

PLAT IDENTIFICATION SHEET

RECEPTION#: 02018394

DATE: 2-22-02

TIME: 10:26

FEE: \$ 60⁻ (6 P)

GRANTOR:
(conveyancer)

Rowley Downs Land Co

UNOFFICIAL COPY

GRANTEE:

(subdivision name or name of plat)

The Woodlands #11

LEGAL:

(section-township-range)

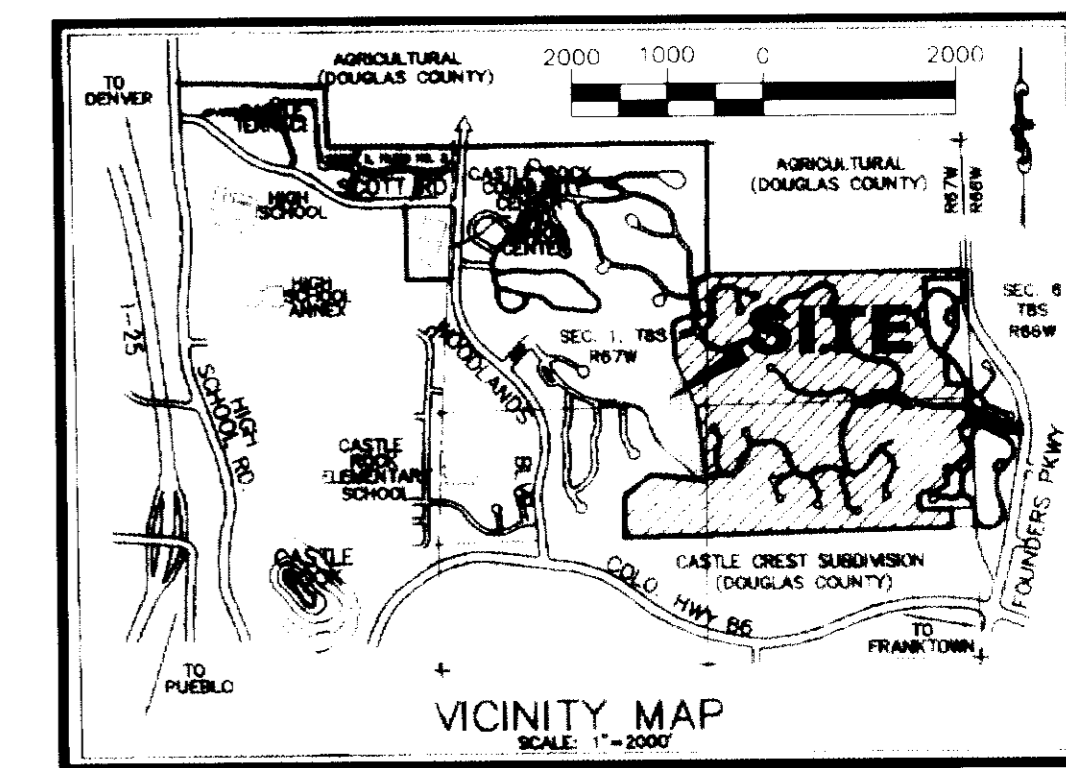
1-8-67

NEW SUBDIVISION ABBREV: _____

THE WOODLANDS FILING NO. 11

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD



LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1;
THENCE S 89°01'30" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 833.96 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE WOODLANDS, FILING NO. 4, ALSO SAID POINT BEING LOCATED ON THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 539 AT PAGE 863, DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY LINE OF SAID WOODLANDS, FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

1. THENCE N 0°59'09" E A DISTANCE OF 446.14 FEET;
2. THENCE N 53°33'51" E A DISTANCE OF 346.14 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;
- THENCE NORTHERLY ALONG THE EASTERN BOUNDARY OF THE WOODLANDS, FILING NO. 4 FOR THE FOLLOWING NINE (9) COURSES:
1. THENCE N 53°33'51" A DISTANCE OF 100.00 FEET;
2. THENCE N 33°48'35" W A DISTANCE OF 139.82 FEET;
3. THENCE N 16°18'50" W A DISTANCE OF 213.60 FEET;
4. THENCE N 52°23'50" W A DISTANCE OF 76.54 FEET;
5. THENCE N 02°35'01" W A DISTANCE OF 220.00 FEET;
6. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 106.31 FEET, SAID CURVE HAS A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 25°04'00" AND A CHORD THAT BEARS N 60°38'35" W A DISTANCE OF 105.47 FEET;
7. THENCE N 16°49'25" E A DISTANCE OF 60.00 FEET;
8. THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 79.55 FEET, SAID CURVE HAS A RADIUS OF 303.00 FEET AND A CENTRAL ANGLE OF 15°02'34" TO A POINT OF TANGENT;
9. THENCE N 88°13'09" W ALONG SAID TANGENT A DISTANCE OF 79.84 FEET;
- THENCE N 71°43'30" W A DISTANCE OF 187.74 FEET;
- THENCE N 53°17'55" W A DISTANCE OF 133.52 FEET TO THE BOUNDARY OF THE WOODLANDS, FILING NO. 2;
- THENCE N 80°04'01" E ALONG SAID BOUNDARY A DISTANCE OF 86.81 FEET;
- THENCE N 34°22'41" E ALONG SAID BOUNDARY A DISTANCE OF 140.23 FEET TO THE BOUNDARY OF THE WOODLANDS, FILING NO. 3;
- THENCE S 48°18'02" E ALONG SAID BOUNDARY A DISTANCE OF 53.57 FEET;
- THENCE S 85°58'30" E ALONG SAID BOUNDARY A DISTANCE OF 491.09 FEET;
- THENCE S 55°16'30" E ALONG SAID BOUNDARY A DISTANCE OF 268.08 FEET;
- THENCE S 22°06'58" E A DISTANCE OF 535.85 FEET;
- THENCE S 04°29'08" E A DISTANCE OF 700.00 FEET;
- THENCE N 82°33'41" W A DISTANCE OF 540.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 15.44 ACRES, MORE OR LESS.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

CIVIL ENGINEER'S STATEMENT

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

DAVID W. MATHEWS P.E. 31436 DATE: *David Mathews*

SURVEYOR'S STATEMENT

I, DAVID E. ARCHER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PLAT/PD IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS FINAL PLAT/PD IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

DAVID E. ARCHER P.L.S. 6935 DATE: *Nov. 13, 2001*

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN THREE YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, LARRY R. CROWLEY, BEING AN AUTHORIZED REPRESENTATIVE OF Security Title, TITLE INSURANCE COMPANY (LICENSED TO DO BUSINESS IN THE STATE OF COLORADO), HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 21 DAY OF Nov 2001

Larry R. Crowley AUTHORIZED REPRESENTATIVE

Security Title TITLE INSURANCE COMPANY

WITNESS MY HAND AND SEAL

Sandra Overton NOTARY PUBLIC

M* COMMISSION EXPIRES _____

PLANNING COMMISSION RECOMMENDATION

THIS FINAL PLAT/PD IS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10 DAY OF Sept 2001

CHAIRMAN DATE: *2/14/02*

DIRECTOR OF PLANNING AND DEVELOPMENT DATE: *11/3/02*

STATEMENT OF TOWN COUNCIL APPROVAL

THIS FINAL PLAT/PD SITE WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27 DAY OF Sept 2001

TOWN OF CASTLE ROCK
MAYOR: *Harriet*

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:00 A.M. ON THE 20 DAY OF Nov 2001 IN RECEPTION NUMBER 02018394

BY: *Maureen Jenkins* DEPUTY

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE WOODLANDS FILING NO. 11 SUBDIVISION IN THE TOWN OF CASTLE ROCK.

OWNER: ROWLEY DOWNS LAND CO.

R. Scott Burrows MANAGER

SIGNED THIS 19 DAY OF November, 2001

THE FOREGOING OWNERSHIP CERTIFICATION IS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF November 2001 BY R. Scott Burrows

WITNESS MY HAND AND SEAL

Dorothy Stashkin NOTARY PUBLIC

M* COMMISSION EXPIRES October 22, 2005

LAND USE SUMMARY TABLE

GROSS AREA	670,827 SF.	15.4 AC
NET AREA (LOTTED AREA)	257,107 SF	5.9 AC
AREA OF PUBLIC STREET DEDICATION	108,900 SF	2.5 AC
TOTAL NUMBER OF LOTS	23	
MAXIMUM LOT AREA	22,679 SF	
MINIMUM LOT AREA	8,818 SF	
AVERAGE LOT AREA	9,600 SF	
TOTAL TRACK AREA (PRIVATE OPEN SPACE)	326,701 SF	7.0 AC

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE 10' FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE. UTILITY EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TV LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
2. ALL RIGHT-OF-WAY RETURN RADIi SHOWN HEREON ARE 20 FEET, UNLESS OTHERWISE NOTED.
3. BEARING ARE BASED UPON THE S89°01'30"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1.
4. PROPOSED SETBACKS (MAY BE REDUCED ADMINISTRATIVELY BASED UPON ACTUAL BUILDING FOOTPRINT DURING INDIVIDUAL LOT PLOT PLAN PREPARATION TO PRESERVE EXISTING VEGETATION AND TREES)
5. PROPOSED SETBACKS (MAY BE REDUCED ADMINISTRATIVELY BASED UPON ACTUAL BUILDING FOOTPRINT DURING INDIVIDUAL LOT PLOT PLAN PREPARATION TO PRESERVE EXISTING VEGETATION AND TREES)

FRONT	20' FROM RIGHT OF WAY (TYPICAL)
REAR	10' (TYPICAL)
SIDE	7' (TYPICAL)
SIDE ABUTTING A STREET	20' (TYPICAL)
SIDE ADJACENT TO OPEN SPACE	10' (TYPICAL)
HEIGHT	35' (MAXIMUM ALLOWED)
6. BUILDING ENVELOPE IS AS SHOWN BY DASH LINE WITH IN EACH LOT. (ALSO SET BACK LINES) THE ACTUAL BUILDING LOCATION WILL BE SET AS APPROVED DURING INDIVIDUAL LOT PLOT PLAN PREPARATION TO PRESERVE EXISTING VEGETATION AND TREES.
7. THE TRACTS ARE PROVIDED TO PRESERVE TREES AND SHRUBS AND PROVIDE OPEN SPACE FOR THE RESIDENTS. THE TRACTS WILL BE DEDICATED TO AND MAINTAINED BY THE HOA.
8. LOTS 1 THROUGH 11 ON RIDGE TRAIL LANE CUL-DE-SAC ARE REQUIRED TO INSTALL INTERIOR RESIDENTIAL SPRINKLER SYSTEMS IN ALL UNITS OR OTHER MEASURES APPROVED BY THE FIRE DEPARTMENT. ICR-PW REGS, SECTION II, CH. 2, 2.2.1.1-1; 2.2.1.3-1.
9. DEVELOPMENT OF LOT 15 IS RESTRICTED TO A RANCH STYLE DWELLING ONLY.

APPROVED VARIANCES

1. NO. V2000-044 FRONT LOTS ON A COLLECTOR AND REDUCED STANDARDS FOR THE COLLECTOR ROAD

DEVELOPER

RENAISSANCE HOMES
3929 E. ARAPAHOE ROAD, SUITE 200
LITTLETON, COLORADO 80122

ENGINEER

MATHEWS ENGINEERING
8574 S. BROADWAY, SUITE 202
LITTLETON, COLORADO 80121

SURVEYOR

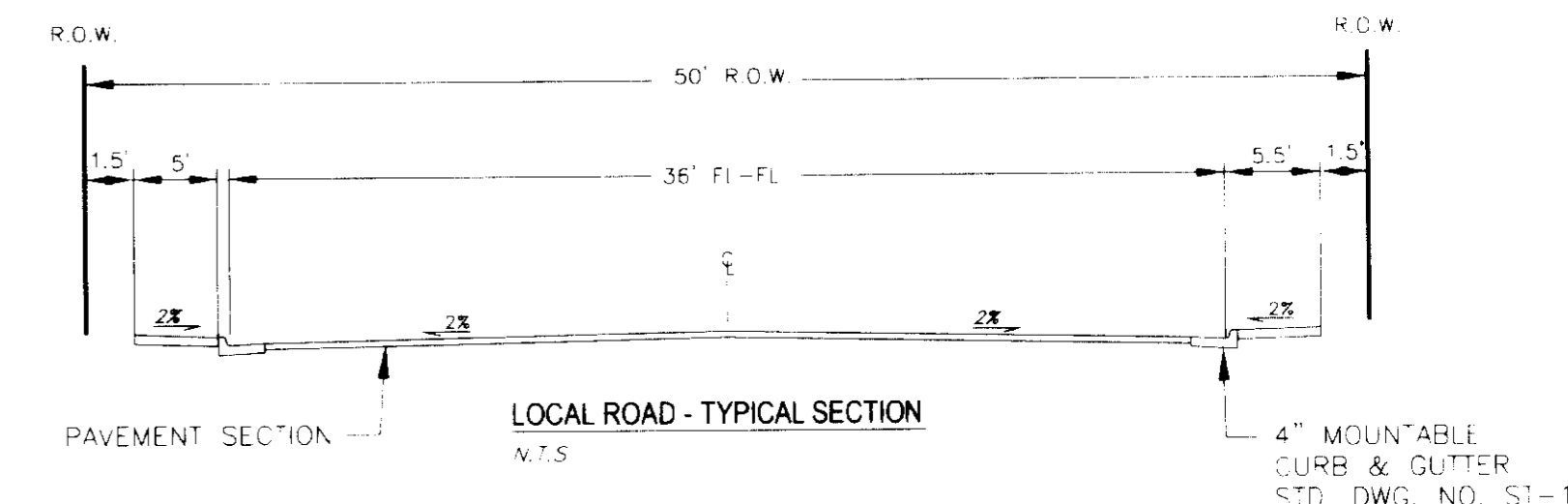
DAVID ARCHER & ASSOC
105 WILCOX STREET,
CASTLE ROCK, COLORADO 80104

OWNER

ROWLEY DOWNS LAND CO.
105 WILCOX STREET,
CASTLE ROCK, CO 80104

INDEX

COVER	1
SITE PLAN	2
GRADING, DRAINAGE AND EROSION CONTROL PLAN	3
UTILITY PLAN	4
FOLIAGE PLAN	5
LANDSCAPE NOTES/DETAILS	6



REV 4 9/11/01 PER TOWN COMMENTS
REV 3 8/10/01 PER TOWN COMMENTS
REV 2 7/10/01 PER TOWN COMMENTS
REV 1 5/23/01 PER TOWN COMMENTS

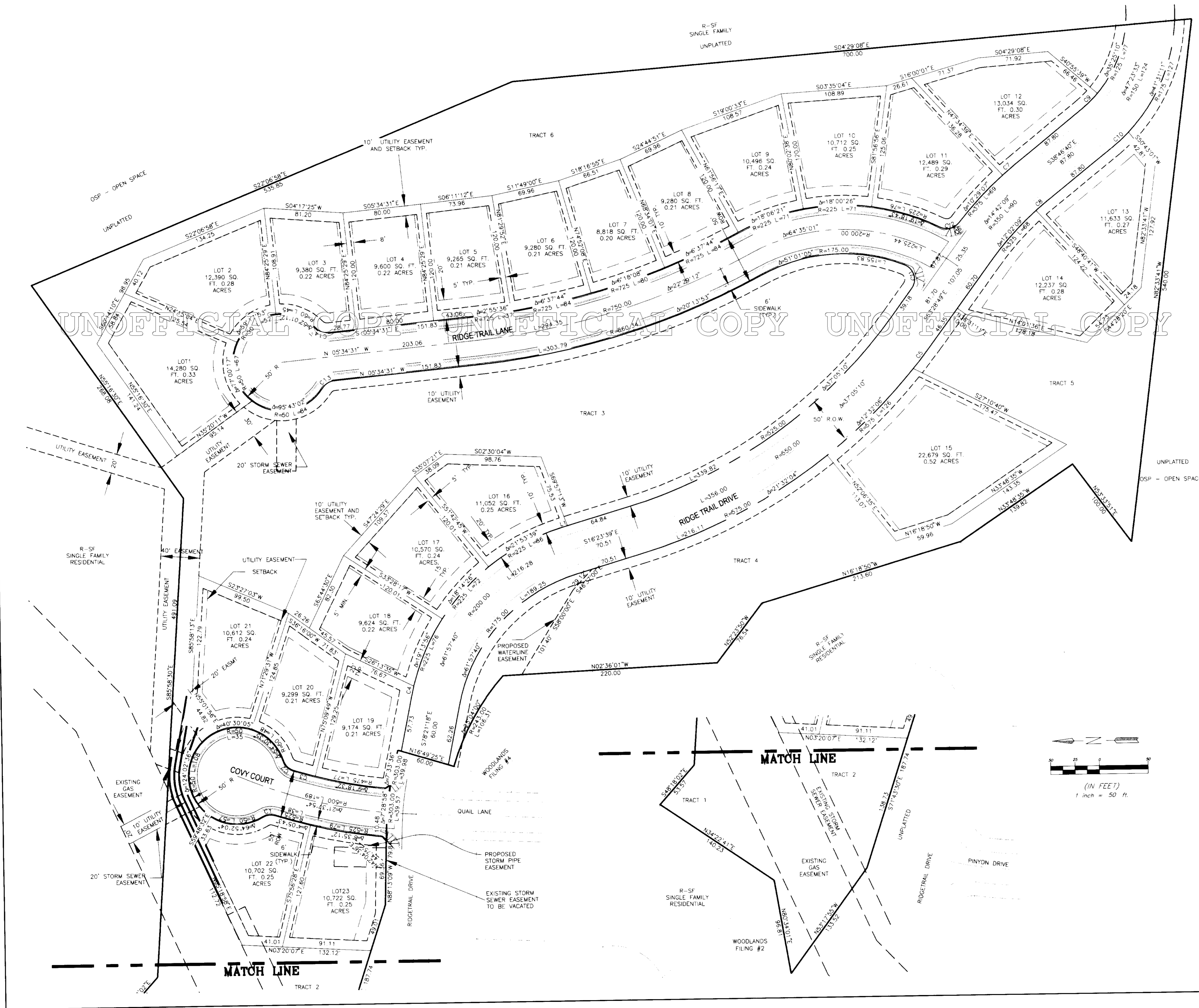
MATHEWS ENGINEERING
6514 SOUTH BROADWAY, SUITE 202
LITTLETON, COLORADO 80121
(303) 547-2400
(303) 547-2431 FAX
99013

NTS
3/27/01

THE WOODLANDS FILING NO. 11

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN



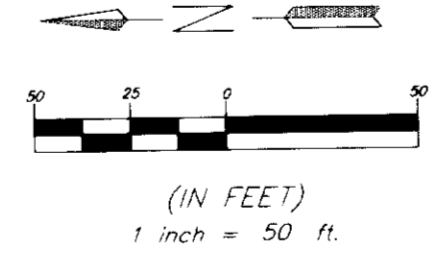
UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LAND USE

SINGLE FAMILY	257,098 SQ. FT.	5.90 AC.	38.23%
TRACT	305,902 SQ. FT.	7.02 AC.	45.49%
ROADWAY	109,463 SQ. FT.	2.51 AC.	16.28%
TOTAL	672,569 SQ. FT.	15.44 AC.	100.00%

CURVE TABLE

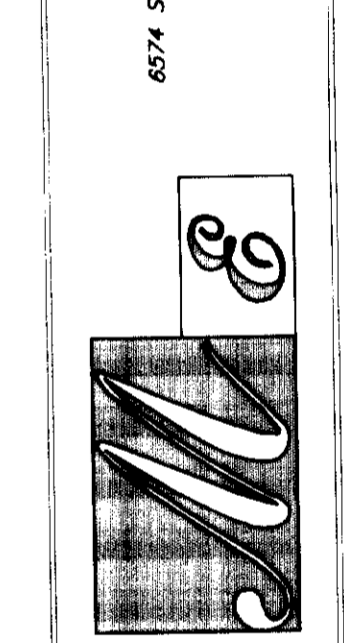
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	12.89	15.00	49°14'55"	12.50	N08°33'39"W
C2	14.44	15.00	55°08'45"	13.89	S45°09'52"W
C3	23.48	475.00	2°49'52"	23.48	S16°10'31"W
C4	10.19	225.00	2°35'39"	10.19	N77°03'28"W
C5	30.27	575.00	3°01'00"	30.27	S81°58'19"E
C6	9.29	375.00	1°25'12"	9.29	N52°46'13"W
C7	18.31	375.00	2°47'49"	18.30	N49°10'35"W
C8	15.13	325.00	2°39'59"	15.12	N40°06'40"W
C9	22.46	125.00	10°17'40"	22.43	S43°55'30"E
C10	21.59	175.00	7°04'02"	21.57	S42°18'41"E
C11	23.50	13.00	103°35'51"	20.43	N74°44'17"E
C12	18.02	13.00	78°25'23"	16.61	S12°20'55"E
C13	13.62	15.00	52°01'12"	13.16	N31°35'08"W
C14	13.62	15.00	52°01'12"	13.16	S20°26'05"W



DATE	BY	REVISION
9/17/01		PER TOWN COMMENTS
2/10/01		PER TOWN COMMENTS
5/23/01		PER TOWN COMMENTS
2/17/01		PER TOWN COMMENTS
8/17/00		PER TOWN COMMENTS
5/31/00		PER TOWN COMMENTS

PERMISSANCE HOMES
3929 E. ARAPAHOE ROAD, SUITE 200
LITTLETON, COLORADO
(303) 770-6604

ARCHITECTS ENGINEERS
MATHIAS ENGINEERING, SUITE 302
6874 SOUTH ARAPAHOE ROAD
LITTLETON, CO 80120
(303) 447-2409
(303) 447-2431 FAX



PRELIMINARY SITE PLAN
WOODLANDS FILING NO. 11
CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

DESIGNED BY	D.T.
DRAWN BY	D.T.
CHECKED BY	DWM
SCALE	" = 50'
DATE ISSUED	1/17/00
PROJECT NO.	99013
SHEET NO.	2 OF 6

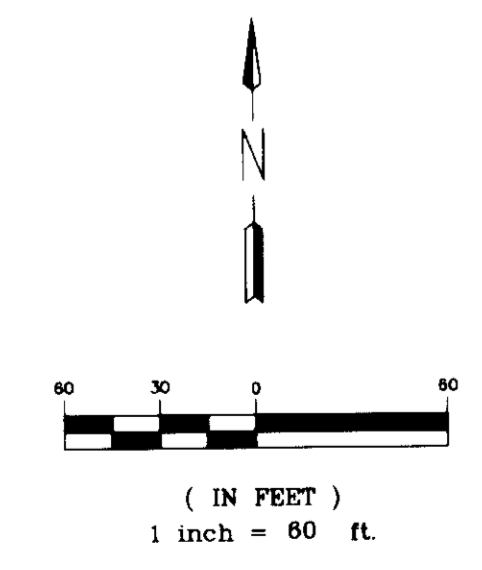
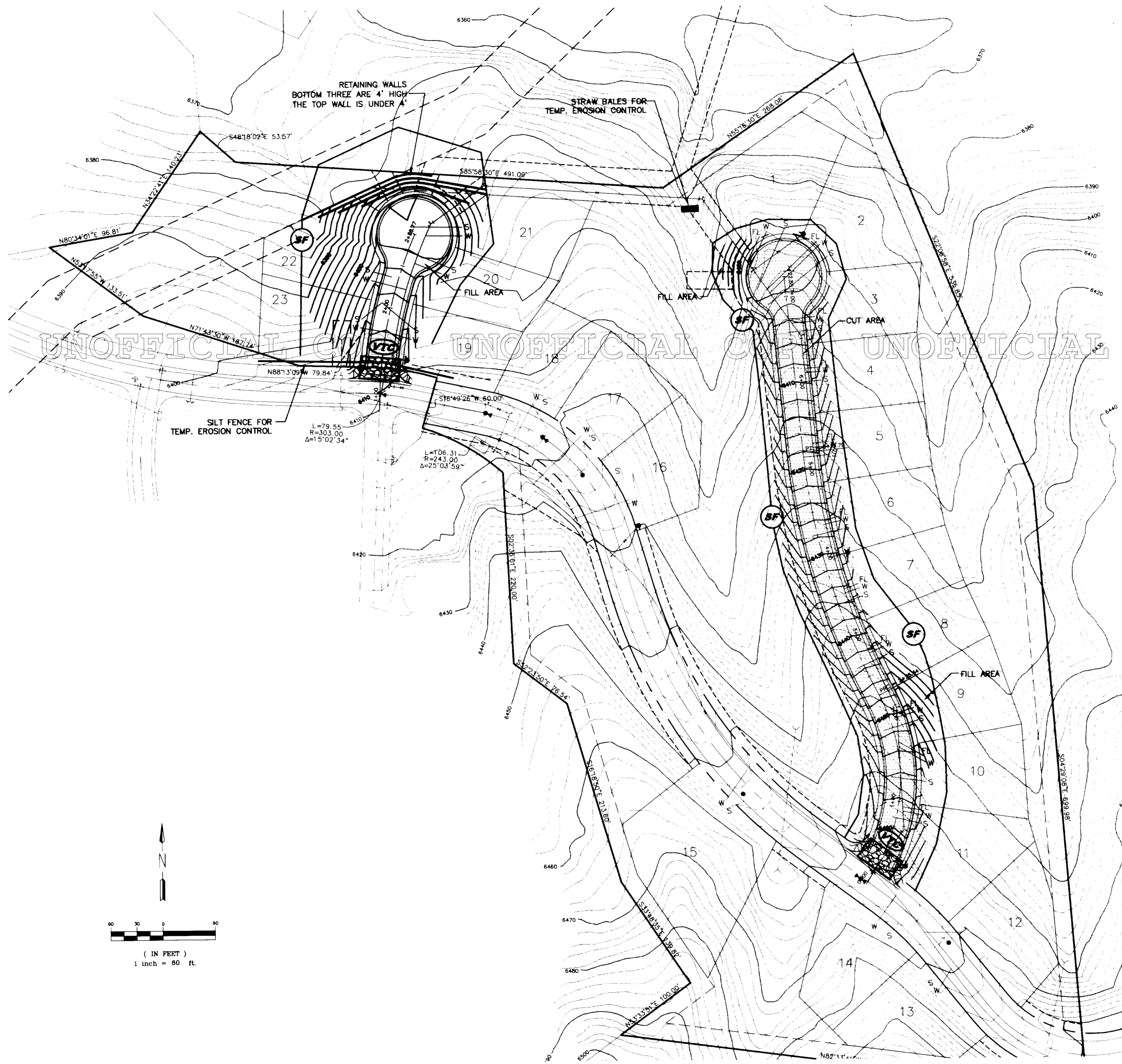
PRELIMINARY PLAT/FINAL PD SITE PLAN

F:\Land Projects\99013 - Woodlands No. 11\DWG\PRE PLAT\FD99013.DWG 11/27/01 02:17:31 PM, SM

THE WOODLANDS FILING NO. 11

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD GRADING, DRAINAGE & EROSION CONTROL PLAN



NOTE:
ALL ROADS TO BE CONSTRUCTED IN ONE PHASE. RIDGE TRAIL DRIVE WILL BE CONSTRUCTED BY OTHERS PRIOR TO OUR CONSTRUCTION.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR

NO.	DATE	PER TOWN COMMENTS
5	9/11/01	PER TOWN COMMENTS
4	7/10/01	PER TOWN COMMENTS
3	5/23/01	PER TOWN COMMENTS
2	8/17/00	PER TOWN COMMENTS
1	5/31/00	PER TOWN COMMENTS

RENAISSANCE HOMES
3929 E. ARAPAHOE ROAD, SUITE 200
LITTLETON, COLORADO
(303) 770-6604

MAKERS ENGINEERING
6574 SOUTH BRADWAY, SUITE 202
LITTLETON, COLORADO 80121
(303) 347-2429
(303) 347-2431 FAX

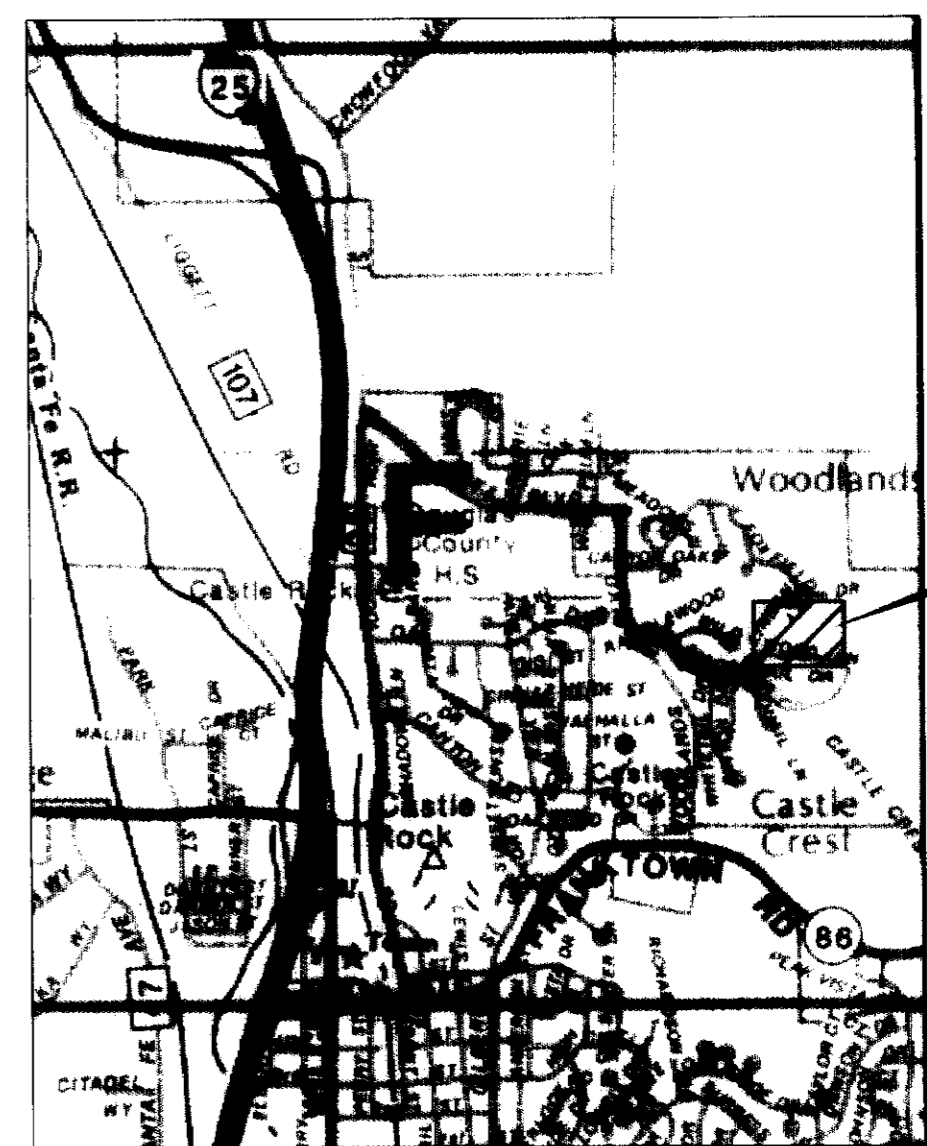
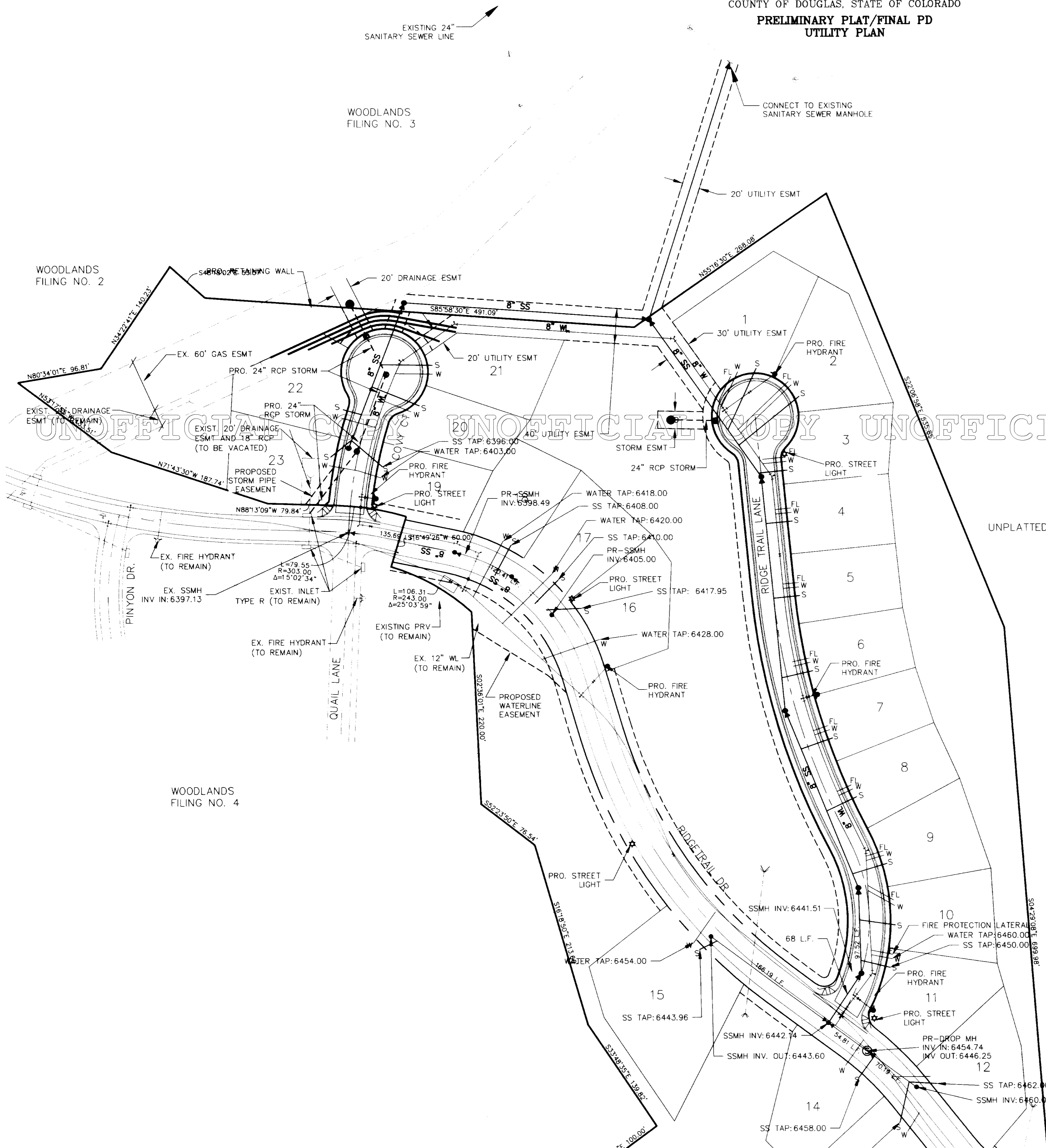
PRELIM. GRADING, DRAINAGE & EROSION CONTROL
WOODLANDS FILING NO. 11
CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

DESIGNED BY: QLT
DRAWN BY: QLT
CHECKED BY: DMH
SCALE: 1" = 60'
DATE ISSUED: 1/6/00
PROJECT NO: 99013

THE WOODLANDS FILING NO. 11

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD UTILITY PLAN

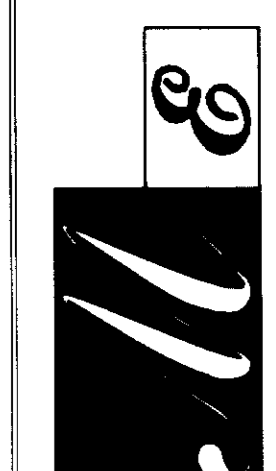


VICINITY MAP
SCALE: NTS

NO	DATE	PER TOWN COMMENTS
6	9/11/01	PER TOWN COMMENTS
5	7/10/01	PER TOWN COMMENTS
4	5/23/01	PER TOWN COMMENTS
3	2/12/01	PER TOWN COMMENTS
2	8/17/00	PER TOWN COMMENTS
1	5/31/00	PER TOWN COMMENTS

RENAISSANCE HOMES
3929 E. ARAPAHOE ROAD, SUITE 200
LITTLETON, COLORADO
(303) 770-6604

MATHEWS ENGINEERING
6874 SOUTH ARAPAHOE, SUITE 202
LITTLETON, COLORADO 80120
(303) 770-6604
(303) 770-6607 FAX



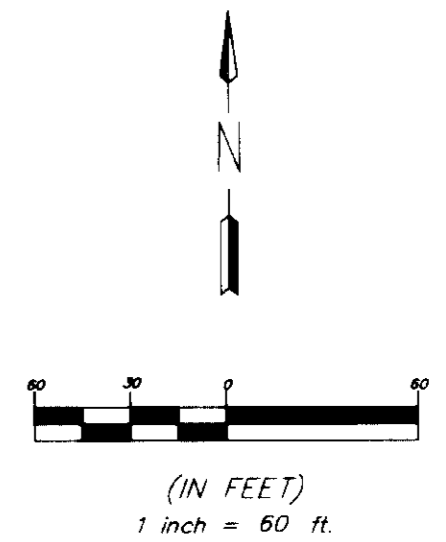
PRELIMINARY UTILITIES
WOODLANDS FILING NO. 11
CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

DESIGNED BY: TE
DRAWN BY: TE
CHECKED BY: DWM
SCALE: 1" = 60'
DATE ISSUED: 3/21/01
PROJECT NO: 99013
SHEET NO: 4 OF 6

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

NOTE:
ALL UTILITIES TO BE CONSTRUCTED IN ONE PHASE. THE UTILITIES IN RIDGE TRAIL DRIVE WILL BE CONSTRUCTED BY OTHERS PRIOR TO OUR CONSTRUCTION.

- LEGEND**
- ⊙ PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - ⌋ PROPOSED 45° BEND W/ THRUST BLOCK
 - ⌋ PROPOSED 22.5° BEND W/ THRUST BLOCK
 - ⌋ PROPOSED 11.25° BEND W/ THRUST BLOCK
 - ⌋ PROPOSED TEE W/ THRUST BLOCK
 - ⌋ PROPOSED GATE VALVE
 - PROPOSED BLOWOFF ASSEMBLY
 - ★ PROPOSED STREET LIGHT



PRELIMINARY PLAT/FINAL PD
UTILITY PLAN

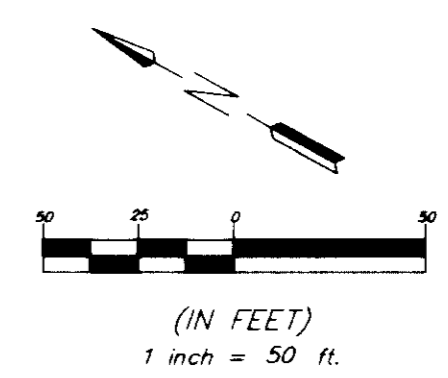
THE WOODLANDS FILING NO. 11

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD
EXISTING FOLIAGE



- LEGEND**
- EXISTING SHRUBS (PRIMARILY GAMBEL OAK)
 - EXISTING PONDEROSA
 - EXISTING JUNIPER
 - EXISTING TREES TO BE REPLACED
 - LOCATION OF REPLACEMENT TREES
 - PROPOSED PONDEROSA (APPROXIMATE LOCATION)



PRELIMINARY PLAT/FINAL PD
EXISTING FOLIAGE

NO	DATE	PER REQUEST	PER TOWN COMMENTS	SDM
5	9/1/01		PER TOWN COMMENTS	SDM
4	7/10/01		PER TOWN COMMENTS	SDM
3	5/23/01		PER TOWN COMMENTS	SDM
2	2/12/01		PER REQUEST	WMD
1	8/21/00		PER REQUEST	DS
			APPROVAL	BY

RENAISSANCE HOMES
39.29 E. ARAPAHOE ROAD, SUITE 200
LITTLETON, COLORADO
(303) 770-6604

MATHEWS ENGINEERING
6574 SOUTH BROADWAY, SUITE 202
LITTLETON, COLORADO 80121
(303)-947-9499
(303)-947-9431 FAX

PRELIMINARY FOLIAGE PLAN
WOODLANDS FILING NO. 11
CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

DESIGNED BY	DOS
DRAWN BY	DOS
CHECKED BY	DMM
SCALE	1" = 50'
DATE ISSUED	8/21/00
PROJECT NO.	99013
SHEET NO.	5 OF 6

THE WOODLANDS FILING NO. 11

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD LANDSCAPE NOTES/DETAILS

THE WOODLANDS FILING 11: LANDSCAPE PLAN

THE LANDSCAPE PLAN FOR FILING 11 IS INTENDED TO PROVIDE STRATEGY FOR DEVELOPMENT OF THE SITE WITH THE ULTIMATE GOAL OF MINIMIZING THE APPEARANCE OF CONFLICT BETWEEN BUILDING AND THE LANDSCAPE.

THE PLAN IS BASED UPON THE RECOGNITION THAT THE NATURAL QUALITIES OF THE SITE — TOPOGRAPHY, GEOLOGY, VEGETATION, AND WILDLIFE — ARE THE QUALITIES THAT MAKE THE SITE ATTRACTIVE FOR HUMAN HABITATION, YET ARE THE SAME QUALITIES WHICH ARE MOST JEOPARDIZED BY DEVELOPMENT.

THE PLAN IS THEREFORE BASED UPON AN UNDERSTANDING OF THE NATURAL QUALITIES OF THIS SITE, AND THE NATURE OF IMPACTS OF DEVELOPMENT UPON THESE QUALITIES.

A LANDSCAPE STRATEGY IS PROPOSED AT THIS PRELIMINARY STAGE RATHER THAN A CONVENTIONAL LANDSCAPE PLAN. SITE SPECIFIC LANDSCAPE PLANS WILL BE PREPARED FOR PRIVATE OPEN SPACE NOT ON BUILDING LOTS PRIOR TO SUBMITTAL FOR BUILDING PERMIT. LANDSCAPE PLANS FOR INDIVIDUAL LOTS WILL BE PREPARED BY THE HOMEBUILDERS. ALL LANDSCAPE PLANS WILL MEET THE RELEVANT STANDARDS OF THE TOWN OF CASTLE ROCK, THE SUBDIVISION IMPROVEMENT AGREEMENT AND THE WOODLANDS DESIGN GUIDELINES.

THE INFORMATION PROVIDED FOR THIS SUBMITTAL COMPLIES WITH THE TOWN OF CASTLE ROCK DESIGN GUIDELINES DATED 10/6/94. LANDSCAPE PLANS MEETING THE TOWN'S LANDSCAPING REQUIREMENTS (CH. 17.62 OF THE MUNICIPAL CODE) WILL BE PROVIDED AT THE STAGE OF BUILDING PERMIT SUBMITTAL.

THE LANDSCAPE STRATEGY FOR FILING 11 CONSISTS OF THE FOLLOWING COMPONENTS:

- PRESERVATION
- MITIGATION
- RESTORATION
- LANDSCAPING
- MAINTENANCE/MANAGEMENT

THESE ARE DESCRIBED AS FOLLOWS:

1. PRESERVATION

THE MOST SIGNIFICANT COMPONENT OF THE STRATEGY IS PRESERVATION OF AS MUCH EXISTING VEGETATION AS POSSIBLE. THE PRELIMINARY GEOTECHNICAL INVESTIGATIONS, PREPARED BY SOILS AND MATERIALS CONSULTANTS, INC. (MAY 24, 2000) THIS INFORMATION PROVIDED THE PARAMETERS FOR THE BASIC SITE PLANNING. IT IS THE INTENTION OF THIS LANDSCAPE PLAN TO REINFORCE THE VIABILITY OF THESE ENVIRONMENTALLY SIGNIFICANT AREAS, BOTH AS ATTRACTIVE ASSOCIATIONS OF NATIVE VEGETATION, AND AS WILDLIFE AREAS. THE PRELIMINARY STEP IN THIS PROCESS IS THE DEFINITION OF PRESERVATION AREAS, AS DEFINED AND DESCRIBED ON THE TREE CONSERVATION AND MITIGATION PLAN, SHEET 6.

2. MITIGATION

MITIGATION MEASURES ARE INTENDED TO AVOID, MINIMIZE, OR OFFSET IMPACTS TO ECOLOGICAL RESOURCES OF CONCERN. THESE MEASURES MUST BE BUILT INTO EVERY STAGE OF THE DEVELOPMENT PROCESS, INCLUDING LONG TERM MANAGEMENT. CAREFUL SITE PLANNING HAS PROVIDED THE PRIMARY MITIGATION BY LIMITING DEVELOPMENT TO LESS SENSITIVE AREAS. THE SECOND MEANS OF MITIGATION IS THE PROPOSED STRATEGY FOR TREE PROTECTION AND TRANSPLANTING. THIS IS DESCRIBED ON THE TREE CONSERVATION AND MITIGATION PLAN, SHEET 6. A THIRD MEANS OF MITIGATION INCLUDED LANDSCAPE RESTORATION AND LANDSCAPING WITH NATIVES. THIS WILL BE THE STANDARD ON ALL OPEN SPACE AREAS. THE DESIGN GUIDELINES FOR THE WOODLANDS WILL PROVIDE THE FINAL MEANS OF MITIGATION. THEY WILL DEFINE THE DESIGN STANDARDS REQUIRED FOR OPEN SPACE, AND WILL BE TAILORED TO ENSURE THAT MITIGATION MEASURES EXTEND INTO PRIVATE LOTS. FOR EXAMPLE, RESTRICTIONS OF FENCES, AND STANDARDS FOR PET CONTROL WILL HELP PRESERVE EXISTING WILDLIFE MOVEMENT CORRIDORS.

3. RESTORATION

FORTUNATELY, MOST OF THE AREA, WHICH WILL BE DISTURBED BY CONSTRUCTION, WILL BE CONTAINED WITHIN THE LOTS. FOLLOWING DEVELOPMENT, ALL DISTURBED AREAS WILL BE GRADED, SOIL WILL BE REPLACED AS NEEDED, AND THE AREA WILL BE REVEGETATED WITH SEED, SHRUBS, AND TREES. IN SITUATIONS WHERE CLEARING RATHER THAN GRADING HAS OCCURRED, THE ROOTSTOCK AND SEEDS OF NATIVE VEGETATION WILL REMAIN IN THE SOIL. THIS WILL AID IN THE RE-ESTABLISHMENT OF NATIVE GRASSES AND SHRUBS.

4. LANDSCAPING

ALL LANDSCAPING WILL UTILIZE THE NATIVE SPECIES. MANICURED SOD WILL BE LIMITED, PER THE WOODLANDS DESIGN GUIDELINES, AND XERISCAPE PRINCIPLES WILL BE FOLLOWED FOR ALL OPEN SPACE DEVELOPED BY THE OWNER. IT IS THE INTENTION OF THE OWNER THAT LANDSCAPED AREA BE PLANTED IN A NATURALISTIC MANNER, AND THAT LANDSCAPING WILL BLEND, RATHER THAN CONTRAST, WITH THE SURROUNDING CONTEXT. NON-NATIVE PLANTS MAY BE USED ONLY WHERE A DISTINCTIVE SEASONAL EFFECT IS DESIRED. ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASS SEED OR BY HOME OWNER LANDSCAPING.

5. MAINTENANCE/MANAGEMENT

APPROPRIATE MAINTENANCE WILL ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE PLAN IS MET OVER THE LONG TERM. A MANUAL OF SUGGESTED MAINTENANCE PROCEDURES FOR COMMON OPEN SPACE WILL BE PROVIDED TO THE HOME OWNERS' ASSOCIATION. MAINTENANCE STANDARDS FOR PRIVATE LOTS WILL BE DEFINED IN THE WOODLANDS DESIGN GUIDELINES. AS NOTED, THESE WILL INCLUDE MEASURES FOR LONG TERM FIRE PROTECTION.

FENCE AND WALL TYPES

TWO DISTINCT TYPES OF RUSTIC ORIENTED FENCING OR PRIVACY ENCLOSURES MAY BE CONSTRUCTED WITHIN UPPER WOODLANDS DEPENDING ON LOCATION AND FUNCTIONAL REQUIREMENTS. THESE INCLUDE COMMUNITY FENCING CONSTRUCTED ALONG OPEN SPACE AREAS, AND PRIVACY FENCING AND WALLS, USED TO SCREEN OR ENCLOSE A PRIVATE PATIO, SPA, HOT TUB, OR OUTDOOR LIVING AREA. IN GENERAL, OPEN FENCING DESIGNS ARE REQUIRED WITHIN THE UPPER WOODLANDS COMMUNITY TO HELP MAINTAIN AN OPEN RUSTIC FEELING TO THE COMMUNITY AND PRESERVE VIEWS TO ADJACENT OPEN SPACE AMENITIES. THE FOLLOWING FENCE TYPES SHALL BE USED THROUGHOUT UPPER WOODLANDS.

1. COMMUNITY FENCING

THE DEVELOPER WILL NOT BE PROVIDING COMMUNITY FENCING.

2. PRIVACY FENCING AND WALLS (GARDEN WALLS)

PRIVACY FENCING AND WALLS SHALL BE PERMITTED WITHIN INDIVIDUAL RESIDENTIAL LOTS, LOCATED WITHIN THE BUILDING ENVELOPE AREA, FOR THE PURPOSE OF ENCLOSING AND SCREENING A PATIO, SPA, HOT TUB, OR OUTDOOR LIVING AREA AT THE REAR OR SIDE OF A HOME. SUCH ENCLOSURES SHALL BE CONSISTENT WITH THE ARCHITECTURAL CHARACTER AND MATERIALS OF THE HOME, AND SHOULD APPEAR AS AN INTEGRAL EXTENSION OF THE HOME. PRIVACY FENCING AND WALLS SHALL NOT BE LOCATED ALONG PROPERTY LINES. INSTEAD, THESE FENCES AND WALLS SHOULD BE LOCATED AS NATURAL EXTENSIONS OF THE HOUSE, DESIGNED TO DEFINE, ENCLOSE, AND SCREEN DECKS, PATIOS, SPAS, HOT TUBS, AND OUTDOOR LIVING AREAS. ALL PRIVACY FENCES AND WALLS SHALL BE PAINTED OR STAINED TO MATCH OR COMPLEMENT THE HOME AND PRESENT THE "FINISHED" SIDE OUT. UNFINISHED MASONRY WALLS, INCLUDING CONCRETE CMU BLOCK MODULAR MASONRY WALL BLOCKS, AND SPLIT-FACE BLOCK SHALL NOT BE PERMITTED.

PROPOSED LANDSCAPING STANDARDS FOR FIRE CONTROL ON PRIVATE LOTS:

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

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

B. BETWEEN 30' AND 125' FROM STRUCTURE (TREE PRESERVATION)

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

1. CLEAR SMALL DIAMETER SNOWBENT, DISEASED, DAMAGED OR SUPPRESSED STEMS IN THE UNDERSTORY OF LARGER PINE TREES.
2. PRUNE TO RAISE THE CANOPY OF LARGE, EXISTING TREES TO 8-15' ABOVE THE GROUND.
3. THIN SHRUBS GROWING DIRECTLY BENEATH LARGER TREES PER #2, SECTION A, ABOVE.
4. REMOVE, ON AN ANNUAL BASIS, DEAD STEMS AND BRANCHES FROM SHRUBS AND TREES.
5. WHEN PLANTING NEW TREES AND LARGE SHRUBS, SPACE AT 20-25' APART TO ALLOW A MINIMUM 10' BETWEEN CROWNS AT MATURITY.
6. PRUNE THE BRANCHES OF SMALLER OR NEWLY PLANTED TREES AS THEY GROW, UP TO A HEIGHT OF 8-15' ABOVE THE GROUND. DO NOT OVERPRUNE THE CROWNS OF SMALLER TREES.
7. TRIM NATIVE GRASSES AND WILDFLOWERS IN THE FALL OR SPRING TO A MAXIMUM 8" HEIGHT.
8. DISPOSE OF ALL SLASH OR PLANT TRIMMINGS OFF SITE, OR BY BURNING (AS PERMITTED), CHIPPING, OR CUTTING DOWN AND DISTRIBUTING THROUGHOUT THE AREA. BRUSH PILES FOR WILDLIFE SHOULD BE LOCATED AT THE LIMITS OF THIS ZONE.
9. RETAIN ONE TO TWO STANDING DEAD TREES PER ACRE FOR WILDLIFE HABITAT.

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

1. CLEAR SMALLER UNDERSTORY TREES AND SHRUBS PER #1, SECTION B, ABOVE.
2. UNDERTAKE SELECTIVE THINNING TO IMPROVE HEALTH AND APPEARANCE OF WOODED AND NATIVE BRUSH AREAS.
3. REMOVE SMALLER TREES IN CROWDED STANDS TO INCREASE TREE SPACING.
4. RETAIN AN INCREASED NUMBER OF STANDING DEAD TREES FOR WILDLIFE HABITAT UNLESS THEY POSE A THREAT TO UTILITIES OR HUMAN USE.
5. SLASH OR PLANT TRIMMINGS MAY BE DISPOSED OF WITHIN THIS AREA.

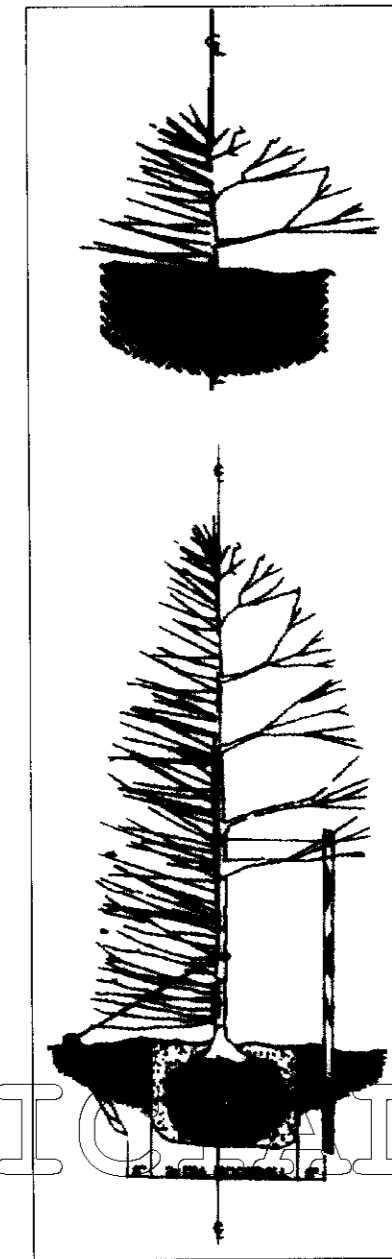
GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
2. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
3. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 3/16" X 4" DEEP, RYERSON OR APPROVED EQUAL.
4. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER ROTOTILL TO A MINIMUM DEPTH OF 6".
5. ALL ROCK MULCH AREAS TO BE MULCHED WITH 3" MIN. OF 1 1/2" RIVER ROCK OVER DUPONT "TYPAR" OR APPROVED EQUAL.
6. ALL BEDS NOT SPECIFIED AS ROCK MULCH SHALL HAVE 3" MIN. OF SHREDDED CEDAR OR ASPEN MULCH APPLIED OVER DUPONT "TYPAR" OR APPROVED EQUAL.
7. SOIL MIXTURE FOR ALL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ONSITE SOIL.
8. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES. PLANT SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED BY LANDSCAPE ARCHITECT AND DEVELOPER.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
10. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL BEDS AND TREES TO BE DRIP IRRIGATED. ALL ANNUAL/PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS.

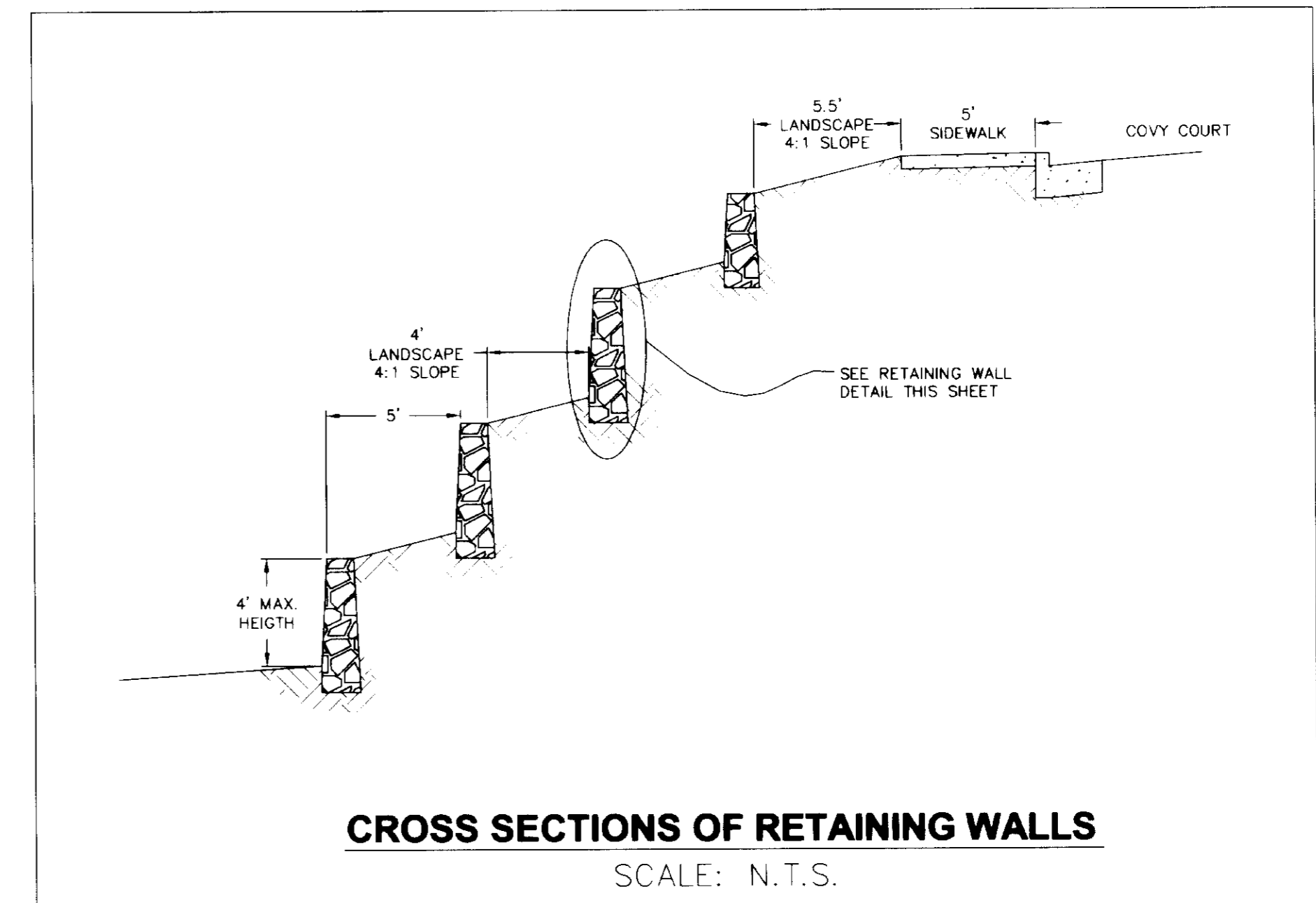
WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAP. SECURE AT 2' INTERVALS. DO NOT WRAP POPULUS SPECIES.
SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL.

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOT BALL. REMOVE ALL WIRE BASKETS AND NYLON TIES.

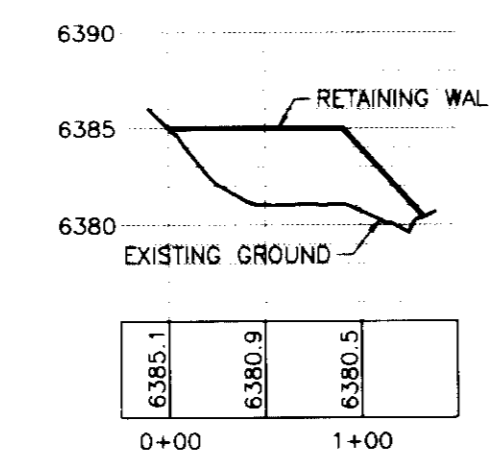
STAKE DECIDUOUS TREES AS SHOWN WITH TWO 6' LONG STEEL STAKES AT 180 DEGREES. EXTEND STAKE 30" INTO GROUND. STAKE EVERGREEN TREES AS SHOWN WITH THREE 2' LONG STEEL STAKES AT 120 DEGREES. USE ONLY GALVANIZED WIRE.



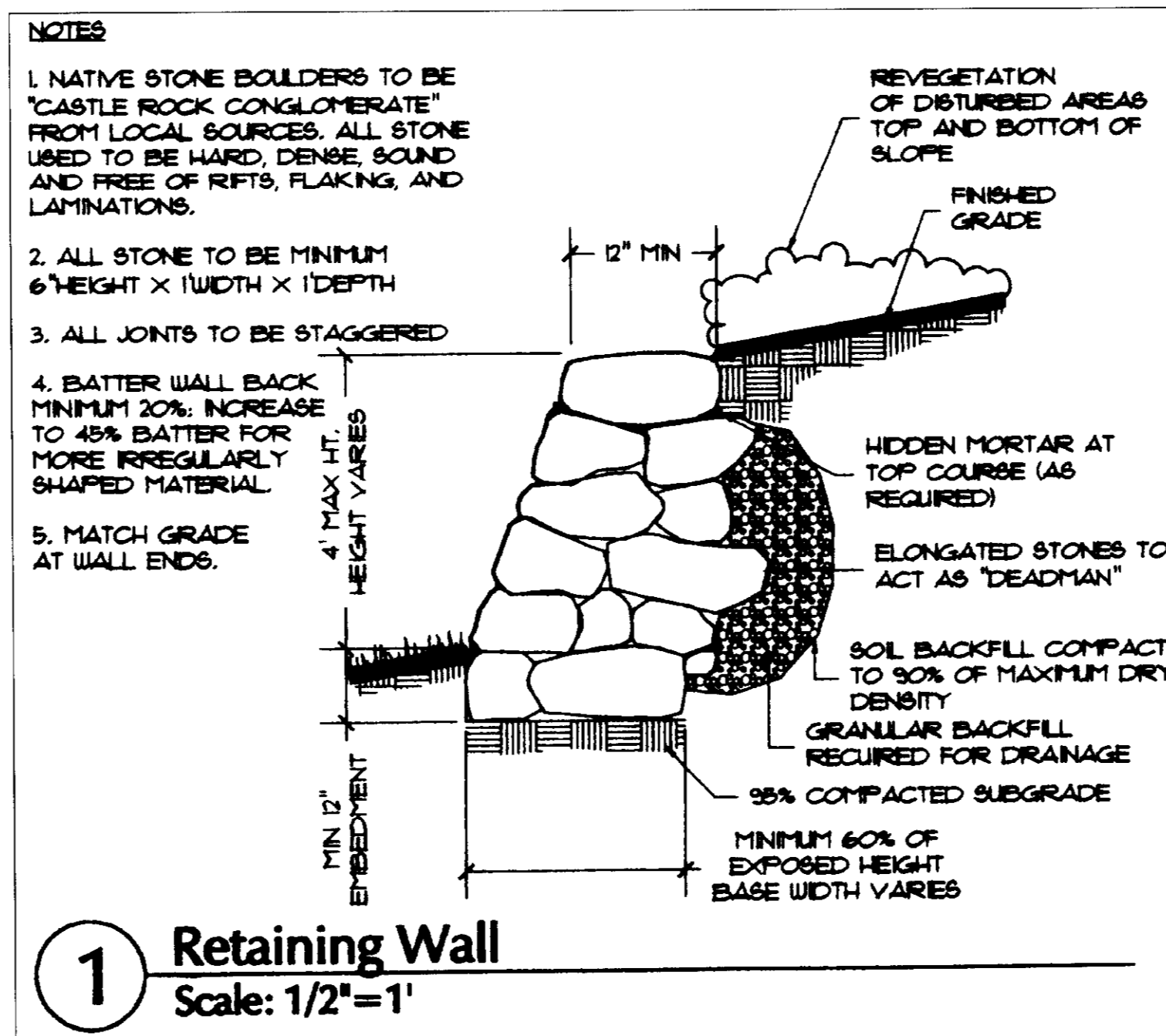
PLANTING & STAKING DETAIL
SCALE: N.T.S.



CROSS SECTIONS OF RETAINING WALLS
SCALE: N.T.S.



PROFILE OF LOWEST
RETAINING WALL
SCALE: N.T.S.



1 Retaining Wall
Scale: 1/2" = 1'

NO.	DATE	REVISION
1	9/11/01	PER TOWN COMMENTS
2	7/10/01	PER TOWN COMMENTS
3	5/23/01	PER TOWN COMMENTS

RENAISSANCE HOMES
3929 E. ARAPAHO ROAD, SUITE 200
LITTLETON, COLORADO
(303) 770-6604

MATTHEW ENGINEERING
8574 SOUTH INDIAN WY., SUITE 202
LITTLETON, COLORADO 80121
(303) 947-3488
(303) 947-3431 FAX

LANDSCAPE NOTES/DETAILS
WOODLANDS FILING NO. 11
CASTLE ROCK
DOUGLAS COUNTY, COLORADO

DESIGNED BY: TE
DRAWN BY: TE
CHECKED BY: DWM
SCALE: -
DATE ISSUED: 3/21/01
PROJECT NO: 99013

SHEET NO: 6 OF 6

PRELIMINARY PLAT/FINAL PD
LANDSCAPE NOTES/DETAILS