PLAT IDENTIFICATION SHEET

Reception #: 8731030

Number of pages: 1

Date: 10/30/87

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Name: FOUNDERS VILLAGE # 9A

MISCELLANEOUS COMMENTS:

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

A PART OF THE SOUTH ONE-HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6th PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL SITE PLAN

LEGAL DESCRIPTION FOUNDER'S VILLAGE FILING NO. 9A

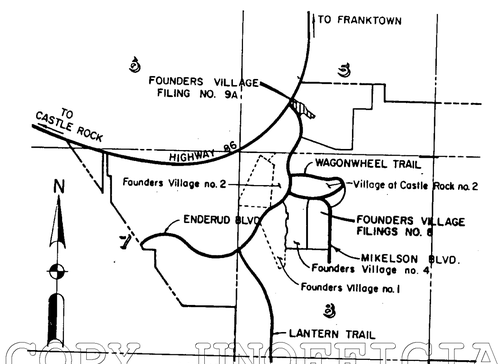
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS SITUATED IN THE SOUTH ONE-HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5;
THENCE S76°45'37"W, A DISTANCE OF 2427.15 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 86, BEING ALSO THE POINT OF BEGINNING;
THENCE S50°46'58"E, DEPARTING SAID RIGHT-OF-WAY A DISTANCE OF 140.00 FEET;
THENCE N39°13'02"E, A DISTANCE OF 21.59 FEET;
THENCE S50°46'58"E, A DISTANCE OF 150.00 FEET;
THENCE S39°13'02"W, A DISTANCE OF 7.09 FEET;
THENCE S48°00'31"E, A DISTANCE OF 99.91 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N48°00'31"W, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 02°46'27", AN ARC LENGTH OF 8.47 FEET TO A POINT OF TANGENT;
THENCE N39°13'02"E, ALONG SAID TANGENT, A DISTANCE OF 15.20 FEET;
THENCE S50°46'58"E, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO LEFT, WHOSE CENTER BEARS S50°46'58"E, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 67°29'46", AN ARC LENGTH OF 17.67 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG SAID CURVE, TO THE RIGHT WHOSE CENTER BEARS S61°43'16"W, A RADIUS OF 1119.50 FEET, A CENTRAL ANGLE OF 11°28'08", AN ARC LENGTH OF 224.09 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG SAID CURVE, TO THE LEFT WHOSE CENTER BEARS N73°11'23"E, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 36°11'57", AN ARC LENGTH OF 110.56 FEET TO A POINT OF TANGENT;
THENCE S53°00'34"E, ALONG SAID TANGENT A DISTANCE OF 270.00 FEET;
THENCE S36°59'26"W, A DISTANCE OF 150.00 FEET;
THENCE N53°00'34"W, A DISTANCE OF 38.62 FEET;
THENCE S36°59'26"W, A DISTANCE OF 150.00 FEET;
THENCE N53°00'34"W, A DISTANCE OF 318.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N36°59'26"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 REVERSE CURVATURE;
THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS S43°16'28"W, 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;
THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N27°14'05"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 TANGENT;
THENCE S83°59'36"W, ALONG SAID TANGENT, A DISTANCE OF 43.48 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS S06°00'24"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 CUSP, BEING ALSO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS S88°45'22"W, A RADIUS OF 702.50 FEET, A CENTRAL ANGLE OF 45°32'27", AN ARC LENGTH OF 558.37 FEET TO A POINT OF REVERSE CURVATURE;
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 OF TANGENT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 86;
THENCE N39°13'02"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 239.18 FEET TO THE POINT OF BEGINNING.

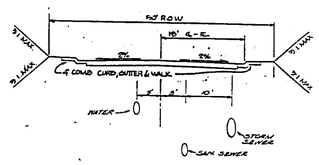
CONTAINS 366,358 SQUARE FEET OR 8.4104 ACRES MORE OR LESS.

GENERAL NOTES
1. TRACTS C AND D ARE FOR UTILITY, DRAINAGE, LANDSCAPING AND PEDESTRIAN ACCESS PURPOSES.
2. ALL EASEMENTS SHOWN ARE UTILITY AND/OR DRAINAGE EASEMENTS.
3. ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, WATER MAINS, SANITARY SEWER MAINS, ELECTRIC, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE.
4. TRACT B IS TO BE DEDICATED TO, AND MAINTAINED BY FOUNDER'S VILLAGE MASTER ASSOCIATION. (HOMEOWNERS)
5. TRACT A IS FOR UTILITY, DRAINAGE, LANDSCAPING, PEDESTRIAN ACCESS AND FUTURE RIGHT-OF-WAY PURPOSES.

RECEPTION # 8731030
DATE 10/30/87
TIME 11:52 AM
Roger A. Crain
CLERK + RECORDER



VICINITY MAP
SCALE: 1"=2000'



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

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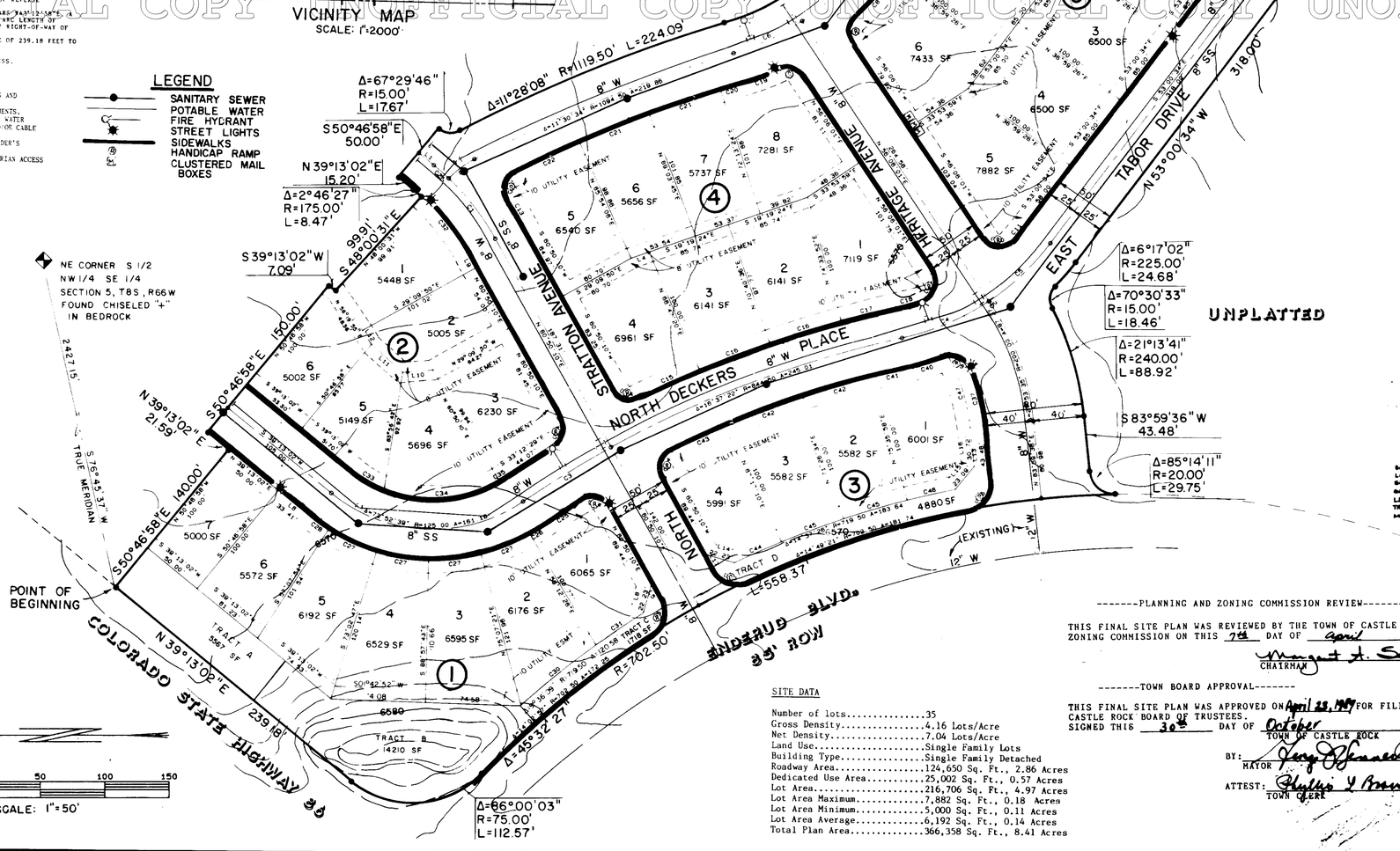


LEGEND
- SANITARY SEWER
- POTABLE WATER
- FIRE HYDRANT
- STREET LIGHTS
- SIDEWALKS
- HANDICAP RAMP
- CLUSTERED MAIL BOXES

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 SETBACK ..... 20 FEET
SIDE SETBACK ..... 3 FEET
BUT IN NO INSTANCE WILL THERE BE LESS THAN TEN (10) FOOT SEPARATION BETWEEN BUILDINGS.
CORNER SETBACK ..... 13 FEET
MAXIMUM BUILDING HEIGHT ..... 35 FEET

OFFSTREET PARKING: MINIMUM 2 PER DU, PROVIDED IN GARAGE, CARPORT OR DRIVEWAY.

SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH FOUNDER'S VILLAGE SIGNAGE, AND THE TOWN OF CASTLE ROCK'S SIGN CODE.

SCREEN FENCE: DEVELOPER RESERVES OPTION TO INSTALL PERIMETER SCREEN FENCE SIMILIAR TO EXISTING PERIMETER SCREEN FENCE.

STREET LIGHTING: STREET LIGHTING WILL CONFORM TO PSC REQUIREMENTS.

PERIMETER LANDSCAPE FINAL DESIGN AND INSTALLATION, INCLUDING PLANTING, TURF, WALKS, AND LIGHTING IS THE RESPONSIBILITY OF THE VILLAGE AT CASTLE ROCK METRO DISTRICT.

UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT MAY CHANGE DURING FINAL DESIGN.

SIDEWALK ON ENDERUD BOULEVARD WILL CONFORM WITH LANDSCAPE PLAN STANDARDS BY VILLAGES AT CASTLE ROCK METRO DISTRICT.

SIDEWALK NOTES:
1. SIDEWALKS IN STREET RIGHTS-OF-WAY OF 50 FEET WITHIN FILING 9A ARE TO BE ATTACHED 4 FOOT WIDE, SIDEWALKS ALONG THE WEST SIDE OF ENDERUD BLVD. ARE TO BE 5 FOOT WIDE AND WALKWAYS IN PEDESTRIAN WAYS ARE TO BE 8 FOOT WIDE.
2. SIDEWALKS ALONG ENDERUD BLVD. ARE TO MEANDER IN THE RIGHTS-OF-WAY AND IN THE PEDESTRIAN WAYS ADJACENT TO THE STREET RIGHT-OF-WAY.

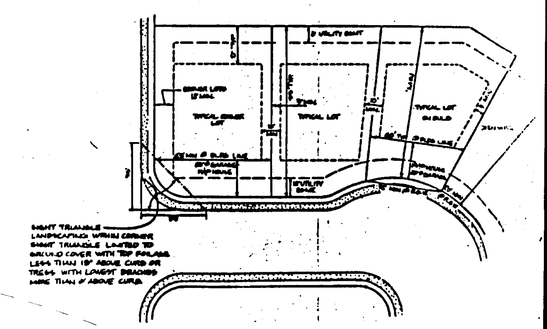
PREPARED FOR:
CASTLE ROCK VILLAGES DEVELOPMENT CORP.
56 INVERNESS DRIVE EAST
SUITE 200
ENGLEWOOD, COLORADO 80112

PROPERTY OWNERS:

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

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

NOTE: FIRE HYDRANT CLASSIFICATION. ALL FIRE HYDRANTS ARE TO BE CLASS A; HYDRANT TOP & NOZZEL ARE TO BE PAINTED GREEN.



TYPICAL LOT DIMENSIONS & BUILDING SETBACKS

SITE DATA

Number of lots	35
Gross Density	4.16 Lots/Acre
Net Density	7.04 Lots/Acre
Land Use	Single Family Lots
Building Type	Single Family Detached
Roadway Area	124,650 Sq. Ft., 2.86 Acres
Dedicated Use Area	25,002 Sq. Ft., 0.57 Acres
Lot Area	216,706 Sq. Ft., 4.97 Acres
Lot Area Maximum	7,882 Sq. Ft., 0.18 Acres
Lot Area Minimum	5,000 Sq. Ft., 0.11 Acres
Lot Area Average	6,192 Sq. Ft., 0.14 Acres
Total Plan Area	366,358 Sq. Ft., 8.41 Acres

-------PLANNING AND ZONING COMMISSION REVIEW-------

THIS FINAL SITE PLAN WAS REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION ON THIS 7th DAY OF April, 1987.
Margaret A. Sullivan
CHAIRMAN

-------TOWN BOARD APPROVAL-------

THIS FINAL SITE PLAN WAS APPROVED ON April 23, 1987 FOR FILING BY THE TOWN OF CASTLE ROCK BOARD OF TRUSTEES.
SIGNED THIS 30th DAY OF October, 1987.
TOWN OF CASTLE ROCK
BY: Perry J. Kennedy
MAYOR
ATTEST: Phyllis Y. Brown
TOWN CLERK

REVISED BY	DATE	DESCRIPTION

DEVELOPER
CASTLE ROCK VILLAGES DEVELOPMENT CORP.
56 INVERNESS DRIVE EAST
SUITE 200
ENGLEWOOD, CO 80112

PROJECT
FOUNDER'S VILLAGE FILING NO. 9A
FINAL SITE PLAN

AHW ENGINEERING
5500 GREENWOOD PLAZA BLVD
SUITE 140 WOODSIDE PLAZA
ENGLEWOOD, CO 80111-2105
TELEPHONE (303) 779-8296

DRAWN BY	CHECKED BY	DATE	JOB NO.	SHEET NO.
KC	JW	2/13/86	557	1 OF 1