

PLAT IDENTIFICATION SHEET

359811
8-13-85

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Rock Villages
Dev Corp

GRANTEE:

(subdivision name or name of plat)

Villages at Castle Rock

LEGAL:

(section-township-range)

VILLAGES AT CASTLE ROCK

FOUNDERS VILLAGE

FILING NO. 2

FINAL SITE PLAN

A PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8,
T8S, R66W OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION:

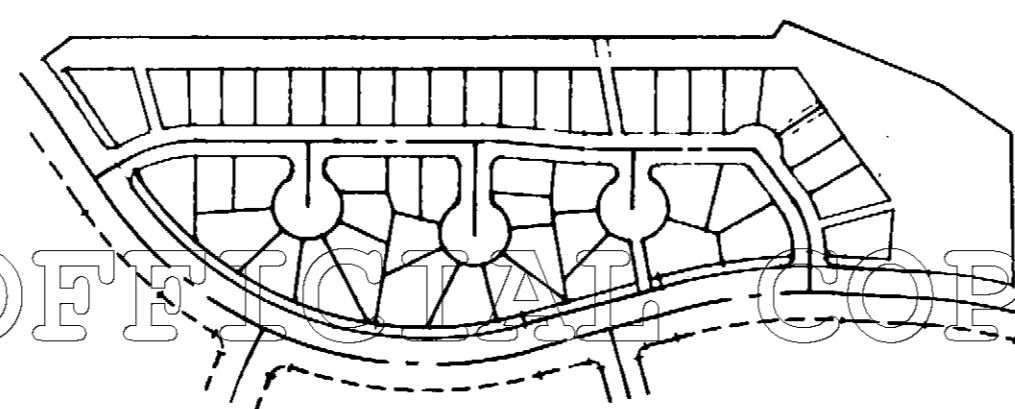
A PART OF THE NORTHWEST ONE-QUARTER (NW1/4), SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4)
THENCE N89°23'49"E ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1305.85 FEET TO THE POINT OF BEGINNING ON A NON-TANGENT CURVE ON THE WEST BOUNDARY LINE OF VILLAGES AT CASTLE ROCK FILING NO. 1;
THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

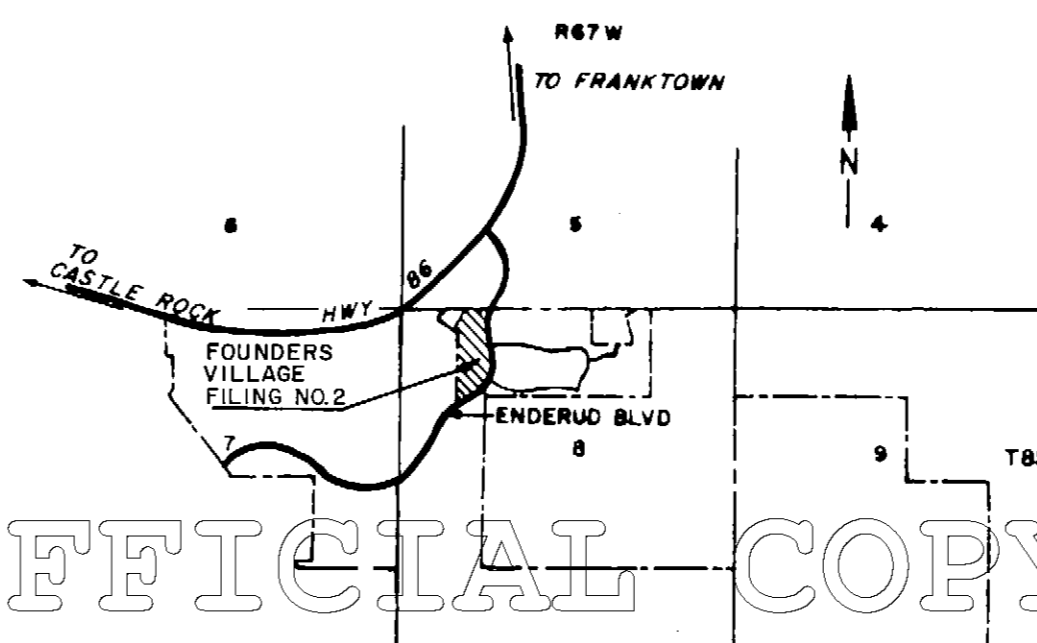
1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, WHENCE THE CENTER OF SAID CURVE BEARS S74°31'41"E, HAVING A CENTRAL ANGLE OF 10°59'34" AND A RADIUS OF 702.50 FEET, A DISTANCE OF 134.78 FEET TO THE POINT OF TANGENT;
 2. S04°28'45"W ALONG SAID TANGENT A DISTANCE OF 131.03 FEET TO THE POINT OF CURVE;
 3. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°30'00" AND A RADIUS OF 842.50 FEET, A DISTANCE OF 286.74 FEET TO THE POINT OF TANGENT;
 4. S15°01'18"E ALONG SAID TANGENT A DISTANCE OF 220.65 FEET TO THE POINT OF CURVE;
- THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE AND ALONG THE NORTHWESTERLY BOUNDARY LINE OF PROPOSED VILLAGES AT CASTLE ROCK FILING NO. 3 ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 72°41'17" AND A RADIUS OF 557.50 FEET, A DISTANCE OF 707.27 FEET TO THE POINT OF TANGENT;
THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE OF FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. S57°40'02"W A DISTANCE OF 155.96 FEET TO THE POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°55'49" AND A RADIUS OF 1042.50 FEET, A DISTANCE OF 89.70 FEET;
3. N37°15'47"W A DISTANCE OF 54.36 FEET;
THENCE N00°54'37"E A DISTANCE OF 1097.75 FEET;
THENCE N59°45'02"W A DISTANCE OF 30.00 FEET;
THENCE N23°53'44"E A DISTANCE OF 266.64 FEET;
THENCE N36°13'31"E A DISTANCE OF 134.09 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 8;
THENCE N89°23'49"E ALONG SAID NORTH LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 566,941.763 SQUARE FEET OR 13.015 ACRES MORE OR LESS.



KEY MAP
1" = 300'



VICINITY MAP
1" = 3000'

MINIMUM BUILDING SETBACKS FROM LOT LINES

ALL SINGLE FAMILY LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACK DIMENSIONS FROM THE PROPERTY LINES:

MINIMUM FRONT YARD: 15 FEET, EXCEPT WHERE A GARAGE OR CARPORT ENTERS DIRECTLY UPON A STREET, AND IN SUCH CASE, 20 FEET FOR SUCH GARAGE OR CARPORT.

REAR 20'
SIDE 3'
CORNER 10'
MAXIMUM BUILDING HEIGHT: 35'

SITE DATA

| | |
|------------------|--------------------------------|
| NUMBER OF LOTS | 48 |
| BUILDING TYPE | SINGLE FAMILY |
| APPROX. LOT AREA | MAX. 0.24 ACRE, MIN. 0.11 ACRE |
| GROSS DENSITY | 3.8 UNITS/ACRE |
| NET DENSITY | 7.8 UNITS/ACRE |
| LAND USE | SINGLE FAMILY LOTS |
| TOTAL PLAN AREA | 13.015 ACRES |

UTILITIES LEGEND

| EXISTING | | PROPOSED |
|----------|-----------------------|----------|
| | MANHOLE & SEWER | |
| | WATER | |
| | FIRE HYDRANT | |
| | VALVE & BOX | |
| | IRRIGATION WATER | |
| | BLOW OFF | |
| | MANHOLE & STORM SEWER | |
| | CULVERT | |
| | TELEPHONE CABLE | |

RECORDER'S CERTIFICATE

THIS SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:40 P.M. ON THE 15th DAY OF August 1985
Reception # 3598110

COUNTY CLERK AND RECORDER

Reta A. Crain
DEPUTY

| APPROVALS | |
|--|-----------------|
| <i>D. Melody</i> PLANNING COMMISSION CHAIRMAN | 4-16-85 DATE |
| <i>Steve Hammond</i> MAYOR Attest: <i>Charles L. Brown</i> | 4-25-85 DATE |

OWNER: CASTLE ROCK VILLAGE DEVELOPMENT CORP., A Colorado Corporation
8301 E. PRENTICE BLDG 30, SUITE 305
DENVER TECH CENTER
ENGLEWOOD, COLORADO

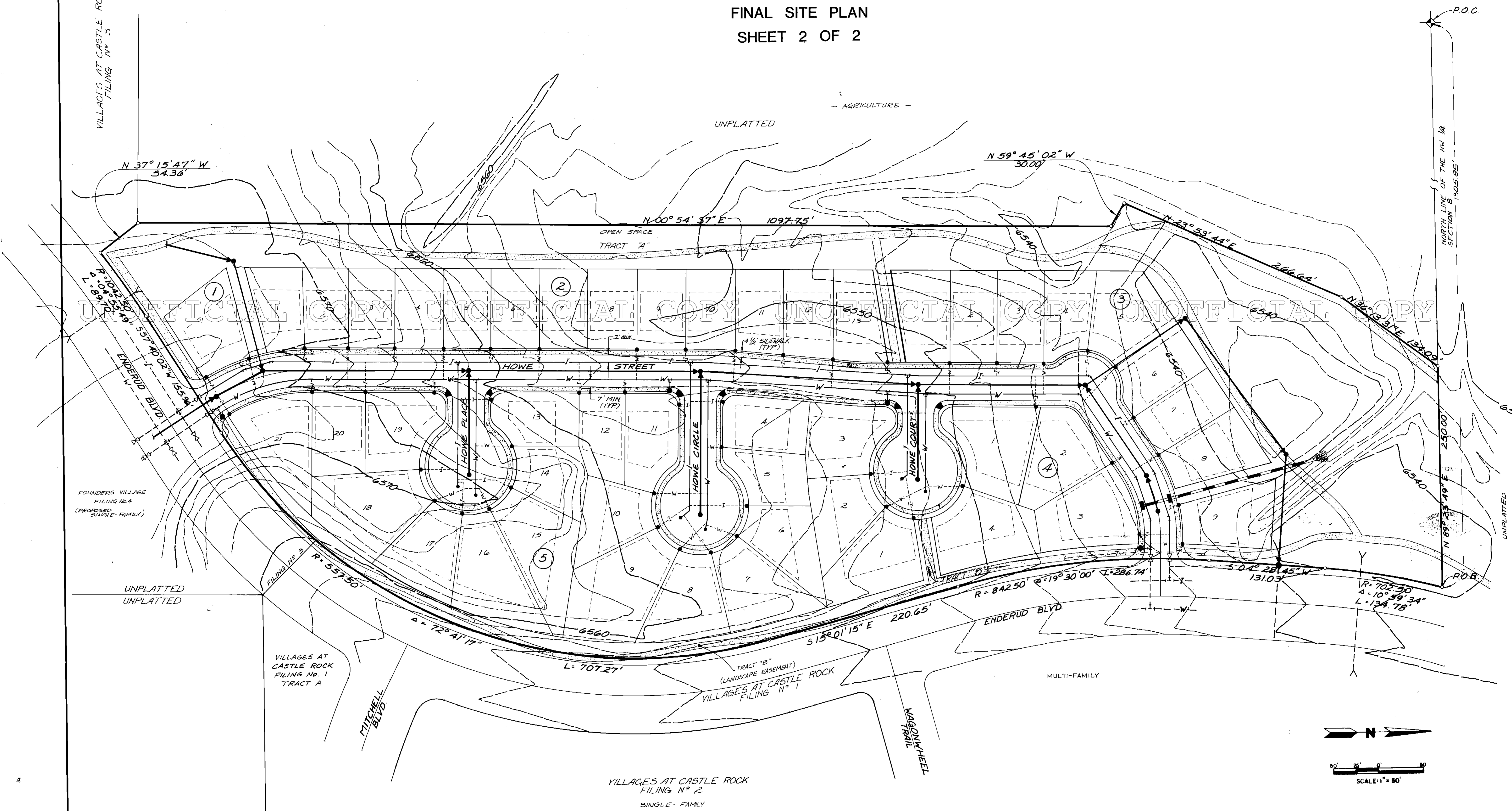
HOLLAND CORPORATION
PLANNING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
6820 S. HOLLY CIRCLE
ENGLEWOOD, COLORADO 80112
303-778-0020
OFFICES IN
LENEXA, KANSAS
HURST, TEXAS

| NO. | DESCRIPTION | DATE | BY |
|-----|---------------------|---------|-----|
| 3 | STREET NAMES | 2/14/85 | AJS |
| 2 | ADD WATER TERRITORY | 2/30/85 | SMB |
| 1 | SET BACKS | 2/28/85 | AJS |

DATE 2/14/85
DES/DF/JAT/SST
PROJ. NO 0151
SHEET 1 of 2

VILLAGES AT CASTLE ROCK
FOUNDERS VILLAGE
FILING NO. 2
FINAL SITE PLAN

VILLAGES AT CASTLE ROCK
 FOUNDERS VILLAGE
 FILING NO. 2
 FINAL SITE PLAN
 SHEET 2 OF 2



| NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|---------|-------|
| 3 | STREET NAMES | 7/22/85 | BJ.S. |
| 2 | ARE WATER TRENCHES | 5/30/85 | SHB |
| 1 | SETBACKS | 4/22/85 | BJ.S. |

HOLLAND CORPORATION
 PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE
 8820 S. HOLLY CIRCLE ENGLEWOOD, COLORADO 80112
 303-773-0020 OFFICES IN: LENEXA, KANSAS HURST, TEXAS

VILLAGES AT CASTLE ROCK
 FOUNDERS VILLAGE
 FILING NO. 2
 FINAL SITE PLAN

DATE 2-14-85
 DES/DFT JAT/BJ.S.
 PROJ. NO 0151
 SHEET 2 OF 2