

PLAT IDENTIFICATION SHEET

RECEPTION #: 01035712

DATE: 4-25-01

TIME 15:59

FEE: \$ 280⁰⁰ (28 P)

GRANTOR: KDB Homes Inc.
(OWNER/SIGNER)

UNOFFICIAL COPY

GRANTEE: Maher Ranch #1
(SUBDIVISION NAME OR NAME OF PLAT)

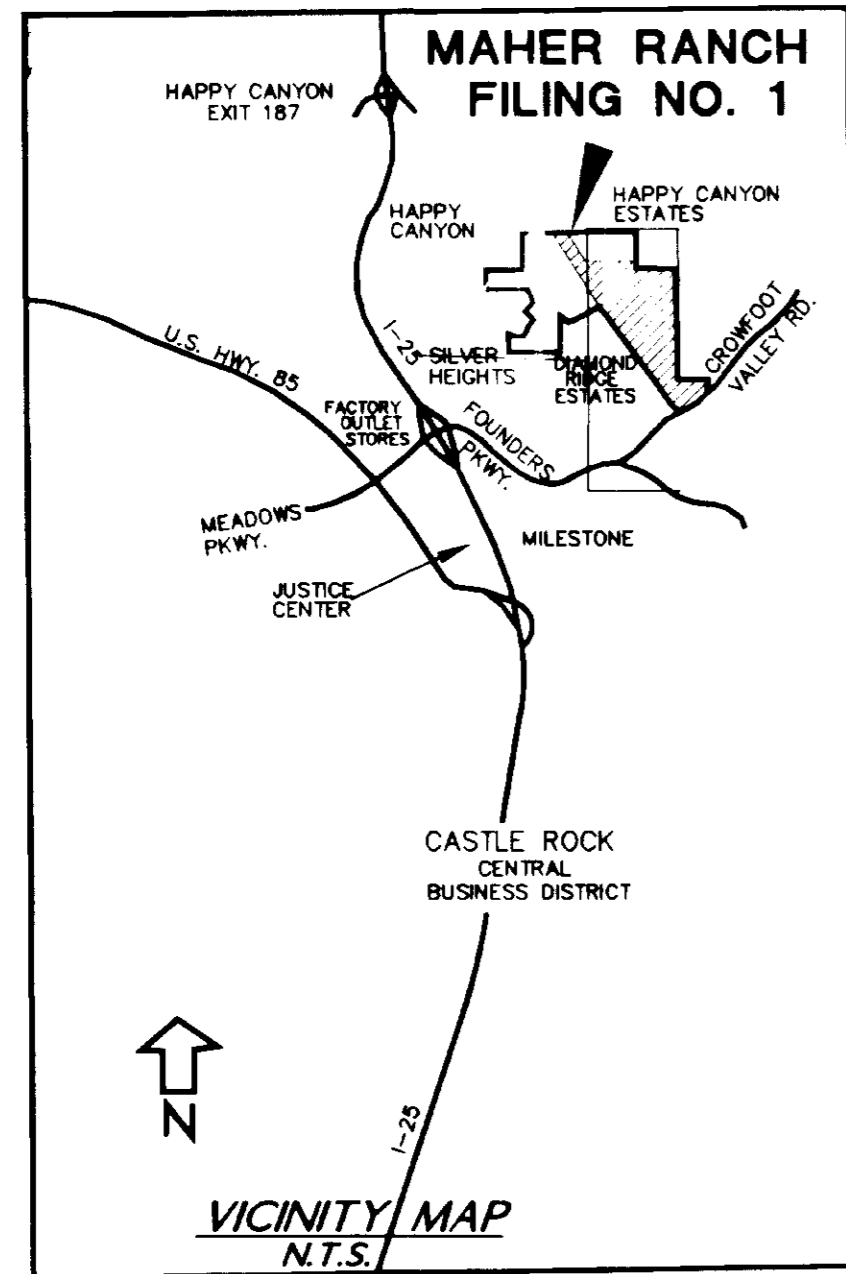
Preliminary Plat/Final
PD Site Plan

LEGAL: 23-24-25, 7, 67
(SECTION-TOWNSHIP-RANGE)

NEW SUBDIVISION ABBREV: _____

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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- TELEPHONE US WEST COMMUNICATIONS
- CATV A T & T

TITLE CERTIFICATE

I, Paul Masovero, BEING AN AUTHORIZED REPRESENTATIVE OF First American Title, 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 DEDICATION SIGNED THIS 19th DAY OF February, 2001.

Paul Masovero
AUTHORIZED REPRESENTATIVE
First American Title
TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

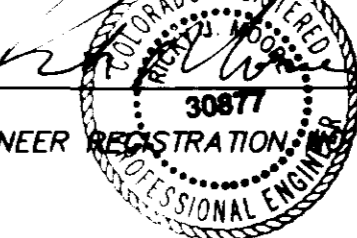
I, JOSEPH E. CHUMBLEY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF (1) THAT PRELIMINARY PLAT/FINAL PD SITE PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 11/30/98, UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; (2) THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (second order); AND (3) THAT SAID PRELIMINARY PLAT/FINAL PD SITE PLAN HAS BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND THOSE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



JOSEPH E. CHUMBLEY
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 30088

STATEMENT FOR CIVIL ENGINEER

I, RICKY J. MOORE, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



RICKY J. MOORE
PROFESSIONAL ENGINEER REGISTRATION NO. 30877

PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF September, 2000.

David J. Deib
CHAIRMAN DATE 4/23/01

Michael J. Deib
PLANNING DIRECTOR DATE 4/18/01

TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26th DAY OF October, 2000.

David J. Deib
MAYOR DATE 4/24/01

Valley Moore
TOWN CLERK DATE 4/24/01

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 15:59

ON THE 25 DAY OF APRIL, 2000, IN BOOK N/A, PAGE N/A, MAP N/A, RECEPTION NO. 01035712

DOUGLAS COUNTY CLERK AND RECORDER
BY: Sheryl Mueller
DEPUTY



NOTES:

- 1) NO DRAINAGE WITHIN THE PROPERTY BOUNDARY ARE IDENTIFIED AS FEMA REGULATED FLOOD PLAINS. (FIRM COMMUNITY-PANEL NO. 080049 - 0186 C AND NO. 080049 - 0187 C, SEPT. 30, 1987)
- 2) ALL EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLATS.
- 3) RIDGELINE AND SKYLINE AREAS SUBJECT TO ADDITIONAL CONTROLS BY ORDINANCE 99-15.

OWNERSHIP CERTIFICATE:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE MAHER RANCH SUBDIVISION IN THE TOWN OF CASTLE ROCK.

KDB HOMES INC.

David Boten
MANAGER
SIGNED THIS 6th DAY OF February, 2001.

COUNTY OF DOUGLAS
STATE OF COLORADO

THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF February, 2001, BY DAVID BOTEN AS MANAGER OF DIAMOND RIDGE L.L.C.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 2/27/01

Melinda Novak
NOTARY PUBLIC



LIENHOLDER SUBORDINATION CERTIFICATE:

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

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY 1929 762 INSTRUMENT RECORDED ON SEPTEMBER 14, 1999 IN 755 BOOK AT PAGE 721 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Charles W. Kercheval
FirstBank of Tech Center (NOTARIZED SIGNATURE)
SIGNED THIS 5th DAY OF March, 2001.

THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March, 2001, BY Charles W. Kercheval AS REPRESENTATIVE OF FirstBank of Tech Center

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 12-17-02

Dei J. Jundty
NOTARY PUBLIC



BENCHMARK

SOUTHWEST CORNER OF SECTION 24, FOUND 2 1/2" ALUM. CAP.
THIS CORNER IS PART OF THE DOUGLAS COUNTY GPS CONTROL NETWORK, POINT NO. 2020010
ELEVATION: 6486.422 FEET

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST HALF OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO AS MONUMENTED ON THE WEST END AT THE NORTHWEST CORNER OF SAID SECTION 24 BY A 3-1/4 INCH ALUMINUM CAP STAMPED "1996, T7S, R67W, S14/S13/S23/S24, 10717" AND ON THE EAST END AT THE WEST 1/16 CORNER OF SAID SECTION 24 BY A 3-1/4 INCH ALUMINUM CAP STAMPED "1997, SEC. 24, T7S, R67W, 10717". THE BEARING OF SAID LINE IS S89°42'31"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "1997, SEC. 24, T7S, R67W, ON 1/16, 10717" ON A #6 REBAR AND ON THE EAST END AT THE WEST ONE-SIXTEENTH CORNER ON THE NORTH LINE BY A 3-1/4 INCH ALUMINUM CAP STAMPED "1997, SEC. 13, W 1/16, S24, T7S, R67W, 1017" ON A #6 REBAR. THE BEARING OF SAID LINE IS SOUTH 89°42'43" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 24, MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "1997, SEC. 24, T7S, R67W, ON 1/16, 10717" ON A #6 REBAR; THENCE SOUTH 00°20'59" EAST A DISTANCE OF 3965.16 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 24 TO THE SOUTH QUARTER-SECTION CORNER OF SAID SECTION 24, MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "S 10717, 1/16 COR., T7S, R67W, S24/S25, 1996" ON A #6 REBAR; THENCE NORTH 89°57'30" EAST A DISTANCE OF 1322.19 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24 TO THE EAST 1/16 CORNER OF SAID SECTION 24, MONUMENTED BY A 2 1/2 INCH ALUMINUM CAP STAMPED "NOLTE, E 1/16, S24/S25, 20656"; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24 SOUTH 00°18'52" EAST A DISTANCE OF 383.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AS RECORDED IN BOOK 1409 AT PAGE 0997, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD SOUTH 55°21'57" WEST A DISTANCE OF 1439.35 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE EAST LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO PARCEL RECORDED IN BOOK 158 AT PAGE 490, DOUGLAS COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PUBLIC SERVICE COMPANY PARCEL NORTH 33°44'5" WEST A DISTANCE OF 243.59 FEET TO THE NORTHERLY CORNER OF SAID PUBLIC SERVICE COMPANY PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC SERVICE COMPANY PARCEL SOUTH 00°13'7" EAST A DISTANCE OF 296.93 FEET TO THE INTERSECTION OF SAID WESTERLY LINE OF SAID PUBLIC SERVICE COMPANY PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 850.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 37°56'38" EAST; THENCE ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD A DISTANCE OF 96.95 FEET THROUGH A CENTRAL ANGLE OF 06°32'06"; THE CHORD OF WHICH BEARS SOUTH 48°47'19" WEST A CHORD DISTANCE OF 96.90 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE EASTERLY LINE OF DIAMOND RIDGE ESTATES FILING ONE AS RECORDED AT RECEPTION NUMBER 9561707, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE OF DIAMOND RIDGE ESTATES FILING ONE AND THE EASTERLY LINE OF DIAMOND RIDGE, LLC PARCELS, RECORDED AT RECEPTION NUMBER 9774919, DOUGLAS COUNTY RECORDS, NORTH 33°44'14" WEST A DISTANCE OF 8023.48 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE ALONG SAID NORTH LINE SOUTH 89°18'00" EAST A DISTANCE OF 315.25 FEET TO THE NORTHWEST CORNER OF THE DIAMOND RIDGE, LLC PARCEL RECORDED IN BOOK 1755 AT PAGE 0719, DOUGLAS COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID DIAMOND RIDGE, LLC PARCEL SOUTH 33°44'15" EAST A DISTANCE OF 1147.65 FEET; THENCE NORTH 81°01'37" EAST A DISTANCE 2248.74 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE ALONG THE EAST LINE SOUTH 00°19'08" EAST A DISTANCE OF 738.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED "1997, NW 1/16, SEC. 24, T7S, R67W, 10717" ON A #6 REBAR; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, SOUTH 89°53'58" EAST A DISTANCE OF 1320.99 FEET TO THE POINT OF BEGINNING.
CONTAINING 286.808 ACRES (12,493,361 SQUARE FEET), MORE OR LESS.

LEGEND LAND USE SUMMARY

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS	PROPOSED % OF SITE ACREAGE	GROSS DENSITY	MIN. LOT AREA	SETBACKS FRONT	SETBACKS REAR	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE STREET	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT
RSF-D SINGLE FAMILY	71.95	213	25.1	2.96	8,500 SF	20'	20'	5'	15'	na	35'
RSF-E SINGLE FAMILY	51.80	188	18.1	3.63	7,500 SF	20'	20'	5'	15'	na	35'
RSF-LXB SINGLE FAMILY	2.50	10	0.9	4.00	6,000 SF	20'	20'	0'	15'	40%	35'
RTH MULTI-FAMILY	8.19	100	2.9	12.21	na	20'	20'	0'	15'	35%	35'
PLD PUBLIC LAND DEDICATION	29.82	-	10.4	na	na	25'	20'	15'	15'	na	**25'
OSD OPEN SPACE DEDICATION TO TOWN	-	-	-	na	na	-	-	-	-	-	35'
OSP OPEN SPACE DEDICATION PRIVATE	89.52	-	31.2	na	na	25'	20'	15'	15'	-	35'
UD UTILITY DEDICATION	14.70	-	5.1	na	na	-	-	-	-	-	-
PROPOSED STREET	18.33	-	6.3	-	-	-	-	-	-	-	-
TOTAL	286.81	511	100	1.78 DU/AC	MAX. GROSS DENSITY	** 25' MAX BUILDING HEIGHT ONLY FOR A SMALL PORTION OF TRACT Q THE REMAINDER OF TRACT Q HAS 35' MAX BUILDING HEIGHT					

DATE	NO.	BY	DATE	REVISIONS
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				DESIGNER: NONE PROJ. MGR: NONE
			01/10/03	00 PLANNING COMMISSION COMMENTS 9/25/00
			01/04/00	00 TOWN COMMENTS DATED 1/24/00

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

NOLTE

BEYOND ENGINEERING

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

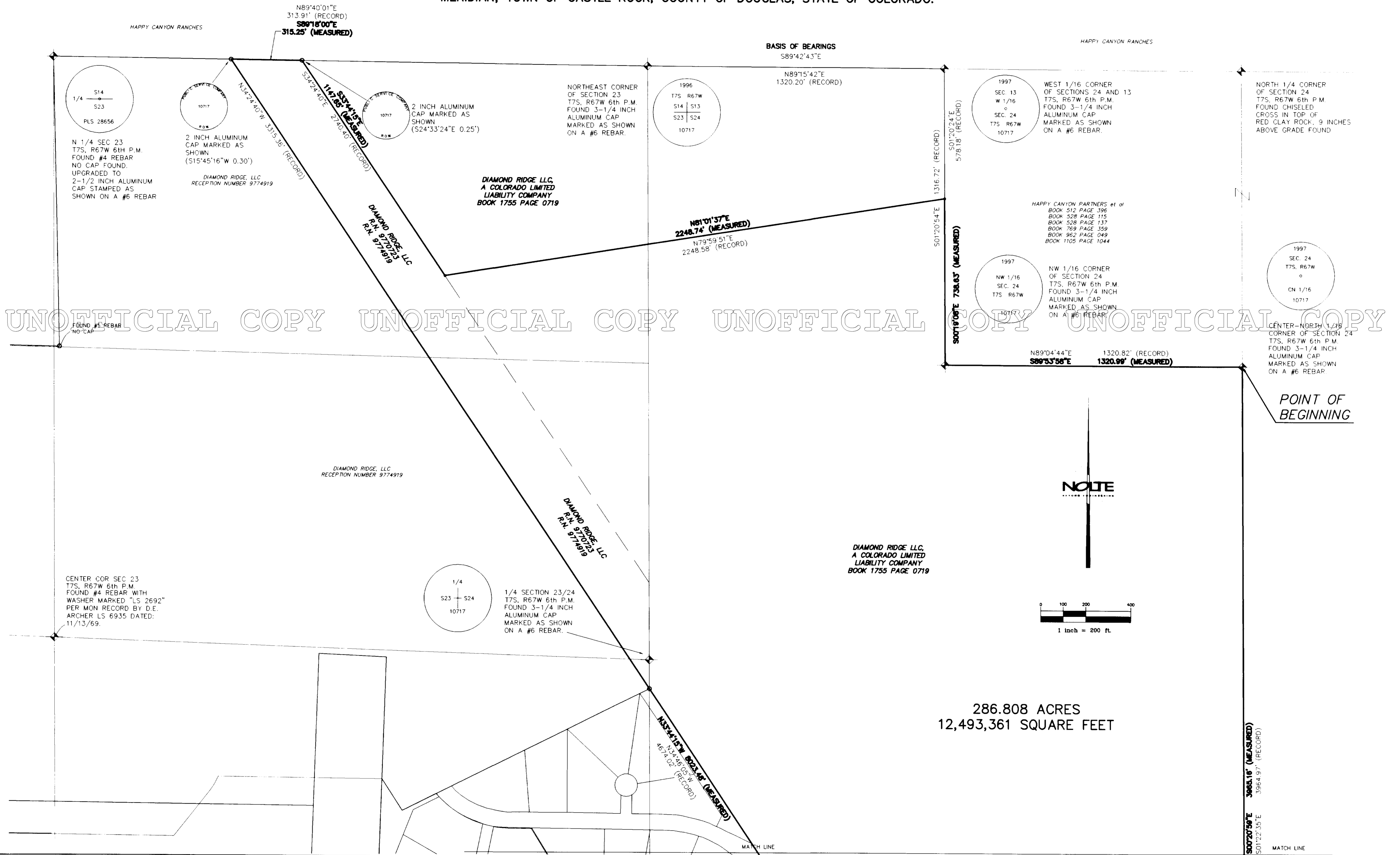
MAHER RANCH FILING NO. 1 PRELIMINARY PLAT / FINAL P.D. SITE PLAN TITLE SHEET

PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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286.808 ACRES
12,493,361 SQUARE FEET

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		GTI		4/5/00	TOWN COMMENTS DATED 1/24/00

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
BOUNDARY EXHIBIT

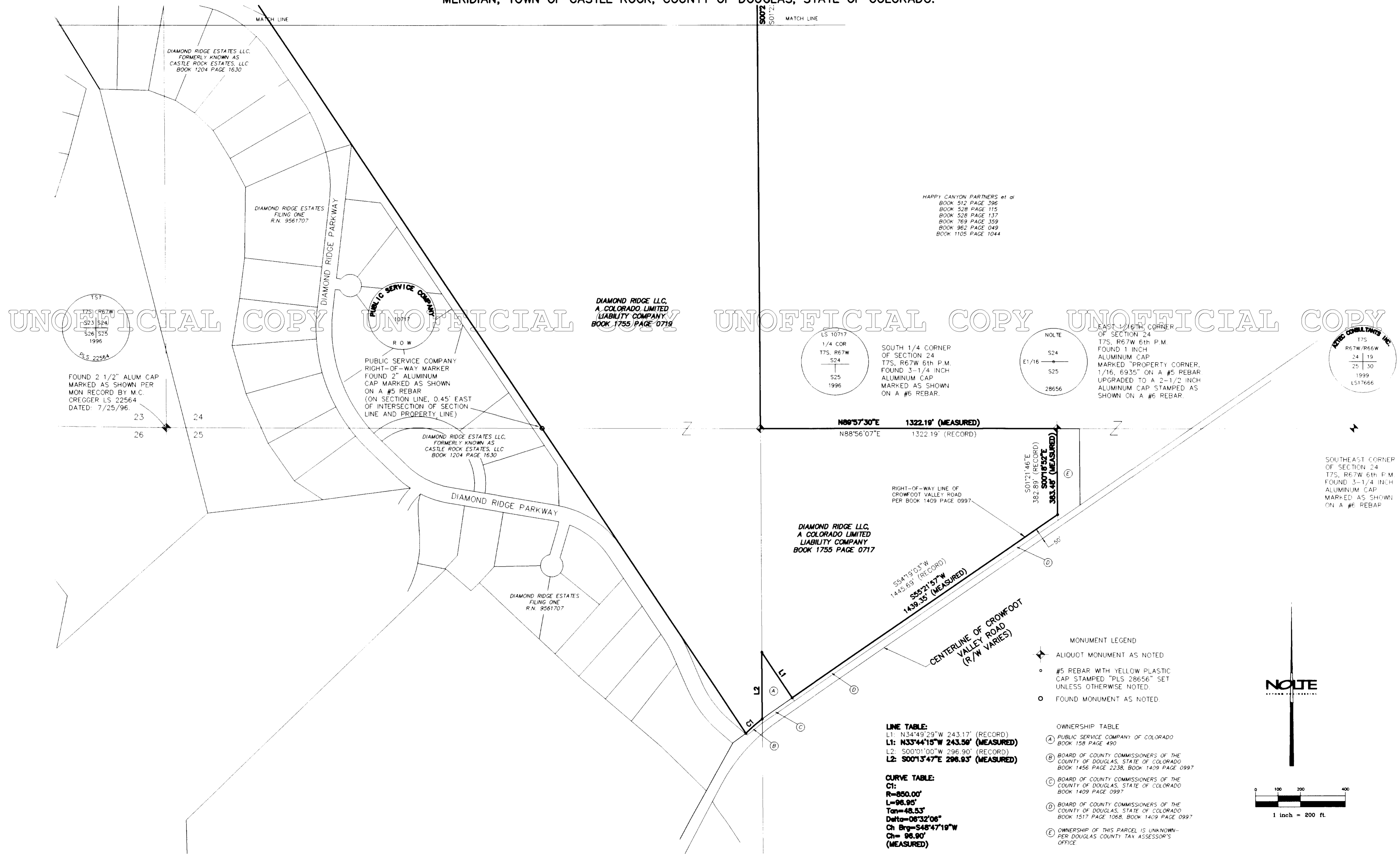
PREPARED FOR: DIAMOND RIDGE L.L.C. DATE SUBMITTED: 11/24/99

SHEET NUMBER 2 OF 28 SHEETS
VERTICAL SCALE: T = N/A
HORIZONTAL SCALE: T = N/A

JOB NUMBER DV1185

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

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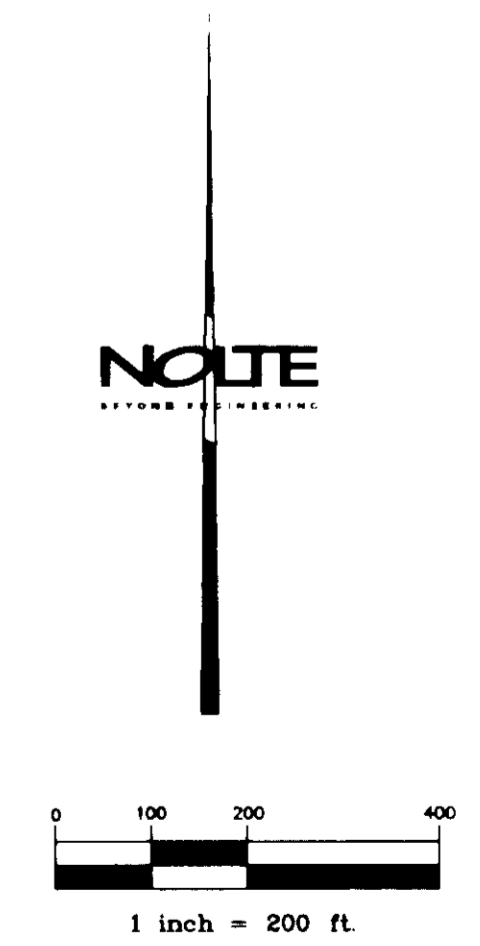
LINE TABLE:

L1: N34°49'29"W 243.17' (RECORD)
 L1: N33°44'15"W 243.56' (MEASURED)
 L2: S00°01'00"W 296.90' (RECORD)
 L2: S00°13'47"E 296.83' (MEASURED)

CURVE TABLE:

C1:
 R=850.00'
 L=96.95'
 Tan=48.53'
 Delta=06°32'06"
 Ch Brg=S48°47'19"W
 Ch= 96.90'
 (MEASURED)

- MONUMENT LEGEND**
- ALLOQUOT MONUMENT AS NOTED
 - #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 28656" SET UNLESS OTHERWISE NOTED.
 - FOUND MONUMENT AS NOTED.
- OWNERSHIP TABLE**
- (A) PUBLIC SERVICE COMPANY OF COLORADO BOOK 158 PAGE 490
 - (B) BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO BOOK 1456 PAGE 2238, BOOK 1409 PAGE 0997
 - (C) BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO BOOK 1409 PAGE 0997
 - (D) BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO BOOK 1517 PAGE 1068, BOOK 1409 PAGE 0997
 - (E) OWNERSHIP OF THIS PARCEL IS UNKNOWN - PER DOUGLAS COUNTY TAX ASSESSOR'S OFFICE



DATE	TIME	NO.	BY	DATE	REVISIONS
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DESIGNER: NONE PROJ MGR: NONE					
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		GT		4/5/00	TOWN COMMENTS DATED 1/24/00

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
BOUNDARY EXHIBIT

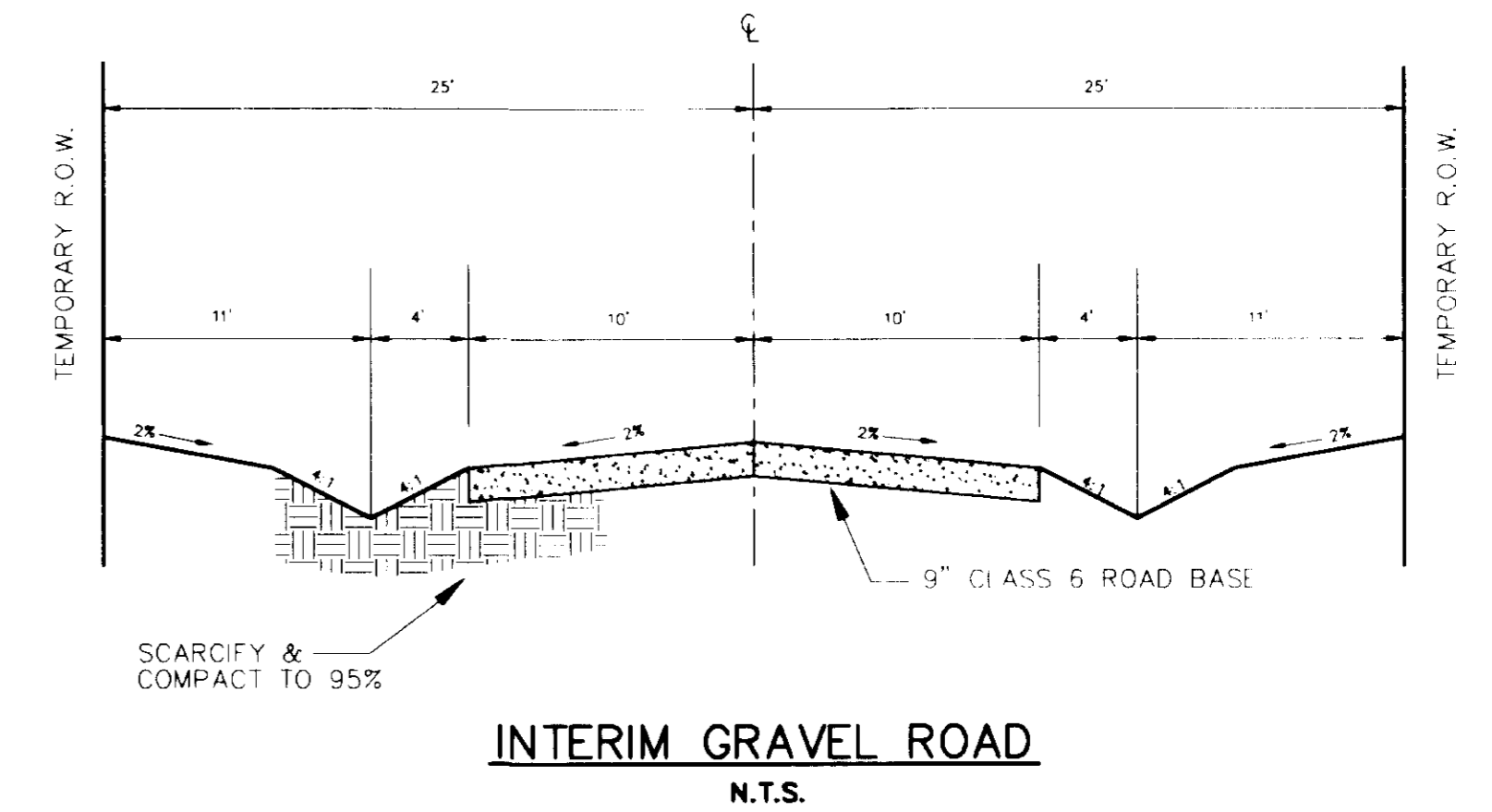
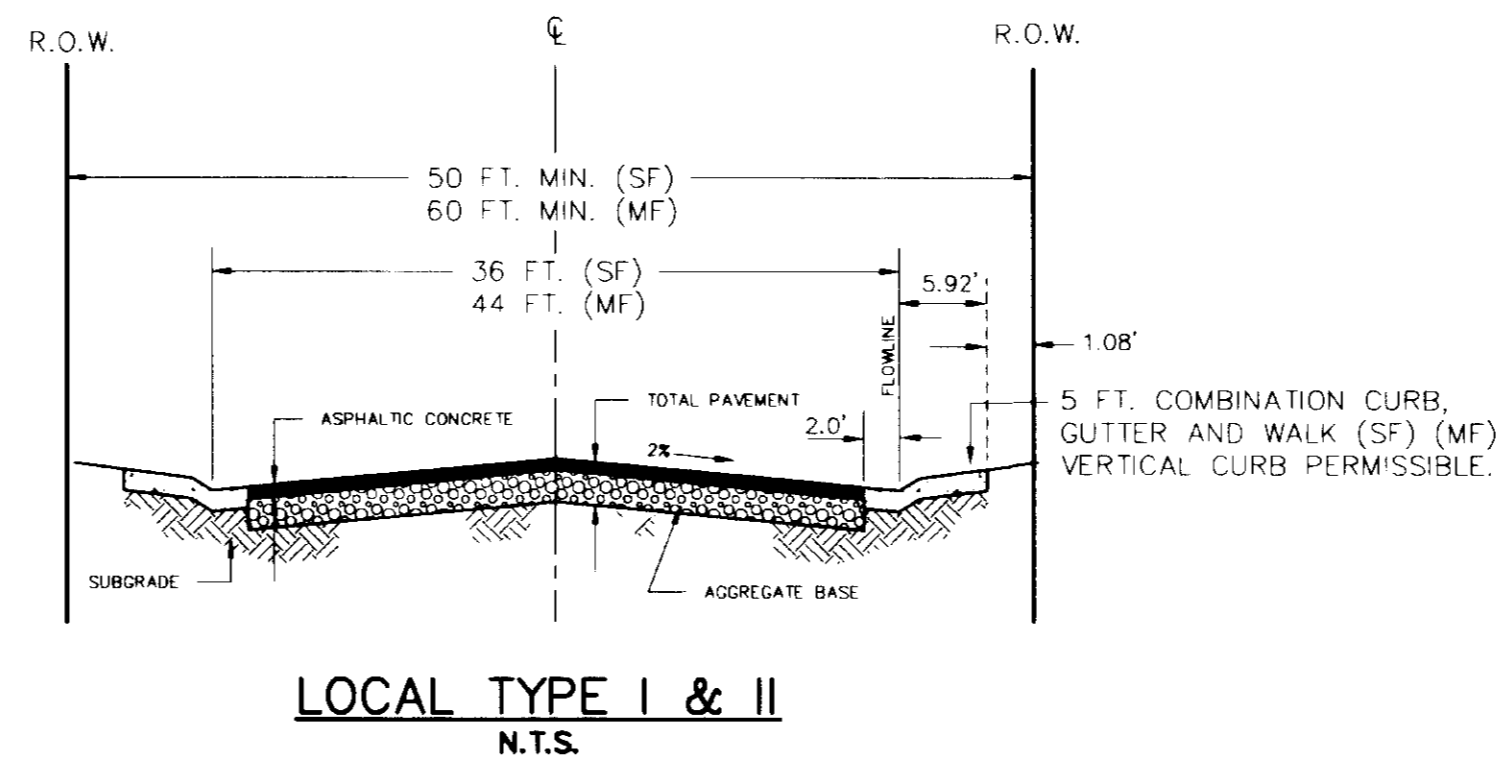
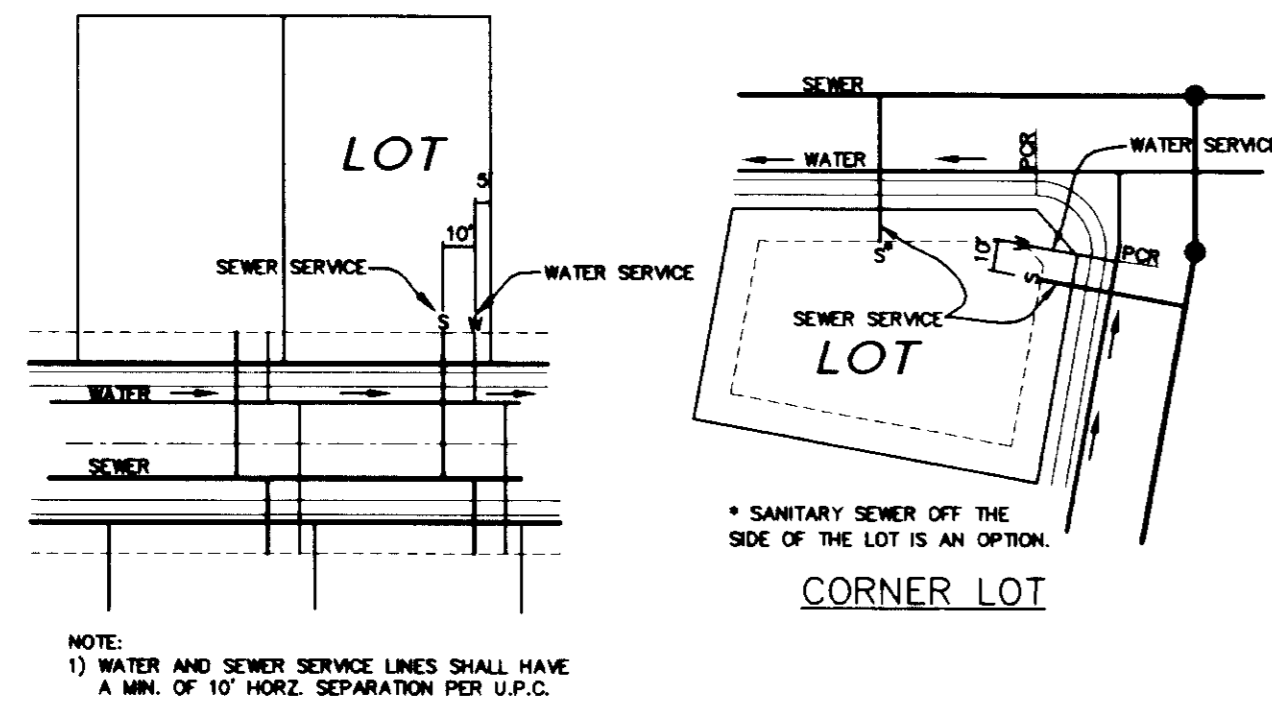
PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

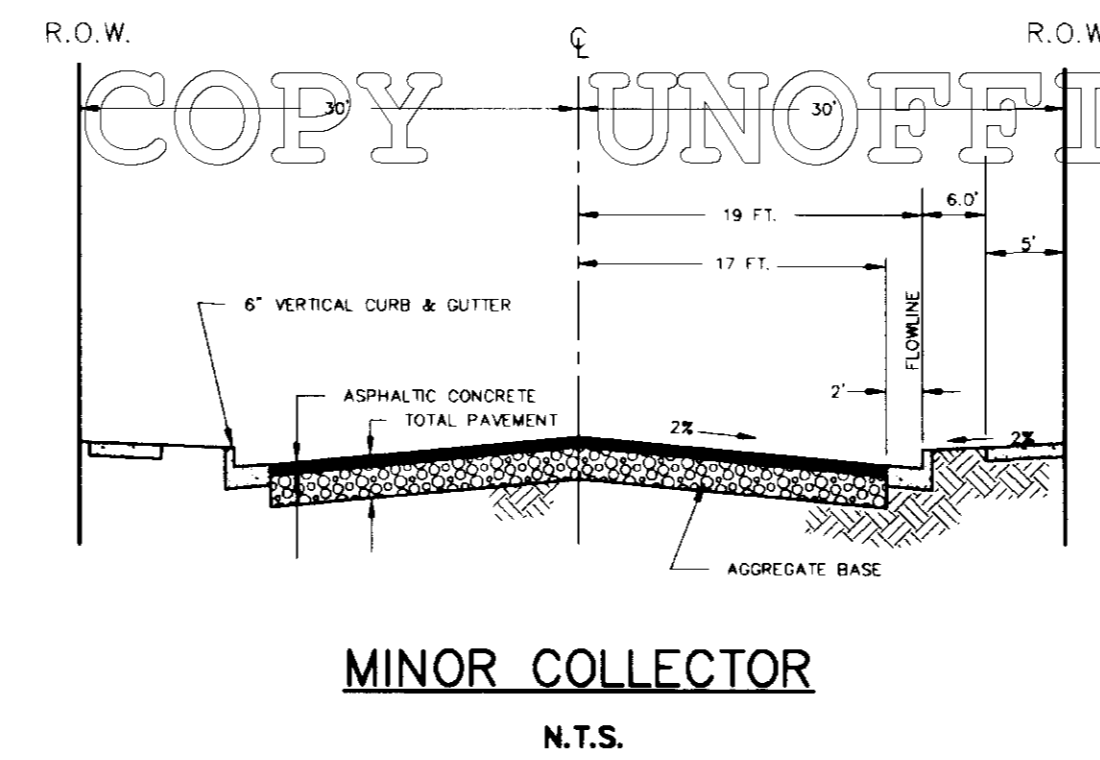
SHEET NUMBER
3
OF 28
VERTICAL CURVE

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

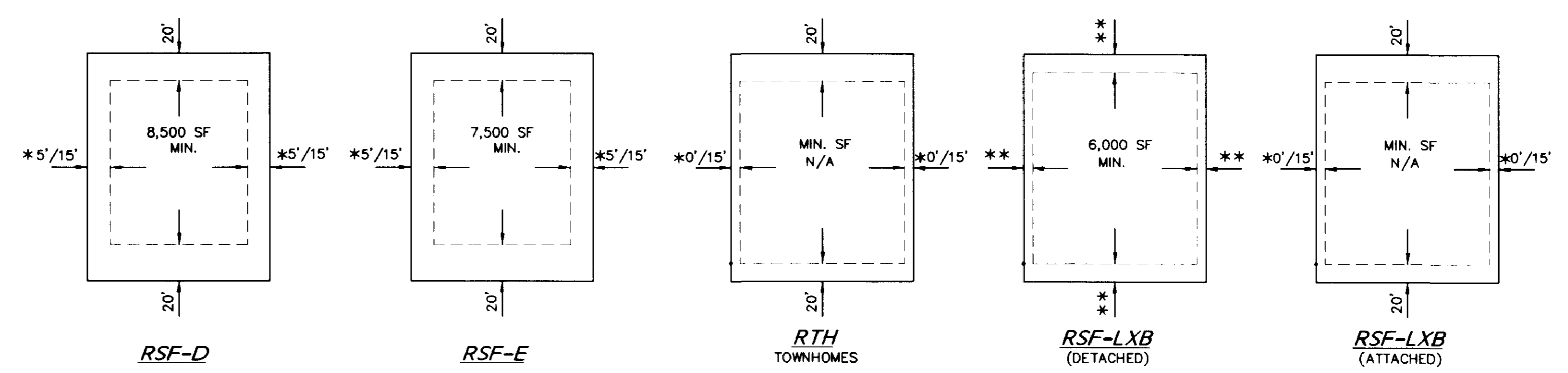
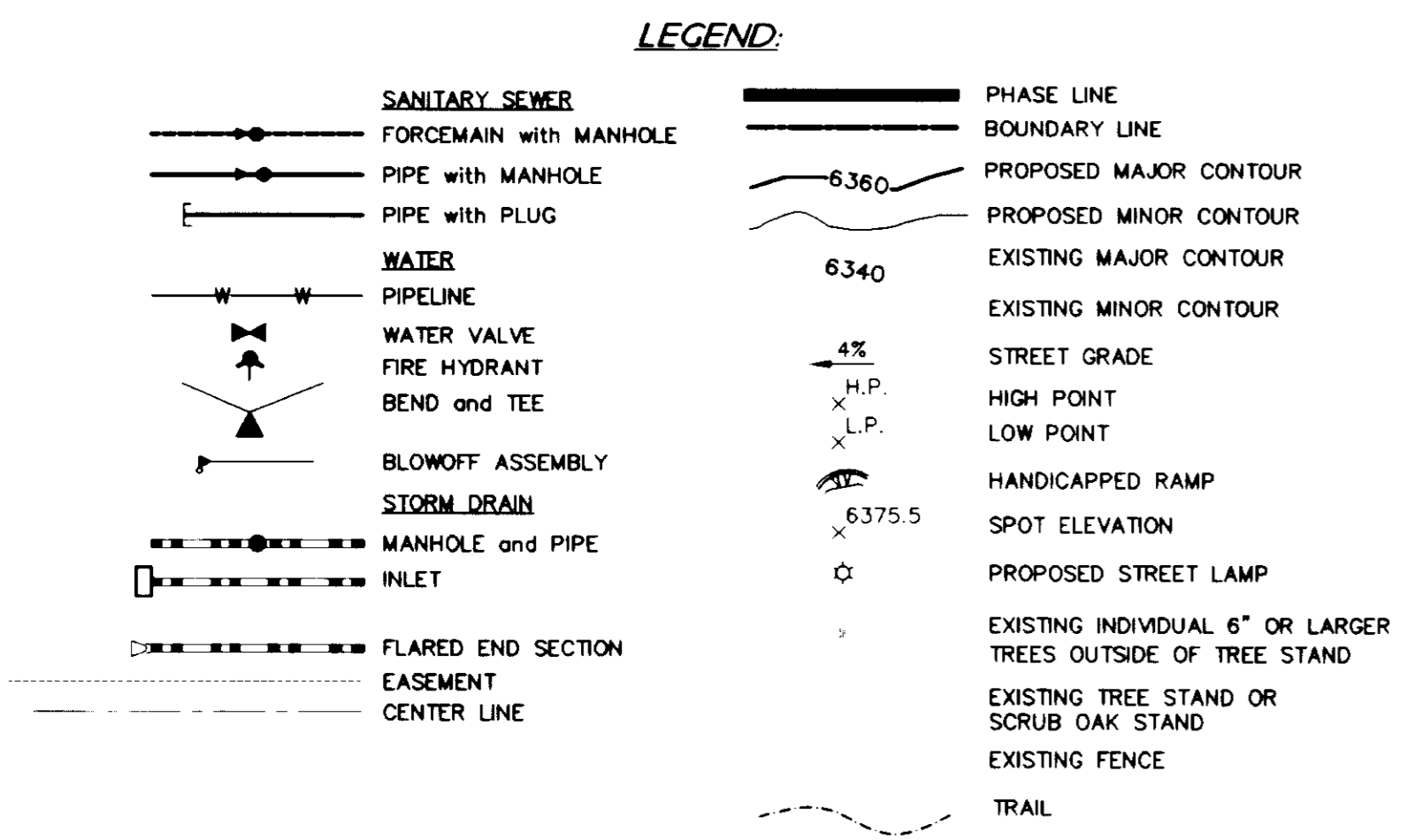


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VARIANCE REQUESTED CODE SECTION

- INTERSECTION SPACING LESS THAN 330 FT. ALONG MINOR COLLECTOR, AND THE USE OF KNUCKLES TO DIRECT TRAFFIC OFF OF THE MINOR COLLECTOR. 3.2.5
- UTILITY HORIZONTAL SEPARATION LESS THAN 10 FEET. 1.3
- ELIMINATION OF 5' DETACHED SIDEWALK ALONG ONE SIDE OF A MINOR COLLECTOR FOR A LIMITED DISTANCE FROM CROWFOOT VALLEY RD. TO HAWKS EYE CT. 2.2.2.1



TYPICAL LOT SETBACKS
N.T.S.

FIRE FLOWS
DEVELOPMENT FIRE FLOW = 2500 GPM FOR 2 HOURS
BUILDING CONSTRUCTION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS TO BE LIMITED TO THAT OUTLINED IN TABLE NO. A-III-A-1 OF APPENDIX III-A OF THE UNIFORM FIRE CODE.
FIRE STATION FIRE FLOW = 3500 GPM FOR 3 HOURS
SCHOOL FIRE FLOW = 4800 GPM FOR 3 HOURS

DEFINITIONS:
SINGLE-FAMILY DETACHED RESIDENTIAL USE AREAS (RSF-D & RSF-E)
SINGLE FAMILY CLUSTER RESIDENTIAL (RSF-LXB)
MULTI-FAMILY - TOWNHOMES USE AREA (RTH)
*SIDE INTERIOR/SIDE STREET
**SETBACKS FOR THESE AREAS WILL BE ESTABLISHED WITH THE FINAL PD SITE PLAN

DATE	TIME	NO.	BY	DATE	REVISIONS
12/27/00	17:27				
SERVER: NONE SERVICE: NONE					
PATH: N:\D\1185\Cadd\Preim\CADD\					
DRAWING N. ME: PPMH52.DWG					
PLOTING VIEW: NONE					
DESIGNER: NONE PROJ. MGR: NONE					
GTI	10/03/00	PLANNING COMMISSION COMMENTS 9/25/00			
GTI	4/5/00	TOWN COMMENTS DATED 1/24/00			

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
LEGEND AND TYPICAL SECTIONS

PREPARED FOR: DIAMOND RIDGE L.L.C. DATE SUBMITTED: 11/24/99

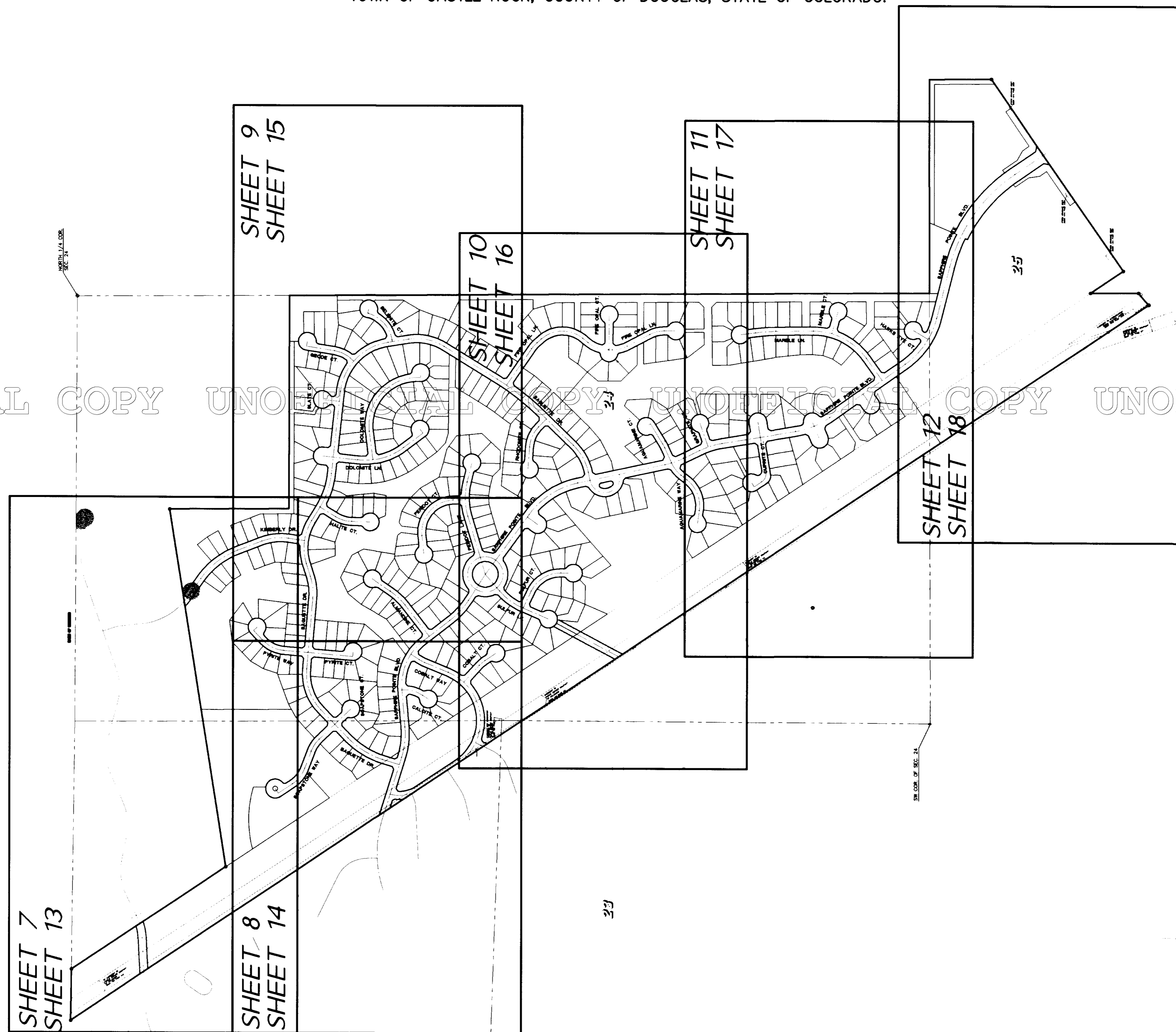
SHEET NUMBER
4
OF
VER
HORL
TUBER

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

MAHER RANCH FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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PLOTTING VIEW: NONE					
DESIGNER: NONE	NONE				
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		GTI	4/5/00	TOWN COMMENTS DATED	1/24/00

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BEYOND ENGINEERING

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303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OVERALL AND SHEET INDEX MAP

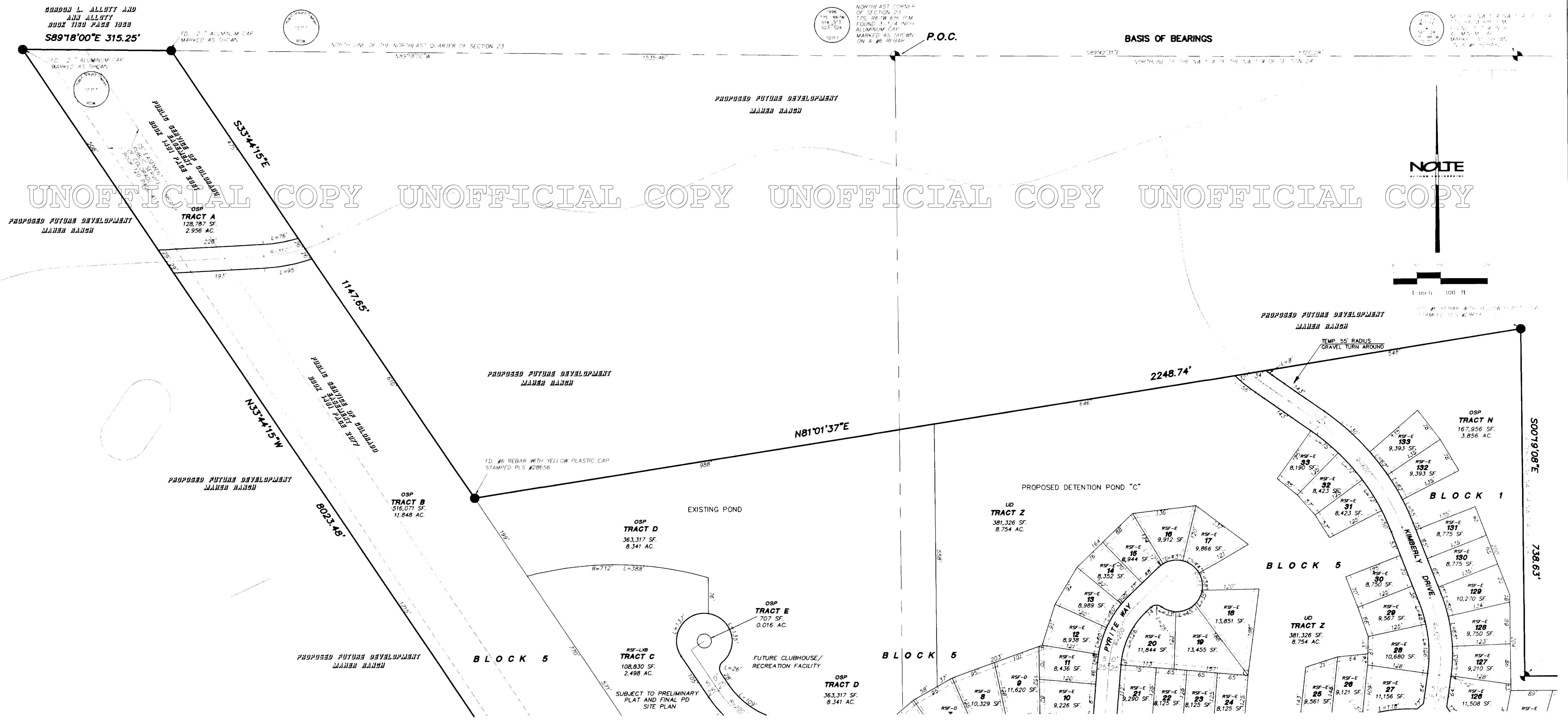
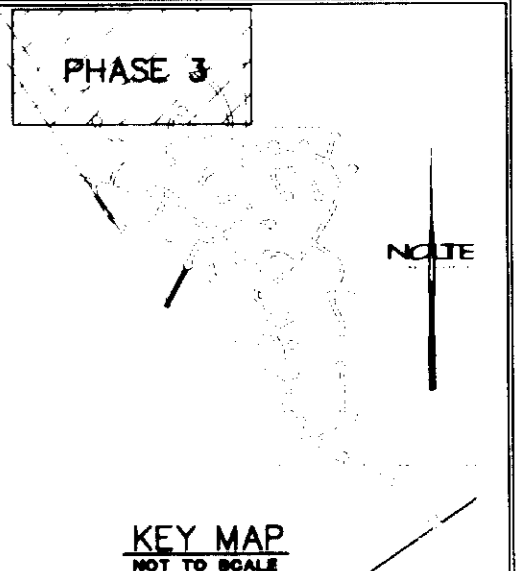
PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

SHEET NUMBER	5
OF	2P
VERTICAL	
HORIZONTAL	
DATE	
BY	

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



DATE	TIME	NO.	BY	DATE	REVISIONS
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GTI	10/03/00	PLANNING COMMISSION COMMENTS: 9/25/00			
GTI	4/5/00	TOWN COMMENTS DATED 1/24/00			

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MAHER RANCH FILING NO. 1 PRELIMINARY PLAT / FINAL P.D. SITE PLAN SITE PLAN

PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

SHEET NUMBER	7
OF 28 SHEETS	
SCALE	HORIZONTAL: 1" = 100'
	VERTICAL: 1" = N/A
JOB NUMBER	DV1185

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

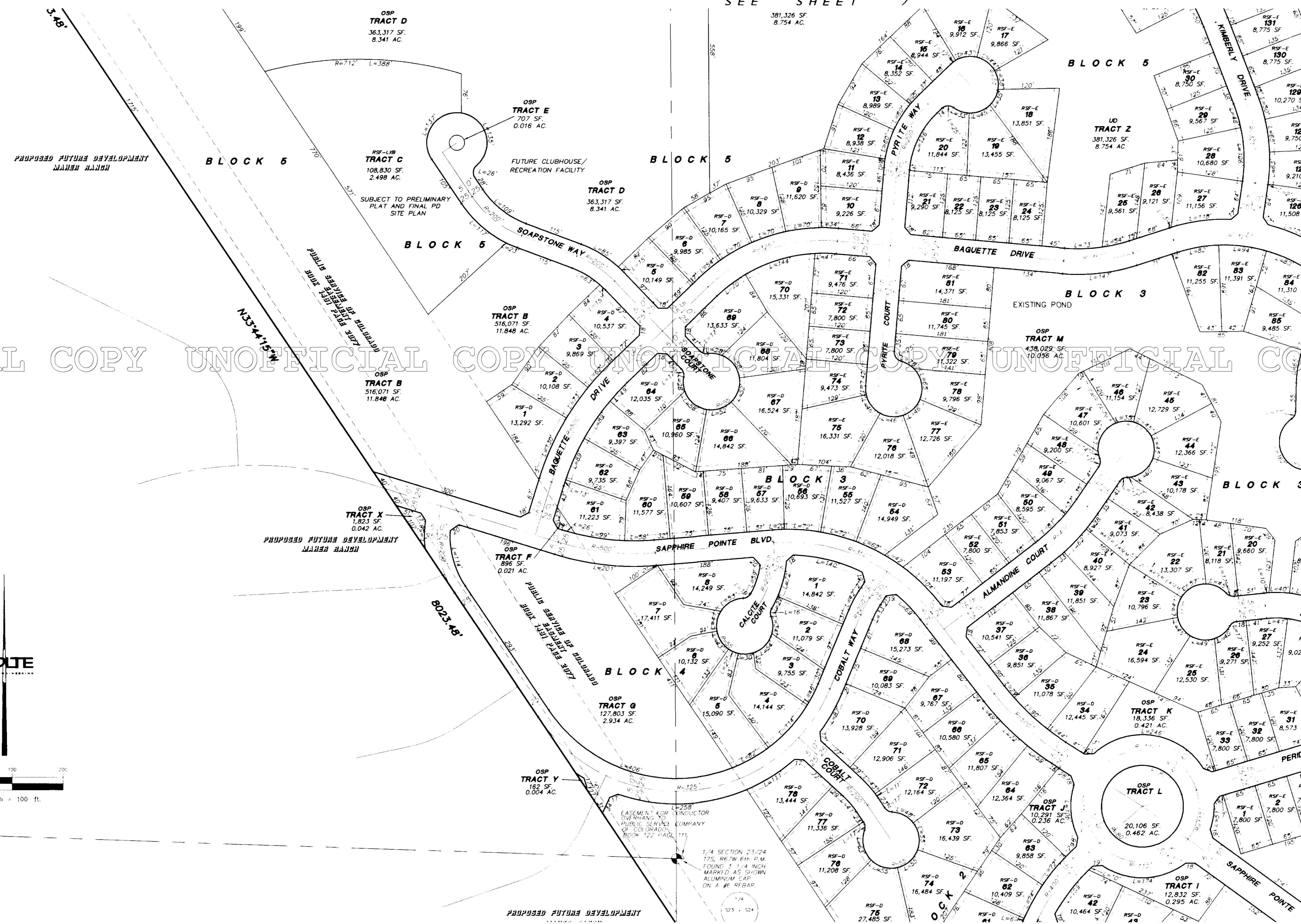
THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 7

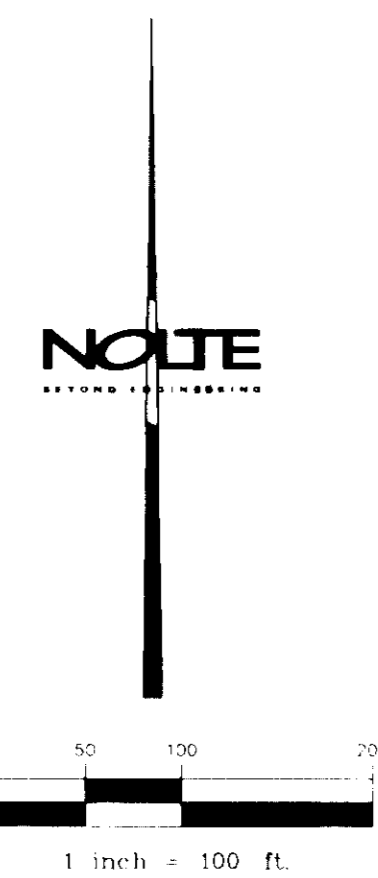
PHASE 3
PHASE 2

NOTE

KEY MAP
NET TO SCALE



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SEE SHEET 9

SEE SHEET 10

DATE	TIME	NO.	BY	DATE	REVISIONS
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PATH: N:\DVI185\Cadd\Preim\CADD\					
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		GTI		4/5/00	TOWN COMMENTS DATED 1/24/00

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303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT / FINAL P.D. SITE PLAN SITE PLAN

PREPARED FOR: DIAMOND RIDGE L.L.C.

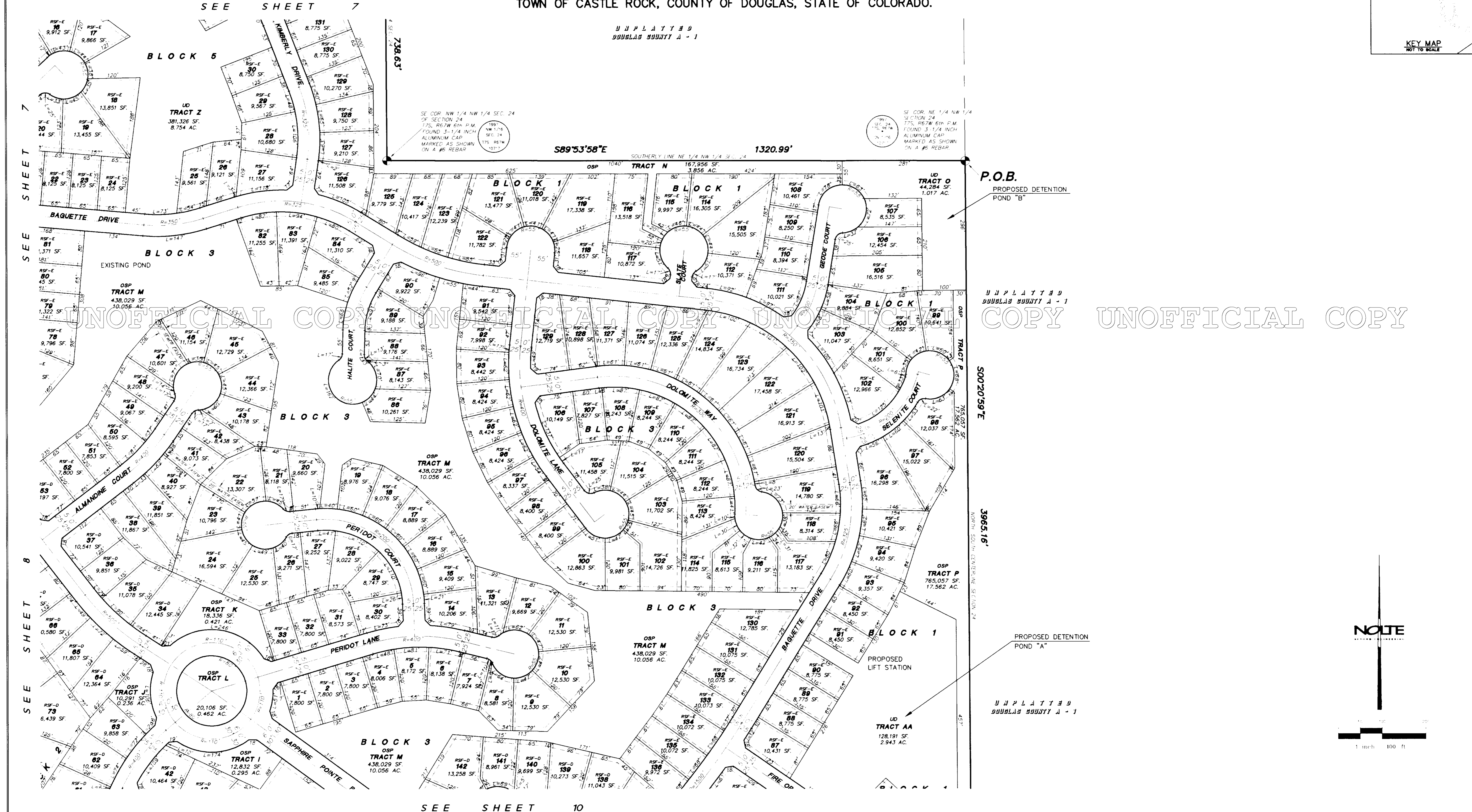
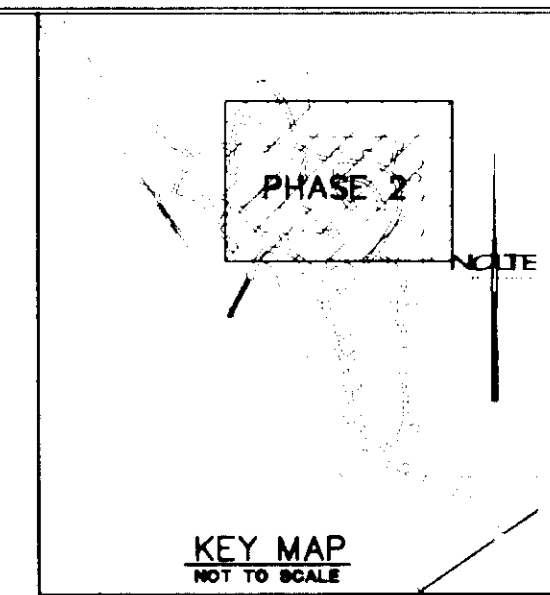
DATE SUBMITTED: 11/24/99

SHEET NUMBER	8
OF	28 SHEETS
VERTICAL SCALE	1" = 1'
HORIZONTAL SCALE	1" = 100'
KOB NUMBER	Cv1185

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MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

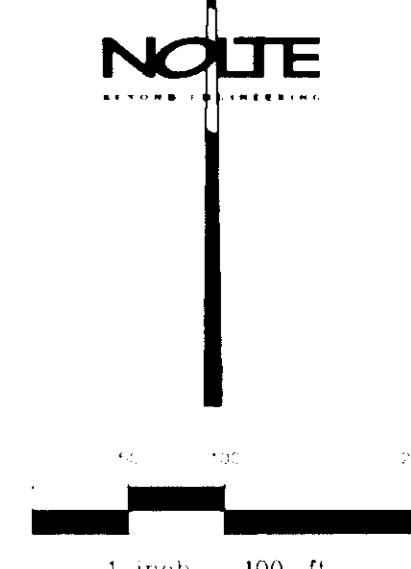


SEE SHEET 7
SEE SHEET 8
SEE SHEET 10

P.O.B.
PROPOSED DETENTION
POND "B"

PROPOSED DETENTION
POND "A"

UNPLATTED
DOUGLAS COUNTY A-1



DATE	TIME	NO.	BY	DATE	REVISIONS
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DRAWING NAME: PFMMAH57.DWG					
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GTI	10/03/00	PLANNING COMMISSION COMMENTS 9/25/00			
GTI	4/5/00	TOWN COMMENTS DATED 1/24/00			

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

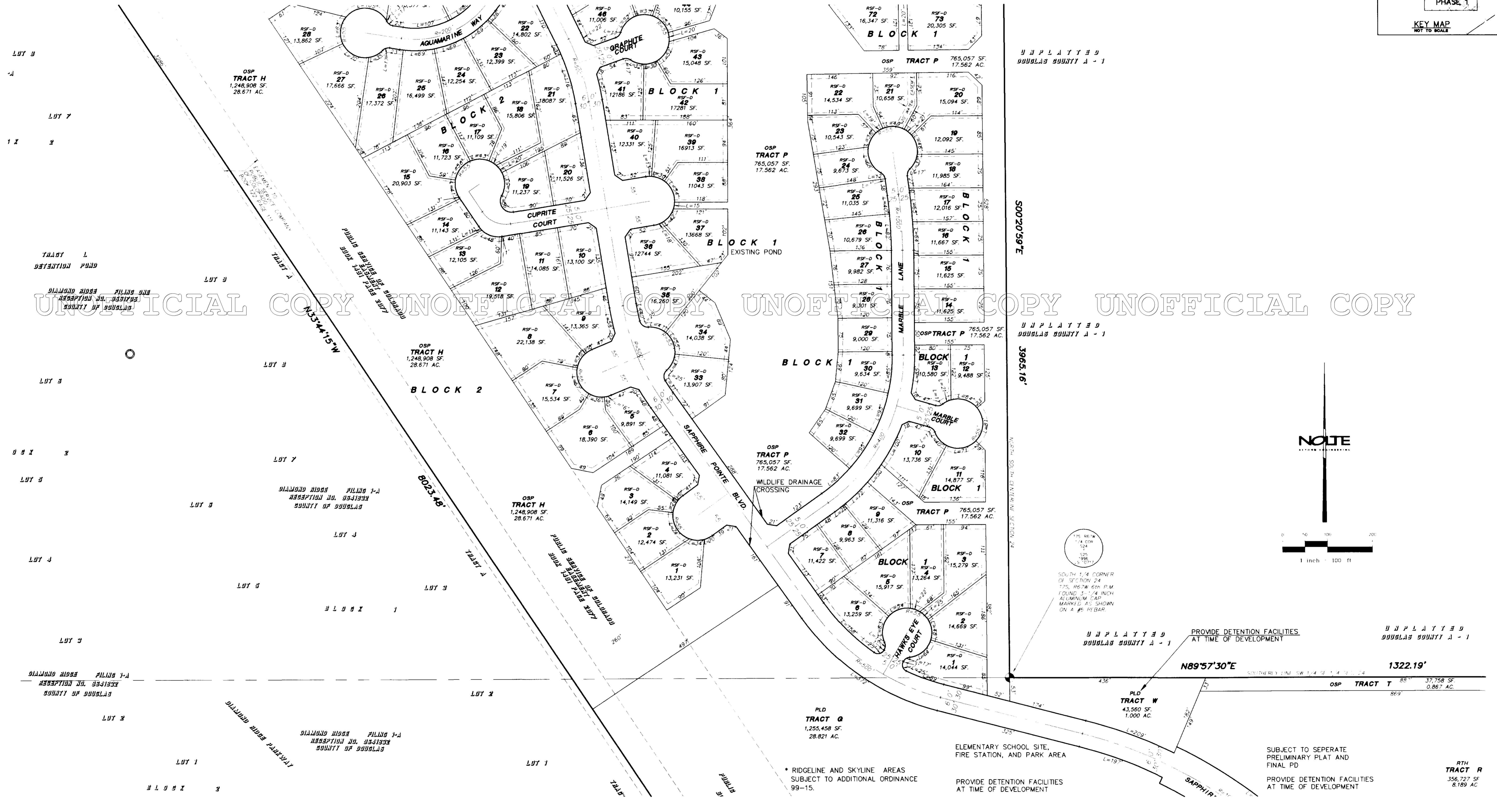
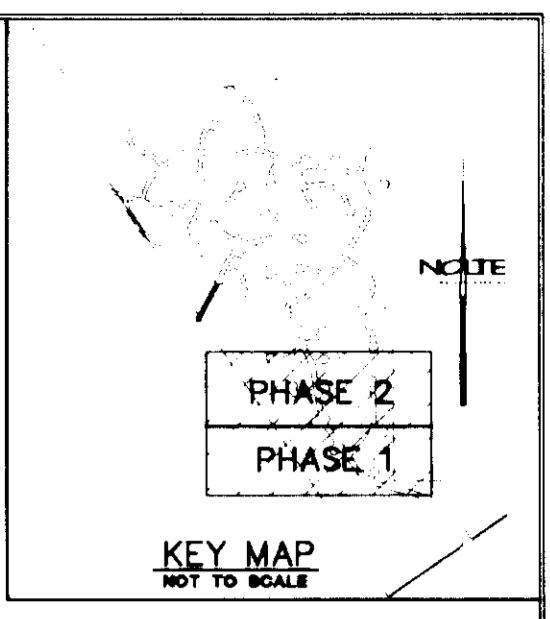
SHEET NUMBER	9
OF	28 SHEETS
DATE	11/24/99
SCALE	1" = 100'
DATE	11/24/99

PREPARED FOR: DIAMOND RIDGE L.L.C. DATE SUBMITTED: 11/24/99

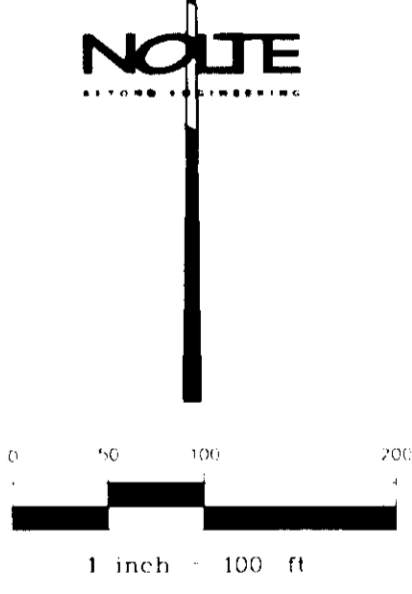
MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 10



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SEE SHEET 12

DATE	TIME	NO.	BY	DATE	REVISIONS
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G1: 10/03/00 PLANNING COMMISSION COMMENTS 9/25/00					
G2: 4/5/00 TOWN COMMENTS DATED 1/24/00					

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

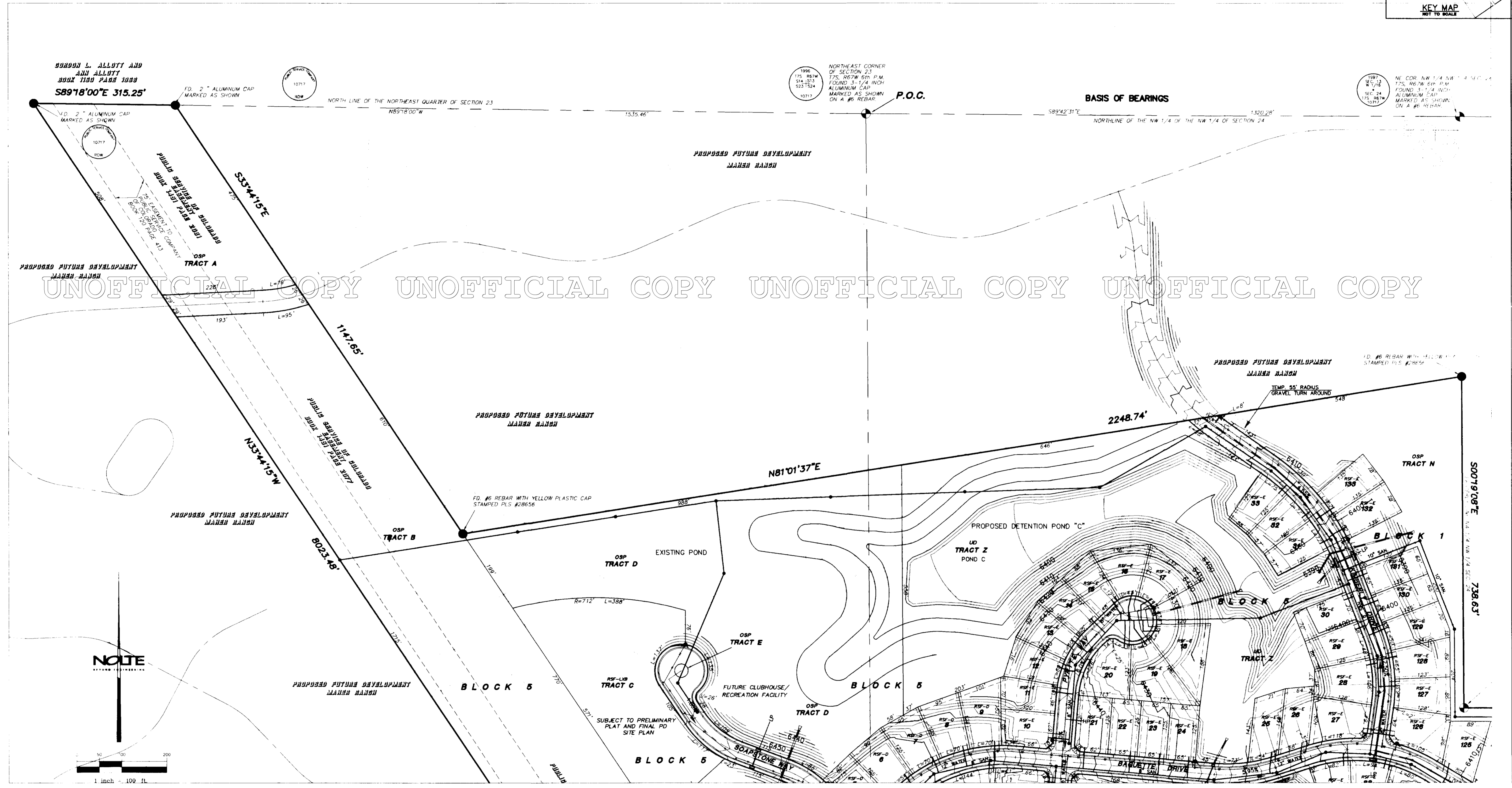
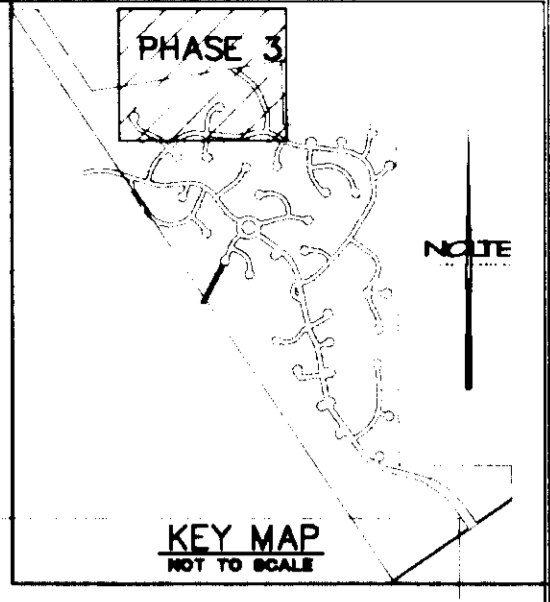
PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

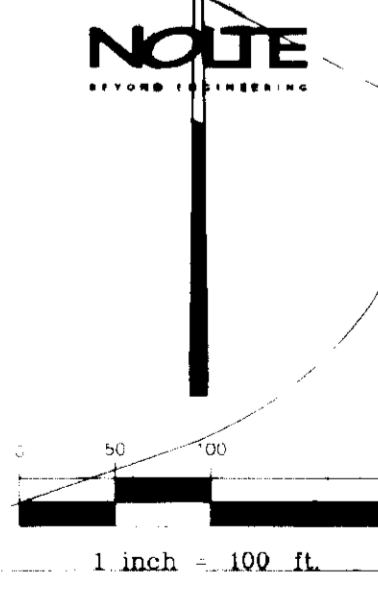
SHEET NUMBER	11
OF	18

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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SEE SHEET 14

DATE	TIME	NO.	BY	DATE	REVISIONS
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DRAWING NAME: PPMAS11.DWG					
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DESIGNER: NONE	PROJ. MGR: NONE	GTI	10/03/00	PLANNING COMMISSION COMMENTS	9/25/00
		GTI	4/5/00	TOWN COMMENTS DATED	1/24/00

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING AND UTILITY PLAN

PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

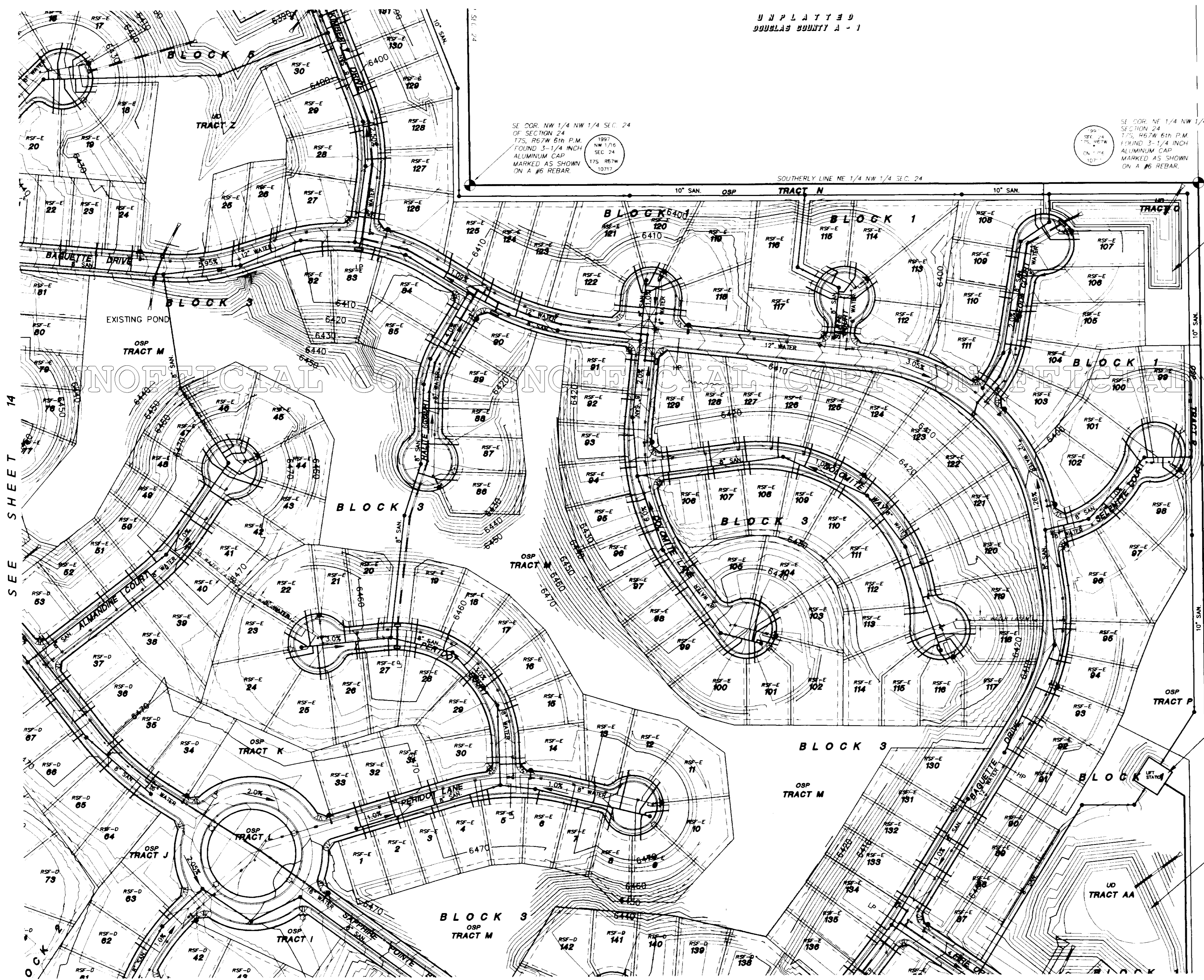
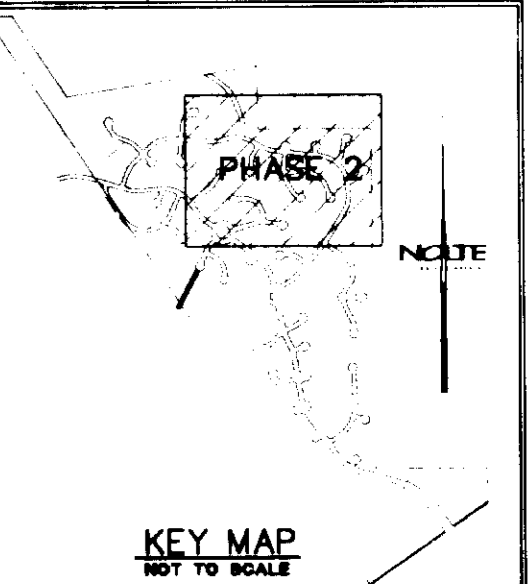
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MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 13

UNPLATTED
DOUGLAS COUNTY A-1



P.O.B.
PROPOSED DETENTION
POND "B"

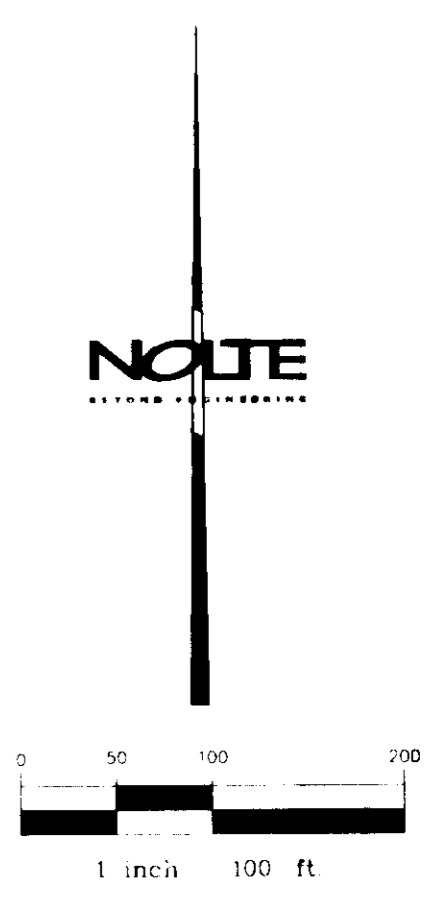
UNPLATTED
DOUGLAS COUNTY A-1

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PROPOSED
LIFT STATION

PROPOSED DETENTION
POND "A"

UNPLATTED
DOUGLAS COUNTY A-1



SEE SHEET 16

DATE	TIME	NO.	BY	DATE	REVISIONS
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GTI	4/5/00	TOWN COMMENTS DATED 1/24/00			

CAUTION: The Engineer of these plans. All changes to these plans must be in writing and must be approved by the preparer of these plans.

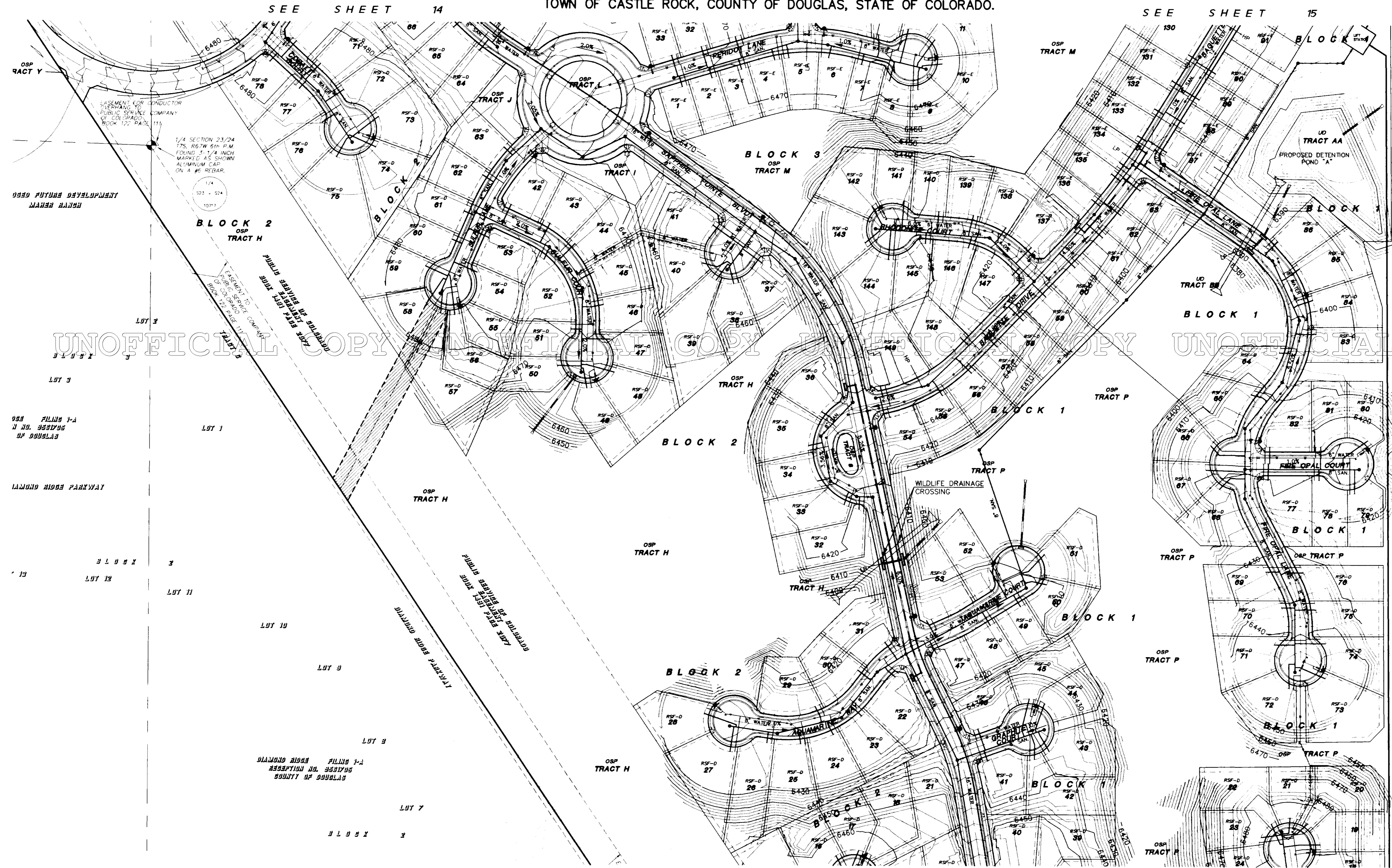
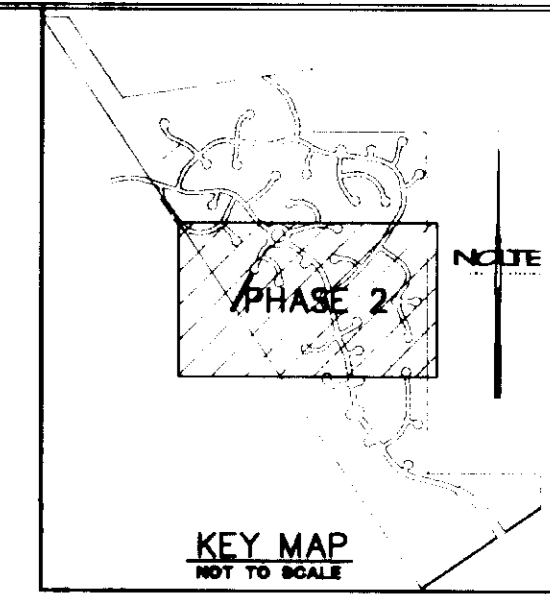
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BEYOND ENGINEERING
7000 S. YOSEMITE ST. SUITE 200 ENGLEWOOD, CO. 80112
303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING AND UTILITY PLAN

SHEET NUMBER	15
OF	28 SHEETS
VERTICAL SCALE	1" = 10'
HORIZONTAL SCALE	1" = 100'
DATE SUBMITTED:	11/24/99
PREPARED FOR:	DIAMOND RIDGE L.L.C.

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

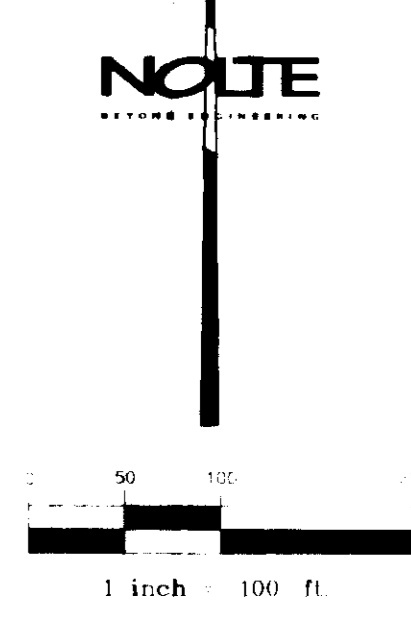
THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



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DOUGLAS COUNTY A - 1

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DOUGLAS COUNTY A - 1

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DOUGLAS COUNTY A - 1



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DATE	TIME	NO.	BY	DATE	REVISIONS
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DESIGNER	NONE PROJ MGR				
GTI	10/03/00				PLANNING COMMISSION COMMENTS 9/25/00
GTI	4/5/00				TOWN COMMENTS DATED 1/24/00

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ENGLEWOOD, CO. 80112
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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING AND UTILITY PLAN

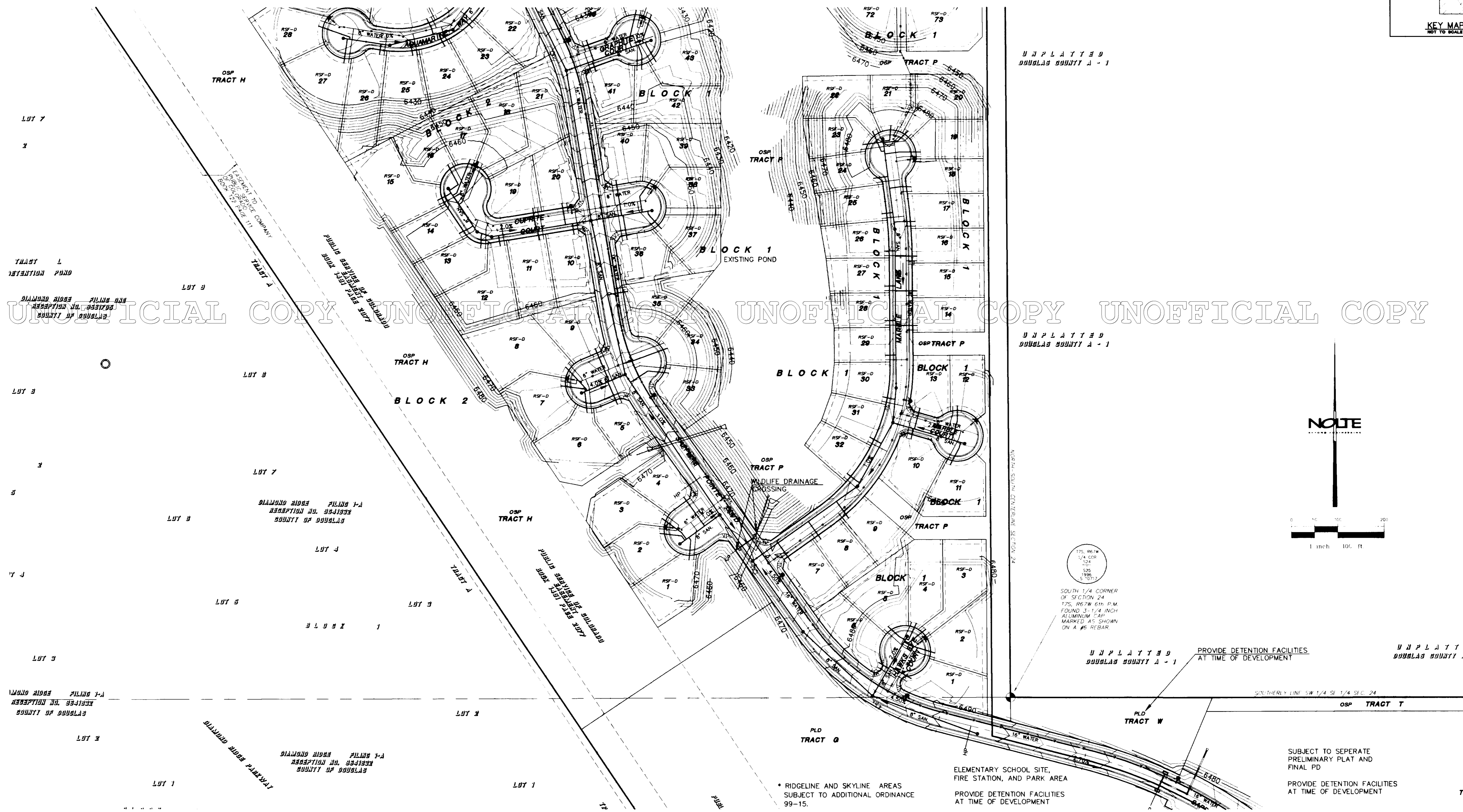
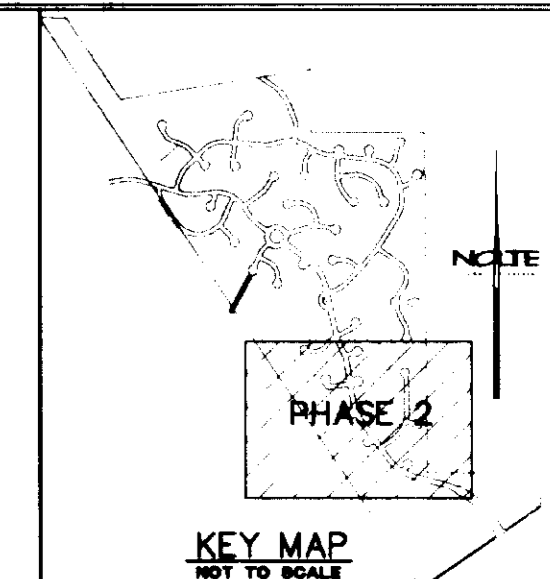
PREPARED FOR: DIAMOND RIDGE L.L.C. DATE SUBMITTED: 11/24/99

SHEET NUMBER	16
OF	28 SHEET
SCALE	1" = 100'

MAHER RANCH FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

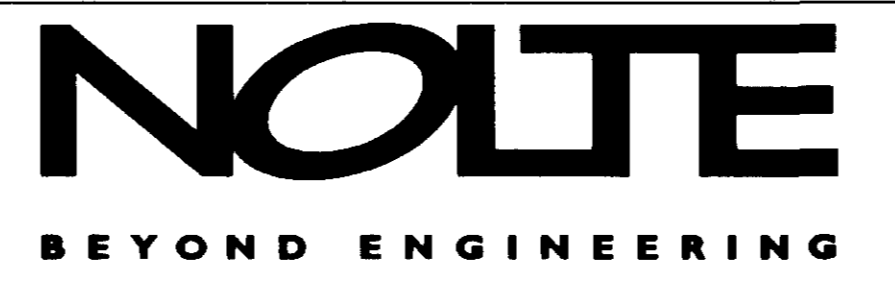
SEE SHEET 16



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SEE SHEET 18

DATE	TIME	NO.	BY	DATE	REVISIONS
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GT	10/03/00	PLANNING COMMISSION COMMENTS 9/25/00			
GT	4/5/00	TOWN COMMENTS DATED 1/24/00			



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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING AND UTILITY PLAN

PREPARED FOR: DIAMOND RIDGE L.L.C.

DATE SUBMITTED: 11/24/99

SHEET NUMBER	17
OF	28
VER	
HCP	

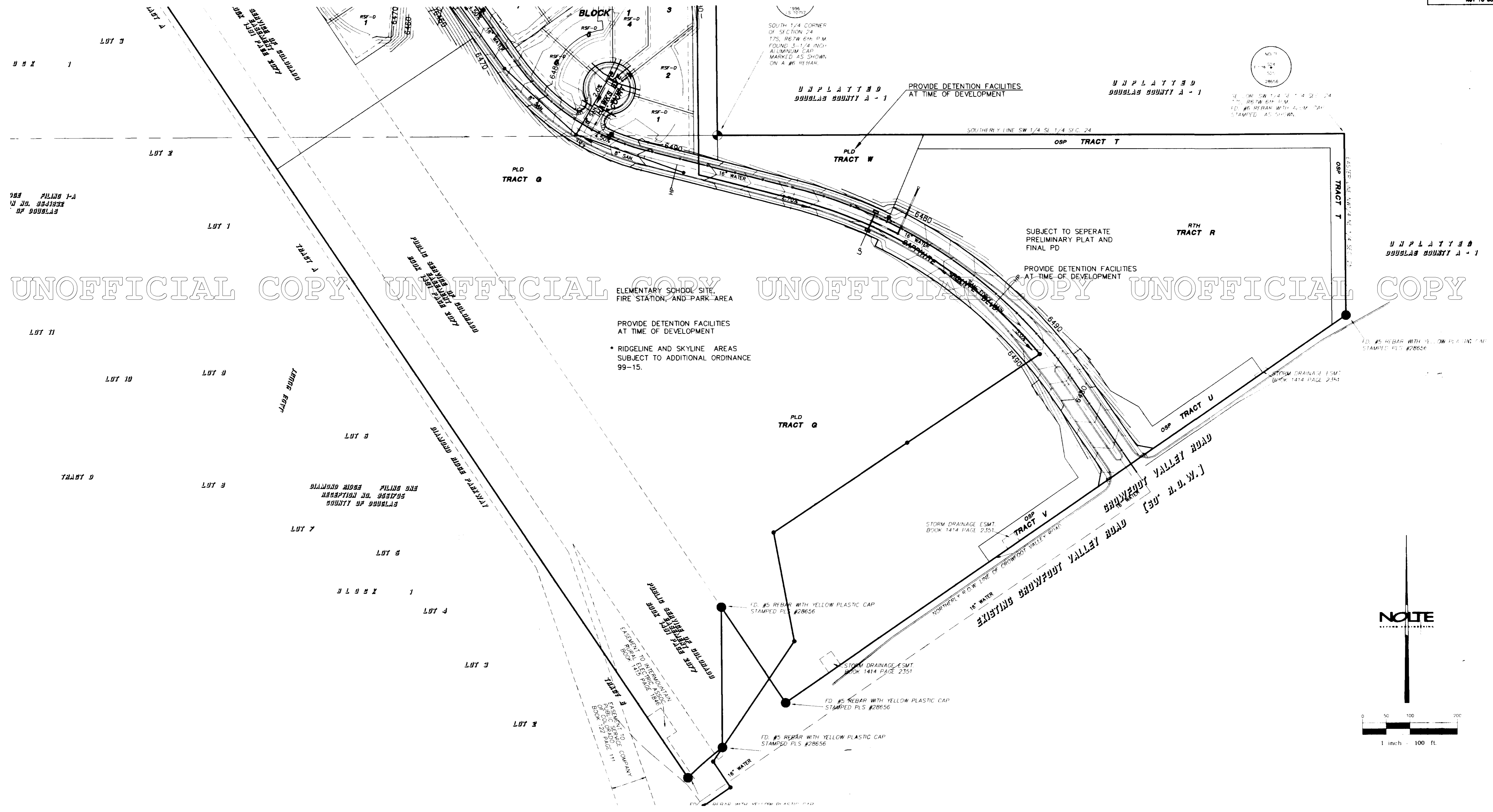
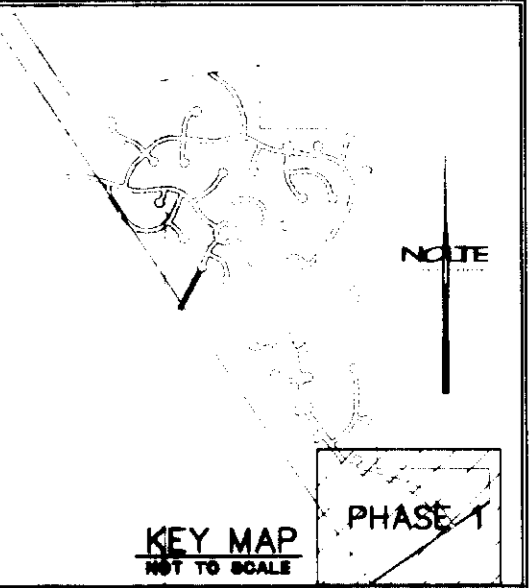
CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MAHER RANCH FILING NO. 1

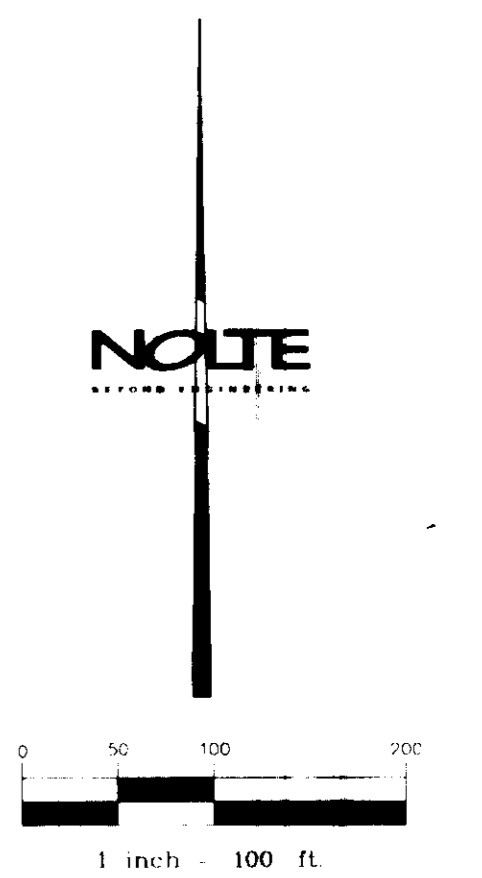
PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 17



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DATE	TIME	NO.	BY	DATE	REVISIONS
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DRAWING NAME: PPMHRS16.DWG					
PLOTING VIEW: NONE					
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		GTI		4/5/00	TOWN COMMENTS DATED 1/24/00

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MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING AND UTILITY PLAN

SHEET NUMBER
18

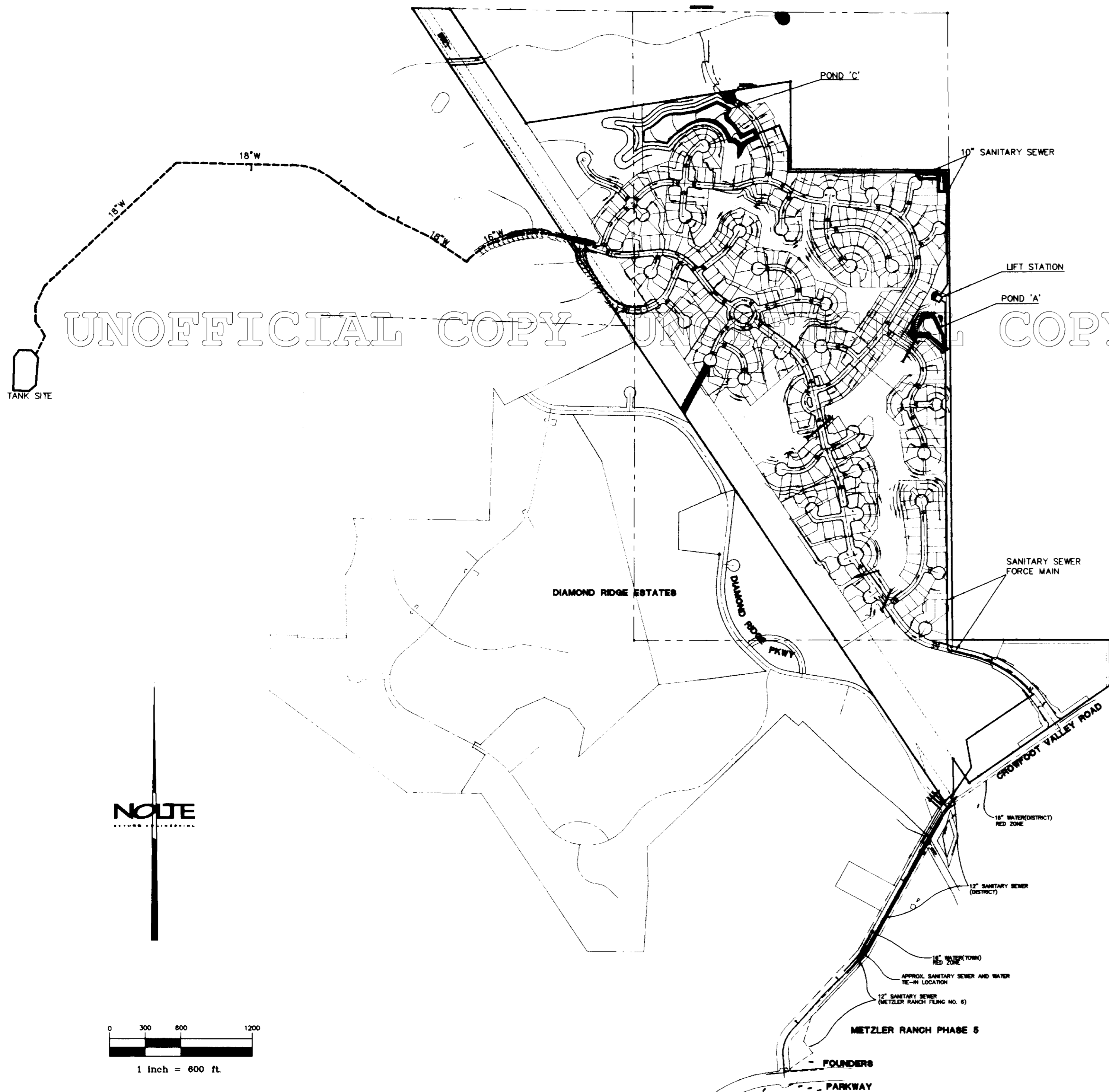
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PREPARED FOR: DIAMOND RIDGE L.L.C. DATE SUBMITTED: 11/24/99

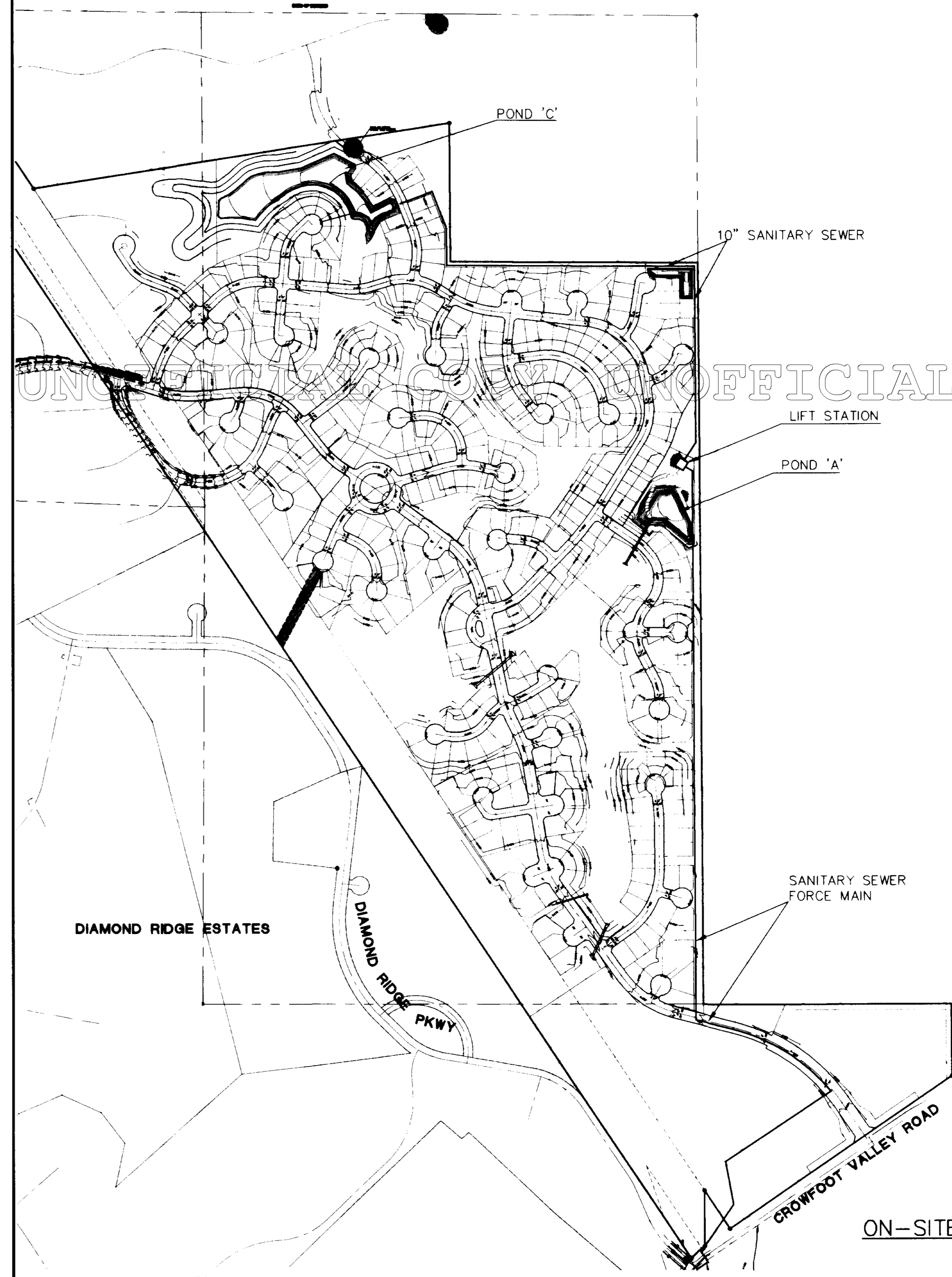
MAHER RANCH FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



OVERALL DISTRICT IMPROVEMENTS



ON-SITE DISTRICT IMPROVEMENTS

DATE	TIME	NO.	BY	DATE	REVISIONS
12/28/00	07:47				
SERVER: NONE SERVICE: NONE					
PATH: N:\DV1185\Cadd\... \VADO\					
DRAWING NAME: PPM# ... W					
PLOTTING: NEW ... Y ... NE					
DESIGNER: NONE PROJ. MGR: NONE					
		GT1		10/03/00	PLANNING COMMISSION COMMENTS 9/25/00
		GT1		4/5/00	TOWN COMMENTS DATED 1/24/00

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303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OFFSITE GRADING AND UTILITY PLAN

PREPARED FOR: DIAMOND RIDGE L.L.C.

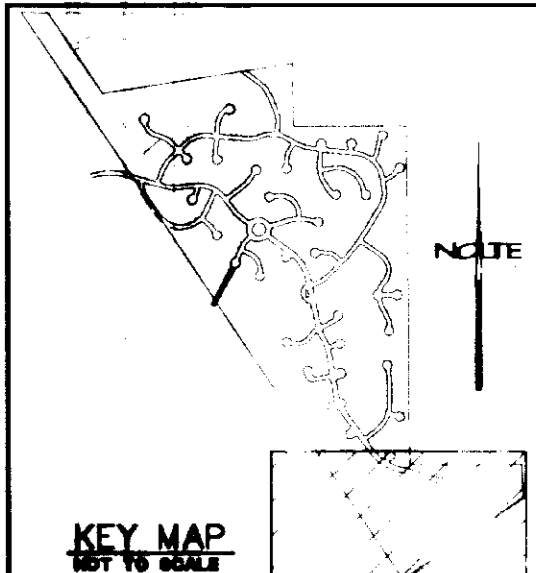
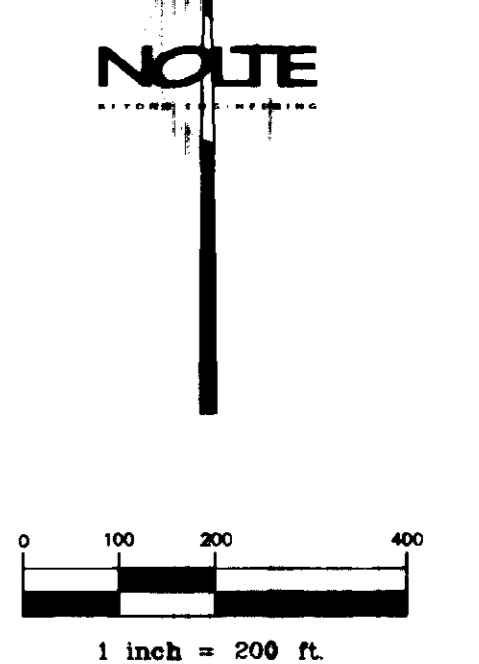
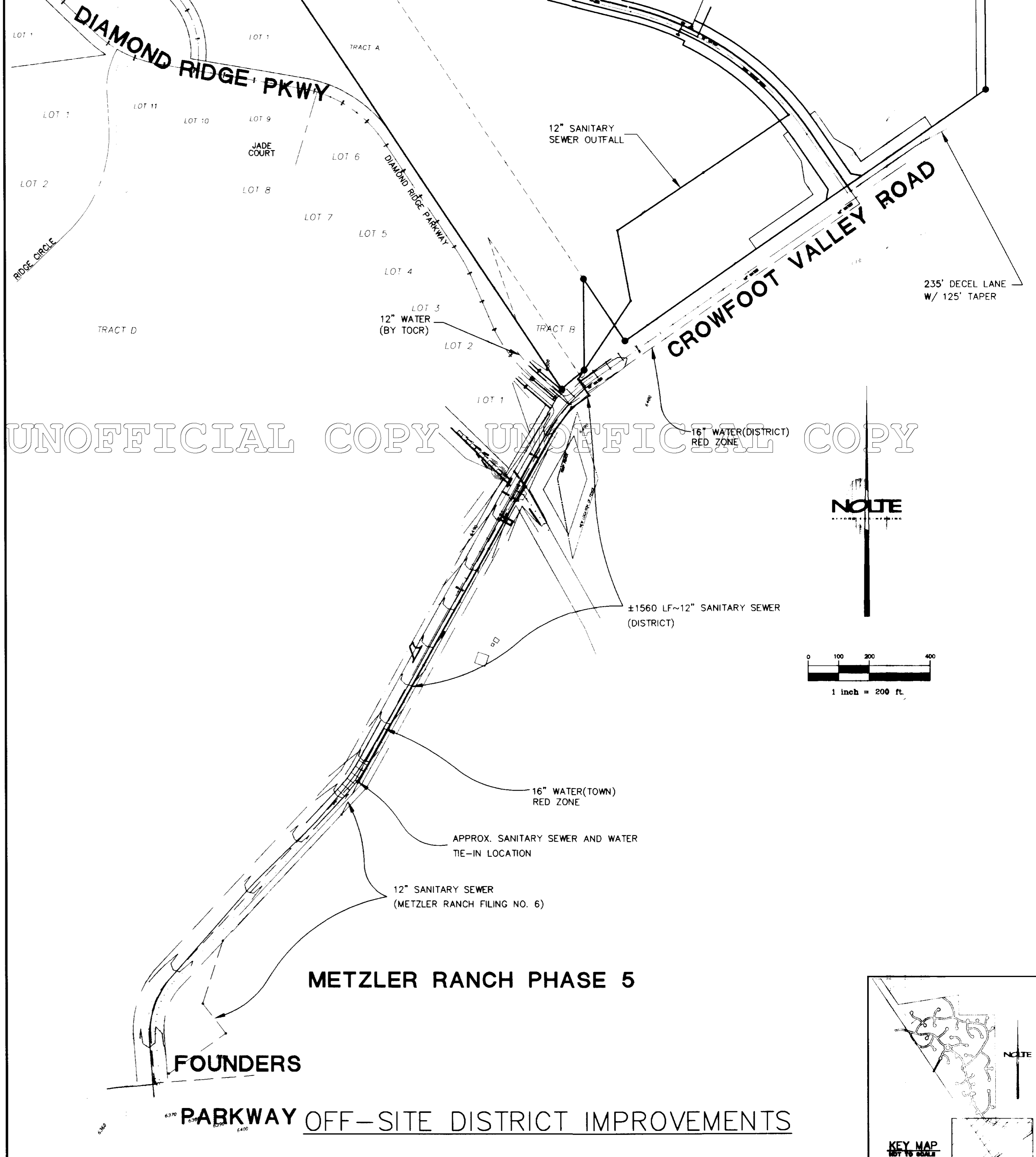
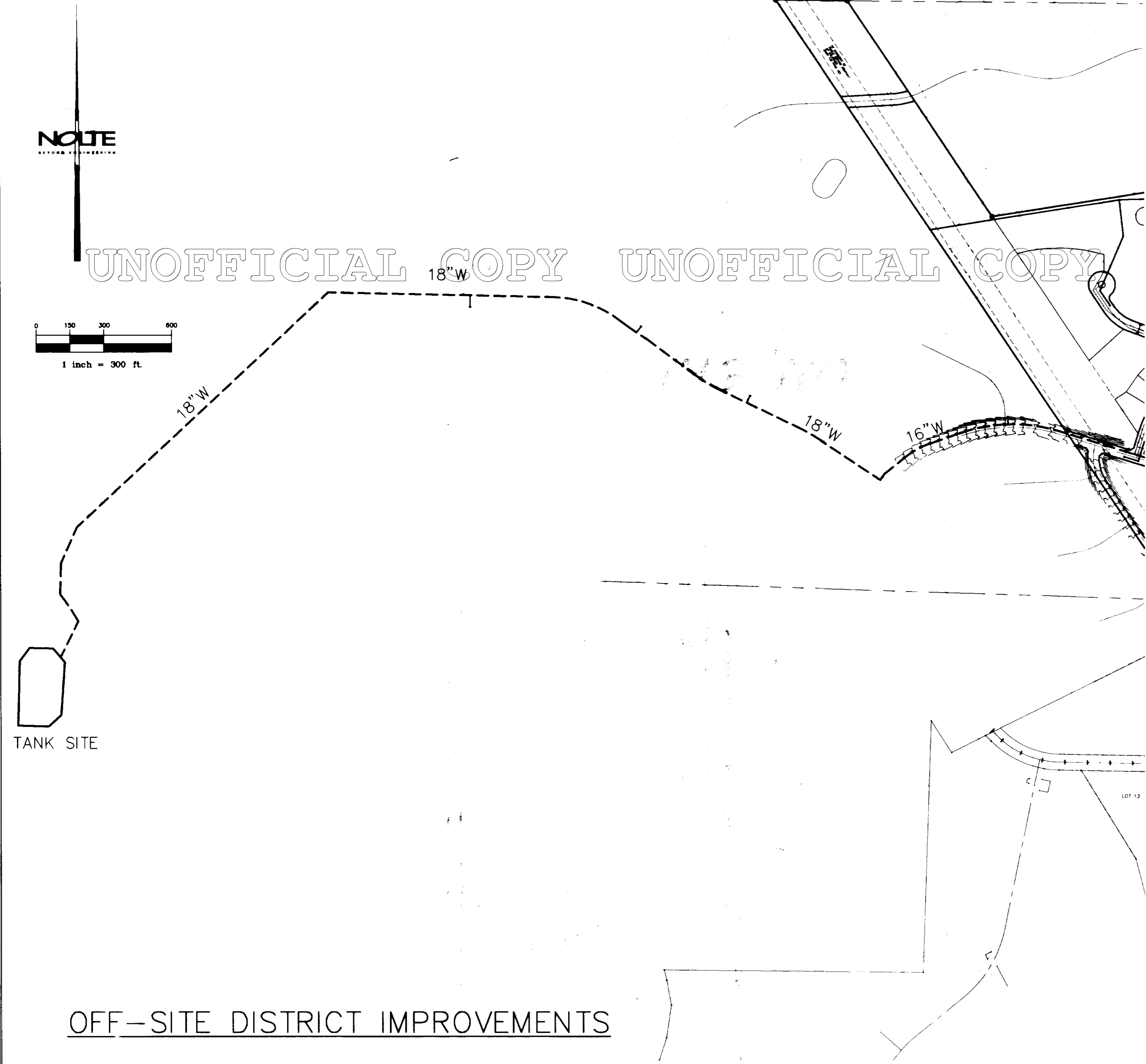
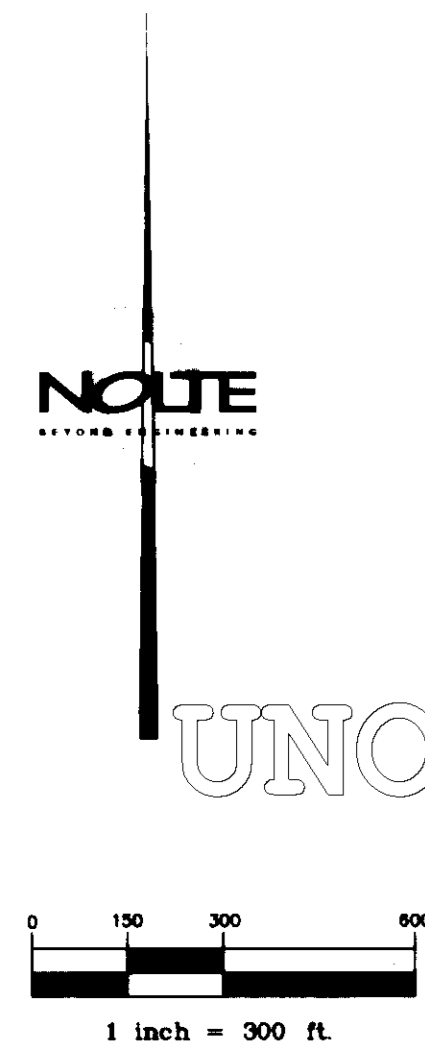
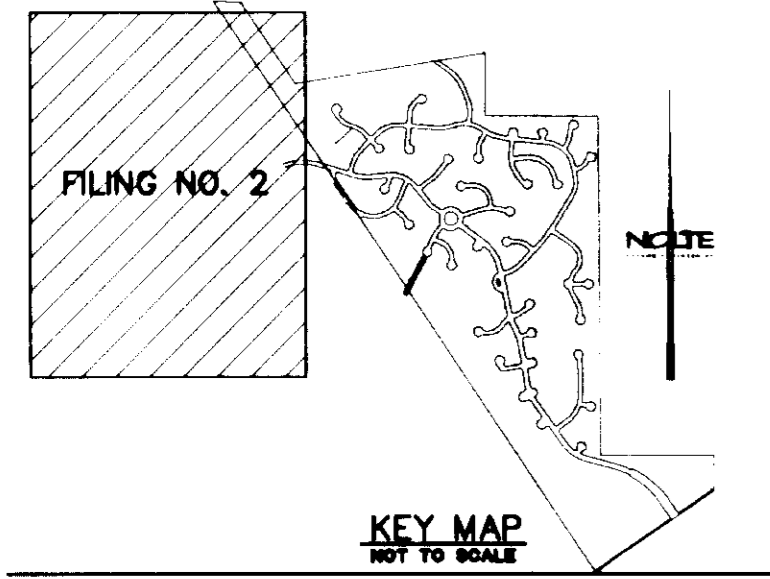
DATE SUBMITTED: 11/24/99

SHEET NUMBER
19
OF 28 SHEETS

MAHER RANCH FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

THOSE PORTIONS OF SECTION 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



OFF-SITE DISTRICT IMPROVEMENTS

METZLER RANCH PHASE 5
FOUNDERS PARKWAY OFF-SITE DISTRICT IMPROVEMENTS

DATE	TIME	NO.	BY	DATE	REVISIONS
12/28/00	14:25				
SERVER: NONE SERVICE: NONE					
PATH: N:\DVI185\Cadd\Prim\CADD\					
DRAWING NAME: MAH18.DWG					
PLOTING VIEW: NONE					
DESIGNER: NONE PRJ. MGR: NONE					
		GTI	10/03/00	PLANNING COMMISSION COMMENTS 9/25/00	
		GTI	4/5/00	TOWN COMMENTS DATED 1/24/00	

NOLTE
BEYOND ENGINEERING
7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80122
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

MAHER RANCH FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OFFSITE GRADING AND UTILITY PLAN
PREPARED FOR: DIAMOND RIDGE L.L.C. DATE SUBMITTED: 11/24/99

SHEET NUMBER
20
OF 28

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

PLANTING NOTES

- Landscape Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Landscape Architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- If conflicts arise between size of areas and plans, Landscape Contractor to contact Landscape Architect for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate materials.
- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Landscape Contractor shall provide per unit costs for every size of plant material, and by type as called out on Landscape Plans. Unit cost to include the plant material itself and installation including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
- The Landscape Contractor shall notify Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.
- Final location of all plant material shall be subject to the approval of the Landscape Architect.
- See details and notes for planting requirements, materials, and execution.
- Plant names are abbreviated on drawings. See plant list for key and classification.
- It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and be certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for one year after final acceptance.
- Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
- All plant material shall be acclimated to nearest conditions for minimum of 8 months before planting.
- Stake/Guy all trees as per detail for a period of one year.
- Landscape Contractor to receive site graded to +/- .10 ft.
- The Landscape Contractor shall be responsible for positive drainage throughout planting and turf areas, with accurately set flow lines. No low spots or ponding surface water will be accepted in the final work.
- Final grades are to be approved by the Landscape Architect prior to installation of the irrigation and the landscaping.
- If additional soil is required to bring the site to the finish grades, the import soil shall be topsoil.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle.
- Edging to be black or dark green 1/4"x4" steel, location as shown on plan.
- All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.
- All shrub and perennial beds to be mulched with medium wood bark mulch at a 3" depth over weed barrier.

SHEET INDEX

- 21 LANDSCAPE COVER SHEET
- 22 ENTRY & CALMING CIRCLE GRADING PLANS
- 23 ENTRY LANDSCAPE PLAN
- 24 HALF CIRCLE & EMERGENCY ACCESS LANDSCAPE PLANS
- 25 CALMING CIRCLE LANDSCAPE PLAN
- 26 PEDESTRIAN TRAIL PLAN
- 27 PEDESTRIAN TRAIL PLAN
- 28 LANDSCAPE DETAILS

BRITINA
DESIGN GROUP
Landscape Architecture and Land Planning

7512 Grandview Avenue
Arvada, CO 80002
Tel: 303/456-2887
Fax: 303/431-1039
britina@rmi.net

Project Name:

MAHER RANCH

FILING # 1

**PRELIMINARY PLAT /
FINAL PLANNED
DEVELOPMENT**

Developed By:

Maheer Metro District

5400 South Park Terrace

Avenue No. 22-202

Englewood, CO 80111

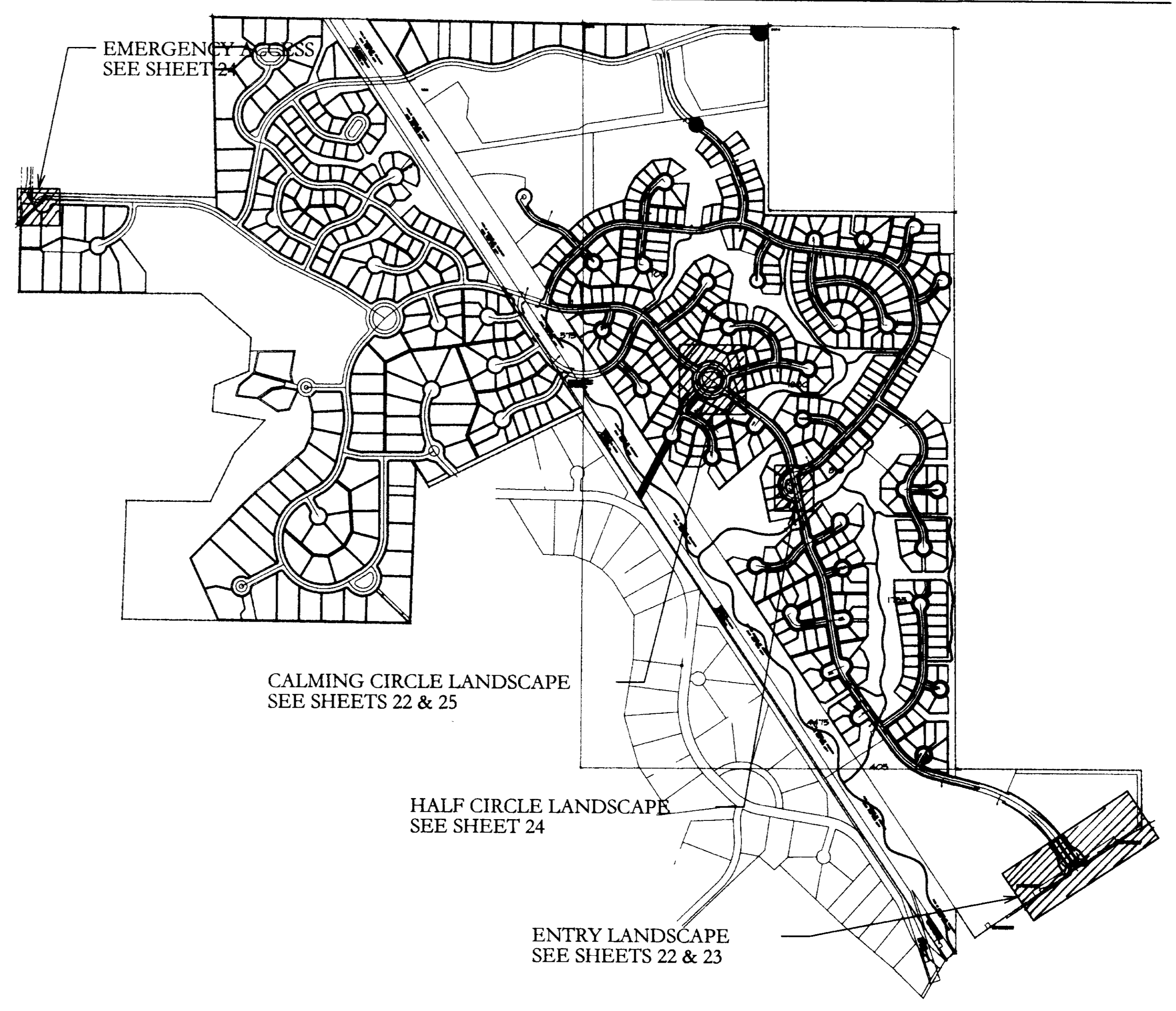
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PLANT SCHEDULE

Sym	Botanic Name/Common Name	Qty.	Size	Spacing				
Deciduous Trees								
AF	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	--	2 1/2" cal.	As Shown	RT	Rhus trilobata Three-Leaf Sumac	--	5 gal. 4' o.c.
QB	Quercus bicolor Swamp White Oak	--	2 1/2" cal.	As Shown	VL	Viburnum lentago Nannyberry Viburnum	--	5 gal. 8' o.c.
QR	Quercus rubra Red Oak	--	2 1/2" cal.	As Shown	Perennials			
Ornamental Trees								
AG	Acer ginnala 'Flame' Flame Amur Maple	--	6' clump	As Shown	GA	Gaillardia aristata Blanketflower	--	1 gal. 24" o.c.
AGR	Amelanchier grandiflora 'Autumn Brilliant' Autumn Brilliant Serviceberry	--	10' clump 6' clump	As Shown As Shown	PM	Penstemon x mexicallae 'Pike's Peak Purple' Pike's Peak Purple Penstemon	--	1 gal. 12" o.c.
CP	Crataegus phaenopyrum Washington Hawthorn	--	6' clump	As Shown	DAY	Hemerocallis 'Stella de Oro' Dwarf Gold Daylily	--	1 gal. 18" o.c.
CS	Crataegus succulenta Colorado Hawthorn	--	6' clump	As Shown	Annuals/Bulbs			
Evergreen Trees								
PE	Pinus edulis Pinon Pine	--	6' ht.	As Shown	MAR	Tagetes 'Inca Yellow' Marigold-Inca Yellow	--	Flats (72) 24" o.c.
PN	Pinus nigra Austrian Pine	--	6' ht.	As Shown	TUL	Tulipia Tulips-Darwin Hybrid Bulbs	--	Bulbs 4 per sf
PPO	Pinus ponderosa Ponderosa Pine	--	6' ht.	As Shown	Ornamental Grasses			
PP	Picea pungens Colorado Spruce (Green)	--	8' ht.	As Shown	MS	Miscanthus sinensis 'Morning Light' Morning Lights Maiden Grass	--	1 gal. 24" o.c.
Deciduous / Evergreen Shrubs								
AA	Amelanchier alnifolia Saskatoon Serviceberry	--	5 gal.	8' o.c.	PA	Pennisetum alopecuroides 'Hameln' Dwarf Fountain Grass	--	1 gal. 18" o.c.
CC	Caryopteris x clandonensis 'Blue Mist' Blue Mist Spirea	--	5 gal.	3' o.c.	Turf Grass			
CM	Cercocarpus montanus Mountain Mahogany	--	5 gal.	4' o.c.		Lawn - Dwarf Type Tall Fescue	--	Sod Sod
CSI	Cornus stolonifera 'Isanti' Isanti Dogwood	--	5 gal.	4' o.c.	Native Grass Seed Mix			
QG	Quercus gambelli Gambel Oak	--	5 gal.	8' o.c.		Low Grow Grass Mix - Pannee Buttes Seed, Inc.		
JS	Juniperus sabinia 'Buffalo' Broadmoor Juniper	--	5 gal.	5' o.c.		Alpine Bluegrass 25%		
PF	Potentilla fruticosa 'Gold Finger' Gold Finger Potentilla	--	5 gal.	3' o.c.		Canada Bluegrass 25%		
RH	Ribes hirtellum 'pixnell' Pixnell Gooseberry	--	5 gal.	4' o.c.		Sheep Fescue 25%		
RN	Rosa x 'Nearly Wild' Nearly Wild Rose	--	5 gal.	3' o.c.		Creeping Red Fescue 25%		
						Seeding Rate 5 pounds PLS/acre. (drill seed)		

- NOTES:**
- All turf areas will be irrigated with pop-up spray and rotor heads.
 - All shrub and perennial beds will be irrigated using drip emitters.
 - All trees and shrubs in native grass areas will be irrigated using drip emitters.
 - All areas disturbed during construction, other than proposed turf or wildflower areas, will be planted with native seed.

KEY MAP



No.	Date	Revisions
1	04/05/00	RESUBMITTAL RESPONDING TO COMMENTS ON 11/24/99 SUBMITTAL
2	06/19/00	RESUBMITTAL
3	10/03/00	RESUBMITTAL RESPONDING TO PLANNING COMM. COMMENTS ON 9/25/00

Project No: DR901

Designed By: BC, CC, TP

Drafted By: CC, TP

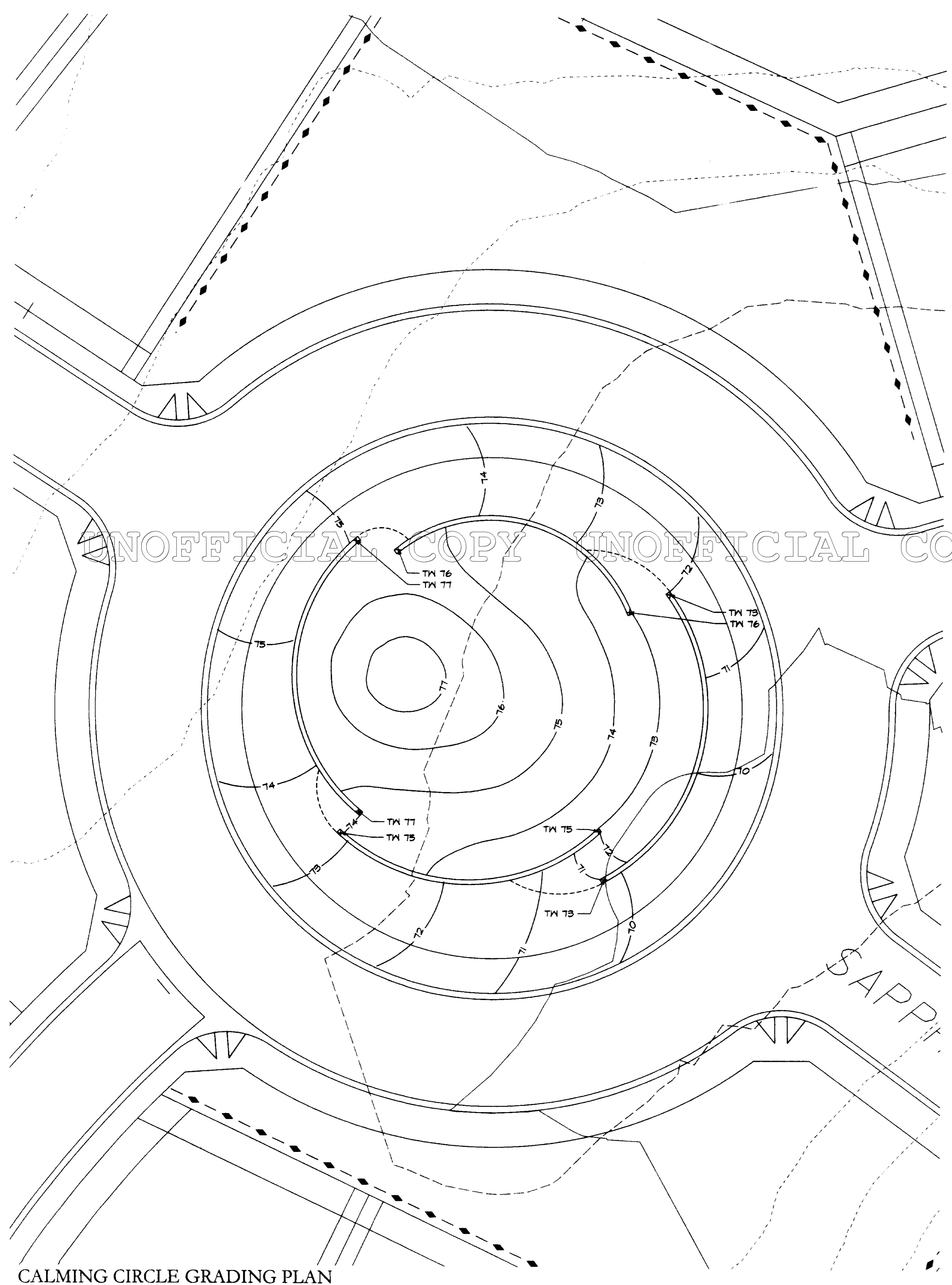
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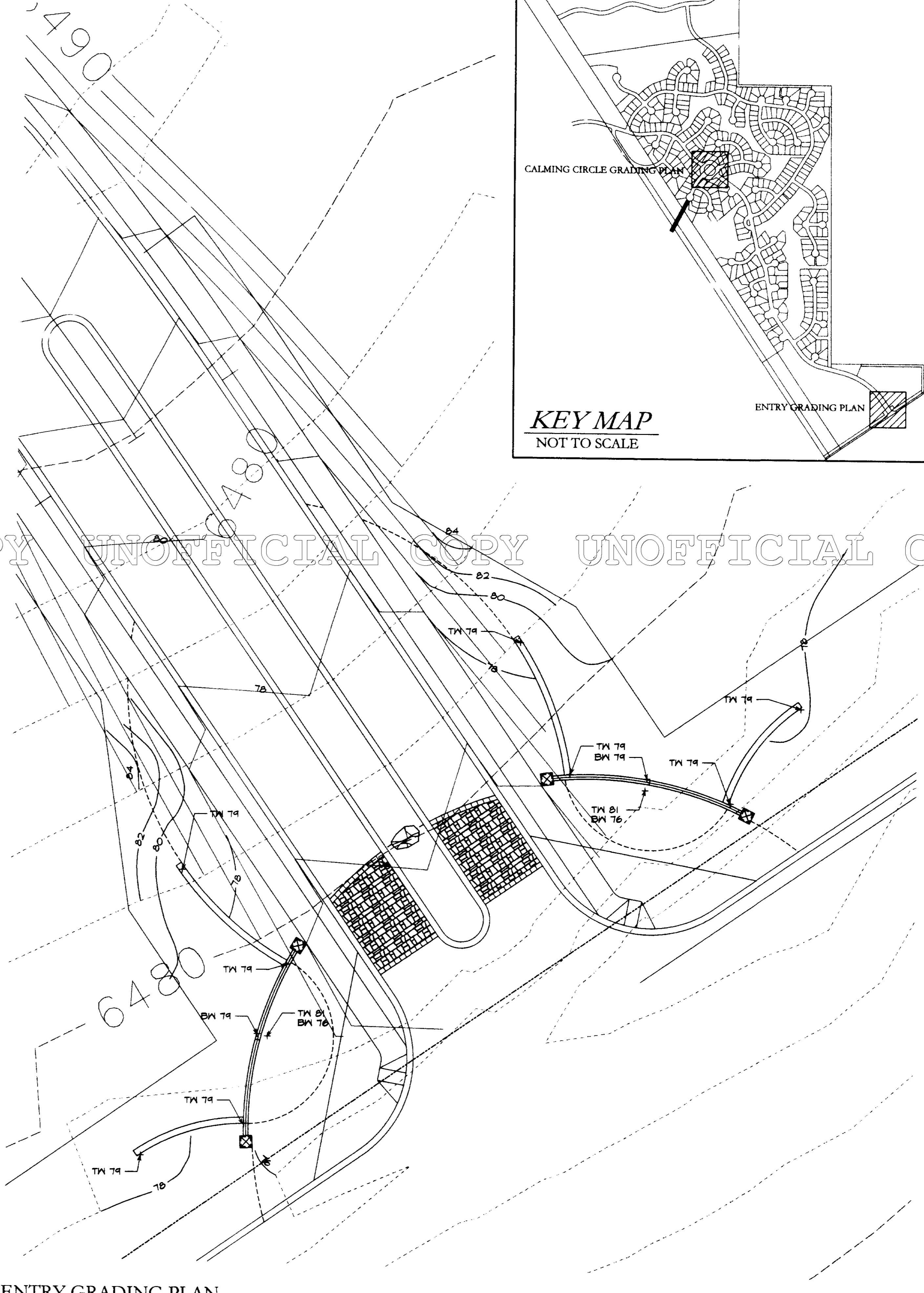
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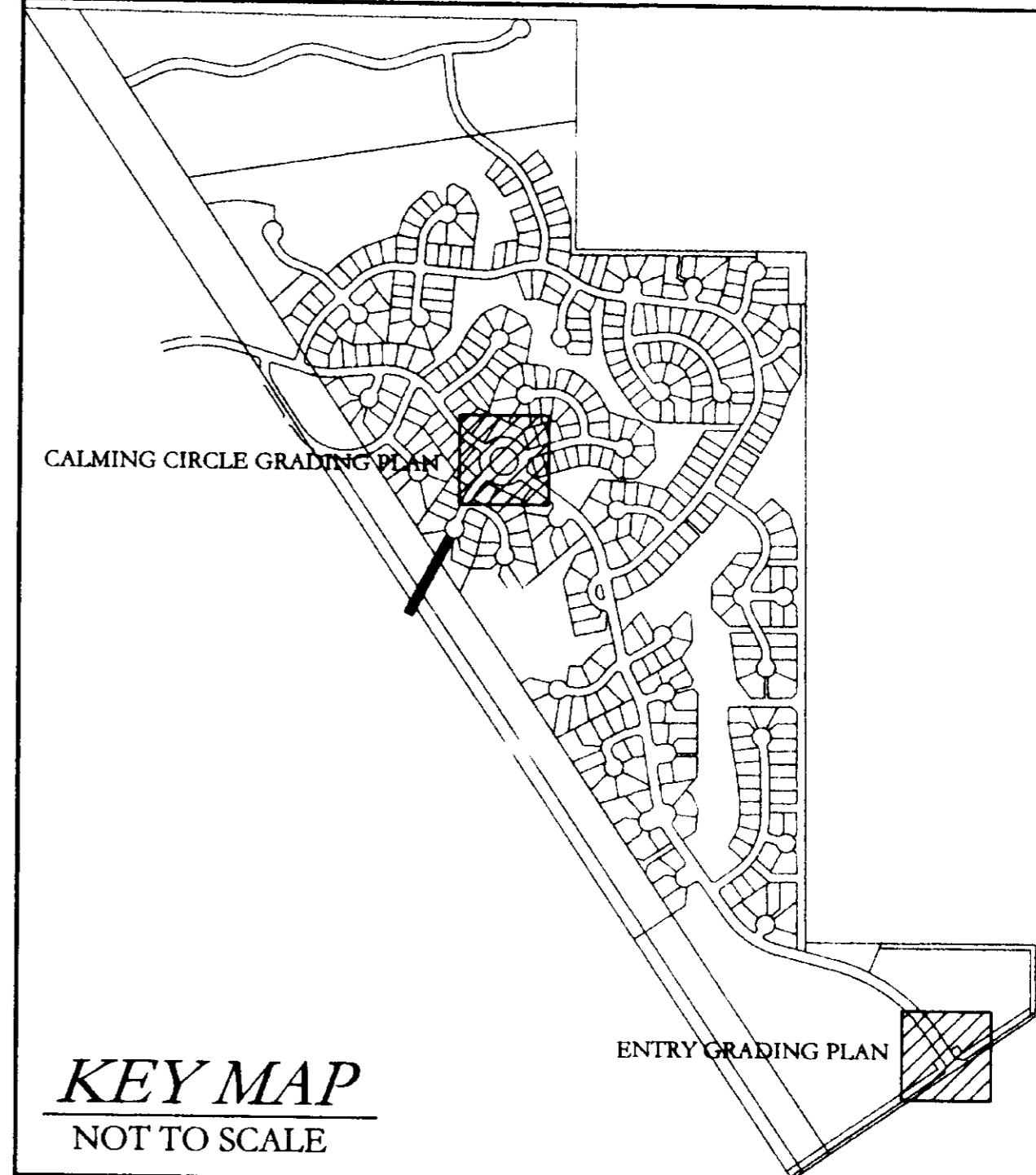
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CALMING CIRCLE GRADING PLAN



ENTRY GRADING PLAN



BRITINA
DESIGN GROUP
Landscape Architecture and Land Planning

7512 Grandview Avenue
Arvada, CO 80002
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Fax: 303/431-1039
britina@rmi.net

Project Name:

MAHER RANCH

FILING # 1

PRELIMINARY PLAT /
FINAL PLANNED
DEVELOPMENT

Developed By:
Maher Ranch Metro District

5400 South Park Terrace
Avenue No. 22-202
Englewood, CO 80111

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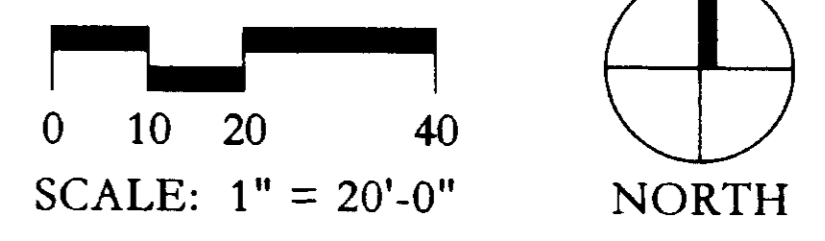
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Date: 10/03/00

Scale: 1" = 20'-0"

Title: ENTRY & CALMING CIRCLE GRADING PLANS

Sheet: 22



Project Name:

MAHER RANCH

FILING # 1

PRELIMINARY PLAT /
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5400 South Park Terrace

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Englewood, CO 80111

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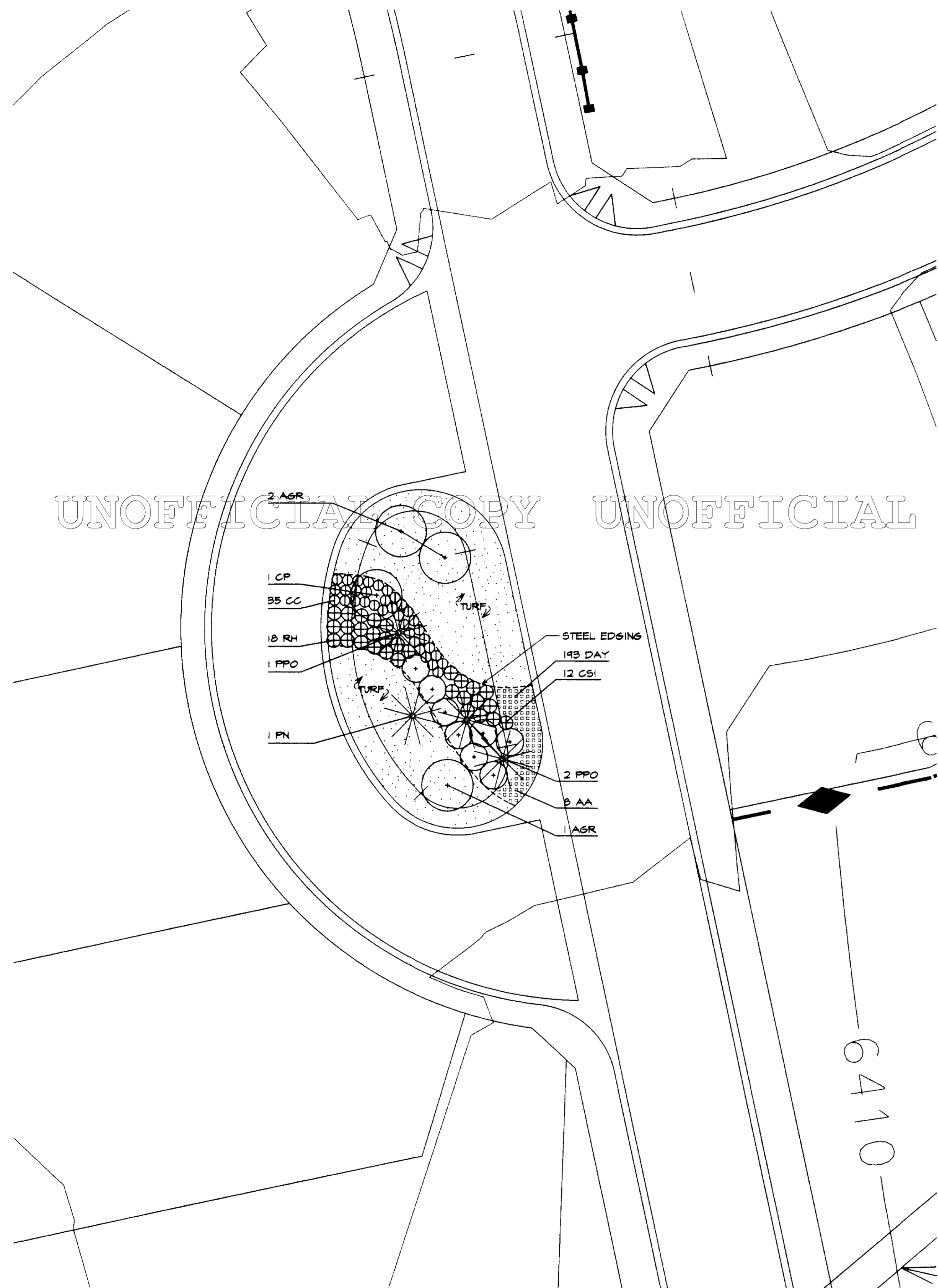
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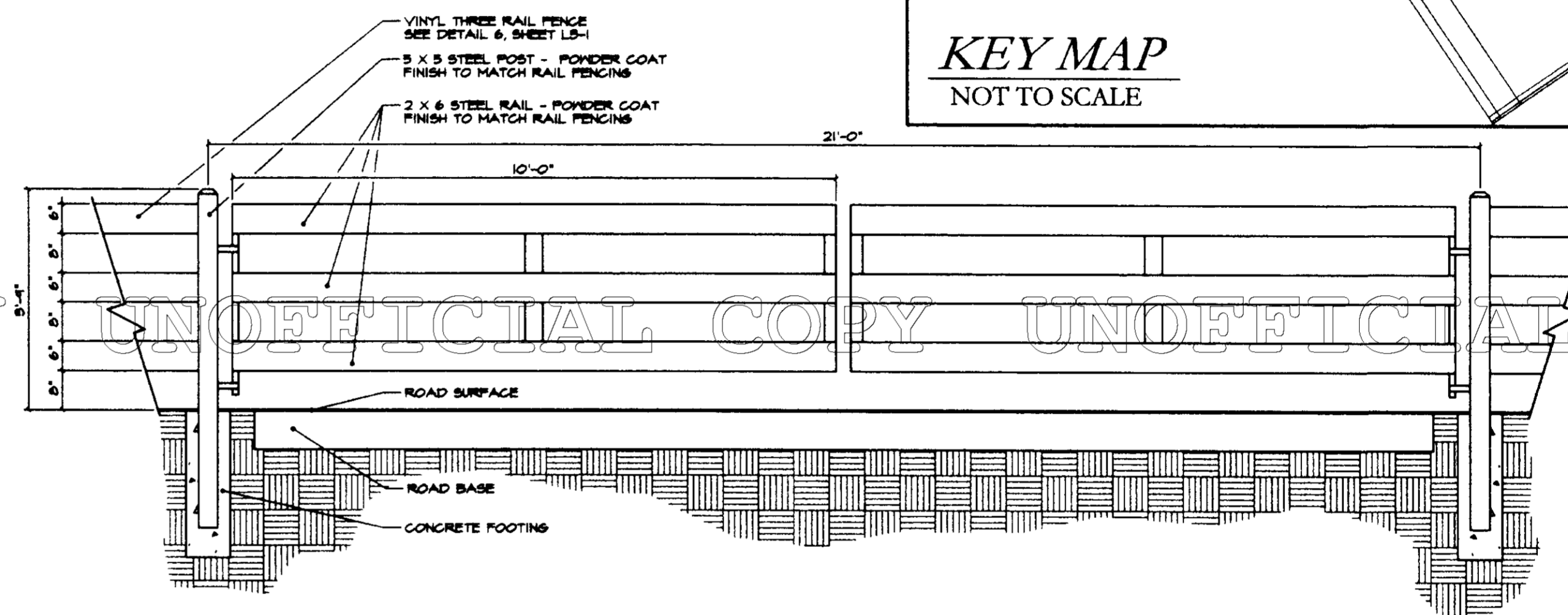
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EMERGENCY ACCESS
LANDSCAPE PLANS

Sheet:

24

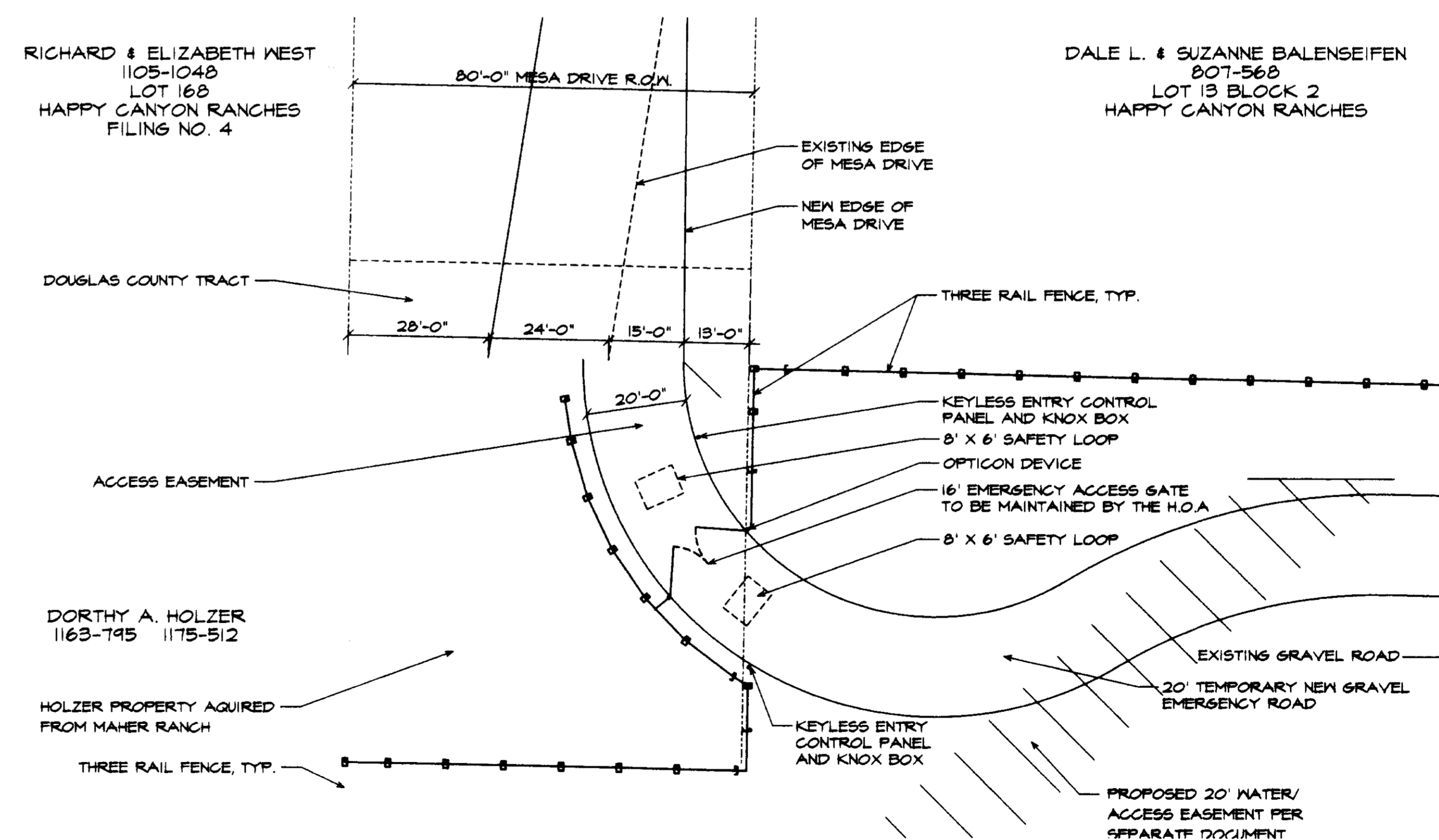


HALF CIRCLE LANDSCAPE PLAN

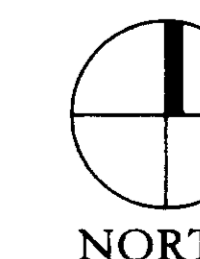
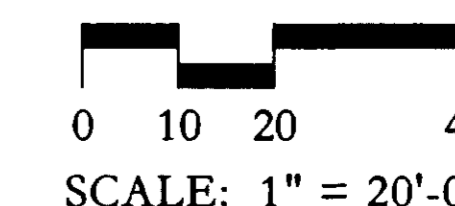


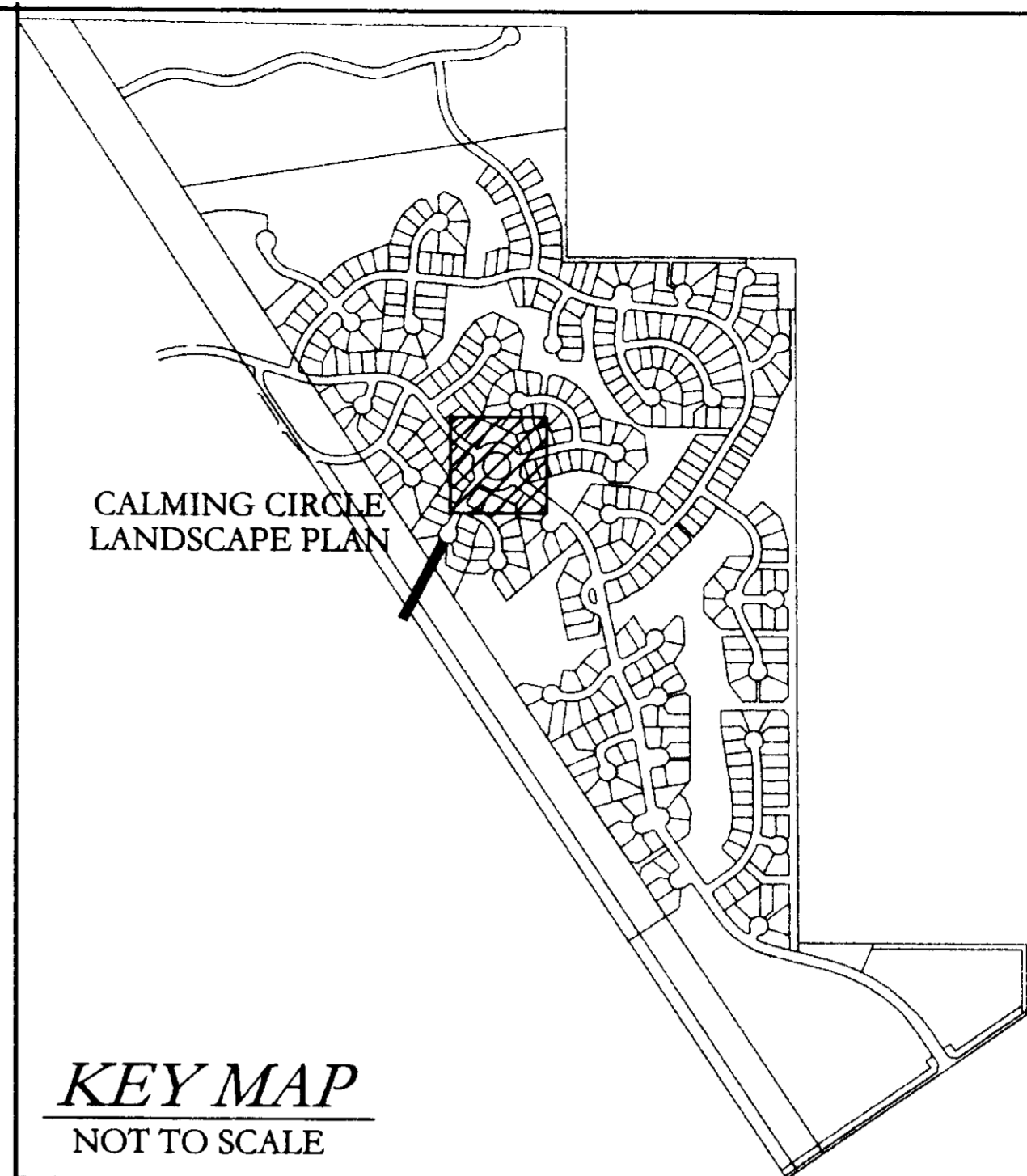
1 EMERGENCY ACCESS GATE - ELEVATION

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



EMERGENCY ACCESS PLAN





Project Name:
MAHER RANCH
FILING # 1
PRELIMINARY PLAT /
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Englewood, CO 80111

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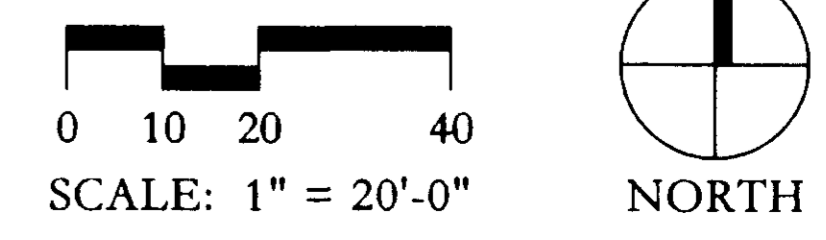
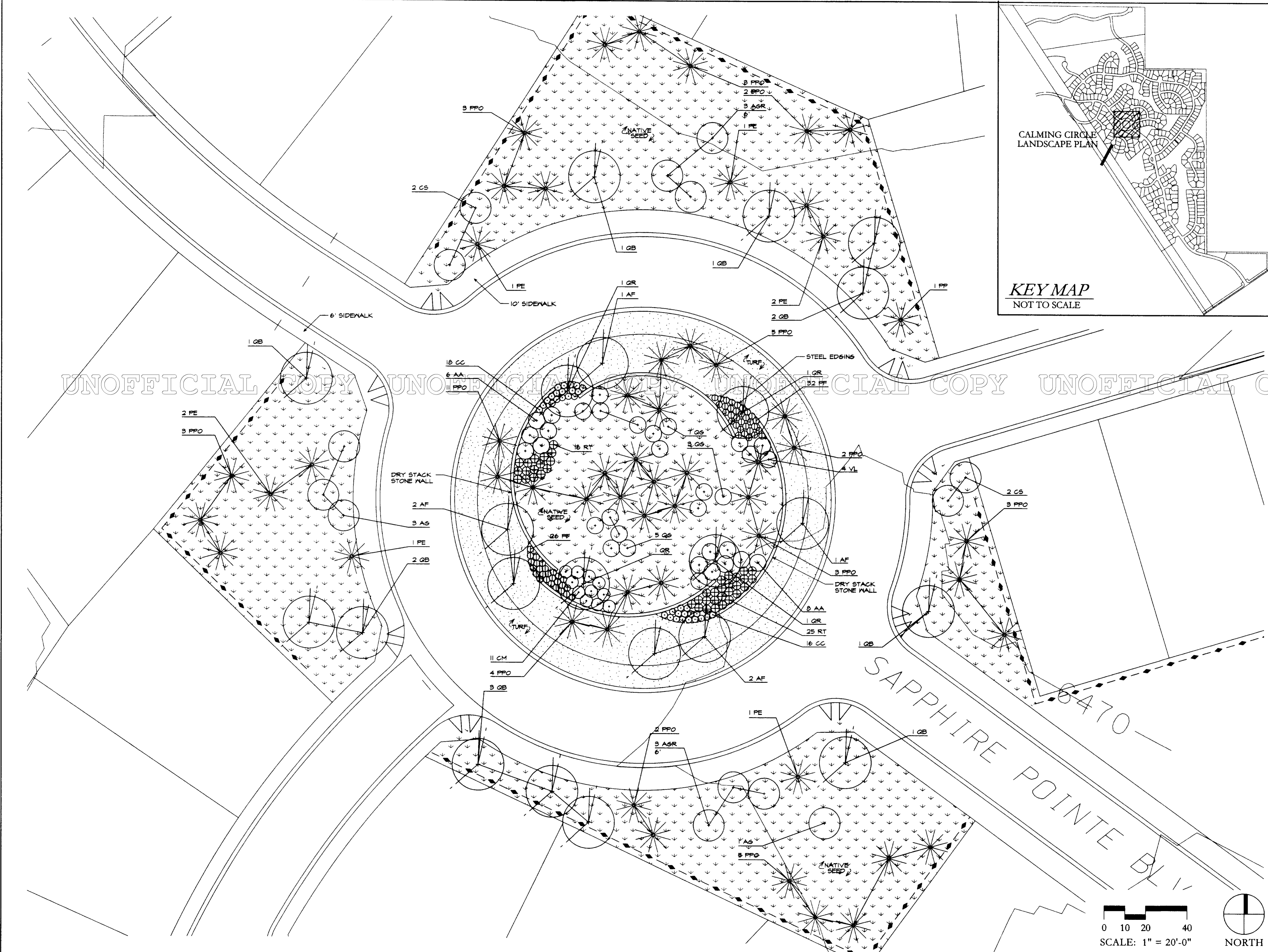
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Drafted By: CC, TP
Checked By: BC

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Date: 10/03/00
Scale: 1" = 20'-0"
Title: CALMING CIRCLE
LANDSCAPE PLAN

Sheet: **25**



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Project Name:
MAHER RANCH
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PRELIMINARY PLAT /
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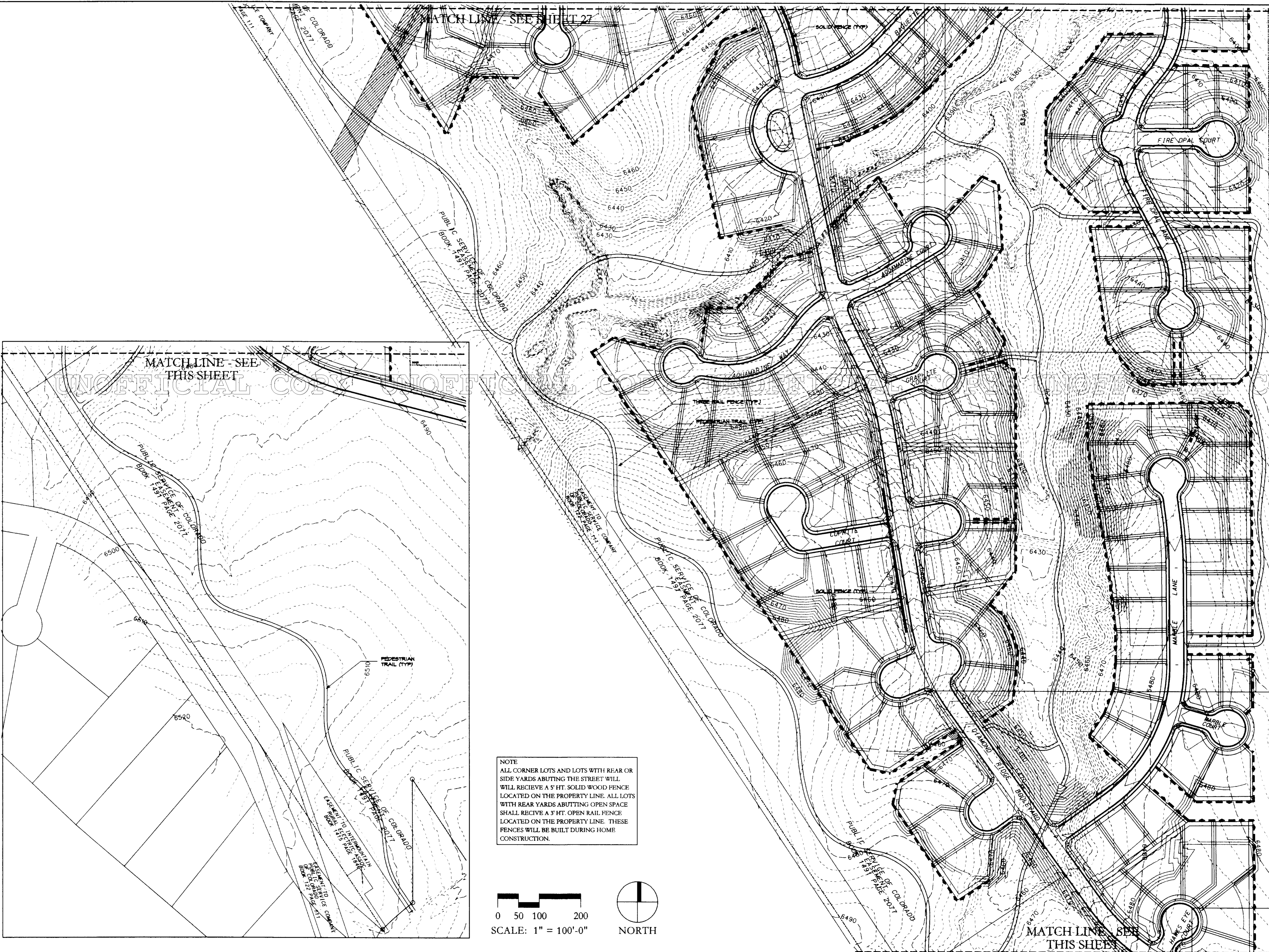
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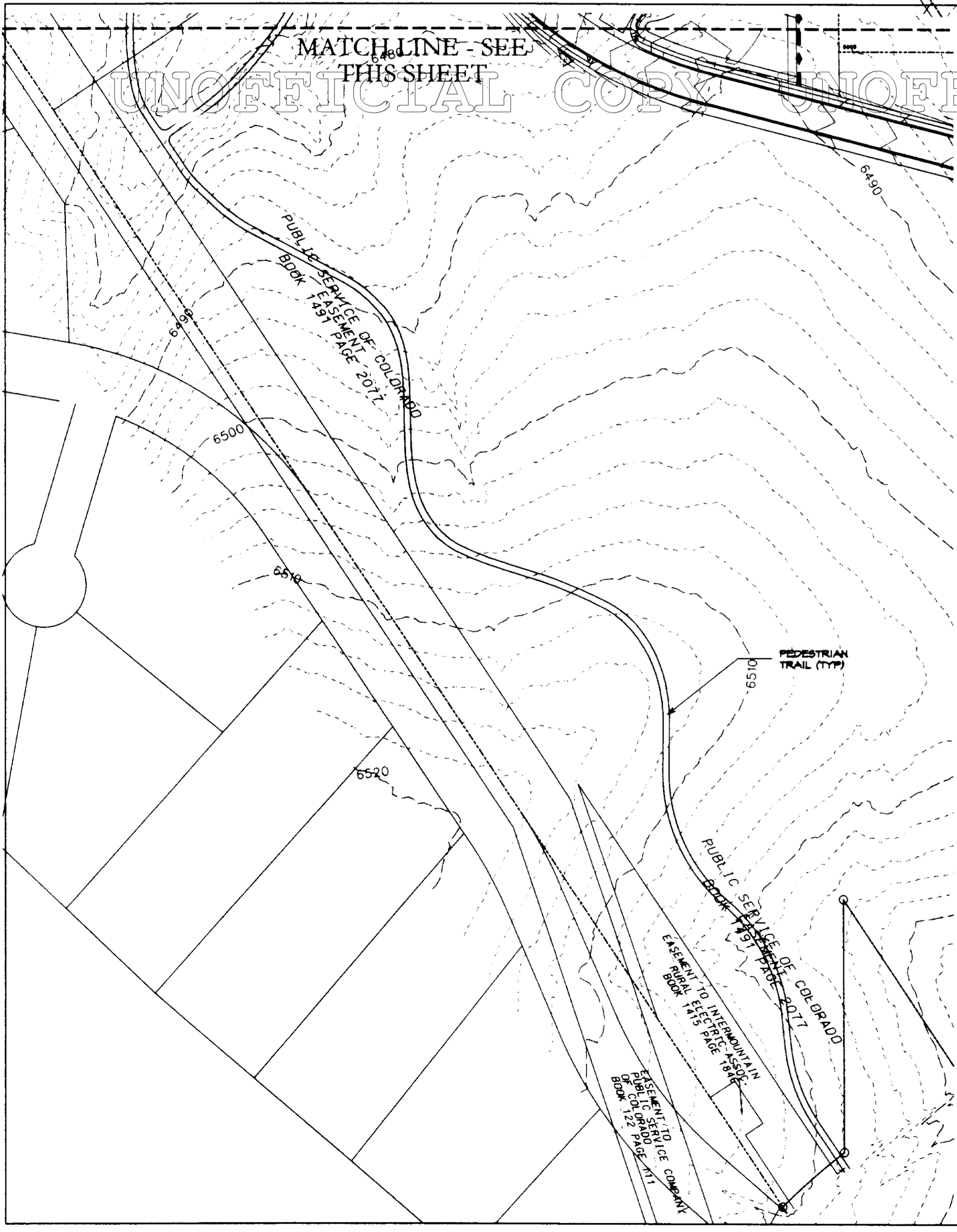
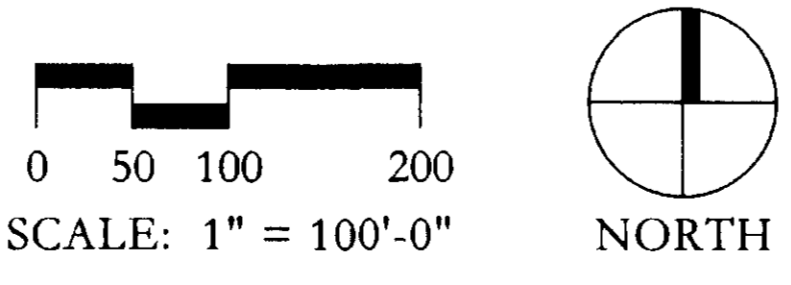
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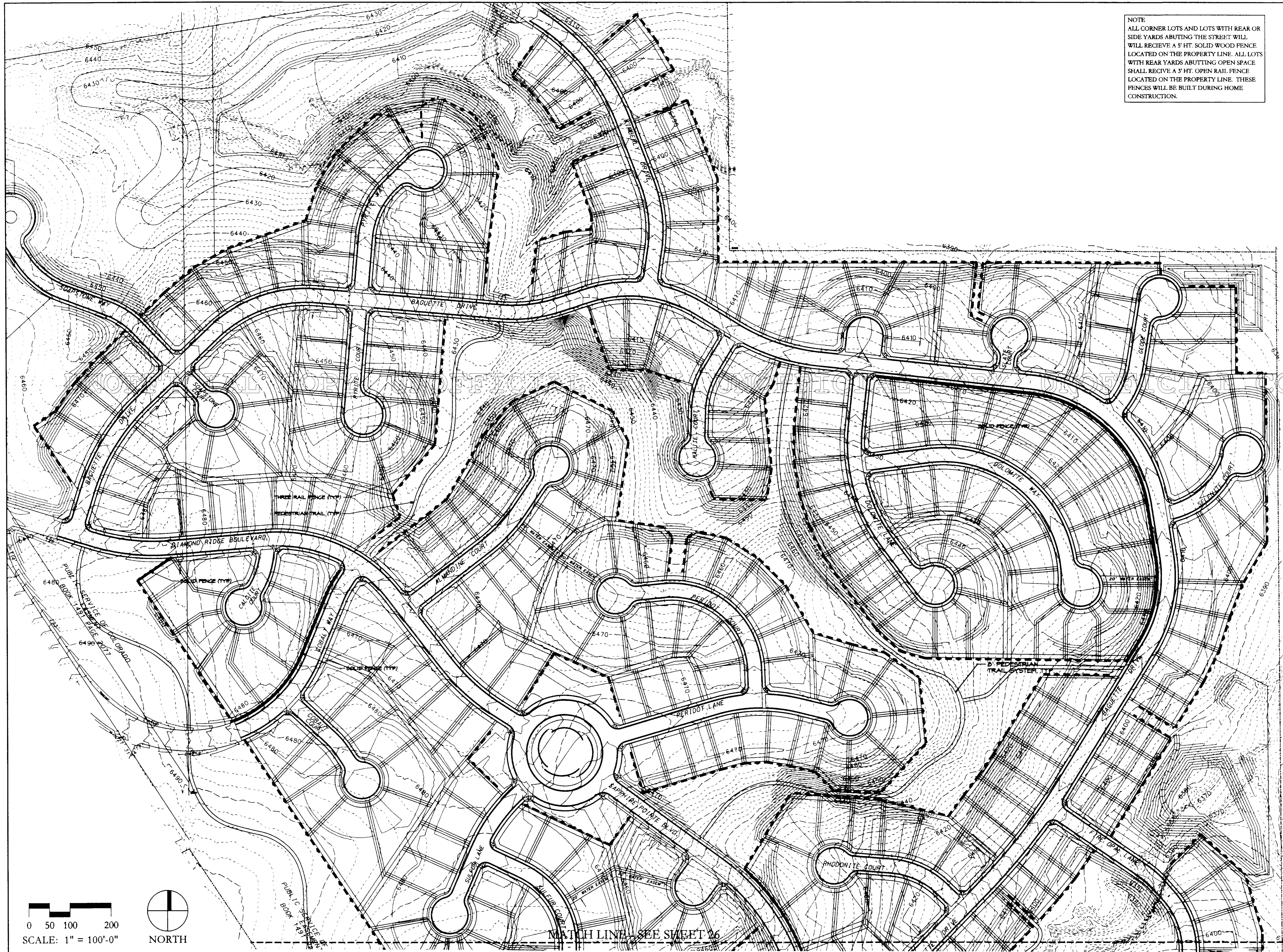
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PERIMETER FENCE PLAN

Sheet: 26



NOTE
ALL CORNER LOTS AND LOTS WITH REAR OR
SIDE YARDS ABUTTING THE STREET WILL
RECEIVE A 5' HT. SOLID WOOD FENCE
LOCATED ON THE PROPERTY LINE. ALL LOTS
WITH REAR YARDS ABUTTING OPEN SPACE
SHALL RECEIVE A 3' HT. OPEN RAIL FENCE
LOCATED ON THE PROPERTY LINE. THESE
FENCES WILL BE BUILT DURING HOME
CONSTRUCTION.





NOTE
 ALL CORNER LOTS AND LOTS WITH REAR OR SIDE YARDS ABUTTING THE STREET WILL RECEIVE A 5' HT. SOLID WOOD FENCE LOCATED ON THE PROPERTY LINE. ALL LOTS WITH REAR YARDS ABUTTING OPEN SPACE SHALL RECEIVE A 3' HT. OPEN RAIL FENCE LOCATED ON THE PROPERTY LINE. THESE FENCES WILL BE BUILT DURING HOME CONSTRUCTION.

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 DESIGN GROUP
 Landscape Architecture and Land Planning
 7512 Grandview Avenue
 Arvada, CO 80002
 Tel: 303/456-2887
 Fax: 303/431-1039
 britina@rmi.net

Project Name:
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Developed By:
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 Englewood, CO 80111

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Project No: DR901

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Drafted By: CC, TP

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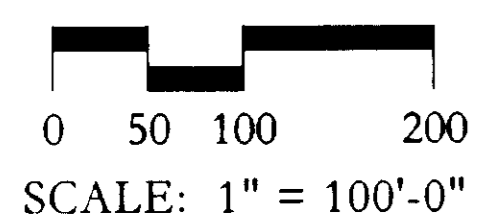
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Date: 10/03/00

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Title:
**PEDESTRIAN TRAIL &
 PERIMETER FENCE PLAN**

Sheet:
27



MATCH LINE - SEE SHEET 26

Project Name:
MAHER RANCH
FILING # 1
PRELIMINARY PLAT /
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Project No: DR901

Designed By: BC, CC, TP

Drafted By: CC, TP

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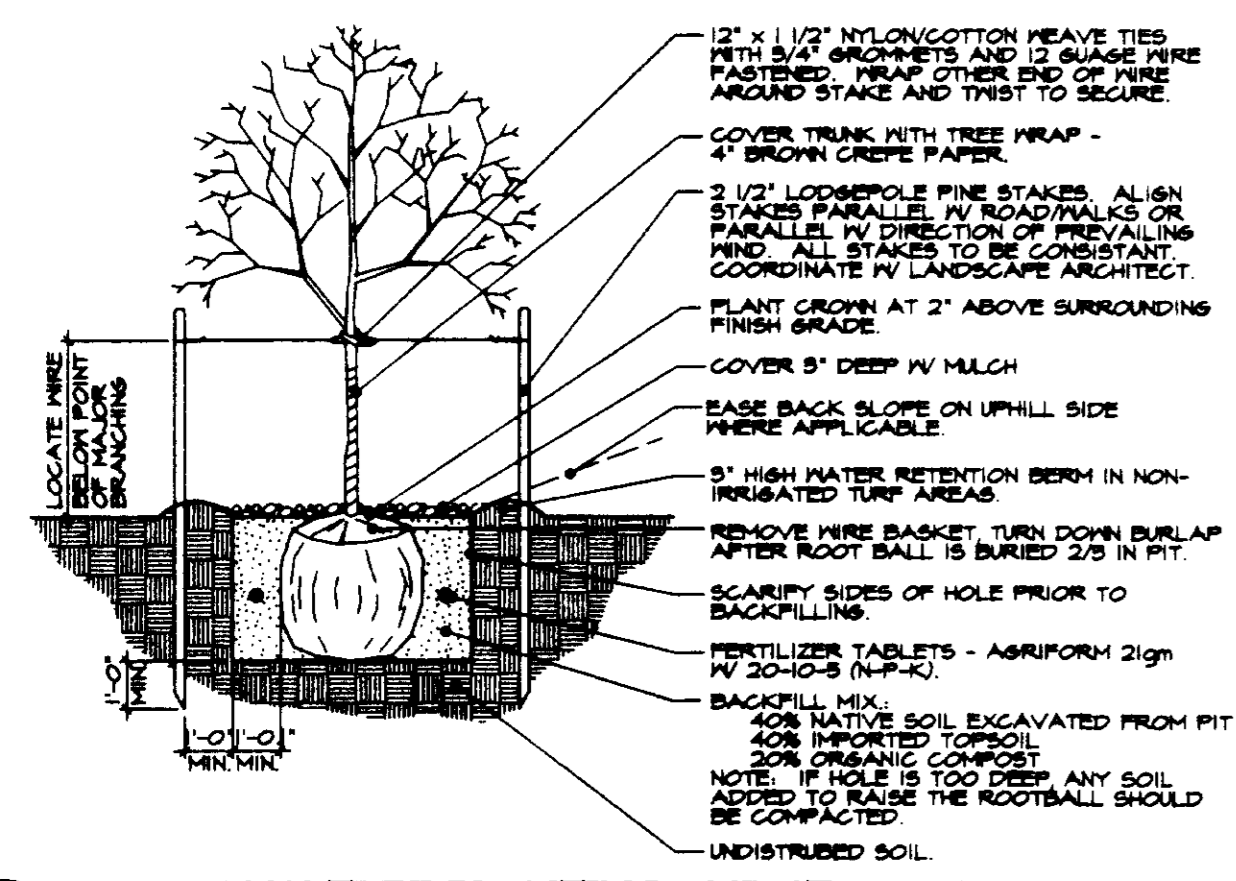
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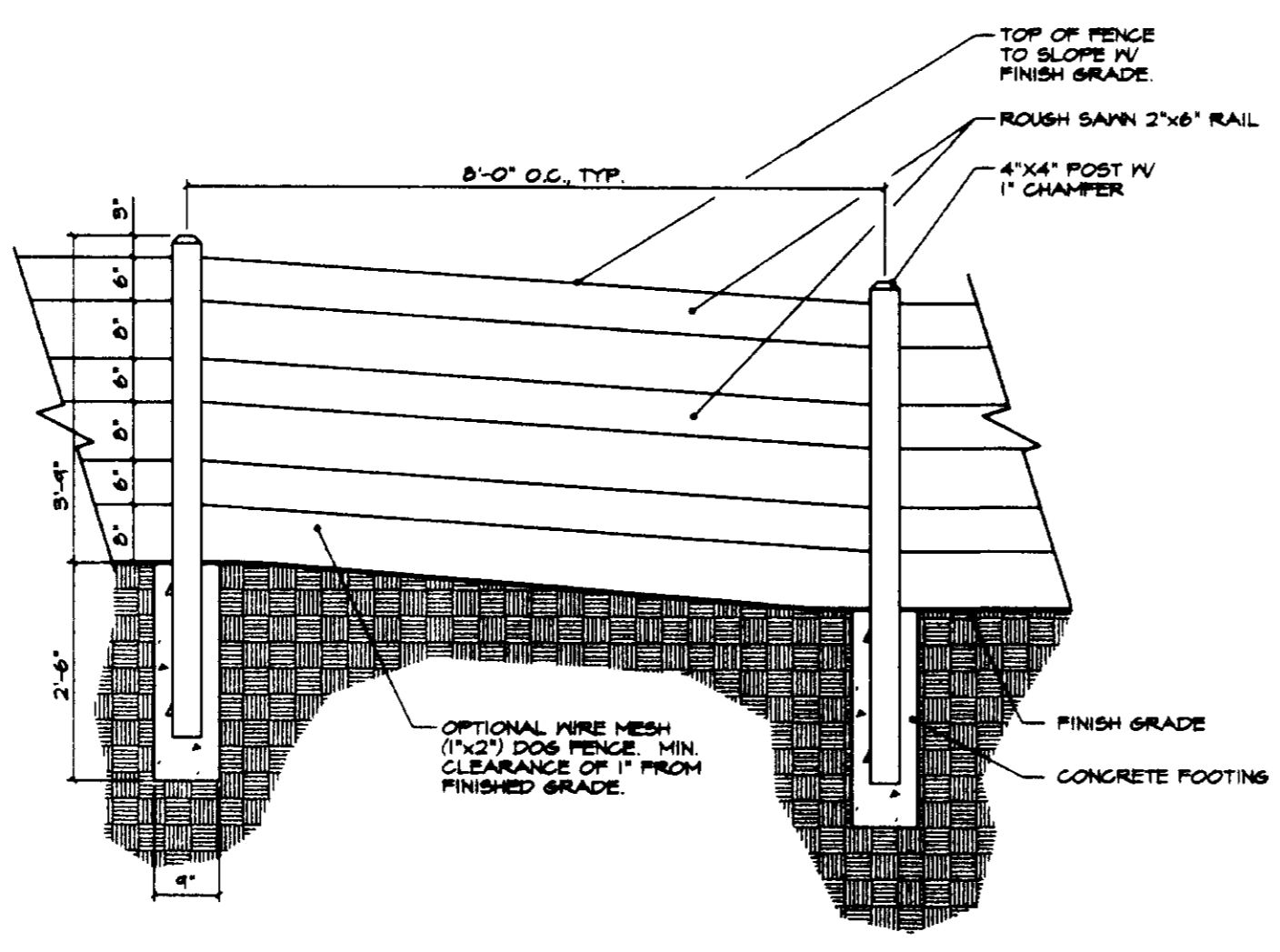
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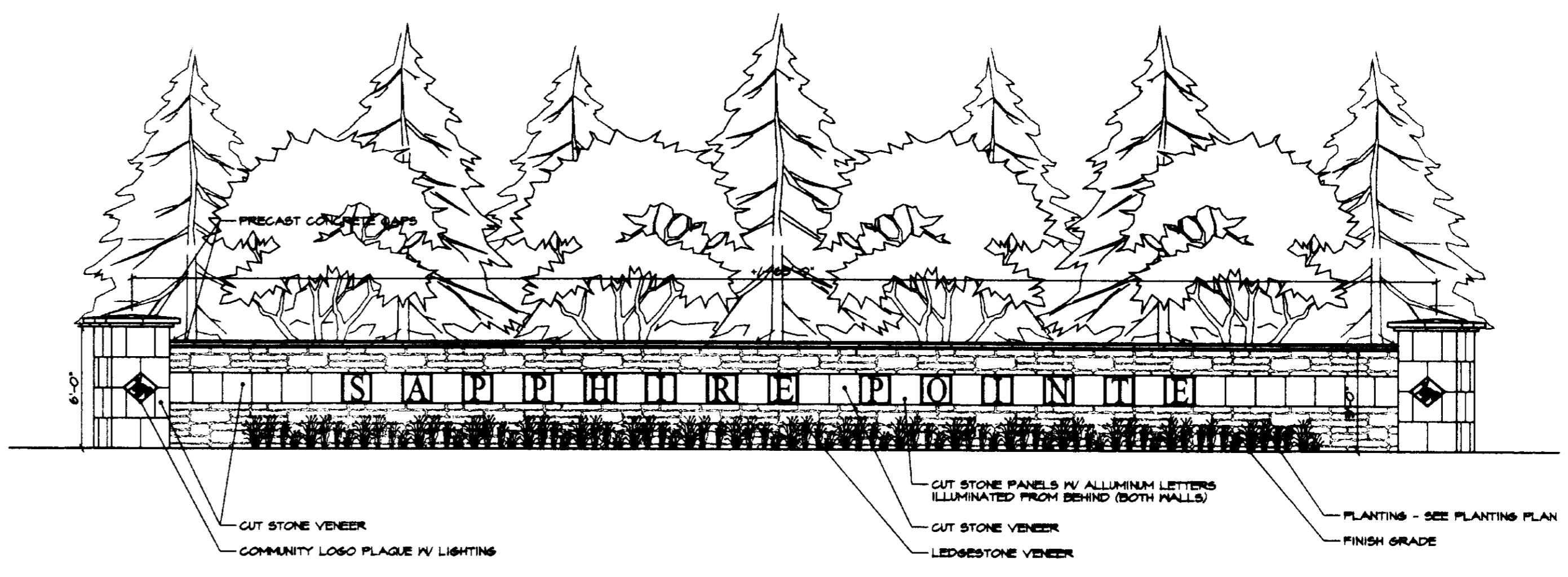
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9 DECIDUOUS TREE PLANTING AND STAKING
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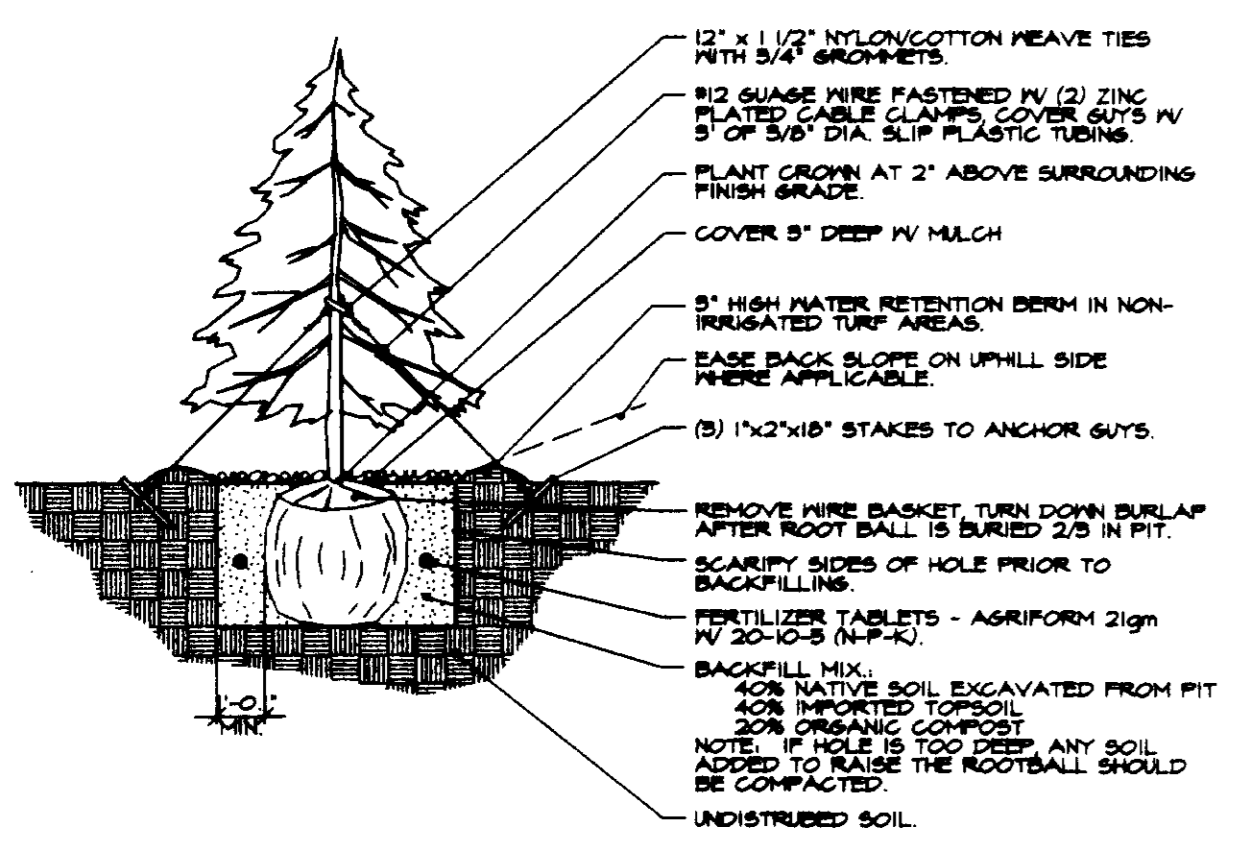


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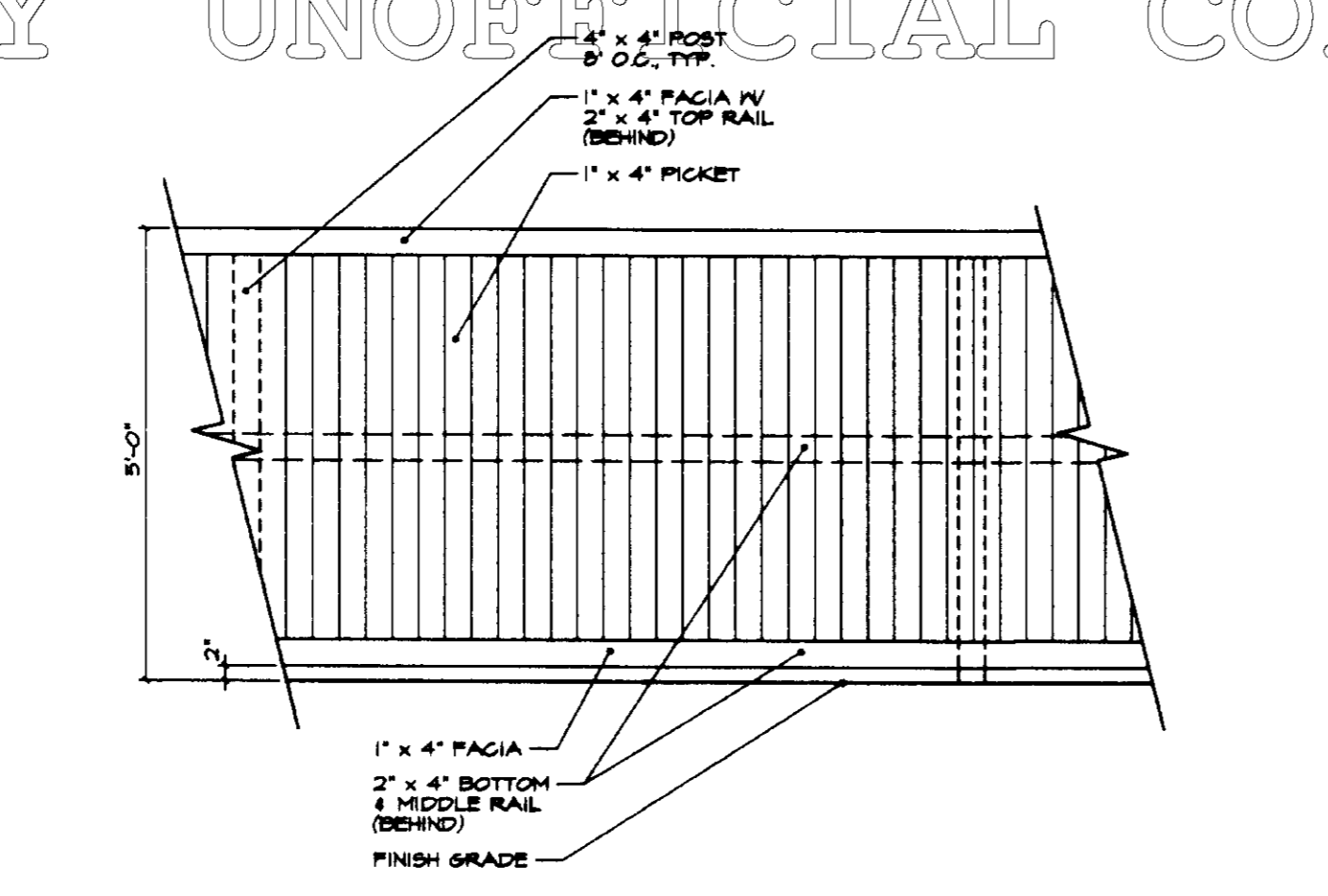


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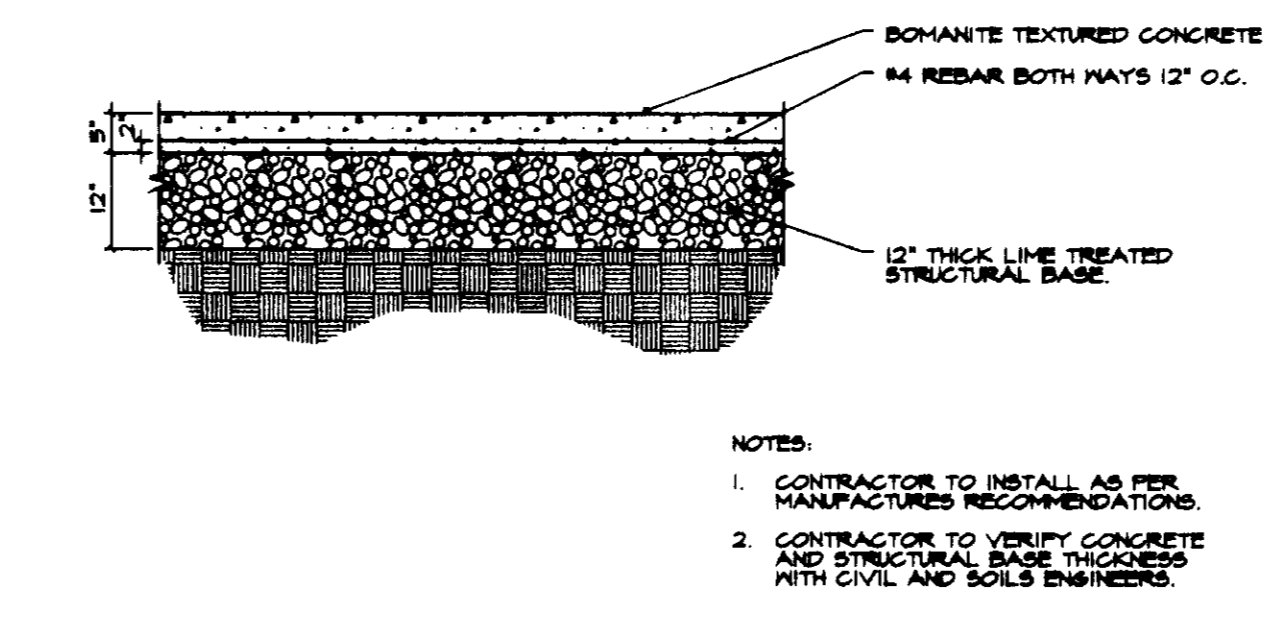
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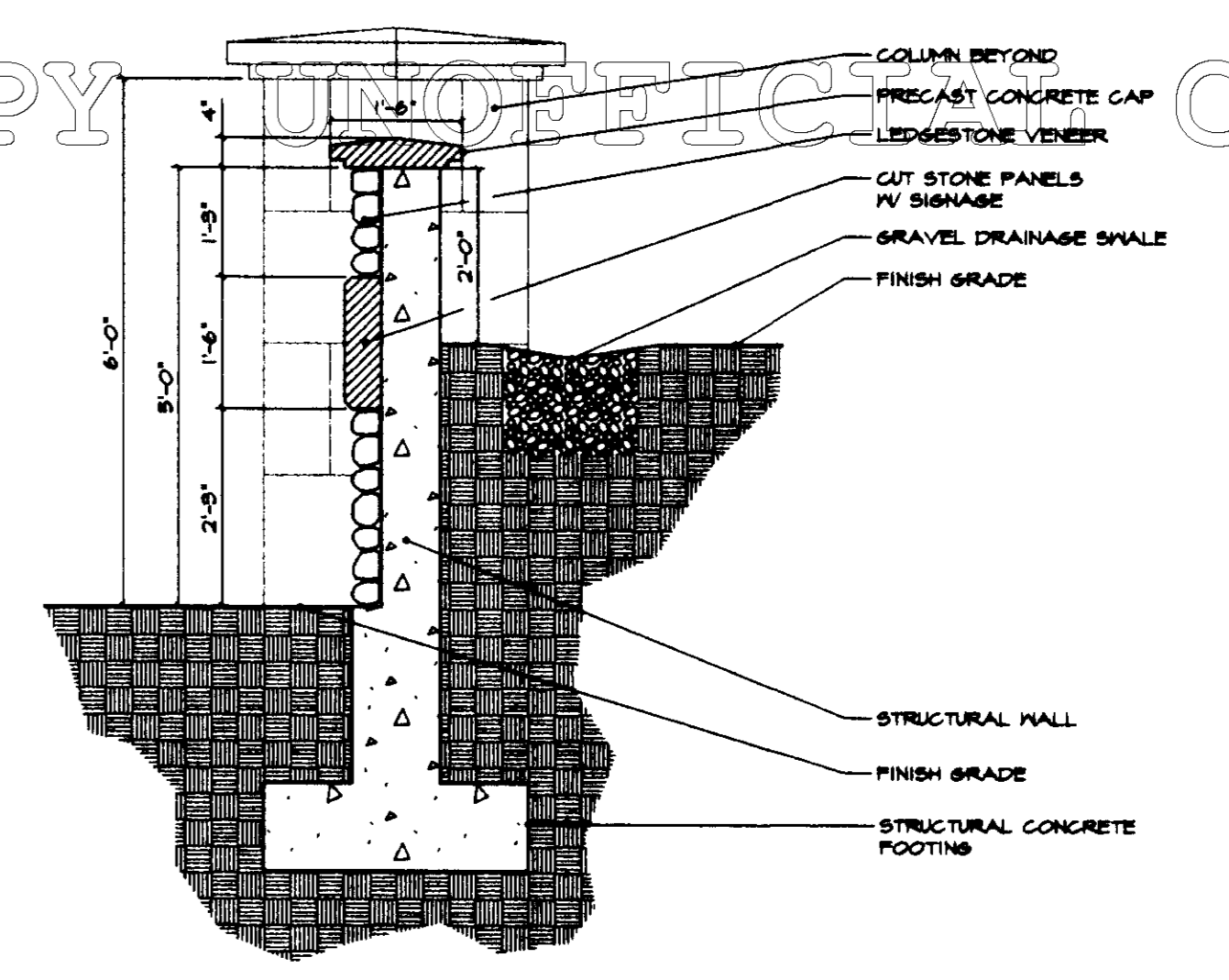
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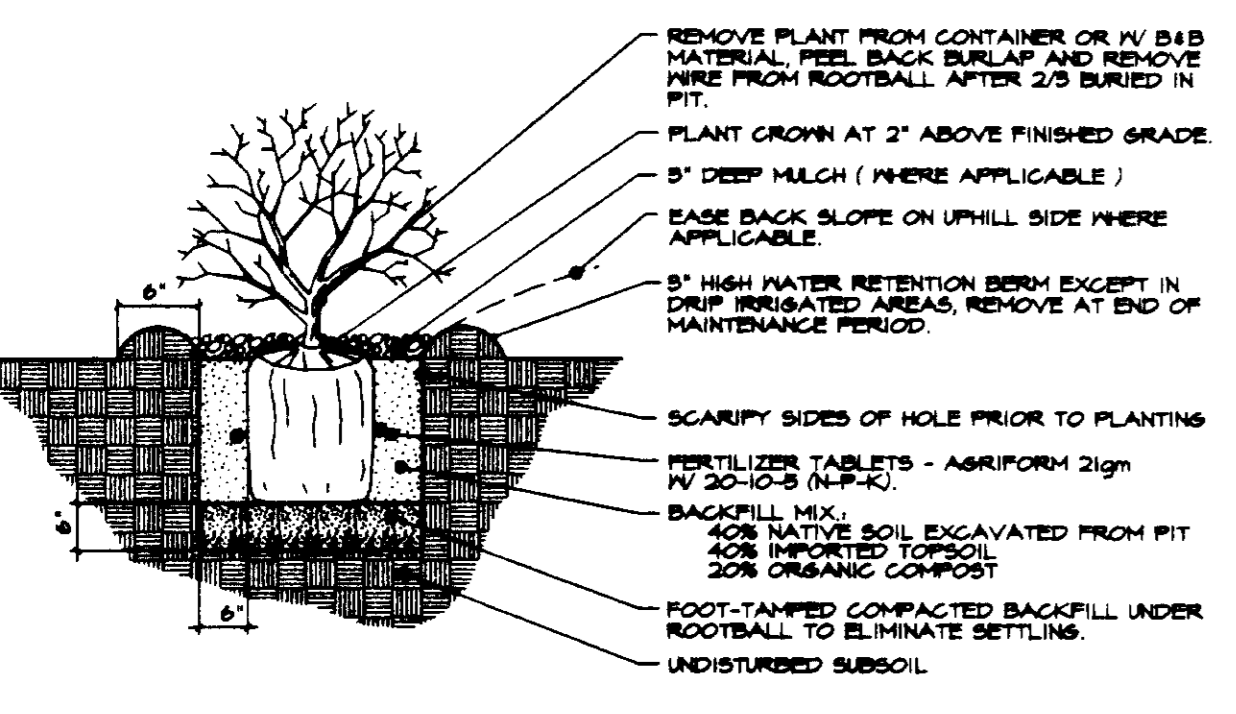
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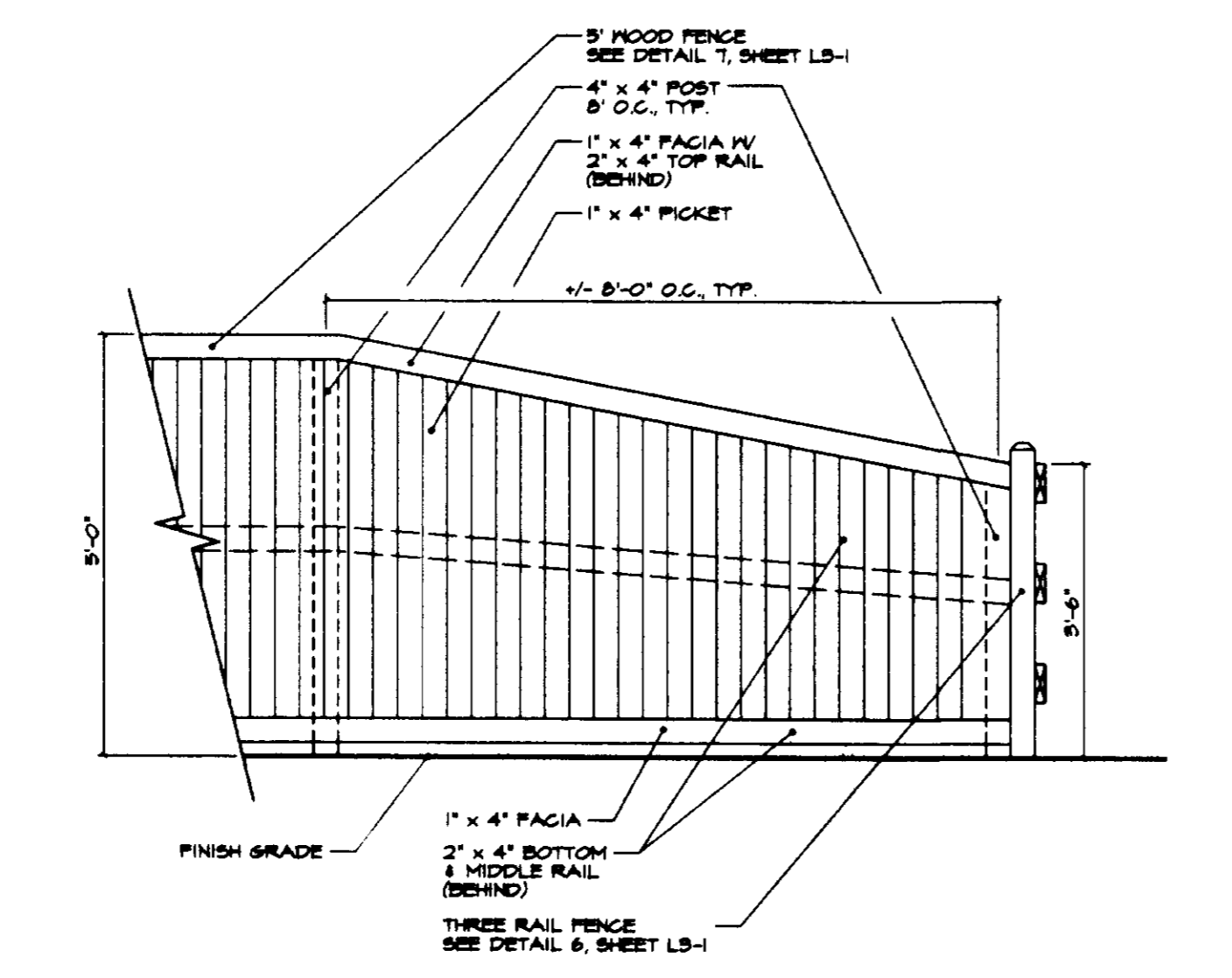
4 BOMANITE CONCRETE PAVING
SCALE: 1/2" = 1'-0"



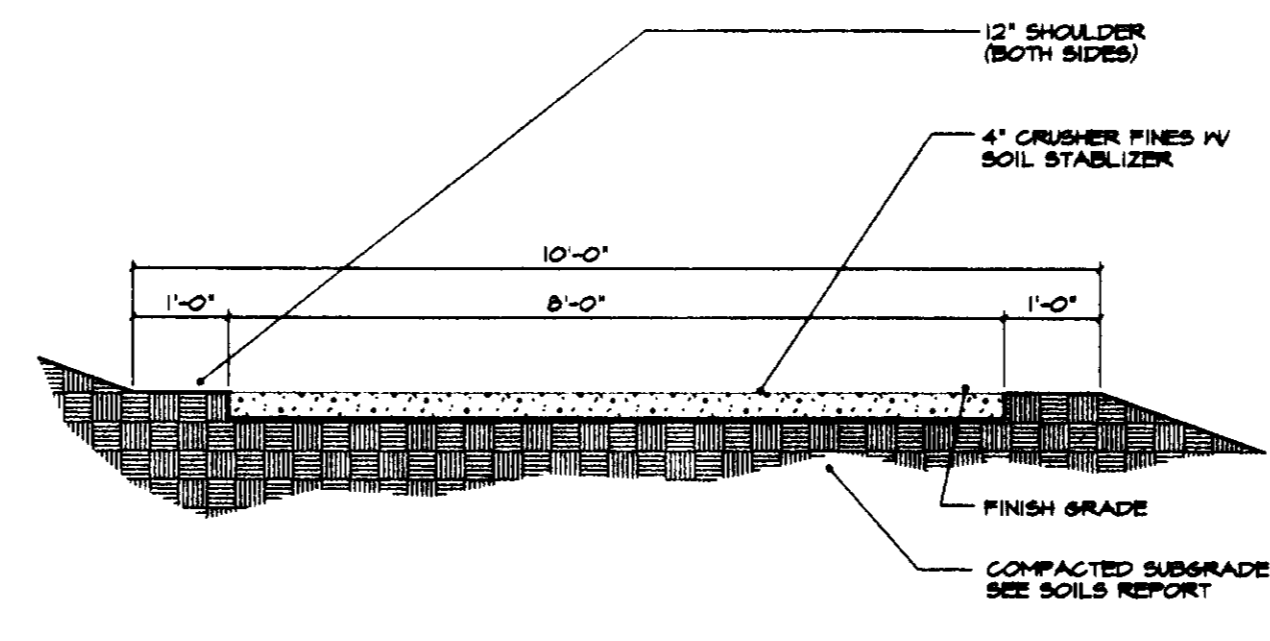
1 SIGN WALL SECTION
SCALE: 1/2" = 1'-0"



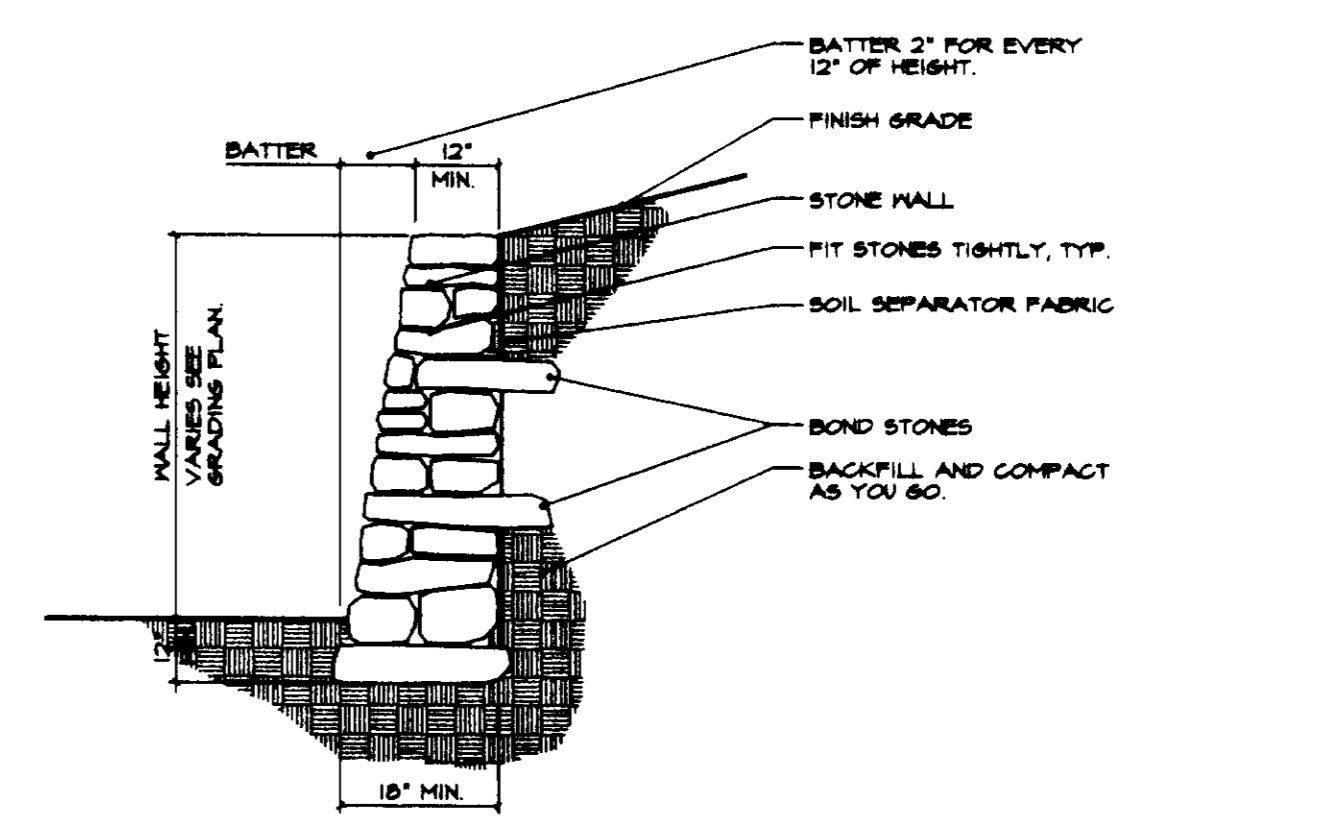
11 TYPICAL SHRUB PLANTING
SCALE: 1/2" = 1'-0"



8 THREE RAIL AND 5' WOOD FENCE TRANSITION DETAIL
SCALE: 1/2" = 1'-0"



5 PEDESTRIAN TRAIL
SCALE: 1/2" = 1'-0"



2 DRY STACK RETAINING WALL
SCALE: 1/2" = 1'-0"