

PLAT IDENTIFICATION SHEET

RECEPTION #: 9336944

DATE: 08-11-93

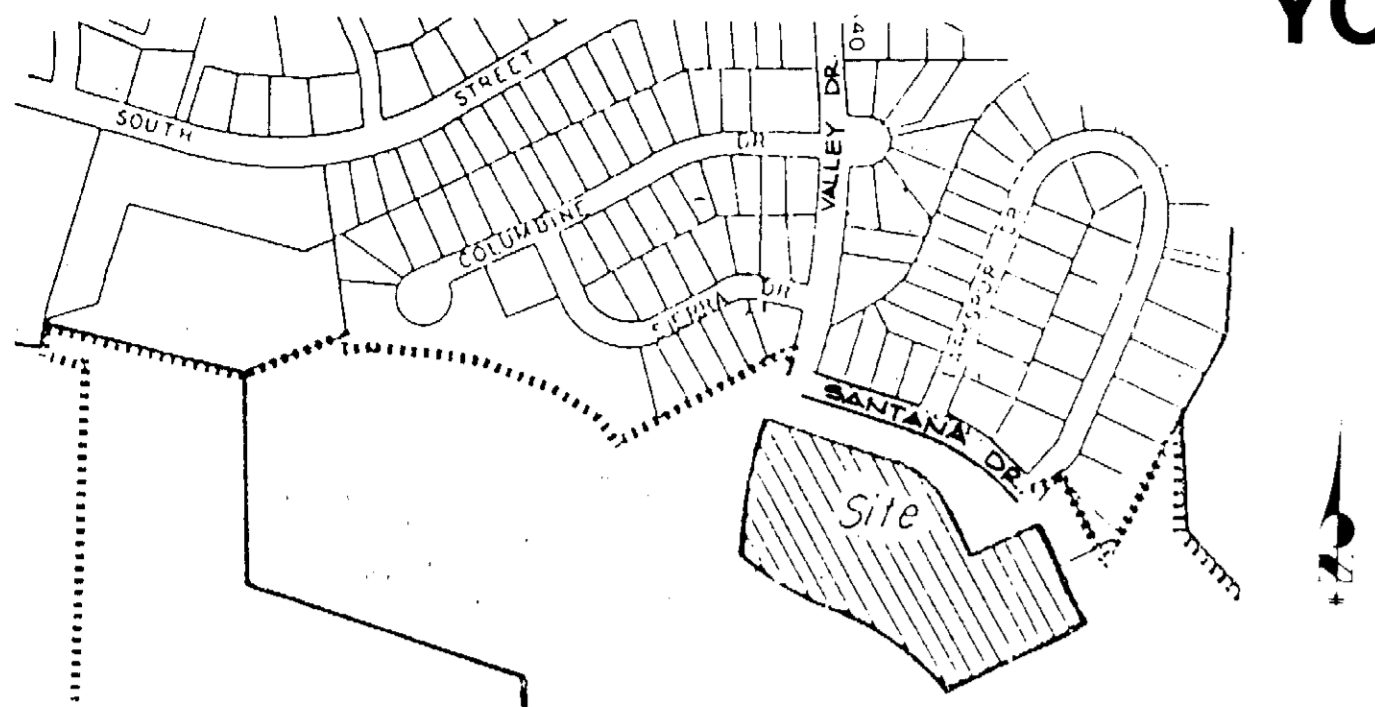
NUMBER OF PGS: 2

**NAME OF PLAT: YOUNG AMERICAN PUD ET
AL**

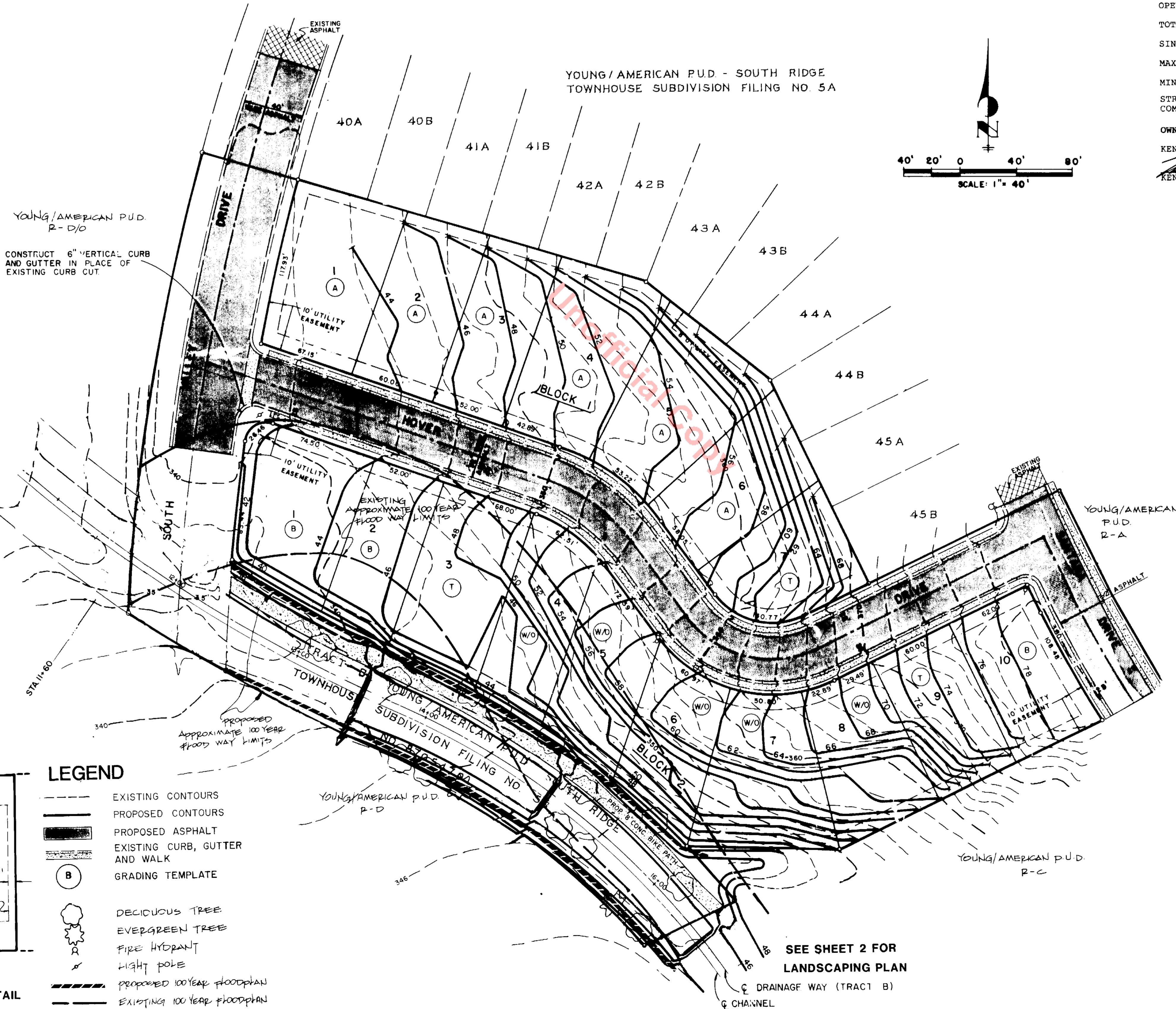
MISCELLANEOUS COMMENTS:

SOUTHRIDGE TOWNHOUSE #5B ET AL

MODIFICATION TO FINAL SITE & GRADING PLAN
YOUNG AMERICAN P.U.D.- SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO.5B
 SUBDIVISION OF A PART OF YOUNG/AMERICAN P.U.D. , TOWN OF CASTLE ROCK, COLORADO



VICINITY MAP
SCALE: 1"=400'



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B AS RECORDED UNDER RECEPTION NO. 8705479 IN THE DOUGLAS COUNTY RECORDS, STATE OF COLORADO, CONTAINING 4.974 ACRES.

LAND USE SUMMARY	EXISTING PLAN	PROPOSED PLAN
PUBLIC STREETS	61,642 SQ. FT. = 28%	61,642 SQ. FT. = 28%
SINGLE FAMILY LOTS	119,387 SQ. FT. = 55%	127,109 SQ. FT. = 59%
OPEN SPACE	35,630 SQ. FT. = 16%	27,908 SQ. FT. = 13%
TOTAL PROJECT AREA	216,659 SQ. FT. = 100%	216,659 SQ. FT. = 100%
SINGLE FAMILY DETACHED DWELLINGS	24 UNITS	17 UNITS
MAXIMUM BUILDING HEIGHTS	35 FEET	35 FEET
MINIMUM OFF-STREET PARKING	2 SPACES PER UNIT	2 SPACES PER UNIT

STREET IMPROVEMENTS TO VALLEY DRIVE FROM EXISTING PAVING WILL BE COMPLETED TO TOWN STANDARDS AS PART OF THE SUBDIVISION IMPROVEMENTS.

OWNERS

KENNETH E. ASH

 KENNETH E. ASH

SURVEYOR'S CERTIFICATE

I, ELDON R. STRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS FINAL PD SITE AND GRADING PLAN WAS MADE UNDER MY SUPERVISION AND THIS FINAL PD SITE AND GRADING PLAN ACCURATELY REPRESENTS SAID SURVEY.

ELDON R. STRONG, P.L.S.
 COLORADO NO. 13258
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.

PLANNING COMMISSION APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 24TH DAY OF MAY A.D., 1993.

ATTEST:

CHAIRMAN 8/4/93
 DATE

TOWN CLERK 8/4/93
 DATE

TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11TH DAY OF August A.D., 1993.

ATTEST:

MAYOR August 11, 1993
 DATE

TOWN CLERK 8-11-93
 DATE

RECORDER'S CERTIFICATE

THIS FINAL SITE & GRADING PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:50 P.M. ON THE 11TH DAY OF August 1993, IN BOOK PAGE , FILE , MAP . RECEPTION NO. 9336944

COUNTY CLERK AND RECORDER

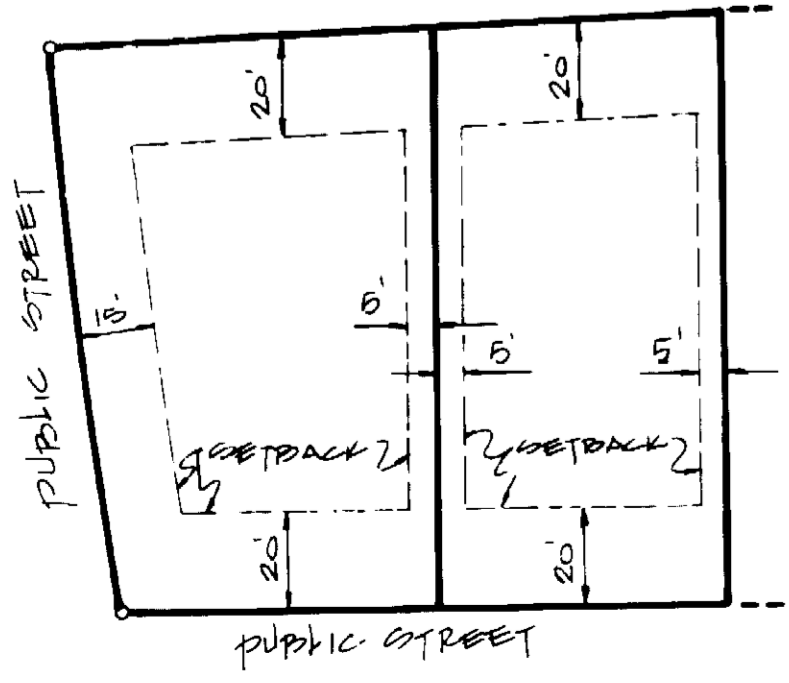
BY:
 DEPUTY

CONSTRUCTION SCHEDULE - COMPLETED IN 1993			
4			
3			
2			
1			
NO.	REVISION	BY	DATE
DES BY LMH	DWN BY AS	CHK BY JPF	
SCALE 1"=40'	DATE 4/26/93		
JOB NO 3159	SHT 1 OF 2		

MODIFICATION TO FINAL SITE & GRADING PLAN
 YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B

JR Engineering, Ltd.
 687 S. Spruce Street
 Englewood, Colorado 80112
 303.781.9883
 FAX 303.781.9810

BUILDING SETBACKS:
 FRONT 20' REAR 20'
 CORNER 15' SIDE 5'



TYPICAL LOT SETBACK DETAIL
NTS

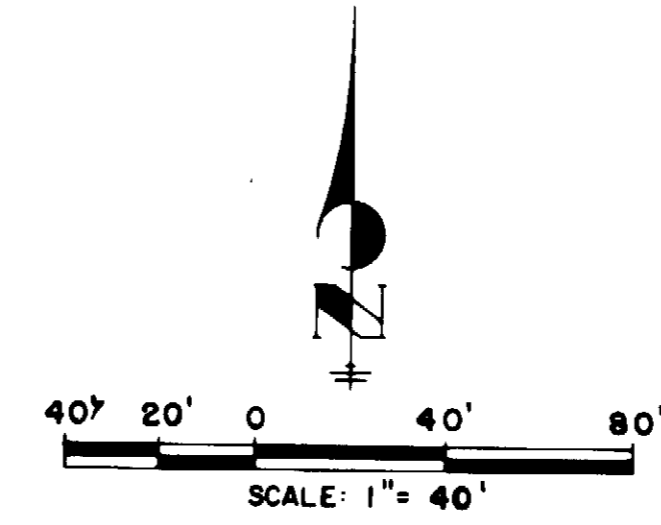
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED ASPHALT
- EXISTING CURB, GUTTER AND WALK
- (B) GRADING TEMPLATE
- (T) DECIDUOUS TREE
- (E) EVERGREEN TREE
- (F) FIRE HYDRANT
- (L) LIGHT POLE
- PROPOSED 100 YEAR FLOODPLAIN
- EXISTING 100 YEAR FLOODPLAIN




SEE SHEET 2 FOR LANDSCAPING PLAN

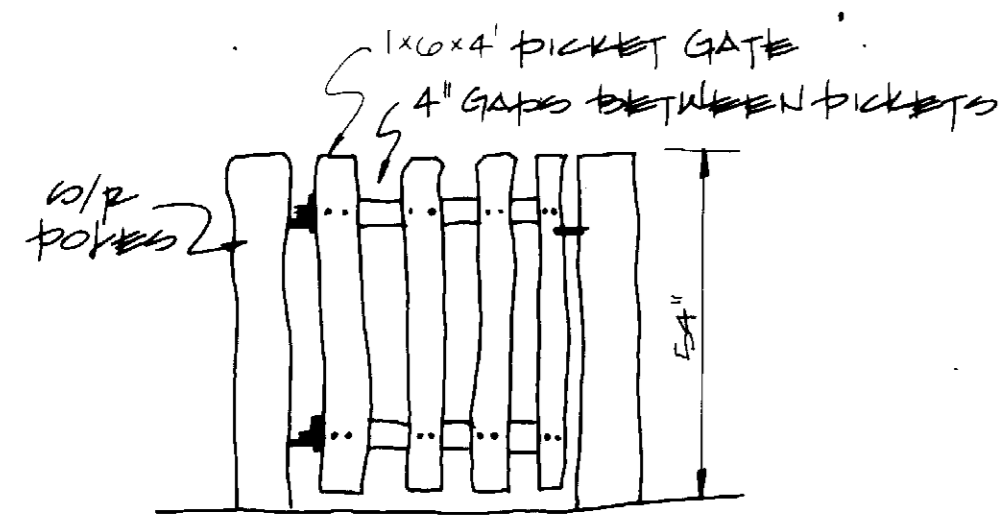
☐ DRAINAGE WAY (TRACT B)
 ☐ CHANNEL

YOUNG / AMERICAN P.U.D. - SOUTH RIDGE
TOWNHOUSE SUBDIVISION FILING NO. 5A

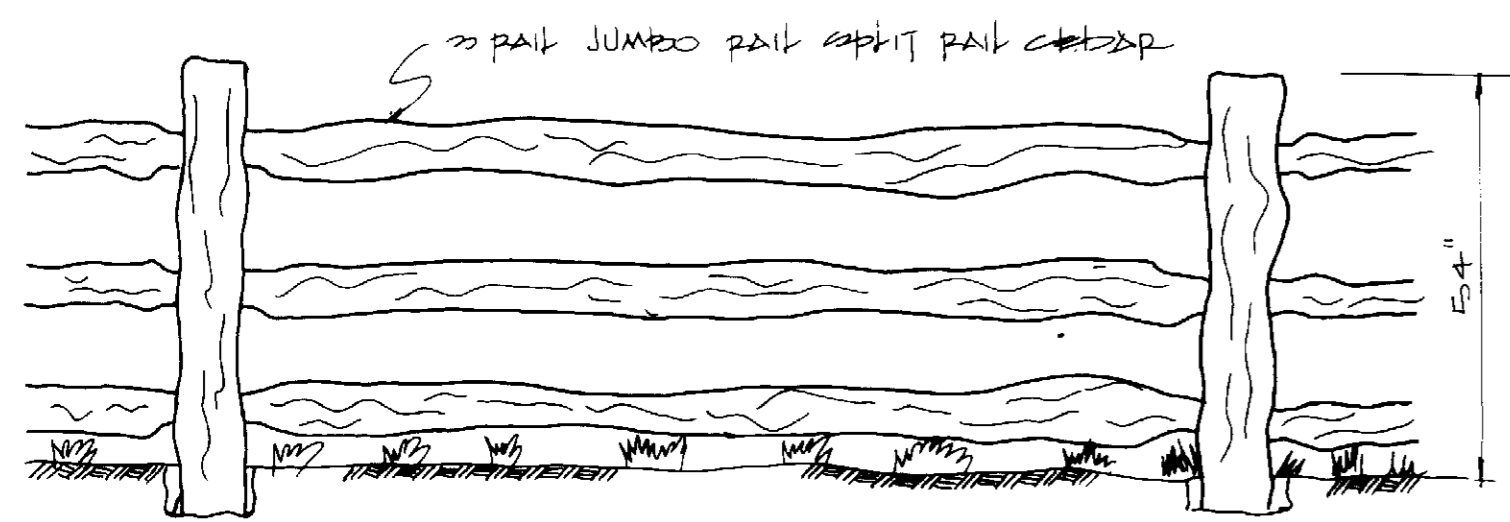


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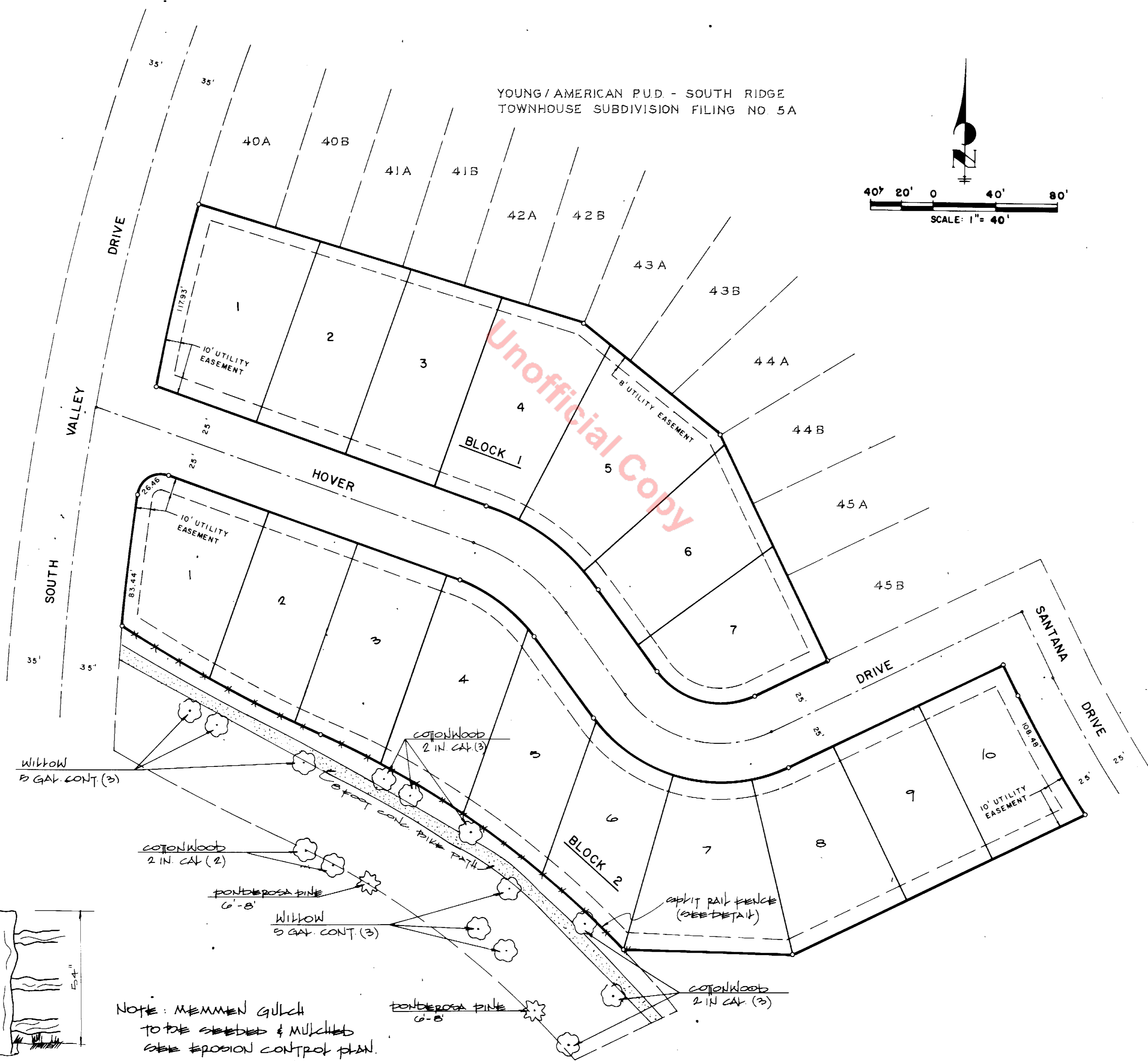
-  DECIDUOUS TREE
-  EVERGREEN TREE
-  8' CONCRETE BIKE PATH



GATE DETAIL



FENCE DETAIL



NOTE: MEMPHIS GULCH
TO BE STABILIZED & MULCHED
SEE EROSION CONTROL PLAN.

DESIGN NO.			REVISION			BY			DATE		
DES BY KMH			OWN BY AS			CHK BY JTF			DATE 7/23/93		
SCALE 1" = 40'			JOB NO 3109			SHT 2 OF 2			FINAL P.D. SITE PLAN SHEET 2 YOUNG / AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A		
JR Engineering, Ltd. 6857 S. Spruce Street Englewood, Colorado 80112 303.740.9893 FAX 303.721.9019											