

PLAT IDENTIFICATION SHEET

RECEPTION #: 9348217

DATE: 10-12-93

NUMBER OF PGS: 2

NAME OF PLAT: WOODLANDS #8

MISCELLANEOUS COMMENTS:

FINAL PD SITE PLAN UNOFFICIAL COPY

THE WOODLANDS FILING NO. 8 FINAL PD SITE PLAN

PART OF THE SOUTHWEST 1/4 OF SECTION 1, T.8S., R.67W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF BEAR N02°33'27"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N02°33'27"E ALONG SAID WEST LINE, A DISTANCE OF 410.09 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT "F" IN BOOK 459 AT PAGE 249 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE BOUNDARIES OF PARCELS "C", "D", "E", AND "F" AS DESCRIBED IN SAID BOOK 459 AT PAGE 249 OF THE DOUGLAS COUNTY RECORDS FOR THE FOLLOWING FOUR (4) COURSES:

1. THENCE S88°33'36"E, A DISTANCE OF 27.62 FEET TO A POINT OF CURVE;
2. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50°56'00", A RADIUS OF 270.00 FEET AND A DISTANCE OF 240.02 FEET TO POINT OF REVERSE CURVE;
3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°56'29", A RADIUS OF 430.00 FEET AND A DISTANCE OF 14.57 FEET;
4. THENCE N46°16'27"E, A DISTANCE OF 514.52 FEET TO A POINT ON THE EAST LINE OF PARCEL "B" AS DESCRIBED IN BOOK 387 AT PAGE 406 OF THE DOUGLAS COUNTY RECORDS;

THENCE N02°48'46"E ALONG THE EAST LINE OF SAID PARCEL "B" AND ALONG THE EAST LINE OF PARCEL "C" AS DESCRIBED IN BOOK 387 AT PAGE 406 OF THE DOUGLAS COUNTY RECORDS, A DISTANCE OF 712.96 FEET; THENCE S87°11'14"E, A DISTANCE OF 121.88 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°48'36"E HAVING A DELTA OF 53°30'55", A RADIUS OF 603.00 FEET AND A DISTANCE OF 563.21 FEET TO THE SOUTHEASTERLY LINE OF THE 60.00 FOOT COLORADO INTERSTATE GAS RIGHT-OF-WAY DESCRIBED IN BOOK 109 AT PAGE 150 OF THE DOUGLAS COUNTY RECORDS; THENCE N46°16'27"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.34 FEET TO THE WESTERLY LINE OF WOODLANDS BOULEVARD AS PLATTED IN SCOTT RANCH FILING NO. 1 AND RECORDED UNDER RECEPTION NO. 361316 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID WOODLANDS BOULEVARD FOR THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°51'51"W HAVING A DELTA OF 14°59'58", A RADIUS OF 782.50 FEET AND A DISTANCE OF 204.85 FEET TO A POINT OF TANGENT;
2. THENCE S15°08'07"W ALONG SAID TANGENT, A DISTANCE OF 145.16 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°33'08", A RADIUS OF 867.50 FEET AND A DISTANCE OF 356.60 FEET TO A POINT OF TANGENT;
4. THENCE S08°25'01"E ALONG SAID TANGENT, A DISTANCE OF 130.50 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°27'42", A RADIUS OF 782.50 FEET AND A DISTANCE OF 101.90 FEET TO A POINT OF TANGENT;
6. THENCE S00°57'19"E ALONG SAID TANGENT, A DISTANCE OF 78.83 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1;

THENCE S89°02'41"W ALONG SAID SOUTH LINE, A DISTANCE OF 6.56 FEET; THENCE N00°57'19"W, A DISTANCE OF 75.00 FEET; THENCE S89°02'41"W, A DISTANCE OF 960.40 FEET; THENCE S02°33'27"W, A DISTANCE OF 75.14 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THENCE S89°02'41"W ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

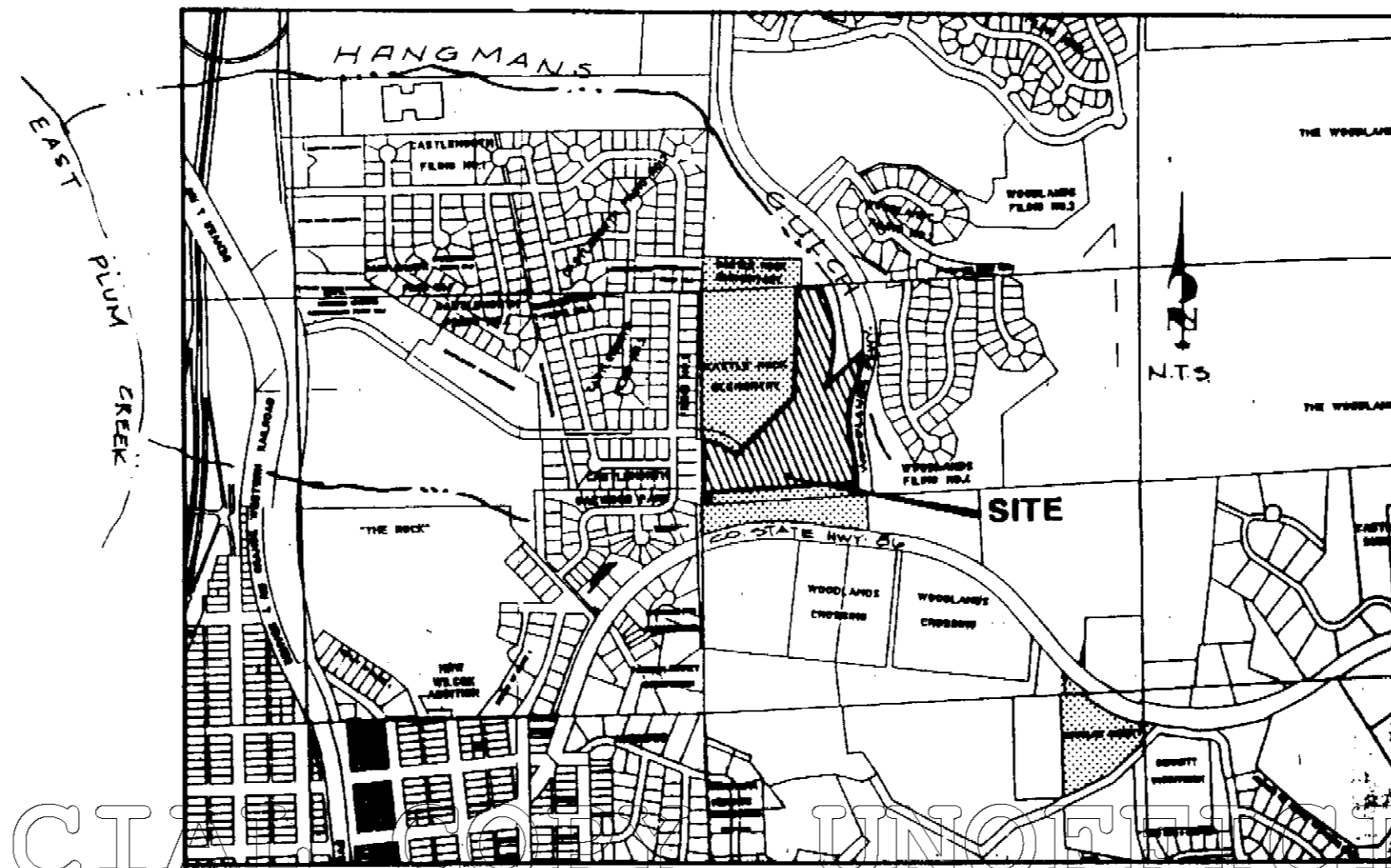
CONTAINING 618,288 SQUARE FEET OR 14.194 ACRES.

PRIMARY BENCHMARK: TOP OF CAP, HIGHWAY RIGHT-OF-WAY MARKER ON THE NORTH SIDE OF HIGHWAY NO. 86 AT STATION 46 + 00 (HCI BM NO. 50/11B). ELEVATION = 6,403.07

SITE BENCHMARK: PANEL POINT #11 ESTABLISHED BY MERRICK & COMPANY APPROXIMATELY 215 FEET SOUTHEASTERLY FROM THE EAST END OF EXISTING CURB AND GUTTER ON CANYON DRIVE AND 70 FEET NORTH OF THE SOUTH PROPERTY LINE. ELEVATION = 6,351.63

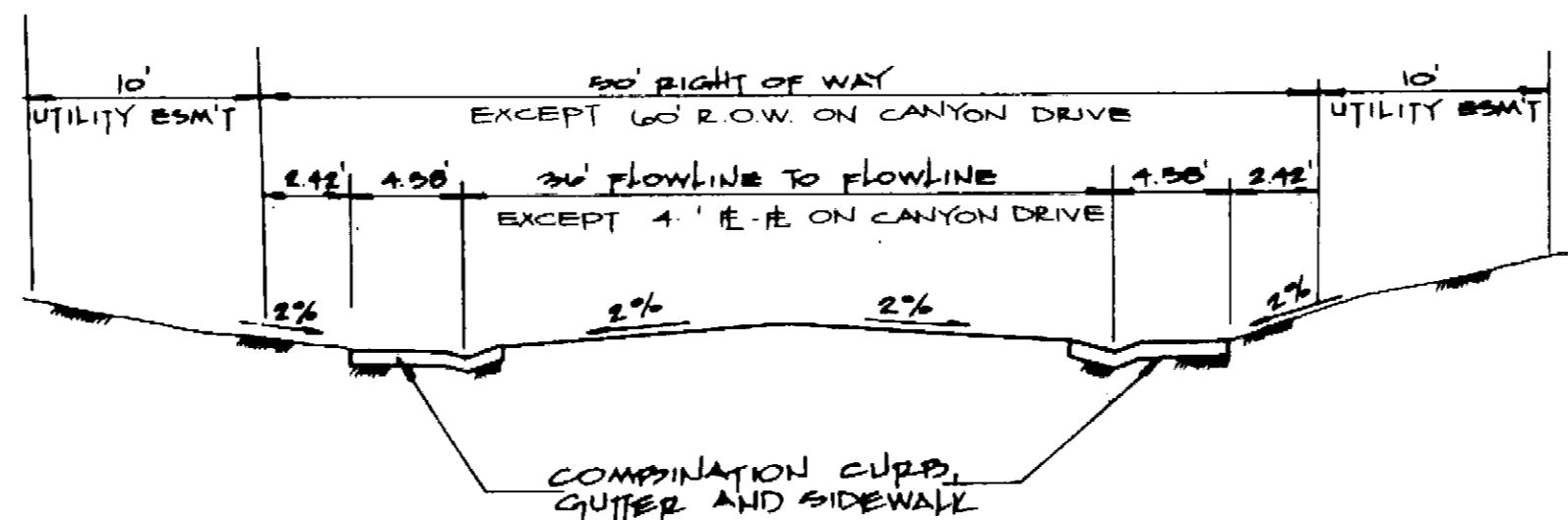
LANDSCAPING: DISTURBED BUT UNDEVELOPED DEDICATED AREAS WILL BE RE-SODDED PER SPECIFICATIONS OF THE TOWN OF CASTLE ROCK PARKS DEPARTMENT.

TIME SCHEDULE: ANTICIPATE DEVELOPMENT OF SITE IN 1993.



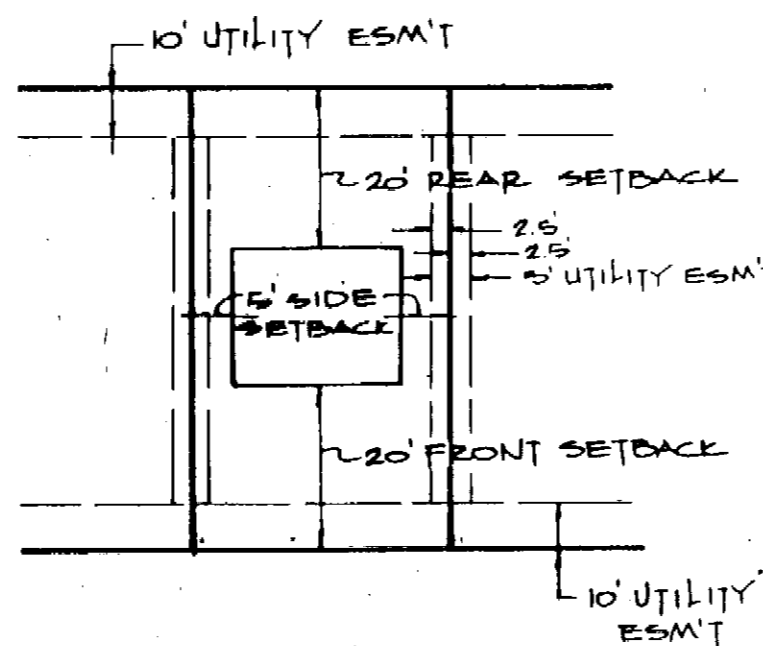
VICINITY MAP

INDICATES LAND NOT WITHIN TOWN LIMITS



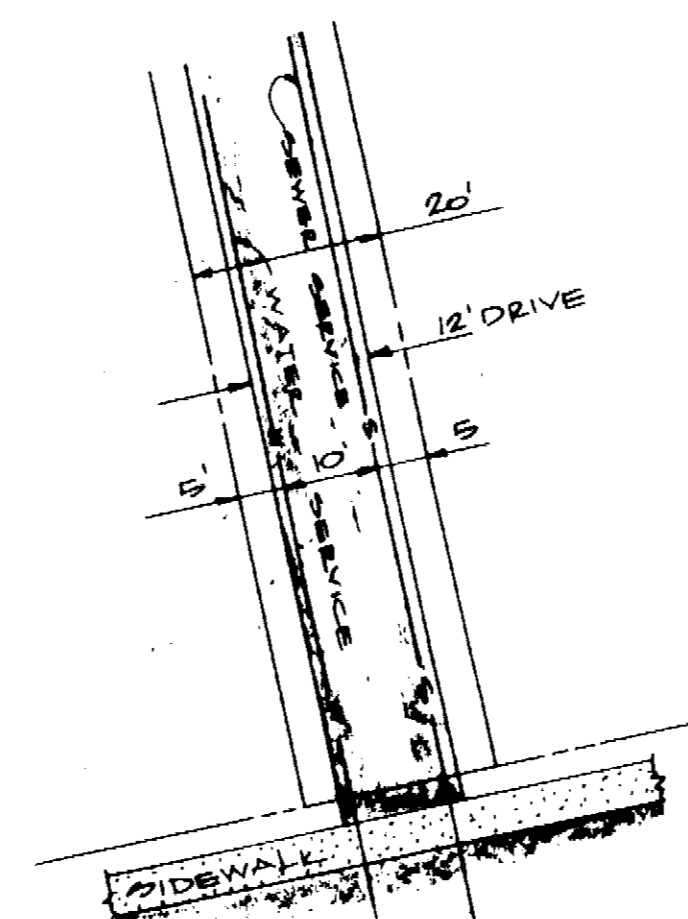
TYPICAL STREET SECTION

N.T.S.



TYPICAL LOT

N.T.S.



TYPICAL FLAG LOT

Rev. June 11, 1993

PREPARATION DATE: MAY 27, 1993 SHEET 1 OF 2

UTILITY COMPANIES:

| | | |
|-------------------|---|---|
| WATER | - | TOWN OF CASTLE ROCK |
| SEWER | - | TOWN OF CASTLE ROCK |
| NATURAL GAS | - | PEOPLES NATURAL GAS |
| ELECTRIC | - | INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION |
| TELEPHONE | - | U.S. WEST COMMUNICATIONS |
| CABLE | - | TCI OF COLORADO |
| SPECIAL DISTRICTS | - | THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 7 |

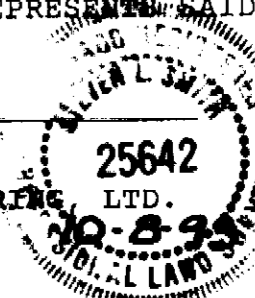
SITE DATA

| | |
|---|-----------------|
| EXISTING AND PROPOSED ZONING | SCOTT RANCH PUD |
| TOTAL ACREAGE | 14.194 ACRES |
| TOTAL NO. OF RESIDENTIAL LOTS | 34 |
| TOTAL ACREAGE OF RESIDENTIAL LOTS | 8.5 ACRES |
| TOTAL ACREAGE OF PUBLIC STREETS | 1.7 ACRES |
| TOTAL ACREAGE OF PUBLIC LAND DEDICATION (TRACTS A-D) | 4.0 ACRES |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM FRONT YARD AND REAR YARD SETBACKS | 20 FEET |
| MINIMUM SIDE YARD SETBACK | 5 FEET |
| MINIMUM SIDE YARD ON CORNER LOT | 15 FEET |
| GROSS DENSITY | 2.5 DU/AC |
| NET DENSITY | 3.8 DU/AC |
| NO. OF OFF STREET PARKING SPACES PROVIDED INCLUDING DRIVEWAYS AND GARAGES | 2 MIN |

SURVEYOR'S CERTIFICATE

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

Steven L. Smith
STEVEN L. SMITH, P.L.S.
COLORADO NO. 13258
FOR AND ON BEHALF OF JR ENGINEERING, LTD.



OWNERS

KENNETH E. ASH

Kenneth E. Ash
KENNETH E. ASH

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 26TH DAY OF JULY, A.D., 1993.

ATTEST:

Jessie King, Deputy TOWN CLERK
Pat A. Olson MAYOR Chairman

TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12TH DAY OF AUGUST, A.D., 1993.

ATTEST:

Mark Williams Mayor
Jessie King, Deputy Town Clerk
DATE: October 12, 1993
DATE: 10-12-93



RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:57 P.M. ON THE 27TH DAY OF October, 1993, IN BOOK _____, PAGE _____, FILE _____, MAP _____, RECEPTION NO. 9348217

COUNTY CLERK AND RECORDER

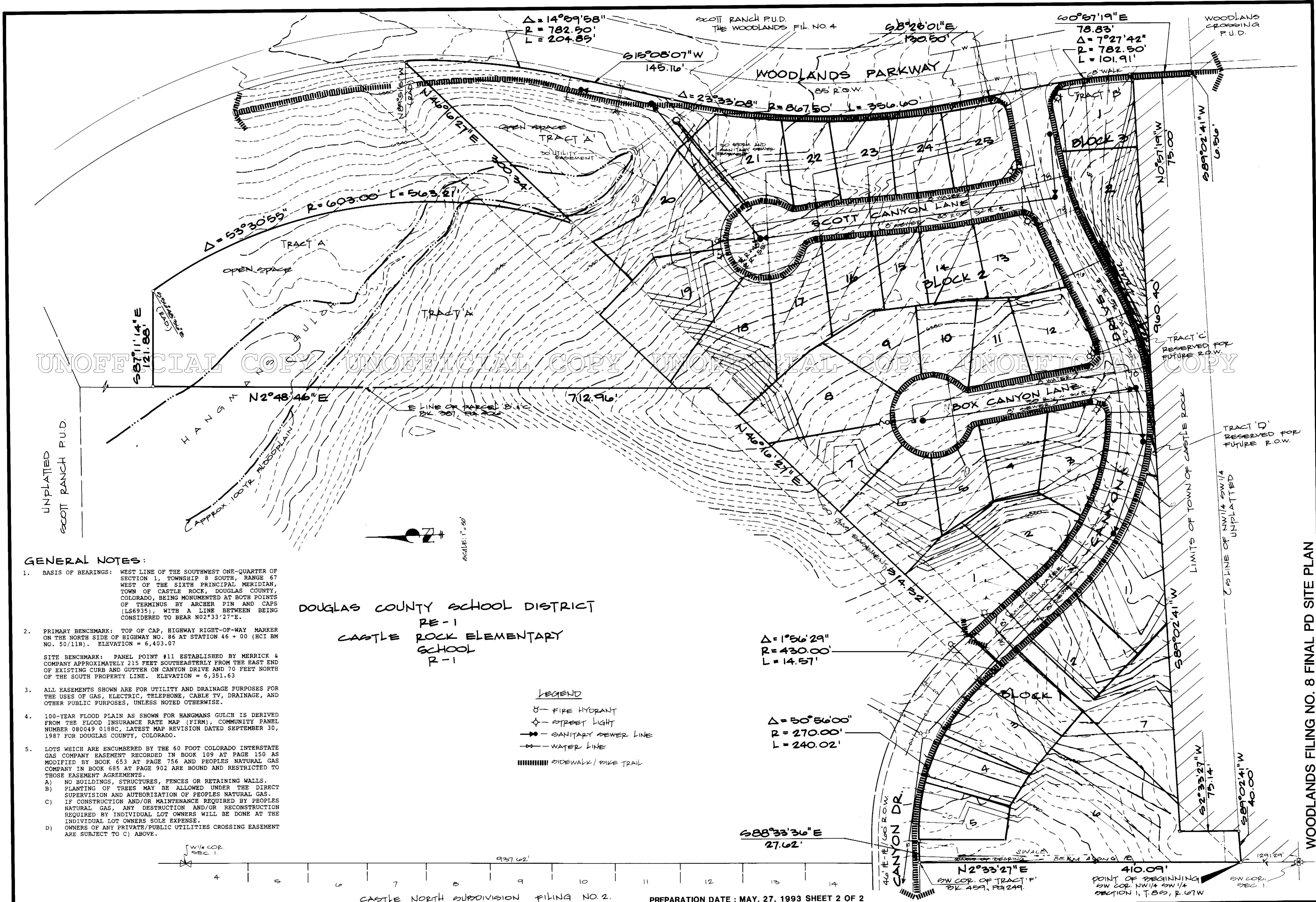
BY: *James K. Wietzel*
DEPUTY

THE WOODLANDS FILING NO. 8
FINAL PD SITE PLAN
JOB NO. 2711.08

OWNER/SUBDIVIDER

ASH & COMPANY
P.O. BOX 87
CASTLE ROCK, COLORADO 80107
PHONE: (303) 688-8151
CONTACT: KENNETH E. ASH

JR Engineering, Ltd.
6857 S. Spruce Street
Englewood, Colorado 80111
303-740-9383
FAX 303-721-9019

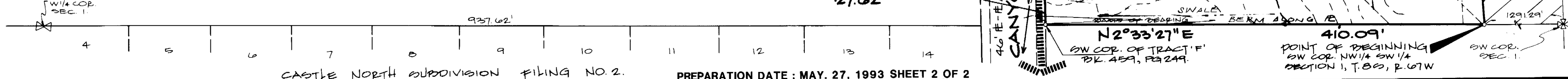


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- GENERAL NOTES:**
1. BASIS OF BEARINGS: WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING MONUMENTED AT BOTH POINTS OF TERMINUS BY ARCHER PIN AND CAPS (LS6935), WITH A LINE BETWEEN BEING CONSIDERED TO BEAR N02°33'27"E.
 2. PRIMARY BENCHMARK: TOP OF CAP, HIGHWAY RIGHT-OF-WAY MARKER ON THE NORTH SIDE OF HIGHWAY NO. 86 AT STATION 46 + 00 (HCT BM NO. 50/11B). ELEVATION = 6,403.07
 SITE BENCHMARK: PANEL POINT #11 ESTABLISHED BY MERRICK & COMPANY APPROXIMATELY 215 FEET SOUTHEASTERLY FROM THE EAST END OF EXISTING CURB AND GUTTER ON CANYON DRIVE AND 70 FEET NORTH OF THE SOUTH PROPERTY LINE. ELEVATION = 6,351.63
 3. ALL EASEMENTS SHOWN ARE FOR UTILITY AND DRAINAGE PURPOSES FOR THE USES OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC PURPOSES, UNLESS NOTED OTHERWISE.
 4. 100-YEAR FLOOD PLAIN AS SHOWN FOR HANGMANS GULCH IS DERIVED FROM THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 080049 0188C, LATEST MAP REVISION DATED SEPTEMBER 30, 1987 FOR DOUGLAS COUNTY, COLORADO.
 5. LOTS WHICH ARE ENCUMBERED BY THE 60 FOOT COLORADO INTERSTATE GAS COMPANY EASEMENT RECORDED IN BOOK 109 AT PAGE 150 AS MODIFIED BY BOOK 653 AT PAGE 756 AND PEOPLES NATURAL GAS COMPANY IN BOOK 685 AT PAGE 902 ARE BOUND AND RESTRICTED TO THOSE EASEMENT AGREEMENTS.
 A) NO BUILDINGS, STRUCTURES, FENCES OR RETAINING WALLS.
 B) PLANTING OF TREES MAY BE ALLOWED UNDER THE DIRECT SUPERVISION AND AUTHORIZATION OF PEOPLES NATURAL GAS.
 C) IF CONSTRUCTION AND/OR MAINTENANCE REQUIRED BY PEOPLES NATURAL GAS, ANY DESTRUCTION AND/OR RECONSTRUCTION REQUIRED BY INDIVIDUAL LOT OWNERS WILL BE DONE AT THE INDIVIDUAL LOT OWNERS SOLE EXPENSE.
 D) OWNERS OF ANY PRIVATE/PUBLIC UTILITIES CROSSING EASEMENT ARE SUBJECT TO C) ABOVE.

DOUGLAS COUNTY SCHOOL DISTRICT
 RE-1
 CASTLE ROCK ELEMENTARY
 SCHOOL
 R-1

- LEGEND**
- ⊕ FIRE HYDRANT
 - ⊙ STREET LIGHT
 - SANITARY SEWER LINE
 - WATER LINE
 - ▬ SIDEWALK / BIKE TRAIL



WOODLANDS FILING NO. 8 FINAL PD SITE PLAN