

PLAT IDENTIFICATION SHEET

370872

12/20/85

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Rock Villages Dev Corp

GRANTEE:

(subdivision name or name of plat)

Founders Village 1

LEGAL:

(section-township-range)

THE VILLAGES AT CASTLE ROCK

FOUNDER'S VILLAGE FILING NO. 1

LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 8, T.8S. R.66W. OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

FINAL SITE PLAN

--PROPERTY DESCRIPTION: (Founder's Village Filing No. 1)--

A tract of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian, 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows: Commencing at the Northeast corner of said Southwest 1/4 of the Northwest 1/4 and considering the East line of said Southwest 1/4 of the Northwest 1/4 to bear S 00°39'38"W with all bearings contained herein relative thereto;

Thence S 00°39'38"W along said East line a distance of 177.09 feet to the true point of beginning;

Thence S 33°01'43"W a distance of 92.00 feet to a point on a curve;

Thence Southeasterly along the arc of a curve to the left a distance of 52.89 feet, said curve has a radius of 125.00 feet, a central angle of 24°14'30" and a chord that bears S 69°05'32"E a distance of 52.49 feet to a point on the East line of said Southwest 1/4 of the Northwest 1/4;

Thence S 00°39'38"W along said East line a distance of 145.79 feet;

Thence N 84°14'15"W a distance of 79.64 feet;

Thence S 18°31'47"E a distance of 110.25 feet to a point on a curve;

Thence Easterly along the arc of a curve to the right a distance of 44.37 feet, said curve has a radius of 55.00 feet a central angle of 46°13'34" and a chord that bears S 85°25'00"E a distance of 43.18 feet to a point on the East line of aforesaid Southwest 1/4 of the Northwest 1/4;

Thence S 00°39'38"W along said East line a distance of 106.44 feet to a point of curve;

Thence Southwesterly along the arc of a curve to the right a distance of 124.49 feet, said curve has a radius of 125.00 feet and a central angle of 57°03'35";

Thence S 32°16'47"E a distance of 96.21 feet;

Thence S 45°51'13"W a distance of 68.49 feet;

Thence S 23°59'26"E a distance of 105.30 feet;

Thence S 66°00'34"W a distance of 95.00 feet;

Thence S 23°59'26"E a distance of 34.73 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the left a distance of 109.83 feet, said curve has a radius of 125.00 feet and a central angle of 50°20'34" to a point on the East line of aforesaid Southwest 1/4 of the Northwest 1/4;

Thence S 00°39'38"W along said East line a distance of 181.24 feet;

Thence S 51°18'49"W a distance of 118.49 feet;

Thence S 66°00'23"W a distance of 225.00 feet;

Thence N 23°59'37"W a distance of 854.82 feet to a point on the South line of Enderud Boulevard as platted in the Villages at Castle Rock, Filing No. 3;

Thence N 29°44'43"E along said South line a distance of 145.32 feet to a point of curve;

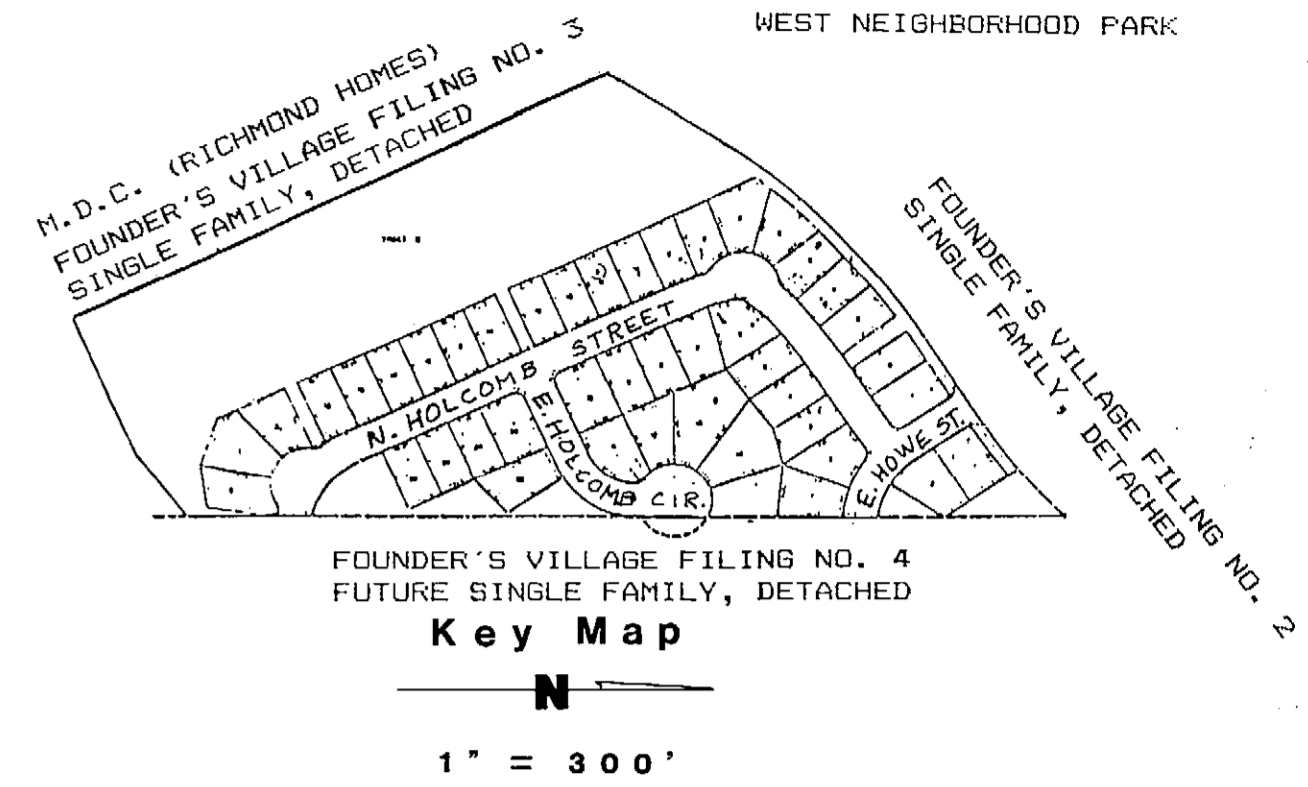
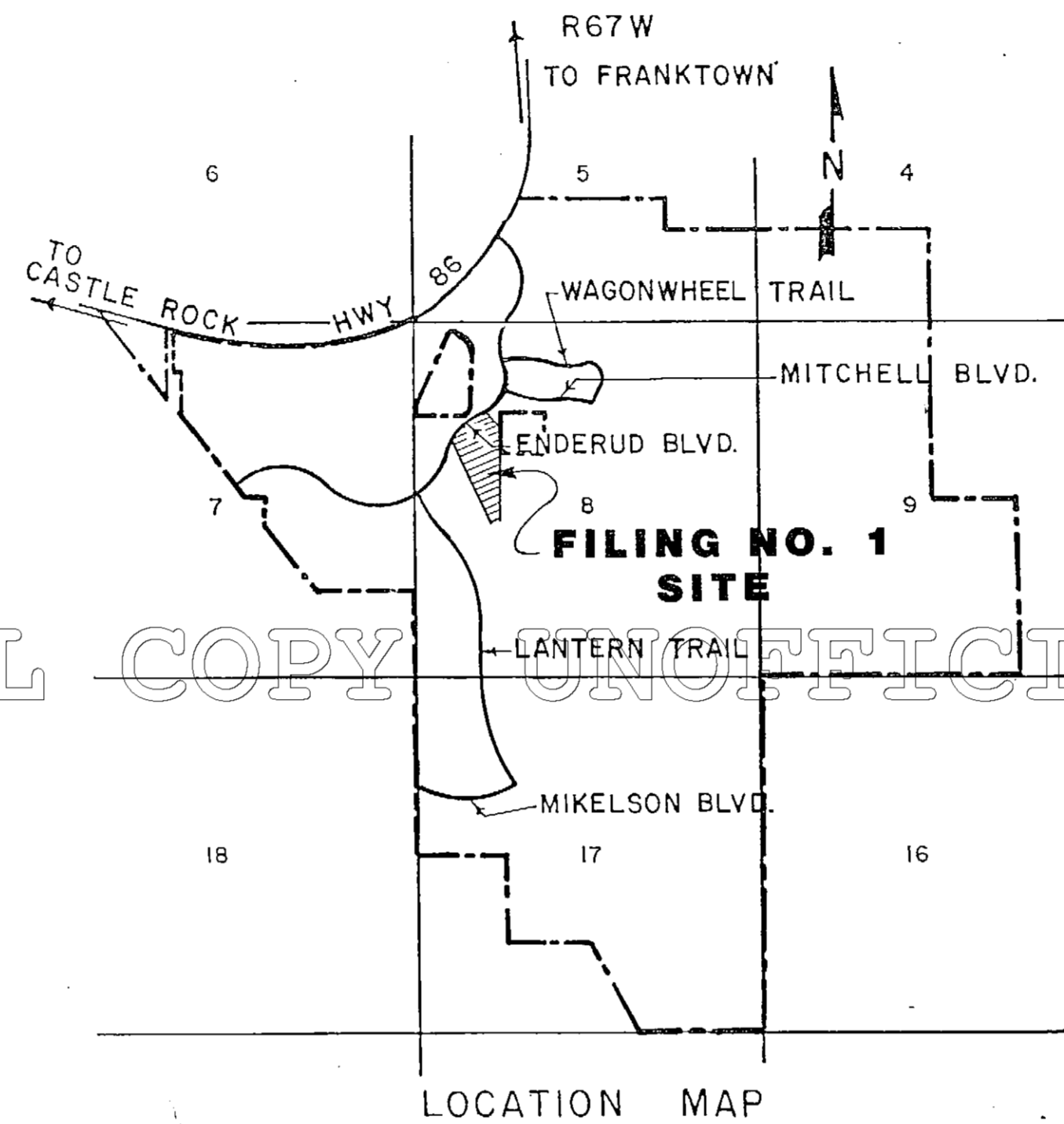
Thence Northeasterly along the arc of a curve to the right and along said South line a distance of 466.61 feet, said curve has a radius of 957.50 feet and a central angle of 27°55'18" to a point of tangent;

Thence N 57°40'02"E along said tangent and along said South line a distance of 155.96 feet to a point of curve;

Thence Northeasterly along the arc of a curve to the left and along said South line a distance of 82.22 feet, said curve has a radius of 642.50 feet and a central angle of 07°19'57";

Thence S 32°19'59"E a distance of 128.51 feet to the point of beginning;

Containing 13.0855 acres, more or less.



MINIMUM BUILDING SETBACKS FROM LOT LINES

ALL SINGLE FAMILY LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACK DIMENSIONS FROM THE PROPERTY LINES:

MINIMUM FRONT YARD: 15 FEET, EXCEPT WHERE A GARAGE OR CARPORT ENTERS DIRECTLY UPON A STREET, AND IN SUCH CASE, 20 FEET FOR SUCH GARAGE OR CARPORT.

REAR SETBACK.....20 FEET
SIDE SETBACK.....3 FEET
BUT IN NO INSTANCE WILL THERE BE LESS THAN A TEN (10) FOOT SEPARATION BETWEEN BUILDINGS
CORNER SETBACK.....10 FEET
MAXIMUM BUILDING HEIGHT.....35 FEET

SITE DATA

NUMBER OF LOTS.....	43
GROSS DENSITY.....	3.30 LOTS/ACRE
NET DENSITY.....	5.85 LOTS/ACRE
LAND USE.....	SINGLE FAMILY LOTS
BUILDING TYPE.....	SINGLE FAMILY, DETACHED
ROADWAY AREA.....	21,510 SQ. FT.; 2.10 ACRES
DEDICATED USE AREA.....	248,773 SQ. FT.; 5.665 ACRES
LOT AREA...MAXIMUM.....	10,250 SQ. FT.; 0.235 ACRES
LOT AREA...MINIMUM.....	5,000 SQ. FT.; 0.115 ACRES
LOT AREA...AVERAGE.....	5,673 SQ. FT.; 0.131 ACRES
TOTAL PLAN AREA.....	556,933 SQ. FT.; 12.815 ACRES

Reviewed and Approved by the Master Architectural Committee of Founder's Village on this 25 day of October, 1985.

[Signature]
Chairman of Committee

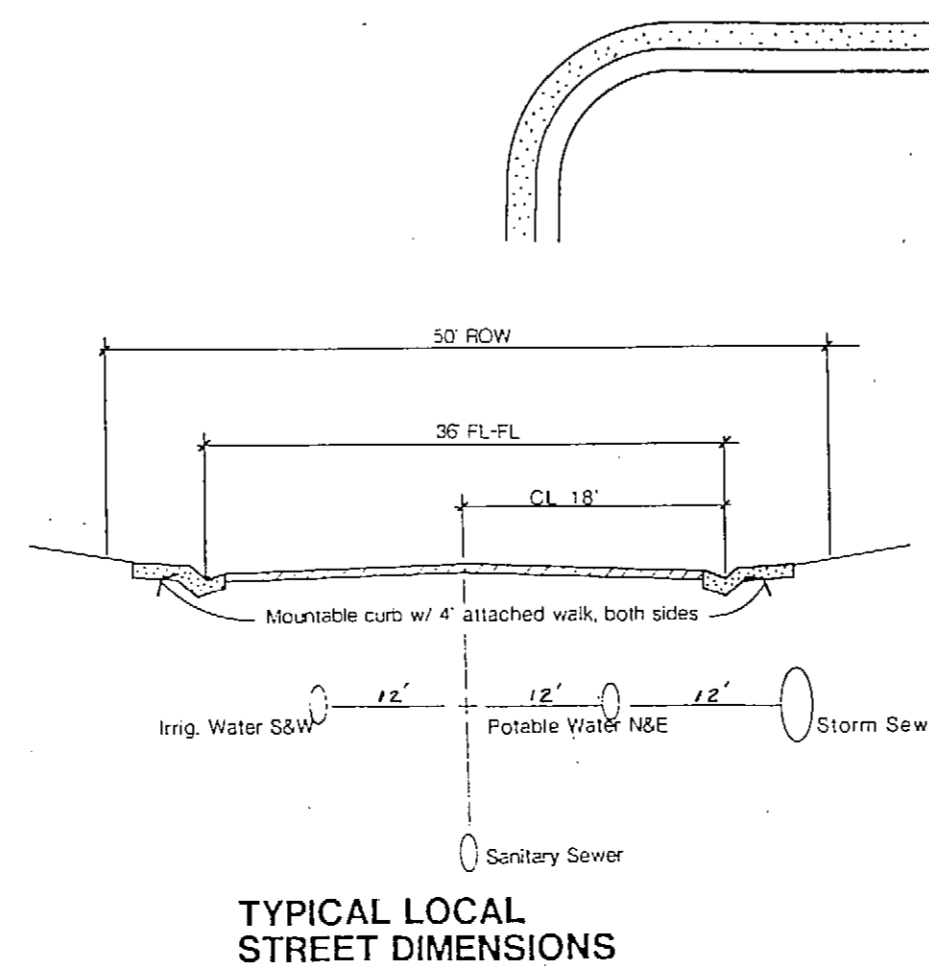
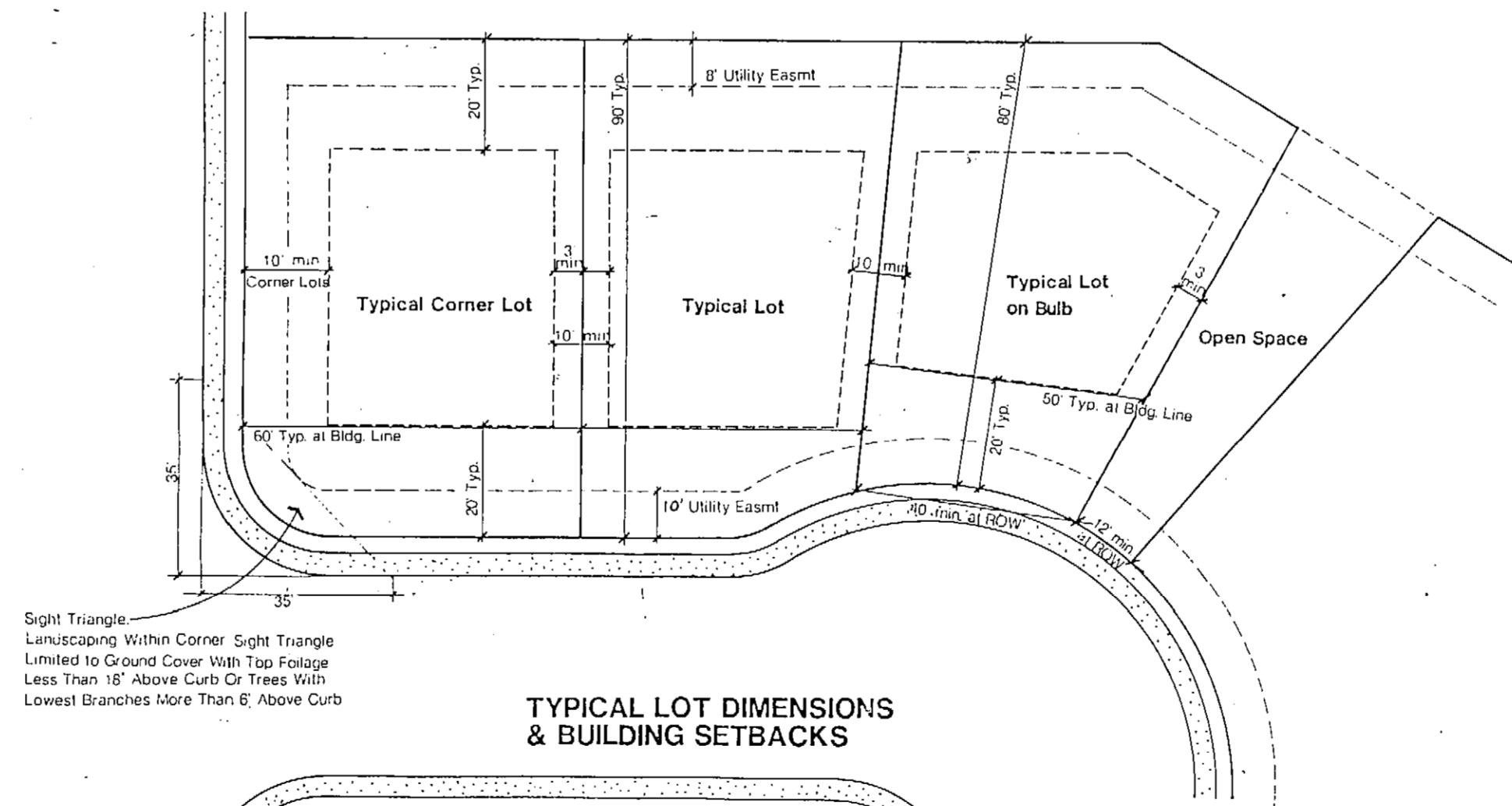
RECORDER'S CERTIFICATE

THIS SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:06 AM, ON THE 26 DAY OF December, 1985.

[Signature]
COUNTY CLERK AND RECORDER

DEPUTY

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
---	CENTERLINE	---
---	HANDICAP RAMP	---
---	SURFACE DRAINAGE FLOW DIRECTION	---
6580	CONTOUR LINE	6580
---	IRRIGATION WATER MAIN	---
---	POTABLE WATER MAIN	---
---	FIRE HYDRANT ASSEMBLY	---
---	WATER VALVE & BOX	---
---	BLOW-OFF (POTABLE/IRRIGATION)	---
---	STORM SEWER W/MANHOLE & INLET	---
---	SANITARY SEWER W/MANHOLE, SERVICE, STATION & INVERT ELEVATION	---
---	STREET LIGHT	---
---	NEIGHBORHOOD MAILBOX	---
---	BLOCK NUMBERS	---



PREPARED BY:
K. L. ENGINEERING, INC.
105 WILCOX STREET
CASTLE ROCK, CO. 80104
PHONE (303) 688-6564

OWNER:

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION
8301 EAST PRENTICE AVENUE
BUILDING 30, SUITE 305
ENGLEWOOD, COLORADO 80111

APPROVALS	
<i>[Signature]</i> PLANNING COMMISSION CHAIRMAN	September 11, 1985 DATE
<i>[Signature]</i> MAYOR	September 24, 1985 DATE
<i>[Signature]</i> TOWN CLERK	September 26, 1985 DATE
Revision Dates	K ENGINEERING INC Castle Rock, Co. THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 1 FINAL SITE PLAN
Project No. 85-01	
Off/Des KLL	
Date: 8/30/85	
Sheet 1 of 2	

