

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9553229

DATE:

11-9-95

TIME:

16:16

FEE: \$

20

(2 Pages)

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

DOUGLAS VALLEY ENTERPRISES

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

FOUNDERS VILLAGE #14 AMEND 1
FINAL PD SITE PLAN

LEGAL:

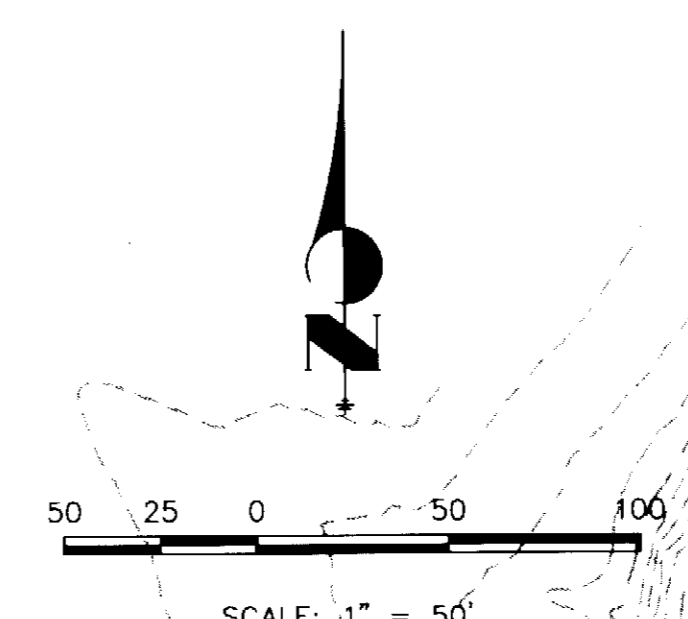
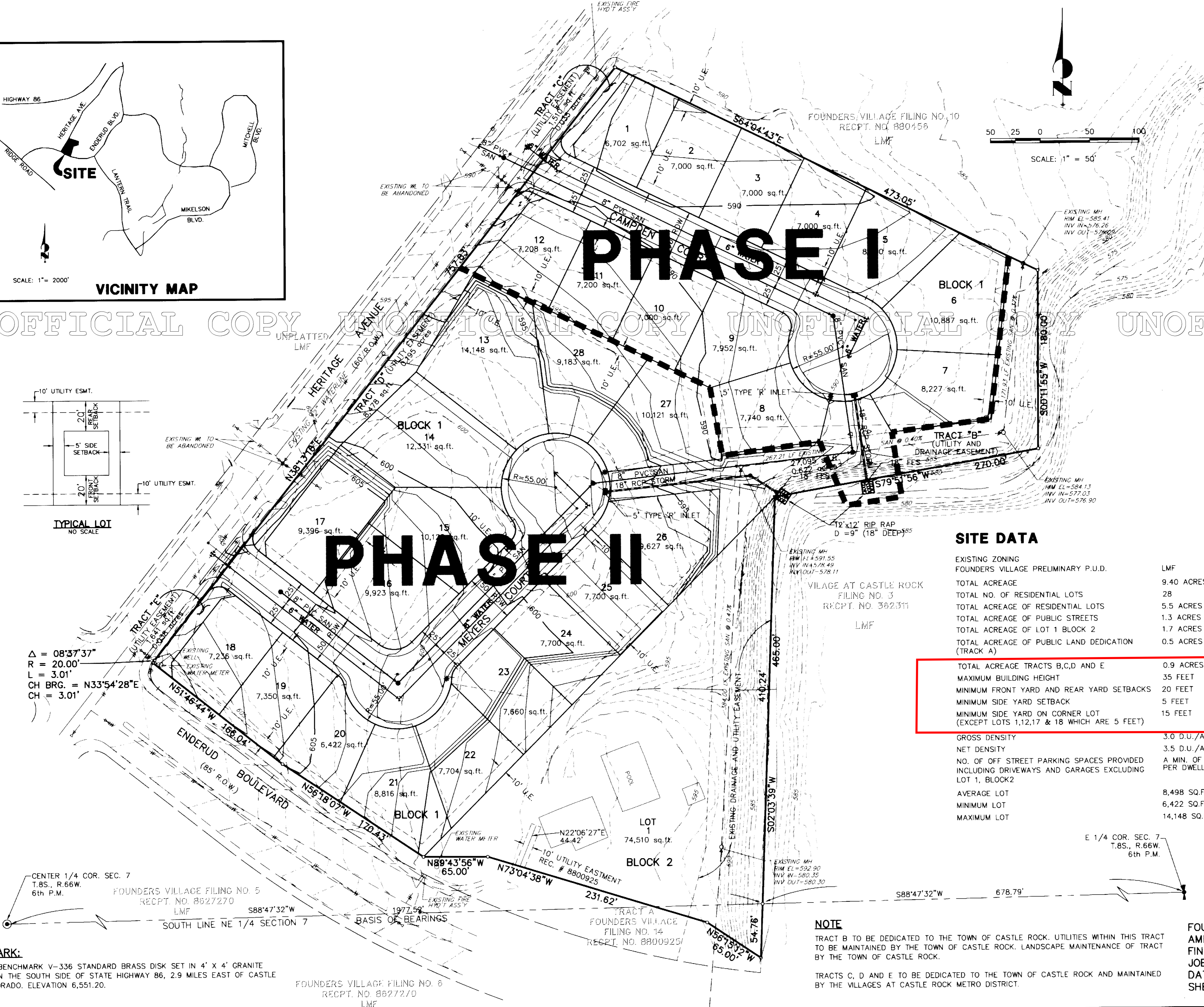
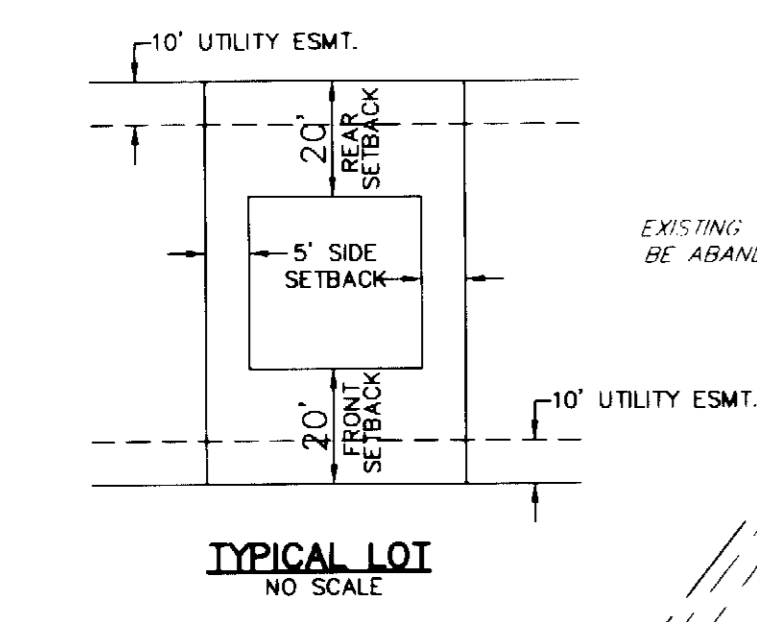
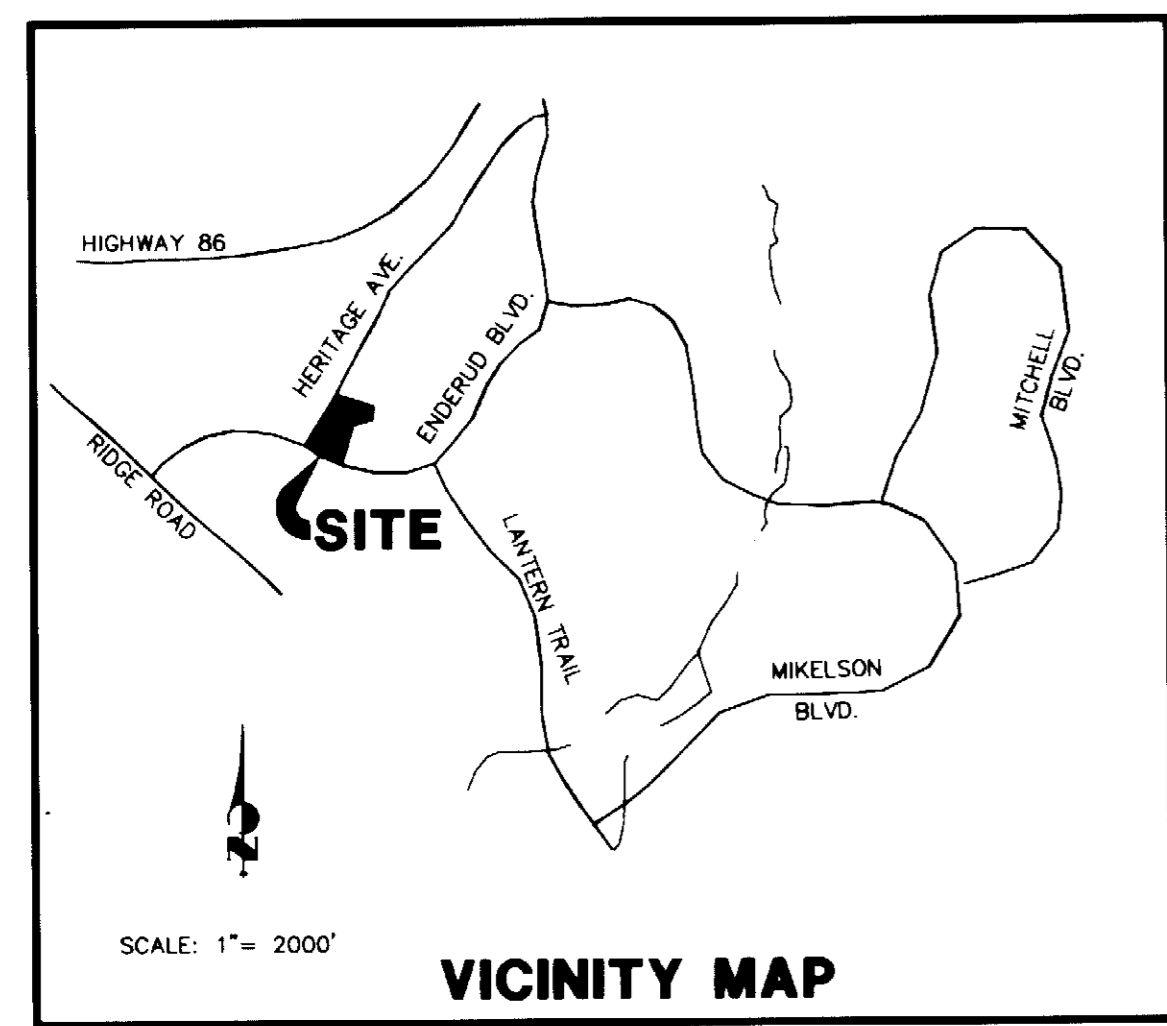
(SECTION-TOWNSHIP-RANGE)

7-8-66

FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 1

FINAL PD SITE PLAN

A REPLAT OF BLOCK 1 AND BLOCK 2, FOUNDERS VILLAGE FILING NO. 14
PART OF THE E 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 1 AND BLOCK 2, FOUNDERS VILLAGE FILING NO. 14, AS RECORDED UNDER RECEPTION NO. 8800925 IN THE DOUGLAS COUNTY RECORDS;
CONTAINING 9.4045 ACRES.

UTILITY COMPANIES:

- WATER - TOWN OF CASTLE ROCK
- SEWER - TOWN OF CASTLE ROCK
- NATURAL GAS - PEOPLES NATURAL GAS
- ELECTRIC - INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
- TELEPHONE - U.S. WEST COMMUNICATIONS
- CABLE - TCI OF COLORADO
- SPECIAL DISTRICTS - THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 1

LEGEND

- PROPOSED SANITARY SEWER
- SANITARY SEWER SERVICE
- TYPICAL INLET LOCATION
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- WATER LINE SERVICE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDERS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS FINAL PD SITE PLAN IS IN COMPLIANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

Matthew E. Selders 10-19-95
MATHEW E. SELDERS, P.L.S.
COLORADO NO. 27275
FOR AND ON BEHALF OF J.R. ENGINEERING, LTD.

PLANNING COMMISSION APPROVAL

THIS FINAL PD SITE PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 20TH DAY OF AUGUST, A.D., 1995.

ATTEST:
Tom Rumba 11/09/95
CHAIRMAN
Sally Miller 11-9-95
TOWN CLERK

TOWN COUNCIL APPROVAL

THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14TH DAY OF SEPTEMBER, A.D., 1995.

ATTEST:
Mark Sullivan 11/9/95
MAYOR
Sally Miller 11-9-95
TOWN CLERK

OWNERS

DOUGLAS VALLEY ENTERPRISES, INC.
Stanley V. Williams Pres.
VILLAGES AT CASTLE ROCK METRO DISTRICT #1
Donald White

RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS FILED IN MY OFFICE ON THE 9th DAY OF November, 1995 AT 4:16 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NO. 9553229
Ronda W. Bailey
DOUGLAS COUNTY CLERK AND RECORDER

SITE DATA

EXISTING ZONING	FOUNDERS VILLAGE PRELIMINARY P.U.D.	LMF
TOTAL ACREAGE		9.40 ACRES
TOTAL NO. OF RESIDENTIAL LOTS		28
TOTAL ACREAGE OF RESIDENTIAL LOTS		5.5 ACRES
TOTAL ACREAGE OF PUBLIC STREETS		1.3 ACRES
TOTAL ACREAGE OF LOT 1 BLOCK 2		1.7 ACRES
TOTAL ACREAGE OF PUBLIC LAND DEDICATION (TRACT A)		0.5 ACRES
TOTAL ACREAGE TRACTS B,C,D AND E		0.9 ACRES
MAXIMUM BUILDING HEIGHT		35 FEET
MINIMUM FRONT YARD AND REAR YARD SETBACKS		20 FEET
MINIMUM SIDE YARD SETBACK		5 FEET
MINIMUM SIDE YARD ON CORNER LOT (EXCEPT LOTS 1,12,17 & 18 WHICH ARE 5 FEET)		15 FEET
GROSS DENSITY		3.0 D.U./AC.
NET DENSITY		3.5 D.U./AC.
NO. OF OFF STREET PARKING SPACES PROVIDED INCLUDING DRIVEWAYS AND GARAGES EXCLUDING LOT 1, BLOCK2		A MIN. OF 2 SPACES PER DWELLING UNIT
AVERAGE LOT		8,498 SQ.FT.
MINIMUM LOT		6,422 SQ.FT.
MAXIMUM LOT		14,148 SQ.FT.

NOTE

TRACT B TO BE DEDICATED TO THE TOWN OF CASTLE ROCK. UTILITIES WITHIN THIS TRACT TO BE MAINTAINED BY THE TOWN OF CASTLE ROCK. LANDSCAPE MAINTENANCE OF TRACT BY THE TOWN OF CASTLE ROCK.
TRACTS C, D AND E TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AND MAINTAINED BY THE VILLAGES AT CASTLE ROCK METRO DISTRICT.

FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 1
FINAL PD SITE PLAN
JOB NO. 2711.09
DATE 2/22/95
SHEET 1 OF 1

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
Fax (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=50'. DATE 10/19/95. TIME 16:29. FILE X:\271109\ACAD\2711PR.DWG

BENCHMARK:
USC & GS BENCHMARK V-336 STANDARD BRASS DISK SET IN 4' X 4' GRANITE BOULDER ON THE SOUTH SIDE OF STATE HIGHWAY 86, 2.9 MILES EAST OF CASTLE ROCK, COLORADO. ELEVATION 6,551.20.

FOUNDERS VILLAGE FILING NO. 6
RECPT. NO. 8677270
LMF

TRACT A
FOUNDERS VILLAGE FILING NO. 14
RECPT. NO. 8800925

VILAGE AT CASTLE ROCK
FILING NO. 3
RECPT. NO. 362311
LMF

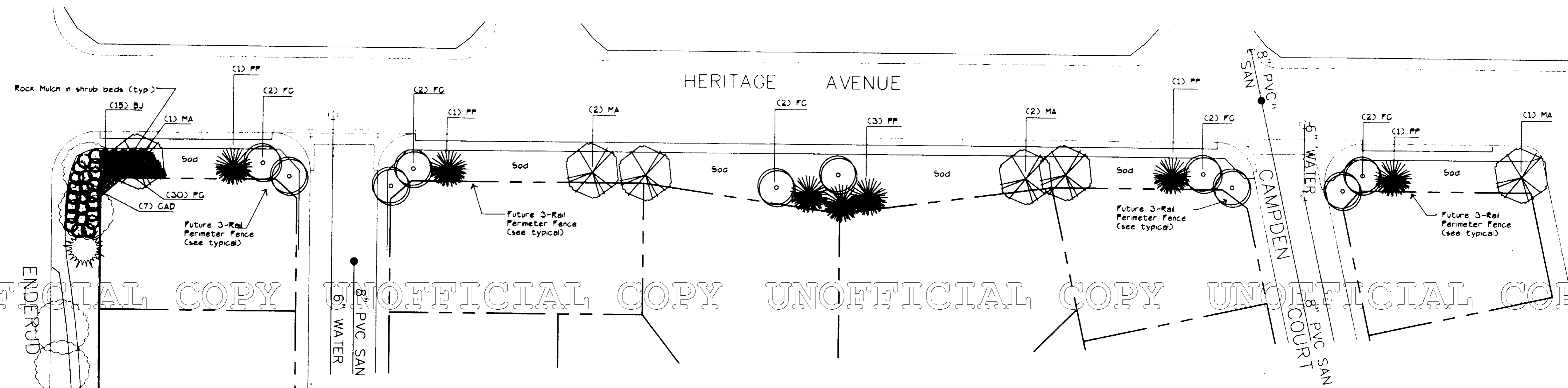
CENTER 1/4 COR. SEC. 7
T.8S., R.66W.
6th P.M.
FOUNDERS VILLAGE FILING NO. 5
RECPT. NO. 8627270
LMF

E 1/4 COR. SEC. 7
T.8S., R.66W.
6th P.M.

FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 1

FINAL PD SITE PLAN - LANDSCAPE PLAN

A REPLAT OF BLOCK 1 AND BLOCK 2, FOUNDERS VILLAGE FILING NO. 14
PART OF THE E 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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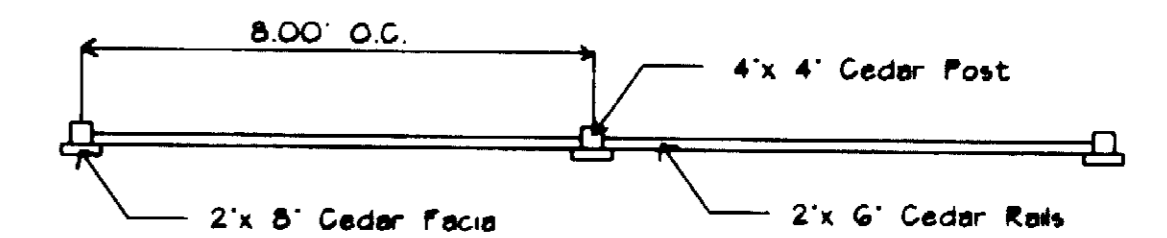
Tree & Shrub:

Key	Common Name	Scientific Name	Size	Quantity
PP	Pine, Ponderosa	<i>Pinus ponderosa</i>	5'-6'	7
MA	Ash, Marshall Seedless	<i>Fraxinus pennsylvanica</i>	2' Cal.	6
FC	Crab, Flowering - Brandywine	<i>Viburnum 'Brandywine'</i>	5 Gal.	10
CAD	Cranberry, American Dwarf	<i>Viburnum trilobum 'Compactum'</i>	5 Gal.	7
PG	Potentilla, Jackman	<i>Potentilla fruticosa 'Jackman'</i>	5 Gal.	30
BJ	Juniper, Broadmoor	<i>Juniperus sabina 'Broadmoor'</i>	5 Gal.	15

Perimeter Fence Typical

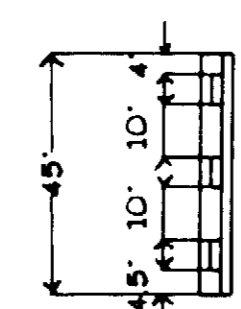
Stain front and back with 'Real Siverberry' solid latex stain - to match existing Founders Village fences.

Plan

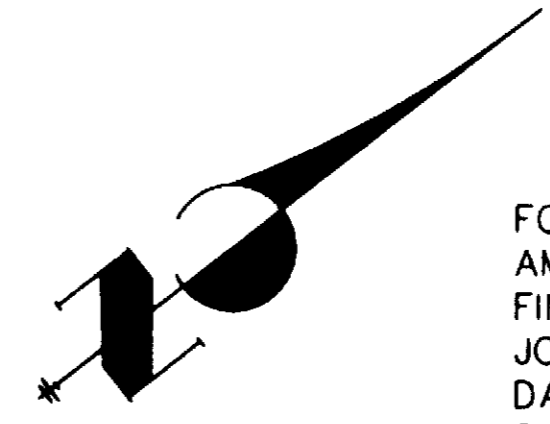
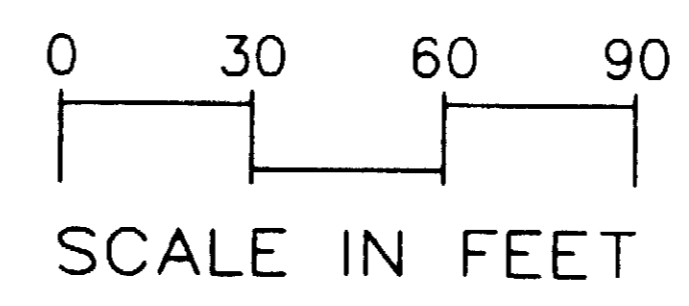
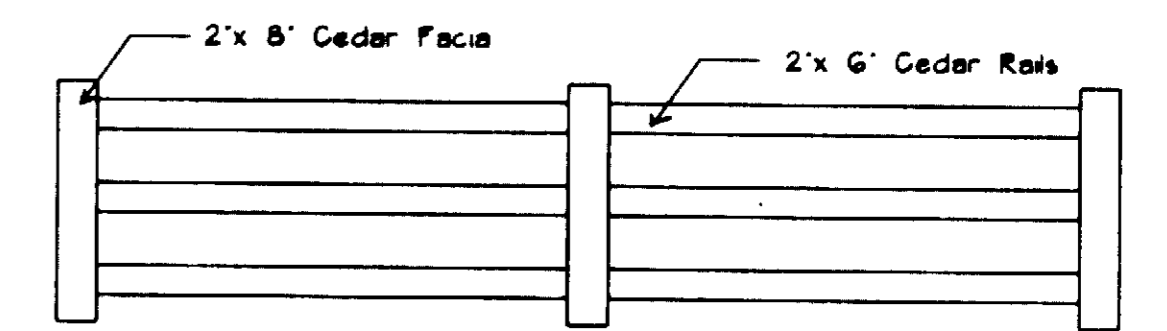


Elevation

Side



Front



FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 1
FINAL PD SITE PLAN - LANDSCAPE PLAN
JOB NO. KSA-153
DATE 2/28/95 **REVISED 9-20-95**
SHEET 1 OF 1



Kirby Smith & Associates, Inc.
Land Planning-Site Design-Landscape Architecture
8801 So. Hudson Ct., Littleton, CO 80121
(303) 781-8088 FAX (303) 781-0700

PLOT SCALE 1"=30'. DATE 09/20/95. FILE 153-LP-DWG