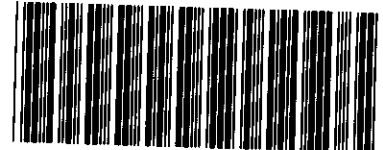


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$121.00
13 PGS



2004078423
07/28/2004 10:57 AM

2004078423 13 PGS

PLAT IDENTIFICATION SHEET

Castle Star Investment Company, LLC

GRANTOR(owner)

Heckendorf Ranch Filing No. 1 Preliminary Plat & Final PD Site Plan

GRANTEE(name of plat)

Heckendorf Ranch

Subdivision/Condo Name

1

Filing

Phase

Lot

Building

Block

Unit

23, 22

8

67

OLD LEGAL(Section)

(Township)

(Range)

HECKENDORF RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 1 OF 12

LEGAL DESCRIPTION

A parcel of land located in the Southwest quarter of Section 23 and the Southeast quarter of Section 22, Township 8 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of the Southwest quarter of said Section 23; thence N89°44'48"W along the North line of the Southwest quarter of said Section 23, 2625.55 feet to the Northwest corner of the Southwest quarter of said Section 23; thence N89°04'31"W along the North line of the Southeast quarter of said Section 22, 334.60 feet to a point on a curve on the East right-of-way line of the Denver and Rio Grande Western Railroad; thence along said East right-of-way line the following four (2) courses:

- thence along said curve to the left having a radius of 2814.93 feet, a central angle of 00°51'39" (the chord of which bears S13°06'57"W, 42.29 feet), 42.29 feet to a point of tangent;
- thence S12°41'08"W along said tangent, 240.61 feet;

thence S80°30'42"E, 104.73 feet;
thence S40°07'05"E, 118.18 feet;
thence S05°12'41"E, 87.08 feet;
thence S75°22'06"E, 240.10 feet;
thence N43°05'22"E, 92.34 feet;
thence S46°54'38"E, 153.00 feet;
thence N71°09'35"E, 39.97 feet;
thence N42°42'47"E, 189.19 feet;
thence S56°32'16"E, 178.63 feet;
thence N60°01'52"E, 209.88 feet;
thence S78°08'03"E, 243.29 feet;
thence S50°05'28"E, 271.08 feet;
thence S89°36'05"E, 90.02 feet;
thence S74°52'16"E, 120.70 feet;
thence S43°40'17"E, 123.98 feet;
thence S70°01'42"E, 120.97 feet;
thence N68°19'35"E, 65.22 feet;
thence S75°05'50"E, 55.66 feet;
thence S52°22'27"E, 162.60 feet;
thence S85°48'32"E, 119.47 feet;
thence S57°18'48"E, 718.37 feet to a point on a curve;
thence along said curve to the right having a radius of 1066.00 feet, a central angle of 05°58'05" (the chord of which bears N80°51'56"E, 110.99 feet), 111.04 feet to the East line of the Southwest quarter of said Section 23;
thence N00°07'19"E along said East line, 1248.37 feet to the Point of Beginning containing 47.383 acres, more or less.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK, CASTLE STAR INVESTMENT COMPANY, LLC

BY: Thomas N. Hall

ATTEST:

SIGNED THIS 13th DAY OF JANUARY, 2004

STATE OF COLORADO)
COUNTY OF Douglas) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, A.D. 2004, BY Thomas N. Hall AS Manager AND Manager OF CASTLE STAR INVESTMENT COMPANY, LLC.

WITNESS MY HAND AND SEAL:
Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-2007
ADDRESS: 512 Wilcox St. Castle Rock, CO 80104

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK, TOWN OF CASTLE ROCK

BY: Ray Waterman
TOWN MAYOR

ATTEST: Sally Misare
TOWN CLERK

SIGNED THIS 16th DAY OF July, 2004

STATE OF COLORADO)
COUNTY OF Douglas) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July, A.D. 2004, BY Ray Waterman AS Town Mayor AND Sally Misare AS TOWN CLERK OF THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND SEAL:
J. L. King
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES: 9-21-07
ADDRESS: 100 Wilcox St. Castle Rock, CO 80104

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON APRIL 6, 2001 IN BOOK 2005 AT PAGE 803 UNDER RECEPTION NO. 01028927, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CASTLE SPRINGS LAND COMPANY
R.V. Bailey
R.V. BAILEY, MANAGER

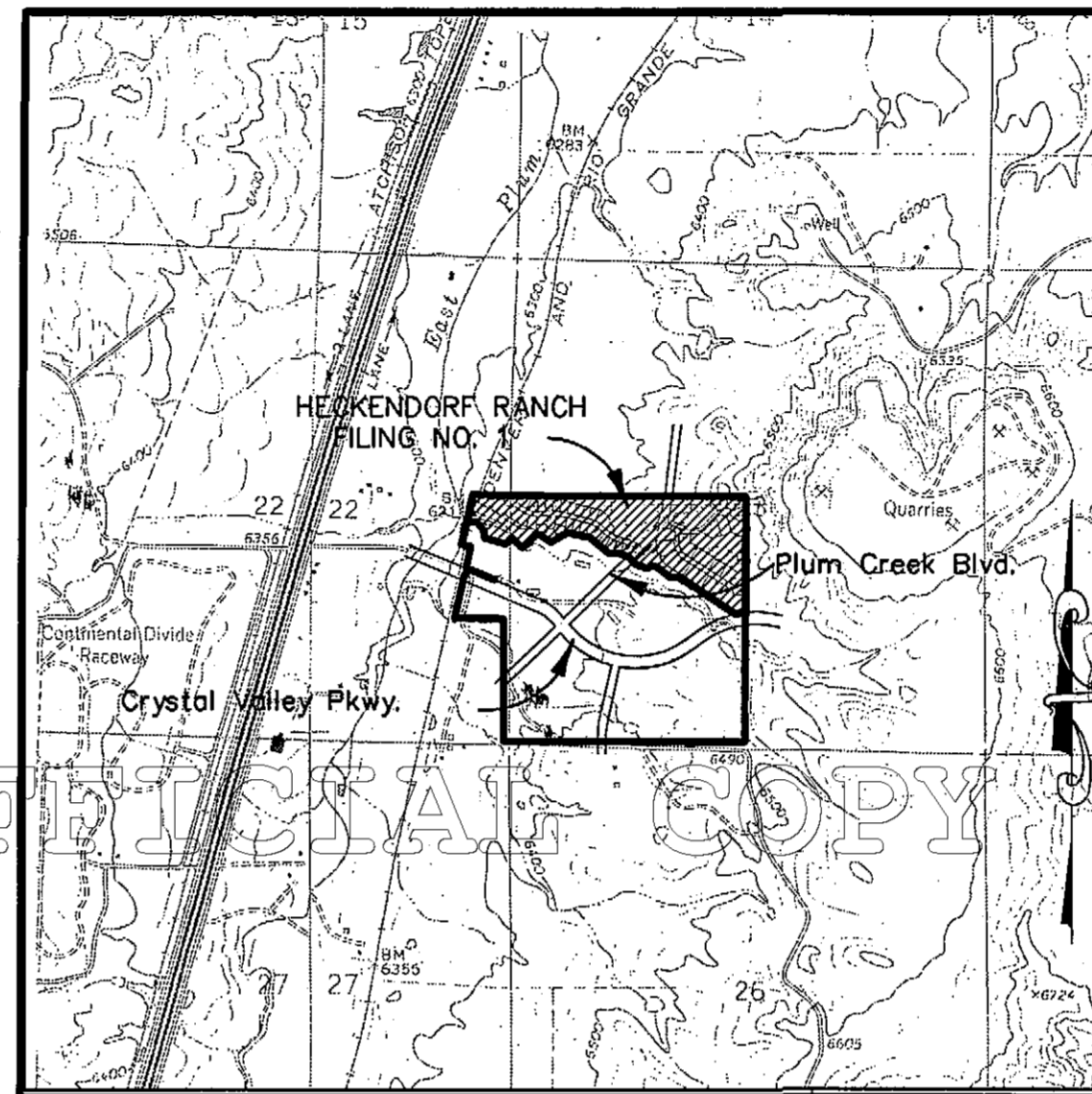
SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

STATE OF COLORADO)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF January, A.D. 2004, BY R.V. BAILEY AS MANAGER OF CASTLE SPRINGS LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:
Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-2007
ADDRESS: 512 Wilcox St. Castle Rock, CO 80104



VICINITY MAP
Scale: 1" = 2000'

ORIGIN / PROJECT BENCHMARK:

NGS STATION M 337
FOUND BENCHMARK DISC SET IN THE NORTHWEST CONCRETE RAILROAD BRIDGE ABUTMENT STAMPED "M 337 1952" NAVD 88 ELEVATION 6314.58.

THE STATION IS LOCATED 2.5 MILES SOUTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT CASTLE ROCK, 10 RAILS NORTH OF MILEPOST 35, 17 RAILS NORTH OF A PRIVATE ROAD CROSSING, 6.8 FEET WEST OF THE WEST RAIL, SET IN THE TOP OF THE WEST END OF THE NORTH ABUTMENT OF CONCRETE BRIDGE 34.92.

"APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN STANDARDS. ALL DEVIATIONS FROM TOWN STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL."

SHEET INDEX

1	OF	12	COVER SHEET	Prepared by: EMK Consultants, Inc.
2	OF	12	GENERAL NOTES & DETAILS	
3	OF	12	LOT LAYOUT	
4	OF	12	STREET NAMES & UTILITY PLAN	
5	OF	12	GRADING PLAN	
6	OF	12	SLOPE ANALYSIS PLAN	
7	OF	12	VEGETATION ANALYSIS PLAN	
8	OF	12	SITE ANALYSIS	
9	OF	12	LANDSCAPE PLAN	Prepared by: Michael L. Stahl, Inc.
10	OF	12	LANDSCAPE PLAN	
11	OF	12	LANDSCAPE PLAN	
12	OF	12	LANDSCAPE PLAN	

OWNER/ DEVELOPER:
CASTLE STAR INVESTMENT COMPANY, LLC
8310 SOUTH VALLEY HIGHWAY
SUITE 100
ENGLEWOOD, COLORADO 80112

PLANNER:
CRH DEVELOPMENT SPECIALISTS
3000 YOUNGFIELD STREET
SUITE 285
LAKEWOOD, COLORADO 80215

ENGINEER/SURVEYOR:
EMK CONSULTANTS, INC.
7006 S. ALTON WAY
BLDG. F
CENTENNIAL, COLORADO 80112

LANDSCAPE ARCHITECT:
MICHAEL L. STAHL, INC.
9581 SILVER HILL CIRCLE
LITTLETON, COLORADO 80124

REVISED DEC., 2003
REVISED MAY, 2003
REVISED JUNE, 2002



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145

TITLE CERTIFICATION:

I, Laruce L. Nitsch 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 13th DAY OF January, 2004
Laruce L. Nitsch
AUTHORIZED REPRESENTATIVE

Susan I. Rasmussen
NOTARY PUBLIC
LAND TITLE GUARANTEE COMPANY

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, A.D. 2004, BY Laruce L. Nitsch OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL:
Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-2007
ADDRESS: 512 Wilcox St. Castle Rock, CO 80104

SURVEYOR'S STATEMENT:

I, JON S. McDANIEL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS Preliminary Plat IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS Preliminary Plat IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

Jon S. McDaniel
REGISTERED LAND SURVEYOR
DATE: 1-08-04

CIVIL ENGINEER'S STATEMENT:

I, MARK J. EBERLY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS Preliminary Plat HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Mark J. Eberly
REGISTERED PROFESSIONAL ENGINEER
DATE: 1-08-04

TOWN CERTIFICATION:

A. PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR HECKENDORF RANCH FILING NO. 1 WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF November, 2002.

James J. Jones
CHAIRMAN
DATE: 10-28-02

ATTEST: John L. Jones
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 6/30/04

B. TOWN COUNCIL APPROVAL:
THE PRELIMINARY PLAT AND FINAL PD SITE PLAN AND ZONING REGULATIONS FOR HECKENDORF RANCH FILING NO. 1, WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25th DAY OF November, 2002.

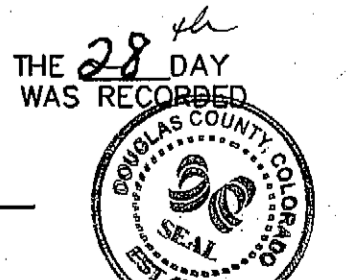
Ray Waterman
MAYOR
DATE: 7-8-04

ATTEST: Janet M. Tindell
TOWN CLERK
DATE: 7-8-04

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 28th DAY OF July, 2004 AT 10:57 O'CLOCK A.M. AND WAS RECORDED NUMBER 2004078423.

Tulayne Fox
DOUGLAS COUNTY CLERK AND RECORDER



HECKENDORF RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES & DETAILS

SHEET 2 OF 11

NOTES

1. THE EXISTING TOPOGRAPHY WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH A CONTOUR INTERVAL OF ONE (1) FOOT.
2. THE PRELIMINARY DRAINAGE STUDY FOR THIS PROJECT WAS PREPARED BY EMK CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
3. ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES, AND ALONG LOCAL STREET RIGHT-OF-WAY, AND ARE FOR EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. (10 FEET); SIDE LOT BETWEEN LOTS (5 FEET); REAR LOT (8 FEET). OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM TWO-FOOT (2') ENCROACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE FEET (3') BELOW THE TOP OF THE FOUNDATION AND AT ONE-TO-ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT (1') FROM FOUNDATION WALL, FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OR ACCESS OF SAID EASEMENT.
4. ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM SEWER, SANITARY SEWER, WATER DISTRIBUTION MAINS) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO THE TOWN.
5. TRACTS A, D, E, AND G ARE LANDS TO BE DEDICATED TO A METROPOLITAN DISTRICT FOR HECKENDORF RANCH AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES, AND PARK FACILITIES. LOT 56 WILL BE RETAINED BY OWNER. (SEE NOTE ON SHEET 3)
6. TRACTS B, C, AND F ARE LANDS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC PURPOSES.
7. EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN APPROVED JUNE 27, 1985 AT RECEPTION NUMBER 356323 (BOOK 581, PAGES 828-839).
8. SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
9. STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
10. UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL DESIGN.
11. WATER LINE SERVICES ARE GENERALLY LOCATED 5 FEET UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICES ARE GENERALLY LOCATED 5 FEET OFF THE CENTER OF THE LOT AND TO THE LOW SIDE.
12. ALL INTERSECTIONS WITH SIDEWALKS WILL HAVE HANDICAP ACCESS RAMPS PER THE TOWN STANDARDS.
13. FIRM PANEL NUMBER 080049_0303_C SHOWS NO FLOOD HAZARD AREA WITHIN THIS DEVELOPMENT.

SITE DATA

EXISTING ZONING:	PUD (MIXED USE)
PROPOSED ZONING:	PUD (MIXED USE)
PROPOSED USE:	SINGLE FAMILY DETACHED HOUSING
1. NUMBER OF SINGLE FAMILY LOTS	55
2. GROSS DENSITY	0.79 Lots/Acre
3. LAND USE	RESIDENTIAL
4. BUILDING TYPE	SINGLE FAMILY DETACHED
5. ROADWAY AREA	6.090 Acres 12.8%
6. LOT AREA	19.525 Acres 41.2%
7. PRIVATE OPEN SPACE (TRACTS A,D, E, AND G)	7.891 Acres 16.7%
8. PUBLIC OPEN SPACE (TRACTS B, C, AND F)	13.877 Acres 29.3%
9. TOTAL PLAN AREA	52.504 Acres 100.0%
10. MINIMUM LOT AREA	8,800 S.F. - 0.202 Acre
11. MAXIMUM LOT AREA	43,443 S.F. - 0.997 Acre
12. AVERAGE LOT AREA	15,615 S.F. - 0.358 Acre

TYPICAL SETBACKS / BUILDING HEIGHTS

SETBACKS - (Lots 1 through 31)
 Front: 20 foot
 Rear: 25 foot
 Side: 5 foot minimum,
 (15 foot minimum between buildings)
 Side Corner: 15 foot

SETBACKS - (Lots 32 through 51, 55)
 Front: 25 foot
 Rear: 25 foot
 Side: 5 foot minimum,
 (30 foot minimum between buildings)
 Side Corner: 15 foot

SETBACKS - (Lots 52, 53, 54)
 Front: 20 foot
 Rear: 30 foot
 Side: 5 foot minimum,
 (15 foot minimum between buildings)
 Side Corner: 15 foot

BUILDING HEIGHT - 35' Maximum

SUMMARY TABLE

TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	66,446	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE
TRACT "B"	345,634	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE
TRACT "C"	168,785	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	DRAINAGE
TRACT "D"	109,552	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE
TRACT "E"	160,096	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE
TRACT "F"	90,090	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE
TRACT "G"	7,656	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE

STREETS: ALL INTERIOR STREETS SHALL BE "LOCAL - TYPE I" WITH A 36 FOOT FLOWLINE UTILIZING A 5 FOOT COMBINATION CURB, GUTTER AND WALK. AN ENTRY STREET (38 FOOT FLOWLINE) IS PROPOSED FOR THE AREA EAST OF PLUM CREEK BLVD. (SEE SHEET 4) ALL STREETS SHALL BE CONSTRUCTED TO THE TOWN OF CASTLE ROCK STANDARDS; ALL INTERSECTION CORNERS SHALL BE CONSTRUCTED WITH HANDICAP RAMPS; CROSSPANS SHALL BE PROVIDED AT LOCATIONS DETERMINED BY THE FINAL DRAINAGE STUDY.

UTILITIES: SANITARY SEWER AND WATER SYSTEMS SHALL BE INSTALLED BY THE DEVELOPER TO TOWN OF CASTLE ROCK STANDARDS. THE DEVELOPER SHALL ARRANGE FOR THE INSTALLATION OF GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES TO SERVE THE PROPERTY. ANY EXISTING UTILITIES WITHIN THE PROPERTY THAT ARE IN CONFLICT WITH THE PROPOSED LAYOUT SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.



EMK CONSULTANTS, INC.
 ENGINEERS • SURVEYORS
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303) 694-1520
 EMK JOB NO. 12145
 REVISED: 5/30/03

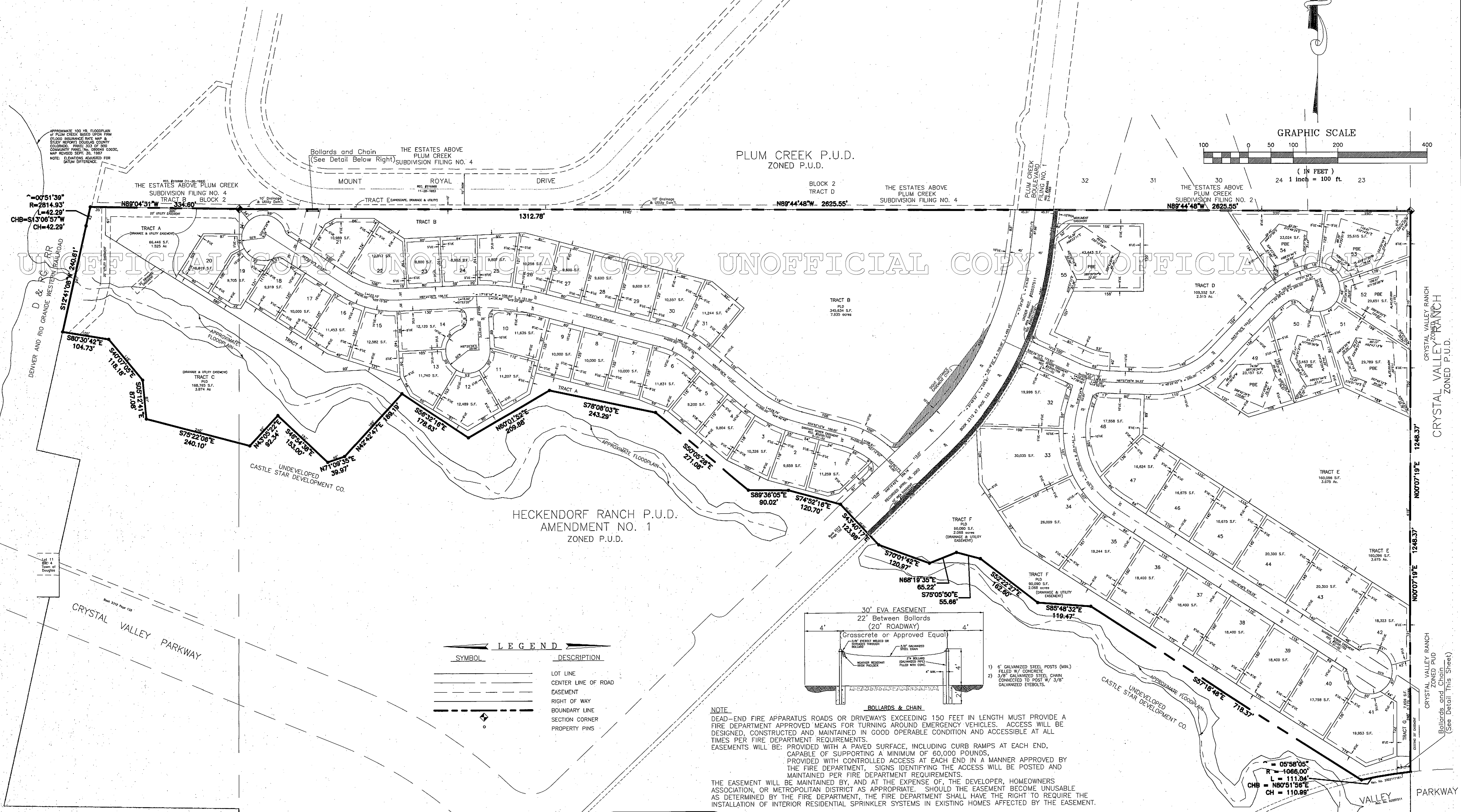
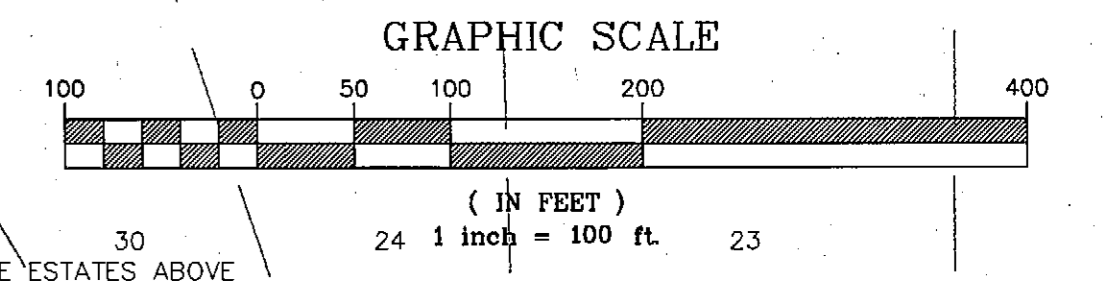
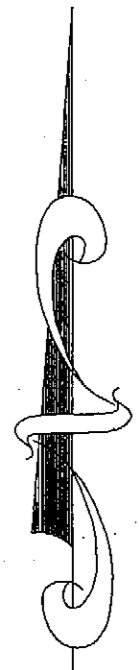
GENERAL NOTES
 HECKENDORF RANCH FILING NO. 1
 PRELIMINARY PLAT & FINAL PD SITE PLAN
 SHEET 2 OF 11

HECKENDORF RANCH FILING NO. 1

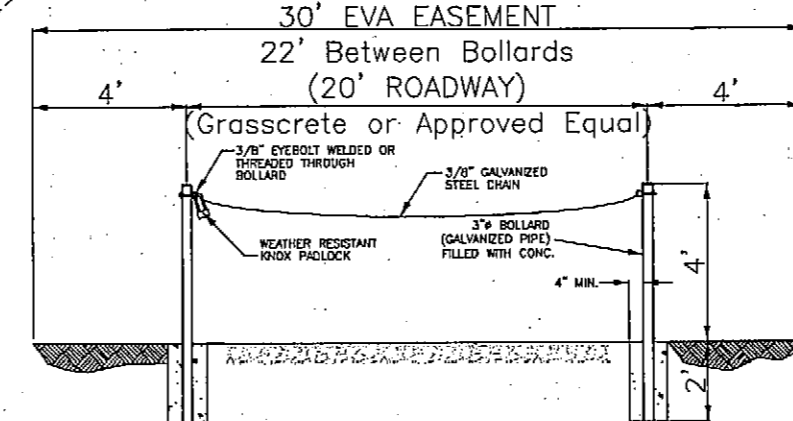
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
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PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 3 OF 12



LEGEND	
SYMBOL	DESCRIPTION
—	LOT LINE
—	CENTER LINE OF ROAD
—	EASEMENT
—	RIGHT OF WAY
—	BOUNDARY LINE
—	SECTION CORNER
—	PROPERTY PINS



NOTE
DEAD-END FIRE APPARATUS ROADS OR DRIVEWAYS EXCEEDING 150 FEET IN LENGTH MUST PROVIDE A FIRE DEPARTMENT APPROVED MEANS FOR TURNING AROUND EMERGENCY VEHICLES. ACCESS WILL BE DESIGNED, CONSTRUCTED AND MAINTAINED IN GOOD OPERABLE CONDITION AND ACCESSIBLE AT ALL TIMES PER FIRE DEPARTMENT REQUIREMENTS. EASEMENTS WILL BE PROVIDED WITH A PAVED SURFACE, INCLUDING CURB RAMPS AT EACH END, CAPABLE OF SUPPORTING A MINIMUM OF 60,000 POUNDS. PROVIDED WITH CONTROLLED ACCESS AT EACH END IN A MANNER APPROVED BY THE FIRE DEPARTMENT. SIGNS IDENTIFYING THE ACCESS WILL BE POSTED AND MAINTAINED PER FIRE DEPARTMENT REQUIREMENTS. THE EASEMENT WILL BE MAINTAINED BY, AND AT THE EXPENSE OF, THE DEVELOPER, HOMEOWNERS ASSOCIATION, OR METROPOLITAN DISTRICT AS APPROPRIATE. SHOULD THE EASEMENT BECOME UNUSABLE AS DETERMINED BY THE FIRE DEPARTMENT, THE FIRE DEPARTMENT SHALL HAVE THE RIGHT TO REQUIRE THE INSTALLATION OF INTERIOR RESIDENTIAL SPRINKLER SYSTEMS IN EXISTING HOMES AFFECTED BY THE EASEMENT.

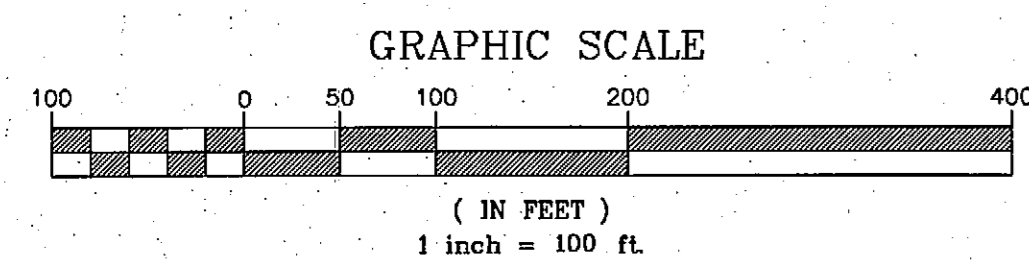
EMK **EMK CONSULTANTS, INC.**
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145
REV: 5/30/03, REV: 12/30/03

LOT LAYOUT
HECKENDORF RANCH FILING NO. 1
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 3 OF 12

HECKENDORF RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 5 OF 12



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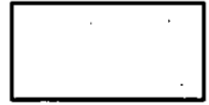
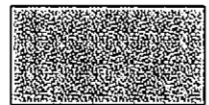
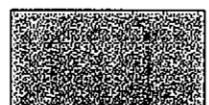


GRADING PLAN
HECKENDORF RANCH FILING NO. 1
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 5 OF 12

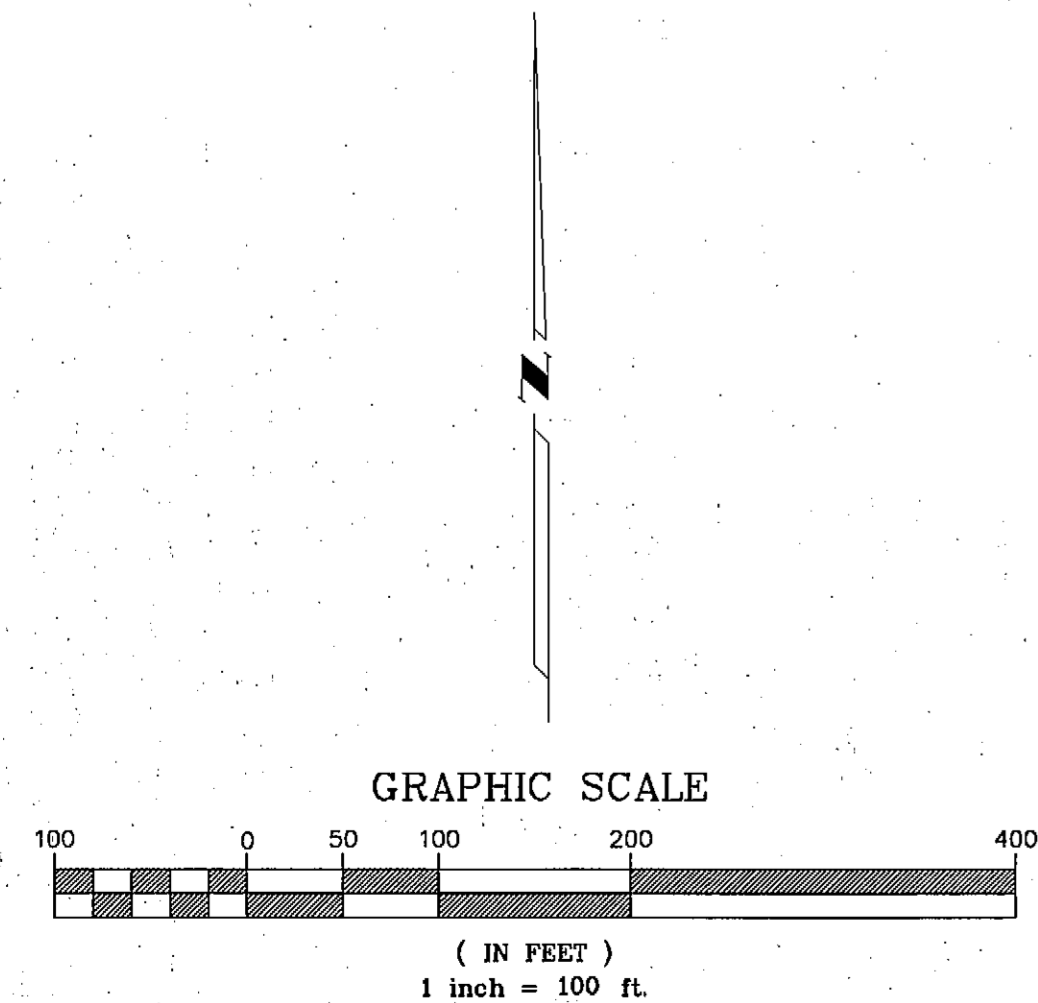
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PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 6 OF 12



	0% ≤ SLOPE ≤ 8%
	8% < SLOPE ≤ 12%
	12% < SLOPE ≤ 15%
	15% < SLOPE ≤ 25%
	25% < SLOPE



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REVISED: 5/30/03

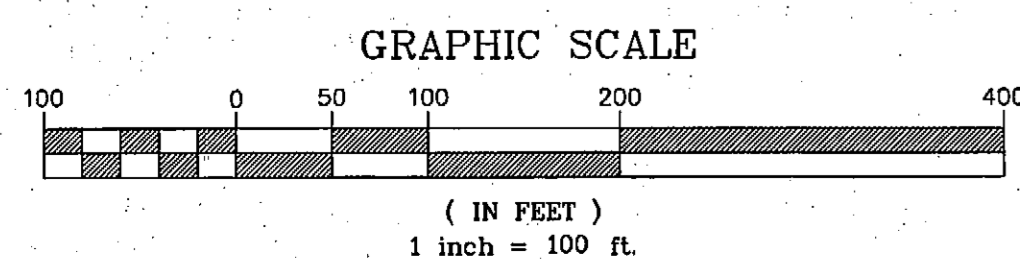
SLOPE ANALYSIS PLAN
HECKENDORF RANCH FILING NO. 1
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 6 OF 12

HECKENDORF RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO


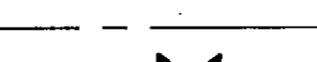


PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 8 OF 12



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145
REVISED: 5/30/03

LEGEND

-  MAJOR RIDGE LINES
-  DRAINAGE COURSES
-  PROMINANT VIEW LOCATIONS
-  WETLANDS LOCATIONS (LOCATIONS FROM MDG, INC., APPROX. OCT. 1999)

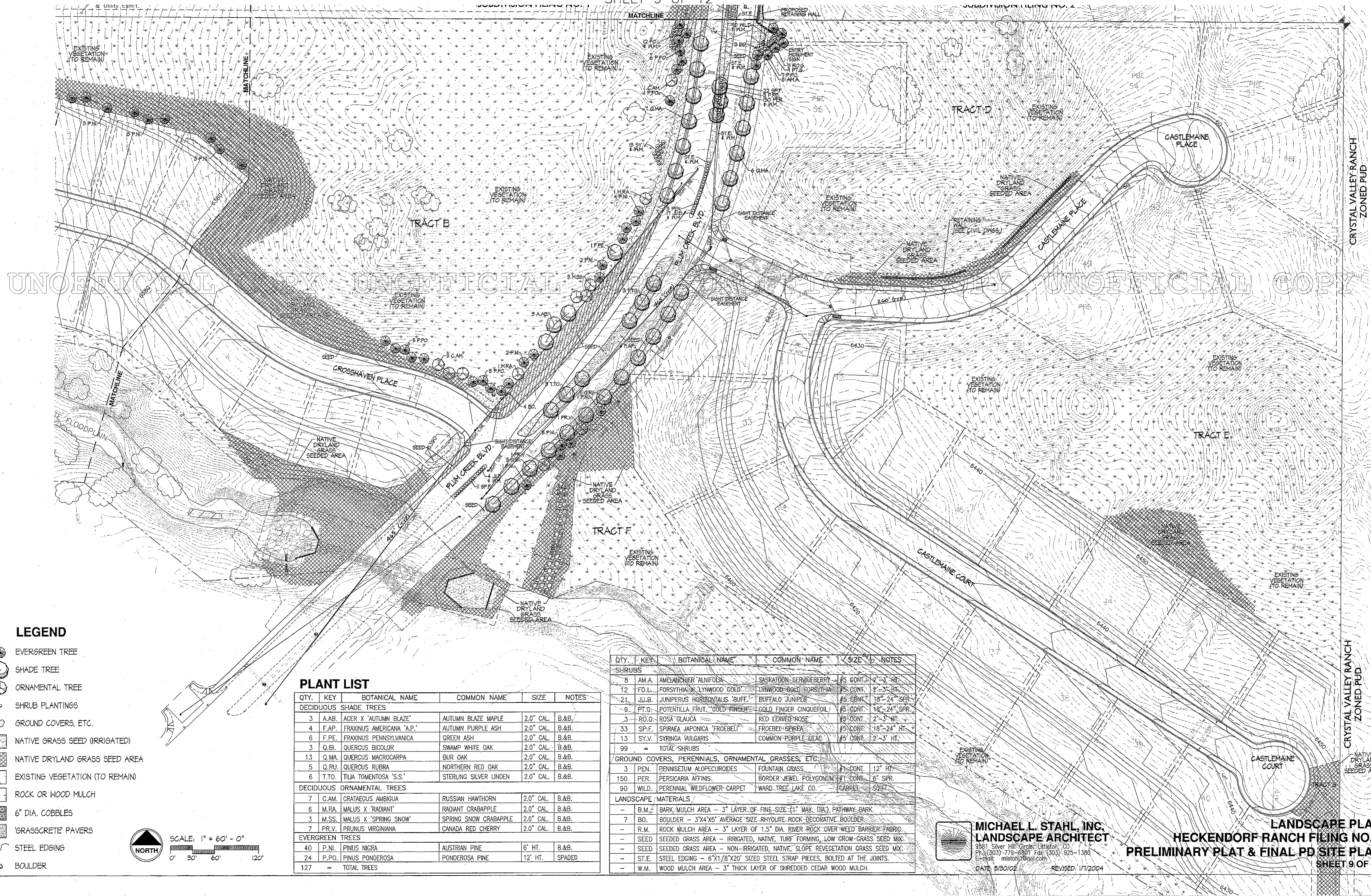
SITE ANALYSIS
HECKENDORF RANCH FILING NO. 1
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 8 OF 12

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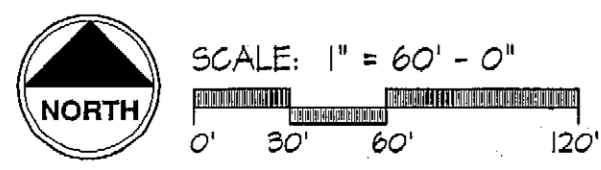
PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 9 OF 12



LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- GROUND COVERS, ETC.
- (SEED) NATIVE GRASS SEED (IRRIGATED)
- (SEED) NATIVE DRYLAND GRASS SEED AREA
- (EXIST.) EXISTING VEGETATION (TO REMAIN)
- (R.M.) (W.M.) ROCK OR WOOD MULCH
- (COB.) 6" DIA. COBBLES
- (PAVERS) 'GRASSCRETE' PAVERS
- (STE.) STEEL EDGING
- (BO.) BOULDER



PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
3	A.A.B.	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2.0" CAL.	B.&B.
4	F.A.P.	FRAXINUS AMERICANA 'A.P.'	AUTUMN PURPLE ASH	2.0" CAL.	B.&B.
6	F.P.E.	FRAXINUS PENNSYLVANICA	GREEN ASH	2.0" CAL.	B.&B.
3	Q.B.I.	QUERCUS BICOLOR	SWAMP WHITE OAK	2.0" CAL.	B.&B.
13	Q.M.A.	QUERCUS MACROCARPA	BUR OAK	2.0" CAL.	B.&B.
5	Q.R.U.	QUERCUS RUBRA	NORTHERN RED OAK	2.0" CAL.	B.&B.
6	T.T.O.	TILIA TOMENTOSA 'S.S.'	STERLING SILVER LINDEN	2.0" CAL.	B.&B.
DECIDUOUS ORNAMENTAL TREES					
7	C.A.M.	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	2.0" CAL.	B.&B.
6	M.R.A.	MALUS X 'RADIANT'	RADIANT CRABAPPLE	2.0" CAL.	B.&B.
3	M.S.S.	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.0" CAL.	B.&B.
7	P.R.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	2.0" CAL.	B.&B.
EVERGREEN TREES					
40	P.N.I.	PINUS NIGRA	AUSTRIAN PINE	6" HT.	B.&B.
24	P.P.O.	PINUS PONDEROSA	PONDEROSA PINE	12" HT.	SPADED
127	=	TOTAL TREES			

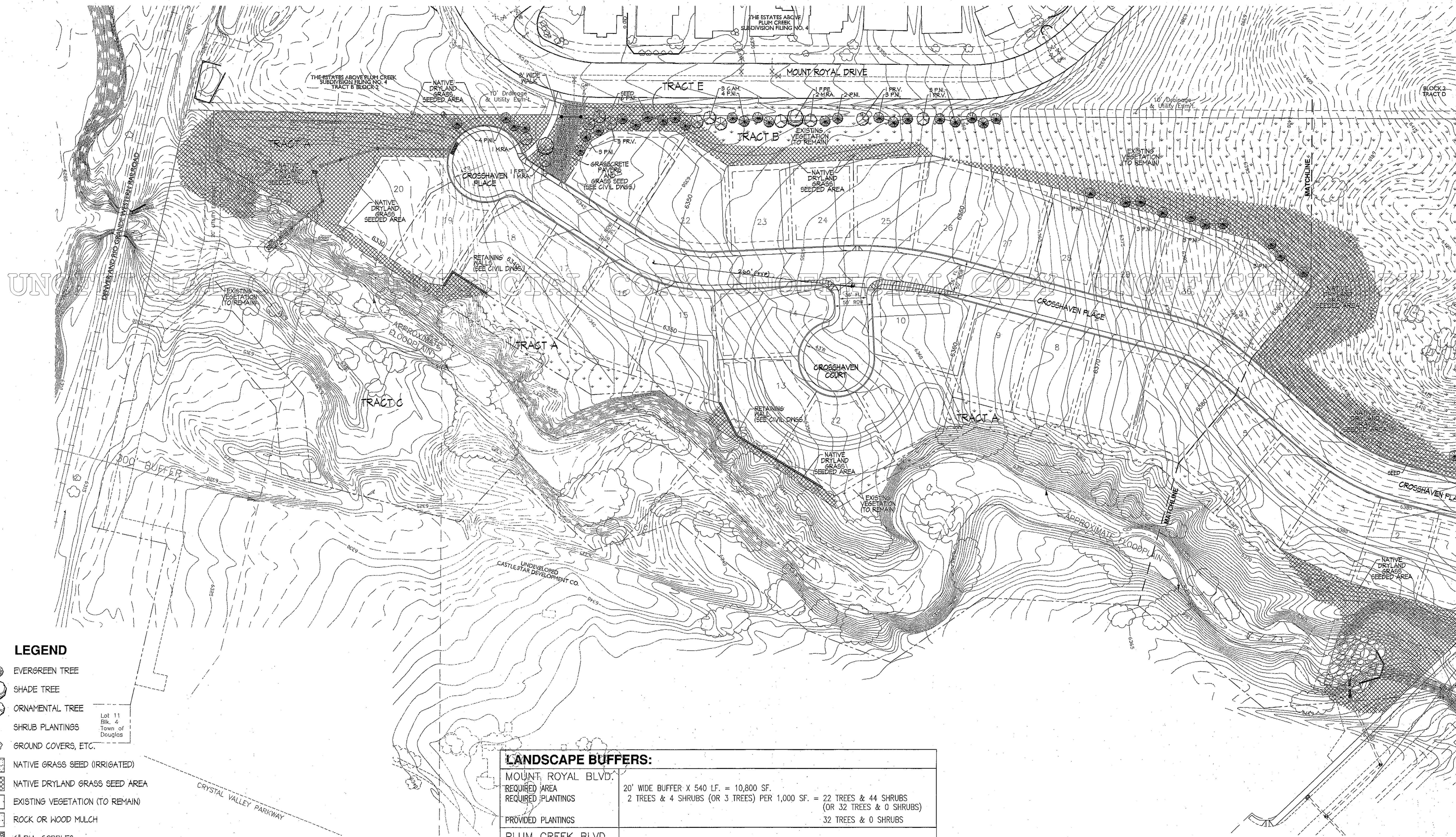
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
8	A.M.A.	AMELANCHIER ALNIFOLIA	SASKATOON-SERAPIC-BERRY	#5 CONT.	2'-3' HT.
12	F.O.L.	FORSYTHIA X 'LYNWOOD GOLD'	LYNWOOD-GOLD-FORSYTHIA	#5 CONT.	2'-3' HT.
21	J.U.B.	JUNIPERUS HORIZONTALIS 'BUFF.'	BUFFALO JUNIPER	#5 CONT.	18"-24" SPR.
9	P.T.G.	POTENTILLA FRUT. 'GOLD FINGER'	GOLD FINGER CINQUEFOIL	#5 CONT.	18"-24" SPR.
3	R.O.G.	ROSA GLAUCA	RED LEAVED ROSE	#5 CONT.	2'-3' HT.
33	S.P.F.	SPIRAEA JAPONICA 'FROEBELI'	FROEBEL-SPIRAEA	#5 CONT.	18"-24" HT.
13	S.Y.V.	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT.	2'-3' HT.
99	=	TOTAL SHRUBS			
GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, ETC.					
3	PEN.	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 CONT.	12" HT.
150	PER.	PERSICARIA AFFINIS	BORDER JEWEL POLYGONUM	#1 CONT.	6" SPR.
90	WILD.	PERENNIAL WILDFLOWER-CARPET	WARD-TREE LAKE CO. CARPET	SOFT	
LANDSCAPE MATERIALS					
-	B.M.	BARK MULCH AREA - 3" LAYER OF FINE SIZE (1" MAX. DIA.) PATHWAY BARK			
7	BO.	BOULDER - 3'X4'X5' AVERAGE SIZE RHYOLITE ROCK-DECORATIVE BOULDER			
-	R.M.	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. RIVER ROCK OVER WEED BARRIER FABRIC			
-	SEED	SEEDED GRASS AREA - IRRIGATED, NATIVE, TURF FORMING, LOW GROW GRASS SEED MIX.			
-	SEED	SEEDED GRASS AREA - NON-IRRIGATED, NATIVE, SLOPE REVEGETATION GRASS SEED MIX.			
-	STE.	STEEL EDGING - 6"X1/8"X20" SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS.			
-	W.M.	WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH.			

MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
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E-mail: mstaahl@aol.com
DATE: 5/30/02 REVISED: 1/1/2004

LANDSCAPE PLAN
HECKENDORF RANCH FILING NO. 1
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 9 OF 12

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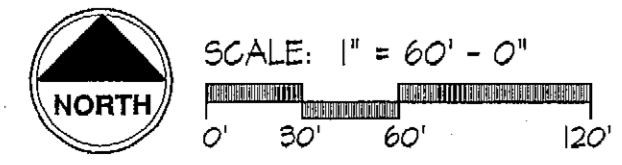
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PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 10 OF 12



LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- GROUND COVERS, ETC.
- (SEED) NATIVE GRASS SEED (IRRIGATED)
- (SEED) NATIVE DRYLAND GRASS SEED AREA
- (EXIST.) EXISTING VEGETATION (TO REMAIN)
- (R.M.) (W.M.) ROCK OR WOOD MULCH
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- (PAVERS) 'GRASSCRETE' PAVERS
- (STE.) STEEL EDGING
- (BO.) BOULDER

Lot 11
Blk. 4
Town of
Douglas



LANDSCAPE BUFFERS:

MOUNT ROYAL BLVD.	
REQUIRED AREA	20' WIDE BUFFER X 540 LF. = 10,800 SF.
REQUIRED PLANTINGS	2 TREES & 4 SHRUBS (OR 3 TREES) PER 1,000 SF. = 22 TREES & 44 SHRUBS (OR 32 TREES & 0 SHRUBS)
PROVIDED PLANTINGS	32 TREES & 0 SHRUBS
PLUM CREEK BLVD.	
REQUIRED AREA	15' WIDE BUFFER X 1300 LF. = 19,500 SF.
REQUIRED PLANTINGS	2 TREES & 4 SHRUBS (OR 3 TREES) PER 1,000 SF. = 39 TREES & 78 SHRUBS (OR 57 TREES & 0 SHRUBS)
PROVIDED PLANTINGS	69 TREES & 79 SHRUBS



MICHAEL L. STAHL, INC.
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DATE: 5/30/02

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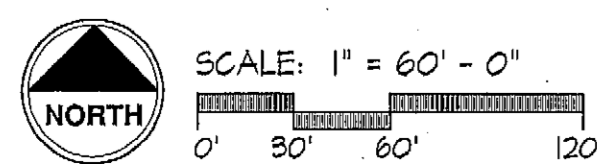
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PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 11 OF 12

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LEGEND

- (E) EVERGREEN TREE
- (S) SHADE TREE
- (O) ORNAMENTAL TREE
- (SH) SHRUB PLANTINGS
- (GC) GROUND COVERS, ETC.
- (SEED) NATIVE GRASS SEED (IRRIGATED)
- (SEED) NATIVE DRYLAND GRASS SEED AREA
- (EXIST.) EXISTING VEGETATION (TO REMAIN)
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- (COB) 6" DIA. COBBLES
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PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 12 OF 12

LANDSCAPE SPECIFICATIONS:

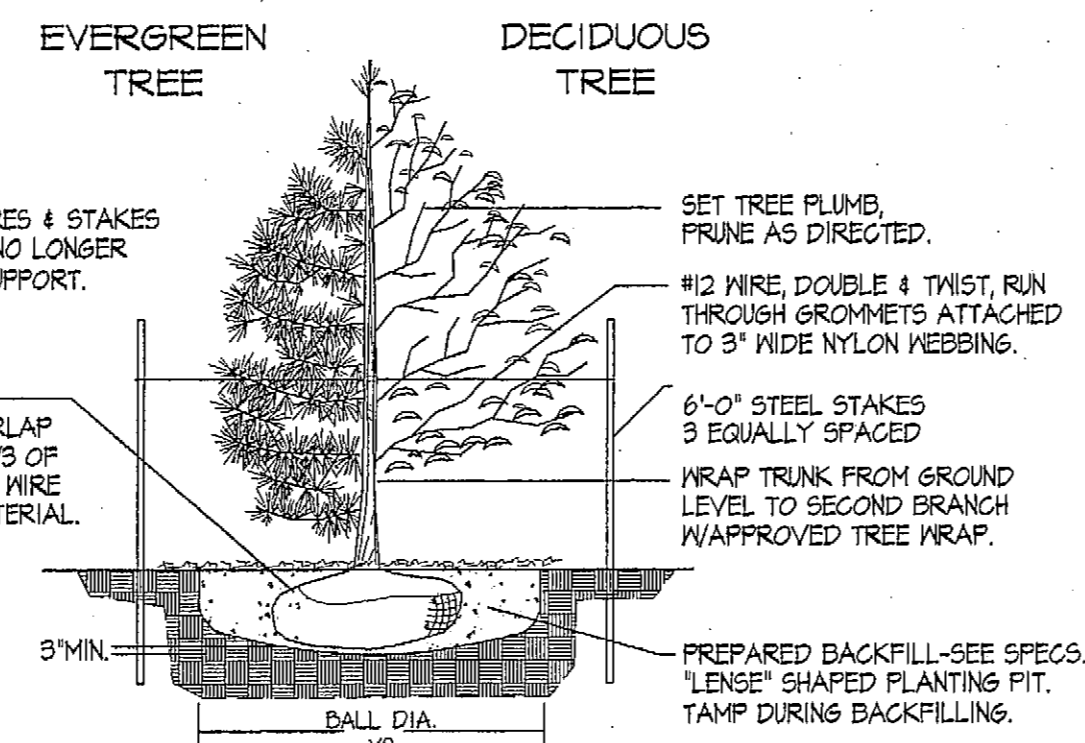
- AREAS TO BE NATIVE GRASS SEEDING SHALL BE GRADED TO A SUITABLE GRADE (+/-10'). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 3 CU.YDS./1,000 SF. OF WELL DECAYED GROUND CATTLE MANURE (OR APPROVED EQUAL) UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELED AND RAKED TO A FINISHED GRADE. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. THE SURFACE SHALL BE GRADED SMOOTH AND FIRM (NON-COMPACTED) PRIOR TO SEEDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SEEDING. AREAS TO BE SEED WITH IRRIGATED TURF FORMIN GRASSES SHALL BE SEED WITH A UNIFORM MIXTURE OF THE FOLLOWING SEED MIX:
R.O.W. BOULEVARDS (ARKANSAS VALLEY "LOW GROW MIX")
DRILLED & HYDRO-MULCHED; SEASONALLY IRRIGATED & OCCASIONALLY MOWED
- AREAS TO BE PLANTED IN GROUND COVERS, PERENNIALS, ETC. SHALL BE GRADED TO A SUITABLE GRADE (+/-10'). AREAS SHALL BE TILLED TO A DEPTH OF 12" INCORPORATING 1 CU.YD. OF "EKO" COMPOST (OR EQUAL) AND 2 LBS. OF SUPER PHOSPHATE PER 100 SF. UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION AREAS SHALL BE FINE GRADED TO PROPER GRADE. NO ADDITIONAL SOIL IMPROVEMENT IS REQUIRED WITHIN THESE AREAS.
- PLANT MATERIAL QUALITY SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK. PLANTS SHALL MEET OR EXCEED SPECIFIED SIZES. TREES SHALL HAVE WELL BRANCHED TOPS WITH REASONABLY STRAIGHT, WELL DEVELOPED SINGLE LEADERS (UNLESS OTHERWISE NOTED). THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTS OF INFERIOR QUALITY. NO PLANTS SHALL BE PLANTED DURING INCLEMENT WEATHER OR INTO FROZEN GROUND (UNLESS SPECIFICALLY ALLOWED WITH WRITTEN APPROVAL).
- PLANTING PIT DIAMETERS SHALL BE DUG WITH TWICE THE DIAMETER OF THE ROOT BALL. PITS SHALL BE DUG 1/4 DEEPER THAN THE ROOT BALL OF THE PLANT. PLANTING PITS SHALL BE BACKFILLED WITH UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% "EKO" COMPOST (OR AN APPROVED EQUAL). PRIOR TO BACK-FILLING PLANTING PITS, CONTRACTOR SHALL REMOVE ALL WIRE BASKETS AND OTHER PROTECTIVE MATERIALS (E.G. BURLAP) FROM TOPS OF ROOT BALLS. ALL FLAGS, TAGS, ETC. SHALL BE REMOVED FROM ALL PLANTS.
- PLANTS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21 GRAM "AGRIFORM" 20-10-5 SLOW RELEASE FERTILIZER TABLETS (OR APPROVED EQUAL) ACCORDING TO THE FOLLOWING QUANTITIES: 1 TABLET PER FT. OF TREE HT. (OR 1/2" CALIPER); 3 TABLETS PER #5 CONTAINER SHRUB. TABLETS SHALL BE PLACED IN THE PLANT PIT DURING BACK FILLING ACCORDING TO MFR. SPECS.
- TREES SHALL BE GUYED AND STAKED TO THE EXTENT NECESSARY TO KEEP THEM IN A PLUMB POSITION UNTIL THE TREE IS ESTABLISHED. TREES OVER 2" CAL. (OR 5' HT.) SHALL BE SECURELY GUYED AND STAKED WITH 3 WIRES (MIN.) SPACED EQUALLY AROUND THE TREE. TREES UNDER 2" CALIPER (OR 6' HT.) SHALL BE SECURED WITH 2 WIRES SPACED EQUALLY AROUND THE TREE. STAKES SHALL BE BLACK OR GREEN PAINTED 5' LONG STEEL T-POSTS (OR APPROVED EQUAL). STAKES SHALL BE SET IN UNDISTURBED SOIL AT SLIGHT ANGLE FACING AWAY FROM THE TREE TRUNK. TRUNKS SHALL BE SECURED WITH #12 GAUGE GALVANIZED STEEL WIRE AND NYLON STRAP WITH GROMMETS. CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRES ADJUSTMENTS DURING THE GUARANTEE PERIOD, AND REMOVAL OF STAKES AND WIRES UPON COMPLETION OF THE GUARANTEE PERIOD.
- TRUNKS OF FALL PLANTED DECIDUOUS OVER 2" CAL. SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM GROUND TO HEIGHT OF SECOND BRANCH. WRAPPING SHALL BE SECURED TO TRUNK IN AN ACCEPTABLE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT TO WRAPPING DURING THE GUARANTEE PERIOD AND SHALL REMOVE WRAPPING UPON COMPLETION OF THE GUARANTEE PERIOD.
- PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF WORK ACCEPTANCE. REPLACED PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT. DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY MAINTENANCE DEFICIENCIES.
- ALL CONTINUOUS SHRUB PLANTING BED AREAS (OR AS NOTED) SHALL BE ROCK MULCHED. ROCK MULCH SHALL BE 1.5" DIA. WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. "TYPAR" OR EQUAL). AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND ROCK. COURSES OF FABRIC SHALL OVERLAP 6" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- GROUND COVER AND PERENNIAL PLANTING BED AREAS (WITHIN ROCK MULCH AREAS) SHALL BE WOOD MULCHED WITH A UNIFORM 2" THICK LAYER OF SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). AREAS SHALL BE FINE GRADED PRIOR TO PLACING OF MULCH, REMOVING DEBRIS, ROCKS, VEGETATION, ETC. OVER 1" DIA. FROM THE SURFACE. THE TOP OF THE MULCH SURFACE SHALL BE 1" BELOW ADJACENT EDGINGS.
- AREAS TO BE WOOD MULCHED SHALL BE TREATED WITH "TREFLAN" GRANULAR PRE-EMERGENT HERBICIDE ACCORDING TO MFR. SPECIFICATIONS. AREAS SHALL BE FINE GRADED PRIOR TO HERBICIDE APPLICATION, REMOVING ALL DEBRIS, ROCKS, ETC. OVER 1" DIA. EVEN DISTRIBUTION OF HERBICIDE IS IMPERATIVE.
- PLANTING PITS (LOCATED WITHIN TURF AREAS NOT BORDERED BY STEEL EDGING) SHALL BE MULCHED WITH SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). MULCH SHALL BE PLACED IN UNIFORM 2" THICK LAYER OVER AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT. INDIVIDUAL PLANTING PITS SHALL HAVE CIRCULAR OUTLINES. WHERE SHRUB GROUPINGS OCCUR, MULCH SHALL FORM A CONTINUOUS, CURVILINEAR HAND SPADED EDGE OUTLINE.
- STEEL EDGING SHALL BE 1/8"x6"x20' SIZED STEEL STRAP (OR APPROVED EQUAL). STEEL SHALL BE INSTALLED VERTICALLY AND BOLTED AT THE JOINTS. TOP OF STEEL SHALL BE 1" ABOVE SOD (OR MULCH) GRADE. STEEL SHALL BE NOTCHED FOR DRAINAGE AT LOW POINTS. STEEL EDGING SHALL BE INSTALLED WHEREVER NECESSARY (OR SHOWN ON PLAN DRAWINGS) TO SEPARATE TURF AREAS FROM MULCHED AREAS.
- BOULDERS SHALL BE 7 SELECTED PIECES OF "RHYOLITE" ROCK, RANGING BETWEEN 2'x3'x4' TO 3'x4'x6' IN SIZE. APPROX. 25% OF THE BULK OF THE BOULDER SHALL BE PLACED BELOW GRADE. BOULDER PLACEMENT SHALL BE ACCORDING TO PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- CONCRETE BLOCK RETAINING WALL SHALL BE "AMASTONE" (OR "VERSA-LOK") TYPE MODULAR RETAINING WALL SYSTEM (OR APPROVED EQUAL). WALL TYPE AND COLOR SHALL BE SELECTED BY THE OWNER (TO MATCH BUILDING CONSTRUCTION). WALL CONSTRUCTION SHALL BE ENGINEERED AND INSTALLED ACCORDING TO MFR. SPECIFICATIONS. (SEE ENGINEER DRAWINGS FOR CONSTRUCTION INFORMATION.)

GENERAL NOTES:

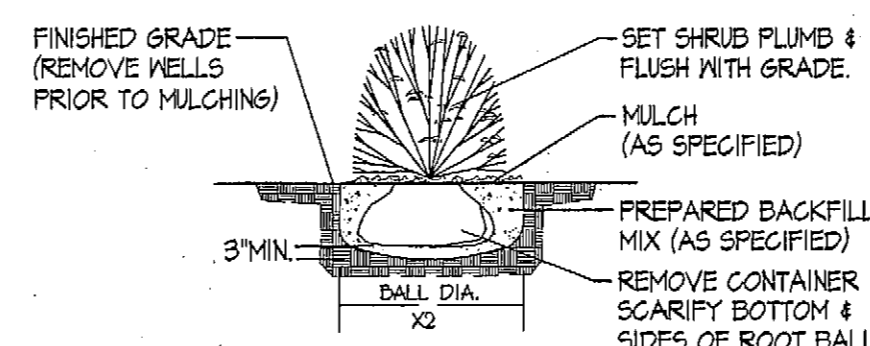
- SEE THE ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR PROPOSED LANDSCAPING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE. NO TREES SHALL BE PLANTED DIRECTLY OVER UTILITY LINES.
- AN AUTOMATIC IRRIGATION SYSTEM, MEETING LOCAL REQUIREMENTS, SHALL BE DESIGNED AND INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING SEED TURF AREAS AND DRIP IRRIGATION FOR MULCHED PLANT AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS.

DRYLAND SEEDING SPECIFICATIONS:

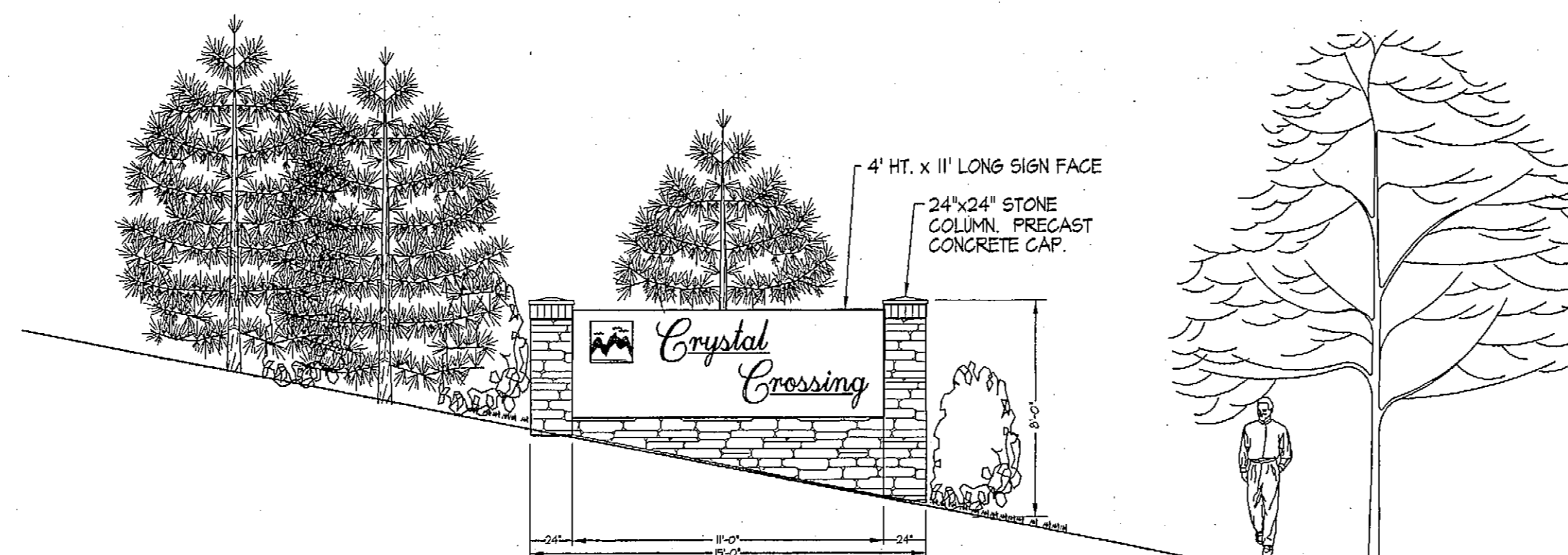
- DISTURBED AREAS TO BE SEED WITH NATIVE DRYLAND GRASSES SHALL BE GRADED TO A SUITABLE FINISHED GRADE (+/-10'). AREAS SHALL BE SCARIFIED TO A DEPTH OF 4" (MIN.) INCORPORATING 15 LBS. OF 0-45-0 FERTILIZER/1,000 SF. IN THE PROCESS. AREAS SHALL BE SETTLED AND GRADED TO A SMOOTH, UNIFORM, FIRM (UNCOMPACTED) SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS VEGETATION, ETC. OVER 1" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEED WITH A UNIFORM MIXTURE OF THE FOLLOWING SEED MIX (AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SEEDING):
CASTLE PINES SEED MIX (APPROVED SEED SPECIES & VARIETY/LBS. PLS./ACRE) -
"FAIRWAY" CRESTED WHEATGRASS/10.0 LBS.; "SODAR" STREAM BANK WHEATGRASS/10.0 LBS.;
"LUNA" PUBESCENT WHEATGRASS/10.0 LBS.; SHEEP FESCUE, "MX86" OR "BIGHORN"/4.0 LBS.;
BLUE GRAMA/2.0 LBS.; CANADA BLUEGRASS/1.0 LBS.; INDIAN RICEGRASS/1.0 LBS.;
DRY LAND WILDFLOWER MIX/2.0 LBS.; TOTAL POUNDS SEED MIX/ACRE - 40.0 LBS.
- SEED SHALL BE DISTRIBUTED EVENLY AT THE RATE OF 40 LBS./ACRE. SEED SHALL BE DRILLED WITH DRILL EQUIPMENT WITH DEPTH BANDS FOLLOWED BY PACKER WHEELS (E.G. "BRILLION RANGE DRILL"). AREAS INACCESSIBLE TO DRILL EQUIPMENT SHALL BE HYDRO-SEEDING AND MULCHED.
- SEEDED AREAS SHALL BE STRAW MULCHED. 50% OF THE STRAW SHALL BE A MINIMUM OF 10" LONG. STRAW SHALL BE DISTRIBUTED UNIFORMLY (WITHOUT BUNCHING) AT THE RATE OF 100 LBS. PER 1,000 SF. STRAW SHALL BE CRIMPED INTO THE GROUND WITH A SINGLE AXLE DISC IMMEDIATELY FOLLOWING THE SPREADING OPERATION.
- STRAW BALES SHALL BE INSTALLED AS TEMPORARY CHECK DAMS WITH DRAINAGE SWALES WHERE EROSION CHANNELS MAY FORM. STRAW BALES SHALL BE DUG INTO THE SURFACE AND STAKED TO INSURE NO SOIL IS WASHED OUT FROM BENEATH THE BALES. AN APPROVED EROSION CONTROL BLANKET (E.G. "NORTH AMERICAN GREEN" #SC150) SHALL BE INSTALLED OVER AREAS STEEPER THAN 3:1 SLOPE WITHIN SEEDED AREAS. EROSION CONTROL BLANKET SHALL BE INSTALLED ACCORDING TO MFR. RECOMMENDATIONS.
- AN APPROVED EROSION CONTROL NETTING (E.G. "NORTH AMERICAN GREEN" #SC150) SHALL BE INSTALLED OVER AREAS NOTED (AND AREAS STEEPER THAN A 3:1 SLOPE) WITHIN DESIGNATED SEEDED AREAS. EROSION CONTROL BLANKET SHALL BE INSTALLED ACCORDING TO MFR. RECOMMENDATIONS.
- WITHIN 24 HOURS OF SEEDING OPERATION, SEEDED AREAS SHALL BE HYDRO-MULCHED WITH 100% HOMOGENEOUS SLURRY OF FIBER AND TACKIFIER (E.G. "M-BINDER"). A HOMOGENEOUS SLURRY OF FIBER AND TACKIFIER SHALL BE APPLIED UNIFORMLY AT 2,000 LBS. FIBER AND 100 LBS. TACKIFIER PER ACRE WITH EQUIPMENT CAPABLE OF OPERATING AT 100 GPM AT 100 LBS. PER SQ. IN. PER 1,000 SF.



TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



MONUMENT IDENTIFICATION SIGN
TYPICAL ELEVATION NO SCALE

URBAN / WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN

A. WITHIN 30 FEET OF A STRUCTURE (BUILDING ENVELOPE AND IMMEDIATE AREA)

- CREATE A "DEFENSIBLE SPACE" TO REDUCE THE LIKELIHOOD OF A DAMAGING WILDFIRE IN THE IMMEDIATE VICINITY OF THE HOME. DEFENSIBLE SPACE IS THE AREA WHERE VEGETATION HAS BEEN DESIGNED, INSTALLED AND MAINTAINED TO REDUCE THE POSSIBILITY OF FIRE SPREADING BETWEEN THE LANDSCAPE AND THE BUILDING.
- IF NATIVE VEGETATION HAS BEEN SUCCESSFULLY RETAINED IN THIS AREA, PRUNE TREE CANOPIES FROM THE GROUND UP TO A MINIMUM HEIGHT OF 8 FEET. REMOVE ANY SMALL OR SUPPRESSED STEMS IN THE UNDER STORY OF DOMINANT TREES.
- WHEN PRESENT, THIN ANY SHRUBS, PARTICULARLY GAMBEL OAK, GROWING BELOW THE CANOPY OF LARGER RETAINED TREES.
- PRUNE RETAINED CONIFEROUS TREES TO MINIMIZE CROWN OVERLAP; ISOLATE INDIVIDUAL TREES BY PRUNING BACK CANOPIES TO CREATE A SEPARATION BETWEEN TREES.
- THIN DENSE, CONTINUOUS GAMBEL OAK STANDS AND PRUNE TALLER SPECIMENS UP FROM THE GROUND TO CREATE A MORE OPEN, TREE-LIKE FORM. REMOVE SECTIONS OF LARGE BUT LOW GROWING STANDS TO CREATE DISCONTINUOUS ISLANDS OF VEGETATION.
- INSTALL A CONTINUOUS NON-IRRIGATED ROCK MULCH BED FOR A MINIMUM OF 3 FEET AROUND THE PERIMETER OF THE BUILDING.
- MINIMIZE FOUNDATION-TYPE PLANTINGS, ESPECIALLY ADJACENT TO COMBUSTIBLE SIDING. KEEP ALL SHRUB PLANTINGS A MINIMUM OF 3 TO 5 FEET FROM THE FOUNDATION. EXCLUDE MORE FLAMMABLE SHRUB SPECIES (CONIFEROUS EVERGREENS) AND SPACE SHRUBS TO CREATE LOW, NON-CONTINUOUS PLANTINGS NEAR THE BUILDING.
- PLANT ONLY DECIDUOUS TREE SPECIES WITHIN THIS ZONE. PROVIDE IRRIGATION AS REQUIRED FOR THE SUCCESSFUL ESTABLISHMENT AND LONG TERM HEALTH OF NEW TREES.
- PLANT TREES FAR ENOUGH AWAY FROM THE BUILDING THAT, AT MATURITY, TREE CANOPIES WILL NOT OVERHANG THE ROOF.
- PLANT SOD OR SEED WITH FIRE RESISTANT GRASS SEED MIXES.
- PROVIDE IRRIGATION TO TURF GRASSES WITHIN THIS AREA TO PREVENT SUMMER DORMANCY.
- MAINTAIN TURF GRASS HEIGHT TO A MAXIMUM OF 6 INCHES.
- PLANT WILDFLOWERS ONLY IF THEY WILL BE IRRIGATED AND WILL BE CUT BACK TO A MAXIMUM HEIGHT OF 8 INCHES AT THE END OF THE GROWING SEASON (FOLLOWING SEED PRODUCTION).
- DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OUTSIDE OF THIS ZONE (OFF SITE OR IN AREA C).

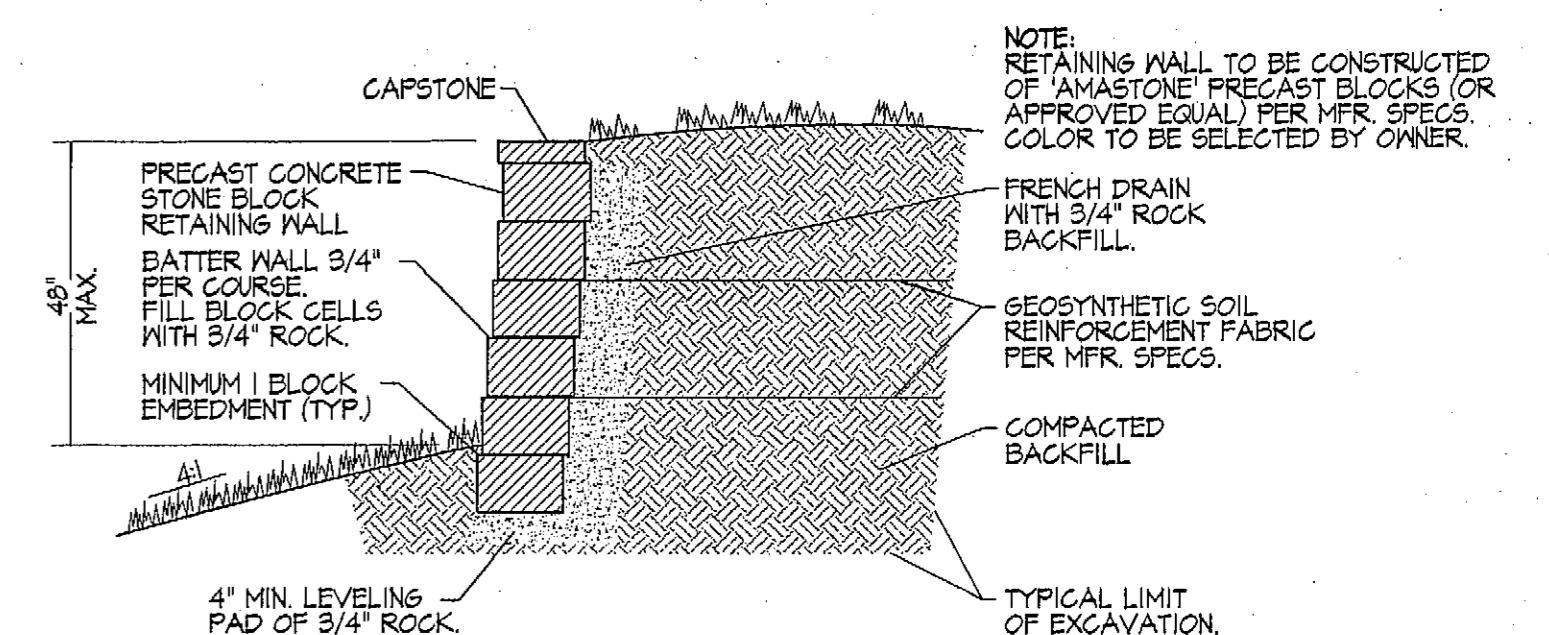
B. BETWEEN 30 FEET AND 125 FEET FROM THE STRUCTURE (TREE PRESERVATION AREA)

NOTE THAT THE EXTENT OF THIS ZONE IS AFFECTED BY SLOPE, IS GREATER WHEN STRUCTURES ARE AT THE TOP OF THE SLOPE AND WHEN SLOPES ARE RELATIVELY STEEP. SLOPE IS LESS CRITICAL WHEN STRUCTURES ARE AT THE BASE OF A SLOPE OR ON LEVEL GROUND.

- CLEAR SMALL DIAMETER, SNOW BENT, DISEASED, DAMAGED OR SUPPRESSED STEMS IN THE UNDER STORY OF LARGER PINE TREES.
- PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 8 - 15 FEET ABOVE GROUND.
- THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER SECTION A, NO. 2 ABOVE.
- REMOVE ANNUALLY, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
- SPACE NEWLY PLANTED TREES AND LARGE SHRUBS AT LEAST 20 - 25 FEET APART TO PROVIDE A MINIMUM OF 10 FEET BETWEEN CROWNS AT MATURITY.
- PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8 - 15 FEET ABOVE THE GROUND. DO NOT OVER PRUNE THE CROWNS OF SMALLER TREES.
- TRIM NATIVE GRASSES AND WILDFLOWERS IN THE FALL OR SPRING TO A MAXIMUM HEIGHT OF 8 INCHES.
- DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, OR BY BURNING (IF PERMITTED), CHIPPING OR CUTTING DOWN AND DISTRIBUTING THROUGHOUT THE AREA. BRUSH PILES FOR WILDLIFE SHOULD BE LOCATED AT THE OUTER LIMITS OF THIS ZONE.
- RETAIN ONE TO TWO STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT.

C. BEYOND 125 FEET OF THE STRUCTURE (PRESERVATION / ENVIRONMENTALLY SENSITIVE AREA)

- CLEAR SMALLER UNDER STORY TREES AND SHRUBS PER SECTION B, NO. 1 ABOVE.
- UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
- REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
- RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
- SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA.



DETAIL - BLOCK RETAINING WALL
TYPICAL SECTION NO SCALE



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LANDSCAPE PLAN
HECKENDORF RANCH FILING NO. 1
PRELIMINARY PLAT & FINAL PD SITE PLAN
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