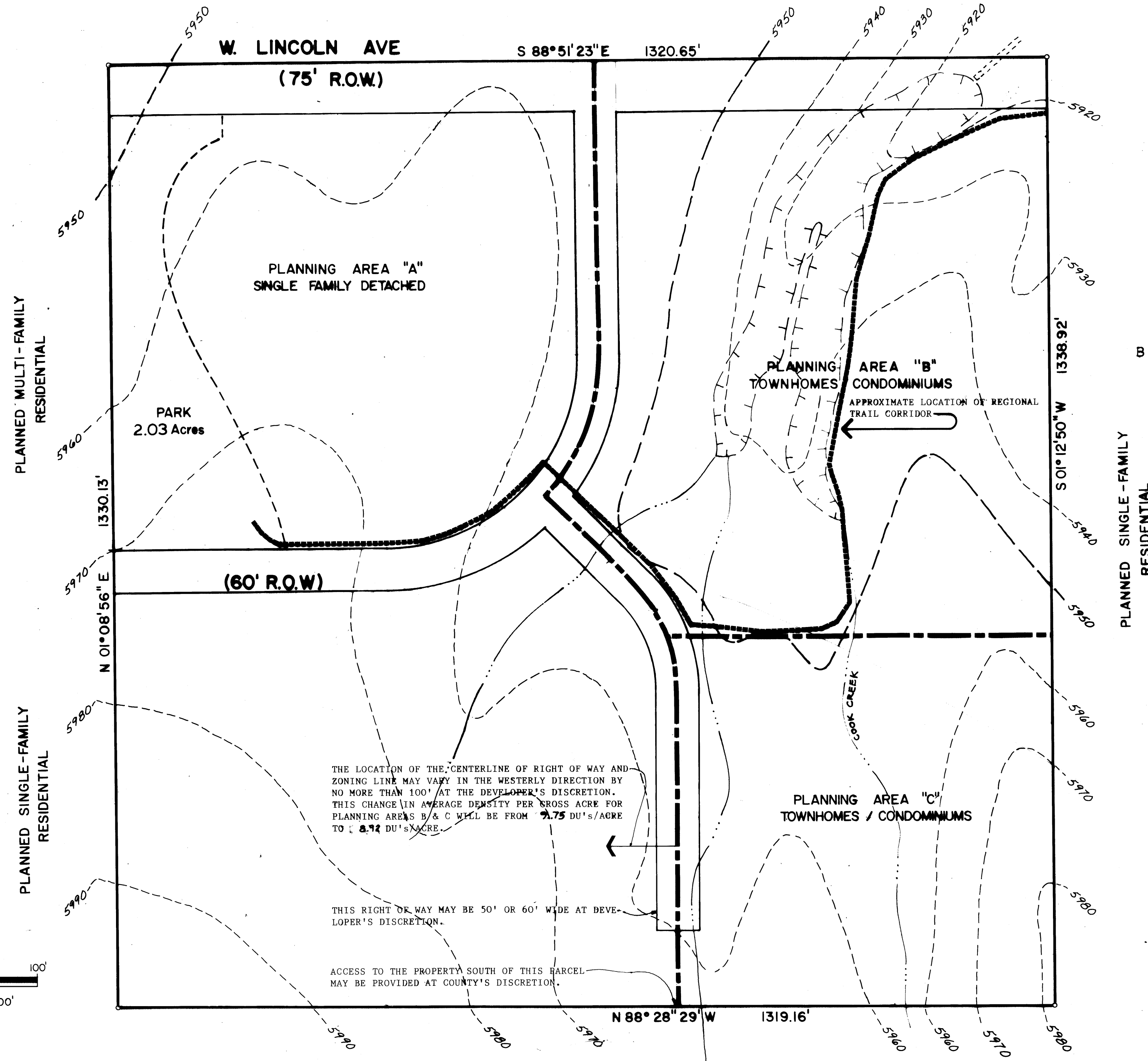


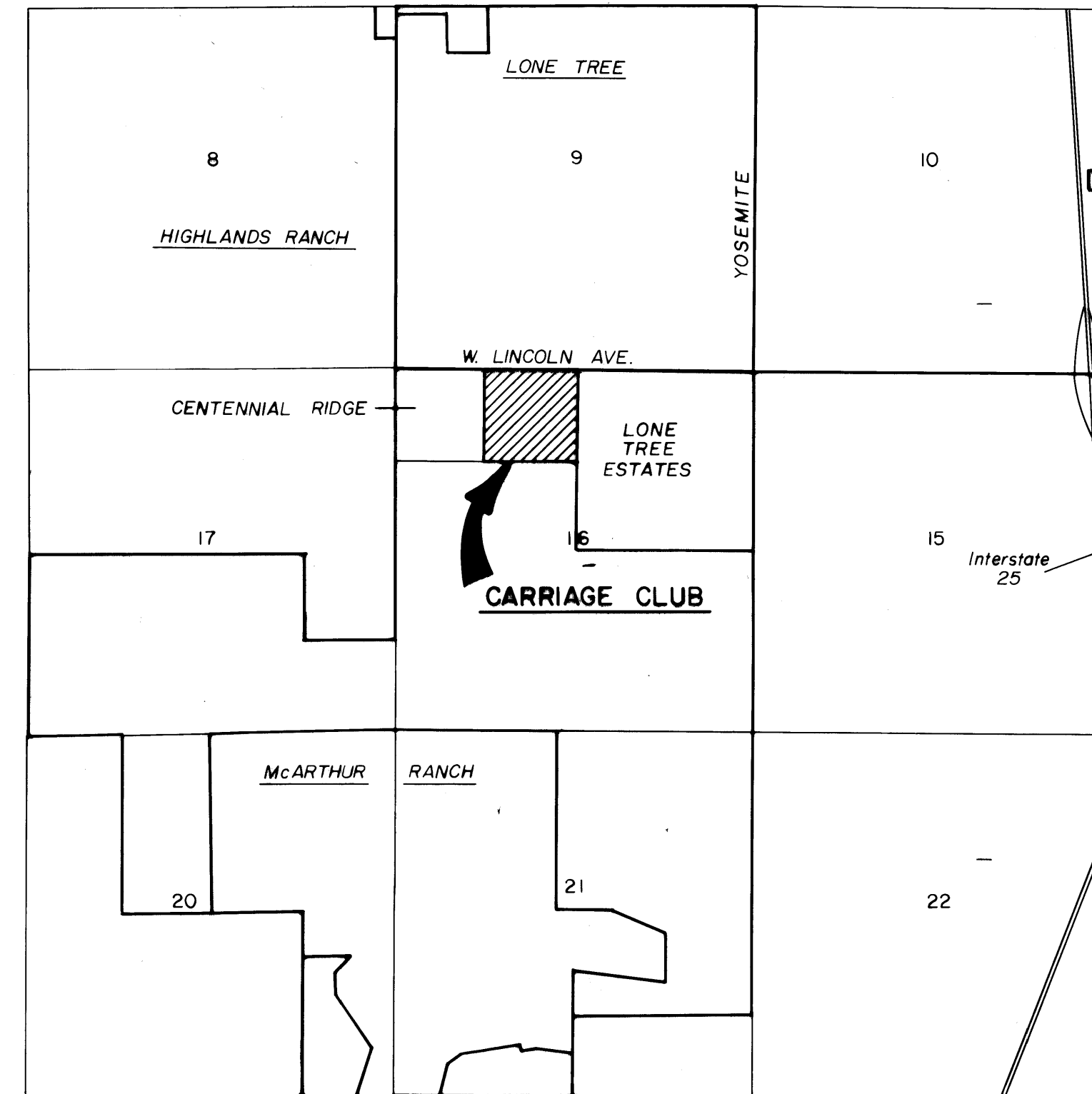
CARRIAGE CLUB

PLANNED SINGLE-FAMILY RESIDENTIAL



A-1 VACANT LAND

	GROSS ACRES	DENSITY
PLANNING AREA A	21.93 ACRES	4.56 D.U.A. (MAX)
SINGLE FAMILY DETACHED HOUSING - 100 DWELLING UNITS MAX.		
PLANNING AREA B	12.07 ACRES	9.94 D.U.A. (MAX)
TOWNHOME/CONDOMINIUM HOUSING - 120 DWELLING UNITS MAX.		
PLANNING AREA C	6.4 ACRES	9.37 D.U.A. (MAX)
TOWNHOME/CONDOMINIUM HOUSING - 60 DWELLING UNITS MAX.		
GROSS SITE:	40.4 ACRES	
MAXIMUM DEVELOPMENT:	280 DWELLINGS	MAXIMUM DENSITY 6.9 D.U.A.



VICINITY MAP

LEGAL DESCRIPTION

THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T 6 S, R 67 W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 16; THENCE S 01° 12' 50" W, A DISTANCE OF 1338.92 FEET; THENCE N 88° 28' 29" W, A DISTANCE OF 1319.16 FEET; THENCE N 01° 08' 56" E, A DISTANCE OF 1330.13 FEET; THENCE S 88° 51' 23" E, A DISTANCE OF 1320.65 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 40.437 ACRES, MORE OR LESS.

GENERAL NOTES:

- IN PLANNING AREAS B & C, THE OWNER REQUESTS A USE BY RIGHT THROUGH THE MINOR AMENDMENT PROCESS TO ALLOW SINGLE FAMILY DETACHED HOUSING AT A DENSITY NOT GREATER THAN 6.5 DWELLING UNITS/ACRE, WHICH EQUATES TO 6.5 OF PROPOSED MULTI-FAMILY DENSITY OF 6.75 DWELLING UNITS/ACRE.
- THE INTERNAL STREET SYSTEM INDICATED HEREON IS SCHEMATIC AND MAY CHANGE AT THE TIME OF PLATTING. THE 60' R.O.W. WILL LINE UP WITH THAT IN CENTENNIAL RIDGE.
- THE NORTHERLY 75' OF THIS PROPERTY WILL BE DEDICATED FOR RIGHT OF WAY FOR WEST LINCOLN AVENUE AT THE TIME OF PLATTING.
- ADDITIONAL GREEN SPACE MAY BE INCORPORATED AT THE TIME OF PLATTING.
- TO OUR KNOWLEDGE THERE ARE NO EXISTING EASEMENTS ON THIS PROPERTY AT THIS TIME.
- THIS PROPERTY CURRENTLY IS ZONED A-1 AGRICULTURE.
- THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.
- THERE ARE NO 100 YEAR FLOODPLAINS AFFECTING THIS PROPERTY.

OWNER/APPLICANT

Godfrey C. Franc, Jr.
 P.O. Box 64066
 Tacoma, Washington 98464

REPRESENTATIVE

A. Deryl Klone, Architect
 206 Sussex Building
 1430 Larimer Square
 Denver, Colorado 80202
 Tel. No. 629-1121

FEBRUARY 13, 1985

THIS P.D. DEVELOPMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH THE GOVERNING DOUGLAS COUNTY REGULATIONS.

BOARD OF COUNTY COMMISSIONERS, CHAIRMAN _____ DATE _____

PLANNING DEPARTMENT, DIRECTOR _____ DATE _____

STATE OF COLORADO ss
 COUNTY OF DOUGLAS

I hereby certify that this Plat was filed in my office on this _____ day of _____ 19____, A.D., at _____ o'clock, a.m./p.m., and was recorded per Reception Number _____.

COUNTY CLERK & RECORDER

