

# PLAT IDENTIFICATION SHEET

**Reception #:** 8731704

**Number of pages:** 3

**Date:** 11/06/87

UNOFFICIAL COPY

**Name:** FOUNDERS VILLAGE  
# 9

**MISCELLANEOUS COMMENTS:**

# THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9

A PART OF THE SOUTH ONE-HALF OF SECTION 5, AND A PART OF THE NORTH ONE-HALF OF SECTION 8,  
TOGETHER WITH A REPLAT OF PART OF THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9A,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION FOUNDER'S VILLAGE NO. 9

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS SITUATED IN THE SOUTH ONE-HALF OF SECTION 5, AND THE NORTH ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5;  
THENCE S00°04'02"W, ALONG THE EAST LINE OF SAID SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 650.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5;  
THENCE S00°04'59"E, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 944.01 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 1;  
THENCE ALONG SAID EASTERLY BOUNDARY OF METROPOLITAN DISTRICT NO. 1 THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S82°45'32"W, A DISTANCE OF 217.29 FEET;
- 2) THENCE S23°59'57"W, A DISTANCE OF 371.51 FEET;
- 3) THENCE S11°26'56"E, A DISTANCE OF 1.87 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5;

THENCE S88°41'14"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 946.57 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5;

THENCE S51°46'25"W, A DISTANCE OF 499.80 FEET TO A POINT;  
THENCE N76°31'10"W, A DISTANCE OF 981.23 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD, THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS S80°14'51"E, A RADIUS OF 617.50 FEET, A CENTRAL ANGLE OF 21°31'50", AN ARC LENGTH OF 232.04 FEET TO A POINT OF TANGENT;
- 2) THENCE ALONG SAID TANGENT N31°16'59"E, A DISTANCE OF 179.00 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS N58°43'01"W, A RADIUS OF 702.50 FEET, A CENTRAL ANGLE OF 78°04'00", AN ARC LENGTH OF 957.17 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N43°12'58"E, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 86°00'03", AN ARC LENGTH OF 112.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY 86;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY 86 THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE N39°13'02"E, A DISTANCE OF 471.54 FEET TO A POINT;
- 2) THENCE N28°06'11"E, A DISTANCE OF 103.76 FEET TO A POINT;
- 3) THENCE N39°13'02"E, A DISTANCE OF 289.15 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N50°46'58"W, A RADIUS OF 2915.00 FEET, A CENTRAL ANGLE OF 00°42'05", AN ARC LENGTH OF 35.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 EXTENDED WESTERLY;

THENCE N89°03'00"E, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY 86, ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND ALONG SAID LINE EXTENDED WESTERLY, A DISTANCE 1961.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 4,694,590 SQUARE FEET OR 107.77 ACRES.

EXCEPTING THEREFROM A PART OF THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9A MORE PARTICULARLY DESCRIBED AS FOLLOWS:

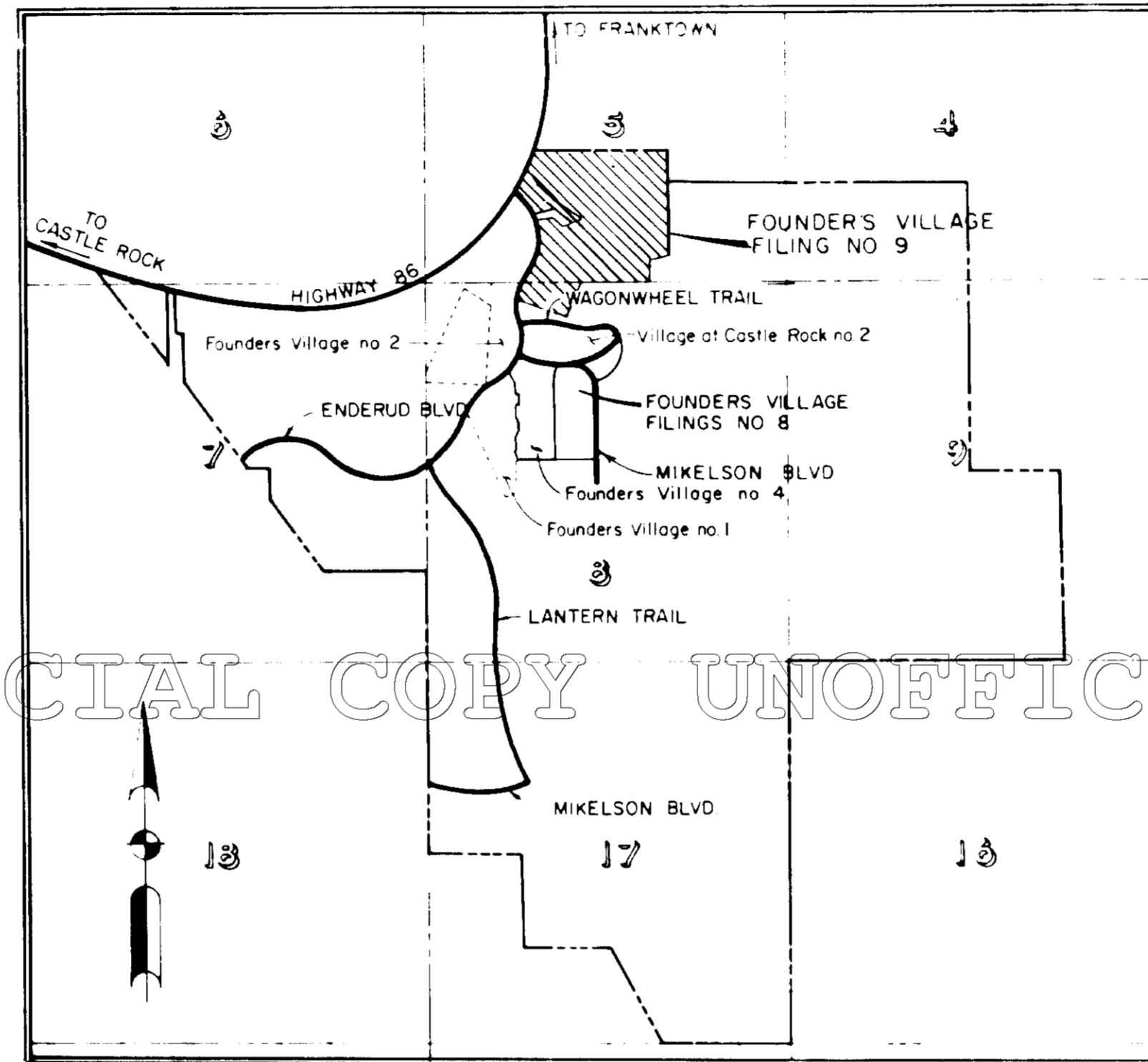
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5;  
THENCE S59°37'13"W, A DISTANCE OF 2649.63 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD BEING THE POINT OF BEGINNING;  
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF HERITAGE AVENUE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N88°45'25"E, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°14'11", AN ARC LENGTH OF 29.75 FEET TO A POINT OF TANGENT;
- 2) THENCE N83°59'36"E, ALONG SAID TANGENT, A DISTANCE OF 43.48 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N06°00'24"W, A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°13'41", AN ARC LENGTH OF 88.92 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS S27°14'05"E, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 70°30'33", AN ARC LENGTH OF 18.46 FEET TO A POINT OF REVERSE CURVATURE BEING ALSO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF EAKINS DRIVE;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF EAKINS DRIVE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N43°16'28"E, A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 06°17'02", AN ARC LENGTH OF 24.68 FEET TO A POINT OF TANGENT;
- 2) THENCE S53°00'34"E, ALONG SAID TANGENT, A DISTANCE OF 253.00 FEET TO A POINT ON THE LINE COMMON TO LOTS 1 AND 2, BLOCK 5 FOUNDER'S VILLAGE FILING NO. 9A EXTENDED SOUTHWESTERLY;

## FINAL SITE PLAN



VICINITY MAP  
SCALE 1"=2000'

THENCE N36°59'26"E, ALONG SAID LINE COMMON TO LOTS 1 AND 2, AND SAID LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 150.00 FEET TO A POINT COMMON TO LOTS 1, 2, AND 9 OF SAID BLOCK 5;  
THENCE N53°00'34"W, ALONG THE REAR LINE OF LOTS 2, 3, AND 4 OF SAID BLOCK 5, A DISTANCE OF 195.00 FEET TO A POINT COMMON TO LOTS 4, 5, AND 6 OF SAID BLOCK 5;  
THENCE N33°53'59"W, ALONG A LINE COMMON TO LOTS 5 AND 6 OF SAID BLOCK 5 AND SAID LINE EXTENDED NORTHWESTERLY, A DISTANCE OF 104.36 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HERITAGE AVENUE;  
THENCE S56°06'01"W, ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 156.55 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE CENTERLINE OF SAID EAKINS DRIVE;  
THENCE, ALONG SAID CENTERLINE, ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N63°16'52"E, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 04°21'22", AN ARC LENGTH OF 15.21 FEET TO A NON-TANGENT POINT;  
THENCE S56°06'01"W, ALONG A LINE PARALLEL AND FORTY (40) FEET NORTHERLY OF THE CENTERLINE OF SAID HERITAGE AVENUE, A DISTANCE OF 8.46 FEET TO A POINT OF CURVATURE;  
THENCE, ALONG SAID CURVE, TO THE RIGHT, BEING FORTY (40) FEET NORTHERLY OF AND PARALLEL TO SAID CENTERLINE OF SAID HERITAGE AVENUE, WHOSE CENTER BEARS N33°53'59"W, A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 27°53'35", AN ARC LENGTH OF 77.89 FEET TO A POINT OF TANGENT ON THE NORTHERLY RIGHT-OF-WAY OF SAID HERITAGE AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

- 1) THENCE S83°59'36"W, ALONG SAID TANGENT, A DISTANCE OF 43.48 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N06°00'24"W, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°14'11", AN ARC LENGTH OF 29.75 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF SAID ENDERUD BOULEVARD;

THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS S79°13'47"W, A RADIUS OF 702.50 FEET, A CENTRAL ANGLE OF 09°31'38", AN ARC LENGTH OF 116.81 FEET TO THE POINT OF BEGINNING.

EXCEPTED PARCEL CONTAINS 62,523 SQUARE FEET OR 1.44 ACRES FOR A TOTAL NET AREA OF 4,632,068 SQUARE FEET OR 106.34 ACRES MORE OR LESS.

*This plat was filed for record  
in the office of the County Clerk  
and Recorder of Douglas County  
at 12:44 P.M. on the 6th day of  
November, 1987. Reception # 851704*

*Shirley L. Brown  
County Clerk - Recorder*

## INDEX

- SHEET 1 of 3 Vicinity Map, Legal, & Notes
- SHEET 2 of 3 Plat Layout
- SHEET 3 of 3 Plat Layout

PREPARED FOR:  
CASTLE ROCK VILLAGES DEVELOPMENT CORP.  
56 INVERNESS DRIVE EAST  
SUITE 200  
ENGLEWOOD, COLORADO 80112

PROPERTY OWNERS:  
MAHOGANY PARTNERS, LTD.  
RAYON INVESTMENTS, INC.  
BIRCH INVESTMENTS, INC.

56 INVERNESS DRIVE EAST  
SUITE 200  
ENGLEWOOD, COLORADO 80112

MAILING ADDRESS FOR LISTED OWNERS:  
56 INVERNESS DRIVE EAST  
SUITE 200  
ENGLEWOOD, COLORADO 80112

### MINIMUM BUILDING SETBACKS FROM LOT LINES

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

MAXIMUM BUILDING HEIGHT: 35' AT FRONT OF UNIT

MINIMUM FRONT SET BACK - 20 FEET  
COVERED PORCHES, BAY WINDOWS, OVERHANGS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS FRONT SET BACK SO LONG AS THEY ARE NO CLOSER THAN 18 FEET FROM THE FRONT PROPERTY LINE.

MINIMUM REAR SET BACK - 20 FEET  
COVERED PORCHES, BAY WINDOWS, OVERHANGS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS REAR SET BACK SO LONG AS THEY ARE NO CLOSER THAN 18 FEET FROM THE REAR PROPERTY LINE.

MINIMUM SIDE SET BACKS - 4 FEET FROM PROPERTY LINE, NO LESS THAN 12 FEET BETWEEN STRUCTURES, CHIMNEYS, OVERHANGS, BAY WINDOWS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS SIDE SET BACK SO LONG AS THESE USES ARE SEPARATED FROM SIMILAR USES ON THE ADJOINING SIDE YARD BY NO LESS THAN 8 FEET.

MINIMUM CORNER SET BACK - 15'  
THIS SHALL APPLY ON SIDE SET BACKS AT LOTS FOR SIDE YARDS ADJACENT TO STREETS, CHIMNEYS, OVERHANGS, BAY WINDOWS, AND OTHER ANCILLARY STRUCTURES MAY BE LOCATED WITHIN THIS SIDE SET BACK, SO LONG AS THEY ARE NO CLOSER THAN 13 FEET FROM THE SIDE YARD PROPERTY LINE OF A STREET.

## NOTES

- 1) EXISTING TOPOGRAPHY, SHOWN ON THE FINAL SITE PLAN, WAS TAKEN FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF TWO (2) FEET PROVIDED BY MERRICK AND COMPANY.
- 2) THE DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY AHW ENGINEERING, INC. AND SUBMITTED TO THE TOWN OF CASTLE ROCK ENGINEERING DEPT.
- 3) THIS AREA IS AT THE TOP OF THE MITCHELL CREEK BASIN, THE MAJOR 100 YEAR FLOOD PLAIN WITHIN THE LIMITS OF THIS PROPERTY IS SHOWN ON THE PRELIMINARY PLAT AND DRAINAGE REPORT.
- 4) PROPOSED SANITARY SEWERS, POTABLE WATER MAINS WHICH ARE TO SERVE ALL LOTS WITHIN THIS PROJECT WILL CONNECT INTO EXISTING SEWERS AND EXISTING POTABLE WATER SYSTEMS WHICH HAVE BEEN DESIGNED AND BUILT WITH CAPACITY FOR THIS PROJECT.
- 5) ALL STREETS SHOWN HEREON IF NOT ALREADY DEDICATED WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC STREETS AND WILL BE IMPROVED TO TOWN STANDARDS BY THE DEVELOPER.
- 6) TRACTS A, B AND Q ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK, AND LANDSCAPING TO BE MAINTAINED BY THE METRO DISTRICT FOR A PERIOD OF 10 YEARS.
- 7) TRACT D IS RESERVED FOR WATER WELL FIELD, AND UTILITY PURPOSES.
- 8) TRACTS C, E, F, G, H, J, K, L, AND M, ARE TO BE DEDICATED AS "DESIGNATED USE AREAS" TO THE TOWN OF CASTLE ROCK TO BE USED FOR DRAINAGE, UTILITIES, OPEN SPACE AND FOR PEDESTRIAN WAYS AND BIKE WAYS.
- 9) TRACT N IS TO BE DEDICATED TO, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 10) TRACT P IS RESERVED FOR FUTURE ACCESS PURPOSES.
- 11) EXISTING ZONING IS PD.
- 12) OFFSTREET PARKING: MINIMUM 2 PER DU, PROVIDED IN GARAGE, CARPORT, OR DRIVEWAY.
- 13) SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH FOUNDER'S VILLAGE SIGNAGE, AND THE TOWN OF CASTLE ROCK'S SIGN CODE.
- 14) SCREEN FENCE: DEVELOPER RESERVES OPTION TO INSTALL PERIMETER SCREEN FENCE SIMILAR TO EXISTING PERIMETER SCREEN FENCE.
- 15) STREET LIGHTING: STREET LIGHTING WILL CONFORM TO PSC REQUIREMENTS
- 16) PERIMETER LANDSCAPE FINAL DESIGN AND INSTALLATION, INCLUDING PLANTING, TURF, WALKS, AND LIGHTING IS THE RESPONSIBILITY OF THE VILLAGE AT CASTLE ROCK METRO DISTRICT.
- 17) UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT MAY CHANGE DURING FINAL DESIGN.
- 18) SIDEWALK ON ENDERUD BOULEVARD WILL CONFORM WITH LANDSCAPE PLAN STANDARDS BY VILLAGES AT CASTLE ROCK METRO DISTRICT.
- 19) SIDEWALK NOTES: A) SIDEWALKS IN STREET RIGHTS-OF-WAY OF 50 FEET WITHIN FILING NO. 9 ARE TO BE ATTACHED 4 FEET WIDE. SIDEWALKS ALONG THE WEST SIDE OF ENDERUD BOULEVARD ARE TO BE 5 FEET WIDE AND WALKWAYS IN PEDESTRIAN WAYS ARE TO BE 8 FEET WIDE. B) SIDEWALKS ALONG ENDERUD BOULEVARD ARE TO MEANDER IN THE RIGHTS-OF-WAY AND IN THE PEDESTRIAN WAYS ADJACENT TO THE STREET RIGHT-OF-WAY.
- 19) FIRE HYDRANT CLASSIFICATION. ALL FIRE HYDRANTS ARE TO BE CLASS A; HYDRANT TOP AND NOZZEL ARE TO BE PAINTED GREEN.

-----PLANNING AND ZONING COMMISSION REVIEW-----  
THIS FINAL SITE PLAN WAS REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION ON THIS 12 DAY OF November, 1987.

*Shirley L. Brown  
Chairman*

-----TOWN BOARD APPROVAL-----  
THIS FINAL SITE PLAN WAS APPROVED ON Sept. 10, 1987 FOR FILING BY THE TOWN OF CASTLE ROCK BOARD OF TRUSTEES. SIGNED THIS 6th DAY OF November, 1987.

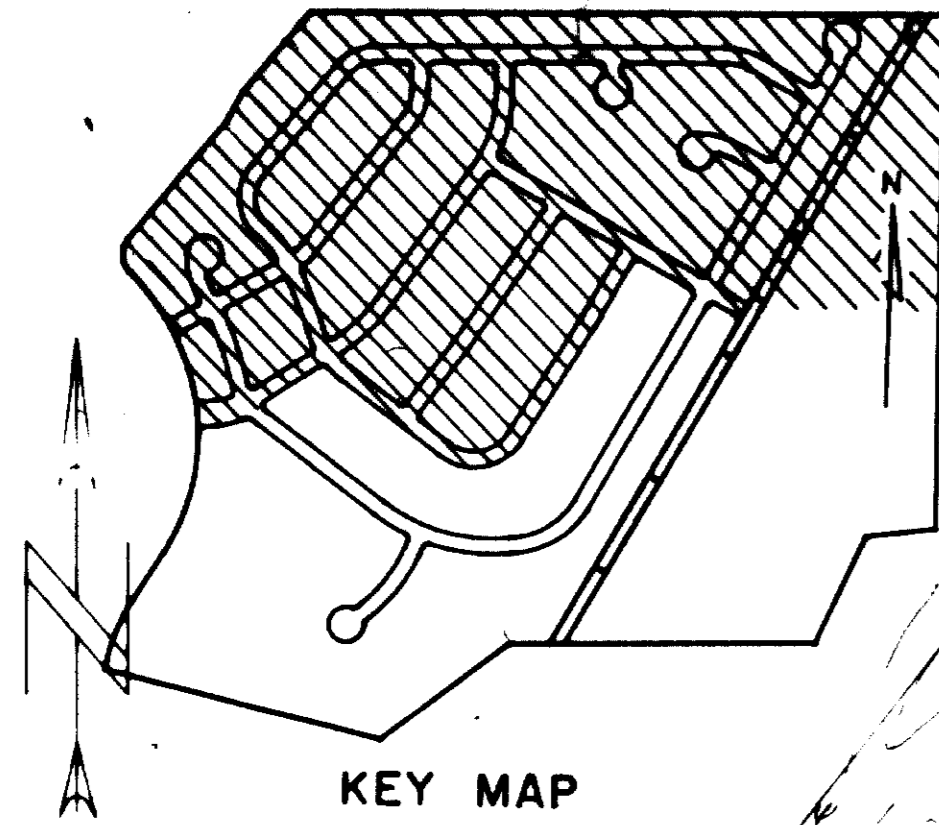
*Shirley L. Brown  
Mayor*  
ATTEST: *Shirley L. Brown  
Town Clerk*

JCN	11/06/87	Revised per Town of Castle Rock	DATE	DESCRIPTION	
JCN	11/06/87	Revised per Town of Castle Rock	DATE	DESCRIPTION	
DEVELOPER					
<b>CASTLE ROCK VILLAGES DEVELOP. CORP.</b>					
8301 E. PRENTISS AVE. ENGLEWOOD, CO 80111-2106 TELEPHONE (303) 774-8296					
PROJECT					
<b>FOUNDER'S VILLAGE FILING NO. 9</b>					
<b>COVER SHEET</b>					
6600 SOUTH SYRACUSE CIRCLE SUITE 140 WOODSIDE PLAZA ENGLEWOOD, CO 80111-2106 TELEPHONE (303) 774-8296					
DRAWN BY: PS / JW    CHECKED BY: PS / JW    DATE: 6-2-87    JOB NO:    SHEET NO: 1 of 3					

# THE VILLAGES AT CASTLE ROCK FOUNDERS VILLAGE FILING NO. 9

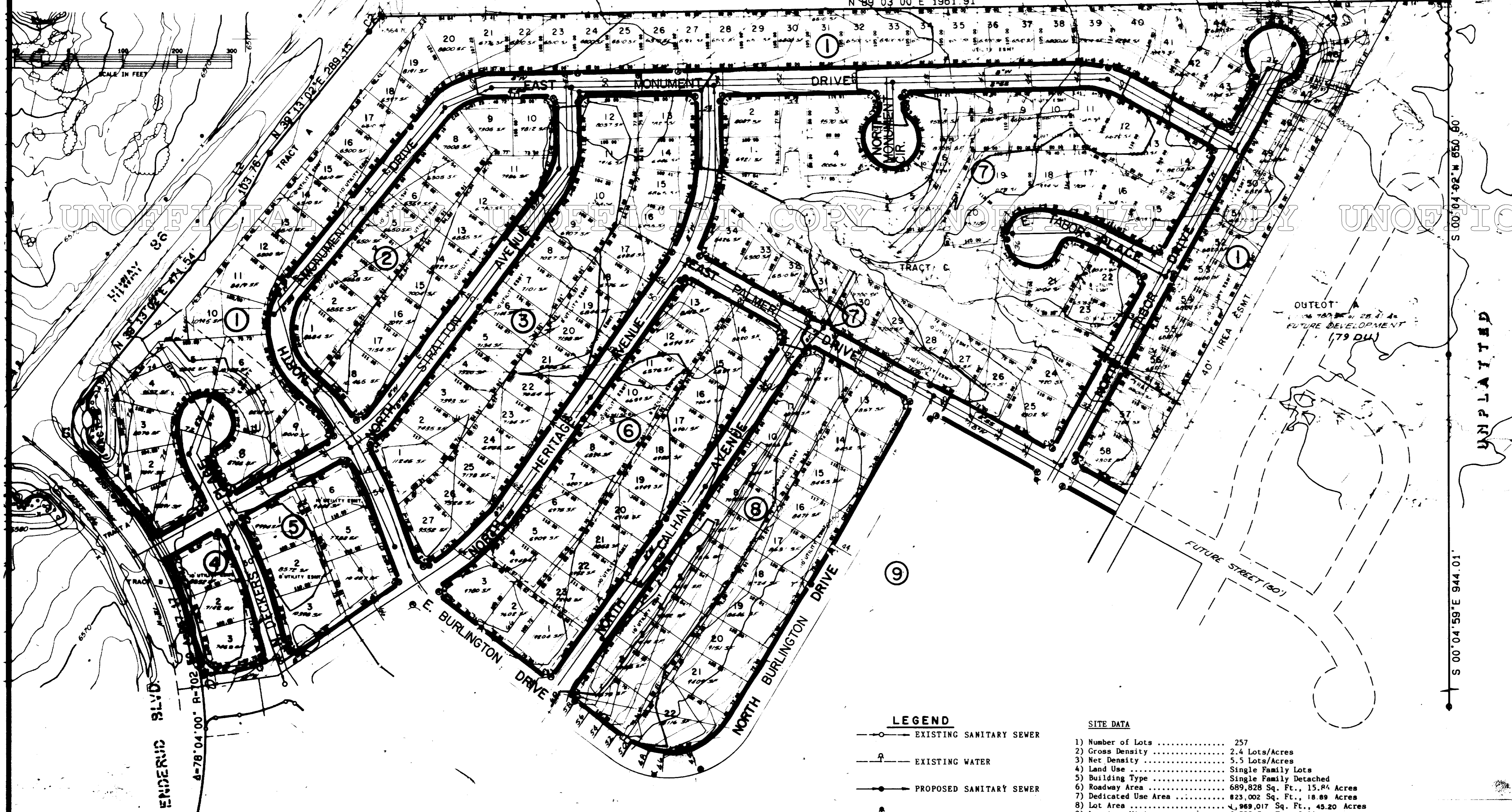
SHEET 2 OF 3  
FINAL SITE PLAN

Prepared July 1987



UNPLATTED

POINT OF BEGINNING



RING	DISTANCE	ANGLE	TANGENT
1	5 02' 45" 32" W	217.28	
2	2 28' 08" 11" E	103.78	
3	5 15' 50" 10" W	22.23	
4	5 51' 00" 24" E	23.08	
5	5 20' 30" 40" W	18.88	
6	5 00' 50" 10" W	12.87	
7	2 28' 08" 36" E	2.90	
8	5 28' 56" 36" W	15.41	
9	5 28' 56" 36" W	80.00	
10	5 28' 56" 36" W	80.00	
11	5 28' 56" 36" W	82.00	
12	5 28' 56" 36" W	82.00	
13	5 28' 56" 36" W	82.00	
14	5 28' 56" 36" W	82.00	
15	5 28' 56" 36" W	82.00	
16	5 28' 56" 36" W	82.00	
17	5 28' 56" 36" W	82.00	
18	5 28' 56" 36" W	82.00	
19	5 28' 56" 36" W	82.00	
20	5 28' 56" 36" W	82.00	
21	5 28' 56" 36" W	82.00	
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24	5 28' 56" 36" W	82.00	
25	5 28' 56" 36" W	82.00	
26	5 28' 56" 36" W	82.00	
27	5 28' 56" 36" W	82.00	
28	5 28' 56" 36" W	82.00	
29	5 28' 56" 36" W	82.00	
30	5 28' 56" 36" W	82.00	
31	5 28' 56" 36" W	82.00	
32	5 28' 56" 36" W	82.00	
33	5 28' 56" 36" W	82.00	
34	5 28' 56" 36" W	82.00	
35	5 28' 56" 36" W	82.00	
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52	5 28' 56" 36" W	82.00	
53	5 28' 56" 36" W	82.00	
54	5 28' 56" 36" W	82.00	
55	5 28' 56" 36" W	82.00	
56	5 28' 56" 36" W	82.00	
57	5 28' 56" 36" W	82.00	
58	5 28' 56" 36" W	82.00	

**LEGEND**

- EXISTING SANITARY SEWER
- A— EXISTING WATER
- PROPOSED SANITARY SEWER
- +— PROPOSED WATER
- +— PROPOSED STORM SEWER
- 5670— EXISTING CONTOUR
- 10— PROPOSED CONTOUR
- MAIL BOX
- HANDICAP RAMP
- STREET LIGHT

**SITE DATA**

- 1) Number of Lots ..... 257
- 2) Gross Density ..... 2.4 Lots/Acres
- 3) Net Density ..... 5.5 Lots/Acres
- 4) Land Use ..... Single Family Lots
- 5) Building Type ..... Single Family Detached
- 6) Roadway Area ..... 689,828 Sq. Ft., 15.84 Acres
- 7) Dedicated Use Area ..... 823,002 Sq. Ft., 18.89 Acres
- 8) Lot Area ..... 4,969,017 Sq. Ft., 45.20 Acres
- 9) Lot Area Minimum ..... 6,300 Sq. Ft., 0.14 Acres
- 10) Lot Area Maximum ..... 14,116 Sq. Ft., 0.32 Acres
- 11) Lot Area Average ..... 7,900 Sq. Ft., 0.18 Acres
- 12) Total Plan Area ..... 4,632,068 Sq. Ft., 106.34 Acres
- 13) Tracts A & B are to be dedicated to the Town of Castle Rock, and maintained by the Metro District.
- 14) Tract D is reserved for water well field, and utility purposes.
- 15) Tracts C, E, F, G, H, J, K, L, and M, are to be dedicated as "Designated Use Areas" to the Town of Castle Rock to be used for drainage, utilities, open space and for pedestrian ways and bike ways.
- 16) Tract N is to be dedicated to, and maintained by the Homeowners Association.
- 17) Outlot A is reserved for future development.
- 18) Existing zoning is PD.

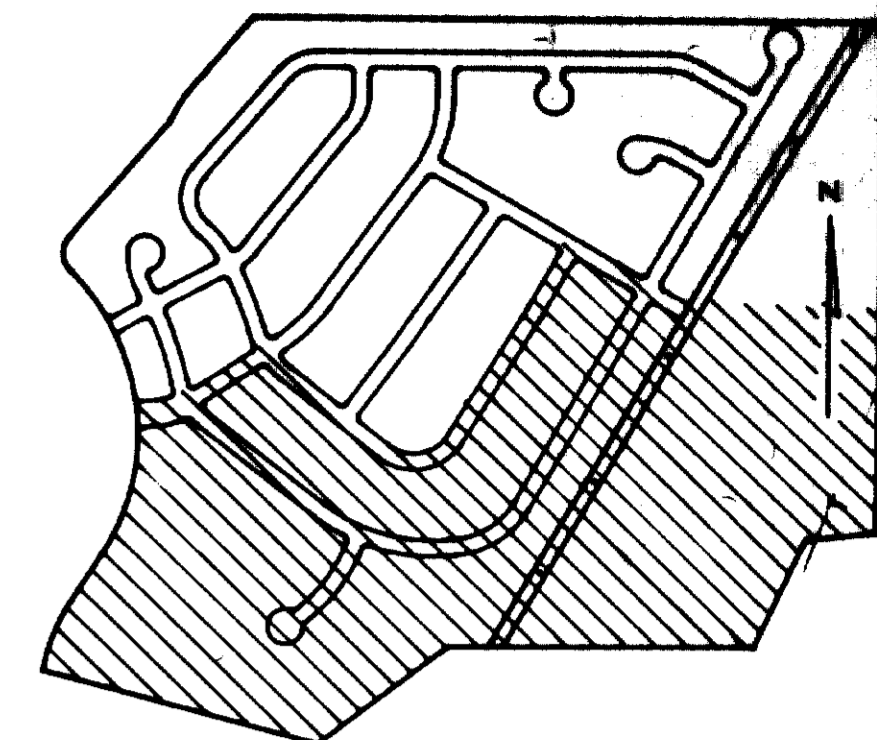
SEE SHEET 3 OF 3

DESIGNED BY	JCW	DATE	7/1/87
REVIEWED BY	JCW	DATE	7/1/87
<b>CASTLE ROCK VILLAGES DEVELOPMENT CORP.</b> 9301E PRENTICE AVE. BURLINGO, CO. SUITE 305 ENGLEWOOD, CO. 80111			
<b>FOUNDERS VILLAGE FILING NO. 9</b> <b>FINAL SITE PLAN</b>			
ENGINEERING	5500 GREENWOOD PLAZA BLVD.	SHEET NO. 2 OF 3	
SCALE	AS SHOWN	DATE	

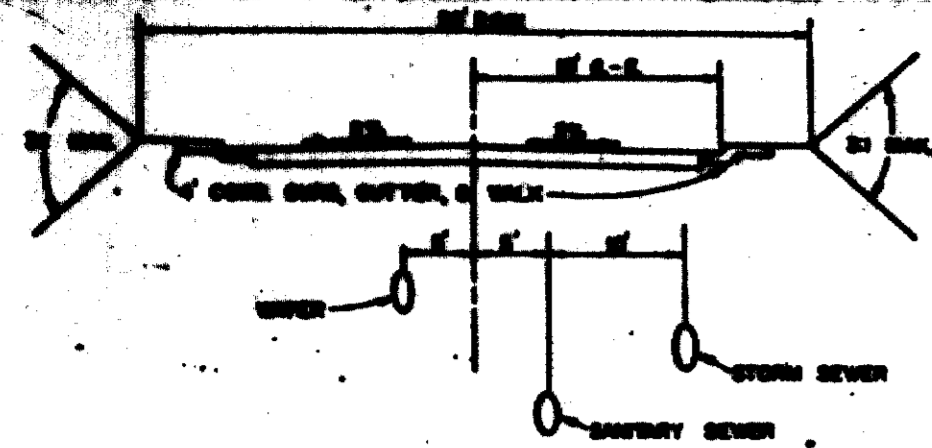
# THE VILLAGES AT CASTLE ROCK FOUNDERS VILLAGE FILING NO. 9

SHEET 3 OF 3  
FINAL SITE PLAN

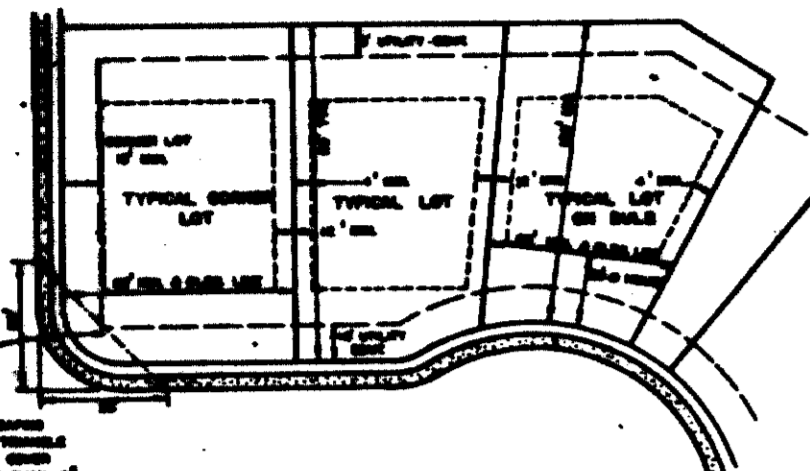
Prepared July 1987



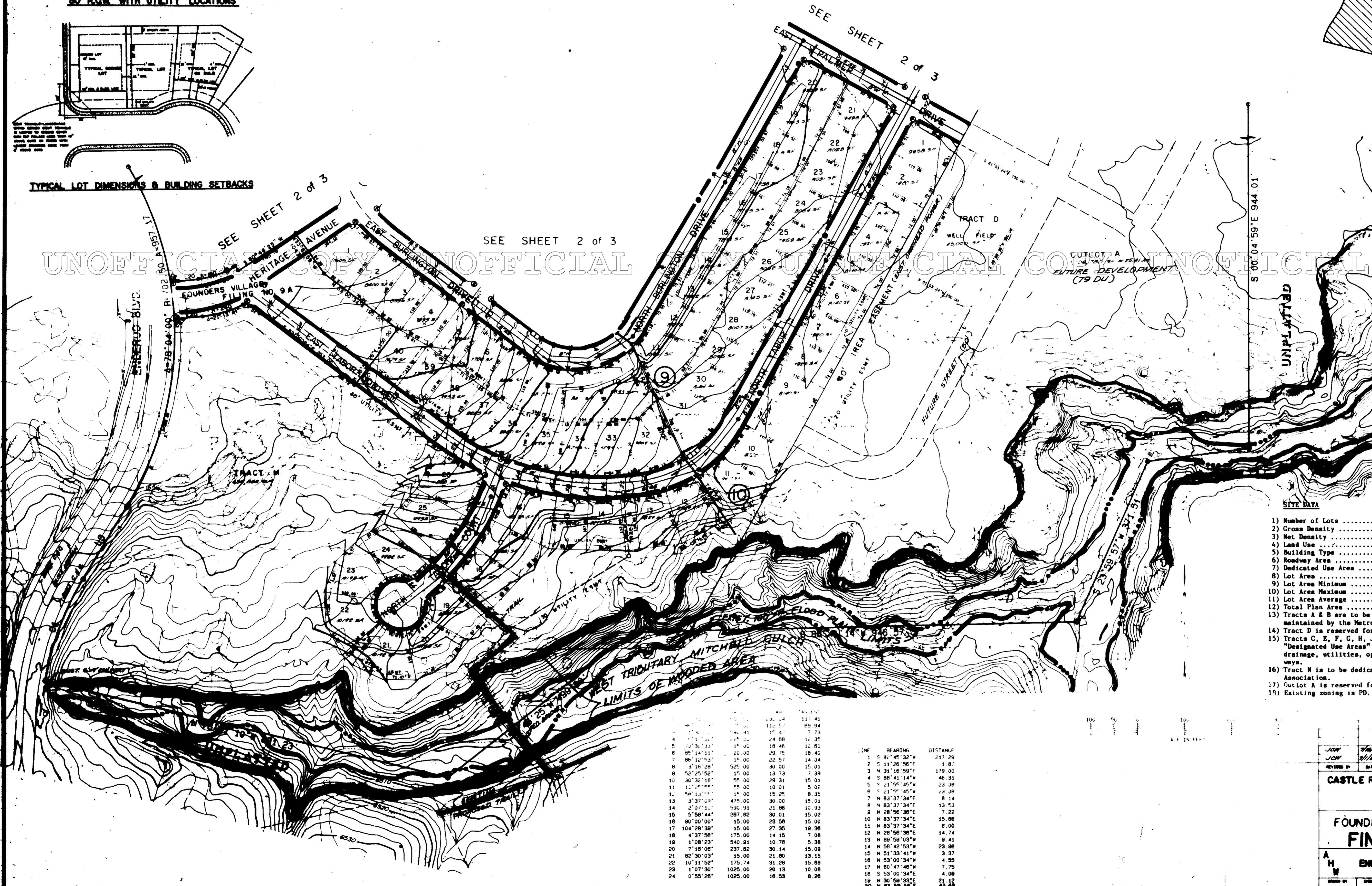
KEY MAP



TYPICAL LOCAL STREET  
50' R.O.W. WITH UTILITY LOCATIONS



TYPICAL LOT DIMENSIONS & BUILDING SETBACKS



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

- LEGEND**
- EXISTING SANITARY SEWER
  - R— EXISTING WATER
  - PROPOSED SANITARY SEWER
  - R— PROPOSED WATER
  - PROPOSED STORM SEWER
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - MAIL BOX
  - HANDICAP RAMP
  - STREET LIGHT

**SITE DATA**

- 1) Number of Lots ..... 257
- 2) Gross Density ..... 2.4 Lots/Acre
- 3) Net Density ..... 5.5 Lots/Acre
- 4) Land Use ..... Single Family Lots
- 5) Building Type ..... Single Family Detached
- 6) Roadway Area ..... 689,828 Sq. Ft., 15.84 Acres
- 7) Dedicated Use Area ..... 823,002 Sq. Ft., 18.89 Acres
- 8) Lot Area ..... 1,969,017 Sq. Ft., 45.20 Acres
- 9) Lot Area Minimum ..... 6,300 Sq. Ft., 0.14 Acres
- 10) Lot Area Maximum ..... 14,116 Sq. Ft., 0.32 Acres
- 11) Lot Area Average ..... 7,900 Sq. Ft., 0.18 Acres
- 12) Total Plan Area ..... 4,632,068 Sq. Ft., 106.34 Acres
- 13) Tracts A & B are to be dedicated to the Town of Castle Rock, and maintained by the Metro District.
- 14) Tract D is reserved for water well field, and utility purposes.
- 15) Tracts C, E, F, G, H, J, K, L, and M, are to be dedicated as "Designated Use Areas" to the Town of Castle Rock to be used for drainage, utilities, open space and for pedestrian ways and bike ways.
- 16) Tract N is to be dedicated to, and maintained by the Homeowners Association.
- 17) Outlot A is reserved for future development.
- 18) Existing zoning is PD.

LINE	BEARING	DISTANCE
1	S 87° 45' 32" W	217.29
2	S 11° 26' 56" E	1.87
3	N 31° 16' 59" E	179.00
4	S 86° 41' 14" W	46.31
5	S 21° 56' 45" W	23.08
6	S 21° 56' 45" W	43.08
7	N 83° 37' 34" E	8.14
8	N 83° 37' 34" E	13.53
9	N 28° 56' 38" E	7.22
10	N 83° 37' 34" E	15.88
11	N 83° 37' 34" E	6.00
12	N 28° 56' 38" E	14.74
13	N 86° 59' 03" W	9.41
14	N 56° 42' 53" W	23.98
15	N 51° 53' 41" W	3.37
16	N 53° 00' 34" W	4.55
17	N 60° 47' 48" W	7.75
18	N 53° 00' 34" E	4.08
19	N 30° 58' 33" E	21.12
20	N 83° 39' 34" E	43.48

CASTLE ROCK VILLAGES DEVELOPMENT CORP.  
 8301 E. PRENTICE AVE.  
 BUILDING 30, SUITE 305  
 ENGLEWOOD, CO. 80111  
 PREPARED BY  
**FOUNDERS VILLAGE FILING NO. 9  
FINAL SITE PLAN**  
 ENGINEERING  
 5500 GREENWOOD PLAZA BLVD.  
 SUITE 140 WOODSIDE PLAZA  
 ENGLEWOOD, CO 80111-2105  
 TELEPHONE (303) 778-6888  
 DATE: 7/19/87