

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9806548

DATE: 2-3-98

TIME: 11:47

FEE: \$ 50.⁰⁰ (5 Pages)

GRANTOR:
(OWNER/SIGNER)

U.S. Home Corp

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

*Red Hawk # 1
1st Amendment
Final PD Site Plan*

LEGAL:

(SECTION-TOWNSHIP-RANGE)

3, 8, 67

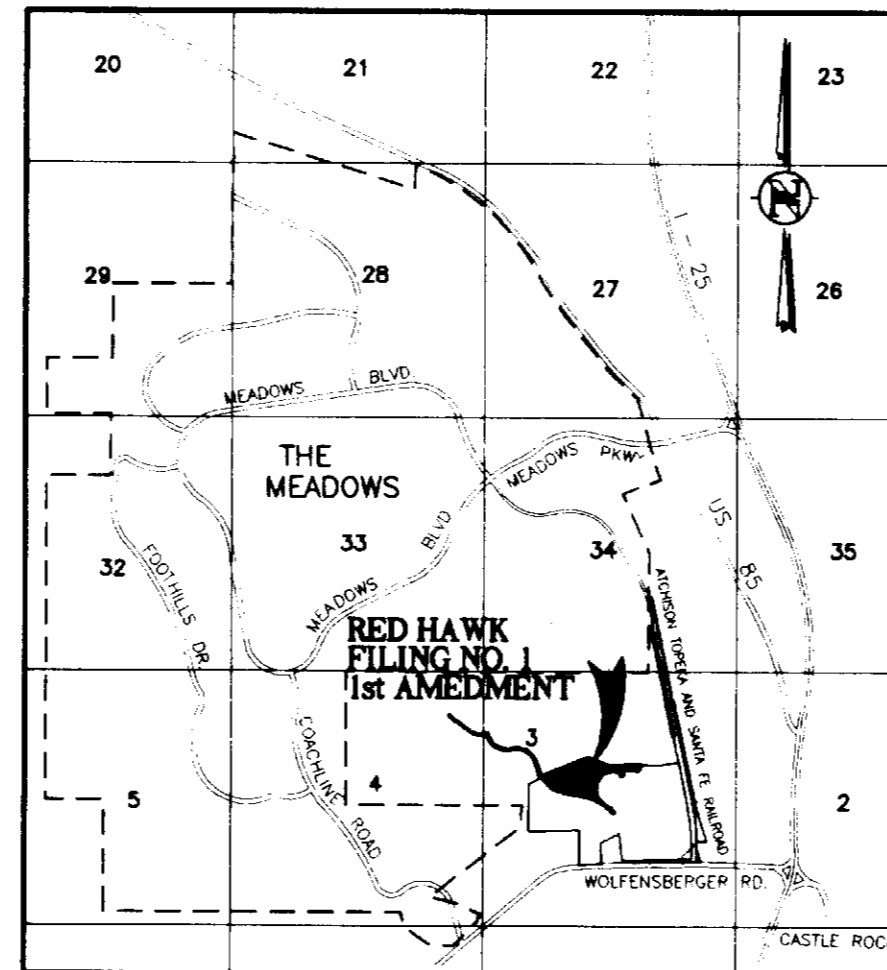
RED HAWK FILING NO. 1, 1st AMENDMENT

A REPLAT OF LOTS 1-18, BLOCK 5, LOTS 11-39, BLOCK 7 TRACT F, TRACT J AND TRACT O

A PART OF SECTION 3, TOWNSHIP 8 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 5



VICINITY MAP
SCALE: 1"=4000'

Unofficial

LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED:

SITE AREA	14.64 Ac.
NO. SINGLE FAMILY LOTS:	44
GROSS DENSITY:	3.01 DU/AC*
NET DENSITY	4.31 DU/AC*
EXISTING ZONING	R-SF5
PLD (PUBLIC LAND DEDICATION)	OSD (OPEN SPACE DEDICATION)
6,000 S.F.	6,000 S.F.
MAXIMUM LOT AREA:	14,338 S.F.
AVERAGE LOT AREA:	8,336 S.F.
MINIMUM LOT DIMENSIONS:	60'x100'
MINIMUM 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	ACRES
SINGLE FAMILY RESIDENTIAL LOT AREA	8.42 Ac.
PRIVATE OPEN SPACE (TRACT J)	1.78 Ac.
PUBLIC OPEN SPACE (TRACTS F & O)	4.44 Ac.
PUBLIC STREET R.O.W.	0.00 Ac.
TOTAL SITE ACRE	14.64 Ac.
SINGLE FAMILY LOTS	44
GROSS DENSITY (INCLUDES OPEN SPACE)	3.01 DU/AC.
NET DENSITY (INCLUDES PRIVATE OPEN SPACE, EXCLUDES PUBLIC OPEN SPACE)	4.31 DU/AC.

NOTES:

- ALL PUBLIC IMPROVEMENTS AND PRIVATE LOT DEVELOPMENT SHALL BE DESIGNED, DEVELOPED AND CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK STANDARDS.
- TRACTS F AND O ARE PUBLIC LAND DEDICATIONS TO BE USED FOR PUBLIC ACCESS AND OTHER PUBLIC PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- TRACT J IS TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR RED HAWK FILING NO. 1, 1st AMENDMENT AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES. OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN APPROVED 11/30/95 RECEPTION NUMBER 9815290.
DATE

SHEET INDEX

- SHEET 1 OF 5 COVER SHEET
- SHEET 2 & 3 OF 5 LOT LAYOUT
- SHEET 4 OF 5 UTILITY PLAN
- SHEET 5 OF 5 LANDSCAPE PLAN

PROPERTY OWNERS:

U.S. HOME CORPORATION
8000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, COLORADO 80111

C/O KORNBRUST DEVELOPMENT GROUP
5555 DTC PARKWAY/SUITE C3009
ENGLEWOOD, COLORADO 80111
TELEPHONE (303) 694-1992

CONTACT: STEVE KORNBRUST

PLANNER:

PLAN WEST INC.
8000 E. PRENTICE AVE./SUITE C-1
ENGLEWOOD, COLORADO 80111
TELEPHONE (303) 741-1411

CONTACT: MARK NEMGER

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE./SUITE 101
ENGLEWOOD, CO 80111
TELEPHONE (303) 741-6000

CONTACT: LEONARD R. WILSON

Rocky Mountain Consultants, Inc.

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

Date: OCT. '97 Job No. 0965.020.00

PROFESSIONAL ENGINEER

25th

RMC

CONSULTANTS

ENGINEERING THE FUTURE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 8 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 1-18, BLOCK 5, LOTS 11-39, BLOCK 7, TRACT F, TRACT J AND TRACT O OF RED HAWK FILING NO. 1 RECORDED IN THE COUNTY OF DOUGLAS UNDER RECEPTION NUMBER 9750684.
SAID PARCEL OF LAND CONTAINS 14.639 ACRES OR 637,705 SQUARE FEET.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS RED HAWK FILING NO. 1, 1ST AMENDMENT FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK, TOWN OF CASTLE ROCK

ATTEST: BY: *[Signature]*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF January, 1998
BY: *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES: 9/1/97

U.S. HOME CORPORATION, A DELAWARE CORPORATION
ATTEST: BY: *[Signature]* MANAGER
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF January, 1998
BY: *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES: October 19, 2001

HOMEOWNERS ASSOCIATION, RED HAWK FILING NO. 1
ATTEST: BY: *[Signature]* PRESIDENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF January, 1998
BY: *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES: October 19, 2001

TITLE CERTIFICATE

I, Eric Stearns BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS Fourteenth DAY OF January, 1998
BY: *[Signature]* AUTHORIZED REPRESENTATIVE
BY: *[Signature]* TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, DUYWAYNE M. PHILLIPS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION THEREOF, THAT THIS FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL REQUIREMENTS OF CASTLE ROCK LAND SUBDIVISION REQUIREMENTS.

[Signature]
DUWAYNE M. PHILLIPS, P.L.S. #9329
FOR AND BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR RED HAWK FILING NO. 1, 1ST AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF Dec, 1997

CHAIRMAN: *[Signature]* 1/30/98
PLANNING DIRECTOR: *[Signature]* 1/23/98

TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR RED HAWK FILING NO. 1, 1ST AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF Dec, 1997

MAYOR: *[Signature]* 1/23/98
TOWN CLERK: *[Signature]* 1/23/98

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 3 DAY OF Feb, 1998 AT 11:47 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9806548
[Signature]
DOUGLAS COUNTY CLERK AND RECORDER
DATE: 2-3-98

RED HAWK FILING NO. 1, 1st AMENDMENT

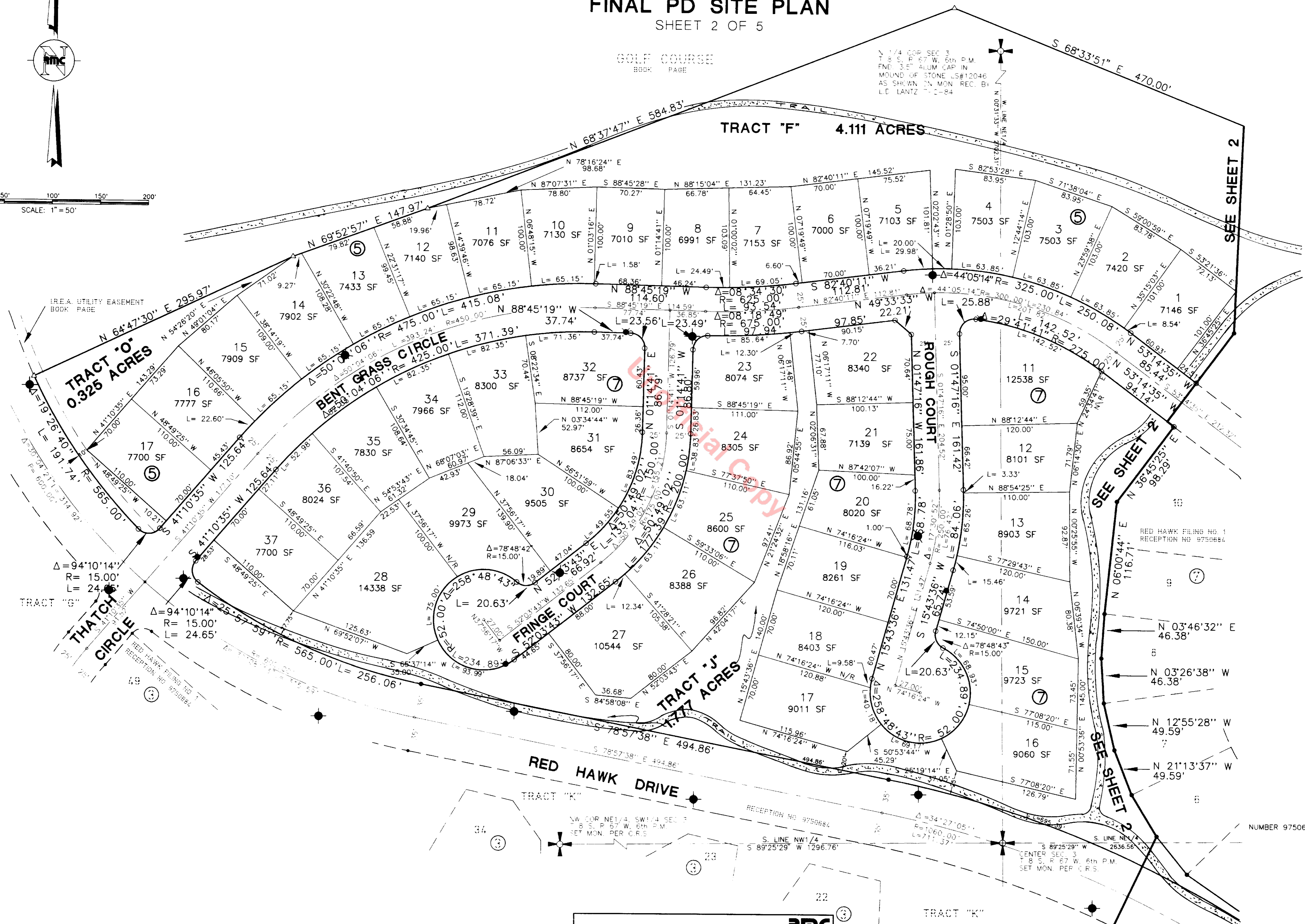
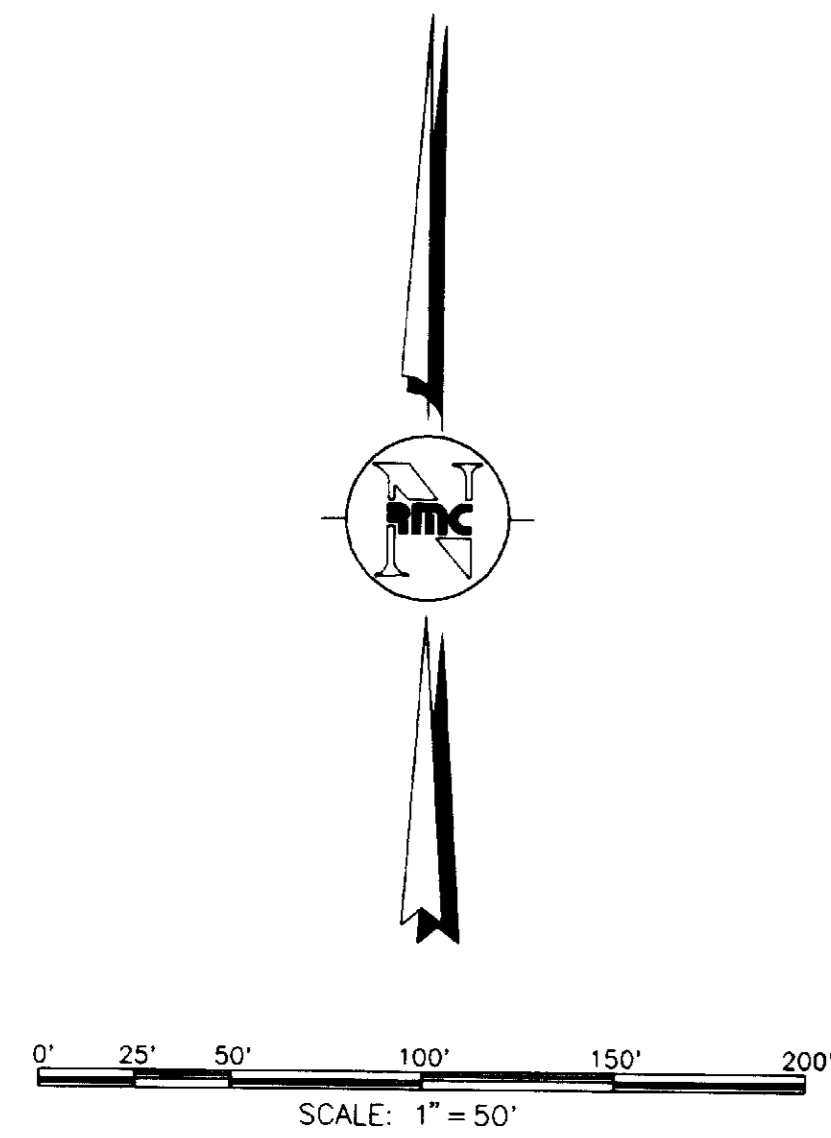
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TRACT F, TRACT J AND TRACT O

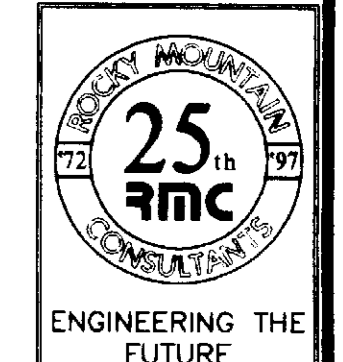
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 2 OF 5



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-6106
Date: OCT. '97 Job No. 0965.020.00



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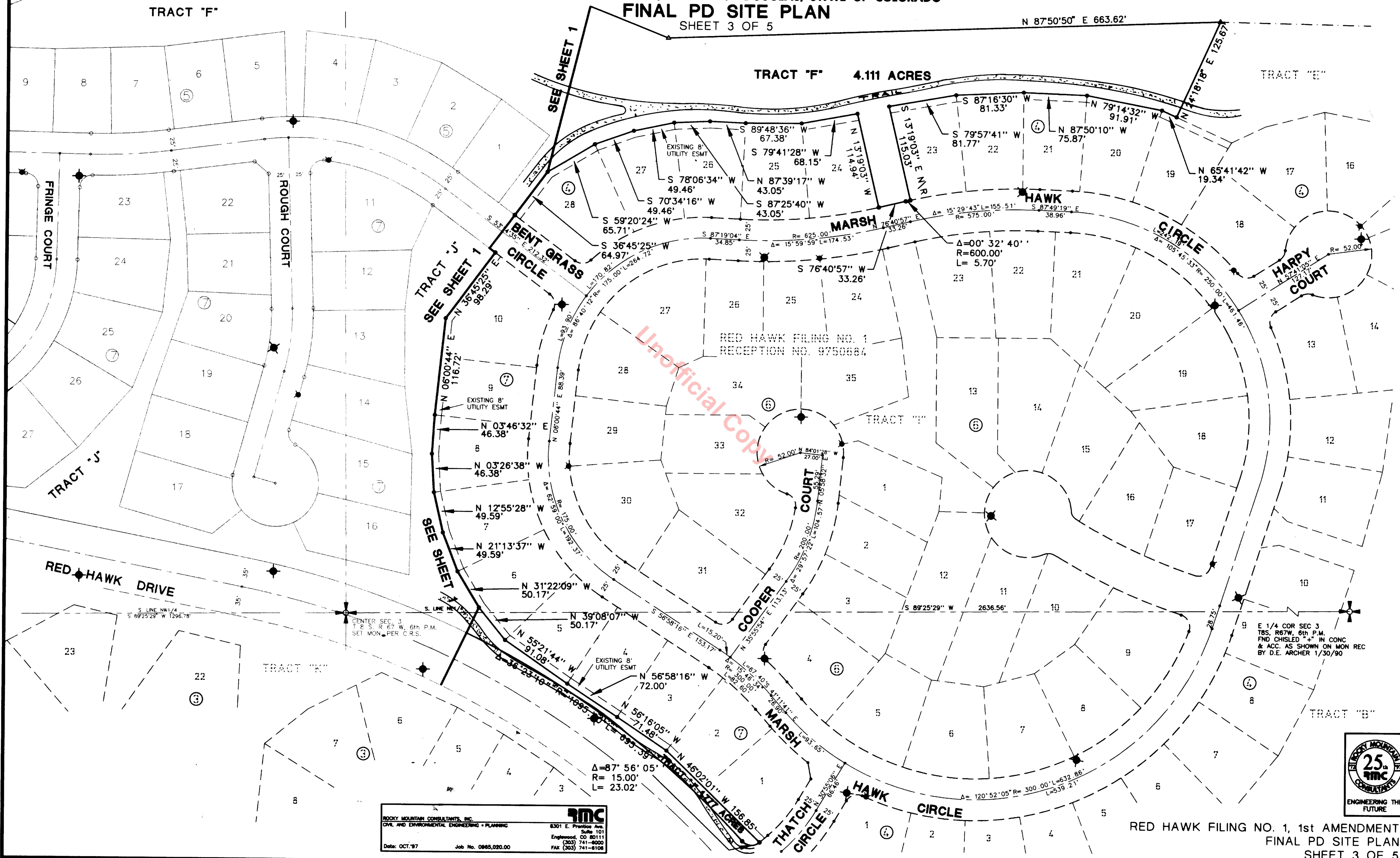
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

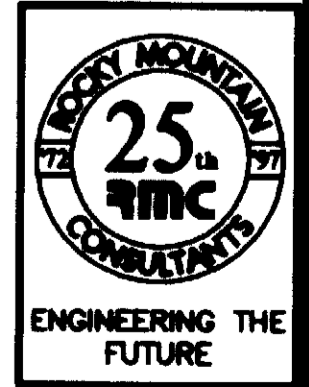
GOLF COURSE
BOOK PAGE

FINAL PD SITE PLAN

SHEET 3 OF 5



Rocky Mountain Consultants, Inc.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentiss Ave. Suite 101
 Englewood, CO 80111
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 FAX (303) 741-8108
 Date: OCT. '97 Job No. 0865,020.00



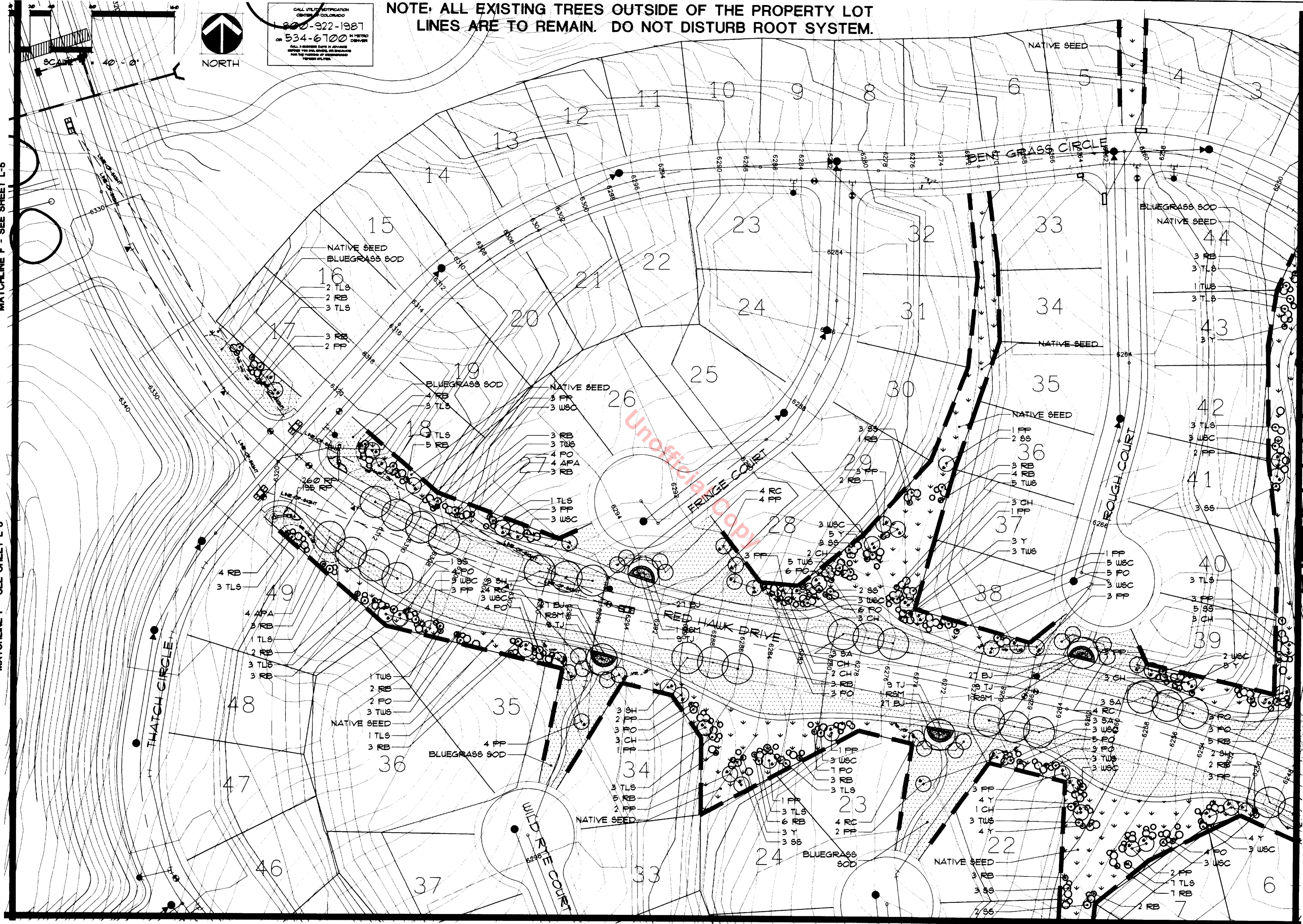
CALL UTILITY NOTIFICATION
 CENTER COLORADO
 800-922-1987
 OR 534-6700
 48 HOURS ADVANCE
 BEFORE YOU DIG OR BORE
 FOR THE PROTECTION OF
 UNDERGROUND UTILITIES

NOTE: ALL EXISTING TREES OUTSIDE OF THE PROPERTY LOT
 LINES ARE TO REMAIN. DO NOT DISTURB ROOT SYSTEM.



MATCHLINE F - SEE SHEET L-5

MATCHLINE F - SEE SHEET L-5



The
NEUBERDULLER
 COMPANY
 0000
 Planning
 Landscape Architects
 710 West Colfax
 Denver, Colorado 80204
 Fax: 303 892 1186
 Phone: 303 892 1166

RED HAWK - Filing No. 1
 Wolfsberger Road at Santa Fe Road
 Castle Rock, Colorado
 PREPARED FOR THE TOWN OF CASTLE ROCK PLANNING & ENGINEERING

Owner
 U.S. HOME
 CORPORATION
 6000 S. GREENWOOD PLAZA
 SUITE 800
 ENGLEWOOD, COLORADO 80111
 TEL: (303) 779-8100
 FAX: (303) 779-0716

Issue Date

- 20 April 1997 - Review Date
- 23 May 1997 - Re-submittal
- 28 August 1997 - Final Set
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Revision Date

- 21 Oct. 1997 - 1st Amendment
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-
-

Sheet Title
**LANDSCAPE
 PLAN**

Sheet Number
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