

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9750685

DATE:

9-11-97

TIME:

12:53

FEE: \$

50⁰⁰

(5 Pages)

GRANTOR:

(OWNER/SIGNER)

Town of Castle Rock

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Red Hawk #1
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

34, 7, 67 — 3-4, 8, 67

RED HAWK FILING NO. 1

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 1 OF 5

LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED: BLOCKS 1 THRU 7

SITE AREA	155.51 Ac.
NO. SINGLE FAMILY LOTS:	207
GROSS DENSITY:	1.76 DU/AC*
NET DENSITY:	4.23 DU/AC*
EXISTING ZONING	R-SF4
	R-SF5
	R-SF6
	COMMERCIAL
	PLD (PUBLIC LAND DEDICATION)
	UD (UTILITY DEDICATION)
	OSD (OPEN SPACE DEDICATION)
MINIMUM LOT AREA:	6,000 S.F.
MAXIMUM LOT AREA:	22,622 S.F.
AVERAGE LOT AREA:	9,373 S.F.
MINIMUM LOT DIMENSIONS:	60'x100'
MINIMUM BUILDING HEIGHT:	35'
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	5'
SIDE (ABUTTING A PUBLIC STREET)	15'

MINIMUM OFF-STREET PARKING SPACES: 2 SPACES PER DWELLING UNIT

* REFER TO "GROSS" AND "NET" DEFINITION CLARIFICATION IN LAND USE SUMMARY.

LAND USE SUMMARY

LAND USE ACRE

SINGLE FAMILY RESIDENTIAL LOT AREA	44.53 Ac.
PRIVATE OPEN SPACE (TRACTS I, J, K, L, P & Q)	4.55 Ac.
PUBLIC OPEN SPACE (TRACTS B, C, E, F, G, M, N & O)	32.31 Ac.
PUBLIC STREET R.O.W.	
SANTA FE DRIVE	14.90 Ac.
WOLFENBERGER ROAD	1.60 Ac.
RED HAWK DRIVE (OFF-SITE)	3.62 Ac.
LOCAL & COLLECTOR	15.98 Ac.
TOTAL:	36.10 Ac.
I.R.E.A. DEDICATION (TRACT H)	2.00 Ac.
NOT A PART OF THIS FINAL PD SITE PLAN	
COMMERCIAL LOT 1, BLOCK 8	20.76 Ac.
TRACT A (CAMPUS)	13.34 Ac.
TRACT D (UTILITY DEDICATION)	1.92 Ac.
TOTAL:	36.02 Ac.
TOTAL SITE ACRE	155.51 Ac.
SINGLE FAMILY LOTS	207

GROSS DENSITY (INCLUDES STREET R.O.W. AND OPEN SPACE, EXCLUDES TRACT H (I.R.E.A. DEDICATION)) 1.76 DU/AC.

NET DENSITY (INCLUDES PRIVATE OPEN SPACE, EXCLUDES PUBLIC OPEN SPACE, STREET R.O.W. AND TRACT H (I.R.E.A. DEDICATION)) 4.23 DU/AC.

NOTES:

- ALL PUBLIC IMPROVEMENTS AND PRIVATE LOT DEVELOPMENT SHALL BE DESIGNED, DEVELOPED AND CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK STANDARDS.
- TRACTS B, C, E, F, G, M, N & O ARE PUBLIC LAND DEDICATIONS TO BE USED FOR PUBLIC ACCESS AND OTHER PUBLIC PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- TRACTS I, J, K, L, P AND Q ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR RED HAWK FILING NO. 1 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT H IS OWNED AND WILL BE MAINTAINED BY I.R.E.A.
- EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN APPROVED 11/30/95 RECEPTION NUMBER 9615290.

PROPERTY OWNERS:

U.S. HOME CORPORATION
8000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, COLORADO 80111

C/O KORNRUST DEVELOPMENT GROUP
5855 DTC PARKWAY/SUITE C3009
ENGLEWOOD, COLORADO 80111
TELEPHONE (303) 694-1902

CONTACT: STEVE KORNRUST

PLANNER:

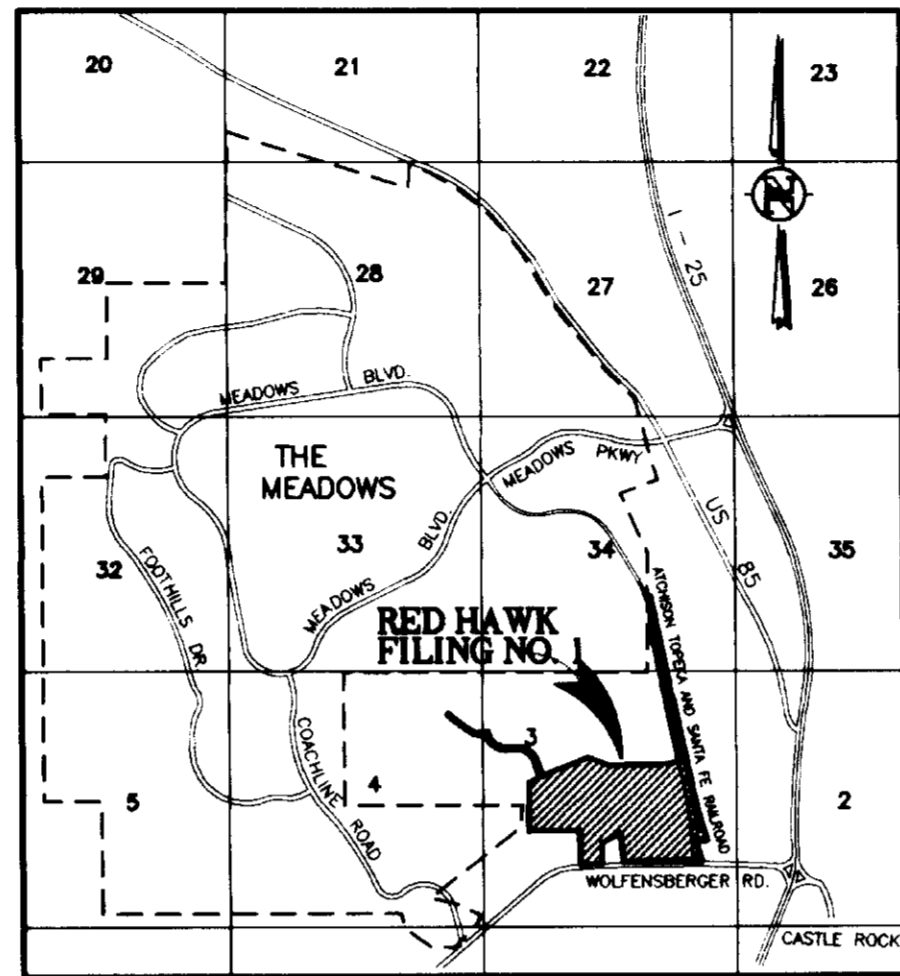
PLAN WEST INC.
8000 E. PRENTICE AVE./SUITE C-1
ENGLEWOOD, COLORADO 80111
TELEPHONE (303) 741-1411

CONTACT: MARK NEMGER

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE./SUITE 101
ENGLEWOOD, CO 80111
TELEPHONE (303) 741-6000

CONTACT: LEONARD R. WILSON



VICINITY MAP
SCALE: 1"=4000'

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 34, Township 7 South, Range 67 West and a part of Sections 3 and 4, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 3, Thence North 00°46'10" West, along the West line of the Southeast Quarter of said Southeast Quarter of said Section 34, a distance of 765.28 feet to the TRUE POINT OF BEGINNING.

Thence, continuing along said West line, North 00°46'10" West, a distance of 730.08 feet to a point on a curve and to the Westerly right-of-way of the Atchison, Topeka and Santa Fe Railroad; Thence along said Westerly right-of-way the following five (5) courses:

- 1) along the arc of said curve to the right through a central angle of 05°36'12" an arc distance of 132.78 feet, having a radius of 1357.70 feet and a chord bearing of South 14°30'28" East, a distance of 132.73 feet to a point of tangent;
- 2) Thence, along said tangent, South 11°42'22" East, a distance of 2078.75 feet;
- 3) Thence North 78°17'35" East, a distance of 1939.24 feet to a point of curve;
- 4) Thence South 11°42'22" East, a distance of 1939.24 feet to a point of curve;
- 5) Thence along the arc of said curve to the left through a central angle of 06°16'06" an arc distance of 632.35 feet, having a radius of 5780.00 feet and a chord bearing of south 14°50'25" East, a distance of 632.03 feet to a point of tangent;
- 6) Thence South 17°58'28" East, a distance of 429.05 feet to a point on the boundary of that parcel of land described in Book 568 at Page 37;

Thence, along said boundary, North 89°35'48" West, a distance of 202.22 feet to a point on a curve; Thence along the arc of said curve to the right through a central angle of 00°44'20" an arc distance of 49.00 feet, having a radius of 3800.00 feet and a chord bearing of South 00°36'59" East, a distance of 49.00 feet to a point of tangent; Thence, along said tangent, South 00°14'49" East, a distance of 100.89 feet to a point on the boundary of said parcel of land described in Book 568 at Page 37; Thence, along said boundary, South 17°58'28" East, a distance of 292.07 feet to a point on the Southerly boundary of that parcel of land described in Book 1182 at Page 956 and the Northerly right-of-way of Wolfenberger Road; Thence, along said Southerly boundary and Northerly right-of-way the following three (3) courses:

- 1) North 89°30'27" West, a distance of 271.57 feet;
 - 2) Thence South 85°06'21" West, a distance of 127.52 feet;
 - 3) Thence South 89°08'27" East, a distance of 1250.52 feet to a point on the Easterly boundary of the ANDERSON SUBDIVISION, a plot recorded at reception no. 9250529;
- Thence along the boundary of said subdivision the following three (3) courses:
- 1) North 05°43'41" West, a distance of 611.90 feet;
 - 2) Thence South 82°51'35" West, a distance of 427.90 feet;
 - 3) Thence South 07°15'52" East, a distance of 431.34 feet to a point on said Southerly boundary of that parcel of land described in Book 1182 at Page 956 and the Northerly right-of-way of Wolfenberger Road;
- Thence along said Southerly boundary and Northerly right-of-way the following three (3) courses:
- 1) South 87°54'50" West, a distance of 228.92 feet;
 - 2) Thence South 87°02'30" West, a distance of 181.92 feet;
 - 3) Thence South 88°14'02" West, a distance of 50.00 feet;

Thence North 00°10'47" West, a distance of 697.33 feet; Thence South 89°12'52" West, a distance of 1068.77 feet to a point on the West line of the Northeast Quarter of the Southwest Quarter of said Section 3; Thence, along said West line, North 00°12'03" West, a distance of 652.25 feet to the Northwest corner of said Northeast Quarter of the Southwest Quarter;

Thence, continuing, North 00°12'03" West, a distance of 349.38 feet; Thence North 64°47'30" East, a distance of 251.18 feet to a point on a curve; Thence along the arc of said curve to the right through a central angle of 06°27'26" an arc distance of 71.56 feet, having a radius of 635.00 feet and a chord bearing North 21°58'47" West, a distance of 71.53 feet to a point of tangent; Thence, along said tangent, North 18°45'04" West, a distance of 278.15 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 75°06'50" an arc distance of 478.51 feet, having a radius of 365.00 feet and a chord bearing North 56°18'29" West, a distance of 444.97 feet to a point of tangent; Thence, along said tangent, South 86°08'06" West, a distance of 185.94 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 77°26'57" an arc distance of 588.01 feet, having a radius of 435.00 feet and a chord bearing North 55°08'26" West, a distance of 544.25 feet to a point of reverse curve; Thence along the arc of said curve to the left through a central angle of 84°54'01" an arc distance of 22.23 feet, having a radius of 15.00 feet and a chord bearing North 58°51'58" West, a distance of 20.25 feet to a point of tangent; Thence, along said tangent, South 78°41'02" West, a distance of 8.02 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 47°46'20" an arc distance of 354.36 feet, having a radius of 425.00 feet and a chord bearing North 77°25'48" West, a distance of 344.18 feet to a point of tangent; Thence, along said tangent, North 53°32'38" West, a distance of 260.07 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 02°59'36" an arc distance of 19.59 feet, having a radius of 375.00 feet and a chord bearing North 55°02'26" West, a distance of 19.59 feet to a point of tangent; Thence, along said tangent, North 56°32'14" West, a distance of 102.76 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 16°50'04" an arc distance of 124.87 feet, having a radius of 425.00 feet and a chord bearing North 48°07'12" West, a distance of 124.42 feet to a point of tangent; Thence, along said tangent, North 39°42'10" West, a distance of 50.00 feet; Thence North 50°17'50" East, a distance of 50.00 feet; Thence South 39°42'10" East, a distance of 50.00 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 16°50'04" an arc distance of 110.18 feet, having a radius of 375.00 feet and a chord bearing South 48°07'12" East, a distance of 109.78 feet to a point of tangent; Thence, along said tangent, South 56°32'14" East, a distance of 102.76 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 02°59'36" an arc distance of 22.20 feet, having a radius of 425.00 feet and a chord bearing South 55°02'26" East, a distance of 22.20 feet to a point of tangent; Thence, along said tangent, South 53°32'38" East, a distance of 260.07 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 84°54'01" an arc distance of 22.23 feet, having a radius of 15.00 feet and a chord bearing North 38°14'01" East, a distance of 20.25 feet; Thence, radially departing said curve, North 83°47'01" East, a distance of 70.00 feet to a point on a curve; Thence along the arc of said curve to the left through a central angle of 87°38'55" an arc distance of 558.36 feet, having a radius of 365.00 feet and a chord bearing South 50°02'27" East, a distance of 505.49 feet to a point of tangent; Thence, along said tangent, North 86°08'06" East, a distance of 185.94 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 75°06'50" an arc distance of 570.28 feet, having a radius of 435.00 feet and a chord bearing South 56°18'29" East, a distance of 530.31 feet to a point of tangent; Thence, along said tangent, South 18°45'04" East, a distance of 278.15 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 06°27'26" an arc distance of 63.68 feet, having a radius of 565.00 feet and a chord bearing North 21°58'47" East, a distance of 63.64 feet; Thence, along said tangent, North 69°52'57" East, a distance of 147.97 feet; Thence North 68°37'47" East, a distance of 584.83 feet; Thence South 68°33'51" East, a distance of 470.00 feet; Thence North 87°50'50" East, a distance of 663.62 feet; Thence South 88°59'20" East, a distance of 372.00 feet; Thence North 82°17'07" East, a distance of 430.71 feet; Thence North 11°42'22" West, a distance of 2779.67 feet to the TRUE POINT OF BEGINNING.

Said parcel of land contains 6,774,115 square feet or 155,512 acres, more or less.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS RED HAWK FILING NO. 1 FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

TOWN OF CASTLE ROCK
ATTEST: BY: *[Signature]* Mayor
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF September, 1997

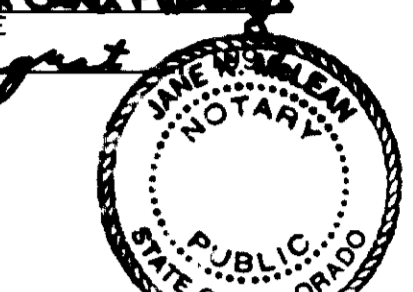
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-24-99



U.S. HOME CORPORATION, A DELAWARE CORPORATION

ATTEST: BY: *[Signature]* Land Manager
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF August, 1997

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-24-99

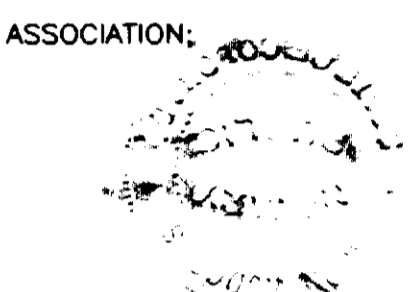


INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

ATTEST: BY: *[Signature]* President
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF August, 1997

BY: TIM WHITE AS PRESIDENT OF INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-2-2001



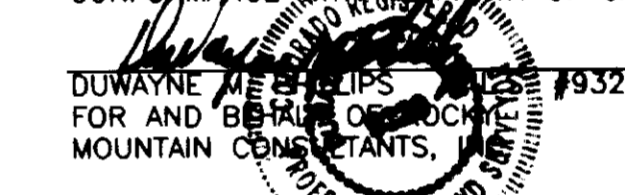
TITLE CERTIFICATE

I, ERIC STEARNS, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 19th DAY OF August, 1997
ERIC STEARNS
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE
TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS FINAL PD SITE PLAN IS IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK LAND SUBDIVISION REQUIREMENTS.



PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR RED HAWK FILING NO. 1 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF July, 1997.

CHAIRMAN: *[Signature]* 9/4/97 DATE
ATTEST: *[Signature]* 9/4/97 DATE
POLICE DIRECTOR: *[Signature]* 9/4/97 DATE

TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR RED HAWK FILING NO. 1 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF Sept, 1997.

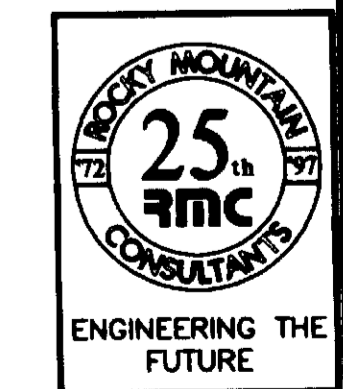
MAYOR: *[Signature]* 9/4/97 DATE
ATTEST: *[Signature]* 9/4/97 DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 11 DAY OF Sept 1997 AT 12:50 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9750685
DOUGLAS COUNTY CLERK AND RECORDER

DATE: 9-11-97



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
8301 E. Prentice Ave. Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6108

REV. JUNE 13, '97 REV. AUG. 5 '97
REV. MAY 21, '97
REV. MAR. 26, '97
DATE: FEB. '97 Job No. 0985.010.00

SHEET INDEX

SHEET 1 OF 14	COVER SHEET
SHEET 2-5 OF 14	LOT LAYOUT
SHEET 6 OF 14	GRADING PLAN
SHEET 7-14 OF 14	LANDSCAPE PLAN

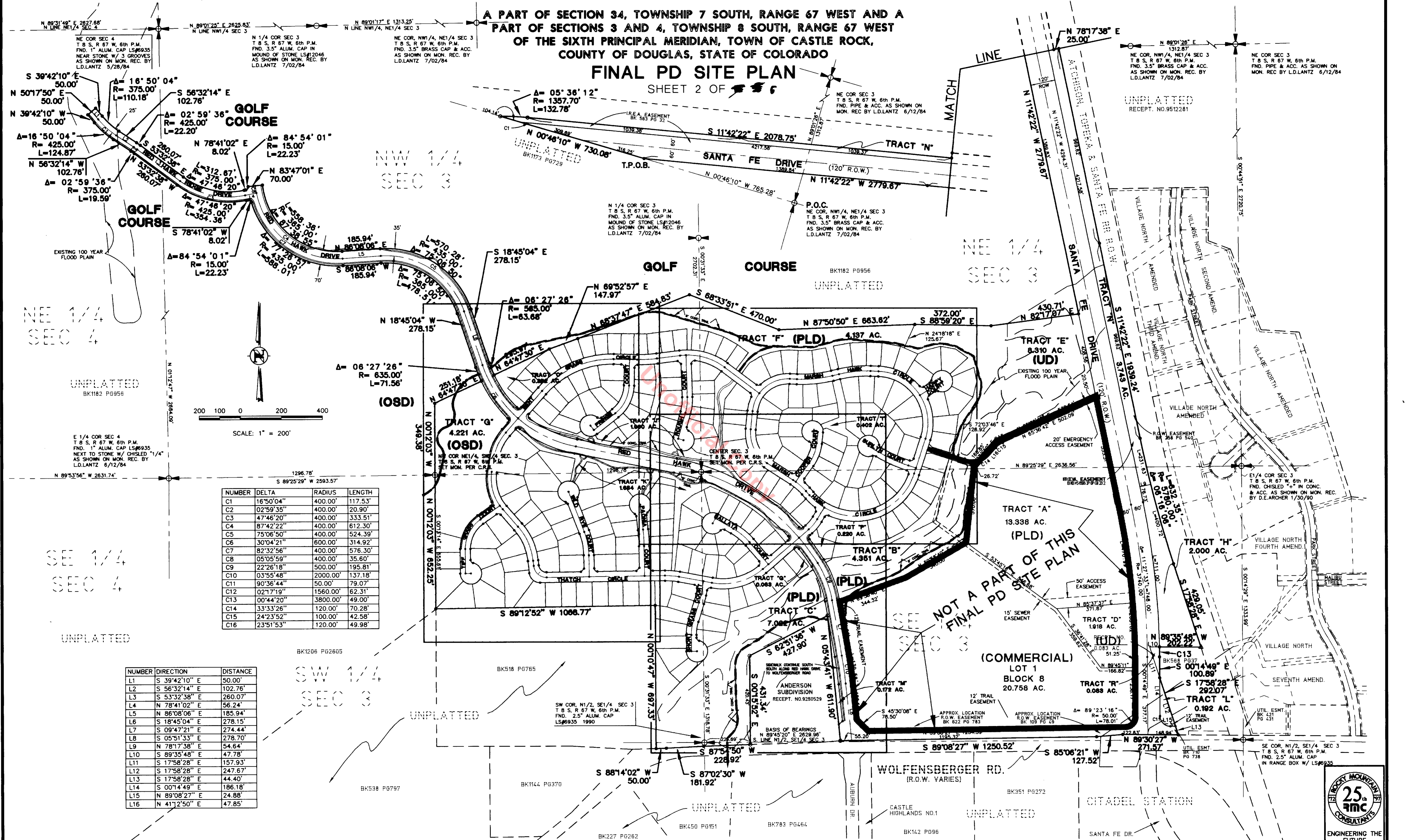
RED HAWK FILING NO. 1
FINAL PD SITE PLAN
SHEET 1 OF 5

RED HAWK FILING NO. 1

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

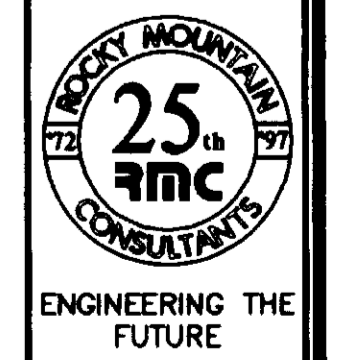
SHEET 2 OF 6



NUMBER	DELTA	RADIUS	LENGTH
C1	16°50'04"	400.00'	117.53'
C2	02°59'36"	425.00'	20.90'
C3	47°46'20"	400.00'	333.51'
C4	87°42'22"	400.00'	612.30'
C5	75°06'50"	400.00'	524.39'
C6	30°04'21"	600.00'	314.92'
C7	82°32'56"	400.00'	576.30'
C8	05°05'59"	400.00'	35.60'
C9	22°26'18"	500.00'	195.81'
C10	03°55'48"	2000.00'	137.18'
C11	90°36'44"	50.00'	79.07'
C12	02°17'19"	1560.00'	62.31'
C13	00°44'20"	3800.00'	49.00'
C14	33°33'26"	120.00'	70.28'
C15	24°23'52"	100.00'	42.58'
C16	23°51'53"	120.00'	49.98'

NUMBER	DIRECTION	DISTANCE
L1	S 39°42'10" E	50.00'
L2	S 56°32'14" E	102.76'
L3	S 53°32'38" E	260.07'
L4	N 78°41'02" E	56.24'
L5	N 86°08'06" E	185.94'
L6	S 18°45'04" E	278.15'
L7	S 09°47'21" E	274.44'
L8	S 05°51'33" E	278.70'
L9	N 78°17'38" E	54.64'
L10	S 89°35'48" E	47.78'
L11	S 17°58'28" E	157.93'
L12	S 17°58'28" E	247.67'
L13	S 17°58'28" E	44.40'
L14	S 00°14'49" E	186.18'
L15	N 89°08'27" E	24.88'
L16	N 41°12'50" E	47.85'

Rocky Mountain Consultants, Inc.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave. Suite 101
 Englewood, CO 80111
 (303) 741-6000
 Date: FEB. '97 Job No. 0985.010.00 FAX (303) 741-6106

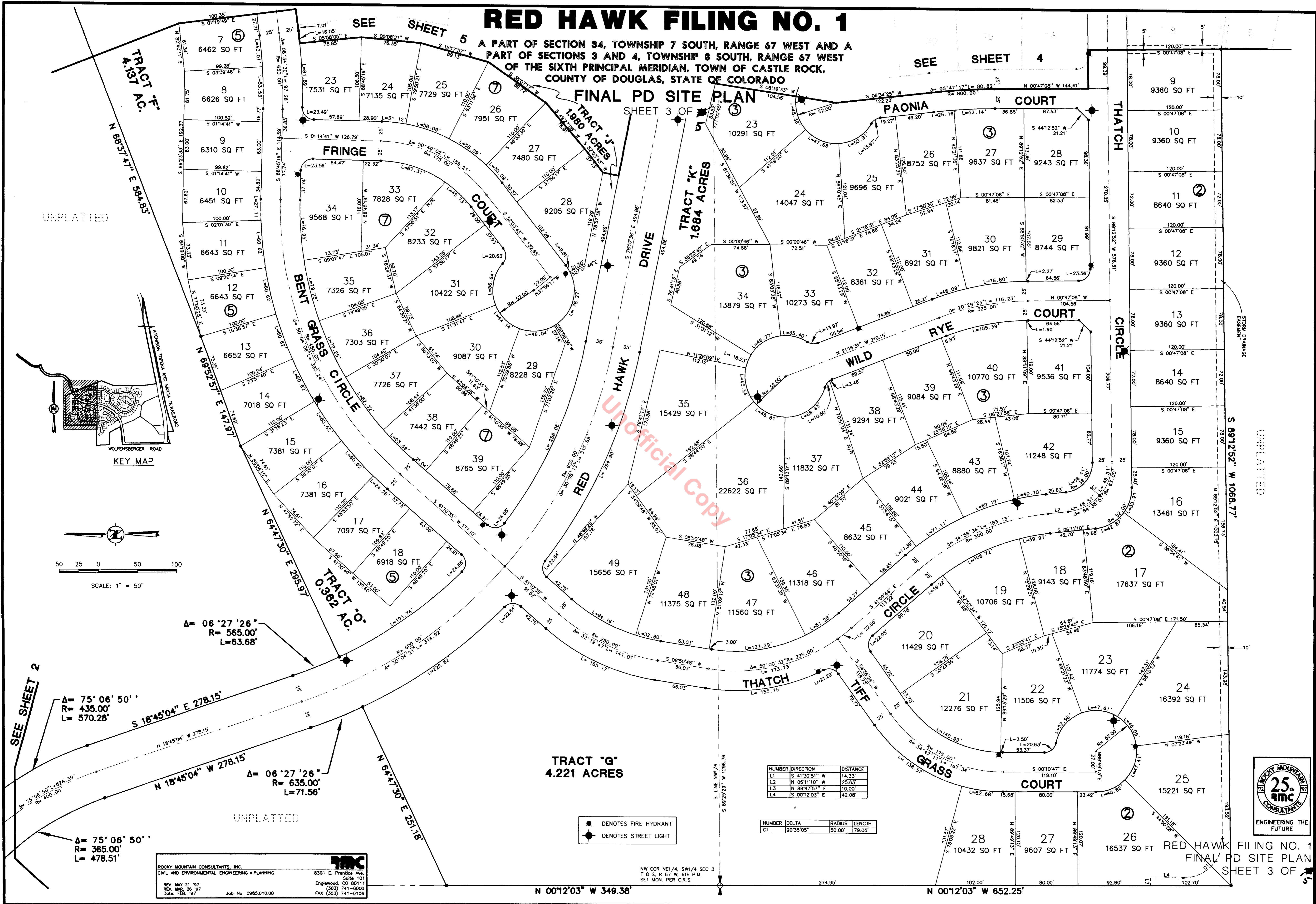


RED HAWK FILING NO. 1

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

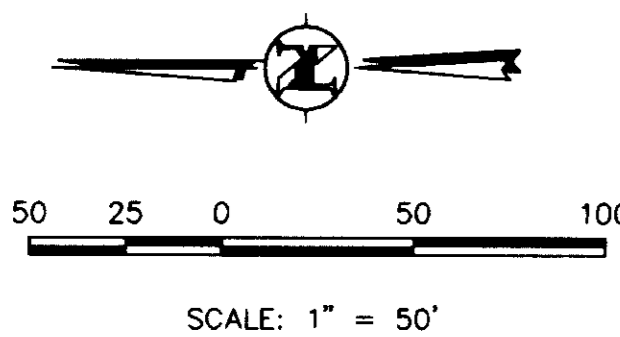
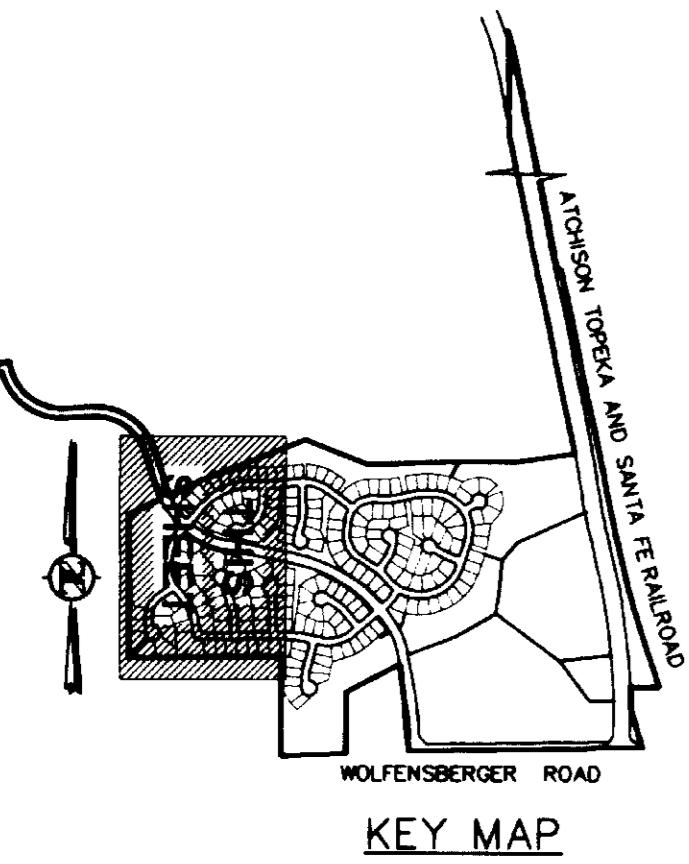
SHEET 3 OF 5



UNPLATTED

UNPLATTED

UNPLATTED



$$\Delta = 06^{\circ}27'26''$$

$$R = 565.00'$$

$$L = 63.68'$$

$$\Delta = 75^{\circ}06'50''$$

$$R = 435.00'$$

$$L = 570.28'$$

$$\Delta = 06^{\circ}27'26''$$

$$R = 635.00'$$

$$L = 71.56'$$

$$\Delta = 75^{\circ}06'50''$$

$$R = 365.00'$$

$$L = 478.51'$$

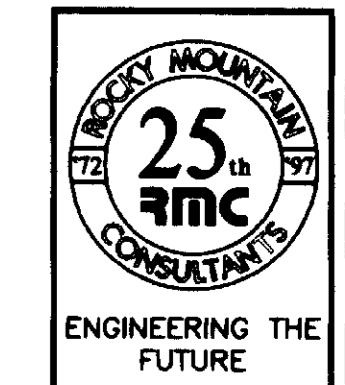
NUMBER	DIRECTION	DISTANCE
L1	S 41°30'51" W	14.33'
L2	N 08°11'10" W	25.63'
L3	N 89°47'57" E	10.00'
L4	S 00°12'03" E	42.08'

NUMBER	DELTA	RADIUS	LENGTH
C1	90°35'05"	50.00'	79.05'

- DENOTES FIRE HYDRANT
- DENOTES STREET LIGHT

ROCKY MOUNTAIN CONSULTANTS, INC. **TRMC**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave., Suite 101
 Englewood, CO 80111
 REV. MAY 21 '97
 REV. MAR. 26 '97
 Date: FEB. '97
 Job No. 0965.010.00
 FAX (303) 741-6106

NW COR NE1/4, SW1/4 SEC 3
 T 8 S., R 67 W., 6th P.M.
 SET MON. PER C.R.S.



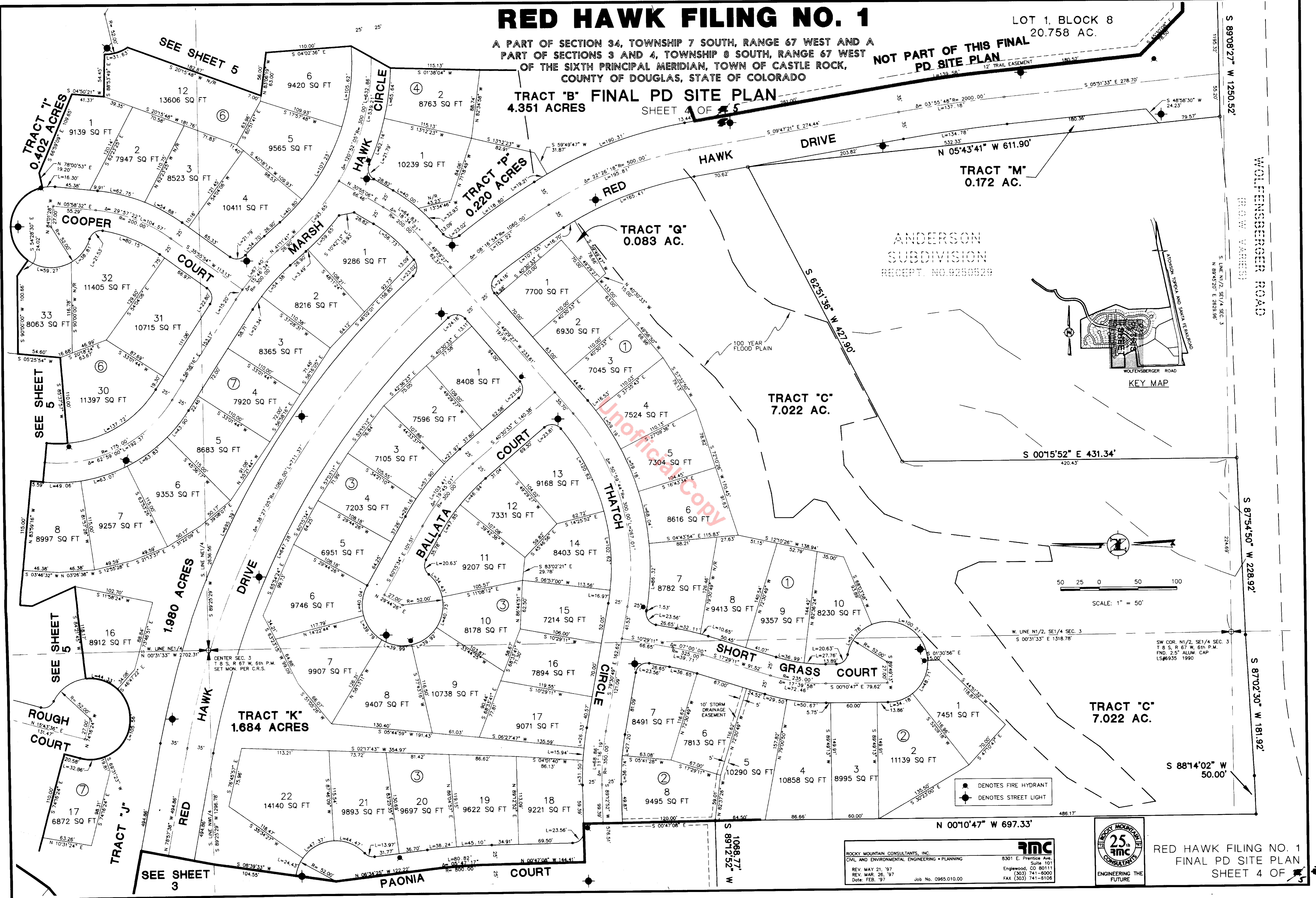
RED HAWK FILING NO. 1
 FINAL PD SITE PLAN
 SHEET 3 OF 5

RED HAWK FILING NO. 1

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LOT 1, BLOCK 8
20.758 AC.
NOT PART OF THIS FINAL PD SITE PLAN

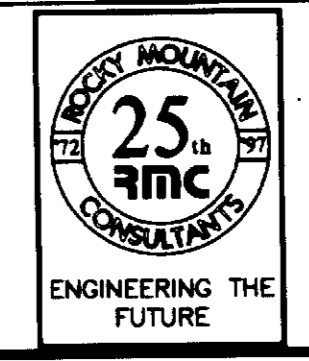
TRACT 'B' FINAL PD SITE PLAN
4.351 ACRES
SHEET 4 OF 5



● DENOTES FIRE HYDRANT
● DENOTES STREET LIGHT

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
REV. MAY 21, '97
REV. MAR. 26, '97
Date: FEB. '97
Job No. 0965.010.00

RMC
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106



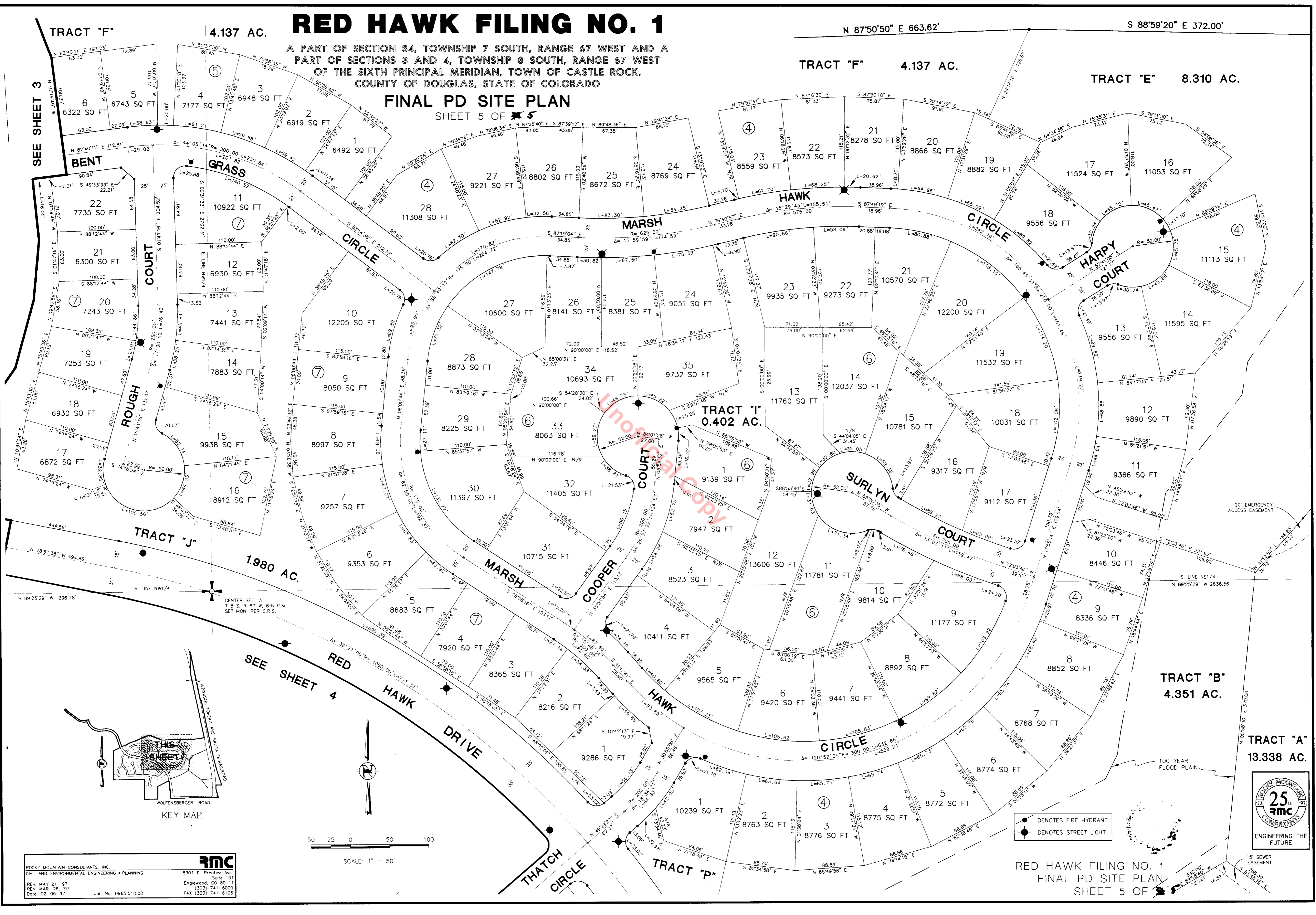
RED HAWK FILING NO. 1
FINAL PD SITE PLAN
SHEET 4 OF 5

RED HAWK FILING NO. 1

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 5 OF 5



TRACT "F" 4.137 AC.

TRACT "F" 4.137 AC.

TRACT "E" 8.310 AC.

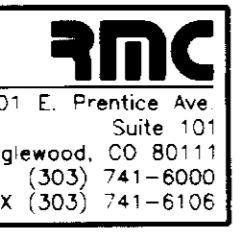
TRACT "J" 1.980 AC.

TRACT "I" 0.402 AC.

TRACT "B" 4.351 AC.

TRACT "A" 13.338 AC.

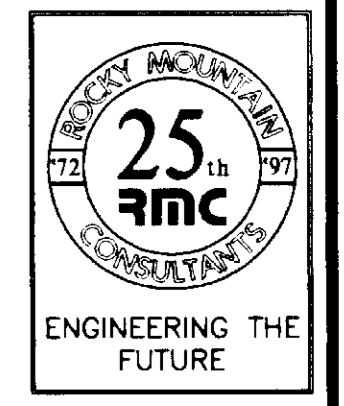
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
REV. MAY 21, '97
REV. MAR. 26, '97
Date: 02-05-97
Job No: 0965.010.00



SCALE: 1" = 50'

- DENOTES FIRE HYDRANT
- DENOTES STREET LIGHT

RED HAWK FILING NO. 1
FINAL PD SITE PLAN
SHEET 5 OF 5



ENGINEERING THE FUTURE