

PLAT IDENTIFICATION SHEET

RECEPTION #: 9332205

DATE: 07-16-93

NUMBER OF PGS: 1

NAME OF PLAT: BALDWIN PARK ESTATES #2

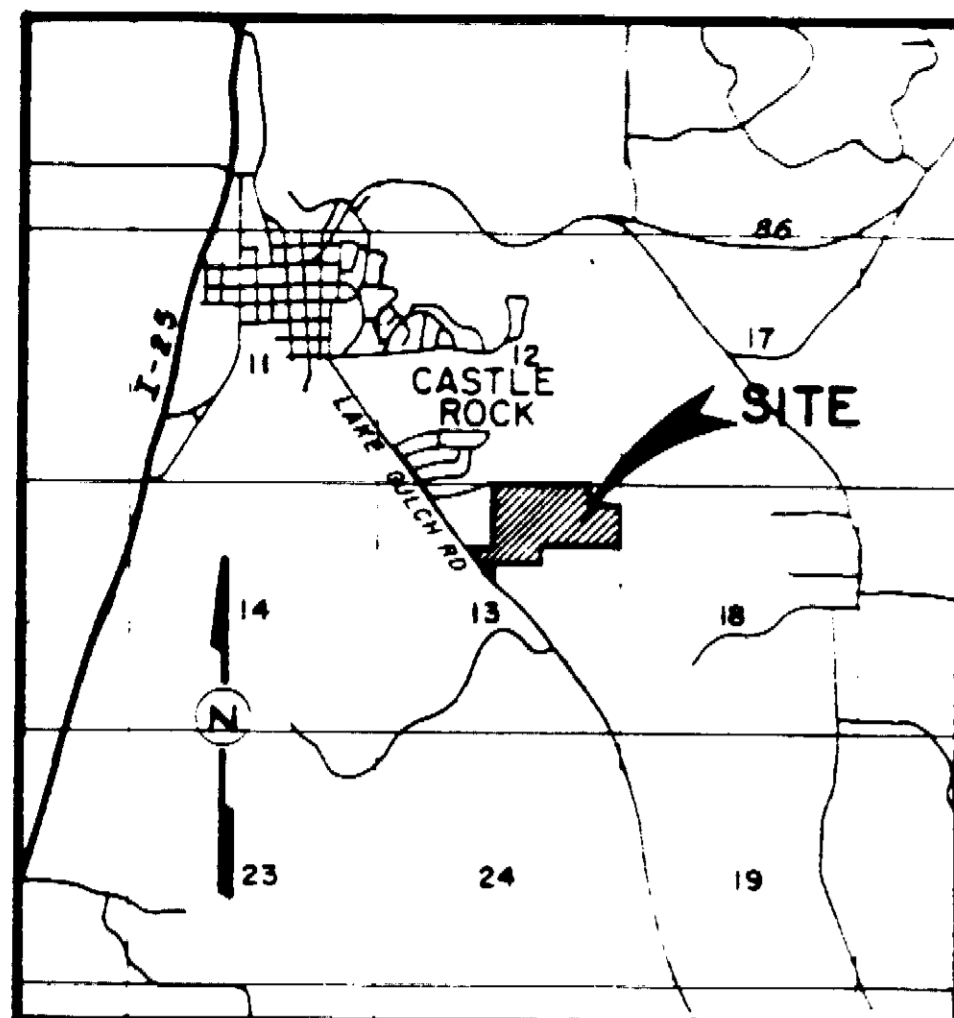
MISCELLANEOUS COMMENTS:

UNOFFICIAL COPY

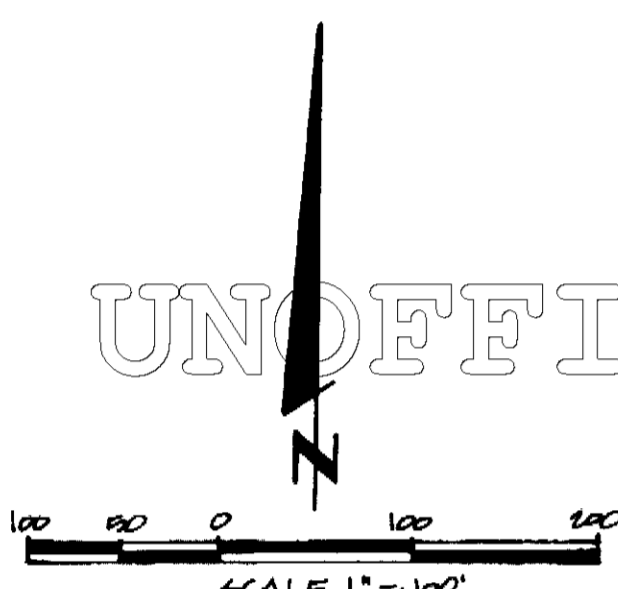
FINAL PD

A Major Modification of Baldwin Park Estates Filing No. 2, Final PD Site Plan

A PART OF SECTION 13, T8S, R67W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
1"=4000'

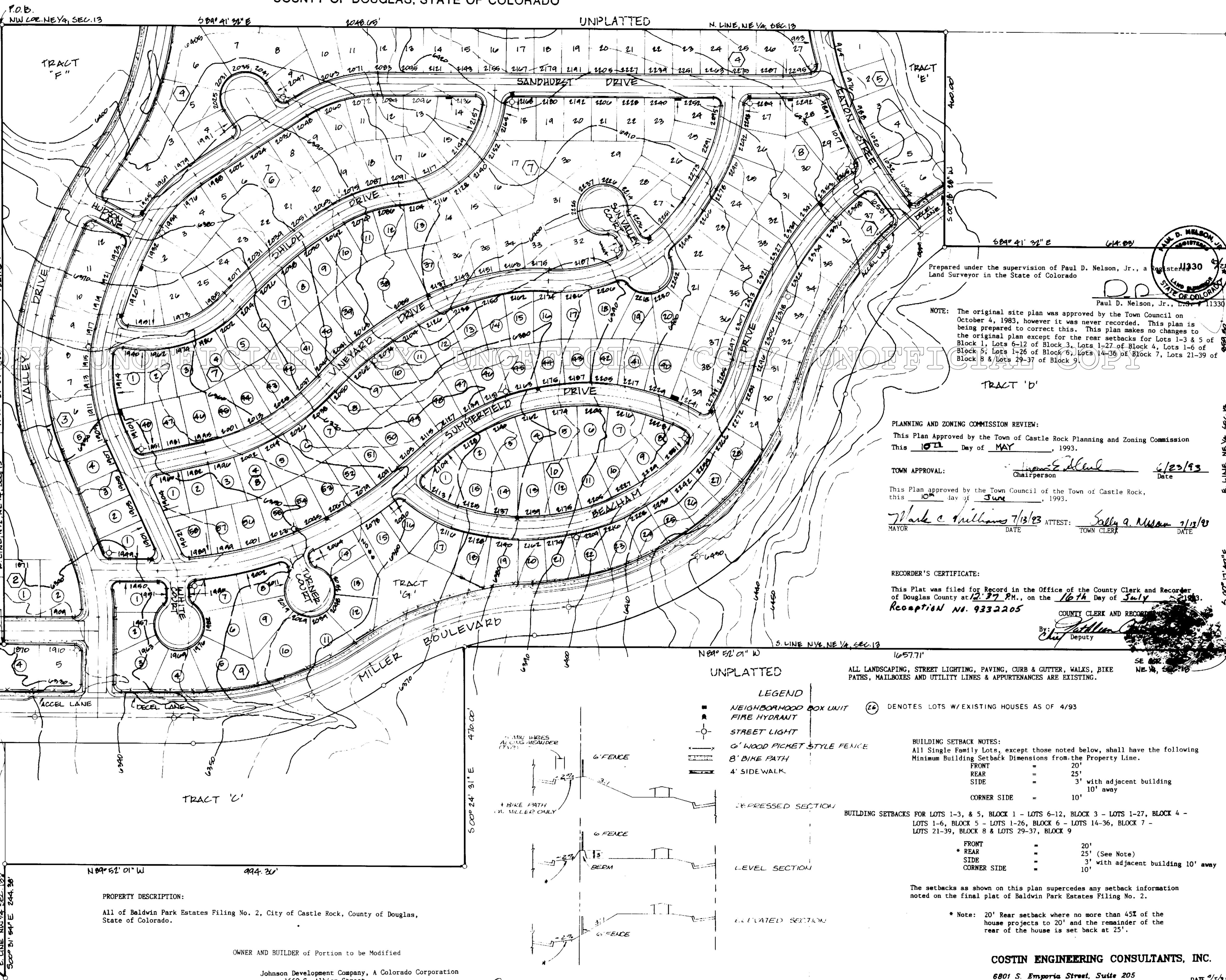


SCALE 1"=100'

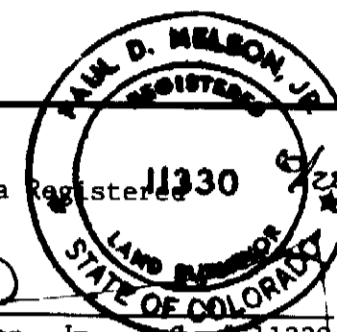
PREPARED April 5, 1993

BALDWIN PARK ESTATES
FILING NO. 1

RECEPTION NO. 222227



Prepared under the supervision of Paul D. Nelson, Jr., a Registered Land Surveyor in the State of Colorado



NOTE: The original site plan was approved by the Town Council on October 4, 1983, however it was never recorded. This plan is being prepared to correct this. This plan makes no changes to the original plan except for the rear setbacks for Lots 1-3 & 5 of Block 1, Lots 6-12 of Block 3, Lots 1-27 of Block 4, Lots 1-6 of Block 5, Lots 1-26 of Block 6, Lots 14-36 of Block 7, Lots 21-39 of Block 8 & Lots 29-37 of Block 9.

PLANNING AND ZONING COMMISSION REVIEW:
This Plan Approved by the Town of Castle Rock Planning and Zoning Commission
This 10th Day of MAY, 1993.

TOWN APPROVAL: James E. Hill 6/23/93
Chairperson Date

This Plan approved by the Town Council of the Town of Castle Rock,
this 10th day of June, 1993.

Mark C. Williams 7/13/93 ATTEST: Sally A. Nelson 7/13/93
MAYOR DATE TOWN CLERK DATE

RECORDER'S CERTIFICATE:
This Plat was filed for Record in the Office of the County Clerk and Recorder
of Douglas County at 2:27 PM., on the 16th Day of July, 1993.
Reception No. 9332205

COUNTY CLERK AND RECORDER
By: Clay Deputy

ALL LANDSCAPING, STREET LIGHTING, PAVING, CURB & GUTTER, WALKS, BIKE PATHS, MAILBOXES AND UTILITY LINES & APPURTENANCES ARE EXISTING.

LEGEND

- NEIGHBORHOOD BOX UNIT
- FIRE HYDRANT
- STREET LIGHT
- 6' WOOD PICKET STYLE FENCE
- 8' BIKE PATH
- 4' SIDEWALK

⊙ DENOTES LOTS W/EXISTING HOUSES AS OF 4/93

BUILDING SETBACK NOTES:
All Single Family Lots, except those noted below, shall have the following Minimum Building Setback Dimensions from the Property Line.

FRONT	=	20'
REAR	=	25'
SIDE	=	3' with adjacent building 10' away
CORNER SIDE	=	10'

BUILDING SETBACKS FOR LOTS 1-3, & 5, BLOCK 1 - LOTS 6-12, BLOCK 3 - LOTS 1-27, BLOCK 4 - LOTS 1-6, BLOCK 5 - LOTS 1-26, BLOCK 6 - LOTS 14-36, BLOCK 7 - LOTS 21-39, BLOCK 8 & LOTS 29-37, BLOCK 9

FRONT	=	20'
REAR	=	25' (See Note)
SIDE	=	3' with adjacent building 10' away
CORNER SIDE	=	10'

The setbacks as shown on this plan supercedes any setback information noted on the final plat of Baldwin Park Estates Filing No. 2.

* Note: 20' Rear setback where no more than 45% of the house projects to 20' and the remainder of the rear of the house is set back at 25'.

PROPERTY DESCRIPTION:
All of Baldwin Park Estates Filing No. 2, City of Castle Rock, County of Douglas, State of Colorado.

OWNER AND BUILDER of Portion to be Modified

Johnson Development Company, A Colorado Corporation
1660 S. Albion Street
Suite 911
Denver, CO 80222

Tyler R. Johnson
Tyler R. Johnson - Exec. Vice President

TYPICAL BACKSLOPES @ FENCE ALONG MILLER & VALLEY
N.T.S.

COSTIN ENGINEERING CONSULTANTS, INC.

6801 S. Emporia Street, Suite 205
Englewood, CO 80112
(303) 790-4969

DATE 7/2/93
PROJ. NO. 160