

PLAT IDENTIFICATION SHEET

362519

9-20-85

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Rock Town of

GRANTEE:

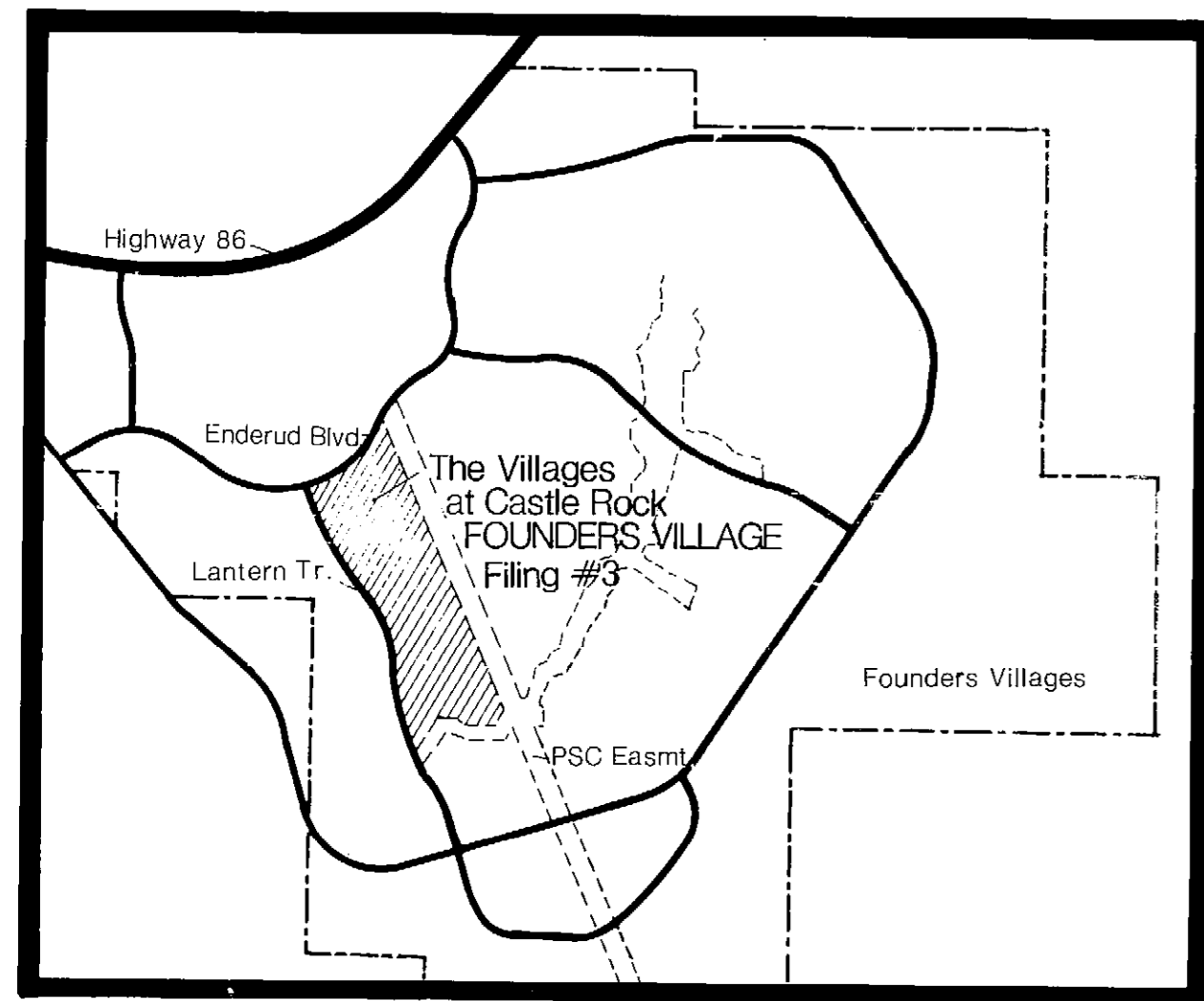
(subdivision name or name of plat)

Founders Village 3

LEGAL:

(section-township-range)

Vicinity Map



Land Use Summary

NET ⁽¹⁾	18.6 Ac.
Streets	3.8 Ac.
Open Space	3.8 Ac.
Single Family Lots	53.0 Ac.
TOTAL	75.4 Ac.
DU	452
Density	5.99 D.U./Ac.

(1) Net area exclusive of perimeter street ROW. Net area is described in Legal Description.

Legal Description

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIC OF BEARING BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, CONSIDERED TO BEAR N00°04'51"E;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°04'51"W AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 525.14 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF A PUBLIC SERVICE COMPANY EASEMENT AS DESCRIBED IN BOOK 156 AT PAGE 247 AND BOOK 159 AT PAGE 129 OF THE ARAPAHOE COUNTY RECORDS; THENCE S24°49'43"E AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 302.60 FEET TO THE NORTHWESTERLY CORNER OF SAID PUBLIC SERVICE COMPANY EASEMENT; THENCE S24°49'43"E AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1237.16 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD, AS PLATTED ON A PROPOSED PLAT OF VILLAGES AT CASTLE ROCK FILING NO. 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE S24°49'43"E AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC SERVICE COMPANY EASEMENT A DISTANCE OF 4,523.42 FEET; THENCE S47°02'31"W A DISTANCE OF 51.62 FEET; THENCE S07°02'31"W A DISTANCE OF 90.00 FEET; THENCE S40°47'31"W A DISTANCE OF 118.00 FEET; THENCE N84°12'29"W A DISTANCE OF 207.00 FEET; THENCE N70°57'29"W A DISTANCE OF 158.00 FEET; THENCE N75°57'29"W A DISTANCE OF 157.50 FEET; THENCE S47°32'31"W A DISTANCE OF 206.50 FEET; THENCE S51°42'31"W A DISTANCE OF 204.00 FEET; THENCE S21°57'31"W A DISTANCE OF 84.00 FEET; THENCE S00°57'31"W A DISTANCE OF 150.00 FEET; THENCE S19°12'31"W A DISTANCE OF 120.00 FEET; THENCE S50°12'31"W A DISTANCE OF 313.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL AS PLATTED ON SAID PROPOSED PLAT OF VILLAGES AT CASTLE ROCK FILING NO. 3; THENCE NORTHERLY AND ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

1. N23°15'40"W A DISTANCE OF 140.91 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°00'00", A RADIUS OF 600.00 FEET A DISTANCE OF 314.16 FEET TO A POINT OF TANGENT;
3. N06°44'20"E A DISTANCE OF 481.19 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°15'00", A RADIUS OF 660.00 FEET A DISTANCE OF 83.51 FEET

TO A POINT OF TANGENT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF TRACT "B" AS PLATTED ON SAID PROPOSED PLAT OF THE VILLAGES AT CASTLE ROCK FILING NO. 3;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID TRACT "B" THE FOLLOWING 3 COURSES:

1. N69°29'20"E A DISTANCE OF 300.00 FEET;
2. N00°30'40"W A DISTANCE OF 150.00 FEET;
3. S89°29'20"W A DISTANCE OF 300.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF PROPOSED LANTERN TRAIL;

THENCE NORTHERLY AND ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES:

1. N00°30'40"W A DISTANCE OF 423.93 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 36°54'02", A RADIUS OF 1,030.00 FEET A DISTANCE OF 663.36 FEET TO A POINT OF TANGENT;
3. N37°24'42"W A DISTANCE OF 466.88 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°18'00", A RADIUS OF 970.00 FEET A DISTANCE OF 292.89 FEET TO A POINT OF TANGENT;
5. N20°06'42"W A DISTANCE OF 586.55 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 87°18'10", A RADIUS OF 20.00 FEET A DISTANCE OF 30.47 FEET TO A POINT OF REVERSE CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED ENDERUD BOULEVARD;

THENCE NORTHEASTERLY AND ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°16'51", A RADIUS OF 1,042.50 FEET A DISTANCE OF 696.52 FEET TO A POINT OF TANGENT;
2. N28°54'37"E A DISTANCE OF 297.55 FEET TO THE POINT OF BEGINNING, CONTAINING 75.405 ACRES.

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Plant List

Landscape plantings and ground cover shown on this site plan indicate intent and minimum planting density. Exact number, species, and location of plantings will be determined at construction phase.

Species will be selected for drought tolerance and for rustic or natural appearance. Example species which may be used include:

Coniferous trees: (6' hgt.)

1. Ponderosa Pine -- Pinus ponderosa
2. Bristlecone Pine -- Pinus aristata
3. Pinon Pine -- Pinus cembroides edulis

Deciduous Trees: (2" cal.)

1. Box Elder -- Acer negundo
2. Hackberry -- Celtis occidentalis
3. Green Ash -- Fraxinus pennsylvanica
4. Shademaker Honeylocust -- Gleditsia triacanthos inermis
5. Black Walnut -- Juglans nigra
6. Kentucky Coffeetree -- Gymnocladus dioica

Ornamental Trees: (2" cal.)

1. Washington Hawthorn -- Crataegus phaenopyrum
2. Russian Olive -- Eleagnus angustifolia
3. Black Locust -- Robinia pseudoacacia
4. Ginnala Maple -- Acer ginnala
5. Japanese Tree Lilac -- Syringa reticulata
6. Gambels Oak -- Quercus gambelli

Development Notes

Minimum Lot Size: 4,500 S.F.

Average Lot Size: 5,108 S.F.

Maximum Building Height: 35 ft.

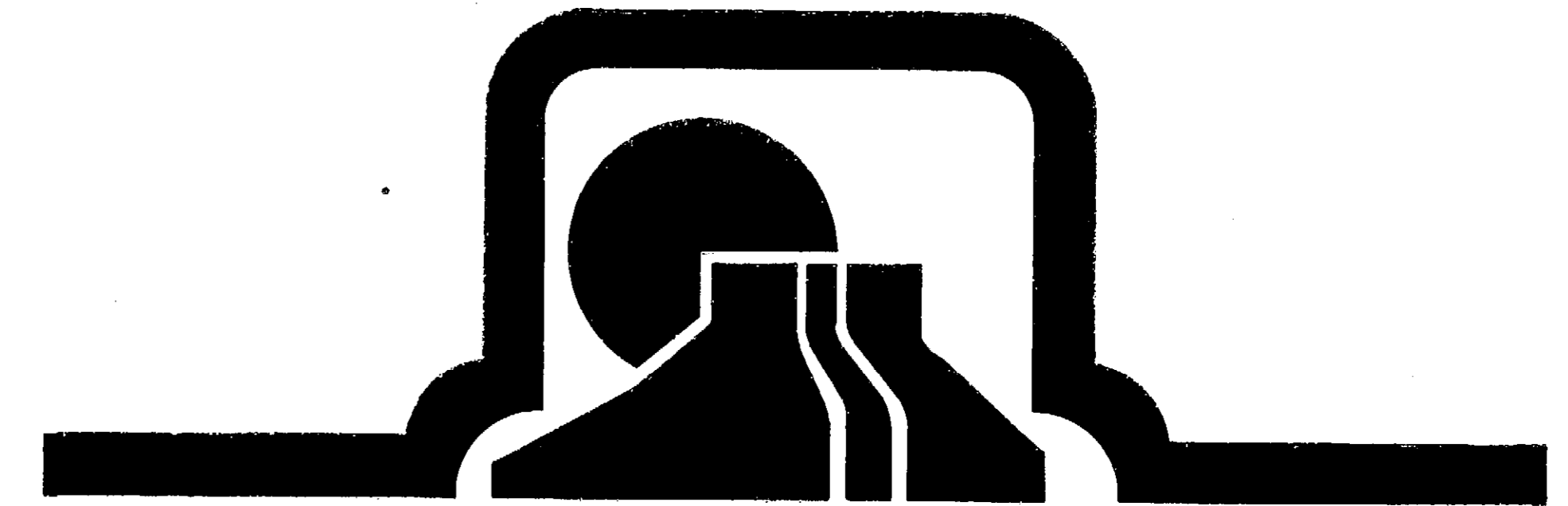
Minimum Setbacks: See notes and details on Sheet 2.

Offstreet Parking: Minimum 2 per DU, provided in garage, carport, or driveway.

Signage: Identification signs and street signs will comply with Park Funding's Signage Guidelines and Town of Castle Rock Sign Code.

Screen Fence: Developer reserves option to install perimeter screen fence as shown on Sheet 3.

Street Lighting: Street lighting will conform to IREA requirements.



The Villages At Castle Rock
FOUNDERS VILLAGE Filing#3
 Final P.U.D. Site Plan

Signatures

PLANNER:

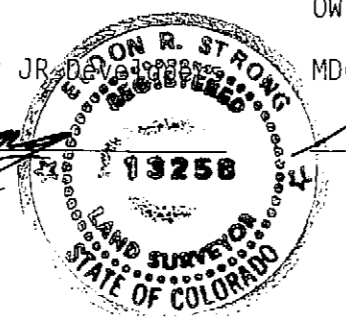
Site Plan prepared by EDAW inc.

Edward W. Johnson 9-19-85

SURVEYOR:

Property description prepared by J.R. DeLoach

Edwin R. DeLoach *Gayle J. Mendanich* 9-19-85



OWNERS:

MDC Land Corporation

PLANNING AND ZONING COMMISSION

This site plan approved by the Town of Castle Rock Planning and Zoning Commission

August 6, 1985 *Melody*
 Date Chairman

TOWN BOARD OF TRUSTEES

This site plan is approved for filing by the Town of Castle Rock Board of Trustees

9-20-85 *Steve Johnson*
 Date Mayor

ATTEST:
Phyllis L. Brown, deputy
 Town Clerk

RECORDERS CERTIFICATE

This site plan was filed for record in the Office of the County Clerk and Recorder of Douglas County at 12:23 PM on the 20 day of September, 1985. Under Receipt No. 34217

Crystal Crain

Contents

Cover Sheet
 Site Plan: Northern Portion
 Site Plan: Southern Portion

OWNER:

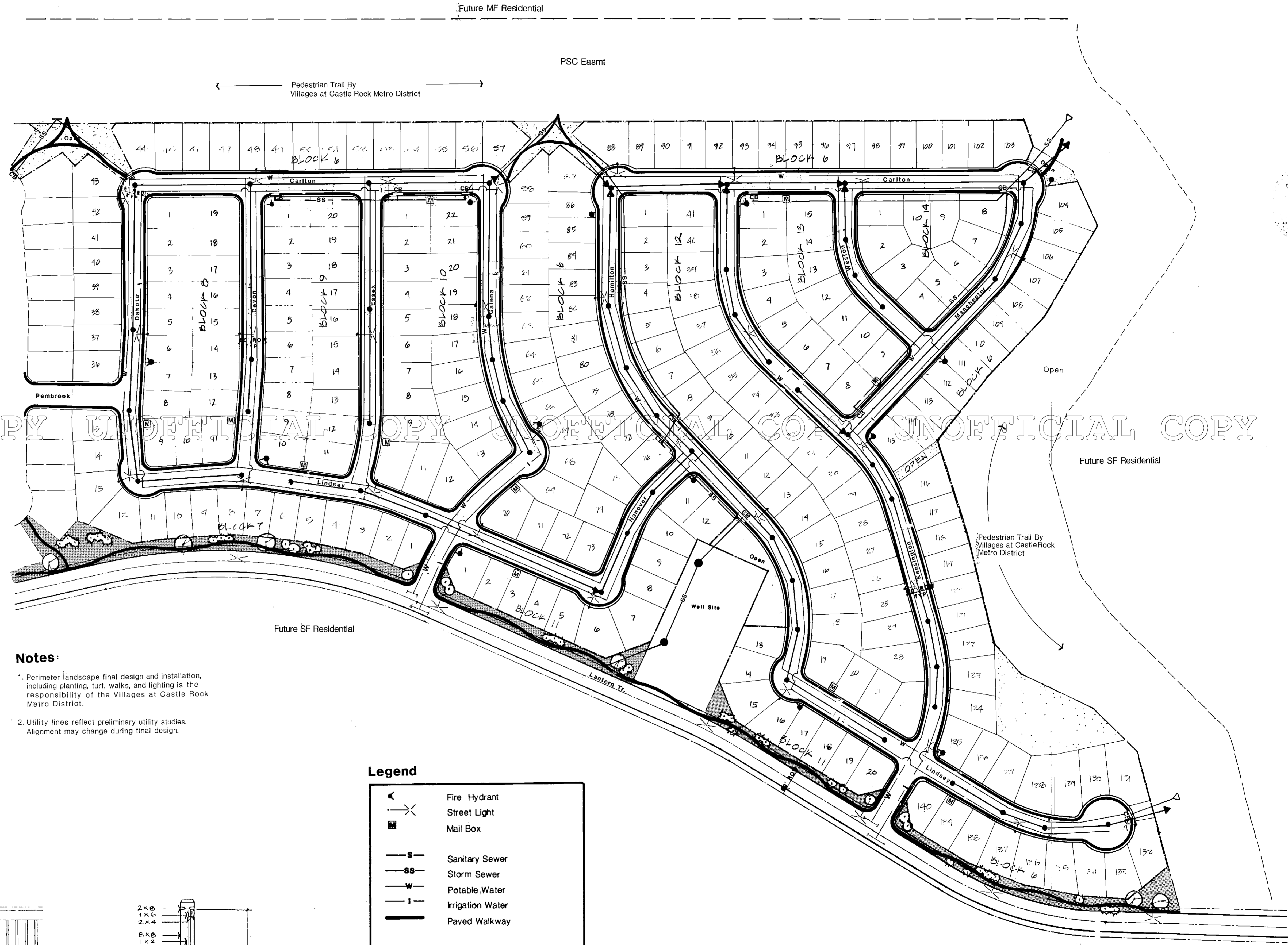
MDC Land Corporation
 3600 South Yosemite Street
 Suite 900
 Denver, CO 80237

ENGINEER/SURVEYOR:

J.R. Developers, Ltd.
 6857 South Spruce
 Suite 200
 Englewood, CO 80122

PLANNER:

EDAW inc.
 240 East Mountain Avenue
 Fort Collins, CO 80524

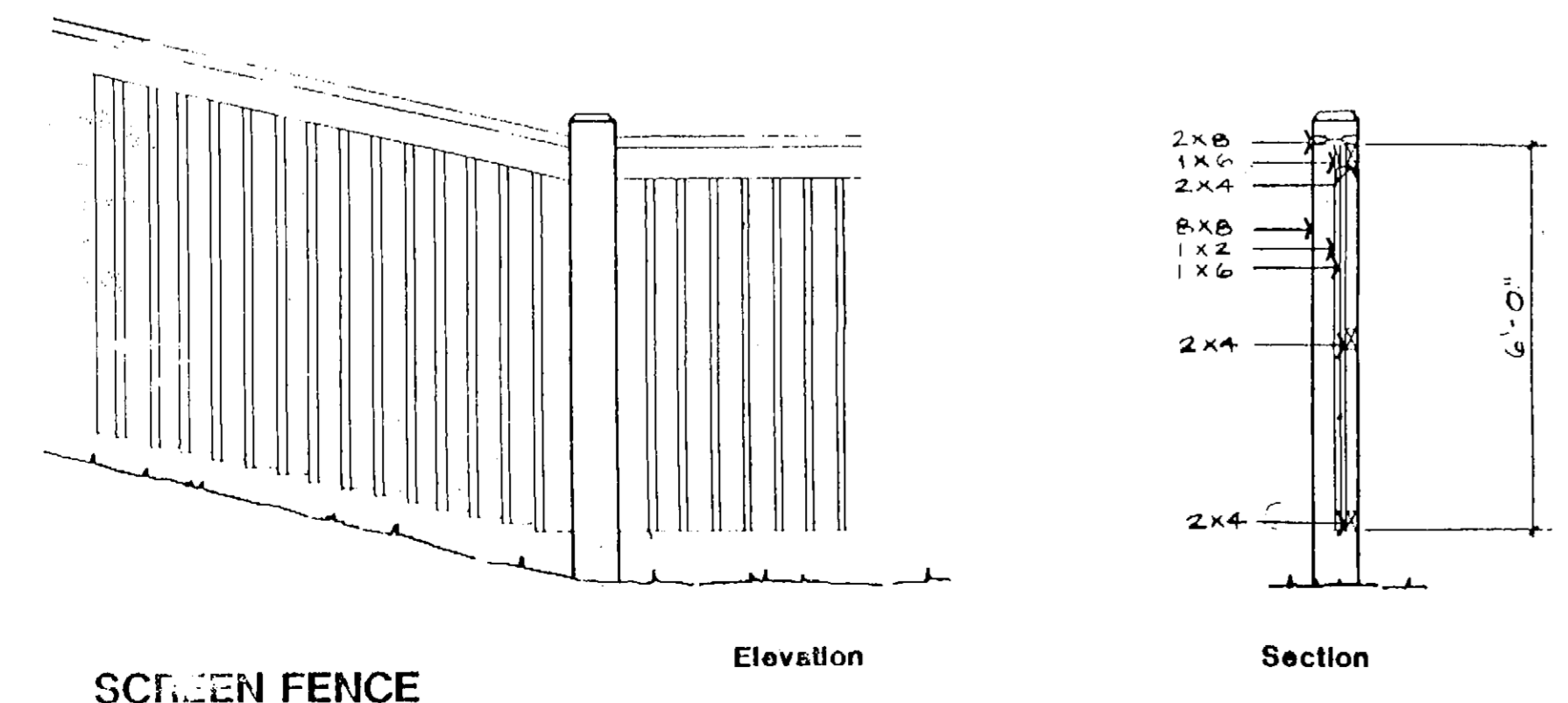


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- Notes:**
1. Perimeter landscape final design and installation, including planting, turf, walks, and lighting is the responsibility of the Villages at Castle Rock Metro District.
 2. Utility lines reflect preliminary utility studies. Alignment may change during final design.

Legend

	Fire Hydrant
	Street Light
	Mail Box
	Sanitary Sewer
	Storm Sewer
	Potable Water
	Irrigation Water
	Paved Walkway
	Screen Fence
	Coniferous Trees
	Deciduous Trees
	Ornamental Trees
	Non Irrigated Native Grass Mix
	Irrigated Drought Tolerant Turf



SCREEN FENCE

Elevation

Section

