

PLAT IDENTIFICATION SHEET

RECEPTION #: 01061993

DATE: 07/10/01

TIME 9:17 AM

FEE: \$ 420.00 (42P)

GRANTOR: CASTLEWOOD RANCH LLC
(OWNER/SIGNER)

GRANTEE: CASTLEWOOD RANCH FINCO
(SUBDIVISION NAME OR NAME OF PLAT) # 1 PRELDM. PLAT

FINAL PD SITE PLAN
1ST MINOR AMEND

LEGAL:
(SECTION-TOWNSHIP-RANGE)

8 - 8 - 66
17 - 8 - 66

NEW SUBDIVISION ABBREV: _____

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 SOUTH 00°18'16" EAST AS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1994 PLS 28656", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656"; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 SOUTH 00°18'16" EAST A DISTANCE OF 1325.36 FEET TO THE NORTH 1/16TH CORNER BETWEEN SECTIONS 17 AND 16 AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1994 PLS 28656"; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 SOUTH 00°18'16" EAST A DISTANCE OF 1325.29 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17 AS MONUMENTED BY A 3 1/2" ALUMINUM CAPPED MONUMENT STAMPED "1986 PLS 22100"; THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 SOUTH 00°19'55" EAST A DISTANCE OF 2650.67 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17 AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. 1989 LS 8333"; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 SOUTH 89°23'56" WEST A DISTANCE OF 2003.80 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 27°00'48" WEST A DISTANCE OF 1477.06 FEET; THENCE NORTH 03°24'59" WEST A DISTANCE OF 2.01 FEET TO THE SOUTH 1/16TH CORNER ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17 AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656"; THENCE ALONG THE SOUTHERLY LINE THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 SOUTH 89°24'40" WEST A DISTANCE OF 1330.80 FEET TO THE SOUTHWEST 1/16TH CORNER OF SAID SECTION 17 AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656"; THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 NORTH 00°26'21" WEST A DISTANCE OF 1325.19 FEET TO THE WEST 1/16TH CORNER ON THE EAST-WEST CENTERLINE OF SAID SECTION 17 AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656"; THENCE ALONG SAID CENTERLINE SOUTH 89°22'13" WEST A DISTANCE OF 830.07 FEET AS MONUMENTED BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "MERRICK & CO. PLS 22100"; THENCE ALONG A LINE PARALLEL TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 NORTH 00°24'33" WEST A DISTANCE OF 220.01 FEET; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 17 SOUTH 89°22'13" WEST A DISTANCE OF 159.55 FEET; THENCE SOUTH 00°37'47" EAST A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°22'13" WEST A DISTANCE OF 310.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, SAID LINE BEING PARALLEL TO AND 30.00 FEET EASTERLY OF THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH 00°24'33" WEST A DISTANCE OF 1045.24 FEET TO A POINT ON SAID RIDGE ROAD; THENCE ALONG SAID RIDGE ROAD STAMPED "PLS 28656"; THENCE NORTH 89°35'26" EAST A DISTANCE OF 91.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 957.50 FEET; THENCE EASTERLY AND SOUTHERLY 264.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'54" TO A TANGENT REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 892.50 FEET; A RADIAL LINE FROM SAID POINT BEARS NORTH 15°24'20" EAST; THENCE SOUTHEASTERLY, EASTERLY AND SOUTHERLY A DISTANCE OF 600.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°33'58" AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; THENCE TANGENT TO SAID CURVE NORTH 66°50'22" EAST A DISTANCE OF 256.02 FEET AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3142.50 FEET; THENCE NORTHEASTERLY A DISTANCE OF 922.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'59" AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; THENCE TANGENT TO SAID CURVE NORTH 50°01'23" EAST A DISTANCE OF 547.83 FEET AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; TO THE WESTERLY SIDE LINE OF A PUBLIC SERVICE COMPANY EASEMENT AS DESCRIBED IN BOOK 156 AT PAGE 247, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY EASEMENT LINE NORTH 24°43'16" WEST A DISTANCE OF 556.70 AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; THENCE LEAVING SAID WESTERLY EASEMENT LINE NORTH 44°14'11" EAST A DISTANCE OF 498.72 FEET AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; THENCE NORTH 36°20'55" EAST A DISTANCE OF 612.21 FEET AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; THENCE NORTH 28°04'51" EAST A DISTANCE OF 461.24 FEET AS MONUMENTED BY A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 28656"; THENCE NORTH 27°27'05" EAST A DISTANCE OF 68.16 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AS MONUMENTED BY A #4 REBAR WITH A RED PLASTIC CAP (CAP UNREADABLE); THENCE ALONG SAID NORTHERLY LINE NORTH 89°10'47" EAST A DISTANCE OF 1563.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 757.50 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY A DISTANCE OF 281.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°17'47"; THENCE NON-TANGENT TO SAID CURVE SOUTH 45°43'33" EAST A DISTANCE OF 12.29 FEET; THENCE SOUTH 01°19'44" WEST A DISTANCE OF 60.00 FEET; THENCE SOUTH 48°23'01" WEST A DISTANCE OF 12.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 757.50 FEET; A RADIAL LINE FROM SAID POINT BEARS NORTH 85°46'02" WEST; THENCE SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 284.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'42"; THENCE NON-TANGENT TO SAID CURVE SOUTH 65°59'53" EAST A DISTANCE OF 209.93 FEET; THENCE NORTH 89°41'44" EAST A DISTANCE OF 110.71 FEET; THENCE SOUTH 00°18'16" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 520.433 ACRES (22,670,063 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM MIKELSON NO. 2 WELL FIELD, AS DESCRIBED IN BOOK 767 AT PAGE 404, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 1.033 ACRES (45,000 SQUARE FEET), MORE OR LESS AND

MIKELSON NO. 4 WELL FIELD, AS DESCRIBED IN BOOK 1150 AT PAGE 1164, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 1.033 ACRES (45,000 SQUARE FEET), MORE LESS.

(EXCLUDING) PLD, SCHOOL SITE, CONTAINING 62.869 ACRES (2,738,560 SQUARE FEET), MORE LESS AND,

(EXCLUDING) PLD, PARK SITE, CONTAINING 10.011 ACRES (436,100 SQUARE FEET), MORE LESS AND,

(EXCLUDING) LMF, CONTAINING 42.110 ACRES (1,834,311 SQUARE FEET), MORE LESS.

CONTAINING A NET ACREAGE OF 402.988 ACRES (17,553,280 SQUARE FEET), MORE OR LESS.

LEGEND

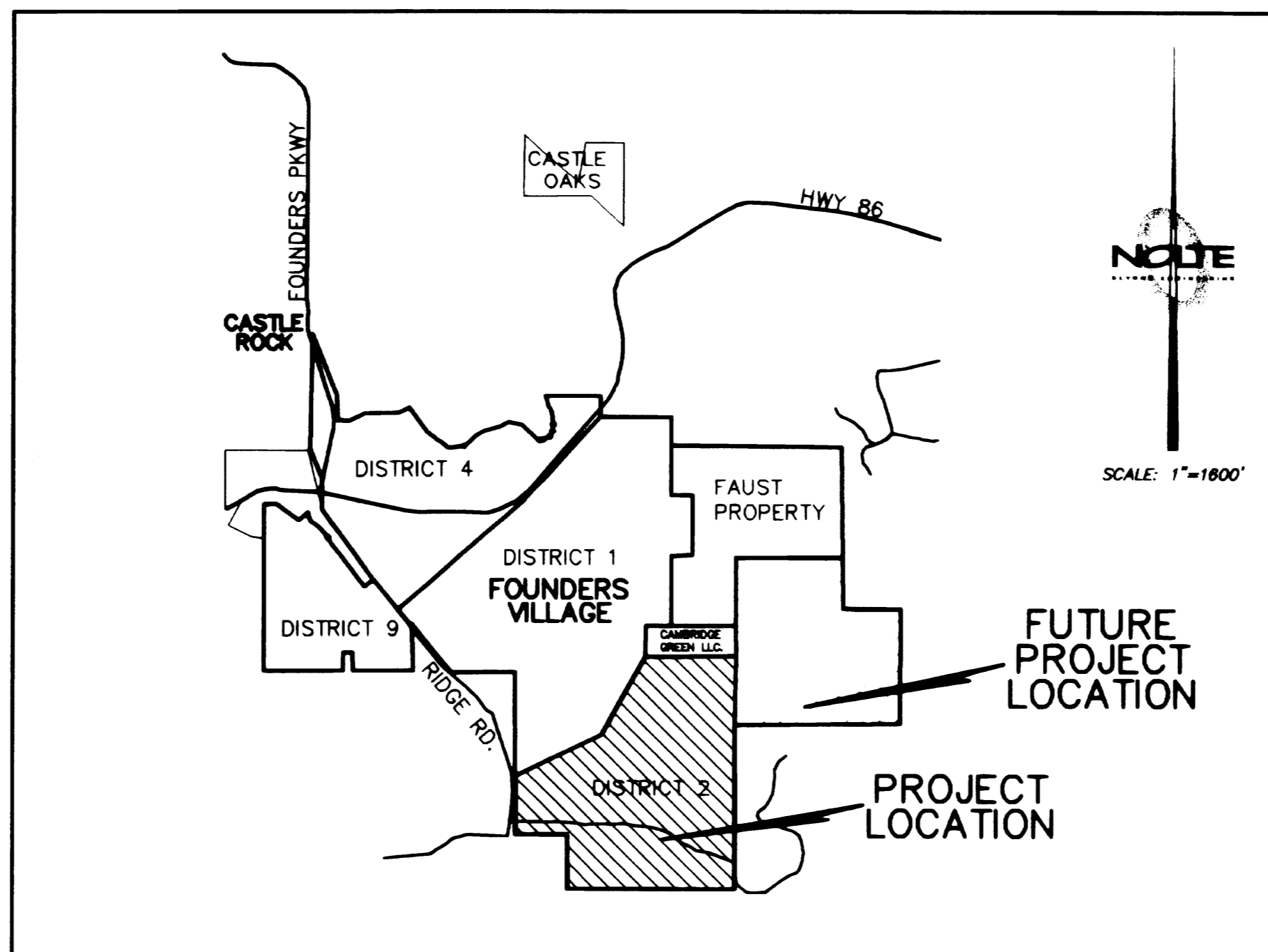
LAND USE SUMMARY

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS	PROPOSED % OF SITE ACREAGE	GROSS DENSITY	MIN. LOT AREA	SETBACKS FRONT	SETBACKS REAR	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT
SF-1 SINGLE FAMILY	106.24	96	26.37	1 du/ac	40,000 SF**	40'	30'	25'	25'	na	35'
SF-2 SINGLE FAMILY	43.33	65	10.75	2 du/ac	21,000 SF	35'	25'	25'	25'	na	35'
SF-4 SINGLE FAMILY	110.26	338	27.36	4 du/ac	6,000 SF	20'	20'	15'	15'	40%	35'
UD UTILITY DEDICATION	35.12	-	8.72	-	-	-	-	-	-	-	-
OSD OPEN SPACE DEDICATION TO TOWN	7.10	-	1.76	na	na	-	-	-	-	-	25'
OSP OPEN SPACE DEDICATION PRIVATE	84.70	-	21.02	na	na	-	-	-	-	-	25'
PROPOSED STREET	16.22	-	4.02	-	-	-	-	-	-	-	-
	402.97	499	100.00	-	-	-	-	-	-	-	-

* 5' FOR ALL LOTS IN PA28.
** 36,000 SF FOR PA47 BLOCK 2, LOTS 2-15.

**CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
(EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)**

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH SUBDIVISION IN THE TOWN OF CASTLE ROCK.

CASTLEWOOD RANCH, LLC
David J. Erb & Company, managing member
David J. Erb
PRESIDENT
SIGNED THIS 7th DAY OF June 2001.

COUNTY OF DOUGLAS)

STATE OF COLORADO)

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June 2001, BY DAVID J. ERB AS PRESIDENT OF CASTLEWOOD RANCH, LLC.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: Nov. 1, 2003

Maureen A. Erb
NOTARY PUBLIC

TOWN OF CASTLE ROCK

Mike Stevens
TOWN MANAGER
SIGNED THIS 6th DAY OF July 2001.

COUNTY OF DOUGLAS)

STATE OF COLORADO)

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July 2001, BY MAUREEN A. ERB AS TOWN MANAGER OF CASTLE ROCK

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 9-21-03

J. L. KING
NOTARY PUBLIC
STATE OF COLORADO

OWNER
CASTLEWOOD RANCH, LLC
A COLORADO LIMITED LIABILITY COMPANY WHOSE SOLE MEMBER IS MONTEK DEVELOPMENTS INC.

SHEET INDEX

- 1 TITLE SHEET
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- 18 OFFSITE GRADING and UTILITY PLAN
- LANDSCAPE PLANS
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- 21-36 LANDSCAPE PLANS
- 37-42 DETAIL SHEETS

BENCHMARK

DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015020, MONUMENTED BY A 3 1/2" DIAMETER ALUMINUM CAPPED MONUMENT BEING SOUTH OF THE NORTH 1/16 CORNER BETWEEN SECTION 8 AND 9 AS MONUMENTED BY A 2 1/2" ALUMINUM CAP A DISTANCE OF 1190.52 FEET AND NORTH OF THE EAST 1/4 CORNER OF SECTION 8 AS MONUMENTED BY 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS28656" A DISTANCE OF 150.52 FEET AND NORTH OF THE NE CORNER OF A BARB WIRE FENCE TO AN OLD BARN AREA A DISTANCE OF 19.4'. NAVD 88 DATUM ELEVATION=6572.29

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. THE WEST END OF SAID LINE IS THE NORTH 1/16 CORNER BETWEEN SECTIONS 8 AND 9 MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "28656" AND THE EAST END OF SAID LINE IS THE NORTH 1/16 CORNER ON THE NORTH/SOUTH CENTERLINE OF SECTION 9 MONUMENTED BY A 3" BRASS CAPPED MONUMENT STAMPED "PLS 28656". SAID BEARING BEING SOUTH 89°45'17" WEST WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO.

UTILITY PROVIDERS

WATER	CASTLEWOOD RANCH METROPOLITAN DISTRICT OR TOWN OF CASTLE ROCK
SEWER	CASTLEWOOD RANCH METROPOLITAN DISTRICT OR TOWN OF CASTLE ROCK
GAS	PEOPLES NATURAL GAS
ELECTRICITY	I.R.E.A.
TELEPHONE	US WEST COMMUNICATIONS
CATV	TCI OF COLORADO

SURVEYOR'S CERTIFICATE

I, WILLIAM F. HESSELBACH, BEING A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY ATTEST THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF: (1) THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT / FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION; AND (2) THIS PRELIMINARY PLAT / FINAL PD SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

William F. Hesselbach
WILLIAM F. HESSELBACH
PROFESSIONAL LAND SURVEYOR COLO. REG. NO. 25369

STATEMENT FOR CIVIL ENGINEER

I, RICKEY D. COLDSNOW, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT / FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED, OR WHERE STANDARDS CONFLICT.

Rickey D. Coldsnow
RICKEY D. COLDSNOW
PROFESSIONAL ENGINEER REGISTRATION NO. 22225

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 3 DAY OF July 2001.

Planning and Development Director

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF DOUGLAS)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT M. ON THE 10th DAY OF July 2001, IN BOOK 1000, PAGE 1000.

DOUGLAS COUNTY CLERK AND RECORDER

Shirley M. Muddlet
DEPUTY

DATE: 05/31/01 TIME 15:59
SERVER: DVS1_SERVICE
PATH: N:\D\1600\CIVL\Cadd\PH 01\
DRAWING NAME: 1PPL.DWG
PLOTTING VIEW:
DESIGNER: TAJ_PROJ_MGR_RDC

NO.	BY	DATE	REVISIONS:
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE
BEYOND ENGINEERING

7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

**CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
TITLE SHEET**

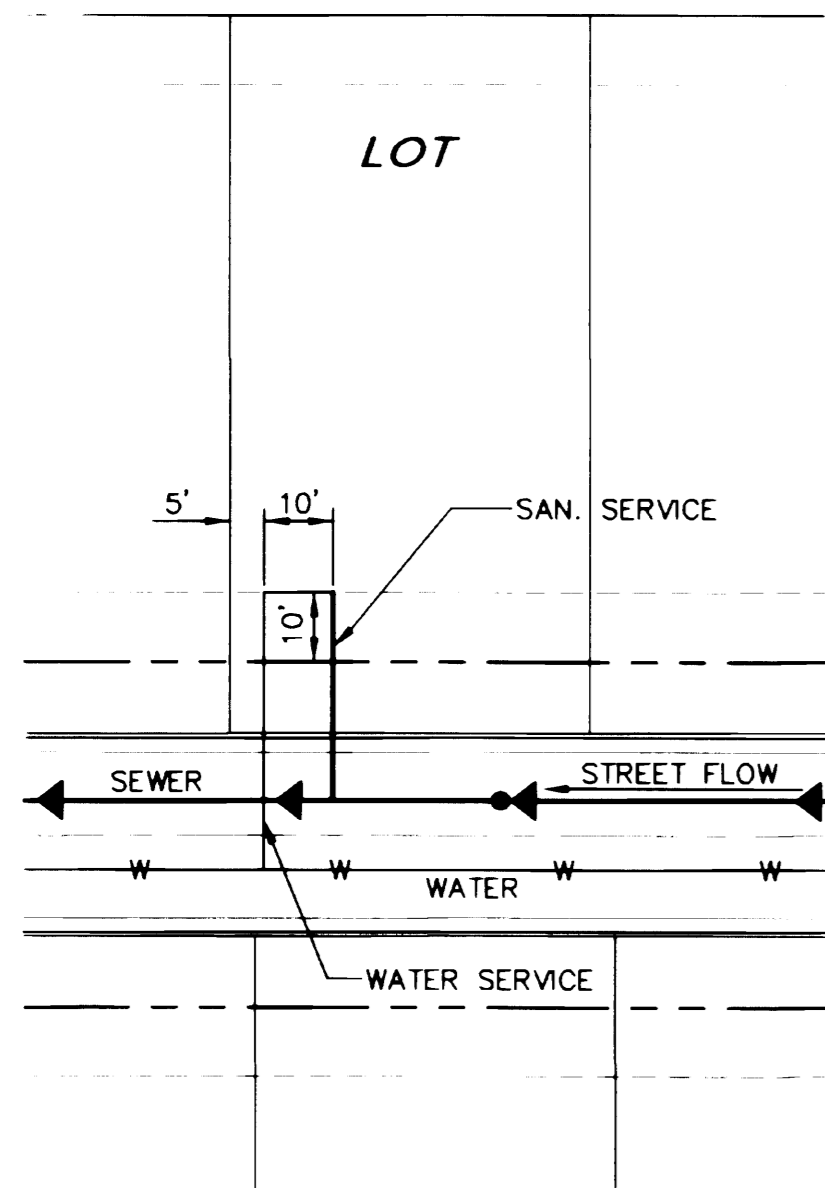
PREPARED FOR: CASTLEWOOD RANCH LLC.

DATE SUBMITTED:

SHEET NUMBER
1
OF 42 SHEETS
SCALE
VERTICAL 1"= 1600'
HORIZONTAL 1"= 1600'
JOB NUMBER
DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

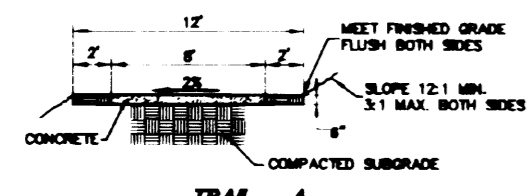
A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



NOTES:

- 1) SEWER SERVICE LINES (INDIVIDUAL TRENCH) SHALL BE LOCATED A MAXIMUM OF 15' ON THE UPHILL FROM THE DOWNHILL SIDE OF THE LOT.
- 2) WATER SERVICE LINES SHALL BE LOCATED 5' UPHILL OF THE DOWNHILL PROPERTY LINE.
- 3) WATER AND SEWER SERVICE LINES SHALL HAVE A MIN. OF 10' HORIZ. SEPARATION.
- 4) SERVICE ARE NOT TO BE PLACED WITHIN THE DRIVEWAYS.

WATER & SANITARY SERVICE LOCATIONS
 N.T.S.

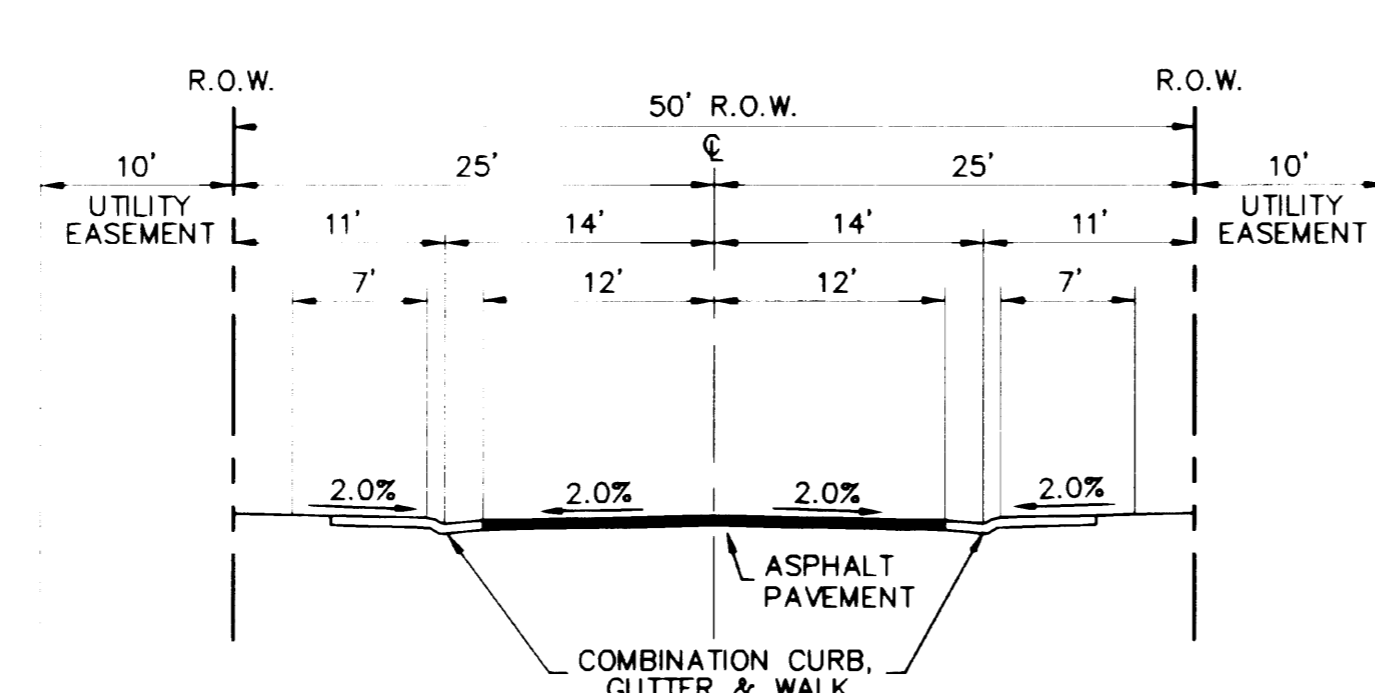


NOTES:

TRAILS SHALL NOT EXCEED A SLOPE OF 5%

LEGEND:

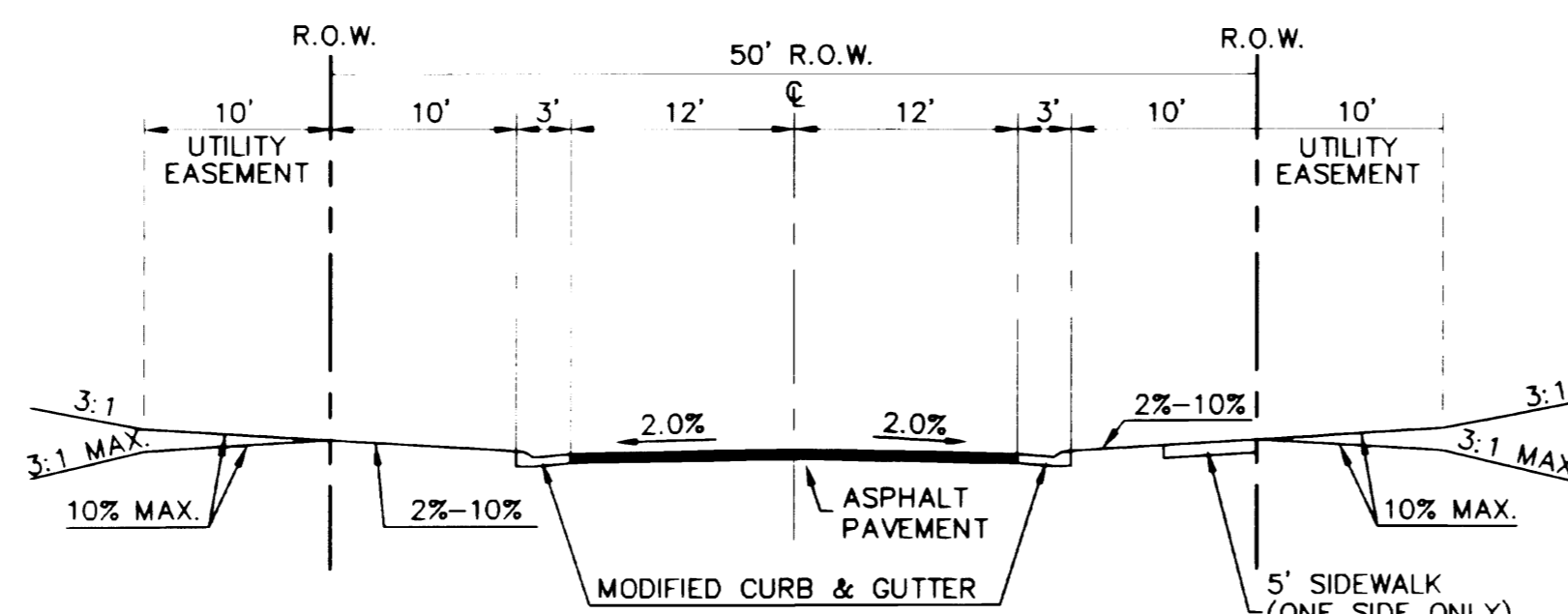
<ul style="list-style-type: none"> --- SANITARY SEWER --- FORCEMAIN with MANHOLE --- PIPE with MANHOLE --- PIPE with PLUG --- REUSE WATER --- RW RW PIPELINE WATER --- PIPELINE WATER --- WATER VALVE --- FIRE HYDRANT --- BEND and TEE --- BLOWOFF ASSEMBLY --- REDUCER --- STORM DRAIN --- MANHOLE and PIPE --- INLET --- ENERGY DISSIPATOR --- FLARED END SECTION --- EASEMENT --- CENTER LINE 	<ul style="list-style-type: none"> --- PHASE LINE --- BOUNDARY LINE --- 6.360 PROPOSED MAJOR CONTOUR --- 6.340 PROPOSED MINOR CONTOUR --- 6.340 EXISTING MAJOR CONTOUR --- 6.340 EXISTING MINOR CONTOUR --- 4% STREET GRADE --- H.P. HIGH POINT --- L.P. LOW POINT --- 6.375.5 HANDICAPPED RAMP --- SPOT ELEVATION --- PROPOSED STREET LAMP --- EXISTING STREET LAMP --- EXISTING INDIVIDUAL 6" OR LARGER TREES OUTSIDE OF TREE STAND --- EXISTING TREE STAND OR SCRUB OAK STAND --- EXISTING FENCE --- EXISTING GATE --- TRAIL A --- TRAIL B --- ACCESS DRIVE
--	--



LOCAL ROAD
 (2 DU/ACRE OR GREATER)

LOCAL ROAD

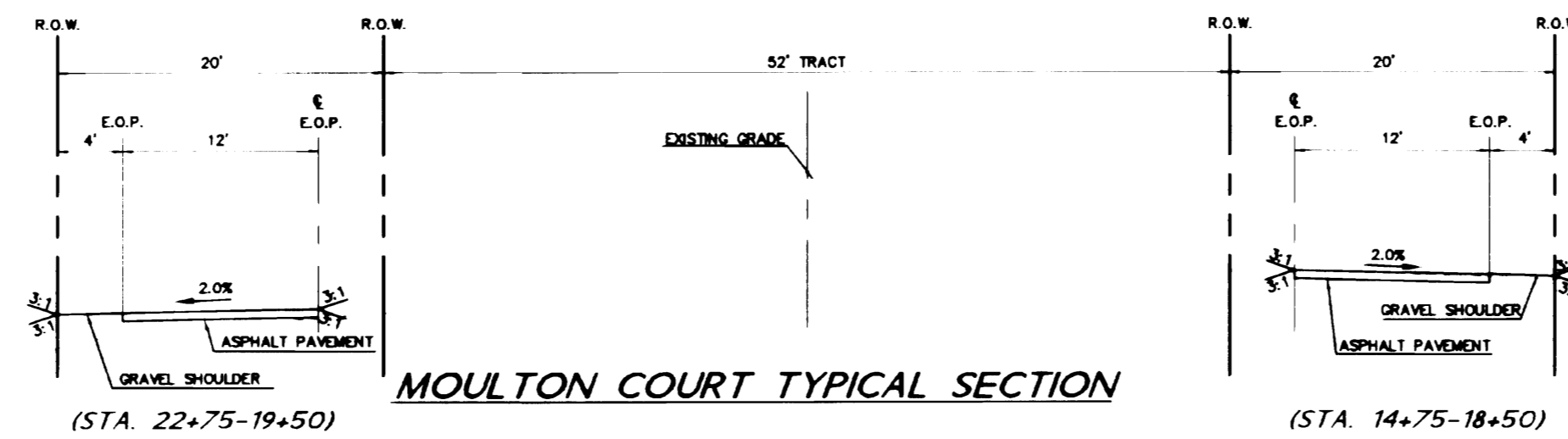
- ARLINGTON STREET
- ECKERT STREET
- SHELBY DRIVE
- BRANTLY AVENUE
- BRANTLY COURT
- MILLBRIDGE AVENUE
- MILLBRIDGE COURT
- BONNER STREET
- ROSEDALE COURT
- KINGSFIELD STREET
- RANDOLPH AVENUE
- ROSEDALE STREET
- TEABERRY AVENUE
- YOUNGBERRY STREET
- MEDFORD COURT
- OAKLEY COURT
- OLDFIELD STREET
- RICHFIELD COURT
- CRENSHAW STREET
- ATKINSON AVENUE
- KITTERY STREET
- WOLCOTT STREET



MODIFIED RURAL LOCAL ROAD
 (2 DU / ACRE OR LESS)

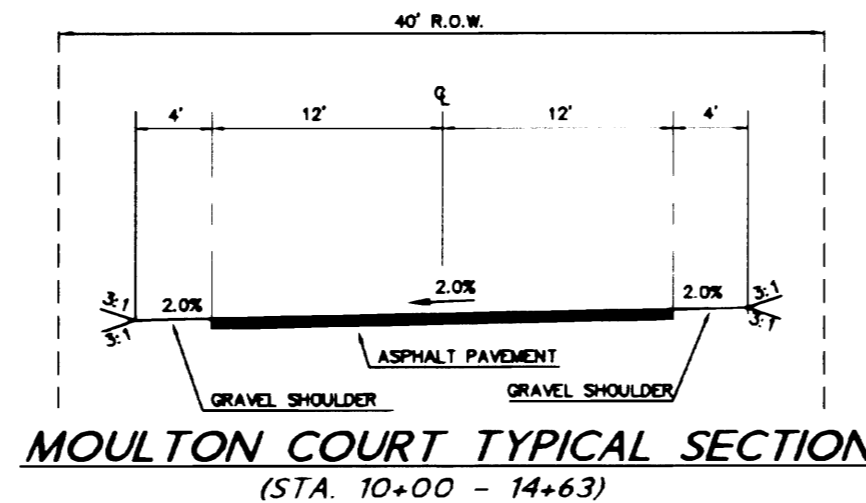
RURAL LOCAL ROADS

- BOYD COURT
- DANVERS COURT
- DUCHESNE COURT
- EASTVIEW DRIVE
- FAIRFIELD AVENUE
- FAIRFAX COURT
- KILLEN AVENUE
- MIDDLETON AVENUE
- MILBURY STREET
- LANCASTER AVENUE
- LENOX COURT
- LOST CANYON RANCH ROAD
- LOST CANYON RANCH COURT

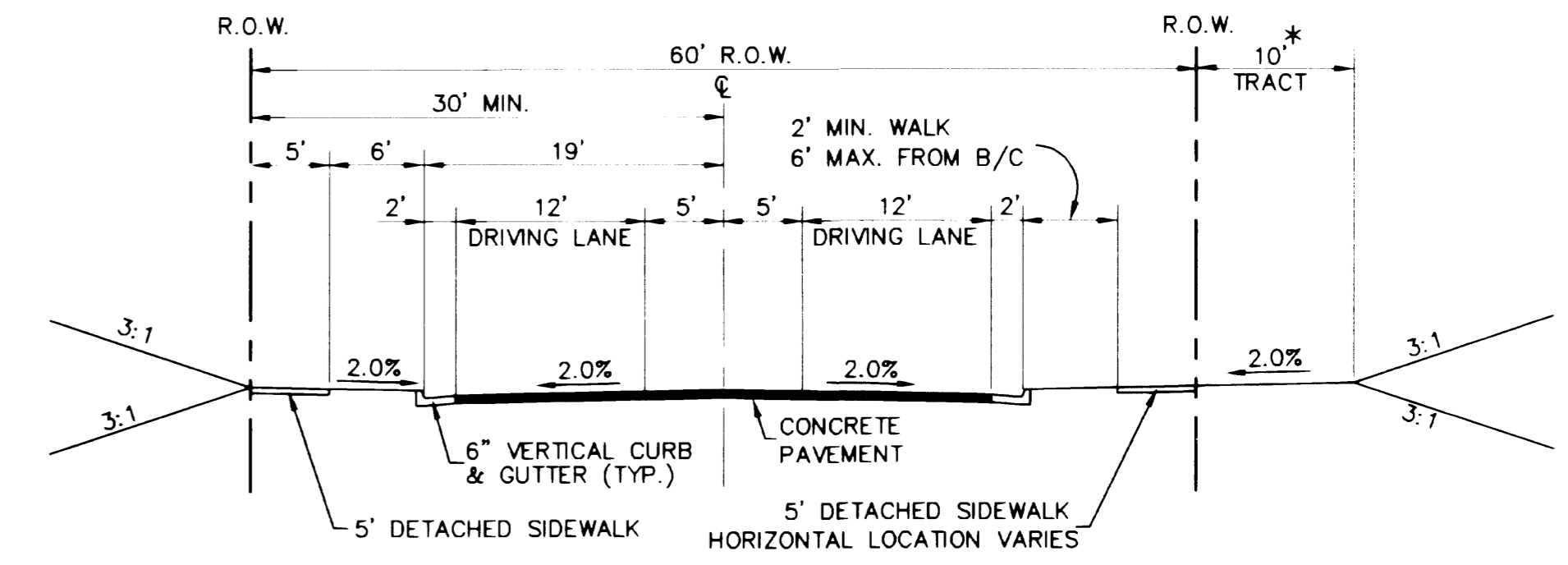


MOULTON COURT TYPICAL SECTION
 (STA. 22+75-19+50)

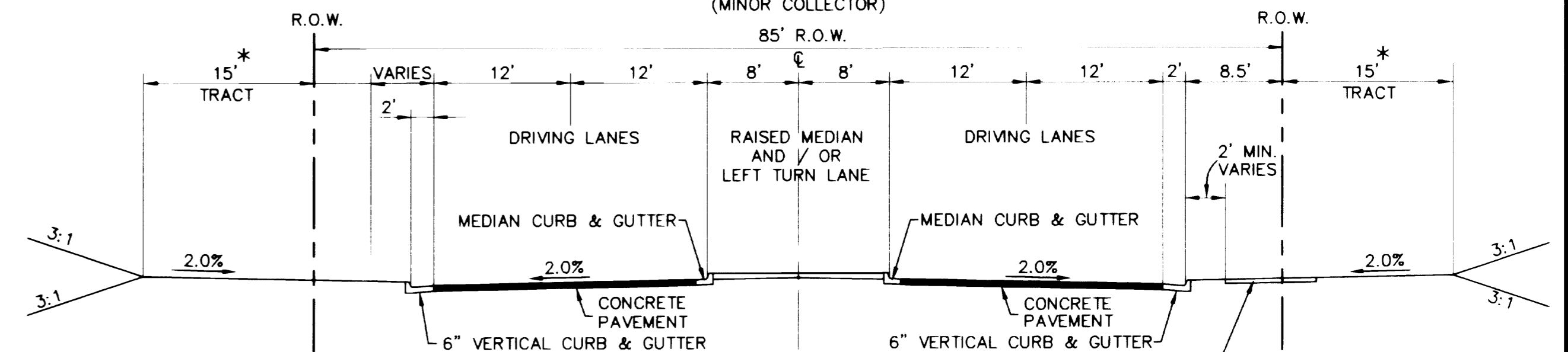
(STA. 14+75-18+50)



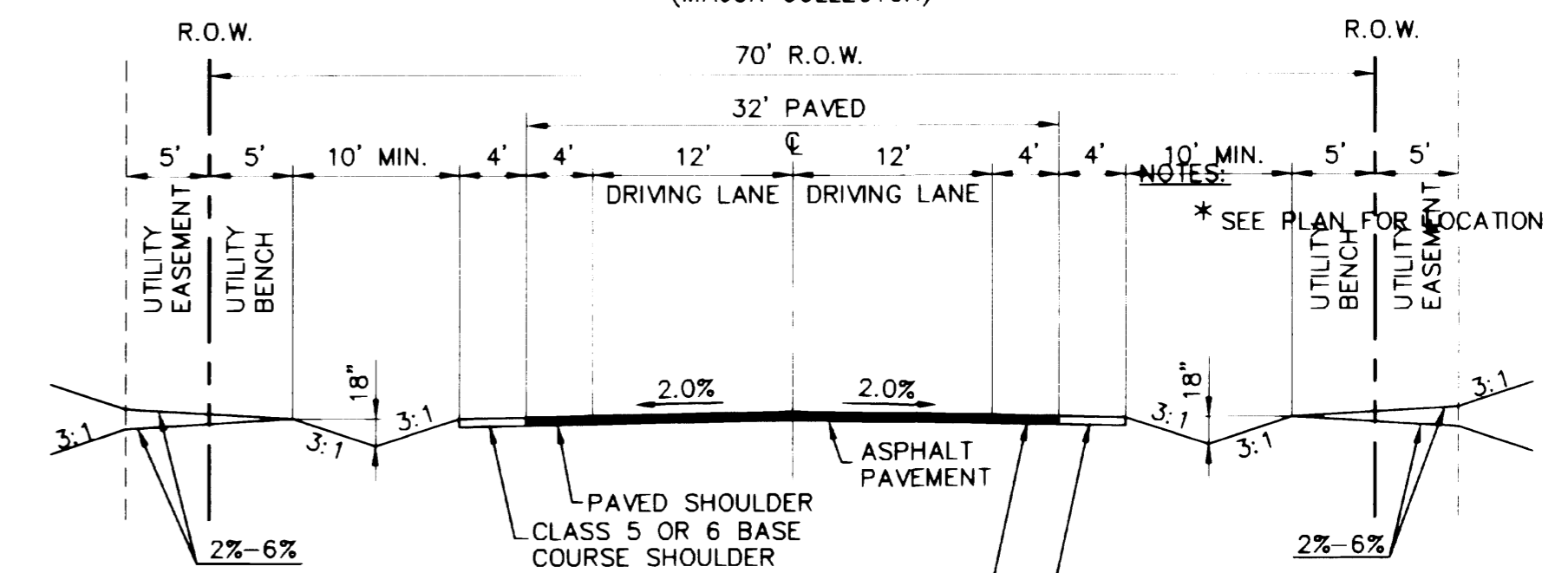
MOULTON COURT TYPICAL SECTION
 (STA. 10+00 - 14+63)



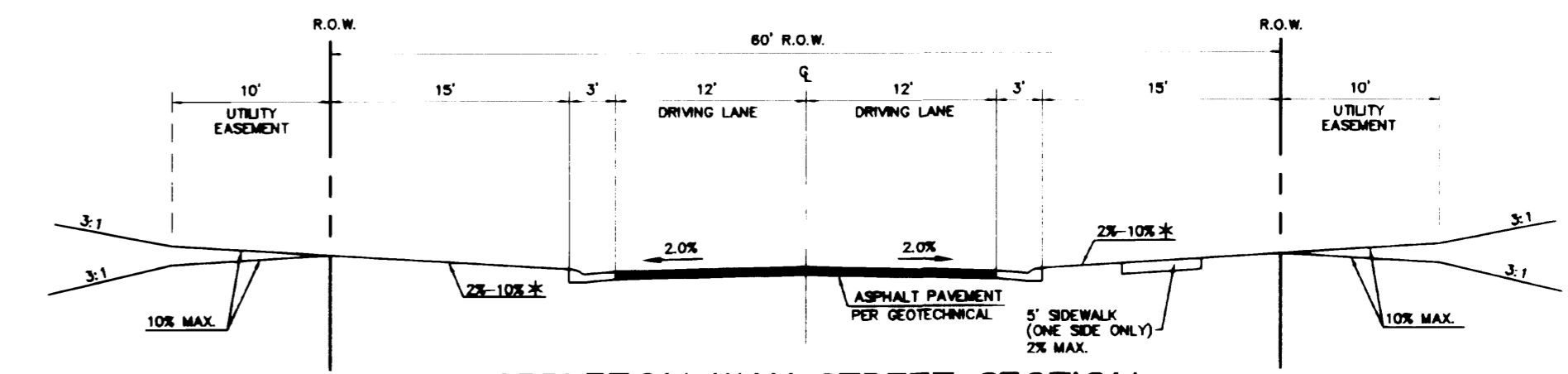
LANTERN TRAIL:
 (MINOR COLLECTOR)



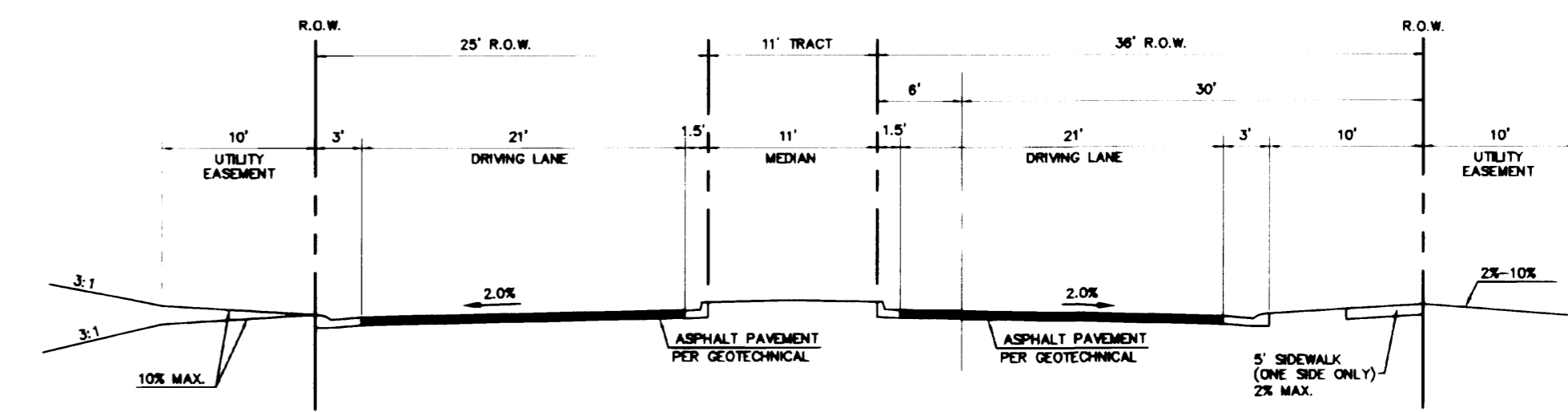
MIKELSON BOULEVARD:
 (MAJOR COLLECTOR)



RIDGE ROAD



APPLETON WAY STREET SECTION



APPLETON WAY & RIDGE ROAD ENTRANCE

DATE 07/03/01 TIME 2:22 p.m.	NO 1	BY RLS	DATE 03-09-00	REVISIONS: BASE, GRADING AND UTILITY UPDATES
SERVER NONE SERVICE NONE				
PATH N:\d\1600\CIVL\Cadd\PH 01\				
DRAWING NAME 1P2.DWG				
PLOTTING VIEW NONE				
DESIGNER TAJ PROJ MGR NONE				

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE

BEYOND ENGINEERING

7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
 303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 LEGEND AND TYPICAL SECTIONS

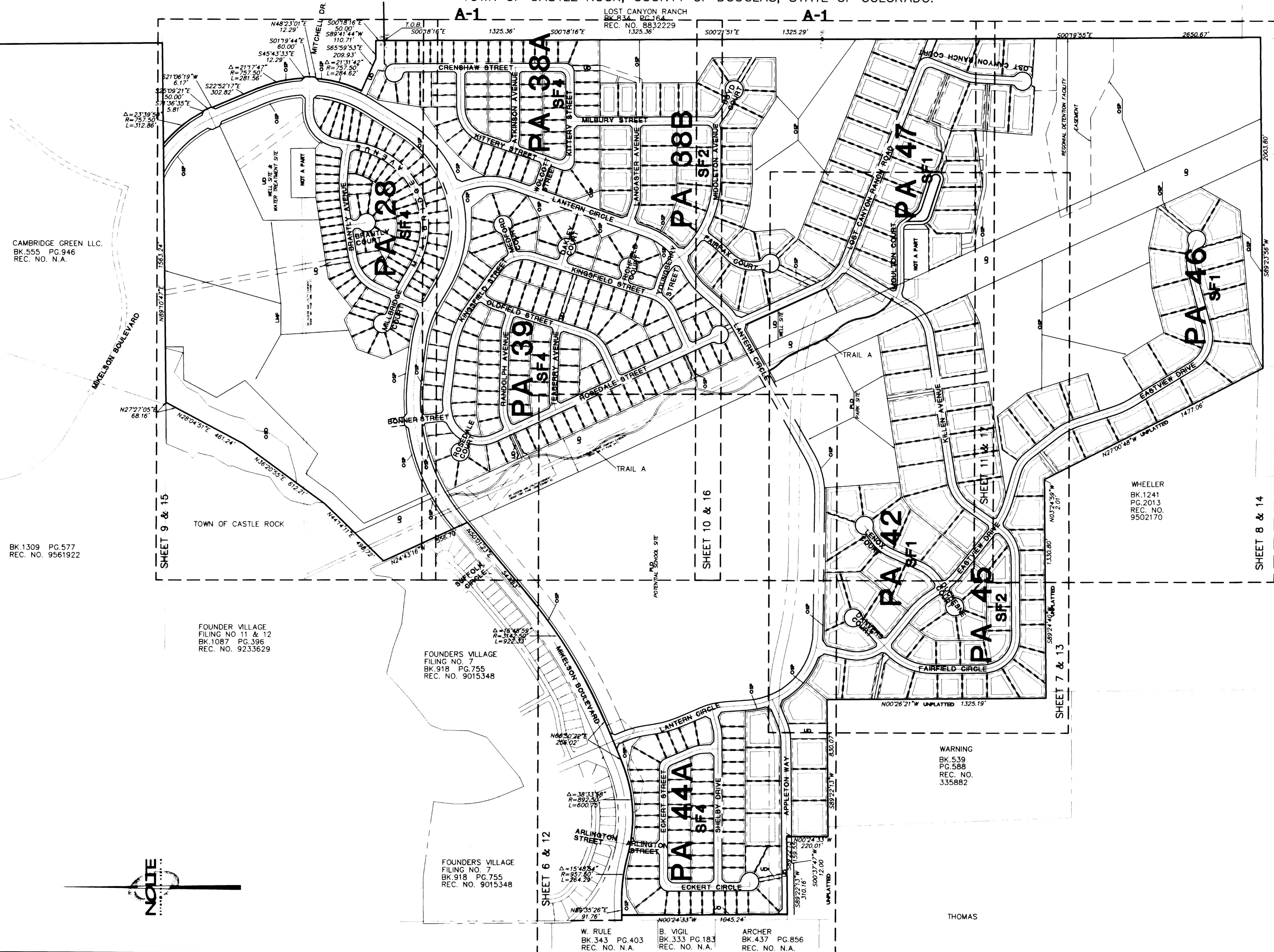
PREPARED FOR: CASTLEWOOD RANCH LLC.

DATE SUBMITTED:

SHEET NUMBER	2
OF 42 SHEETS	
SCALE	1" = 10'
HORIZONTAL	1" = 10'
VERTICAL	1" = 5'
JOB NUMBER	DV1601

CASTLEWOOD RANCH FILING NO. 1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



GALLAGHER
 BK. 821
 PG. 758
 REC. NO.
 8824590

ALLEMON

ROWND

BROWN
 BK. 1100
 PG. 614
 REC. NO.
 9246492

CAMBRIDGE GREEN LLC.
 BK. 555 PG. 946
 REC. NO. N.A.

BK. 1309 PG. 577
 REC. NO. 9561922

FOUNDERS VILLAGE
 FILING NO. 11 & 12
 BK. 1087 PG. 396
 REC. NO. 9233629

FOUNDERS VILLAGE
 FILING NO. 7
 BK. 918 PG. 755
 REC. NO. 9015348

FOUNDERS VILLAGE
 FILING NO. 7
 BK. 918 PG. 755
 REC. NO. 9015348

WHEELER
 BK. 1241
 PG. 2013
 REC. NO.
 9502170

WARNING
 BK. 539
 PG. 588
 REC. NO.
 3358882

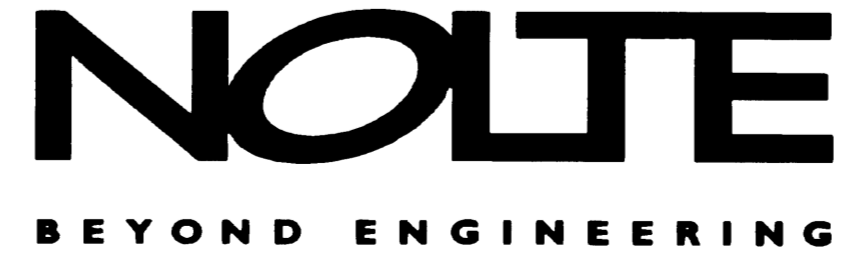


W. RULE
 BK. 343 PG. 403
 REC. NO. N.A.

B. VIGIL
 BK. 333 PG. 183
 REC. NO. N.A.

ARCHER
 BK. 437 PG. 856
 REC. NO. N.A.

DATE	TIME	NO.	BY	DATE	REVISIONS
07/03/01	3:04 p.m.	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
SERVER: NONE SERVICE: NONE PATH: N:\D\1600\CIVIL\Cadd\PH 01\ DRAWING NAME: 1PP3.DWG PLOTTING VIEW: NONE DESIGNER: NONE PROJ. MGR: NONE					



7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
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CASTLEWOOD RANCH FILING NO. 1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 OVERALL SHEET INDEX MAP

PREPARED FOR: CASTLEWOOD RANCH LLC.

DATE SUBMITTED:

SHEET NUMBER	3
OF	42 SHEETS
SCALE	1" = 112.5'
VERTICAL	1" = 300'
HORIZONTAL	1" = 300'
JOB NUMBER	DV1601

FILES: 10/10/01, BASE

*AUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
(EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PHASE 1 REQUIRED IMPROVEMENTS

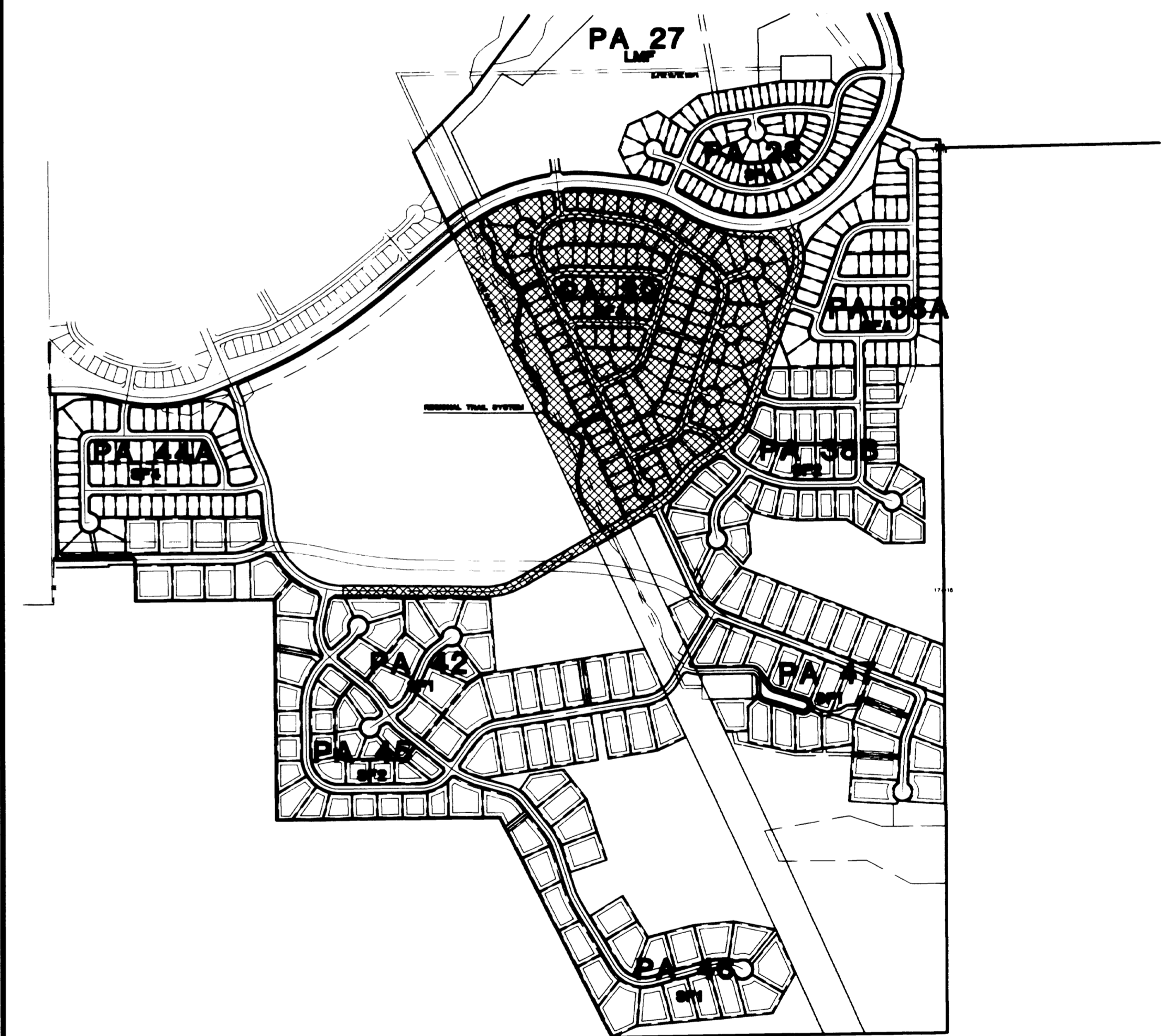
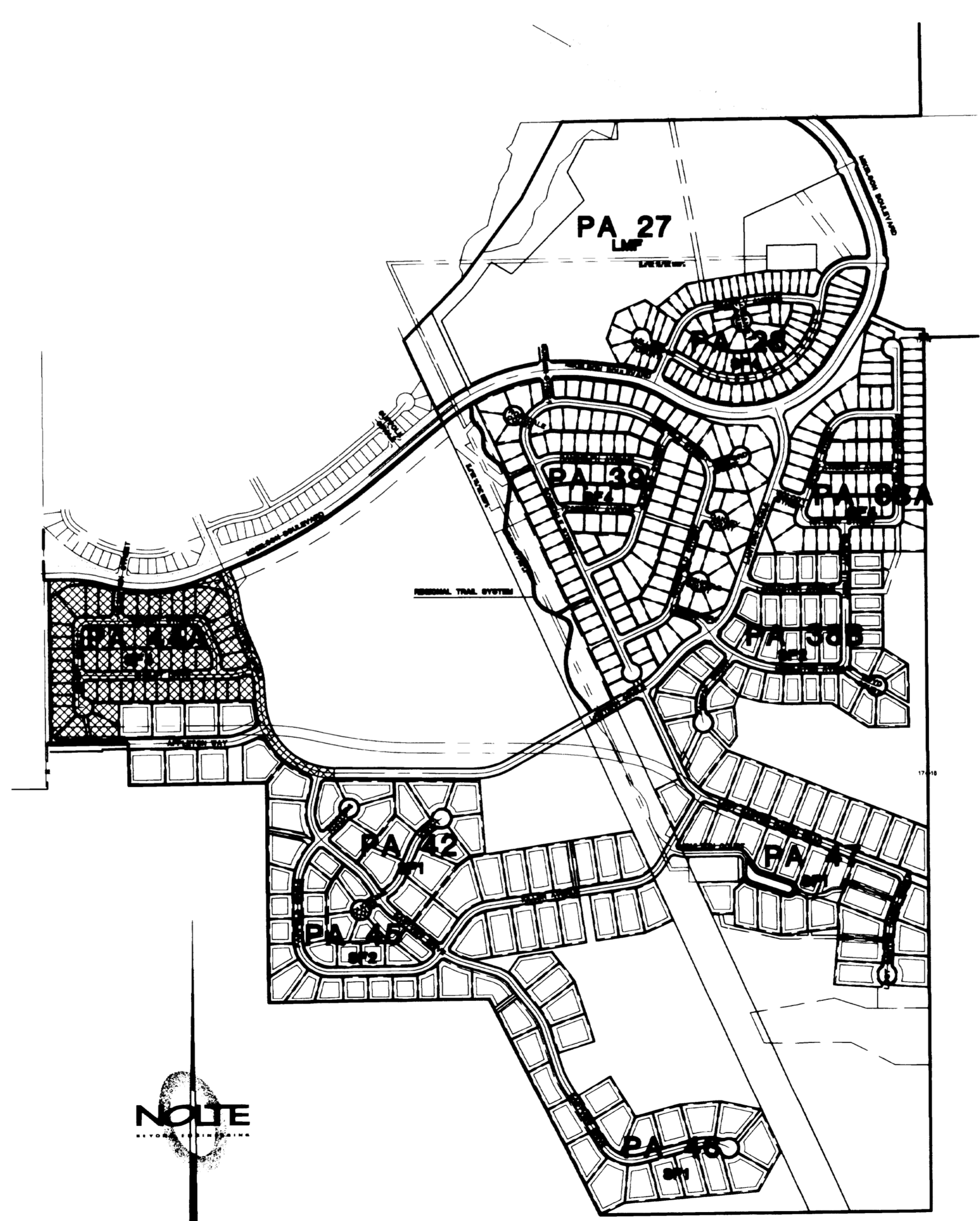
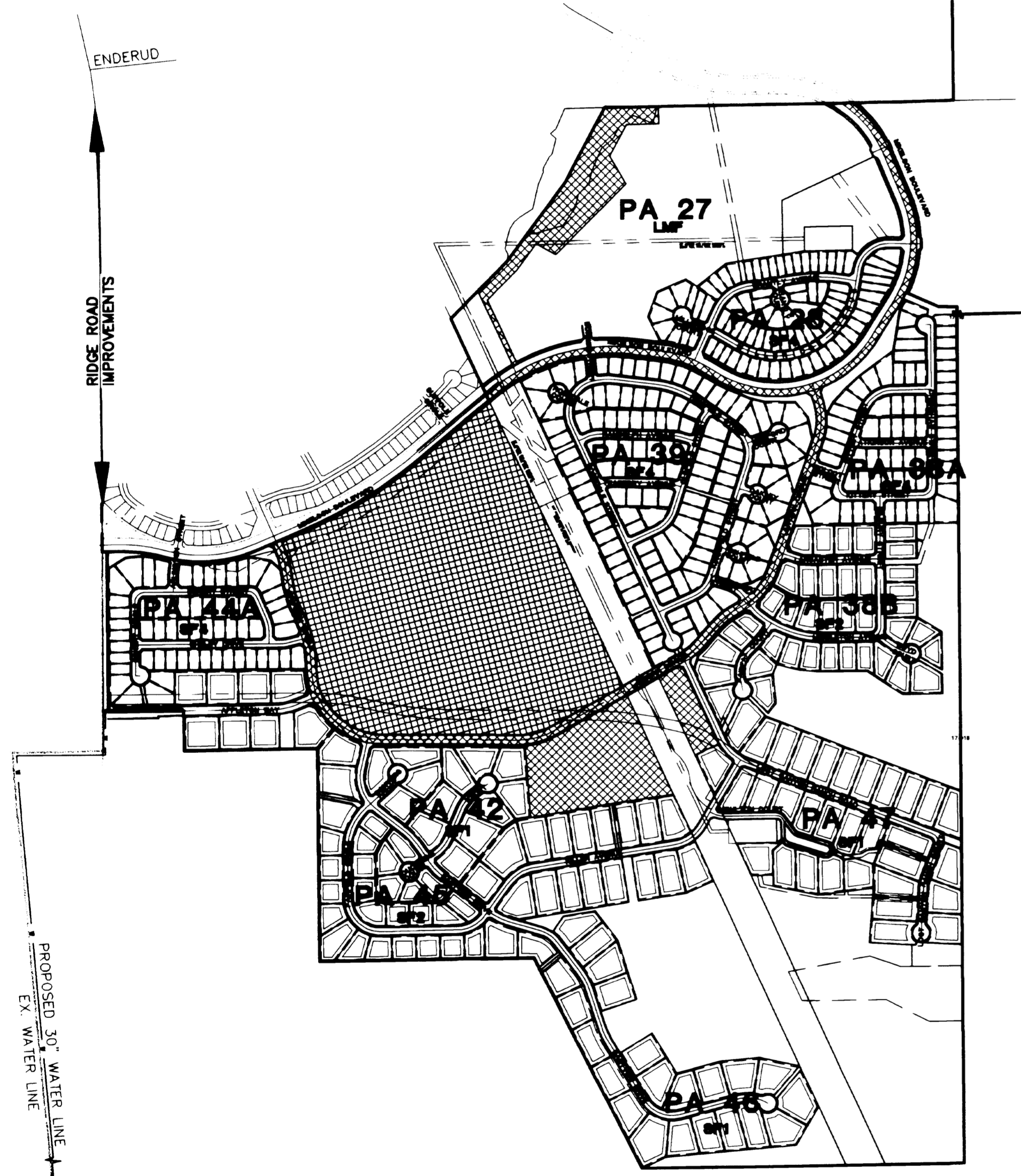
- ROADS**
 TWO LANES OF MIKELSON BOULEVARD INCLUDING CURB, GUTTER AND 8' TRAIL
 LANTERN TRAIL
- UTILITIES**
WATER
 LANTERN TRAIL 16" WATER LINE LOOP WITH APPURTENANCES
 24" WATER LINE CONNECTION BETWEEN LANTERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
- SANITARY**
 TRUNK A
 TRUNK B
- DRAINAGE**
 MIKELSON POND, WATER QUALITY IMPROVEMENTS
- LAND DEDICATIONS**
 DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO MIKELSON BOULEVARD AND LANTERN TRAIL.
 DEDICATE - PARK SITE
 DEDICATE - SCHOOL SITE
 DEDICATE - OPEN SPACE TO TOWN (AS SHOWN)
 DEDICATE - WELL SITE
- MISCELLANEOUS**
 ALL ROCK PILES SHALL BE REMOVED FROM THE PLD PARK SITE AT TIME OF FINAL PLAT APPROVAL

PHASE 2 REQUIRED IMPROVEMENTS

- ROADS**
 LANTERN TRAIL
 LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 44A
- UTILITIES**
WATER
 LANTERN TRAIL 16" WATER LINE LOOP WITH APPURTENANCES
 24" WATER LINE CONNECTION BETWEEN LANTERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
 WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 44A
- SANITARY**
 SANITARY INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 44A
- DRAINAGE**
 MIKELSON POND, WATER QUALITY IMPROVEMENTS
 STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 44A
- LAND DEDICATIONS**
 DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO PA44A.

PHASE 3 REQUIRED IMPROVEMENTS

- ROADS**
 LANTERN TRAIL
 LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 39
- UTILITIES**
WATER
 LANTERN TRAIL 16" WATER LINE LOOP WITH APPURTENANCES
 24" WATER LINE CONNECTION BETWEEN LANTERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
 WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 39
- SANITARY**
 SOUTH INTERCEPTOR FOR PA 42, 45, 46 AND 47.
 SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 39
- DRAINAGE**
 MIKELSON POND, WATER QUALITY IMPROVEMENTS
 STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 39
- TRAILS**
 8' TRAIL IN PSCO EASEMENT FROM MIKELSON BOULEVARD TO LANTERN TRAIL
- LAND DEDICATIONS**
 DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO PA39.



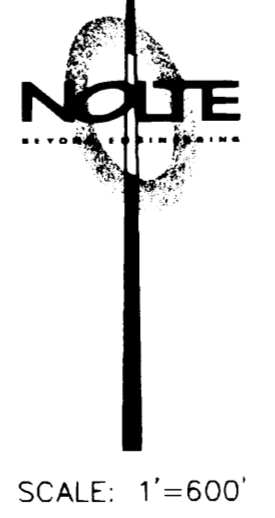
PROGRESSIVE CONTRIBUTIONS NOTES:
 THESE ITEMS REQUIRE DEDICATION, CONSTRUCTION OR PROGRESSIVE FINANCIAL CONTRIBUTION DEPENDENT UPON THE TOTAL NUMBER OF LOTS OR DWELLING UNITS, AT THE TIME OF ANY FINAL PLAT.

- DEDICATION OF WELL AND TREATMENT PLANT SITES.
- INSTALLATION OF ADDITIONAL WELLS AND RAW WATER LINES.
- PRIOR TO REACHING 2130 SFE'S IN VILLAGES AT CASTLE ROCK DISTRICT AND CASTLEWOOD RANCH DISTRICT, THE EXISTING MIKELSON WATER TREATMENT PLANT MUST BE EXPANDED TO 4.0 MGD PRODUCTION RATE. PRIOR TO REACHING 2553 SFE'S THE EXISTING MIKELSON WATER TREATMENT PLANT MUST BE EXPANDED TO ITS ULTIMATE CAPACITY OF 7.6 MGD PRODUCTION RATE. THE WATER TREATMENT PLANT EXPANSION TO 7.6 MGD WILL BE ADEQUATE TO SERVE THE SERVICE AREA AT BUILDOUT.

NOTES:
 PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.

REGIONAL IMPROVEMENTS NOTES:
 THE FOLLOWING IMPROVEMENTS ARE REQUIRED OF THE FIRST RECORDED PLAT, REGARDLESS OF THE PHASE NUMBER.

- IMPROVE RIDGE ROAD TO THE DOUGLAS COUNTY RURAL LOCAL COLLECTOR STANDARD SECTION, FROM THE EXISTING END OF PAVEMENT AT ENDERUD TO MIKELSON BLVD.
- CONSTRUCT HALF OF MIKELSON BLVD. (INCLUDING CURB, GUTTER AND SIDEWALK), FROM RIDGE ROAD, TO THE EXISTING MIKELSON BLVD. AND GRADE REMAINING HALF TO SUBGRADE, INCLUDING INSTALLATION OF UNDERGROUND UTILITIES.
- DEDICATE 2 AC. WELL SITE, AS DESIGNATED BY THE TOWN.
- INSTALL 30" PARALLEL WATER LINE IN RIDGE ROAD PARALLEL TO EXISTING 18" WATERLINE ONLY.
- INSTALL WATER LINE IN MIKELSON BLVD. FROM LANTERN TRAIL, 12" AND 16" AS DESIGNATED ON THE AMENDED P.U.D.
- INSTALL PRV NORTH OF THE NORTH INTERSECTION OF ENDERUD BLVD. AND HOWE, ABANDONING THE EXISTING PRV IN ENDERUD BLVD.



DATE: 05/31/01	TIME: 09:04	NO.	BY	DATE	REVISIONS
SERVER: NONE	SERVICE: NONE	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
PATH: N:\d\1600\CIVIL\Cadd\PH 01\					
DRAWING NAME: 1PP4.DWG					
PLOTTER VIEW: NONE					
DESIGNER: NONE PROJ. MGR: NONE					

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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 303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
PHASING PLAN

PREPARED FOR: CASTLEWOOD RANCH LLC. DATE SUBMITTED:

SHEET NUMBER	4
OF 42 SHEETS	
VERTICAL SCALE	1"= 60'
HORIZONTAL SCALE	1"= 600'
JOB NUMBER	DV1601

*CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
(EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)*

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PHASE 4 REQUIRED IMPROVEMENTS

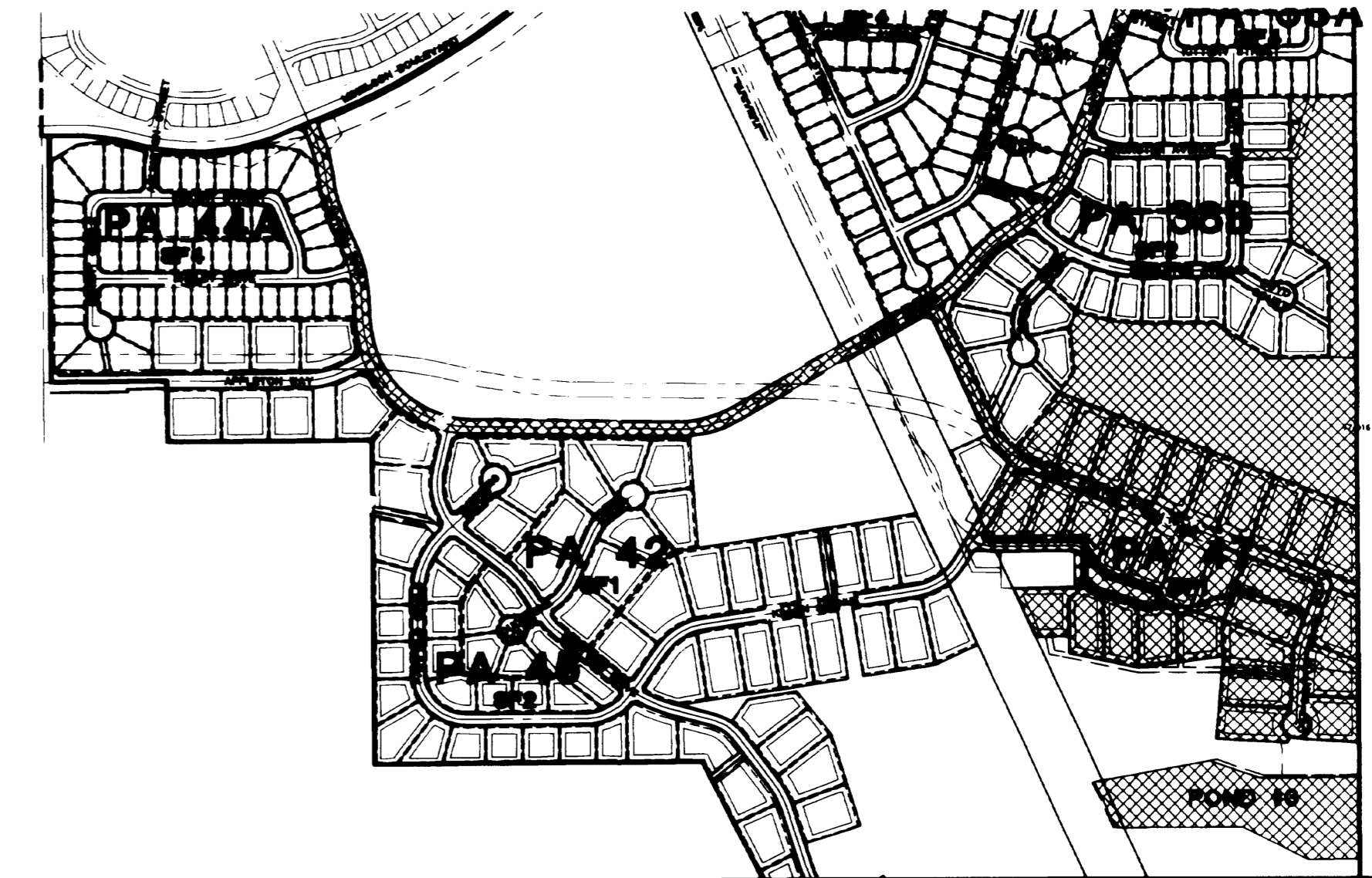
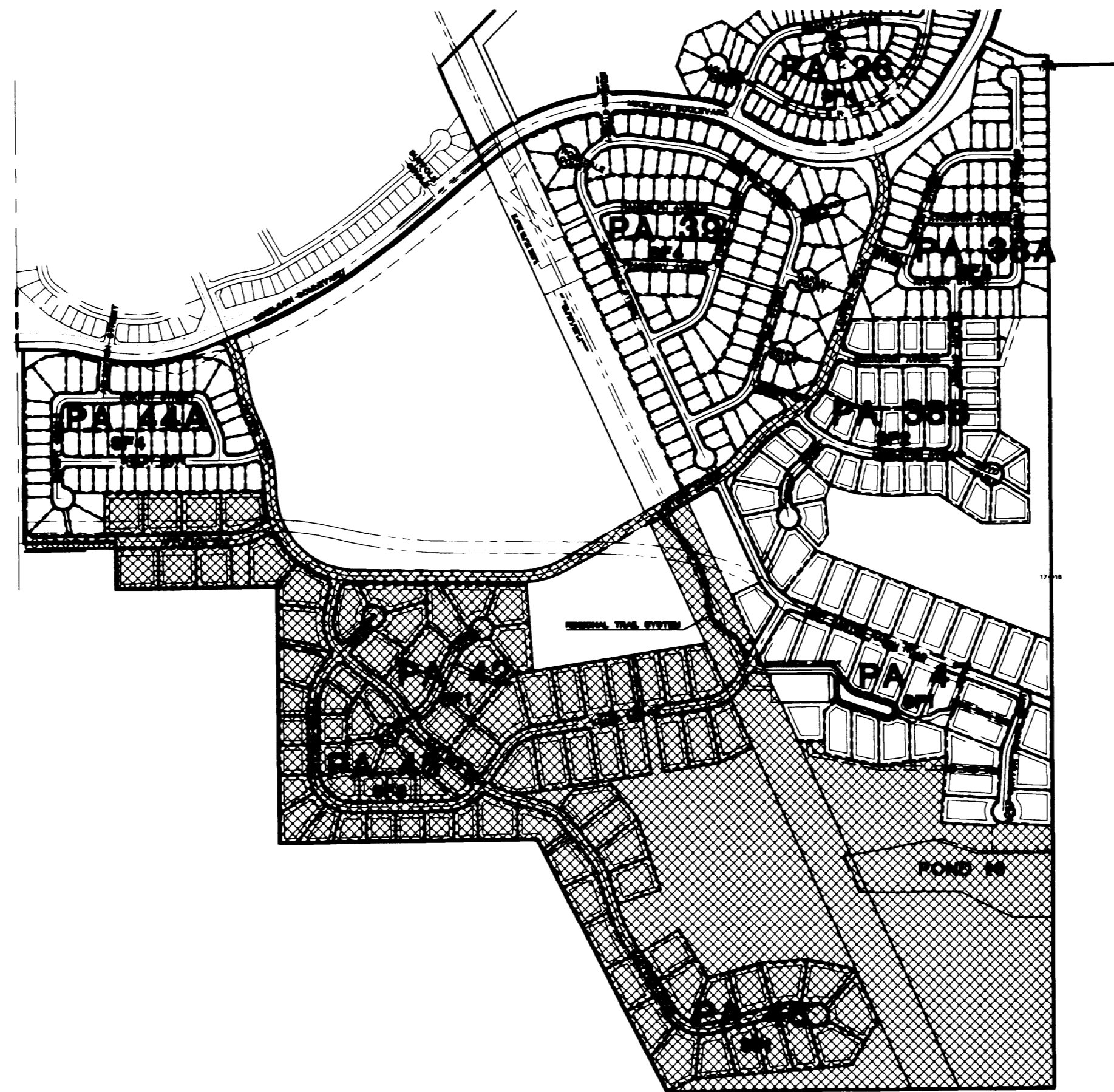
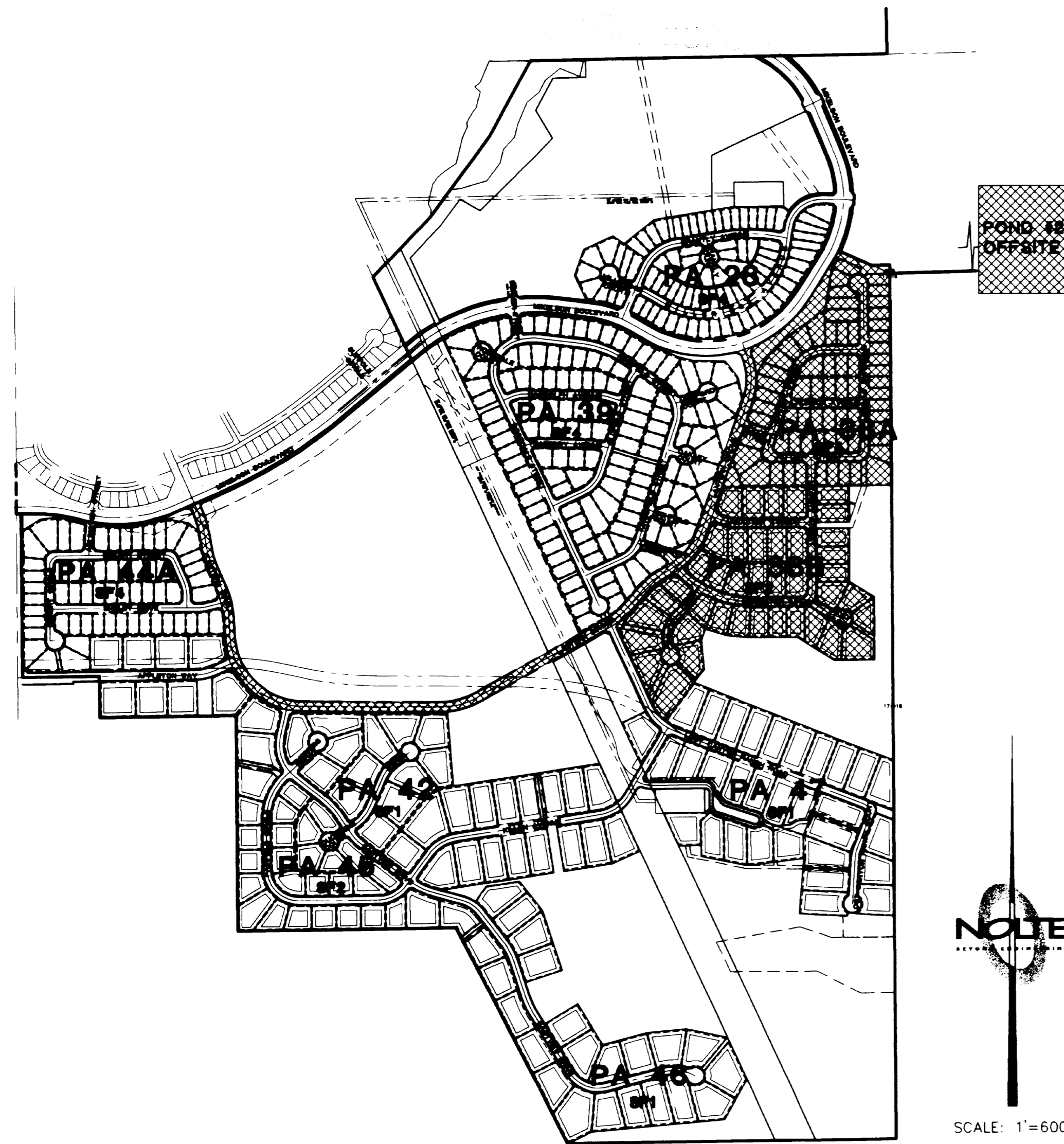
- ROADS**
LANERN TRAIL
LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 38A & 38B
- UTILITIES**
WATER
LANERN TRAIL 16" WATER LINE LOOP WITH APPURTENANCES
24" WATER LINE CONNECTION BETWEEN LANERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 38A & 38B
- SANITARY**
TRUNK A
TRUNK B
SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 38A & 38B
- DRAINAGE**
MIKELSON POND, WATER QUALITY IMPROVEMENTS
DETENTION POND #2
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 38A & 38B
- LAND DEDICATIONS**
DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO PA38A AND PA38B.

PHASE 5 REQUIRED IMPROVEMENTS

- ROADS**
LANERN TRAIL
LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCELS 42, 45 & 46
- UTILITIES**
WATER
LANERN TRAIL 16" WATER LINE LOOP WITH APPURTENANCES
24" WATER LINE CONNECTION BETWEEN LANERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 42, 45 & 46
- SANITARY**
TRUNK A
TRUNK B
SOUTH INTERCEPTOR FOR PA 42, 45, 46 AND 47.
SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCELS 42, 45 & 46
- DRAINAGE**
MIKELSON POND, WATER QUALITY IMPROVEMENTS
DETENTION POND #3
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCELS 42, 45 & 46
AND LIFT STATION IN PA 47.
- TRAILS**
8' TRAIL IN PSCO EASEMENT SOUTH OF LANERN TRAIL AND ADJACENT TO PARK SITE.
- LAND DEDICATIONS**
DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO PA42, PA45 AND PA46.

PHASE 6 REQUIRED IMPROVEMENTS

- ROADS**
LANERN TRAIL
LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPEMENT OF PARCEL 47
- UTILITIES**
WATER
LANERN TRAIL 16" WATER LINE LOOP WITH APPURTENANCES
24" WATER LINE CONNECTION BETWEEN LANERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
WATER LINE LOOP CONNECTION BETWEEN PARCELS 46 & 47
WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 47
- SANITARY**
TRUNK A
TRUNK B
SOUTH INTERCEPTOR FOR PA 42, 45, 46 AND 47.
SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 47 AND LIFT STATION.
- DRAINAGE**
MIKELSON POND, WATER QUALITY IMPROVEMENTS
DETENTION POND #3
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 47
- LAND DEDICATIONS**
DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO PA47.



PHASE 7 REQUIRED IMPROVEMENTS

- ROADS**
LOCAL ROAD IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT OF PARCEL 28
- UTILITIES**
WATER
24" WATER LINE CONNECTION BETWEEN LANERN TRAIL AND NEW 30" WATER LINE IN RIDGE ROAD
WATER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 28
- SANITARY**
TRUNK B
SANITARY SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 28
- DRAINAGE**
MIKELSON POND, WATER QUALITY IMPROVEMENTS
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH DEVELOPMENT OF PARCEL 28
- LAND DEDICATIONS**
DEDICATE ALL UD AND OSP TRACTS IN AND ADJACENT TO PA28.



NOTES:

PHASING SHOWN ASSUMES EACH PHASE IS CONSTRUCTED FIRST AS A STAND ALONE PROJECT. AS DEVELOPMENT OCCURS CERTAIN IMPROVEMENTS SHOWN AS REQUIRED MAY BE PREVIOUSLY BUILT WITH OTHER PHASES.

REGIONAL IMPROVEMENTS NOTES:

THE FOLLOWING IMPROVEMENTS ARE REQUIRED OF THE FIRST RECORDED PLAT, REGARDLESS OF THE PHASE NUMBER.

1. IMPROVE RIDGE ROAD TO THE DOUGLAS COUNTY RURAL LOCAL COLLECTOR STANDARD SECTION, FROM THE EXISTING END OF PAVEMENT AT ENDERUD TO MIKELSON BLVD.
2. CONSTRUCT HALF OF MIKELSON BLVD. (INCLUDING CURB, GUTTER AND SIDEWALK), FROM RIDGE ROAD, TO THE EXISTING MIKELSON BLVD. AND GRADE REMAINING HALF TO SUBGRADE, INCLUDING INSTALLATION OF UNDERGROUND UTILITIES.
3. DEDICATE 2 AC. WELL SITE, AS DESIGNATED BY THE TOWN.
4. INSTALL 30" PARALLEL WATER LINE IN RIDGE ROAD PARALLEL TO EXISTING 18" WATERLINE ONLY.
5. INSTALL WATER LINE IN MIKELSON BLVD. FROM LANERN TRAIL, 12" AND 16" AS DESIGNATED ON THE AMENDED P.U.D.
6. INSTALL PRV NORTH OF THE NORTH INTERSECTION OF ENDERUD BLVD. AND HOWE, ABANDONING THE EXISTING PRV IN ENDERUD BLVD.

PROGRESSIVE CONTRIBUTIONS NOTES:

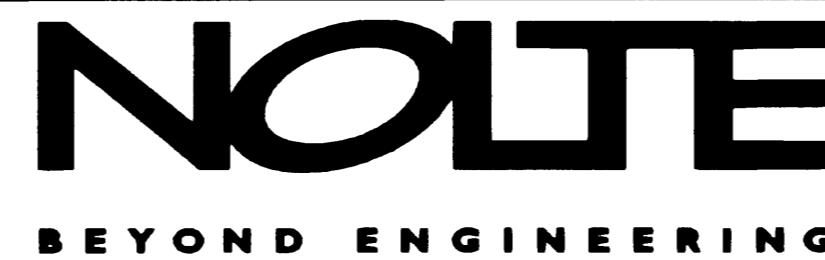
THESE ITEMS REQUIRE DEDICATION, CONSTRUCTION OR PROGRESSIVE FINANCIAL CONTRIBUTION DEPENDENT UPON THE TOTAL NUMBER OF LOTS OR DWELLING UNITS, AT THE TIME OF ANY FINAL PLAT.

1. DEDICATION OF WELL AND TREATMENT PLANT SITES.
2. INSTALLATION OF ADDITIONAL WELLS AND RAW WATER LINES.
3. PRIOR TO REACHING 2130 SFE'S IN VILLAGES AT CASTLE ROCK DISTRICT AND CASTLEWOOD RANCH DISTRICT, THE EXISTING MIKELSON WATER TREATMENT PLANT MUST BE EXPANDED TO 4.0 MGD PRODUCTION RATE. PRIOR TO REACHING 2553 SFE'S THE EXISTING MIKELSON WATER TREATMENT PLANT MUST BE EXPANDED TO ITS ULTIMATE CAPACITY OF 7.6 MGD PRODUCTION RATE. THE WATER TREATMENT PLANT EXPANSION TO 7.6 MGD WILL BE ADEQUATE TO SERVE THE SERVICE AREA AT BUILDOUT.

DATE	TIME	NO.	BY	DATE	REVISIONS
05/31/01	09:05	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

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 PATH: N:\01600\CIVL\Cadd\PH 01\
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 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ MGR: NONE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



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**CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
PHASING PLAN**

PREPARED FOR: CASTLEWOOD RANCH LLC.

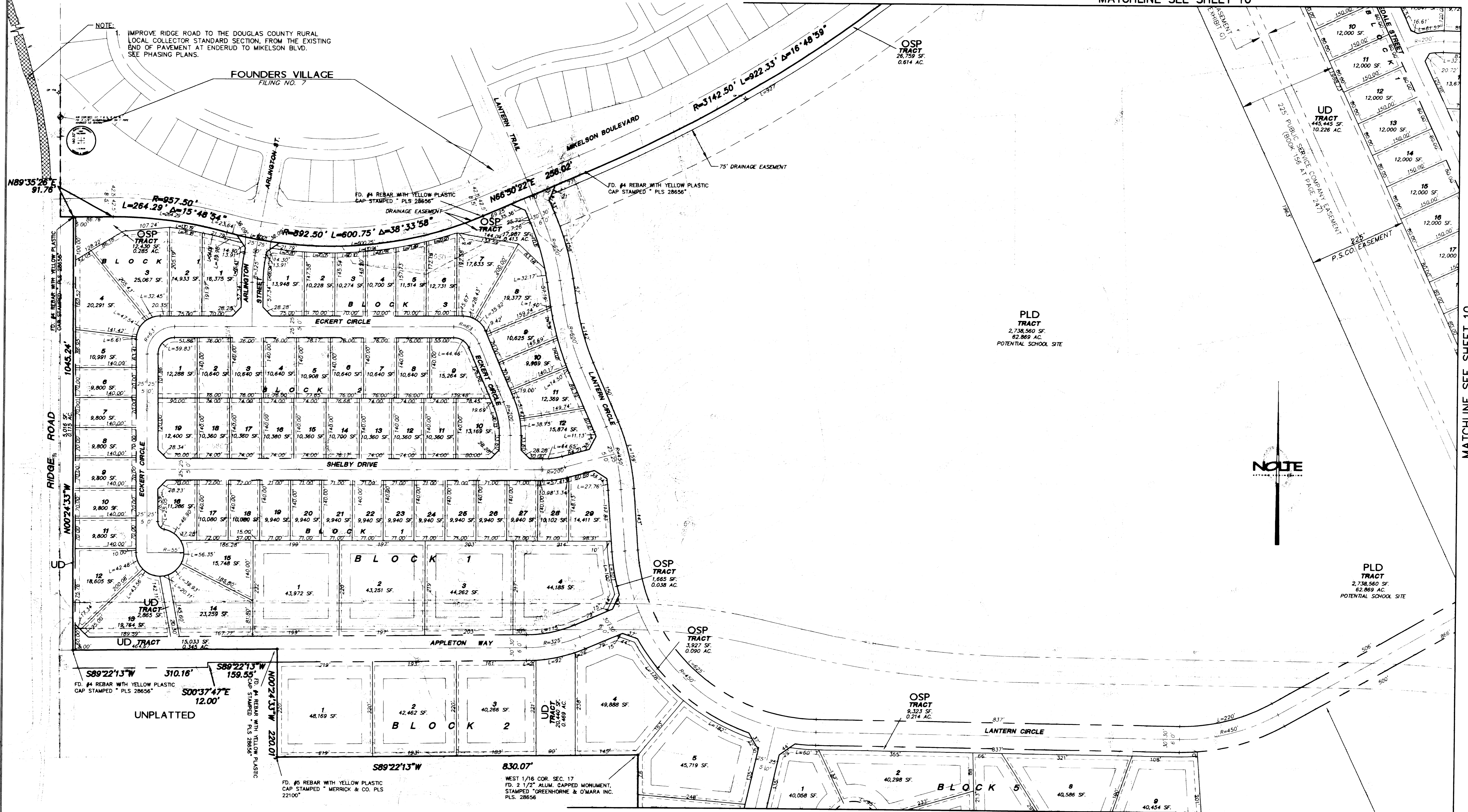
DATE SUBMITTED:

SHEET NUMBER
5
OF 42 SHEETS
VERTICAL SCALE 1"=10' S
HORIZONTAL SCALE 1"= 600'
JOB NUMBER
DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 10

PLD TRACT
 2,738,560 SF.
 82.869 AC.
 POTENTIAL SCHOOL SITE

NOTE

PLD TRACT
 2,738,560 SF.
 82.869 AC.
 POTENTIAL SCHOOL SITE

MATCHLINE SEE SHEET 7

NO.	BY	DATE	REVISIONS
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

DATE: 05/31/01 TIME: 09:12
 SERVER: NONE SERVICE: NONE
 PATH: N:\DV1600\CIVIL\Cadd\PH 01\
 DRAWING NAME: IPPS.DWG
 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ. MGR: NONE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

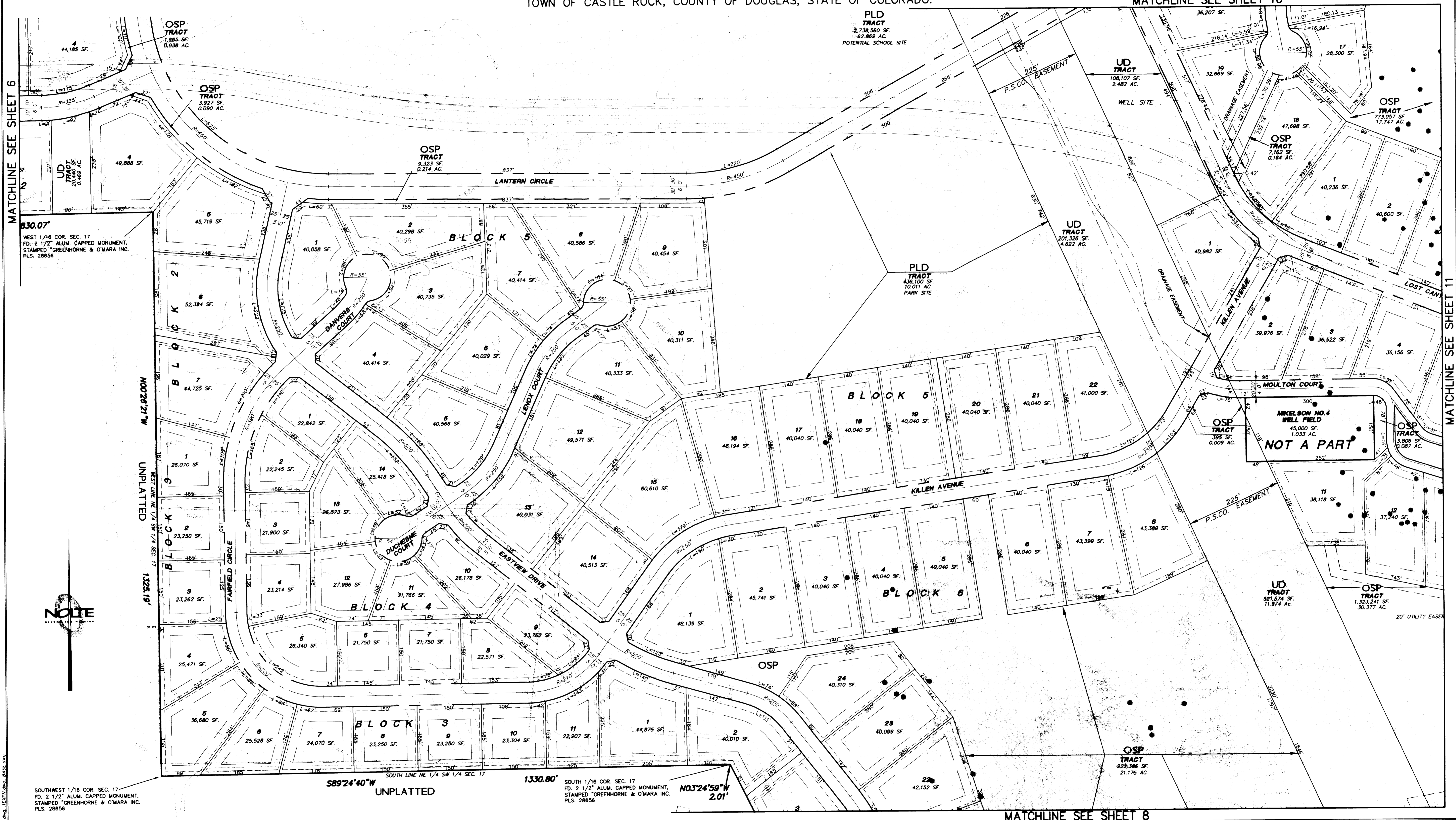
NOLTE
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 303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 SITE PLAN
 PREPARED FOR: CASTLEWOOD RANCH LLC.
 DATE SUBMITTED:

SHEET NUMBER
6
 OF 42 SHEETS
 SCALE
 VERTICAL 1" = 15'
 HORIZONTAL 1" = 100'
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 8

DATE	05/31/01	TIME	09:37
SERVER	NONE	SERVICE	NONE
PATH	N:\D\1600\CIVIL\Cadd\PH 01\		
DRAWING NAME	1PP6.DWG		
PLOTTING VIEW	NONE		
DESIGNER	TAJ	PROJ. MGR.	NONE

NO.	BY	DATE	REVISIONS
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

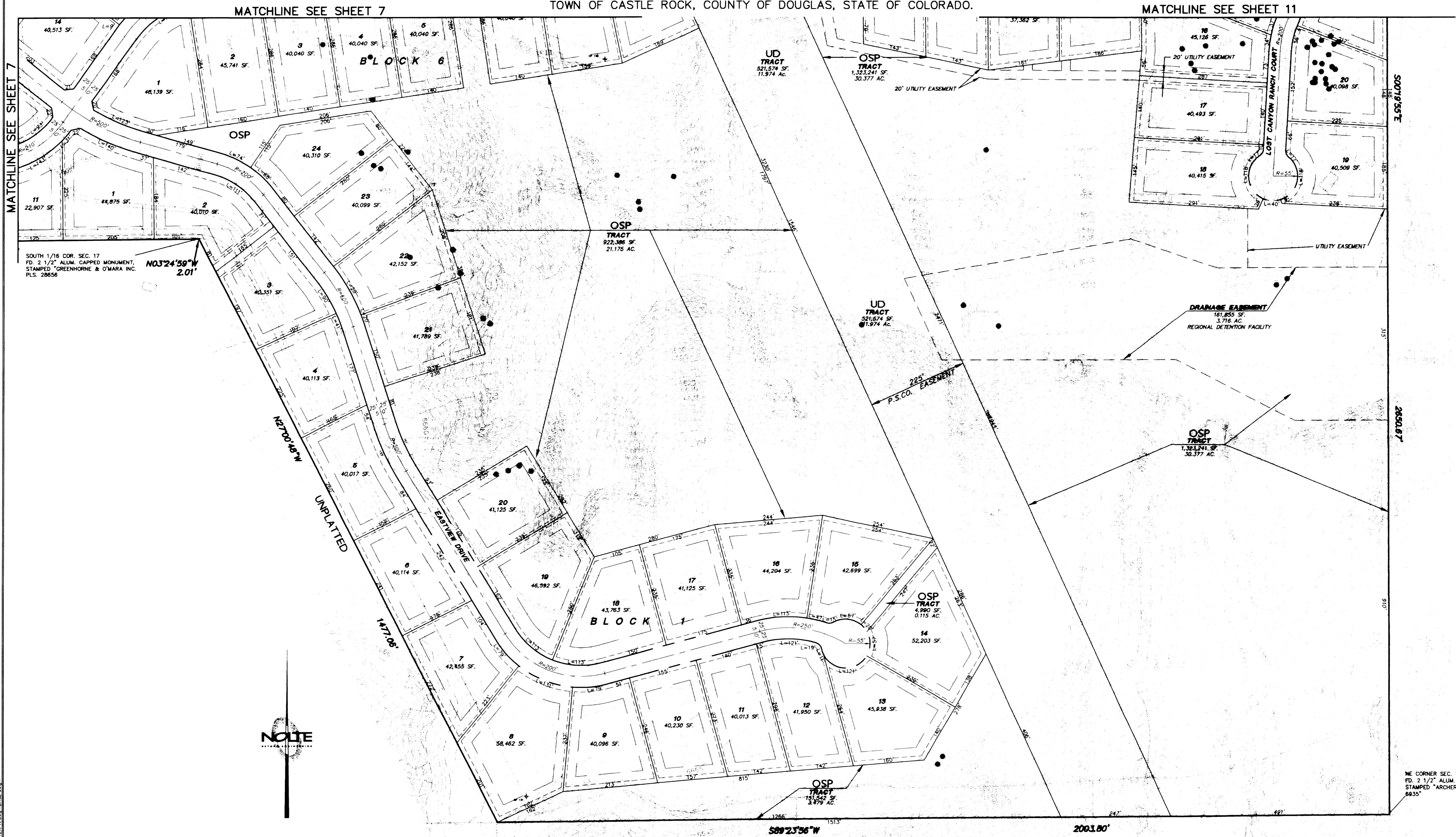
NOLTE
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CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 SITE PLAN
 PREPARED FOR: CASTLEWOOD RANCH LLC.
 DATE SUBMITTED:

SHEET NUMBER	7
OF	42 SHEETS
SCALE	1" = 100'
VERTICAL SCALE	1" = 100'
HORIZONTAL SCALE	1" = 100'
JOB NUMBER	DV1601

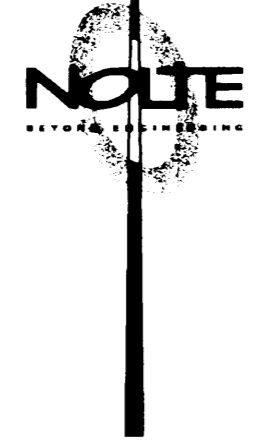
CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SOUTH 1/16 COR. SEC. 17
 PD. 2 1/2" ALUM. CAPPED MONUMENT,
 STAMPED "GREENHORNE & O'MARA INC.
 PLS. 28656

N03°24'59"W
 2.01'



NE CORNER SEC. 17
 PD. 2 1/2" ALUM. CAPPED MONUMENT,
 STAMPED "ARCHER & ASSOC. 1989 LS.
 6835"

DATE	NO.	BY	DATE	REVISIONS
05/31/01	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
09-41				

SERVER: NONE SERVICE: NONE
 PATH: N:\D\1600\CIVL\Cadd\PH 01\
 DRAWING NAME: 1PP7.DWG
 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ. MGR: NONE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

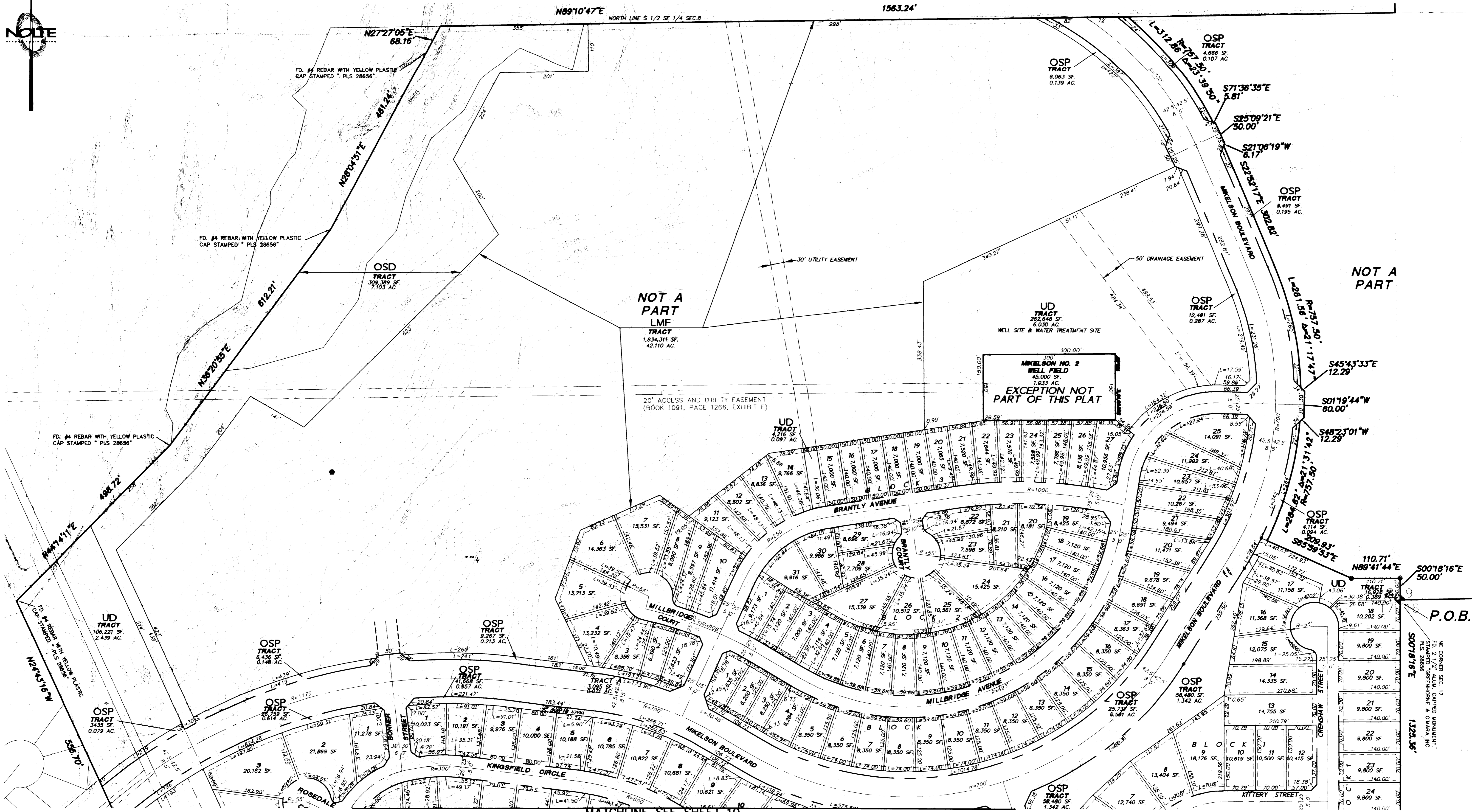
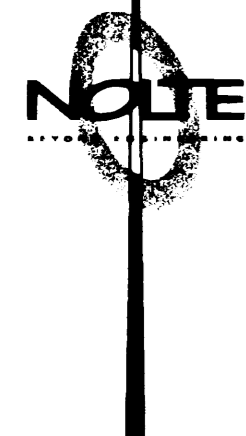
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CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 SITE PLAN
 PREPARED FOR: CASTLEWOOD RANCH LLC.
 DATE SUBMITTED:

SHEET NUMBER
8
 OF 42 SHEETS
 SCALE
 VERTICAL 1"=10'
 HORIZONTAL 1"=100'
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH FILING NO. 1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



DATE: 05/31/01 TIME: 09:47
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 DRAWING NAME: 1PP8.DWG
 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ MGR: NONE

NO.	BY	DATE	REVISIONS:
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
 303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

CASTLEWOOD RANCH FILING NO. 1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 SITE PLAN

PREPARED FOR: CASTLEWOOD RANCH LLC.

DATE SUBMITTED:

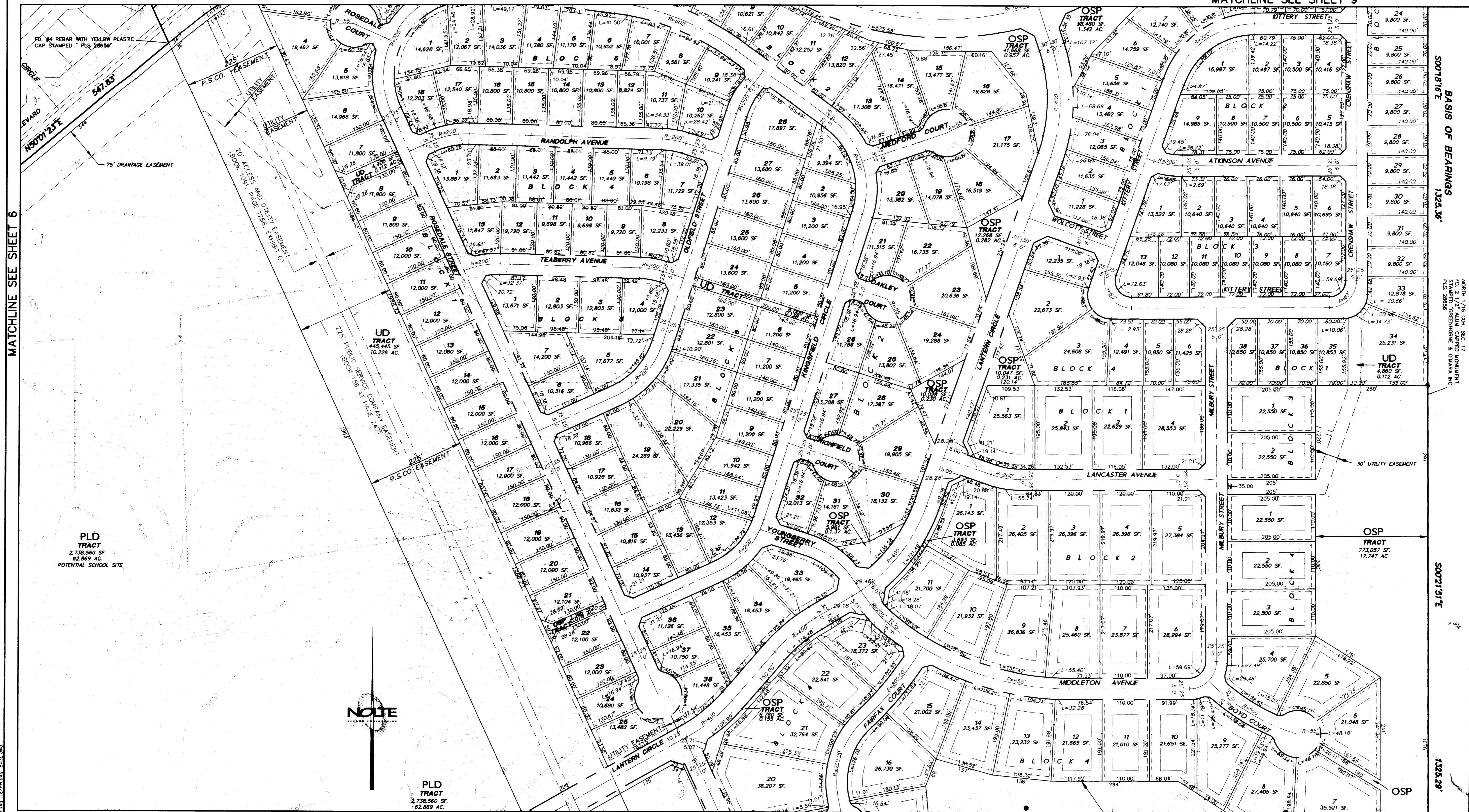
SHEET NUMBER
9
 OF 42 SHEETS
 SCALE
 VERTICAL 1"=10'
 HORIZONTAL 1"=100'
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9



MATCHLINE SEE SHEET 6

BASIS OF BEARINGS
 1325.36'

NORTH 1/16 COR. SEC. 17
 T. 8S. R. 66W. S. 17
 PLD 28838

MATCHLINE SEE SHEET 11

1325.29'

DATE	TIME	NO.	BY	DATE	REVISIONS:
05/31/01	09:50	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
SERVER: NONE SERVICE: NONE					
PATH: N:\D\1600\CIVIL\Cadd\PH 01\					
DRAWING NAME: 1PP9.DWG					
PLOTING VIEW: NONE					
DESIGNER: TAJ PROJ. MGR: NONE					

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 SITE PLAN
 PREPARED FOR: CASTLEWOOD RANCH LLC. DATE SUBMITTED:

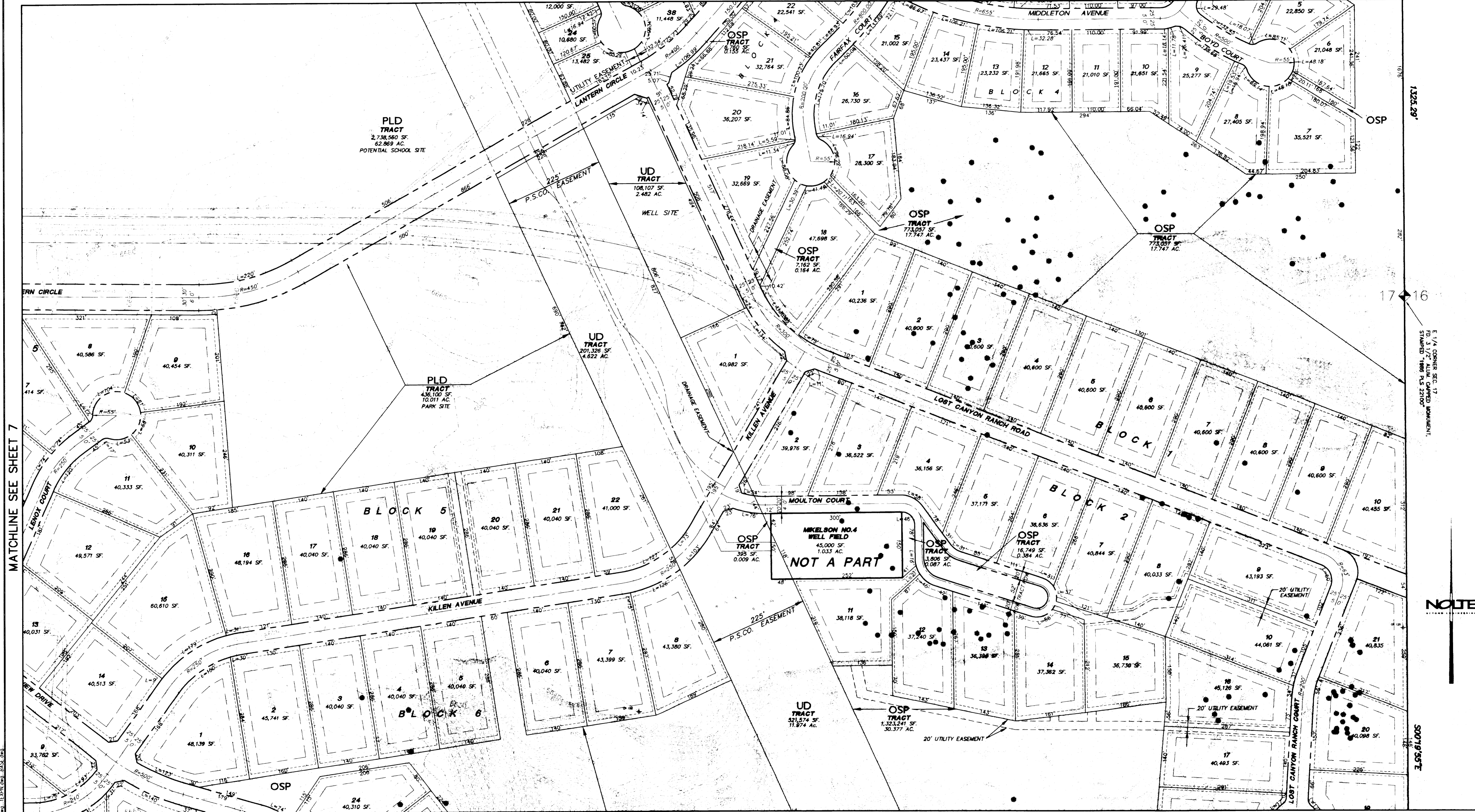
SHEET NUMBER
10
 OF 42 SHEETS
 SCALE 1"=100'
 HORIZONTAL 1"=100'
 VERTICAL
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

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

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 10

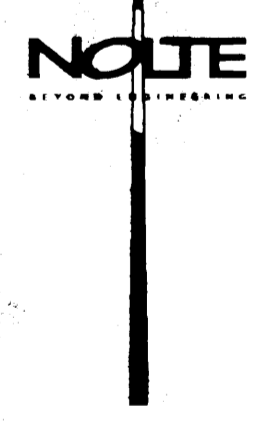


MATCHLINE SEE SHEET 7

1325.29'

17 16

E 1/4 CORNER SEC. 17
 PLD 3 1/2" ALUM. CAPED MONUMENT
 STAMPED 1988 PLS 22100



50019.52'

MATCHLINE SEE SHEET 8

DATE: 05/31/01	TIME: 10:09	NO.:	BY:	DATE:	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
PATH: N:\D\1600\CIVIL\Cadd\PH 01\					
DRAWING NAME: IPP15.DWG					
PLOTING VIEW: NONE					
DESIGNER: TAJ PROJ MGR: NONE					
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.					

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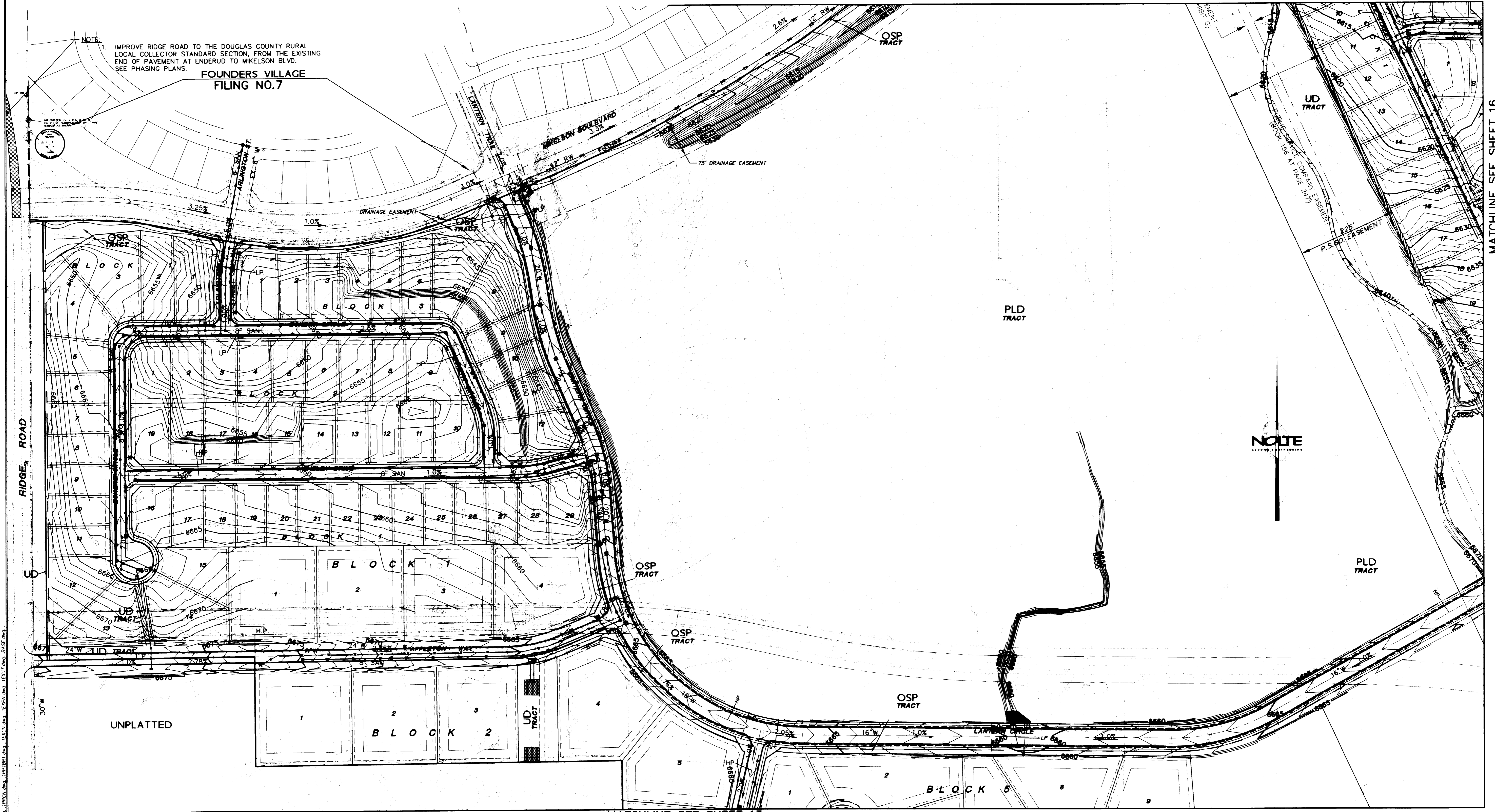
CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 SITE PLAN
 PREPARED FOR: CASTLEWOOD RANCH LLC. DATE SUBMITTED:

SHEET NUMBER
11
 OF 42 SHEETS
 SCALE
 VERTICAL 1" = 10' S
 HORIZONTAL 1" = 100'
 JOB NUMBER
 DV1601

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 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 (EXCLUDING SCHOOL SITE, PARK SITE, AND LMF OF FILING NO. 1)

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MATCHLINE SEE SHEET 16



NOTE:
 1. IMPROVE RIDGE ROAD TO THE DOUGLAS COUNTY RURAL LOCAL COLLECTOR STANDARD SECTION, FROM THE EXISTING END OF PAVEMENT AT ENDERUD TO MIKELSON BLVD. SEE PHASING PLANS.

FOUNDERS VILLAGE FILING NO.7

NOTE

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 16

DATE: 05/31/01	TIME: 10:12	NO.	BY	DATE	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
PATH: N:\dvl600\CIVL\Cadd\PH 01\					
DRAWING NAME: 1PP10.DWG					
PLOTTING VIEW: NONE					
DESIGNER: TAJ PROJ MGR: NONE					
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.					

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 7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
 303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

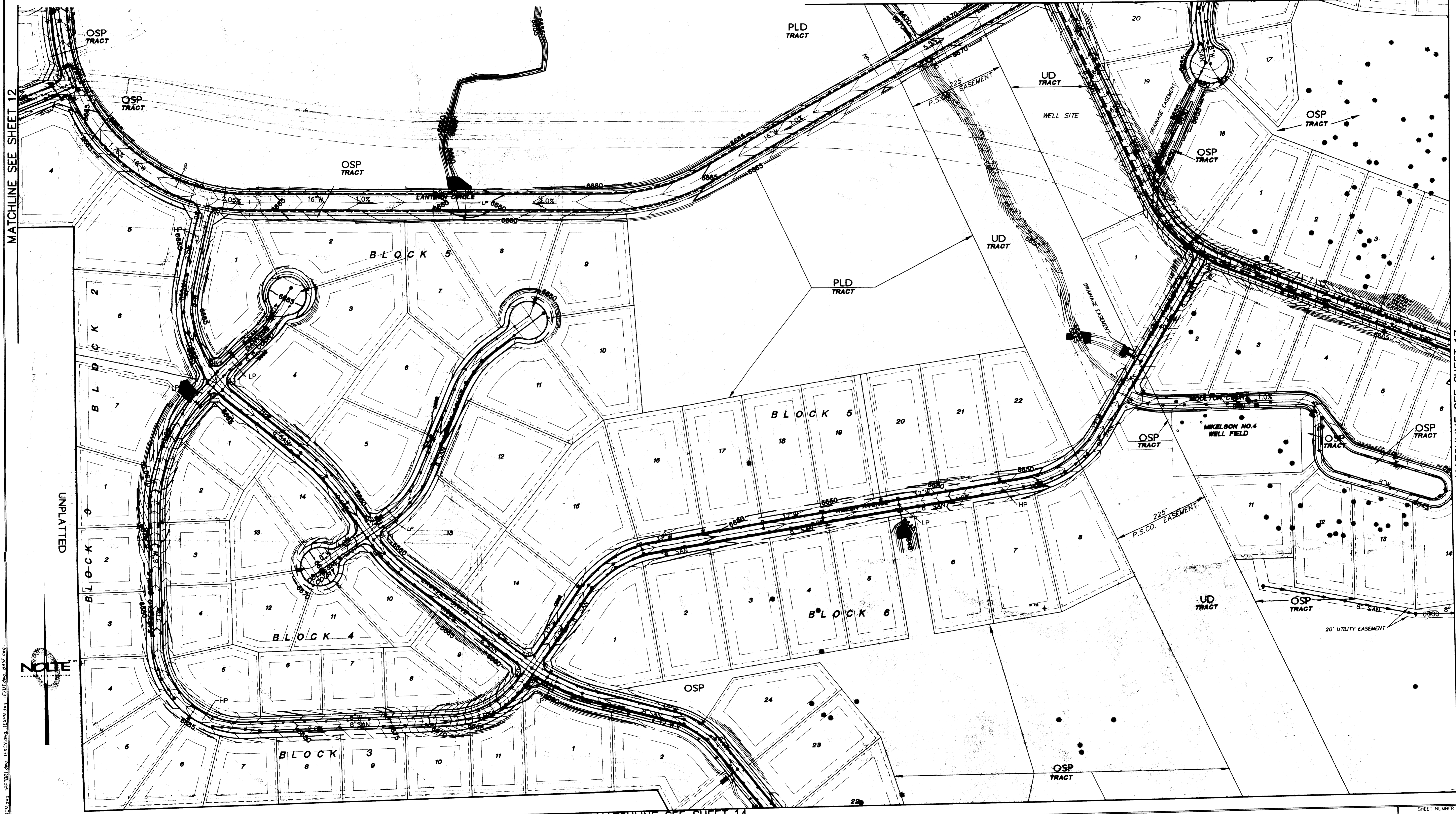
CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 GRADING AND UTILITY PLAN
 PREPARED FOR: CASTLEWOOD RANCH LLC. DATE SUBMITTED:

SHEET NUMBER
12
 OF 42 SHEETS
 SCALE
 VERTICAL: 1" = 10'
 HORIZONTAL: 1" = 100'
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MATCHLINE SEE SHEET 16



MATCHLINE SEE SHEET 14

NO.	BY	DATE	REVISIONS
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

DATE: 05/31/01 TIME: 10:17
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 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ. MGR: NONE

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 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 GRADING AND UTILITY PLAN

PREPARED FOR: CASTLEWOOD RANCH LLC.

DATE SUBMITTED:

SHEET NUMBER
13
 OF 42 SHEETS
 SCALE: 1" = 100'
 HORIZONTAL: 1" = 100'
 VERTICAL: 1" = 100'
 JOB NUMBER
 DV1601

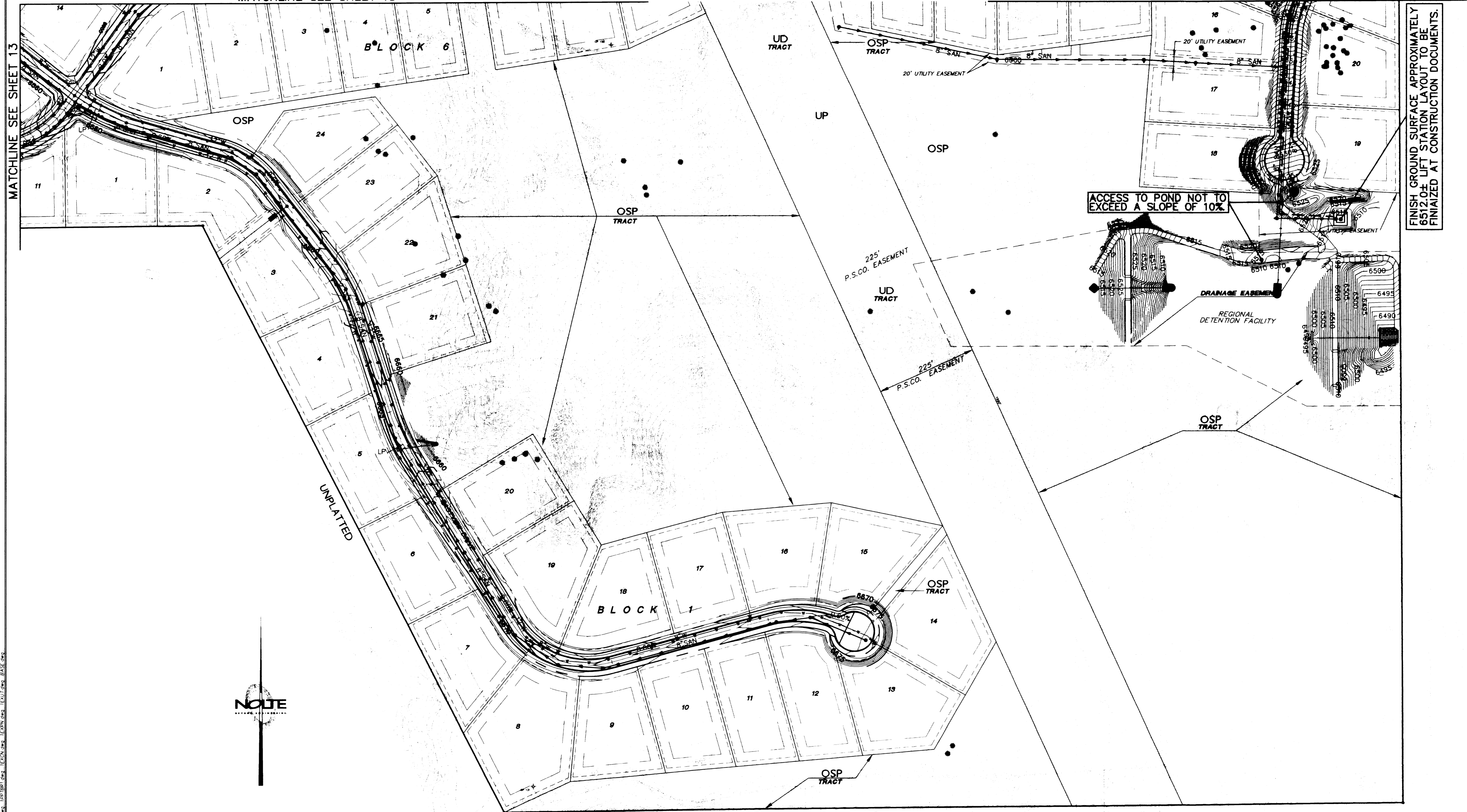
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MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 17



FINISH GROUND SURFACE APPROXIMATELY
 6512.00' LIFT STATION LAYOUT TO BE
 FINIALIZED AT CONSTRUCTION DOCUMENTS.



NO.	BY	DATE	REVISIONS
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

DATE: 05/31/01 TIME: 10:22
 SERVER: NONE SERVICE: NONE
 PATH: N:\dv1600\CIVIL\Cadd\PH 01\
 DRAWING NAME: 1PP12.DWG
 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ. MGR: NONE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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CASTLEWOOD RANCH FILING NO.1
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 GRADING AND UTILITY PLAN

PREPARED FOR: CASTLEWOOD RANCH LLC.

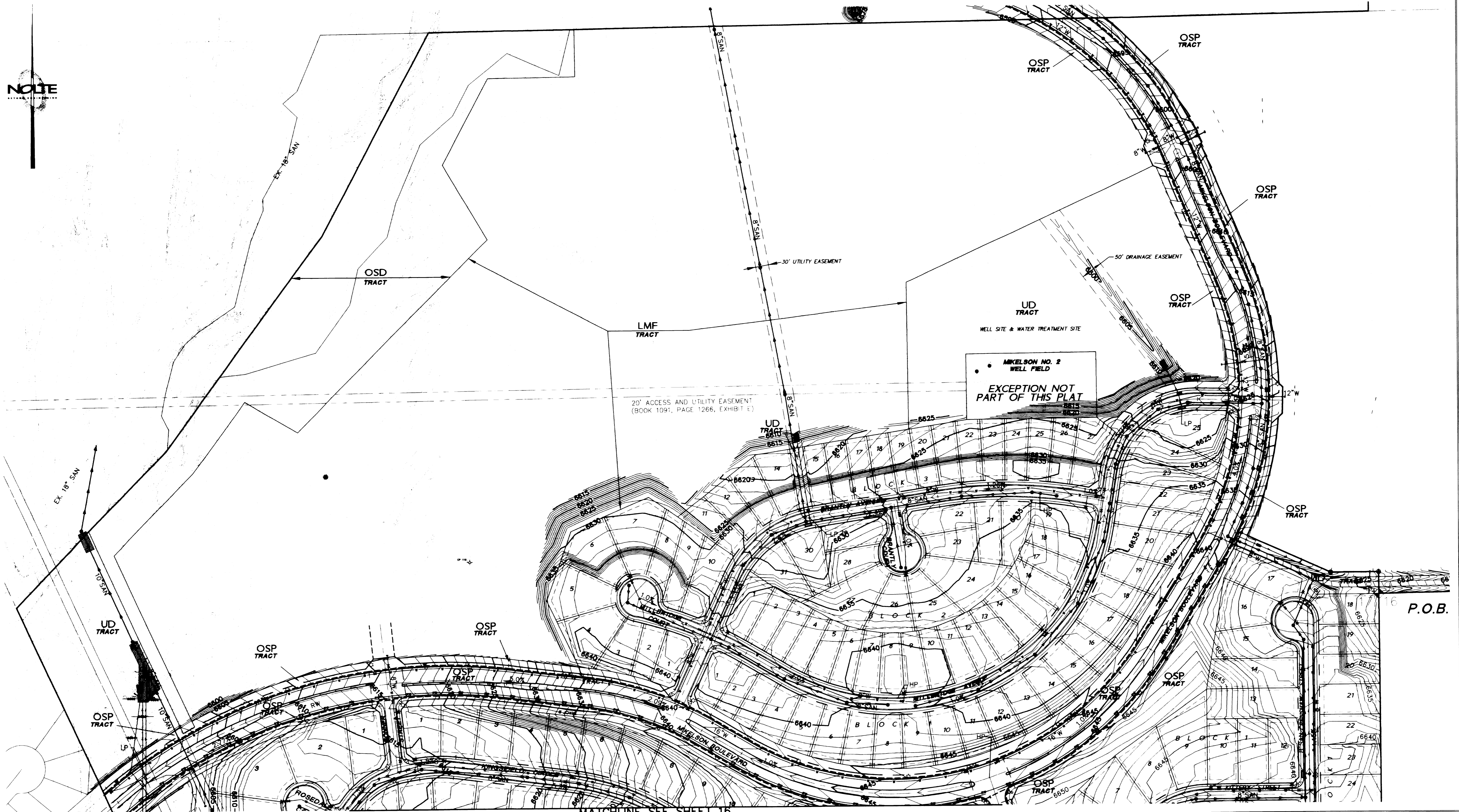
DATE SUBMITTED:

SHEET NUMBER	14
OF	42 SHEETS
VERTICAL SCALE	1" = 4' ±
HORIZONTAL SCALE	1" = 100'
JOB NUMBER	DV1601

CASTLEWOOD RANCH FILING NO.1

PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



DATE: 05/31/01	TIME: 10:30	NO:	BY:	DATE:	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES
PATH: N:\D\1600\CIVIL\Cadd\PH 01\					
DRAWING NAME: IPP13.DWG					
PLOTTING VIEW: NONE					
DESIGNER: TAJ PROJ MGR: NONE					

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CASTLEWOOD RANCH FILING NO.1
PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
GRADING AND UTILITY PLAN
PREPARED FOR: CASTLEWOOD RANCH LLC. DATE SUBMITTED:

SHEET NUMBER
15
OF 42 SHEETS
SCALE: 1" = 100'
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 100'
JOB NUMBER
DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 15



MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 17

DATE: 05/31/01 TIME: 10:35
 SERVER: NONE SERVICE: NONE
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 PLOTTING VIEW: NONE
 DESIGNER: TAJ PROJ MGR: NONE

NO.	BY	DATE	REVISIONS:
1	RLS	03-09-00	BASE, GRADING AND UTILITY UPDATES

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 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
 GRADING AND UTILITY PLAN

PREPARED FOR: CASTLEWOOD RANCH LLC.

DATE SUBMITTED:

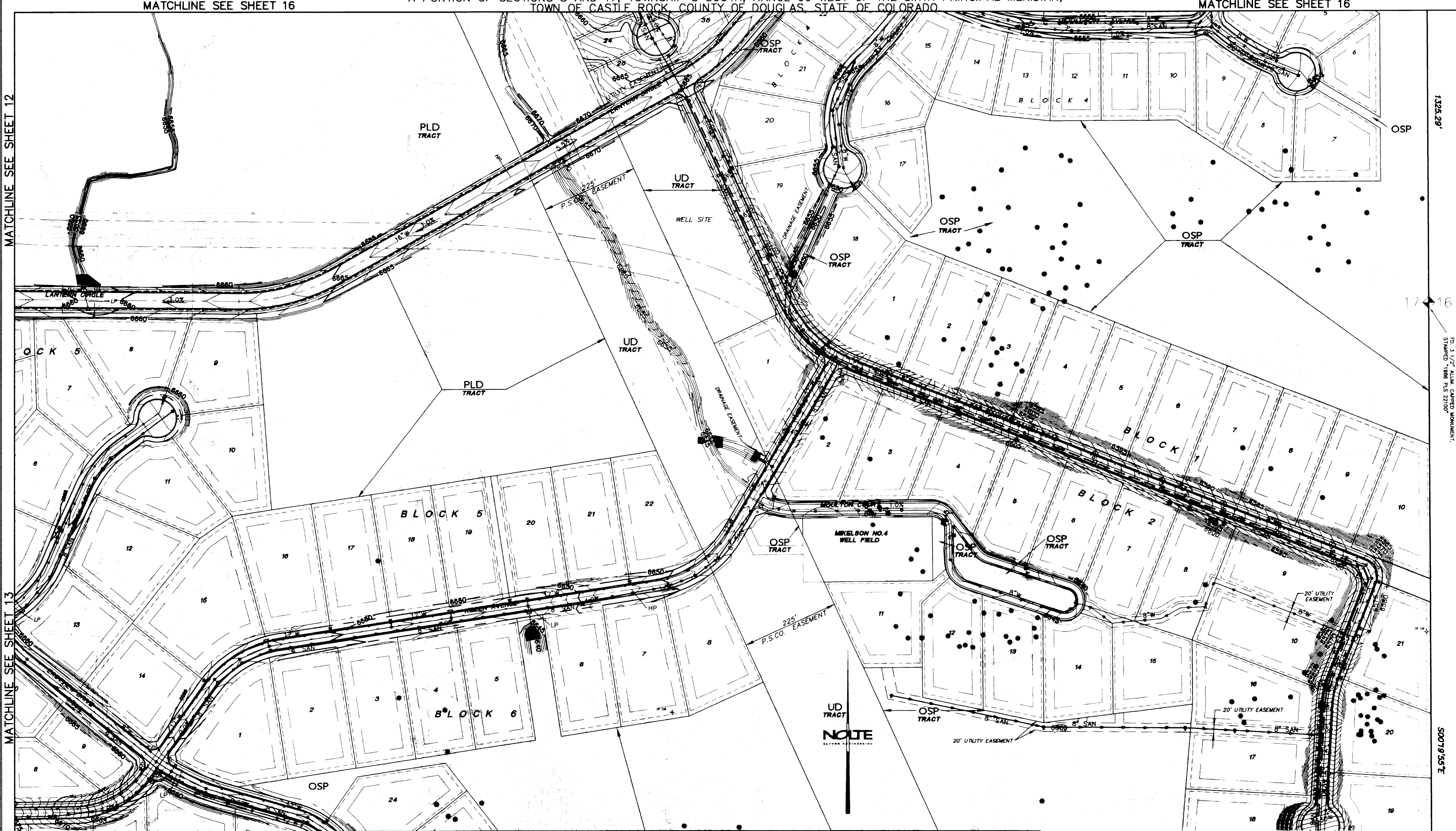
SHEET NUMBER
16
 OF 42 SHEETS
 SCALE
 VERTICAL 1" = 4' N.T.S.
 HORIZONTAL 1" = 100'
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH FILING NO.1
 PRELIMINARY PLAT / FINAL PD SITE PLAN 1ST MINOR AMENDMENT
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 16



MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 13

1325.29'

17

50079.55'±

E 1/4 CORNER SEC. 17
 PLATTED 7/2 ALUM. CAPPED MONUMENT
 STAMPED 1989 FEB 23/00

MATCHLINE SEE SHEET 14

DATE: 05/31/01	TIME: 10:40	NO:	BY:	DATE:	REVISIONS:
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DRAWING NAME: 1PP16.DWG					
PLOTTING VIEW: NONE					
DESIGNER: TAJ	PROJ MGR: NONE				

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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 DATE SUBMITTED:

SHEET NUMBER
17
 OF 42 SHEETS
 SCALE: VERTICAL 1" = 10'
 HORIZONTAL 1" = 100'
 JOB NUMBER
 DV1601

CASTLEWOOD RANCH

FINAL P.D. LANDSCAPE PLAN CASTLE ROCK, COLORADO

OWNER / DEVELOPER:

CASTLEWOOD RANCH L.L.C.
8480 E. ORCHARD ROAD
ORCHARD POINTE, SUITE 5550
PHONE: 303 773 2887
FAX: 303 740 6942

LANDSCAPE ARCHITECT:



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

IRRIGATION DESIGN:

HydroSystems, Inc. Irrigation Consulting
3033 East 1st Avenue, Suite 306
Denver, Colorado 80206
303-355-0950
(fax) 303-355-0954

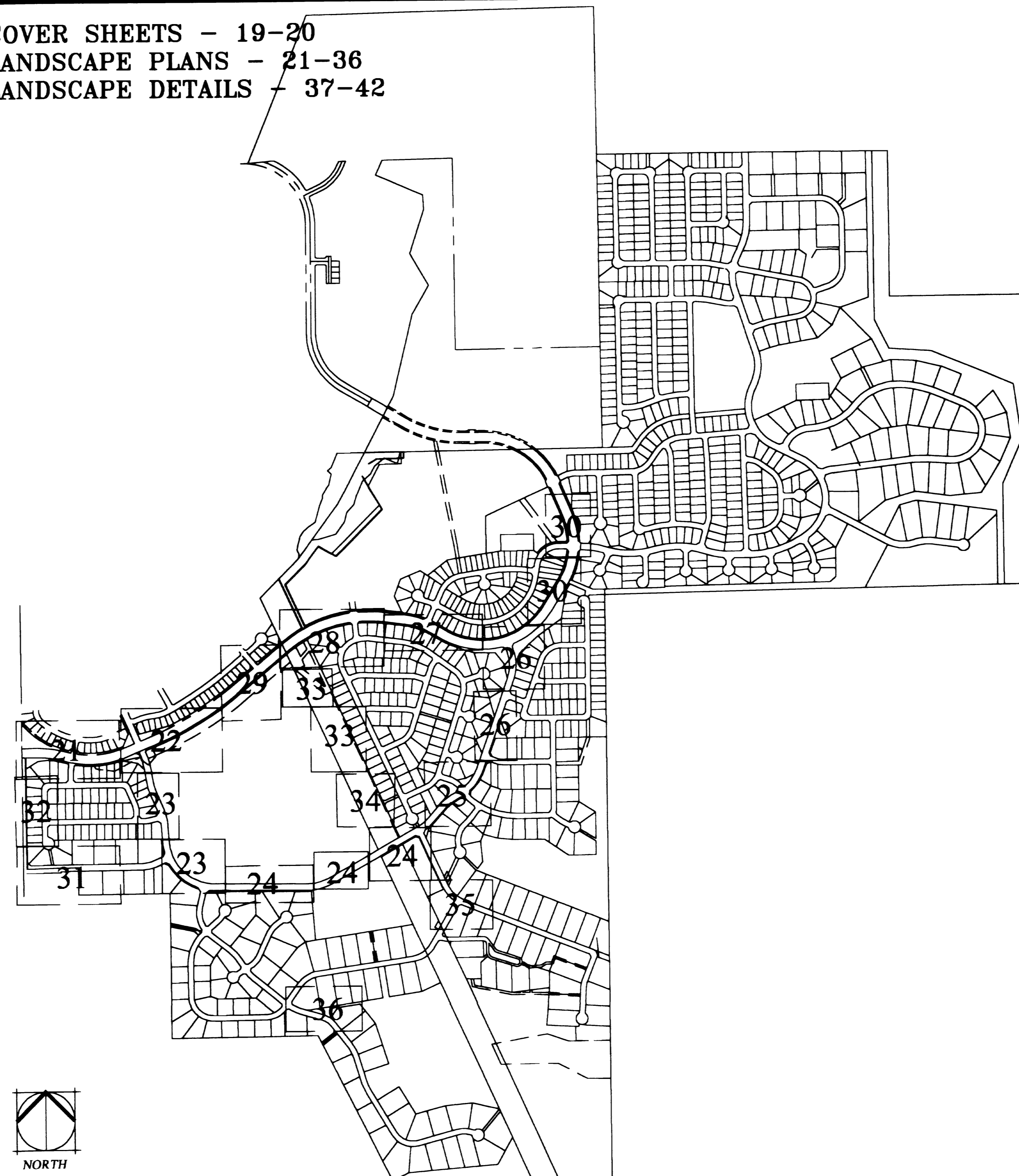
ENGINEER:

NOLTE and ASSOCIATES, Inc.
Engineers / Planners / Surveyors
7000 S. Yosemite St., Suite 270, Englewood, CO 80111

SHEET LAYOUT AND INDEX

N.T.S.

COVER SHEETS - 19-20
LANDSCAPE PLANS - 21-36
LANDSCAPE DETAILS - 37-42



DATE OF PREPARATION:

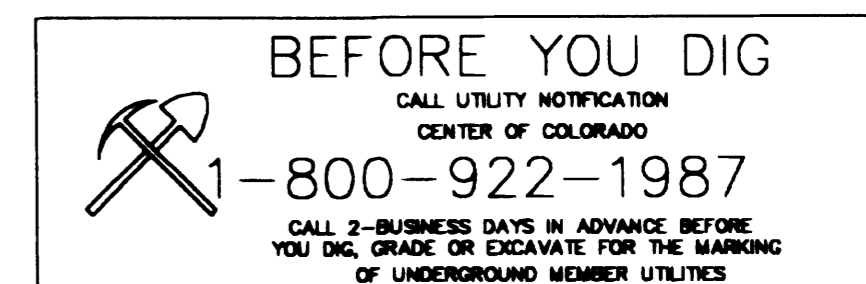
DECEMBER 7, 1999

REVISI
REVISED JULY 10, 2000

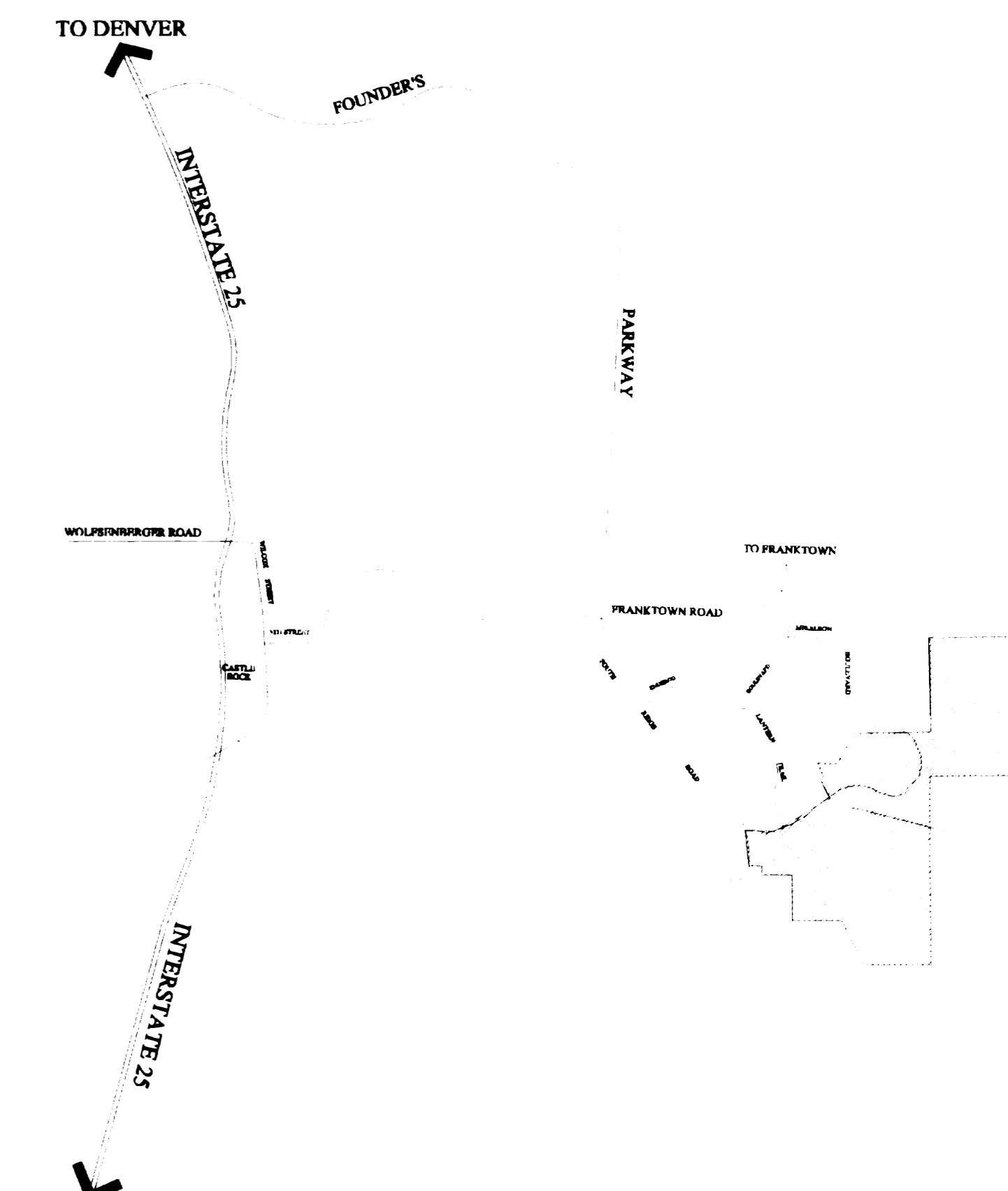
FEBRUARY 2, 2001

APRIL 12, 2001

JUNE 1, 2001



VICINITY MAP: N.T.S.



CASTLEWOOD RANCH

FINAL P.D. LANDSCAPE PLAN CASTLE ROCK, COLORADO

LANDSCAPE LEGEND

SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL., B&B, SPECIMEN
	APA	AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S'	2" CAL., B&B, SPECIMEN
	WH	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL., B&B, SPECIMEN
	SA	SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2" CAL., B&B, SPECIMEN
	LLC	LANCE LEAF COTTONWOOD	POPULUS ACUMINATA	3" CAL., B&B, SPECIMEN
DECIDUOUS ORNAMENTAL TREES				
	CRC	CANADA RED CHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL., B&B, FULL BRANCHING
	AM	AMUR MAPLE	ACER TATARICUM GINNALA 'FLAME'	8' CLUMP, B&B, 3 TRUNK MIN.
	TCH	THORNLESS COCKSPUR HAWTHORN	CRETAEGUS CRUS-GALI INERMUS	2" CAL., B&B, FULL BRANCHING
	TMA	THINLEAF MOUNTAIN ALDER	ALNUS TENUIFOLIA	2" CAL., B&B, FULL BRANCHING
	NML	NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	10' CLUMP, B&B,
	SSC	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL., B&B,
	ABS	AUTUMN BRILLIANT SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANT'	2" CAL., B&B,
EVERGREEN TREES				
	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	8' -12' HT. AS NOTED SPADE DUG
	AP	AUSTRIAN PINE	PINUS NIGRA	8' -12' HT. AS NOTED SPADE DUG
	PP	PINON PINE	PINUS EDULUS	8' -12' HT. AS NOTED SPADE DUG
	BP	BRISTLEcone PINE	PINUS ARISTATA	8' -12' HT. AS NOTED SPADE DUG
	CS	COLORADO SPRUCE	PICEA PUNGENS	8' -12' HT. AS NOTED SPADE DUG
	POP	PONDEROSA PINE	PINUS PONDEROSA	8' -12' HT. AS NOTED SPADE DUG
	FAS	FAT ALBERT SPRUCE	PICEA PUNGENS GLAUCA 'FAT ALBERT'	8' -12' HT. AS NOTED SPADE DUG
EVERGREEN SHRUBS				
	OGJ	OLD GOLD JUNIPER	JUNIPERUS MEDIA 'OLD GOLD'	5 GAL. 30" SP. MIN.
	HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL. 30" SP. MIN.
	BGS	BLUE GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	5 GAL. LOW GRAFT FULL
	MP	MUGO PINE	PINUS MUGO	15 GAL.
	RMY	ROCKY MOUNTAIN YUCCA	YUCCA GLAUCA	5 GAL. 30" SP. MIN.
	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. 30" SP. MIN.
	TWS	TALL WESTERN SAGE	SERIPHIDIUM TRIDENTATUM	5 GAL., 24" HT., 3 CANE MIN.
	WF	WINTERFAT	EUROTIA LANATA	5 GAL., 20" HT., 3 CANE MIN.
DECIDUOUS SHRUBS				
	GFS	GOLD FLAME SPIREA	SPIRAEA BUMALDA 'GOLD FLAME'	5 GAL., 24" HT., 3 CANE MIN.
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL., 24" HT., 3 CANE MIN.
	ID	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL., 24" HT., 4 CANE MIN.
	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL., 24" HT., 3 CANE MIN.
	DBR	DWARF BLUE RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS 'NAUSEOSUS'	5 GAL., 24" HT., 3 CANE MIN.
	ACC	AMERICAN COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACT SPRING RED'	5 GAL., 24" HT., 3 CANE MIN.
	BB	DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTUM'	5 GAL., 30" HT., 3 CANE MIN.
	JP	JACKMAN'S POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANII'	5 GAL., 30" HT., 3 CANE MIN.
	NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL., 30" HT., 4 CANE MIN.
	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA	5 GAL., 20" HT., 3 CANE MIN.
	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL., 30" HT., 3 CANE MIN.
	CP	CISTENA PLUM	PRUNUS CISTENA	5 GAL., 30" HT., 4 CANE MIN.
	SS	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL., 30" HT., 3 CANE MIN.
	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL., 30" HT., 4 CANE MIN.
	ARH	ARNOLD'S RED HONEYSUCKLE	LONICERA TATARICA 'ARNOLD RED'	5 GAL., 30" HT., 3 CANE MIN.
	RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL., 30" HT., 3 CANE MIN.
	FB	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL., 30" HT., 4 CANE MIN.
	MB	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	1 GAL., 20" HT., 3 CANE MIN.
	PC	PEKING COTONEASTER	COTONEASTER LUCIDUS	5 GAL., 30" HT., 4 CANE MIN.
	FWS	FOUR WING SALT BUSH	ATRIPLEX CANESCENS	5 GAL., 20" HT., 3 CANE MIN.
	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	5 GAL., 30" HT., 4 CANE MIN.
	HYR	HARISON'S YELLOW ROSE	ROSA X HARISONII	5 GAL., 30" HT., 4 CANE MIN.
	ACR	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	5 GAL., 30" HT., 4 CANE MIN.
	BV	BLACKHAW VIBURNUM	VIBURNUM PRUNIFOLIUM	5 GAL., 30" HT., 4 CANE MIN.

* IDENTIFIES DROUGHT TOLERANCE — XERISCAPE PLANT
C IDENTIFIES COLORADO NATIVE SPECIES

	5' 3 RAIL FENCE	SEE DETAIL A - 37
	5' SOLID PRIVACY FENCE	SEE DETAIL B- 37
	RHYOLITE STONE WALL / FENCE	SEE DETAILS C & D SHEET 37
	BOULDERS	NATIVE CONGLOMERATE STONE (FROM ON SITE)

ORNAMENTAL GRASSES

SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
	FRG	FEATHER REED GRASS	CALAMOGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.
	LB	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.
	BF	BLUE FESCUE	FESTUCA OVINA 'GLAUCA'	1 GAL.
	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.
	JSG	JAPANESE SILVER GRASS	MISCANTHUS SINENSIS 'AUTUMN LIGHT'	1 GAL.
	IG	INDIAN GRASS	SORGHASTRUM NUTANS 'SIOUXLAND BLUE'	1 GAL.

PERENNIALS, GROUNDCOVERS

SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
	MEP	MEXICAN EVENING PRIMROSE	OENOTHERA BERLANDIERI 'SISKIYOU'	1 GAL.
	RY	ROSEA YARROW	ACHILLEA MILLEFOLIUM 'ROSEA'	1 GAL.
	EL	ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	1 GAL.
	SIS	SNOW IN SUMMER	CERASTIUM TOMENTOSUM	1 GAL.
	PLW	PURPLE LEAF WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL.
	HBJ	HYMALAYAN BORDER JEWEL	PERSICARIA AFFINIS	1 GAL.
	RMP	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL.
	PLP	PINE LEAF PENSTEMON	PENSTEMON PINIFOLIUS 'COMPACTUM'	1 GAL.
	RV	RED VALERIAN	CENTRANTHUS RUBER	1 GAL.
	SC	SUNBURST COREOPSIS	COREOPSIS GRANDIFLORA 'SUNBURST'	1 GAL.
	CB	CORAL BELLS	HEUCHERA SANGUINEA 'FIREFLY'	1 GAL.
	SW	SNAKEWEED	GUTIEREZIA SAROTHRAE	1 GAL.
	DB	DOUBLE BUBBLEMINT	AGASTACHE CANA	1 GAL.
	CM	CATMINT	NEPETA FASENII	1 GAL.
	STD	STELLA-DE-ORO DAYLILLY	HEMEROCALIS 'STELLA D'ORO'	1 GAL.
	LC	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GAL.
	MNS	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	1 GAL.
	NB	NATIVE BLANKETFLOWER	GAILLARDIA ARISTATA	1 GAL.
	CCH	COLORADO CREEPING HOLLY	MAHONIA REPENS	1 GAL.
	LL	LAMBERT'S LOCOWEED	OXYTROPIS LAMBERTII	1 GAL.
	MY	MOONSHINE YARROW	ACHILLEA FILEPENDULINA 'MOONSHINE'	1 GAL.
	PM	POPPY MALLOW	CALLIRHOE INVOLUCRATA	1 GAL.
	ASD	ALASKA SHASTA DAISY	CHRYSANTHEMUM LEUCANTHEMUM 'ALASKA'	1 GAL.
	BG	BASKET OF GOLD	AURINIA SAXATILE	1 GAL.

NON-IRRIGATED NATIVE SEED
LOW GRO MIX
ARKANSAS VALLEY SEED COMPANY
REFER TO SPECIFICATIONS

90% TALL FESCUE / 10% BLUE GRASS TURF BLEND
PER CASTLE ROCK STANDARD
FRESH CUT SOD

WILDFLOWER SEED MIX
LOW GRO WILDFLOWER MIX
APPLEWOOD SEED COMPANY
REFER TO SPECIFICATIONS

LANDSCAPE NOTES

- ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION PER THE SPECIFICATIONS.
- ALL TREES ARE TO BE GUYED PER DETAIL FOR A PERIOD OF ONE YEAR. DURING THE CONSTRUCTION PERIOD TIGHTEN THE GUY WIRES AS NECESSARY.
- ALL TREE PITS IN SODDED AREAS ARE TO RECEIVE A 2 1/2" DIA., 2 1/2" DEPTH SHREDDED CEDAR MULCH RING. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED.
- ALL PLANTING BEDS ARE TO BE CONTAINED BY RYERSON 4" X 14 GAUGE GALVENIZED INTERLOCKING EDGER. EDGER IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, WALKS OR SOLID PRIVACY FENCE.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MINIMUM 3" DEPTH CRUSHED STONE 1"-2" DIA. RHYOLITE STONE, OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND FLOWER BEDS SHALL BE MULCHED WITH MINIMUM 2" SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS.
- IRRIGATION SHALL PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS. BEDS SHALL BE WATERED BY A DRIP SYSTEM AND TURF AREAS SHALL BE WATERED BY POP UP SPRAY HEADS AND ROTORS PER CASTLE ROCK STANDARDS.
- THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE LANDSCAPE AND IRRIGATION PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES THAT ARE DAMAGED BY HIS OPERATORS. CALL FOR UTILITY LOCATORS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF HIS TRENCHES THAT SETTLE.

NATIVE GRASS ESTABLISHMENT PROGRAM

THE PROPOSED NATIVE GRASSES WILL BE ESTABLISHED USING A STRINGENT ESTABLISHMENT PROGRAM. NATIVE GRASS PLANTING IN THIS REGION REQUIRE SPECIAL ATTENTION TO INSURE A SUCCESSFUL STAND OF GRASS. PLANTING METHODS, WEED CONTROL, AND MOWING SCHEDULES WILL BE UTILIZED TO PROMOTE THE NATIVE GRASS ESTABLISHMENT.

THE NATIVE GRASSES WILL BE PLANTED USING A MECHANICAL DRILL, WILL BE MULCHED WITH HYDRO MULCH, AND WILL BE OVER SEEDDED DURING THE ESTABLISHMENT PERIOD AS NECESSARY. THE INSTALLATION CONTRACTOR WILL BE REQUIRED TO PRODUCE A HEALTHY STAND OF NATIVE GRASS WITH EVIDENCE OF AT LEAST 1 GRASS PLANT (NUMEROUS BLADES OF GRASS PROTRUDING FROM ONE ROOT MASS) PER SQUARE FOOT WITHIN ONE YEAR OF PLANTING.

THE MAINTENANCE CONTRACTOR WILL BE REQUIRED TO FOLLOW A STRINGENT MAINTENANCE PROGRAM TO CONTROL WEEDS AND PROMOTE SPREADING OF THE GRASSES. THE OWNER WILL REQUIRE THE CONTRACTOR TO IMPLEMENT THE FOLLOWING MOWING SCHEDULE DURING THE ESTABLISHMENT PERIOD.

MOWING SCHEDULE

CONDITIONS	MOWING	MOWING HEIGHT
1 YEAR	10"	4-6"
2 YEAR	10"	4-6"
3 YEAR	16"	4-6"
4 YEAR +	ONCE IN FALL	4-6"

SHRUB PLANTING DETAIL

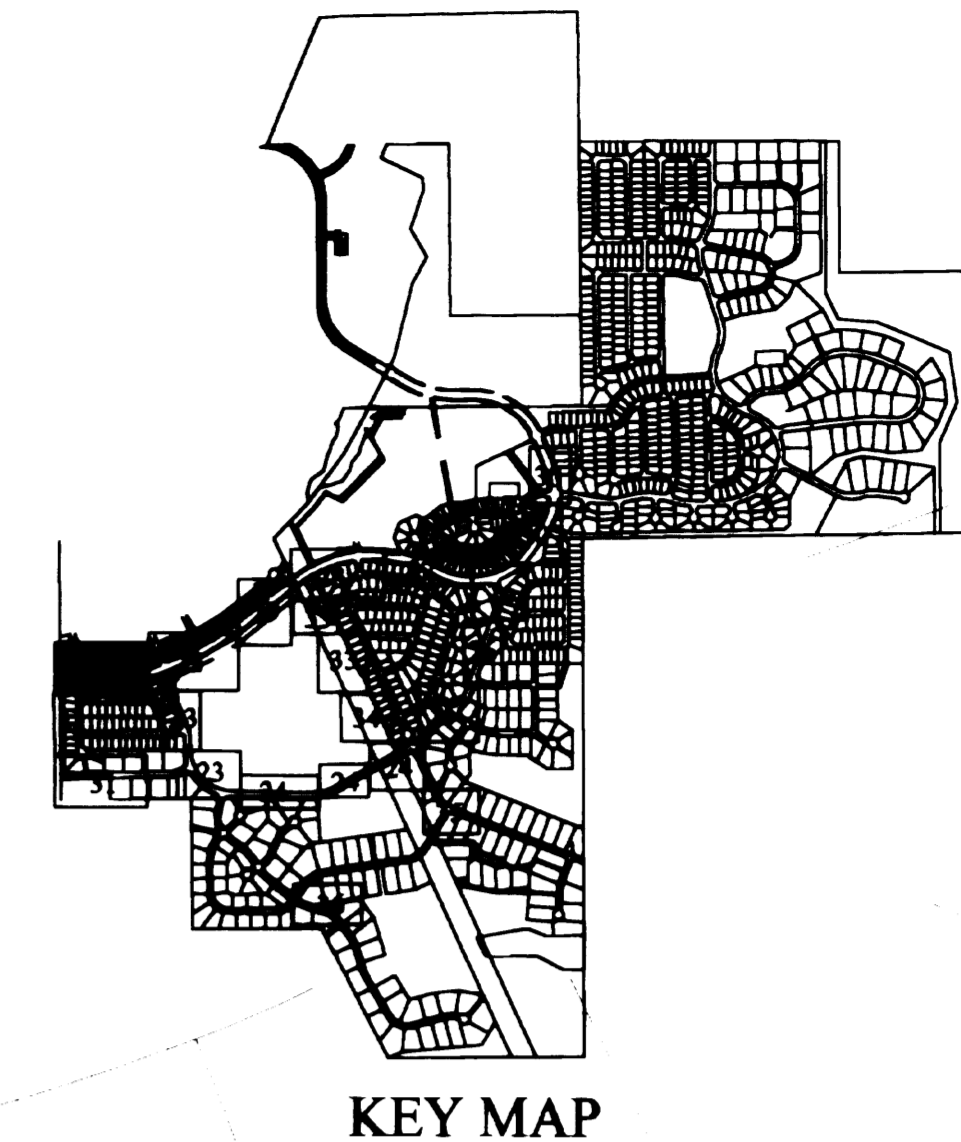
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE FINISHED GRADE.
- DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER
- APPLY SPECIFIED MULCH, TAPER MULCH TO 1" AT EDGE OF PAVEMENT.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- COMPACTED BACKFILL MIX
- FILL PLANT PIT WITH SPECIFIED SOIL MIX & PIT SOIL

NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.

TREE PLANTING DETAIL

- DO NOT CUT LEADER. PRUNE IMMEDIATELY PRIOR TO PLANTING.
- USE 3 GUY ASSEMBLIES PER TREE.
- USE NYLON TREE STRAPS AT END OF WIRE.
- USE 'AGRIFORM' TABS AT MFG. STANDARD RATE.
- 12 GAUGE GALVANIZED WIRE
- 4" TREE TAPE (DECIDUOUS TREES ONLY)
- 21/2" BARK MULCH
- 24" X 3/4" P.V.C. MARKERS (TYPICAL)
- 1/2 SPECIFIED BACKFILL MIX & 1/2 PIT SOIL
- DRIVE 30" T-STAKE INTO UNDISTURBED SOIL. FLUSH WITH ADJACENT GRADE
- REMOVE WIRE BASKET AFTER TREE IS IN THE PIT. REMOVE TWINE, & PULL BURLAP FROM TREE TRUNK.

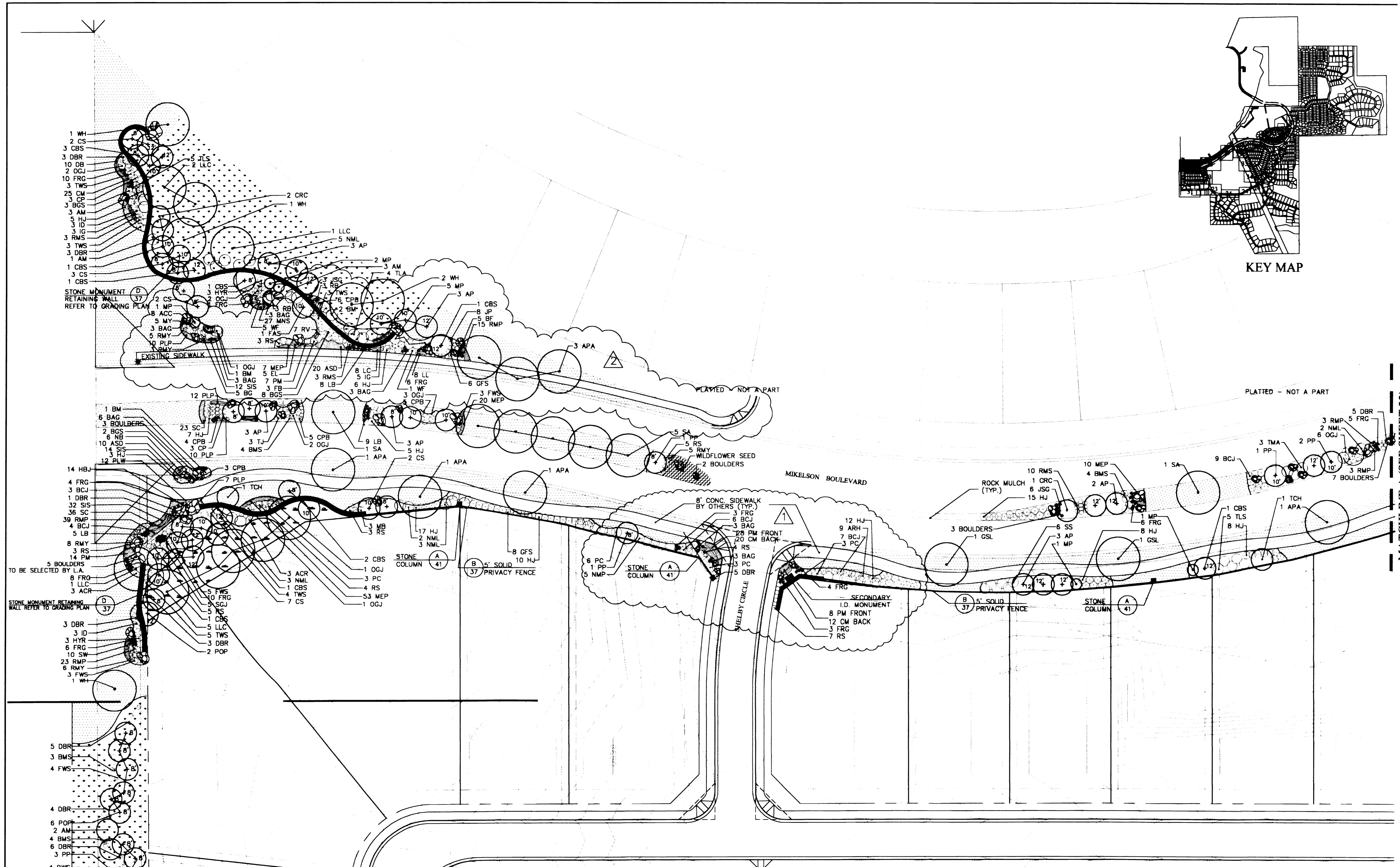
NOTE: TREES 2"-3" ABOVE GRADE



KEY MAP

CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL P.D. LANDSCAPE PLAN

Owner:
CASTLEWOOD RANCH L.L.C.
8480 E. ORCHARD ROAD
CHERRY HILLS, CO 80113
PHONE: 303 688 8733
FAX: 303 688 8738



MATCHLINE A (SEE SHEET 22)

Issue Date	DECEMBER 7, 1999
BID SET	
▲ JULY 10, 2000	REVISED
FEBRUARY 2, 2001	
Revision Date	▲ MARCH 29, 2001
REVISED	
APRIL 12, 2001	
JUNE 1, 2001	

Sheet Title
LANDSCAPE PLAN

Sheet Number
21

CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL P.D. LANDSCAPE PLAN

Owner:

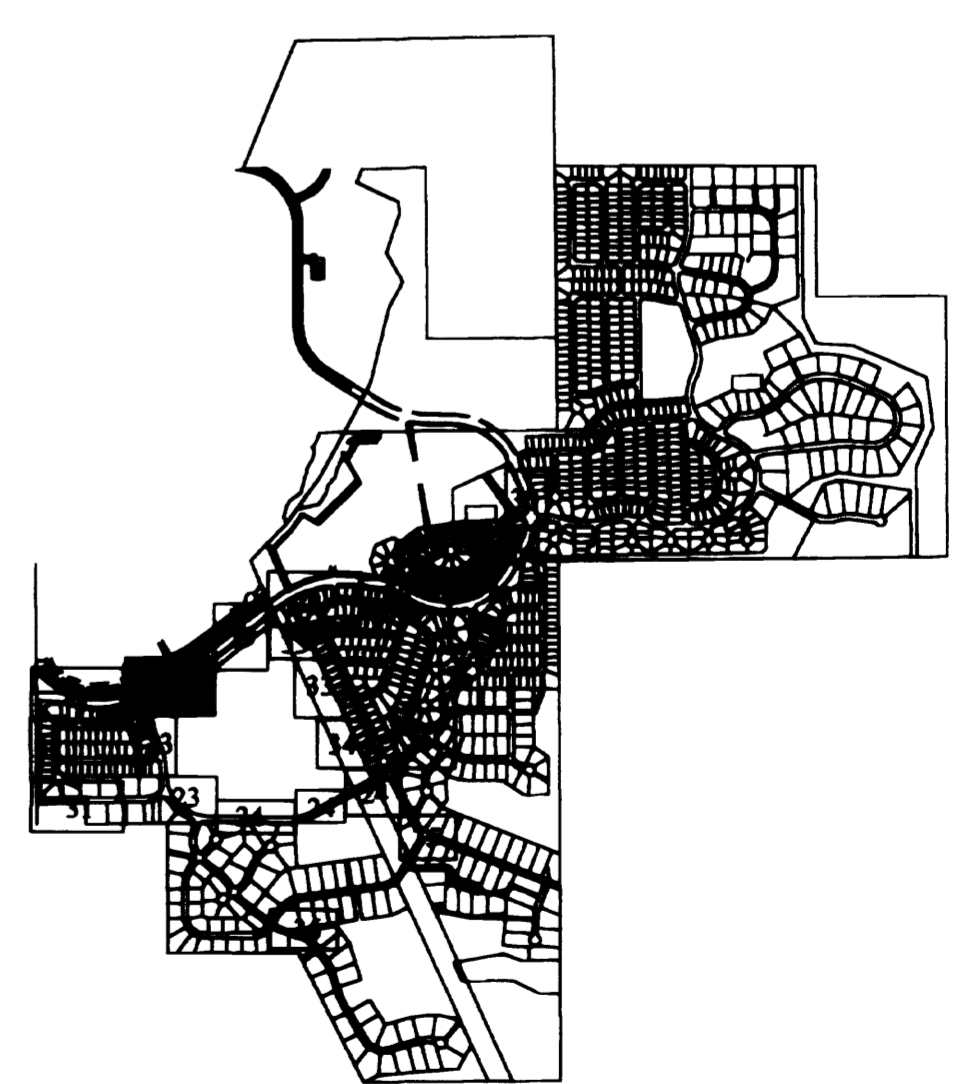
CASTLEWOOD RANCH L.L.C.
8480 E. CHICKADEE ROAD
CHICKADEE NORTH, SUITE 500
ENGLEWOOD, CO 80111
PHONE: 303 892 8753
FAX: 303 892 8758

Issue Date
DECEMBER 7, 1999
BID SET
▲ JULY 10, 2000
REVISED
FEBRUARY 2, 2001

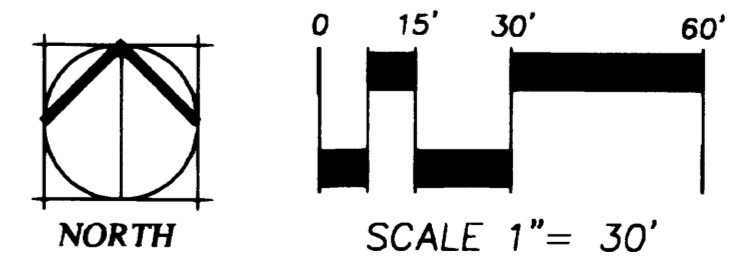
Revision Date
APRIL 12, 2001
JUNE 1, 2001

Sheet Title
LANDSCAPE
PLAN

Sheet Number



KEY MAP



MATCHLINE (SEE SHEET 23)

CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL P.D. LANDSCAPE PLAN

Owner:

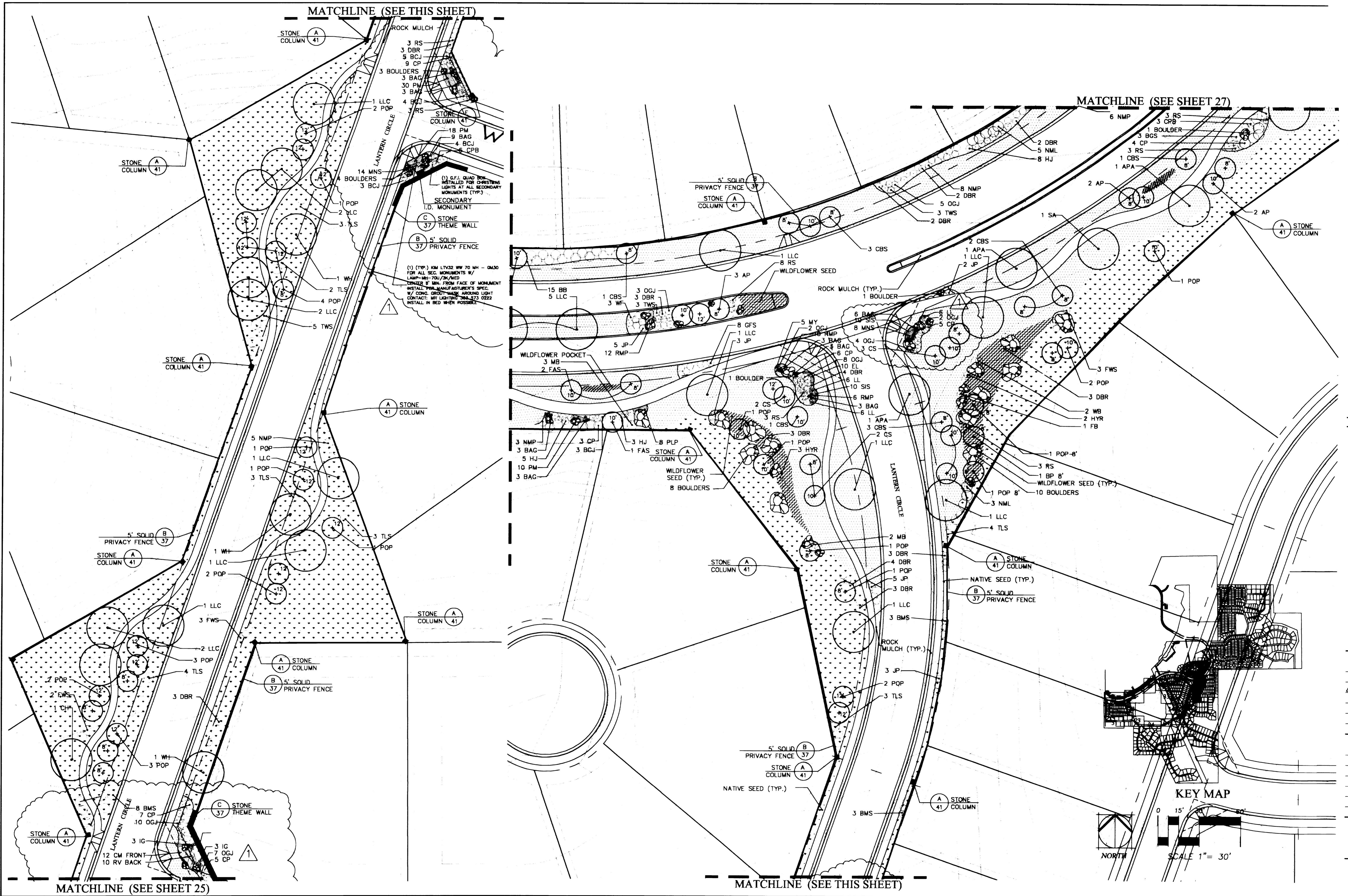
CASTLEWOOD RANCH L.L.C.
8400 E. GARDEN ROAD
ORCHARD GROVE, SUITE 5000
ENGLEWOOD, CO 80111
PHONE: 303 886 8753
FAX: 303 886 8788

Issue Date
DECEMBER 7, 1999
BID SET
JULY 10, 2000
REVISED
FEBRUARY 2, 2001

Revision Date
APRIL 12, 2001
JUNE 1, 2001

Sheet Title
LANDSCAPE
PLAN

Sheet Number



MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE SHEET 27)

MATCHLINE (SEE SHEET 25)

MATCHLINE (SEE THIS SHEET)

KEY MAP



SCALE 1" = 30'

NORTH



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL P.D. LANDSCAPE PLAN

Owner:

CASTLEWOOD RANCH L.L.C.
5400 E. ORCHARD ROAD
CASTLEWOOD POCKET, SUITE 6000
ENGLEWOOD, CO 80111
PHONE: 303 892 8753
FAX: 303 892 8758

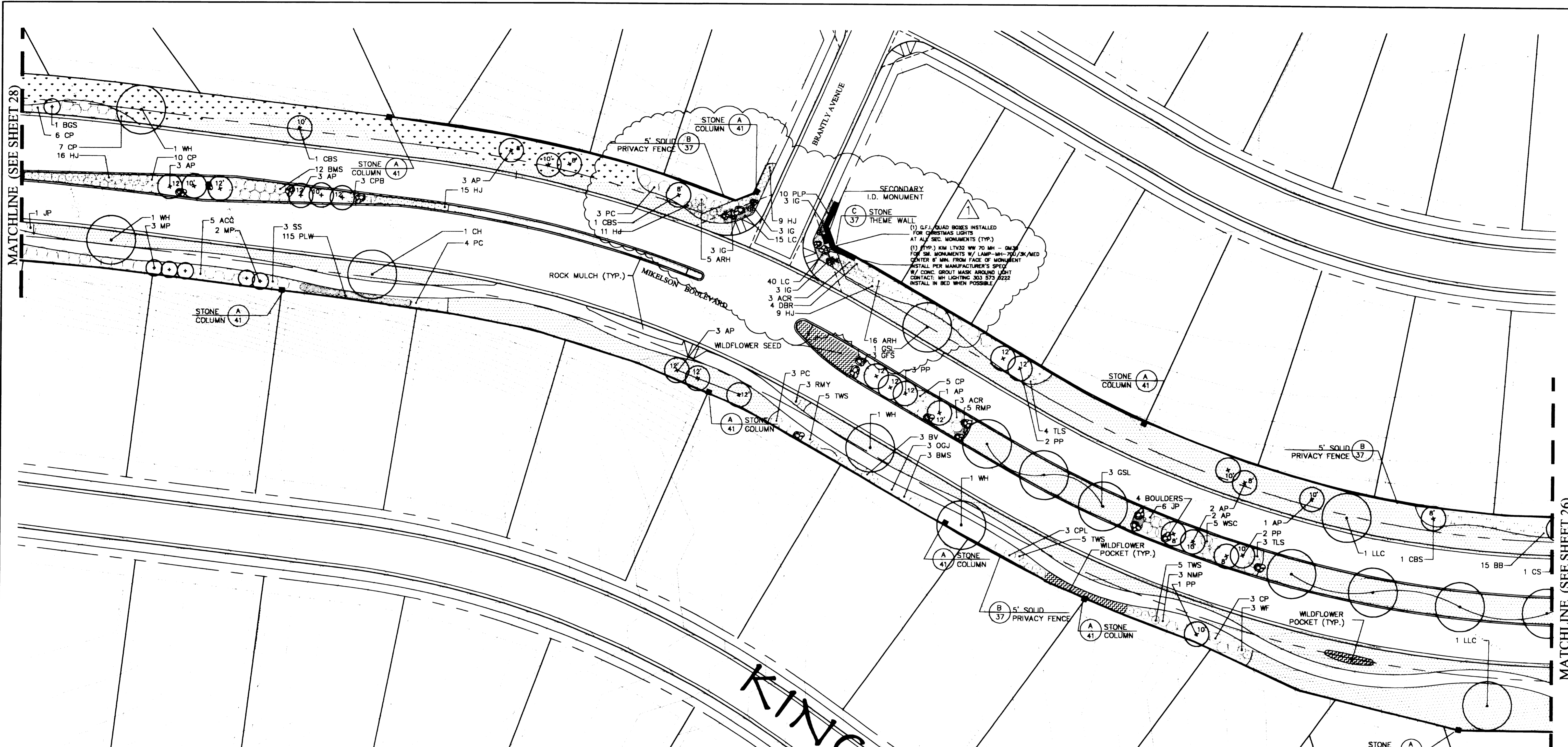
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REVISED
FEBRUARY 2, 2001

Revision Date
JUNE 1, 2001

Sheet Title
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PLAN

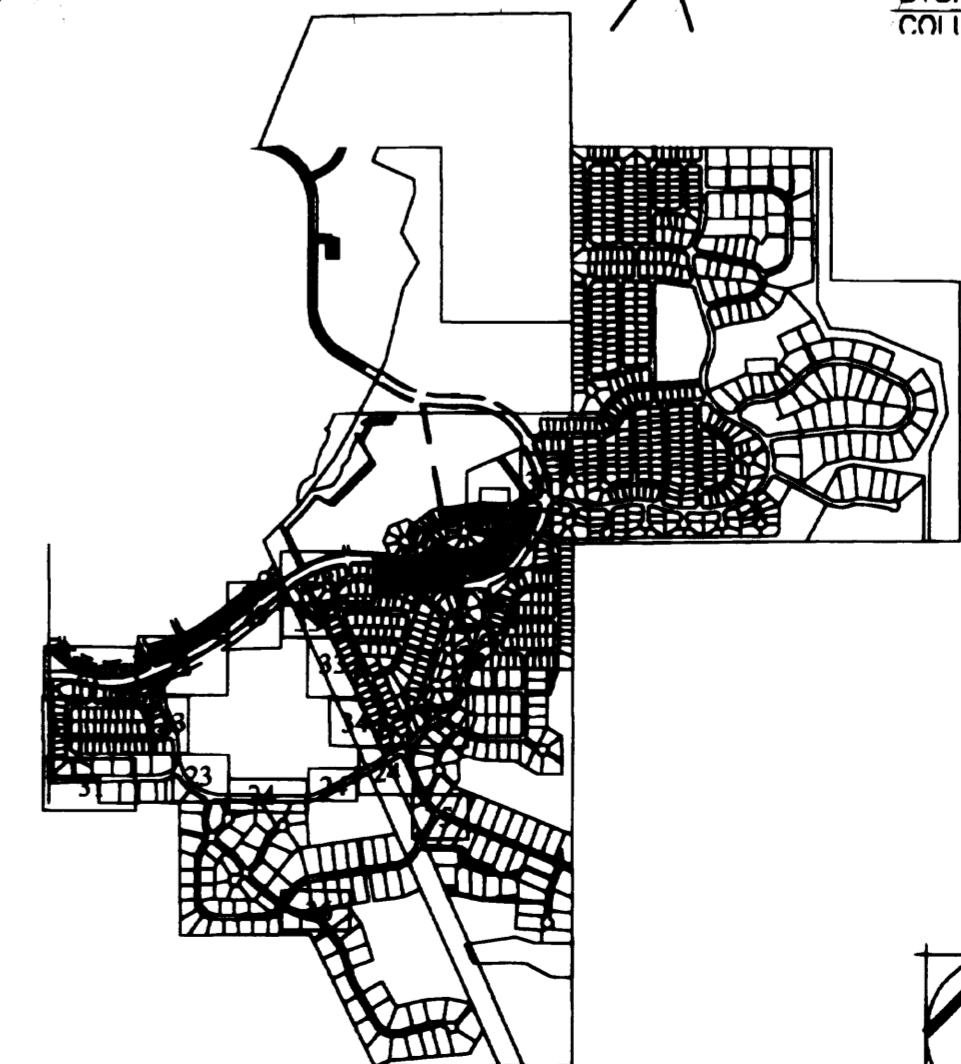
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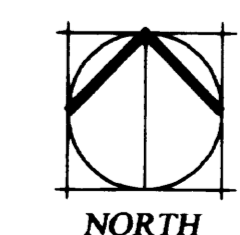


MATCHLINE (SEE SHEET 28)

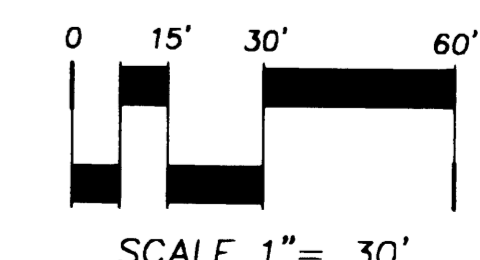
MATCHLINE (SEE SHEET 26)



KEY MAP



NORTH



SCALE 1" = 30'

CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL P.D. LANDSCAPE PLAN

Owner:

CASTLEWOOD RANCH L.L.C.
8480 E. ORCHARD ROAD
ORCHARD COUNTY, COLORADO 80668
BRIGHTON, CO 80111
PHONE: 303 892 8725
FAX: 303 892 8728

Issue Date

DECEMBER 7, 1999

BID SET

JULY 10, 2000

REVISED

FEBRUARY 2, 2001

Revision Date

JUNE 1, 2001

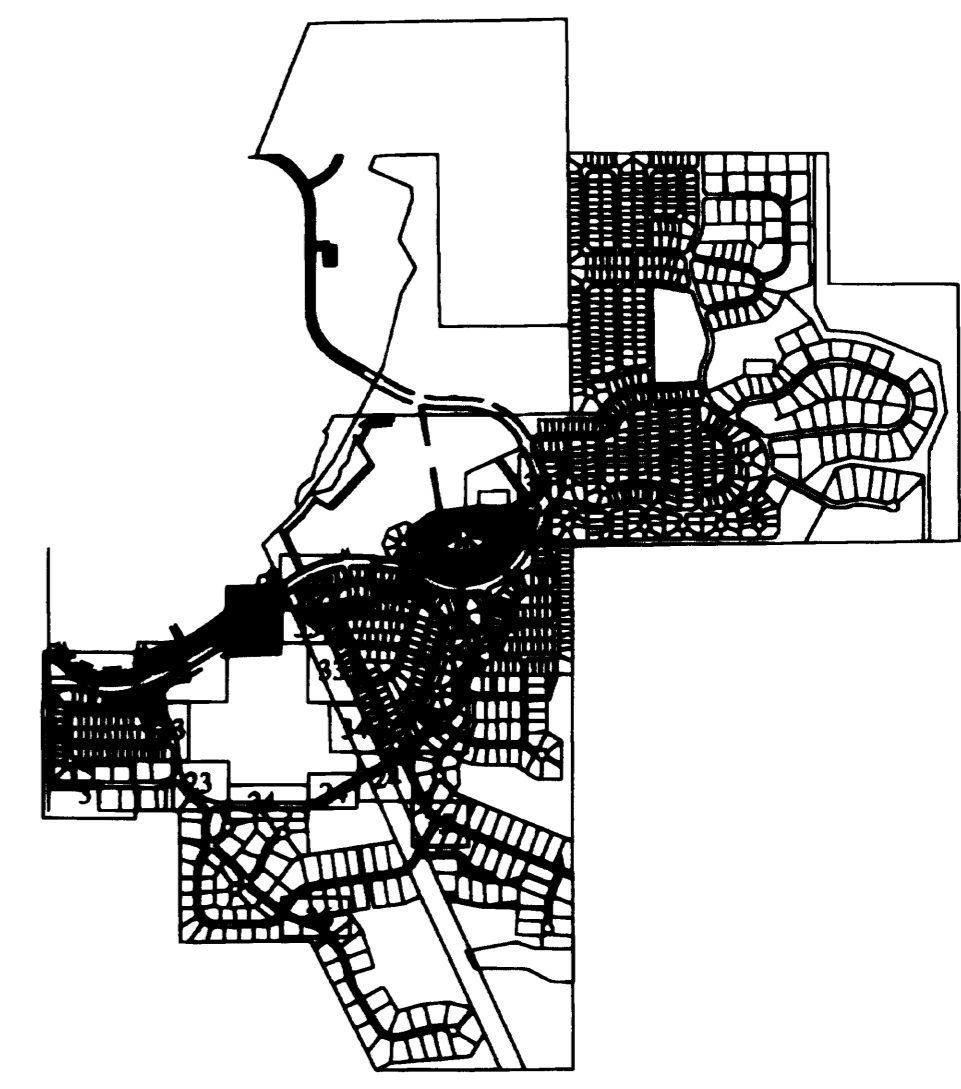
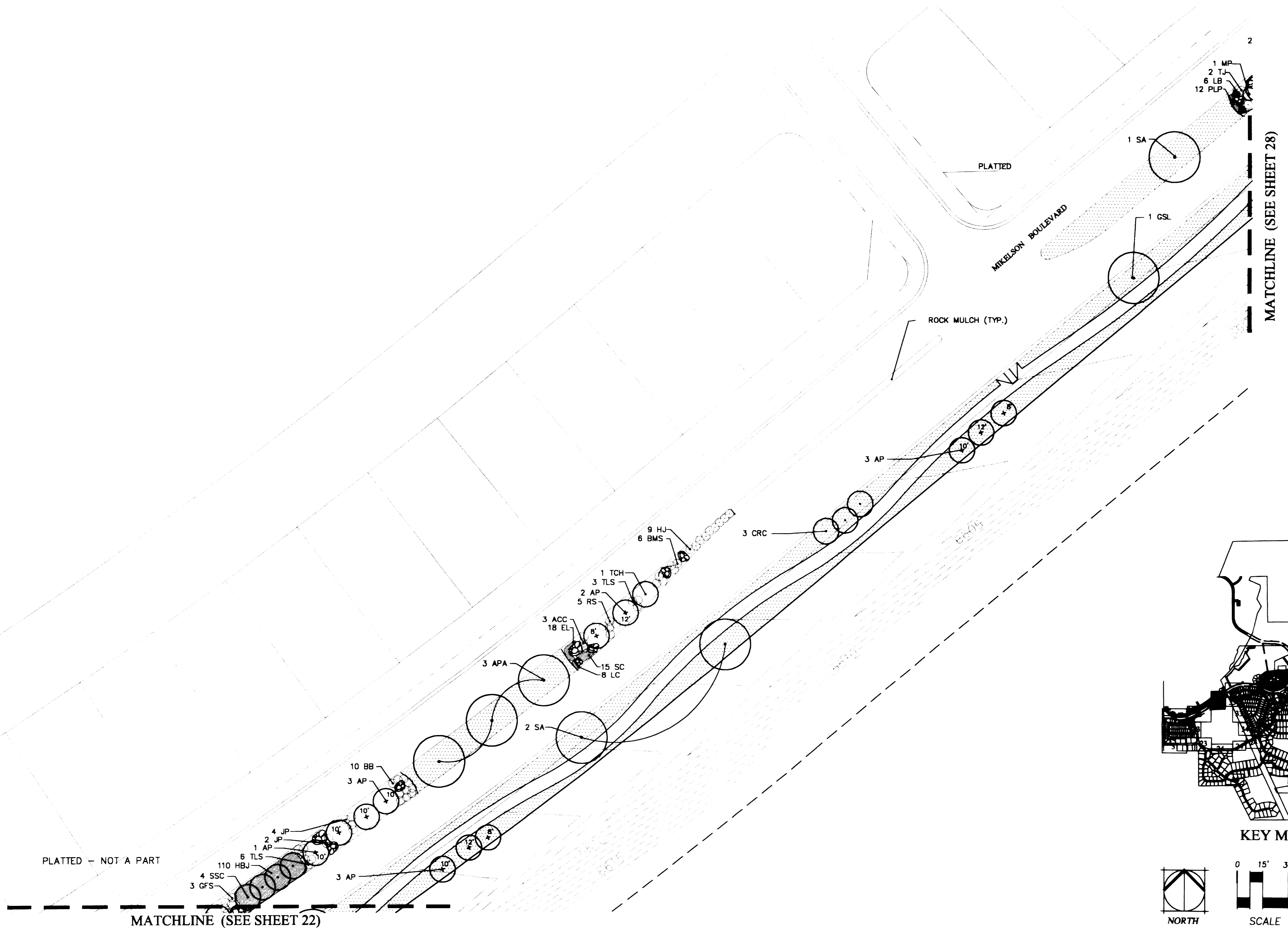
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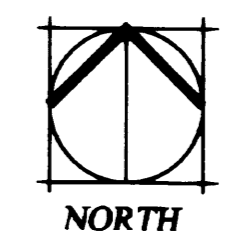
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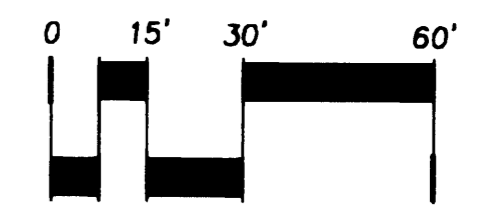
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KEY MAP



NORTH



SCALE 1" = 30'

PLATTED - NOT A PART

MATCHLINE (SEE SHEET 22)

MATCHLINE (SEE SHEET 28)

PLATTED

MICKELSON BOULEVARD

ROCK MULCH (TYP.)

3 AP

3 CRC

9 HJ
6 BMS

1 TCH
3 TLS

2 AP
5 RS

3 ACC
18 EL

15 SC
8 LC

3 APA

2 SA

10 BB
3 AP

4 JP
1 AP

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3 GFS

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6 LB
12 PLP

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2

MATCHLINE (SEE SHEET 28)

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MATCHLINE (SEE SHEET 28)

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1 SA

1 GSL

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MATCHLINE (SEE SHEET 28)

PLATTED

MICKELSON BOULEVARD

ROCK MULCH (TYP.)

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3 TLS

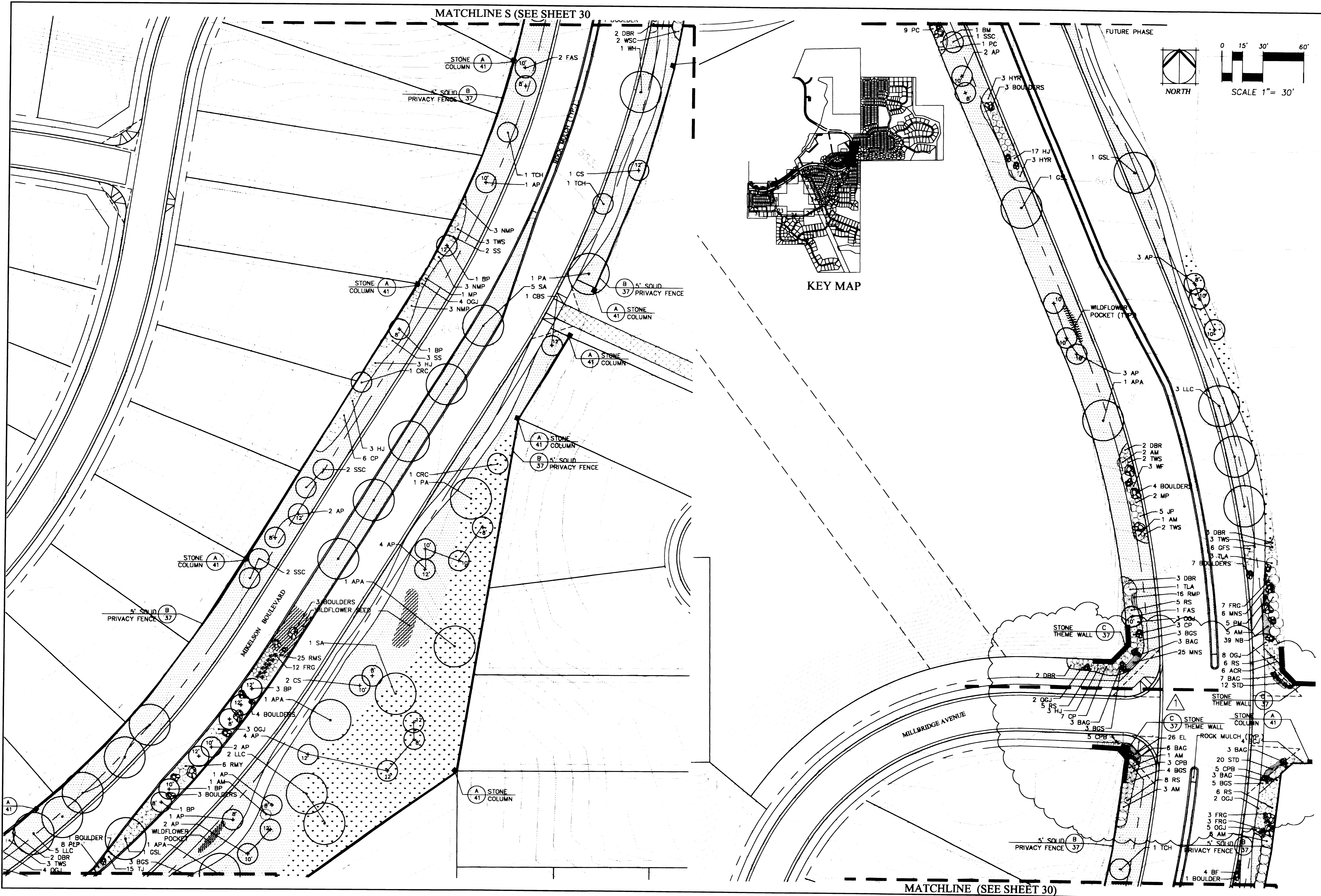
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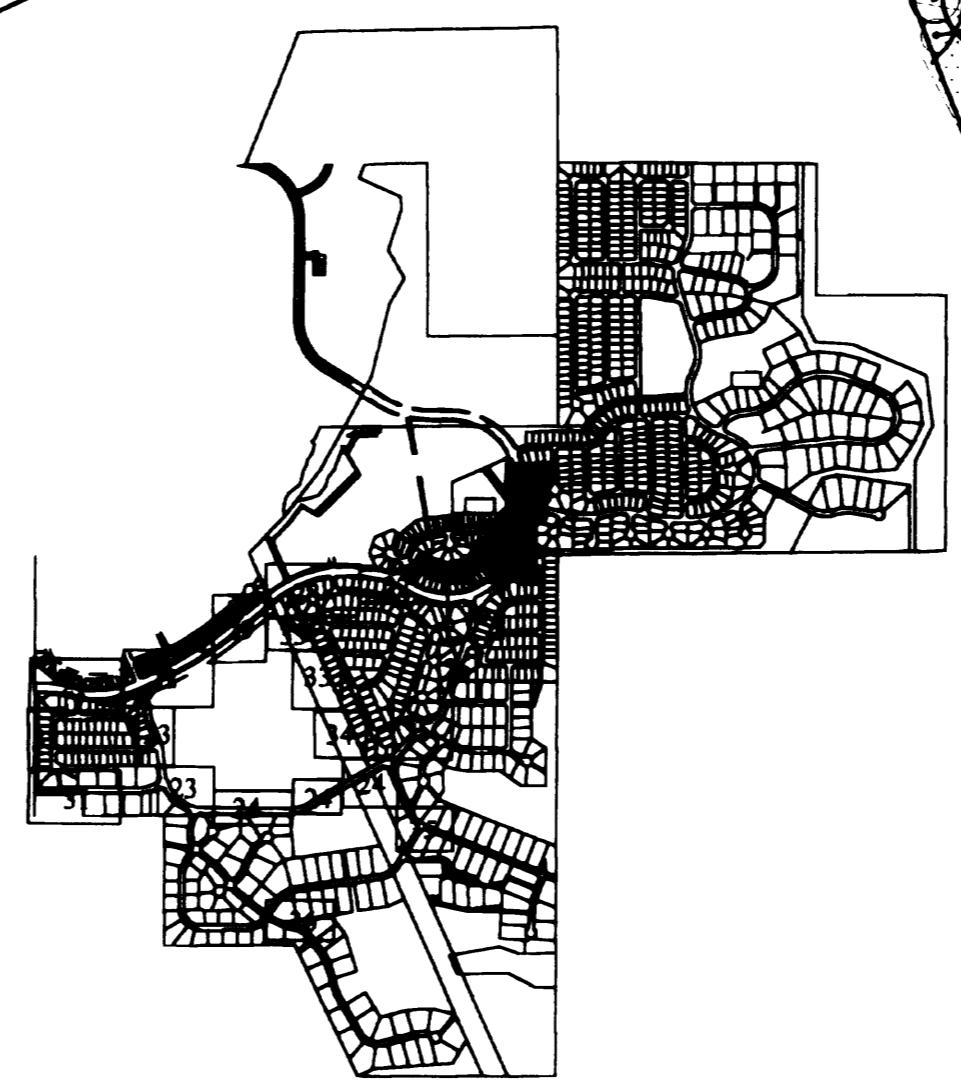
15 SC
8 LC

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2 SA



MATCHLINE S (SEE SHEET 30)



KEY MAP



NORRIS DULLEA
 Planning
 Landscape Architecture
 710 West Colfax
 Denver, Colorado 80204
 Fax: 303 892 1186
 Phone: 303 892 1166

CASTLEWOOD RANCH
 CASTLE ROCK, COLORADO
 FINAL P.D. LANDSCAPE PLAN

Owner:
 CASTLEWOOD RANCH L.L.C.
 8400 E. CHERRY ROAD
 CHERRY PARK, SUITE 0600
 ENGLEWOOD, CO 80111
 PHONE: 303 688 8728
 FAX: 303 688 8728

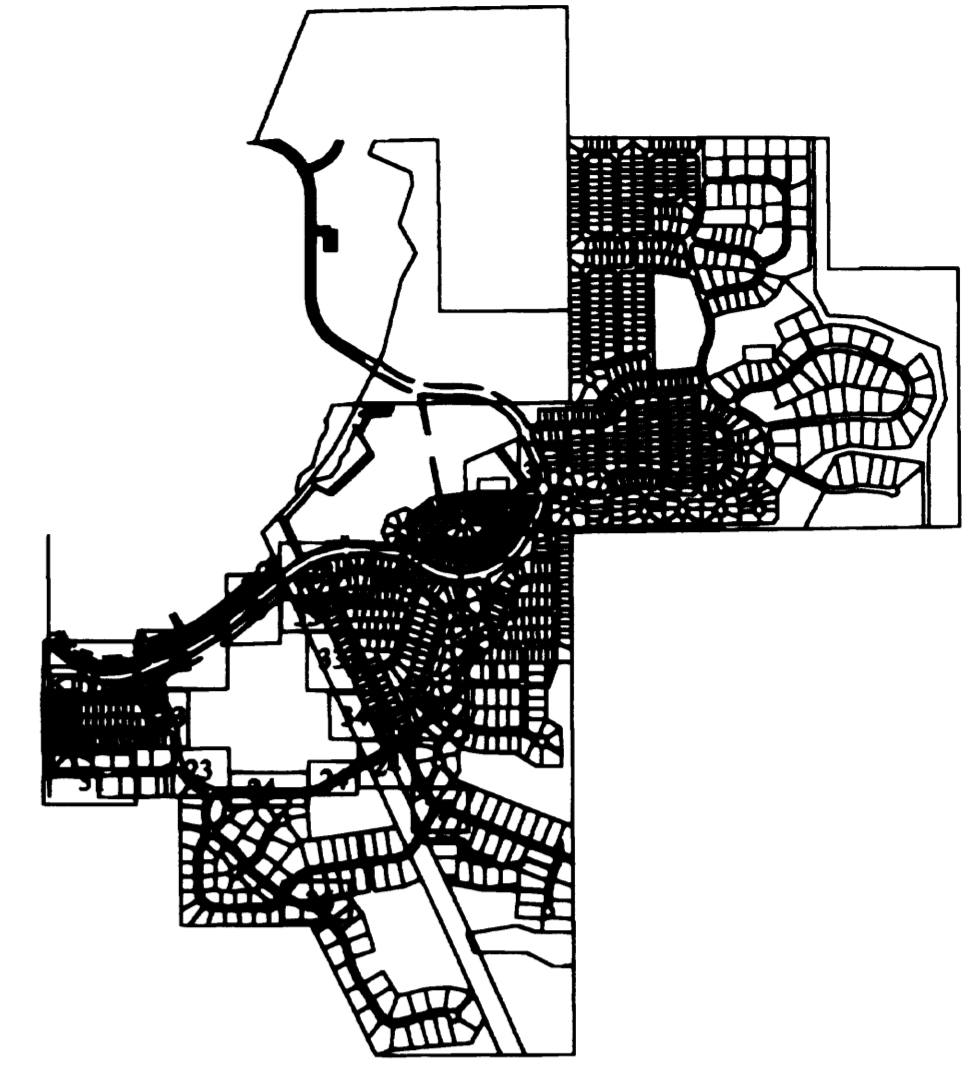
Issue Date
 DECEMBER 7, 1999
 BID SET
 JULY 10, 2000
 REVISED
 FEBRUARY 2, 2001

Revision Date
 APRIL 12, 2001
 JUNE 1, 2001

Sheet Title
 LANDSCAPE
 PLAN

Sheet Number
 30

MATCHLINE (SEE SHEET 30)



KEY MAP

CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL DEVELOPMENT LANDSCAPE PLANS

Owner:

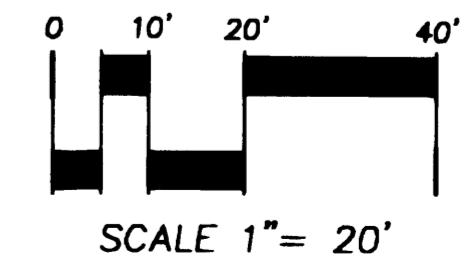
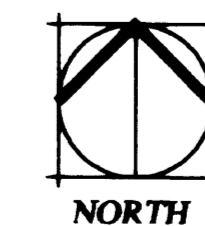
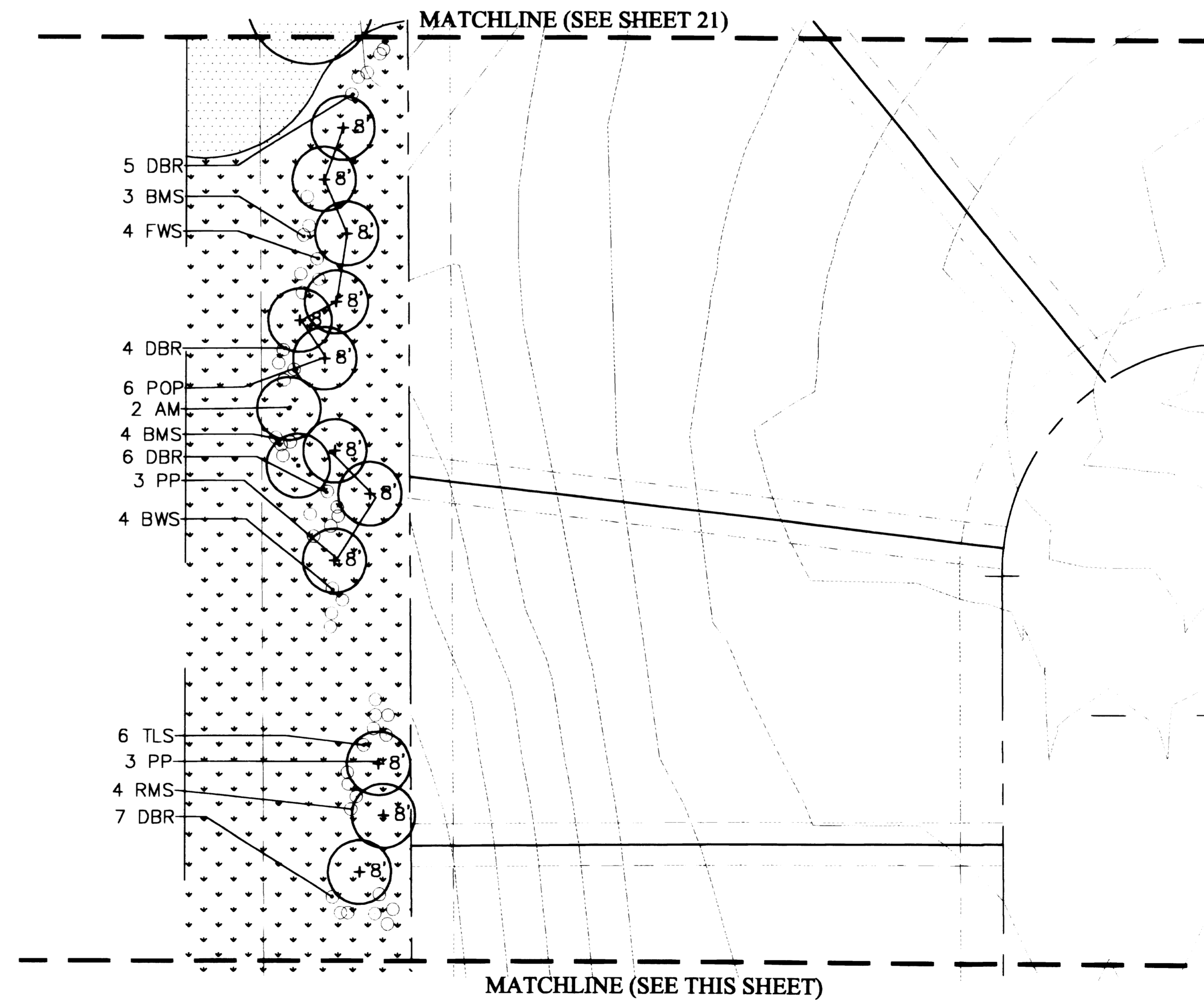
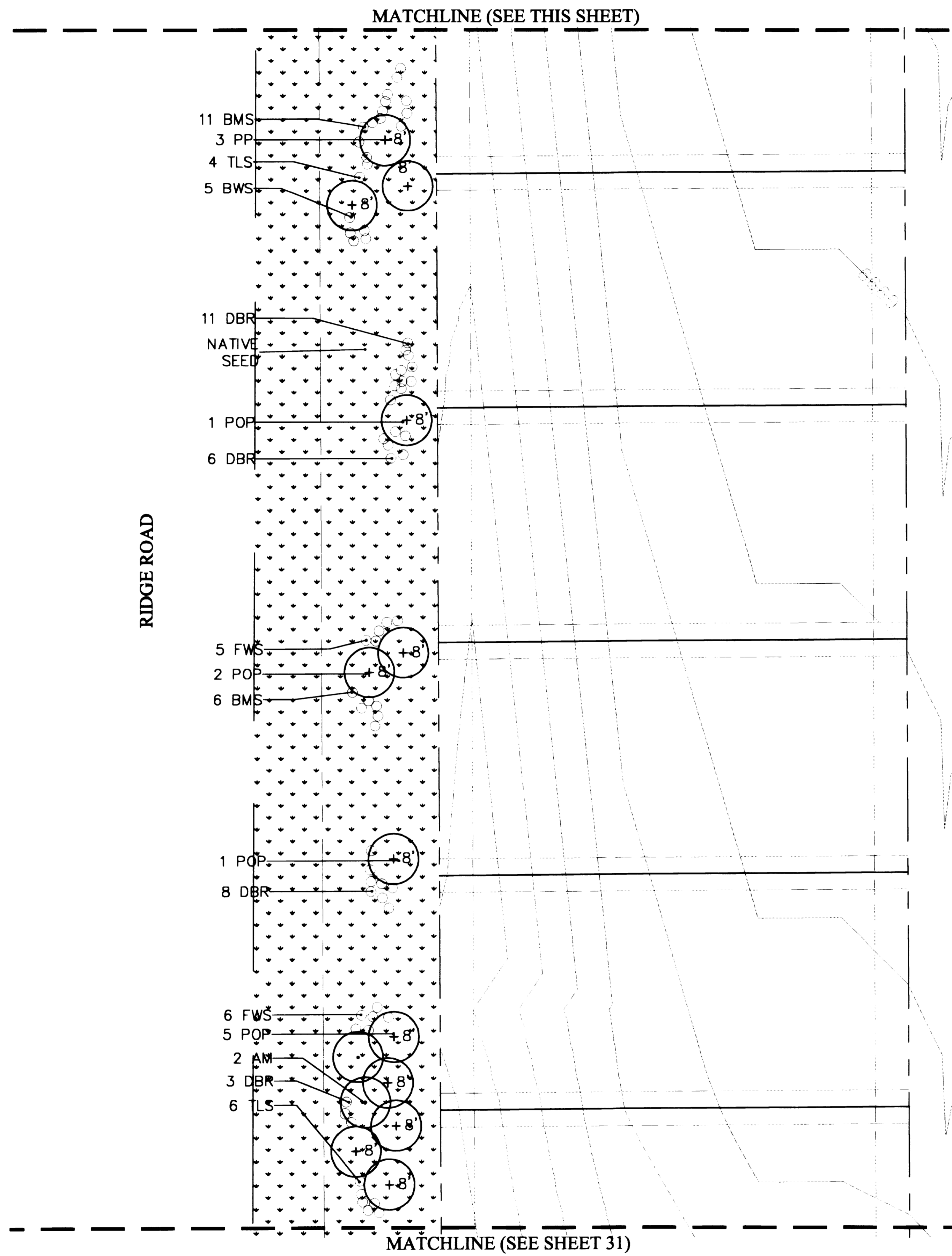
CASTLEWOOD RANCH L.L.C.
5610 E. CHERRY ROAD
CHERRY PARK, SUITE 2000
DENVER, CO 80111
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Sheet Title
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PLAN

Sheet Number





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CASTLEWOOD RANCH
TOWN OF CASTLE ROCK, COLORADO
FINAL P.D. LANDSCAPE PLAN

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Sheet Number

33

MATCHLINE (SEE SHEET 28)

MATCHLINE (SEE THIS SHEET)

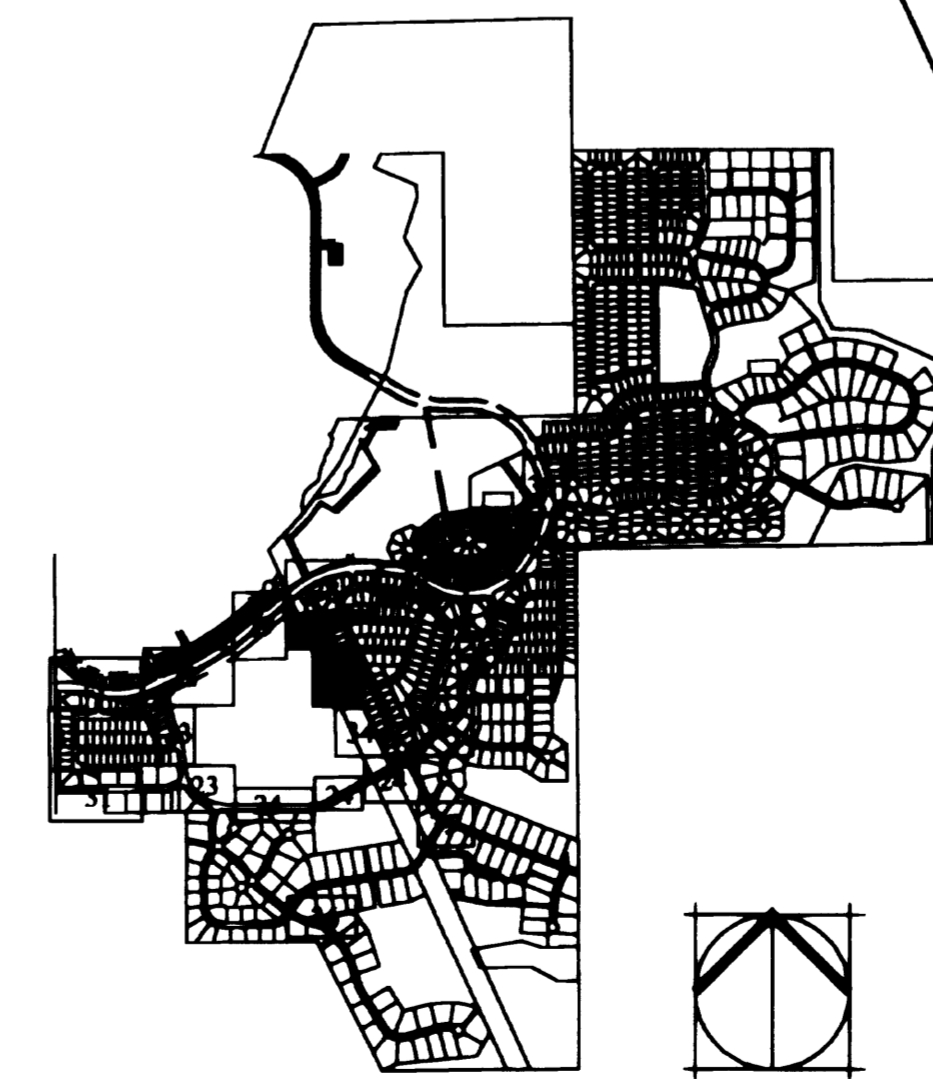
8' REGIONAL TRAIL (CONC.)

NATIVE SEED ALL
AREAS DISTURBED BY
TRAIL CONSTRUCTION

8' REGIONAL TRAIL (CONC.)

NATIVE SEED ALL
AREAS DISTURBED BY
TRAIL CONSTRUCTION

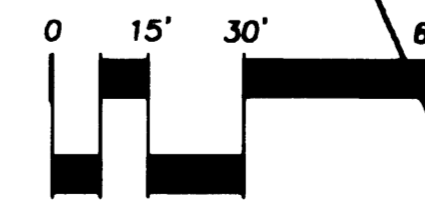
MATCHLINE (SEE THIS SHEET)



KEY MAP



NORTH



SCALE 1" = 30'

MATCHLINE (SEE SHEET 34)

MATCHLINE (SEE SHEET 33)

MATCHLINE (SEE THIS SHEET)

CASTLEWOOD RANCH



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CASTLEWOOD RANCH
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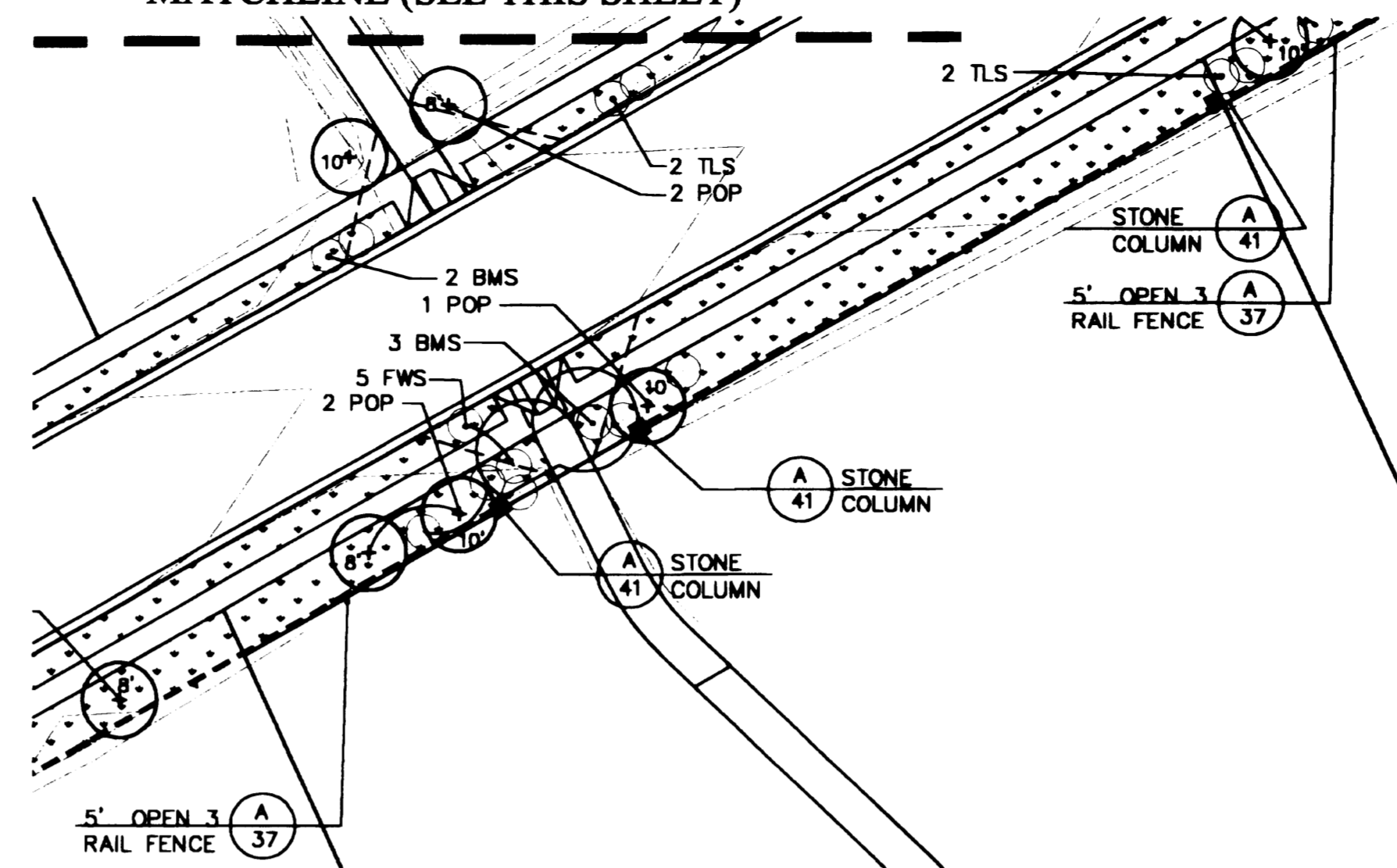
Sheet Title

LANDSCAPE
PLAN

Sheet Number

34

8' REGIONAL TRAIL (CONC.)
BY OTHERS

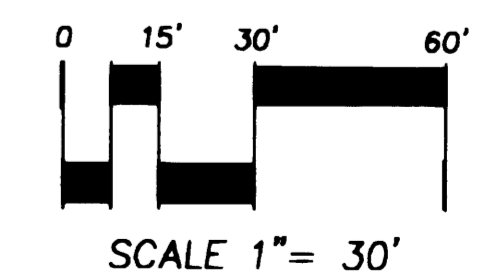


NATIVE SEED ALL
AREAS DISTURBED BY
TRAIL CONSTRUCTION

8' REGIONAL TRAIL (CONC.)
BY OTHERS



KEY MAP



SCALE 1" = 30'

MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE SHEET 35)



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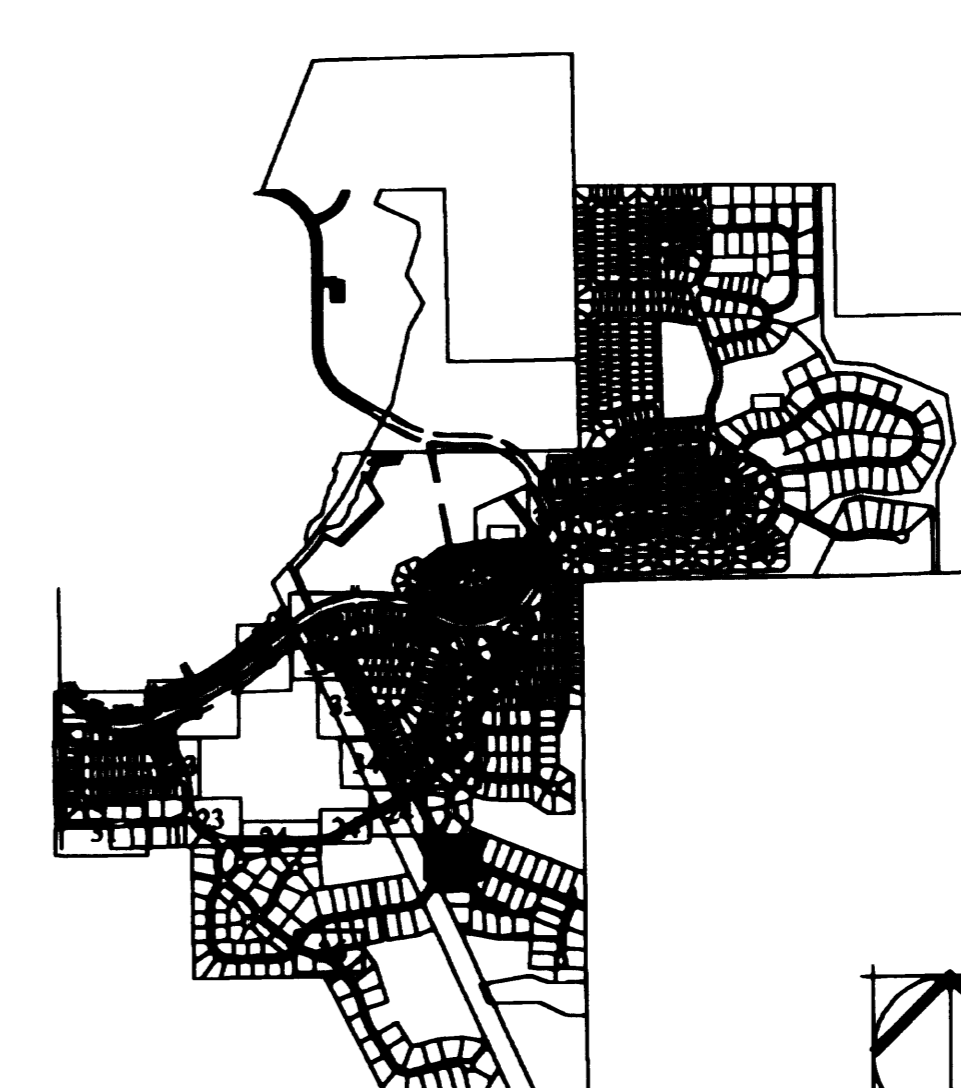
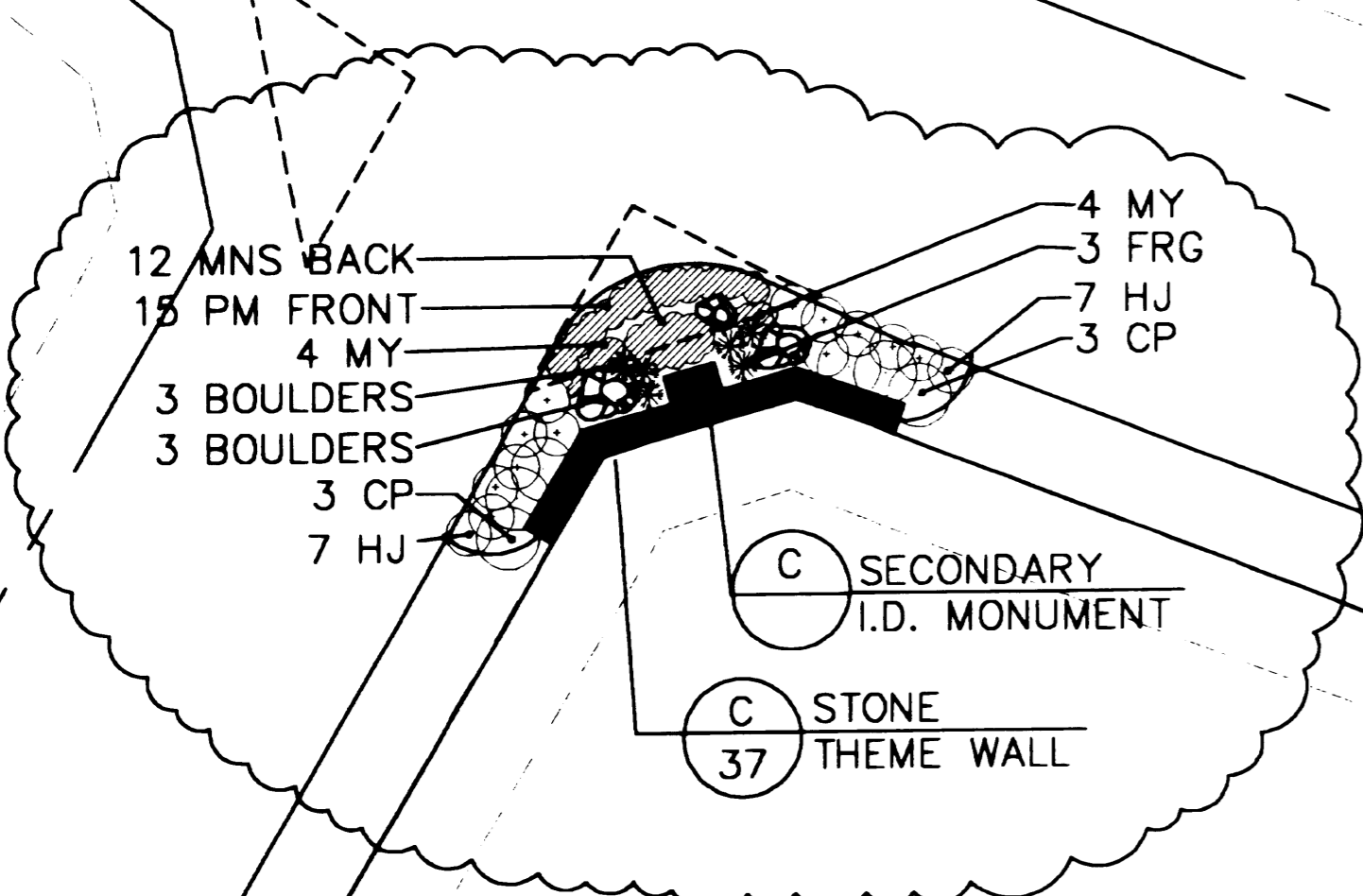
Revision Date
APRIL 12, 2001
JUNE 1, 2001

Sheet Title
LANDSCAPE
PLAN

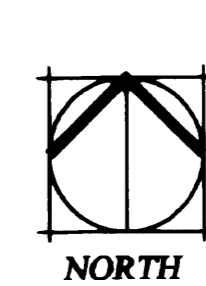
Sheet Number

35

LOST CANYON



KEY MAP



NORTH

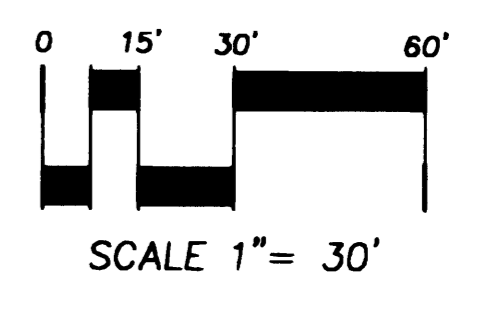
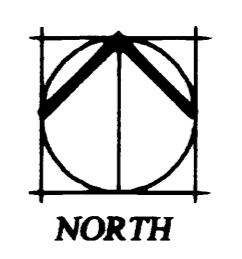


SCALE 1" = 20'

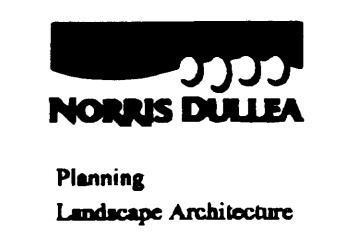
SCALE 1" = 20'



KEY MAP



SCALE 1" = 30'



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CASTLEWOOD RANCH
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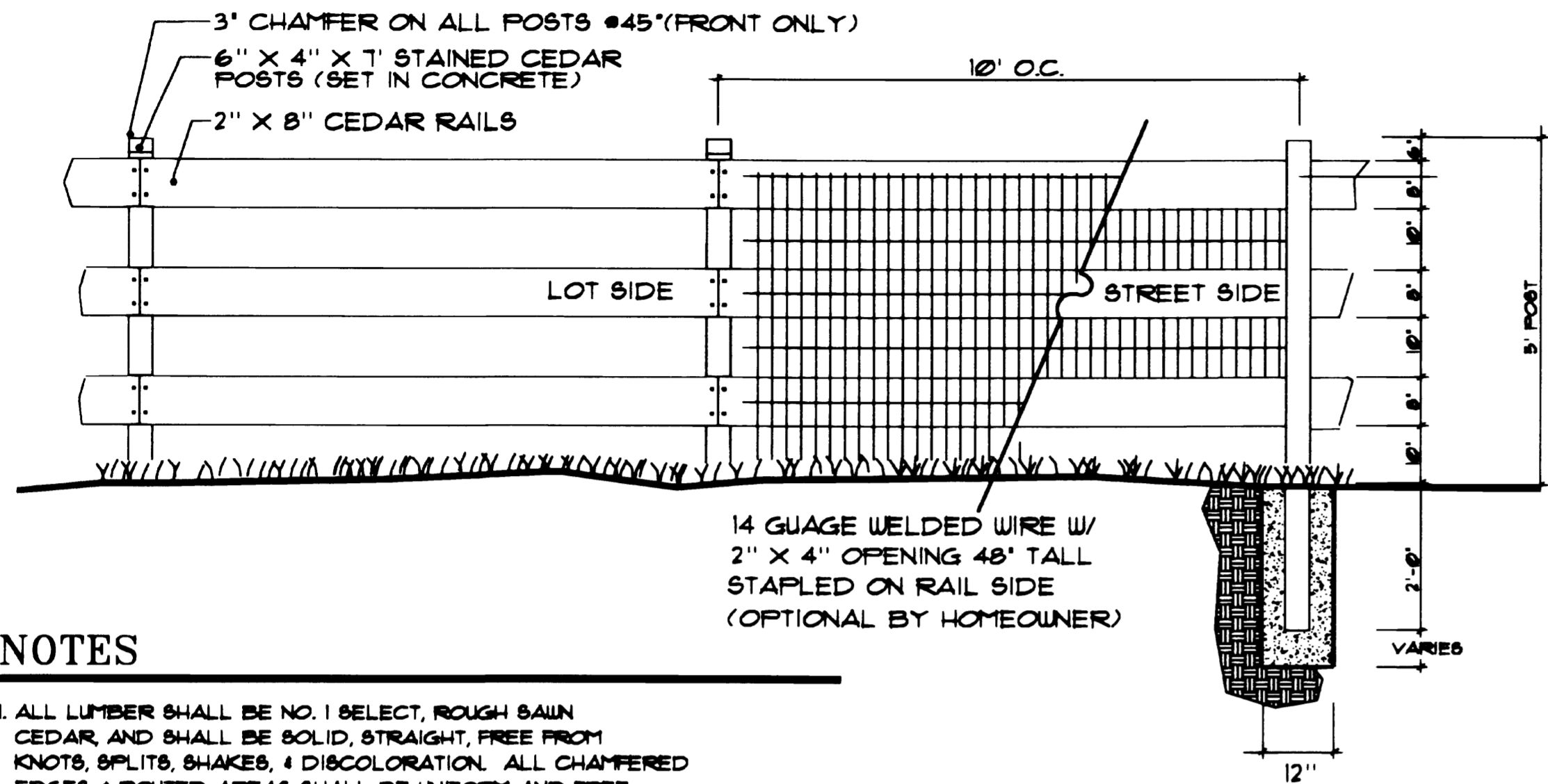
Sheet Title
 LANDSCAPE PLAN

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 36

10-11-01
 10-11-01
 10-11-01

A 5' 3 RAIL FENCE DETAIL

N.T.S

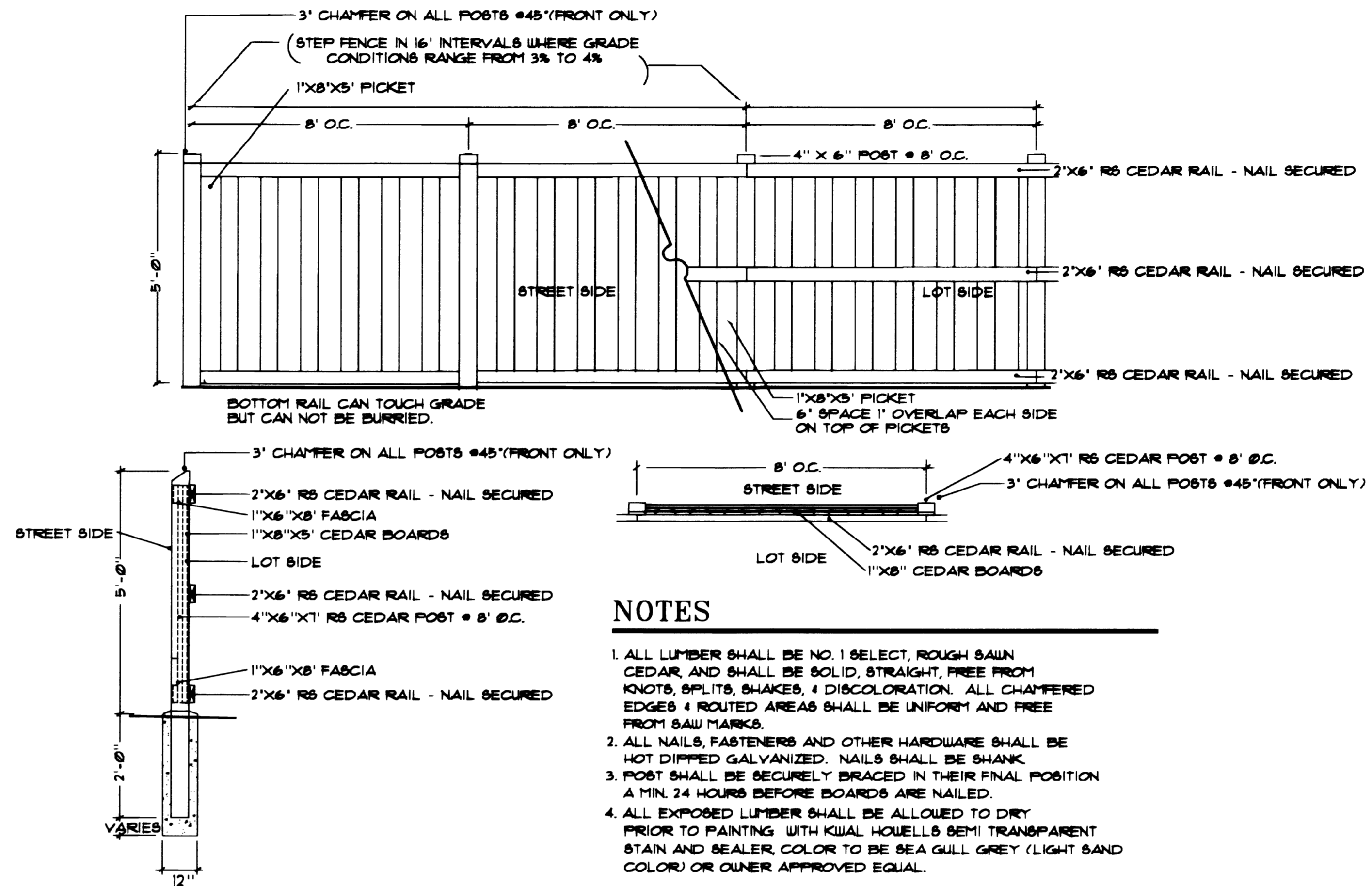


NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAUN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POST SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE ALLOWED TO DRY PRIOR TO PAINTING WITH KUAL HOWELL'S SEMI TRANSPARENT STAIN AND SEALER, COLOR TO BE SEA GULL GREY (LIGHT SAND COLOR) OR OWNER APPROVED EQUAL.

B 5' PRIVACY FENCE DETAIL

N.T.S

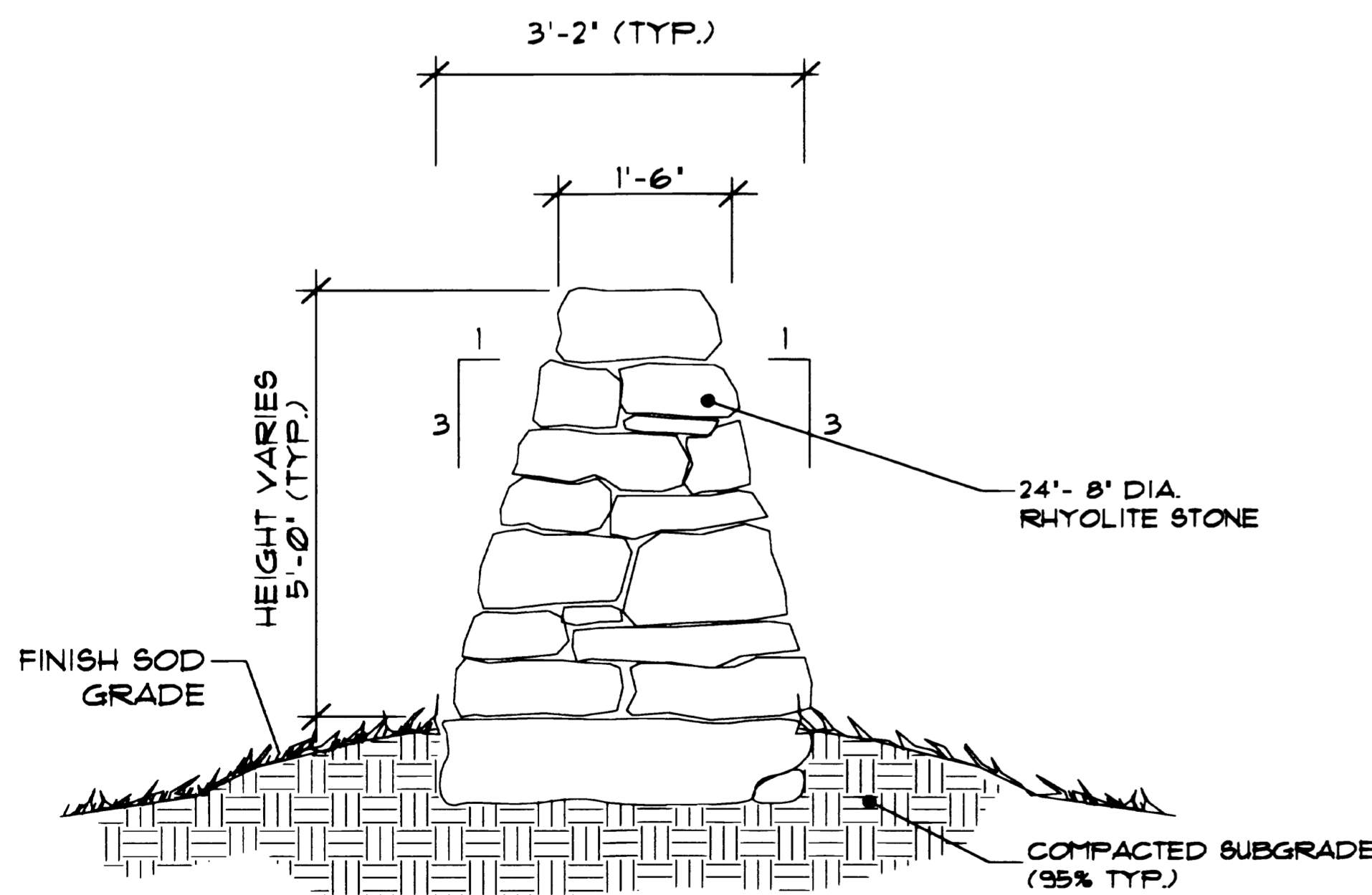


NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAUN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
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C STONE THEME WALL DETAIL

N.T.S.

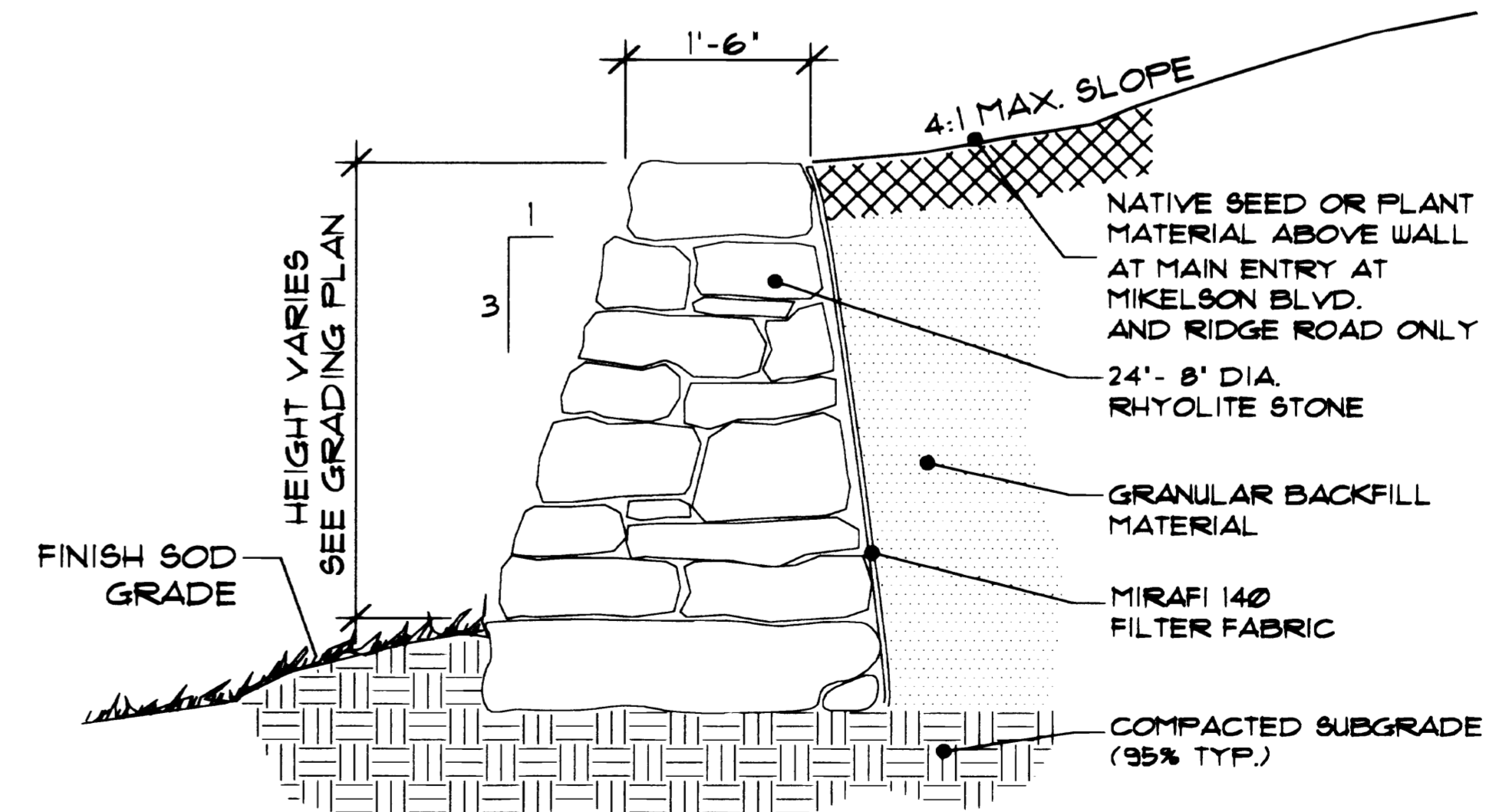


NOTES

1. ALL STONE SHALL BE SOUND, DURABLE, FREE FROM REEDS, RIFTS, SEAMS, LAMINATIONS, AND MINERALS WHICH WOULD CAUSE DISCOLORATION OR DETERIORATION FROM WEATHERING.
2. THE MINIMUM SIZE OF STONE TO BE USED SHALL BE FOUR INCHES IN DEPTH OR RISE, NINE INCHES IN WIDTH AND TWELVE INCHES LONG. STONE SIZE SHALL BE ACCEPTABLE TO THE OWNER AND THE ENGINEER. USE 'RHYOLITE' BUFF AND GRAY COLOR STONE. CONTACT: CENTENNIAL MATERIALS #688-4150.
3. CONTRACTOR SHALL PROVIDE COMPLETE STRUCTURAL DESIGN AND SHOP DRAWINGS DETAILING PROPOSED WALL FOR APPROVAL PRIOR TO CONSTRUCTION.
4. WALLS ARE TO BE CONSTRUCTED ON SUBGRADE TO 95% AASHTO.
5. SUBGRADE BELOW WALL IS TO BE LEVEL IN TRAVERSE DIRECTION. SUBGRADE SHALL NOT EXCEED 5% LONGITUDINAL DIRECTION (STEP SUBGRADE IF GREATER THAN 5%).
6. ROCK WEIGHT IS NOT TO BE LESS THAN 130 POUNDS PER CUBIC FOOT.
7. THE STONE FOR THE WALL SHALL BE LAID TO FORM SUBSTANTIAL MASONRY PRESENTING A NEAT, FINISHED APPEARANCE.
8. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL INTEGRITY OF STONE WALLS. CONFIRM STRUCTURAL DETAIL OF WALL WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION OF WALL.

D STONE MONUMENT RETAINING WALL DETAIL

N.T.S.



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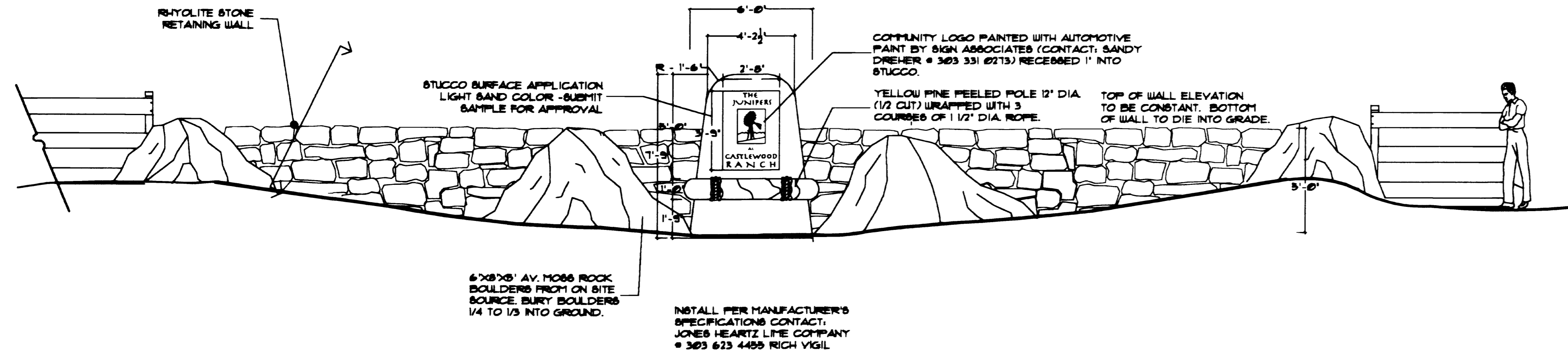
Revision Date

Sheet Title
LANDSCAPE
DETAILS

Sheet Number

SECONDARY NEIGHBORHOOD MONUMENTATION - TYPICAL AT LOT CORNERS

SECTION ELEVATION NOT TO SCALE

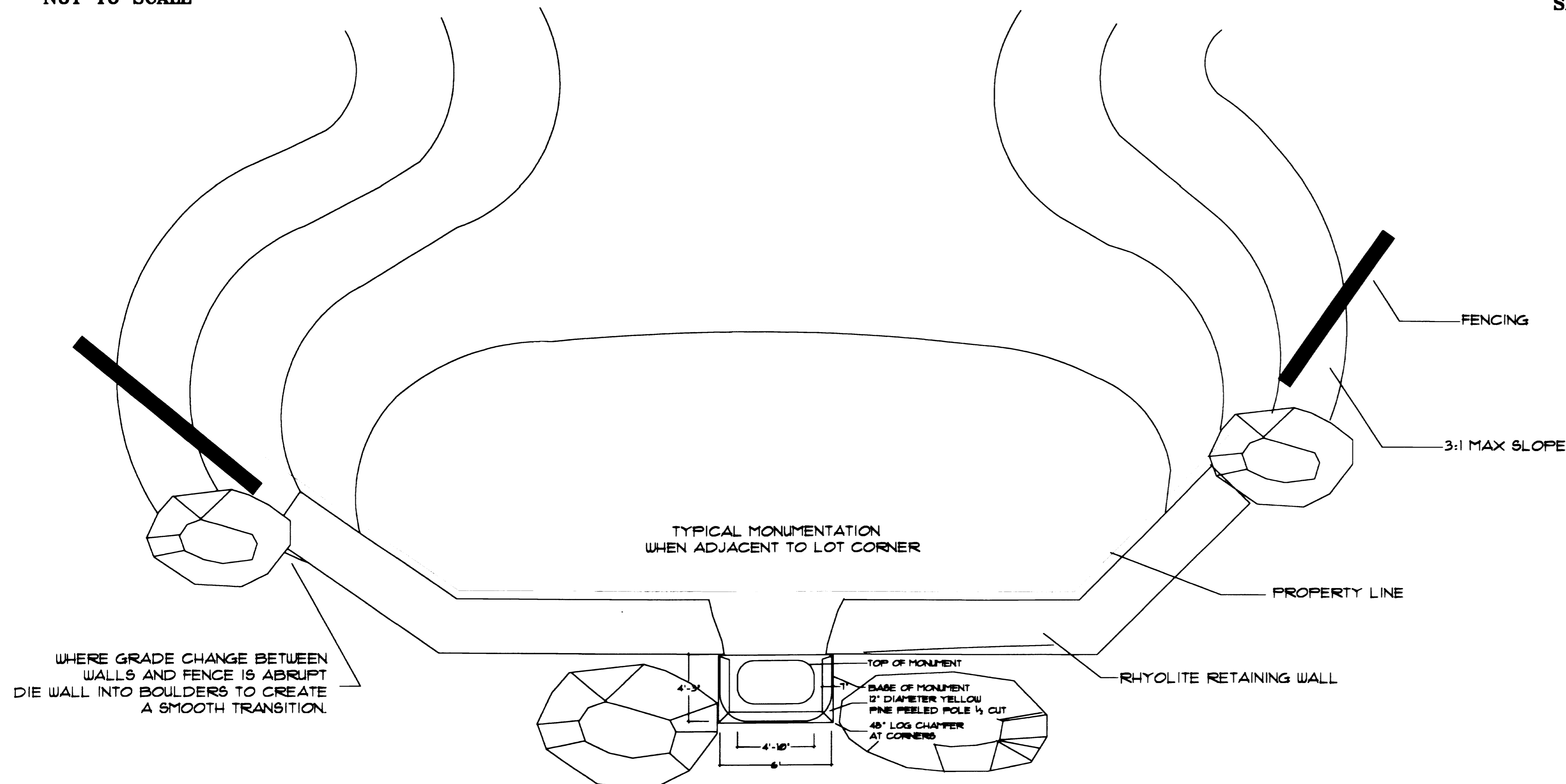


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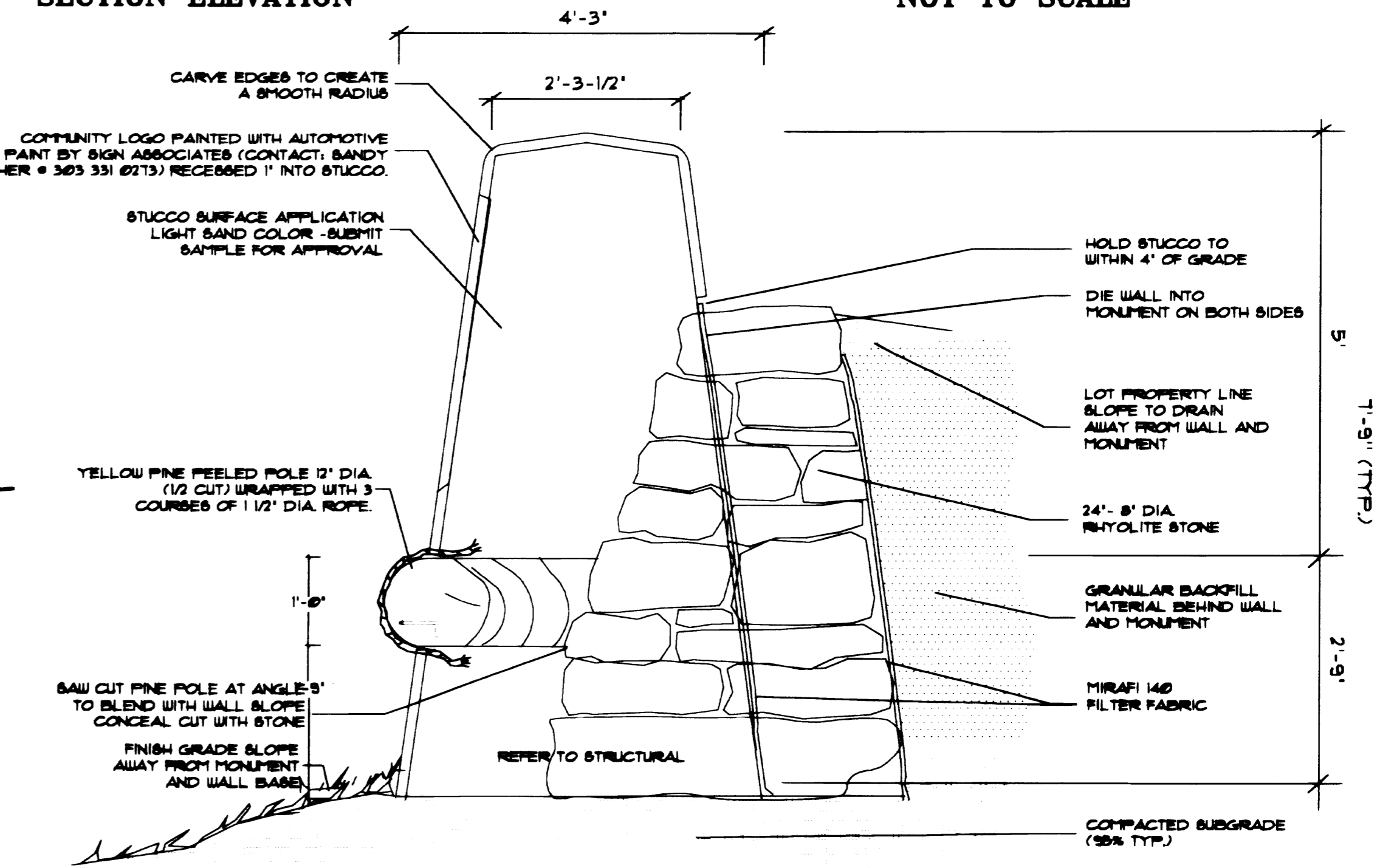
1. CONTACT SANDY DREHER WITH SIGN ASSOCIATES TO COORDINATE THE METAL PLAQUE TO BE RECESSED INTO THE SIGNAGE.
2. STRUCTURAL DESIGN FOR THE REVISED MONUMENTS TO BE REVISED BY CONTRACTOR ADHERING AS CLOSELY AS POSSIBLE TO THE DRAWINGS PROVIDED BY BSA STRUCTURAL ENGINEERS AS ON S-1 IN THE CONSTRUCTION BID SET.

PLAN VIEW

NOT TO SCALE

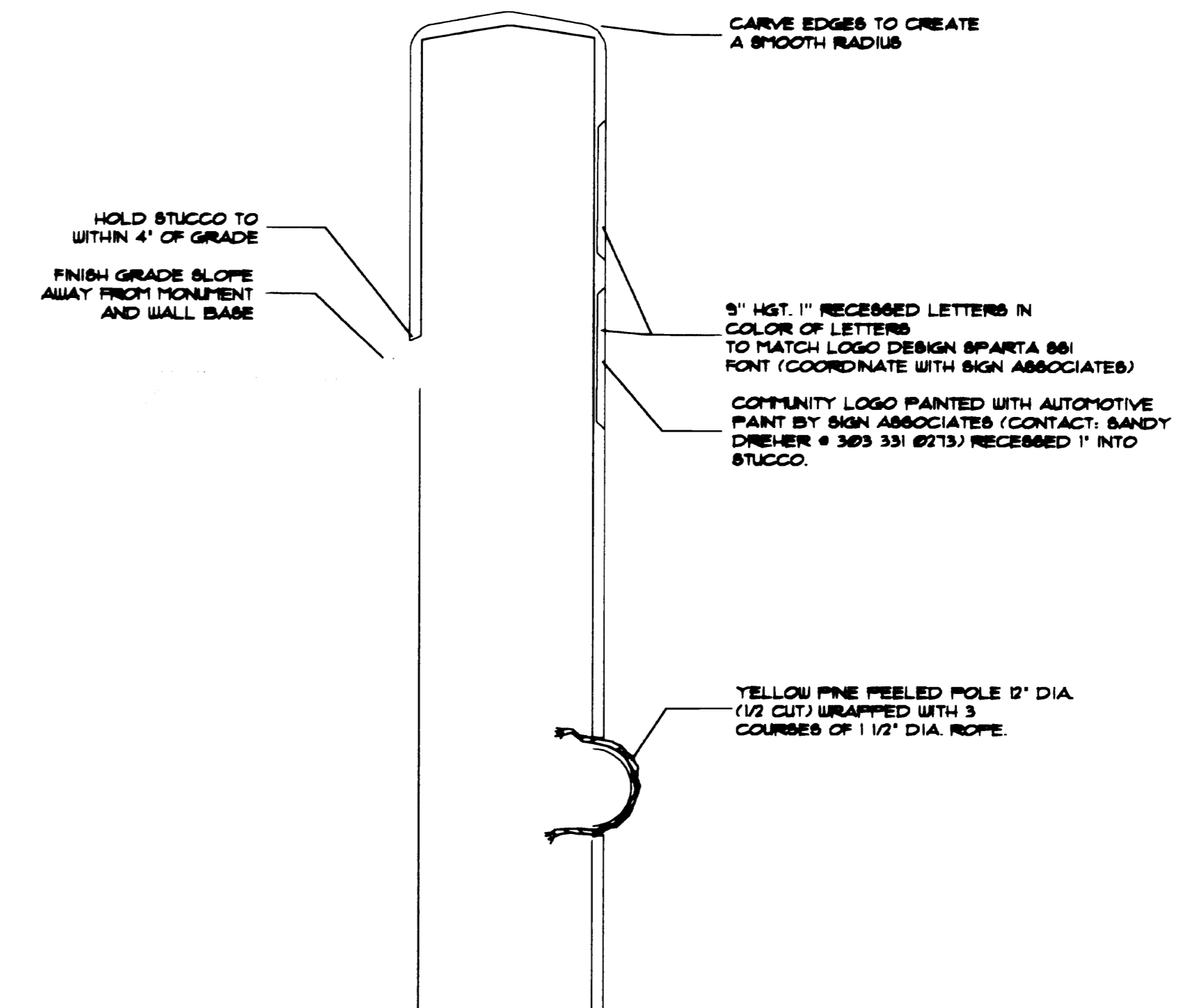


SECTION ELEVATION NOT TO SCALE



MAIN ENTRY MONUMENTATION

SECTION ELEVATION NOT TO SCALE



NOTE: STRUCTURAL DESIGN FOR THE REVISED MONUMENTS TO BE REVISED BY CONTRACTOR ADHERING AS CLOSELY AS POSSIBLE TO THE DRAWINGS PROVIDED BY BSA STRUCTURAL ENGINEERS AS ON S-1 IN THE CONSTRUCTION BID SET.



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FINAL P.D. LANDSCAPE PLAN

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Revision Date

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MONUMENTATION
DETAILS

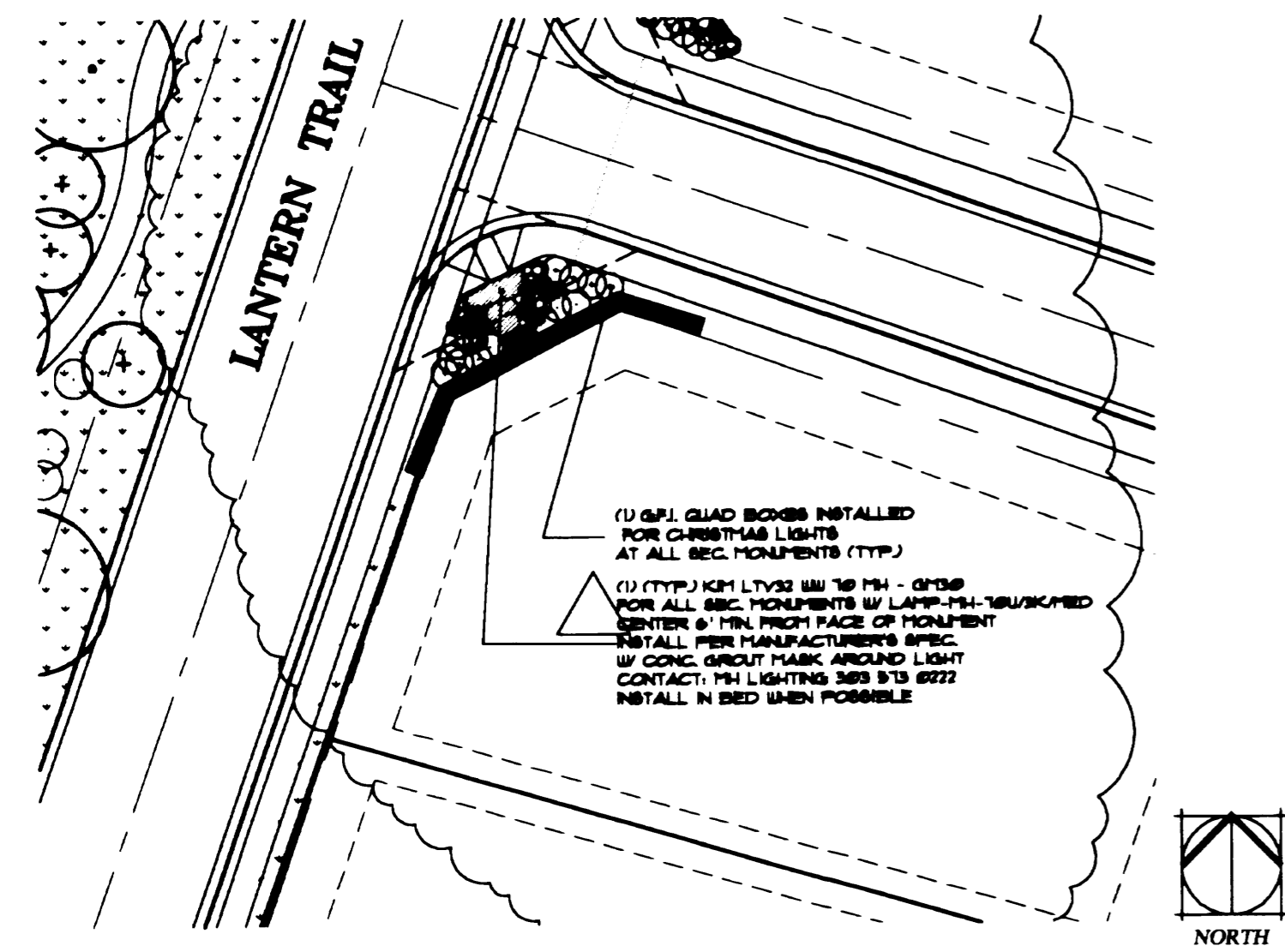
Sheet Number

SECONDARY NEIGHBORHOOD MONUMENTATION - LAYOUT AND LIGHTING PLAN

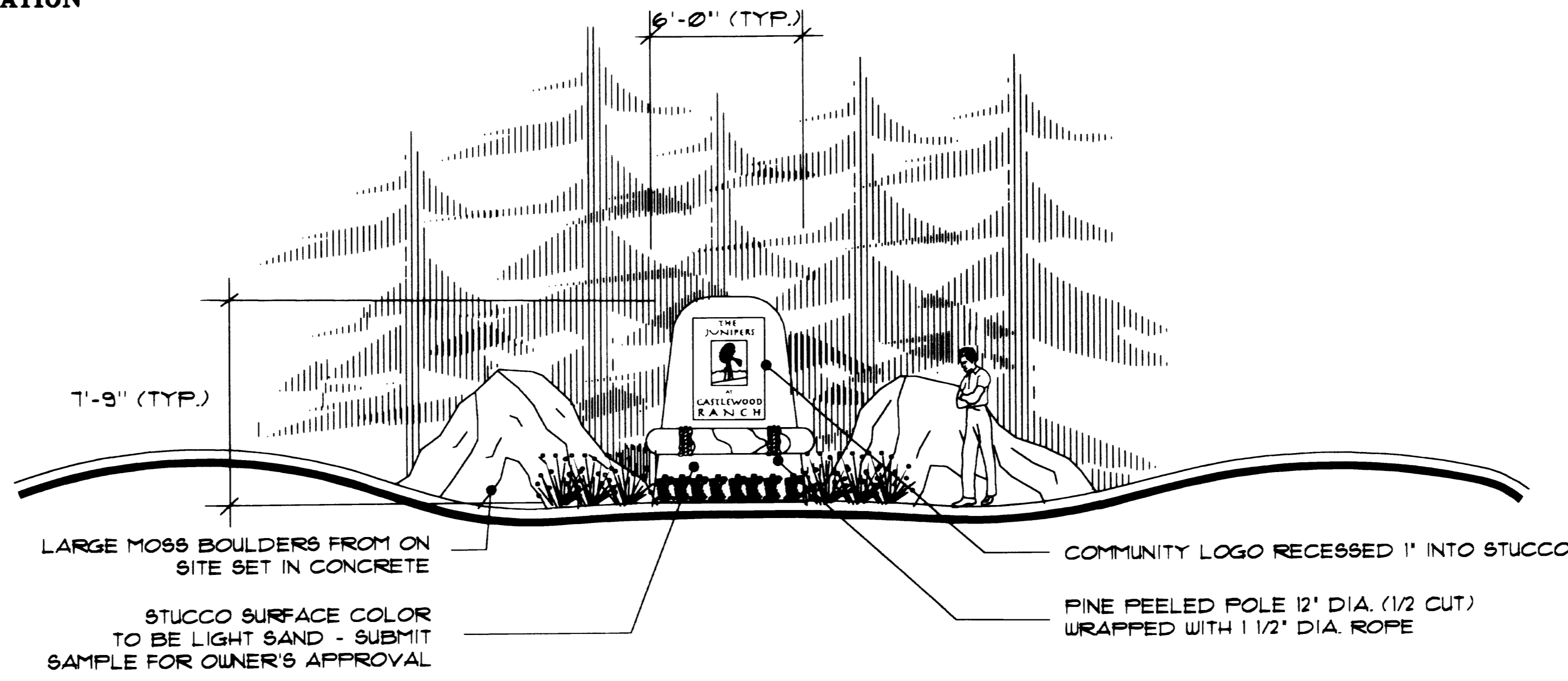
PLAN VIEW SCALE: 1"=30'-0"

SECTION ELEVATION

SCALE: 1/4"=1'-0"



(1) GFL GUAD BOXES INSTALLED FOR CHRISTMAS LIGHTS AT ALL SEC. MONUMENTS (TYP.)
 (2) (TYP.) KHT LTVS 1/2" DIA. - 6" HGT. FOR ALL SEC. MONUMENTS BY LAMP-FIN-UNUSKAPED CENTER & FIN. FRONT FACE OF MONUMENT INSTALL PER MANUFACTURER'S SPEC. IN CONC. GROUT MARK AROUND LIGHT CONTACT. PH LIGHTING 303 873 8222 INSTALL IN BED WHEN POSSIBLE



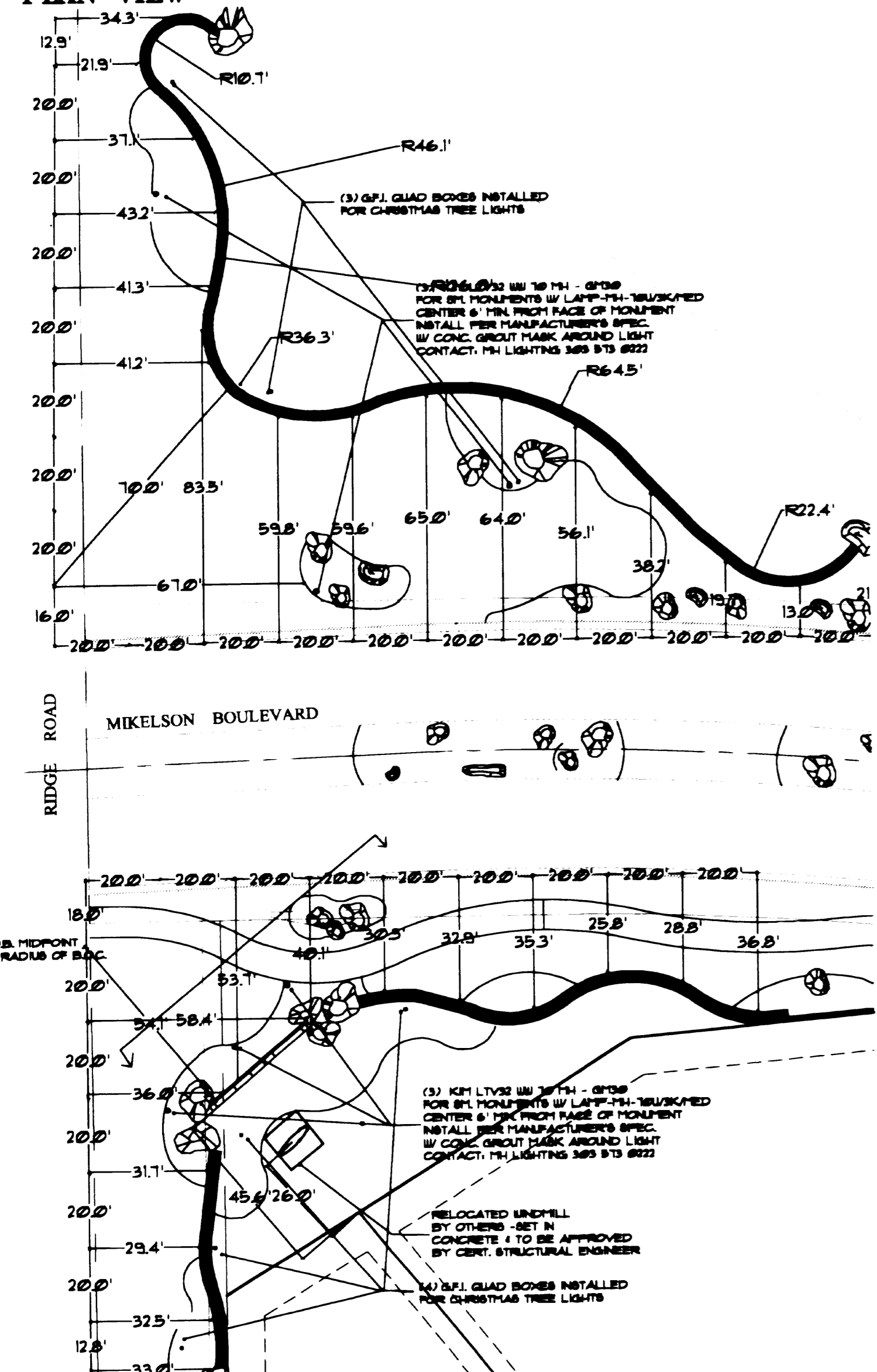
6'-0" (TYP.)
 7'-9" (TYP.)
 LARGE MOSS BOULDERS FROM ON SITE SET IN CONCRETE
 STUCCO SURFACE COLOR TO BE LIGHT SAND - SUBMIT SAMPLE FOR OWNER'S APPROVAL
 COMMUNITY LOGO RECESSED 1" INTO STUCCO
 FINE PEELED POLE 12" DIA. (1/2 CUT) WRAPPED WITH 1 1/2" DIA. ROPE

MAIN ENTRY MONUMENTATION - LAYOUT AND LIGHTING PLAN

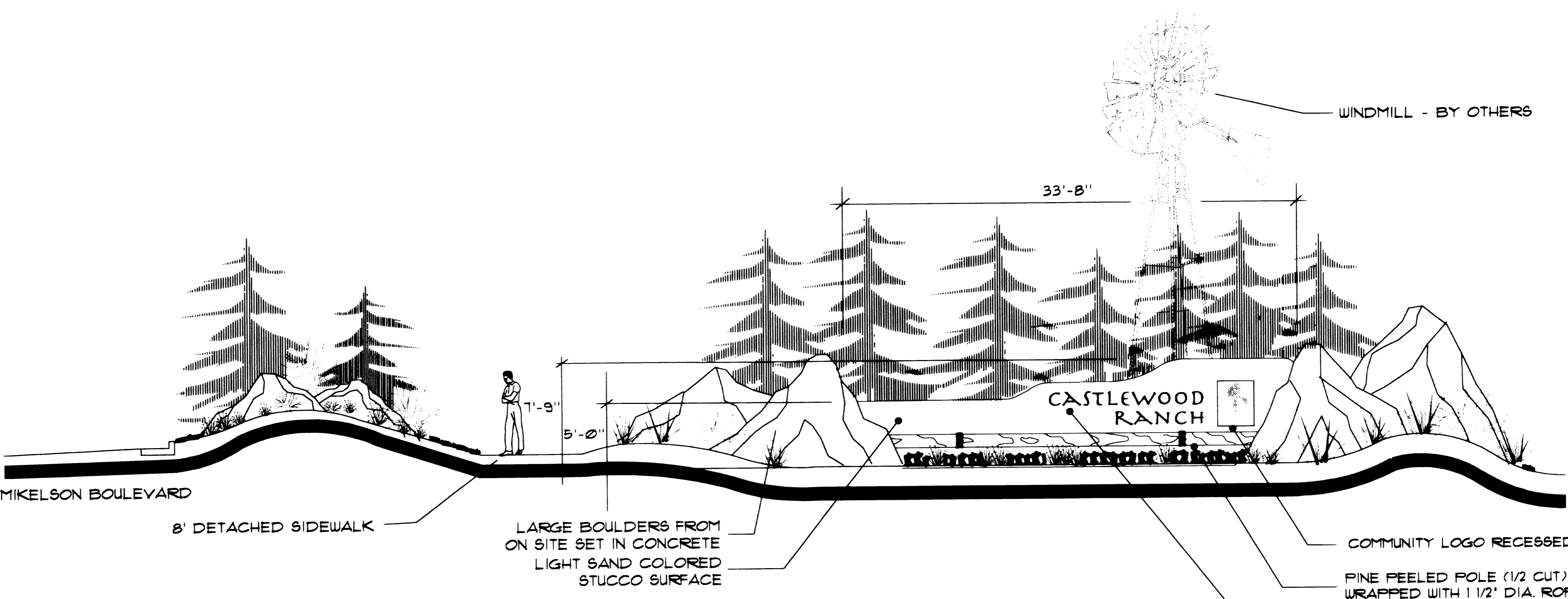
PLAN VIEW SCALE: 1"=30'-0"

SECTION ELEVATION

SCALE: 3/16"=1'-0"



(3) GFL GUAD BOXES INSTALLED FOR CHRISTMAS TREE LIGHTS
 (4) (TYP.) KHT LTVS 1/2" DIA. - 6" HGT. FOR ALL SEC. MONUMENTS BY LAMP-FIN-UNUSKAPED CENTER & FIN. FRONT FACE OF MONUMENT INSTALL PER MANUFACTURER'S SPEC. IN CONC. GROUT MARK AROUND LIGHT CONTACT. PH LIGHTING 303 873 8222



33'-8"
 1'-9"
 5'-0"
 8' DETACHED SIDEWALK
 LARGE BOULDERS FROM ON SITE SET IN CONCRETE
 LIGHT SAND COLORED STUCCO SURFACE
 COMMUNITY LOGO RECESSED 1" INTO STUCCO
 PINE PEELED POLE (1/2 CUT) WRAPPED WITH 1 1/2" DIA. ROPE
 LETTERS 1'-0" HGT. ETCHED 1" IN STUCCO SURFACE - COLOR TO MATCH LOGO DESIGN FONT STYLE SPARTA 66!
 TOTAL AREA OF SIGN FACE, LETTERS AND LOGO ABOVE THE PEELED POLE IS 128 SF.



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Issue Date	DECEMBER 1, 1999
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Sheet Title
 LAYOUT
 LIGHTING
 DETAILS
 Sheet Number
 39

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 FILENAME: LANDSCAP

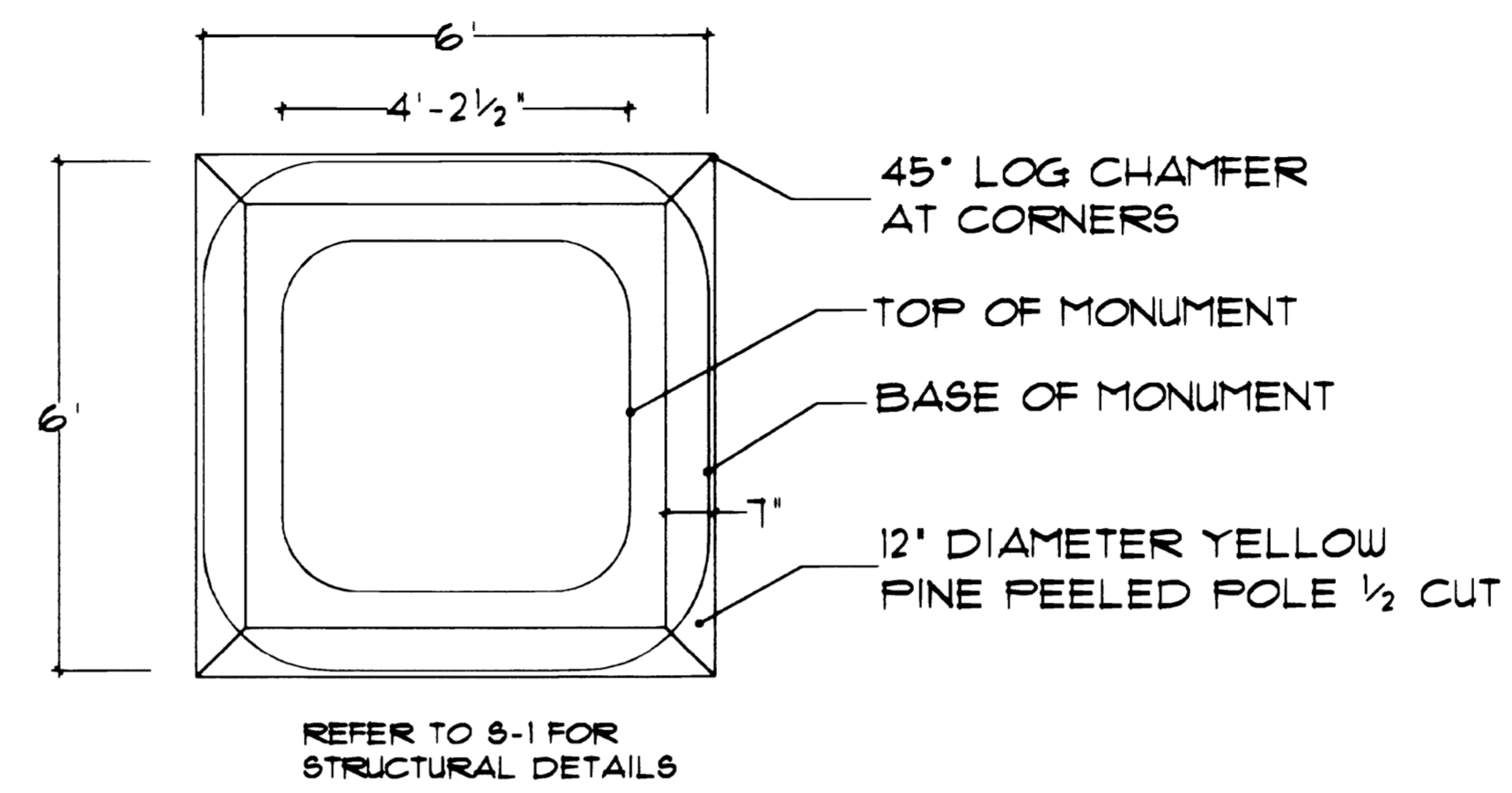
STONE COLUMN DETAIL

N.T.S.

SECONDARY NEIGHBORHOOD MONUMENTATION

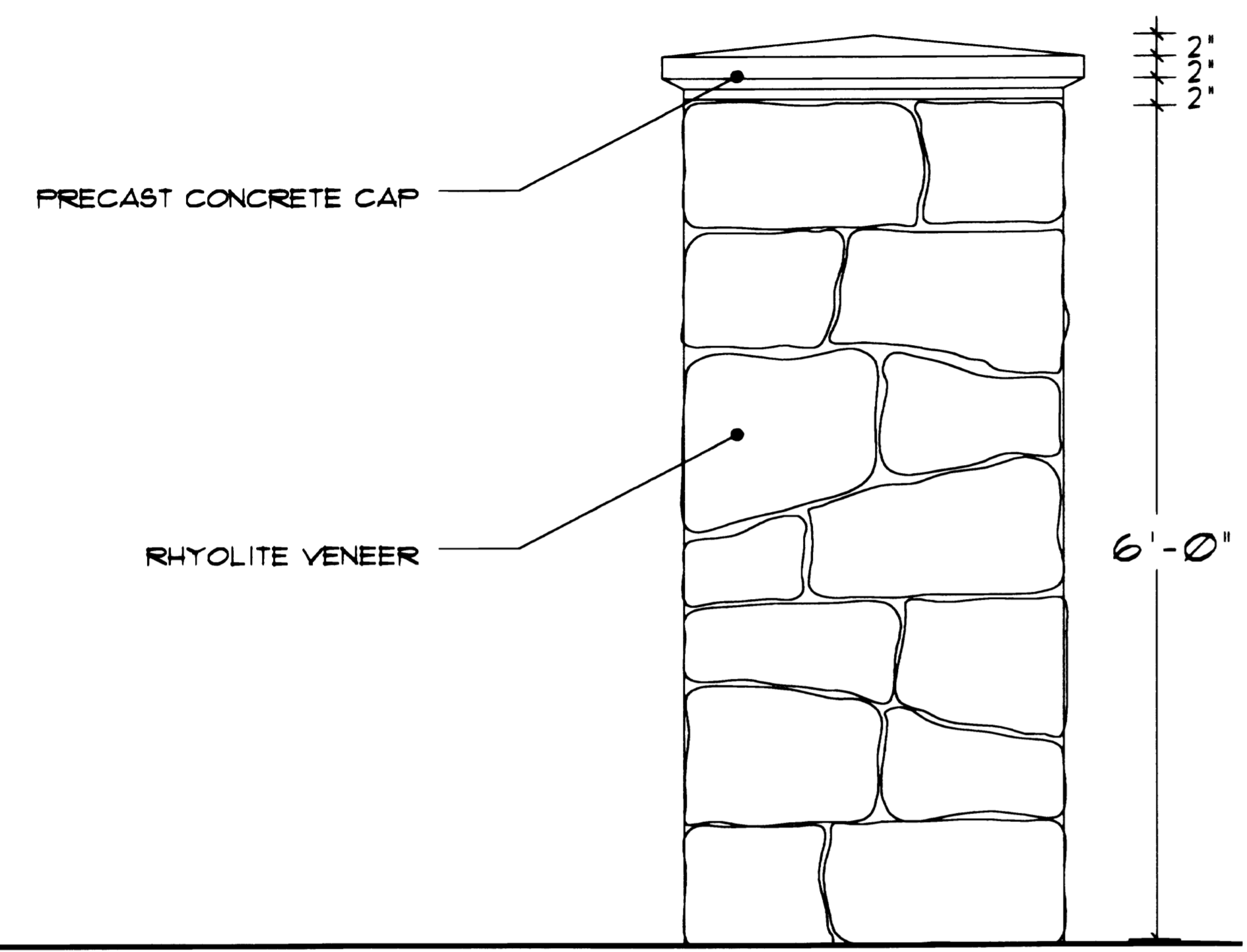
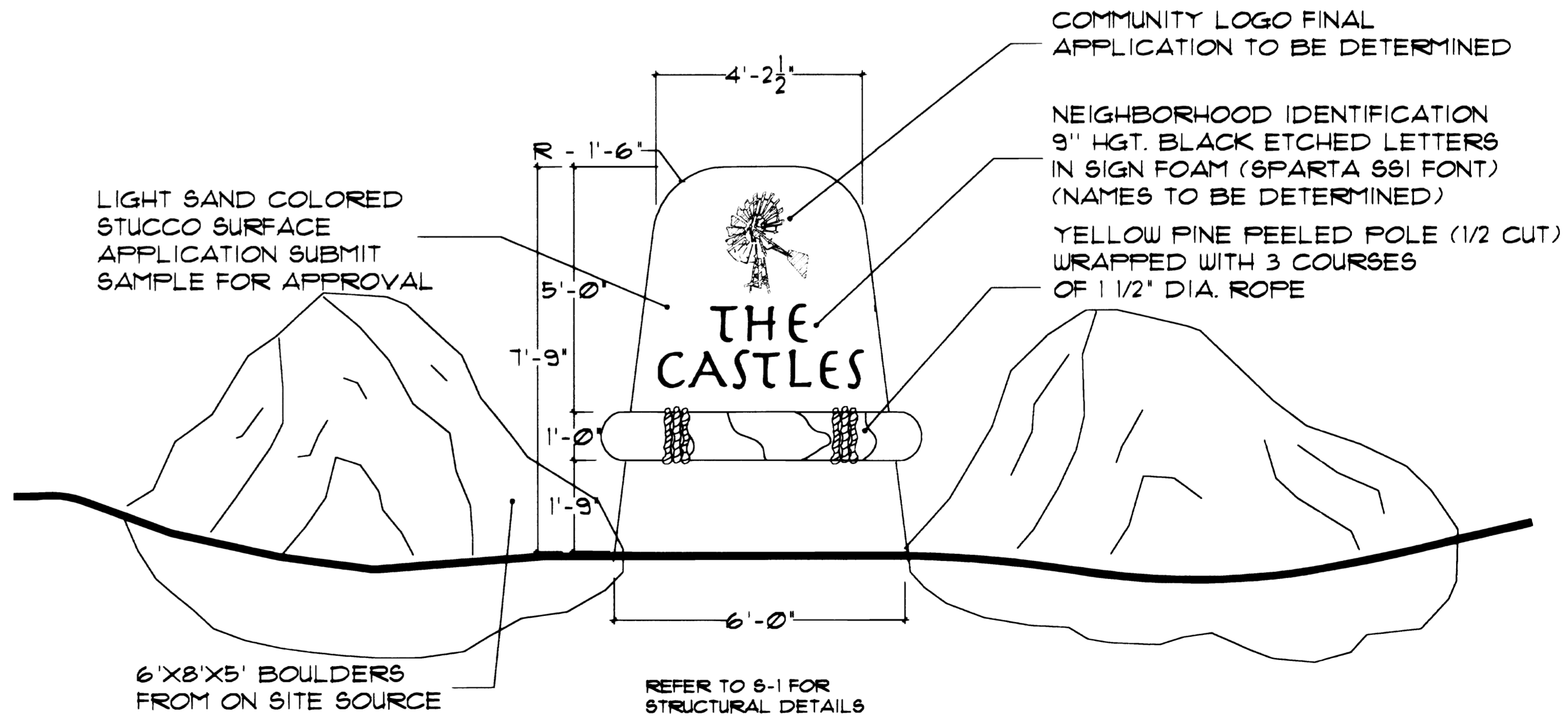
PLAN

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



ELEVATION

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



STRUCTURAL DESIGN BY OTHERS

DRAWN BY: PL/BNP

ENTRY DETAILS



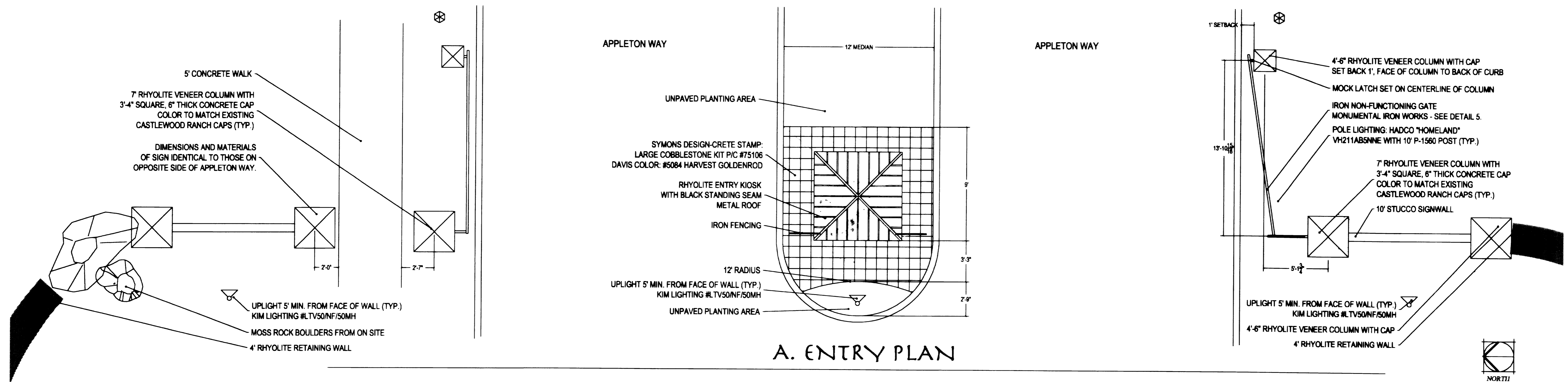
Planning
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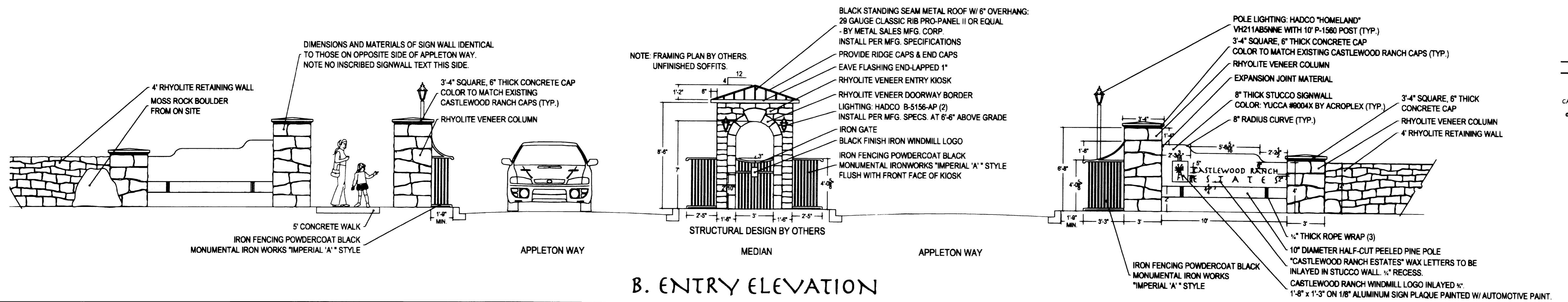
CASTLEWOOD RANCH
 TOWN OF CASTLE ROCK, COLORADO
 FINAL DEVELOPMENT LANDSCAPE PLANS

Owner:

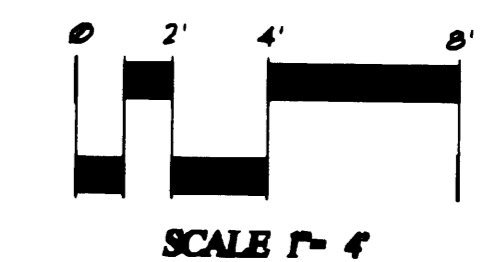
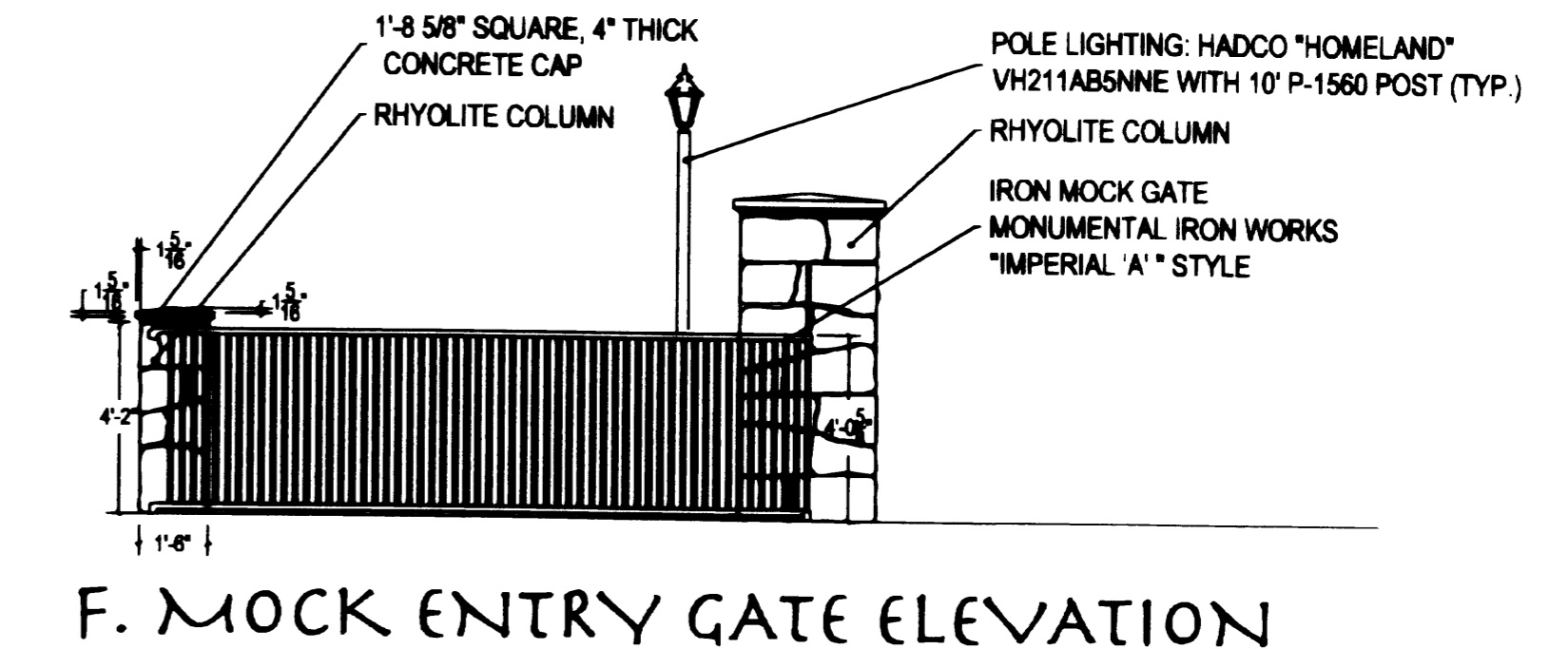
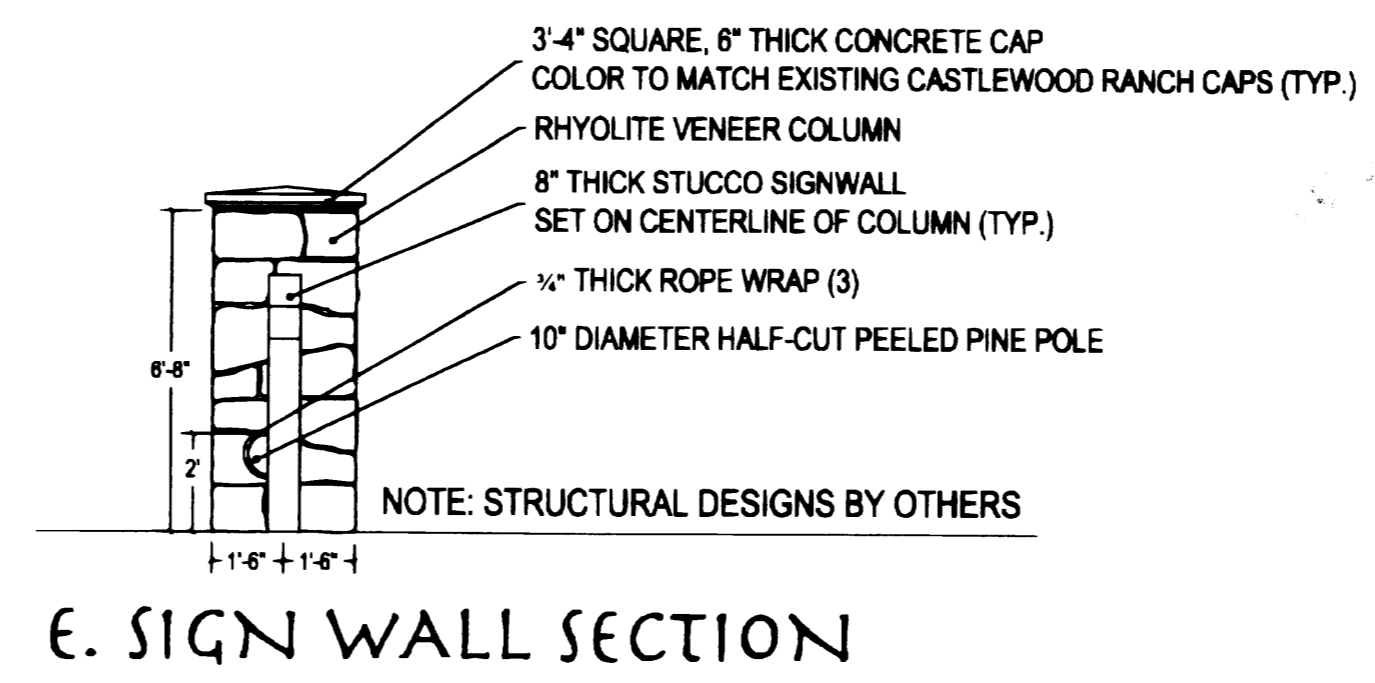
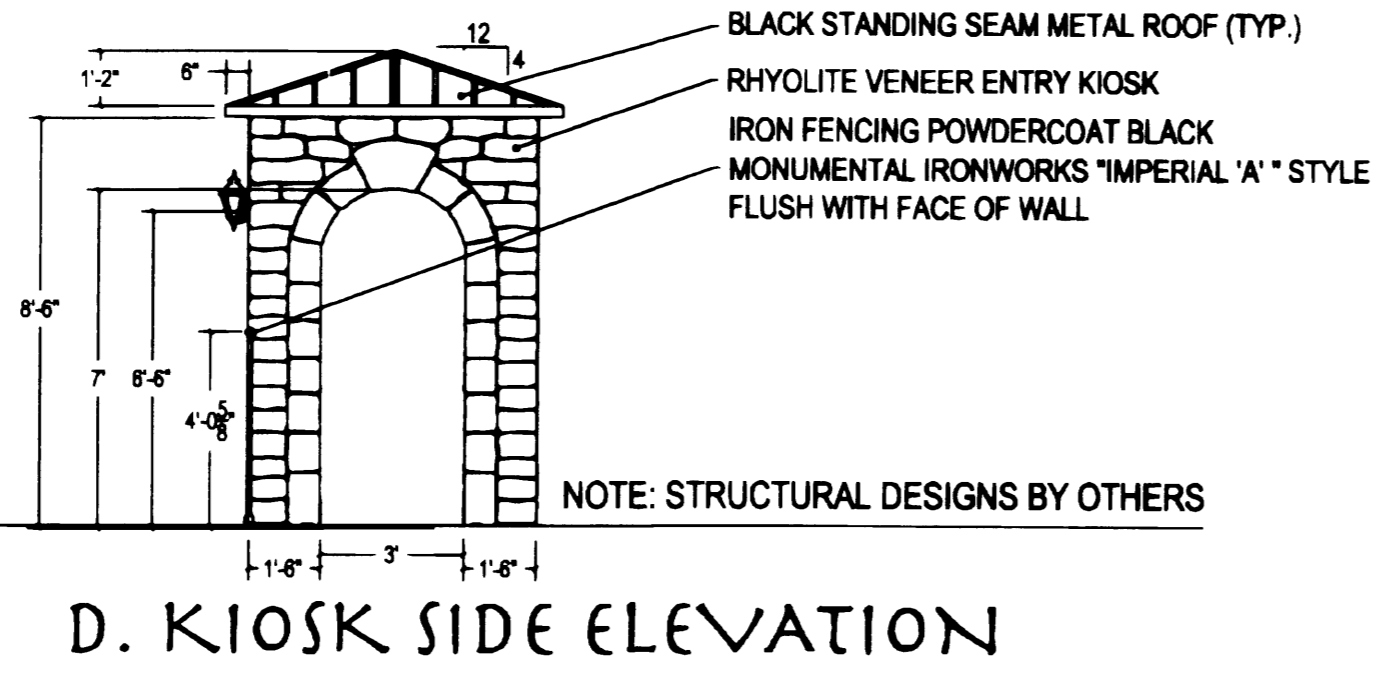
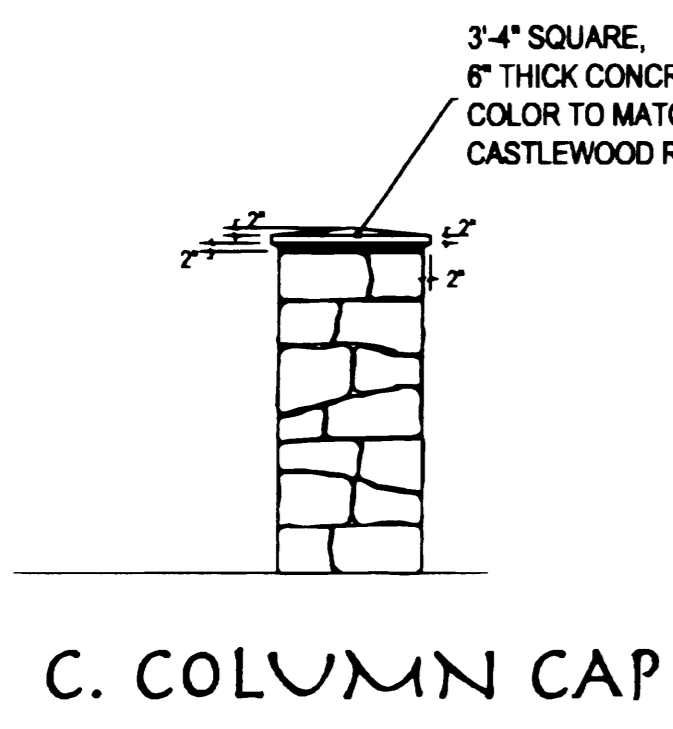
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A. ENTRY PLAN



B. ENTRY ELEVATION



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