USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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

ATTACHMENT A

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 COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF_____, 20____.

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

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

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____
BY: CRAIG CAMPBELL TITLE: WEST REGION VICE PRESIDENT

SIGNED THIS _____ DAY OF_____, 20____.

COUNTY OF DOUGLAS)
STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF_____, 20____.

BY CRAIG CAMPBELL, AS WEST REGION VICE PRESIDENT OF SLV CASTLE OAKS, LLC

_____
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

0 500 1000 2000
1 inch = 1000 ft.

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OWNERS

SLV CASTLE OAKS, LLC
385 INVERNESS PKWY., SUITE 310
ENGLEWOOD, CO 80112
CONTACT: KURT JONES 720-346-2800

ENGINEER

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD. STE. 109
LITTLETON, CO 80120
CONTACT: BLAKE CALVERT 303-703-4444

LAND PLANNER

PCS GROUP INC.
#3 - B-180 INDEPENDENCE PLAZA
1007 16TH STREET
DENVER, CO 80265
CONTACT: JIM IVY 303-800-9152

LAND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., STE 109
LITTLETON, CO 80120
CONTACT: TOM GIRARD 303-703-4444

UTILITY PROVIDERS

WATER & SEWER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

GAS

BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554

ELECTRIC

IREA
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

CABLE

COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000

PHONE

CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787

CIVIL ENGINEER'S STATEMENT

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

_____ _____
BLAKE CALVERT PE #34731 DATE

SURVEYOR'S STATEMENT

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

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

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 _____, 20_____.

_____ _____
CHAIR DATE

ATTEST:

_____
DIRECTOR OF DEVELOPMENT SERVICES

TOWN COUNCIL APPROVAL

_____
DATE

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
MAYOR DATE

ATTEST:

_____
TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT AMENDMENT 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 FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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

CORE CONSULTANTS

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

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

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
1 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CADD\CIVIL\SDP\1-2 GENERAL NOTES AND SPECIFICATIONS.DWG, LMINOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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

BASIS OF BEARINGS

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR

S 01°14'41" W, FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING TO THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

NGS BENCHMARK "V 336" (PID KK0293) - A 3" DIAMETER BRASS CAP (STANDARD NGS MONUMENT) SET IN THE CENTER OF A 4'X4' GRANITE ROCK. MONUMENT IS LOCATED 63' SOUTHEAST OF THE EDGE OF PAVEMENT ON THE SOUTH SIDE OF HIGHWAY 86, 1,600 FEET SOUTHWEST OF THE INTERSECTION OF HIGHPOINT ROAD AND HIGHWAY 86.

PUBLISHED ELEVATION = 6554.50' (NAVD 88)

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
6. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
7. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
8. THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS WILL BE FOR OPEN SPACE, UTILITIES, AND DRAINAGE, AND SHALL BE OWNED AND MAINTAINED BY THE HOA. WITH THE EXCEPTION OF TRACT F & TRACT G, WHICH WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. TERRAIN PLANNED DEVELOPMENT PLAN, RECEPTION NUMBER 2016101165. FEB. 22 2016.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE NON-EXCLUSIVE 15' UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES, 10' UTILITY EASEMENTS ALONG THE FRONT OF THE LOT AND 5' UTILITY EASEMENTS ALONG SIDE LOT LINES HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS A PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
13. SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF THE PUBLIC WORKS PERMIT.
14. 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.
15. THE SHADED ZONE X FLOODPLAIN ENCROACHES ONTO THE SITE PER THE FEMA FIRM MAP PANEL NUMBERS 08035C0189G AND 08035C0302G- MARCH 16, 2016. A 100-YR FLOODPLAIN HAS BEEN PROPOSED WITH A FLOODPLAIN MODIFICATION STUDY.
16. PER THE CORP OF ENGINEERS CORRESPONDENCE, DATED NOVEMBER 20, 2017, NO JURISDICTIONAL WETLANDS EXIST ON SITE.
17. IT IS THE RESPONSIBILITY OF THE HOA TO MAINTAIN PRIVATE DRIVES ON-SITE. INCLUDING STREET SWEEPING AND PLOWING.
18. IT IS THE RESPONSIBILITY OF THE HOA TO MAINTAIN THE 10' TRAIL TO FUTURE TERRAIN FILING 4, INCLUDING SNOW REMOVAL.
19. SINGLE-FAMILY ATTACHED DWELLINGS LOCATED WITHIN PA 49-50 WERE APPROVED BY TOWN COUNCIL RESOLUTION NO. 2018-_____.
20. LOT NUMBERS 53-55, 81-88, AND 94-96 MUST BE REMOVED FROM THE EXISTING SHADED ZONE X FLOODPLAIN PRIOR TO THE APPROVAL OF THE FINAL PLAT.

FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ''ALL-WEATHER DRIVING CAPABILITIES'' HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. ''NO PARKING FIRE LANE'' SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LEGEND

LAND USE SUMMARY FOR TERRAIN PLANNED DEVELOPMENT PLAN - MF-IB ZONING

LAND USE		PROPOSED ACREAGE	APPROVED DWELLING UNITS/SFE's	PROPOSED DWELLING UNITS/SFE's	PROPOSED % OF SITE ACREAGE	APPROVED NET DENSITY	PROPOSED NET DENSITY	MIN. LOT AREA	AVG. LOT AREA	MAX LOT AREA	FRONT SETBACK - SIDE LOADED GARAGE	FRONT SETBACK - FRONT LOADED GARAGE	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	PROPOSED MAX. BLDG. HEIGHT	PERMITTED MAX. BLDG. HEIGHT	MIN. PARKING PER UNIT
MF-IB	MULTI-FAMILY / INTEGRATED BUSINESS	13.12 AC	352	120	29.24%	6.0	2.67	4,387 SF	4,734 SF	6,916 SF	12'	18'	15'	5'	10'	30'	35'	2
OSP	OPEN SPACE DEDICATION PRIVATE	24.38 AC	-	-	54.34%	-	-	-	-	-	-	-	-	-	-	-	-	-
ROW	PROPOSED LOCAL STREETS / ROW TO BE DEDICATED TO TOCR	6.39 AC	-	-	14.24%	-	-	-	-	-	-	-	-	-	-	-	-	-
PRIV. DR	PRIVATE DRIVE ACCESS	0.98 AC	-	-	2.18%	-	-	-	-	-	-	-	-	-	-	-	-	-
		44.87 AC		120	100%		2.67 DU/AC											

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR

S 01°14'41" W, FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING TO THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S 83°54'29" E, A DISTANCE OF 1954.44 FEET TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID STATE HIGHWAY 86 RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5770.00 FEET, A CENTRAL ANGLE OF 06°46'51" AND AN ARC LENGTH OF 682.86 FEET, THE CHORD OF WHICH BEARS S 84°40'05" E, A DISTANCE OF 682.46 FEET;
2. S 88°03'30" E, A DISTANCE OF 177.69 FEET;
3. S 71°21'30" E, A DISTANCE OF 104.40 FEET;
4. S 88°03'30" E, A DISTANCE OF 499.51 FEET;
5. N 74°36'30" E, A DISTANCE OF 106.69 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905.00 FEET, A CENTRAL ANGLE OF 18°35'20" AND AN ARC LENGTH OF 942.50 FEET, THE CHORD OF WHICH BEARS N 80°38'17" E, A DISTANCE OF 938.37 FEET
7. N 87°10'30" E, A DISTANCE OF 73.30 FEET;
8. N 71°21'45" E, A DISTANCE OF 100.46 FEET TO THE NORTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 20, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2000016069, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID FOUNDERS VILLAGE FILING NO. 20 THE FOLLOWING THREE (3) COURSES:

1. S 15°12'10" W, A DISTANCE OF 236.60 FEET;
2. S 45°27'26" W, A DISTANCE OF 416.00 FEET;
3. S 14°19'37 E, A DISTANCE OF 59.84 FEET TO THE NORTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 22, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005002117, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID FOUNDERS VILLAGE FILING NO. 22 THE FOLLOWING SIX (6) COURSES:

1. S 14°19'37" E, A DISTANCE OF 107.88 FEET;
2. S 34°44'00" W, A DISTANCE OF 178.14 FEET;
3. S 53°28'04" W, A DISTANCE OF 410.07 FEET;
4. S 01°46'48" W, A DISTANCE OF 96.55 FEET;
5. S 81°39'56" W, A DISTANCE OF 151.10 FEET;
6. S 39°23'16" W, A DISTANCE OF 67.83 FEET TO THE NORTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 19, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 199607282, SAID DOUGLAS COUNTY RECORDS;

THENCE S 39°23'16" W, ALONG THE WEST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19, A DISTANCE OF 811.50 FEET;

THENCE N 10°23'13" W, A DISTANCE OF 706.83 FEET;

THENCE N 48°35'36" W, A DISTANCE OF 1193.28 FEET;

THENCE N 30°36'38" W, A DISTANCE OF 336.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO (2) PARCELS OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THE TWO (2) EXCEPTION PARCELS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 01°14'41" W, FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING TO THE WEST QUARTER CORNER OF SAID SECTION 7, MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

EXCEPTION PARCEL A (ENDERUD NO. 1 WELL FIELD)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S 80°06'22" E, A DISTANCE OF 3175.54 FEET TO THE NORTHWEST CORNER OF THE ENDERUD NO. 1 WELL FIELD AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID ENDERUD NO. 1 WELL FIELD THE FOLLOWING FIVE (5) COURSES:

1. N 88°50'00" E, A DISTANCE OF 315.00 FEET;
2. S 01°10'00" E, A DISTANCE OF 212.13 FEET;
3. S 43°50'00" W, A DISTANCE OF 103.05 FEET;
4. S 88°50'00" W, A DISTANCE OF 242.13 FEET;
5. N 01°10'00" W, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING;

EXCEPTION PARCEL A CONTAINS 87,119 SQUARE FEET OR 2.00 ACRES, MORE OR LESS

EXCEPTION PARCEL B (ENDERUD PUMP STATION)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S 68°25'21" E, A DISTANCE OF 3446.45 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID ENDERUD PUMP STATION THE FOLLOWING FOUR (4) COURSES:

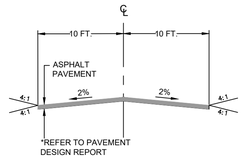
1. N 89°53'53" E, A DISTANCE OF 100.00 FEET;
2. S 00°06'07" E, A DISTANCE OF 150.00 FEET;
3. S 89°53'53" W, A DISTANCE OF 100.00 FEET;
4. N 00°06'07" W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL B CONTAINS 15,000 SQUARE FEET OR 0.344 ACRES, MORE OR LESS.

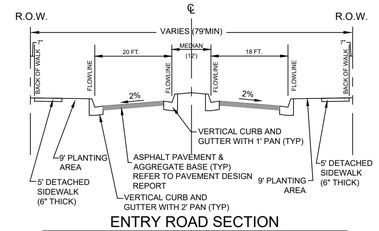
THE SUBJECT PARCEL CONTAINS A NET AREA OF 1,954,675 SQUARE FEET OR 44.873 ACRES, MORE OR LESS.

TRACT SUMMARY

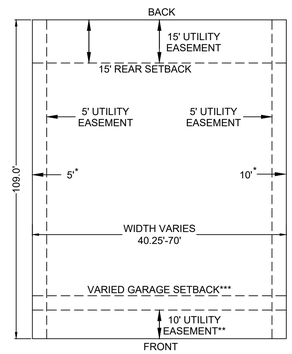
TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	4.07 AC	OSP	HOA	HOA
TRACT B	0.02 AC	OSP	HOA	HOA
TRACT C	19.95 AC	OSP	HOA	HOA
TRACT D	1.27 AC	R.O.W.	TOCR	TOCR
TRACT E	1.05 AC	R.O.W.	TOCR	TOCR
TRACT F	0.29 AC	PRIVATE DRIVE ACCESS	HOA	HOA
TRACT G	0.40 AC	PRIVATE DRIVE ACCESS	HOA	HOA
TRACT H	0.29 AC	PRIVATE DRIVE ACCESS	HOA	HOA
TRACT I	0.34 AC	OSP	HOA	HOA



EMERGENCY ACCESS SECTION
N.T.S.

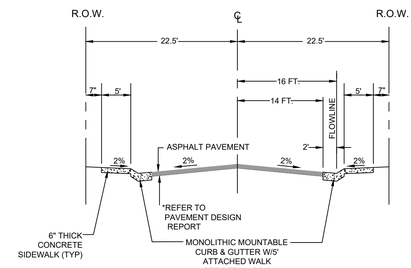


ENTRY ROAD SECTION
N.T.S.



TYPICAL LOT SETBACKS
N.T.S.

*SIDE TO INTERIOR/SIDE TO STREET
**TO INCLUDE SIGNAGE AND LIGHTING
***SIDE LOADED GARAGE = 12' SETBACK
FRONT LOADED GARAGE = 18' SETBACK



TYPICAL ROADWAY SECTION - 45' ROW
N.T.S.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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

CORE CONSULTANTS

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

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

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
GENERAL NOTES AND LEGAL DESCRIPTION
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

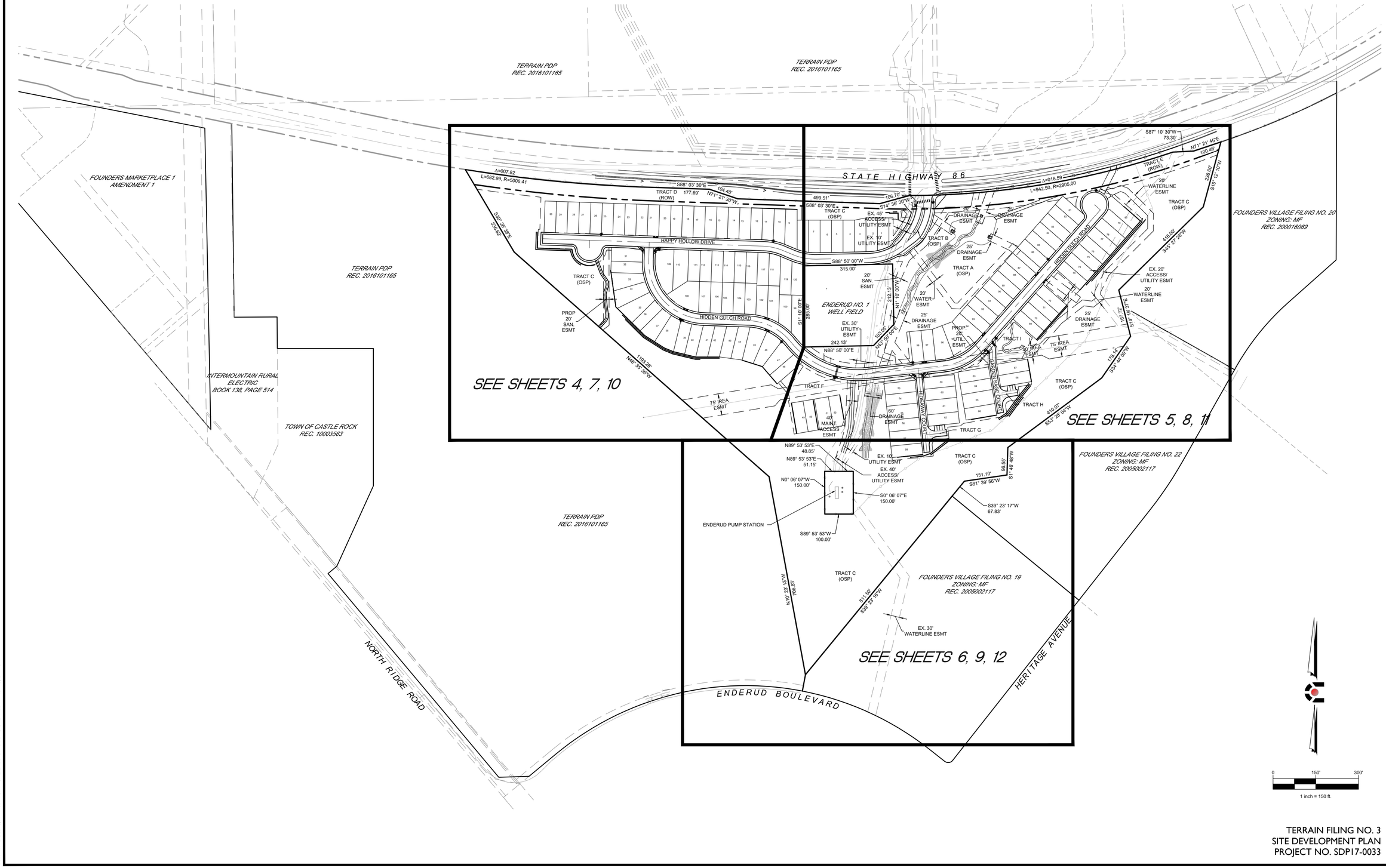
SHEET 2 OF 28

December 21, 2015 X:\14-001 SUNSTONE\CAD\CIVIL\SDP\1-2 GENERAL NOTES AND SPECIFICATIONS.DWG, LNMOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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



0 150' 300'

1 inch = 150 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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LAND SURVEYING
NATURAL RESOURCES
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Littleton, CO 80120

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REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
OVERALL MAP
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

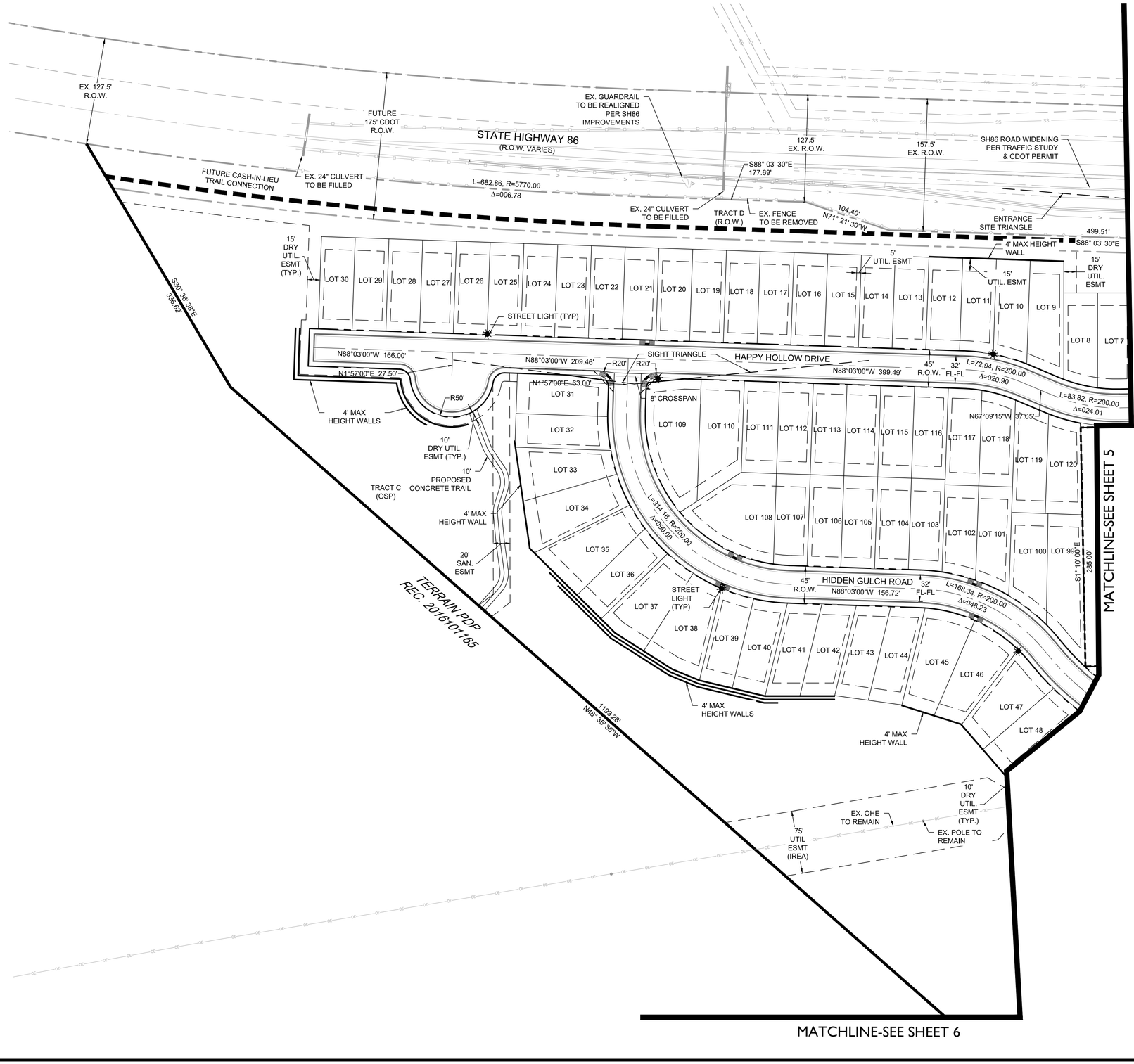
JOB NO.
14-001-071

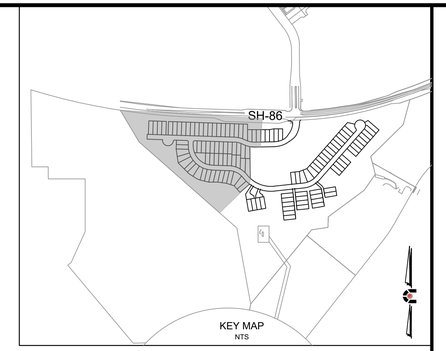
SHEET
3 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CADD\CIVIL\SDP\3 OVERALL MAP.DWG, LMINOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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





LEGEND:

- EASEMENT
- EX. EASEMENT
- CENTER LINE
- BOUNDARY LINE
- EX. R.O.W.
- FUTURE R.O.W. LINE
- LIMITS OF CONSTRUCTION
- PROPOSED 100-YR FLOODPLAIN
- HANDICAP RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP

EXISTING UTILITIES

- G — GAS LINE
- OE — OVERHEAD ELECTRIC
- UT — UNDERGROUND TELEPHONE
- FO — FIBER OPTIC LINE
- EX. STORM MANHOLE and PIPE
- EXISTING GRAVITY SEWER PIPE with MANHOLE
- EXISTING TRANSMISSION MAIN
- P/L — PROPERTY LINE
- ESMT — EASEMENT
- FUTURE TRAIL (TOCR)

NOTE:

- THE PROPOSED TRAIL IS INTENDED TO PROVIDE CONNECTIVITY WITH THE ADJACENT PARCEL AND FUTURE DEVELOPMENT TO THE WEST. THE TRAIL/SIDEWALK, ADJACENT TO SH86, ON THE NORTHERN PROPERTY BOUNDARY WILL NOT BE CONSTRUCTED AND WILL BE A CASH IN LIEU ITEM TO THE TOWN TO BE CONSTRUCTED AT A LATER DATE WHEN HIGHWAY 86 IS WIDENED.

0 60' 120'
1 inch = 60 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

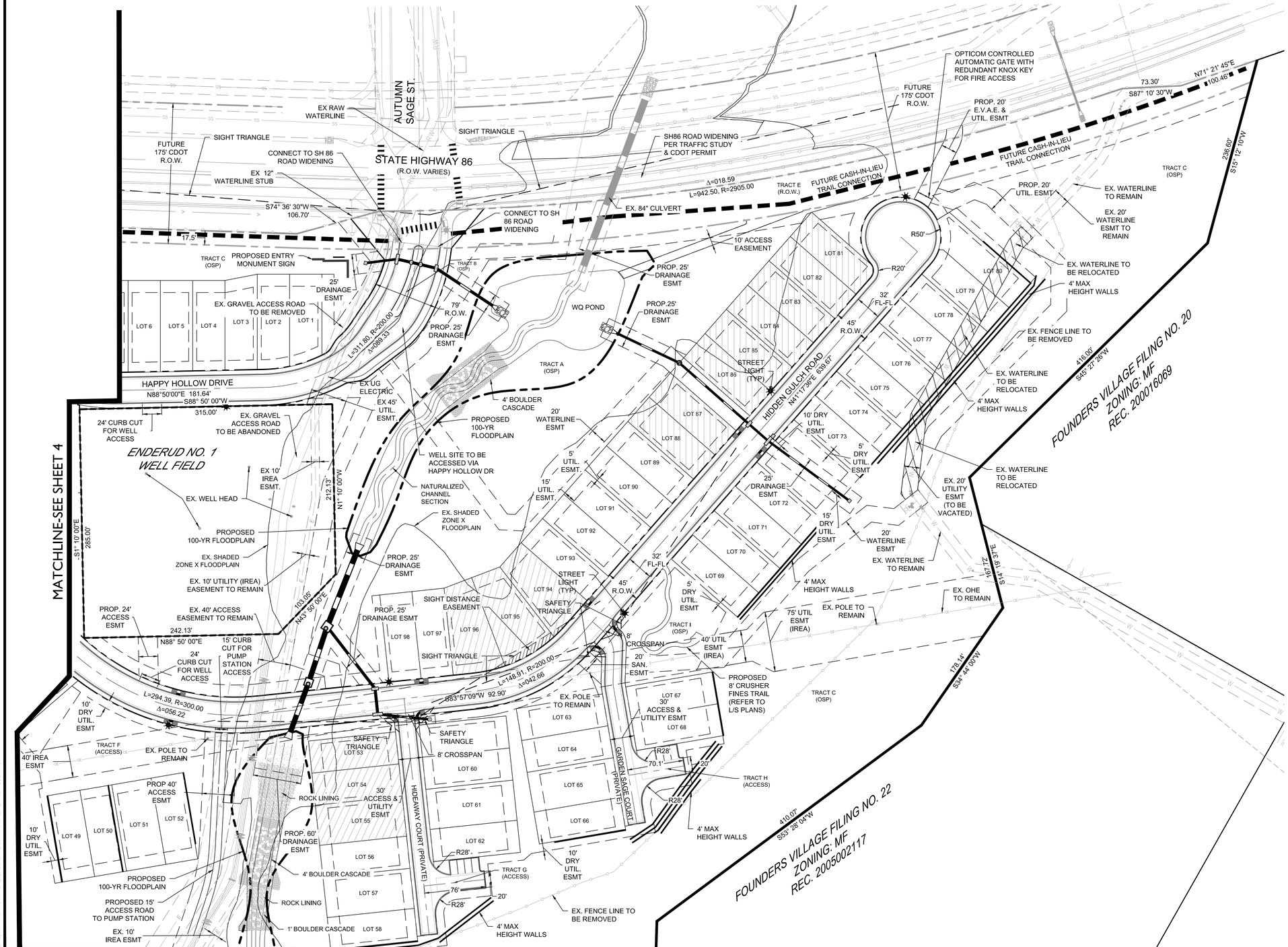
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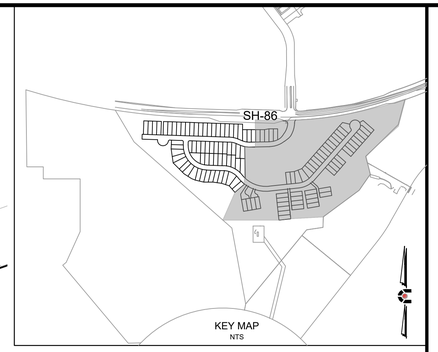
SHEET 4 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\4-6 SITE PLAN.DWG, LMNOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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





LEGEND:

- EASEMENT
- EX. EASEMENT
- CENTER LINE
- BOUNDARY LINE
- EX. R.O.W.
- FUTURE R.O.W. LINE
- LIMITS OF CONSTRUCTION
- PROPOSED 100-YR FLOODPLAIN
- HANDICAP RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP

EXISTING UTILITIES

- G — GAS LINE
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- UT — UNDERGROUND TELEPHONE
- FO — FIBER OPTIC LINE
- EX. STORM MANHOLE and PIPE
- EXISTING GRAVITY SEWER PIPE with MANHOLE
- EXISTING TRANSMISSION MAIN
- P/L — PROPERTY LINE
- ESMT — EASEMENT
- FUTURE TRAIL (TOCR)
- LOT WITHIN EXISTING SHADED ZONE X FLOODPLAIN

NOTE:

- LOT NUMBERS 53-55, 81-88, & 94-96 MUST BE REMOVED FROM THE EXISTING SHADED ZONE X FLOODPLAIN PRIOR TO THE APPROVAL OF THE FINAL PLAT.

0 60' 120'

1 inch = 60 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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Littleton, CO 80120

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REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

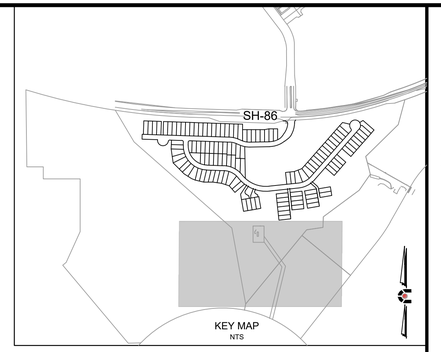
JOB NO. 14-001-071

SHEET 5 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\4-8 SITE PLAN.DWG, LMINOR

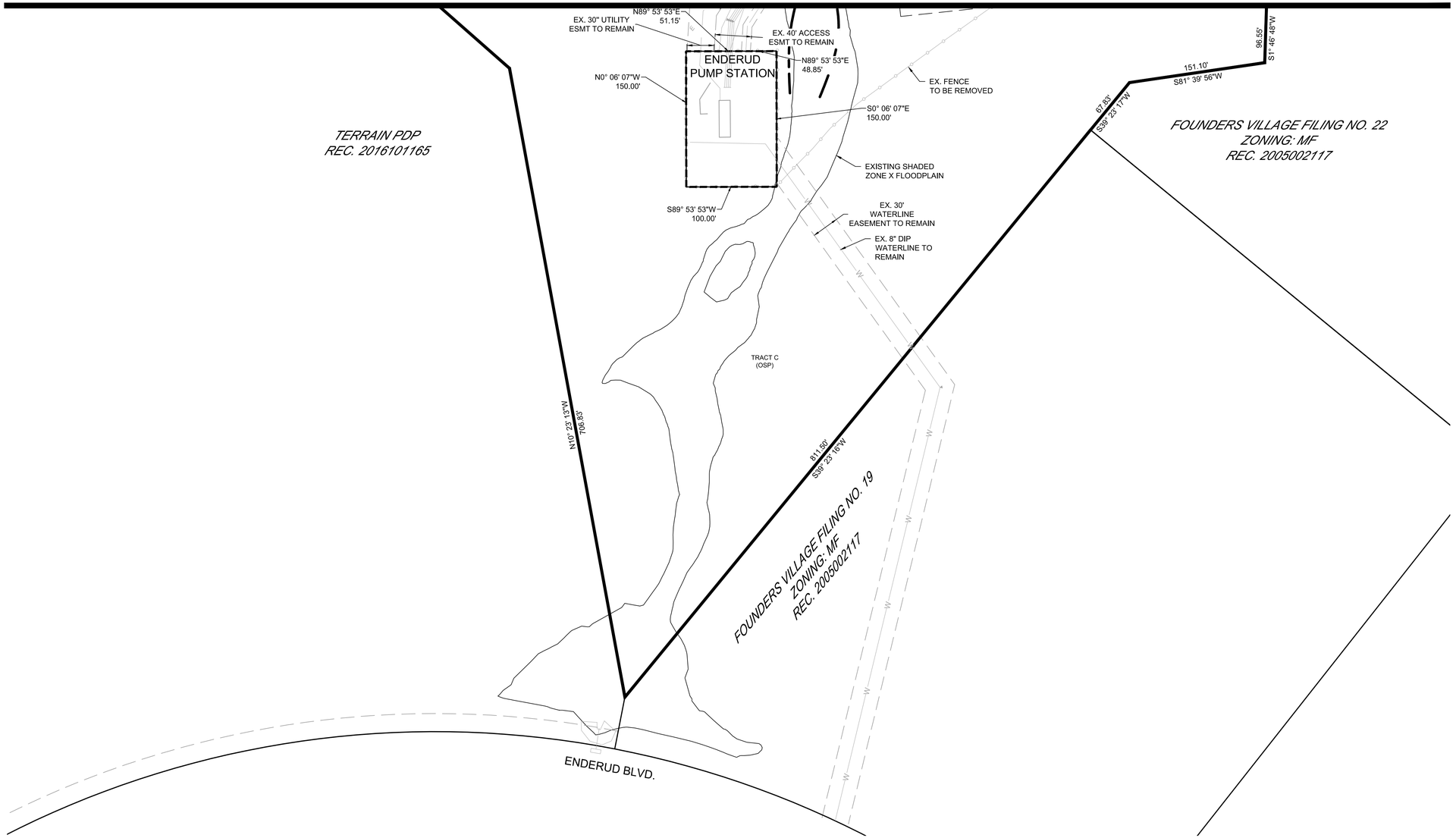
USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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



MATCHLINE-SEE SHEET 4

MATCHLINE-SEE SHEET 5



LEGEND:

- EASEMENT
- EX. EASEMENT
- CENTER LINE
- BOUNDARY LINE
- EX. R.O.W.
- FUTURE R.O.W. LINE
- LIMITS OF CONSTRUCTION
- PROPOSED 100-YR FLOODPLAIN
- HANDICAP RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP

EXISTING UTILITIES

- G — GAS LINE
- OE — OVERHEAD ELECTRIC
- UT — UNDERGROUND TELEPHONE
- FO — FIBER OPTIC LINE
- EX. STORM MANHOLE and PIPE
- EXISTING GRAVITY SEWER PIPE with MANHOLE
- EXISTING TRANSMISSION MAIN
- P/L — PROPERTY LINE
- ESMT — EASEMENT
- FUTURE TRAIL (TOCR)

0 60' 120'

1 inch = 60 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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Littleton, CO 80120

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REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

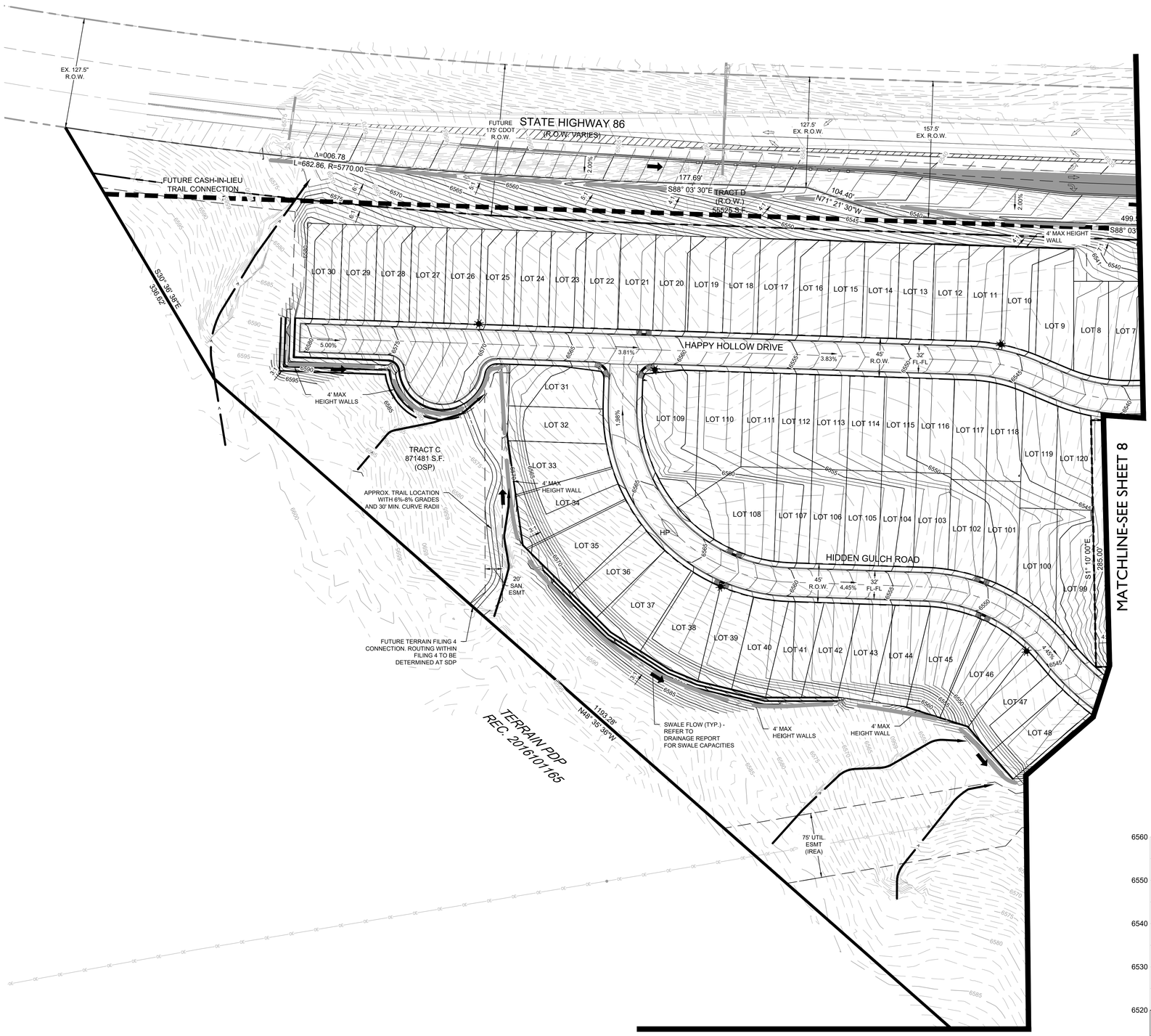
JOB NO.
14-001-071

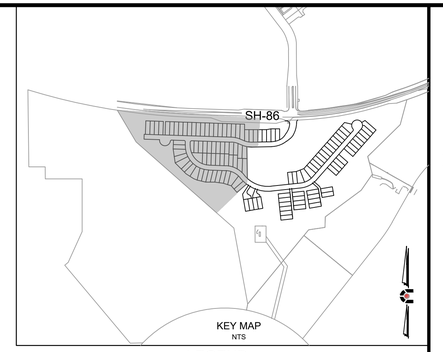
SHEET
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December 21, 2015, X:\14-001 SUNSTONE\CADD\CIVIL\SDP\14-8 SITE PLAN.DWG, LMINOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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





LEGEND:

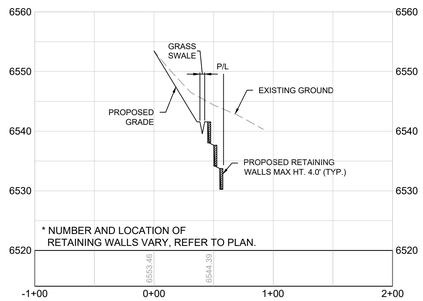
PROPOSED STORM DRAIN
- MANHOLE AND PIPE
- INLET
- FLARED END SECTION

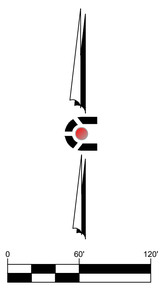
EXISTING STORM DRAIN
- EX. MANHOLE AND PIPE
- EX. INLET
- EX. FLARED END SECTION
- OE — EX. OVERHEAD ELECTRIC
- G — EX. GAS LINE
- EX. FENCE
- EX. EASEMENT
- EASEMENT
- CENTER LINE
- PROPOSED 100-YR FLOODPLAIN
- BOUNDARY LINE
- EX. R.O.W.
- FUTURE R.O.W. LINE
- 6360 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6340 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HANDICAP RAMP
- 6530 — SPOT ELEVATION
- LP — LOW POINT
- HP — HIGH POINT
- LANE SYMBOL FOR CLARITY ONLY
- FUTURE TRAIL
- CONCEPTUAL SWALE FLOW PATH
- OPEN SPACE DRAINAGE PATH

NOTES:

1. DRAINAGE EASEMENTS TO BE DETERMINED WITH FINAL FLOW PATH.
2. SPECIFIC LOT GRADING TEMPLATE AND SWALES TO BE DETERMINED WITH CD'S AND HOUSE PLOT PLANS.

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





TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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Littleton, CO 80120

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REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

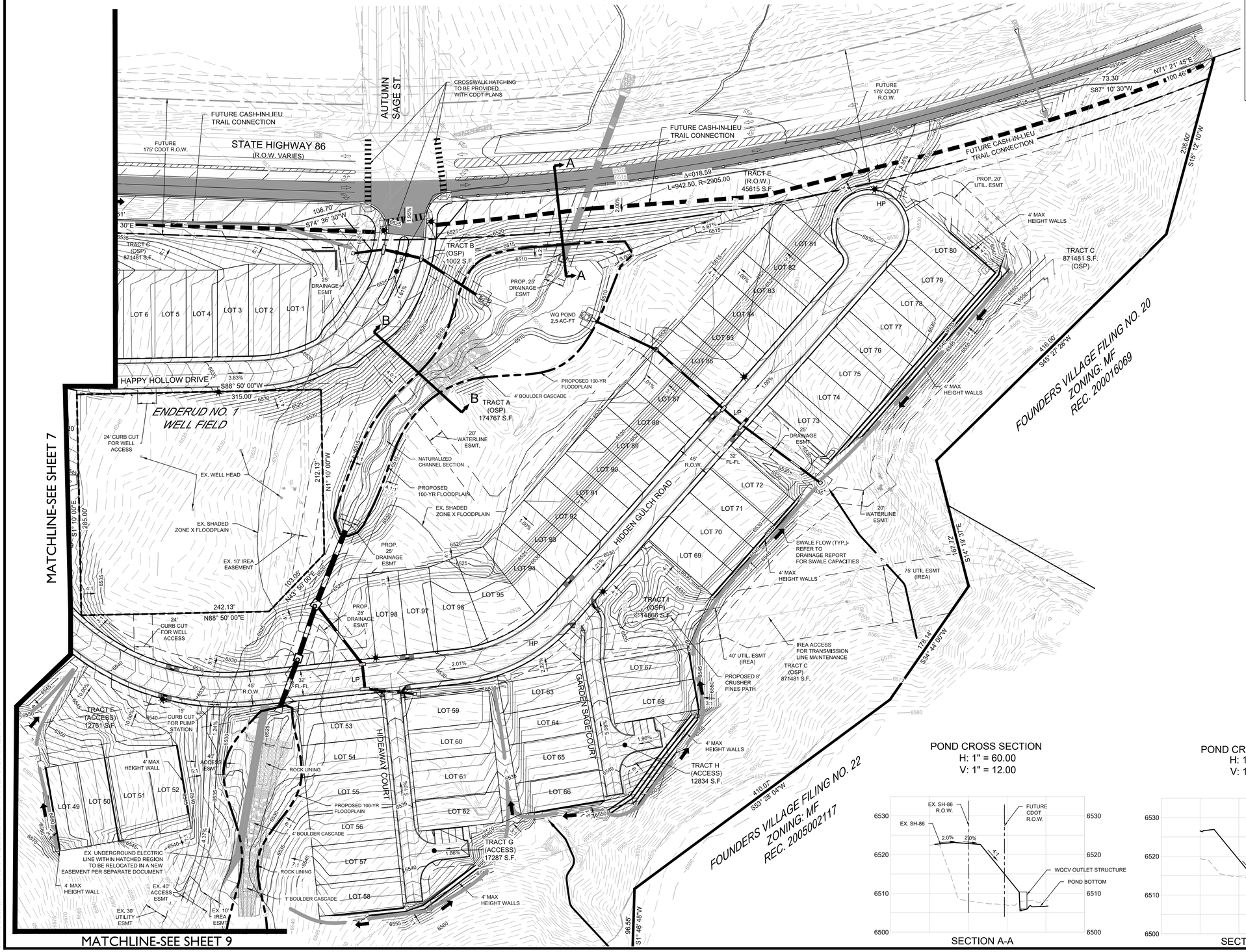
JOB NO.
14-001-071

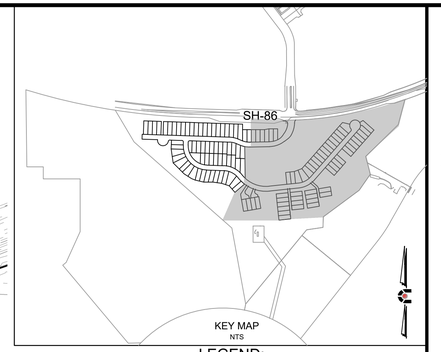
SHEET
7 OF 28

December 21, 2016, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\7.0 GRADING PLAN.DWG, LMNOP

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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





LEGEND:

PROPOSED STORM DRAIN
- MANHOLE AND PIPE
- INLET
- FLARED END SECTION

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

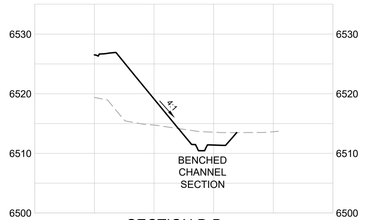
NOTES:

1. DRAINAGE EASEMENTS TO BE DETERMINED WITH FINAL FLOW PATH.
2. SPECIFIC LOT GRADING TEMPLATE AND SWALES TO BE DETERMINED WITH CD'S AND HOUSE PLOT PLANS.

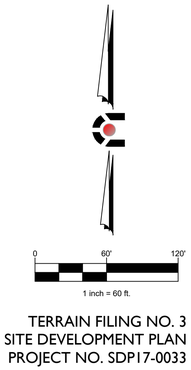
POND CROSS SECTION
H: 1" = 60.00
V: 1" = 12.00

SECTION A-A

POND CROSS SECTION
H: 1" = 60.00
V: 1" = 12.00



SECTION B-B



TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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

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

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

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

COPYRIGHT CORE CONSULTANTS

REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	08/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

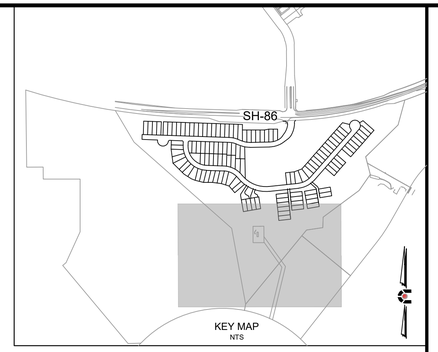
JOB NO. 14-001-071

SHEET 8 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\7.0 GRADING PLAN.DWG, LMINOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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



MATCHLINE-SEE SHEET 7

MATCHLINE-SEE SHEET 8

EX. 40' ACCESS ESMT TO REMAIN

N89° 53' 53"E 51.15'

N89°53' 53"E 48.86'

ENDERUD PUMP STATION

N0° 06' 07"W 150.00'

S0° 06' 07"E 150.00'

100.00' S89° 53' 53"W

EX. SHADED ZONE X FLOODPLAIN

EX. 30' WATERLINE EASEMENT

TERRAIN PDP REC. 2016101165

TRACT C (OSP) 871481 S.F.

N10° 23' 16"W 760.83'

S39° 23' 16"W 841.58'

FOUNDERS VILLAGE FILING NO. 19 ZONING: MF REC. 2005002117

FOUNDERS VILLAGE FILING NO. 22 ZONING: MF REC. 2005002117

N39° 23' 16"E 67.83'

S81° 39' 56"W 151.10'

ENDERUD BLVD.

0 60' 120'

1 inch = 60 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

LEGEND:

PROPOSED STORM DRAIN
- MANHOLE AND PIPE
- INLET
- FLARED END SECTION

EXISTING STORM DRAIN
- EX. MANHOLE AND PIPE
- EX. INLET
- EX. FLARED END SECTION
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. FENCE
- EX. EASEMENT
- EASEMENT
- CENTER LINE
- PROPOSED 100-YR FLOODPLAIN
- BOUNDARY LINE
- EX. R.O.W.
- FUTURE R.O.W. LINE
- 6360 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6340 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HANDICAP RAMP
- 6530 SPOT ELEVATION
- LP LOW POINT
- HP HIGH POINT

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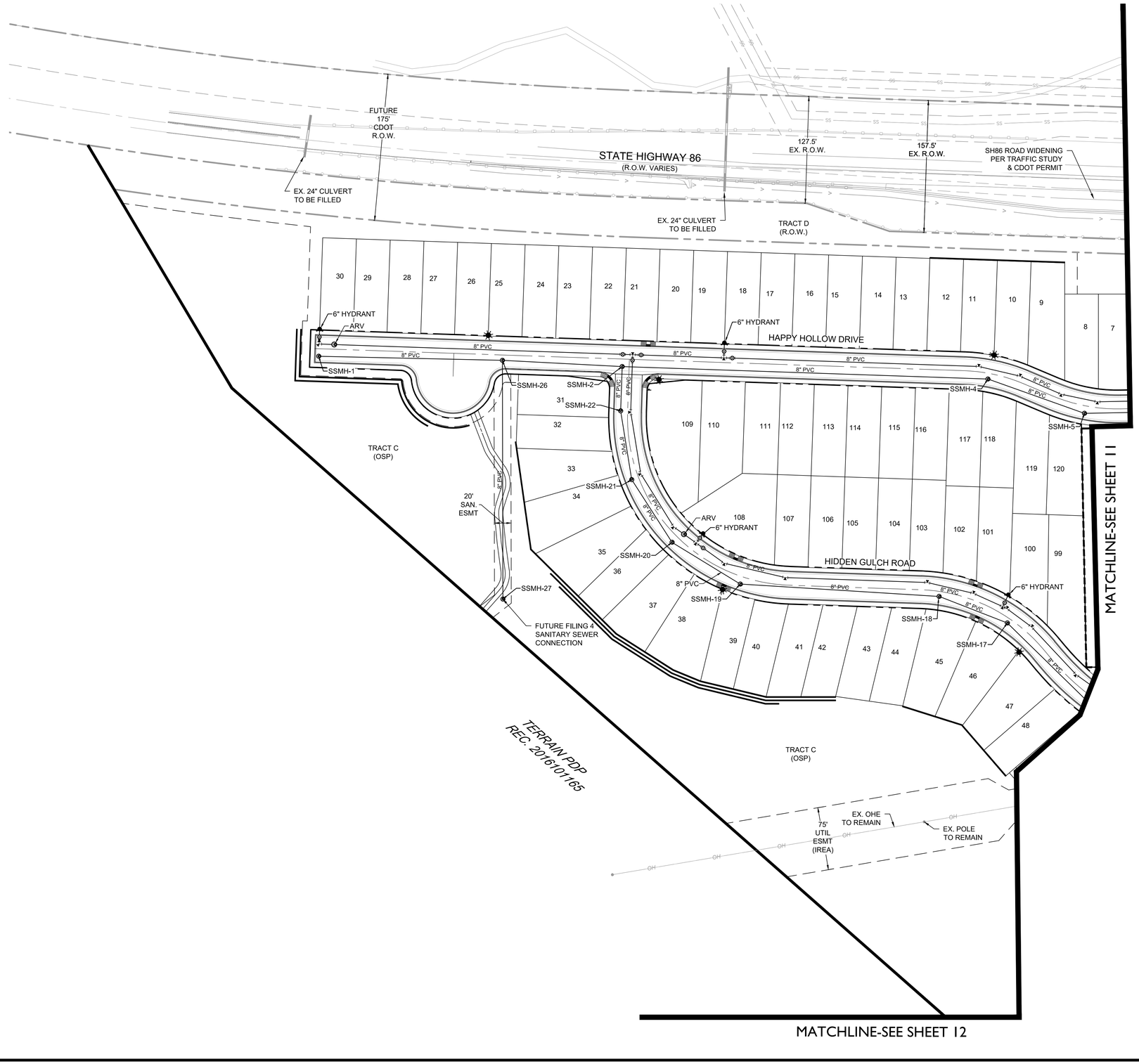
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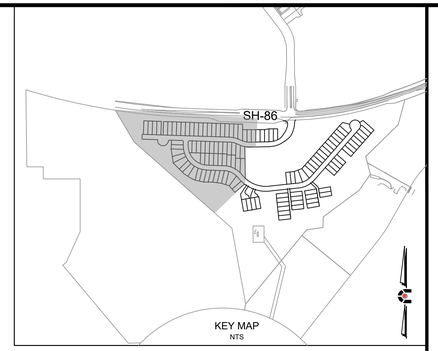
SHEET 9 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\7-9 GRADING PLAN.DWG, 1 MINOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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





LEGEND:

- SANITARY SEWER
- PROPOSED GRAVITY SEWER PIPE with MANHOLE
- PIPE with PLUG
- SANITARY SERVICE, 4"
- EXISTING GRAVITY SEWER PIPE with MANHOLE
- WATER
- TRANSMISSION MAIN
- RAW WATER LINE
- IRRIGATION LINE
- EX. RAW WATER LINE
- EX. IRRIGATION LINE
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT
- BEND and THRUST BLOCK
- EXISTING TRANSMISSION MAIN
- STORM DRAIN
- MANHOLE and PIPE
- INLET
- FLARED END SECTION
- EX. MANHOLE and PIPE
- EXISTING UTILITIES
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- FIBER OPTIC LINE
- EASEMENT
- CENTER LINE
- BOUNDARY LINE
- EX. R.O.W.
- FUTURE R.O.W. LINE
- HANDICAP RAMP
- PROPOSED STREET LAMP
- EXISTING STREET LAMP

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 LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK FOUNDERS RED WATER PRESSURE ZONE.

0 60' 120'
1 inch = 60 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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REVISIONS

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

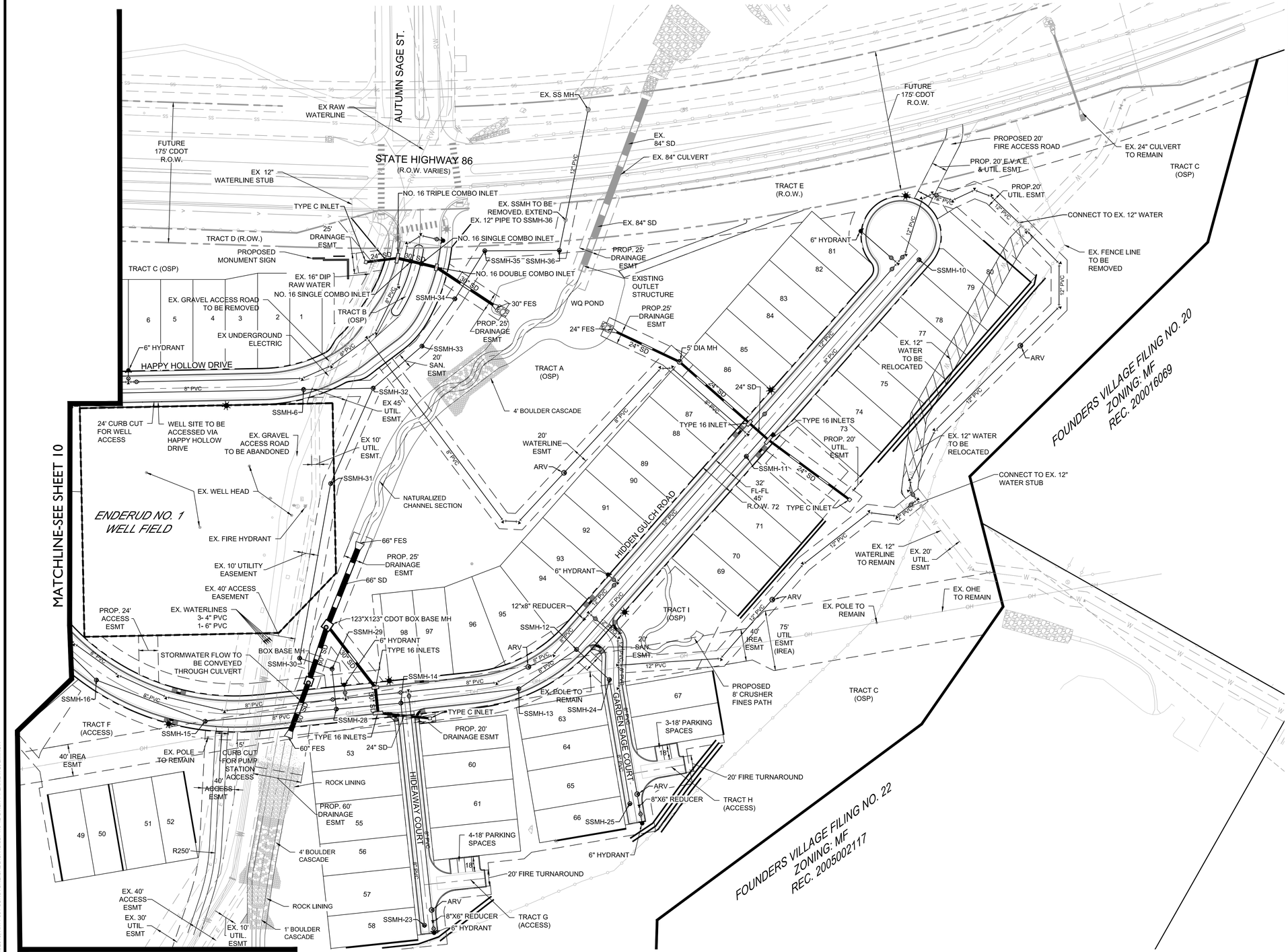
SHEET
10 OF 28

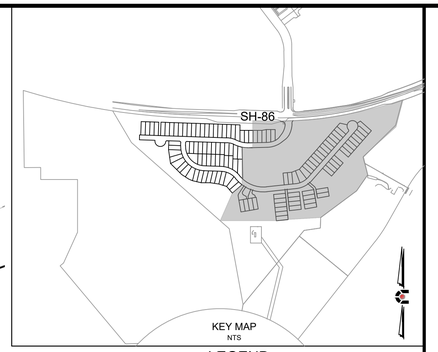
December 21, 2015, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\10-13 UTILITY PLAN.DWG, LMINOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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





LEGEND:

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  - PROPOSED GRAVITY SEWER PIPE with MANHOLE
  - PIPE with PLUG
  - SANITARY SERVICE, 4"
  - EXISTING GRAVITY SEWER PIPE with MANHOLE
- WATER
  - TRANSMISSION MAIN
  - RAW WATER LINE
  - IRRIGATION LINE
  - EX. RAW WATER LINE
  - EX. IRRIGATION LINE
  - WATER SERVICE
  - WATER VALVE
  - FIRE HYDRANT
  - BEND and THRUST BLOCK
  - EXISTING TRANSMISSION MAIN
- STORM DRAIN
  - MANHOLE and PIPE
  - INLET
  - FLARED END SECTION
  - EX. MANHOLE and PIPE
- EXISTING UTILITIES
  - GAS LINE
  - OVERHEAD ELECTRIC
  - UNDERGROUND TELEPHONE
  - FIBER OPTIC LINE
- EASEMENT
- CENTER LINE
- BOUNDARY LINE
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1 inch = 60 ft.

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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Littleton, CO 80120

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UTILITY PLAN
TOWN OF CASTLE ROCK, COLORADO

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DESIGNED BY: LNM
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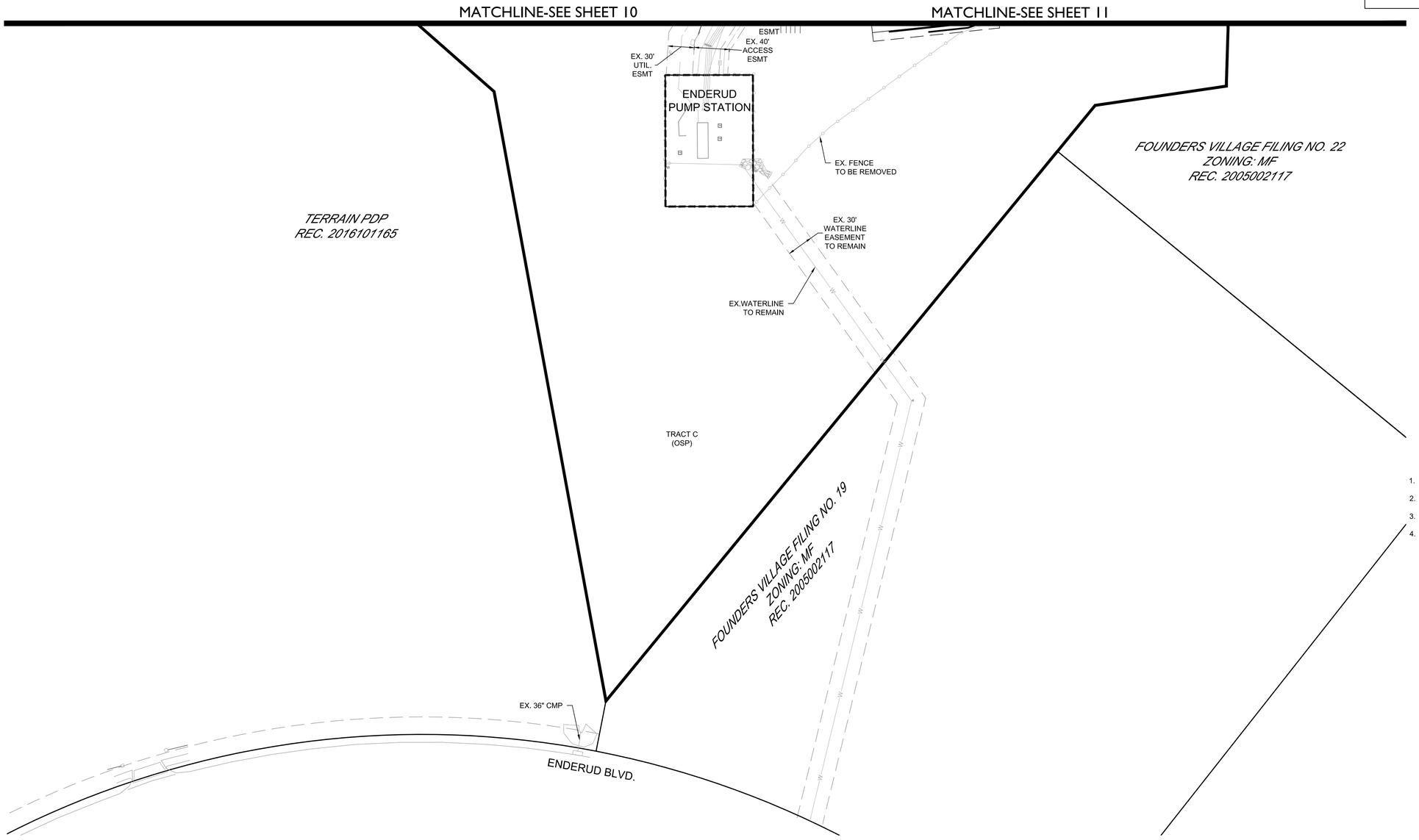
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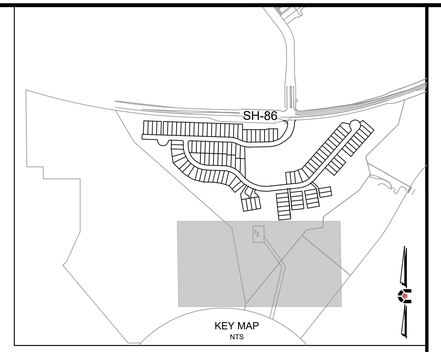
SHEET 11 OF 28

September 21, 2018, X:\14-001 BUNKSTONE\CAD\CIVIL\SDP\14-12 UTILITY PLAN.DWG, LNMOR

USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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





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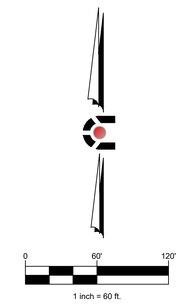
WATER
- TRANSMISSION MAIN
- RAW WATER LINE
- IRRIGATION LINE
- EX. RAW WATER LINE
- EX. IRRIGATION LINE
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- WATER VALVE
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- MANHOLE and PIPE
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TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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

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REVISIONS

#	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	10/11/17	BC

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

RELEASE: 03/06/2018
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
12 OF 28

December 21, 2015, X:\14-001 SUNSTONE\CAD\CIVIL\SDP\10-12 UTILITY PLAN.DWG, LMNOR

LANDSCAPE PLANS PREPARED BY:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

JAMES WILLIAM IVY 741 02/25/2016 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

IREA TRANSMISSION ROW NOTES:

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

SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

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

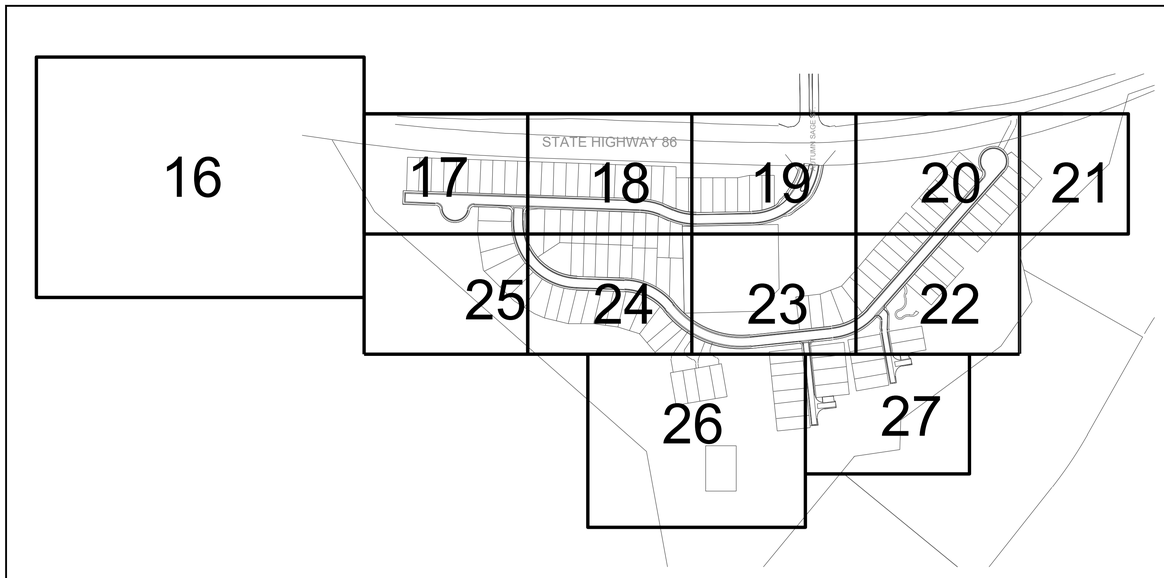
CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES.

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS 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. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

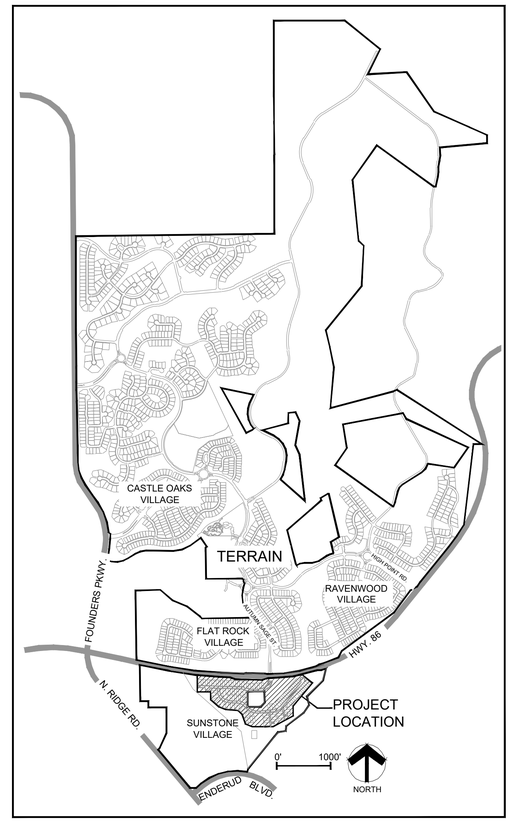
LANDSCAPE SHEET INDEX

Sheet Number	Sheet Title
13	LANDSCAPE COVER SHEET
14	LANDSCAPE NOTES & TABULATIONS
15	OVERALL LANDSCAPE, FENCING & AMENITY PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	SITE DETAILS

SHEET KEY



VICINITY MAP



CONTACTS

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

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

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

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REVISIONS

#	DESCRIPTION	DATE	BY

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

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

SHEET 13 OF 28

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

December 21, 2015, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SLU\NSTONE VILLAGE\PAS 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
T 303.531.4905 . f 303.531.4908

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SITE DEVELOPMENT PLAN
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CONCEPTUAL PLANT SCHEDULE

Professional James Ivy
Registration # #741 (State of Colorado Landscape Architect)
Company Nam PCS Group, Inc.
Address PO Box 18287, Denver, CO 80218
Phone 303-531-4905
Email jim@pcsgroupco.com

Irrigation (Drip, spray or rotor)	Plant Name (Scientific)	Plant Name(Common)	Planting Size	Root	Legend Abbrev.	Mature Size (H x W)	No. of Plants	Water Requirements (inches per month)	Water Use (Very Low, Low, Moderate, High)	Sq. Ft. of Zone (Turf only)	Percentage of Total Area	Sq. Ft. of Total Landscaped Area
DECIDUOUS TREES												
DRIP	ACER FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	2"CAL	B & B	ABM	40` X 15`	4	1.5	LOW-MOD	*n/a*	*n/a*	*n/a*
DRIP	ACER PLATANOIDES	NORWAY MAPLE	2"CAL	B & B	NM	45` X 50`	3	1.5	MODERATE	*n/a*	*n/a*	*n/a*
DRIP	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2"CAL	B & B	HAC	50` X 30`	4	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER LOCUST	2"CAL	B & B	GS	45`X50`	4	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	QUERCUS BICOLOR	SWAMP WHITE OAK	2"CAL	B & B	QB	50` X 50`	2	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	QUERCUS MACROCARPA	BURR OAK	2"CAL	B & B	QM	70` X 70`	2	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	2"CAL	B & B	RAL	50` X 30`	3	1.5	MODERATE	*n/a*	*n/a*	*n/a*
EVERGREEN TREES												
DRIP	PINUS EDULIS	PINON PINE	6'	B & B	PP	25`X20`	6	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	PINUS FLEXILIS	LIMBER PINE	6'	B & B	LP 6FT	70` X 25`	23	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PINUS FLEXILIS	LIMBER PINE	10'	B & B	LP 10FT	70` X 25`	1	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	6'	B & B	VAN	25` X 15`	2	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PINUS NIGRA	AUSTRIAN BLACK PINE	6'	B & B	PN 6FT	50`X30`	29	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	PINUS NIGRA	AUSTRIAN BLACK PINE	10'	B & B	PN 10FT	50`X30`	2	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
ORNAMENTAL TREES												
DRIP	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	6` CLUMP	B & B	AH	30` X 15`	9	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	ACER TATARICUM `PATTERN PERFECT`	PATTERN PERFECT TATARIAN MAPLE	6` CLUMP	B & B	PPM	18`X18`	1	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PYRUS CALLERYANA `CAPITAL`	CAPITAL CALLERY PEAR	1.5"CAL	B & B	CCP	30` X 10`	5	1.0	LOW	*n/a*	*n/a*	*n/a*
DECIDUOUS SHRUBS												
DRIP	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	CONT	5 GAL	SSB	6` X 6`	9	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	CONT	5 GAL	AG	20` X 12`	2	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	CONT	5 GAL	AR	10` X 5`	3	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	ARONIA MELANOCARPA `ELATA`	GLOSSY BLACK CHOKEBERRY	CONT	5 GAL	GBC	8` X 6`	12	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	ARONIA MELANOCARPA `ELATA`	GLOSSY BLACK CHOKEBERRY	CONT	5 GAL	AM2	8` X 6`	5	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	CARYOPTERIS INCANA	COMMON BLUEBEARD SPIREA	CONT	5 GAL	BSP	4` X 5`	23	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	CONT	5 GAL	RB	5` X 6`	55	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT	5 GAL	NMP	10` X 8`	6	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	FORSYTHIA X `NORTHERN SUN`	NORTHERN SUN FORSYTHIA	CONT	5 GAL	NSF	10` X 8`	7	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM	DWARF NINEBARK	CONT	5 GAL	PL	3` X 4`	16	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	POTENTILLA FRUTICOSA `JACKMANII`	JACKMAN`S POTENTILLA	CONT	5 GAL	PJ	3` X 4`	17	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT	5 GAL	PB	8` X 8`	7	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	CONT	5 GAL	PLS	8` X 6`	21	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	QUERCUS GAMBELII	GAMBEL OAK	CONT	5 GAL	QG	10` X 8`	9	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	RHUS TRILOBATA	THREE LEAF SUMAC	CONT	5 GAL	TLS	4` X 5`	28	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	RIBES AUREUM	GOLDEN CURRANT	CONT	5 GAL	RG	4` X 6`	22	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	ROSA MEIDILAND SERIES `FIRE`	FIRE MEIDILAND ROSE	CONT	5 GAL	FMR	2` X 4`	35	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT	5 GAL	SA	12` X 12`	20	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	VIBURNUM LANTANA `MOHICAN`	MOHICAN WAYFARING TREE	CONT	5 GAL	VL	10` X 10`	10	1.0	LOW	*n/a*	*n/a*	*n/a*
EVERGREEN SHRUBS												
DRIP	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	CONT	5 GAL	EE	5` X 5`	37	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	CONT	5 GAL	JB	8" X 7`	8	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	JUNIPERUS HORIZONTALIS `HUGHES`	HUGHES JUNIPER	CONT	5 GAL	JH	1` X 8`	6	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	JUNIPERUS HORIZONTALIS `PRINCE OF WALES`	PRINCE OF WALES JUNIPER	CONT	5 GAL	JP	2` X 6`	18	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	JUNIPERUS SABINA `BUFFALO`	BUFFALO JUNIPER	CONT	15 GAL	BUJ	8` X 12`	21	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	JUNIPERUS SCOPULORUM `WICHITA BLUE`	WICHITA BLUE JUNIPER-6`HT	CONT	15 GAL	WBJ	6` X 10`	10	1.0	LOW	*n/a*	*n/a*	*n/a*
GRASSES												
DRIP	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	CONT	1 GAL	CK	4.5`X2`	81	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT	1 GAL	BOG	3` X 2`	50	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	MISCANTHUS SINENSIS `GRACILLIMUS`	MAIDEN GRASS	CONT	1 GAL	MG	4` X 5`	29	1.5	MODERATE	*n/a*	*n/a*	*n/a*
DRIP	MISCANTHUS SINENSIS `MORNING LIGHT`	EULALIA GRASS	CONT	1 GAL	MM	5` X 3`	9	1.5	LOW	*n/a*	*n/a*	*n/a*
DRIP	MISCANTHUS SINENSIS `YAKU JIMA`	YAKU JIMA DWARF MAIDEN GRASS	CONT	1 GAL	MY	4` X 4`	38	1.5	MODERATE	*n/a*	*n/a*	*n/a*
DRIP	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS `SHENANDOAH`	CONT	1 GAL	PVS	4` X 3`	60	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PANICUM VIRGATUM `SUNBURST`	SWITCH GRASS `SUNBURST`	CONT	1 GAL	PV	4` X 3`	42	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	CONT	1 GAL	PG	3` X 3`	51	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	SACCHARUM RAVENNAE	RAVENNA GRASS	CONT	1 GAL	RVG	10` X 5`	32	1.5	MODERATE	*n/a*	*n/a*	*n/a*
DRIP	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	CONT	1 GAL	BIG	5` X 3`	65	1.0	LOW	*n/a*	*n/a*	*n/a*
PERENNIALS												
DRIP	AGASTACHE X `CORANADO RED`	ANISE HYSSOP	CONT	1 GAL	AHC	2.5` X 3`	12	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	CENTRANTHUS RUBER `ALBIFLOROUS`	JUPITER`S BEARD	CONT	1 GAL	JUP	3`-3`	3	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	CONT	1 GAL	DAY	1.5` X 1`	24	1.5	MODERATE	*n/a*	*n/a*	*n/a*
DRIP	KNIPHOFIA `FLAMENCO`	TORCH LILY `FLAMENCO`	CONT	1 GAL	TLF	3` X 2`	8	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT	1 GAL	PA	5` X 4`	33	1.0	VERY LOW	*n/a*	*n/a*	*n/a*
DRIP	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM`	BLACK-EYED SUSAN	CONT	1 GAL	BES	1.5` X 1.5`	10	1.0	LOW	*n/a*	*n/a*	*n/a*
DRIP	SALVIA X SYLVESTRIS `MAY NIGHT`	MAYNIGHT SALVIA	CONT	1 GAL	SM	2` X 2`	8	1.0	LOW	*n/a*	*n/a*	*n/a*

SEED / SOD MIXES

NON-IRRIGATED NATIVE SEED MIX

SPECIES/VARIETY	COMMON NAME/VARIETY	PLS/ACRE	% OF MIX
BIG BLUESTEM	KAW	1.1	10
YELLOW INDIANGRASS	CHEYENNE	1.0	10
SWITCHGRASS	BLACKWELL	0.4	10
SIDEOATS GRAMA	VAUGHN	0.9	10
WESTERN WHEATGRASS	ARRIBA	1.6	10
BLUE GRAMA	HACHITA	0.3	10
THICKSPIKE SWHEATGRASS	CRITANA	1.0	10
PRAIRIE SANDREED	GOSHEN	0.7	10
GREEN NEEDLEGRASS	LODORM	1.0	10
SLENDER WHEATGRASS	PRYOR	0.6	5
STREAMBANK WHEATGRASS	SODAR	0.6	5

APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED

IRRIGATED NATIVE SEED MIX

SPECIES/VARIETY	COMMON NAME/VARIETY	PLS/ACRE
AGROPYRON SMITII	WESTERN WHEATGRASS	7.5
ANDROPOGON GERARDII	BIG BLUESTEM	1.5
BOUTELOUA CURIPENDULA	SIDEOATS GRAMA	3.0
BOUTELOUA GRACILIS	BLUE GRAMA	1.0
PANICUM VIRGATUM	SWITCHGRASS	3.0
SORGHASTRUM NUTANS	INDIAN GRASS	2.0
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	4.3
TRITICIUM AESTIVUM	REGREEN	8.2

APPLY AT A RATE OF 30.5 PLS PER ACRE DRILLED, SUPPLIED BY PAWNEE BUTTES SEED COMPANY OR APPROVED EQUAL

MULCH & GROUNDCOVER LEGEND

TLF	8	TORCH LILY `FLAMENCO`

MULCH	QTY	COMMON NAME
	3,214 SF	COARSE ROCK MULCH, 1 1/2" -3" DIA. 4" DEPTH
	1,262 SF	CRUSHER FINES, TAN
	1,354 SF	RIVER COBBLE ROCK MULCH, 4"-12" DIA. 4" DEPTH, RE: LDSCP NOTES
	8,901 SF	RIVER COBBLE ROCK MULCH, 2"-4"DIA.
	11,882 SF	WOOD MULCH 4" DEPTH, RE: LDSCP NOTES

SOD/SEED	QTY	COMMON NAME
	2,451 SF	NATIVE SEED MIX - IRRIGATED DRILL SEED PER GESC DETAIL 17, RE: LDSCP NOTES
	251,003 SF	NATIVE SEED MIX - NON-IRR DRILL SEED PER GESC DETAIL 17, RE: LDSCP NOTES

COMPOSITE LANDSCAPE WATER USE RATING CHART

Landscape Zone	LWU/Rating Rating
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

Irrig. Zone	Plant Name (Common)	App Rate (inches/ month)	Zone (VL,L,Mod,HW)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones in sq ft)	CLWUR (LWUR x IA/TA)
DRIP	IRRIGATED NATIVE SEED	2.5	LOW	29%	2,451	2.5	32,481	0.19
DRIP	CANOPY TREES (20)*	2.0	LOW	7%	2,000	2.0		0.12
DRIP	EVERGREEN TREES (41)*	2.0	LOW	14%	4,100	2.0		0.25
DRIP	SHRUB BED	2.0	LOW	80%	23,930	2.0		1.47

*TREES IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION — **TOTAL OF THE CLWUR** **2.04**

STREETSCAPE TABLE

STREET RIGHT OF WAY (NOT ADJACENT TO RESIDENTIAL LOTS)	*LENGTH		PLANT	REQUIRED	PROVIDED
*STREET 'A'	426	LF.	TREES	11	**11**
			SHRUBS	43	**53**
*STREET 'B'	1,259	LF.	TREES	31	**31**
			SHRUBS	126	**126**
			GRASSES	N/A	**44**

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
*GROSS IMPROVED SITE LANDSCAPE AREA	408,260	100%
CRUSHER FINES TRAIL	229	0%
NON-IRRIGATED SEED AREA (EXCLUDES IRRIGATED TREE AREAS)	378,001	93%
IRRIGATED TREE AREAS IN NON-IRRIGATED SEED	6,100	1%
IRRIGATED SHRUBS BEDS	23,930	6%
TOTAL	**408,260**	**100%**
TOTAL IRRIGATED LANDSCAPE AREA	**30,030**	**7%**

CIVIL ENGINEERING
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NATURAL RESOURCES
303.703.4444
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Littleton, CO 80120

CORE CONSULTANTS

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

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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

REVISIONS

#	DESCRIPTION	DATE	BY

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES & TABULATIONS
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BKC

JOB NO. 14-001-071

SHEET 14 OF 28

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA5 4-9 & 50\PA-4&5&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

people creating spaces

pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4906

JAMES WILLIAM IVY
741
10/25/2006
STATE OF COLORADO
LANDSCAPE ARCHITECT

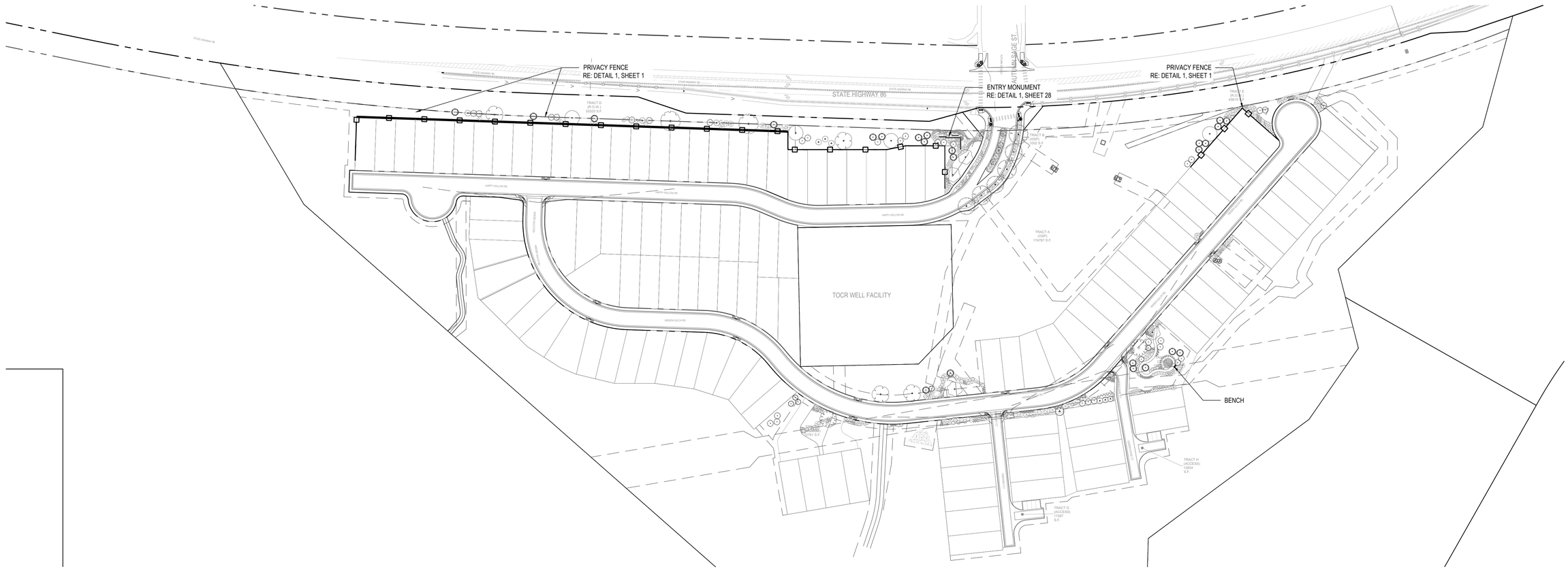
IREA TRANSMISSION ROW NOTES:

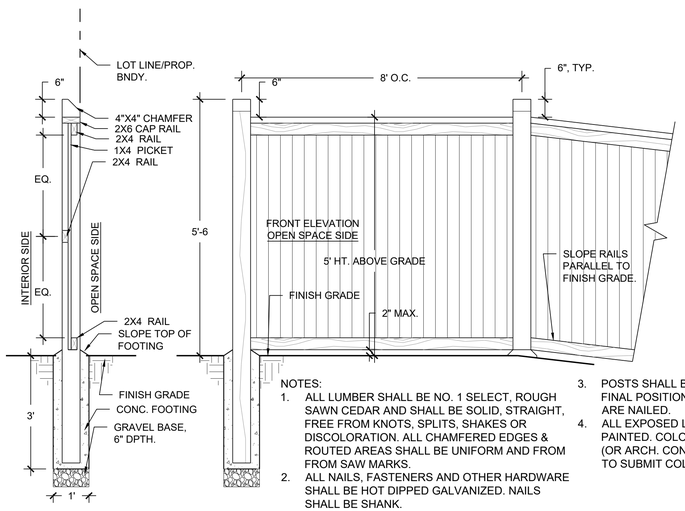
- TREES GROWING TALLER THAN 15 FEET SHOULD ***NOT*** BE PLANTED WITHIN TRANSMISSION LINE RIGHTS-OF-WAY.
- TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 15 FEET ***MAY*** BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
- ALL TREES SHOULD BE PLANTED **AT LEAST** 20 FEET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

SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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





NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES OR DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FROM FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HRS. BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL STAINED AND/OR PAINTED. COLOR SHALL BE APPROVED BY HOA (OR ARCH. CONTROL COMMITTEE). CONTRACTOR TO SUBMIT COLOR SAMPLES FOR APPROVAL.

1 PRIVACY FENCE

NOT TO SCALE

NORTH

0 50' 100' 200'

SCALE: 1"=100'-0"

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
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REVISIONS

#	DESCRIPTION	DATE	BY

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE, FENCING & AMENITY PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
15 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SI\INSTONE VILLAGE\PAS 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

people creating spaces

pcs group inc. www.pcsgroupco.com
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t 303.531.4905 . f 303.531.4906

JAMES WILLIAM IVY 741 10/25/2006 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

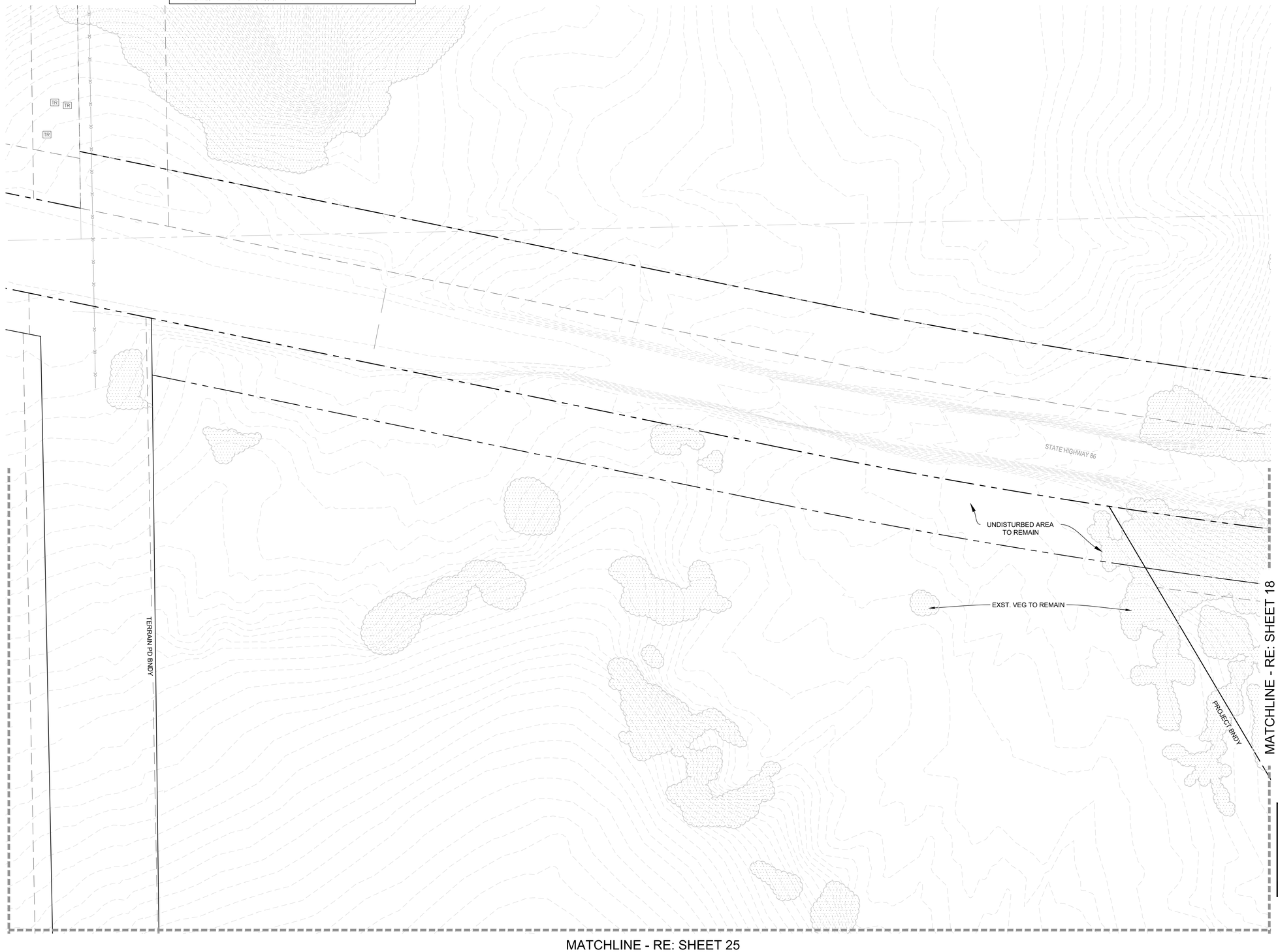
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- TREES WITH A MAXIMUM MATURE HEIGHT OF LESS THAN 15 FEET ***MAY*** BE PLANTED BENEATH OVERHEAD ELECTRIC TRANSMISSION EXCEPT WHEN NEAR STRUCTURES.
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SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN BLAZE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
NM	NORWAY MAPLE
RAL	REDMOND AMERICAN LINDEN
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN 6FT	AUSTRIAN BLACK PINE
PN 10FT	AUSTRIAN BLACK PINE
LP 6FT	LIMBER PINE
LP 10FT	LIMBER PINE
PP	PINON PINE
VAN	VANDERWOLF`S PYRAMID PINE

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

DECIDOUS SHRUBS	COMMON NAME
FMR	FIRE MEIDILAND ROSE
OG	GAMBEL OAK
GBC	GLOSSY BLACK CHOKEBERRY
AM2	GLOSSY BLACK CHOKEBERRY
RG	GOLDEN CURRANT
PJ	JACKMAN`S POTENTILLA
VL	MOHICAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
NSF	NORTHERN SUN FORSYTHIA
PLS	PURPLE LEAF SAND CHERRY
RB	RABBITBRUSH
AR	RED CHOKEBERRY
SSB	SASKATOON SERVICEBERRY
SA	SILVER BUFFALOBERRY
TLS	THREE LEAF SUMAC
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DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
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JB	BLUE CHIP JUNIPER
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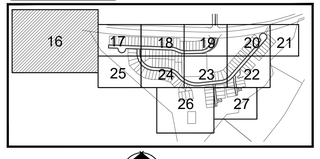
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SHEET KEY



NORTH SCALE: 1"=40'-0" (0, 20', 40', 80')

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
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SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
16 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

people creating spaces

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1007 14th street . denver co 80265
t 303.531.4905 . f 303.531.4908

JAMES WILLIAM IVY 741 10/25/2008 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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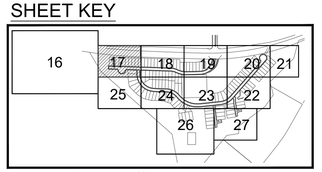
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LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

SHEET 17 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

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JAMES WILLIAM IVY 741 10/25/2006 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

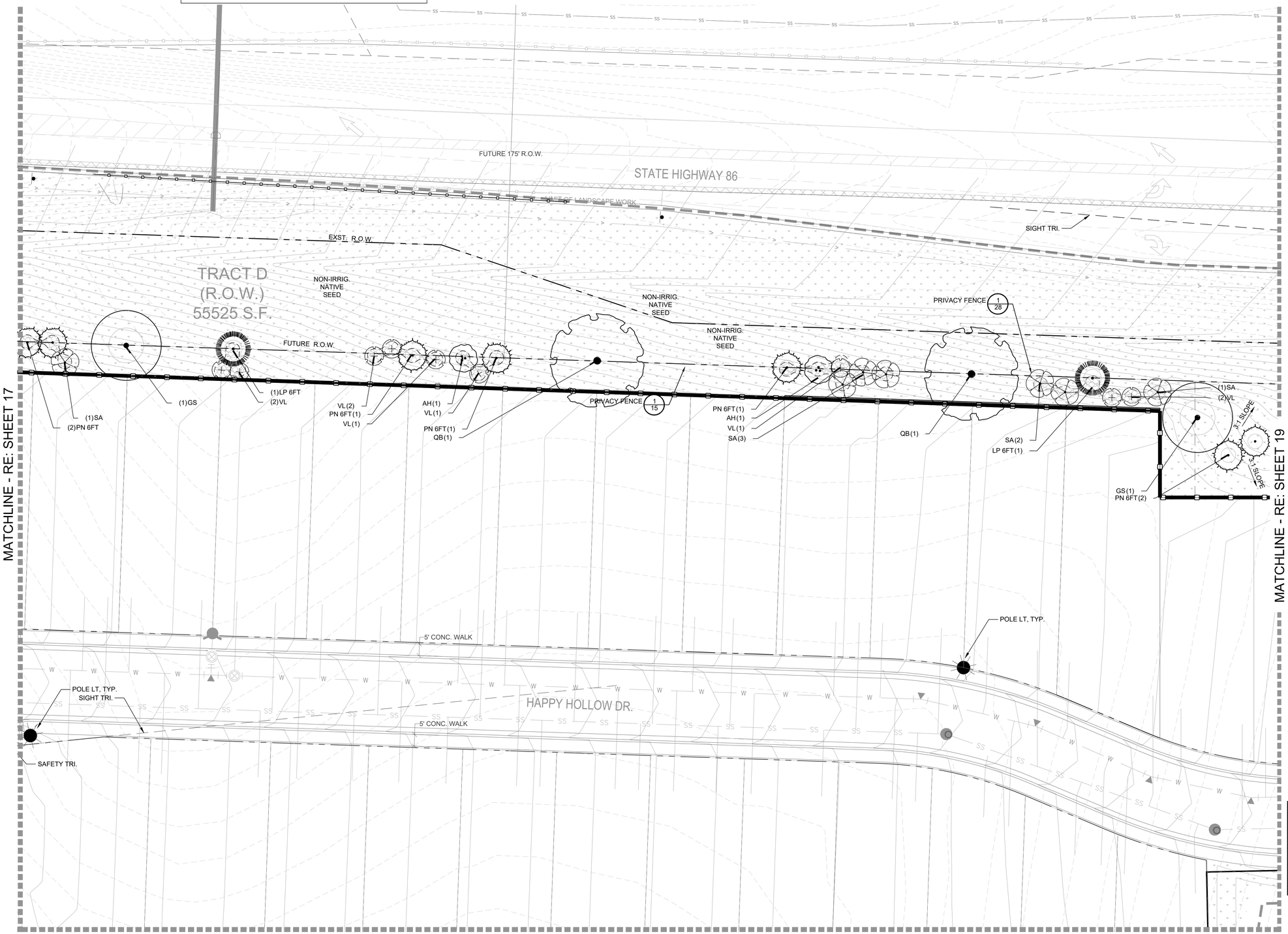
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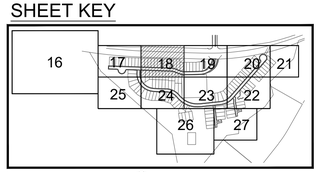
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SHEET KEY



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TERRAIN FILING NO. 3
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PROJECT NO. SDP17-0033

CIVIL ENGINEERING
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LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BKC

JOB NO.
14-001-071

SHEET
18 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

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JAMES WILLIAM IVY 741 — 10/25/2008 — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

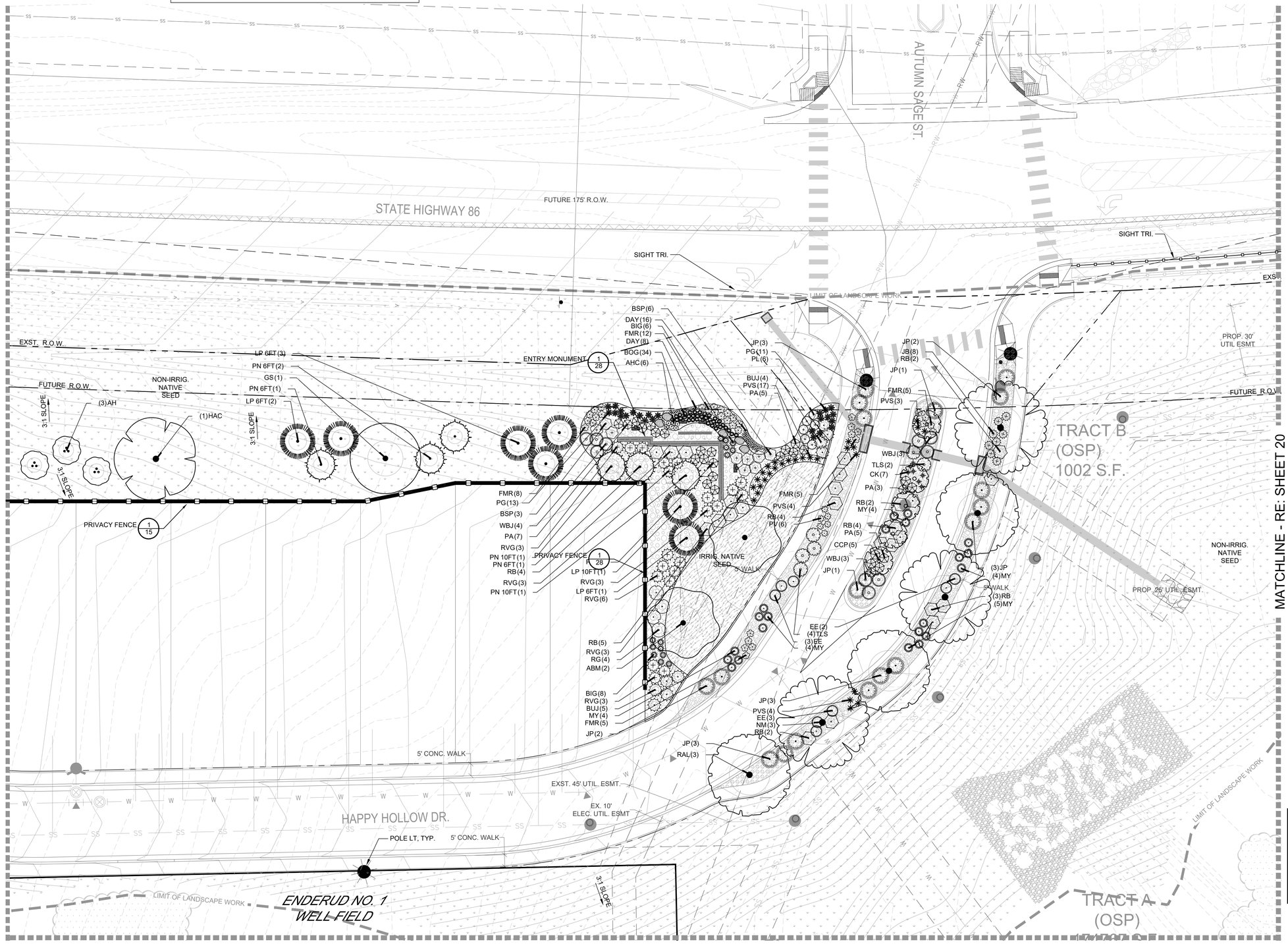
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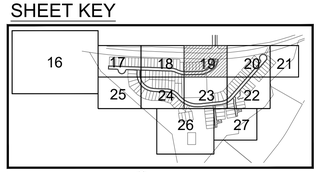
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TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
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JOB NO. 14-001-071

SHEET 19 OF 28

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JAMES WILLIAM IVY 741 02/25/2008 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

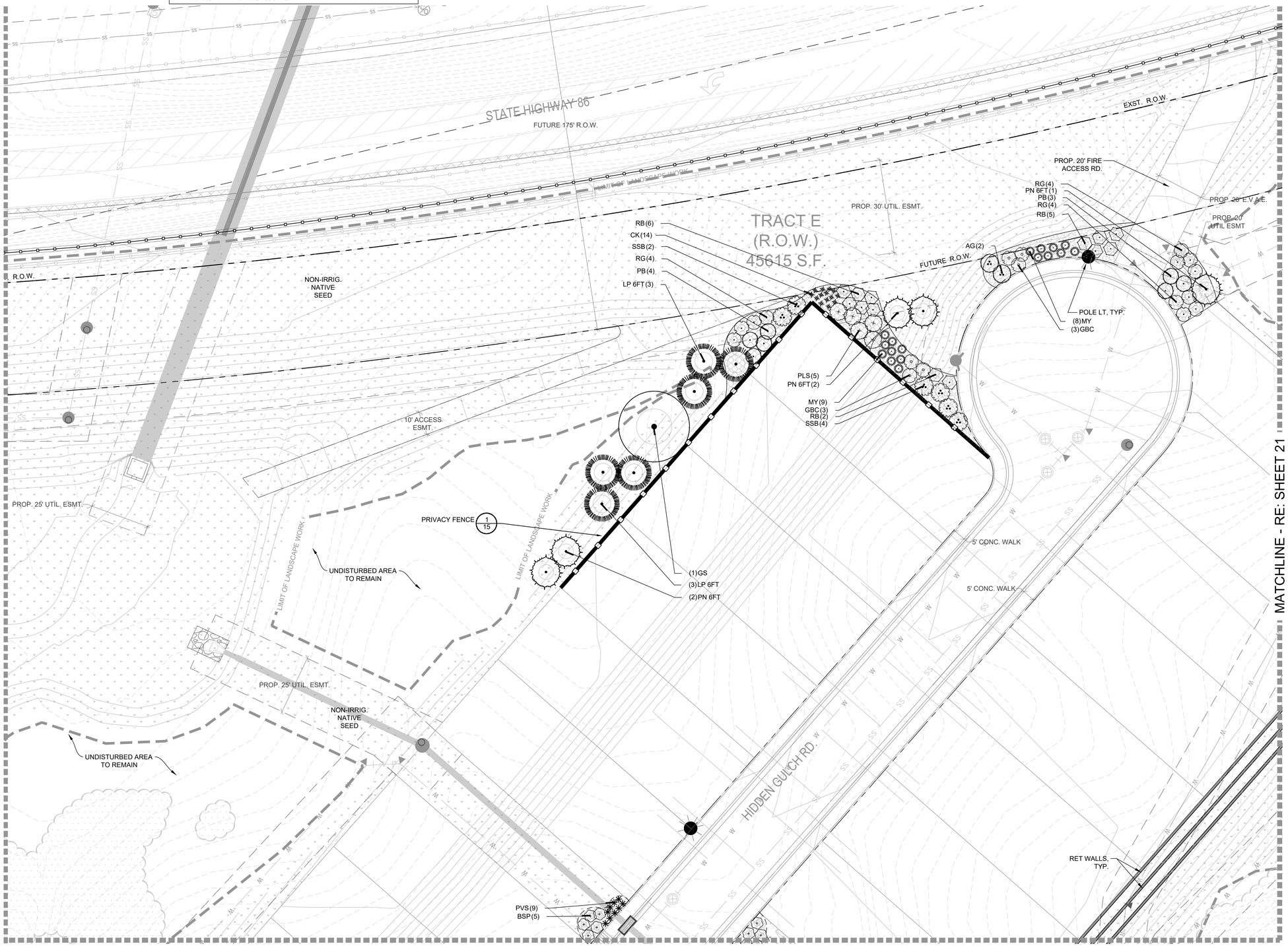
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SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN BLAZE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
NM	NORWAY MAPLE
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QB	SWAMP WHITE OAK

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VAN	VANDERWOLF`S PYRAMID PINE

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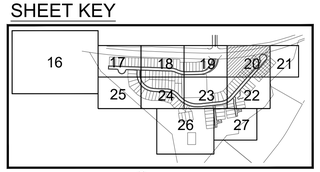
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TERRAIN FILING NO. 3
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LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
20 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

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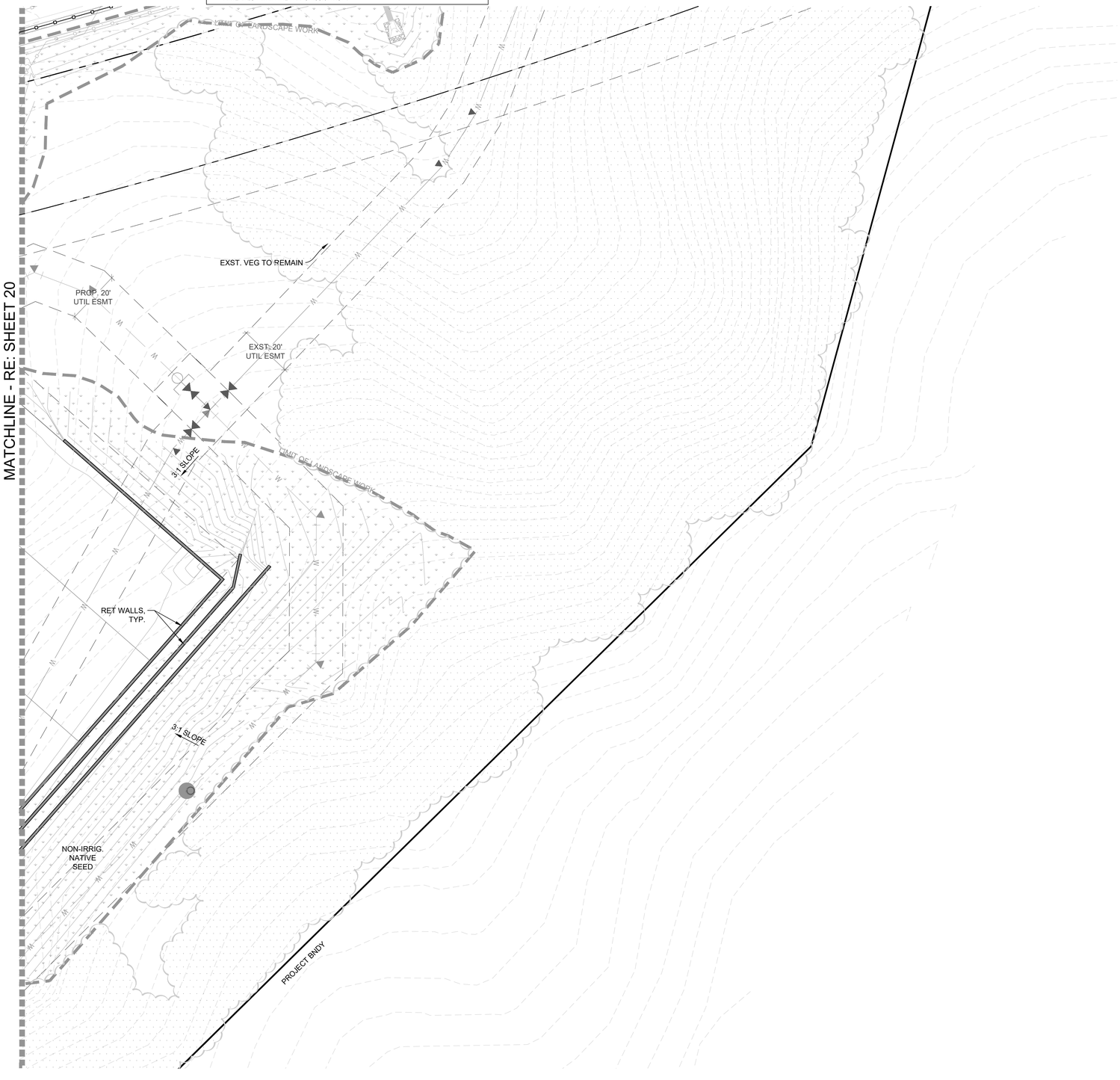
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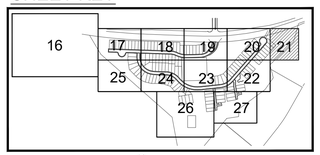
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LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
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DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

SHEET 21 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA3.49 & 50\PA-49&50-SDP.DWG, JIM

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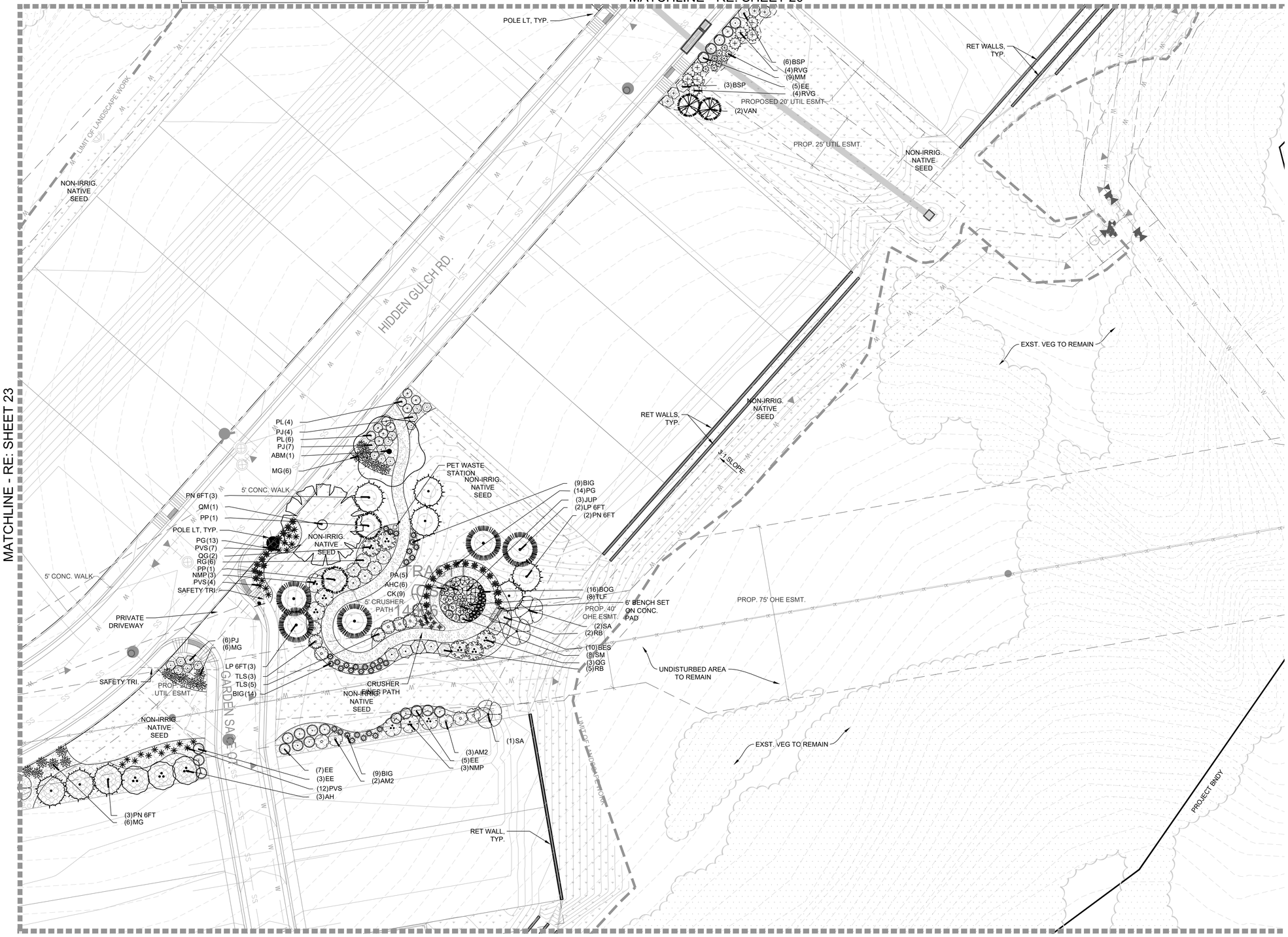
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MATCHLINE - RE: SHEET 20



MATCHLINE - RE: SHEET 23

MATCHLINE - RE: SHEET 27

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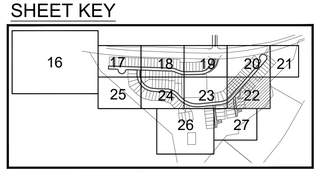
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SHEET 22 OF 28

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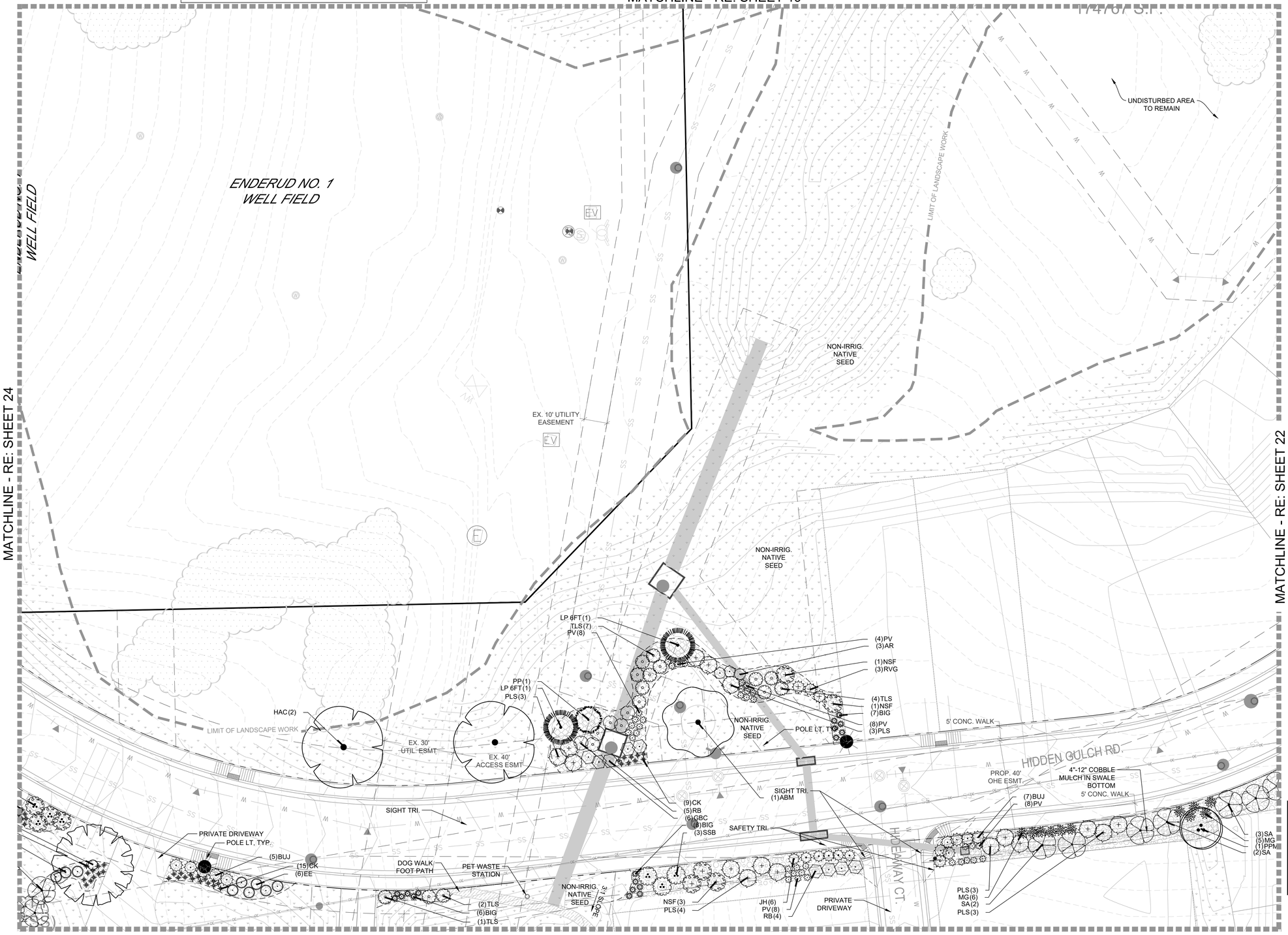
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MATCHLINE - RE: SHEET 19



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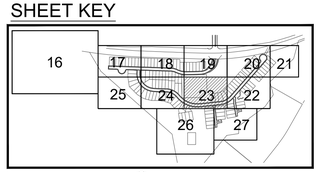
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SOD/SEED	COMMON NAME
	NATIVE SEED MIX - IRRIGATED
	NATIVE SEED MIX - NON-IRR
	STEEL EDGER
	SPADE DUG EDGER

SHEET KEY



NORTH SCALE: 1"=20'-0" (0, 10', 20', 40')

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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

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

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

SHEET 23 OF 28

December 21, 2015, Y:\TERRAIN\LANDSCAPE ARCHITECT\RECURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

people creating spaces

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JAMES WILLIAM IVY 741 10/25/2008 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

IREA TRANSMISSION ROW NOTES:

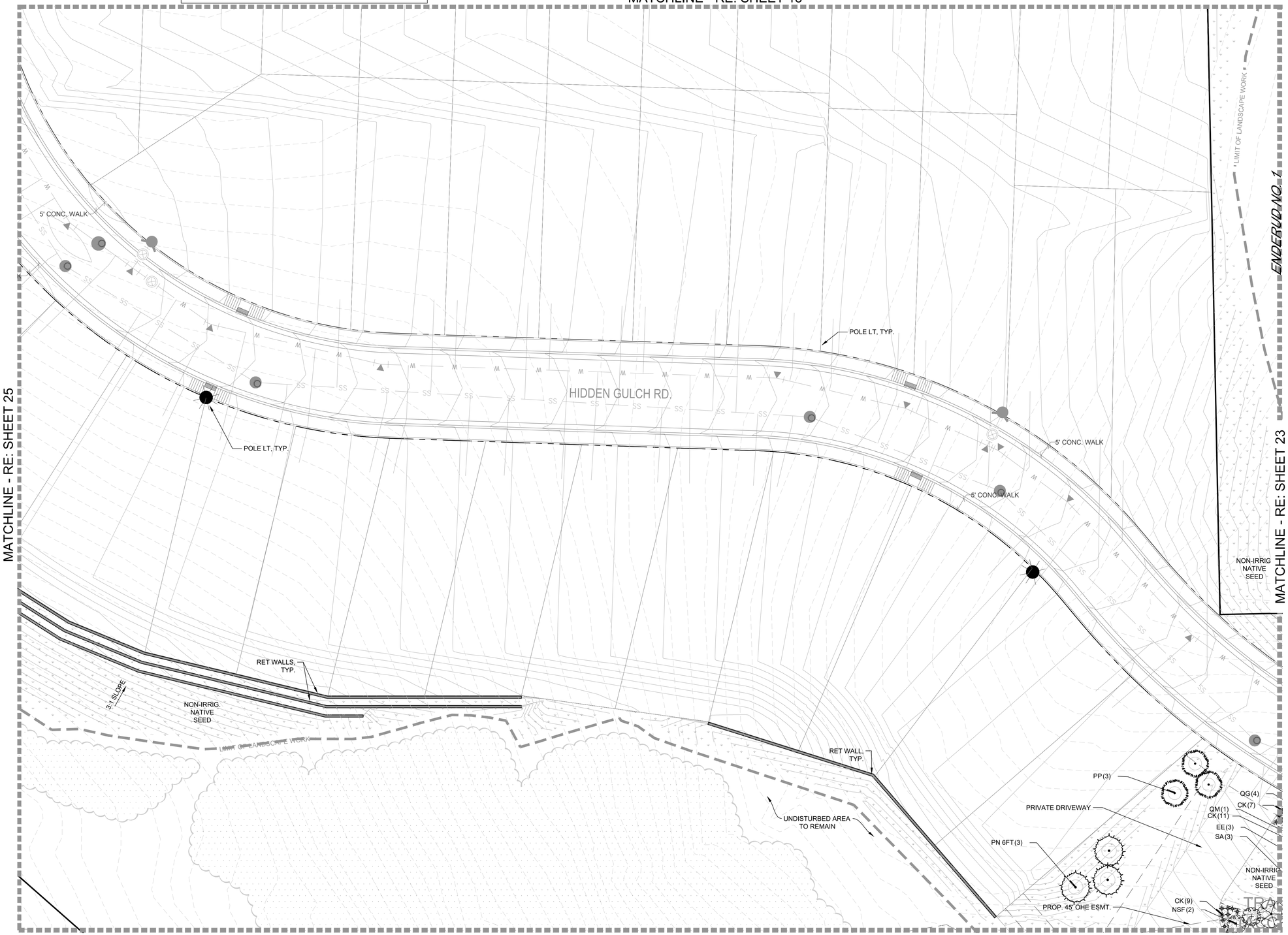
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SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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

MATCHLINE - RE: SHEET 18



PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN BLAZE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
NM	NORWAY MAPLE
RAL	REDMOND AMERICAN LINDEN
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

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ORNAMENTAL TREES	COMMON NAME
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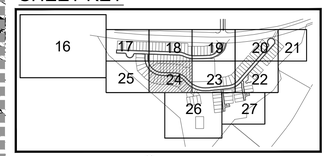
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LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BKC

JOB NO. 14-001-071

SHEET 24 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

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JAMES WILLIAM IVY 741 10/25/2008 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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TERRAIN FILING NO. 3

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MATCHLINE - RE: SHEET 17

MATCHLINE - RE: SHEET 16

EXST. VEG TO REMAIN

PROJECT BNDY

HIDDEN GULCH RD.

5' CONC. WALK

RET WALLS, TYP.

NON-IRRIG. NATIVE SEED

UNDISTURBED AREA TO REMAIN

3:1 SLOPE

MATCHLINE - RE: SHEET 24

PLANT & GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
ABM	AUTUMN BLAZE MAPLE
QM	BURR OAK
HAC	COMMON HACKBERRY
NM	NORWAY MAPLE
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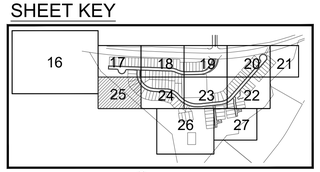
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SHEET KEY



NORTH SCALE: 1"=20'-0"

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#	DESCRIPTION	DATE	BY

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SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
25 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PAS #9 & 50\PA-4&5\0-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:

people creating spaces

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1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4906

JAMES WILLIAM IVY 741 — 10/25/2016 — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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SITE DEVELOPMENT PLAN

TERRAIN FILING NO. 3

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MATCHLINE - RE: SHEET 24

MATCHLINE - RE: SHEET 23



MATCHLINE - RE: SHEET 27

PLANT & GROUNDCOVER LIST

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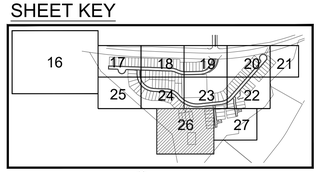
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LANDSCAPE PLAN
TOWN OF CASTLE ROCK, COLORADO

RELEASE: 10/11/2017
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JOB NO.
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SHEET
26 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SILVERSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

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JP	PRINCE OF WALES JUNIPER
WBJ	WICHITA BLUE JUNIPER-6`HT

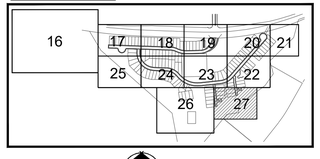
ORNAMENTAL GRASSES	COMMON NAME
BIG	BLUE INDIAN GRASS
BOG	BLUE OAT GRASS
MM	EULALIA GRASS
CK	FEATHER REED GRASS
PG	FOUNTAIN GRASS
MG	MAIDEN GRASS
RVG	RAVENNA GRASS
PVS	SWITCH GRASS `SHENANDOAH`
PV	SWITCH GRASS `SUNBURST`
MY	YAKU JIMA DWARF MAIDEN GRASS

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

MULCH	COMMON NAME
	COARSE ROCK MULCH, 1 1/2" -3" DIA.
	CRUSHER FINES, TAN
	RIVER COBBLE ROCK MULCH, 4"-12" DIA.
	RIVER COBBLE ROCK MULCH, 2"-4"DIA.
	WOOD MULCH

SOD/SEED	COMMON NAME
	NATIVE SEED MIX - IRRIGATED
	NATIVE SEED MIX - NON-IRR
	STEEL EDGER
	SPADE DUG EDGER

SHEET KEY



NORTH SCALE: 1"=20'-0"

0 10' 20' 40'

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

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

CORE CONSULTANTS

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

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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

REVISIONS

#	DESCRIPTION	DATE	BY

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

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO.
14-001-071

SHEET
27 OF 28

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SUNSTONE VILLAGE\PA'S 49 & 50\PA-49&50-SDP.DWG, JIM

LANDSCAPE PLANS PREPARED BY:
people creating spaces
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

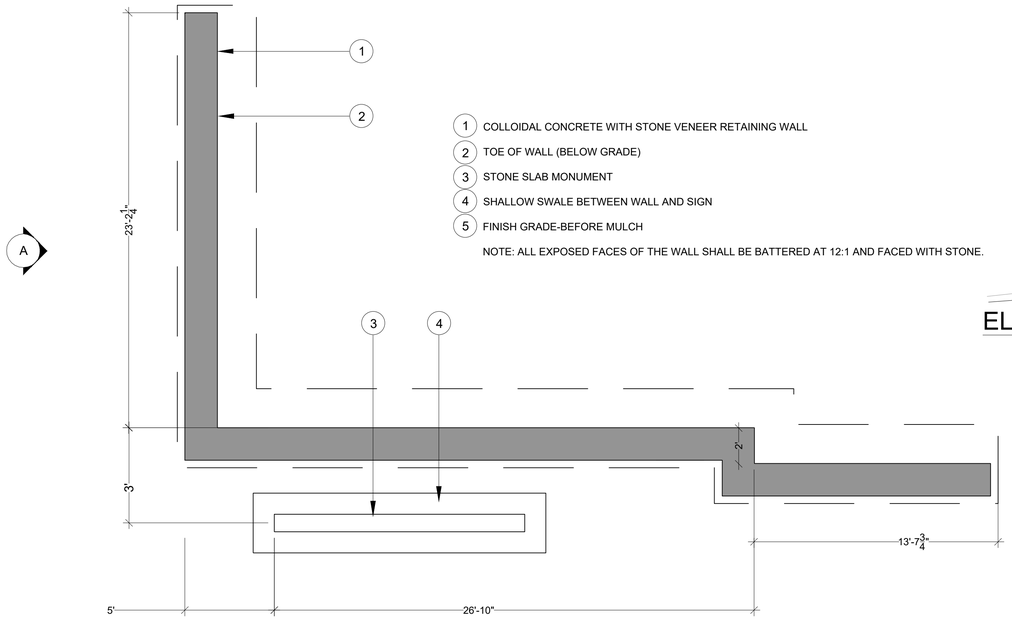
JAMES WILLIAM IVY 741 REGISTERED STATE OF COLORADO LANDSCAPE ARCHITECT

IREA TRANSMISSION ROW NOTES:

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

SITE DEVELOPMENT PLAN
TERRAIN FILING NO. 3

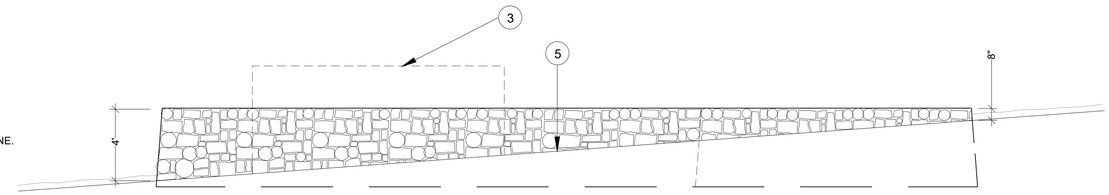
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



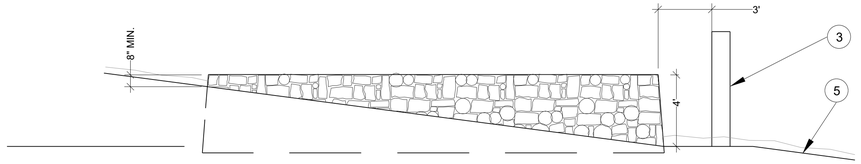
1 COLLOIDAL CONCRETE WITH STONE VENEER RETAINING WALL
2 TOE OF WALL (BELOW GRADE)
3 STONE SLAB MONUMENT
4 SHALLOW SWALE BETWEEN WALL AND SIGN
5 FINISH GRADE-BEFORE MULCH

NOTE: ALL EXPOSED FACES OF THE WALL SHALL BE BATTERED AT 12:1 AND FACED WITH STONE.

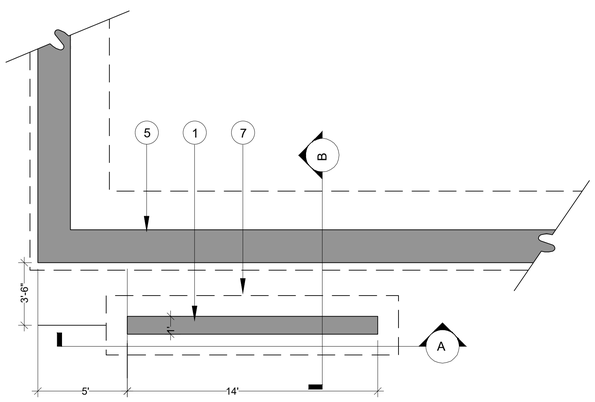
PLAN



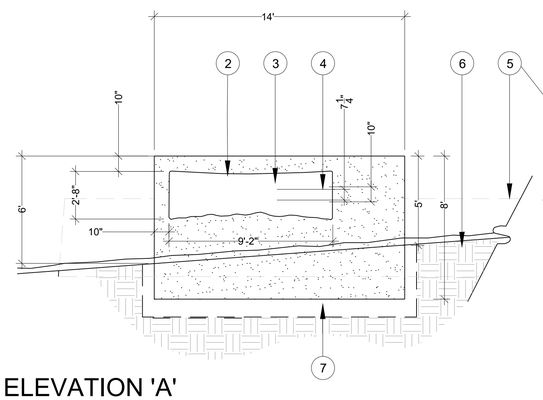
ELEVATION 'B'



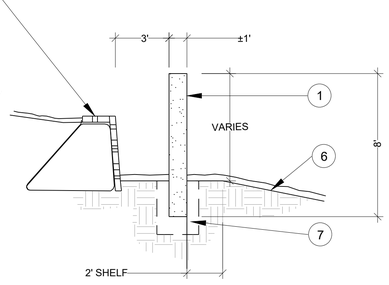
ELEVATION 'A'



PLAN



ELEVATION 'A'



SECTION 'B'

1 12" X 8' X 16' SEDIMENTARY SANDSTONE SLAB WITH SAW CUT EDGES, SIENNA BUFF, BY SILOAM STONE (719) 275-4275. STONE MUST BE SET VERTICAL TO CURE A MINIMUM OF 90 DAYS PRIOR TO INSTALLATION.
2 ETCH/SAND BLAST LOGO TO 1.5" DEPTH MIN. FROM STONE FACE
3 PAINT INSET SURFACE AND EDGES GLOSSY BLACK WITH AUTOMOTIVE PAINT
4 ALUMINUM, LASER CUT LETTERS PIN-MOUNTED TO STONE FLUSH WITH FACE OF STONE
5 COLLOIDAL CONCRETE W/STONE VENEER RETAINING WALL
6 FINISH GRAD-BEFORE MULCH APPLICATION
7 CONCRETE FOOTER

1 ENTRY MONUMENT
SCALE: 1/8"=1'-0"

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REVISIONS

#	DESCRIPTION	DATE	BY

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

RELEASE: 10/11/2017
DESIGNED BY: LNM
DRAWN BY: LNM
CHECKED BY: BRC

JOB NO. 14-001-071

SHEET 28 OF 28

TERRAIN FILING NO. 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0033

December 21, 2016, Y:\TERRAIN\LANDSCAPE ARCHITECTURE\CURRENT DWGS\SILOAM\STONE VILLAGE\PAS 49 & 50\PA-49&50-SDP.DWG, JIM