

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9540618

**DATE:** 8-31-95

**TIME:** 11:39

**FEE: \$** 10.<sup>00</sup> ( / **Pages**)

**GRANTOR:**  
(OWNER/SIGNER)

Watt Residential Partners

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

The Meadows # 8 1st Amend-  
ment.

A Replat of L1 & 2-B2  
Final PD site plan

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

29-7-67

# THE MEADOWS FILING NO. 8, 1st AMENDMENT A REPLAT OF LOT 1 AND 2, BLOCK 2

A PART OF 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

## FINAL PD SITE PLAN

SHEET 1 OF 1

### LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

#### SINGLE FAMILY DETACHED

SITE AREA: 0.454 AC. (19,761 S.F.)  
NO. OF SINGLE FAMILY LOTS: 2  
GROSS DENSITY: 4.41 DU/AC\*  
NET DENSITY: 4.56 DU/AC\*  
EXISTING ZONING: LSF (1-4 DU/AC)  
SF (4-8 DU/AC)  
OS (OPEN SPACE)  
PROPOSED USE: SINGLE FAMILY HOMES-DETACHED  
MINIMUM LOT AREA: 4,500 S.F.  
AVERAGE LOT AREA: 9,557 S.F.  
MINIMUM LOT DIMENSIONS: 45' X 100'  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM BUILDING SETBACKS:  
FRONT: 20'  
REAR: 20'  
SIDE: 5'  
SIDE (ABUTTING A PUBLIC STREET) 15'

MINIMUM OFF-STREET PARKING SPACES: 2 SPACES PER DWELLING UNIT

\* REFER TO "GROSS" AND "NET" DEFINITION CLARIFICATION IN LAND USE SUMMARY

### LAND USE SUMMARY

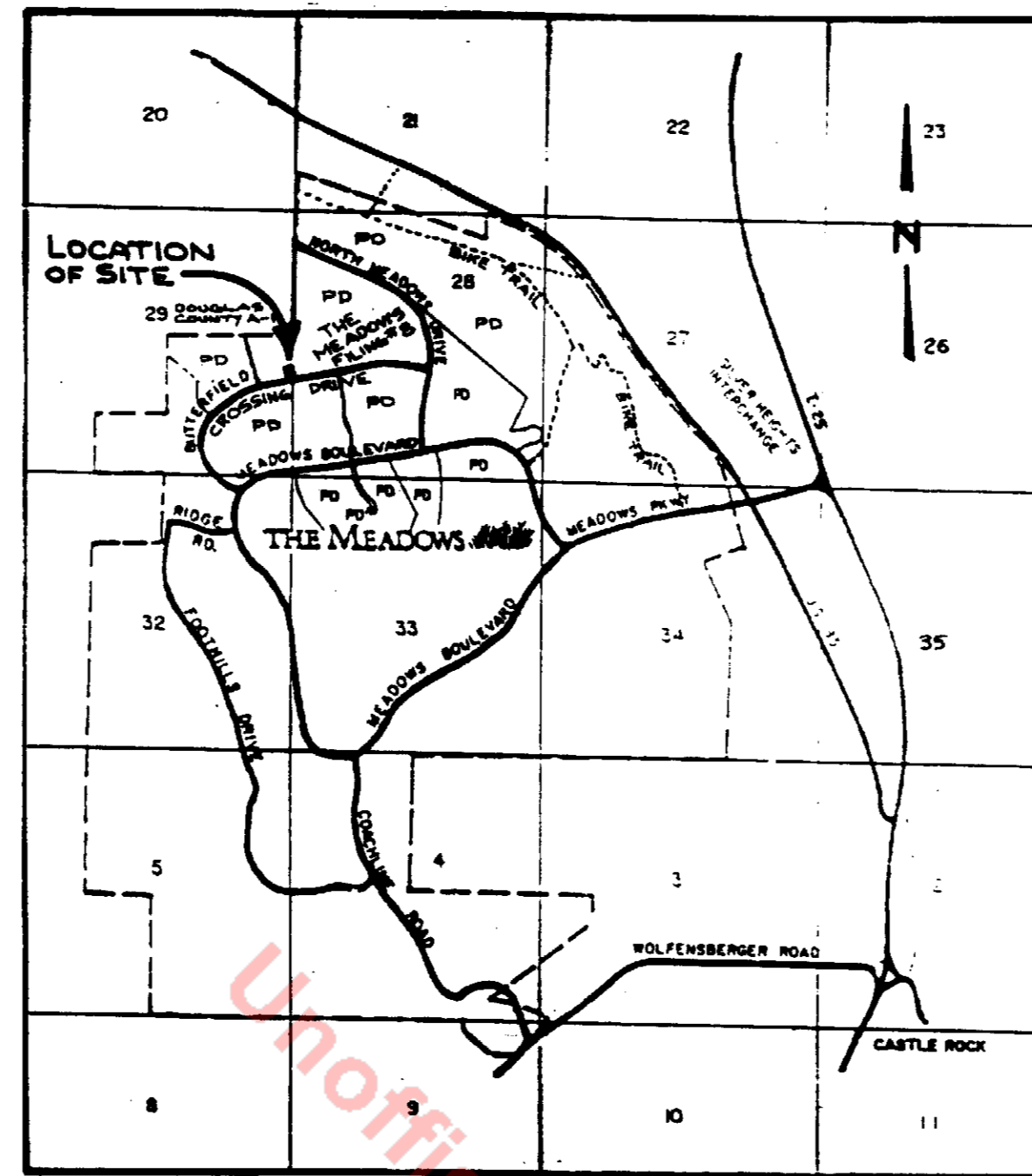
LAND USE	SQUARE FEET
SINGLE FAMILY RESIDENTIAL LOT AREA	19,114
PUBLIC STREET R.O.W.	647
TOTAL SITE AREA	19,761

SINGLE FAMILY LOTS: 2

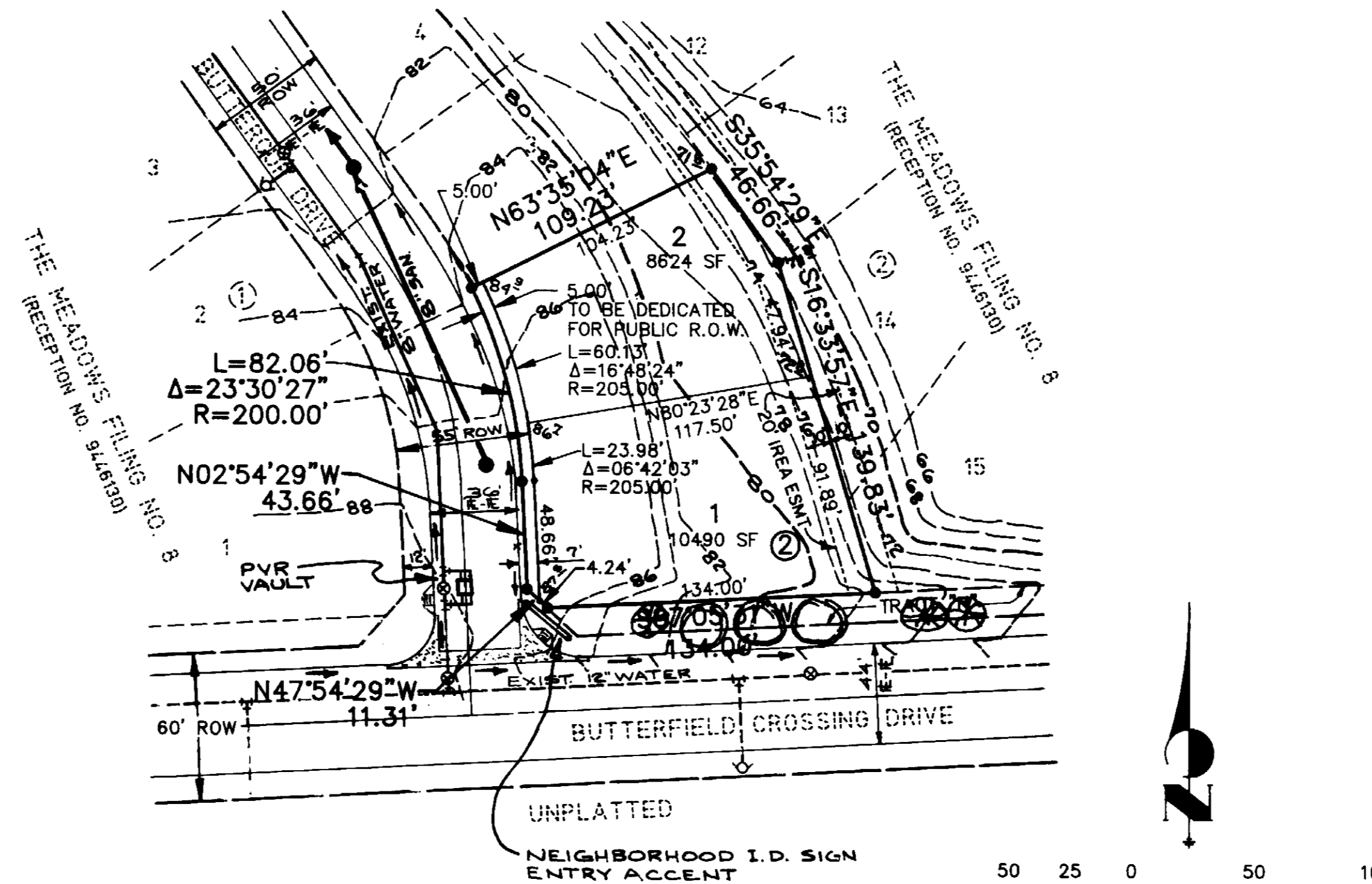
GROSS DENSITY (INCLUDES STREET ROW): 4.41 DU/AC.

NET DENSITY (EXCLUDES STREET ROW): 4.56 DU/AC.

APPROVED ZONING DOCUMENT: THE MEADOWS FINAL P.D. SITE PLAN



VICINITY MAP



### LANDSCAPE LEGEND

- DECIDUOUS TREE (AUTUMN PURPLE ASH)
- EVERGREEN TREE (PONDEROSA PINE)

SUBDIVIDER AND OWNER:  
WATT RESIDENTIAL PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP  
DBA WATT HOMES - COLORADO DIVISION  
7000 E. BELLEVUE AVENUE  
ENGLEWOOD, CO 80111

BY: Chris Hoopes DATE: 5/8/95  
CHRIS HOOPES, DIVISION PRESIDENT

### MORTGAGEES:

BALFOUR MEADOWS L.L.C.  
7000 E. BELLEVUE AVENUE, SUITE 350  
ENGLEWOOD, CO 80111

BY: James M. Ratkovic DATE: Mar 8, 1995  
JAMES M. RATKOVIC, MANAGER

BANK ONE, ARIZONA, NA  
P.O. BOX 29542  
PHOENIX, AZ. 85038

BY: Cecilia A. Coppock DATE: 7/17/95

### LEGAL 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:

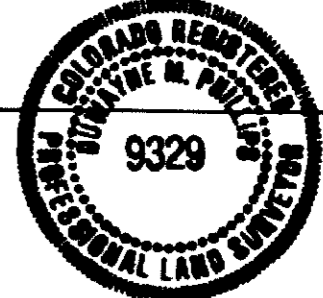
LOTS ONE AND TWO, BLOCK TWO OF THE MEADOWS FILING NO. 8, RECORDED IN THE COUNTY OF DOUGLAS UNDER RECEPTION NO. 9446130.

SAID PARCEL CONTAINING 0.454 ACRES OR 19761 SQUARE FEET, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

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

Duwayne M. Phillips  
DUWAYNE M. PHILLIPS  
PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTRATION NO. 9329  
8301 E. PRENTICE AVENUE, SUITE 101  
ENGLEWOOD, CO 80111



### PLANNING DEPARTMENT APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 28 DAY OF March, A.D., 1995

John Smith DATE: 7/6/95  
PLANNING DIRECTOR

### TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED AND THE DEDICATIONS ON THIS PLAN ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 13 DAY OF April, A.D., 1995.

### ATTEST:

Mark C. Williams DATE: 8/29/95 Sally A. Mullen DATE: 8/29/95  
MAYOR TOWN CLERK

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 31 DAY OF August, 1995 AT 11:37 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9530148 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

William J. ...  
DOUGLAS COUNTY CLERK AND RECORDER

THE MEADOWS FILING NO. 8, 1st AMENDMENT  
A REPLAT OF LOT 1 AND 2, BLOCK 2  
FINAL PD SITE PLAN

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**  
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING  
8301 E. Prentice Ave. Suite 101  
Englewood, CO 80111  
(303) 741-8000  
FAX (303) 741-8106  
Date: 03-10-95 Job No. 2748.005.00