

PLAT IDENTIFICATION SHEET

Reception #: 8702939

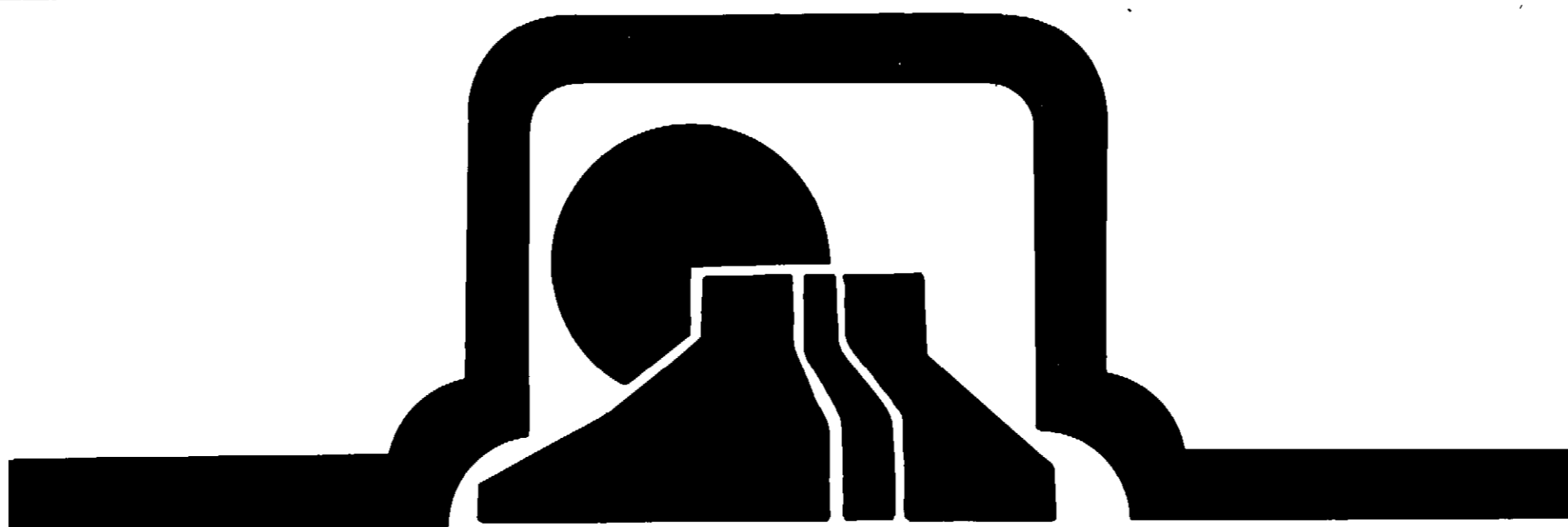
Number of pages: 2

Date: 01/28/87

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Name: FOUNDERS VILLAGE
12

MISCELLANEOUS COMMENTS:



**FOUNDERS VILLAGE FILING 12
FINAL SITE PLAN**

LEGAL DESCRIPTION

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 IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 BEARING N88°41'11"E;

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8; THENCE S14°55'00"E A DISTANCE OF 1,373.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N23°26'25"E AND ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL A DISTANCE OF 7.15 FEET; THENCE S66°33'35"E A DISTANCE OF 77.50 FEET; THENCE S58°29'58"E A DISTANCE OF 138.31 FEET; THENCE S66°33'35"E A DISTANCE OF 553.49 FEET; THENCE S02°37'59"E A DISTANCE OF 133.59 FEET; THENCE S17°55'10"W A DISTANCE OF 420.37 FEET; THENCE S30°12'32"E A DISTANCE OF 337.19 FEET; THENCE S29°37'42"W A DISTANCE OF 303.94 FEET; THENCE S13°25'09"W A DISTANCE OF 769.28 FEET; THENCE S27°26'50"W A DISTANCE OF 112.78 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BLVD; THENCE N39°26'48"W AND ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BLVD. A DISTANCE OF 354.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FOUNDERS VILLAGE FILING 11; THENCE NORTHERLY AND ALONG SAID EASTERLY BOUNDARY OF FOUNDERS VILLAGE 11 THE FOLLOWING 21 COURSES:

1. N59°26'46"W A DISTANCE OF 97.75 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52483.26", A RADIUS OF 532.50 FEET, A DISTANCE OF 551.87 FEET TO A POINT OF TANGENT;
3. N00°03'58"W A DISTANCE OF 604.84 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
5. N89°56'02"E A DISTANCE OF 72.00 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°56'02"W HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
7. S00°03'58"E A DISTANCE OF 159.00;
8. N89°56'02"E A DISTANCE OF 119.00 FEET;
9. N00°03'58"W A DISTANCE OF 210.00 FEET;
10. S89°56'02"W A DISTANCE OF 75.00 FEET;
11. N00°03'58"W A DISTANCE OF 39.00 FEET;
12. S89°56'02"W A DISTANCE OF 44.00 FEET;
13. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°56'02"W HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
14. S89°56'02"W A DISTANCE OF 72.00 FEET TO A POINT OF CURVE;
15. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
16. N00°03'58"W A DISTANCE OF 297.74 FEET TO A POINT OF CURVE;
17. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°39'51", A RADIUS OF 642.50 FEET, A DISTANCE OF 242.94 FEET TO A POINT OF REVERSE CURVE;
18. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 86°04'32", A RADIUS OF 15.00 FEET, A DISTANCE OF 22.54 FEET TO A POINT OF TANGENT;
19. N64°20'43"E A DISTANCE OF 112.23 FEET TO A POINT OF CURVE;
20. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°54'18", A RADIUS OF 405.00 FEET, A DISTANCE OF 289.14 FEET TO A POINT OF TANGENT;
21. N23°26'25"E A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING, CONTAINING 38.31 ACRES.

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.

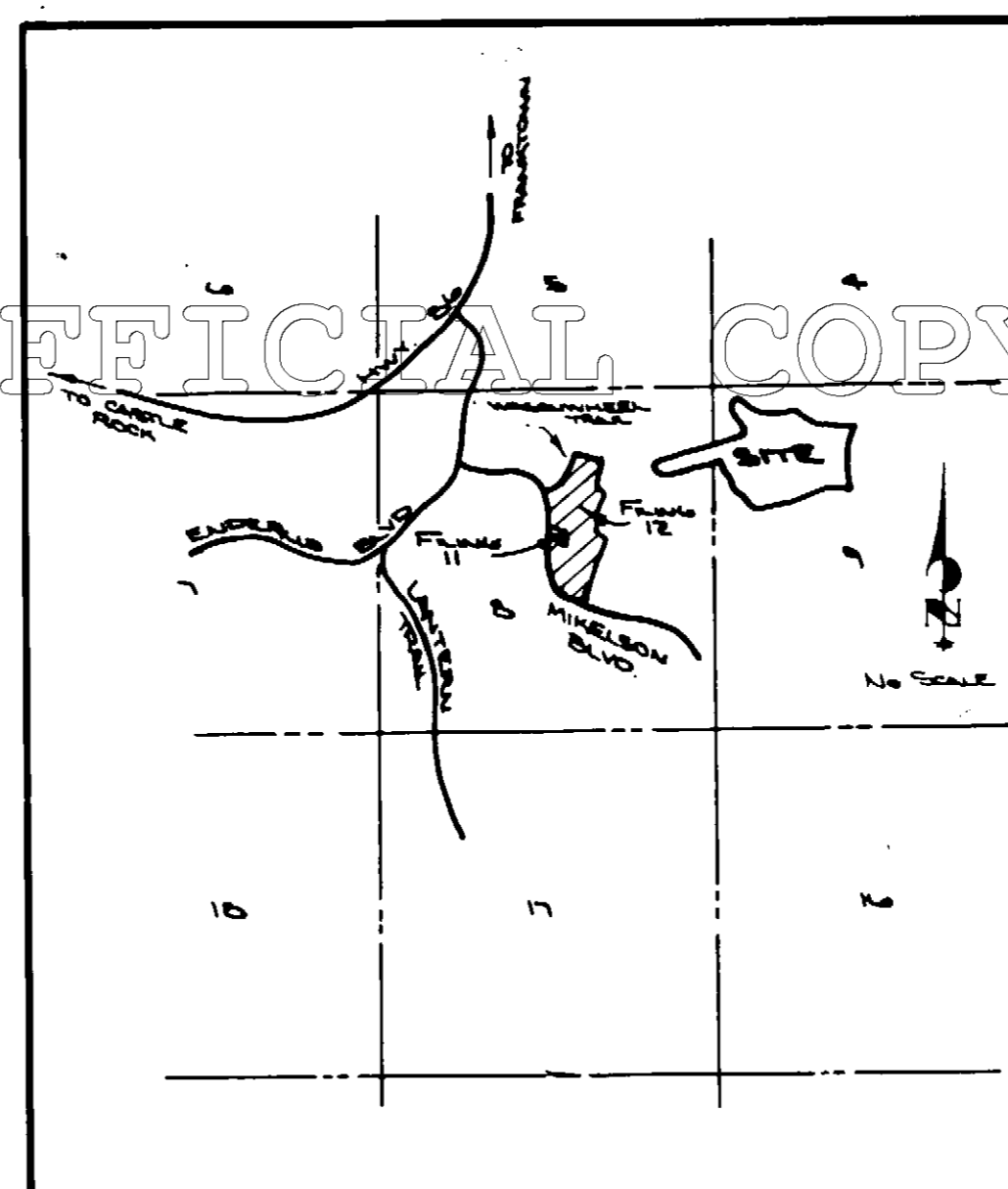
UTILITIES:

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	OPEN SPACE	S.F. LOTS	TOTAL	DU	DENSITY	MIN. LOT SIZE	MAX. LOT SIZE	AVERAGE SIZE
12	4.53 AC.	-----	16.92 AC.	38.31 AC.	146	3.8	3,750 S.F.	11,218 S.F.	5,125 S.F.
TRACT A			16.52 AC.						
TRACT B			0.34 AC.						
			16.86 AC.						

SIGNATURES

PLANNER

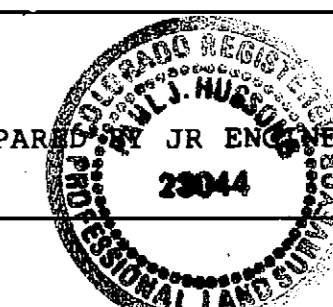
SITE PLAN PREPARED BY JR ENGINEERING, LTD.

James R. Deich

SURVEYOR

PROPERTY DESCRIPTION PREPARED BY JR ENGINEERING, LTD.

Paul J. Hanning



OWNERS

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION

Paul W. Huggan

PLANNING AND ZONING COMMISSION

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

October 12, 1986

James R. Deegan

CHAIRMAN

RECORDER'S CERTIFICATE

THIS SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:10 ON THE 28th DAY OF January, 1987. UNDER RECEPTION NO. 8703939.

Louis 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 October 23, 1986.

1-28-87

James J. Hanning

MAYOR

DATE: 1-28-87

Phyllis L. Brown Deputy

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

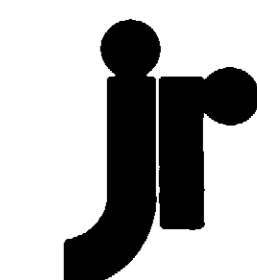
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COVER SHEET AND SITE PLAN: FILING 12

FOUNDERS VILLAGE FILING 12

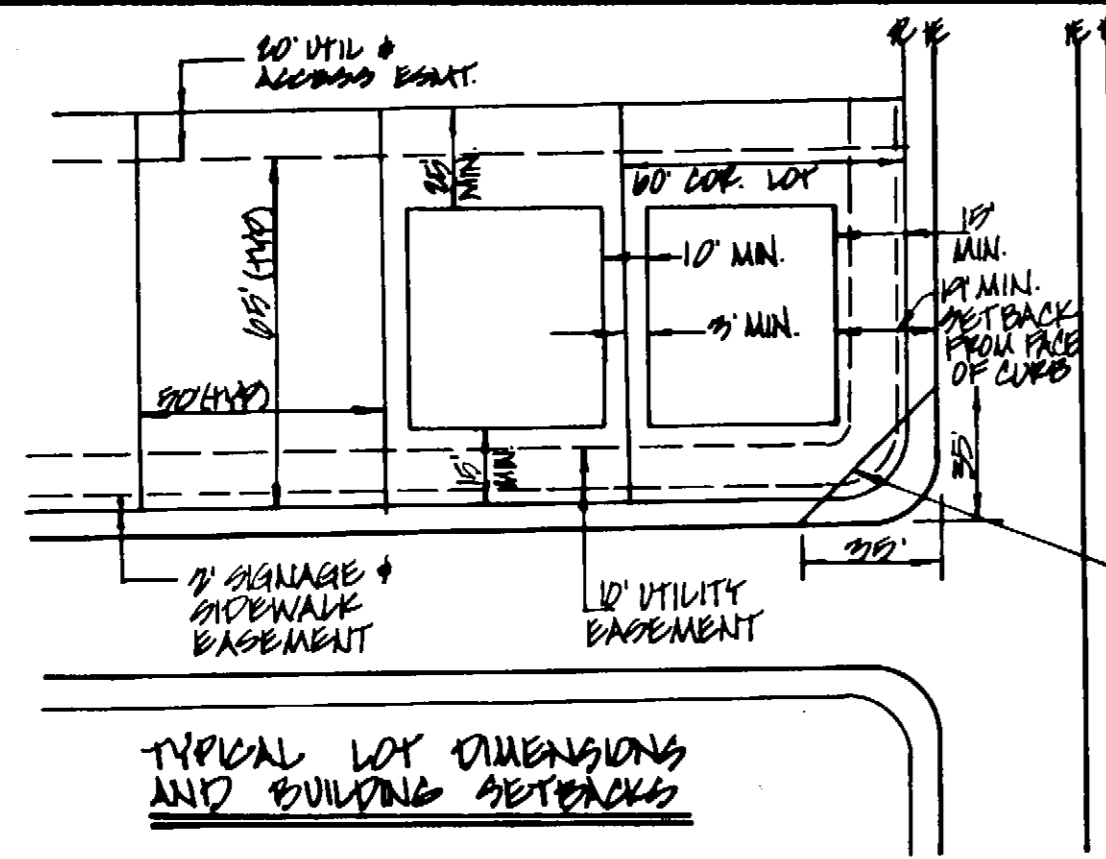
FINAL SITE PLAN

JOB NO. 2344 SHEET 1 OF 2

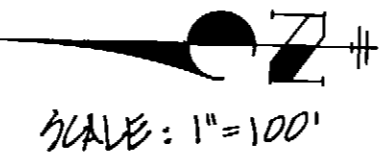
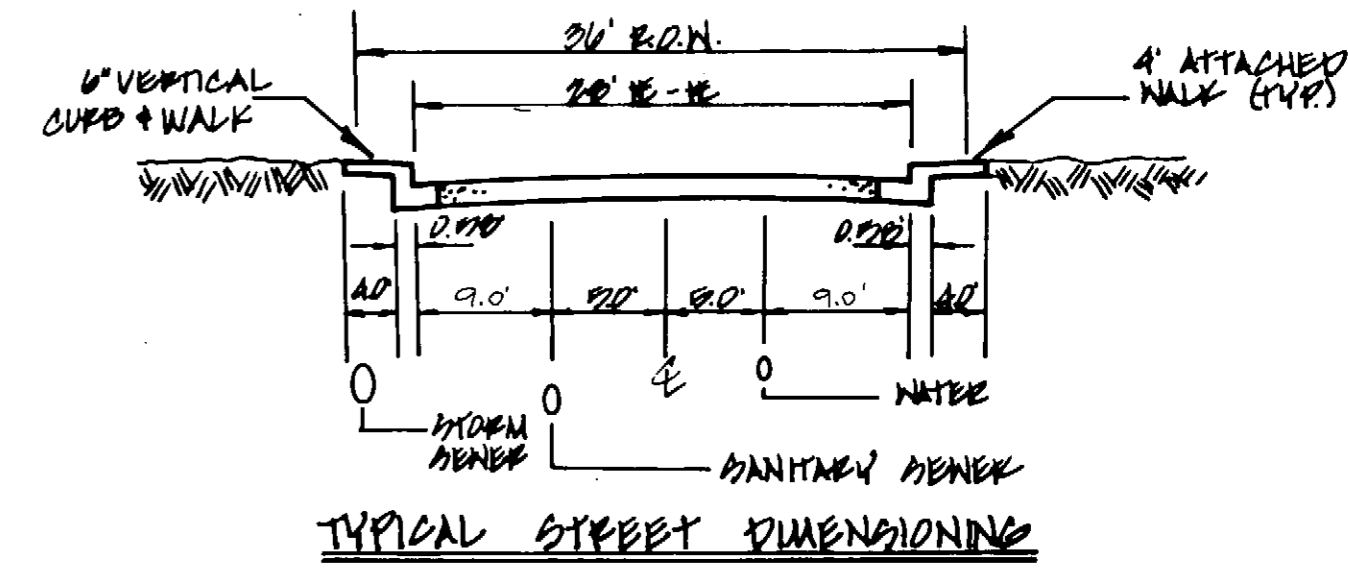
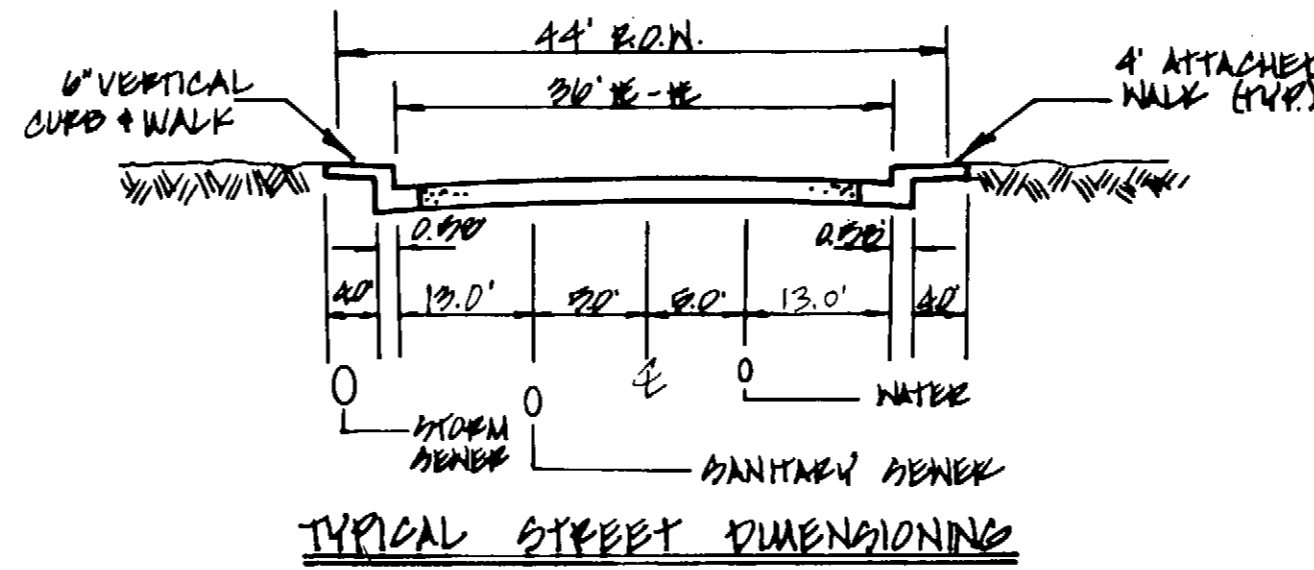


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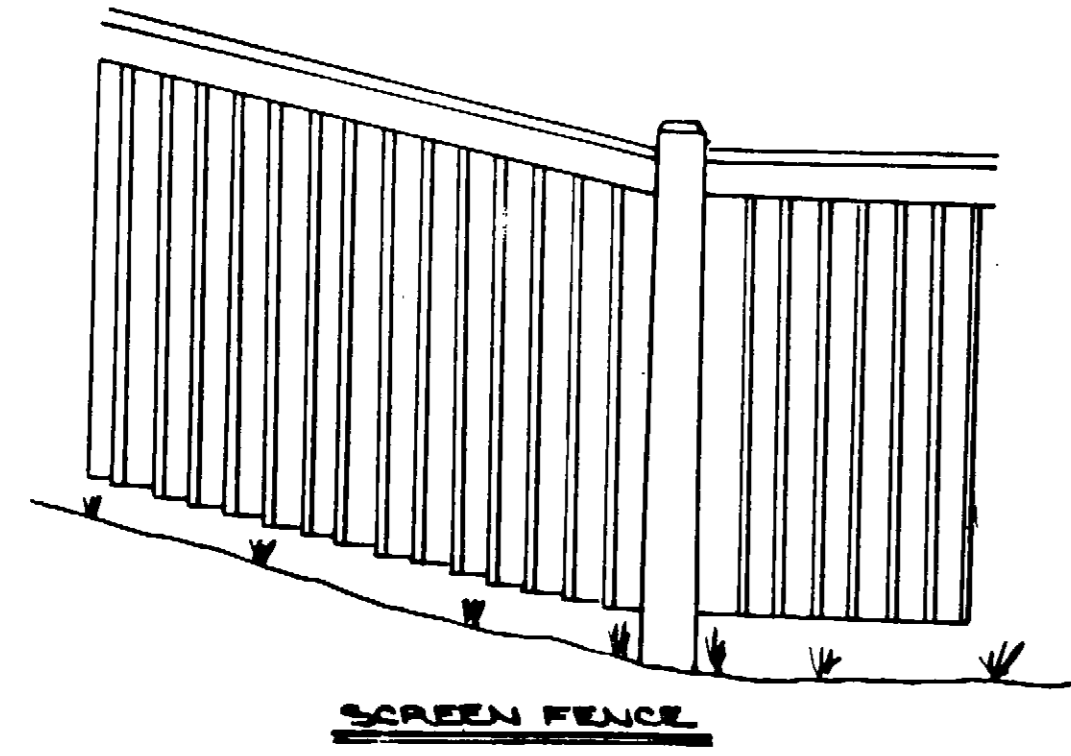
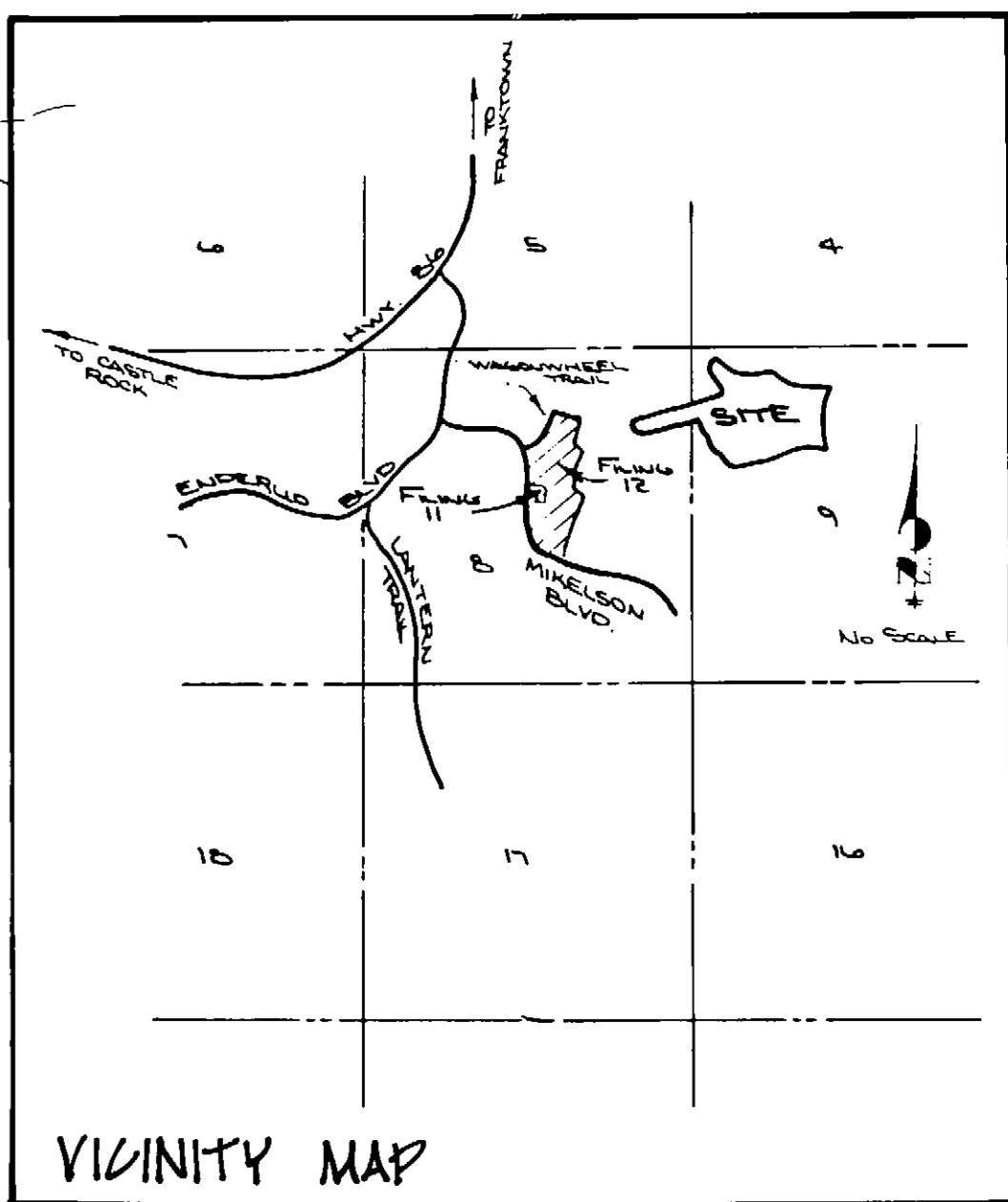
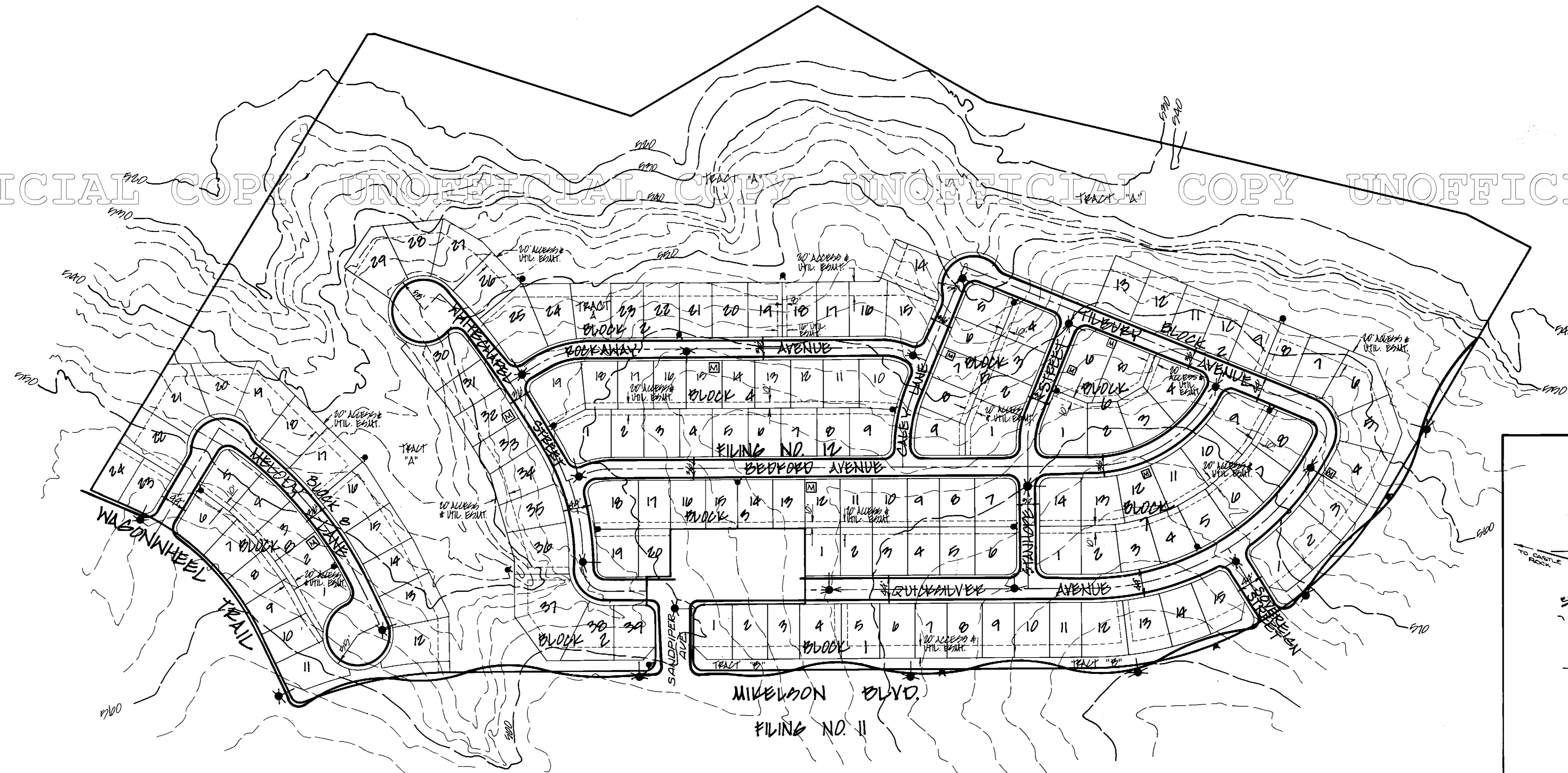
ENGINEERING/PLANNING/SURVEYING



SITE TRUNKS
LANDSCAPING WITHIN CORNER SITE TRUNKS LIMITED TO OPENING UNDER 10'0" PLUMB PLUMES LESS THAN 10' HIGHEST BRANCHES OR FEET IN LOWEST BRANCHES MORE THAN 6 FEET ABOVE CURB.



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- LEGEND
- ⊙ FIRE HYDRANT
 - ⊙ STREET LIGHT
 - ⊙ MAIL BOX
 - PAVED WALKWAY

FOUNDERS VILLAGE FILING #12
FINAL SITE PLAN
JOB #2944 SHEET 2 OF 2

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