

PLAT IDENTIFICATION SHEET

8627270

11-26-86

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Rock Town of

GRANTEE:

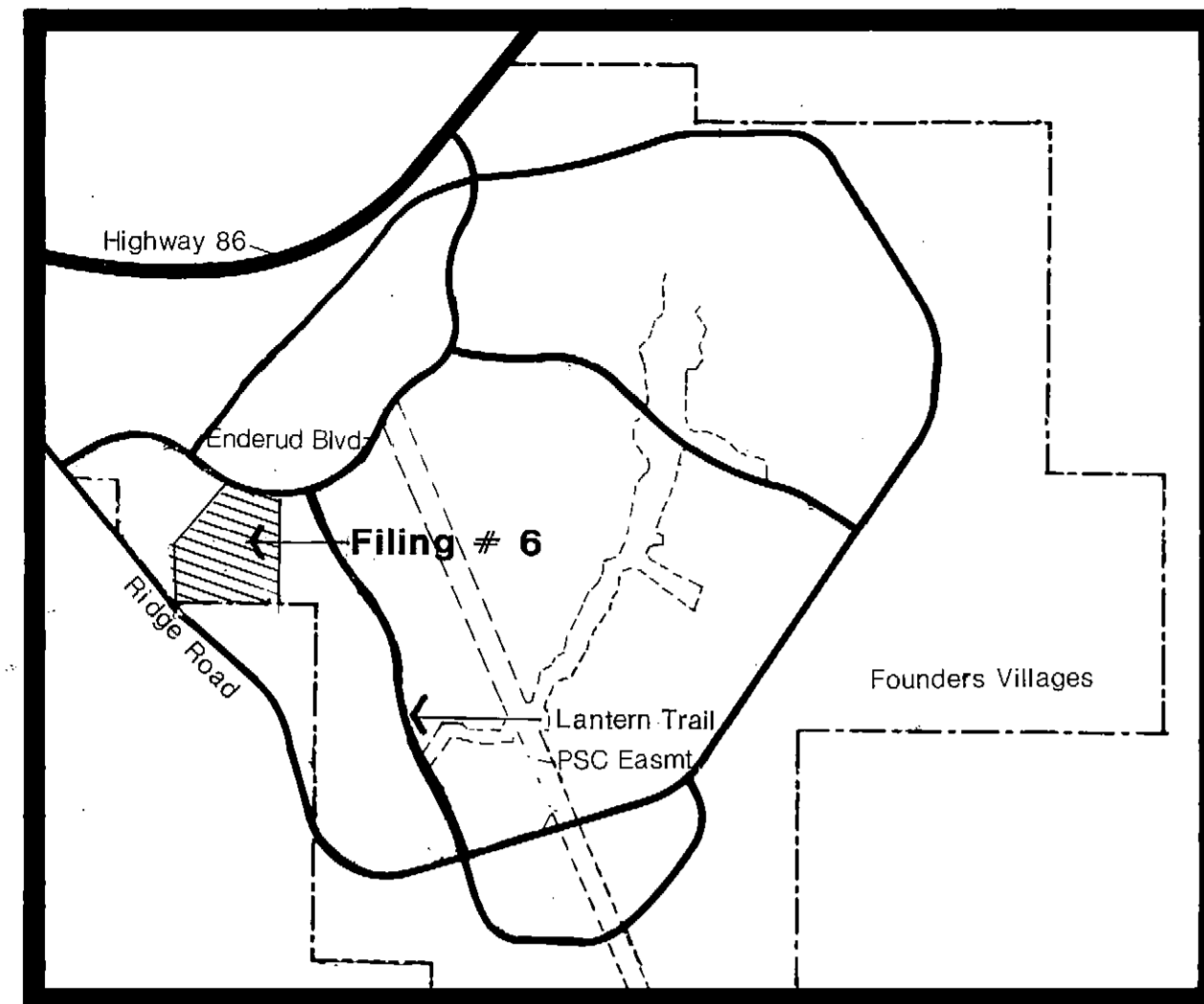
(subdivision name or name of plat)

Founders Village 6

LEGAL:

(section-township-range)

Vicinity Map



Land Use Summary

Item	Acreage	%
Streets	8.46	25
Open Space	2.18	6
Resid. Lots	23.34	69
Total	33.98	100

DU 175
 Density 5.15
 Minimum Lot Size 5000 S.F.
 Average Lot Size 5810 S.F.

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 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS PLATTED IN THE VILLAGES OF CASTLE ROCK FILING NO. 3 AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N05°53'37"E HAVING A DELTA OF 17°28'24", A RADIUS OF 1042.50 FEET, AND A LENGTH OF 317.93 FEET; THENCE S00°00'06"E A DISTANCE OF 1236.61 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S88°35'55"W AND ALONG A LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1219.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE NORTHWESTERLY AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD THE FOLLOWING 2 COURSES:

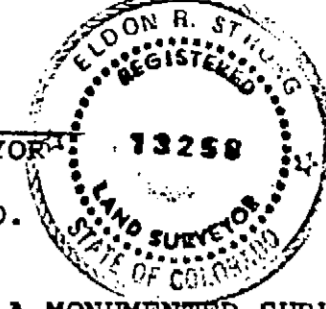
- N43°19'19"W A DISTANCE OF 140.48 FEET;
- N40°08'55"W A DISTANCE OF 348.98 FEET;

THENCE N49°51'05"E A DISTANCE OF 674.77 FEET; THENCE N21°15'05"E A DISTANCE OF 193.00 FEET; THENCE N40°21'05"E A DISTANCE OF 106.00 FEET; THENCE N70°21'05"E A DISTANCE OF 227.61 FEET; THENCE N05°58'27"W A DISTANCE OF 65.27 FEET; THENCE N02°36'43"E A DISTANCE OF 129.04 FEET; THENCE N25°56'02"E A DISTANCE OF 102.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N25°56'02"E HAVING A DELTA OF 20°02'25", A RADIUS OF 957.50 FEET, AND A LENGTH OF 334.90 FEET; THENCE S05°53'37"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.982 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.

Eldon R. Strong
 ELDON R. STRONG, REGISTERED LAND SURVEYOR
 COLORADO NO. 13258
 FOR AND ON BEHALF OF JR DEVELOPERS, LTD.



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.)

- Ponderosa Pine -- Pinus ponderosa
- Bristlecone Pine -- Pinus aristata
- Pinon Pine -- Pinus cembroides edulis

Deciduous Trees: (2" cal.)

- Box Elder -- Acer negundo
- Hackberry -- Celtis occidentalis
- Green Ash -- Fraxinus pennsylvanica
- Shademaster Honeylocust -- Gleditsia triacanthos inermis
- Black Walnut -- Juglans nigra
- Kentucky Coffeetree -- Gymnocladus dioica
- Northern Red Oak -- Quercus borealis
- Autumn Purple Ash -- Fraxinus americana 'Autumn Purple'
- American Linden -- Tilia americana
- Cottonless Cottonwood -- Populus sargentii
- Lanceleaf Cottonwood -- Populus acuminata
- Western Catalpa -- Catalpa speciosa

Ornamental Trees: (2" cal.)

- Washington Hawthorn -- Crataegus phaenopyrum
- Russian Olive -- Eleagnus angustifolia
- Newport Plum -- Prunus americana 'Newport'
- Ginnala Maple -- Acer ginnala
- Japanese Tree Lilac -- Syringa reticulata
- Gambels Oak -- Quercus gambellii

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'

- 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.
- 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.
- 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.
- 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.
- Irregularly shaped lots with no distinct rear lot line shall have minimum backyard of 1,250 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:

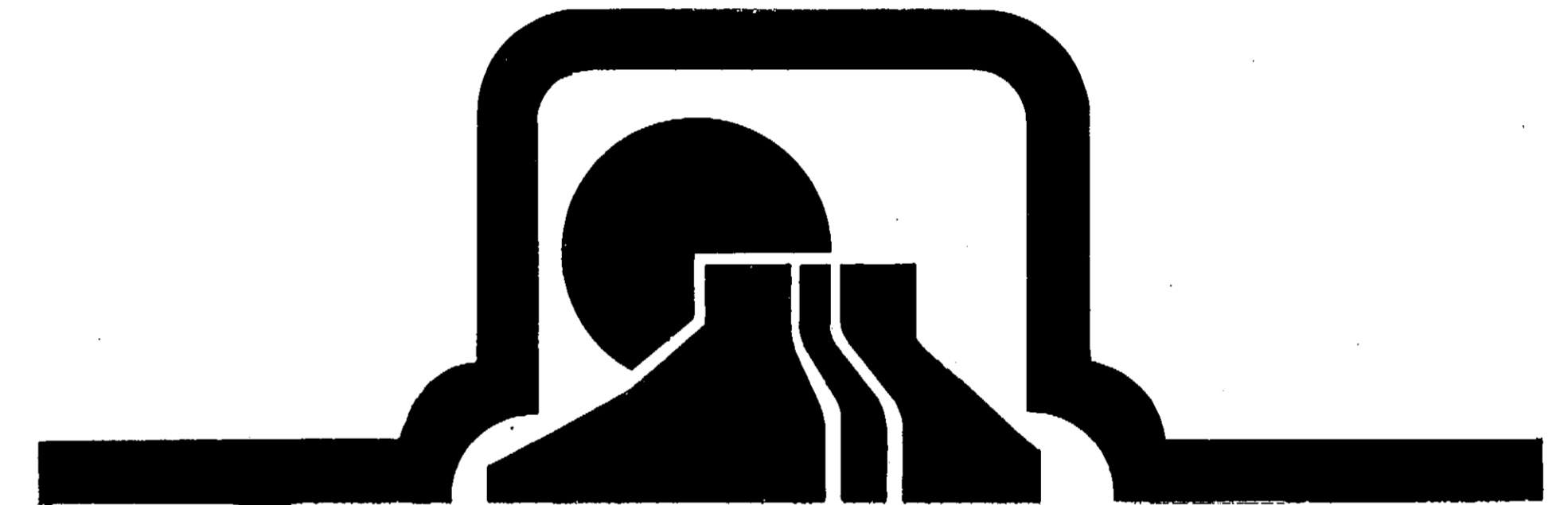
- Perimeter landscape final design and installation including planting, turf, walks, and lighting is the responsibility of the Villages at Castle Rock Metro District.
- Sidewalk on Enderud will conform with Enderud Landscape Plan by Villages at Castle Rock Metro District.

Utilities:

- Utility suppliers are:

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

- Preliminary sewer and water distribution lines are shown on Preliminary Plat, submitted concurrently with this site plan.



The Villages at Castle Rock
FOUNDERS VILLAGE Filing 6
 Final P.U.D. Site Plan

Signatures

PLANNER

Site Plan prepared by EDAW Inc.

Edward W. Johnson

SURVEYOR

Property description prepared by JR Developers

NOTE ABOVE

OWNERS

M.D.C. Land Corporation

James E. Brown

PLANNING AND ZONING COMMISSION

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

Date: April 14, 1986 *James E. Brown* Chairman

TOWN BOARD OF TRUSTEES

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

Date: April 24, 1986 *Phyllis L. Krauss* Deputy Town Clerk

RECORDER'S CERTIFICATE

This site plan was filed for record in the Office of County Clerk and Recorder of Douglas County at 2:30 P.M. on the 24th day of November, 1986. Under Reception No. 8437270

Clayton A. Crow
 Clayton A. Crow

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:

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

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

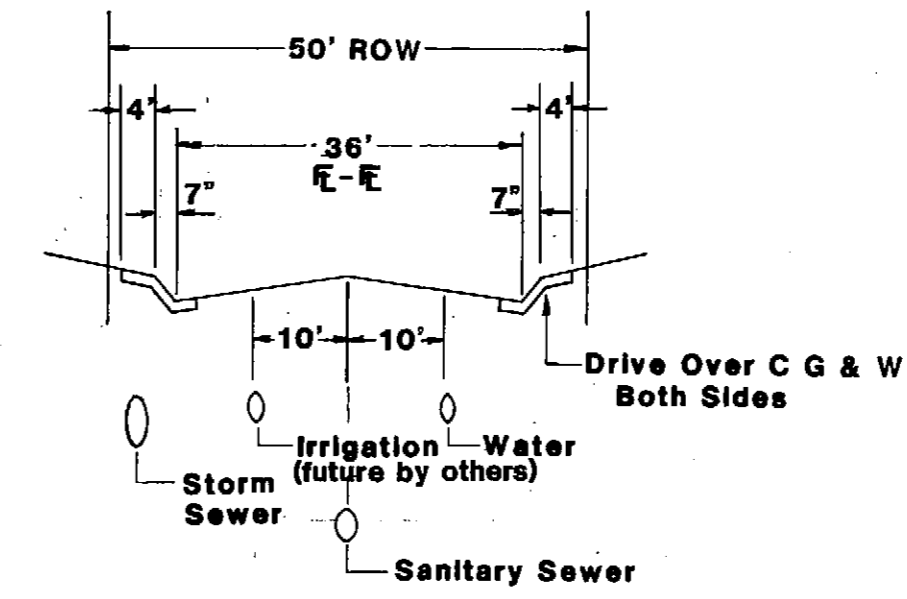
PUD Zone
Future Integrated Business

PUD Zone
Future Multi-Family

PUD Zone
Future Neighborhood Business

PUD Zone
Park

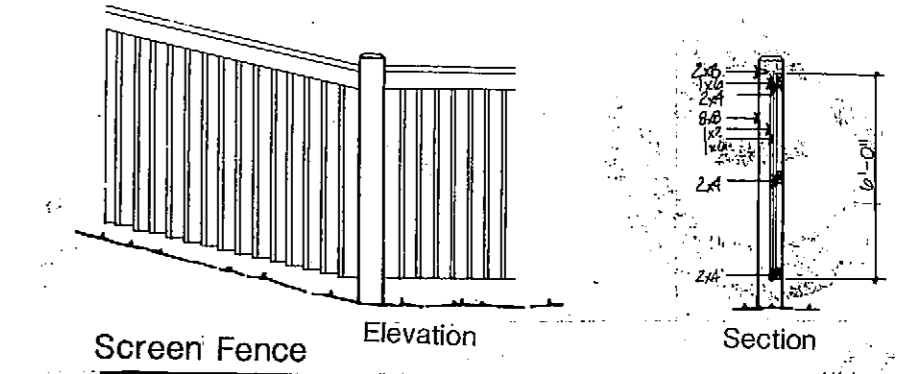
PUD Zone
Future Single Family



Typical Street Dimensioning

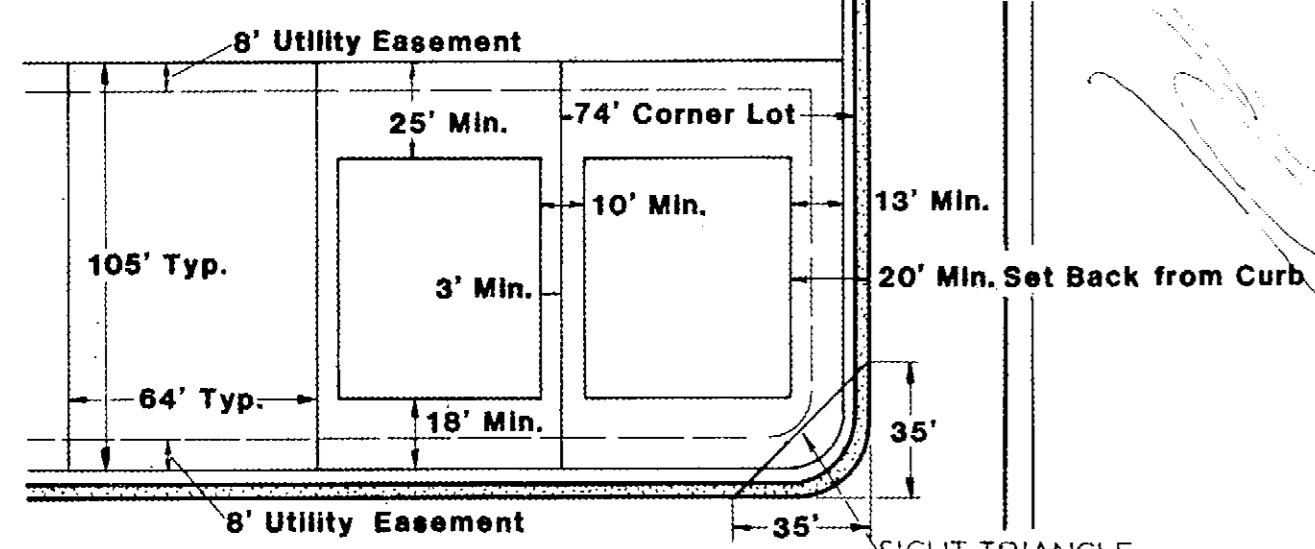
Legend

- Open Space, Drought Tolerant Turf Grass
- Fire Hydrant
- Street Lights
- Mail Box
- Paved Walkway
- Coniferous Tree
- Deciduous Tree
- Ornamental Tree

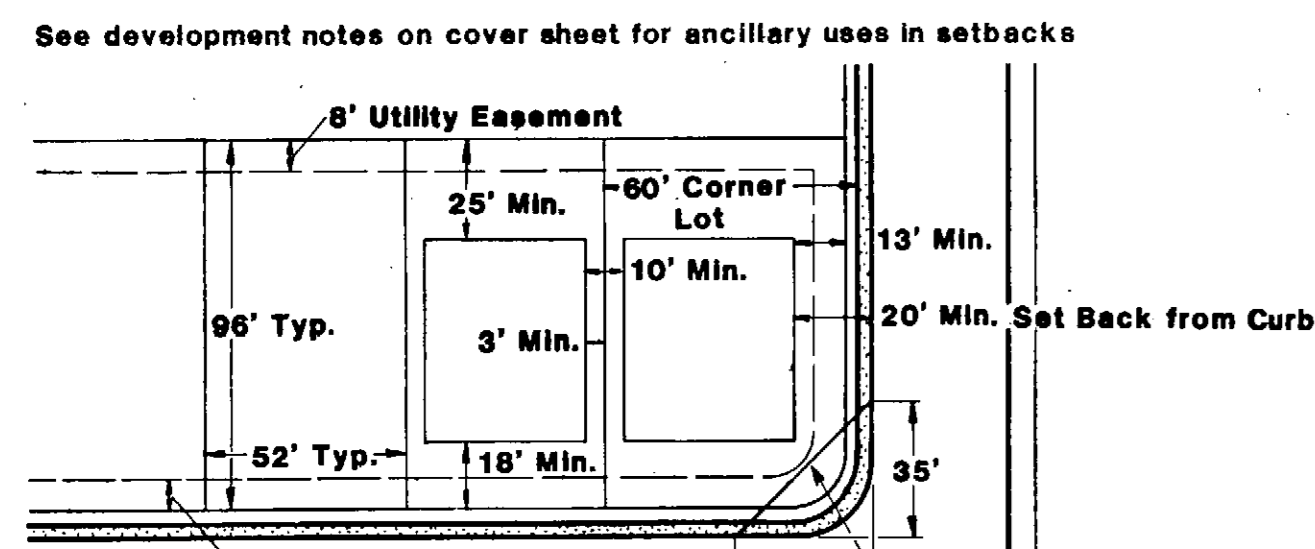


Screen Fence Elevation Section

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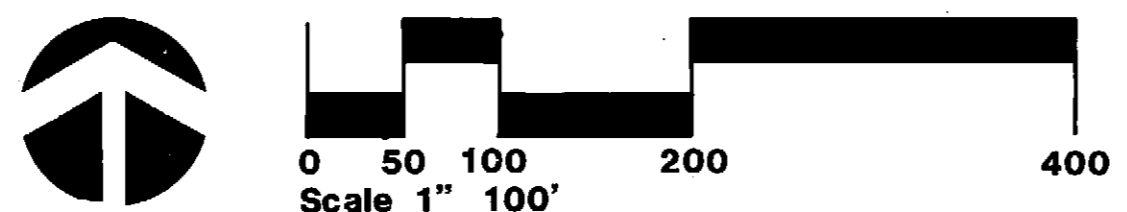
Typical Lot Dimensions & Building Set Backs
Filing 5



Typical Lot Dimensions & Building Set Backs
Filing 6

SIGHT TRIANGLE:
Landscaping within corner sight triangle limited to ground cover with top foliage less than 18 inches above curb or trees with lowest branches more than 6 feet above curb

SIGHT TRIANGLE:
Landscaping within corner sight triangle limited to ground cover with top foliage less than 18 inches above curb or trees with lowest branches more than 6 feet above curb



Min. 30' Rear Lot Set Back South Line Only