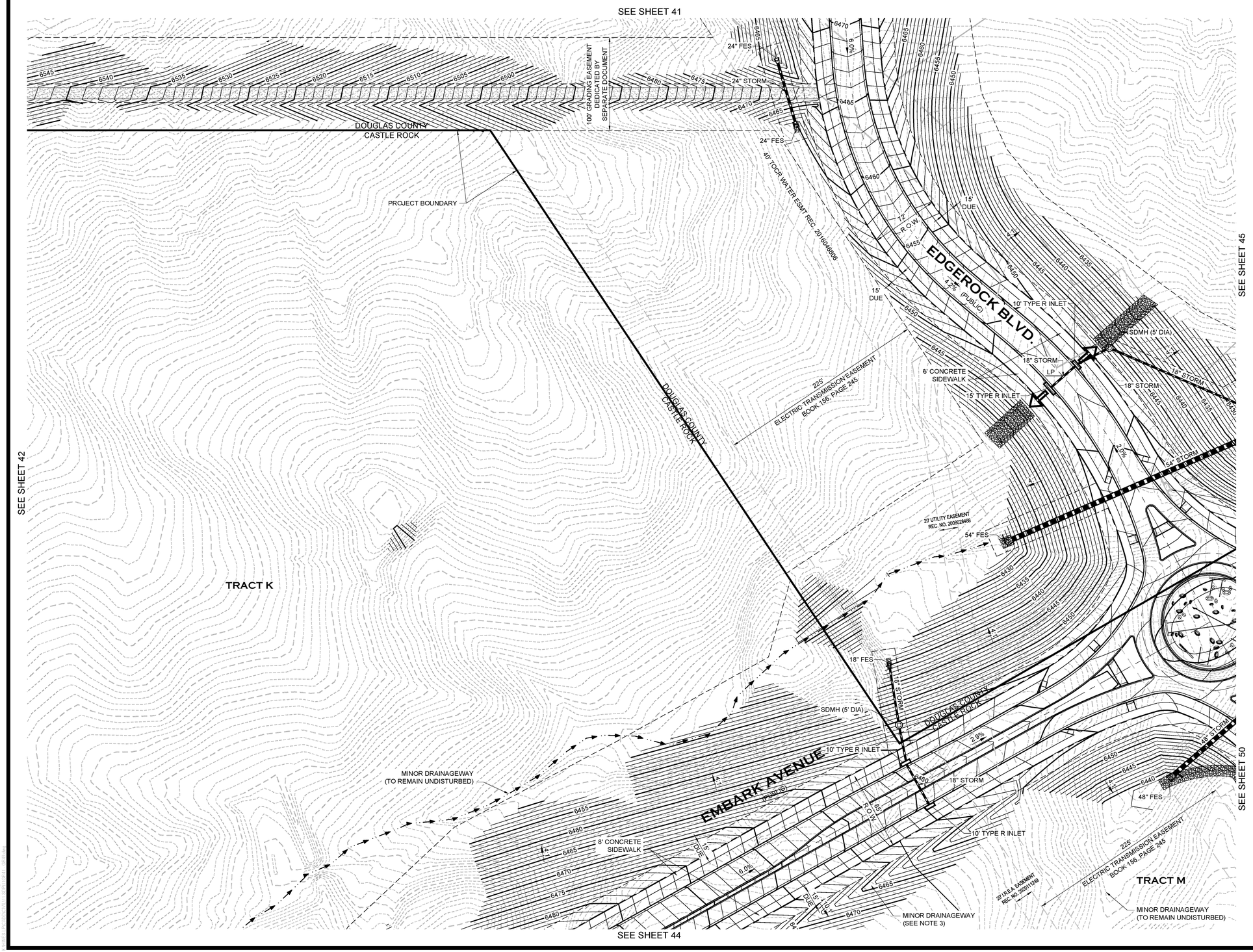

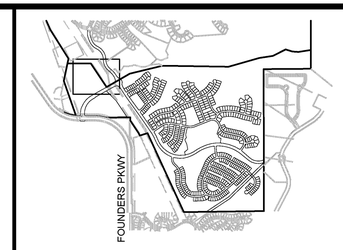

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TOWN OF CASTLE ROCK, COLORADO
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Checked by:	BKM
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SITE DEVELOPMENT PLAN

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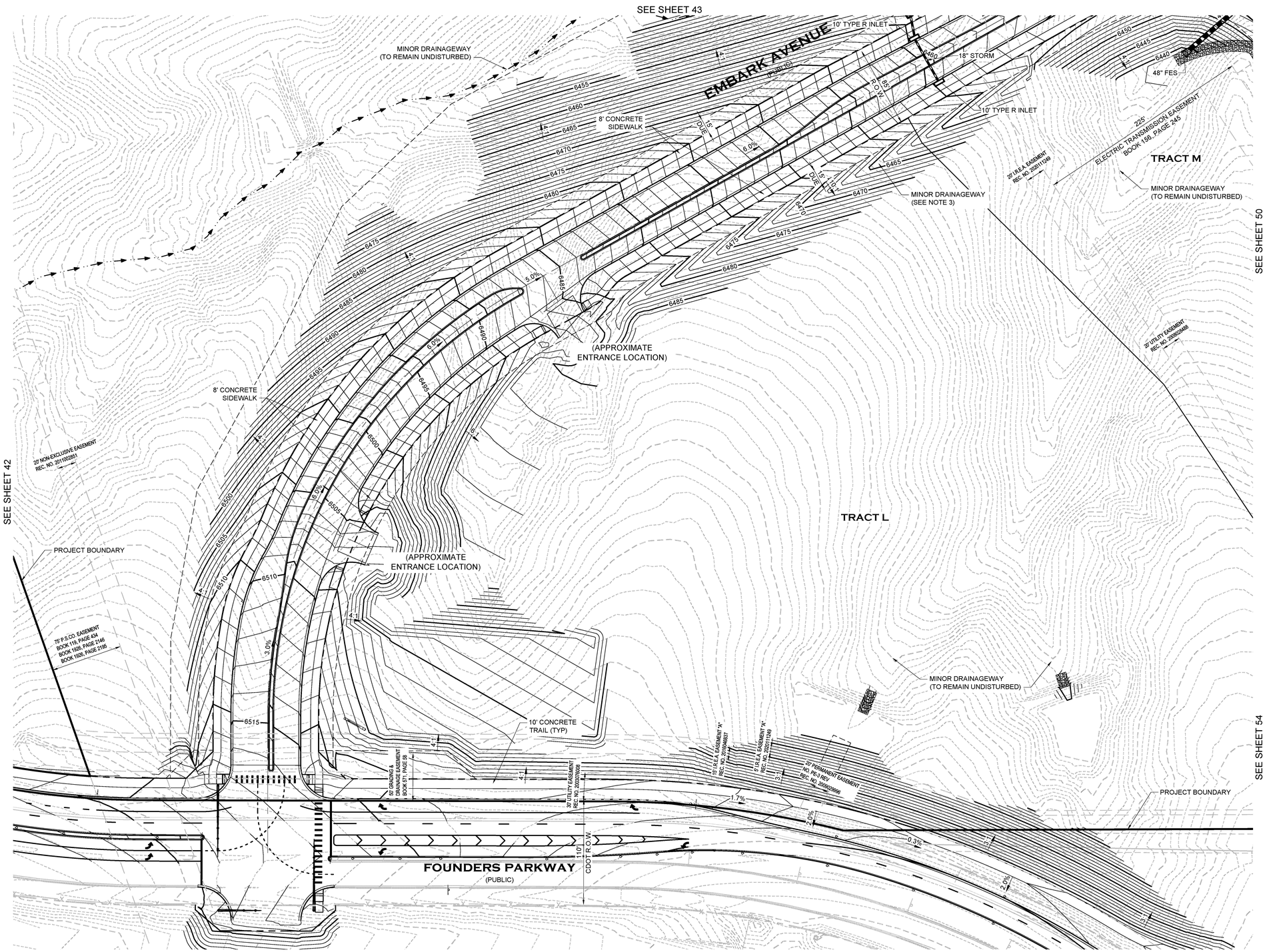

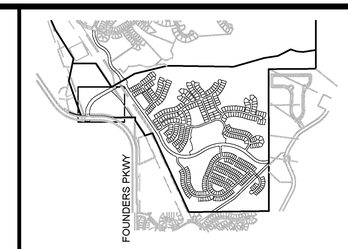

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COVER ENGINEERING

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TOWN OF CASTLE ROCK, COLORADO
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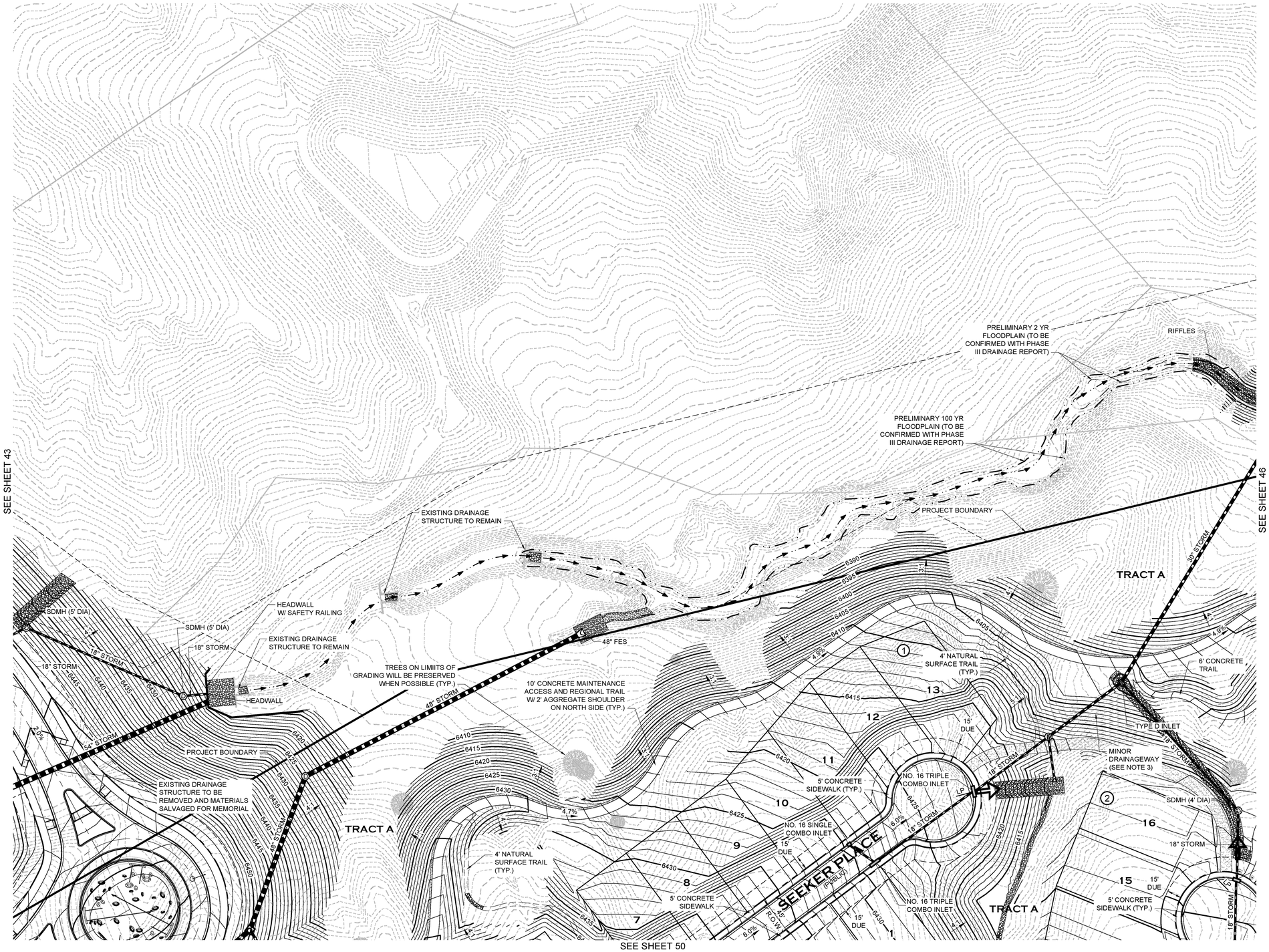

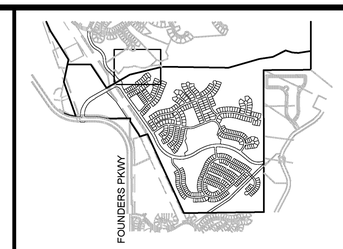

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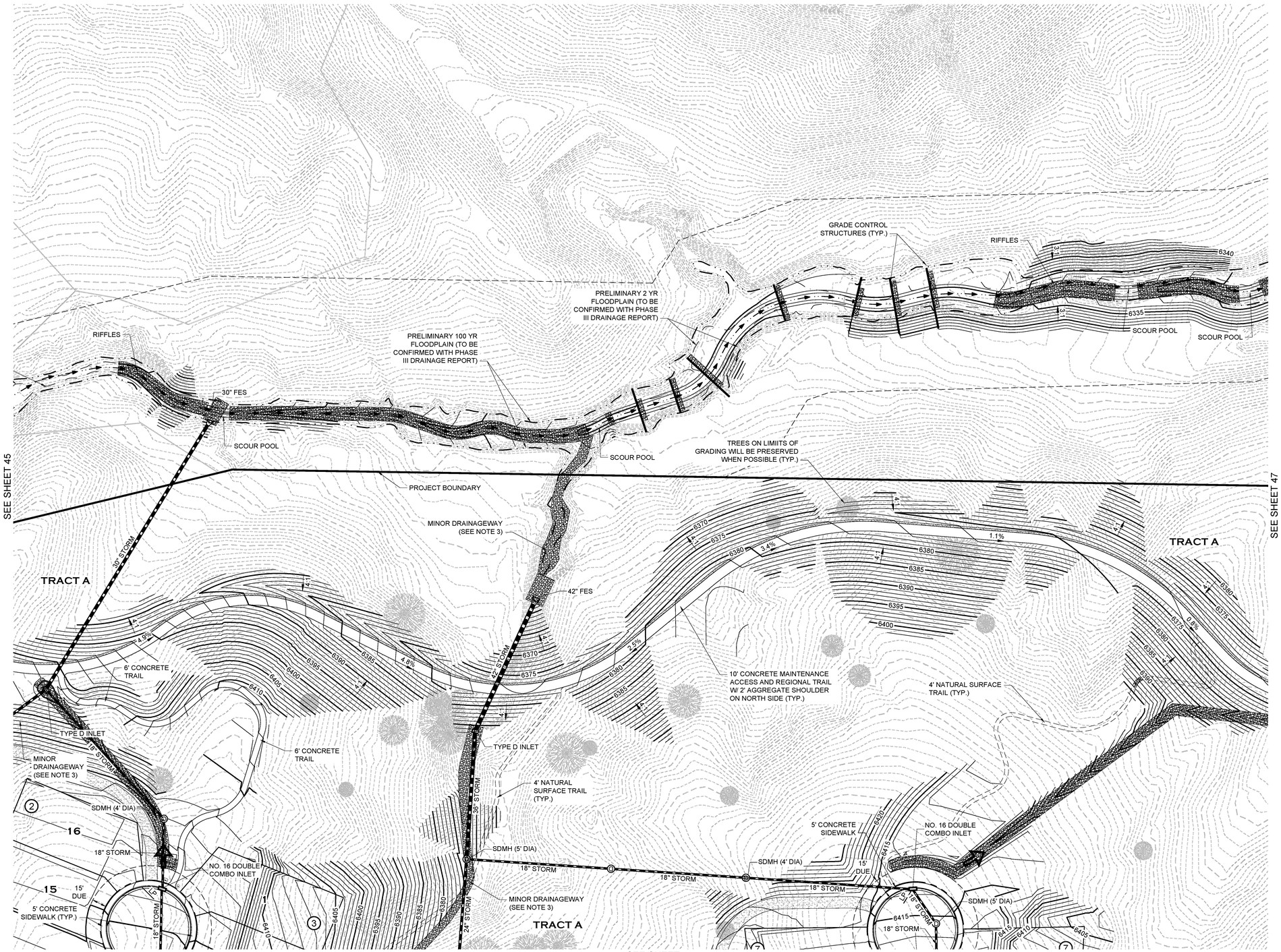

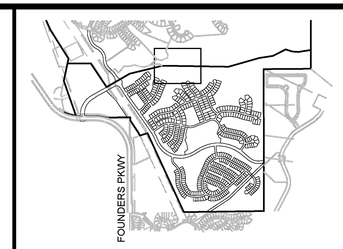

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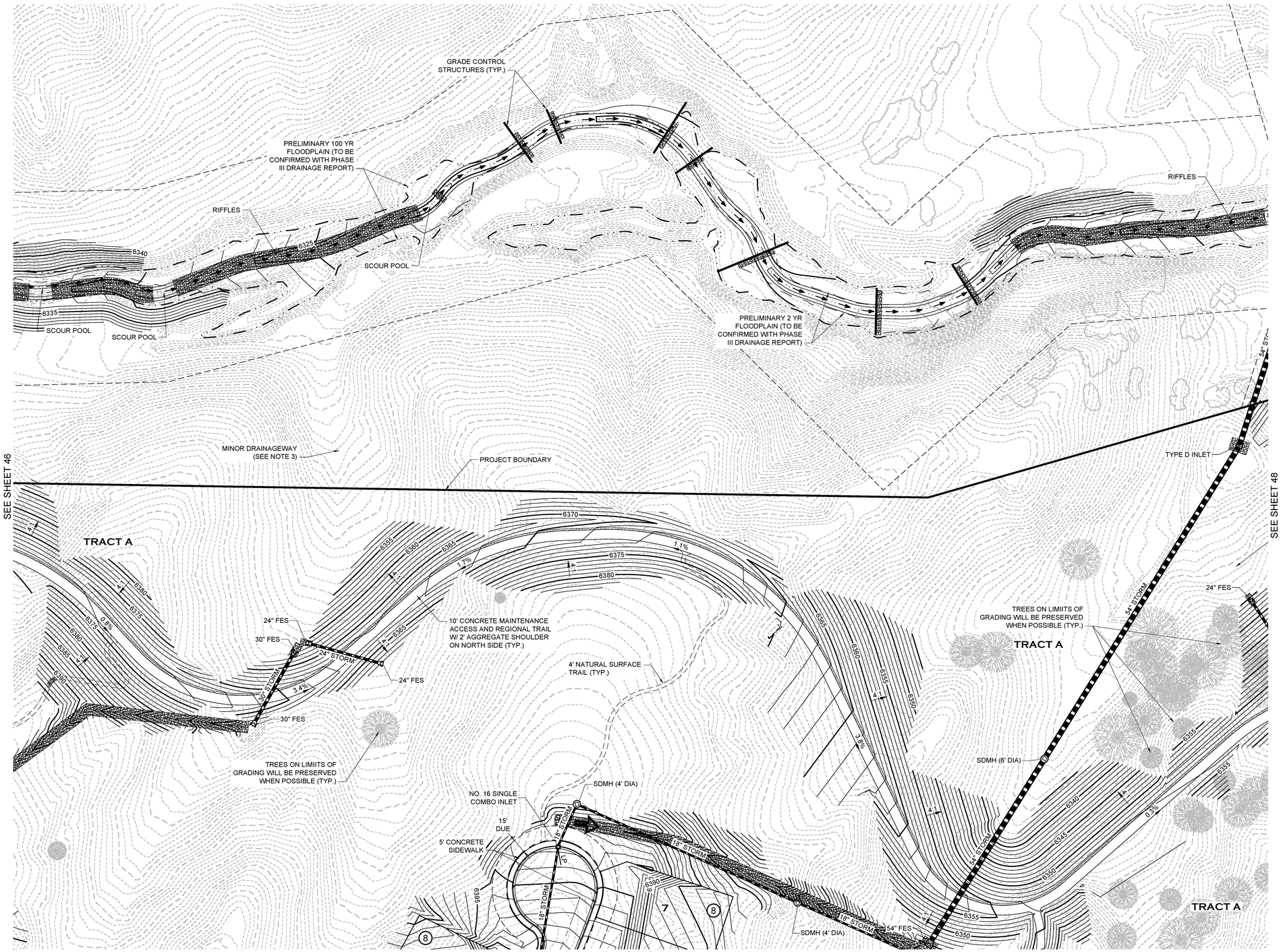

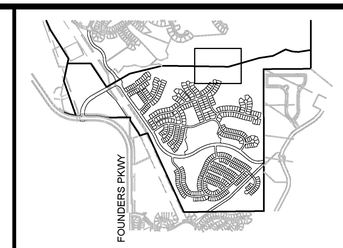

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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

Hines

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
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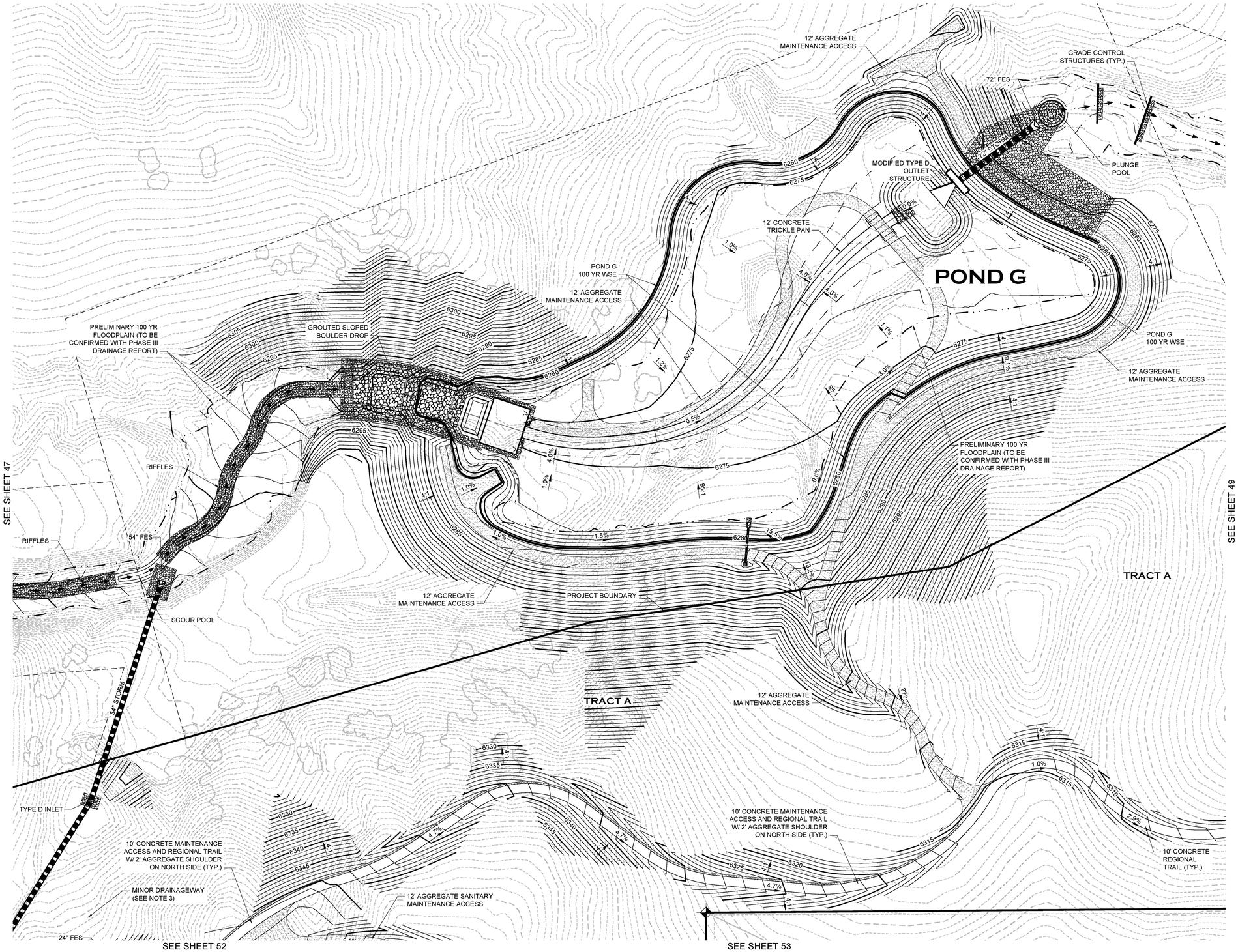

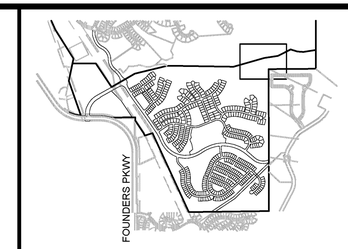

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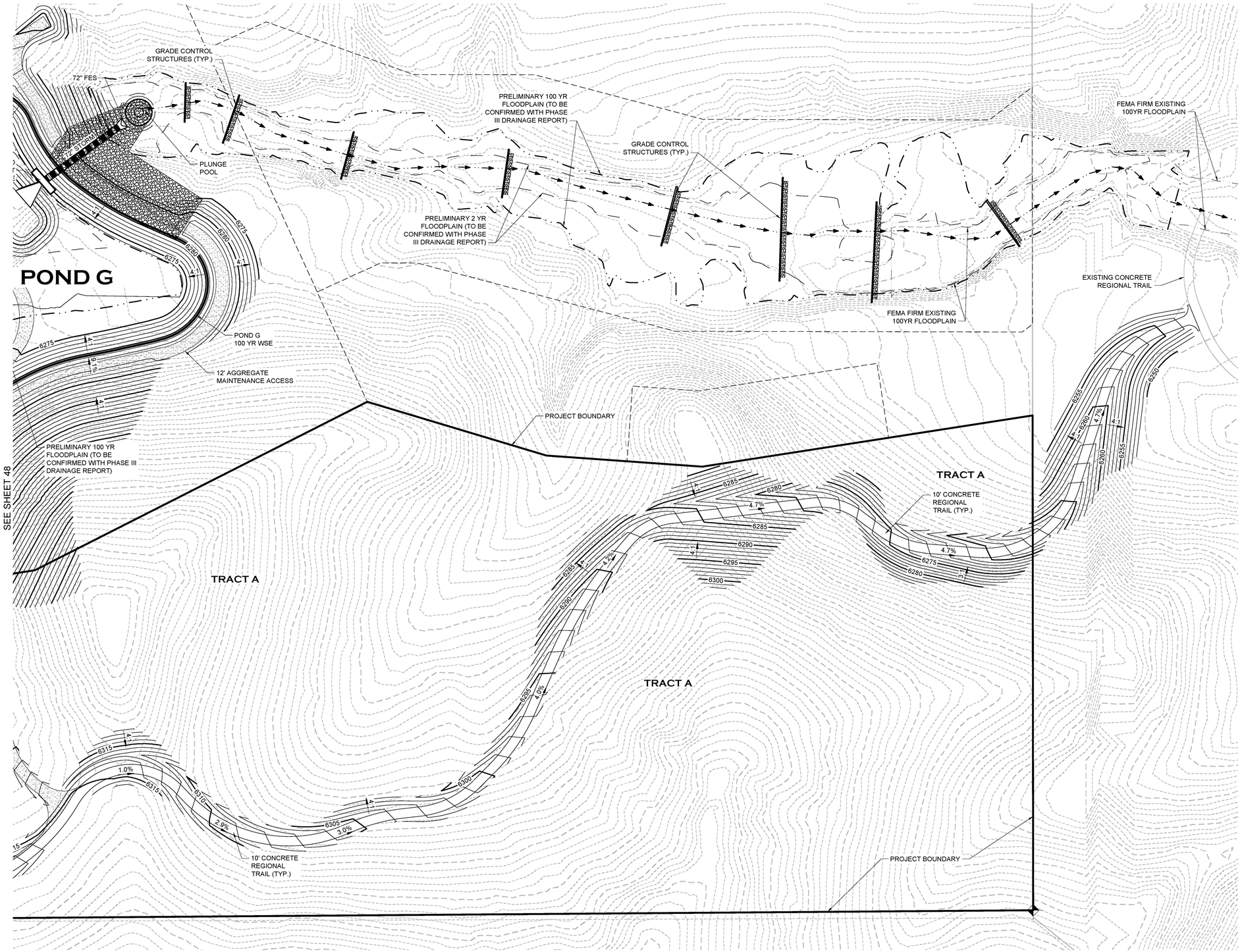

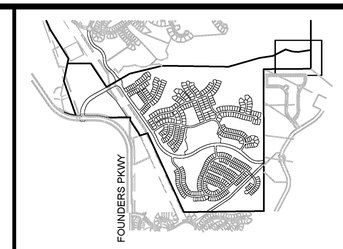

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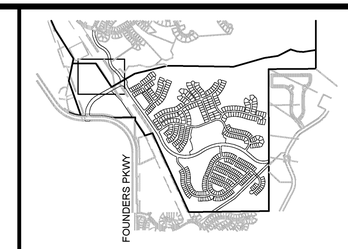

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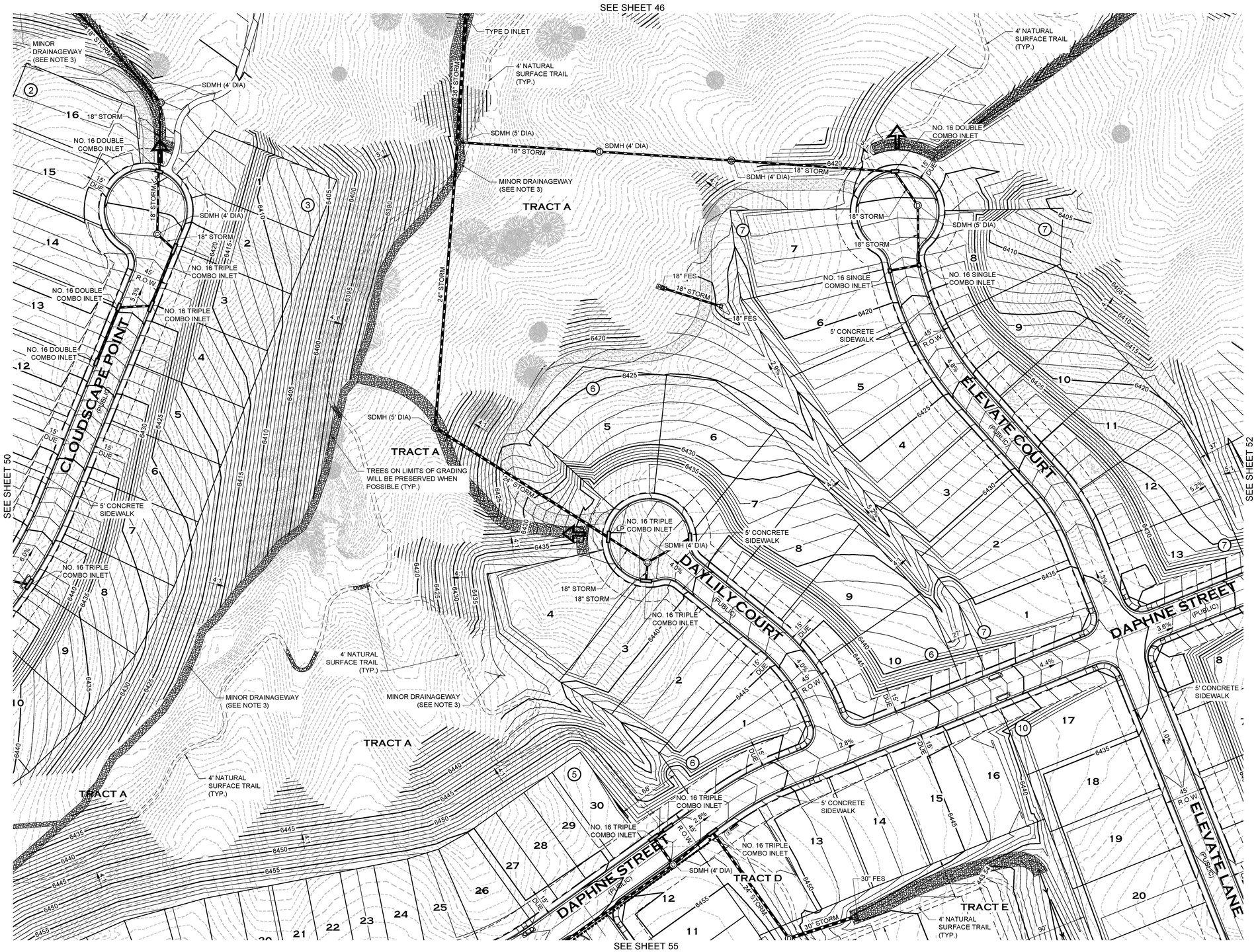

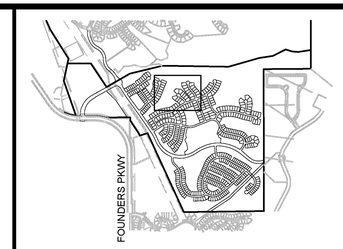

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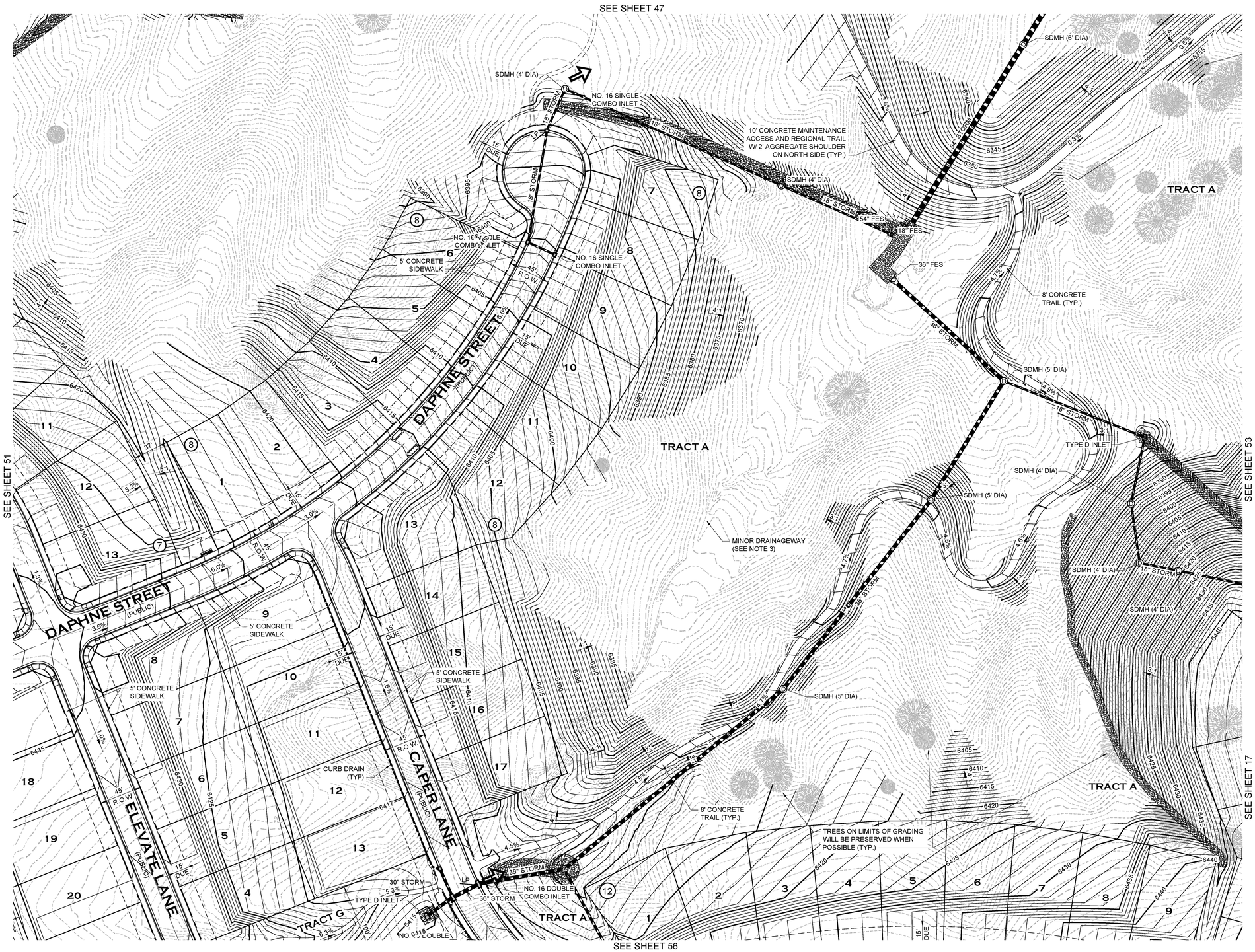

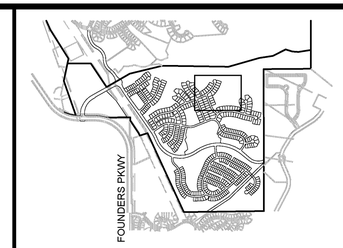

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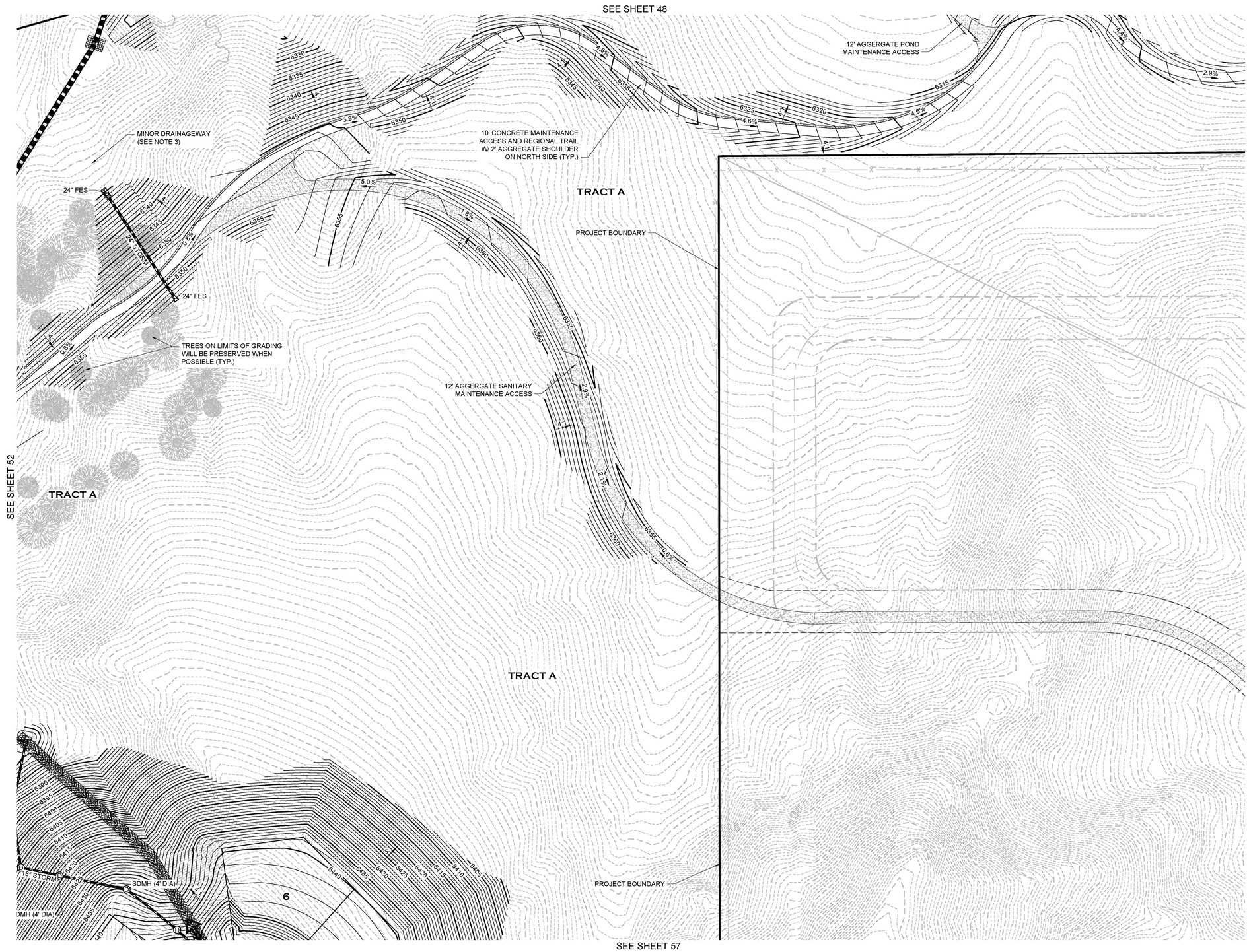

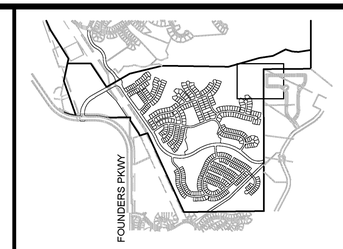

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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

Hines
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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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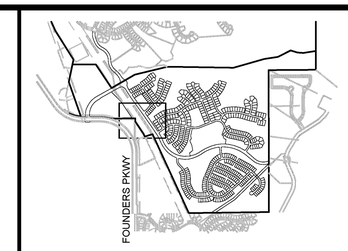
53 OF 154

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP

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- PROPERTY BOUNDARY
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- EXISTING ROW/PROPERTY LINE
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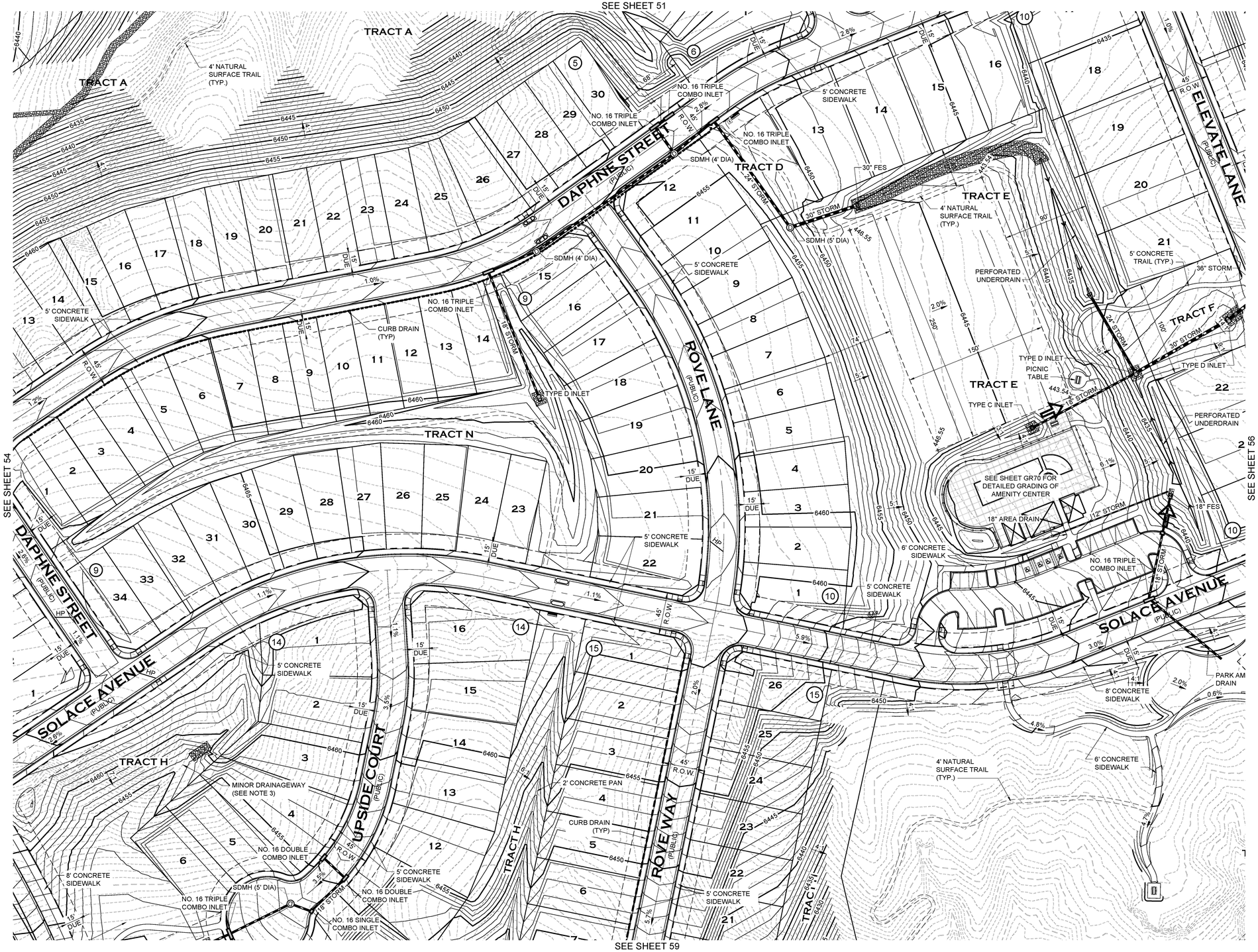

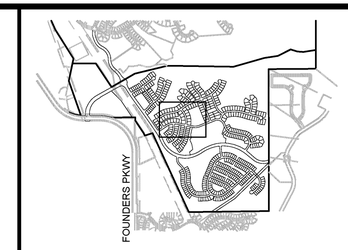

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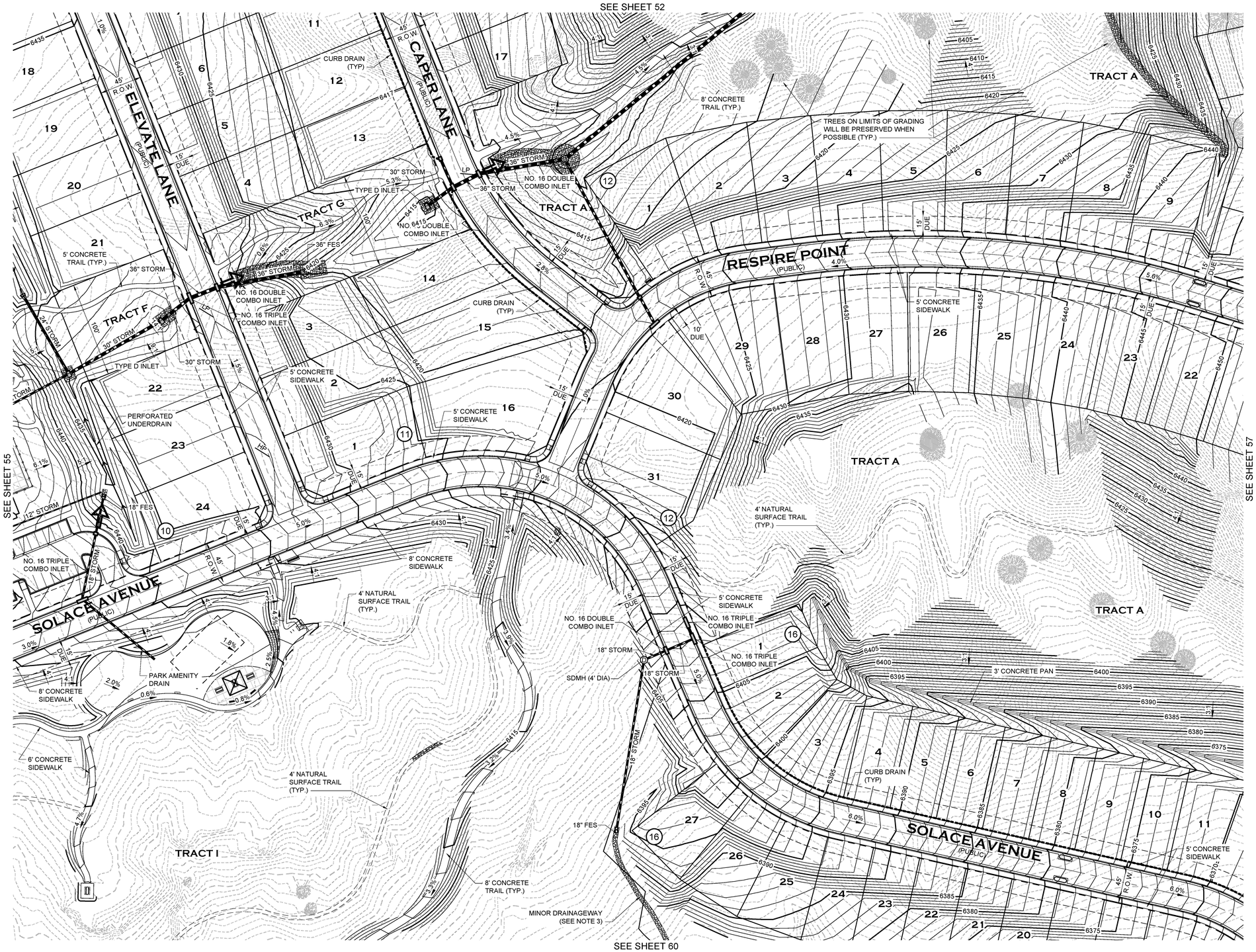

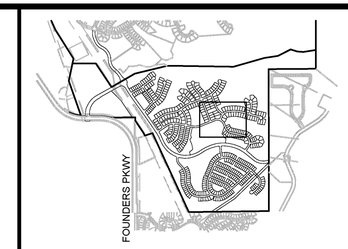

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COVER ENGINEERING

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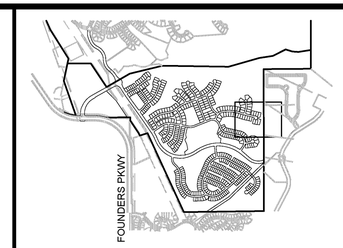

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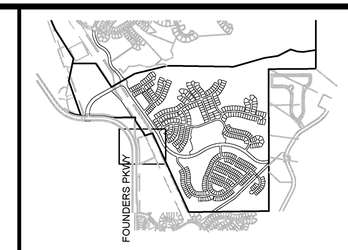

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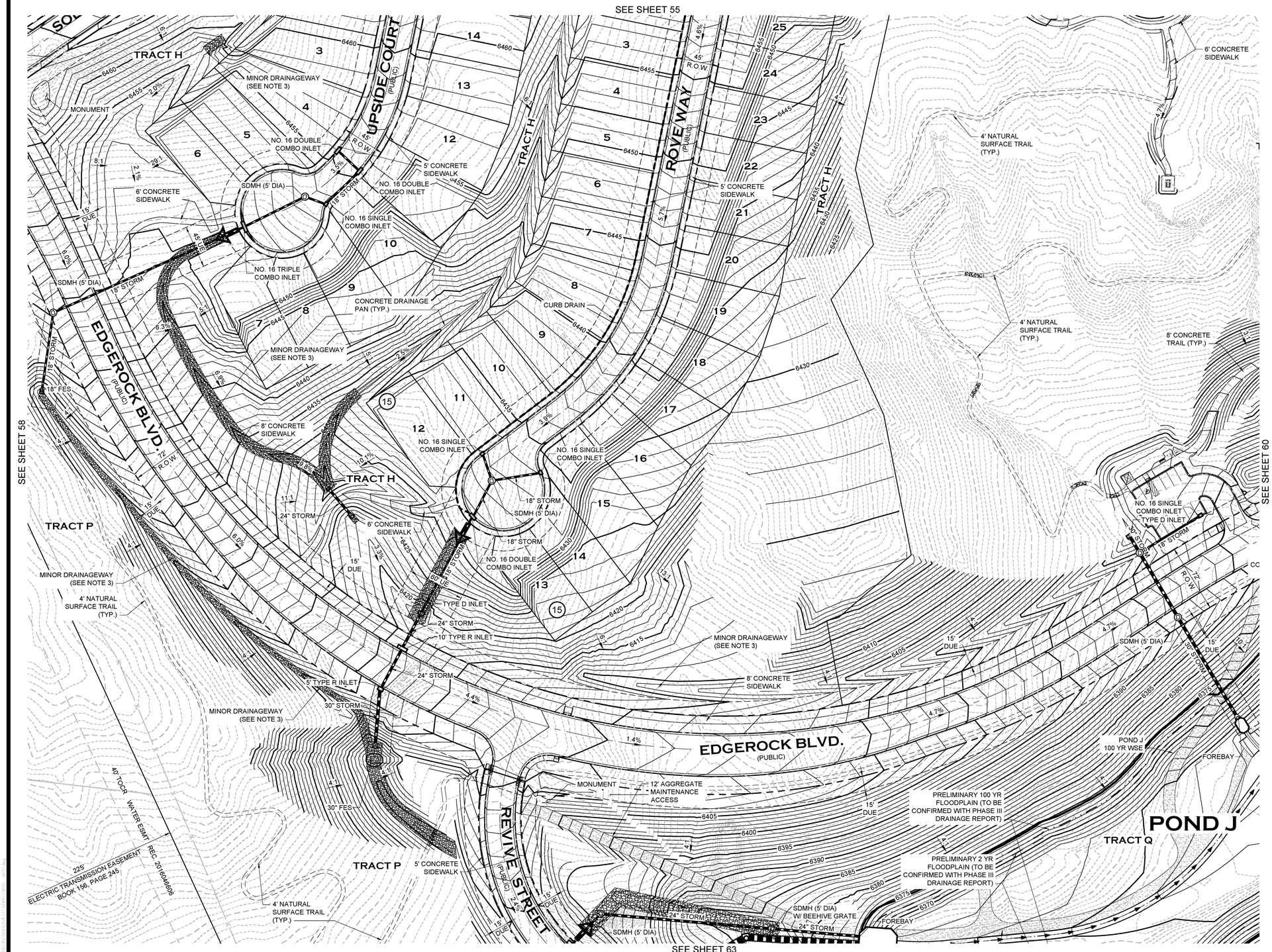

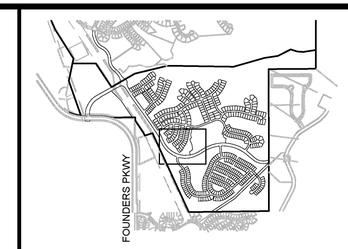

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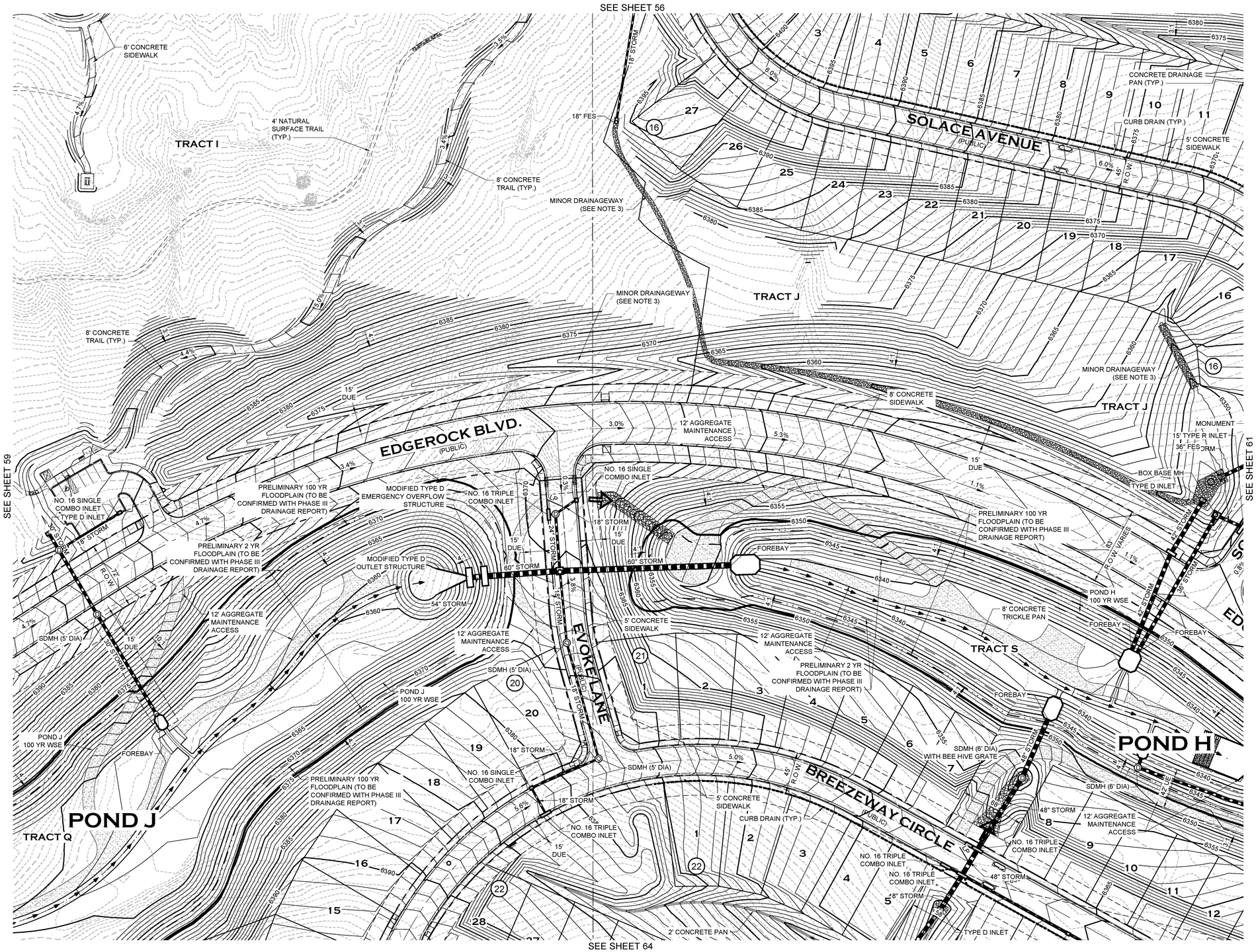

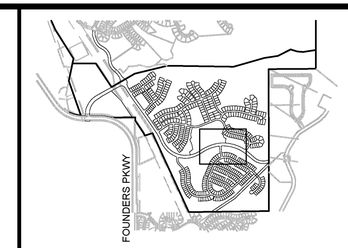

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LEGEND

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- EXISTING ROW/PROPERTY LINE
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- PROPOSED CONCRETE WALK (SEE PLAN FOR WIDTHS)
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- BLOCK NUMBER — 7
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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

Hines
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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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60 OF 154

SITE DEVELOPMENT PLAN

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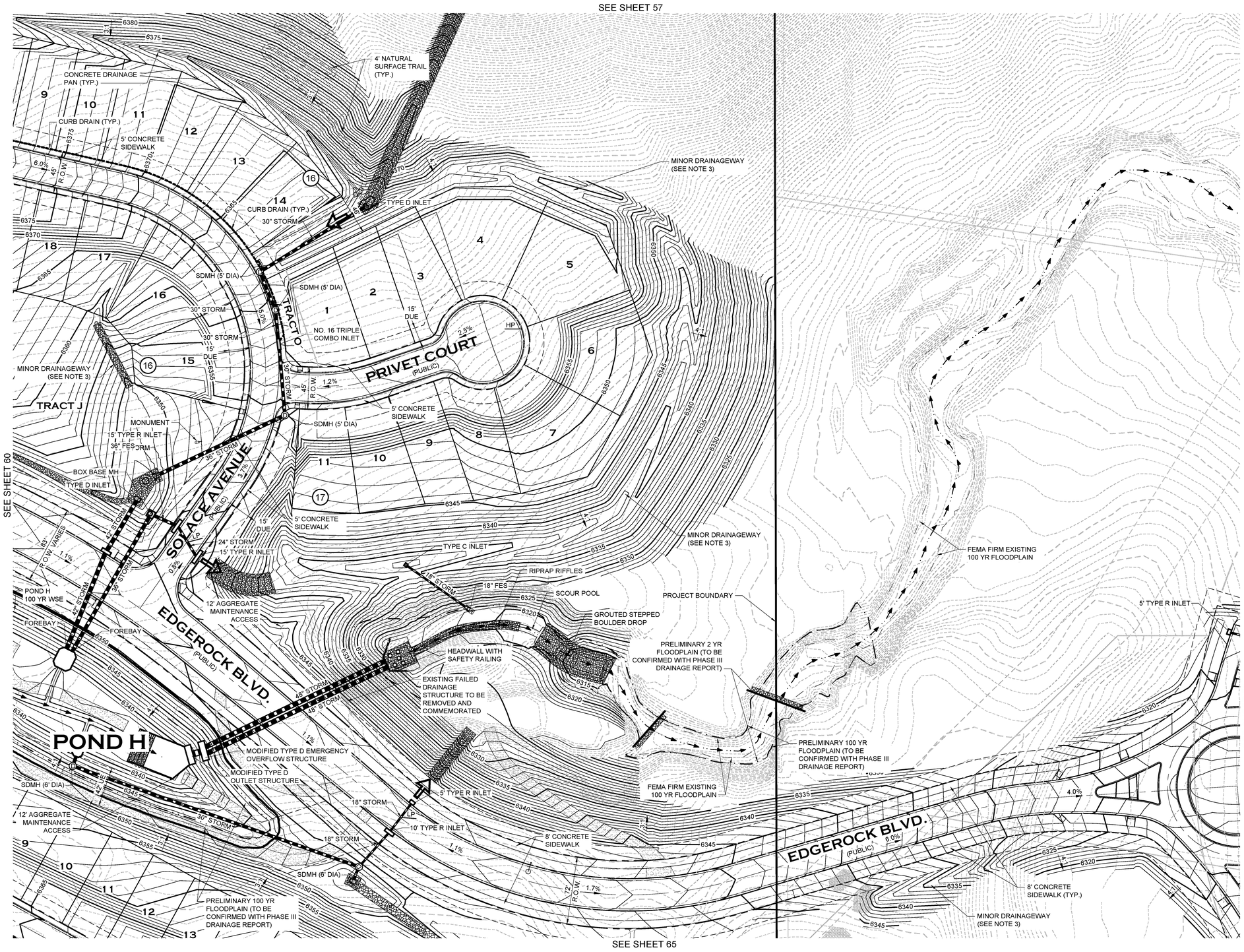

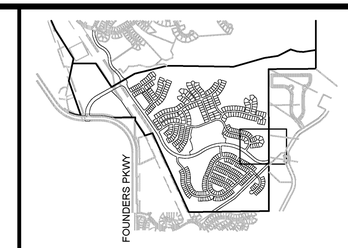

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TOWN OF CASTLE ROCK, COLORADO
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SITE DEVELOPMENT PLAN

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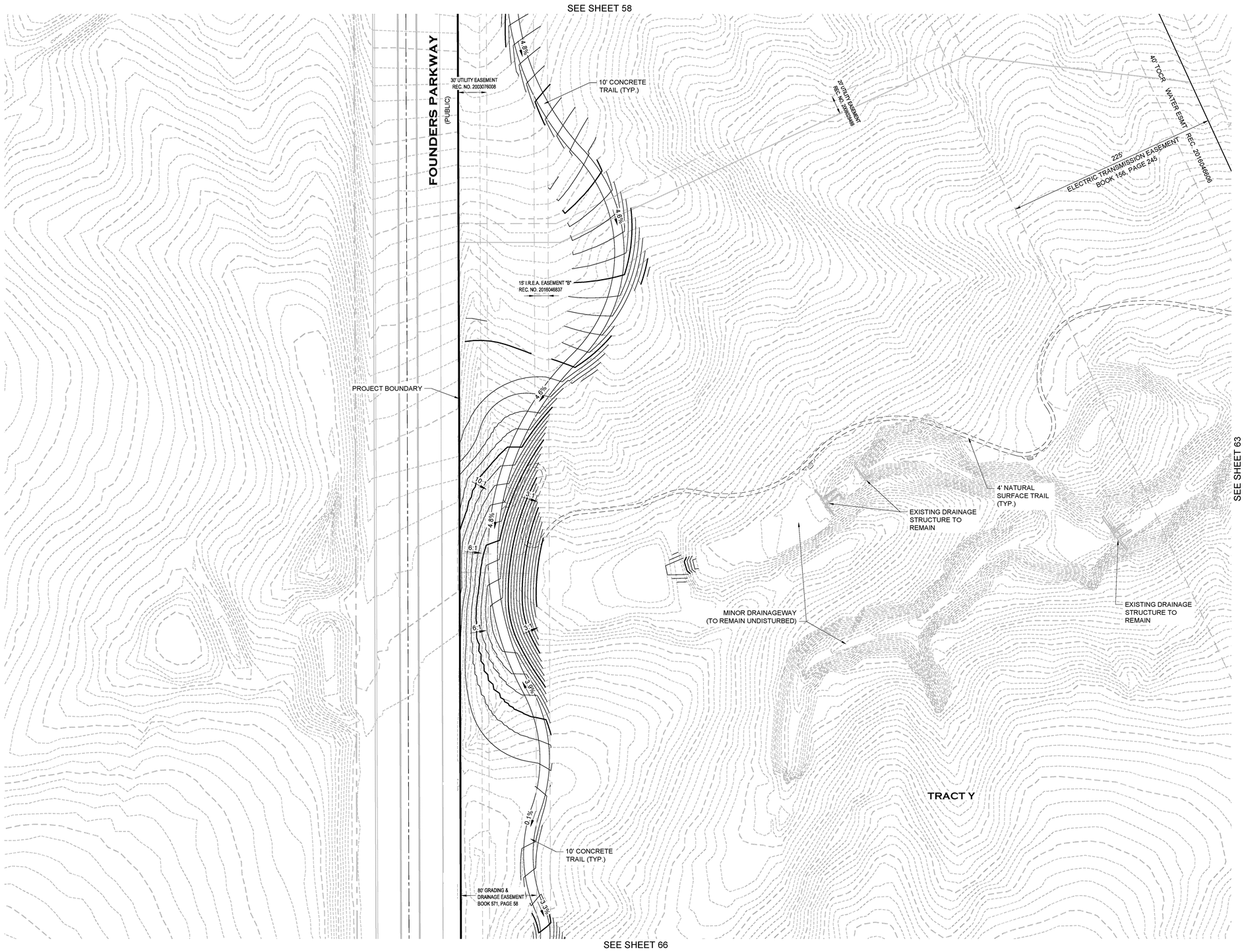

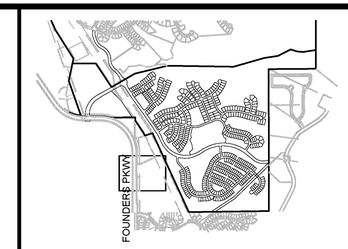

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COVER ENGINEERING

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TOWN OF CASTLE ROCK, COLORADO
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SITE DEVELOPMENT PLAN

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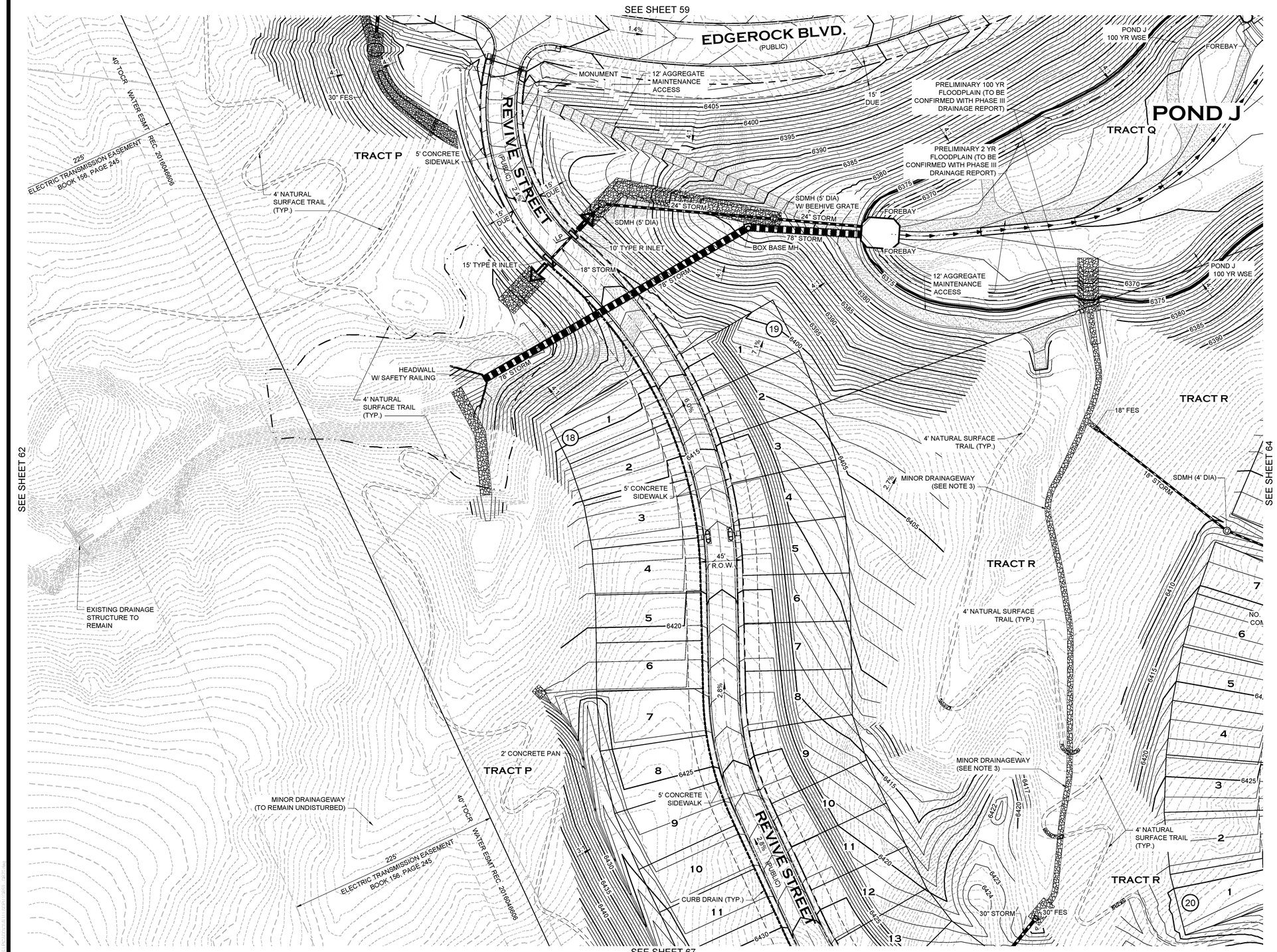

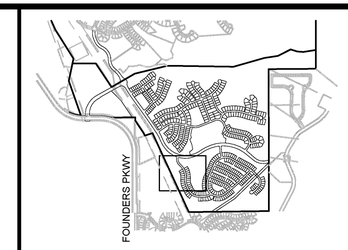

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN

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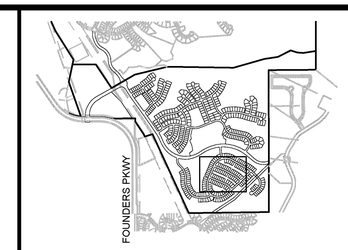

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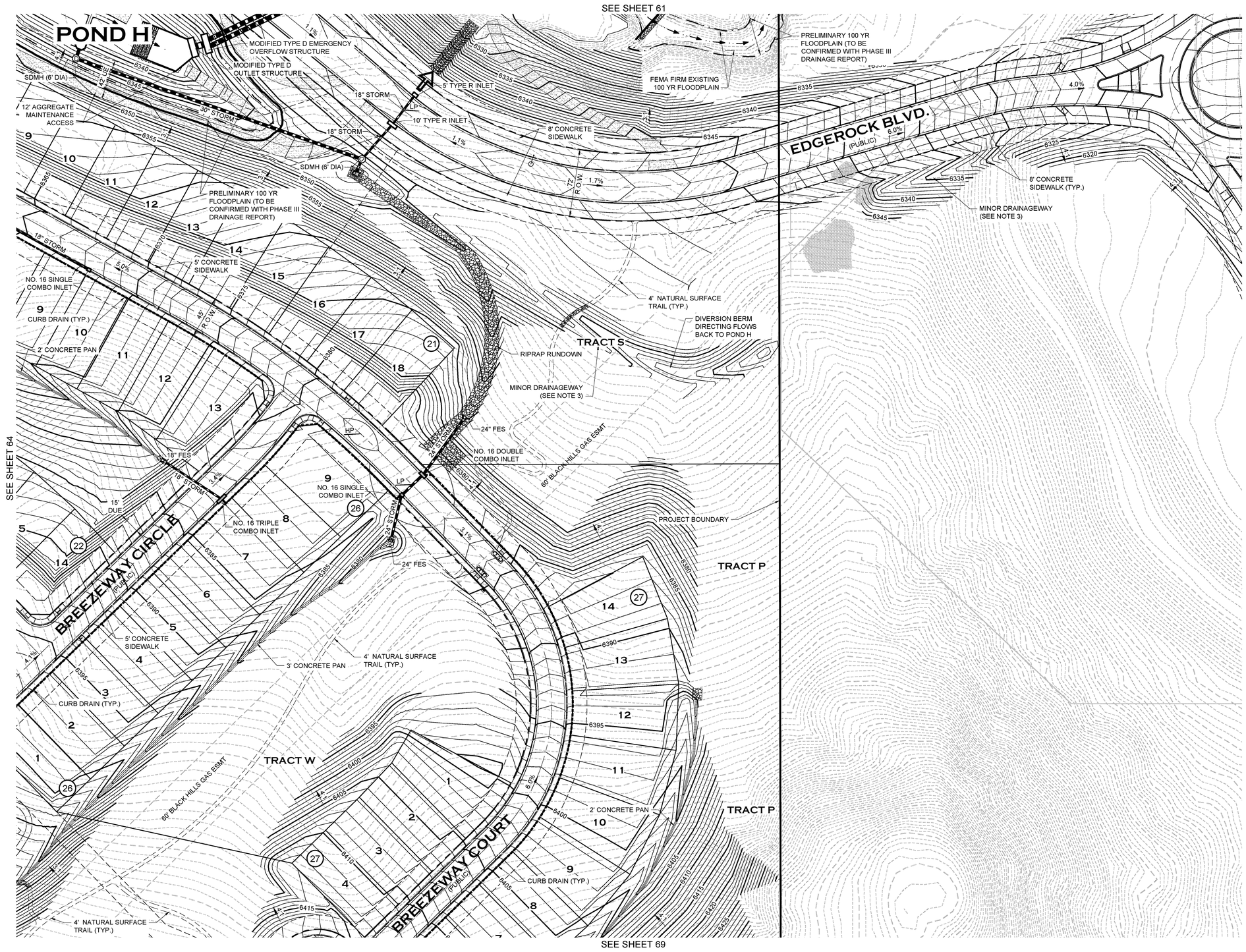

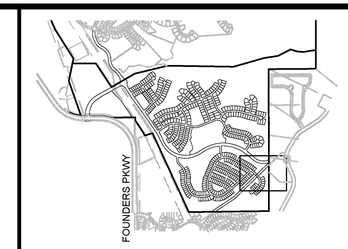

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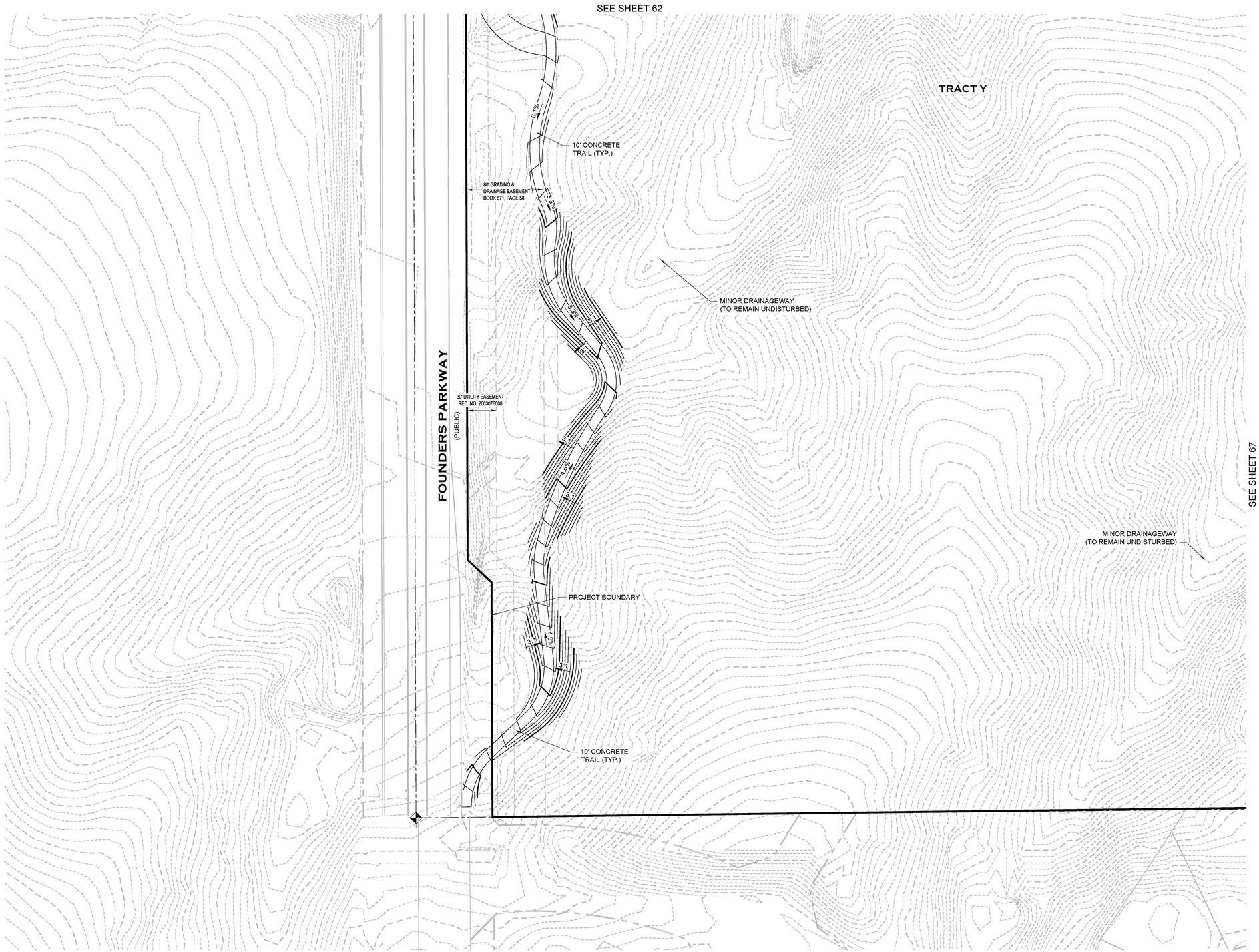

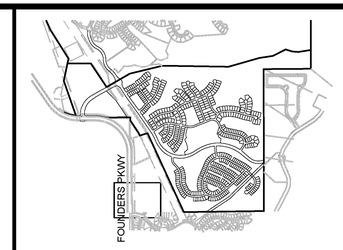

KEYMAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
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- PROPOSED EASEMENT
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- PROPOSED MAJOR CONTOUR — 6480
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- PROPOSED 2 YR WATER SURFACE ELEVATION
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- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE WALK (SEE PLAN FOR WIDTHS)
- PROPOSED SOFT SURFACE TRAIL (SEE PLAN FOR WIDTHS)
- LOT NUMBER 15
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- PROPOSED STORM DRAIN
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- EXISTING STORM INLET
- EXISTING TREE
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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

Hines

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
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SITE DEVELOPMENT PLAN

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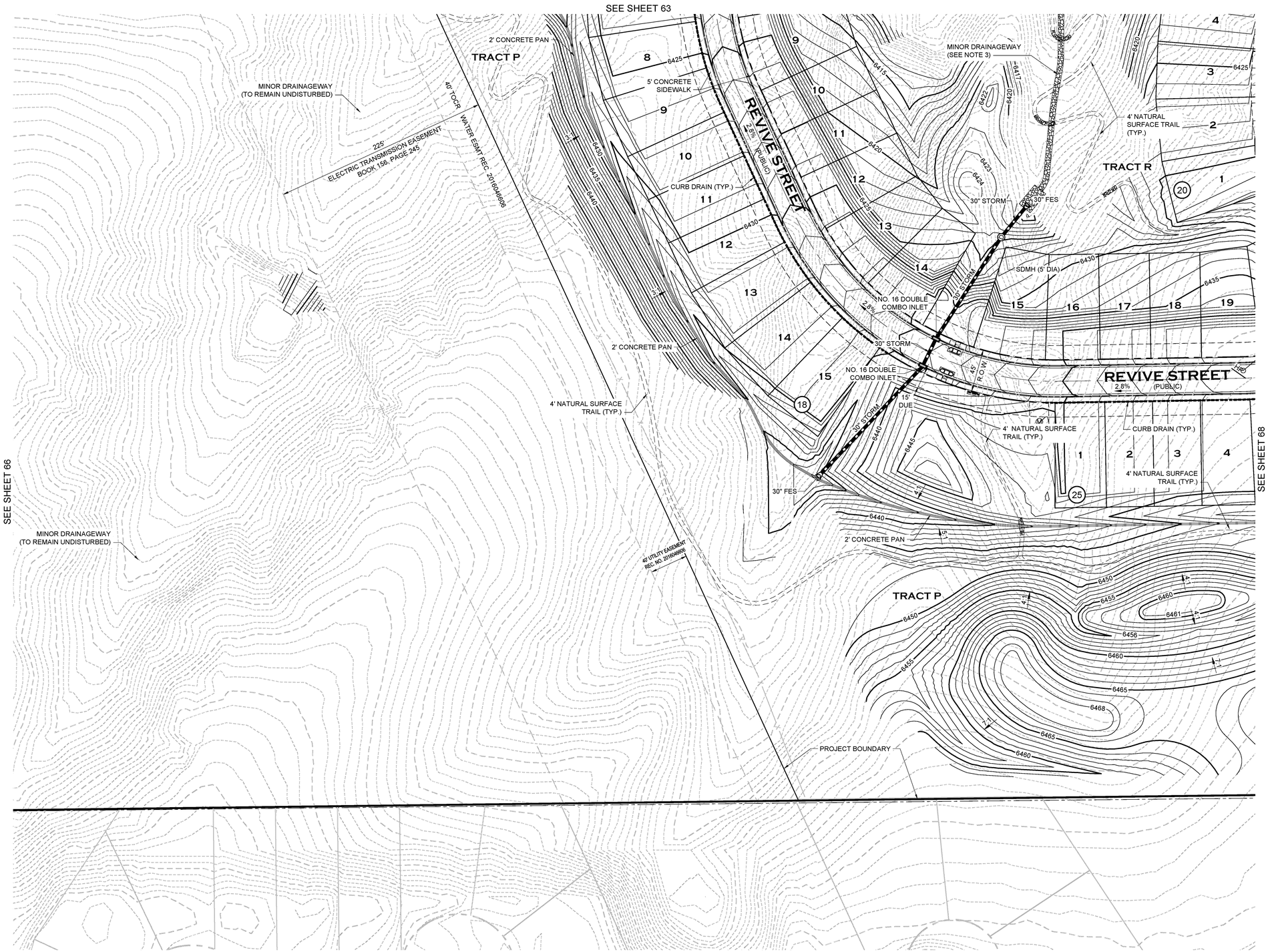
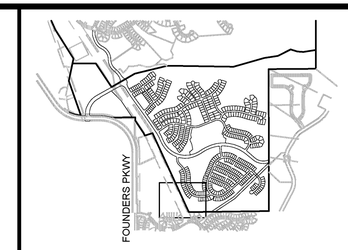
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
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GRADING PLAN

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67 OF 154

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
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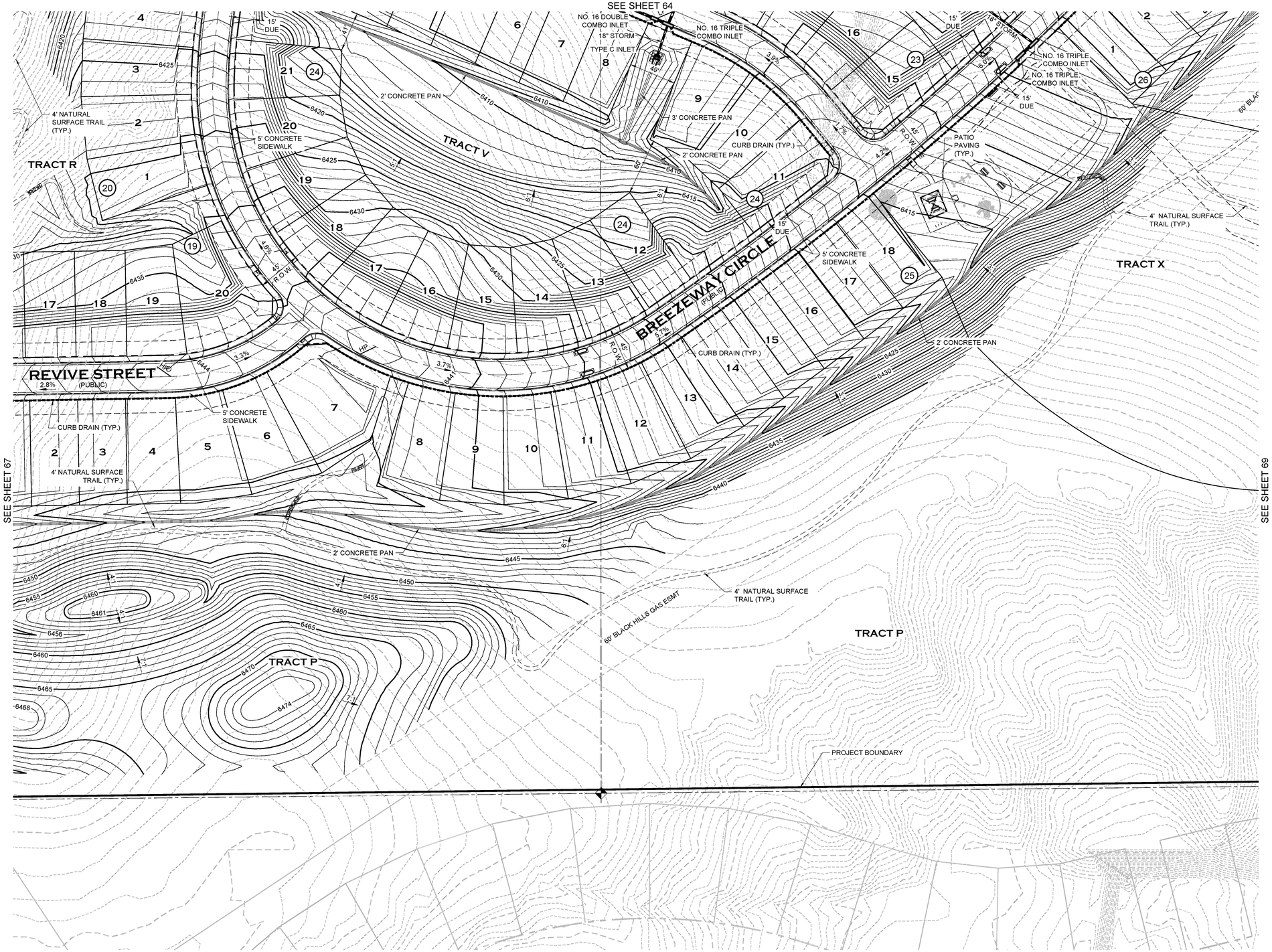

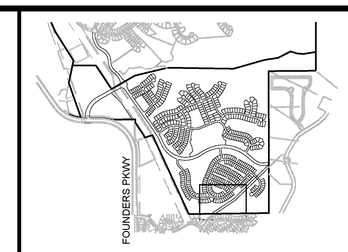

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PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
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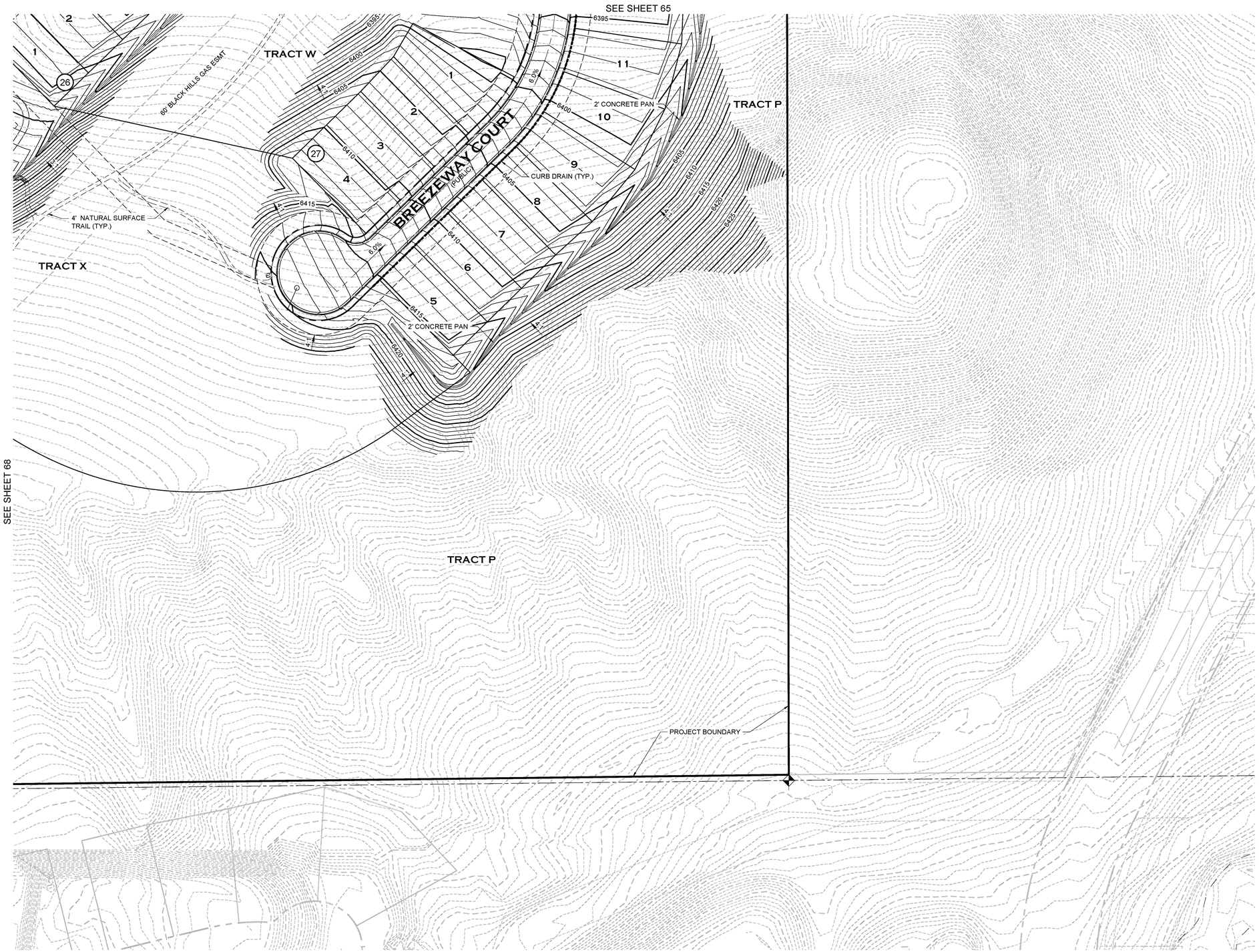

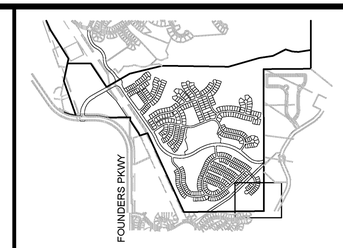

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0 25 50 100
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PROJECT NO. SDP23-0041

Prepared For
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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
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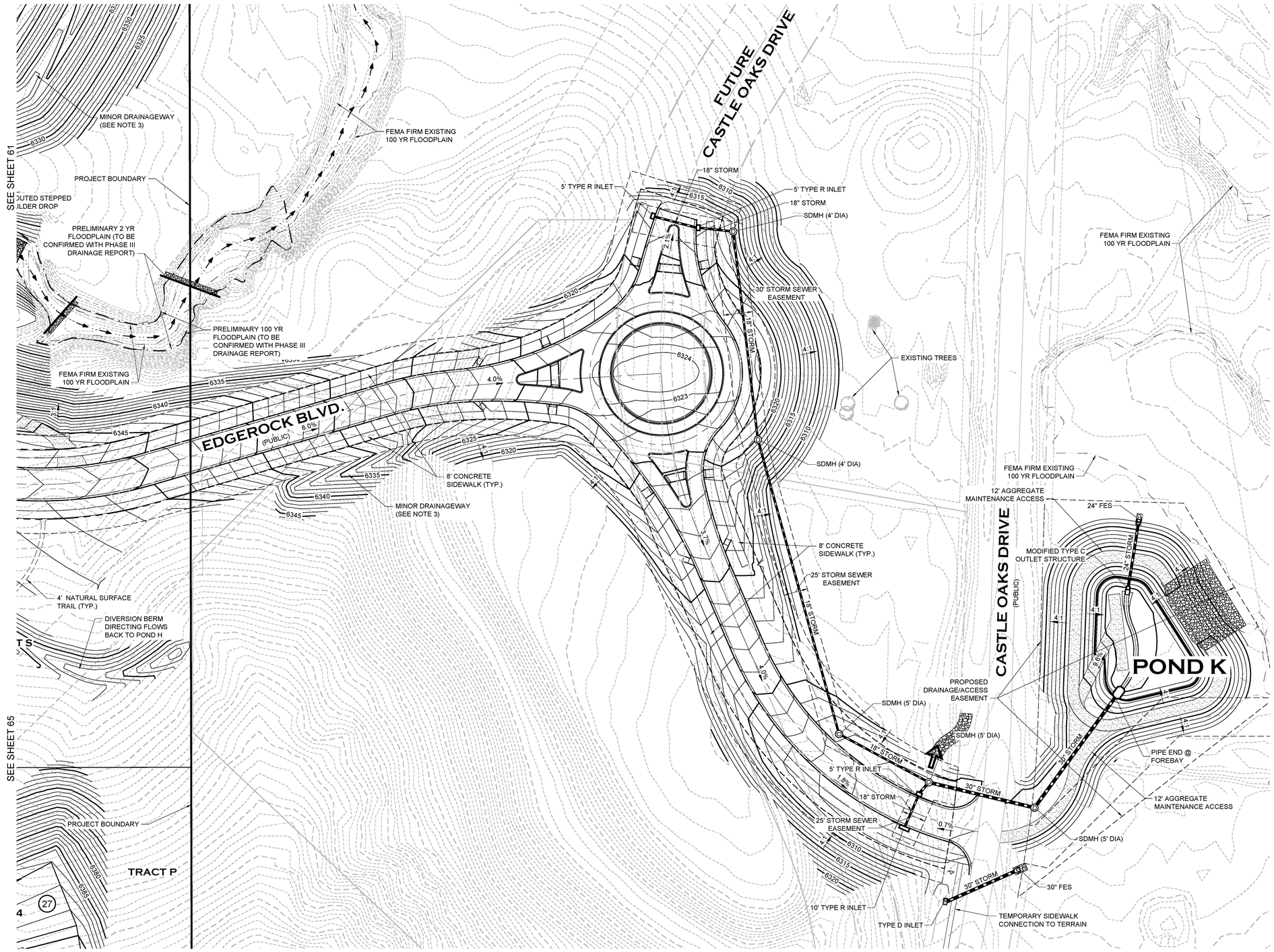

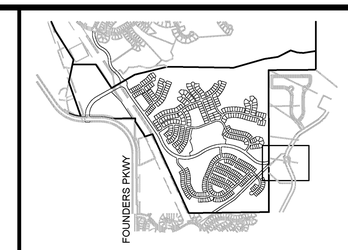

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COVER ENGINEERING

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SITE DEVELOPMENT PLAN

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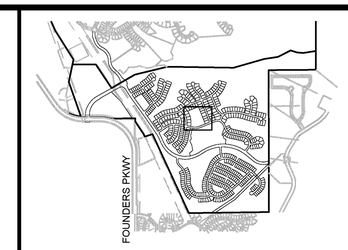

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0 10 20 40
1 inch = 20 ft.

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AMENITY CENTER GRADING PLAN

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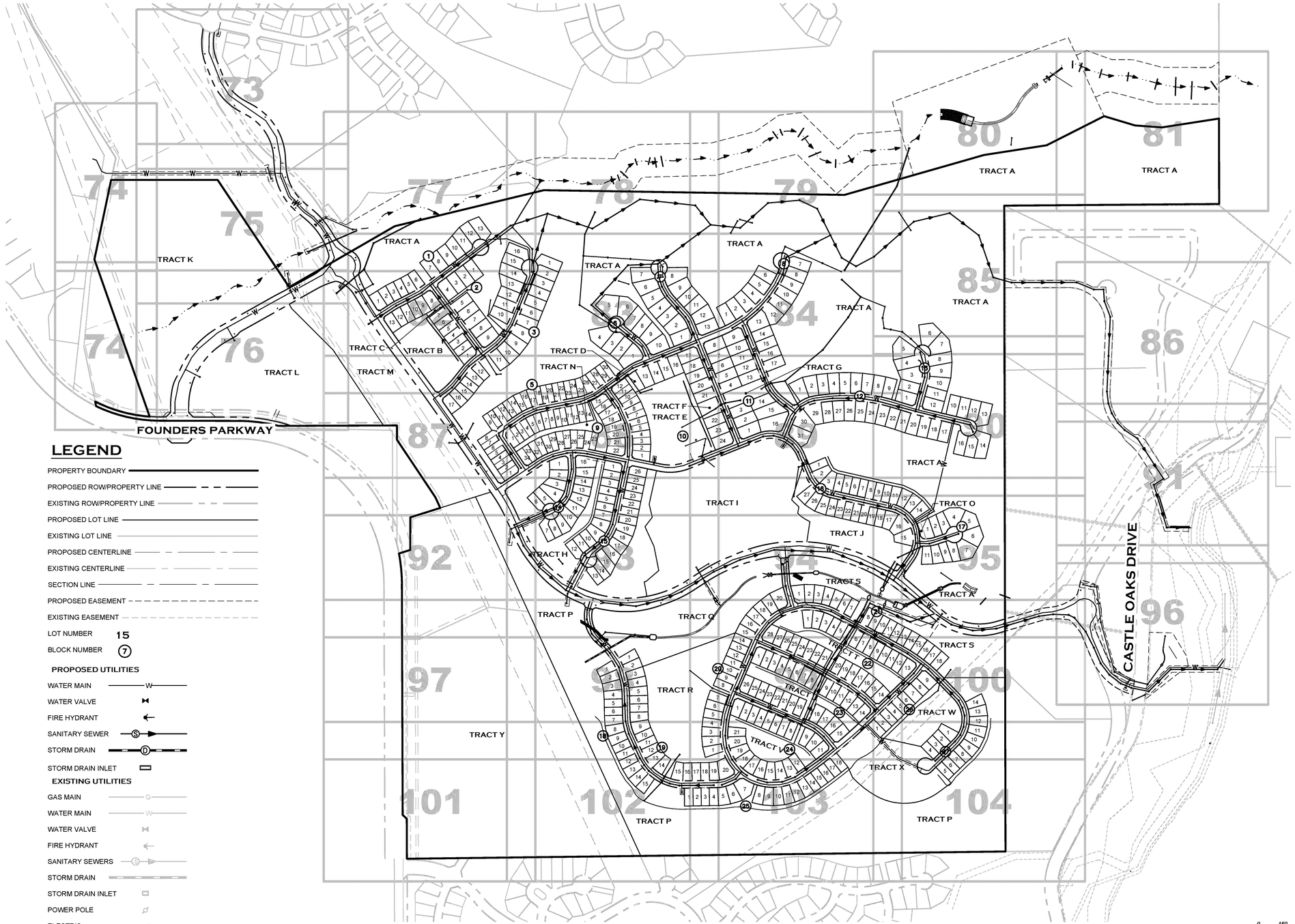

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PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

GAS MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWERS
STORM DRAIN
STORM DRAIN INLET
POWER POLE
ELECTRIC
TELEPHONE
FENCE

PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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UTILITY PLAN
SHEET INDEX

Sheet Number

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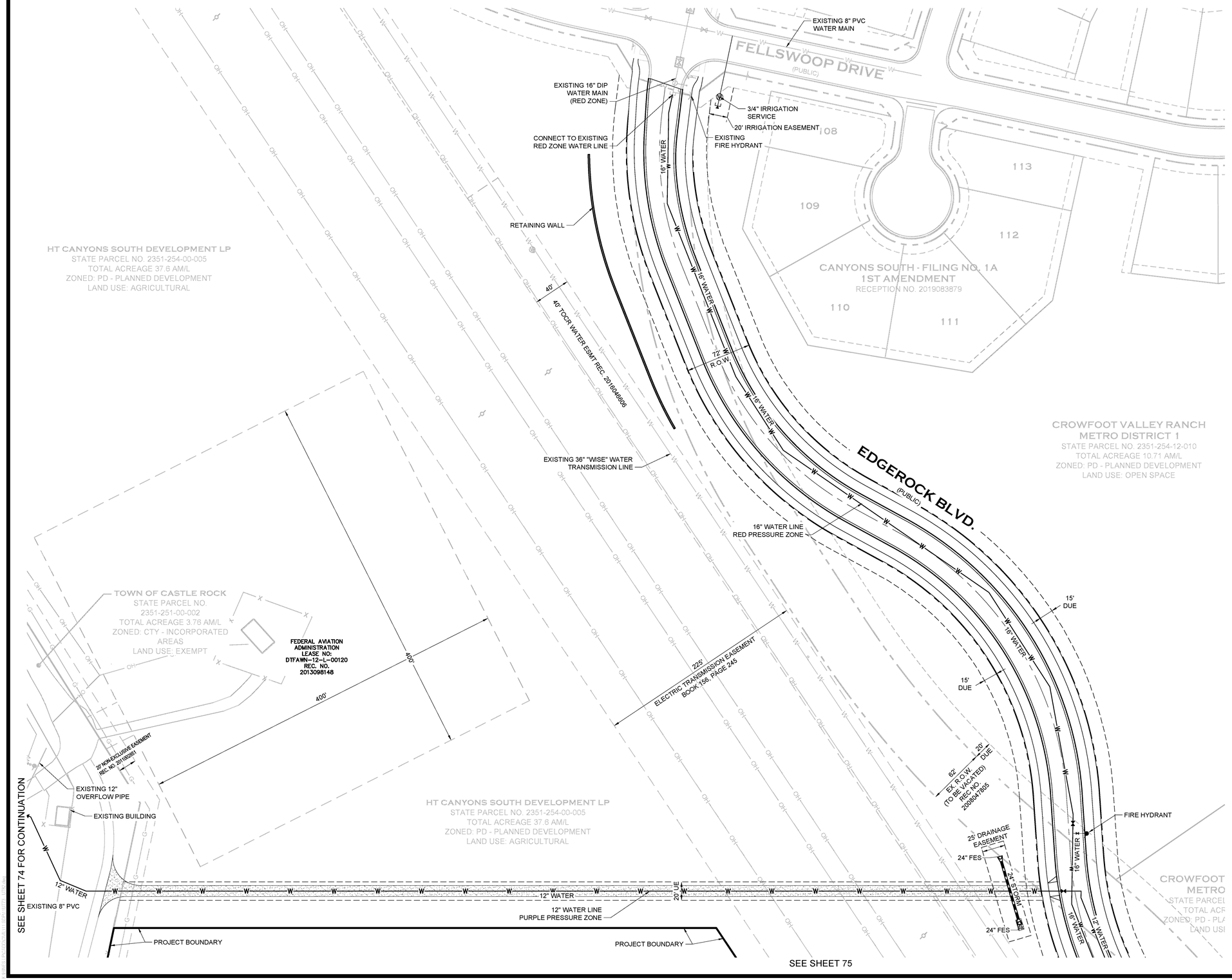

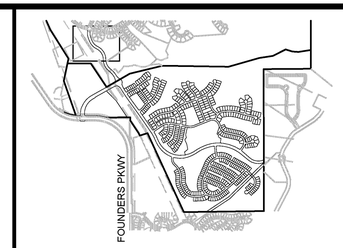

KEYMAP

LEGEND

PROPERTY BOUNDARY
PROPOSED ROW/PROPERTY LINE
EXISTING ROW/PROPERTY LINE
PROPOSED LOT LINE
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PROPOSED CENTERLINE
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CONCRETE WALK (SEE PLAN FOR WIDTHS)
SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER 7

PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

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WATER VALVE
FIRE HYDRANT
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POWER POLE
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TELEPHONE
FENCE

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0 25 50 100
1 inch = 50 ft.

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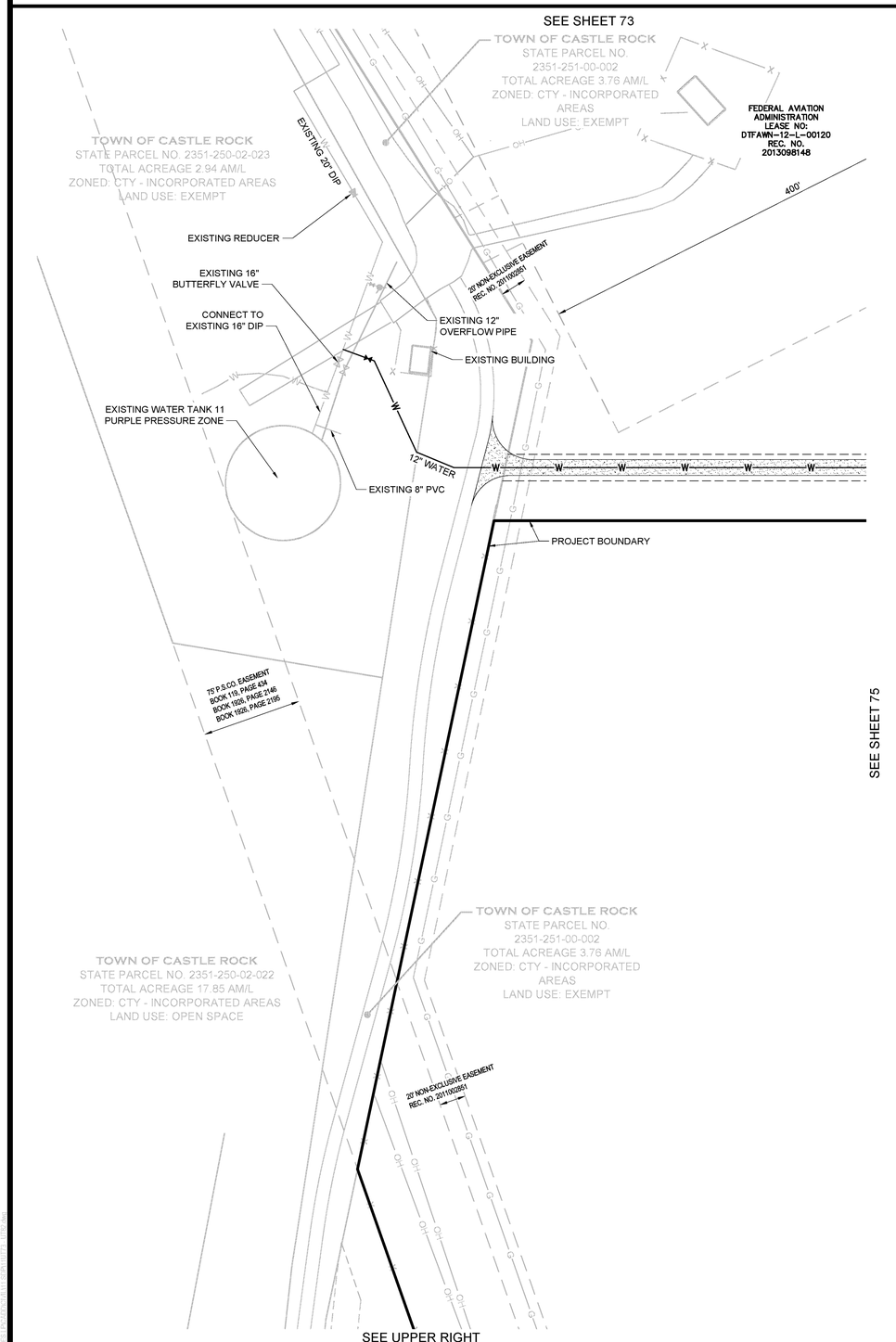

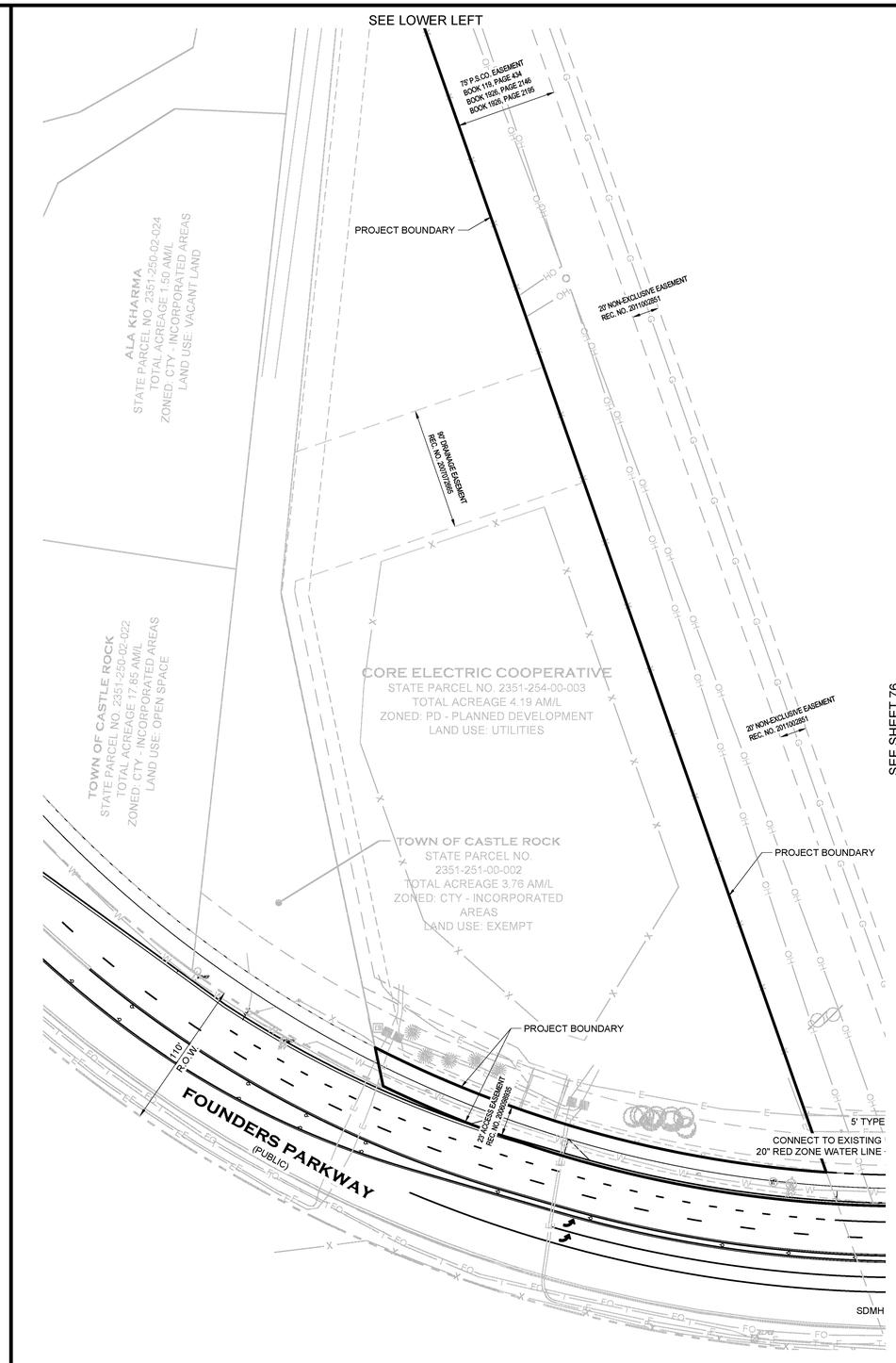

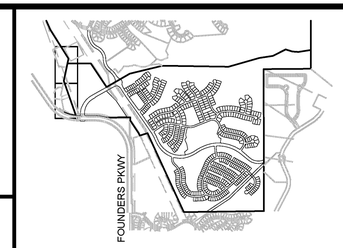

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- LOT NUMBER 15
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- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
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- STORM DRAIN
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EXISTING UTILITIES

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COVER ENGINEERING

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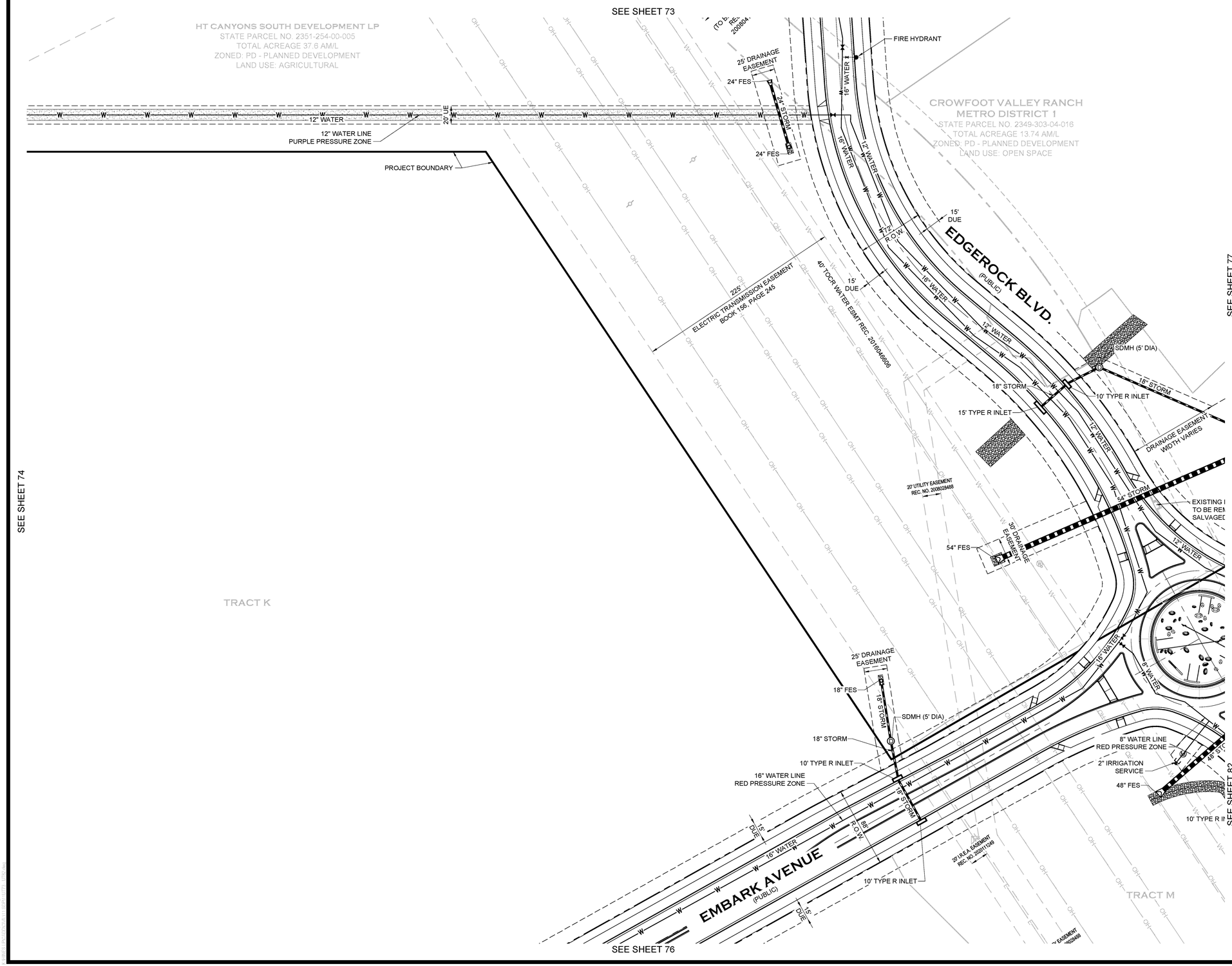

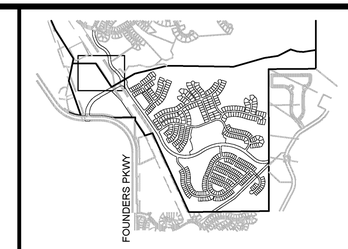

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SITE DEVELOPMENT PLAN

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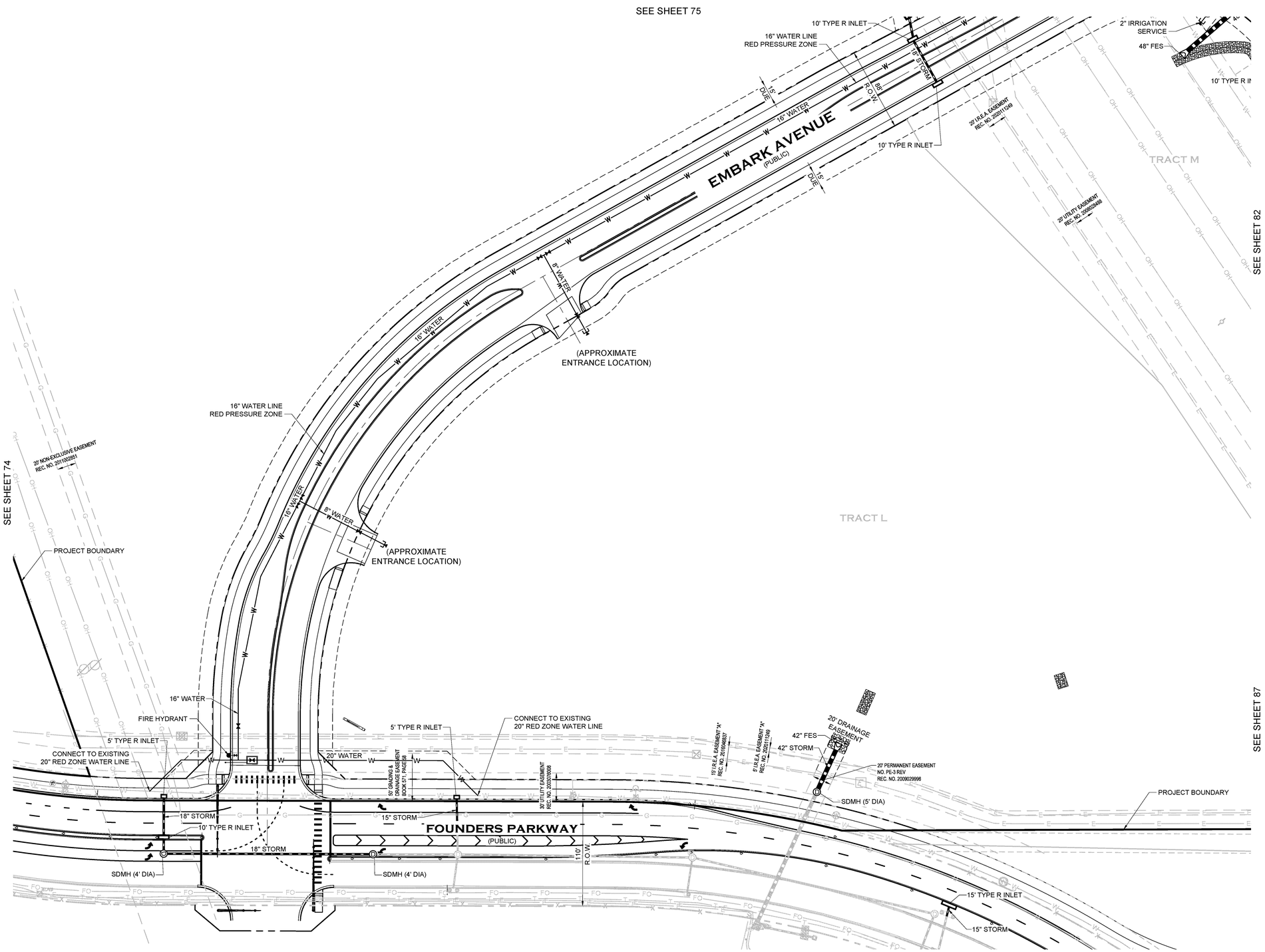

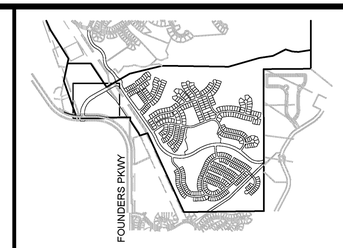

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PROPOSED UTILITIES

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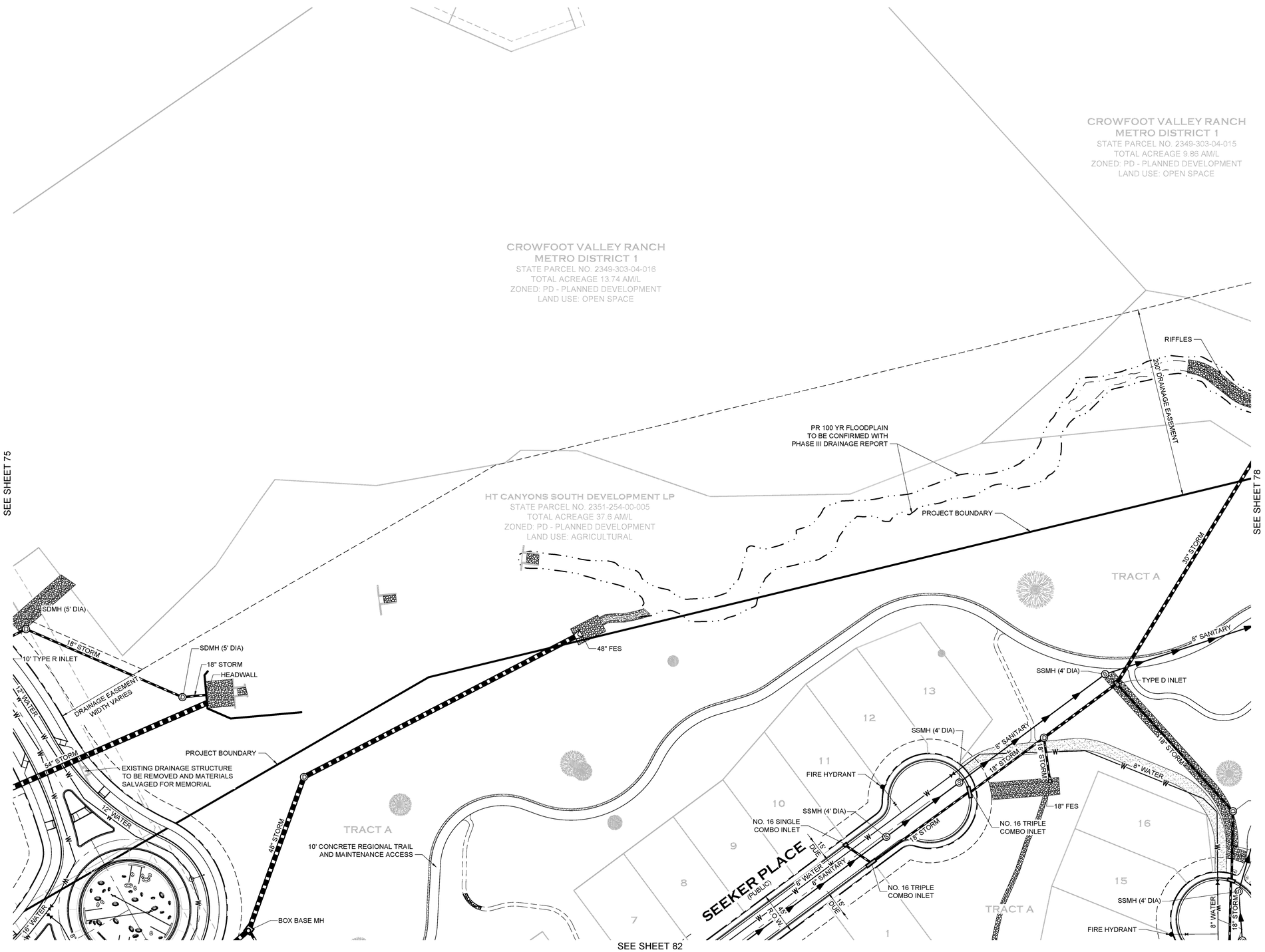

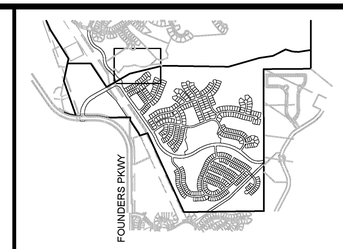

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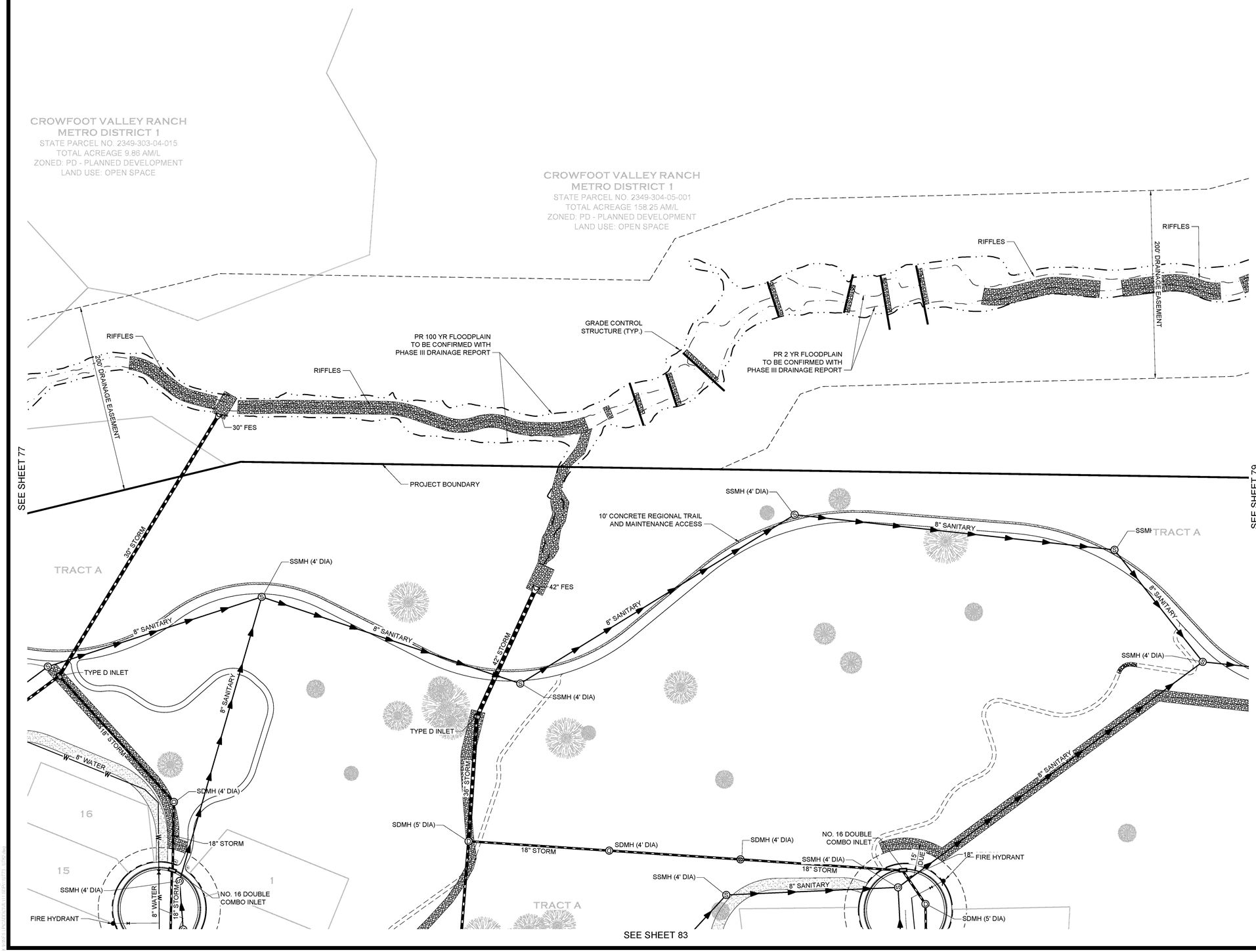

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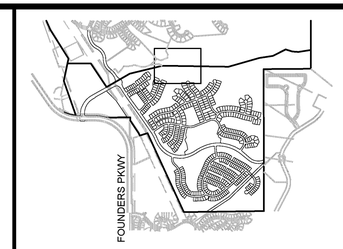

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SITE DEVELOPMENT PLAN

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Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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Sheet Name

UTILITY PLAN

Sheet Number

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SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
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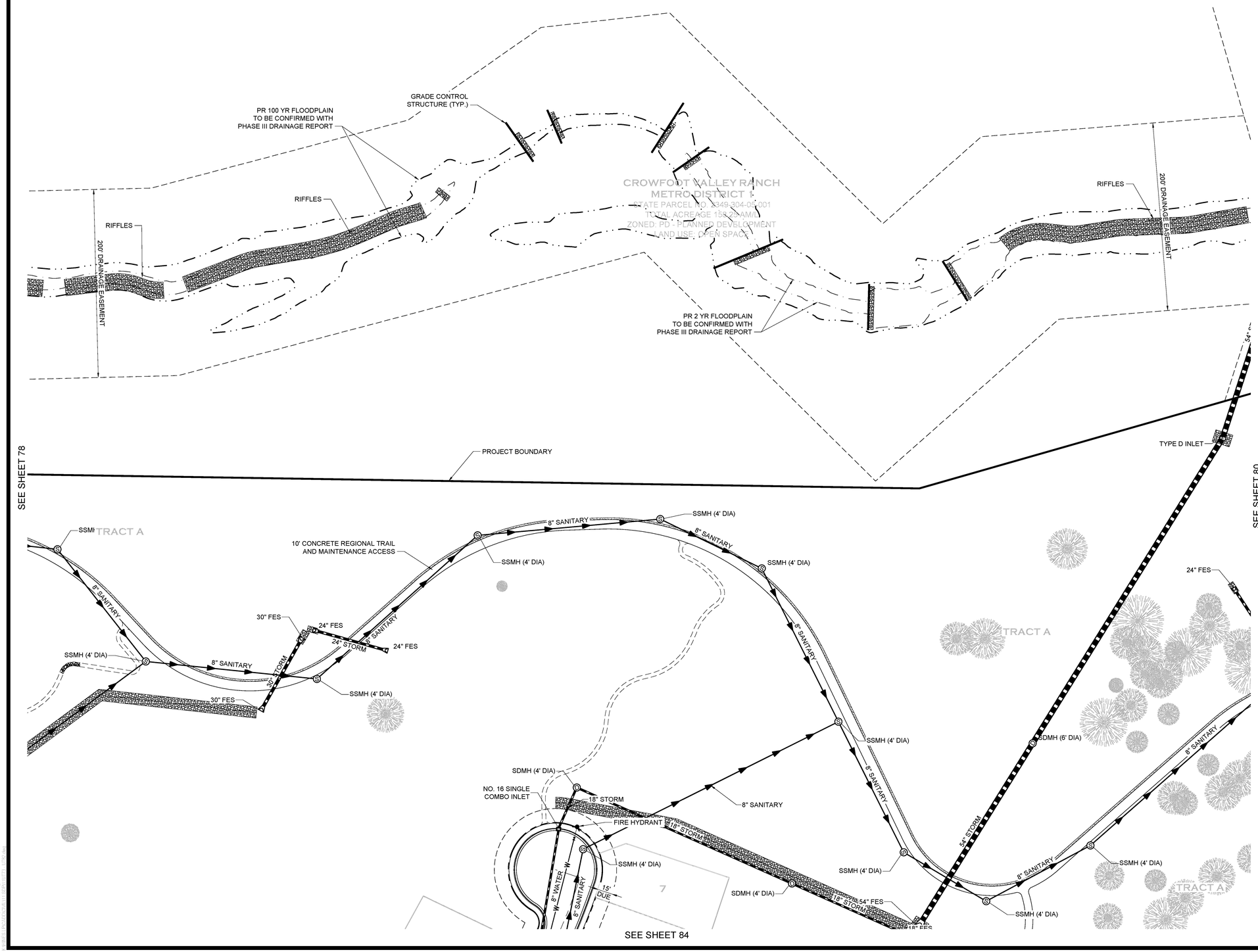

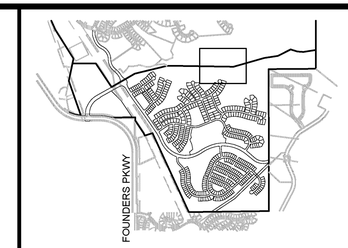

KEYMAP

LEGEND

PROPERTY BOUNDARY
PROPOSED ROW/PROPERTY LINE
EXISTING ROW/PROPERTY LINE
PROPOSED LOT LINE
EXISTING LOT LINE
PROPOSED CENTERLINE
EXISTING CENTERLINE
SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CURB, GUTTER AND ATTACHED WALK
VERTICAL CURB AND GUTTER
CONCRETE WALK (SEE PLAN FOR WIDTHS)
SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER 7

PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

GAS MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
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STORM DRAIN INLET
POWER POLE
ELECTRIC
TELEPHONE
FENCE

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE PURPLE AND BLUE PRESSURE ZONES.
5. TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN.
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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

Hines

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
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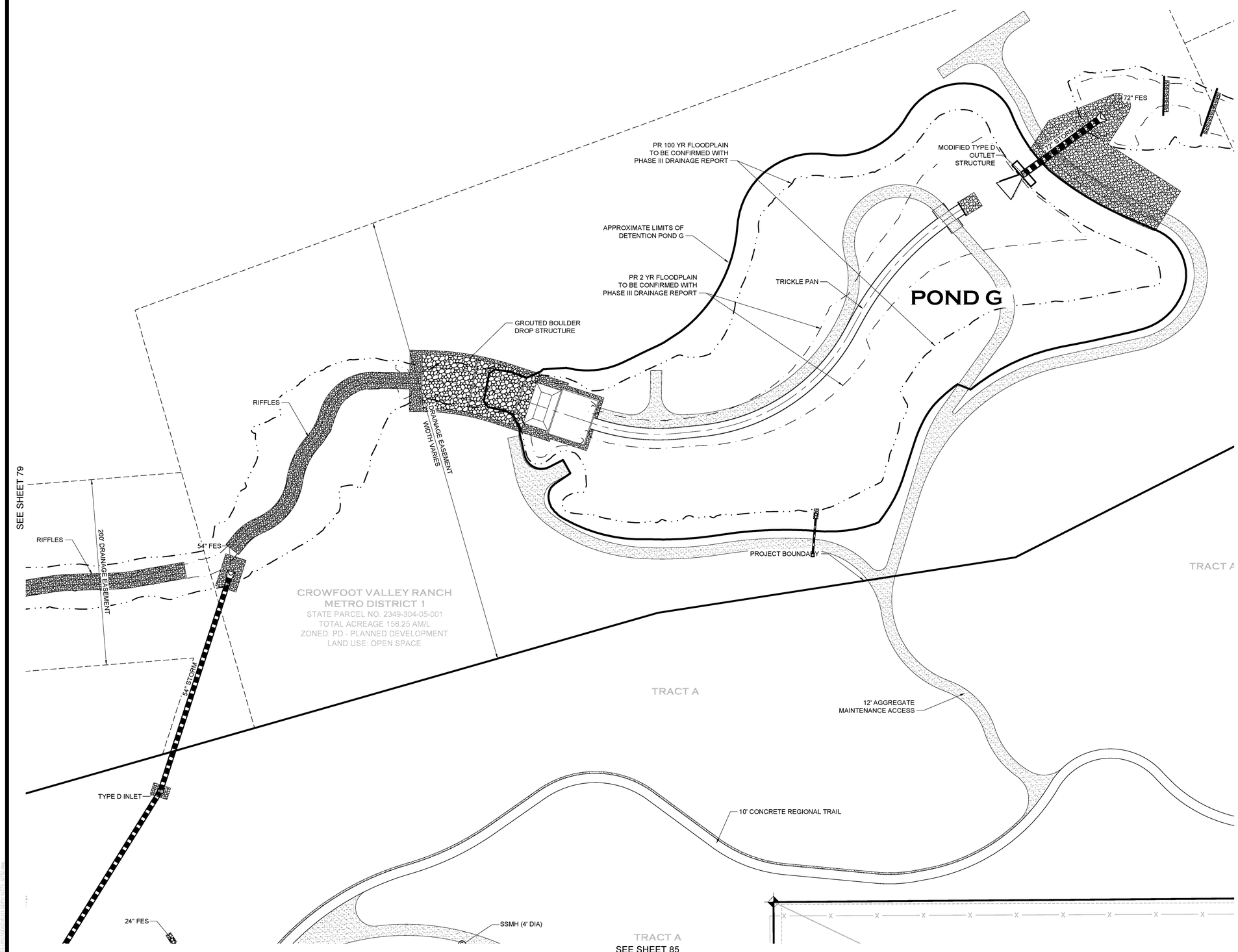

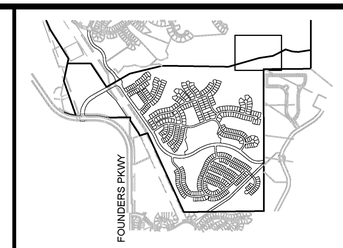

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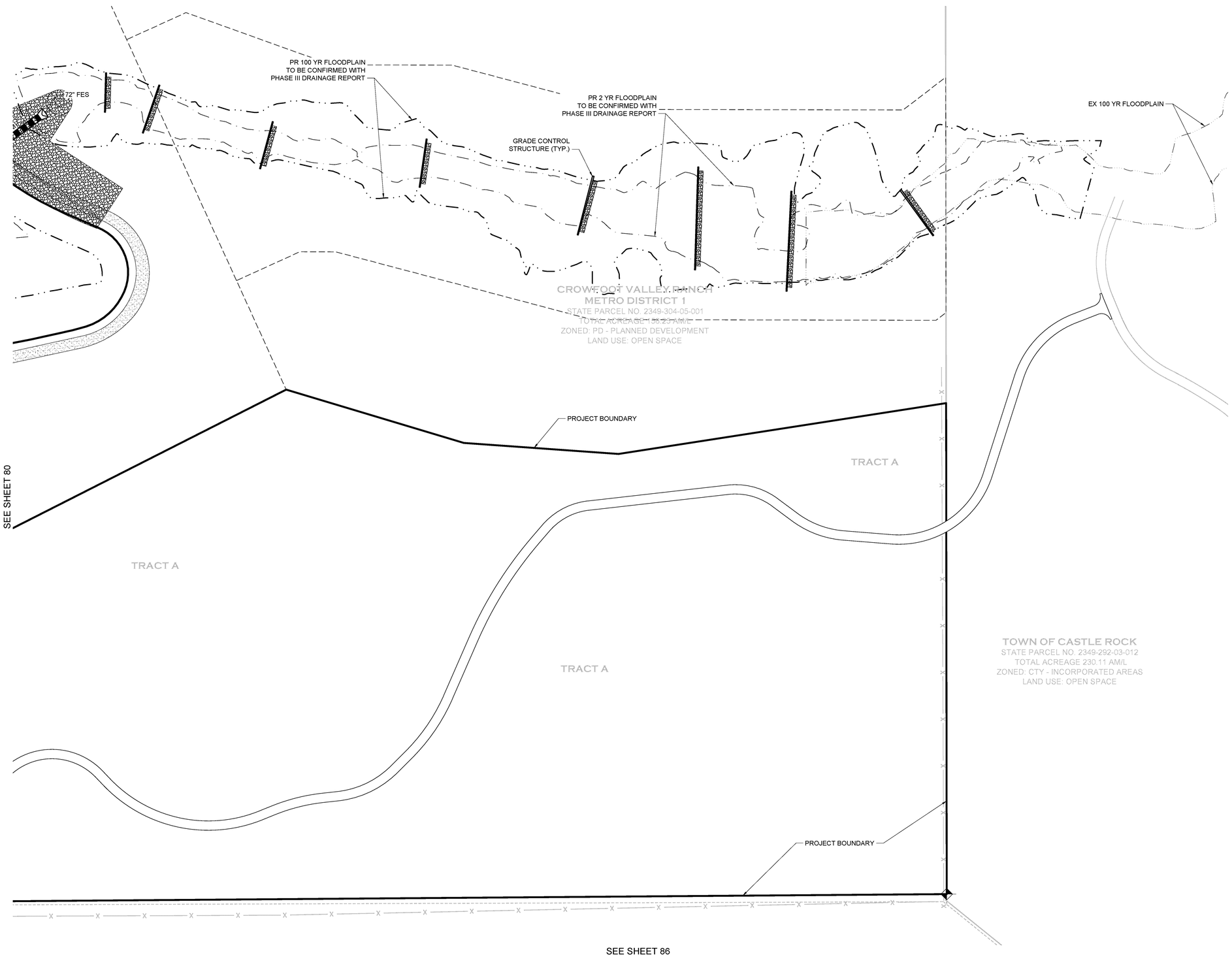

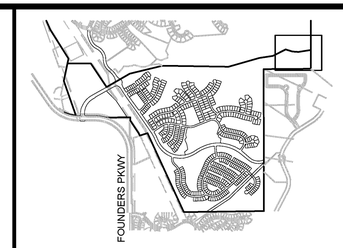

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EXISTING UTILITIES

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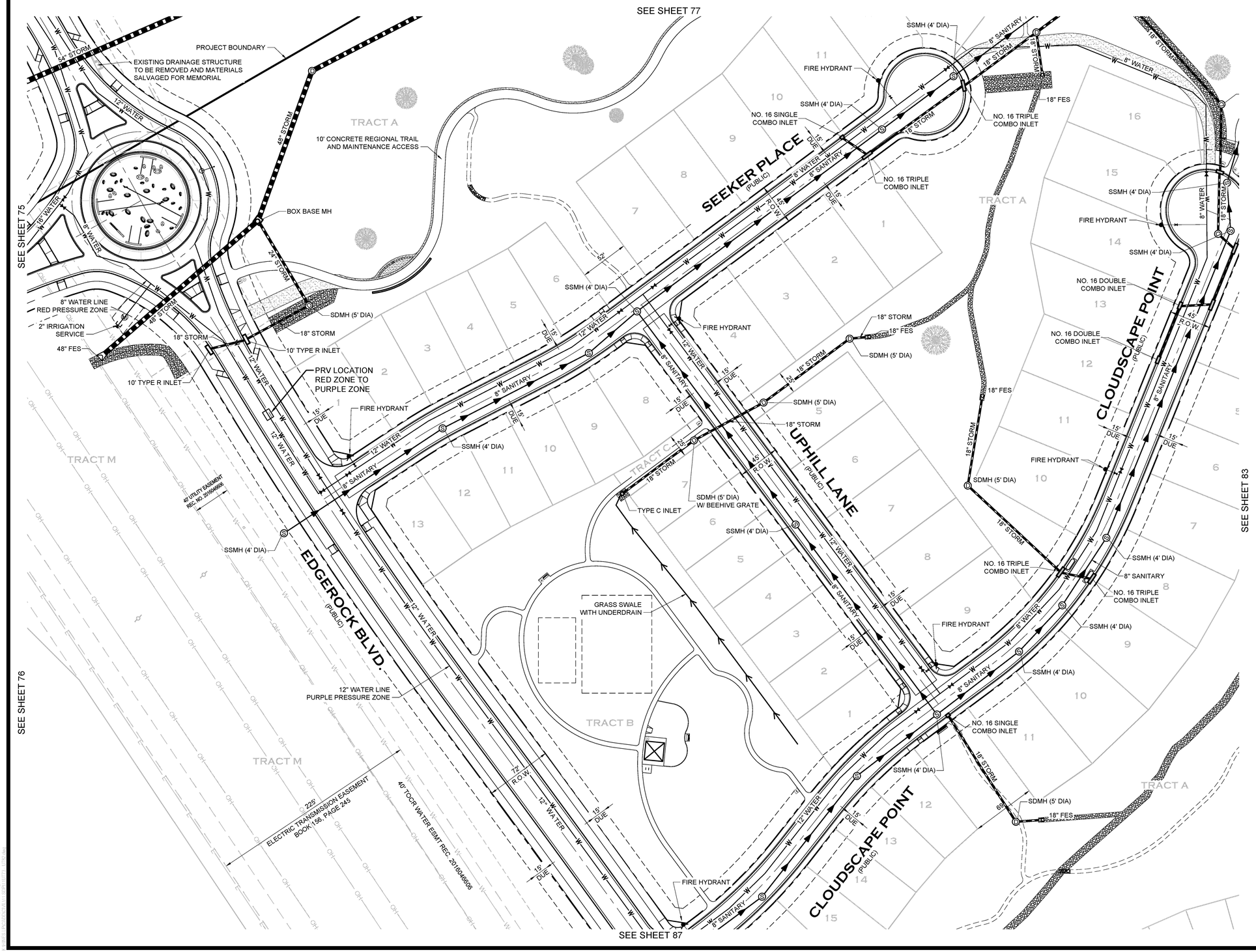

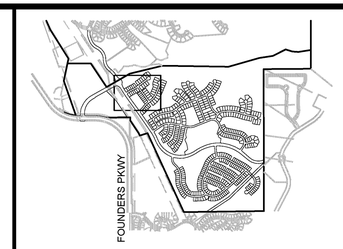

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- STORM DRAIN INLET

EXISTING UTILITIES

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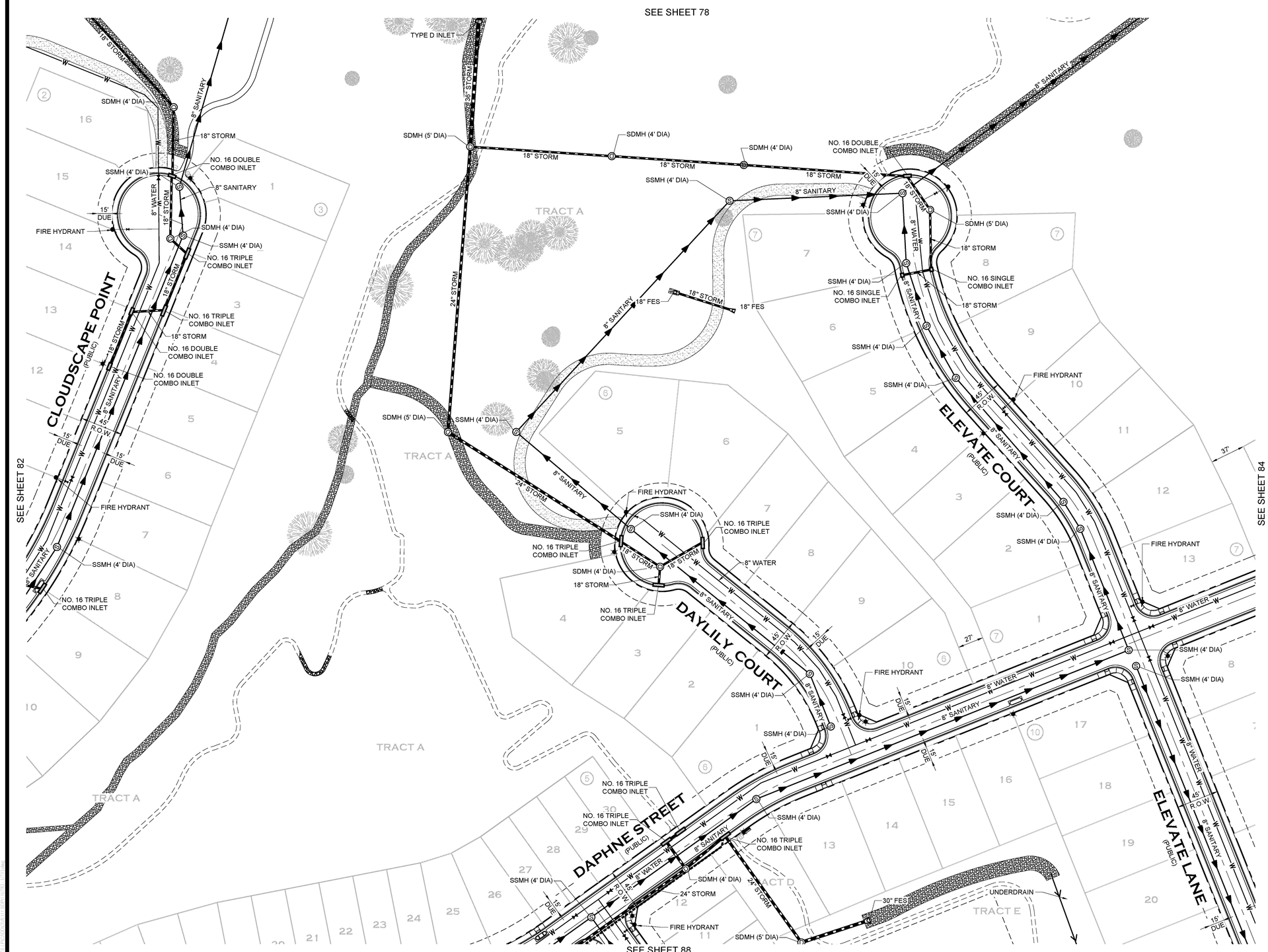

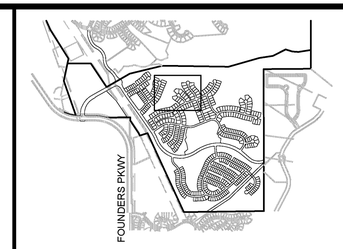

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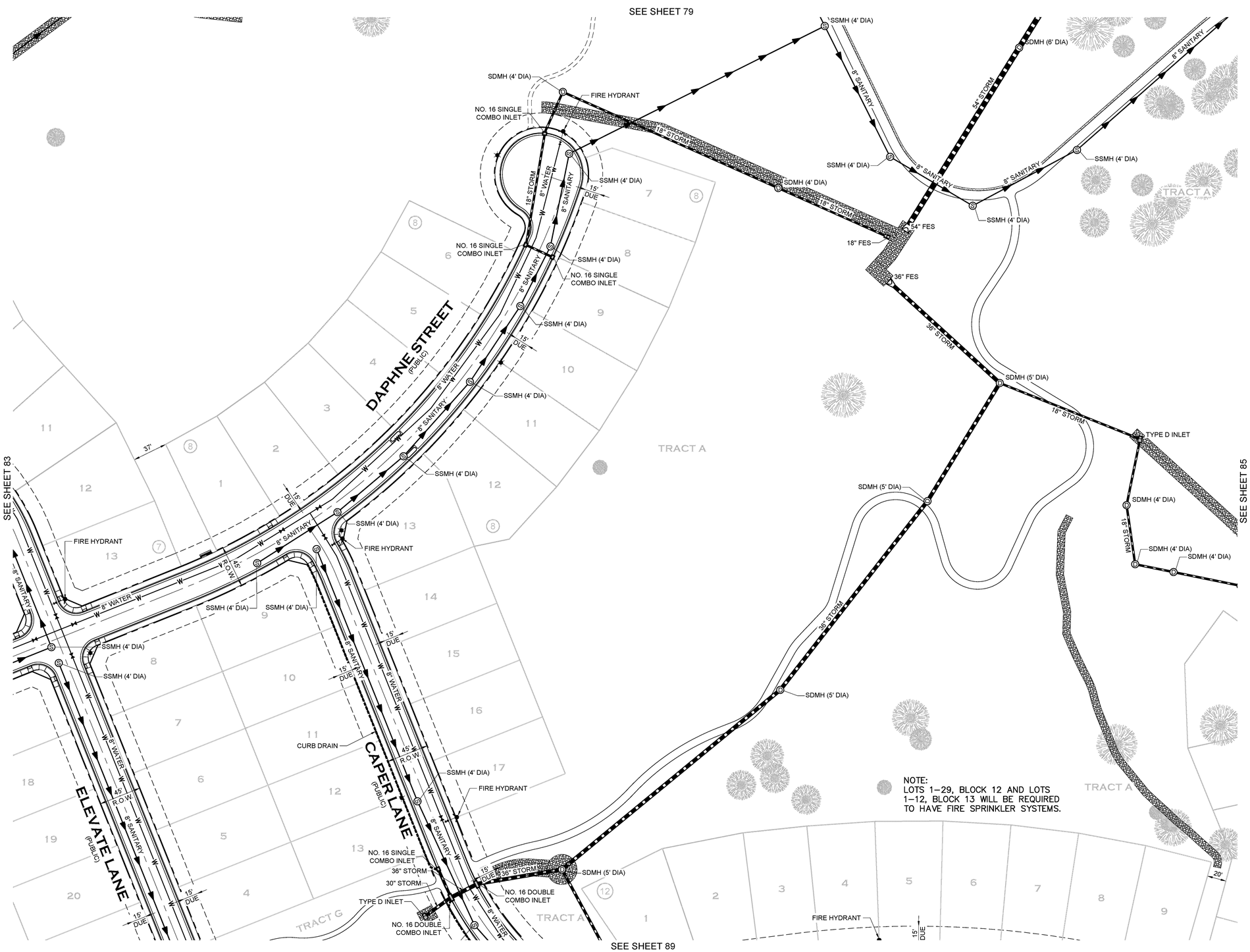

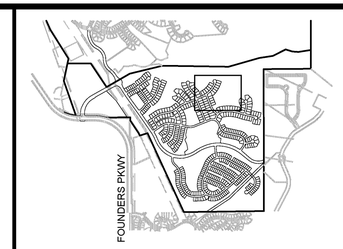

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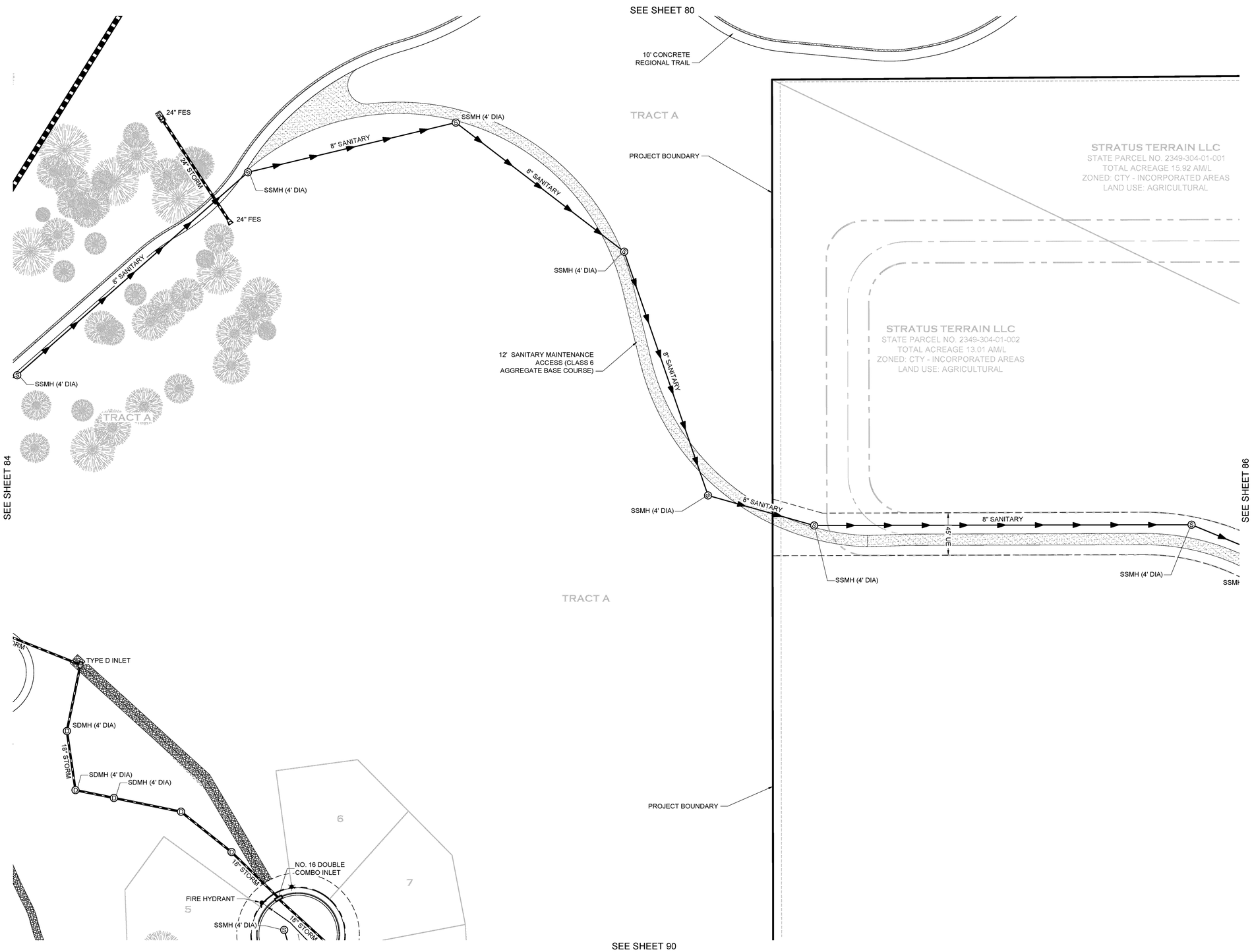

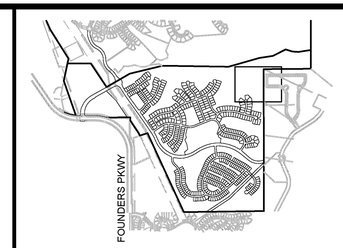

KEYMAP

LEGEND

PROPERTY BOUNDARY
PROPOSED ROW/PROPERTY LINE
EXISTING ROW/PROPERTY LINE
PROPOSED LOT LINE
EXISTING LOT LINE
PROPOSED CENTERLINE
EXISTING CENTERLINE
SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CURB, GUTTER AND ATTACHED WALK
VERTICAL CURB AND GUTTER
CONCRETE WALK (SEE PLAN FOR WIDTHS)
SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER 7

PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

GAS MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET
POWER POLE
ELECTRIC
TELEPHONE
FENCE

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER IS 10 FEET.
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4. THE SITE IS LOCATED WITHIN THE PURPLE AND BLUE PRESSURE ZONES.
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0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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UTILITY PLAN

Sheet Number

85 OF 154

SITE DEVELOPMENT PLAN

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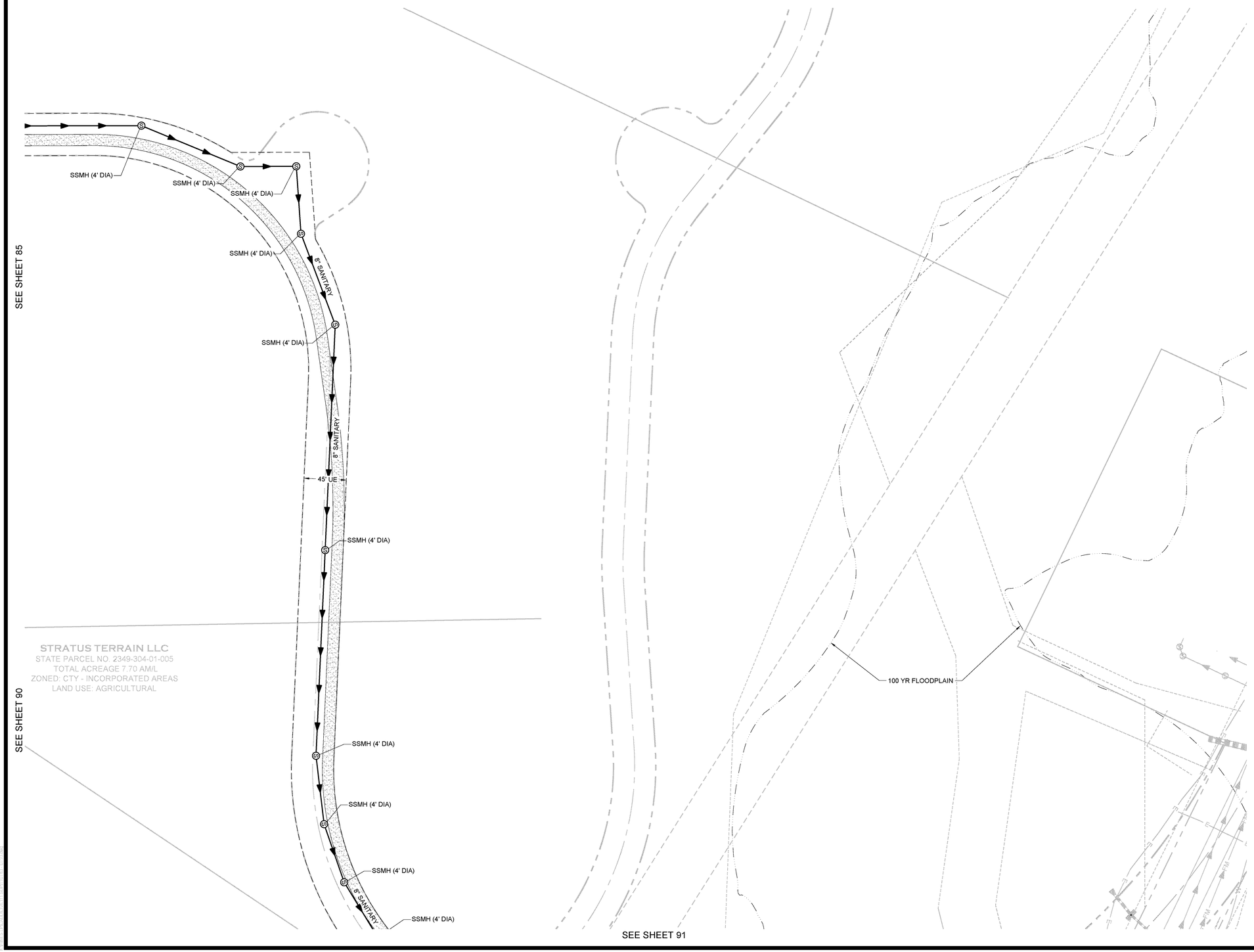

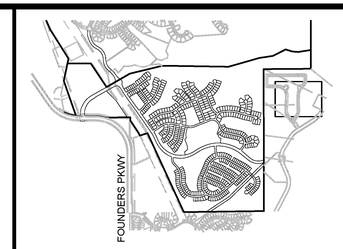

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SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER 7

PROPOSED UTILITIES

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WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

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SITE DEVELOPMENT PLAN

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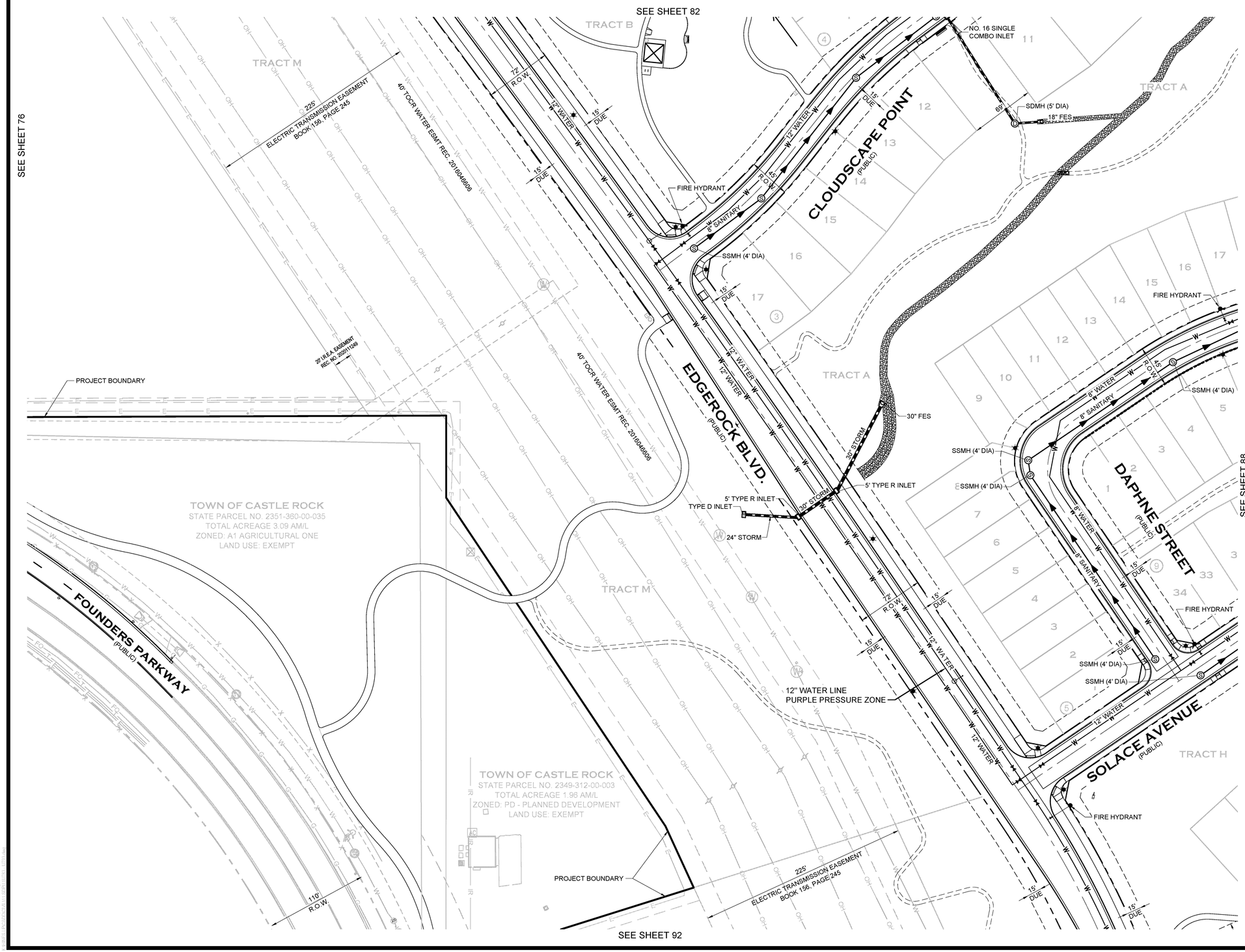

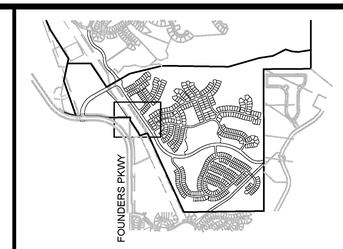

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- CONCRETE WALK (SEE PLAN FOR WIDTHS)
- SOFT SURFACE TRAIL (SEE PLAN)
- LOT NUMBER 15
- BLOCK NUMBER 7

PROPOSED UTILITIES

- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM DRAIN
- STORM DRAIN INLET

EXISTING UTILITIES

- GAS MAIN
- WATER MAIN
- WATER VALVE
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COVER ENGINEERING

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TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

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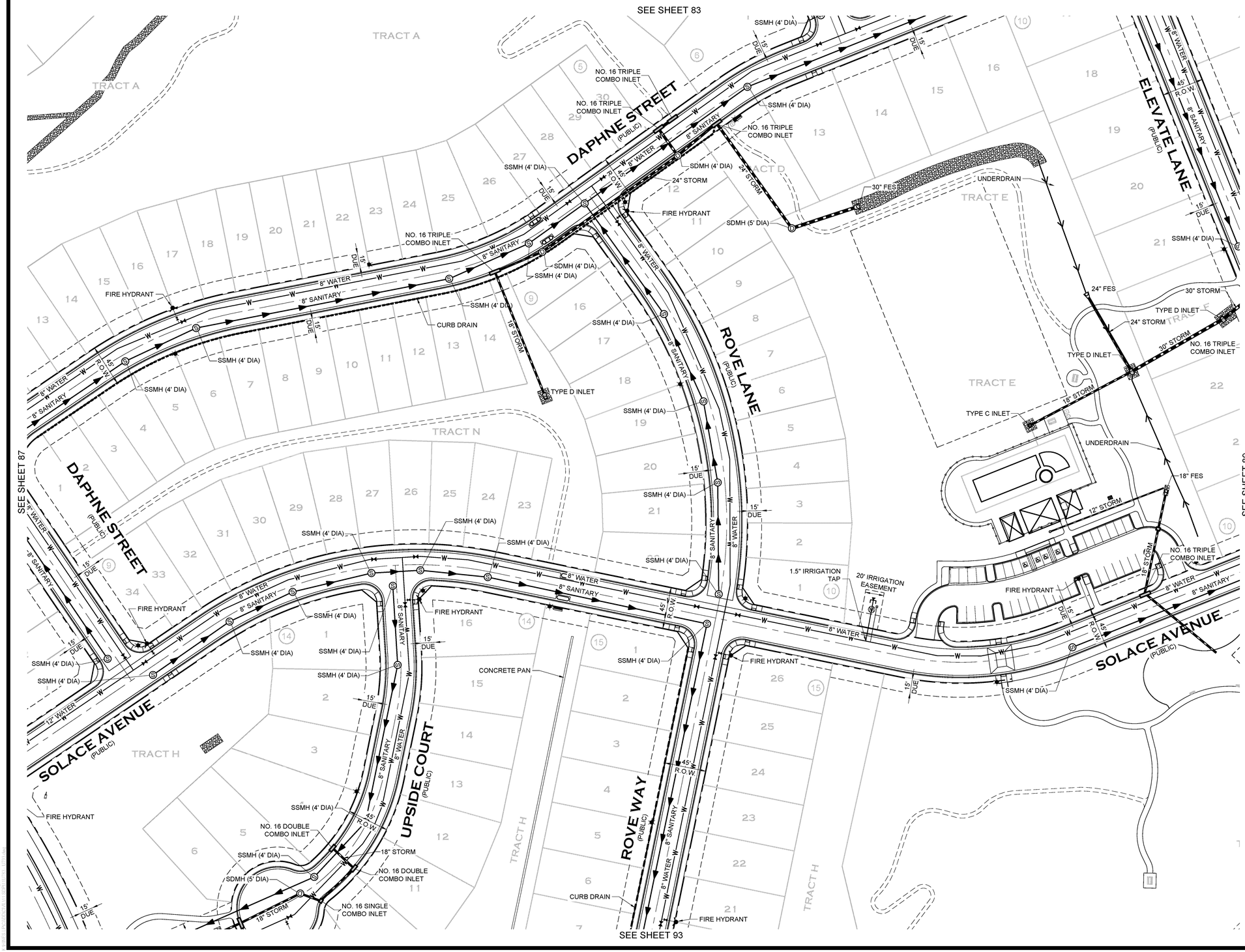

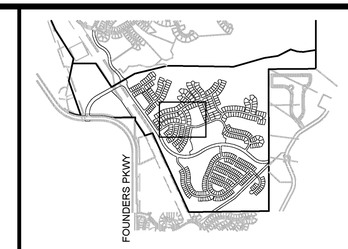

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- LOT NUMBER 15
- BLOCK NUMBER 7

PROPOSED UTILITIES

- WATER MAIN
- WATER VALVE
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- SANITARY SEWER
- STORM DRAIN
- STORM DRAIN INLET

EXISTING UTILITIES

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COVER ENGINEERING

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TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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UTILITY PLAN

SITE DEVELOPMENT PLAN

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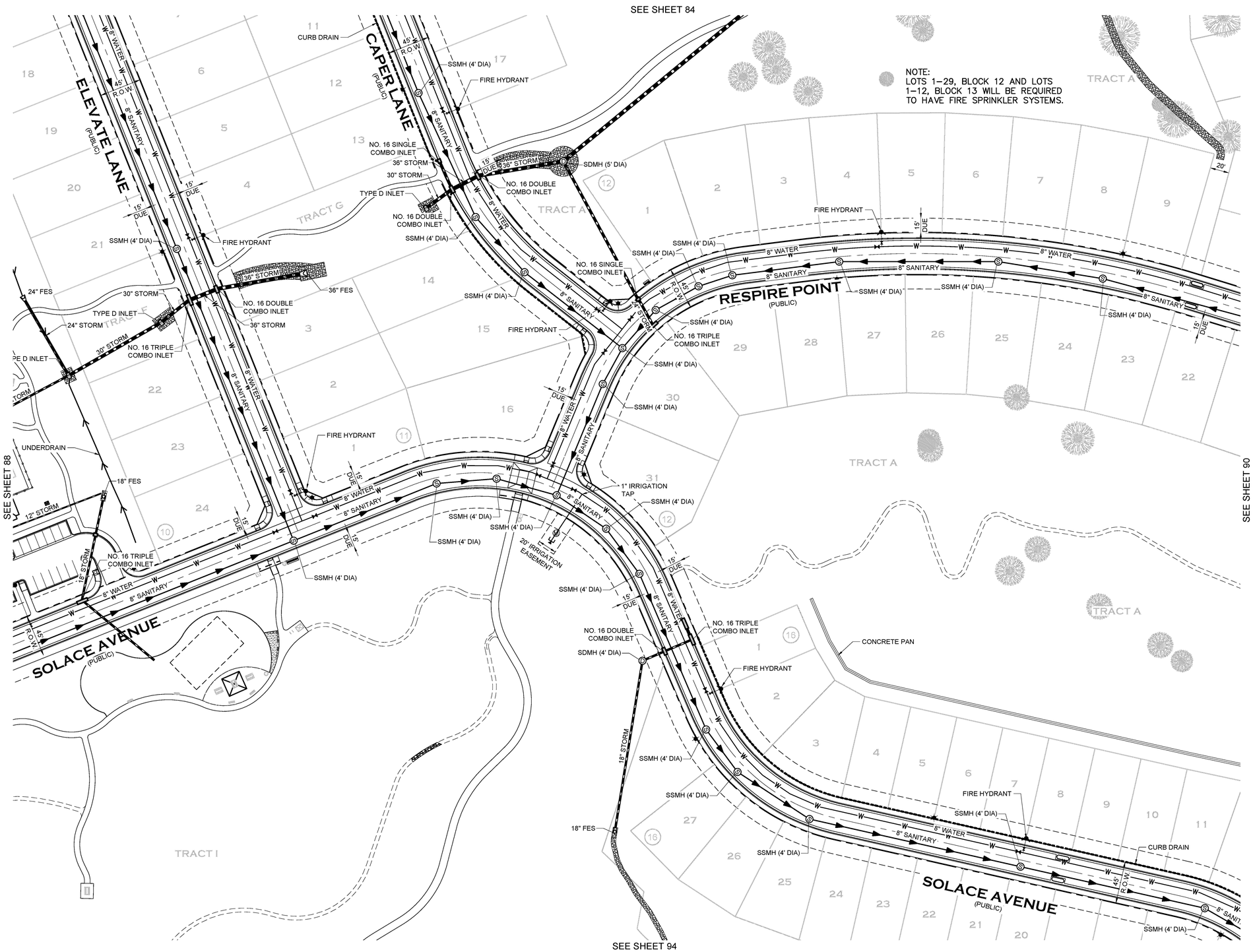

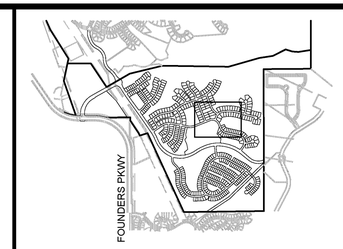

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- LOT NUMBER 15
- BLOCK NUMBER 7

PROPOSED UTILITIES

- WATER MAIN
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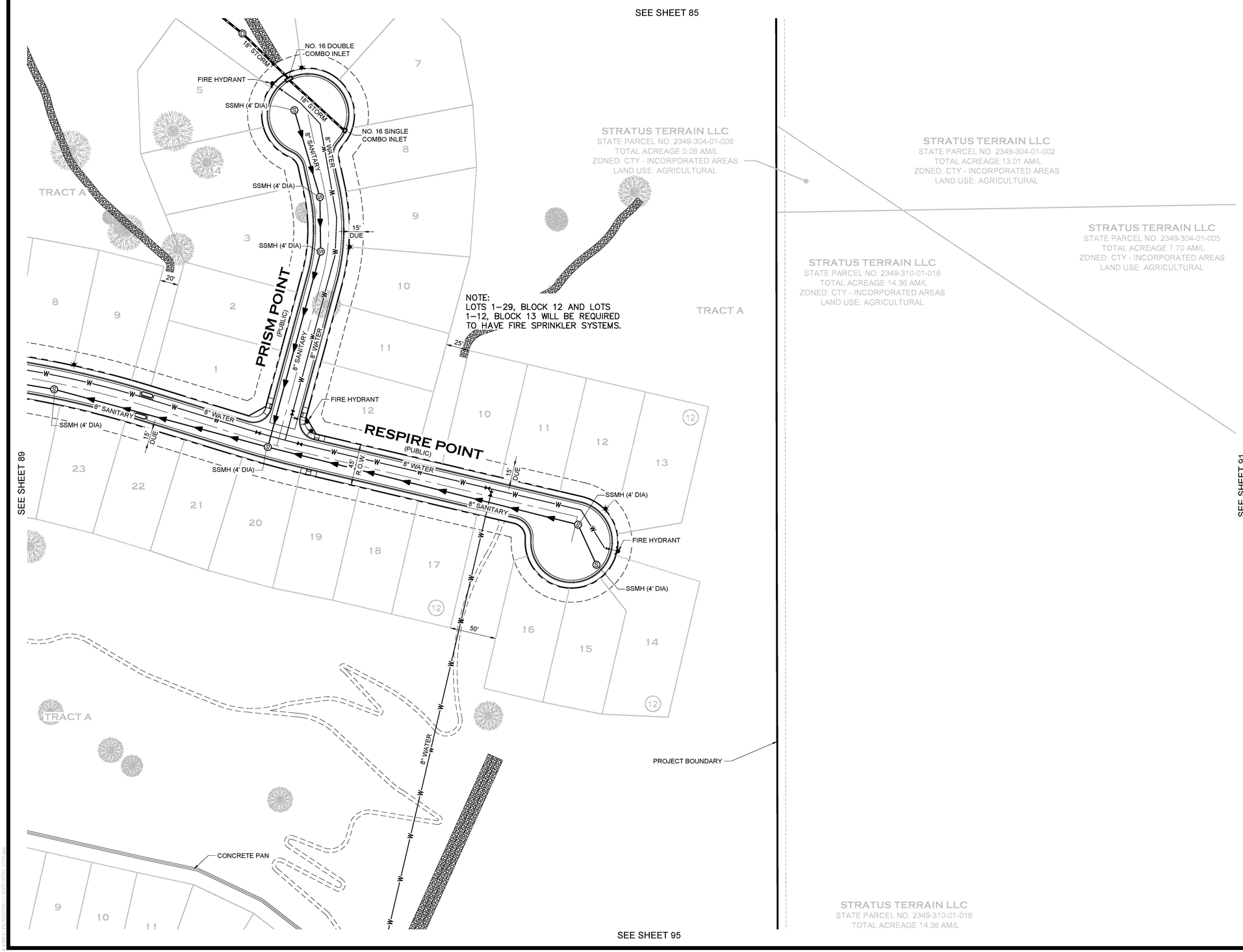

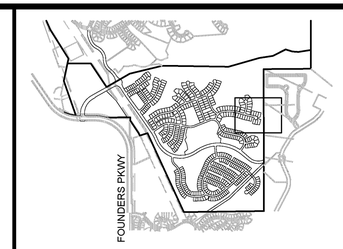

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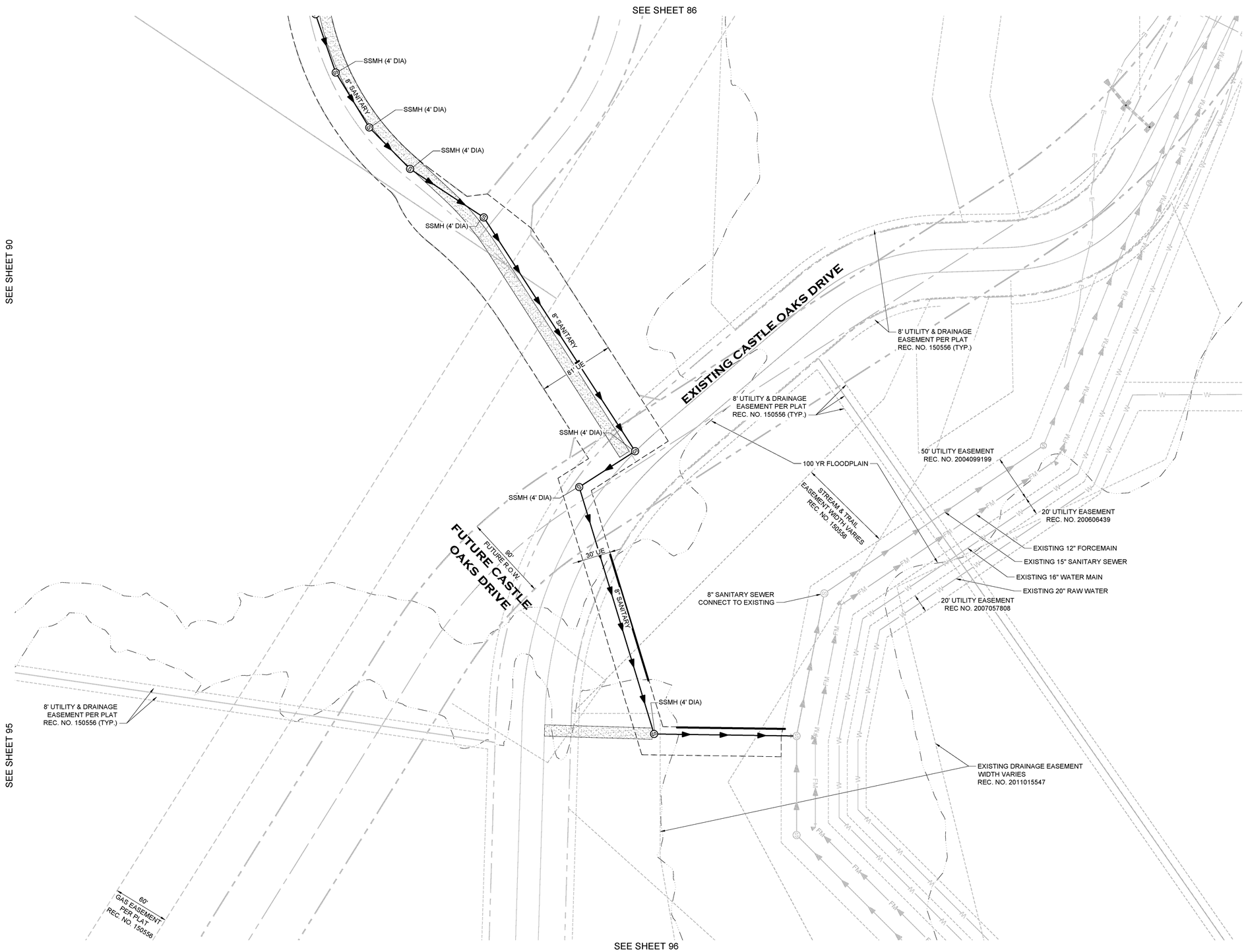

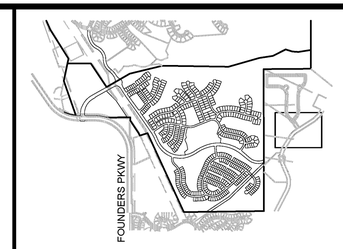

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PROPOSED EASEMENT
EXISTING EASEMENT
CURB, GUTTER AND ATTACHED WALK
VERTICAL CURB AND GUTTER
CONCRETE WALK (SEE PLAN FOR WIDTHS)
SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER 7

PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

GAS MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET
POWER POLE
ELECTRIC
TELEPHONE
FENCE

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
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3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE PURPLE AND BLUE PRESSURE ZONES.
5. TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN.
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8. BLANKET DRAINAGE AND UTILITY EASEMENTS WILL BE DEDICATED ON PRIVATELY OWNED TRACTS WITH THE FINAL PLAT.

0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

Hines

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
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UTILITY PLAN

Sheet Number

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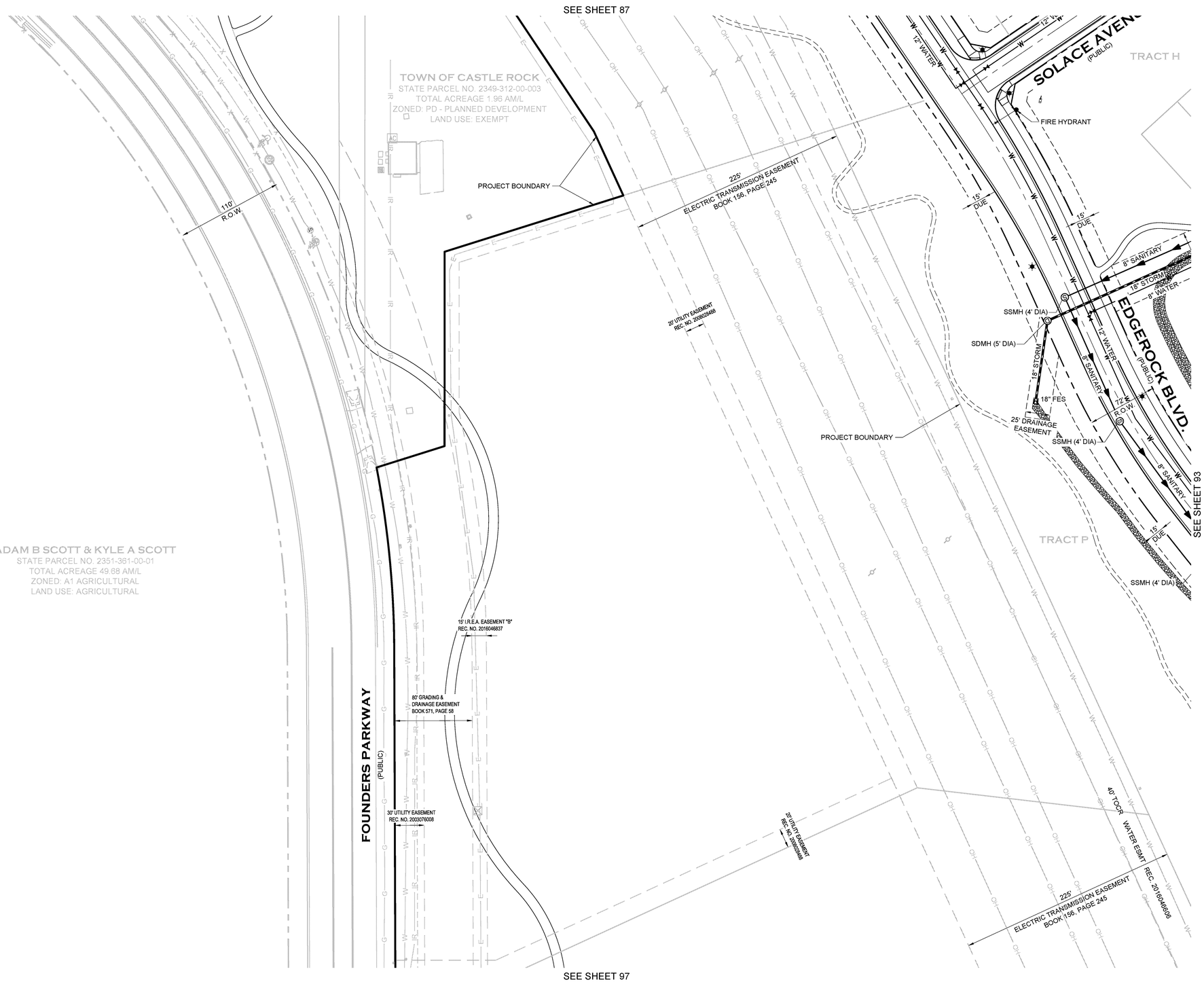

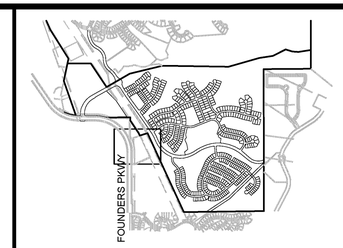

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- CONCRETE WALK (SEE PLAN FOR WIDTHS)
- SOFT SURFACE TRAIL (SEE PLAN)
- LOT NUMBER 15
- BLOCK NUMBER 7

PROPOSED UTILITIES

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- WATER VALVE
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- STORM DRAIN
- STORM DRAIN INLET

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SITE DEVELOPMENT PLAN

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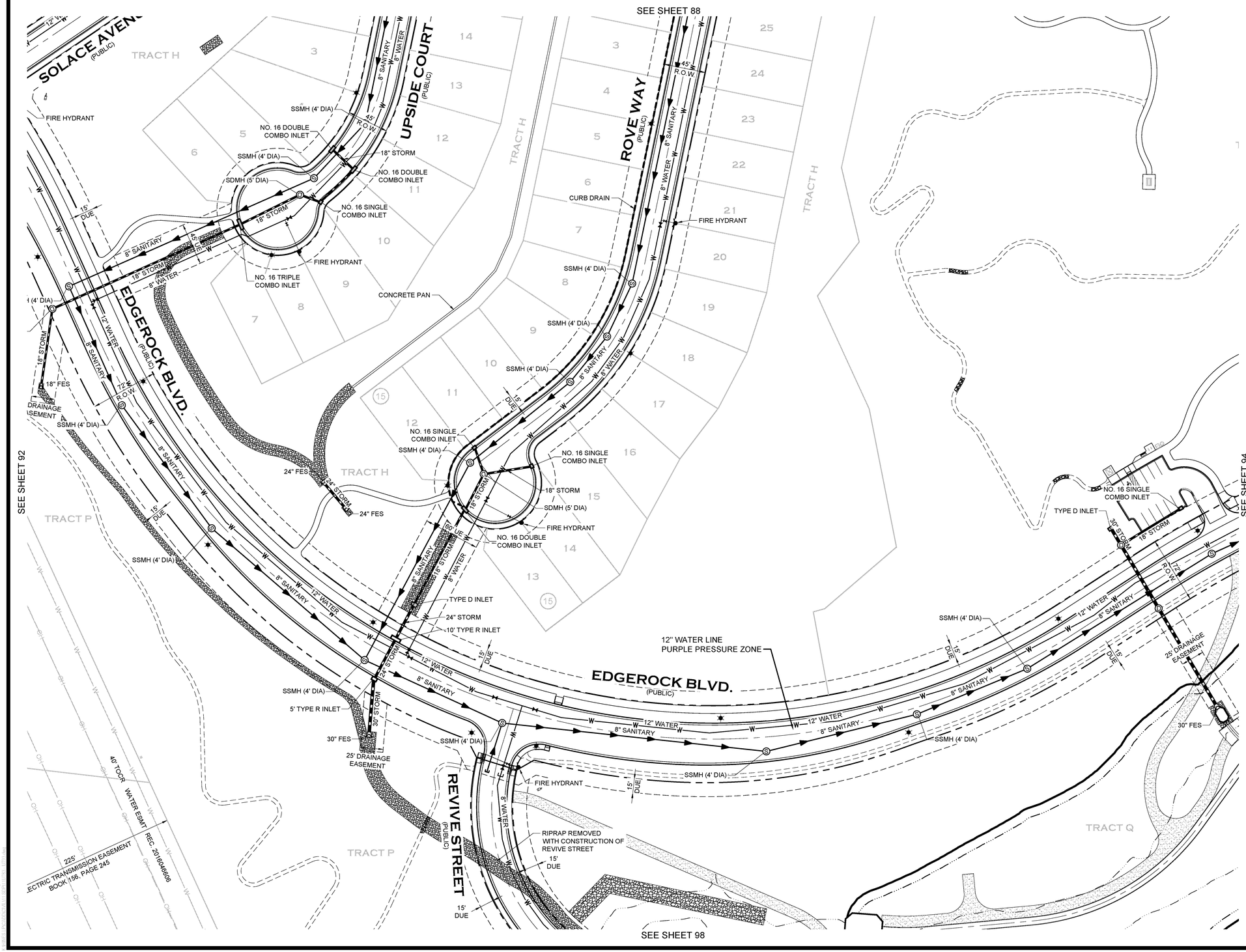

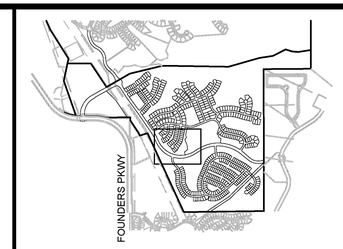

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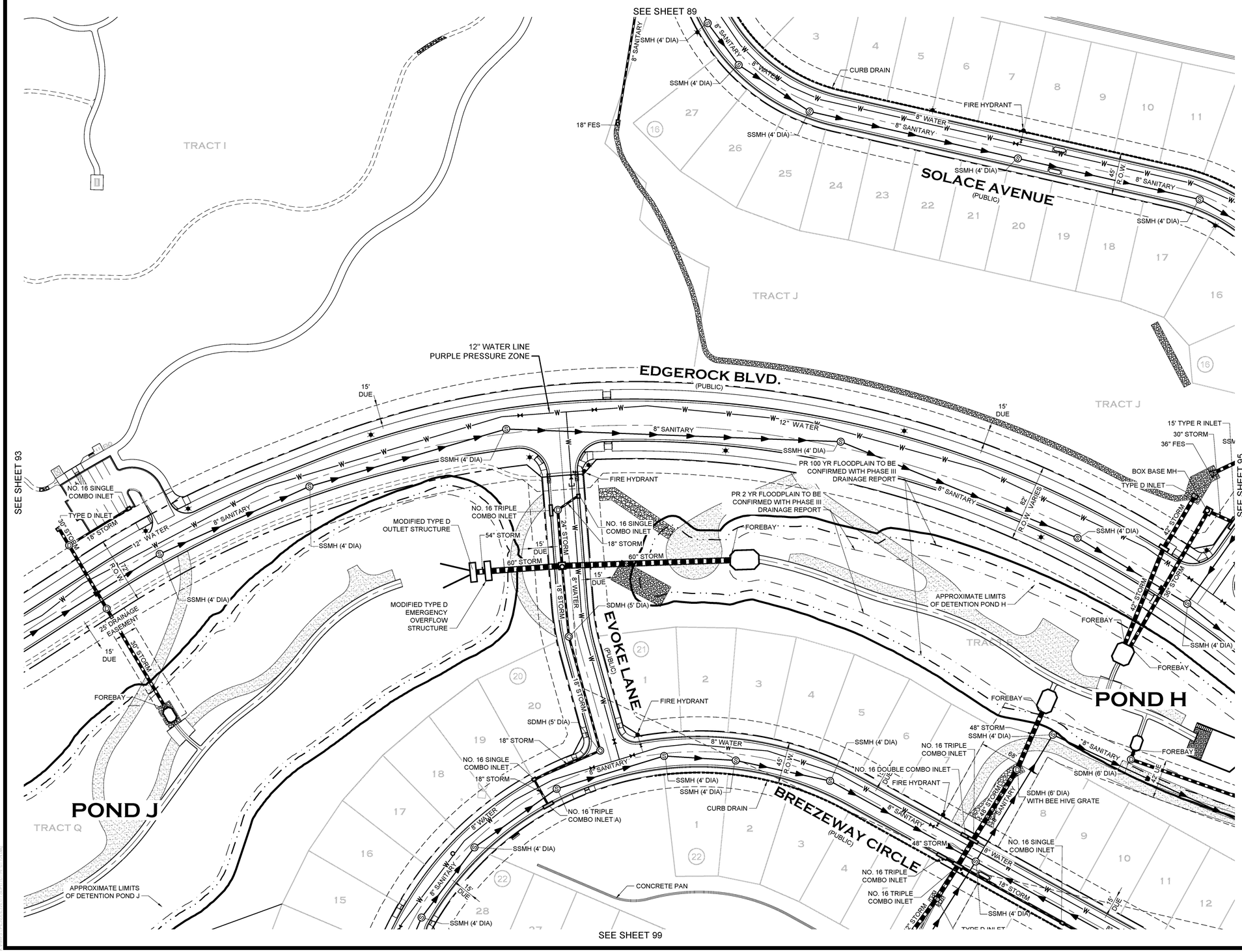

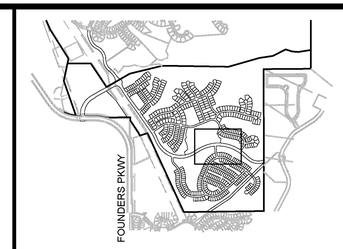

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COVER ENGINEERING

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TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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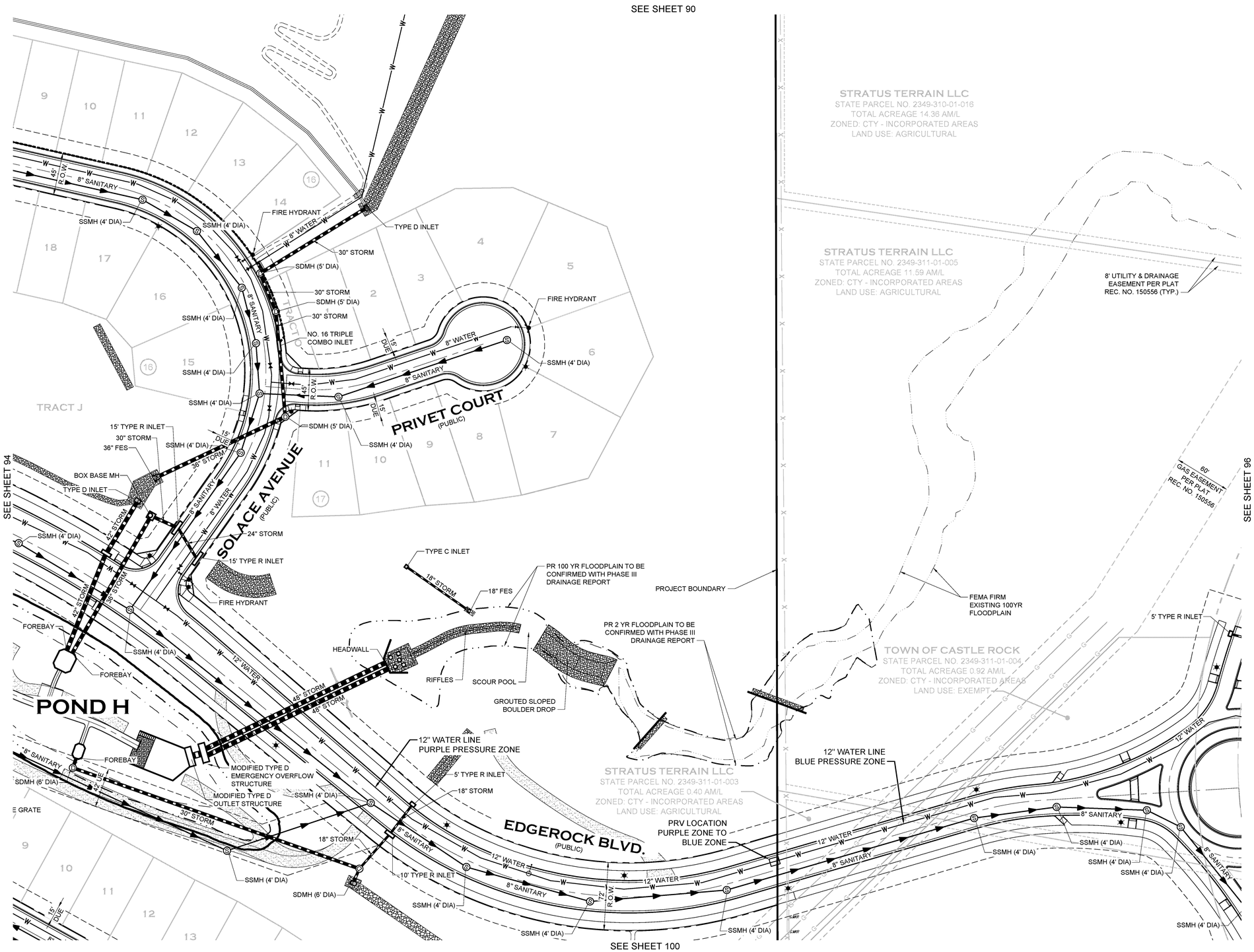

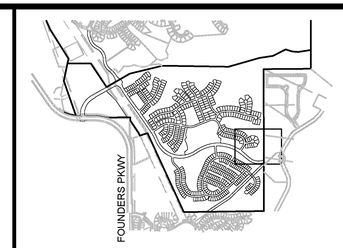

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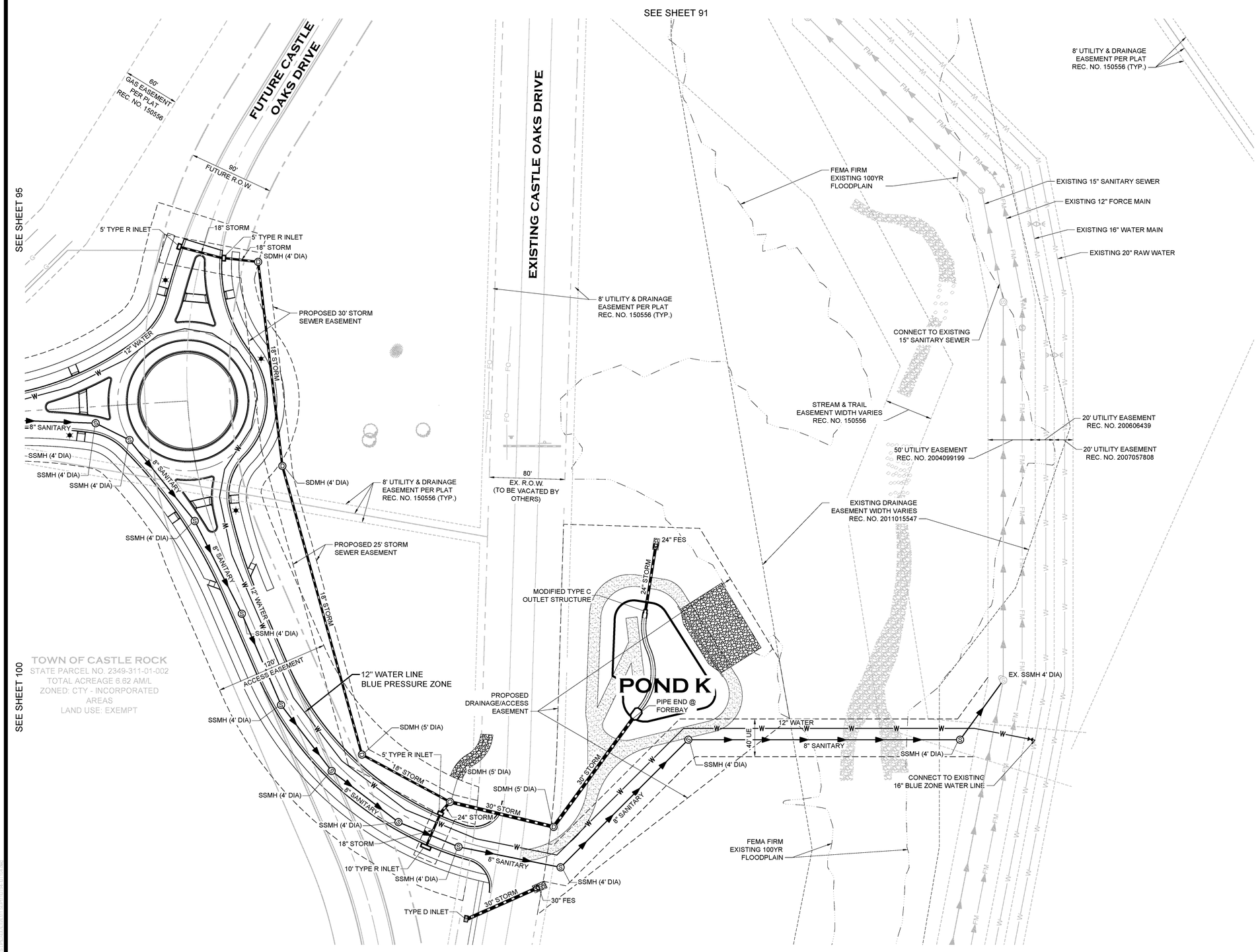

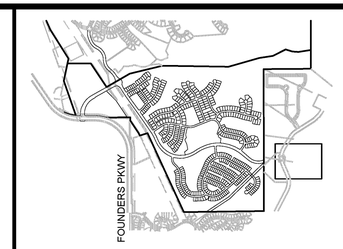

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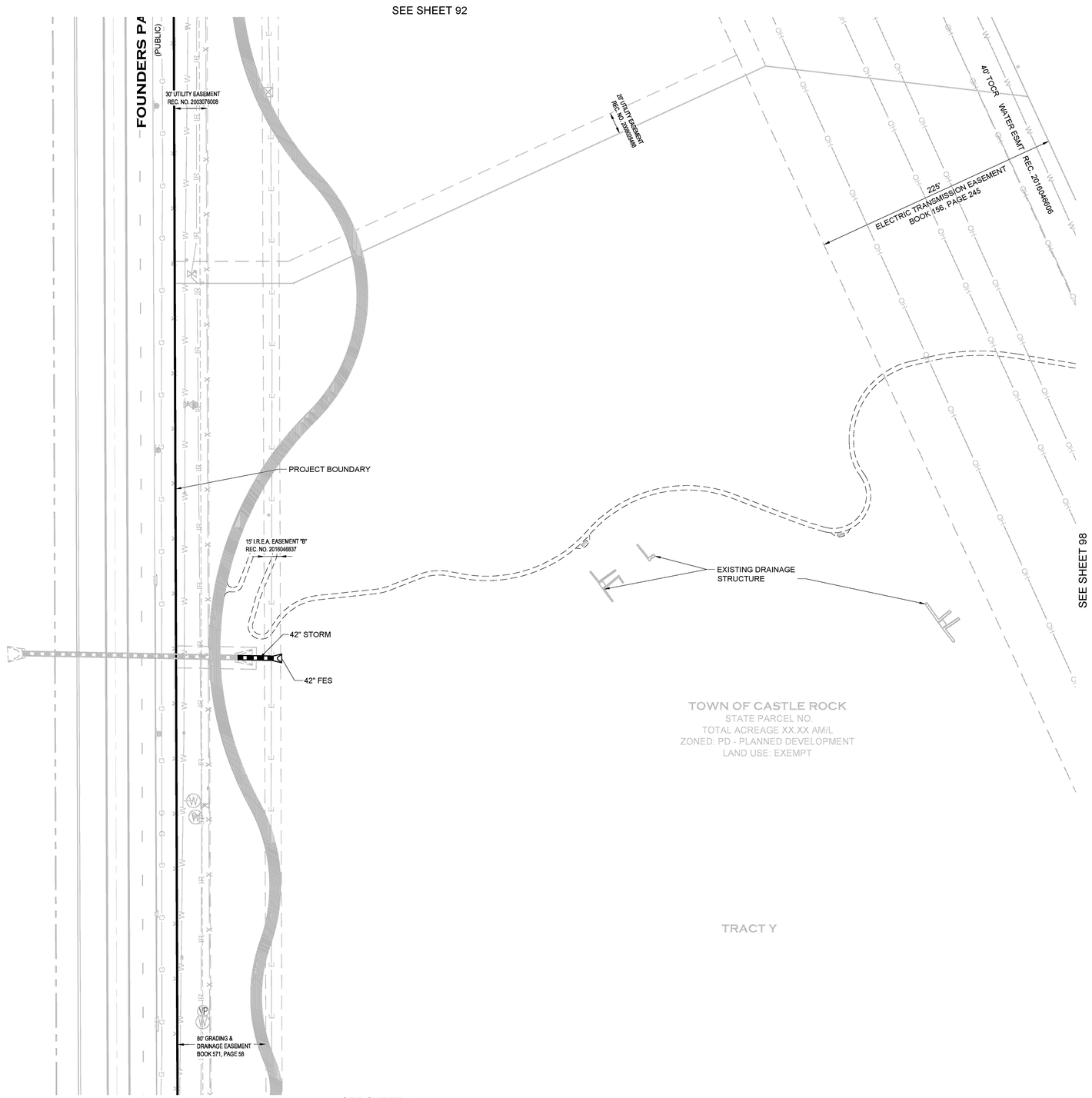

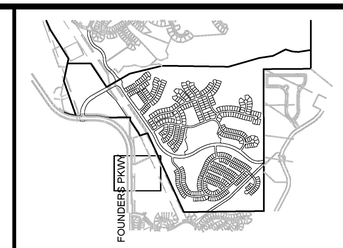

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8. BLANKET DRAINAGE AND UTILITY EASEMENTS WILL BE DEDICATED ON PRIVATELY OWNED TRACTS WITH THE FINAL PLAT.

0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

Prepared For

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
Revisions:	04.12.2024
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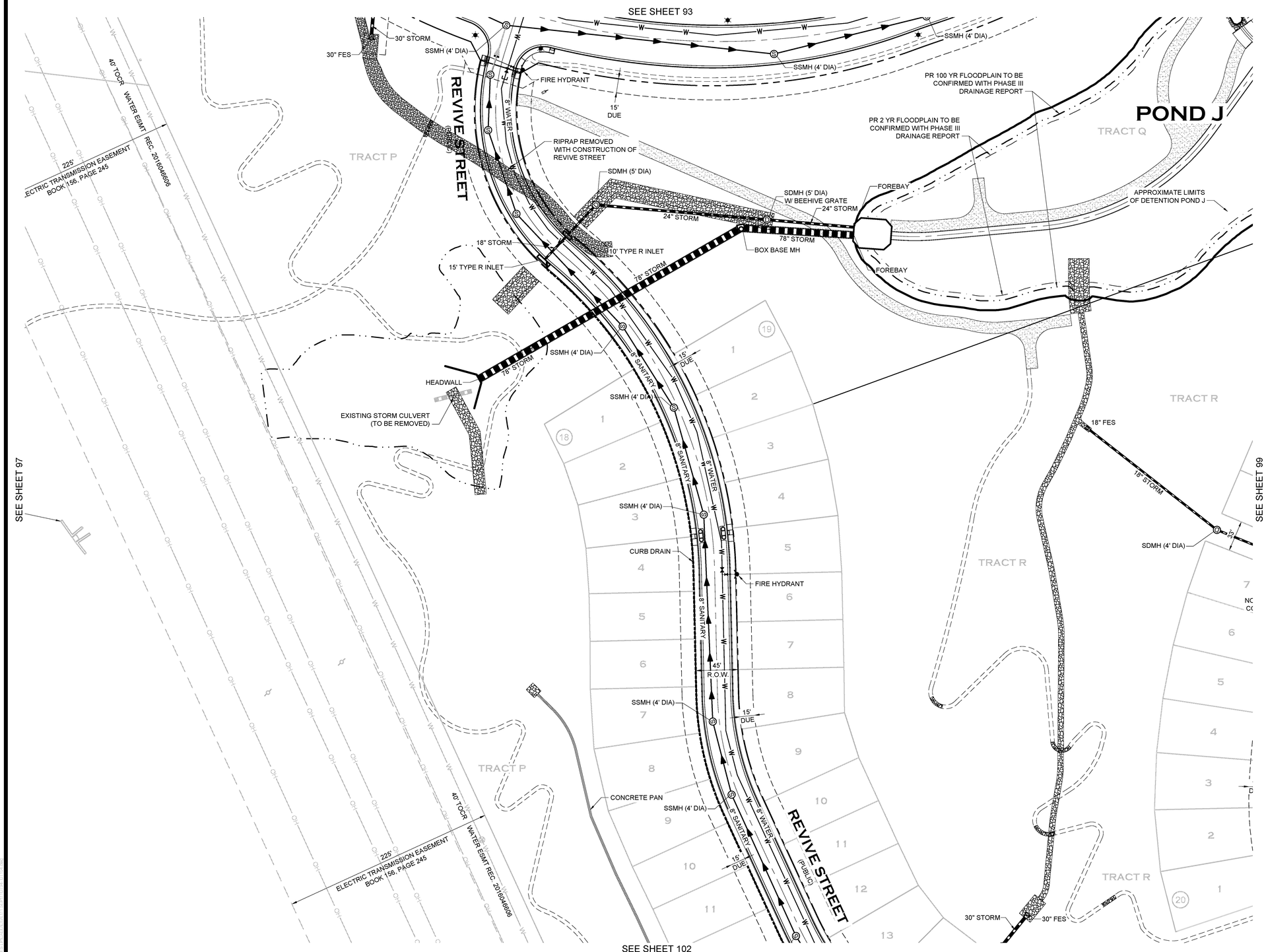

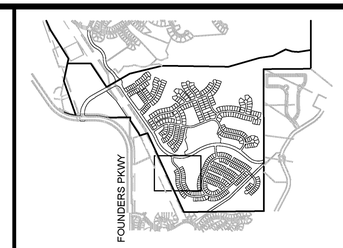

KEYMAP

LEGEND

PROPERTY BOUNDARY
PROPOSED ROW/PROPERTY LINE
EXISTING ROW/PROPERTY LINE
PROPOSED LOT LINE
EXISTING LOT LINE
PROPOSED CENTERLINE
EXISTING CENTERLINE
SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CURB, GUTTER AND ATTACHED WALK
VERTICAL CURB AND GUTTER
CONCRETE WALK (SEE PLAN FOR WIDTHS)
SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER 7

PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

GAS MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
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POWER POLE
ELECTRIC
TELEPHONE
FENCE

NOTES

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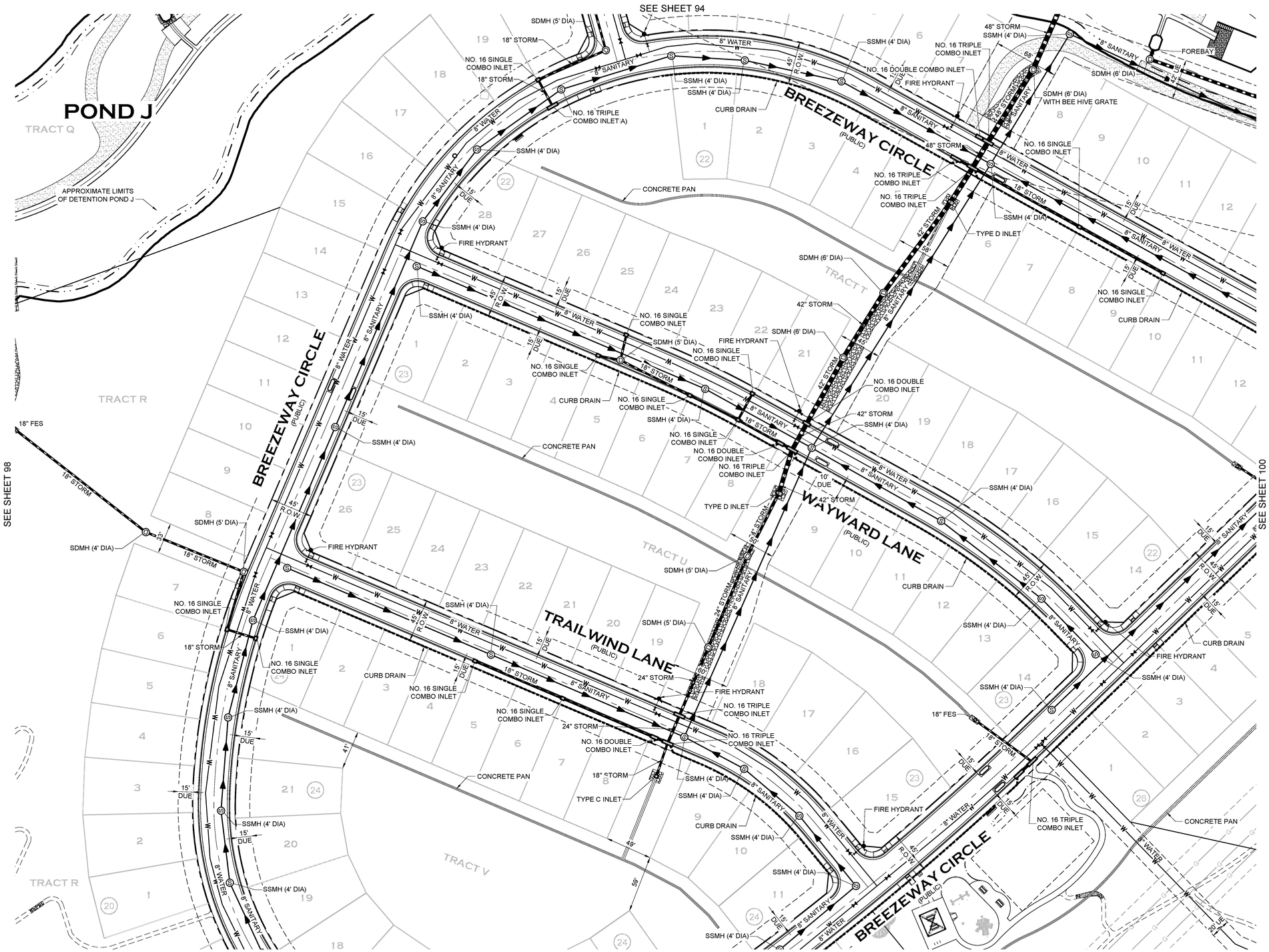

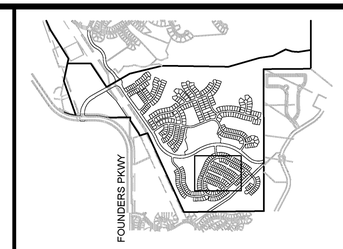

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- CONCRETE WALK (SEE PLAN FOR WIDTHS)
- SOFT SURFACE TRAIL (SEE PLAN)
- LOT NUMBER 15
- BLOCK NUMBER (7)

PROPOSED UTILITIES

- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM DRAIN
- STORM DRAIN INLET

EXISTING UTILITIES

- GAS MAIN
- WATER MAIN
- WATER VALVE
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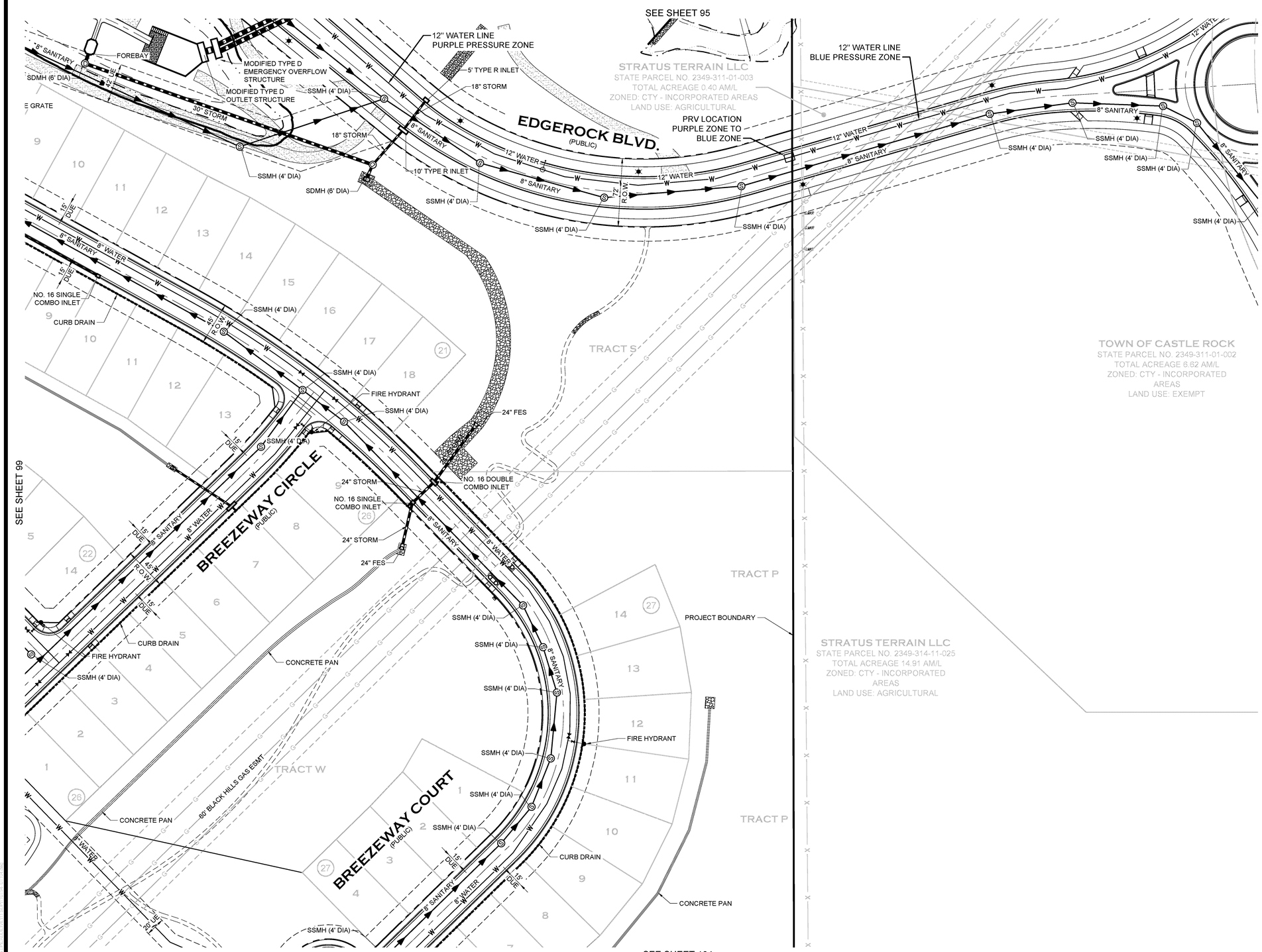

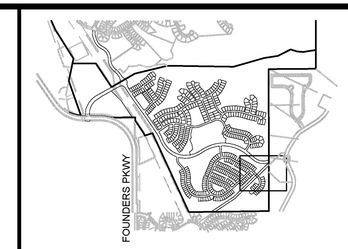

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COVER ENGINEERING

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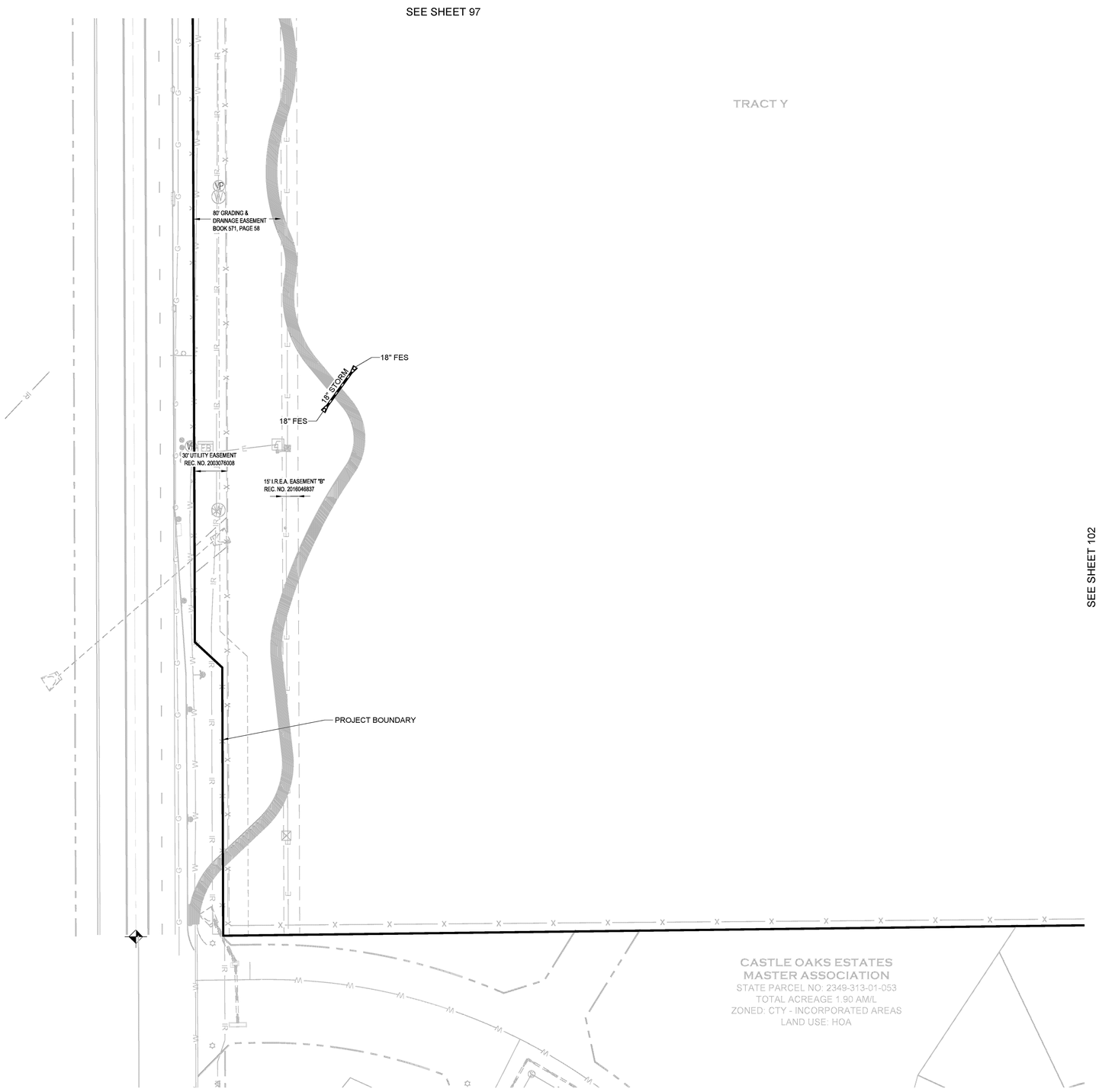

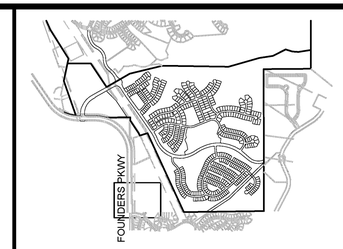

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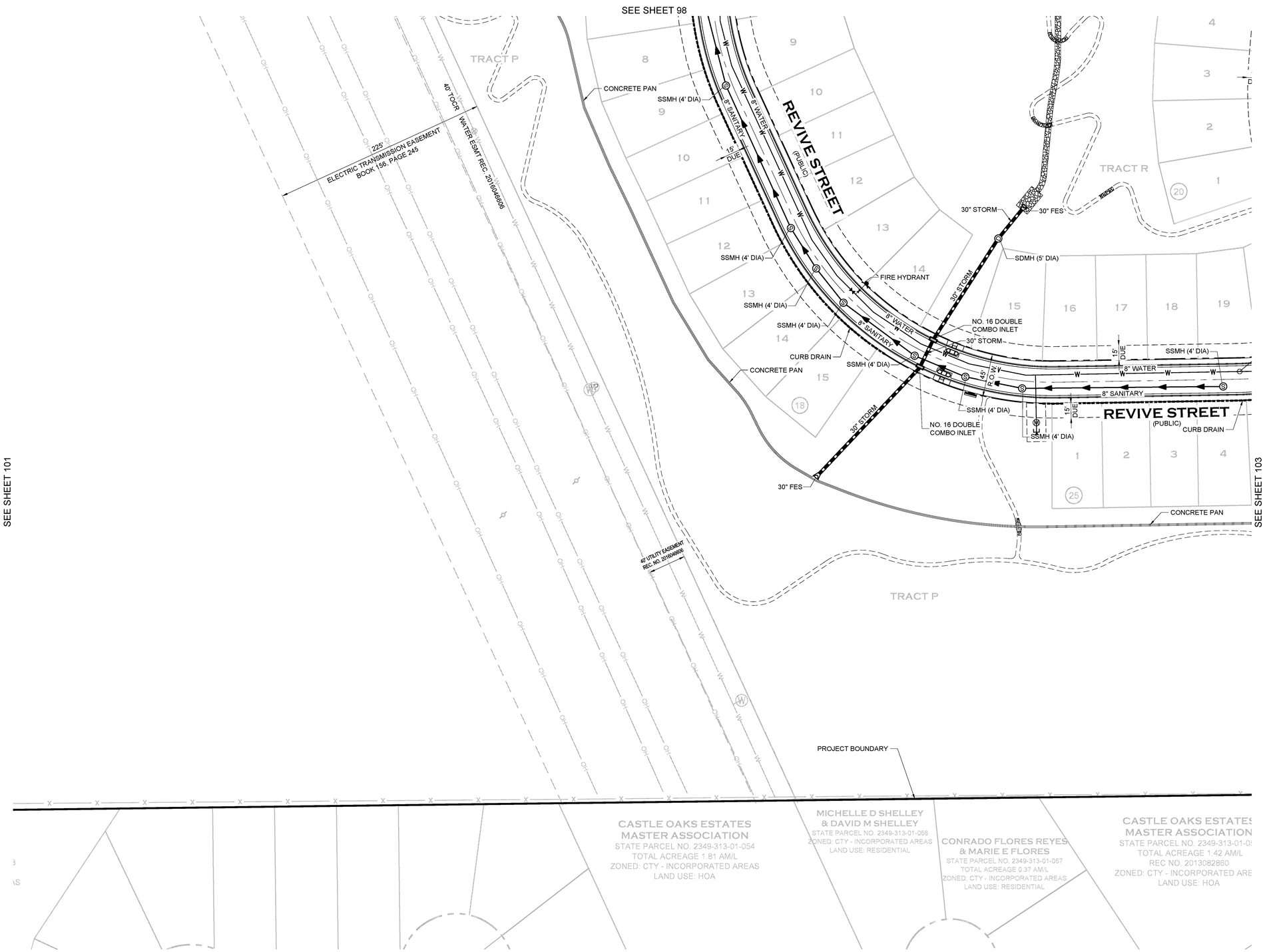

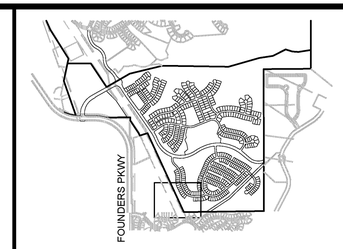

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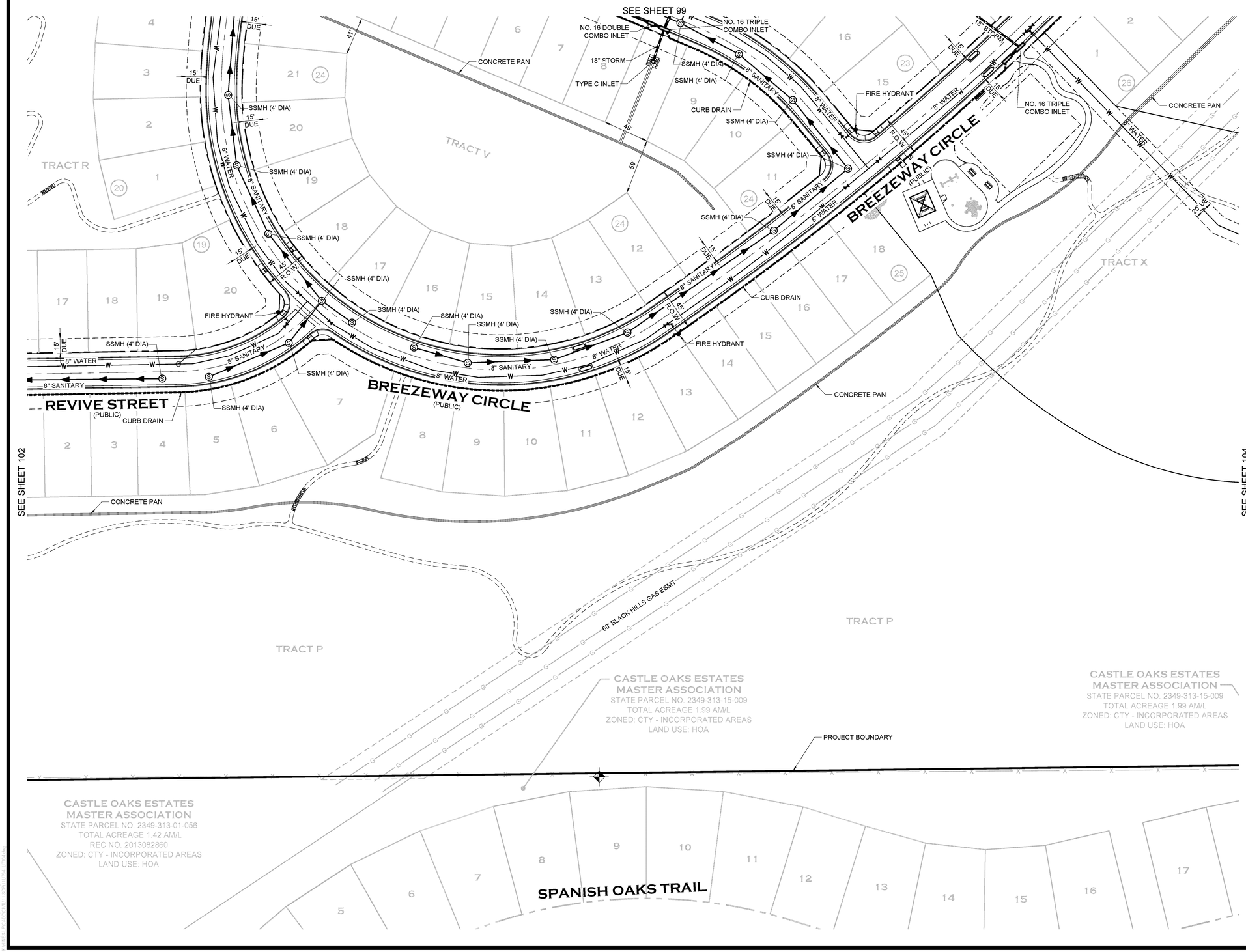

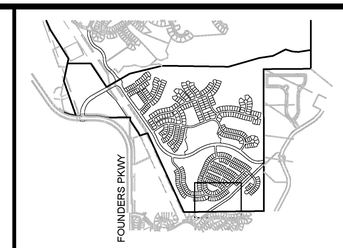

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Revisions:	04.12.2024
	01.21.2025
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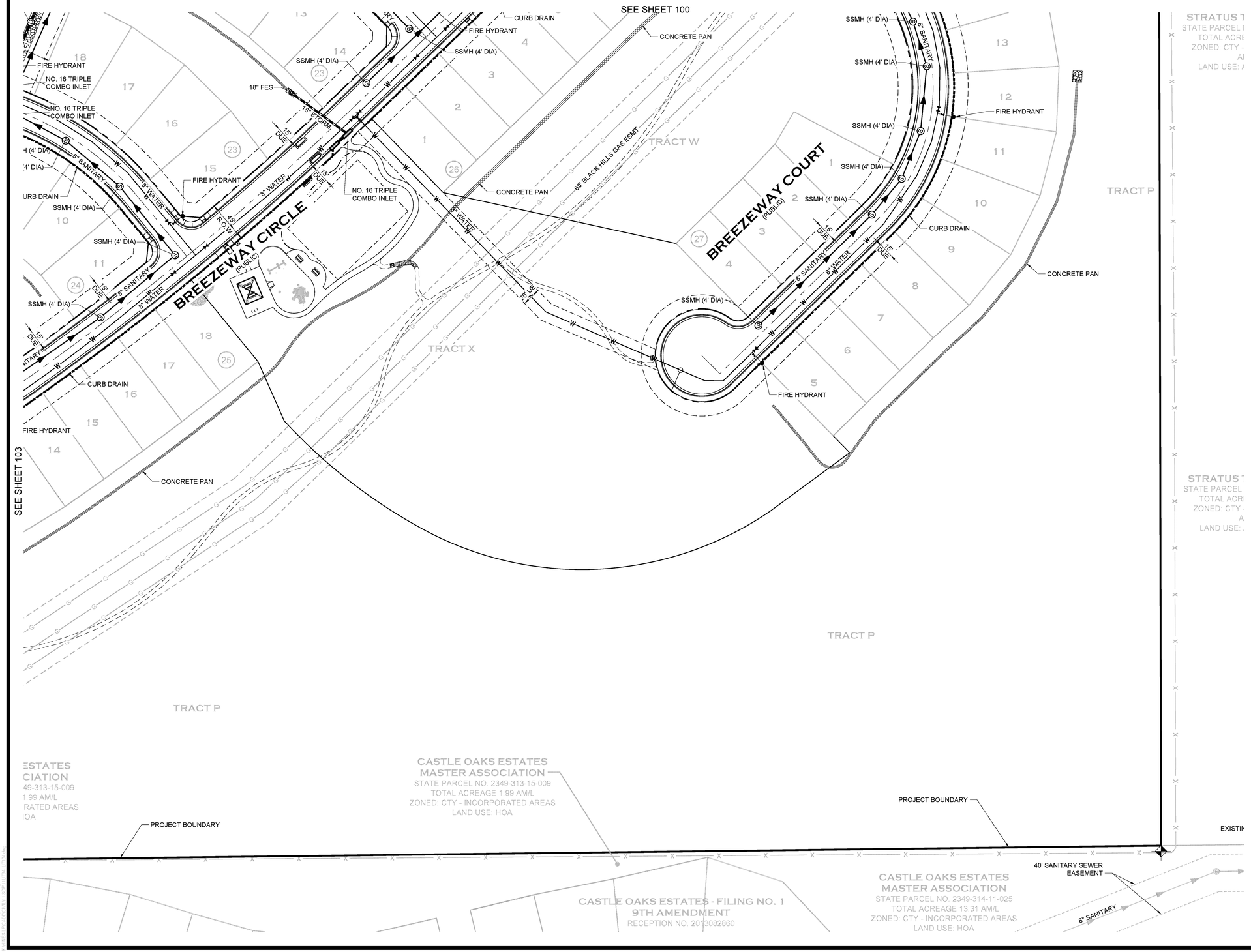
	09.26.2025
	10.22.2025

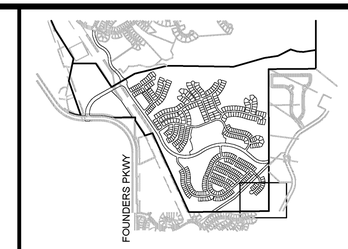
Sheet Name
UTILITY PLAN

Sheet Number
103 OF 154

SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEYMAP

LEGEND

PROPERTY BOUNDARY
PROPOSED ROW/PROPERTY LINE
EXISTING ROW/PROPERTY LINE
PROPOSED LOT LINE
EXISTING LOT LINE
PROPOSED CENTERLINE
EXISTING CENTERLINE
SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CURB, GUTTER AND ATTACHED WALK
VERTICAL CURB AND GUTTER
CONCRETE WALK (SEE PLAN FOR WIDTHS)
SOFT SURFACE TRAIL (SEE PLAN)
LOT NUMBER 15
BLOCK NUMBER (7)

PROPOSED UTILITIES

WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET

EXISTING UTILITIES

GAS MAIN
WATER MAIN
WATER VALVE
FIRE HYDRANT
SANITARY SEWER
STORM DRAIN
STORM DRAIN INLET
POWER POLE
ELECTRIC
TELEPHONE
FENCE

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE PURPLE AND BLUE PRESSURE ZONES.
5. TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN.
6. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
7. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.
8. BLANKET DRAINAGE AND UTILITY EASEMENTS WILL BE DEDICATED ON PRIVATELY OWNED TRACTS WITH THE FINAL PLAT.

0 25 50 100
1 inch = 50 ft.

PROJECT NO. SDP23-0041

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
Issue Date:	12.05.2023
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	01.21.2025
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UTILITY PLAN

Sheet Number

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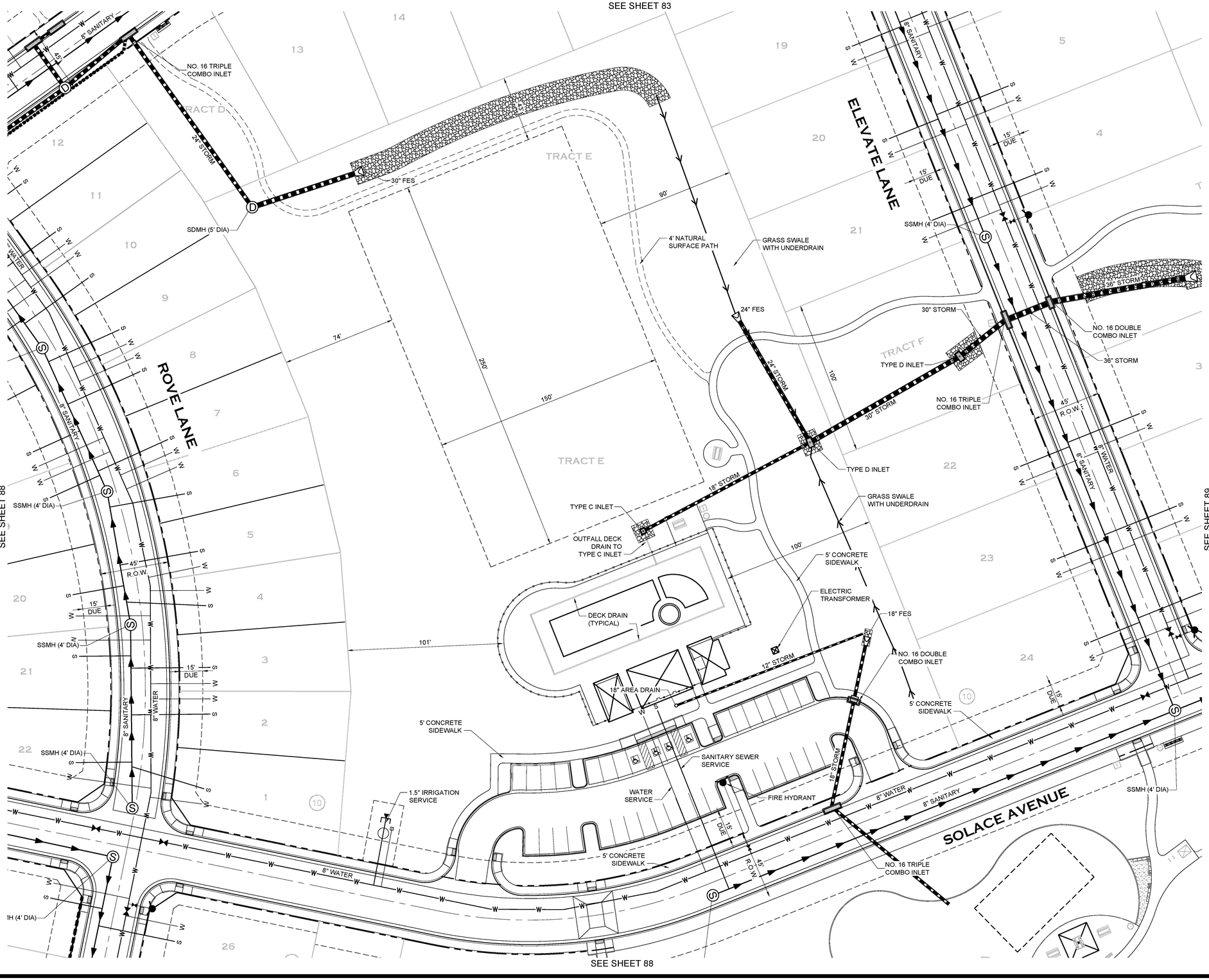
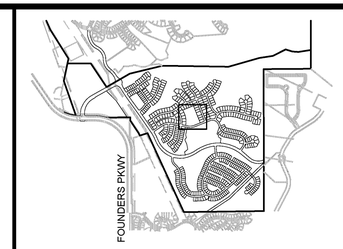
SITE DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 83





KEYMAP

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW/PROPERTY LINE
- EXISTING ROW/PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CURB, GUTTER AND ATTACHED WALK
- VERTICAL CURB AND GUTTER
- CONCRETE WALK (SEE PLAN FOR WIDTHS)
- SOFT SURFACE TRAIL (SEE PLAN)
- LOT NUMBER 15
- BLOCK NUMBER 7

PROPOSED UTILITIES

- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM DRAIN
- STORM DRAIN INLET

EXISTING UTILITIES

- GAS MAIN
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM DRAIN
- STORM DRAIN INLET
- POWER POLE
- ELECTRIC
- TELEPHONE
- FENCE

NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE PURPLE AND BLUE PRESSURE ZONES.
5. TRAILS SHOWN ARE CONCEPT IN NATURE, LOCATION AND GEOMETRY ARE SUBJECT TO FINAL DESIGN.
6. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
7. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.
8. BLANKET DRAINAGE AND UTILITY EASEMENTS WILL BE DEDICATED ON PRIVATELY OWNED TRACTS WITH THE FINAL PLAT.

0 15 30 60
1 inch = 30 ft.

PROJECT NO. SDP23-0041

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COVER ENGINEERING

CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Drawn by:	RLS
Checked by:	BKM
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Sheet Name

AMENITY CENTER UTILITY PLAN

Sheet Number

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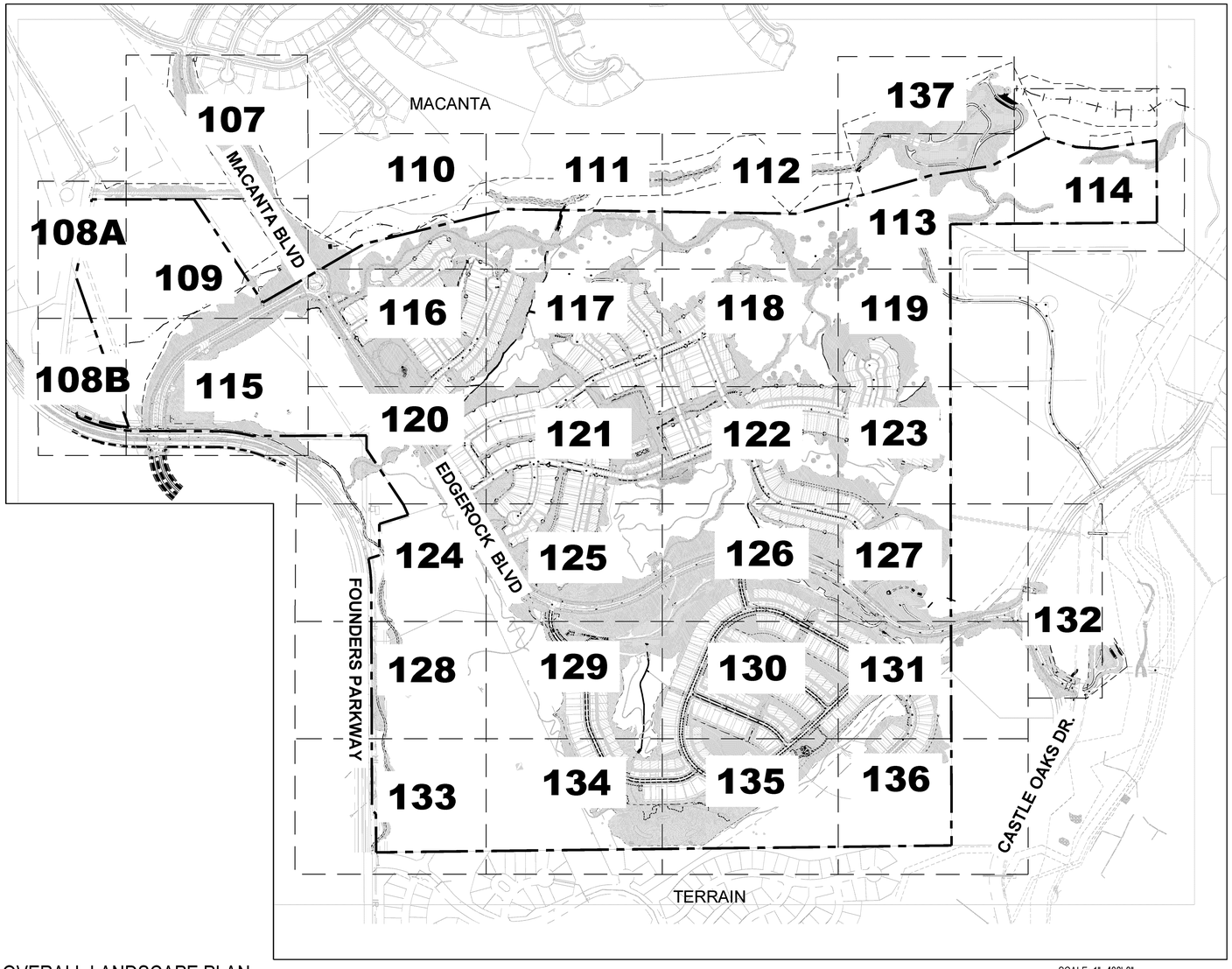

1 OVERALL LANDSCAPE PLAN
Scale: 1"= 400'-0"

SCALE: 1"=400'-0"
0 200' 400' 800' 1200'
NORTH

PROJECT NO. SDP23-0041

Prepared For

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
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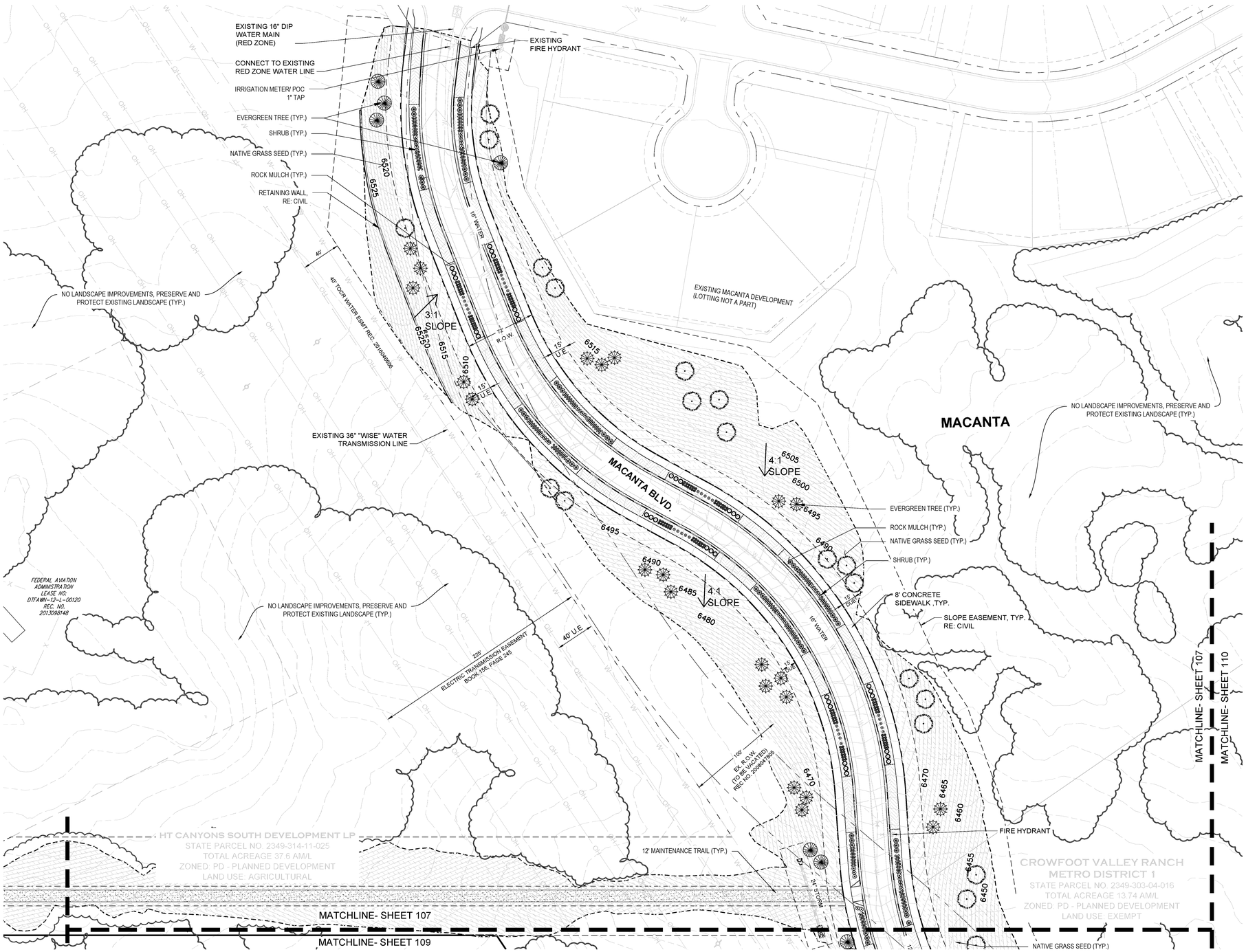
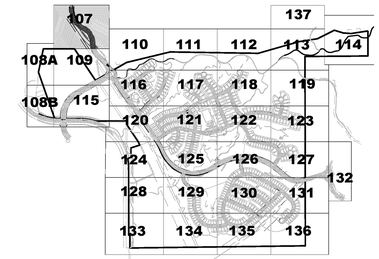
Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
106





KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

- ROCK MULCH, 3/4"-1.5", DIA., ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA. COBBLE BLEND
- WOOD MULCH 'GORILLA HAIR', 4" DPTH.

SURFACE

- CRUSHER FINES, GRAY COLOR, 4" DPTH.
- FIBAR
- 3-RAIL FENCE AND COLUMN
- STEEL EDGING
- CONCRETE DRAINAGE PAN
- LIMITS OF SEEDING
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.

SCALE: 1"=50'-0"
0 50' 100' 150' NORTH

PROJECT NO. SDP23-0041

1 LANDSCAPE PLAN
Scale: 1"= 50'-0"

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

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Sheet Name
LANDSCAPE PLAN

Sheet Number
107
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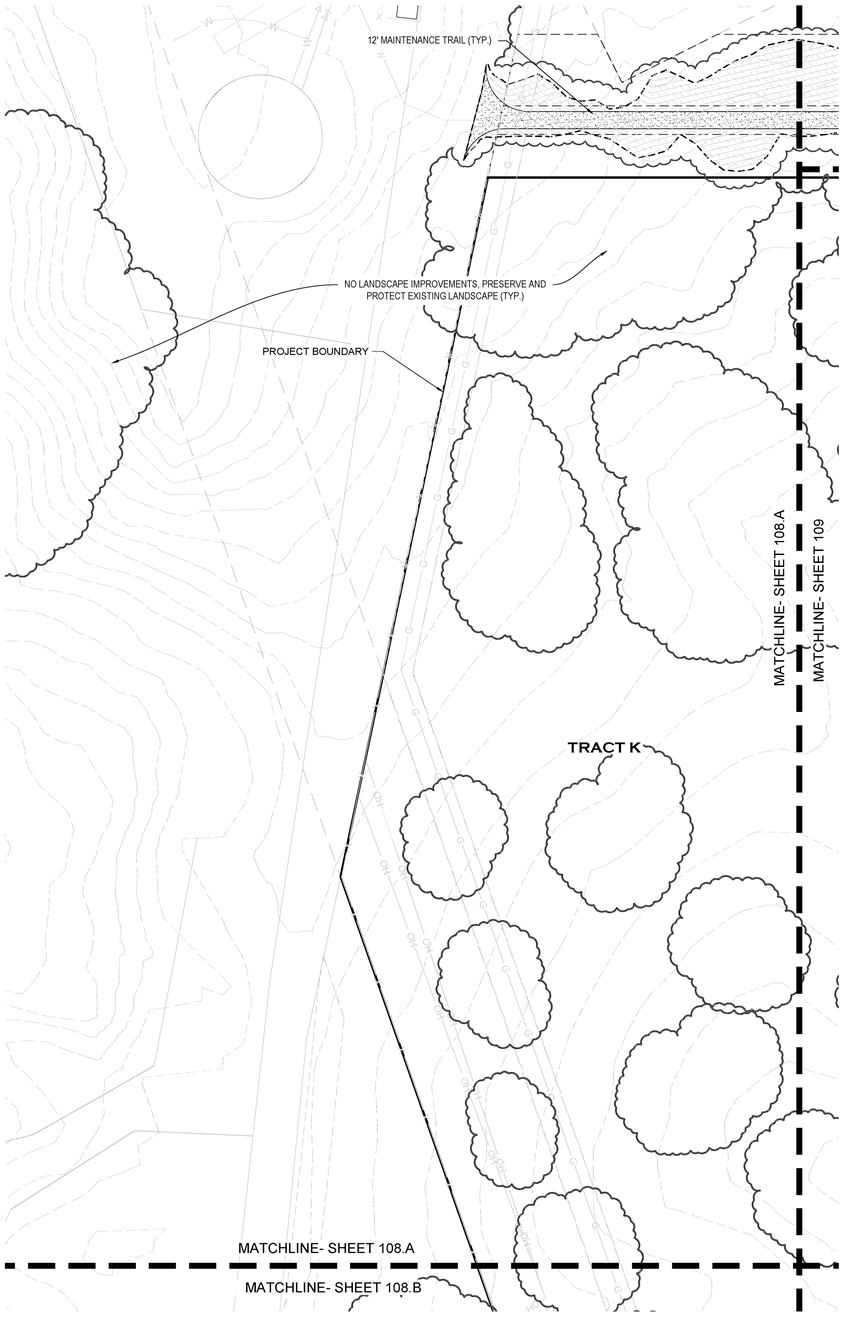
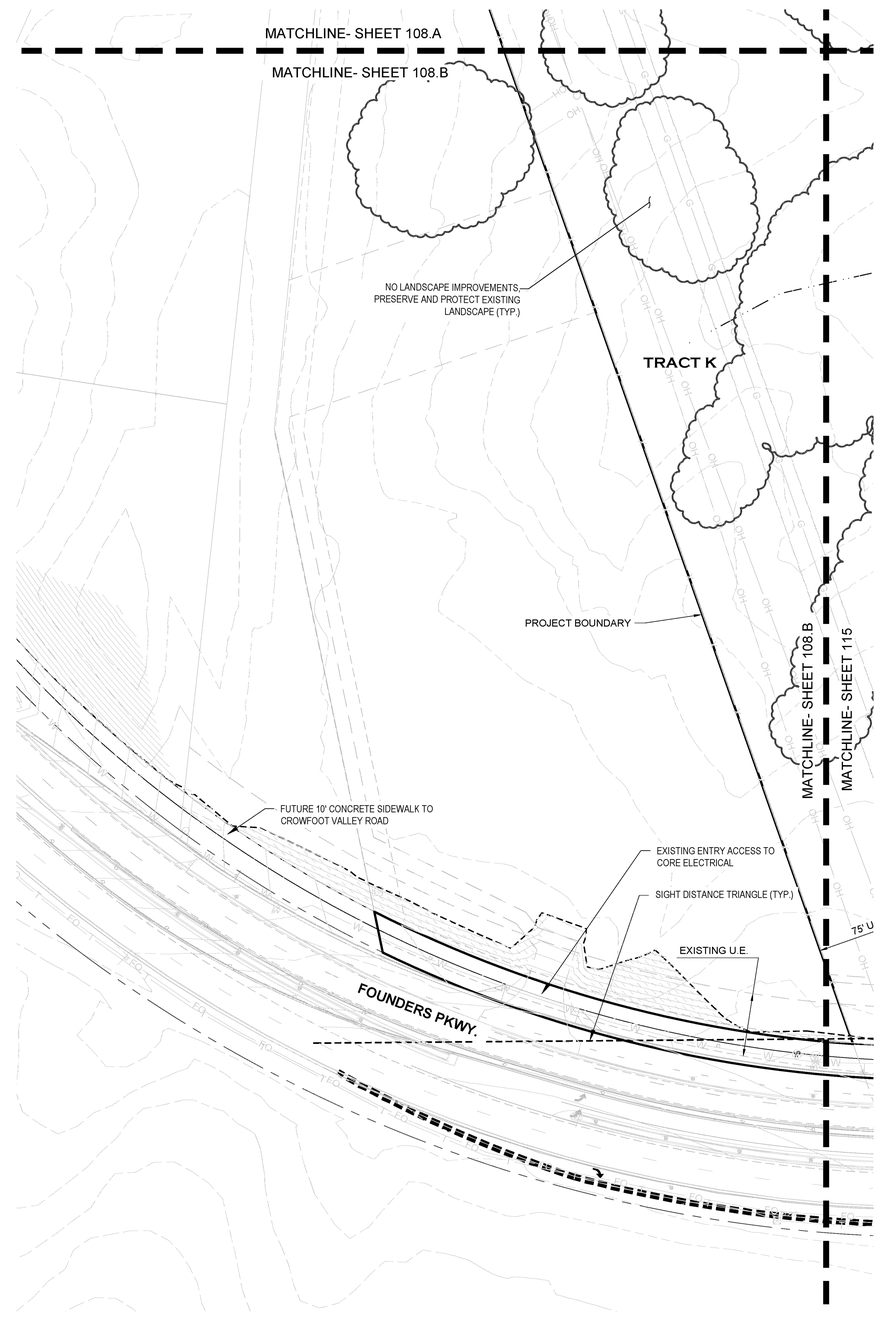
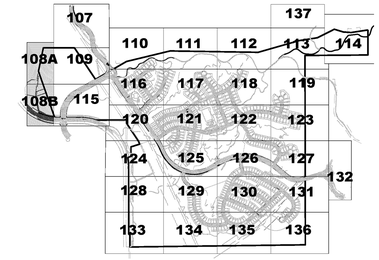


A LANDSCAPE PLAN
Scale: 1"= 50'-0"



B LANDSCAPE PLAN
Scale: 1"= 50'-0"



KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

- ROCK MULCH, 3/4"-1.5", DIA., ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA. COBBLE BLEND
- WOOD MULCH `GORILLA HAIR`, 4" DPTH.

SURFACE

- CRUSHER FINES, GRAY COLOR, 4" DPTH.
- FIBAR
- 3-RAIL FENCE AND COLUMN
- STEEL EDGING
- CONCRETE DRAINAGE PAN
- LIMITS OF SEEDING
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.

SCALE: 1"=50'-0"
0 50' 100' 150'
NORTH

PROJECT NO. SDP23-0041

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

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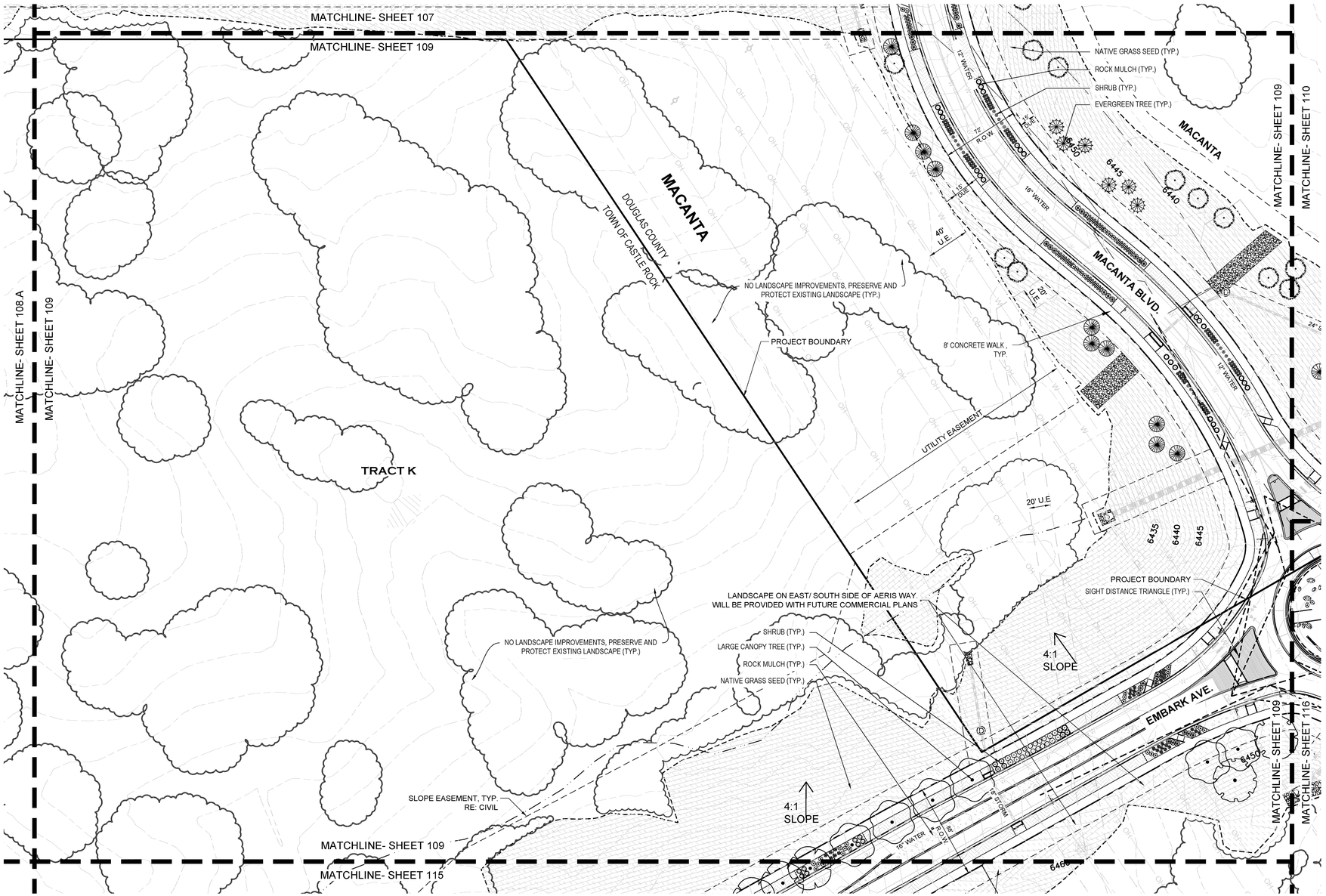
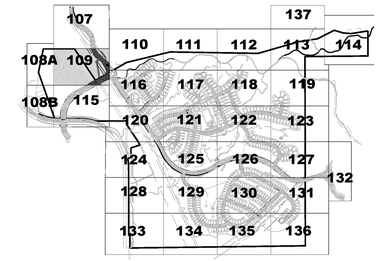
Sheet Name
LANDSCAPE PLAN

Sheet Number
108





KEY MAP

LEGEND

GROUND COVERS

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- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
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SURFACE

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- FIBAR
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- STEEL EDGING
- CONCRETE DRAINAGE PAN
- LIMITS OF SEEDING
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.

1 LANDSCAPE PLAN
Scale: 1"= 50'-0"

SCALE: 1"=50'-0"
0 50' 100' 150'
NORTH

PROJECT NO. SDP23-0041

Prepared For
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TOWN OF CASTLE ROCK, COLORADO

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LANDSCAPE PLAN

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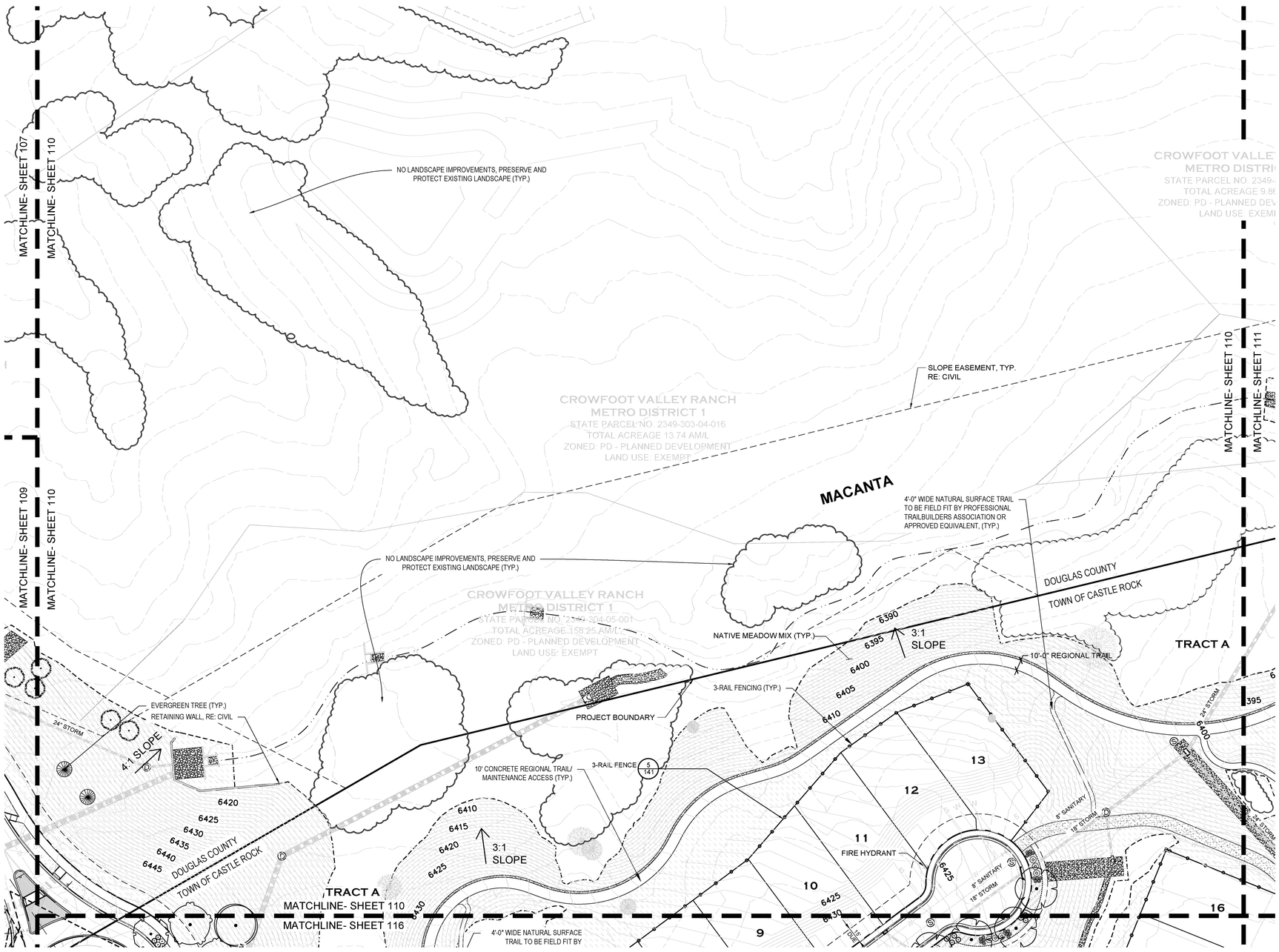
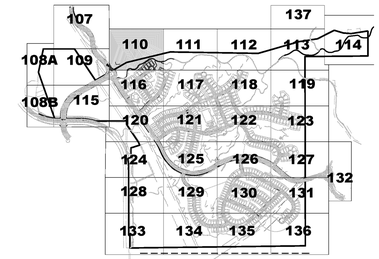
109





KEY MAP

LEGEND

GROUND COVERS

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- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
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MULCH

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SURFACE

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- SHRUB & GRASS PLANTING SYMBOL

NOTE:
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1 LANDSCAPE PLAN
Scale: 1"= 50'-0"

SCALE: 1"=50'-0"
0 50' 100' 150'
NORTH

PROJECT NO. SDP23-0041

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Sheet Name
LANDSCAPE PLAN

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110
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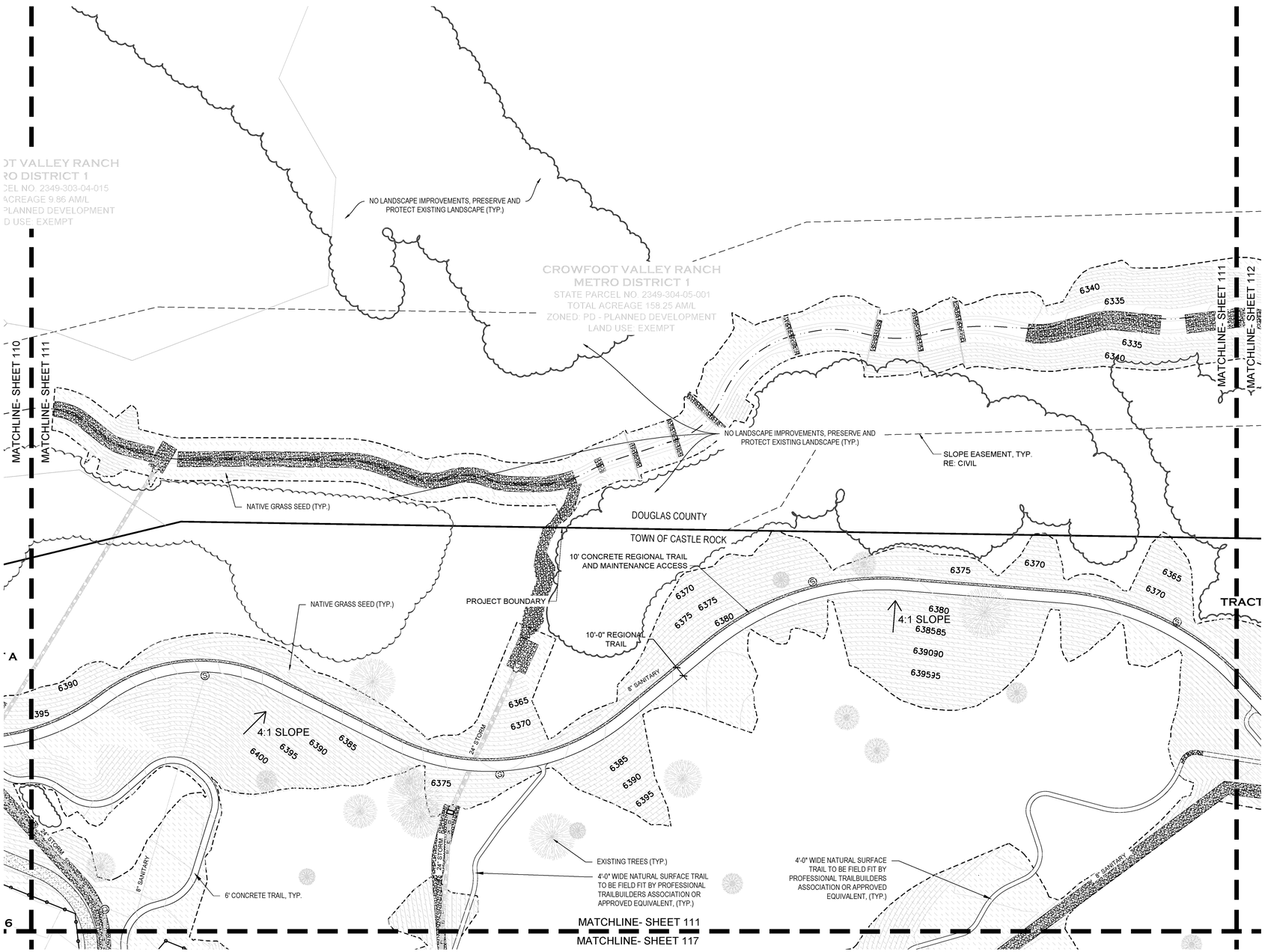
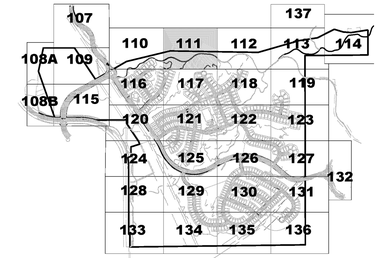


1 LANDSCAPE PLAN
Scale: 1"= 50'-0"



KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
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- SHRUB & GRASS PLANTING SYMBOL

NOTE:
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SCALE: 1"=50'-0"
0 50' 100' 150'
NORTH

PROJECT NO. SDP23-0041

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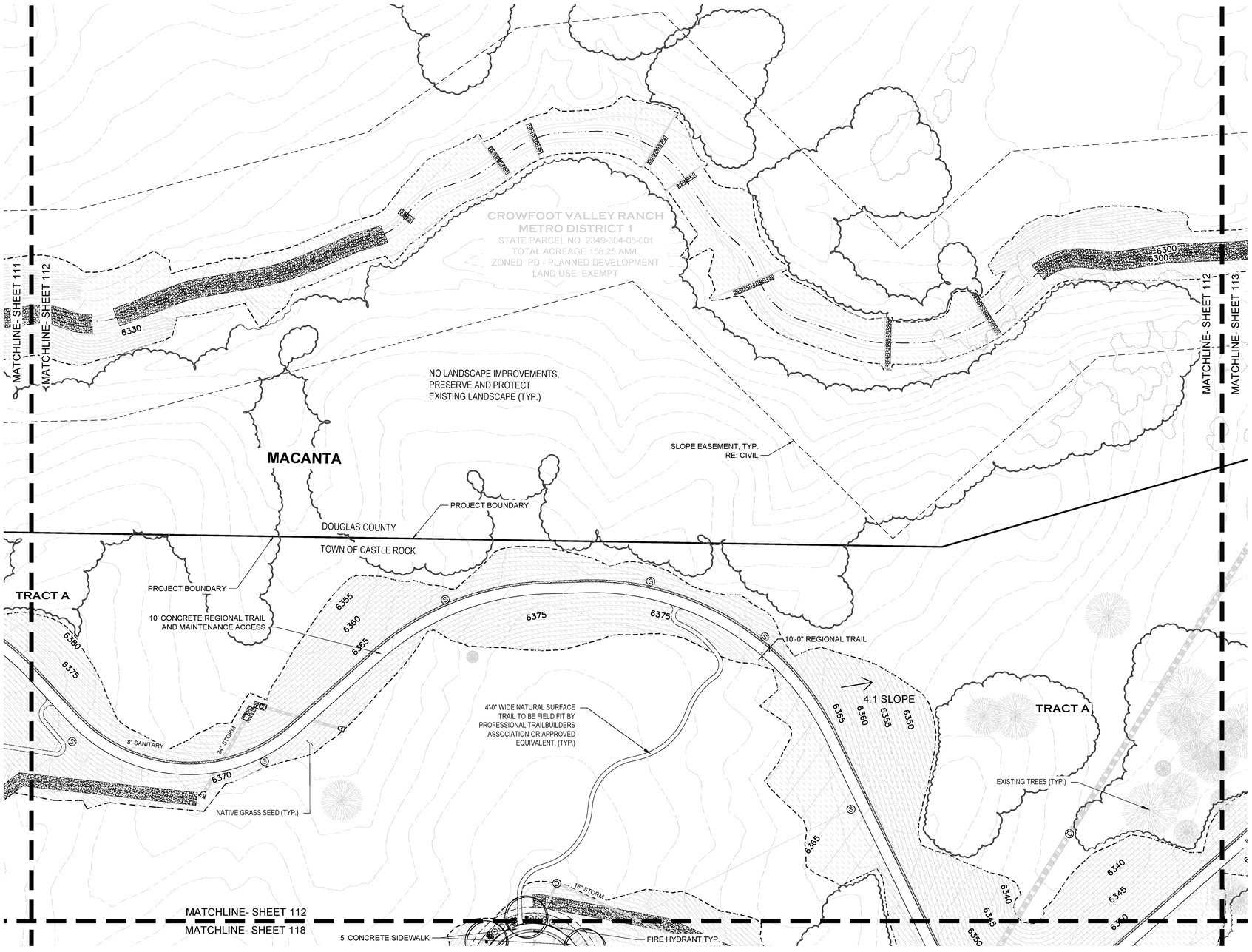
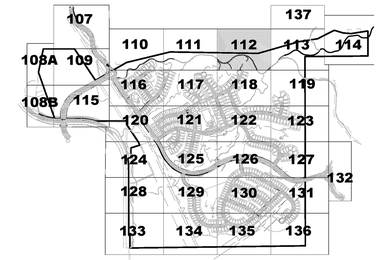
Sheet Name
LANDSCAPE PLAN

Sheet Number
111
111 OF 154





KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

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SURFACE

- CRUSHER FINES, GRAY COLOR, 4" DPTH.
- FIBAR
- 3-RAIL FENCE AND COLUMN
- STEEL EDGING
- CONCRETE DRAINAGE PAN
- LIMITS OF SEEDING
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
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1 LANDSCAPE PLAN
Scale: 1"= 50'-0"

SCALE: 1"=50'-0"
0 50' 100' 150'
NORTH

PROJECT NO. SDP23-0041

Prepared For

Hines

HINES
1144 15TH ST, SUITE 2600
DENVER, CO 80202

Landscape Architecture

people creating spaces

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CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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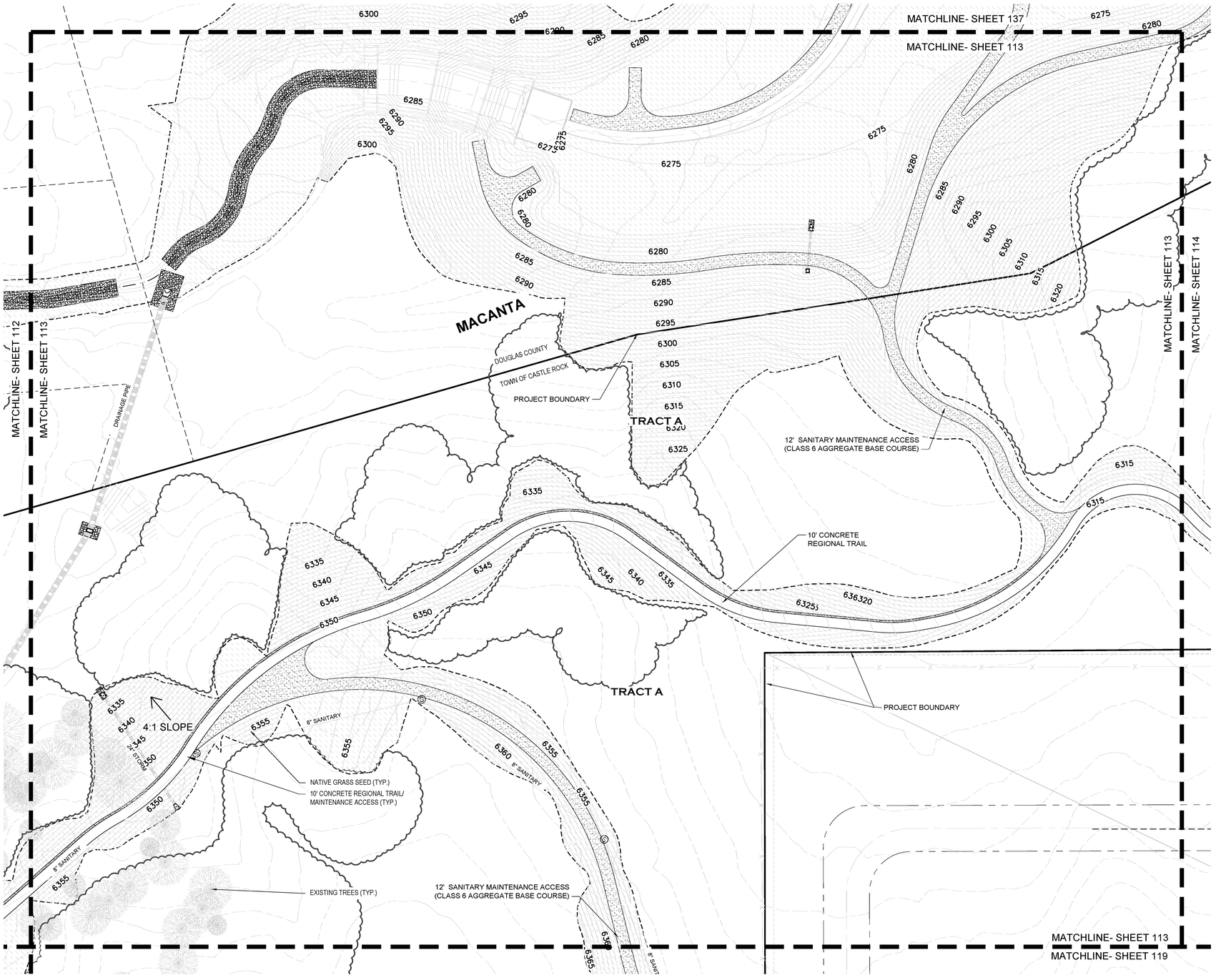
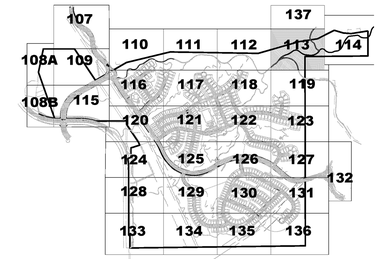
LANDSCAPE PLAN

Sheet Number

112





KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

- ROCK MULCH, 3/4"-1.5", DIA., ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA. COBBLE BLEND
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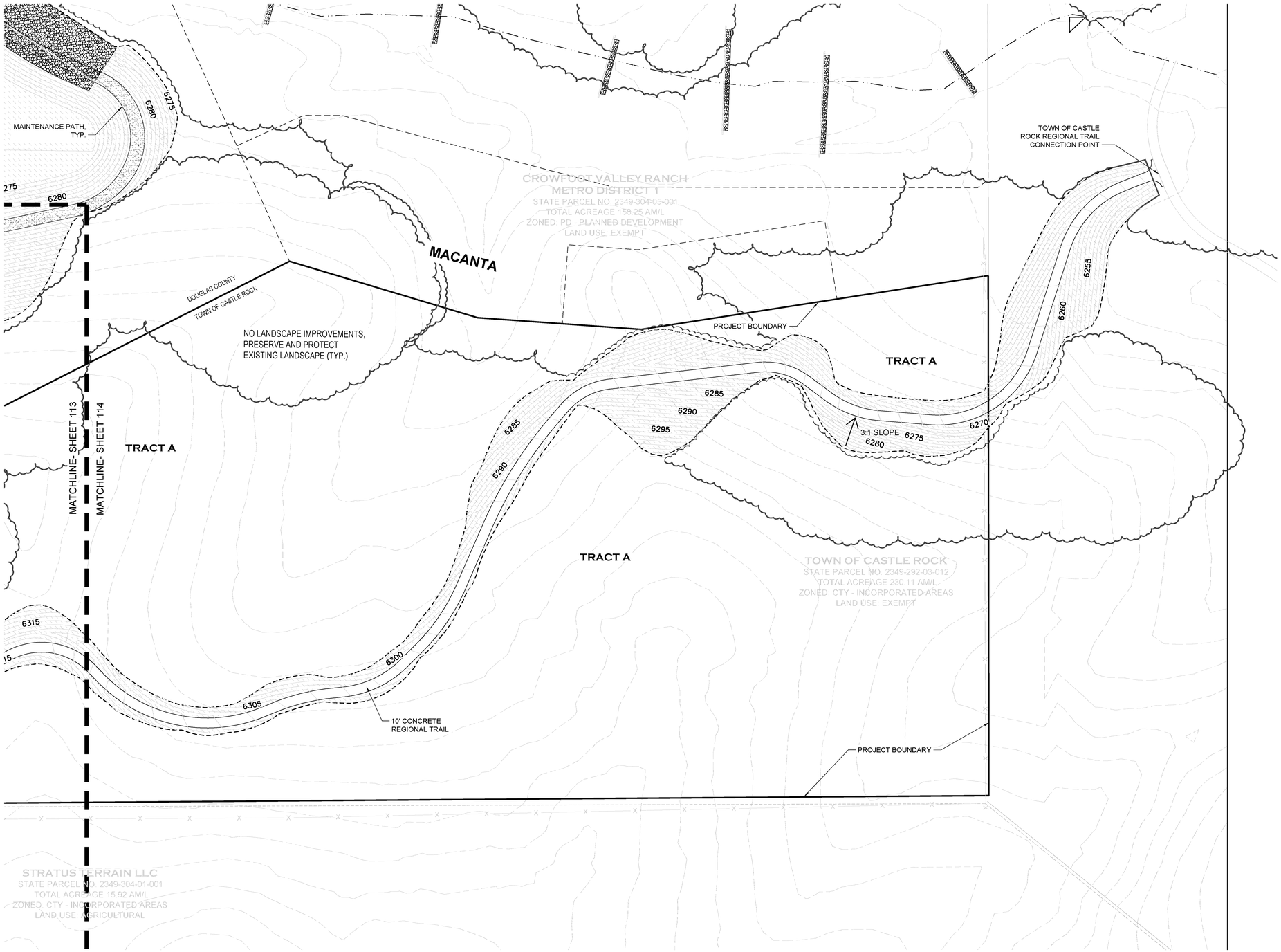

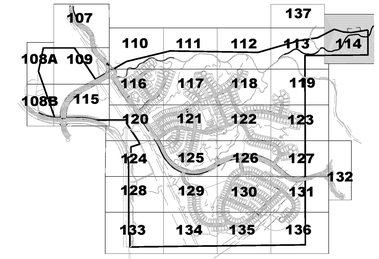

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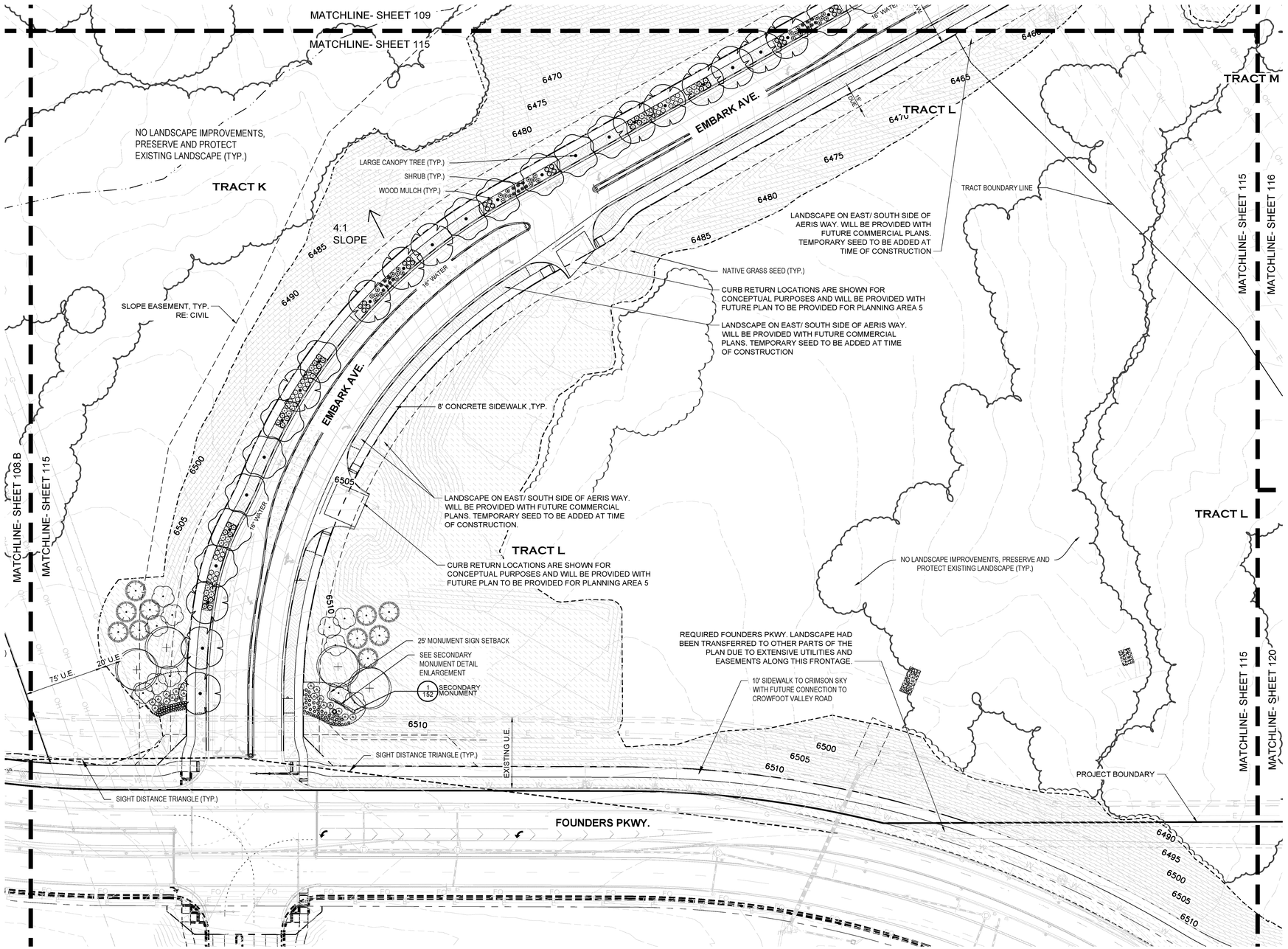

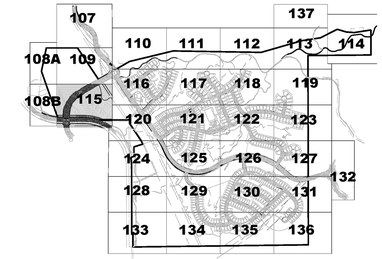

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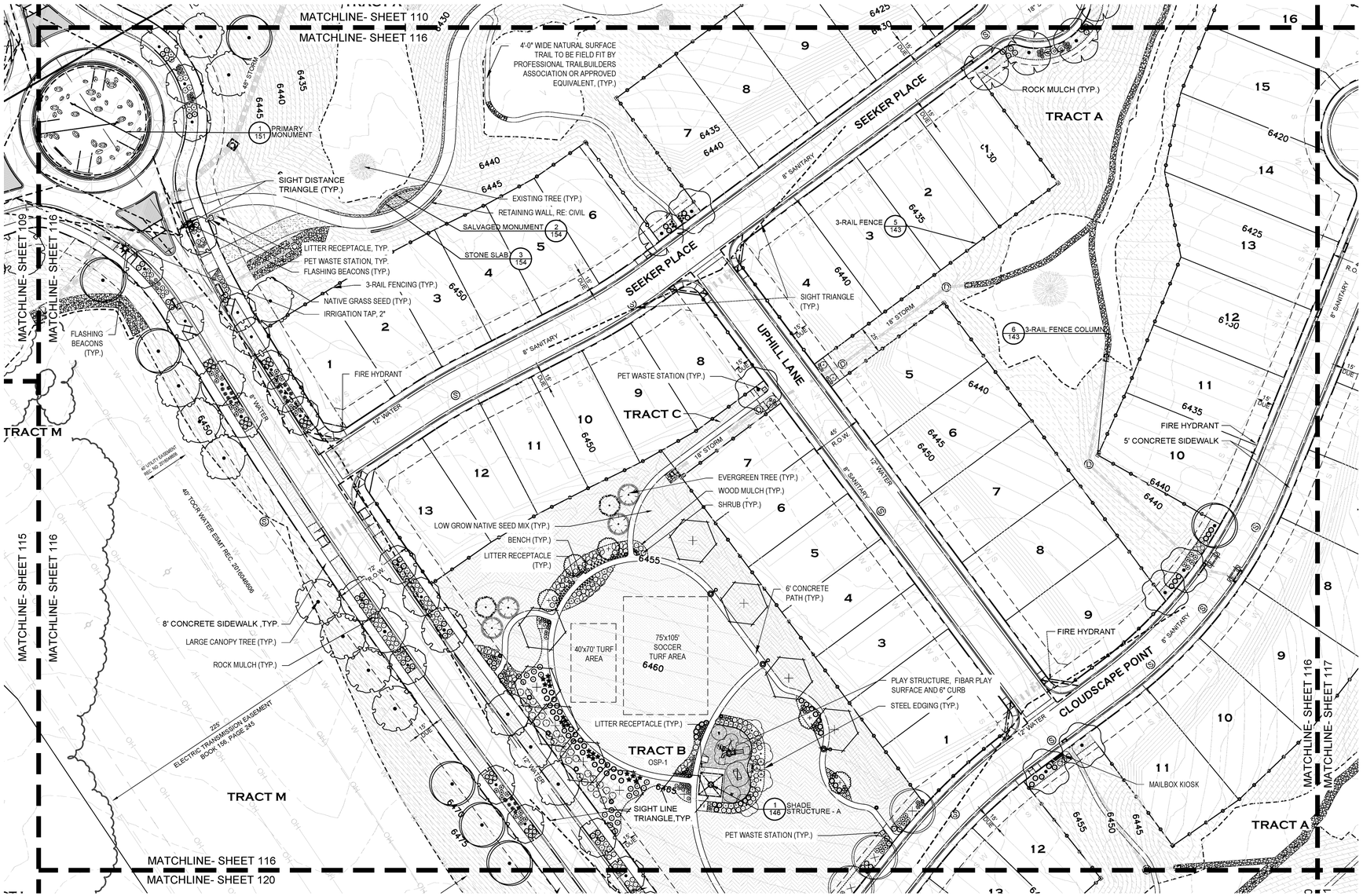

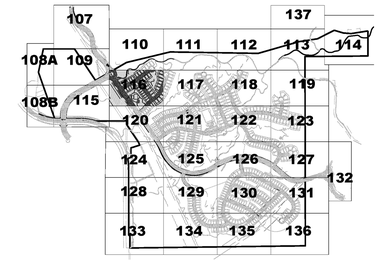

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LANDSCAPE PLAN

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116

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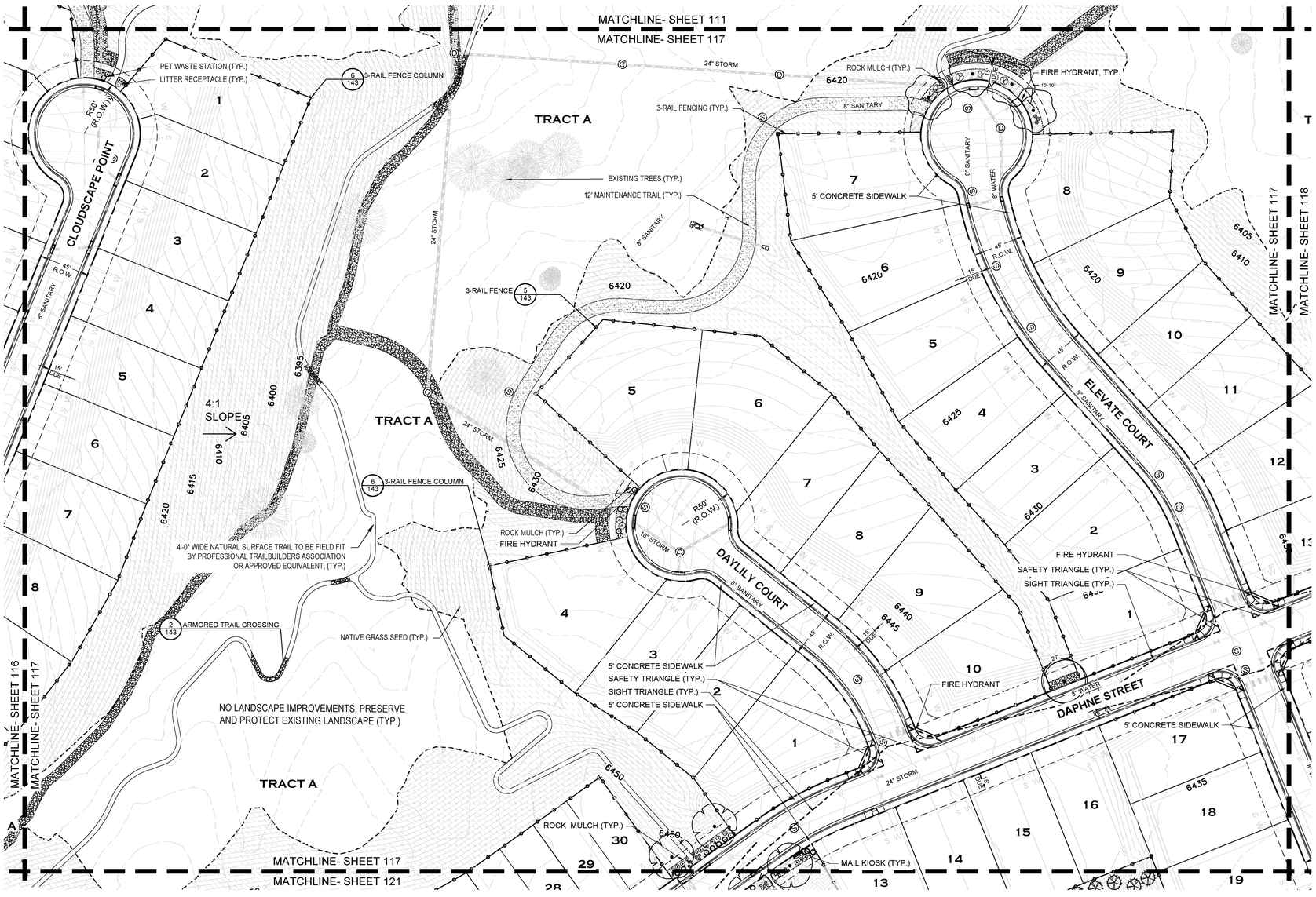

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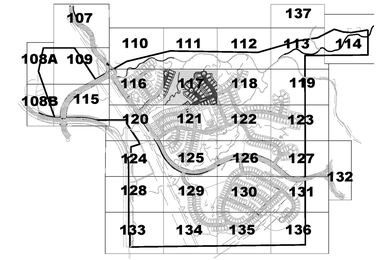

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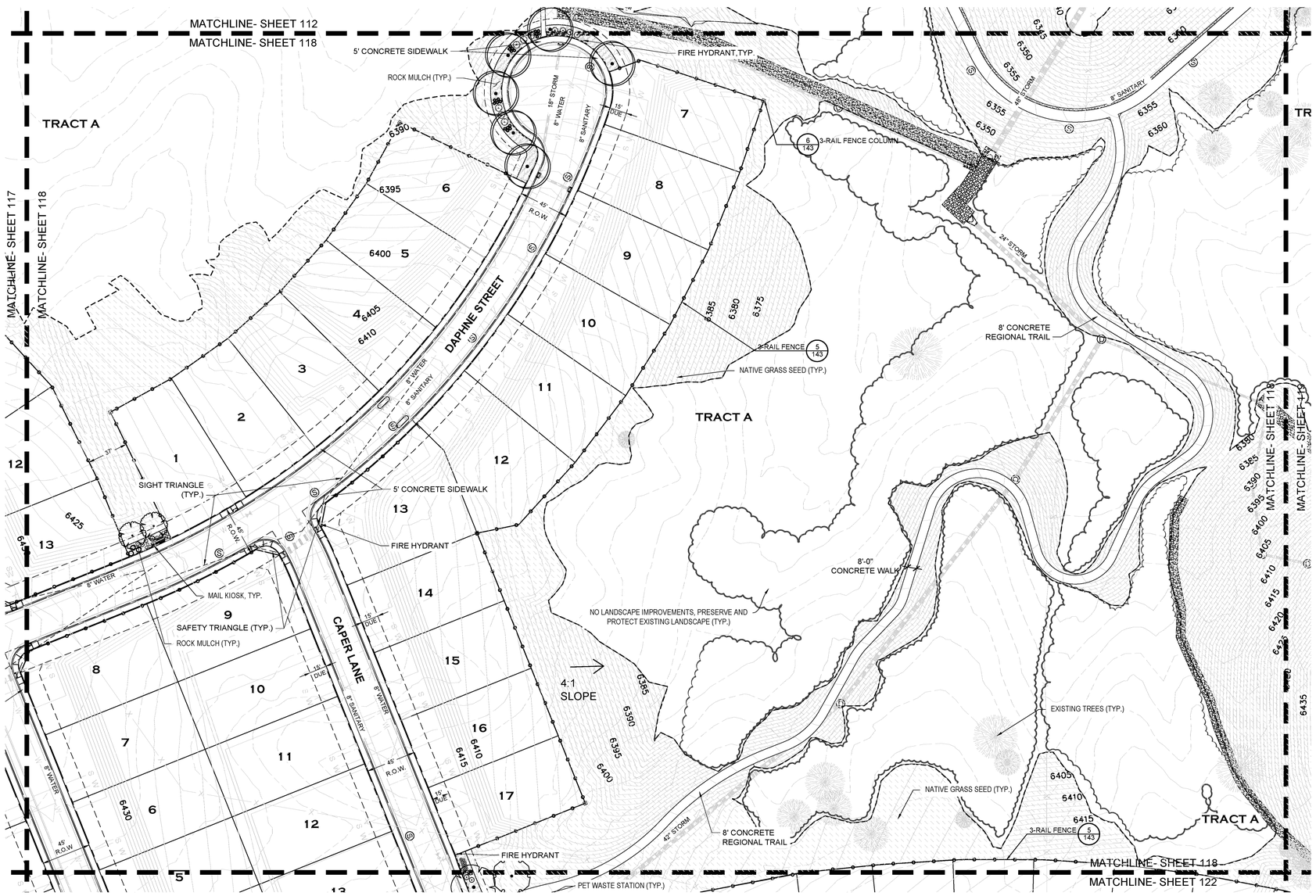
117



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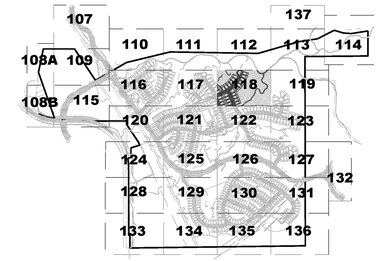

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118
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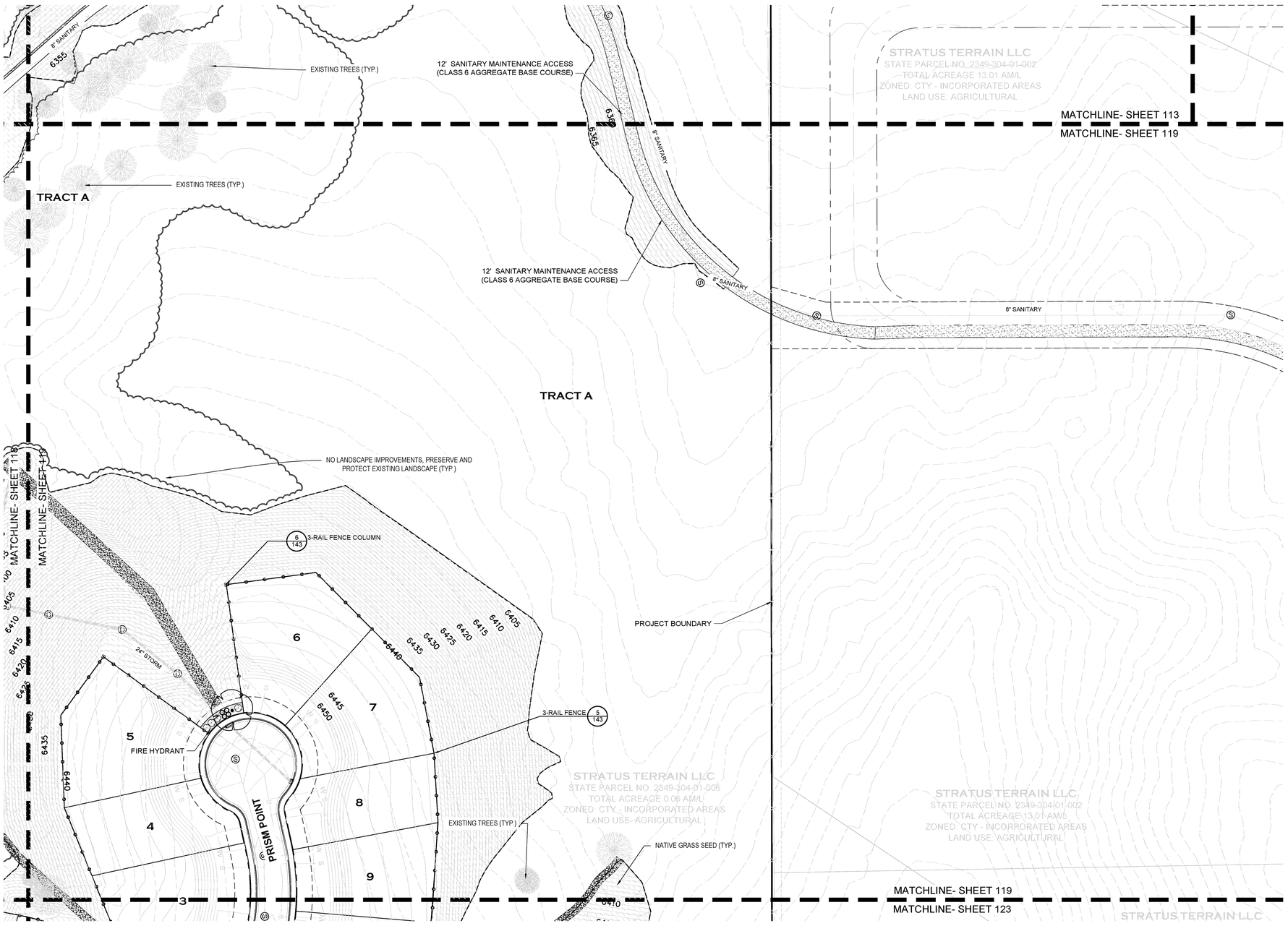

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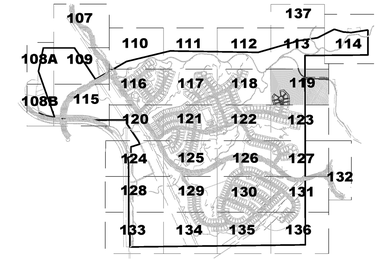

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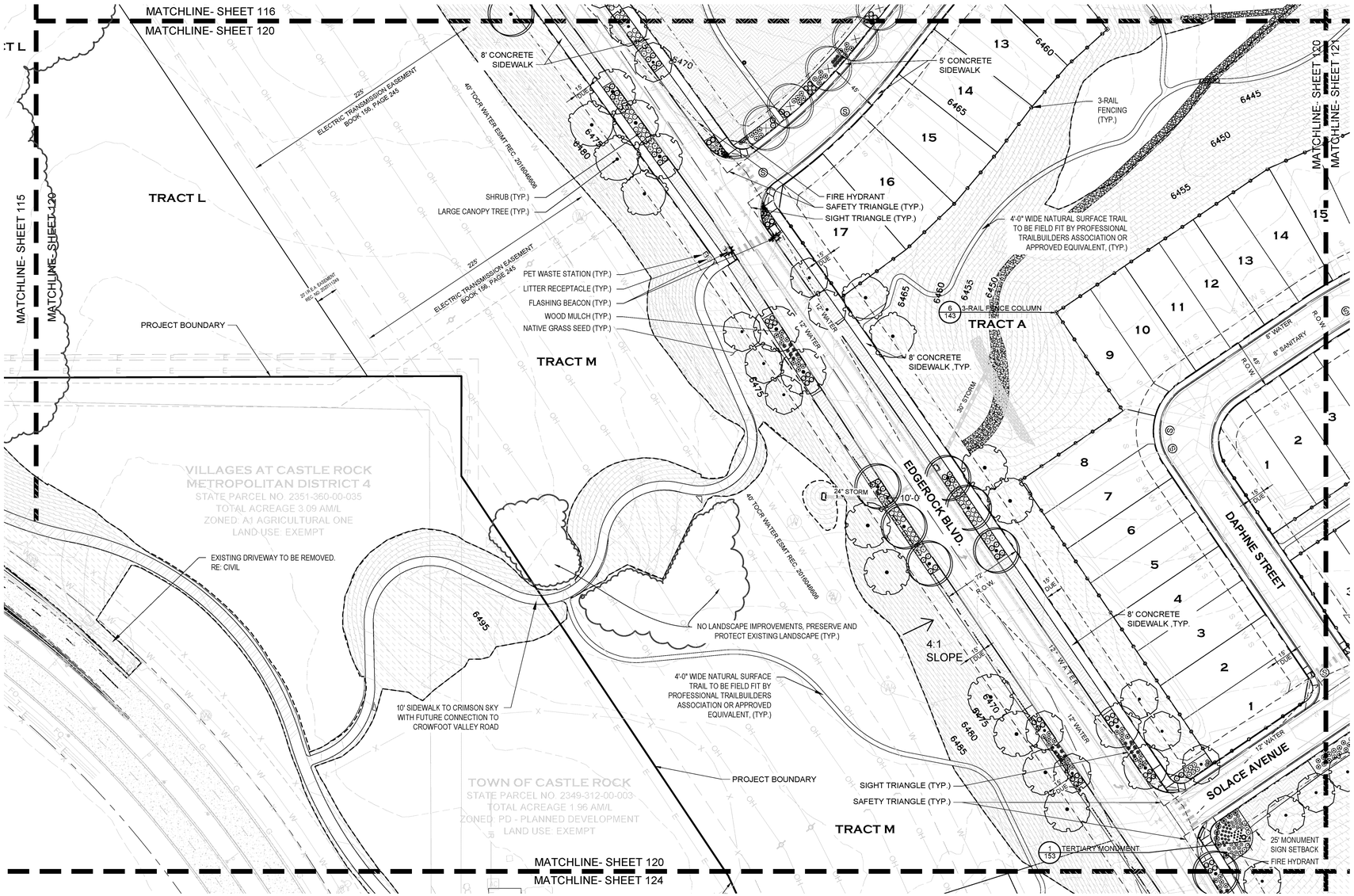

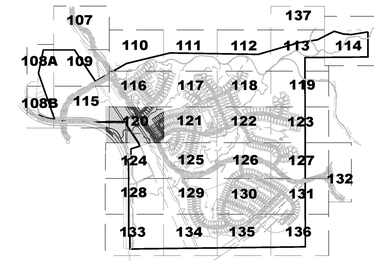

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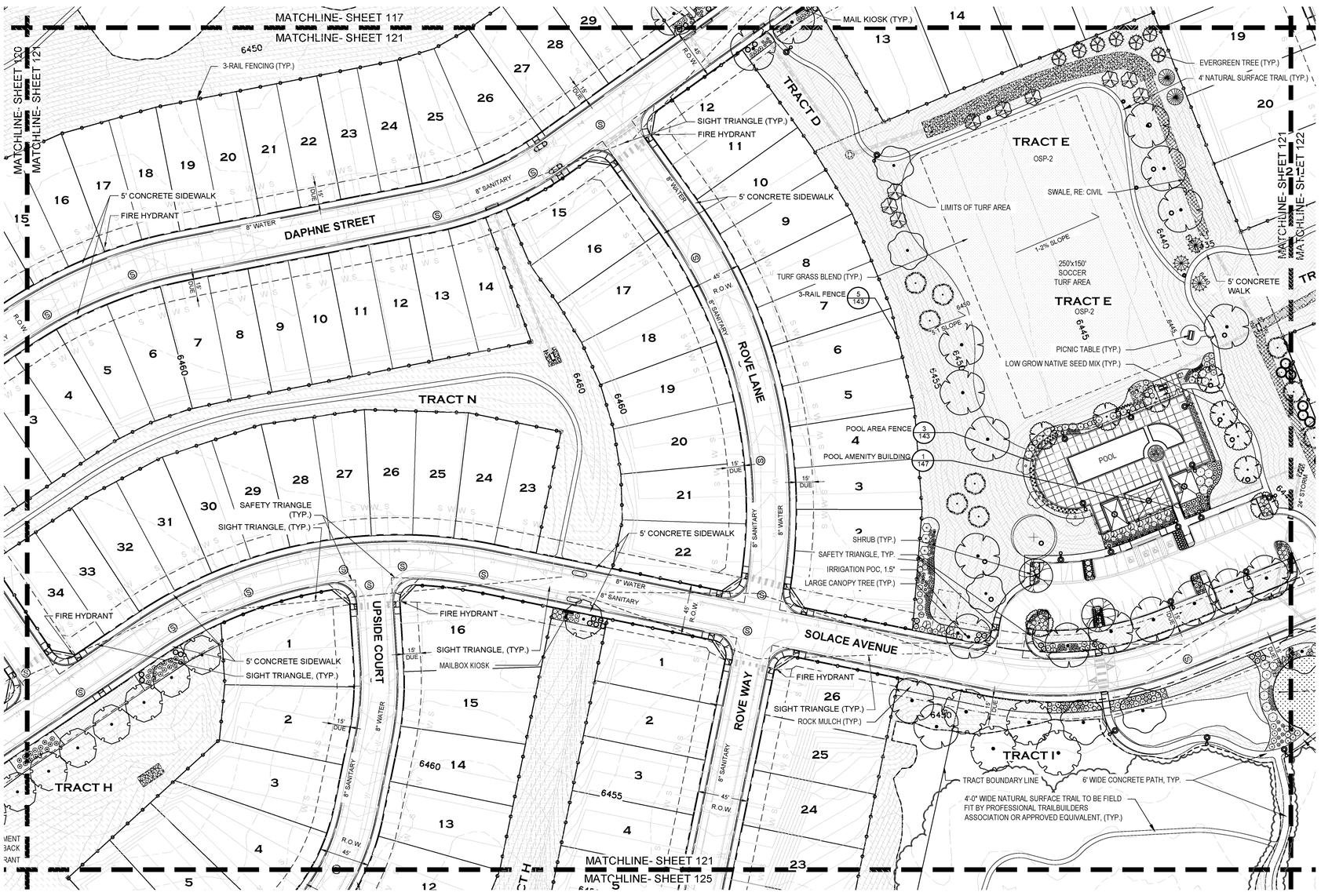
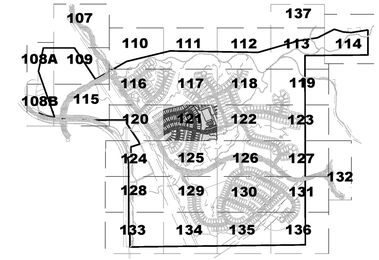
120





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CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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	08.13.2025
	09.26.2025
	10.22.2025

Sheet Name

LANDSCAPE PLAN

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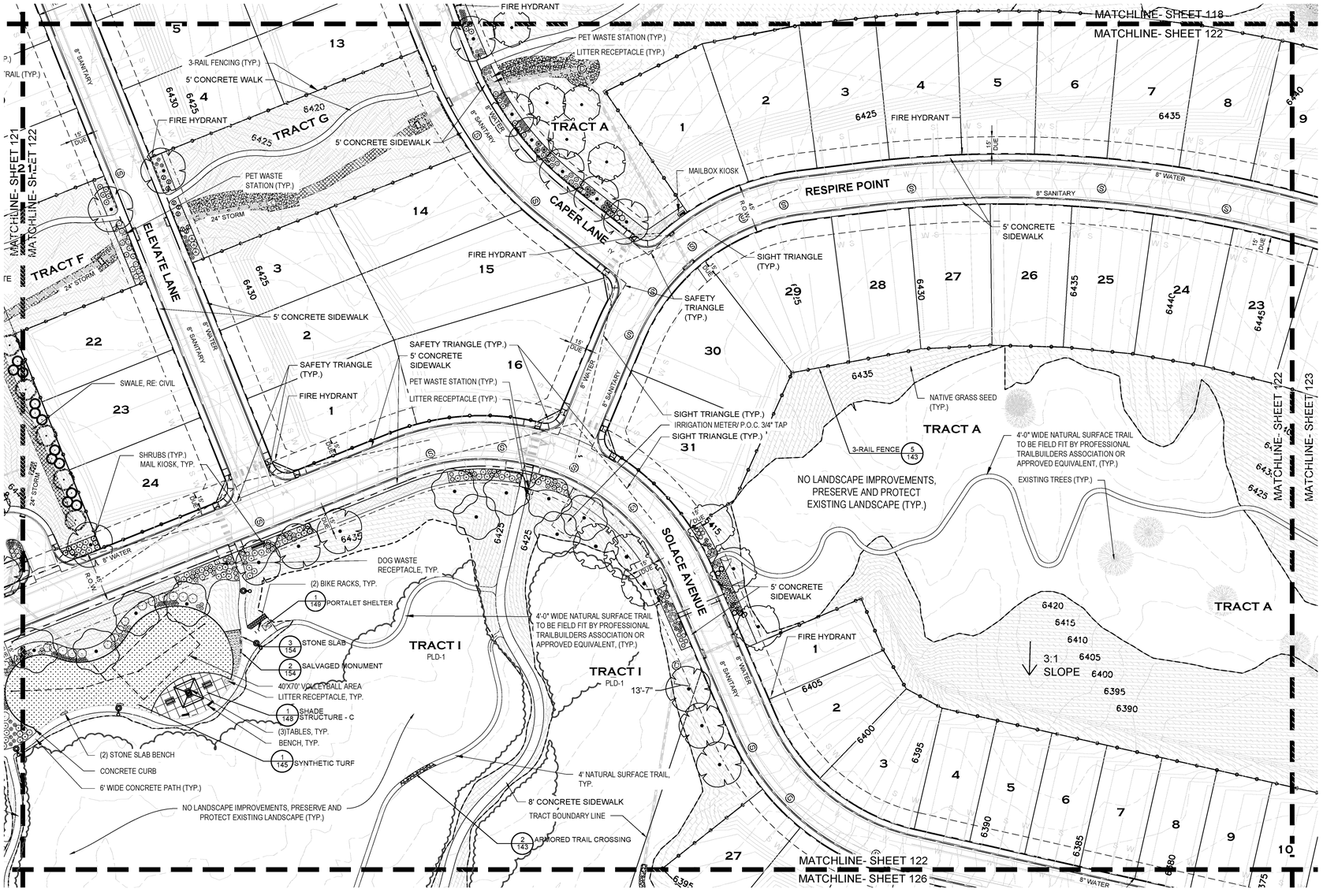
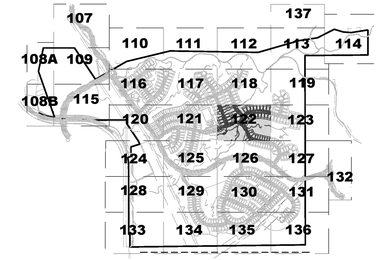


1 LANDSCAPE PLAN
Scale: 1"= 50'-0"



KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

- ROCK MULCH, 3/4"-1.5", DIA., ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA. COBBLE BLEND
- WOOD MULCH `GORILLA HAIR`, 4" DPTH.

SURFACE

- CRUSHER FINES, GRAY COLOR, 4" DPTH.
- FIBAR
- 3-RAIL FENCE AND COLUMN
- STEEL EDGING
- CONCRETE DRAINAGE PAN
- LIMITS OF SEEDING
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.

SCALE: 1"=50'-0"
0 50' 100' 150'
NORTH

PROJECT NO. SDP23-0041

Prepared For

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DENVER, CO 80202

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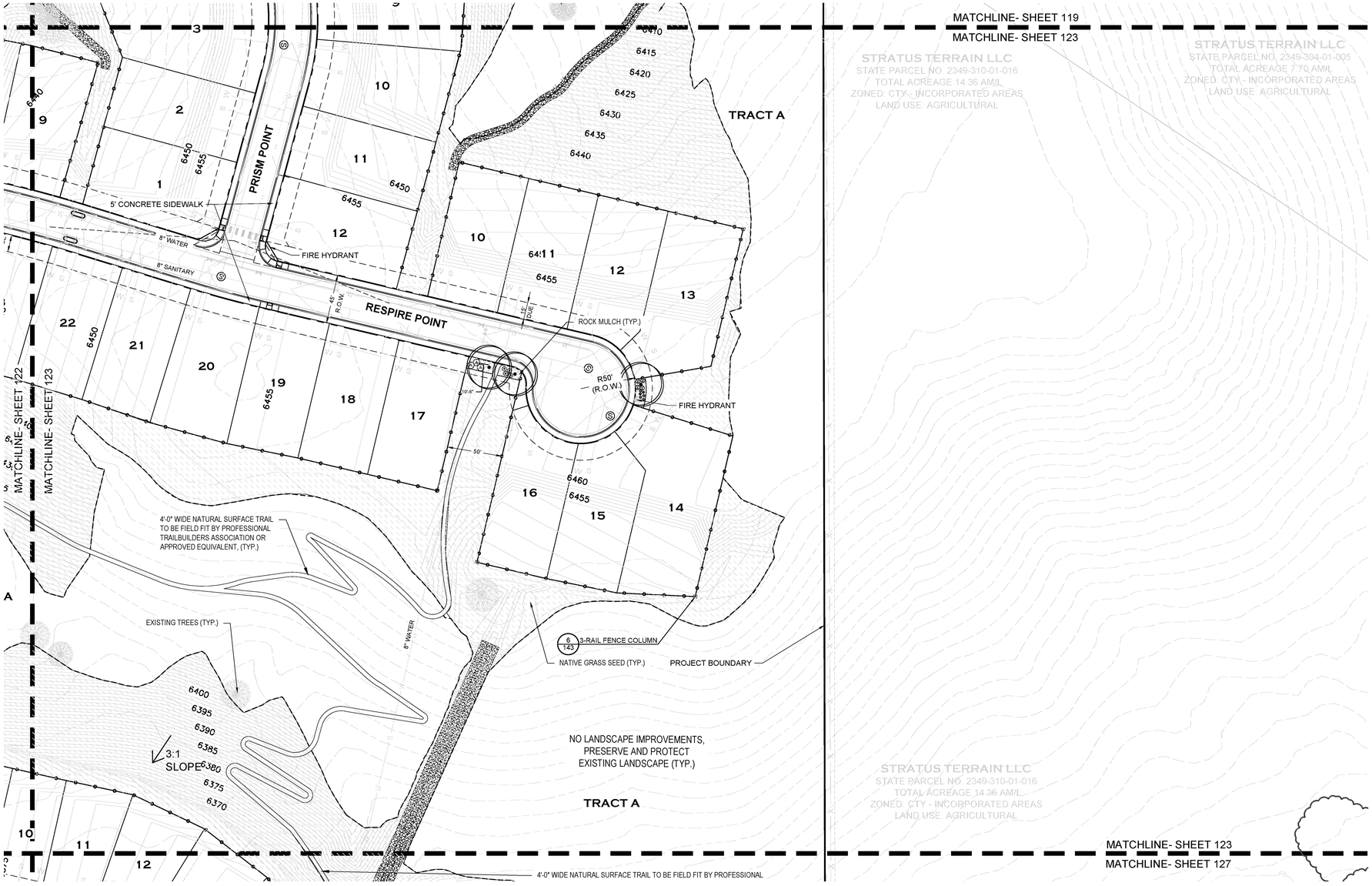
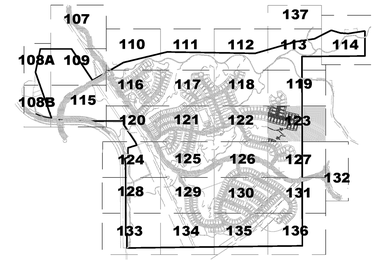
122
122 OF 154





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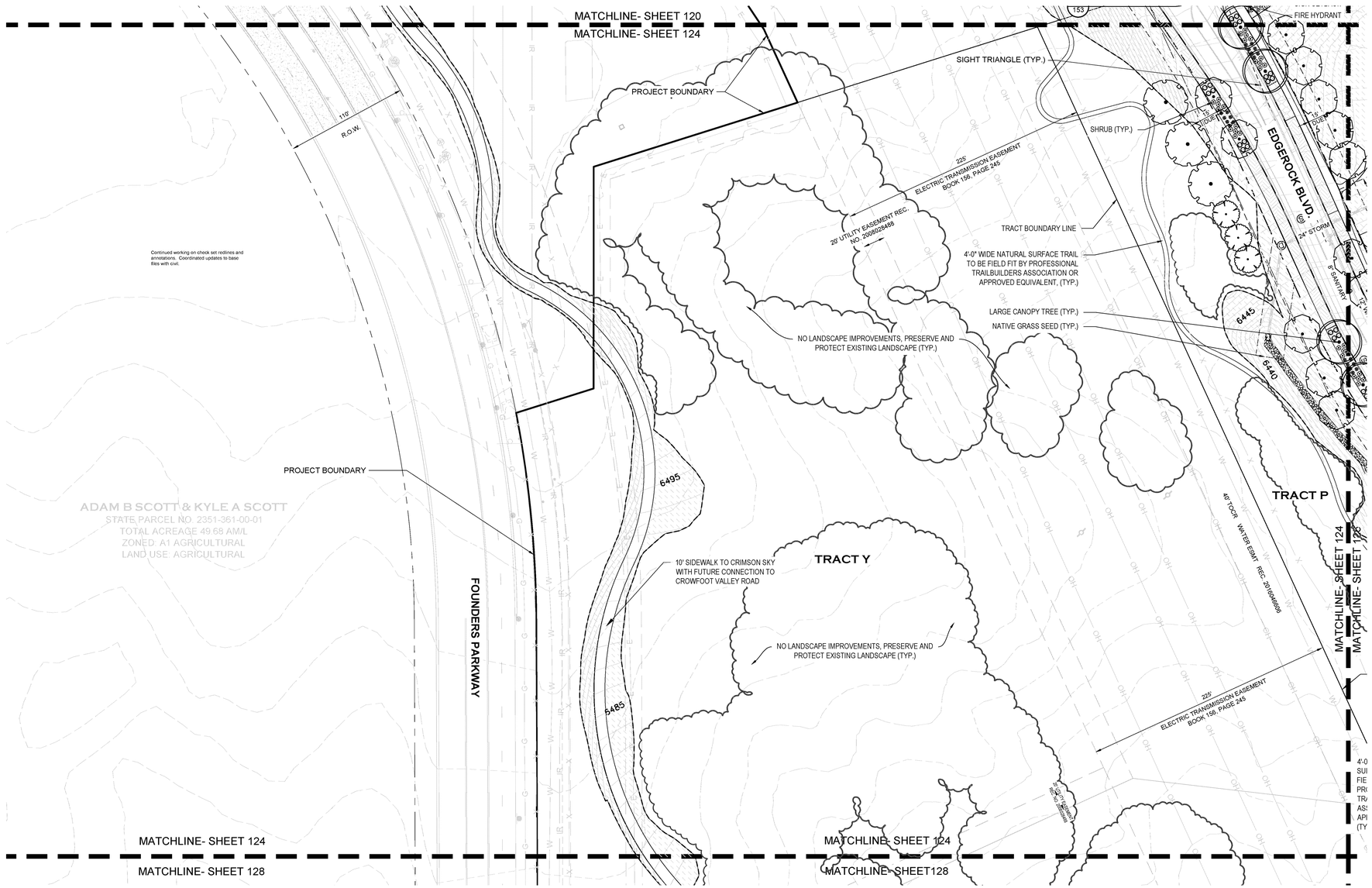

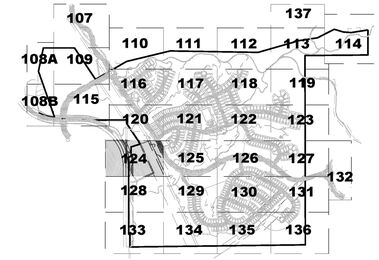

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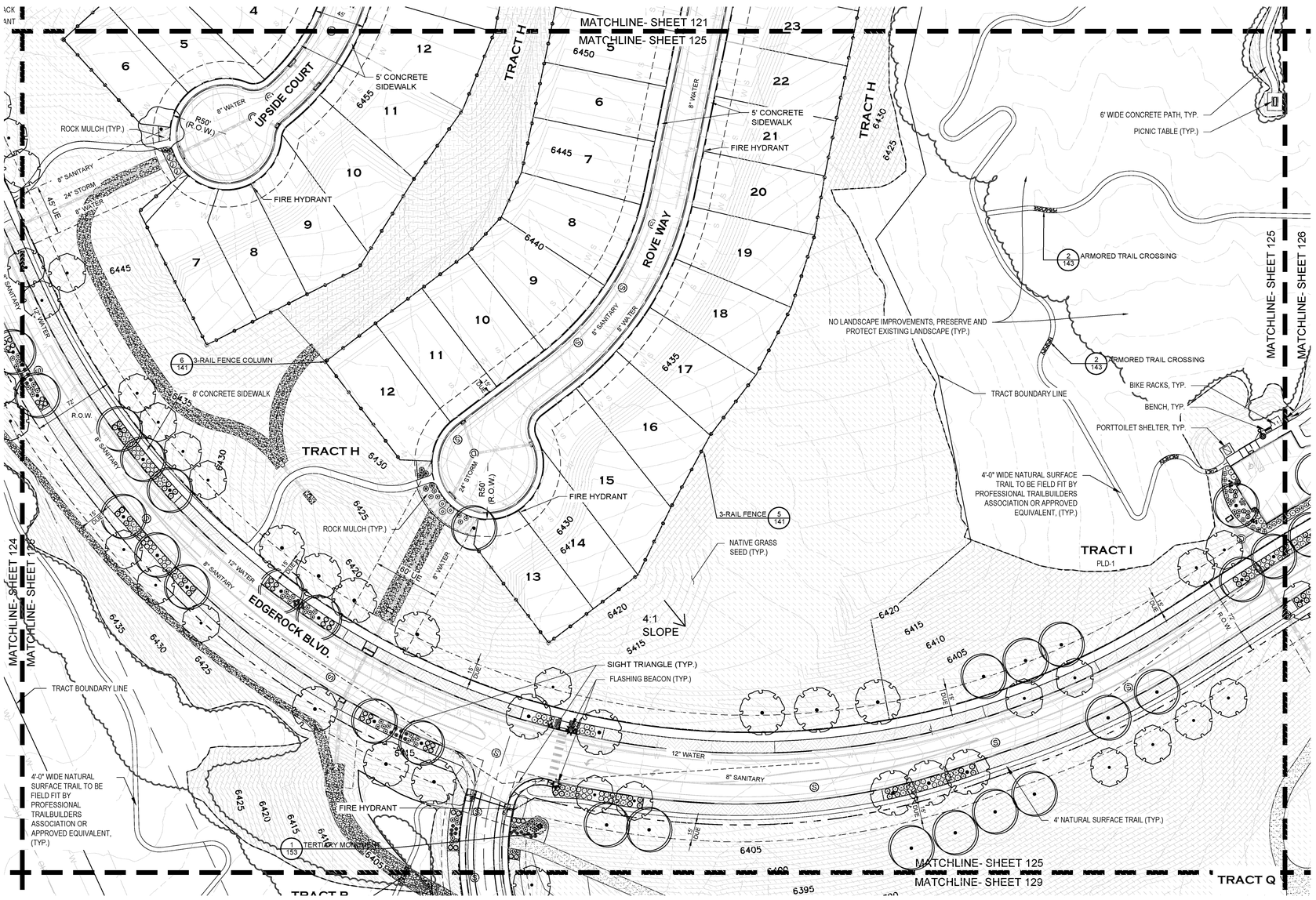

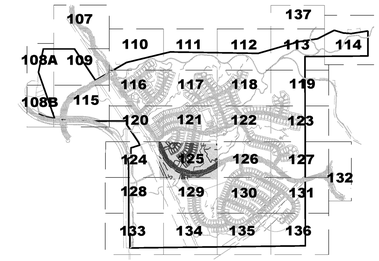

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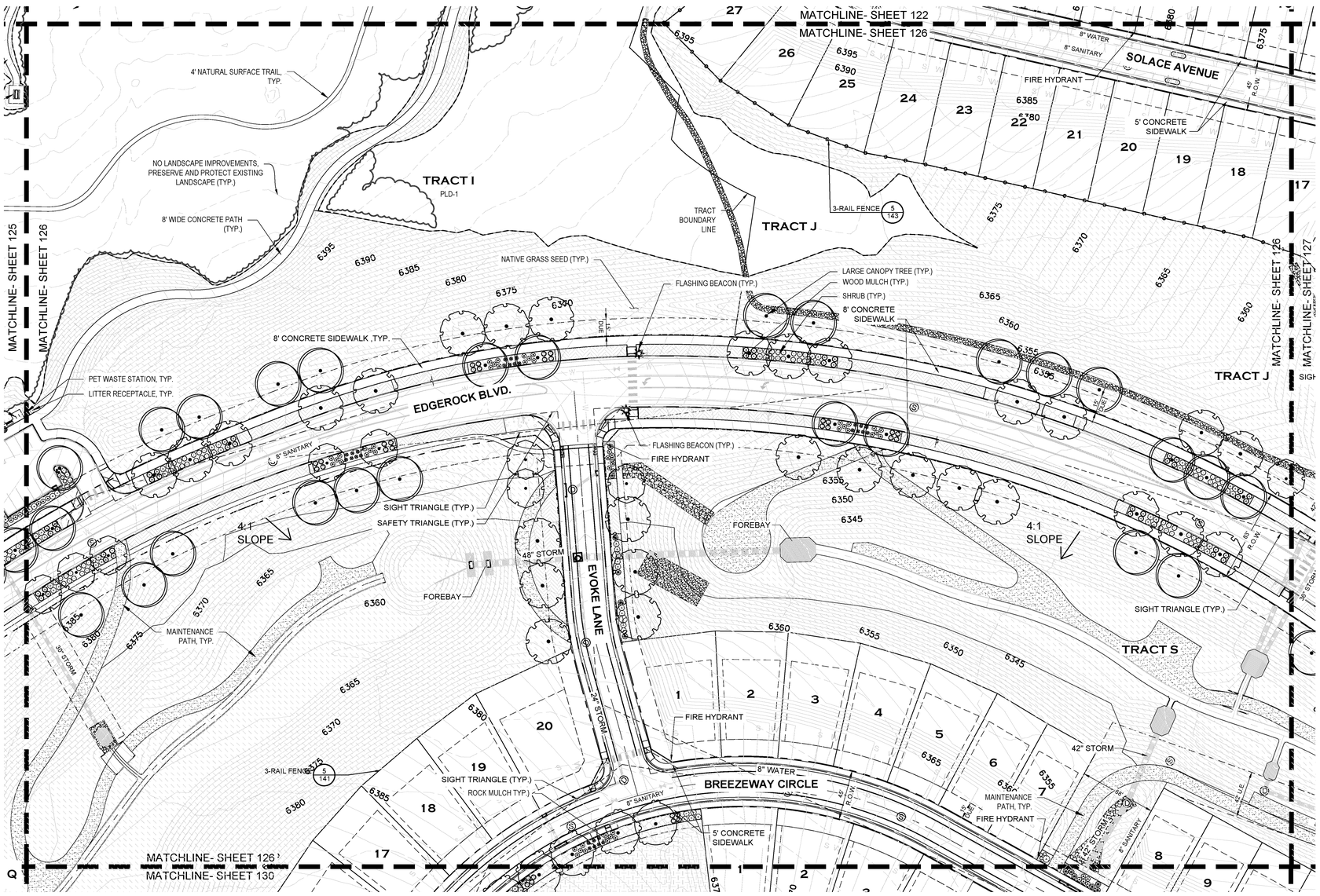

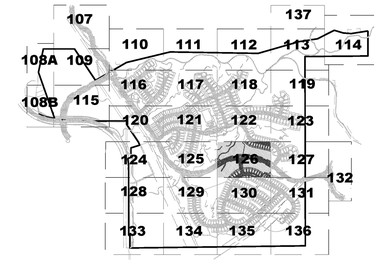

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LANDSCAPE PLAN

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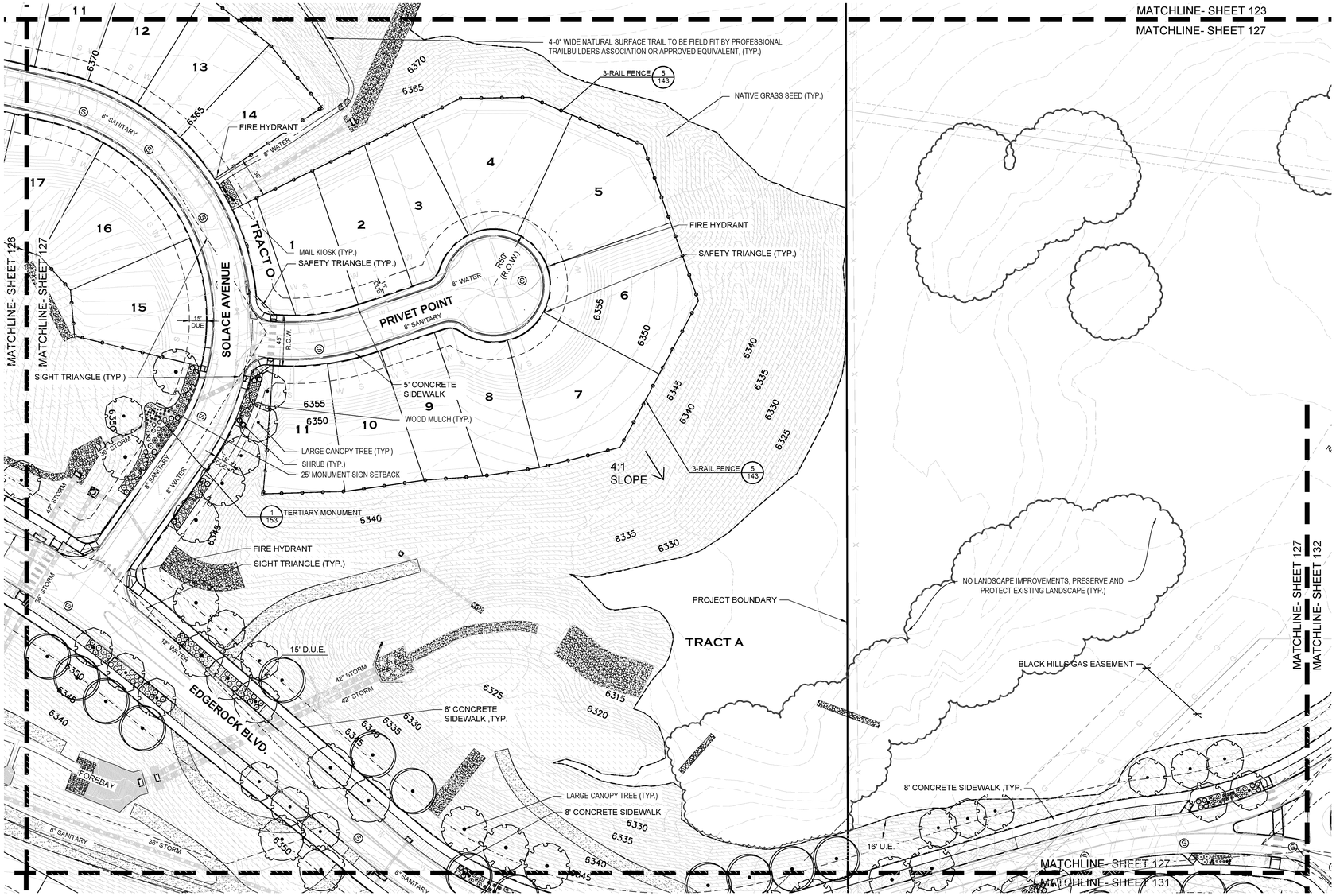
126
126 OF 154



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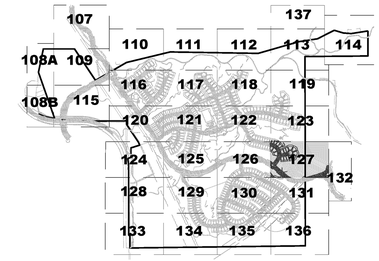

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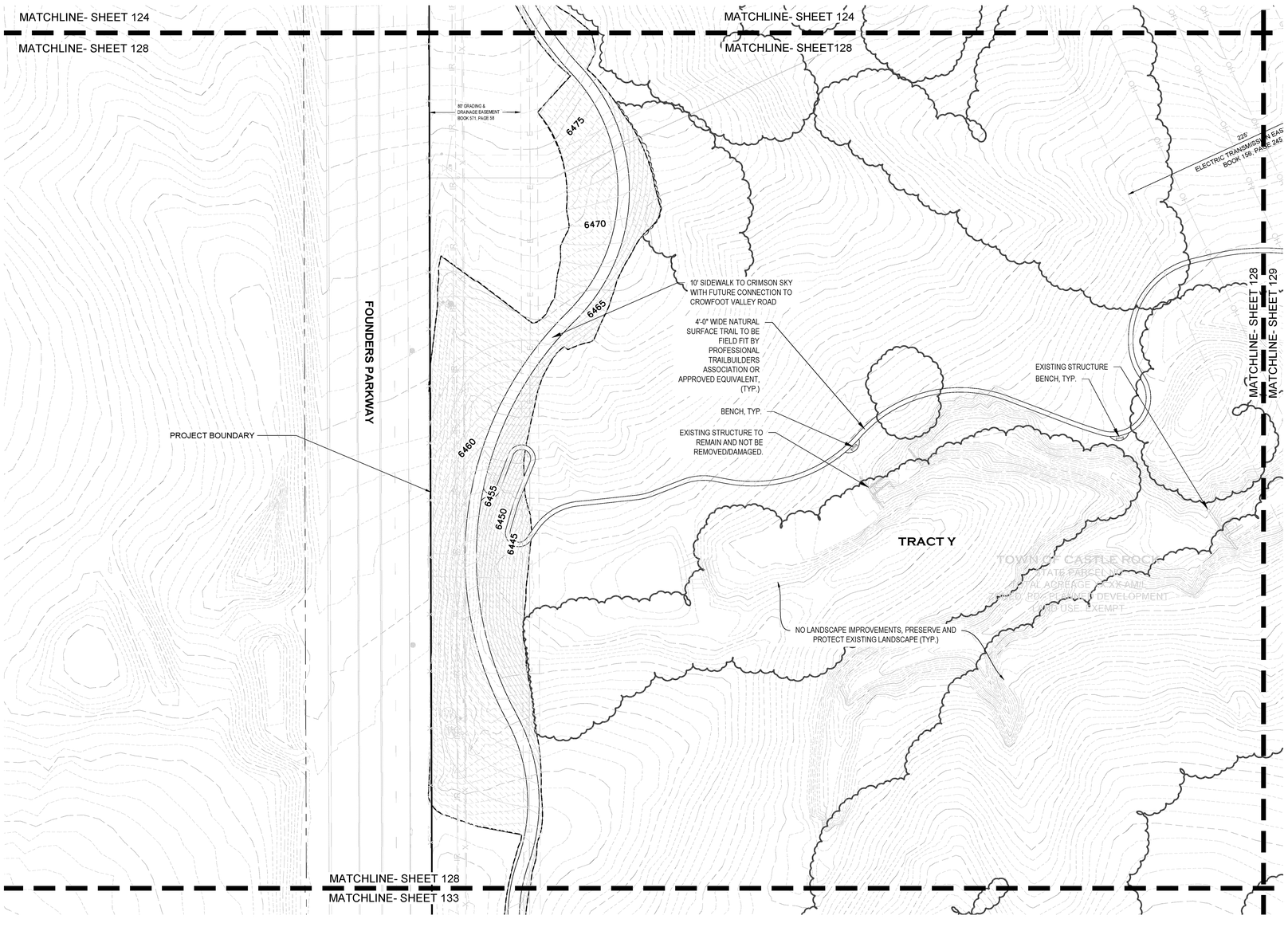

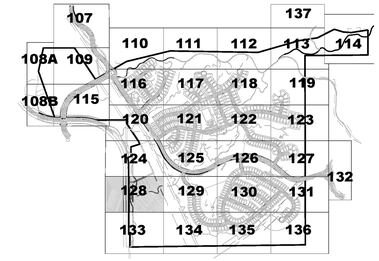

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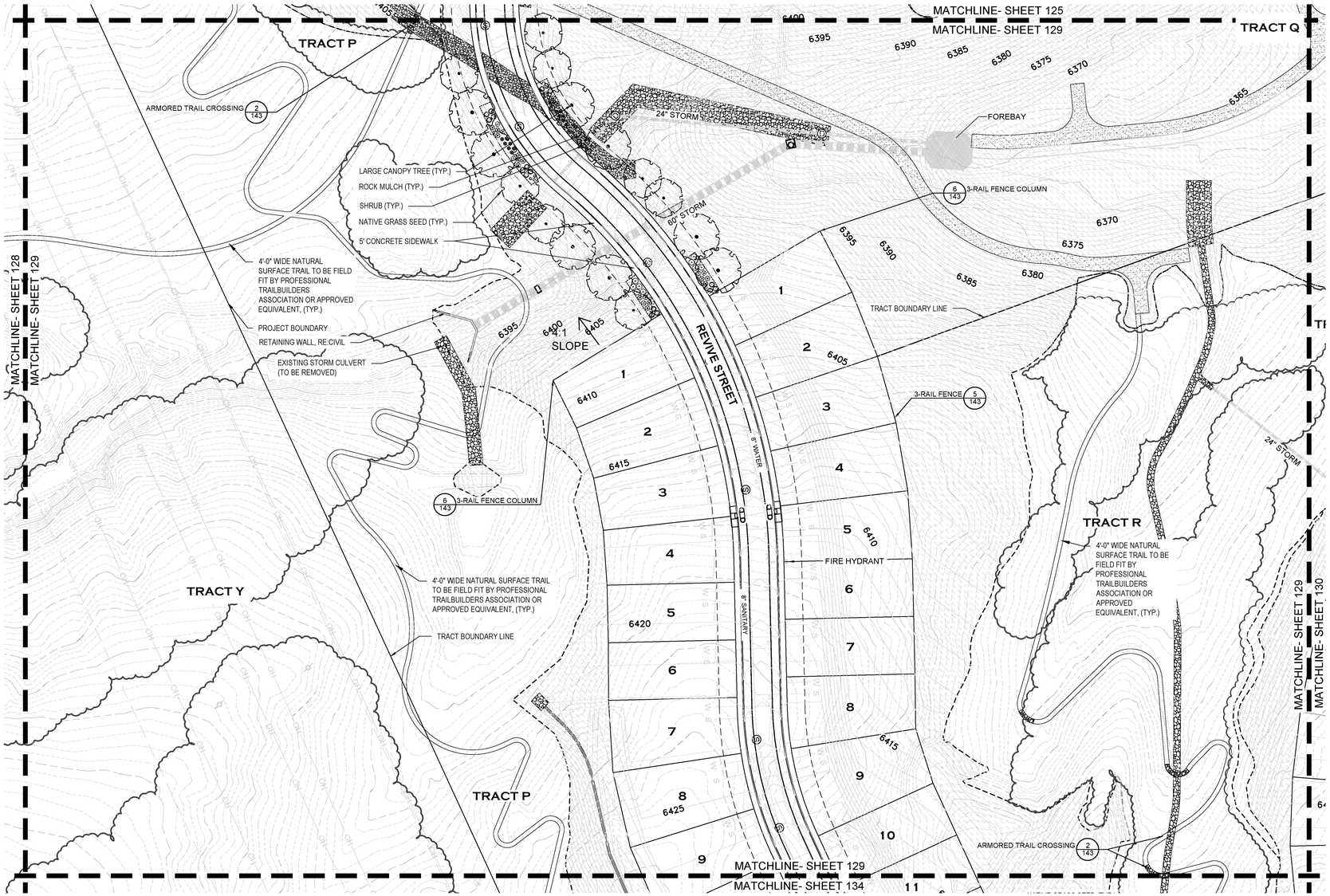

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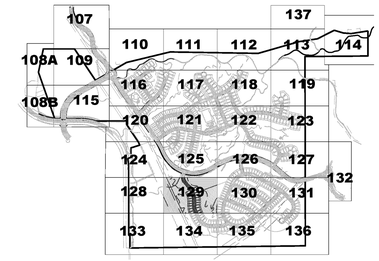

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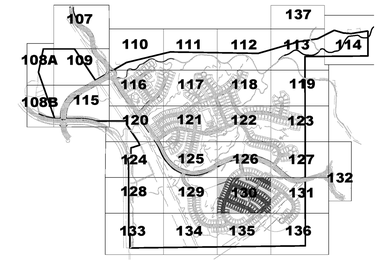

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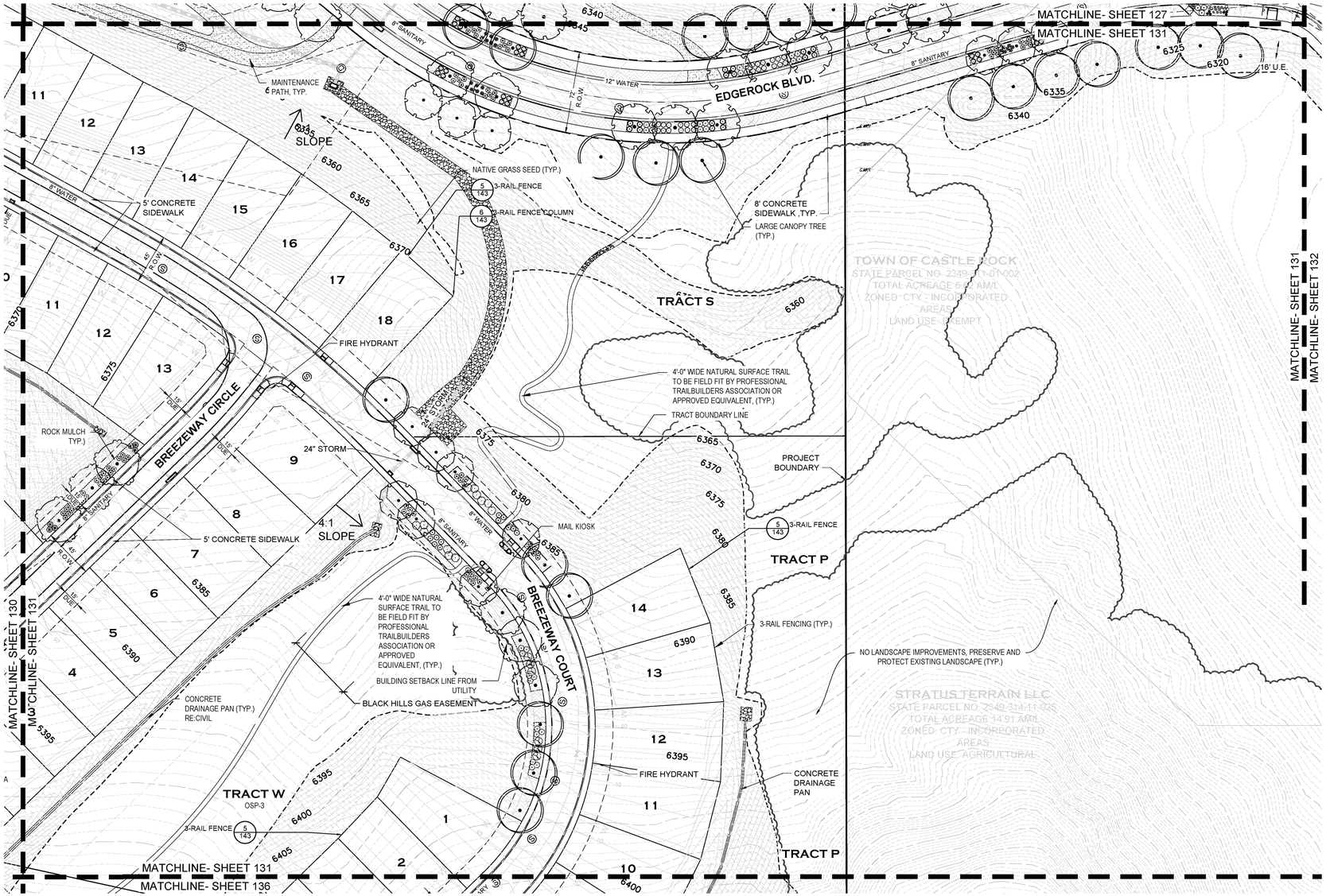

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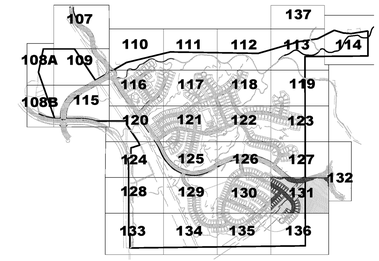
Scale: 1"= 50'-0"



KEY MAP

LEGEND

GROUND COVERS

- TURF - ENVIROTURF
- DOUGLAS COUNTY SEED MIX TEMPORARY IRRIGATION
- DOUGLAS COUNTY SEED NO IRRIGATION
- LOW GROW NATIVE SEED MIX TEMPORARY IRRIGATION

MULCH

- ROCK MULCH, 3/4"-1.5", DIA., ANGULAR GRANITE, 4" DPTH.
- ROCK MULCH, 4"-8", DIA. COBBLE BLEND
- WOOD MULCH `GORILLA HAIR`, 4" DPTH.

SURFACE

- CRUSHER FINES, GRAY COLOR, 4" DPTH.
- FIBAR
- 3-RAIL FENCE AND COLUMN
- STEEL EDGING
- CONCRETE DRAINAGE PAN
- LIMITS OF SEEDING
- EXISTING TREES
- CONCRETE TRAIL / SIDEWALK
- TREE PLANTING SYMBOL
- SHRUB & GRASS PLANTING SYMBOL

NOTE:
SEE PLANT SCHEDULE FOR PLANTING DETAILS.

SCALE: 1"=50'-0"
0 50' 100' 150'

PROJECT NO. SDP23-0041

Prepared For

Hines

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Landscape Architecture

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CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
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	08.13.2025
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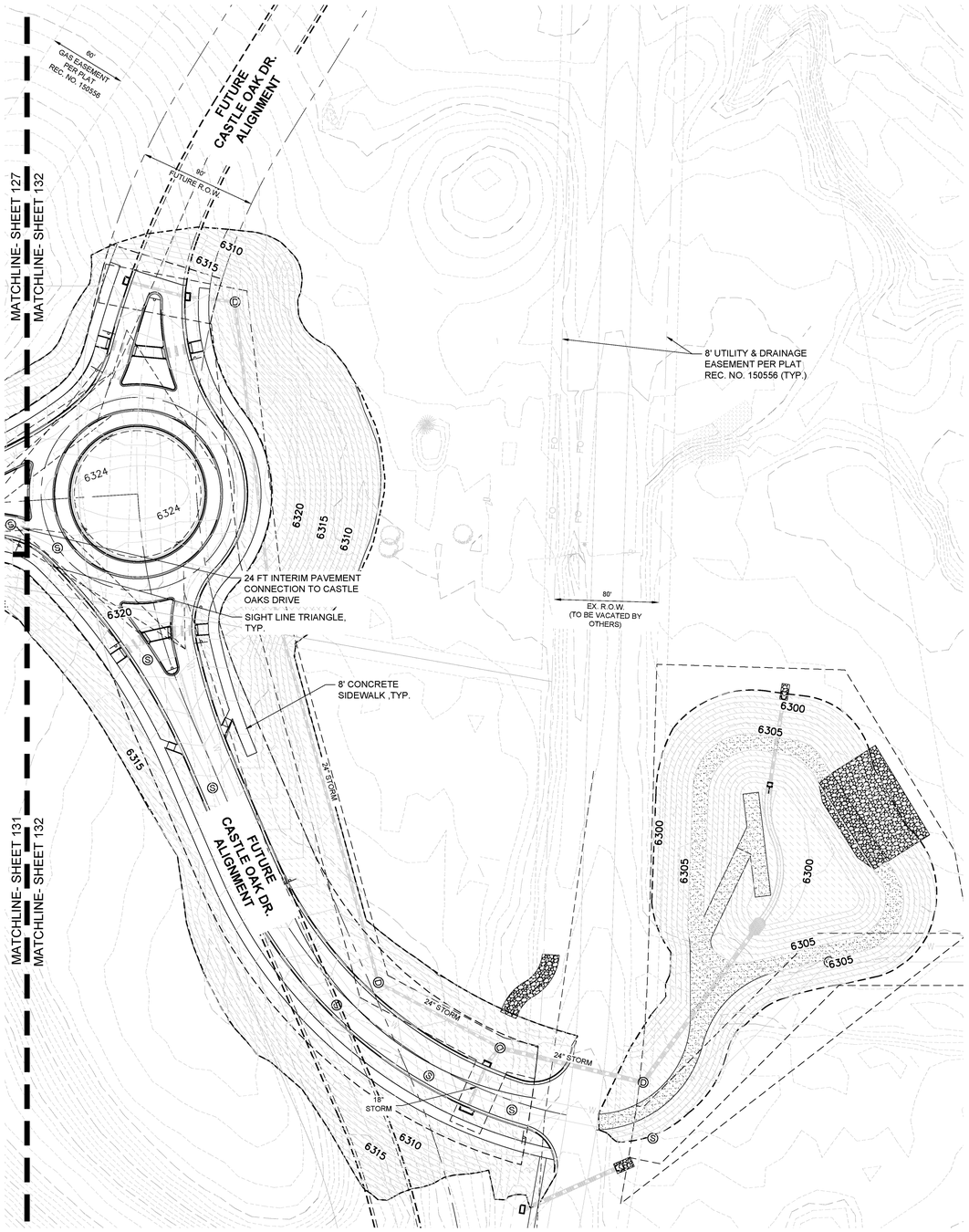
	10.22.2025

Sheet Name

LANDSCAPE PLAN

Sheet Number

131



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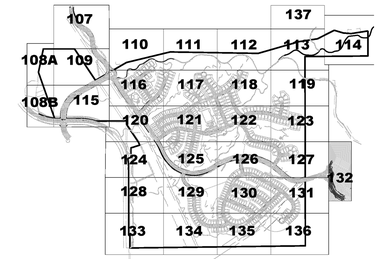

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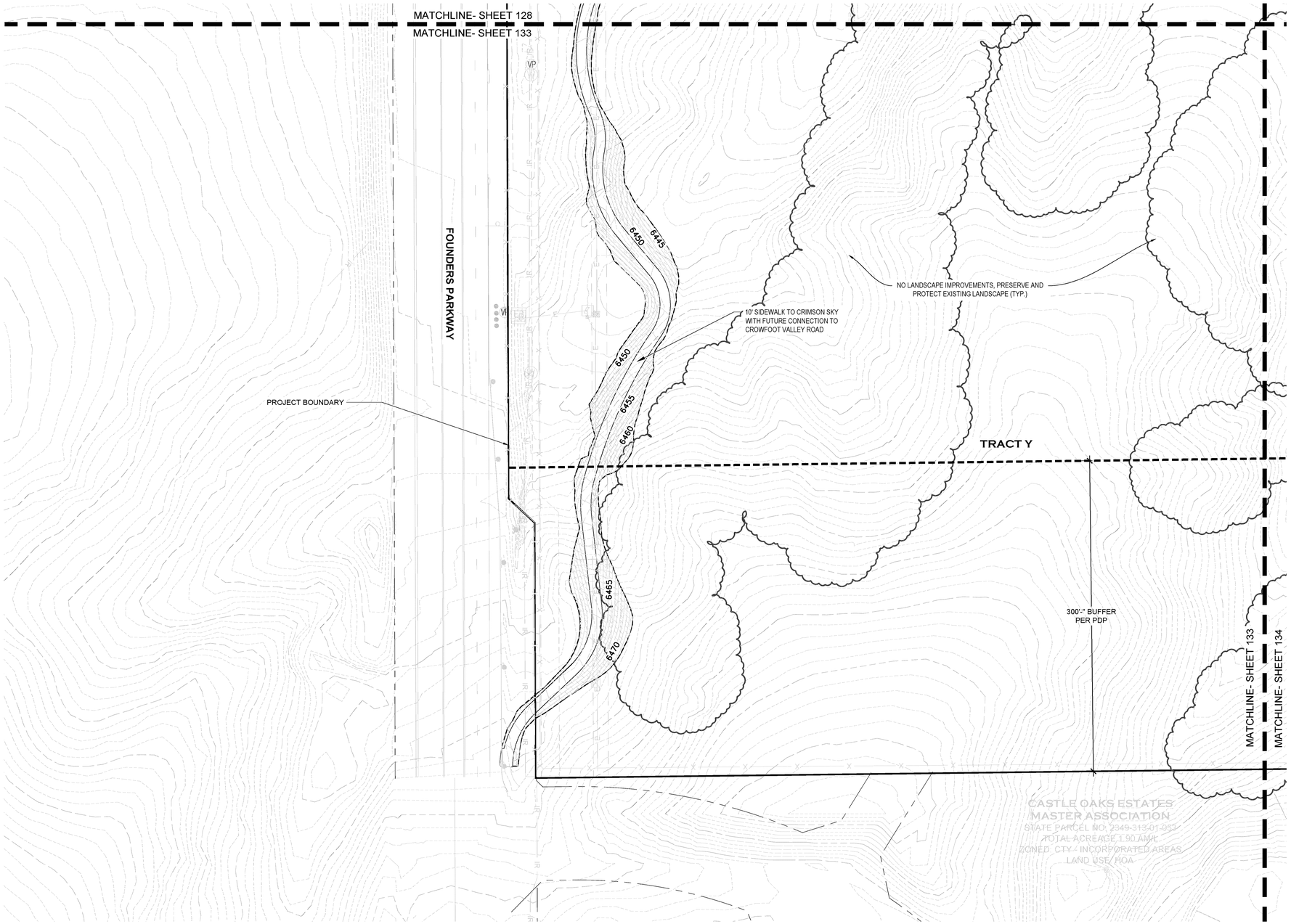

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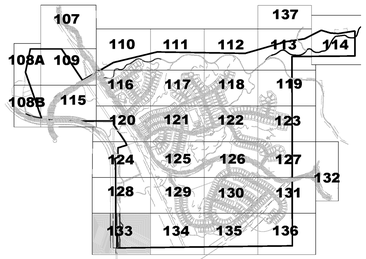

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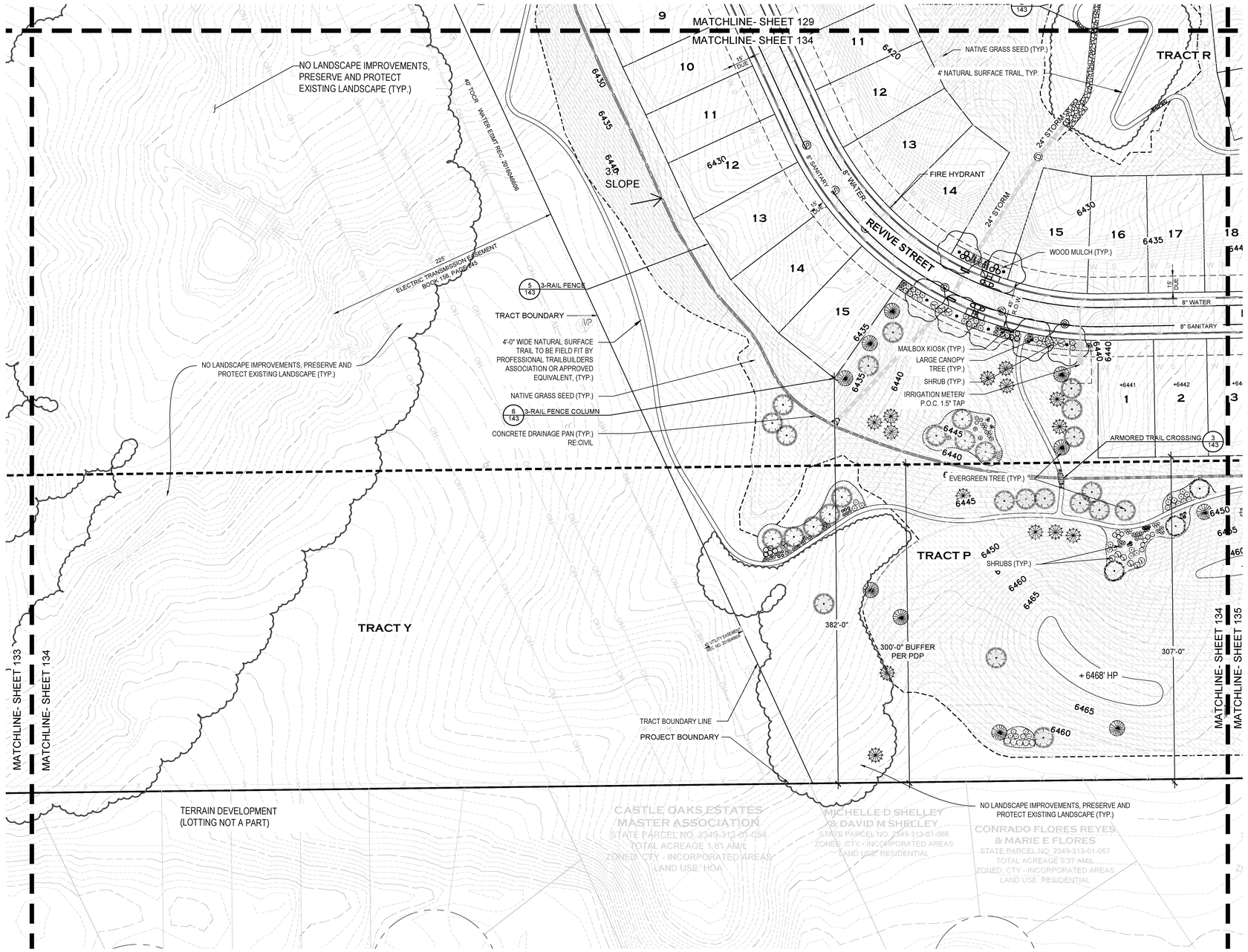

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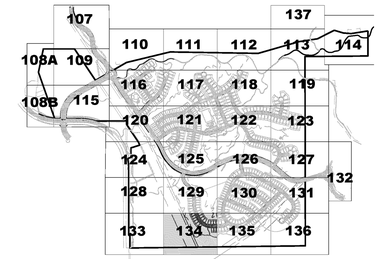

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Prepared For

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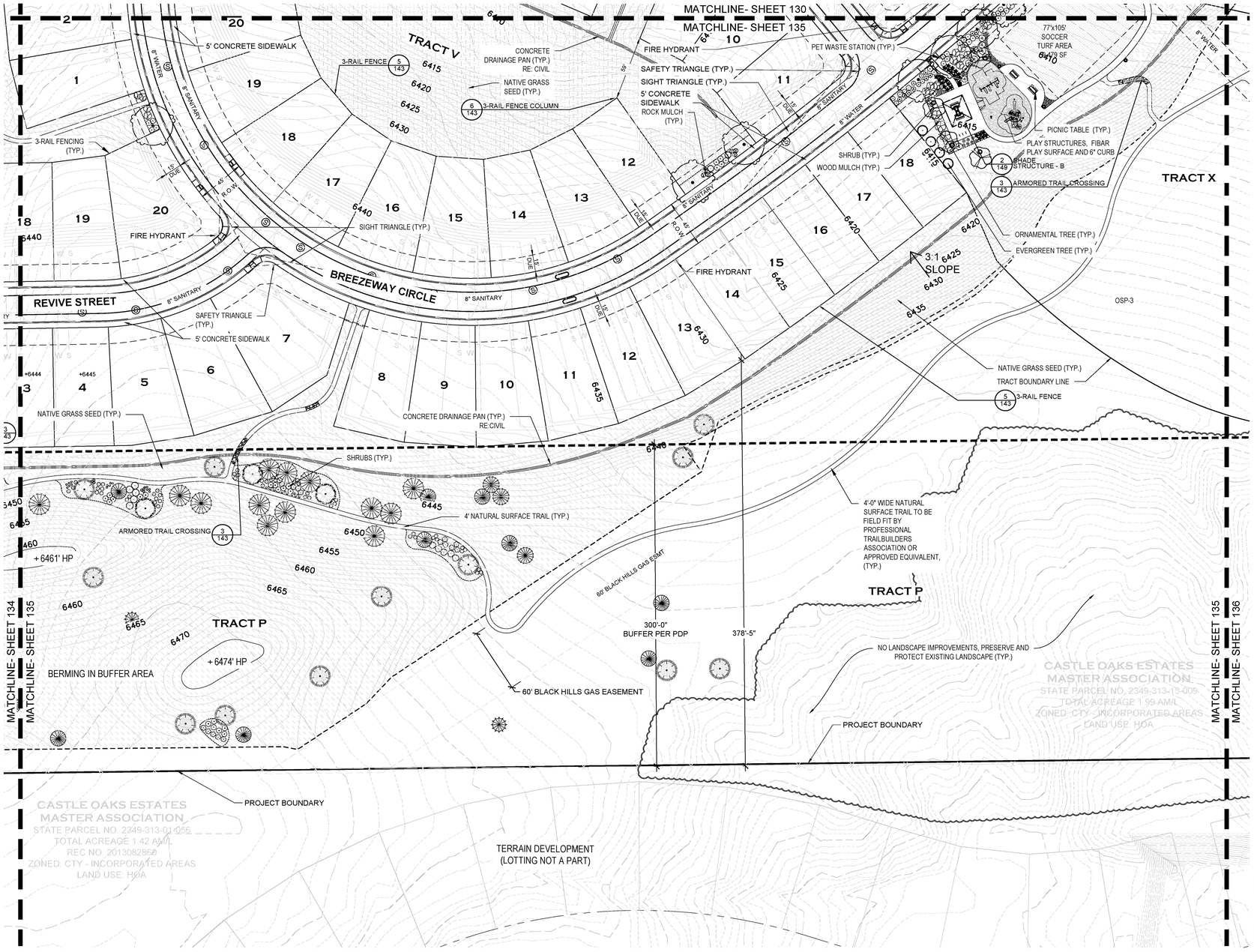

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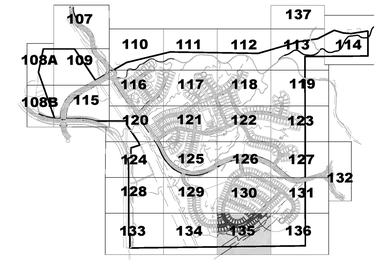

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SCALE: 1"=50'-0"
0 50' 100' 150'

PROJECT NO. SDP23-0041

Prepared For

Hines

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CANYONS FAR SOUTH

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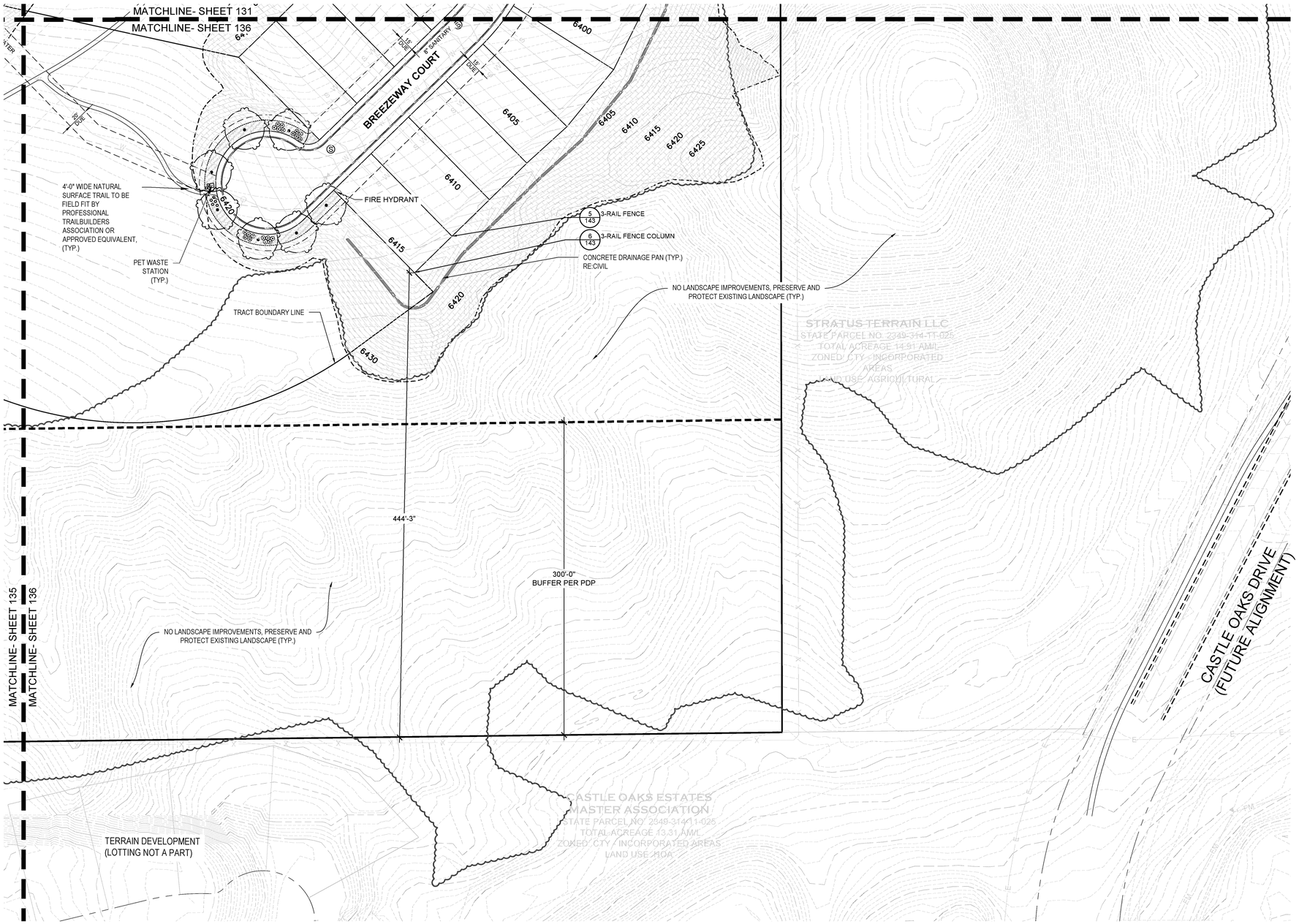

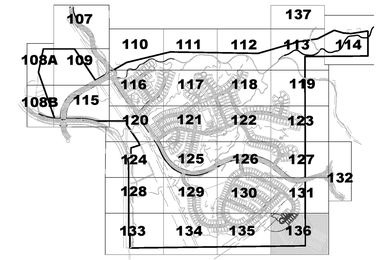

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1 LANDSCAPE PLAN
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SCALE: 1"=50'-0"
0 50' 100' 150'

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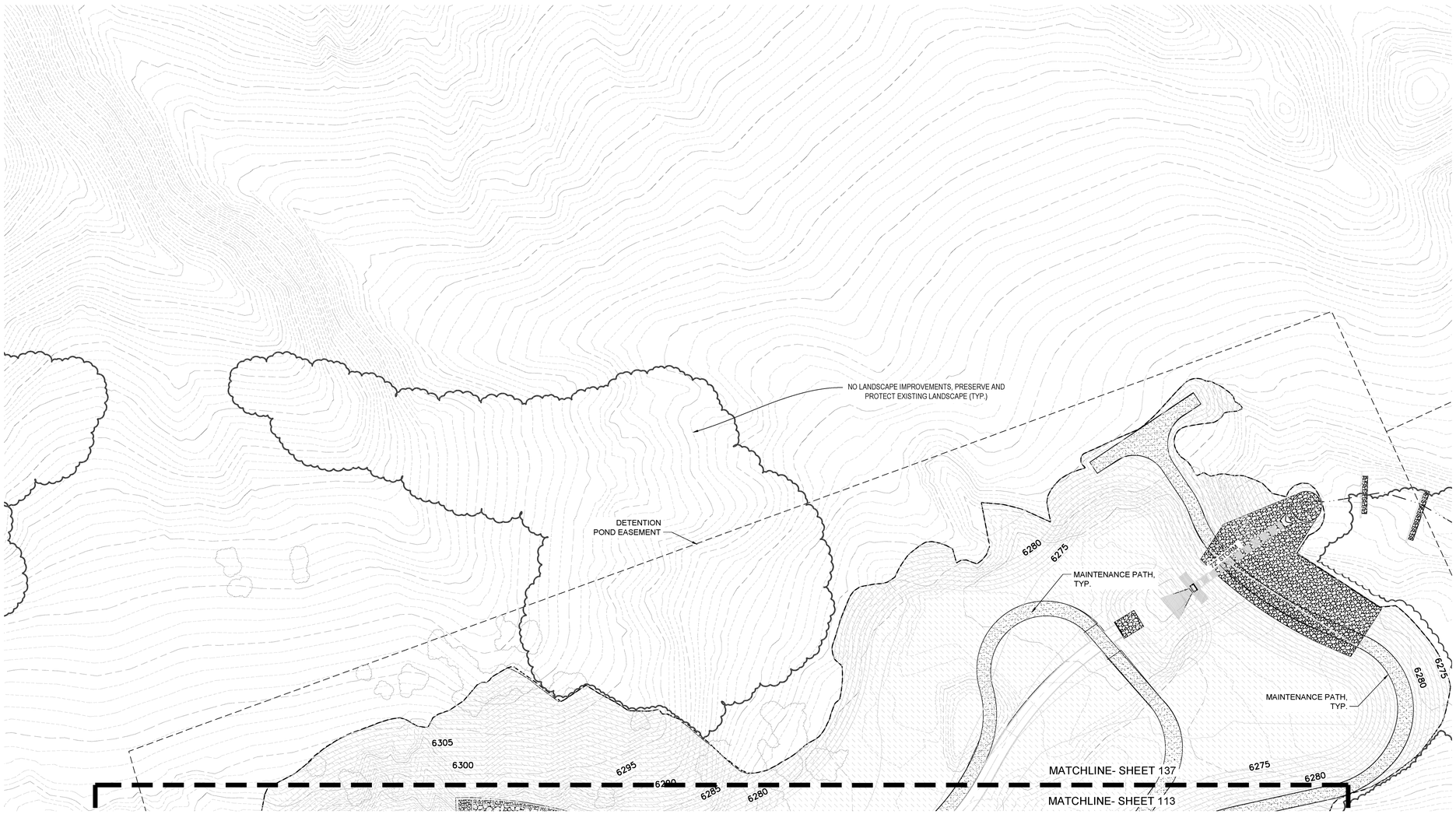

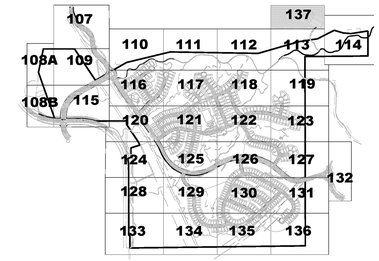

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LANDSCAPE PLAN

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137

LEGEND

- A — PERSPECTIVE MARKER
- PA BOUNDARY
- R.O.W
- PROPERTY BOUNDARY
- NATIVE SEED: FOOTHILLS MEADOW MIX

NOTE:

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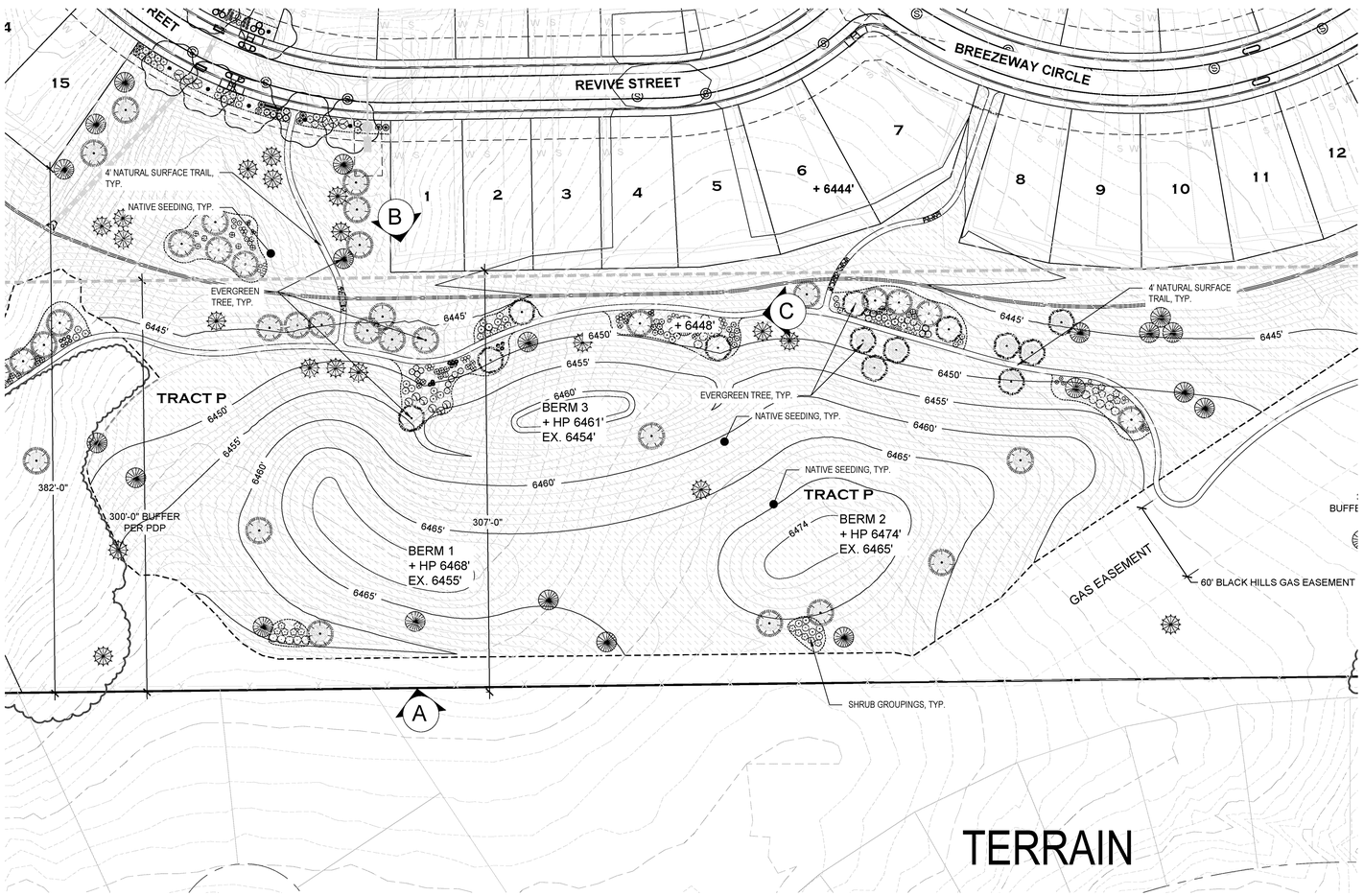

1 BERMING PLAN
Scale: 1"= 50'-0"

SCALE: 1"=50'-0"
0 50' 100' 150'

A BERMING PERSPECTIVE
Scale: N.T.S

B BERMING PERSPECTIVE
Scale: N.T.S

C BERMING PERSPECTIVE
Scale: N.T.S

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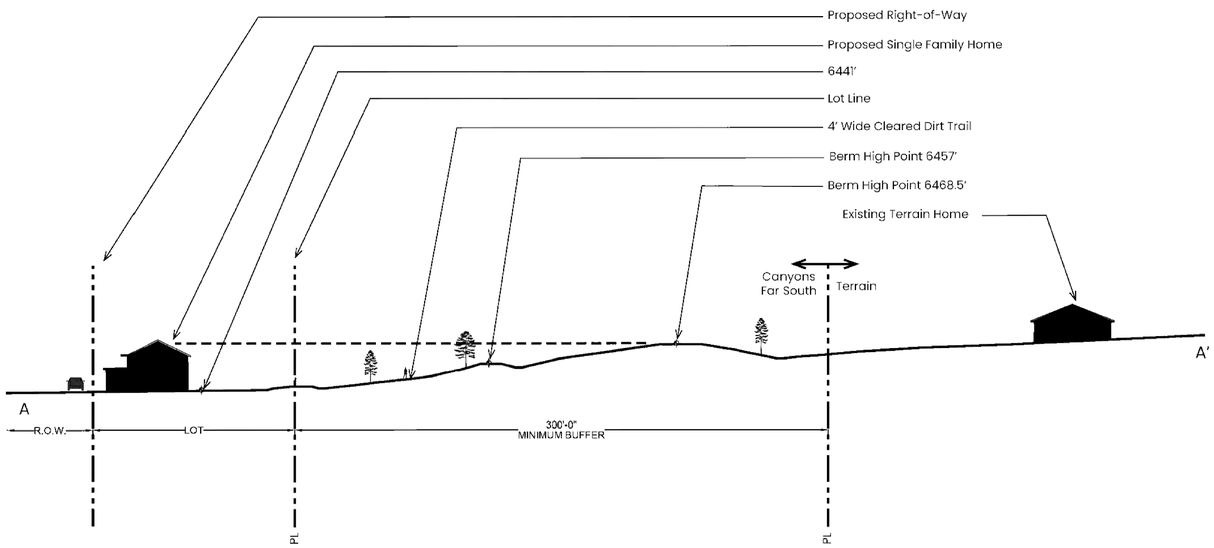
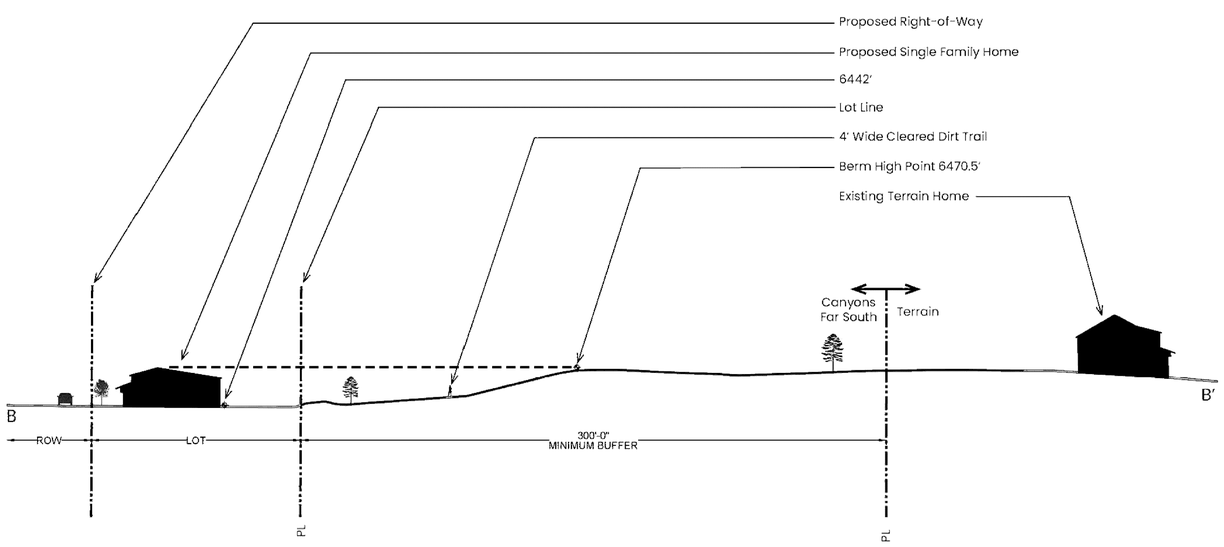


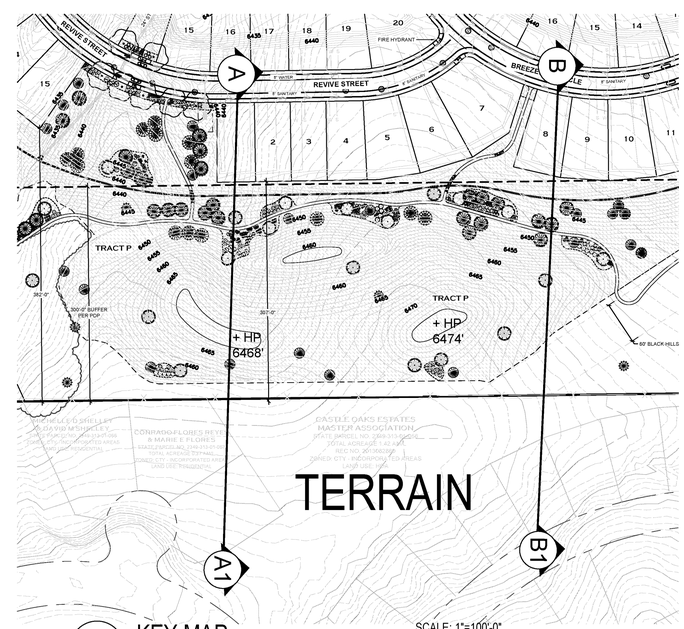
1 SECTION A - A'
Scale: N.T.S



2 SECTION B - B'
Scale: N.T.S

LEGEND

- SECTION PLANE MARKER
- PA BOUNDARY
- R.O.W
- PROPERTY BOUNDARY



3 KEY MAP
Scale: 1"= 100'-0"

SCALE: 1"=100'-0"
0 100' 200' 300'

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139

LANDSCAPE CALCULATIONS FOR PRIVATE OPEN SPACE AND PUBLIC LAND DEDICATION

LANDSCAPE SUMMARY TABLE		
LANDSCAPE TYPE	**SQUARE FOOTAGE**	**PERCENTAGE**
TEMP. IRRIGATED NATIVE SEED	552,037	9%
TREES IN NATIVE	32,829	1%
TURF (ENVIORTURF)	87,443	1%
NON-IRRIGATED NATIVE SEED	4,981,048	85%
IRRIGATED SHRUB BED	206,294	4%
TOTAL AREA LANDSCAPE	**5,859,651**	**100%**
TOTAL PROJECT SITE	**15,743,209**	

PLANT TOTALS:

TREES: 760
SHRUBS: 3,782
ORNAMENTAL GRASSES/ PERENNIALS: 1,755

NOTE:
PLANT TOTALS INCLUDES ALL TREES AND SHRUBS SHOWN ON PLANS THAT ARE OUTSIDE OF BOUNDARY LINES.

CLWUR

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ. FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR
SPRAY	IRRIGATED TURF	4.5 in. / mo.	HIGH	31%	87,443	4.5	280,527	1.40
DRIP	SHRUB BED	1.5 in. / mo.	LOW	57%	160,176	1.5	280,527	0.86
DRIP	TREES IN NATIVE	1.5 in. / mo.	LOW	12%	32,908	1.5	280,527	0.18
TOTALS				100%	280,527		280,527	
							TOTAL OF THE CLWUR	2.44

PARKING LOT LANDSCAPE CALCULATIONS

OSP 2 PARKING LOT CALCULATIONS					
PARKING AREA (SF)	LANDSCAPE AREA REQUIRED (SF)	TREES REQUIRED (2 TREE / 1000 FT REQ LANDSCAPE)	SHRUBS REQUIRED (4 SHRUBS / TREE REQ.)	TREES PROVIDED	SHRUBS PROVIDED
17185	1719	4	16	4	179
PLD - 1 PARKING LOT CALCULATIONS					
PARKING AREA (SF)	LANDSCAPE AREA REQUIRED (SF)	TREES REQUIRED (1 TREE / 1000 FT REQ LANDSCAPE)	SHRUBS REQUIRED (4 SHRUBS / TREE REQ.)	TREES PROVIDED	SHRUBS PROVIDED
7378	738	2	8	2	64

STREETSCAPE REQUIREMENT CALCULATIONS

Streetscape Requirement Table					
Street Name	**Linnear Feet (LF)**	**Trees Required 1 tree / 40 LF**	**Shrubs Required (4 shrubs / 1 required tree)**	**Provided Tree Total**	**Shrubs Provided**
Edgerock Blvd	11,080	277	1,108	286	1,215
Embark Ave.	1,154	29	136	29	175
Seeker Place	239	6	24	6	47
Uphill Lane	50	1	5	1	12
Cloudscape Point	420	11	42	11	91
Daphne Street	498	12	50	13	109
Elevate Lane	47	1	5	6	48
Rove Lane	N/A	N/A	N/A	N/A	N/A
Elevate Court	141	4	14	4	17
Caper Lane	375	9	38	11	73
Rove Way	N/A	N/A	N/A	N/A	N/A
Solace Avenue	2,252	56	225	56	256
Privet Point	N/A	N/A	N/A	N/A	N/A
Respire Point	137	3	14	3	17
Prism Point	40	1	4	1	8
Rove Way	52	1	4	1	14
Evoke Lane	184	5	18	9	23
Revive Street	930	23	93	23	120
Breezeway Circle	1,060	27	106	27	247
Breezeway Court	918	23	92	23	94
Stopover Court	517	13	52	13	52
Trailwind Lane	109	3	11	4	32
Wayward Lane	94	2	9	N/A SEE NOTE 3*	22
Founders Parkway - (North)	1,015	25	102	26	111

NOTE:
1. STREETSCAPE TAKEOFFS EXCLUDED THE LENGTH OF STREET FRONTAGE ABUTTING LOTS.
2. FOR FOUNDERS PARKWAY, THE NORTHERN INTERSECTION PLANTING HAS BEEN PROVIDED IN A CLUSTERED AMOUNT AT THE INTERSECTION AS SHOWN IN THE PLANS.
3.EASEMENTS AND PROXIMITY TO UTILITIES DOES NOT ALLOW TREES TO BE PLANTED IN SECTION OF STREETSCAPE ALONG WAYWARD LANE. TREES RELOCATED INTO PARK AREAS.

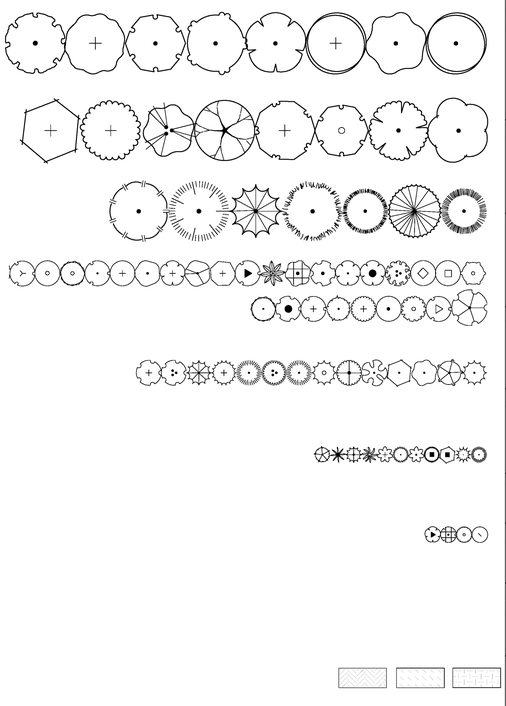
PLANTING NUMBERS PROVIDED IN OSPS 1-3, PLD-1, AND BERMING AREA

PARKS LANDSCAPE PROVIDED				
TYPE	**AREA (AC)**	**TREES PROVIDED**	**SHRUBS PROVIDED**	**Note**
OSP - 1	2.3	25	467	
OSP - 2	3.9	61	210	
OSP - 3	4.2	11	96	
PLD - 1	13.8	4	98	
	Sub Total	**101**	**871**	
BERMING AREA				
TYPE	**AREA (AC)**	**TREES PROVIDED**	**SHRUBS PROVIDED**	**Note**
Berm Area	N/A	97	270	Provided Trees/Shrubs from Founders Pkwy TCV-24XXXX

Plantings Provided and Locations Provided for Founders TCVs-24XXXX		
Area Provided	**Provided Trees**	**Provided Shrubs**
Founders Entry Area	26	111
Berming Area	47	194
Total Provided per Founders TCV-24XX	**73**	**305**
Sub Total Provided	**73**	**305**
Sub Total Required	**72**	**289**

NOTE:
- ADDITIONAL PLANTINGS WERE PROVIDED IN THE BERMING, AND ENTRY AREA PER THE END OF FOUNDERS PARKWAY STREETSCAPE TCV IN THE LOCATIONS SHOWN IN THE CHART TO THE LEFT.

PLANT SCHEDULE



PLANT HYDROZONE CHART				
DECIDUOUS SHADE TREES	HYDROZONE	2	QUANTITY	502
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
DECIDUOUS SHADE TREES	HYDROZONE	1	QUANTITY	1
	HYDROZONE	2	QUANTITY	38
	HYDROZONE	1-2	QUANTITY	0
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	1	QUANTITY	99
	HYDROZONE	2	QUANTITY	73
	HYDROZONE	1-2	QUANTITY	0
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	1	QUANTITY	489
	HYDROZONE	2	QUANTITY	937
	HYDROZONE	1-2	QUANTITY	547
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	1	QUANTITY	0
	HYDROZONE	2	QUANTITY	668
	HYDROZONE	1-2	QUANTITY	11
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	1	QUANTITY	0
	HYDROZONE	2	QUANTITY	598
	HYDROZONE	1-2	QUANTITY	75
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	1-2	QUANTITY	25
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE	N/A	AREA	N/A
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE	1	AREA	552,037 SF
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON				
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				

Streetscape Calculations for Founders Parkway: TCV - 24xxx					
Area	**Length (L.F.)**	**Required Trees**	**Required Shrubs**	**Provided Trees**	**Provided Shrubs**
Founders Parkway	2,886	72	289	73	305

NOTE:
- THE TREES/SHRUBS THAT WERE PROVIDED PER THE ABOVE TCV STREETSCAPE CHARTS WERE PROVIDED IN THE BERMING AREA AND FOUNDERS ENTRY LOCATIONS.

PROJECT NO. SDP23-0041

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
	08.13.2025
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	10.22.2025

Sheet Name
LANDSCAPE CALCS & TABLES

Sheet Number
140

LANDSCAPE NOTES:

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.

2. QUANTITIES AND LOCATION OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.

3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.

4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.

5. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLANT (WUMP).

6. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WUMP.

7. 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.

8. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.

9. 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.

10. 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 DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.

11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.

12. 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.

13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.

14. 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.

15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

16. PRIOR TO THE CONSTRUCTION OF TRAILS, THE OWNERS REPRESENTATIVE AND TOWN'S TRAIL PLANNER SHALL APPROVE THE STAKED ALIGNMENT IN THE FIELD. ALL TRAILS TO BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION MEMBER OR EQUIVALENT.

17. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

18. HOA/METRO DISTRICT SHALL BE RESPONSIBLE FOR THE IRRIGATION AND MAINTENANCE OF ALL THE RELOCATED STREETSCAPE LANDSCAPING THROUGHOUT THE DEVELOPMENT INCLUDING LANDSCAPE THAT IS LOCATED TO AN AREA OUTSIDE OF THE R.O.W.

19. LANDSCAPE FOR EACH SINGLE FAMILY LOT WILL FOLLOW THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL. LANDSCAPE AND IRRIGATION PLANS FOR EACH SINGLE FAMILY LOT WILL BE REQUIRED DURING THE BUILDING PERMIT PROCESS.

20. ALL LANDSCAPING, IRRIGATION, AND RETAINING WALL(S) ALONG EDGEROCK BLVD. SHALL BE OWNED AND MAINTAINED BY THE FAR SOUTH - VALLEY VIEW METROPOLITAN DISTRICT. ALL REFERENCED IMPROVEMENTS FALL WITHIN THE BOUNDARIES OF THE CANYONS FAR SOUTH METRO DISTRICT; NO OWNERSHIP OR MAINTENANCE RESPONSIBILITIES ARE SHARED WITH THE MACANTA METRO DISTRICT.

PROJECT NO. SDP23-0041

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
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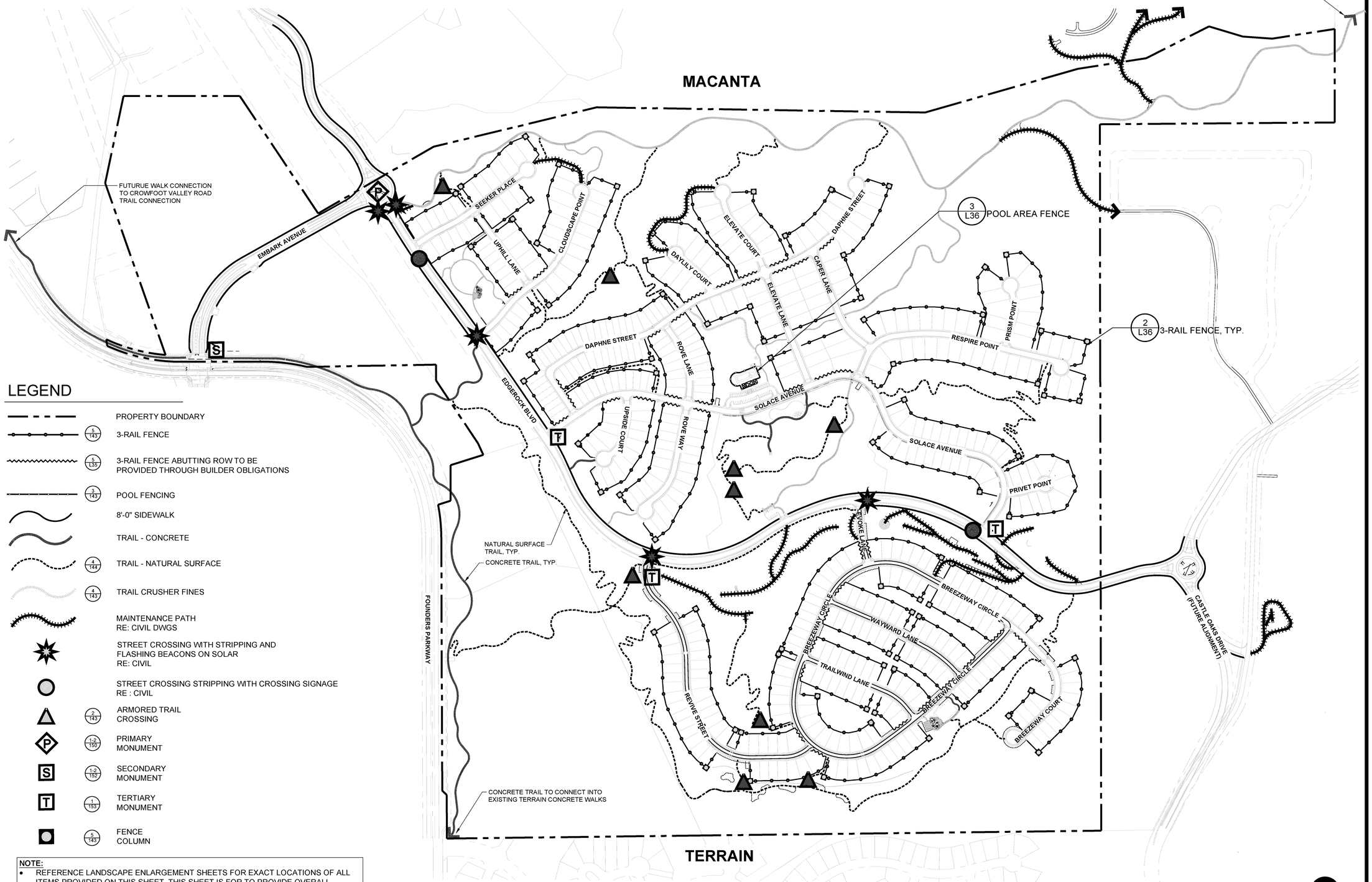
Sheet Name

LANDSCAPE NOTES

Sheet Number

141



LEGEND

- PROPERTY BOUNDARY
- 5/143 3-RAIL FENCE
- 5/L35 3-RAIL FENCE ABUTTING ROW TO BE PROVIDED THROUGH BUILDER OBLIGATIONS
- 3/143 POOL FENCING
- 8'-0" SIDEWALK
- TRAIL - CONCRETE
- 4/144 TRAIL - NATURAL SURFACE
- 4/143 TRAIL CRUSHER FINES
- MAINTENANCE PATH RE: CIVIL DWGS
- STREET CROSSING WITH STRIPPING AND FLASHING BEACONS ON SOLAR RE: CIVIL
- STREET CROSSING STRIPPING WITH CROSSING SIGNAGE RE : CIVIL
- 2/143 ARMORED TRAIL CROSSING
- P 1-2/150 PRIMARY MONUMENT
- S 1-2/152 SECONDARY MONUMENT
- T 1/153 TERTIARY MONUMENT
- 2/143 FENCE COLUMN

NOTE:

- REFERENCE LANDSCAPE ENLARGEMENT SHEETS FOR EXACT LOCATIONS OF ALL ITEMS PROVIDED ON THIS SHEET. THIS SHEET IS FOR TO PROVIDE OVERALL REFERENCE ONLY.
- AS INDICATED IN THE PDP, WALKWAY CONNECTIONS ALONG FOUNDERS PARKWAY WILL TO CONNECT TO CROWFOOT VALLEY ROAD AND DOWN TO TERRAIN.
- THE REGIONAL TRAIL ON-SITE ON THE NORTHERN EDGE WILL CONNECT TO FUTURE TOWN OF CASTLE ROCK REGIONAL TRAIL SYSTEM TO THE EAST OF THE SITE.
- ADDITIONAL ARMORED CROSSINGS MAY BE ADDED BASED ON THE FINAL FLAGGED TRAIL ALIGNMENT FOR NATURAL SURFACE TRAILS.

1 OVERALL TRAILS & FENCING PLAN
Scale: 1"= 250'

PROJECT NO. SDP23-0041

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Sheet Name

TRAILS & FENCE PLAN

Sheet Number

142

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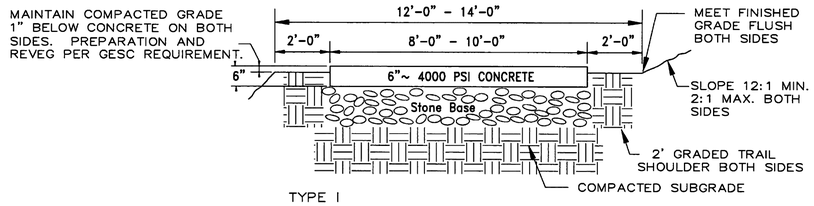
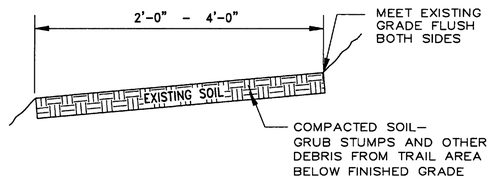


TYPE I

Suitable for bicycle and general pedestrian use. Eight feet is the required minimum width for trails. 10' widths are required on heavily traveled trails. All joints shall be saw cut.

Stone base may be required in some section which do not meet compaction requirement or conditions are consistantly wet. Stone type and depth shall be determined by geotechnical engineer. Where soils are compactable and will drained, stone base may be eliminated. Subgrades shall be compacted to a minimum 95% density at optimum moisture to full width of right of way or easement in accordance with AASHTO T99.



TYPE II

Suitable for equestrian use, hiking and all-terrain (mountain) bicycle use in natural open space areas. Construction of this trail type is subject to the approval of the Parks Director and shall follow sustainable native-surface trail design and construction techniques. Refer to the Park Department's: "Sustainable Trail Development, A Guide to Designing and Constructing Native-surface Trails".

Alignment of this trail should be such that there is minimal ground disturbance during clearing.

Sheet Revisions	
Date	Comments

Town of Castle Rock
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Castle Rock, CO 80104
Phone: (720) 733-2200
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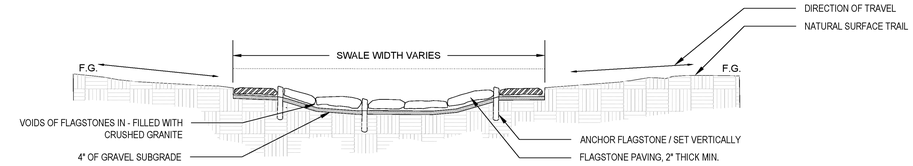
Development Services

TRAILS CROSS SECTIONS

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
TB-1
Sheet 1 of 1

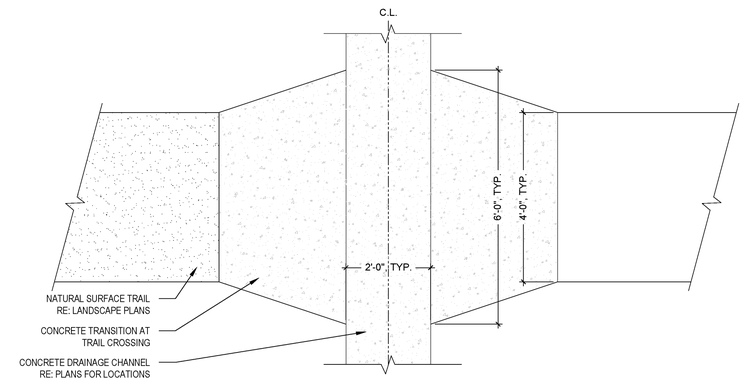
1 TRAILS
Scale: NOT TO SCALE



NOTE:

- SMOOTHEST, FLATEST SIDE OF FLAGSTONES TO BE PLACED UP
- MAINTAIN GOOD CONTACT BETWEEN FLAGSTONES
- FLAGSTONES TO BE CROSSED PITCH A 2% WITH DIRECTION OF SWALE FLOW
- ADDITIONAL ARMORED CROSSINGS MAY BE ADDED AS NEEDED ONCE THE TRAIL ALIGNMENT IS FLAGGED ON SITE.

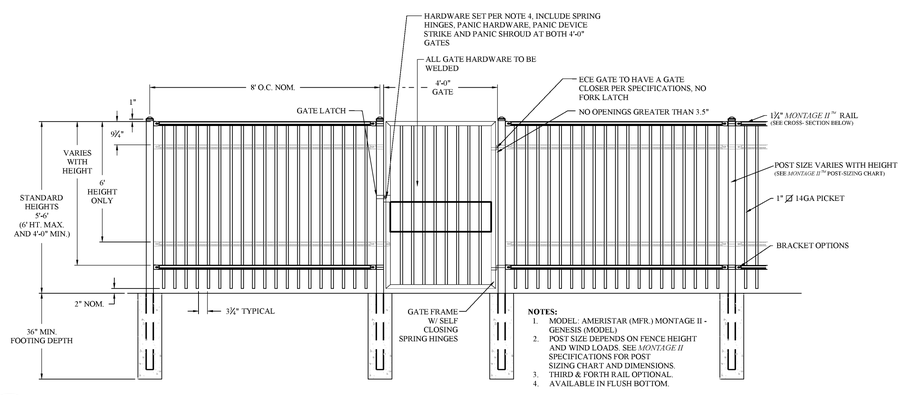
2 ARMORED TRAIL CROSSING
Scale: NOT TO SCALE



NOTE:

- TRAIL CROSSING AT CONCRETE DRAINAGE PAN LOCATIONS SHALL BE STAKED AND LOCATED BY MEMBER OF PROFESSIONAL TRAILBUILDERS ASSOCIATION FOR REVIEW BY THE TOWN OF CASTLE ROCK AND LANDSCAPE ARCHITECT PRIOR TO INSTALLTION.
- ADDITIONAL TRAIL CROSSINGS MAY BE ADDED AS NEEDED ONCE THE TRAIL ALIGNMENT IS FLAGGED ON SITE.

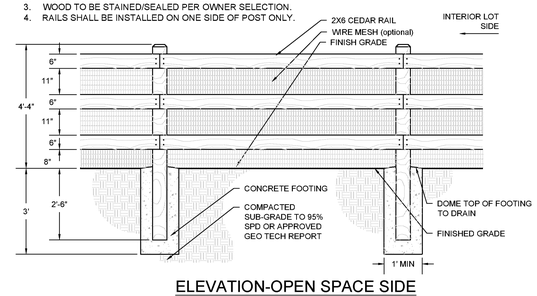
3 TRAIL CROSSING AT CONCRETE DRAINAGE PAN
Scale: NOT TO SCALE



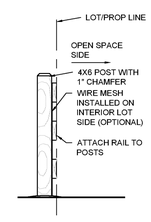
NOTES:
1. MODEL: AMERISTAR (MFR.) MONTAGE II - GENESIS (MODEL)
2. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE *MONTAGE II* SPECIFICATIONS FOR POST SIZING CHART AND DIMENSIONS.
3. THIRD & FORTH RAIL OPTIONAL.
4. AVAILABLE IN FLUSH BOTTOM.

4 POOL AREA FENCE AND GATE
Scale: NOT TO SCALE

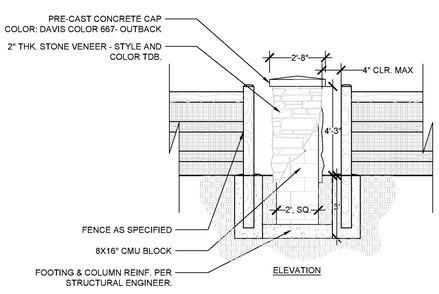
NOTES:
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
2. WOOD TO BE WEATHER AND ROT RESISTANT
3. WOOD TO BE STAINED/SEALED PER OWNER SELECTION.
4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.



ELEVATION-OPEN SPACE SIDE



5 3-RAIL FENCE
Scale: NOT TO SCALE



6 3-RAIL FENCE COLUMN
Scale: NOT TO SCALE

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Sheet Name
TRAILS & FENCE DETAILS

Sheet Number
143
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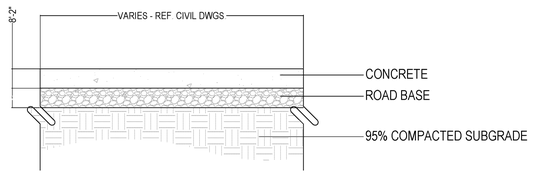
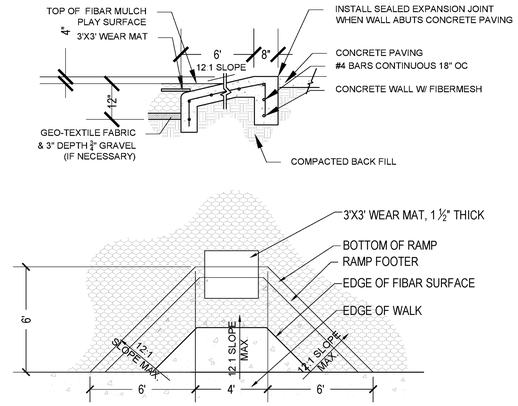
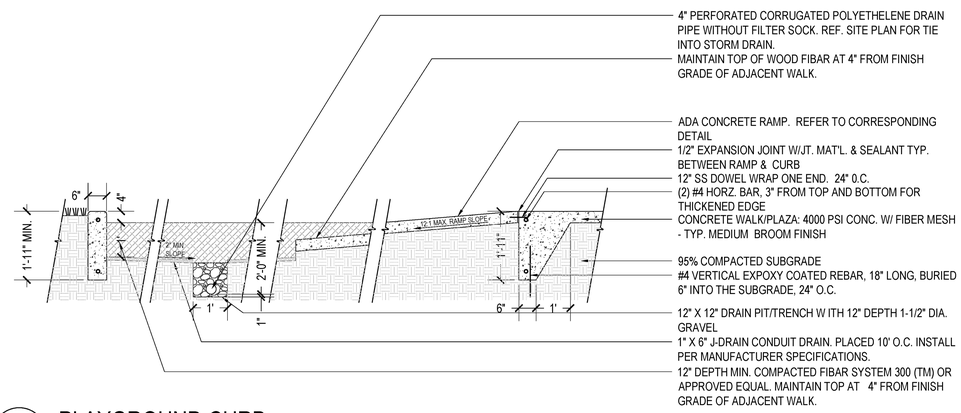


NOTES:
1. EXPANSION JOINTS TO BE EVERY 50' ALONG SIDEWALK AND AS ILLUSTRATED ON PLANS AND DETAILS.
3. CONTROL JOINTS TO BE EVERY 4' ALONG SIDEWALK, UNLESS ILLUSTRATED ON PLANS. CONTROL JOINTS SHALL BE SAW CUT.
6. CONCRETE 1.1A - COLOR: UNCOLORED, FINISH: MEDIUM BROOM
7. CONCRETE 1.1B - COLOR: DAVIS COLOR SAN DIEGO BUFF (5237), FINISH: MEDIUM BROOM.
8. REFERENCE GEOTECH REPORT FOR FURTHER SPECIFICS FOR APPROVED CONCRETE MIX AND THICKNESS/DEPTH.
9. DETAIL FOR REFERENCE ONLY.

1 CONCRETE
Scale: N.T.S

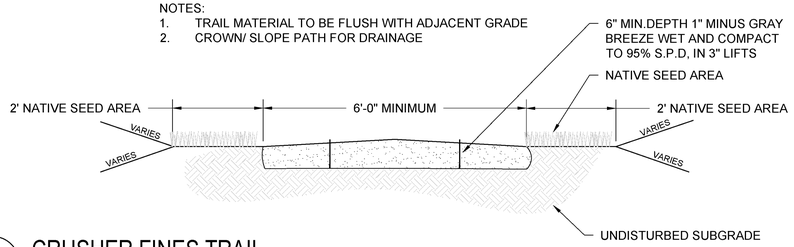


2 ADA RAMP PLAYGROUND
Scale: N.T.S

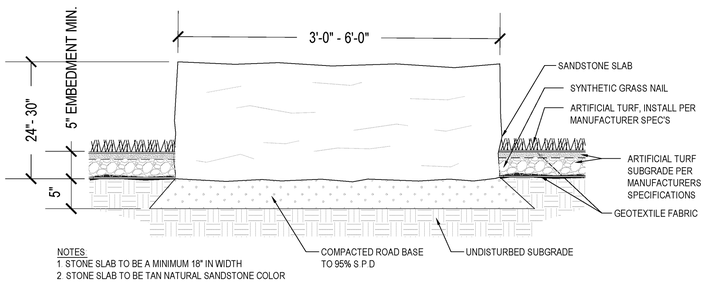


3 PLAYGROUND CURB
Scale: N.T.S

NOTES:
1. TRAIL MATERIAL TO BE FLUSH WITH ADJACENT GRADE
2. CROWN/ SLOPE PATH FOR DRAINAGE

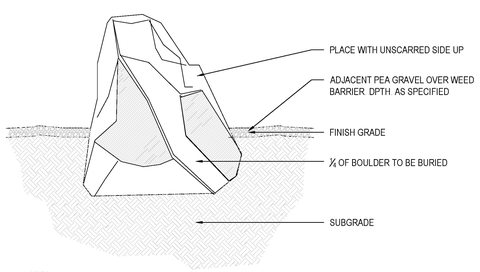


4 CRUSHER FINES TRAIL
Scale: NOT TO SCALE



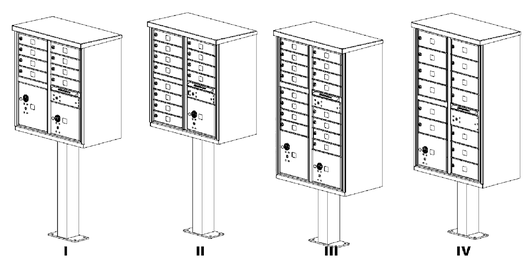
NOTES
1 STONE SLAB TO BE A MINIMUM 18" IN WIDTH
2 STONE SLAB TO BE TAN NATURAL SANDSTONE COLOR

5 STONE SLAB
Scale: N.T.S

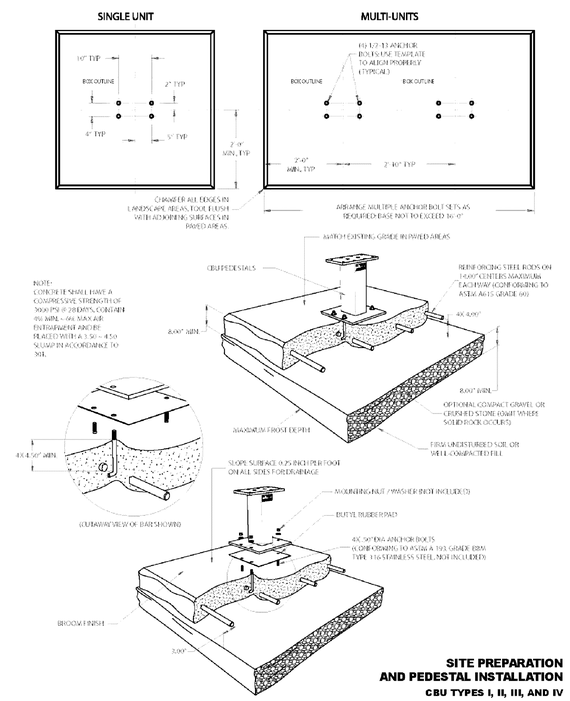


NOTES:
1. BOULDERS TO CONSIST OF GRAY GRANITE, 30"-48" MIN DIA LOCATE PER PLAN

6 BOULDER
Scale: N.T.S



	TYPE I	TYPE II	TYPE III	TYPE IV
INSTALLED HEIGHT	62"	62"	62"	62"
DEPTH	17-7/8"	17-7/8"	17-7/8"	17-7/8"
WIDTH	30-1/2"	30-1/2"	30-1/2"	30-1/2"
WEIGHT (WITHOUT PEDESTAL)	107 LBS	111 LBS	147 LBS	137 LBS
WEIGHT (WITH PEDESTAL)	125 LBS	129 LBS	162 LBS	152 LBS
QTY OF STANDARD COMPARTMENTS	8	12	16	13
QTY OF PARCEL COMPARTMENTS	2	1	2	1
PARCEL COMPARTMENT HEIGHT	10", 13"	10"	10", 13"	10"



SITE PREPARATION AND PEDESTAL INSTALLATION
CBU TYPES I, II, III, AND IV

7 MAILBOX KIOSK
Scale: N.T.S

PROJECT NO. SDP23-0041

Prepared For

Hines

HINES
1144 15TH ST, SUITE 2600
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Landscape Architecture

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
	08.13.2025
	09.26.2025
	10.22.2025

Sheet Name
TRAILS & SITE DETAILS

Sheet Number
144

SmartTurf® ARTIFICIAL GRASS

PROTECTION THAT LIVES ON MICROBAN®

Featuring built-in antimicrobial product protection to inhibit the growth of bacteria, mold, mildew, and reduces odor.

PLAY ZONE PLUS

YARN

TYPE:	MONOFILAMENT
BLADE:	POLYETHYLENE
THATCH:	POLYPROPYLENE

TURF

PILE/FACE WEIGHT:	60 OZ.
TOTAL PRODUCT WEIGHT:	86 OZ.
MACHINE GAUGE:	1/2 IN.
TUFTED PILE HEIGHT:	1.5 IN.

BACKING AND COATING

PRIMARY BACKING 1:	18 PIC WOVEN POLYPROPYLENE
PRIMARY BACKING 2:	5 PIC WOVEN POLYPROPYLENE
COATING:	20 OZ. CLEAR PERMEABLE POLYURETHANE

PARTICULATE INFILL

TYPE:	QUALITY INFILL
WEIGHT:	1-3 LBS. PER SQ. FT.
HEIGHT:	APPROXIMATELY 1/2 IN. - 3/4 IN.

MANUFACTURED ROLLS

WIDTH:	15 FT.
APPROXIMATE LENGTH:	120 FT.

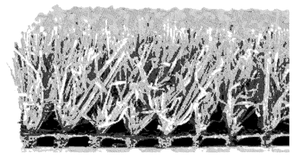
PERFORMANCE DETAILS

DRAINAGE RATE:	> 900 IN. PER HOUR
TRAFFIC RATING:	MODERATE TO HIGH
APPLICATION:	PET, LANDSCAPE, PLAYGROUND

COLOR

BLADES — FIELD, CLOVER

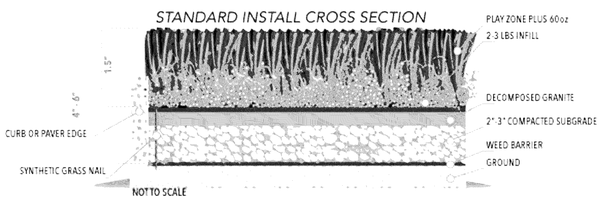
THATCH — TAN, OLIVE

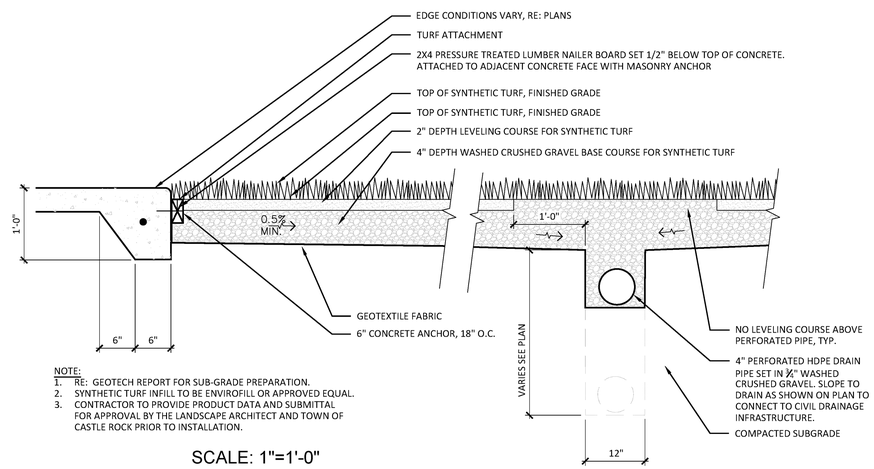


FEATURED BENEFITS

- **PFAS FREE -** *This products is PFAS free. See testing for complete details.*
- **SMART FLOW -** *Smart Flow greatly improves flow compared to traditional hole punch urethane backing. Along with large holes every 3", its fully permeable design allows liquids to pass through. Tiny open holes across every millimeter of the backing and a special coating lock in the yarn while keeping the rest permeable.*
- **LUSTER GUARD™ -** *Lowest luster UV stabilized turf yarn in the industry. Eliminate the shiny mirror effect that makes artificial grass look like plastic.*
- **15/50 -** *15 year warranty backed by 50 year old business. See warranty sheet for details.*
- **MADE IN USA -** *Meets the requirements by the FTC to carry the MADE in USA label.*

S-BLADE TECHNOLOGY





NOTE:
1. RE: GEOTECH REPORT FOR SUB-GRADE PREPARATION.
2. SYNTHETIC TURF INFILL TO BE ENVIROFILL OR APPROVED EQUAL.
3. CONTRACTOR TO PROVIDE PRODUCT DATA AND SUBMITTAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.

SCALE: 1"=1'-0"

1 SYNTHETIC TURF
Scale: AS NOTED

PROJECT NO. SDP23-0041

Prepared For

Hines

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

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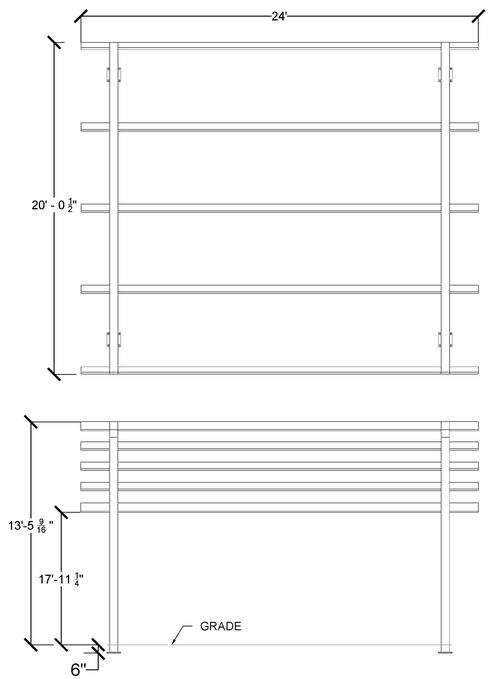
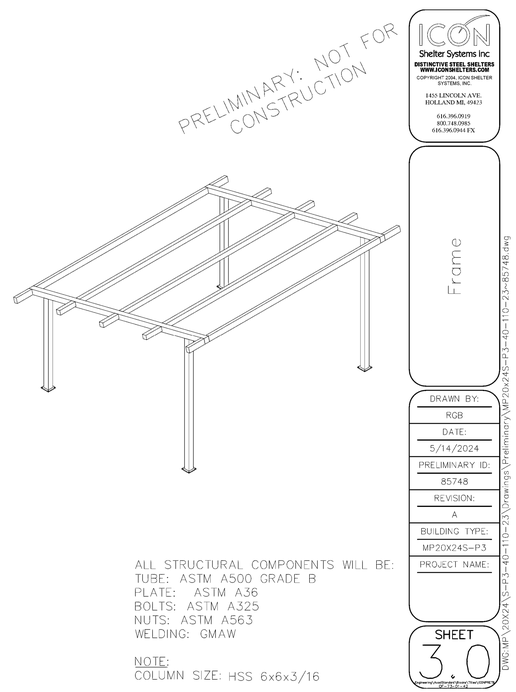
	10.22.2025

Sheet Name
SYNTHETIC TURF DETAILS

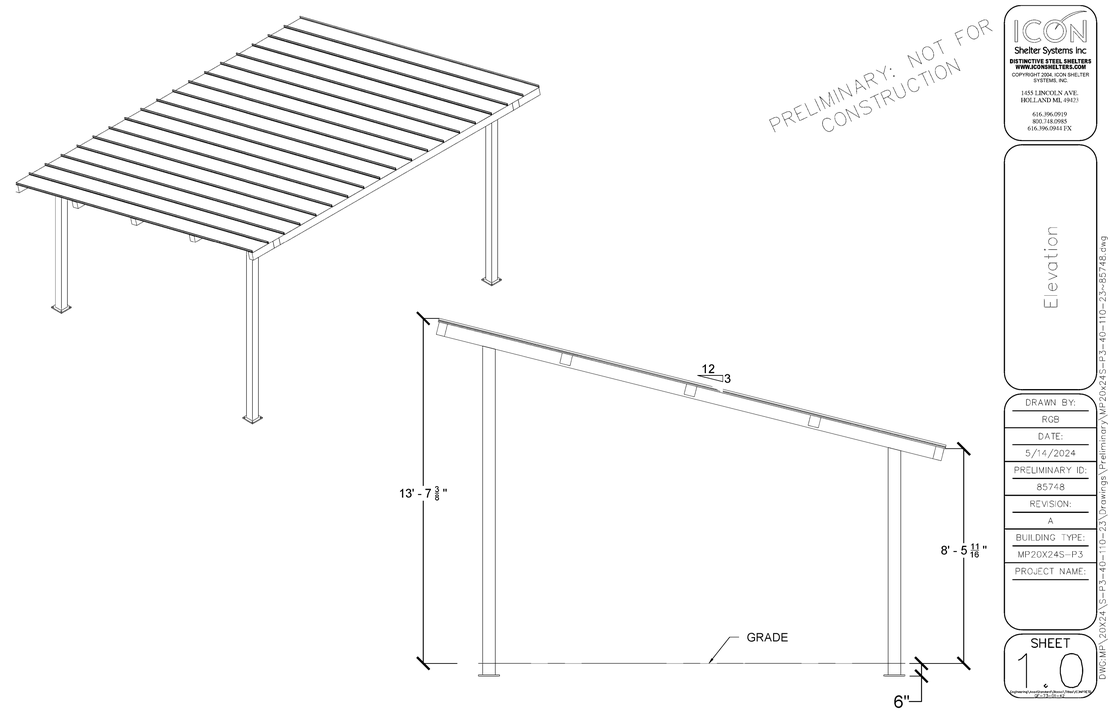
Sheet Number
145





ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS 6x6x3/16



1 TRACT B - SHADE STRUCTURE - A

Scale: NOT TO SCALE

CREATIVE SYSTEMS OR APPROVED EQUAL
W: WWW.CREATIVESYSTEMS.COM

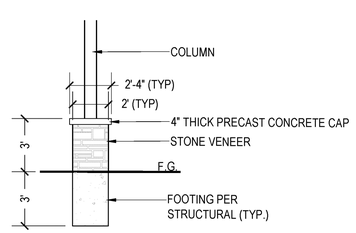
MODEL: MP20X24S-P3
SIZE: 20'-0 1/2" X 24'
ATTACHMENT: FOOTING OR SURFACE MOUNT

NOTE:
- INSTALL PER MANUFACTURER'S SPECS
- BUILDING DETAILS TO BE PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL.
- CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

STONE VENEER - ENVIORNMENTAL STONEWORKS COOL RIVER PROSTACK LITE

ROOF - ASH GRAY

COLUMNS / COMPONENTS - RAL 9005 MATTE BLACK



TYPICAL STRUCTURE BASE FOOTING DETAIL

PROJECT NO. SDP23-0041

Prepared For

Hines

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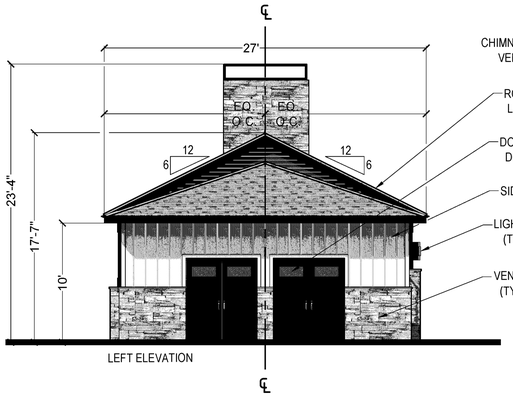
Sheet Name

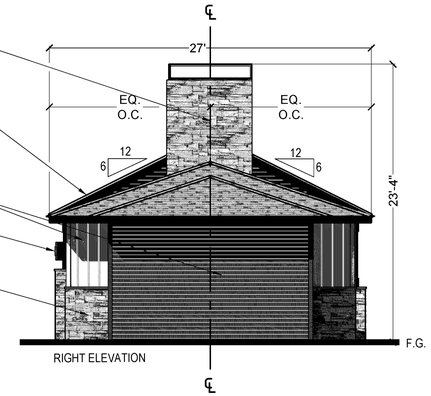
SITE DETAILS: TRACT B

Sheet Number

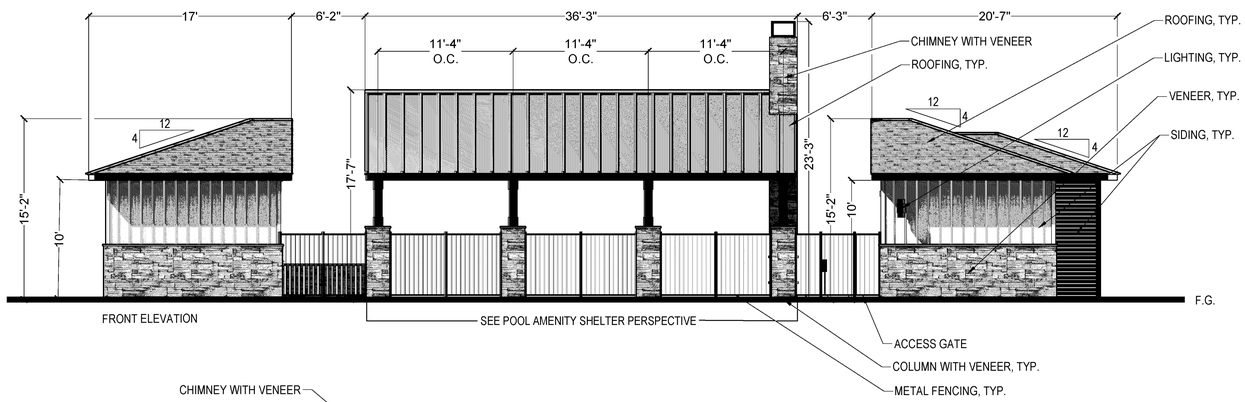
146



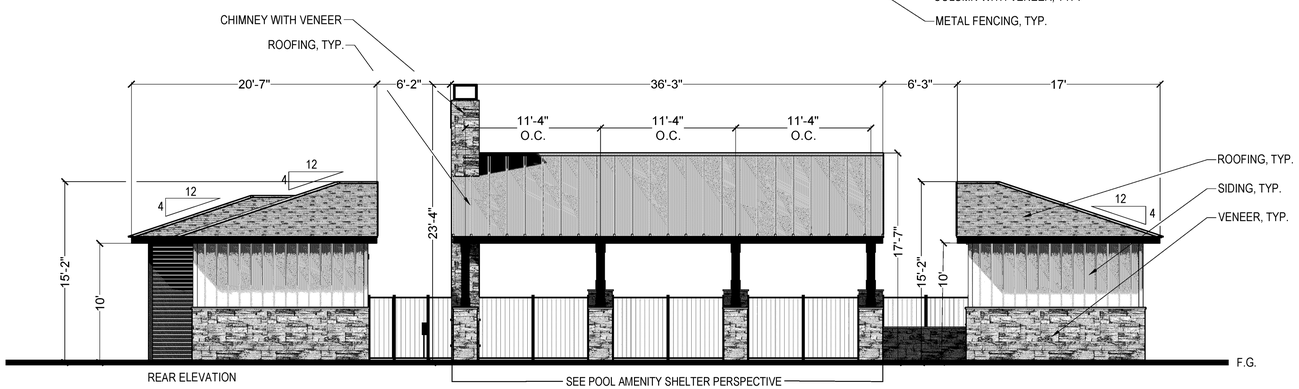
LEFT ELEVATION



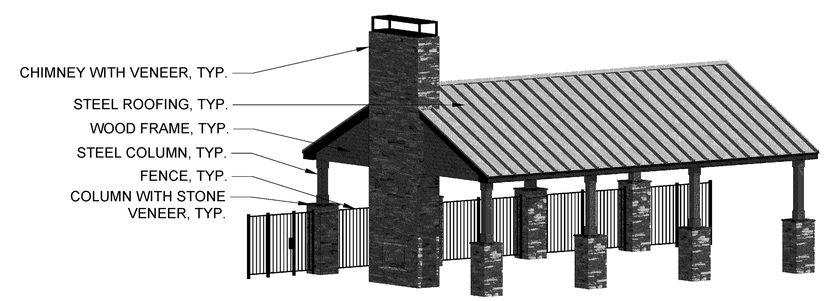
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



POOL AMENITY SHELTER PERSPECTIVE

1 TRACT E - POOL AMENITY BUILDING

Scale: NTS

OR APPROVED EQUAL

SIZE: 20' X 20'
ATTACHMENT: FOOTING

NOTE:

- INSTALL PER MANUFACTURER'S SPECS
- BUILDING DETAILS TO BE PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL.
- CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

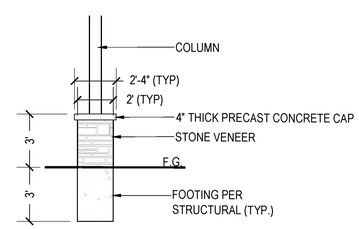
STONE VENEER - ENVIORNMENTAL STONEWORKS COOL RIVER PROSTACK LITE

BODY 1 - SHERWIN WILLIAMS EXTRA WHITE SW 7006

BODY 2 - SHERWIN WILLIAMS IRON ORE SW 7069

COLUMNS / ROOF TRIM - SHERWIN WILLIAMS BLACK MAGIC SW 6991

METAL STANDING SEAM - STEALTH GREY (OR SIMILIAR)



TYPICAL STRUCTURE BASE FOOTING DETAIL

PROJECT NO. SDP23-0041

Prepared For

Hines

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

Drawn by:	JT / MS
Checked by:	AC
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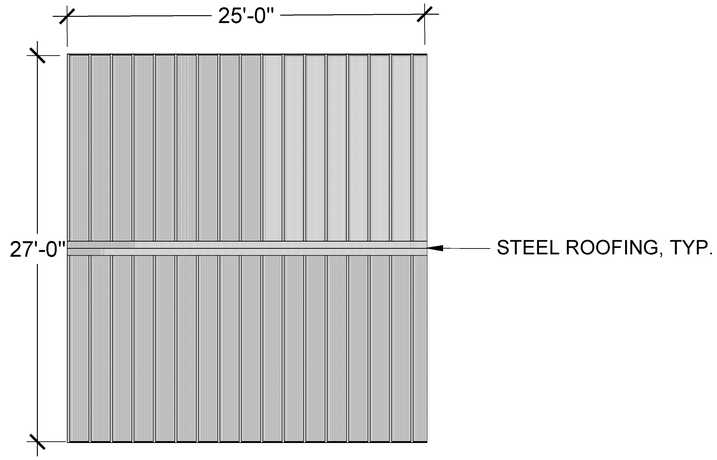
	10.22.2025

Sheet Name

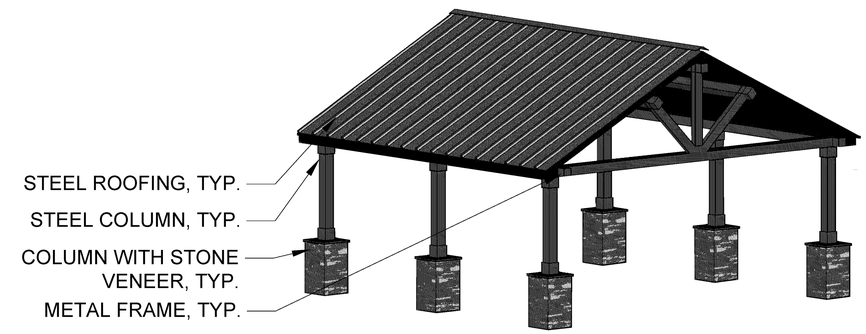
SITE DETAILS: TRACT E

Sheet Number

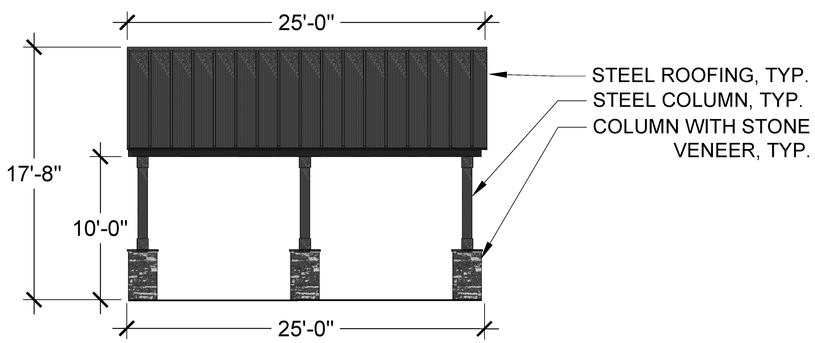
147



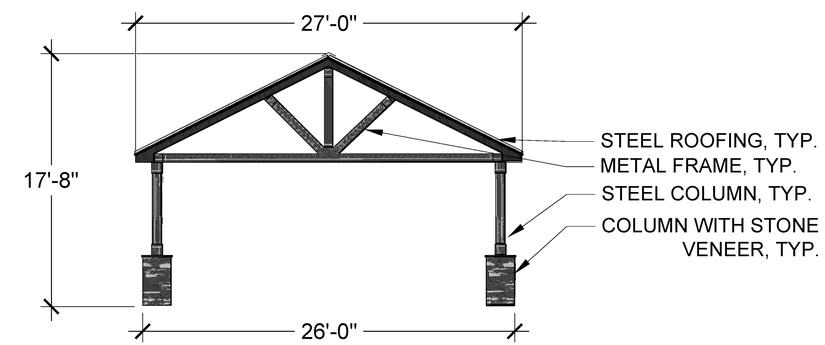
TOP VIEW



AXONOMETRIC VIEW



SIDE VIEW



FRONT VIEW

1 TRACT I - SHADE STRUCTURE - C

Scale: NOT TO SCALE

ICON SHELTERS OR APPROVED EQUAL
W: WWW.ICONSHELTERS.COM

SIZE: 25' X 26'
ATTACHMENT: FOOTING OR SURFACE MOUNT

NOTE:

- INSTALL PER MANUFACTURER'S SPECS
- BUILDING DETAILS TO BE PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL.
- CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- FINAL SHELTER DESIGN SHALL DETERMINED AT CONSTRUCTION DOCUMENTS AND MAY VARY FROM THE SDP WITH APPROVAL FROM THE PARKS DEPARTMENT.

STONE VENEER - ENVIORNMENTAL STONEWORKS
COOL RIVER PROSTACK LITE

COLUMNS / ROOF TRIM - SHERWIN WILLIAMS
BLACK MAGIC SW 6991

METAL STANDING SEAM - STEALTH GREY (OR SIMILIAR)

PROJECT NO. SDP23-0041

Prepared For

Hines

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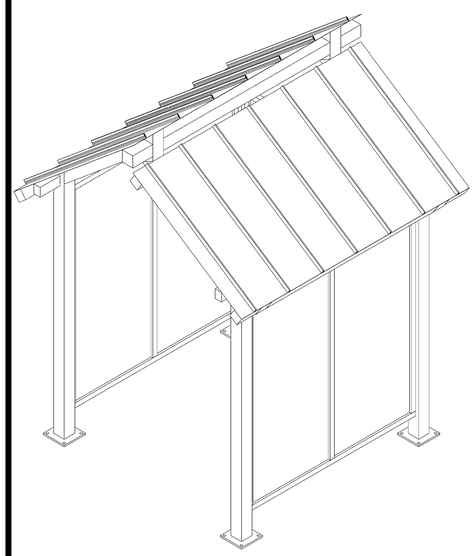
	10.22.2025

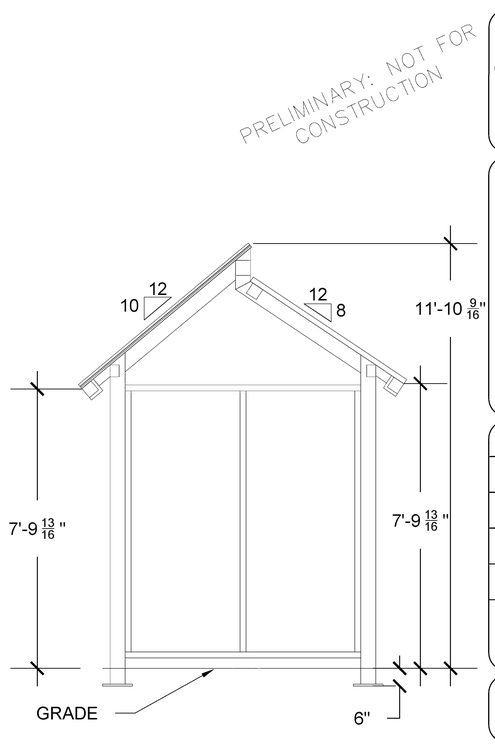
Sheet Name

SITE DETAILS: TRACT I

Sheet Number

148





ICON Shelter Systems Inc
DISTINCTIVE STEEL SHELTER
WWW.ICONSHELTERS.COM
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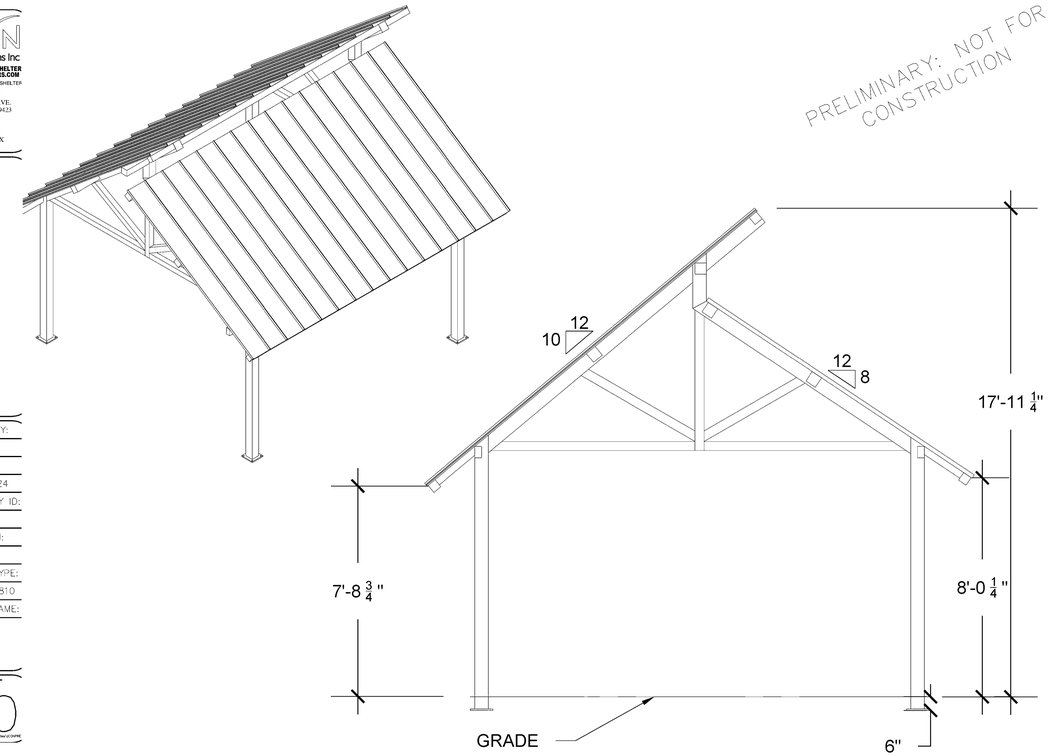
1455 LINCOLN AVE.
HOLLAND MI, 49423
616.396.0919
800.748.0985
616.396.0944 FX

Elevation

DRAWN BY:	RGB
DATE:	5/13/2024
PRELIMINARY ID:	85722
REVISION:	A
BUILDING TYPE:	DS9X9S-P810
PROJECT NAME:	

SHEET 1.0



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1455 LINCOLN AVE.
HOLLAND MI, 49423
616.396.0919
800.748.0985
616.396.0944 FX

Elevation

DRAWN BY:	RGB
DATE:	5/14/2024
PRELIMINARY ID:	85742
REVISION:	A
BUILDING TYPE:	DS20X20S-P810
PROJECT NAME:	

SHEET 1.0

1 TRACT I - PORTALET SHELTER

Scale: NOT TO SCALE

CREATIVE SYSTEMS OR APPROVED EQUAL
W: WWW.CREATIVESYSTEMS.COM

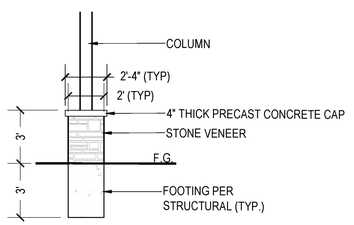
MODEL: DS9X9S-P810
SIZE: 9' X 9'
ATTACHMENT: FOOTING OR SURFACE MOUNT

NOTE:
- INSTALL PER MANUFACTURER'S SPECS
- BUILDING DETAILS TO BE PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL.
- CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

STONE VENEER - ENVIORNMENTAL STONEWORKS COOL RIVER PROSTACK LITE

ROOF - ASH GRAY

COLUMNS / COMPONENTS - RAL 9005 MATTE BLACK



TYPICAL STRUCTURE BASE FOOTING DETAIL

2 TRACT Q - STRUCTURE B

Scale: NOT TO SCALE

CREATIVE SYSTEMS OR APPROVED EQUAL
W: WWW.CREATIVESYSTEMS.COM

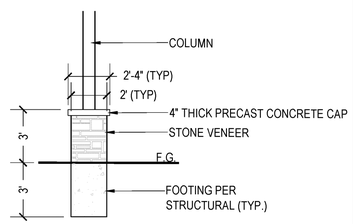
MODEL: DS20X20S-P810
SIZE: 24' X 20'
ATTACHMENT: FOOTING OR SURFACE MOUNT

NOTE:
- INSTALL PER MANUFACTURER'S SPECS
- BUILDING DETAILS TO BE PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL.
- CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

STONE VENEER - ENVIORNMENTAL STONEWORKS COOL RIVER PROSTACK LITE

ROOF - ASH GRAY

COLUMNS / COMPONENTS - RAL 9005 MATTE BLACK



TYPICAL STRUCTURE BASE FOOTING DETAIL

PROJECT NO. SDP23-0041

Prepared For

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CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

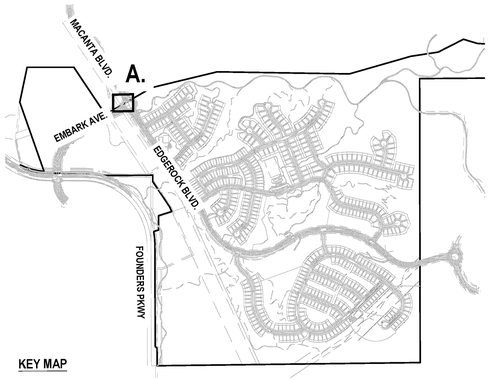
Drawn by:	JT / MS
Checked by:	AC
Issue Date:	12.05.2023
Revisions:	04.12.2024
	01.21.2025
	05.13.2025
	08.13.2025
	09.26.2025
	10.22.2025

Sheet Name

SITE DETAILS: TRACT I,Q

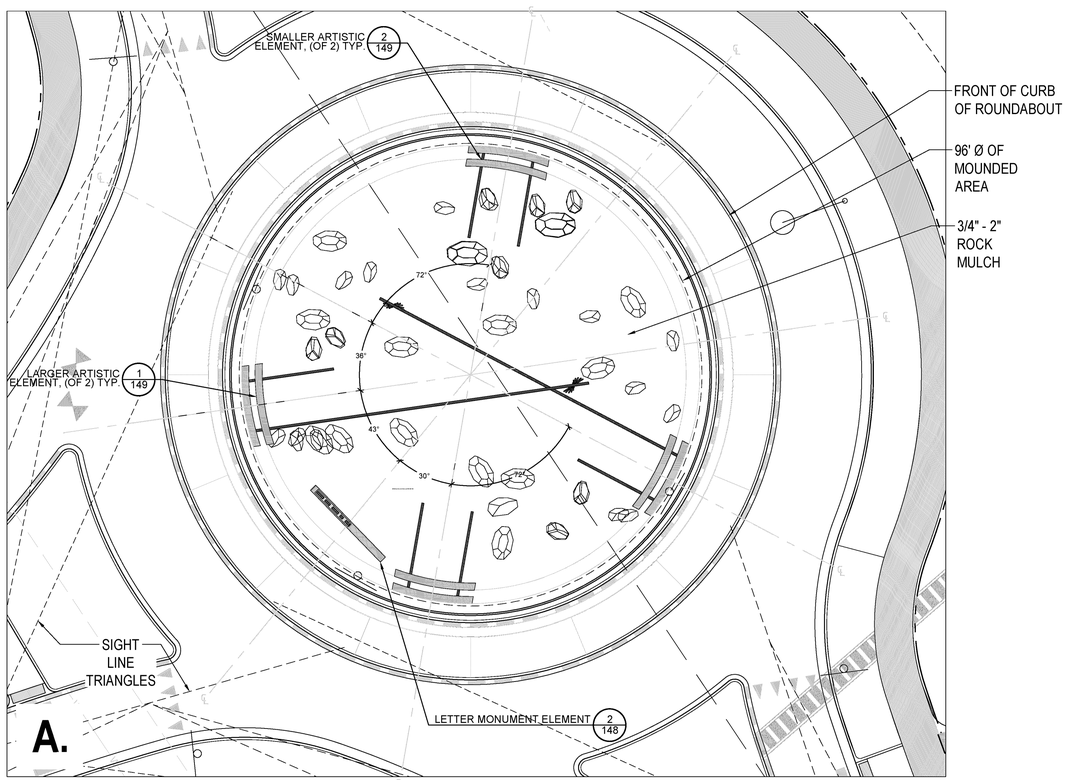
Sheet Number

149



KEY MAP

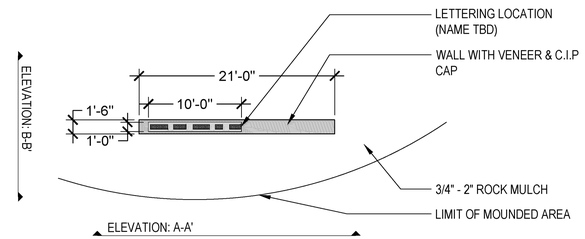
MONUMENT PERSPECTIVE



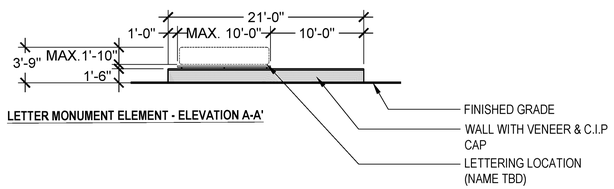
NOTE:
1. FULL MONUMENT DETAILING, MATERIALS, AND ACCENT LIGHTING WILL BE PROVIDED IN THE PERMIT SET. THE ABOVE IMAGES ARE FOR DESIGN INTENT ONLY.
2. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL PERMANENT SIGNAGE.
3. SEE ENCROACHMENT AGREEMENT.

SCALE: 1"=15'-0"
0 15' 30' 60' NORTH

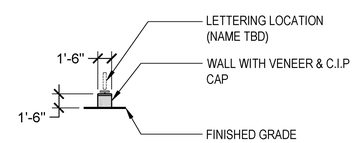
1 MONUMENT ROUNDABOUT PLAN
Scale: 1" = 10'-0"



LETTER MONUMENT ELEMENT PLAN



LETTER MONUMENT ELEMENT - ELEVATION A-A'



LETTER MONUMENT ELEMENT - ELEVATION B-B'

NOTE:
FULL MONUMENT DETAILING, MATERIALS, AND ACCENT LIGHTING WILL BE PROVIDED IN THE PERMIT SET. THE ABOVE IMAGES ARE PROVIDED FOR DESIGN INTENT ONLY.

2 LETTER MONUMENT ELEMENT
Scale: NOT TO SCALE

PROJECT NO. SDP23-0041

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

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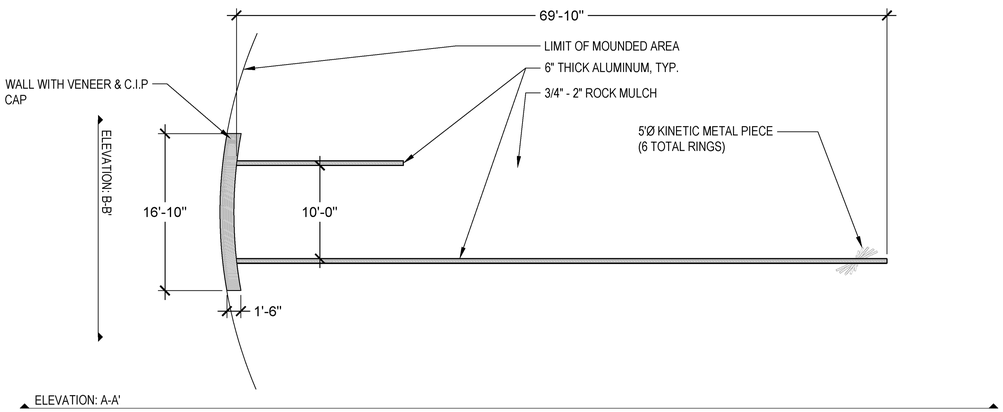
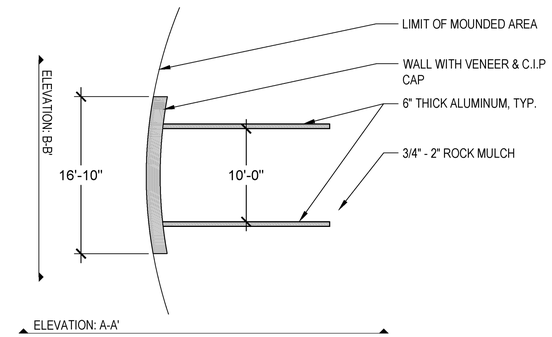
	10.22.2025

Sheet Name
SITE DETAILS: PRIMARY MONUMENT 1

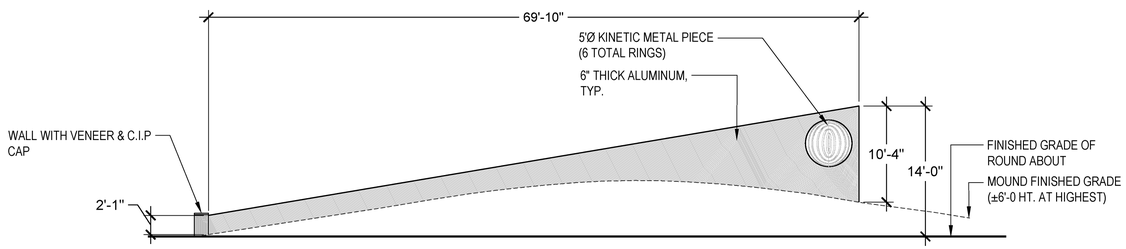
Sheet Number
150



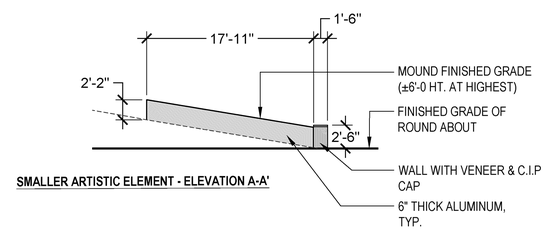
LARGER ARTISTIC ELEMENT PLAN



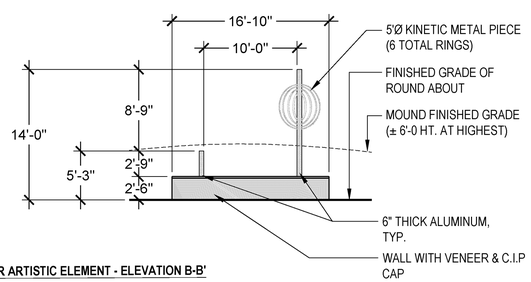
SMALLER ARTISTIC ELEMENT PLAN



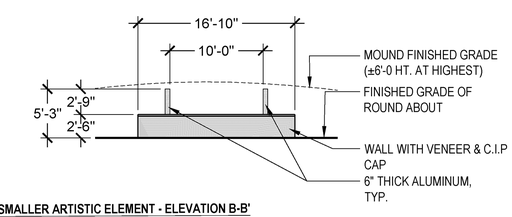
LARGER ARTISTIC ELEMENT - ELEVATION A-A'



SMALLER ARTISTIC ELEMENT - ELEVATION A-A'



LARGER ARTISTIC ELEMENT - ELEVATION B-B'



SMALLER ARTISTIC ELEMENT - ELEVATION B-B'

NOTE:
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3. SEE ENCROACHMENT AGREEMENT.

1 LARGER ARTISTIC ELEMENT

Scale: NOT TO SCALE

NOTE:
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2 SMALLER ARTISTIC ELEMENT

Scale: NOT TO SCALE

PROJECT NO. SDP23-0041

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CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

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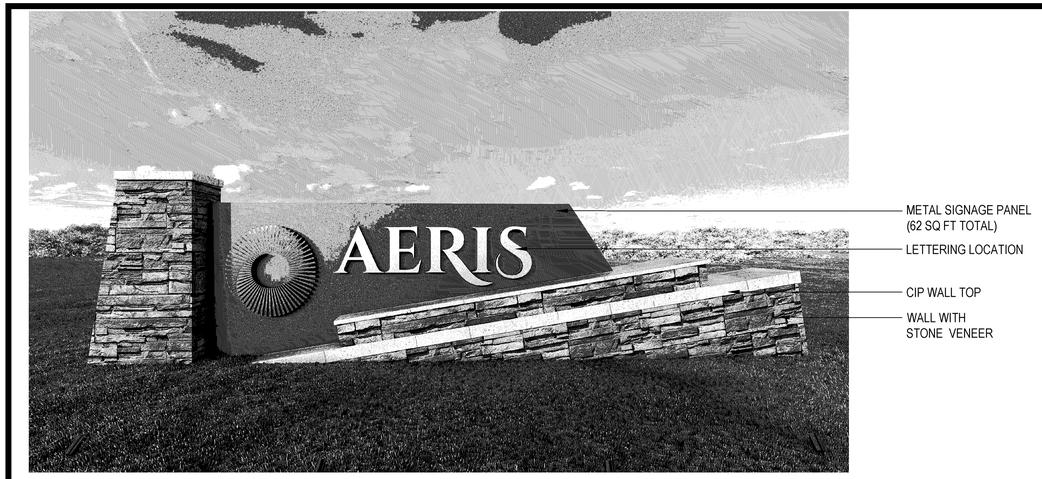
Sheet Name

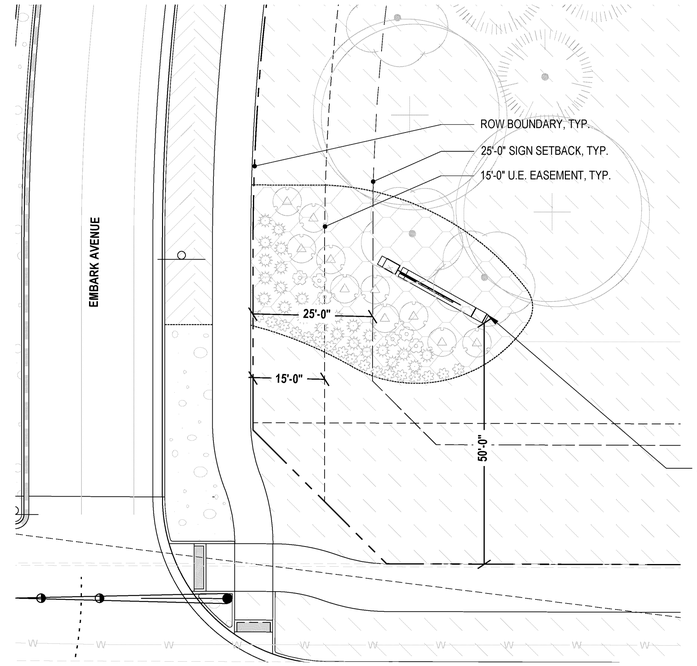
SITE DETAILS: PRIMARY MONUMENT 2

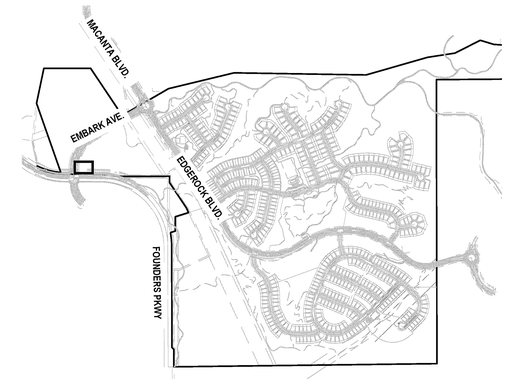
Sheet Number

151

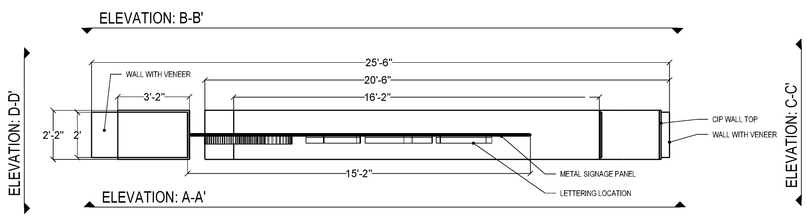


SECONDARY MONUMENT PERSPECTIVE

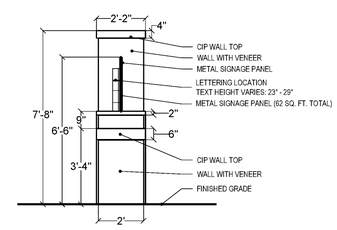




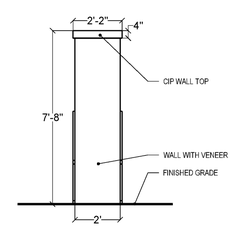
KEY MAP



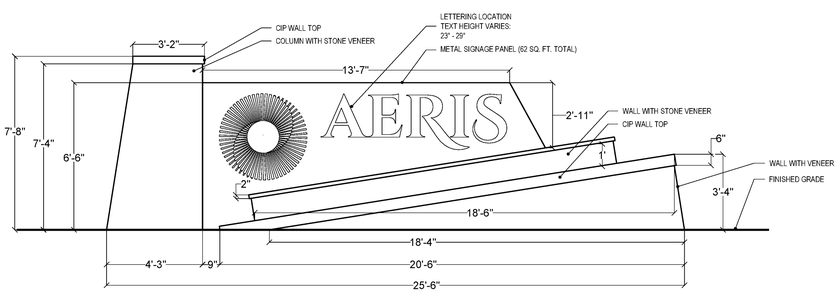
PLAN VIEW



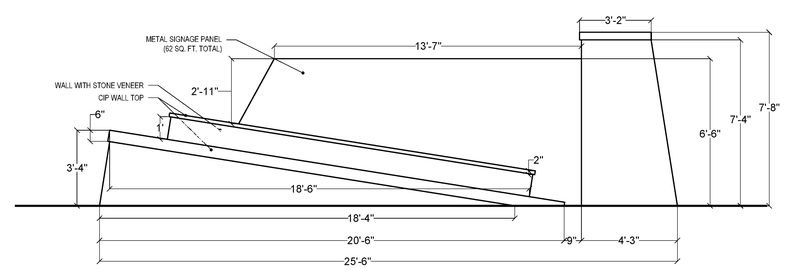
ELEVATION: C-C'



ELEVATION: D-D'



ELEVATION: A-A'



ELEVATION: B-B'

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2. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL PERMANENT SIGNAGE

1 SECONDARY MONUMENT

Scale: NOT TO SCALE

PROJECT NO. SDP23-0041

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CANYONS FAR SOUTH

TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

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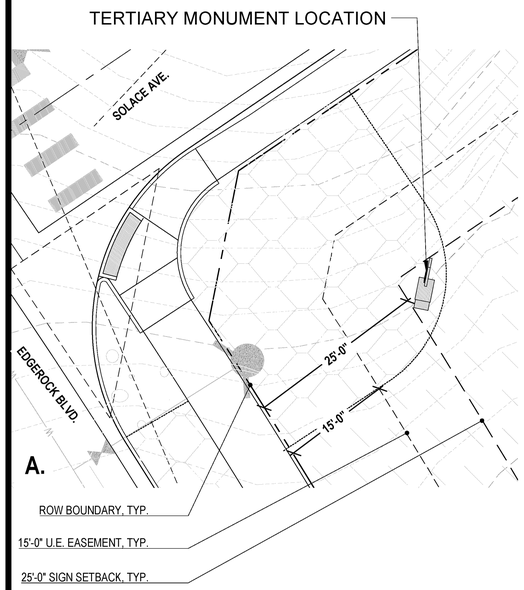
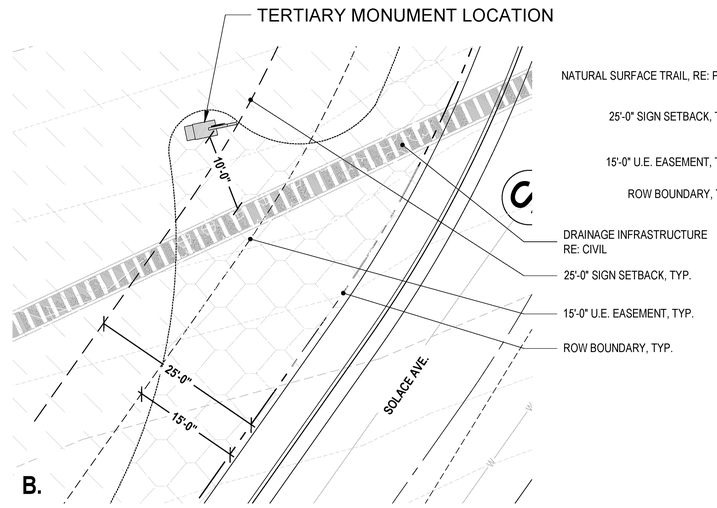
Sheet Name

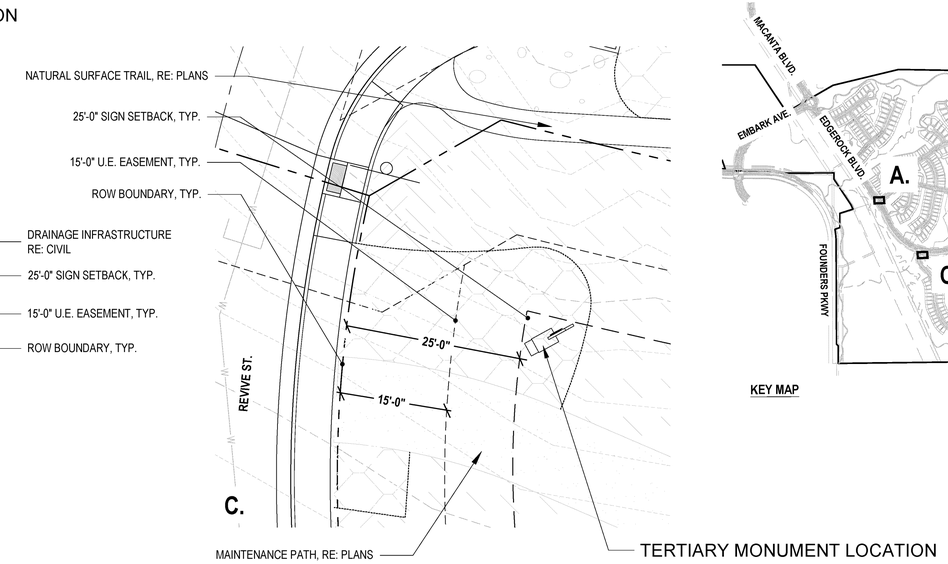
SITE DETAILS: SECONDARY MONUMENT

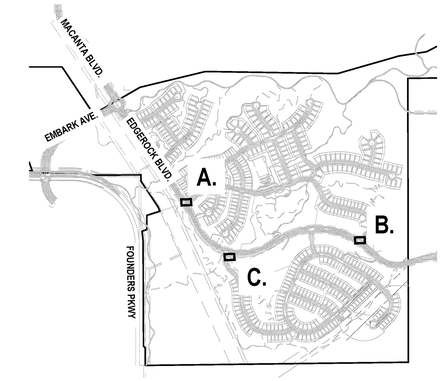
Sheet Number

152





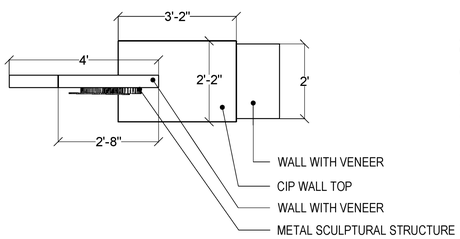




KEY MAP

ELEVATION: B-B'

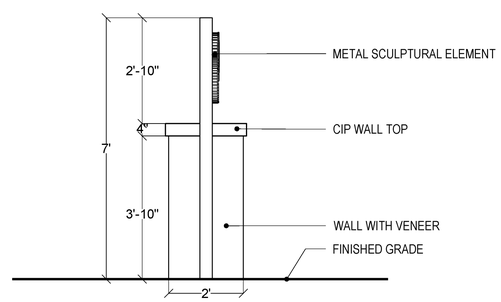
ELEVATION: D-D'



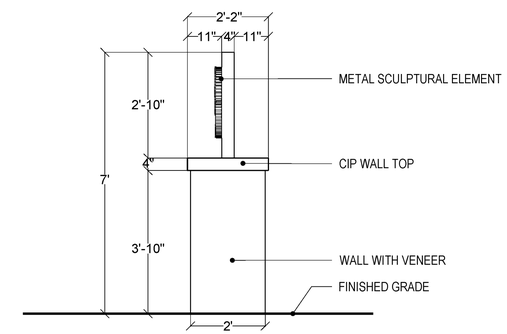
ELEVATION: C-C'

ELEVATION: A-A'

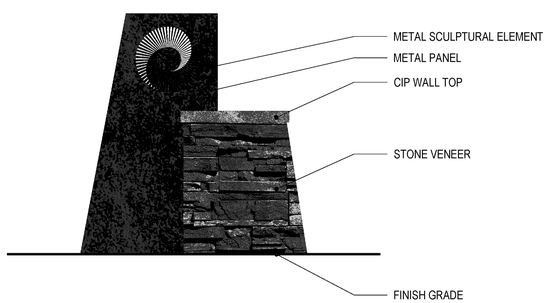
PLAN VIEW



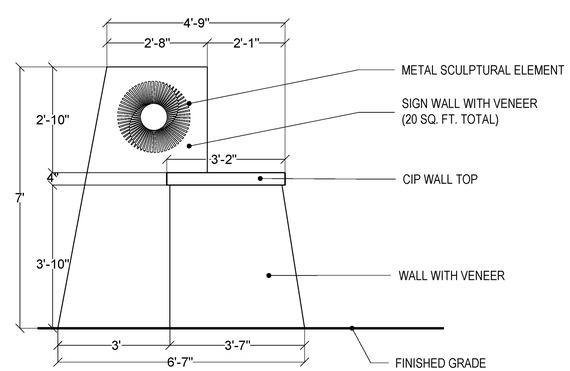
ELEVATION: D-D'



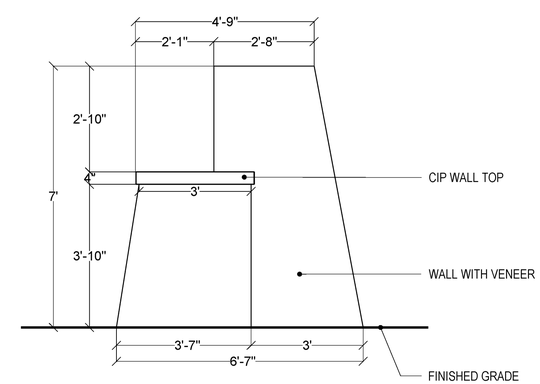
ELEVATION: C-C'



TERTIARY MONUMENT PERSPECTIVE



ELEVATION: A-A'



ELEVATION: B-B'

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1 TERTIARY MONUMENT

Scale: NOT TO SCALE

PROJECT NO. SDP23-0041

Prepared For

Hines

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CANYONS FAR SOUTH
TOWN OF CASTLE ROCK, COLORADO

NOT FOR CONSTRUCTION

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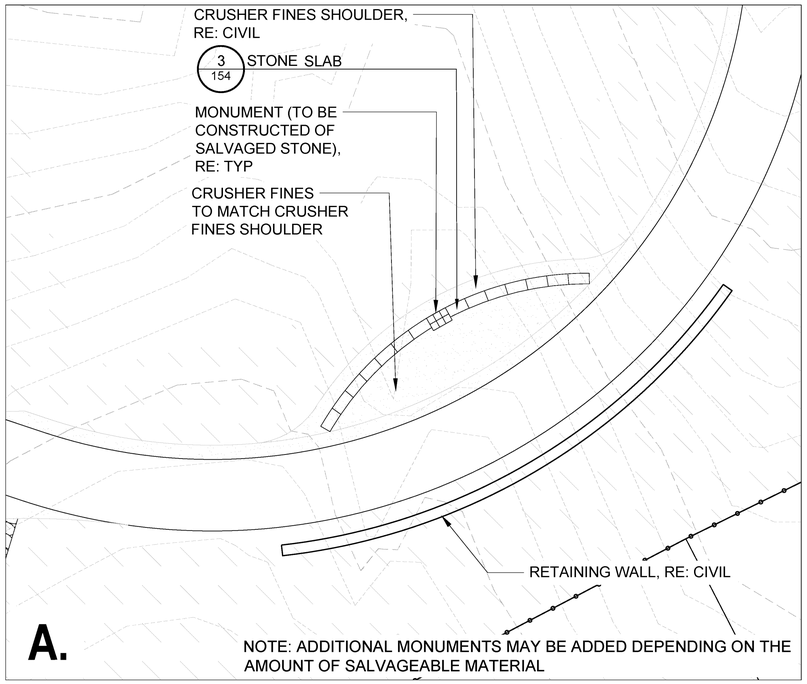
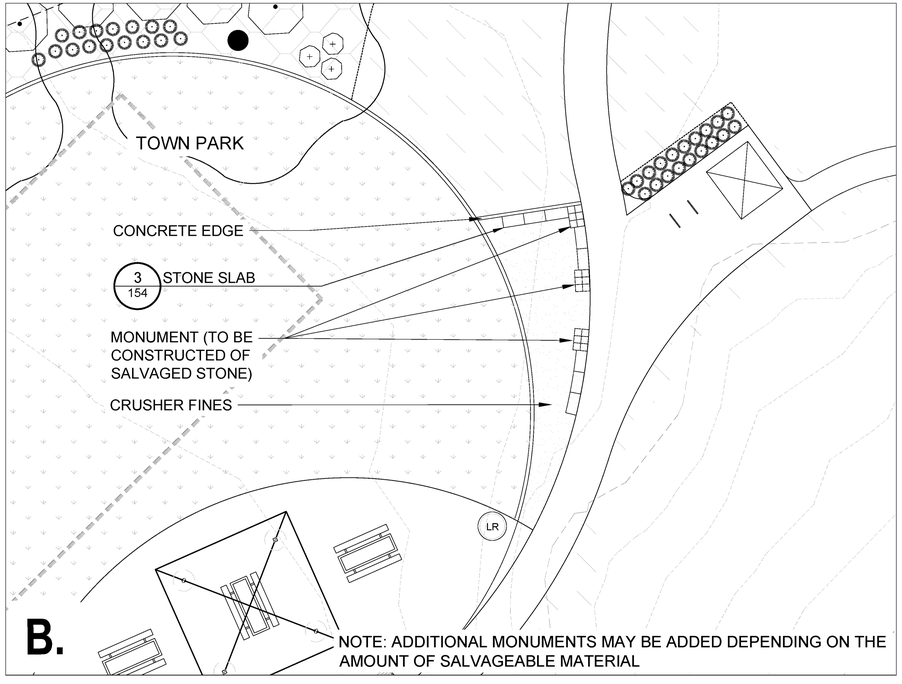
Sheet Name

SITE DETAILS: TERTIARY MONUMENT

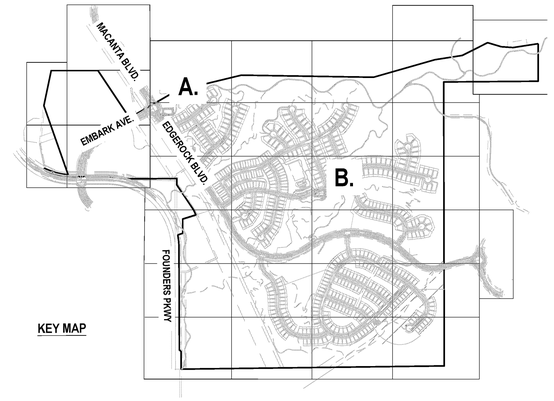
Sheet Number

153





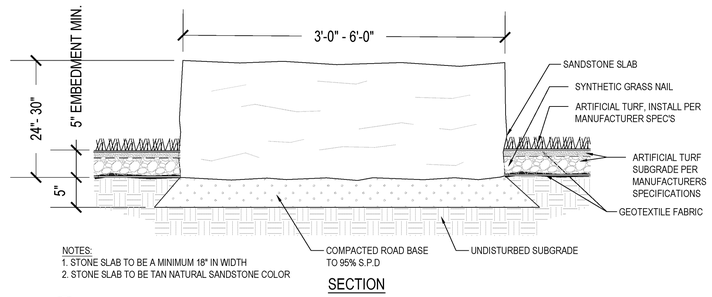
1 SALVAGED MONUMENT LOCATIONS
Scale: 1"=10'



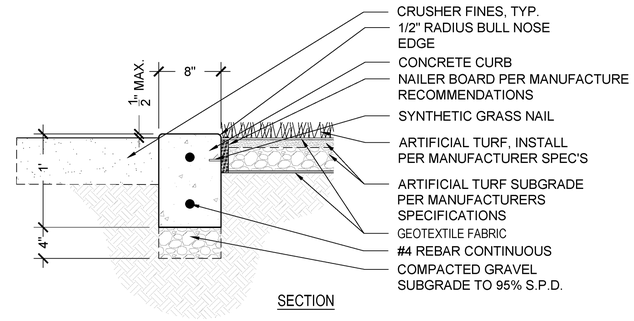
NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SALVAGING AND PROTECTING THE HISTORIC MCMURDO GULCH DROP STRUCTURES DURING THE DEVELOPMENT'S CONSTRUCTION. SALVAGED MATERIAL SHALL BE STORED AND PROTECTED BY THE CONTRACTOR AS DEPICTED ON THE DEMOLITION PLANS FOR THE PROJECT. SUBDIVIDER SHALL SUBMIT A CULTURAL RESOURCE SURVEY TO THE TOWN TO DOCUMENT THE EXISTING STRUCTURES AND ANALYZE WHAT IS SALVAGEABLE PRIOR TO AND AS A CONDITION OF THE APPROVAL FOR THE CONSTRUCTION DOCUMENTS. THE TOWN UNDERSTANDS THAT THE DETAIL PROVIDED WITHIN THIS SDP IS PRELIMINARY AND A FINAL DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS A FIELD CHANGE ORDER. UPON FCO APPROVAL, THE CONSTRUCTION PERMIT FOR THE AFFECTED AREA MAY BE APPROVED. THE TOWN SHALL HAVE THE AUTHORITY TO REVIEW AND APPROVE FINAL SHOP DRAWINGS AND MOCK UPS PRIOR TO THE INSTALLATION OF THE MONUMENT SITES. THE DROP STRUCTURE PROJECT SHALL BE COMPLETED PRIOR TO SUCH TIME AS THE CONSTRUCTION PERMIT FOR THE AFFECTED AREAS ARE CLOSED OUT.

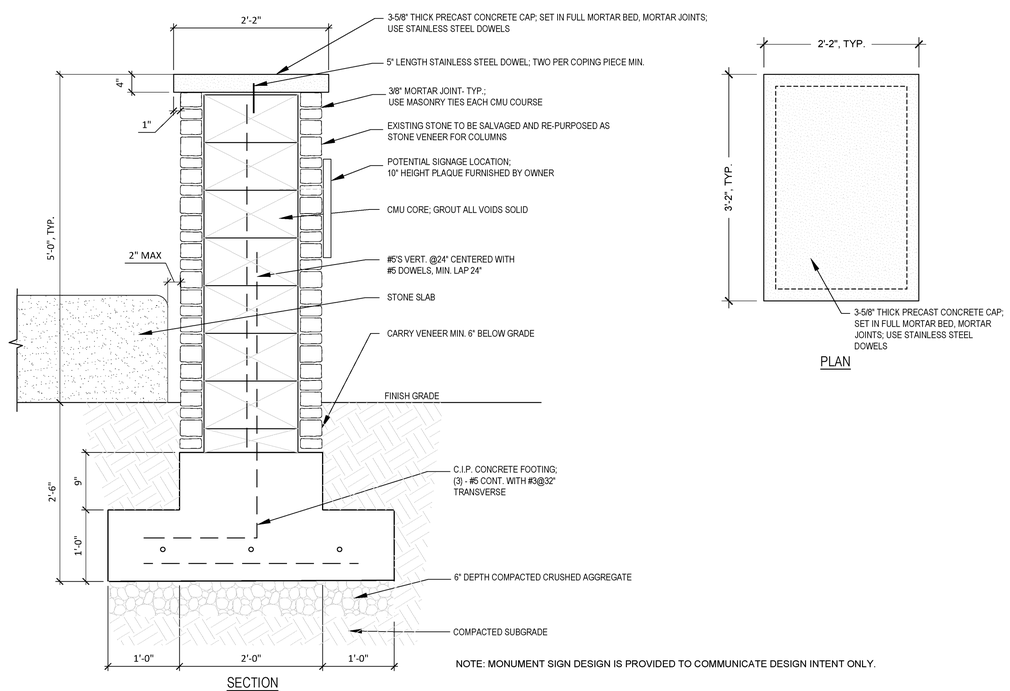
2. CONTRACTOR SHALL CREATE MOCK-UPS FOR REVIEW WITH THE TOWN, OWNERSHIP, AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



3 STONE SLAB
Scale: N.T.S



4 CONCRETE EDGE @ TURF AND CRUSHER FINES
Scale: N.T.S.



NOTE: MONUMENT SIGN DESIGN IS PROVIDED TO COMMUNICATE DESIGN INTENT ONLY.

2 SALVAGED MONUMENT
Scale: 1"=10'

PROJECT NO. SDP23-0041

Prepared For

Hines

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Revisions:	04.12.2024
	01.21.2025
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