

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9607283

DATE: 2-12-96

TIME: 14:56

FEE: \$ 10⁰⁰ (1 Pages)

UNOFFICIAL COPY

GRANTOR: Darlene Miller
(OWNER/SIGNER)

GRANTEE: Founders Village # 19
(SUBDIVISION NAME OR NAME OF PLAT)
Final PD Site Plan

LEGAL: 7-8-66
(SECTION-TOWNSHIP-RANGE)

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER 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:

BASIS OF BEARINGS: THE EAST LINE OF THE SAID NORTHEAST ONE-QUARTER OF SECTION 7, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A NUMBER 5 REBAR, SET NO. 6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "JR ENG LS 13258", AND AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 7 BY A NUMBER 5 REBAR, SET NO. 6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "JR ENG LS 13258", WITH THE LINE BETWEEN ASSUMED TO BEAR S00° 11'55"W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, THENCE S00° 11'55"W, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 586.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HERITAGE AVENUE AS PLATTED IN FOUNDERS VILLAGE FILING NO. 10 UNDER RECEPTION NO. 8804056; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE THE FOLLOWING FIVE (5) COURSES:

- S48° 20'32"W, A DISTANCE OF 227.36 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18° 48'4", A RADIUS OF 880.00 FEET AND A LENGTH OF 288.92 FEET TO A POINT OF TANGENT;
- S29° 31'51"W, A DISTANCE OF 381.49 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 8° 41'25", A RADIUS OF 1,370.00 FEET AND A LENGTH 207.79 FEET TO A POINT OF TANGENT;
- S38° 13'16"W, A DISTANCE OF 401.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE S38° 13'16"W, A DISTANCE OF 716.04 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 90° 00'00", A RADIUS OF 20.00 FEET AND A LENGTH OF 31.42 FEET TO A POINT OF TANGENT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS PLATTED IN FOUNDERS VILLAGE FILING NO. 5 UNDER RECEPTION NO. 8621161; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID ENDERUD BOULEVARD THE FOLLOWING TWO (2) COURSES:

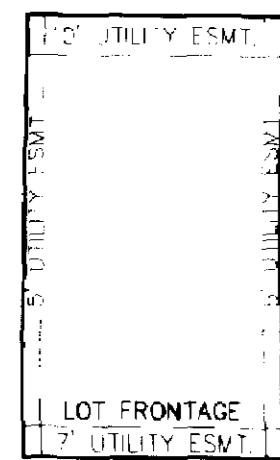
- N51° 46'44"W, A DISTANCE OF 68.63 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27° 13'26", A RADIUS OF 1042.50 FEET AND A LENGTH OF 495.34 FEET;

THENCE N10° 59'50"E, A DISTANCE OF 58.39 FEET; THENCE R39° 23'18"E, A DISTANCE OF 811.50 FEET; THENCE S50° 06'42"E, A DISTANCE OF 575.84 FEET TO THE POINT OF BEGINNING, CONTAINING 453,024 SQUARE FEET, OR 10.40 ACRES.

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, THIS FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO SUBDIVISION REQUIREMENTS.

Mathew E. Selders
 MATHEW E. SELDERS
 COLORADO NO. 10001
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.



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.

NOTE

- TRACTS A, B, C & D TO BE DEDICATED TO THE TOWN OF CASTLE ROCK, LANDSCAPE MAINTENANCE OF TRACTS BY THE VILLAGES AT CASTLE ROCK METRO DISTRICT.
- TRACTS E & F TO BE DEDICATED AND MAINTAINED BY THE FOUNDERS VILLAGE FILING NO. 19, HOME OWNERS ASSOCIATION.
- TRACT G TO BE DEDICATED TO THE TOWN OF CASTLE ROCK, AND MAINTAINED BY THE FOUNDERS VILLAGE FILING NO. 19 HOME OWNERS ASSOCIATION.
- THIS SUBDIVISION IS IN THE WATER ZONE DISTRICT NO. 1.
- CONSTRUCTION TO FOLLOW THE FINAL PLAT APPROVAL, BEGINNING IN THE FALL OF 1995 AND TO BE COMPLETED IN 1996.

FINAL PD SITE PLAN
FOUNDERS VILLAGE FILING NO. 19
 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

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 (MIN. 7000 LUMENS, 100 WATT, DOWN CAST STYLE)
- EXISTING STREET LIGHT
- PROPOSED ENTRY SIGN

TITLE CERTIFICATE

I, _____, BEING AN AUTHORIZED REPRESENTATIVE OF _____ A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS _____ DAY OF _____, 199____
 AUTHORIZED REPRESENTATIVE _____ TITLE INSURANCE COMPANY _____

PLANNING COMMISSION APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23RD DAY OF OCTOBER, A.D., 1995.
[Signature] 2/18/96 *Sally Moran* 2/18/96
 DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 9TH DAY OF NOVEMBER, A.D., 1995.
[Signature] 2-7-96 *Sally Moran* 2-7-96
 DATE TOWN CLERK DATE

STATEMENT FOR CIVIL ENGINEER

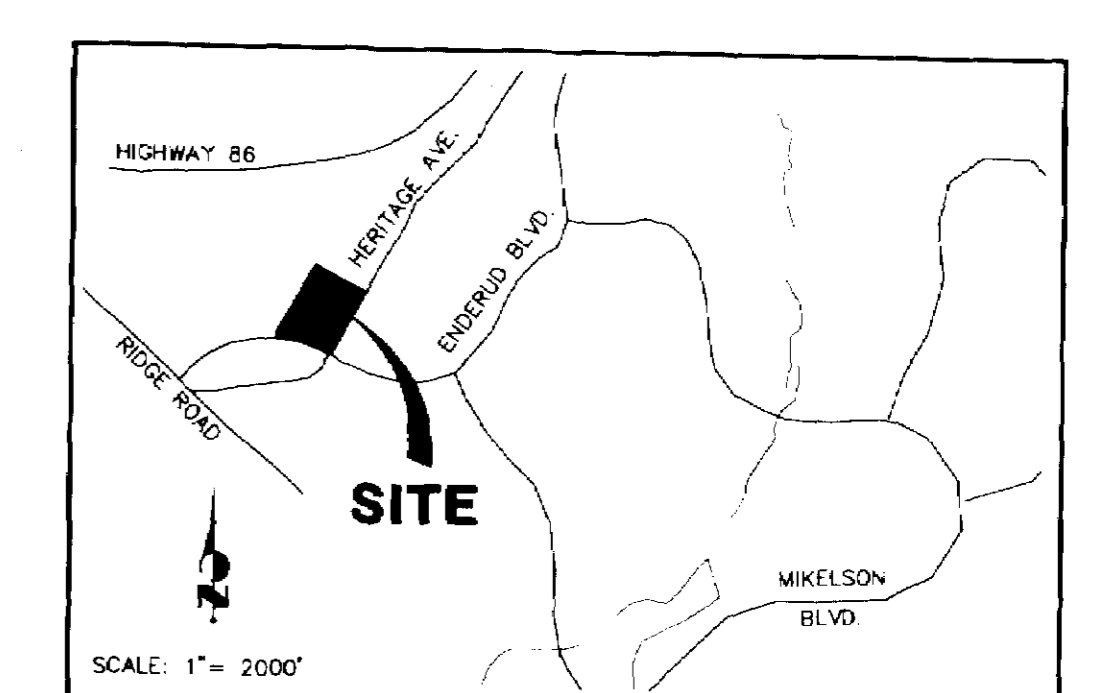
I, JAMES P. FITZMORRIS, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

J.P. Fitzmorris 1/26/96
 JAMES P. FITZMORRIS, P.E.
 COLORADO NO. 25211
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 12TH DAY OF February, 1996 at 8:56 A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9607283.

[Signature]
 DOUGLAS COUNTY CLERK AND RECORDER
OWNER
[Signature]
 DARLENE MILLER, RESIDENT, PATIO PLUS DEVELOPMENT CORPORATION

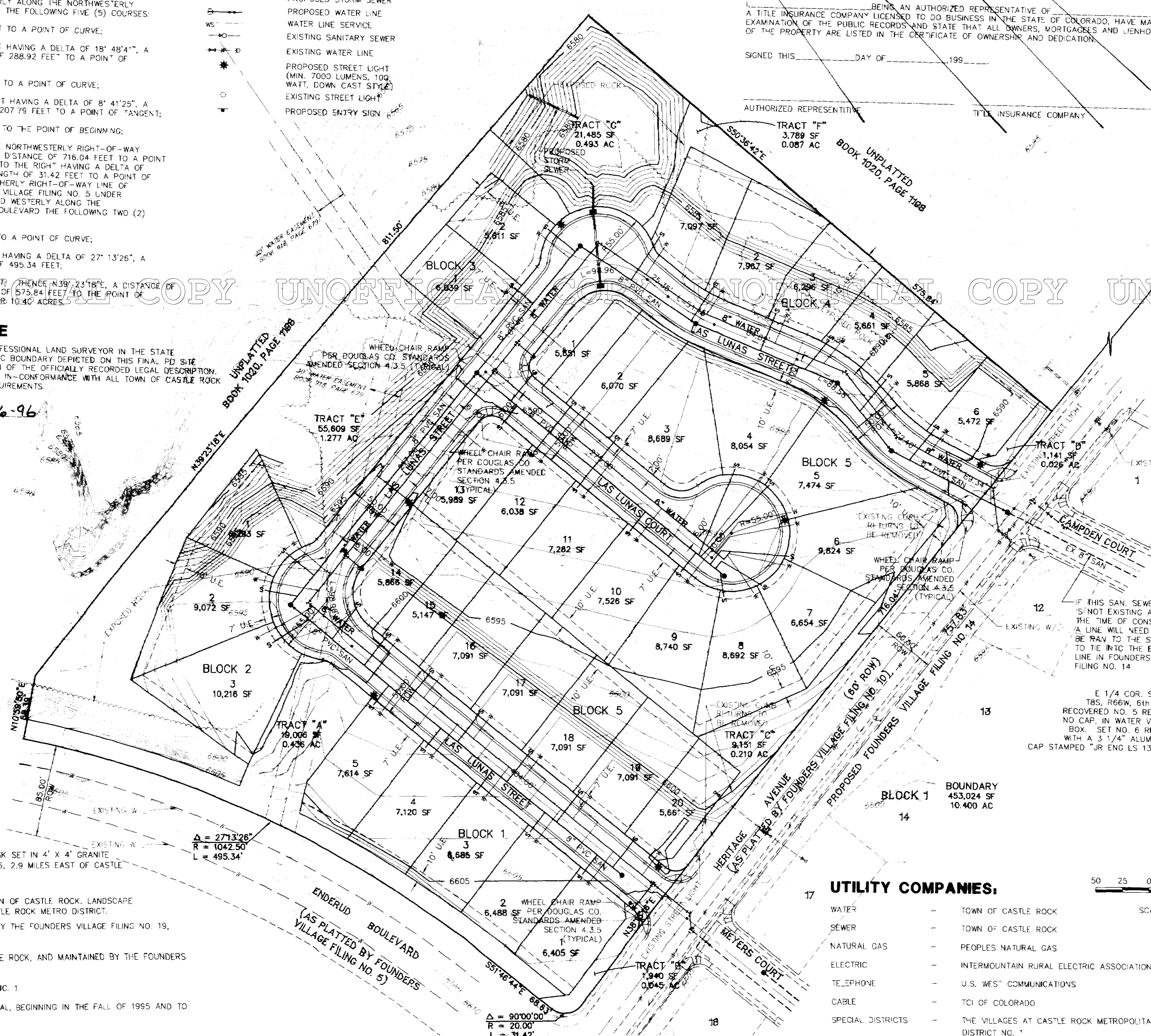


SITE DATA

EXISTING ZONING (20 DU/AC)	MF
TOTAL ACREAGE	10.4 ACRES
TOTAL NO. OF RESIDENTIAL LOTS	36
TOTAL ACREAGE OF RESIDENTIAL LOTS	5.78 ACRES
TOTAL ACREAGE OF PUBLIC STREETS	2.05 ACRES
TOTAL ACREAGE OF PRIVATE OPEN SPACE (TOTAL NOT INCLUDING TRACT G)	2.08 ACRES
LAND DEDICATION	CASH-IN-LIEU PROVIDED
OPEN SPACE REQUIREMENT	DRAINAGE (TRACT G TO TOWN OF CASTLE ROCK)
DRAINAGE (TRACT G TO TOWN OF CASTLE ROCK)	0.49 ACRES
METRO DISTRICT AND/OR FOUNDERS VILLAGE MASTER ASSOCIATION (TRACTS A, B, C & D)	0.71 ACRES
FOUNDERS VILLAGE FILING NO. 19 HOME OWNERS ASSOCIATION (TRACTS E & F)	1.37 ACRES
GROSS DENSITY	3.3 D.U./AC.
NET DENSITY	4.1 D.U./AC.
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD AND REAR YARD SETBACKS	20 FEET
MINIMUM SIDE YARD SETBACK (EXCEPT LOTS 1 & 2, 12 & 13, 14 & 15, BLOCK 5 WHICH IS 0 FEET)	5 FEET
MINIMUM SIDE YARD SETBACK ON CORNER LOT	15 FEET
NUMBER OF OFF STREET PARKING SPACES PROVIDED INCLUDING DRIVEWAYS AND GARAGES	144

FINAL PD SITE PLAN
 FOUNDERS VILLAGE FIL. NO. 19
 PROJECT NO. 2711.10
 DATE 08/22/95 (REV:9/22/95)
 (REV:10/18/95) SHEET 1 OF 1

JR Engineering, Ltd.
 OWNER/SUBDIVIDER
 PATIO PLUS DEVELOPMENT
 719 WILCOX STREET
 CASTLE ROCK, COLORADO 80104
 CONTACT: DARLENE MILLER
 (303)688-2202
 6110 Greenwood Plaza Blvd
 Englewood, Colorado 80111
 Tel (303) 740-9393
 FAX (303) 721-9019
 ENGINEERING, PLANNING, SURVEYING



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

PLOT SCALE 1"=50', DATE 01/23/96, TIME 15:37, FILE X:\271110\ACAD\2711FDS.DWG