

PLAT IDENTIFICATION SHEET



RECEPTION#:

DATE:

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R MURRAY
CLERK & RECORDER
RECORDING FEE \$371 00
37 PGS

TIME:

2003004875
01/10/2003 03:52 PM

FEE: \$

GRANTOR:
(owner/signer)

Castlewood Ranch LLC
David J Erb, Linda Sassenick,
Keith M Pockness, Edward Johnson,
Gene W Myers

GRANTEE:
(subdivision name or name of plat)

Castlewood Ranch #2
Preliminary Plat / Final PD Site Plan

LEGAL:
(section-township-range)

8.9 - 8-66

NEW SUBDIVISION ABBREV: _____

SCENIC VIEW PROTECTION AREAS:

A. THE HEIGHT OF STRUCTURES SHALL BE RESTRICTED TO A MAXIMUM OF TWENTY-FIVE FEET. WALL HEIGHTS, EXCEPT AT GABLE ENDS OF STRUCTURE, ARE LIMITED TO FIFTEEN (15) FEET. (1) FOR THE PURPOSES OF THIS SECTION VII, ONLY, THE MAXIMUM HEIGHT SHALL NOT BE DETERMINED BY AN AVERAGING METHOD. HEIGHTS SHALL BE AS MEASURED FROM THE FINISH GRADE OF THE "VIEW" SIDE. THE "VIEW" SIDE BEING DEFINED AS THE SIDE OF THE STRUCTURE AS SEEN FROM CASTLEWOOD CANYON ROAD.

B. MATERIALS AND COLOR SHALL BE OF A NATURE THAT DO NOT ADVERSELY AFFECT VIEWS OR CAUSE EXCESSIVE REFLECTION ON NEIGHBORING RESIDENCES OR ADJACENT STREETS. MUTED COLORS ARE ENCOURAGED. EARTH TONES ARE PREFERRED.

C. ARCHITECTURAL CONTROL COVENANTS WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT, COVERING BUILDING MATERIALS AND COLORS, WITH THE TOWN HAVING THE ABILITY TO UNILATERALLY ENFORCE THE TOWN CODE.

D. LOTS EFFECTED:

PARCEL 11 BLOCK 1 LOTS: 7,8,9,10,11,12,13,14	PARCEL 7 BLOCK 1 LOTS: 9,10,11,12,13,14,15
BLOCK 2 LOTS: 5,6,7	BLOCK 2 LOTS: 10
PARCEL 5 BLOCK 1 LOTS: 6,7	PARCEL 10 BLOCK 2 LOTS: 6,7,8,9,10,11
BLOCK 2 LOTS: 6	
BLOCK 3 LOTS: 1,2,3	

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH SUBDIVISION FILING 2, PARCEL 1, IN THE TOWN OF CASTLE ROCK.

CASTLEWOOD RANCH LLC, BY DAVID J. ERB AND COMPANY, MANAGING MEMBER
 BY: David J. Erb 11-26-02
 DAVID J. ERB, PRESIDENT DATE

COUNTY OF DOUGLAS)
 STATE OF COLORADO)
 THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 11/26/02.

BY: DAVID J. ERB, AS PRESIDENT OF DAVID J. ERB AND COMPANY, MANAGING MEMBER

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/8/06

NOTARY PUBLIC
David J. Erb 11-26-02
 DAVID J. ERB DATE

COUNTY OF DOUGLAS)
 STATE OF COLORADO)
 THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 11/26/02.

BY: David J. Erb
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/8/06

NOTARY PUBLIC
Linda Sosenick 12/3/02
 LINDA SASENICK DATE

COUNTY OF DOUGLAS)
 STATE OF COLORADO)
 THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 12/3/02.

BY: Linda Sosenick
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/14/06

NOTARY PUBLIC
Keith M. Pockross 11-27-02
 KEITH M. POCKROSS DATE

COUNTY OF DOUGLAS)
 STATE OF COLORADO)
 THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 11/27/02.

BY: Keith M. Pockross
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC
Edward Johnson 11/27/02
 EDWARD JOHNSON DATE

COUNTY OF DOUGLAS)
 STATE OF COLORADO)
 THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 11/27/02.

BY: Edward Johnson
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 12/11/2005

NOTARY PUBLIC
Gene W. Myers 11/27/02
 GENE W. MYERS DATE

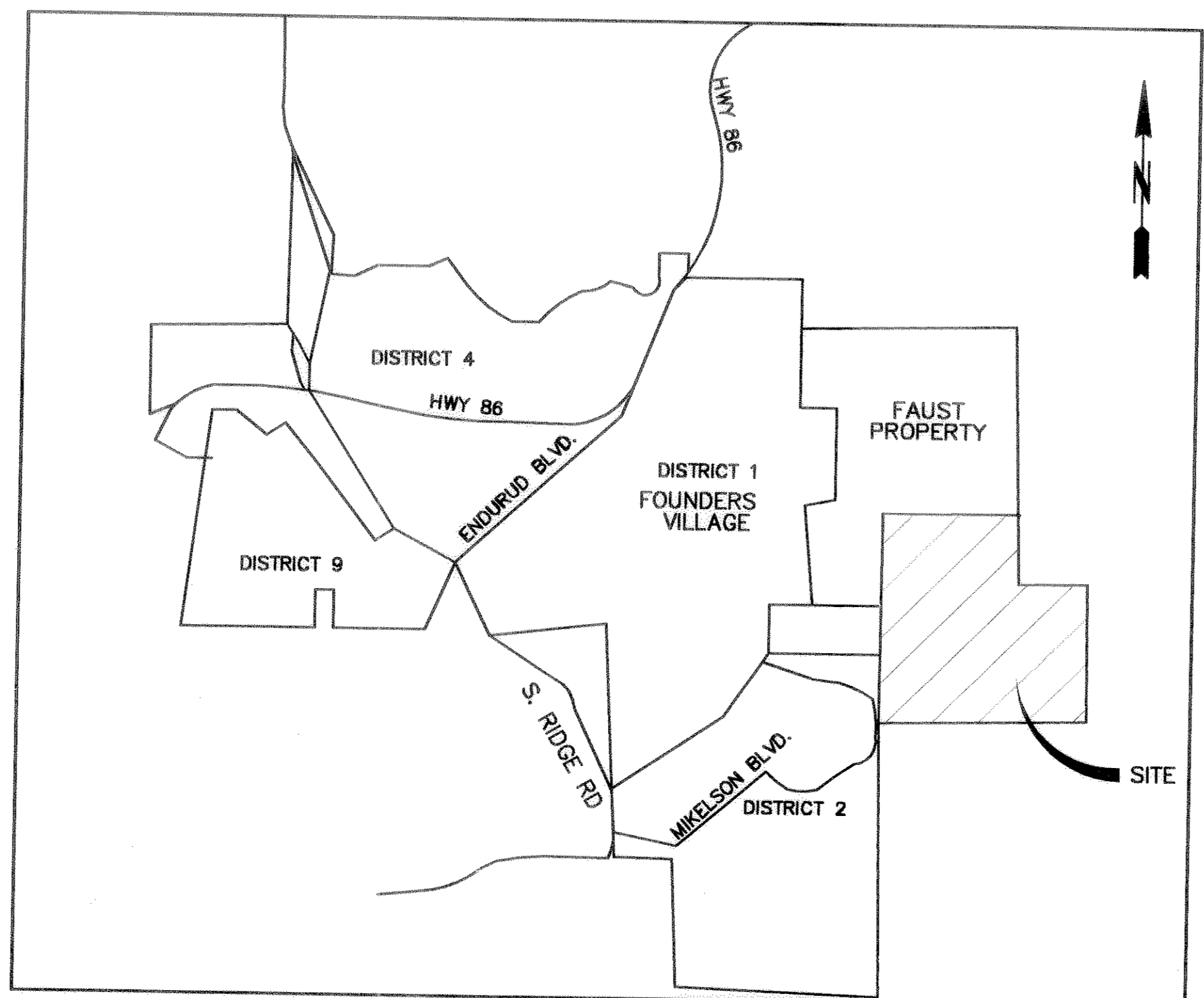
COUNTY OF DOUGLAS)
 STATE OF COLORADO)
 THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 11/27/02.

BY: Gene W. Myers
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 12/11/2005

NOTARY PUBLIC
Gene W. Myers

CASTLEWOOD RANCH FILING NO.2 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
 1"=2400'

SHEET INDEX

1-2 - TITLE SHEET	OWNER	PROJECT ENGINEER
3 - LEGEND AND TYPICAL SECTIONS	CASTLEWOOD RANCH LLC	TURNER COLLIE & BRADEN INC.
4 - OPEN SPACE MAP	8480 E. ORCHARD RD., SUITE 5550	999 18TH STREET, SUITE 1500
5-8 - PHASING PLAN	ENGLEWOOD, CO 80111	DENVER, CO 80202
9-13 - SITE PLAN	303-773-2887	(303)298-7117
14-18 - GRADING AND DRAINAGE PLAN	DAVID ERB	TIM MASTERS
19-23 - UTILITY PLAN		
24-37 - LANDSCAPE PLAN		

UTILITY PROVIDERS

WATER	CASTLEWOOD RANCH METROPOLITAN DISTRICT OR TOWN OF CASTLE ROCK	PROJECT PLANNER
SEWER	CASTLEWOOD RANCH METROPOLITAN DISTRICT OR TOWN OF CASTLE ROCK	BERNARD LASH & ASSOCIATES
GAS	PEOPLES NATURAL GAS	26 WEST DRY CREEK CIRCLE, SUITE 600
ELECTRICITY	I.R.E.A.	LITTLETON, CO 80120
TELEPHONE	QWEST COMMUNICATIONS	303-798-8433
CATV	AT&T OF COLORADO	BERNIE LASH

NOTES:

- GARAGES OR NON-LIVING AREAS ARE TO BE LOCATED IN THE LINE OF SIGHT OF ONCOMING TRAFFIC OF AN INTERSECTING STREET OF A T-INTERSECTION.
- NO FENCING OR TREES SHALL BE LOCATED WITHIN A WET UTILITY OR DRAINAGE EASEMENT.
- NO FENCING, TREES, OR LANDSCAPING ABOVE 36" IN HEIGHT AS MEASURED FROM THE ADJACENT STREET FLOWLINE SHALL BE LOCATED WITHIN SIGHT TRIANGLES.
- ABOVE GROUND UTILITY APPURTENANCES SHALL NOT ENCRUCH ON SIGHT DISTANCE TRIANGLES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S 2001 WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- PARKING IS RESTRICTED TO ONE SIDE OF THE STREET WHERE CROSS-SECTIONS ARE TWENTY-EIGHT (28) FEET OR LESS FROM FLOWLINE.
- ALL LOTS WITHIN THE SCENIC VIEW PROTECTION AREA SHALL ADHERE TO THE TOWN OF CASTLE ROCK ZONING REGULATIONS CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS SECTION 17.14.060 BUILDING RESTRICTIONS AND VISUAL IMPACT MITIGATION SECTION C. MITIGATION OF IMPACTS. ADDITIONALLY, ALL DEVELOPMENT WITH THE SCENIC VIEW PROTECTION AREA SHALL COORDINATE WITH THE LIFE SAFETY DIVISION RULES AND REGULATIONS CONCERNING DEFENSIBLE SPACE, SPECIFIC TO TREE PLANTING WITHIN PROXIMITY OF HOMES.
- WATERLINE AND SANITARY SEWER LINE ALIGNMENTS ARE CONCEPTUAL ONLY AND SUBJECT TO FURTHER REVIEW DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS. FURTHER, IT IS UNDERSTOOD BY THE TOWN OF CASTLE ROCK THAT THE DESIGN OF SANITARY SEWER ALIGNMENTS ARE PERMITTED ALONG REAR AND SIDE LOT LINES IN PARCELS 5, 7, 10 AND 11 (IN WHICH OVERLOT GRADING WILL BE MINIMIZED) IN ORDER TO FACILITATE POSITIVE DRAINAGE FROM THE HOMES TO THE SANITARY SEWER MAINS AS WELL AS TO AVOID ROCK AT HIGH ELEVATIONS.

LIENHOLDER SUBORDINATION CERTIFICATE
 THE UNDERSIGNED IS THE ONLY
 MORTGAGEE OF SAID PROPERTY.
David J. Erb
 CASTLEWOOD RANCH LLC, BY DAVID
 J. ERB AND COMPANY, MANAGING
 MEMBER, BY DAVID J. ERB,
 PRESIDENT

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 2:28 ON THE 16TH DAY OF JAN, 20 03. IN BOOK _____, PAGE _____, RECEPTION NO. 200204875

DOUGLAS COUNTY CLERK AND RECORDER
 BY: David Muehlestein
 DEPUTY

TITLE CERTIFICATION

I, Land Title Guarantee, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE) Land Title Guarantee 12/3/02
 DATE
 TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, JEFFREY E. KISTNER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 23, 2000, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Jeffrey E. Kistner 11-26-2002
 JEFFREY E. KISTNER DATE
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 30829

STATEMENT FOR CIVIL ENGINEER

I, TIMOTHY B. MASTERS, BEING A REGISTERED PROFESSIONAL IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN SUBSTANTIAL COMPLIANCE WITH THE TOWN OF CASTLE ROCK CONSTRUCTION STANDARDS, EXCEPT WHERE VARIATIONS HAVE BEEN ALLOWED OR IMPLIED.

Timothy B. Masters 11-25-02
 TIMOTHY B. MASTERS, P.E.
 PROFESSIONAL ENGINEER REGISTRATION NO. 30381

PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON March 28, 2002.

Sandy Vooder 10/6/02
 CHAIRMAN DATE

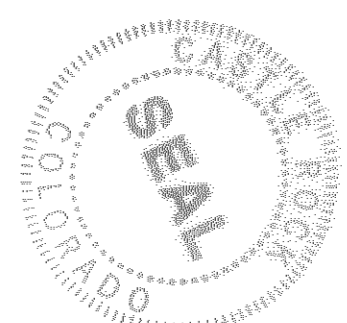
ATTEST
Latasha A. Sellman 12-30-02
 DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON June 10, 2002.

William S. Bennett 12-27-02
 MAYOR DATE

Gally A. Allen 12-27-02
 TOWN CLERK DATE



CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, BEING MONUMENTED ON THE NORTH BY A 2-1/2" ALUMINUM CAP STAMPED "GREENHORNE & O'MARA INC. 1995, PLS 28656 AND ON THE SOUTH BY A 2-1/2" ALUMINUM CAP STAMPED "GREENHORNE & O'MARA INC. 1995, PLS 28656, ASSUMED TO BEAR S00°18'16" E.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE N 00°18'16" W A DISTANCE OF 50 FEET; THENCE S 89°41'44" W A DISTANCE OF 110.71 FEET; THENCE N 65°59'53" W A DISTANCE OF 209.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CASTLEWOOD RANCH SUBDIVISION FILING - NO. 1, PARCEL - 1; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS N 64°14'20" W, HAVING A RADIUS OF 757.50 FEET, A CENTRAL ANGLE OF 21°31'42" AND AN ARC LENGTH OF 284.62 FEET;
2. N 48°23'01" E A DISTANCE OF 12.29 FEET;
3. N 01°19'44" E A DISTANCE OF 60.00 FEET;
4. N 45°43'33" W A DISTANCE OF 12.29 FEET;
5. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS S 88°25'30" W, HAVING A RADIUS OF 757.5 FEET, A CENTRAL ANGLE OF 21°17'47" AND AN ARC LENGTH OF 281.56 FEET;
6. N 22°52'17" W A DISTANCE OF 302.82 FEET;
7. N 21°06'19" E A DISTANCE OF 6.17 FEET;
8. N 25°09'21" W A DISTANCE OF 50.00 FEET;
9. N 71°36'35" W A DISTANCE OF 5.81 FEET;
10. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS S 62°53'22" W, HAVING A RADIUS OF 757.5 FEET, A CENTRAL ANGLE OF 23°39'50" AND AN ARC LENGTH OF 312.86 FEET;

THENCE N 89°10'47" E A DISTANCE OF 608.16 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

1. N 00°44'50" W A DISTANCE OF 1340.86 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;
2. N 00°43'02" W A DISTANCE OF 1341.01 FEET;

THENCE N 89°44'32" E A DISTANCE OF 2652.25 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9; THENCE ALONG SAID CENTERLINE AND ALSO ALONG THE WESTERLY LINE OF CASTLEWOOD SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. S 00°26'22" E ALONG SAID CENTERLINE A DISTANCE OF 331.85 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
2. N 89°32'49" E A DISTANCE OF 1318.03 FEET;
3. S 00°29'52" E A DISTANCE OF 2638.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. S 88°54'16" W A DISTANCE OF 1318.05 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. S 88°55'46" W A DISTANCE OF 2635.32 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE N 45°02'03" E A DISTANCE OF 2484.22 FEET TO THE POINT OF BEGINNING;

THENCE AROUND THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. N 01°04'14" W A DISTANCE OF 150.00 FEET;
2. N 88°55'46" E A DISTANCE OF 300.00 FEET;
3. S 01°04'14" E A DISTANCE OF 150.00 FEET;
4. S 88°55'46" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A NET AREA OF 14,431,735 SQUARE FEET OR 331.307 ACRES.

VARIANCE

MODIFY RURAL STREET SECTION AS APPROVED BY TOWN OF CASTLE ROCK, JULY 3, 2001

BENCHMARK:

DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 1.015020. MONUMENTED BY A 3 1/2" DIAMETER ALUMINUM CAPPED MONUMENT BEING SOUTH OF THE NORTH 1/6 CORNER BETWEEN 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 BARBWIRE FENCE TO AN OLD BARN AREA A DISTANCE OF 19.4'. NAVD 88 DATUM ELEVATION=6572.29

NOTE:

HOUSES SHALL BE ORIENTED SUCH THAT THE GARAGES OR NON-LIVING AREAS OF HOMES ARE PLACED TO FACE DIRECTLY INTO THE ONCOMING TRAFFIC OF AN INTERSECTING STREET OF A "T" INTERSECTION.

LAND USE SUMMARY TABLE

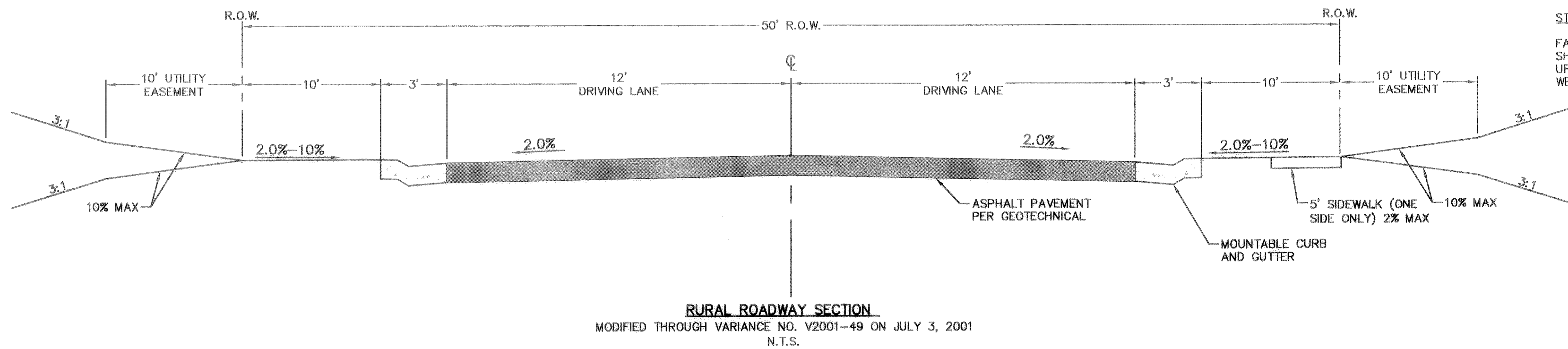
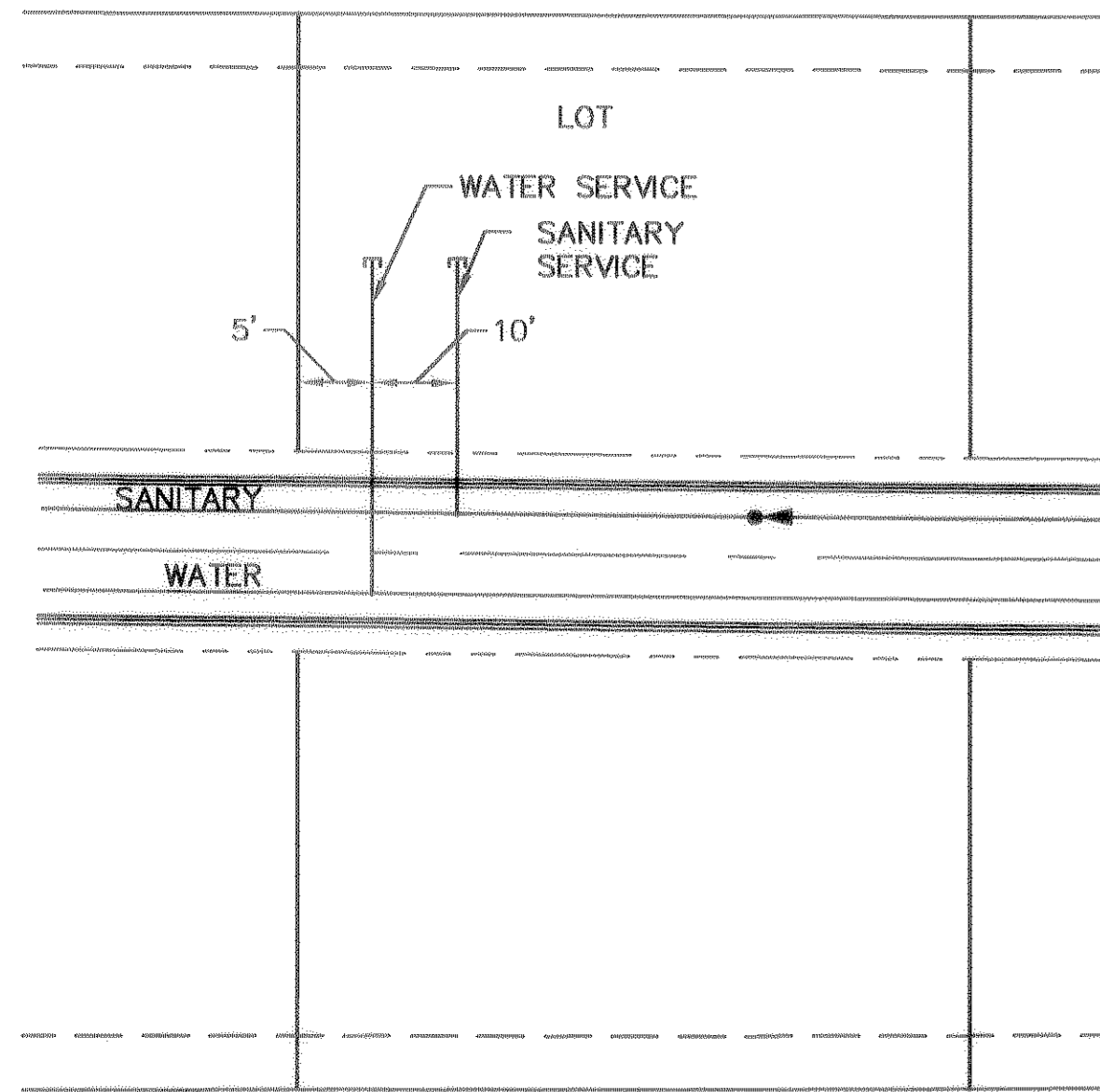
	LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS	PROPOSED % OF SITE ACREAGE	GROSS DENSITY	SETBACKS FRONT	SETBACKS REAR	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREETS	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT
SF-1	SINGLE FAMILY	83.97	82	25.35%	1 du/ac	40'	30'	25'	25'	N/A	35'
SF-2	SINGLE FAMILY	12.14	22	3.66%	2 du/ac	35'	25'	25'	25'	N/A	35'
SF-4	SINGLE FAMILY	103.14	397	31.13%	4 du/ac	20'	20'	15'	15'	40%	35'
UD	UTILITY DEDICATION	2.01	N/A	0.61%	-	-	-	-	-	-	-
PLD	PUBLIC LAND DEDICATION	22.29	N/A	6.72%	-	-	-	-	-	-	-
OSD	OPEN SPACE DEDICATION TO TOWN	6.06	N/A	1.83%	-	-	-	-	-	-	-
OSP	OPEN SPACE DEDICATION PRIVATE	59.03	N/A	17.82%	-	-	-	-	-	-	-
	PROPOSED STREET	42.67	N/A	12.88%	-	-	-	-	-	-	-
		331.31	503	100.00%	-	-	-	-	-	-	-

NOTE: MAX BLDG HEIGHT IS RESTRICTED TO 25' IN SCENIC VIEW PROTECTION AREA

CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, 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 MINIMUM 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 SERVICES SHALL HAVE A MIN. OF 10' HORIZ. SEPARATION.

WATER & SANITARY SERVICE LOCATIONS

N.T.S.

SYMBOLS GENERAL LEGEND

- 5450 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5450 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- S SANITARY SEWER
- W WATER LINE
- G GAS LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- UG UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UU UNDERGROUND UTILITY
- RIGHT OF WAY
- STORM DRAIN
- SIDWALK
- CURB & GUTTER
- CONCRETE PAVEMENT
- ASPHALT HATCH
- T TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- GAS MARKER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- FLOW LINE
- CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- T.O.W. TOP OF WALL
- +ELEV SPOT ELEVATION
- ELEV FINISHED GRADE ELEVATION

SANITARY SEWER SYMBOLS

- CLEAN OUT
- MANHOLE
- LIFT STATION
- PRE-FORMED WYE

STORM DRAINAGE SYMBOLS

- INLET
- FLOW DIRECTION
- DESIGN POINT
- BASIN ID
- 5 YEAR "c" VALUE
- 100 YEAR "c" VALUE
- AREA IN ACRES
- MANHOLE
- F.E.S.
- RIPRAP

EROSION CONTROL SYMBOLS

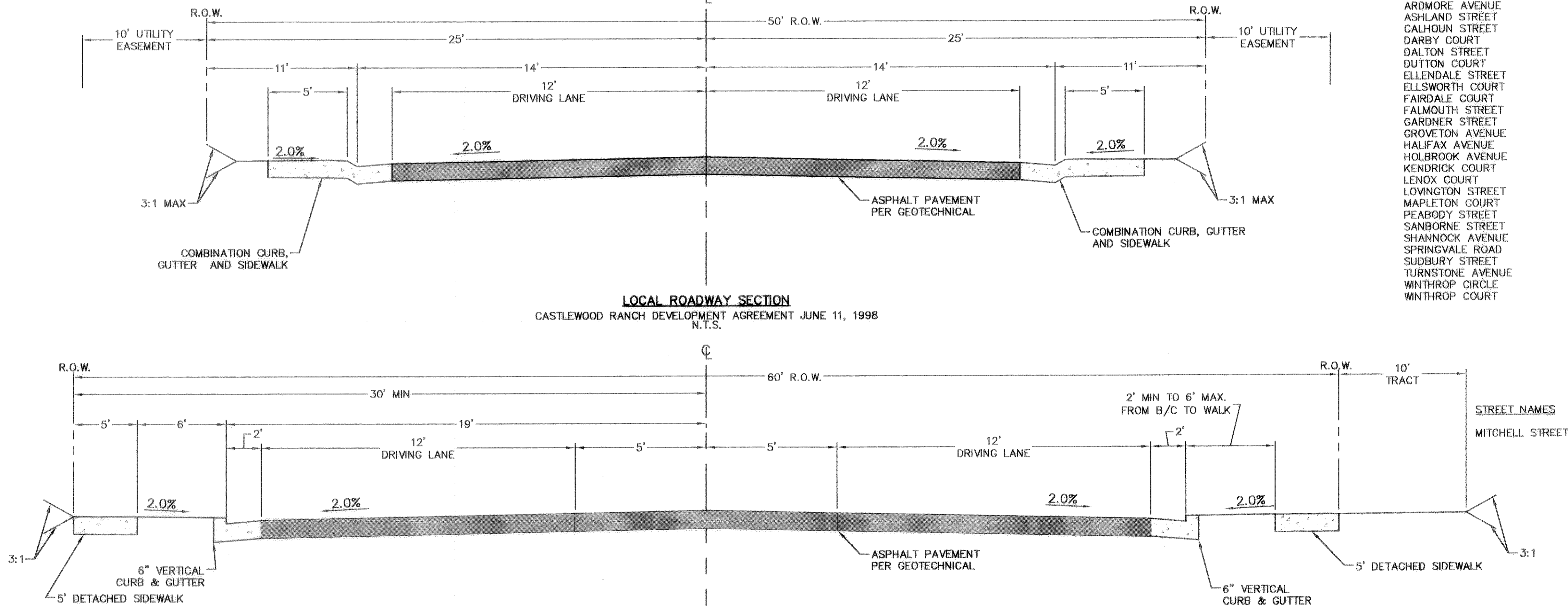
- FENCE
- PROPOSED STRAW BALE
- PROPOSED VEHICLE TRACKING
- INLET PROTECTION
- OUTLET PROTECTION
- SEDIMENT BASIN
- SILT FENCE
- STRAW BALE BARRIER
- VEHICLE TRACKING

WATER LINE SYMBOLS

- FIRE HYDRANT
- TEE
- 11.25
- 22.5
- 45
- 90
- GATE VALVE
- THRUST BLOCK
- CAP
- 2" BLOW OFF ASSEMBLY
- PUMP STATION
- METER
- PRESSURE REDUCTION VALVE
- REDUCER

MINOR COLLECTOR

CASTLEWOOD RANCH DEVELOPMENT AGREEMENT JUNE 11, 1998
N.T.S.



CASTLEWOOD RANCH FILING NO.2
PRELIMINARY PLAT/FINAL PD SITE PLAN
LEGEND AND TYPICAL SECTIONS

TurnerCollieBraden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
999 EIGHTEENTH STREET, SUITE 1500
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

SEPTEMBER 1, 2000
REVISED APRIL 2, 2002
REVISED JULY 17, 2002
REVISED SEPTEMBER 18, 2002
SHEET 3 OF 37

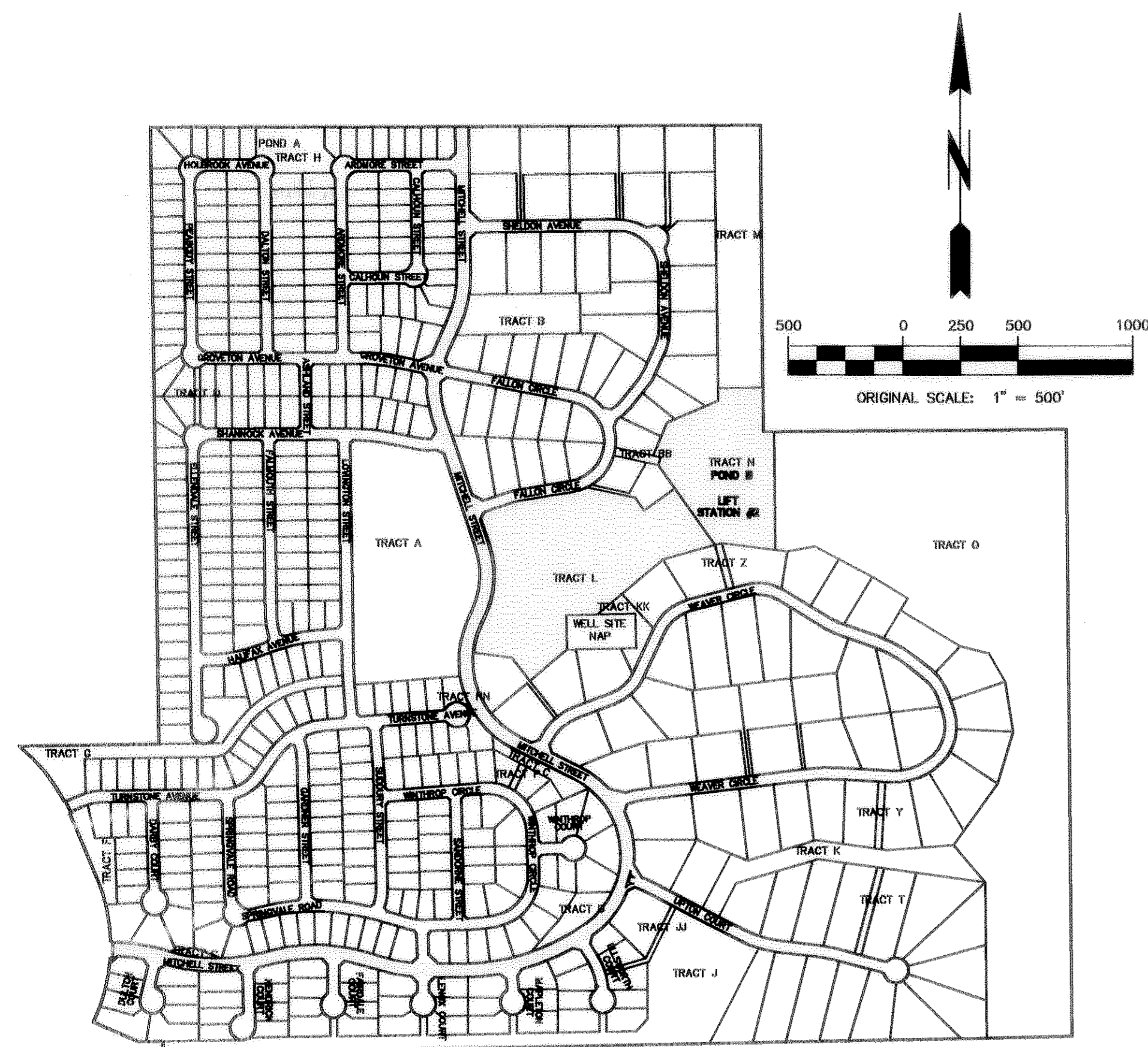
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

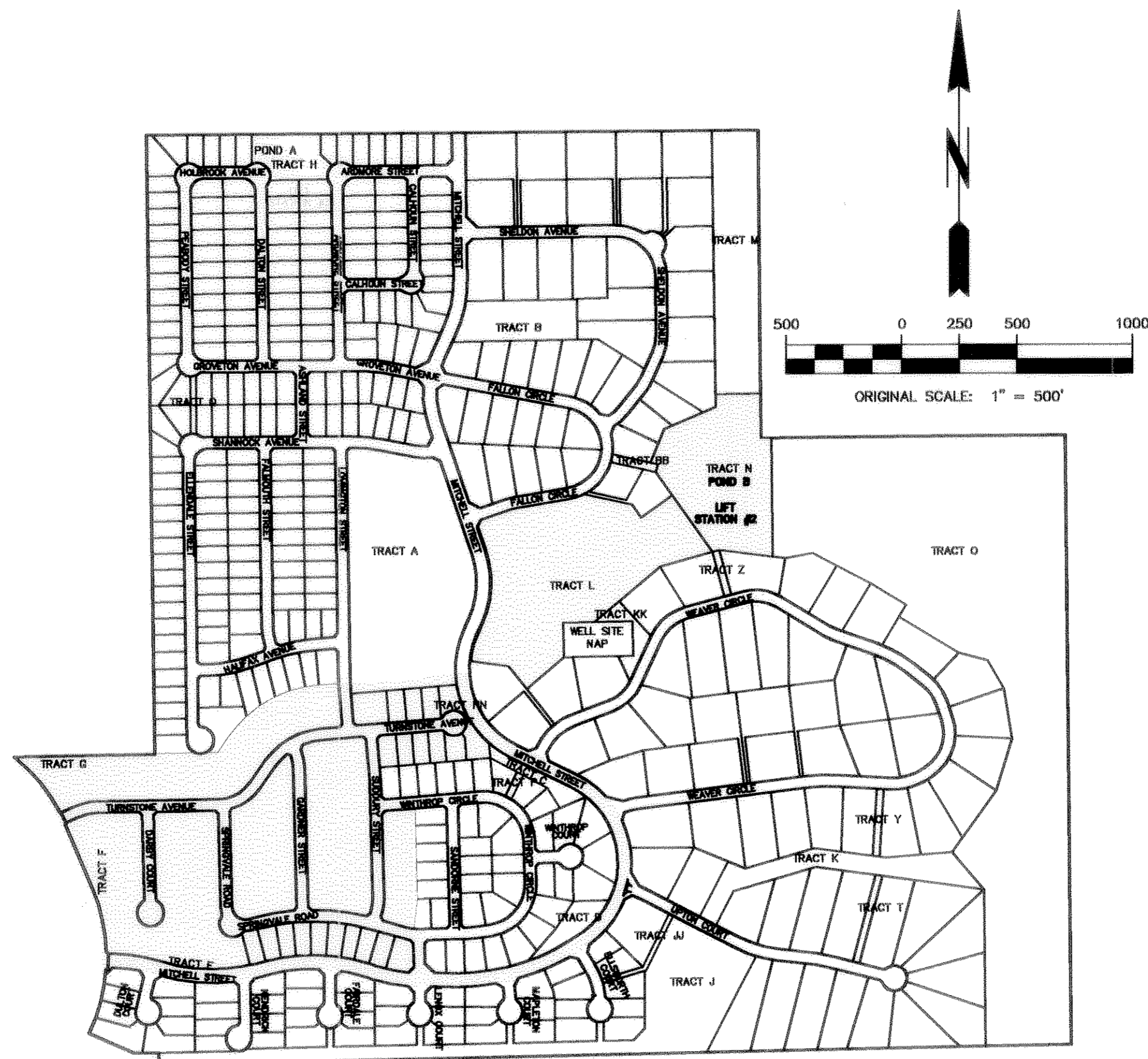
PARCEL 1/PHASE 1 DISTRICT IMPROVEMENTS

- ROADS
MITCHELL STREET
- UTILITIES
WATER
1-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
SANITARY
SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
LIFT STATION #2 AND FORCE MAIN
STORM DRAINAGE
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
DETENTION POND B
- LAND DEDICATION
TRACTS L AND N



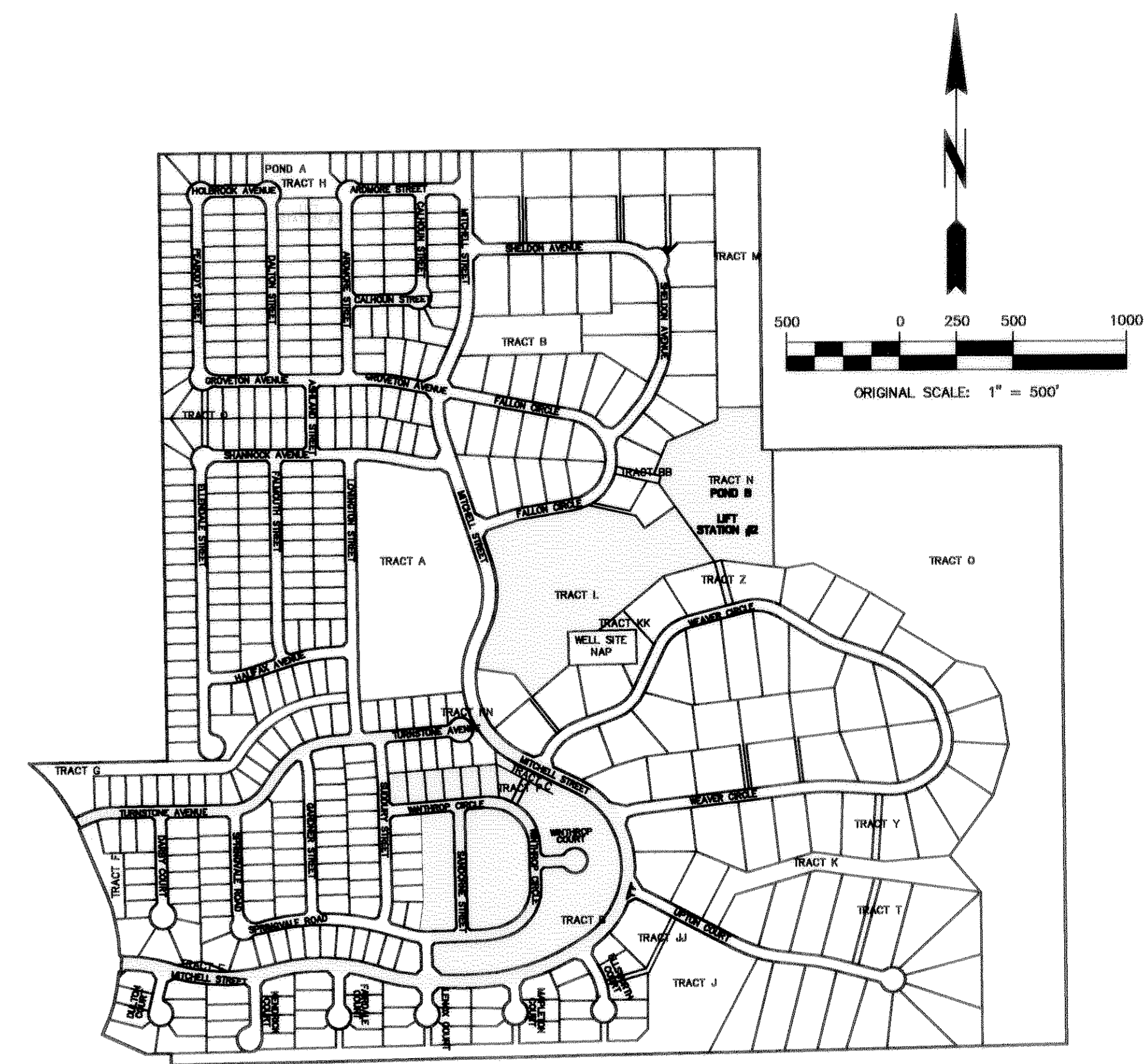
PARCEL 1/PHASE 2 REQUIRED IMPROVEMENTS

- ROADS
TURNSTONE AVENUE, DARBY COURT, SPRINGVALE ROAD, GARDNER STREET, SUDBURY STREET,
LOWINGTON STREET AND WINTHROP CIRCLE
- UTILITIES
WATER
2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
SANITARY
SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
STORM DRAINAGE
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- LAND DEDICATION
TRACTS E, F, G, L AND N
- DISTRICT IMPROVEMENTS
ROADS
PARTS OF MITCHELL STREET
- UTILITIES
LIFT STATION #2 AND FORCE MAIN
DETENTION POND B



PARCEL 1/PHASE 3 REQUIRED IMPROVEMENTS

- ROADS
TURNSTONE AVENUE, WINTHROP CIRCLE, WINTHROP COURT, SANBORNE STREET
- UTILITIES
WATER
2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE LISTED STREETS
SANITARY
SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE LISTED STREETS
STORM DRAINAGE
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- LAND DEDICATION
TRACTS C, D, L, N AND P
- DISTRICT IMPROVEMENTS
ROADS
PART OF MITCHELL STREET
- UTILITIES
LIFT STATION #2 AND FORCE MAIN
DETENTION POND B



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

TRACT IMPROVEMENTS WILL BE COMPLETED PRIOR TO FIRST CO.

TurnerCollie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
999 EIGHTEENTH STREET, SUITE 1500
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

CASTLEWOOD RANCH FILING NO.2
PRELIMINARY PLAT/FINAL PD SITE PLAN
PHASING PLAN

SEPTEMBER 1, 2000
REVISED APRIL 2, 2002
REVISED JULY 17, 2002
REVISED SEPTEMBER 16, 2002
SHEET 5 OF 37

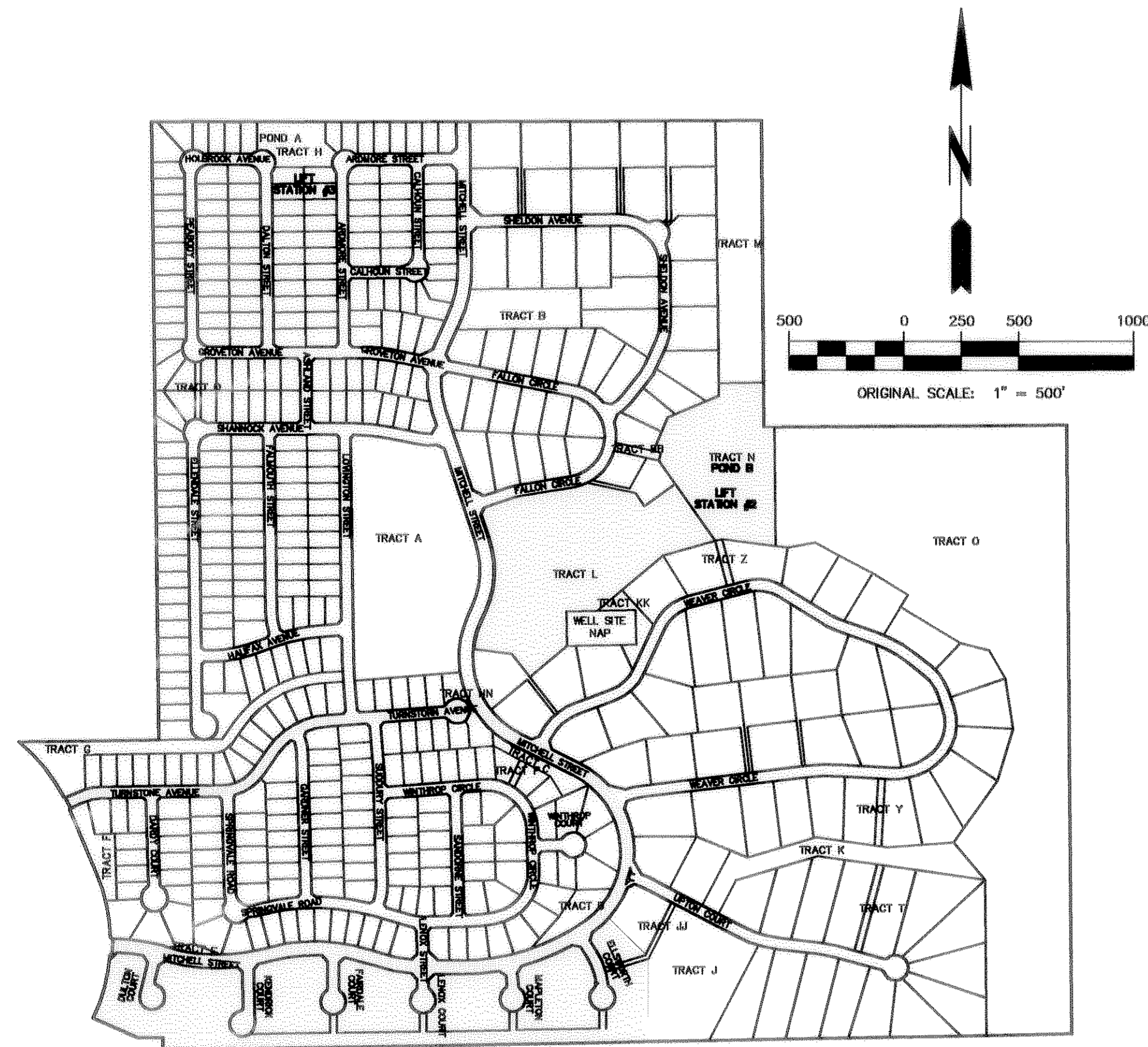
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

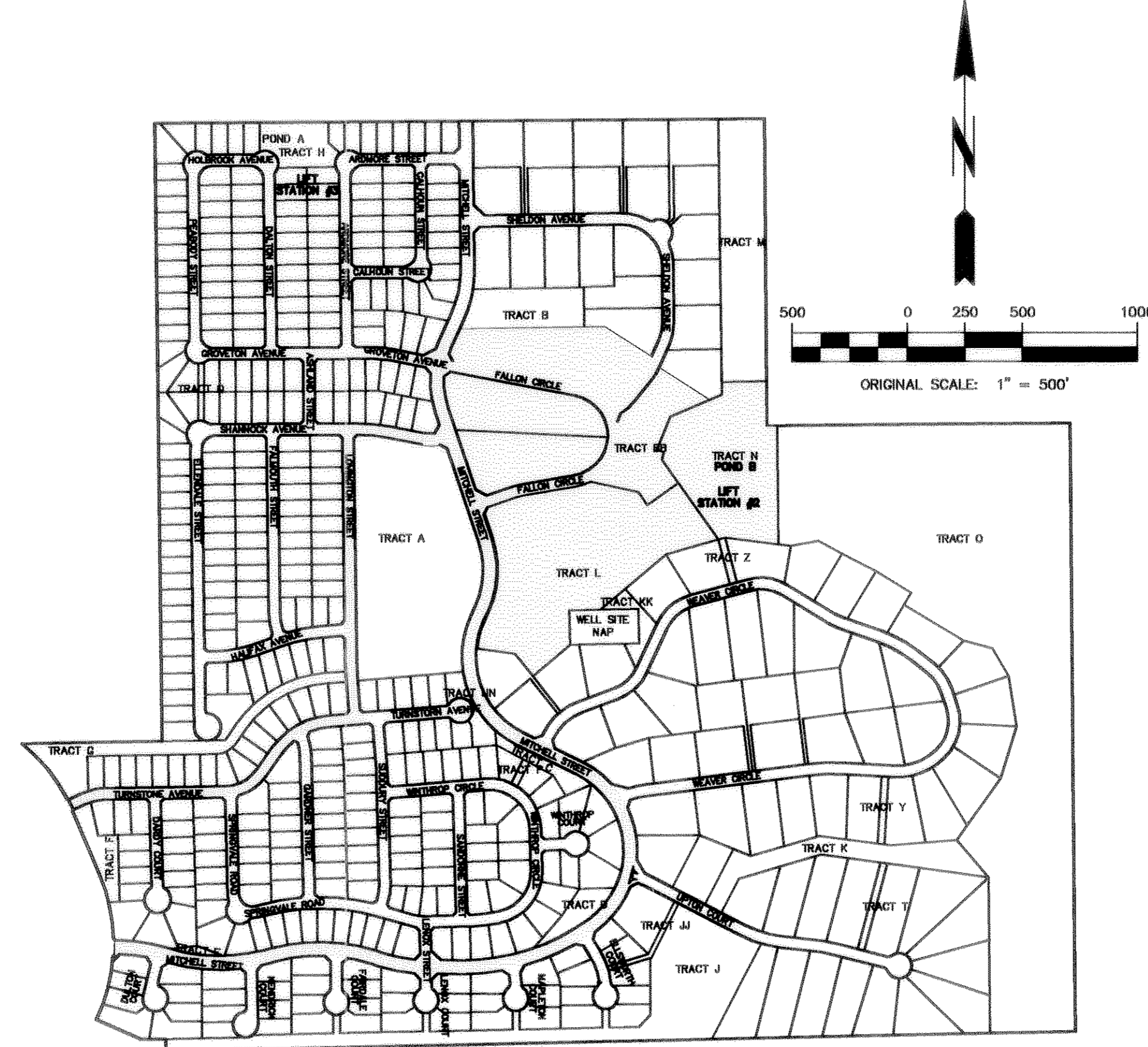
PARCEL 1 PHASE 4 REQUIRED IMPROVEMENTS

- ROADS**
TURNSTONE AVENUE, DUTTON COURT, KENDRICK COURT, FAIRDALE COURT, LENOX COURT, MAPLETON COURT, ELLSWORTH COURT
- UTILITIES**
WATER
2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- SANITARY**
SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- STORM DRAINAGE**
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- LAND DEDICATION**
TRACTS L AND M, PART OF TRACT J AND JJ
- DISTRICT IMPROVEMENTS**
ROADS
PART OF MITCHELL STREET
- UTILITIES**
LIFT STATION #2 AND FORCE MAIN
DETENTION POND B



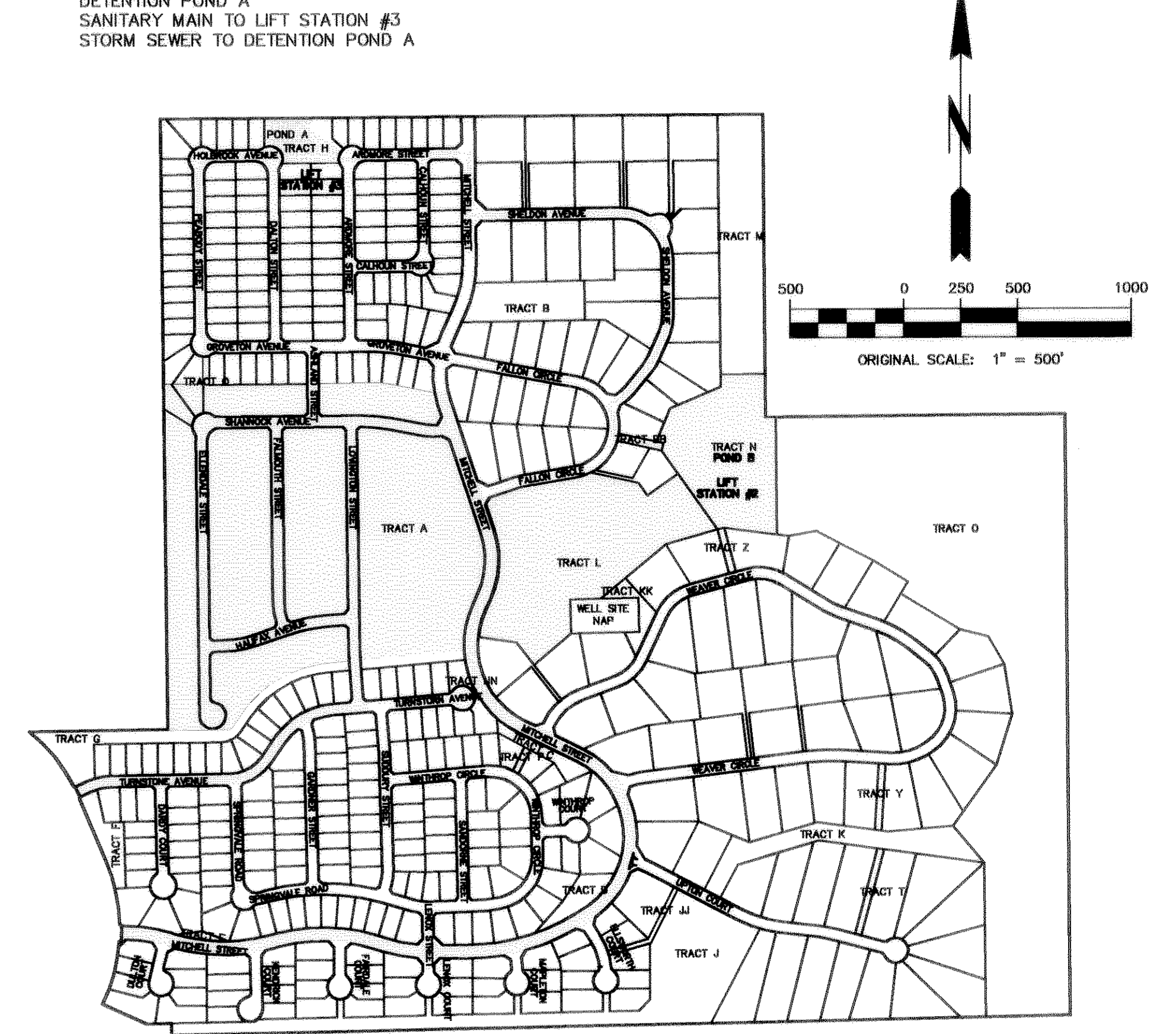
PARCEL 5 REQUIRED IMPROVEMENTS

- ROADS**
FALLON CIRCLE, TURNSTONE AVENUE AND PARTS OF SHELDON AVENUE
- UTILITIES**
WATER
2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- SANITARY**
SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- STORM DRAINAGE**
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
DETENTION POND B
- LAND DEDICATION**
TRACTS L AND N
- DISTRICT IMPROVEMENTS**
ROADS
PARTS OF MITCHELL STREET
- UTILITIES**
LIFT STATION #2 AND FORCE MAIN
DETENTION POND B



PARCEL 1/PHASE 6 REQUIRED IMPROVEMENTS

- ROADS**
HALIFAX AVENUE, ELLENDALE STREET, FALMOUTH STREET, LOVINGTON STREET, SHANNOCK AVENUE, AND PARTS OF ASHLAND STREET AND TURNSTONE AVENUE
- UTILITIES**
WATER
2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
- SANITARY**
SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
LIFT STATION #1 AND FORCE MAIN
- STORM DRAINAGE**
STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS
DETENTION POND B
- LAND DEDICATION**
TRACTS A, L N AND Q
- DISTRICT IMPROVEMENTS**
ROADS
MITCHELL STREET
- UTILITIES**
LIFT STATION #2 AND FORCE MAIN
DETENTION POND B
LIFT STATION #3, FORCE MAIN AND GRAVITY MAIN TO LIFT STATION #2
DETENTION POND A
SANITARY MAIN TO LIFT STATION #3
STORM SEWER TO DETENTION POND A



NOTES:
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TRACT IMPROVEMENTS WILL BE COMPLETED PRIOR TO FIRST CO.

CASTLEWOOD RANCH FILING NO.2
PRELIMINARY PLAT/FINAL PD SITE PLAN
PHASING PLAN

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
999 EIGHTEENTH STREET, SUITE 1500
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

SEPTEMBER 1, 2000
REVISED APRIL 2, 2002
REVISED JULY 17, 2002
REVISED SEPTEMBER 16, 2002
SHEET 6 OF 37

CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 10 REQUIRED IMPROVEMENTS

ROADS
 UPTON COURT AND TURNSTONE AVENUE

UTILITIES
WATER
 2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
 WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS

SANITARY
 SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS

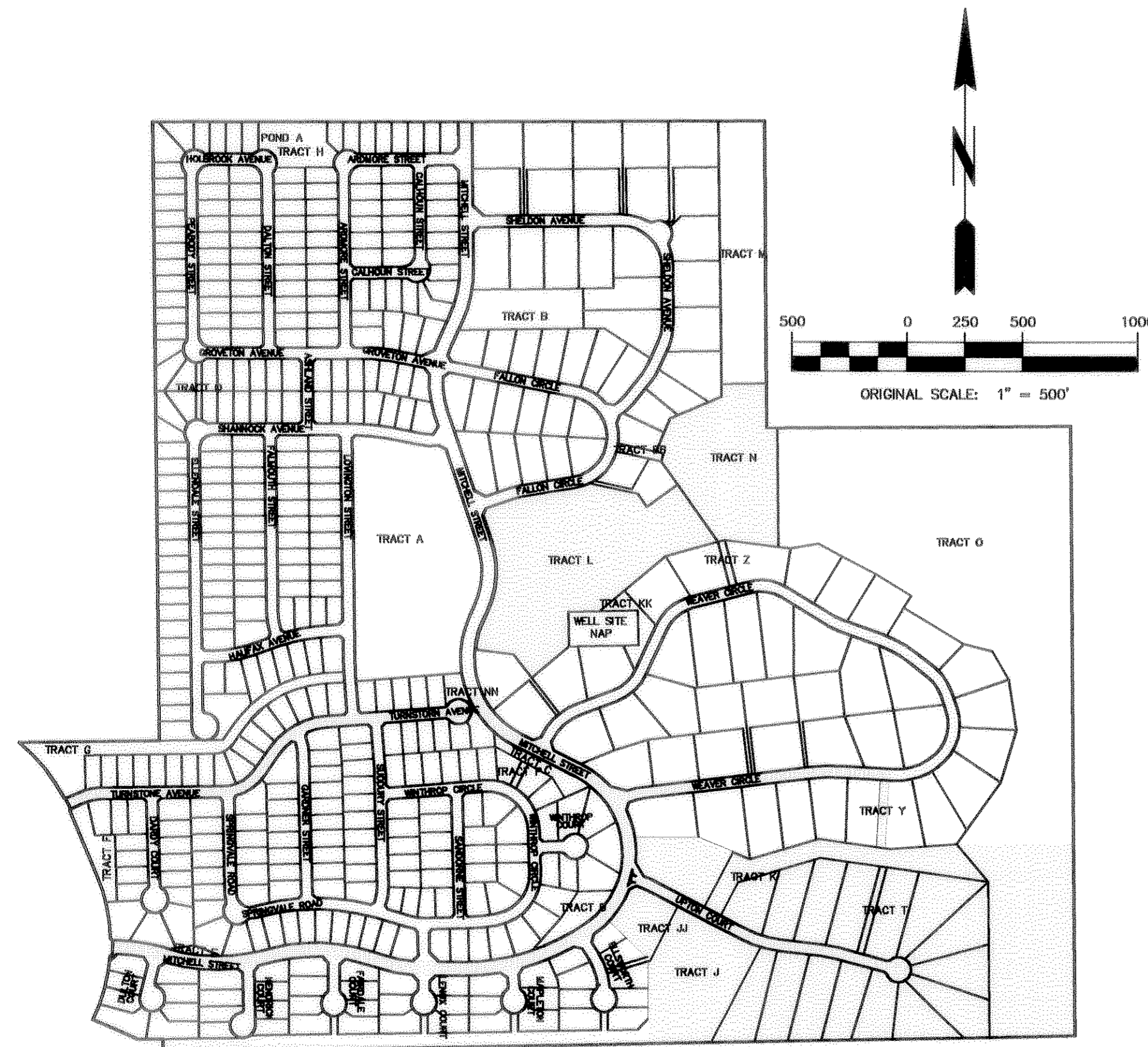
STORM DRAINAGE
 STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS

LAND DEDICATION
 TRACTS K, L, N, AND PART OF TRACT J, JJ AND O

DISTRICT IMPROVEMENTS

ROADS
 MITCHELL STREET

UTILITIES
 LIFT STATION #2 AND FORCE MAIN
 DETENTION POND B
 WATER LOOP THROUGH WEAVER CIRCLE



PARCEL 11 REQUIRED IMPROVEMENTS

ROADS
 SHELDON AVENUE, LOVINGTON STREET, TURNSTONE AVENUE
 AND PART OF FALLON CIRCLE

UTILITIES
WATER
 2-12" CONNECTIONS TO MIKELSON WATER INFRASTRUCTURE
 WATER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS

SANITARY
 SANITARY INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS

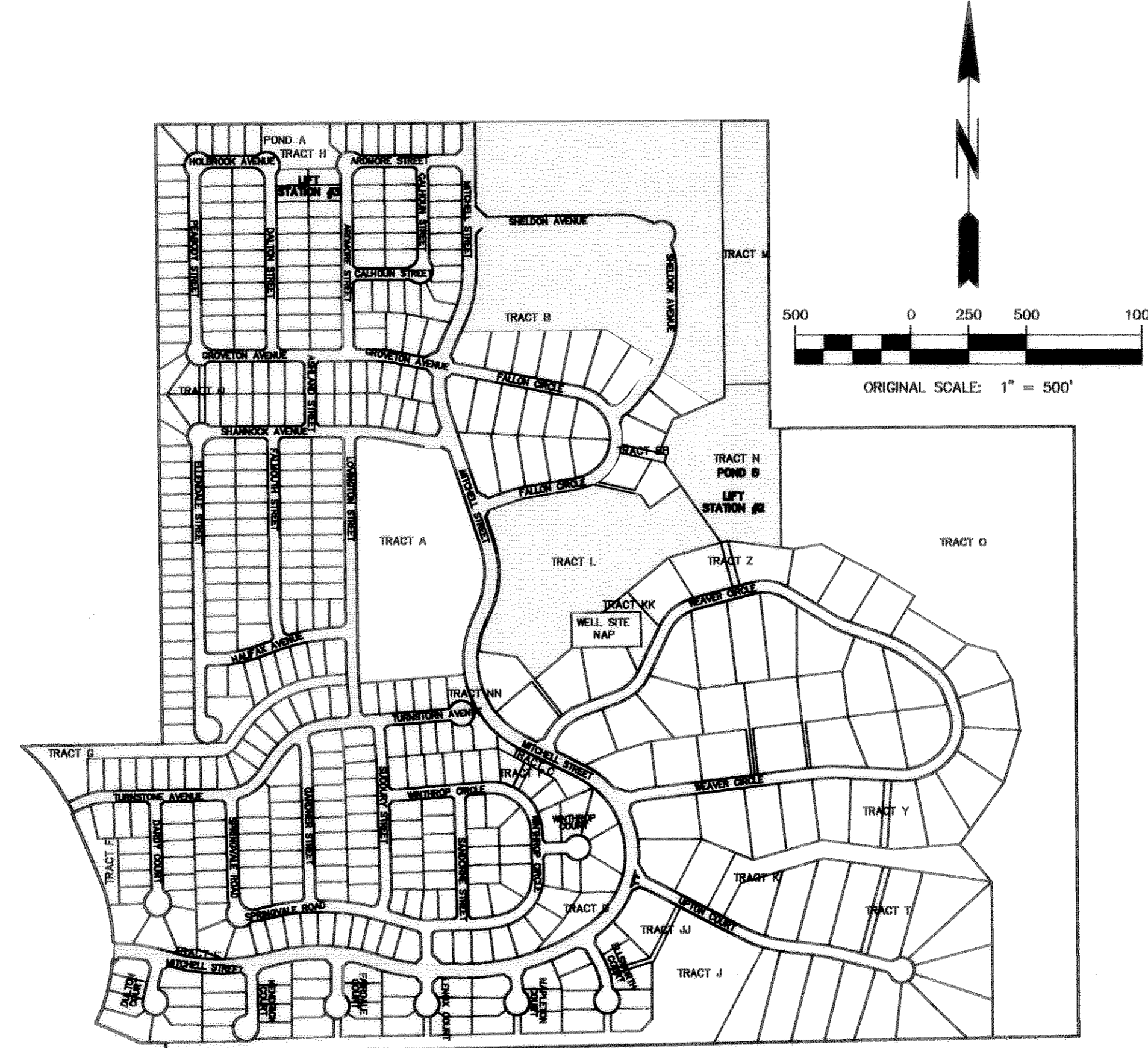
STORM DRAINAGE
 STORM SEWER INFRASTRUCTURE ASSOCIATED WITH ABOVE MENTIONED STREETS

LAND DEDICATION
 TRACTS B, L, M, AND N

DISTRICT IMPROVEMENTS

ROADS
 MITCHELL STREET

UTILITIES
 LIFT STATION #2 AND FORCE MAIN
 DETENTION POND B



PUBLIC IMPROVEMENTS PHASING PLAN
 CASTLEWOOD RANCH FILING 2

Permit #	Public Improvement	EXHIBIT 1										
		Building Permits Parcel 1	Building Permits Parcel 2, Area 34A	Building Permits Parcel 3, Area 34C	Building Permits Parcel 4, Area 34C	Building Permits Parcel 5, Area 33	Building Permits Parcel 6, Area 32B	Building Permits Parcel 7, Area 34B	Building Permits Parcel 8, Area 32A	Building Permits Parcel 9, Area 32A	Building Permits Parcel 10, Area 34D	Building Permits Parcel 11, Area 37A
	Pond A						X		X	X		
	Pond B	X	X	X	X	X	X	X				
	Lift Station 2	X	X		X	X	X	X	X	X	X	X
	Lift Station 3						X		X	X		
	Water Lines - Upton to Weaver Loop											X
	Water Lines - Turnstone Loop		X	X	X	X						
	North Sanitary - gravity main to lift station 2				X	X						
	Central Sanitary - gravity main to lift station 2		X	X				X				
	South Sanitary - gravity main to lift station 3				X			X				
	Parcel 1, Phase 1	X	X	X	X	X	X	X	X	X	X	X
	Parcel 1, Phase 2, Area 34A		X									
	Parcel 1, Phase 3, Area 34C			X								
	Parcel 1, Phase 4, Area 34C				X							
	Parcel 5, Area 33					X						
	Parcel 1, Phase 6, Area 32B						X					
	Parcel 7, Area 34B							X				
	Parcel 8, Area 32A								X			
	Parcel 9, Area 32A									X		
	Parcel 10, Area 34D										X	
	Parcel 11, Area 37A											X

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CASTLEWOOD RANCH FILING NO.2
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 PHASING PLAN

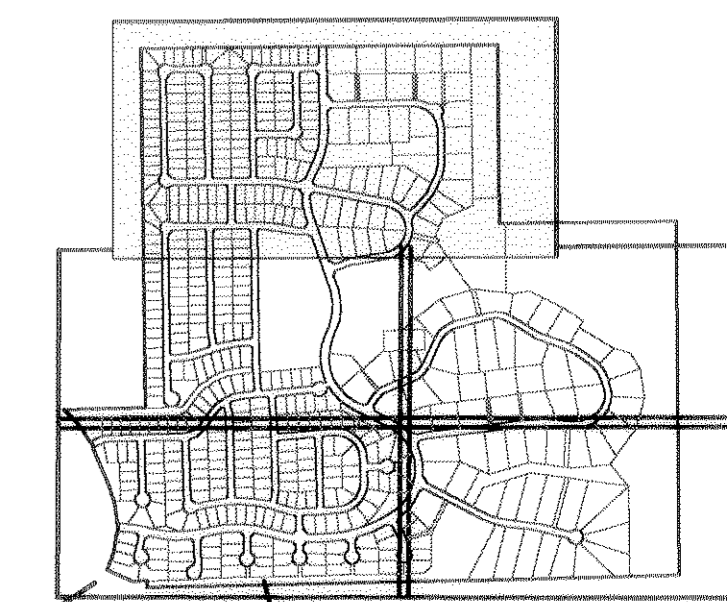
TurnerCollie&Braden Inc.
 ENGINEERS PLANNERS PROJECT MANAGERS
 999 EIGHTEENTH STREET, SUITE 1500
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 PHONE (303) 298-7117 FAX (303) 298-1124

SEPTEMBER 1, 2000
 REVISED APRIL 2, 2002
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 REVISED SEPTEMBER 16, 2002
 SHEET 8 OF 37

CASTLEWOOD RANCH FILING NO.2

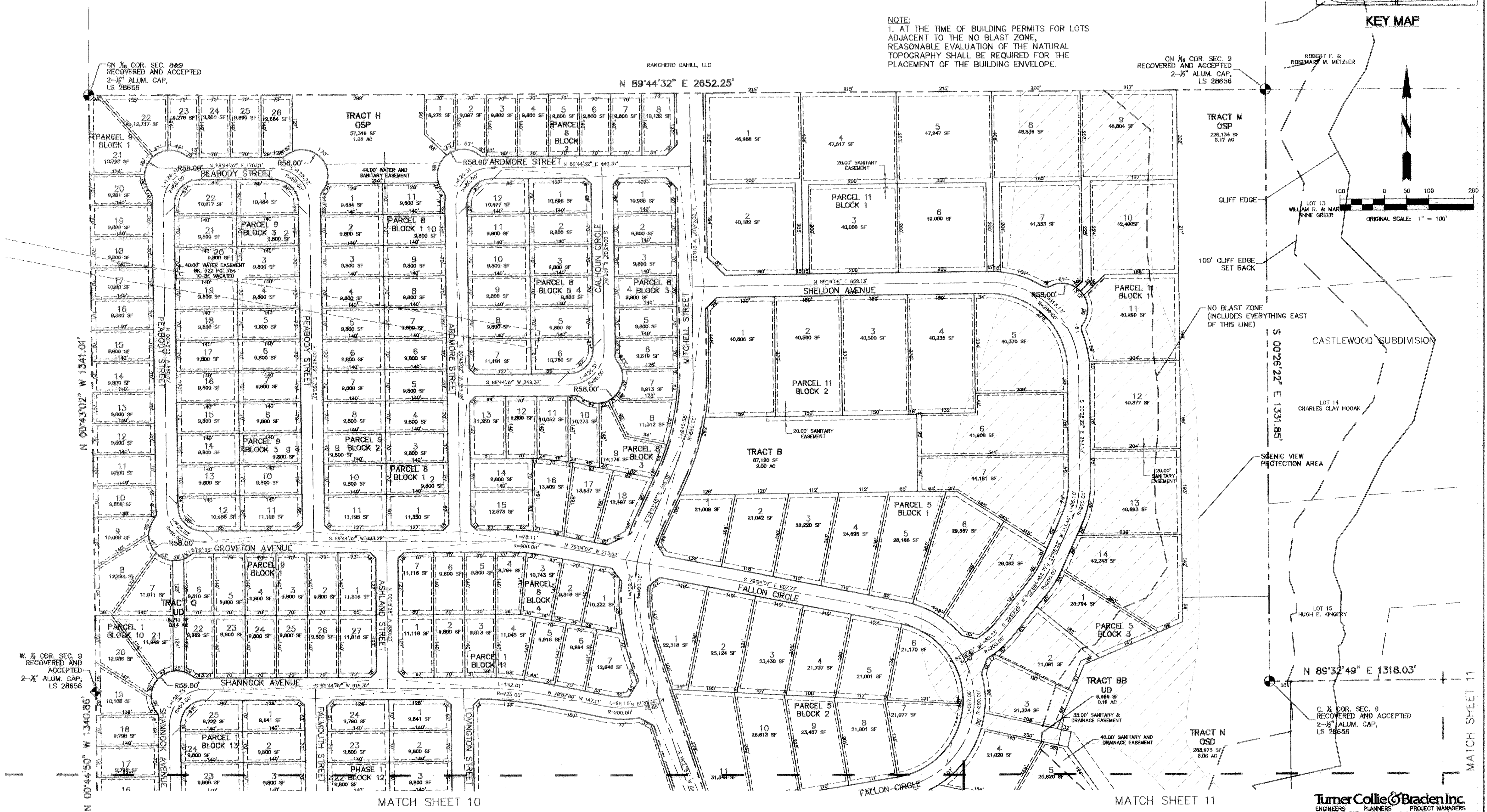
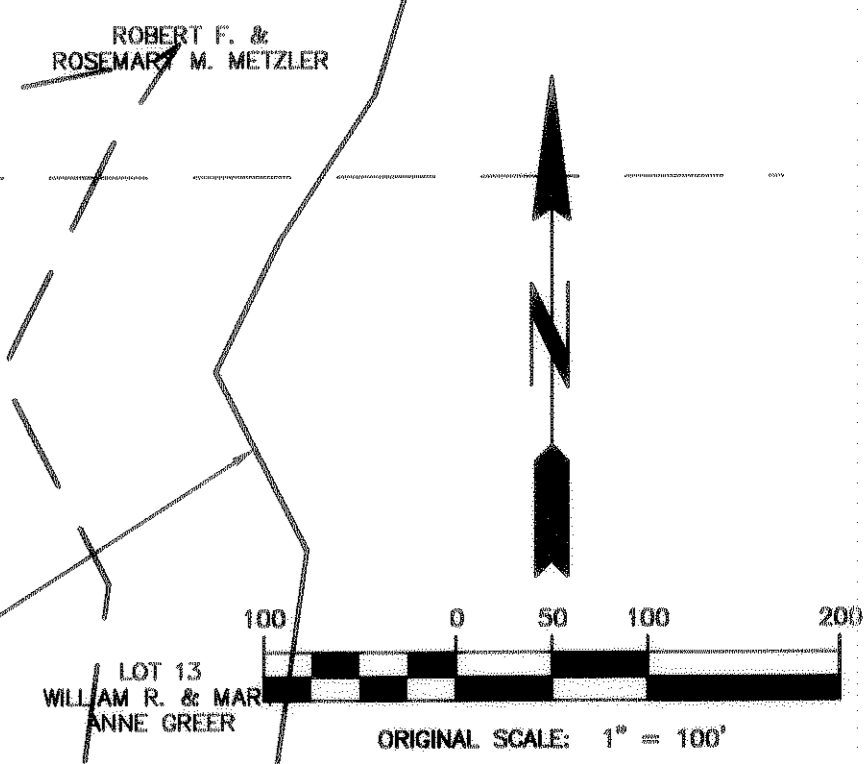
PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP

NOTE:
1. AT THE TIME OF BUILDING PERMITS FOR LOTS ADJACENT TO THE NO BLAST ZONE, REASONABLE EVALUATION OF THE NATURAL TOPOGRAPHY SHALL BE REQUIRED FOR THE PLACEMENT OF THE BUILDING ENVELOPE.



NO BLAST ZONE (INCLUDES EVERYTHING EAST OF THIS LINE)

CASTLEWOOD SUBDIVISION

SCENIC VIEW PROTECTION AREA

C. 1/4 COR. SEC. 9 RECOVERED AND ACCEPTED 2-1/2" ALUM. CAP. LS 28656

Turner Collier & Braden Inc.
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SEPTEMBER 1, 2000
REVISED APRIL 2, 2002
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REVISED SEPTEMBER 16, 2002

SIGHT DISTANCE TRIANGLES

MATCH SHEET 10

MATCH SHEET 11

MATCH SHEET 11

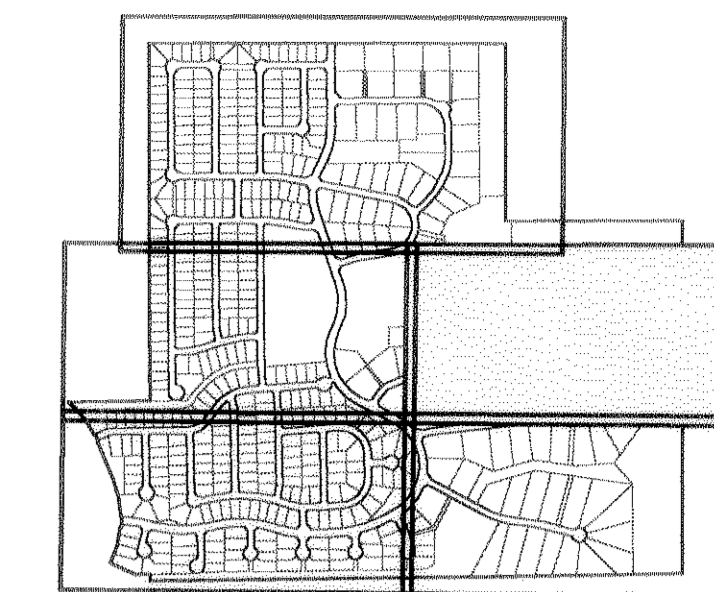
MATCH SHEET 12

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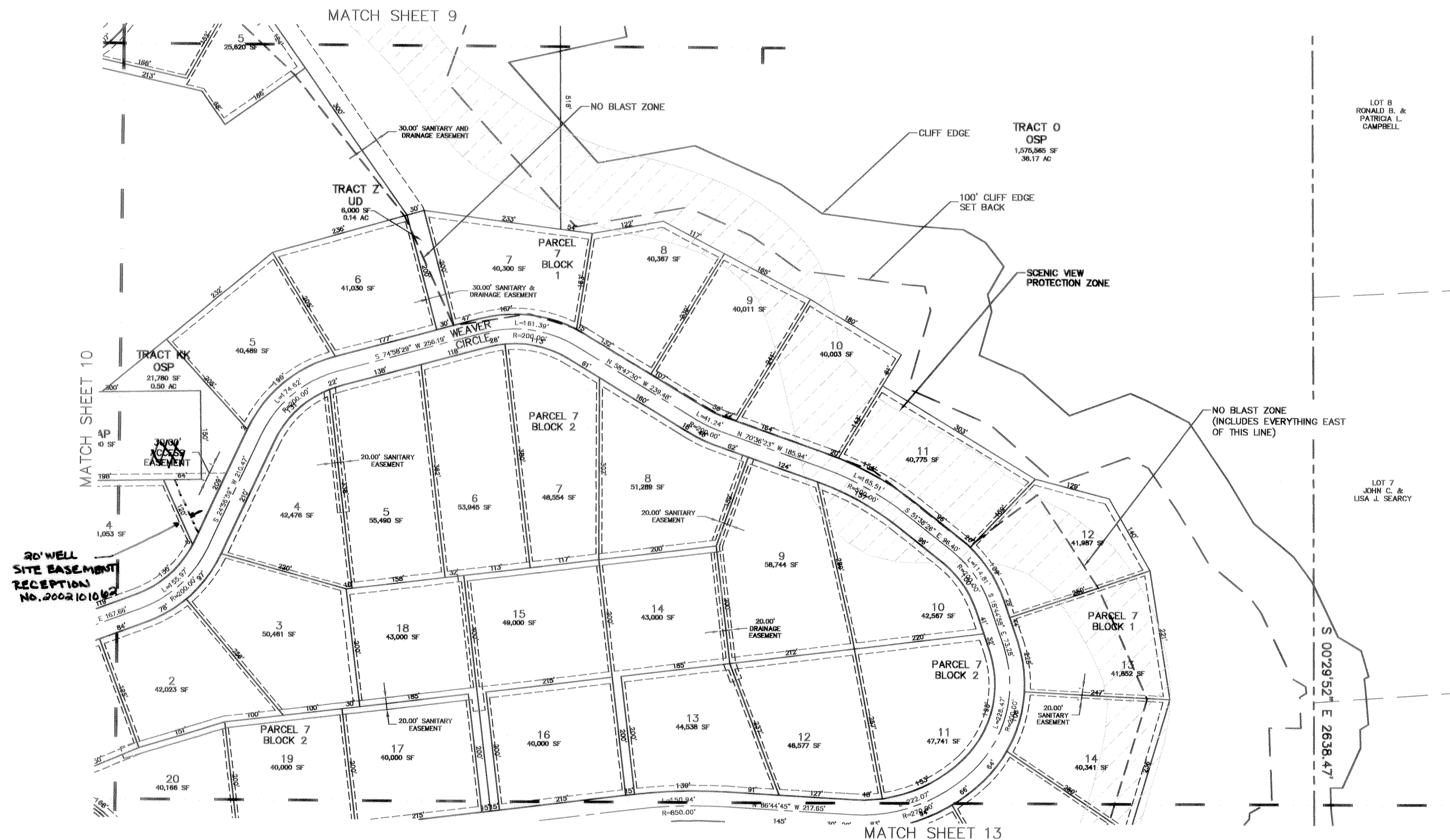
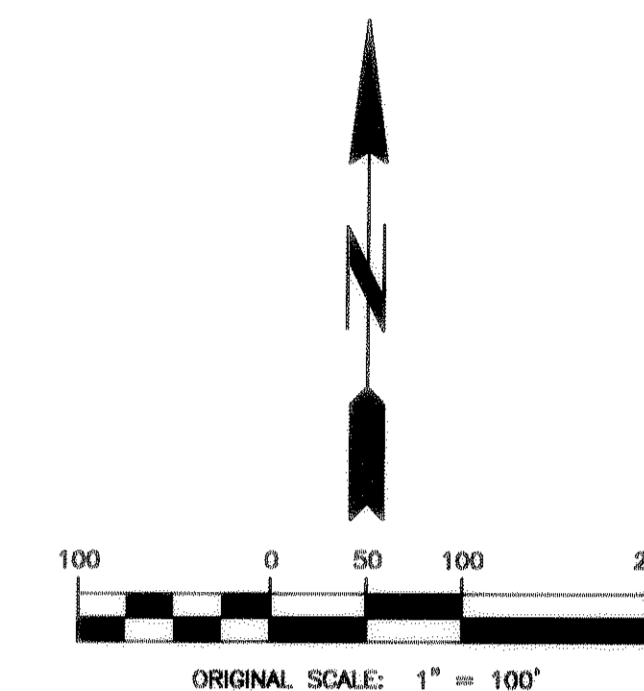
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



NOTE:
1. AT THE TIME OF BUILDING PERMITS FOR LOTS ADJACENT TO THE NO BLAST ZONE, REASONABLE EVALUATION OF THE NATURAL TOPOGRAPHY SHALL BE REQUIRED FOR THE PLACEMENT OF THE BUILDING ENVELOPE.

20' WELL
SITE BASEMENT
RECEPTION
NO. 0002101012

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Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
999 EIGHTEENTH STREET, SUITE 1500
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

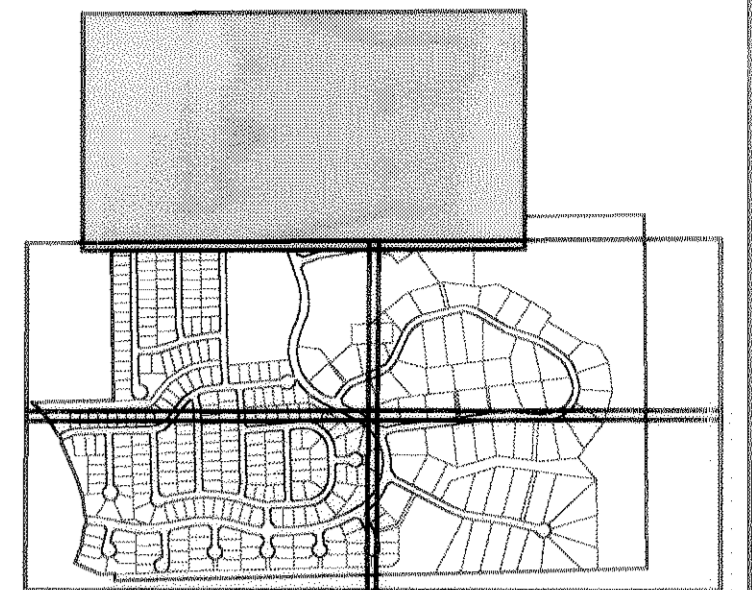
CASTLEWOOD RANCH FILING NO.2
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

SEPTEMBER 1, 2000
REVISED APRIL 2, 2002
REVISED JULY 17, 2002
REVISED SEPTEMBER 16, 2002

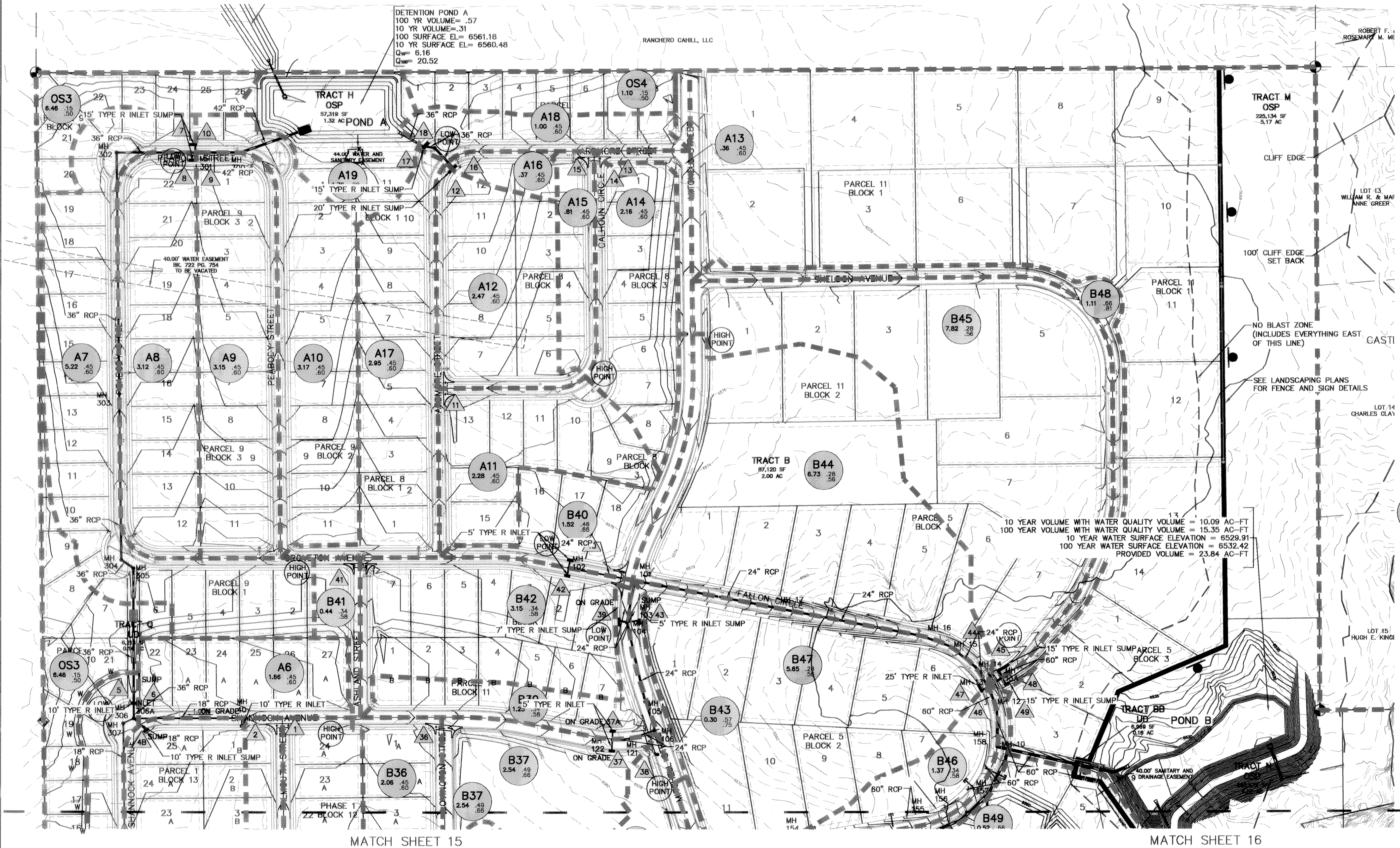
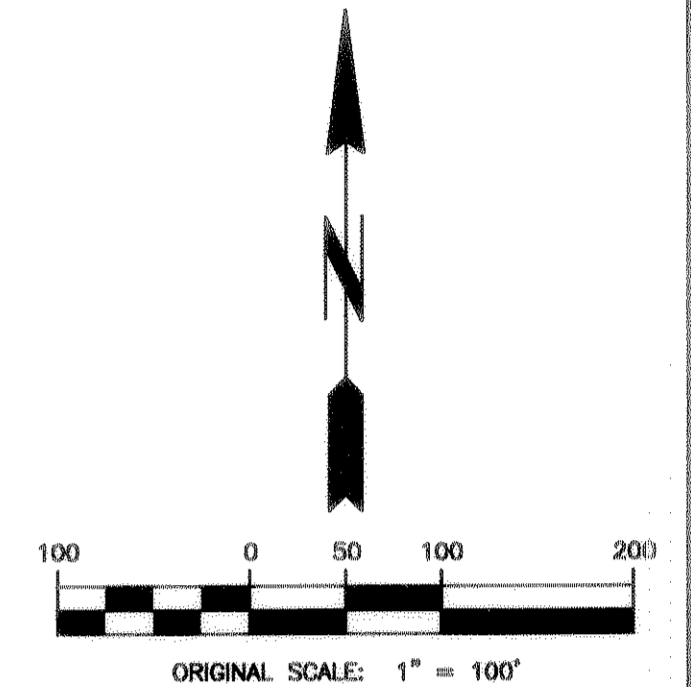
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



**SYMBOLS
GENERAL LEGEND**

- 5450 EXISTING MAJOR CONTOUR
- 5450 EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- RIGHT OF WAY
- BASIN BOUNDARIES
- 2.00% PROPOSED STREET GRADE
- 4:1 PROPOSED SLOPE
- DESIGN POINT
NOTE: EACH MAJOR BASIN STARTS OVER AT DP 1
- BASIN ID
- 5 YEAR "C" VALUE
- 100 YEAR "C" VALUE
- AREA IN ACRES

MATCH SHEET 15

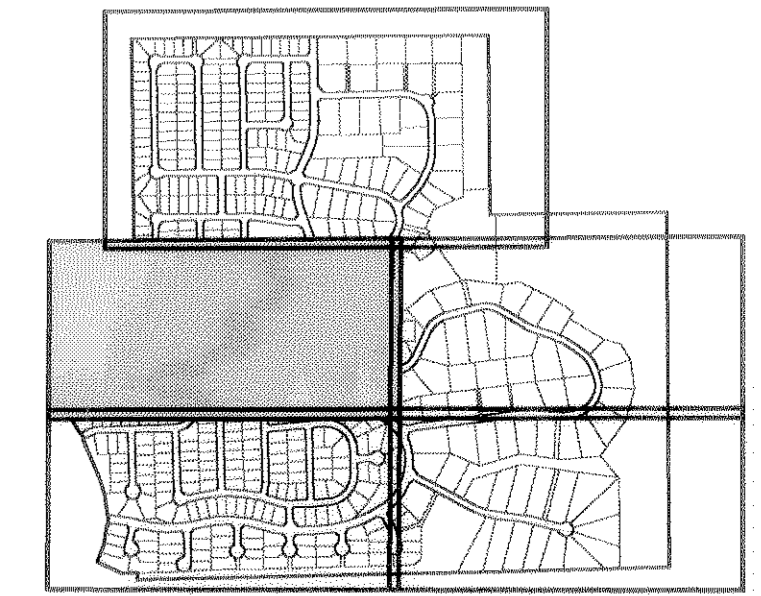
MATCH SHEET 16

MATCH SHEET 15

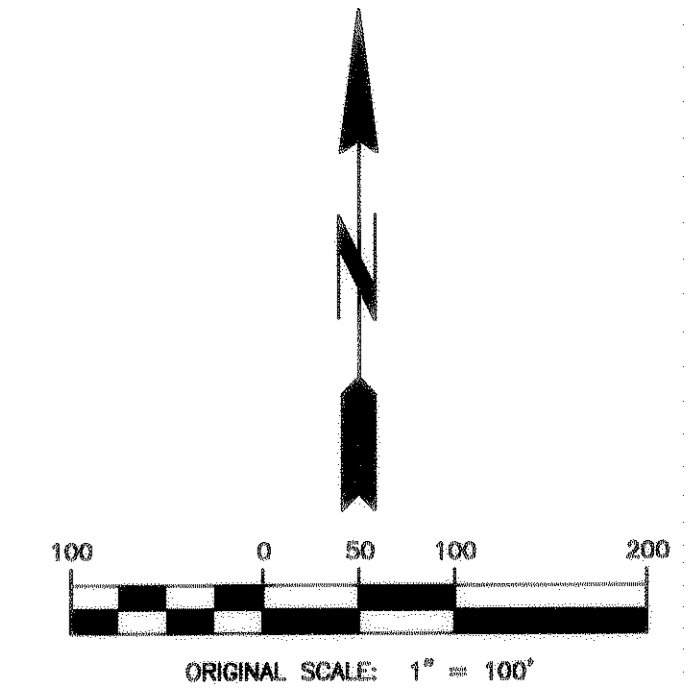
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



SYMBOLS
GENERAL LEGEND

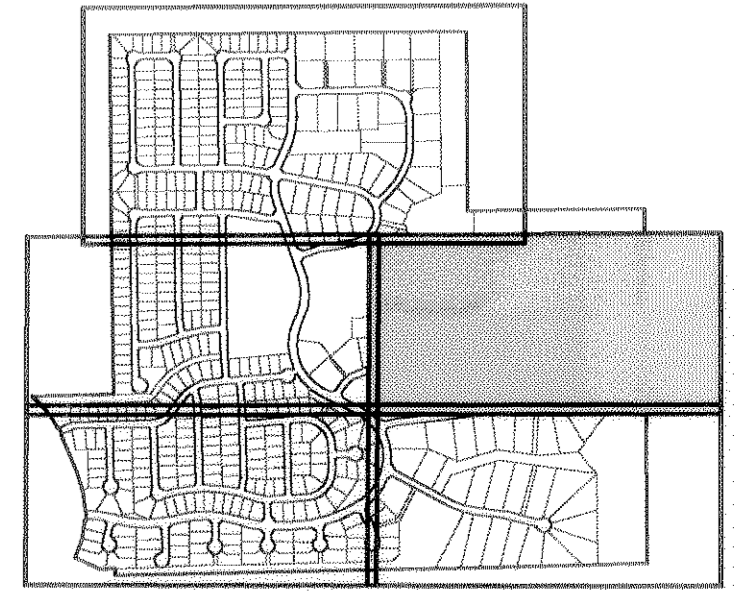
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPERTY LINE
	CENTER LINE
	EASEMENT
	RIGHT OF WAY
	BASIN BOUNDARIES
	2.00% PROPOSED STREET GRADE
	4:1 PROPOSED SLOPE
	DESIGN POINT NOTE: EACH MAJOR BASIN STARTS OVER AT DP 1
	BASIN ID 5 YEAR "C" VALUE 100 YEAR "C" VALUE AREA IN ACRES

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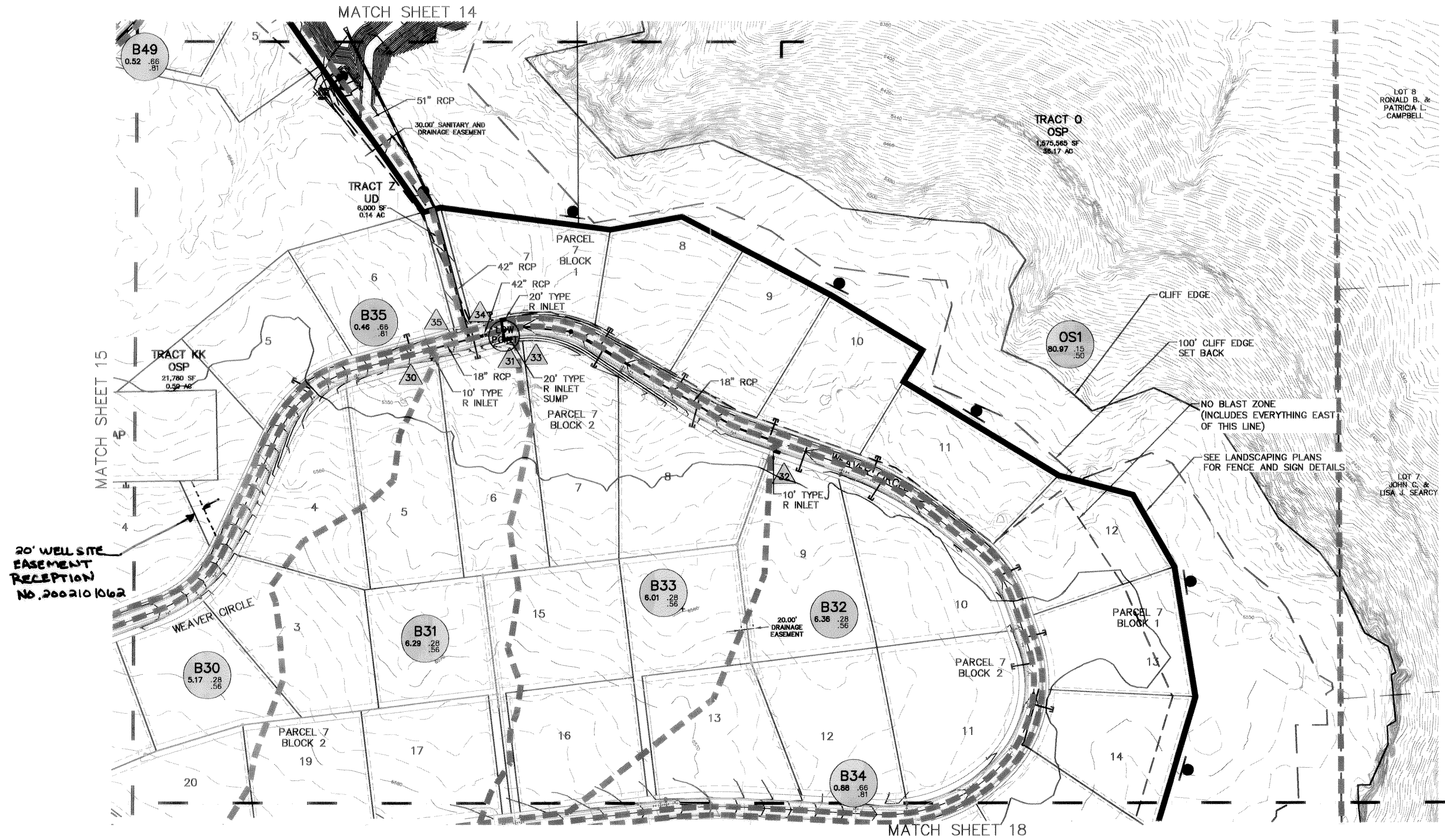
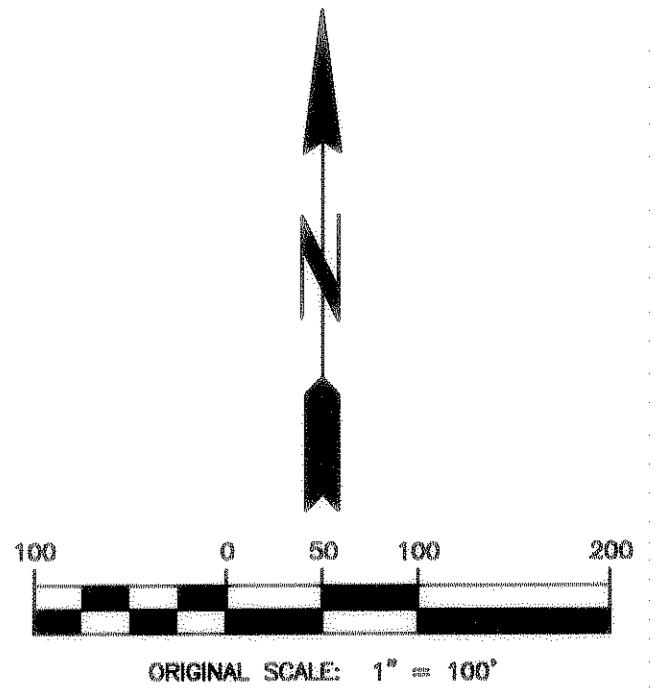
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



SYMBOLS	
GENERAL LEGEND	
--- 5450 ---	EXISTING MAJOR CONTOUR
--- 5450 ---	EXISTING MINOR CONTOUR
--- 5450 ---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT
---	RIGHT OF WAY
-----	BASIN BOUNDARIES
2.00%	PROPOSED STREET GRADE
4:1	PROPOSED SLOPE
△ 35	DESIGN POINT NOTE: EACH MAJOR BASIN STARTS OVER AT DP 1
A 1.00 0.40 0.80	BASIN ID 5 YEAR "C" VALUE 100 YEAR "C" VALUE AREA IN ACRES

20' WELL SITE EASEMENT RECEPTION NO. 2002101062

Turner Collie & Braden Inc.
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 999 EIGHTEENTH STREET, SUITE 1500
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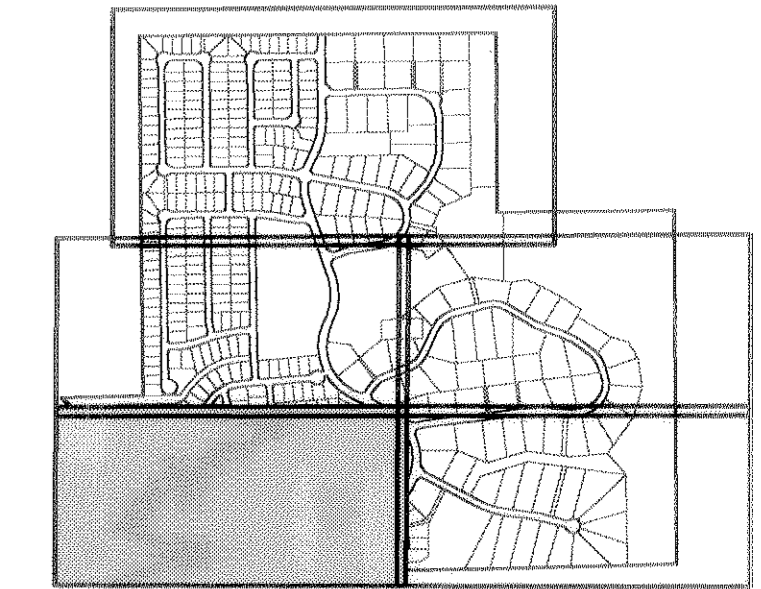
CASTLEWOOD RANCH FILING NO.2
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 GRADING AND DRAINAGE PLAN

SEPTEMBER 1, 2000
 REVISED APRIL 2, 2002
 REVISED JULY 17, 2002
 REVISED SEPTEMBER 16, 2002
 SHEET 16 OF 37

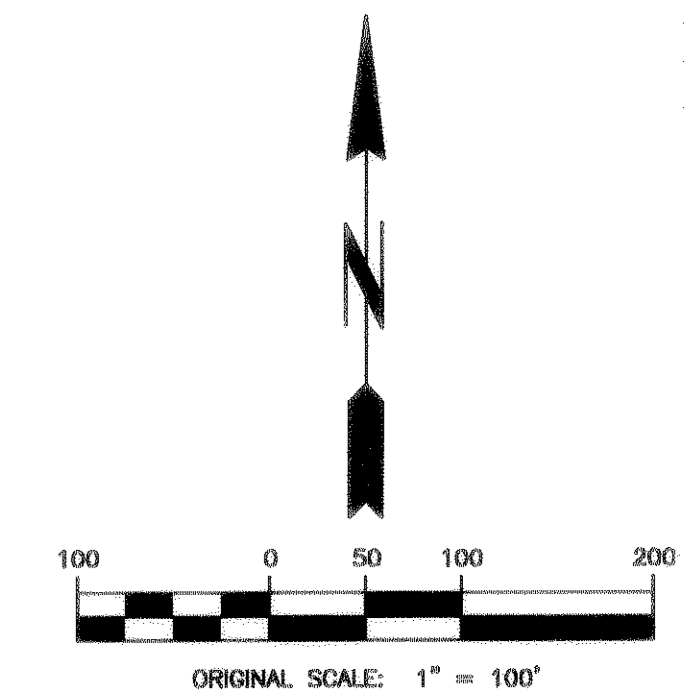
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



SYMBOLS GENERAL LEGEND

	5450	EXISTING MAJOR CONTOUR
	5450	EXISTING MINOR CONTOUR
		PROPOSED MAJOR CONTOUR
		PROPOSED MINOR CONTOUR
		PROPERTY LINE
		CENTER LINE
		EASEMENT
		RIGHT OF WAY
		BASIN BOUNDARIES
	2.00%	PROPOSED STREET GRADE
	4:1	PROPOSED SLOPE
	35	DESIGN POINT
		NOTE: EACH MAJOR BASIN STARTS OVER AT DP 1
	A	BASIN ID
	1.00	5 YEAR "C" VALUE
	0.60	100 YEAR "C" VALUE
		AREA IN ACRES

SW COR. SEC. 9 RECOVERED AND ACCEPTED 2-1/2" ALUM. CAP. LS 28656

EMERGENCY OVERFLOW

30.00' SANITARY AND DRAINAGE EASEMENT TO BE MAINTAINED BY CWRHOA

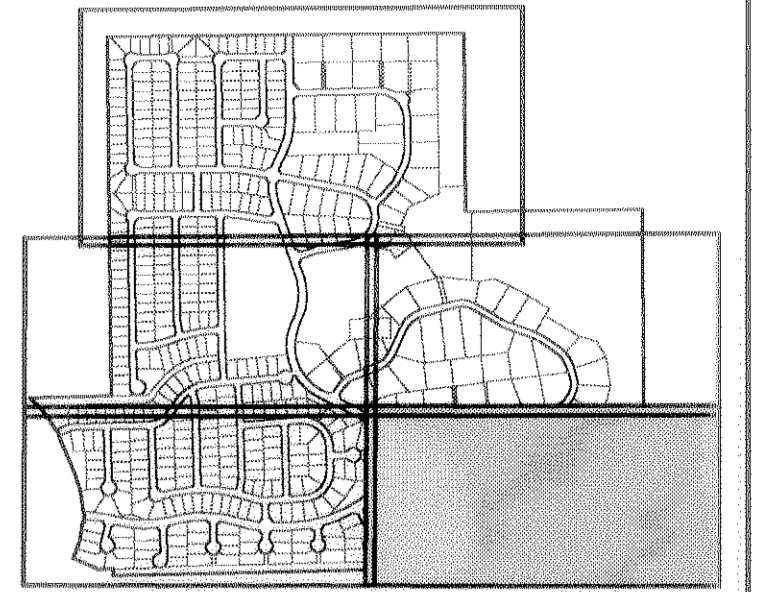
W. 1/4 COR. SEC. 9&16 RECOVERED AND ACCEPTED 2-1/2" ALUM. CAP. LS 28656

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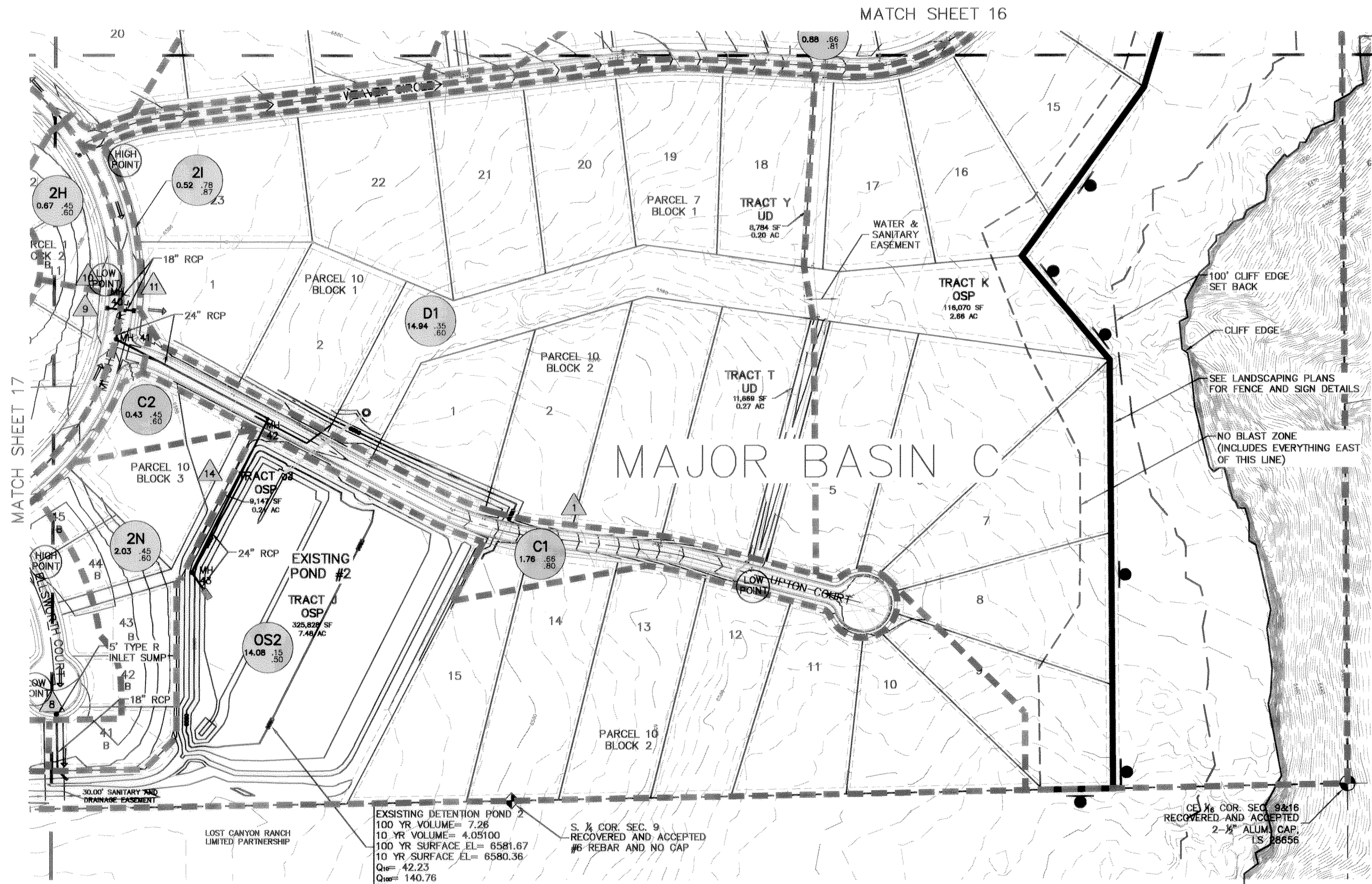
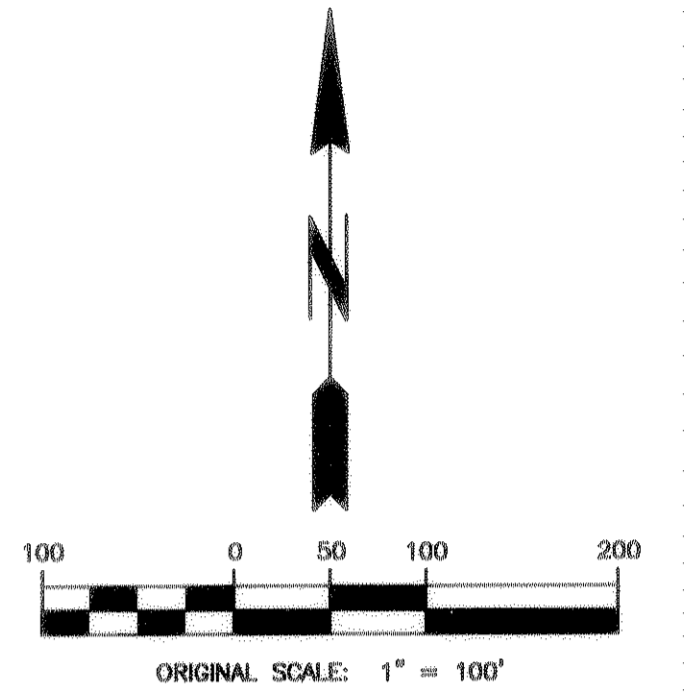
CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP



SYMBOLS
GENERAL LEGEND

	5450	EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
	5450	PROPOSED MAJOR CONTOUR
		PROPOSED MINOR CONTOUR
		PROPERTY LINE
		CENTER LINE
		EASEMENT
		RIGHT OF WAY
		BASIN BOUNDARIES
	2.00%	PROPOSED STREET GRADE
	4:1	PROPOSED SLOPE
		DESIGN POINT
		NOTE: EACH MAJOR BASIN STARTS OVER AT DP 1
		BASIN ID
		5 YEAR "C" VALUE
		100 YEAR "C" VALUE
		AREA IN ACRES

EXISTING DETENTION POND #2
100 YR VOLUME= 7.25
10 YR VOLUME= 4.05100
100 YR SURFACE EL= 6581.67
10 YR SURFACE EL= 6580.36
Q₁₀₀= 42.23
Q₁₀= 140.76

S. 1/4 COR. SEC. 9
RECOVERED AND ACCEPTED
#6 REBAR AND NO CAP

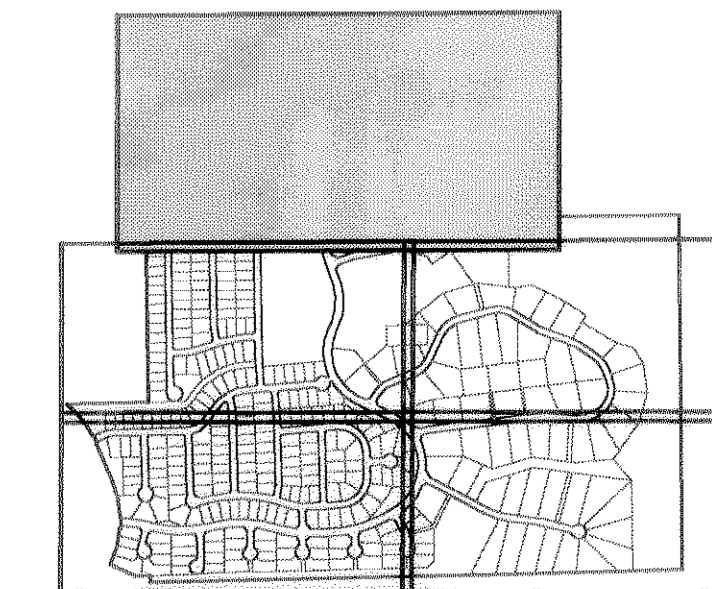
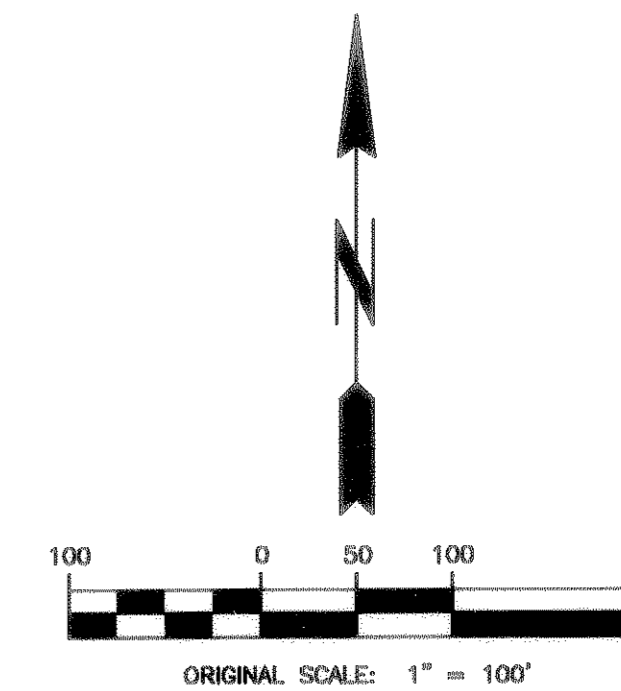
C.E. 1/8 COR. SEC. 9&16
RECOVERED AND ACCEPTED
2-1/2" ALUM. CAP.
TS 28656

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CASTLEWOOD RANCH FILING NO.2

PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

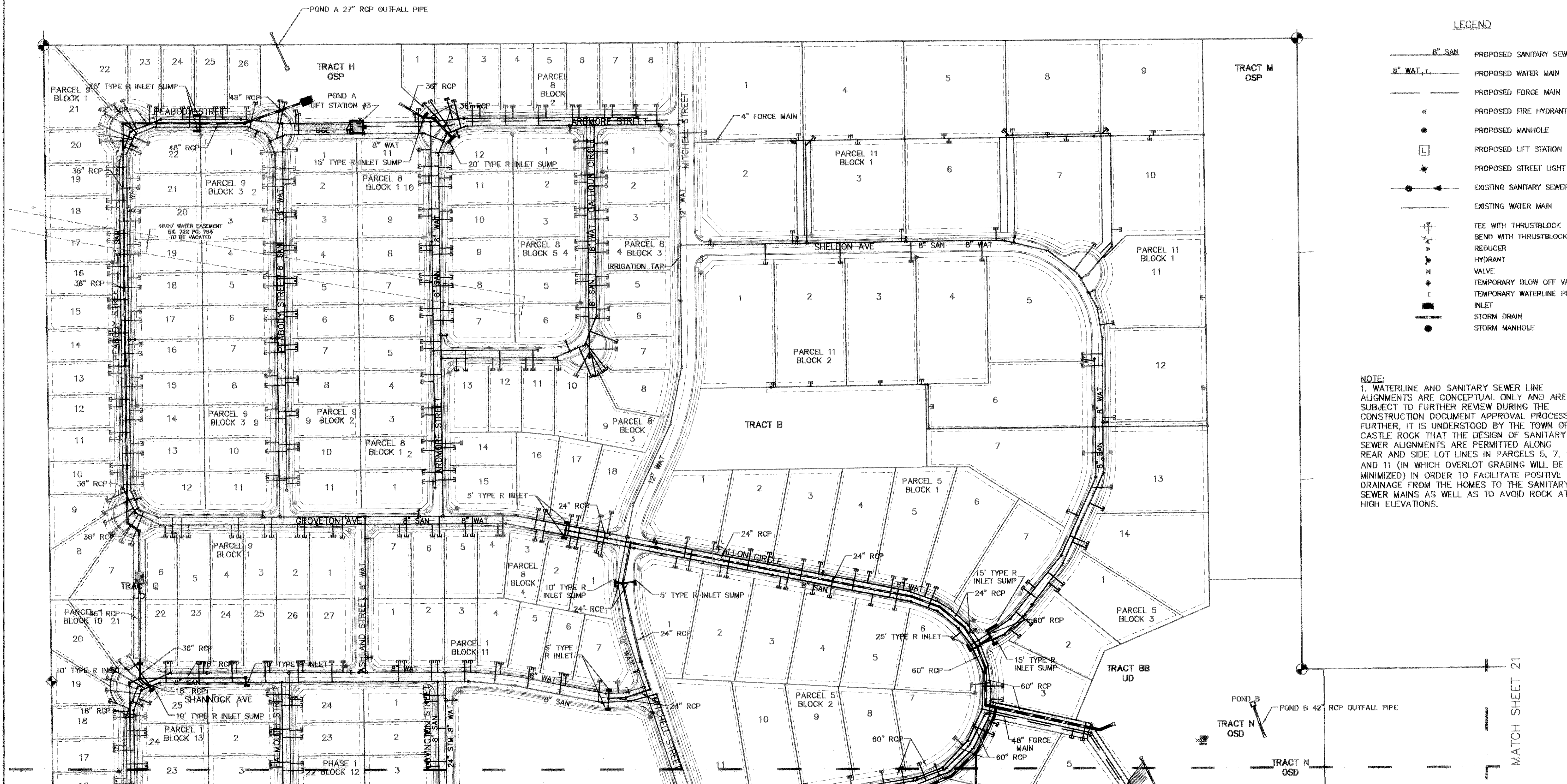


KEY MAP

LEGEND

- 8" SAN PROPOSED SANITARY SEWER
- 8" WAT. I. PROPOSED WATER MAIN
- PROPOSED FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED LIFT STATION
- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- TEE WITH THRUSTBLOCK
- BEND WITH THRUSTBLOCK
- REDUCER
- HYDRANT
- VALVE
- TEMPORARY BLOW OFF VALVE
- TEMPORARY WATERLINE PLUG
- INLET
- STORM DRAIN
- STORM MANHOLE

NOTE:
1. WATERLINE AND SANITARY SEWER LINE ALIGNMENTS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO FURTHER REVIEW DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS. FURTHER, IT IS UNDERSTOOD BY THE TOWN OF CASTLE ROCK THAT THE DESIGN OF SANITARY SEWER ALIGNMENTS ARE PERMITTED ALONG REAR AND SIDE LOT LINES IN PARCELS 5, 7, 10 AND 11 (IN WHICH OVERLOT GRADING WILL BE MINIMIZED) IN ORDER TO FACILITATE POSITIVE DRAINAGE FROM THE HOMES TO THE SANITARY SEWER MAINS AS WELL AS TO AVOID ROCK AT HIGH ELEVATIONS.



MATCH SHEET 20

MATCH SHEET 21

MATCH SHEET 21

CASTLEWOOD RANCH FILING NO.2
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN

Turner Collie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
999 EIGHTEENTH STREET, SUITE 1500
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

SEPTEMBER 1, 2000
REVISED APRIL 2, 2002
REVISED JULY 17, 2002
REVISED SEPTEMBER 16, 2002

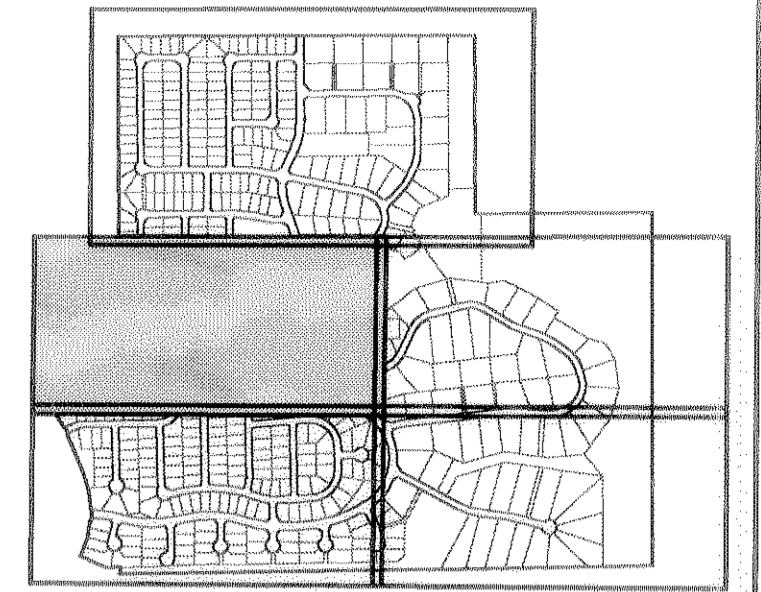
SHEET 19 OF 37

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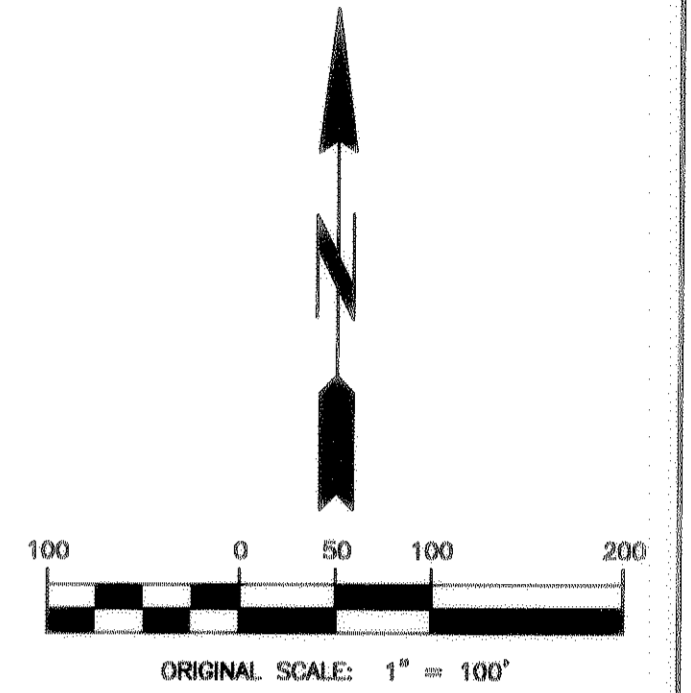
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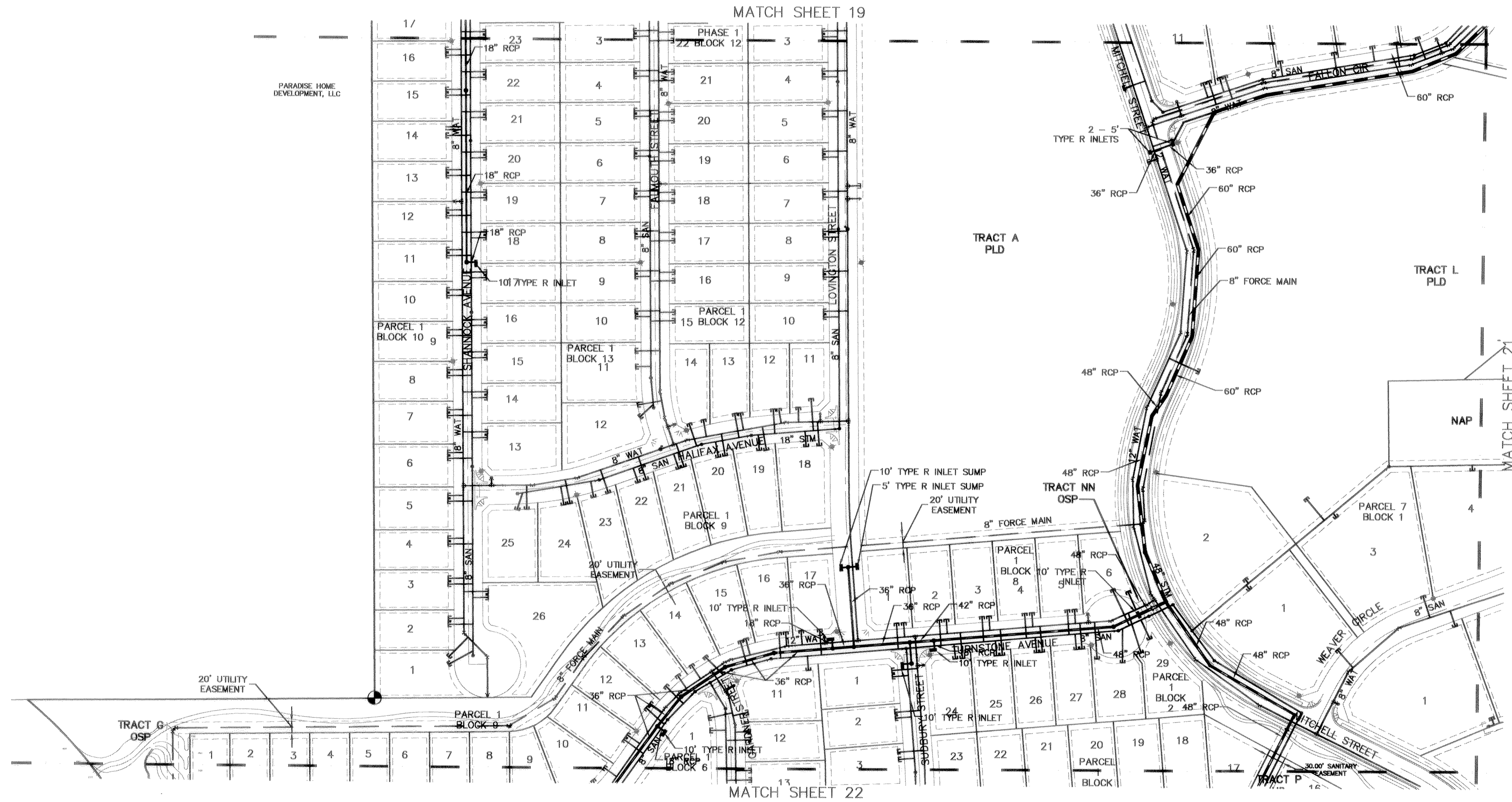


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PARADISE HOME DEVELOPMENT, LLC

TurnerCollie & Braden Inc.
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 PHONE (303) 298-7117 FAX (303) 298-1124

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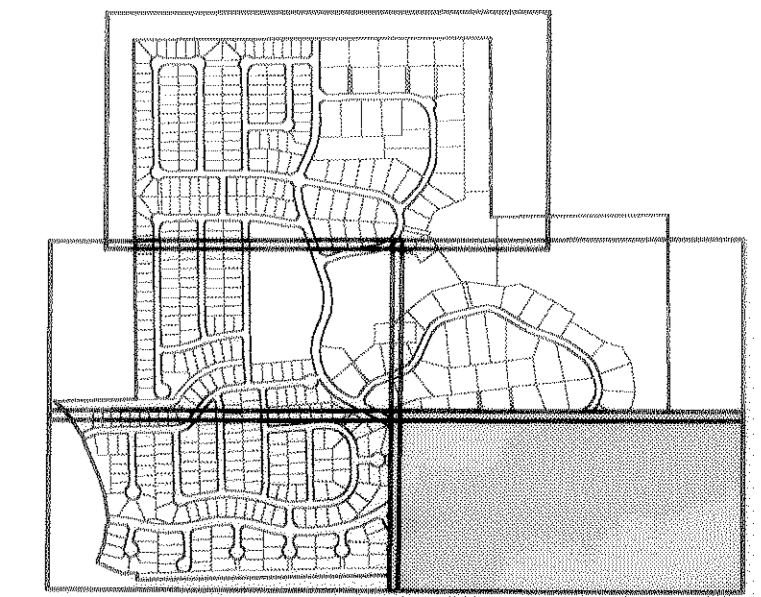
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 REVISED SEPTEMBER 16, 2002
 SHEET 20 OF 37

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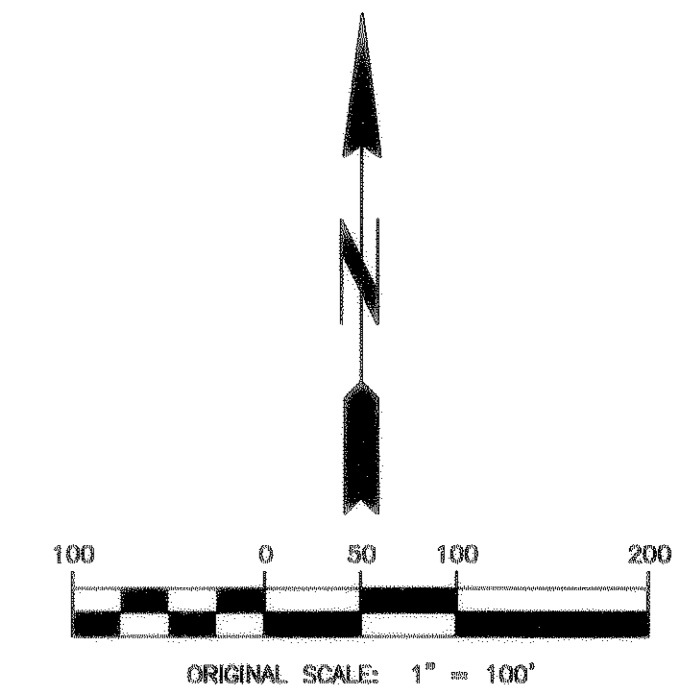
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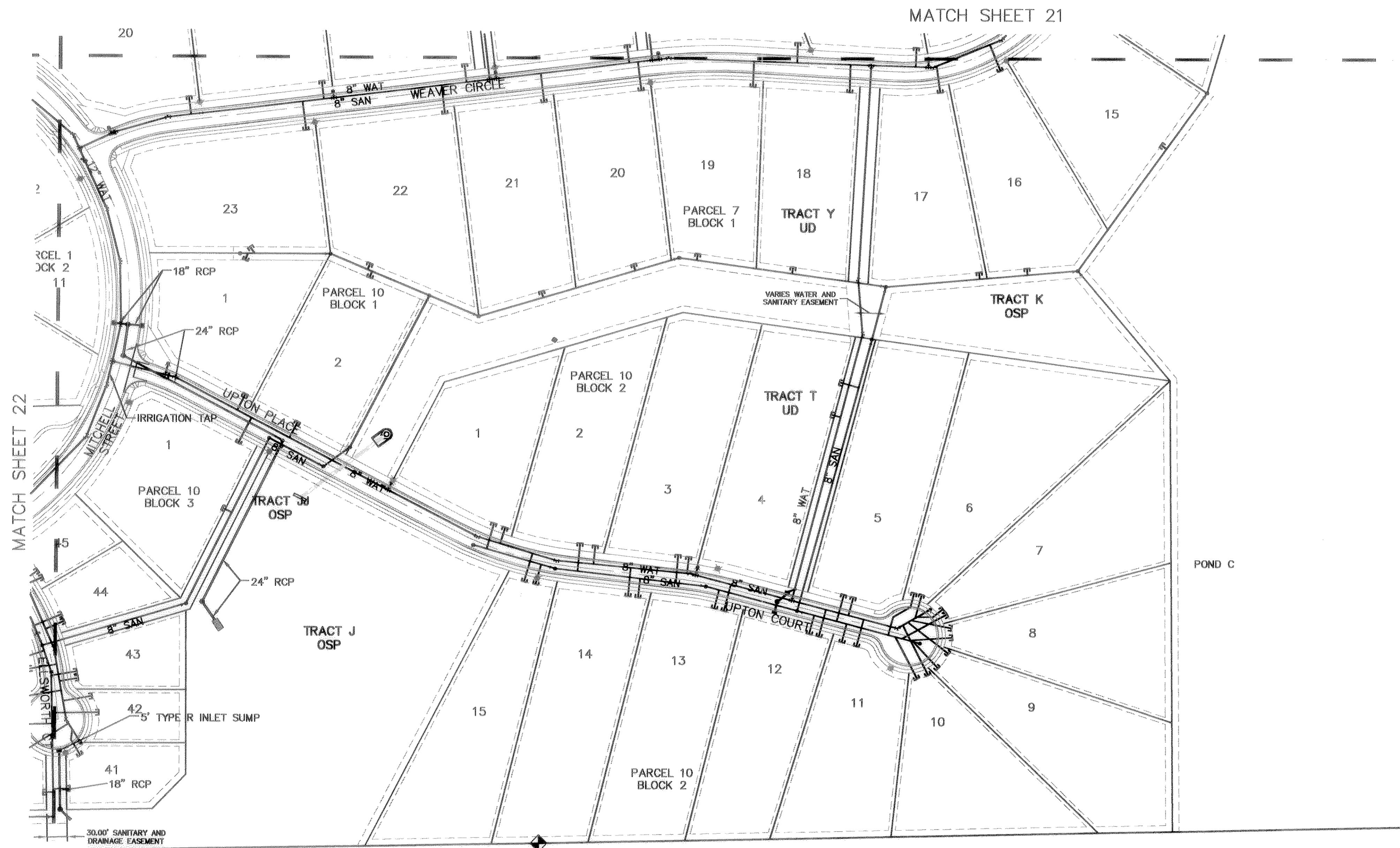


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LOST CANYON RANCH LIMITED PARTNERSHIP

Turner Collier Braden Inc.
 ENGINEERS PLANNERS PROJECT MANAGERS
 999 EIGHTEENTH STREET, SUITE 1500
 DENVER, COLORADO 80202
 PHONE (303) 296-7117 FAX (303) 296-1124

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CASTLEWOOD RANCH FILING NO.2
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 UTILITY PLAN

CASTLEWOOD RANCH

FILING 2 PRELIMINARY PLAT/ FINAL P.D. SITE PLAN CASTLE ROCK, COLORADO



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166

OWNER / DEVELOPER:

CASTLEWOOD RANCH L.L.C.
8480 E. ORCHARD ROAD
ORCHARD POINTE, SUITE 5550
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.2887
FAX: 303.740.6942.

CONTACT: DAVID ERB
LARRY RIECHERT

SHEET INDEX

COVER SHEETS - 24 & 25
LANDSCAPE PLANS - 26 THROUGH 33
LANDSCAPE DETAILS - 34
LAYOUT / LIGHTING DETAILS - 35
MONUMENTATION / GRADING PLAN DETAILS - 34 - 37

DATE OF PREPARATION:

APRIL 11, 2001
SEPTEMBER 27, 2001
MARCH 19, 2002
JULY 15, 2002
NOVEMBER 18, 2002

LANDSCAPE ARCHITECT:



Planning
Landscape Architecture

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Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166

CONTACT: JOHN BIRKEY

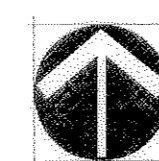
ENGINEER:

Turner Collie & Braden Inc.
999 Eighteenth Street, Suite 1500
Denver, Colorado 80202
phone: 303.298.7117
fax: 303.296.1124

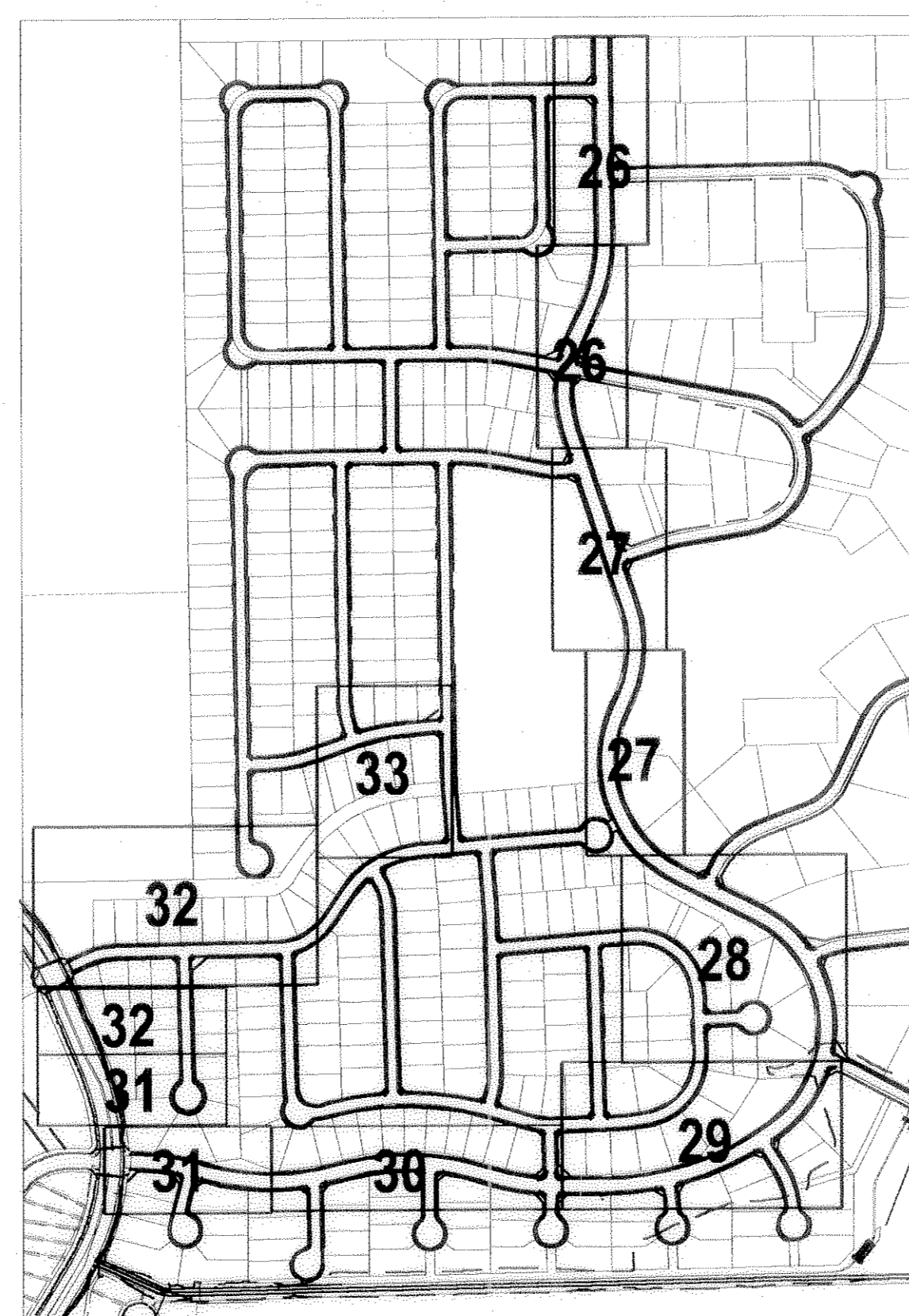
CONTACT: CASSIE HARDISON

SHEET KEY MAP

N.T.S.

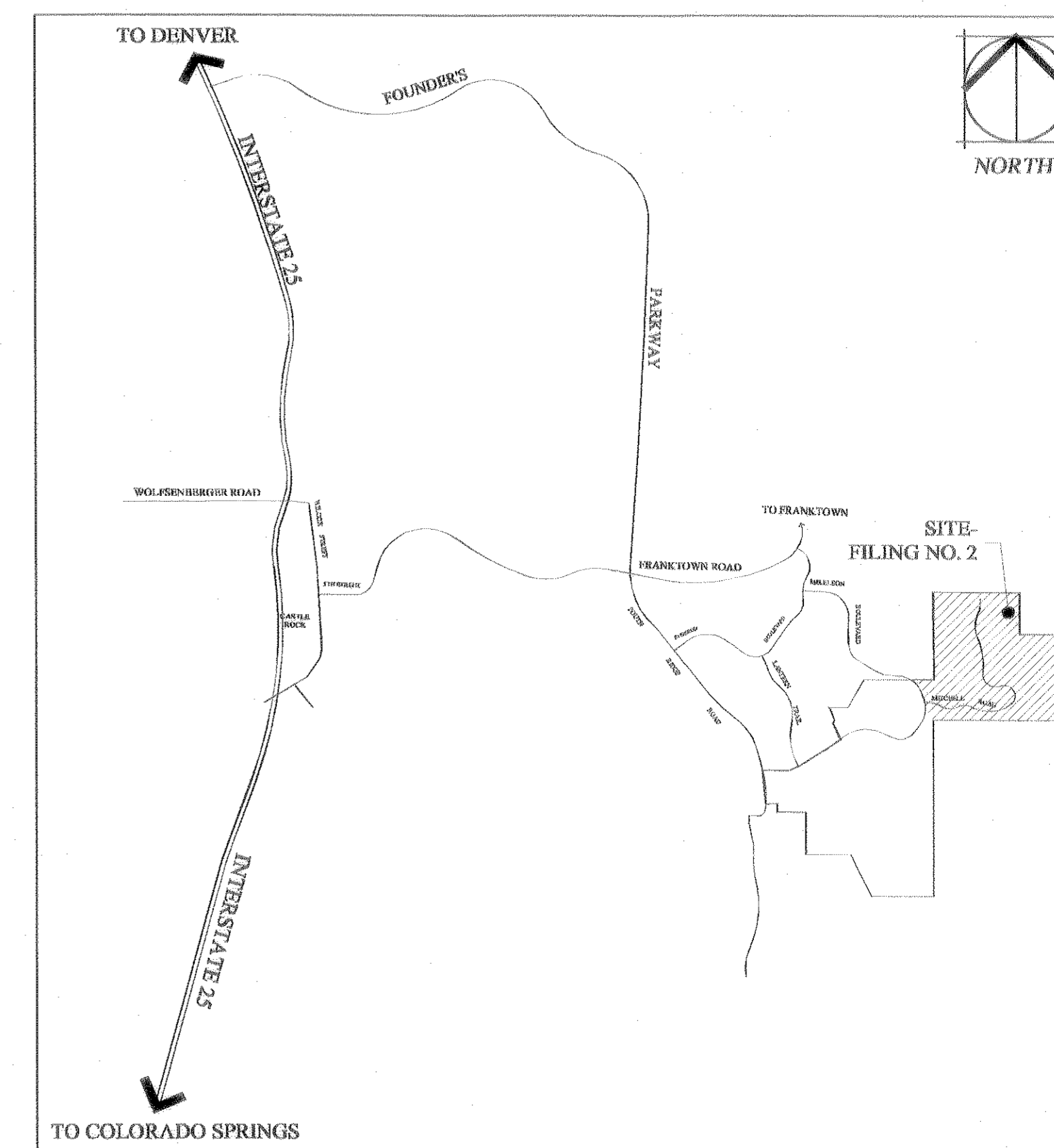


NORTH



VICINITY MAP:

N.T.S.



Castlewood Ranch Filing No. 2

Preliminary Plat/Final PD Site Plan

Castlewood Ranch L.L.C.

Owner:
Castlewood Ranch L.L.C.
8480 E. Orchard Rd. Suite 5550
Greenwood Village, Co 80111
303.773.2887
303.740.6942

Issue Date

APRIL 11, 2001
SEPTEMBER 27, 2001
MARCH 19, 2002
JULY 15, 2002
NOVEMBER 18, 2002

Revision Date

Sheet Title

COVER SHEET

Sheet Number

24 of 37

DRAWN BY: JMB
FILE NAME:

CASTLEWOOD RANCH

FILING NO. 2 PRELIMINARY PLAT/ FINAL P.D. SITE PLAN CASTLE ROCK, COLORADO

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

LANDSCAPE LEGEND

SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
	* GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL., B&B, SPECIMEN
	* APA	AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S'	2 1/2" CAL., B&B, SPECIMEN
	* C WH	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL., B&B, SPECIMEN
	* SA	SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2 1/2" CAL., B&B, SPECIMEN
	* C 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	CRATAEGUS CRUS-GALI INERMUS	2" CAL., B&B, FULL BRANCHING
	* C TMA	THINLEAF MOUNTAIN ALDER	ALNUS TENUIFOLIA	2" CAL., B&B, FULL BRANCHING
	* C NML	NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	10" CLUMP, B&B,
	* C SSC	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL., B&B,
	* C ABS	AUTUMN BRILLIANT SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANT'	2" CAL., B&B,
EVERGREEN TREES				
	C 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
	* C PP	PINON PINE	PINUS EDULIS	8'-12' HT. AS NOTED SPADE DUG
	* C BP	BRISTLEcone PINE	PINUS ARISTATA	8'-12' HT. AS NOTED SPADE DUG
	* C CS	COLORADO SPRUCE	PICEA PUNGENS	8'-12' HT. AS NOTED SPADE DUG
	* C POP	PONDEROSA PINE	PINUS PONDEROSA	8'-12' HT. AS NOTED SPADE DUG
	C 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
	* C MF	MUGO PINE	PINUS MUGO	15 GAL.
	* C RMY	ROCKY MOUNTAIN YUCCA	YUCCA GLAUCA	5 GAL. 30" SP. MIN.
	* C BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. 30" SP. MIN.
	* C TWS	TALL WESTERN SAGE	SERIPHIDIUM TRIDENTATUM	5 GAL., 24" HT., 3 CANE MIN.
	* C 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.
	* C DBR	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL., 24" HT., 3 CANE MIN.
	* ACC	AMERICAN COMPACT CRANBERRY	CHRYSOHAMNUS NAUSEOSUS 'NAUSEOSUS'	5 GAL., 24" HT., 3 CANE MIN.
	* C BB	DWARF BURNING BUSH	VIBURNUM TRILOBUM 'COMPACT SPRING RED'	5 GAL., 24" HT., 3 CANE MIN.
	* C JP	JACKMAN'S POTENTILLA	EJONYMUS ALATA 'COMPACTUM'	5 GAL., 30" HT., 3 CANE MIN.
	* C NMP	NEW MEXICO PRIVET	POTENTILLA FRUTICOSA 'JACKMANI'	5 GAL., 30" HT., 4 CANE MIN.
	* C RMS	ROCKY MOUNTAIN SUMAC	FORESTIERA NEOMEXICANA	5 GAL., 30" HT., 4 CANE MIN.
	* C TLS	THREE LEAF SUMAC	RHUS GLABRA CISMONTANA	5 GAL., 20" HT., 3 CANE MIN.
	* C CP	CISTENA PLUM	RHUS TRILOBATA	5 GAL., 30" HT., 3 CANE MIN.
	* C SS	SASKATOON SERVICEBERRY	PRUNUS CISTENA	5 GAL., 30" HT., 4 CANE MIN.
	* C WSC	WESTERN SAND CHERRY	AMELANCHIER ALNIFOLIA	5 GAL., 30" HT., 3 CANE MIN.
	* ARH	ARNOLD'S RED HONEYSUCKLE	PRUNUS BESSEYI	5 GAL., 30" HT., 4 CANE MIN.
	* RS	RUSSIAN SAGE	LONICERA TATARICA 'ARNOLD RED'	5 GAL., 30" HT., 3 CANE MIN.
	* C FB	FERNBUSH	PEROVSKIA ATRIPLICIFOLIA	5 GAL., 30" HT., 4 CANE MIN.
	* C MB	MOONLIGHT BROOM	CHAMAEBATHARIA MILLEFOLIUM	1 GAL., 20" HT., 3 CANE MIN.
	* C PC	PEKING COTONEASTER	CYTISUS SCOPARIUS 'MOONLIGHT'	5 GAL., 30" HT., 4 CANE MIN.
	* C FWS	FOUR WING SALT BUSH	COTONEASTER LUCIDUS	5 GAL., 20" HT., 3 CANE MIN.
	* C CPL	COMMON PURPLE LILAC	ATRIPLEX CANESCENS	5 GAL., 30" HT., 4 CANE MIN.
	* C HYR	HARISON'S YELLOW ROSE	SYRINGA VULGARIS	5 GAL., 30" HT., 4 CANE MIN.
	* C ACR	AUSTRIAN COPPER ROSE	ROSA X HARISONII	5 GAL., 30" HT., 4 CANE MIN.
	* C BV	BLACKHAW VIBURNUM	ROSA FOETIDA 'BIGOLOR'	5 GAL., 30" HT., 4 CANE MIN.
			VIBURNUM PRUNIFOLIUM	5 GAL., 30" HT., 4 CANE MIN.

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

- 5' THREE RAIL FENCE
- 5' SOLID PRIVACY FENCE
- RHYOLITE STONE WALL
- BOULDERS

- SEE DETAIL A
- SEE DETAIL B
- SEE DETAILS C & D
- NATIVE CONGLOMERATE STONE (FROM ON SITE)

ORNAMENTAL GRASSES

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

PERENNIALS & GROUND COVER

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

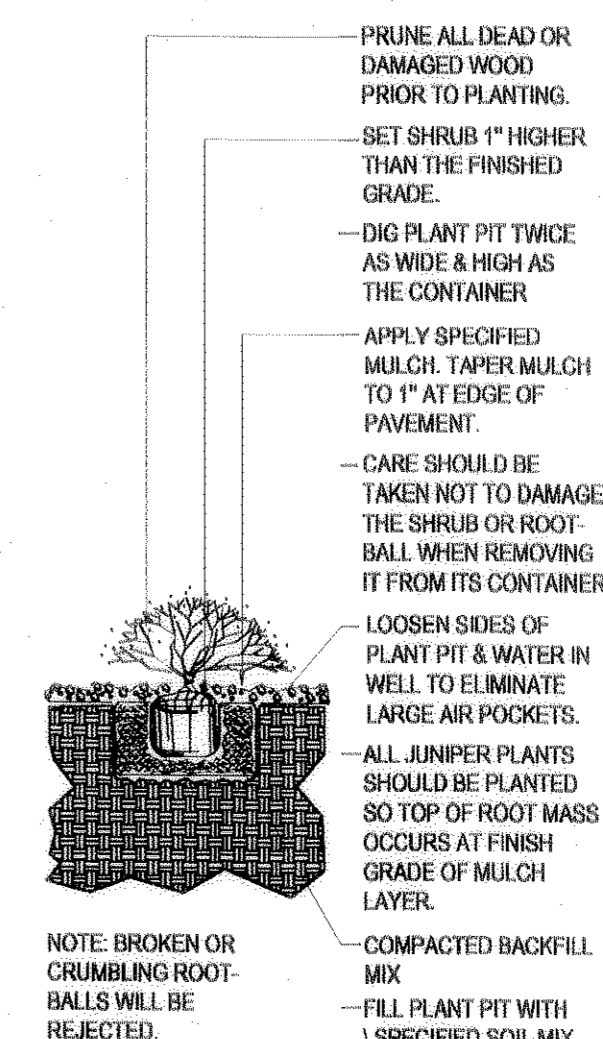
THE PROPOSED NATIVE GRASSES WILL BE ESTABLISHED USING A STRINGENT ESTABLISHMENT PROGRAM. NATIVE GRASS PLANTING IN THIS REGION REQUIRE SPECIAL ATTENTION TO INSURE A SUCCESSFUL STAND OF GRASS. PLANTING METHODS, WEED CONTROL, AND MOWING SCHEDULES WILL BE UTILIZED TO PROMOTE THE NATIVE GRASS ESTABLISHMENT.

THE NATIVE GRASSES WILL BE PLANTED USING A MECHANICAL DRILL, WILL BE MULCHED WITH HYDRO MULCH, AND WILL BE OVER SEEDED 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.

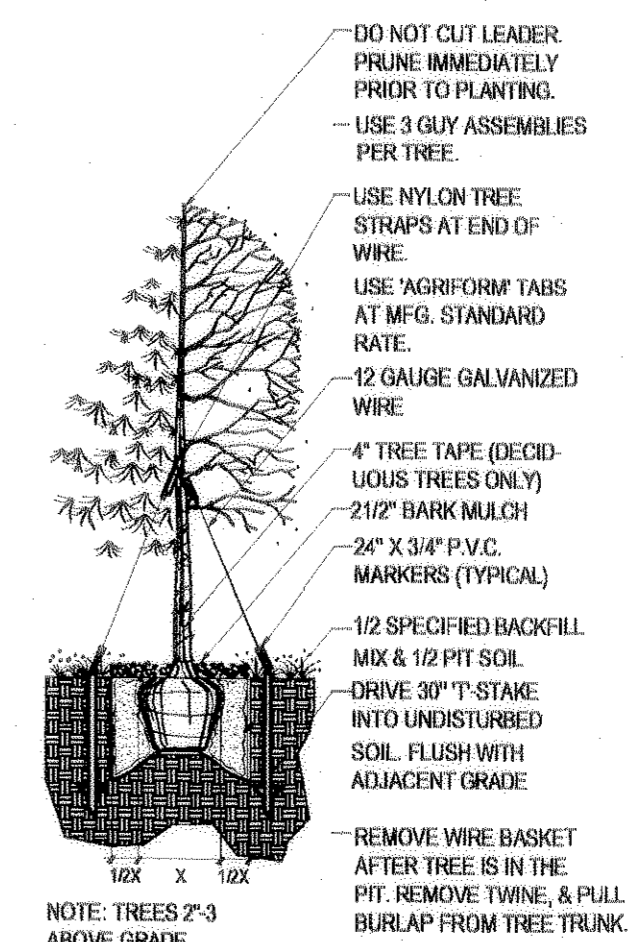
THE MAINTENANCE CONTRACTOR WILL BE REQUIRED TO FOLLOW A STRINGENT MAINTENANCE PROGRAM TO CONTROL WEEDS AND PROMOTE SPREADING OF THE GRASSES. THE OWNER WILL REQUIRE THE CONTRACTOR TO IMPLEMENT THE FOLLOWING MOWING SCHEDULE DURING THE ESTABLISHMENT PERIOD.

CONDITIONS	MOWING	MOWING HEIGHT
1 YEAR	EVERY 4 WEEKS	4-6"
2 YEAR	EVERY 8 WEEKS	4-6"
3 YEAR	EVERY 12 WEEKS	4-6"
4 YEAR +	ONCE IN FALL	4-6"

SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



Castlewood Ranch Filing No. 2
 Preliminary Plat/Final PD Site Plan
 Castlewood Ranch L.L.C.

Owner:
 Castlewood Ranch L.L.C.
 8840 E. Orchard Rd. Suite 5550
 Greenwood Village, CO 80111
 303.733.2887
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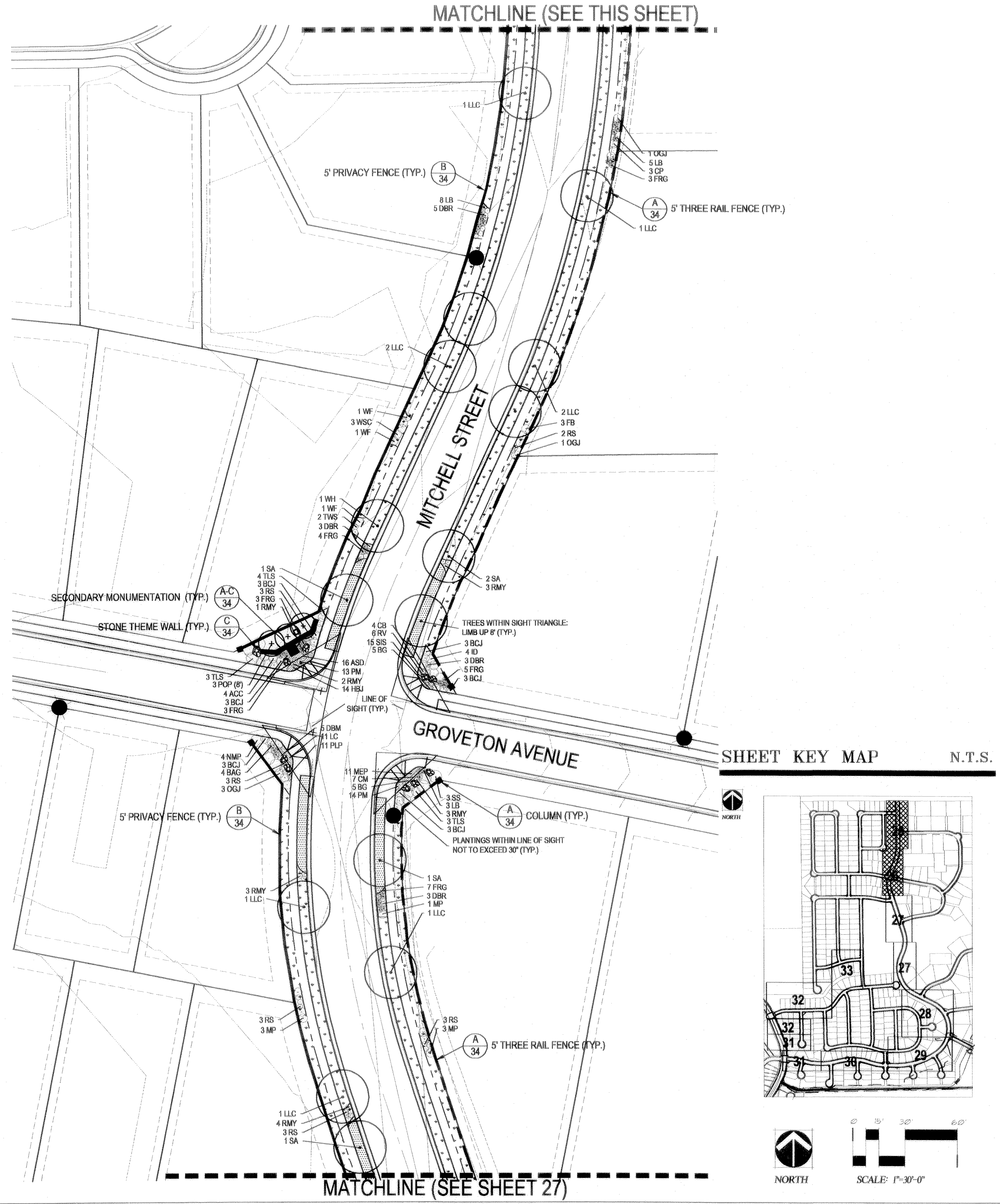
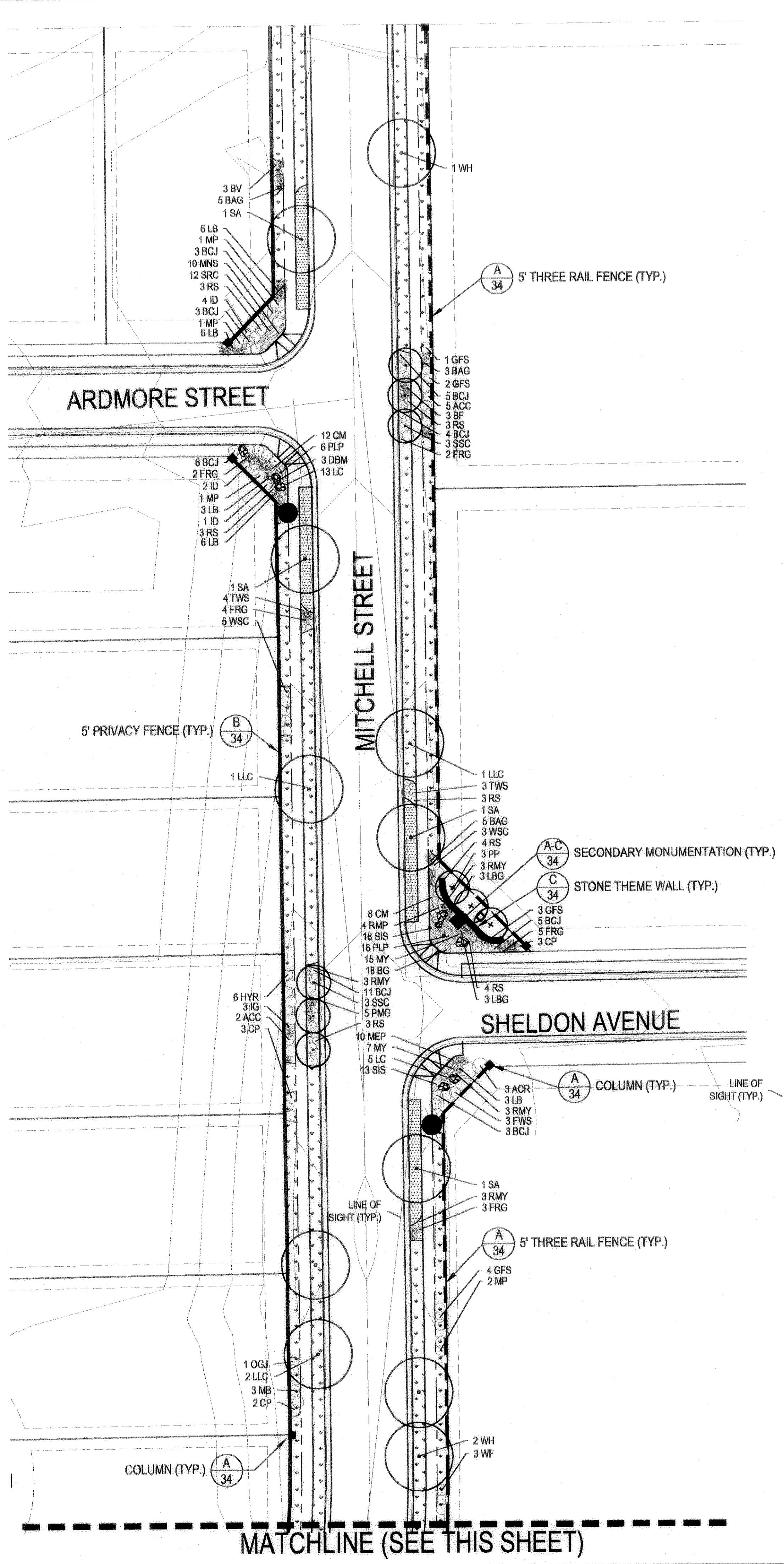
Revision Date

Sheet Title
 Landscape Plan

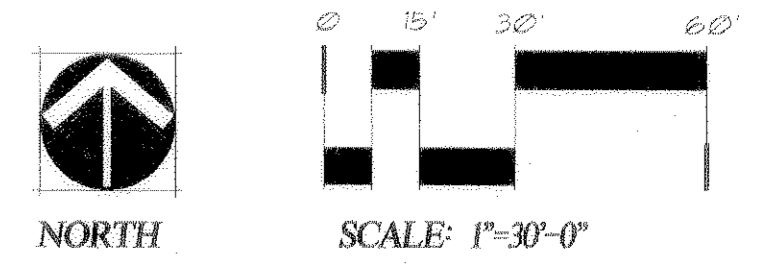
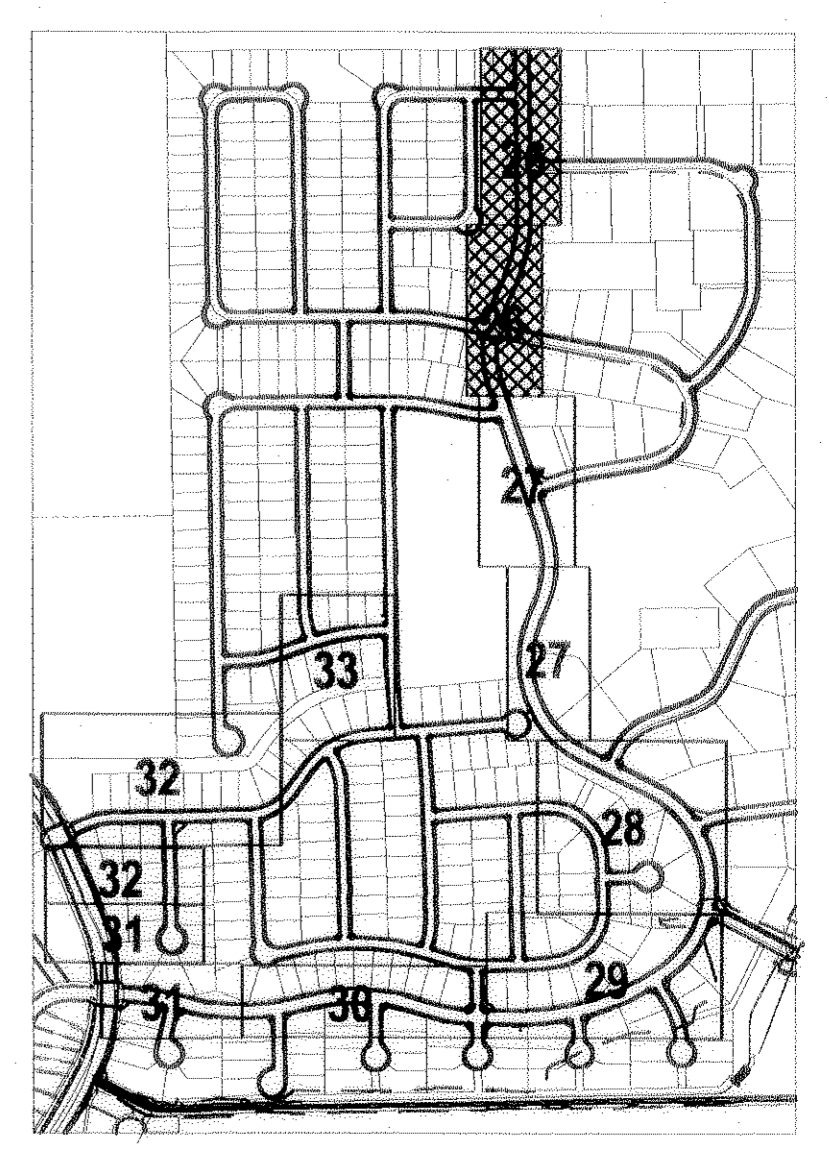
Sheet Number
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 FILE NAME:

DRAWN BY: JMB
FILENAME:



SHEET KEY MAP N.T.S.



Issue Date

APRIL 11, 2001
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MARCH 19, 2002
JULY 15, 2002
NOVEMBER 18, 2002

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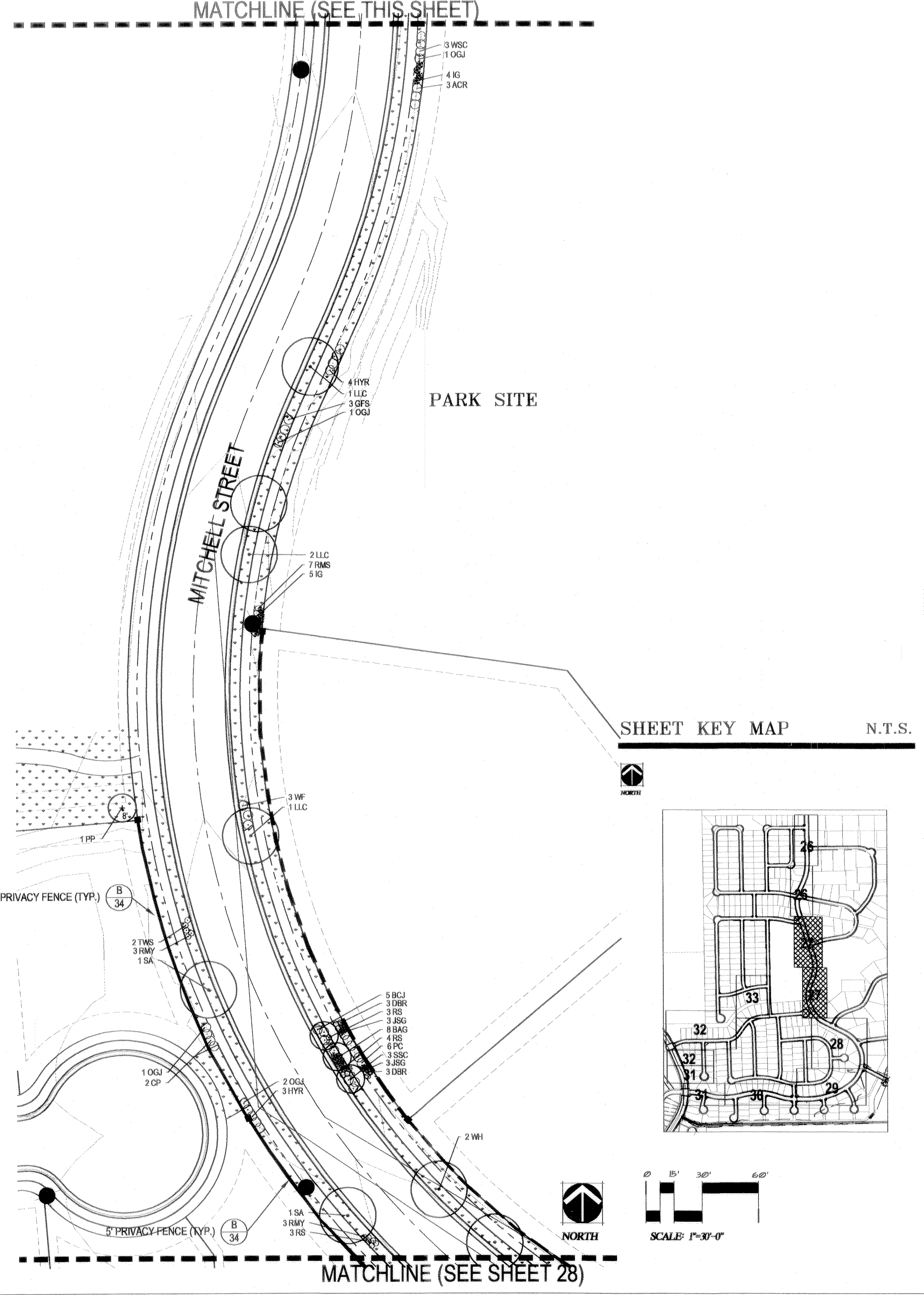
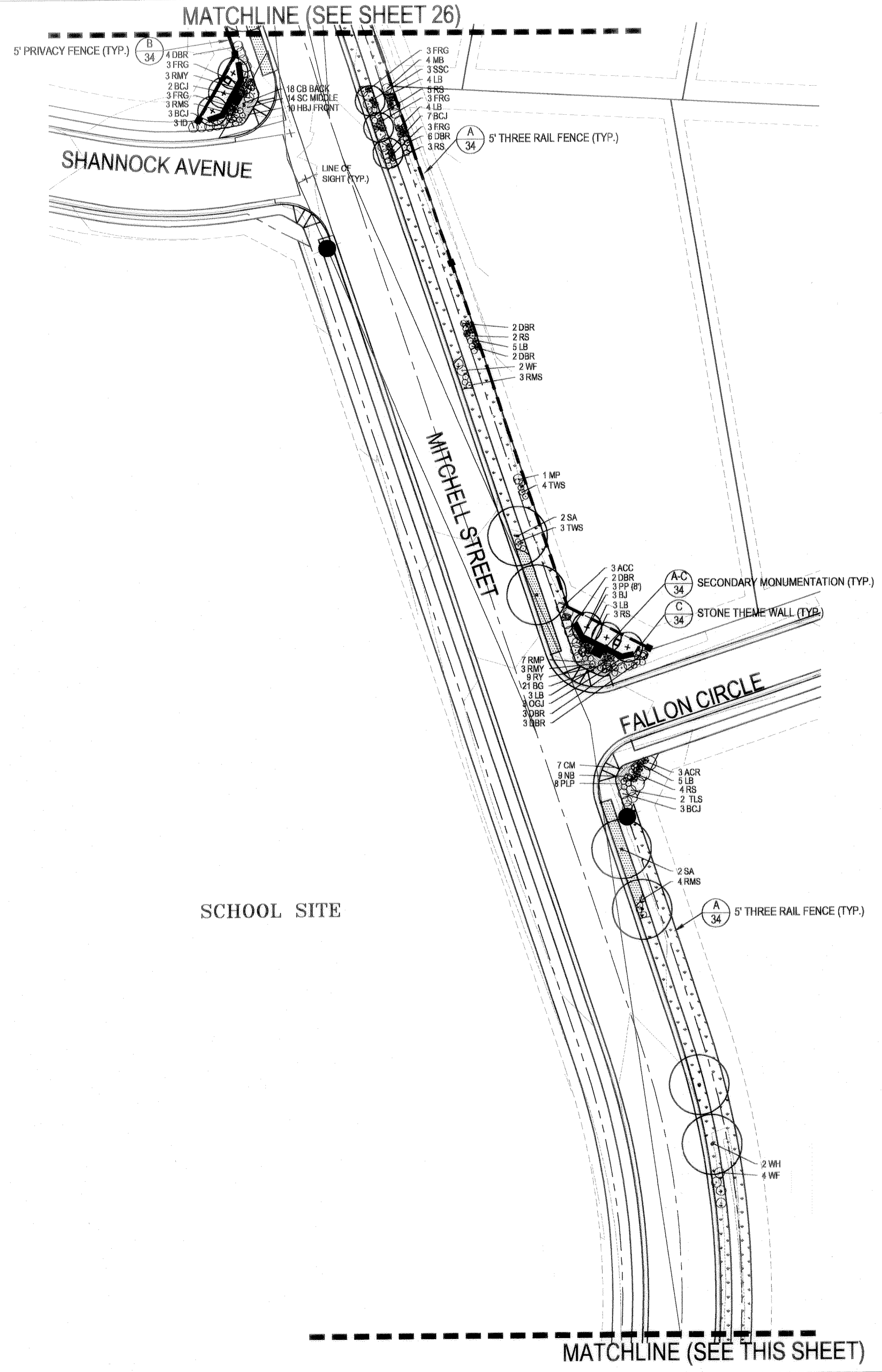
Sheet Title
Landscape
Plan

Sheet Number
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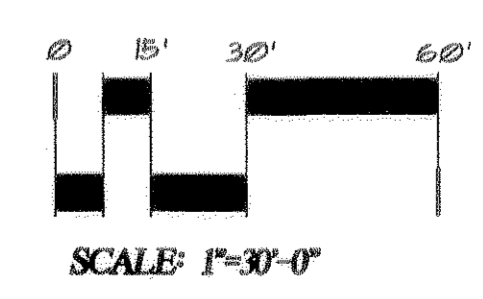
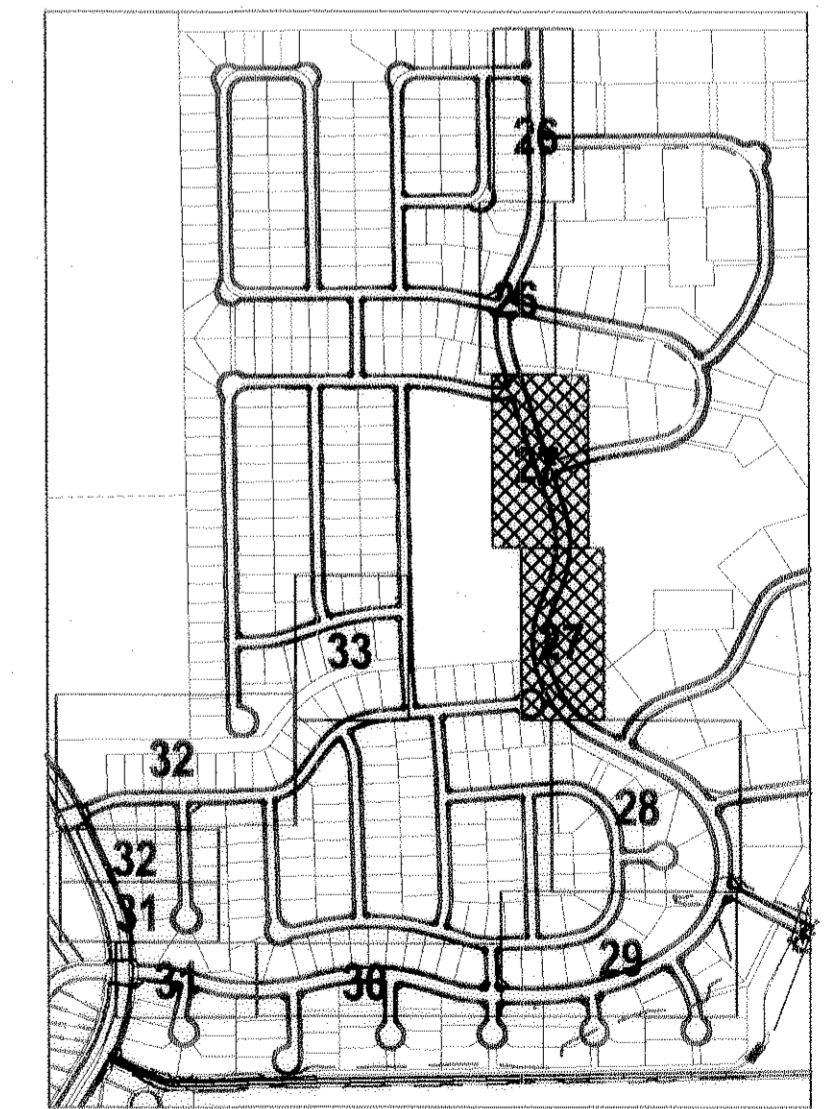
Issue Date

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Revision Date



SHEET KEY MAP N.T.S.



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 FILENAME:

X-REFS:

MATCHLINE (SEE SHEET 27)

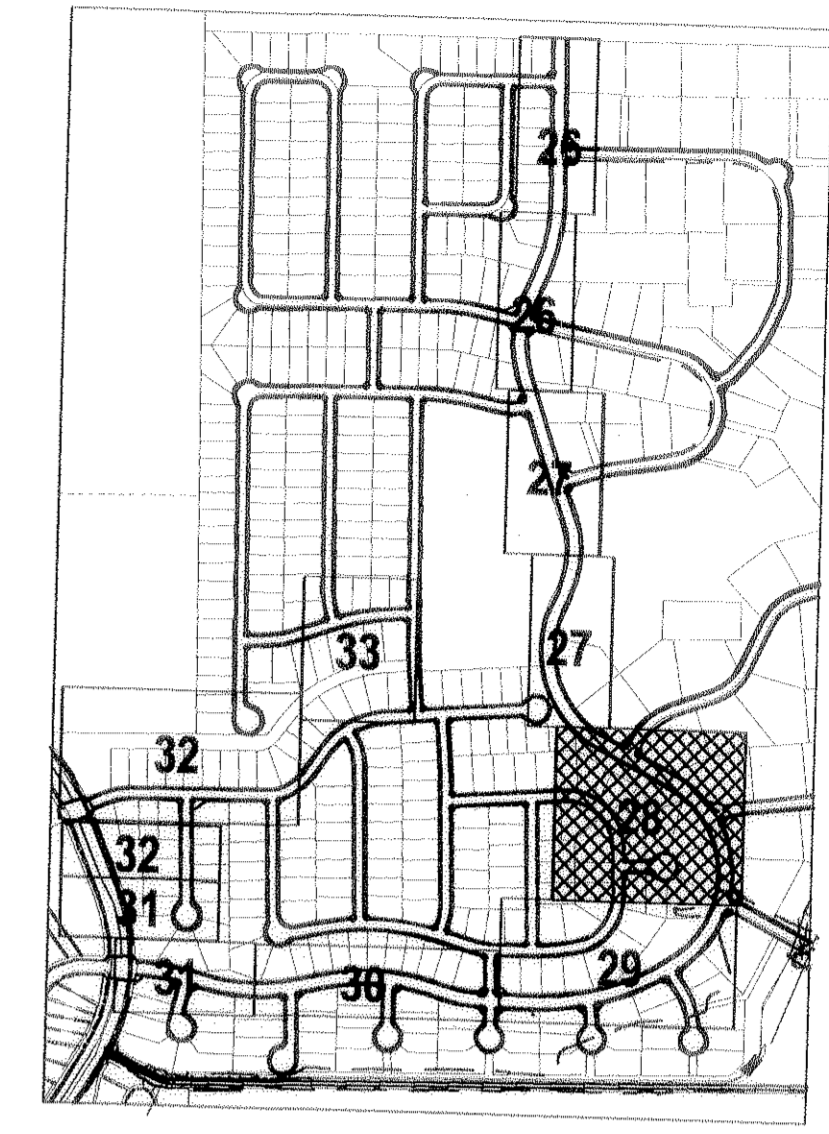
SHEET KEY MAP

N.T.S.



Planning
Landscape Architecture

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



Castlewood Ranch Filing No. 2
Preliminary Plat/Final PD Site Plan

Castlewood Ranch L.L.C.

Owner:
Castlewood Ranch L.L.C.
8480 E. Orchard Rd. Suite E550
Greenwood Village, Co 80111
303.733.2867
303.740.6942

Issue Date

- APRIL 11, 2001
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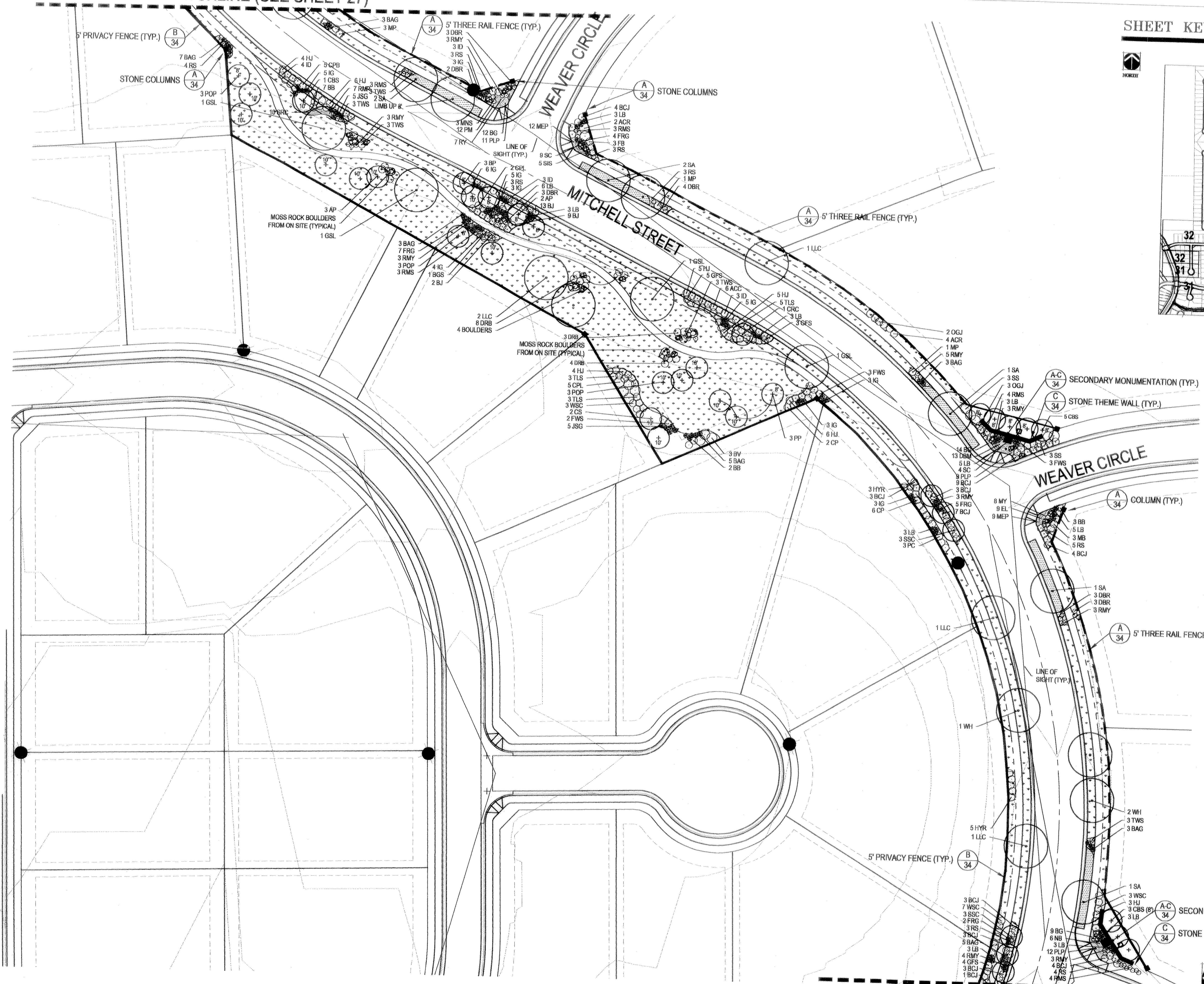
Revision Date

Sheet Title
Landscape
Plan

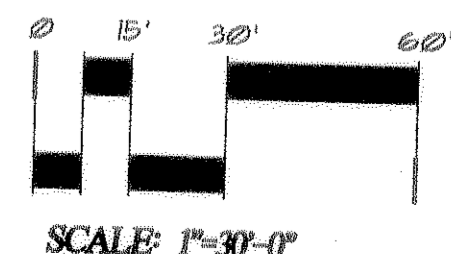
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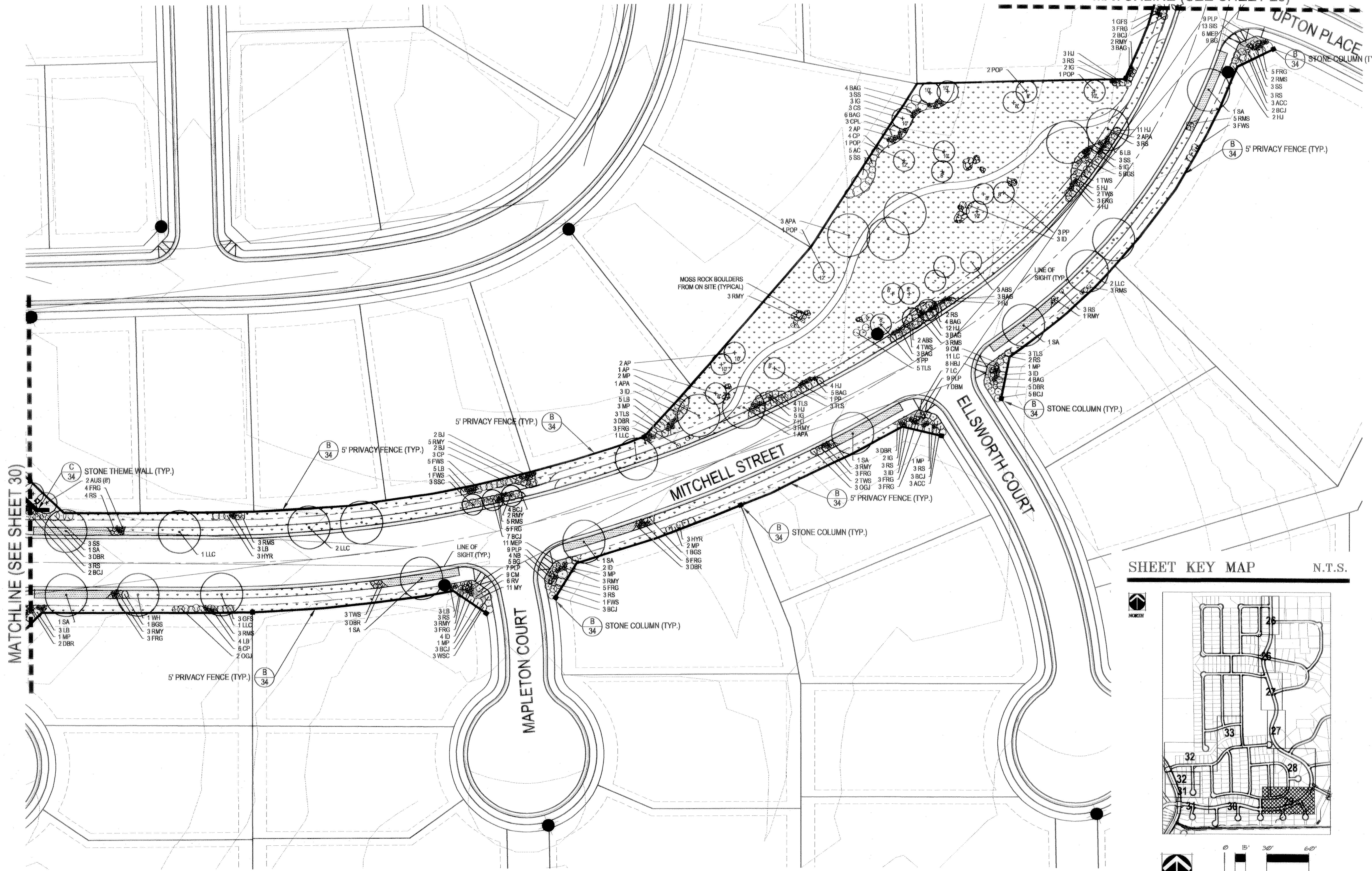
MATCHLINE (SEE SHEET 29)



SCALE: 1"=30'-0"

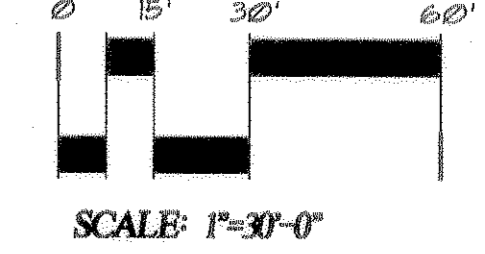
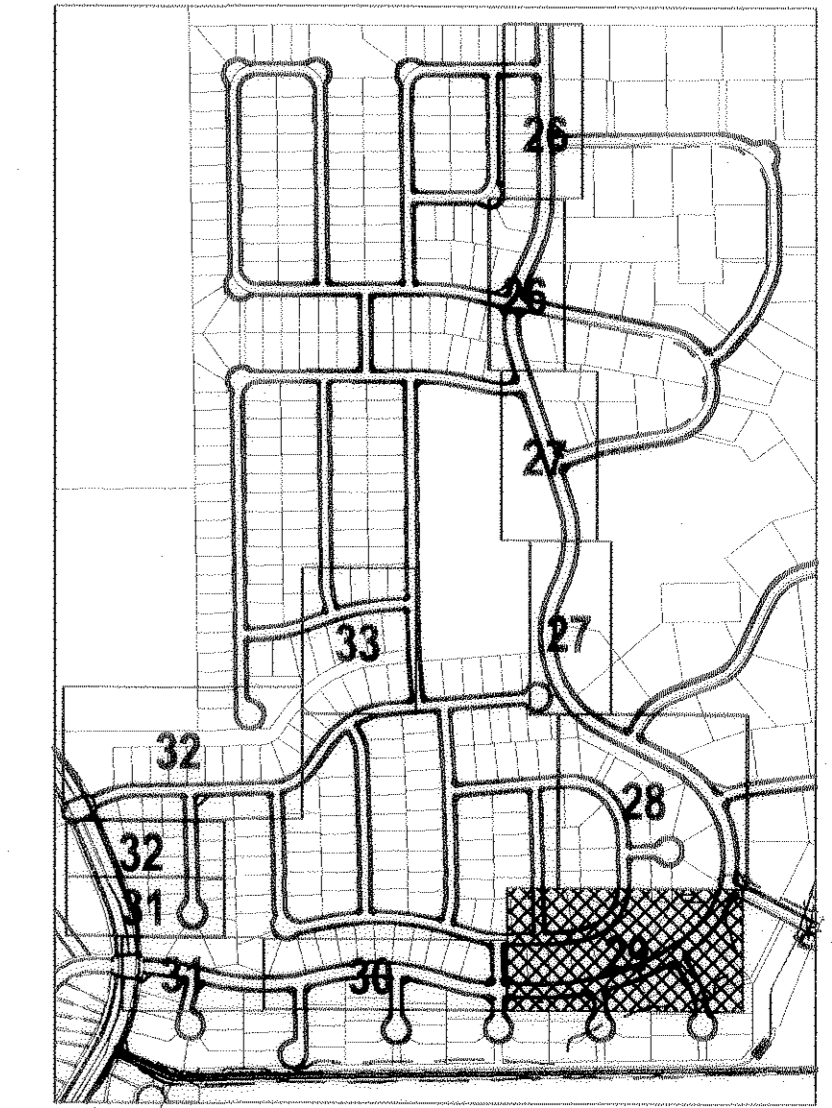
MATCHLINE (SEE SHEET 28)

UPTON PLACE



MATCHLINE (SEE SHEET 30)

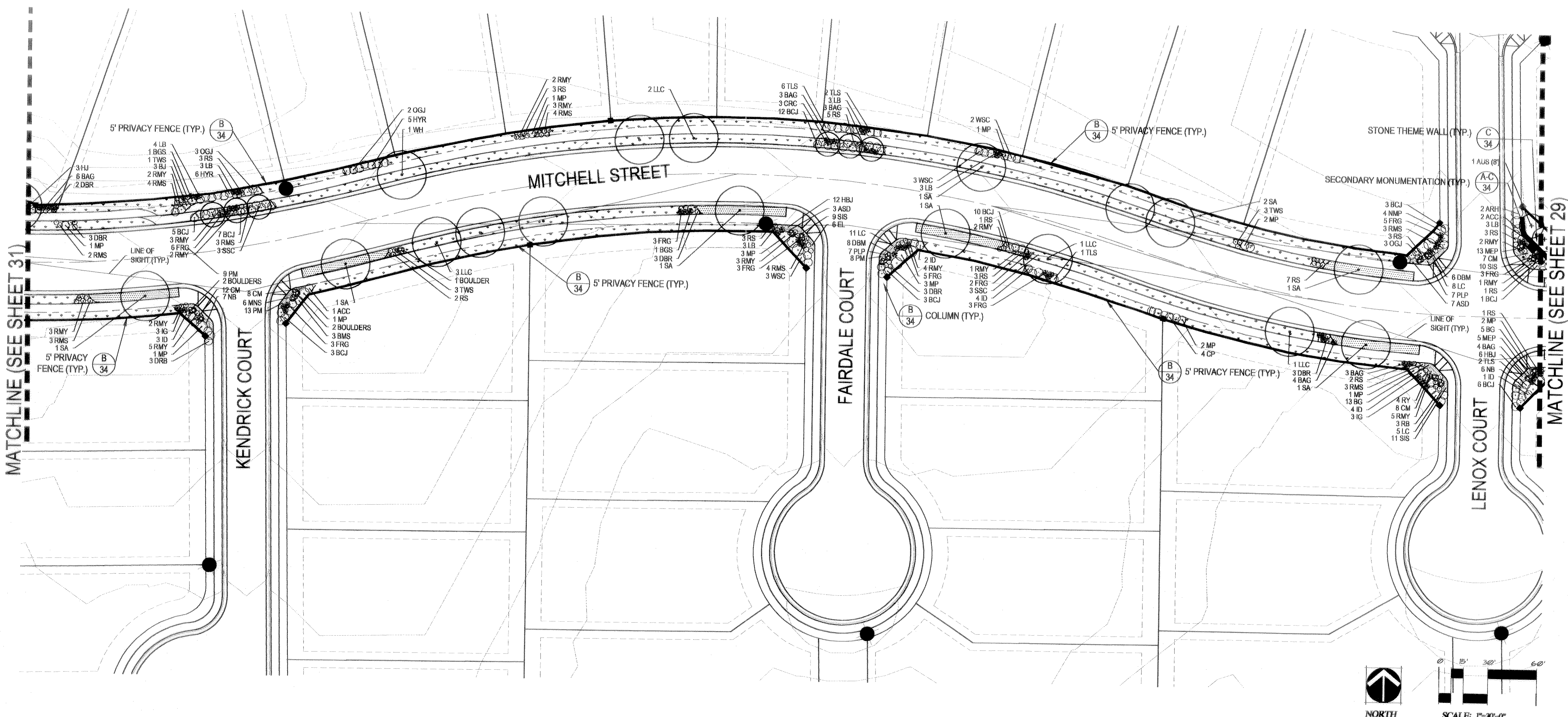
SHEET KEY MAP N.T.S.



Issue Date

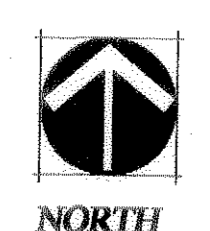
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NOVEMBER 18, 2002

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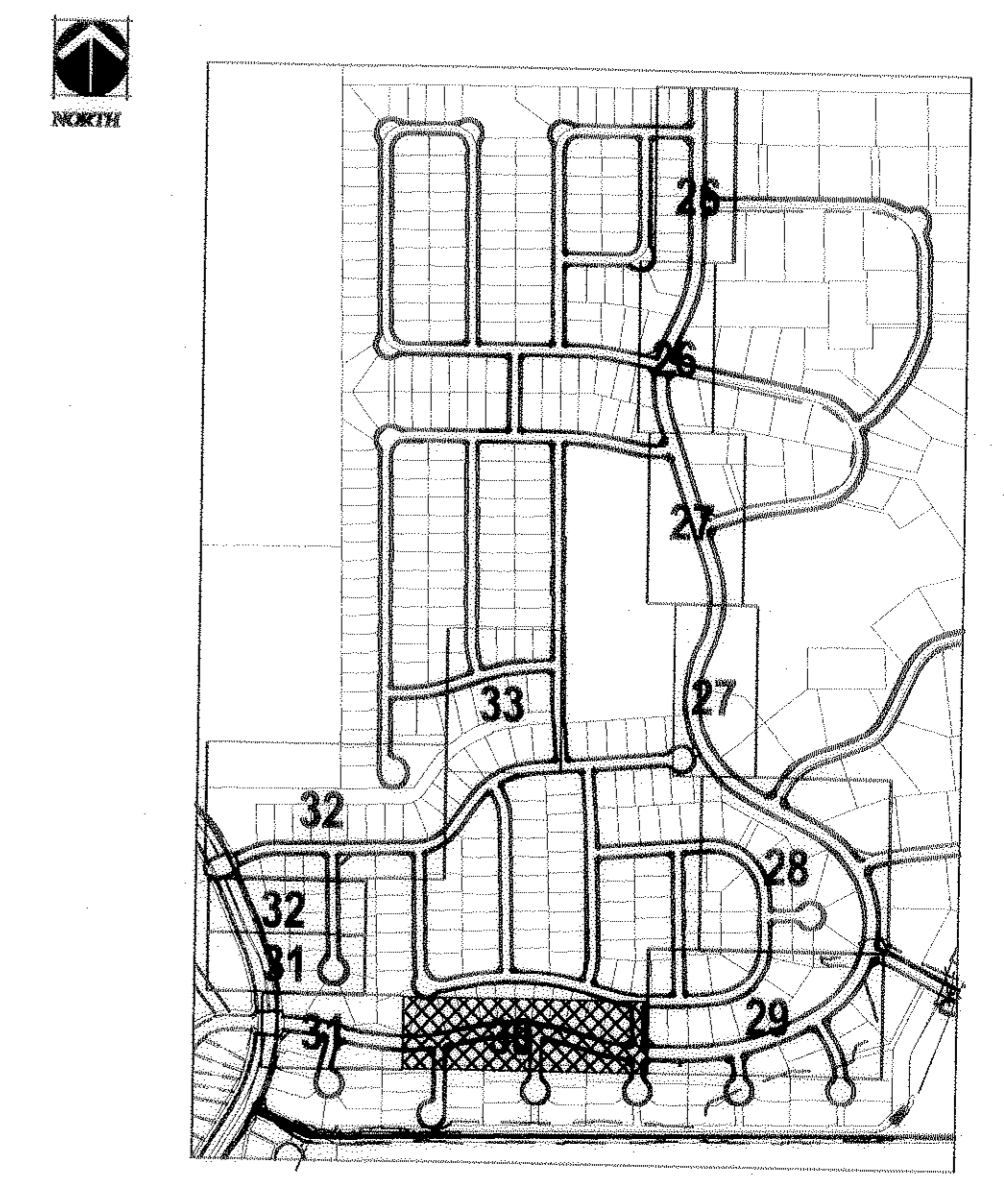


MATCHLINE (SEE SHEET 31)

MATCHLINE (SEE SHEET 29)



SHEET KEY MAP N.T.S.



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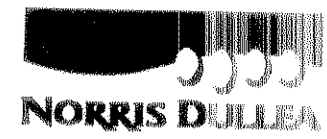
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NOVEMBER 18, 2002

Revision Date

Sheet Title
Landscape Plan

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FILENAME:



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

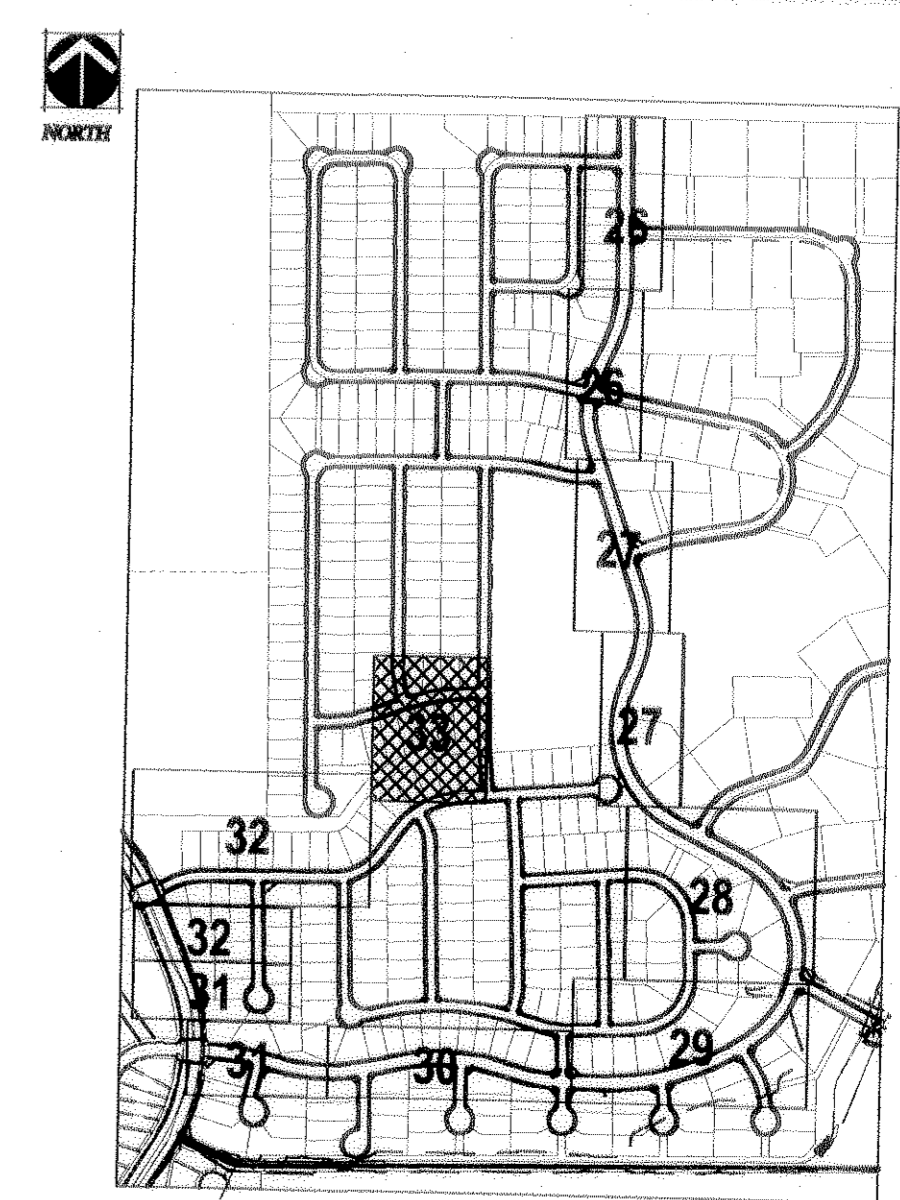
Castlewood Ranch Filing No. 2

Preliminary Plat/Final PD Site Plan

Castlewood Ranch L.L.C.

Owner:
Castlewood Ranch L.L.C.
8480 E. Orchard Rd., Suite 5550
Greenwood Village, Co 80111
303.733.2887
303.740.8942

SHEET KEY MAP N.T.S.

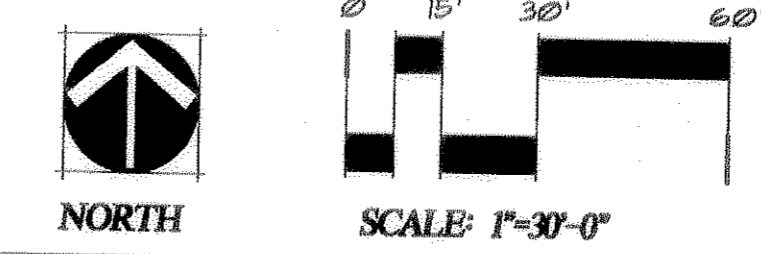
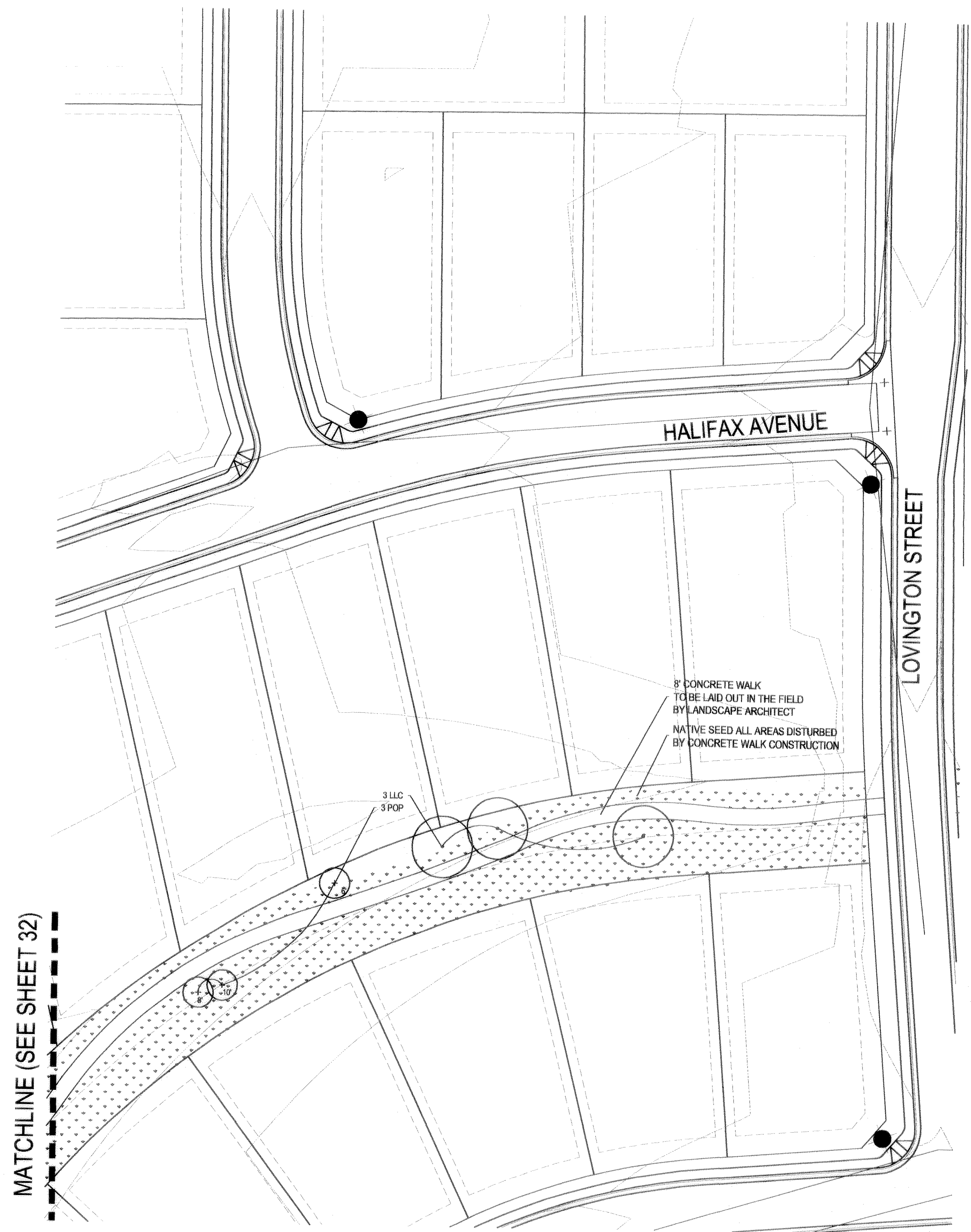


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MATCHLINE (SEE SHEET 32)

HALIFAX AVENUE

LOVINGTON STREET

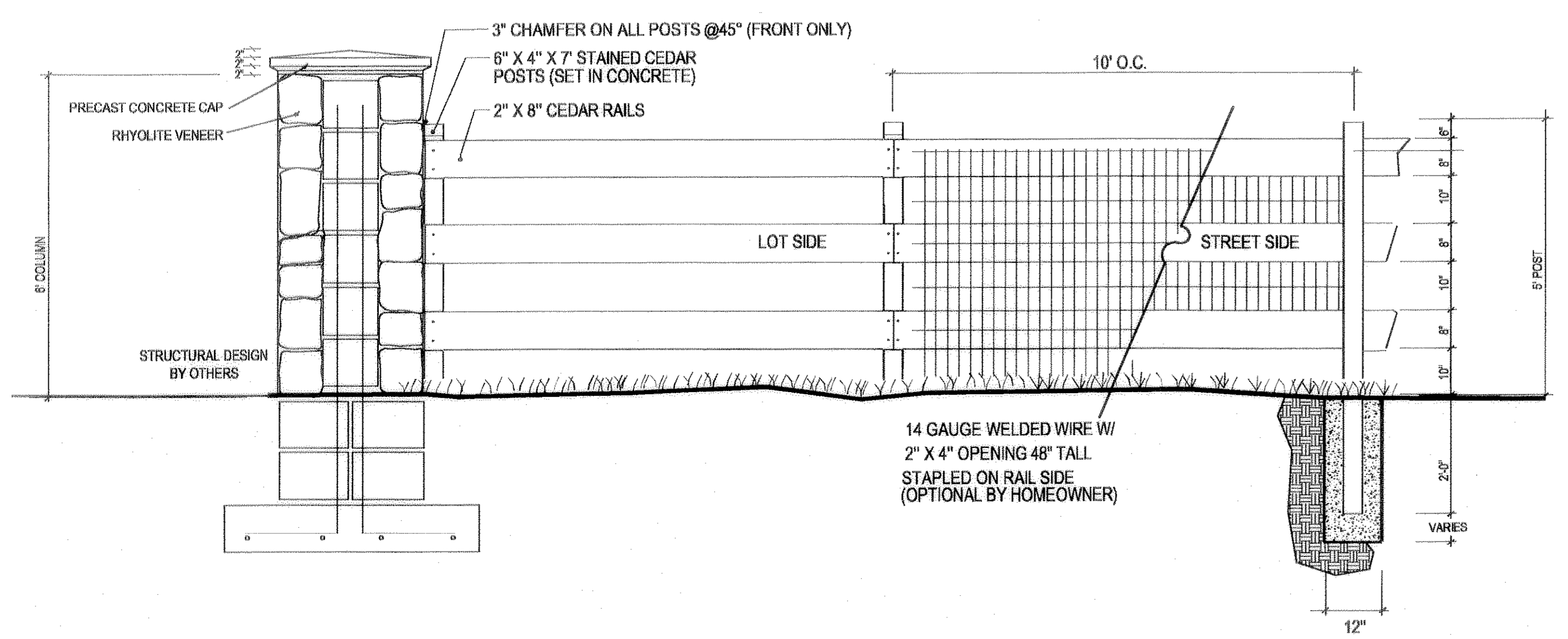
8' CONCRETE WALK
TO BE LAID OUT IN THE FIELD
BY LANDSCAPE ARCHITECT
NATIVE SEED ALL AREAS DISTURBED
BY CONCRETE WALK CONSTRUCTION

3 LLC
3 POP

X-REFS.

DRAWN BY: JMB
FILENAME:

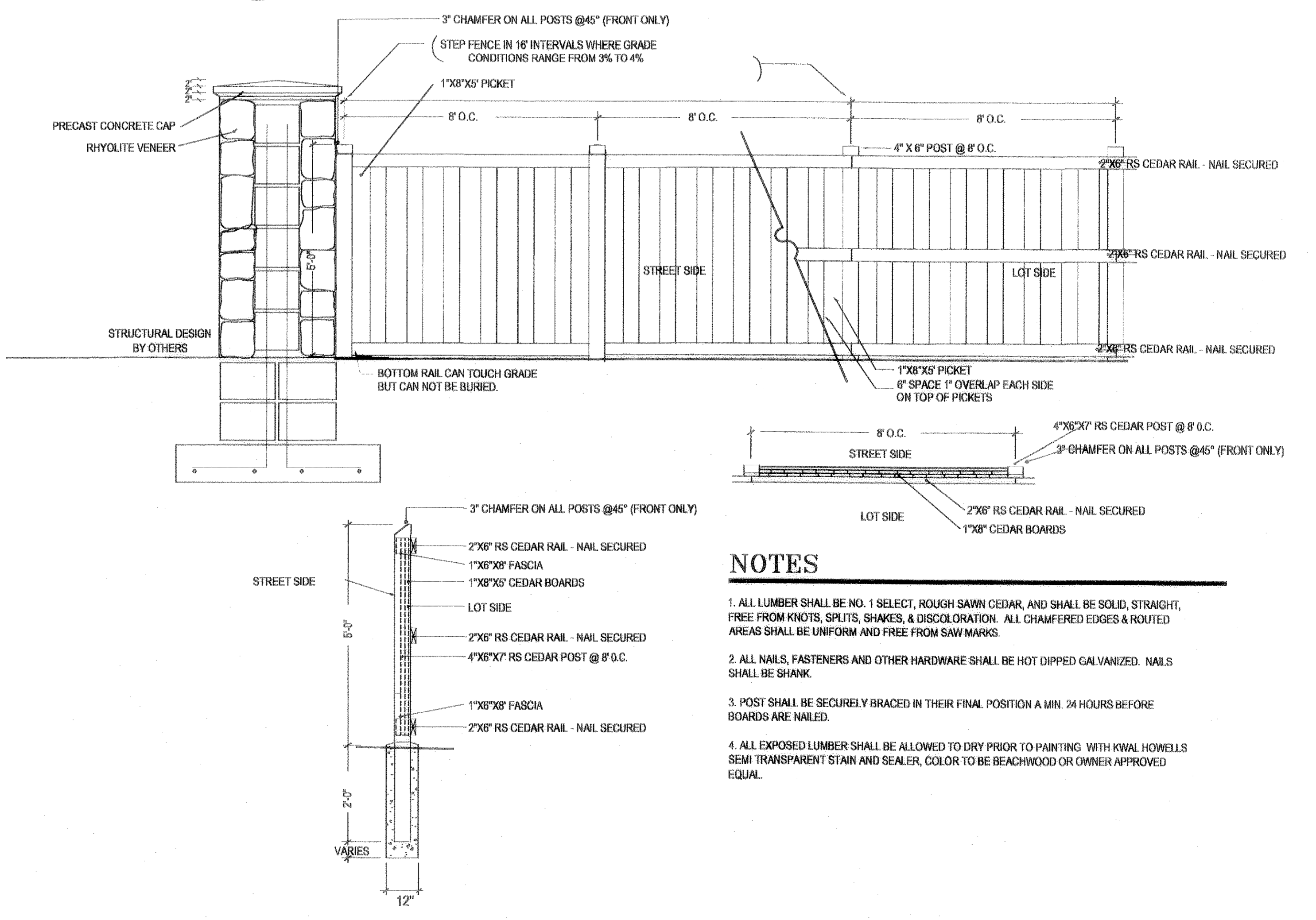
A 5' THREE RAIL FENCE DETAIL N.T.S.



NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN 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 KWAL HOWELLS SEMI TRANSPARENT STAIN AND SEALER, COLOR TO BE BEACHWOOD OR OWNER APPROVED EQUAL.

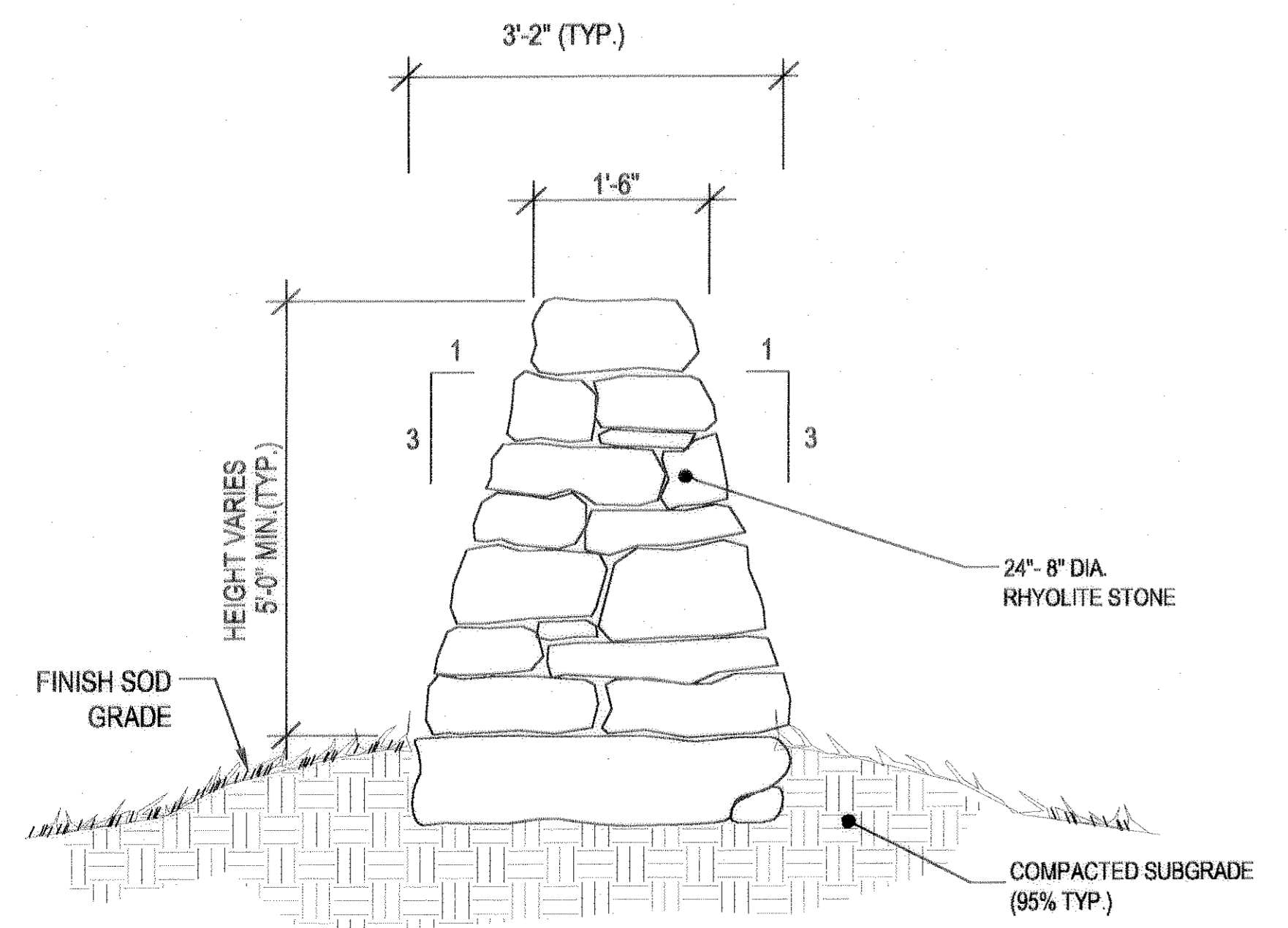
B 5' PRIVACY FENCE DETAIL N.T.S.



NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN 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 KWAL HOWELLS SEMI TRANSPARENT STAIN AND SEALER, COLOR TO BE BEACHWOOD OR OWNER APPROVED EQUAL.

C STONE THEME WALL DETAIL: LOT CORNERS N.T.S.

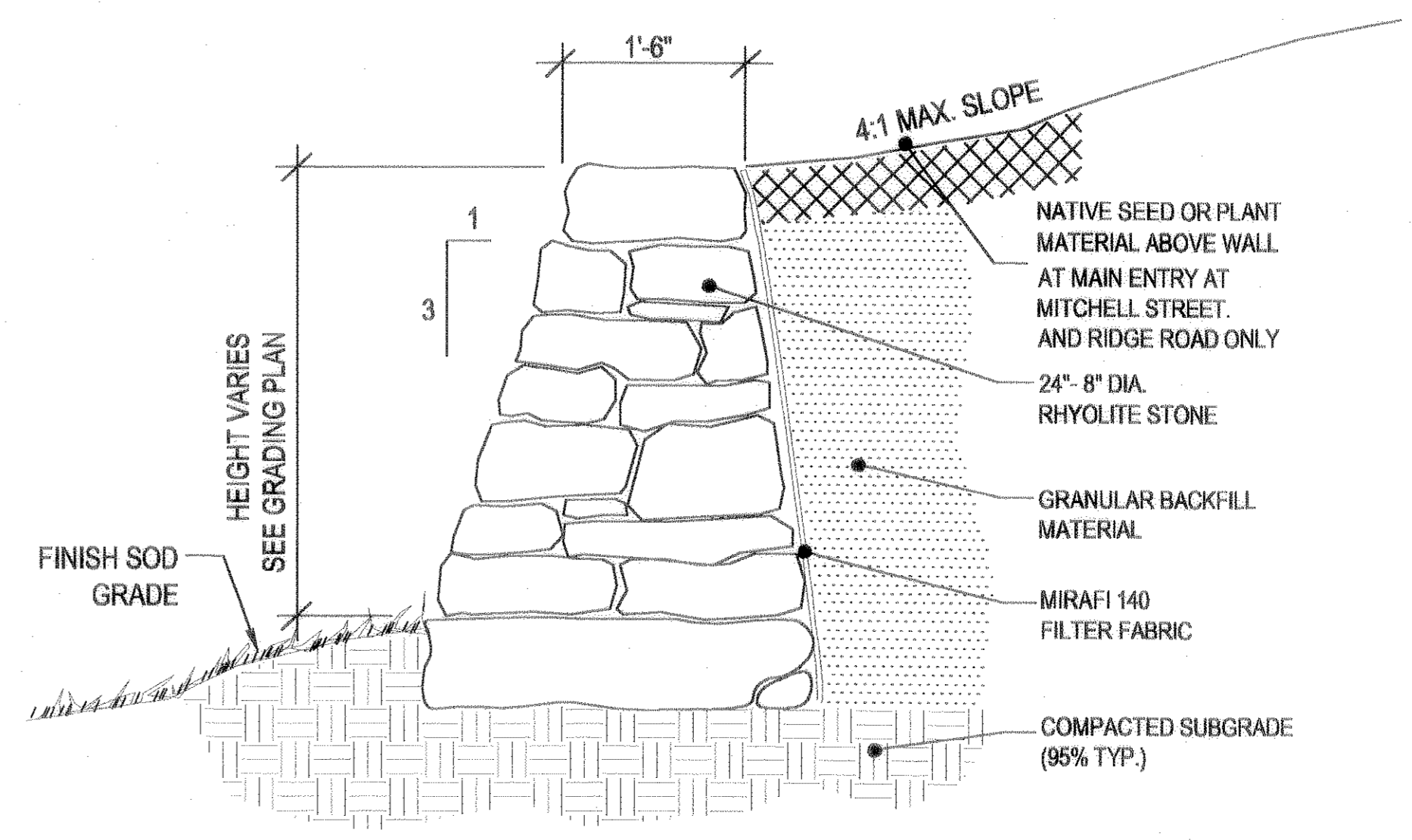


NOTE:
 ALL WALLS AT LOT CORNERS MUST BE DOUBLE SIDED,
 WITH A MINIMUM HEIGHT ON THE INTERIOR OF THE LOT OF 5'.
 WALLS LESS THAN 5' IN HEIGHT WILL BE REJECTED.

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% ONGITUDINAL 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: MONUMENTS ONLY N.T.S.



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 FILE NAME: X-REES

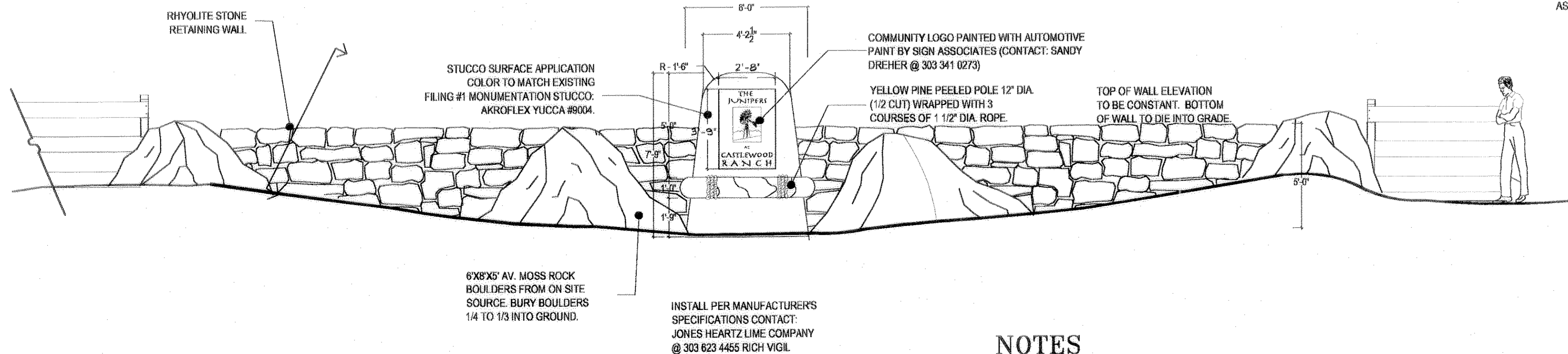
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Revision Data

Sheet Title
 Landscape
 Details

SECONDARY NEIGHBORHOOD MONUMENTATION – TYPICAL AT LOT CORNERS

A SECTION ELEVATION NOT TO SCALE

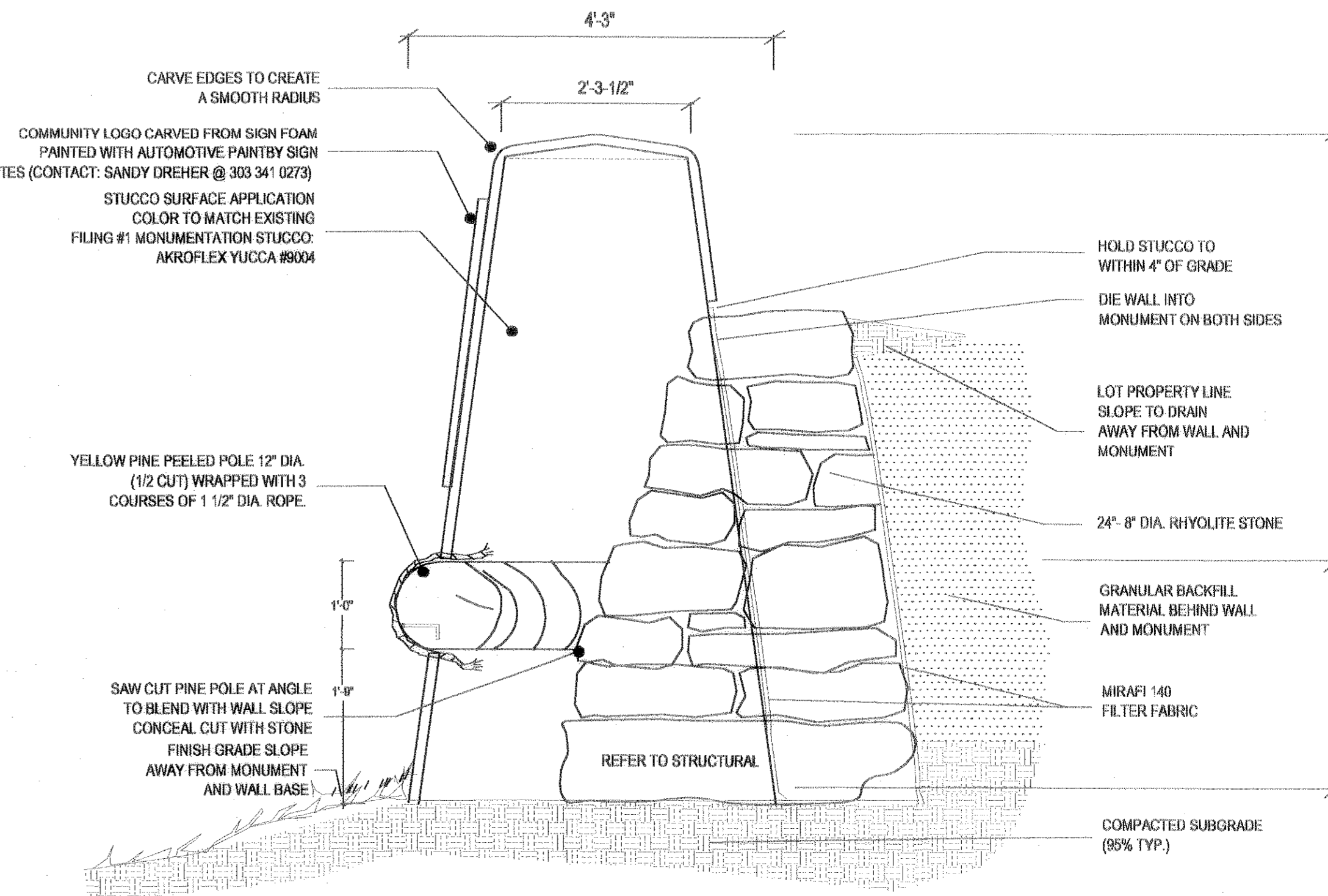


NOTES

1. CONTACT SANDY DREHER WITH SIGN ASSOCIATES TO COORDINATE THE METAL PLAQUE.
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.

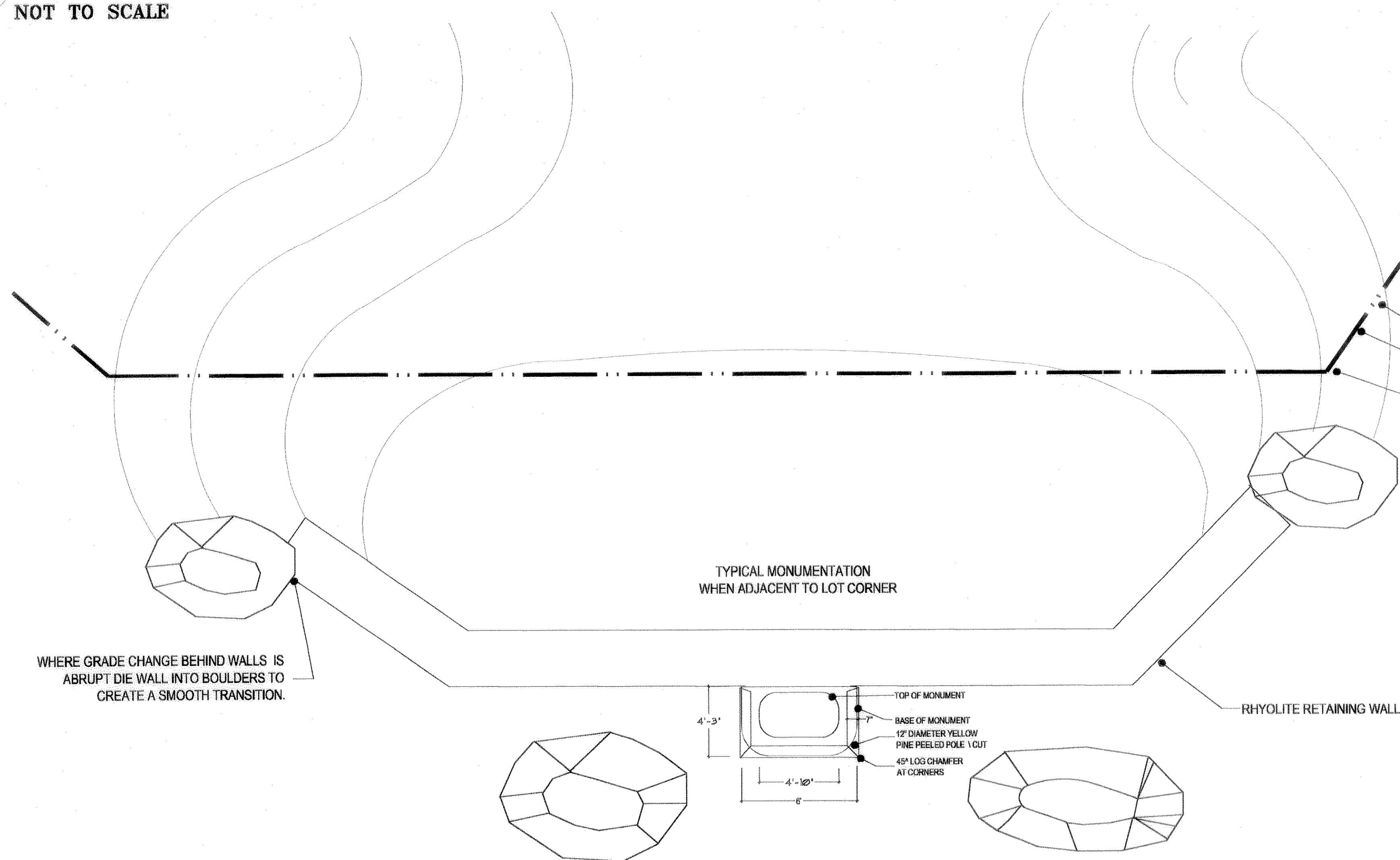
SECONDARY NEIGHBORHOOD MONUMENTATION

B SECTION ELEVATION NOT TO SCALE



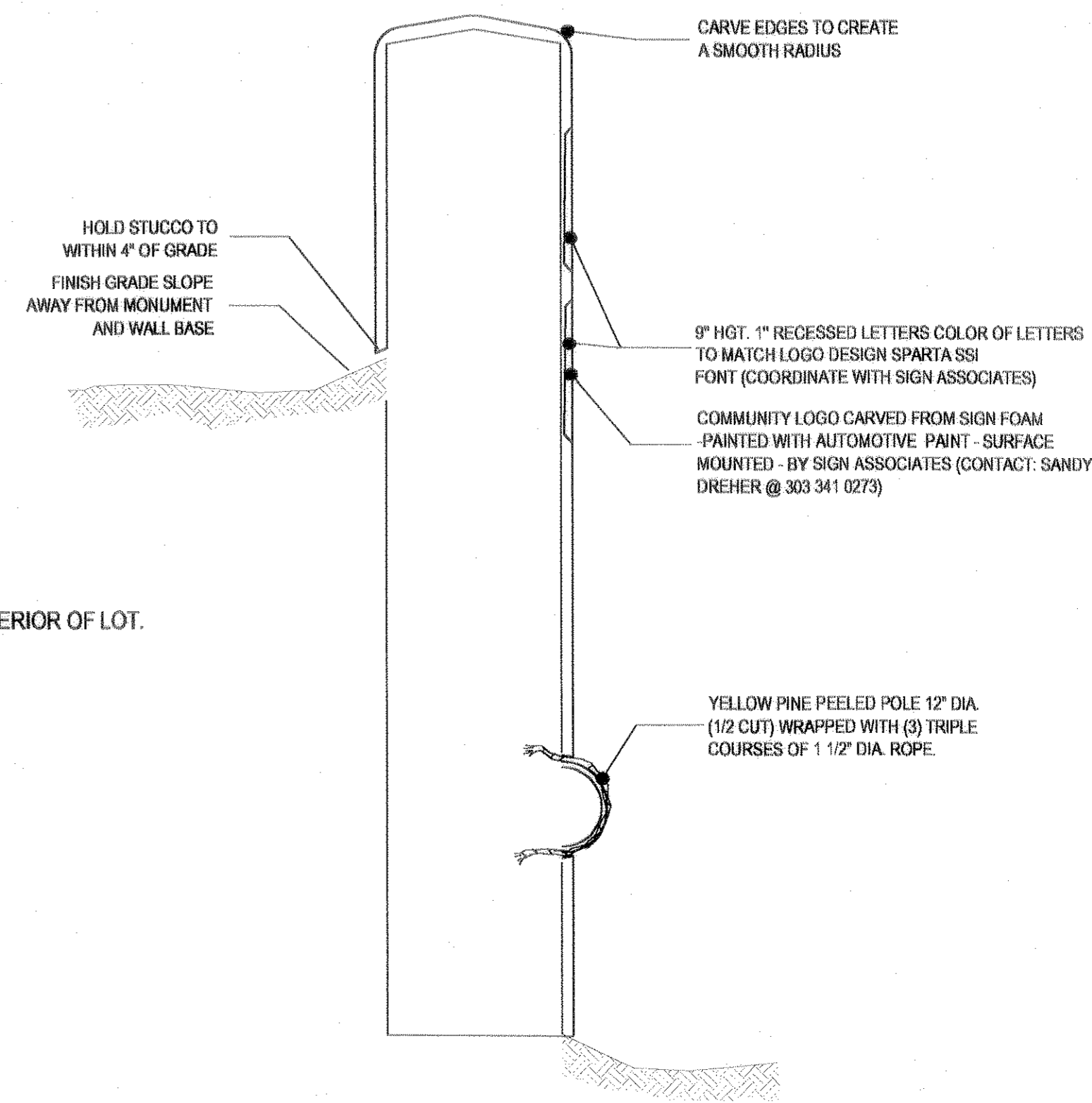
PLAN VIEW

C NOT TO SCALE



MAIN ENTRY MONUMENTATION – SECTION DETAIL

D SECTION ELEVATION NOT TO SCALE



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

Castlewood Ranch Filing No. 2
 Preliminary Plat/Final PD Site Plan
 Castlewood Ranch L.L.C.

Owner:
 Castlewood Ranch L.L.C.
 8480 E. Orchard Rd. Suite 5550
 Greenwood Village, Co 80111
 303.733.2887
 303.740.6942

Issue Date

APRIL 11, 2001
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NOVEMBER 18, 2002

Revision Date

Sheet Title
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 Details

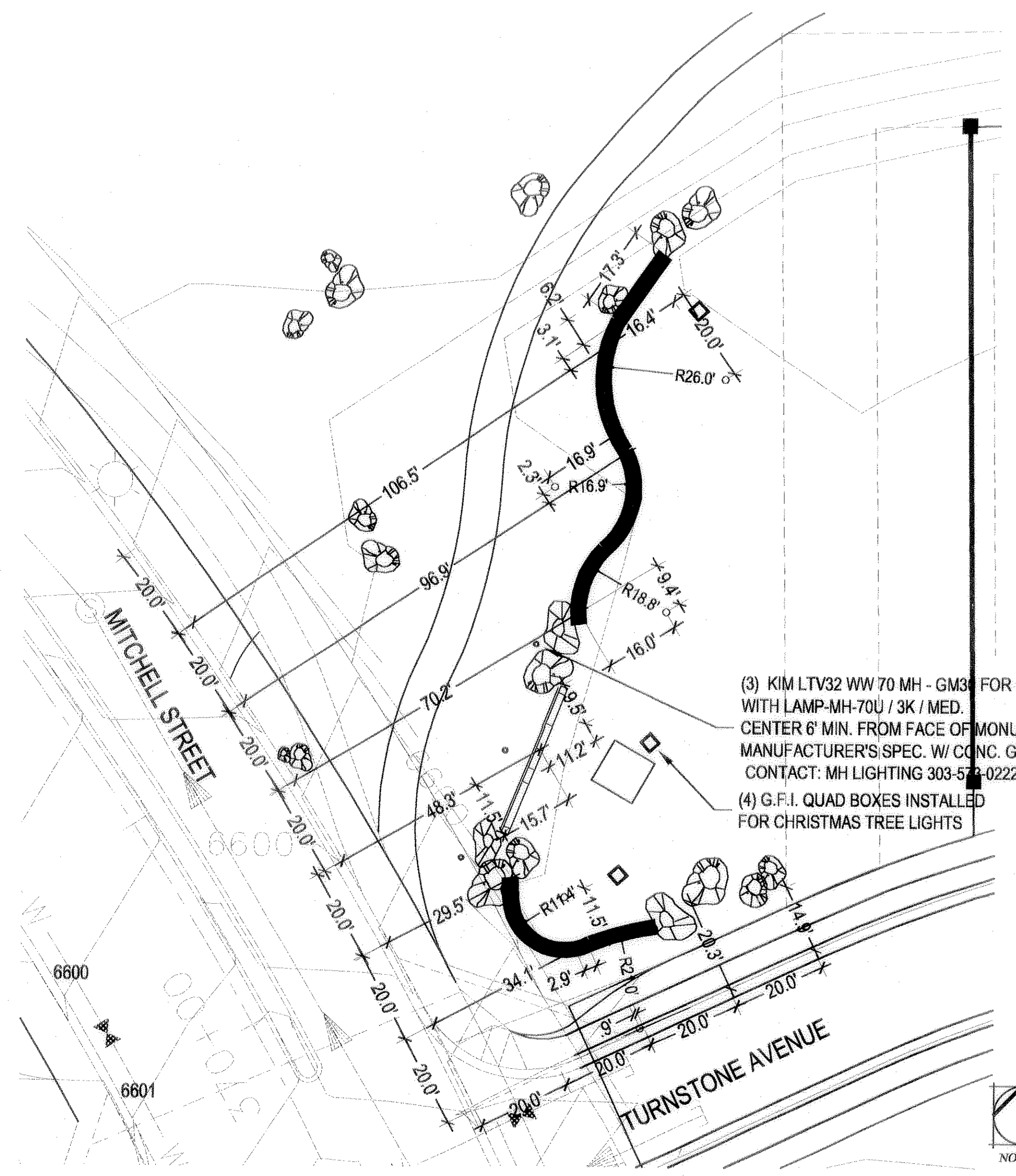
Sheet Number
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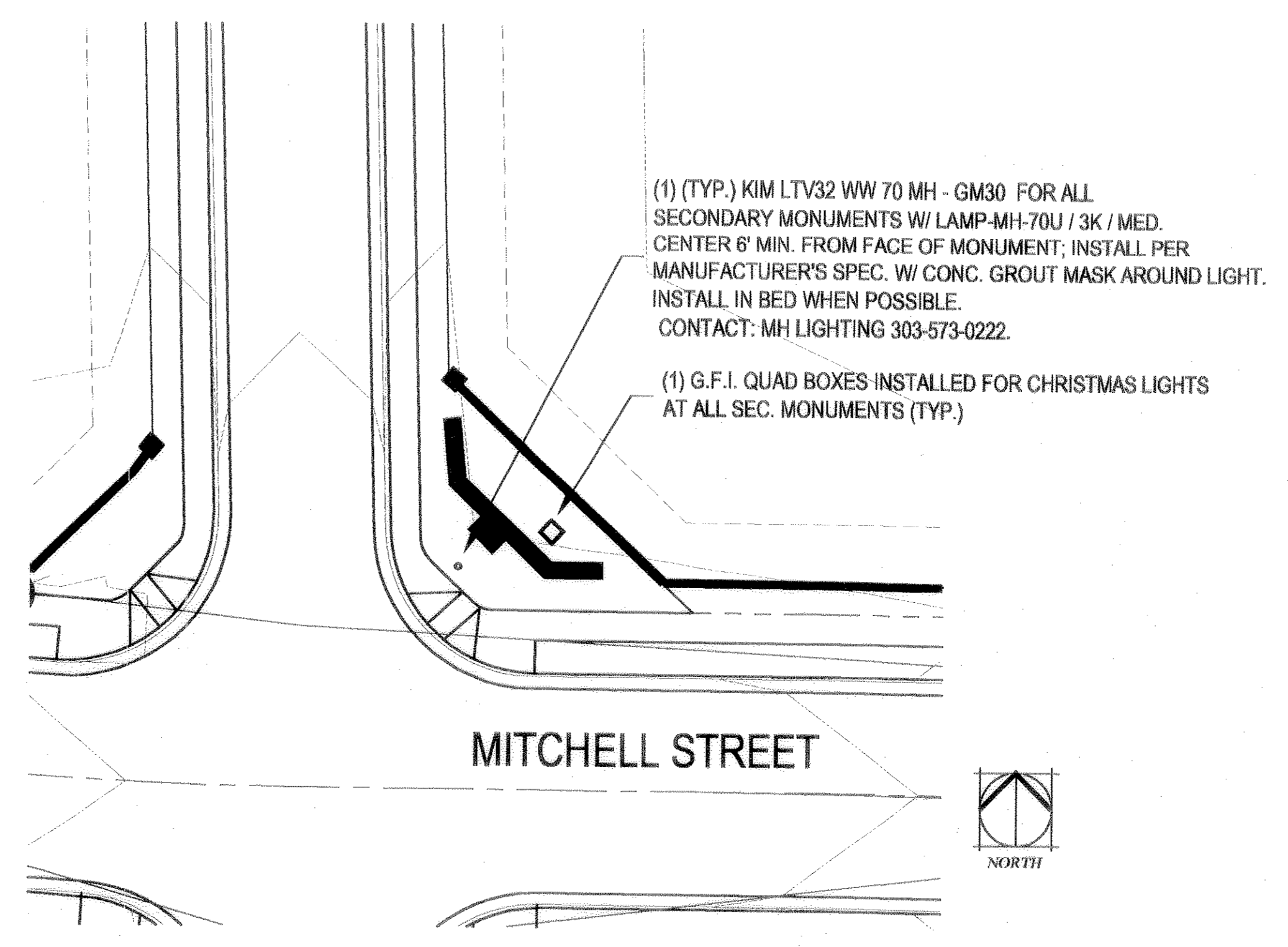
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NOVEMBER 18, 2002

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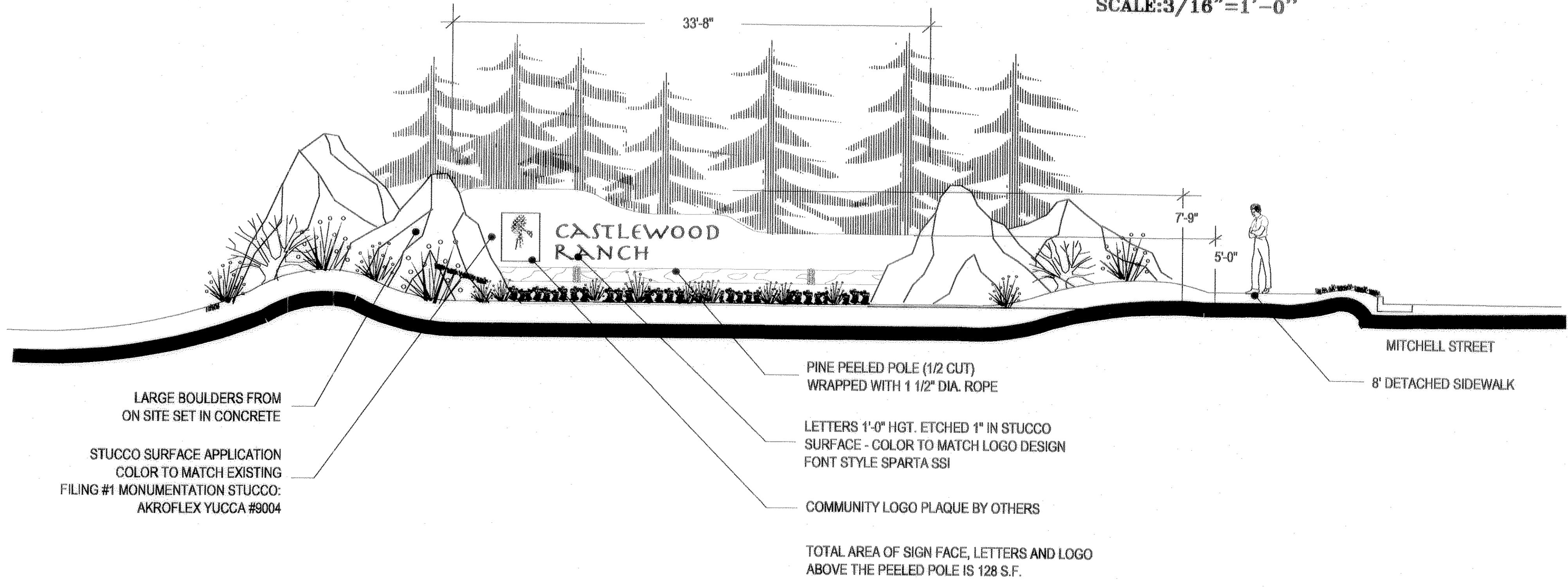
A MAIN ENTRY MONUMENTATION – LAYOUT AND LIGHTING PLAN
PLAN VIEW SCALE: 1"=20'-0"



B SECONDARY NEIGHBORHOOD MONUMENTATION – TYPICAL LIGHTING PLAN
PLAN VIEW SCALE: 1"= 20'-0"



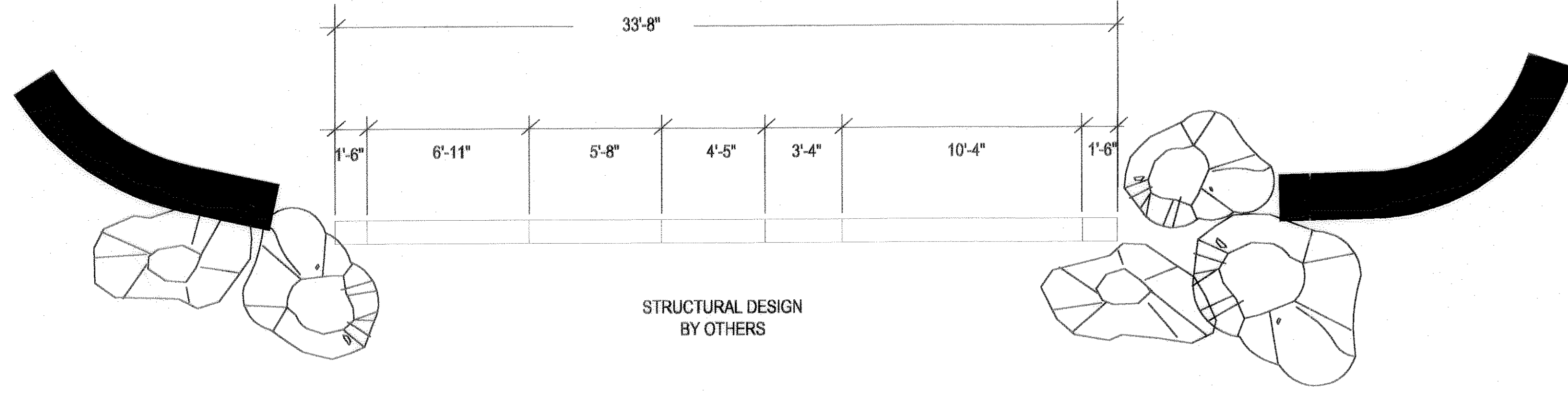
C MAIN ENTRY MONUMENTATION
SECTION ELEVATION SCALE: 3/16"=1'-0"



DRAWN BY: JMB
FILENAME:

A PLAN VIEW

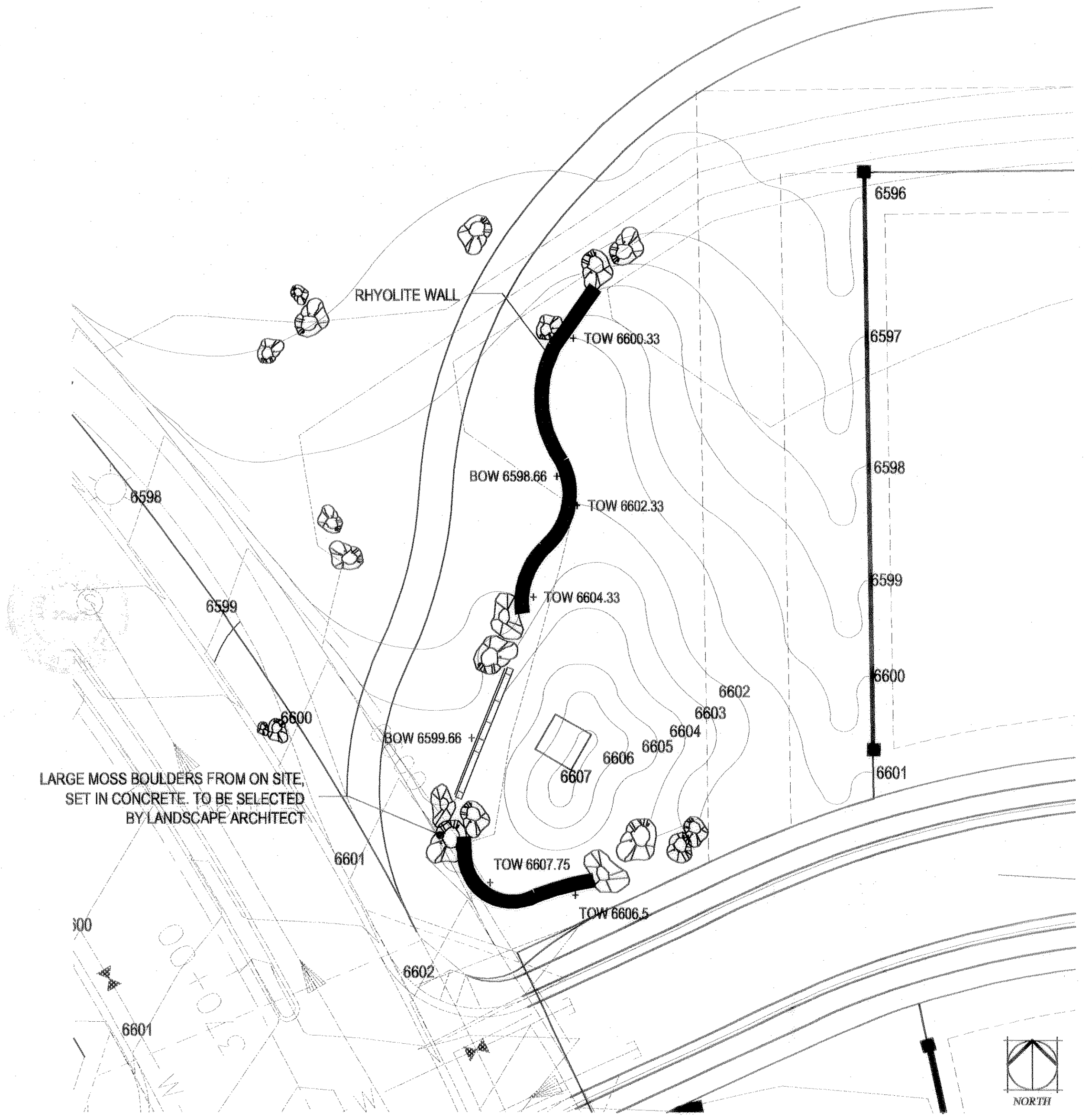
SCALE: 1/4"=1'-0"



B MAIN ENTRY MONUMENTATION - GRADING PLAN

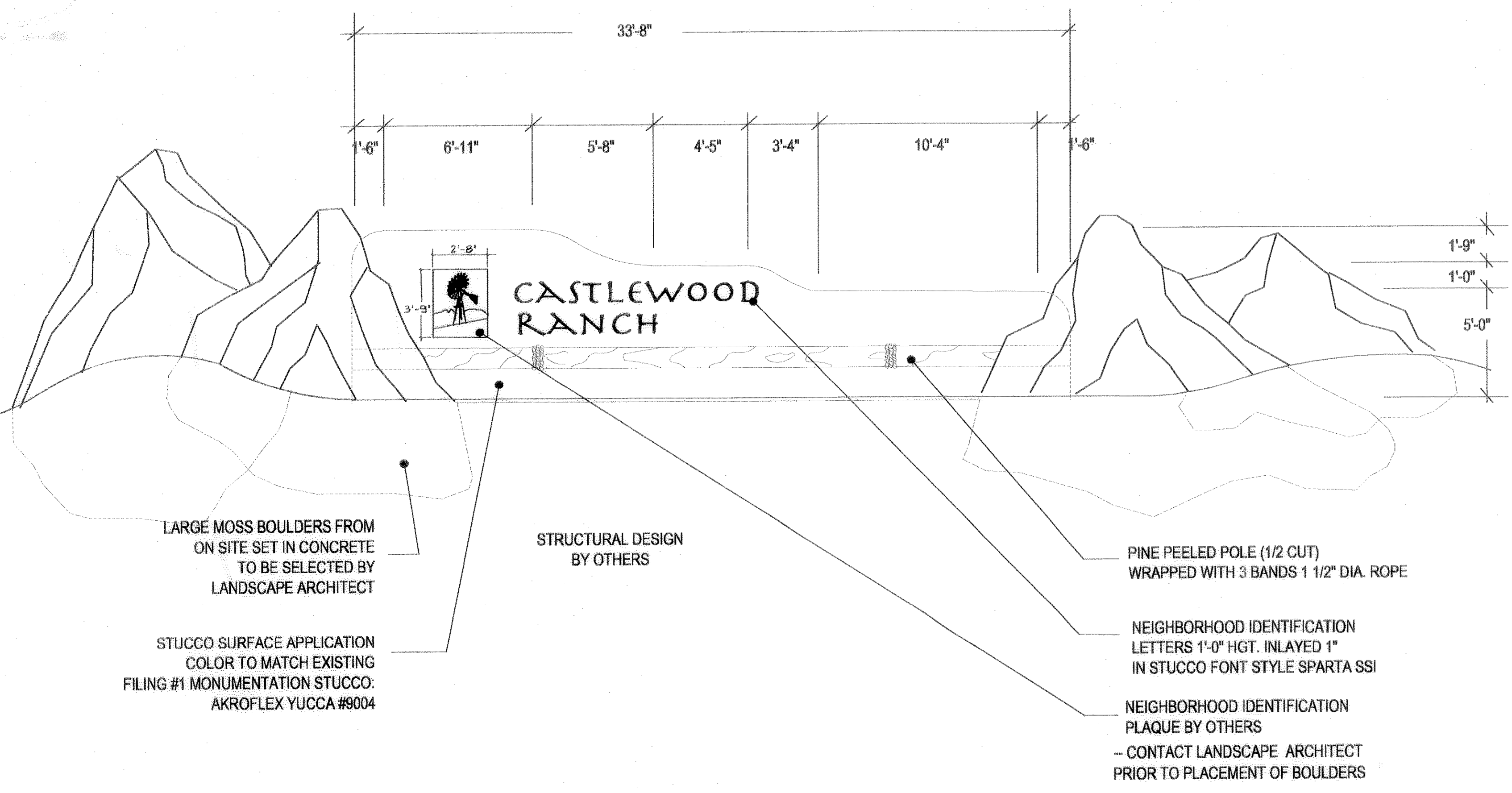
PLAN VIEW

SCALE: 1"= 20'-0"



C FRONT ELEVATION

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



Owner:
 Castlewood Ranch, L.L.C.
 8480 E. Orchard Rd., Suite 5000
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 303.733.2287
 303.740.6642

Issue Date

APRIL 11, 2001
SEPTEMBER 27, 2001
MARCH 19, 2002
JULY 15, 2002
NOVEMBER 18, 2002

Revision Date

Sheet Title
 Monumentation
 Grading Plan Details

Sheet Number
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 FILENAME: