

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8705478

**Number of pages:** 2

**Date:** 02/25/87

**Name:** YOUNG AMERICAN  
PUD SOUTHRIDGE

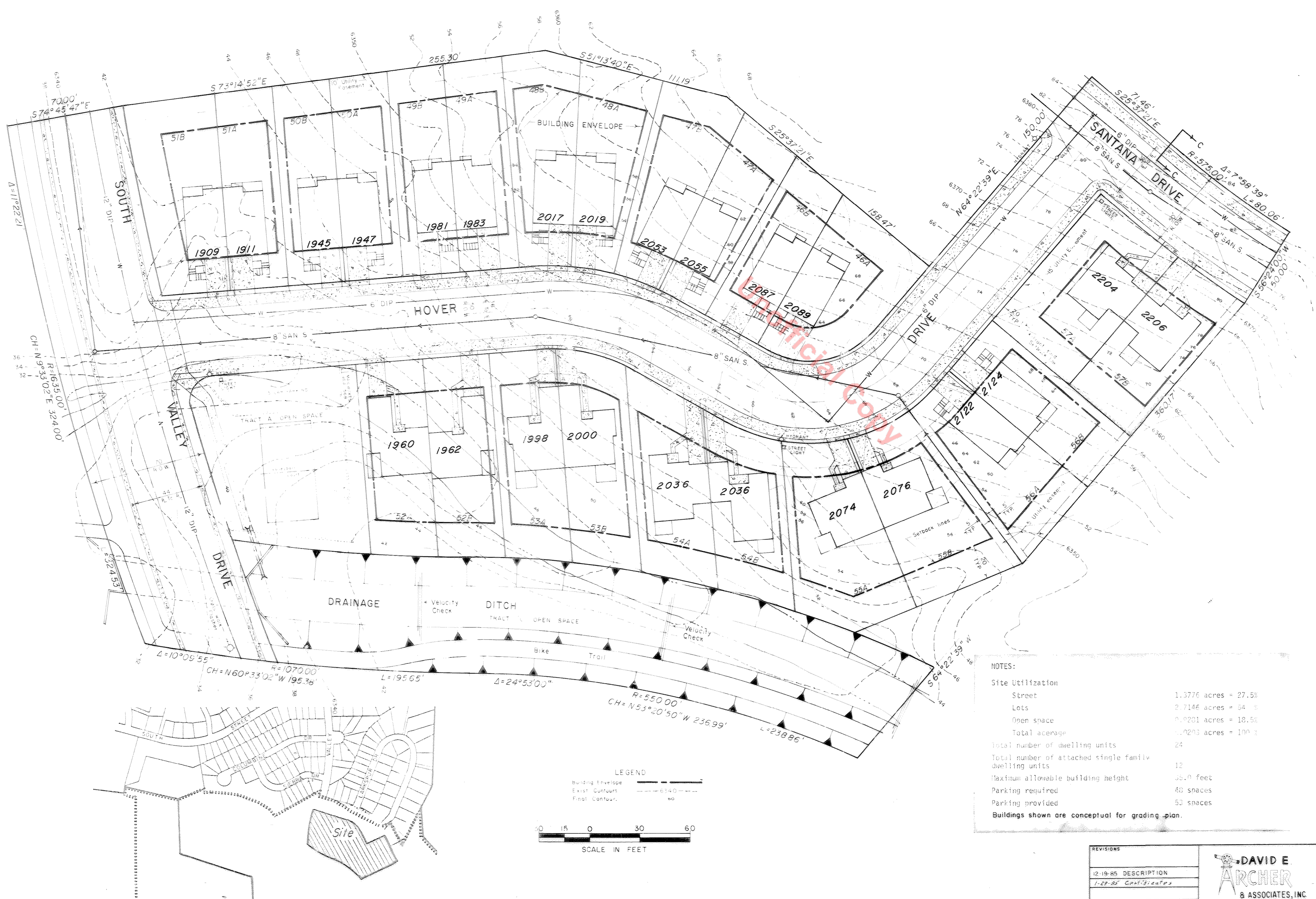
**MISCELLANEOUS COMMENTS:**

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# 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



PROPERTY DESCRIPTION:  
 A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:  
 Beginning at the Southwest corner of Young/American P.U.D. - South Ridge Townhouse Subdivision, Filing No. 5A, being a point on the West Right of Way line of South Valley Drive;  
 Thence S 74°45'47"E along the South line of said Filing No. 5A a distance of 70.00 feet;  
 Thence S 73°14'52"E along said South line a distance of 255.30 feet;  
 Thence S 51°13'40"E along said South line a distance of 111.19 feet;  
 Thence S 25°37'21"E along said South line a distance of 158.47 feet;  
 Thence N 64°22'39"E along said South line a distance of 150.00 feet;  
 Thence S 25°37'21"E a distance of 71.46 feet to a point of curve;  
 Thence Southeasterly along the arc of a curve to the left a distance of 80.06 feet, said curve has a radius of 575.00 feet and a central angle of 7°58'39";  
 Thence S 56°24'00"W radial to the last mentioned curve a distance of 50.00 feet;  
 Thence N 08°09'00"W a distance of 108.34 feet;  
 Thence along the arc of a curve to the right a distance of 51.99 feet, said curve has a radius of 620.00 feet, a central angle of 4°48'16" and a chord that bears S 41°32'50"E a distance of 51.97 feet;  
 Thence S 64°22'39"W a distance of 72.25 feet;  
 Thence Northwesterly along the arc of a curve to the left a distance of 248.06 feet, said curve has a radius of 560.00 feet, a central angle of 24°52'00" and a chord that bears N 57°20'50"W a distance of 236.99 feet to a point of reverse curve;  
 Thence Northwesterly along the arc of a curve to the right a distance of 135.65 feet, said curve has a radius of 1070.00 feet, a central angle of 10°28'26" and a chord that bears N 60°33'02"W a distance of 195.38 feet to a point on a curve;  
 Thence Northerly along the arc of a curve to the right a distance of 324.53 feet, said curve has a radius of 1635.00 feet, a central angle of 11°22'21" and a chord that bears N 9°13'02"E a distance of 324.00 feet to the point of beginning, containing 4.9738 acres, more or less.

OWNER:  
 Michael Young, President, Park Vista Corporation

-----SURVEYOR'S CERTIFICATE-----  
 I, David E. Archer, a professional land surveyor registered in the State of Colorado, do hereby certify that the survey represented by this Final Site & Grading Plan was made under my supervision and that this Final Site & Grading Plan accurately represents said survey.  
 David E. Archer  
 Professional Land Surveyor

-----PLANNING COMMISSION APPROVAL-----  
 Approved by the Planning Commission of the Town of Castle Rock, Colorado, this 5th day of November, A.D., 1985.  
 Attest:  
 Phyllis A. Brown, Town Clerk  
 Gary R. Brown, Chairman

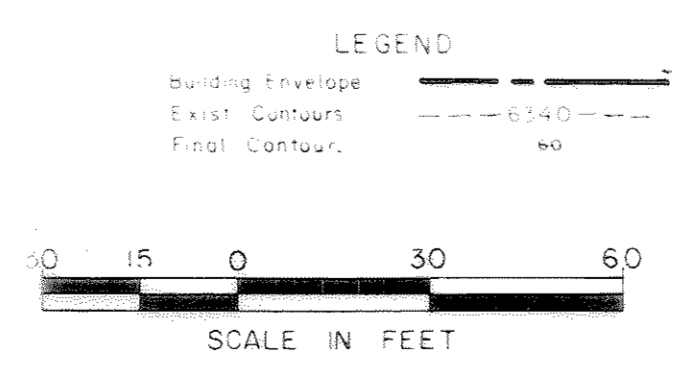
-----CITY APPROVAL-----  
 Approved by the Board of Trustees of the Town of Castle Rock, Colorado, this 14th day of November, A.D., 1985.  
 Attest:  
 Phyllis A. Brown, Town Clerk  
 Joseph J. Hummer, Mayor

-----CLERK AND RECORDER'S CERTIFICATE-----  
 This Final Site & Grading Plan was filed for record in the office of the Clerk and Recorder of Douglas County, Colorado, at 11:35 o'clock on the 25th day of February, A.D., 1985.  
 Book \_\_\_\_\_ Page \_\_\_\_\_ File \_\_\_\_\_ Map \_\_\_\_\_  
 Reception No. 8705478  
 Louis J. Thompson, Clerk and Recorder  
 By: \_\_\_\_\_ Deputy

NOTES:

Site Utilization	
Street	1.3776 acres = 27.5%
Lots	2.7146 acres = 54.3%
Open space	0.9201 acres = 18.5%
Total acreage	5.0123 acres = 100%
Total number of dwelling units	24
Total number of attached single family dwelling units	12
Maximum allowable building height	35.0 feet
Parking required	80 spaces
Parking provided	53 spaces
Buildings shown are conceptual for grading plan.	

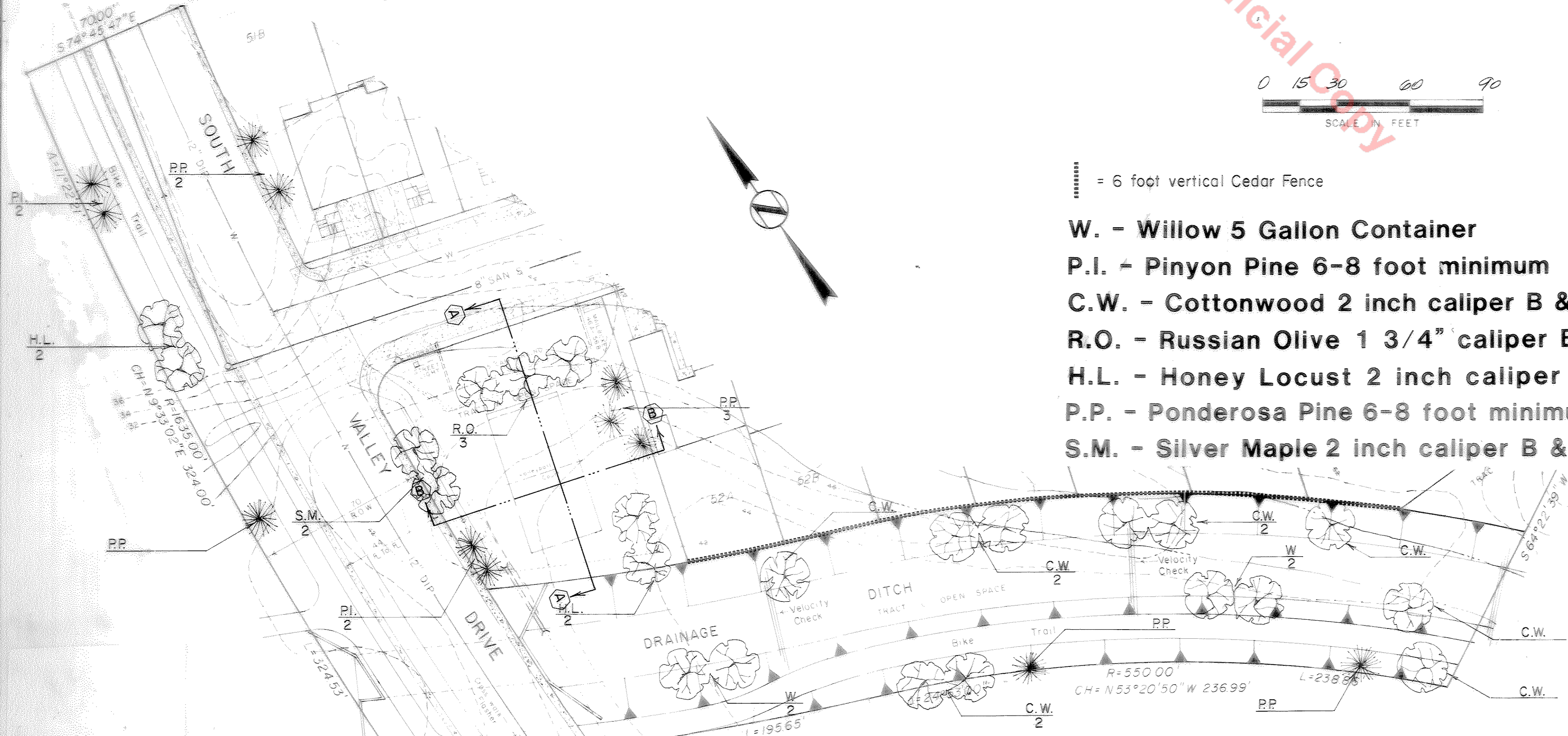
VICINITY MAP  
 Scale 1" = 400'



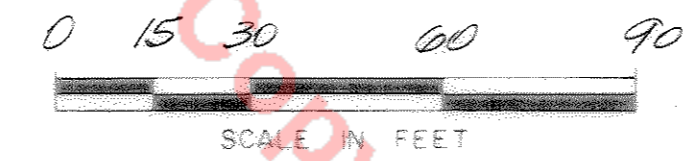
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">12-19-85 DESCRIPTION</td> <td style="width: 50%;">1-29-85 Cont. Notes</td> </tr> </table>	12-19-85 DESCRIPTION	1-29-85 Cont. Notes			<p>TITLE: FINAL SITE PLAN SOUTH RIDGE 5B</p> <p>CLIENT: PARK VISTA CORPORATION</p> <p>Sheet 1 of 2 JOB NUMBER 84-36</p>
12-19-85 DESCRIPTION	1-29-85 Cont. Notes				

LANDSCAPE PLAN  
**YOUNG/AMERICAN P.U.D.**  
**SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B**

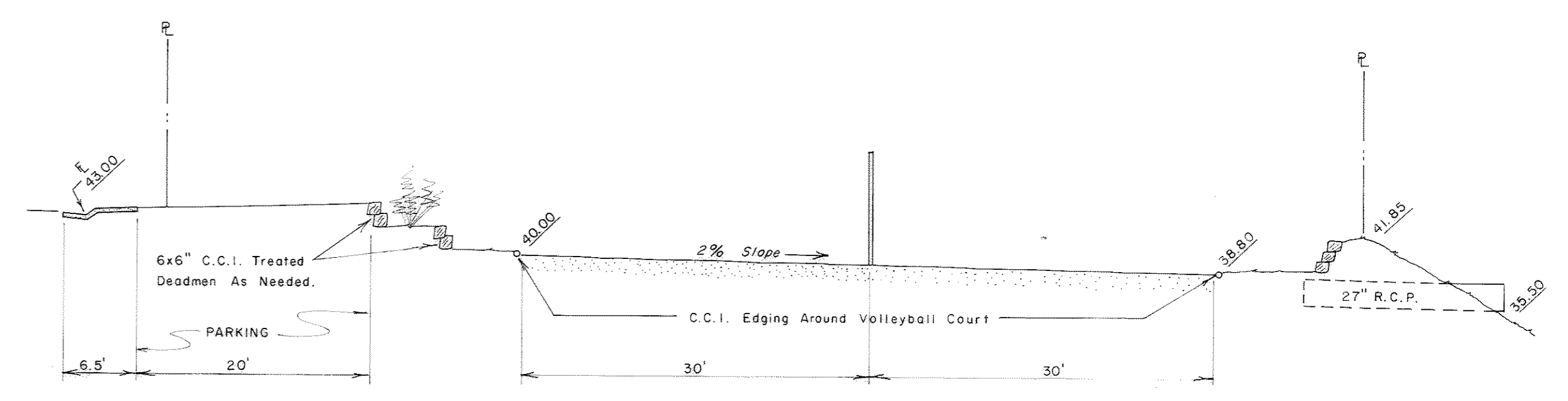
**Note:**  
 Developer shall provide one tree  
 (2" caliper or more) per lot.



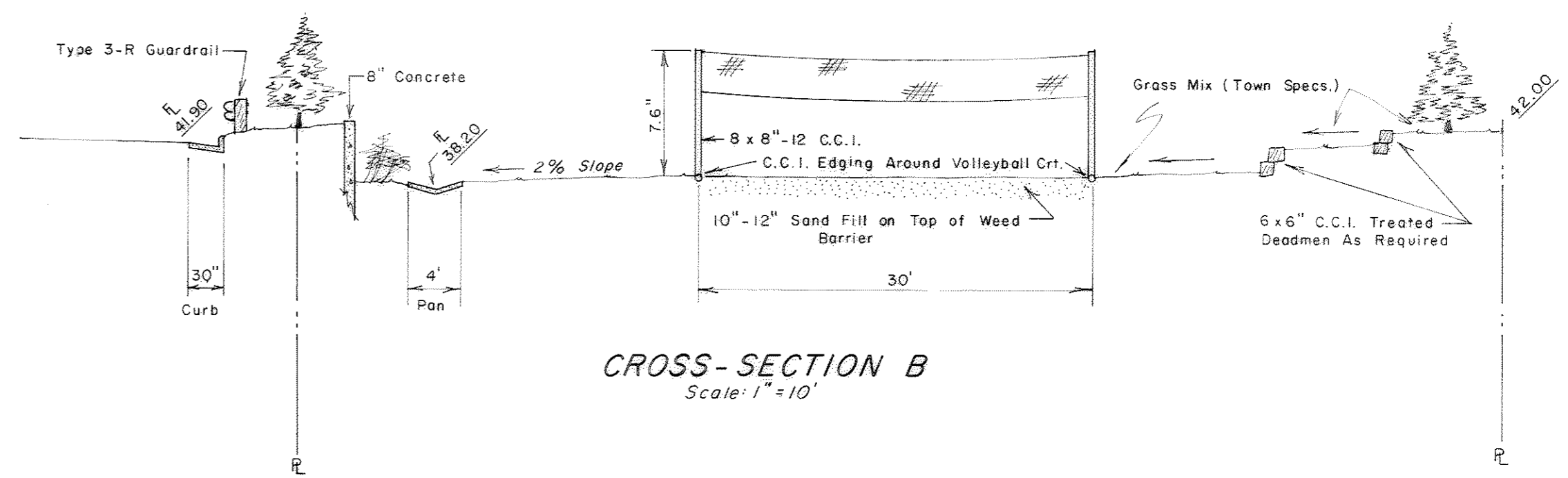
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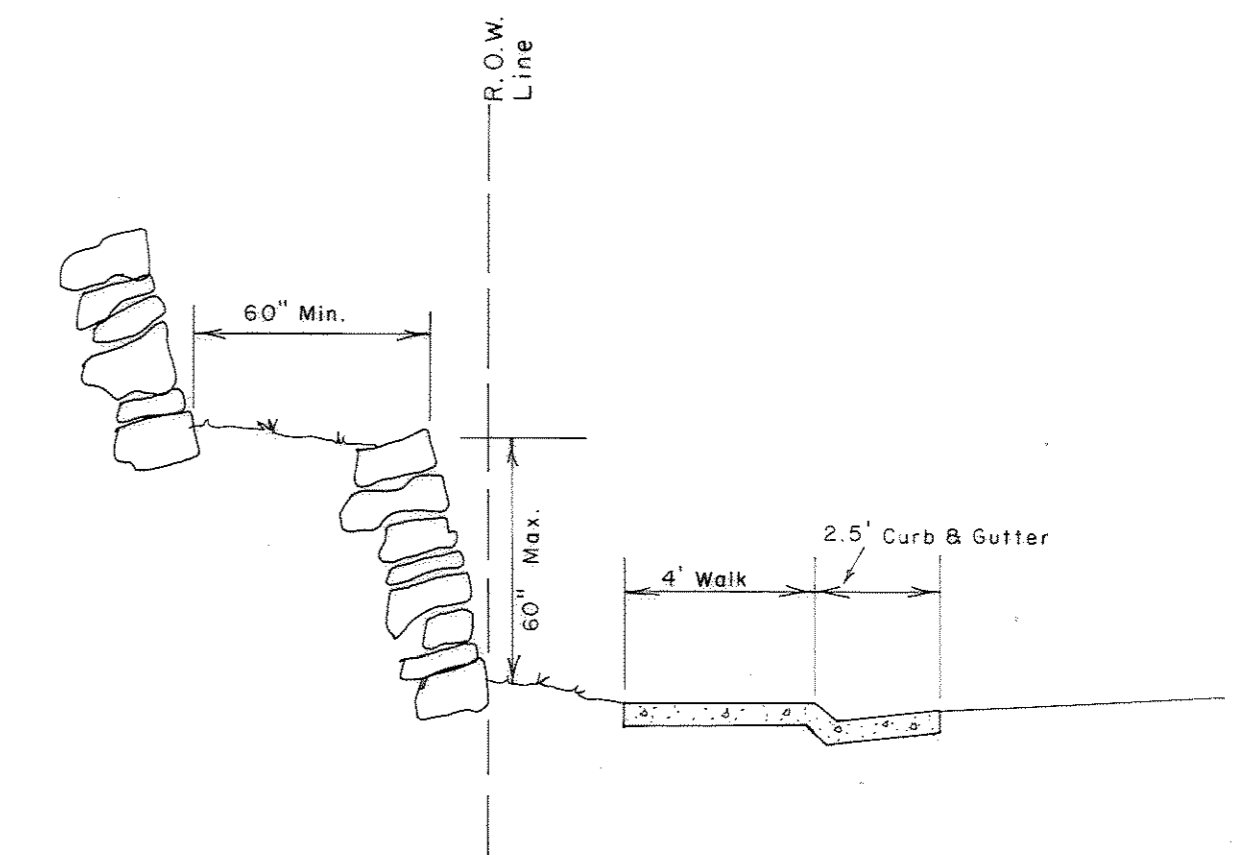
- ..... = 6 foot vertical Cedar Fence
- W. - Willow 5 Gallon Container
- P.I. - Pinyon Pine 6-8 foot minimum
- C.W. - Cottonwood 2 inch caliper B & B
- R.O. - Russian Olive 1 3/4" caliper B & B
- H.L. - Honey Locust 2 inch caliper B & B
- P.P. - Ponderosa Pine 6-8 foot minimum
- S.M. - Silver Maple 2 inch caliper B & B



**CROSS-SECTION A**  
 Scale: 1"=10'



**CROSS-SECTION B**  
 Scale: 1"=10'



**CROSS-SECTION C**  
 Scale: 1"=40'  
 (See Sheet 1 of 2)

—CLERK and RECORDER'S CERTIFICATE—

STATE OF COLORADO) SS  
 COUNTY OF DOUGLAS)  
 I hereby certify that this plat was filed in my office on this 25 day of February  
 1988 I.A.D. at 11:30 O'clock M. and was recorded per Reception No. 8705475

*Laura L. Thompson*  
 County Clerk and Recorder

REVISIONS added info 12-19-84 added drain ditch 10-16-85 added fence 10-17-85	<p><b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b>                  LAND DEVELOPMENT CONSULTING                  SURVEYING &amp; ENGINEERING                  PHONE (303) 988-6642                  105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	TITLE LANDSCAPE PLAN YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5	SCALE 1"=30' DATE 11-26-84 DRN J.M. CKD AP'VD	CLIENT YOUNG PARTNERSHIP
SHEET 2 OF 2		JOB NUMBER 84-36		