

PLAT IDENTIFICATION SHEET

295390

12/2/82

GRANTOR:
(owner/signer)

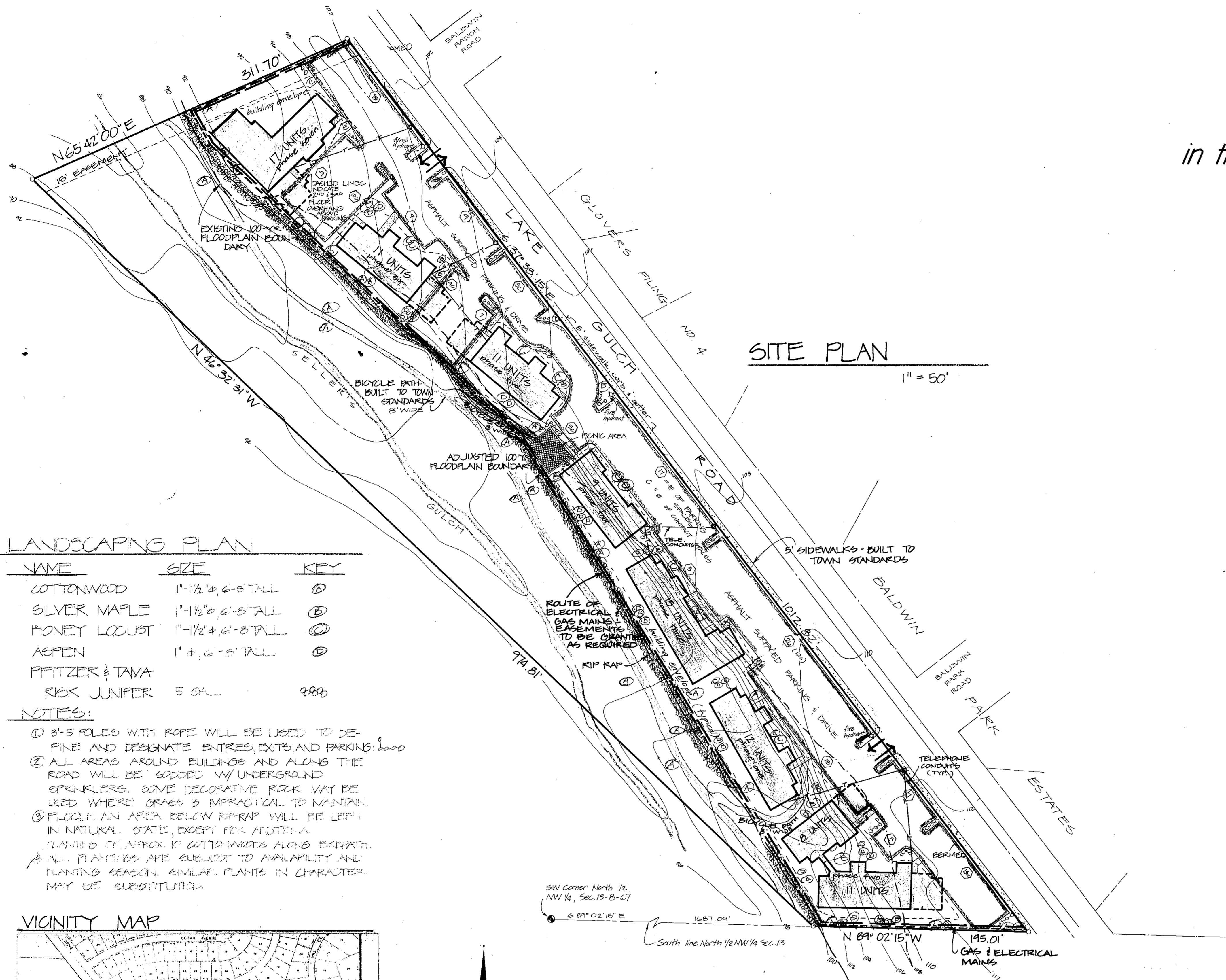
GRANTEE:
(subdivision name or name of plat)

Sellers Landing

LEGAL:
(section-township-range)

SELLER'S LANDING

Preliminary P.U.D. Plan
in the NW 1/4 of Section 13, T8S, R67W,
Castle Rock, Colorado



SITE PLAN

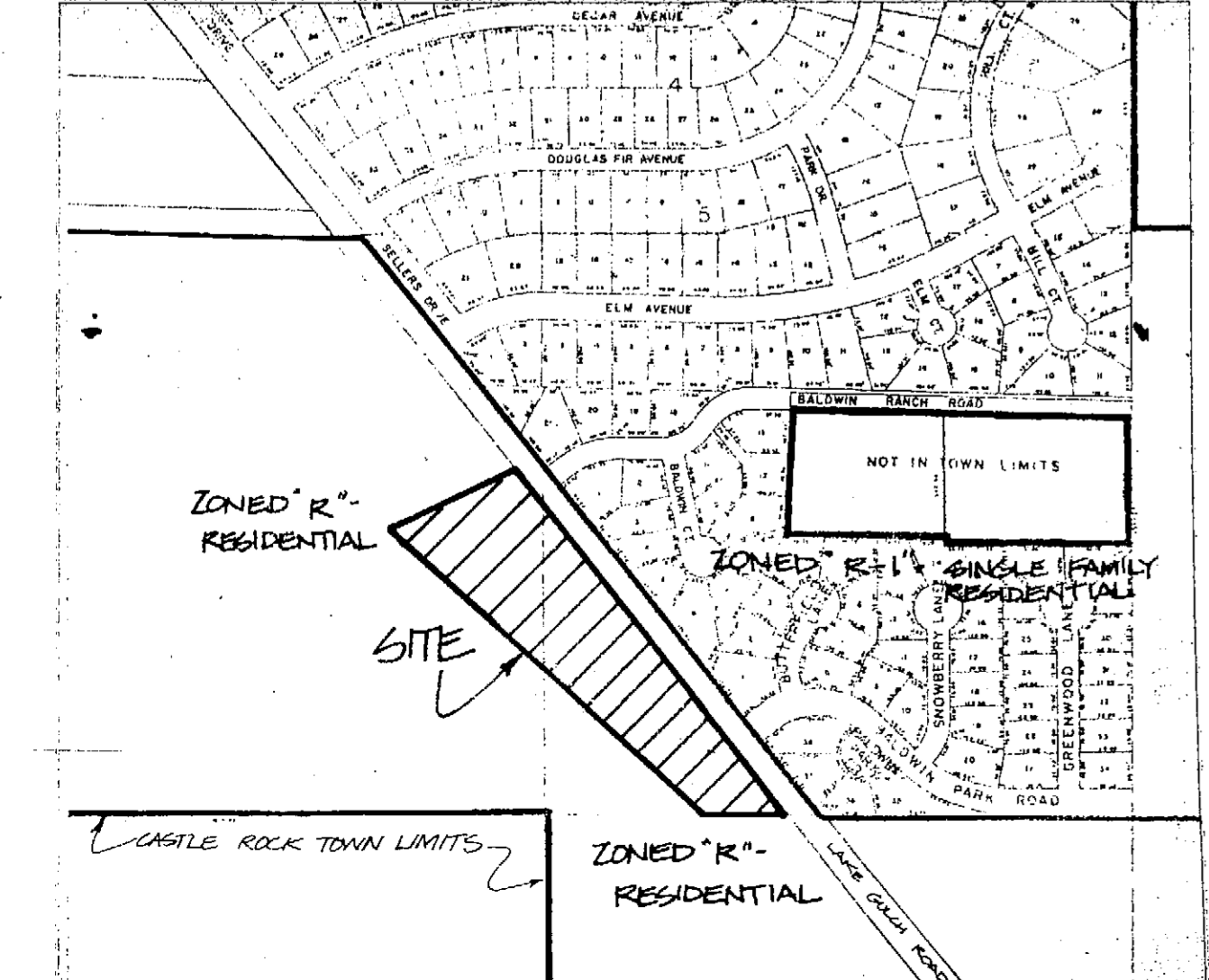
1" = 50'

LANDSCAPING PLAN

NAME	SIZE	KEY
COTTONWOOD	1-1/2' x 6-8" TALL	(A)
SILVER MAPLE	1-1/2' x 6-8" TALL	(B)
MONEY LOCUST	1-1/2' x 6-8" TALL	(C)
ASPEN	1' x 6-8" TALL	(D)
PFFITZER & TAMA		
RISK JUNIPER	5 GAL.	9880

- NOTES:**
- 3'-5' POLES WITH ROPE WILL BE USED TO DEFINE AND DESIGNATE ENTRIES, EXITS, AND PARKING.
 - ALL AREAS AROUND BUILDINGS AND ALONG THE ROAD WILL BE SOODED W/ UNDERGROUND SPRINKLERS. SOME DECORATIVE ROCK MAY BE USED WHERE GRASS IS IMPRACTICAL TO MAINTAIN.
 - FLOODPLAIN AREA BELOW RIP-RAP WILL BE LEFT IN NATURAL STATE, EXCEPT FOR ADJUSTED PLANTING OF APPROX. 10 COTTONWOODS ALONG EXISTING.
 - ALL PLANTINGS ARE SUBJECT TO AVAILABILITY AND PLANTING SEASON. SIMILAR PLANTS IN CHARACTER MAY BE SUBSTITUTED.

VICINITY MAP



LEGAL DESCRIPTION

That part of the Northwest 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, described as follows:
Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 13;
Thence S 89°02'15"E along the South line of the North 1/2 of the Northwest 1/4 a distance of 1687.09 feet to the true point of beginning;
Thence N 46°32'31"W a distance of 974.81 feet;
Thence N 65°42'00"E a distance of 311.70 feet to the West line of Lake Gulch County Road;
Thence S 37°38'15"E along said West line a distance of 1012.82 feet to the South line of the North 1/2 of the Northwest 1/4 of said Section 13;
Thence N 89°02'15"W along said South line a distance of 195.01 feet to the point of beginning;
Containing 4.99 acres, more or less.

PLANNING AND ZONING COMMISSION APPROVAL
THIS PLAN APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 30 DAY OF NOV, 1982.

S. Colleen Payne
CHAIRMAN

TOWN APPROVAL
THIS PLAN APPROVED FOR FILING BY THE TOWN OF CASTLE ROCK THIS 1st DAY OF December 19 82.

Robert Foster
MAYOR

RECORDER'S CERTIFICATE

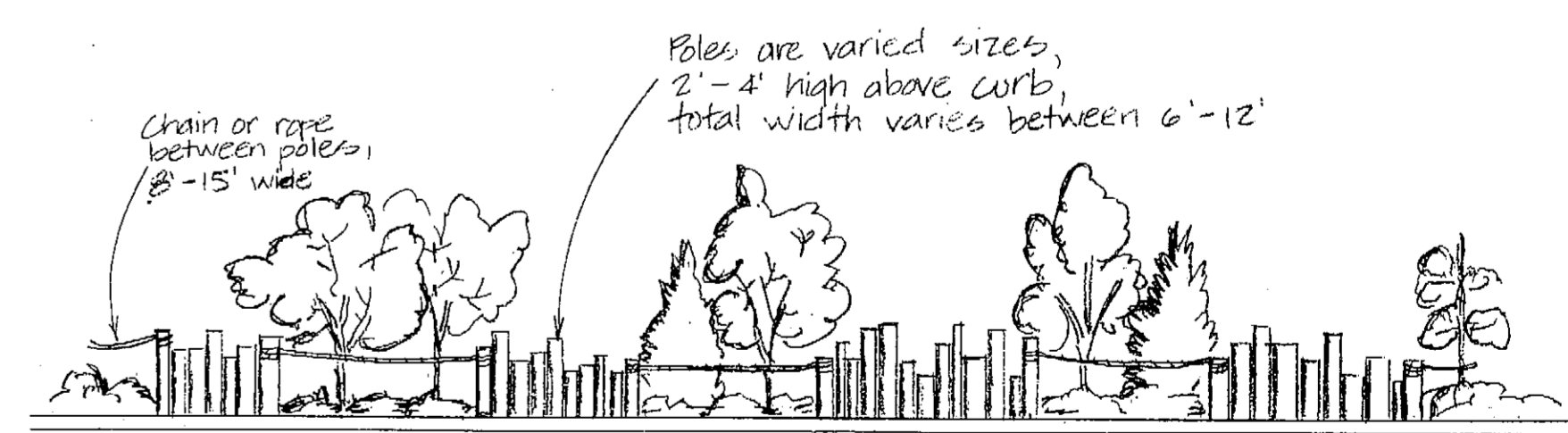
THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:27 A.M. ON THE 2nd DAY OF Dec 19 82, IN BOOK NO. 295390. MAP RECEPTION BY: *Amelie*

PRELIMINARY PUD SITE PLAN NOTES

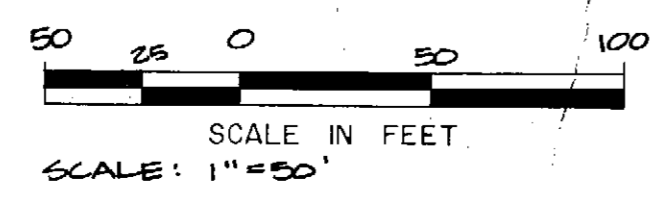
1. Subdivision name	Sellers Landing
2. Date of preparation	September 24, 1982
3. Applicant & owner	Allen George, J-A Ltd, Inc, 216 Ash Ave Castle Rock, CO 80104 (688-5498)
Project Representative	David E. Archer & Assoc, 105 Wilcox Castle Rock, CO 80104 (688-4642)
4. Vicinity map	As shown
5. Existing zoning	PUD
6. Surrounding zoning	As shown on vicinity map
7. Proposed zoning	PUD
8. Total acreage	4.99 acres
Acreage of each use	2.25 acres developed into 94 condominium units, parking and community open space; 2.74 acres in undeveloped floodplain
Total units	94 units in 8 buildings
9. Site features and floodplain	As shown
10. Access	Two access points from Lake Gulch Road
11. Existing easements	None
12. Subdivision influence report	Submitted herewith
13. Legal description	Shown hereon
14. Topography	Shown at 2' intervals
15. Specific PUD information	
Maximum building height	35 feet
Minimum condominium square footage	650 square feet
Number of dwelling units	94
Project density	19 units/acre
Parking	166 spaces at 1.75/dwelling unit
Internal circulation	As shown on site plan
Method and maintenance of open space	Homeowners Assoc.
Landscaping plan	As shown on site plan

PREPARED BY:

David E. Archer
REGISTERED LAND SURVEYOR
1935

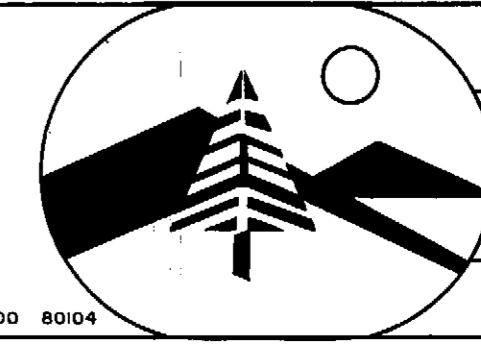


STREET VIEW OF LANDSCAPING PLAN
1/8" = 1'-0"



REVISIONS	REVISIONS
ELEC. & GAS MAINS, TELE	ENTRY ALIGNMENT, PARKING
CONDUITS, PHASES: 11-22-82	CONFIGURATION
CERTIFICATES: 11-26-82	NORTH END FLOODPLAIN
	ADJUSTMENT: 10-28-82
	SIDEWALK, EASEMENT, FIRE
	HYDRANTS, ENTRIES, SECTIONS: 10-28-82

DAVID E. ARCHER
B ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1" = 50'	DATE 12-28-82	CLIENT	ALLEN GEORGE
DRAWN BY	CRK		
NO. 295390			
SHEET 1 of 1	JOB NUMBER	82-294	

ORDINANCE NO. 3.70

CARROLL HIER
REORDER
\$15.00 pd

DEC 2 9 59 AM '82

AN ORDINANCE RELATIVE TO THE AMENDMENT
OF THE ZONING DISTRICT MAP OF THE
TOWN OF CASTLE ROCK, COLORADO
(SELLERS LANDING P.U.D.)

WHEREAS, on the 16th day of November, 1982, a Petition was filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Castle Rock, Colorado, as hereinafter described; and

WHEREAS, the said Petition was forwarded by the Town Clerk to the Board of Trustees and the Town Planning Commission; and

WHEREAS, the Board of Trustees and Town Planning Commission have held public hearings following notice duly made and published, into the matters contained in said Petition; and

WHEREAS, at said public hearings, the Petitioner presented and received approval for preliminary and final plans for the property requested to be rezoned; and

WHEREAS it has been determined by the Town Planning Commission and Town Board of Trustees that the approved plans for development of the property are compatible and harmonious with the Ordinances of the Town of Castle Rock, The Town Master Plan and the surrounding neighborhood and that the rezoning requested will result in one of the highest and best uses of the land;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, as follows:

1. ZONING DISTRICT

That in order to promote beneficial and economical use of land in the physical and economic development of the Town the zoning classification of the lands more particularly described in Exhibit A attached hereto, is hereby changed from Douglas County Zoning classification A-1 to Town of Castle Rock Zoning classificaton P.U.D. (Planned Unit Development District) subject to the following terms and conditions, in accordance with the regulations contained herein.

2. PERMITTED USES

Permitted uses on the property shall be residential apartments or condominiums, private recreation areas, green areas and open space, parking areas, driveways and walkways, and a public bike path.

3. BUILDING HEIGHT

The maximum building height for any building shall be thirty-five (35) feet. No building shall contain any living space whose floor is less than seven (7) feet above the existing flood plain grade level.

4. UNIT SIZE

The minimum finished floor area for any residential unit shall be six hundred fifty (650) square feet.

5. PARKING

The property shall contain paved parking spaces at a ratio of one decimal seventy-five spaces per residential unit (1.75 parking spaces: 1 residential unit). One third (1/3) of all spaces provided may be for compact cars, the minimum of such parking space to be eight (8) feet by sixteen (16) feet.

6. SETBACKS

a. Front Yard No building shall be located closer than thirty (30) feet to the front lot line.

b. Side Yard No building shall be located closer than fifteen (15) feet to the side lot line.

c. Rear Yard No building shall be located closer than fifteen (15) feet to the rear lot line. Additionally, no building shall be located closer than twelve (12) feet to any rip-rap or other slope protection material, devise or facility, said twelve (12) foot area to be on a grade which is no greater than three to one (3:1). Such building setback shall be exclusive of permitted projection of building patios, balconies and exterior storage sheds which may project into the twelve (12) foot limitation described herein, but to a maximum of six (6) feet. A further exception to the setback to the slope protection material shall be that the southernmost building may be angled such that the southwest corner of said building may project into the setback a maximum of three (3) feet,

plus or minus one (1) foot.

d. Building No building shall be constructed or located closer than twenty (20) feet from any other building, unless, such buildings are connected by common internal passageways and specific approval thereof is given prior to construction by the Town Board of Trustees.

e. Parking Area If parking is located between the building sites and the right-of-way for South Lake Gulch Road, there shall be a minimum two (2) foot strip between such parking and the right-of-way which shall be landscaped, fenced or otherwise architecturally designed to minimize the adverse visual effect of such proximity but still blend with the project; the design shall be specifically approved by the Town Board of Trustees prior to construction.

7. Density

The project may have a maximum density of nineteen (19) residential units per acre providing that utilization of the flood plain and flood way areas of the property for such calculation may only be done if approved accesses for recreational use of such flood plain area are constructed in accordance with plans approved by the Town Board of Trustees.

8. Site Plan

Construction may only be accomplished in accordance with lawfully presented and approved site plans, architectural renderings, exterior lighting plans, landscaping plans and such other detailed plans and specifications as may be required by the Board of Trustees of the Town of Castle Rock. Any such plans, renderings, or specifications upon approval of the Board of Trustees, become a part of the final site plan and no development or construction on the property shall be accomplished except in accordance thereto.

9. Development Standards

The property shall be protected through the use of condominium articles and restrictive covenants, not in conflict with ordinances of the Town of Castle Rock.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Castle Rock, Colorado, on the 16th day of November, 1982, and passed by a vote of 4 for and 2 against.

Timothy L. White
TIMOTHY L. WHITE,
Mayor of the Town of Castle Rock

ATTEST:
Florence E. Bush
Florence E. Bush
Town Clerk, Town of Castle Rock

Introduced and recommended for approval by the Planning Commission of the Town of Castle Rock at a special meeting thereof at the Town Hall, Castle Rock, Colorado, on the 28th day of October, 1982 by a vote of 4 for and 1 against.

Colleen Payne
Colleen Payne
Planning Commission Chairman

EXHIBIT A

That part of the Northwest $\frac{1}{4}$ of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, described as follows:
Commencing at the Southwest corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 13;

Thence S $89^{\circ}02'15''$ E along the South line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ a distance of 1687.09 feet to the true point of beginning;

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