

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

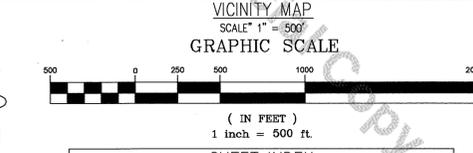
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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, CONDUITS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE X AS PER FEMA FIRM PANEL NO. 189 OF 495 DATED MARCH 16, 2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLO OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED PUB. VILLAGES AT CASTLE ROCK, DATED 8/11/1981, REC# 272708.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE 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 PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
14. 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 NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
16. PER THE TIA, ROW DEDICATION TO CDOT AND OFF-SITE IMPROVEMENTS TO FOUNDERS PARKWAY TO INCLUDE A NORTHBOUND RIGHT TURN LANE APPROACHING THE INTERSECTION OF FOUNDERS PARKWAY AT ALPHA OR ARE NECESSARY TO MITIGATE THE TRAFFIC IMPACTS OF THIS DEVELOPMENT. THESE OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND WILL BE FURTHER DETAILED WITHIN THE CORRESPONDING PLAT AND SA.

FIRE NOTES

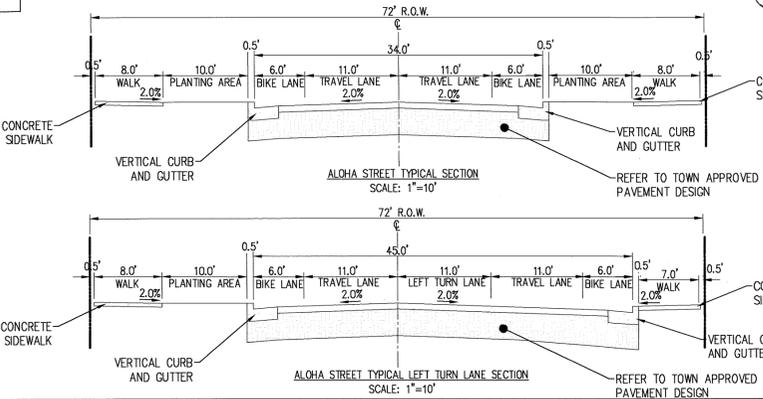
1. FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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 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 LANE FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



Zoning Comparison Chart																			
Zoning	The Villages at Castle Rock Planned Development (PD)																		
Use Area	Multi-Family (MF)																		
Total Dwelling Units	238																		
1-bedroom units	102																		
2-bedroom units	92																		
3-bedroom units	44																		
Permitted Uses	<table border="1"> <tr> <td>As per Section II C of the Village at Castle Rock PD</td> <td>Provided (this SDP)</td> </tr> <tr> <td>Zoning</td> <td>Multi-family</td> </tr> <tr> <td>Regulations, includes multi-family</td> <td></td> </tr> </table>	As per Section II C of the Village at Castle Rock PD	Provided (this SDP)	Zoning	Multi-family	Regulations, includes multi-family													
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Regulations, includes multi-family																			
Private Open Space	20% 35.3%																		
Maximum Dwelling Units per use area	20 DU/Acre 238 Units / 26.48 Ac.=9.0 DU per Ac.																		
Maximum Building Height	50-feet 40.6-feet																		
Minimum Front Setback*	15-feet 15-feet																		
Minimum Rear Setback*	25-feet 25.8-feet																		
Minimum Side Setback*	15-feet 80.6-feet																		
Minimum Side to Street Setback*	15-feet 110.8-feet																		
Minimum Distance Between Buildings	15-feet 16.9-feet																		
Minimum Parking	<table border="1"> <tr> <td>One bedroom unit required 1.5 spaces;</td> <td>Total spaces required = 485 spaces</td> </tr> <tr> <td>Two and three bedroom unit requires 2 spaces;</td> <td>102 x 1.5 = 153 spaces</td> </tr> <tr> <td>Plus 1 space per four dwelling units for visitor parking</td> <td>92 x 2 = 184 spaces</td> </tr> <tr> <td></td> <td>44 x 2 = 88 spaces</td> </tr> <tr> <td></td> <td>238/4 x 1 = 60 spaces</td> </tr> <tr> <td></td> <td>Garage spaces provided = 169</td> </tr> <tr> <td></td> <td>Driveway spaces provided = 68</td> </tr> <tr> <td></td> <td>Surface parking provided = 268</td> </tr> <tr> <td></td> <td>Total spaces provided = 505</td> </tr> </table>	One bedroom unit required 1.5 spaces;	Total spaces required = 485 spaces	Two and three bedroom unit requires 2 spaces;	102 x 1.5 = 153 spaces	Plus 1 space per four dwelling units for visitor parking	92 x 2 = 184 spaces		44 x 2 = 88 spaces		238/4 x 1 = 60 spaces		Garage spaces provided = 169		Driveway spaces provided = 68		Surface parking provided = 268		Total spaces provided = 505
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Minimum ADA Parking	<table border="1"> <tr> <td>2% of total spaces to be ADA</td> <td>ADA spaces required = 11</td> </tr> <tr> <td></td> <td>ADA spaces provided = 20</td> </tr> <tr> <td></td> <td>Total lot spaces = 505</td> </tr> </table>	2% of total spaces to be ADA	ADA spaces required = 11		ADA spaces provided = 20		Total lot spaces = 505												
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SITE UTILIZATION TABLE			
LAND USE	AREA (AC)	AREA (SF)	PERCENTAGE
OPEN SPACE/LANDSCAPING	9.36	407,527	35.3%
PRIVATE	7.80	339,768	29.5%
HARDSCAPE/STREETS/PARKING			
BUILDING COVERAGE	3.65	159,145	13.8%
ROW DEDICATION	2.97	127,035	11.0%
STORMWATER POND	2.75	120,008	10.4%
TOTAL	26.48	1,153,483	100.0%

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	GRADING PLAN
8	GRADING PLAN
9	GRADING PLAN
10	GRADING PLAN
11	UTILITY PLAN
12	UTILITY PLAN
13	UTILITY PLAN
14	UTILITY PLAN
15	PHOTO-SIMULATIONS PLAN
16	LANDSCAPE COVER SHEET
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	SHADE STRUCTURE ELEVATION
25	BUILDING TYPE I ELEVATIONS
26	BUILDING TYPE I ELEVATIONS
27	CLUBHOUSE ELEVATIONS
28	AUXILIARY BUILDINGS
29	GENERAL LIGHTING PLAN



CURRENT OWNER
 POPLAR INVESTMENTS INC.
 C/O PARK LAND COMPANY
 9800 MT. PYRAMID CT #340
 ENGLEWOOD, CO 80112

APPLICANT
 THE GARRETT COMPANIES, LLC
 1051 GREENWOOD SPRINGS BOULEVARD, SUITE 101
 GREENWOOD, IN 46143
 TEL: 317-886-7923
 ATTN: JOSH DESMOND

DEVELOPER
 THE GARRETT COMPANIES, LLC
 1051 GREENWOOD SPRINGS BOULEVARD, SUITE 101
 GREENWOOD, IN 46143
 TEL: 317-886-7923
 ATTN: JOSH DESMOND

ARCHITECT
 HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 ALPHA ROAD, SUITE 300
 DALLAS, TX 75240
 TEL: 972-701-9636
 ATTN: DON DAVIS

ENGINEER
 BOWMAN CONSULTING GROUP, LTD
 1526 COLE BOULEVARD, SUITE 100
 LAKEWOOD, CO 80401
 TEL: 303-801-2900
 ATTN: ZANE ROSS

LANDSCAPE ARCHITECT
 HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, LLC
 5339 ALPHA ROAD, SUITE 300
 DALLAS, TX 75240
 TEL: 972-701-9636
 ATTN: DANIEL ERLANDSON

SURVEYOR
 BOWMAN CONSULTING GROUP, LTD
 1526 COLE BOULEVARD, SUITE 100
 LAKEWOOD, CO 80401
 TEL: 303-801-2900
 ATTN: BRIAN SOCIA

LEGAL DESCRIPTION
 OUTLOT A, CASTLE OAKS, FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO
 EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 30, 1983 IN BOOK 503 AT PAGE 42; AND WARRANTY DEED RECORDED SEPTEMBER 12, 1991 IN BOOK 993 AT PAGE 666; AND SPECIAL WARRANTY DEED RECORDED JUNE 23, 1999 IN BOOK 1724 AT PAGE 950; AND SPECIAL WARRANTY DEED RECORDED MARCH 19, 2009 UNDER RECEPTION NO. 2009018736; AND SPECIAL WARRANTY DEED RECORDED JULY 28, 2011 UNDER RECEPTION NO. 2011045479; AND SPECIAL WARRANTY DEED RECORDED MAY 31, 2016 UNDER RECEPTION NO. 2016034026; AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF MILLER BOULEVARD, FILING NO. 1 RECORDED MARCH 27, 1986 UNDER RECEPTION NO. 8603132; AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1 RECORDED AUGUST 5, 2004 UNDER RECEPTION NO. 2004081805.

PLANNING COMMISSION RECOMMENDATION
 THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 5th DAY OF May, 2020.
 Jaminha Curt 5/14/20
 CHAIR

TOWN COUNCIL APPROVAL
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2nd DAY OF June, 2020.
 J. J. J. 6/25/2020
 DIRECTOR OF DEVELOPMENT SERVICES

MAYOR
 J. J. J. 7-7-2020
 DATE

ATTEST:
 J. Anderson 7-7-2020
 TOWN CLERK

BENCHMARK:
 5 REBAR - NO CAP ON NORTHERN PROPERTY LINE. ELEVATION=6490.44
 V=V888. ESTABLISHED USING VRS NETWORK.

SEAL
 TOWN OF CASTLE ROCK, COLORADO
 APRIL 14, 1981

BASIS OF BEARING:
 BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH WAS ASSUMED TO BEAR NORTH 071°43' WEST AND IS MONUMENTED AS SHOWN HEREON.

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

REGISTERED LAND SURVEYOR _____ DATE _____



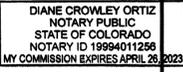
CIVIL ENGINEER'S STATEMENT
 I, _____, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION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

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____



OWNERSHIP CERTIFICATION
 THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND THE STATE OF COLORADO DESCRIBED HEREIN.
 J. J. J. J.P.
 POPLAR INVESTMENTS, INC., A COLORADO CORPORATION
 SIGNED THIS 6th DAY OF June, 2020.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF June, 2020 by J. J. J. as Vice President of POPLAR INVESTMENTS INC.
 WITNESS MY HAND AND OFFICIAL SEAL.



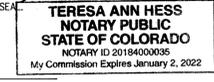
Diane Crowley Ortiz
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-28-2022

TITLE CERTIFICATION
 I, J. J. J., an authorized representative of Land Title Guarantees Company, 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.

Megan Clarke Gentry
 AUTHORIZED REPRESENTATIVE
 Land Title Guarantees Company
 TITLE COMPANY

SIGNED THIS 5th DAY OF June, 2020.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF June, 2020 by J. J. J. as AUTHORIZED REPRESENTATIVE OF J. J. J.
 WITNESS MY HAND AND OFFICIAL SEAL.



TERESA ANN HESS
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES JANUARY 2, 2022

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:13 PM ON THE 8th DAY OF July, 2020, AT RECEPTION NO. 2020059741.
 DOUGLAS COUNTY CLERK AND RECORDER



BY: Mike Madsen
 DEPUTY

WATER RIGHTS DEDICATION AGREEMENT
 THE SUBDIVISION IMPROVEMENT AGREEMENT WILL ESTABLISH A WATER BANK FOR WATER RIGHTS CREDITS AND DEBITS. ACCORDINGLY, THE SE WILL BE DEBITED FROM THE PROJECT'S WATER BANK AT THE TIME OF PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT.

SITE DEVELOPMENT PLAN
 MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
 TOWN OF CASTLE ROCK PROJECT NO. SDP19-0029

Bowman CONSULTING
 1526 Cole Boulevard, Suite 100
 Lakewood, CO 80401
 Phone: (303) 801-2900
 www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
1ST SUBMISSION	10/31/19	
2ND SUBMISSION	01/24/20	
3RD SUBMISSION	03/13/20	
4TH SUBMISSION	04/03/20	
5TH SUBMISSION		

COLORADO

COVER SHEET
 SITE DEVELOPMENT PLAN
 MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
 CALIBER AT TERRAIN
 TOWN OF CASTLE ROCK

SEAL

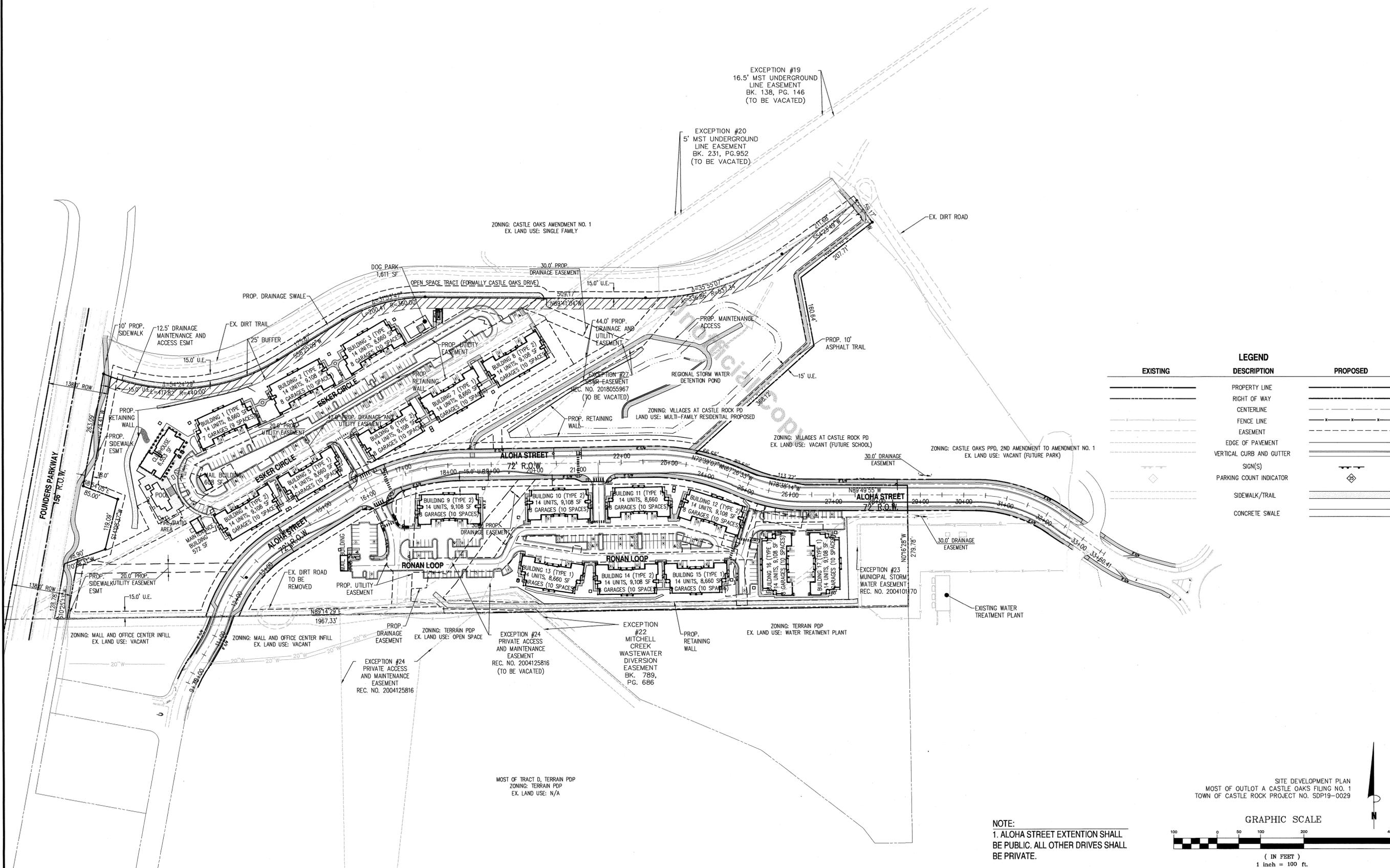
DESIGN	DRAWN	CHKD
RSD	BKM	RSD
SCALE	H: 1" = 500'	V:
JOB No.	020399-01-002	
DATE	10/31/2019	
SHEET	1 OF 29	

SITE DEVELOPMENT PLAN

MOST OF OUTLOT A CASTLE OAKS FILING NO.1

CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	SIDEWALK/TRAIL	---
---	CONCRETE SWALE	---

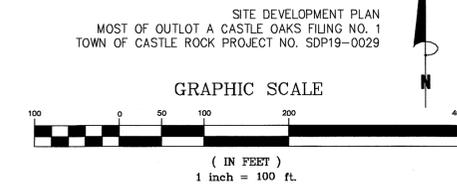
REVISION	DATE	DESCRIPTION
1	10/31/19	DATE
2	01/24/20	2ND SUBMISSION
3	03/13/20	3RD SUBMISSION
4	04/03/20	4TH SUBMISSION
5		5TH SUBMISSION

OVERALL SITE PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK
 COLORADO

DESIGN	DRAWN	CHKD
RSD	BKM	RSD
SCALE	H: 1" = 100'	
V: 1" = 100'		
JOB No. 020399-01-002		
DATE: 10/31/2019		
SHEET		
2 OF 29		

NOTE:
 1. ALOHA STREET EXTENSION SHALL BE PUBLIC. ALL OTHER DRIVES SHALL BE PRIVATE.



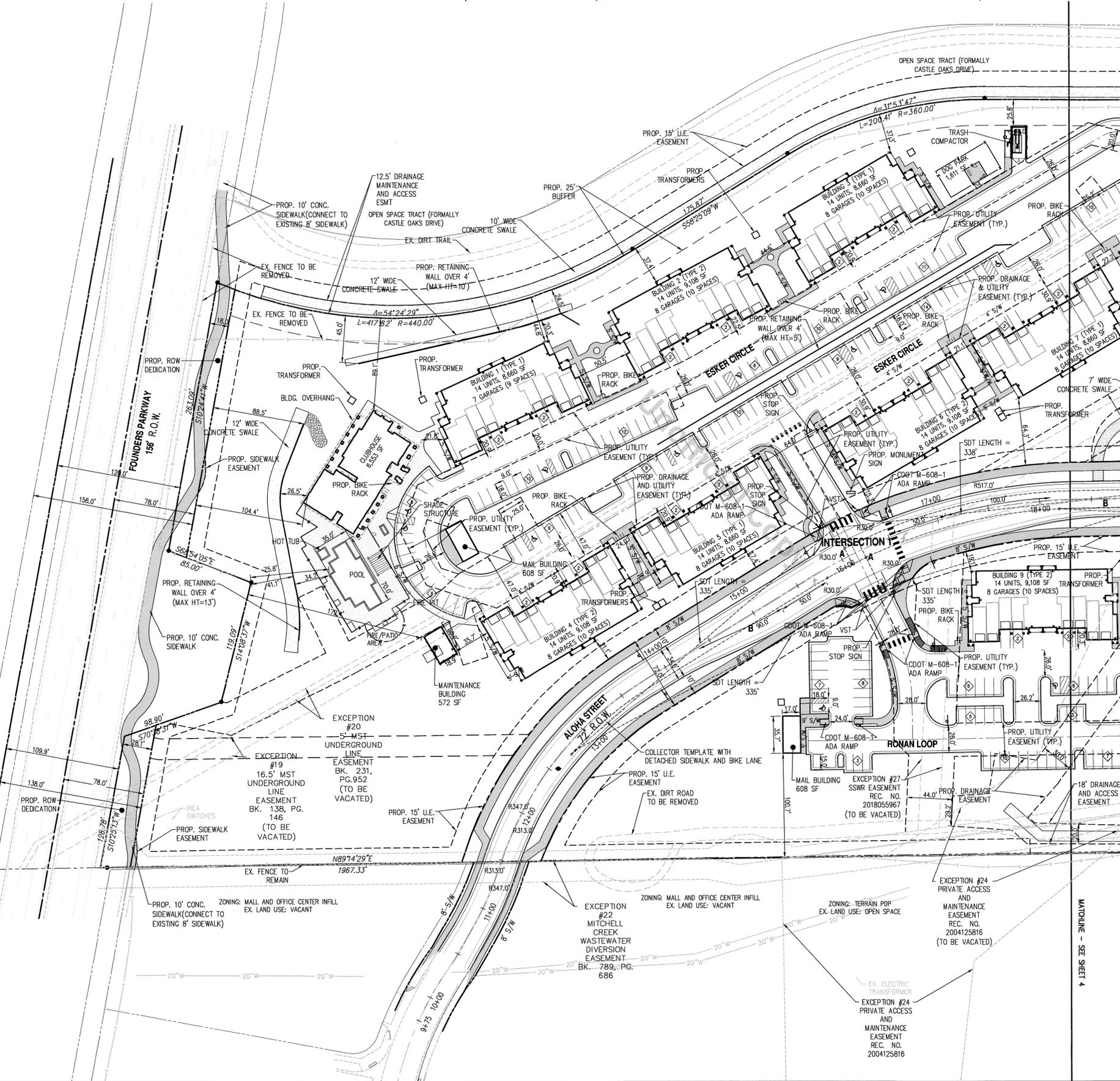
Bowman
 CONSULTING

1526 Cole Boulevard, Suite 100
 Lakewood, CO 80401

Phone: (303) 801-9200
 www.bowmanconsulting.com

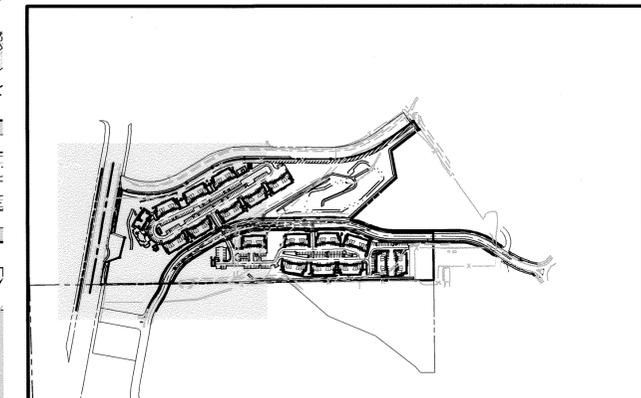
SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



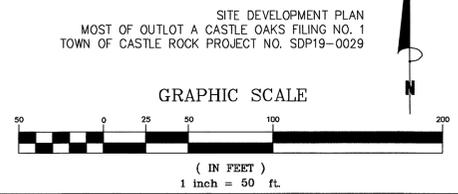
	Intersection 1		Intersection 2	
	Looking East	Looking West	Looking East	Looking West
Traveling North				
A Distance (ft)	40	23	40	23
B Distance (ft)	363	339	343	335
Lane Width (ft)	11	11	11	11
Sight Distance Provided (ft)	335	335	335	336
Sight Distance Required (ft)	335	335	335	335
Traveling South				
A Distance (ft)	22	40	-	-
B Distance (ft)	315	329	-	-
Lane Width (ft)	11	11	-	-
Sight Distance Provided (ft)	338	335	-	-
Sight Distance Required (ft)	335	335	-	-

NOTE: ALL STANDARD PARKING SPACES ARE 9' X 18'



EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	SIDEWALK/TRAIL	
	CONCRETE SWALE	

VST = VISION SAFETY TRIANGLE, 25' x 25'
SDT = SIGHT DISTANCE TRIANGLE



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2ND SUBMISSION	01/24/20	
3RD SUBMISSION	03/13/20	
4TH SUBMISSION	04/03/20	

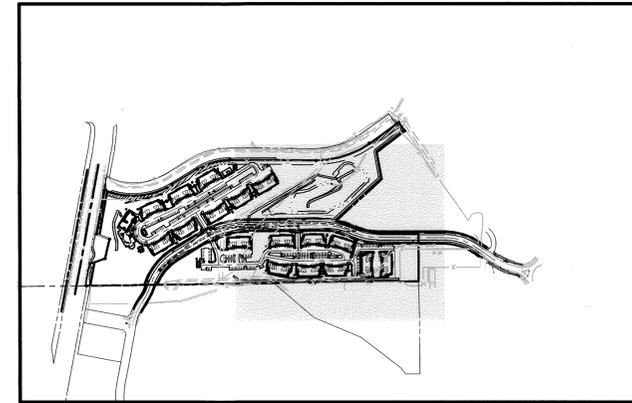
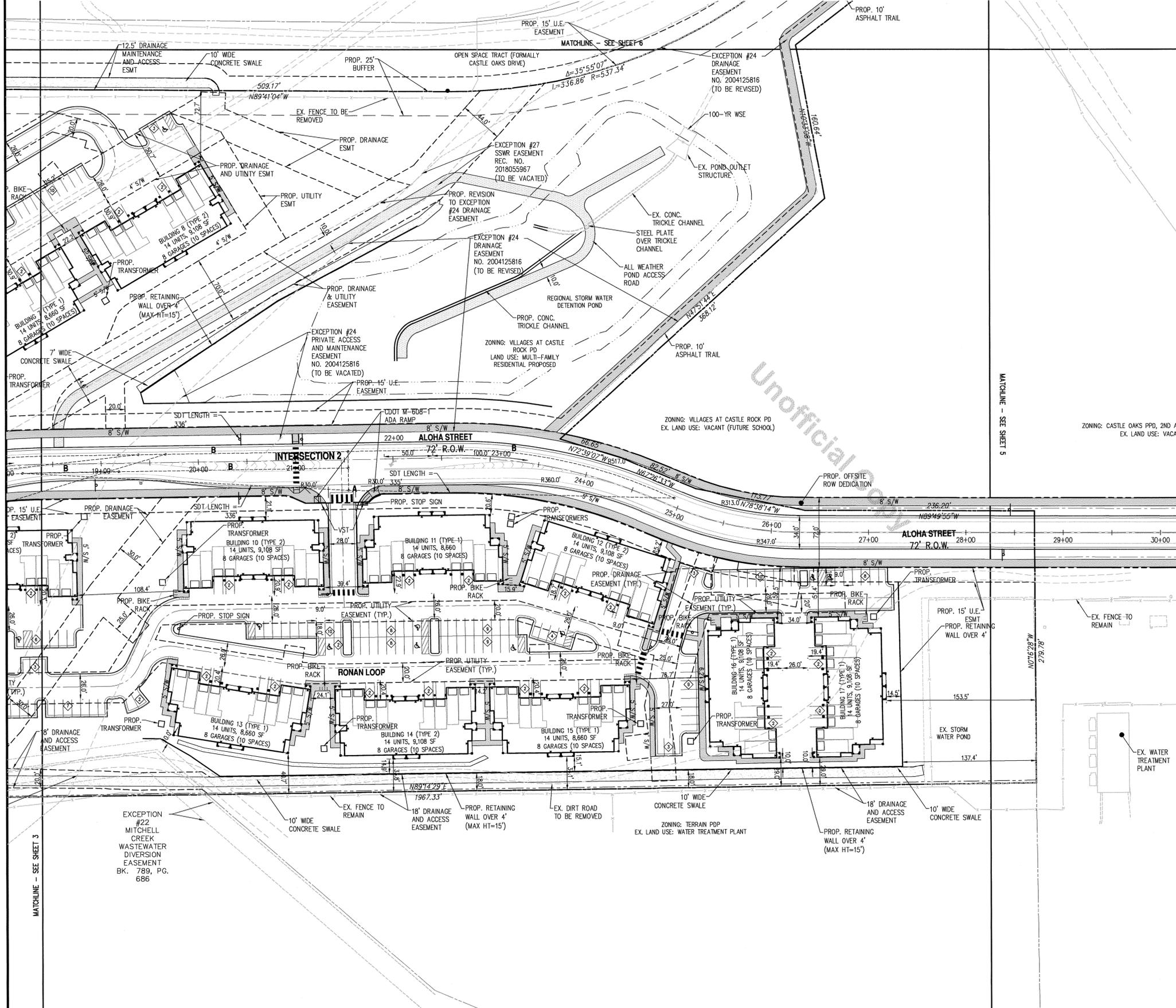
SITE PLAN
 SITE DEVELOPMENT PLAN
 MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
 CALIBER AT TERRAIN
 TOWN OF CASTLE ROCK, COLORADO

DESIGN RSD	DRAWN BKM	CHKD RSD
SCALE H: 1" = 50'	V: 1" = 50'	
JOB No. 020399-01-002		
DATE: 10/31/2019		
SHEET 3 OF 29		

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1

CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

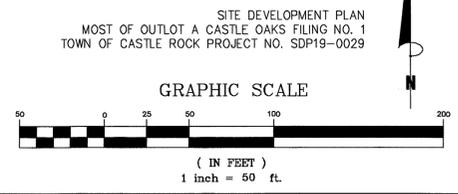


KEY MAP
SCALE: 1" = 500'

Sight Distance Triangle Summary Table	Intersection			
	Intersection 1		Intersection 2	
	Looking East	Looking West	Looking East	Looking West
Traveling North				
A Distance (ft)	40	23	40	23
B Distance (ft)	363	339	343	335
Lane Width (ft)	11	11	11	11
Sight Distance Provided (ft)	335	335	335	336
Sight Distance Required (ft)	335	335	335	335
Traveling South				
A Distance (ft)	22	40	-	-
B Distance (ft)	315	329	-	-
Lane Width (ft)	11	11	-	-
Sight Distance Provided (ft)	338	335	-	-
Sight Distance Required (ft)	335	335	-	-

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	SIDEWALK/TRAIL	---
---	CONCRETE SWALE	---

VST = VISION SAFETY TRIANGLE, 25' x 25'
SDT = SIGHT DISTANCE TRIANGLE



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3RD SUBMISSION	01/24/20	
4TH SUBMISSION	03/13/20	
5TH SUBMISSION	04/03/20	

SITE PLAN

SITE DEVELOPMENT PLAN

MOST OF OUTLOT A CASTLE OAKS FILING NO. 1

CALIBER AT TERRAIN

TOWN OF CASTLE ROCK

COLORADO

DESIGN	DRAWN	CHKD
RSD	BKM	RSD

SCALE: H: 1" = 50'
V: 1" = 50'

JOB No. 020399-01-002

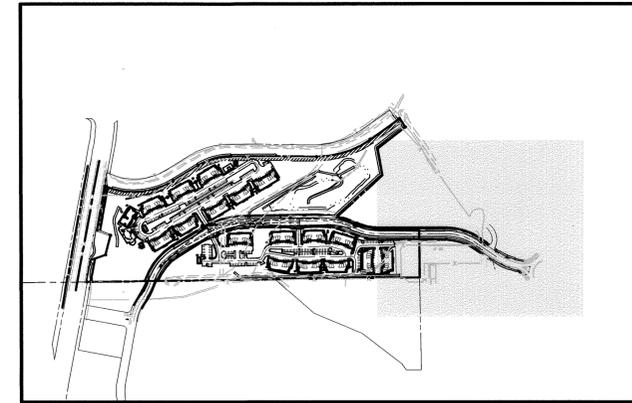
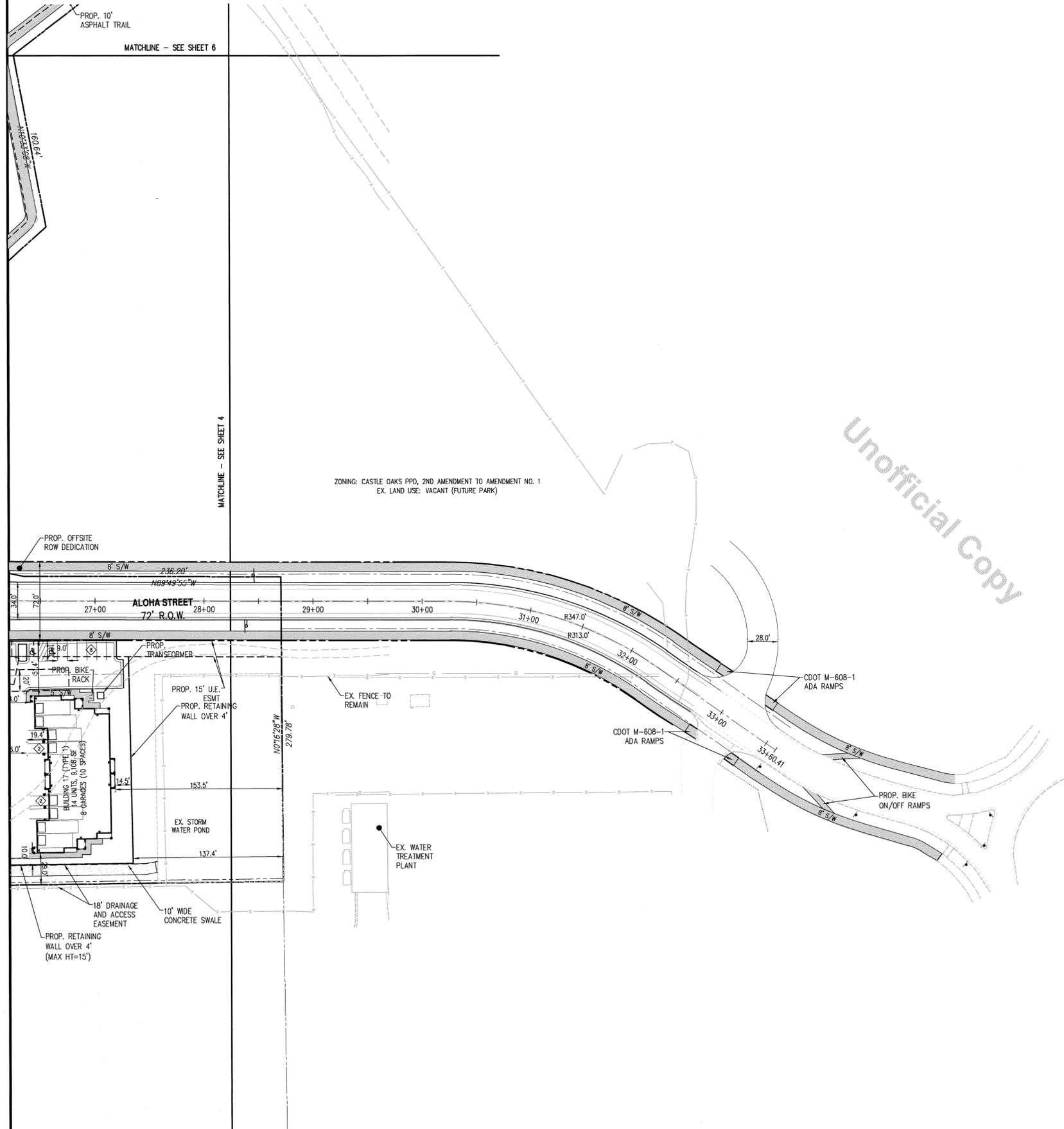
DATE: 10/31/2019

SHEET

4 OF 29

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

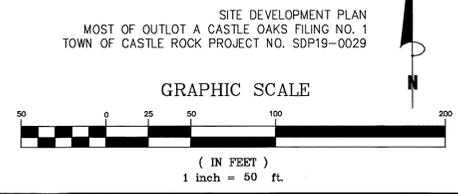
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 500'

EXISTING	LEGEND DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	SIDEWALK/TRAIL	---
---	CONCRETE SWALE	---

VST = VISION SAFETY TRIANGLE, 25' x 25'
SDT = SIGHT DISTANCE TRIANGLE



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---	01/24/20	2ND SUBMISSION
---	03/13/20	3RD SUBMISSION
---	04/03/20	4TH SUBMISSION
---	---	5TH SUBMISSION

SITE PLAN

SITE DEVELOPMENT PLAN

MOST OF OUTLOT A CASTLE OAKS FILING NO. 1

CALIBER AT TERRAIN

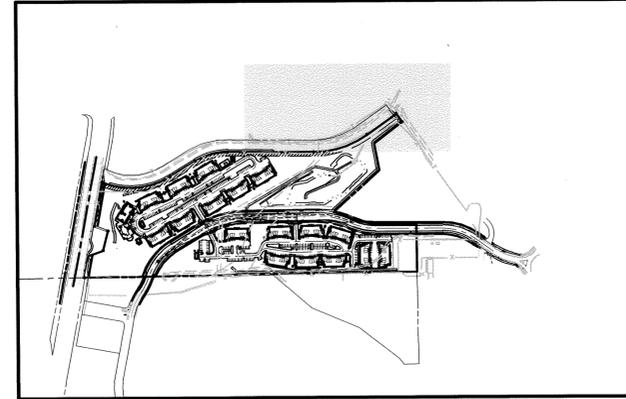
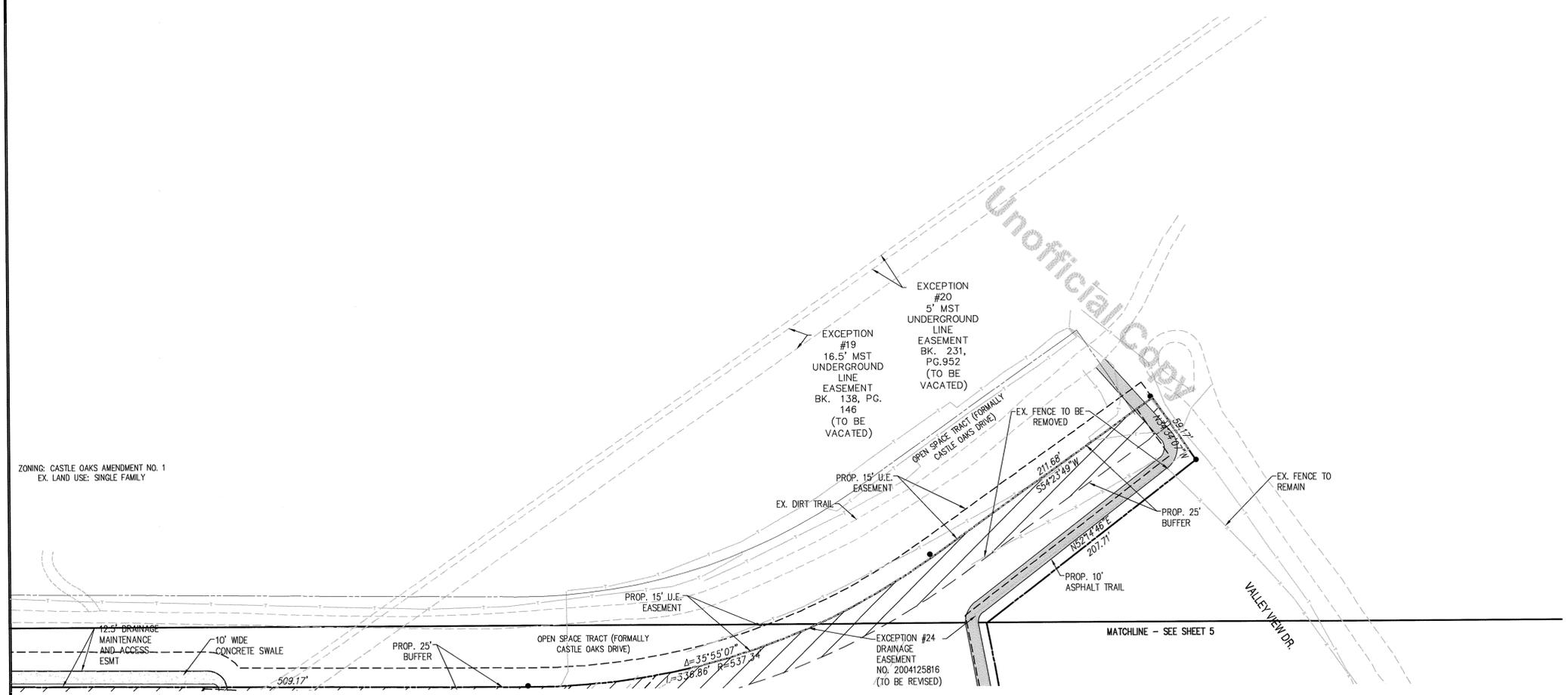
TOWN OF CASTLE ROCK

COLORADO

DESIGN	DRAWN	CHKD
RSD	BKM	RSD
SCALE	H: 1" = 50'	
	V: ---	
JOB No.	020399-01-002	
DATE :	10/31/2019	
SHEET	5 OF 29	

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

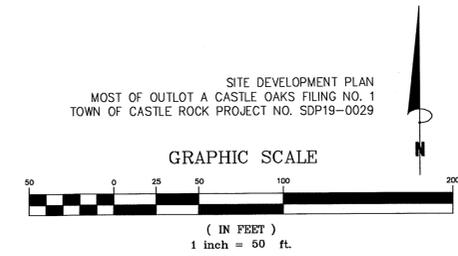
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 500'

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	SIDEWALK/TRAIL	
	CONCRETE SWALE	

VST = VISION SAFETY TRIANGLE
SDT = SIGHT DISTANCE TRIANGLE



REVISION	DESCRIPTION	DATE
---	2ND SUBMISSION	10/31/19
---	3RD SUBMISSION	01/24/20
---	4TH SUBMISSION	03/13/20
---	5TH SUBMISSION	04/03/20

SITE PLAN

SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK
COLORADO

SEAL

DESIGN RSD	DRAWN BKM	CHKD RSD
SCALE: H: 1" = 50' V:		
JOB No. 020399-01-002		
DATE: 10/31/2019		
SHEET 6 OF 29		

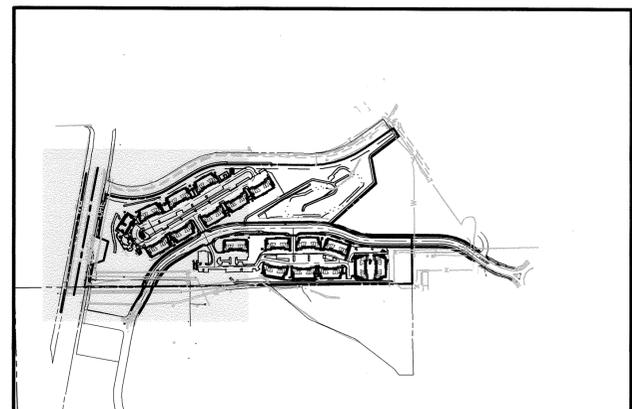
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SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

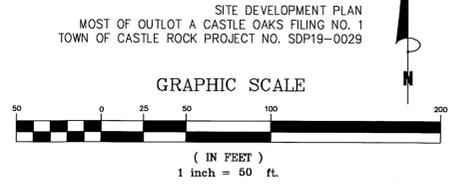
MATCHLINE - SEE SHEET 10



KEY MAP
SCALE: 1" = 500'

NOTE: EXISTING SANITARY SEWER RUNNING THROUGH THE SITE WILL REMAIN AT THEIR CURRENT ELEVATIONS AND INVERTS BUT WILL BE REPLACED WITH SDR 26 PVC AND NEW MANHOLES.

EXISTING	LEGEND DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	WATER LINE	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---



SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0029

REVISION	DATE	DESCRIPTION
---	10/31/19	2ND SUBMISSION
---	01/24/20	3RD SUBMISSION
---	03/13/20	4TH SUBMISSION
---	04/03/20	5TH SUBMISSION

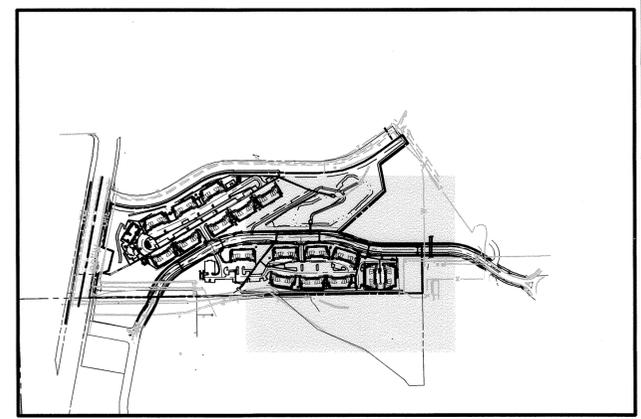
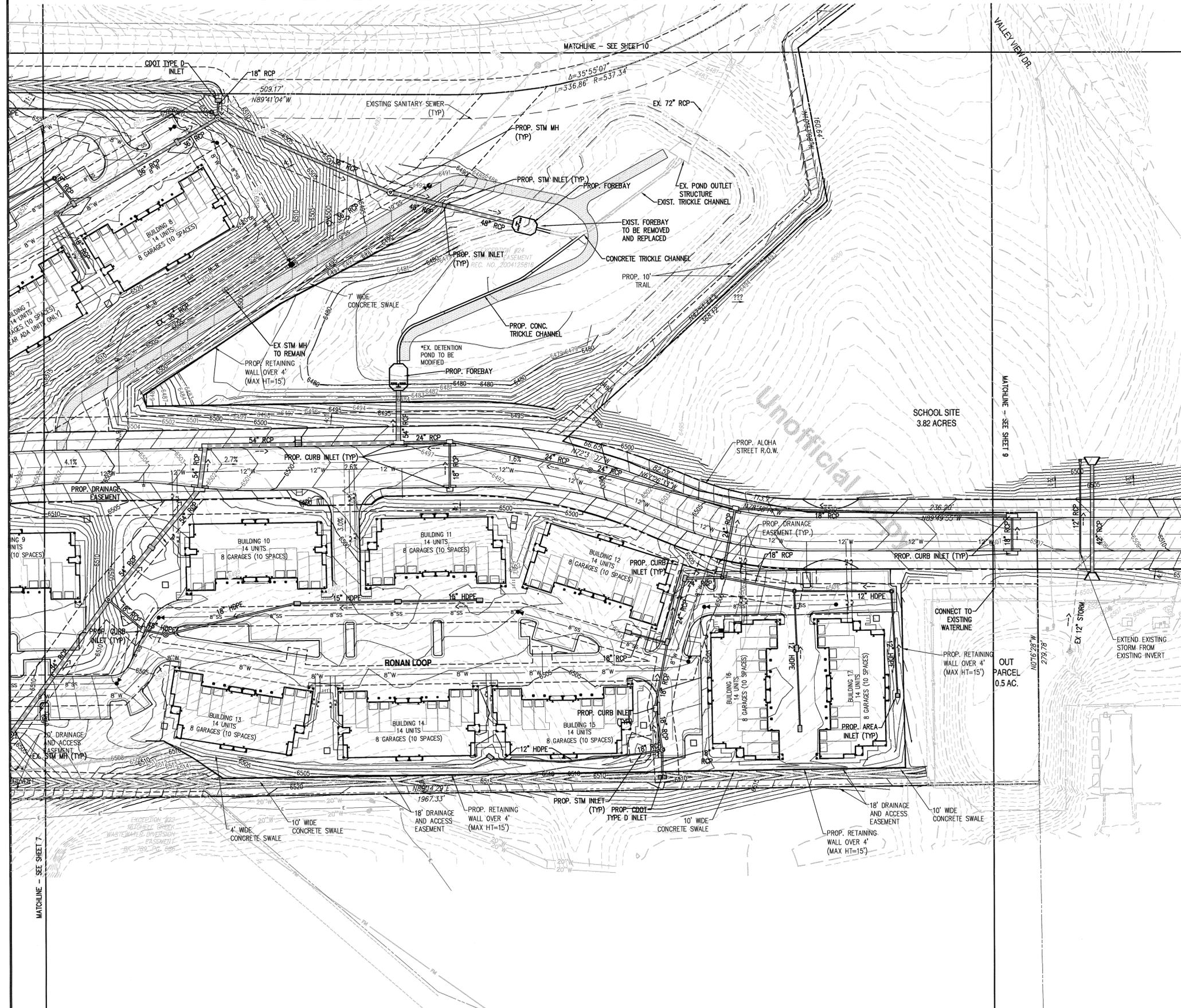
GRADING PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN
TOWN OF CASTLE ROCK

DESIGN RSD	DRAWN BKM	CHKD RSD
SCALE: H: 1" = 50' V: 1" = 50'		
JOB No. 020399-01-002		
DATE: 10/31/2019		
SHEET		
7 OF 29		

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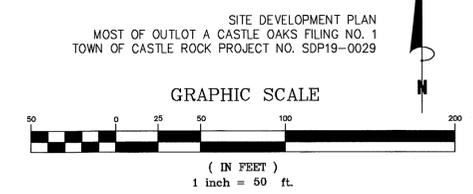
SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE: EXISTING SANITARY SEWER RUNNING THROUGH THE SITE WILL REMAIN AT THEIR CURRENT ELEVATIONS AND INVERTS BUT WILL BE REPLACED WITH SDR 26 PVC AND NEW MANHOLES.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	WATER LINE	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---



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---	03/13/20	4TH SUBMISSION
---	04/03/20	5TH SUBMISSION

GRADING PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK

DESIGN	DRAWN	CHKD
RSD	BKM	RSD

SCALE: H: 1" = 50'
V: 1" = 10'

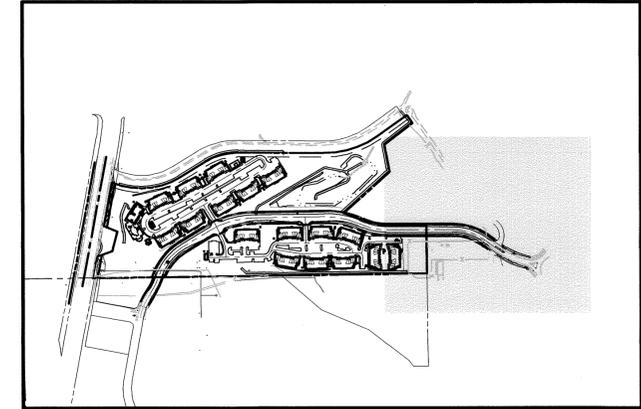
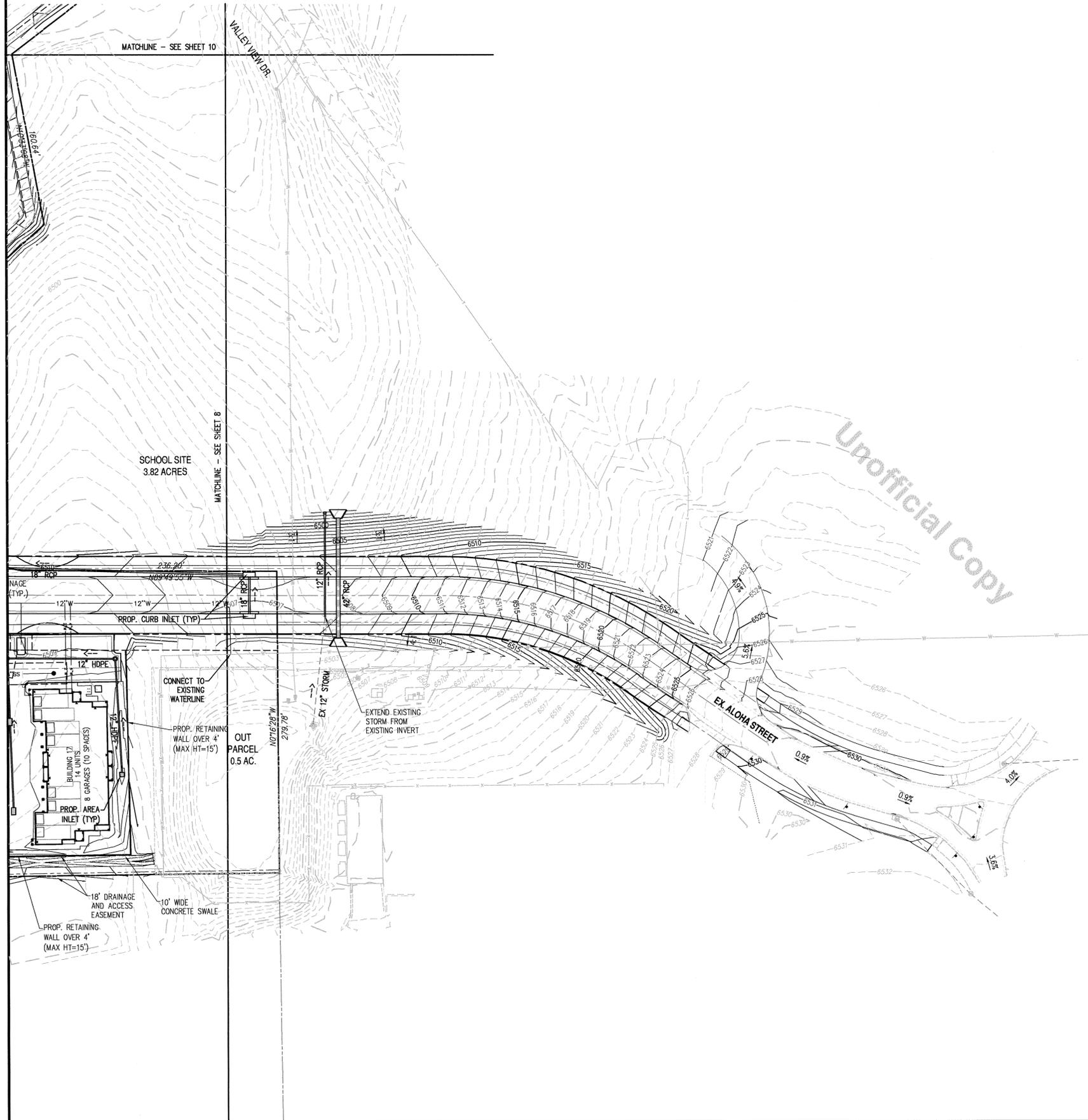
JOB No. 020399-01-002

DATE: 10/31/2019

SHEET
8 OF 29

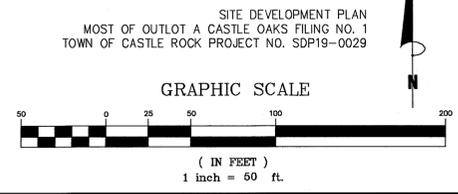
SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE: EXISTING SANITARY SEWER RUNNING THROUGH THE SITE WILL REMAIN AT THEIR CURRENT ELEVATIONS AND INVERTS BUT WILL BE REPLACED WITH SDR 26 PVC AND NEW MANHOLES.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	WATER LINE	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---



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---	03/13/20	3RD SUBMISSION
---	04/03/20	4TH SUBMISSION
---	---	5TH SUBMISSION

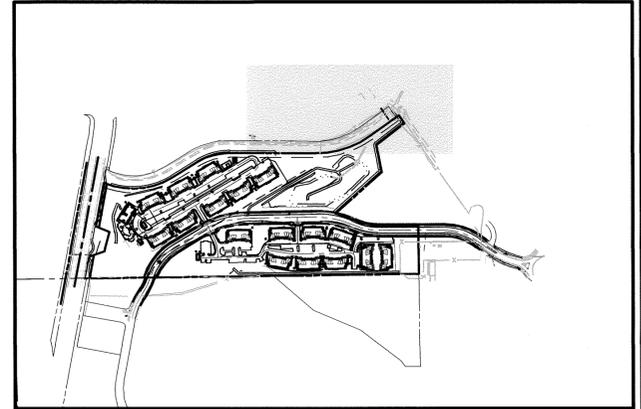
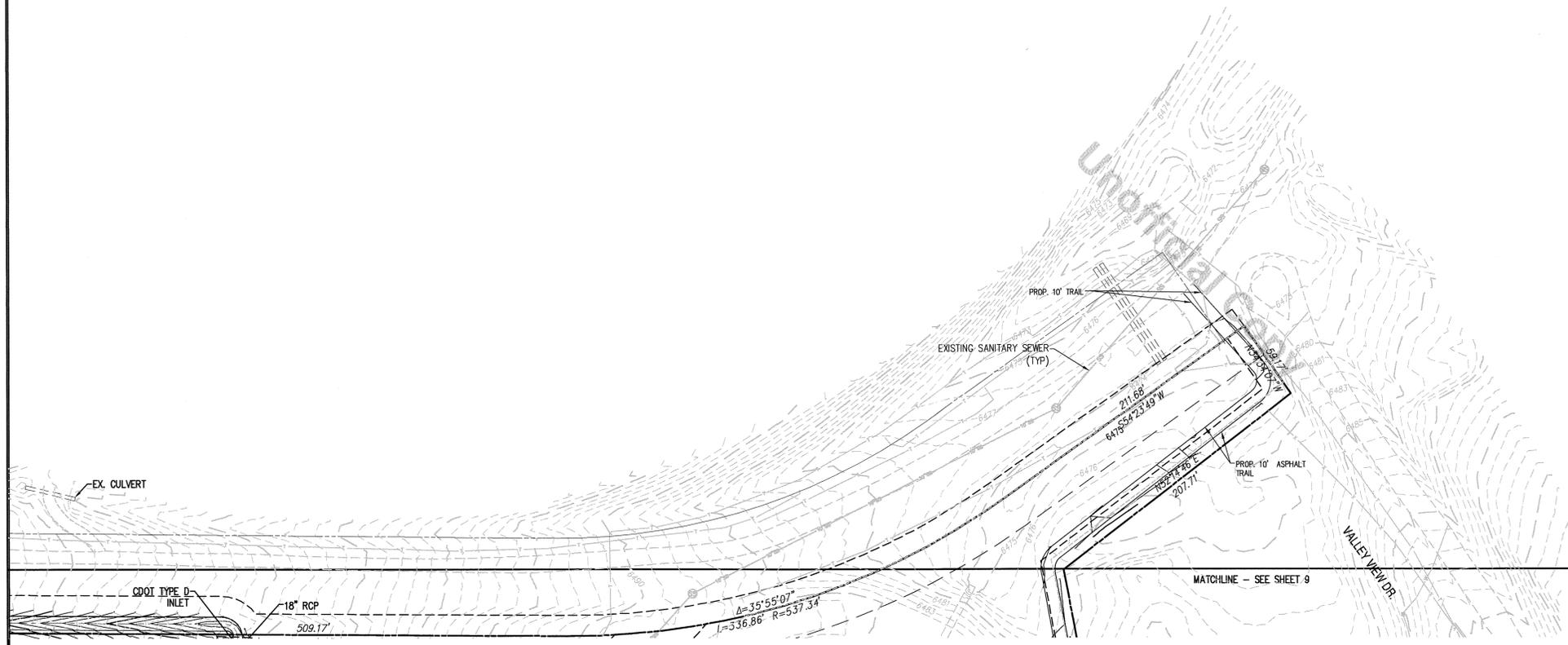
GRADING PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK
COLORADO

DESIGN	DRAWN	CHKD
RSD	BKM	RSD
SCALE	H: 1" = 50' V: 1" = 10'	
JOB No.	020399-01-002	
DATE	10/31/2019	
SHEET	9 OF 29	

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

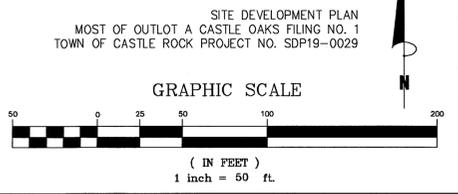
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 500'

NOTE: EXISTING SANITARY SEWER RUNNING THROUGH THE SITE WILL REMAIN AT THEIR CURRENT ELEVATIONS AND INVERTS BUT WILL BE REPLACED WITH SDR 26 PVC AND NEW MANHOLES.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	WATER LINE	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---



REVISION	DESCRIPTION	DATE
2ND SUBMISSION		10/31/19
3RD SUBMISSION		01/24/20
4TH SUBMISSION		03/13/20
5TH SUBMISSION		04/03/20

GRADING PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

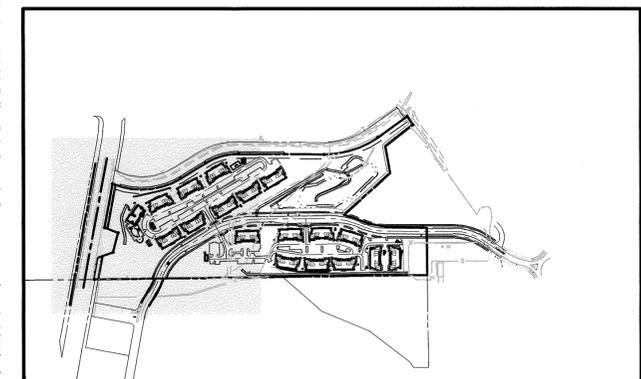
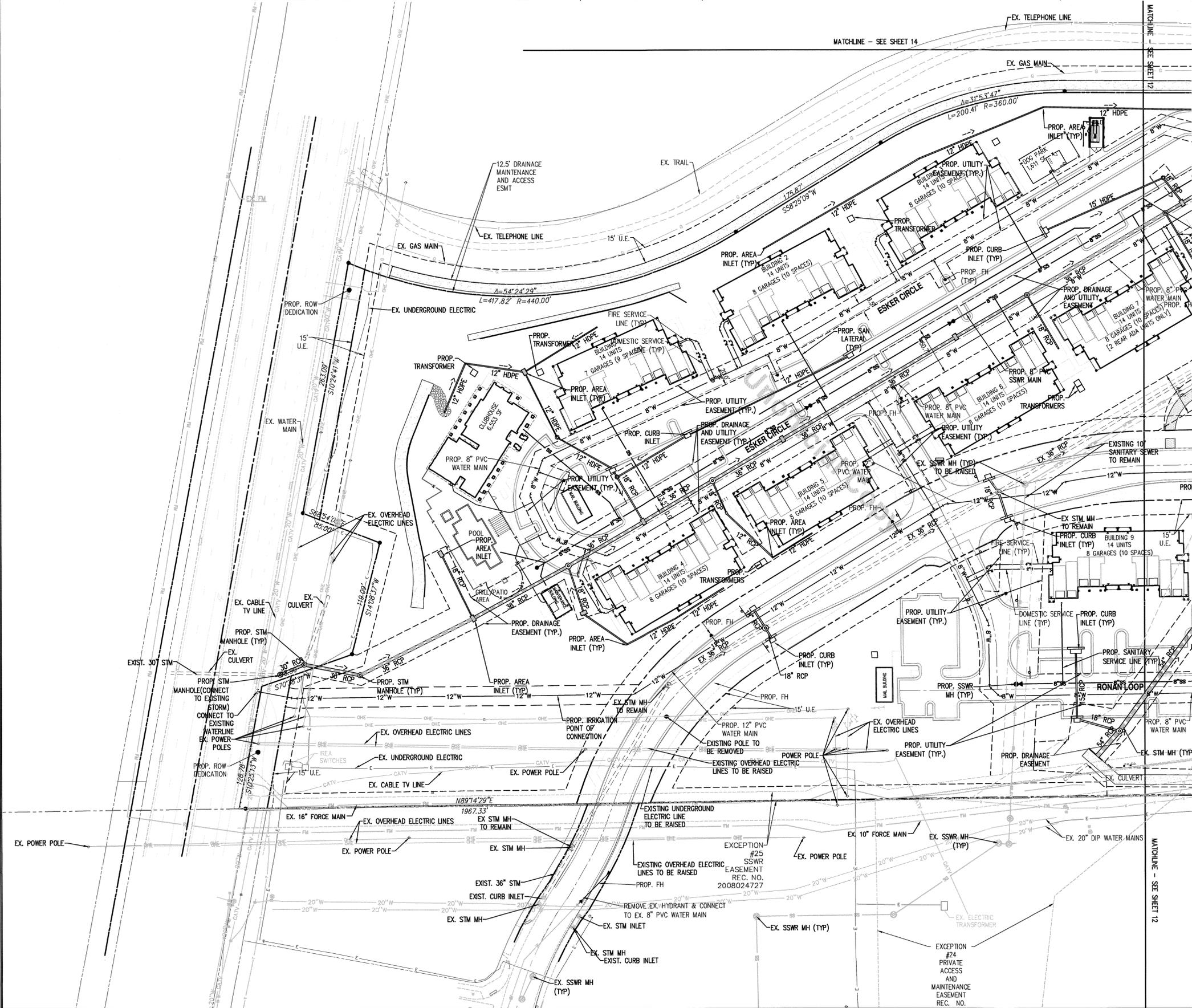
DESIGN RSD	DRAWN BKM	CHKD RSD
SCALE H: 1" = 50' V: 1" = 10'		
JOB No. 020399-01-002		
DATE : 10/31/2019		
SHEET		
10 OF 29		

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SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

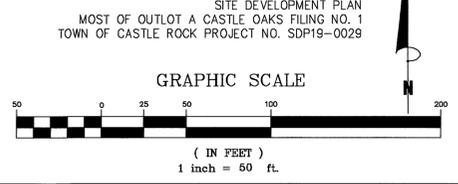
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 500'

EXISTING	DESCRIPTION	PROP.
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	FORCE MAIN	

- UTILITY NOTES**
1. ALL PROP. EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWERS 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 RED WATER PRESSURE ZONE.
 5. VARIANCE FOR SANITARY SEWER DEPTH GRANTED VIA TCY20-0025.



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REVISION	DATE	DESCRIPTION
2ND SUBMISSION	10/31/19	
3RD SUBMISSION	07/24/20	
4TH SUBMISSION	03/13/20	
5TH SUBMISSION	04/03/20	

UTILITY PLAN

SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

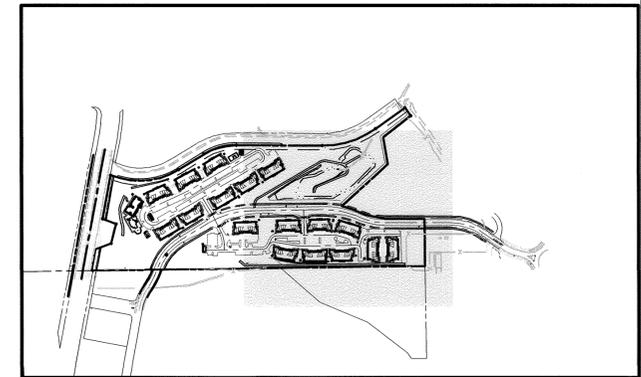
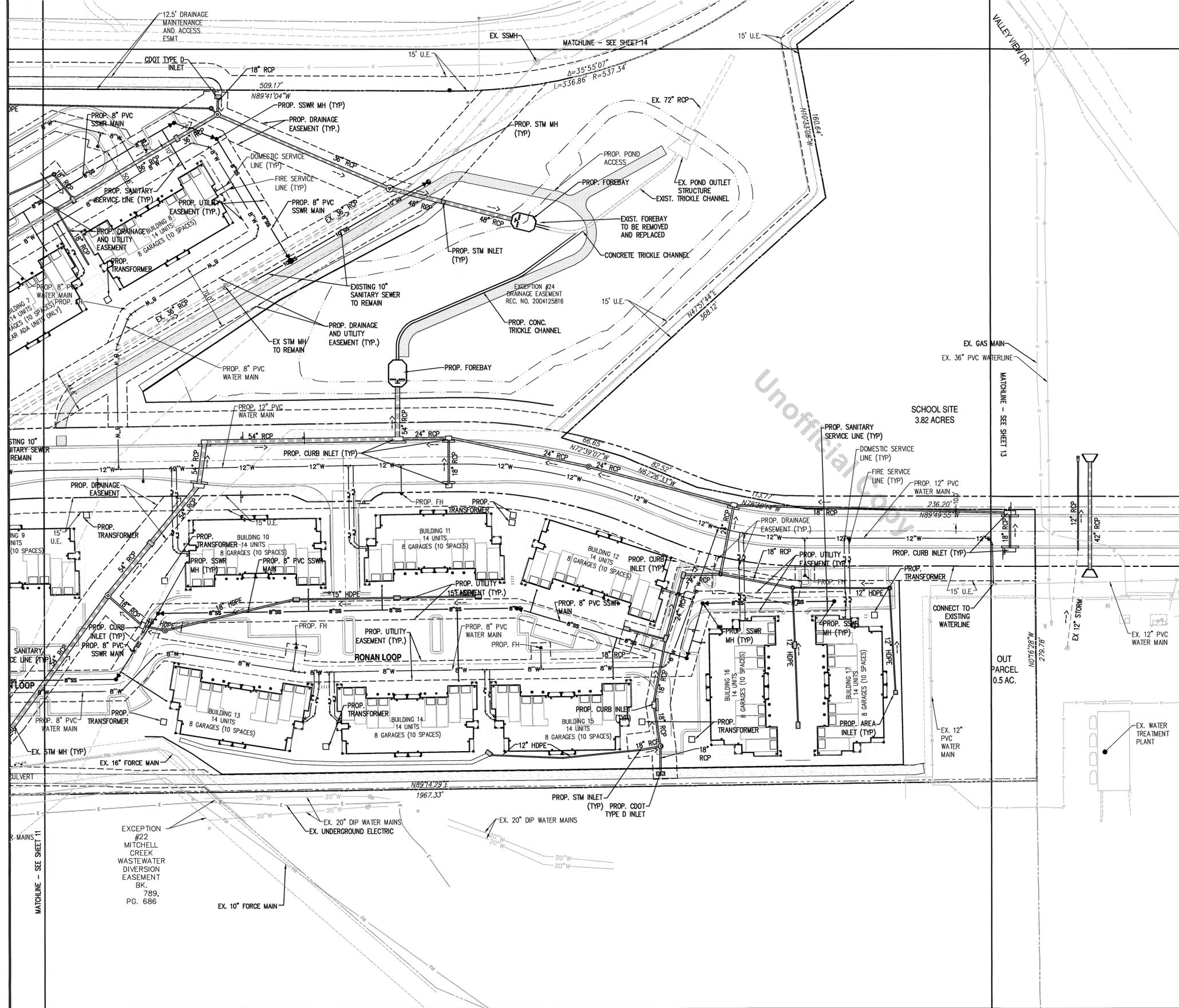
TOWN OF CASTLE ROCK

COLORADO

DESIGN RSD	DRAWN BKM	CHKD RSD
SCALE: H: 1" = 30' V: 1" = 10'		
JOB No. 020399-01-002		
DATE: 10/31/2019		
SHEET 11 OF 29		

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

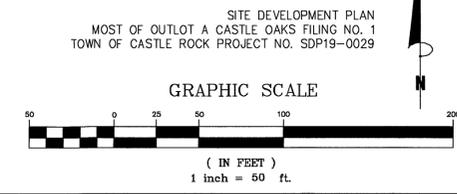
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 500'

EXISTING	DESCRIPTION	PROP.
	PROPERTY LINE	
	RIGHT OF WAY CENTERLINE	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	WATER LINE	
	WATER METER	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	FORCE MAIN	

- UTILITY NOTES
1. ALL PROP. EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, 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 RED WATER PRESSURE ZONE.
 5. VARIANCE FOR SANITARY SEWER DEPTH GRANTED VIA TC20-0025.



Bowman
CONSULTING

1526 Cole Boulevard, Suite 100
Lakewood, CO 80401
Phone: (303) 801-2900
www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
2ND SUBMISSION	10/31/19	
3RD SUBMISSION	07/24/20	
4TH SUBMISSION	03/13/20	
5TH SUBMISSION	04/03/20	

UTILITY PLAN

SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK

SEAL

DESIGN	DRAWN	CHKD
RSD	BKM	RSD

SCALE: H: 1" = 50'
V: 2"

JOB No. 020399-01-002

DATE: 10/31/2019

SHEET

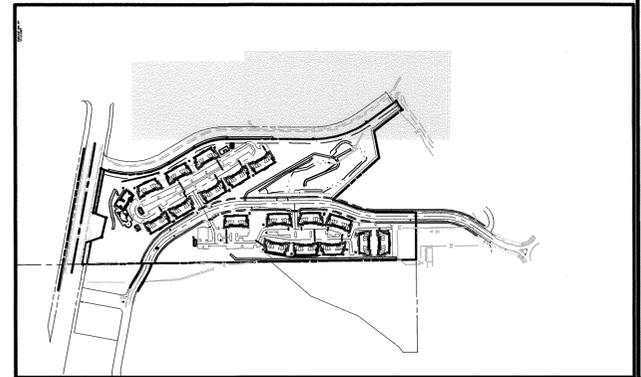
12 OF 29

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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REVISION	DATE	DESCRIPTION
---	10/31/19	
---	01/24/20	2ND SUBMISSION
---	03/13/20	3RD SUBMISSION
---	04/03/20	4TH SUBMISSION
---		5TH SUBMISSION



KEY MAP
SCALE: 1" = 500'

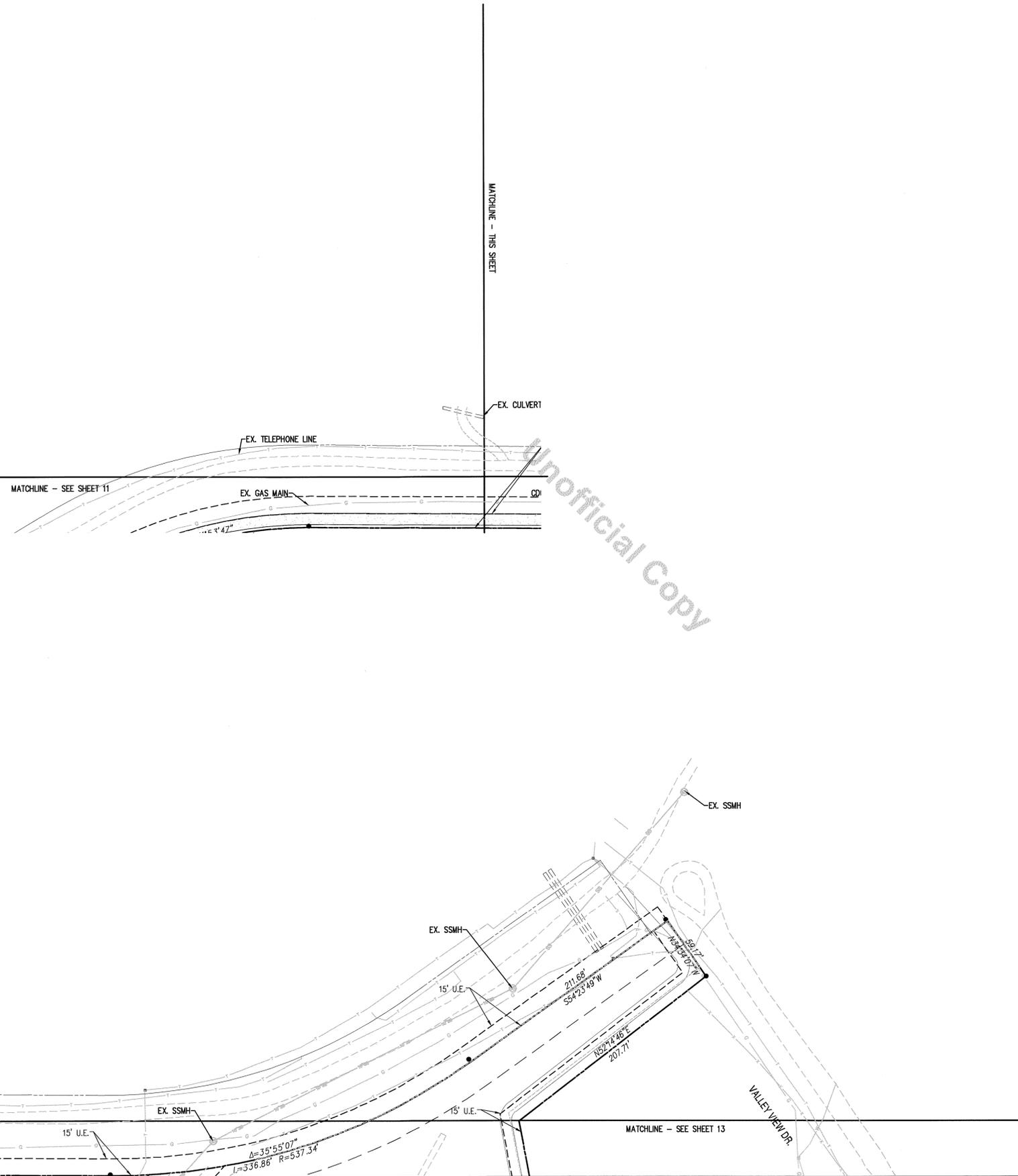
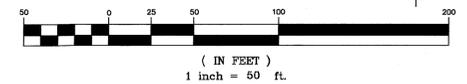
EXISTING	LEGEND	PROP.
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	WATER LINE	---
---	WATER METER	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	UTILITY POLE	---
---	STREET LIGHT	---
---	CABLE TV SERVICE	---
---	TELECOM SERVICE	---
---	FIBER OPTIC SERVICE	---
---	NATURAL GAS SERVICE	---
---	FORCE MAIN	---

UTILITY NOTES

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5. VARIANCE FOR SANITARY SEWER DEPTH GRANTED VIA TC20-0025.

SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0029

GRAPHIC SCALE



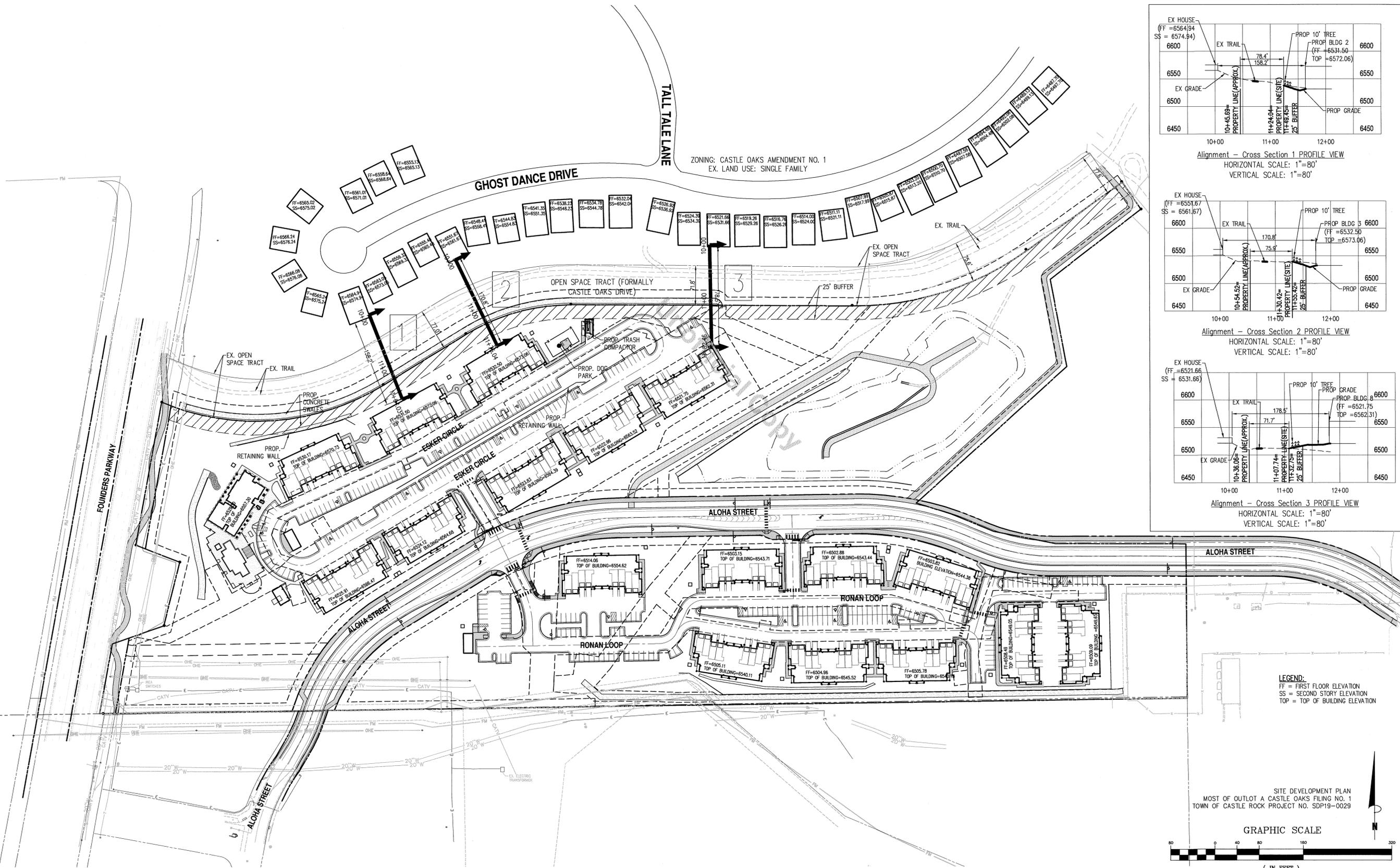
UTILITY PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN
TOWN OF CASTLE ROCK
COLORADO

SEAL

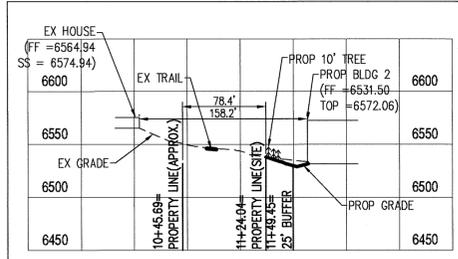
DESIGN	DRAWN	CHKD
RSD	BKM	RSD
SCALE	H: 1" = 50'	
	V: 1" = 10'	
JOB No.	020399-01-002	
DATE	10/31/2019	
SHEET	14 OF 29	

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

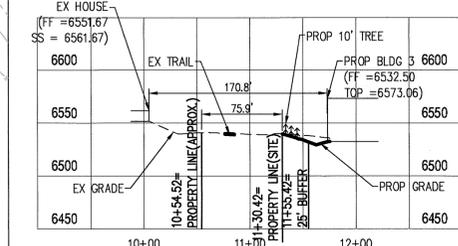
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



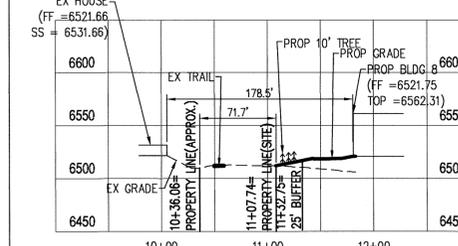
ZONING: CASTLE OAKS AMENDMENT NO. 1
EX. LAND USE: SINGLE FAMILY



Alignment - Cross Section 1 PROFILE VIEW
HORIZONTAL SCALE: 1"=80'
VERTICAL SCALE: 1"=80'

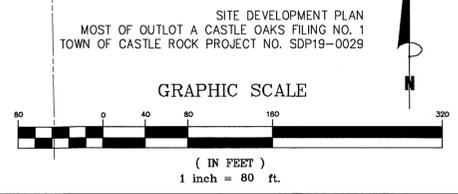


Alignment - Cross Section 2 PROFILE VIEW
HORIZONTAL SCALE: 1"=80'
VERTICAL SCALE: 1"=80'



Alignment - Cross Section 3 PROFILE VIEW
HORIZONTAL SCALE: 1"=80'
VERTICAL SCALE: 1"=80'

LEGEND:
FF = FIRST FLOOR ELEVATION
SS = SECOND STORY ELEVATION
TOP = TOP OF BUILDING ELEVATION



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REVISION	DATE	DESCRIPTION
1	10/31/19	2ND SUBMISSION
2	01/24/20	3RD SUBMISSION
3	03/13/20	4TH SUBMISSION
4	04/03/20	5TH SUBMISSION

PHOTO-SIMULATIONS PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK
COLORADO

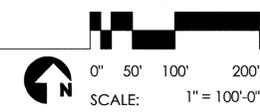
DESIGN	DRAWN	CHKD
RSD	BKM	RSD
SCALE	H: 1"=80'	V:
JOB No.	020399-01-002	
DATE	10/31/2019	
SHEET	15 OF 29	

<p>AVG. MATURE SIZE AVG. INSTALL SIZE</p>	<p>TREE TYPE</p> <p>EVERGREEN TREE 61</p> <p>DECIDUOUS TREE 207</p> <p>ORNAMENTAL TREE 215</p> <p>IREA APPROVED ORNAMENTAL TREE MAX. HEIGHT OF 15' 15</p> <p>IREA APPROVED EVERGREEN TREE MAX. HEIGHT OF 15' 44</p>	<p>ESTIMATED QUANTITIES</p>
<p>SHRUB HYDROZONE TYPE</p> <p>① VERY LOW</p> <p>② LOW</p> <p>③ MODERATE</p>	<p>ESTIMATED QUANTITIES</p> <p>643</p> <p>477</p> <p>185</p>	
<p>SURFACE MATERIALS</p> <p>FOOTHILLS MIX - 15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS</p> <p>HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".</p> <p>SURFACE SELECT BOULDERS</p>		



LANDSCAPE PLAN

SITE PLAN



GENERAL CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE 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 USED 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. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUTS SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENT AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITH FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

MULTI-FAMILY OVERALL LANDSCAPE SITE INVENTORY TABLE:

GROSS SITE AREA	LANDSCAPE AREA REQUIRED / PROVIDED	TURFGRASS SPECIES / AREA	NONLIVING ORNAMENTAL AREA	NO. OF TREES REQUIRED	OVERALL NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS	SEP. IRRIGATION SERVICE CONN.
1,153,483 SF	230,697 SF / 449,125 SF	585,465 SF	32,125 SF	462	463	923	989	4 CUB. YD / 1000 SF	YES
PARKING LOT	PARKING LOT LANDSCAPE AREA	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL AREA	NO. OF INT. LANDSC. ISLANDS	MIN. WIDTH OF INT. LANDSC. ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
163,160 SF	16,316 SF / 23,475 SF	268	8,100 SF	6 / 23,475 SF	8'-0"	33	36	65	71

STREETSCAPE ONLY REQUIREMENT TABLE (INSTALLED BY DEVELOPER) - (ST = STREET TREE)

STREET	LINEAR FEET	NO. OF TREES REQ'D (1 TREE/ 40 L.F.)	NO. OF LARGE CANOPY TREES PROVIDED (75%)	NO. OF OTHER TREES PROVIDED	STREET TREES TOTAL OF TREES PROVIDED	NO. OF SHRUBS REQUIRED (4 SHRUB/ 1 REQ'D TREE)	NO. OF SHRUBS PROVIDED
FOUNDER PARKWAY	392 LF	10	0*	10	10	40	40
ALOHA STREET (N) LABEL: (NST)	1,150 LF	29	23	6	29	116	116
ALOHA STREET (S) LABEL: (SST)	1,580 LF	40	40	0	40	160	160

*- Variance for required large canopy trees due to IREA overhead lines per TCV20-0020

DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 04/14/2020

ISSUE FOR PRICING/BIDDING:
 ISSUE DATE
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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 SUITE 100, Greenwood Indiana 46143
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SHEET TITLE
LANDSCAPE COVER SHEET

SHEET NUMBER
16 OF 29

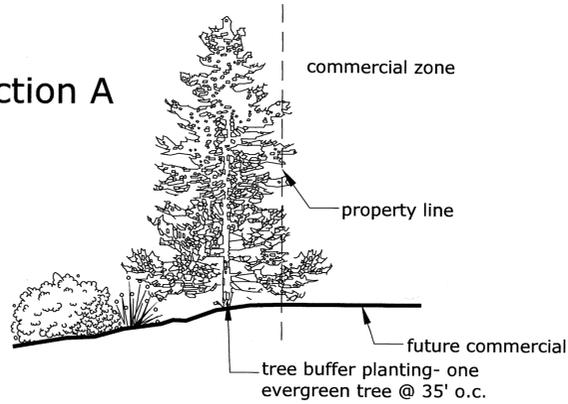
SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

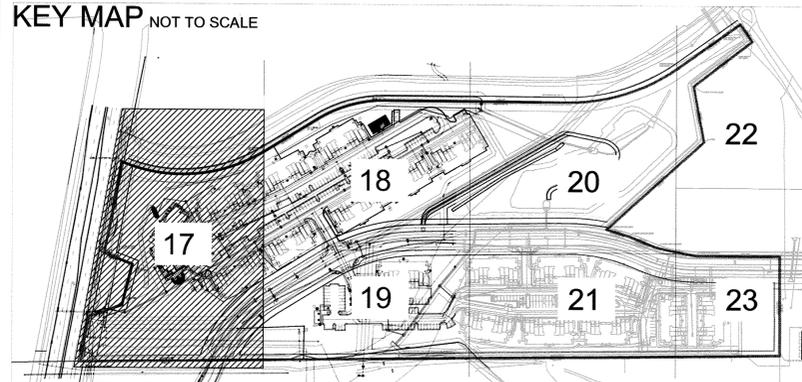
AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	61
	DECIDUOUS TREE	207
	ORNAMENTAL TREE	215
	IREA APPROVED ORNAMENTAL TREE MAX. HEIGHT OF 15'	15
	IREA APPROVED EVERGREEN TREE MAX. HEIGHT OF 15'	44
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES	
	VERY LOW	643
	LOW	477
	MODERATE	185

SURFACE MATERIALS	
	FOOTHILLS MIX - 15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS
	HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".
	SURFACE SELECT BOULDERS

cross section A

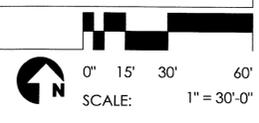


KEY MAP NOT TO SCALE



LANDSCAPE PLAN

SITE PLAN



DESIGNED BY:	DANIEL ERLANDSON - 877
DRAWN BY:	DANIEL R. ERLANDSON
LAOR:	DANIEL R. ERLANDSON
PLOT DATE:	04/14/2020
ISSUE FOR PRICING/BIDDING:	
ISSUE DATE	
ISSUE FOR PERMIT APPLICATION:	
ISSUE DATE	
ISSUE FOR CONSTRUCTION:	
ISSUE DATE	

REVISION SCHEDULE		
NO.	DATE:	DESCRIPTION:

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CALIBER AT TERRAIN
CASTLE ROCK, COLORADO
PROJECT # 19-111



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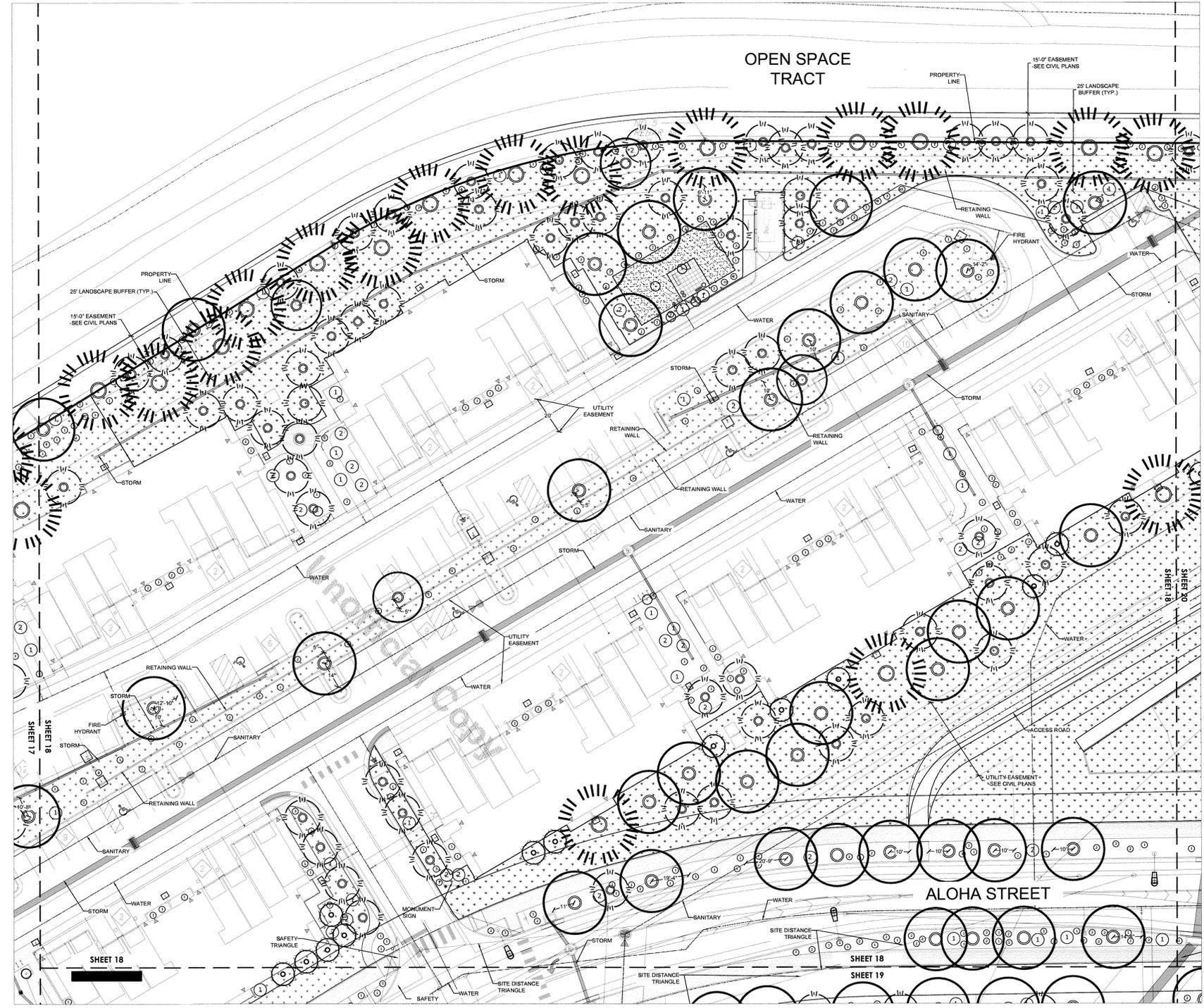
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
17 OF 29

SCALE: AS INDICATED

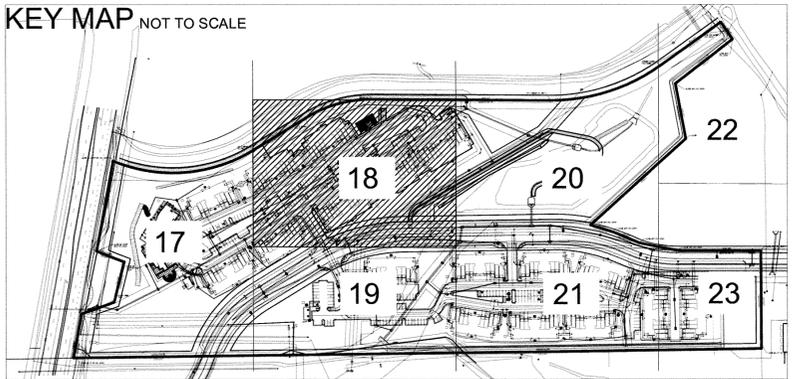
SDP SET - 2020-APRIL-14

AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	61
	DECIDUOUS TREE	207
	ORNAMENTAL TREE	215
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	HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".	
	SURFACE SELECT BOULDERS	



LANDSCAPE PLAN

SITE PLAN



DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 04/14/2020

ISSUE FOR PRICING/BIDDING:
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 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE
 ISSUE FOR CONSTRUCTION:
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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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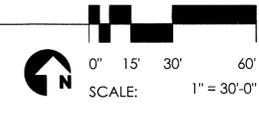
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 SUITE 100, Greenwood Indiana 46143
 T: (317) 886-7923

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
18 OF 29

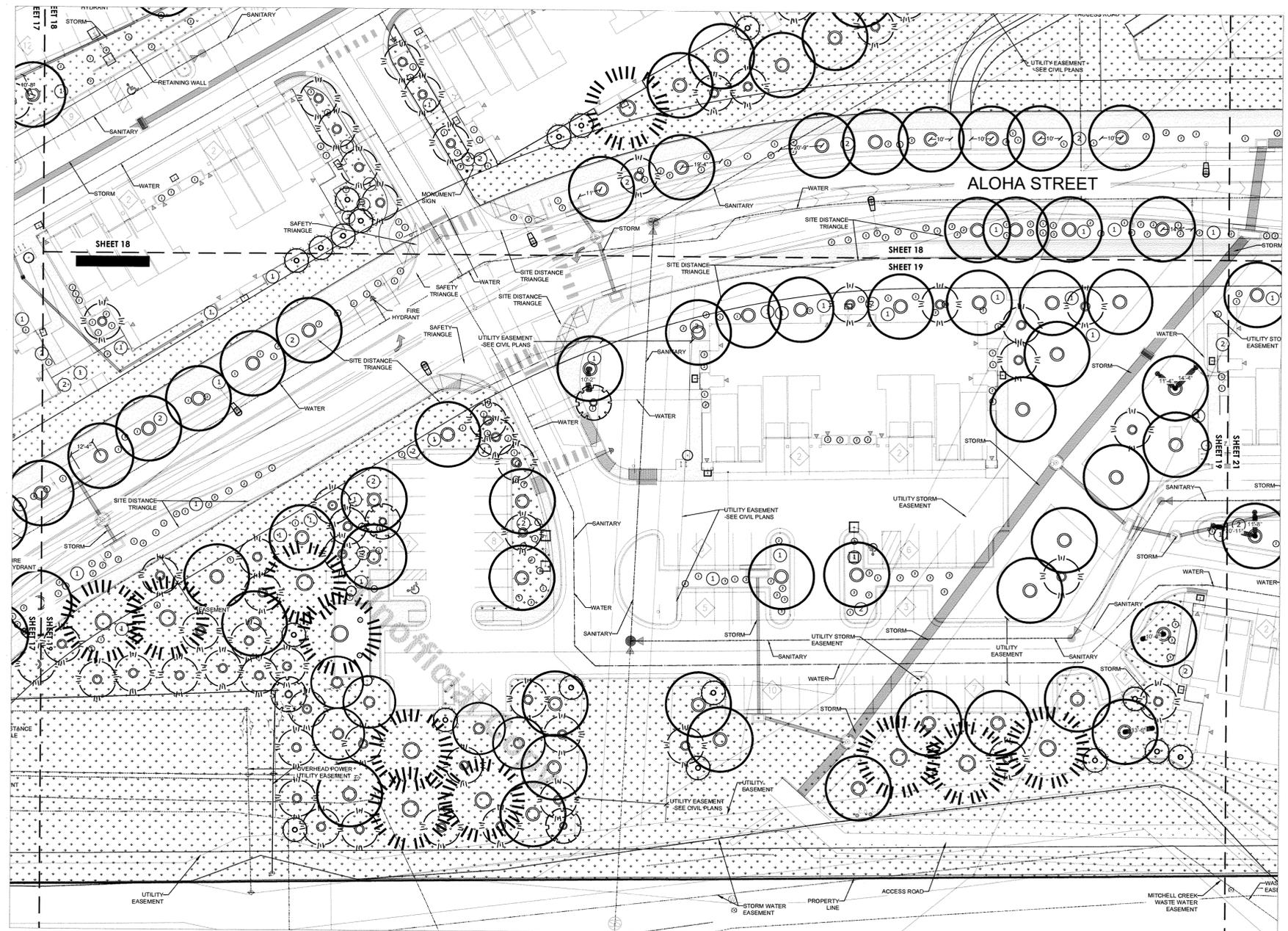
SCALE: AS INDICATED

SDP SET - 2020-APRIL-14



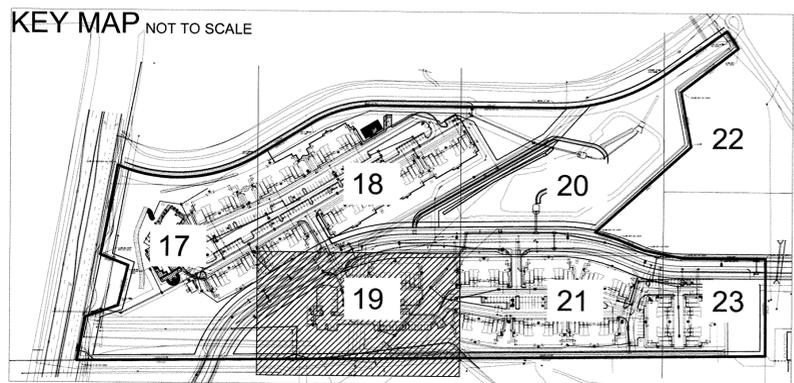
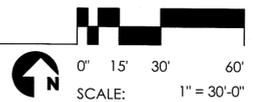
AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
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SHRUB HYDROZONE TYPE		ESTIMATED QUANTITIES
①	VERY LOW	643
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③	MODERATE	185

SURFACE MATERIALS	
	FOOTHILLS MIX - 15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS
	HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".
	SURFACE SELECT BOULDERS



LANDSCAPE PLAN

SITE PLAN



DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 04/14/2020

ISSUE FOR PRICING/BIDDING:
 ISSUE DATE
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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 W: www.hplastudio.com

CLIENT GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD
 SUITE 100, Greenwood Indiana 46143
 T: (317) 886-7923

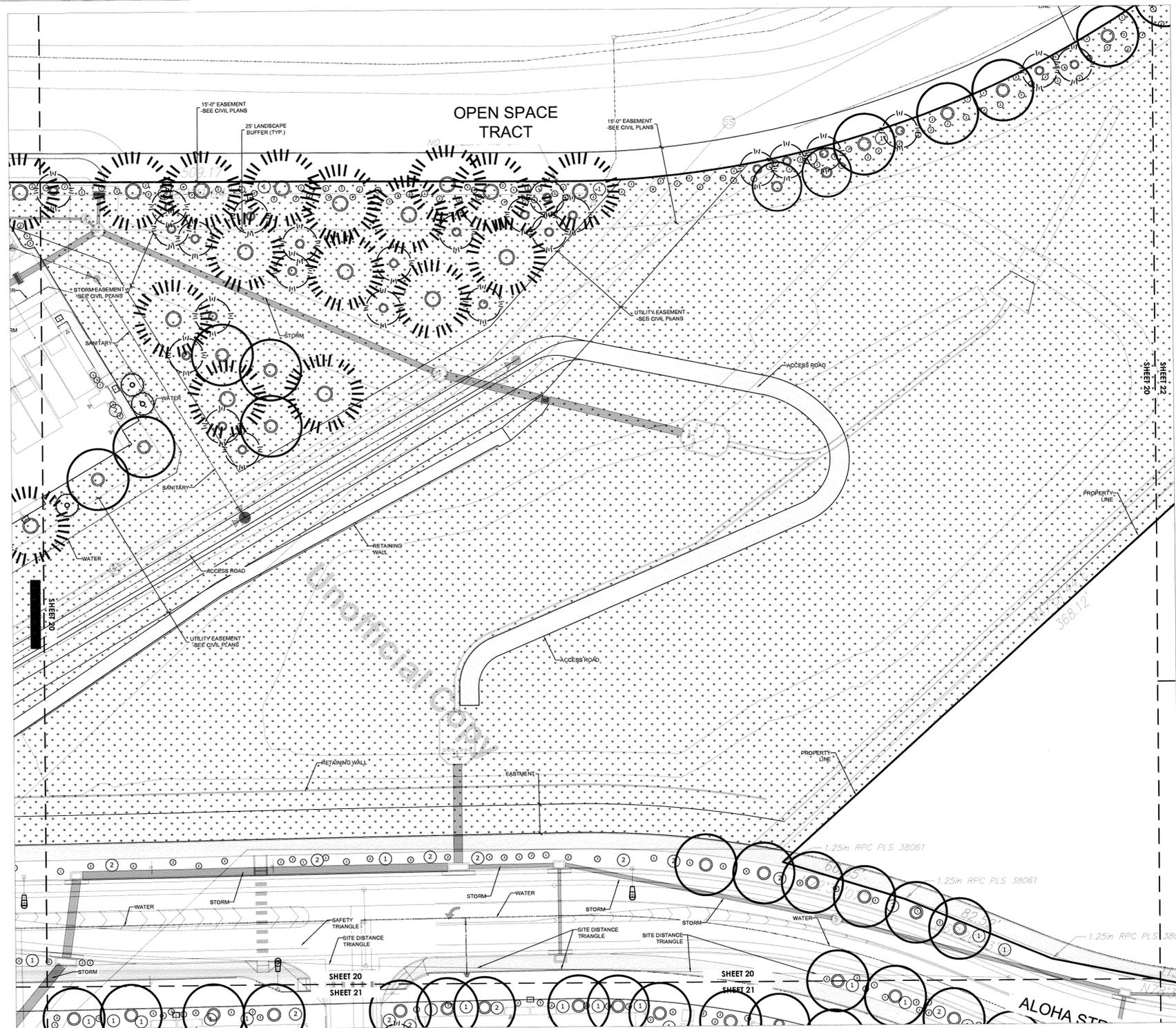
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
19 OF 29

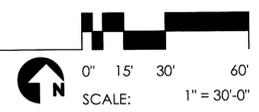
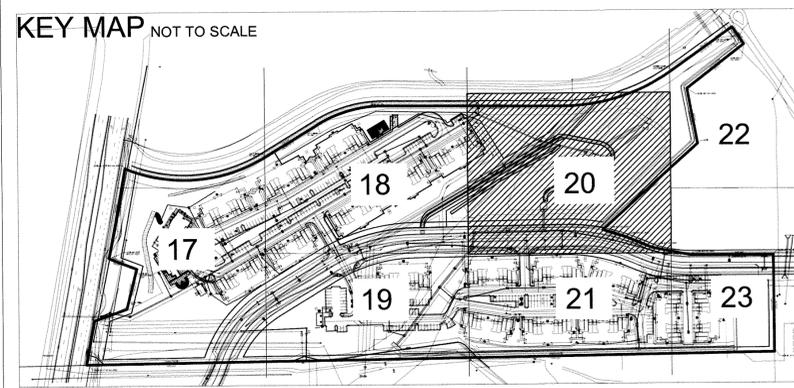
SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	61
	DECIDUOUS TREE	207
	ORNAMENTAL TREE	215
	IREA APPROVED ORNAMENTAL TREE MAX. HEIGHT OF 15'	15
	IREA APPROVED EVERGREEN TREE MAX. HEIGHT OF 15'	44
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES	
	VERY LOW	643
	LOW	477
	MODERATE	185
SURFACE MATERIALS		
	FOOTHILLS MIX - 15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS	
	HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".	
	SURFACE SELECT BOULDERS	



LANDSCAPE PLAN
SITE PLAN



DESIGNED BY: DANIEL ERLANDSON - 877
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 LAOR: DANIEL R. ERLANDSON
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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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 SUITE 100, Greenwood Indiana 46143
 T: (317) 886-7923

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
20 OF 29

SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	61
	DECIDUOUS TREE	207
	ORNAMENTAL TREE	215
	IREA APPROVED ORNAMENTAL TREE MAX. HEIGHT OF 15'	15
	IREA APPROVED EVERGREEN TREE MAX. HEIGHT OF 15'	44

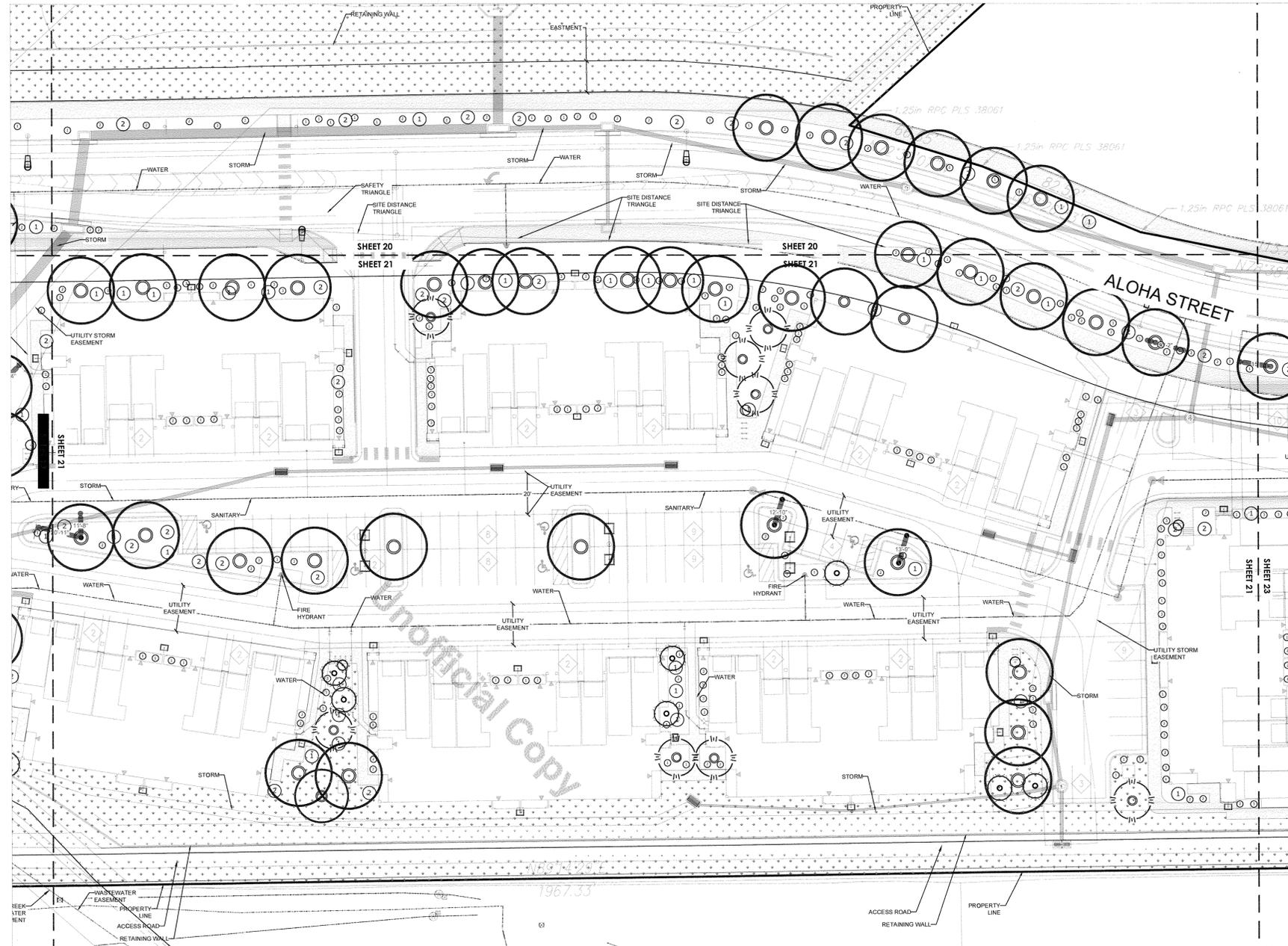
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
① VERY LOW	643
② LOW	477
③ MODERATE	185

SURFACE MATERIALS

FOOTHILLS MIX -
15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS

HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".

SURFACE SELECT BOULDERS

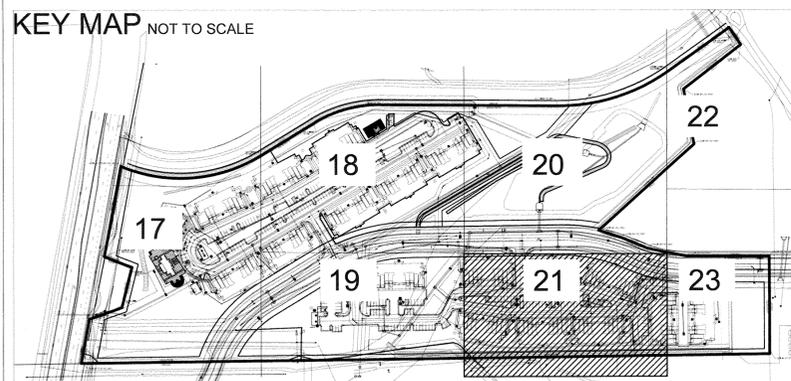


LANDSCAPE PLAN

SITE PLAN



KEY MAP NOT TO SCALE



DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 04/14/2020

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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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SHEET TITLE
LANDSCAPE PLAN

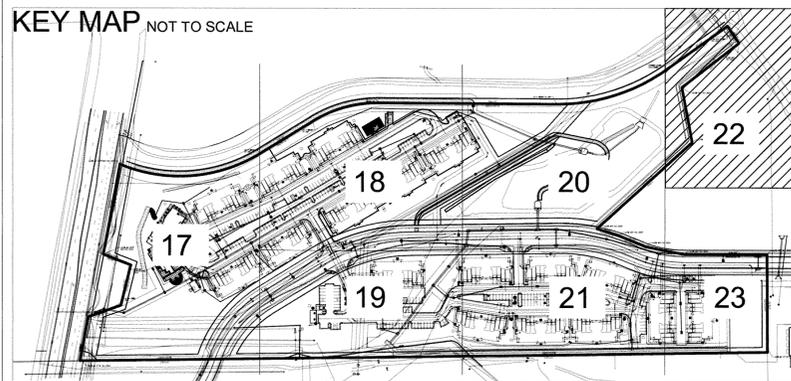
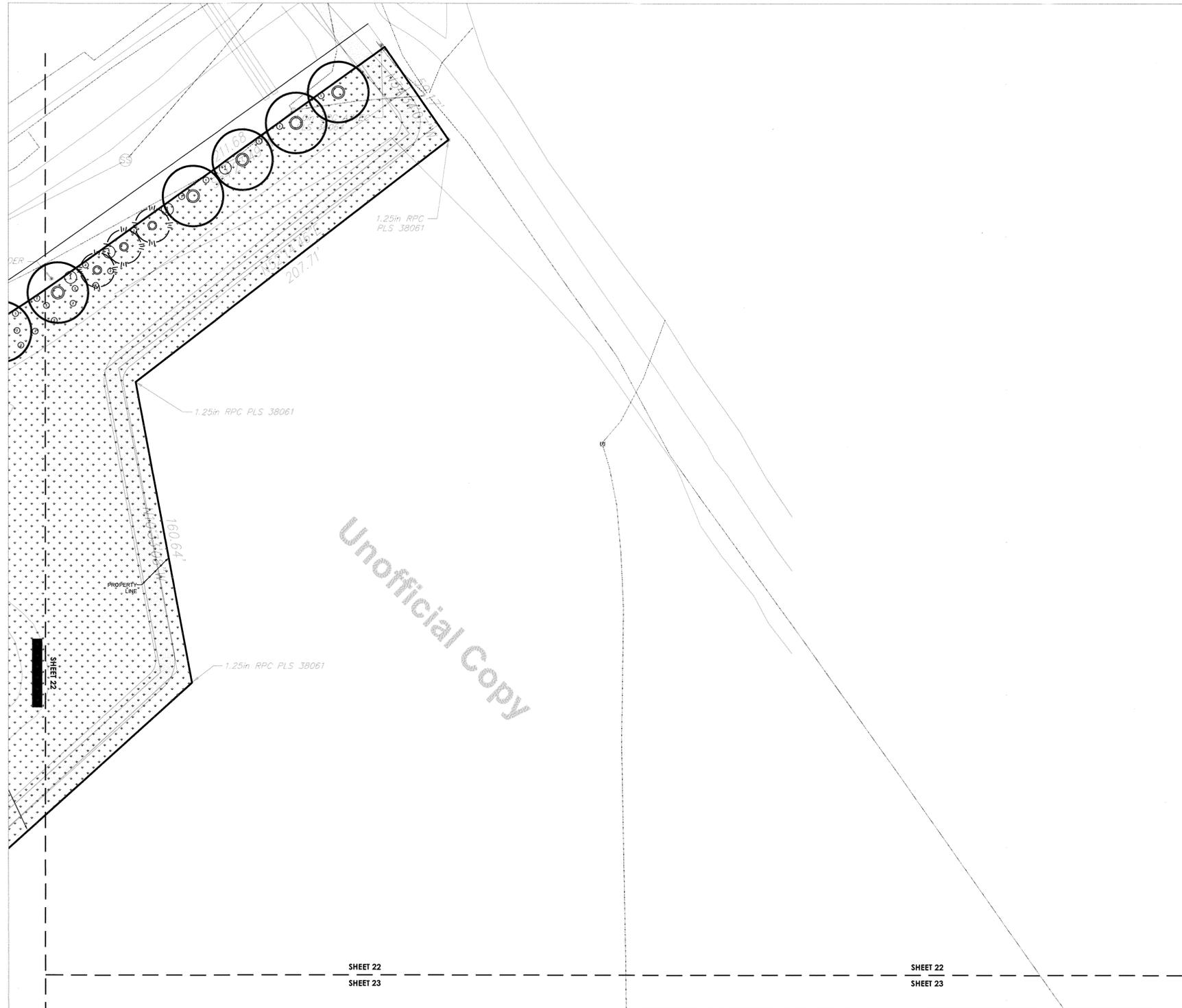
SHEET NUMBER
21 OF 29

SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

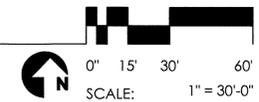
AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	61
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SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES	
	VERY LOW	643
	LOW	477
	MODERATE	185

SURFACE MATERIALS	
	FOOTHILLS MIX - 15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS
	HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".
	SURFACE SELECT BOULDERS



LANDSCAPE PLAN

SITE PLAN



DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
22 OF 29

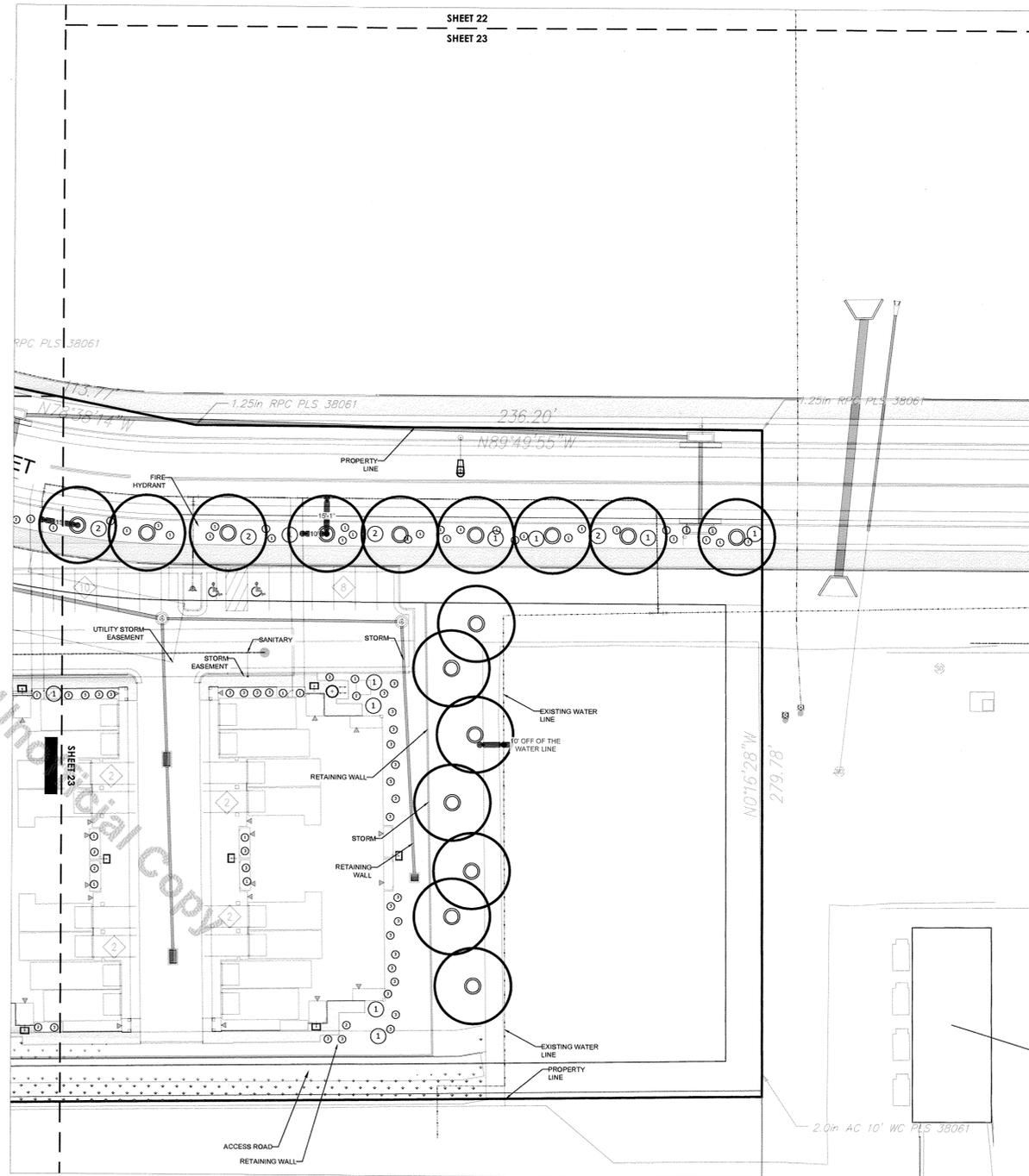
SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

AVG. MATURE SIZE AVG. INSTALL SIZE	TREE TYPE	ESTIMATED QUANTITIES
	EVERGREEN TREE	61
	DECIDUOUS TREE	207
	ORNAMENTAL TREE	215
	IREA APPROVED ORNAMENTAL TREE MAX. HEIGHT OF 15'	15
	IREA APPROVED EVERGREEN TREE MAX. HEIGHT OF 15'	44

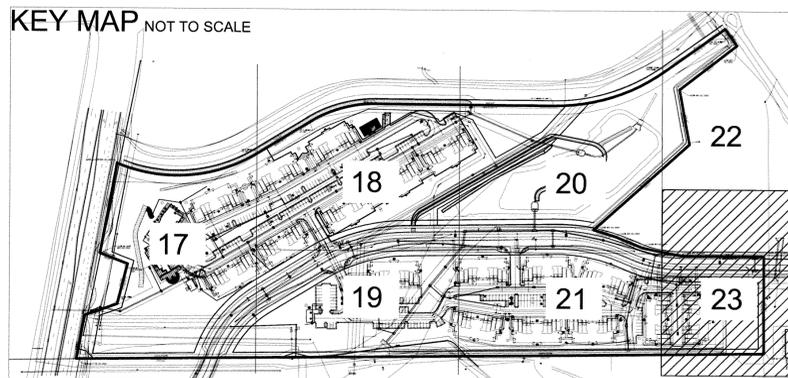
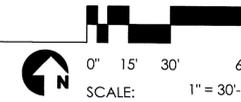
SHRUB HYDROZONE TYPE	ESTIMATED QUANTITIES
① VERY LOW	643
② LOW	477
③ MODERATE	185

- SURFACE MATERIALS**
- FOOTILLS MIX - 15% CRESTED WHEATGRASS, 15% ANNUAL RYE GRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% CANADA BLUEGRASS, 10% HARD FESCUE, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMMA, AND 5% SWITCHGRASS
 - HARDWOOD MULCH INSTALLED AT A MIN. DEPTH OF 4".
 - SURFACE SELECT BOULDERS



LANDSCAPE PLAN

SITE PLAN



DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 04/14/2020

ISSUE FOR PRICING/BIDDING:
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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
23 OF 29

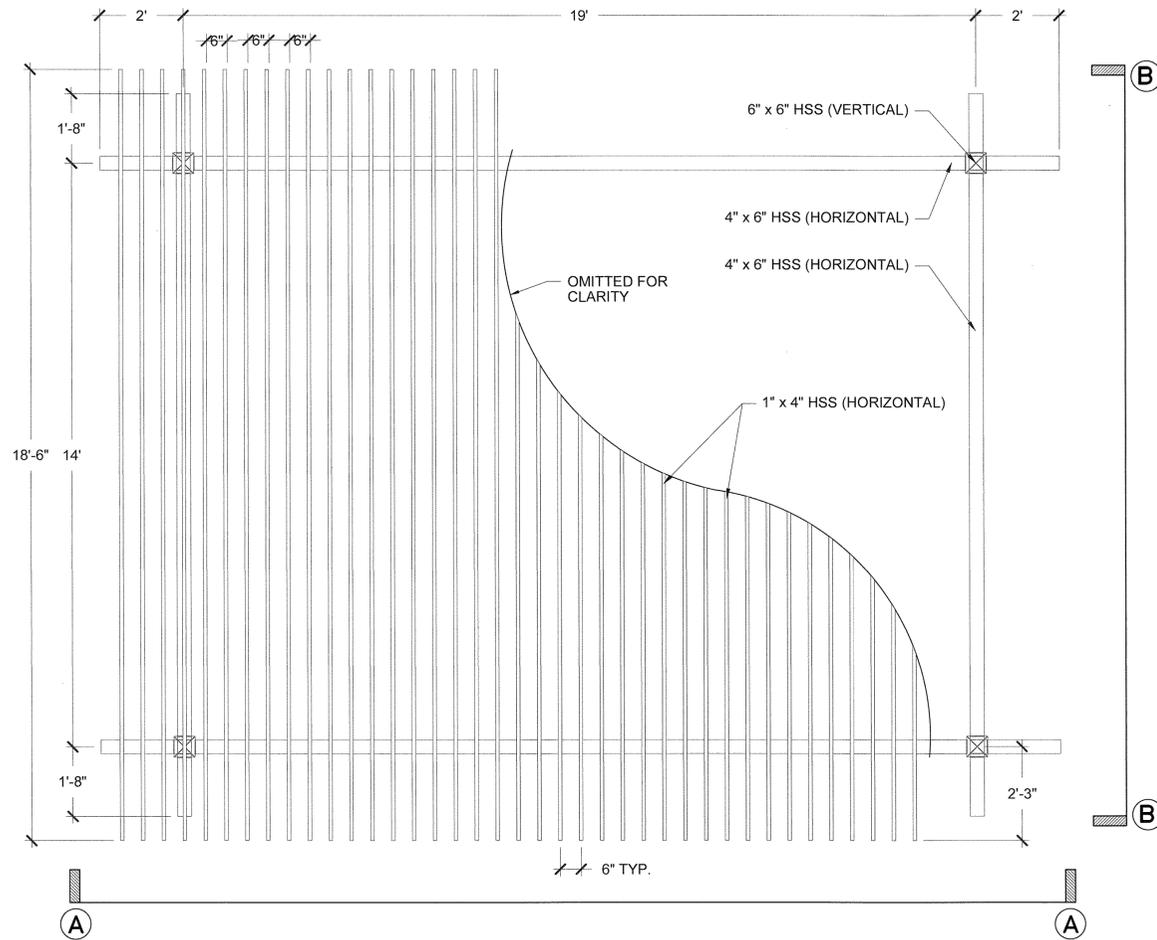
SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

SHADE STRUCTURE

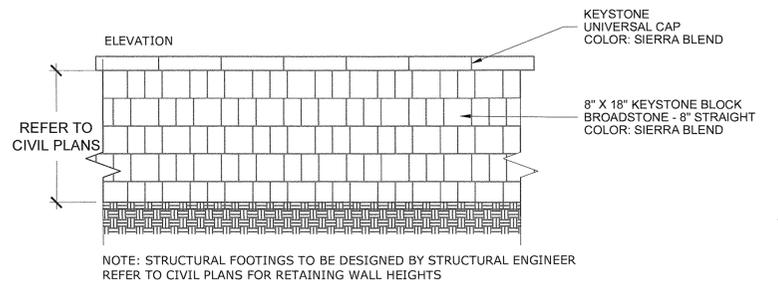
SCALE: 1/2" = 1'-0"

PLAN VIEW



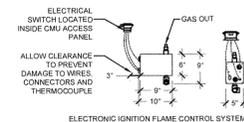
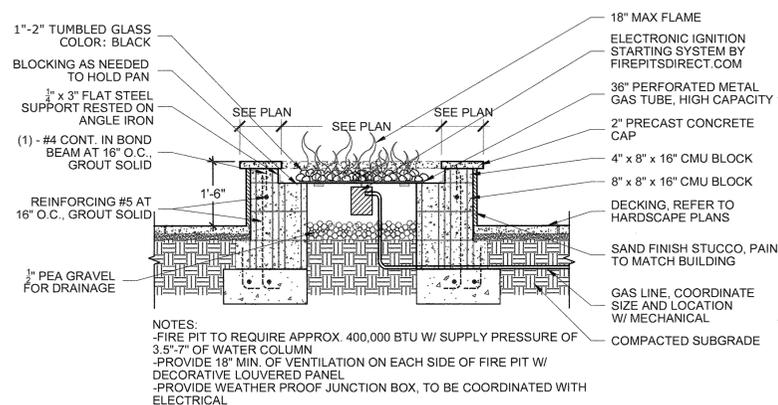
RETAINING WALL ELEVATION

SCALE: 1/2" = 1'-0"

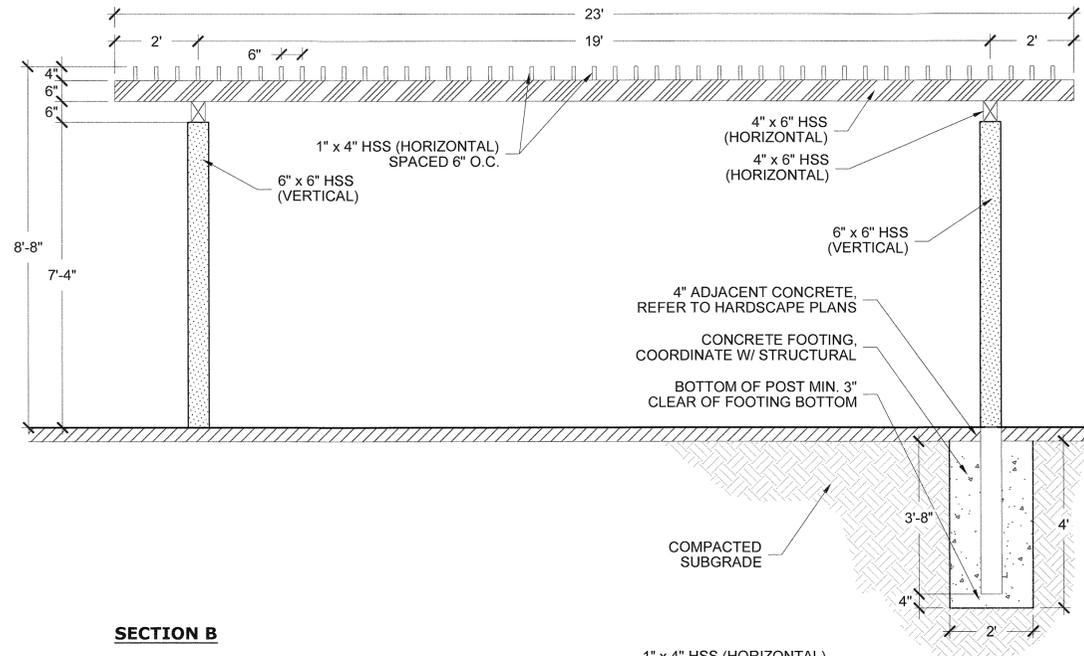


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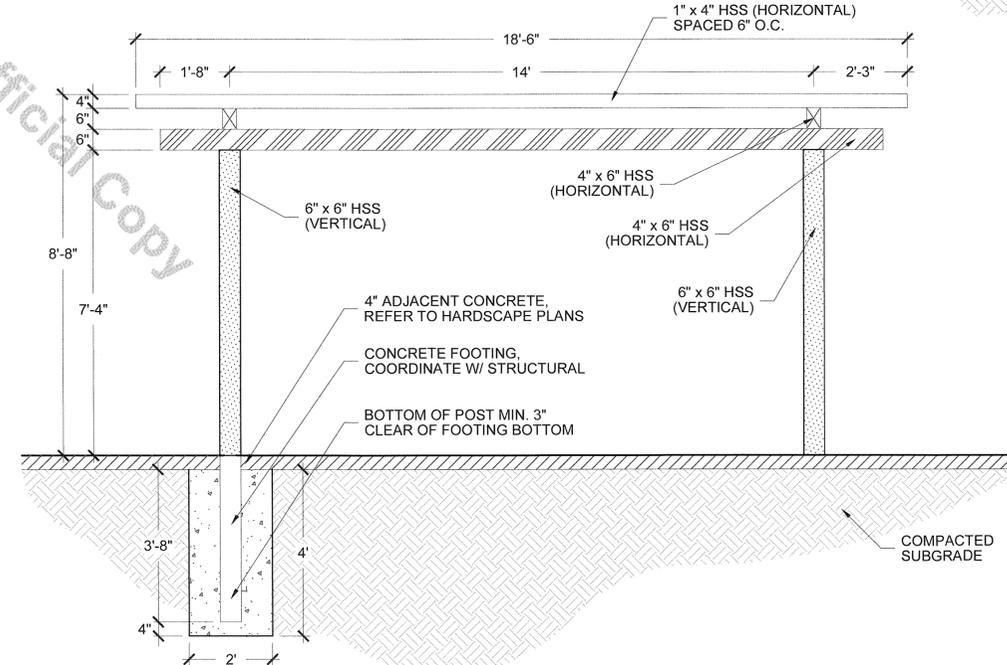
SCALE: 1/2" = 1'-0"



SECTION A



SECTION B



DESIGNED BY: DANIEL ERLANDSON - 877
 DRAWN BY: DANIEL R. ERLANDSON
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 04/14/2020

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CALIBER AT TERRAIN
 CASTLE ROCK, COLORADO
 PROJECT # 19-111



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 SUITE 100, Greenwood Indiana 46143
 T: (317) 886-7923

SHEET TITLE
SHADE STRUCTURE ELEVATION

SHEET NUMBER
24 OF 29

SCALE: AS INDICATED

SDP SET - 2020-APRIL-14

BUILDING TYPE I ELEVATIONS MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



1 STONE VENEER

NEVILSTONE-HACKETT
VIANELLI OR EQUIVALENT
TAN COLOR



2 TRIM

WOOD TRIM
PAINT COLOR:
SW 7636 ORIGAMI WHITE



3 LAP SIDING COLOR-1

PAINT COLOR:
SW 6162 ANCIENT MARBLE



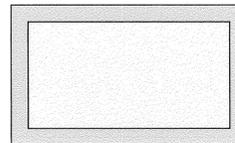
4 LAP SIDING COLOR-2

PAINT COLOR:
SW 2851 SAGE GREEN LIGHT



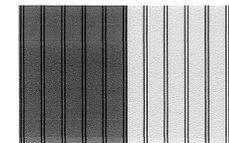
5 DOORS - SHUTTERS

WOOD
PAINT COLOR:
SW 6076 TURKISH COFFEE



6 CEMENTITIOUS PANEL

PAINT COLOR:
SW 7636 ORIGAMI WHITE &
SW 6162 ANCIENT MARBLE



7 BOARD & BATTEN

PAINT COLOR:
SW 2851 SAGE GREEN LIGHT
SW 6162 ANCIENT MARBLE



8 COMPOSITION SHINGLES

GAF-SLATELINE ANTIQUE
SLATE OR EQUIVALENT



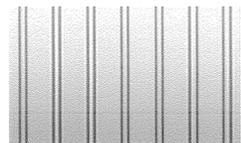
9 TRELLIS - BRACKETS

RAW CEDAR
PAINT COLOR:
SW 7636 ORIGAMI WHITE



10 RAILING

METAL RAILING
PAINT COLOR:
BLACK



11 METAL ROOF
McELROY METAL
SLATE GRAY
OR EQUIVALENT

Unofficial Co.

REVISIONS	DESCRIPTION	DATE
---	2ND SUBMISSION	10/23/19

BUILDING TYPE I ELEVATIONS
 SITE DEVELOPMENT PLAN
 MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
 CALIBER AT TERRAIN
 TOWN OF CASTLE ROCK
 COLORADO

SEAL		
DESIGN RSD	DRAWN DPM	CHKD RSD
SCALE H: V:		
JOB No. 020399-01-002		
DATE : 10/23/2019		
SHEET 25 OF 29		

BUILDING TYPE II ELEVATIONS MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



1 STONE VENEER

NEVILSTONE-HACKETT
VIANELLI OR EQUIVALENT
TAN COLOR



2 TRIM

WOOD TRIM
PAINT COLOR:
SW 7636 ORIGAMI WHITE



3 LAP SIDING COLOR-1

PAINT COLOR:
SW 6162 ANCIENT MARBLE



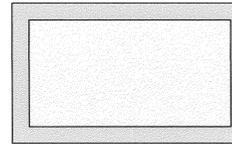
4 LAP SIDING COLOR-2

PAINT COLOR:
SW 2851 SAGE GREEN LIGHT



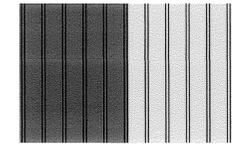
5 DOORS - SHUTTERS

WOOD
PAINT COLOR:
SW 6076 TURKISH COFFEE



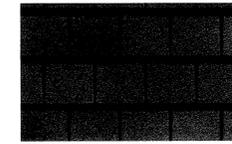
6 CEMENTITIOUS PANEL

PAINT COLOR:
SW 7636 ORIGAMI WHITE &
SW 6162 ANCIENT MARBLE



7 BOARD & BATTEN

PAINT COLOR:
SW 2851 SAGE GREEN LIGHT
SW 6162 ANCIENT MARBLE



8 COMPOSITION SHINGLES

GAF-SLATELINE ANTIQUE
SLATE OR EQUIVALENT



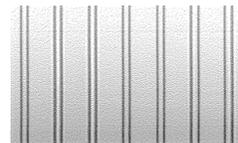
9 TRELLIS - BRACKETS

RAW CEDAR
PAINT COLOR:
SW 7636 ORIGAMI WHITE



10 RAILING

METAL RAILING
PAINT COLOR:
BLACK



11 METAL ROOF
McELROY METAL
SLATE GRAY
OR EQUIVALENT

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REVISIONS	DESCRIPTION	DATE
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COLORADO

BUILDING TYPE II ELEVATIONS

SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK

SEAL		
DESIGN RSD	DRAWN DPM	CHKD RSD
SCALE H: V:		
JOB No. 020399-01-002		
DATE : 10/23/2019		
SHEET		
26 OF 29		

CLUBHOUSE ELEVATIONS MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



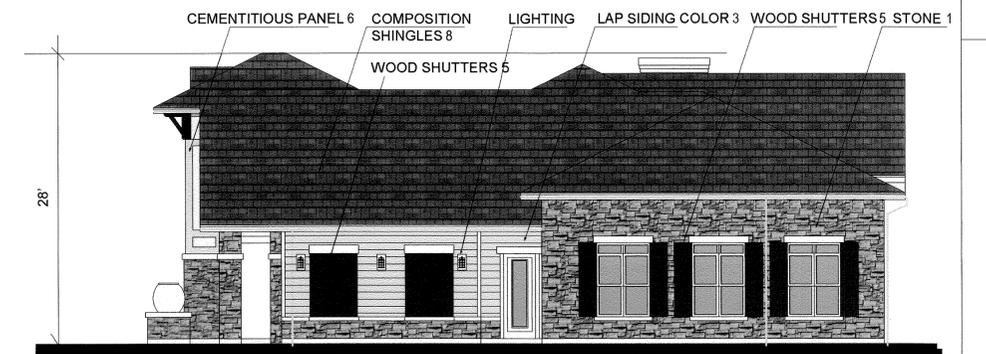
FRONT ELEVATION



LEFT ELEVATION

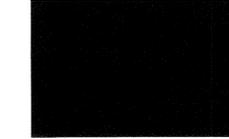
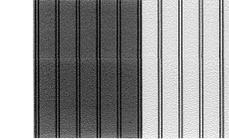
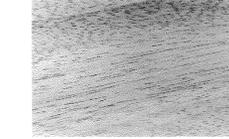


REAR ELEVATION



RIGHT ELEVATION

Unofficial copy

									
1 STONE VENEER	2 TRIM	3 LAP SIDING COLOR-1	4 LAP SIDING COLOR-2	5 DOORS - SHUTTERS	6 CEMENTITIOUS PANEL	7 BOARD & BATTEN	8 COMPOSITION SHINGLES	9 TRELLIS - BRACKETS	10 RAILING
NEVILSTONE-HACKETT VIANELLI OR EQUIVALENT TAN COLOR	WOOD TRIM PAINT COLOR: SW 7636 ORIGAMI WHITE	PAINT COLOR: SW 6162 ANCIENT MARBLE	PAINT COLOR: SW 2851 SAGE GREEN LIGHT	WOOD PAINT COLOR: SW 6076 TURKISH COFFEE	PAINT COLOR: SW 7636 ORIGAMI WHITE & SW 6162 ANCIENT MARBLE	PAINT COLOR: SW 2851 SAGE GREEN LIGHT SW 6162 ANCIENT MARBLE	GAF-SLATELINE ANTIQUE SLATE OR EQUIVALENT	RAW CEDAR PAINT COLOR: SW 7636 ORIGAMI WHITE	METAL RAILING PAINT COLOR: BLACK

Bowman

CONSULTING

1526 Cole Boulevard, Suite 100
Lakewood, CO 80401
Phone: (303) 601-2900
www.bowmanconsulting.com

REVISIONS	DESCRIPTION	DATE
		10/23/19

CLUBHOUSE ELEVATIONS

SITE DEVELOPMENT PLAN

MOST OF OUTLOT A CASTLE OAKS FILING NO. 1

CALIBER AT TERRAIN

TOWN OF CASTLE ROCK

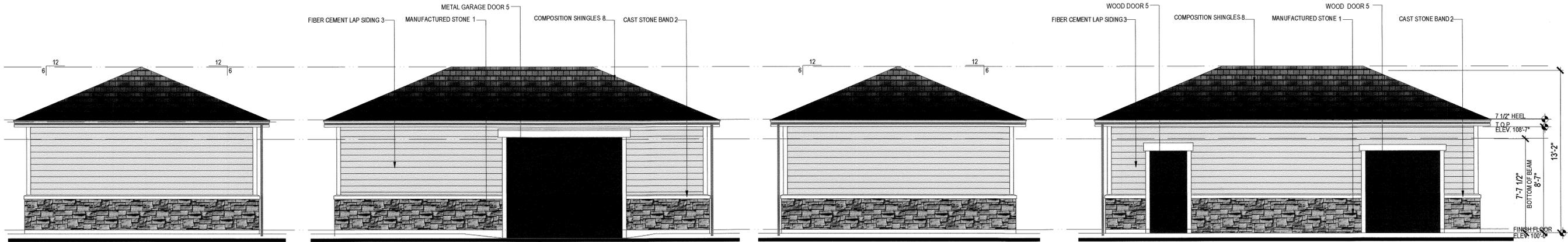
COLORADO

SEAL

DESIGN RSD	DRAWN DPM	CHKD RSD
SCALE H: V:		
JOB No. 020399-01-002		
DATE : 10/23/2019		
SHEET		
27 OF 29		

AUXILIARY BUILDINGS MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MAINTENANCE BUILDING - RIGHT ELEVATION

MAINTENANCE BUILDING - BACK ELEVATION

MAINTENANCE BUILDING - LEFT ELEVATION

MAINTENANCE BUILDING - FRONT ELEVATION

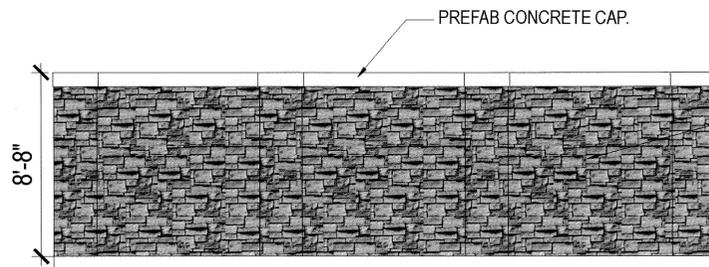


MAIL KIOSK - SIDE ELEVATION

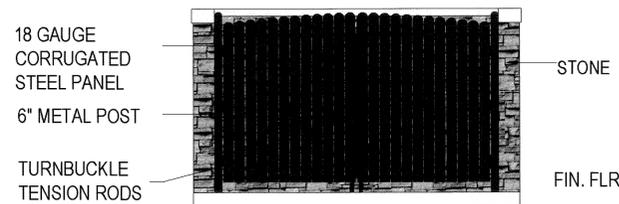
MAIL KIOSK - FRONT ELEVATION

MAIL KIOSK - SIDE ELEVATION

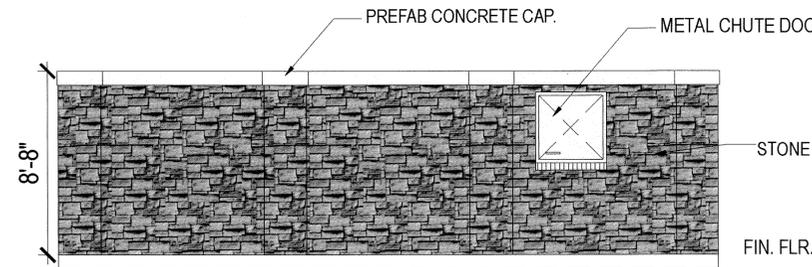
MAIL KIOSK - REAR ELEVATION



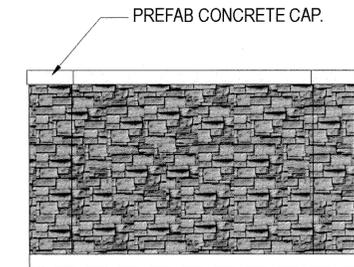
**TRASH COMPACTOR ENCLOSURE
LEFT ELEVATION**



**TRASH COMPACTOR ENCLOSURE
FRONT ELEVATION**



**TRASH COMPACTOR ENCLOSURE
RIGHT ELEVATION**

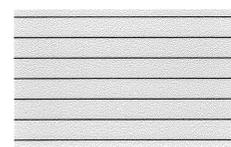


**TRASH COMPACTOR ENCLOSURE
RIGHT ELEVATION**



1 STONE VENEER

NEVILSTONE-HACKETT
VIANELLI OR EQUIVALENT
TAN COLOR



2 TRIM

WOOD TRIM
PAINT COLOR:
SW 7636 ORIGAMI WHITE



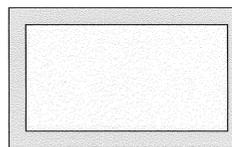
3 LAP SIDING COLOR-1

PAINT COLOR:
SW 6162 ANCIENT MARBLE



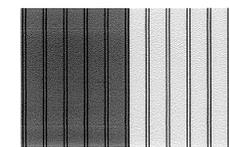
4 LAP SIDING COLOR-2

PAINT COLOR:
SW 2851 SAGE GREEN LIGHT



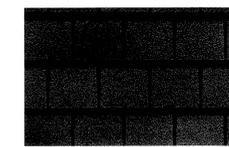
5 DOORS - SHUTTERS

WOOD
PAINT COLOR:
SW 6076 TURKISH COFFEE



6 CEMENTITIOUS PANEL

PAINT COLOR:
SW 7636 ORIGAMI WHITE &
SW 6162 ANCIENT MARBLE



7 BOARD & BATTEN

PAINT COLOR:
SW 2851 SAGE GREEN LIGHT
SW 6162 ANCIENT MARBLE



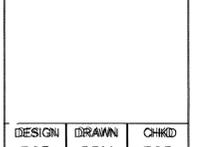
8 COMPOSITION SHINGLES

GAF-SLATLINE ANTIQUE
SLATE OR EQUIVALENT



9 TRELLIS - BRACKETS

RAW CEDAR
PAINT COLOR:
SW 7636 ORIGAMI WHITE



10 RAILING

METAL RAILING
PAINT COLOR:
BLACK

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REVISIONS	DATE	DESCRIPTION
1	10/23/19	2ND SUBMISSION

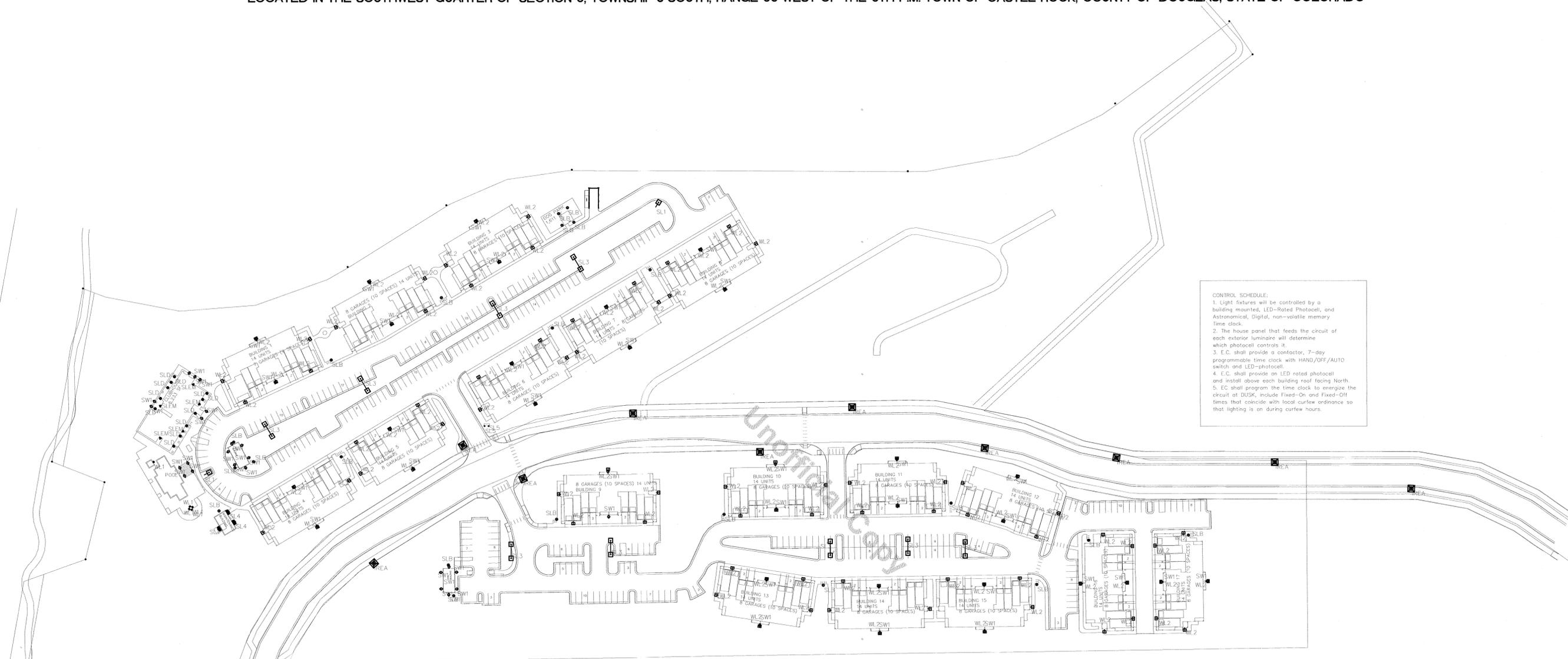
COLORADO

AUXILIARY BUILDINGS
SITE DEVELOPMENT PLAN
CALIBER AT TERRAIN
MOST OF SITE DEVELOPMENT PLAN
CALIBER AT TERRAIN
TOWN OF CASTLE ROCK

DESIGN	DRAWN	CHKD
RSD	DPM	RSD
SCALE	H V	
JOB No.	020399-01-002	
DATE:	10/22/2019	
SHEET		
28 OF 29		

SITE DEVELOPMENT PLAN MOST OF OUTLOT A CASTLE OAKS FILING NO.1 CALIBER AT TERRAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CONTROL SCHEDULE:
 1. Light fixtures will be controlled by a building mounted, LED-Rated Photocell, and Astronomical, Digital, non-volatile memory Time clock.
 2. The house panel that feeds the circuit of each exterior luminaire will determine which photocell controls it.
 3. E.C. shall provide a contactor, 7-day programmable time clock with HAND/OFF/AUTO switch and LED-photocell.
 4. E.C. shall provide an LED rated photocell and install above each building roof facing North.
 5. E.C. shall program the time clock to energize the circuit at DUSK, include Fixed-On and Fixed-Off times that coincide with local curfew ordinance so that lighting is on during curfew hours.

04/01/2020 CALIBER at TERRAIN SDP4/CD2 LED Luminaire Schedule by INSOLUTION jim.rago@insolutionproducts.com

Symbol	Qty	Label	Description	Lum. Watts	Height	LIGHT SOURCE
[Symbol]	2	SL1	100W, T3, 4K, SINGLE @ 25FT, POLE MTD	100	25FT AFG	LED
[Symbol]	9	SL3	100W, T3, 4K, TWIN @ 25FT, POLE MTD	100	25FT AFG	LED
[Symbol]	3	SL4	15W, 4K, Wall Trl, MAINT. BLDG.	15	8FT AFG	LED
[Symbol]	2	SL5	20W, 5K, Wide Flood, w/Visor, Grnd Mt., SIGN	20	1FT AFG	LED
[Symbol]	22	SLB	25W, 4K, Dome Top Balland	25	3.5FT AFG	LED
[Symbol]	11	SLD	13W, 6IN, Recessed, Downlight, CLUBHOUSE	13	9FT AFG	LED
[Symbol]	5	SLEM	Exterior Egress Norm. OHL, OVER DOORS	15	8FT AFG	LED
[Symbol]	57	SW1	8W, LED, Wall Lantern	9	8FT AFG	LED
[Symbol]	5	WL1	Recessed Wall, Painted Metal Hood	5	1.5FT AFG	LED
[Symbol]	96	WL2	35W, 4K, Full Cut-Off, BLDG MTD	35	15FT AFG	LED
[Symbol]	10	IREA	56W, 4K, Post Top Lantern	56	14 FT AFG	LED

GE Current
Evolve
LED Post Top
Town & Country (EPT)

WALL MOUNTED LED LIGHT FIXTURE

WALL MOUNT LED LIGHT FIXTURE

WALL MOUNT LED LIGHT FIXTURE

LED WALL FLOOD

LED WALL FLOOD

LED WALL FLOOD

BOULDER BOWL - Concrete Balland

BOULDER BOWL - Concrete Balland

BOULDER BOWL - Concrete Balland

DBEL Decorative Outdoor LED Emergency Unit

DBEL Decorative Outdoor LED Emergency Unit

DBEL Decorative Outdoor LED Emergency Unit

P6829 & P6832

P6829 & P6832

P6829 & P6832

AA - AREA LIGHT

AA - AREA LIGHT

AA - AREA LIGHT

SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0029

REVISION	DATE	DESCRIPTION
2ND SUBMISSION	10/31/19	
3RD SUBMISSION	01/24/20	
4TH SUBMISSION	04/01/20	

REVISIONS

GENERAL LIGHTING PLAN
SITE DEVELOPMENT PLAN
MOST OF OUTLOT A CASTLE OAKS FILING NO. 1
CALIBER AT TERRAIN

TOWN OF CASTLE ROCK
COLORADO

DESIGN	DRAWN	CHKD
JRR	TRR	JRR
SCALE	H: 1" = 75' V:	
JOB No.	020399-01-002	
DATE :	4/1/2020	
SHEET		
29 OF 29		

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