

2005036994 26 PGS

2005036994
04/28/2005 10:59 AM

PLAT IDENTIFICATION SHEET

✓ Lennar Colorado, LLC

GRANTOR(owner)

✓ Red Hawk 3 Preliminary Plat/Final PD Site Plan

GRANTEE(name of plat)

Red Hawk

Subdivision/Condo Name

3

Filing

Phase

Lot

Building

Block

Unit

✓ 3, 4	8	67
✓ 34	7	67

OLD LEGAL(Section)

(Township)

(Range)

B1411 P118

9806548

99029101

9615290

970684

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

RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST, THE NORTH HALF OF SECTION 3, AND THE NORTHEAST QUARTER OF SECTION 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:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 3;
THENCE NORTH 89°01'20" EAST ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 1,313.16 FEET;
THENCE NORTH 00°38'55" WEST A DISTANCE OF 763.97 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SANTA FE DRIVE;
THENCE SOUTH 11°42'53" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 1,023.41 FEET TO THE NORTHERLY LINES OF THE PARCELS DESCRIBED IN BOOK 1411 AT PAGE 118;
THENCE ALONG SAID NORTHERLY LINES THE FOLLOWING FORTY-NINE (49) COURSES;

1. THENCE NORTH 44°37'38" WEST A DISTANCE OF 106.02 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 104°41'17", A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 310.62 FEET (CHORD BEARS SOUTH 83°01'44" WEST, 269.18 FEET);
3. THENCE SOUTH 30°41'05" WEST A DISTANCE OF 393.54 FEET;
4. THENCE SOUTH 50°56'25" WEST A DISTANCE OF 72.93 FEET;
5. THENCE SOUTH 65°45'10" WEST A DISTANCE OF 368.89 FEET;
6. THENCE NORTH 26°31'58" WEST A DISTANCE OF 501.19 FEET;
7. THENCE NORTH 36°24'54" WEST A DISTANCE OF 253.42 FEET;
8. THENCE SOUTH 89°01'14" WEST A DISTANCE OF 479.92 FEET;
9. THENCE SOUTH 37°29'26" WEST A DISTANCE OF 239.38 FEET;
10. THENCE SOUTH 55°55'51" WEST A DISTANCE OF 148.32 FEET;
11. THENCE SOUTH 72°22'39" WEST A DISTANCE OF 333.79 FEET;
12. THENCE NORTH 03°16'29" EAST A DISTANCE OF 103.23 FEET TO A POINT OF CURVATURE;
13. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 102°11'47", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 312.14 FEET (CHORD BEARS NORTH 47°49'25" WEST, 272.38 FEET);
14. THENCE SOUTH 81°04'41" WEST A DISTANCE OF 149.92 FEET TO A POINT OF CURVATURE;
15. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 58°19'05", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 178.12 FEET (CHORD BEARS SOUTH 51°55'09" WEST, 170.53 FEET);
16. THENCE SOUTH 22°45'36" WEST A DISTANCE OF 223.92 FEET;
17. THENCE SOUTH 09°00'52" WEST A DISTANCE OF 20.44 FEET TO A POINT OF CURVATURE;
18. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°48'56", A RADIUS OF 435.00 FEET, AND AN ARC LENGTH OF 438.95 FEET (CHORD BEARS SOUTH 37°55'20" WEST, 420.56 FEET);
19. THENCE SOUTH 66°49'48" WEST A DISTANCE OF 217.40 FEET TO A POINT OF CURVATURE;
20. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 73°02'48", A RADIUS OF 365.00 FEET, AND AN ARC LENGTH OF 465.34 FEET (CHORD BEARS SOUTH 30°18'24" WEST, 434.46 FEET) TO A POINT OF NON-TANGENCY;
21. THENCE SOUTH 83°46'48" WEST A DISTANCE OF 70.00 FEET;
22. THENCE NORTH 05°35'27" WEST A DISTANCE OF 9.51 FEET;
23. THENCE NORTH 34°33'23" WEST A DISTANCE OF 688.20 FEET;
24. THENCE NORTH 28°01'18" WEST A DISTANCE OF 192.36 FEET;
25. THENCE NORTH 13°17'11" WEST A DISTANCE OF 288.99 FEET;
26. THENCE NORTH 13°18'41" WEST A DISTANCE OF 122.10 FEET;
27. THENCE NORTH 40°43'42" WEST A DISTANCE OF 73.33 FEET;
28. THENCE NORTH 89°31'46" WEST A DISTANCE OF 81.40 FEET;
29. THENCE SOUTH 51°48'17" WEST A DISTANCE OF 251.17 FEET;
30. THENCE SOUTH 39°15'19" WEST A DISTANCE OF 916.08 FEET;
31. THENCE SOUTH 23°08'31" EAST A DISTANCE OF 30.62 FEET TO A POINT OF CURVATURE;
32. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66°59'33", A RADIUS OF 300.00 FEET, AND AN ARC LENGTH OF 350.77 FEET (CHORD BEARS SOUTH 56°36'18" EAST, 331.13 FEET) TO A POINT OF NON-TANGENCY;
33. THENCE NORTH 39°16'28" EAST A DISTANCE OF 970.16 FEET TO A POINT OF NON-TANGENCY CURVATURE;
34. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°41'36", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 170.11 FEET, (CHORD BEARS SOUTH 81°33'45" EAST, 163.49 FEET);
35. THENCE NORTH 70°35'27" EAST A DISTANCE OF 256.16 FEET;
36. THENCE SOUTH 13°28'27" EAST A DISTANCE OF 502.64 FEET;
37. THENCE SOUTH 39°42'13" EAST A DISTANCE OF 77.02 FEET;
38. THENCE SOUTH 50°17'47" WEST A DISTANCE OF 50.00 FEET;
39. THENCE SOUTH 83°58'07" WEST A DISTANCE OF 366.49 FEET;
40. THENCE SOUTH 35°22'10" WEST A DISTANCE OF 661.42 FEET;
41. THENCE SOUTH 53°32'02" WEST A DISTANCE OF 101.15 FEET;
42. THENCE NORTH 83°14'41" WEST A DISTANCE OF 500.00 FEET;
43. THENCE NORTH 08°01'09" EAST A DISTANCE OF 327.14 FEET TO A POINT OF NON-TANGENT CURVATURE;
44. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°58'02", A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 201.39 FEET, (CHORD BEARS NORTH 51°00'34" WEST, 198.62 FEET) TO A POINT OF NON-TANGENCY;
45. THENCE SOUTH 35°11'59" WEST A DISTANCE OF 346.59 FEET;
46. THENCE SOUTH 21°41'30" WEST A DISTANCE OF 519.46 FEET;
47. THENCE SOUTH 26°36'29" WEST A DISTANCE OF 596.79 FEET;
48. THENCE SOUTH 14°12'54" WEST A DISTANCE OF 159.44 FEET TO A POINT OF CURVATURE;
49. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 64°52'51", A RADIUS OF 180.00 FEET, AND AN ARC LENGTH OF 203.83 FEET (CHORD BEARS SOUTH 18°13'32" EAST, 193.11 FEET) TO A POINT OF NON-TANGENCY ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;
- THENCE NORTH 89°53'59" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 167.68 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER;
- THENCE NORTH 01°08'05" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 2,657.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4;
- THENCE NORTH 89°31'53" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2,627.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3;
- THENCE NORTH 89°01'18" EAST ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 2,625.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,714,472.43 SQUARE FEET OR 108.229 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARING ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED PLS 12046 AT THE NORTH QUARTER CORNER AND BY A 3-1/4" ALUMINUM CAP STAMPED TST PLS 12046 AT THE EAST 1/16 CORNER BETWEEN SECTIONS 3 AND 34 BEARING NORTH 89°01'20" EAST, 1313.16 FEET.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS RED HAWK FILING NO. 3 IN THE TOWN OF CASTLE ROCK.

Blaine W. Garrett
LENNAR COLORADO, LLC
SIGNED THIS 4th DAY OF March, 2005

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March, 2005 BY Blaine W. Garrett AS Vice President OF

WITNESS MY HAND AND OFFICIAL SEAL

Monica Lynn Berry
NOTARY PUBLIC

3/10/05
MY COMMISSION EXPIRES



TITLE CERTIFICATION

I, Ann H. Weldon, BEING AN AUTHORIZED REPRESENTATIVE OF North American Title Co. TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 4th DAY OF March, 2005

Ann H. Weldon, V.P.
AUTHORIZED REPRESENTATIVE

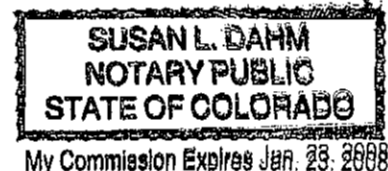
North American Title Co.
TITLE INSURANCE COMPANY

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March, 2005 BY Ann H. Weldon AS Vice President OF North American Title Company.

WITNESS MY HAND AND OFFICIAL SEAL

Susan L. Dahm
NOTARY PUBLIC

1/23/2008
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I, John P. Morrison, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

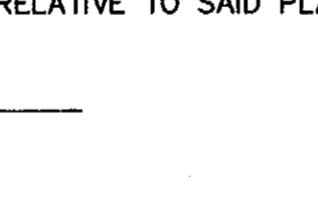
John P. Morrison
JOHN P. MORRISON
PLS NO. 24669



STATEMENT FOR CIVIL ENGINEER

I HEREBY AFFIRM THAT THESE PRELIMINARY PLAT/FINAL PD SITE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

James R. Landry
JAMES R. LANDRY
PE NO. 35695



PLANNING COMMISSION RECOMMENDATION

THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR RED HAWK FILING NO. 3 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 16th DAY OF December, 2004.

ATTEST:
Art Corwin
CHAIRMAN DATE DIRECTOR OF DEVELOPMENT SERVICES DATE
18 March 3-15-05

TOWN COUNCIL APPROVAL

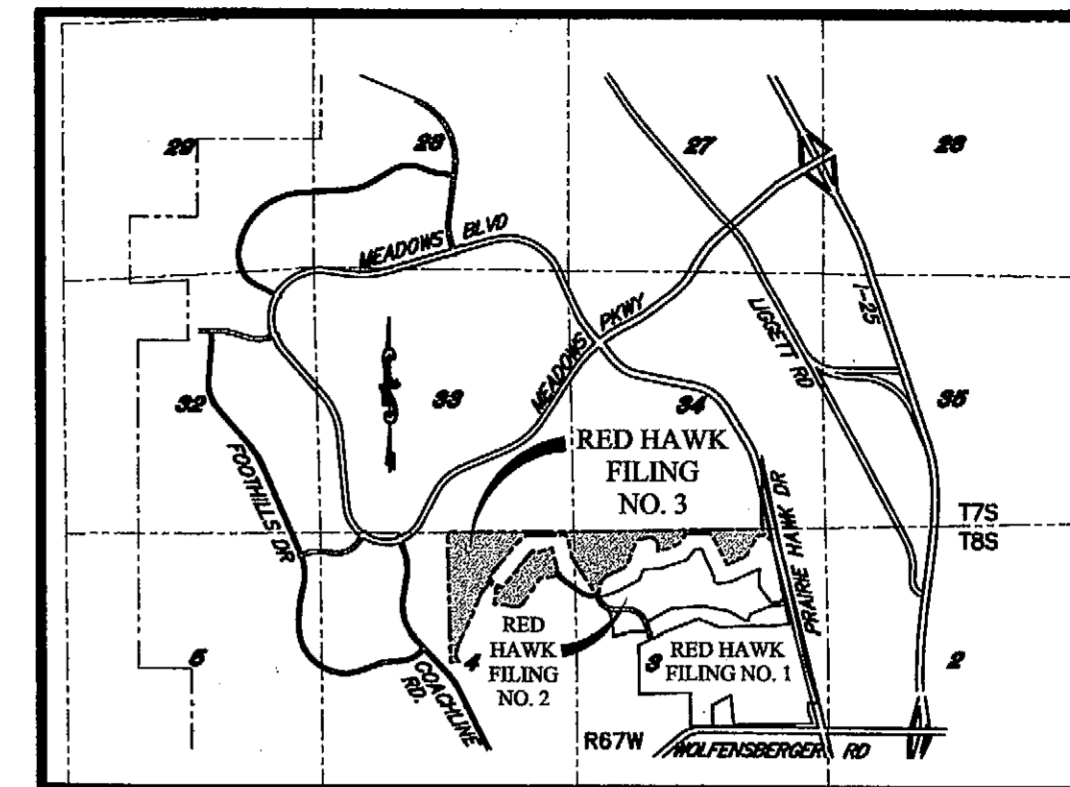
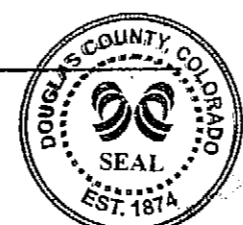
THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR RED HAWK FILING NO. 3 WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21st DAY OF December, 2004.

Wally A. Mun
WALLY A. MUN
TOWN CLERK
DATE 4-27-05

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:21 O'CLOCK AM/PM, ON THE 28th DAY OF April, 2005. RECEPTION NUMBER 2005036994

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Lilayne Lee*
DEPUTY



VICINITY MAP
SCALE: 1"=4000'
0 2000 4000 8000

SITE DATA

SINGLE FAMILY DETACHED, BLOCKS 1-10

1. NUMBER OF LOTS.....193
2. GROSS DENSITY.....1.78 LOT/ACRE
3. LAND USE.....RESIDENTIAL
4. BUILDING TYPE.....SINGLE FAMILY DETACHED
5. ROADWAY AREA (LOCAL & COLLECTOR ROW)...660,562sf/15.16ac/14.0% total area
6. LOT AREA.....2,011,979sf/46.19ac/42.7% total area
7. PRIVATE OPEN SPACE.....362,501sf/8.32ac/7.7% total area (TRACTS C,D,F,H,I,K,L & M)
8. PUBLIC OPEN SPACE.....1,230,381sf/28.25ac/26.1% total area (TRACTS A,B,E & J)
9. PUBLIC LAND DEDICATION.....449,049sf/10.31ac/9.5% total area (TRACT G)
10. TOTAL PLAN AREA.....4,714,472sf/108.23ac/100% total area (LOTS, OPEN SPACE, PLD, & ROW)
11. MINIMUM LOT AREA.....7,428sf/0.17ac
12. MAXIMUM LOT AREA.....19,262sf/0.44ac
13. AVERAGE LOT AREA.....10,425sf/0.24ac

TRACT	SQ. FT.	ACRES	PROPOSED OWNERSHIP	MAINTENANCE	USAGE TYPE
TRACT "A"	994,245	22.82	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE
TRACT "B"	70,151	1.61	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE
TRACT "C"	7,062	0.16	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "D"	62,340	1.43	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "E"	106,593	2.45	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE
TRACT "F"	9,343	0.21	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "G"	449,049	10.31	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK*	PUBLIC LAND DEDICATION
TRACT "H"	27,578	0.63	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "I"	26,285	0.60	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "J"	59,392	1.36	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE
TRACT "K"	11,163	0.26	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "L"	135,670	3.11	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE
TRACT "M"	83,060	1.91	HOMEOWNER ASSOCIATION	HOMEOWNER ASSOCIATION	PRIVATE OPEN SPACE

* IRRIGATED NATIVE SEED AREAS IN TRACT "G" ALONG RED HAWK DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.



PREPARED FOR/ PROPERTY OWNER:

LENNAR COLORADO, LLC
9990 PARK MEADOWS DRIVE
LONE TREE, CO 80124
CONTACT: BLAINE GARRETT
PHONE: (303) 754-0658
FAX: (303) 221-1436



LAND PLANNER:

PLAN WEST INC.
6130 GREENWOOD PLAZA BLVD.
SUITE 110
GREENWOOD VILLAGE, CO 80111
CONTACT: CHRIS PULASKI
PHONE: (303) 741-1411
FAX: (303) 741-1492



CIVIL ENGINEER:

RG CONSULTING ENGINEERS, INC.
1331 17th STREET
SUITE 710
DENVER, CO 80202
CONTACT: JIM LANDRY
PHONE: (303) 293-8107
FAX: (303) 293-8106



SURVEYOR:

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST
SUITE F-120
ENGLEWOOD, CO 80112
CONTACT: JACK MORRISON
PHONE: (303) 925-0544
FAX: (303) 925-0547

SHEET INDEX

- SHEET 1 OF 25
- SHEET 2 OF 25
- SHEET 3 OF 25
- SHEET 4 OF 25
- SHEET 5 OF 25
- SHEET 6-10 OF 25
- SHEET 11-15 OF 25
- SHEET 16-22 OF 25
- SHEET 23-24 OF 25
- SHEET 25 OF 25

- COVER SHEET
- GENERAL NOTES
- ZONING MAP
- OVERALL PLAN
- PHASING PLAN
- SITE PLAN AND PRELIMINARY UTILITY PLAN
- PRELIMINARY GRADING
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- PRELIMINARY IRRIGATION PLAN

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

1-800-922-1987

SCALE VERIFICATION
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DATE	DESCRIPTION

rg consulting engineers, inc.

1331 17th Street • Suite 710 • Denver, Colorado 80202
(303) 293-8107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
COVER SHEET

presented by
Contact: Blaine W. Garrett
Lennar Colorado, LLC
9990 Park Meadows Dr - Lone Tree, Co. 80124-3057-0600

DRAWN BY: TLK	DESIGNED BY: CW
JOB NUMBER: 787.0003	DATE: 3/2/05
DRAWING NO: RH01FPD	SHEET NO: 1 of 25

RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

1. THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF TWO (2) FEET.
2. THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY RG CONSULTING ENGINEERS, AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
3. ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 8'; SIDE LOT AT R.O.W. 8'; SIDE LOT BETWEEN LOTS 5'; REAR LOT 10'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS 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.
4. ALL PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER), INCLUDING THOSE LOCATED IN PRIVATE TRACTS, SHALL HAVE SPECIFIC EASEMENTS DEDICATED TO THE TOWN OF CASTLE ROCK.
5. THIS SITE IS SUBJECT TO THE 'MITIGATION OF IMPACTS' SECTION OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS AS DETAILED IN SECTION 17.14.060 (C) OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
6. EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN AMENDMENT NO. 1 APPROVED BY THE TOWN COUNCIL ON 3/31/99 AND RECORDED AT RECEPTION NUMBER 99029101.
7. SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
8. STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
9. UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL DESIGN.
10. ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMPS.
11. WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICES ARE GENERALLY LOCATED 10' DOWNHILL FROM THE CENTER OF THE LOT LINE.
12. THERE IS A FLOODPLAIN WITH THIS DEVELOPMENT THAT IS CLEARLY ILLUSTRATED BY FIRM PANEL NUMBER 080049 0170C. IT SHOWS FLOOD HAZARD IN LOTS 10-15 BLOCK 6. FIRM PANEL NUMBER 0800490 188C SHOWS NO FLOOD HAZARD AREA WITHIN THIS DEVELOPMENT. EACH MAP COVERS A PORTION OF THE SITE.
13. TRACT G IS PUBLIC LAND DEDICATION TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK FOR POSSIBLE FUTURE USE AS A SCHOOL OR PARK.
14. TRACTS A, B, E AND J ARE PUBLIC OPEN SPACE TO BE USED FOR PUBLIC ACCESS AND OTHER PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
15. TRACTS C, D, F, H, I, K, L AND M ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOME OWNERS ASSOCIATION FOR RED HAWK FILING NO. 3 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.
16. GRADING AND CONSTRUCTION EASEMENTS ARE TO BE DEDICATED OVER TRACTS B, C, E, AND H FOR THE PURPOSE OF GRADING AND IMPROVEMENTS AS REQUIRED BY THE TOWN OF CASTLE ROCK. THE EASEMENTS WILL BE DEDICATED AT THE TIME OF FINAL PLAT.
17. THE BUILDER WILL ATTEMPT TO LOCATE THE GARAGE PORTION OF THE HOUSE ACROSS FROM INTERSECTING STREETS.
18. 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN, EXCEPT THAT TREES WHICH ARE PLANTED IN MEDIAN ISLANDS MUST BE LIMBED UP A MINIMUM OF 8' ABOVE FLOWLINE AT MATURITY AND OTHER PLANT MATERIAL SHALL NOT EXCEED 24" IN HEIGHT ABOVE TRAVELED WAY IN AND AROUND MEDIAN INTERSECTIONS TO FACILITATE ADEQUATE SIGHT DISTANCE.
19. THE FOLLOWING LOTS ARE WITHIN THE MINOR SKYLINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATION: LOTS 7,16,17,22 BLOCK 1; LOTS 4,23,24 BLOCK 2; LOT 6 BLOCK 3; LOTS 1,3,4,16,17,18 BLOCK 6; LOTS 4,21,22 BLOCK 7; LOTS 3,11,12,17-20 BLOCK 9; AND LOTS 1-3,6-8 BLOCK 10.
20. THE FOLLOWING LOTS ARE WITHIN THE MODERATE SKYLINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATION: LOTS 8-15,23,24 BLOCK 1; LOTS 5-22 BLOCK 2; LOTS 25-35 BLOCK 3; LOTS 1-3,23 BLOCK 7; LOTS 1,2 BLOCK 8; AND LOTS 4-7,13-16 BLOCK 9.
21. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.

22. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MNC, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
23. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
24. LOTS 4-11 BLOCK 8 ARE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS. THE SPRINKLER SYSTEMS MUST BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES AND MUST BE SERVICED BY QUALIFIED PERSONNEL ON AN ANNUAL BASIS. IN ORDER TO PROVIDE FOR IMMEDIATE NOTIFICATION OF A SPRINKLER WATER FLOW, SYSTEMS MUST BE MONITORED OFF-SITE BY AN APPROVED ALARM MONITORING COMPANY. IT IS RECOMMENDED THAT A KNOX BOX CONTAINING AN ENTRY KEY BE PROVIDED FOR EMERGENCY ACCESS TO HOMES EQUIPPED WITH A FIRE SPRINKLER SYSTEM.
25. NO WETLANDS EXIST WITHIN RED HAWK RIDGE FILING NO. 3
26. THE FUNCTIONAL CLASSIFICATION OF ALL ROADWAYS IS AS FOLLOWS:
 LOCAL TYPE I: MASHIE CIR, TEE BOX CT, IRON SHOT CT, SHORT IRON CT, FAIRWAY WOOD CIR, BENT WEDGE PT, KNOBBIE CIR
 LOCAL TYPE II: RED HAWK RIDGE DR
 MINOR COLLECTOR: RED HAWK DR
27. WHEN CURB TO CURB DIMENSIONS ARE LESS THAN 28', POSTING OF FIRE LANE SIGNS WILL BE REQUIRED ON BOTH SIDES OF THE STREET. ROADWAYS WITH CURB TO CURB DIMENSIONS OF 28' OR GREATER, BUT LESS THAN 34' IN WIDTH, WILL BE REQUIRED TO BE POSTED WITH FIRE LANE SIGNS ON ONE SIDE OF THE STREET. FIRE LANE SIGNS ARE TO BE INSTALLED PER APPLICABLE FIRE DEPARTMENT SPECIFICATIONS.
28. RETAINING WALLS WILL BE BUILT ON TOWN OF CASTLE ROCK OWNED LAND WHEN REQUIRED TO PROVIDE FOR PUBLIC FACILITIES AND/OR TO AVOID ADVERSELY AFFECTING THE EXISTING GOLF COURSE TOPOGRAPHY. EXAMPLES OF PUBLIC FACILITIES INCLUDE BUT ARE NOT LIMITED TO THE GOLF CART UNDERPASS, DETENTION PONDS, PEDESTRIAN PATHS, AND MAINTENANCE AND ACCESS ROADS. MAINTENANCE OF WALLS ON TOWN OWNED LAND WILL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION IMPROVEMENT AGREEMENT THAT WILL BE SUBMITTED WITH THE FINAL PLAT.
29. BLOCK 6, LOT 14 WILL ORIGINALLY BE PLATTED TO CONTAIN A TEMPORARY SANITARY LIFT STATION. AFTER THE LIFT STATION IS DECOMMISSIONED AND ALL STRUCTURES REMOVED FROM THE LOT, THE LOT WILL HAVE A HOME BUILT ON IT THAT MEETS ALL OF THE PROJECT SPECIFICATIONS.

RESIDENTIAL DEVELOPMENT STANDARDS

1. THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
 - A. BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK AND UP TO 48" IN ANY FRONT & REAR SETBACKS.
 - B. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCROACH IN THE REAR SETBACK UP TO 12'.
 - C. REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 5' ABOVE THE GROUND MAY ENCROACH 6' INTO THE REAR YARD SETBACK.
 - D. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - a. FRONT - 20': MAY BE REDUCED TO 10' IF THERE IS A SIDE LOADED GARAGE ORIENTATION.
 - b. REAR - 20': 15' WILL BE ALLOWED WHEN A LOT BACKS ONTO PUBLIC OR PRIVATE OPEN SPACE.
 - c. SIDE INTERIOR LOTS - 5' FOR HOUSES WITH 3 CAR GARAGES. 7.5' FOR HOUSES WITH 2 CAR GARAGES. CORNER LOTS - SIDE TO STREET - 15'.
2. ALL SINGLE FAMILY PLAT PLANS AND LANDSCAPE PLANS MUST SECURE WRITTEN APPROVAL BY THE RED HAWK HOME OWNERS ASSOCIATION PRIOR TO SUBMITTAL FOR A BUILDING PERMIT FOR ANY LOT INCLUDED IN FILING NO. 3. THE REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
3. FENCING TO BE PROVIDED AS SHOWN ON THESE FINAL PD PLANS.
4. STREET TREES AS SHOWN ON THESE FINAL PD PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE, TITLE 17, CHAPTER 17.62.
5. AT LEAST TWO HOUSES FEATURING DISSIMILAR ELEVATIONS MUST BE PLACED BETWEEN HOUSES OF THE SAME ELEVATION ON THE SAME SIDE OF THE STREET OR ACROSS THE STREET FROM EACH OTHER.
6. IF MASONRY IS PROVIDED ON THE FRONT ELEVATION OF A BUILDING, MASONRY SHALL EXTEND AND WRAP AROUND THE SIDE ELEVATIONS BY AT LEAST 2 FEET.
7. HOUSES ADJACENT TO EACH OTHER AND DIRECTLY ACROSS THE STREET FROM EACH OTHER SHALL NOT USE THE SAME COLOR OF PAINT FOR THE BODY OF THE HOUSE.
8. NOT MORE THAN THREE ADJACENT HOMES SHALL HAVE THE SAME FRONT SETBACK AND SAID FRONT SETBACK WHERE VARIED, WILL BE VARIED BY A LEAST 3 FEET.
9. ACCESSORY STRUCTURES SUCH AS PLAY EQUIPMENT STORAGE SHEDS, ETC ARE NOT PERMITTED BEYOND THE FRONT FACE OF THE MAIN STRUCTURE (HOME). THIS DOES NOT INCLUDE DETACHED GARAGES.

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 ADJUST SCALES ACCORDINGLY

NO.	DATE	BY	REVISIONS

rg consulting engineers, inc.
1331 17th Street • Suite 710 • Denver, Colorado 80202
 (303) 293-6107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

GENERAL NOTES
prepared for
 Leppner Colorado, LLC
 8980 Park Meadows Dr - Lone Tree, Co. 80124-3037/54.0600

DRAWN BY: TYP DESIGNED BY: JRL

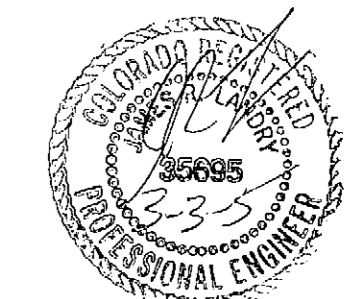
JOB NUMBER: 787.0003

DATE: 3/2/05

SCALE:

DRAWING NAME: RH02FPD

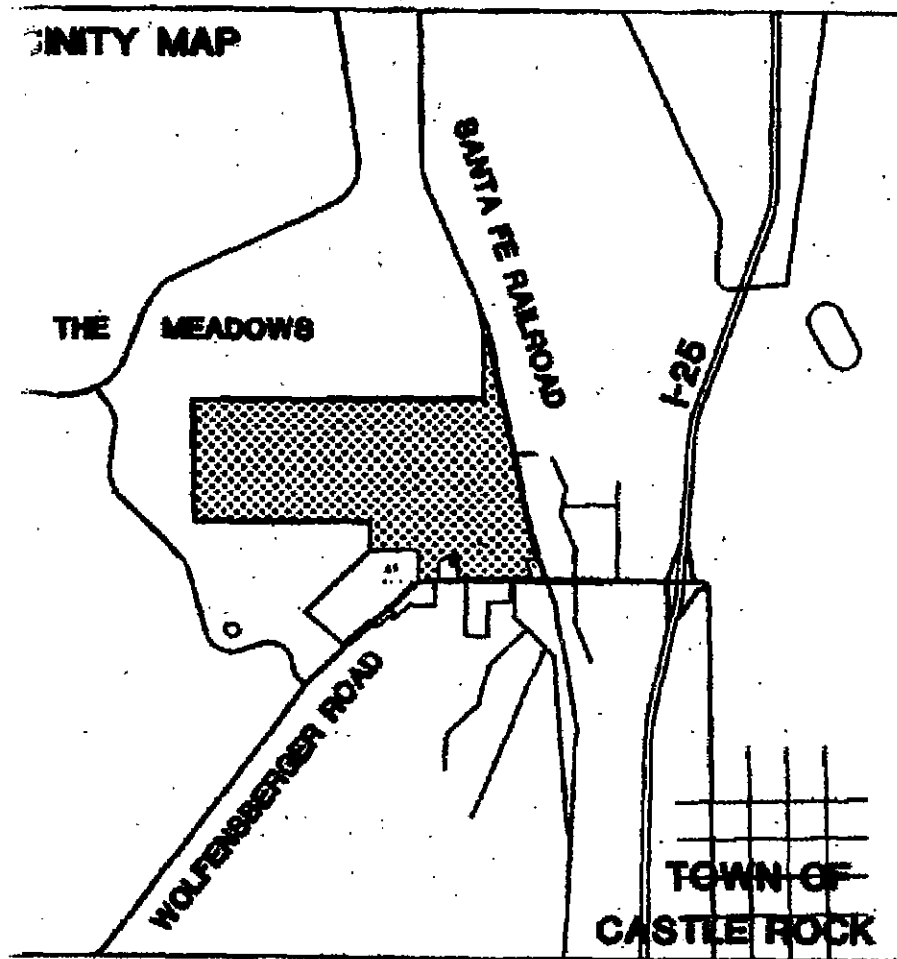
SHEET NO: 2 of 25



7:0003Dwg\Sheilas\FPDP\Final\02.dwg, 03/01/2005 04:20:57 PM, P07595

NOTES

- STREET LIGHTING WILL BE ADDRESSED AT PRELIMINARY PLAT.
- LAND USE PARCEL CONFIGURATION SHOWN ARE APPROXIMATE ONLY. THE SPACES BETWEEN LAND USE PARCELS ARE SHOWN TO HELP SEPARATE AND DELINEATE THE LAND USE PARCELS, AND ARE NOT NECESSARILY INTENDED TO BE "OPEN" OR "BUFFER" AREAS.
- STRUCTURAL DEVELOPMENT IS NOT ALLOWED ABOVE ELEVATION 6410'.
- THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 15.24 OF THE CASTLE ROCK MUNICIPAL CODE AND 24-68-101, et seq., C.R.S., AND ESTABLISHED VESTED PROPERTY RIGHTS. FOR TEN (10) YEARS FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE THE PROPERTY IN ACCORDANCE WITH THIS PLAN.
- LOTS 1,7,12,14,16,17,19,20, AND 22 OF BLOCK 3; LOTS 1,3,4, AND 5 OF BLOCK 4; LOT 5 OF BLOCK 6; LOTS 1 AND 3 OF BLOCK 7 ALL IN RED HAWK FILING NO. 1 ARE NOT A PART OF THIS RED HAWK PRELIMINARY PD SITE PLAN AMENDMENT 1. THE PRELIMINARY PD SITE PLAN FOR RED HAWK FILING NO. 1 WAS FILED FOR THE PUBLIC RECORD ON MARCH 26, 1996 UNDER RECEPTION #9615290, DOUGLAS COUNTY RECORDS. THE FINAL PLAT FOR FILING NO. 1 WAS FILED ON SEPTEMBER 11, 1997, UNDER RECEPTION #9750684, DOUGLAS COUNTY RECORDS. THE FINAL PD SITE PLAN FOR RED HAWK FILING NO. 1 WAS FILED FOR THE PUBLIC RECORD ON FEBRUARY 3, 1998, UNDER RECEPTION #9806548, DOUGLAS COUNTY RECORDS.



RED HAWK

PRELIMINARY PD SITE PLAN, AMEND. NO. 1

A Major Amendment to a Portion of Red Hawk Preliminary PD Site Plan

OWNERS: TOWN OF CASTLE ROCK

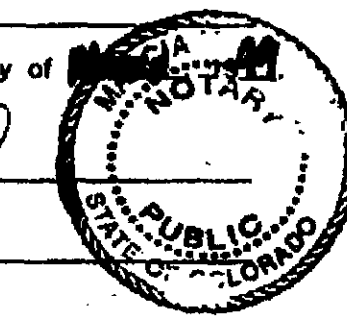
ATTEST: By: *[Signature]*

Subscribed and sworn before me this 28th day of March, 1999

Witness my hand and official seal.

Notary Public *[Signature]*

My Commission expires 5/8/99



U.S. HOME CORPORATION
A DELAWARE CORPORATION

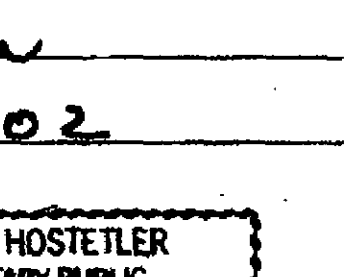
ATTEST: By: *[Signature]*

Subscribed and sworn before me this 28th day of March, 1999

Witness my hand and official seal.

Notary Public *[Signature]*

My Commission expires 10-2-02



SURVEYOR'S CERTIFICATE

JUDY HOSTETLER
NOTARY PUBLIC
STATE OF COLORADO

I, *[Signature]*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE RED HAWK PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



TITLE CERTIFICATION

[Signature] AN AUTHORIZED REPRESENTATIVE OF *[Signature]*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 28th DAY OF March, 1999

[Signature]
AUTHORIZED REPRESENTATIVE

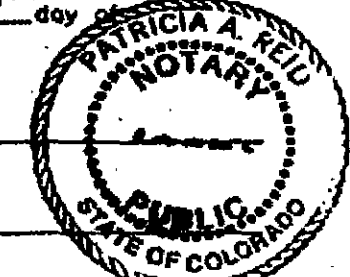
[Signature] of *[Signature]*, Inc.
TITLE INSURANCE COMPANY

State of Colorado)
County of Denver) ss

Subscribed and sworn before me this 28th day of March, 1999

Notary Public *[Signature]*

My Commission expires 5-8-99



TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE RED HAWK PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11TH DAY OF JANUARY, 1999

[Signature] CHAIRMAN 3/31/99 DATE

ATTEST: *[Signature]* 3/29/99 DATE
PLANNING DIRECTOR

B. TOWN COUNCIL APPROVAL:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE RED HAWK PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25TH DAY OF FEBRUARY, 1999

[Signature] 3-31-99 DATE

ATTEST: *[Signature]* 3-31-99 DATE
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) ss

This PD site plan was filed for record in the office of the County Clerk and Recorder of Douglas County at 3:35 PM on the 2nd day of April, 1999, Reception No. 99029101

COUNTY CLERK AND RECORDER
By: *[Signature]* Deputy



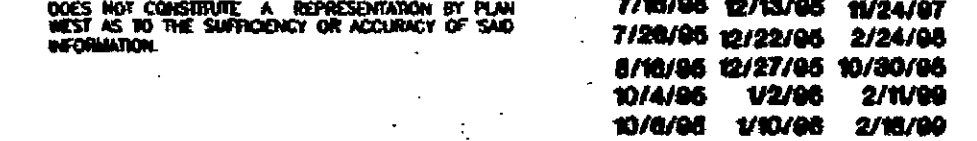
OWNER
U.S. HOME CORPORATION
8000 E. Prentiss Ave.
Denver, CO 80111
(303) 751-1100
Fax: (303) 741-1482

ENGINEER/SURVEYOR
BOBBY MONTGOMERY CONSULTANTS INC.
1000 E. PENNINGTON AVE.
DENVER, CO 80202

PRELIMINARY PD SITE PLAN, AMENDMENT NO. 1
scale 1"=300'
job no 08/98
date 8/4/98
revisions

10/16/98	10/16/98	8/17/97
10/20/98	11/7/98	10/2/97
12/18/98	12/18/98	10/13/97
7/18/98	12/15/98	10/24/97
7/18/98	12/22/98	2/24/98
8/18/98	12/27/98	10/30/98
10/14/98	1/2/99	2/18/99
10/16/98	1/10/99	2/18/99
		3/22/99

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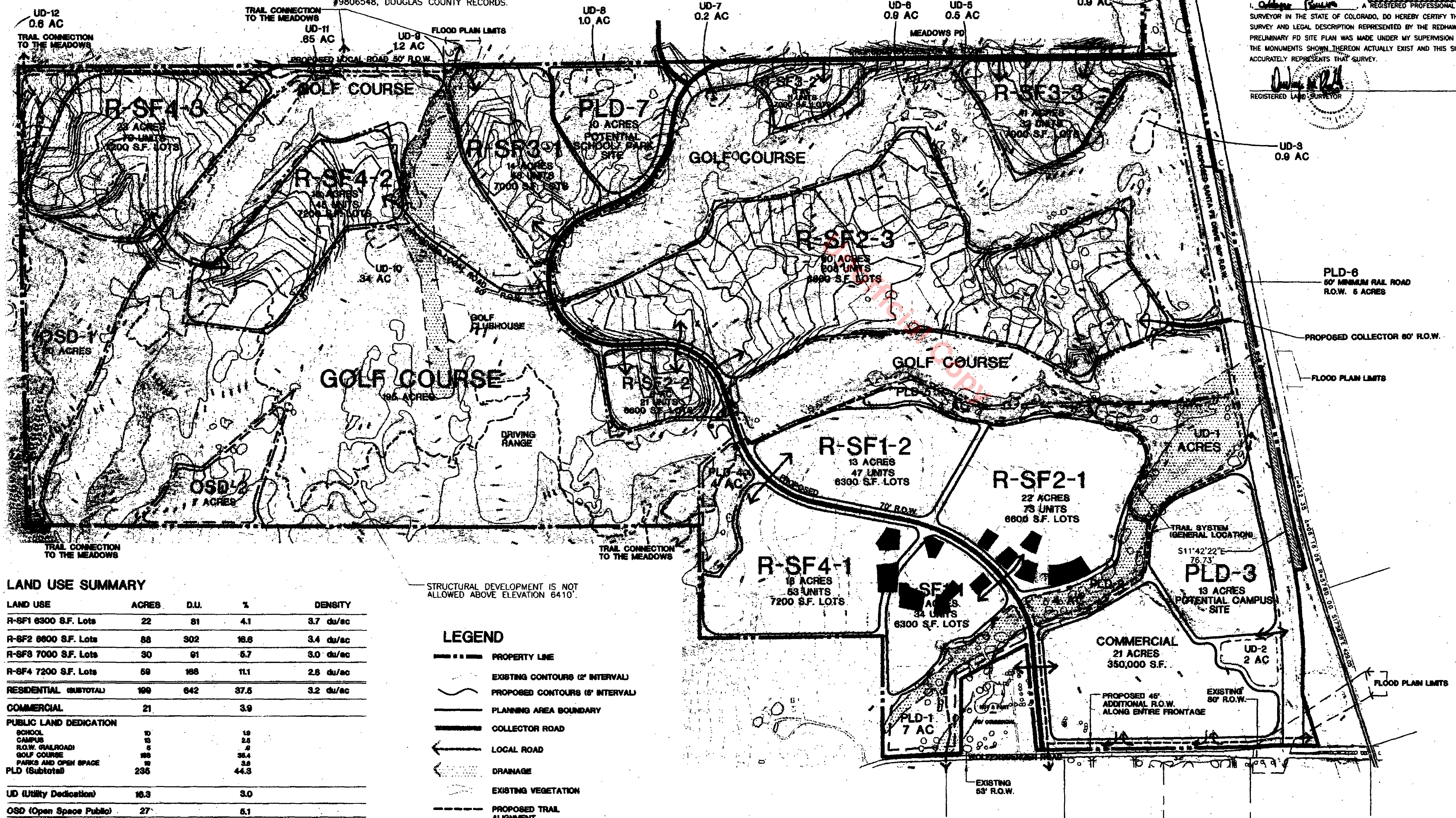


sheet 1-2
SCALE 1" = 300'

3 of 25

RED HAWK

PRELIMINARY PD SITE PLAN, AMEND. NO. 1



LAND USE SUMMARY

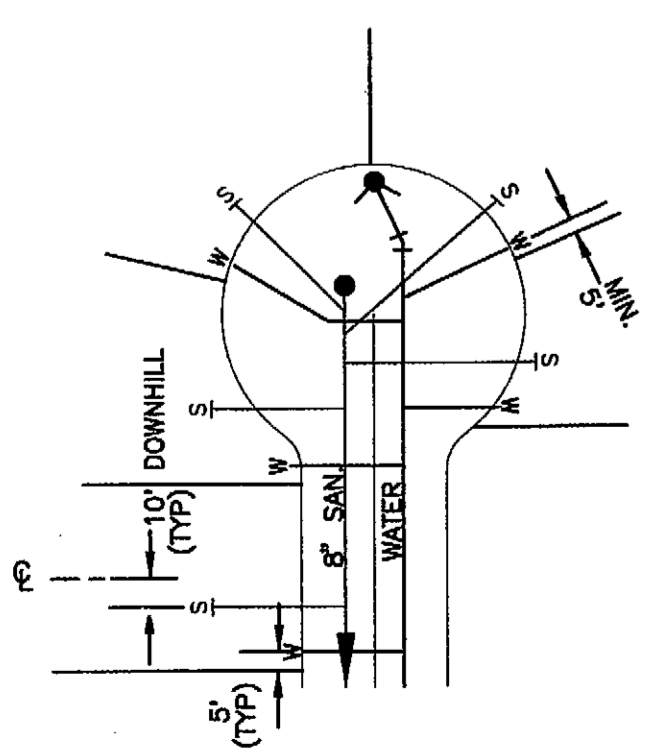
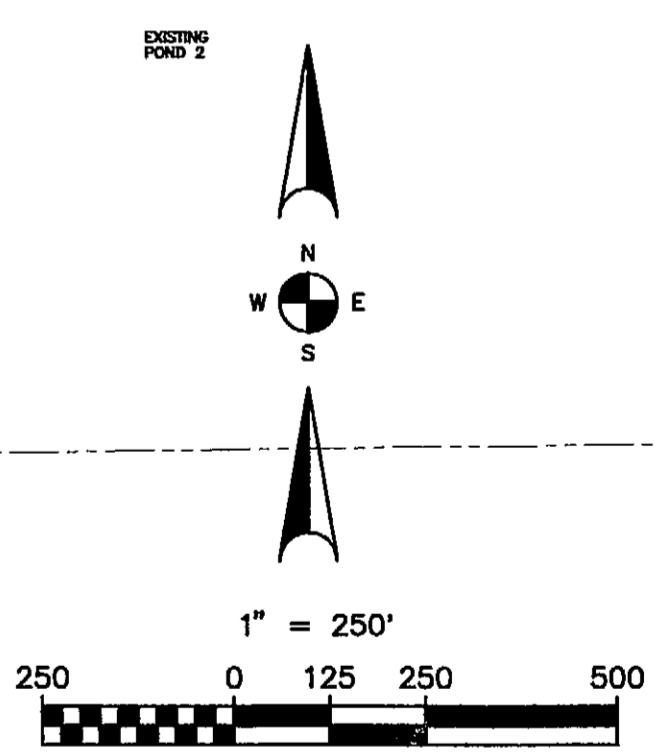
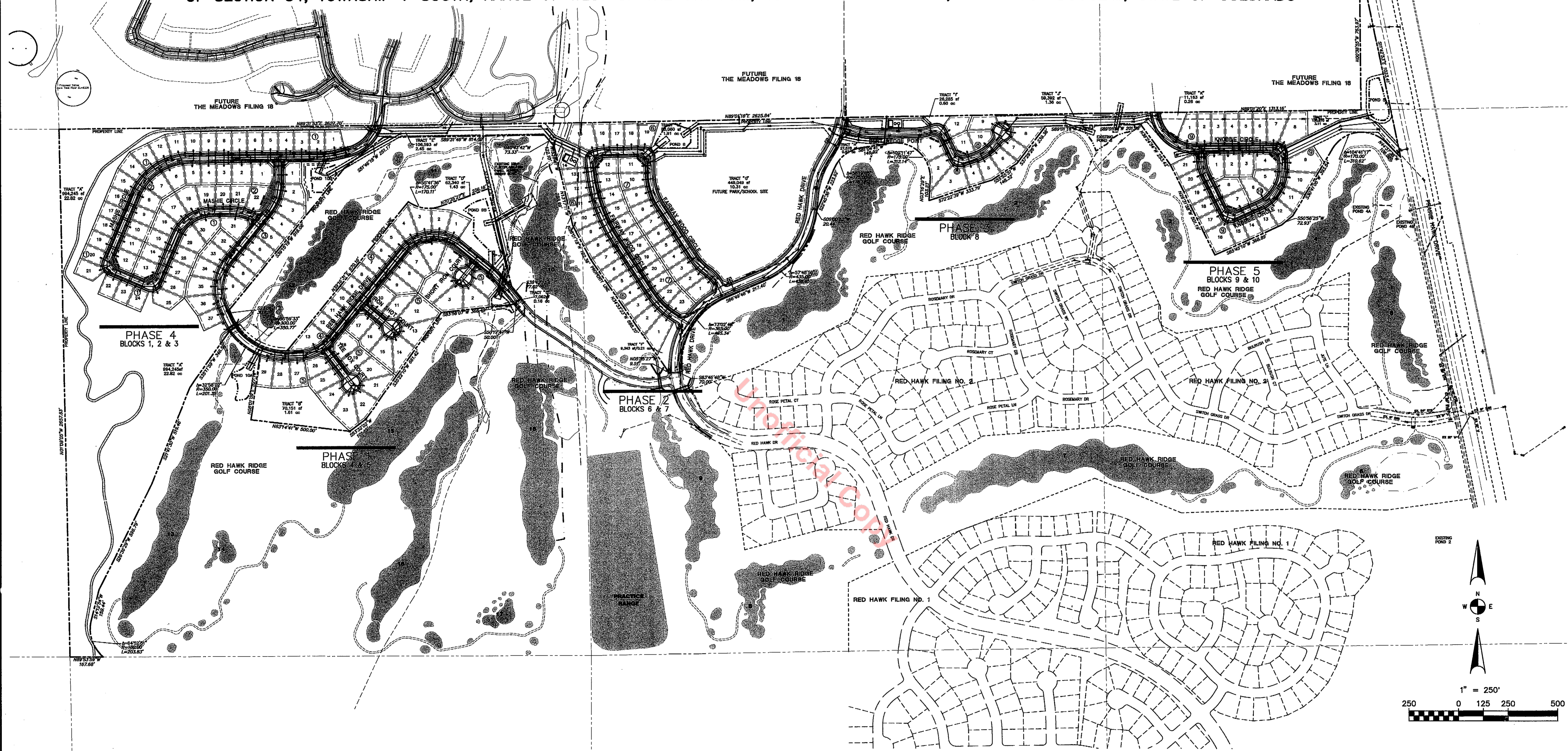
LAND USE	ACRES	D.U.	%	DENSITY
R-SF1 6300 S.F. Lots	22	81	4.1	3.7 du/ac
R-SF2 6800 S.F. Lots	88	302	18.8	3.4 du/ac
R-SF3 7000 S.F. Lots	30	91	5.7	3.0 du/ac
R-SF4 7200 S.F. Lots	69	188	11.1	2.8 du/ac
RESIDENTIAL (Subtotal)	199	642	37.5	3.2 du/ac
COMMERCIAL	21		3.9	
PUBLIC LAND DEDICATION				
SCHOOL CAMPUS	10	19		
R.O.W. (RAILROAD)	5	0		
GOLF COURSE	189	38.4		
PARKS AND OPEN SPACE	30	3.9		
PLD (Subtotal)	235	44.3		
UD (Utility Dedication)	10.3	3.0		
OSD (Open Space Public)	27	5.1		
DEDICATION TOTAL	278	52.4		
R.O.W.	33	6.2		
TOTAL	551	642	100.0	GROSS 1.2 du/ac

STRUCTURAL DEVELOPMENT IS NOT ALLOWED ABOVE ELEVATION 6410'.

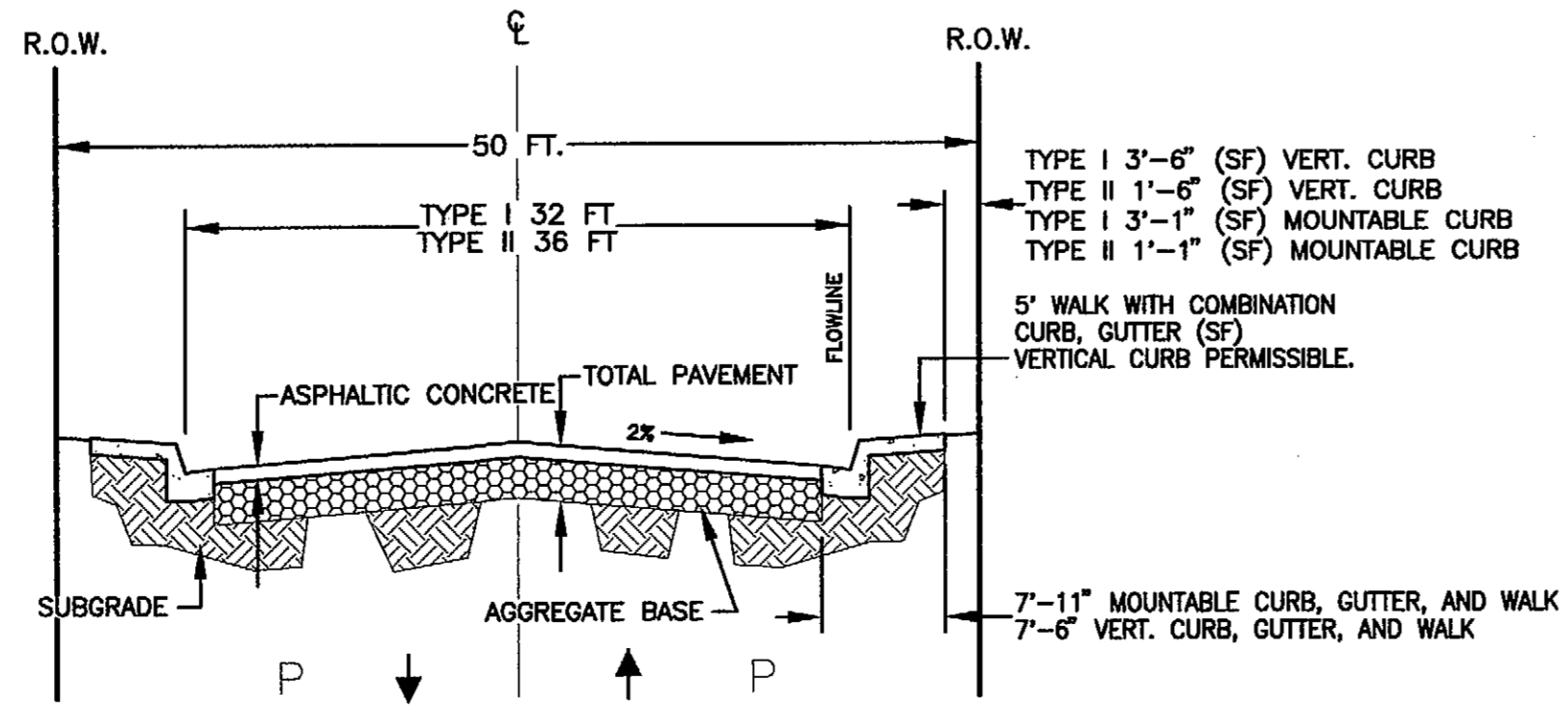
- LEGEND
- PROPERTY LINE
 - EXISTING CONTOURS (2' INTERVAL)
 - PROPOSED CONTOURS (5' INTERVAL)
 - PLANNING AREA BOUNDARY
 - COLLECTOR ROAD
 - LOCAL ROAD
 - DRAINAGE
 - EXISTING VEGETATION
 - PROPOSED TRAIL ALIGNMENT
 - GOLF COURSE BOUNDARY
 - OSD BOUNDARY
 - NOT A PART OF THIS AMENDMENT (SEE NOTE 5 ABOVE)

RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

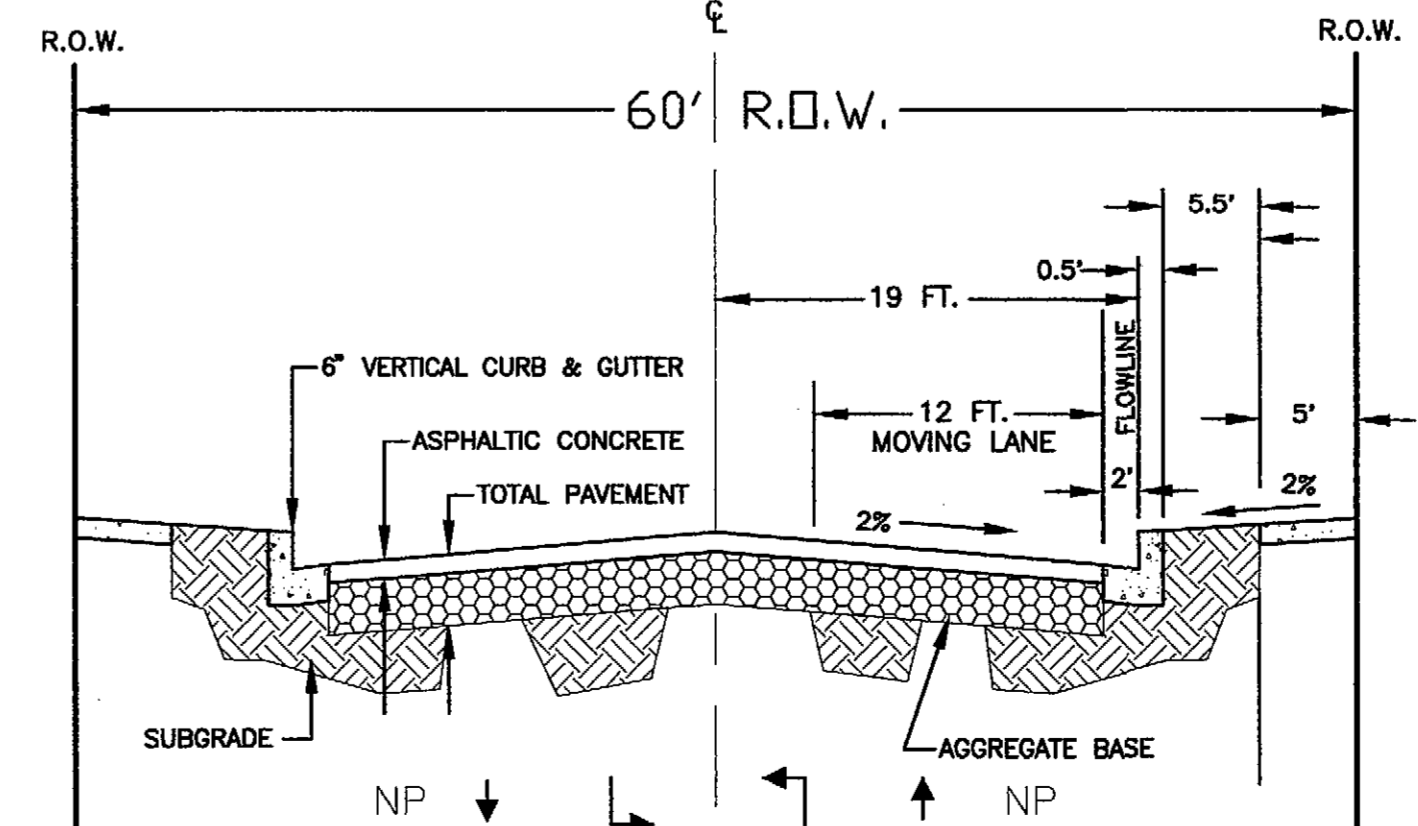
A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TYPICAL WATER & SANITARY SEWER SERVICE LOCATIONS
1" = 50'



LOCAL TYPE I & TYPE II
1" = 10'



RED HAWK DRIVE
1" = 10'



PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

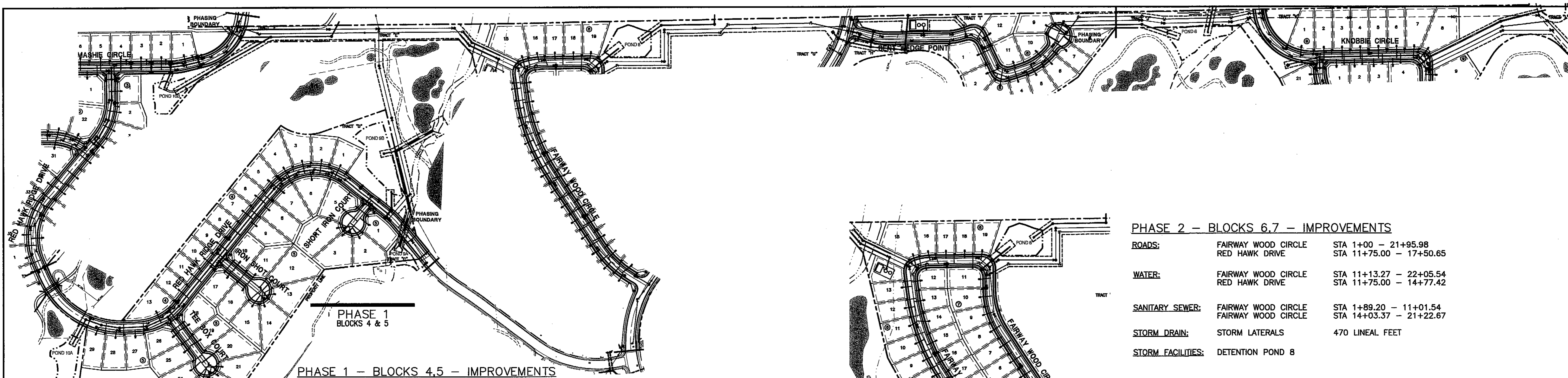
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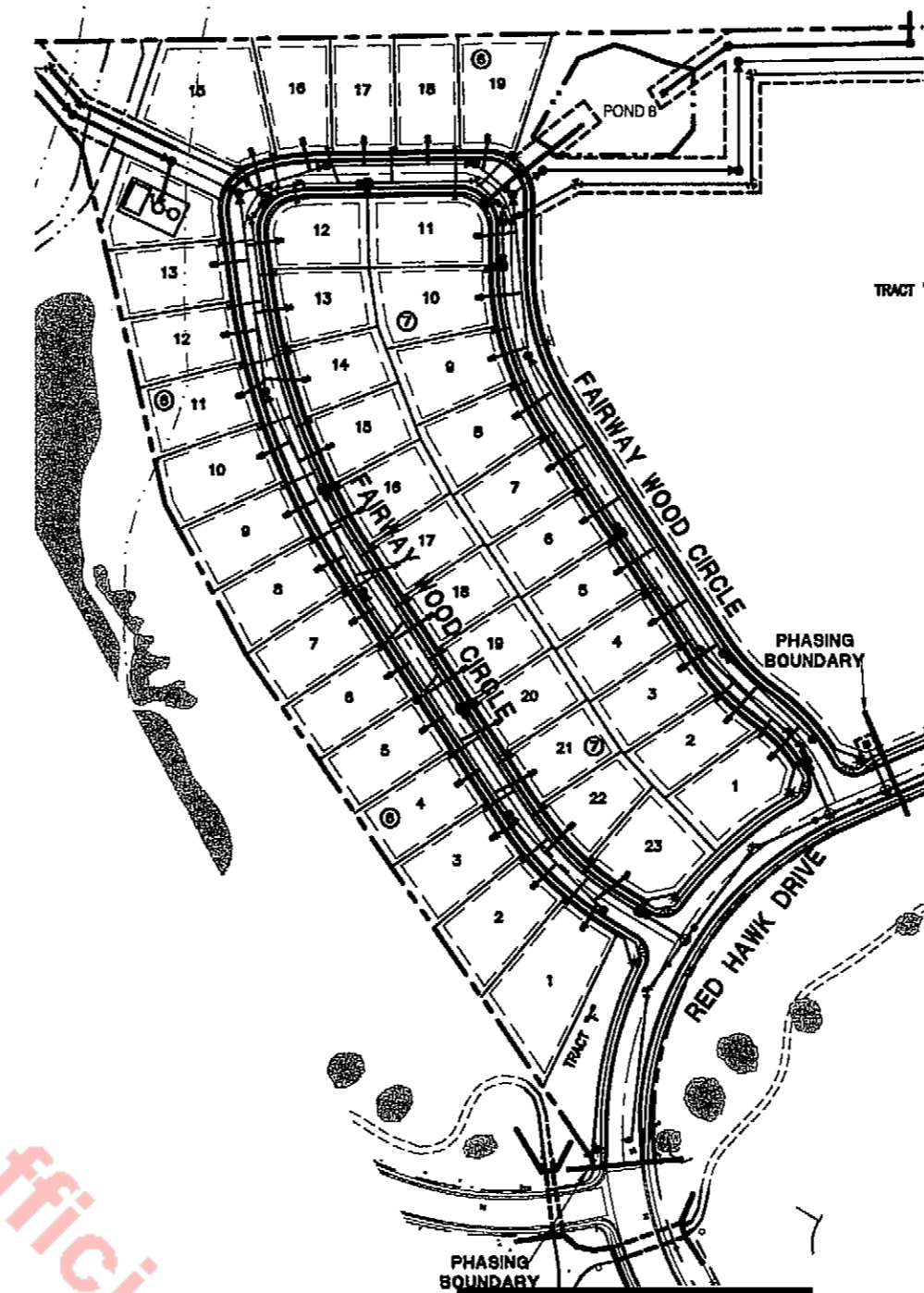
PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
OVERALL PLAN
 prepared for
Lennar Colorado, LLC
 9990 Park Meadows Dr - Lone Tree, Co. 80124-3037/64.0600
 Contact: **Blaine W. Corbett**

DRAWN BY:	TLK	DESIGNED BY:	CW
JOB NUMBER:	787.0003	DATE:	3/2/05
SCALE:	1" = 250'	DRAWING NAME:	RH04FPD
SHEET NO.:	4	of	25



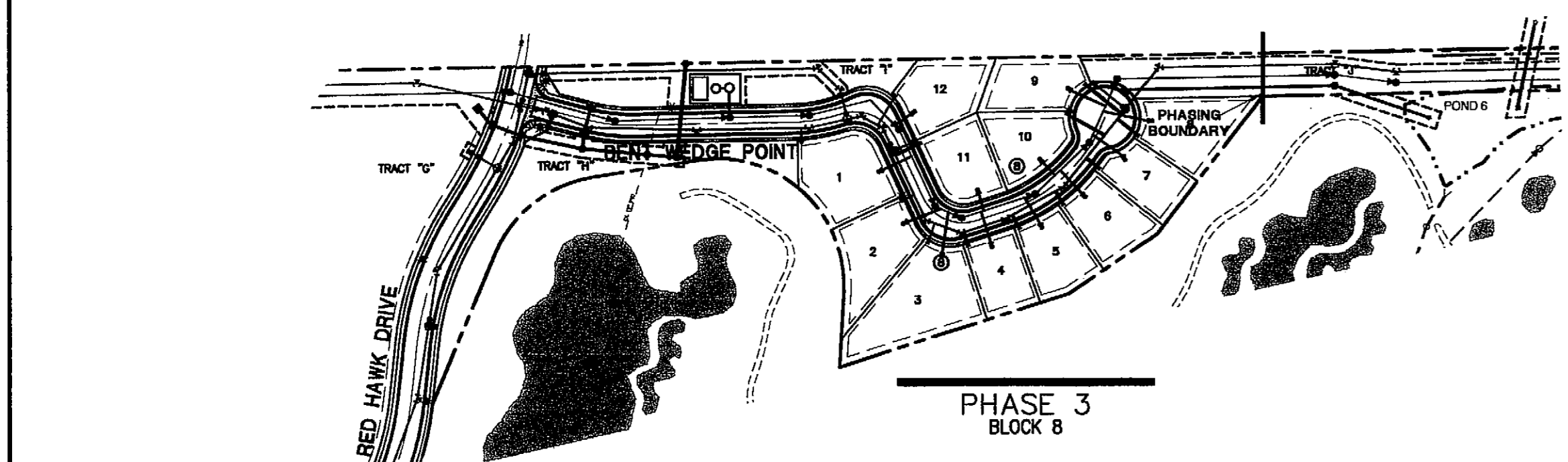
PHASE 1 - BLOCKS 4 & 5 - IMPROVEMENTS

ROADS:	RED HAWK RIDGE DRIVE	STA 6+40.00 - 28+51.26
	TEE BOX COURT	STA 1+00.00 - 3+73.04
	IRON SHOT COURT	STA 1+00 - 3+41.61
	SHORT IRON COURT	STA 1+00 - 2+50.93
WATER:	RED HAWK RIDGE DRIVE	STA 1+10.00 - 28+61.26
	TEE BOX COURT	STA 0+87.75 - 3+79.85
	IRON SHOT COURT	STA 0+88 - 3+51.61
	SHORT IRON COURT	STA 0+87.88 - 2+60.93
	FAIRWAY WOOD CIRCLE	STA 0+93.32 - 11+13.27
	RED HAWK DRIVE	STA 14+77.42 - 17+18.76
	MASHIE CIRCLE	STA 1+00 - 7+00
	TRACT "E" WATERLINE	1150 LINEAL FEET
SANITARY SEWER:	RED HAWK RIDGE DRIVE	STA 9+47.11 - 23+98.74
	RED HAWK RIDGE DRIVE	STA 0+90.00 - 5+69.79
	MASHIE CIRCLE	STA 0+00 - 7+10.00
	TEE BOX COURT	STA 1+11.68 - 3+68.66
	IRON SHOT COURT	STA 1+12 - 3+37.23
	SHORT IRON COURT	STA 1+12 - 2+46.55
	SANITARY TO EAST OUTFALL	6350 LINEAL FEET
	OFF STREET SANITARY	780 LINEAL FEET
	TWO TEMPORARY LIFT STATIONS	
STORM DRAIN:	RED HAWK RIDGE DRIVE	STA 14+81.36 - 23+84.28
	MASHIE CIRCLE	STA 5+22.49 - 10+04.27
	STORM CULVERTS	610 LINEAL FEET
	STORM LATERALS	1000 LINEAL FEET
STORM FACILITIES:	DETENTION POND 10A	
	DETENTION POND 10B	
	DETENTION POND 9A	
	DETENTION POND 9B	



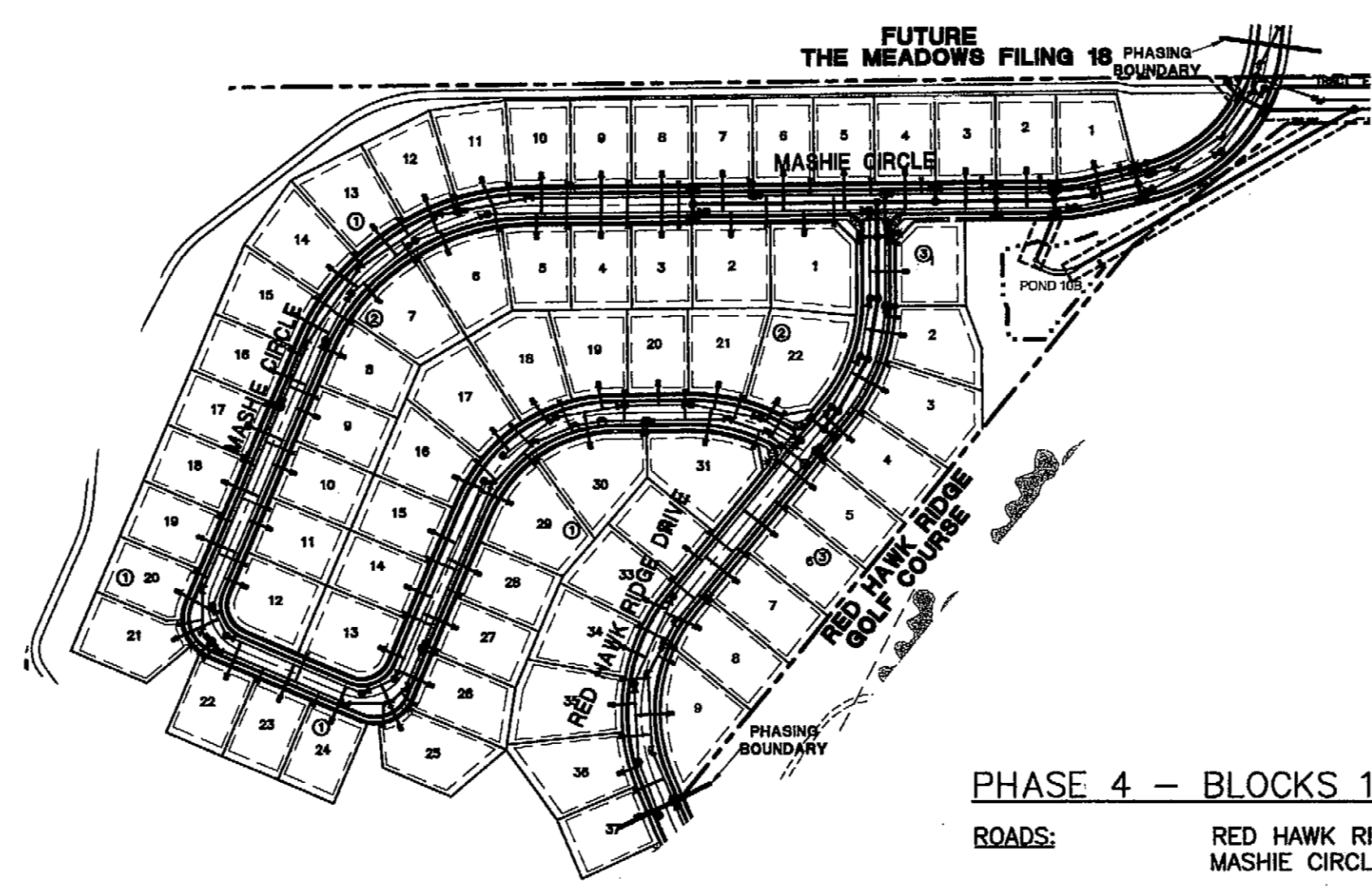
PHASE 2 - BLOCKS 6,7 - IMPROVEMENTS

ROADS:	FAIRWAY WOOD CIRCLE	STA 1+00 - 21+95.98
	RED HAWK DRIVE	STA 11+75.00 - 17+50.65
WATER:	FAIRWAY WOOD CIRCLE	STA 11+13.27 - 22+05.54
	RED HAWK DRIVE	STA 11+75.00 - 14+77.42
SANITARY SEWER:	FAIRWAY WOOD CIRCLE	STA 1+89.20 - 11+01.54
	FAIRWAY WOOD CIRCLE	STA 14+03.37 - 21+22.67
STORM DRAIN:	STORM LATERALS	470 LINEAL FEET
STORM FACILITIES:	DETENTION POND 8	



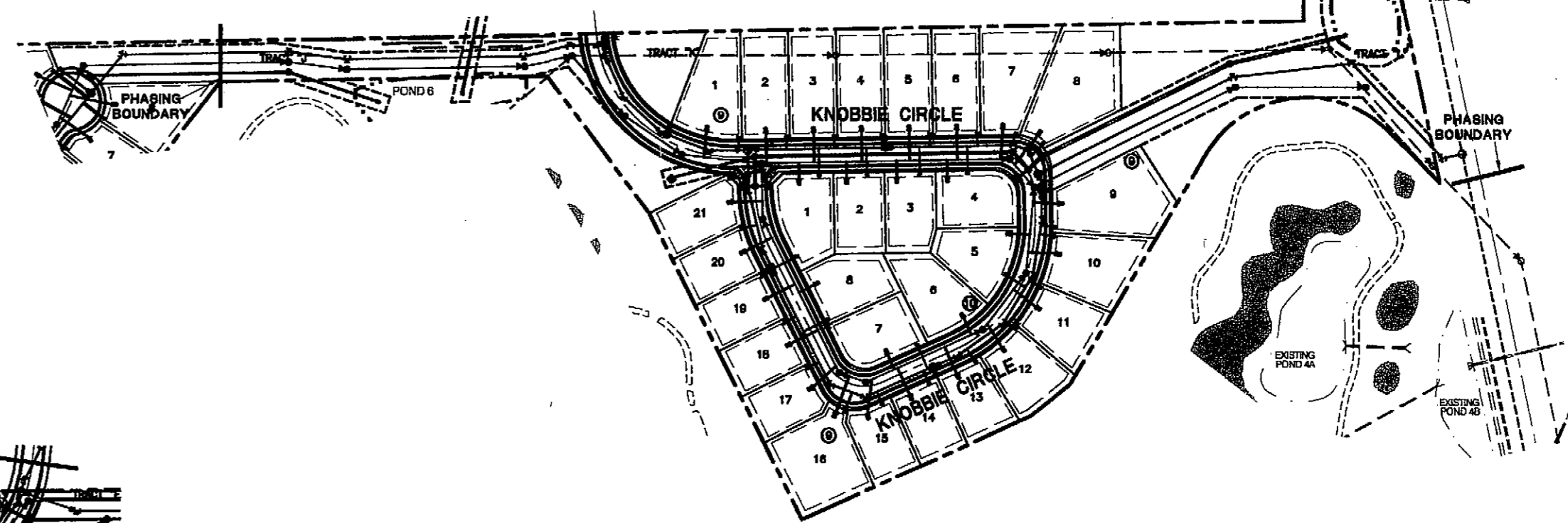
PHASE 3 - BLOCK 8 - IMPROVEMENTS

ROADS:	BENT WEDGE POINT	STA 1+00.00 - 10+92.43
	RED HAWK DRIVE	STA 1+00.00 - 11+75.00
WATER:	BENT WEDGE POINT	STA 1+07.27 - 10+83.23
	RED HAWK DRIVE	STA 1+00.00 - 11+75.00
	TRACT "I" WATERLINE	500 LINEAL FEET
	TRACT "G" WATERLINE	1100 LINEAL FEET
STORM DRAIN:	STORM LATERALS	900 LINEAL FEET
STORM FACILITIES:	DETENTION POND 6 IMPROVEMENTS	



PHASE 4 - BLOCKS 1, 2 & 3 - IMPROVEMENTS

ROADS:	RED HAWK RIDGE DRIVE	STA 1+00 - 6+40.00
	MASHIE CIRCLE	STA 1+00 - 28+81.39
WATER:	MASHIE CIRCLE	STA 7+00 - 28+91.39
SANITARY SEWER:	MASHIE CIRCLE	STA 7+10.00 - 28+71.39

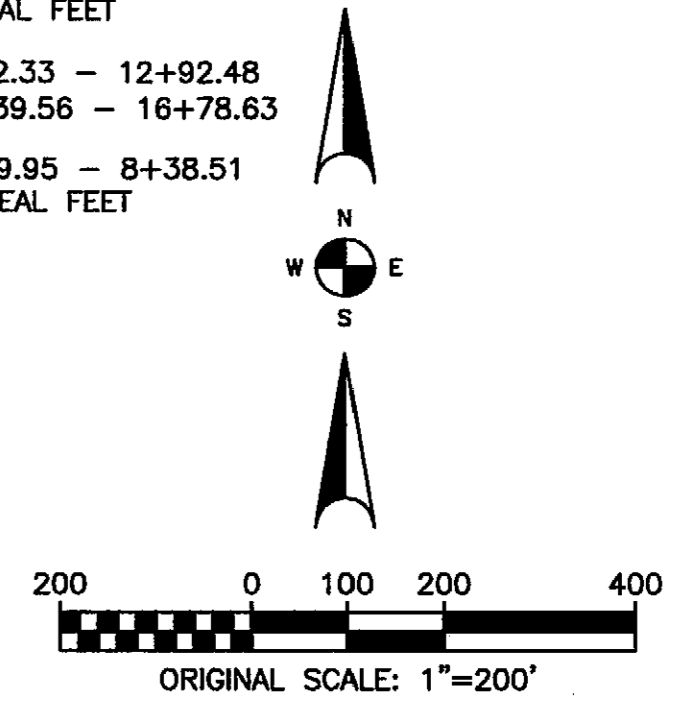


PHASE 5 - BLOCKS 9 & 10 - IMPROVEMENTS

ROADS:	KNOBBIE CIRCLE	STA 1+00 - 16+88.63
WATER:	KNOBBIE CIRCLE	STA 0+98.46 - 16.98.63
	TRACT "J" WATERLINE	775 LINEAL FEET
	TRACT "L" WATERLINE	720 LINEAL FEET
SANITARY SEWER:	KNOBBIE CIRCLE	STA 8+62.33 - 12+92.48
	KNOBBIE CIRCLE	STA 13+39.56 - 16+78.63
STORM DRAIN:	KNOBBIE CIRCLE	STA 4+29.95 - 8+38.51
	STORM LATERALS	670' LINEAL FEET
STORM FACILITIES:	DETENTION POND 5	

NOTE: OFFSITE SEWER OUTFALLS WILL BE INCLUDED WITH CONSTRUCTION DRAWINGS.

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NO.	REVISIONS	DATE	BY

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
PHASING PLAN

Prepared for: **Lennar Colorado, LLC**
9990 Park Meadows Dr - Lone Tree, Co. 80124-803.754.0600

Contact: **Blaine W. Carrett**

DRAWN BY: **TPY**

DESIGNED BY: **JRL**

JOB NUMBER: **787.0003**

DATE: **3/2/05**

SCALE: **1"=200'**

DRAWING NAME: **RH05FPD**

SHEET NO.: **5** of **25**

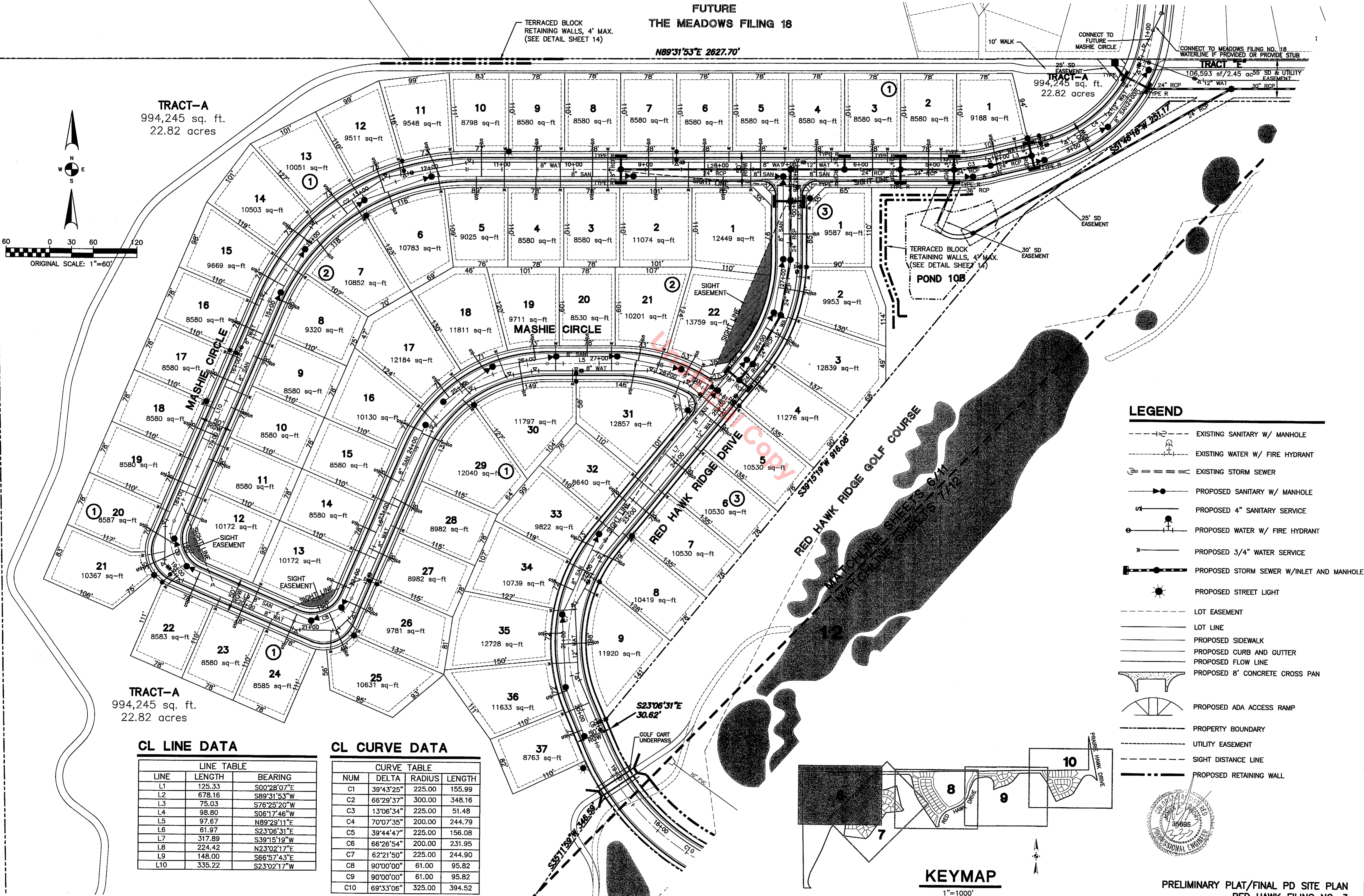
rg consulting engineers, inc.
1331 17th Street • Suite 710 • Denver, Colorado 80202
(303) 283-8107

RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

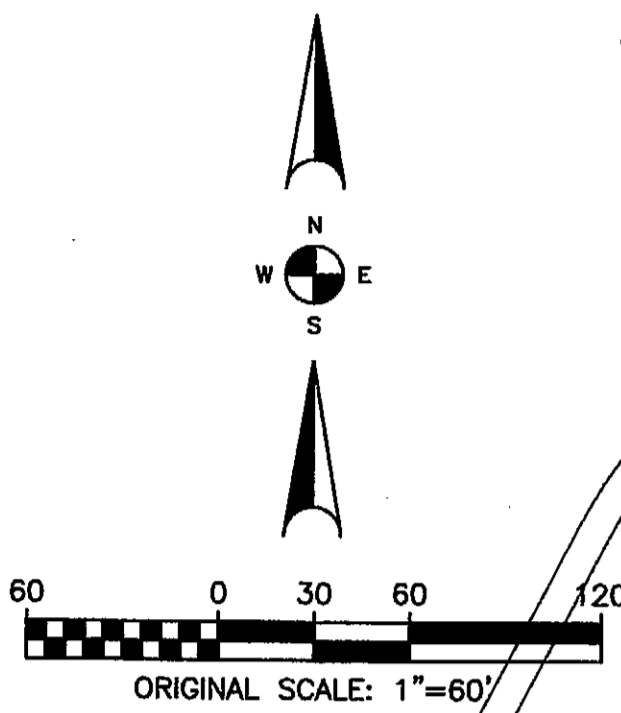
FUTURE
THE MEADOWS FILING 18

N89°31'53"E 2627.70'



TRACT-A
994,245 sq. ft.
22.82 acres

TRACT-A
994,245 sq. ft.
22.82 acres



CL LINE DATA

LINE	LENGTH	BEARING
L1	125.33	S00°28'07"E
L2	678.16	S89°31'53"W
L3	75.03	S76°25'20"W
L4	98.80	S06°17'46"W
L5	97.67	N89°29'11"E
L6	61.97	S23°06'31"E
L7	317.89	S39°15'19"W
L8	224.42	N23°02'17"E
L9	148.00	S66°57'43"E
L10	335.22	S23°02'17"W

CL CURVE DATA

NUM	DELTA	RADIUS	LENGTH
C1	39°43'25"	225.00	155.99
C2	66°29'37"	300.00	348.16
C3	13°06'34"	225.00	51.48
C4	70°07'35"	200.00	244.79
C5	39°44'47"	225.00	156.08
C6	66°26'54"	200.00	231.95
C7	62°21'50"	225.00	244.90
C8	90°00'00"	61.00	95.82
C9	90°00'00"	61.00	95.82
C10	69°33'06"	325.00	394.52

LEGEND

- EXISTING SANITARY W/ MANHOLE
- EXISTING WATER W/ FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED SANITARY W/ MANHOLE
- PROPOSED 4" SANITARY SERVICE
- PROPOSED WATER W/ FIRE HYDRANT
- PROPOSED 3/4" WATER SERVICE
- PROPOSED STORM SEWER W/ INLET AND MANHOLE
- PROPOSED STREET LIGHT
- LOT EASEMENT
- LOT LINE
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED FLOW LINE
- PROPOSED 8" CONCRETE CROSS PAN
- PROPOSED ADA ACCESS RAMP
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED RETAINING WALL

KEYMAP

1"=1000'

1-800-922-1987
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NO.	DATE	DESCRIPTION

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(303) 283-9107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
SITE PLAN
& PRELIMINARY UTILITY PLAN
prepared for: **Langston Colorado, LLC**
9990 Park Meadows Dr - Lone Tree, Co. 80124-803764.0800

DRAWN BY:	TLK/TPY	DESIGNED BY:	CW/TPY
JOB NUMBER:	787.0003	DATE:	3/2/05
SCALE:	1"=60'	DRAWING NAME:	RH06FPD
SHEET NO.:	6	OF	25

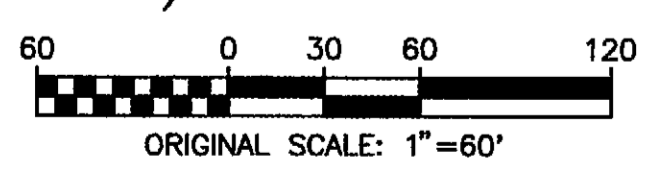
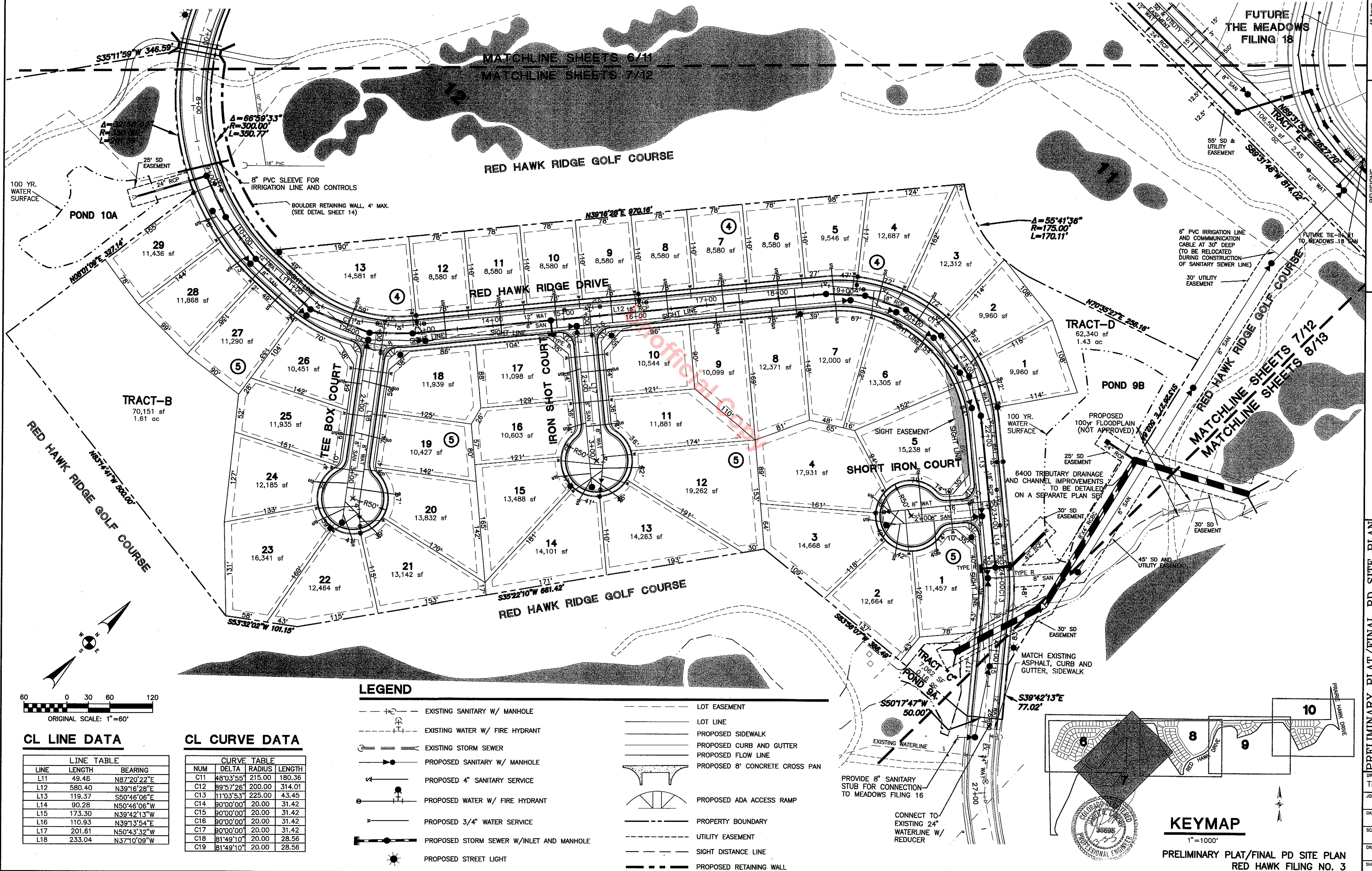


PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

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RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CL LINE DATA

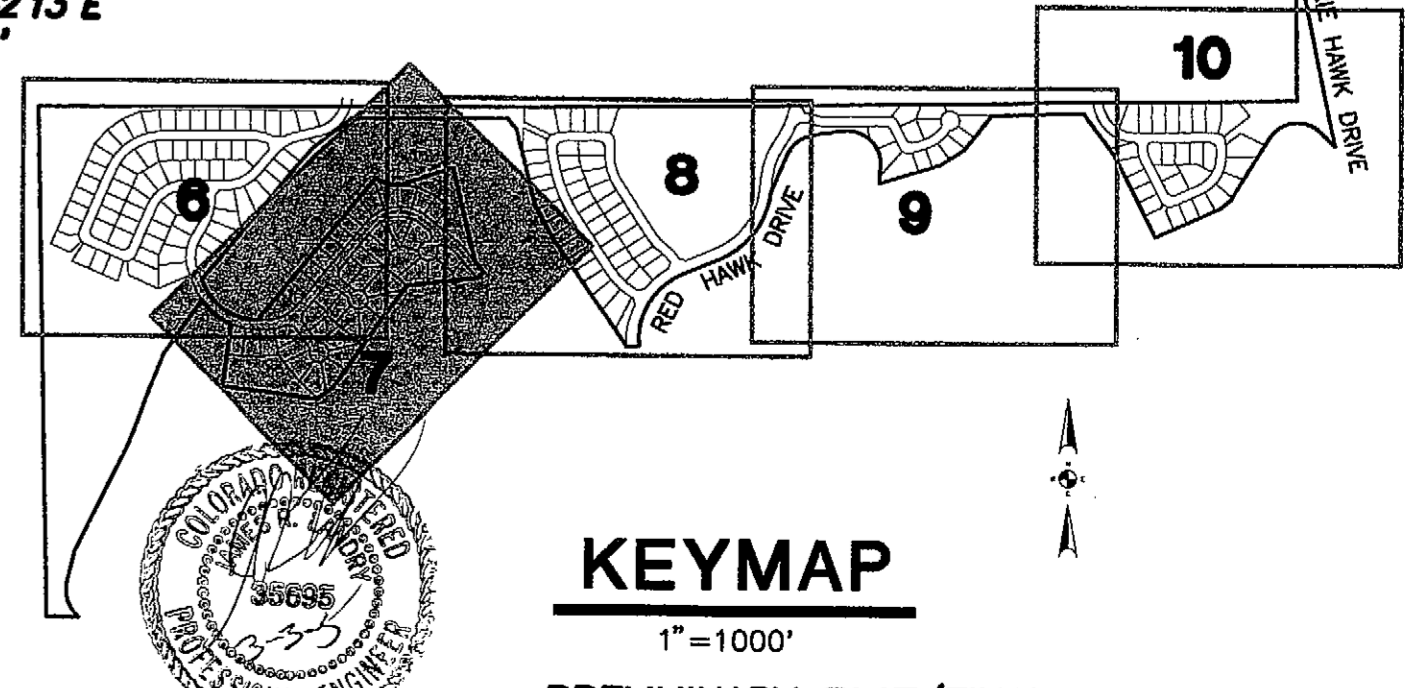
LINE	LENGTH	BEARING
L11	49.48	N87°20'22"E
L12	580.40	N39°16'28"E
L13	119.37	S50°46'06"W
L14	90.28	N50°46'06"W
L15	173.30	N39°42'13"W
L16	110.93	N39°13'54"E
L17	201.61	N50°43'32"W
L18	233.04	N37°10'09"W

CL CURVE DATA

NUM	DELTA	RADIUS	LENGTH
C11	48°03'55"	215.00	180.36
C12	89°57'26"	200.00	314.01
C13	11°03'53"	225.00	43.45
C14	90°00'00"	20.00	31.42
C15	90°00'00"	20.00	31.42
C16	90°00'00"	20.00	31.42
C17	90°00'00"	20.00	31.42
C18	81°49'10"	20.00	28.56
C19	81°49'10"	20.00	28.56

LEGEND

- EXISTING SANITARY W/ MANHOLE
- EXISTING WATER W/ FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED SANITARY W/ MANHOLE
- PROPOSED 4" SANITARY SERVICE
- PROPOSED WATER W/ FIRE HYDRANT
- PROPOSED 3/4" WATER SERVICE
- PROPOSED STORM SEWER W/ INLET AND MANHOLE
- PROPOSED STREET LIGHT
- LOT EASEMENT
- LOT LINE
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED FLOW LINE
- PROPOSED 8" CONCRETE CROSS PAN
- PROPOSED ADA ACCESS RAMP
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED RETAINING WALL



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CALL FOR THE BLUE STRIPES

Scale Verification: 1" = 60'

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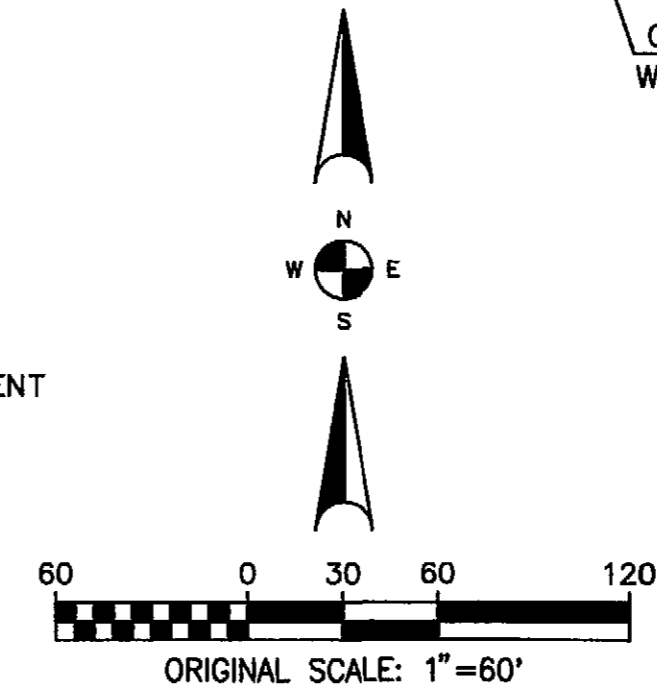
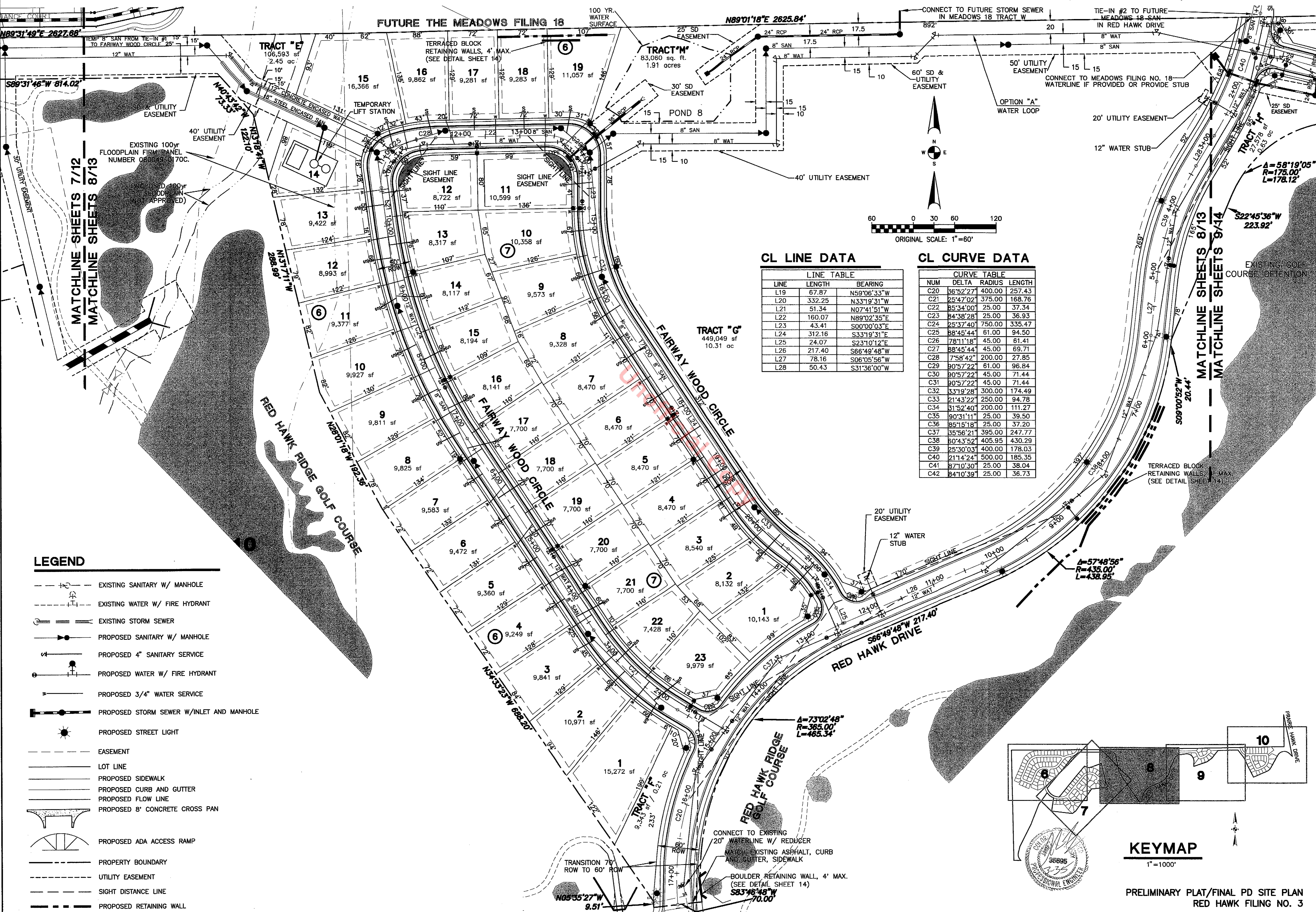
ry consulting engineers, inc.

1331 17th street • suite 710 • denver, colorado 80202
(303) 293-8107

<p>PRELIMINARY PLAT/FINAL PD SITE PLAN</p> <p>RED HAWK FILING NO. 3</p> <p>SITE PLAN</p> <p>& PRELIMINARY UTILITY PLAN</p>	<p>Drawn by: TLK/TPY</p> <p>Designed by: CW/TPY</p> <p>Job Number: 787.0003</p> <p>Date: 3/2/05</p> <p>Scale: 1" = 60'</p> <p>Drawing Name: RHO7FPD</p> <p>Sheet No: 7 of 25</p>
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RED HAWK FILING NO. 3 - PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CL LINE DATA

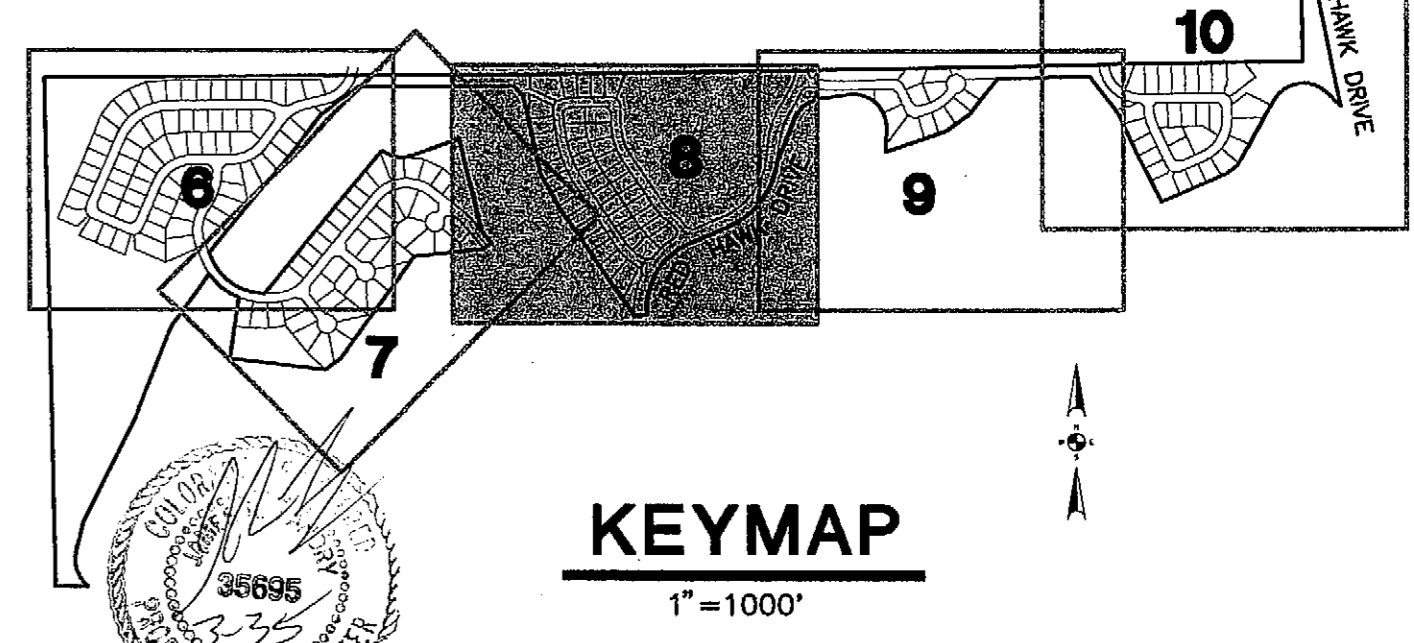
LINE	LENGTH	BEARING
L19	67.87	N59°06'33"W
L20	332.25	N33°19'31"W
L21	51.34	N07°41'51"W
L22	160.07	N89°02'35"E
L23	43.41	S00°00'03"E
L24	312.16	S33°19'31"E
L25	24.07	S23°10'12"E
L26	217.40	S66°49'48"W
L27	78.16	S06°05'56"W
L28	50.43	S31°36'00"W

CL CURVE DATA

NUM	DELTA	RADIUS	LENGTH
C20	36°52'27"	400.00	257.43
C21	25°47'02"	375.00	168.76
C22	85°34'00"	25.00	37.34
C23	84°38'28"	25.00	36.93
C24	25°37'40"	750.00	335.47
C25	88°45'44"	61.00	94.50
C26	78°11'18"	45.00	61.41
C27	88°45'44"	45.00	69.71
C28	7°58'42"	200.00	27.85
C29	90°57'22"	61.00	96.84
C30	90°57'22"	45.00	71.44
C31	90°57'22"	45.00	71.44
C32	33°19'28"	300.00	174.49
C33	21°43'22"	250.00	94.78
C34	31°52'40"	200.00	111.27
C35	90°31'11"	25.00	39.50
C36	85°15'18"	25.00	37.20
C37	35°56'21"	395.00	247.77
C38	80°43'52"	405.95	430.29
C39	25°30'03"	400.00	178.03
C40	21°14'24"	500.00	185.35
C41	87°10'30"	25.00	38.04
C42	84°10'39"	25.00	36.73

LEGEND

- EXISTING SANITARY W/ MANHOLE
- EXISTING WATER W/ FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED SANITARY W/ MANHOLE
- PROPOSED 4" SANITARY SERVICE
- PROPOSED WATER W/ FIRE HYDRANT
- PROPOSED 3/4" WATER SERVICE
- PROPOSED STORM SEWER W/ INLET AND MANHOLE
- PROPOSED STREET LIGHT
- EASEMENT
- LOT LINE
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED FLOW LINE
- PROPOSED 8" CONCRETE CROSS PAN
- PROPOSED ADA ACCESS RAMP
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED RETAINING WALL



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(303) 293-8107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
SITE PLAN & PRELIMINARY UTILITY PLAN

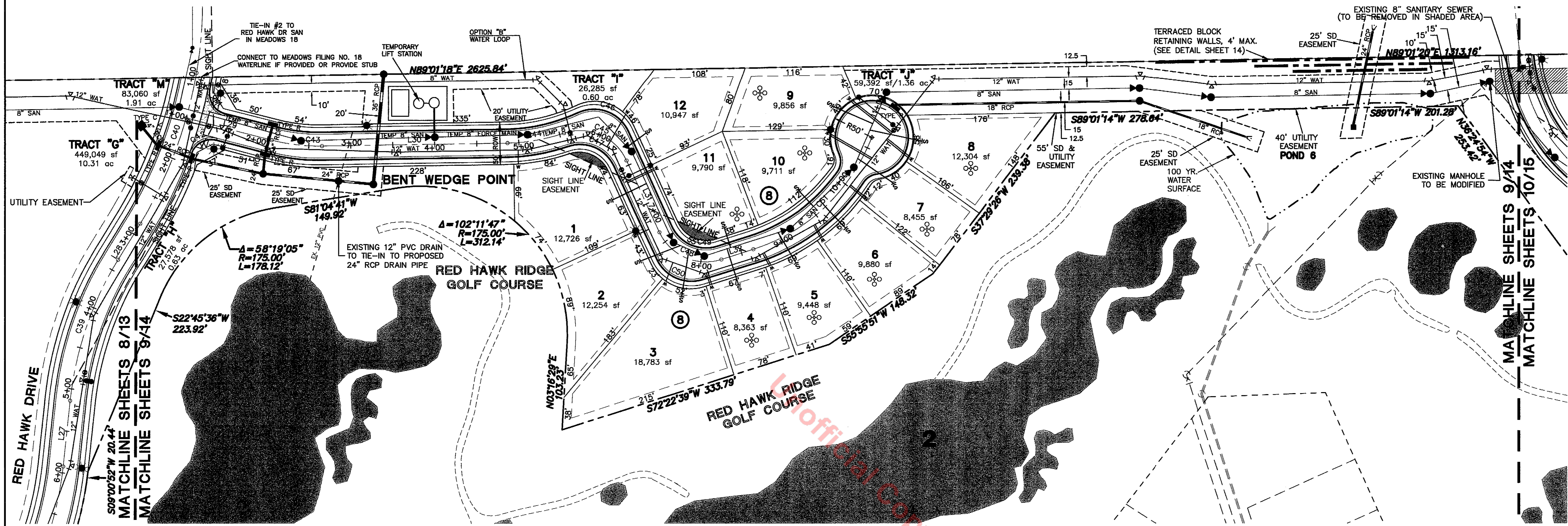
DESIGNED BY: TLK/TPY
DRAWN BY: CW/TPY
JOB NUMBER: 787.0003
DATE: 3/2/05
SCALE: 1"=60'
DRAWING NAME: RH08FPD
SHEET NO: 8 of 25

Prepared for: **Lanzer Colorado, LLC**
8980 Park Meadows Dr - Lone Tree, Co. 80124-303.754.0800
Contact: **Blaine W. Garrett**

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RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CL LINE DATA

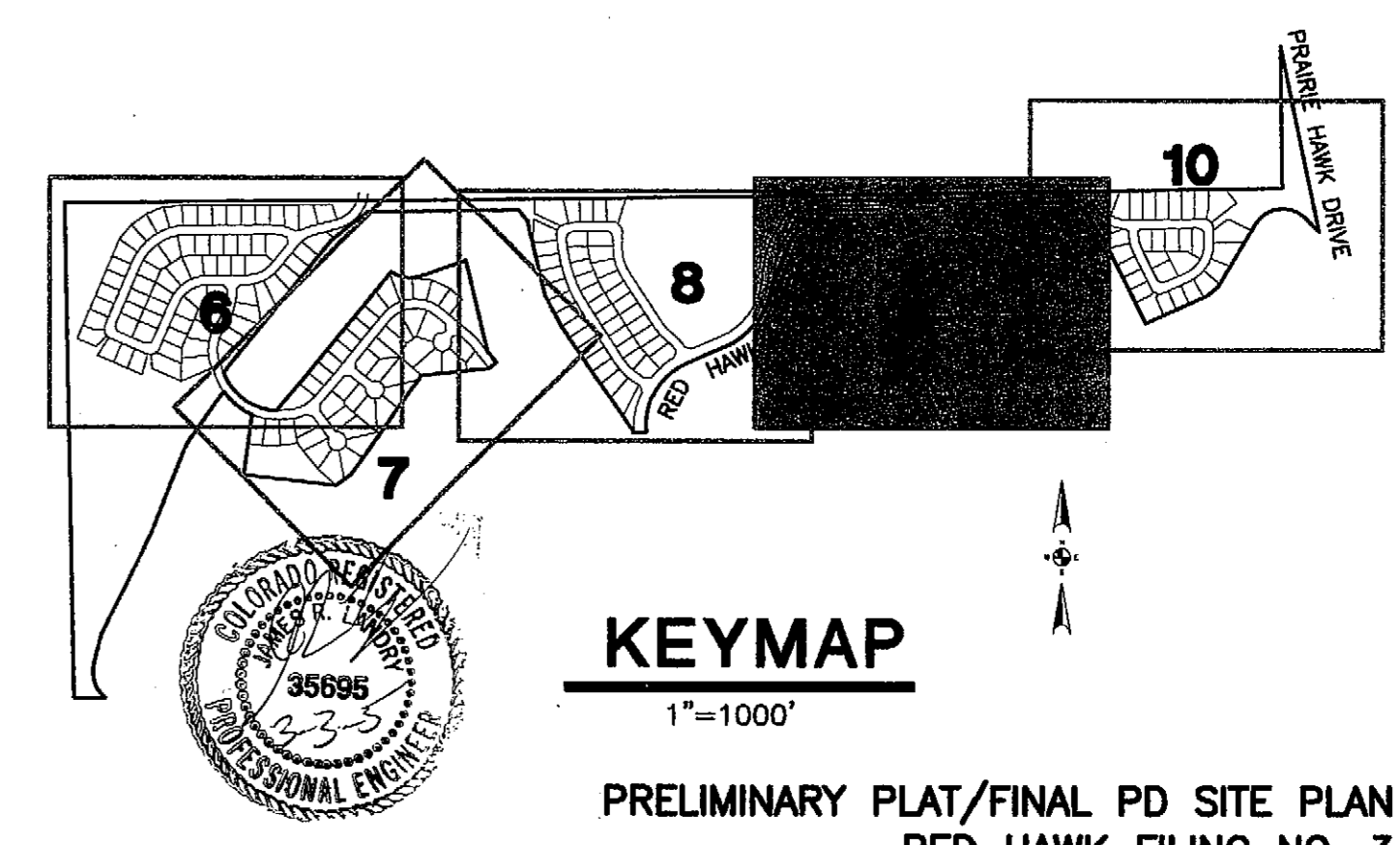
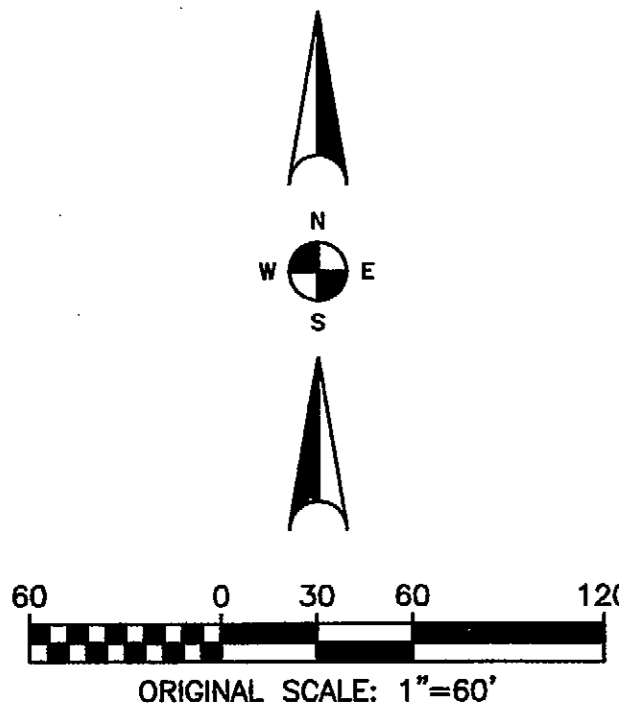
LINE	LENGTH	BEARING
L28	50.43	S31°36'00"W
L29	105.17	S75°34'02"E
L30	220.87	N89°01'28"E
L31	92.73	S25°02'51"E
L32	40.00	N72°22'39"E

CL CURVE DATA

NUM	DELTA	RADIUS	LENGTH
C40	21°14'24"	500.00	185.35
C41	87°10'30"	25.00	38.04
C42	84°10'39"	25.00	36.73
C43	15°24'30"	225.00	60.51
C44	17°29'47"	225.00	68.71
C45	83°25'28"	61.00	88.82
C46	89°49'50"	45.00	70.55
C47	83°25'28"	45.00	65.52
C48	82°34'30"	61.00	87.91
C49	82°34'30"	45.00	64.85
C50	82°34'30"	45.00	64.85
C51	50°35'09"	225.00	198.65

LEGEND

- EXISTING SANITARY W/ MANHOLE
- EXISTING WATER W/ FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED SANITARY W/ MANHOLE
- PROPOSED 4" SANITARY SERVICE
- PROPOSED WATER W/ FIRE HYDRANT
- PROPOSED 3/4" WATER SERVICE
- PROPOSED STORM SEWER W/ INLET AND MANHOLE
- PROPOSED STREET LIGHT
- EASEMENT
- LOT LINE
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED FLOW LINE
- PROPOSED 8" CONCRETE CROSS PAN
- PROPOSED ADA ACCESS RAMP
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- SIGHT DISTANCE LINE
- PROPOSED RETAINING WALL
- DENOTES HOME REQUIRING SPRINKLER SYSTEM (REQUIRES SEPARATE 1.5" TAP ON THE WATER MAIN)



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 (303) 293-8107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
SITE PLAN
& PRELIMINARY UTILITY PLAN
 prepared by
 Lenarr Colorado, LLC Contact: Blaine W. Carrett
 9990 Park Meadows Dr - Lone Tree, Co. 80124-803.754.0600

DRAWN BY:	DESIGNED BY:
TLK/TPY	CW/TPY
JOB NUMBER:	787.0003
DATE:	3/2/05
SCALE:	1"=60'
DRAWING NAME:	RH09FPD
SHEET NO.:	9 of 25

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RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

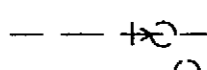
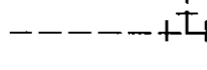
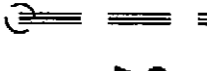





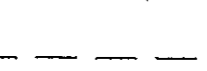

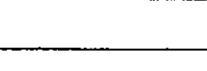
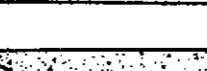


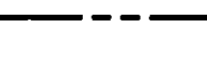





CL LINE DATA

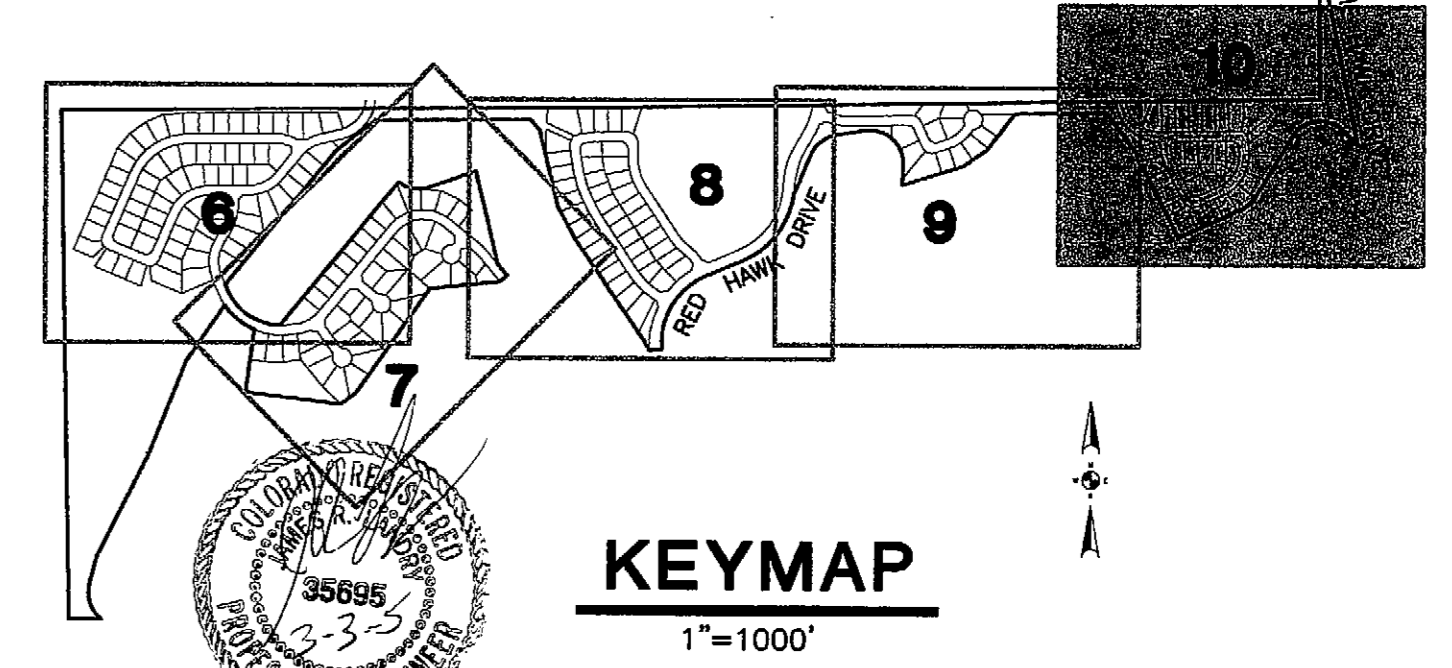
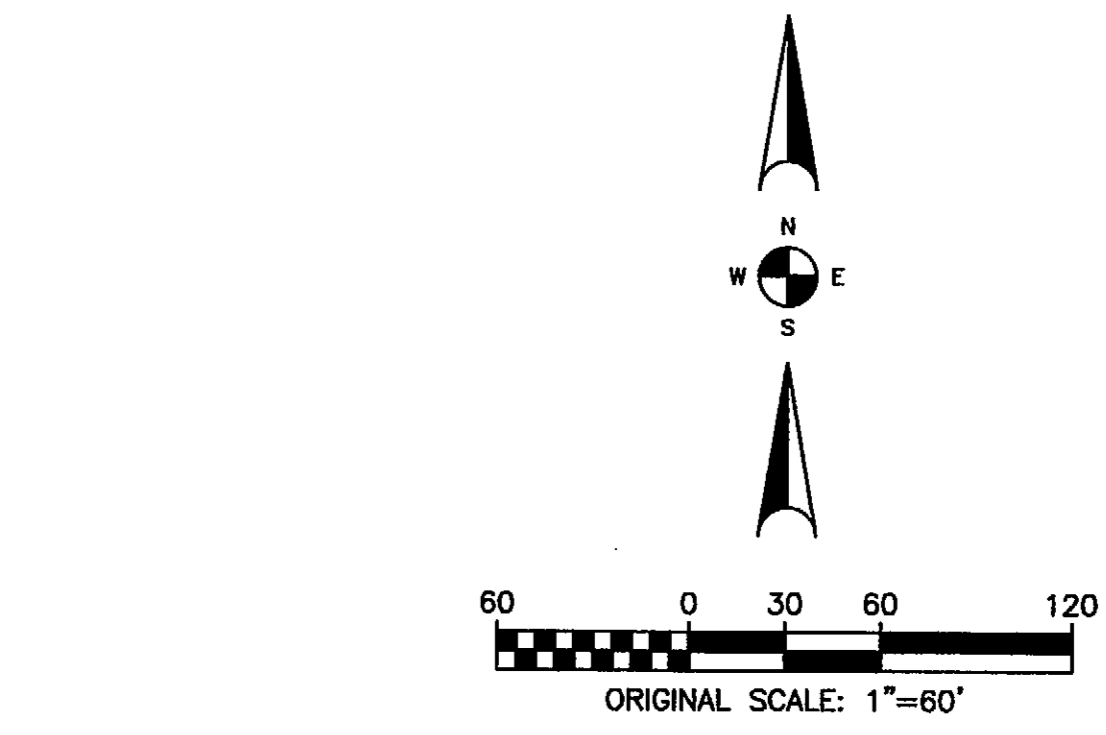
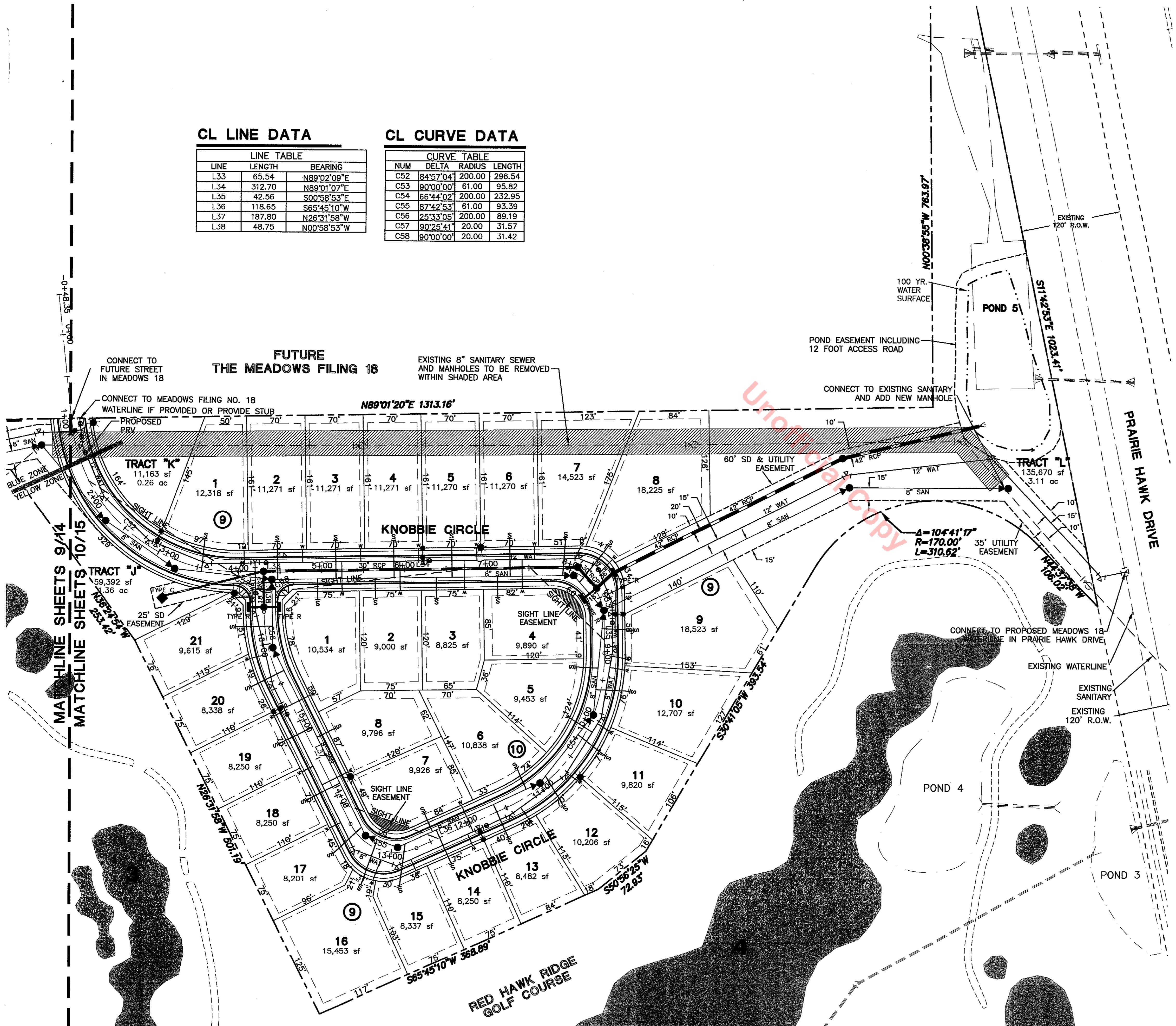
LINE	LENGTH	BEARING
L33	65.54	N89°02'09"E
L34	312.70	N89°01'07"E
L35	42.56	S00°58'53"E
L36	118.65	S65°45'10"W
L37	187.80	N26°31'58"W
L38	48.75	N00°58'53"W

CL CURVE DATA

NUM	DELTA	RADIUS	LENGTH
C52	84°57'04"	200.00	296.54
C53	90°00'00"	61.00	95.82
C54	66°44'02"	200.00	232.95
C55	87°42'53"	61.00	93.39
C56	25°33'05"	200.00	89.19
C57	90°25'41"	20.00	31.57
C58	90°00'00"	20.00	31.42

LEGEND

-  EXISTING SANITARY W/ MANHOLE
-  EXISTING WATER W/ FIRE HYDRANT
-  EXISTING STORM SEWER
-  PROPOSED SANITARY W/ MANHOLE
-  PROPOSED 4" SANITARY SERVICE
-  PROPOSED WATER W/ FIRE HYDRANT
-  PROPOSED 3/4" WATER SERVICE
-  PROPOSED STORM SEWER W/INLET AND MANHOLE
-  PROPOSED STREET LIGHT
-  EASEMENT
-  LOT LINE
-  PROPOSED SIDEWALK
-  PROPOSED CURB AND GUTTER
-  PROPOSED FLOW LINE
-  PROPOSED 8" CONCRETE CROSS PAN
-  PROPOSED ADA ACCESS RAMP
-  PROPERTY BOUNDARY
-  UTILITY EASEMENT
-  SIGHT DISTANCE LINE
-  PROPOSED RETAINING WALL



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 SCALE VERIFICATION
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NO.	DATE	REVISIONS

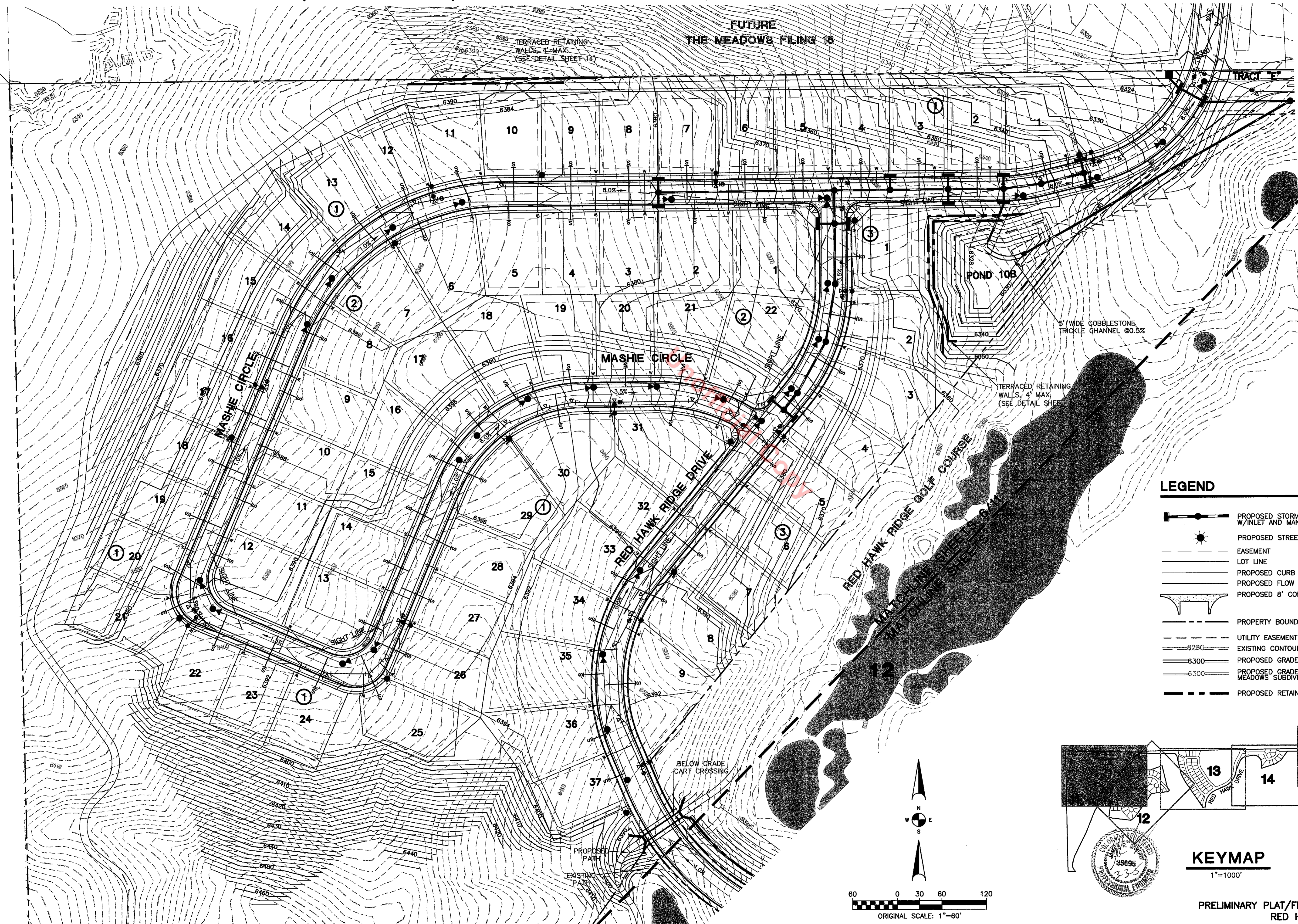
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 (303) 282-5107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
SITE PLAN & PRELIMINARY UTILITY PLAN
 DRAWN BY: TLK/TPY
 DESIGNED BY: CW/TPY
 JOB NUMBER: 787.0003
 DATE: 3/2/05
 SCALE: 1"=60'
 DRAWING NAME: RH10FPD
 SHEET NO: 10 of 25

7:00:03 DwgSheets\FPDP\Rh10\Fed.dwg, 03/01/2005 03:12:56 PM, PDF685

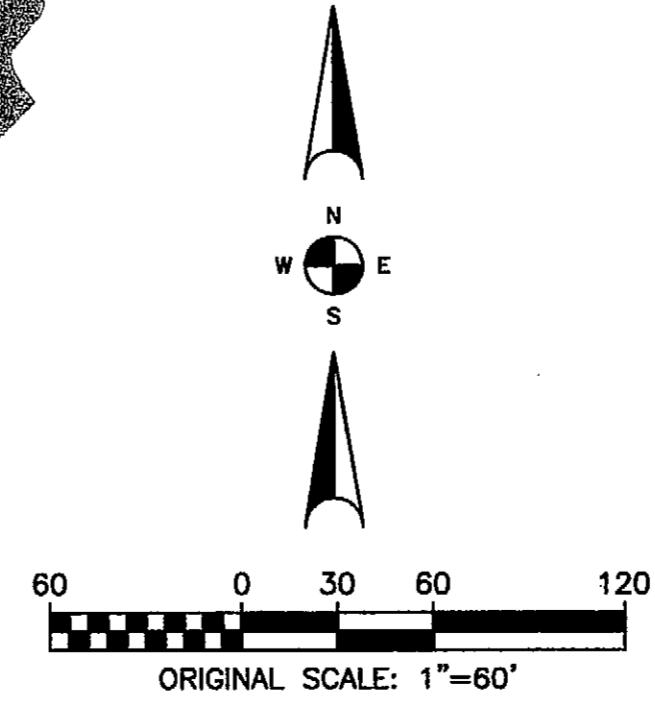
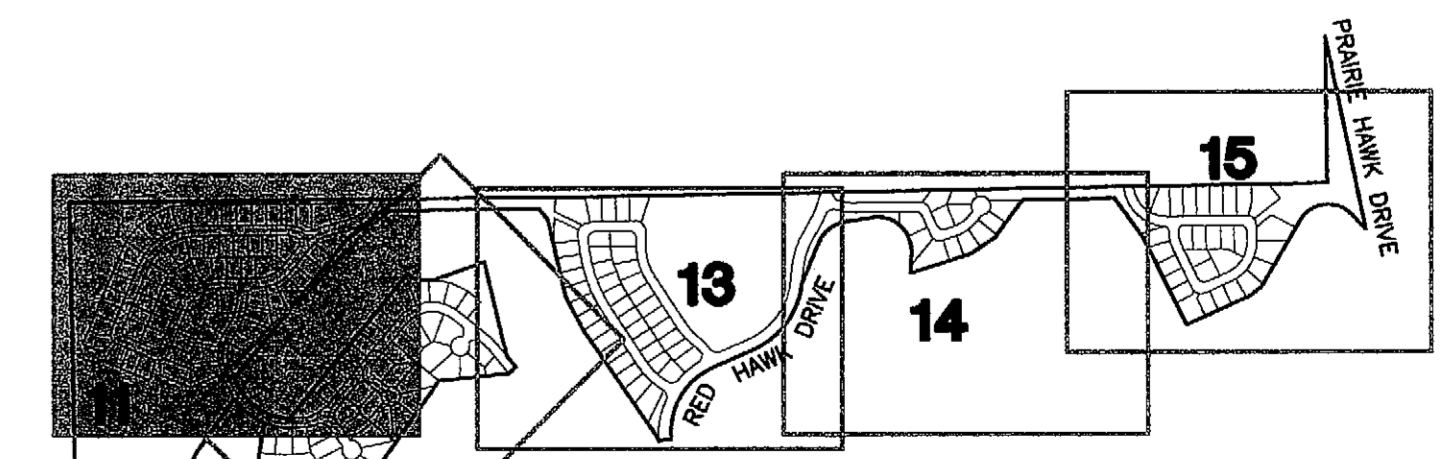
RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPOSED STORM SEWER W/INLET AND MANHOLE
- PROPOSED STREET LIGHT
- EASEMENT
- LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED FLOW LINE
- PROPOSED 8' CONCRETE CROSS PAN
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- EXISTING CONTOURS
- PROPOSED GRADE CONTOURS
- PROPOSED GRADE CONTOURS MEADOWS SUBDIVISION
- PROPOSED RETAINING WALL



KEYMAP
1"=60'

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

48 hours before you dig
CALL FOR THE BLUE STAKES
1-800-922-1987
 Scale Verification
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DATE

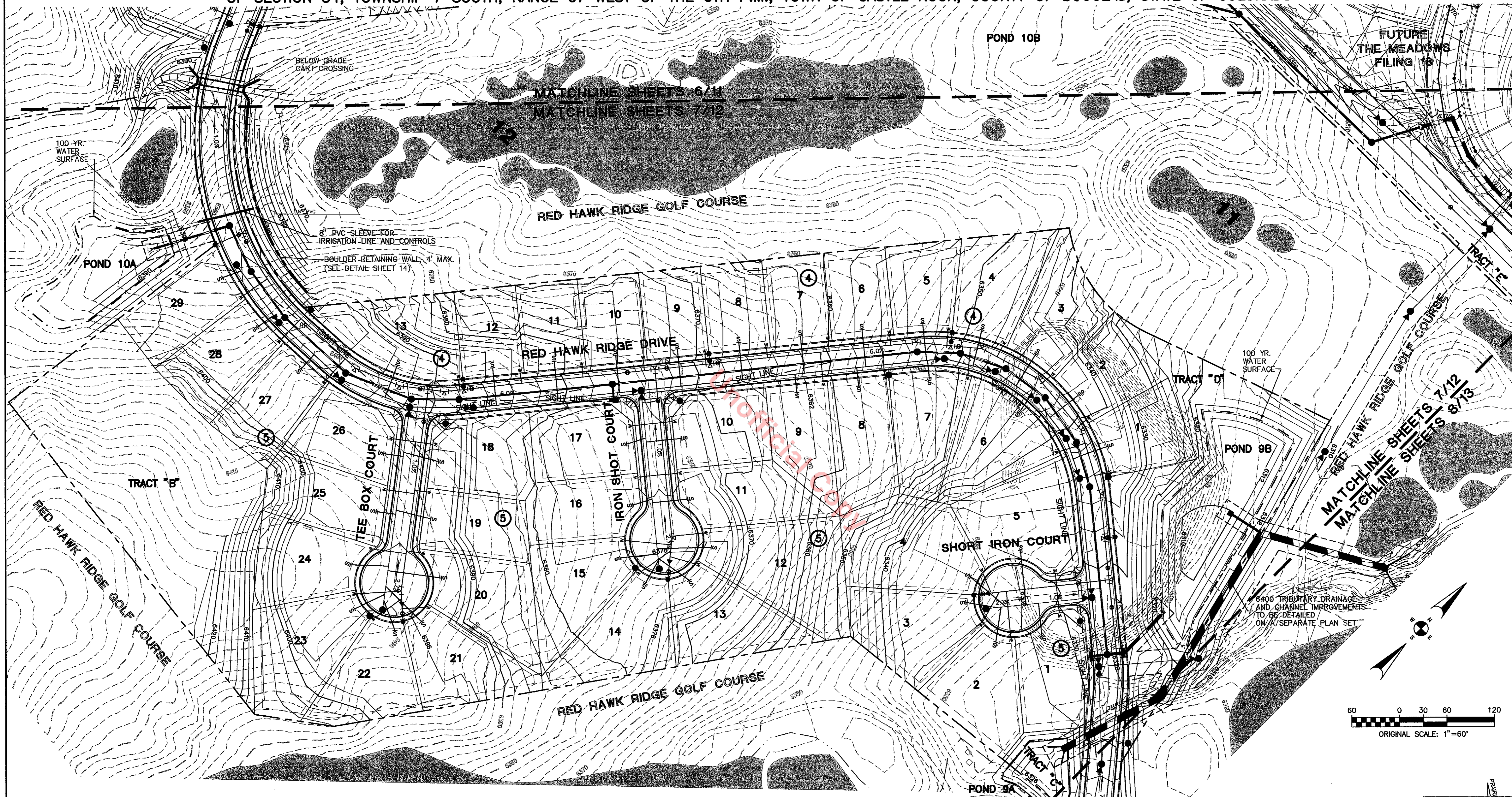
rg consulting engineers, inc.
 1331 17th Street • Suite 710 • Denver, Colorado 80202
 (303) 293-6107

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
PRELIMINARY GRADING PLAN
 prepared for: **Blair & Corbett**
 8980 Park Meadows Dr - Lone Tree, Co. 80124-303, 754, 0600
 DRAWN BY: TLK/TPY
 DESIGNED BY: CW
 JOB NUMBER: 787.0003
 DATE: 3/2/05
 SCALE: 1"=60'
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 SHEET NO: 11 of 25

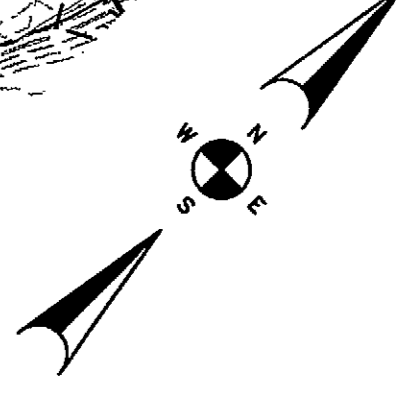
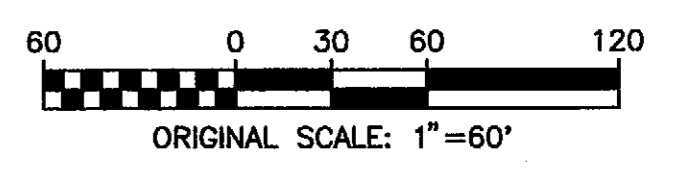
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RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
	PROPOSED STORM SEWER W/INLET AND MANHOLE
	PROPOSED STREET LIGHT
	EASEMENT
	LOT LINE
	PROPOSED CURB AND GUTTER
	PROPOSED FLOW LINE
	PROPOSED 8' CONCRETE CROSS PAN
	PROPERTY BOUNDARY
	UTILITY EASEMENT
	EXISTING CONTOURS
	PROPOSED GRADE CONTOURS
	PROPOSED GRADE CONTOURS MEADOWS SUBDIVISION
	PROPOSED RETAINING WALL



KEYMAP
1"=1000'

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

1-800-922-1987

CALL FOR THE BLUE SHAKES
48 hours before you file
Plan: 35695
Scale: VERIFICATION
B&S IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

rg consulting engineers, inc.
1331 17th Street • Suite 210 • Denver, Colorado 80202
(303) 293-8107

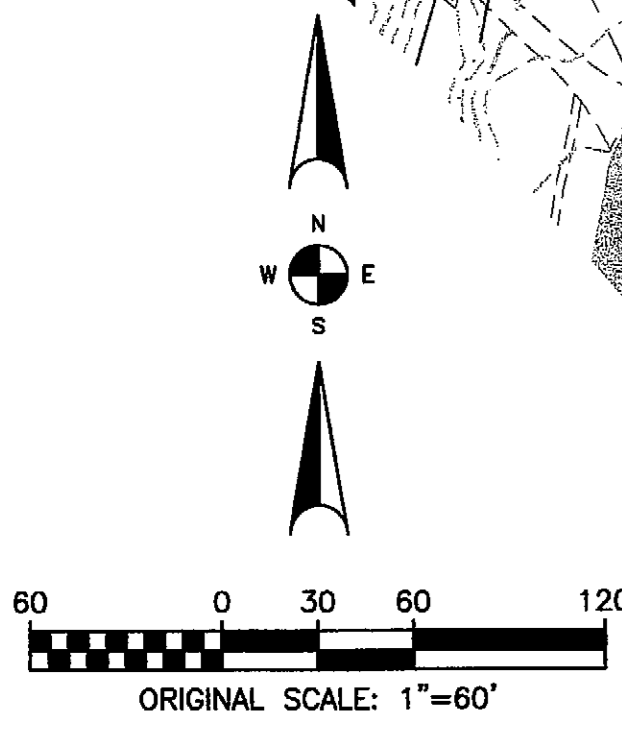
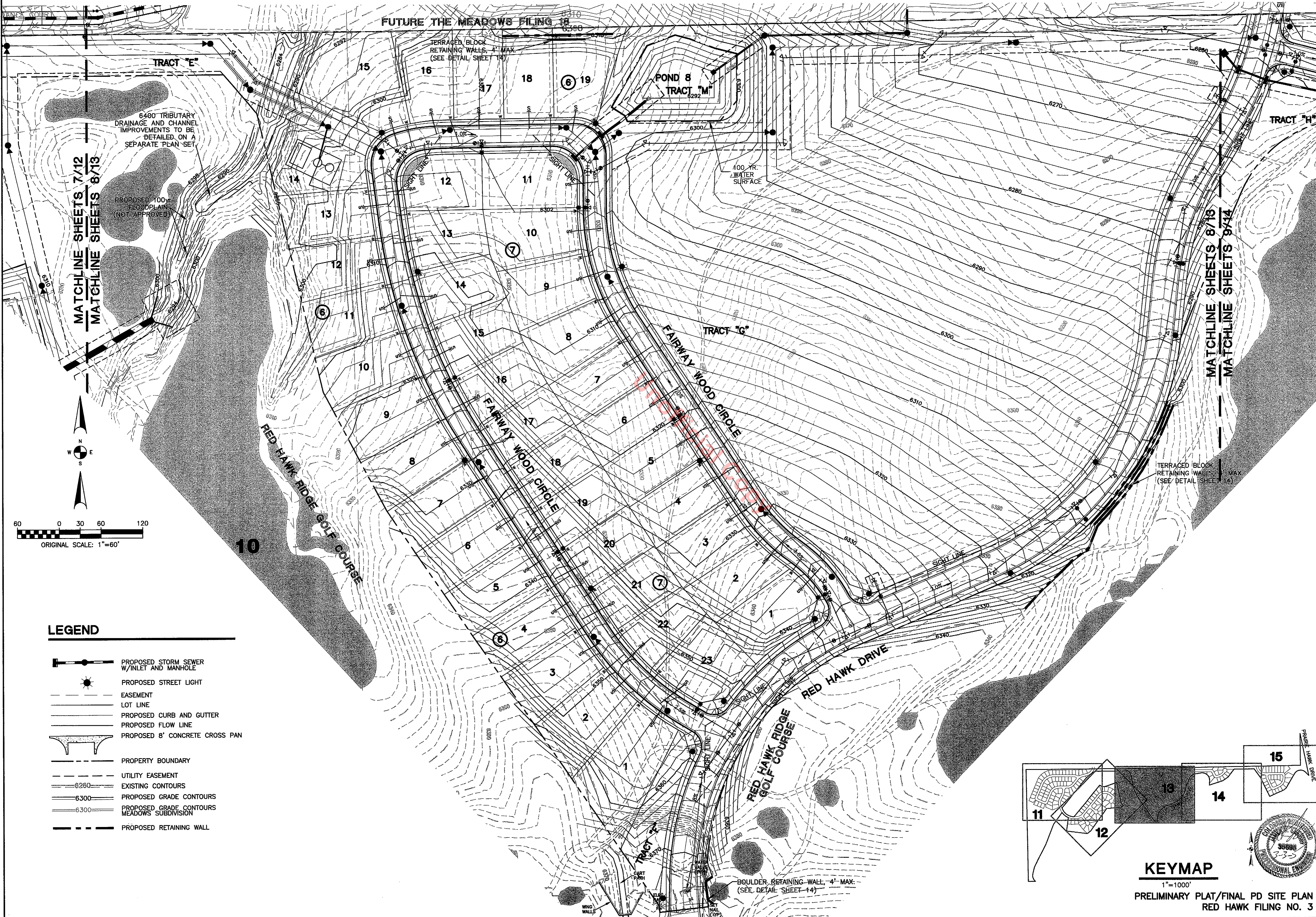
**PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
PRELIMINARY GRADING PLAN**

Prepared for: **Blaine W. Corbett**
Laneger Colorado, LLC
9990 Park Meadows Dr - Lone Tree, Co. 80124-303,754,0600

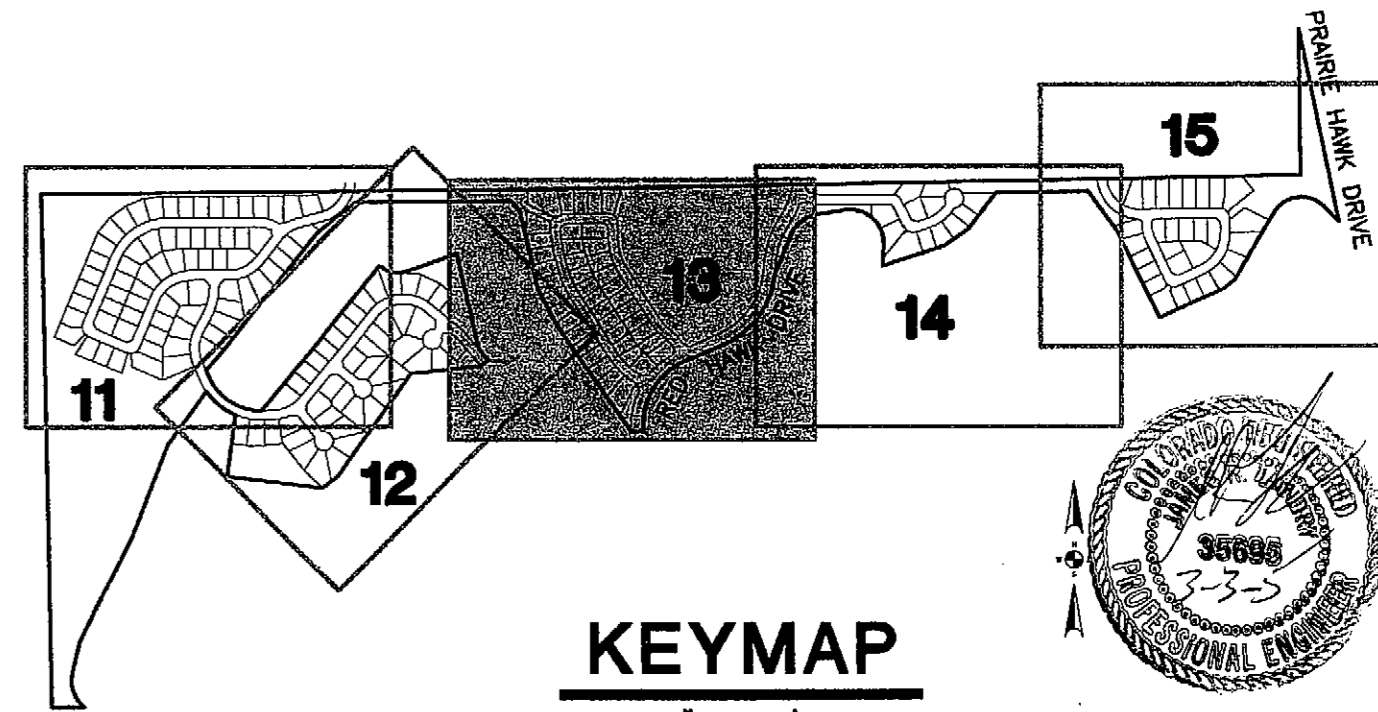
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JOB NUMBER: 787.0003	
DATE: 3/2/05	
SCALE: 1"=60'	
DRAWING NAME: RH12FPD	
SHEET NO: 12	of 25

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RED HAWK FILING NO. 3 - PRELIMINARY PLAT/FINAL PD SITE PLAN A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- PROPOSED STORM SEWER W/INLET AND MANHOLE
 - PROPOSED STREET LIGHT
 - EASEMENT
 - LOT LINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED FLOW LINE
 - PROPOSED 8' CONCRETE CROSS PAN
 - PROPERTY BOUNDARY
 - UTILITY EASEMENT
 - EXISTING CONTOURS
 - PROPOSED GRADE CONTOURS
 - PROPOSED GRADE CONTOURS MEADOWS SUBDIVISION
 - PROPOSED RETAINING WALL



KEYMAP
 1"=1000'
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 RED HAWK FILING NO. 3

1-800-922-1987
 48 hours before you dig,
 CALL FOR THE BLUE STAKES.
 Scale Verification
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DATE	BY

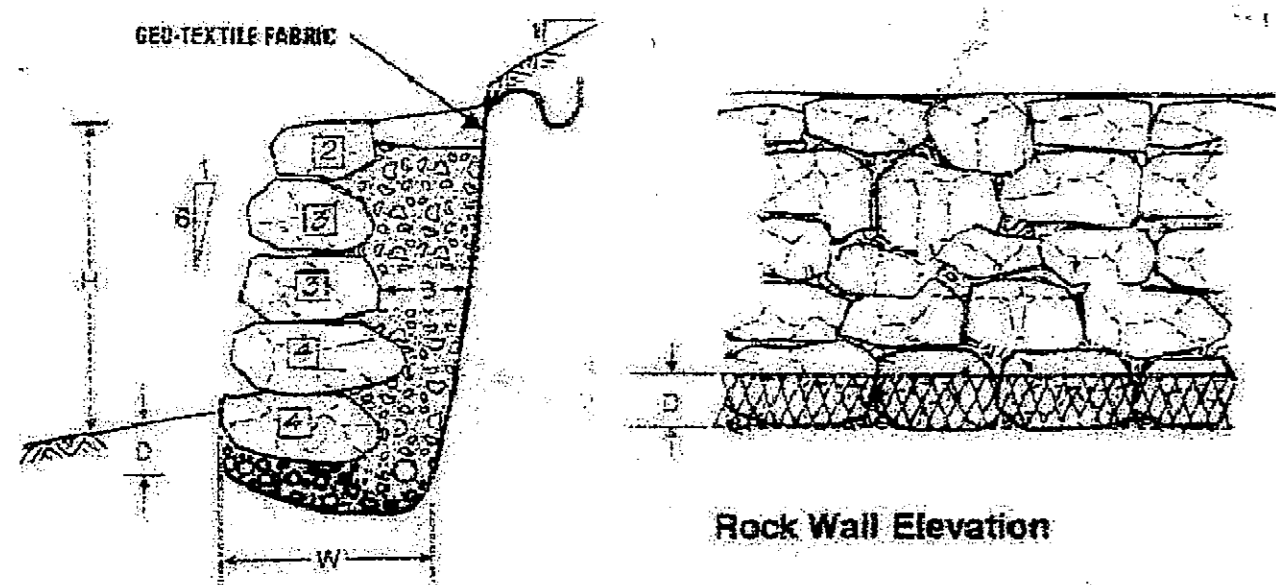
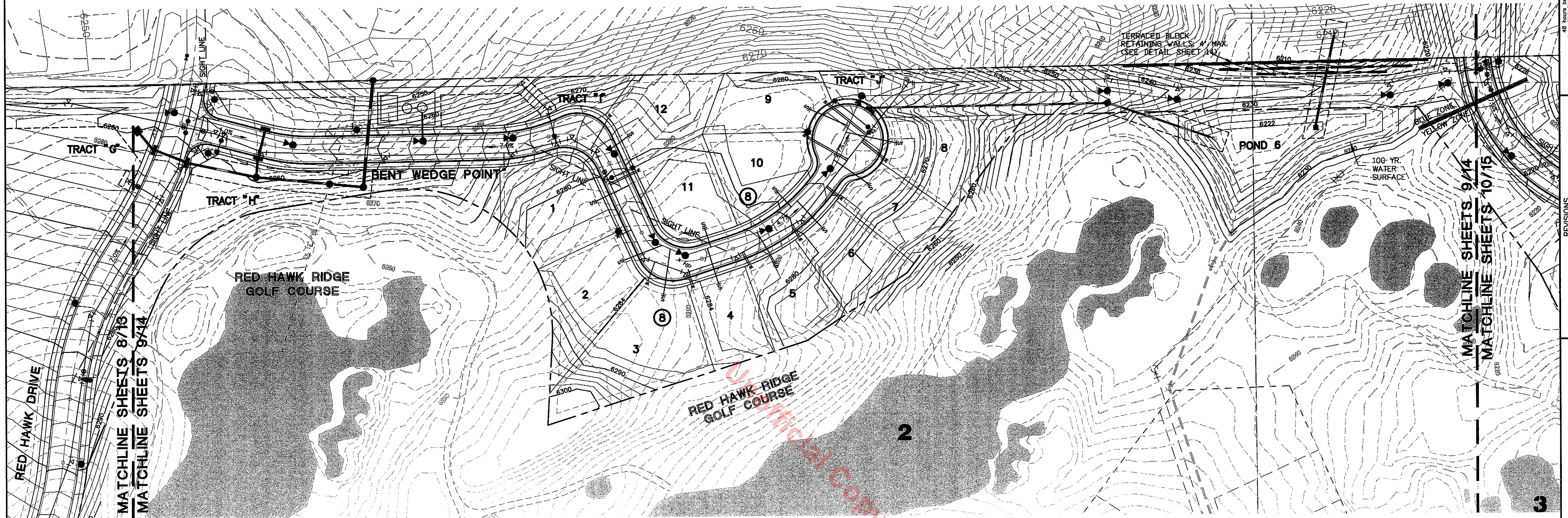
rg consulting engineers, inc.
 1331 17th Street • Suite 715 • Denver, Colorado 80202
 (303) 733-6107

PRELIMINARY PLAT/FINAL PD SITE PLAN	
RED HAWK FILING NO. 3	
PRELIMINARY GRADING PLAN	
presented for: Lennox W. Corbett	
3980 Park Meadows Dr - Lone Tree, Co. 80124-308.754.0000	
DRAWN BY:	DESIGNED BY:
TLK/TPY	CW
JOB NUMBER:	787.0003
DATE:	3/2/05
SCALE:	1"=60'
DRAWING NAME:	RH13FPD
SHEET NO.:	13 of 25

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RED HAWK FILING NO. 3 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Rock Wall Section

NOTES:
 - MAXIMUM DECLINATIONS OF SLOPES:
 - 1:1 (H:V) FOR ALL SLOPES UNLESS OTHERWISE SPECIFIED.
 - MINIMUM THICKNESS OF ROCK FILTER LAYER SHALL BE 12" UNLESS OTHERWISE SPECIFIED.
 - ROCK WALLS GREATER THAN 9' IN HEIGHT SHALL BE INSTALLED WITH THE SUPERVISION OF A GEOTECHNICAL ENGINEER.
 - JOINTS IN ROCK SHALL BE SET BACK FROM THE FACE OF THE WALL TO THE THICKNESS OF THE ROCK.
 - THE LONG DIMENSIONS OF THE ROCKS SHALL EXTEND BACK TOWARDS THE CUT OR FILL FACE TO PROVIDE MAXIMUM STABILITY. ROCKS SHALL BE PLACED TO AVOID CONTRASTING JOINT PLANES OR LATERAL DISCONTINUITIES. EACH ROCK SHALL BE SET ON A BED OF 4" GRANULAR FILL WITH GOOD DRAINAGE CHARACTERISTICS.
 - THE LONG DIMENSIONS OF THE ROCKS SHALL EXTEND BACK TOWARDS THE CUT OR FILL FACE TO PROVIDE MAXIMUM STABILITY. ROCKS SHALL BE PLACED TO AVOID CONTRASTING JOINT PLANES OR LATERAL DISCONTINUITIES. EACH ROCK SHALL BE SET ON A BED OF 4" GRANULAR FILL WITH GOOD DRAINAGE CHARACTERISTICS.

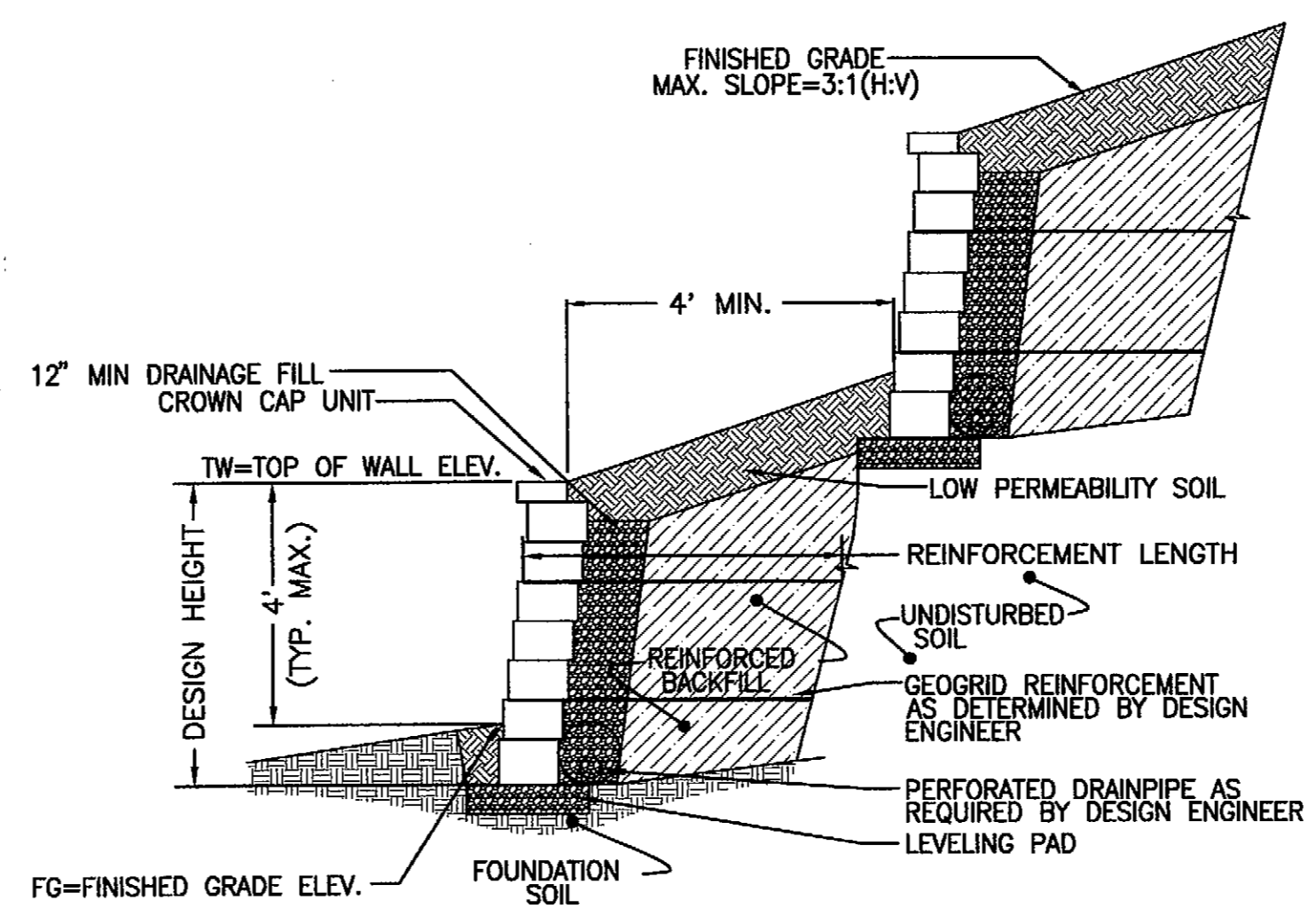
Size	Approximate Weight - lbs.	Approximate Diameter
1 Man	50 - 200	12 - 18"
2 Man	200 - 700	18 - 28"
3 Man	700 - 2000	28 - 38"
4 Man	2000 - 4000	38 - 48"
5 Man	4000 - 6000	48 - 54"
6 Man	6000 - 9000	54 - 60"

Reference: Local quarry weight study using average weights of rock last year. Six rocks of each man size conducted in January 1, 1986.

LEGEND:
 - Drainage materials to consist of clean angular 4" to 6" size gravel, or other material, approved by the geotechnical engineer.
 - Surface soil may consist of impervious soil or a fine fine draining granular material.
 - Undisturbed firm Native soil.
 - Drainage: 4-inch minimum diameter, perforated or slotted rigid plastic ADS pipe laid with a positive gradient to discharge under control well away from the wall.

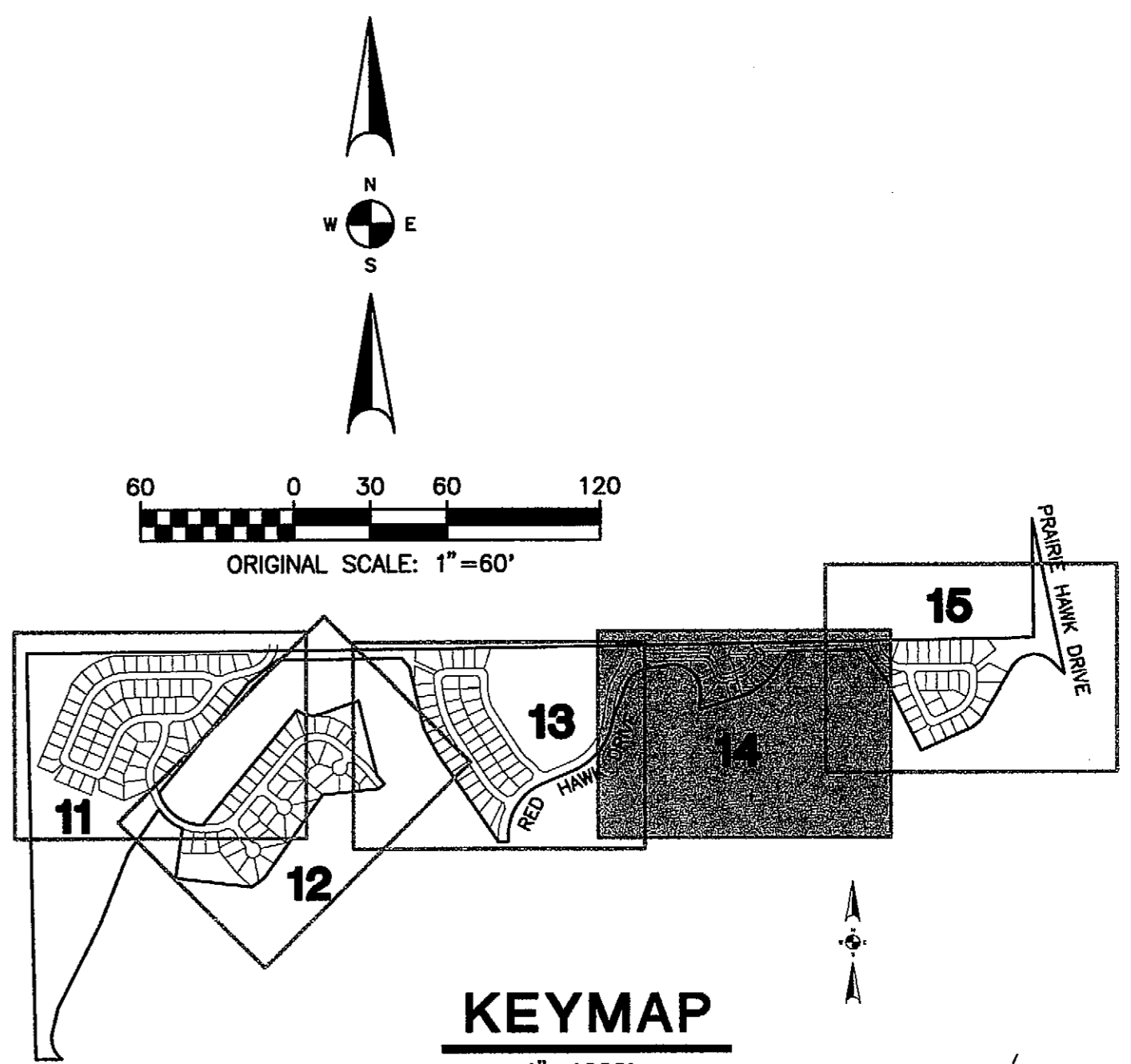
ROCK WALL DETAIL
NO SCALE

- LEGEND**
- PROPOSED STORM SEWER W/INLET AND MANHOLE
 - PROPOSED STREET LIGHT
 - EASEMENT
 - LOT LINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED FLOW LINE
 - PROPOSED 8' CONCRETE CROSS PAN
 - PROPERTY BOUNDARY
 - UTILITY EASEMENT
 - EXISTING CONTOURS
 - PROPOSED GRADE CONTOURS
 - PROPOSED GRADE CONTOURS MEADOWS SUBDIVISION
 - PROPOSED RETAINING WALL



NOTES:
 1. RETAINING WALL NOT TO EXCEED MAXIMUM HT. OF 4' WITHOUT PERMIT.
 2. ALLAN BLOCK MODULAR RETAINING WALL IN NATURAL COLOR, OR APPROVED EQUAL.

TYPICAL TERRACED BLOCK RETAINING WALL DETAIL
N.T.S.



KEYMAP
1"=1000'



PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

48 Hours before you file, CALL FOR THE BLUE STAKES
 1-800-922-1987
 Gas, Electric, Telephone, Cable and
 Ferrous and Non-Ferrous Pipeline Locations
 SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DATE	BY

ig consulting engineers, inc.
 1331 17th street • suite 710 • denver, colorado 80202
 (303) 293-6107

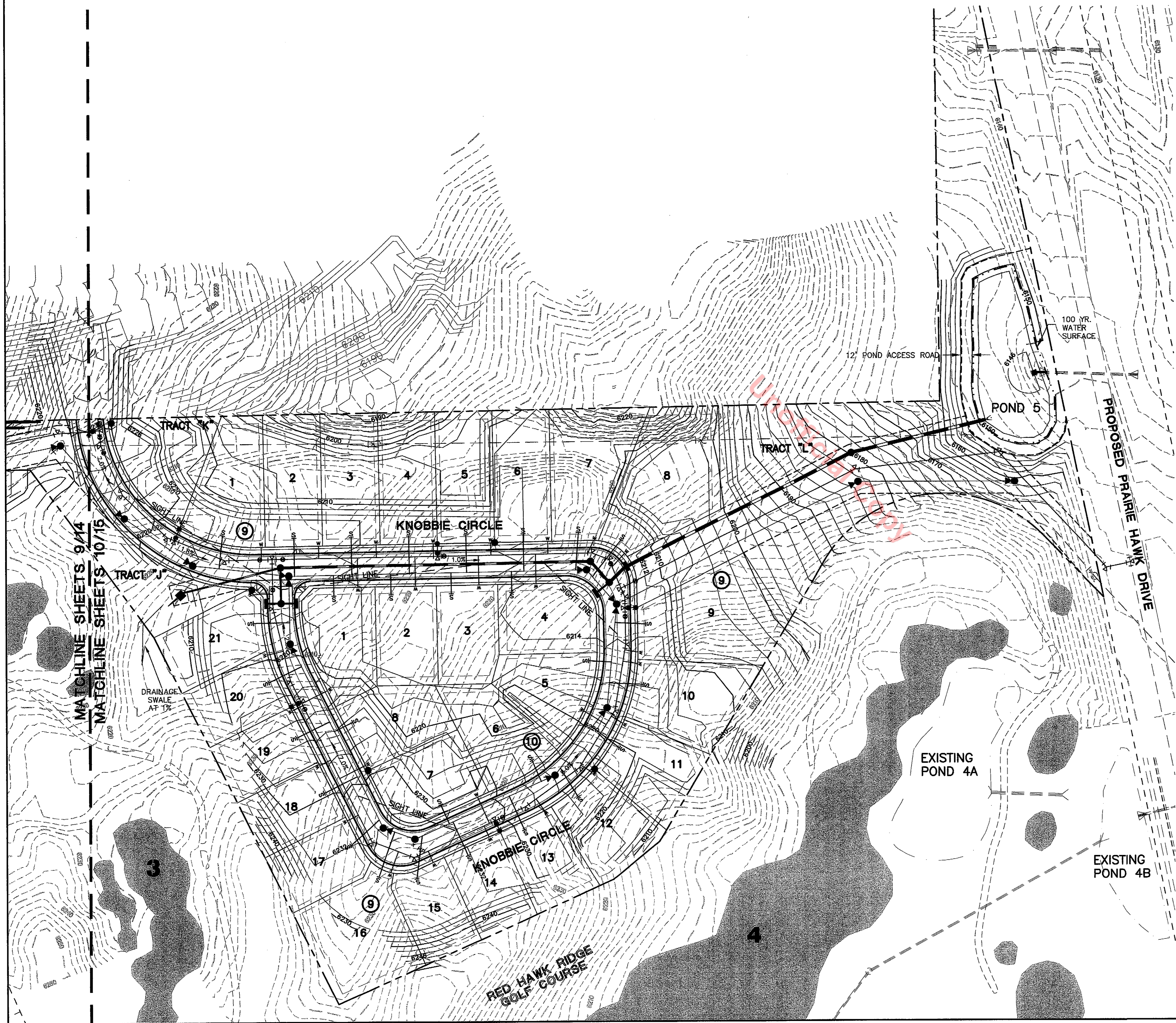
PRELIMINARY PLAT/FINAL PD SITE PLAN
 RED HAWK FILING NO. 3
 PRELIMINARY GRADING PLAN
 prepared for
 Lennar Colorado, LLC
 9990 Park Meadows Dr.-Lone Tree, Co. 80124-303754 0600

DESIGNED BY: CW
 TLK/TPY
 JOB NUMBER: 787.0003
 DATE: 3/2/05
 SCALE: 1"=60'
 DRAWING NAME: RH14FPD
 SHEET NO: 14 of 25

RED HAWK FILING NO. 3

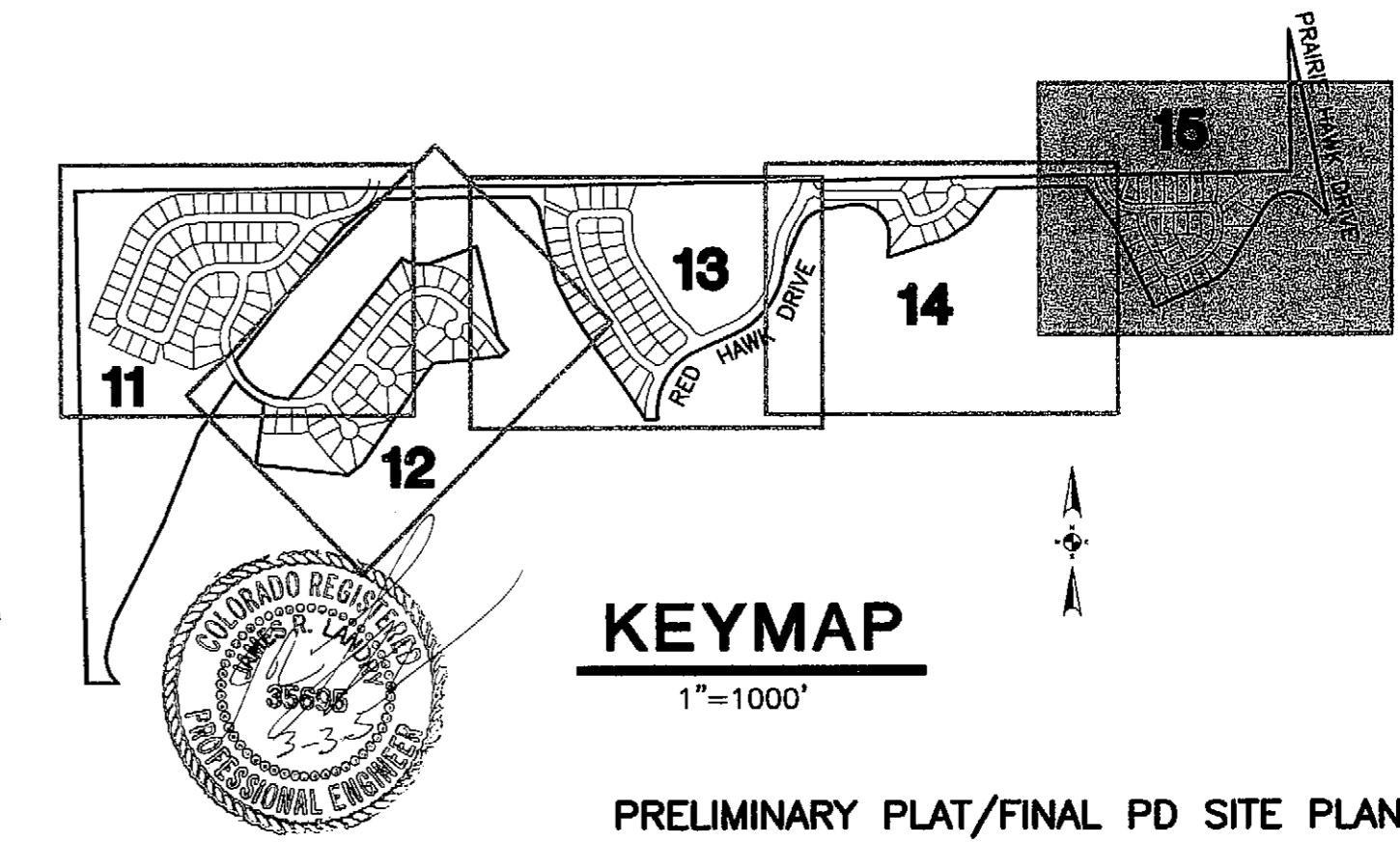
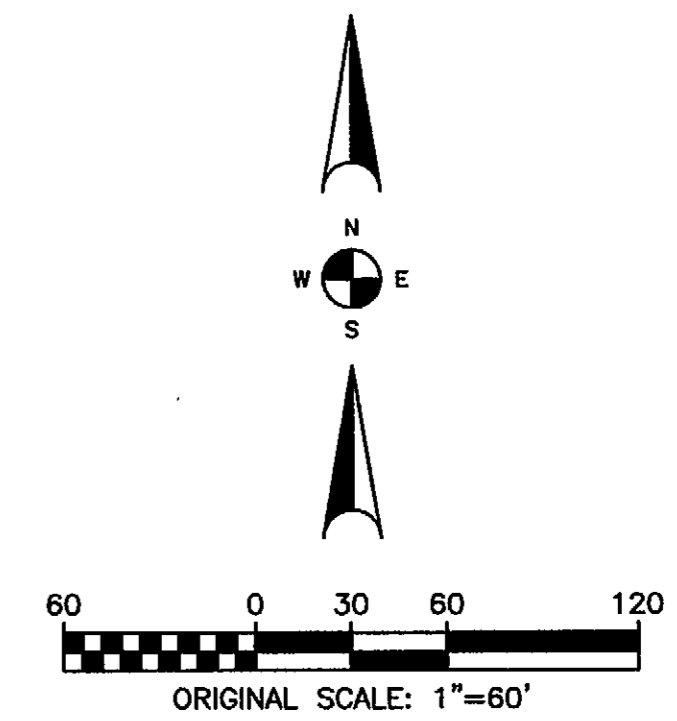
PRELIMINARY PLAT/FINAL PD SITE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPOSED STORM SEWER W/INLET AND MANHOLE
- PROPOSED STREET LIGHT
- EASEMENT
- LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED FLOW LINE
- PROPOSED 8' CONCRETE CROSS PAN
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- EXISTING CONTOURS
- PROPOSED GRADE CONTOURS
- PROPOSED GRADE CONTOURS MEADOWS SUBDIVISION
- PROPOSED RETAINING WALL



KEYMAP

1"=1000'

PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3

CALL FOR THE RULE BOOKS
1-800-922-1987
SCALE VERIFICATION
BAR IS ONE INCH ON THIS SHEET
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

ry consulting engineers, inc.
1333 17th street • suite 710 • denver, colorado 80202
(303) 283-8107

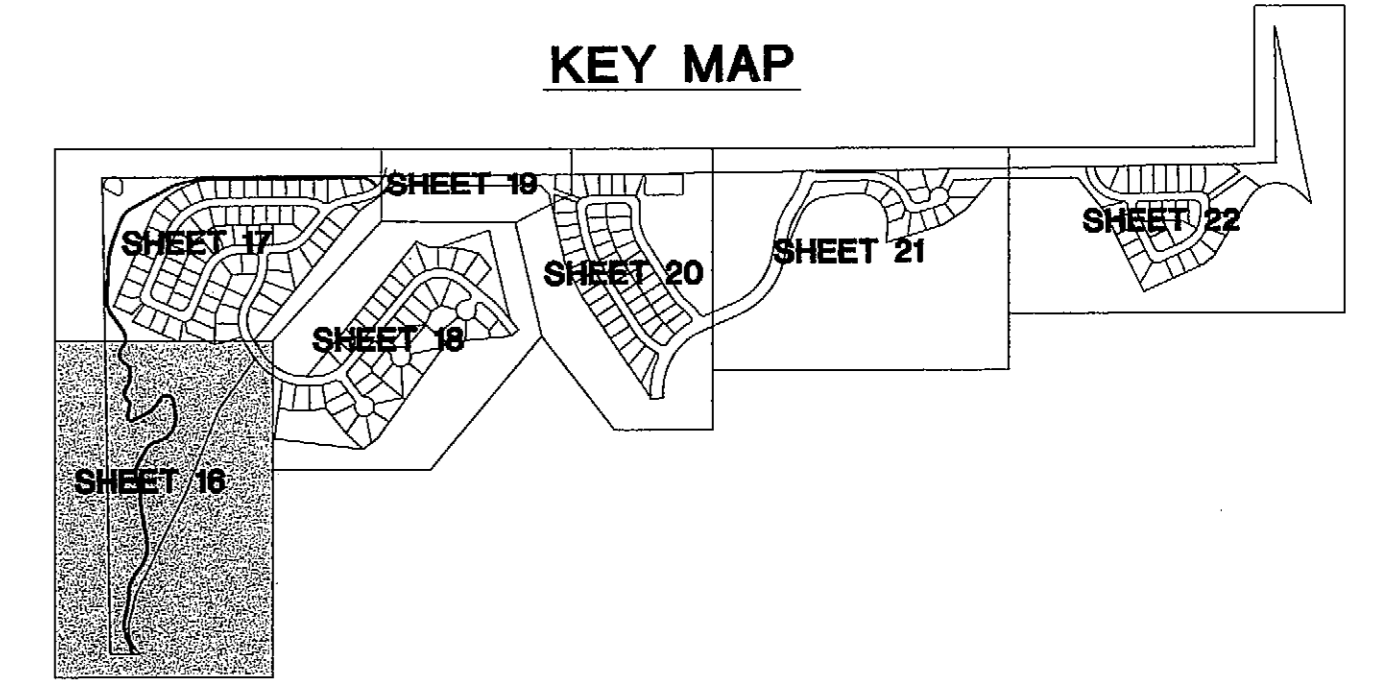
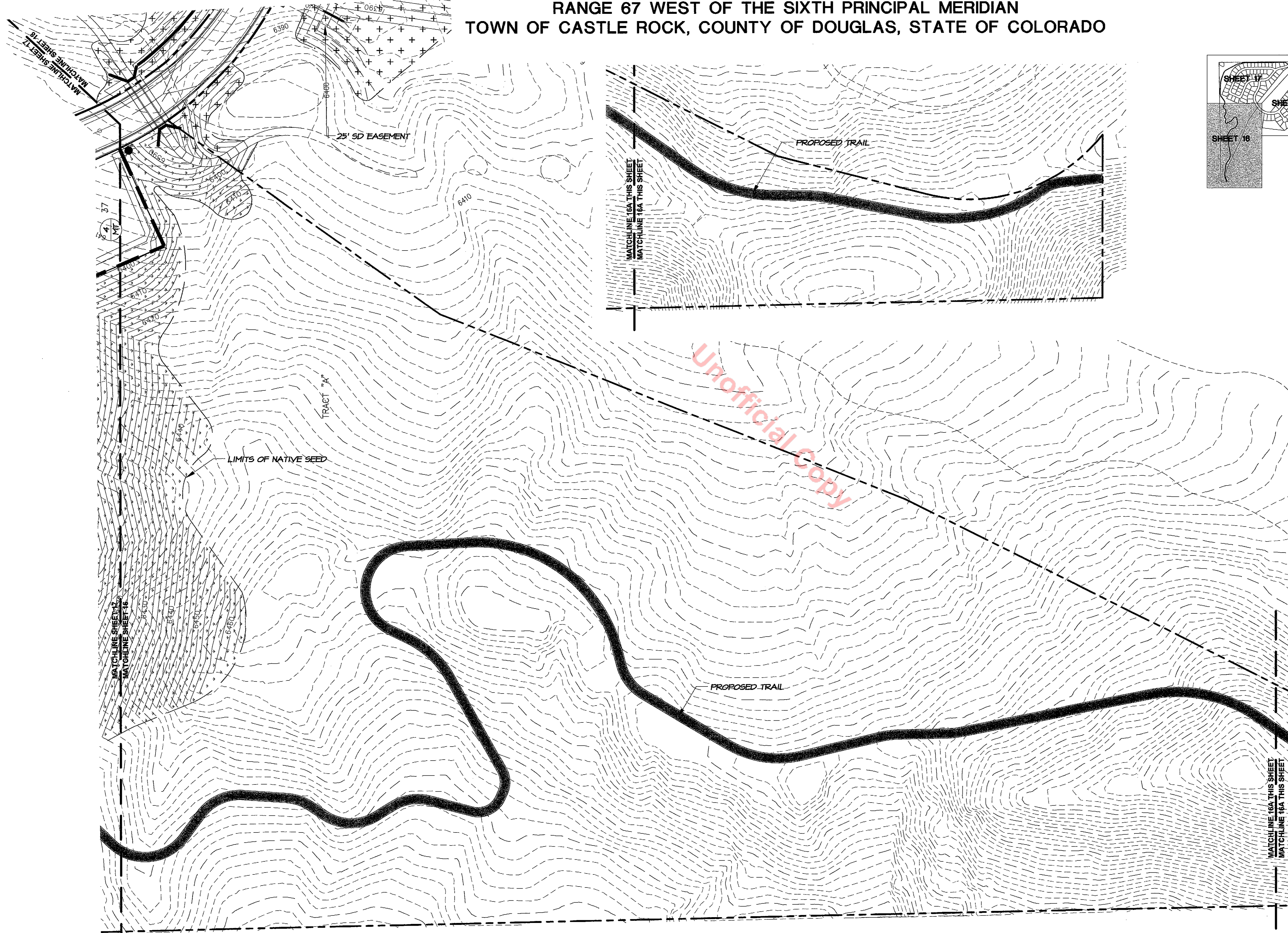
PRELIMINARY PLAT/FINAL PD SITE PLAN
RED HAWK FILING NO. 3
PRELIMINARY GRADING PLAN
prepared for
Lynstar Colorado, LLC Contact: Blaine W. Carrett
8990 Park Meadows Dr.-Lone Tree, Co. 80124-303,754,0600

DRAWN BY: TLK/TPY	DESIGNED BY: CW
JOB NUMBER: 787.0003	
DATE: 3/2/05	
SCALE: 1"=60'	
DRAWING NAME: RH15FPD	
SHEET NO: 15 of 25	

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RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPOSED TRAIL
	OPEN WOOD RAIL FENCING (See Sheet 24)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED
	GOLF COURSE NATIVE SEED
	SOD
	SIGN FEATURE (See Sheet 24)
	DECIDUOUS TREE
	EVERGREEN TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ANNUALS
	3 OF TREES MT MITIGATION TREES

- NOTE:**
- ANY DISTURBED AREAS DUE TO GRADING OPERATIONS WILL BE SEEDED WITH MATCHING NATIVE GRASS SEED MIX AS SHOWN IN PLANT LEGEND UNLESS OTHERWISE NOTED. LIMITS OF NATIVE SEED ARE SHOWN AS APPROXIMATE. ACTUAL LIMITS MAY VARY.
 - AREAS 10' WIDE AND UNDER SHALL NOT CONTAIN TURF AND CANNOT BE IRRIGATED WITH POP UP SPRAY HEADS.

RED HAWK-Filing No.3 Landscape Plan

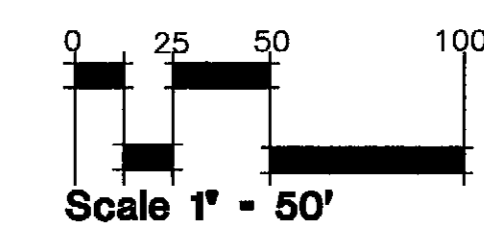
Owner
Lennar Colorado, LLC.
4940 Park Meadows Drive
Lone Tree, CO. 80124
(303) 714-0100
(303) 221-1436 Fax

Engineering
R&G Consulting Engineers, Inc.
131 17th Street Suite 710
Denver, CO. 80202
(303) 243-8101
(303) 243-8106 Fax

Douglas County,
Colorado

job no. 32/99
date 8-1-01
revisions
1-18-05 5-31-04 8-24-01
2-28-05 8-18-04 11-28-01
3-2-05 11-1-04 1-15-02

sheet 16 of 25



PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

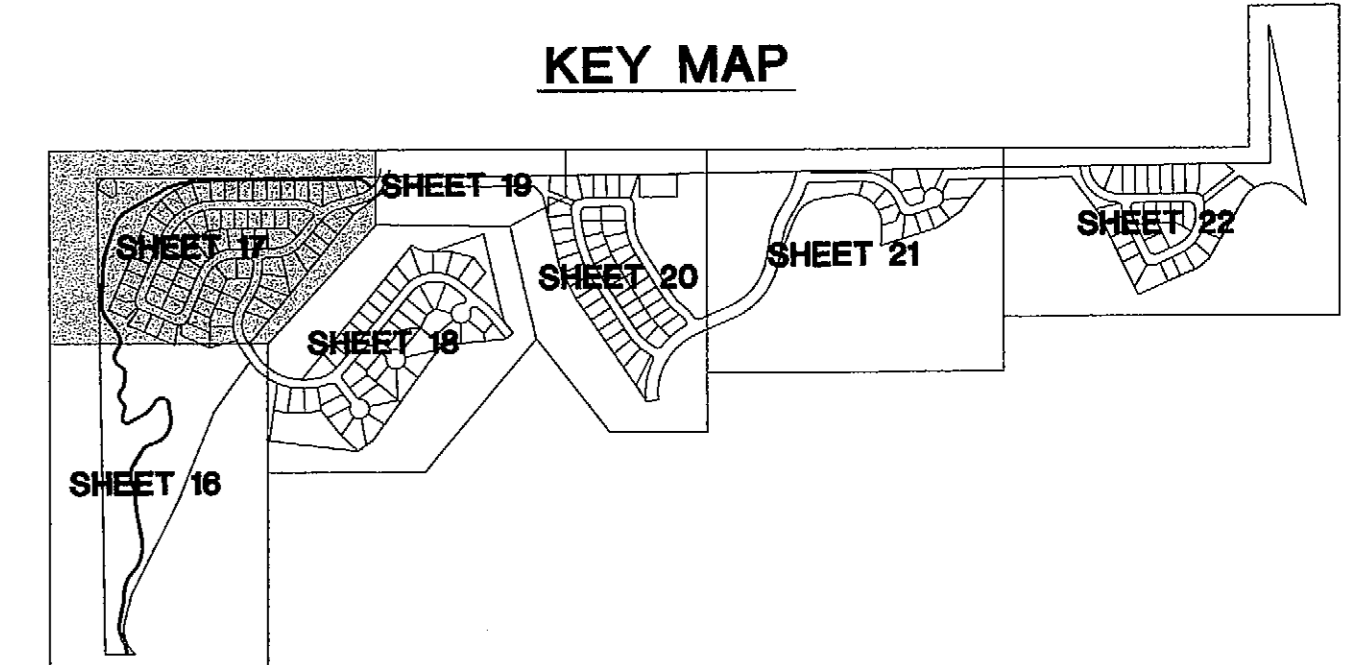


NOTE:

1. ANY DISTURBED AREAS DUE TO GRADING OPERATIONS WILL BE SEEDED WITH MATCHING NATIVE GRASS SEED MIX AS SHOWN IN PLANT LEGEND UNLESS OTHERWISE NOTED. LIMITS OF NATIVE SEED ARE SHOWN AS APPROXIMATE ACTUAL LIMITS MAY VARY.
2. AREAS 10' WIDE AND UNDER SHALL NOT CONTAIN TURF AND CANNOT BE IRRIGATED WITH POP UP SPRAY HEADS.

LEGEND

	PROPOSED TRAIL
	OPEN WOOD RAIL FENCING (See Sheet 24)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED
	GOLF COURSE NATIVE SEED
	SOD
	SIGN FEATURE (See Sheet 24)
	DECIDUOUS TREE
	EVERGREEN TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ANNUALS
	• OF TREES
	MITIGATION TREES



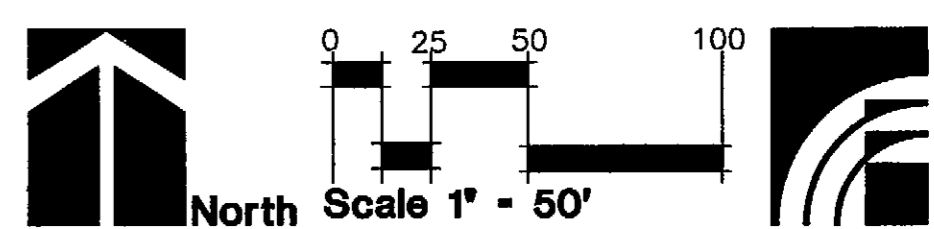
RED HAWK - Filing No.3 Landscape Plan

Owner
Lerner Colorado, LLC,
4940 Park Meadows Drive
Lone Tree, CO, 80124
(303) 714-6100
(303) 221-1436 Fax

Engineering
R9 Consulting Engineers, Inc.
131 17th Street Suite 110
Denver, CO, 80202
(303) 243-8101

Douglas County, Colorado
job no. 32/99
date 8-1-01
revisions
1-18-05 5-31-04 8-24-01
2-28-06 8-18-04 11-28-01
3-2-06 11-1-04 1-16-02

sheet 17 of 25

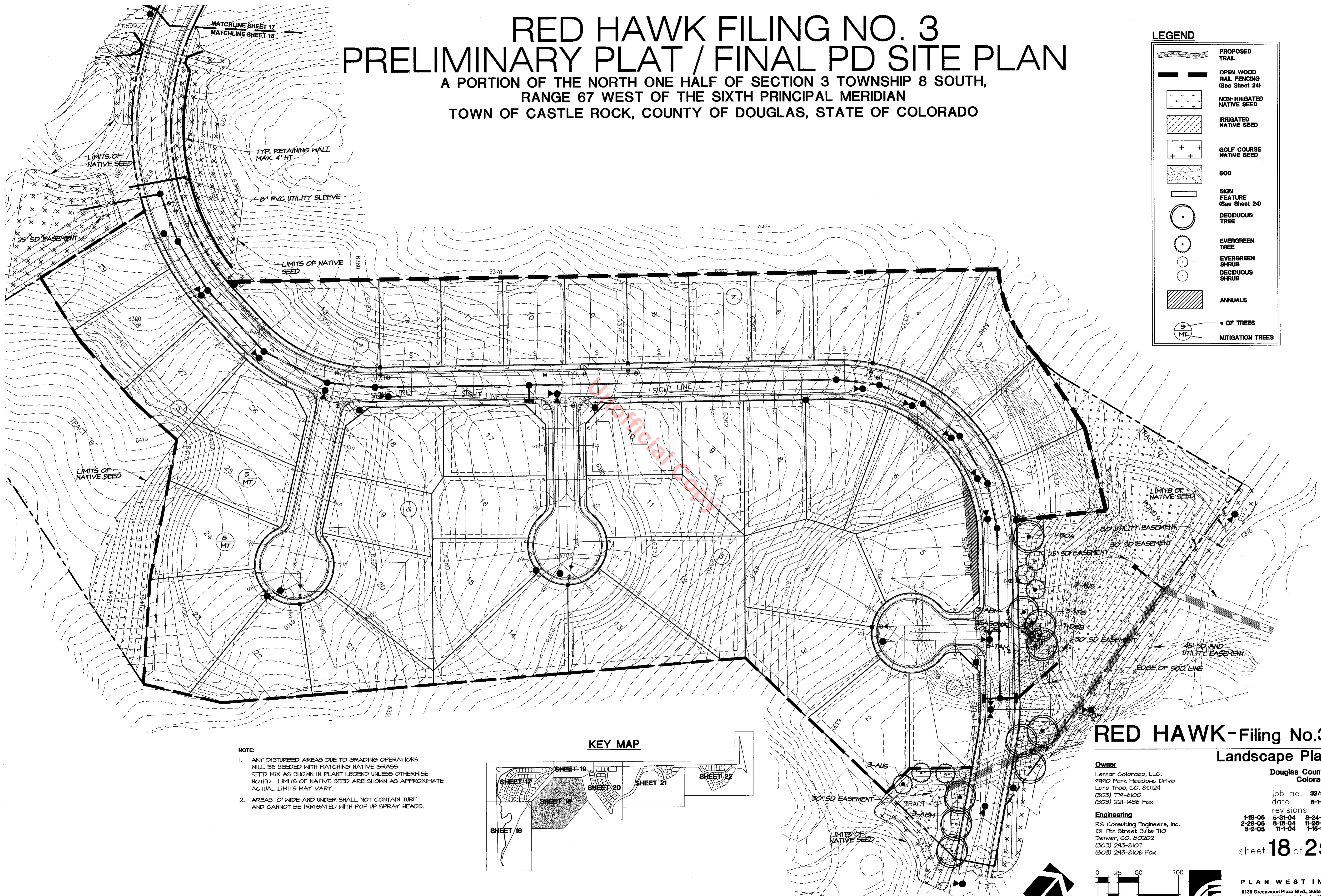


PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

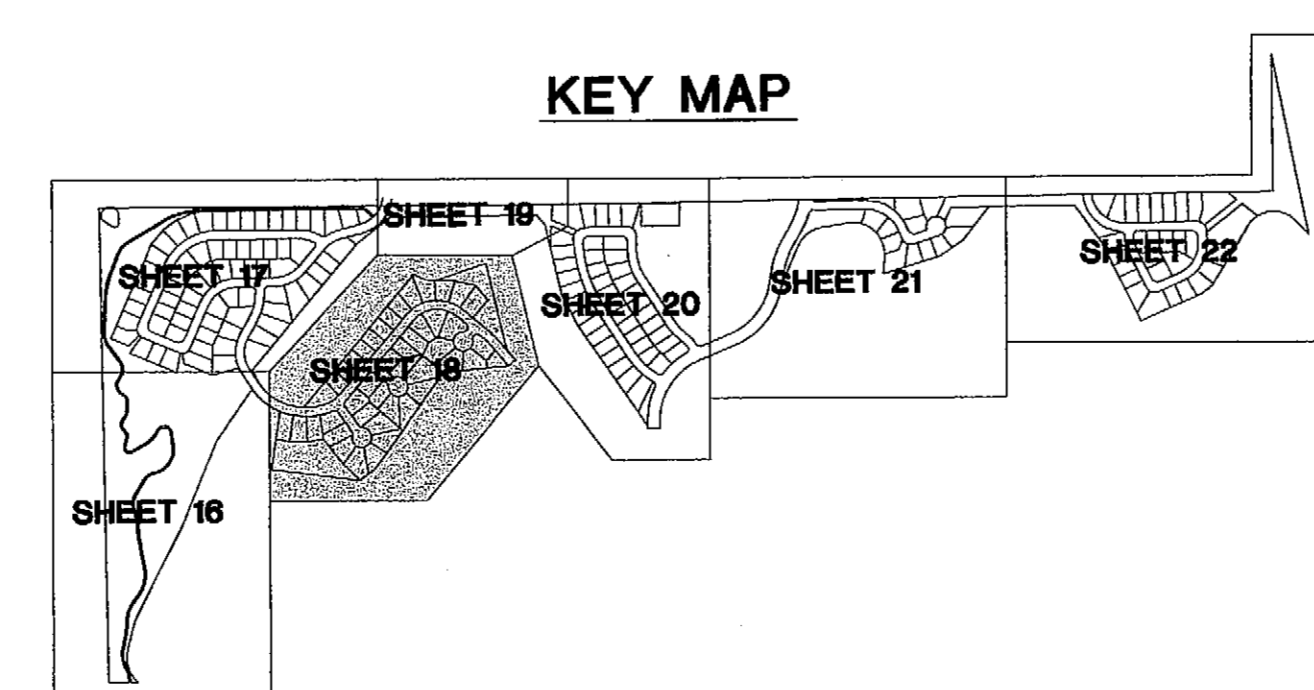
RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND	
	PROPOSED TRAIL
	OPEN WOOD RAIL FENCING (See Sheet 24)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED
	GOLF COURSE NATIVE SEED
	SOD
	SIGN FEATURE (See Sheet 24)
	DECIDUOUS TREE
	EVERGREEN TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ANNUALS
	• OF TREES MT. MITIGATION TREES



NOTE:
1. ANY DISTURBED AREAS DUE TO GRADING OPERATIONS WILL BE SEEDED WITH MATCHING NATIVE GRASS SEED MIX AS SHOWN IN PLANT LEGEND UNLESS OTHERWISE NOTED. LIMITS OF NATIVE SEED ARE SHOWN AS APPROXIMATE ACTUAL LIMITS MAY VARY.
2. AREAS 10' WIDE AND UNDER SHALL NOT CONTAIN TURF AND CANNOT BE IRRIGATED WITH POP UP SPRAY HEADS.



RED HAWK-Filing No.3 Landscape Plan

Owner
Lennar Colorado, LLC.
4440 Park Meadows Drive
Lone Tree, CO. 80124
(303) 714-6100
(303) 221-1436 Fax

Engineering
RS Consulting Engineers, Inc.
131 17th Street Suite 710
Denver, CO. 80202
(303) 243-8107
(303) 243-8106 Fax

Douglas County, Colorado

job no. 32/99
date 8-1-01
revisions
1-18-05 5-31-04 8-24-01
2-28-05 8-18-04 11-29-01
3-2-05 11-1-04 1-15-02

sheet 18 of 25

North

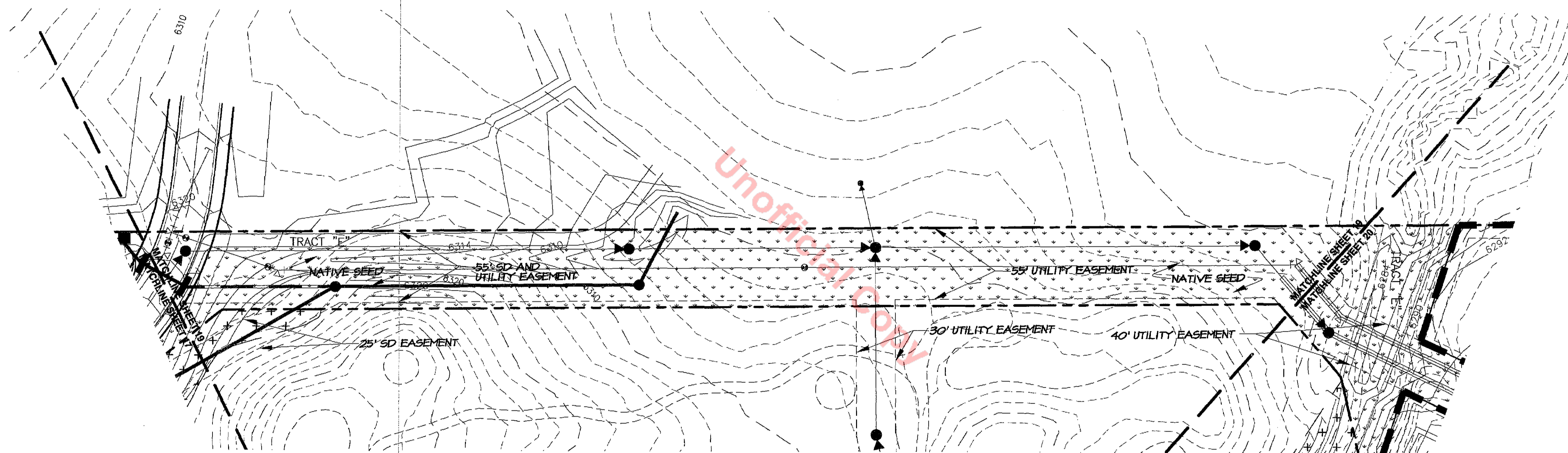
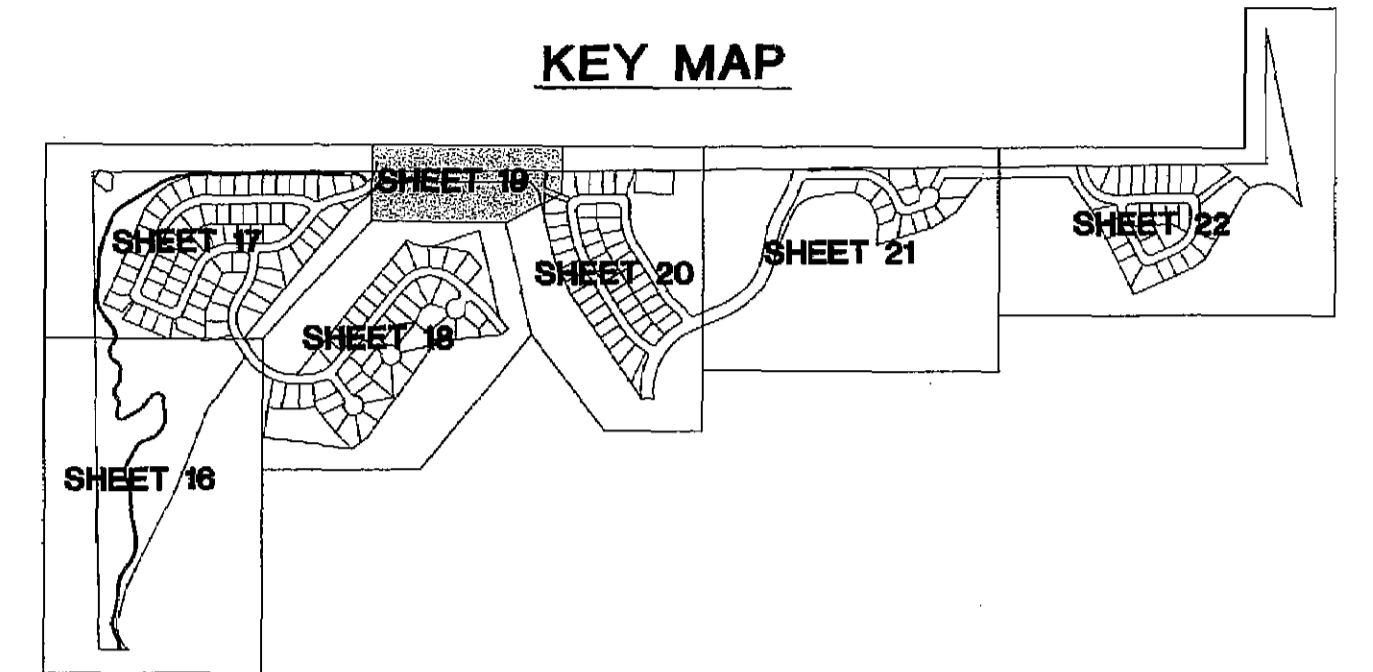
Scale 1" = 50'

PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1482

RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



NOTE:

1. ANY DISTURBED AREAS DUE TO GRADING OPERATIONS WILL BE SEEDED WITH MATCHING NATIVE GRASS SEED MIX AS SHOWN IN PLANT LEGEND UNLESS OTHERWISE NOTED. LIMITS OF NATIVE SEED ARE SHOWN AS APPROXIMATE ACTUAL LIMITS MAY VARY.
2. AREAS 10' WIDE AND UNDER SHALL NOT CONTAIN TURF AND CANNOT BE IRRIGATED WITH POP UP SPRAY HEADS.

LEGEND

	PROPOSED TRAIL
	OPEN WOOD RAIL FENCING (See Sheet 24)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED
	GOLF COURSE NATIVE SEED
	SOD
	SIGN FEATURE (See Sheet 24)
	DECIDUOUS TREE
	EVERGREEN TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ANNUALS
	3' OF TREES
	MITIGATION TREES

RED HAWK-Filing No.3 Landscape Plan

Owner
Lemar Colorado, LLC,
9940 Park Meadows Drive
Lone Tree, CO, 80124
(303) 774-6100
(303) 221-1436 Fax

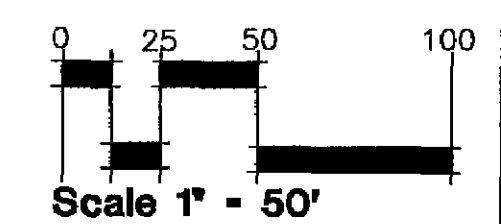
Douglas County,
Colorado

job no. 32/99
date 8-1-01

Engineering
RE Consulting Engineers, Inc.
131 17th Street Suite 110
Denver, CO, 80202
(303) 243-8107
(303) 243-8106 Fax

revisions
1-18-05 5-31-04 8-24-01
2-28-05 8-18-04 11-28-01
3-2-05 11-1-04 1-15-02

sheet 19 of 25



PLAN WEST INC
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Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

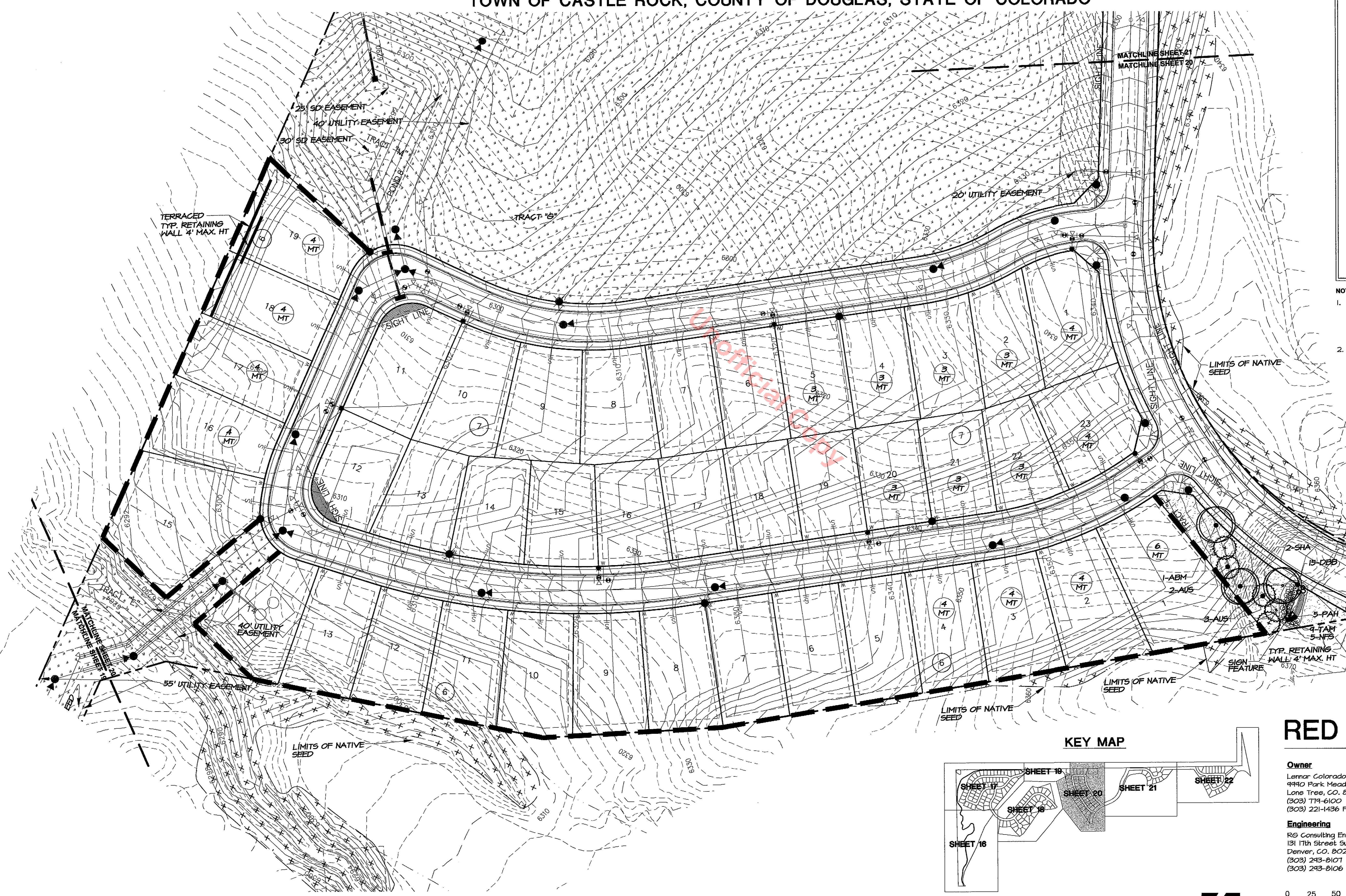
A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

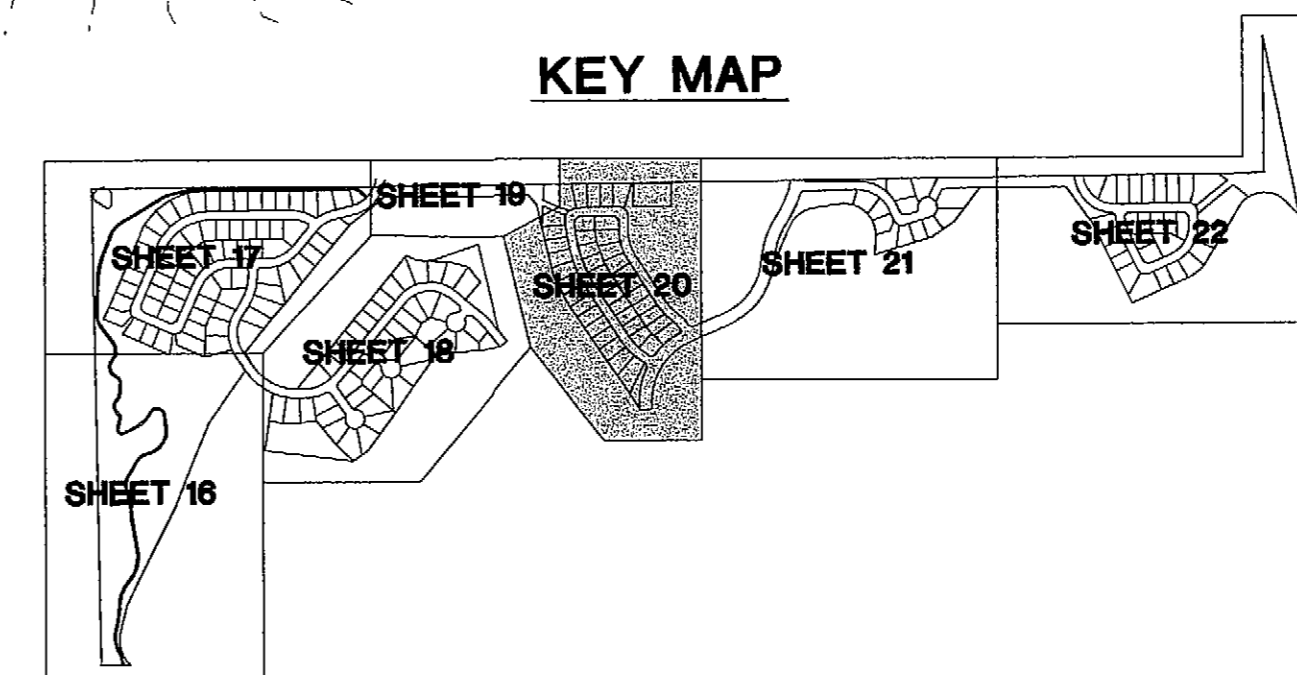
	PROPOSED TRAIL
	OPEN WOOD RAIL FENCING (See Sheet 24)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED
	GOLF COURSE NATIVE SEED
	SOD
	SIGN FEATURE (See Sheet 24)
	DECIDUOUS TREE
	EVERGREEN TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	ANNUALS
	3' OF TREES MITIGATION TREES

NOTE:

- ANY DISTURBED AREAS DUE TO GRADING OPERATIONS WILL BE SEEDED WITH MATCHING NATIVE GRASS SEED MIX AS SHOWN IN PLANT LEGEND UNLESS OTHERWISE NOTED. LIMITS OF NATIVE SEED ARE SHOWN AS APPROXIMATE ACTUAL LIMITS MAY VARY.
- AREAS 10' WIDE AND UNDER SHALL NOT CONTAIN TURF AND CANNOT BE IRRIGATED WITH POP UP SPRAY HEADS.



KEY MAP



RED HAWK - Filing No.3 Landscape Plan

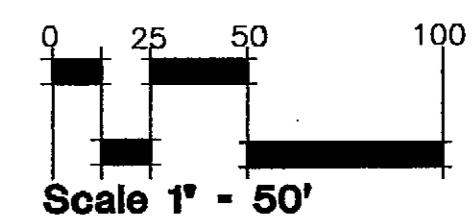
Owner
Lennar Colorado, LLC.
4440 Park Meadows Drive
Lone Tree, CO. 80124
(303) 774-6100
(303) 221-1436 Fax

Engineering
RE Consulting Engineers, Inc.
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Douglas County,
Colorado

job no. 32/99
date 8-1-01
revisions
1-18-05 5-31-04 8-24-01
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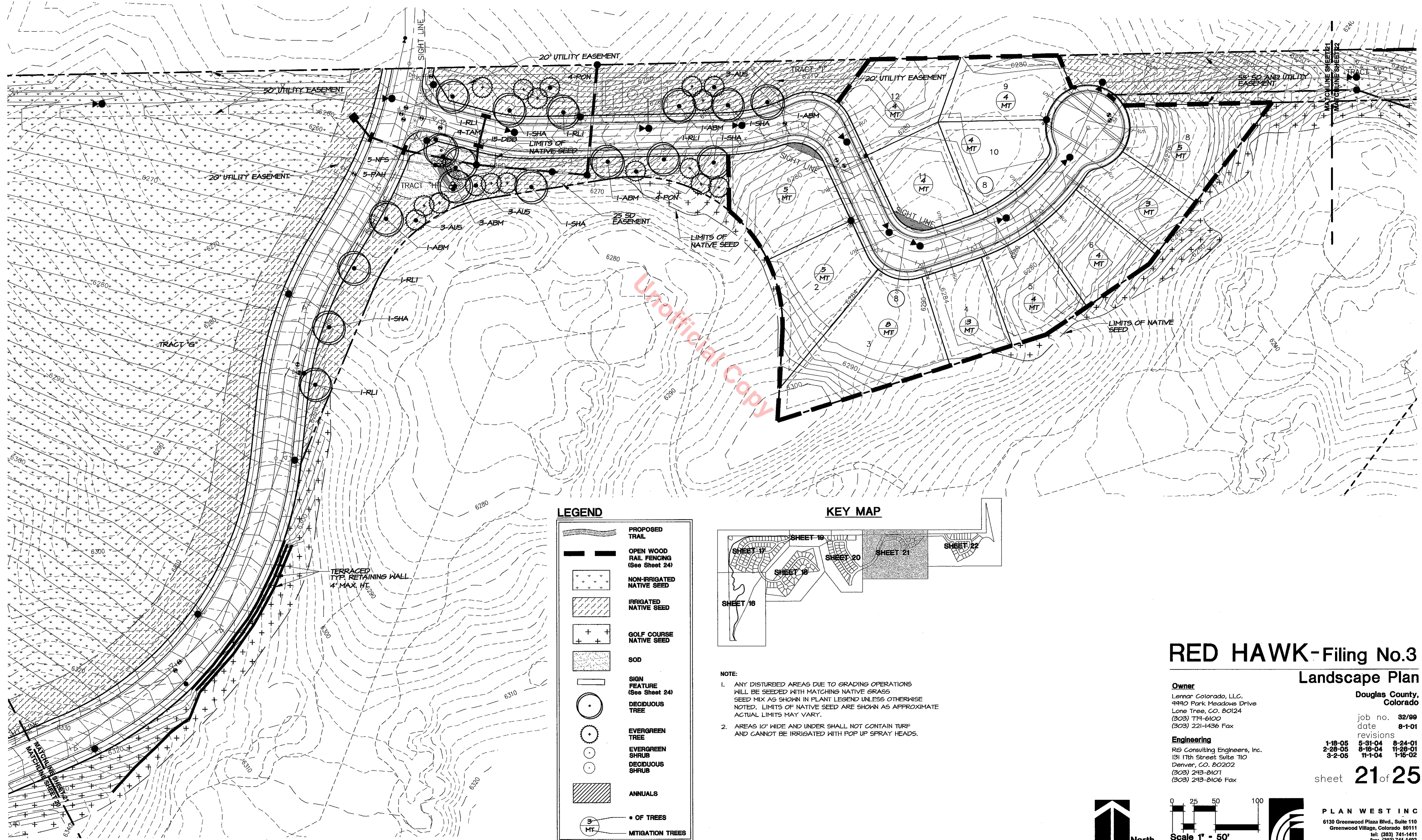
sheet 20 of 25



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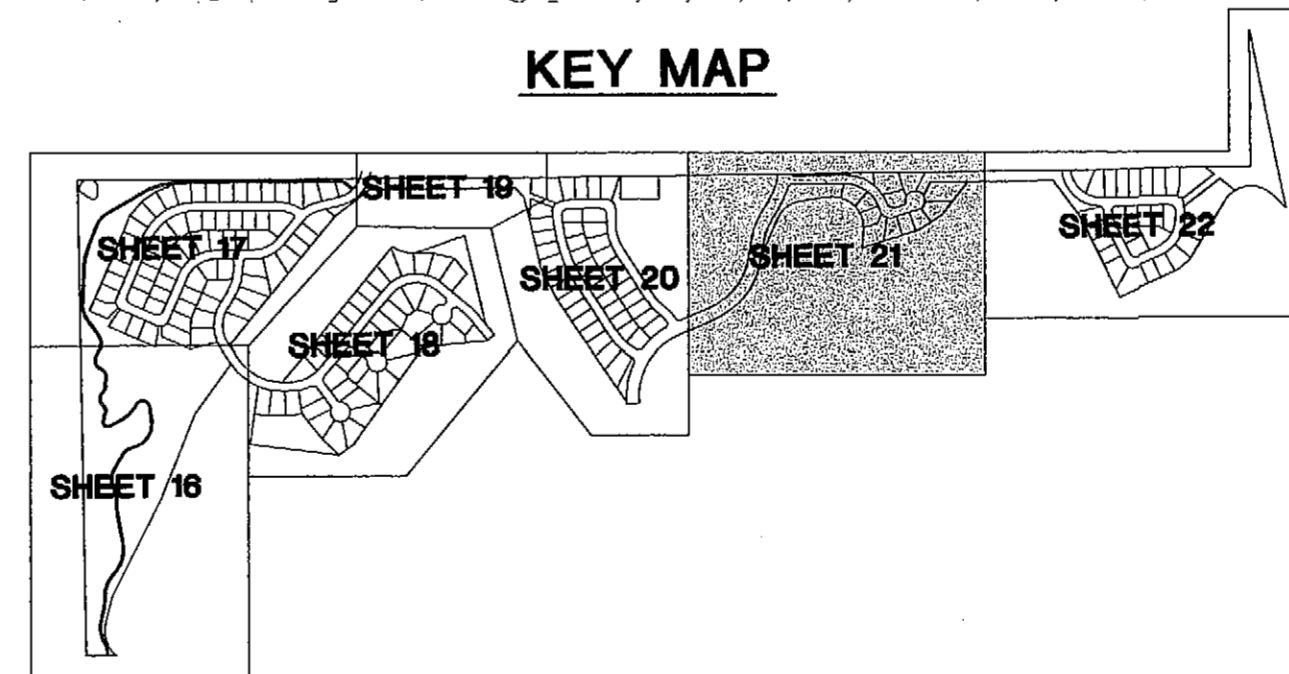
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPOSED TRAIL
	OPEN WOOD RAIL FENCING (See Sheet 24)
	NON-IRRIGATED NATIVE SEED
	IRRIGATED NATIVE SEED
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	SOD
	SIGN FEATURE (See Sheet 24)
	DECIDUOUS TREE
	EVERGREEN TREE
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KEY MAP



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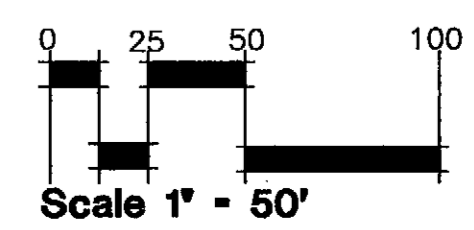
Owner
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4990 Park Meadows Drive
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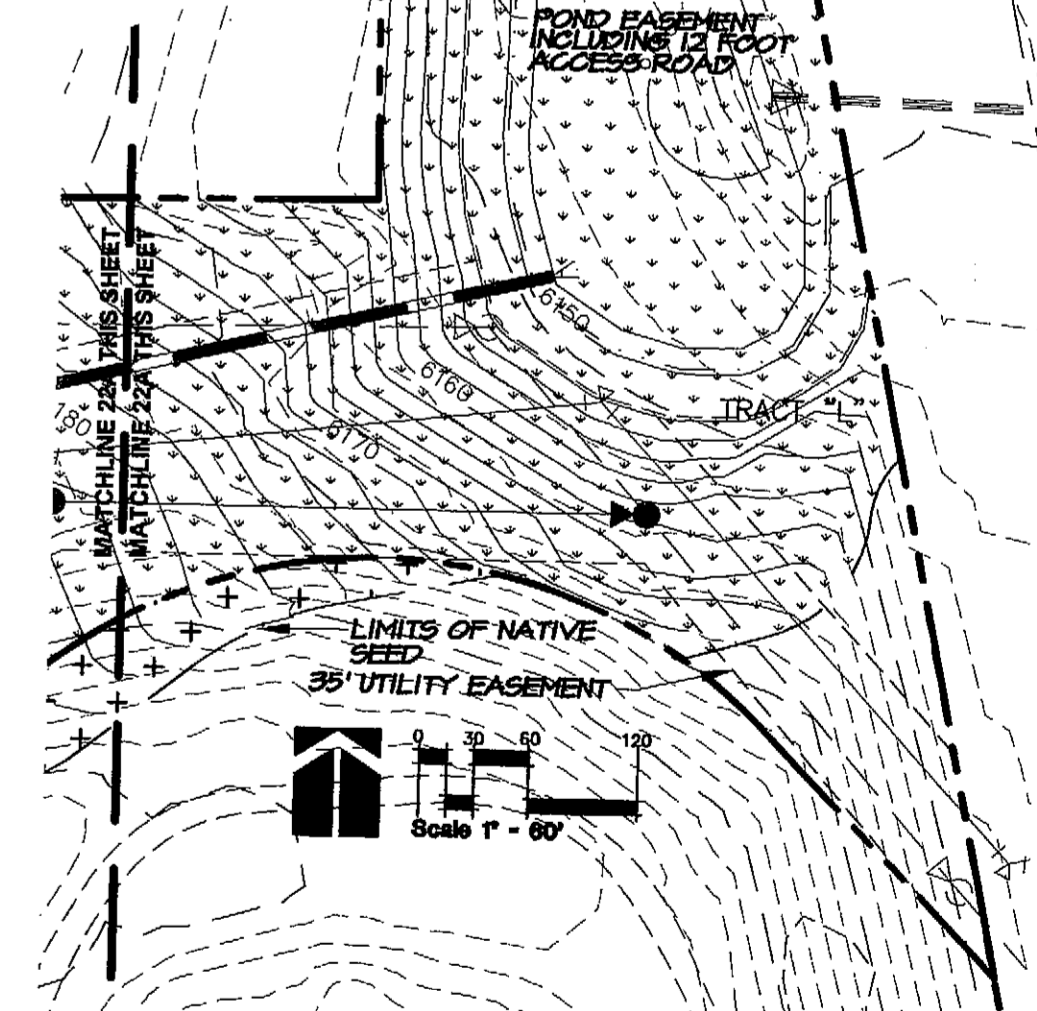
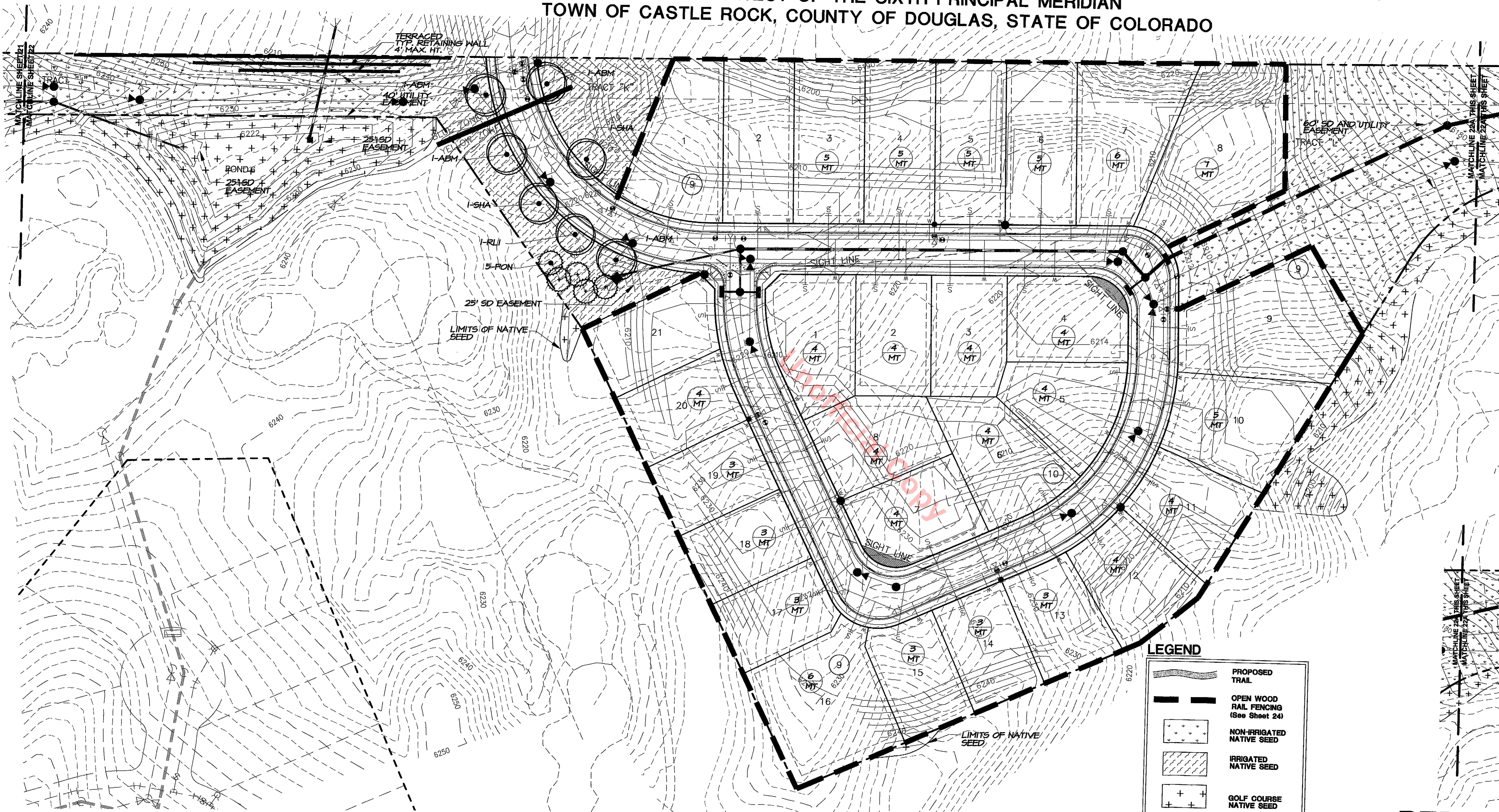
sheet **21** of **25**



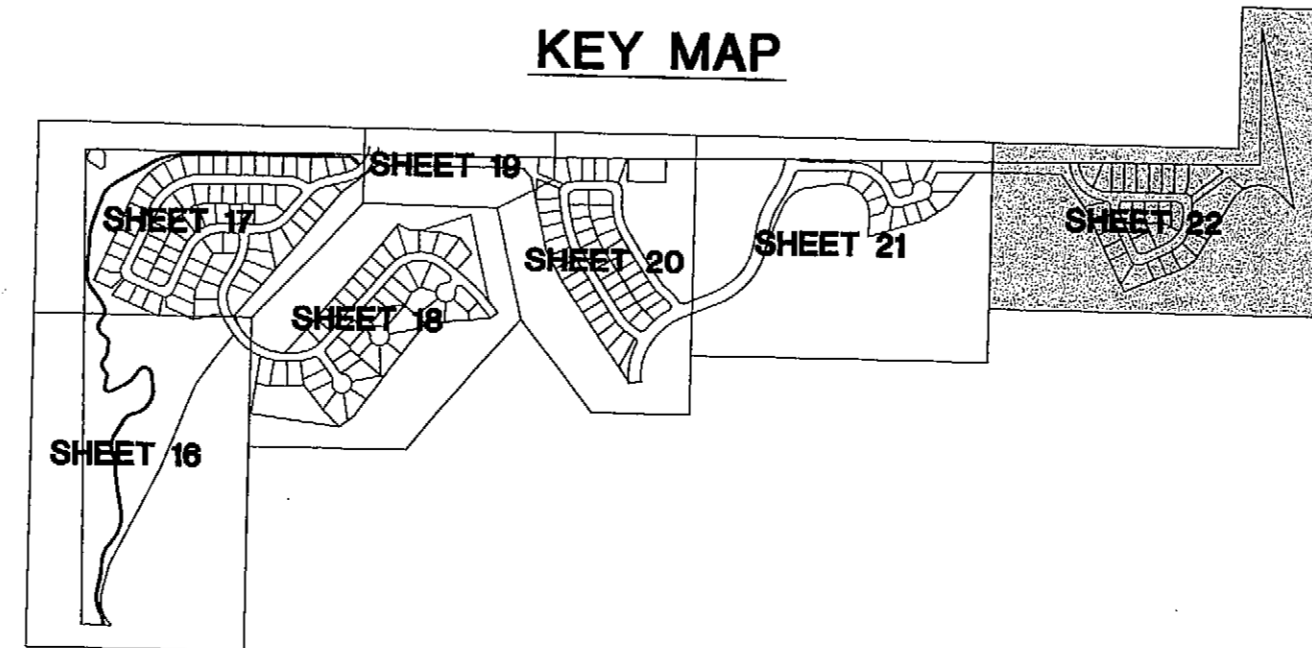
PLAN WEST INC
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A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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	IRRIGATED NATIVE SEED
	GOLF COURSE NATIVE SEED
	SOD
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	3' OF TREES MITIGATION TREES

RED HAWK-Filing No.3 Landscape Plan

Owner
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(303) 221-1436 Fax

Engineering
RG Consulting Engineers, Inc.
131 17th Street Suite 710
Denver, CO, 80202
(303) 243-0101
(303) 243-0106 Fax

Douglas County, Colorado

job no. 32/99
date 8-1-01
revisions
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sheet **22** of **25**

RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Landscape Notes

- The reproduction of any information generated by engineers and architects on these drawings is for the express purpose of coordination and ease of reference only. Inclusion of said information on these drawings does not constitute a representation by Plan West as to the sufficiency or accuracy of said information.
- Verify field conditions and notify the Landscape Architect of any discrepancies prior to proceeding with the work. Provide a staked layout of new site improvements including, but not limited to, planting layout, bed lines, concrete flatwork, entry monumentation, landscape walls, concrete curbs and turf areas for approval prior to beginning the work.
- Location of existing utilities shall be verified by the contractor prior to actual construction. For information contact the Utility Notification Center of Colorado @ 1-800-922-1987.
- Plant material quality shall comply with the current ANA standards for nursery stock. Plant material shall meet or exceed the sizes specified. All trees shall have well branched tops with straight, well developed single leaders unless otherwise specified in the plant schedule. The Landscape Architect (Plan West Inc.) reserves the right to refuse plant material of inferior quality.
- All landscaped areas are to receive soil amendments prior to planting, sodding or irrigated seed.
- Soil amendment will be A-1 Organics BioComp compost, applied at the rate of 4 cubic yards per 1000 square feet, tilled to a minimum of 6 inches.
* See Soils Test Table to the right for the correct amounts of Nitrogen (N), Phosphorous (P), and Zinc (Z) to be added.
- Place Agriform Fertilizer tablets around plant material with back fill mix per manufacturers specifications.
- Back fill plant mix shall consist of 1 part A-1 Organics BioComp compost per 2 parts soil from the excavated hole.
- All trees are to be staked, guyed, and wrapped per details for a period of one year.
- All tree pits to receive 3" depth of cedar mulch. No weed control fabric is required in these areas.
- All planter beds to be lined with steel edger, except where a bed comes up to a walk. Edger is to be Ryerson, pro-steel, or approved equal.
- All rock mulched shrub beds are to receive Typar weed barrier fabric or approved equal. To be secured with fabric pins and placed after irrigation installation and prior to mulching.
- All shrub beds are to receive 3" depth of 1/2" crushed gravel to completely cover the weed barrier fabric, as noted on the plans.
- Sod shall be tall fescue grass blend - see irrigated fescue sod specification in plant legend.
- Plant material within the site triangles will have a mature height of 30" or less above the elevation of the flowline.
- Contractor shall secure and pay all applicable taxes, permits and fees in connection with the work under the contract. Provide for protection of all utilities, private or public property, public safety, and existing site improvements for the duration of the contract and repair or replace damages to same without additional costs to the Owner. The contractor shall keep the premises clean and orderly and dispose of waste and debris at an approved location off-site daily during construction and prior to final acceptance.
- Landscape shall be warranted for a period of twelve (12) months from the date of final acceptance. Warranty shall include, but not be limited to:
Sod- Warranty against death, unsatisfactory growth, and bare areas. If any of the above situations apply, sod shall be replaced in those areas.
Seed- Warranty against major settlement, unsatisfactory growth, and bare areas. If any of the above situations occur or the seed does not fill in at a satisfactory rate (to be determined by the landscape architect), affected areas shall be preped and reseeded. Warranty period may be extended at this time.
Plant Material- Trees, shrubs, and groundcover shall be warranted against death or unsatisfactory growth. Plants shall be replaced by the contractor at no extra cost to the owner, during the warranty period. Any areas damaged by replacement shall be restored to original condition at the contractor's expense. Warranty period to be extended at this time.
The warranty shall also include all equipment and workmanship for the irrigation system.
- All landscaped areas, except native seed areas, shall be irrigated by an automated, underground, irrigation system.
- Areas 10' wide and under shall not contain turf and cannot be irrigated with pop-up spray heads.
- All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation. Trees located within non-irrigated seed areas shall be irrigated by hand and/or truck for a one (1) year establishment period.

- Landscape shall be maintained by the contractor for a period of twelve (12) months from the date of final acceptance. After this twelve (12) month period the HOA will own and maintain landscaping.
Sodded Areas- Maintain sodded areas by mowing and edging weekly, monitoring water and spraying for weeds and insects at the manufacturer's recommended rates.
Seeded Areas- Maintain seeded areas by watering, mowing, controlling weed growth, regrading, replanting, and mulching as required to insure that seeded areas are in vigorous growing and free of eroded areas.
Plant Material- Maintain trees, shrubs, and other plants by pruning, cultivating and weeding as required for healthy growth. Tighten and repair stake and guy supports and reset trees, shrubs, groundcovers and flowers to proper grades or vertical positions as required. Restore or replace damaged wrappings. Spray as required to keep trees, shrubs and other plants free of insects and disease.
- Contractor shall construct project as illustrated in construction drawings. It is the contractor's responsibility to verify all quantities.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle.
- Contractor is responsible for the repair of any damages to adjacent landscapes.
- Damage to public and private property resulting in the contractor or their subcontractor's operations during installation shall be repaired at no additional cost to owner.
- Do not disturb existing paving, lighting, landscaping, or irrigation that exists adjacent to the site unless otherwise noted on plans.
- As shown on the plans, approximately 215,879 sq. ft. of the Red Hawk Golf Course will experience site disturbances. Where this occurs, the disturbed areas shall be re-vegetated according to the following standards:
Native Seed Areas:
Seed Solution - Foothills Mix 50%
AV Seeds - Low Growth Mix 50%
Rough and Fairway Mix:
4 Species Blend of Bluegrass:
- Arcadia
- SR 2100
- Freedom 2
- Perennial Ryegrass (no more than 20%)
- Disturbed areas of open space not on golf course property are indicated on the plans by the proposed grading and native seed labels. In addition to the native seed mix indicated on the plant legend, these disturbed areas will be re-vegetated at a rate of one (1) tree and four (4) shrubs per 2500 square feet.
- All lots covered by this Preliminary Plat and Final PD Site Plan are subject to the Skyline/Ridgeline mitigation measures of the Castle Rock Town Code, Section 17.14.60 C, Mitigation of Impacts, as adopted by Town Ordinance No. 99-15.

Landscape Maintenance Notes

The owner of the property, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved final PD site plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner.

Landscape shall be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plant material. Replacement for dead or diseased plant material shall be of the same type of plant material as set forth in the approved site plan; for example a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. Upon written notice by the Town, the owner will have six (6) months to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice.

The property owner, and subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes culverts, channels, ditches, hydraulic structures and detention basins located on property within this final PD site plan. In the event that the owner fails to adequately maintain said facilities, the Town of Castle Rock shall have the right to enter said property and perform necessary work, the cost of which said owner, heirs, successors and assigns shall reimburse to the Town upon billing. Said costs will include all actual costs for labor, equipment, materials and a 15% fee.

Landscape Type	Landscape Zone	Landscape Use	Irrigation	Irrigation Water Requirement (Inches/Year)	LWU Rating (NWR5.0)	Irrigated Area (sf)	Composite LWU Area Rating (sf)	CLWUR per Area
Fine Fescue Sod	High	Entries	Spray	22.00	4.40	13,616	59,910	0.36
Irrigated Native Seed	Med	Entries	Spray	11.00	2.2	147,140	323,708	1.96
Shrub Bed (Irrigated, fabric, mulch and edging.)	Low	Entries	Drip	7.20	1.44	4,180	6,019	0.04
Total					8.04	164,936	389,638	2.36
Total Composite Land Use Water Rating								2.36
CLWUR = LWUR * IATA								

	Inches Per Week	Inches / Year
Fine Fescue Sod	0.88	22.00
Shrub Bed (Irrigated, fabric, mulch and edging.)	0.44	11.00

NOTE: Planting Season 25 weeks / yr.

Plant Legend

Quantity	Symbol	Botanical Name	Common Name	Size	Irrigation Method
Deciduous Canopy Trees					
25	ABM	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" CAL. B4B	See Note 21 on this sheet
1	BOA	Quercus macrocarpa	Bur Oak	2 1/2" CAL. B4B	See Note 21 on this sheet
1	HAC	Celtis occidentalis	Hackberry	2 1/2" CAL. B4B	See Note 21 on this sheet
6	RLI	Tilia americana 'Redmond'	Redmond Linden	2 1/2" CAL. B4B	See Note 21 on this sheet
9	SHA	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2" CAL. B4B	See Note 21 on this sheet
Evergreen Trees					
20	AUS	Pinus nigra	Austrian Pine	6' 4 B'	See Note 21 on this sheet
13	PCN	Pinus ponderosa	Ponderosa Pine	6' 4 B'	See Note 21 on this sheet
Deciduous Shrubs					
60	DBB	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 GAL. CONT.	Drip
20	NFS	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 GAL. CONT.	Drip
Evergreen Shrubs					
6	BRO	Juniperus sabine 'Broadmoor'	Broadmoor Juniper	5 GAL. CONT.	Drip
Ornamental Grasses					
20	PAH	Erianthus ravennae	Hardy Pampas	5 GAL. CONT.	Drip

COOPERATIVE EXTENSION SERVICE AND EXPERIMENT STATION		5325683 NUMBER OF SAMPLES 1	
SOIL, WATER & PLANT TESTING LABORATORY		DATE RECEIVED 11/22/2004	
COLORADO STATE UNIVERSITY		DATE REPORTED 12/14/2004	
FORT COLLINS, COLORADO 80523-1120		COUNTY Douglas	
SOIL TEST REPORT			
JOB #3299			
IDENTIFICATION			
Lab No.	Field Number	pH	Salts (meq/100g)
H323a	Red Hawk Filing 3	7.2	0.5
ROUTINE SOIL TEST RESULTS			
Texture Estimate	CEC (meq/100g)	Organic Matter (%)	Nitrate-N (ppm)
Sandy Clay	2.4	4	2.5
CEC (meq/100g)	Phosphorus (ppm)	Potassium (ppm)	Zinc (ppm)
2.26	226	1.0	14.1
Manganese (ppm)	Copper (ppm)		
2.2	2.2		

FIELD INFORMATION		RECOMMENDED FERTILIZER (LBS/A)						OTHER							
Lab No.	Acres	Irrigation	Last Crop	Yield	Maize T/A	Proposed Crop	Coat	N	P ₂ O ₅	K ₂ O	Zn	Fe (lb/A)	Mn (lb/A)	Cu (lb/A)	Oryzma T/A
H323a	automatic	none				turfgrass, trees, shrubs									

IMPORTANT INFORMATION ATTACHED
Visit our web site at: <http://www.colostate.edu/Dept/SoilCrop/soillab.html>

APPROVED TITLE: *John Hill* Extension Soil Testing Specialist Ph.D.

Native Seed Mix - 925,877 Sq. Ft. * (Non Irrigated)

Common Name	% of total	lbs. per Acre
Sheep Fescue - MX-B6	21.3%	5 LBS.
Canada Bluegrass - Reubens	21.3%	5 LBS.
Weeping Alkali Grass - Fulte	10.6%	2.5 LBS.
Perennial Ryegrass - Advent or Apm	21.3%	5 LBS.
Blue Gramagrass - Common	12.8%	3 LBS.
Sideoats Grama - Vaughn	6.4%	1.5 LBS.
Buffalograss - Sharps Improved	6.4%	1.5 LBS.
	100%	Total 23.5 LBS.

*Area does not include native seed areas on Red Hawk Golf Course property.

Native Seed Mix - 147,140 Sq. Ft. * (Irrigated)

Common Name	% of total	lbs. per Acre
Sheep Fescue - MX-B6	21.3%	10 LBS.
Canada Bluegrass - Reubens	21.3%	10 LBS.
Weeping Alkali Grass - Fulte	10.6%	5 LBS.
Perennial Ryegrass - Advent or Apm	21.3%	10 LBS.
Blue Gramagrass - Common	25.6%	12 LBS.
	100%	Total 47 LBS.

Irrigated Fescue Sod - 13,616 Sq. Ft.

minimum 3 varieties

Grande - Rich, thick, durable turf. Produces rhizomes, highly stress tolerable, and disease resistant.

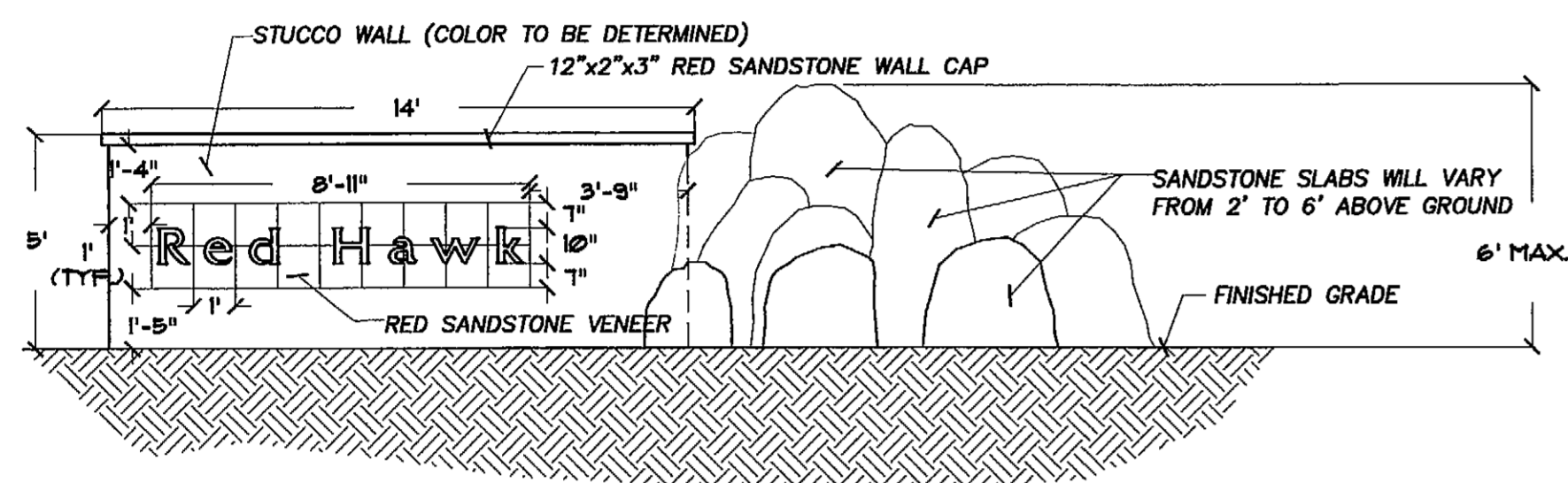
SR 8500 - Dwarf type tall fescue. Low growing, dark green, dense, fine textured turf. Drought tolerant and disease resistant.

Crew Cut - Dark green, fine leaf texture. Excellent heat and drought tolerance. Root systems reach depth of 4 feet and more if soils allow. Lower fertilizer and water requirements. Very disease resistant.

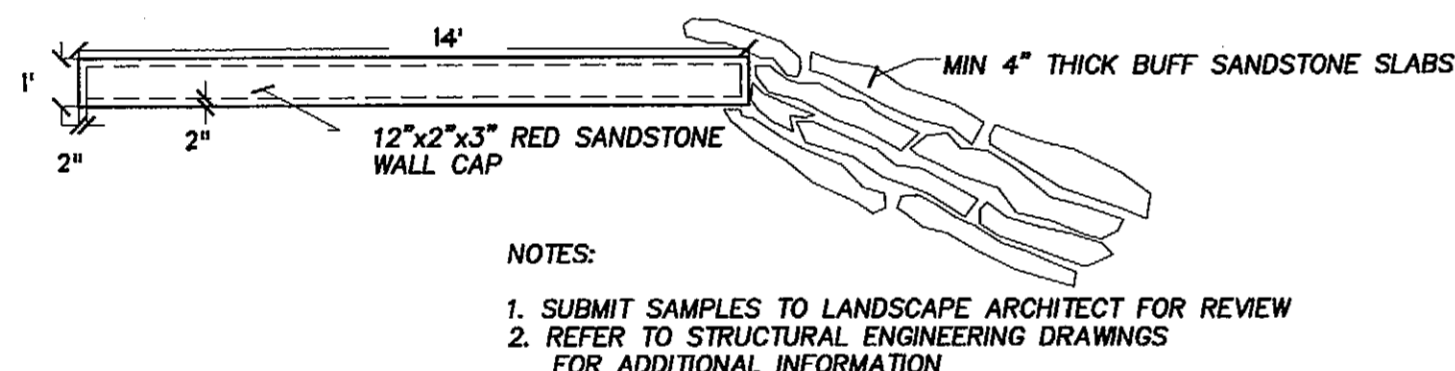
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Manganese (ppm)	Copper (ppm)		
2.2	2.2		
FIELD INFORMATION			
Lab No.	Acres	Irrigation	Last Crop
H323a	automatic	none	
RECOMMENDED FERTILIZER (LBS/A)			
Proposed Crop	Coat	N	P ₂ O ₅
turfgrass, trees, shrubs			
OTHER			
Yield	Maize T/A	Proposed Crop	Coat
		turfgrass, trees, shrubs	
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Sandy clay loams or clay loam soils drain at moderate rates.	2.4	4	2.5
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OTHER			
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Proposed Crop	Coat	N	P ₂ O ₅
turfgrass, trees, shrubs			
OTHER			
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2.2	2.2		
FIELD INFORMATION			
Lab No.	Acres	Irrigation	Last Crop
H323a	automatic	none	
RECOMMENDED FERTILIZER (LBS/A)			
Proposed Crop	Coat	N	P ₂ O ₅
turfgrass, trees, shrubs			
OTHER			
Yield	Maize T/A	Proposed Crop	Coat
		turfgrass, trees, shrubs	
LABORATORY INFORMATION			
Lab No.	Field Number	pH	Salts (meq/100g)
H323a	Red Hawk Filing 3	7.2	0.5
ROUTINE SOIL TEST RESULTS			
Texture Estimate	CEC (meq/100g)	Organic Matter (%)	Nitrate-N (ppm)
Sandy clay loams or clay loam soils drain at moderate rates.	2.4	4	2.5
CEC (meq/100g)	Phosphorus (ppm)	Potassium (ppm)	Zinc (ppm)
2.26	226	1.0	14.1
Manganese (ppm)	Copper (ppm)		
2.2	2.2		
FIELD INFORMATION			
Lab No.	Acres	Irrigation	Last Crop
H323a	automatic	none	
RECOMMENDED FERTILIZER (LBS/A)			
Proposed Crop	Coat	N	P ₂ O ₅
turfgrass, trees, shrubs			
OTHER			
Yield	Maize T/A	Proposed Crop	Coat
		turfgrass, trees, shrubs	
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Lab No.	Field Number	pH	Salts (meq/100g)
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2.26	226	1.0	14.1
Manganese (ppm)	Copper (ppm)		
2.2	2.2		
FIELD INFORMATION			
Lab No.	Acres	Irrigation	Last Crop
H323a	automatic	none	
RECOMMENDED FERTILIZER (LBS/A)			
Proposed Crop	Coat	N	P ₂ O ₅
turfgrass, trees, shrubs			
OTHER			
Yield	Maize T/A	Proposed Crop	Coat
		turfgrass, trees, shrubs	
LABORATORY INFORMATION			
Lab No.	Field Number	pH	Salts (meq/100g)
H323a	Red Hawk Filing 3	7.2	0.5
ROUTINE SOIL TEST RESULTS			
Texture Estimate	CEC (meq/100g)	Organic Matter (%)	Nitrate-N (ppm)
Sandy clay loams or clay loam soils drain at moderate rates.	2.4	4	2.5
CEC (meq/100g)	Phosphorus (ppm)	Potassium (ppm)	Zinc (ppm)
2.26	226	1.0	14.1
Manganese (ppm)	Copper (ppm)		
2.2	2.2		
FIELD INFORMATION			
Lab No.	Acres	Irrigation	Last Crop
H323a	automatic	none	
RECOMMENDED FERTILIZER (LBS/A)			

RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



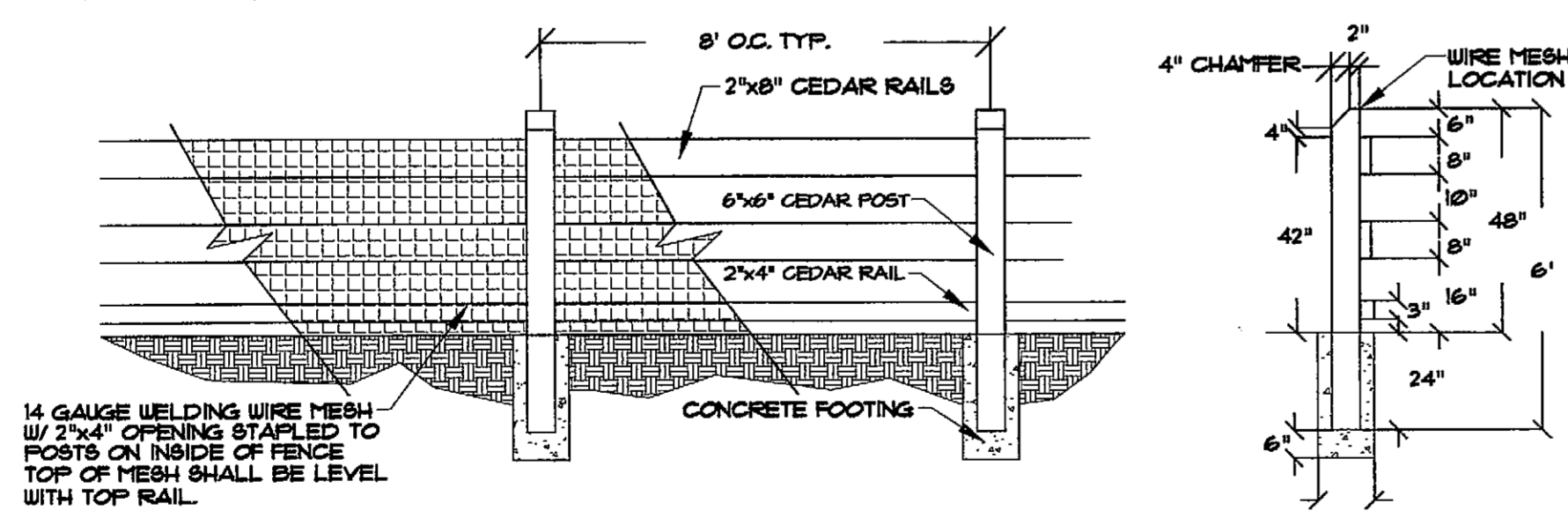
1
24 Sign Elevation
Scale 1/4"=1'-0"



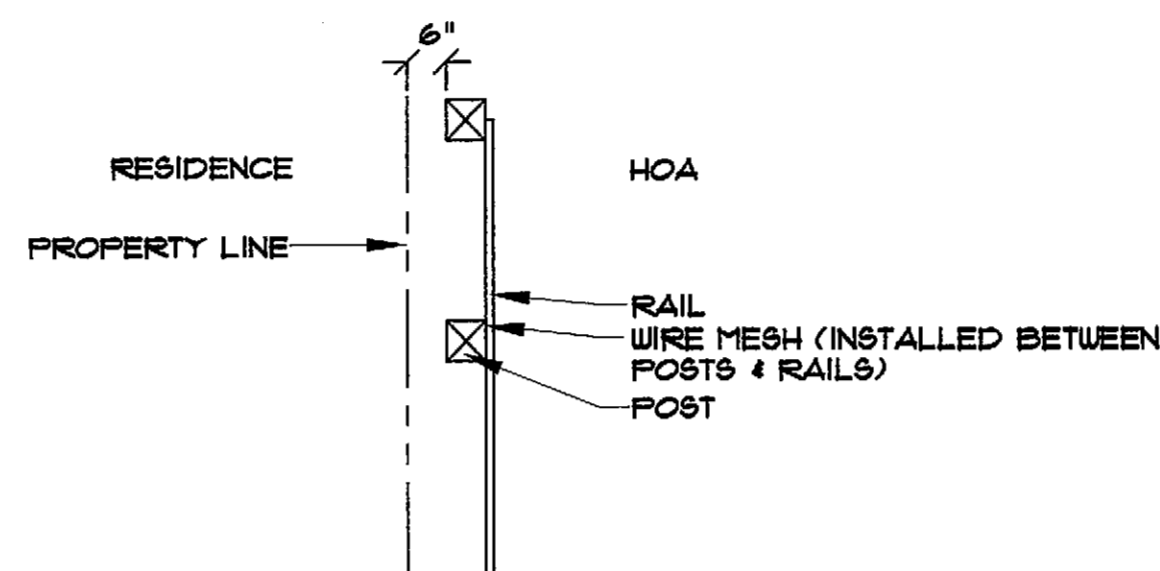
2
24 Plan View
Scale 1/4"=1'-0"

NOTES:

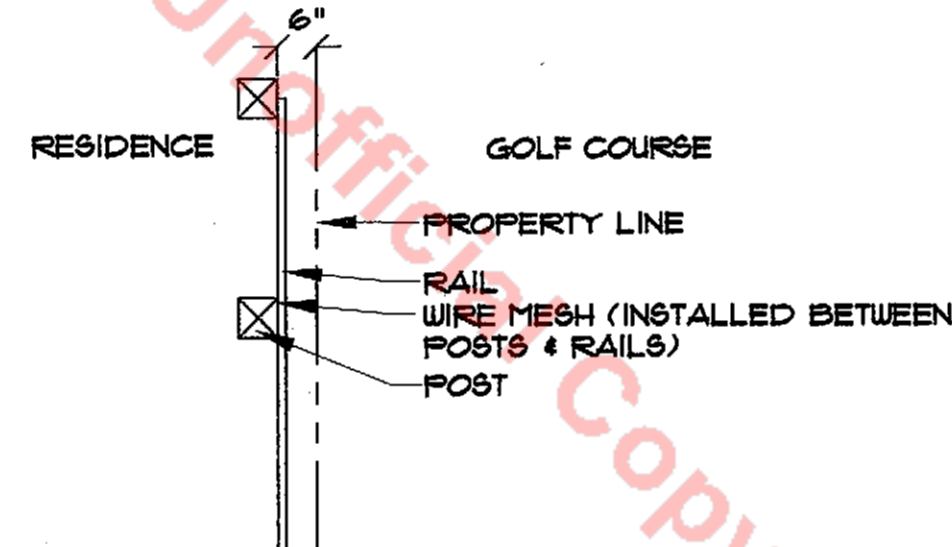
- ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAUN CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION. ALL CHAMFERED EDGES AND ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
- ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
- POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. OF 24 HOURS BEFORE BOARDS ARE NAILED.



3
24 Open Wood Rail Fencing - Elevation
NOT TO SCALE

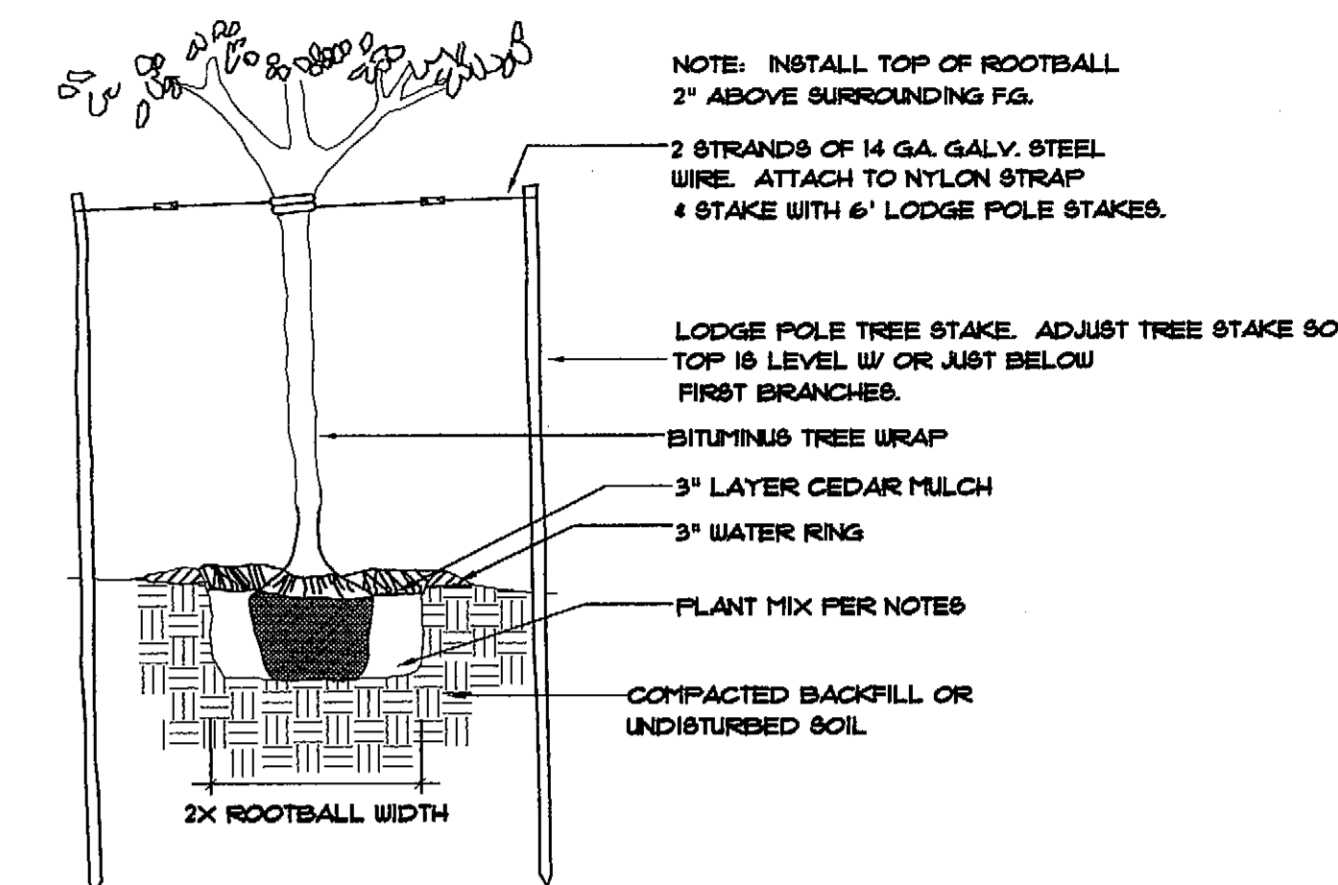


4
24 Open Wood Rail Fencing @ Residence / H.O.A. Areas - Plan View
NOT TO SCALE

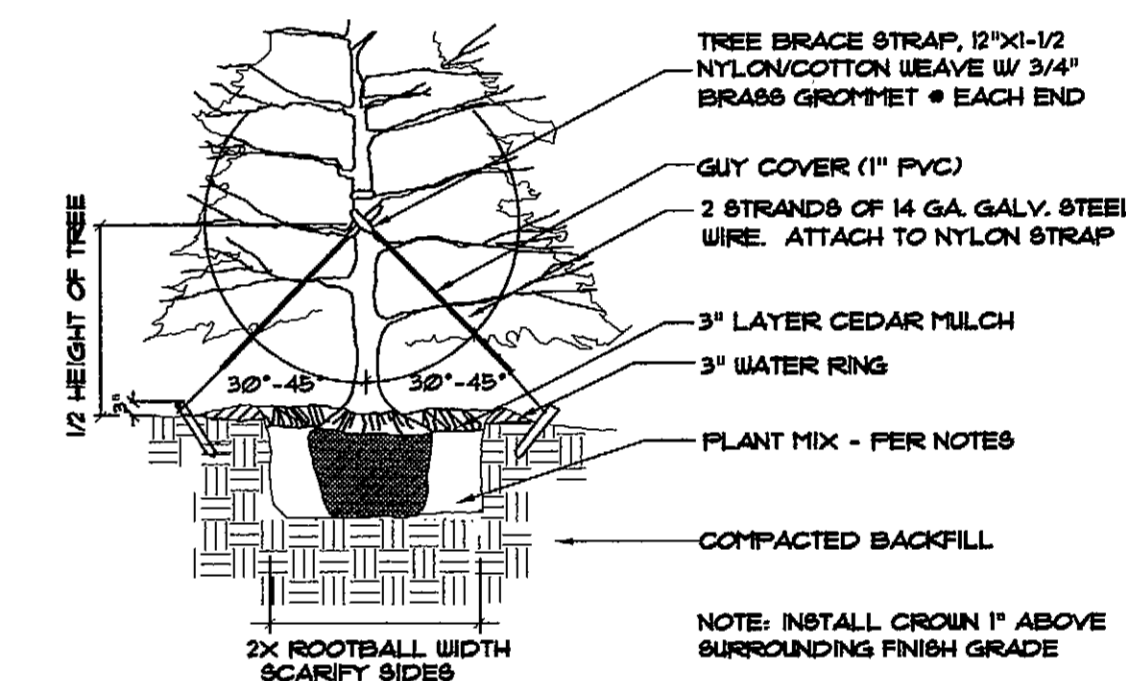


5
24 Open Wood Rail Fencing @ Residence/Golf Course - Plan View
NOT TO SCALE

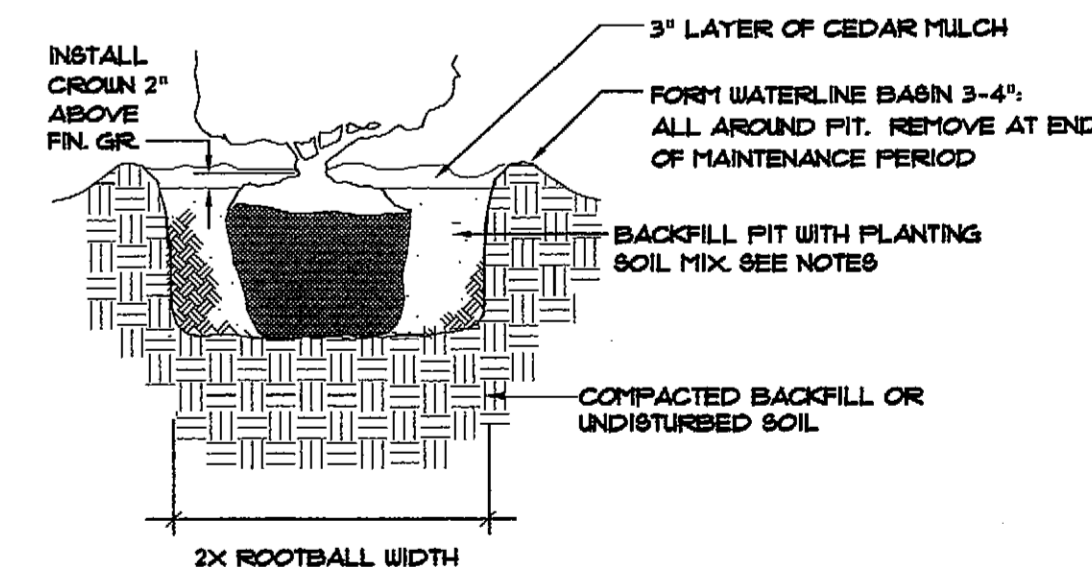
NOTE: FENCING DETAILS REFER TO ALL FENCING ALONG LOT LINES (SIDE & REAR), NO FENCING IS PERMITTED ON FRONT LOT LINES. OPEN WOOD RAIL FENCING WITH OR WITHOUT WIRE MESH IS THE ONLY FENCING ALLOWED WITHIN SUBDIVISION. PRIVACY FENCING OF ANY KIND; WIRE, PVC, CHAIN LINK, ETC. NOT ALLOWED.



6
24 Deciduous Tree Planting
NOT TO SCALE



7
24 Evergreen Tree Planting
NOT TO SCALE



8
24 Shrub planting Detail
NOT TO SCALE

RED HAWK-Filing No.3 Landscape Details

Owner

Lennar Colorado, L.L.C.
9990 Park Meadows Drive
Lone Tree, CO. 80124
(303) 779-6100
(303) 221-1436 Fax

Engineering

R& Consulting Engineers, Inc.
131 17th Street Suite 710
Denver, CO. 80202
(303) 243-8107
(303) 243-8106 Fax

Landscape Architect

Plan West, Inc.
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
(303) 741-1411
(303) 741-1442 Fax

Registered Landscape Designers:

Chris Pulaski - #4176
Jerrold Brown - #4173

Douglas County,
Colorado

job no. 32/89
date 8-1-01

revisions
1-18-05 5-31-04 8-24-01
2-28-05 8-18-04 11-28-01
3-2-05 11-1-04 1-15-02

sheet 24 of 25



PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

RED HAWK FILING NO. 3 PRELIMINARY PLAT / FINAL PD SITE PLAN

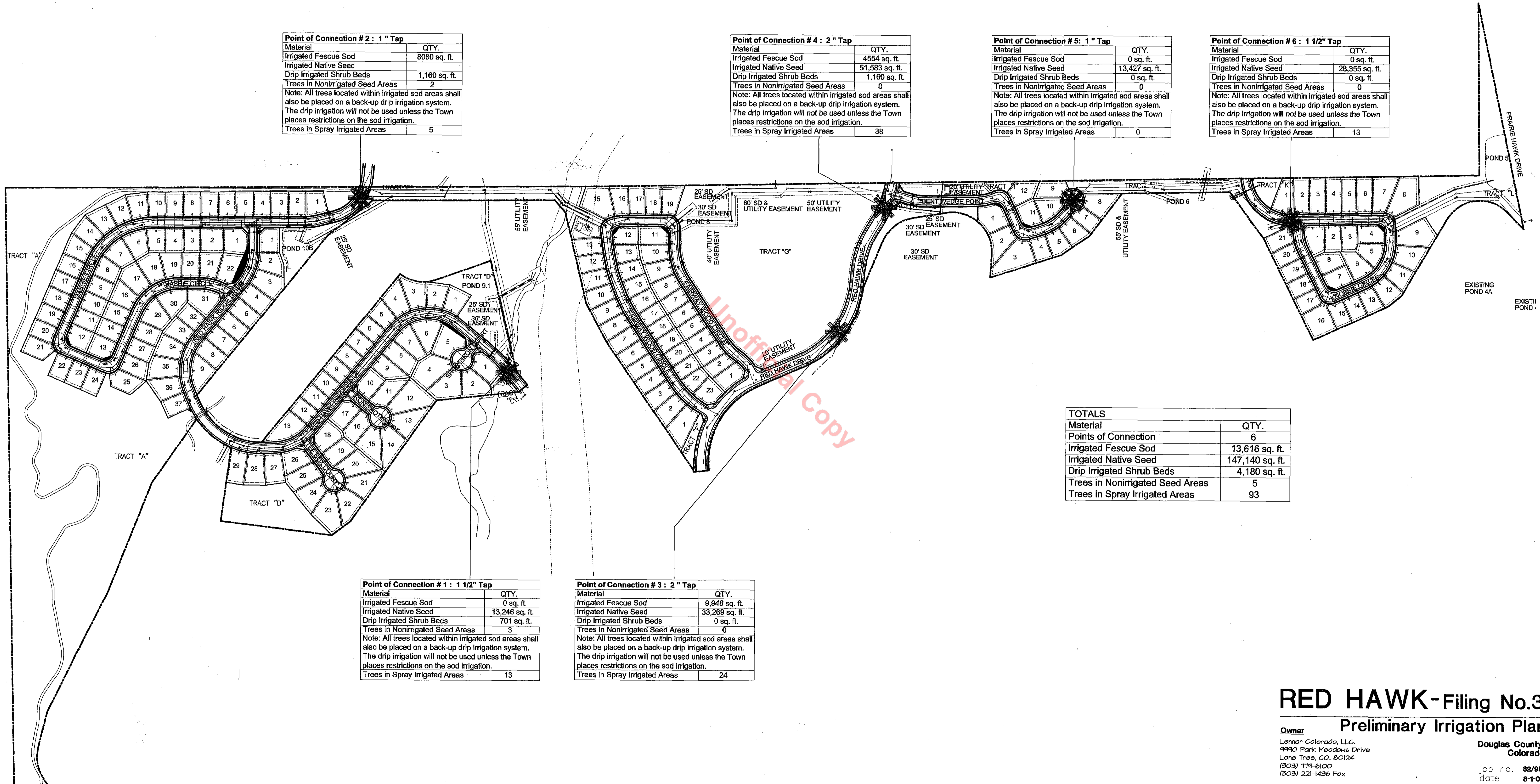
A PORTION OF THE NORTH ONE HALF OF SECTION 3 TOWNSHIP 8 SOUTH,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Point of Connection # 2 : 1" Tap	
Material	QTY.
Irrigated Fescue Sod	8080 sq. ft.
Irrigated Native Seed	
Drip Irrigated Shrub Beds	1,160 sq. ft.
Trees in Nonirrigated Seed Areas	2
Note: All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation.	
Trees in Spray Irrigated Areas	5

Point of Connection # 4 : 2" Tap	
Material	QTY.
Irrigated Fescue Sod	4564 sq. ft.
Irrigated Native Seed	51,583 sq. ft.
Drip Irrigated Shrub Beds	1,160 sq. ft.
Trees in Nonirrigated Seed Areas	0
Note: All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation.	
Trees in Spray Irrigated Areas	38

Point of Connection # 5 : 1" Tap	
Material	QTY.
Irrigated Fescue Sod	0 sq. ft.
Irrigated Native Seed	13,427 sq. ft.
Drip Irrigated Shrub Beds	0 sq. ft.
Trees in Nonirrigated Seed Areas	0
Note: All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation.	
Trees in Spray Irrigated Areas	0

Point of Connection # 6 : 1 1/2" Tap	
Material	QTY.
Irrigated Fescue Sod	0 sq. ft.
Irrigated Native Seed	28,355 sq. ft.
Drip Irrigated Shrub Beds	0 sq. ft.
Trees in Nonirrigated Seed Areas	0
Note: All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation.	
Trees in Spray Irrigated Areas	13



Point of Connection # 1 : 1 1/2" Tap	
Material	QTY.
Irrigated Fescue Sod	0 sq. ft.
Irrigated Native Seed	13,246 sq. ft.
Drip Irrigated Shrub Beds	701 sq. ft.
Trees in Nonirrigated Seed Areas	3
Note: All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation.	
Trees in Spray Irrigated Areas	13

Point of Connection # 3 : 2" Tap	
Material	QTY.
Irrigated Fescue Sod	9,948 sq. ft.
Irrigated Native Seed	33,269 sq. ft.
Drip Irrigated Shrub Beds	0 sq. ft.
Trees in Nonirrigated Seed Areas	0
Note: All trees located within irrigated sod areas shall also be placed on a back-up drip irrigation system. The drip irrigation will not be used unless the Town places restrictions on the sod irrigation.	
Trees in Spray Irrigated Areas	24

TOTALS	
Material	QTY.
Points of Connection	6
Irrigated Fescue Sod	13,616 sq. ft.
Irrigated Native Seed	147,140 sq. ft.
Drip Irrigated Shrub Beds	4,180 sq. ft.
Trees in Nonirrigated Seed Areas	5
Trees in Spray Irrigated Areas	93

RED HAWK-Filing No.3 Preliminary Irrigation Plan

Owner
 Lennar Colorado, LLC.
 9990 Park Meadows Drive
 Lone Tree, CO. 80124
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 (303) 221-1436 Fax

Engineering
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 131 17th Street Suite 110
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 (303) 293-8107
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Douglas County,
 Colorado
 job no. 32/99
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 2-28-05 8-18-04 11-28-01
 3-2-06 11-1-04 1-15-02

sheet 25 of 25

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