

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8722232

**Number of pages:** 2

**Date:** 07/29/87

**Name:** MEADOWS #1

**MISCELLANEOUS COMMENTS:**

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# THE MEADOWS FILING NO. 1 FINAL PD SITE PLAN

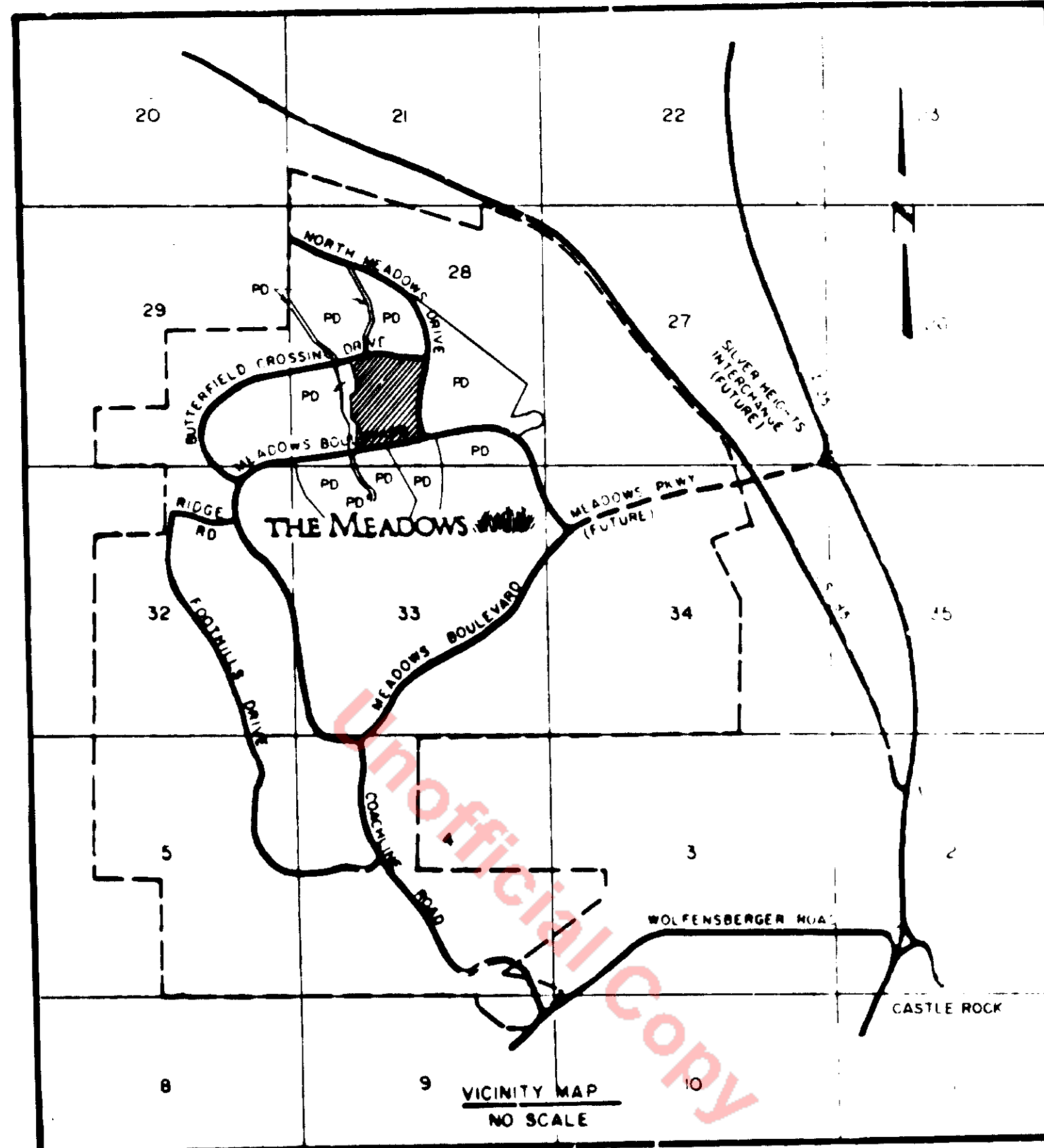
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF THE SOUTH ONE-HALF OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28 BEARS NORTH 00°34'57" EAST A DISTANCE OF 7,641.70 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;  
THENCE NORTH 12°24'10" EAST A DISTANCE OF 545.43 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AND THE TRUE POINT OF BEGINNING.

- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
- 1) SOUTH 15°03'40" EAST A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE;
  - 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°43'30" AND A RADIUS OF 20.00 FEET A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
  - 3) THENCE SOUTH 74°56'20" WEST A DISTANCE OF 1419.72 FEET TO A POINT OF CURVATURE;
  - 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°54'58" AND A RADIUS OF 1945.00 FEET A DISTANCE OF 99.00 FEET;
- THENCE NON-RADIALLY DEPARTING SAID CURVE NORTH 03°36'23" WEST A DISTANCE OF 210.08 FEET; THENCE NORTH 00°19'55" WEST A DISTANCE OF 347.71 FEET; THENCE NORTH 29°16'18" WEST A DISTANCE OF 325.25 FEET; THENCE NORTH 02°16'51" EAST A DISTANCE OF 566.04 FEET; THENCE NORTH 18°00'51" WEST A DISTANCE OF 388.09 FEET TO A POINT ON A CURVE WHENCE THE RADIUS POINT BEARS NORTH 25°42'36" WEST AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:
- 1) ALONG THE ARC OF SAID CURVE NORTHEASTERLY, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 04°34'15" AND A RADIUS OF 1,150.00 FEET A DISTANCE OF 91.74 FEET TO A POINT OF TANGENCY;
  - 2) NORTH 59°43'08" EAST A DISTANCE OF 520.01 FEET TO A POINT OF CURVATURE;
  - 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°01'46" AND A RADIUS OF 670.00 FEET A DISTANCE OF 620.11 FEET TO A POINT OF TANGENCY;
  - 4) THENCE SOUTH 67°15'05" EAST A DISTANCE OF 160.00 FEET TO A POINT OF CURVATURE;
  - 5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°11'13" AND A RADIUS OF 730.00 FEET A DISTANCE OF 193.49 FEET TO A POINT OF TANGENCY;
  - 6) THENCE SOUTH 82°26'18" EAST A DISTANCE OF 315.00 FEET TO A POINT OF CURVATURE;
  - 7) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MEADOWS DRIVE;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
- 1) SOUTH 07°33'42" WEST A DISTANCE OF 932.74 FEET TO A POINT OF CURVATURE;
  - 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°37'22" AND A RADIUS OF 975.00 FEET A DISTANCE OF 384.97 FEET TO A POINT OF TANGENCY;
  - 3) THENCE SOUTH 15°03'40" EAST A DISTANCE OF 197.25 FEET TO THE TRUE POINT OF BEGINNING;

S-1D PARCEL OF LAND CONTAINS 66.902 ACRES.



**LAND USE TABULATION**

LAND USE	ACREAGE	ZONING
STREETS	14.44 AC.	PD
DEDICATED PUBLIC AREAS	5.804 AC.	PD
PRIVATE OPEN SPACE	46.93 AC.	PD
TOTAL SITE	GROSS- 5.187 DU/AC NET- 7.391 DU/AC	PD

TOTAL NUMBER OF LOTS = 347

**SHEET INDEX**

COVER SHEET SHEET NO.1  
SITE PLAN SHEET NO.2

PREPARED BY:  
ROCKY MOUNTAIN CONSULTANTS INC.  
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111  
741-6000 DATE: MAY, 87 JOB NO: 7-0485-028-00

**OWNER'S CERTIFICATE**

APPROVED THIS 18<sup>th</sup> DAY OF June, 1987 BY LINCOLN SAVINGS AND LOAN ASSOCIATION, OWNER.

*Lincoln Savings and Loan Association*  
AUTHORIZED AGENT

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 24<sup>th</sup> DAY OF June, A.D., 1987.

ATTEST:

*Phillip L. Brown*  
TOWN CLERK

*Frank Rangan*  
CHAIRMAN

**SURVEYING CERTIFICATE**

I, DUWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBE PARCEL WAS MADE ON OR ABOUT June 12, 1987 UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DOUGLAS COUNTY, COLORADO AND ON THE BASIS OF KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS FINAL PD SITE PLAN OF THAT SURVEY ARE TRUE AND CORRECT.

*Duwayne M. Phillips*  
ROCKY MOUNTAIN CONSULTANTS, INC.  
BY DUWAYNE M. PHILLIPS  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 9329



**TOWN APPROVAL**

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 11<sup>th</sup> DAY OF June, A.D., 1987.

ATTEST:

*Phillip L. Brown*  
TOWN CLERK

*Ray Kennedy*  
MAYOR

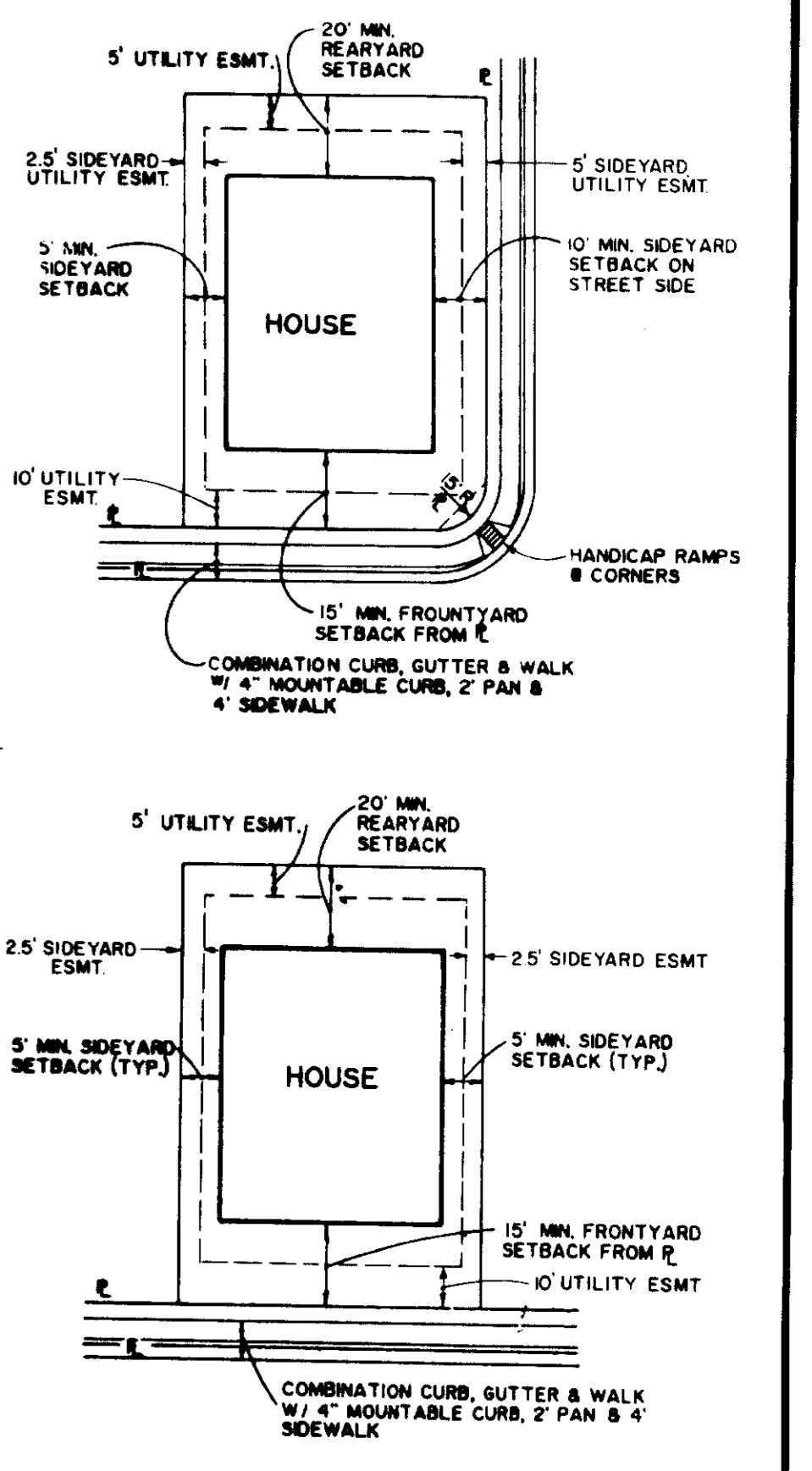
**CLERK AND RECORDER'S CERTIFICATE**

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO AT 8:15 O'CLOCK ON THE 29<sup>th</sup> DAY OF July, A.D., 1987.  
BOOK 295 PAGE 7 FILE MAP  
RECEPTION NO. 8722232

*Rita J. Craig*  
CLERK AND RECORDER

# THE MEADOWS FILING NO. 1 SITE PLAN

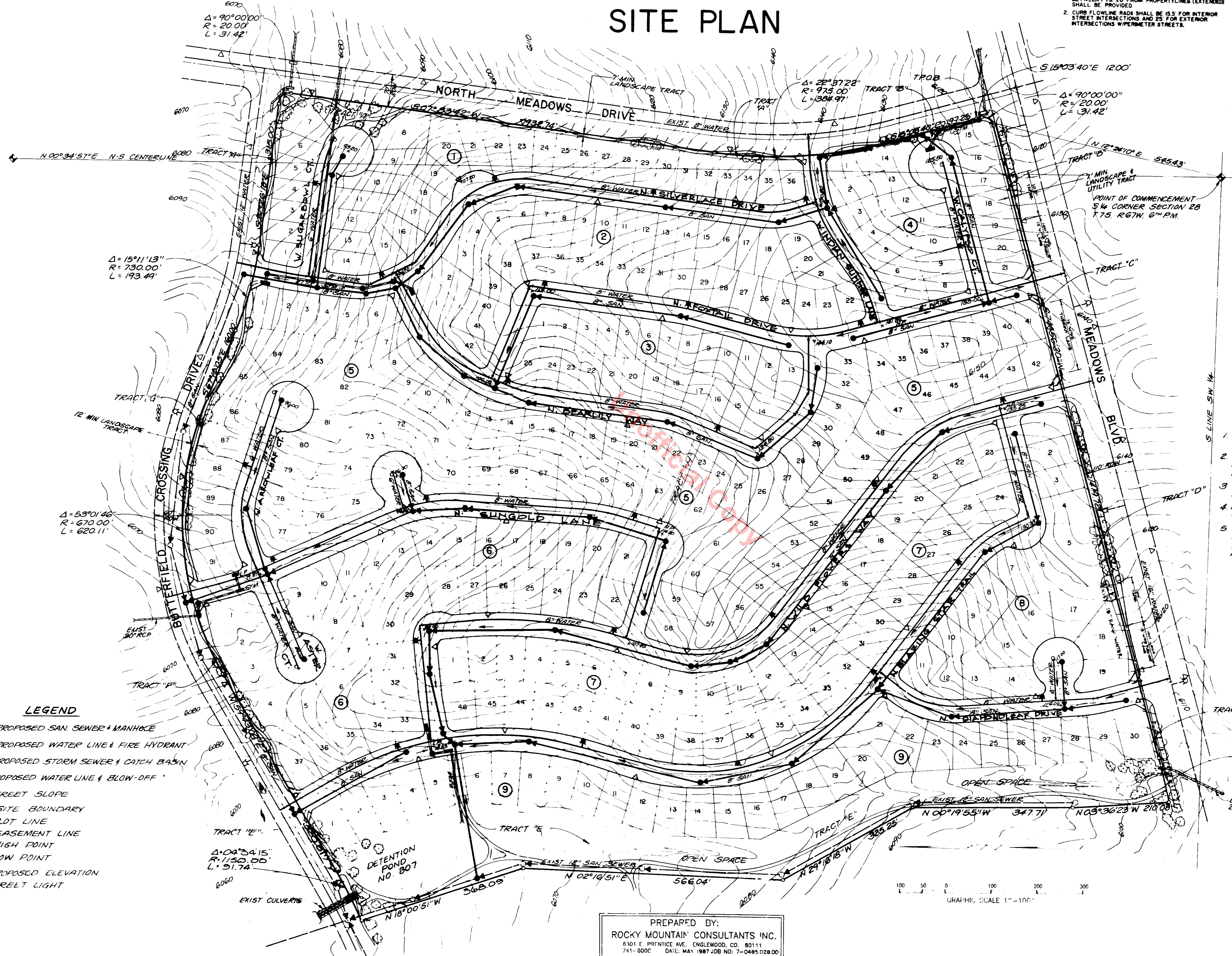
NOTES:  
 1. PROPERTY LINE RADI ARE 15' FOR ALL INTERIOR INTERSECTIONS AT EXTERIOR INTERSECTIONS W/ PERIMETER STREETS & STRAIGHT PROPERTY LINE BETWEEN PTS 20' FROM PROPERTY LINES (EXTENDED) SHALL BE PROVIDED.  
 2. CURB FLOWLINE RADI SHALL BE 15.5' FOR INTERIOR STREET INTERSECTIONS AND 25' FOR EXTERIOR INTERSECTIONS W/ PERIMETER STREETS.



**BUILDING FOOTPRINTS**  
 NOT TO SCALE

**GENERAL NOTES**

1. ALL INTERIOR STREETS HAVE 50' RIGHT-OF-WAY WITH 36' FLOWLINE WIDTH.
2. ALL INTERIOR STREETS SHALL HAVE COMBINATION CURB, GUTTER & WALK W/ 4" MOUNTABLE CURB.
3. ALL INTERIOR STREET LIGHTING SHALL BE LAID-OUT & DESIGN BY IREA.
4. SITE GRADING SHALL CONFORM W/ IREA/VA REQUIREMENTS.
5. ALL STREETS AND UTILITY DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 1982 TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



**LEGEND**

- PROPOSED SAN. SEWER & MANHOLE
- ▲— PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED STORM SEWER & CATCH BASIN
- ▲— PROPOSED WATER LINE & BLOW-OFF
- ▲— STREET SLOPE
- SITE BOUNDARY
- LOT LINE
- EASEMENT LINE
- HP HIGH POINT
- LP LOW POINT
- ▲ PROPOSED ELEVATION
- △ STREET LIGHT

PREPARED BY:  
**ROCKY MOUNTAIN CONSULTANTS INC.**  
 8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111  
 741-0000 DATE: MAY 1987 JOB NO: 7-0485 028.00

