

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9752362

DATE: 9-18-97

TIME: 13:56

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

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

Scott Boulevard LLP

GRANTEE:

Castle Terrace

(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL:

2, 8, 67

(SECTION-TOWNSHIP-RANGE)

CASTLE TERRACE

ALL OF LOT 1, BLOCK 4 OF SCOTT II FILING NO.3
 ALSO BEING A PART OF THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6th P.M. AND THE SOUTH ONE-HALF OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PD SITE PLAN - FIRST AMENDMENT

SHEET 1 OF 2

DATA MIX FOR CASTLE TERRACE

84 A UNITS 1BD/1BA	735 SQ. FT.
48 B UNITS 2BD/2 BA	925 SQ. FT.
80 C UNITS 2BD/2BA	1056 SQ. FT.
8 D UNITS 3BD/2BA	1,237.5 SQ. FT.
220 TOTAL UNITS	200,644 TOTAL SQ. FT.

ALL BUILDINGS ARE 3/2 SPLITS

SITE DATA

ITEM	SQUARE FOOTAGE	ACRES	% OF TOTAL SITE
TOTAL SITE AREA	480,205	11.024	100.0%
BUILDING FOOTPRINT	102,951	2.363	21.94%
GARAGE FOOTPRINT	20,400	0.468	4.25%
PARKING/ROADS	133,057	3.055	27.71%
LANDSCAPED/OPEN SPACE	215,897	4.956	44.96%
CLUB HOUSE/POOL AREA	2,900	0.067	1.64%

TOTAL UNITS - 220 200,644 SQ. FT. (TOTAL FLOOR AREA)

GROSS DENSITY: 19.96 DWELLING UNITS PER ACRE

PARKING (8.5' X 18' TYPICAL)

DETACHED GARAGES - 102 SPACES
 PARKING SPACES - 345 SPACES
 TOTAL PARKING - 447 SPACES

REQUIRED PARKING - 440 SPACES (TWO PARKING SPACES PER DWELLING UNIT)
 RATIO OF PROPOSED PARKING - 2.03 TO 1

MAXIMUM BUILDING HEIGHT: 50 FEET

SETBACKS: STREET ROW - 30' MINIMUM

MINIMUM BUILDING SEPARATIONS:

BUILDING TO BUILDING - 20'
 BUILDING TO GARAGE - 5'
 GARAGE TO GARAGE - 5'

MINIMUM SIDE AND REAR SETBACKS ALONG THE EASTERLY PROPERTY LINE SHALL BE 20' EXCEPT ADJACENT TO THE SCOTT II, FILING NO. 3, TRACT "G" WHERE THE MINIMUM REAR SETBACK SHALL BE 5'.

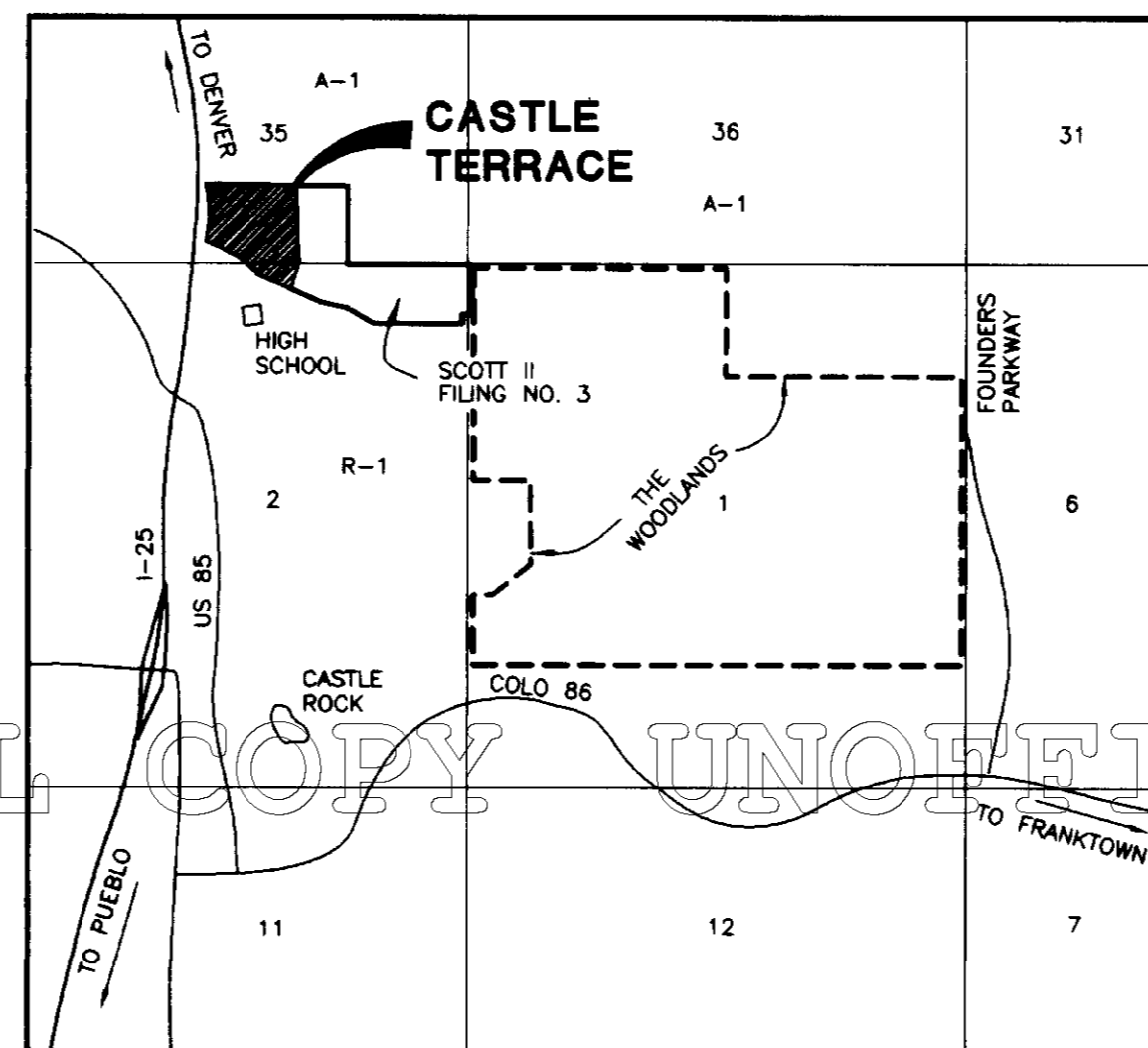
MINIMUM REAR SETBACKS ALONG THE NORTHERLY PROPERTY LINE SHALL BE 15'.

BASIS OF BEARING:

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SCOTT II FILING NO. 3, RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 9453429, BEING SOUTH 03° 51'27" WEST.

WATER SUPPLY:

143 SFE HAVE BEEN ALLOCATED FROM THE WOODLANDS WATER BANK TO BE APPLIED AGAINST THE WATER SUPPLY REQUIREMENT FOR THE DEVELOPMENT APPROVED BY THIS SITE PLAN. TO THE EXTENT THE ACTUAL WATER SUPPLY REQUIREMENT FOR ALL APPROVED USES (DETERMINED IN ACCORDANCE WITH TOWN REGULATIONS) EXCEEDS 143 SFE, ADDITIONAL ALLOCATIONS FROM THE WOODLANDS WATER BANK WILL BE REQUIRED.



VICINITY MAP

SCALE: 1" = 2000'

0 1000 2000 4000 6000 8000

NA

TOWN COUNCIL APPROVAL
 THIS ^{SITE} PLAN WAS APPROVED BY THE TOWN COUNCIL OF
 THE TOWN OF CASTLE ROCK, COLORADO, THE _____ DAY
 OF _____, 1997.

ATTEST:

TOWN CLERK _____ MAYOR _____
 SHEET INDEX DATE: _____

SHEET 1 OF 2 COVER SHEET
 SHEET 2 OF 2 SITE PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. AND THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 4, SCOTT II FILING NO. 3, RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 9453429.
 SAID PARCEL OF LAND CONTAINS 11.024 ACRES (480,205 SQUARE FEET), MORE OR LESS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS CASTLE TERRACE FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

SCOTT BOULEVARD, LP, BY LOUP-CASTLE TERRACE, INC., GEN. PARTNER

BY: Ronald Wisdyle DATE: 8/25/97

ATTEST: VICE-PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF Aug, 1997

BY: Alice A. Wittmann

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-3-99

MORTGAGEE

WMF/HUNTOON, PAIGE ASSOCIATES, LTD.

BY: Monica Newman

8-28-97
 DATE

ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF August, 1997

BY: Elena A. Tasso

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ELENA A. TASSO
 NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES FEB. 28, 2001

STATEMENT OF SURVEY

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAN ACCURATELY REPRESENTS SAID SURVEY.

Duwayne M. Phillips
 DUWAYNE M. PHILLIPS, L.S.
 FOR AND ON BEHALF OF
 MOUNTAIN CONSULTANTS, INC.
 PROFESSIONAL LAND SURVEYOR
 DATE: 7/24/97

PLANNING DIRECTOR APPROVAL

THIS FINAL PD SITE PLAN - FIRST AMENDMENT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF JULY, AD., 1997.

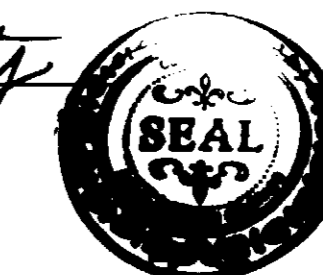
ATTEST:
[Signature] 8/25/97
 PLANNING DIRECTOR DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 18 DAY OF September, 1997 AT 9 O'CLOCK AM AND WAS RECORDED UNDER RECEPTION NO. 9752362

Wanda W. Bailey
 DOUGLAS COUNTY CLERK AND RECORDER



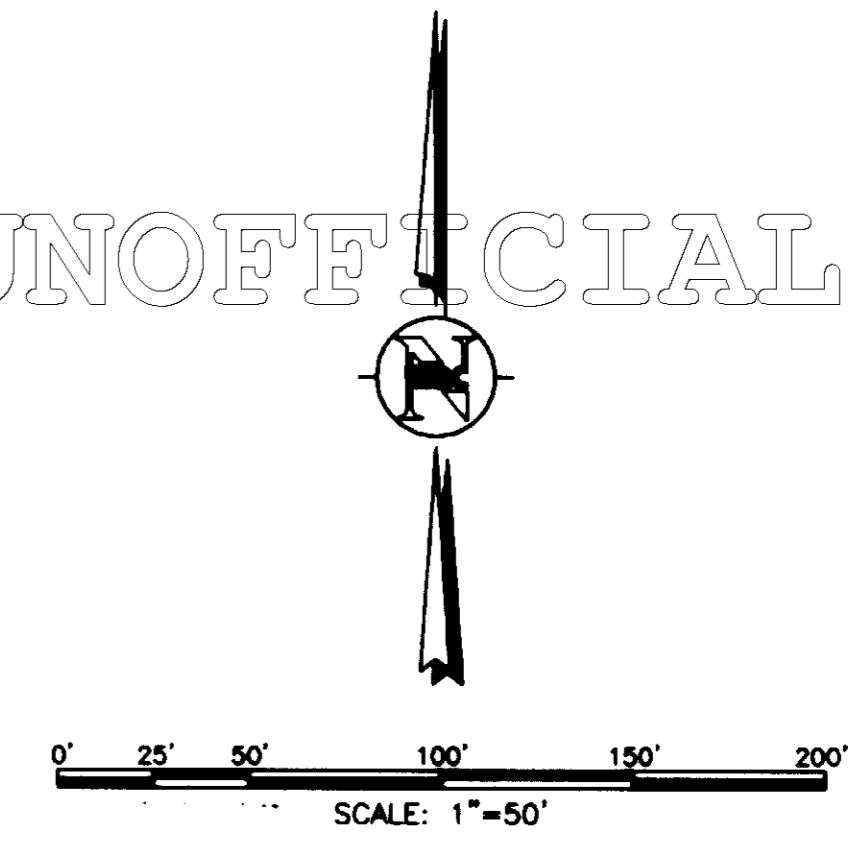
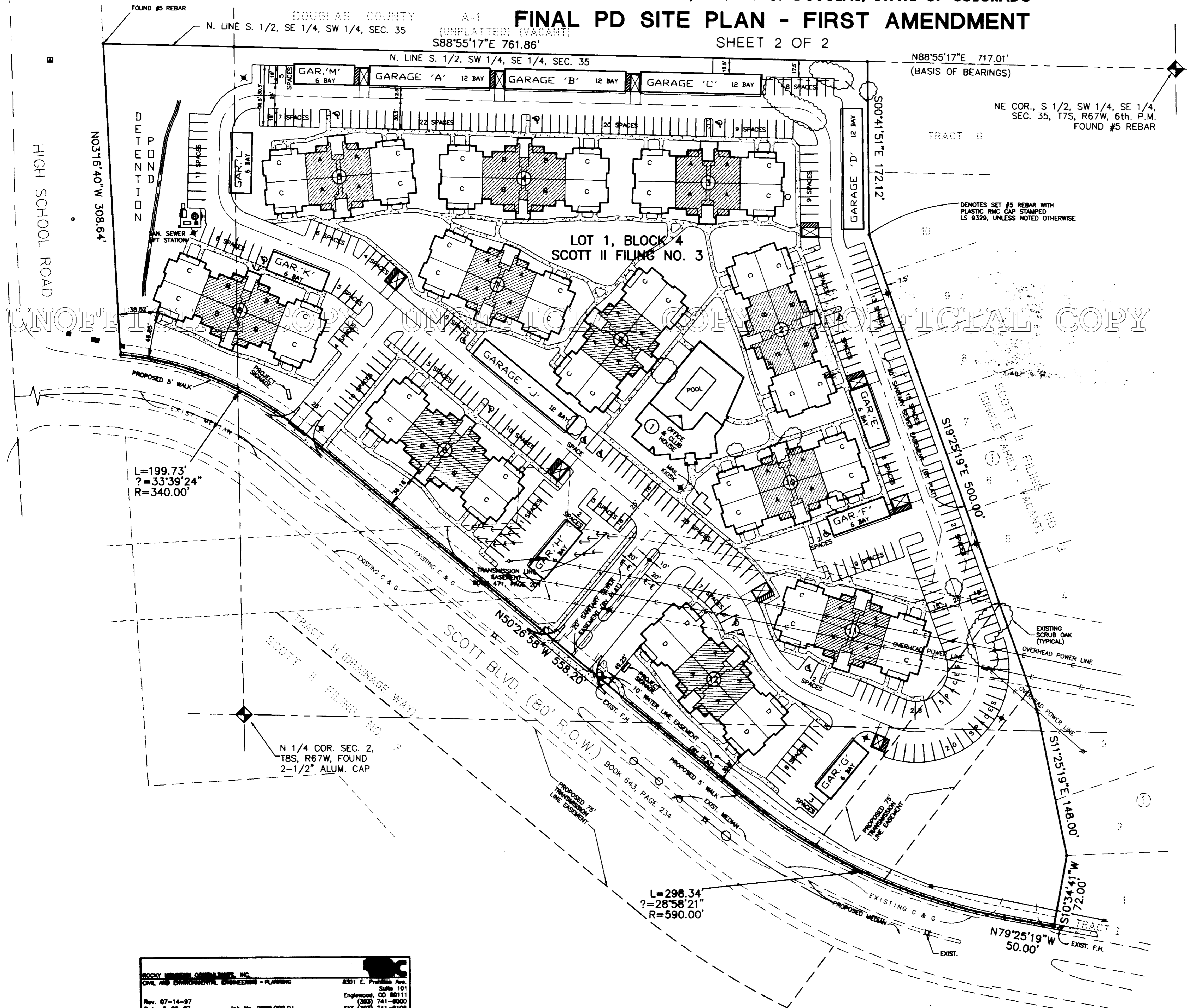
ROCKY MOUNTAIN CONSULTANTS, INC. **rnc**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101
 Englewood, CO 80111
 Rev. 07-14-97 Date: 05-20-97 Job No. 2600.002.01 FAX (303) 741-6106

CASTLE TERRACE

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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN - FIRST AMENDMENT

SHEET 2 OF 2



NOTE:
 * INDICATES STREET LIGHTS
 □ INDICATES EXISTING TRANSMISSION LINE EASEMENT TO BE VACATED

L=199.73'
 ?=33°39'24"
 R=340.00'

L=298.34'
 ?=28°58'21"
 R=590.00'

ROCKY MOUNTAIN CONSULTANTS, INC.
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