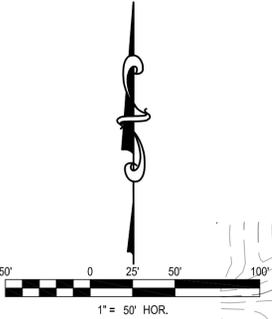


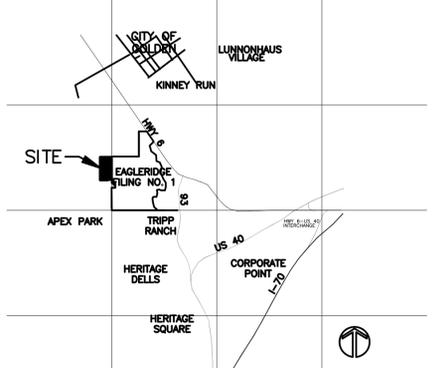
PRELIMINARY PLAT SHELTON STUDIO RANCH

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 4, T4S, R70W OF THE 6TH P.M.
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- PROPERTY LINE —————
- EASEMENTS - - - - -
- BUILDING ENVELOPE - · - · - ·
- WATER LINE — W —
- SANITARY LINE — SS —
- DRAINAGE SWALE ————
- CONTOURS ————



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S02°46'21"E, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER A DISTANCE OF 637.33 FEET; THENCE DEPARTING SAID EAST LINE 5.79 FEET ALONG AN ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 1°25'37", A RADIUS OF 232.50 FEET AND A CHORD THAT BEARS S73°28'05"W A DISTANCE OF 5.79 FEET; THENCE S72°45'17"W, A DISTANCE OF 90.36 FEET; THENCE 73.34 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°14'22" A RADIUS OF 122.50 FEET AND A CHORD THAT BEARS S55°08'07"W A DISTANCE OF 74.16 FEET; THENCE N57°10'58"W, A DISTANCE OF 58.78 FEET; THENCE S87°13'39"W, A DISTANCE OF 394.91 FEET; TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE N02°59'58"W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 681.85 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE N88°41'29"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 601.55 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 9.28 ACRES MORE OR LESS.

NOTES:

1. THE PRESENT ZONING IS PUD, AS FILED UNDER THE FOLLOWING NUMBER: PLANNED UNIT DEVELOPMENT SHELTON STUDIO RANCH RECEPTION NO. 82039938.
2. RESIDENCES AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN DESIGNATED BUILDING ENVELOPES AS DESIGNATED ON THE FINAL PLAT.
3. AS PART OF THIS SUBDIVISION PLAT, LOTS 1, 2, 5, 7 AND 9 HAVE RECEIVED A LOT WIDTH WAIVER FROM THE REQUIREMENTS SET FORTH IN THE CITY OF GOLDEN MUNICIPAL CODE UNDER SECTION 17.40.050(1)(a) AND LOTS 1-13 HAVE RECEIVED A WAIVER OF THE LOT FRONTAGE REQUIREMENT SET FORTH IN THE PLANNED UNIT DEVELOPMENT SHELTON STUDIO RANCH RECEPTION NO. 82039938.
4. PARKING ON SHELTON ROAD SHALL BE PROHIBITED TO NORTH AND EAST SIDES (INBOUND).
5. LOT 5 IS REQUIRED TO SUBMIT FINAL GRADING AND DRIVEWAY PLANS FOR ENGINEERING AND FIRE DEPARTMENT APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE. MAX DRIVE ACCESS SLOPE OF 10% WITH A MAX 2% CROSS-SLOPE.
6. ACCESS TO MAINTAIN THE DETENTION POND WITHIN AN EASEMENT SHALL BE IN ACCORDANCE TO UDFCD RECOMMENDATIONS OF 20% MAX FOR SKID LOADER OR BACK HOE ACCESS.
7. TRACTS A AND B ARE FOR STORM DRAINAGE, DETENTION AND MAINTENANCE ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY A SINGLE LEGAL ENTITY.
8. WHO WILL HAVE THE FINANCIAL ABILITY TO FULFILL THIS OBLIGATION, AS APPROVED BY THE CITY.
9. TRACT C IS DEDICATED FOR FUTURE ACCESS AND EMERGENCY VEHICLE ACCESS PURPOSES TO THE ADJACENT PROPERTY AND SHALL BE OWNED AND MAINTAINED BY A SINGLE ENTITY.
10. PRIVACY FENCES ARE PROHIBITED WITHIN THE DEVELOPMENT.
11. THE PROPOSED EXTENSION OF SHELTON ROAD SHALL BE IN ONE PHASE.

PLANNING COMMISSION

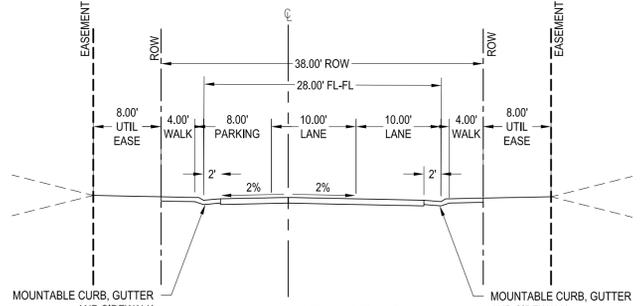
APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION THIS _____ DAY OF _____, 20__

BY: _____
CHAIRMAN

CITY COUNCIL

APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____, 20__

BY: _____
MAYOR



**SHELTON ROAD
PROPOSED STREET SECTION**
SCALE: 1" = 10'

OWNER/APPLICANT
NATE AND AMY BETH HERMAN
850 SHELTON RD.
GOLDEN, CO. 80401

SCALE 1"=50'
DRAWN JPC
CHECKED JPC
APPROVED NH

NATE HERMAN, P.E.