

PLAT IDENTIFICATION SHEET

RECEPTION #:

DC01019900

DATE:

3-13-01

TIME

16:34

FEE: \$

140⁰⁰

(14 P)

GRANTOR:

(OWNER/SIGNER)

Castle Rock Equities LLC
Charlotte Harbor Dev LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Highlands Filing 2
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

3, 10 - 8S - 67W

NEW SUBDIVISION ABBREV: _____

FINAL PD SITE PLAN CASTLE HIGHLANDS FILING NO. 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PART OF THE SOUTH ONE-HALF OF SECTION 3 AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 10 BY A 3 1/2" ALUMINUM SURVEYOR'S CAP, L.S. 12046 AND AT THE NORTH ONE-SIXTEENTH CORNER OF SECTION 9 AND 10 BY A 3 1/2" ALUMINUM SURVEYOR'S CAP, L.S. 12046, IS CONSIDERED TO BEAR S89°44'08"W WITH ALL BEARINGS HEREIN RELATIVE THERETO.

PARCEL 1

COMMENCING AT THE CENTER NORTH ONE-SIXTEENTH CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S89°44'08"W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 1614.82 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°44'08"W ALONG SAID SOUTH LINE A DISTANCE OF 398.80 FEET, TO A POINT ON THE WESTERLY LINE OF CASTLE HIGHLANDS ANNEXATION AS RECORDED UNDER RECEPTION NO. 342923, DOUGLAS COUNTY, COLORADO;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WESTERLY LINE OF CASTLE HIGHLANDS ANNEXATION;

- N23°57'41"W, A DISTANCE OF 608.07 FEET;
- N62°56'41"W, A DISTANCE OF 355.56 FEET;
- N36°47'28"E, A DISTANCE OF 96.18 FEET;
- N41°36'17"E, A DISTANCE OF 56.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COACHLINE ROAD AS PLATTED IN CASTLE HIGHLANDS FILING NO. 1, RECORDED UNDER RECEPTION NO. 961293, DOUGLAS COUNTY, COLORADO;

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY OF COACHLINE ROAD;

- N86°36'17"E, A DISTANCE OF 48.08 FEET;
- S48°23'43"E, A DISTANCE OF 104.04 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 38°18'33" AND AN ARC LENGTH OF 434.61 FEET TO A POINT OF TANGENCY;
- S86°42'16"E, A DISTANCE OF 107.14 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 23°50'28" AND AN ARC LENGTH OF 228.86 FEET TO A POINT OF TANGENCY;
- S62°51'48"E, A DISTANCE OF 116.11 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 06°04'54" AND AN ARC LENGTH OF 69.00 FEET TO THE NORTHWESTERLY CORNER OF TRACT A OF SAID CASTLE HIGHLANDS FILING NO. 1 TO A POINT ON CURVE;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY LINE OF TRACT A;

- S14°43'44"W, A DISTANCE OF 328.04 FEET;
- S23°35'46"W, A DISTANCE OF 154.43 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 412,935 SQUARE FEET OR 9.480 ACRES.

PARCEL 3

COMMENCING AT THE CENTER NORTH ONE-SIXTEENTH CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°44'08"W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 61.47 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF COACHLINE ROAD AS PLATTED IN CASTLE HIGHLANDS FILING NO. 1, RECORDED UNDER RECEPTION NO. 961293, DOUGLAS COUNTY, COLORADO;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°23'18"W, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 14°25'12" AND AN ARC LENGTH OF 188.76 FEET TO A POINT ON CURVE ON THE EASTERLY RIGHT-OF-WAY OF AUBURN DRIVE AS PLATTED IN SAID CASTLE HIGHLANDS FILING NO. 1;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY OF AUBURN DRIVE;

- N10°30'08"W, A DISTANCE OF 25.70 FEET TO A POINT ON CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45°50'07"W, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 40°54'41" AND AN ARC LENGTH OF 307.04 FEET TO A POINT OF TANGENCY;
- N03°15'12"E, A DISTANCE OF 210.49 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 03°46'45" AND AN ARC LENGTH OF 67.94 FEET TO A POINT OF TANGENCY;
- N00°31'33"W, A DISTANCE OF 484.43 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 07°36'03" AND AN ARC LENGTH OF 102.15 FEET TO A POINT ON CURVE ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10;

THENCE S89°57'03"E ALONG SAID NORTH LINE A DISTANCE OF 13.24 FEET TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 10;

THENCE S00°35'11"E ALONG SAID EAST LINE A DISTANCE OF 1326.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 62,028 SQUARE FEET OR 1.424 ACRES

PARCELS 1, 2, AND 3 CONTAIN A TOTAL CALCULATED AREA OF 3,268,029 SQUARE FEET OR 75.024 ACRES.

PARCEL 2

COMMENCING AT THE CENTER NORTH ONE-SIXTEENTH CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THENCE N43°37'56"W A DISTANCE OF 329.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AUBURN DRIVE, AS PLATTED IN CASTLE HIGHLANDS FILING NO. 1, RECORDED UNDER RECEPTION NO. 961293, DOUGLAS COUNTY, COLORADO, BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY OF COACHLINE ROAD AS PLATTED IN SAID CASTLE HIGHLANDS FILING NO. 1;

- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S43°59'59"W, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 06°00'58" AND AN ARC LENGTH OF 78.75 FEET TO A POINT OF TANGENCY;
- N52°00'59"W A DISTANCE OF 220.34 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 51°22'41" AND AN ARC LENGTH OF 582.87 FEET TO A POINT OF TANGENCY;
- S76°36'19"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 40°31'53" AND AN ARC LENGTH OF 389.07 FEET TO A POINT OF TANGENCY;
- N62°51'48"W A DISTANCE OF 116.11 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 23°50'28" AND AN ARC LENGTH OF 270.47 FEET TO A POINT OF TANGENCY;
- N86°42'16"W A DISTANCE OF 107.14 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 38°18'33" AND AN ARC LENGTH OF 434.61 FEET TO A POINT OF TANGENCY;
- N48°23'43"W A DISTANCE OF 104.04 FEET;
- N03°23'43"W A DISTANCE OF 48.08 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD, BEING THE NORTHWESTERLY LINE OF CASTLE HIGHLANDS ANNEXATION AS RECORDED UNDER RECEPTION NO. 342923, DOUGLAS COUNTY, COLORADO;

THENCE THE FOLLOWING SEVENTEEN (17) COURSES ALONG SAID NORTHWESTERLY LINE OF SAID CASTLE HIGHLANDS ANNEXATION;

- N41°36'17"E A DISTANCE OF 143.67 FEET;
- N45°47'36"E A DISTANCE OF 140.94 FEET;
- N55°40'17"E A DISTANCE OF 232.72 FEET;
- N57°19'46"E A DISTANCE OF 45.16 FEET;
- N60°31'55"E A DISTANCE OF 406.98 FEET;
- N53°12'57"E A DISTANCE OF 229.88 FEET;
- N52°45'13"E A DISTANCE OF 124.82 FEET;
- S36°52'41"E A DISTANCE OF 205.21 FEET;
- N53°07'19"E A DISTANCE OF 396.00 FEET;
- S36°52'41"E A DISTANCE OF 120.00 FEET;
- N53°07'19"E A DISTANCE OF 90.00 FEET;
- N36°52'41"W A DISTANCE OF 340.00 FEET;
- N53°06'52"E A DISTANCE OF 30.00 FEET;
- S36°52'41"E A DISTANCE OF 340.00 FEET;
- N53°07'19"E A DISTANCE OF 440.00 FEET;
- S37°04'38"E A DISTANCE OF 43.81 FEET;
- N89°57'19"E A DISTANCE OF 93.74 FEET;

THENCE THE FOLLOWING EIGHT (8) COURSES:

- S53°07'19"W A DISTANCE OF 635.08 FEET;
- S36°52'41"E A DISTANCE OF 139.37 FEET;
- N70°08'15"E A DISTANCE OF 166.39 FEET;
- N62°27'49"E A DISTANCE OF 122.08 FEET;
- S77°18'27"E A DISTANCE OF 104.20 FEET;
- S66°00'19"E A DISTANCE OF 61.29 FEET;
- S77°45'36"E A DISTANCE OF 120.00 FEET;
- S68°12'13"E A DISTANCE OF 77.26 FEET TO A POINT ON CURVE ON THE WESTERLY RIGHT-OF-WAY OF AUBURN DRIVE AS PLATTED IN SAID CASTLE HIGHLANDS FILING NO. 1;

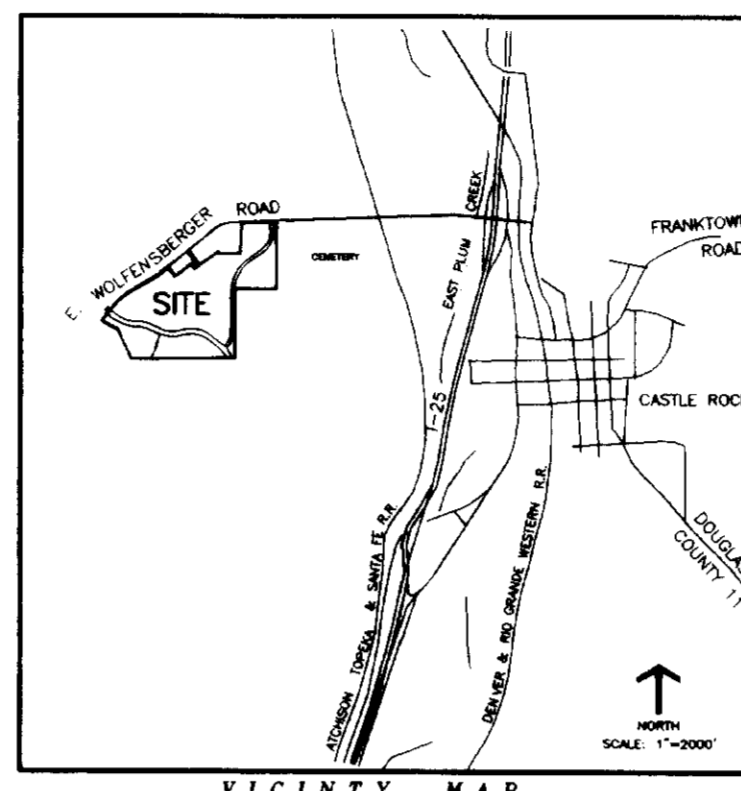
THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY;

- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S69°17'43"E, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 21°13'50" AND AN ARC LENGTH OF 307.55 FEET TO A POINT OF TANGENCY;
- S00°31'33"E A DISTANCE OF 484.43 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 03°46'45" AND AN ARC LENGTH OF 63.98 FEET TO A POINT OF TANGENCY;
- S03°15'12"W A DISTANCE OF 210.49 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 39°44'31" AND AN ARC LENGTH OF 256.64 FEET TO A POINT ON CURVE;
- N79°48'53"W A DISTANCE OF 27.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,212,438 SQUARE FEET OR 50.791 ACRES.

LAND USE CHART

USE	NET ACRES	%
SINGLE FAMILY DETACHED	31.893	52.92
PUBLIC R.O.W.	8.448	14.01
OPEN SPACE (OVERALL)	19.930	33.07
TOTAL	60.271	100



SHEET INDEX:

TITLE SHEET	1
FINAL PD SITE PLAN	2 & 3
FINAL PD LANDSCAPE PLAN	4 - 7
FINAL PD LANDSCAPE DETAILS	8
FINAL PD IRRIGATION PLAN	9 - 14

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LAND KNOWN HEREIN AS THE CASTLE HIGHLANDS FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

LANDOWNER: CASTLE ROCK EQUITIES, LLC.

SIGNED THIS 25th DAY OF January 2001

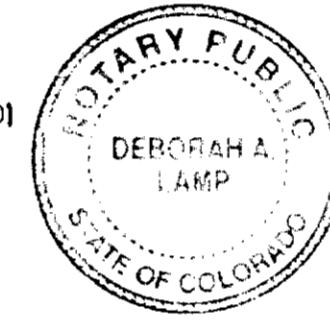
Sam N. Perry
SAM N. PERRY

By *Robert G. Land*
ROBERT G. LAND

By *Gregory M. Land*
GREGORY M. LAND

By *Engelwood, CO 80111*
ENGELWOOD, CO 80111

CITY STATE ZIP CODE



WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 07-24-01

LANDOWNER: CHARLOTTE HARBOR DEVELOPMENT, LLC.

SIGNED THIS 26th DAY OF Jan 2001

Eric E. Prantler
ERIC E. PRANTLER

By *Gregory M. Land*
GREGORY M. LAND

By *Engelwood, CO 80111*
ENGELWOOD, CO 80111

CITY STATE ZIP CODE



WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 6/6/2003

TITLE CERTIFICATION

I, *Eric Stearns*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantees*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION

OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

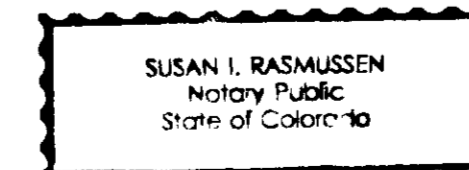
SIGNED THIS 29th DAY OF January 2001

Eric Stearns
ERIC STEARNS

By *Lucas J. Rasmussen*
LUCAS J. RASMUSSEN

By *Castle Rock Co 80104*
CASTLE ROCK CO 80104

CITY STATE ZIP CODE



WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 4-1-03

DEVELOPMENT CRITERIA CHART

REQUIRED DEVELOPMENT STANDARDS (SF-B)

GROSS DENSITY	4 DU/AC
NO OF RESIDENTIAL LOTS	131
AVERAGE LOT AREA	10,605 SF
MINIMUM LOT AREA	6,037 SF
MAXIMUM LOT AREA	65,838 SF
SFE TOTAL	146
SFE - SINGLE FAMILY HOMES	131
SFE - IRRIGATION (3 ACRES)	15
SETBACKS:	
FRONT TO GARAGE	25'
FRONT TO LIVING AREA	23'
REAR	20'
SIDE INTERIOR LOT	5'
SIDE TO STREET	15'
MAX. BUILDING COVERAGE	NA
MAX. BUILDING HEIGHT	35'

TRACT CHART

TRACT	OWNERSHIP	MAINTENANCE	USE
A	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PLD
B	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PLD
C	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OSD
D	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PLD
E	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OSD
F	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	UD
G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OSD
H	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	DRAINAGE
I	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	LANDSCAPED OPEN SPACE
J	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	LANDSCAPED OPEN SPACE
K	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	LANDSCAPED OPEN SPACE
L	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	LANDSCAPED OPEN SPACE

NOTES:

- NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS FIVE FEET (5') IN WIDTH ARE HEREBY PROVIDED ALONG EACH SIDE LOT LINE NOT ADJACENT TO A STREET, ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIRE PLACES WITH A MAXIMUM TWO FOOT (2') ENCROACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE FEET (3') BELOW TOP OF FOUNDATION AND AT A ONE TO ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT FROM THE FOUNDATION WALL), FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS, AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF OR ACCESS TO SAID EASEMENT. ANY FENCE, LANDSCAPING OR OTHER IMPROVEMENT THAT OBSTRUCTS THE OPERATION OF OR ACCESS TO SAID EASEMENT MAY BE REMOVED BY GRANTEE WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM.
- THIS PROPERTY DOES NOT CONTAIN ANY 100 YEAR FEMA FLOOD PLAIN AREA PER FEMA FIRM MAP 080049 01700.

LIST OF ABBREVIATIONS

A	AGRICULTURE	GALV	GALVANIZED	P.M.	PRINCIPAL MERIDIAN
AC	ACRE	HC	HANDICAP	PO	POST OFFICE
ACCEL	ACCELERATION	HOA	HOME OWNERS ASSOCIATION	PUD	PLANNED UNIT DEVELOPMENT
B & B	BALLED AND BURLAPED	HL	HEIGHT	P.U.E.	PUBLIC UTILITY EASEMENT
BLVD	BOULEVARD	INC.	INCORPORATED	PVC	POLYVINYL CHLORIDE
C	COMMERCIAL	L	LENGTH	QUAN.	QUANTITY
cd.	CALIBER	LLC	LIMITED LIABILITY COMPANY	R	RANGE
CATV	CABLE TELEVISION	MAX.	MAXIMUM	R.R.	RAILROAD
CMP	CORRUGATED METAL PIPE	MF	MULTI-FAMILY	S	SOUTH
CONC	CONCRETE	MH	MANHOLE	SAF	SANITARY
CONP	CORPORATION	MIN.	MINIMUM	SF	SINGLE-FAMILY
CT	COURT	MKR	MARKER	SF	SQUARE FEET
DIA.	DIAMETER	N	NORTH	SYM.	SYMBOL
DECEL	DECELERATION	NA	NOT APPLICABLE	ST	STORM
DU	DWELLING UNIT	NO.	NUMBER	T	TOWNSHIP
E	EAST	NTS	NOT TO SCALE	TEL	TELEPHONE
ELEC.	ELECTRIC	O.C.	ON CENTER	TYP.	TYPICAL
EQUIV	EQUIVALENT	OSD	OPEN SPACE DEDICATION	UD	UTILITIES DEDICATION
EXIST.	EXISTING	PED	PEDESTAL	U.E.	UTILITY EASEMENT
EX	EXISTING	PD	PLANNED DEVELOPMENT	W	WEST
GAL.	GALLON	PLD	PUBLIC LAND DEDICATION	WL	WATER LINE

SURVEYOR'S CERTIFICATE

I, *Robert B. Michelson*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CASTLE HIGHLANDS FILING NO. 2 FINAL SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY. SUBORDINATION CERTIFICATE

Robert B. Michelson
REGISTERED LAND SURVEYOR 1/30/01

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 16:34 P.M. ON THE 13th DAY OF March, 2001, IN BOOK _____ PAGE _____ MAP _____, RECEPTION NO. 0109900

DOUGLAS COUNTY CLERK AND RECORDER
By: *Sheryl Muehlfelt*
DEPUTY

PLANNING COMMISSION RECOMMENDATION

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE CASTLE HIGHLANDS FILING NO. 2 WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF Nov., 2000.

Robert B. Michelson
CHAIRMAN DATE 2/26/01

ATTEST:
Robert B. Michelson
PLANNING/DEVELOPMENT DIRECTOR DATE 2/23/01

TOWN COUNCIL APPROVAL:

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE CASTLE HIGHLANDS FILING NO. 2 WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 30th DAY OF Nov., 2000.

John J. Rasmussen
MAYOR DATE 3/8/01

ATTEST:
Jalil M. Nuss
TOWN CLERK DATE 3/8/01

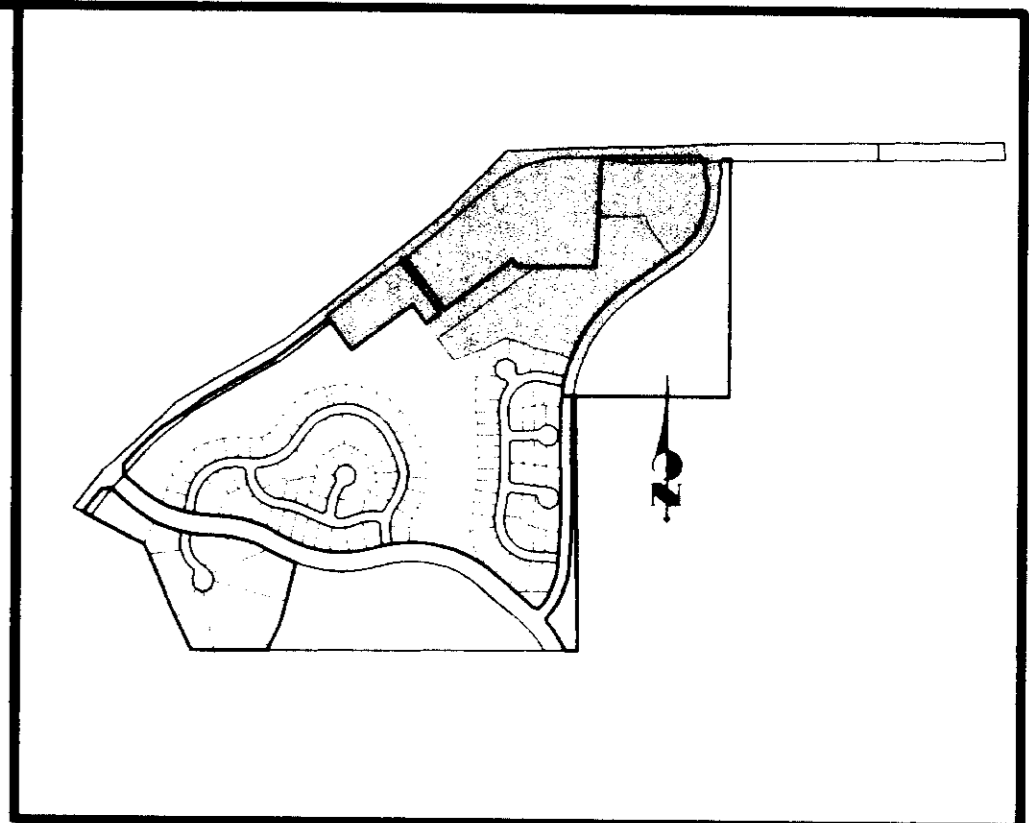
FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO. 2
JOB NO. 2316.05
DATE: 7/17/99 REV. 1/19/01
SHEET 1 OF 14

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel (303) 740-9393
FAX (303) 721-9019

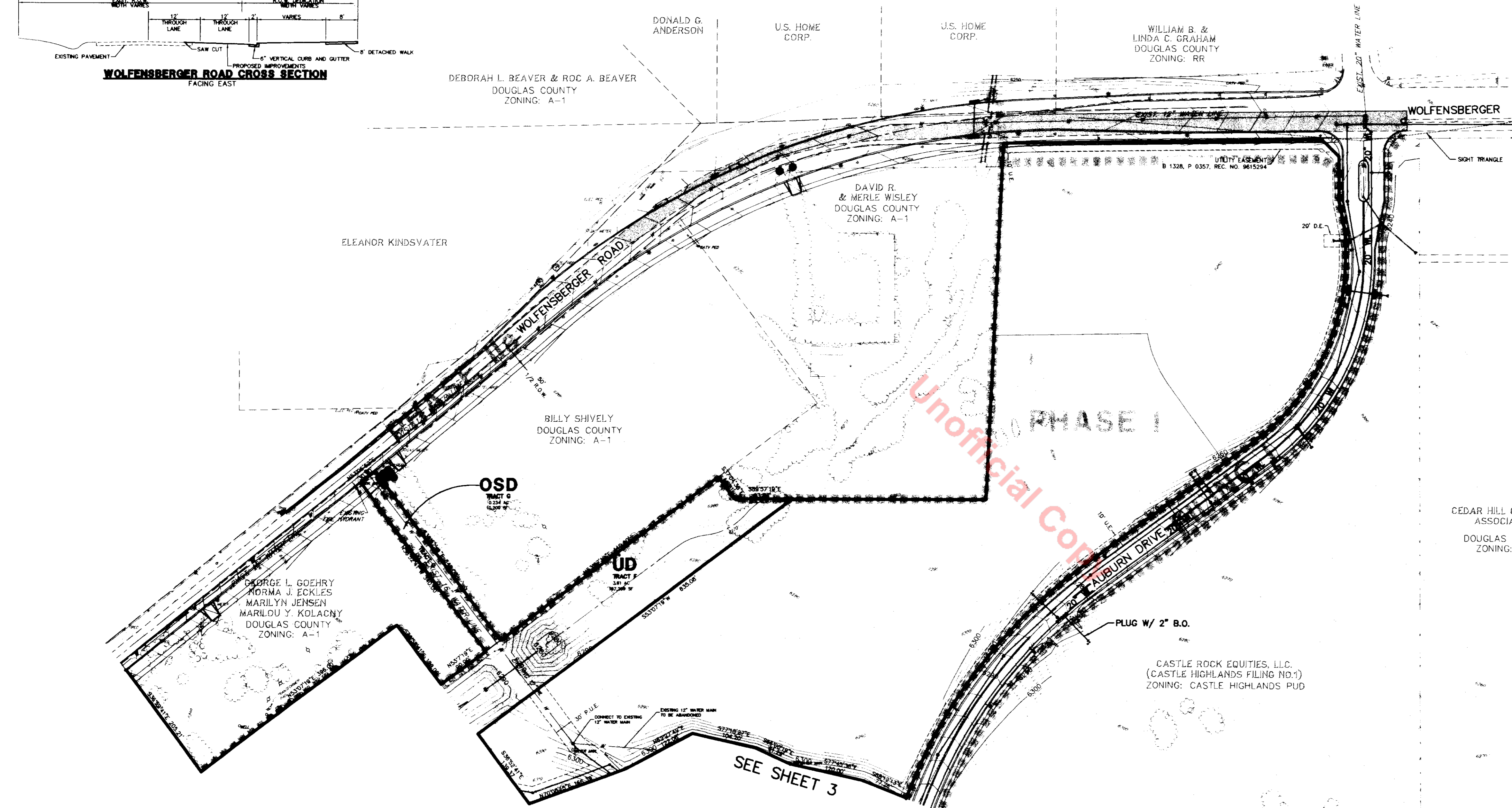
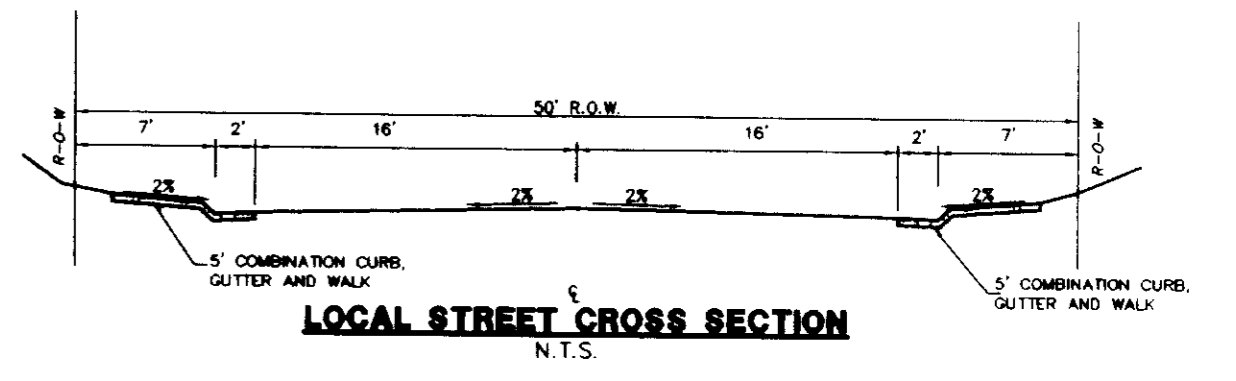
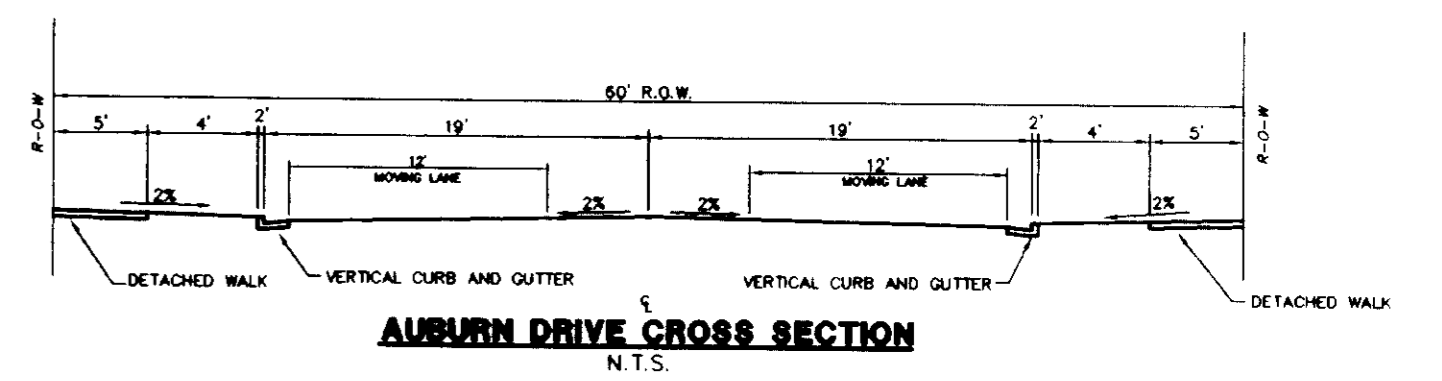
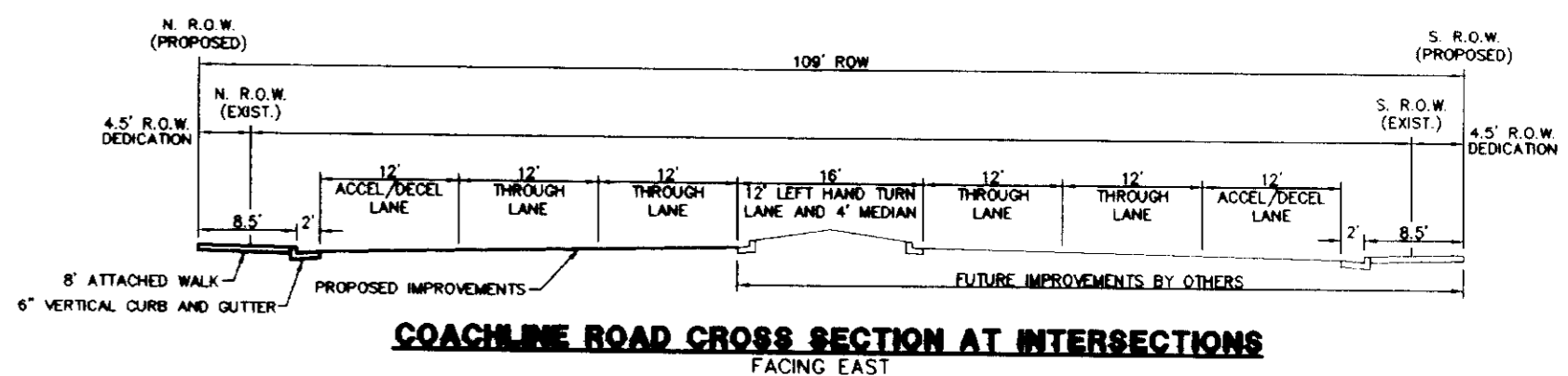
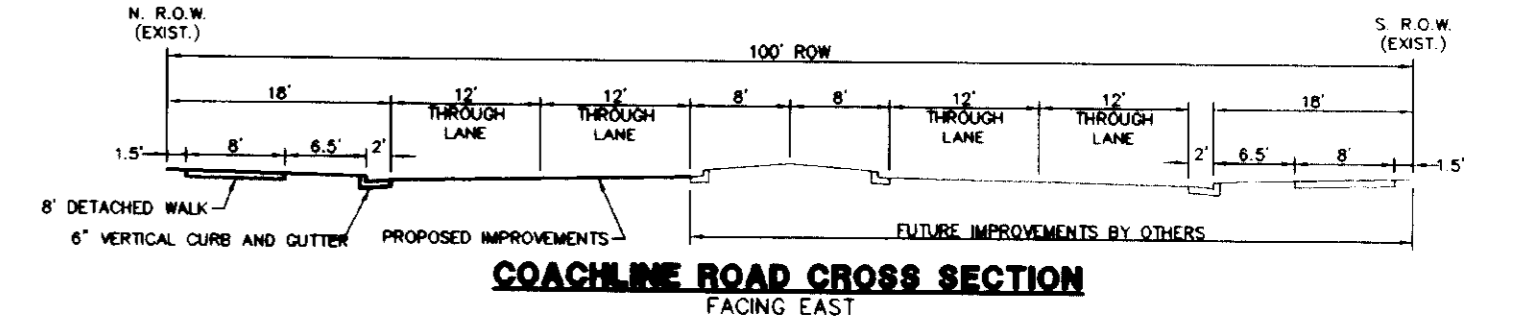
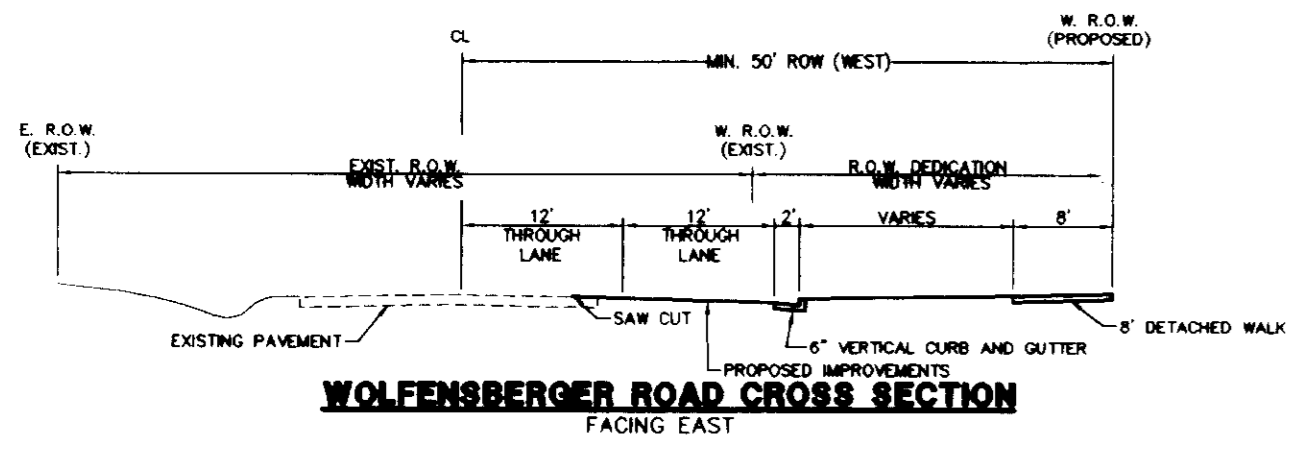
ENGINEERING/PLANNING/SURVEYING

FINAL PD SITE PLAN CASTLE HIGHLANDS FILING NO. 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

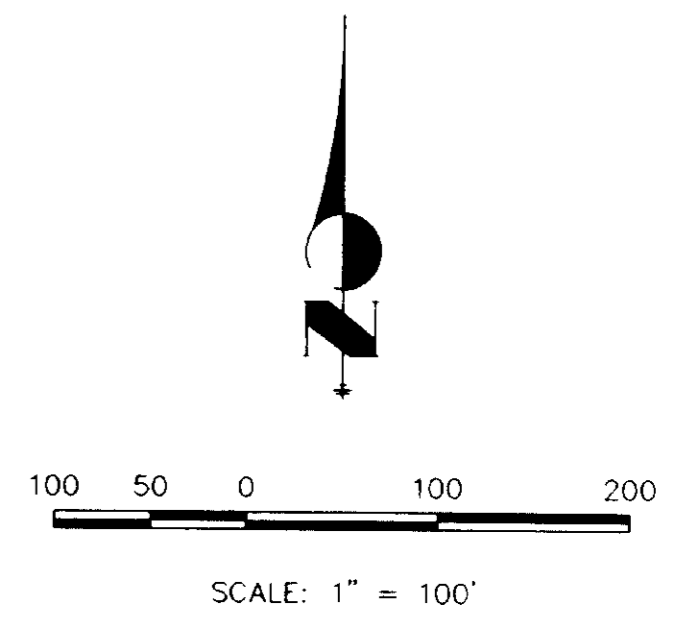


KEY MAP
1"=1000'



LEGEND	
	EXIST. TREES, TREE LINE, BRUSH
	TELEPHONE MARKER
	TELEPHONE PEDESTAL
	CATV PEDESTAL
	ELECTRIC MARKER
	ELECTRIC PED
	GAS METER
	GAS MARKER
	WATER MARKER
	EXIST. SIGN
	EXIST. FENCE
	EXIST. UTILITY POLE
	UTILITY EASEMENT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PUBLIC UTILITY EASEMENT
	EXIST. STORM SEWER
	STORM SEWER W/ MH AND FLOW DIRECTION
	STORM INLET
	STORM OUTLET STRUCTURE
	SANITARY SEWER W/ MH AND FLOW DIRECTION
	EXIST. SANITARY SEWER
	WATER LINE W/ BEND, PLUG AND BLOW-OFF
	EXIST. FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING WATER VALVES
	EXISTING FIRE HYDRANT
	FIRE HYDRANT
	WATER VALVE
	DOMESTIC WATER SERVICE
	LIGHT STANDARD
	HANDICAP RAMP
	TRAFFIC/STREET SIGN

NOTES
1. ALL WATER LINE ARE 8" UNLESS OTHERWISE NOTED
2. ALL SANITARY SEWER LINE ARE 8" UNLESS OTHERWISE NOTED



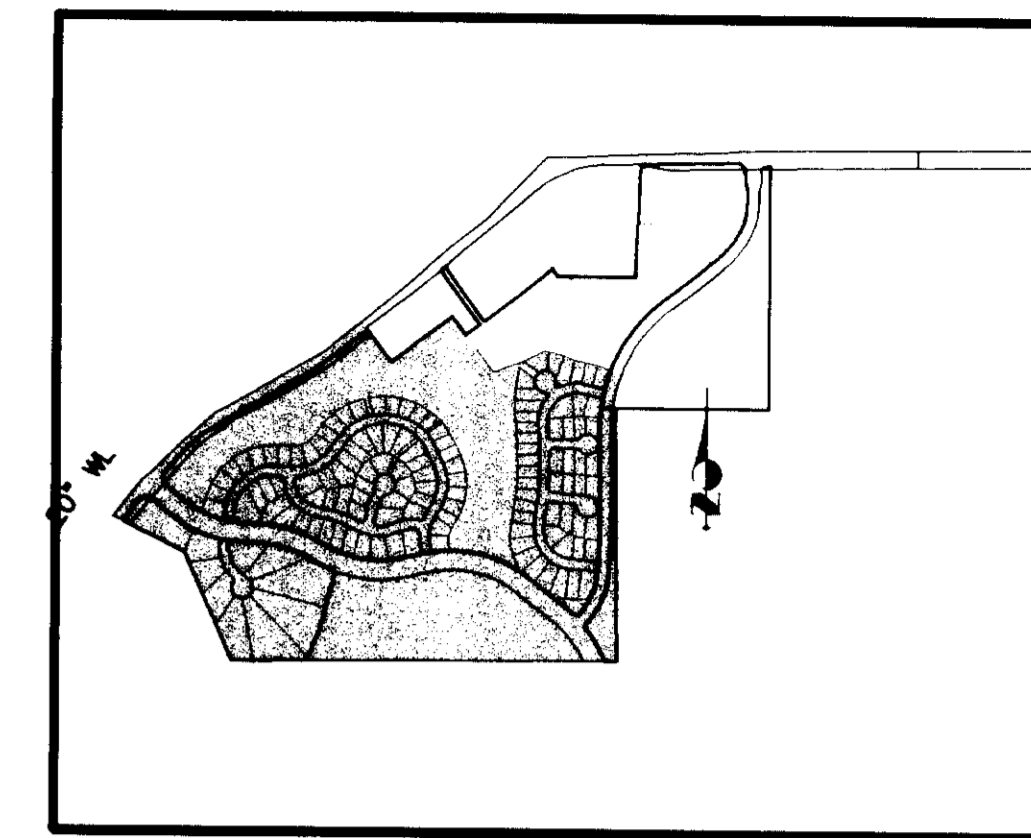
FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO. 2
JOB NO. 2316.05
DATE: 7/17/99 REV. 1/19/01
SHEET 2 OF 14

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel (303) 740-9393
FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

FINAL PD SITE PLAN CASTLE HIGHLANDS FILING NO. 2

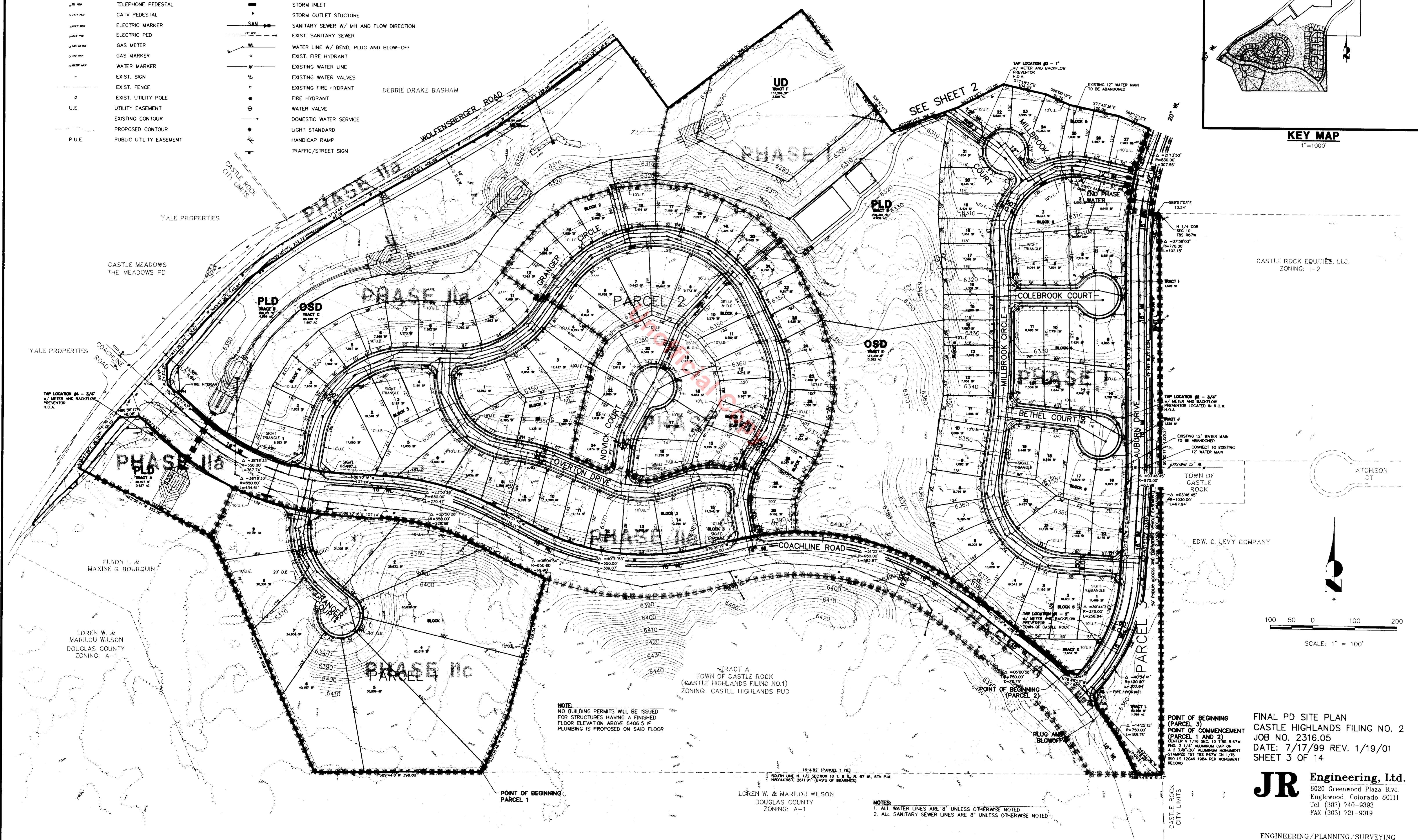
A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
1"=1000'

LEGEND

- | | | | |
|---|--------------------------------|-------|---|
| ○ | EXIST. TREES, TREE LINE, BRUSH | —ST— | EXIST. STORM SEWER |
| ○ | TELEPHONE MARKER | — | STORM SEWER W/ MH AND FLOW DIRECTION |
| ○ | TELEPHONE PEDESTAL | — | STORM INLET |
| ○ | CATV PEDESTAL | —SAN— | STORM OUTLET STRUCTURE |
| ○ | ELECTRIC MARKER | — | SANITARY SEWER W/ MH AND FLOW DIRECTION |
| ○ | ELECTRIC PED | — | EXIST. SANITARY SEWER |
| ○ | GAS METER | —W— | WATER LINE W/ BEND, PLUG AND BLOW-OFF |
| ○ | GAS MARKER | — | EXIST. FIRE HYDRANT |
| ○ | WATER MARKER | — | EXISTING WATER LINE |
| ○ | EXIST. SIGN | — | EXISTING WATER VALVES |
| ○ | EXIST. FENCE | — | EXISTING FIRE HYDRANT |
| ○ | EXIST. UTILITY POLE | — | FIRE HYDRANT |
| ○ | UTILITY EASEMENT | — | WATER VALVE |
| ○ | EXISTING CONTOUR | — | DOMESTIC WATER SERVICE |
| ○ | PROPOSED CONTOUR | — | LIGHT STANDARD |
| ○ | P.U.E. | — | HANDICAP RAMP |
| ○ | | — | TRAFFIC/STREET SIGN |



NOTE:
NO BUILDING PERMITS WILL BE ISSUED FOR STRUCTURES HAVING A FINISHED FLOOR ELEVATION ABOVE 6400.5 FEET PLUMBING IS PROPOSED ON SAID FLOOR

NOTES:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED

POINT OF BEGINNING (PARCEL 3)
POINT OF COMMENCEMENT (PARCEL 1 AND 2)
CENTER 1/4 SEC. 10 T. 8 S. R. 67 W. P.D. 3 1/4" ALUMINUM CAP ON A 2 3/4" 307 ALUMINUM MONUMENT STAMPED TEST RES 878 ON 1/19 2015 LS 12046 1984 PER MONUMENT RECORD

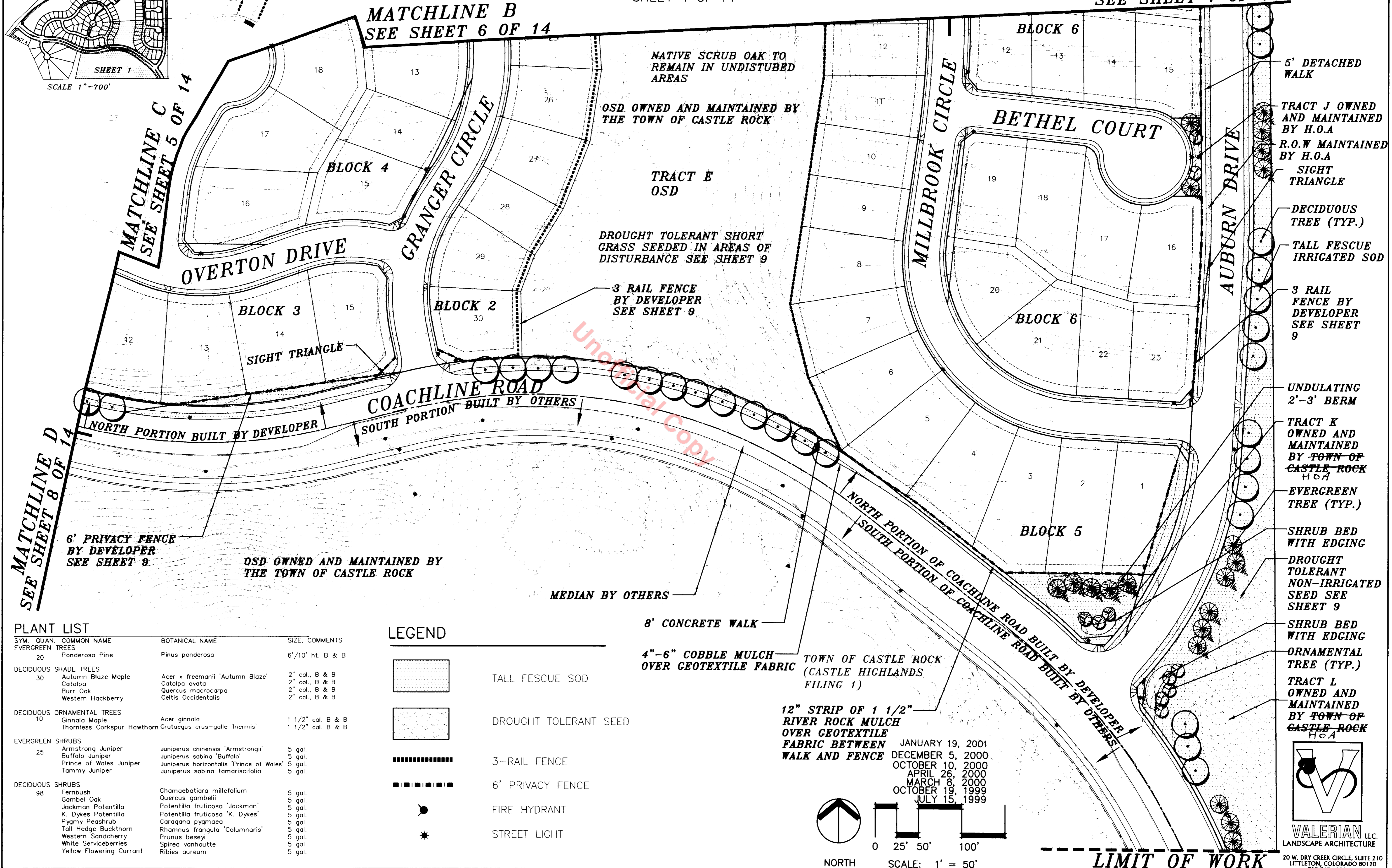
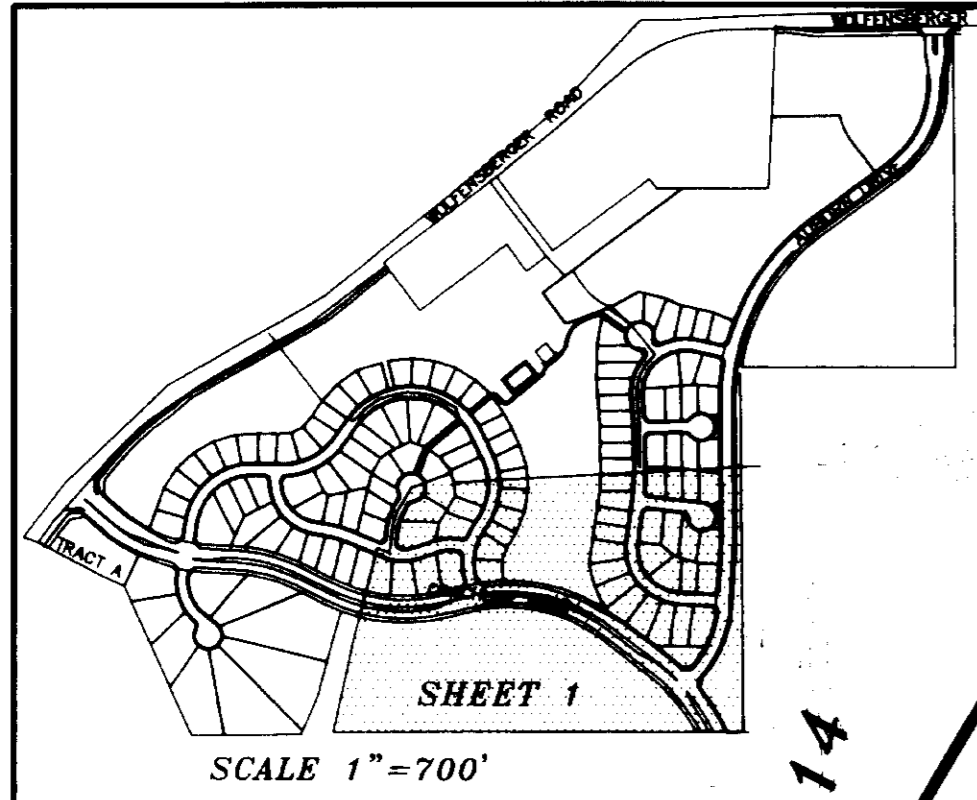
**FINAL PD SITE PLAN
CASTLE HIGHLANDS FILING NO. 2
JOB NO. 2316.05
DATE: 7/17/99 REV. 1/19/01
SHEET 3 OF 14**

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FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

FINAL PD LANDSCAPE PLAN CASTLE HIGHLANDS FILING 2

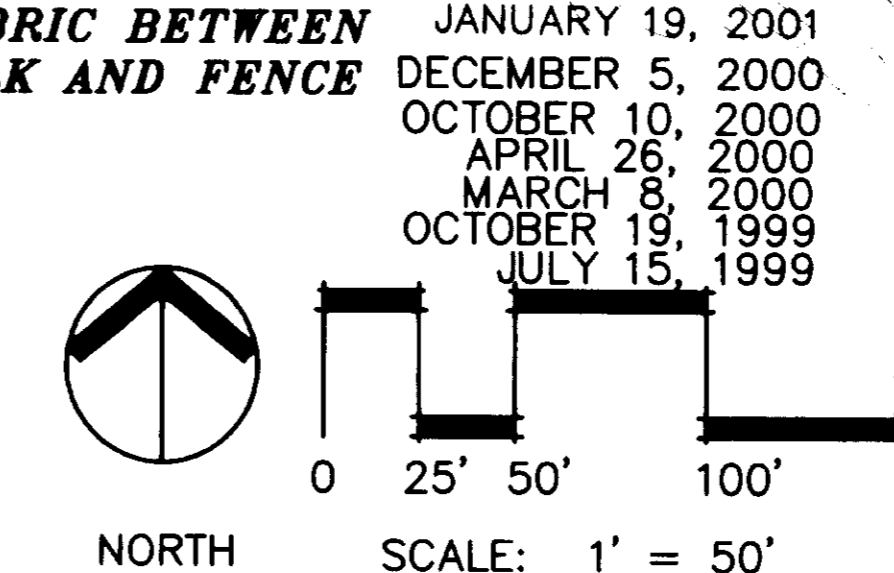
A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T.8 S., R. 67 W. OF THE 6TH P.M. **MATCHLINE A**
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 14 **SEE SHEET 7 OF 14**



SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
EVERGREEN TREES				
	20	Ponderosa Pine	Pinus ponderosa	6'/10' ht. B & B
DECIDUOUS SHADE TREES				
	30	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'	2" cal., B & B
		Catalpa	Catalpa ovata	2" cal., B & B
		Burr Oak	Quercus macrocarpa	2" cal., B & B
		Western Hackberry	Celtis Occidentalis	2" cal., B & B
DECIDUOUS ORNAMENTAL TREES				
	10	Ginnala Maple	Acer ginnala	1 1/2" cal. B & B
		Thornless Corkspur Hawthorn	Crataegus crus-galle 'Inermis'	1 1/2" cal. B & B
EVERGREEN SHRUBS				
	25	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.
		Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.
		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.
		Tammy Juniper	Juniperus sabina tamariscifolia	5 gal.
DECIDUOUS SHRUBS				
	98	Fernbush	Chamaebatiara millefolium	5 gal.
		Gambel Oak	Quercus gambelii	5 gal.
		Jackman Potentilla	Potentilla fruticosa 'Jackman'	5 gal.
		K. Dykes Potentilla	Potentilla fruticosa 'K. Dykes'	5 gal.
		Pygmy Peashrub	Caragana pygmaea	5 gal.
		Tall Hedge Buckthorn	Rhamnus frangula 'Columnaris'	5 gal.
		Western Sancharerry	Prunus beseyi	5 gal.
		White Serviceberries	Spiraea vanhouttei	5 gal.
		Yellow Flowering Currant	Ribes aureum	5 gal.

LEGEND	
	TALL FESCUE SOD
	DROUGHT TOLERANT SEED
	3-RAIL FENCE
	6' PRIVACY FENCE
	FIRE HYDRANT
	STREET LIGHT

12" STRIP OF 1 1/2" RIVER ROCK MULCH OVER GEOTEXTILE FABRIC BETWEEN WALK AND FENCE

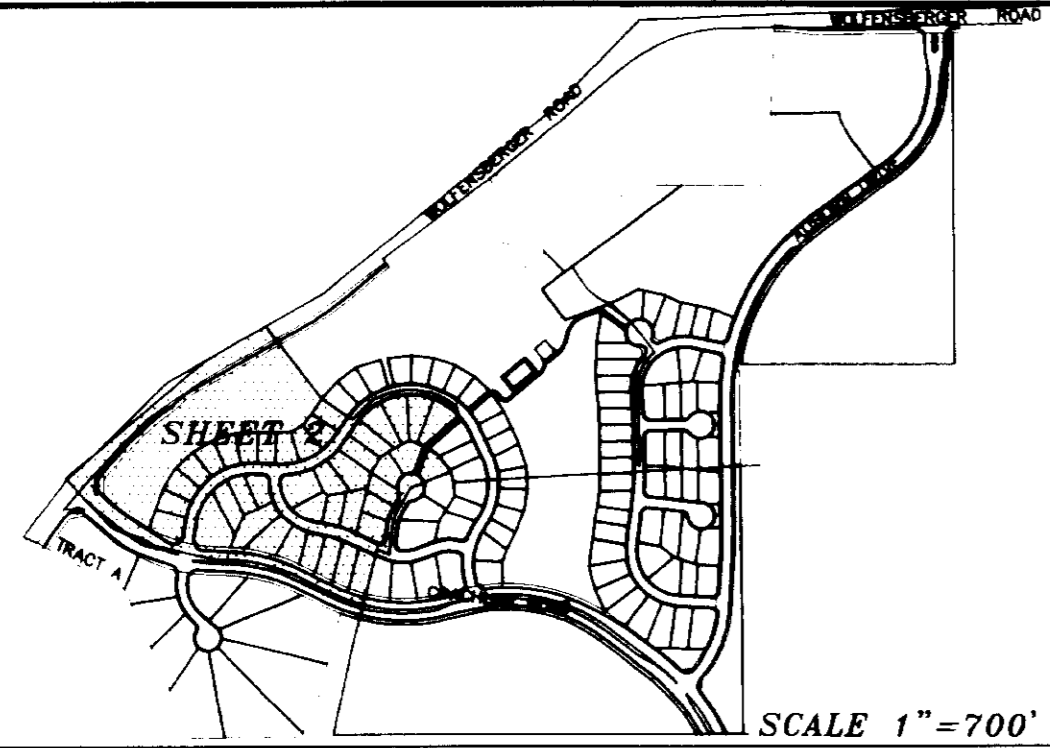


- 5' DETACHED WALK
- TRACT J OWNED AND MAINTAINED BY H.O.A
- R.O.W MAINTAINED BY H.O.A
- SIGHT TRIANGLE
- DECIDUOUS TREE (TYP.)
- TALL FESCUE IRRIGATED SOD
- 3 RAIL FENCE BY DEVELOPER SEE SHEET 9
- UNDULATING 2'-3' BERM
- TRACT K OWNED AND MAINTAINED BY TOWN OF CASTLE ROCK HOA
- EVERGREEN TREE (TYP.)
- SHRUB BED WITH EDGING
- DROUGHT TOLERANT NON-IRRIGATED SEED SEE SHEET 9
- SHRUB BED WITH EDGING
- ORNAMENTAL TREE (TYP.)
- TRACT L OWNED AND MAINTAINED BY TOWN OF CASTLE ROCK HOA

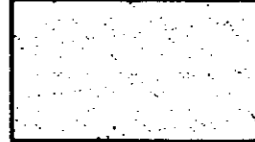


VALERIAN LLC.
LANDSCAPE ARCHITECTURE
20 W. DRY CREEK CIRCLE, SUITE 210
LITTLETON, COLORADO 80120
303-347-1200

FINAL PD LANDSCAPE PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10 T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 14



LEGEND

-  TALL FESCUE SOD
-  DROUGHT TOLERANT SEED
-  3-RAIL FENCE
-  6' PRIVACY FENCE
-  FIRE HYDRANT
-  STREET LIGHT

OSD OWNED AND MAINTAINED
BY THE TOWN OF CASTLE
ROCK

3-RAIL FENCE
BY DEVELOPER
SEE SHEET 9

NATIVE SCRUB OAK
TO REMAIN IN
UNDISTURBED AREAS

DROUGHT TOLERANT SHORT
GRASS SEEDED IN AREAS OF
DISTURBANCE SEE SHEET 9

PLD AND OSD
OWNED AND
MAINTAINED BY
THE TOWN OF
CASTLE ROCK

DROUGHT TOLERANT
NON-IRRIGATED
SEED SEE SHEET 9

MATCHLINE E
OF 14
SEE SHEET 8

MATCHLINE F
OF 14
SEE SHEET 6

MATCHLINE C
OF 14
SEE SHEET 4

PLANT LIST

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
EVERGREEN TREES				
0		Ponderosa Pine	Pinus ponderosa	6'/10' ht. B & B
DECIDUOUS SHADE TREES				
15		Autumn Blaze Maple	Acer x fremanii 'Autumn Blaze'	2" cal. B & B
		Catalpa	Catalpa ovata	2" cal. B & B
		Burr Oak	Quercus macrocarpa	2" cal. B & B
		Western Hackberry	Celtis Occidentalis	2" cal. B & B
DECIDUOUS ORNAMENTAL TREES				
0		Ginnala Maple	Acer ginnala	1 1/2" cal. B & B
		Thornless Corkspur Hawthorn	Crataegus crus-galle 'Inermis'	1 1/2" cal. B & B
EVERGREEN SHRUBS				
		Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.
		Buffalo Juniper	Juniperus sabin 'Buffalo'	5 gal.
		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.
		Tammy Juniper	Juniperus sabin tamariscifolia	5 gal.
DECIDUOUS SHRUBS				
0		Fernbush	Chamaebatiara millefolium	5 gal.
		Gambel Oak	Quercus gambelii	5 gal.
		Jackman Potentilla	Potentilla fruticosa 'Jackman'	5 gal.
		K. Dykes Potentilla	Potentilla fruticosa 'K. Dykes'	5 gal.
		Pygmy Peashrub	Caragana pygmaea	5 gal.
		Tall Hedge Buckthorn	Rhamnus frangula 'Columnaris'	5 gal.
		Western Sandcherry	Prunus beseyi	5 gal.
		White Serviceberries	Spirea vanhoutte	5 gal.
		Yellow Flowering Currant	Ribes aureum	5 gal.

STREET
CONNECTION TO
BLOCK 1 BUILT
BY DEVELOPER

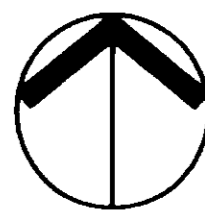
TALL FESCUE
IRRIGATED SOD
MAINTAINED BY THE
TOWN OF CASTLE ROCK

6' PRIVACY
FENCE BY
DEVELOPER
SEE SHEET 9

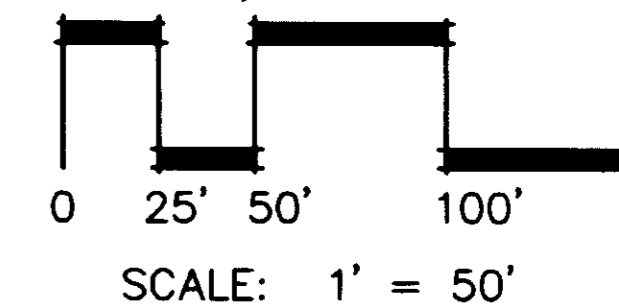
1 1/2" RIVER ROCK
MULCH OVER
GEOTEXTILE FABRIC
BETWEEN WALK AND

DECIDUOUS TREE
(TYP.)

JANUARY 19, 2001
DECEMBER 5, 2000
OCTOBER 10, 2000
APRIL 26, 2000
MARCH 8, 2000
OCTOBER 19, 1999
JULY 15, 1999



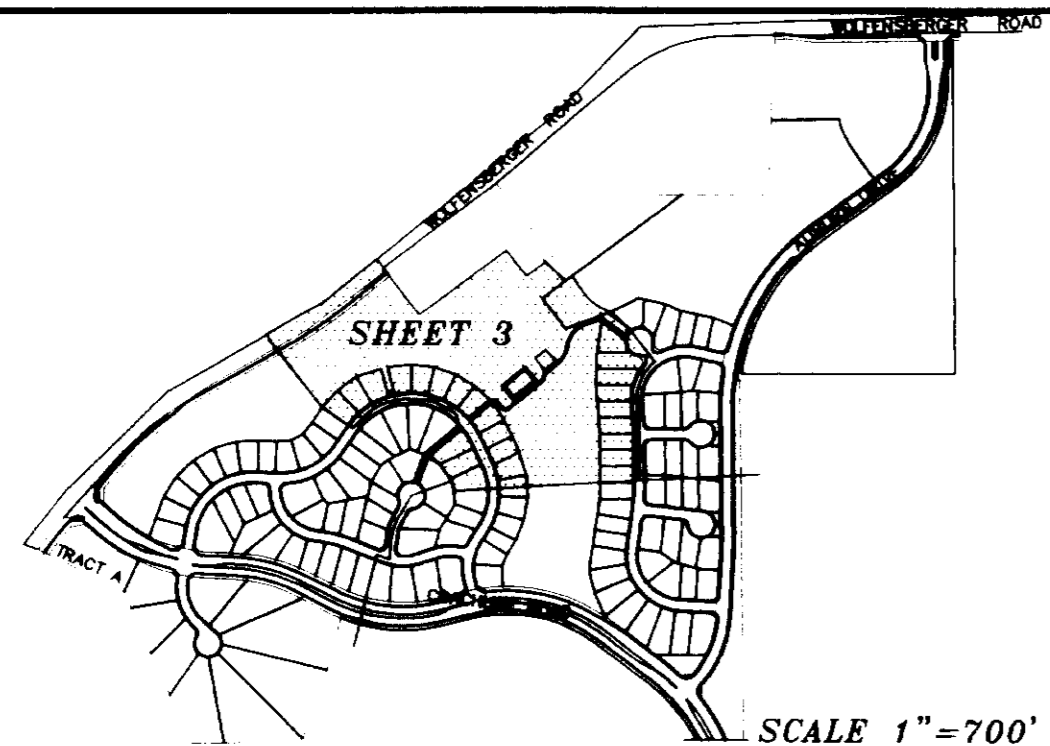
NORTH



VALERIAN L.L.C.
LANDSCAPE ARCHITECTURE
20 W. DRY CREEK CIRCLE, SUITE 210
LITTLETON, COLORADO 80120
303-347-1200

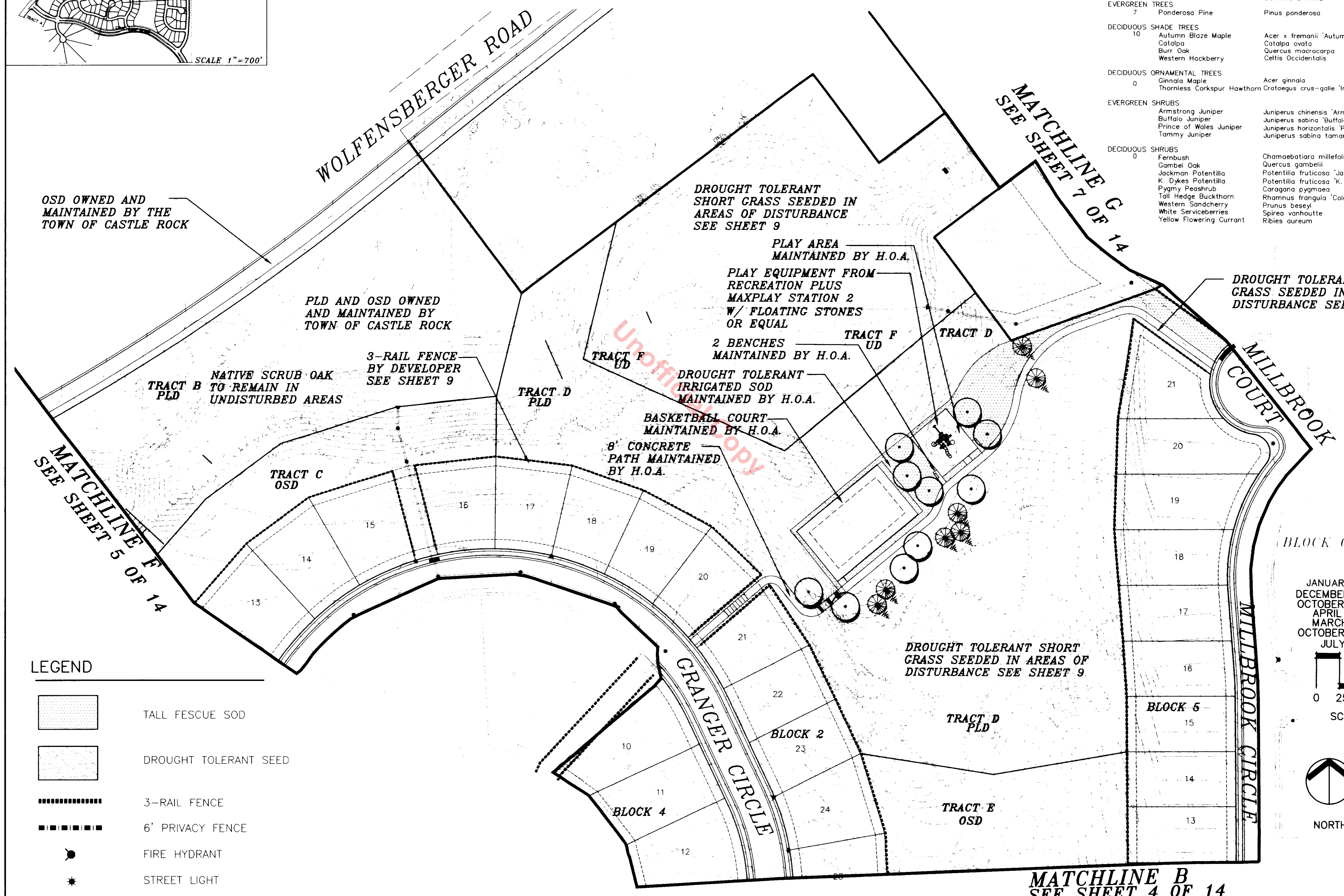
FINAL PD LANDSCAPE PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T.8., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 14



PLANT LIST

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
EVERGREEN TREES					
7		Ponderosa Pine	Pinus ponderosa	6'/10' ht.	B & B
DECIDUOUS SHADE TREES					
10		Autumn Blaze Maple	Acer x fremanii 'Autumn Blaze'	2" cal.	B & B
		Catalpa	Catalpa ovata	2" cal.	B & B
		Burr Oak	Quercus macrocarpa	2" cal.	B & B
		Western Hackberry	Celtis occidentalis	2" cal.	B & B
DECIDUOUS ORNAMENTAL TREES					
0		Ginnala Maple	Acer ginnala	1 1/2" cal.	B & B
		Thornless Corkspur Hawthorn	Crataegus crus-galle 'Inermis'	1 1/2" cal.	B & B
EVERGREEN SHRUBS					
		Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.	
		Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.	
		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.	
		Tammy Juniper	Juniperus sabino tamariscifolia	5 gal.	
DECIDUOUS SHRUBS					
0		Fernbush	Chamaebatiara millefolium	5 gal.	
		Gambel Oak	Quercus gambelii	5 gal.	
		Jackman Potentilla	Potentilla fruticosa 'Jackman'	5 gal.	
		K. Dykes Potentilla	Potentilla fruticosa 'K. Dykes'	5 gal.	
		Pygmy Pashrub	Caragana pygmaea	5 gal.	
		Tall hedge Buckthorn	Rhamnus frangula 'Columnaris'	5 gal.	
		Western Sandcherry	Prunus besseyi	5 gal.	
		White Serviceberries	Spiraea vanhouttei	5 gal.	
		Yellow Flowering Currant	Ribes aureum	5 gal.	



OSD OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK

PLD AND OSD OWNED AND MAINTAINED BY TOWN OF CASTLE ROCK

TRACT B PLD
NATIVE SCRUB OAK TO REMAIN IN UNDISTURBED AREAS

3-RAIL FENCE BY DEVELOPER SEE SHEET 9

TRACT D PLD

TRACT F UD

DROUGHT TOLERANT SHORT GRASS SEEDING IN AREAS OF DISTURBANCE SEE SHEET 9

PLAY AREA MAINTAINED BY H.O.A.

PLAY EQUIPMENT FROM RECREATION PLUS MAXPLAY STATION 2 W/ FLOATING STONES OR EQUAL

TRACT F UD

TRACT D

DROUGHT TOLERANT IRRIGATED SOD MAINTAINED BY H.O.A.

BASKETBALL COURT MAINTAINED BY H.O.A.

8' CONCRETE PATH MAINTAINED BY H.O.A.

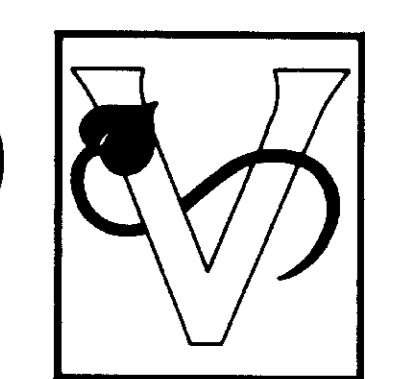
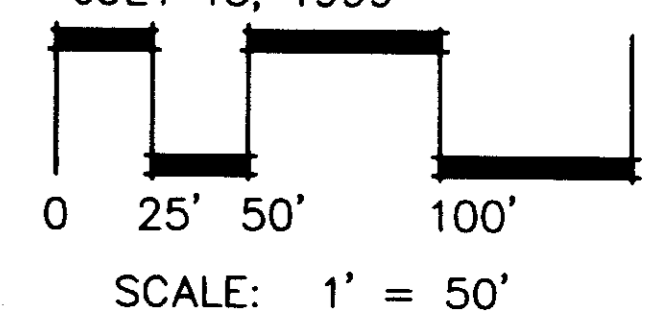
DROUGHT TOLERANT SHORT GRASS SEEDING IN AREAS OF DISTURBANCE SEE SHEET 9

LEGEND

- TALL FESCUE SOD
- DROUGHT TOLERANT SEED
- 3-RAIL FENCE
- 6' PRIVACY FENCE
- FIRE HYDRANT
- STREET LIGHT

BLOCK 6

JANUARY 19, 2001
DECEMBER 5, 2000
OCTOBER 10, 2000
APRIL 26, 2000
MARCH 8, 2000
OCTOBER 19, 1999
JULY 15, 1999

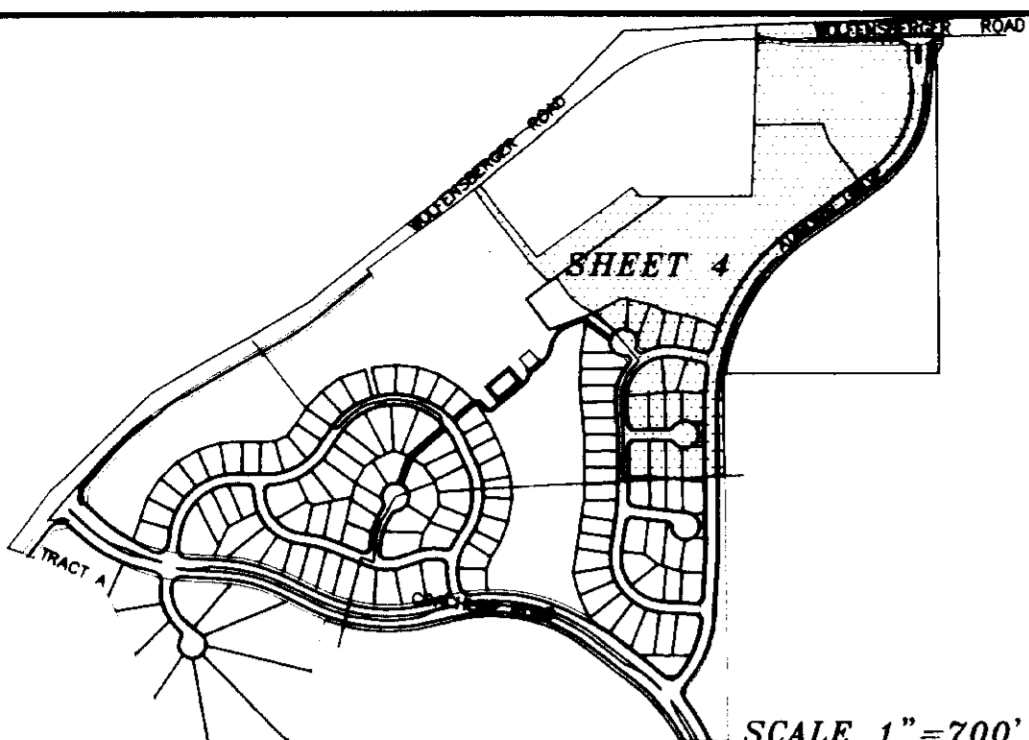


VALERIAN LLC.
LANDSCAPE ARCHITECTURE
20 W. DRY CREEK CIRCLE, SUITE 210
LITTLETON, COLORADO 80120
303-347-1200

MATCHLINE B
SEE SHEET 4 OF 14

FINAL PD LANDSCAPE PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6 TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 14



PLANT LIST

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
EVERGREEN TREES				
g		Ponderosa Pine	Pinus ponderosa	6'/10' ht. B & B
DECIDUOUS SHADE TREES				
1		Autumn Blaze Maple	Acer x Freemanii 'Autumn Blaze'	2" cal. B & B
		Catalpa	Catalpa ovata	2" cal. B & B
		Burr Oak	Quercus macrocarpa	2" cal. B & B
		Western Hackberry	Celtis occidentalis	2" cal. B & B
DECIDUOUS ORNAMENTAL TREES				
5		Ginnala Maple	Acer ginnala	1 1/2" cal. B & B
		Thornless Cokspur Hawthorn	Crataegus crus-galle 'Inermis'	1 1/2" cal. B & B
EVERGREEN SHRUBS				
10		Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.
		Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.
		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.
		Tammy Juniper	Juniperus sabina tamariscifolia	5 gal.
DECIDUOUS SHRUBS				
36		Fernbush	Chamaebatiaria millefolium	5 gal.
		Gambel Oak	Quercus gambelii	5 gal.
		Jackman Potentilla	Potentilla fruticosa 'Jackman'	5 gal.
		K. Dykes Potentilla	Potentilla fruticosa 'K. Dykes'	5 gal.
		Pygmy Peashrub	Caragana pygmaea	5 gal.
		Tall Hedge Buckthorn	Rhamnus frangula 'Columnaris'	5 gal.
		Western Sandcherry	Prunus besseyi	5 gal.
		White Serviceberries	Spirea vanhoutte	5 gal.
		Yellow Flowering Currant	Ribes aureum	5 gal.

WOLFENSBERGER ROAD

**4"-6" COBBLE MULCH
OVER GEOTEXTILE
FABRIC**

FUTURE COMMERCIAL AREA

**TALL FESCUE IRRIGATED
SOD MAINTAINED BY TOWN
OF CASTLE ROCK**

Unofficial Copy

**MATCHLINE G
SEE SHEET 6 OF 14**

**MATCHLINE H
SEE SHEET 7 OF 14**

AUBURN DRIVE

MILLBROOK COURT

MILLBROOK CIRCLE

SIGHT TRIANGLE

FUTURE MULTI-FAMILY

**6' PRIVACY FENCE BY DEVELOPER
SEE SHEET 9**

**12" WIDE STRIP OF 1 1/2"
RIVER ROCK MULCH OVER
GEOTEXTILE FABRIC BETWEEN
WALK AND FENCE**

EVERGREEN TREE (TYP.)

SHRUB BED

**TRACT I OWNED AND
MAINTAINED BY H.O.A.**

ORNAMENTAL TREE (TYP.)

**TALL FESCUE IRRIGATED
SOD MAINTAINED BY TOWN OF
CASTLE ROCK
TRACT L**

DECIDUOUS TREE (TYP.)

**MATCHLINE H
SEE SHEET 7 OF 14**

BLOCK 5

COLEBROOK COURT

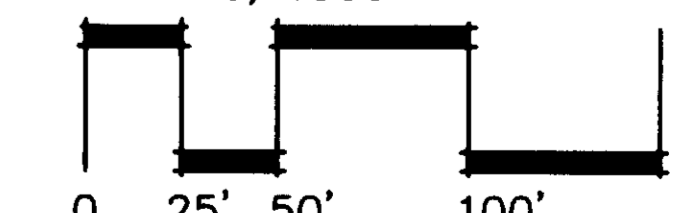
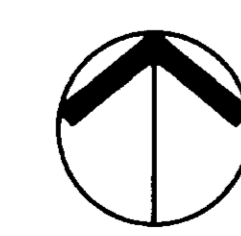
BLOCK 6

**MATCHLINE A
SEE SHEET 4 OF 14**

LEGEND

- TALL FESCUE SOD
- DROUGHT TOLERANT SEED
- 3-RAIL FENCE
- 6' PRIVACY FENCE
- FIRE HYDRANT
- STREET LIGHT

JANUARY 19, 2001
DECEMBER 5, 2000
OCTOBER 10, 2000
APRIL 26, 2000
MARCH 8, 2000
OCTOBER 19, 1999
JULY 15, 1999



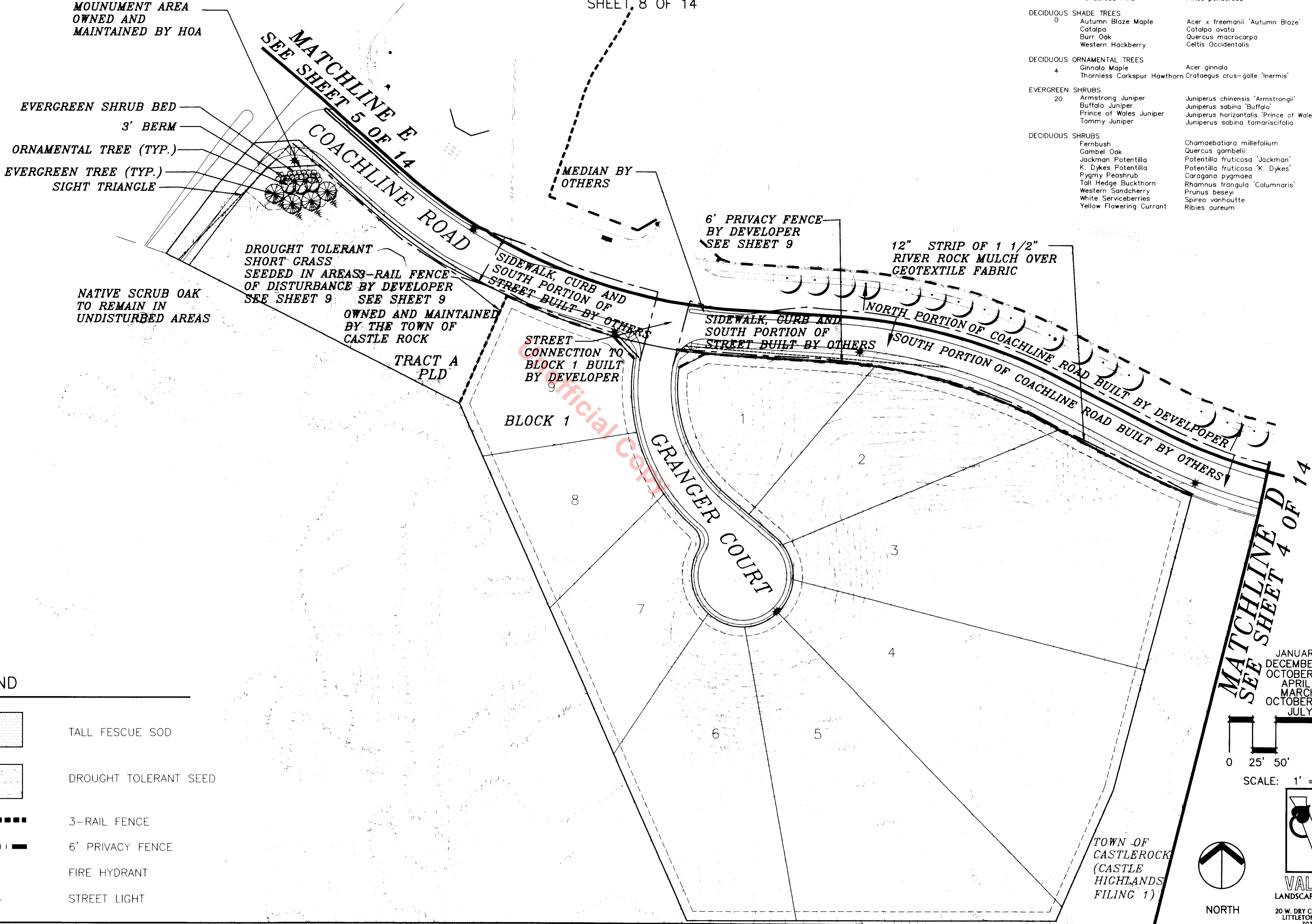
NORTH

SCALE: 1" = 50'

FINAL PD LANDSCAPE PLAN CASTLE HIGHLANDS FILING 2

A PART OF S. 1/2 OF SECTION 3 N. 1/2, NW 1/4 OF SECTION 10 T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 14

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
PLANT LIST				
EVERGREEN TREES				
4		Ponderosa Pine	Pinus ponderosa	6'/10' ht. B & B
DECIDUOUS SHADE TREES				
0		Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'	2" cal. B & B
		Catalpa	Catalpa ovata	2" cal. B & B
		Burr Oak	Quercus macrocarpa	2" cal. B & B
		Western Hackberry	Celtis Occidentalis	2" cal. B & B
DECIDUOUS ORNAMENTAL TREES				
4		Ginnala Maple	Acer ginnala	1 1/2" cal. B & B
		Thornless Corkspur Hawthorn	Crataegus crus-galle 'Inermis'	1 1/2" cal. B & B
EVERGREEN SHRUBS				
20		Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.
		Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.
		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.
		Tammy Juniper	Juniperus sabina tamariscifolia	5 gal.
DECIDUOUS SHRUBS				
		Fernbush	Chamaebatiara millefolium	5 gal.
		Gambel Oak	Quercus gambelii	5 gal.
		Jackman Potentilla	Potentilla fruticosa 'Jackman'	5 gal.
		K. Dykes Potentilla	Potentilla fruticosa 'K. Dykes'	5 gal.
		Pygmy Peashrub	Caragana pygmaea	5 gal.
		Tall Hedge Buckthorn	Rhamnus frangula 'Columnaris'	5 gal.
		Western Sandcherry	Prunus beseyi	5 gal.
		White Serviceberries	Spirea vanhoutte	5 gal.
		Yellow Flowering Currant	Ribes aureum	5 gal.



LEGEND	
	TALL FESCUE SOD
	DROUGHT TOLERANT SEED
	3-RAIL FENCE
	6' PRIVACY FENCE
	FIRE HYDRANT
	STREET LIGHT

JANUARY 19, 2001
 DECEMBER 5, 2000
 OCTOBER 10, 2000
 APRIL 26, 2000
 MARCH 8, 2000
 OCTOBER 19, 1999
 JULY 15, 1999

SCALE: 1" = 50'

NORTH

VALERIAN LLC
LANDSCAPE ARCHITECTURE

20 W. DRY CREEK CIRCLE, SUITE 210
LITTLETON, COLORADO 80120
303.447.1330

FINAL PD LANDSCAPE PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 9 OF 14

TOTAL PLANT LIST

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
EVERGREEN TREES				
16	5-6'	Ponderosa Pine	<i>Pinus ponderosa</i>	6' -14' ht., B & B
17	8-10'			
18	8-12'			
DECIDUOUS SHADE TREES				
56		Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	2" cal., B & B
		Catalpa	<i>Catalpa ovata</i>	2" cal., B & B
		Burr Oak	<i>Quercus macrocarpa</i>	2" cal., B & B
		Western Hackberry	<i>Celtis occidentalis</i>	2" cal., B & B
DECIDUOUS ORNAMENTAL TREES				
17		Ginnala Maple	<i>Acer ginnala</i>	1 1/2" cal., B & B
		Thornless Corkspur Hawthorn	<i>Crataegus crus-galle 'Inermis'</i>	1 1/2" cal., B & B
EVERGREEN SHRUBS				
55		Armstrong Juniper	<i>Juniperus chinensis 'Armstrongii'</i>	5 gal.
		Buffalo Juniper	<i>Juniperus sibirica 'Buffalo'</i>	5 gal.
		Prince of Wales Juniper	<i>Juniperus horizontalis 'Prince of Wales'</i>	5 gal.
		Tammy Juniper	<i>Juniperus sibirica tamariscifolia</i>	5 gal.
FLOWERING SHRUBS				
134		Fernbush	<i>Chamaebatiaria millefolium</i>	5 gal.
		Gambel Oak	<i>Quercus gambelii</i>	5 gal.
		Jackman Potentilla	<i>Potentilla fruticosa 'Jackman'</i>	5 gal.
		K. Dykes Potentilla	<i>Potentilla fruticosa 'K. Dykes'</i>	5 gal.
		Pygmy Peashrub	<i>Caragana pygmaea</i>	5 gal.
		Toll Hedge Buckthorn	<i>Rhamnus frangula 'Columnaris'</i>	5 gal.
		Western Serviceberries	<i>Prunus besseyi</i>	5 gal.
		Yellow Flowering Currant	<i>Ribes aureum</i>	5 gal.

NOTE: PLANT QUANTITIES AND LOCATIONS AS SHOWN ON DRAWINGS ARE INTENDED AS GUIDELINES. THIS INFORMATION IS SUBJECT TO FIELD VERIFICATION.

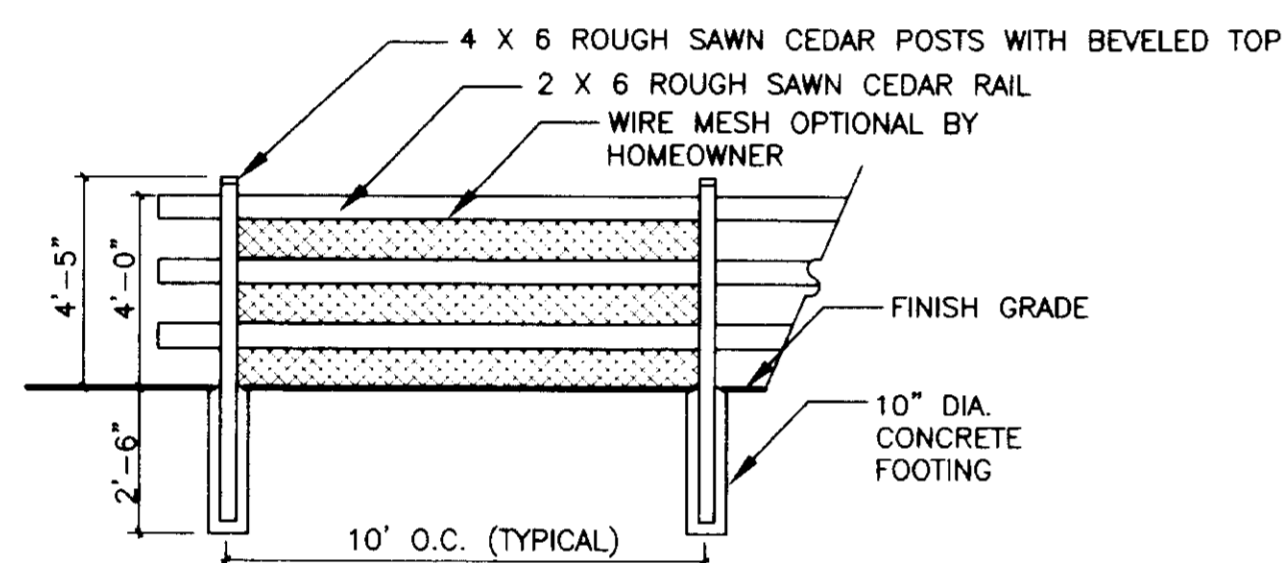
GENERAL NOTES FOR ESTABLISHMENT OF SHORT GRASSES:

- SEED BETWEEN DECEMBER 1 AND MAY 1 WITHOUT IRRIGATION
- ON SLOPES 3:1 OR STEEPER USE 100% BIODEGRADABLE EROSION CONTROL BLANKET BY NORTH AMERICAN GREEN ON SEEDED AREAS. ANCHOR THE BLANKET WITH BIODEGRADABLE BLANKET PINS. INSTALL EROSION CONTROL BLANKETS ACCORDING TO MANUFACTURE RECOMMENDATIONS.
- HYDROMULCHING MAYBE SUBSTITUTED FOR THE STRAW BLANKET. RATES OF APPLICATION FOR MOST MULCHES ARE BETWEEN 1500 AND 2300 POUNDS. THIS METHOD REQUIRES APPROVAL FROM CARLSON AND ASSOCIATES.
- MULCH ANCHORING SHOULD BE CONSIDERED FOR EROSION CONTROL IN AREAS WITH STEEP SLOPES 3:1 OR STEEPER. SUGGESTED MANUFACTURER: NORTH AMERICAN GREEN- EROSION CONTROL BIODEGRADABLE BLANKET (812-867-6632) REPRESENTATIVE: NILEX CORPORATION, COLORADO.
- THE SEEDING MIX WILL BE 100% SHORT GRASS.
- ADDRESS: PAWNEE BUTTES SEED, INC. PO BOX 1604 605 25TH STREET GREELEY, COLORADO 80632 (1-800-782-5947) (FAX: 1-970-356-7263)
- A 10 POUND BULK RATE OF SEED WAS USED AS THE STANDARD.
- APPLY FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS WHEN SOILS ARE REASONABLY UNIFORM AND PRECIPITATION IS ADEQUATE.
- THE RECOMMENDED SEEDING METHOD IS TO DRILL SEED INTO THE SOIL WITH A GRASSLAND DRILL.
- DRILL SEED RATE IS (4.815) PURE LIVE SEED PER ACRE FOR SHORT GRASS MIX.
- DRILL SEED METHOD: DOUBLE DRILL SEEDING RATES ON SLOPES.
- BROADCAST METHOD: LEVEL AREA-DOUBLE DRILL SEED RATE SLOPED AREA- DRILL SEED RATE NEEDS TO BE INCREASED BY FOUR TIMES THE RATE OF (4.815 PURE LIVE SEED) PER ACRE OF GRASS MIX.

GENERAL NOTES:

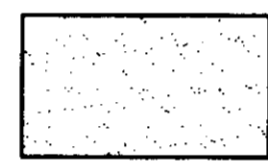
- ALL NEW TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE YEAR FROM THE TIME OF PLANTING.
- SOIL PREPARATION UNDER ALL AREAS TO BE SEED OR SODDED OR OTHERWISE PLANTED SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF THREE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 6" INTO THE SOIL.
- SOIL PREPARATION FOR SHRUB AND ANNUAL BEDS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 6" INTO THE SOIL.
- ALL PLANTING BEDS ARE DELINEATED WITH A 4" METAL EDGER WITH PROTECTIVE CAP, AND SHALL BE COVERED WITH FILTER FABRIC AND 3" OF WOOD FIBER MULCH.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO IRRIGATE ALL PROPOSED COMMON AREAS. PLANTING BEDS WILL BE IRRIGATED BY DRIP SYSTEM AND SODDED AREAS WILL BE IRRIGATED BY A SPRAY IRRIGATION.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH MULCH WITH GEOTEXTILE FABRIC AS A WEED BARRIER.
- TREES THAT ARE PLANTED IN THE DRIVER'S SITE DISTANCE TRIANGLES SHALL BE KEPT PRUNED FROM THE GROUND TO A HEIGHT OF 8 FEET.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATION OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

TOTAL SQUARE FOOTAGE	
FESCUE SOD	116,128
SHRUB AREA	4,877
DRY TOLERANT SEED	31,104
PLAY AREA	2,750
BASKETBALL COURT	8,400
SIDEWALKS (WITHIN LANDSCAPE AREAS)	6,484



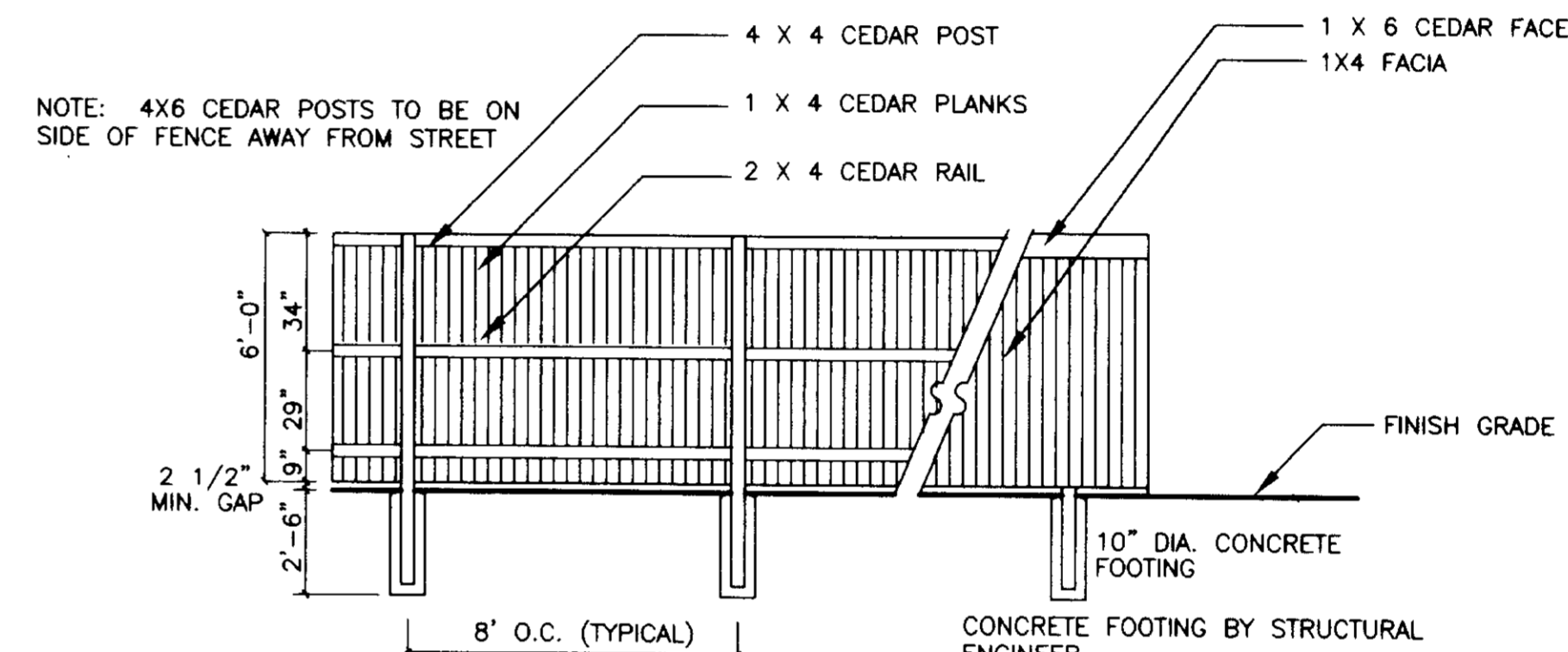
3-RAIL FENCE

1/4"=1'-0"



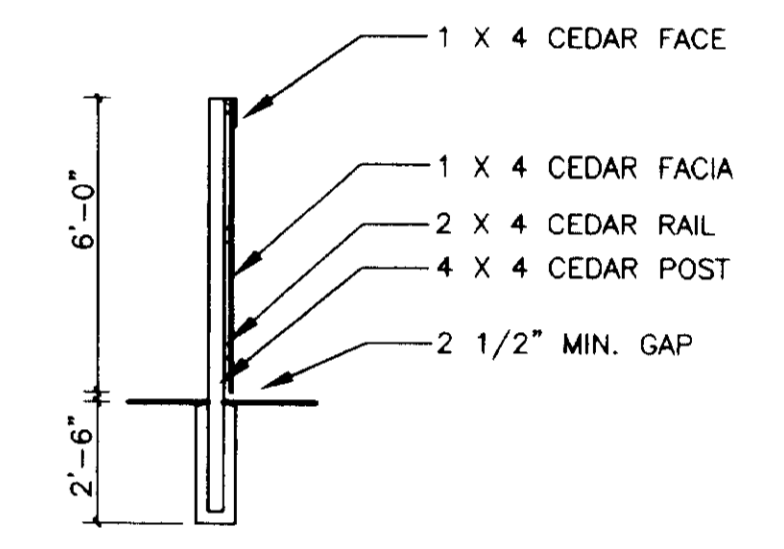
DROUGHT TOLERANT SEED MIX

SPECIES	VARIETY	DRILLED POUNDS OF PLS./ACRE
FAIRWAY WHEATGRASS		7.2
CRESTED WHEATGRASS	NORDAN	11.5
WESTERN WHEATGRASS	ARRIBA, BARTON	19.8
PUBESCENT WHEATGRASS	LUNA	21.8
SIDEOATS GRAMA	VAUGHN, OR BUTTE	10.9
BLUE GRAMA	LOVINGTON	3.0
SWITCHGRASS	GREENVILLE	5.6
SMOOTH BROME	MANCHAR OR LINCOLN	16.1
LITTLE BLUESTEM	PASTURA OR CAMPER	8.4
GREEN NEEDLEGRASS	LODORM	12.1



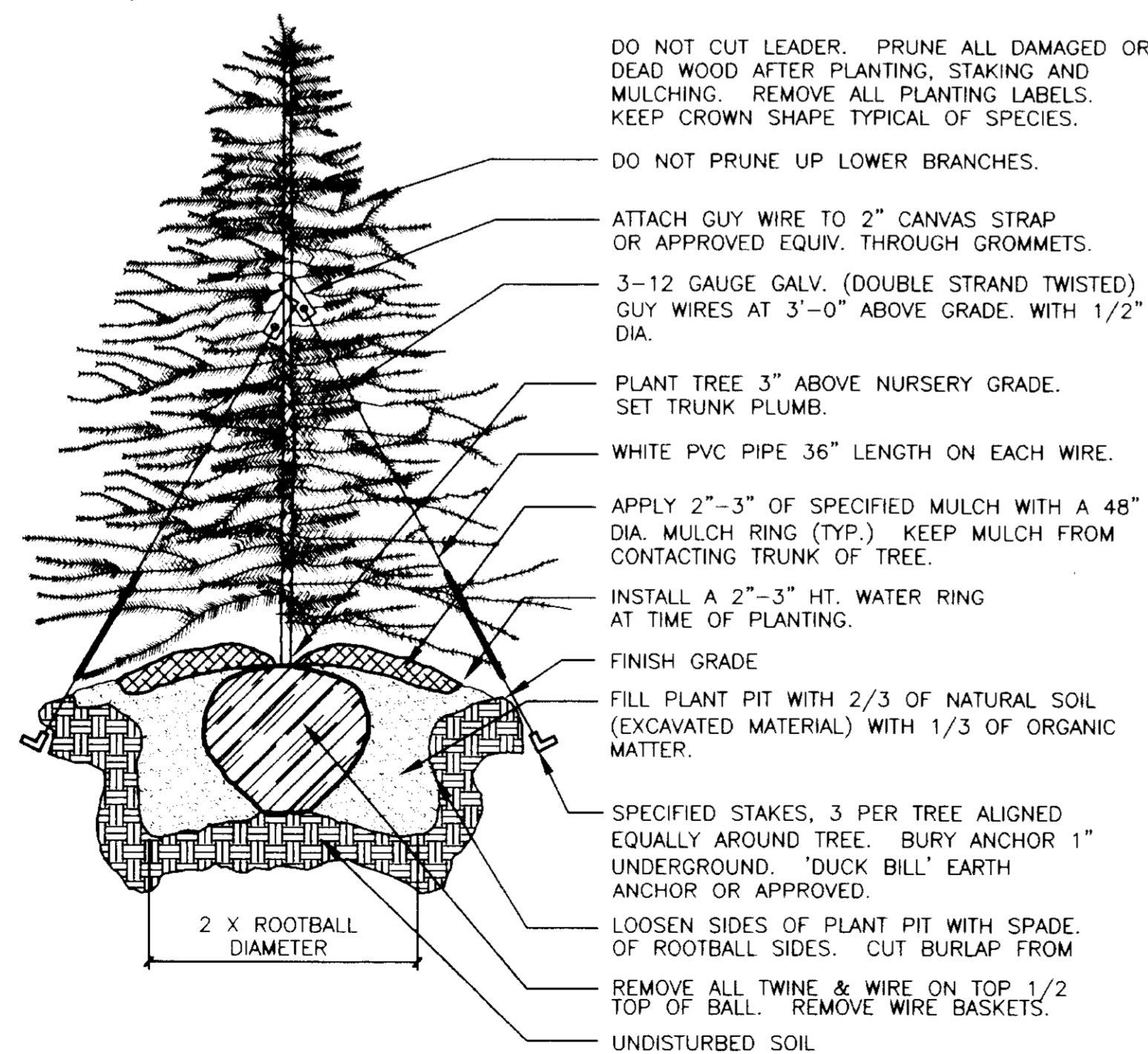
6' PRIVACY FENCE WITH CAP

1/4"=1'-0"



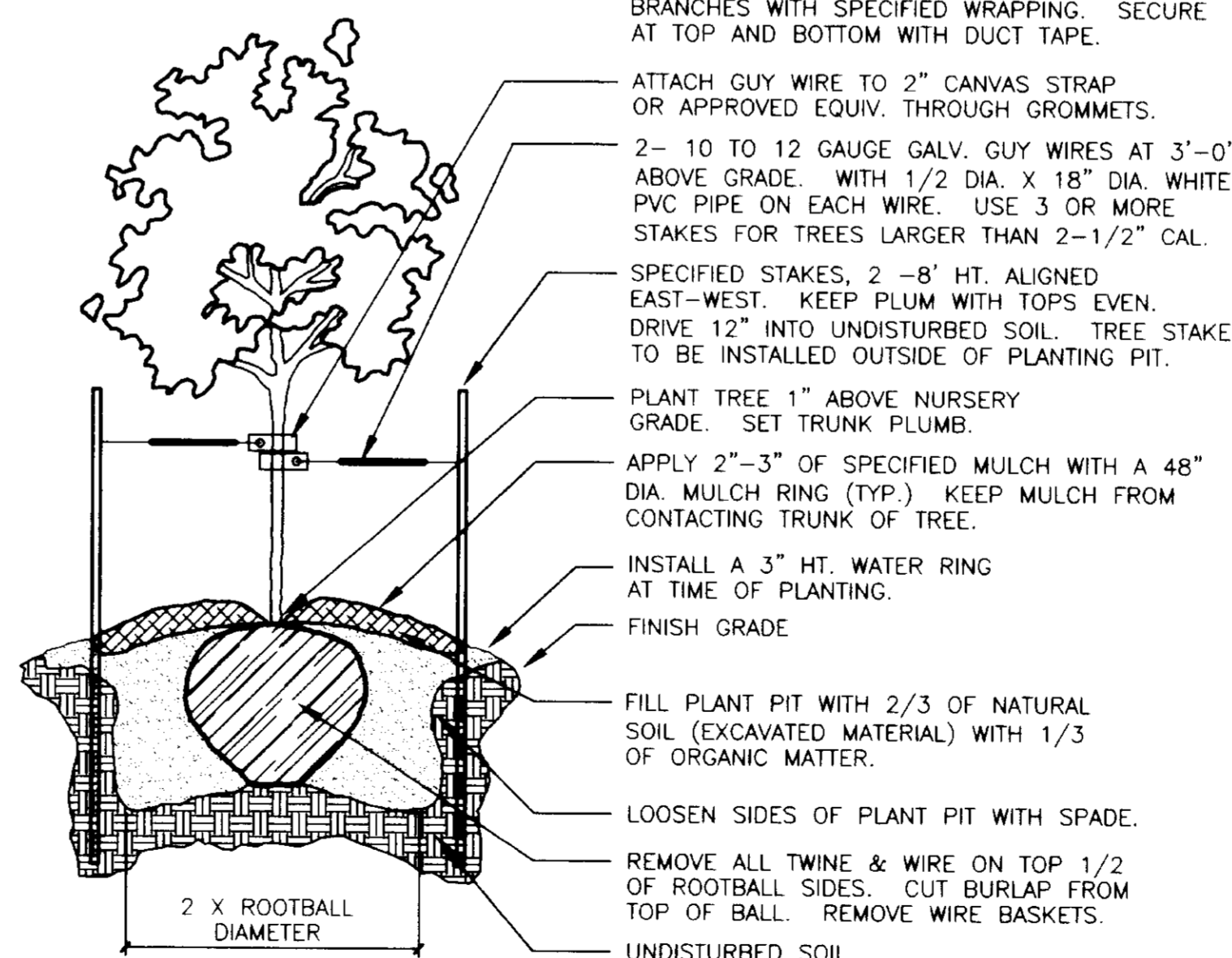
SECTION

1/4"=1'-0"



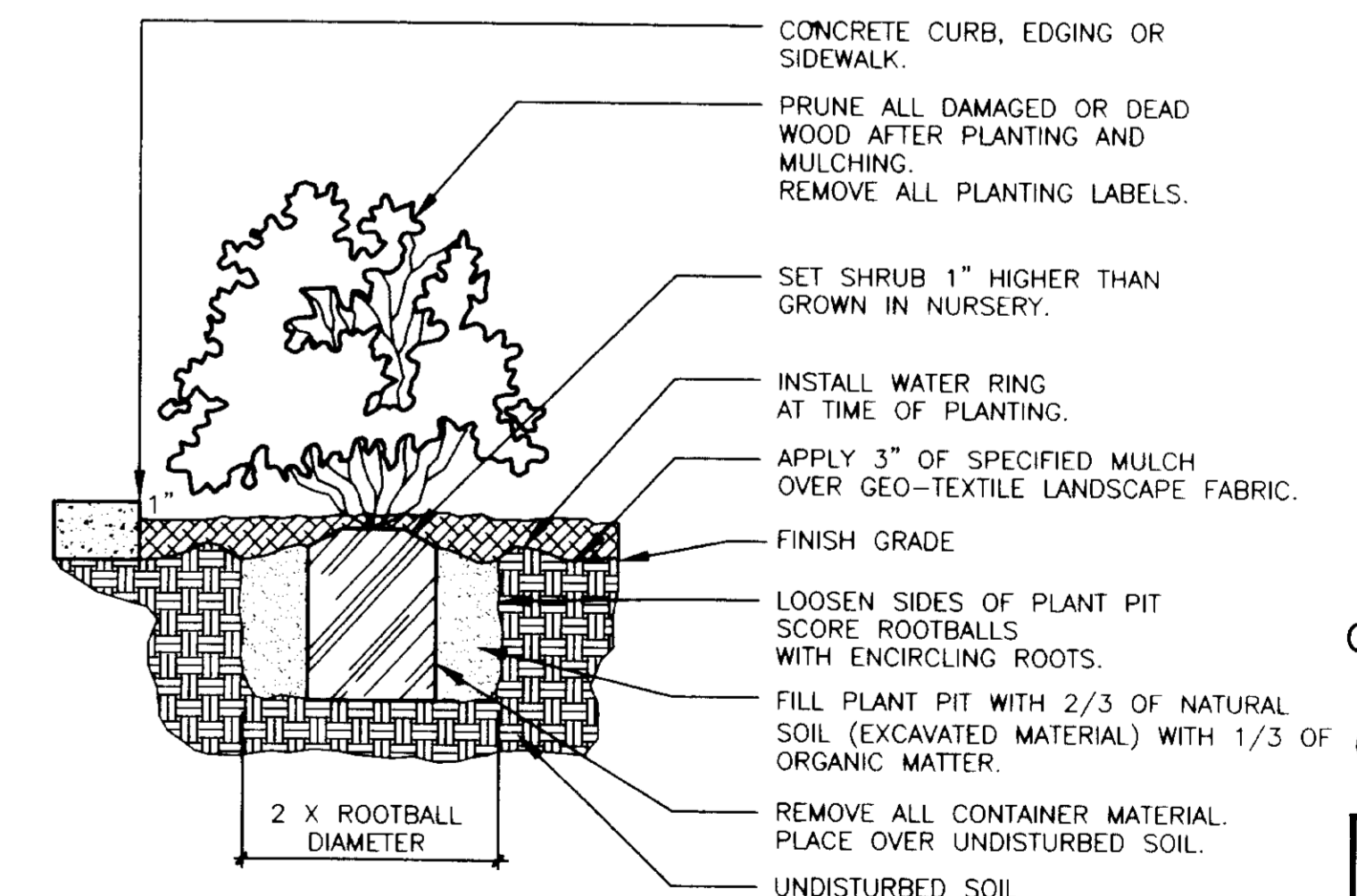
CONIFEROUS TREE PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

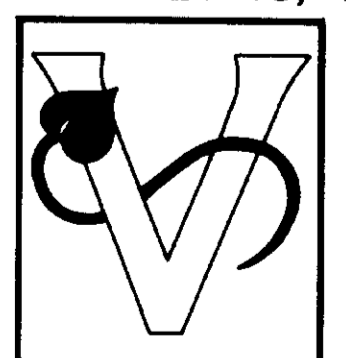


SHRUB PLANTING

N.T.S.

NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

JANUARY 19, 2001
OCTOBER 10, 2000
JUNE 13, 2000
APRIL 26, 2000
OCTOBER 19, 1999
JULY 15, 1999



VALERIAN LLC.
LANDSCAPE ARCHITECTURE

20 W. DRY CREEK CIRCLE, SUITE 210
LITTLETON, COLORADO 80120
303-347-1200

FINAL PD IRRIGATION PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T.8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 10 OF 14

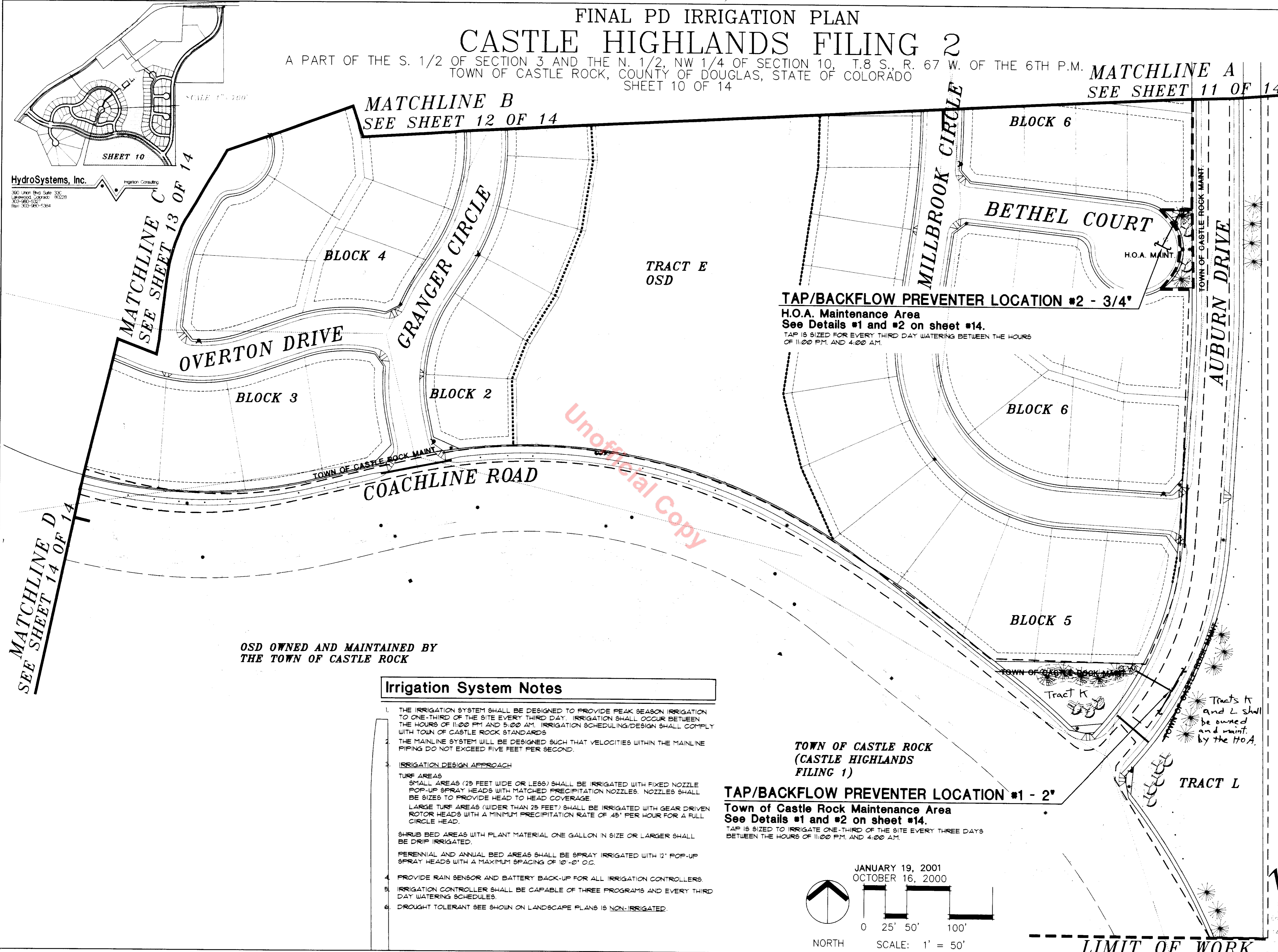
MATCHLINE A
SEE SHEET 11 OF 14

MATCHLINE B
SEE SHEET 12 OF 14

MATCHLINE C
SEE SHEET 13 OF 14

MATCHLINE D
SEE SHEET 14 OF 14

HydroSystems, Inc.
Irrigation Consulting
350 Union Blvd Suite 301
Lawrenceville, Georgia 30046
770-962-5227
Fax: 770-961-1384



Unofficial Copy

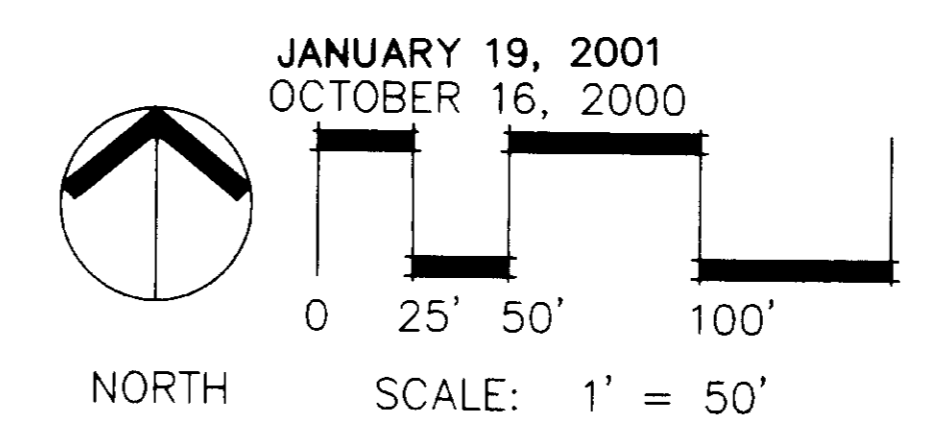
TAP/BACKFLOW PREVENTER LOCATION #2 - 3/4"
H.O.A. Maintenance Area
See Details #1 and #2 on sheet #14.
TAP IS SIZED FOR EVERY THIRD DAY WATERING BETWEEN THE HOURS
OF 11:00 P.M. AND 4:00 A.M.

**TOWN OF CASTLE ROCK
(CASTLE HIGHLANDS
FILING 1)**
TAP/BACKFLOW PREVENTER LOCATION #1 - 2"
Town of Castle Rock Maintenance Area
See Details #1 and #2 on sheet #14.
TAP IS SIZED TO IRRIGATE ONE-THIRD OF THE SITE EVERY THREE DAYS
BETWEEN THE HOURS OF 11:00 P.M. AND 4:00 A.M.

**OSD OWNED AND MAINTAINED BY
THE TOWN OF CASTLE ROCK**

Irrigation System Notes

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION TO ONE-THIRD OF THE SITE EVERY THIRD DAY. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M. IRRIGATION SCHEDULING/DESIGN SHALL COMPLY WITH TOWN OF CASTLE ROCK STANDARDS.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. **IRRIGATION DESIGN APPROACH**
TURF AREAS
 SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZED TO PROVIDE HEAD TO HEAD COVERAGE.
 LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
 SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
 PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10'-0" O.C.
4. PROVIDE RAIN SENSOR AND BATTERY BACK-UP FOR ALL IRRIGATION CONTROLLERS.
5. IRRIGATION CONTROLLER SHALL BE CAPABLE OF THREE PROGRAMS AND EVERY THIRD DAY WATERING SCHEDULES.
6. DROUGHT TOLERANT SEE SHOWN ON LANDSCAPE PLANS IS NON-IRRIGATED.

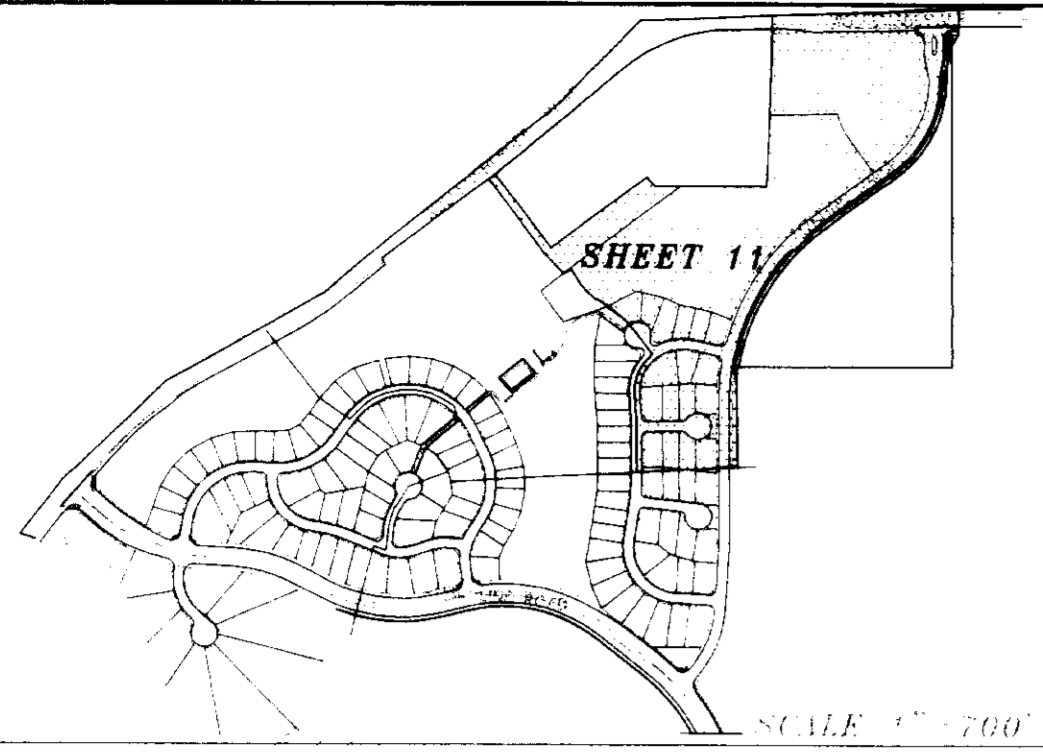


LIMIT OF WORK

Valerian
Landscape Architecture
Interior Planting Design
Environmental Conservation
144 West Dry Creek Circle
Littleton, Colorado 80120
303-347-1200 Fax: 347-5561

FINAL PD IRRIGATION PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6 TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 11 OF 14



WOLFENSBERGER ROAD

MATCHLINE H
SEE BELOW

FUTURE COMMERCIAL AREA

BLOCK 5

AUBURN DRIVE
TOWN OF CASTLE ROCK MAINT

Official Copy

FUTURE MULTI-FAMILY

MILLBROOK CIRCLE

AUBURN DRIVE
TOWN OF CASTLE ROCK MAINT

BLOCK 6

COLEBROOK COURT

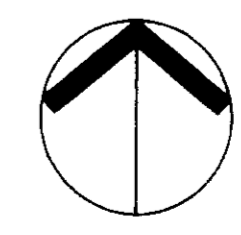
H.O.A. MAINT.
IRRIG. WATER FROM
TAP #2

BLOCK 6

MATCHLINE A
SEE SHEET 10 OF 14

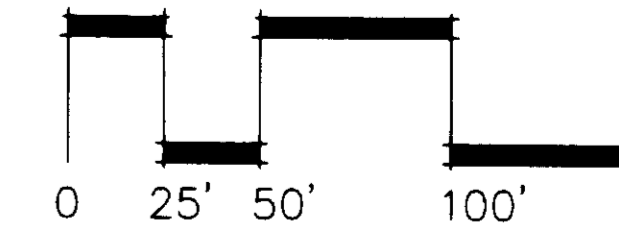
MATCHLINE H
SEE ABOVE

HydroSystems, Inc.
3901 Inver Blvd. Suite 300
Littleton, CO 80120
303-980-5300
Fax: 303-980-5384



NORTH

JANUARY 19, 2001
OCTOBER 16, 2000

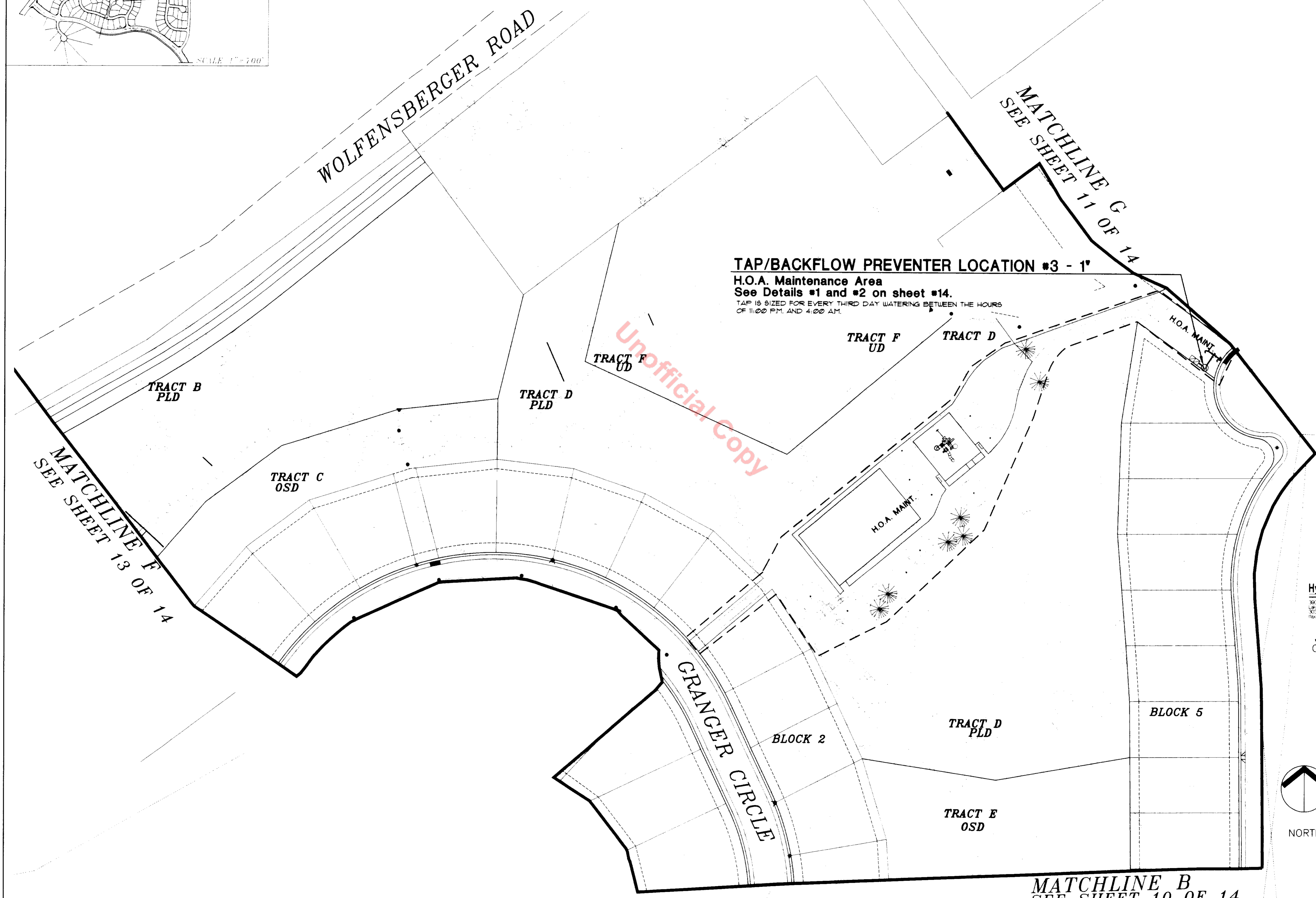
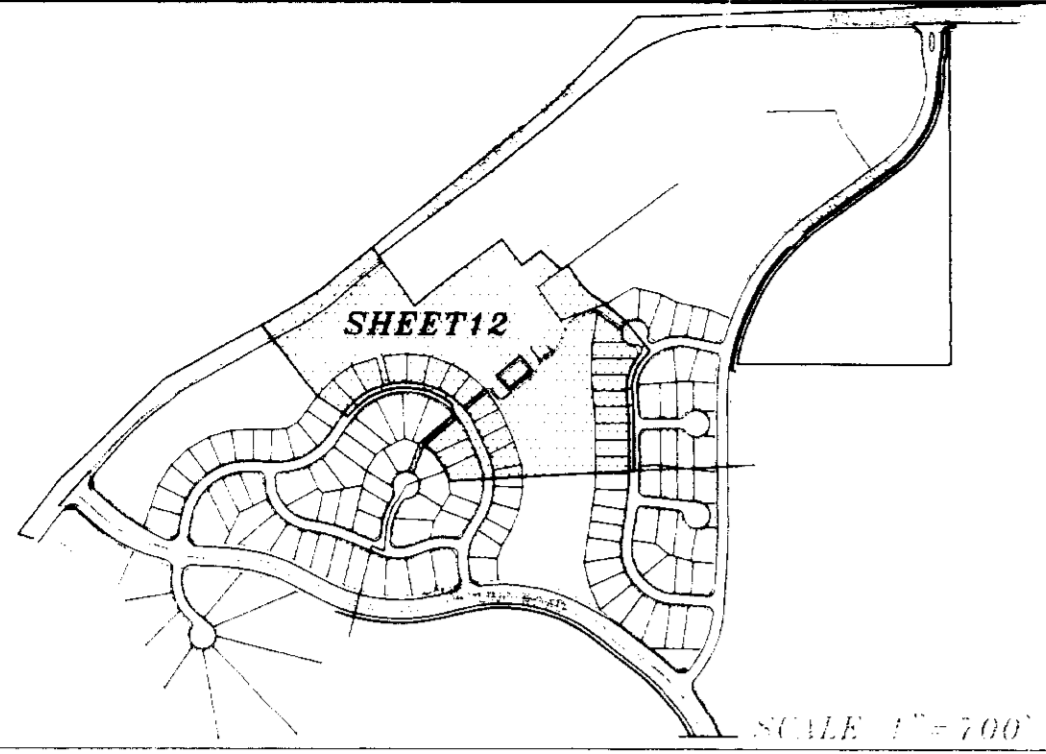


SCALE: 1' = 50'

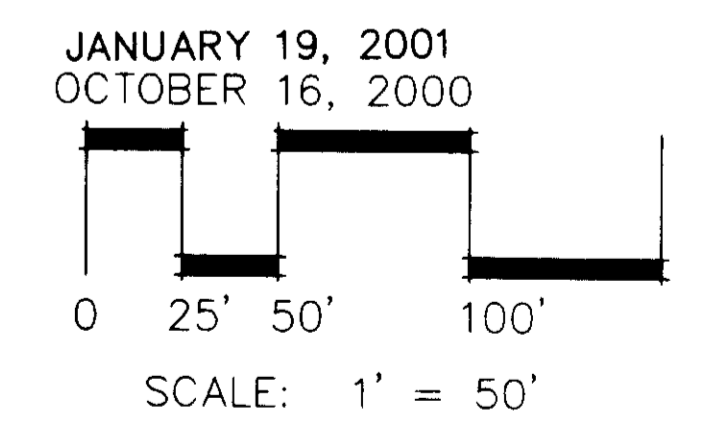
Valerian
Landscape Architecture
Interior Planting Design
Environmental Conservation
140 West Dry Creek Circle
Littleton, Colorado 80120
303-784-1201 Fax: 303-784-5561

FINAL PD IRRIGATION PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10, T.8., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 12 OF 14



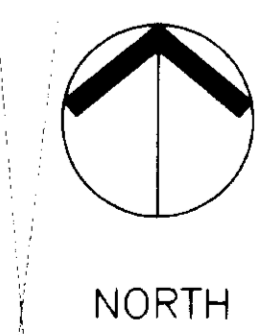
HydroSystems, Inc.
 300 1/2 Hwy Blvd. Suite 300
 Greenwood, Colorado 80036
 303-960-9327
 Fax: 303-960-5584



Valerian

Landscape Architecture
 Exterior Lighting Design
 Environmental Conservation

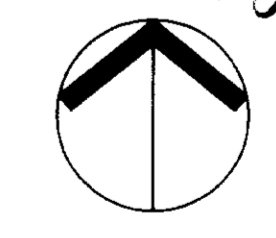
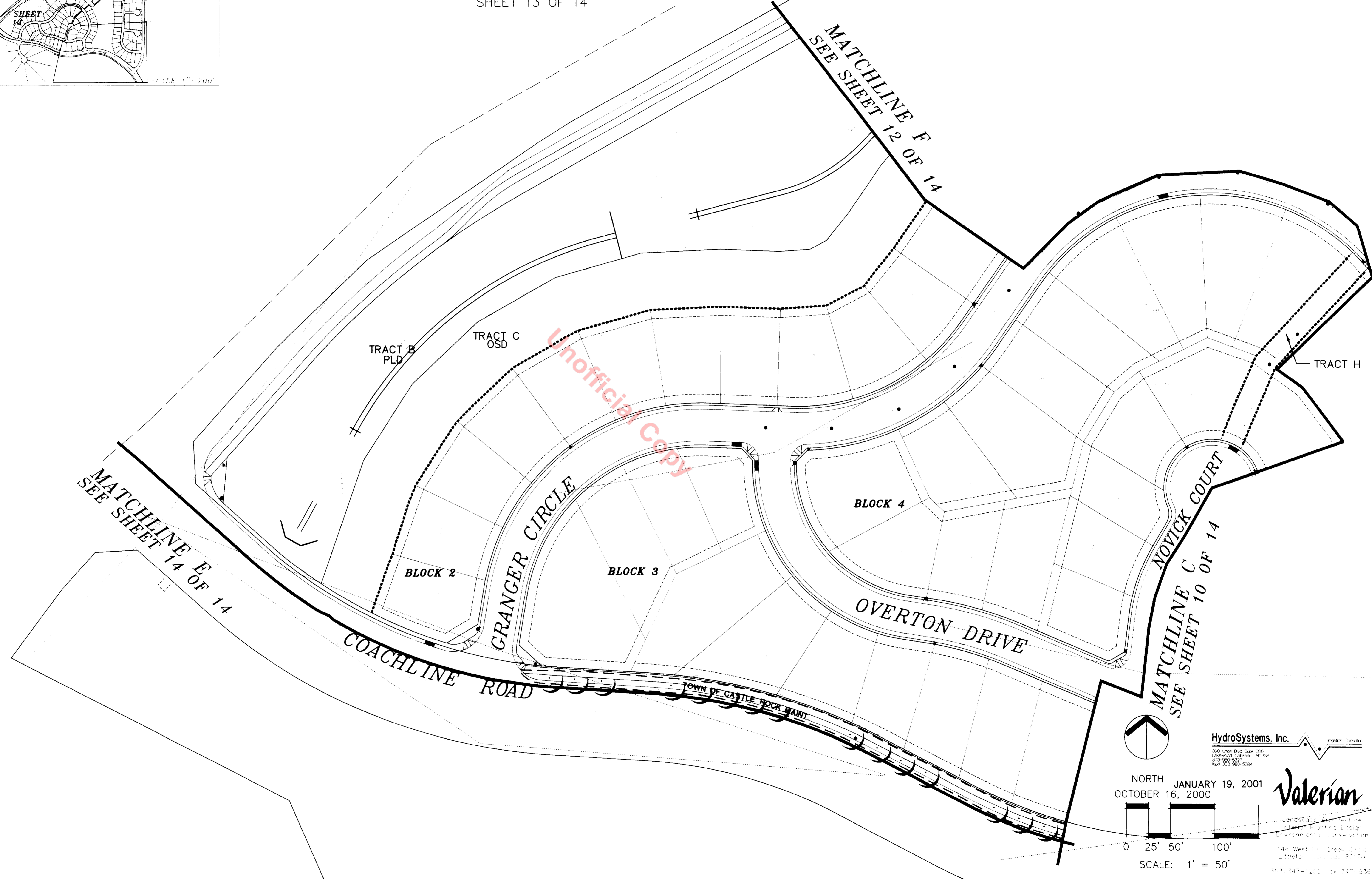
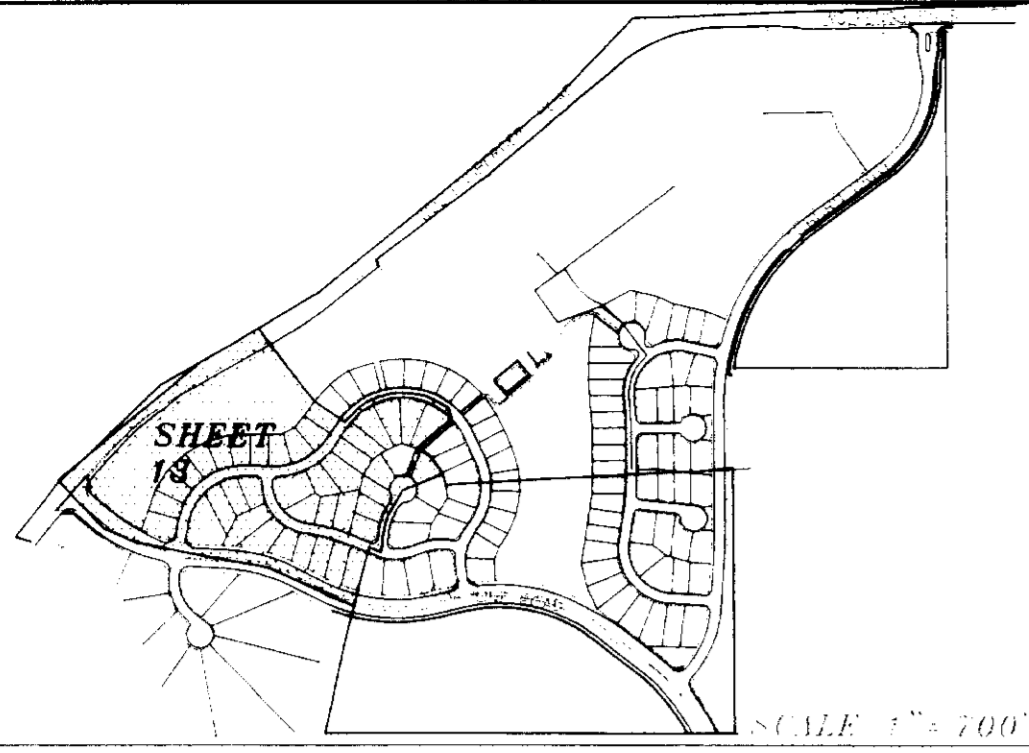
140 West Dry Creek Circle
 Littleton, Colorado 80120
 TEL: 347-1200 FAX: 347-9267



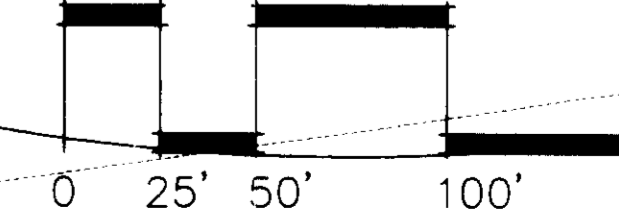
MATCHLINE B
SEE SHEET 10 OF 14

FINAL PD IRRIGATION PLAN CASTLE HIGHLANDS FILING 2

A PART OF THE S. 1/2 OF SECTION 3 AND THE N. 1/2, NW 1/4 OF SECTION 10 T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 13 OF 14



NORTH
JANUARY 19, 2001
OCTOBER 16, 2000



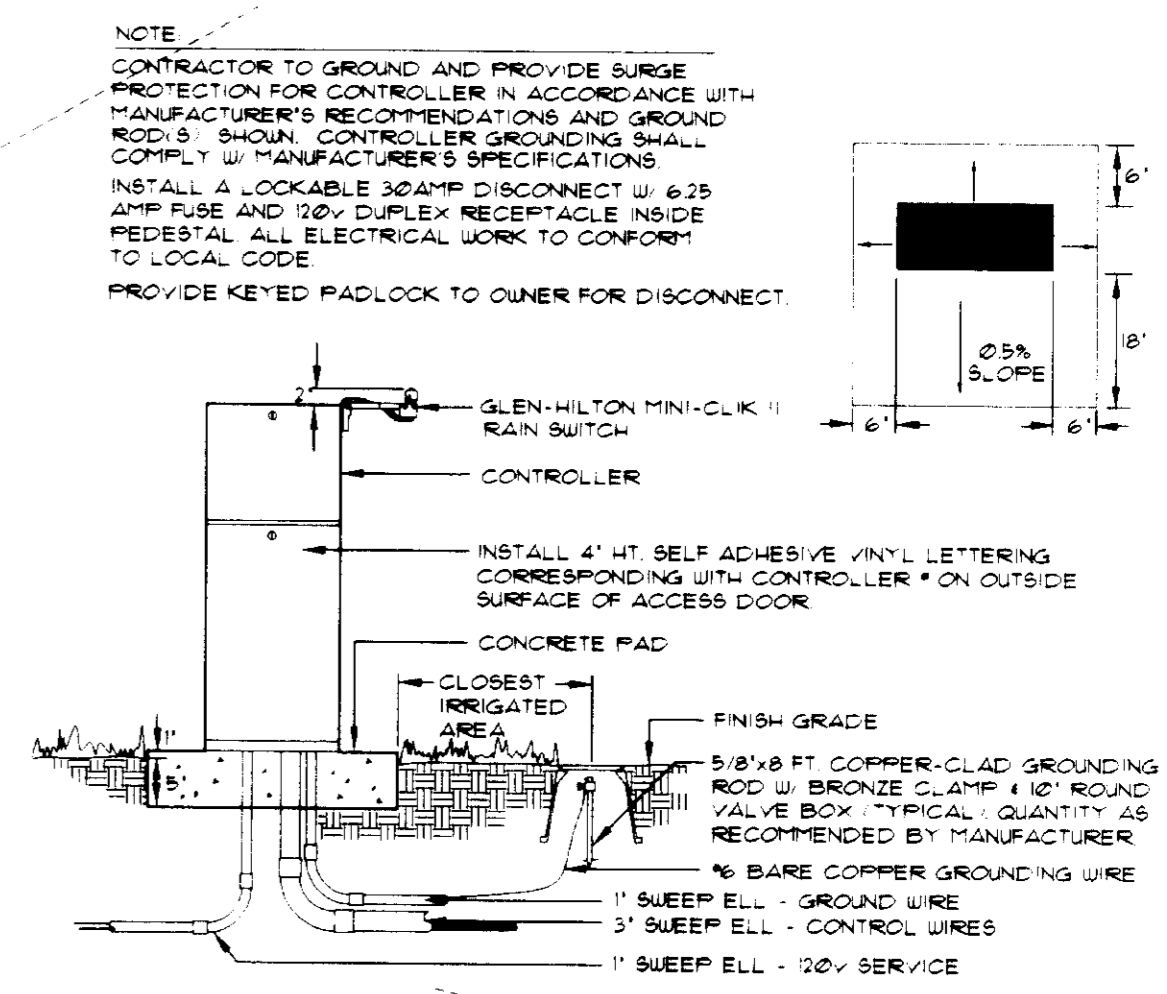
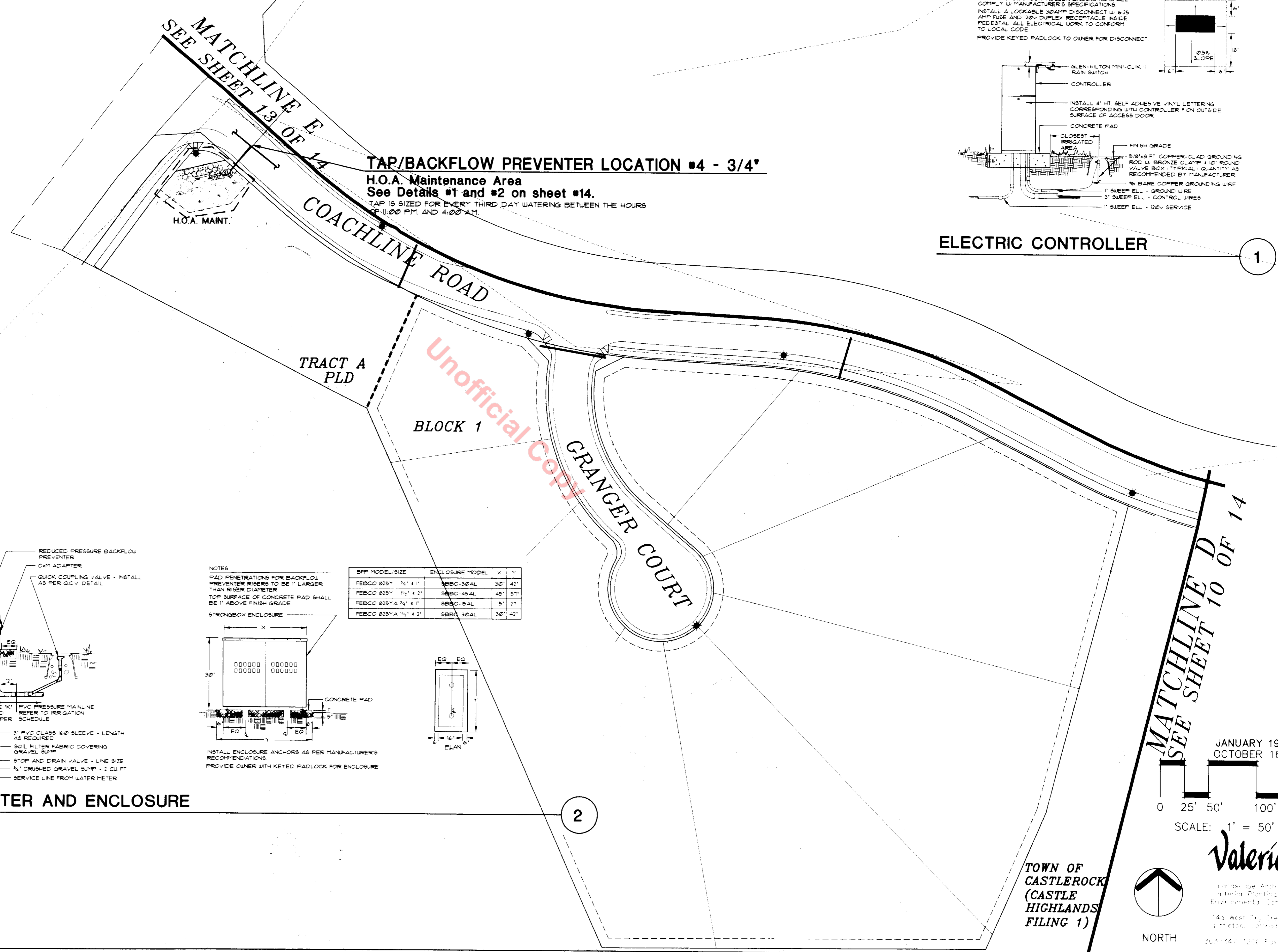
SCALE: 1" = 50'

HydroSystems, Inc.
1901 North 19th Street, Suite 100
Littleton, Colorado 80120
303-948-5507
Fax: 303-968-5084

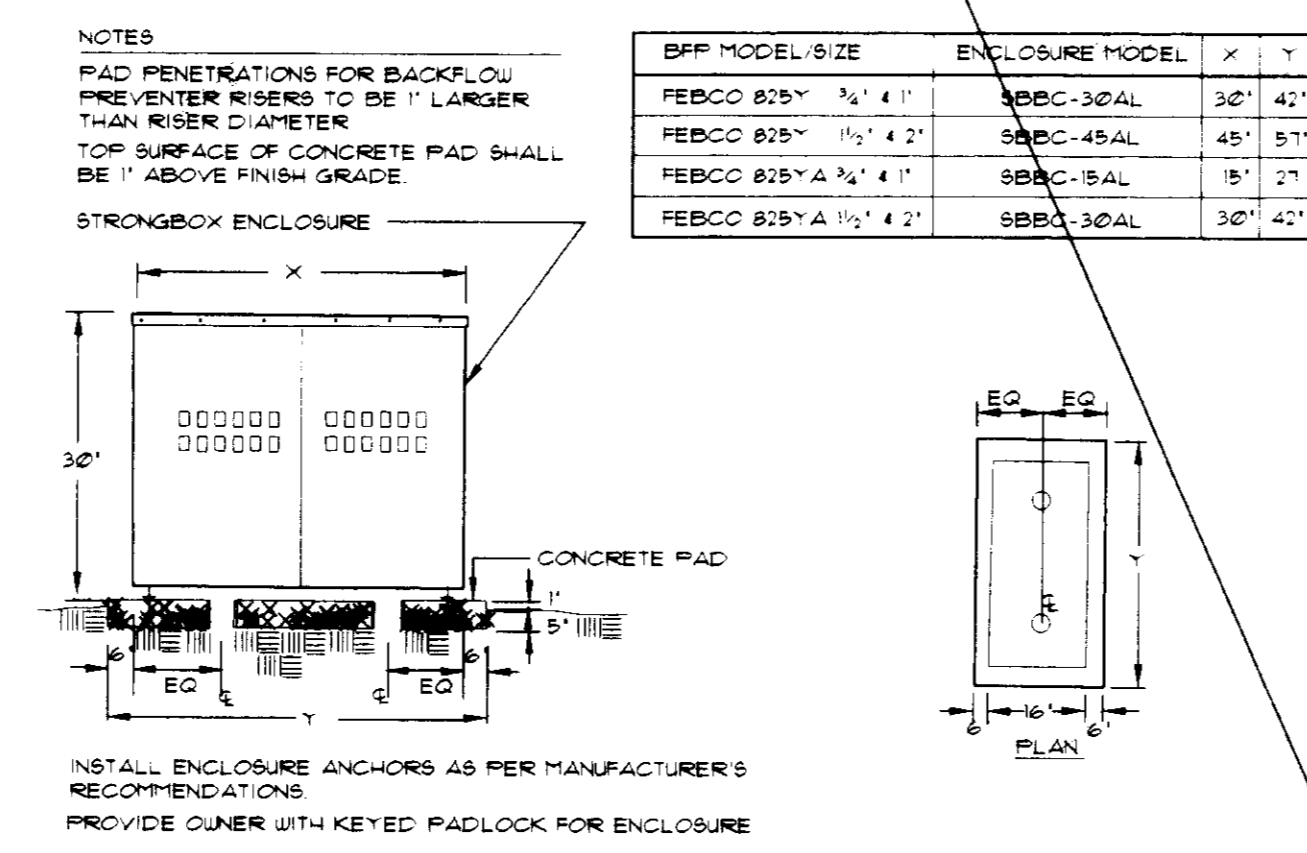
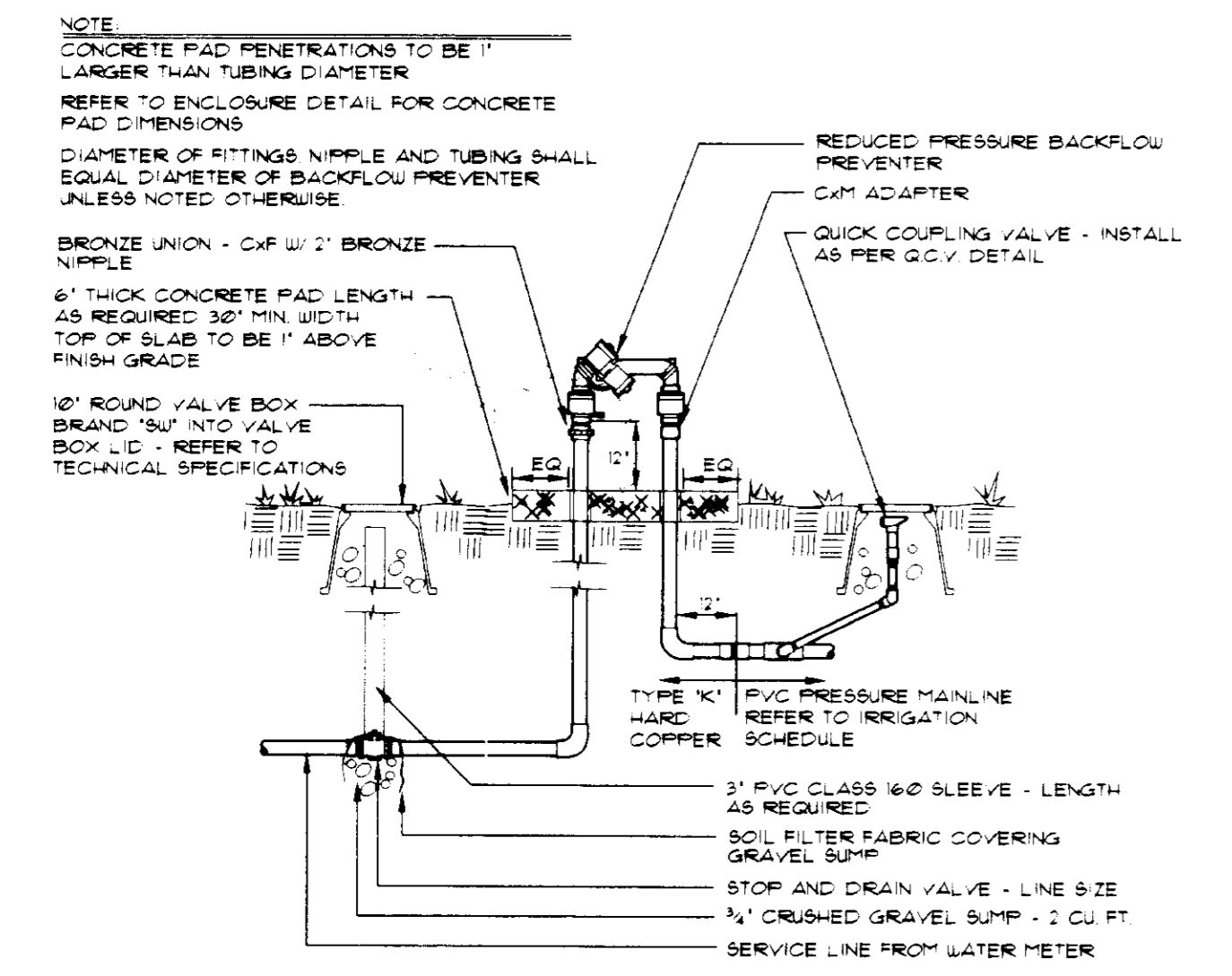
Valerian
Landscape Architecture
Interior Lighting Design
Environmental Conservation
140 West Dry Creek Drive
Littleton, Colorado 80120
303-347-1200 Fax: 747-9361

FINAL PD IRRIGATION PLAN CASTLE HIGHLANDS FILING 2

A PART OF S. 1/2 OF SECTION 3 N. 1/2, NW 1/4 OF SECTION 10 T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 14 OF 14

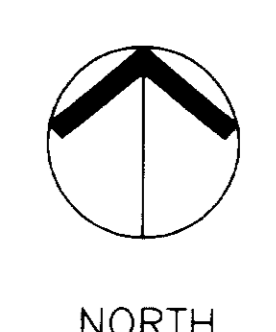
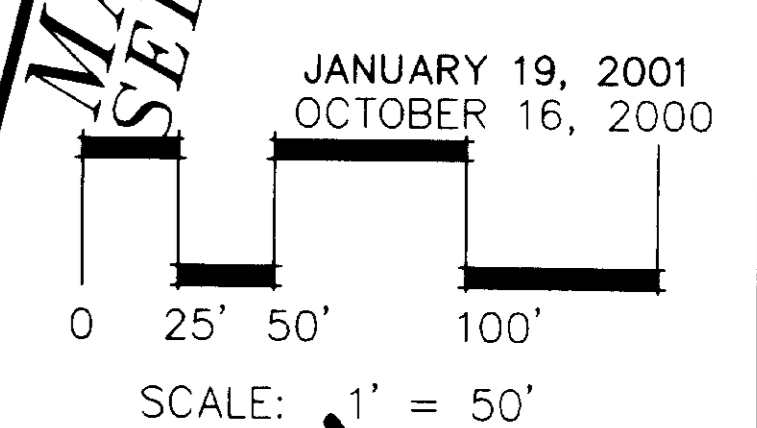


1



2

MATCHLINE D
SEE SHEET 10 OF 14



Valerian
Landscape Architecture
Interior Planting Design
Environmental Conservation
4th West Dry Creek Drive
Littleton, Colorado 80120
303-347-1100 Fax: 347-9341

HydroSystems, Inc.
390 Union Blvd Suite 330
Littleton, Colorado 80120
303-960-5571
Fax: 303-960-5364

TOWN OF
CASTLEROCK
(CASTLE
HIGHLANDS
FILING 1)