

**PURPOSE STATEMENT**

PROPOSED REVISIONS TO PD SITE PLAN (FOR AMENDMENT):

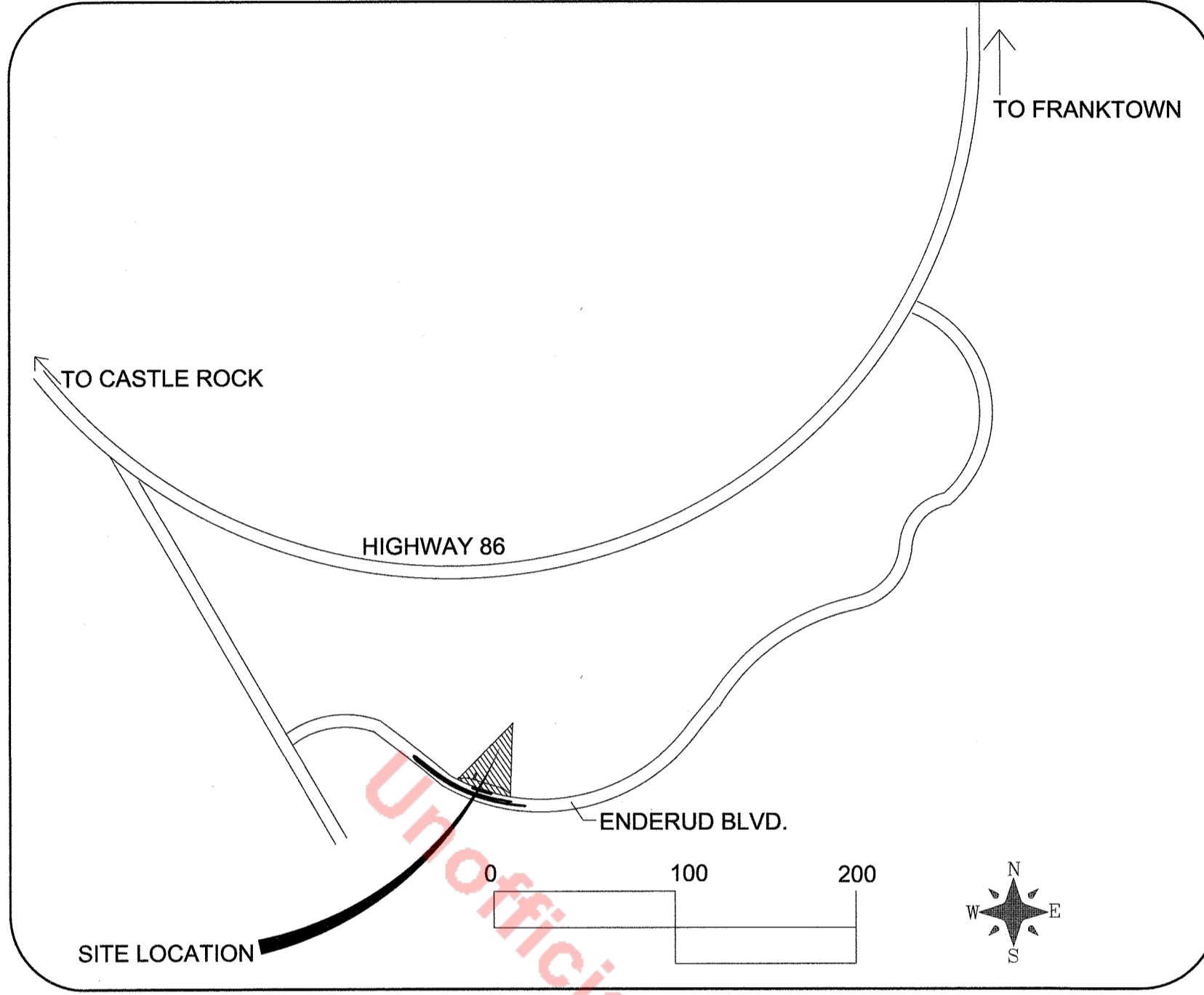
1. RELOCATE PREFABRICATED STORAGE SHED FOR CHLORINE STORAGE. INSTALL NEW SIDING AND PAINT TO MATCH EXISTING CLUBHOUSE
2. NEW PIPED UNDERGROUND CHLORINE FEED CONNECTION FROM CHLORINE SHED TO EXISTING POOL MECH ROOM
3. NEW POOL SUMP PUMP OVERFLOW DRAINAGE PIPE FROM POOL MECH ROOM TO BE DISCHARGED TO DAYLIGHT
4. NEW 12' X 20' PREFABRICATED STORAGE SHED AT POOL DECK PAINT TO MATCH EXISTING CLUBHOUSE
5. PROPOSED LOCATION FOR FUTURE COVERED PAVILLION/ BARBECUE AREA
6. NEW 6'-0" WIDE PAVED PEDESTRIAN PATH ALONG SOUTHEAST EDGE OF PROPERTY
7. NEW BUILDING MOUNTED SIGN AN SOUTH/ ENTRY SIDE OF CLUBHOUSE
8. NEW STONE VENEER AND CAP WAINSCOTE AROUND ALL SIDES OF CLUBHOUSE EXTERIOR. PROVIDE NEW STONE VENEER WRAP AT COLUMNS OF CLUBHOUSE (IN LIEU OF THE EXISTING BRICK)
9. NEW BUILDING DIGITAL MONUMENT SIGN ALONG ENDERUD BLVD. DIGITAL SIGN WILL REQUIRE LICENSE AGREEMENT, INCLUDING LIMITED HOURS

**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 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3a OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, 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 SITE DEVELOPMENT 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 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 WASTING 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 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.
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.
8. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING 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.

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

**LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2  
 SITE DEVELOPMENT PLAN  
 (AN AMENDMENT TO THE FINAL PD SITE PLAN)  
 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. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHTING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING 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.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. 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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

**SHEET INDEX**

- 1 OF 6 COVER SHEET
- 2 OF 6 PROPOSED SITE PLAN
- 3 OF 6 LANDSCAPE PLAN
- 4 OF 6 ARCHITECTURAL ELEVATIONS
- 5 OF 6 ARCHITECTURAL ELEVATIONS
- 6 OF 6 SITE LIGHTING PLAN

SITE DATA		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
BUILDING FOOTPRINT TOTAL		
COMMUNITY/ REC. BUILDING	5,470 SQ. FT.	5.9%
TWO PREFAB STORAGE SHEDS	372 SQ. FT.	.4%
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	10,961 S.F.	11.9%
SWIMMING POOLS	5,704 S.F.	6.1%
DRAINAGE AND UTILITY EASEMENT	29,000 SQ. FT.	31.4%
LANDSCAPE TOTAL	24,056 SQ. FT.	26.1%
GROSS SITE AREA	92,288 S.F.	100.0 %

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

MAXIMUM BUILDING HEIGHT: 24'-8 1/4"  
 NOTE: PARKING COUNT UNCHANGED WITH PROPOSED PD AMENDMENT  
 40 PARKING SPACES TOTAL  
 NOTE: LANDSCAPE QUANTITIES/ TYPE ARE UNCHANGED WITH THE PROPOSED PD AMENDMENT

**SURVEYOR'S CERTIFICATE**

Thomas M. General, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY 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.  
 Thomas M. General 2-13-19  
 REGISTERED LAND SURVEYOR DATE



**OWNERSHIP CERTIFICATION**

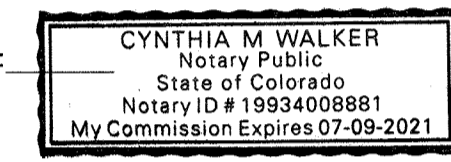
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

FOUNDERS VILLAGE MASTER ASSOCIATION INC., A NON-PROFIT CORPORATION  
 SIGNED THIS 20 DAY OF August, 20 18

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August, 20 18

WITNESS MY HAND AND OFFICIAL SEAL  
 Cynthia M. Walker  
 NOTARY PUBLIC



**TITLE CERTIFICATION**

Brenda Beckler, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.  
 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.

SIGNED THIS 19th DAY OF February, 20 19

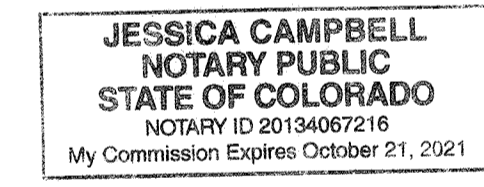
Brenda Beckler  
 AUTHORIZED REPRESENTATIVE  
 Land Title Guarantee Company  
 TITLE INSURANCE COMPANY

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF February, 20 19

BY Brenda Beckler AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL  
 Jessica Campbell  
 NOTARY PUBLIC



**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 21st DAY OF February, 20 19.  
 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 1:14 PM ON THE 25th DAY OF February, 20 19.  
 DOUGLAS COUNTY CLERK AND RECORDER  
 DEPUTY

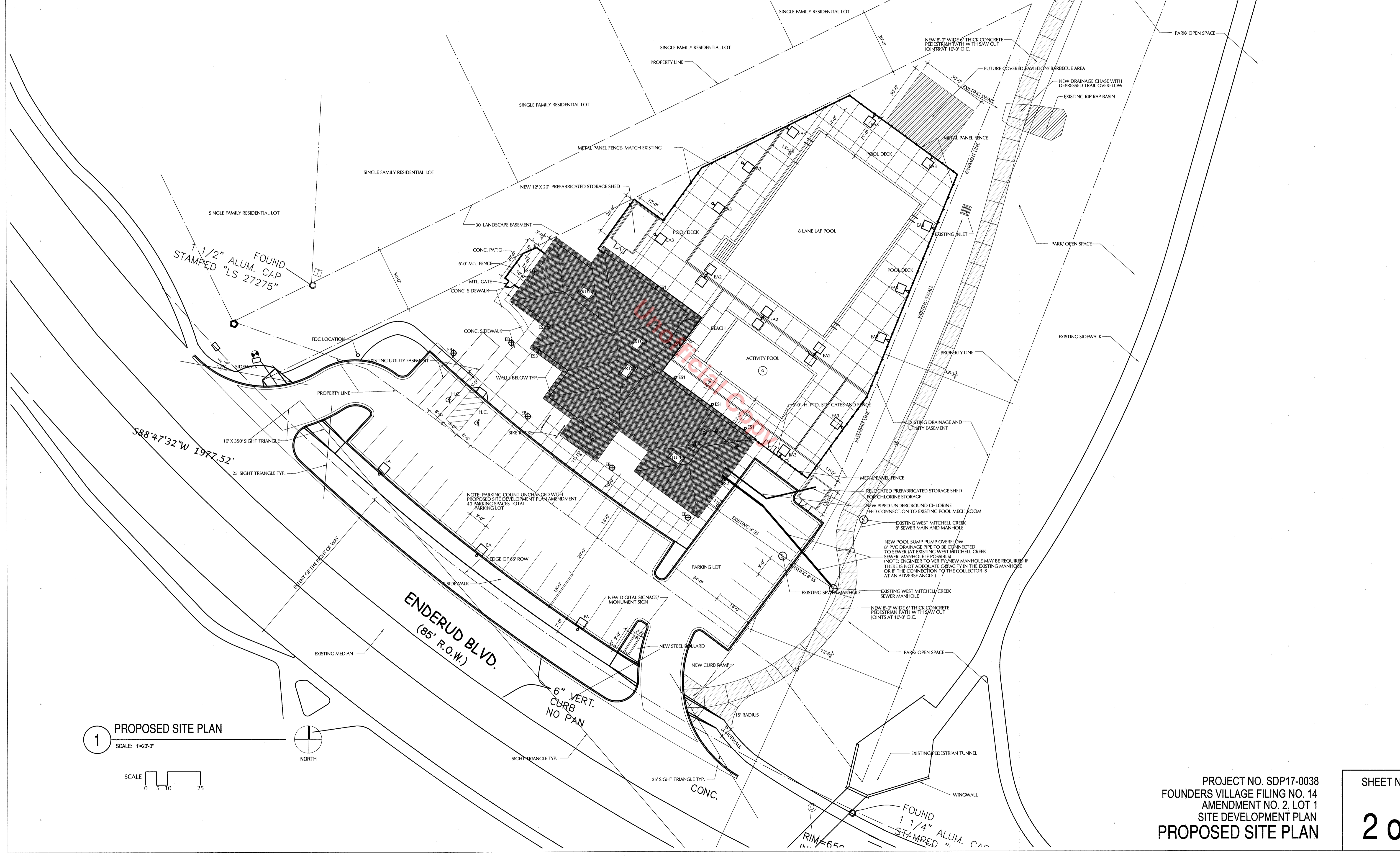


jeff swanson architect  
 8505 East Alameda Ave. #2316  
 Denver, CO 80230 720-838-7500

PROJECT NO. SDP17-0038  
 FOUNDERS VILLAGE FILING NO. 14  
 AMENDMENT NO. 2, LOT 1  
 SITE DEVELOPMENT PLAN  
 COVER SHEET

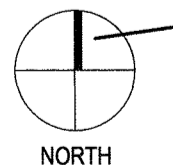
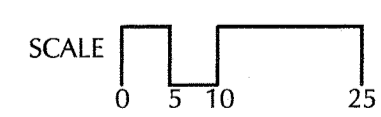
SHEET NO:  
**1 OF 6**

# LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN (AN AMENDMENT TO THE FINAL PD SITE PLAN) TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 PROPOSED SITE PLAN

SCALE: 1"=20'-0"

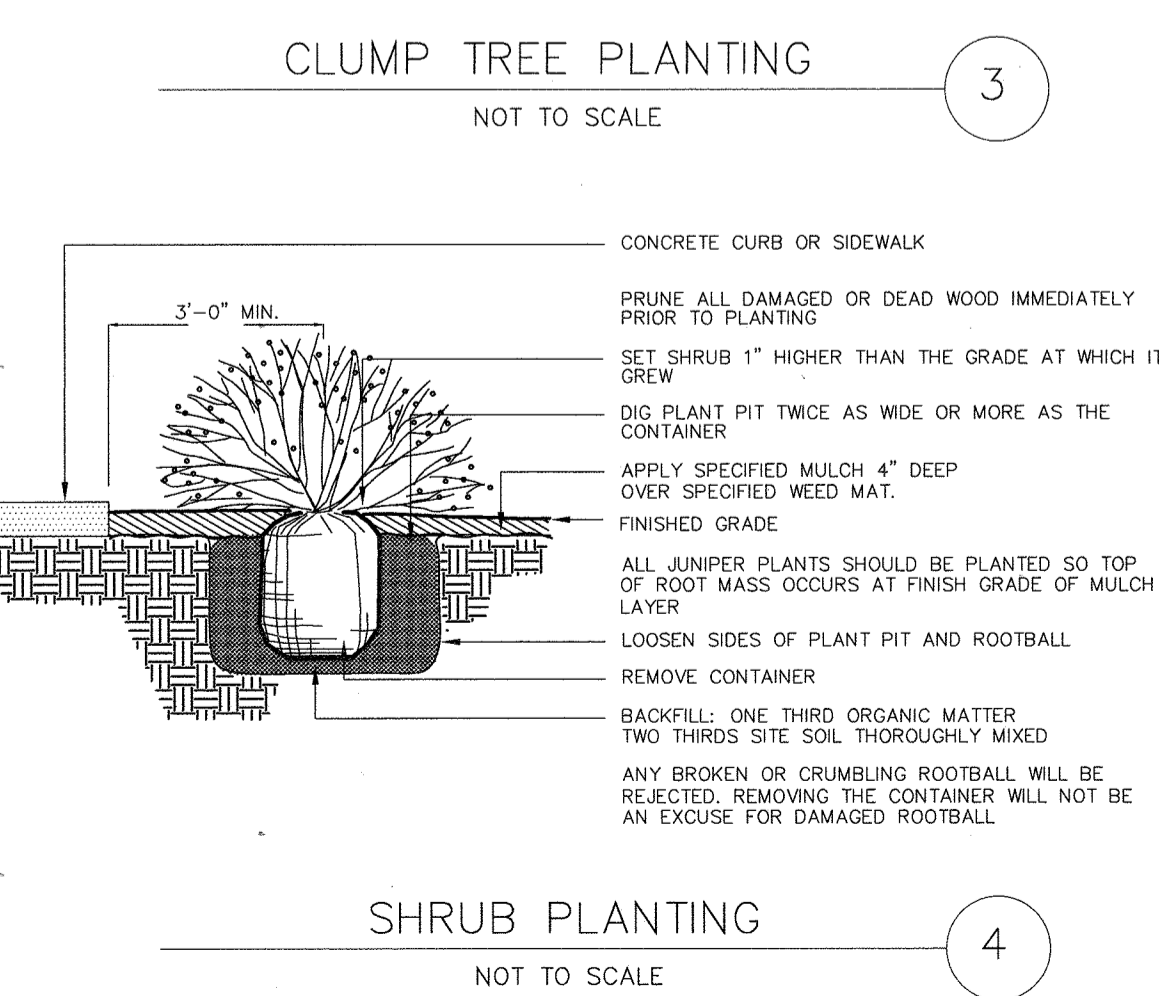
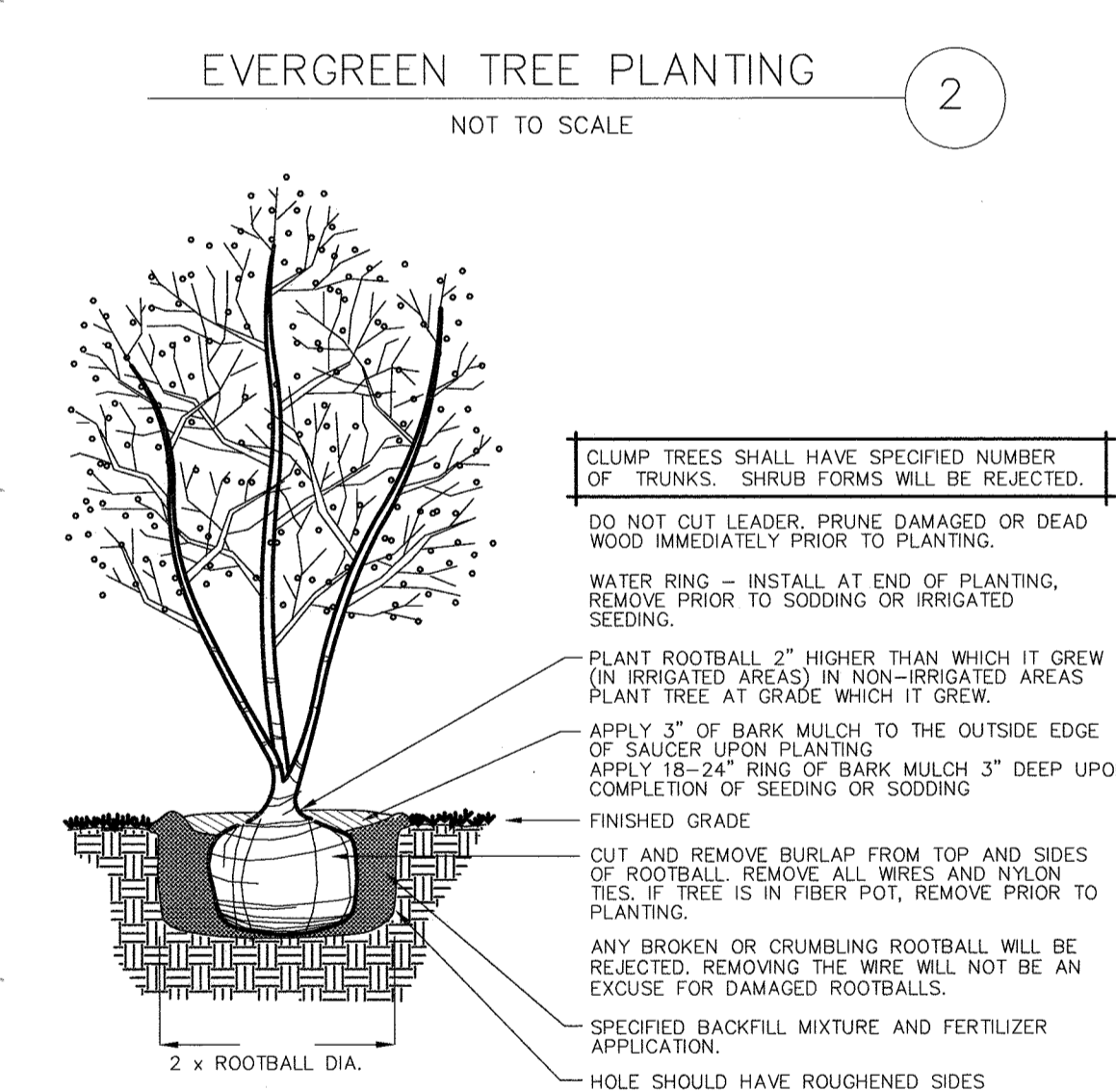
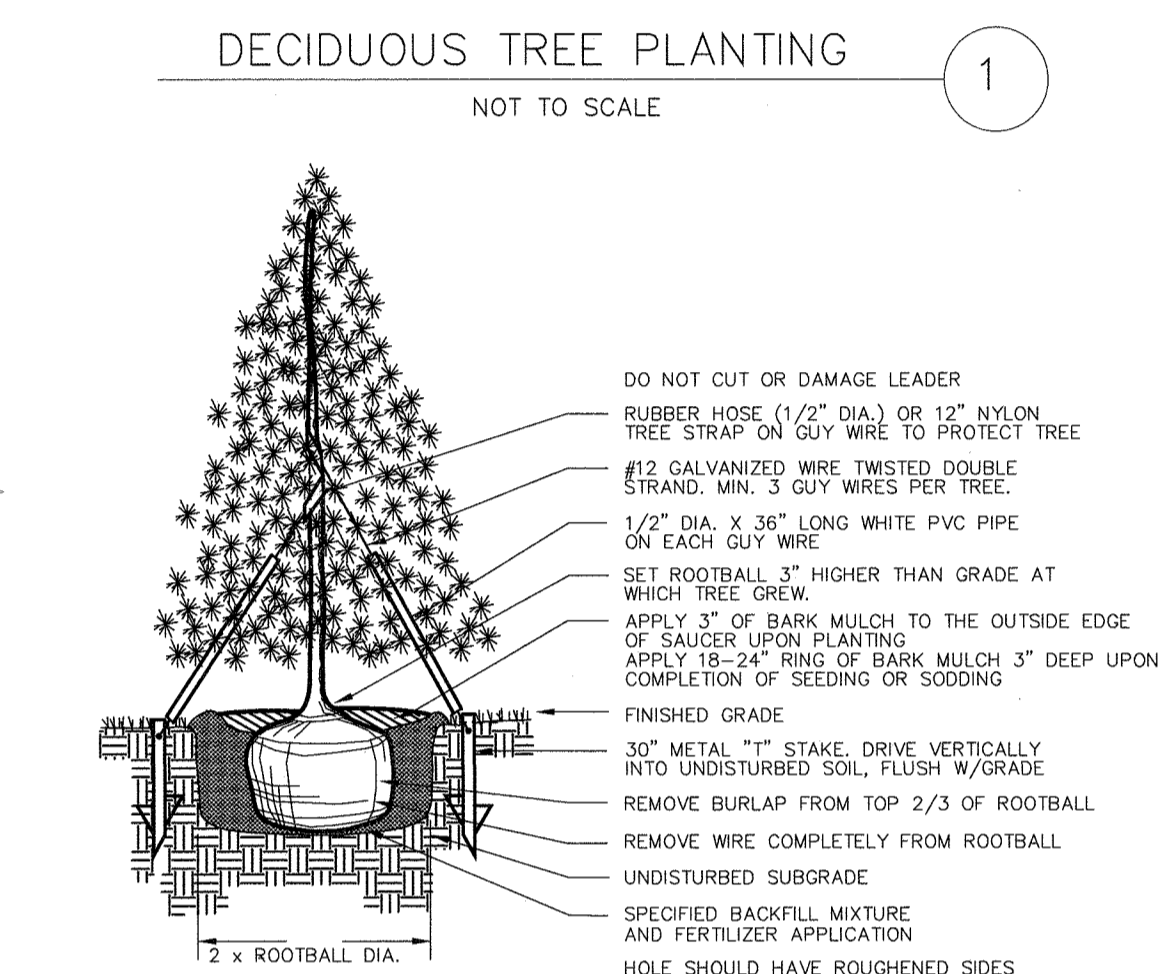
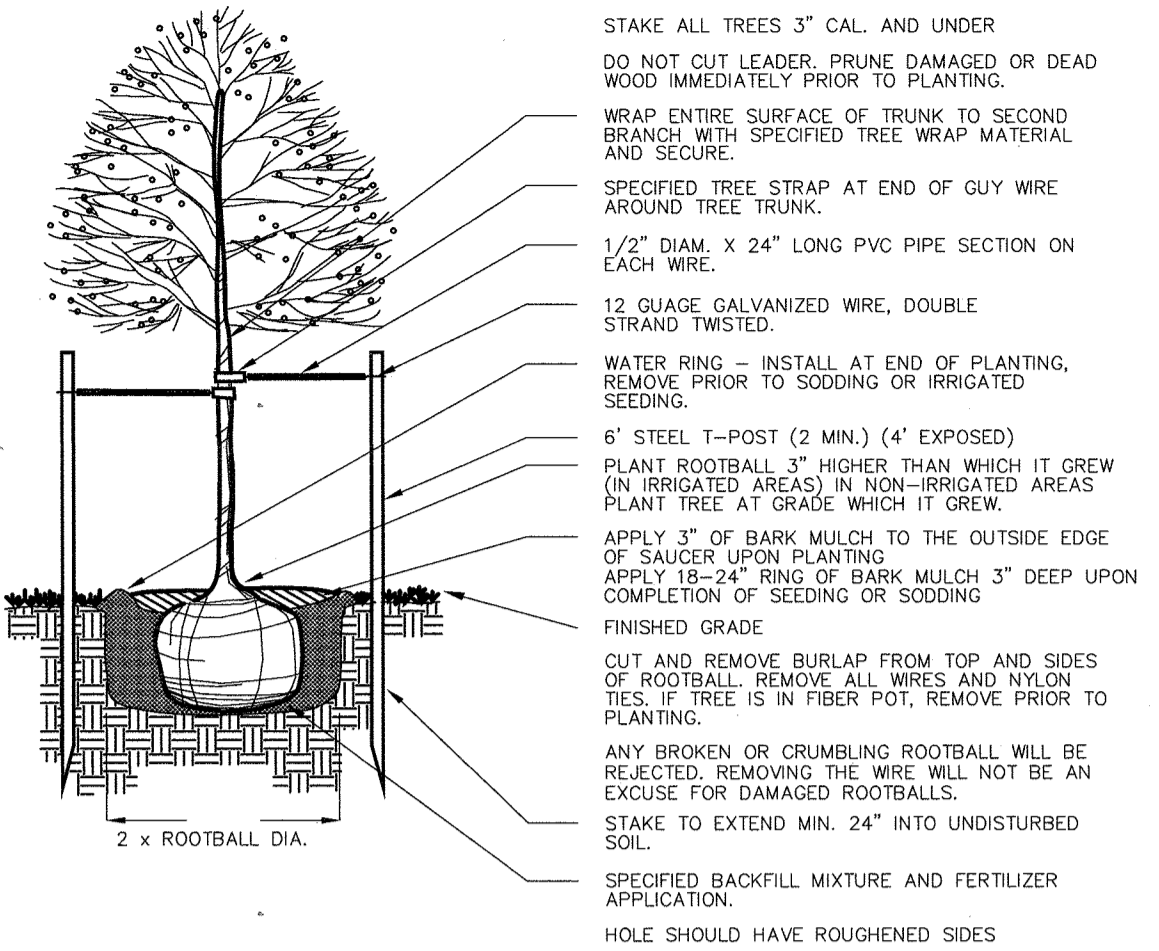


PROJECT NO. SDP17-0038  
 FOUNDERS VILLAGE FILING NO. 14  
 AMENDMENT NO. 2, LOT 1  
 SITE DEVELOPMENT PLAN  
 PROPOSED SITE PLAN

SHEET NO:

2 of 6

# LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN (AN AMENDMENT TO THE FINAL PD SITE PLAN) TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### LANDSCAPE NOTES

- COORDINATION**  
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE**  
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE**  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE**  
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.  
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, SOILING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS**  
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING**  
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.  
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**  
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION (PER CSU SOIL TEST)**  
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH THREE CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6 mmhos/cm SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 3 LBS. OF N AND 3 LBS. OF P (DAPNIUM PHOSPHATE) PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES.
- SODDING**  
SOD SHALL BE COLORADO GROWN, 10% KENTUCKY BLUEGRASS OF THREE IMPROVED VARIETIES AND 90% TALL FESCUE. INSTALL SOD WITHIN 24 HRS. OF CUTTING.
- PLANTING**  
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED BY SOIL TEST.
- EDGER**  
INSTALL 4" RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPICERS PER MANUFACTURER'S RECOMMENDATIONS.
- MULCH**  
INSTALL WESTERN RED CEDAR MULCH TO A MINIMUM OF 4" DEEP (NO FABRIC) UNLESS OTHERWISE SHOWN. RIVER COBBLE TO BE WASHED, ROUNDED, AND 3"-6" IN SIZE PLACED OVER FILTER FABRIC.
- MAINTENANCE**  
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
- INSPECTIONS**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT FOR ALL INSPECTIONS AS REQUIRED FOR THE TOWN LANDSCAPE AND IRRIGATION AFFIDAVIT. THE CONTRACTOR SHALL PROVIDE A 3 DAY NOTICE AND ALL INFORMATION AND DOCUMENTATION OF INSTALLED ITEMS.
- SEEDING**  
SUBMIT ALL SEEDING, MULCHING, AND WATER SCHEDULE SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL.  
SOIL PREP: APPLY STOCKPILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE PER ACRE TO AN APPROVED SUBGRADE. USE A DISK OR HARROW TO PREPARE THE SEED BED AND COMPLETE FINISH GRADING.  
SEEDING: USE A GRASS DRILL WITH A SEED AGITATOR TO ENSURE THAT THE SEED IS DRILLED EVENLY TO A 1/2" DEPTH.  
MULCH: CRIMP HAY OR STRAW INTO THE SOIL AT 3,000 LBS. PER ACRE.  
WATER: CONTRACTOR SHALL APPLY 1/2" OF WATER TO SEED AREAS, TWICE PER WEEK, FOR THREE WEEKS. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND LABOR.  
RESEED AND MULCH BARE OR ERODED AREAS AFTER ONE MONTH PERIOD.
- EXISTING TREES**  
ANY TREE THAT IS IN THE WAY OF CONSTRUCTION SHOULD BE RELOCATED ON THE PROPERTY. IF THESE TREES CAN NOT BE RELOCATED OR DIE WITHIN THE FIRST TWO YEARS, THEN THEY SHALL BE REPLACED WITH (MIN. 2" CAL.) TREES EQUAL TO THE CALIPER INCHES OF TREES REMOVED.

### IRRIGATION NOTES

- TURF AREAS**  
WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC SYSTEM. AREAS LESS THAN 20' WIDE WILL HAVE POP-UP SPRAY HEADS AND AREAS GREATER THAN 20' WILL HAVE POP-UP ROTARY HEADS, ALL PROVIDING HEAD TO HEAD COVERAGE. TURF AREAS LESS THAN 10' CAN NOT BE SPRAY IRRIGATED.
- SHRUB AREAS AND TREES**  
WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC DRIP SYSTEM. ZONED SEPARATELY FROM TURF IRRIGATION.

### LANDSCAPE AREAS (R.O.W. AREA NOT INCLUDED)

LOT 1 AREA	74,511 SF
PORTION OF TRACT A AREA	14,861 SF
TOTAL SITE AREA	89,372 SF (100%)
TOTAL LANDSCAPE AREA	47,860 SF (53.6%)

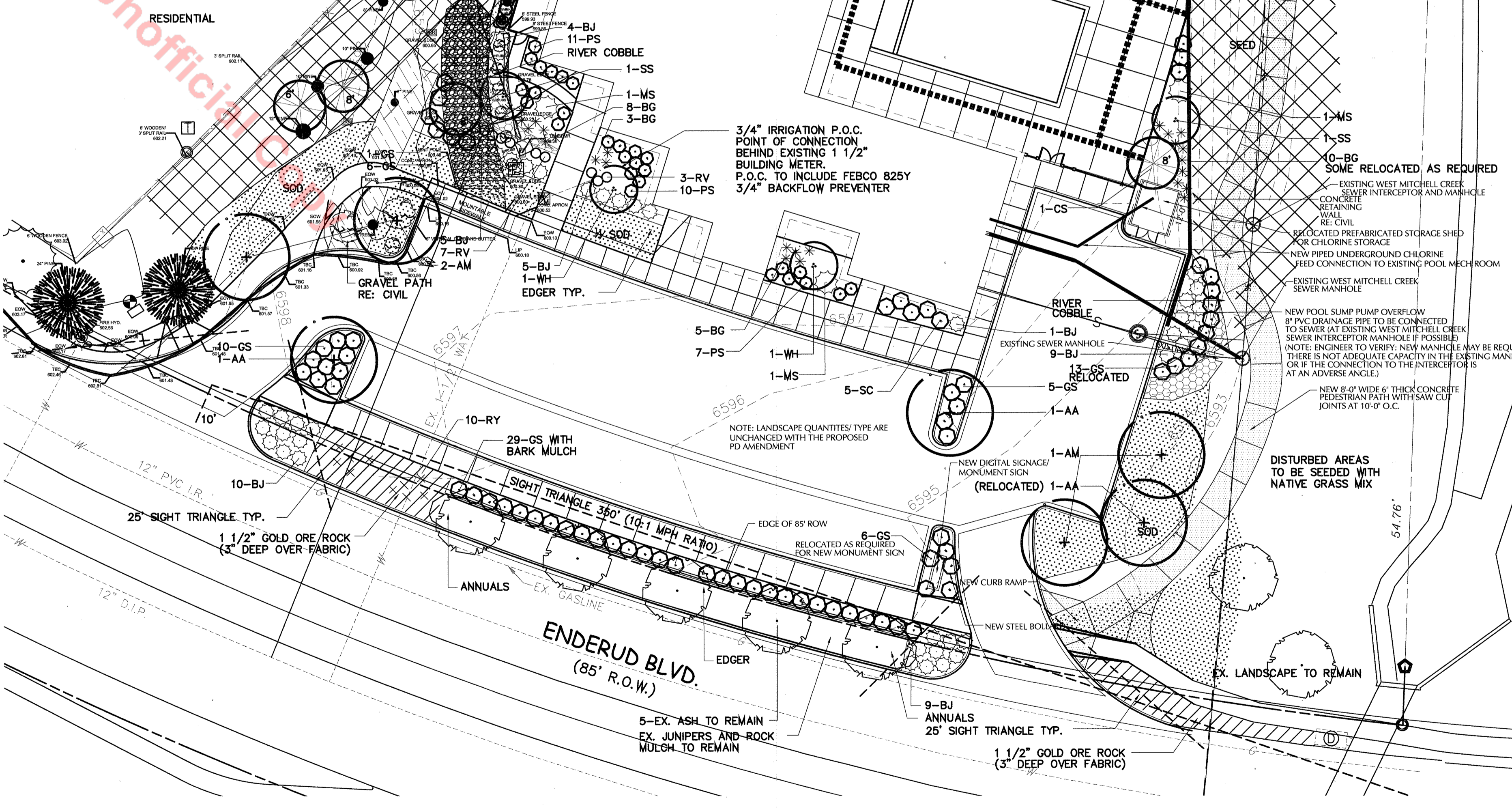
<b>LANDSCAPE TREATMENT</b>	<b>AREA AND PERCENTAGE OF LANDSCAPE</b>
EXISTING TURF	2,350 SF (5.0%)
SOD	4,100 SF (8.6%)
NATIVE GRASS (RESEEDED AND EXISTING)	34,600 SF (72.3%)
CEDAR MULCH	4,850 SF (10.1%)
RIVER COBBLE	550 SF (1.1%)
GRAVEL (CIVIL)	1,400 SF (2.9%)

### PLANT LIST

QUAN.	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
3	HB	HACKBERRY <i>Celtis occidentalis</i>	2" CAL.	FULL CROWN, SPECIMEN, B&B, STAKED
3	AA	AUTUMN PURPLE ASH <i>Fraxinus americana "Autumn Purple"</i>	2 1/2" CAL.	FULL CROWN, SPECIMEN, B&B, STAKED
6	AM	AUTUMN BLAZE MAPLE <i>Acer freemanii "Jeffersred"</i>	2 1/2" CAL.	FULL CROWN, SPECIMEN, B&B, STAKED
2	SS	ROBIN HILL SERVICEBERRY <i>Amelanchier x grandiflora "Robin H."</i>	5'-6" HT. 4-7 TRUNKS	FULL CROWN, SPECIMEN, B&B, TRAINED AS TREE
2	WH	WINTER KING HAWTHORN <i>Crataegus verdis "Winter King"</i>	6'-8" HT. 4-7 TRUNKS	FULL CROWN, SPECIMEN, B&B, TRAINED AS TREE
5	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6'-8" HT. REFER TO PLAN	FULL FORM, B&B, GUYED SPECIMEN QUALITY
5	CS	COLORADO BLUE SPRUCE <i>Picea pungens glauca</i>	6'-8" HT. REFER TO PLAN	FULL FORM, B&B, GUYED SPECIMEN QUALITY
46	BJ	BUFFALO JUNIPER <i>Juniperus sibirica "Buffalo"</i>	5 GAL 18"-24" SPREAD	SPACING 4' O.C. FULL FORM
18	OG	COMPACT OREGON GRAPE <i>Mahonia aquifolium compacta</i>	5 GAL 18"-24" SPD./HT.	SPACING 4' O.C. FULL FORM
3	MS	MESA VERDE SPRUCE <i>Picea pungens "Mesa Verde"</i>	7 or 10 GAL 18"-24" SPD./HT.	SPACING AS SHOWN FULL FORM
69	GS	GROW-LOW SUMAC <i>Rhus aromatica "Grow Low"</i>	5 GAL 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.
18	SC	SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	5 GAL 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.
36	PS	PALMER BUTTES SANDCHERRY <i>Prunus besseyi "P. B."</i>	5 GAL 18"-24" SPD./HT.	SPACING 3' O.C. 5 CANES MIN.
31	BG	BLUE AVENA GRASS <i>Helictotrichon sempervirens</i>	2 or 3 GAL ESTABLISHED	SPACING 3' O.C. TRIANGULAR
10	RV	RED VALERIAN <i>Centranthus ruber</i>	1 GAL ESTABLISHED	SPACING 30" O.C. TRIANGULAR
10	RY	RED YUCCA <i>Hesperaloe parviflora</i>	1 GAL ESTABLISHED	SPACING 30" O.C. TRIANGULAR

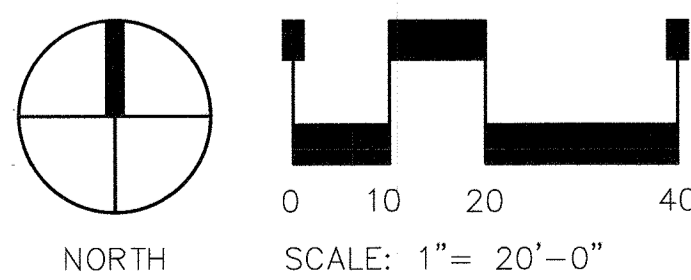
### NATIVE GRASS SEED MIX

LOW GROW MIX  
SEEDING RATE: 25 POUND PURE LIVE SEED PER ACRE (DRILLED APPLICATION). SEE SPECS. FOR ADDITIONAL INFORMATION.  
SEED MIXES AVAILABLE FROM ARKANSAS VALLEY SEED, DENVER, CO (303-320-7500)



PD AMENDMENT 09/11/2017

jeff swanson architect  
8505 East Alameda Ave. #2316  
Denver, CO 80230 720-838-7500



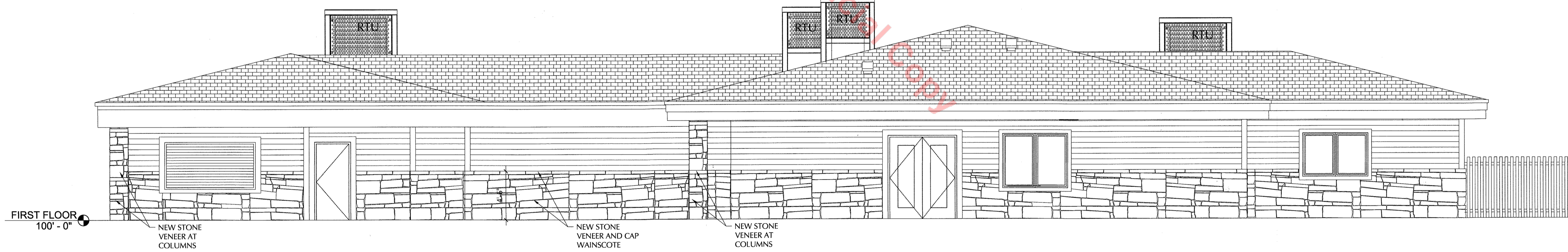
PROJECT NO. SDP17-0038  
FOUNDERS VILLAGE FILING NO. 14  
AMENDMENT NO. 2, LOT 1  
SITE DEVELOPMENT PLAN  
LANDSCAPE PLAN

SHEET NO:  
**3 of 6**

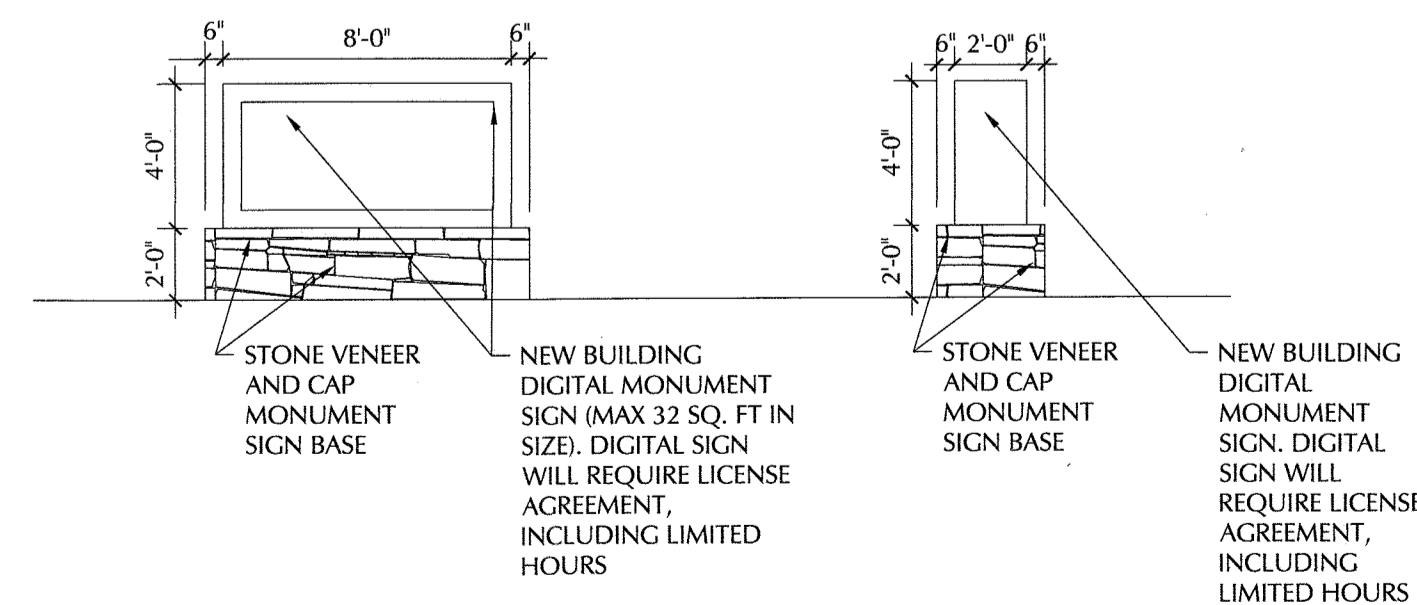
FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1  
SITE DEVELOPMENT PLAN  
(AN AMENDMENT TO THE FINAL PD SITE PLAN)  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



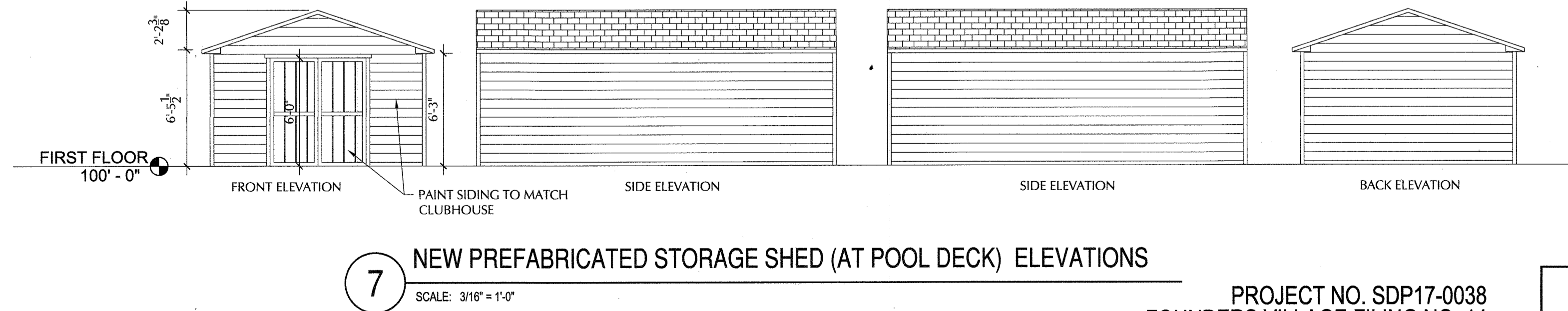
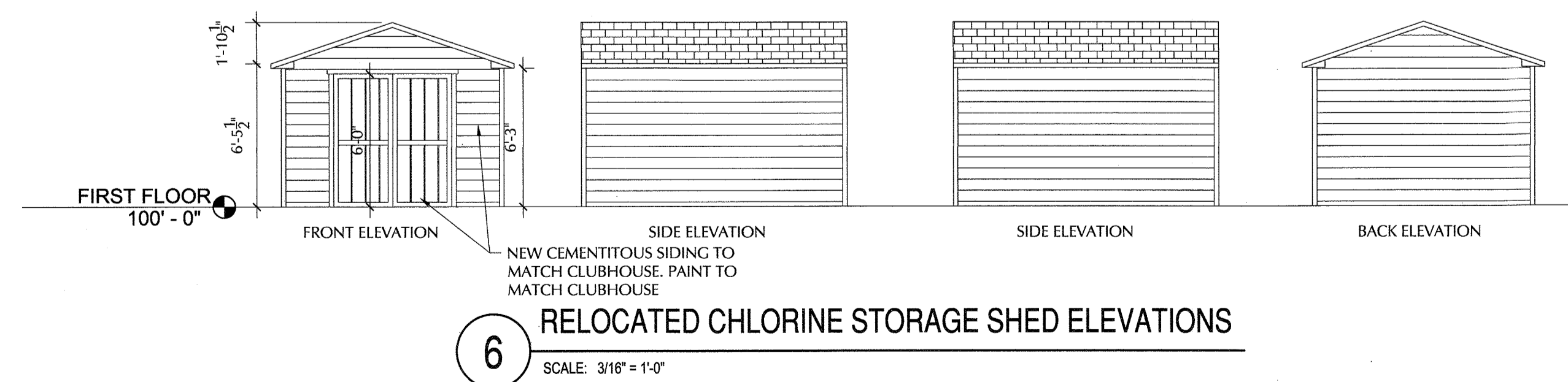
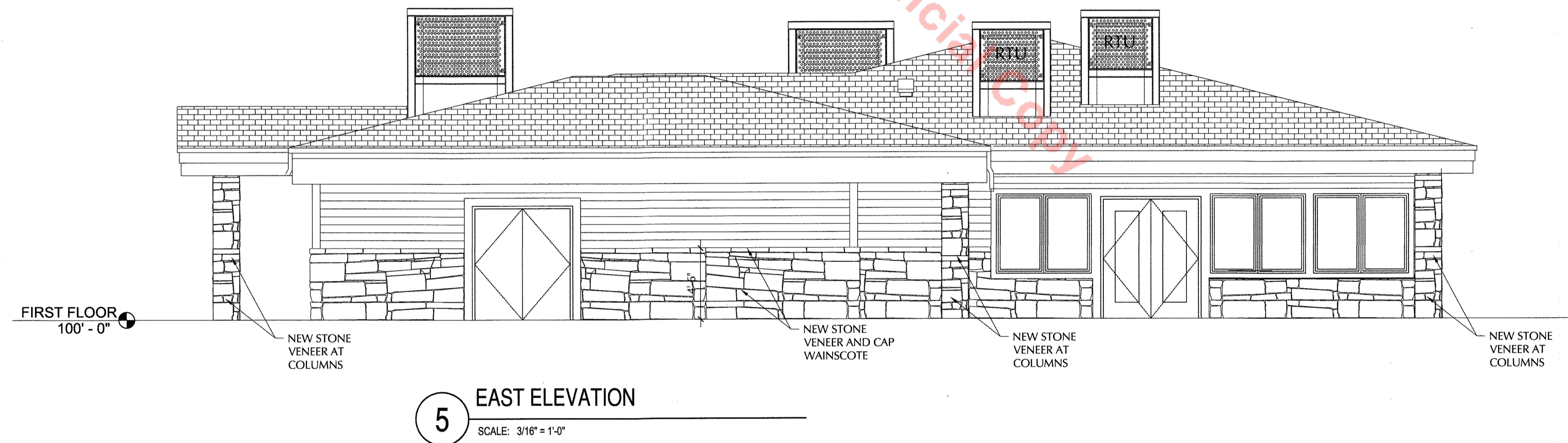
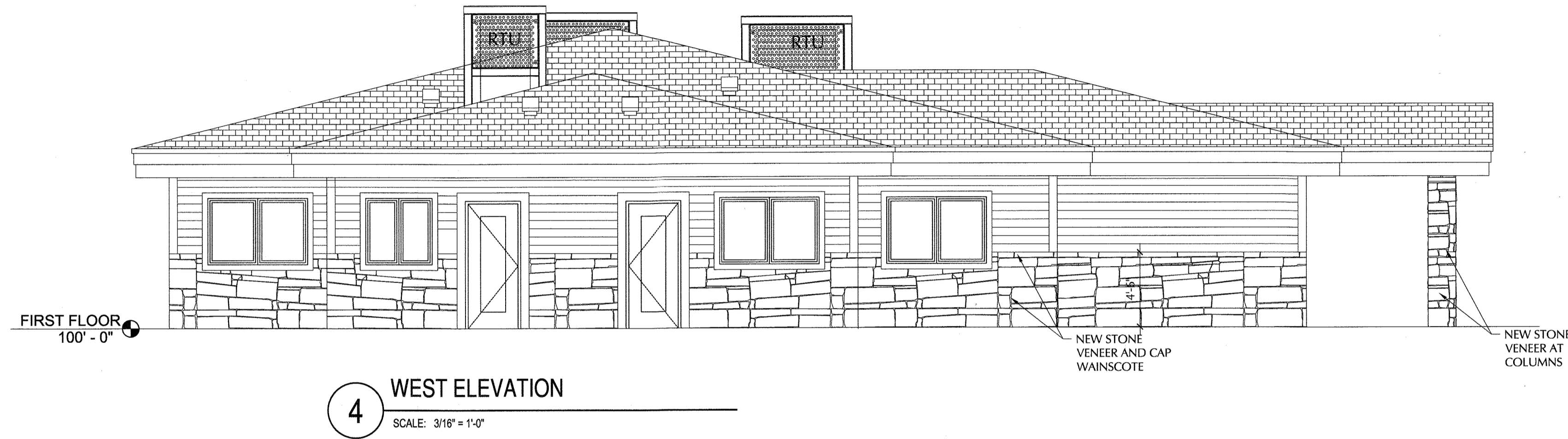
3 DIGITAL MONUMENT SIGN ELEVATIONS  
SCALE: 3/16" = 1'-0"

PROJECT NO. SDP17-0038  
FOUNDERS VILLAGE FILING NO. 14  
AMENDMENT NO. 2, LOT 1  
SITE DEVELOPMENT PLAN  
BUILDING ELEVATIONS

SHEET NO:

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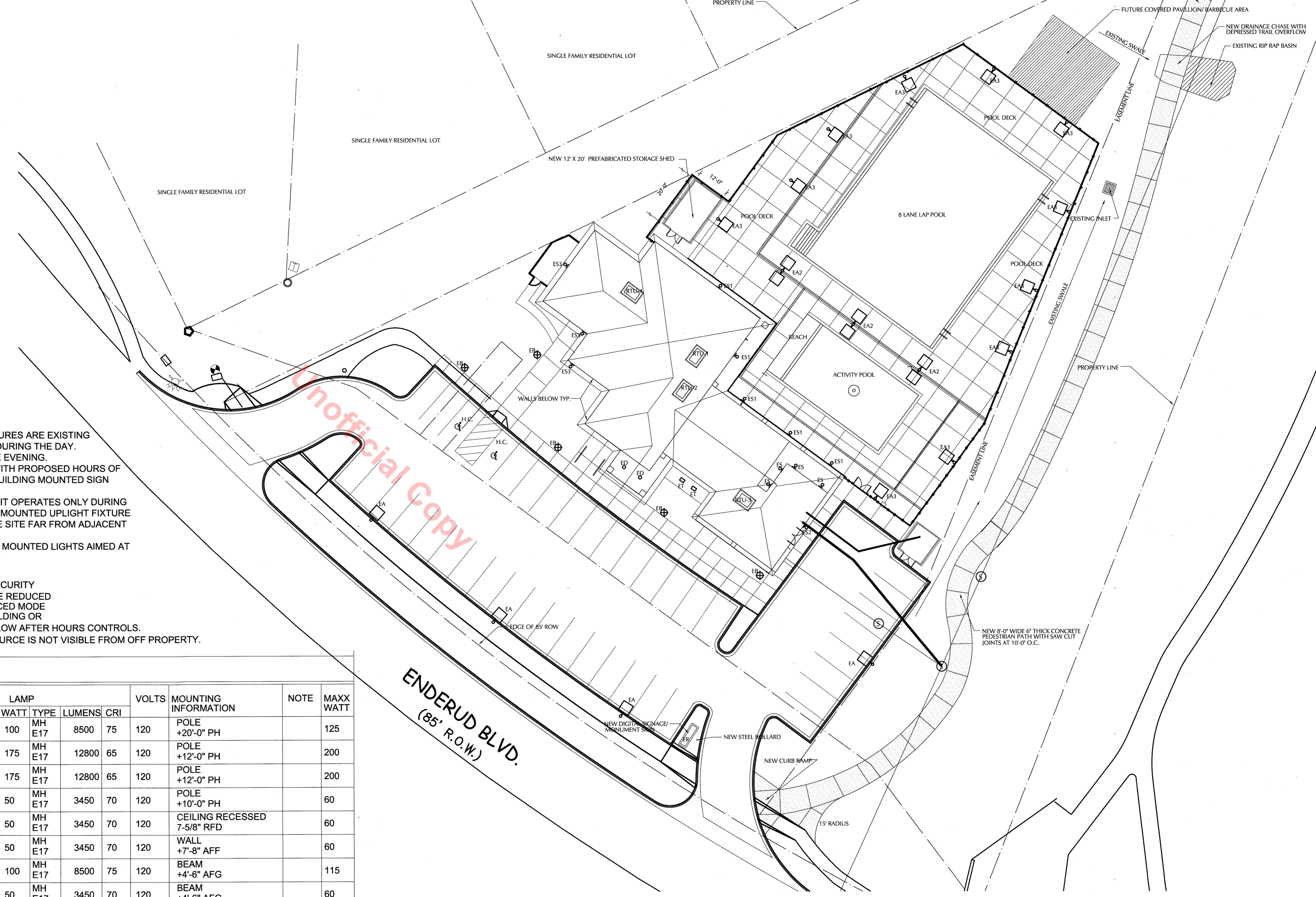
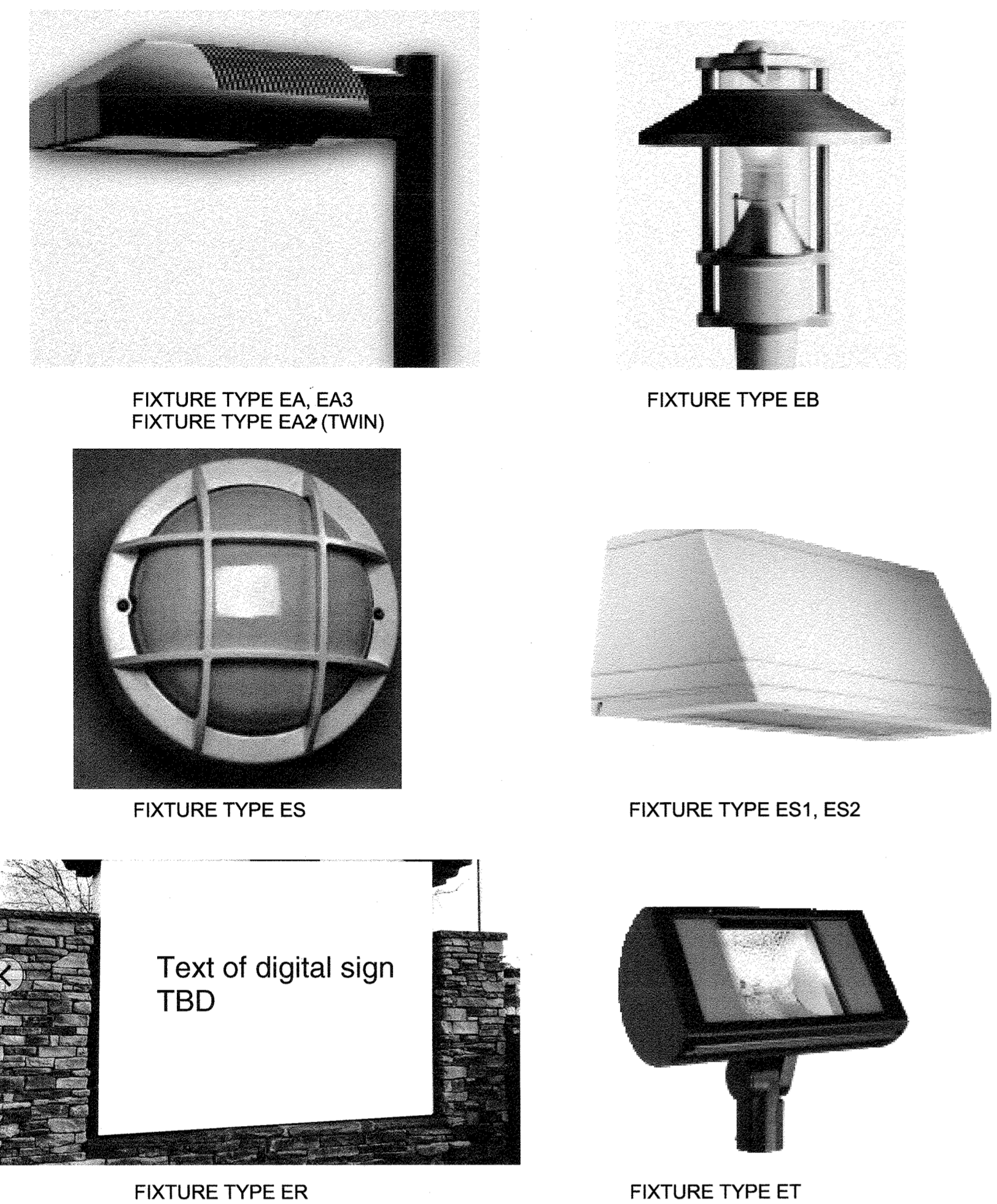
FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2, LOT 1  
SITE DEVELOPMENT PLAN  
(AN AMENDMENT TO THE FINAL PD SITE PLAN)  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT NO. SDP17-0038  
FOUNDERS VILLAGE FILING NO. 14  
AMENDMENT NO. 2, LOT 1  
SITE DEVELOPMENT PLAN  
BUILDING ELEVATIONS

SHEET NO:  
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# LOT 1, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN (AN AMENDMENT TO THE FINAL PD SITE PLAN) TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**GENERAL LIGHTING PLAN STANDARD NOTES FOR FIXTURES ER AND ET ONLY. ALL OTHER LIGHTING FIXTURES ARE EXISTING**

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.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

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.  
 NOTE: ALL ACCENT AND FACADE LIGHTING SHALL BE LOCATED AND SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT VISIBLE FROM OFF PROPERTY. IN ADDITION, NO ILLUMINANCE MAY ESCAPE THE BUILDING FACADE."

LUMINAIRE SCHEDULE										
KEY	DESCRIPTION	MANUFACTURER CATALOG NUMBER	LAMP				VOLTS	MOUNTING INFORMATION	NOTE	MAXX WATT
			QTY	WATT	TYPE	LUMENS				
EA (EX)	PARKING LOT AREA LIGHT. IESNA FULL CUTOFF SINGLE HEAD WITH HOUSE SIDE SHIELD	KIM LIGHTING 15A-SAR2-100MH120-DB/P-HS	4	100	MH E17	8500	75	120	POLE +20'-0" PH	125
EA2 (EX)	POOL DECK AREA LIGHT. IESNA FULL CUTOFF TWIN HEAD @180 DEGREES	KIM LIGHTING 25B-SAR3-175MH120-DB/P-HS	3	175	MH E17	12800	65	120	POLE +12'-0" PH	200
EA3 (EX)	POOL DECK AREA LIGHT. IESNA FULL CUTOFF SINGLE HEAD WITH HOUSE SIDE SHIELD	KIM LIGHTING 15A-SAR3-175MH120-DB/P-HS	11	175	MH E17	12800	65	120	POLE +12'-0" PH	200
EB (EX)	DECORATIVE ENTRY POLE	ARCHITECTURAL AREA LIGHTING SP2-ANG-GLA-50MH/120V-DBZ	5	50	MH E17	3450	70	120	POLE +10'-0" PH	60
ED (EX)	RECESSED METAL HALIDE DOWNLIGHT	LIGHTOLIER 1102HF-120/#26HR	2	50	MH E17	3450	70	120	CEILING RECESSED 7-5/8" RFD	60
ES (EX)	EXTERIOR WALL SCONCE	DESIGN PLAN MBC-9-A7-1-04-1-9-X-O	4	50	MH E17	3450	70	120	WALL +7'-8" AFF	60
ES1 (EX)	EXTERIOR WALL SCONCE. IESNA FULL CUTOFF POOL DECK AREA	LITHONIA LIGHTING WST-100M-PT-120-DDBT,WSBBW-DDBT	5	100	MH E17	8500	75	120	BEAM +4'-6" AFG	115
ES2 (EX)	EXTERIOR WALL SCONCE	LITHONIA LIGHTING WST-50M-PT-120-DDBT,WSBBW-DDBT	1	50	MH E17	3450	70	120	BEAM +4'-6" AFG	60
ES3 (EX)	EXTERIOR WALL SCONCE W/ COLD WEATHER BALLAST	DESIGN PLAN MBC-8-1B-1-04-1-C-X-O	3	32	PLT	2400	82	120	WALL +7'-8" AFF	36
ER	DIGITAL SIGN	TBD	1						MONUMENT SIGNAGE	
ET	UPLIGHTS FOR BUILDING MOUNTED SIGN	LITHONIA LIGHTING KFL3-250MP-HPW-120-DBL	2	250	MH E17			120	MOUNTED AT GRADE	

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

PL-PENDANT LENGHT  
 PH- POLE HEIGHT

NOTES: (EX) =EXISTING

**1 SITE LIGHTING PLAN**  
 SCALE: 1"=20'-0"

PROJECT NO. SDP17-0038  
 FOUNDERS VILLAGE FILING NO. 14  
 AMENDMENT NO. 2, LOT 1  
 SITE DEVELOPMENT PLAN  
**SITE LIGHTING PLAN**

SHEET NO:  
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