

GENERAL NOTES

1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.

2. THIS SITE IS ZONED MF PUD: FOUNDERS VILLAGE AMENDED (1986)

3. THE PROPERTY IS LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP 08035C0302G DATED MARCH 16, 2016.

4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.

5. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25 % FEE.

6. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/ PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

7. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.

8. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

9. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.

10. ANY STREET SIGNS, STRIPING, STREET LIGHTS, AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.

11. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.

12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPING PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

13. ALL PROPOSED UTILITY, DRAINAGE, EMEGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/ TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.

14. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHOSE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR THE INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRED AN APPROVED TECHNICAL CRITERIA VARIANCE.

15. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.

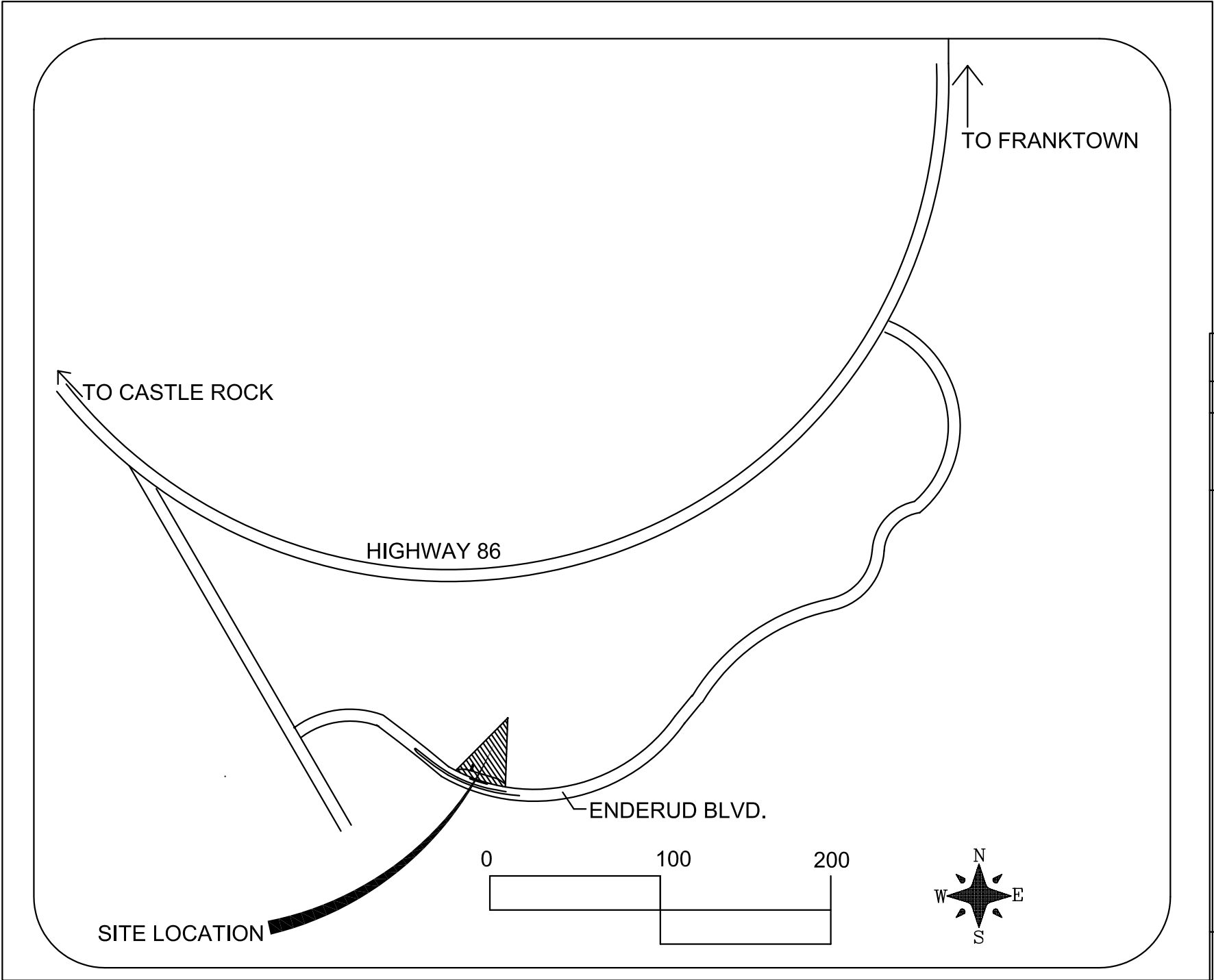
16. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.

17. ANY STRUCTURES PLACED IN AN EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR THE PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO THE MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

18. ANY DISTURBANCES TO TOWN OWNED LAND OR INFRASTRUCTURE DUE TO THE CONSTRUCTION SHALL BE RESTORED AND REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

19. CONTRACTOR SHALL OBTAIN A CONSTRUCTION ACCESS AGREEMENT IF NEEDED TO CROSS TOWN PARK LAND.

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
FOUNDERS VILLAGE FILING NO. 14, LOT 1
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AND APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH THE CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT SHALL BE UNED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING-FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERINGS SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND THE TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') FEET APRT AND WITHIN FIVE FEET OF THE BEGINNING AND END OF THE FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SHEET INDEX

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- 9 OF 11 LIGHTING PLAN
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PURPOSE STATEMENT

PROPOSED REVISIONS TO PD SITE PLAN (FOR AMENDMENT):

1. NEW COVERED PAVILION (PREVIOUSLY REFERENCED AS "5. PROPOSED LOCATION FOR FUTURE COVERED PAVILION / BARBECUE AREA") ON PREVIOUS SDP AMENDMENT
2. NEW GATES AND SIDEWALK ACCESS TO EXISTING POOL AREA
3. NEW FENCE AND ACCESS GATES AROUND POOL PAVILION
4. NEW 5'-0" WIDE PEDESTRIAN CONCRETE SIDEWALK AND LANDSCAPING
5. REMOVE PREVIOUSLY PROPOSED 8' WIDE CONCRETE PEDESTRIAN PATH
6. ADDITIONAL NEW LANDSCAPING AT POOL PAVILION

SITE DATA				
ITEM	EXISTING		PROPOSED	
	SQUARE FOOTAGE	% OF GROSS SITE	SQUARE FOOTAGE	% OF GROSS SITE
BUILDING FOOTPRINT TOTAL				
COMMUNITY/ REC. BUILDING	5,470 S.F.	5.9%	5,470 S.F.	5.9%
TWO PREFAB STORAGE SHEDS	372 S.F.	.4%	372 S.F.	.4%
NEW OUTDOOR POOL PAVILION			880 S.F.	1%
MAXIMUM BUILDING HEIGHT: 24'-8 1/4"				
HARDSCAPE TOTAL				
PARKING/ ROAD	13,223 S.F.	14.3%	13,223 S.F.	14.3%
SIDEWALKS/ FRONT PATIO	3,502 S.F.	3.8%	3,502 S.F.	3.8%
POOL DECK	10,961 S.F.	11.9%	10,961 S.F.	11.9%
SWIMMING POOLS	5,704 S.F.	6.1%	5,704 S.F.	6.1%
NEW SIDEWALK TO POOL PAVILION			45.5 S.F.	.1%
NEW 5' CONCRETE TRAIL SIDEWALK			1,320 S.F.	1.4 %
DRAINAGE AND UTILITY EASEMENT	29,000 S.F.	31.4%	25,959.5 S.F.	28.2%
LANDSCAPE TOTAL	24,056 S.F.	26.1%	24,851 S.F.	26.9%
GROSS SITE AREA	92,288 S.F.	100.0 %	92,288 S.F.	100.0 %

ITEM	EXISTING		PROPOSED	
	DESCRIPTION		DESCRIPTION	
PARKING				
REQUIRED	41		41	
PROVIDED	40		40	
HANDICAP REQUIRED	2		2	
HANDICAP PROVIDED	2		2	

MAXIMUM BUILDING HEIGHT: 24'-8 1/4"

NOTE: PARKING COUNT UNCHANGED
WITH PROPOSED PD AMENDMENT
40 PARKING SPACES TOTAL

PAVILION USE POLICIES AND RESTRICTIONS

1. ONLY RESIDENTS OF THE FOUNDERS VILLAGE METROPOLITAN DISTRICT, AND THEIR ACCOMPANIED GUESTS ("PAVILION USERS"), ARE PERMITTED TO UTILIZE OR RESERVE THE OUTDOOR PAVILION ("PAVILION"). RESERVATIONS SHALL BE APPLIED FOR AND GRANTED BY A USE PERMIT ("USE PERMIT").
2. THE PAVILION SHALL BE FENCED, SECURED, AND ONLY OPEN TO PAVILION USERS DURING REGULAR POOL HOURS OR FOR RESERVED EVENTS.
3. ACCESS TO THE PAVILION SHALL BE MANAGED BY THE DISTRICT'S DESIGNATED FACILITIES MANAGER.
4. DURING REGULAR POOL HOURS, THE PAVILION SHALL BE ACCESSIBLE TO POOL AND CLUBHOUSE USERS, UNLESS THE PAVILION HAS BEEN RESERVED THROUGH THE FACILITIES MANAGER.
5. THE PAVILION SHALL NOT BE AVAILABLE FOR USE, AND ACCESS GATES SHALL BE LOCKED, FROM LABOR DAY TO MEMORIAL DAY, UNLESS RESERVED BY INDIVIDUAL USE PERMIT.
6. THE PAVILION SITE SHALL BE LANDSCAPED, SCREENED (PER THE SDP AMENDMENT NO. 3), AND MAINTAINED BY DISTRICT 4. DISTRICT 4 SHALL PROMPTLY REPLACE DEAD TREES AND SHRUBS ONSITE.
7. ONLY PAVILION LIGHTING SHALL BE UTILIZED. EXTERNAL LIGHTING BY PAVILION USERS IS PROHIBITED.
8. PAVILION USERS MAY UTILIZE THE PAVILION'S GAS BARBEQUE AND KITCHEN FACILITIES. PAVILION USERS ARE PROHIBITED FROM USING PRIVATELY OWNED STOVES, GRILLS, OR FIREPITS AT THE PAVILION SITE.
9. PAVILION USERS MAY UTILIZE PERSONAL MUSIC DEVICES SO LONG AS NOISE LEVELS DO NOT ADVERSELY IMPACT ADJACENT RESIDENTIAL HOMES, AS SOLEY DETERMINED BY THE FACILITIES MANAGER. MUSIC OF ANY KIND SHALL BE PROHIBITED AFTER 9:00 P.M., UNLESS AUTHORIZED BY INDIVIDUAL USE PERMIT. PUBLIC ADDRESS SYSTEMS ARE PROHIBITED.
10. PAVILION USERS SHALL POST ADEQUATE DAMAGE DEPOSITS AS REQUIRED BY THE FACILITIES MANAGER, AND AS DETAILED ON THE INDIVIDUAL USE PERMIT. DAMAGE DEPOSIT AMOUNTS SHALL BE REVIEWED AND ADOPTED ANNUALLY BY THE ASSOCIATION AND THE BOARD OF DIRECTORS FOR DISTRICT 4.
11. THE PAVILION SHALL NOT BE RENTED TO OR RESERVED BY PAVILION USERS UNDER THE AGE OF 21. PAVILION GUESTS UNDER THE AGE OF 21 MUST HAVE ADULT SUPERVISION.
12. THE FACILITIES MANAGER SHALL REGULARLY INSPECT THE PAVILION DURING REGULAR POOL HOURS OR DURING RESERVED EVENTS. THE FACILITIES MANAGER SHALL BE EMPOWERED TO ENFORCE THESE ADOPTED POLICIES AND TO TERMINATE ANY EVENT OR USE PERMITS FOR OBVIOUS VIOLATIONS.
13. PAVILION USE POLICIES AND RESTRICTIONS SHALL BE FORMALLY ADOPTED BY THE BOARD OF DIRECTORS FOR DISTRICT 4 AND THE ASSOCIATION, ON AN ANNUAL BASIS.
14. DISTRICT 4 AND THE ASSOCIATION WILL MAKE BEST EFFORTS TO COMMUNICATE REGULARLY WITH THE ADJACENT HOMEOWNERS IN FOUNDERS VILLAGE FILING NO. 14, REGARDING PAVILION USE OR COMPLAINTS.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

FOUNDERS VILLAGE MASTER ASSOCIATION INC., A NON-PROFIT CORPORATION

SIGNED THIS _____ DAY OF _____, 20 ____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 ____

WITNESS MY HAND AND OFFICAL SEAL.

NOTARY PUBLIC

My commission expires: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

AUTHORIZED REPRESENTATIVE _____

TITLE INSURANCE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20 ____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 ____

BY: _____ AS AUTHORIZED

REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICAL SEAL.

NOTARY PUBLIC

My commission expires: _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20 ____.

DIRECTOR OF DEVELOPMENT SERVICES _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20 ____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

jeff swanson

architect

5703 Southampton Drive
Richardson, TX 75082

720-838-7500

PROJECT NO. SDP24-0009
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
COVER SHEET

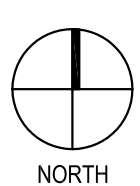
SHEET NO:

1 OF 11

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
FOUNDERS VILLAGE FILING NO. 14, LOT 1
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

SCALE
0 5 10 25



PROJECT NO. SDP24-0009
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
PROPOSED SITE PLAN

SHEET NO:

2 of 11

LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
(AN AMENDMENT TO THE FINAL PD SITE PLAN)
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DRAWINGS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WUMP.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPED AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTION 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THIS SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDED IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

NON-RESIDENTIAL SITE INVENTORY

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
92,288	9,229	36,194	2,135	18	8 (New) 46 (Existing)	37	22	
Turf Grass Square Footage (SF) *	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	6,922	36,194	2,135	2,307	N/A	9	20 (Existing)	Yes ____ No __X__
Parking Lot*								
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs	
12,700	1,270	4,420	N/A	3	10 (Existing)	5	~3,390 SF (Existing Shrub Beds Not To Be Disturbed)	
Parking Lot Peninsula/Islands (40 Spaces or More)****								
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs	
40	3		4 (Existing)	3	3 (Existing)	11	~965 SF (Existing Shrub Beds Not To Be Disturbed)	
*Parking Lot landscaping can count towards overall site landscape requirements.								
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.								
***Evergreens are not permitted in landscaped islands/peninsulas.								
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.								



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CO State License: 843



PROJECT NO. SDP17-0038
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

SHEET NO:

3 of 11

LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
(AN AMENDMENT TO THE FINAL PD SITE PLAN)
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT SCHEDULE				
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	5
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	3
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	17
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY	5
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	LOW	AREA	81.43
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				

ROCK MULCH AVAILABLE THROUGH:
PIONEER LANDSCAPE CENTERS, INC.
463 AIRPORT BLVD.
AURORA, CO 80011
(866) 525-4702

POOL PAVILION PLANT SCHEDULE											
IRRIGATION (DRIP, SPRAY OR ROTOR)	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	LEGEND ABBREV.	MATURE SIZE (HxW)	NO. OF PLANTS	WATER REQUIREMENTS (INCHES PER MONTH)	WATER USE (VERY LOW, LOW, MODERATE, HIGH)	PERCENTAGE OF TOTAL AREA	SQ. FT. OF TOTAL LANDSCAPE AREA	
ORNAMENTAL TREES											
DRIP	MALLUS 'RADIANT'	CRABAPPLE, RADIANT	2" CAL SINGLE STEM	MRC	60x20	1	3to 4	LOW	10.63%	707	
DRIP	CRATAGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR, THORNLESS	6-8' MULTI STEM	CCG	25x20	4	1to 2	LOW	42.54%	2828	
				TOTAL ORNAMENTAL TREES		5					
EVERGREEN TREES											
DRIP	PINUS NIGRA	PINE, AUSTRIAN	6-8' HT.	PN	80x40	2	1to 3	LOW	21.27%	1414	
DRIP	PINUS PONDEROSA	PINE, PONDEROSA	6-8' HT.	PP	60x30	1	1to 3	LOW	10.63%	707	
				TOTAL ORNAMENTAL TREES		3					
DECIDUOUS SHRUBS											
DRIP	PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	CREEPING WESTERN SANDCHERRY	#5	PBP	3x6	4	2to 3	LOW TO MODERATE	0.42%	28	
DRIP	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	RAG	3x8	3	1to 2	LOW	2.26%	150	
DRIP	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALIA, GOLD STAR	#5	PFG	3x3	10	2to 3	LOW	7.52%	500	
				TOTAL DECIDUOUS SHRUBS		17					
EVERGREEN SHRUBS											
DRIP	FRANGULA ALNUS 'COMUNARIS'	BUCKTHORN, TALL HEDGE	#5	FAC	15x4	3	1to 2	VERY LOW	0.57%	37.68	
				TOTAL EVERGREEN SHRUBS		3					
DAYLILY MIX											
DRIP	HEMEROCALIS 'ROCKET CITY'	DAYLILY, ORANGE	#1	HRC	4X3	N/A	1to 2	LOW	1.22%	81.43	
DRIP	HEMEROCALIS 'HAPPY RETURNS'	DAYLILY, HAPPY RETURNS	#1	HPM	2X2	N/A	1to 2	LOW			
DRIP	HEMEROCALIS 'MINI PEARL'	DAYLILY, DWARF MELON	#1	HMP	2X2	N/A	1to 2	LOW			
DRIP	HEMEROCALIS 'JOAN SENIOR'	DAYLILY, WHITE	#1	HJS	2X2	N/A	1to 2	LOW			
DRIP	HEMEROCALIS 'PRAIRIE BLUE EYES'	DAYLILY, LAVENDER	#1	HPB	3X2	N/A	1to 2	LOW			
ORNAMENTAL GRASSES											
DRIP	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5	CAK	5x2	5	2to 3	LOW	2.93%	195	
				TOTAL ORNAMENTAL GRASSES		5					
								TOTAL	100%	6648	



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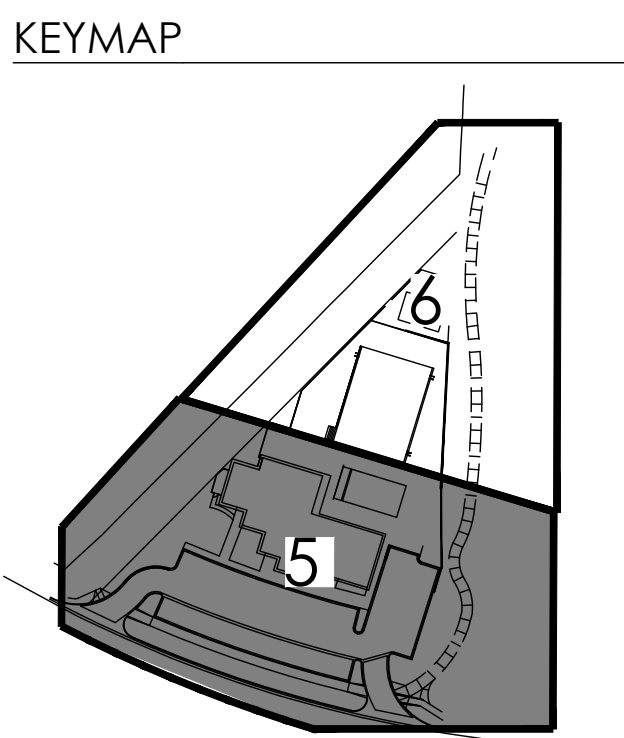
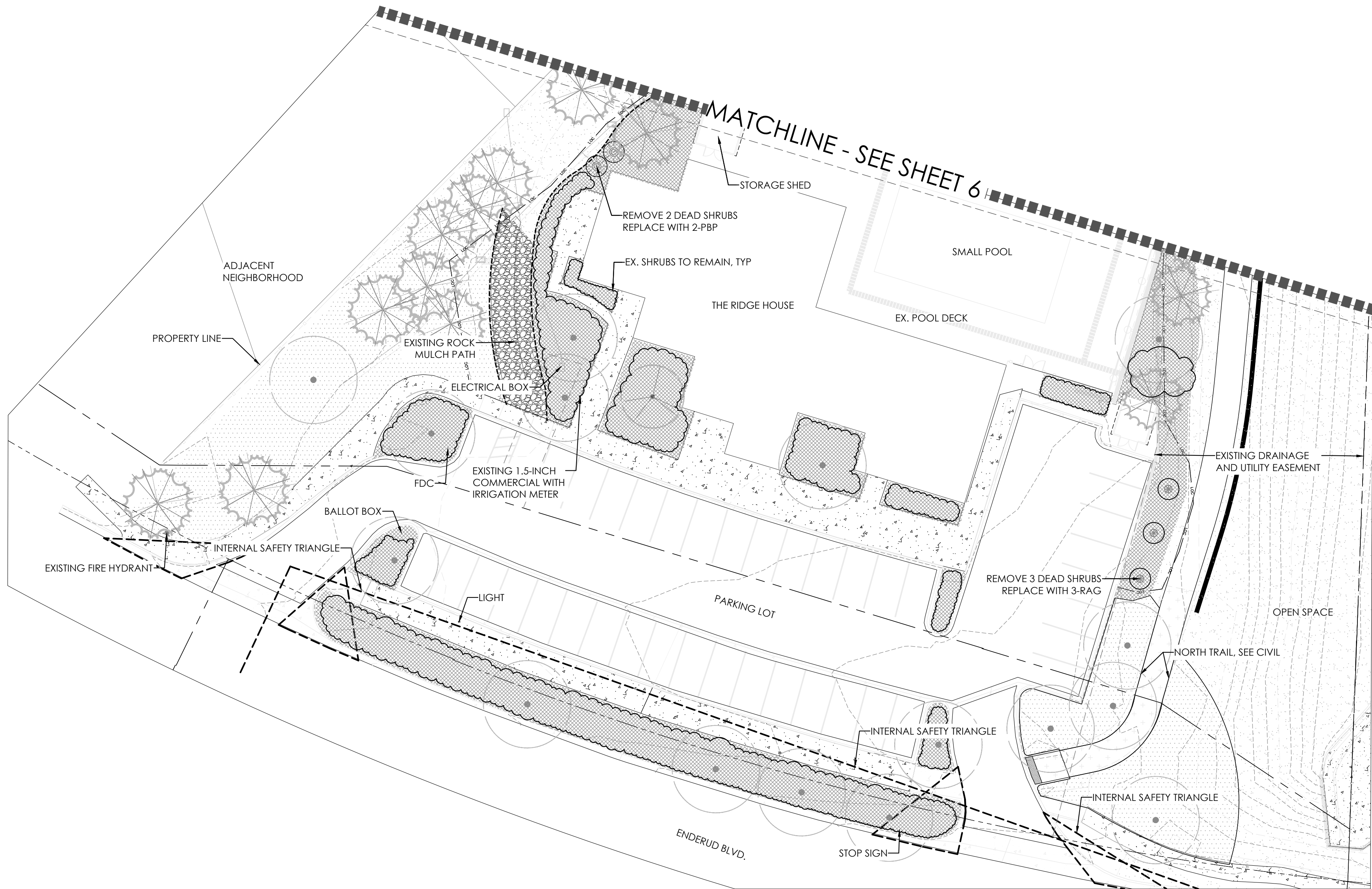


PROJECT NO. SDP17-0038
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

SHEET NO:

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LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
(AN AMENDMENT TO THE FINAL PD SITE PLAN)
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- EXISTING SOD TO REMAIN
- EXISTING MULCH TO REMAIN
- EXISTING NATIVE SEED
- LIMIT OF CONSTRUCTION
- EXISTING ROCK MULCH PATH

TREE LIST

POOL PAVILION PLANT LIST	
KEY	COMMON NAME
ORNAMENTAL SHADE TREES	
MRC	MALUS 'RADIANT'
CCG	HAWTHORN, COCKSPUR, THORNLESS
EVERGREEN TREES	
PN	PINE, AUSTRIAN
PP	PINE, PONDEROSA

UNDERSTORY LEGEND

- DECIDUOUS SHRUBS
 - (PBP) CREEPING WESTERN SANDCHERRY
 - (RAG) SUMAC, DWARF FRAGRANT
 - (PFG) POTENTIALLA, GOLD STAR
- EVERGREEN SHRUBS
 - (FAC)BUCKTHORN, TALL HEDGE
- DAYLILY MIX
 - 20% DAYLILY, ORANGE
 - 20% DAYLILY, HAPPY RETURNS
 - 20% DAYLILY, DWARF MELON
 - 20% DAYLILY, WHITE
 - 20% DAYLILY, LAVENDER
- ORNAMENTAL GRASSES
 - (CAK) FEATHER REED GRASS

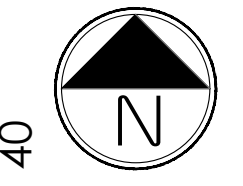
NOTES:
NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPING PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.



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Scale: 1"= 20'-0"

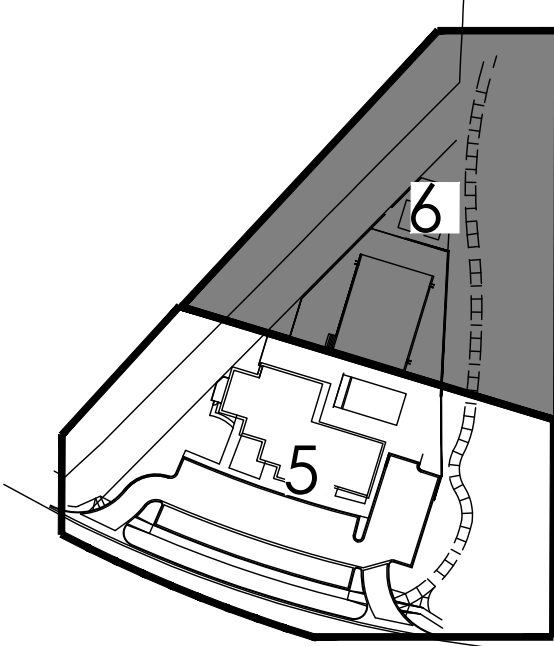


PROJECT NO. SDP17-0038
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLANS

SHEET NO:
5 of 11

LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
(AN AMENDMENT TO THE FINAL PD SITE PLAN)
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYMAP



LEGEND

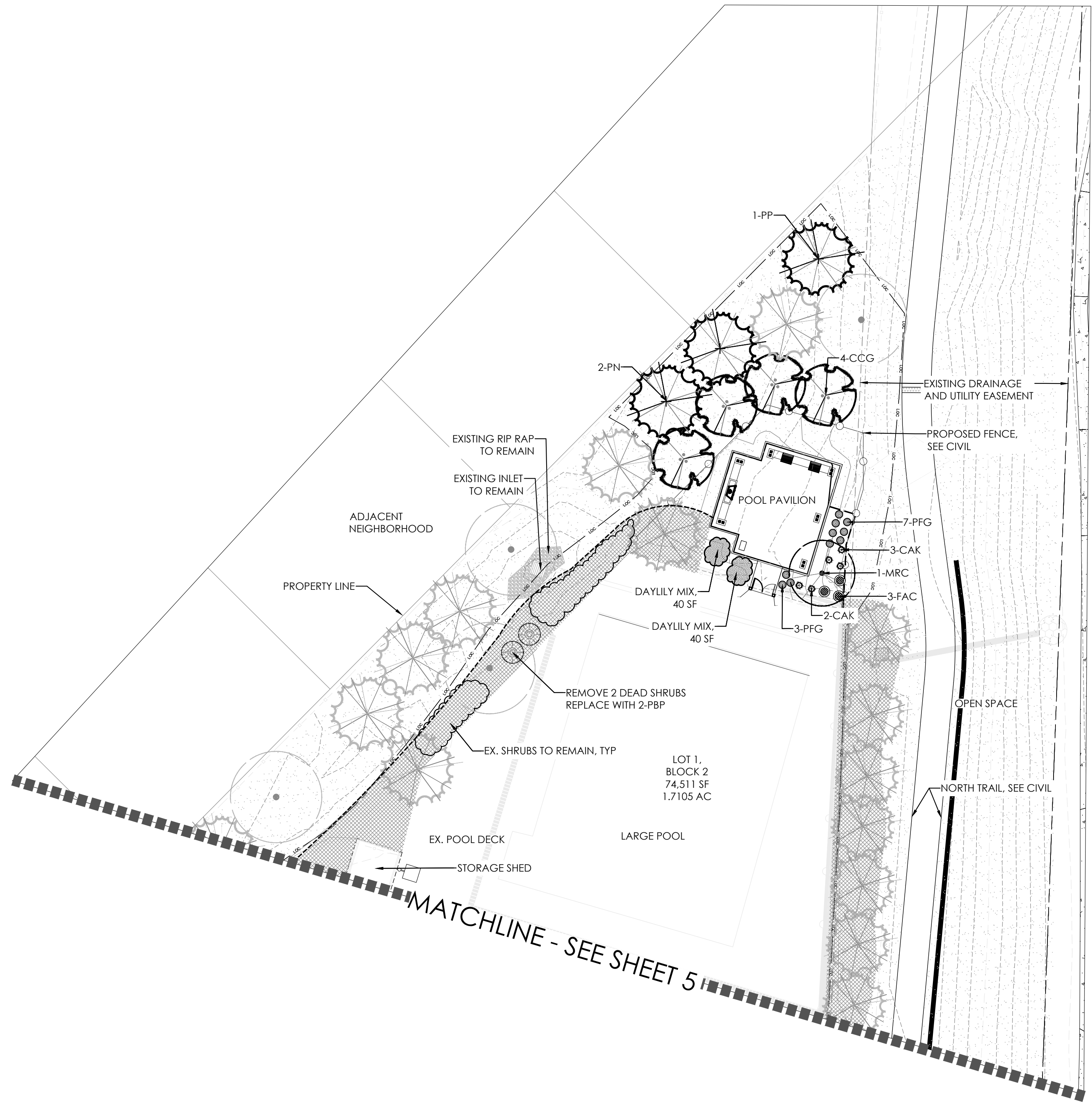
- EXISTING TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- EXISTING SOD TO REMAIN
- EXISTING MULCH TO REMAIN
- EXISTING NATIVE SEED
- LIMIT OF CONSTRUCTION
- EXISTING ROCK MULCH PATH

TREE LIST

POOL PAVILION PLANT LIST	
KEY	COMMON NAME
ORNAMENTAL SHADE TREES	
MRC	MALLUS 'RADIANT'
CCG	HAWTHORN, COCKSPUR, THORNLESS
EVERGREEN TREES	
PN	PINE, AUSTRIAN
PP	PINE, PONDEROSA

UNDERSTORY LEGEND

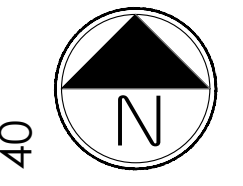
- DECIDUOUS SHRUBS
 - (PBP) CREEPING WESTERN SANDCHERRY
 - (RAG) SUMAC, DWARF FRAGRANT
 - (PFG) POTENTIALIA, GOLD STAR
 - EVERGREEN SHRUBS
 - (FAC)BUCKTHORN, TALL HEDGE
 - DAYLILY MIX
 - 20% DAYLILY, ORANGE
 - 20% DAYLILY, HAPPY RETURNS
 - 20% DAYLILY, DWARF MELON
 - 20% DAYLILY, WHITE
 - 20% DAYLILY, LAVENDER
 - ORNAMENTAL GRASSES
 - (CAK) FEATHER REED GRASS
- NOTES:
NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPING PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.



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CO State License: 843



Scale: 1"= 20'-0"



PROJECT NO. SDP17-0038
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLANS

SHEET NO:

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LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
(AN AMENDMENT TO THE FINAL PD SITE PLAN)
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

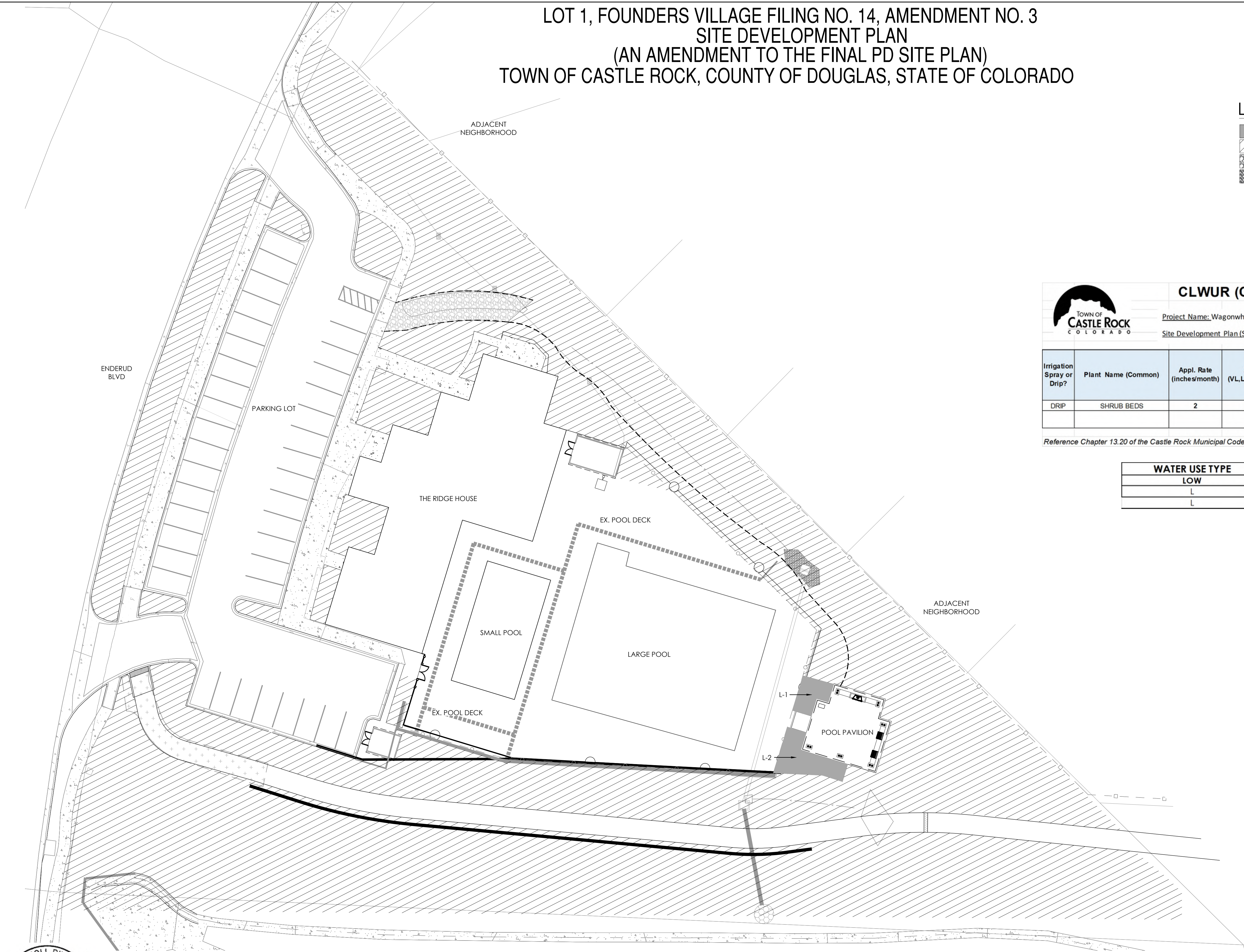
LEGEND

- LOW (LANDSCAPE BEDS)
- EXISTING IRRIGATION TO REMAIN
- EXISTING ROCK MULCH PATH TO REMAIN
- EXISTING RIP RAP TO REMAIN

CLWUR (Composite landscape water use rating) Chart								
		Project Name: Wagonwheel Trail Landscape and Irrigation Improvements						
		Site Development Plan (SDP) Number:						
Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (Inches/month)	Zone (VL,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
DRIP	SHRUB BEDS	2	LOW	100%	474	2.5	474	2.5
						Total of the CLWUR		2.5

Reference Chapter 13.20 of the Castle Rock Municipal Code

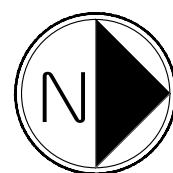
WATER USE TYPE	ZONE	AREA (SF)
LOW		
L	1	159
L	2	315



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Scale: 1"= 20'-0"

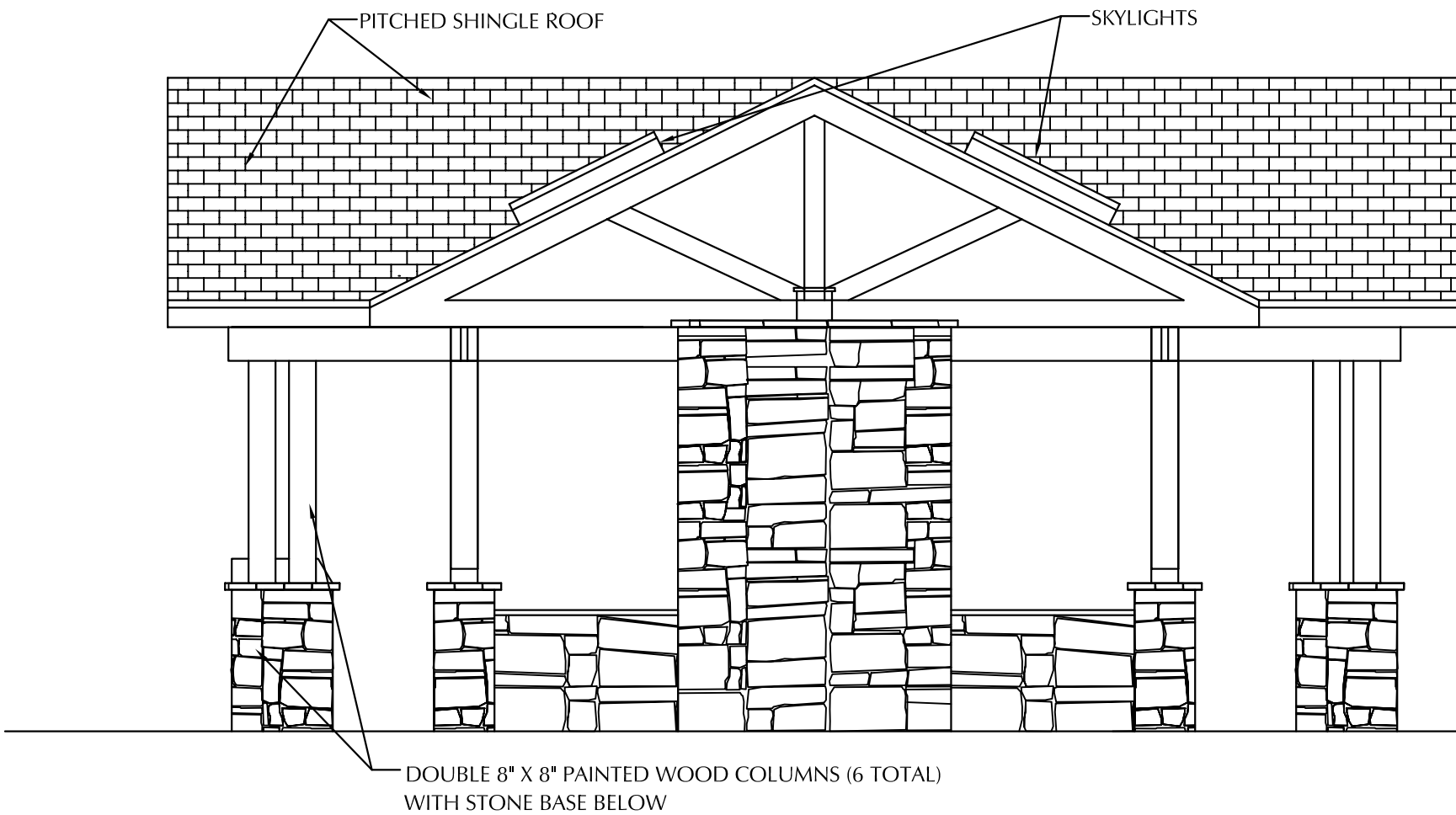


PROJECT NO. SDP17-0038
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
HYDROZONE MAP

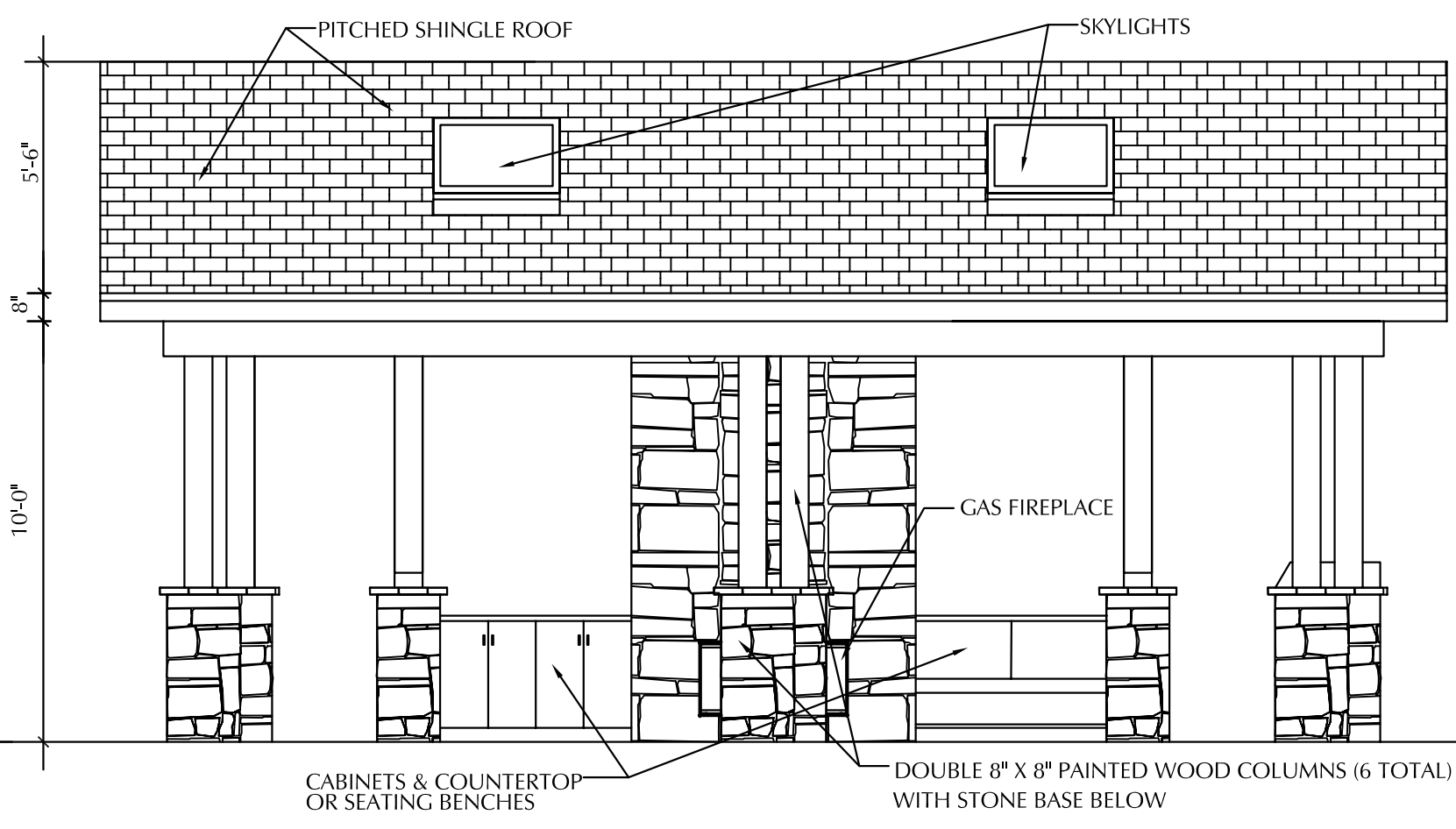
SHEET NO:

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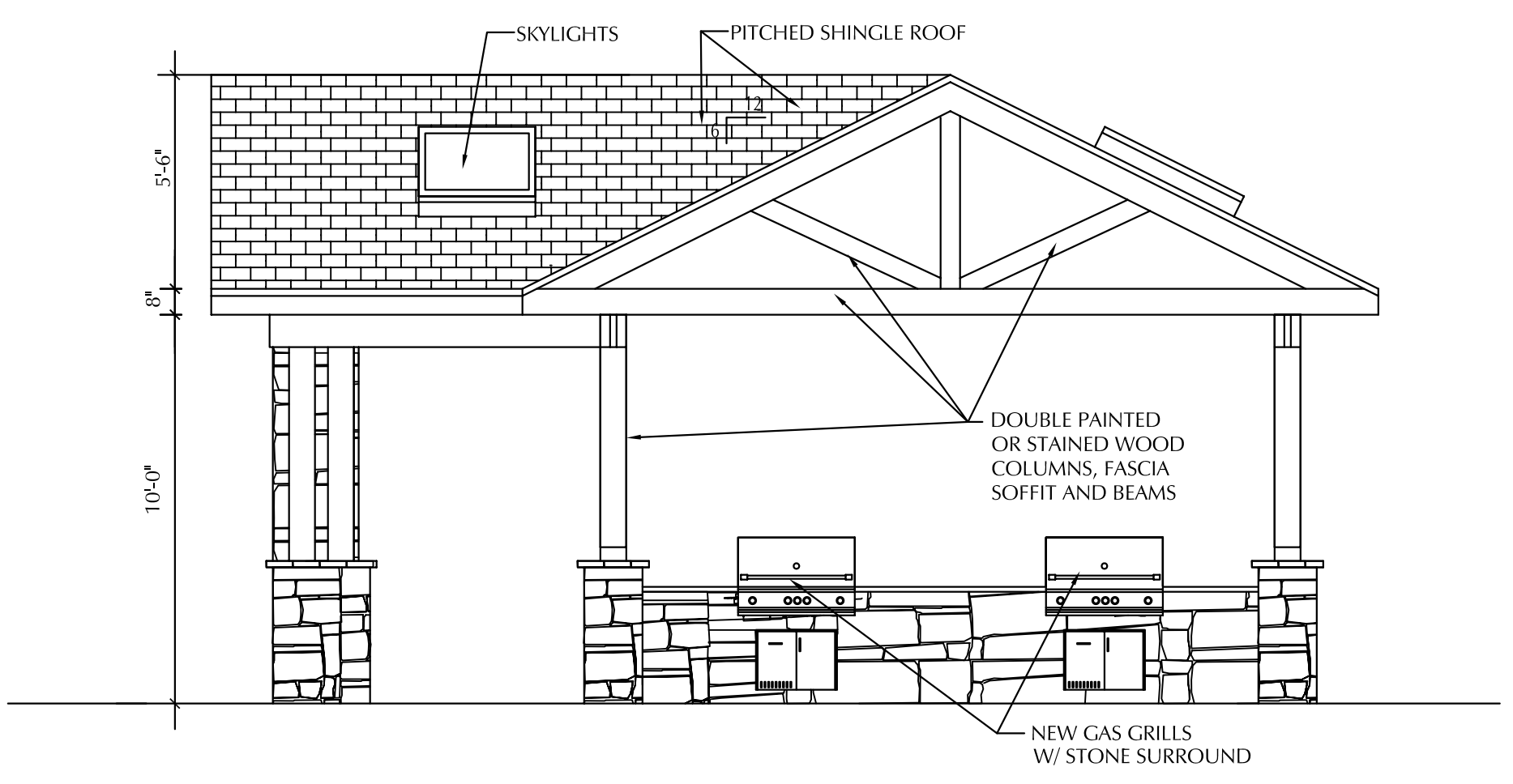
SITE DEVELOPMENT PLAN AMENDMENT NO. 3
FOUNDERS VILLAGE FILING NO. 14, LOT 1
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



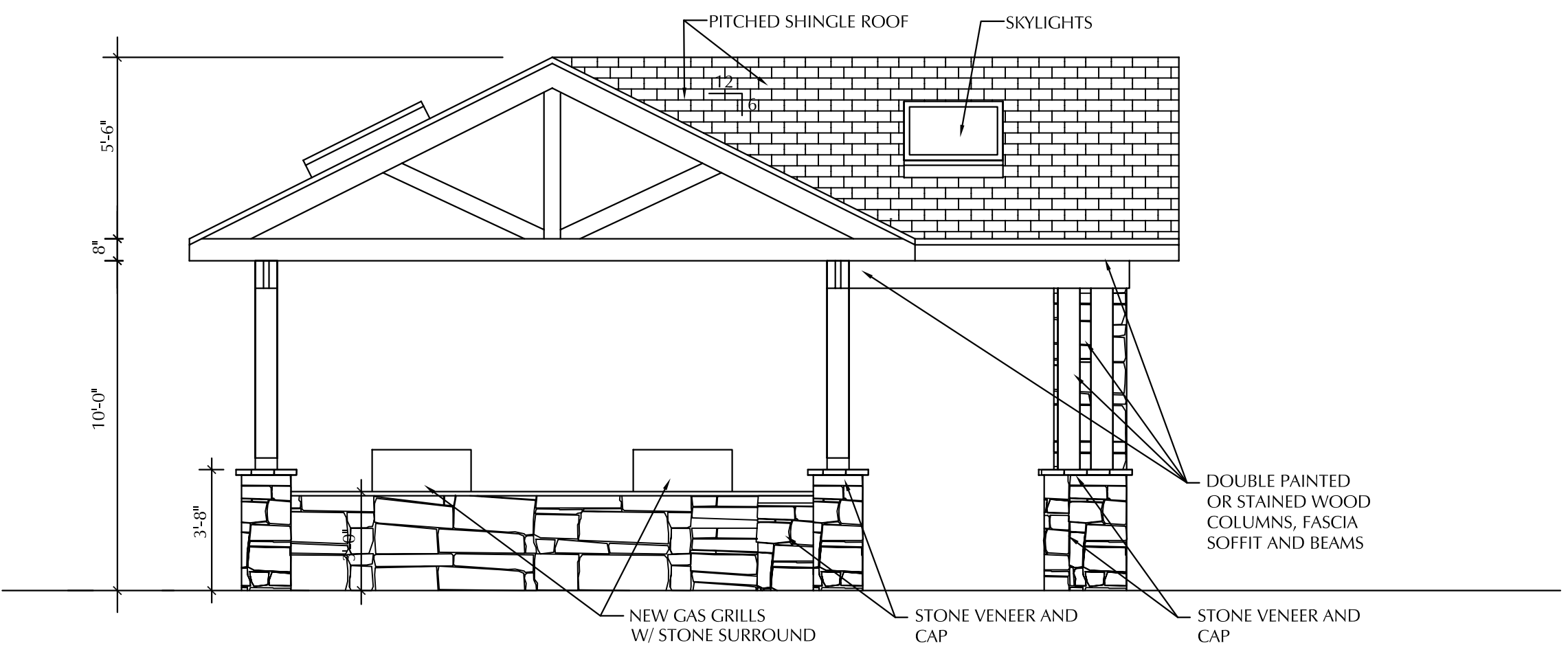
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
FOUNDERS VILLAGE FILING NO. 14, LOT 1
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FIXTURE TYPE ED

GENERAL LIGHTING PLAN STANDARD NOTES (FOR NEW ED FIXTURES AT THE NEW POOL PAVILION.)
ALL OTHER LIGHTING FIXTURES ARE EXISTING OR PREVIOUSLY APPROVED.

NEW POOL PAVILION LIGHTS

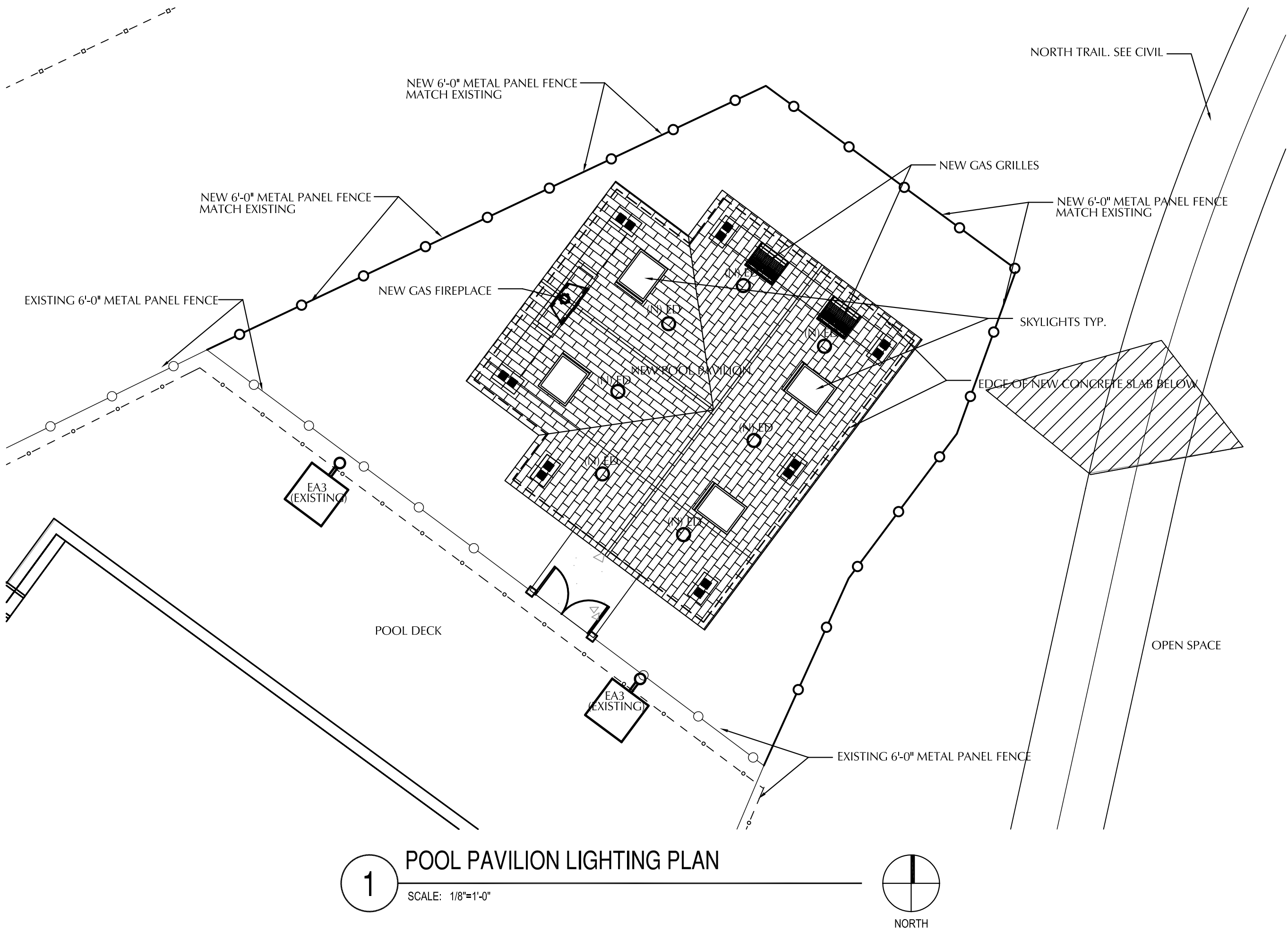
1. LIGHT LOSS FACTOR IS 1
2. THE OBJECTIVE OF THE POOL PAVILION LIGHTS ARE TO LIGHT THE POOL PAVILION DURING APPROVED DUSK OR EVENING USES.
3. SEE POOL PAVILION USE POLICIES AND RESTRICTION ON THE COVER SHEET FOR HOURS OF LIGHT OPERATION.
4. MITIGATION OF NEIGHBORS/ ADJACENT PROPERTIES IS MINIMIZED WITH NEW LIGHTS MOUNTED IN THE VAULTED CEILING OF THE POOL PAVILION TO MINIMIZE LIGHT SPILL OUT FROM STRUCTURE. SEE ALSO POOL PAVILION USE POLICIES AND RESTRICTIONS FOR MINIMIZING MITIGATION OF NEIGHBORS/ ADJACENT PROPERTIES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

PREVIOUSLY APPROVED LIGHT FIXTURE STANDARD NOTES:

1. THE OBJECTIVE OF THE DIGITAL SIGN (ER) IS FOR ELECTRONIC POSTINGS FOR THE NEIGHBORHOOD DURING THE DAY. THE OBJECTIVE OF THE BUILDING MOUNTED UPLIGHT (ET) IS FOR BUILDING IDENTIFICATION DURING THE EVENING.
2. THE PROPOSED DIGITAL SIGN (FIXTURE ER) WOULD BE AN HOA SIGN. IT WOULD BE A DAYTIME SIGN WITH PROPOSED HOURS OF OPERATION BEING APPROXIMATELY 7:00 AM TO 9:00 PM. THE PROPOSED UPLIGHTING (ET) OF THE THE BUILDING MOUNTED SIGN WOULD TURN ON IN THE EVENINGS VIA PHOTOCELL AND TURN OFF AFTER SUNRISE IN THE MORNING.
3. MITIGATION TO NEIGHBORS/ ADJACENT PROPERTIES IS NOT AN ISSUE WITH THE (ER) FIXTURE, SINCE IT OPERATES ONLY DURING THE DAY AND IS LOCATED IN THE MIDDLE OF THE SITE FAR FROM ADJACENT NEIGHBORS. THE BUILDING MOUNTED UPLIGHT FIXTURE (ET) WOULD NOT AFFECT NEIGHBORS SINCE IT IS UPLIGHTING THE BUILDING SIGN IN THE MIDDLE OF THE SITE FAR FROM ADJACENT NEIGHBORS.

PER TOWN OF CASTLE ROCK MUNICIPAL CODE, SECTION 17.58.050B.5

"ALL LIGHTS ON PROPERTY ADJACENT TO RESIDENTIAL ZONED LAND, EXCEPT THOSE REQUIRED FOR SECURITY AT ENTRANCES, STAIRWAYS, AND LOADING DOCKS, SHALL BE CIRCUITED SUCH THAT LIGHTING SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS AND BE OPERATED IN SUCH 50% REDUCED MODE UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS HOURS. LIGHTING CLOSEST TO THE BUILDING OR STRUCTURES SHALL BE CIRCUITED SEPARATELY FROM LIGHTING ON THE PROPERTY PERIMETER TO ALLOW AFTER HOURS CONTROLS.



LUMINAIRE SCHEDULE											
KEY	DESCRIPTION	MANUFACTURER CATALOG NUMBER	LAMP					VOLTS	MOUNTING INFORMATION	NOTE	MAXX WATT
			QTY	WATT	TYPE	LUMENS	CRI				
ES3 (EXISTING)	EXTERIOR WALL SCONCE W/ COLD WEATHER BALLAST	DESIGN PLAN MBC-8-1B-I-04-I-C-X-O	3	32	PLT	2400	82	120	WALL +7'-8" AFF		36
ED (NEW)	(NEW) RECESSED METAL HALIDE DOWNLIGHT	LIGHTOLIER 1102HF-120/#26HR	7	50	MH E17	3450	70	120	CEILING RECESSED 10'-0" AFF		60
MOUNTING ABBREVIATIONS											
AFF-ABOVE FINISHED FLOOR		PL-PENDANT LENGHT									
BFC-BELOW FINISHED CEILING		PH- POLE HEIGHT									
RFD- RECESSED FIXTURE DEPTH											

SITE DEVELOPMENT PLAN AMENDMENT NO. 3
FOUNDERS VILLAGE FILING NO. 14, LOT 1
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE: GAS GRILL AND FIREPLACE CONSTRUCTION WILL CONFORM TO MANUFACTURER REQUIREMENTS FOR DISTANCE FROM COMBUSTIBLE MATERIALS

NEW 6'-0" METAL PANEL FENCE MATCH EXISTING

EXISTING 6'-0" METAL PANEL FENCE

EDGE OF NEW CONCRETE SLAB

NEW CONCRETE SIDEWALK RAMP DN: SLOPE 1/2" MAX

POOL DECK

NEW 3'-0" X 6'-0" LOCKABLE METAL PANEL GATES AND POSTS, MATCH EXISTING. (REMO EXISTING FENCE AS REQUIRED)

NEW POOL PAVILION

NEW HOSE BIB

NEW STAINLESS STEEL OUTDOOR PREP SINK

NEW GAS FIREPLACE AND STONE SURROUND WITH 2 HR TIMER

EXISTING RIP RAP BASIN

DOUBLE 8" X 8" PAINTED WOOD COLUMNS (6 TOTAL) WITH STONE BASE

NEW 6'-0" METAL PANEL FENCE MATCH EXISTING

REMOTE GAS SHUTOFF FOR FIREPLACE

NEW 6'-0" METAL PANEL FENCE MATCH EXISTING

NORTH TRAIL, SEE CIVIL

OPEN SPACE

1 ENLARGED POOL PAVILION PLAN

SCALE: 1/8"=1'-0"

NORTH

NEW GAS FIREPLACE W/ STONE SURROUND BELOW

NEW 6'-0" METAL PANEL FENCE MATCH EXISTING

EXISTING 6'-0" METAL PANEL FENCE

POOL DECK

PITCHED SHINGLE ROOF MATCH EXISTING CLUBHOUSE

NEW 6'-0" METAL PANEL FENCE MATCH EXISTING

SKYLIGHTS TYP.

DOUBLE 8" X 8" PAINTED WOOD COLUMNS BELOW

NEW 6'-0" METAL PANEL FENCE MATCH EXISTING

NORTH TRAIL, SEE CIVIL

OPEN SPACE

2 ENLARGED POOL PAVILION ROOF PLAN

SCALE: 1/8"=1'-0"

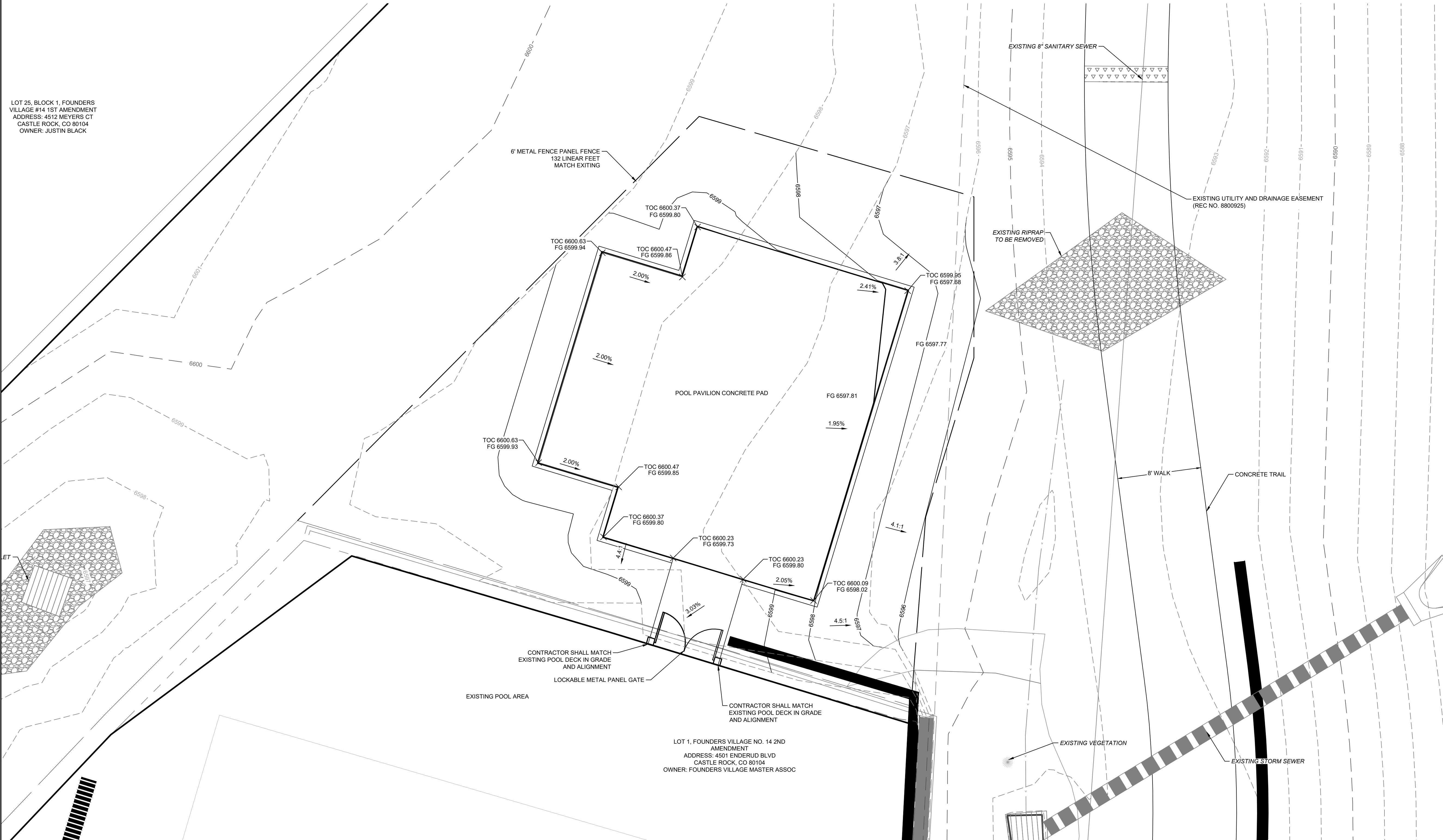
NORTH

PROJECT NO. SDP24-0009
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
ENLARGED POOL PAVILION PLANS

SHEET NO:
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LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 3
SITE DEVELOPMENT PLAN
(AN AMENDMENT TO THE FINAL PD SITE PLAN)
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LOT 25, BLOCK 1, FOUNDERS
VILLAGE #14 1ST AMENDMENT
ADDRESS: 4512 MEYERS CT
CASTLE ROCK, CO 80104
OWNER: JUSTIN BLACK



- LEGEND**
- 4880— PROPOSED MAJOR CONTOUR
 - 4879— PROPOSED MINOR CONTOUR (1 FT)
 - 4880— PROPOSED MAJOR CONTOUR
 - 4879— PROPOSED MINOR CONTOUR (1 FT)
 - TOC TOP OF CONCRETE
 - FG FINISHED GRADE

1 PROPOSED GRADING PLAN
SCALE: 1"=5'-0"
NORTH

LOT 1, FOUNDERS VILLAGE NO. 14 2ND
AMENDMENT
ADDRESS: 4501 ENDERUD BLVD
CASTLE ROCK, CO 80104
OWNER: FOUNDERS VILLAGE MASTER ASSOC

terraccina
design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NO. SDP17-0038
FOUNDERS VILLAGE FILING NO. 14
AMENDMENT NO. 3, LOT 1
SITE DEVELOPMENT PLAN
POOL PAVILION GRADING PLAN

SHEET NO:
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