

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9435399

**DATE:** 7-1-94

**TIME** 15:33

**FEE:** \$30<sup>00</sup> (3 P)

**GRANTOR:** *Masters Club Properties*  
(OWNER/SIGNER) *L.L.C.*

**GRANTEE:**  
(SUBDIVISION NAME OR NAME OF PLAT)  
*The Meadows Filing # 7*

**LEGAL:**  
(SECTION-TOWNSHIP-RANGE)

**Final PD Site Plan**  
**The Meadows Filing No. 7**  
 A part of the Southeast One-Quarter of Section 29  
 Township 7 South, Range 67 West of the 6th Principal Meridian,  
 Town of Castle Rock, County of Douglas, State of Colorado  
 Sheet 1 of 3

**Land Use Requirements & Design Development Standards**

SINGLE FAMILY DETACHED	
SITE AREA	47.60 ACRES
NO. OF SINGLE FAMILY LOTS	142
GROSS DENSITY	2.98 DU/AC
NET DENSITY	5.02 DU/AC
EXISTING ZONING	LSF (1-4 D.U./AC.) SF (4-8 D.U./AC.) OS (OPEN SPACE)
PROPOSED USE	SINGLE FAMILY DETACHED
MINIMUM LOT AREA	6000 SQ. FT.
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM BUILDING SETBACKS	
FRONT	20 FEET
REAR	20 FEET
SIDE	5 FEET
SIDE	5 FEET
(ABUTTING A PUBLIC STREET)	15 FEET
MINIMUM OFF-STREET PARKING SPACES	2 SPACES PER DWELLING UNIT

**Land Use Summary**

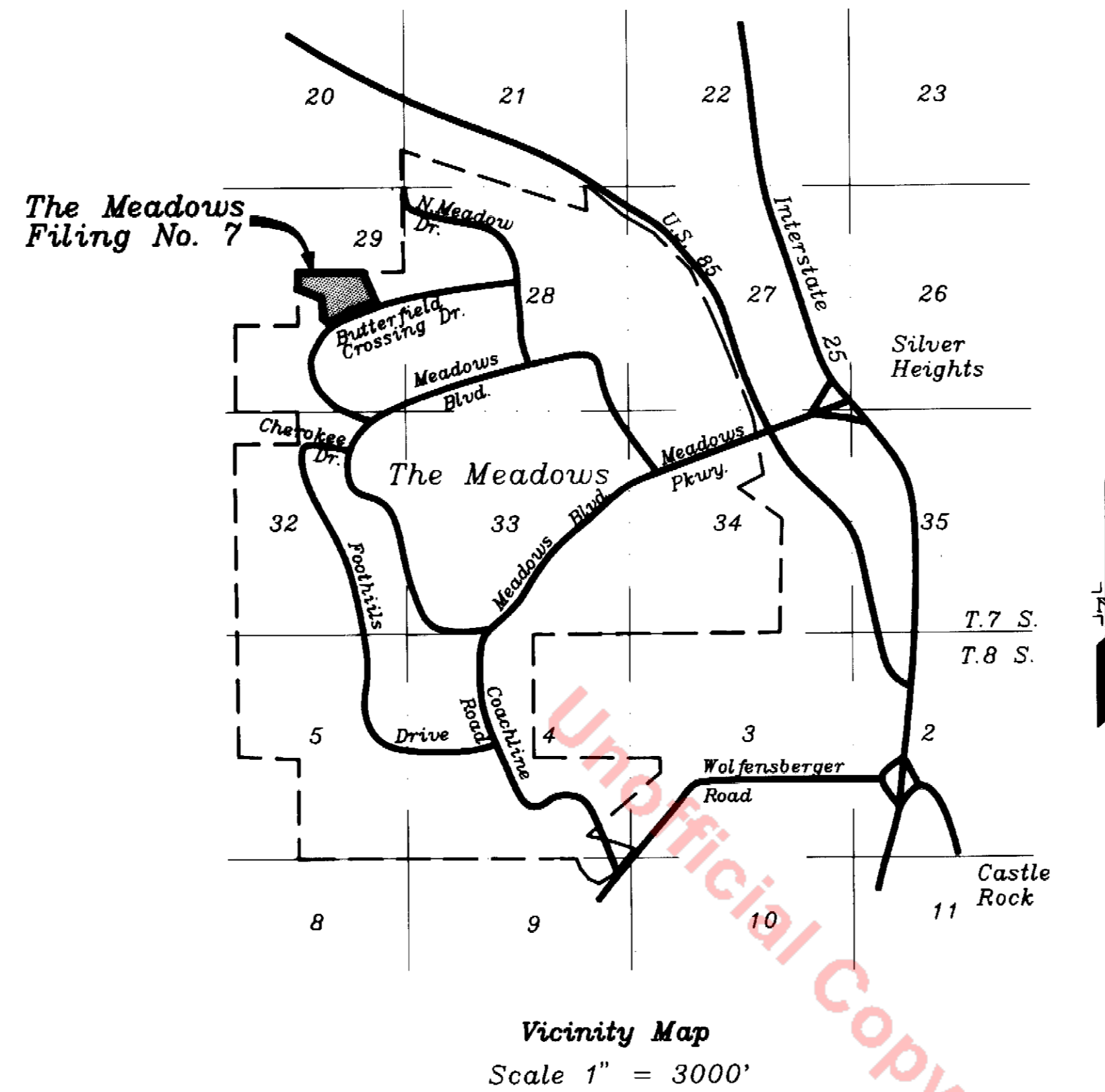
LAND USE:	
SINGLE FAMILY RESIDENTIAL LOT AREA	28.24 ACRES
PUBLIC TRACTS	11.16 ACRES
HOMEOWNERS ASSOCIATION TRACTS	0.41 ACRES
PUBLIC STREET RIGHT OF WAY	7.79 ACRES
TOTAL SITE AREA	47.6 ACRES
APPROVED ZONING DOCUMENT: THE MEADOWS PRELIMINARY P.D. SITE PLAN, THIRD AMENDMENT, SEPTEMBER 1986.	

**Notes (To Design Development Standards)**

- ANY ELEMENT OF THE CONSTRUCTION, LOCATION, DESIGN, USE OR OPERATION OF LAND OR BUILDINGS RELATIVE TO SINGLE FAMILY DETACHED USE NOT SPECIFICALLY SHOWN ON THE APPROVED PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF CASTLE ROCK ZONING ORDINANCE TITLE 17 OR THE MEADOWS PD ORDINANCE NO. 84-48, AS AMENDED.

**Notes**

- FOUND ALIQUOT MONUMENT AS NOTED, INDICATED BY UNLESS OTHERWISE NOTED
- FOUND BOUNDARY CORNER - No. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION No. 9329, INDICATED BY
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 87°26'57" E.
- THERE ARE 142 SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- TRACTS A, B, D, E AND G ARE HEREBY DEDICATED AS PUBLIC OPEN SPACE TO THE TOWN OF CASTLE ROCK AND SHALL BE USED FOR UTILITIES, AND STORM DRAINAGE. THEY SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- TRACTS C, F, I AND J ARE DEDICATED AS OPEN SPACE AND UTILITY EASEMENTS TO THE HOMEOWNERS ASSOCIATION (HOA) FOR THE MEADOWS FILING NO. 7. SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT H SHALL BE USED AS A WELL SITE, AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- ALL LOTS SHALL HAVE UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE LOCATED AS FOLLOWS:  
FRONT LOT AT R.O.W. 10'; SIDE LOT AT R.O.W. 10'; REAR LOT 10'; AND SIDE LOT, WHERE SHOWN, 5'.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING WITHIN THE ROCK CREEK DRIVE PUBLIC RIGHT-OF-WAY FRONTAGE ON LOTS 1, 2 AND 3 OF BLOCK 5.



**OWNER:**

Masters Club Properties, L.L.C.  
 3025 S. Parker Road, Suite 109  
 Aurora, CO 80014  
 (303) 755-6673

**OWNER:**

MASTERS CLUB PROPERTIES, L.L.C.

**ATTEST:**

BY:

TITLE: Manager

**MORTGAGEE:**

INVESTORS AFFILIATED MORTGAGE, INC.

**ATTEST:**

BY:

RICHARD PATTON V.P.

TITLE: EXECUTIVE VICE-PRESIDENT

**Property Description**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 29, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION BEARS NORTH 87°26'57" EAST FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER N 87°26'57" E 1800.00 FEET; THENCE S 11°03'03" E 360.00 FEET; THENCE S 18°33'03" E 572.70 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE 1416.71 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°24'26" AND A RADIUS OF 1465.00 FEET; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF THE MEADOWS FILING NO. 5 THE FOLLOWING FOUR (4) COURSES:  
 1. S 69°58'09" W 42.27 FEET;  
 2. THENCE N 65°48'49" W 217.84 FEET;  
 3. THENCE N 03°38'30" W 552.16 FEET;  
 4. THENCE N 52°43'29" W 850.00 FEET TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER;  
 THENCE ALONG SAID LINE N 00°20'45" E 475.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 47.60 ACRES, MORE OR LESS.

**Planning Commission Approval**

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23<sup>RD</sup> DAY OF MAY, 1994.

ATTEST:   
 For Sub Use   
 CHAIRMAN DATE 6/30/94 TOWN CLERK Dipity DATE

**Town Council Approval**

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 9<sup>TH</sup> DAY OF JUNE, 1994.

ATTEST:   
 MAYOR DATE 7-1-94 TOWN CLERK Daniqua King, Deputy DATE

**Surveyor's Certificate**

I, PAUL D. NELSON JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

PAUL D. NELSON JR. DATE 6/20/94  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 11330

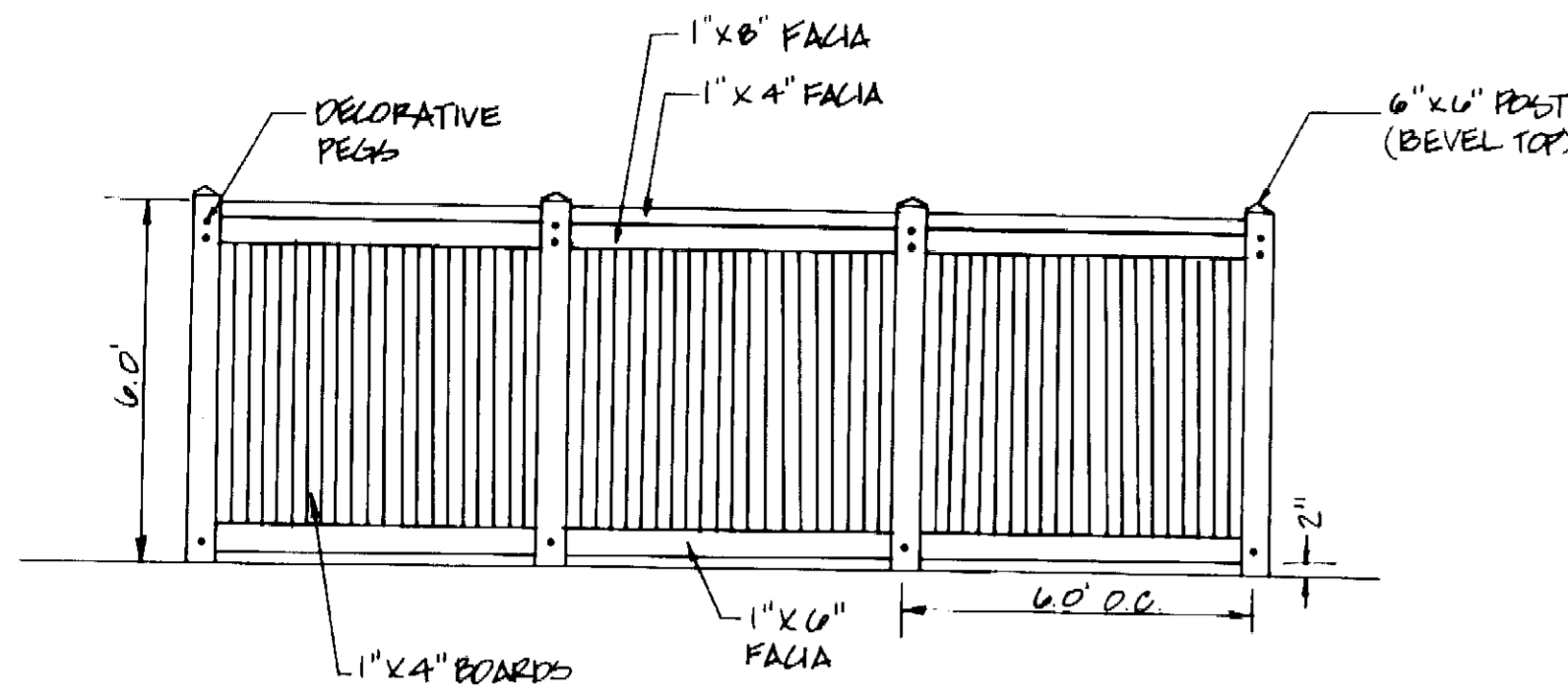
**Douglas County Clerk and Recorder's Certificate**

STATE OF COLORADO)  
 COUNTY OF DOUGLAS)  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 1st DAY OF July, 1994 AT 15:33 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9435399 BOOK --- PAGE ---  
  
 DOUGLAS COUNTY CLERK AND RECORDER

**COSTIN ENGINEERING CONSULTANTS, INC.**

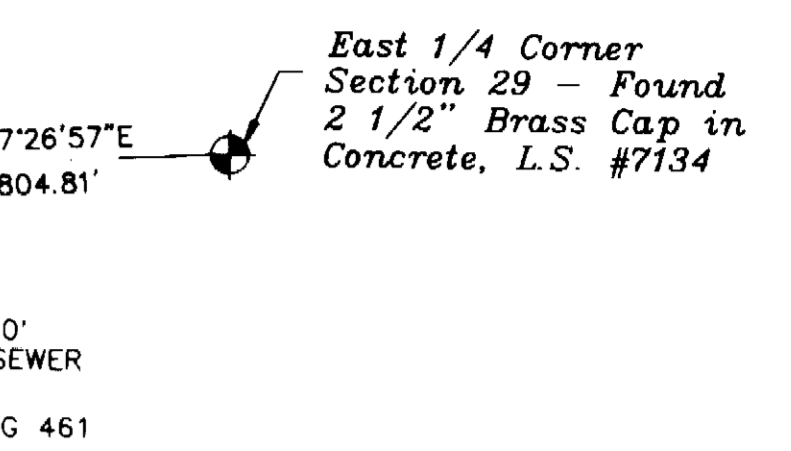
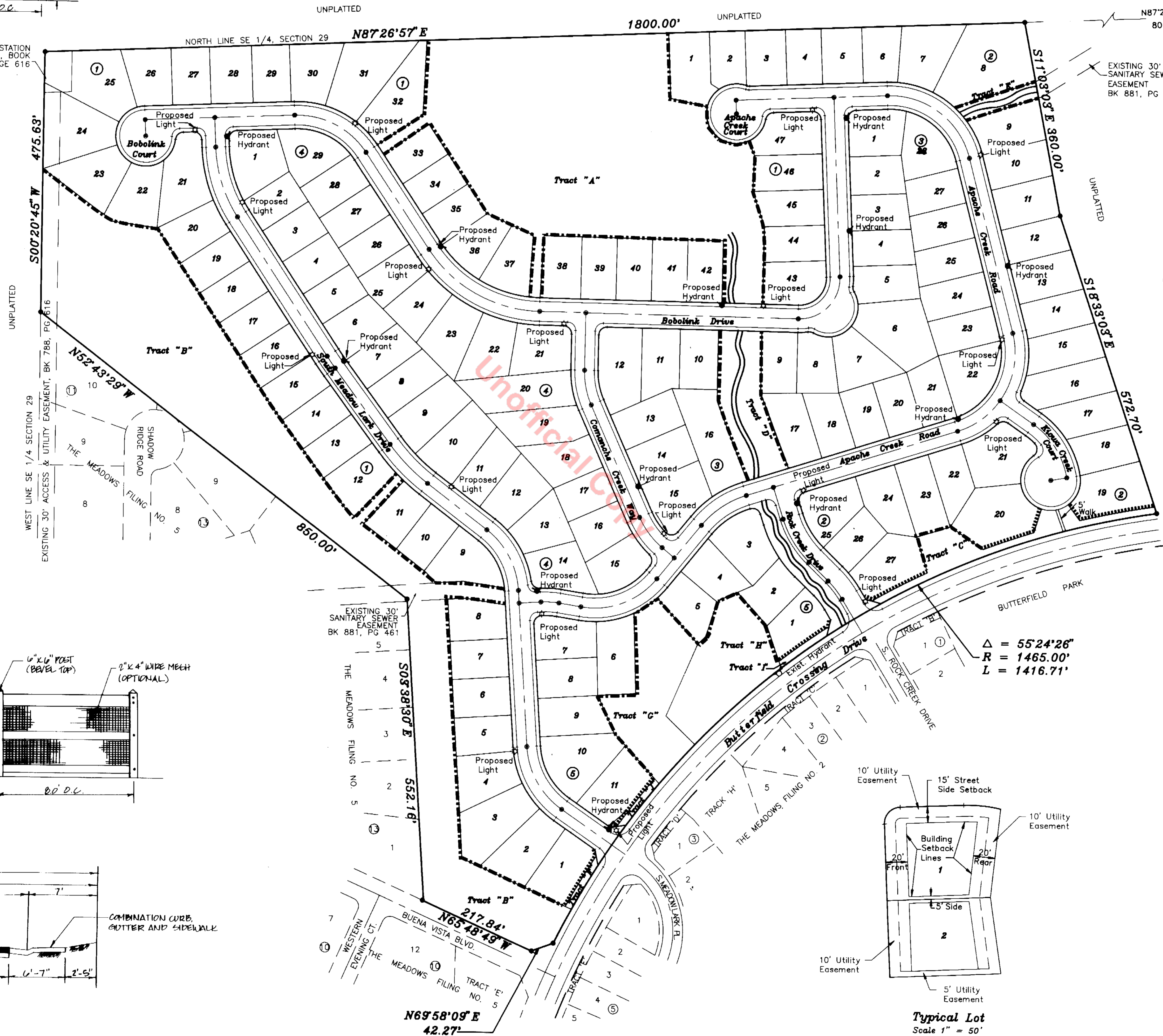
ENGINEERING  
 LAND SURVEYING  
 CONSTRUCTION MANAGEMENT  
 6801 S. Emporia Street, Suite 205  
 Englewood, Colorado 80112  
 PH (303) 790-4969  
 DATE March 30, 1994  
 DES/DT/CHK PDN/MC  
 PROJ. NO. 186.0013a  
 SHEET 1 OF 3  
 Revised 4-22-94  
 Revised 5-02-94, 5-20-94

**Final PD Site Plan**  
**The Meadows Filing No. 7**  
 A part of the Southeast One-Quarter of Section 29,  
 Township 7 South, Range 67 West of the 6th Principal Meridian,  
 Town of Castle Rock, County of Douglas, State of Colorado.  
 Sheet 2 of 3

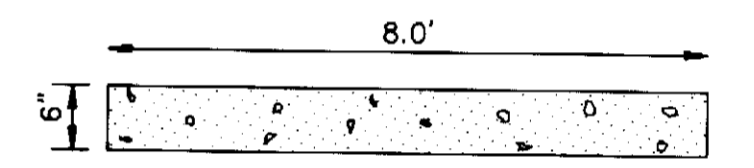


PRIVACY FENCE DETAIL

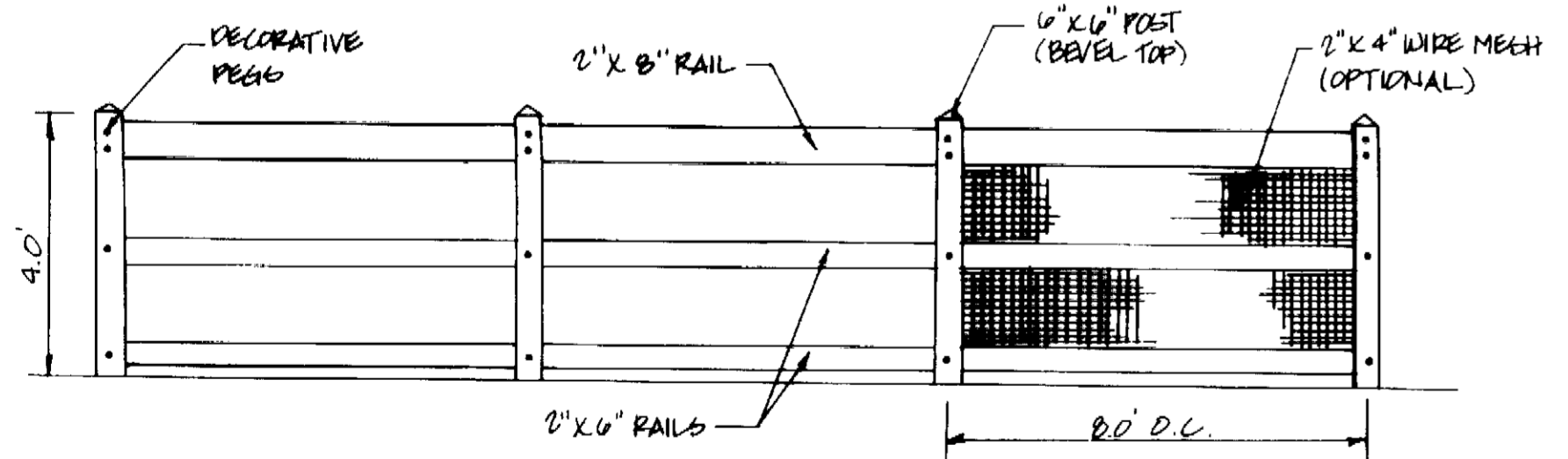
LIFT STATION  
 NO. 1, BOOK  
 788, PAGE 616



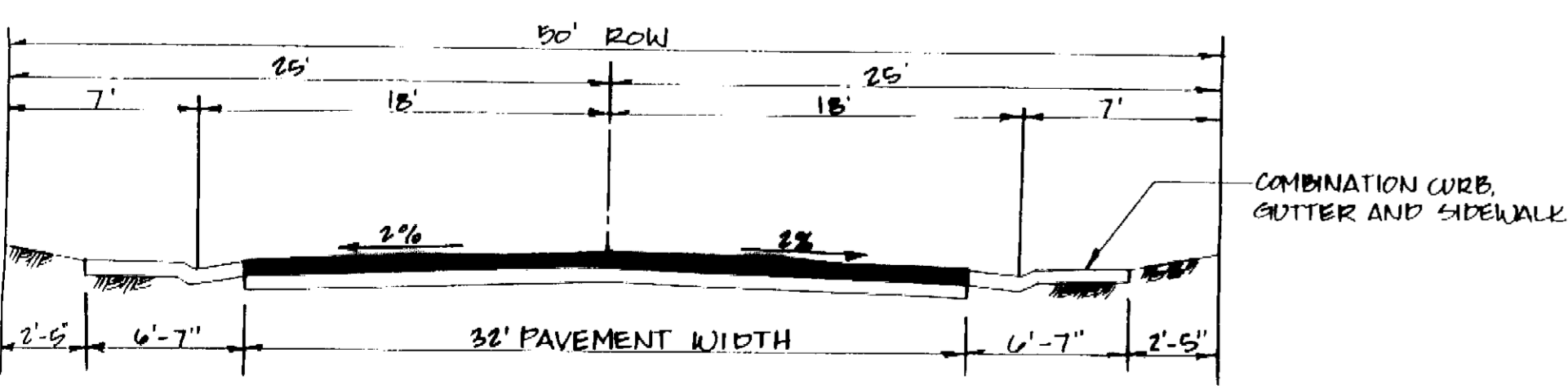
- Legend**
- Denotes 8' Meandering Walk
  - Denotes 6.0' Privacy Fence by Developer
  - Denotes 3 Rail Fence by Builder/Developer



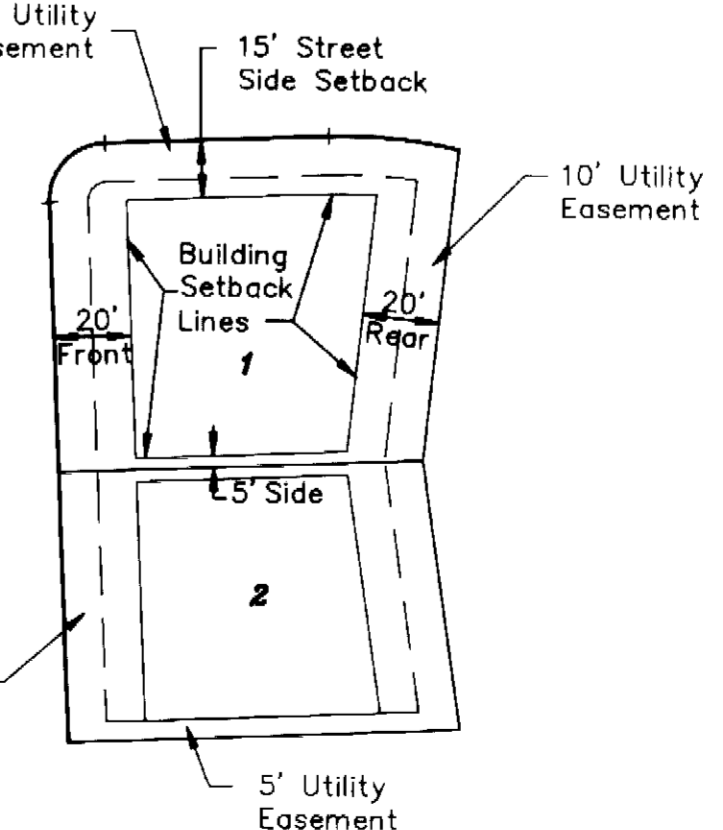
Detail 8' Meandering Walk



3 RAIL FENCE DETAIL

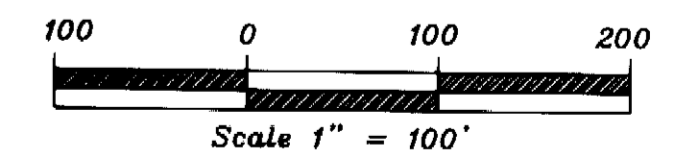


Typical Street  
 Residential I  
 SD I-300



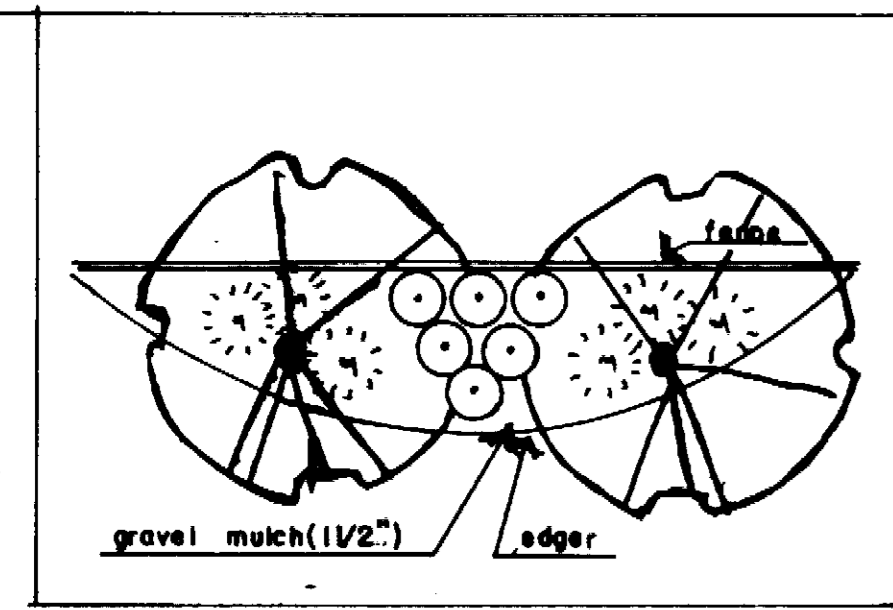
Typical Lot  
 Scale 1" = 50'

$\Delta = 55^{\circ}24'26''$   
 $R = 1465.00'$   
 $L = 1416.71'$



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 LAND SURVEYING  
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 6501 S. Emporia Street, Suite 205  
 Englewood, Colorado 80112  
 PH (303) 790-4969  
 DATE 3/30/94  
 DES/DPT/GM/PDN/mc  
 PROJ. NO. 186  
 SHEET 2 OF 3  
 Revised 4-22-94  
 Revised 5-02-94, 5-10-94

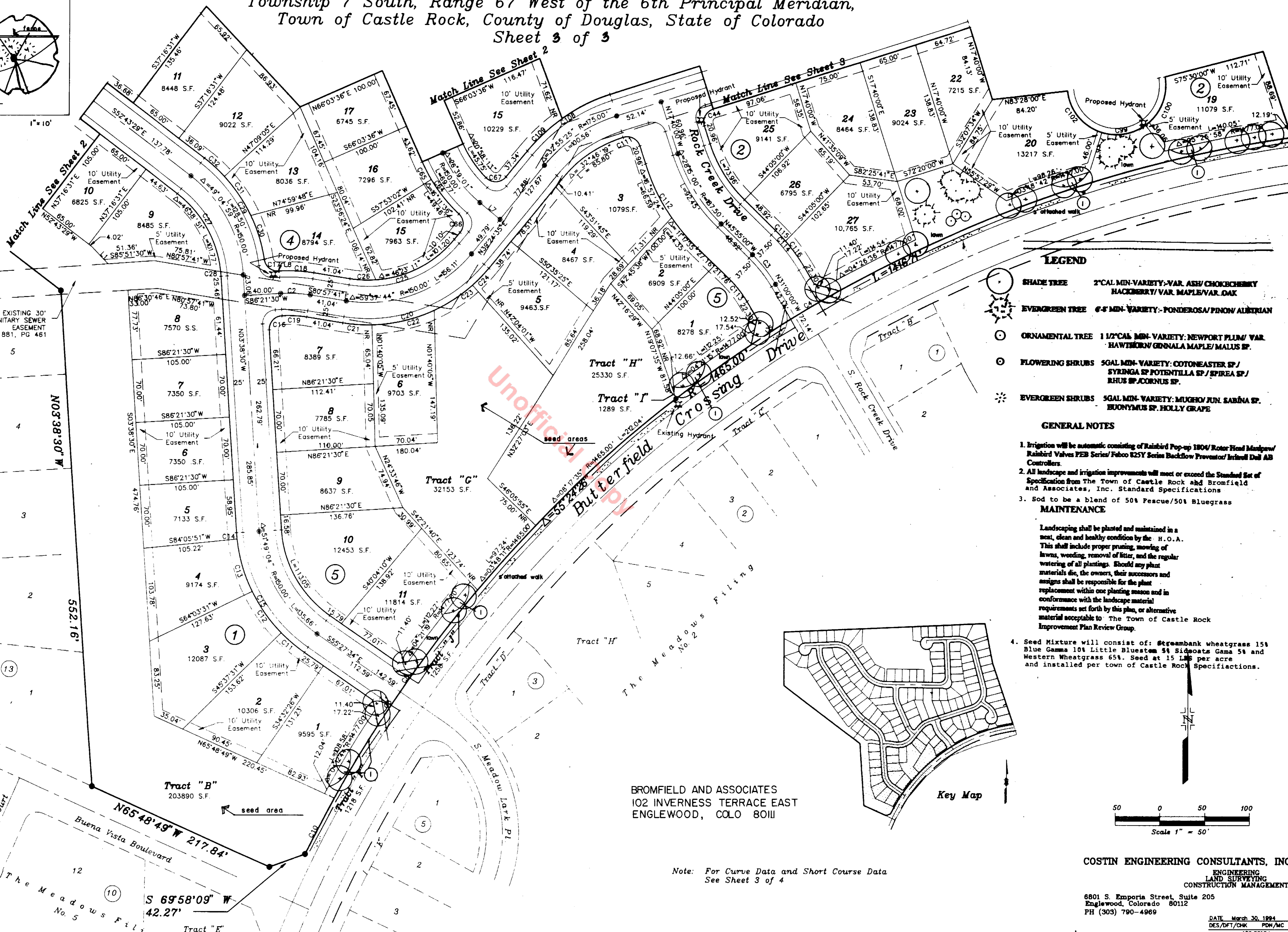
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 Sheet 3 of 3



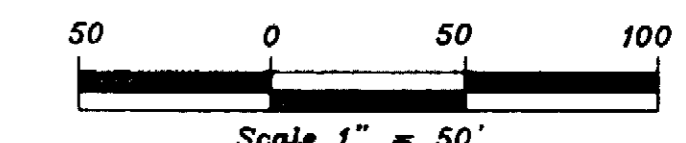
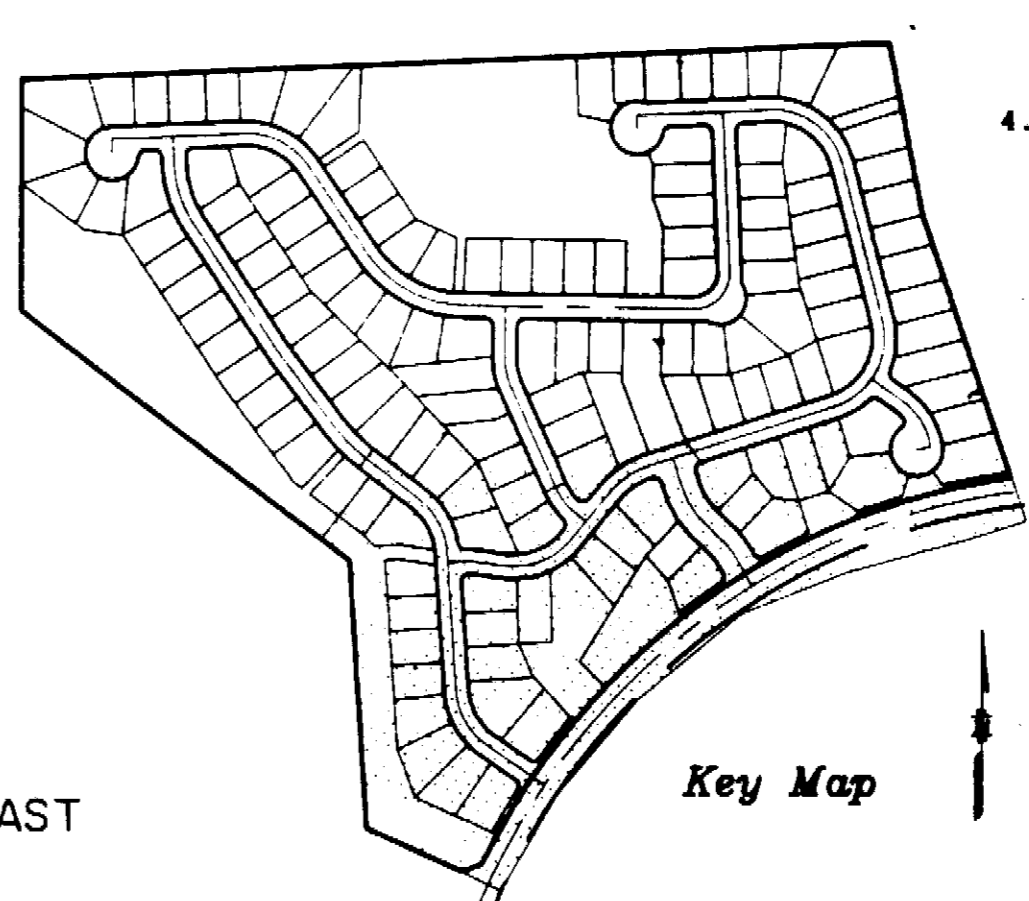
1" = 10'

The Meadows Filing No. 5

The Meadows Filing No. 5



- LEGEND**
- SHADE TREE 2" CAL. MIN. VARIETY - VAR. ASH/CHOKECHERRY HACKBERRY/VAR. MAPLE/VAR. OAK
  - EVERGREEN TREE 6-8" MIN. VARIETY - PONDEROSA/PINON ALBERTIAN
  - ORNAMENTAL TREE 1 1/2" CAL. MIN. VARIETY - NEWPORT PLUM/VAR. HAWTHORN/GINNALA MAPLE/MALUS SP.
  - FLOWERING SHRUBS 3 GAL. MIN. VARIETY - COTONEASTER SP./SYRINGA SP./POTENTILLA SP./SPIREA SP./RHUS SP./CORNUS SP.
  - EVERGREEN SHRUBS 3 GAL. MIN. VARIETY - MUGHO/JUN. SARDINA SP. BUONYMUS SP. HOLLY GRAPE
- GENERAL NOTES**
- Irrigation will be automatic, consisting of Rainbird Pop-up 1804/ Rotor Head Manjawa/Rainbird Valves PED Series/Fabco 825Y Series Backflow Preventor/Intrall Dull AB Controllers.
  - All landscape and irrigation improvements will meet or exceed the Standard Set of Specification from The Town of Castle Rock and Bromfield and Associates, Inc. Standard Specifications.
  - Sod to be a blend of 50% Fescue/50% Bluegrass
- MAINTENANCE**
- Landscaping shall be planted and maintained in a neat, clean and healthy condition by the H.O.A. This shall include proper pruning, mowing of lawns, weeding, removal of litter, and the regular watering of all plantings. Should any plant materials die, the owners, their successors and assigns shall be responsible for the plant replacement within one planting season and in conformance with the landscape material requirements set forth by this plan, or alternative material acceptable to The Town of Castle Rock Improvement Plan Review Group.
- Seed Mixture will consist of: Streambank wheatgrass 15% Blue Gamma 10% Little Bluestem 5% Sidpoats Gama 5% and Western Wheatgrass 65%. Seed at 15 lbs per acre and installed per town of Castle Rock Specifications.



BROMFIELD AND ASSOCIATES  
 102 INVERNESS TERRACE EAST  
 ENGLEWOOD, COLO 80111

Note: For Curve Data and Short Course Data  
 See Sheet 3 of 4

**COSTIN ENGINEERING CONSULTANTS, INC.**  
 ENGINEERING  
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 6801 S. Emporia Street, Suite 205  
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 PH (303) 790-4969  
 DATE: March 30, 1994  
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 PROJ. NO.: 186.0013d  
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