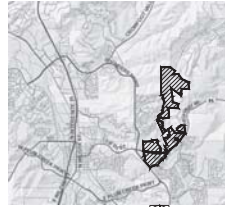


TERRAIN PLANNED DEVELOPMENT PLAN

SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTIONS 5, 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST

VICINITY MAP



CONTACTS:

APPLICANT:
 6700 N. SCOTTSDALE ROAD
 #100 SCOTTSDALE, AZ 85253
 CONTACT: KURT JONES
 750.344.3900

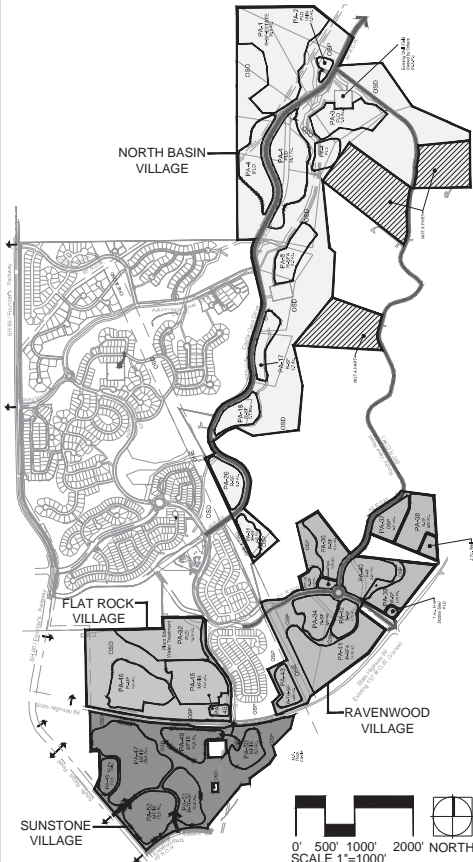
ENGINEERING:

CORE CONSULTANTS
 1907 15th Street, Denver, CO 80202
 303.531.4900 | 303.531.4908
 CONTACT: PHIL DALRYMPLE

PLANNER / LANDSCAPE ARCHITECT:

PCS GROUP INC.
 www.pcsgruppco.com
 #1, 818 Independence Plaza
 1007 15th Street, Denver, CO 80202
 303.531.4900 | 303.531.4908
 CONTACT: JOHN PRESTWICH

PLANNING AREAS & VILLAGES



SHEET INDEX

- COVER SHEET
- PLANNED DEVELOPMENT PLAN
- UTILITY & PHASING PLAN

NOTES

- THE PROPERTY SUBJECT TO THIS PLANNED DEVELOPMENT PLAN IS SUBJECT TO THE TERRAIN PLANNED DEVELOPMENT ZONING REGULATIONS, AS AMENDED FROM TIME TO TIME.
- FORMER ZONING - PD; APPROVED ZONING - PD
- THIS PLANNED DEVELOPMENT PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND SECTION 24.89-101, ET SEQ., C.R.S. AND ESTABLISHES VESTED PROPERTY THROUGH DECEMBER 31, 2028 FROM ITS EFFECTIVE DATE TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THE TERMS OF THIS PLANNED DEVELOPMENT PLAN.
 - THE TERRAIN PLANNED DEVELOPMENT ZONING REGULATIONS, AS AMENDED FROM TIME TO TIME, ARE HEREBY INCORPORATED INTO THIS PLANNED DEVELOPMENT PLAN BY THIS REFERENCE AND SHALL BE DEEMED TO BE, AND SHALL BE, A PART OF THIS PLANNED DEVELOPMENT PLAN FOR ALL PURPOSES HEREINAFTER.

PURPOSE OF THE REQUEST

THIS PLANNED DEVELOPMENT PLAN PROPOSES A NEW TERRAIN PLANNED DEVELOPMENT PLAN. THE REQUEST BEING PROPOSED IS FOR:

- A FLEXIBLE VILLAGE APPROACH TO THE PLANNING AREAS WHICH WILL ALLOW FOR SIMPLER ADMINISTRATION OF THE BALANCE OF THE COMMUNITY.
- IDENTIFIES THE COMMITMENTS FOR OPEN SPACE, PARK AND PUBLIC LAND DEDICATION AREAS.
- AN OVERALL PLAN THAT WILL ALLOW THE DEVELOPER TO BETTER RESPOND TO MARKET CONDITIONS, WHILE MAINTAINING A BALANCE OF RESIDENTIAL AND NON-RESIDENTIAL USES.
- THIS PLANNED DEVELOPMENT PLAN IS IN COMPLIANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK CODES AND STANDARDS AS WELL AS IN LINE WITH THE TOWN'S VISION 2020 PLAN, COMPREHENSIVE MASTER PLAN.
- OSD COMMITMENTS FOR THE PROPERTY SUBJECT TO THIS PLANNED DEVELOPMENT PLAN

Planned Development Plan Summary

Designations	Acres	Maximum Units	% of Total Acres
North Basin Village			
R-SF-ESTATE	70.9	200	12.0%
R-SF			
R-SFA			
Reverwood Village			
R-SF	86.93	375	14.7%
R-SFA			
R-TH-SF			
PLD/OSP			
Flat Rock Village			
R-MF	30.9	225	5.2%
MF/IB (FAR .35)			
(IB=135,000 SQ. FT., MAX.)			
Sunstone Village			
R-TH-SF	68.6	775	11.8%
R-MF			
MF/IB (FAR .35)			
(IB=104,540 SQ. FT., MAX.)			
Subtotal	287.3	1575	43.8%
Approved/Proposed PLD/OSD & OSP	70.5		
Subtotal +/-	70.5		11.9%
OSD/OSP	230.6		
Subtotal +/-	230.6		39.1%
Subtotal +/-	301.1		51.0%
Collector Roads	32		5.4%
Subtotal +/-	590.4	1575	100.0%

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND PORTIONS OF SECTIONS 5, 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
 LOTS 1 AND 2, BLOCK 1, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE OAKS, COLORADO.
 A PORTION OF TRACT D, SAID PLAT OF CASTLE OAKS REC. 150556, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832, SAID DOUGLAS COUNTY RECORDS.
 LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 2, SAID PLAT OF CASTLE OAKS REC. 150556, EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN RECEPTION NO. 2003168481 AND RECEPTION NO. 2007102436, SAID DOUGLAS COUNTY RECORDS.
 LOT 11, BLOCK 3, SAID PLAT OF CASTLE OAKS, REC. 150556.
 LOT 11, BLOCK 4, SAID PLAT OF CASTLE OAKS, REC. 150556.
 A PORTION OF TRACT A, ADJACENT TO LOT 1, BLOCK 4, SAID PLAT OF CASTLE OAKS, REC. 150556, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, REC. 2010034832.
 A PORTION OF TRACT A, ADJACENT TO LOT 10, BLOCK 4, SAID PLAT OF CASTLE OAKS, REC. 150556, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, REC. 2010034832.
 LOTS 4, 5, 6, 7, 8 AND 9, BLOCK 4, SAID PLAT OF CASTLE OAKS, REC. 150556, EXCEPTING THEREFROM THE CASTLE OAKS NO. 8 WELL FIELD AND THE CASTLE OAKS NO. 7 WELL FIELD, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, REC. 2010034832.
 LOT 2, VACATION & REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS, AS RECORDED AT RECEPTION NO. 200809, SAID DOUGLAS COUNTY RECORDS.
 LOT 11, BLOCK 5, SAID PLAT OF CASTLE OAKS, REC. 150556.
 LOTS 1, 2, 10 AND 11, BLOCK 6, SAID PLAT OF CASTLE OAKS, REC. 150556.
 TRACT D, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 PLAT, AS RECORDED AT RECEPTION NO. 2015031748, SAID DOUGLAS COUNTY RECORDS.
 TRACT C, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, RECORDED AT RECEPTION NO. 2015031748, SAID DOUGLAS COUNTY RECORDS.
 THAT TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, REC. 2010034832, EXCEPTING THEREFROM THE ENERLID NO. 1 WELL FIELD AND THE ENERLID PUMP STATION, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, REC. 2010034832.
 ALL IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

RESIDENTIAL DEVELOPMENT STANDARDS

Land Use Designation	R-SF - Estate	R-SF	R-SFA	R-TH-SF	R-W/F	MF/IB
	Residential Single Family Estate	Residential Single Family	Residential Single Family Attached	Residential Townhome Single Family	Residential Multi-Family Attached	Multi-Family Integrated Business
Maximum Dwelling Units/Dwelling Area	2	5	6	8	18	18
Maximum Building Height	35'	35'	35'	35'	50'	50'
Front Setbacks	20'	20'	-	-	-	-
Front to Side Garage	15'	15'	-	-	-	-
Front to Living Area	15'	10'	-	-	-	-
Rear	20'	12'	-	-	-	-
Side Interior Lot	5'	5'	5'	5'	5'	5'
Side to Street	10'	10'	10'	10'	10'	10'
Parking Spaces - per Town Code						

- *Setbacks will be established at the time of the final SDP
- (a) All setbacks shall be measured in a perpendicular direction from the property line to the foundation of the building
- (b) Minimum two (2) car garage for all single family attached and detached dwelling units and minimum one (1) car garage for townhomes. Garages shall not be converted for occupancy; provided, however, attached garages may be converted for occupancy if a minimum 2-car garage (attached or detached) is provided as an accessory use.
- (c) Decks and awnings may encroach into the building setback a maximum of (2) feet. Items including, but not limited to, patios and decks, swimming pools, gazebos, and garden equipment storage sheds at ground level are permitted in the side and rear setbacks. Also, patios, decks and similar features four (4) feet and higher above ground level must have a rear setback of twelve (12) feet. Window wells may encroach up to three (3) feet.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK, SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Craig K. Campbell TITLE: WEST REGION VICE PRESIDENT

SIGNED THIS ___ DAY OF ___ 20__
 COUNTY OF _____
 STATE OF _____

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__
 BY: _____ AS _____ OF _____ A _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CASTLE OAKS ESTATES MASTER ASSOCIATION, A COLORADO NONPROFIT CORPORATION

SIGNED THIS ___ DAY OF ___ 20__
 COUNTY OF _____
 STATE OF _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__
 BY: _____ AS _____ OF _____ A _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

MAYOR
 SIGNED THIS ___ DAY OF ___ 20__

ATTEST:

TOWN CLERK
 SIGNED THIS ___ DAY OF ___ 20__

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__
 BY: _____ AS MAYOR AND _____ AS TOWN CLERK OF _____

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 HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 17, 2014 AT RECEPTION NO. 201001818, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BANK OF THE OZARKS
 BY: _____
 SIGNED THIS ___ DAY OF ___ 20__

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__
 BY: _____ OF MDC LAND CORPORATION

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, 20__ SIGNED THIS ___ DAY OF ___ 20__

AUTHORIZED REPRESENTATIVE
 TITLE INSURANCE COMPANY
 COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___ 20__
 BY: _____ AS _____ OF _____ A _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT
 I, THOMAS A GIRARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE LEGAL DESCRIPTION AS DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION.

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

PLANNING COMMISSION RECOMMENDATION
 THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF ___ 20__

CHAIR
 ATTEST: _____ DATE _____

DIRECTOR OF DEVELOPMENT SERVICES
 ATTEST: _____ DATE _____

TOWN COUNCIL APPROVAL
 THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF ___ 20__

MAYOR
 ATTEST: _____ DATE _____

TOWN CLERK
 ATTEST: _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ___ ON THE ___ DAY OF ___ 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER
 BY: _____ DEPUTY

TERRAIN PLANNED DEVELOPMENT PLAN
 PROJECT NO. FDP14-0008

Prepared For:
 Castle Oaks
 6700 N. SCOTTSDALE RD. CONTACT: SADEE THOMAS
 SCOTTSDALE, AZ 85251 303-929-0261

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 1007 15th Street, Denver, CO 80202
 (303) 531-4905 (303) 531-4908

Engineering
 CORE CONSULTANTS
 1907 15th Street, Denver, CO 80202
 (303) 531-4905 (303) 531-4908

TERRAIN
 PLANNED DEVELOPMENT PLAN
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CASTLE ROCK, COLORADO

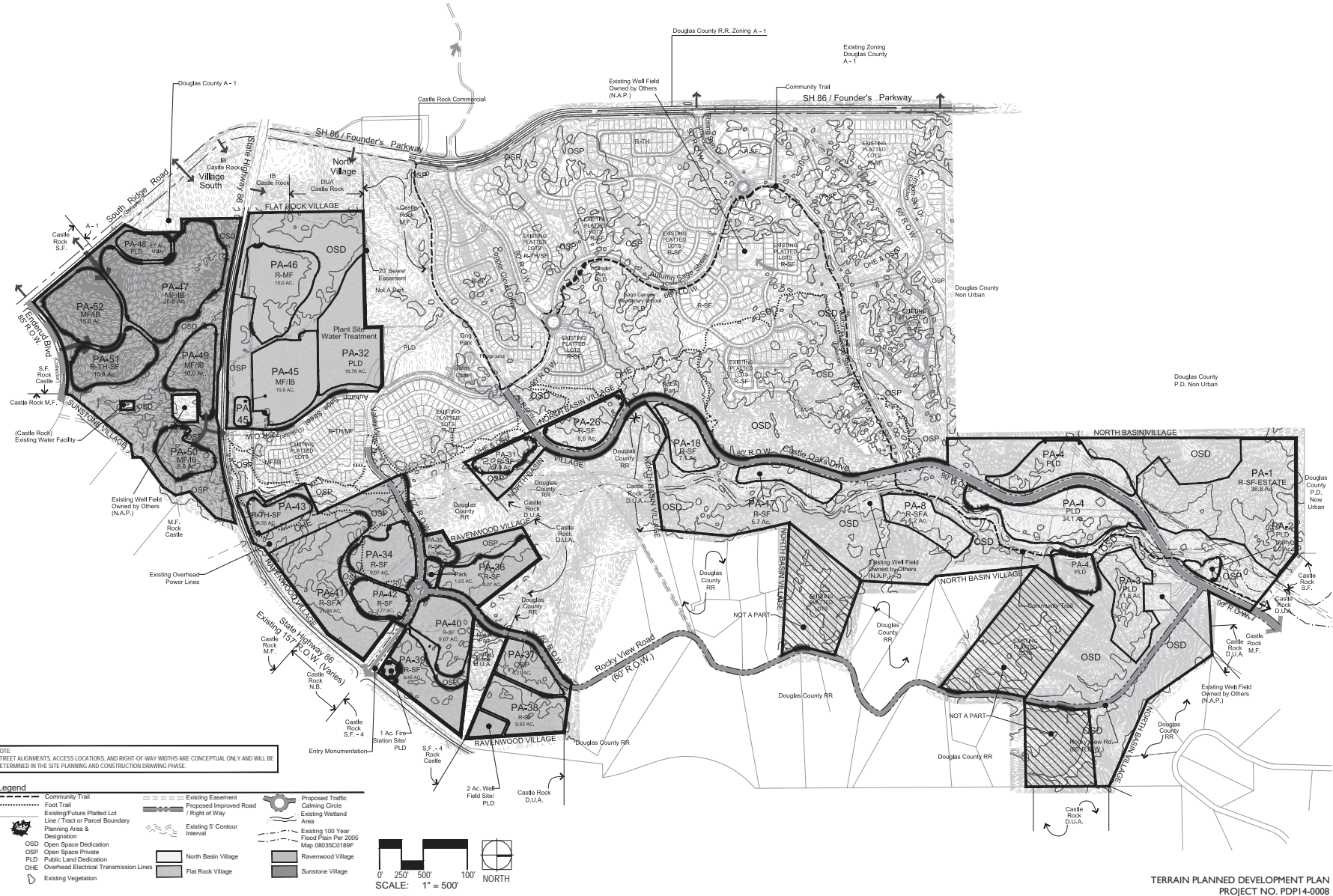
Drawn by: JMO
 Checked by: STAFF
 Issue Date: 08/18/15
 Revisions:

Sheet Name
 COVER SHEET

Sheet Number
 1 OF 3

TERRAIN PLANNED DEVELOPMENT PLAN

SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTIONS 5, 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST



Prepared For

 4900 N. SCOTTSDALE RD. CONTRACT: SANDI THOMAS
 SUITE 1002 SCOTTSDALE, AZ 85251 303-929-0261

Land Planning

 people creating spaces
 Douglas County Planning Department
 Douglas County, Colorado
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CORE
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 1001 14th Street, Denver, CO 80202
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TERRAIN
 PLANNED DEVELOPMENT PLAN
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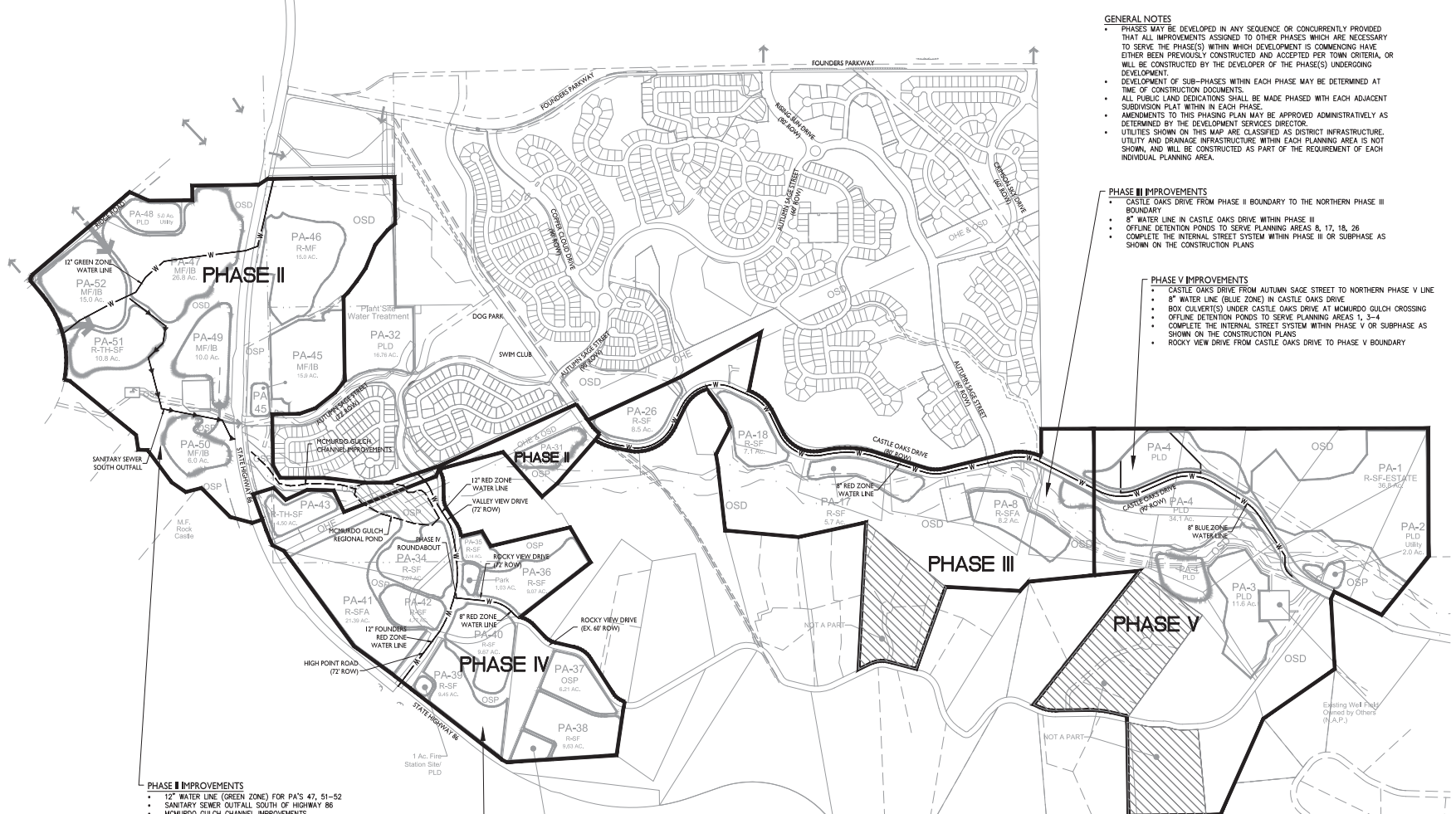
Drawn by: ZW
 Checked by: ST
 Issue Date: 02/19/15
 Revisions:

Sheet Name
 PLANNED DEVELOPMENT PLAN

Sheet Number
 2 OF 3

TERRAIN PLANNED DEVELOPMENT PLAN

SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTIONS 5, 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST



- GENERAL NOTES**
- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT.
 - DEVELOPMENT OF SUB-PHASES WITHIN EACH PHASE MAY BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTS.
 - ALL PUBLIC LAND DEDICATIONS SHALL BE MADE WITH EACH ADJACENT SUBDIVISION PLAT WITHIN EACH PHASE.
 - AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
 - UTILITIES SHOWN ON THIS MAP ARE CLASSIFIED AS DISTRICT INFRASTRUCTURE. UTILITY AND DRAINAGE INFRASTRUCTURE WITHIN EACH PLANNING AREA IS NOT SHOWN, AND WILL BE CONSTRUCTED AS PART OF THE REQUIREMENT OF EACH INDIVIDUAL PLANNING AREA.

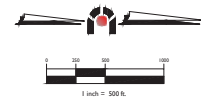
- PHASE III IMPROVEMENTS**
- CASTLE OAKS DRIVE FROM PHASE II BOUNDARY TO THE NORTHERN PHASE III BOUNDARY
 - 8" WATER LINE IN CASTLE OAKS DRIVE WITHIN PHASE III
 - OFFLINE DETENTION PONDS TO SERVE PLANNING AREAS 8, 17, 18, 26
 - COMPLETE THE INTERNAL STREET SYSTEM WITHIN PHASE III OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

- PHASE V IMPROVEMENTS**
- CASTLE OAKS DRIVE FROM AUTUMN SAGE STREET TO NORTHERN PHASE V LINE BOUNDARY
 - 8" WATER LINE (BLUE ZONE) IN CASTLE OAKS DRIVE
 - BOX CULVERT(S) UNDER CASTLE OAKS DRIVE AT MCMURDO GULCH CROSSING
 - OFFLINE DETENTION PONDS TO SERVE PLANNING AREAS 1, 3-4
 - COMPLETE THE INTERNAL STREET SYSTEM WITHIN PHASE IV OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - ROCKY VIEW DRIVE FROM CASTLE OAKS DRIVE TO PHASE V BOUNDARY

- PHASE II IMPROVEMENTS**
- 12" WATER LINE (GREEN ZONE) FOR PAs 47, 51-52
 - SANITARY SEWER OUTFALL SOUTH OF HIGHWAY 86
 - MCMURDO GULCH CHANNEL IMPROVEMENTS
 - MCMURDO GULCH REGIONAL DETENTION POND
 - OFFLINE DETENTION PONDS FOR PA 33, 47, 51, 52, AND PORTIONS OF PA 46
 - COMPLETE THE INTERNAL STREET SYSTEM WITHIN PHASE II OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

- PHASE IV IMPROVEMENTS**
- VALLEY VIEW DRIVE FROM WESTERN PHASE IV LINE TO PHASE IV ROUNDABOUT
 - ROCKY VIEW DRIVE FROM PHASE IV ROUNDABOUT TO NORTHERN PHASE IV BOUNDARY
 - HIGH POINT ROAD FROM PHASE IV ROUNDABOUT TO HIGHWAY 86
 - 12" WATER LINE (GREEN ZONE) IN HIGH POINT ROAD FROM HIGHWAY 86 TO PROPOSED PRV NEAR ROUNDABOUT
 - 12" WATER LINE (RED ZONE) IN VALLEY VIEW DRIVE FROM PHASE LINE TO PROPOSED PRV EAST OF ROUNDABOUT
 - 8" WATER LINE (RED ZONE) IN ROCKY VIEW DRIVE FROM PHASE IV ROUNDABOUT TO NORTHERN BOUNDARY OF PA 40
 - MCMURDO GULCH REGIONAL DETENTION POND
 - OFFLINE DETENTION PONDS TO SERVE PLANNING AREAS 35-40
 - COMPLETE THE INTERNAL STREET SYSTEM WITHIN PHASE IV OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
 - HIGH POINT/SH 86 INTERSECTION & ACCESS IMPROVEMENTS

- LEGEND:**
- WATER LINE IMPROVEMENTS
 - SANITARY SEWER IMPROVEMENTS
 - DRAINAGE IMPROVEMENTS
 - EXISTING 100-YEAR FLOODPLAIN PER 2005 FEMA MAP 08035C0189F



Prepared For #

 4900 N. SCOTTSDALE RD. CONTACT: SANDY THOMAS
 SUITE 1000 SCOTTSDALE, AZ 85251 303.929.0261

Land Planning #

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Engineering #

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**TERRAIN
PLANNED DEVELOPMENT PLAN**
 SITUATED IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTIONS 5, 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST
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Drawn by:	2001
Checked by:	STAFF
Issue Date:	08/28/15
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