

OFFICIAL RECORDS
 DOUGLAS COUNTY CO
 CAROLE R. MURRAY
 CLERK & RECORDER
 RECORDING FEE: \$151.00
 16 PGS
 # 2005073487
 08/05/2005 03:30 PM



PLAT IDENTIFICATION SHEET

- ✓ Castle Star Investment Co., LLC
- ✓ Castle Rock, Town of

GRANTOR(owner)

- ✓ Heckendorf Ranch 2 Preliminary Plat/Final PD Site Plan

GRANTEE(name of plat)

UNOFFICIAL COPY

Heckendorf Ranch

Subdivision/Condo Name

- ✓ 2

 Filing

 Phase

 Lot

 Building

 Block

 Unit

- ✓

22, 23

8

67

OLD LEGAL(Section)

(Township)

(Range)

01028927

02060931

Cross reference#s (reception#s Book – Page)

HECKENDORF RANCH FILING NO. 2

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 15

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:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE S00°07'19"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1248.37 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S00°07'19"W ALONG SAID EAST LINE, 1407.48 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE N89°50'08"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 2627.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE N00°09'41"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1329.96 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
THENCE N89°05'49"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 527.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE N12°41'08"E ALONG SAID EAST RIGHT-OF-WAY LINE, 473.46 FEET TO THE SOUTH LINE OF LOT 12, BLOCK 4 OF THE TOWN OF DOUGLAS AS RECORDED IN BOOK 1 AT PAGE 4 OF THE DOUGLAS COUNTY RECORDS;
THENCE S89°05'22"E ALONG THE SOUTH LINE OF SAID LOT 12, 21.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12;
THENCE N00°08'35"E ALONG THE EAST LINE OF LOTS 11 & 12 OF SAID BLOCK 4, 97.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 AND THE EAST RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE N12°41'08"E, 212.72 FEET;
2. THENCE N77°18'52"W, 100.00 FEET;
3. THENCE N12°41'08"E, 268.79 FEET TO THE SOUTHWEST CORNER OF HECKENDORF RANCH FILING NO. 1 RECORDED AT RECEPTION NO. 2005008743 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWENTYTWO (22) COURSES:

1. THENCE S80°30'42"E, 104.73 FEET;
2. THENCE S40°07'05"E, 119.18 FEET;
3. THENCE S05°12'41"E, 87.08 FEET;
4. THENCE S75°22'06"E, 240.10 FEET;
5. THENCE N43°05'22"E, 92.34 FEET;
6. THENCE S46°54'38"E, 153.00 FEET;
7. THENCE N71°09'35"E, 39.97 FEET;
8. THENCE N42°42'47"E, 189.19 FEET;
9. THENCE N60°01'52"E, 209.88 FEET;
10. THENCE S78°08'03"E, 243.29 FEET;
11. THENCE S50°05'28"E, 271.08 FEET;
12. THENCE S89°36'05"E, 90.02 FEET;
13. THENCE S74°52'16"E, 120.70 FEET;
14. THENCE S43°40'17"E, 123.98 FEET;
15. THENCE S70°01'42"E, 120.97 FEET;
16. THENCE N68°19'35"E, 65.22 FEET;
17. THENCE S75°05'50"E, 55.66 FEET;
18. THENCE S52°22'27"E, 162.60 FEET;
19. THENCE S85°48'32"E, 119.47 FEET;
20. THENCE S57°18'48"E, 718.37 FEET TO A POINT ON A CURVE;
21. 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 POINT OF BEGINNING, CONTAINING 125.745 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK, CASTLE STAR INVESTMENT COMPANY, LLC

BY: Thomas R. Hall
MANAGER

SIGNED THIS 12th DAY OF August, 2004

STATE OF COLORADO }
COUNTY OF Douglas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, A.D. 2004, BY Thomas R. Hall AS MANAGER OF CASTLE STAR INVESTMENT COMPANY, LLC.

WITNESS MY HAND AND SEAL.
Thomas R. Hall
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 4, 2005
ADDRESS: 100 Wilcox St., Castle Rock, CO 80104

TOWN OF CASTLE ROCK

BY: Ray Waterman
MAYOR

ATTEST: Sally A. Murr
TOWN CLERK

SIGNED THIS 21st DAY OF July, 2005.

STATE OF COLORADO }
COUNTY OF Douglas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, A.D. 2005, BY Ray Waterman AS MAYOR AND Sally A. Murr AS TOWN CLERK OF THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND SEAL.
Ray Waterman
NOTARY PUBLIC
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. 2 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON APRIL 6, 2001 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

STATE OF COLORADO } SS
COUNTY OF _____ }
My Commission Expires Sept. 1, 2007

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, 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: 9-1-07
ADDRESS: 512 Wilcox St., Castle Rock, CO 80104

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 24, 2002 UNDER RECEPTION NO. 02060931, IN BOOK 2355 AT PAGE 1867, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC
Alan J. Black
Vice President / Gen. Mgr.

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO

STATE OF COLORADO } SS
COUNTY OF _____ }
My Commission Expires Sept. 1, 2007

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY Alan J. Black VP/Gen Mgr CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.
Susan I. Rasmussen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-1-07
ADDRESS: 512 Wilcox St., Castle Rock, CO 80104

SEE SHEET NO.2 FOR ADDITIONAL MORTGAGES & LIENHOLDERS

"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	15	COVER SHEET	Prepared by: EMK Consultants, Inc.
2	OF	15	GENERAL NOTES & DETAILS	
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10-11	OF	15	GRADING PLAN	Prepared by: Michael L. Stahl, Inc.
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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

LANDSCAPE ARCHITECT:

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

LIEN HOLDER

CASTLE SPRINGS LAND COMPANY, LLC
P.O. BOX 1420
CASTLE ROCK, COLORADO 80104

OWNER

TOWN OF CASTLE ROCK
100 NORTH WILCOX STREET
CASTLE ROCK, COLORADO 80104

DATE: JULY, 2003



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145.01

LIEN HOLDER

CRYSTAL VALLEY RANCH DEVELOPMENT CO, LLC
823 S. PERRY ST., SUITE 210
CASTLE ROCK, COLORADO 80104

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 August, 2004

Laruce L. Nitsch
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires Sept. 1, 2007

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY R.V. Bailey OF LAND TITLE GUARANTEE COMPANY.

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

MY COMMISSION EXPIRES: 9-1-07
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, P.L.S. 12405
REGISTERED LAND SURVEYOR

8-10-04
DATE

TOWN CERTIFICATION:

A. PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR HECKENDORF RANCH FILING NO. 2 WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF July, 2003.

Tom Koo 26 Aug 2004
CHAIRMAN DATE

ATTEST: Tom Koo 8-30-04
DIRECTOR OF DEVELOPMENT SERVICES DATE

B. TOWN COUNCIL APPROVAL:

THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR HECKENDORF RANCH FILING NO. 2, WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY OF September, 2003.

Ray Waterman 8-1-05
MAYOR DATE

ATTEST: Sally A. Murr 8-1-2005
TOWN CLERK DATE

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 5th DAY OF Aug, 2005 AT 3:30 O'CLOCK P. M. AND WAS RECORDED NUMBER 2005073487.

Debra Ann - Deputy
DOUGLAS COUNTY CLERK AND RECORDER

HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 1 OF 15

HECKENDORF RANCH FILING NO. 2

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 15

NOTES

- THE EXISTING TOPOGRAPHY WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH A CONTOUR INTERVAL OF ONE (1) FOOT.
- THE PRELIMINARY DRAINAGE STUDY FOR THIS PROJECT WAS PREPARED BY EMK CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
- 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' SIDE LOT BETWEEN LOTS 5', REAR LOT 8'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM SEWER, SANITARY SEWER, WATER DISTRIBUTION MAINS) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO THE TOWN.
- TRACTS D, F, G, H, J, K, L, M, N, P AND Q 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.
- TRACTS A, B, C AND E ARE LANDS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC PURPOSES.
- EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN APPROVED JUNE 27, 1985 AT RECEPTION NUMBER 356323 (BOOK 581, PAGES 828-839).
- SIGNAGE - IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- ANY STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL DESIGN.
- WATER LINE SERVICES ARE GENERALLY LOCATED 5 FEET UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICES ARE GENERALLY LOCATED TO FEET OFF THE CENTER OF THE LOT AND TO THE LOW SIDE.
- ALL INTERSECTIONS WITH SIDEWALKS WILL HAVE HANDICAP ACCESS RAMPS PER THE TOWN STANDARDS.
- FIRM PANEL NUMBER 080049 0303 C SHOWS NO FLOOD HAZARD AREA WITHIN THIS DEVELOPMENT.
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- ALL UTILITIES, DRAINAGE ACCESS EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT/FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.
- SURFACED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
- COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
- STREET CONNECTIONS TO PLUM CREEK BLVD. FROM PORTMERION LANE AND DOWNINGTON CIRCLE WILL BE DETERMINED ON THE FINAL PLAT AND IS SUBJECT TO CHANGE FROM THE FINAL PD SITE PLAN.
- ANY WALLS ALONG PLUM CREEK BLVD. AND CRYSTAL VALLEY PARKWAY WILL BE ROCK OR ROCK FACED.

LIENHOLDER SUBORDINATION CERTIFICATE CONTINUED FROM SHEET 1

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 26, 2004 UNDER RECEPTION NO. 2004089403, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

HEARTHSTONE FUND, INC.

Michael J. Price



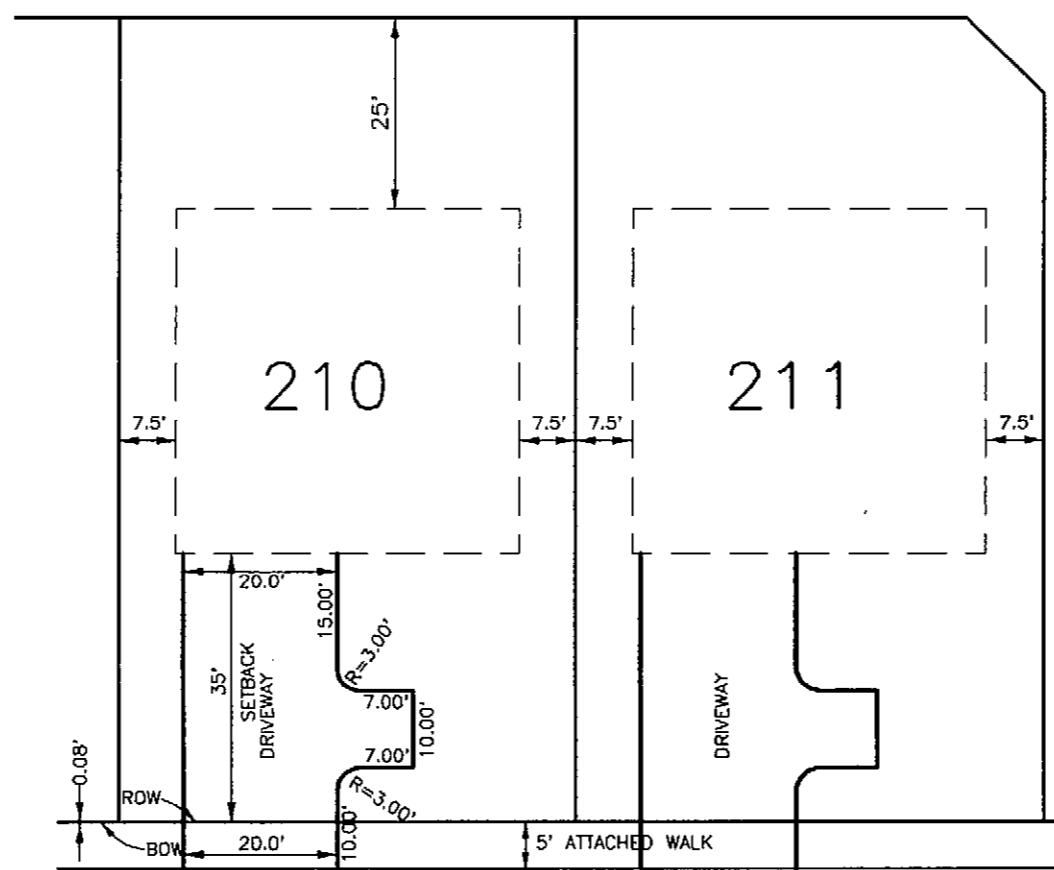
STATE OF COLORADO }
COUNTY OF Douglas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June, A.D. 2005, BY Michael J. Price, AS President HEARTHSTONE FUND, INC., A COLORADO CORPORATION, LIABILITY COMPANY.

WITNESS MY HAND AND SEAL *David J. Nelson*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-22-06
ADDRESS: 5682 So. Spotswood St., Littleton, Co. 80120

PARCELS G, J AND K
SINGLE FAMILY DETACHED RESIDENTIAL
TYPICAL SETBACKS / BUILDING HEIGHTS
SETBACKS - (Lots 1 through 209 and 212 through 245)
Front: 20 foot
Rear: 25 foot
Side: 5 foot minimum,
(15 foot minimum between buildings)
Side Corner: 15 foot
SETBACKS - (Lots 210 and 211)
Front: 35 foot
Rear: 25 foot
Side: 5 foot minimum,
(15 foot minimum between buildings)
Side Corner: 15 foot
BUILDING HEIGHT - 35' Maximum



HAMMERHEAD DRIVEWAY
NOTE: FOR LOTS 210 AND 211

STREETS: ALL INTERIOR STREETS SHALL BE "LOCAL - TYPE 1" WITH A 36 FOOT FLOWLINE UTILIZING A 5 FOOT COMBINATION CURB, GUTTER AND WALK. AN ENTRY STREET IS PROPOSED FOR PARCEL G. 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.

LIEN HOLDER
HEARTHSTONE FUND, INC.
5682 SOUTH SPOTSWOOD ST.
LITTLETON, COLORADO 80120



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145.01

SITE DATA

EXISTING ZONING:	PUD (MIXED USE)	AREA	% OF SITE
PROPOSED ZONING:	PUD (MIXED USE)		
PROPOSED USE:			
NON-SINGLE FAMILY DETACHED			
BLOCK 1, LOT 1 . . . MULTIFAMILY OR VILLAGE CENTER *		10.80 Ac.	
BLOCK 1, LOT 2 . . . COMM. / LIGHT OFFICE *		6.23 Ac.	
BLOCK 2, LOT 1 . . . COMM. / LIGHT OFFICE *		3.49 Ac.	
BLOCK 2, LOT 2 . . . VILLAGE CENTER *		5.17 Ac.	
TRACT T . . . PRIVATE OPEN SPACE/DRAINAGE *		0.86 Ac.	
SUBTOTAL		26.55 Ac.	21.1%

* SUBJECT TO FURTHER PLATTING

SINGLE FAMILY DETACHED RESIDENTIAL

	PARCEL G	PARCEL J	PARCEL K	TOTAL	
Area (Ac.)	18.46	30.70	25.82	74.98	
No. of LOTS	77	86	83	246	
GROSS DENSITY	4.2	2.8	3.2	3.3	
LAND USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL		
BUILDING TYPE	Single Family Detached	Single Family Detached	Single Family Detached		
ROADWAY AREAS:					
LOCAL STREETS	3.66 Acres	4.66 Acres	4.15 Acres	12.47 Acres	
CRYSTAL VALLEY PKWY.				10.39 Acres	
PLUM CREEK BLVD. (North of Parkway)				2.03 Acres	
PLUM CREEK BLVD. (South of Parkway)				1.41 Acres	
RANCH ROAD				1.13 Acres	
TOTAL ROADWAY AREA				27.43 Acres	21.8%
LOT AREA	13.34 Acres	14.78 Acres	16.20 Acres	44.32 Acres	35.2%
PRIVATE OPEN SPACE	1.46 Acres	11.26 Acres	5.46 Acres	18.18 Acres	14.5%
PUBLIC OPEN SPACE				9.27 Acres	7.4%
TOTAL PLAN AREA				125.75 Acres	100.0%
MINIMUM LOT AREA	5,567 S.F.	5,725 S.F.	7,149 S.F.		
MAXIMUM LOT AREA	15,778 S.F.	11,314 S.F.	16,066 S.F.		
AVERAGE LOT AREA	7,547 S.F.	7,486 S.F.	8,606 S.F.		

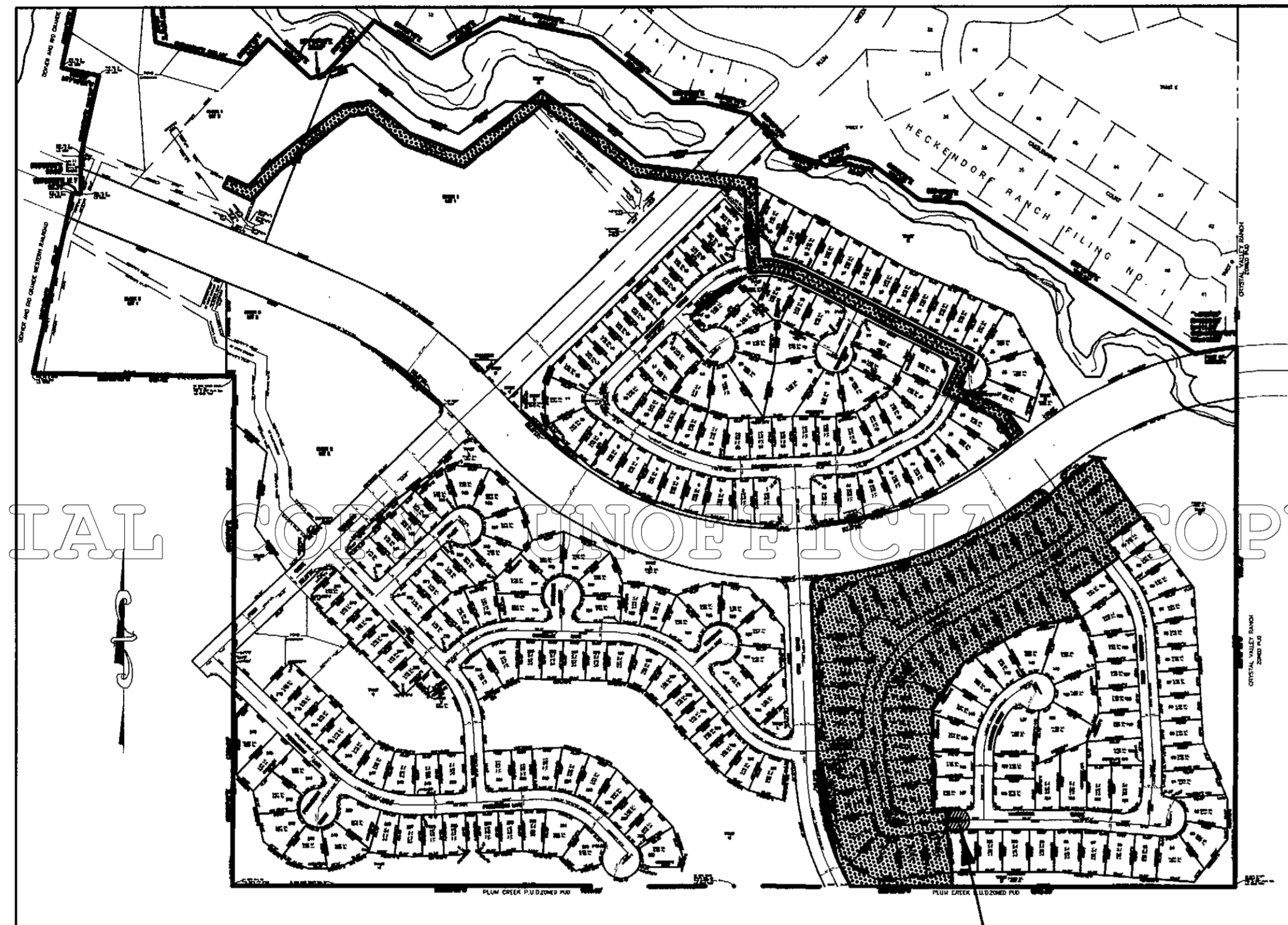
SUMMARY TABLE

TRACT	AREA (Ac.)	OWNERSHIP and MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	4.162	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "B"	0.028	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS-OF-WAY
TRACT "C"	0.029	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS-OF-WAY
TRACT "D"	0.912	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "E"	5.112	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "F"	0.075	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "G"	0.470	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "H"	4.874	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "J"	0.534	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "K"	0.057	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "L"	1.554	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "M"	6.963	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "N"	0.058	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "P"	0.863	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "Q"	2.463	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TOTAL	28.154			

GENERAL NOTES
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 2 OF 15

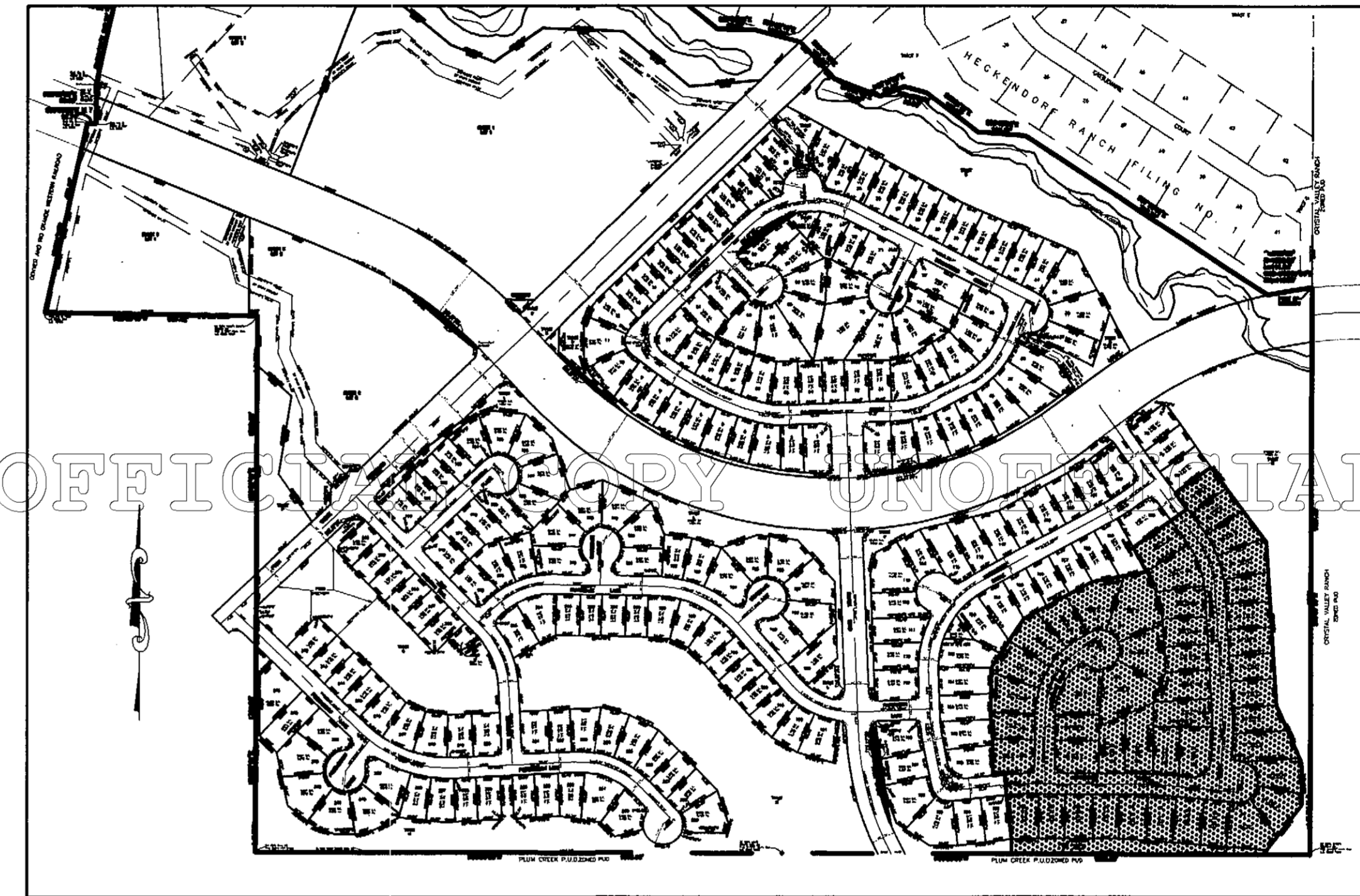
HECKENDORF RANCH FILING NO. 2

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 4 OF 15



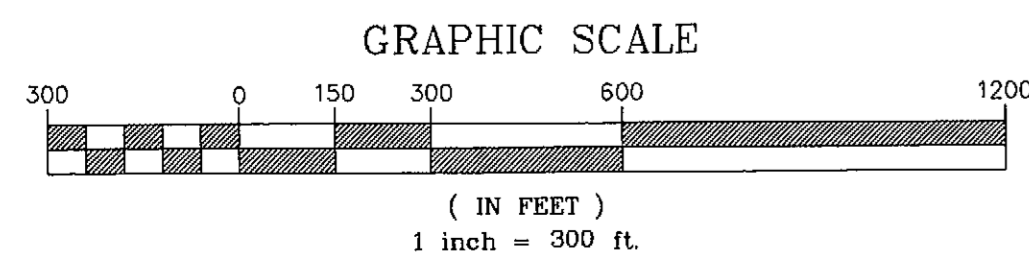
PHASE 3
TEMPORARY GRAVEL TURNAROUND

- PHASE 3: PARCEL K - 36 LOTS (65 x 110)
REQUIRED IMPROVEMENTS. ALL EARTHWORK AND EROSION CONTROL FOR PARCEL K IS TO BE COMPLETED WITH PHASE 3.
- ROADS
 - A) MANORBRIER LANE FROM RANCH ROAD TO MANORBRIER CIRCLE.
 - B) MANORBRIER CIRCLE FROM CRYSTAL VALLEY PARKWAY TO LOT LINE BETWEEN LOTS 123 AND 124 AND THE NORTHWEST PORTION OF MANORBRIER CIRCLE TO TEMPORARY GRAVEL TURNAROUND BEYOND LOT 103.
 - WATER
 - A) RED ZONE WATER LINE TIE IN AT STUB OUT TO MANORBRIER CIRCLE FROM CRYSTAL VALLEY PARKWAY
 - B) RED ZONE WATER LINE TIE IN AT STUB OUT TO MANORBRIER LANE FROM RANCH ROAD
 - C) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - SEWER
 - A) CONNECT TO SANITARY SEWER AT RANCH ROAD AND MANORBRIER LANE.
 - B) CONSTRUCT SANITARY SEWER FROM REGIONAL DETENTION POND AREA EAST THROUGH LOT 1, BLOCK 1, THROUGH EXISTING SANITARY SEWER STUBS UNDER PLUM CREEK BLVD., THROUGH TRACT L IN PARCEL G, ALONG DONNINGTON CIRCLE TO TRACT K, THROUGH TRACT K AND CONNECT TO EXISTING SANITARY SEWER STUB UNDER CRYSTAL VALLEY PARKWAY AT MANORBRIER CIRCLE.
 - C) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - DRAINAGE
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE



PHASE 4

- PHASE 4: PARCEL K - 46 LOTS (65 x 110)
REQUIRED IMPROVEMENTS
- ROADS
 - A) COMPLETE REMAINING INTERNAL ROADWAYS WITHIN PHASE
 - B) REMOVE TEMPORARY GRAVEL TURNAROUND
 - WATER
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - SEWER
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - DRAINAGE
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE



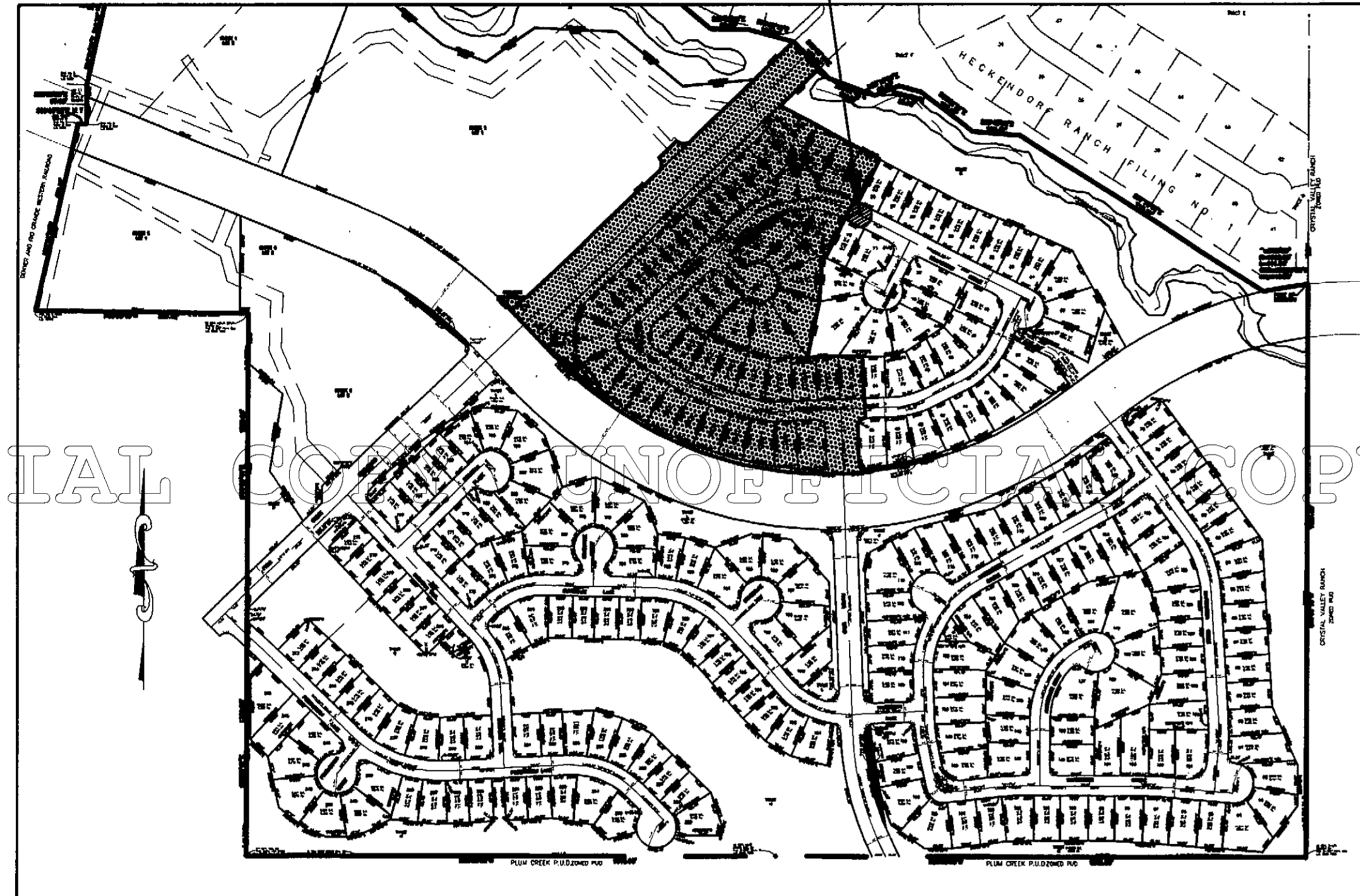
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PHASING PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 4 OF 15

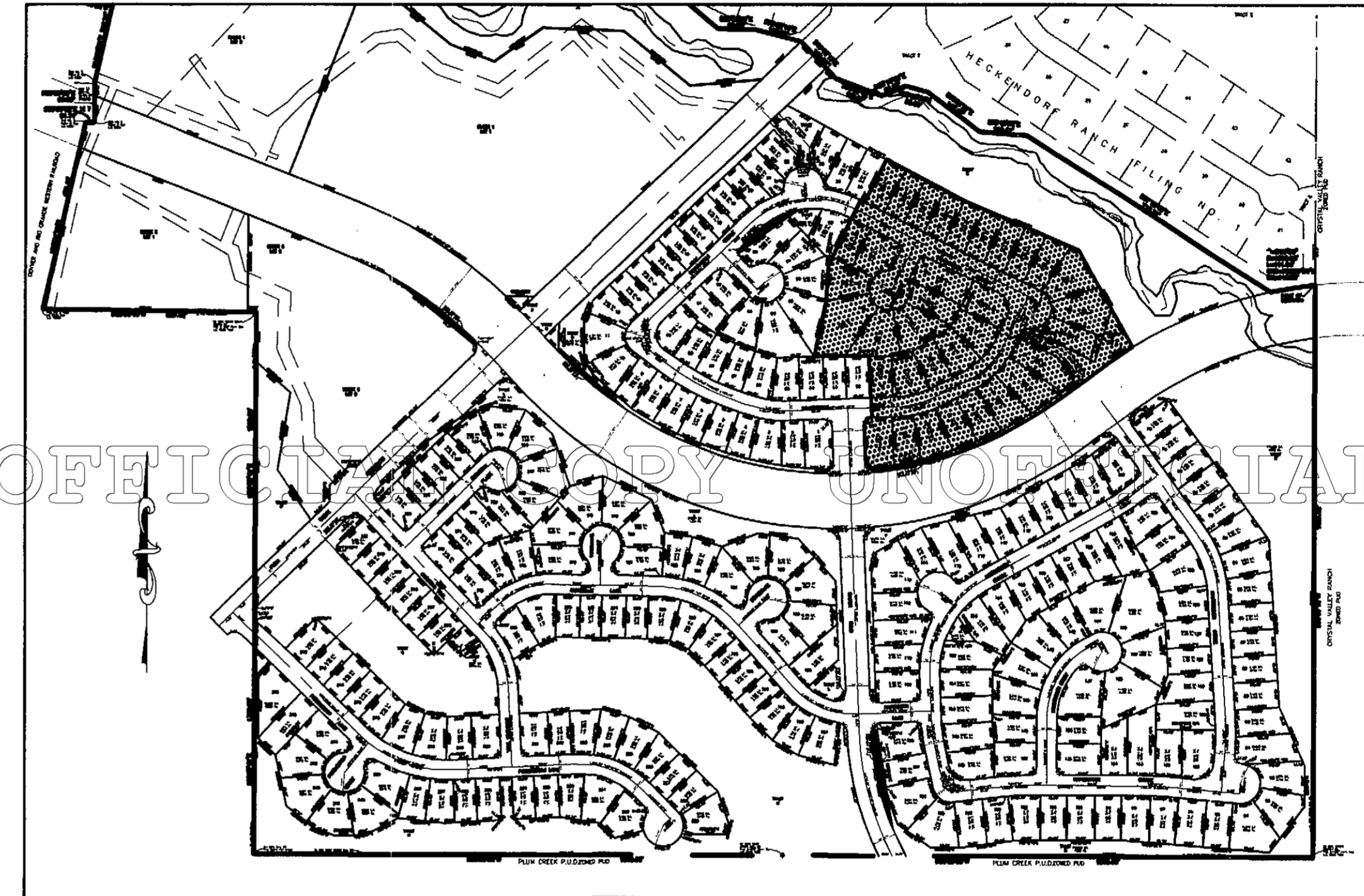
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PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 5 OF 15

TEMPORARY GRAVEL
TURNAROUND



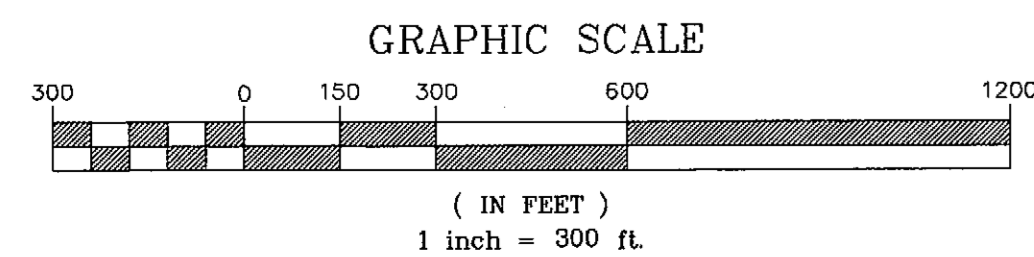
PHASE 5



PHASE 6

- PHASE 5: PARCEL G - 43 LOTS (55 x 105)
REQUIRED IMPROVEMENTS. ALL EARTHWORK AND EROSION CONTROL FOR PARCEL G IS TO BE COMPLETED WITH PHASE 5.
- ROADS
 - A) DONNINGTON CIRCLE FROM CRYSTAL VALLEY PARKWAY TO INTERSECTION WITH DONNINGTON CIRCLE.
 - B) DONNINGTON CIRCLE FROM THE EAST SIDE OF LOT 52 TO THE WEST AND NORTH TO A TEMPORARY TURNAROUND BEYOND LOT 25.
 - C) CONSTRUCT EMERGENCY ACCESS IN TRACT L.
 - D) CONSTRUCT PLUM CREEK BLVD. FROM FILING 1 TO CRYSTAL VALLEY PARKWAY (IF NOT PREVIOUSLY CONSTRUCTED)
 - WATER
 - A) CONNECT TO RED ZONE WATER LINE STUBBED FROM PLUM CREEK BLVD AT TRACT L AND FROM CRYSTAL VALLEY PARKWAY AT DONNINGTON CIRCLE.
 - B) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE.
 - SANITARY
 - A) CONNECT TO SANITARY SEWER BUILT IN PHASE 3
 - B) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - DRAINAGE
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE

- PHASE 6: PARCEL G - 34 LOTS (55 x 105)
REQUIRED IMPROVEMENTS
- ROADS
 - A) COMPLETE REMAINING INTERNAL ROADWAYS WITHIN PHASE
 - B) REMOVE TEMPORARY GRAVEL TURNAROUND
 - WATER
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - SANITARY
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE
 - DRAINAGE
 - A) COMPLETE REMAINING INFRASTRUCTURE WITHIN PHASE

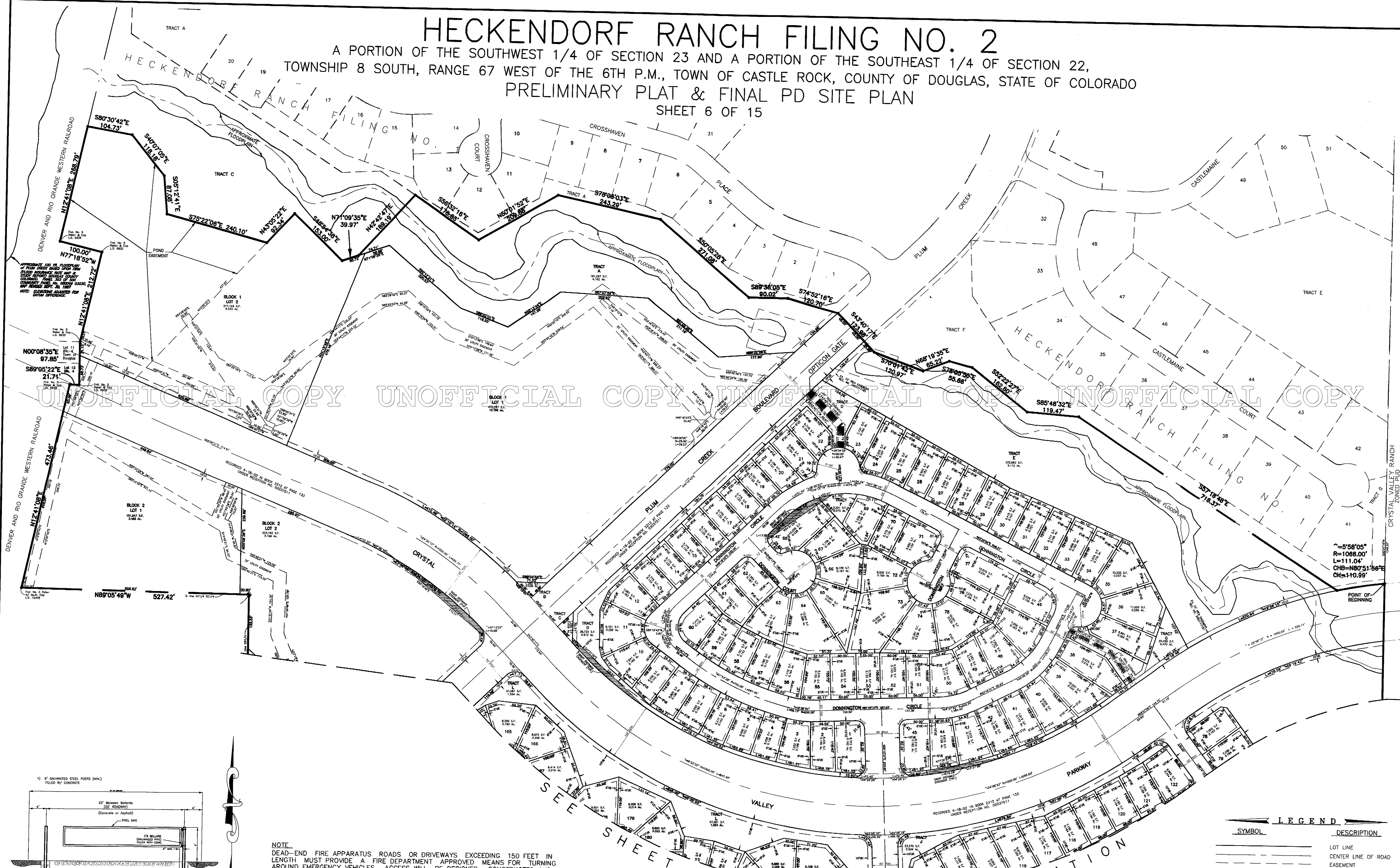


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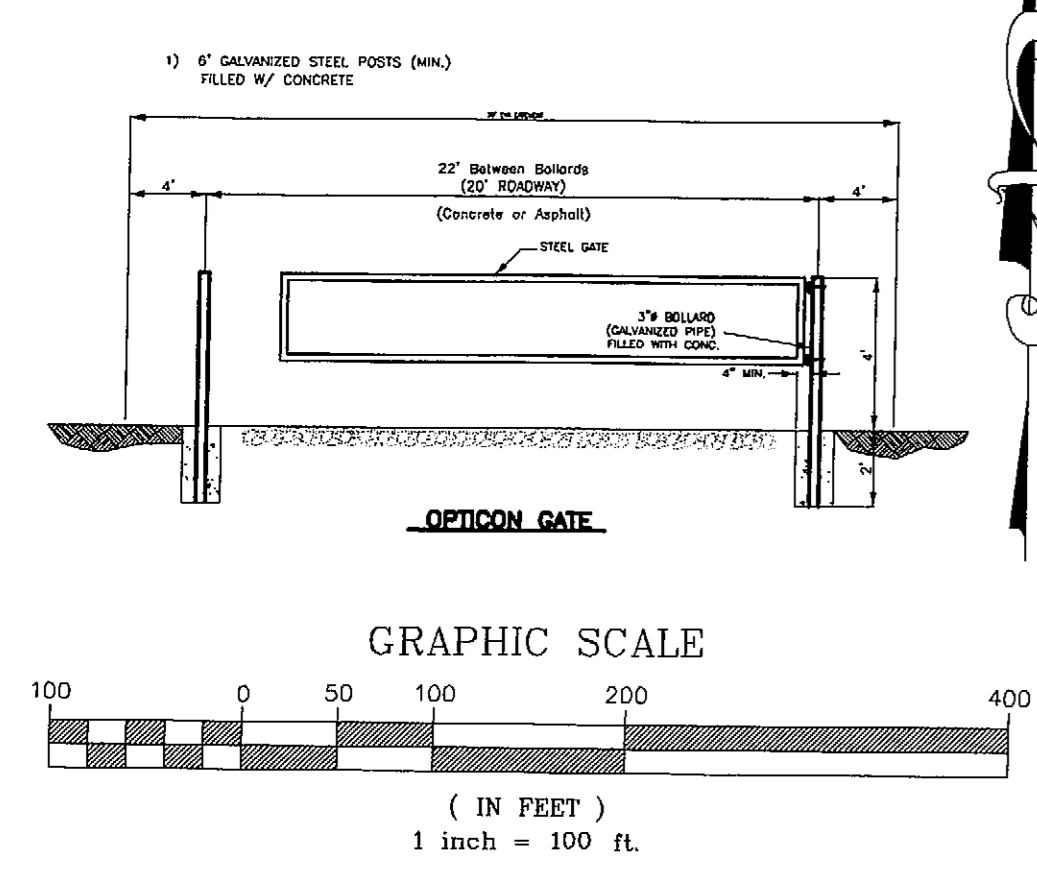
PHASING PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 5 OF 15

HECKENDORF RANCH FILING NO. 2

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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 6 OF 15



$\Delta = 5'58'05"$
 $R = 1086.00'$
 $L = 111.04'$
 $CHB = N80°51'56"E$
 $CH = 110.59'$



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 RAMP 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 EASEMENT 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 UNSUSABLE 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.



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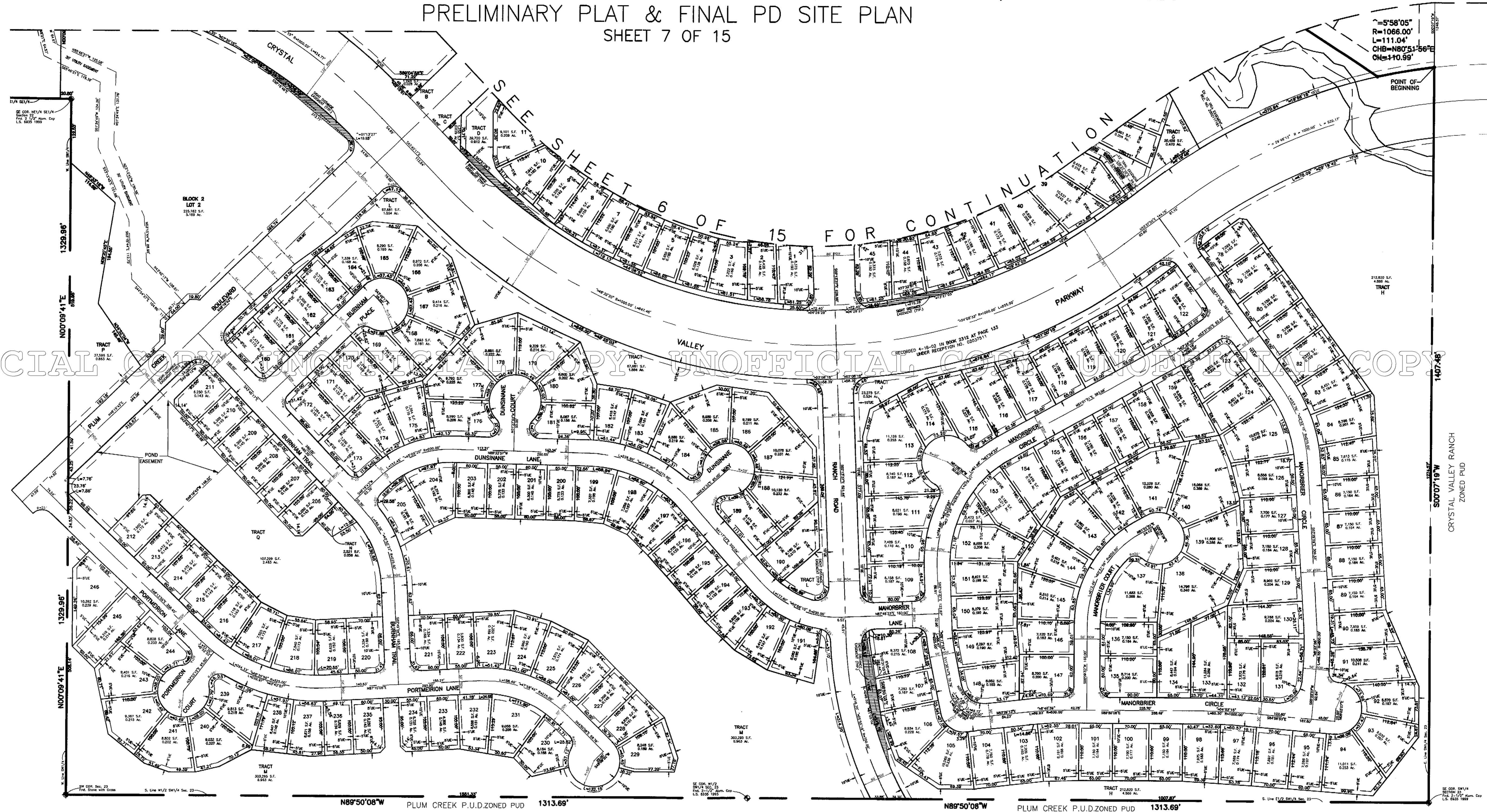
LEGEND	
SYMBOL	DESCRIPTION
---	LOT LINE
---	CENTER LINE OF ROAD
---	EASEMENT
---	RIGHT OF WAY
---	BOUNDARY LINE
---	SECTION CORNER
---	PROPERTY PINS
---	TRAIL

PARCEL G LOT LAYOUT
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 6 OF 15

HECKENDORF RANCH FILING NO. 2

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 7 OF 15

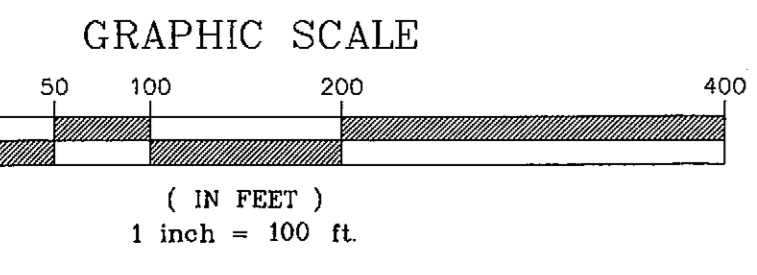
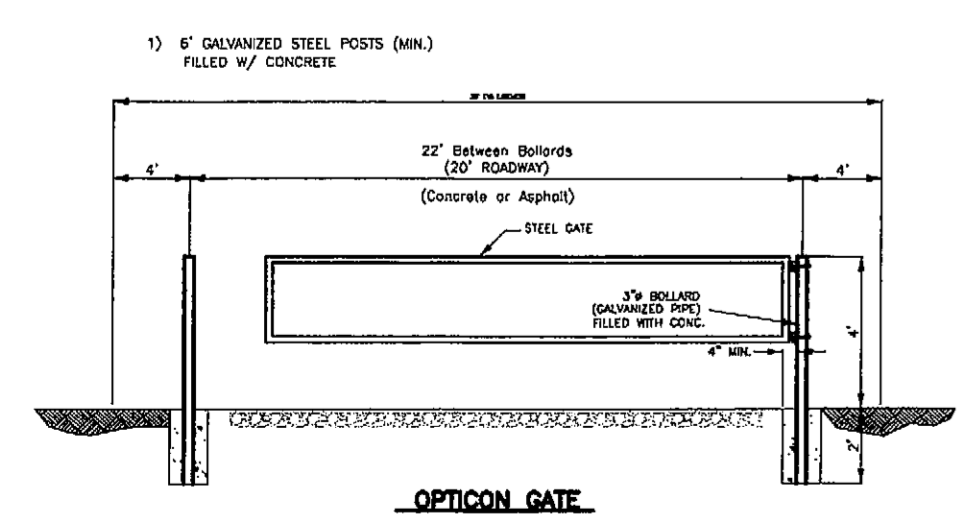
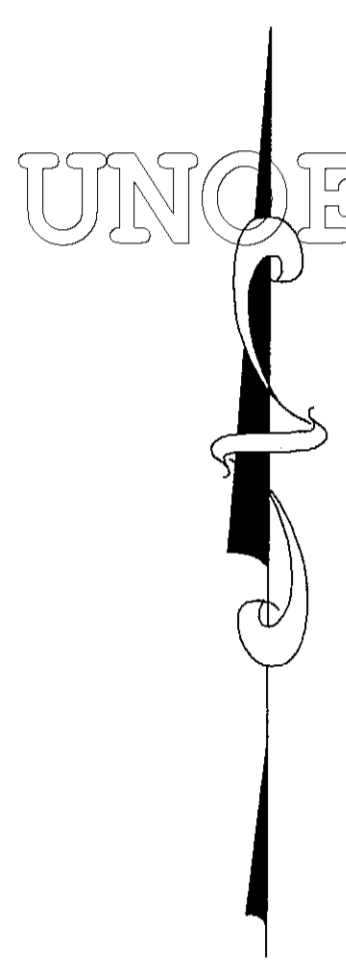


~S'58'05"
R=1068.00'
L=111.04'
CHB=N80°51'56"E
CB=140.99'

8007'18"W
1407'48"
CRYSTAL VALLEY RANCH
ZONED PUD

N89°50'08"W PLUM CREEK P.U.D. ZONED PUD 1313.69'

N89°50'08"W PLUM CREEK P.U.D. ZONED PUD 1313.69'



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.



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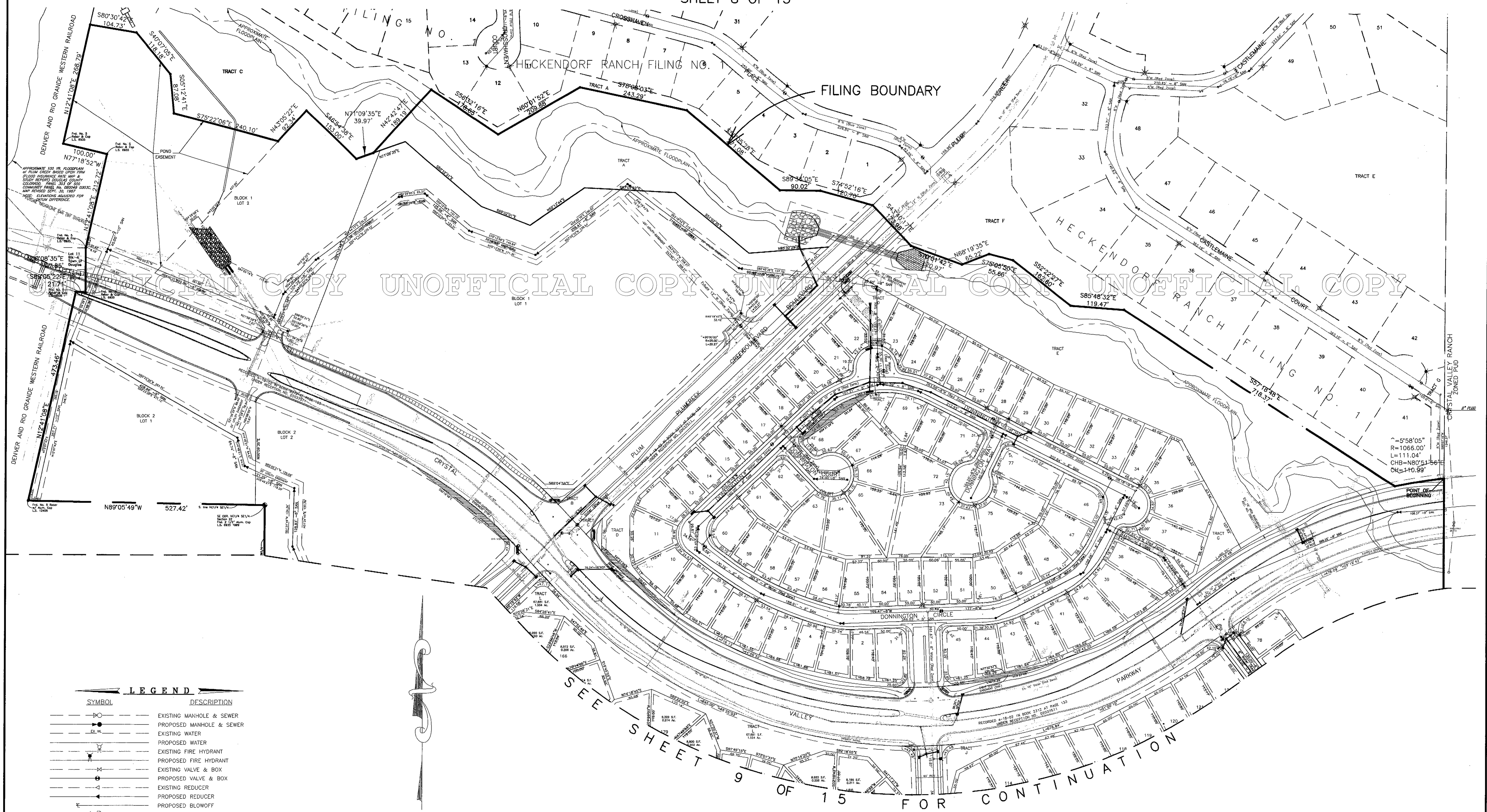
PLUM CREEK P.U.D.
ZONED P.U.D.

LEGEND	
SYMBOL	DESCRIPTION
—	LOT LINE
- - -	CENTER LINE OF ROAD
- · - · -	EASEMENT
- · - · -	RIGHT OF WAY
- · - · -	BOUNDARY LINE
•	SECTION CORNER
◊	PROPERTY PINS
—	TRAIL

PARCELS J & K LOT LAYOUT
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 7 OF 15

HECKENDORF RANCH FILING NO. 2

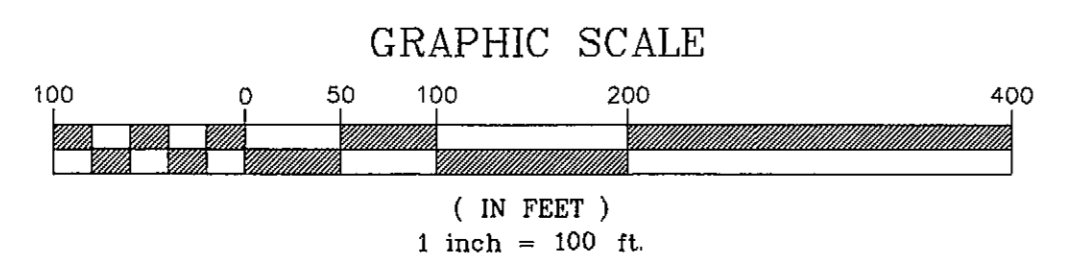
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PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 8 OF 15



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$\Delta = 5'58.05"$
 $R = 1066.00'$
 $L = 111.04'$
 $CHB = N80'51.56"E$
 $CH = 110.99'$

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	TRAIL



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PARCEL G STREET & UTILITY PLAN
 HECKENDORF RANCH FILING NO. 2
 PRELIMINARY PLAT & FINAL PD SITE PLAN
 SHEET 8 OF 15

HECKENDORF RANCH FILING NO. 2

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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

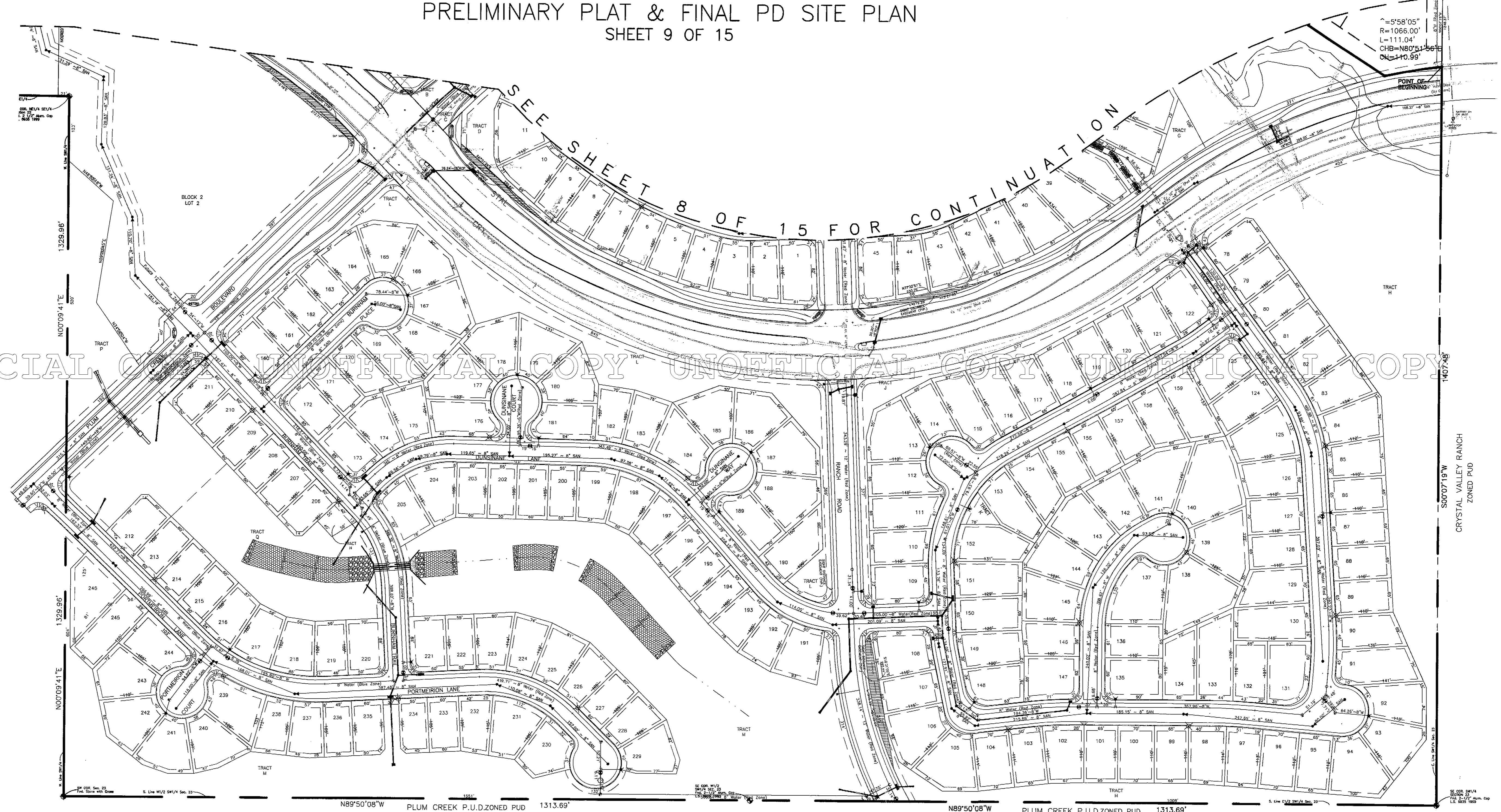
PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 9 OF 15

θ=5'58"05"
R=1066.00'
L=111.04'
CHB=N80°51'56"E
CL=110.99'

SEE SHEET 8 OF 15 FOR CONTINUATION

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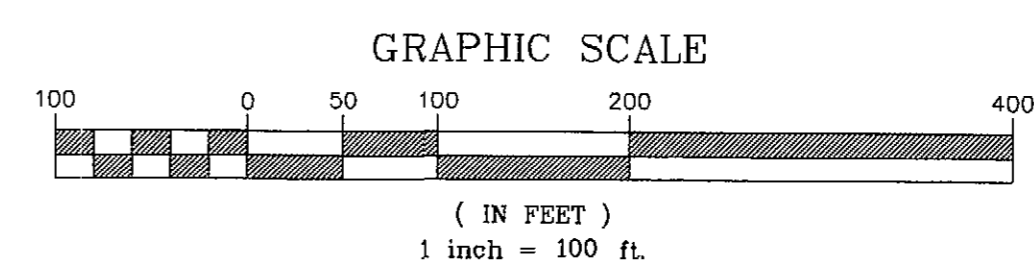


LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT
	TRAIL



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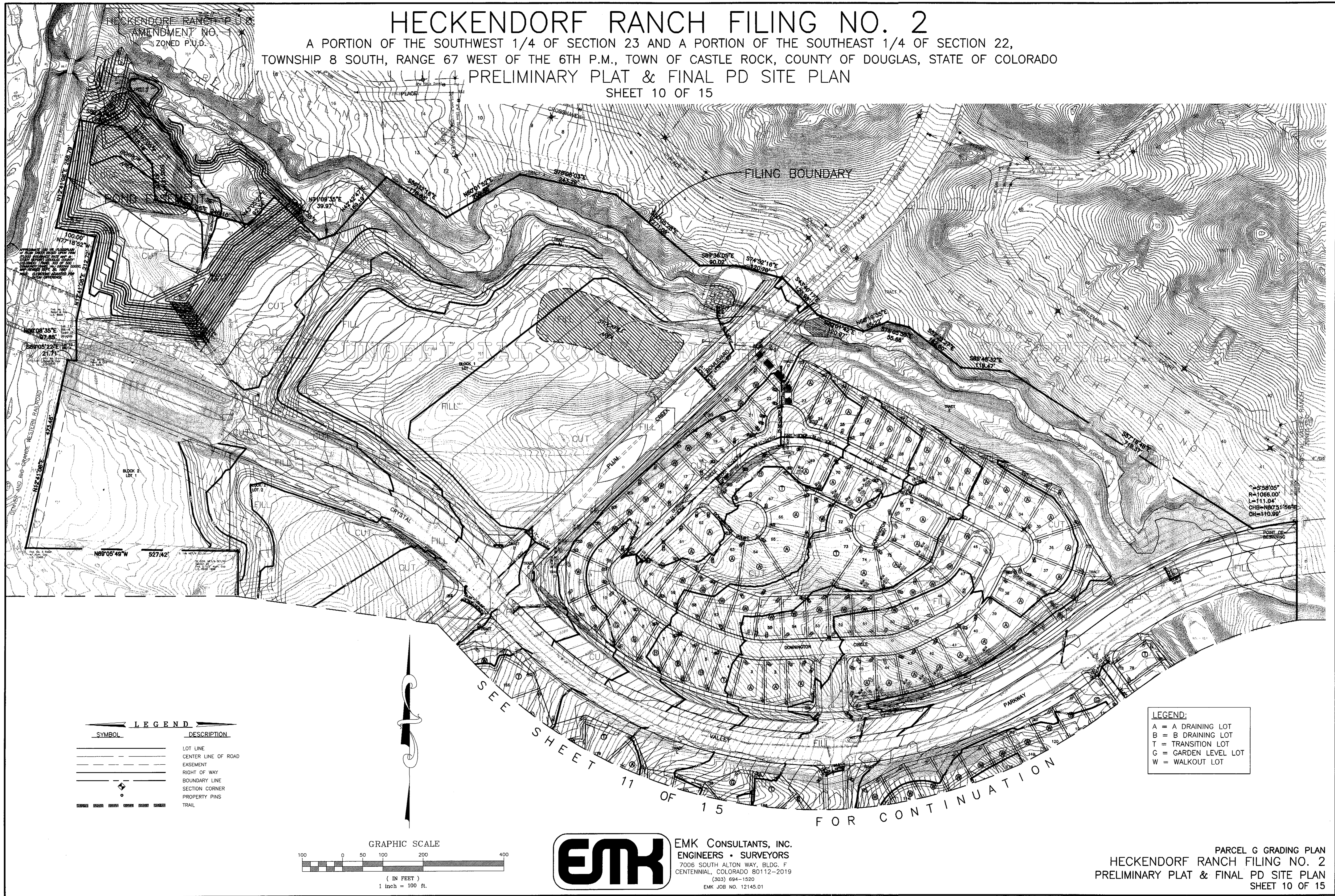


PARCELS J & K STREET & UTILITY PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 9 OF 15

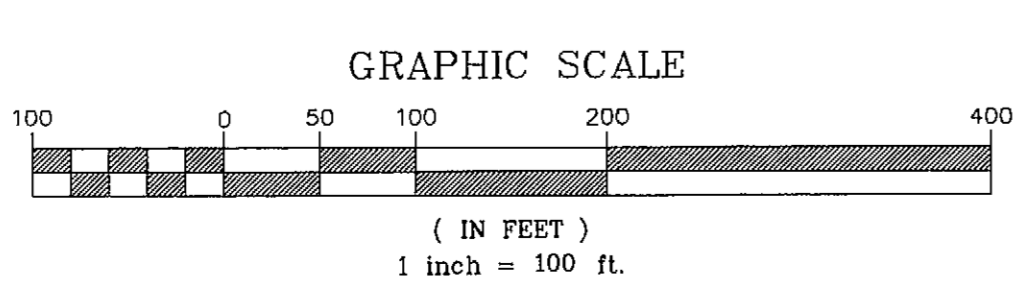
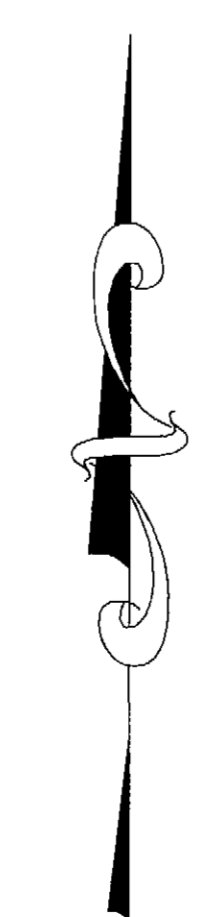
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PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 10 OF 15



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



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LEGEND:	
A	= A DRAINING LOT
B	= B DRAINING LOT
T	= TRANSITION LOT
G	= GARDEN LEVEL LOT
W	= WALKOUT LOT

PARCEL G GRADING PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 10 OF 15

HECKENDORF RANCH FILING NO. 2

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 11 OF 15



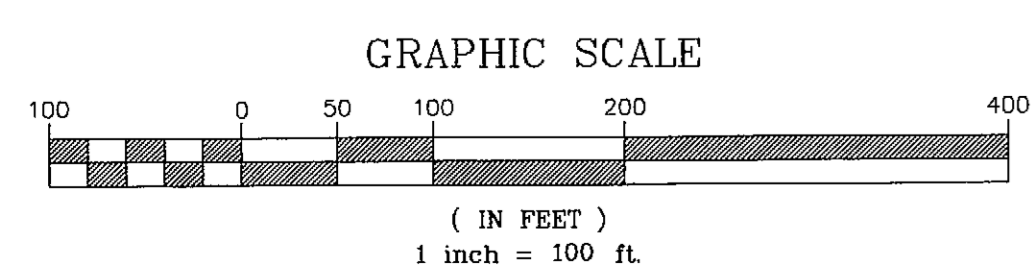
FOR CONTINUATION

SEE SHEET 11 OF 15

UNOFFICIAL



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

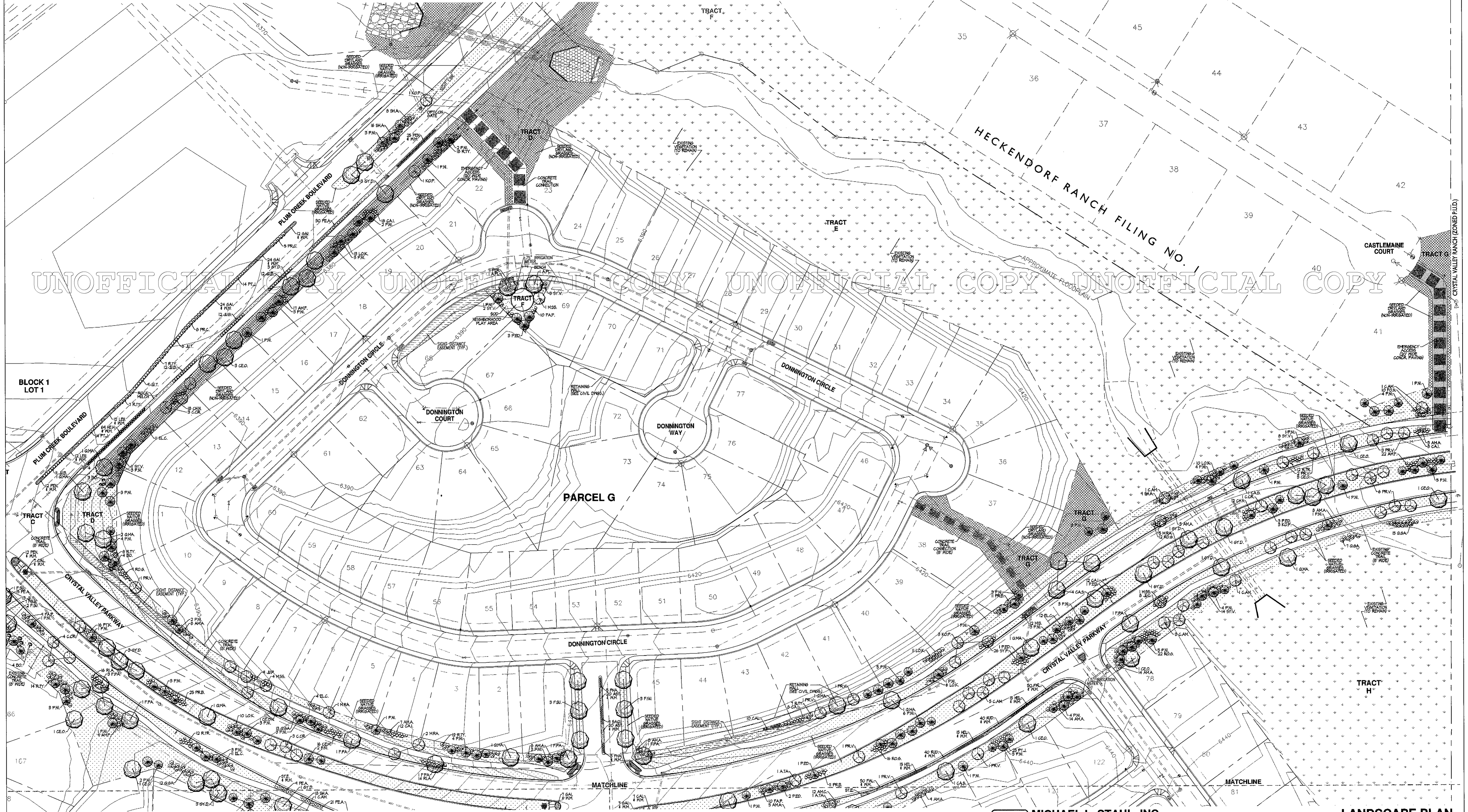


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LEGEND:	
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W	= WALKOUT LOT

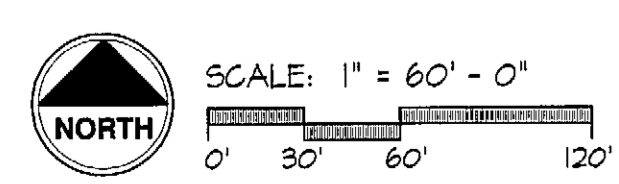
PARCELS J & K GRADING PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 11 OF 15

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 PRELIMINARY PLAT & FINAL PD SITE PLAN
 SHEET 12 OF 15



BLOCK 1
LOT 1

PARCEL G

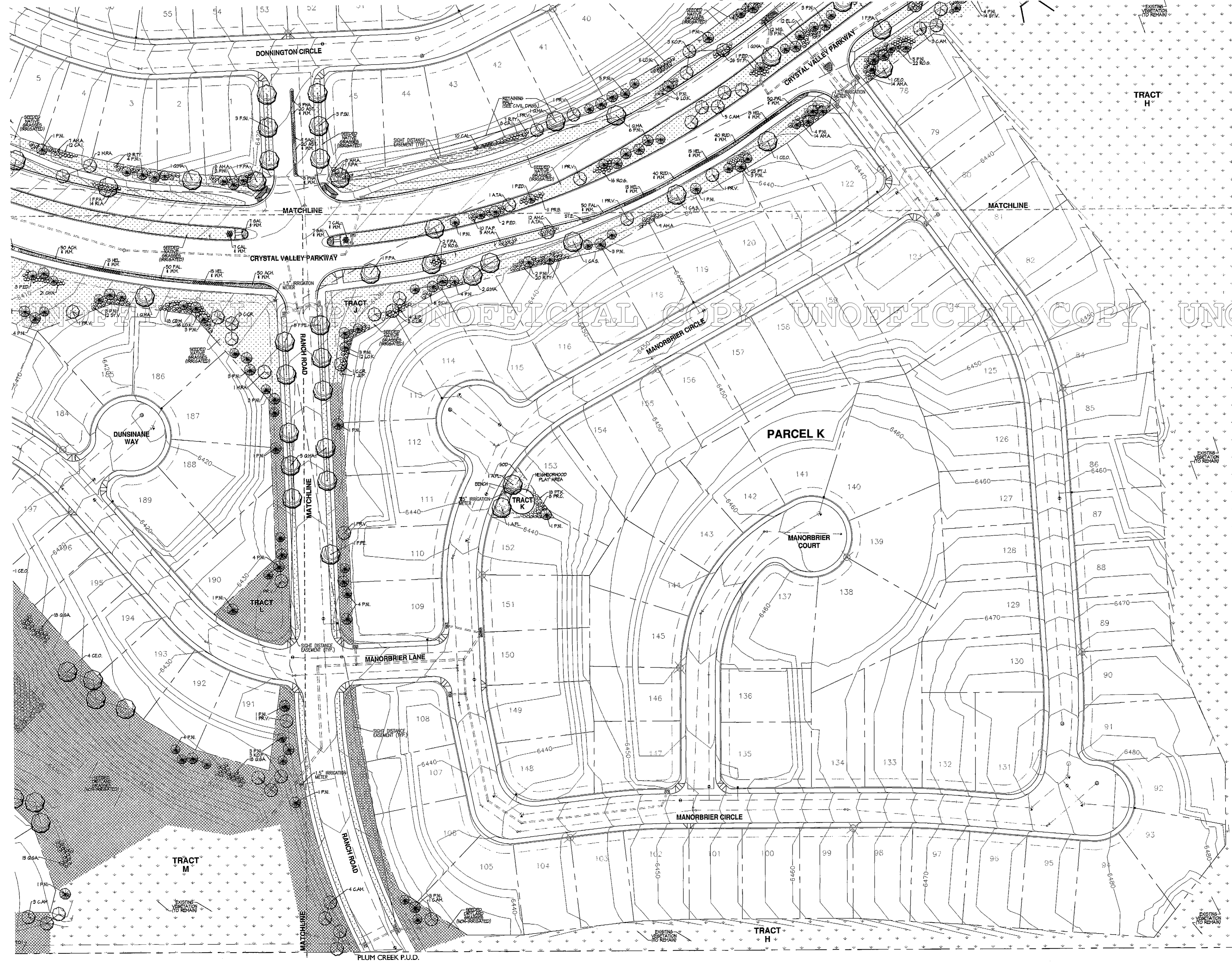


MICHAEL L. STAHL, INC.
 LANDSCAPE ARCHITECT
 9581 Silver Hill Circle, Littleton, CO
 Ph. (303) 778-5601 Fax (303) 925-1380
 E-mail: mistahl1@aol.com
 DATE: 6/24/02 REVISED: 11/22/04

LANDSCAPE PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
 SHEET 12 OF 15

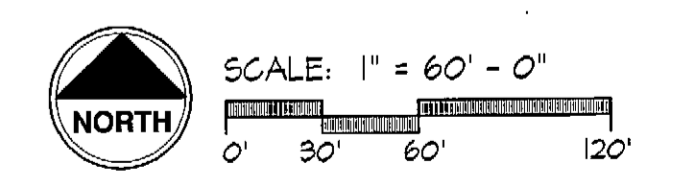
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 PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 13 OF 15



QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
6	A.PL.	ACER PLATANOIDES 'EM.'	EMERALD QUEEN MAPLE	2.0" CAL.	B.&B.
7	C.A.S.	CATALPA SPECIOSA	WESTERN CATALPA	2.0" CAL.	B.&B.
34	C.E.O.	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.0" CAL.	B.&B.
21	F.P.A.	FRAXINUS PENN. 'PATMORE'	PATMORE ASH	2.0" CAL.	B.&B.
6	F.P.E.	FRAXINUS PENNSYLVANICA	GREEN ASH	2.0" CAL.	B.&B.
10	F.S.U.	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2.0" CAL.	B.&B.
22	G.Y.D.	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.0" CAL.	B.&B.
18	Q.M.A.	QUERCUS MACROCARPA	BUR OAK	2.0" CAL.	B.&B.
DECIDUOUS ORNAMENTAL TREES					
6	A.T.A.	ACER TATARICUM	TARTARIAN MAPLE	2.0" CAL.	B.&B.
27	C.A.M.	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	2.0" CAL.	B.&B.
18	C.C.R.	CRATAEGUS CRUS-G. 'CRUESADER'	CRUESADER HAWTHORN	2.0" CAL.	B.&B.
21	K.O.P.	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2.0" CAL.	B.&B.
13	M.R.A.	MALUS X 'RADIANT'	RADIANT CRABAPPLE	2.0" CAL.	B.&B.
6	M.S.S.	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.0" CAL.	B.&B.
25	P.R.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	2.0" CAL.	B.&B.
EVERGREEN TREES					
14	P.E.D.	PINUS EDULIS	PINON PINE	6' HT.	B.&B.
241	P.N.I.	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B.&B.
495	TOTAL TREES				
DECIDUOUS SHRUBS					
92	A.M.A.	AMELANCHIER ALNFOLIA	SASKATOON SERVICEBERRY	#5 CONT.	2'-3" HT.
12	A.M.C.	AMORPHA CANESCENS	LEADPLANT	#5 CONT.	15"-18" HT.
48	A.M.F.	AMORPHA FRUTICOSA	FALSE INDIGO	#5 CONT.	2'-3" HT.
58	C.A.I.	CARYOPTERIS INCANA	BLUEMIST SPIREA	#5 CONT.	18"-24" HT.
34	C.E.M.	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY	#5 CONT.	2'-3" HT.
51	C.H.N.	CHRYSOTHAMNUS NAUSEOSIS	DWARF BLUE RABBITBRUSH	#5 CONT.	18"-24" HT.
48	E.L.C.	ELEANORIS COMMUNATA	SILVERBERRY	#5 CONT.	2'-3" HT.
29	F.A.P.	FALLUGA PARADOXA	APACHE PLUME	#5 CONT.	18"-24" SPR.
17	F.O.N.	FORESTERA NEMEXICANA	NEW MEXICO PRIVET	#5 CONT.	2'-3" HT.
78	L.O.K.	LONICERA KOROL. 'FLORIBUNDA'	BLUE VELVET HONEYSUCKLE	#5 CONT.	18"-24" HT.
93	P.E.A.	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	#5 CONT.	18"-24" HT.
53	P.T.J.	POTENTILLA FRUTICOSA 'JACKMAN'	JACKMAN CINQUEFOIL	#5 CONT.	18"-24" HT.
34	P.T.K.	POTENTILLA FRUTICOSA 'K. DYKES'	K. DYKES CINQUEFOIL	#5 CONT.	18"-24" HT.
29	P.R.B.	PRUNUS BESSEY 'PAWNEE B.'	CREEP. WEST. SANDCHERRY	#5 CONT.	2'-3" HT.
21	P.R.C.	PRUNUS OSTENA	PURPLELEAF PLUM	#5 CONT.	2'-3" HT.
143	Q.G.A.	QUERCUS GAMBELI	GAMBEL OAK	#5 CONT.	3'-4" HT.
24	R.T.R.	RHUS TRILOBATA	THREE-LEAF SUMAC	#5 CONT.	18"-24" HT.
111	R.T.Y.	RHUS TYPHINA	STAGHORN SUMAC	#5 CONT.	3'-4" HT.
44	R.L.A.	RIBES ALPNUM	ALPINE CURRANT	#5 CONT.	18"-24" HT.
71	R.O.G.	ROSA GLAUCA	RED LEAVED ROSE	#5 CONT.	2'-3" HT.
36	S.H.A.	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	#5 CONT.	2'-3" HT.
26	S.Y.P.	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	#5 CONT.	18"-24" HT.
77	S.Y.V.	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT.	2'-3" HT.
EVERGREEN SHRUBS					
30	J.U.P.	JUNIPERUS CHINENSIS 'PITZ. G.'	BLUE PITZER JUNIPER	#5 CONT.	24"-30" SPR.
8	J.U.C.	JUNIPERUS CHINENSIS 'S.G.'	SEA GREEN JUNIPER	#5 CONT.	18"-24" SPR.
47	J.U.B.	JUNIPERUS HORIZONTALIS 'BUFF.'	BUFFALO JUNIPER	#5 CONT.	18"-24" SPR.
30	J.U.T.	JUNIPERUS SABINA 'TAM.'	TAMMY JUNIPER	#5 CONT.	18"-24" SPR.
1344	TOTAL SHRUBS				
GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.					
100	A.C.H.	ACHILLEA 'SUMMER PASTELS'	PASTEL MIX YARROW	#1 CONT.	6" HT.
40	A.S.T.	ASTER DUMOSUS	DWARF HARDY ASTER	#1 CONT.	6" HT.
31	C.A.L.	CALAMAGROSTIS ACUTIFLORA 'K.F.'	K. FORSTER FEATHER REED	#1 CONT.	12" HT.
150	F.A.L.	FALLOPIA JAPONICA	FLEECEFLOWER	#1 CONT.	6" HT.
74	G.A.I.	GALLIARDA X GRANDIFLORA	BLANKET FLOWER	#1 CONT.	6" HT.
75	H.E.L.	HELIOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.	6" HT.
138	H.E.H.	HEMEROCALLIS X 'VARIETY'	DAYLILY (MIXED COLORS)	#1 CONT.	12" HT.
24	L.E.U.	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	#1 CONT.	6" HT.
13	M.I.S.	MISCANTHUS SINENSIS	MAIDEN GRASS	#1 CONT.	12" HT.
49	P.E.N.	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 CONT.	12" HT.
10	P.H.A.	PHALARIS ARUNDINACEA 'PICTA'	RIBBON GRASS	#1 CONT.	6" SPR.
80	R.U.D.	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	12" HT.
9	S.A.C.	SACCHARUM BAVANNAE	PLUME GRASS	#1 CONT.	12" HT.
793	TOTAL GROUND COVERS, PERENNIALS, ETC.				
LANDSCAPE MATERIALS					
11	B.O.	BOULDER - 4'X5'X6' AVERAGE SIZE RHYOLITE ROCK DECORATIVE BOULDER.			
-	S.E.E.D.	DRYLAND GRASS SEED - NON-IRRIGATED, NATIVE, SLOPE REVEGETATION GRASS SEED MIX.			
-	S.E.E.D.	NATIVE GRASS SEED - IRRIGATED, NATIVE GRASS SEED MIX, INCL. PREP & FINE GRADING.			
-	S.O.D.	SOODED AREA - BLUE/FESCUE GRASS MIX, INCLUDING SOIL PREP AND FINE GRADING.			
-	S.T.E.	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.			

CRYSTAL VALLEY RANCH ZONED PUD



MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
 9581 Silver Hill Circle, Littleton, CO
 Ph. (303) 779-6601 Fax. (303) 925-1380
 E-mail: mlstahl1@aol.com
 DATE: 6/24/02 REVISED: 1/22/04

LANDSCAPE PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
SHEET 13 OF 15

HECKENDORF RANCH FILING NO. 2
 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 14 OF 15



LEGEND

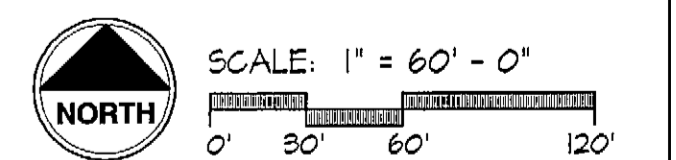
- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- GROUND COVERS, PERENNIALS, ETC.
- (SOD) FESCUE GRASS SOD
- (SEED) SEEDED NATIVE GRASSES (IRRIGATED)
- (SEED) NATIVE DRYLAND GRASS SEEDED AREA
- (EXIST.) EXISTING VEGETATION (TO REMAIN)
- (R.M.) ROCK MULCH AREA
- (W.M.) WOOD MULCH AREA
- (S.T.E.) STEEL EDGING
- (B.O.) BOULDER

LANDSCAPE BUFFERS:

CRYSTAL VALLEY PKWY.	
REQUIRED AREA	15' WIDE BUFFER X 4,140 LF. = 62,100 SF.
REQUIRED PLANTINGS	2 TREES & 4 SHRUBS (OR 3 TREES) PER 1,000 SF. = 125 TREES & 250 SHRUBS (OR 187 TREES & 0 SHRUBS)
PROVIDED AREA	186,661 SF.
PROVIDED PLANTINGS	268 TREES & 787 SHRUBS
PLUM CREEK BLVD.	
REQUIRED AREA	15' WIDE BUFFER X 840 LF. = 12,600 SF.
REQUIRED PLANTINGS	2 TREES & 4 SHRUBS (OR 3 TREES) PER 1,000 SF. = 26 TREES & 52 SHRUBS (OR 39 TREES & 0 SHRUBS)
PROVIDED AREA	48,749 SF.
PROVIDED PLANTINGS	68 TREES & 295 SHRUBS

DATA:

TOTAL FILING NO. 2 AREA	5,477,456 SF. (125.75 AC.)
RESIDENTIAL PORTION LANDSCAPED AREAS:	
SODDED AREA	5,160 SF.
IRRIGATED SEED/PLANTED AREA	228,304 SF.
NON-IRRIGATED SEED AREA	414,784 SF.
EXISTING NATIVE AREA (NON-IRRIGATED)	485,676 SF.
TOTAL LANDSCAPED AREA	1,133,924 SF. (26.03 AC.)



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LANDSCAPE PLAN
HECKENDORF RANCH FILING NO. 2
PRELIMINARY PLAT & FINAL PD SITE PLAN
 SHEET 14 OF 15

