

PLAT IDENTIFICATION SHEET

8627269
11-26-86

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Rock Town of

GRANTEE:

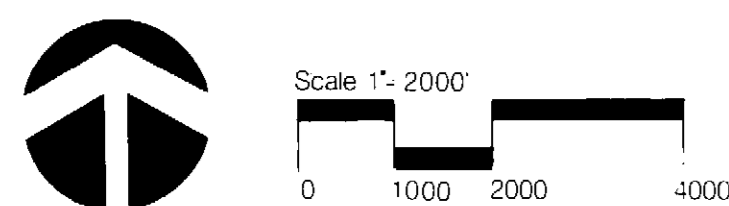
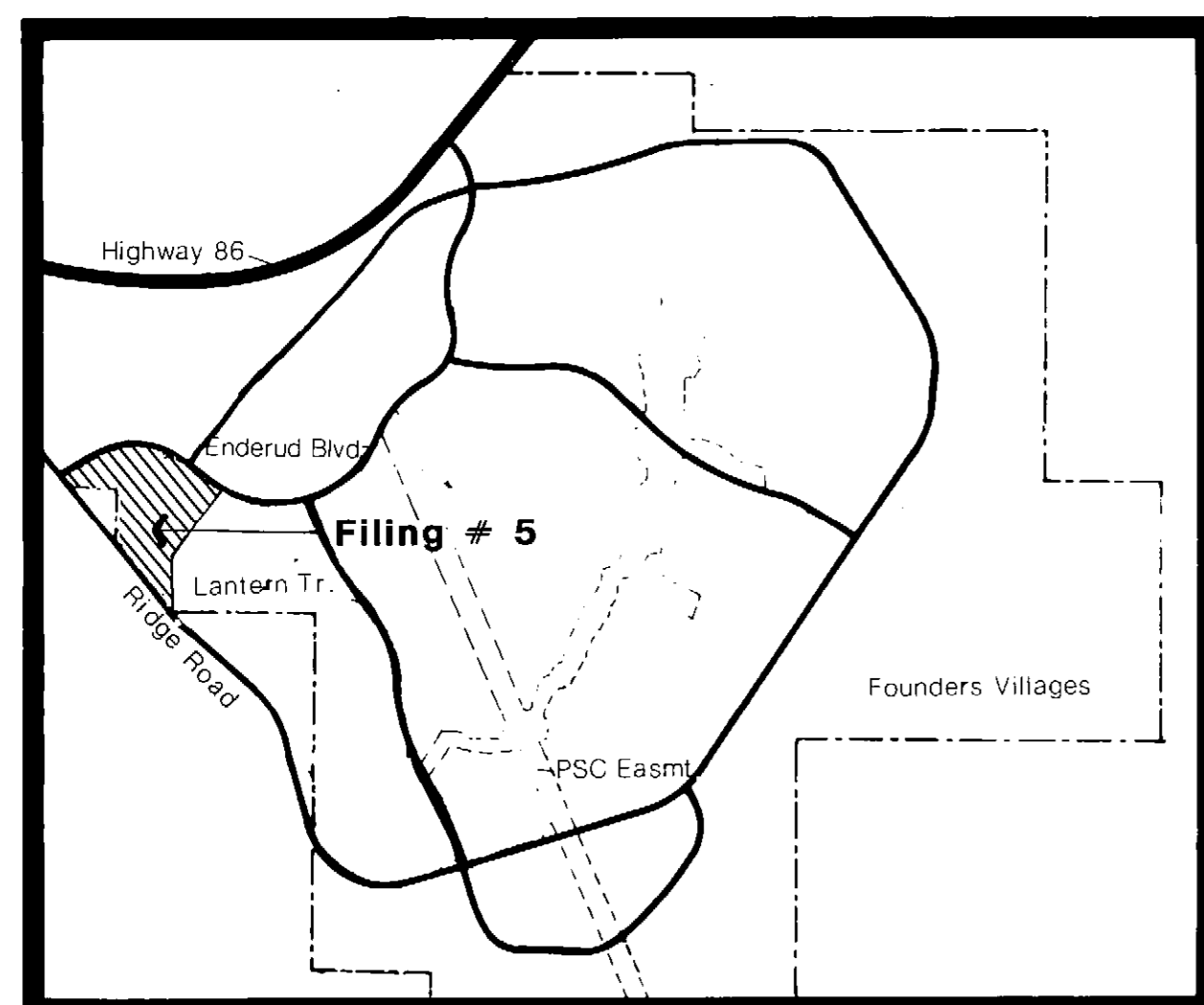
(subdivision name or name of plat)

Founders Village 5

LEGAL:

(section-township-range)

Vicinity Map



Land Use Summary

Item	Acreage	%
Streets	10.74	31
Open Space	2.14 ¹	6
Resid. Lots	22.03	63
Total	34.91	100

DU	117
Density	3.35
Minimum Lot Size	6200
Average Lot Size	8200

Legal Description

A TRACT OF LAND LOCATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

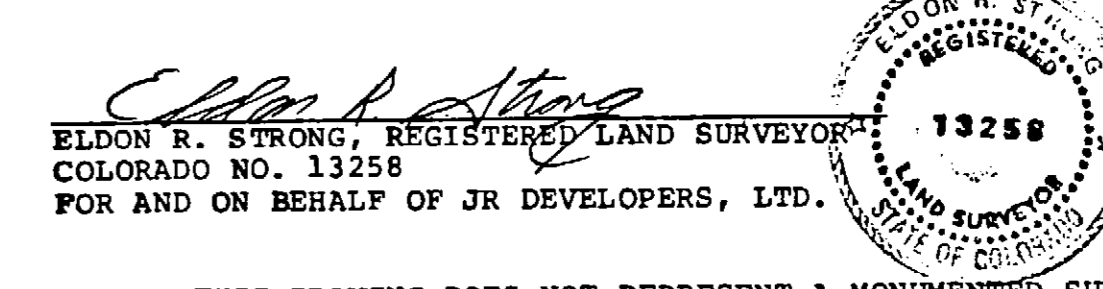
COMMENCING AT THE NORTHWESTERLY CORNER OF THE VILLAGES AT CASTLE ROCK FILING NO. 3, FINAL PLAT AS PLATTED IN THE DOUGLAS COUNTY RECORDS UNDER RECEPTION NO. 362311 SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AND ALONG THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS N05°53'37"E HAVING A DELTA OF 20°02'25", A RADIUS OF 1042.50 FEET, AND A LENGTH OF 364.63 FEET TO THE POINT OF BEGINNING; THENCE S25°56'02"W A DISTANCE OF 17.00 FEET; THENCE S02°36'43"W A DISTANCE OF 129.04 FEET; THENCE S05°58'27"E A DISTANCE OF 65.27 FEET; THENCE S70°21'05"W A DISTANCE OF 227.61 FEET; THENCE S40°21'05"W A DISTANCE OF 106.00 FEET; THENCE S21°15'05"W A DISTANCE OF 193.00 FEET; THENCE S49°51'05"W A DISTANCE OF 674.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE N40°08'55"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD A DISTANCE OF 386.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 529 AT PAGE 940 IN THE DOUGLAS COUNTY RECORDS; THENCE N01°13'59"W AND ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 529 AT PAGE 940 A DISTANCE OF 706.82 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 7; THENCE S88°41'01"W AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 477.70 FEET TO THE CENTER OF SAID SECTION 7; THENCE CONTINUING S88°41'01"W AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 92.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE N40°10'25"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD A DISTANCE OF 260.60 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD THE FOLLOWING 4 COURSES:

1. N50°15'24"E A DISTANCE OF 240.10 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 77°51'22", A RADIUS OF 1442.50 FEET, AND A LENGTH OF 1416.60 FEET TO THE POINT OF TANGENT;
3. S51°53'14"E A DISTANCE OF 314.90 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°10'44", A RADIUS OF 957.50 FEET, AND A LENGTH OF 203.53 FEET.

THENCE S25°56'02"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.905 ACRES.

LEGAL DESCRIPTION CERTIFICATE

I, ELDON R. STRONG, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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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. Shademaster Honeylocust -- Gleditsia triacanthos inermis
5. Black Walnut -- Juglans nigra
6. Kentucky Coffee tree -- Gymnocladus dioica
7. Northern Red Oak -- Quercus borealis
8. Autumn Purple Ash -- Fraxinus americana 'Autumn Purple'
9. American Linden -- Tilia americana
10. Cottonless Cottonwood -- Populus sargentii
11. Lanceleaf Cottonwood -- Populus acuminata
12. Western Catalpa -- Catalpa speciosa

Ornamental Trees: (2" cal.)

1. Washington Hawthorn -- Crataegus phoenopyrum
2. Russian Olive -- Eleagnus angustifolia
3. Newport Plum -- Prunus americana 'Newport'
4. Ginnala Maple -- Acer ginnala
5. Japanese Tree Lilac -- Syringa reticulata
6. Gambels Oak -- Quercus gambelli

Development Notes

Minimum Lot Size: See Land Use Summary.

Average Lot Size: See Land Use Summary.

Maximum Building Height: 35 ft.

Minimum Setbacks:

- | | |
|---|-----|
| Minimum building setback front (local streets) ⁴ | 18' |
| Minimum building setback rear ^{3, 5} | 25' |
| Minimum building setback each side ² | 3' |
| Minimum building to building distance ² | 10' |

1. Corner lots shall have a minimum building setback of thirteen (13) feet: (20 feet from flowline of street) on side yards adjacent to streets. Chimneys, overhangs, bay windows, and other ancillary structures may be located within this side setback, so long as they are no closer than ten (10) feet from the side yard property line of a street.
2. Chimneys, overhangs, bay windows, and other ancillary structures may be located within this side setback, so long as these uses are separated from similar uses on the adjoining side yard by no less than six (6) feet.
3. Covered patios, decks, and other ancillary structures may be located within this rear setback, so long as they are no closer than ten (10) feet from the rear property line.
4. Covered porches, bay windows, overhangs, and other ancillary structures may be located within this front setback, so long as they are no closer than sixteen (16) feet from the front property line.
5. Irregularly shaped lots with no distinct rear lot line shall have minimum backyard of 1,500 square feet.

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 the City's Sign Code.

Screen Fence: Developer reserves option to install perimeter screen fence similar to that shown on detail on Sheet 2.

Street Lighting: Street lighting will conform to IREA requirements.

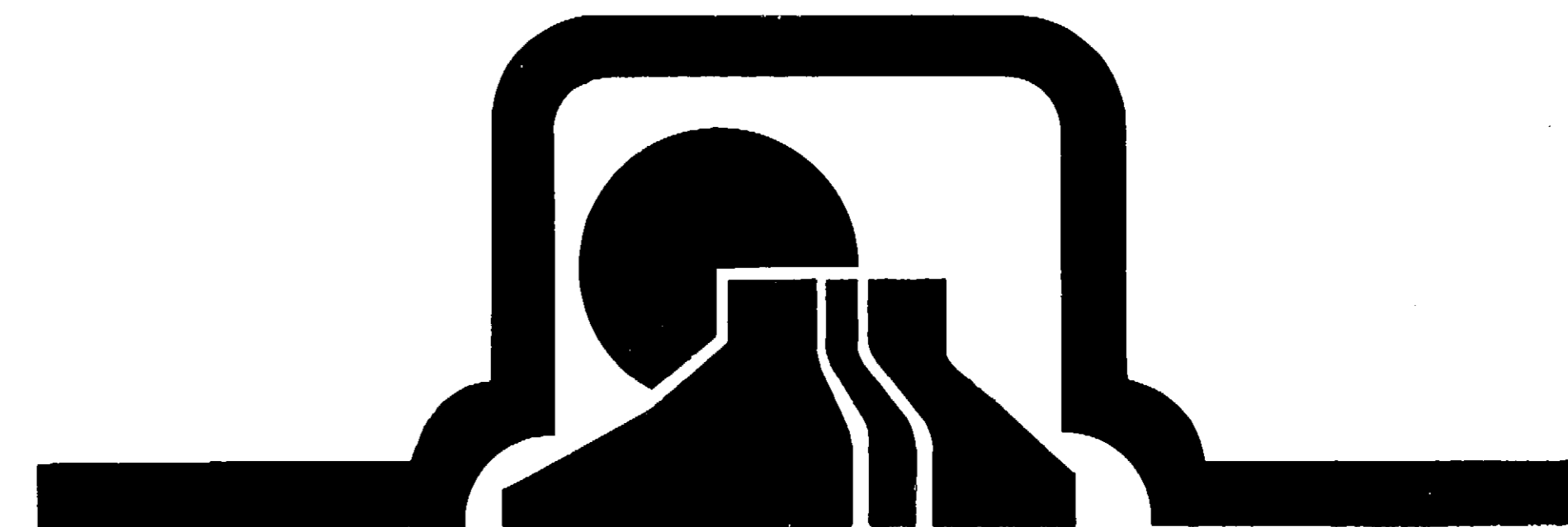
Perimeter Landscape:

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. Side-walk on Enderud will conform with Enderud Landscape Plan by Villages at Castle Rock Metro District.

Utilities:

1. Utility suppliers are:

- | | |
|-----------------|---------------------|
| Potable water - | Town of Castle Rock |
| San. sewer - | Town of Castle Rock |
| Telephone - | Mountain Bell |
| Gas - | Peoples Natural Gas |
| Power - | IREA |



The Villages at Castle Rock
FOUNDERS VILLAGE Filing 5
Final P.U.D. Site Plan

Signatures

PLANNER
Site Plan prepared by EDAAW Inc.
Edward W. Johnson

SURVEYOR
Property description prepared by JR Developers
NOTE ABOVE

OWNERS
M.D.C. Land Corporation

James A. [Signature]

PLANNING AND ZONING COMMISSION
This site plan approved by the Town of Castle Rock Planning and Zoning Commission
Date *April 14, 1986* *James R. [Signature]* Chairman

TOWN BOARD OF TRUSTEES
This site plan is approved for filing by the Town of Castle Rock Board of Trustees ON *APRIL 24, 1986*
Date *April 24, 1986* *[Signature]* Mayor
Date *April 24, 1986* *[Signature]* Town Clerk

RECORDER'S CERTIFICATE
This site plan was filed for record in the Office of County Clerk and Recorder of Douglas County at *3:30 PM* on the *24th* day of *April*, 1986. Under Reception No. *26272-69*
[Signature] Clerk/Recorder

Contents
Cover Sheet
Site Plan:

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 80112

PLANNER:
EDAAW Inc.
240 East Mountain Avenue
Fort Collins, CO 80524

Date: 3/28/86
Rev: 5/30/86

