

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9443492

DATE:

8-18-94

TIME

15:35

FEE: \$20⁰⁰ (2P) UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

Mahogany Partners, L+D.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Founders Village # 17 Final PD

LEGAL:

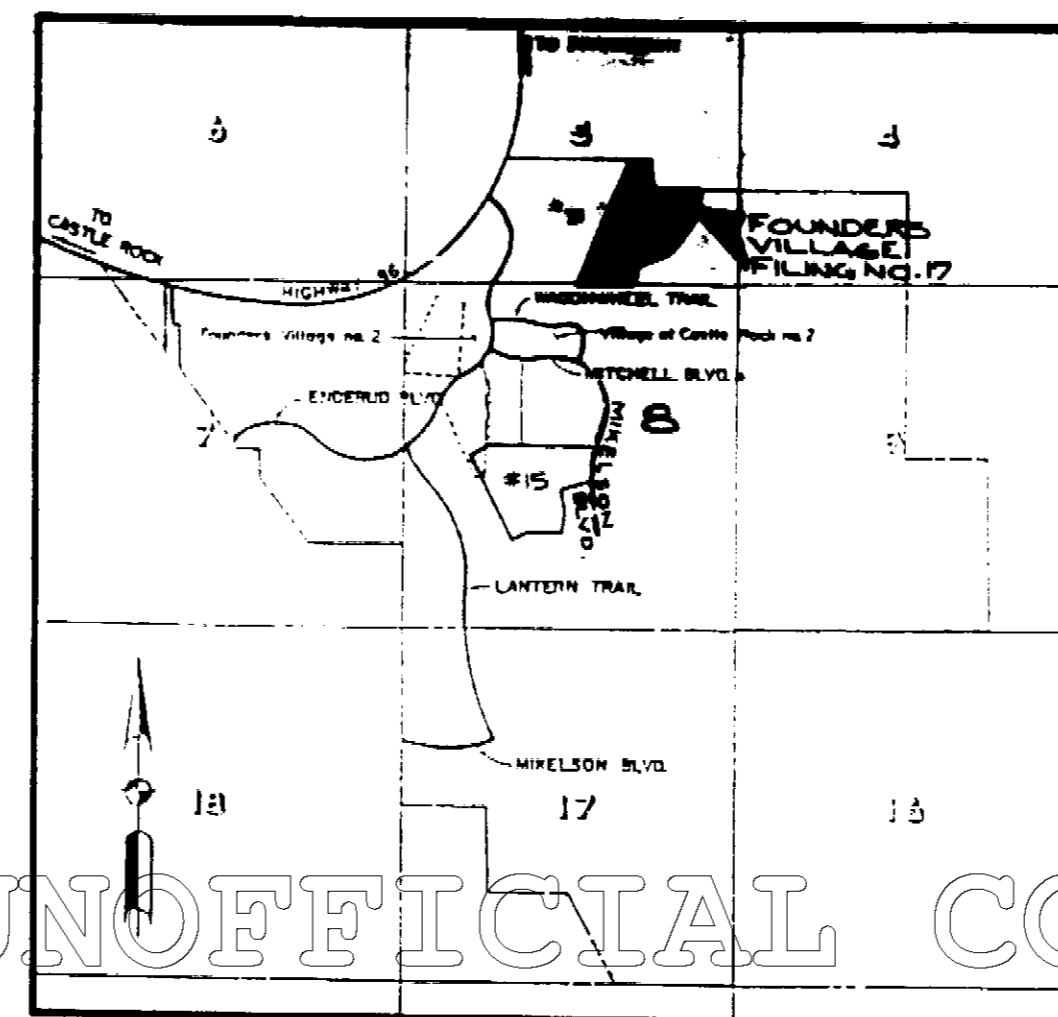
(SECTION-TOWNSHIP-RANGE)

5-8-66

FOUNDERS VILLAGE FILING NO. 17

BEING A RESUBDIVISION OF OUTLOT A AND TRACT P OF
FOUNDERS VILLAGE FILING NO. 9 AND
A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 1 OF 2



LOCATION MAP

SCALE: 1" = 3000'

LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED

SITE AREA: 38.038 AC.
NO. OF SINGLE FAMILY LOTS: 4
GROSS DENSITY: 0.105 DU/AC*
EXISTING ZONING: PD (FOUNDERS VILLAGE AMENDED PUD, AUG. 1986)
PROPOSED USE: SINGLE-FAMILY HOMES-DETACHED
MINIMUM LOT AREA: 3.33 AC.
AVERAGE LOT AREA: 7.04 AC.
BUILDING HEIGHT: 35' MAXIMUM
ACCESSORY USE OR BUILDING: 35' MAXIMUM
BUILDING SETBACKS: ALL BUILDINGS WITHIN ENVELOPES

FENCES:

- NO FENCES ALLOWED WITHIN 50' OF TRACT A.
- FENCES WITHIN 100' OF TRACT A SHALL BE OF AN OPEN TYPE AND SHALL NOT EXCEED 36" IN HEIGHT.

*GROSS DENSITY INCLUDES STREETS RIGHT-OF-WAY, LOTS, TRACT P AND OPEN SPACE.

LAND USE SUMMARY

LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL LOT AREA	28.16 ACRES
PUBLIC OPEN SPACE	9.63 ACRES
PUBLIC STREET R.O.W.	0.25 ACRES
TOTAL SITE AREA	38.04 ACRES
SINGLE FAMILY LOTS: 4	
GROSS DENSITY (INCLUDES STREET R.O.W. AND OPEN SPACE)	0.105 D.U./AC.
NET DENSITY (INCLUDES OPEN SPACE, EXCLUDES STREET R.O.W.)	0.106 D.U./AC.
APPROVED ZONING DOCUMENT:	FOUNDERS VILLAGE AMENDED P.U.D., MAY 1994.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LEIHHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED BELOW, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 17. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACT A AS SHOWN HEREON, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING KNOWN AS OUTLOT A AND TRACT P OF FOUNDERS VILLAGE FILING NO. 9, AS DESCRIBED AT RECEPTION NUMBER 8731703 OF THE DOUGLAS COUNTY RECORDS, AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, 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:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, WHENCE THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 5 BEARS NORTH 88°41'14" EAST A DISTANCE OF 1313.48 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 88°41'14" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 123.74 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 28°56'36" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID OUTLOT A A DISTANCE OF 440.05 FEET; THENCE ALONG THE BOUNDARY LINE OF TRACT P, AS DESCRIBED IN SAID FOUNDERS VILLAGE FILING NO. 9 THE FOLLOWING THREE (3) COURSES:

- THENCE NORTH 61°03'24" WEST A DISTANCE OF 110.00 FEET;
- NORTH 28°56'36" EAST A DISTANCE OF 74.00 FEET;
- SOUTH 61°03'24" EAST A DISTANCE OF 110.00 FEET;

THENCE NORTH 28°56'36" EAST ALONG SAID WESTERLY BOUNDARY LINE OF OUTLOT A, A DISTANCE OF 1749.51 FEET; THENCE NORTH 89°03'00" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID OUTLOT A, A DISTANCE OF 92.88 FEET; THENCE SOUTH 00°04'02" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID OUTLOT A AND THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5 A DISTANCE OF 650.90 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE OF SAID OUTLOT A, NORTH 88°55'12" EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5 A DISTANCE OF 837.69 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 684, PAGE 483 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING THREE (3) COURSES:

- THENCE SOUTH 22°21'24" WEST A DISTANCE OF 458.24 FEET;
- SOUTH 40°08'01" WEST A DISTANCE OF 661.99 FEET;
- SOUTH 82°45'32" WEST A DISTANCE OF 237.06 FEET;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID OUTLOT A THE FOLLOWING FOUR (4) COURSES:

- THENCE SOUTH 82°45'32" WEST A DISTANCE OF 217.29 FEET;
- SOUTH 23°59'57" WEST A DISTANCE OF 371.51 FEET;
- SOUTH 11°26'56" EAST A DISTANCE OF 1.87 FEET;
- SOUTH 88°41'14" WEST A DISTANCE OF 822.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 39.071 ACRES, MORE OR LESS.

EXCEPT THAT PARCEL OF LAND DESCRIBED AS TRACT D, OF SAID FOUNDERS VILLAGE FILING NO. 9, CONTAINING 1.033 ACRES.

NET ACRES OF LAND IS 38.038 ACRES.

NOTES (TO DESIGN DEVELOPMENT STANDARDS)

- HORSES SHALL BE ALLOWED ON THIS PROPERTY AND BE REGULATED BY THE APPLICABLE TOWN CODES, TO INCLUDE, BUT NOT BE LIMITED TO THE FOUNDERS VILLAGE P.U.D. ORDINANCE AND TITLE 6 OF THE CASTLE ROCK TOWN CODE.
- HORSE WASTE: MANURE WILL BE REMOVED FROM THE PROPERTY PERIODICALLY AND DISPOSED OF IN AN APPROPRIATE MANNER TO AVOID EXCESSIVE ACCUMULATION. ON-SITE UTILIZATION OF MANURE, STALL BEDDING, STRAW, ETC. SHALL BE LIMITED AND SHALL INVOLVE COMPOSTING AND SPREADING THE COMPOSTED MATERIAL OVER THE GRASSY AREAS OUTSIDE OF THE 150' HORSE SETBACK LINE. A WATER QUALITY CONTROL POND IS SHOWN ON THE SITE PLAN WHICH WILL BE MAINTAINED BY THE OWNER. THE PURPOSE OF THE POND IS TO CAPTURE RUNOFF FROM THE BARN/PASTURE AREA AND PROVIDE DETENTION AND FILTRATION DURING MINOR STORM EVENTS TO ENHANCE THE WATER QUALITY.
- DUE TO SPARSE NATURAL VEGETATION ON LOTS 1, 2, 3 AND 4, HORSES SHALL BE SUPPLEMENTARY FED DAILY. GRAZING SHALL BE LIMITED TO PRESERVE THE EXISTING VEGETATION.
- ANY ELEMENT OF THE CONSTRUCTION, LOCATION, DESIGN, USE OR OPERATION OF LAND OR BUILDINGS RELATIVE TO SINGLE FAMILY DETACHED USE NOT SPECIFICALLY SHOWN ON THE APPROVED PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF THE RA ZONE DISTRICT (FOUNDERS).
- TRACT P (AS PLATTED IN FOUNDERS VILLAGE FILING NO. 9) SHALL INCORPORATE AN OPEN TYPE RAIL FENCE, NATURAL LANDSCAPE AND A PAVED PRIVATE DRIVE. THESE NOTED SURFACE FEATURES WITHIN TRACT P SHALL BE MAINTAINED BY THE OWNER OF LOT 2.
- PRIVATE DRIVEWAYS, FROM PUBLIC RIGHT-OF-WAY ACCESS POINTS TO THE HOUSES, SHALL BE PAVED. OTHER ACCESSORY PRIVATE DRIVES MAY UTILIZE AGGREGATE BASE COURSE SURFACING.

PROPERTY OWNER:

MAHOGANY PARTNERS, LTD.
A COLORADO LIMITED PARTNERSHIP
7340 E. CALEY AVENUE
SUITE 300
ENGLEWOOD, CO 80111

By: MAHOGANY INVESTMENTS, INC.
a Colorado Corporation as General Partner

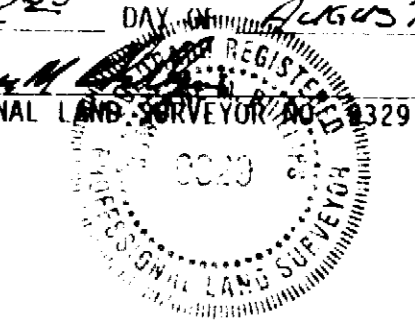
[Signature] 8/5/94
DATE
V.P. of MAHOGANY
INVESTMENTS, INC.
as General Partner

SURVEYOR'S CERTIFICATE

I, DUNWAYNE M. PHILLIPS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 5, 1993, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAN HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 7th DAY OF AUGUST, 1994.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3329



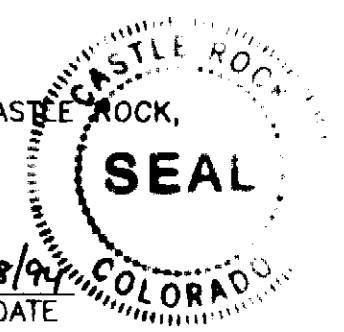
APPROVALS

PLANNING COMMISSION APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 9th DAY OF MAY, A.D., 1994.

ATTEST:

[Signature] 8/18/94 *[Signature]* 8/18/94
CHAIRMAN DATE TOWN CLERK DATE



TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 26th DAY OF MAY, A.D., 1994.

ATTEST:

[Signature] *[Signature]* 5/18/94
MAYOR DATE TOWN CLERK DATE



RECORDERS CERTIFICATE

CLERK AND RECORDER

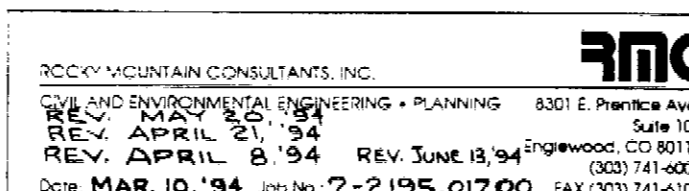
STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 18th DAY OF

August, 1994, AT 15:35 AM (M) AND WAS RECORDED AT RECEPTION

NUMBER 9443492

[Signature]
COUNTY CLERK AND RECORDER

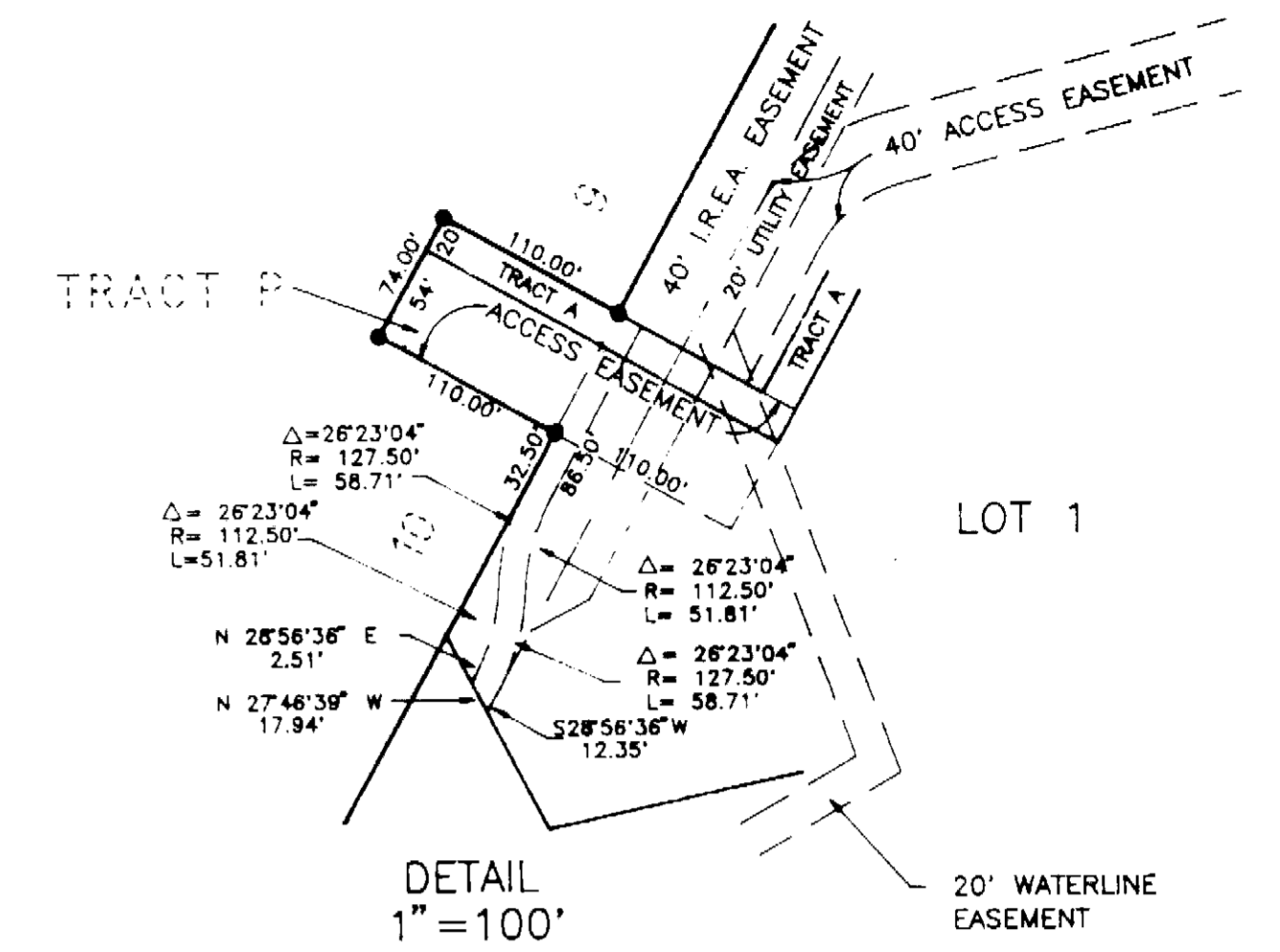


FOUNDERS VILLAGE FILING NO. 17

A RESUBDIVISION OF OUTLOT A AND TRACT P OF FOUNDERS VILLAGE FILING NO. 9 AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.

DEBORAH A. MANNING

FINAL PD SITE PLAN
SHEET 2 OF 2



CURVE	LENGTH	DELTA	RADIUS
C1	72.84'	278°12'47"	15.00'
C2	47.63'	48°37'18"	55.00'
C3	41.61'	43°24'17"	55.00'
C4	37.85'	72°17'42"	30.00'
C5	86.33'	72°17'42"	70.00'

NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, T8S, R66W, 6th P.M. FOUND NO. 3 REBAR

N88°55'12"E 837.69'

ANTON G. FOUST, ET. AL.
BOOK 931, PG. 177

MAHOGANY PARTNERS LTD
BK. 555, PG. 946

SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, T8S, R66W, 6th P.M. FOUND 3" ALUM. CAP L.S. NO. 10377

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
REV. MAY 10, 1994
REV. APRIL 8, 1994
Date: March 10, 1994

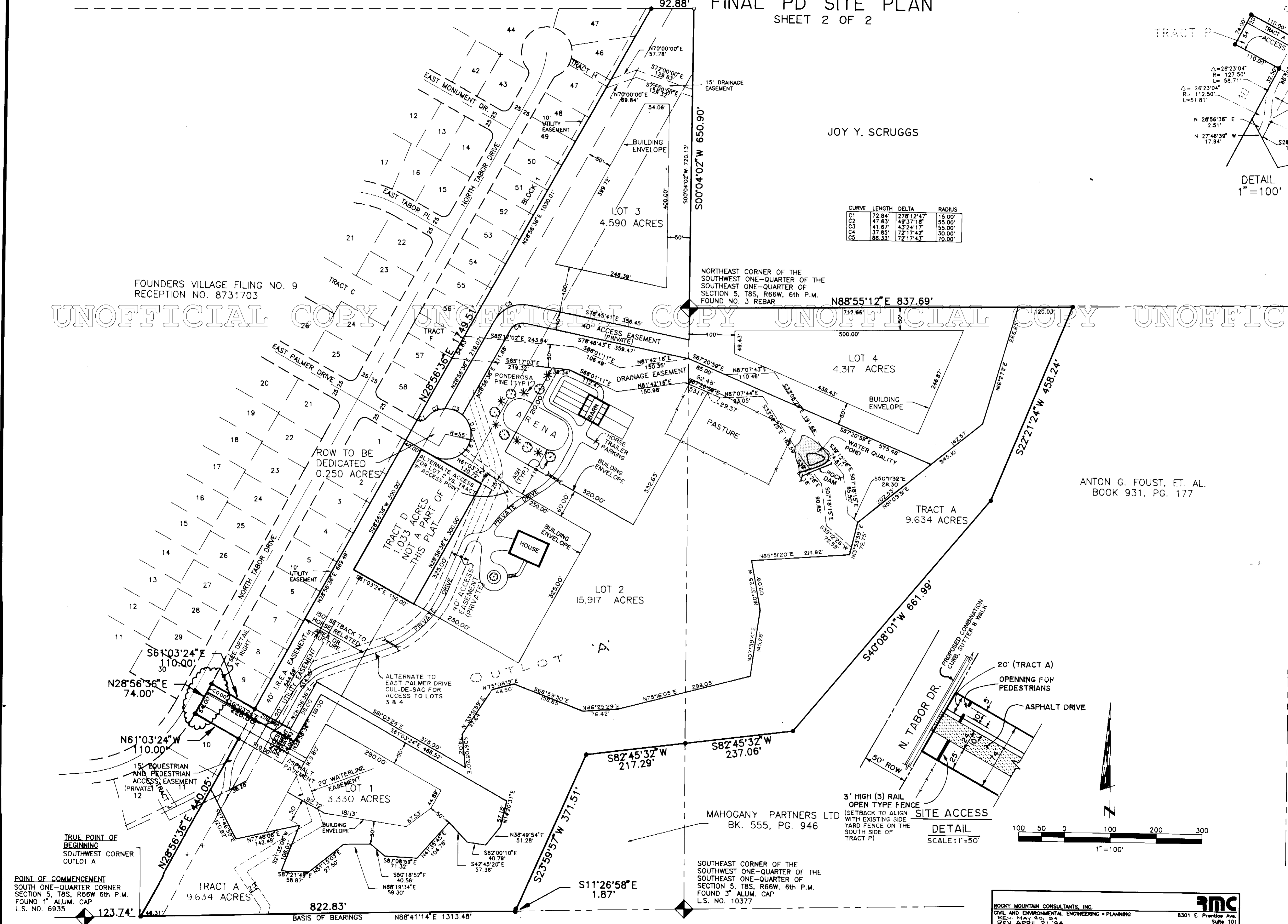
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6108

- NOTES:
- INDICATES A SET NO.5 REBAR AND CAP MARKED "L.S. 9329".
 - INDICATES A FOUND CHISELED + IN ROCK.

IN ACCORDANCE WITH CRS 13-80-105.3 "NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon".

FOUNDERS VILLAGE FILING NO. 17
FINAL PD SITE PLAN

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



POINT OF COMMENCEMENT
SOUTH ONE-QUARTER CORNER
SECTION 5, T8S, R66W 6th P.M.
FOUND 1" ALUM. CAP
L.S. NO. 6935

VILLAGES AT CASTLE ROCK FILING NO. 1 AMENDED
RECEPTION NO. 359810

FOUNDERS VILLAGE FILING NO. 9
RECEPTION NO. 8731703