

# SITE PLAN

**OWNER**  
Environmental Developers, Inc.  
2675 S. Abilene St.  
Aurora, CO 80014  
(303) 755-3377

**DESIGN TEAM**  
**LAND PLANNING**  
Denton Harper Marshall, Inc.  
1750 Blake St.  
Denver, CO 80202  
(303) 892-5666

**SURVEYED BY**  
David E. Archer Associates, Inc.  
105 Wilcox St.  
Castle Rock, CO 80714  
(303) 888-4642

**ENGINEERING**  
KKBNA  
4251 Kipling  
Wheat Ridge, CO 80033  
(303) 431-6100

**TRAFFIC**  
Leigh Scott Cleary  
1889 York St.  
Denver CO, 80206  
(303) 359-1105

- NOTES**
- Two options (a Golf Course Plan and an Open Space Corridor Plan) are represented on this drawing. These plans are mutually exclusive at the time the desired plan is selected, the other plan shall be disregarded.
  - When land uses are shown on the plan and in the Development Program, the Golf Course Plan is listed first, followed by the land use for the Open Space Corridors Plan (e.g., RA/PLD).
  - This illustrative plan depicts general locations and areas for the designated uses on this property. At the time of final platting, refinements in road alignment and lot boundaries may occur based on site specific topographic, vegetation, and other natural or man-made conditions.
  - The developed density of each parcel shall not exceed the upper limit of the range indicated and may be less. In addition, density transfers in accordance with current Castle Rock standards shall be allowed. However, the total number of residential units allowed shall not exceed 975.
  - Except as expressly provided otherwise, development of this property shall conform to Castle Rock Zoning and Subdivision regulations in effect at the time of Final Plat and Building Permit applications.
  - Topographic information is provided by Reids Aerial Mapping, 1984.

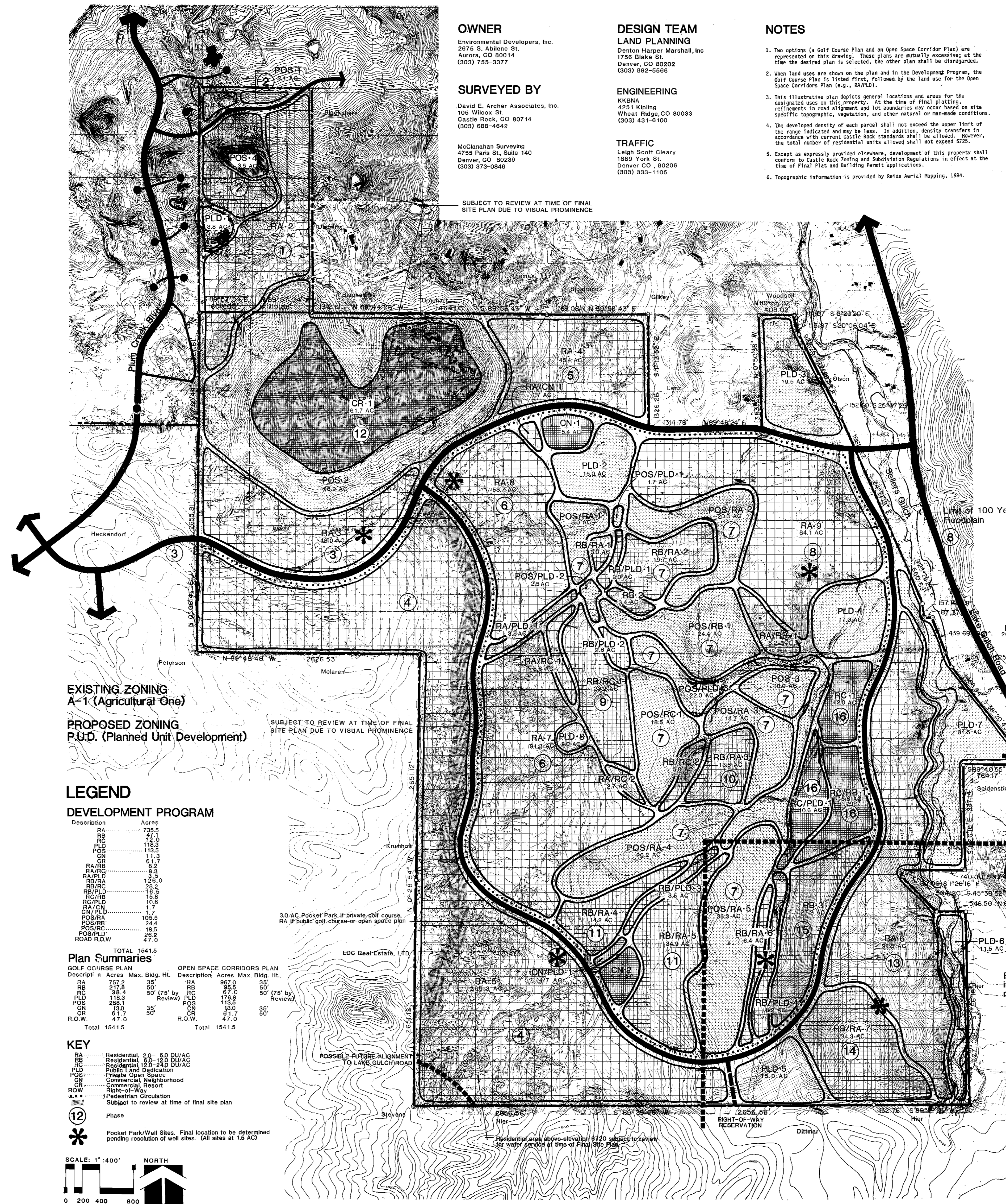
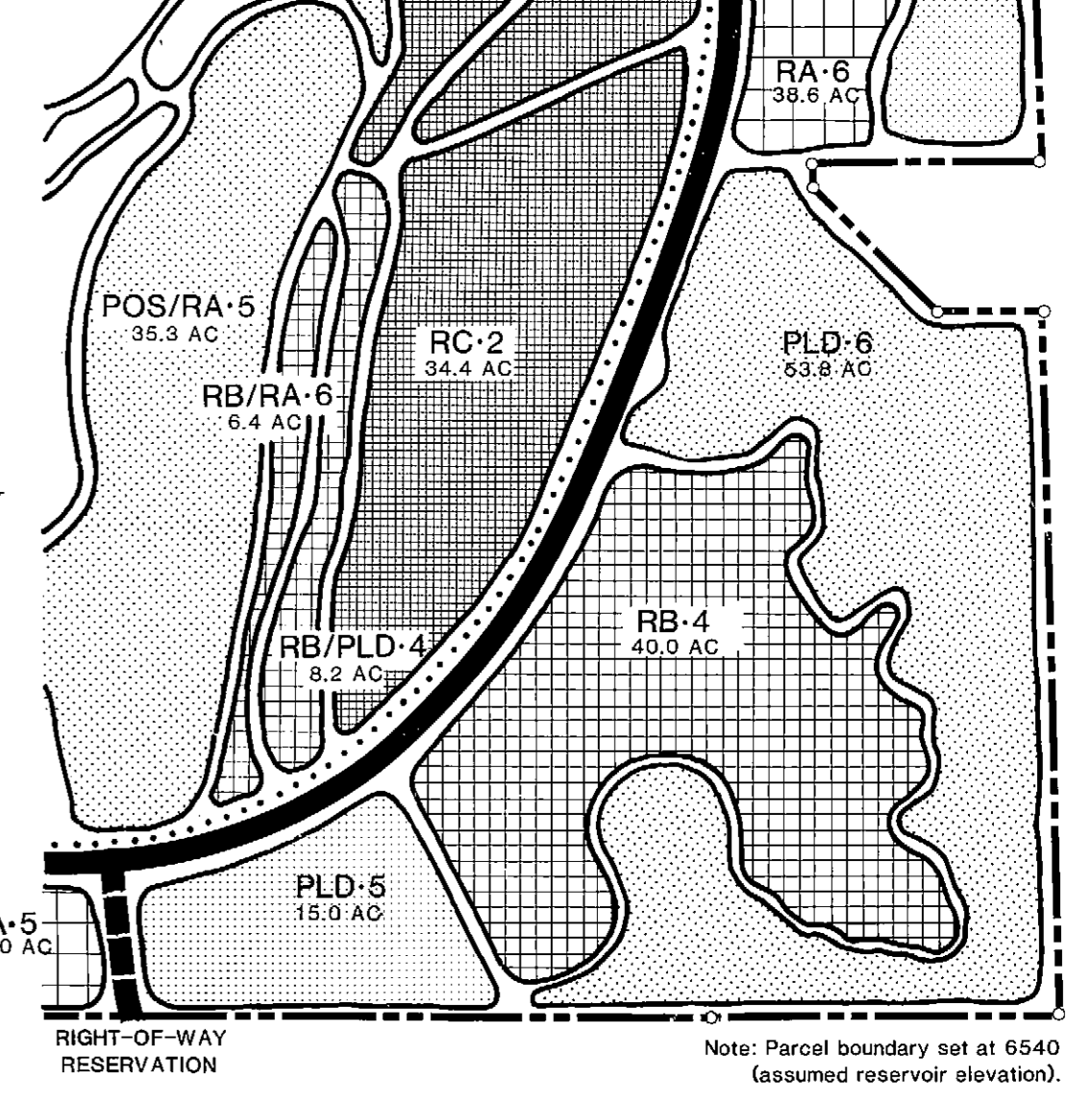
**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN SECTIONS 14, 23, 24, AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE WEST 1/2 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23 AND THE TRUE POINT OF BEGINNING; THENCE N 00°00'41" E, 2655.22 FEET TO THE CENTER OF SECTION 23; THENCE N 00°09'44" E, 2655.22 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE N 00°32'13" W, 1323.46 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S 89°31'18" E, 1305.32 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S 89°55'02" E, 1321.85 FEET TO THE SOUTHWEST CORNER, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S 02°09'50" E, 1319.79 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 89°44'28" E, 1312.61 FEET TO THE NORTHWEST CORNER, SOUTH 1/2, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°46'42" E, 2633.08 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE S 01°13'52" E, 1325.25 FEET TO THE SOUTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°46'24" E, 1314.78 FEET TO THE SOUTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 00°50'38" W, 1323.52 FEET TO THE NORTHWEST CORNER, SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°55'02" E, 408.02 FEET; THENCE S 89°29'20" E, 114.57 FEET; THENCE S 20°06'04" E, 113.87 FEET; THENCE S 27°26'35" E, 922.26 FEET; THENCE S 25°47'25" E, 152.60 FEET; THENCE S 24°21'15" E, 1682.22 FEET; THENCE S 23°26'25" E, 960.89 FEET; THENCE S 89°09'50" E, 157.14 FEET; THENCE N 89°58'30" E, 87.37 FEET; THENCE S 21°25'54" E, 439.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE S 21°25'54" E, 179.32 FEET; THENCE S 38°20'45" E, 1458.94 FEET; THENCE S 89°40'55" W, 764.17 FEET; THENCE S 01°26'16" E, 1237.14 FEET; THENCE S 89°41'12" W, 746.00 FEET; THENCE S 01°26'16" E, 80.00 FEET; THENCE S 48°09'52" E, 544.20 FEET; THENCE N 89°47'12" E, 346.50 FEET; THENCE S 01°26'16" E, 221.00 FEET TO THE SOUTHWEST CORNER, WEST 1/2, SOUTHWEST 1/4 OF SAID SECTION 30; THENCE S 89°31'26" W, 1132.75 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE S 89°39'00" W, 553.11 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N 00°28'54" W, 536.22 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE N 89°40'48" W, 2626.53 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1541.5 ACRES, MORE OR LESS.

Should this reservoir alternative be selected, the following acreage summaries shall be in effect. (All others remain unchanged)

INDIVID. AREAS	GOLF COURSE PLAN	OPEN SPACE CORRIDORS PLAN	
Description	Description	Description	
RA	680.3	RA	877.8
RB	59.9	RB	196.3
RC	48.3	RC	72.5
PLD	160.6	PLD	218.1
RB/RA	91.7		



**EXISTING ZONING**  
A-1 (Agricultural One)

**PROPOSED ZONING**  
P.U.D. (Planned Unit Development)

**LEGEND**

**DEVELOPMENT PROGRAM**

Description	Acres
RA	726.5
RB	47.0
RC	112.0
PLD	118.3
POS	113.3
CN	11.3
RA/RB	61.7
RA/RC	8.3
RA/PLD	9.3
RB/RA	126.0
RB/RC	16.5
RB/PLD	16.5
RC/RB	16.5
RC/PLD	10.6
RA/CN	1.7
CN/PLD	1.7
POS/RA	106.5
POS/RB	24.4
POS/RC	18.5
POS/PLD	16.2
ROAD R.O.W.	47.0
<b>TOTAL</b>	<b>1541.5</b>

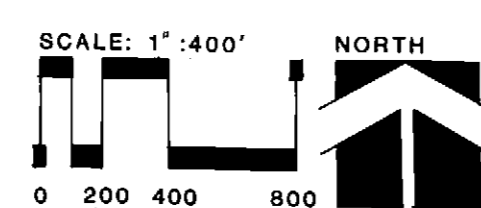
**Plan Summaries**

GOLF COURSE PLAN		OPEN SPACE CORRIDORS PLAN	
Description	Acres	Description	Acres
RA	767.2	RA	867.0
RB	217.8	RB	89.5
RC	34.8	RC	50
PLD	118.3	PLD	176.8
POS	288.1	POS	113.3
CN	13.0	CN	13.0
RA/RA	61.7	R.O.W.	47.0
R.O.W.	47.0	R.O.W.	47.0
<b>Total</b>	<b>1541.5</b>	<b>Total</b>	<b>1541.5</b>

**KEY**

- RA Residential 20-60 DU/AC
- RB Residential 10-20 DU/AC
- RC Residential 10-20 DU/AC
- PLD Public Land Dedication
- POS Private Open Space
- CR Commercial Neighborhood
- CN Commercial Resort
- ROW Right-of-Way
- \*\*\* Pedestrian Circulation
- Subject to review at time of final site plan

- 12 Phase
- \* Pocket Park/Well Sites. Final location to be determined pending resolution of well sites. (All sites at 1.5 AC)



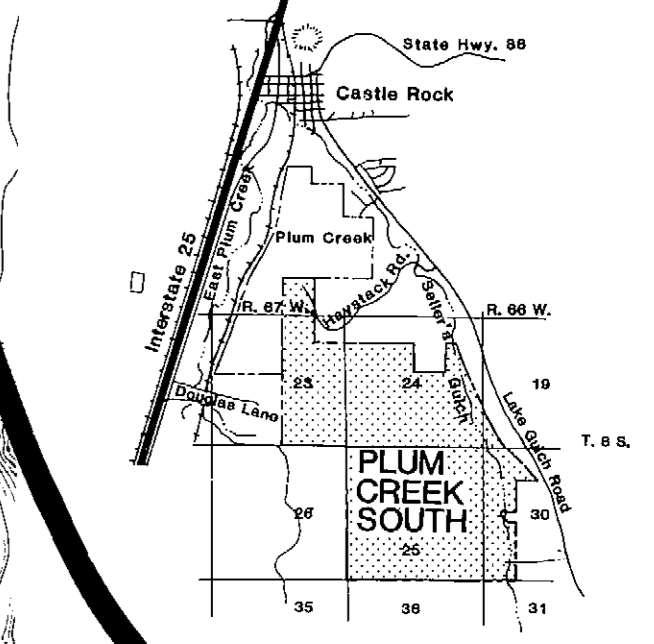
**APPROVALS**

Approved this 18th day of June 1985 by the Planning and Zoning Commission, Town of Castle Rock, Colorado.

By: *Don Reagan*  
acting Chairman

Approved this 12th day of September 1985 by the Board of Trustees, Town of Castle Rock, Colorado.

ATTEST:  
*Charles J. Adams*  
Deputy Town Clerk



**VICINITY MAP**

Reception # 368690  
Date: 11.25.85  
Time: 10:47 AM

*Robt J. Gray*  
Clerk & Recorder

DentonHarperMarshall

Plum Creek South  
CASTLE ROCK, COLORADO

ANNEXATION, REZONING, AND  
PRELIMINARY PLAN/P.U.D.

Sheet Title  
Date: March 15, 1985  
Drawn By: [Name]  
Checked By: [Name]  
Plotted By: [Name]  
Scale: 1"=400'  
Date: [Date]  
Time: [Time]