

# PLAT IDENTIFICATION SHEET

RECEPTION#: 02033067

DATE: 4-4-02

TIME: 14:56

FEE: \$ 100<sup>00</sup> ( 10 P)

GRANTOR:

(owner/signer)

UNOFFICIAL COPY

GRANTEE:

(subdivision name or name of plat)

The Woodlands Filing #2

LEGAL:

(section-township-range)

1-8-67 & 6-8-66

NEW SUBDIVISION ABBREV: \_\_\_\_\_

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, OUTLOT "A" AND OUTLOT "C" OF CASTLE OAKS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO LYING IN THE WEST HALF OF THE WEST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF SAID SIXTH PRINCIPAL MERIDIAN ALL IN THE TOWN OF CASTLE ROCK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 AND CONSIDERING THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER TO BEAR SOUTH 88°24'25" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON:

THENCE SOUTH 88°24'25" WEST ALONG SAID SOUTHERLY LINE 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 945724 IN SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 01°12'28" WEST 185.25 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL SOUTH 88°58'21" WEST 216.73 FEET TO THE NORTHWEST CORNER THEREOF BEING ALSO ON THE EASTERLY BOUNDARY OF THE WOODLANDS, FILING NO. 10 RECORDED UNDER RECEPTION NO. 010468-41 IN SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: 1. ALONG THE PROLONGATION OF SAID NORTHERLY LINE SOUTH 88°58'21" WEST 326.35 FEET

- 2. NORTH 01°01'39" WEST 138.76 FEET;
3. NORTH 51°02'59" EAST 77.86 FEET;
4. SOUTH 90°00'00" EAST 121.39 FEET;
5. NORTH 59°17'31" EAST 120.40 FEET;
6. NORTH 00°05'28" WEST 93.80 FEET;
7. NORTH 46°34'02" EAST 315.53 FEET;
8. NORTH 00°46'28" WEST 140.24 FEET;
9. NORTH 53°32'34" WEST 94.20 FEET;
10. NORTH 00°46'28" WEST 102.66 FEET;
11. NORTH 89°38'08" EAST 75.00 FEET;
12. NORTH 00°46'28" WEST 423.08 FEET;
13. SOUTH 89°13'12" WEST 201.12 FEET;
14. NORTH 00°46'24" WEST 254.12 FEET;
15. NORTH 39°02'09" WEST 277.99 FEET;
16. NORTH 02°47'59" WEST 263.23 FEET;
17. NORTH 08°09'57" WEST 112.52 FEET;
18. NORTH 00°50'42" WEST 243.88 FEET;
19. NORTH 89°09'13" EAST 374.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD, AS DESCRIBED ON THE PLAT OF MILLER BOULEVARD, FILING NO. 1 RECORDED UNDER RECEPTION NO. 8603132 IN SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 01°12'22" EAST 161.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 855.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 508.55 FEET THROUGH A CENTRAL ANGLE OF 34°04'45";
3. TANGENT TO SAID CURVE SOUTH 35°17'07" EAST 402.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1022.10 FEET;
4. SOUTHERLY ALONG SAID CURVE 815.01 FEET THROUGH A CENTRAL ANGLE OF 45°41'13";
5. TANGENT TO SAID CURVE SOUTH 10°24'06" WEST 1277.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF RIDGE ROAD AS SHOWN ON SAID PLAT OF CASTLE OAKS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF RIDGE ROAD THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 06°24'16" WEST 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 440.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE 231.02 FEET THROUGH A CENTRAL ANGLE OF 30°04'57";
3. TANGENT TO SAID CURVE NORTH 36°29'13" WEST 39.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 360.00 FEET;
4. NORTHERLY ALONG SAID CURVE 188.20 FEET THROUGH A CENTRAL ANGLE OF 29°57'13" TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°24'25" WEST 41.53 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 32.041 GROSS ACRES (1,395,697 GROSS SQ. FT.), MORE OR LESS.

EXCEPT THEREFROM A PARCEL OF LAND BEING A PORTION OF OUTLOT "C" OF CASTLE OAKS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF SAID SIXTH PRINCIPAL MERIDIAN, IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1, AND CONSIDERING THE EASTERLY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TO BEAR SOUTH 01°21'31" EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE SOUTH 33°07'12" EAST 74.67 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BLACK PINE DRIVE BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF SOUTH 16°42'05" WEST AND THE TRUE POINT OF BEGINNING;

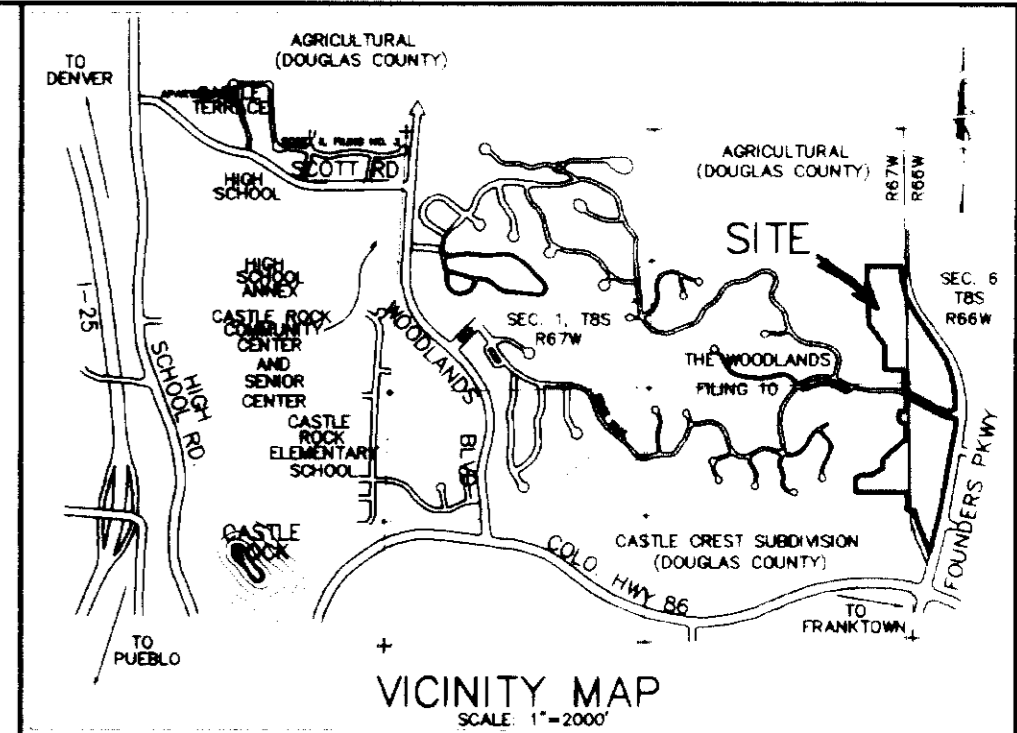
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1. SOUTHEASTERLY ALONG SAID CURVE 62.21 FEET THROUGH A CENTRAL ANGLE OF 10°58'00"; 2. TANGENT TO SAID CURVE SOUTH 62°19'55" EAST 27.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET; 3. NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

- 4. NON-TANGENT TO SAID CURVE AND RADIAL TO THE SUCCEEDING CURVE SOUTH 62°19'55" EAST 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
6. TANGENT TO SAID CURVE SOUTH 62°19'55" EAST 227.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 275.00 FEET;
7. EASTERLY ALONG SAID CURVE 37.40 FEET THROUGH A CENTRAL ANGLE OF 07°47'47" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 141.00 FEET;
8. EASTERLY ALONG SAID CURVE 51.97 FEET THROUGH A CENTRAL ANGLE OF 21°07'07";
9. NON-TANGENT TO SAID CURVE NORTH 88°45'23" EAST 62.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 35.00 FEET;
10. NORTHEASTERLY ALONG SAID CURVE 57.43 FEET THROUGH A CENTRAL ANGLE OF 94°00'30" TO THE WESTERLY RIGHT-OF-WAY OF SAID MILLER BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1022.10 FEET AND A RADIAL BEARING OF SOUTH 84°44'53" WEST;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF BLACK PINE DRIVE AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND CURVE 149.24 FEET THROUGH A CENTRAL ANGLE OF 08°21'57" TO THE SOUTHERLY RIGHT-OF-WAY OF SAID BLACK PINE DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF NORTH 85°31'22" WEST;

THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 1 OF 10



LAND USE SUMMARY TABLE:

Table with 4 columns: GROSS AREA, NET AREA (LOTTED AREA), AREA OF PUBLIC STREET DEDICATION (INCL. TRACT I & E), TOTAL NUMBER OF LOTS, TOTAL TRACT AREA (NOT INCL. TRACT I & E), DEVELOPMENT ZONE B (PD DEVELOPMENT ZONE G), DEVELOPMENT ZONE A (PD DEVELOPMENT ZONE H), TOTAL PLD AREA, TOTAL PRIVATE OPEN SPACE AREA, TRACT A (PRIVATE OPEN SPACE), TRACT B (PRIVATE OPEN SPACE), TRACT C (PRIVATE OPEN SPACE), TRACT D (PRIVATE OPEN SPACE), TRACT E (ROW DEDICATION), TRACT F (PRIVATE OPEN SPACE), TRACT G (PRIVATE OPEN SPACE), TRACT H (PRIVATE OPEN SPACE), TRACT I (ROW DEDICATION), TRACT J (PRIVATE OPEN SPACE), TRACT K (UD).

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 CURB RETURN RADI ARE 20 FEET, UNLESS NOTED OTHERWISE.
3. ZONING ON PROPERTY: EXISTING - SINGLE FAMILY DETACHED (R-SF-3.5) PROPOSED - SINGLE FAMILY DETACHED (R-SF-3.5)
4. BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, SAID LINE BEARS S. 88°24'25"W. AND IS MONUMENTED AS SHOWN HEREON.
5. NO FEMA REGULATED FLOODPLAIN EXISTS ON THIS SITE.
6. THIS DEVELOPMENT IS IMPACTED BY TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION ZONE. RIDGELINE ZONES ARE IDENTIFIED ON THIS PLAN. TOWN ORDINANCE 99-15 WILL BE ADHERED TO FOR MITIGATION PROCEDURES.
7. TRACTS IDENTIFIED AS PRIVATE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOA. TRACT K SHALL BE CONVEYED BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE BY THE TOWN OF CASTLE ROCK. TRACTS E AND I SHALL BE DEDICATED TO THE TOWN AS FOUNDERS PARKWAY RIGHT OF WAY. THE HOA SHALL MAINTAIN TRACTS E AND I UNTIL SUCH TIME THAT THE TOWN CONSTRUCTS THE ULTIMATE FOUNDERS PARKWAY IMPROVEMENTS.
8. TRAIL LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DESIGN.
9. REFER TO THE LSA DOCUMENT FOR LAND SUITABILITY ANALYSIS INFORMATION.
10. ALL ROADWAYS WITHIN FILING 12 WILL BE POSTED AS FIRE LANES ON ONE SIDE ONLY, AS REQUIRED BY THE FIRE DEPARTMENT. EMERGENCY ACCESS ROADS SHALL BE OWNED AND MAINTAINED BY THE HOA AND CONSTRUCTED TO FIRE DEPARTMENT REQUIREMENTS.
11. THE EXISTING RIGHT-OF-WAY FOR CASTLE OAKS DRIVE AND RIDGE ROAD WILL BE VACATED BY SEPARATE ORDINANCE WITH THE FINAL PLAT FOR FILING 12.
12. REFER TO SHEETS 6-10 FOR PROPOSED ENTRY SIGNS, FENCING DETAILS AND LOCATIONS, AND OTHER LANDSCAPING REQUIREMENTS.
13. SETBACK AND ELEVATION REQUIREMENTS: FRONT 20' FROM RIGHT-OF-WAY (TYPICAL) 18' (SIDELOAD GARAGE) REAR 15' (TYPICAL) 5' (WHERE LOT ABUTS TRACT) SIDE 5' (TYPICAL) MAXIMUM BLDG. HEIGHT 35' (UNLESS WITHIN RIDGELINE REGULATED AREA, SEE PLAN)
14. THE DEVELOPER SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK "2001 WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY" FOR THIS PROJECT.
15. VEGETATION REQUIREMENTS ACCORDING TO SECTION 17.14.060 SKYLINE/RIDGELINE PROTECTION ORDINANCE BUILDING RESTRICTIONS AND VISUAL IMPACTS (C) WILL BE MET. LOTS WILL RECEIVE ONE TREE PER EACH 2,500 SQUARE FEET OF LOT SIZE, AND WILL BE PLANTED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN THAT IS TO BE SUBMITTED AT TIME OF BUILDING PERMIT TO PROVIDE BEST SCREENING TO PRESERVE THE VISUAL RIDGELINE ONCE BUILDING IS CONSTRUCTED TO.
16. FOR LOTS 26 AND 17 OF BLOCK 1, AND LOTS 2, 13, 22, AND 23 OF BLOCK 3, AFFECTED BY BOTH THE 25' MITIGATION LIMIT, AND THE 35' MITIGATION LIMIT, THE MOST RESTRICTIVE MITIGATION SHALL APPLY.
17. THE FOLLOWING VARIANCES HAVE BEEN APPROVED BY THE TOWN FOR THIS PROJECT: 1. STREET CROSS-SECTION AND GEOMETRY-APPROVED WITH THE PRELIMINARY PD. 2. SIGHT DISTANCE EASEMENTS-V2001-70

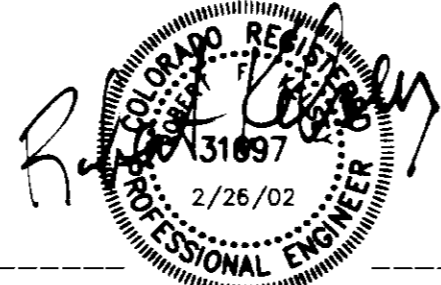
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1. NORTHWESTERLY ALONG SAID CURVE 57.64 FEET THROUGH A CENTRAL ANGLE OF 94°21'27"; 2. TANGENT TO SAID CURVE SOUTH 88°45'23" WEST 29.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 159.00 FEET; 3. NORTHWESTERLY ALONG SAID CURVE 80.23 FEET THROUGH A CENTRAL ANGLE OF 28°54'42"; 4. TANGENT TO SAID CURVE NORTH 62°19'55" WEST 301.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET; 5. SOUTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; 6. NON-TANGENT TO SAID CURVE NORTH 62°19'55" WEST 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; 7. NORTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; 8. TANGENT TO SAID CURVE NORTH 62°19'55" WEST 27.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 275.00 FEET; 9. NORTHWESTERLY ALONG SAID CURVE 36.74 FEET THROUGH A CENTRAL ANGLE OF 07°39'18"; THENCE NORTH 00°46'28" WEST 52.90 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 0.805 ACRES (35,058 SQ. FT.), MORE OR LESS.

CONTAINING 31.308 NET ACRES (1,363,782 NET SQ. FT.), MORE OR LESS.

CIVIL ENGINEER'S STATEMENT

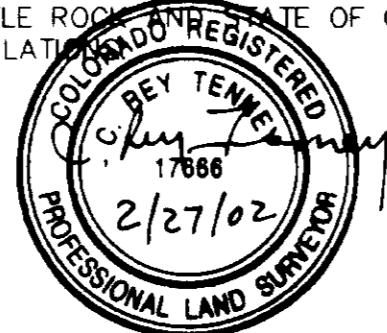
I, ROBERT F. KELSEY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



ROBERT F. KELSEY COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 31697 DATE

SURVEYOR'S STATEMENT

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



C. REY TENNEY COLORADO REGISTERED LAND SURVEYOR NO. 17666 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. P1421298-3 PREPARED BY LAND TITLE GUARANTEE CO., DATED JANUARY 23, 2002 5PM.

TITLE CERTIFICATE

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

SIGNED THIS 27th DAY OF FEBRUARY, 2002

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF FEBRUARY, A.D. 2002, BY ERIC STEARNS

WITNESS MY HAND AND OFFICIAL SEAL

Susan I. Rasmussen NOTARY PUBLIC STATE OF COLORADO My Commission Expires Sept. 1, 2003

MY COMMISSION EXPIRES: 9-1-03 ADDRESS: 512 United Ave. Castle Rock CO

PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF December 2001

CHAIRMAN DATE 3/14/02

ASSESSOR DATE 3/14/02 PLANNING AND DEVELOPMENT DIRECTOR DATE

STATEMENT OF TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14th DAY OF January 2002

TOWN OF CASTLE ROCK

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 4:56 P.M. ON THE 4th DAY OF APRIL, 2002, IN BOOK PAGE MAP RECEPTION NO. 02033807

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE BY: J. L. KING NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES: 9-21-03

LAND PLANNER:

NUSZER-KOPATZ 1129 CHEROKEE STREET DENVER, COLORADO 80204 (303) 534-3881 CONTACT: CRAIG KARN

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE WOODLANDS FILING NO. 12 SUBDIVISION IN THE TOWN OF CASTLE ROCK.

OWNER TERRABROOK ESCAVERA, L.L.C. A DELAWARE LLC BY WESTERRA MANAGEMENT, L.L.C., A DELAWARE LLC ITS AUTHORIZED REPRESENTATIVE

VICE PRESIDENT SIGNED THIS 27th DAY OF February 2002

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February 2002, BY Westerra Management, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC MY COMMISSION EXPIRES: 12-30-04

OWNER TOWN OF CASTLE ROCK

MAYOR SIGNED THIS 27th DAY OF March, 2002

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 2002, BY Westerra Management, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC MY COMMISSION EXPIRES: 9-21-03

SHEET INDEX

- 1 COVER SHEET
2 PRELIMINARY PLAT/FINAL PD SITE PLAN
3 RIDGELINE LIMIT EXHIBIT
4 UTILITY & PHASING PLAN
5 PRELIMINARY OVERLOT GRADING PLAN
6-10 PRELIMINARY LANDSCAPE PLAN & DETAILS

LEGEND

- PROPERTY BOUNDARY
SECTION LINE
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
PROPOSED CENTERLINE
PROPOSED PHASE LINE
LAND USE BOUNDARY
PROPOSED PEDESTRIAN RAMP
PROPOSED TRAIL OR SIDEWALK
PROPOSED SAN, SEWER & MANHOLE
EXISTING SAN, SEWER & MANHOLE
PROPOSED 12" WATER MAIN
EXISTING WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED STORM SEWER INLET
PROPOSED STORM SEWER
PROPOSED UTILITY EASEMENT
PROPOSED OVERLOT GRADE CONTOUR
EXISTING GRADE CONTOUR
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
PROPOSED RETAINED POWER LINE & POLE
PROPOSED RETAINING WALL SEE SHEET 4
PROPOSED BLDG ENVELOPE (LOTS IMPACTED BY "NO BUILD" LIMIT ONLY)

THE WOODLANDS FILING NO. 12 PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 1 OF 10 DATE PREPARED: 2/26/02

CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

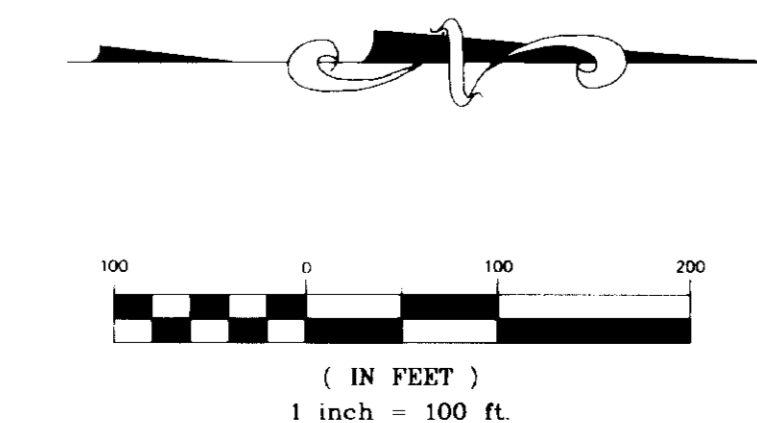
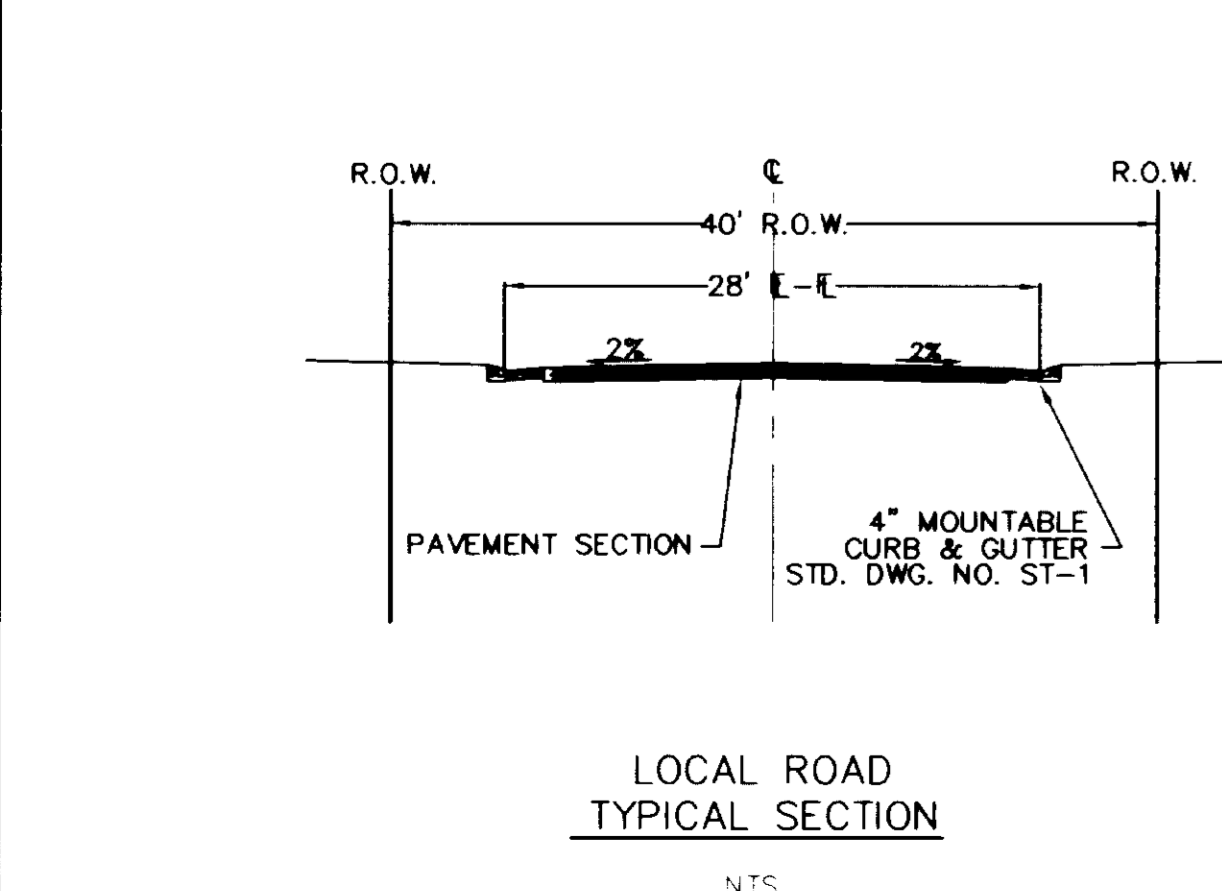
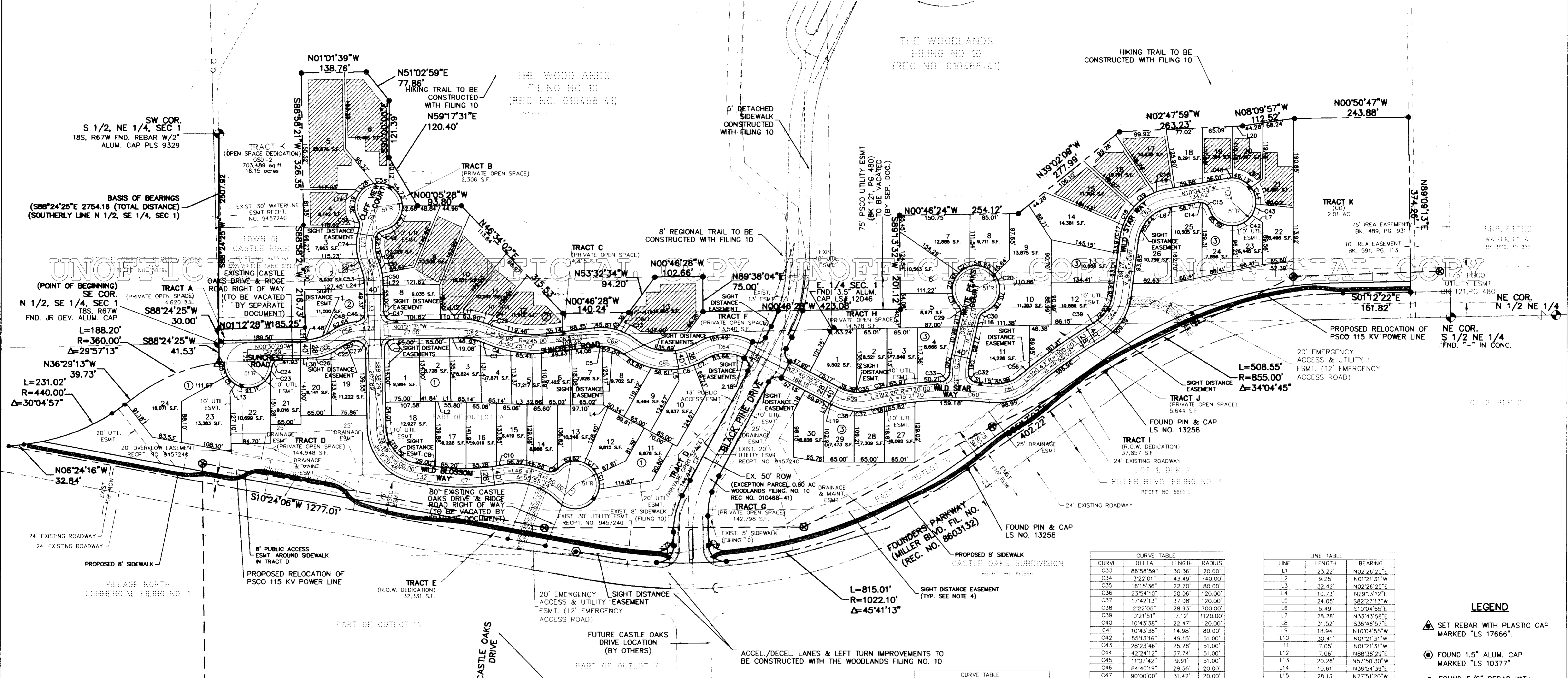
2525 16TH STREET, SUITE 210 DENVER, COLORADO 80211 (720) 855-3859 (720) 855-3866 FAX Email: peakcivil@earthlink.net

# THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 2 OF 10



- NOTES:**
- EMERGENCY ACCESS ROAD SHALL BE CONSTRUCTED OF GRASS PAVERS, OR OTHER SUITABLE MATERIAL AS APPROVED BY THE FIRE DEPARTMENT. EMERGENCY ACCESS ROADS SHALL BE OWNED & MAINTAINED BY THE HOA. REFER TO SHEETS 5-9 FOR ADDITIONAL DETAILS.
  - REFER TO SHEET 4 FOR RETAINING WALL LOCATIONS.
  - STREET LIGHTS ALONG BLACK PINE DRIVE AND FOUNDERS PARKWAY ACCEL/DECEL LANES TO BE BUILT W/FILING 10. (SEE SHEET 3)
  - SITE DISTANCE EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT, PER TOWN CRITERIA. REFER TO SHEETS 6 AND 7 FOR LARGER SCALE DETAIL OF SITE DISTANCE EASEMENTS.
  - REFER TO SHEET 3 FOR RIDGELINE LIMIT EXHIBIT.

CURVE	DELTA	LENGTH	RADIUS
C1	28°37'07"	25.27'	51.00'
C2	90°00'00"	31.42'	20.00'
C3	4°10'16"	9.46'	130.00'
C4	12°51'08"	59.44'	265.00'
C5	8°01'43"	11.21'	80.00'
C6	13°45'26"	35.95'	149.73'
C7	10°56'39"	28.60'	149.73'
C8	1°22'50"	10.72'	445.00'
C9	7°54'16"	25.10'	20.00'
C10	1°09'27"	8.99'	445.00'
C11	35°51'20"	31.92'	51.00'
C12	41°25'11"	37.27'	51.00'
C13	12°42'45"	28.62'	120.00'
C14	20°43'45"	7.24'	20.00'
C15	61°59'19"	21.64'	20.00'
C16	12°18'33"	25.78'	120.00'
C17	13°05'19"	27.41'	120.00'
C18	22°00'08"	46.08'	120.00'
C19	25°15'01"	52.88'	120.00'
C20	21°42'21"	19.32'	51.00'
C21	30°25'27"	27.08'	51.00'
C22	3°19'11"	9.85'	170.00'
C23	14°29'40"	12.90'	51.00'
C24	82°42'57"	28.87'	20.00'
C25	11°23'20"	23.85'	120.00'
C26	24°41'54"	51.73'	120.00'
C27	102°30'48"	35.78'	20.00'
C28	41°28'42"	36.92'	51.00'
C29	55°09'02"	19.25'	20.00'
C30	56°15'58"	19.64'	20.00'
C31	33°43'41"	30.02'	51.00'
C32	86°58'59"	30.36'	20.00'

CURVE	DELTA	LENGTH	RADIUS
C33	86°58'59"	30.36'	20.00'
C34	3°22'01"	43.49'	740.00'
C35	16°15'36"	22.76'	80.00'
C36	23°54'30"	50.06'	120.00'
C37	17°42'13"	37.08'	120.00'
C38	2°22'05"	28.93'	700.00'
C39	0°21'51"	7.12'	1120.00'
C40	10°43'38"	22.47'	120.00'
C41	10°43'38"	14.98'	80.00'
C42	5°51'31"	49.15'	51.00'
C43	28°23'46"	25.28'	51.00'
C44	42°24'12"	37.74'	51.00'
C45	11°07'42"	9.91'	51.00'
C46	84°40'19"	29.56'	20.00'
C47	90°00'00"	31.42'	20.00'
C48	36°55'14"	50.39'	80.00'
C49	68°11'00"	23.80'	20.00'
C50	85°7'02"	18.75'	120.00'
C51	8°55'03"	18.68'	120.00'
C52	50°10'41"	17.52'	20.00'
C53	17°52'04"	24.95'	80.00'
C54	5°04'46"	10.64'	120.00'
C55	36°38'08"	32.91'	51.00'
C56	11°16'19"	24.86'	170.00'
C57	13°42'01"	30.00'	51.00'
C58	35°14'13"	61.50'	100.00'
C59	41°36'23"	72.62'	100.00'
C60	5°25'44"	68.22'	720.00'
C61	4°15'55"	82.49'	100.00'
C62	52°13'55"	91.73'	100.00'
C63	72°39'00"	126.80'	100.00'
C64	59°54'57"	104.57'	100.00'
C65	70°48'46"	160.34'	129.73'
C66	45°29'15"	79.39'	120.00'
C67	24°51'21"	65.07'	150.00'
C68	36°55'14"	62.98'	100.00'
C69	22°43'25"	31.73'	80.00'
C70	10°43'38"	18.72'	100.00'
C71	19°20'13"	156.93'	465.00'
C72	17°52'04"	31.19'	100.00'
C73	35°05'48"	61.26'	100.00'
C74	32°05'09"	67.20'	120.00'
C75	94°27'42"	57.70'	35.00'
C76	94°06'15"	57.48'	35.00'

LINE	LENGTH	BEARING
L1	23.22'	N02°26'25"E
L2	9.25'	N01°21'31"W
L3	32.42'	N02°26'25"E
L4	19.73'	N22°13'12"E
L5	24.05'	S82°27'13"W
L6	5.49'	S10°04'55"E
L7	28.28'	N33°43'58"E
L8	31.52'	S36°48'57"E
L9	18.94'	N10°04'55"W
L10	30.41'	N01°21'31"W
L11	7.05'	N01°21'31"W
L12	7.06'	N88°38'29"E
L13	20.28'	N57°50'30"W
L14	10.61'	N36°54'39"E
L15	28.13'	N77°51'20"W
L16	17.84'	N77°51'20"W
L17	25.44'	N62°19'55"W
L18	51.02'	N62°18'53"W
L19	6.04'	N27°40'05"E
L20	21.19'	N02°47'59"W
L21	26.08'	N88°58'21"E
L22	8.10'	S88°38'29"W
L23	27.00'	N01°21'31"W
L24	14.34'	S88°38'29"W
L25	17.37'	S70°48'25"W
L26	17.37'	S70°48'25"W
L27	31.00'	S79°55'05"W
L28	47.18'	S27°40'05"W
L29	31.00'	S89°29'31"W
L30	46.62'	S88°34'57"E
L31	31.00'	S44°07'07"E
L32	29.00'	N09°17'42"E
L33	103.22'	N88°38'29"E
L34	16.86'	S70°46'25"W
L35	53.08'	S65°41'18"E
L38	14.86'	N00°30'29"W

- LEGEND**
- ▲ SET REBAR WITH PLASTIC CAP MARKED "LS 17666".
  - FOUND 1.5" ALUM. CAP MARKED "LS 10377"
  - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RMC LS 9329", UNLESS NOTED OTHERWISE.
  - FOUND REBAR WITH PLASTIC CAP MARKED "LS 17666".
  - ▲ ALIQUOT CORNER, AS NOTED ON PLANS.

THE WOODLANDS FILING NO. 12 PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 2 OF 10

DATE PREPARED: 2/26/02

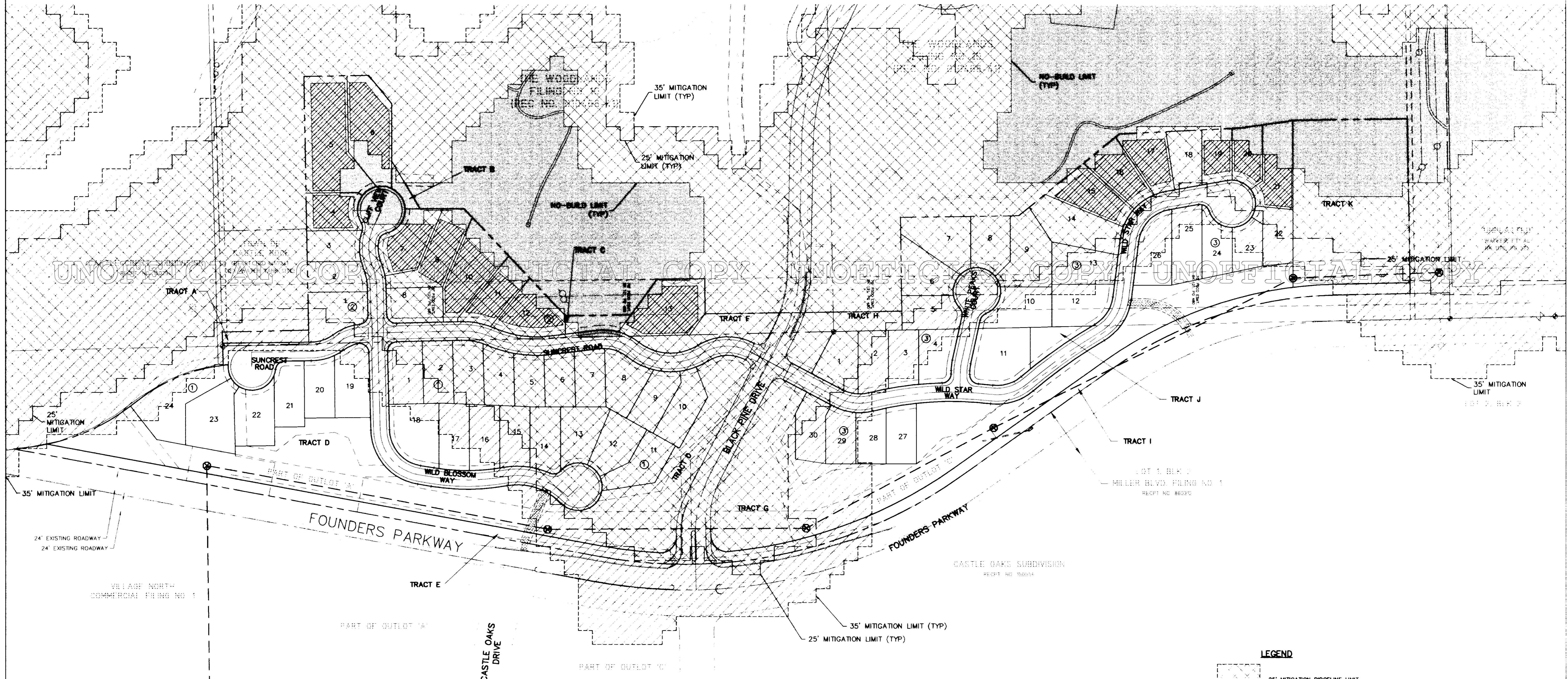
PLAK C.V.L. CONSULTANTS  
CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

2525 16TH STREET, SUITE 210  
DENVER, COLORADO 80211  
(720) 855-3859 (720) 855-3860 fax  
Email: peakcivil@worldnet.att.net



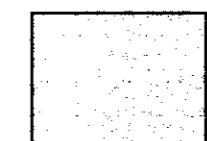
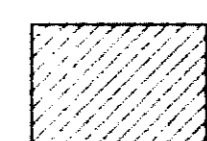
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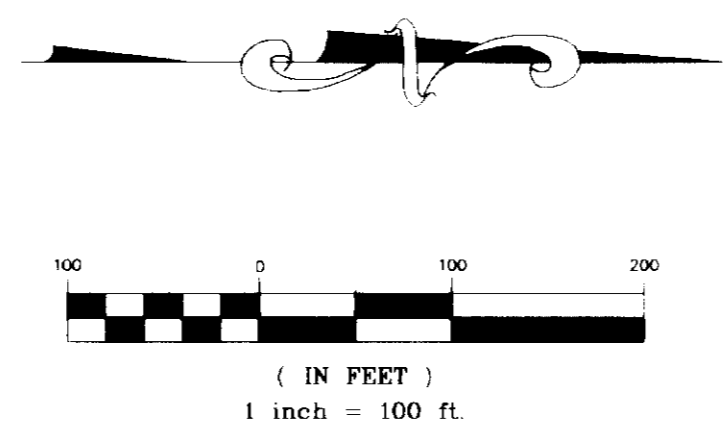
# THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND SECTION 6,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN  
OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
PRELIMINARY PLAT/FINAL PD SITE PLAN  
SHEET 3 OF 10



**LEGEND**


-  25' MITIGATION RIDGELINE LIMIT
-  35' MITIGATION RIDGELINE LIMIT
-  NO-BUILD LIMIT
-  PROPOSED BUILDING ENVELOPE (LOTS IMPACTED BY "NO-BUILD" LIMIT ONLY)



THE WOODLANDS  
FILING NO. 12  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN  
(RIDGELINE LIMIT  
EXHIBIT)  
SHEET 3 OF 10

DATE PREPARED: 2/26/02

PEAK CIVIL CONSULTANTS  
CIVIL ENGINEERING & LAND  
DEVELOPMENT SERVICES



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DENVER, COLORADO 80211  
(720) 855-3859 (720) 855-3860 fax  
Email: peakcivil@worldnet.att.net

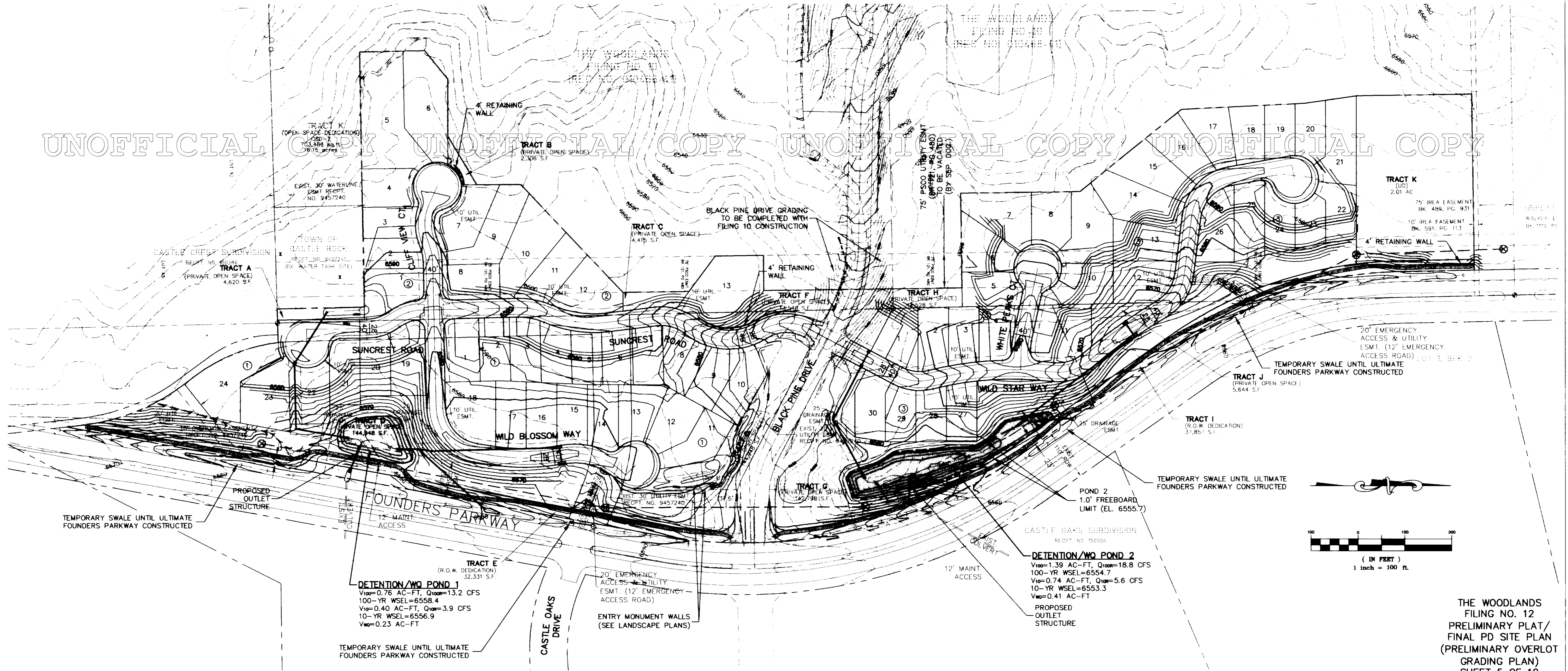
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# THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN  
SHEET 5 OF 10



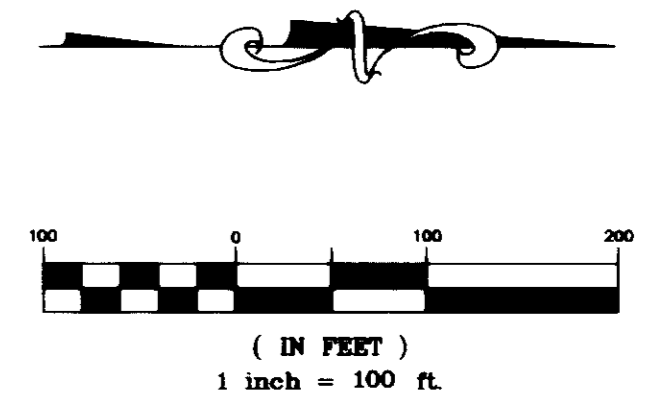
**TRACT E**  
(R.O.W. DEDICATION)  
32,331 S.F.

**DETENTION/WQ POND 1**  
V100=0.76 AC-FT, Q100=13.2 CFS  
100-YR WSEL=6558.4  
V10=0.40 AC-FT, Q10=3.9 CFS  
10-YR WSEL=6556.9  
V50=0.23 AC-FT

**TRACT G**  
(PRIVATE OPEN SPACE)  
14,781 S.F.

**DETENTION/WQ POND 2**  
V100=1.39 AC-FT, Q100=18.8 CFS  
100-YR WSEL=6554.7  
V10=0.74 AC-FT, Q10=5.6 CFS  
10-YR WSEL=6553.3  
V50=0.41 AC-FT

- NOTES**
1. PROPOSED WALL LOCATIONS AND HEIGHTS ARE PRELIMINARY AND WILL BE FINALIZED DURING CONSTRUCTION PLAN PREPARATION.
  2. ALL CUT AND FILL SLOPES ARE 3:1 UNLESS NOTED OTHERWISE.
  3. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED PER TOWN REQUIREMENTS.
  4. ADDITIONAL EROSION CONTROL INFORMATION CAN BE FOUND IN THE PHASE III DRAINAGE REPORT AND OVERLOT GRADING CONSTRUCTION PLANS.



THE WOODLANDS  
FILING NO. 12  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN  
(PRELIMINARY OVERLOT  
GRADING PLAN)  
SHEET 5 OF 10

DATE PREPARED: 2/26/02

PEAK CIVIL CONSULTANTS  
CIVIL ENGINEERING & LAND  
DEVELOPMENT SERVICES

2525 16TH STREET, SUITE 210  
DENVER, COLORADO 80211  
(303) 855-3859 (303) 855-3860 fax  
Email: peakcivil@earthlink.net

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# THE WOODLANDS - FILING 12 PRELIMINARY PLAT FINAL PD SITE PLAN



1117 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3881  
303.534.3884 (FAX)  
mainbox@nuzer-kopatz.com

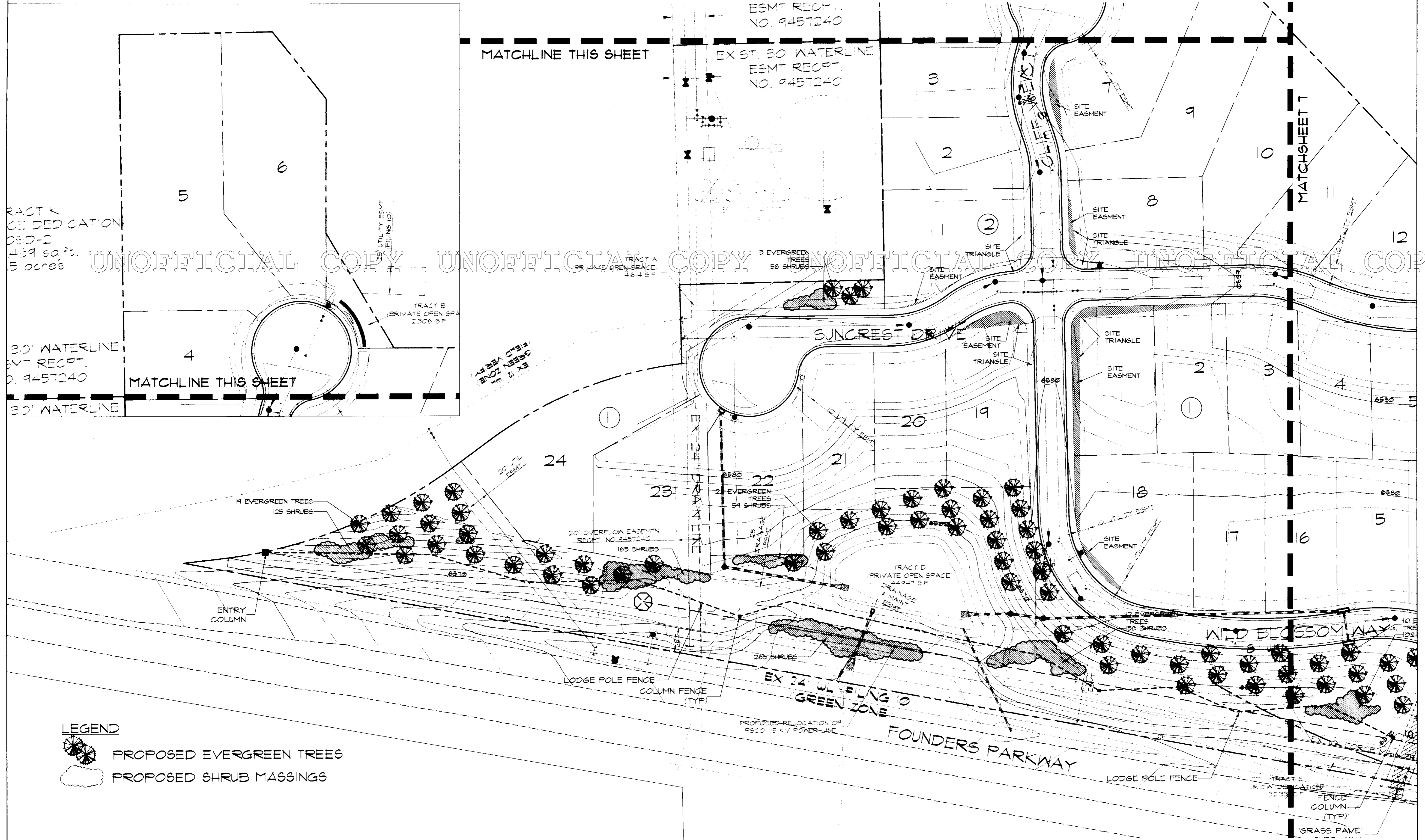
Owner:  
TERRABROOK  
304 Inverness Way South  
Englewood, Colorado 80112  
303.706.7867  
303.649.1665 Fax  
Contact: Bruff Shea  
303.649.1665 Fax

PLAK CIVIL CONSULTANTS  
CIVIL ENGINEERING & LAND  
DEVELOPMENT SERVICES



2325 16TH STREET, SUITE 210  
DENVER, COLORADO 80211  
(720) 855-3639 (720) 855-3660 fax  
Email: peccivil@earthlink.net

THE WOODLANDS FILING 12  
PRELIMINARY PLAT-FINAL PD SITE PLAN  
Town of Castle Rock, Colorado



TRACT K  
CITY DEDICATION  
0.83-2  
1.89 sqft.  
5 acres

30' WATERLINE  
ESMT RECEPT.  
NO. 9457240

19 EVERGREEN TREES  
125 SHRUBS

20 OVERFLOW EASEMENT  
RECEPT. NO. 9457240  
165 SHRUBS

21 EVERGREEN TREES  
54 SHRUBS

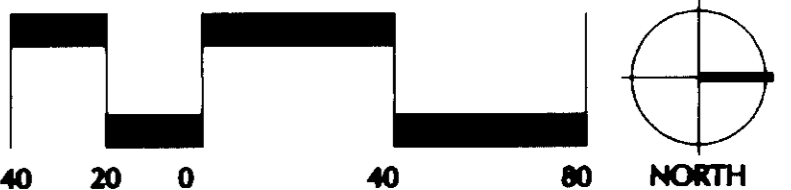
TRACT D  
PRIVATE OPEN SPACE  
44941 SF  
DRAINAGE  
& MAINT.  
ESENT.

12 EVERGREEN TREES  
150 SHRUBS

EX 24 WL FILING 12  
GREEN ZONE

**LEGEND**  
 PROPOSED EVERGREEN TREES  
 PROPOSED SHRUB MASSINGS

SCALE: 1" = 40'



PROJECT:	001008
DRAWN BY:	HCT/ALW
CHECK BY:	CMH
ISSUE DATE:	7/28/00
REVISIONS:	
	3/21/01
	07/31/01
	10/01/01
	11/27/01
	11/30/01
	01/24/02
	02/26/02

LANDSCAPE PLAN

SHEET NUMBER  
6 OF 10

# THE WOODLANDS - FILING 12 PRELIMINARY PLAT FINAL PD SITE PLAN



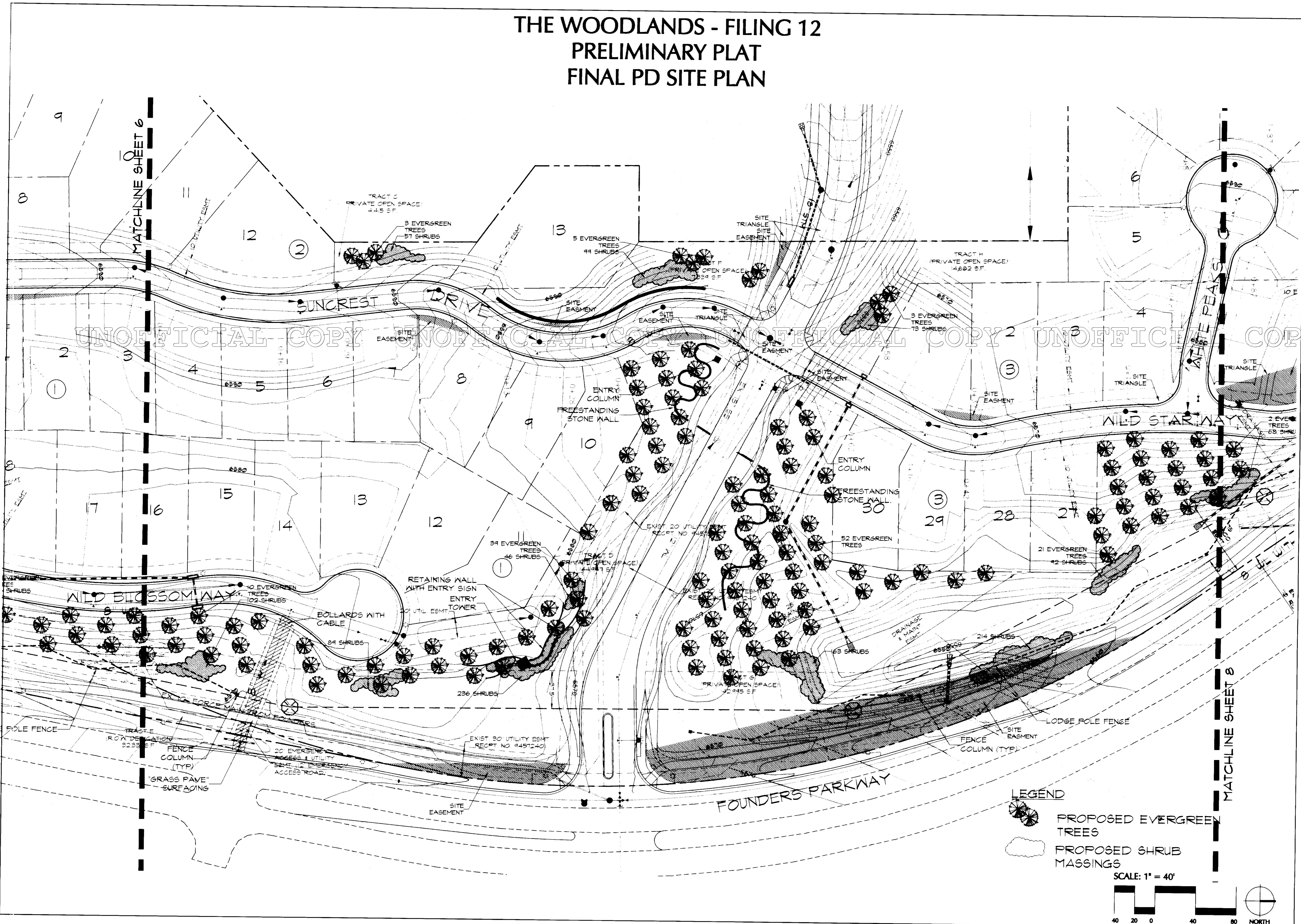
1117 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.334.3881  
303.334.3884 (FAX)  
mainbox@nuzer-kopatz.com

Owner:  
**TERRABROOK**  
304 Inverness Way South  
Englewood, Colorado 80112  
303.706.7067  
303.649.1665 Fax  
Contact: Bruff Shea  
303.649.1665 Fax

PLANNING CONSULTANTS:  
CIVIL ENGINEERING & LAND  
DEVELOPMENT SERVICES



2525 18TH STREET, SUITE 210  
DENVER, COLORADO 80211  
(720) 855-3859 (720) 855-3860 fax  
Email: ped@worknet1.com

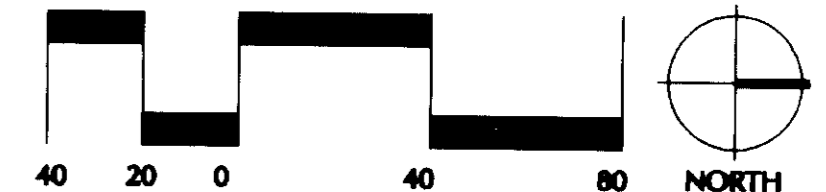


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**THE WOODLANDS FILING 12  
PRELIMINARY PLAT-FINAL PD SITE PLAN**  
Town of Castle Rock, Colorado

**LEGEND**  
 PROPOSED EVERGREEN TREES  
 PROPOSED SHRUB MASSINGS

SCALE: 1" = 40'



PROJECT:	001008
DRAWN BY:	HCT/ALW
CHECK BY:	CMH
ISSUE DATE:	7/28/00
REVISIONS:	3/21/01
	07/31/01
	10/01/01
	11/27/01
	11/30/01
	01/24/02
	02/26/02

**LANDSCAPE PLAN**

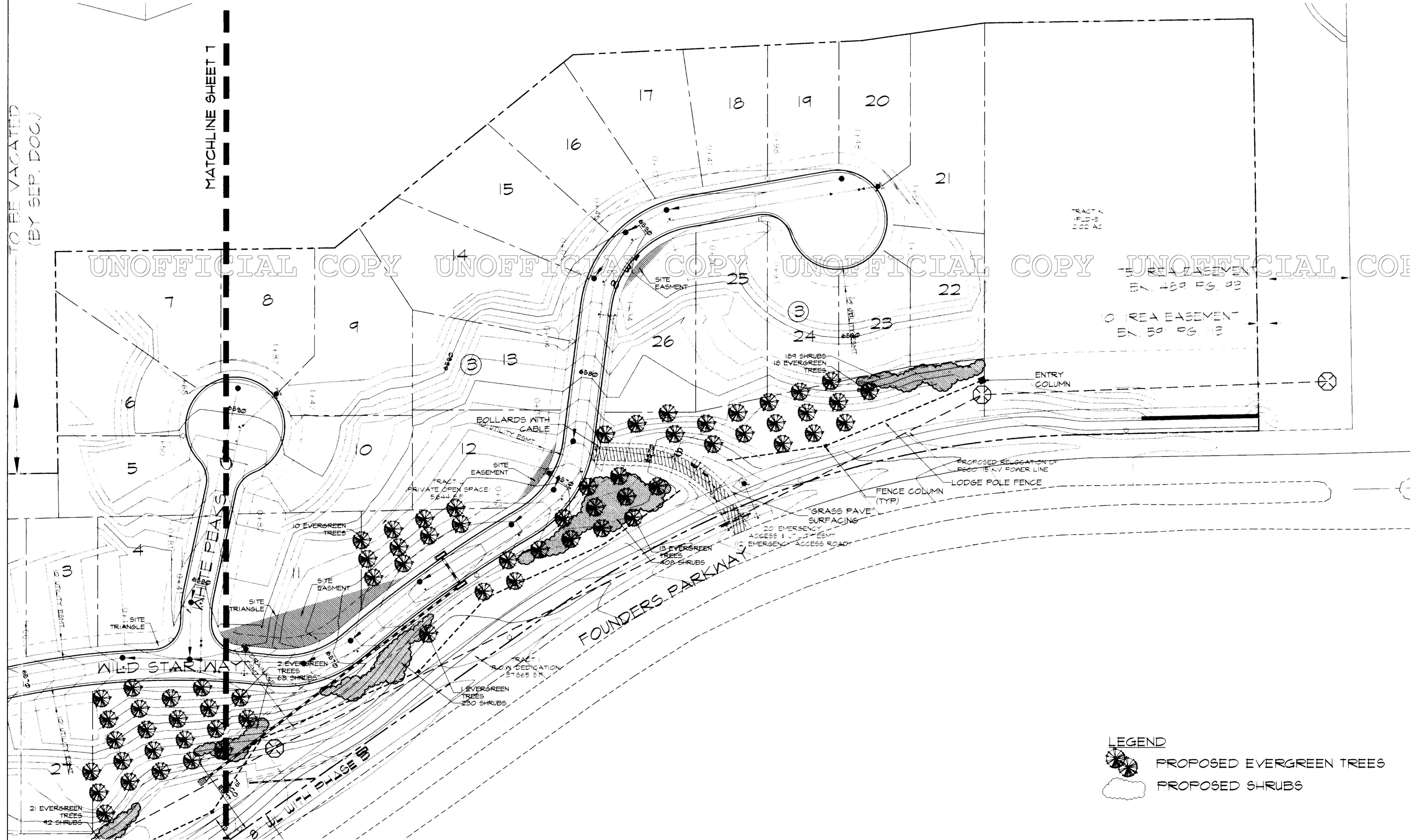
# THE WOODLANDS - FILING 12 PRELIMINARY PLAT FINAL PD SITE PLAN



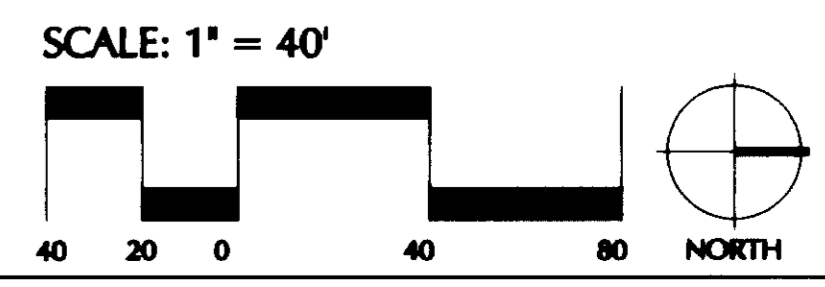
1117 CHEROKEE STREET  
DENVER, COLORADO 80204  
303.534.3881  
303.534.3884 (FAX)  
mainbox@nuzer-kopatz.com

Owner:  
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Englewood, Colorado 80112  
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PLAN CIVIL CONSULTANTS  
CIVIL ENGINEERING & LAND  
DEVELOPMENT SERVICES  
2510 16TH STREET, SUITE 210  
DENVER, COLORADO 80211  
(720) 855-3850 (720) 855-3860 fax  
Email: peakcivil@worldnet.att.net



- LEGEND**
- PROPOSED EVERGREEN TREES
  - PROPOSED SHRUBS



**THE WOODLANDS FILING 12  
PRELIMINARY PLAT-FINAL PD SITE PLAN**  
 Town of Castle Rock, Colorado

PROJECT:	001008
DRAWN BY:	HCT/ALW
CHECK BY:	CMH
ISSUE DATE:	7/28/00
REVISIONS:	3/21/01
	07/31/01
	10/01/01
	11/27/01
	11/30/01
	01/24/02
	02/26/02

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**8 OF 10**

# THE WOODLANDS - FILING 12

## PRELIMINARY PLAT

### FINAL PD SITE PLAN

#### THE WOODLANDS Filing 12

##### PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
<b>Deciduous Trees</b>			
HAW	Hawthorn (various)	Crataegus spp.	6" ht. clump
LLC	Lanceleaf Cottonwood	Populus acuminata	2" cal., B & B
RMM	Rocky Mountain Maple	Acer glabrum	6" ht. clump, B & B
SSY	Shadblow Serviceberry	Amelanchier canadensis	6" ht. clump, B & B
<b>Evergreen Trees</b>			
EP1	Bristlecone Pine	Pinus aristata	Spaded, size as shown
CSR	Colorado Spruce	Picea pungens	Spaded, size as shown
LPI	Limber Pine	Pinus flexilis	Spaded, size as shown
PP1	Ponderosa Pine	Pinus ponderosa	Spaded, size as shown
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	6' ht. min.
<b>Evergreen Shrubs</b>			
CRM	Creeping Mahonia	Mahonia repens	1 gal. cont., 8" ht. min.
COJ	Common Juniper	Juniperus communis	5 gal. cont., 12" ht. min.
KIN	Kinnikinnick	Arctostaphylos ura-ursi	1 gal. cont., 6" ht. min.
NBB	Nevada Bearberry	Arctostaphylos nevadensis	1 gal. cont., 8" ht. min.
<b>Deciduous Shrubs</b>			
BMS	Blue Mist Spirea	Caryopteris x cladonensis	5 gal. cont., 24" ht. min.
CLM	Curl-Leaf Mountain Mahogany	Cercocarpus ledifolius	5 gal. cont., 24" ht. min.
GCT	Golden Currant	Ribes aureum	5 gal. cont., 24" ht. min.
GOA	Gambel Oak	Quercus gambelii	7 gal. cont., 36" ht. min.
LLM	Littleleaf Mountain Mahogany	Cercocarpus ledifolius	5 gal. cont., 18" ht. min.
MMG	Mountain Mahogany	Cercocarpus montanus	5 gal. cont., 18" ht. min.
NHB	Native Ninebark	Physocarpus monogynus	5 gal. cont., 24" ht. min.
RBT	Rabbitbrush	Chrysothamnus nauseosus	5 gal. cont., 18" ht. min.
RTD	Red-Twig Dogwood	Cornus stolonifera	5 gal. cont., 24" ht. min.
SIB	Silver Buffaloberry	Shepherdia argentea	5 gal. cont., 24" ht. min.
SMO	Smooth Sumac	Rhus glabra cis-montana	5 gal. cont., 24" ht. min.
SSC	Silver Sagebrush	Artemisia cana	5 gal. cont., 18" ht. min.
TL	Threeleaf Sumac	Rhus trilobata	5 gal. cont., 18" ht. min.
WCT	Wax Currant	Ribes cereum	5 gal. cont., 24" ht. min.
WSC	Western Sand Cherry	Prunus besseyi	5 gal. cont., 24" ht. min.
<b>Perennials/Ornamental Grasses</b>			
DCZ	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	1 gal. cont.
FRG	Feather Reed Grass	Calamagrostis x acutifolia	1 gal. cont.
MLA	Munstead Lavender	Lavandula angustifolia 'Munstead'	1 gal. cont.
PMG	Purple Maiden Grass	Miscanthus sinensis purpurascens	1 gal. cont.
SB1	Sioux Blue Indian Grass	Sorghastrum nutans 'Sioux Blue'	1 gal. cont.

##### Seed Mixes

Reclamation: Gravelly soils

SPECIES	VARIETY	PERCENT OF MIX	POUNDS PLS/ACRE (DRILLED PLANTING)
Little Bluestem	Pastura	25	1.75
Sideoats Grama	Vaughn	15	1.35
Prairie Sandreed	Coshen	15	1.00
Blue Grama	Lovington	10	0.30
Needle-&-Thread	—	10	1.00
Thickspike Wheatgrass	Critana	10	1.10
Western Wheatgrass	Arriba	5	0.80
Indian Ricegrass	Paloma	5	0.65
Prairie Junegrass	—	5	0.15
TOTAL: 100%			8.10 lbs/acre

Reclamation: Clay soils:

SPECIES	VARIETY	PERCENT OF MIX	POUNDS PLS/ACRE (DRILLED PLANTING)
Big Bluestem	Kaw	25	2.75
Sideoats Grama	Vaughn	20	1.80
Little Bluestem	Pastura	20	1.40
Yellow Indiangrass	Holt/Llano	10	1.00
Western Wheatgrass	Arriba	10	1.60
Needle-&-Thread	—	10	1.00
Blue Grama	Lovington	5	0.15
TOTAL: 100%			9.70 lbs/acre

IF BROADCAST: 19.4 lbs/acre.

Fire Control Seed Mix: (For use in the immediate vicinity of structures)

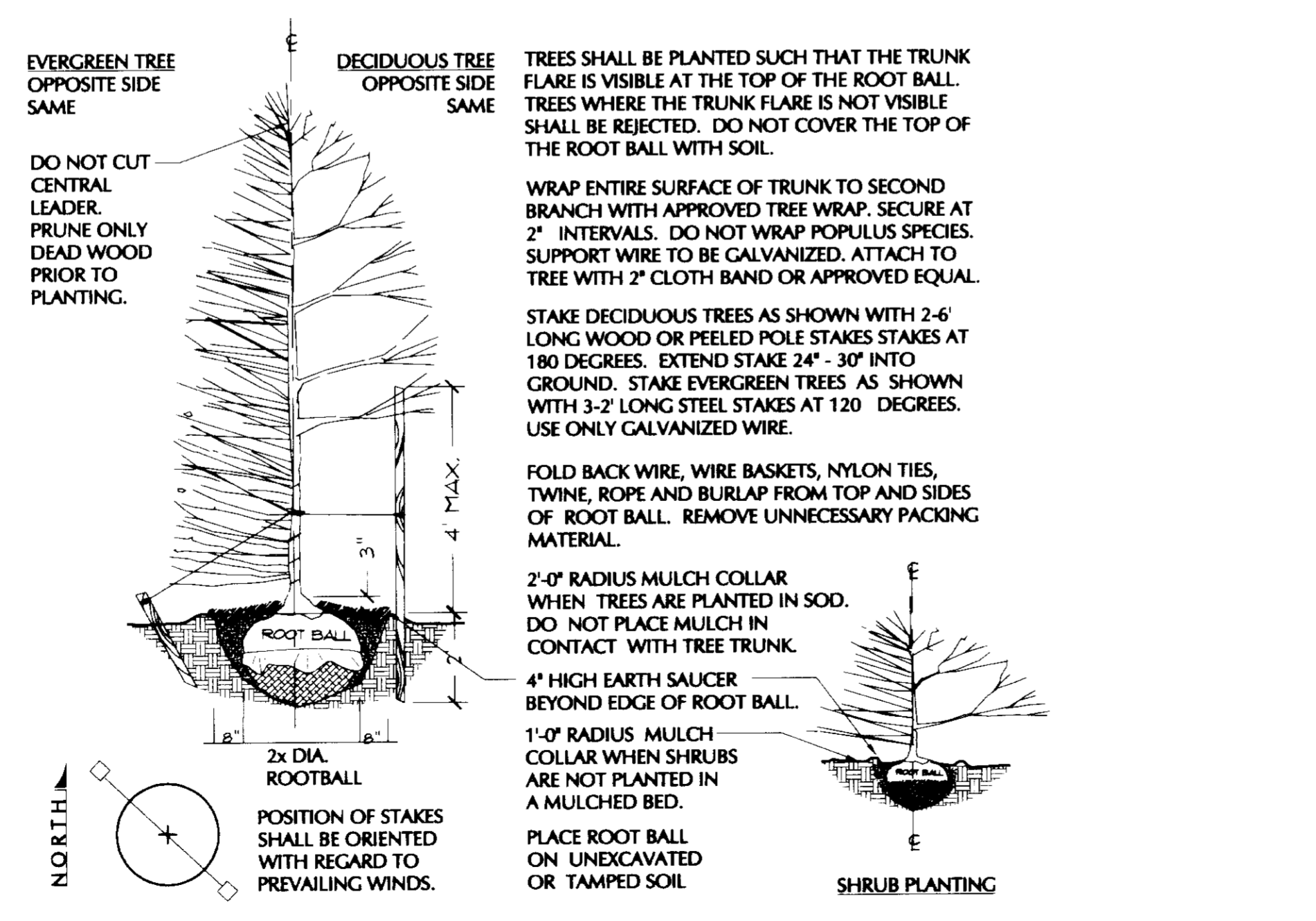
SPECIES	VARIETY	PERCENT BY WEIGHT
Crested Wheatgrass	Ephiam	0.40
Buffalograss	TREATED seed	0.30
Arizona Fescue	Redano	0.13
Hard Fescue	Durar	0.13
Blue Grama	Lovington	0.02
Sideoats Grama	Vaughn or Butte	0.02

Sow by broadcasting mixture at a rate of 15 pounds pure live seed per acre or .5 to 1 pound pure live seed per 1000 sq. ft. Rake seed in per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established following sowing. (Drilled application will require less seed.) Mulch consisting of long stemmed grass hay applied at a rate of 2 tons per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established.

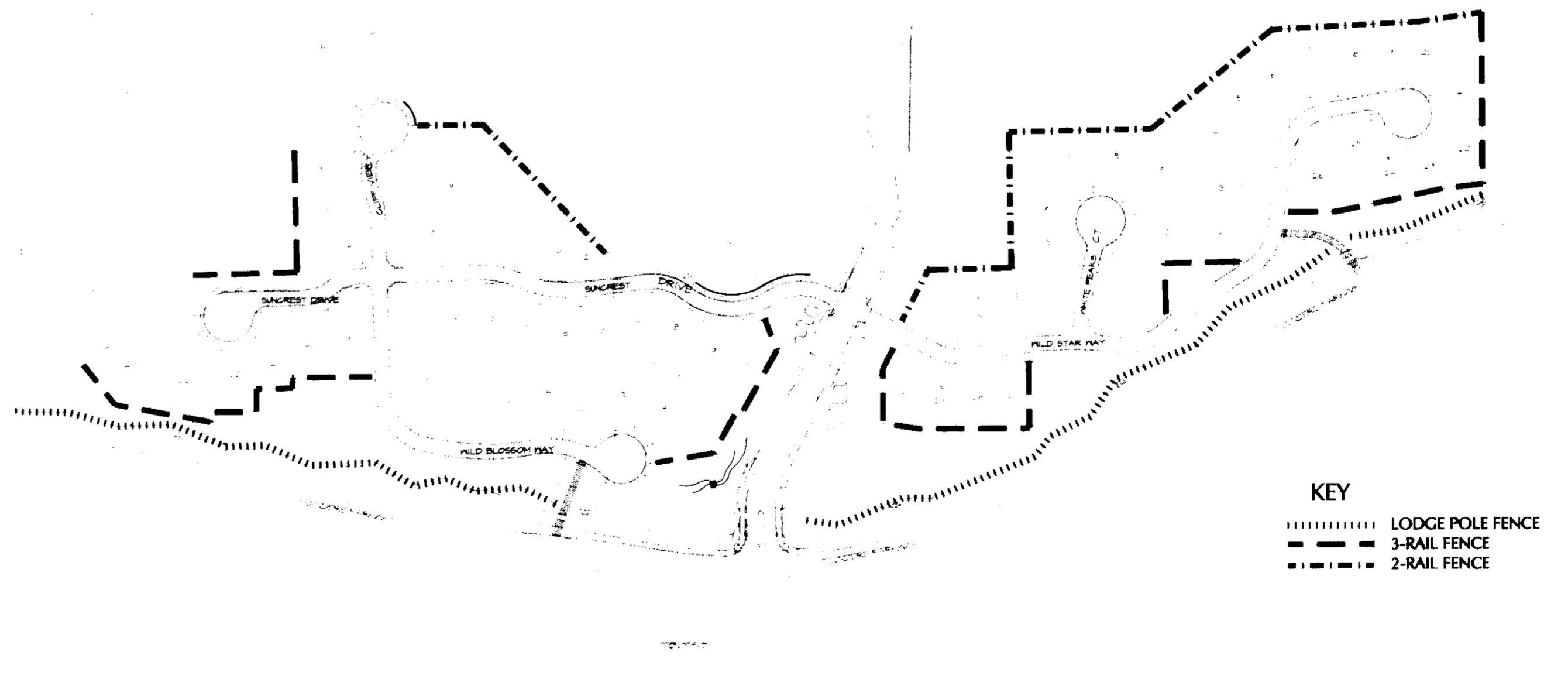
#### GENERAL NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- TREES OR LARGE SHRUBS MUST NOT BE PLANTED OVER BURIED UTILITIES OR WITHIN EASEMENTS, PER PWR, SECTION II, CHAPTER 1.3.7, CHAPTER 14.3.13 AND CHAPTER 15.3.6. TREES MUST NOT HINDER ACCESS FOR MAINTENANCE AND CANNOT BE PLACED IN THE 12' MAINTENANCE ACCESS EASEMENTS AROUND THE PERIMETER OF THE DETENTION PONDS.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 1/8" x 4" DEEP.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 SQUARE FEET: 3 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC. DENVER) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6".
- SOIL BACKFILL MIXTURE FOR ALL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL EXCEPT SPADED PINES FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. 11-5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES.
- ALL SHRUB BEDS TO BE MULCHED WITH SHREDDED WOOD FIBER MULCH TO A DEPTH OF 3" (WITHOUT LANDSCAPE FABRIC) EXCEPT WHERE NOTED.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS AND TREES TO BE DRIP IRRIGATED. ALL DRIP LINES SHALL BE SECURELY PINNED AND COVERED MINIMUM 2" WITH MULCH. SEEDED AREAS TO BE ROTOR IRRIGATED ON A SEPARATE ZONE TO ACCOMMODATE LOWER WATER DEMAND OF SEEDED GRASS SPECIES.
- WINTER PROTECTION AND WATERING OF TREES AND SHRUBS SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.
- VEGETATION REQUIREMENTS ACCORDING TO SECTION 17.14.060 SKYLINE/RIDGELINE PROTECTION ORDINANCE BUILDING RESTRICTIONS AND VISUAL IMPACTS (C)(2) WILL BE MET. LOTS WILL RECEIVE ONE TREE PER EACH 2,500 S.F. OF LOT ACCORDING TO CODE AND TREES WILL BE LOCATED AT A LATER DATE TO PROVIDE BEST SCREENING POSSIBLE WHEN BUILDING IS CONSTRUCTED TO PRESERVE THE VISUAL RIDGELINE.
- NO SOLID OBJECT EXCEEDING EIGHT (8) INCHES IN WIDTH AND THIRTY (30) INCHES IN HEIGHT, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPE PLANTINGS AND SIGNS, SHALL BE PLACED AT A STREET INTERSECTION OR INTERSECTION OF A STREET AND DRIVEWAY IN ANY ZONE DISTRICT WITHIN A TRIANGULAR AREA AS DESCRIBED BELOW.  
FOR RESIDENTIAL DISTRICTS, BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE THEN TO POINTS TEN (10) FEET ALONG BOTH INTERSECTING EDGES, AND THEN ALONG A DIRECT LINE CONNECTING THESE POINTS.
- AT EVERY INTERSECTION OF TWO (2) OR MORE EXISTING OR PROPOSED STREETS, A SAFETY TRIANGLE SHALL BE CALCULATED BY EXTENDING A LINE TWENTY-FIVE (25) FEET IN LENGTH AT THE POINT OF THE INTERSECTION OF THE EDGES OF THE DRIVING SURFACE OF THE CORNER PROPERTY FROM THE INTERSECTION CORNER AND TRAVERSING ACROSS THE PROPERTY BETWEEN THE TWO (2) END POINTS OF SUCH LINES. SUCH A SAFETY TRIANGLE SHALL BE CALCULATED FOR EVERY CORNER OF EVERY INTERSECTION. ADDITIONALLY, SAFETY TRIANGLES SHALL BE CALCULATED AT THE INTERSECTIONS BETWEEN ALL DRIVEWAYS OR BIKE PATHS WITH STREETS AND ALLEYS UTILIZING A SIMILAR METHOD WITH FIFTEEN (15) FOOT LENGTHS ON THE SIDES. WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (1 1/2) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.

#### PLANTING DETAIL



ENTRY SIGN PERSPECTIVE



FENCING PLAN



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 Email: pac@civilcoloradonet.com

THE WOODLANDS FILING 12  
 PRELIMINARY PLAT-FINAL PD SITE PLAN  
 Town of Castle Rock, Colorado

PROJECT:	001008
DRAWN BY:	HCT/ALLU
CHECK BY:	CMH
ISSUE DATE:	7/28/00
REVISIONS:	
KKH	03/20/01
	07/31/01
	10/01/01
	11/27/01
	11/30/01
	01/02/02
	01/24/02

LANDSCAPE DETAILS

NOTES

1. NATIVE STONE BOULDERS TO BE "CASTLE ROCK CONGLOMERATE" FROM LOCAL SOURCES. ALL STONE USED TO BE HARD, DENSE, SOUND AND FREE OF RIFTS, FLAKING, AND LAMINATIONS.

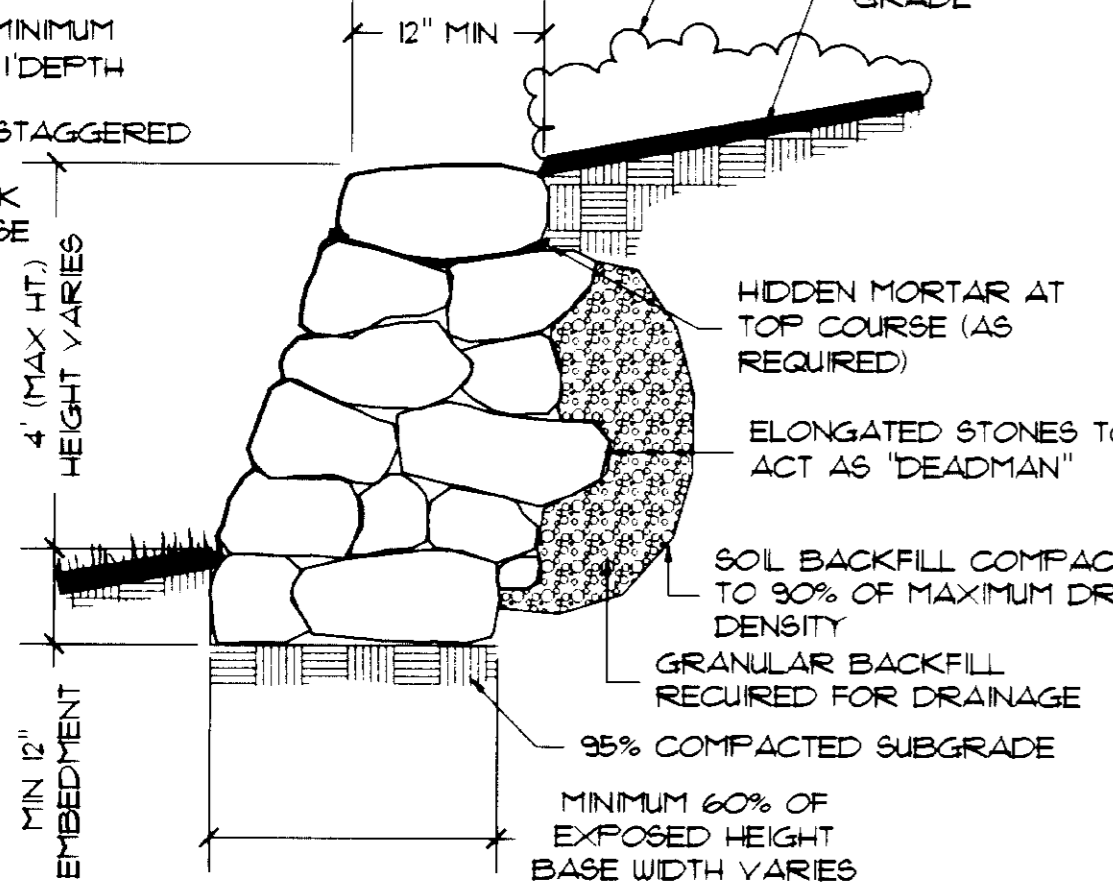
2. ALL STONE TO BE MINIMUM 2' HEIGHT X 1' WIDTH X 1' DEPTH

3. ALL JOINTS TO BE STAGGERED

4. BATTER WALL BACK MINIMUM 20%; INCREASE TO 45% BATTER FOR MORE IRREGULARLY SHAPED MATERIAL.

5. MATCH GRADE AT WALL ENDS.

REVEGETATION OF DISTURBED AREAS TOP AND BOTTOM OF SLOPE



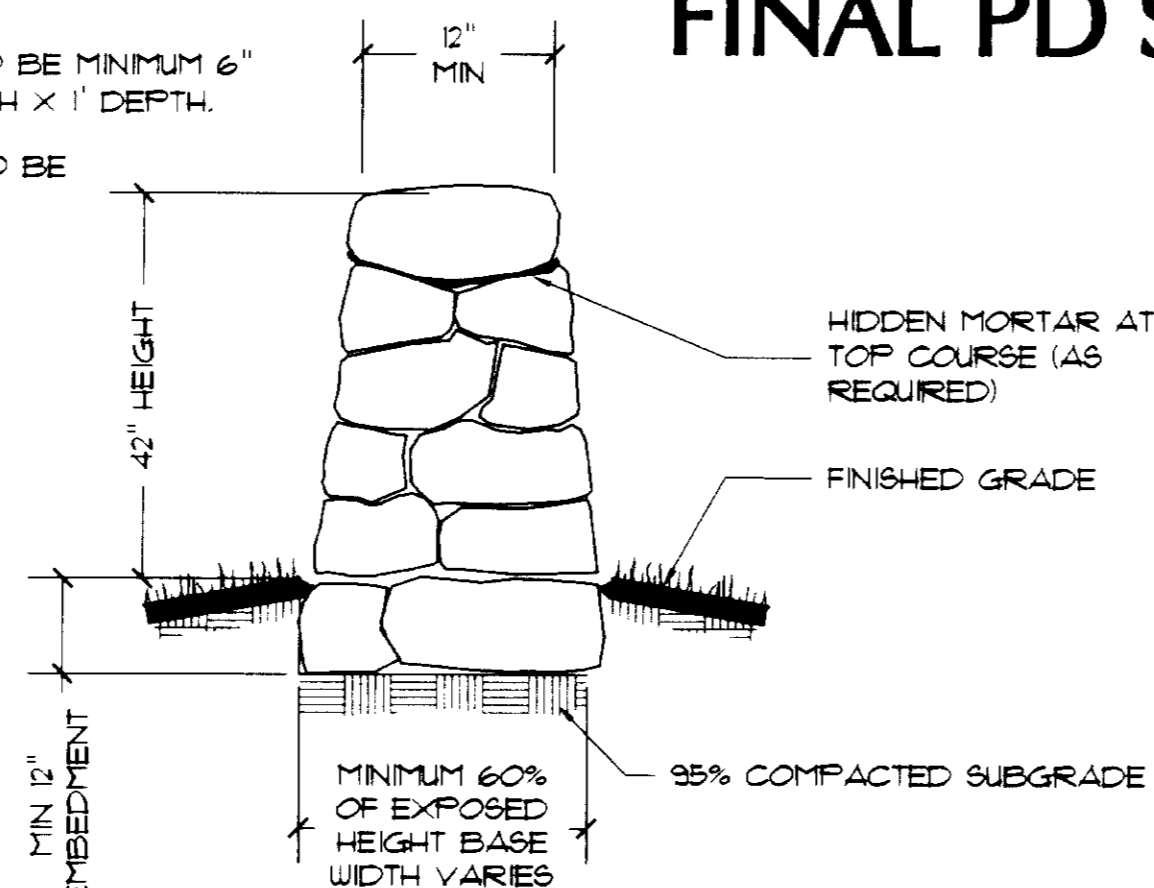
NOTES

1. NATIVE STONE BOULDERS TO BE "CASTLE ROCK CONGLOMERATE" FROM LOCAL SOURCES. ALL STONE USED TO BE HARD, DENSE, SOUND AND FREE OF RIFTS, FLAKING, AND LAMINATIONS.

2. ALL STONE TO BE MINIMUM 6" HEIGHT X 1' WIDTH X 1' DEPTH.

3. ALL JOINTS TO BE STAGGERED.

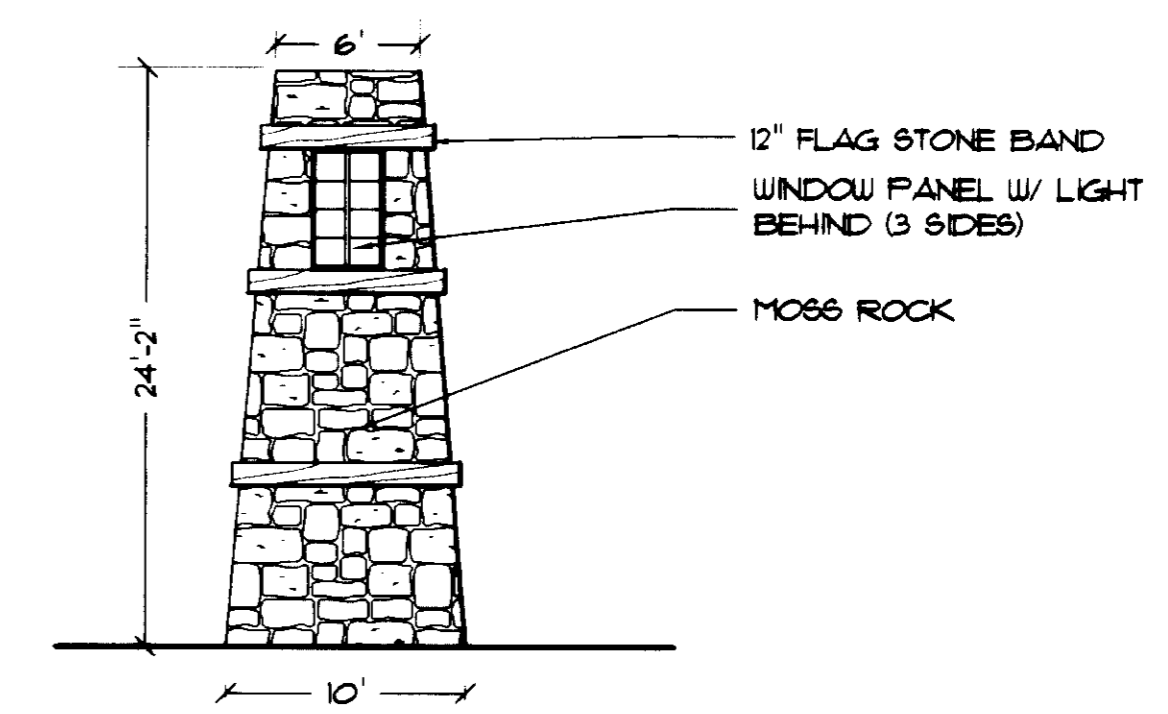
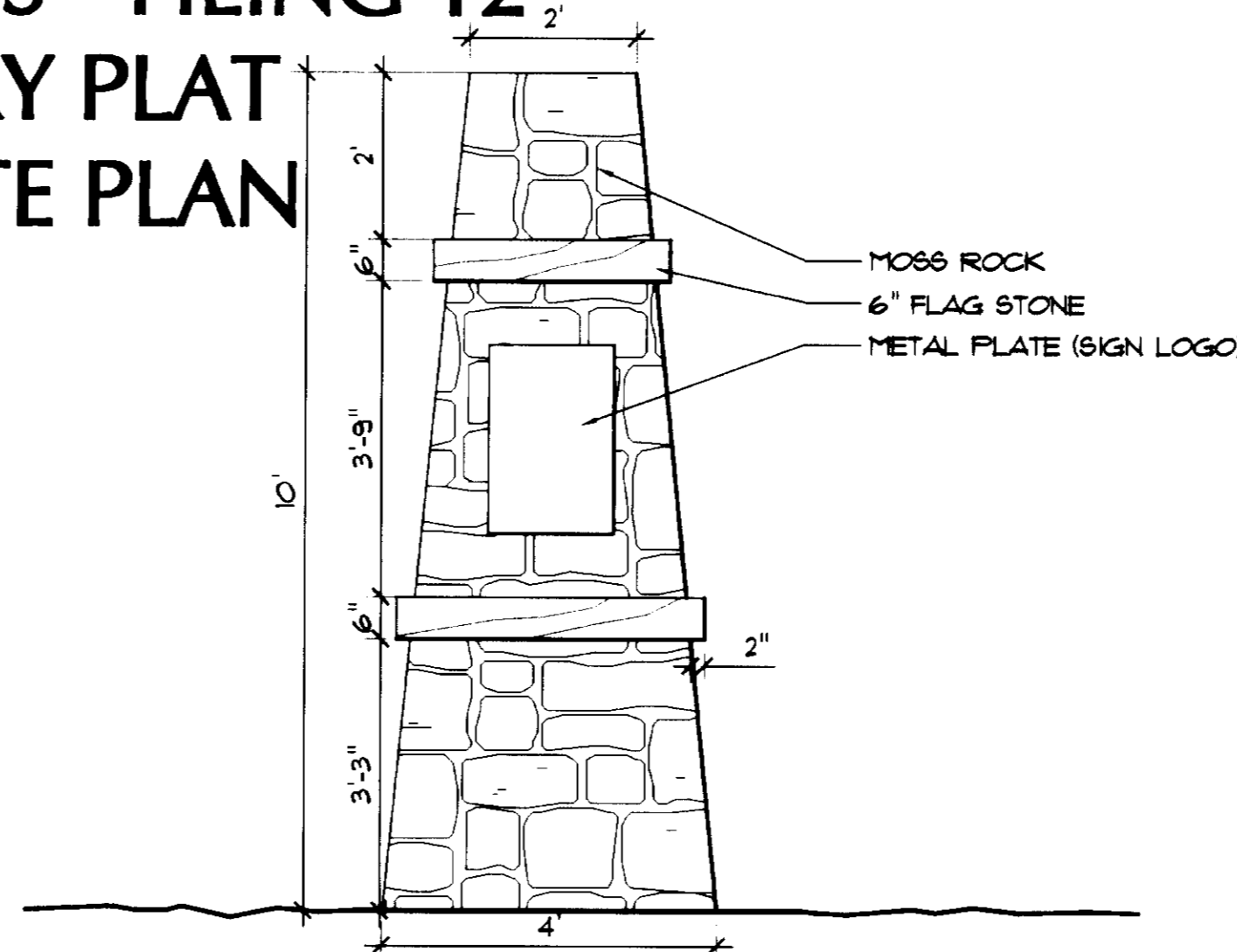
4. BATTER WALL BACK 10%.



# THE WOODLANDS - FILING 12

## PRELIMINARY PLAT

### FINAL PD SITE PLAN

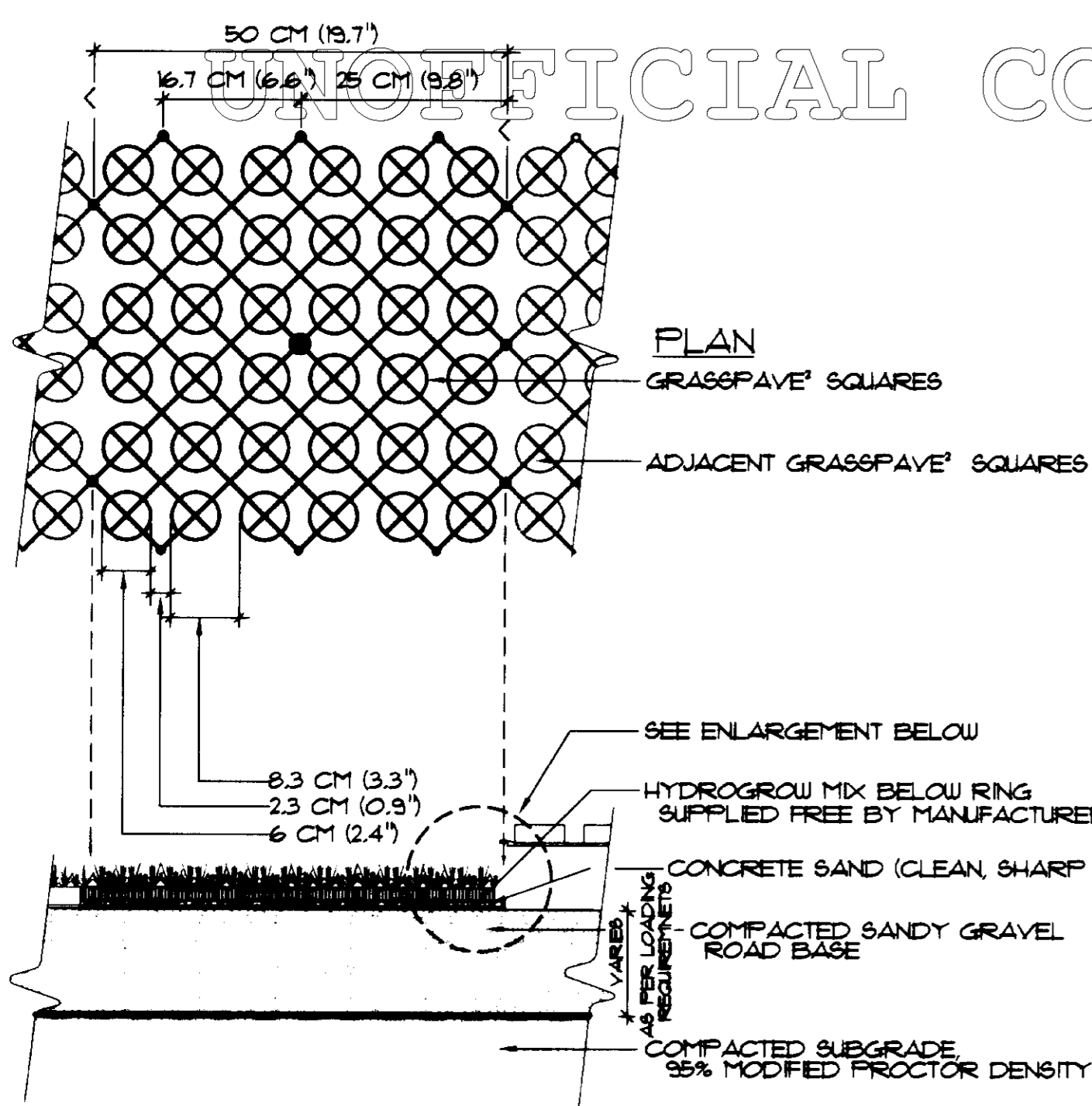


**1 Retaining Wall**  
Scale: 1/2"=1'-0"

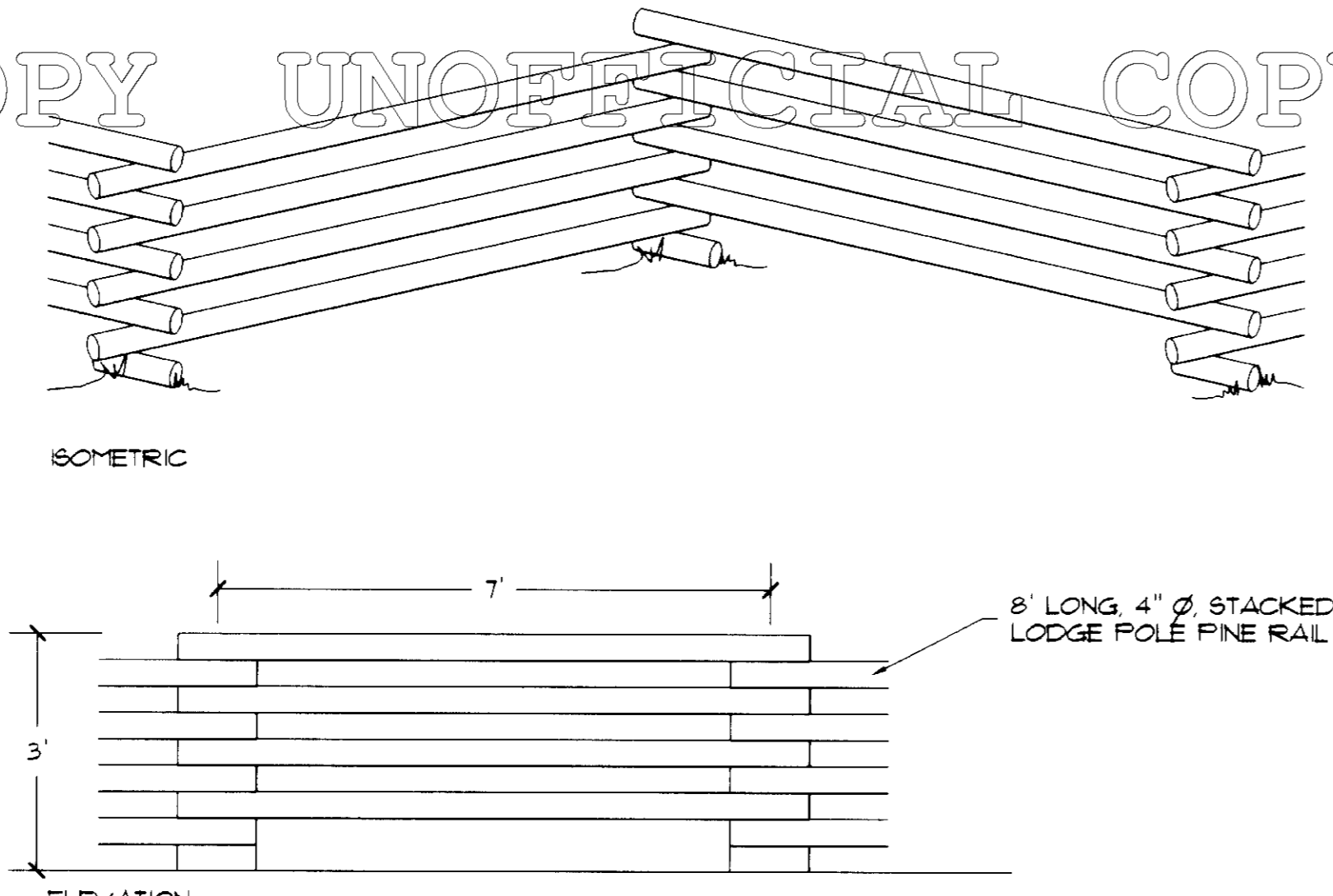
**2 Freestanding Wall**  
Scale: 1/2"=1'-0"

**3 Entry Column**  
Scale: 1/2"=1'-0"

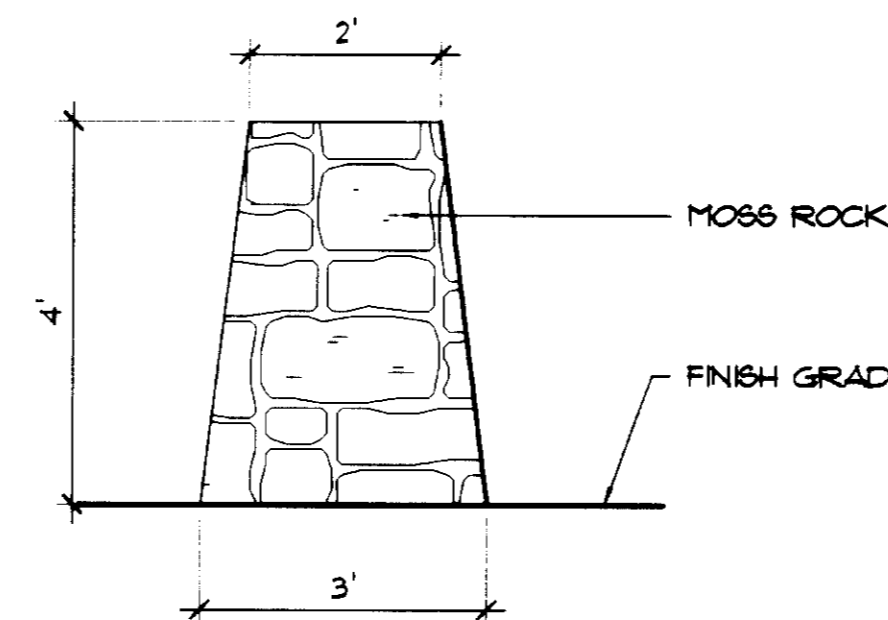
**4 Gateway Tower**  
Scale: 1/4"=1'-0"



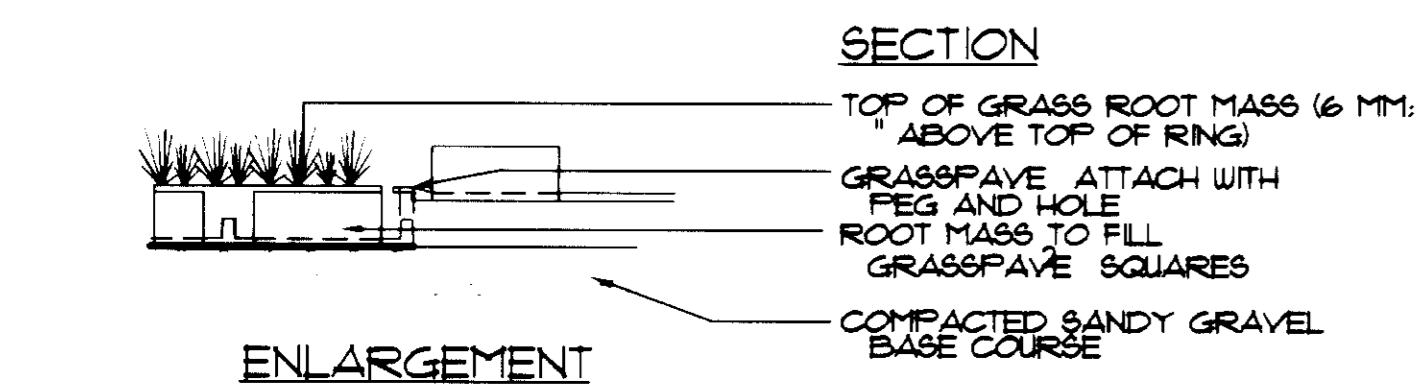
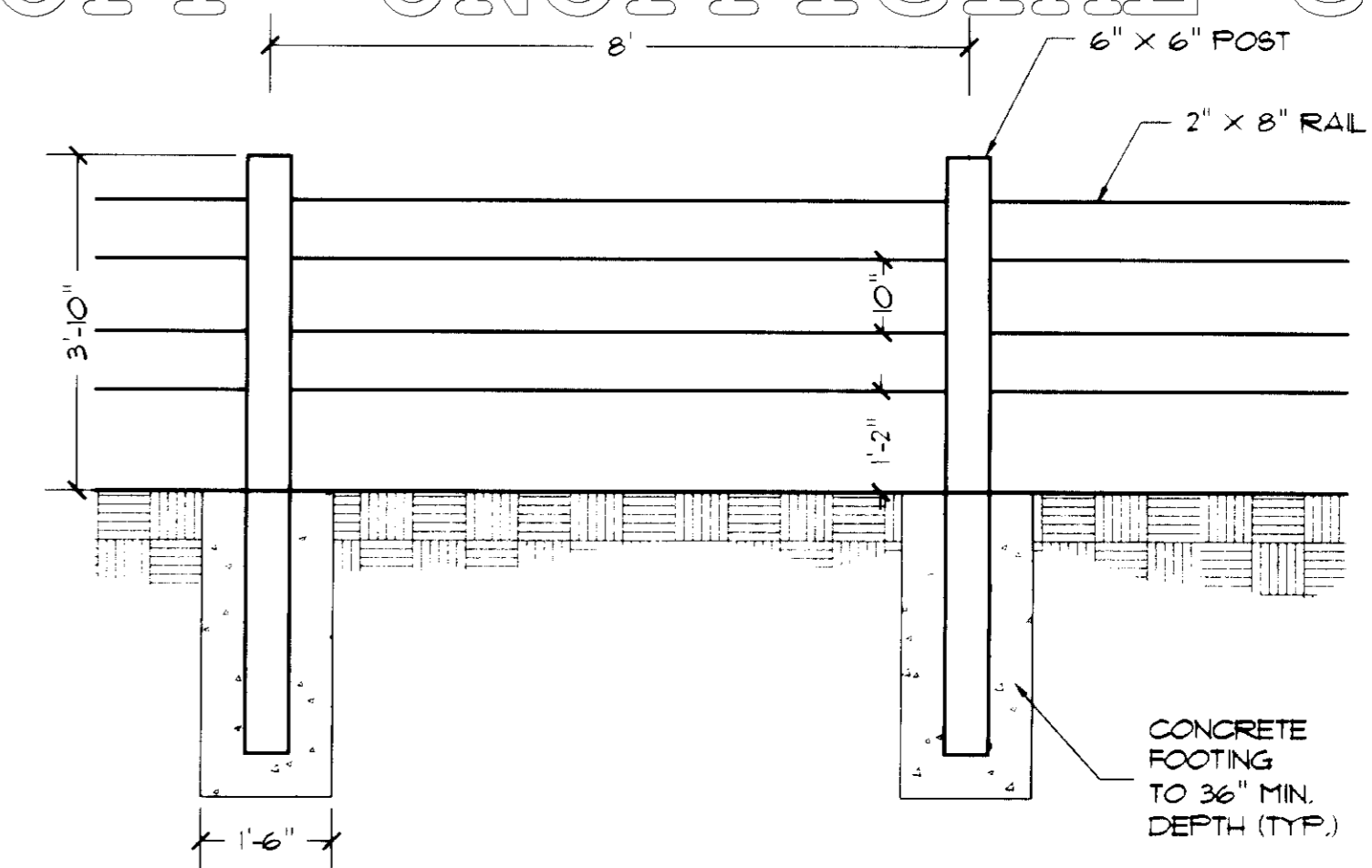
**6 Lodge Pole Fence**  
Scale: 1/2"=1'-0"



**7 Fence Column**  
Scale: 1/2"=1'-0"



**8 2-Rail Fence**  
Scale: 1/2"=1'-0"

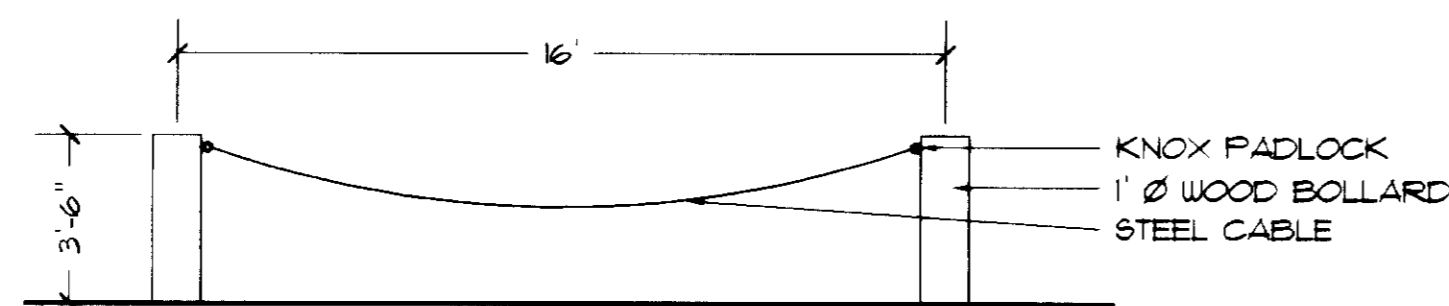


NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

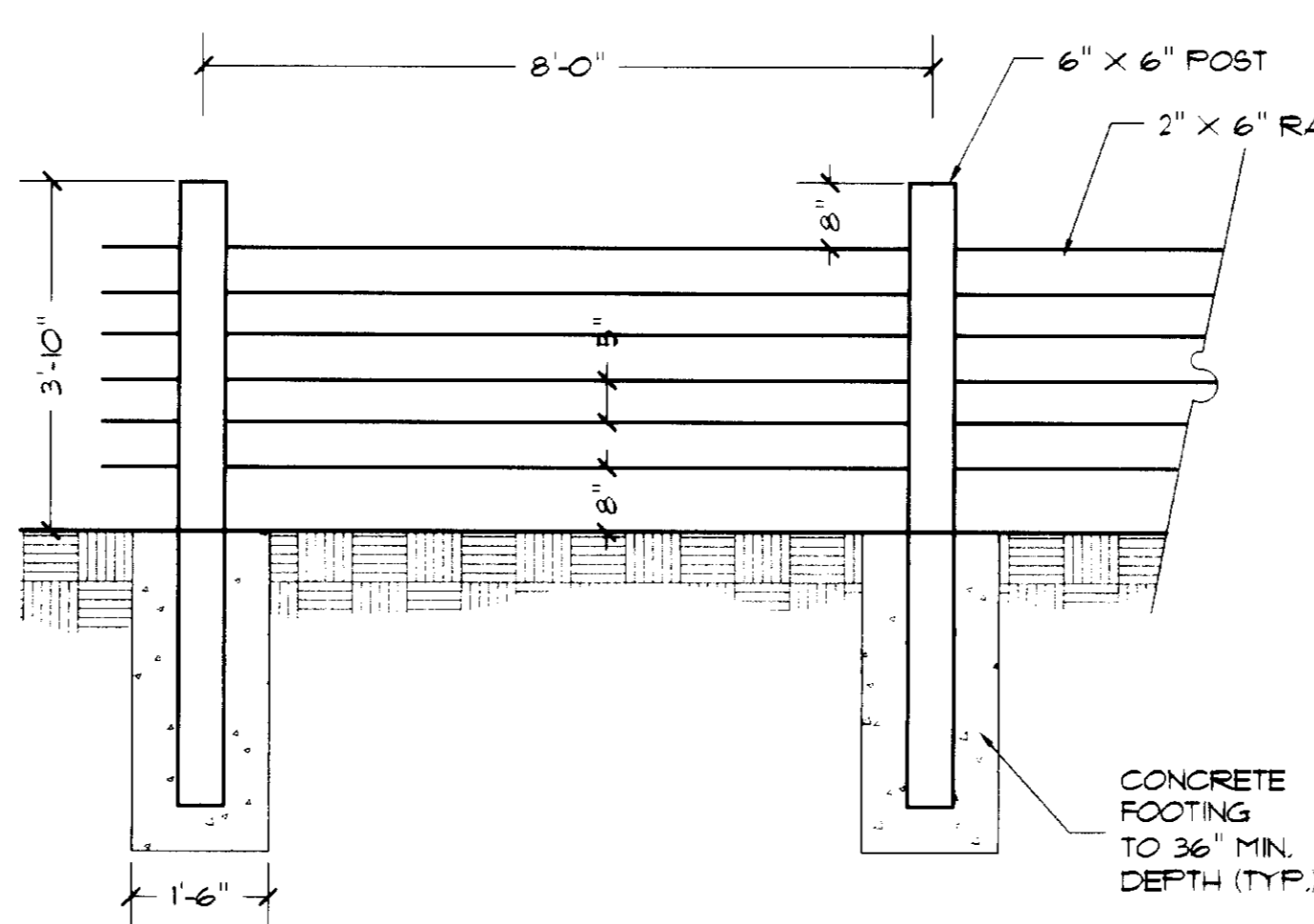
**SPECIFICATIONS**  
UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")  
-OR- 100 CM X 100 CM X 2.5 CM (40" X 40" X 1")  
UNIT WEIGHT - 510 GRAMS (18 OZ) -OR- 2.0 KG (4.5 POUNDS)  
STRENGTH - 402 KG/CM<sup>2</sup> (5720 PSF)  
COLOR - BLACK (STANDARD)  
RESIN - 100% POST-CONSUMER RECYCLED HDPE/LDPE

**5 "Grass Pave" Surfacing**  
Scale: NTS

**9 Bollards with Cable**  
Scale: 1/2"=1'-0"



**10 3-Rail Fence**  
Scale: 1/2"=1'-0"



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**THE WOODLANDS FILING 12**  
**PRELIMINARY PLAT-FINAL PD SITE PLAN**  
 Town of Castle Rock, Colorado

PROJECT NO:	001008
DRAWN BY:	HCT/ALW
CHECK BY:	CMH
ISSUE DATE:	7/28/00
REVISIONS:	03/20/01
	07/31/01
	10/01/01
	11/27/01
	11/30/01
	01/24/02
	02/26/02

SHEET TITLE  
**LANDSCAPE DETAILS**

SHEET NUMBER