

# PLAT IDENTIFICATION SHEET

RECEPTION#: 021018395

DATE: 2-22-02

TIME: 10:26

FEE: \$ 50<sup>00</sup> (5 P)

GRANTOR:

(owner/signer)

Town of Castle Rock  
Founders One LLC

GRANTEE:

(subdivision name or name of plat)

Founders Village #15

LEGAL:

(section-township-range)

8-8-66

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# FOUNDERS VILLAGE FILING NO. 15

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
COVER

## PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 1 OF 5

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8, WHENCE THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8 BEARS NORTH 00°18'19" WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 32°15'42" WEST 1559.50 FEET TO A POINT ON THE EASTERLY LINE OF THE PUBLIC SERVICE COMPANY EASEMENT RECORDED IN BOOK 159 AT PAGE 129 AND BOOK 156 AT PAGE 247 OF THE RECORDS OF SAID DOUGLAS COUNTY AND A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°10'26" WEST 246.07 FEET ACROSS SAID EASEMENT AND ALONG SAID SOUTH LINE TO A POINT ON THE EASTERLY LINE OF FOUNDERS VILLAGE FILING NO. 3, A PLAT RECORDED IN SAID DOUGLAS COUNTY RECORDS AT RECEPTION NO. 382518; THENCE NORTH 24°42'24" WEST 1070.54 FEET ALONG THE EASTERLY LINE OF SAID FOUNDERS VILLAGE FILING NO. 3 TO A POINT ON THE SOUTHERLY LINE OF FOUNDERS VILLAGE FILING NO. 4, A PLAT RECORDED IN SAID DOUGLAS COUNTY RECORDS AT RECEPTION NO. 8619237; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 85°17'36" EAST 197.21 FEET;
- 2) THENCE NORTH 89°56'51" EAST 188.04 FEET;
- 3) THENCE NORTH 58°28'02" EAST 124.34 FEET;
- 4) THENCE NORTH 89°56'51" EAST 244.39 FEET TO THE SOUTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 8-A, A PLAT RECORDED IN SAID DOUGLAS COUNTY RECORDS AT RECEPTION NO. 9438487;

THENCE CONTINUING NORTH 89°56'51" EAST 782.85 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF MIKELSON BOULEVARD AS DEDICATED ON THE PLAT OF FOUNDERS VILLAGE FILING NO. 11, A PLAT RECORDED IN SAID DOUGLAS COUNTY RECORDS AT RECEPTION NO. 8702940 AND A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS NORTH 89°52'57" EAST 617.50 FEET; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTHEASTERLY 639.59 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 59°20'42" AND A RADIUS OF 617.50 FEET TO A POINT OF TANGENT;
- 2) THENCE SOUTH 59°28'46" EAST 288.70 FEET ALONG SAID TANGENT TO A POINT;
- 3) THENCE NORTH 30°33'14" EAST 85.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF FOUNDERS VILLAGE FILING NO. 12, A PLAT RECORDED IN SAID DOUGLAS COUNTY RECORDS AT RECEPTION NO. 8702938;

THENCE SOUTH 59°28'46" EAST 163.82 FEET ALONG SAID SOUTHWESTERLY LINE TO A POINT; THENCE SOUTH 27°26'50" WEST 463.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°11'26" WEST 484.14 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE SOUTH 89°10'26" WEST 825.67 FEET ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCELS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST QUARTER NORTH 89°11'26" EAST, A DISTANCE OF 484.14 FEET; THENCE NORTH 27°26'50" EAST, A DISTANCE OF 378.28 FEET; THENCE NORTH 59°28'46" WEST, A DISTANCE OF 168.54 FEET TO A POINT ON THE RIGHT OF WAY LINE OF MIKELSON BOULEVARD AS SHOWN ON THE PLAT OF FOUNDERS VILLAGE FILING NO. 11, RECORDED AT RECEPTION NO. 8702940 OF THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 59°28'46" WEST, A DISTANCE OF 288.70 FEET TO A POINT ON A CURVE;
- 2) THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°23'14" AN ARC DISTANCE OF 273.61 FEET, A RADIUS OF 617.50 FEET AND A CHORD BEARING OF NORTH 48°45'09" WEST, A DISTANCE OF 271.38 FEET TO A POINT;
- THENCE SOUTH 58°15'41" WEST, A DISTANCE OF 549.08 FEET TO A POINT ON A CURVE;
- THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°06'37" AN ARC DISTANCE OF 34.66 FEET, A RADIUS OF 325.00 FEET AND A CHORD BEARING OF SOUTH 55°12'23" WEST, A DISTANCE OF 34.64 FEET; THENCE SOUTH 52°09'04" WEST, A DISTANCE OF 110.47 FEET; THENCE SOUTH 37°50'58" EAST, A DISTANCE OF 73.52 FEET; THENCE SOUTH 23°26'44" EAST, A DISTANCE OF 171.00 FEET; THENCE SOUTH 14°02'41" EAST, A DISTANCE OF 116.05 FEET; THENCE SOUTH 00°49'34" EAST, A DISTANCE OF 62.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG SAID SOUTH LINE NORTH 89°10'26" EAST, A DISTANCE OF 373.43 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A TRACT OF LAND BEING TRACT "C", PROPOSED FOUNDERS VILLAGE FILING NO. 13, LOCATED IN THE SOUTH ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

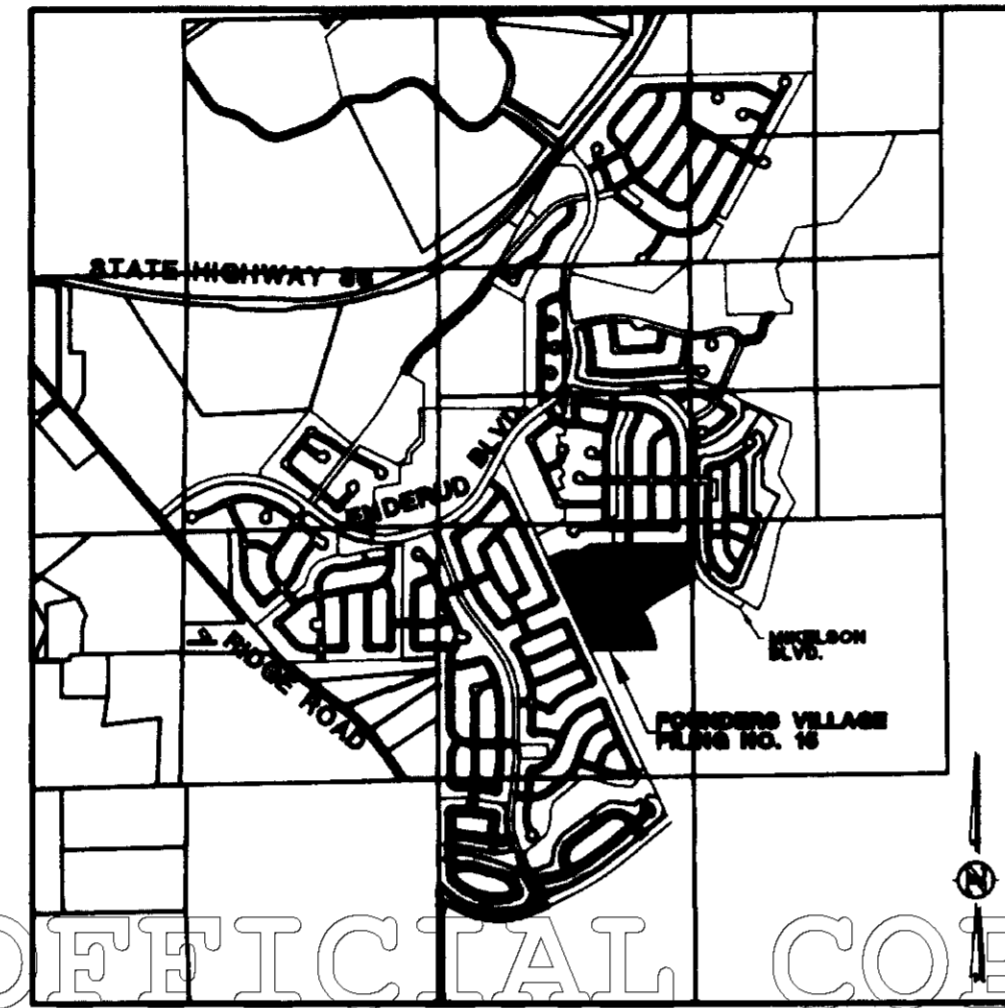
COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 8; THENCE NORTH 15°46'00" WEST, A DISTANCE OF 1861.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°09'04" WEST, A DISTANCE OF 260.74 FEET TO A POINT OF CURVE; THENCE ON A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°11'48", A RADIUS OF 178.00 FEET, AND AN ARC DISTANCE OF 34.78 FEET; THENCE NORTH 24°42'36" WEST, A DISTANCE OF 269.15 FEET; THENCE NORTH 89°57'07" EAST, A DISTANCE OF 298.30 FEET; THENCE SOUTH 37°50'56" EAST, A DISTANCE OF 83.89 FEET TO THE POINT OF BEGINNING.

THE RESULTING PARCELS OF LAND CONTAIN 26.513 ACRES (1,154,906 SQUARE FEET), MORE OR LESS.

**ORIGIN BENCHMARK**  
U.S.C.S. 3.5" BRASS CAP IN ROCK  
W 336 1952 ELEV. = 6556.775

**PROJECT BENCHMARK**  
CHISELED SQUARE, SE COR CONC DRYWAY  
NE SIDE FIRE STATION  
ELEV. = 6597.15 (375017)

TRACT	SQ. FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
<b>FOUNDERS VILLAGE FILING NO. 15 OPEN SPACE DEDICATIONS AND CONVEYANCES</b>					
TRACT "A"	254,736	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	OPEN SPACE/UTILITY/TRAIL/DRAINAGE
TRACT "B"	63,005	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	OPEN SPACE
TRACT "C"	2,985	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	OPEN SPACE
TRACT "D"	1,412	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/DRAINAGE
TRACT "E"	5,112	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
TRACT "F"	7,851	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE



VICINITY MAP

2000 1000 0 2000 4000

SCALE: 1" = 2000'

### NOTES:

1. THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS RECEIVED FROM THE TOWN OF CASTLE ROCK WITH CONTOUR INTERVALS OF TWO (2) FEET.
2. THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY ROCKY MOUNTAIN CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
3. ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT 8'; SIDE LOT AT 5' R.O.W.; SIDE LOT BETWEEN LOTS 5'; REAR LOT 8'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
4. ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO TOWN.
5. TRACTS D, E, AND F ARE TO BE CONVEYED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR FOUNDERS VILLAGE FILING NO. 15 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PRIVATE OPEN SPACE FACILITIES.
6. TRACTS B AND C ARE LANDS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC PURPOSES, INCLUDING UTILITIES, DRAINAGE, OPEN SPACE, AND TRAILS. TRACT A WILL BE CONVEYED TO THE TOWN BY SEPARATE INSTRUMENT.
7. SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
8. STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
9. UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL DESIGN.
10. ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMP. ALL "T" INTERSECTIONS SHALL HAVE THREE (3) RAMPS.
11. WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICE ARE GENERALLY LOCATED 5' TO THE DOWN SIDE OF THE LOT FROM THE CENTER OF THE LOT.
12. THERE ARE NO FLOOD HAZARD AREAS WITHIN THIS DEVELOPMENT.
13. THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
14. CASH-IN-LIEU OF WATER RIGHTS WILL BE PAID TO THE TOWN OF CASTLE ROCK PRIOR TO FINAL PLAT APPROVAL TO MAKE UP SHORTAGE IN WATER DEDICATION REQUIREMENT. 87 SFE'S ARE FOR THE SINGLE FAMILY HOMES & 2 SFE'S ARE FOR THE PROPOSED 1" IRRIGATION TAP.
15. ALL OFF SITE EASEMENTS WILL BE DEDICATED BY SEPARATE DOCUMENTS.

### PREPARED FOR:

ENGLE HOMES COLORADO  
7340 E. CALEY AVENUE, STE 300  
ENGLEWOOD, CO 80111  
CONTACT: ROB THORSHIMM  
PHONE: (303) 770-4848  
FAX: (303) 721-8708

### LAND PLANNER

ENGLE HOMES COLORADO  
7340 E. CALEY AVENUE, STE 300  
ENGLEWOOD, CO 80111  
CONTACT: ROB THORSHIMM  
PHONE: (303) 770-4848  
FAX: (303) 721-8708

### PROPERTY OWNER

FOUNDERS ONE, LLC  
A COLORADO LIMITED LIABILITY CO.  
1745 S. ALMA SCHOOL ROAD #180  
MESA, AZ 85210  
CONTACT: JOHN CORK  
PHONE: (480) 820-0877  
FAX: (480) 898-8888

### CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.  
8901 E. PRENTICE AVENUE, STE 101  
GREENWOOD VILLAGE, CO 80111  
CONTACT: JOSEPH HUEY  
PHONE: (303) 741-8000  
FAX: (303) 741-6108

### SITE DATA

#### SINGLE FAMILY DETACHED BLOCKS 1-8

1. NUMBER OF LOTS . . . . . 87
2. GROSS DENSITY . . . . . 6.30 LOTS/ACRE
3. LAND USE . . . . . RESIDENTIAL
4. BUILDING TYPE . . . . . SINGLE FAMILY DETACHED
5. ROADWAY AREA (LOCAL 1/11 R.O.W.) . . . . . 5.70 ACRES
6. LOT AREA . . . . . 13.82 ACRES
7. PUBLIC OPEN SPACE (TRACTS A, AND C ARE TO BE DEDICATED) . . . . . 5.91 ACRES
8. PUBLIC OPEN SPACE (TRACTS B IS TO BE DEDICATED) . . . . . 0.42 ACRES
9. TOTAL PUBLIC O.S. . . . . 6.33 ACRES
10. PRIVATE OPEN SPACE (TRACTS D, E, AND F ARE TO BE DEDICATED) . . . . . 0.33 ACRES
11. TOTAL PLAN AREA (LOTS, OPEN SPACE & ROW) . . . . . 26.17 ACRES
12. MINIMUM LOT AREA . . . . . 5,500 S.F.
13. MAXIMUM LOT AREA . . . . . 13,491 S.F.
14. AVERAGE LOT AREA . . . . . 6,915 S.F.

#### FIRE STATION NO. 3

1. ROADWAY AREA (LOCAL II R.O.W.) . . . . . 0.11 ACRES
2. PUBLIC OPEN SPACE AREA OF EXISTING FIRE BOUNDARY TO REMAIN . . . . . 1.03 ACRES
3. TOTAL EXISTING FIRE STATION AREA . . . . . 1.14 ACRES
4. AREA DEDICATED FROM FOUNDERS NO.15 TO FIRE AS PUBLIC O.S. . . . . 0.42 ACRES
5. AREA OF NEW FIRE BOUNDARY (TRACT B) . . . . . 1.45 ACRES

#### SINGLE FAMILY DETACHED AND FIRE STATION NO. 3

1. TOTAL PLAN AREA . . . . . 27.32 ACRES

#### BUILDING SETBACKS

1. ALL SETBACKS ARE FROM LOT LINE  
FRONT . . . . . 20' MIN.  
BACK . . . . . 20' MIN.  
SIDE . . . . . 5' MIN.  
CORNER LOT LINE ALONG LOCAL ROAD . . . . . 10' MIN.
2. FENCE RESTRICTIONS  
CORNER LOT . . . . . 3' MIN. FROM SIDEWALK
3. MAX HEIGHT IN THIS SUBDIVISION . . . . . 35' MAX.

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED IS AN OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING 15 IN THE TOWN OF CASTLE ROCK.

TOWN OF CASTLE ROCK

By: Rob Datta  
MAYOR

SIGNED THIS 20<sup>TH</sup> DAY OF February, 2002

NOTARY PUBLIC Cherie King  
My Commission Expires: 09-21-05

J. L. KING  
NOTARY PUBLIC  
STATE OF COLORADO

### SHEET INDEX

- SHEET 1 OF 5 . . . . . COVER SHEET
- SHEET 2 OF 5 . . . . . OVERALL UTILITY PLAN
- SHEET 3 OF 5 . . . . . LOT LAYOUT AND GRADING PLAN
- SHEET 4 OF 5 . . . . . FINAL LANDSCAPING PLAN
- SHEET 5 OF 5 . . . . . LANDSCAPING DETAILS

ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave., Suite 101  
Greenwood Village, CO 80111  
Revision: JULY 2001  
Date: APRIL 2001  
Job No. 22-3532.004.00  
FAX (303) 741-6108

### CIVIL ENGINEER'S STATEMENT

I, JOSEPH EDWARD HUEY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN HAVE BEEN DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC CONSTRUCTION STANDARDS.

JOSEPH E. HUEY  
35183  
DATE 10/15/01

### SURVEYOR'S STATEMENT

I, JOHN R. WEST, JR., BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS PRELIMINARY PLAT IS "IN CONFORMANCE" WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

JOHN R. WEST, JR.  
PLS. NO. 25645  
DATE 10-15-01

### PLANNING COMMISSION RECOMMENDATION

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE DAY OF July, A.D., 2001

ATTEST:

[Signature] 2/4/02  
CHAIRMAN DATE  
[Signature] 11/31/02  
PLANNING AND DEVELOPMENT DIRECTOR DATE

### TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 26 DAY OF July, A.D., 2001.

ATTEST:

[Signature] 2-19-02  
MAYOR DATE  
[Signature] 2-19-02  
TOWN CLERK DATE

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT (TIME) ON THE 28 DAY OF FEB, 2002 IN BOOK     , PAGE     , MAP     , RECEPTION NO. 06818395

DOUGLAS COUNTY CLERK AND RECORDER

By: [Signature]  
DEPUTY

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING 15 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON      IN BOOK AT PAGE      DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

WELLINGTON MORTGAGE FUND II LLC

SIGNED THIS 22nd DAY OF October, 2001

NOTARY PUBLIC [Signature]

### TITLE CERTIFICATION

I, [Signature], AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor, 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 LIENHOLDERS SUBORDINATION CERTIFICATE.

SIGNED THIS 13th DAY OF November, 2001

AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

LAND TITLE GUARANTOR

NOTARY PUBLIC [Signature]

SUSAN L. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED IS AN OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING 15 IN THE TOWN OF CASTLE ROCK.

FOUNDERS ONE LLC

By: [Signature]  
MANAGER

SIGNED THIS 22nd DAY OF Oct, 2001

NOTARY PUBLIC [Signature]

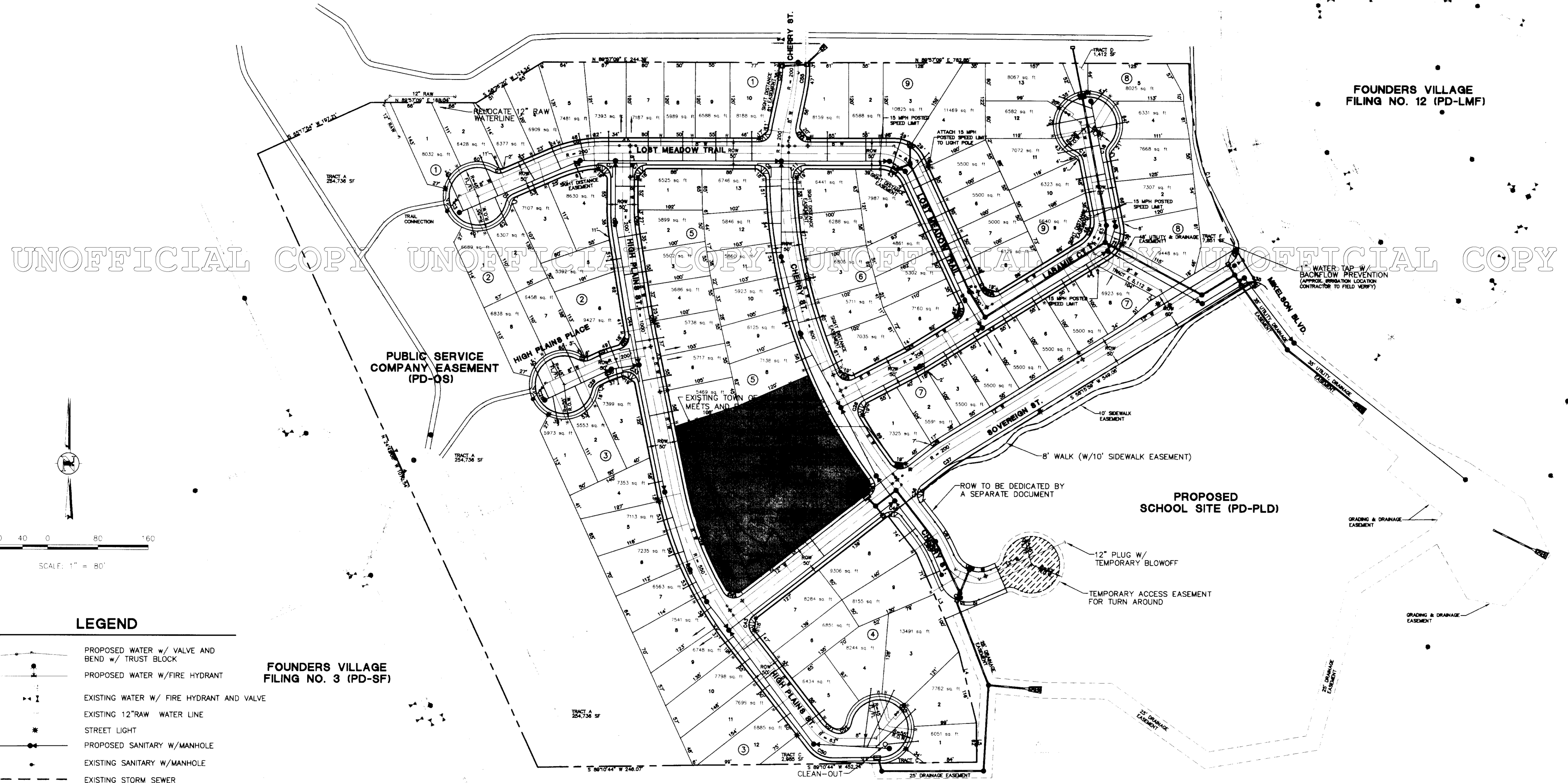
JANET A. HINER  
NOTARY PUBLIC - APPROVED  
DOUGLAS COUNTY  
My Comm. Exp. 01-13-2006

PRELIMINARY PLAT/FINAL PD SITE PLAN  
COVER  
SHEET 1 OF 5

# FOUNDERS VILLAGE FILING NO. 15

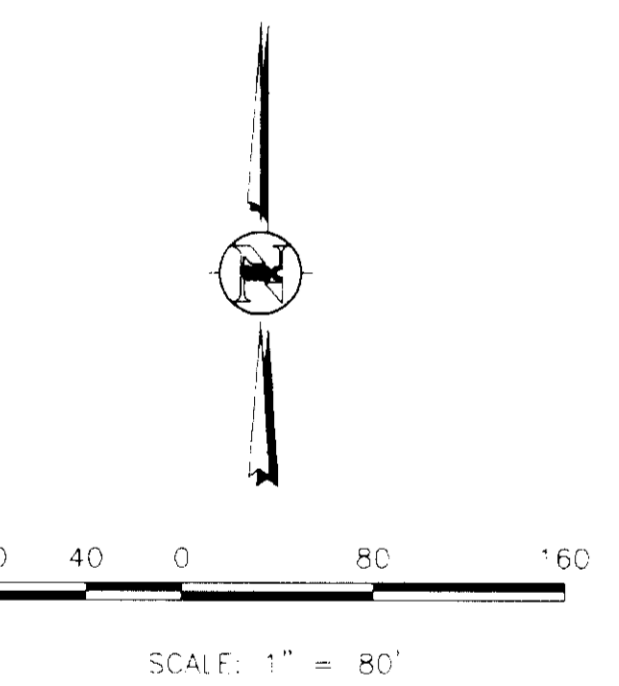
A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
OVERALL UTILITY PLAN

PRELIMINARY PLAT/FINAL PD SITE PLAN  
VILLAGES AT CASTLE ROCK FILING NO. 4 (PD-SF) SHEET 2 OF 5 FOUNDERS VILLAGE FILING NO. 8A (PD-SF)



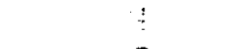




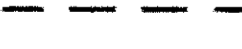


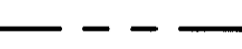






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FOUNDERS VILLAGE FILING NO. 12 (PD-LMF)



### LEGEND

-  PROPOSED WATER w/ VALVE AND BEND w/ TRUST BLOCK
-  PROPOSED WATER w/ FIRE HYDRANT
-  EXISTING WATER w/ FIRE HYDRANT AND VALVE
- EXISTING 12" RAW WATER LINE
-  STREET LIGHT
-  PROPOSED SANITARY w/ MANHOLE
-  EXISTING SANITARY w/ MANHOLE
-  EXISTING STORM SEWER
-  PROPOSED STORM DRAIN w/ PAN
-  PROPOSED INLET
-  DRAINAGE PAN
-  BOUNDARY LINE
-  DRIVEWAY LOCATION
-  EXISTING OVERHEAD UTILITY w/ POLE
-  TEMPORARY ASPHALT TURN AROUND
-  TRACT B AREA

FOUNDERS VILLAGE FILING NO. 3 (PD-SF)

PARK (PD-PLD)

PROPOSED SCHOOL SITE (PD-PLD)

12" PLUG W/ TEMPORARY BLOWOFF  
TEMPORARY ACCESS EASEMENT FOR TURN AROUND

WELL AND SEPTIC AT FIRE STATION:  
WELL AND SEPTIC TANK WILL BE ABANDONED BY TOWN.  
STUBS FOR WATER AND SANITARY ARE SHOWN AND WILL BE PROVIDED BY DEVELOPER. ACTUAL CONNECTION TO WATER AND SANITARY SEWER TO BE COMPLETED BY TOWN.

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.  
Revision: JULY 2001 Suite 101  
Greenwood Village, CO 80111  
Date: APRIL 2001 Job No. 22-3532.004.00 (303) 741-6000  
FAX (303) 741-6108

PRELIMINARY PLAT/FINAL PD SITE PLAN  
OVERALL UTILITY PLAN  
SHEET 2 OF 5

NUMBER	DIRECTION	DISTANCE
L1	N 52°09'22" E	110.47'
L2	N 37°50'38" W	73.52'
L3	N 23°26'26" W	171.00'
L4	S 14°02'23" E	116.05'
L5	S 00°49'16" E	62.40'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	33°57'28"	617.50	365.98
C2	06°06'37"	325.00	34.66
C3	111°1'48"	178.00	34.78

# FOUNDERS VILLAGE FILING NO. 15

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8,  
TOWNSHIP 8 SOUTH, TANGE 66 WEST OF THE SIXTH PRINCAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
LOT LAYOUT AND GRADING PLAN

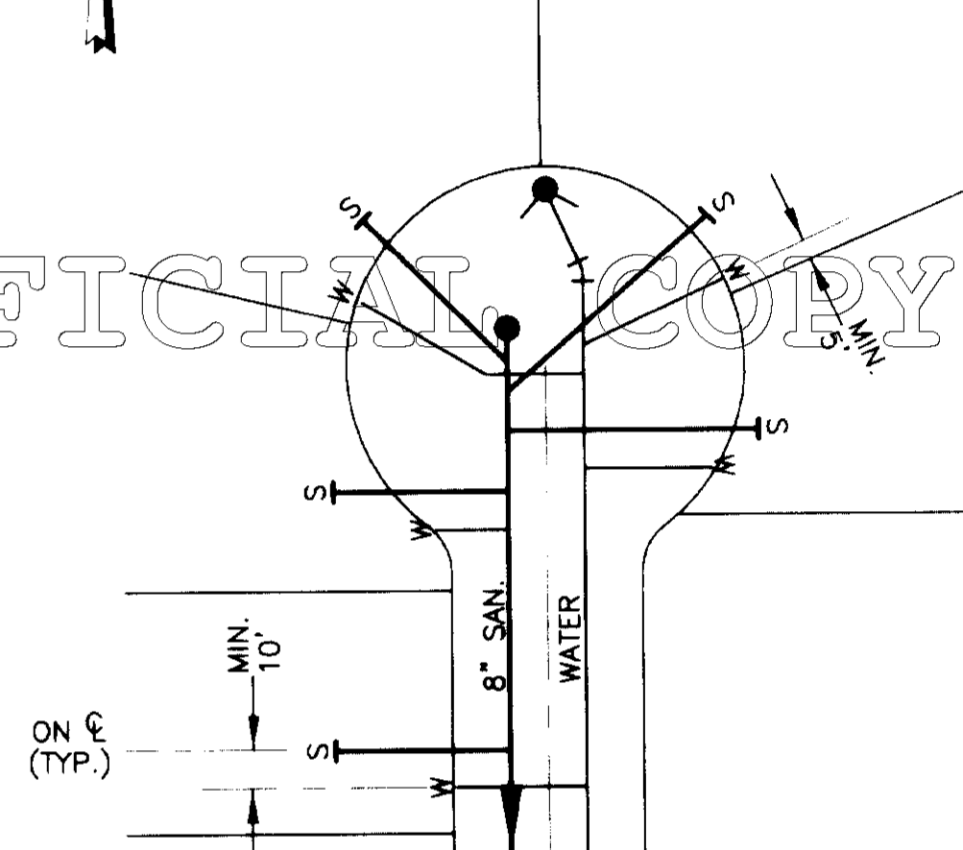
## PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 3 OF 5

### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM DRAIN W/INLET
- DRAINAGE PAN
- GRADE ARROW
- CENTERLINE
- EASEMENT
- BOUNDARY LINE
- DRIVEWAY LOCATION
- TEMPORARY ASPHALT TURN AROUND
- DRIVEWAY RECONFIGURATION

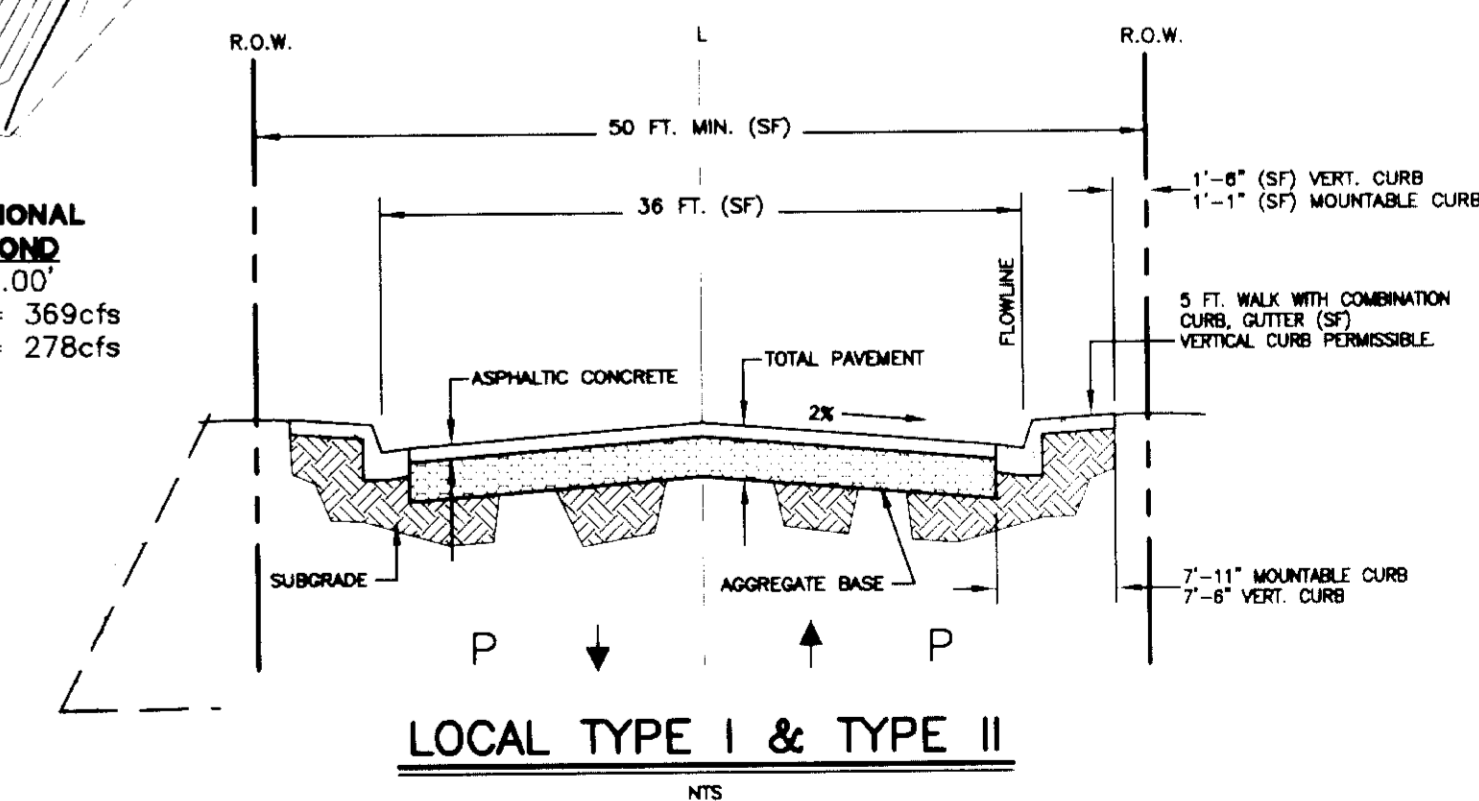
0' 40' 80' 160' 240' 320'  
SCALE: 1" = 80'



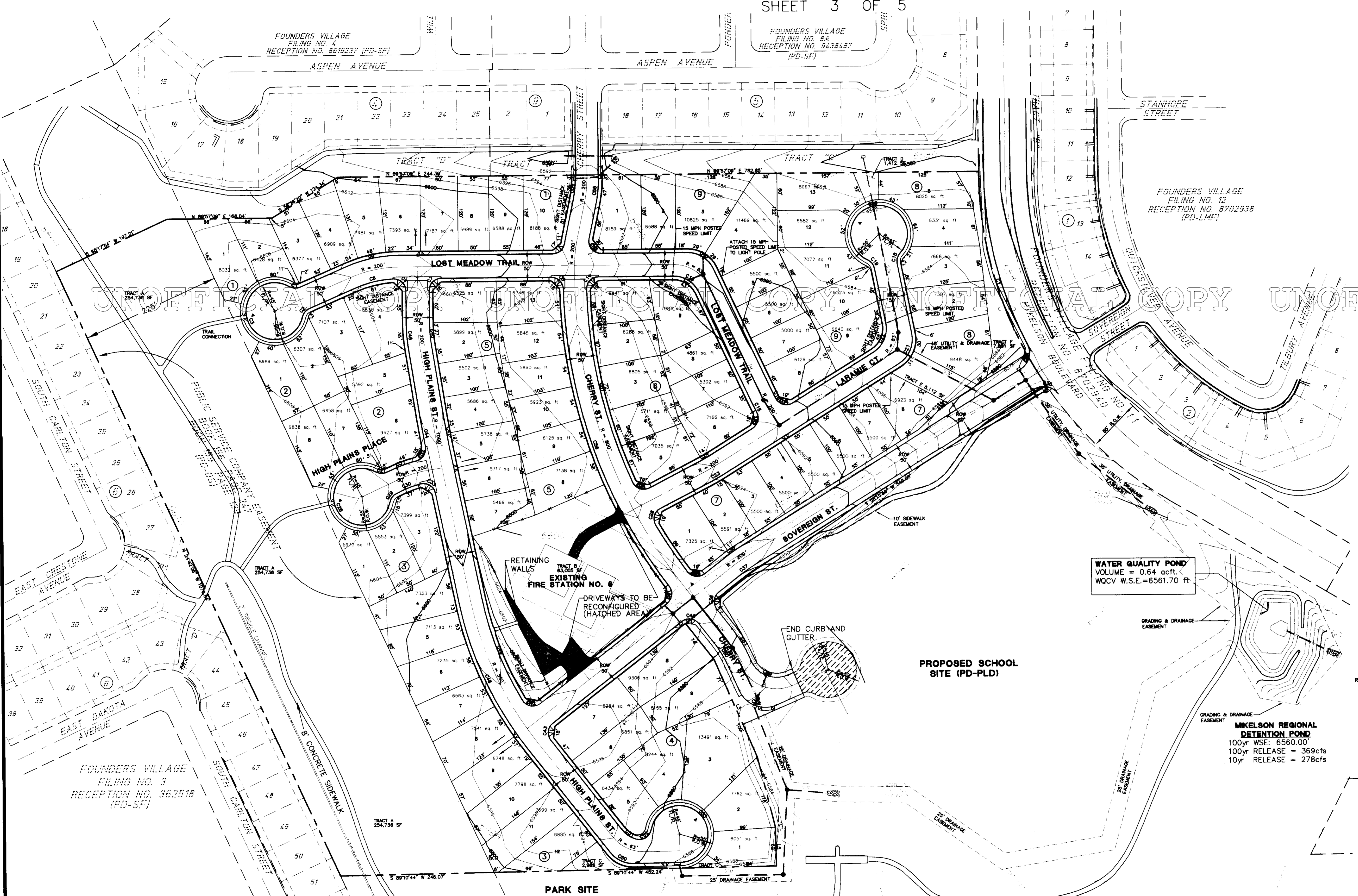
TYPICAL WATER & SANITARY SEWER SERVICE CUL-DE-SAC  
N.T.S.

NOTE: SEE COVER SHEET FOR TRACT OWNERSHIP.

FOUNDERS VILLAGE FILING NO. 15 ROAD CLASSIFICATION	
LOST MEADOW TRAIL	LOCAL TYPE 1/II
LARAMIE COURT	LOCAL TYPE 1/II
HIGH PLAINS PLACE	LOCAL TYPE I
SOVEREIGN STREET	LOCAL TYPE II
HIGH PLAINS STREET	LOCAL TYPE 1/II
CHERRY STREET	LOCAL TYPE 1/II
MIKELSON BOULEVARD	MINOR ARTERIAL



PRELIMINARY PLAT/ FINAL PD SITE PLAN  
LOT LAYOUT AND GRADING PLAN  
SHEET 3 OF 5



WATER QUALITY POND  
VOLUME = 0.64 acft.  
WQCW W.S.E. = 6561.70 ft

PROPOSED SCHOOL SITE (PD-PLD)

PARK SITE (PD-PLD)

**RMC**  
ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave. Suite 101  
Greenwood Village, CO 80111  
Revision: JULY 2001 (303) 741-6000  
Date: APRIL 2001 Job No. 22-3532.004.00 FAX (303) 741-6108

# FOUNDERS VILLAGE FILING NO. 15

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
LANDSCAPING PLAN

## PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 4 OF 5

### LEGEND

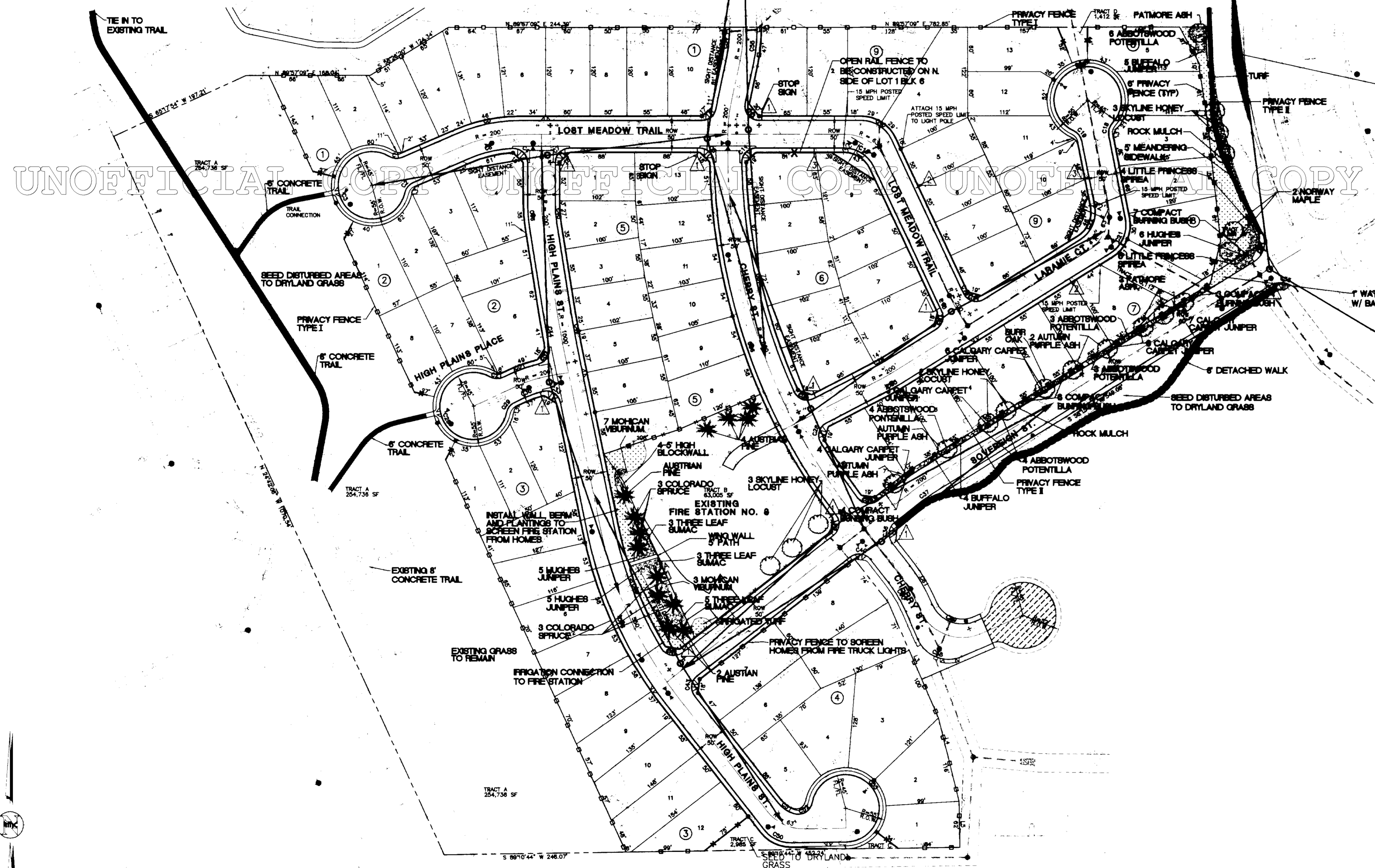
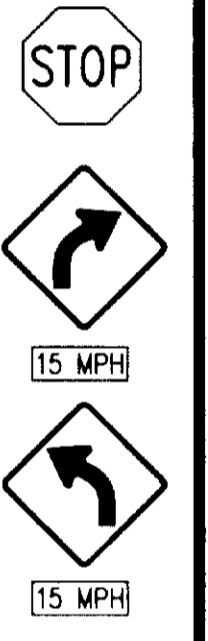
- SHRUBS
- DECIDUOUS TREES
- EVERGREEN TREES
- OPEN RAIL FENCE
- PRIVACY FENCE TYPE I
- PRIVACY FENCE TYPE II
- SIGHT TRIANGLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BIKE PATH/SIDEWALK
- STORM WITH INLET
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- STOP SIGN (R1-1)
- RIGHT CURVE (W1-2R)
- LEFT CURVE (W1-2L)

ANY EXIST. OR PROP. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLES (HATCHED AREA) HIGHER THAN 32" MUST BE REMOVED/REPLACED TO CONFORM W/ PWR, SECTION II, CHAPTER 2.12.3 (MEDIAN ISLANDS)

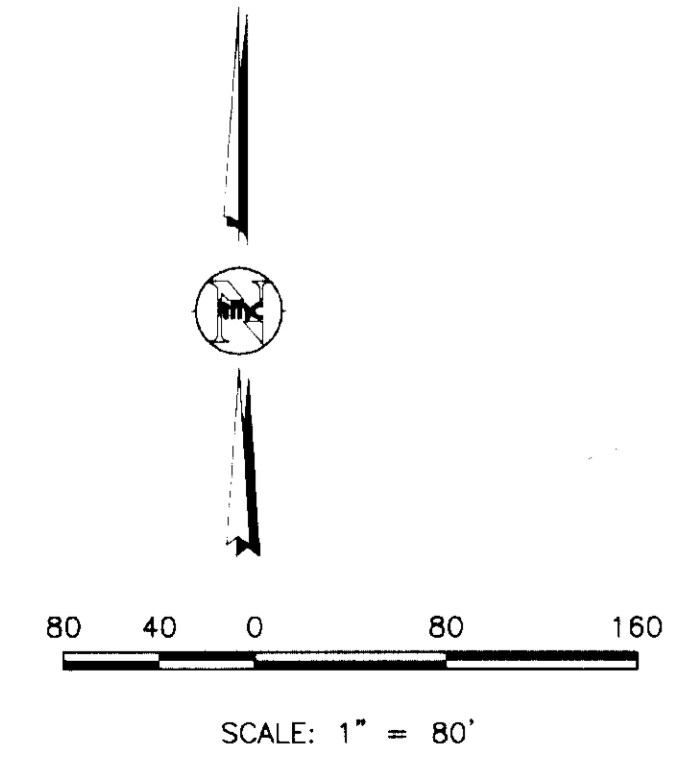
**SIGHT DISTANCE MIDDLE ORDINATE**

$$M = \frac{5730(1 - \cos \frac{SD}{200})}{D}$$

R = 55.0'  
D = 104.2'  
S = 125.0'  
M = 32.0'



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PRIVATE PERIMETER FENCING ALONG MIKELSON STREET AND SOVEREIGN STREET - WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION  
 OPEN RAIL FENCING ALONG OPENSAPCE, AND PRIVACY FENCING ALONG LOTS 1, 2, AND 3, BLOCK 4 AND LOTS 7 AND 8, BLOCK 5 - PERIODIC REPAIR WILL BE BY HOMEOWNER, MAJOR REPAIR/REPLACEMENT WILL BE BY HOMEOWNERS ASSOCIATION  
 COMMON LOT FENCING - WILL BE MAINTAINED BY HOMEOWNER  
 FOUNDERS VILLAGE FILING NO. 8A, TRACTS D AND G: THESE TRACTS ARE OWNED BY THE TOWN OF CASTLE ROCK, BUT WILL BE MAINTAINED BY THE FOUNDERS VILLAGE HOA. GRADING AND NATIVE SEEDING OF THESE TRACTS WILL BE COMPLETED BY THE DEVELOPER OF FOUNDERS VILLAGE FILING NO. 15. AFTER THIS IS COMPLETE, THE FOUNDERS VILLAGE METROPOLITAN DISTRICT WILL INSTALL A CONCRETE TRAIL, TREES, AND A DRIP IRRIGATION SYSTEM. AT THIS TIME THE HOA WILL ASSUME MAINTENANCE.

# FOUNDERS VILLAGE FILING NO. 15

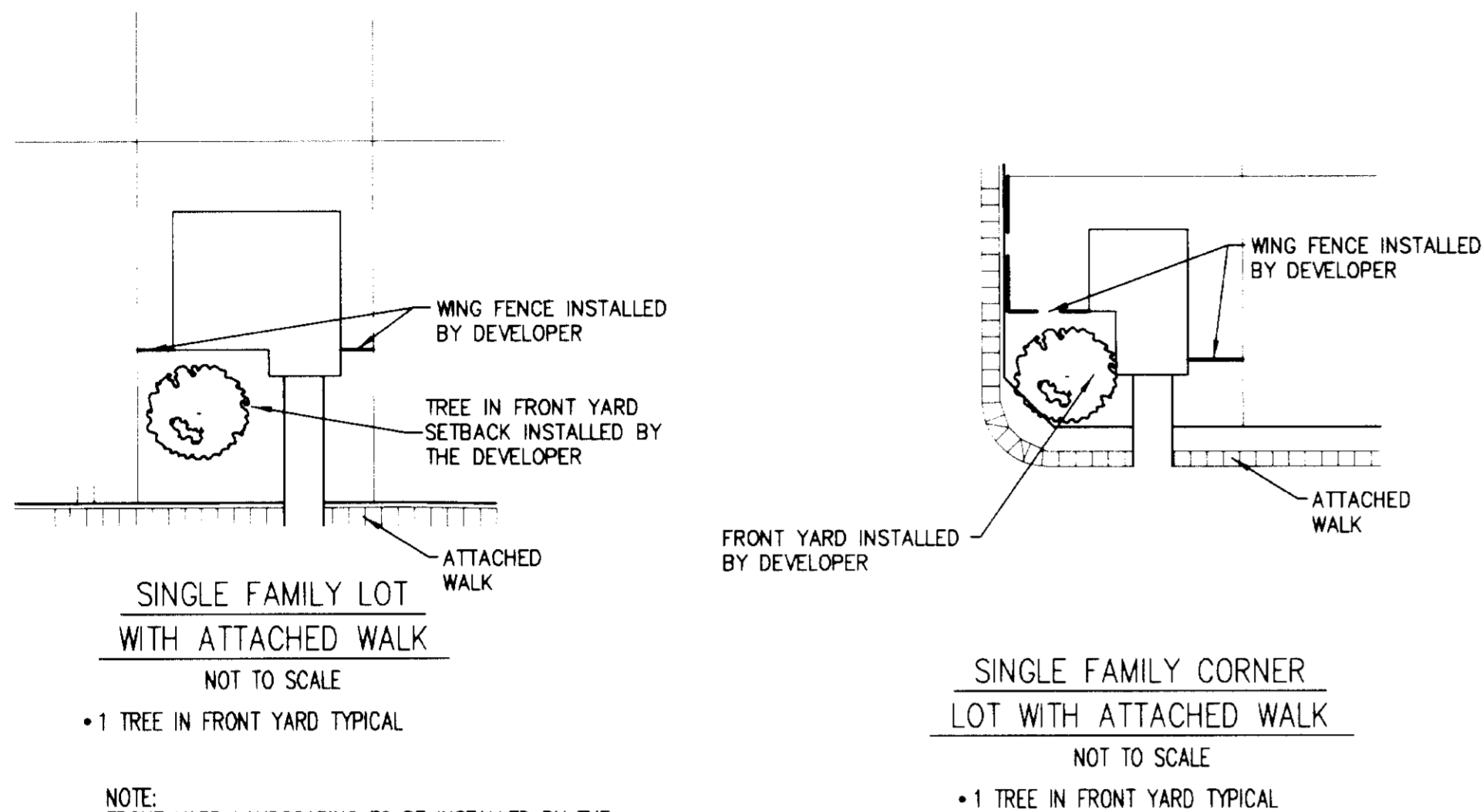
A PARCEL OF LAND IN SOUTH HALF OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
LANDSCAPING DETAILS

## PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 5 OF 5

PLANT LIST:

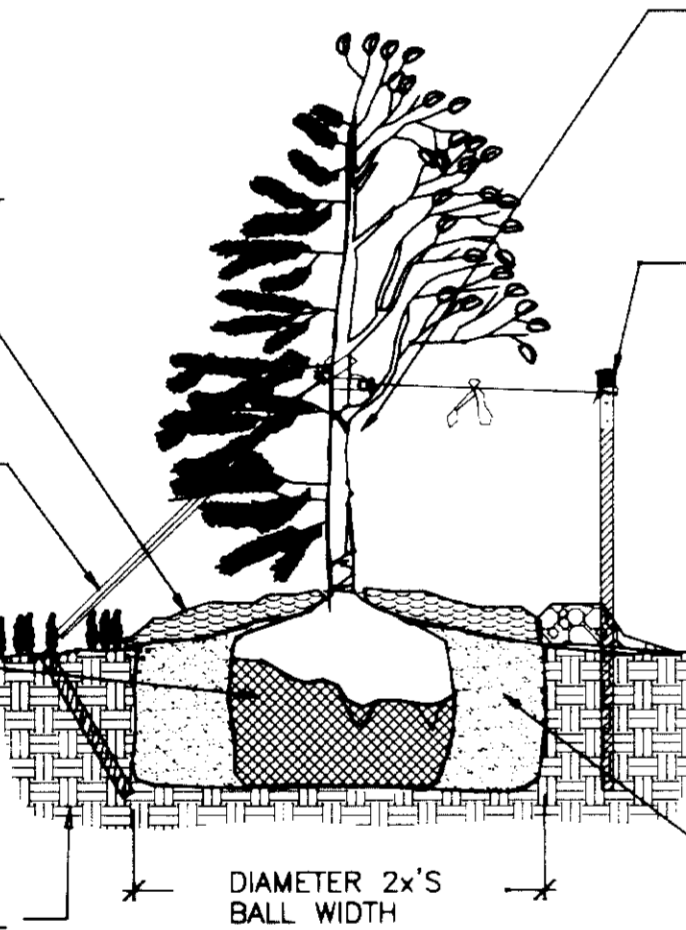
COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
					TOTAL = 34
<b>TREES</b>					
AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL. B & B	50'	40'	4
PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2" CAL. B & B	50'	40'	4
BLUE SPRUCE	PICEA PUNGENS	6-8' B & B	60'	30'	6
HONEY LOCUST	GLEDITSA TRIANCANTHOS INERMIS 'SKYLINLE'	2" CAL. B & B	50'	30'	5
EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL. B & B	50'	40'	2
BURR OAK	QUERCUS MACROCARPA	2" CAL. B & B	50'	35'	1
AUSTRIAN PINE	PINUS NIGRA	6-8' B & B	50'	25'	3
					TOTAL = 121
<b>SHRUBS</b>					
CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL.	1'-2'	5'	30
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	1'-2'	5'	5
HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	1'-2'	5'	15
COMPACT BURNING BUSH	EUONYMUS ALATA 'COMPACTUS'	5 GAL.	5'	5'	18
MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	5 GAL.	8'	8'	10
ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	5 GAL.	3'	3'	21
LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	2'	3'	10
THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	6'	5'	12



### NOTES:

- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE MOST CURRENT LANDSCAPE REGULATIONS AND STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION.
- ALL LANDSCAPING SHALL BE INSTALLED CONSISTENT WITH XERISCAPE STANDARDS FOR INSTALLATION, SOIL PREPARATION AND IRRIGATION.
- MAINTENANCE OF COMMON LANDSCAPE AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR ESTABLISHED H.O.A.
- GRASS AREAS SHALL BE SEED AS FOLLOWS:  
ALL GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEED TO THE FOLLOWING MIXTURE AT THE RATE OF 150 POUNDS PURE LIVE SEED PER ACRE:  
60 % ELDERADO, SILVERADO AND MONARCH TURF TYPE TALL FESCUE  
30 % MANCHAR SMOOTH BROME  
10 % BLUEGRASS MIX (DROUGHT TOLERANT BLENDS)  
ALL GRASS AREAS WITHIN ARTERIAL ROW TO BE SODDED WITH FESCUE/BROME/BLUEGRASS SOD.  
ALL GRASS AREAS DESIGNATED AS DRYLAND TURF AREAS SHALL BE SEED TO THE FOLLOWING GRASS MIXTURE AT THE RATE OF 20 POUNDS PURE LIVE SEED PER ACRE:  
50 % LINCOLN SMOOTH BROME  
20 % PERENNIAL RYEGRASS  
10 % SIDE OATS GRAMA  
9 % BLUE GRAMA  
5 % BUFFALOGRASS (TREATED)  
5 % LITTLE BLUESTEM  
1 % SAND DROPSSEED
- ALL LANDSCAPING SHALL MEET UTILITY CLEARANCE REQUIREMENTS STIPULATED IN THE CITY OF CASTLE ROCK LANDSCAPE GUIDELINES.
- LOCATION OF TREES AND SHRUBS MAY BE ADJUSTED. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SPECIES MAY CHANGE BUT THE PLANT TYPE (i.e. BUSH, CONIFEROUS TREE, DECIDUOUS TREE) AND PLANT COUNTS WILL REMAIN THE SAME.
- THE CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES AND FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THIS DESIGN PLAN IS SCHEMATIC IN NATURE. ALL PLANTINGS MAY BE SUBJECT TO FIELD ADJUSTMENT AS NECESSARY DUE TO ENCOUNTERED SITE CONSTRAINTS.
- SPACING OF TREES ALONG STREETS WILL BE SUBJECT TO POSITION ADJUSTMENT TO ACCOMMODATE STORM SEWER, WATER, AND SANITARY SEWER FACILITIES; ELECTRICAL APPURTENANCES; AND ANY OTHER FIXED IMPROVEMENTS.
- FENCES ADJACENT TO OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE H.O.A. OTHER FENCING IS OWNED AND MAINTAINED BY THE INDIVIDUAL HOME OWNER.
- TREES AND SHRUBS SHALL BE MULCHED WITH 4" OF SHREDDED WOOD MULCH IN 4" MINIMUM DEEP BEDS ON MIRAFI GEO-TEXTILE WEED BARRIER (OR APPROVED EQUAL). SHRUB BEDS SHALL BE EDGED WITH 3/16"x4"x16" RYERSON STEEL EDGING.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE AS BUILTS OF THE IRRIGATION SYSTEM TO THE DEVELOPER UPON COMPLETION OF INSTALLATION.
- SOIL PREPARATION FOR ALL LANDSCAPED AREAS SHALL CONSIST OF THE ADDITION OF THREE CUBIC YARDS OF COMPOST PER 1000 SQUARE FEET OF LANDSCAPED AREA TO BE TILLED INTO TOP 12" OF EXISTING SOIL UNLESS SOILS TESTING INDICATES A MORE APPROPRIATE AMENDMENT.

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT & PER CITY DIRECTION. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS & MULCH. LEAVE BERM & MULCH IN NON-IRRIGATED AREAS & IN AREAS ONLY IRRIGATED BY DRIP SYSTEMS AFTER DRYLAND GRASS ESTABLISHMENT PERIOD.



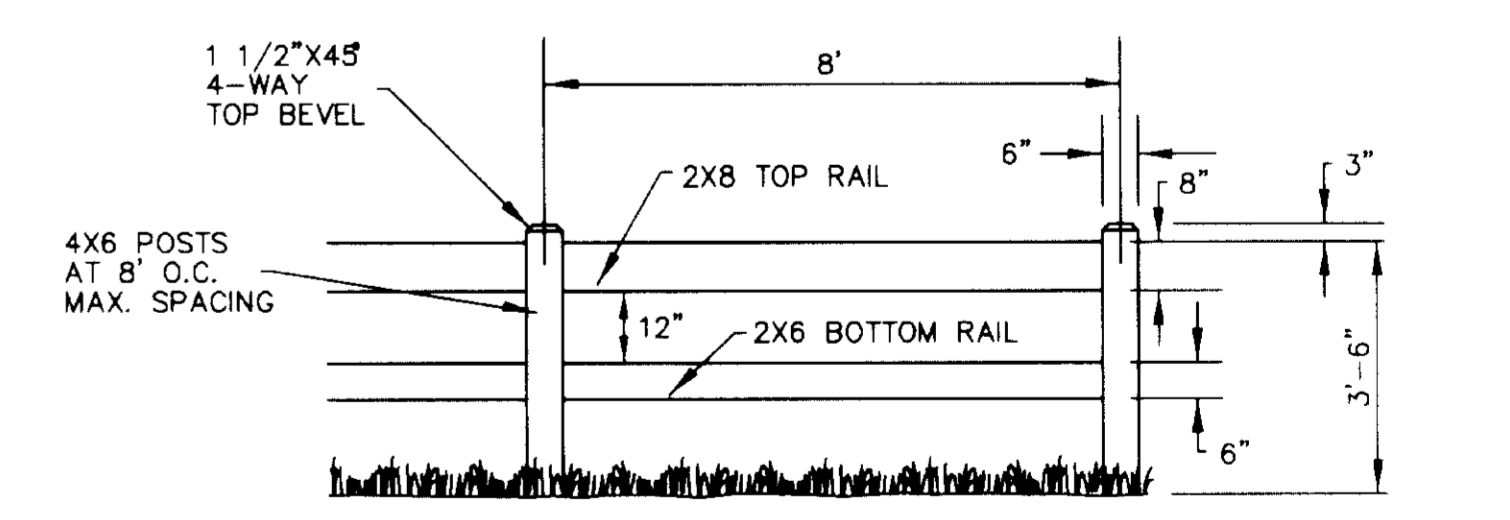
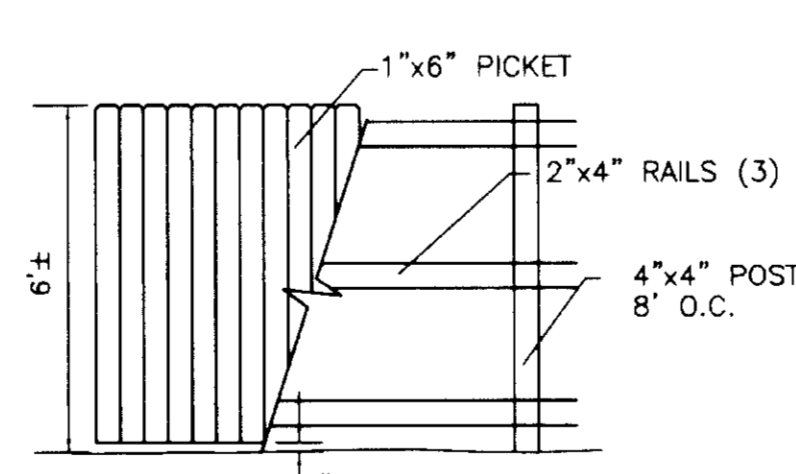
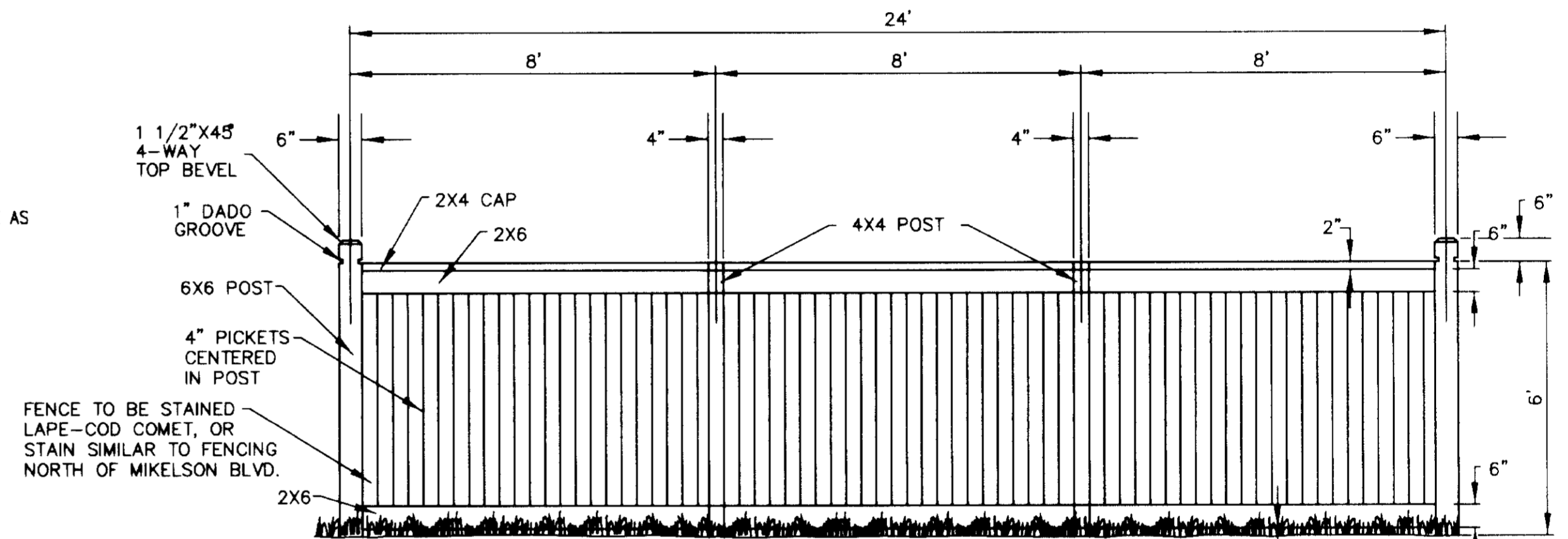
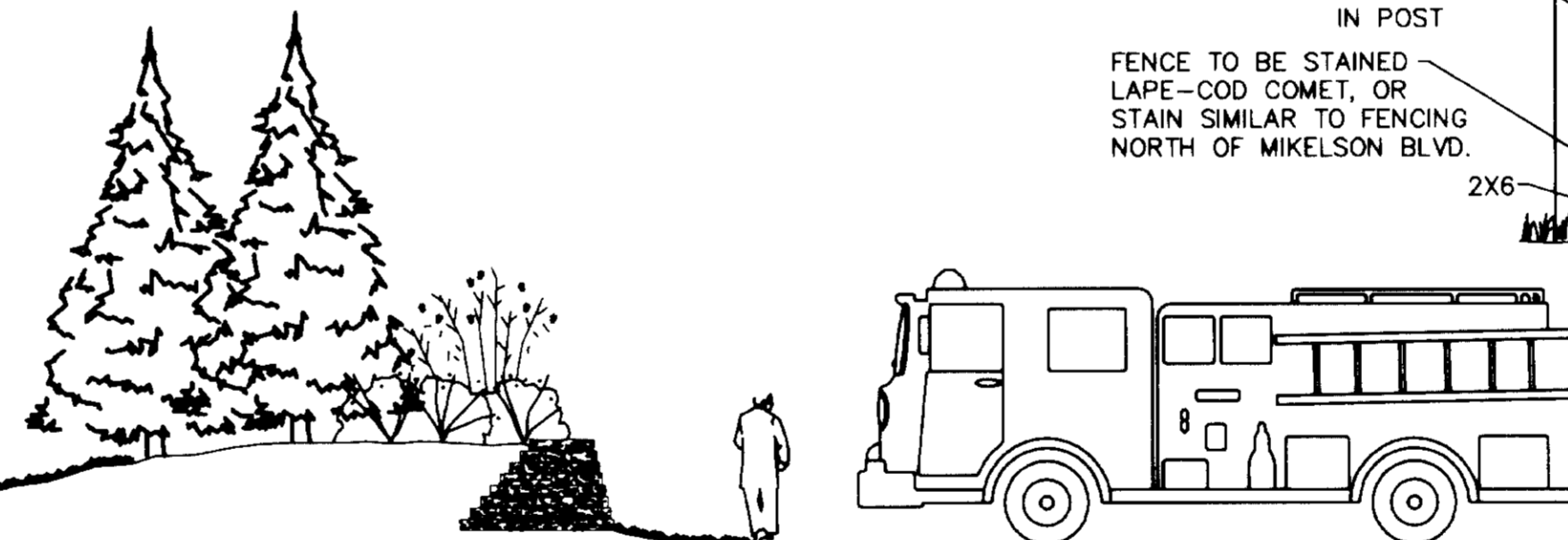
PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4" KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

**STANDARD GUYING SYSTEM:** MIN. 6' LONG HEAVY DUTY T-BAR STEEL POST STAKES WITH WHITE T-POST CAPS AND WITH 17 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER-TIGHT. FLAG WIRE WITH WHITE PLASTIC FLAGGING TAPE. CONIFERS TO HAVE 2 STAKES FOR TREES 6' AND LESS, 3 STAKES FOR TREES ABOVE 6'. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. AND LESS, 3 STAKES ABOVE 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR OR BEFORE FINAL ACCEPTANCE BY CITY.

**PREPARED BACKFILL MIXTURE:**

- ONE PART SOIL AMENDMENT - SEE APPROVED MATERIALS LIST.
- TWO PARTS TOPSOIL.
- THREE PARTS NATIVE SOIL.
- SUPERPHOSPHATE AMENDMENT
- MATERIALS TO BE THOROUGHLY BLENDED.



### TREE PLANTING DETAIL

NOT TO SCALE

### SHRUB PLANTING DETAIL

NOT TO SCALE

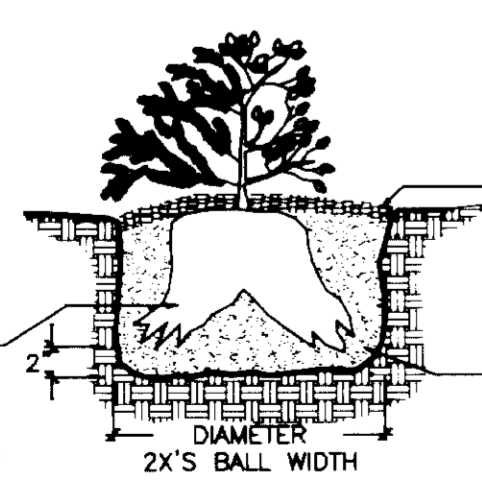
PRUNE DEAD OR DAMAGED BRANCHES PRIOR TO PLANTING. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.

SPACE PLANTS AND SET PLUMB FOR BEST EFFECT.

MOUND COMPACTED BACKFILL UNDER ROOTBALL OR SET ON UNDISTURBED SOIL.

SPLIT BOTTOM 1/2 OF BALL SPREAD AND PLANT.

REMOVE ALL CONTAINERS, BASKETS, WIRE ETC. FROM ROOTBALL.



SET SHRUB PLUMB. TOP OF ROOT BALL TO MATCH FINISH GRADE - DECIDUOUS  
2" ABOVE FINISH GRADE - CONIFEROUS

**PREPARED BACKFILL MIXTURE:**

- ONE PART SOIL AMENDMENT - SEE APPROVED MATERIALS LIST.
- TWO PARTS TOPSOIL.
- THREE PARTS NATIVE SOIL.
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