

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9559088

**DATE:**

12-11-95

**TIME:**

11:19

**FEE:**

\$ 20<sup>00</sup>

( 2 Pages)

**GRANTOR:**

(OWNER/SIGNER)

Castle Country Assisted  
Living

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Valley House  
Final PD Site Plan

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

12-8-67

FINAL PD SITE PLAN  
**VALLEY HOUSE**  
 A PART OF THE SE 1/4 OF SECTION 12, T.8S., R.67W., 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, VALLEY HOUSE. A PART OF THE SE 1/4 OF SECTION 12, T. 8 S., R. 67 W., OF THE 6th. P.M. TOWN OF CASTLE ROCK, STATE OF COLORADO.

**UTILITY COMPANIES**

**TELEPHONE**

US WEST COMMUNICATIONS  
 9750 EAST CASTILLA AVENUE  
 LNO HELP DESK  
 ENGLEWOOD, CO  
 (303) 792-6090  
 CONTACT: DOUG BARBER

**ELECTRIC**

INTER MOUNTAIN RURAL ELECTRIC  
 5496 NORTH US HWY. 85  
 SEDALIA, CO 80222  
 (303) 688-3100  
 CONTACT: PAUL OPPAMAN (EXT 183)

**CABLE**

TCI OF COLORADO

**SEWER**

TOWN OF CASTLE ROCK

**WATER**

TOWN OF CASTLE ROCK

**NATURAL GAS**

PEOPLES NATURAL GAS  
 429 WILCOX  
 CASTLE ROCK, CO 80104  
 (303) 688-3032  
 CONTACT: STEVE CURRY

**ARCHITECT**

M+O+A ARCHITECTURAL PARTNERSHIP  
 1660 17TH STREET, SUITE 200  
 DENVER, CO 80204  
 (303) 572-1911  
 CONTACT: BARRY KOURY

**OWNER**

CASTLE COUNTRY ASSISTED LIVING, INC.  
 221 CANTRIL STREET  
 CASTLE ROCK, CO 80104  
 (303) 688-5365

**CIVIL ENGINEER**

**LANDSCAPE ARCHITECT/SURVEYOR**

CLC ASSOCIATES INC.  
 8480 E. ORCHARD RD. SUITE 2000  
 ENGLEWOOD, CO 80111  
 (303) 770-5600  
 CONTACT: KURT PRINSLow

**LIENHOLDERS SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE VALLEY HOUSE PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 30 IN 1996 BOOK AT PAGE 113 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

*Richard J. Fuchs*  
 Bank of Douglas County (NOTARIZED SIGNATURE)

SIGNED THIS 10<sup>th</sup> DAY OF November, 1995

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE VALLEY HOUSE PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON     IN     BOOK AT PAGE     DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Community & Rural Economic Development, U.S.D.A. (NOTARIZED SIGNATURE)

SIGNED THIS     DAY OF    , 19    

**SITE DATA**

TOTAL ACREAGE 1.09 AC.  
 MAXIMUM GROSS FLOOR AREA 14,260 S.F.  
 LANDSCAPE AREA 25,934 S.F. (55%)  
 DWELLING UNITS 21  
 PARKING 12 REQUIRED \*  
 10 STALLS PROVIDED  
 2 HANDICAP STALLS  
 BUILDING SETBACKS  
 MINIMUM FRONT YARD AND REAR YARD 20 FEET  
 MINIMUM SIDE YARD 5 FEET  
 BUILDING CONSTRUCTION R-1 OCCUPANCY  
 TYPE V NON-RATED CONSTRUCTION

\* APPROVED BY COUNCIL ACTION 05-11-95.

**GENERAL NOTES**

1. FEATURES NOT APPLICABLE TO THE ON-SITE IMPROVEMENTS INCLUDE MAJOR BODIES OF WATER, WOODEN AREAS INCLUDING SURUB OAK, ROCK OUT CROPPINGS, RAVINES, ROCK SLIDE, OR ROCK FALL AREAS, OR SENSITIVE RIDGE LINES.
2. SIGNS WILL BE LIMITED TO THOSE MOUNTED ON THE BUILDING, REFER TO THE ARCHITECTURAL ELEVATIONS. NO MONUMENT SIGNS OR ENTRY SIGNS WILL BE INCLUDED IN THE SITE IMPROVEMENTS.
3. EXISTING FIRE HYDRANT LOCATIONS HAVE BEEN REVIEWED BY THE CASTLE ROCK FIRE DEPARTMENT AND DEEMED ADEQUATE TO SERVE THE SITE. NO ADDITIONAL FIRE HYDRANTS ARE INCLUDED IN THE PROPOSED SITE IMPROVEMENTS.

**PLANNING COMMISSION APPROVAL**

THE FINAL PD SITE PLAN FOR THE VALLEY HOUSE PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20<sup>th</sup> DAY OF August, 1995.

*Wendell*  
 CHAIRMAN 12/6/95  
 DATE

ATTEST:  
*Jim Franklin*  
 PLANNING DIRECTOR 12/7/95  
 DATE

**TOWN COUNCIL APPROVAL**

THE FINAL PD SITE PLAN FOR THE VALLEY HOUSE PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20<sup>th</sup> DAY OF Sept, 1995.

*Mark O. Williams*  
 MAYOR 12/1/95  
 DATE

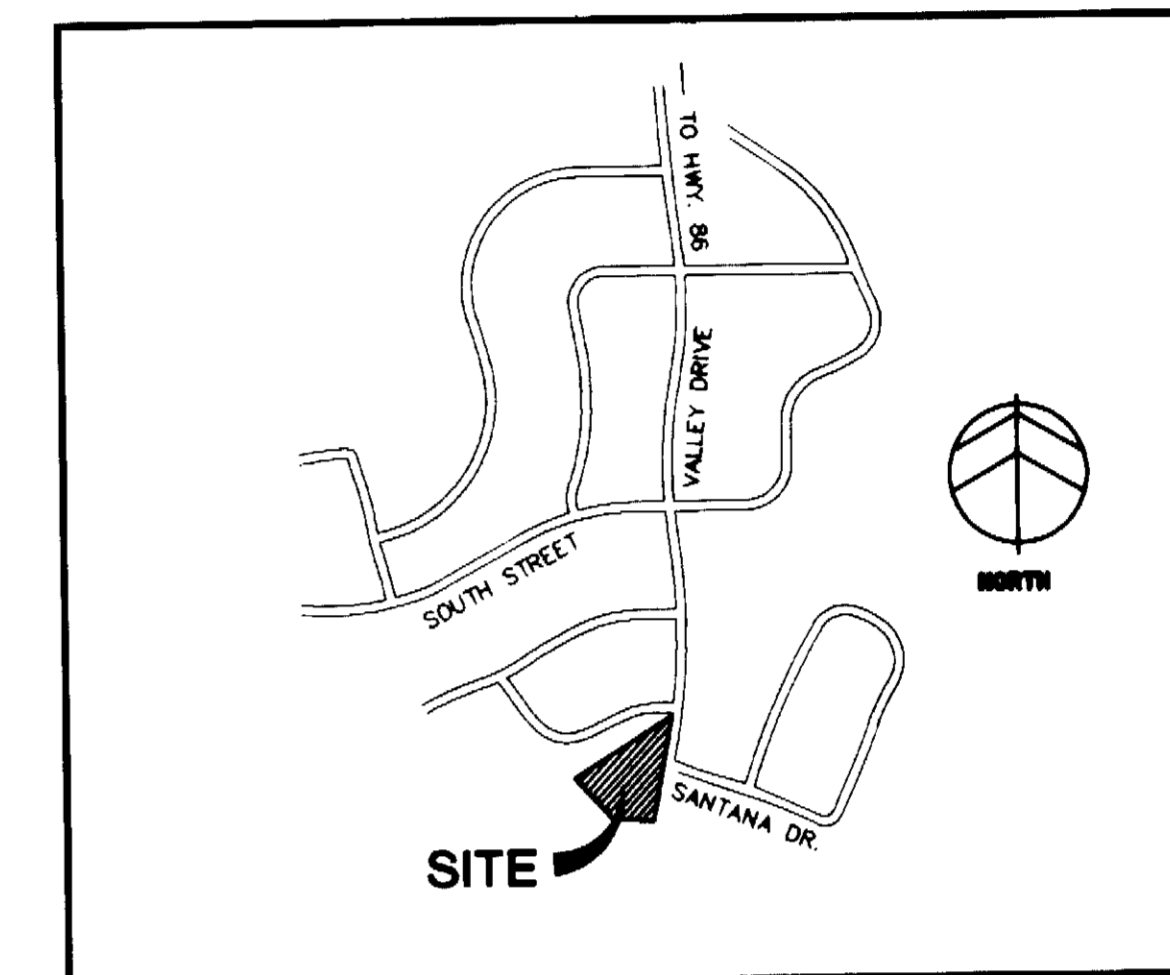
ATTEST:  
*Valley Nelson*  
 TOWN CLERK 12/1/95  
 DATE

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE VALLEY HOUSE PD IN THE TOWN OF CASTLE ROCK.

*James J. Schwaner, Assistant Director*  
 Castle Country Assisted Living, Inc. (NOTARIZED SIGNATURE)  
 Country

SIGNED THIS 16 DAY OF November, 19 95



**VICINITY MAP**

NOT TO SCALE

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO)  
 )SS  
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 11<sup>th</sup> DAY OF December, 19 95 AT 11:19 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9559987.  
*William J. Frisby, Chief Deputy Clerk*

**TITLE CERTIFICATION**

*Bob Miller*, AN 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 THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 13 DAY OF Oct, 1995

*Beth Miller*  
 Authorized Representative (NOTARIZED SIGNATURE)  
 NA  
 Land Title Guarantee Company

**SURVEYOR'S STATEMENT**

I, *William J. Frisby*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE VALLEY HOUSE FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

**SHEET INDEX**

TITLE	SHEET NO.
COVER SHEET/SITE DATA	SP1
PROPERTY SURVEY	SP2
SITE AND GRADING PLAN	SP3
LANDSCAPE PLAN	SP4
ARCHITECTURAL ELEVATIONS	SP5

**VALLEY HOUSE  
 FINAL PD SITE PLAN  
 COVER SHEET**

CLC Associates Inc.

8480 E. Orchard Road  
 Suite 2000  
 Englewood, Colorado 80111  
 (303) 770-5600  
 FAX (303) 770-2349

JOB NO. 95050	SHT. OF
DES. BY: JAH	DWN. BY: BGR
CHK. BY: KDP	DATE: 05-23-95

FINAL PD SITE PLAN  
**VALLEY HOUSE**

A PART OF THE SE 1/4 OF SECTION 12, T.8S., R.67W., 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 3  
 RECEPTION NO. 304863

SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 2  
 RECEPTION NO. 244109

SAN MH  
 RIM EL. = 42.82'  
 SOUTH = 29.56'  
 NORTH = 29.46'

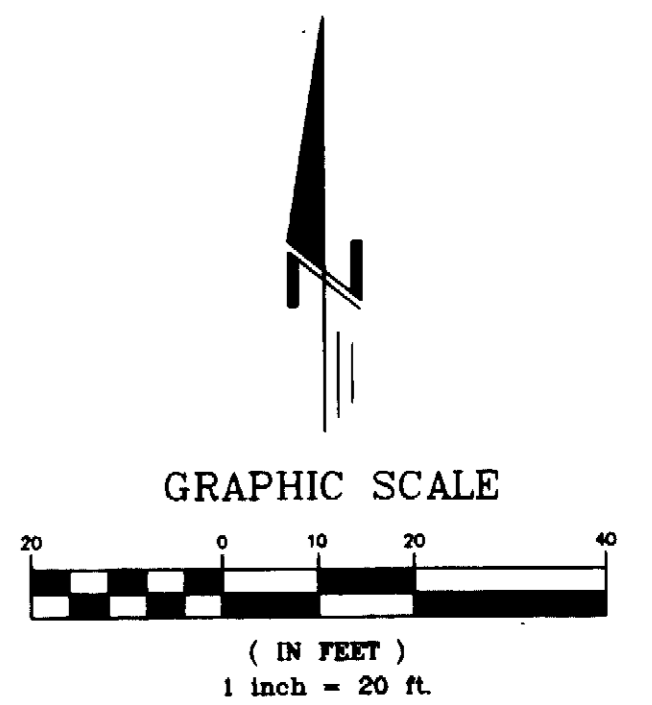
SANTANA DRIVE  
 (50' R-O-W)

SOUTH VALLEY DRIVE  
 (70' R-O-W)

HOVER DRIVE

FF-41.0  
 265 S. VALLEY DRIVE

PROPOSED	EXISTING
	CURB RAMP
	STORM SEWER
	STORM INLET
	STORM MANHOLE
	CONTOUR
	CURB AND GUTTER
	STREET LIGHT
	SIGNAL LIGHT
	GAS LINE
	CONCRETE
	REINFORCED CONCRETE FLARED END SECTION



<b>VALLEY HOUSE FINAL PD SITE PLAN</b>	
<b>SITE AND GRADING PLAN</b>	
CLC Associates Inc.	
Planning/Engineering/Architecture Landscape Architecture/Land Surveying	
8480 E. Orchard Road Suite 2000 Englewood, Colorado 80111 (303) 770-5800 FAX (303) 770-2349	JOB NO. 95.050 SHT 3 OF DES. BY: JAH DWN. BY: CHK. BY: KDM DATE: 05-24-95

C:\UN612\CASTLE\050-gp Mon Aug 7 14:26 1995 PLOTTED BY BBR