

PLAT IDENTIFICATION SHEET

Reception #: 8702941

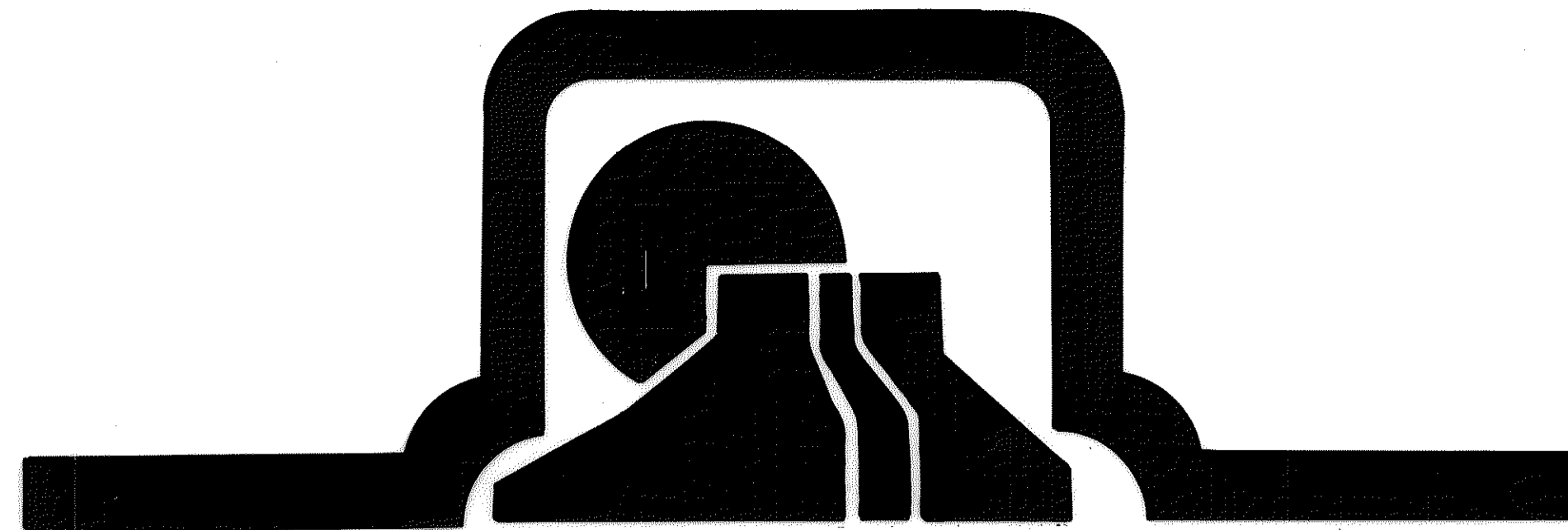
Number of pages: 2

Date: 01/28/87

UNOFFICIAL COPY

Name: FOUNDERS VILLAGE
11

MISCELLANEOUS COMMENTS:



LEGAL DESCRIPTION

LEGAL DESCRIPTION - FOUNDER'S VILLAGE FILING 11

A TRACT OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8 BEING N88°41'11"E.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, THENCE S21°58'37"W A DISTANCE OF 1445.30 FEET TO THE POINT OF TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MITCHELL BOULEVARD AS PLATTED IN VILLAGES AT CASTLE ROCK FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE N84°53'07"E ALONG THE SOUTHERLY LINE OF SAID MITCHELL BOULEVARD A DISTANCE OF 236.81 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°57'45"W HAVING A CENTRAL ANGLE OF 35°27'30", A RADIUS OF 642.50 FEET AND A LENGTH OF 397.62 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PROPOSED WAGONWHEEL TRAIL THE FOLLOWING 4 COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°04'32", A RADIUS OF 15.00 FEET, A LENGTH OF 22.53 FEET TO A POINT OF TANGENT;
2. N64°20'43"E A DISTANCE OF 112.04 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°52'28", A RADIUS OF 345.00 FEET, A LENGTH OF 246.12 FEET TO A POINT OF TANGENT;
4. N23°28'16"E ALONG THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF WAGONWHEEL TRAIL AS PLATTED IN SAID VILLAGES AT CASTLE ROCK FILING NO. 1 A DISTANCE OF 43.38 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8;

THENCE N88°49'50"E AND ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 66.01 FEET TO THE EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID WAGONWHEEL TRAIL; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PROPOSED WAGONWHEEL TRAIL THE FOLLOWING 4 COURSES:

1. S23°28'16"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE EXTENDED OF SAID WAGONWHEEL TRAIL A DISTANCE OF 70.91 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 40°52'28", A RADIUS OF 405.00 FEET, A LENGTH OF 288.92 FEET TO A POINT OF TANGENT;
3. S64°20'43"W A DISTANCE OF 112.04 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 86°04'32", A RADIUS OF 15.00 FEET, A LENGTH OF 22.53 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD THE FOLLOWING 2 COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 21°39'51", A RADIUS OF 642.50 FEET, A LENGTH OF 242.94 FEET TO A POINT OF TANGENT;
2. S0°03'58"E A DISTANCE OF 297.74 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE N89°56'02"E A DISTANCE OF 72.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE N89°56'02"E A DISTANCE OF 44.00 FEET; THENCE S00°03'58"E A DISTANCE OF 39.00 FEET; THENCE N89°56'02"E A DISTANCE OF 75.00 FEET; THENCE S00°03'58"E A DISTANCE OF 210.00 FEET; THENCE S89°56'02"W A DISTANCE OF 119.00 FEET; THENCE N00°03'58"W A DISTANCE OF 159.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE S89°56'02"W A DISTANCE OF 72.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT ON THE EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD THE FOLLOWING 3 COURSES:

1. S00°03'58"E A DISTANCE OF 604.84 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 59°22'48", A RADIUS OF 532.50 FEET AND A LENGTH OF 551.87 FEET TO A POINT OF TANGENT;
3. S59°26'46"E A DISTANCE OF 288.70 FEET;

THENCE S30°33'14"W A DISTANCE OF 85.00 FEET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PROPOSED MIKELSON BOULEVARD THE FOLLOWING 4 COURSES:

1. N59°26'46"W A DISTANCE OF 288.70 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 59°22'48", A RADIUS OF 617.50 FEET, AND A LENGTH OF 639.96 FEET TO A POINT OF TANGENT;
3. N00°03'58"W A DISTANCE OF 992.58 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 93°00'55", A RADIUS OF 557.50 FEET, AND A LENGTH OF 905.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MITCHELL BOULEVARD;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MITCHELL BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°04'53"W, HAVING A DELTA OF 02°02'00", A RADIUS OF 1843.39 FEET, AND A LENGTH OF 65.42 FEET TO THE POINT OF BEGINNING, CONTAINING 6.554 ACRES.

FOUNDERS VILLAGE FILING 11

FINAL SITE PLAN

DEVELOPMENT NOTES

MINIMUM LOT SIZE: SEE LAND USE SUMMARY
 AVERAGE LOT SIZE: SEE LAND USE SUMMARY
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM SETBACKS:
 MINIMUM BUILDING SETBACK FRONT (LOCAL STREETS)⁴ 15 FT.
 MINIMUM BUILDING SETBACK REAR³ 25 FT.
 MINIMUM BUILDING SETBACK EACH SIDE² 3 FT.
 MINIMUM BUILDING-TO-BUILDING DISTANCE² 10 FT.

1. CORNER LOTS SHALL HAVE A MINIMUM BUILDING SETBACK OF 15 FEET (19 FEET FROM FLOWLINE OF STREET) ON SIDE YARDS ADJACENT TO STREETS. CHIMNEYS, OVERHANGS, BAY WINDOWS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS SIDE SETBACK, SO LONG AS THEY ARE NO CLOSER THAN 10 FEET FROM THE SIDE YARD PROPERTY LINE OF A STREET.
2. CHIMNEYS, OVERHANGS, BAY WINDOWS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS SIDE SETBACK, SO LONG AS THESE USES ARE SEPARATED FROM SIMILAR USES ON THE ADJOINING SIDE YARD BY NO LESS THAN 6 FEET.
- 3A. REAR SETBACKS, EXCLUDING GARAGES AS SET FORTH IN "B" BELOW, SHALL BE 25 FEET FROM THE CENTERLINE OF THE ACCESS AND UTILITY EASEMENT.
- 3B. AT THEIR CLOSEST POINT TO THE CENTERLINE OF THE ACCESS AND UTILITY EASEMENT, GARAGES SHALL BE NOT LESS THAN 14 FEET NOR MORE THAN 20 FEET FROM SAID LINE.
4. COVERED PORCHES, BAY WINDOWS, OVERHANGS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS FRONT SETBACK, SO LONG AS THEY ARE NO CLOSER THAN 13 FEET FROM THE FRONT PROPERTY LINE.

OFFSTREET PARKING: MINIMUM 2 PER D.U., PROVIDED IN GARAGE, CARPORT, OR DRIVEWAY

SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH PARK FUNDING'S SIGNAGE GUIDELINES AND THE CITY'S SIGN CODE

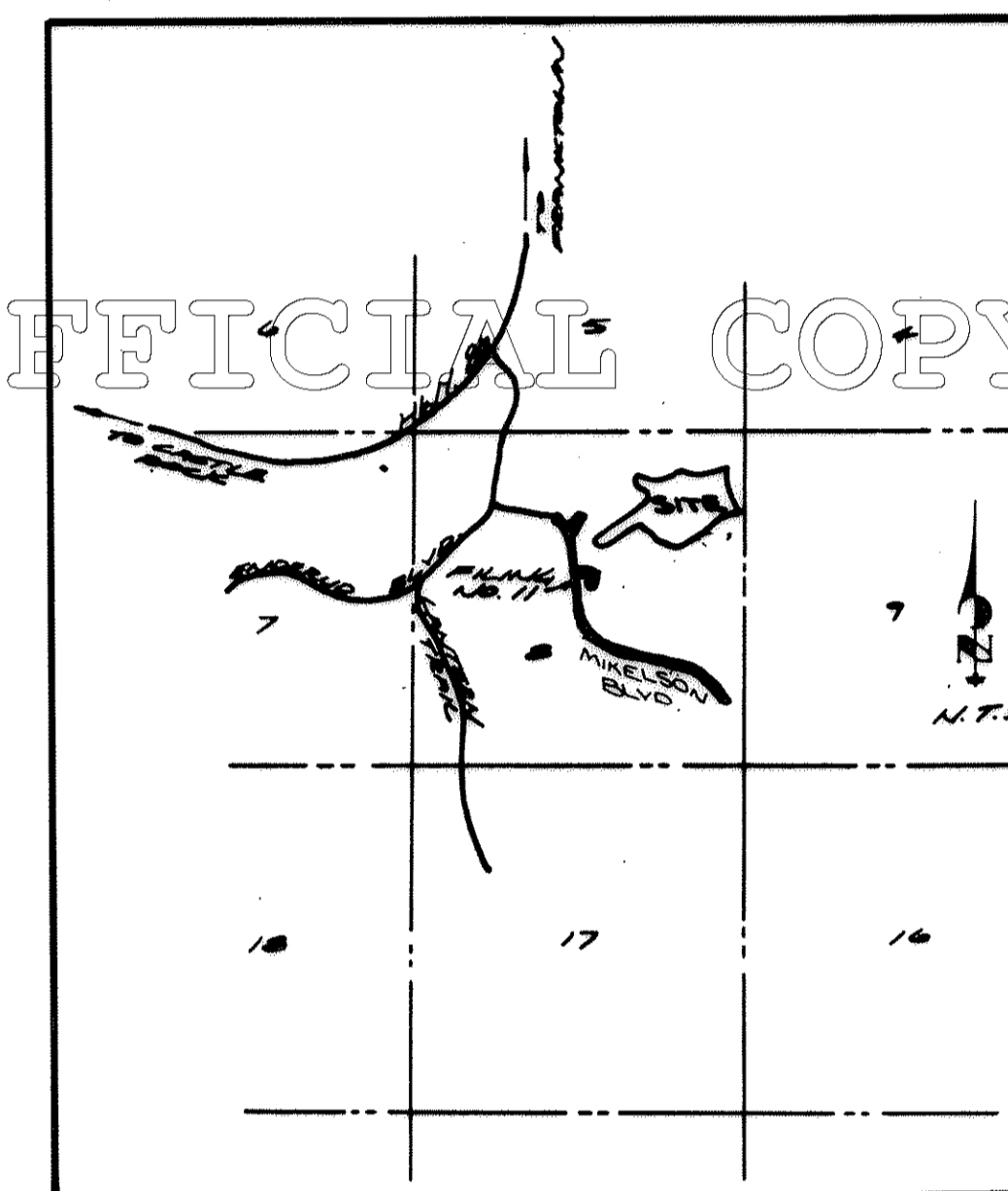
SCREEN FENCE: DEVELOPER RESERVES OPTION TO INSTALL PERIMETER SCREEN FENCE SIMILAR TO THAT SHOWN ON DETAIL ON SHEET 2.

STREET LIGHTING: STREET LIGHTING WILL CONFORM TO IREA REQUIREMENTS.

UTILITIES:

1. UTILITY SUPPLIERS ARE:
 POTABLE WATER - TOWN OF CASTLE ROCK
 SANITARY SEWER- TOWN OF CASTLE ROCK
 TELEPHONE- MOUNTAIN BELL
 GAS- PEOPLES NATURAL GAS
 ELECTRICITY- I.R.E.A.
2. PRELIMINARY SEWER AND WATER DISTRIBUTION LINES ARE SHOWN ON PRELIMINARY PLAT, SUBMITTED CONCURRENTLY WITH THIS SITE PLAN

VICINITY MAP



LAND USE SUMMARY

FILING	STREETS	OPN SPACE	S.F. LOTS	TOTAL	DU	DENSITY	MIN LOT SIZE	AVERAGE SIZE
11	6.19 AC	0	0.36 AC	6.55 AC	4	0.6	3,750 S.F.	3,938 S.F.

SIGNATURES

PLANNER

SITE PLAN PREPARED BY JR ENGINEERING, LTD.

James R. Deitch

SURVEYOR

PROPERTY DESCRIPTION PREPARED BY JR ENGINEERING, LTD.

Paul J. Hunsbury

OWNERS

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION

Paul W. Meyer

PLANNING AND ZONING COMMISSION

THIS SITE PLAN REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION AND APPROVED:

DATE: Sept 2, 1986

James Reagan
CHAIRMAN

RECORDER'S CERTIFICATE

THIS SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:15 ON THE 23RD DAY OF September, 1986. UNDER RECEPTION NO. 8702941.

James L. Thompson
Deputy

TOWN BOARD OF TRUSTEES

THIS SITE PLAN IS APPROVED FOR FILING BY THE TOWN OF CASTLE ROCK BOARD OF TRUSTEES AND APPROVED on September 11, 1986

DATE: 1-28-87
Attest
DATE: 1-28-87

James Hunsbury
MAYOR
Phyllis L. Prunell
Town Clerk

OWNER

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION
 8301 E. PRENTICE AVENUE
 GREENWOOD VILLAGE, CO 80111

ENGINEER/SURVEYOR

JR ENGINEERING, LTD.
 6857 S. SPRUCE STREET
 ENGLEWOOD, CO 80112

PLANNER

JR ENGINEERING, LTD.
 6857 SOUTH SPRUCE STREET
 ENGLEWOOD, COLORADO 80112
 (303) 740-9393

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