

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9804647

**DATE:** 1-26-98

**TIME:** 15:10

**FEE: \$** 20.00 ( 2 Pages)

## GRANTOR:

(OWNER/SIGNER)

Aspen Home Owners Assoc.

## GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Aspen Meadows P.O. Site Plan  
First Minor Amend

## LEGAL:

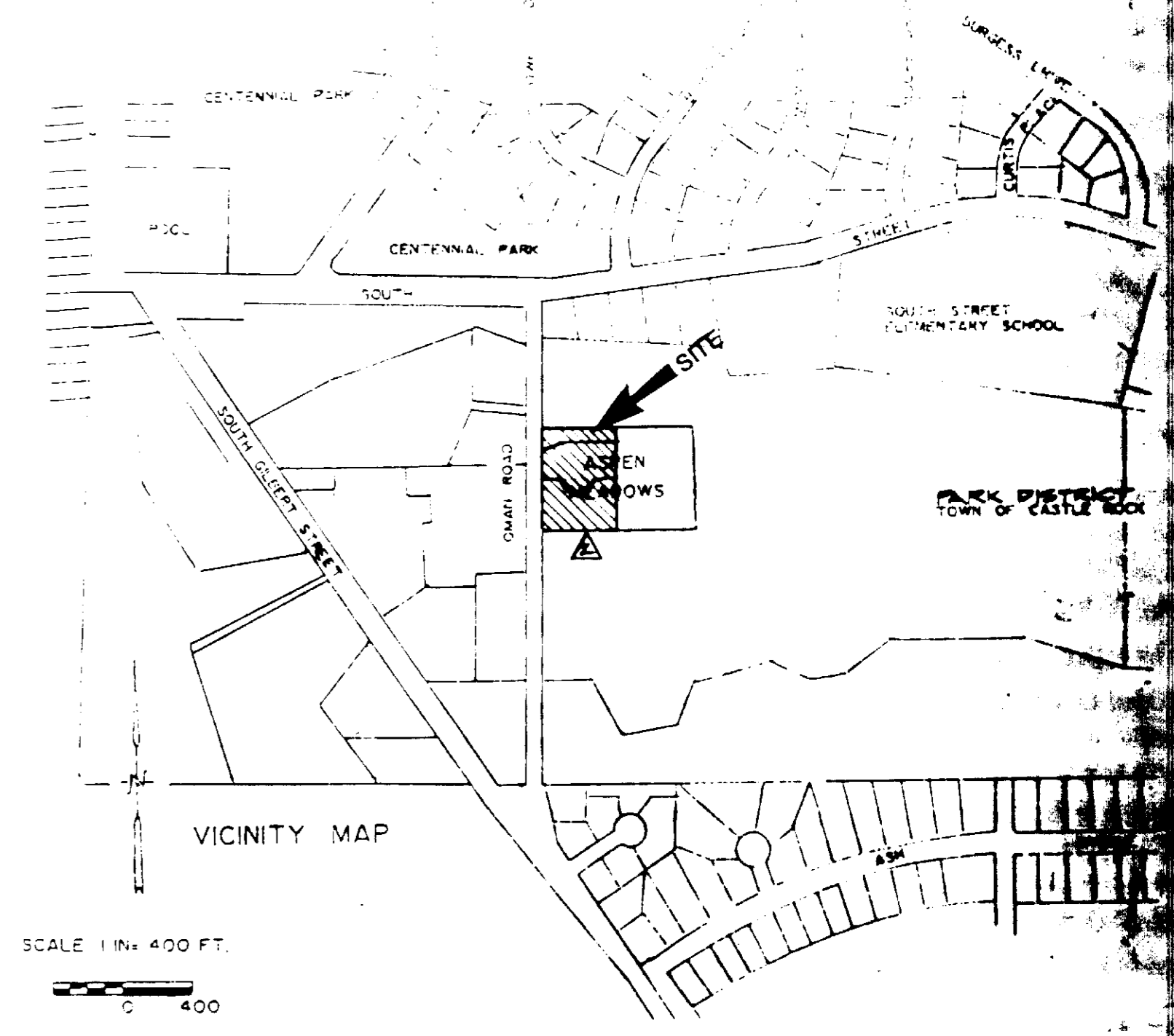
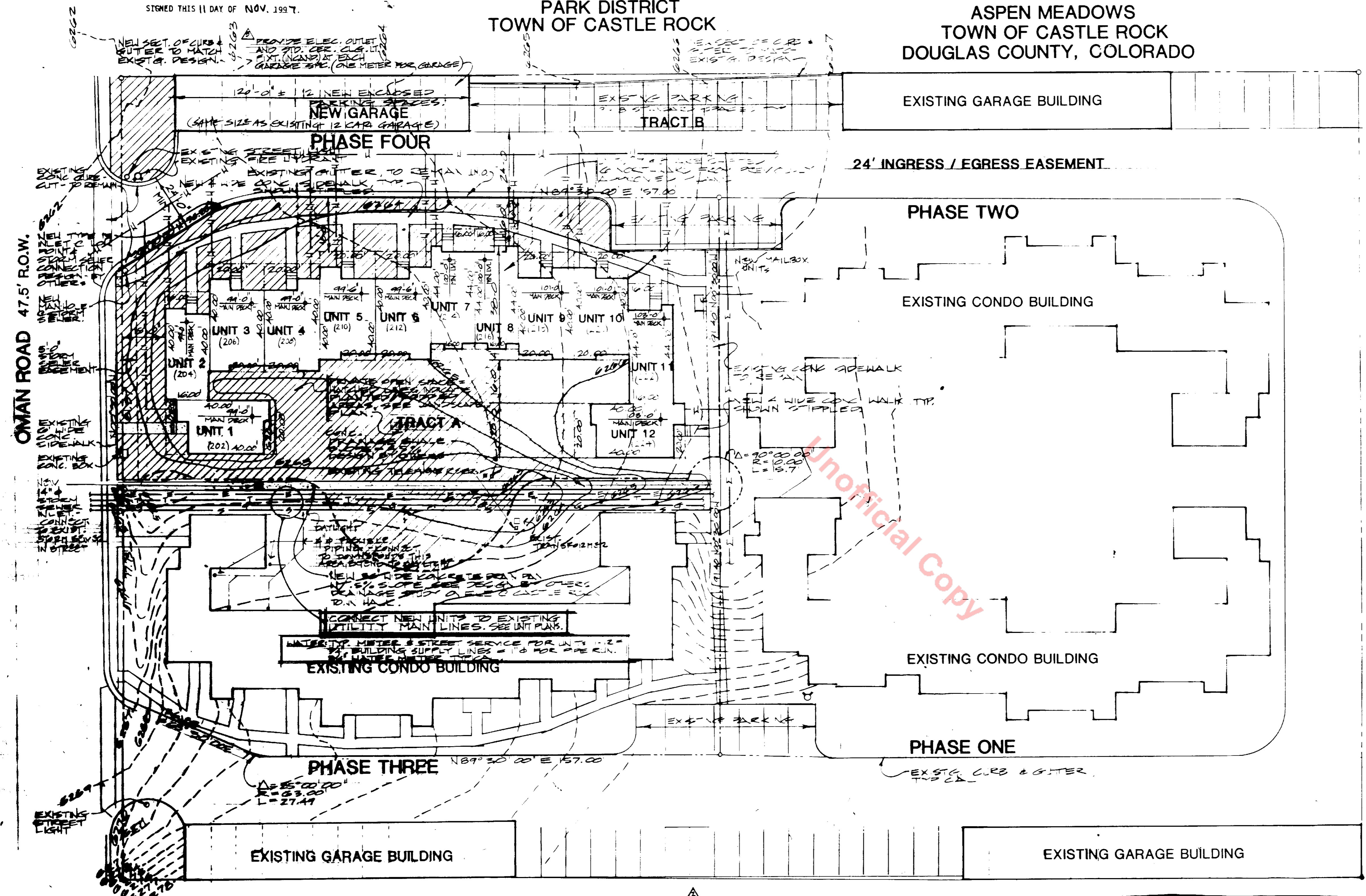
(SECTION-TOWNSHIP-RANGE)

Tract A + Lots 1-12 Aspen  
Meadows

**OWNERSHIP CERTIFICATION:**  
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE ASPEN MEADOWS PD IN THE TOWN OF CASTLE ROCK.  
 Timothy Melan  
 TIMOTHY MELAN, PRESIDENT, CRYSTAL DEVELOPMENT CO. OF COLORADO SPRINGS, LLC  
 SIGNED THIS 19th DAY OF NOVEMBER, 1997  
 FOR THE ASPEN MEADOWS HOME OWNERS' ASSOCIATION (TRACT A & B)  
 SIGNED THIS 11th DAY OF NOV. 1997.

# ASPEN MEADOWS PD SITE PLAN FIRST MINOR AMENDMENT A REVISION TO TRACT "F" ASPEN MEADOWS TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO

**LIENHOLDER SUBORDINATION CERTIFICATE**  
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE ASPEN MEADOWS PD IN THE TOWN OF CASTLE ROCK.  
 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED IN BOOK AT PAGE DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE DOCUMENT.  
 NOT APPLICABLE  
 MORTGAGEE/LIENHOLDER (notarized)  
 SIGNED THIS DAY OF \_\_\_\_\_, 1997.



**PARK DISTRICT  
 TOWN OF CASTLE ROCK**  
 (12 ADDITIONAL DWELLING UNITS WITH MAX. GROSS SQ. FOOTAGE OF 1000 & 2 NEW TOWNHOUSE STRUCTURE. SEE PLANS.)

**LEGAL DESCRIPTION:**  
 Tract A and Lots 1 through 12, Aspen Meadows Filing No. 3, and (for the garage and parking) a portion of Tract B and the ingress and egress easement, Aspen Meadows subdivision (Recreation No. 336016).

△ THERE ARE NO EASEMENTS ON THE SITE.  
 △ TOTAL (R-1) SQUARE FOOTAGE = 21,616 ±  
 SEE ARCH'L. DRGWS FOR INDV. UNITS.

**RECORDER'S CERTIFICATE**  
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK + RECORDER OF DOUGLAS CO. AT 15:10 O'CLOCK P.M. ON THE 26th DAY OF January, 1998.  
 REC. # 9804647  
 REVISED 7/24/97  
 REVISED 6/10/97  
 REVISION FOR PANG. EXT. LETTER 7-11-96  
 REVISION: SIGN REDUCED 2/27/96  
 REVISION: TOWN TIME LOT - NESS 8-11-96

**PARK DISTRICT  
 TOWN OF CASTLE ROCK**

**TOWN CERTIFICATION**  
 A. PLANNING DEPARTMENT RECOMMENDATION:  
 THE FINAL PD SITE PLAN FOR THE ASPEN MEADOWS PD WAS RECOMMENDED FOR APPROVAL BY THE PLANNING DEPARTMENT OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF July, 1997.  
 John T. [Signature] PLANNING DIRECTOR DATE 10/2/97

B. TOWN COUNCIL APPROVAL  
 THE FINAL PD SITE PLAN FOR THE ASPEN MEADOWS PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF 1997.  
 NOT REQUIRED

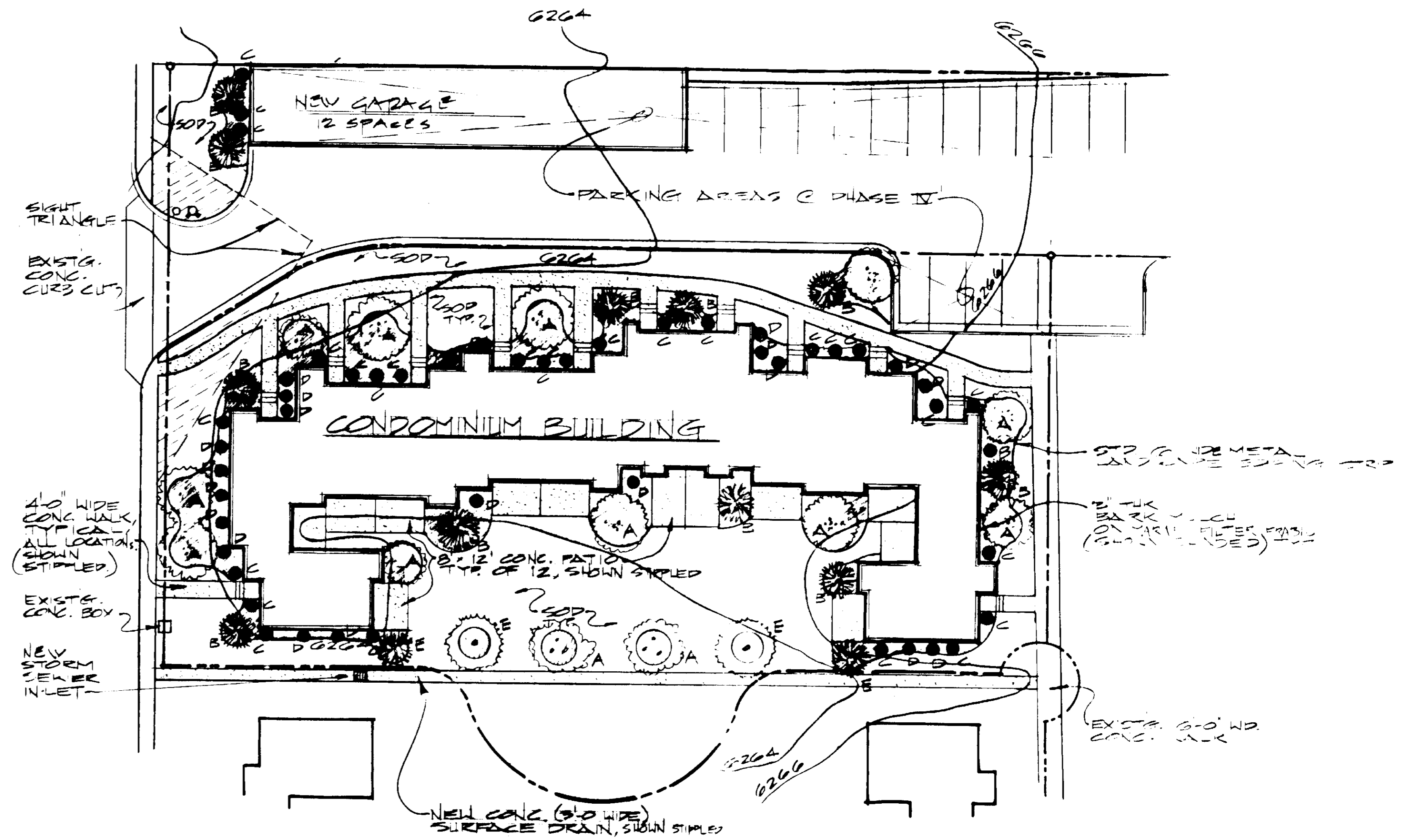
**TITLE CERTIFICATION**  
 I, LARRY NITSCHE, AN AUTHORIZED REPRESENTATIVE OF NELSON ASSOCIATES, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.  
 SIGNED THIS 19th DAY OF December, 1997  
 Larry Nitsch, Title Officer  
 Authorized Representative (Organized Signature)  
 State of Colorado  
 COUNTY OF DOUGLAS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF DECEMBER 19, 1997 WITH BY MY HAND & OFFICIAL SEAL BY LARRY NITSCHE MY COMMISSION EXPIRES 8-9-99

**SURVEYOR'S CERTIFICATE**  
 I, David E. Archer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE ASPEN MEADOWS FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.  
 David E. Archer SURVEYOR  
 SUSAN I. RASMUSSEN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires 08-08-98  
 Susan I. Rasmussen

**CO. CLERK + RECORDER OF**  
 SCALE = 1" = 20'  
 ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CASTLE ROCK STANDARD SPECIFICATIONS.  
 NOTE: LANDLAPING AND LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 CHANGES ARE THE ONLY ELEVATION CHANGES FROM REVOLUTION APPROVED DEGRAS.  
 FOR 1-100 #111 - SEE PAGE 20 OF 20, COM. PLAN NO. 180050 0801  
 SEE TRACT A PLAN FOR ASPEN MEADOWS DATED SEP. 2, 1992 AT THE CASTLE ROCK TOWN HALL.  
 UNIT ADDRESSES TO BE DETERMINED BY PARENT DEED.  
 SEE SET 101 FOR LANDSCAPING  
 SIGN ON RECEPTOR READ C-174 + 224 SYSTEM (SEE ATTACHED OWNER'S CONVEYANCE)  
 PLEASE REFERENCE ASPEN MEADOWS FILING NO. 3 FOR PREVIOUSLY ACCEPTED FINAL PLAT. (MARCH, 1992)

**NELSON ASSOCIATES**  
 21 East Monument, Colorado Springs, CO 80903 Phone: 719/532-3364  
**ASPEN MEADOWS PD SITE PLAN  
 FIRST MINOR AMENDMENT**

**ASPEN MEADOWS  
 CONDOMINIUM**  
 CASTLE ROCK, COLORADO  
 DATE: 8-4-96  
 PROJ. NO. 9521  
 SHEET:  
**SD-1**



Unofficial Copy



**LANDSCAPE PLAN**

SCALE: 20' = 1"

- NOTES:**
- 1) PROVIDE IRRIGATION SYSTEM PROVIDING FULL COVERAGE OF SOODED & PLANTED AREAS.
  - 2) APPLY SOIL PREPARATION GUIDELINES FROM TOWN OF CASTLE ROCK GUIDE-LINES.
  - 3) PROVIDE DRIP IRRIGATION TO TREES & SHRUBS.
  - 4) THERE SHALL BE NO VISUALLY OBSTRUCTING LANDSCAPE FEATURES (30" OR HIGHER WITHIN SITE TRIANGLE.

PK	DESCRIPTION	LATIN NAME	QUANTITY	PLANTING SIZE, IN.	MATURE SIZE
A	ASPEN CLUMP	POPULUS TREMULO DES	13	2' Ø @ 2' ABOVE GROUND	40' H.
B	BLUE SPRUCE	PICEA PUNGENS	11	6' TALL	20' Ø H.
C	GOLDEN CURRANT	RIBES ODORATUM	29	5 GAL.	6' HIGH
D	BUFFALO JUNIFER	JUNIPERUS SABINA	21	5 GAL	12-15' H.
E	WHITE FIR	ABIES CONCOLOR	4	6' TALL	35' -

**SITE NOTES:**

LANDSCAPED AREAS = 11,395# 48.92% → IRRIGATED TURF = 6335 = 60% OF LANDSCAPED AREAS  
 PAVED AREAS = 7,100# 30.50%  
 BUILDING FOOTPRINT = 4,790# 20.58%  
 TOTAL SITE AREA = 23,275 100.00%

**PLANTING:**

LANDSCAPED AREA = 11,395#  
 REQUIRED TREES = 24 TREES PROVIDED = 24  
 REQUIRED SHRUBS = 48 SHRUBS PROVIDED = 48

**LANDSCAPING (2) PARKING:**

PARKING AREA (2) PHASE IV QUADRANT = 4350# ; 10% REQ. LANDSCAP. = 435#  
 LANDSCAPED AREA = 989# PROVIDED  
 TREES PROVIDED = 2  
 SHRUBS PROVIDED = 4  
 IRRIGATED TURF = 590# = 60% OF AREA LANDSCAPED

REVISED 6/11/17

**NELSON ASSOCIATES**  
 21 East Monument, Colorado Springs, CO 80903 Phone (719) 632-3384

**LANDSCAPE PLAN**

ASPEN MEADOWS CONDOMINIUM  
 CASTLE ROCK, COLORADO

DATE: 6.4.16  
 PROJ. NO. 9521  
 SHEET:  
**LD-1**