

PLAT IDENTIFICATION SHEET

RECEPTION #: 01028332

DATE: 4-5-01

TIME 13:59

FEE: \$ 140⁰⁰ (14 P)

GRANTOR:
(OWNER/SIGNER) *Castle Highlands Limited Partnership*

GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT) *Castle Highlands #1
1st Amendment*

LEGAL:
(SECTION-TOWNSHIP-RANGE) 3-10, 8, 67

NEW SUBDIVISION ABBREV: _____

FINAL PD SITE PLAN CASTLE HIGHLANDS FILING NO. 1, 1ST AMENDMENT

A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 3 AND IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON WITH THE LINE CONSIDERED TO BEAR N89°54'22"W.

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3; THENCE N89°54'22"W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 13.24 FEET;

THENCE THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S82°52'49"E, HAVING A DELTA OF 7°36'03", A RADIUS OF 770.00 FEET AND AN ARC LENGTH OF 102.15 FEET;
2. S00°28'52"E A DISTANCE OF 484.43 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 03°46'45", A RADIUS OF 1030.00 FEET AND AN ARC LENGTH OF 67.94 FEET;
4. S03°17'53"W A DISTANCE OF 210.49 FEET;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°54'41", A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF 307.04 FEET;
6. S10°27'27"E A DISTANCE OF 25.70 FEET;
7. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S52°00'47"W, HAVING A DELTA OF 15°28'01", A RADIUS OF 750.00 FEET AND AN ARC LENGTH OF 202.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10;

THENCE S89°31'13"W ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 1567.42 FEET;

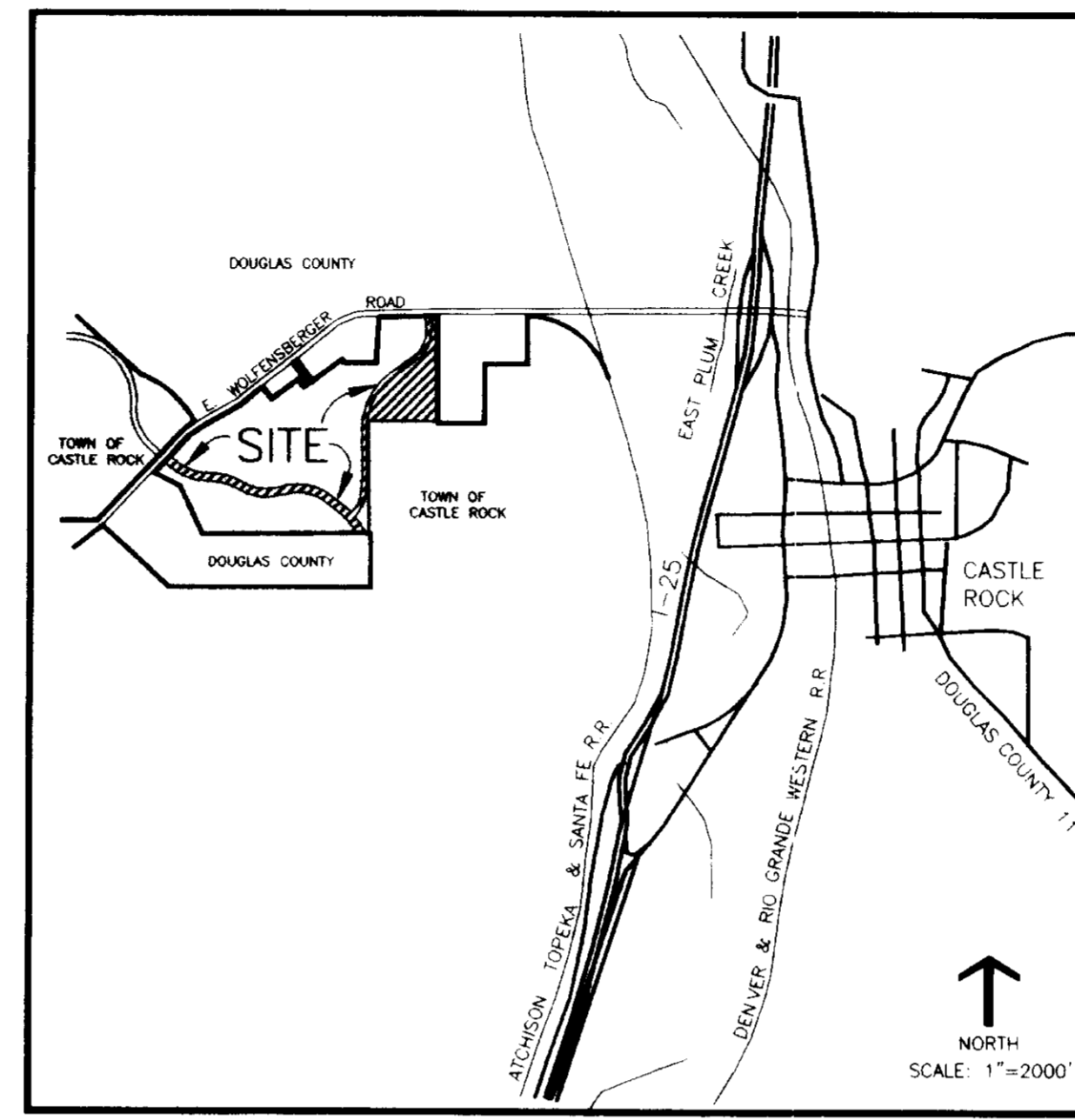
THENCE THE FOLLOWING NINE (9) COURSES:

1. N23°38'27"E A DISTANCE OF 176.02 FEET;
2. N14°46'25"E A DISTANCE OF 328.04 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N68°54'02"W HAVING A DELTA OF 06°04'54", A RADIUS OF 650.00 FEET AND AN ARC LENGTH OF 69.00 FEET;
4. N62°49'07"W A DISTANCE OF 116.11 FEET;
5. ALONG A CURVE TO THE LEFT HAVING A DELTA OF 23°50'28", A RADIUS OF 550.00 FEET AND AN ARC LENGTH OF 228.86 FEET;
6. N86°39'35"W A DISTANCE OF 107.14 FEET;
7. ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 40°31'53", A RADIUS OF 650.00 FEET AND AN ARC LENGTH OF 434.61 FEET;
8. N48°21'02"W A DISTANCE OF 104.04 FEET;
9. S86°38'58"W A DISTANCE OF 48.08 FEET TO THE SOUTHEASTERLY LINE OF COUNTY ROAD NO. 46;

THENCE N41°38'58"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 168.00 FEET;

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES:

1. S03°21'02"E A DISTANCE OF 48.08 FEET;
2. S48°21'02"E A DISTANCE OF 104.04 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°18'33", A RADIUS OF 550.00 FEET AND AN ARC LENGTH OF 367.74 FEET;
4. S86°39'35"E A DISTANCE OF 107.14 FEET;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°50'28", A RADIUS OF 650.00 FEET AND AN ARC LENGTH OF 270.47 FEET;
6. S62°49'07"E A DISTANCE OF 116.11 FEET;
7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°31'53", A RADIUS OF 550.00 FEET AND AN ARC LENGTH OF 389.07 FEET;
8. N76°39'00"E A DISTANCE OF 100.00 FEET;
9. ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 51°22'41", A RADIUS OF 650.00 FEET AND AN ARC LENGTH OF 582.87 FEET;
10. S51°58'18"E A DISTANCE OF 220.34 FEET;
11. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 6°00'58", A RADIUS OF 750.00 FEET AND AN ARC LENGTH OF 78.75 FEET;
12. S79°46'12"E A DISTANCE OF 27.68 FEET;
13. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N46°57'36"W, HAVING A DELTA OF 39°44'31", A RADIUS OF 370.00 FEET AND AN ARC LENGTH OF 256.64 FEET;
14. N03°17'53"E A DISTANCE OF 210.49 FEET;
15. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 3°46'45", A RADIUS OF 970.00 FEET AND AN ARC LENGTH OF 63.98 FEET;



VICINITY MAP

SHEET INDEX

- | | |
|----|------------------------------|
| 1 | COVER SHEET |
| 2 | SITE DEVELOPEMENT |
| 3 | CIVIL SITE PLAN |
| 4 | CIVIL SITE PLAN |
| 5 | LANDSCAPE PLAN |
| 6 | LANDSCAPE PLAN |
| 7 | LANDSCAPE DETAILS |
| 8 | BUILDING TYPE I ELEVATIONS |
| 9 | BUILDING TYPE II ELEVATIONS |
| 10 | BUILDING TYPE III ELEVATIONS |
| 11 | CLUBHOUSE ELEVATIONS |
| 12 | GARAGES |
| 13 | MAIL KIOSK |
| 14 | TRASH ENCLOSURE |

LEGAL DESCRIPTION (CON'T)

16. N00°28'52"W A DISTANCE OF 484.43 FEET;
17. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54°22'35", A RADIUS OF 830.00 FEET AND AN ARC LENGTH OF 787.71 FEET;
18. N53°53'43"E A DISTANCE OF 335.96 FEET;
19. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°15'37", A RADIUS OF 370.00 FEET AND AN ARC LENGTH OF 350.40 FEET;
20. N00°21'54"W A DISTANCE OF 41.10 FEET;
21. N11°40'30"W A DISTANCE OF 50.99 FEET;
22. N00°21'54"W A DISTANCE OF 72.04 FEET;
23. N45°55'09"W A DISTANCE OF 38.92 FEET TO THE SOUTHERLY LINE OF COUNTY ROAD NO. 46;

THENCE N89°02'03"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 157.79 FEET; THENCE S02°15'54"E A DISTANCE OF 1288.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE N89°21'54"W ALONG SAID SOUTH LINE, A DISTANCE OF 812.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.708 ACRES.

SITE DATA

MULTI FAMILY (LOT 1 BLOCK 1)	11.527 Acres
PUBLIC RIGHT-OF-WAY	9.995 Acres
OPEN SPACE DEDICATION (TRACT A)	12.266 Acres
TOTAL ACREAGE	33.708 Acres

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE CITY OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE CITY OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAN AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES

1. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON WITH THE LINE CONSIDERED TO BEAR N89°54'22"W.
2. INDICATES A 5/8 - INCH REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 25369", UNLESS OTHERWISE NOTED.
3. THE GENERAL UTILITY EASEMENTS LYING WITHIN LOT 1 ARE ALSO TO PROVIDE GENERAL PUBLIC ACCESS.
4. THE PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080050 0170C AND COMMUNITY PANEL NUMBER 080050 0285C FOR THE TOWN OF CASTLE ROCK, COLORADO.
5. ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, AND/OR CABLE TV, SANITARY SEWER, WATER AND FOR DRAINAGE.
6. ALL ON-SITE STORM DRAIN CONDUITS AND DETENTION PONDS SHALL BE OWNED AND MAINTAINED BY RESPECTIVE LANDOWNER(S).
7. EXISTING ZONING : CASTLE HIGHLANDS PRELIMINARY PD AS AMENDED DECEMBER 15, 1994
8. OPEN SPACE TRACT "A" WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
9. SFE'S FOR THIS PROJECT EQUAL 58.
10. AUBURN MEDIAN LANDSCAPING WILL BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.
11. GARAGE 1 MOVED ACROSS THE DRIVE TO THE FUTURE GARAGE NEXT TO BUILDING 10. GARAGE 3 DELETED. 2 GARAGE BAYS AND PROVIDED 2 ACCESSIBLE CARPORTS BETWEEN THE REMAINING GARAGE BAYS. FIRE HYDRANT LOCATIONS WERE REVISED PER THE DIRECTION OF THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. THE REMAINDER OF THE SITE, LANDSCAPE, AND ELEVATIONS WILL BE AS PREVIOUSLY APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

Unofficial Copy

SURVEYOR'S CERTIFICATE

I, ROBERT B. MICHELSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAN ACCURATELY REPRESENTS SAID SURVEY.

ROBERT B. MICHELSON, P.L.S.
 COLORADO NO. 30109
 FOR AND ON BEHALF OF JR ENGINEERING

OWNER'S AUTHORIZATION

I HEREBY ACKNOWLEDGE MY FULL AGREEMENT WITH THIS FINAL PD SITE PLAN FOR CASTLE HIGHLANDS FILING NO. 1 BEING PRESENTED TO THE TOWN OF CASTLE ROCK BY THE FIRM DESIGNATED BELOW.

CASTLE HIGHLANDS LIMITED PARTNERSHIP, BY:
 TCR CASTLE HIGHLANDS PARTNERS LIMITED PARTNERSHIP, BY ITS GP
 TCR MS AFFORDABLE HOUSING, INC. BY ITS PRESIDENT

SCOTT MCFADDEN
 OWNER'S NAME (Please print)

ROBERT B. MICHELSON
 SIGNATURE

STATEMENT OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

THIS FINAL PD SITE PLAN WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23 DAY OF March, 2006

DIRECTOR OF PLANNING AND DEVELOPMENT

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT HIS PLAN WAS FILED IN MY OFFICE ON THE 5 DAY OF March, 2006 AT 10:59 O'CLOCK P. M. AND WAS RECORDED UNDER RECEPTION NUMBER 01078337

DEPUTY CLERK AND RECORDER

FINAL PD SITE PLAN
 CASTLE HIGHLANDS FILING NO. 1,
 1ST AMENDMENT
 JOB NO. 2316.06
 DATE 3/9/06
 SHEET 1 OF 14

CIVIL ENGINEER

JR ENGINEERING
 6020 GREENWOOD PLAZA BLVD
 ENGLEWOOD, COLORADO 80111
 TELEPHONE: (303) 740-9393

OWNER/SUBDIVIDER

CASTLE HIGHLANDS LIMITED PARTNERSHIP, BY:
 TCR CASTLE HIGHLANDS PARTNERS LIMITED PARTNERSHIP, BY ITS GP
 TCR MS AFFORDABLE HOUSING, INC.
 1873 S. BELLAIRE STREET, SUITE 1550A
 DENVER, COLORADO 80222
 TELEPHONE: (303) 293-2344

J-R ENGINEERING
 A Subsidiary of Westair

6020 Greenwood Plaza Blvd • Englewood, CO 80111
 303-740-9393 • Fax: 303-721-9018 • www.jr-engineering.com

FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO.1, 1ST AMENDMENT
 A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING MIX		UNIT MIX				NO. OF UNITS	
TYPE	QUANTITY	'A' 1 BR	'B' 2 BR	'C' 3 BR	PER BLDG.	BLDG. TYPE TOTAL	
I	3	-	8	4	12	36	
II	7	4	8	-	12	84	
III	5	8	4	4	16	80	
PROJECT TOTAL	15	88	100	32		200	

* (I) MANAGER UNIT & (II) MODEL UNIT

GROSS BUILDING FLOOR AREA			
BLDG.	1ST FLR.	2ND FLR.	TOTAL GROSS FLOOR AREA
I	6,790 SF	6,734 SF	13,524 SF x 3 BLDGS. = 40,572 SF
II	5,736 SF	5,652 SF	11,388 SF x 7 BLDGS. = 79,716 SF
III	7,712 SF	7,588 SF	15,280 SF x 5 BLDGS. = 76,400 SF
GARAGE	200,000 SF		108 SPACES = 23,800 SF
CLUB.	3,502 SF		3,502 SF x 1 BLDG. = 3,502 SF
TOTAL			= 223,790 SF

DEFINITIONS (THIS PROJECT ONLY)

ACCESSIBLE UNIT:
 A UNIT THAT CAN BE REACHED BY A PERSON IN A WHEEL CHAIR BY USE OF A SIDEWALK WITHOUT OBSTRUCTION FROM STAIRS.

ADAPTABLE UNIT:
 A UNIT THAT CAN BE ALTERED IN THE FUTURE TO ACCOMMODATE THE NEEDS OF PERSONS WITH DISABILITIES. ALL FIRST FLOOR UNITS HAVE BEEN DESIGNED TO ACCOMMODATE FUTURE ALTERATIONS.

SITE DATA

ZONING: CASTLE HIGHLANDS PD

BUILDING SETBACKS & SEPARATIONS:
 FRONT SETBACK: 15'
 PERMETER SETBACK: 25'
 MIN. BLDG. SEPARATION: 10'

MAXIMUM BUILDING COVERAGE: 40 %

MAXIMUM BUILDING HEIGHT: 35'

LAND USE:

	W/O AUBURN DRIVE R.O.W.	W/ AUBURN DRIVE R.O.W.
ACREAGE	11.827 AC	13.75 AC
SQUARE FOOTAGE	502,116 SF	598,000 SF
DENSITY	17.35 UNITS/ACRE	14.55 UNITS/ACRE
FLOOR AREA RATIO	1:2.24	1:2.87

LAND USE (WITHOUT AUBURN DRIVE RIGHT OF WAY)

OPEN SPACE:			
SIDEWALKS	36,328 SF	0.80 ACRES	7.83 %
LANDSCAPE	222,789 SF	5.11 ACRES	44.37 %
DETENTION	6,712 SF	0.20 ACRES	1.74 %
	270,800 SF	6.21 ACRES	63.94 %

BUILDING COVERAGE:			
APARTMENTS	102,203 SF		
GARAGES	23,800 SF		
CLUBHOUSE	3,502 SF		
	129,305 SF	2.97 ACRES	25.75 %

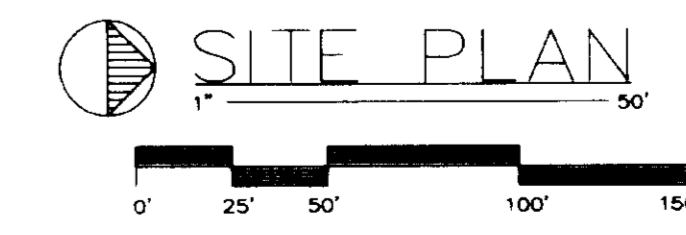
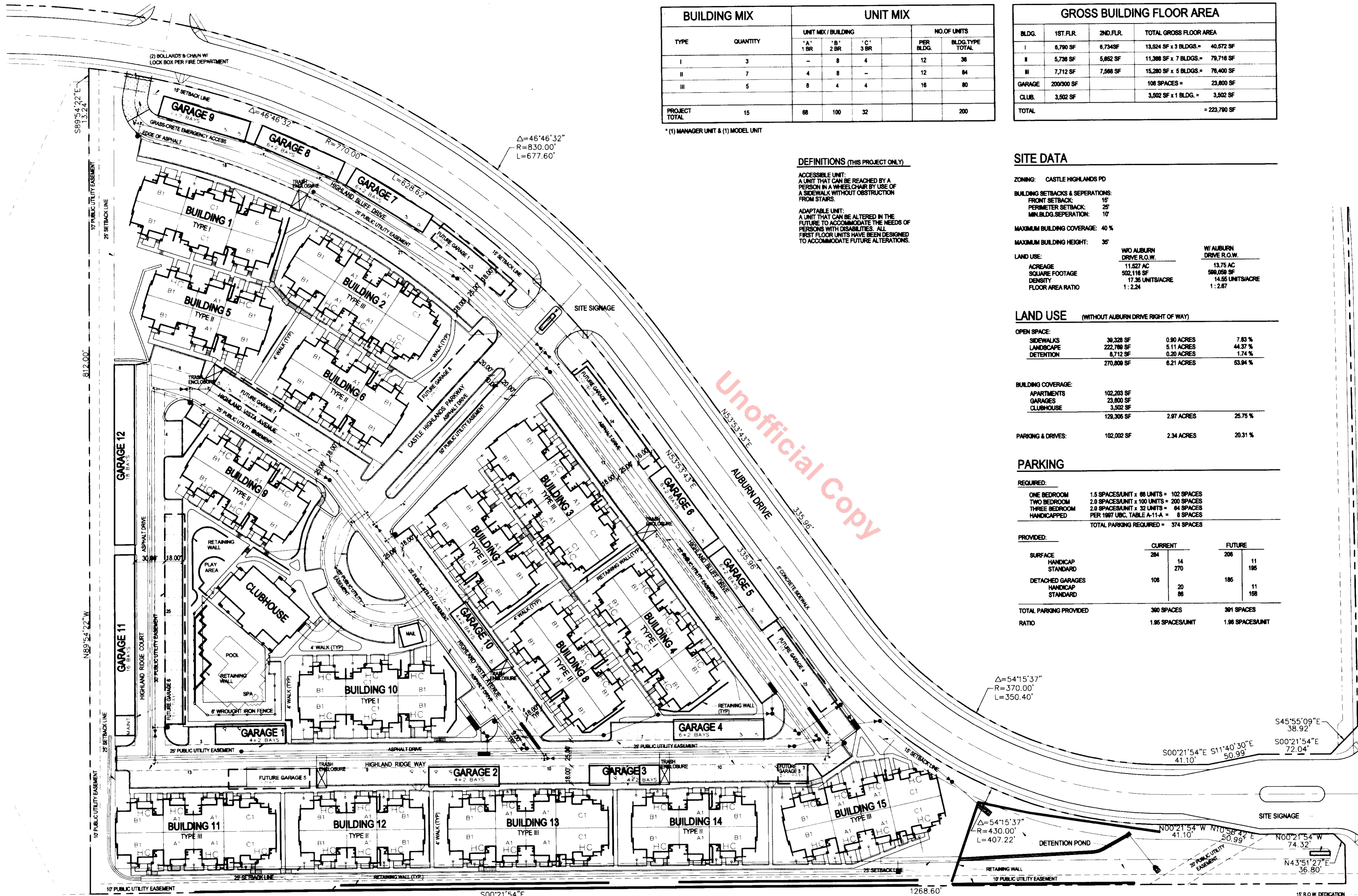
PARKING & DRIVES:			
	102,002 SF	2.34 ACRES	20.31 %

PARKING

REQUIRED:

ONE BEDROOM	1.5 SPACES/UNIT x 88 UNITS = 102 SPACES
TWO BEDROOM	2.0 SPACES/UNIT x 100 UNITS = 200 SPACES
THREE BEDROOM	2.0 SPACES/UNIT x 32 UNITS = 64 SPACES
HANDICAPPED	PER 1997 UBC, TABLE A-11-A = 8 SPACES
TOTAL PARKING REQUIRED	= 374 SPACES

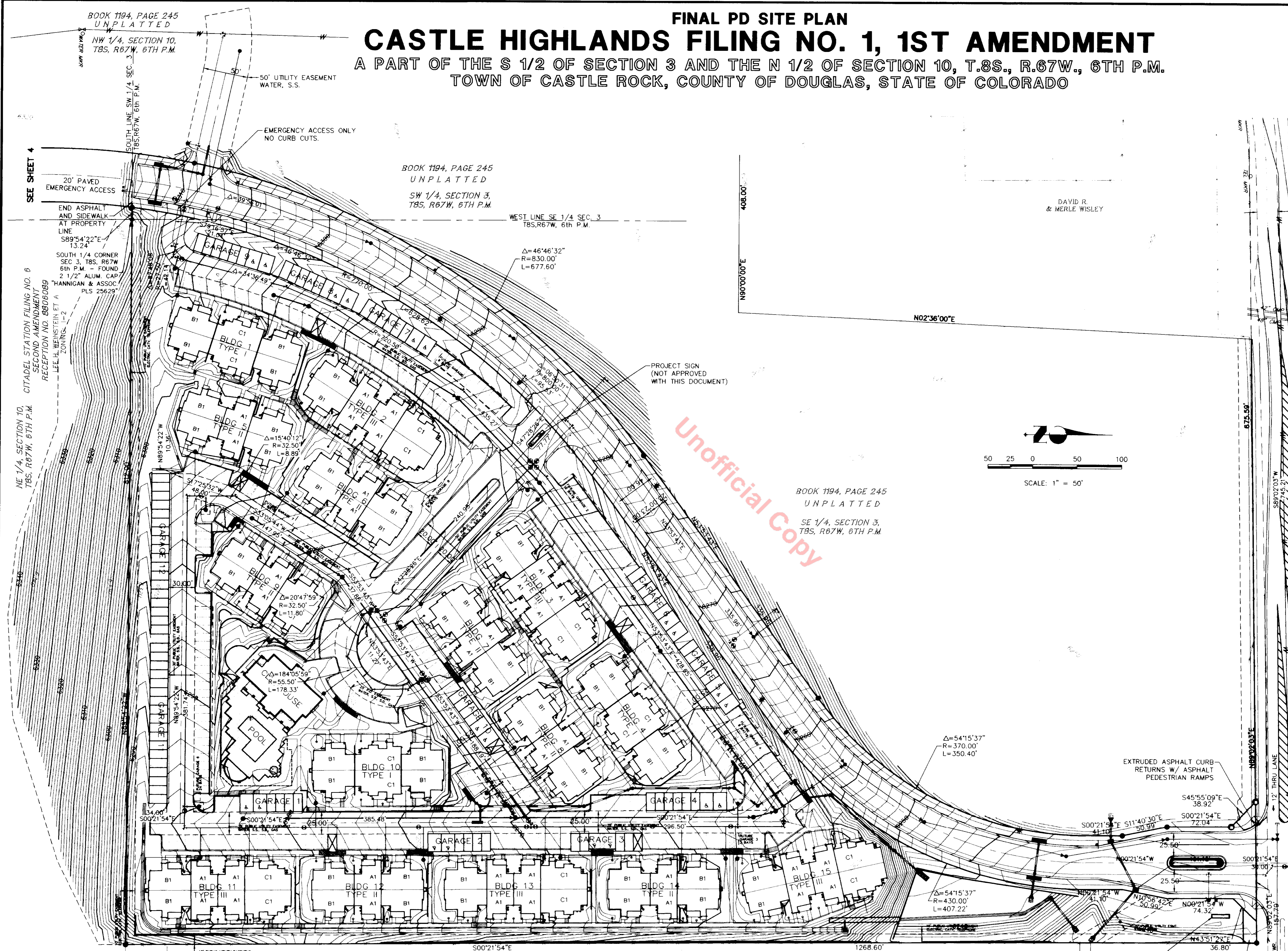
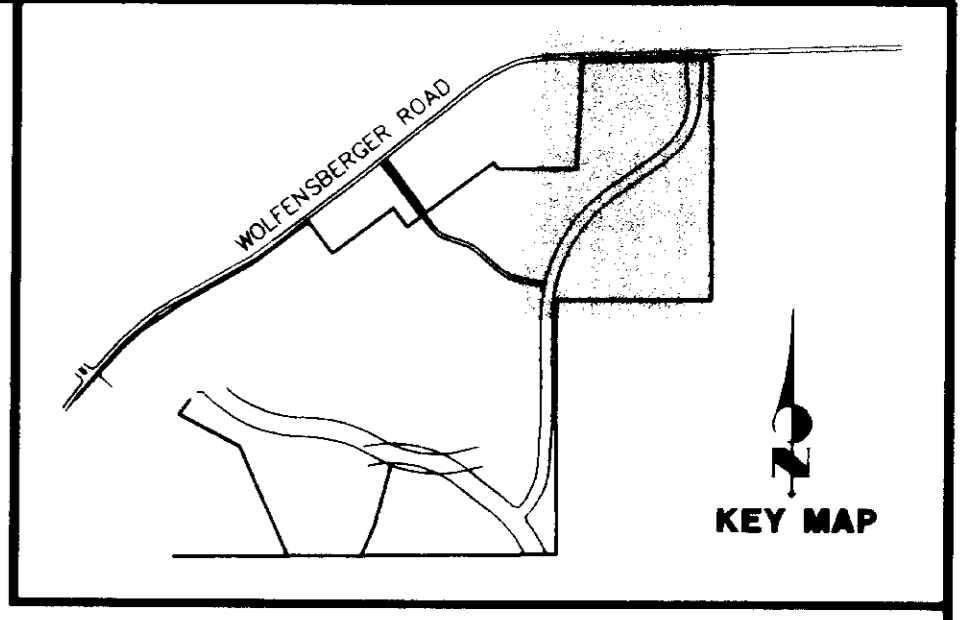
PROVIDED:	CURRENT	FUTURE	
SURFACE	284	206	
HANDICAP STANDARD	14	11	
	270	195	
DETACHED GARAGES	106	186	
HANDICAP STANDARD	20	11	
	86	196	
TOTAL PARKING PROVIDED	300 SPACES	391 SPACES	
RATIO	1.95 SPACES/UNIT	1.98 SPACES/UNIT	



FINAL PD SITE PLAN

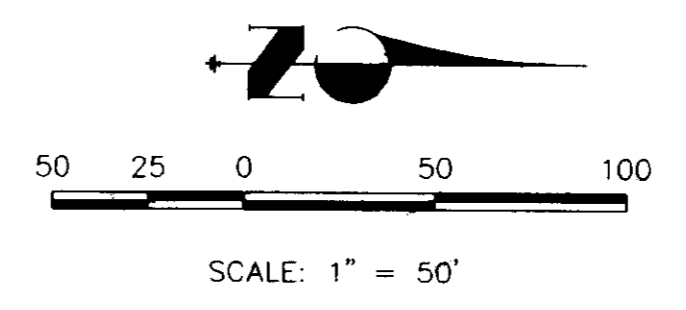
CASTLE HIGHLANDS FILING NO. 1, 1ST AMENDMENT

A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 25369"
- RECOVERED AND ACCEPTED QUARTER SECTION CORNER AS NOTED
- RECOVERED AND ACCEPTED DAVID E. ARCHER PIN AND CAP LS #6935
- S.S. SANITARY SEWER
- S.D. STORM DRAIN
- FIRE HYDRANT
- STREET LIGHT
- WATER METER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER



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BOOK 1104, PAGE 1942
UNPLATTED
WILLIAM B. &
LINDA C. GRAHAM
DOUGLAS COUNTY
ZONING - RR

BOOK 1182, PAGE 956
UNPLATTED
U.S. HOME
CORP.
DOUGLAS COUNTY
ZONING - A-1

RED HAWK DRIVE
CIVIL SITE PLAN
FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO. 1,
1ST AMENDMENT
JOB NO. 2316.06
3/9/01
SHEET 3 OF 14



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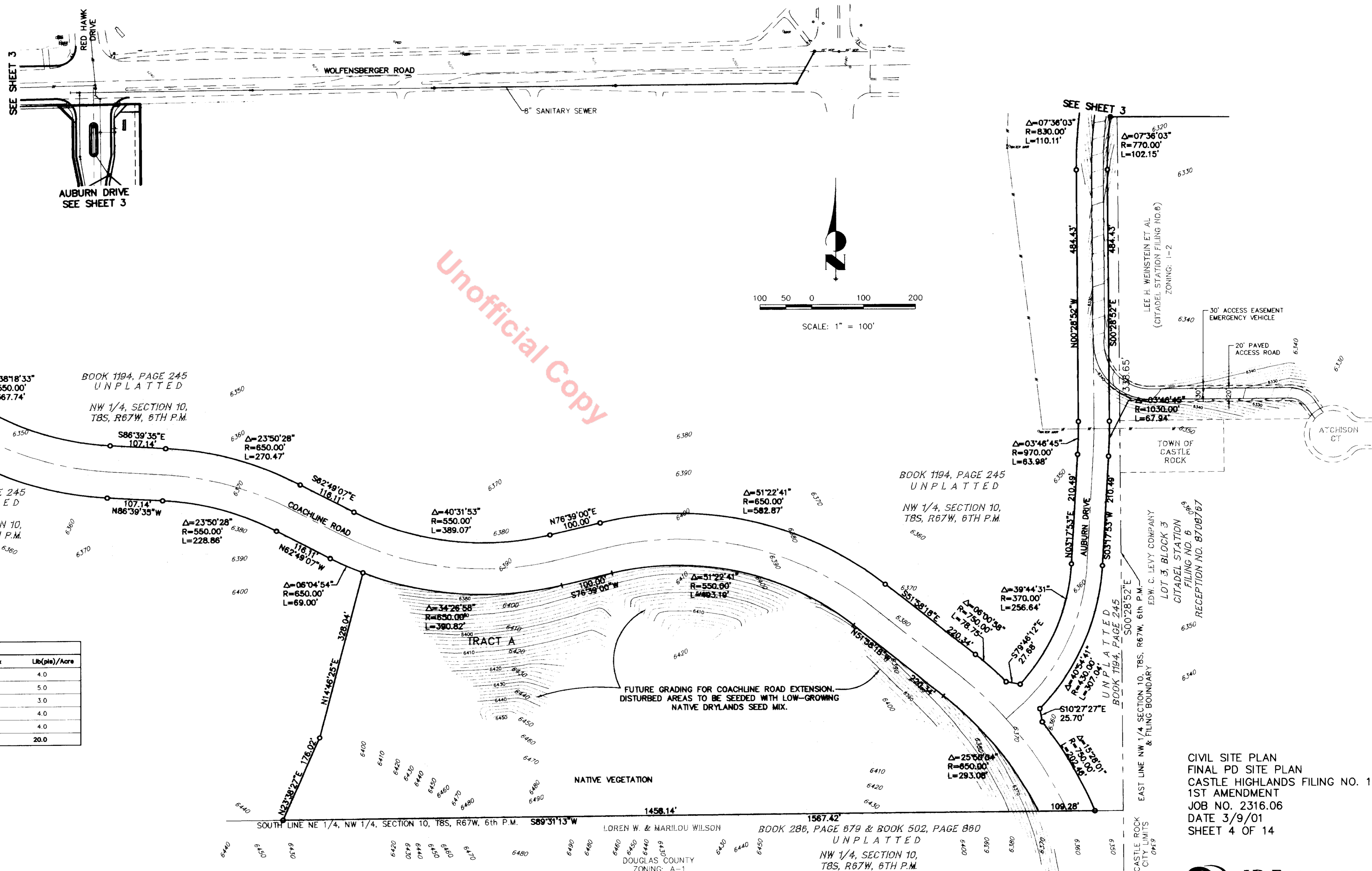
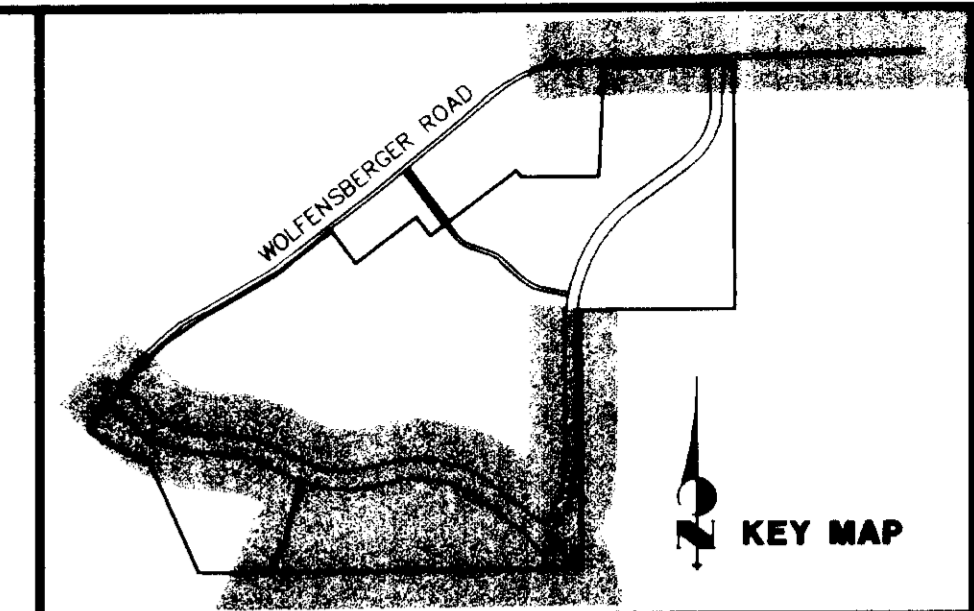
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BOOK 142, PAGE 96

CEDAR HILL CEMETERY
ASSOCIATION
DOUGLAS COUNTY
ZONING: A-1

SE 1/4, SECTION 3,
T8S, R67W, 6TH P.M.

PROJECT SIGN
(NOT APPROVED
WITH THIS DOCUMENT)

FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO. 1, 1ST AMENDMENT
 A PART OF THE S 1/2 OF SECTION 3 AND THE NORTH 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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LOW-GROWING NATIVE DRYLANDS SEED MIX				
Species	Common Name	Variety	% Mix	Lib(pla)/Acre
Agropyron cristatum	Crested Wheatgrass	Ephraim	20	4.0
Bromus inermis	Smooth Brome	Monchar	25	5.0
Bouteloua gracilis	Blue Grama	Lovington	15	3.0
Buchloe dactyloides	Buffalo	Plains	20	4.0
Bouteloua curtipendula	Sideoats Grama	Vaughn	20	4.0
TOTAL 100%				20.0

SEEDING NOTES

1. Whenever possible, the seed will be applied using a drill-type seeder. Seed will be sown to a depth of one-half inch (1/2") into a properly prepared seed bed. On sloping land, the seed shall be applied following the general contour. All seeded areas will be top dressed with either hydro-mulch, peat moss, or straw after the seeding is completed.

In areas where the drill method of seeding cannot be used, a broadcast method may be substituted. When using the broadcast method, the seeding rate must be doubled, and the area must be scarified and dragged after seeding, followed by suitable top dressing.

All seeding shall be done between October 1 and April 30.

2. Cover with site erosion control mat (Soil Saver, manufactured by Jim Wells Co., Commerce Plaza, Suite 119, 12820 Hillcrest Road, Dallas, TX 75230 (214) 239-8577. Staples shall be #11 gauge wire, U-shaped, 6" long.

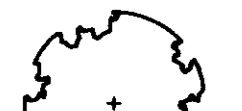


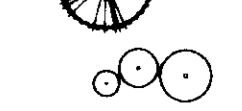
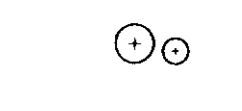

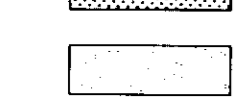
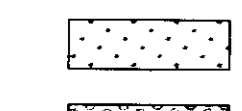

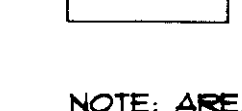
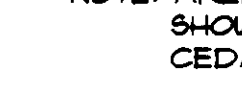
CIVIL SITE PLAN
 FINAL PD SITE PLAN
 CASTLE HIGHLANDS FILING NO. 1,
 1ST AMENDMENT
 JOB NO. 2316.06
 DATE 3/9/01
 SHEET 4 OF 14



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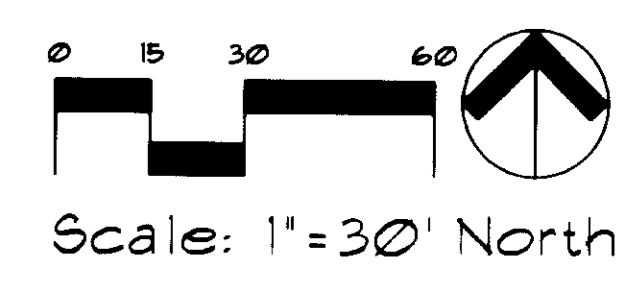
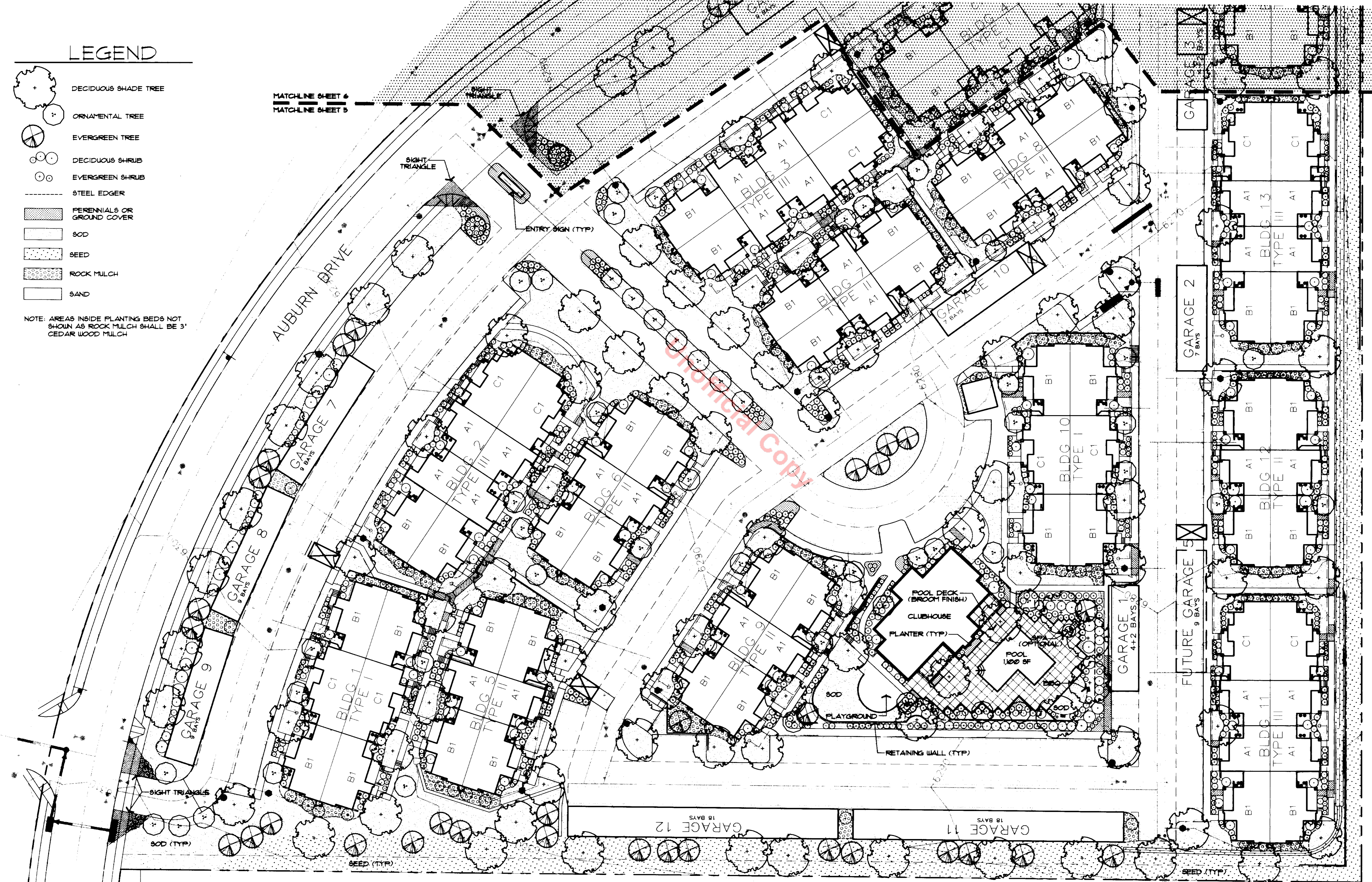
1ST AMENDMENT
CASTLE HIGHLANDS FILING NO.1
 A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

-  DECIDUOUS SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  DECIDUOUS SHRUB
-  EVERGREEN SHRUB
-  STEEL EDGER
-  PERENNIALS OR GROUND COVER
-  SOD
-  SEED
-  ROCK MULCH
-  SAND

NOTE: AREAS INSIDE PLANTING BEDS NOT SHOWN AS ROCK MULCH SHALL BE 3" CEDAR WOOD MULCH

MATCHLINE SHEET 4
 MATCHLINE SHEET 5



th associates Inc.
 2953 South Peoria Street, Ste 101
 Aurora, Colorado 80014
 303-770-7201 FAX 770-7132
 DATE: 03.14.01




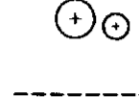


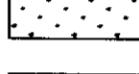
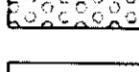

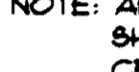

LANDSCAPE PLAN

1ST AMENDMENT

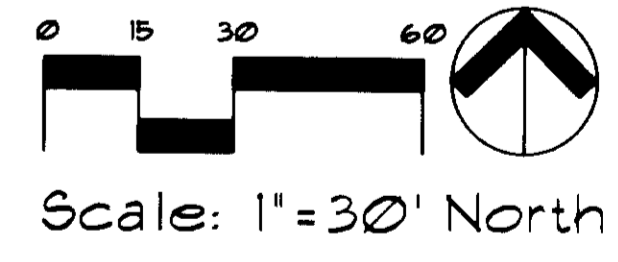
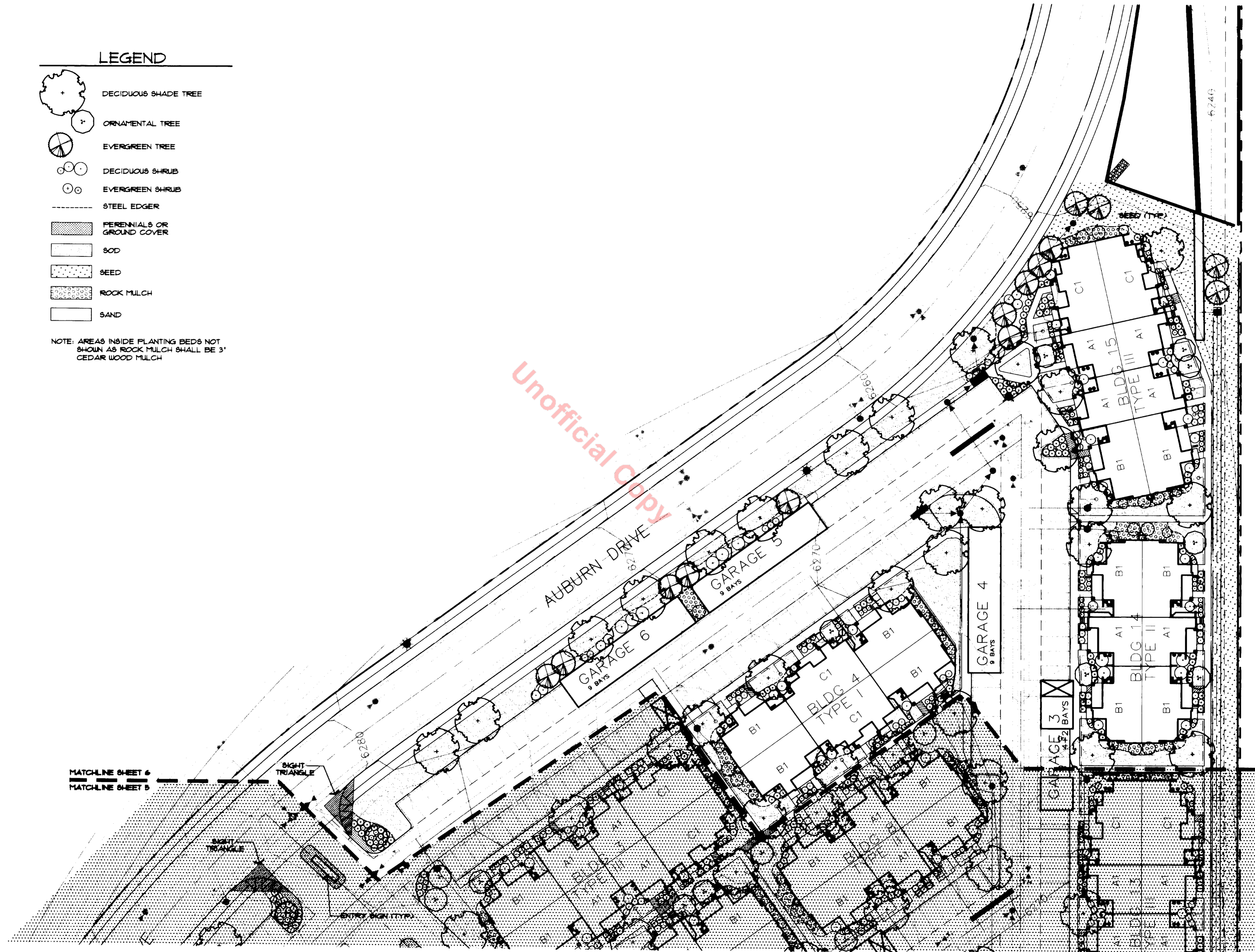
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT LIST

KEY	COMMON NAME	BOTANIC NAME	SIZE	REMARKS	
DECIDUOUS TREES 119					
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
	ROYAL RED NORWAY MAPLE	ACER PLATANOIDES 'ROYAL RED'	2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
	MARSHALL ASH	FRAXINUS PENNSYLVANICA LANCEOLATA 'MARSHALL'	2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
	BURR OAK	QUERCUS MACROCARPA	2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
EVERGREEN TREES 47					
	PONDEROSA PINE	PINUS PONDEROSA	6' HEIGHT	B4B, FULL AND BUSHY TO GROUND	
	COLORADO BLUE SPRUCE	FICEA FUNGENS 'GLAUCA'	6' HEIGHT	B4B, FULL AND BUSHY TO GROUND	
ORNAMENTAL TREES 65					
	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1 1/2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
	SPRING SNOW CRABAPPLE	MALUS SP. 'SPRING SNOW'	1 1/2" CALIPER	B4B, STRAIGHT TRUNK, FULL HEAD	
DECIDUOUS SHRUBS 1128					
	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.	18"-24" HEIGHT	
	ISANTI DOGWOOD	CORNUS STOLONIFERA ISANTI	5 GAL. CONT.	18"-24" HEIGHT	
	REDTIG DOGWOOD	CORNUS STOLONIFERA COLORADENSIS	5 GAL. CONT.	18"-24" HEIGHT	
	DWARF AMUR MAPLE	ACER GINNALA 'COMPACTA'	5 GAL. CONT.	18"-24" HEIGHT	
	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	5 GAL. CONT.	18"-24" HEIGHT	
	JACKMAN'S POTENTILLA	POTENTILLA FRUITICOSA 'JACKMANS'	5 GAL. CONT.	18"-24" HEIGHT	
	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. CONT.	18"-24" HEIGHT	
	THREE-LEAF SUMAC	RHUS TRILOBATA	5 GAL. CONT.	18"-24" HEIGHT	
	GOLD FLAME SPirea	SPiRAEA BURHALDA 'GOLD FLAME'	5 GAL. CONT.	18"-24" HEIGHT	
	WAYFARING TREE	VIBURNUM LANTANA	5 GAL. CONT.	18"-24" HEIGHT	
	APACHE PLUME	FALLUGIA PARADOXA	5 GAL. CONT.	18"-24" HEIGHT	
	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL. CONT.	18"-24" HEIGHT	
	LEADPLANT	AMORPHA CANESCENS	5 GAL. CONT.	18"-24" HEIGHT	
	EVERGREEN SHRUBS 566				
		BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.	24" MIN. SPREAD
COMPACT PFITZER JUNIPER		JUNIPERUS CHINENSIS PFITZERIANA COMPACTA	5 GAL. CONT.	24" MIN. SPREAD	
HUGHES JUNIPER		JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL. CONT.	24" MIN. SPREAD	
SCANDIA JUNIPER		JUNIPERUS SABINA 'SCANDIA'	5 GAL. CONT.	24" MIN. SPREAD	

PERENNIALS/GROUND COVER 1764

	ROCKY MTN. COLUMBINE	AQUILEGIA CAERULEA	1 GAL. CONT.	USE IN COMBINATION WHERE PERENNIALS SHOWN ON THE PLANS. USE AT LEAST 2 SPECIES PER PLANTING. MIN. 2 PLANTS PER SPECIES. SPACE AT 12" OC. MAX.
	BLUE FLAX	LINUM PERENNE		
	DWARF MIX LUPINE	LUPINUS MINARETTE'		
	FESCUE	FESTUCA OVINA GLAUCA		
	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS		
	FUSSYTOES	ANTENNARIA SP.		
	YARROW	ACHILLIA TOMENTOSA		

SOD BLEND

	FINE FESCUE 'RED' (33%)	PERENNIAL RYEGRASS 'PENNLAWN' (33%) BLUEGRASS 'MERIT', 'FLYING', 'COLUMBIA' AND 'MONOPOLY' (33%)
	PERENNIAL RYEGRASS 'PENNLAWN' (33%)	
	BLUEGRASS 'MERIT', 'FLYING', 'COLUMBIA' AND 'MONOPOLY' (33%)	

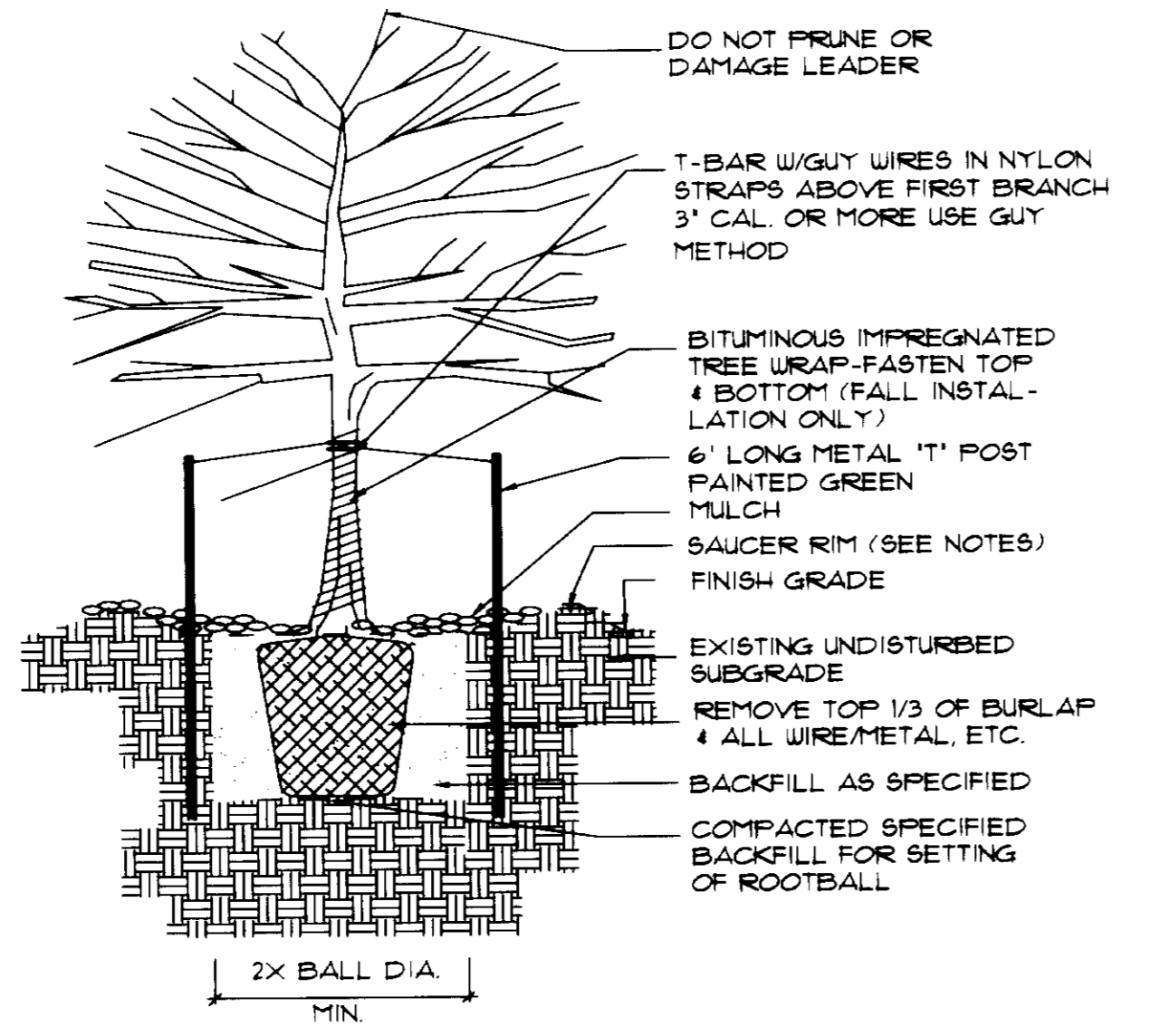
SEED BLEND

	WESTERN WHEATGRASS (40%)	LITTLE BLUESTEM (10%)
	GREEN NEEDLEGRASS (20%)	
	BLUE GRAMA (20%)	
	SIDEOATS GRAMA (10%)	

TOTAL LANDSCAPED AREAS

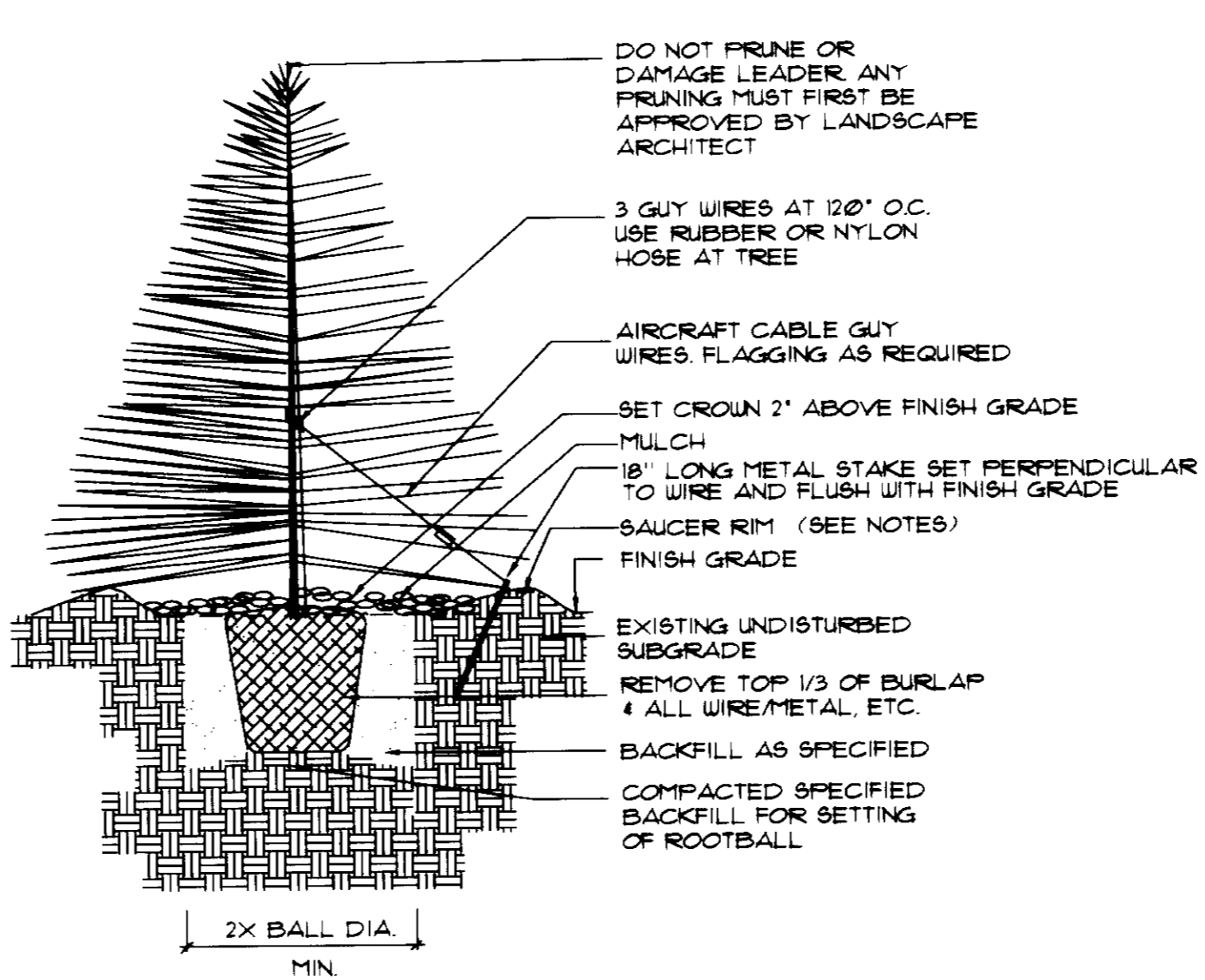
SOD =	58,300 SF
SEED =	32,300 SF
COBBLE =	12,600 SF
MULCH =	7,800 SF
PERENNIALS =	1,550 SF
SAND =	640 SF
	113,190 SF*

* TOTAL IS APPROXIMATE



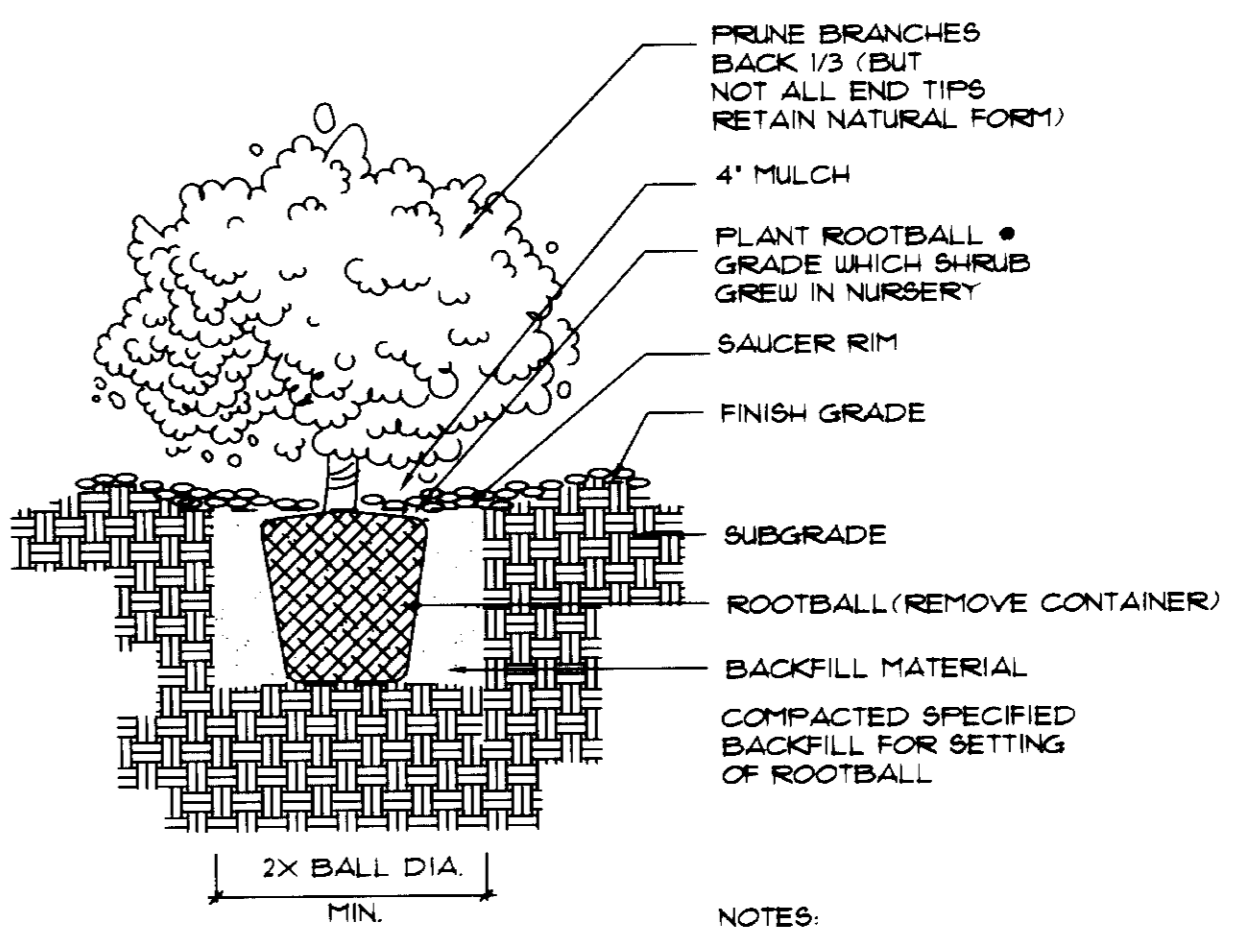
- NOTES:
- TREE STRAP AT TREE TRUNK WILL BE A LENGTH TO PREVENT GUY WIRES FROM TOUCHING THE TREE TRUNK.
 - TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

DECIDUOUS TREE PLANTING
NOT TO SCALE



- NOTES:
- TREE STRAP AT TREE TRUNK WILL BE A LENGTH TO PREVENT GUY WIRES FROM TOUCHING THE TREE TRUNK.
 - TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
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EVERGREEN TREE PLANTING
NOT TO SCALE



- NOTES:
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES:

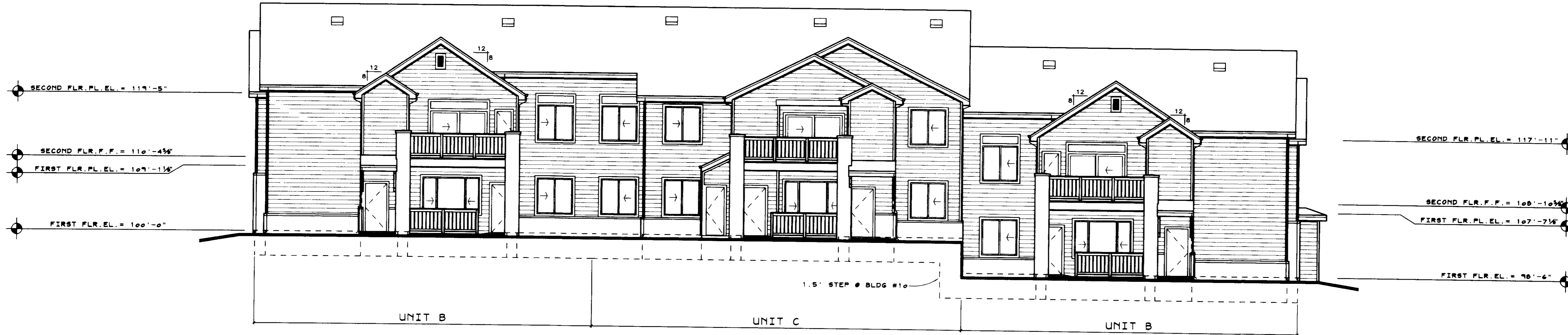
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- THE OWNER'S OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CASTLE ROCK IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE LANDSCAPED AREAS.
- CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL HAVE UTILITIES BLUE STAKED (1-800-922-1987) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- FURNISH AND INSTALL PLANT MATERIAL AS NOTED. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE OWNER. SHOULD A DISCREPANCY IN QUANTITIES OCCUR, PLANT QUANTITIES ON AN SHALL TAKE PRECEDENCE OVER THOSE IN THE PLANT SCHEDULE. ANY DISCREPANCY ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DECIDUOUS TREES LOCATED WITHIN 60D AREA SHALL BE PROVIDED WITH A 4" SETTLED DEPTH OF WOOD MULCH IN TREE SAUCERS.
- INSTALL 3" OF SHREDDED WESTERN RED CEDAR MULCH OVER GEOTEXTILE FABRIC THROUGHOUT PLANTING BED AREAS. NO WEED BARRIER IS TO BE VISIBLE. EXCAVATE SOIL WHERE NECESSARY TO KEEP TOP OF MULCH BEDS 1" BELOW FINISH GRADE.
- ALL TREES SHALL BE A MINIMUM OF 5' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- PROVIDE A STAKED OUT LAYOUT OF ALL PLANTING AND EDGER LOCATIONS FOR REVIEW BY LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL STAY WITHIN THE LIMIT OF WORK LINES UNLESS APPROVED IN WRITING BY OWNER. CONTRACTOR SHALL REPLACE ANY PROPERTY DAMAGE THAT OCCURS OUTSIDE THE LIMIT OF WORK LINES AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPLACING ALL DAMAGED PROPERTY WITHIN THE LIMIT OF WORK LINES.
- ALL NEW SOIL SHALL BE TOPSOIL APPROVED BY THE LANDSCAPE ARCHITECT. SEE NOTE 15 FOR SOIL IMPROVEMENT SPECIFICATIONS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR COORDINATING THE PLANTING AND IRRIGATION PROCESS WITH THAT OF THE ELECTRICAL ENGINEER AND ARCHITECT.
- NEW LANDSCAPE SUBGRADE (1'-05) SHALL BE AS FOLLOWS UNLESS OTHERWISE STATED:
PLANT AREAS: 4" BELOW FINISH GRADE (1" SOIL PREP, 3" MULCH)
SOD AREAS: 2" BELOW FINISH GRADE (1" SOIL PREP, 1" SOD)
- ALL BRANCHES WHICH MIGHT HINDER EITHER PEDESTRIAN OR VEHICULAR MOVEMENTS SHALL BE REMOVED. ANY BRANCHES LOWER THAN 8' OVER SIDEWALKS OR ROAD SHALL BE REMOVED. CONTRACTOR TO UTILIZE PROPER PRUNING TECHNIQUES.
- PRIOR TO PLANTING, PREPARE THE ENTIRE SITE WITH 3 YARDS/1000 SQUARE FEET OF 50% NITROLYZED ASPEN HUMUS AND 50% DAIRY COW MANURE AGED A MINIMUM OF 1-1/2 YEARS WITH A MINIMUM OF 60% ORGANIC MATTER AND A pH OF 6.0-7.0, ROTOTILLED A MINIMUM OF 6" DEEP.
- EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOTBALL. STAKE DECIDUOUS TREES WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRE SHALL CONTACT THE TRUNK AT ANY TIME. TREE WRAP DECIDUOUS TREES PLANTED AFTER AUGUST 30TH TO FIRST BRANCH.
- LAY SOD ON A FIRM BED, WITH TIGHT JOINTS AND NO VOIDS, BETWEEN STRIPS. REPAIR MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION AND PRIOR TO FINAL ACCEPTANCE.
- PROVIDE 4" WIDE X 1/8" THICK GREEN RYERSON STEEL EDGING WITH PINS, OR APPROVED EQUAL, WHERE SHOWN ON THE PLAN.
- ALL PLANT MATERIAL SHOWN ON THE PLANS WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM WILL USE DRIP IRRIGATION FOR SHRUB AREAS AND POP-UP SPRAY HEADS FOR LAWN AREAS. COVERAGE OF ALL SPRAY HEADS SHALL BE 100% OVERLAP (HEAD TO HEAD COVERAGE).
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL EACH AREA HAS BEEN APPROVED BY OWNER. UPON APPROVAL, THE GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN. ANY PLANT MATERIAL THAT DIES DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. UPON LANDSCAPE ACCEPTANCE, LANDSCAPE MAINTENANCE WILL BE PROVIDED FOR BY THE OWNER.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

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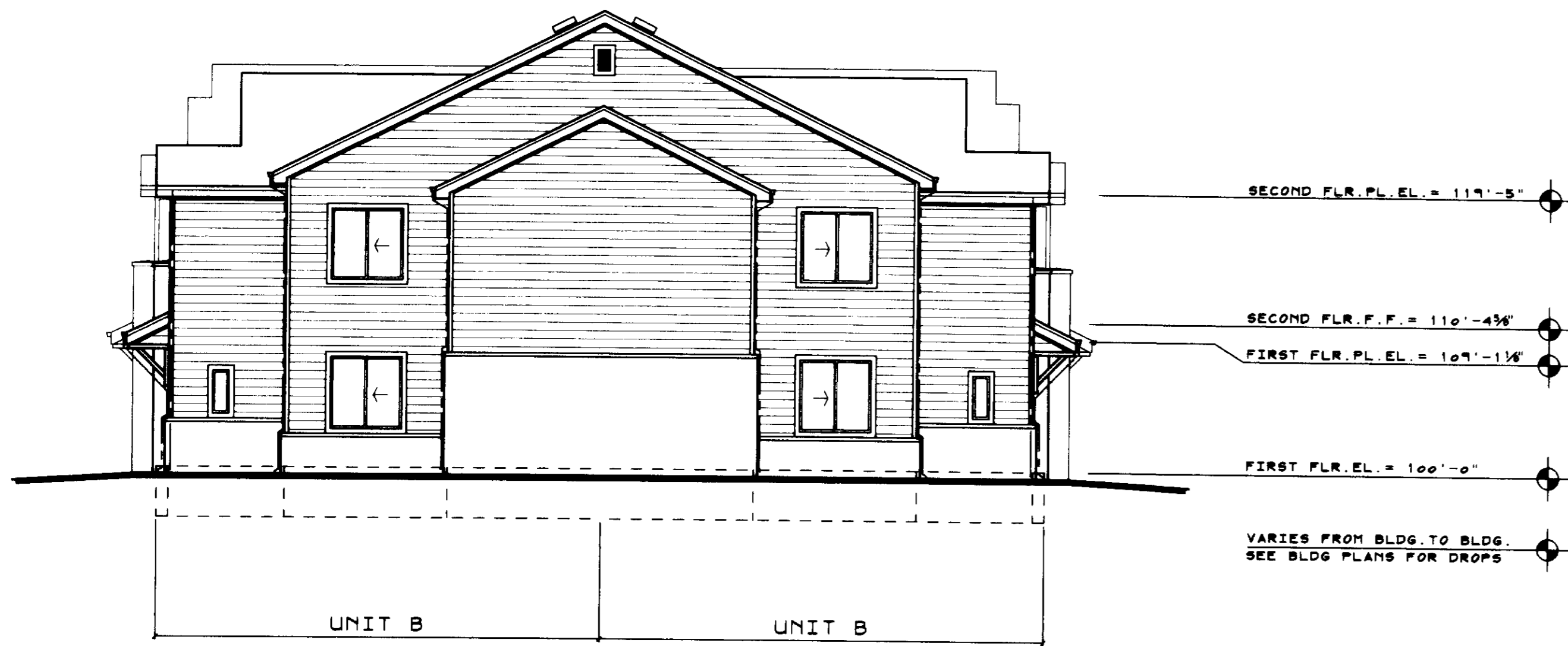
DATE: 03.14.01
LANDSCAPE NOTES/ DETAILS
1ST AMENDMENT

CASTLE HIGHLANDS FILING NO.1

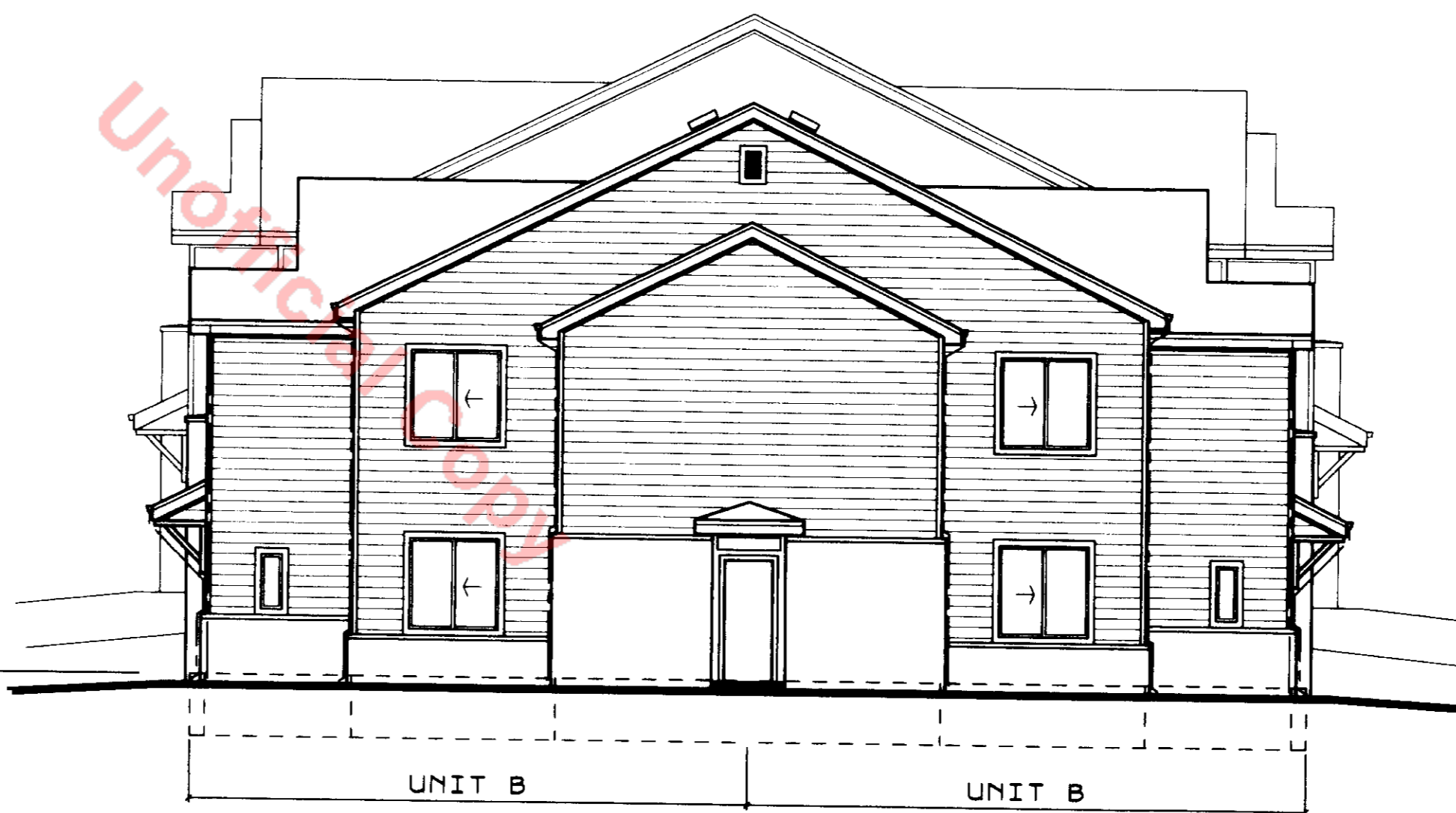
FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO.1, 1ST AMENDMENT
 A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
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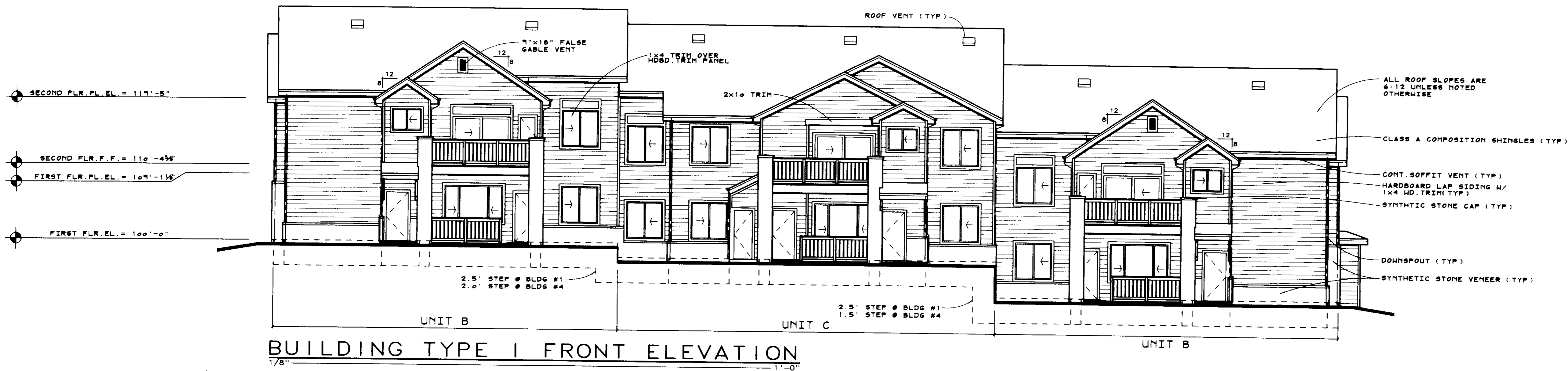
BUILDING TYPE I FRONT ELEVATION
 1/8" 1'-0"



BUILDING TYPE I LEFT ELEVATION
 1/8" 1'-0"



BUILDING TYPE I RIGHT ELEVATION
 1/8" 1'-0"



BUILDING TYPE I FRONT ELEVATION
 1/8" 1'-0"

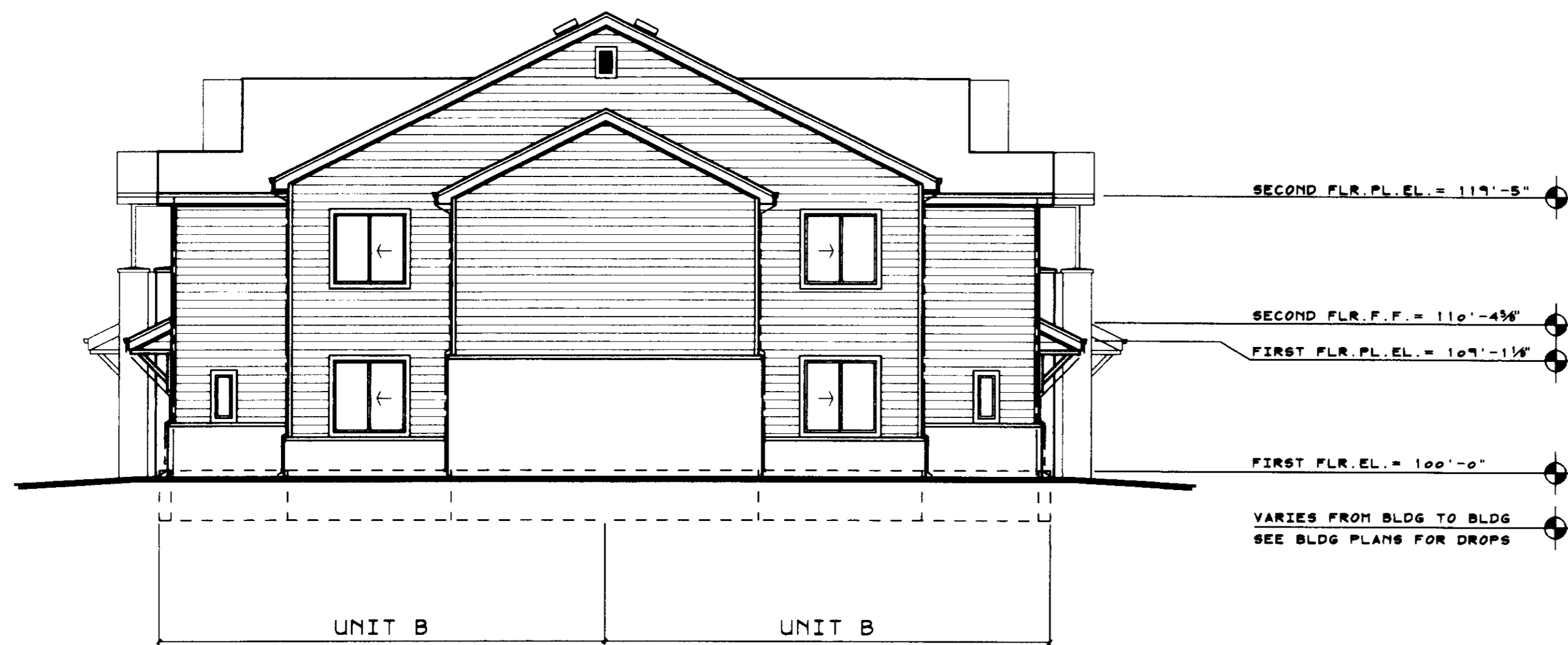
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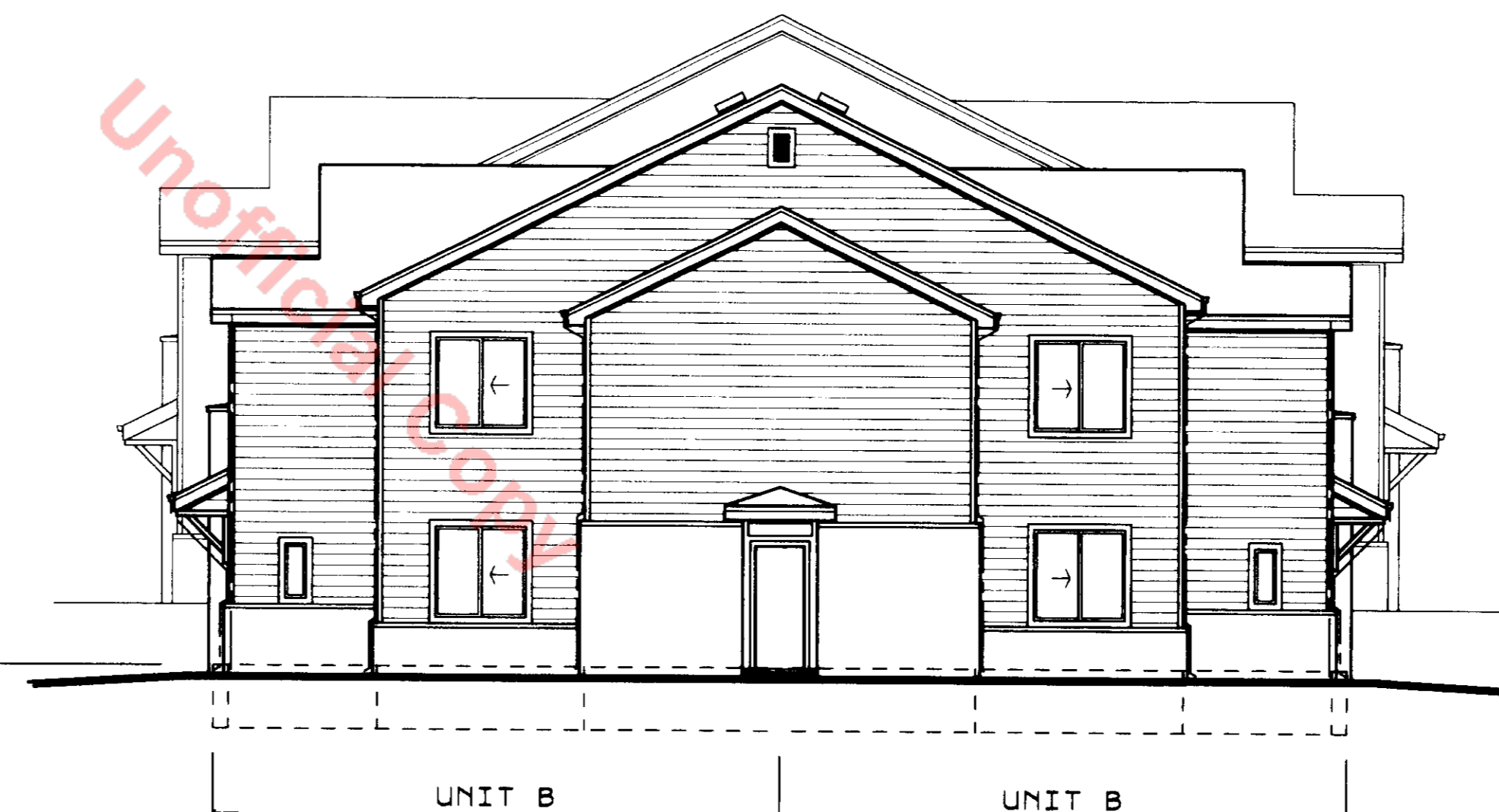
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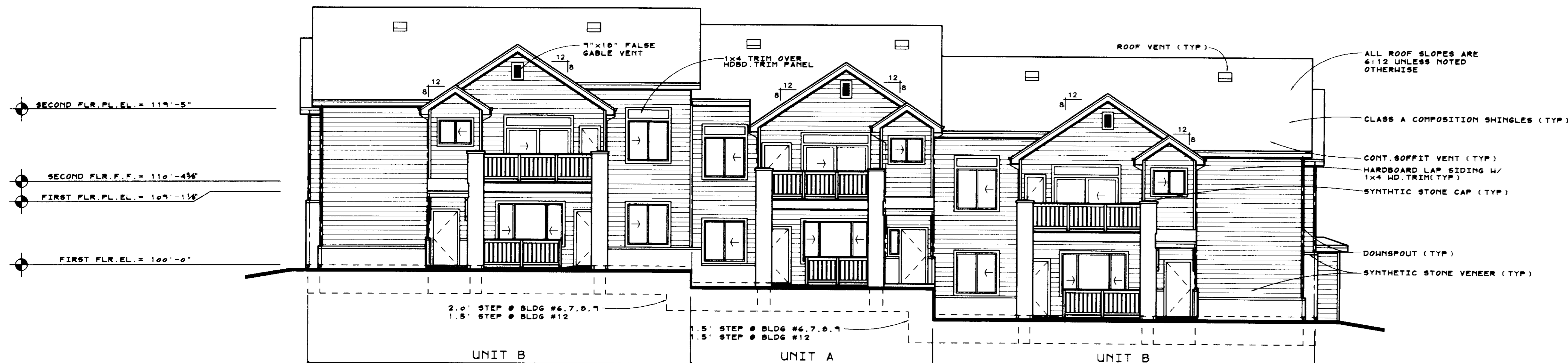
BUILDING TYPE II FRONT ELEVATION
 1/8" = 1'-0"



BUILDING TYPE II LEFT ELEVATION
 1/8" = 1'-0"



BUILDING TYPE II RIGHT ELEVATION
 1/8" = 1'-0"



BUILDING TYPE II FRONT ELEVATION
 1/8" = 1'-0"

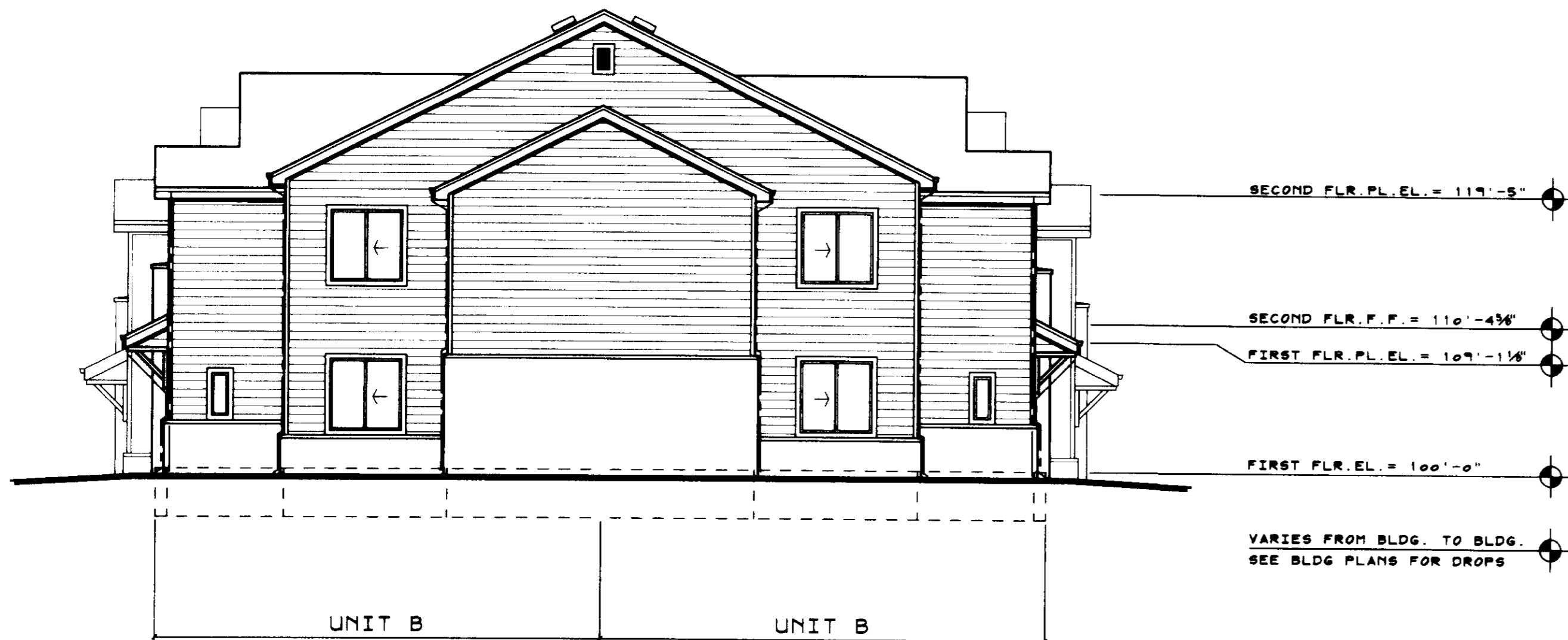
FINAL PD SITE PLAN

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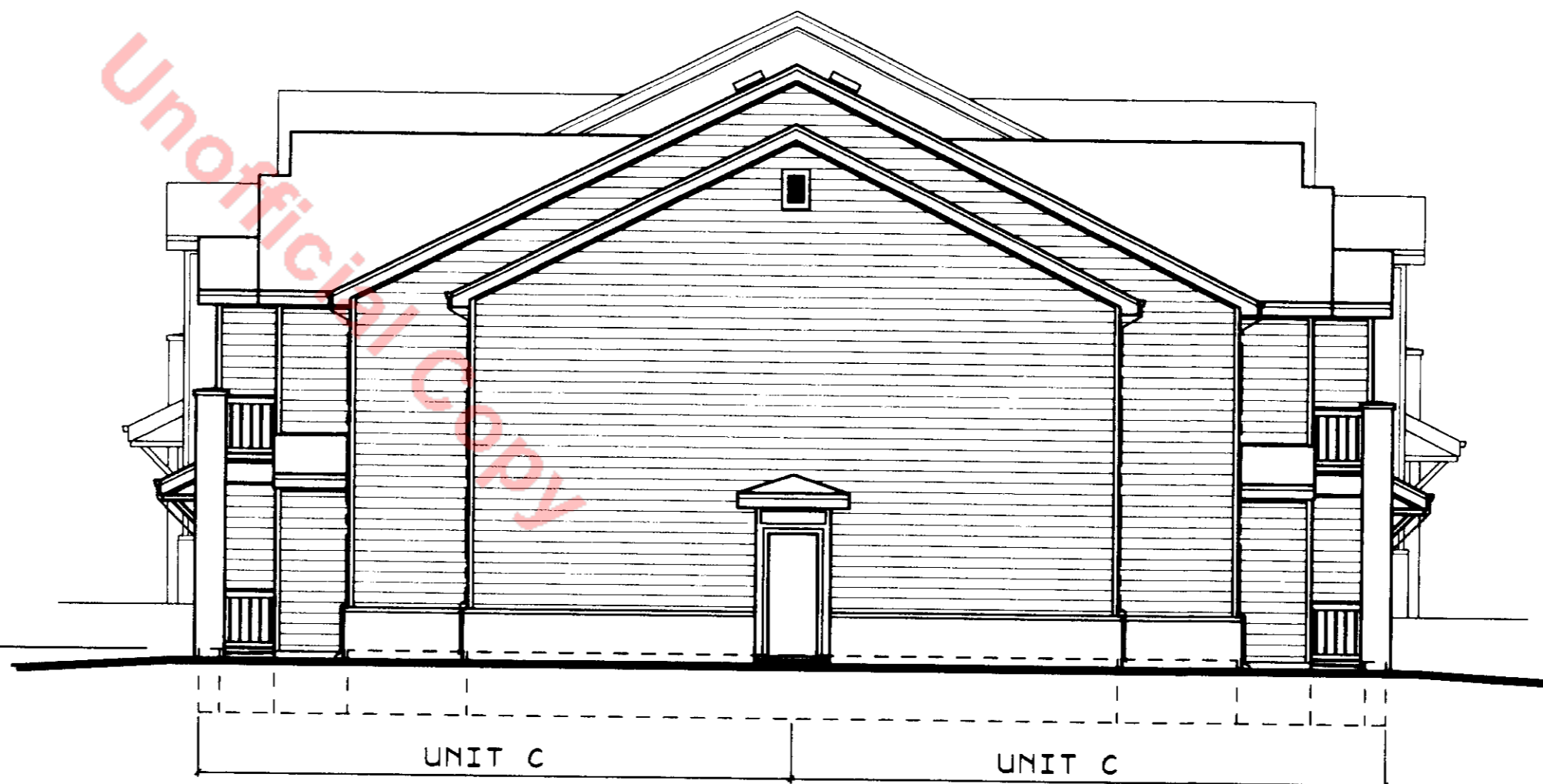
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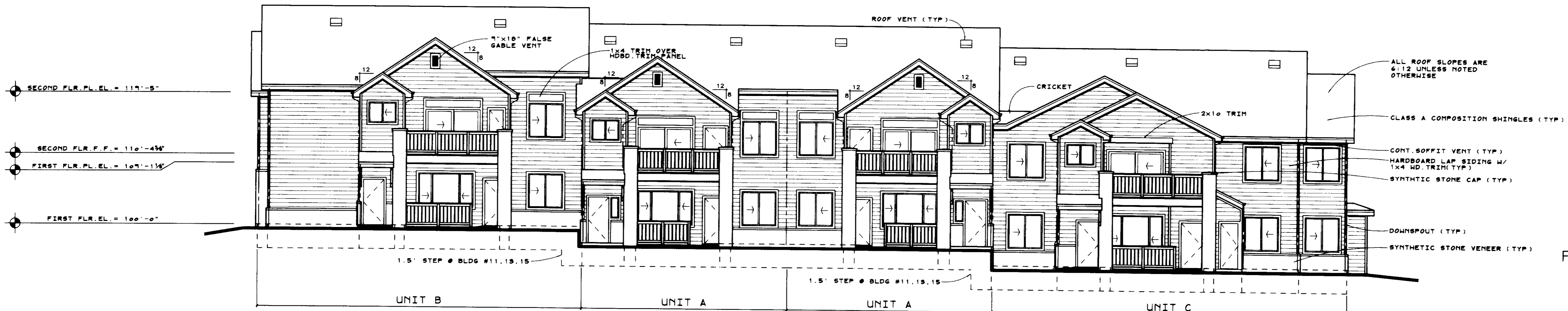
BUILDING TYPE III FRONT ELEVATION
 REAR ELEVATION TO BE MIRRORED
 NOTES TO BE SIMILAR TO NOTES BELOW
 1/8" = 1'-0"



BUILDING TYPE III LEFT ELEVATION
 1/8" = 1'-0"



BUILDING TYPE III RIGHT ELEVATION
 1/8" = 1'-0"

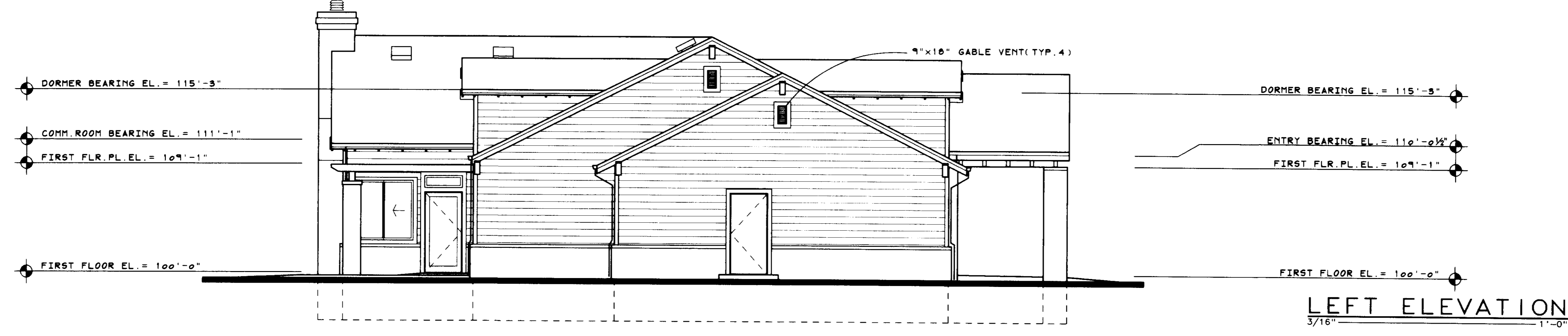
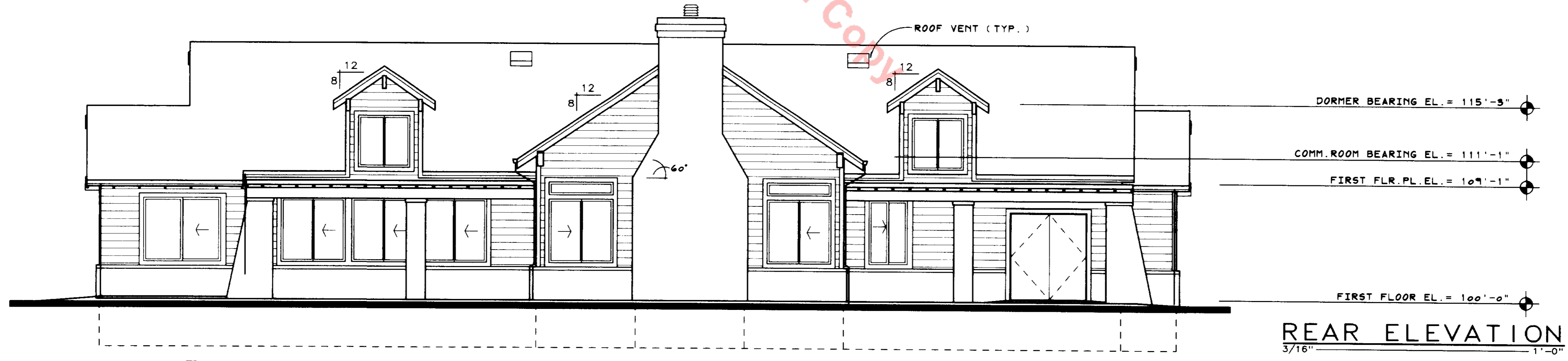
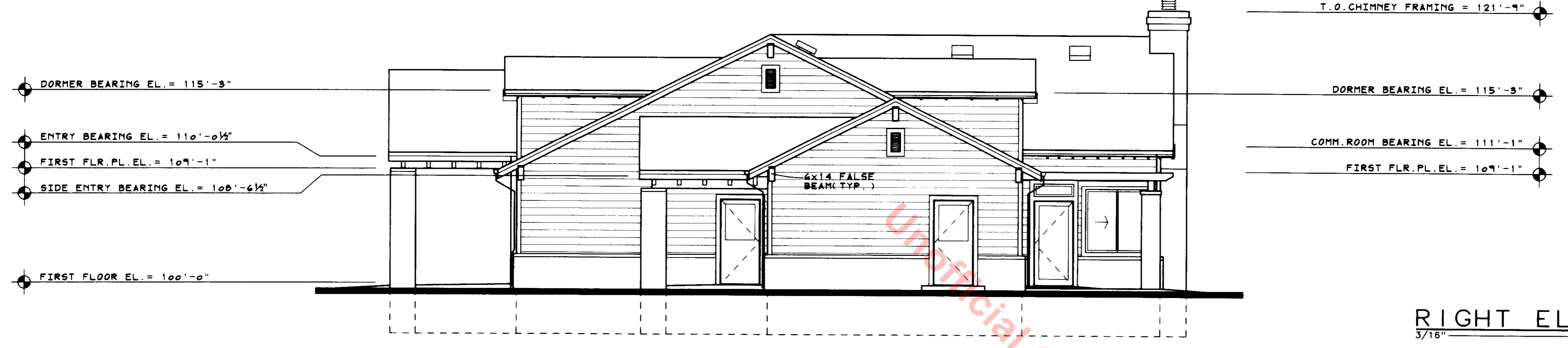
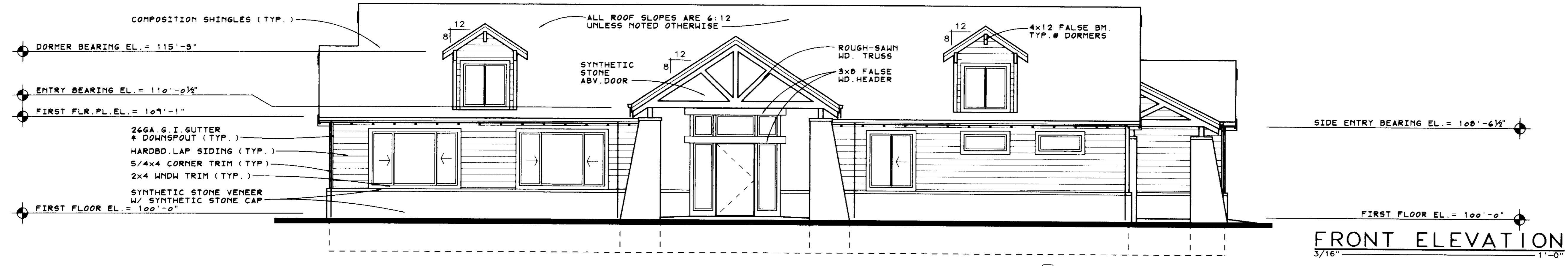


BUILDING TYPE III FRONT ELEVATION
 REAR ELEVATION TO BE MIRRORED
 1/8" = 1'-0"

FINAL PD SITE PLAN

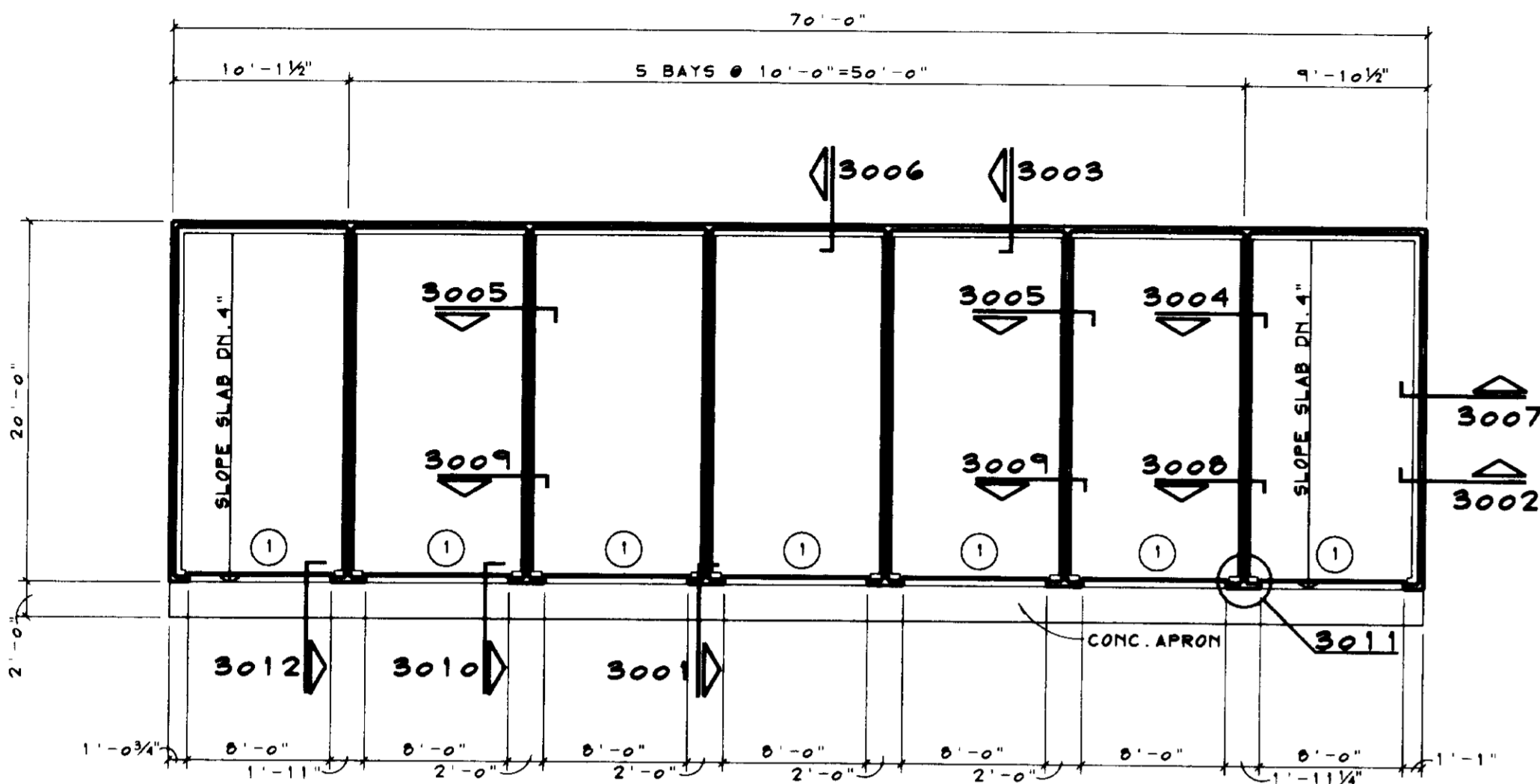
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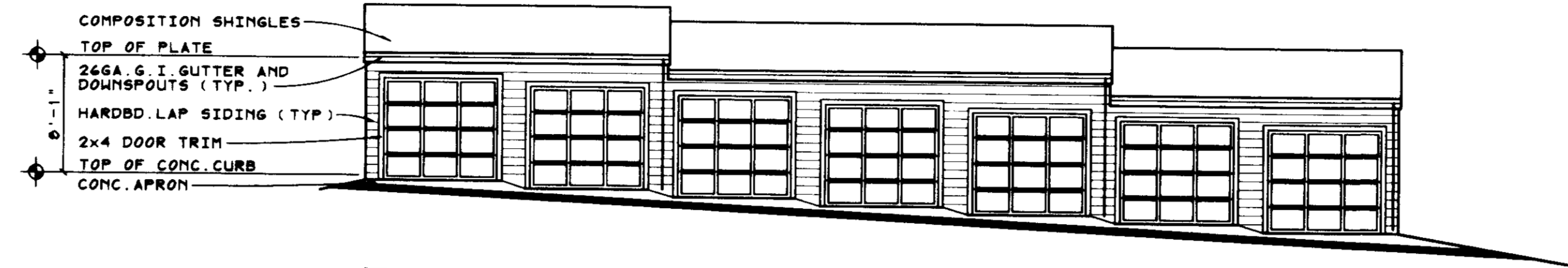
FINAL PD SITE PLAN
 CASTLE HIGHLANDS
 FILING NO.1
 1st AMENDMENT
 11 OF 14

FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO. 1, 1ST AMENDMENT
 A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
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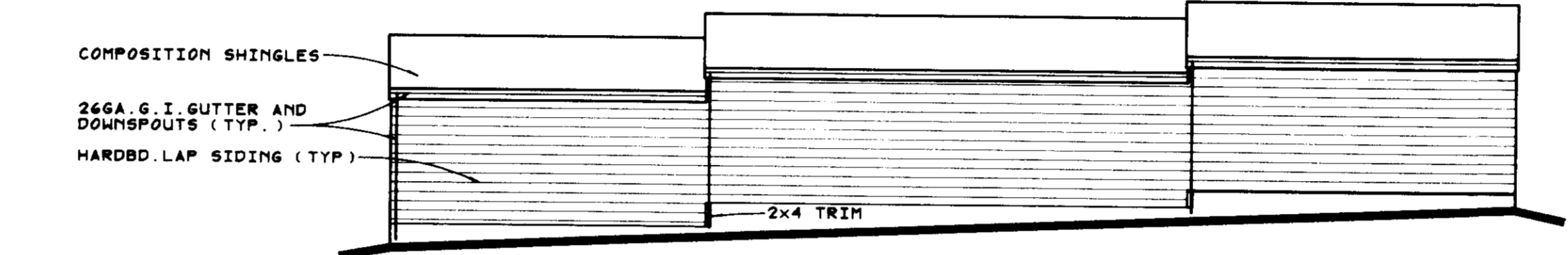


7 BAY GARAGE PLAN
 1/8" = 1'-0"

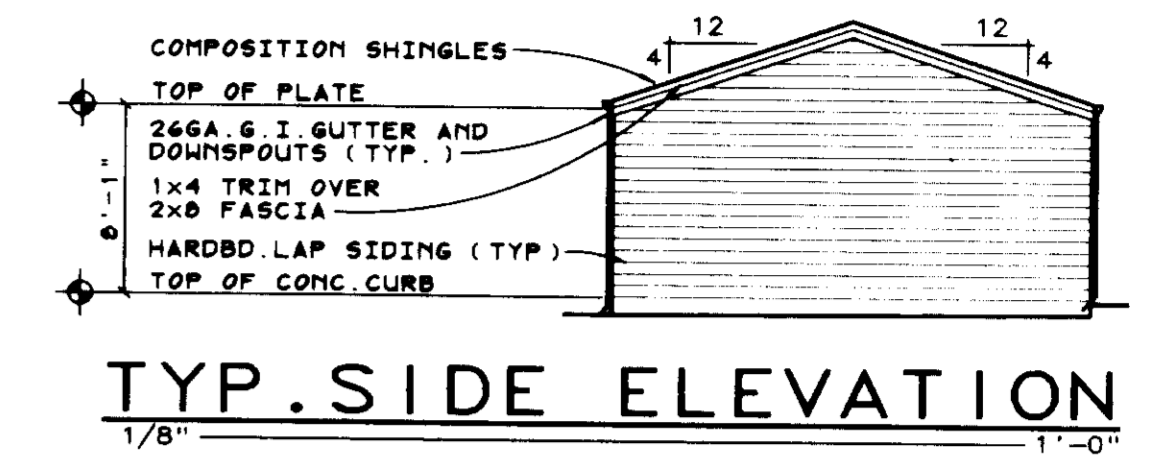
NOTE: SEE ARCHITECTURAL SLAB PLANS ON SHT. A-25 OR A-26 FOR STEPS IN CURB WALLS AND FLOOR SLABS.



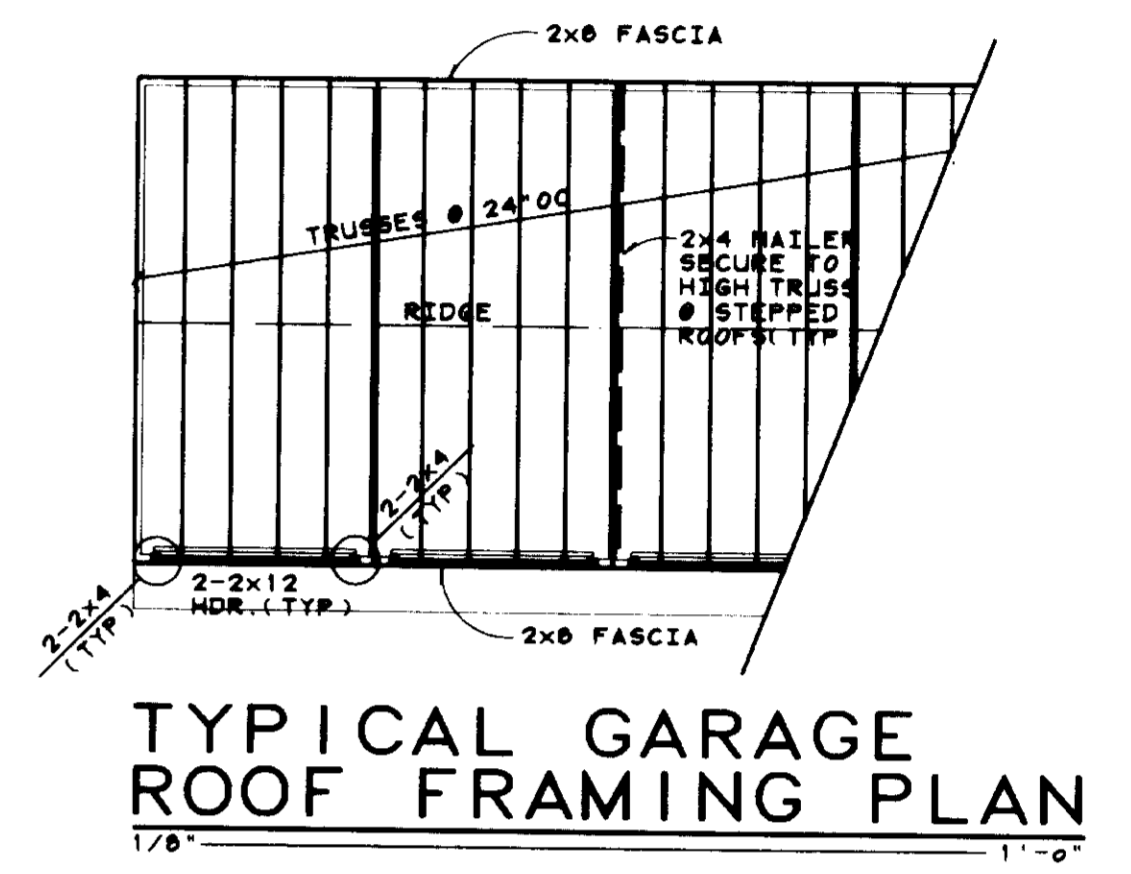
7 UNIT FRONT ELEVATION
 1/8" = 1'-0"



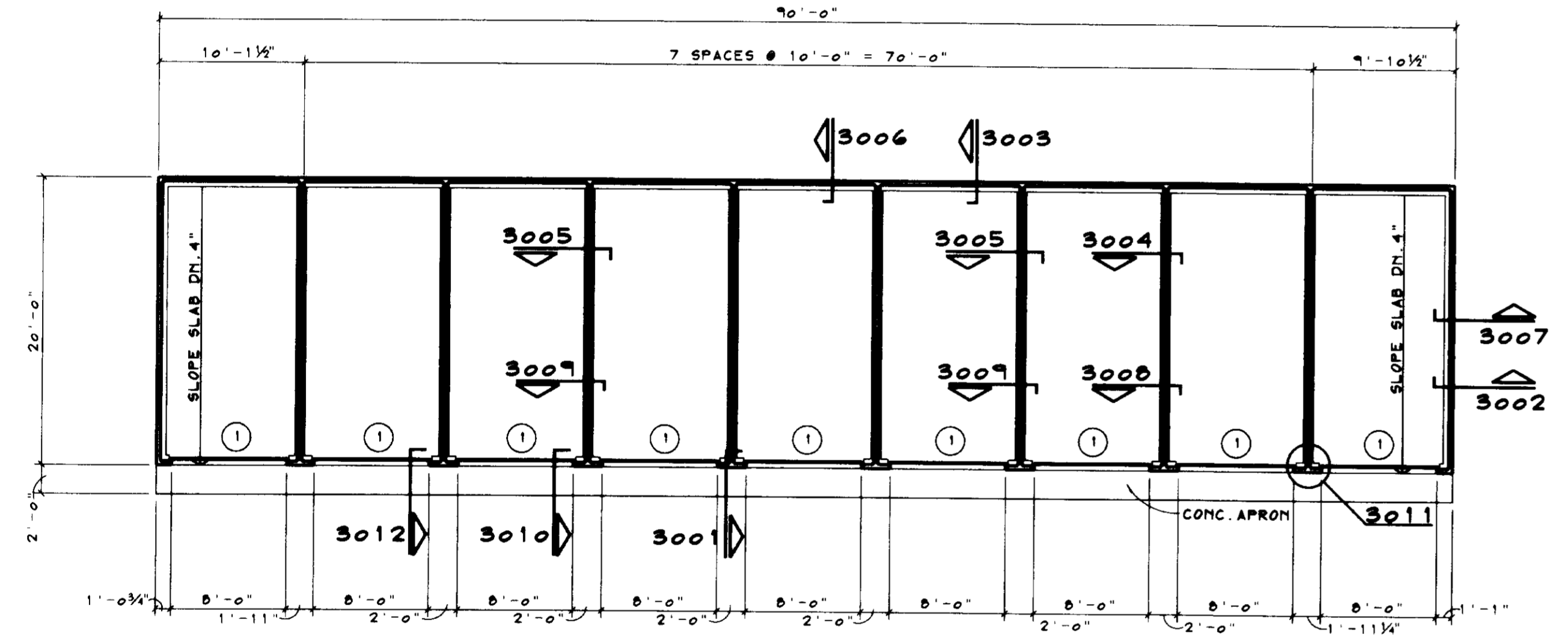
7 UNIT REAR ELEVATION
 1/8" = 1'-0"



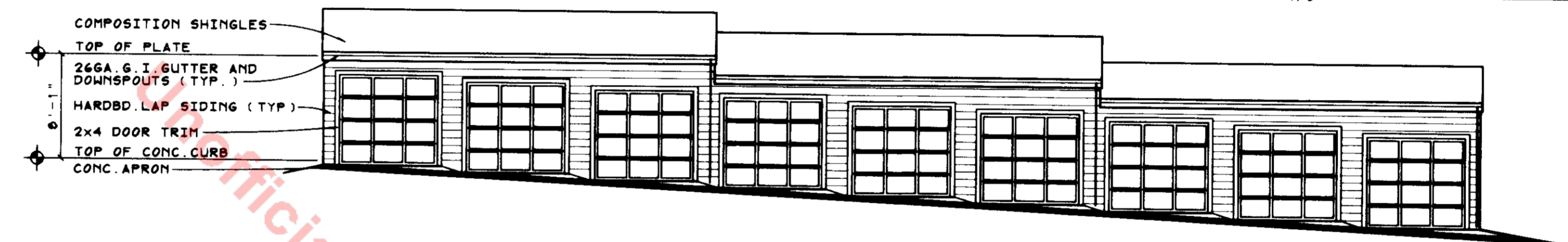
TYP. SIDE ELEVATION
 1/8" = 1'-0"



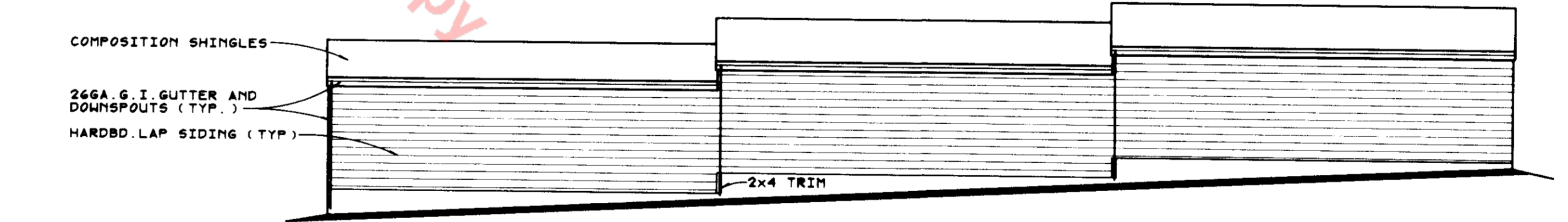
TYPICAL GARAGE ROOF FRAMING PLAN
 1/8" = 1'-0"



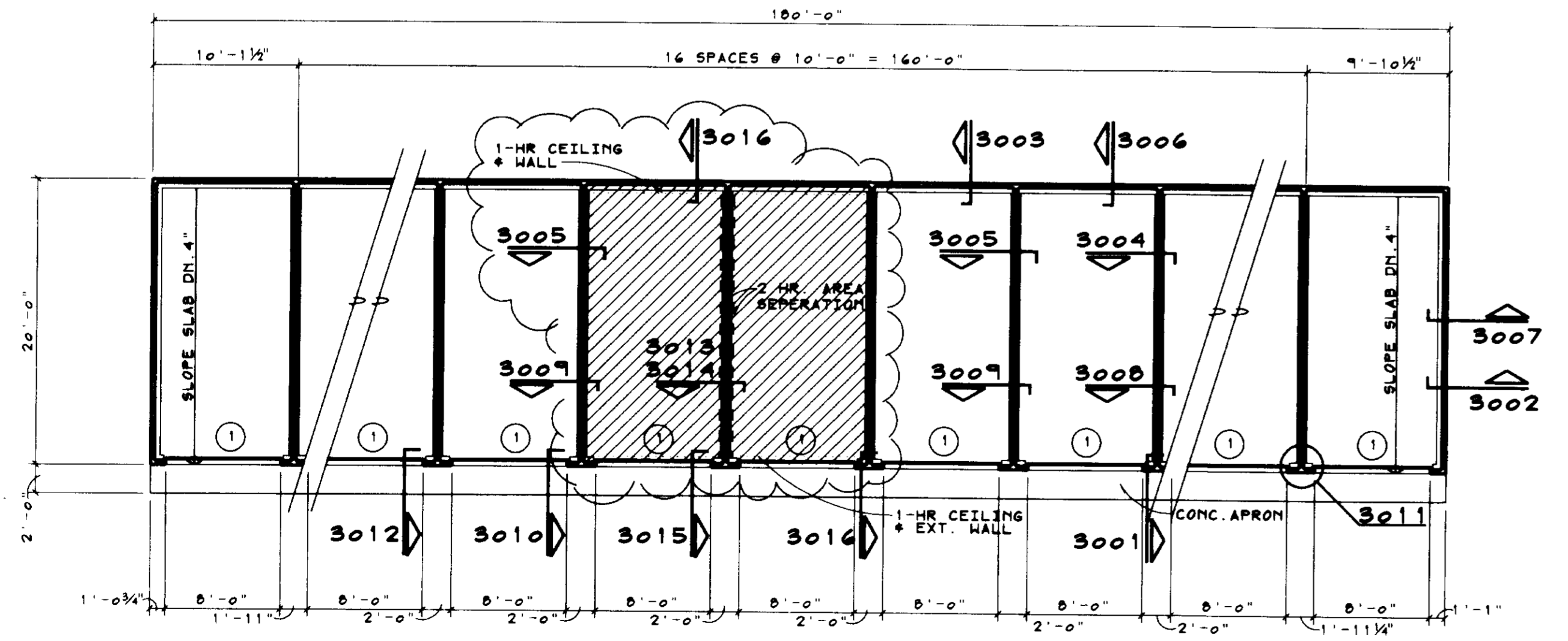
NOTE: SEE ARCHITECTURAL SLAB PLANS ON SHT. A-25 OR A-26 FOR STEPS IN CURB WALLS AND FLOOR SLABS.



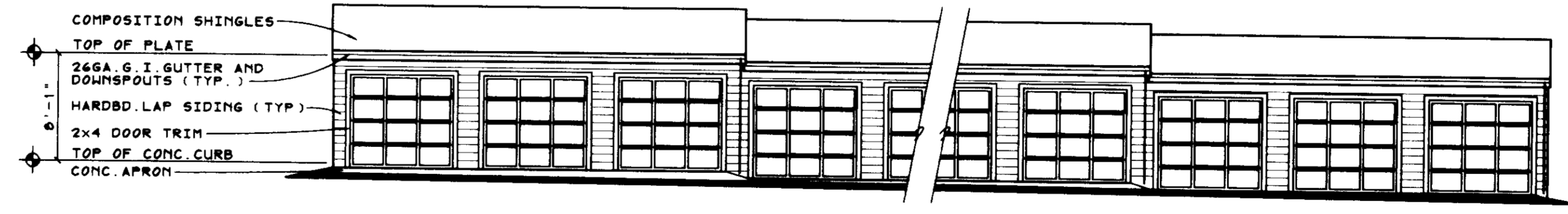
9 UNIT FRONT ELEVATION
 1/8" = 1'-0"



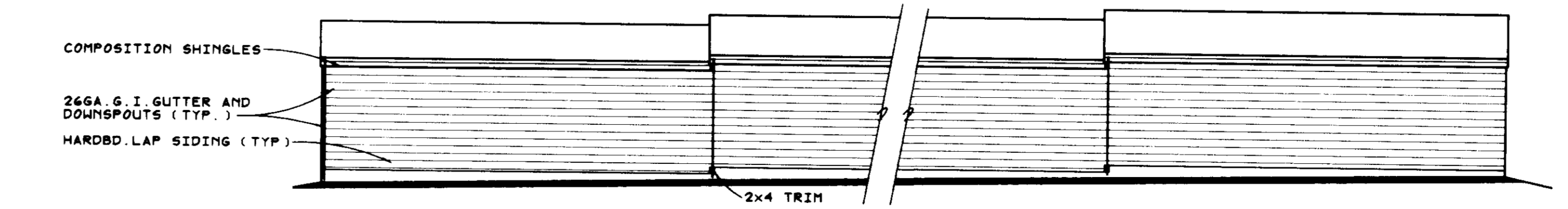
9 UNIT REAR ELEVATION
 1/8" = 1'-0"



NOTE: SEE ARCHITECTURAL SLAB PLANS ON SHT. A-25 OR A-26 FOR STEPS IN CURB WALLS AND FLOOR SLABS.



18 UNIT FRONT ELEVATION
 1/8" = 1'-0"

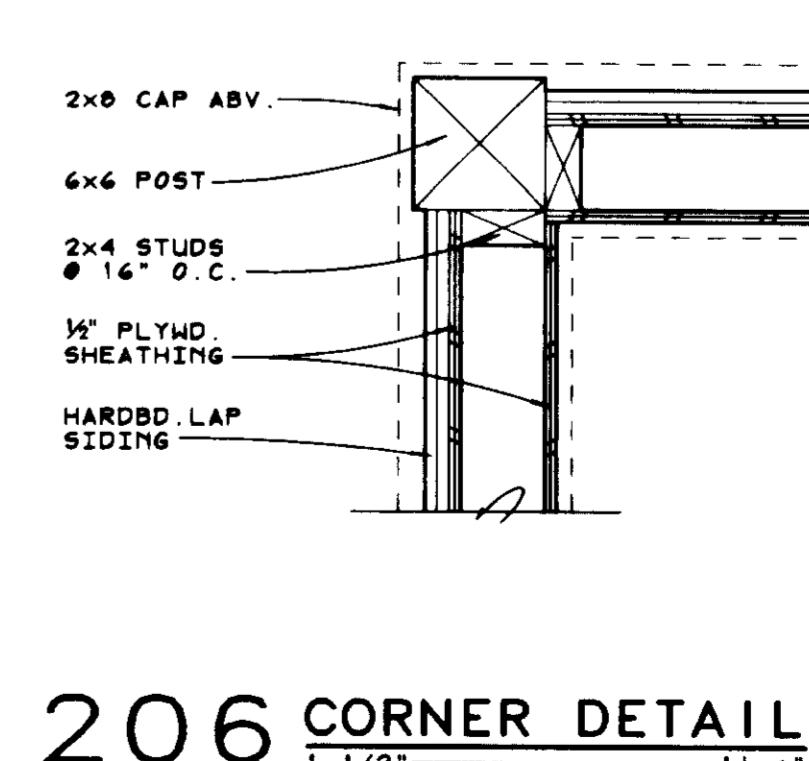
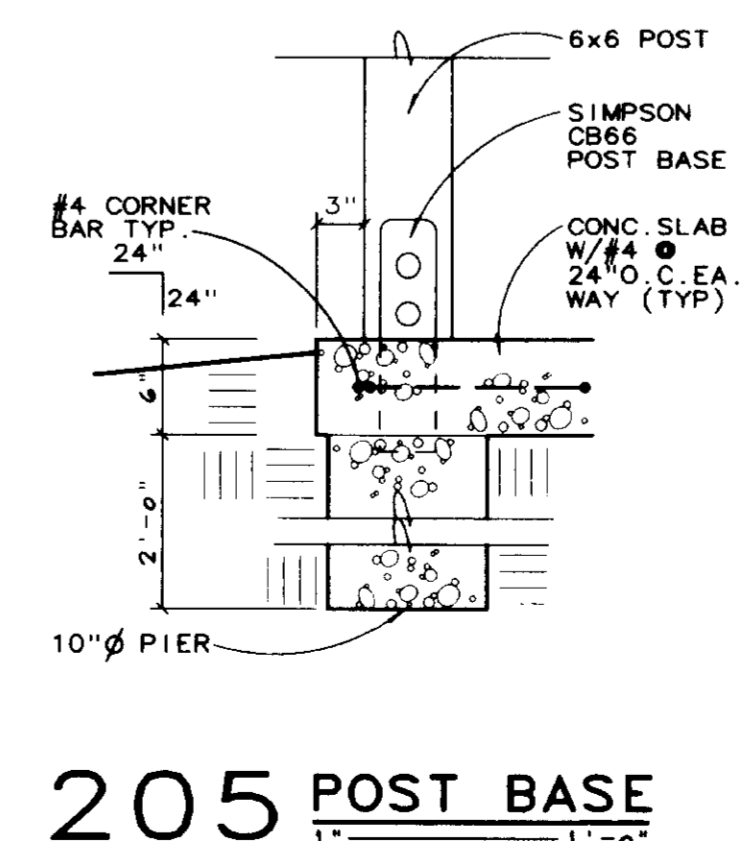
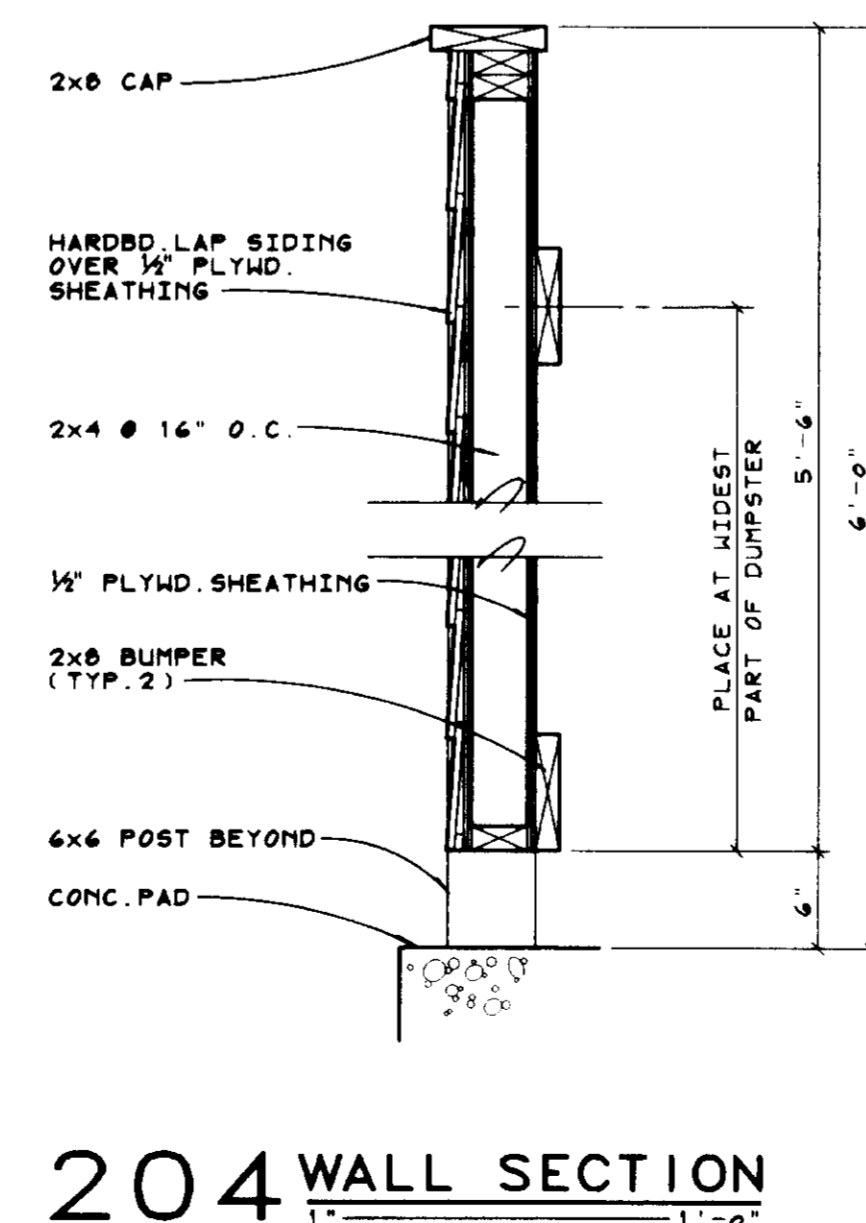
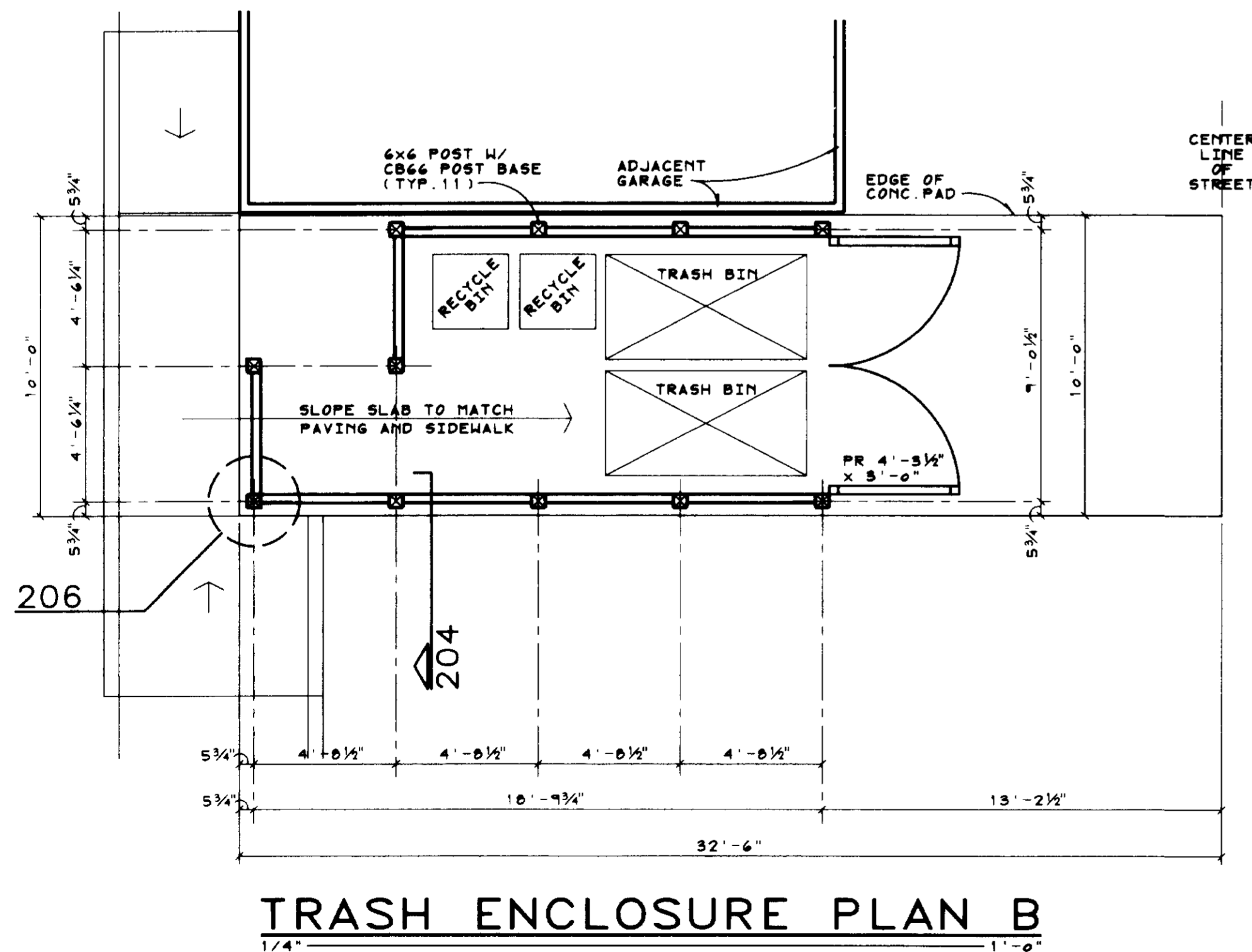
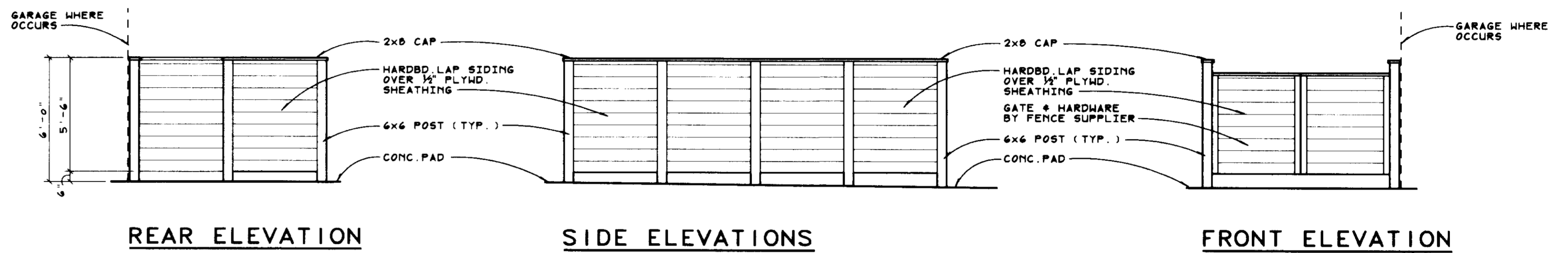
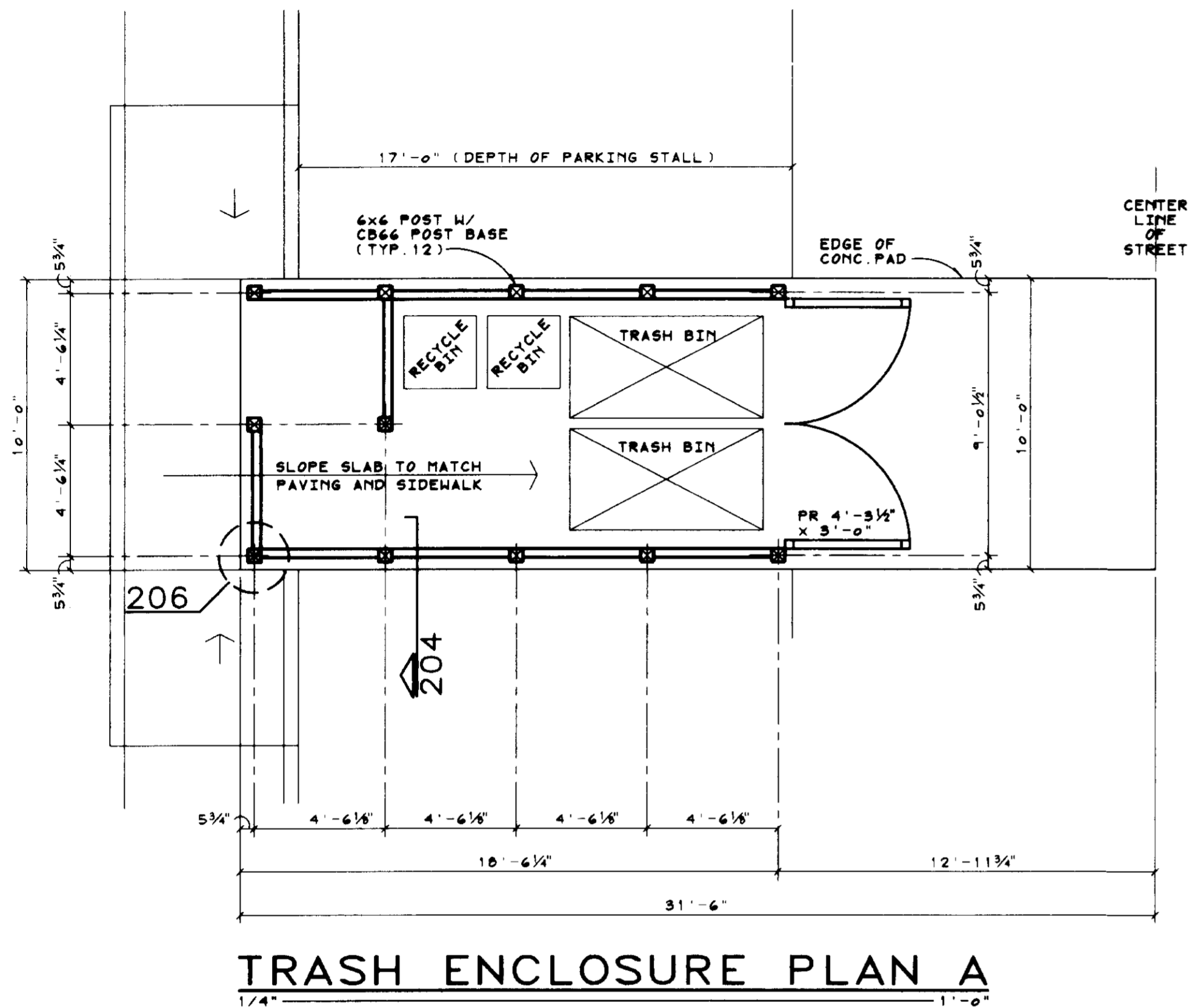


18 UNIT REAR ELEVATION
 1/8" = 1'-0"

FINAL PD SITE PLAN

CASTLE HIGHLANDS
 FILING NO. 1
 1st AMENDMENT

FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO.1, 1ST AMENDMENT
 A PART OF THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.8S., R.67W., 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FINAL PD SITE PLAN

CASTLE HIGHLANDS
 FILING NO.1
 1st AMENDMENT