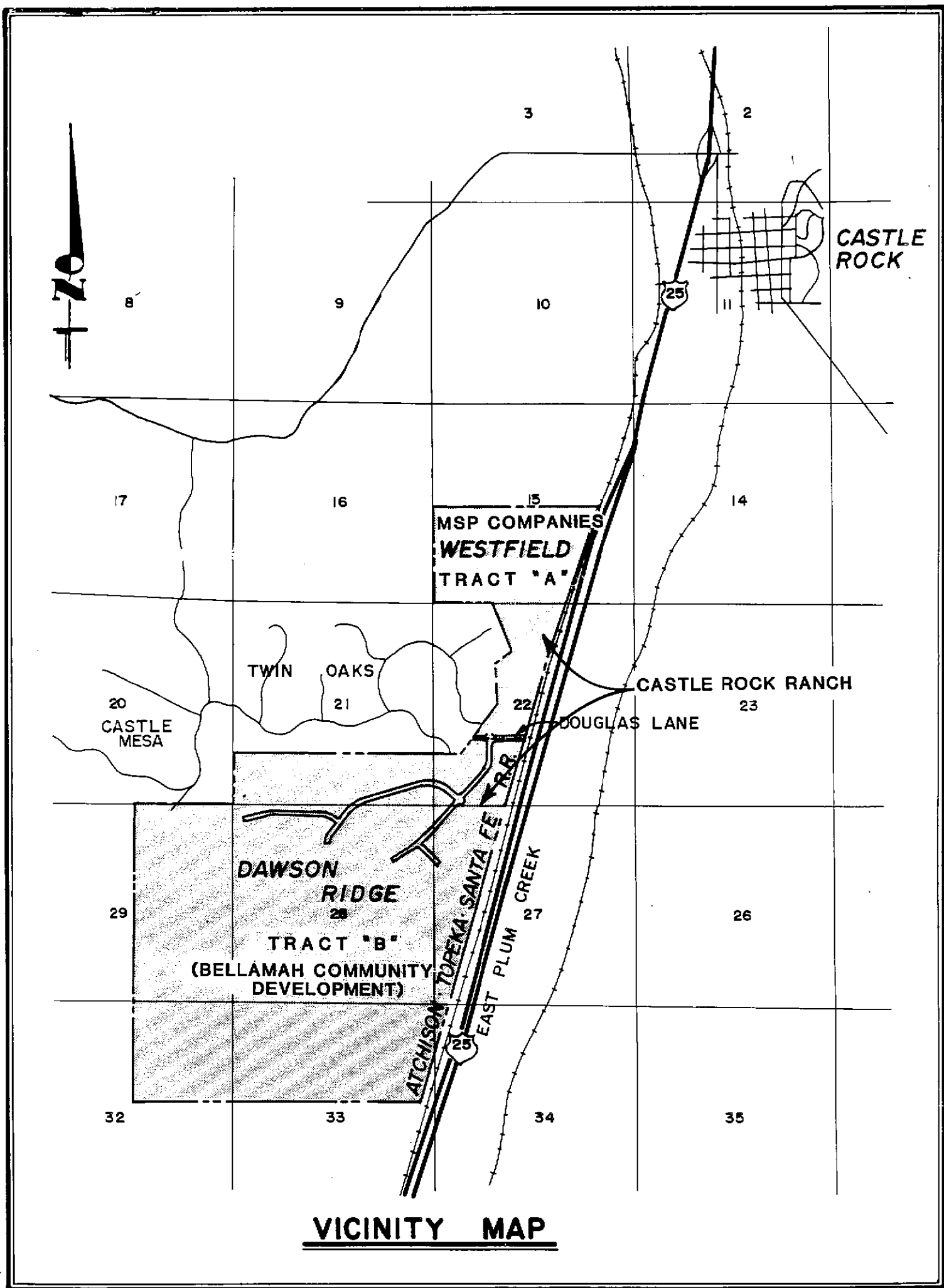


DAWSON R I D G E

PRELIMINARY P.U.D. SITE PLAN

AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P.U.D.



INDEX

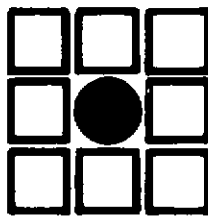
|   |                  |
|---|------------------|
| 1 | COVER SHEET      |
| 2 | DAWSON RIDGE PUD |

P.U.D. LAND USE COMPARISONS

Table I

| Land Use | Density | CRR Acreage | DR Acreage | Acreage % Change | CRR DUs | DR DUs | Total # DUs Change |
|----------|---------|-------------|------------|------------------|---------|--------|--------------------|
| RA       | 1.0     | 112.72      | 103.65     | - 8%             | 112     | 103    | - 9                |
| RB       | 2.5     | 161.76      | 158.06     | - 2%             | 404     | 395    | - 9                |
| RC       | 3.5     | 170.84      | 170.84     | 0%               | 597     | 597    | 0                  |
| RD       | 5.0     | 273.06      | 270.56     | - 1%             | 1365    | 1352   | - 13               |
| RF       | 8.0     | 344.60      | 344.60     | 0%               | 2756    | 2756   | 0                  |
| RG       | 10.0    | 169.41      | 169.41     | 0%               | 1694    | 1694   | 0                  |
| RH       | 20.0    | 26.54       | 22.34      | -16%             | 530     | 446    | - 84               |
| Subtotal |         | 1258.93     | 1239.46    | - 2%             | 7458    | 7343   | -115               |
| C        |         | 128.65      | 126.60     | - 2%             |         |        |                    |
| OC       |         | 148.78      | 155.98     | 4%               |         |        |                    |
| C/OC/RF  |         | 137.93      | 150.61     | 9%               | 442     | 557    | 115                |
| PLD      |         | 209.02      | 210.66     | 1%               |         |        |                    |
|          |         | 1883.31     | 1883.31    | 0%               | 7900    | 7900   | -0-                |

ENGINEER



MERRICK

Telephone 303/751-0741  
(10855 E. Bethany Drive)  
Post Office Box 22026  
Denver, Colorado 80222

PREPARED APRIL 25, 1986

SHEET 1 of 2

DEVELOPER



Bellamah  
Community  
Development

Telephone 303/799-1919  
9085 E. Mineral Circle  
Suite 330  
Englewood, Colorado 80112

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS P.U.D. WAS FILED IN MY OFFICE

THIS 20<sup>th</sup> DAY OF November 1986 A.D. AT 9:35 O'CLOCK A.M.

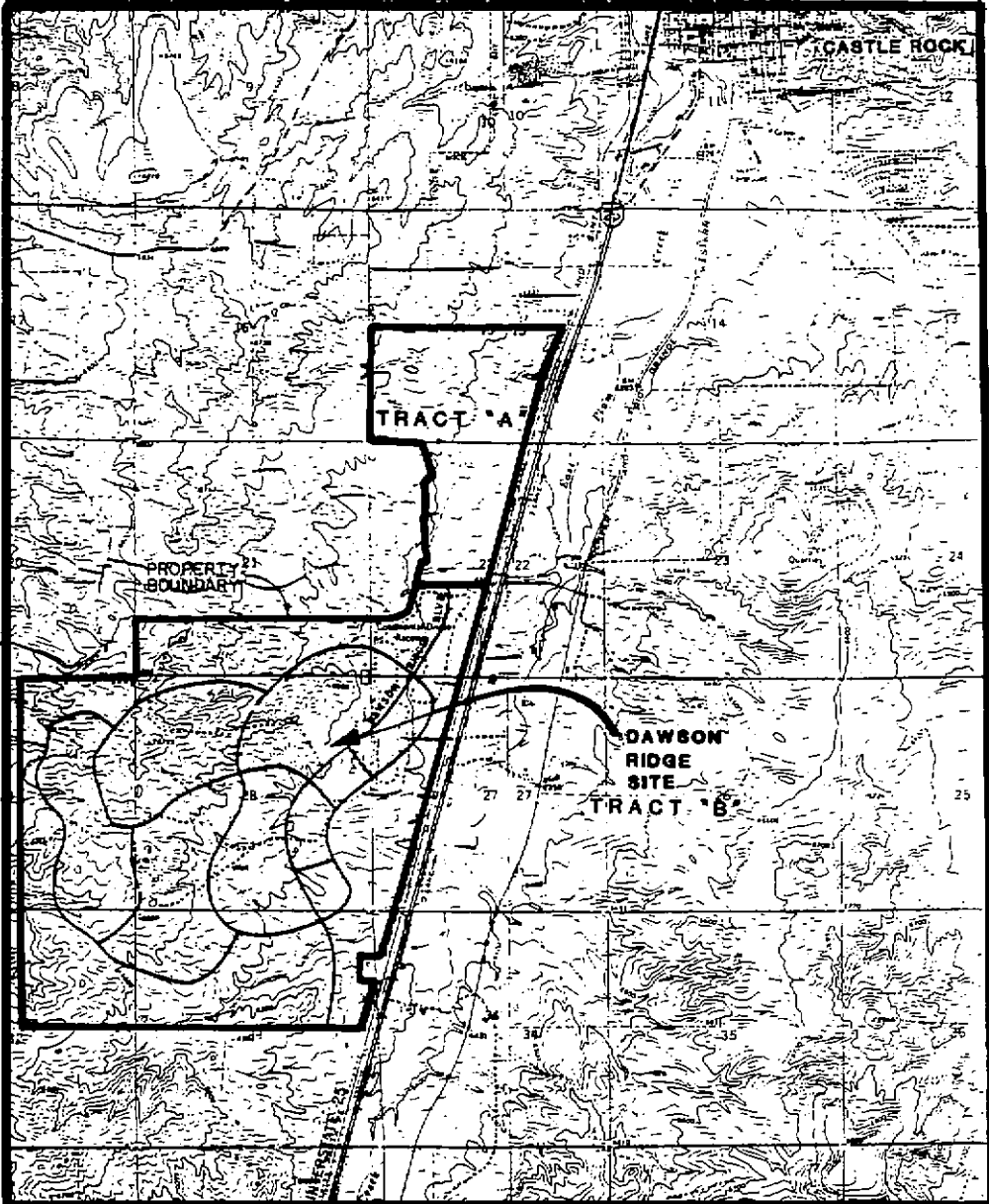
AT RECEPTION NUMBER 8625697

*James P. Thompson, Deputy*  
CLERK AND RECORDER

# DAWSON RIDGE

## PRELIMINARY P.U.D. SITE PLAN AN AMENDMENT TO TRACT "B" OF CASTLEROCK RANCH P. U. D.

### VICINITY MAP



### LAND USE

| LAND USE | DENSITY                       | ACREAGE    | D.U.'s |
|----------|-------------------------------|------------|--------|
| RA       | RESIDENTIAL-TYPE A            | 1.0 DU/AC  | 103.65 |
| RB       | RESIDENTIAL-TYPE B            | 2.5 DU/AC  | 158.06 |
| RC       | RESIDENTIAL-TYPE C            | 3.5 DU/AC  | 170.84 |
| RD       | RESIDENTIAL-TYPE D            | 5.0 DU/AC  | 270.56 |
| RF       | RESIDENTIAL-TYPE F (OPTIONAL) | 8.0 DU/AC  | 344.60 |
| RG       | RESIDENTIAL-TYPE G            | 10.0 DU/AC | 169.41 |
| RH       | RESIDENTIAL-TYPE H            | 20.0 DU/AC | 22.34  |
| C        | COMMERCIAL                    |            | 126.60 |
| OC       | OFFICE/COMMERCIAL             |            | 155.98 |
| C/OC/RF  | COMM.-OFFICE-RF               |            | 150.61 |
| PLD      | PUBLIC LAND DEDICATION        |            | 210.66 |
| TOTAL    |                               | 1883.31    | 7900   |

### TRACT "A"

CASTLEROCK RANCH P.U.D.

NOT PART OF THIS AMENDMENT

### LEGEND

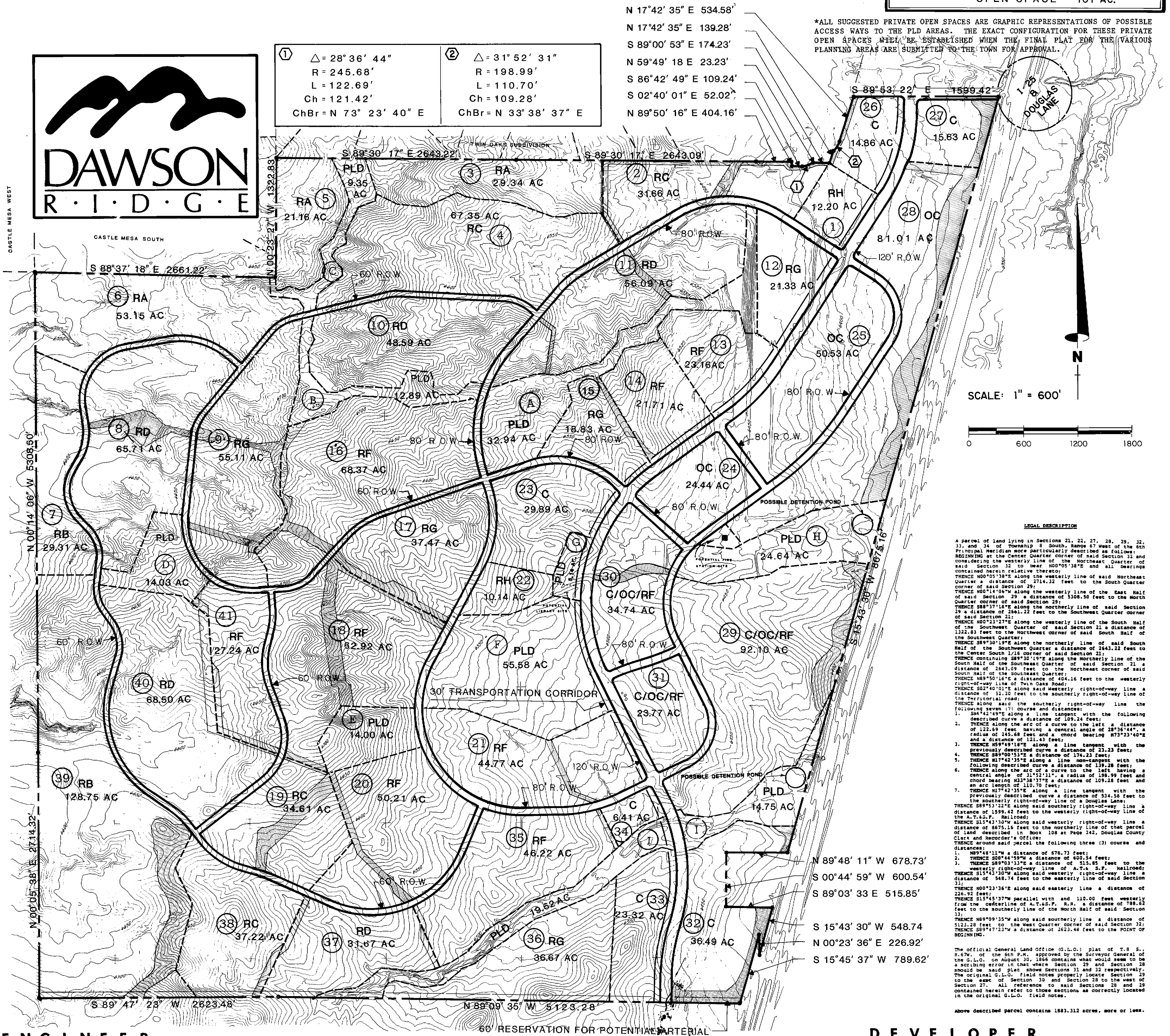
|  |                                        |
|--|----------------------------------------|
|  | PROPERTY BOUNDARY                      |
|  | STREET R.O.W.                          |
|  | PLANNING AREA BOUNDARY                 |
|  | PLANNING AREA                          |
|  | PUBLIC LAND DEDICATION                 |
|  | POSSIBLE DETENTION POND                |
|  | SUGGESTED PRIVATE OPEN SPACE * 101 AC. |



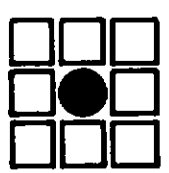
|                                                                                                        |                                                                                                        |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| ① $\Delta = 28^{\circ}36'44''$<br>R = 245.68'<br>L = 122.69'<br>Ch = 121.42'<br>ChBr = N 73° 23' 40" E | ② $\Delta = 31^{\circ}52'31''$<br>R = 198.99'<br>L = 110.70'<br>Ch = 109.28'<br>ChBr = N 33° 38' 37" E |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

N 17°42' 35" E 534.58'  
N 17°42' 35" E 139.28'  
S 89°00' 53" E 174.23'  
N 59°49' 18 E 23.23'  
S 86°42' 49" E 109.24'  
S 02°40' 01" E 52.02'  
N 89°50' 16" E 404.16'

\*ALL SUGGESTED PRIVATE OPEN SPACES ARE GRAPHIC REPRESENTATIONS OF POSSIBLE ACCESS WAYS TO THE PLD AREAS. THE EXACT CONFIGURATION FOR THESE PRIVATE OPEN SPACES WILL BE ESTABLISHED WHEN THE FINAL PLAT FOR THE VARIOUS PLANNING AREAS ARE SUBMITTED TO THE TOWN FOR APPROVAL.



ENGINEER



**MERRICK**

Telephone 303/751-0741  
(10655 E. Bethany Drive)  
Post Office Box 22026  
Denver, Colorado 80222

PREPARED APRIL 25, 1986

SHEET 2 of 2

DEVELOPER



**Bellamah  
Community  
Development**

Telephone 303/799-1919  
9085 E. Mineral Circle  
Suite 330  
Englewood, Colorado 80112

Reviewed this 04 day of May, 1986,

by the Planning Commission of the Town of Castle Rock

Attest

*Phyllis L. Brown, Deputy Town Clerk*

*Ray Bragan*

Chairman

Approved this 22 day of May, 1986,

by the Board of Trustees of the Town of Castle Rock

Attest:

*Phyllis L. Brown, Deputy Town Clerk*

*George J. Hameby*

Mayor