

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
9 PGS

2004126939
12/15/2004 11:56 AM



PLAT IDENTIFICATION SHEET

✓ Founders Village Master Association, Inc.

GRANTOR(owner)

Lot 1, Founders Village 14, Amendment 2 Final PD Site Plan

GRANTEE(name of plat)

Founders Village

Subdivision/Condo Name

14

Filing

Phase

1

Lot

Building

Block

Unit

N/A

OLD LEGAL(Section)

(Township)

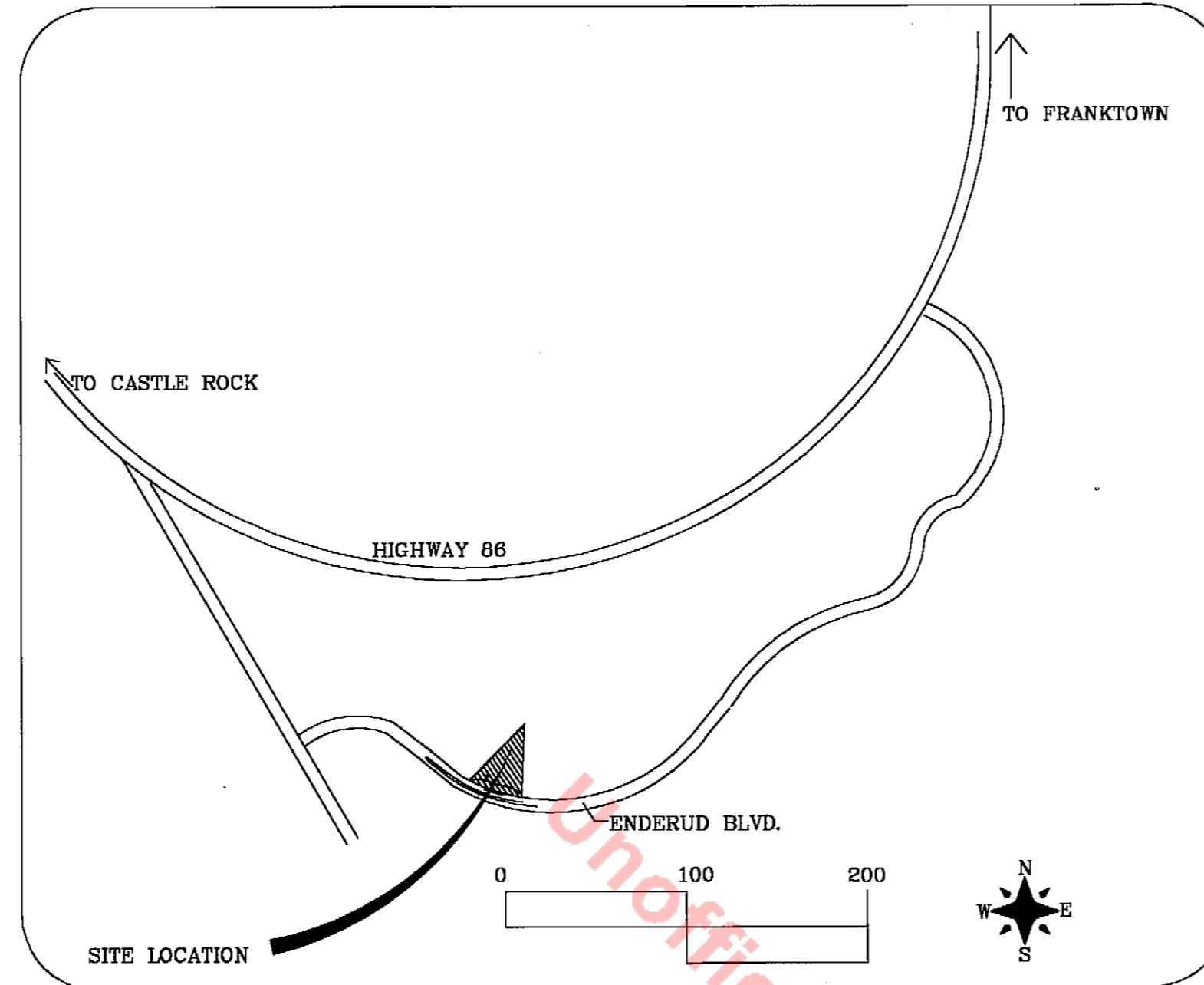
(Range)

Cross reference#s (reception#s Book - Page)

**LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2
FINAL PD SITE PLAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

GENERAL NOTES

1. 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 15% FEE.
2. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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.
3. THERE ARE NO FEMA-REGULATED WETLANDS/ FLOOD PLAINS ON THE SITE.
4. ANY STREET SIGNS, STRIPING, AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. APPROVAL OF THE FINAL PD SITE 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.
7. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.



VICINITY MAP

SHEET INDEX

- 1 OF 7 COVER SHEET
- 2 OF 7 EXISTING SITE PLAN
- 3 OF 7 SITE PLAN
- 4 OF 7 GRADING PLAN
- 5 OF 7 UTILITY PLAN
- 6 OF 8 LANDSCAPE PLAN
- 7 OF 8 ARCHITECTURAL ELEVATIONS
- 8 OF 8 SITE LIGHTING AND PHOTOMETRIC PLAN

SITE DATA		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
BUILDING FOOTPRINT TOTAL COMMUNITY/ REC. BUILDING	5,470 SQ. FT.	5.9%
MAXIMUM BUILDING HEIGHT: 24'-8 1/4"		
HARDSCAPE TOTAL PARKING/ ROAD	13,223 S.F.	14.3%
SIDEWALKS/ FRONT PATIO	3,502 S.F.	3.8%
POOL DECK	11,201 S.F.	12.1%
SWIMMING POOLS	5,704 S.F.	6.1%
DRAINAGE AND UTILITY EASEMENT	29,000 SQ. FT.	31.4%
LANDSCAPE TOTAL	24,188 SQ. FT.	26.2%
GROSS SITE AREA	92,288 S.F.	100.0 %

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

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

LEGAL DESCRIPTION:

LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FIRE DEPT.:

SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.

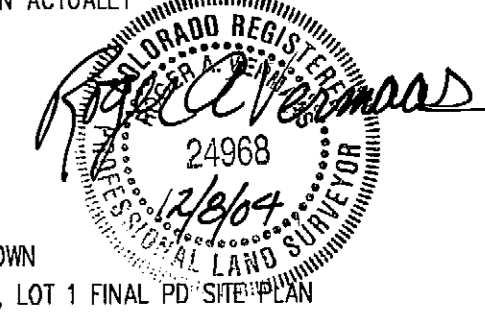
WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES OF FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES

COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

SURVEYOR'S CERTIFICATE

I, Roger A. Vermaas, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THE FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1 FINAL PD SITE PLAN WAS UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY REPRESENTS THAT SURVEY.



OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1 FINAL PD SITE PLAN

Thomas E. Valdez
Thomas E. Valdez

FOUNDERS VILLAGE MASTER ASSOCIATION INC., A COLORADO NON-PROFIT CORPORATION
SIGNED THIS 8th DAY OF December 2004

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF December 2004

WITNESS MY HAND AND OFFICIAL SEAL

Elizabeth Ann Kite
NOTARY PUBLIC

My commission expires: 8/8/2008

TITLE CERTIFICATION

I, Lee Stearns, AN AUTHORIZED REPRESENTATIVE OF First American Heritage Title Company, 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 LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

SIGNED THIS 8th DAY OF December 2004

AUTHORIZED REPRESENTATIVE

First American Heritage Title Company
TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF December, 2004

WITNESS MY HAND AND OFFICIAL SEAL

Elizabeth Ann Kite
NOTARY PUBLIC

My commission expires: 8-8-2008

TOWN CERTIFICATION

FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1 FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF December 2004.

Christy Conner
DIRECTOR OF DEVELOPMENT SERVICES

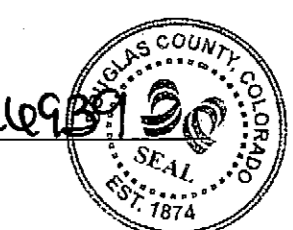
12-14-04
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:50 ON THE 15th DAY OF DEC 2004

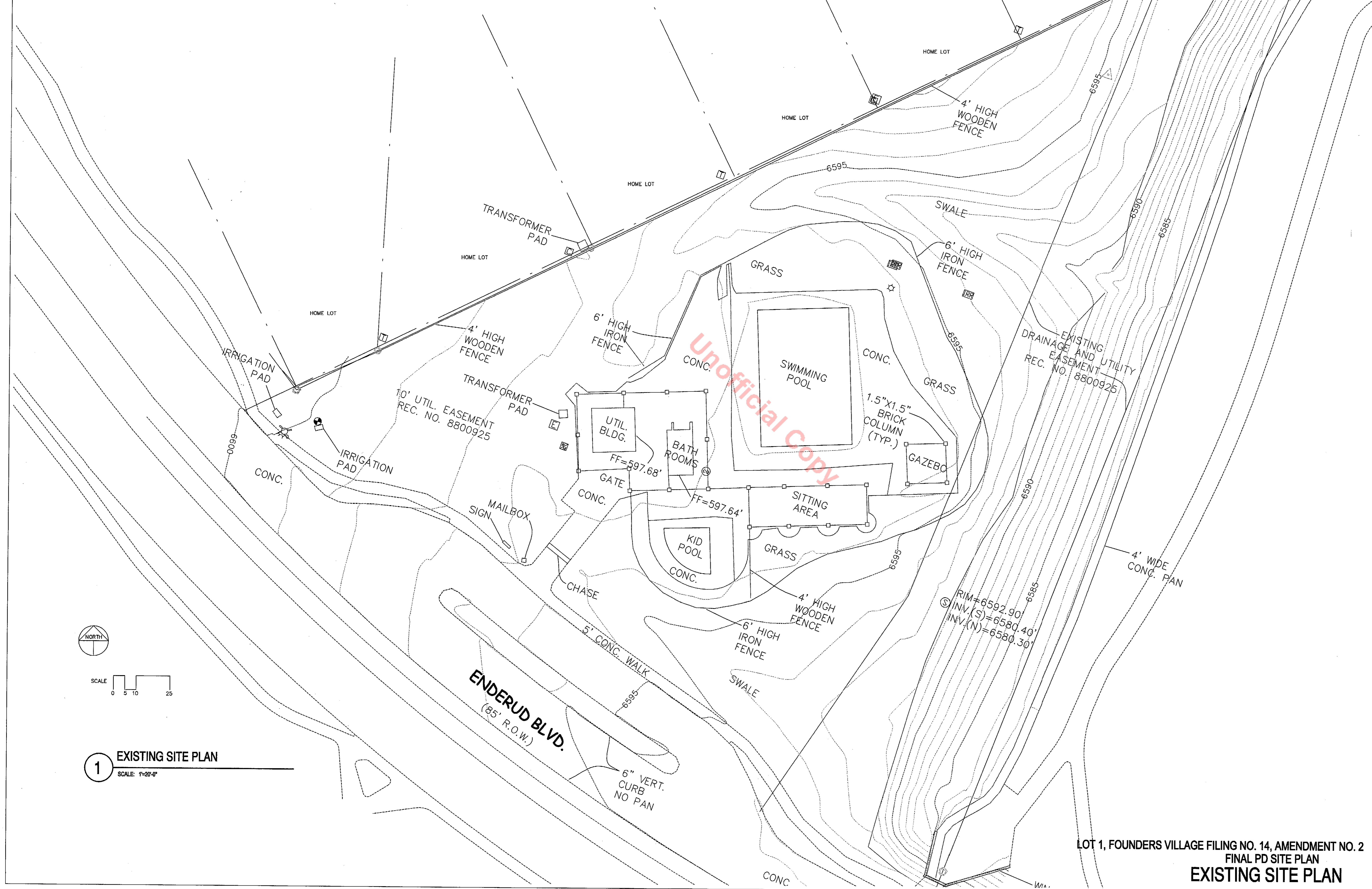
DOUGLAS COUNTY CLERK AND RECORDER

BY: Maureen Jenkins
DEPUTY

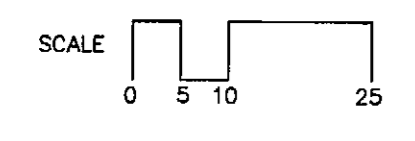
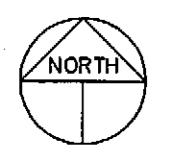


UNDER THE RECEPTION NO. 2004120909

**LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2
FINAL PD SITE PLAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**



Unofficial Copy



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

LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2
FINAL PD SITE PLAN
EXISTING SITE PLAN

SHEET NO:
2 of 8

**LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2
FINAL PD SITE PLAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

SINGLE FAMILY RESIDENTIAL LOT

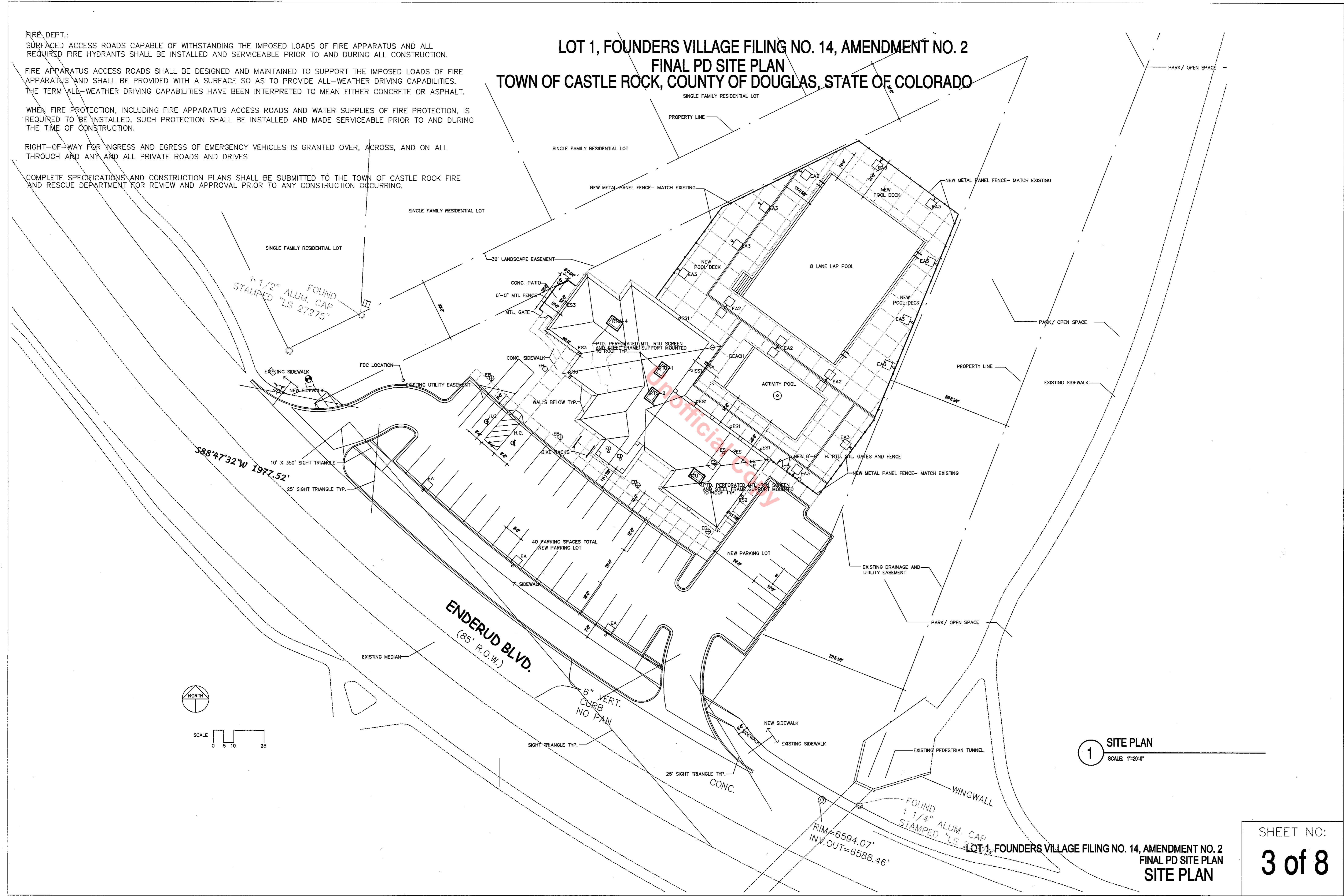
FIRE DEPT.:
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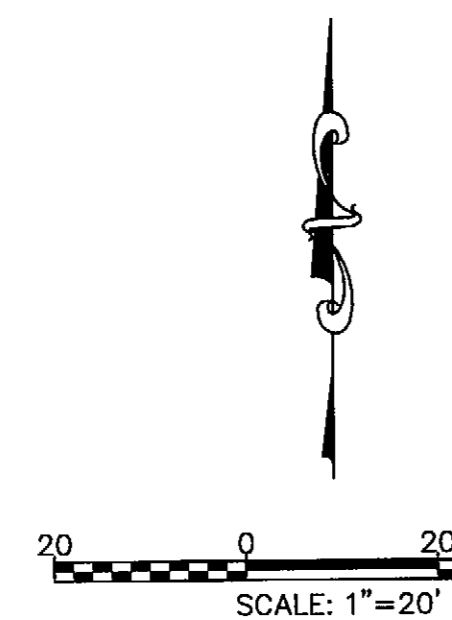
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1 SITE PLAN
SCALE: 1"=20'-0"

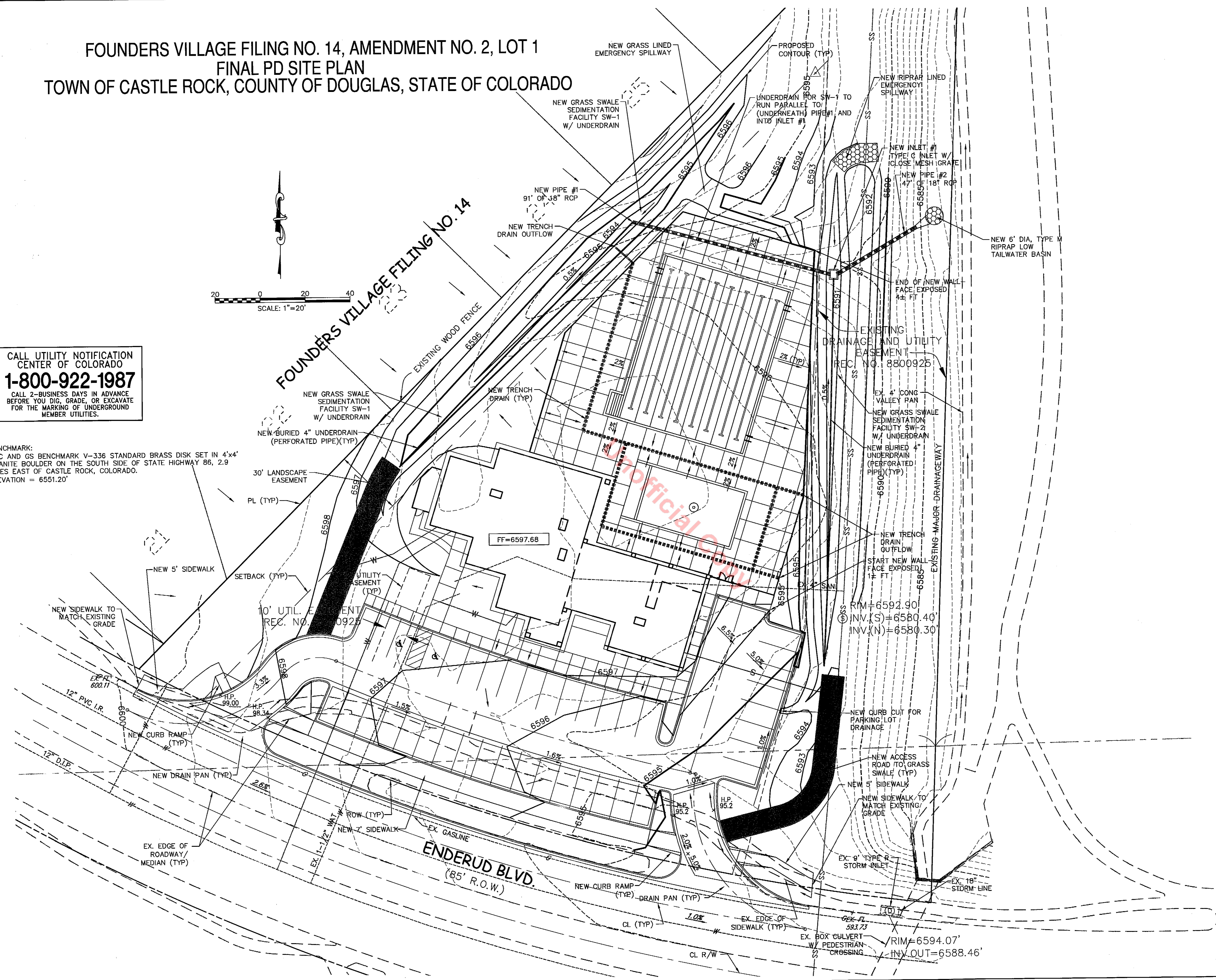
FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1
 FINAL PD SITE PLAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.

BENCHMARK:
 USC AND GS BENCHMARK V-336 STANDARD BRASS DISK SET IN 4'x4'
 GRANITE BOULDER ON THE SOUTH SIDE OF STATE HIGHWAY 86, 2.9
 MILES EAST OF CASTLE ROCK, COLORADO.
 ELEVATION = 6551.20'

FOUNDERS VILLAGE FILING NO. 14

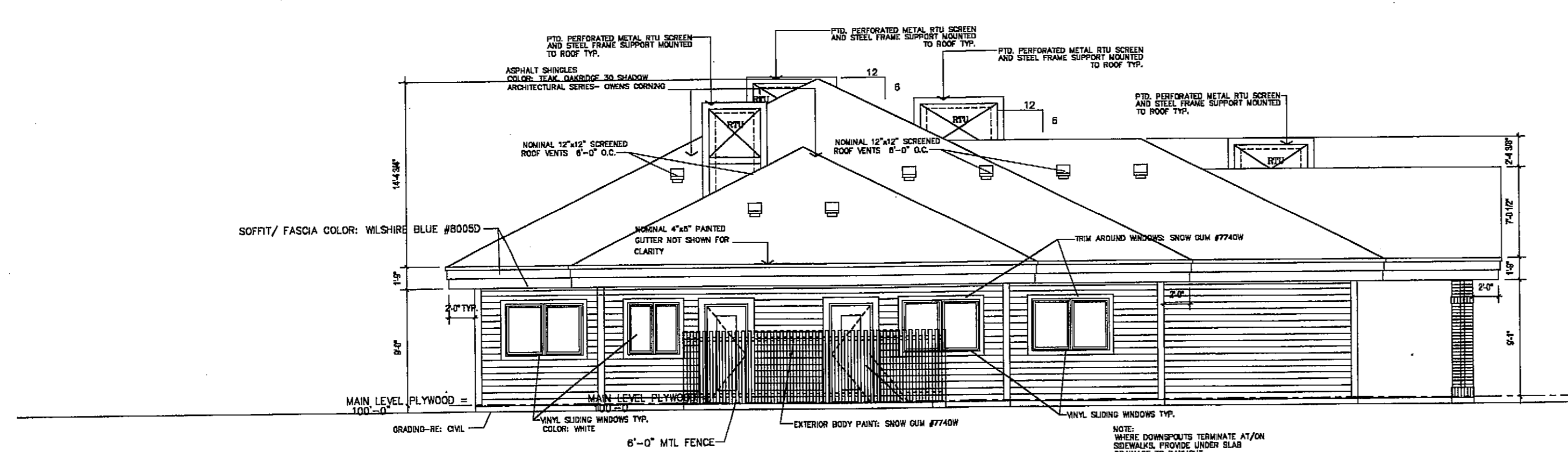


FOUNDERS VILLAGE FILING NO. 14,
 AMENDMENT NO. 2, LOT 1
 FINAL PD SITE PLAN
GRADING PLAN

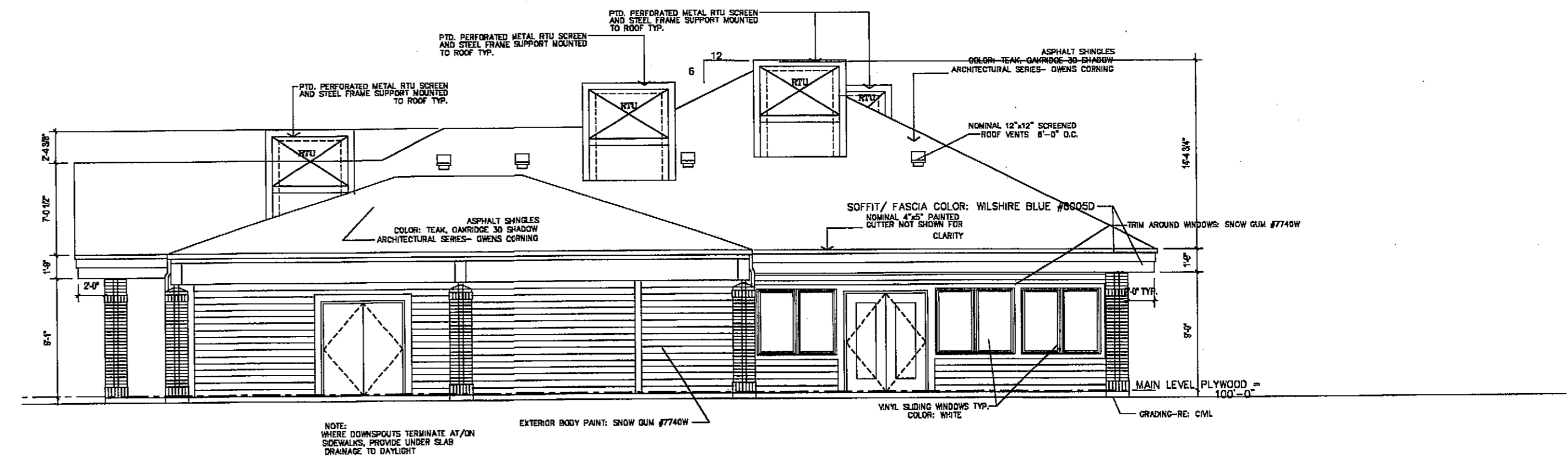
SHEET NO:
4 of 8

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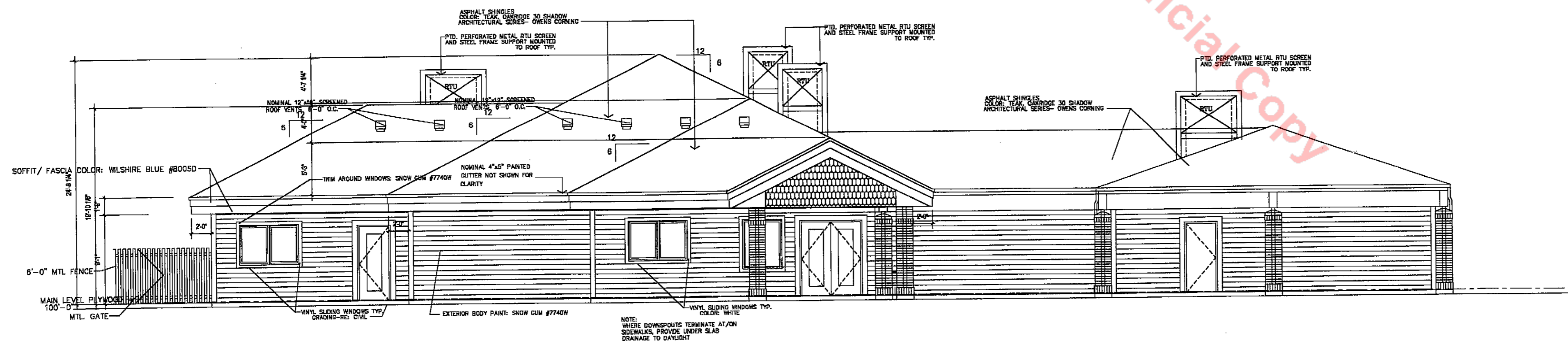
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 FINAL PD SITE PLAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



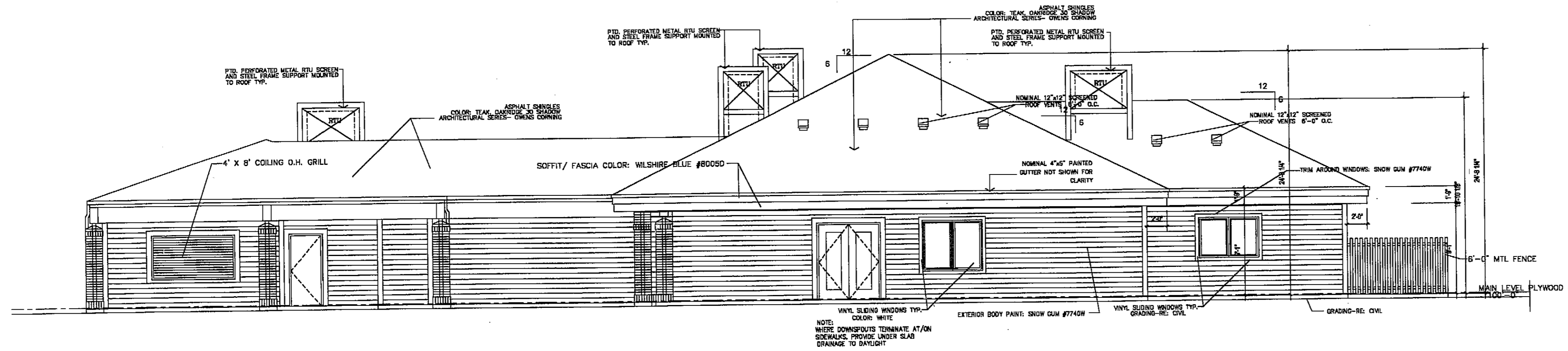
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



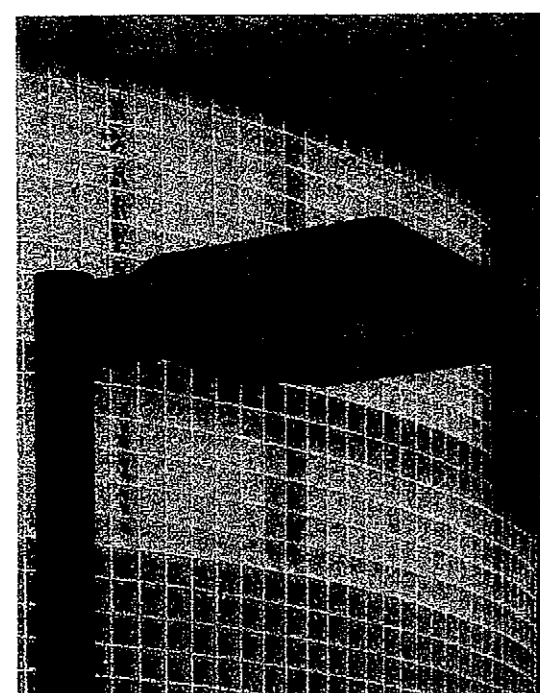
3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



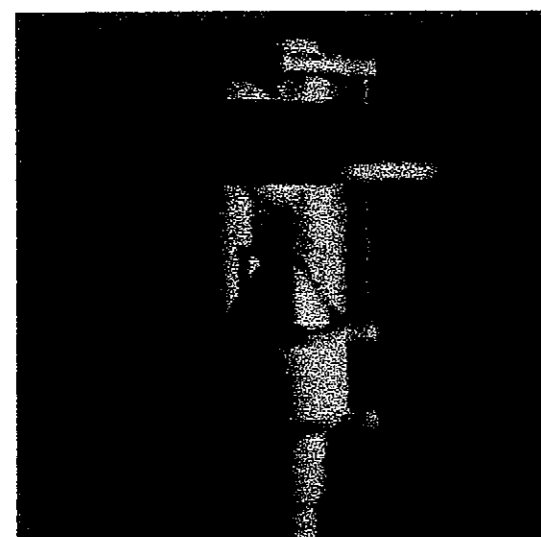
4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Unofficial Copy

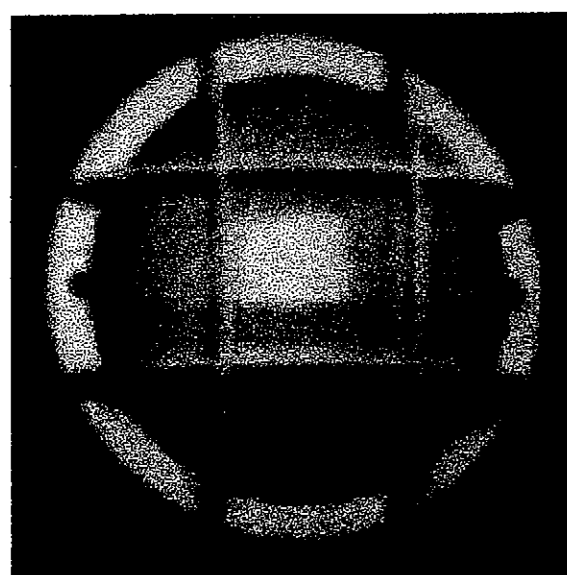
FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1 FINAL PD SITE PLAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



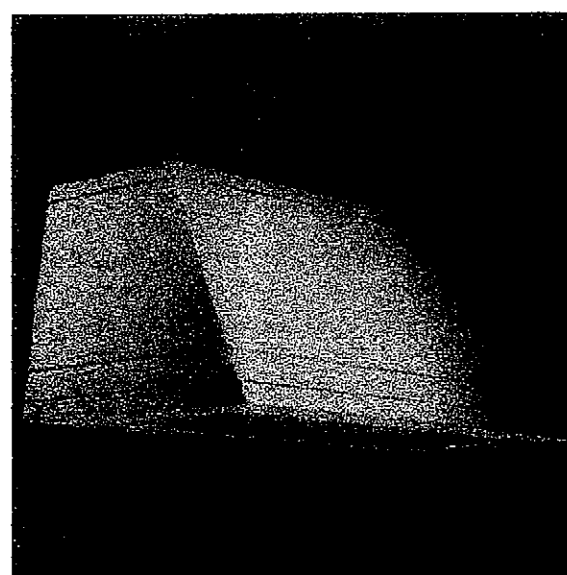
FIXTURE TYPE EA, EA3
FIXTURE TYPE EA2(TWIN)



FIXTURE TYPE EB

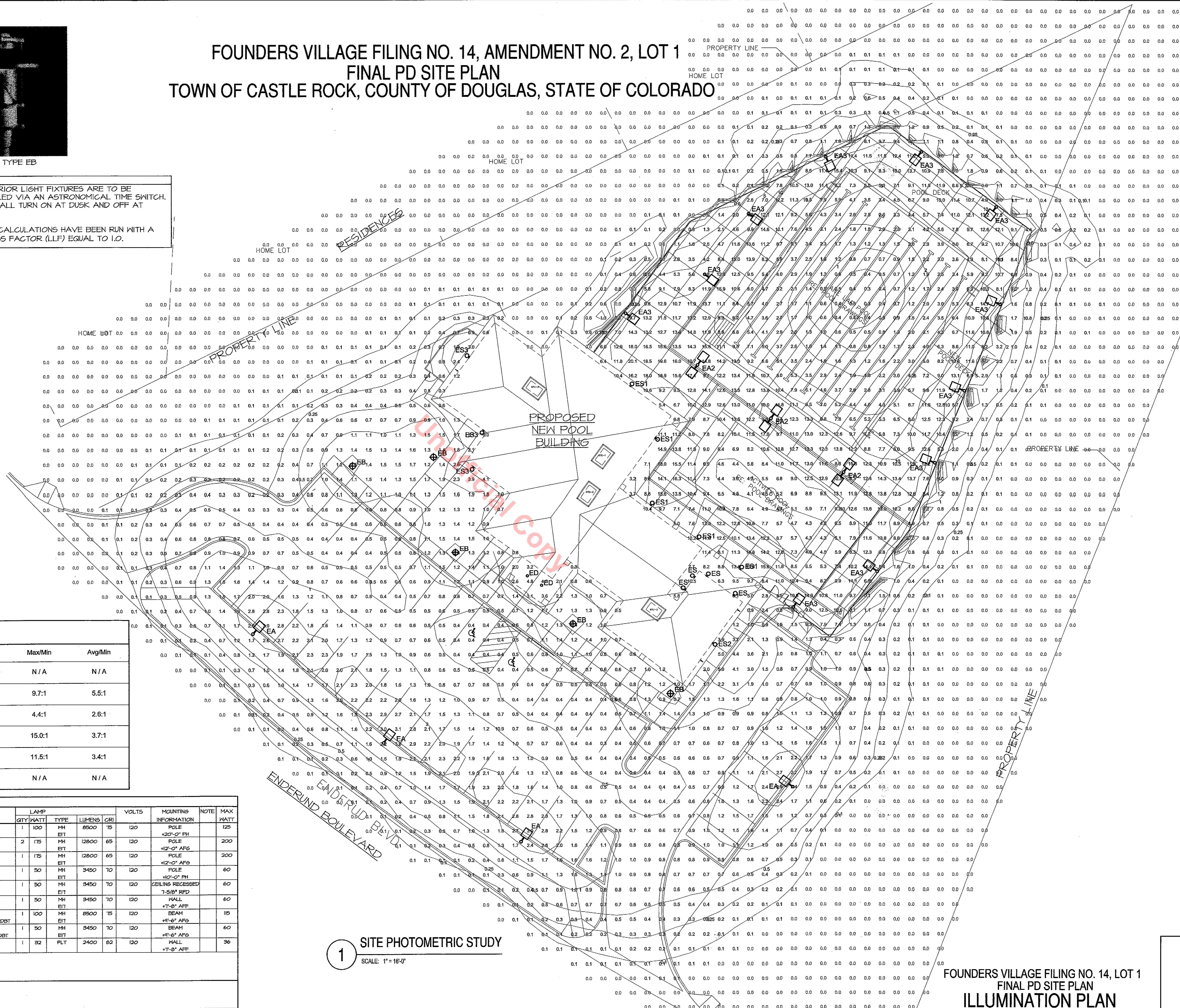


FIXTURE TYPE ES



FIXTURE TYPE ES1, ES2

- GENERAL NOTES**
- ALL EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA AN ASTRONOMICAL TIME SWITCH. LIGHTS SHALL TURN ON AT DUSK AND OFF AT 10:00 PM.
 - LIGHTING CALCULATIONS HAVE BEEN RUN WITH A LIGHT LOSS FACTOR (LLF) EQUAL TO 1.0.



STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Property Line	0.3 fc	3.0 fc	0.0 fc	N/A	N/A
Activity Pool Deck	10.5 fc	18.4 fc	1.9 fc	9.7:1	5.5:1
Lap Pool Deck	10.0 fc	17.2 fc	3.9 fc	4.4:1	2.6:1
Parking Lot	1.1 fc	4.5 fc	0.3 fc	15.0:1	3.7:1
Front Walkway	1.3 fc	4.6 fc	0.4 fc	11.5:1	3.4:1
Entire Site	1.4 fc	20.1 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE											
KEY	DESCRIPTION	MANUFACTURER CATALOG NUMBER	LAMP QTY	WATT	TYPE	LUMENS	CRI	VOLTS	MOUNTING INFORMATION	NOTE	MAX WATT
EA	PARKING LOT AREA LIGHT,IESNA FULL CUTOFF SINGLE HEAD WITH HOUSE SIDE SHIELD	KIM LIGHTING ISA-SARS-120MH20-DBP-HS	1	100	MH	8500	75	120	POLE +20'-0" PH		125
EA2	POOL DECK AREA LIGHT,IESNA FULL CUTOFF THIN HEAD, 6' 10"	KIM LIGHTING 2SB-SARS-120MH20-DBP-HS	2	175	MH	12800	65	120	POLE +12'-0" AFG		200
EA3	POOL DECK AREA LIGHT,IESNA FULL CUTOFF SINGLE HEAD WITH HOUSE SIDE SHIELD	KIM LIGHTING ISA-SARS-120MH20-DBP-HS	1	100	MH	8500	75	120	POLE +12'-0" AFG		200
EB	DECORATIVE ENTRY POLE	ARCHITECTURAL AREA LIGHTING SFS-ANS-6LA-SOM120V-DBZ	1	50	MH	3450	70	120	POLE +10'-0" PH		60
ED	RECESSED METAL HALIDE DOWNLIGHT	LIGHTOLIER 1102HF-120/1126HR	1	50	MH	3450	70	120	CEILING RECESSED 7-5/8" RFD		60
ES	EXTERIOR WALL SCONCE	DESIGN PLAN MEC-4-AT1-04-1-4-X-0	1	50	MH	3450	70	120	WALL +7'-8" AFF		60
ES1	EXTERIOR WALL SCONCE,IESNA FULL CUTOFF POOL DECK AREA	LITHONIA LIGHTING MST-SCM-FT-120-DBDT, MEBB4-DBDT	1	100	MH	8500	75	120	POLE +9'-6" AFG		115
ES2	EXTERIOR WALL SCONCE	LITHONIA LIGHTING MST-SCM-FT-120-DBDT, MEBB4-DBDT	1	50	MH	3450	70	120	POLE +11'-6" AFG		60
ES3	EXTERIOR WALL SCONCE	DESIGN PLAN MEC-6-HB-1-04-1-C-X-0	1	32	FLT	2400	82	120	WALL +7'-8" AFF		36

MOUNTING ABBREVIATIONS
 AFF - ABOVE FINISHED FLOOR
 BFC - BELOW FINISHED CEILING
 RFD - RECESSED FIXTURE DEPTH

NOTES:
 PL - PENDANT LENGTH
 PH - POLE HEIGHT

1 SITE PHOTOMETRIC STUDY
SCALE: 1"=16'-0"

SHEET NO:
8 of 8

FOUNDERS VILLAGE FILING NO. 14, LOT 1
FINAL PD SITE PLAN
ILLUMINATION PLAN