

PLAT IDENTIFICATION SHEET

352972
5-14-85

UNOFFICIAL COPY

GRANTOR:
(owner/signer)

Talley Corp

GRANTEE:
(subdivision name or name of plat)

Woodlands

LEGAL:
(section-township-range)

NOTES:

- 4 SPACES OF OFF STREET PARKING PER UNIT,
2 IN GARAGE, 2 IN DRIVEWAY.
- MAXIMUM BUILDING HEIGHT IS 35'.
- 20 TOTAL BUILDING UNITS
- BUILDINGS WILL BE FACED WITH BRICK AND
PRESSBOARD SIDING WITH WHITE TRIM, SIDING
WILL BE PAINTED WITH SUBTLE ACCENT COLORS.
- ANTICIPATED COMPLETION, 1985
- NO PRINCIPAL STRUCTURE SHALL BE CLOSER THAN 14'- TO ANY
OTHER PRINCIPAL STRUCTURE.

- Type 1 - Coniferous Trees 6' ht.
Ponderosa pine
Scotch pine
Bristlecone pine
Pinyon pine
Colorado spruce
Austrian pine
- Type 2 - Deciduous Trees 2" cal.
Burr oak
Green ash
Sycamore
Sargent cottonwood
Narrowleaf cottonwood
- Type 3 - Flowering Ornamental Trees 2" cal.
Chokecherry
Mountain ash

- Legend**
- Streetlight
 - Streetlight with Streetsign
 - Mailbox
 - Sewer Line
 - Water Line
 - Irrigation Line
 - Building Set Back Line
 - Fire Hydrant
 - Sidewalk 4'
 - Sidewalk 8'

DENSITY

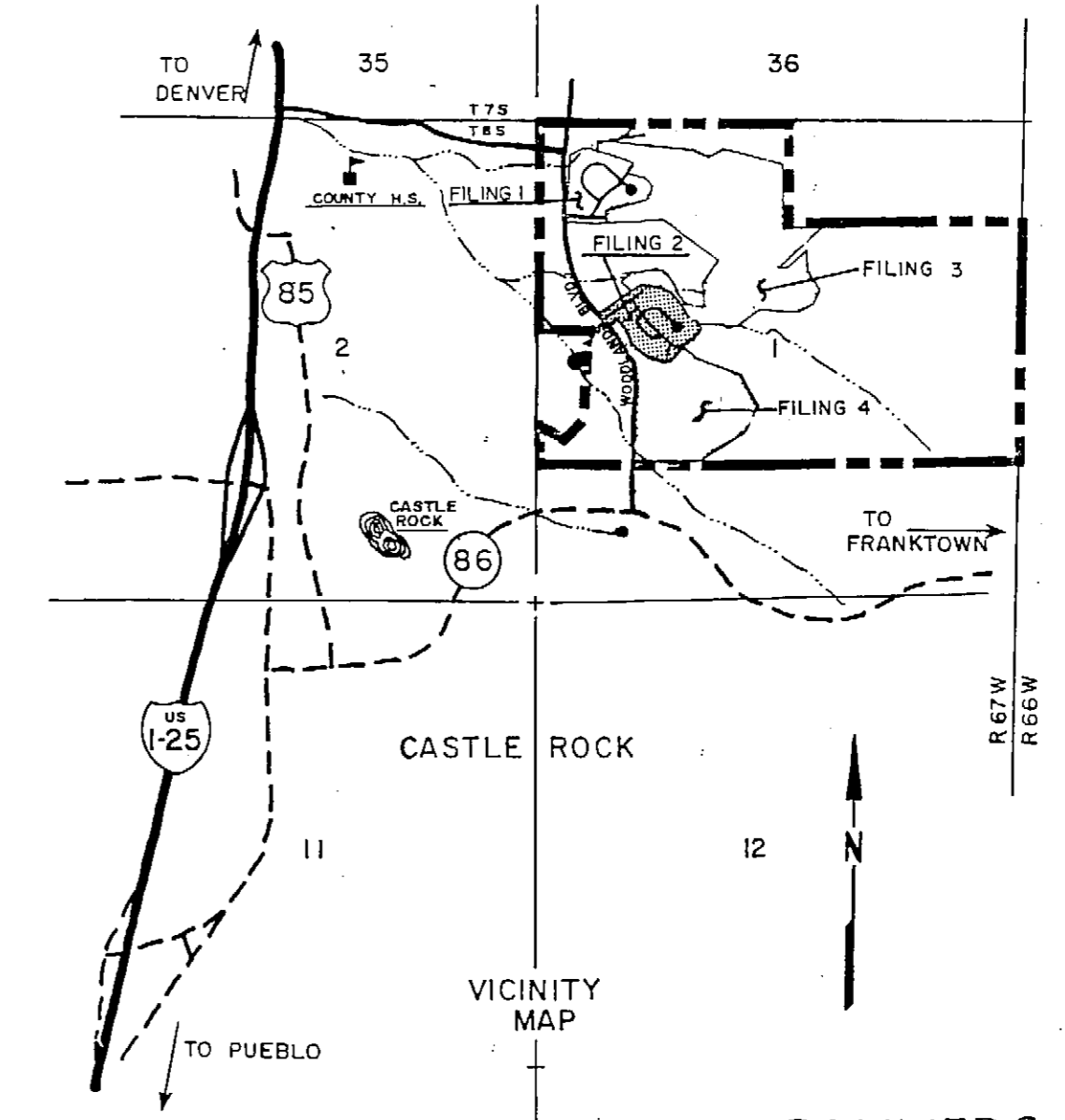
NET-DENSITY	0.26 AC/LOT
GROSS DENSITY	0.66 AC/LOT
LARGEST LOT	13,305.98 SQ.FT.
SMALLEST LOT	10,186.90 SQ.FT.

ZONING
PUD - RA

LAND USE

PRIVATE LOTS	5.21 AC.
PRIVATE OPEN SPACE	2.61
ROADWAY	2.82
EASEMENTS	0.31
TOTAL	10.95 AC.

VICINITY MAP



LAND PLANNER
PREPARED BY:
DESIGN STUDIOS WEST, INC.
RICHARD Y. BUCKTON

SURVEYOR
PREPARED BY:
Richard F. Barton
RICHARD F. BARTON
L.S.# 9872



OWNERS
TALLEY CORPORATION
5500 EAST YALE
DENVER, COLORADO 80222

DAVID L. FORSEN
CASTLE ROCK REGIONAL MANAGER

STEVE B. HUMANN
CORPORATE SECRETARY

PLANNING AND ZONING
COMMISSION APPROVAL

THIS SITE PLAN APPROVED BY THE TOWN OF
CASTLE ROCK PLANNING AND ZONING COMMISSION
THIS 11th DAY OF DECEMBER, 1985.

ATTEST:
Phyllis L. Brown, Deputy
TOWN CLERK

D. Melody
CHAIRMAN

TOWN APPROVAL

THIS SITE PLAN IS APPROVED FOR FILING BY THE
TOWN OF CASTLE ROCK BOARD OF TRUSTEES
THIS 20th DAY OF DECEMBER, 1985.

ATTEST:
Phyllis L. Brown, Deputy
TOWN CLERK

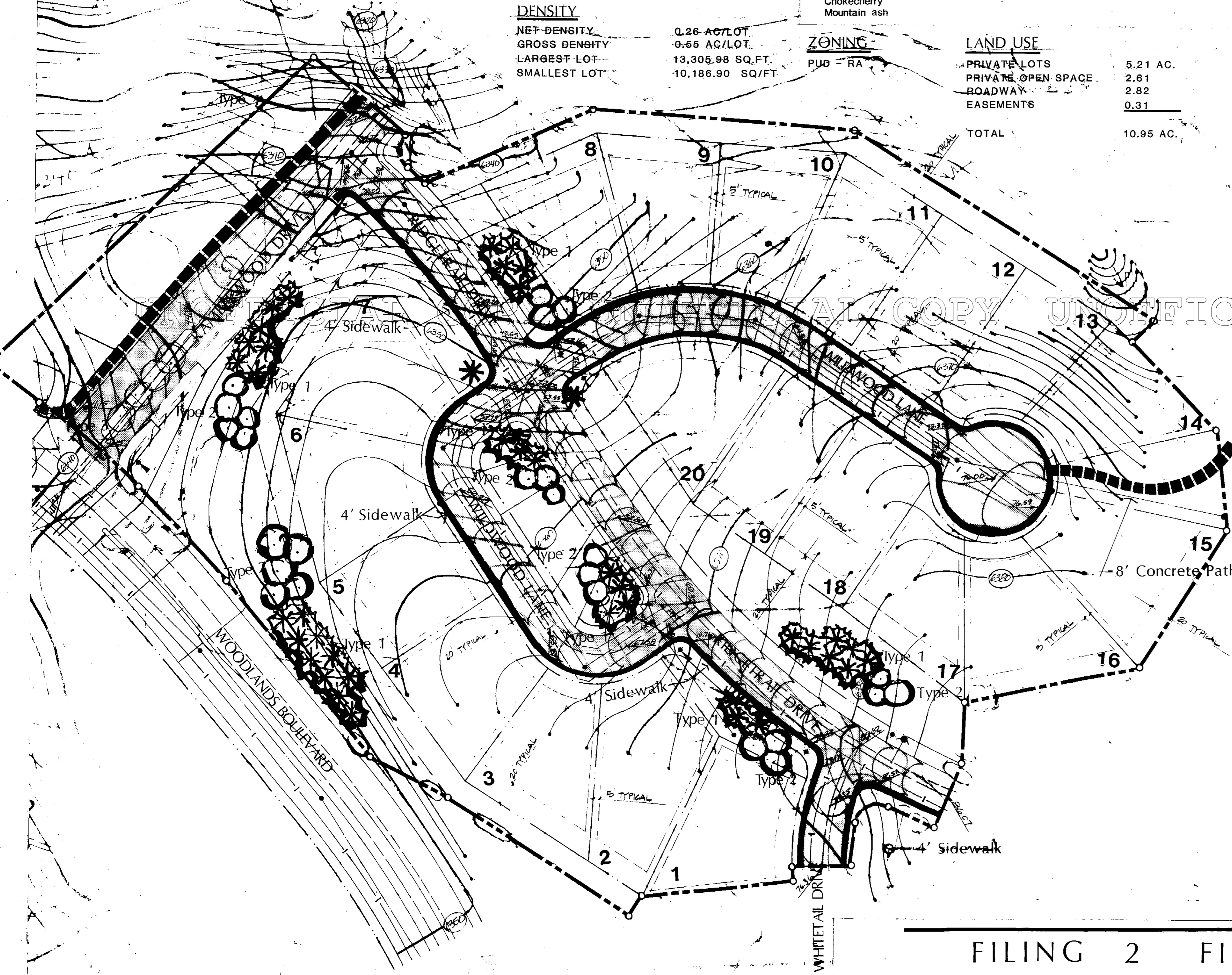
John J. Humann
MAYOR

RECORDERS CERTIFICATE

THIS SITE PLAN WAS FILED FOR RECORD IN
THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF DOUGLAS COUNTY AT 10:04 A.M.
ON THE 14th DAY OF May 1985
UNDER RECEPTION NO. 353992

* Acknowledgements: The foregoing statement of ownership was acknowledged before me this
11th day of February, A.D., 1985, by David L. Forsen as Castle Rock Region Manager, Talley
Residential, a Division of Talley Corporation, and Steve B. Humann as Secretary of Talley
Corporation, a Colorado Corporation.

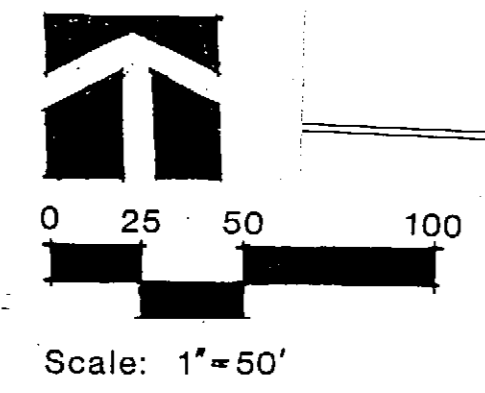
Renny J. Shepperd
Notary Public
5500 E. Yale Ave., Denver, CO 80222
My commission expires 6-2-87.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 03°51'27" W ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 2124.65 FEET; THENCE E 84°05'27" W A DISTANCE OF 555.53 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, BEING THE POINT OF BEGINNING; THENCE N 48°17'48" E A DISTANCE OF 393.58 FEET; THENCE S 42°15'07" E A DISTANCE OF 103.81 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 82°21'16" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING S 01°25'45" E A DISTANCE OF 27.37 FEET, A DISTANCE OF 30.14 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°57'02" AND A RADIUS OF 52.84 FEET, THE CHORD BEARING S 43°37'49" E A DISTANCE OF 20.19 FEET, A DISTANCE OF 103.81 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°37'09" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING N 62°56'32" W A DISTANCE OF 42.95 FEET, A DISTANCE OF 42.95 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 105°39'02" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING S 66°02'31" W A DISTANCE OF 21.87 FEET, A DISTANCE OF 36.88 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°53'07" AND A RADIUS OF 100.00 FEET, THE CHORD BEARING S 06°43'57" W A DISTANCE OF 36.14 FEET, A DISTANCE OF 36.22 FEET TO A POINT OF TANGENT; THENCE N 89°45'07" W A DISTANCE OF 50.00 FEET; THENCE S 08°14'53" W A DISTANCE OF 12.21 FEET; THENCE S 85°50'58" W A DISTANCE OF 130.38 FEET; THENCE S 34°39'14" W A DISTANCE OF 20.00 FEET; THENCE N 55°20'46" W A DISTANCE OF 184.80 FEET; THENCE N 60°36'35" W A DISTANCE OF 75.45 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. N 37°38'26" W A DISTANCE OF 194.47 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°05'52" AND A RADIUS OF 807.50 FEET, THE CHORD BEARING N 44°11'22" W A DISTANCE OF 197.89 FEET, A DISTANCE OF 198.31 FEET TO A POINT OF TANGENT;
3. N 50°44'18" W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 10.95 ACRES, MORE OR LESS.

PREPARED BY
DESIGN STUDIOS WEST, INC.
DENVER, CO. 80202



FILING 2 FINAL SITE PLAN
THE WOODLANDS
CASTLE ROCK COLORADO