

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9453430

DATE: 10-17-94

TIME: 15:19

FEE: \$ 30 (3 Pages)

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

Oriole Investments Inc

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Scott 11 F3 Final Pd Site Plan

LEGAL:

2-8-67

(SECTION-TOWNSHIP-RANGE)

35-7-67

SCOTT II FILING NO. 3

A PART OF THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, 6th. P.M. AND SOUTH ONE-HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6th. P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 1 OF 3

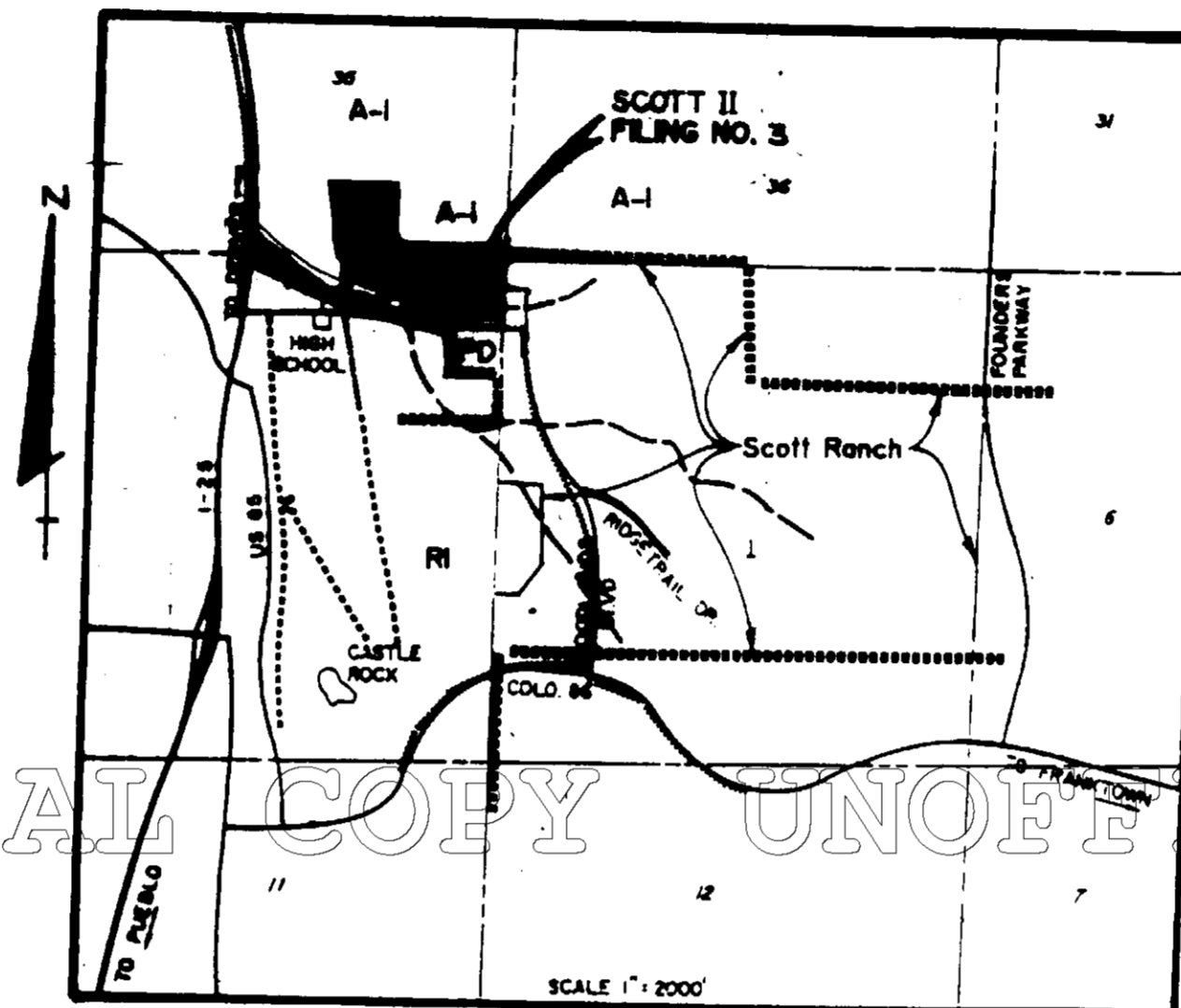
LAND USE SUMMARY	
LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL LOT AREA	14.52
PUBLIC OPEN SPACE	
TRACTS C, D, E, F, I, B, J	3.53
PUBLIC OPEN SPACE	
TRACTS A, B, & G	6.38
DEDICATED USE AREA:	
TRACT H (HANGMAN'S GULCH)	5.64
PUBLIC STREET R.O.W.	5.81
TOTAL SITE AREA	35.87

SINGLE FAMILY LOTS: 78

CROSS DENSITY (INCLUDES STREET R.O.W. AND OPEN SPACE, EXCLUDES MULTI-FAMILY BLOCK 4 AND TRACT H): 2.58 D.U./AC.

NET DENSITY (INCLUDES OPEN SPACE, EXCLUDES STREET R.O.W., MULTI-FAMILY BLOCK 4 AND TRACT H): 3.19 D.U./AC.

APPROVED ZONING DOCUMENT: SCOTT II • CASTLE ROCK MAJOR MODIFICATION TO AMENDED P.U.D.



VICINITY MAP

PROPERTY OWNER:

ORIOLE INVESTMENTS
7340 E. CALEY AVENUE
SUITE 300
ENGLEWOOD, CO 80111

[Signature]
DATE

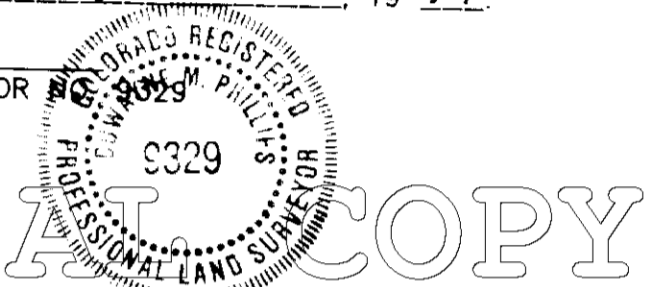
7/10/94
DATE

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 2, 1993, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 18th DAY OF July, 1994

[Signature]
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE (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 THE TITLE 17 OF THE CASTLE ROCK MUNICIPAL CODE.

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 1, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE SOUTH ONE-HALF OF SECTION 35, 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 NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1 NORTH 89°58'06" EAST A DISTANCE OF 127.78 FEET; THENCE SOUTH 03°51'27" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 474.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AS SHOWN ON THE RECORDED PLAT OF SCOTT RANCH FILING NO. 1; THENCE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID WOODLANDS BOULEVARD THE FOLLOWING FOUR (4) COURSES:

1. NORTH 86°35'35" WEST A DISTANCE OF 85.00 FEET;
2. THENCE SOUTH 03°51'27" WEST A DISTANCE OF 41.53 FEET TO A POINT OF CURVE;
3. THENCE 37.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°15'35" AND A RADIUS OF 25.00 FEET TO A POINT OF TANGENT;
4. THENCE NORTH 89°52'58" WEST A DISTANCE OF 19.17 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD, RECORDED IN BOOK 643 AT PAGE 234 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°52'58" WEST A DISTANCE OF 948.25 FEET TO A POINT OF CURVE;
2. THENCE 116.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 117°01" AND A RADIUS OF 589.99 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY LINE OF SCOTT II, FILING 2, RECORDED AT RECEPTION NUMBER 8721124 OF THE DOUGLAS COUNTY RECORDS, THE FOLLOWING FIVE (5) COURSES:

1. 33.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 94°31'41" AND A RADIUS OF 20.00 FEET TO A POINT OF TANGENT;
2. THENCE NORTH 15°55'44" EAST A DISTANCE OF 195.49 FEET;
3. THENCE NORTH 74°04'16" WEST A DISTANCE OF 50.00 FEET;
4. THENCE SOUTH 89°18'09" WEST A DISTANCE OF 233.27 FEET;
5. THENCE SOUTH 00°41'51" EAST A DISTANCE OF 116.44 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 56°55'22" WEST A DISTANCE OF 261.98 FEET TO A POINT OF CURVE;
2. THENCE 263.10 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°29'57" AND A RADIUS OF 670.00 FEET TO A POINT OF TANGENT;
3. THENCE NORTH 79°25'19" WEST A DISTANCE OF 86.68 FEET;

THENCE NORTH 10°34'41" EAST A DISTANCE OF 72.00 FEET; THENCE NORTH 11°25'19" WEST A DISTANCE OF 148.00 FEET; THENCE NORTH 19°25'19" WEST A DISTANCE OF 500.00 FEET; THENCE NORTH 00°41'51" WEST A DISTANCE OF 172.12 FEET; THENCE SOUTH 88°55'17" EAST A DISTANCE OF 717.01 FEET; THENCE SOUTH 00°41'51" EAST ALONG THE EASTERLY LINE OF THE SOUTH ONE-HALF OF SECTION 35 A DISTANCE OF 662.86 FEET; THENCE SOUTH 88°50'46" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2 A DISTANCE OF 1348.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 30.232 ACRES.

NOTICE:
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND THE SOUTH ONE-HALF OF SECTION 35, 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 03°51'27" WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 58°09'34" WEST 1158.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCOTT ROAD, AS RECORDED IN BOOK 643 AT PAGE 234 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 89°52'58" WEST 402.73 FEET; THENCE NORTH 45°57'00" WEST 224.35 FEET; THENCE NORTH 63°20'00" WEST 244.70 FEET; THENCE NORTH 82°08'18" WEST 466.26 FEET; THENCE NORTH 68°18'00" WEST 205.00 FEET; THENCE NORTH 42°29'45" WEST 272.74 FEET; THENCE SOUTH 86°24'45" WEST 189.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, AS RECORDED IN BOOK 103 AT PAGE 259 OF THE RECORDS OF SAID DOUGLAS COUNTY; THENCE NORTH 03°16'40" WEST 344.85 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SCOTT ROAD AND A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS SOUTH 08°45'10" WEST; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. THENCE 139.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°47'52" AND A RADIUS OF 260.00 FEET TO A POINT OF TANGENT;
2. THENCE SOUTH 50°26'58" EAST 558.20 FEET ALONG SAID TANGENT TO A POINT OF CURVE;
3. THENCE 338.80 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°58'21" AND A RADIUS OF 670.00 FEET TO A POINT OF TANGENT;
4. THENCE SOUTH 79°25'19" EAST 136.68 FEET ALONG SAID TANGENT TO A POINT OF CURVE;
5. THENCE 231.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°29'57" AND A RADIUS OF 590.00 FEET TO A POINT OF TANGENT;
6. THENCE SOUTH 56°55'22" EAST 305.14 FEET ALONG SAID TANGENT TO A POINT OF CURVE;
7. THENCE 385.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°57'36" AND A RADIUS OF 670.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 5.636 ACRES.

LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED, BLOCKS 1, 2, 3, 5, & 6

SITE AREA:	30.23 AC.
NO. OF SINGLE FAMILY LOTS:	78
GROSS DENSITY:	2.58 DU/AC.
NET DENSITY:	3.19 DU/AC.
EXISTING ZONING:	RA, P.U.D.
PROPOSED USE:	SINGLE-FAMILY HOMES-DETACHED
MINIMUM LOT AREA:	6,000 S.F.
AVERAGE LOT AREA:	8,250 S.F.
MINIMUM LOT DIMENSIONS:	60' X 100'
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	3' WITH THE SUM OF THE TWO SIDE YARD SETBACKS BEING NOT LESS THAN 10'; AND WITH A MINIMUM OF 10' BETWEEN STRUCTURES.
SIDE (ABUTTING A PUBLIC STREET):	15'
MINIMUM OFF-STREET PARKING SPACES:	2 SPACES PER DWELLING UNIT

DEDICATED USE AREA, TRACT H

SITE AREA:	5.64 AC.
LAND USE:	HANGMAN'S GULCH DRAINAGE CHANNEL

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

SHEET INDEX

SHEET 1 OF 3	COVER SHEET
SHEET 2 OF 3	LOT LAYOUT
SHEET 3 OF 3	LANDSCAPE PLAN

PLANNING COMMISSION APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 9th DAY OF MAY, A.D., 1994.

ATTEST:
[Signature] 10/17/94 *[Signature]* 10/17/94
CHAIRMAN DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 20th DAY OF MAY, A.D., 1994.

ATTEST:
[Signature] 10/17/94 *[Signature]* 10/17/94
MAYOR DATE TOWN CLERK DATE

CLERK AND RECORDER

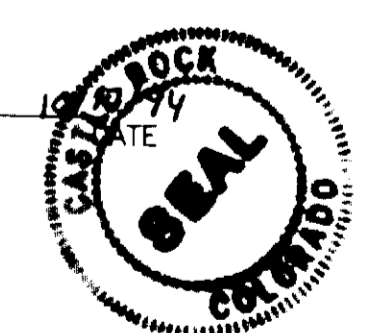
STATE OF COLORADO
COUNTY OF DOUGLAS

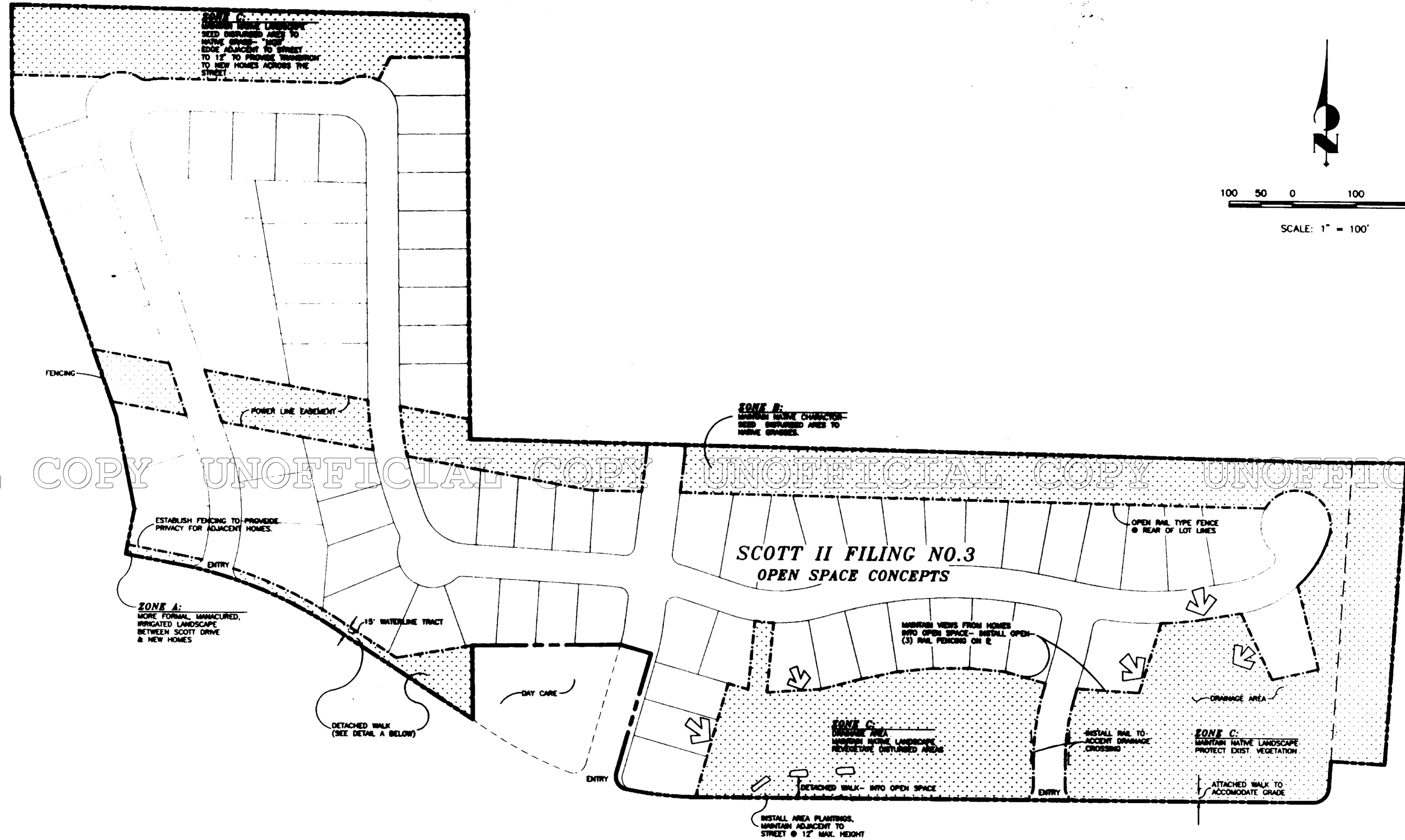
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 17th DAY OF

October, 1994, A.D., AT 15:19 AM (PM) AND WAS RECORDED AT RECEPTION

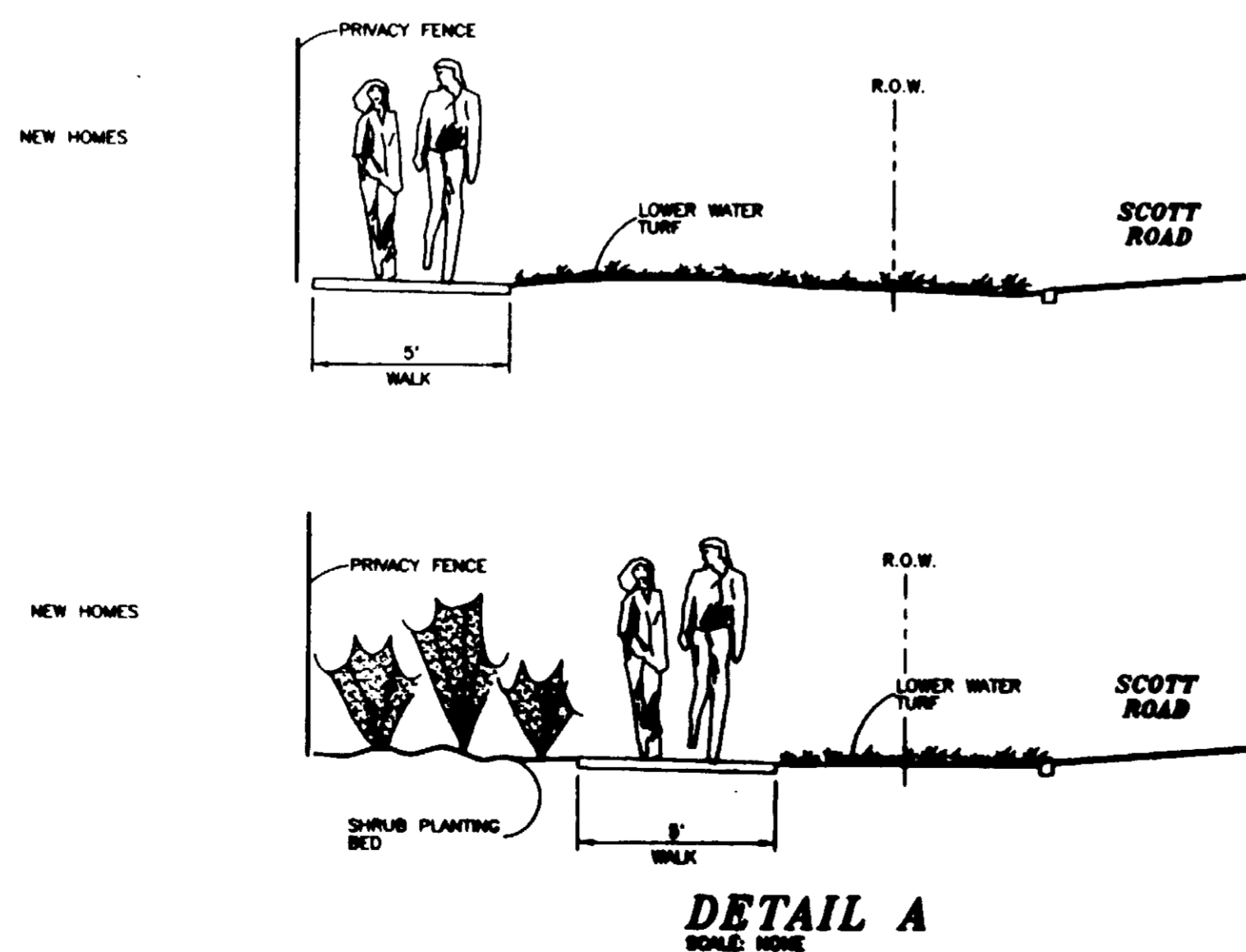
NUMBER 9453430

[Signature]
COUNTY CLERK AND RECORDER





UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



DESIGN INTENT

THE DESIGN CONCEPTS FOCUS ON THE NATIVE LANDSCAPE. EXISTING VEGETATION WILL BE PRESERVED AND PROTECTED WHEREVER POSSIBLE. OPEN SPACE AREAS WILL CONSIST OF THREE ZONES:

ZONE A: THIS IS THE NARROW AREA BETWEEN SCOTT ROAD AND THE PROPOSED NEW HOMES IN THE SOUTHWESTERN PORTION OF THE SITE. THIS AREA WILL BE A MORE MANICURED, IRRIGATED LANDSCAPE TO PROVIDE CONTINUITY BETWEEN THE LANDSCAPED MEDIAN IN SCOTT ROAD AND THE NEW HOMES. THE LOCATION OF THE WALK IN THIS AREA IS DETAILED ON THE PLAN.

ZONE B: THIS AREA IS MAINLY WITHIN THE EXISTING POWER LINE EASEMENT. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE SEEDED TO NATIVE GRASSES. NO ADDITIONAL PLANTINGS WILL BE INSTALLED. REAR LOT LINE FENCING WILL CONSIST OF A 3 RAIL OPEN TYPE OF FENCE.

ZONE C: THIS AREA WILL ALSO MAINTAIN A NATIVE CHARACTER. PLANTINGS WILL BE ADDED IN SOME AREAS AND PORTION OF THE NATIVE GRASS WILL BE MOWED TO PROVIDE A TRANSITION FROM THE NATIVE LANDSCAPE TO THE MORE FORMAL LANDSCAPES ASSOCIATED WITH THE NEW HOMES AND ADJACENT STREETS.

PLANT MATERIALS WILL BE SELECTED TO BE COMPATIBLE WITH THE NATIVE LANDSCAPE IN THE AREA. XERISCAPE DESIGN PRINCIPLES WILL BE INCORPORATED IN ALL LANDSCAPED AREAS INSTALLED BY THE DEVELOPER.

ENTRY AREAS WILL BE ACCENTED WITH ADDITIONAL PLANTINGS TO PROVIDE SEASONAL INTEREST AND COLOR. A SIMPLE PLANT PALETTE OF LOW MAINTENANCE PLANTS HAS BEEN SELECTED TO BLEND WITH THE NATIVE LANDSCAPE AND PROVIDE A TRANSITION TO THE NEW HOMES.

SCOTT II, FILING NO. 3
FINAL P.D. SITE PLAN
LANDSCAPE PLAN/OPEN SPACE CONCEPTS

DATE: 10/25/03
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
JOB NO. 2198,014

NO.	DESCRIPTION	DATE	BY

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING PLANNING
801 E. [Address]