

# PLAT IDENTIFICATION SHEET

**Reception #:** 8721125

**Number of pages:** 1

**Date:** 07/17/87

UNOFFICIAL COPY

**Name:** SCOTT II #2

**MISCELLANEOUS COMMENTS:**

---

**LANDSCAPE TABULATION**

TYPE	QUANTITY	SIZE
CC - COTTONLESS COTTONWOOD	-2	-2"
DC - DOLGO CRABAPPLE	-3	-2
AP - AUSTRIAN PINE	-2	-12"
QA - QUAKING ASPEN	-3	-2"
AM - ASH MARSHALL	-3	-1 1/2"
<b>TOTAL</b>	<b>=13</b>	

**SHRUBS**

PC - PRUNUS CISTENA	-3	-3"
PK - POTENTILLA KLONDYKE	-4	-18"
<b>TOTAL</b>	<b>=7</b>	

**GROUND COVER**

MW - MONEYWORT	-100
----------------	------

TOTAL LANDSCAPE AREA = 7500 SQ. FT.  
TOTAL PLAYGROUND AREA = 10,700 SQ. FT.

**BOUNDARY**

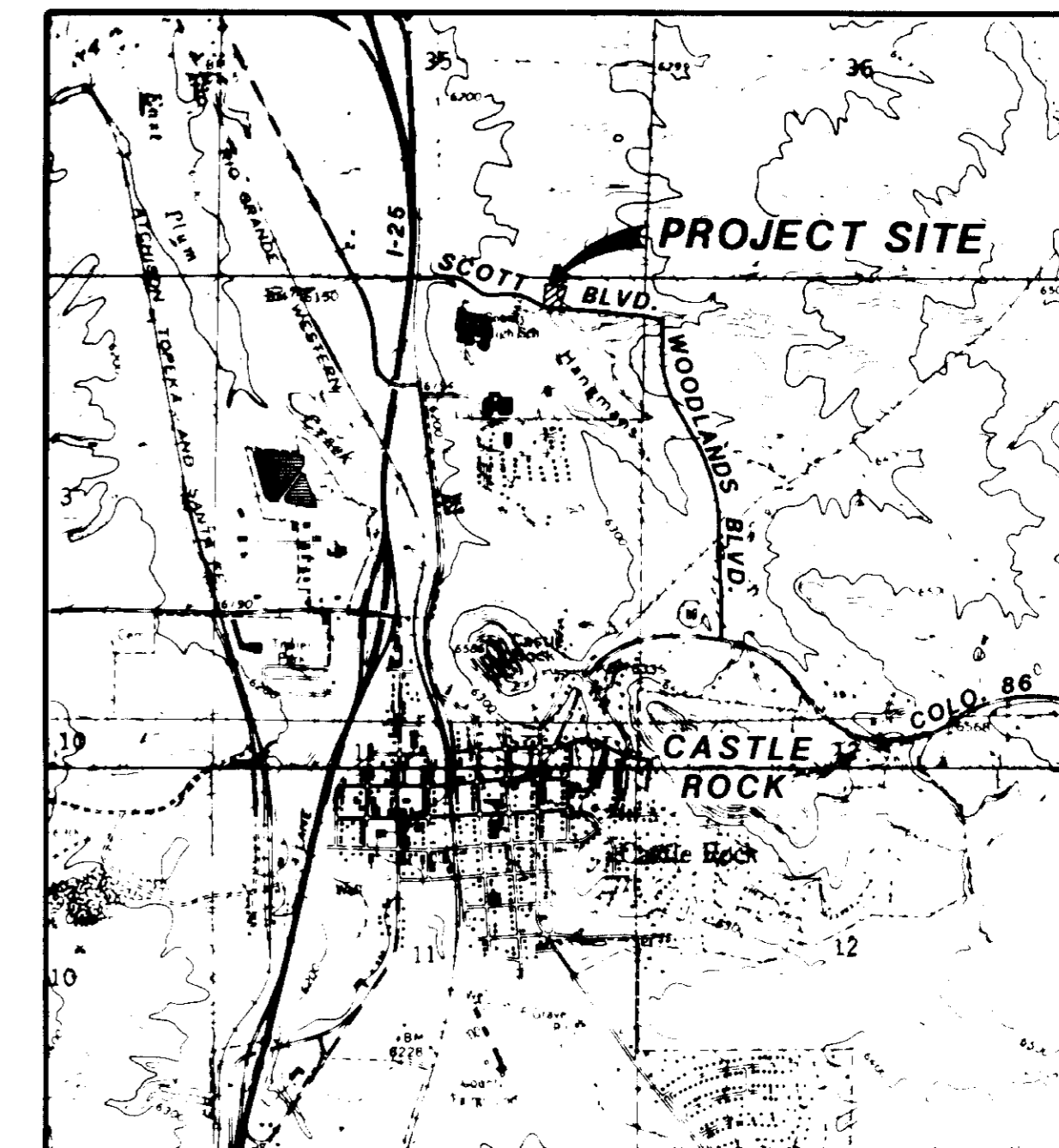
- SET REBAR WITH CAP L.S. #22564
- FOUND REBAR WITH CAP L.S. #18112
- EXIST. CURB & GUTTER
- EXIST. WATERLINE
- EXIST. SAN. SEWER LINE

**LEGEND SITE**

- 6' WOOD FENCE
- CHAIN LINK FENCE
- PROPOSED CURB & GUTTER
- FLOWLINE
- HANDICAP RAMP
- TRAFFIC PATTERN

**LANDSCAPE**

- DECIDUOUS TREES
- PINE TREES
- SHRUBS
- MULCHED AREAS
- CONCRETE

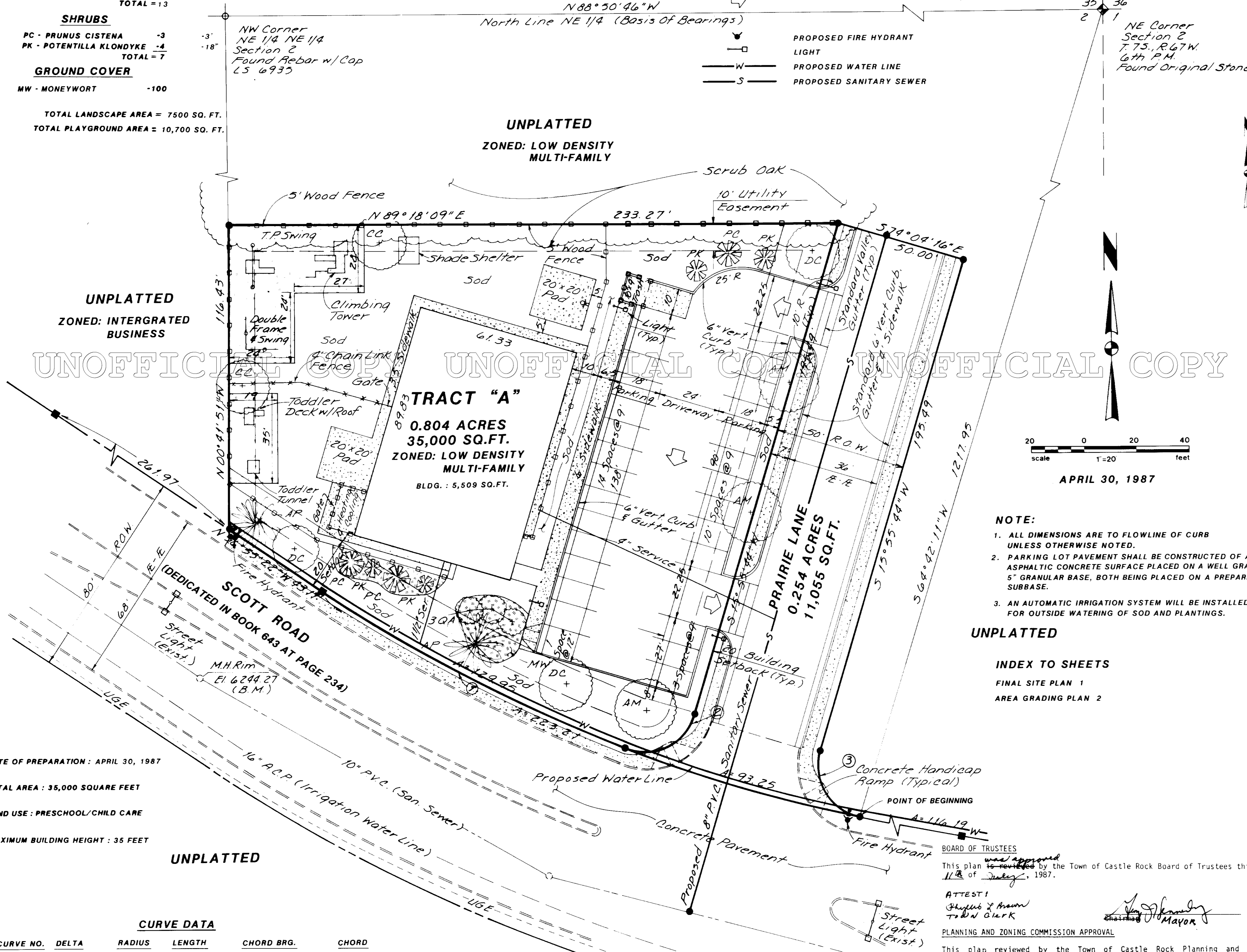


**VICINITY MAP**  
SCALE 1"=2000'

REVISIONS

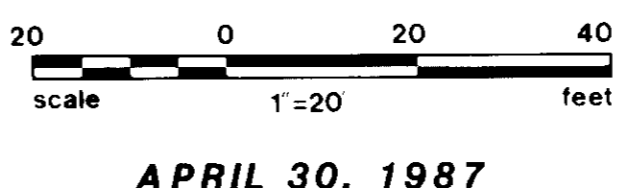
DATE	BY	DESCRIPTION
11/17/87	LW	Added Notes 2, E3, Changed Landscaping South of Driv.

DRAWN: L.G.  
CHECKED: G.E.H.  
DESIGNED: L.W.



**TRACT "A"**  
0.804 ACRES  
35,000 SQ.FT.  
ZONED: LOW DENSITY MULTI-FAMILY  
BLDG.: 5,509 SQ.FT.

**PRAIRIE LANE**  
0.254 ACRES  
11,055 SQ.FT.



APRIL 30, 1987

- NOTE:**
- ALL DIMENSIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
  - PARKING LOT PAVEMENT SHALL BE CONSTRUCTED OF A 2" ASPHALTIC CONCRETE SURFACE PLACED ON A WELL GRADED 5" GRANULAR BASE, BOTH BEING PLACED ON A PREPARED SUBBASE.
  - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR OUTSIDE WATERING OF SOD AND PLANTINGS.

**UNPLATTED**

**INDEX TO SHEETS**  
FINAL SITE PLAN 1  
AREA GRADING PLAN 2

**LEGAL DESCRIPTION - LaPetite Academy Day Care Site**  
A Tract of land located in the Northeast Quarter of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado being described as follows:

Commencing at the Northeast corner of said Section 2 as monumented by a found stone and considering the North line of the Northeast Quarter of said Section 2 to bear North 89°50'45" West to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 2 as monumented by a rebar with cap LS 6935, with all bearings contained herein relative thereto; thence South 64°42'11" West, 1217.95 feet to the Northerly right-of-way line of Scott Road, as described in Book 643 at Page 234, and the POINT OF BEGINNING of this description; thence along said Northerly right-of-way line, along a curve to the right having a central angle of 21°40'35", a radius of 589.99 feet, an arc of 223.21 feet, and a chord which bears North 67°45'39" West, 221.88 feet; thence continuing along said Northerly right-of-way line, North 56°55'22" West, 43.17 feet; thence departing said Northerly right-of-way line, North 00°41'51" West, 116.43 feet; thence North 89°18'09" East, 233.27 feet; thence South 74°04'16" East, 50.00 feet; thence South 15°55'44" West, 195.49 feet; thence along a curve to the left having a delta of 94°31'41", a radius of 20.00 feet, an arc of 33.00 feet, and a chord which bears South 31°20'06" East, 29.38 feet to the POINT OF BEGINNING of this description, containing 1.057 acres (46,055 square feet), more or less.

OWNER	UTILITY LIST
ORIOLE INVESTMENTS, INC., A COLORADO CORPORATION 8301 E. Prentice Avenue Englewood, Colorado 80111	People's Natural Gas 428 Wilcox Street Castle Rock, Colorado 80104 888-3032 Gas IRCA 1406 North U.S. Highway 95 Sedalia, Colorado 888-3100 Electric
SUBDIVIDER LA PETITE ACADEMY, INC. City Center Square 13th and Baltimore Kansas City, MO 64196	Public Works Department Town of Castle Rock 413 Wilcox Street Castle Rock, Colorado 80104 888-9786 Sanitary Sewer Water Storm Sewer Irrigation Service
ENGINEER/SURVEYOR/PLANNER TARANTO, STANTON AND TAGGE 309 Inverness Way South Englewood, Colorado 80112	Mountain Bell 9740 East Costilla Street Englewood, Colorado 80112 792-6084 Telephone Castle Rock Fire Department 310 3rd Street Castle Rock, Colorado 80104 888-4777 Fire Department

**LAND PLANNER/ENGINEER CERTIFICATE**  
I certify that this plan was made under my supervision and is correct to the best of my knowledge.

**CERTIFICATE OF OWNERSHIP**  
Know all men by these presents, that the undersigned, being all of the Owners of certain lands as shown on this plan in the Town of Castle Rock, Douglas County, Colorado.

**BOARD OF TRUSTEES**  
This plan is approved by the Town of Castle Rock Board of Trustees this day 11th of July, 1987.

**ATTEST:**  
Shirley A. Mann  
Town Clerk

**PLANNING AND ZONING COMMISSION APPROVAL**  
This plan reviewed by the Town of Castle Rock Planning and Zoning Commission this 2nd day of July, 1987.

**SURVEYOR'S CERTIFICATE**  
I, MICHAEL C. CREGGER, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plan was made under my supervision and the monuments shown thereon actually exist and this plan accurately represents said survey.



DATE OF PREPARATION: APRIL 30, 1987  
TOTAL AREA: 35,000 SQUARE FEET  
LAND USE: PRESCHOOL/CHILD CARE  
MAXIMUM BUILDING HEIGHT: 35 FEET

**UNPLATTED**

**CURVE DATA**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD
①	21°40'37"	589.99	223.21	N67°45'39"W	221.88'
②	94°31'42"	20.00	33.00	S63°11'35"W	29.38'
③	94°31'41"	20.00	33.00	S31°20'06"E	29.38'

**SCOTT II, FILING 2**  
**LA PETITE ACADEMY**  
**CASTLE ROCK, COLORADO**  
**FINAL SITE PLAN**

TARANTO, STANTON & TAGGE  
Consulting Engineers

JOB NO: 10-552-000  
SCALE: 1"=20'  
DATE: April 30, 1987  
SHEETS: 1 of 1