

# PLAT IDENTIFICATION SHEET

RECEPTION # : DC9449042

DATE: 9-21-94

TIME 13:16

UNOFFICIAL COPY

FEE: \$40.00 (4P)

## GRANTOR:

(OWNER/SIGNER)

Banyan Investments  
Inc + Kowat Investment  
Inc

## GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Founders Village #16  
Final PD Site Plan

## LEGAL:

(SECTION-TOWNSHIP-RANGE)

5-8-66

# FOUNDERS VILLAGE FILING NO. 16

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE NORTHWEST ONE-QUARTER OF SECTION 8,  
ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN SHEET 1 OF 4

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN 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 SOUTHWEST CORNER OF SAID SECTION 5, WHENCE THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 BEARS NORTH 88°40'30" EAST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 88°40'30" EAST 653.92 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HERITAGE AVENUE AS DEDICATED ON THE PLAT OF FOUNDERS VILLAGE FILING NO. 10 RECORDED AT RECEPTION NO. 8804056 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 42°07'53" EAST 720.19 FEET TO A POINT OF CURVATURE;
- 2) THENCE 377.44 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°35'18" AND A RADIUS OF 520.00 FEET TO A POINT OF TANGENT;
- 3) THENCE NORTH 83°43'11" EAST 79.90 FEET TO A POINT OF CURVATURE;
- 4) THENCE 33.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 94°48'07" AND A RADIUS OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AND A POINT OF COMPOUND CURVATURE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) 353.08 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°45'41" AND A RADIUS OF 617.50 FEET TO A POINT OF TANGENT;
- 2) THENCE SOUTH 31°16'59" WEST 179.00 FEET TO A POINT OF CURVATURE;
- 3) THENCE 203.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°36'52" AND A RADIUS OF 702.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FOUNDERS VILLAGE FILING NO. 2, A PLAT RECORDED IN THE DOUGLAS COUNTY RECORDS AT RECEPTION NO. 359812;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 88°40'30" WEST 249.97 FEET;
- 2) THENCE SOUTH 35°30'12" WEST 134.09 FEET;
- 3) THENCE SOUTH 23°10'25" WEST 266.64 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN THE DOUGLAS COUNTY RECORDS IN BOOK 922 AT PAGE 886;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL NORTH 60°28'21" WEST 382.47 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 29°29'54" EAST 36.67 FEET TO A POINT OF CURVATURE;
- 2) THENCE 124.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°37'59" AND A RADIUS OF 520.00 FEET TO A POINT OF TANGENT;
- 3) THENCE NORTH 42°07'53" EAST 42.87 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 9.991 ACRES (435,193 SQUARE FEET), MORE OR LESS.

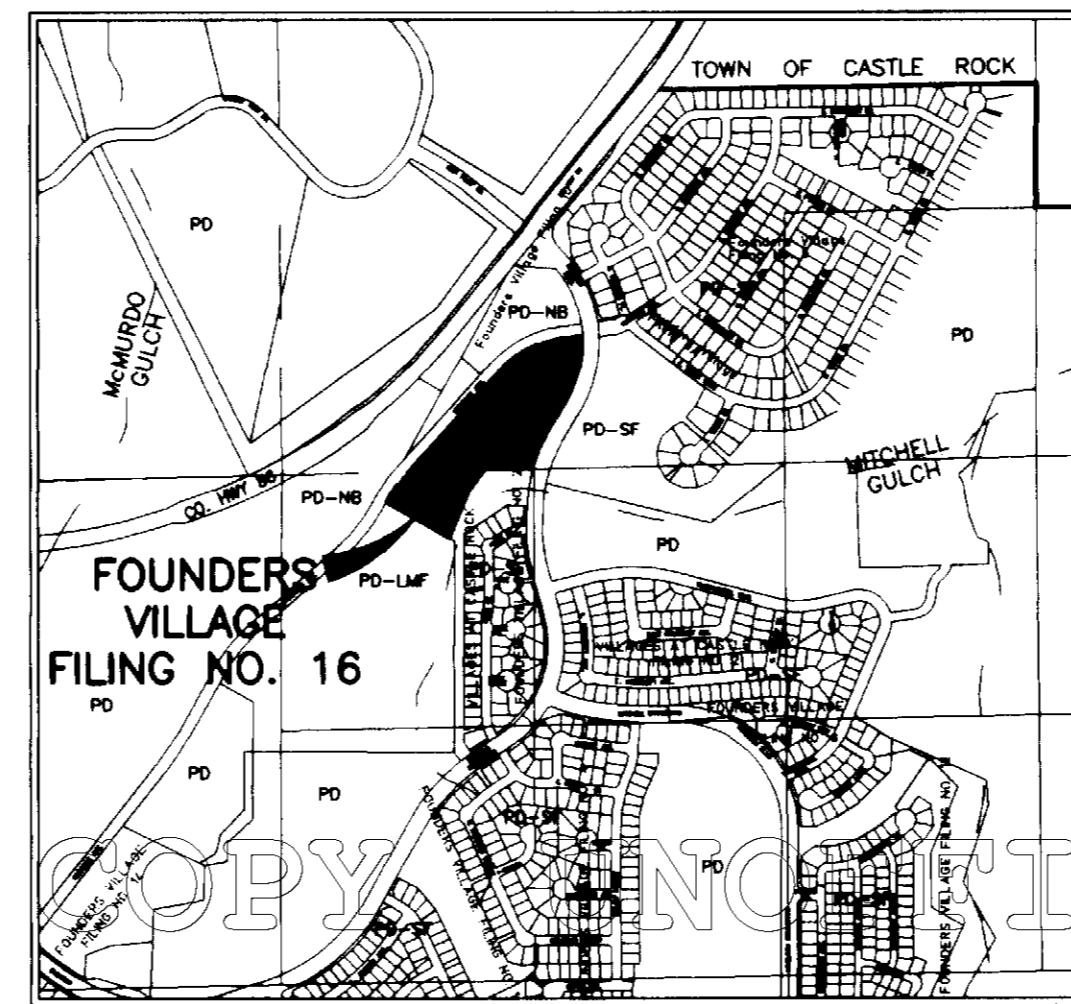
### NOTES (TO DESIGN DEVELOPMENT STANDARDS)

- 1) EXISTING ZONING IS PD. (FOUNDERS VILLAGE P.U.D.)
- 2) SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH FOUNDERS VILLAGE SIGNAGE, AND THE TOWN OF CASTLE ROCK'S SIGN CODE.
- 3) STREET LIGHTING: STREET LIGHTING WILL CONFORM TO IREA REQUIREMENTS.
- 4) TRACTS A, B AND C ARE PUBLIC OPEN SPACE TO BE USED FOR UTILITIES, AND STORM DRAINAGE, AND SHALL BE OWNED BY THE TOWN OF CASTLE ROCK AND MAINTAINED BY THE HOA.
- 5) TRACT D IS PRIVATE OPEN SPACE TO BE USED FOR UTILITIES, DRAINAGE AND OPEN SPACE, AND SHALL BE OWNED BY THE TOWN OF CASTLE ROCK AND MAINTAINED BY THE METRO DISTRICT NO. 4.
- 6) TRACT E IS PRIVATE OPEN SPACE TO BE USED FOR DRAINAGE, UTILITIES, AND OPEN SPACE AND SHALL BE OWNED BY THE TOWN OF CASTLE ROCK.
- 7) THE STAKING AND/OR FENCING OF THE SCRUB OAK AREA INDICATED ON THIS PLAN MUST BE APPROVED BY THE TOWN BEFORE A GRADING PERMIT WILL BE ISSUED FOR THIS FILING.

### LAND USE SUMMARY

#### SINGLE FAMILY DETACHED

1. NUMBER OF LOTS.....31
2. GROSS DENSITY..... 3.10 LOTS/ACRE
3. LAND USE..... RESIDENTIAL
4. BUILDING TYPE..... SINGLE FAMILY DETACHED
5. ROADWAY AREA..... 1.5 ACRES
6. LOT AREA..... 5.5 ACRES
7. PUBLIC OPEN SPACE (TRACT C)..... 2.1 ACRES
8. PRIVATE OPEN SPACE (TRACTS A & B)..... 0.9 ACRES
9. TOTAL PLAN AREA (LOTS, OPEN SPACE AND ROW).....10.0 ACRES
10. MINIMUM LOT AREA.....6,000 S.F.
11. MAXIMUM LOT AREA.....4,000 S.F.
12. AVERAGE LOT AREA.....7,728 S.F.
13. NET DENSITY.....5.64 LOTS/ACRE
14. MINIMUM LOT DIMENSIONS:.....60' X 100'
15. MAXIMUM BUILDING HEIGHT:.....35'
16. MINIMUM BUILDING SETBACKS:
  - FRONT:.....20'
  - REAR:.....20'
  - SIDE:.....3' WITH THE SUM OF THE TWO SIDE YARD SETBACKS BEING NOT LESS THAN 10' AND WITH A MINIMUM OF 10' BETWEEN STRUCTURES.
17. MINIMUM OFF-STREET PARKING SPACES:.....2 SPACES PER DWELLING UNIT



VICINITY MAP  
SCALE: 1" = 1000'

### DEVELOPMENT PHASING SCHEDULE

#### PHASE I (11 LOTS)

CONSTRUCT PUBLIC INFRASTRUCTURE TO SERVICE LOTS 1 THROUGH 3 OF BLOCK 4, LOTS 1 THROUGH 5 OF BLOCK 3, AND LOTS 1 THROUGH 3 OF BLOCK 5, INCLUDING THE FOLLOWING:

1. FULL STREET SECTION OF HERITAGE AVENUE FROM ITS INTERSECTION WITH ENDERUD BLVD. TO AND INCLUDING THE INTERSECTION WITH SUNDOWN DRIVE.
2. APPROXIMATELY 400 LINEAL FEET OF SUNDOWN DRIVE FROM HERITAGE AVENUE TO A TEMPORARY CUL-DE-SAC.
3. OVERLOT GRADING AND EROSION CONTROL FACILITIES FOR PHASE I LOTS ONLY.
4. 8" SANITARY SEWER MAIN IN SUNDOWN DRIVE FROM THE NORTH SIDE OF HERITAGE AVENUE TO THE LOW POINT IN SUNDOWN DRIVE, THEN INTO TRACT C CONNECTING TO THE EXISTING SANITARY SEWER LINE.
5. 8" WATER MAIN IN SUNDOWN DRIVE FROM HERITAGE AVENUE (CONNECTION TO EXISTING 12" WATER) TO THE SOUTHERLY END OF THE TEMPORARY CUL-DE-SAC, INCLUDING SERVICE LINES, METER PITS, FIRE HYDRANT(S) AND TEMPORARY BLOW-OFF IN CUL-DE-SAC.
6. TEMPORARY RIPRAP EROSION CONTROL AT THE SOUTHERLY END OF THE TEMPORARY CUL-DE-SAC WHERE THE GUTTER/PAVEMENT FLOW DISCHARGES ONTO THE EXISTING GROUND. EXTEND EROSION PROTECTION AS NECESSARY UTILIZING BEST MANAGEMENT PRACTICES TO THE EXISTING DETENTION POND.
7. REVEGETATE ALL AREA OUTSIDE OF THE PHASE I LOTS DISTURBED BY PHASE I CONSTRUCTION.
8. LANDSCAPE IMPROVEMENTS WITHIN THAT PORTION OF TRACTS B & C ADJACENT TO THE PHASE I LOTS.

#### PHASE II (20 LOTS)

CONSTRUCT REMAINDER OF PUBLIC INFRASTRUCTURE FOR FOUNDERS VILLAGE FILING NO. 16, INCLUDING THE FOLLOWING:

1. FULL STREET SECTION OF HERITAGE AVENUE FROM THE SUNDOWN DRIVE INTERSECTION, SOUTHWESTERLY TO THE SOUTHWESTERLY CORNER OF THE FOUNDERS VILLAGE FILING NO. 16 PROPERTY.
2. THE REMAINDER OF SUNDOWN DRIVE FROM THE SOUTHERLY ACCESS POINT TO HERITAGE AVENUE TO THE TEMPORARY CUL-DE-SAC.
3. OVERLOT GRADING AND EROSION CONTROL FACILITIES FOR THE PHASE II LOTS.
4. 8" SANITARY SEWER MAIN IN SUNDOWN DRIVE FROM NEAR THE NORTHWESTERLY SIDE OF HERITAGE AVENUE (SOUTHERLY ACCESS) TO A POINT ADJACENT TO TRACT C, THEN EASTERLY IN TRACT C TO THE EXISTING MANHOLE.
5. STORM SEWER IMPROVEMENTS AT THE LOW POINT IN SUNDOWN DRIVE AND THE STORM SEWER FROM HERITAGE AVENUE TO THE OUTFALL POINT IN THE EXISTING DETENTION POND IN TRACT A, FOUNDERS VILLAGE FILING NO. 2.
6. STORM SEWER IMPROVEMENTS IN HERITAGE AVENUE, INCLUDING THE SEWER MAIN, MANHOLES, 2 STUBS TO THE NORTHWESTERLY SIDE OF HERITAGE AVENUE AND CURB INLETS, ALL AS REQUIRED BY THE APPROVED FINAL DRAINAGE STUDY.
7. REMAINING LANDSCAPE IMPROVEMENTS WITHIN THAT PORTION OF TRACTS A, B, AND D ADJACENT TO THE PHASE II LOTS.

### PROPERTY OWNER:

BANYAN INVESTMENTS, INC.  
AND LOCUST INVESTMENTS, INC.  
7340 E. CALEY AVENUE  
SUITE 300  
ENGLEWOOD, CO 80111

BANYAN INVESTMENTS, INC. A COLORADO CORPORATION

BY: *[Signature]*  
TITLE: VICE PRESIDENT

LOCUST INVESTMENTS, INC. A COLORADO CORPORATION

BY: *[Signature]*  
TITLE: VICE PRESIDENT

### SURVEYOR'S CERTIFICATE

I, DWAYNE M. PHILLIPS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SITE PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 23, 1994, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION REGULATION.

I ATTEST THE ABOVE ON THIS 20<sup>th</sup> DAY OF August, 1994.

*[Signature]*  
COLORADO REGISTER PROFESSIONAL LAND SURVEYOR NO. 9329

### PLANNING COMMISSION APPROVAL

THIS SITE PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11<sup>th</sup> DAY OF July, 1994, A.D., 1994.

### ATTEST:

*[Signature]* 9/20/94 *[Signature]* 9/20/94  
CHAIRMAN DATE TOWN CLERK DATE

### TOWN COUNCIL APPROVAL

THIS SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 28<sup>th</sup> DAY OF July, 1994.

### ATTEST:

*[Signature]* 9/21/94 *[Signature]* 9/21/94  
MAYOR DATE TOWN CLERK DATE

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)  
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS SITE PLAN WAS FILED IN MY OFFICE ON THE 21<sup>st</sup> DAY OF September, 1994, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED UNDER

RECEPTION NUMBER 9449042 BOOK 1 PAGE 1

*[Signature]*  
DOUGLAS COUNTY CLERK AND RECORDER

### SHEET INDEX

SHEET 1 OF 4 COVER SHEET  
SHEET 2 OF 4 LOT LAYOUT  
SHEET 3 OF 4 LANDSCAPE PLAN  
SHEET 4 OF 4 GRADING PLAN

ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
Rev.: 07/19/94 (303) 741-8000  
Date: 03/25/94 Job No. 2195.019.00 FAX (303) 741-8106

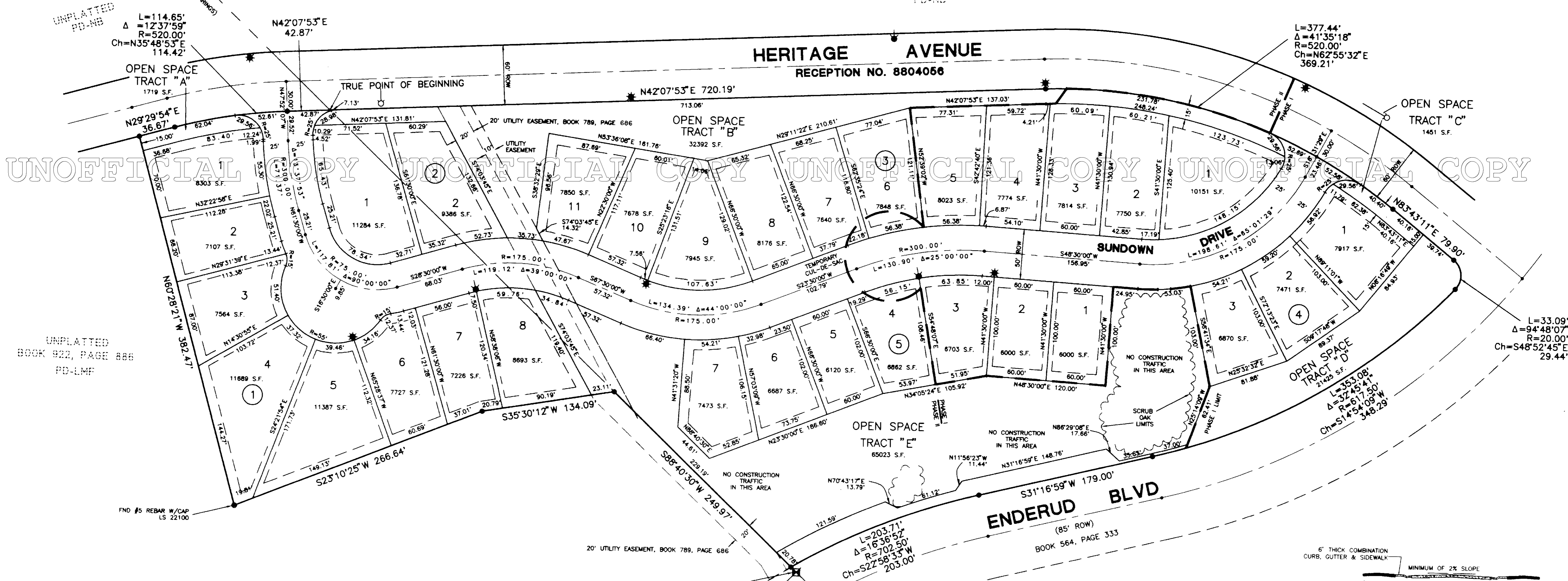
# FOUNDERS VILLAGE FILING NO. 16

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE NORTHWEST ONE-QUARTER OF SECTION 8,  
ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PD SITE PLAN

SHEET 2 OF 4

FOUNDERS VILLAGE FILING No. 10  
RECEPTION NO. 8804056  
PD-NB

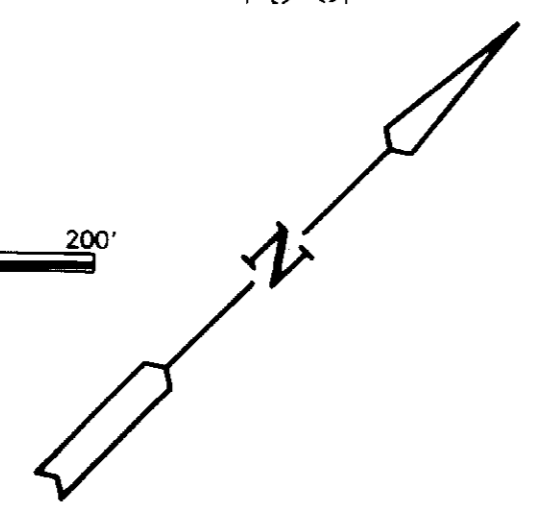
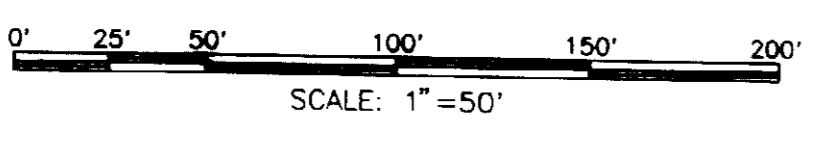


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UNPLATTED  
BOOK 922, PAGE 886  
PD-LMF

FOUNDERS VILLAGE FILING NO. 2  
RECEPTION NO. 359812  
PD-SF

FOUNDERS VILLAGE FILING No. 9  
PD-SF

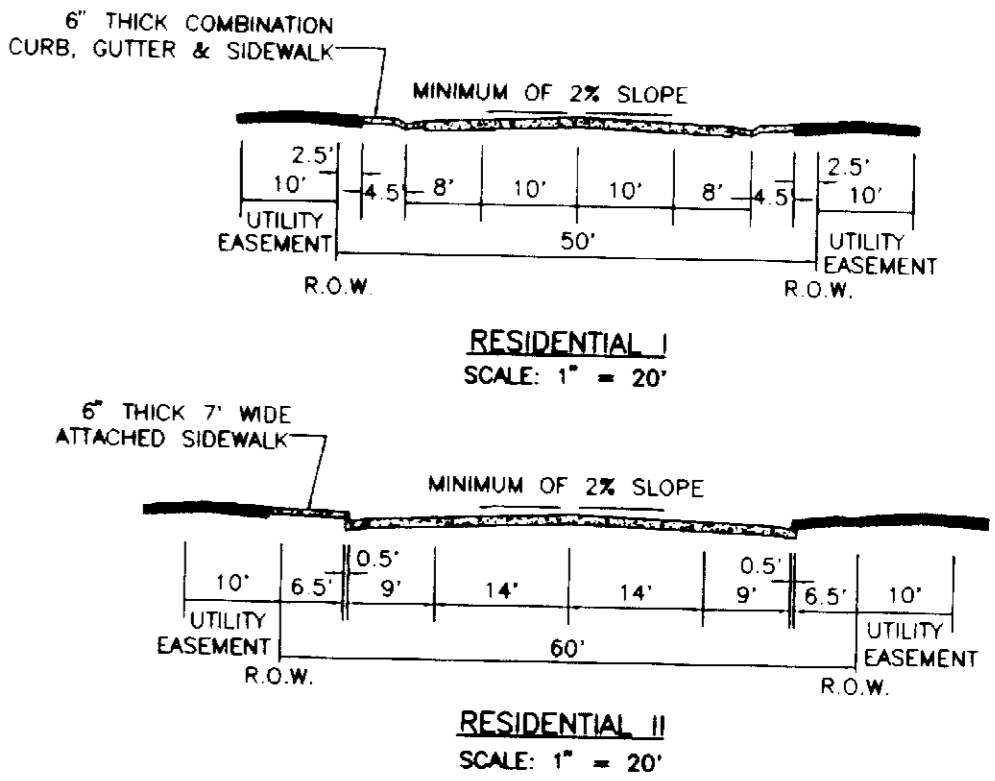


### LEGEND

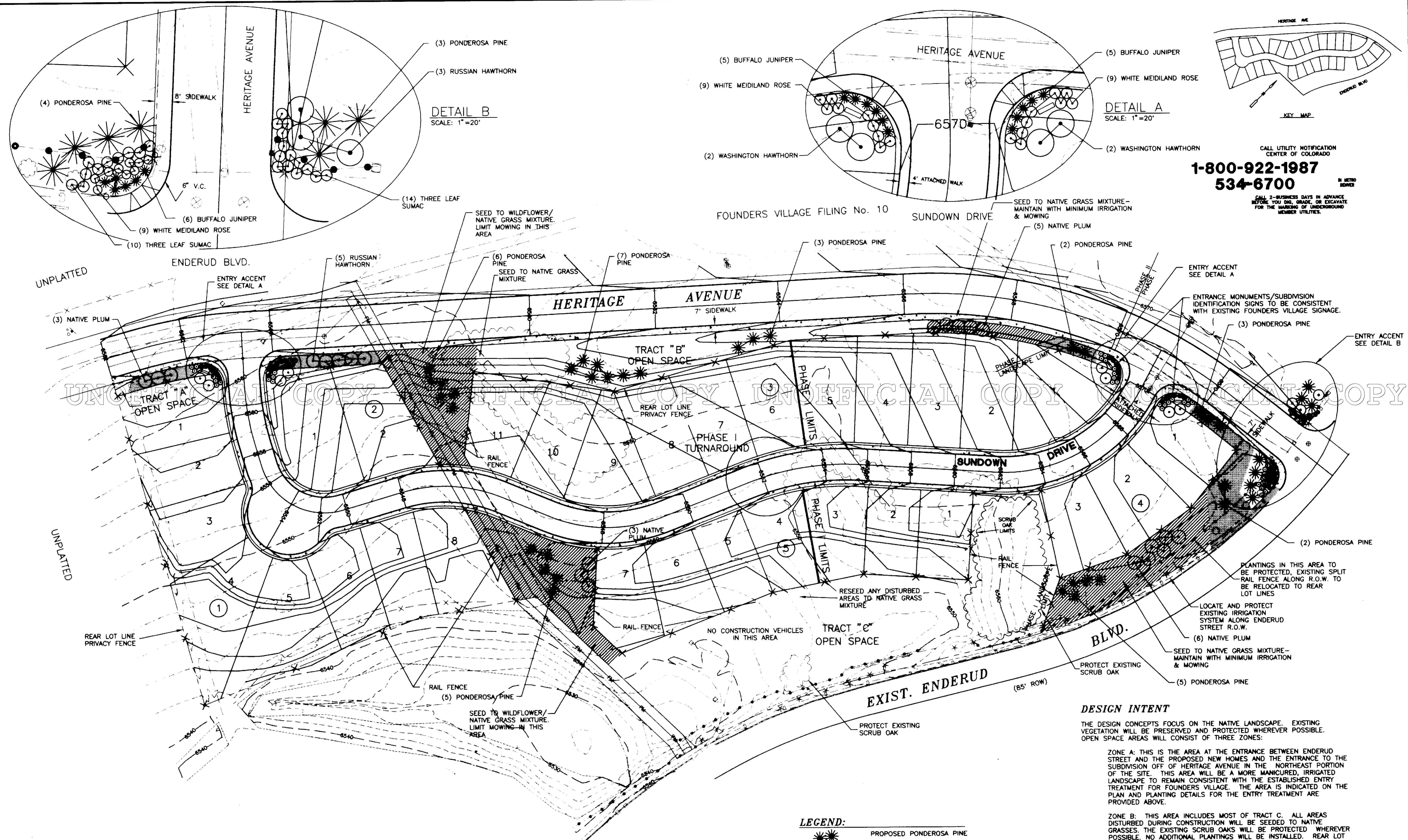
- ☼ STREET LIGHT
- ⊕ FIRE HYDRANT
- ⊖ EXISTING FIRE HYDRANT

NOTE: THE STAKING AND/OR FENCING OF THE SCRUB OAK AREA INDICATED ON THIS PLAN MUST BE APPROVED BY THE TOWN BEFORE A GRADING PERMIT WILL BE ISSUED FOR THIS FILING.

ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prantice Ave. Suite 101  
Englewood, CO 80111  
Rev.: 06/02/94 (303) 741-6000  
Date: 03/25/94 Job No. 2195.019.00 FAX (303) 741-6108



DATE: 04/27/94 CURRENT DRAWING: E:\BOP\PD\16



COMMON NAME	BOTANICAL NAME	MATURE SIZE	PLANTING SIZE	QUANT.
NATIVE PLUM	PRUNUS AMERICANA	20'-25'	#10 CONTAINER	17
RUSSIAN HAWTHORN	CRAETAEGUS AMIGLIA	20'	1 1/2" CAL.	8
WASHINGTON HAWTHORN	CRAETAEGUS PHAENOPYRUM	15'-20'	1 1/2" CAL.	8
<b>EVERGREEN TREES</b>				
PONDEROSA PINE	PINUS PONDEROSA	15'-20'	6 FEET	40
<b>SHRUBS</b>				
BUFFALO JUNIPER	JUNIPERUS HORIZONTALIS	12"	5 GALLON	26
THREE LEAF SUMAC	RHUS TRILOBATA	2'-5'	5 GALLON	24
MEIDLAND ROSE-WHITE	ROSAMEIDLAND-"ALBA"	18"-24"	5 GALLON	45

**DESIGN INTENT**

THE DESIGN CONCEPTS FOCUS ON THE NATIVE LANDSCAPE. EXISTING VEGETATION WILL BE PRESERVED AND PROTECTED WHEREVER POSSIBLE. OPEN SPACE AREAS WILL CONSIST OF THREE ZONES:

**ZONE A:** THIS IS THE AREA AT THE ENTRANCE BETWEEN ENDERUD STREET AND THE PROPOSED NEW HOMES AND THE ENTRANCE TO THE SUBDIVISION OFF OF HERITAGE AVENUE IN THE NORTHEAST PORTION OF THE SITE. THIS AREA WILL BE A MORE MANICURED, IRRIGATED LANDSCAPE TO REMAIN CONSISTENT WITH THE ESTABLISHED ENTRY TREATMENT FOR FOUNDERS VILLAGE. THE AREA IS INDICATED ON THE PLAN AND PLANTING DETAILS FOR THE ENTRY TREATMENT ARE PROVIDED ABOVE.

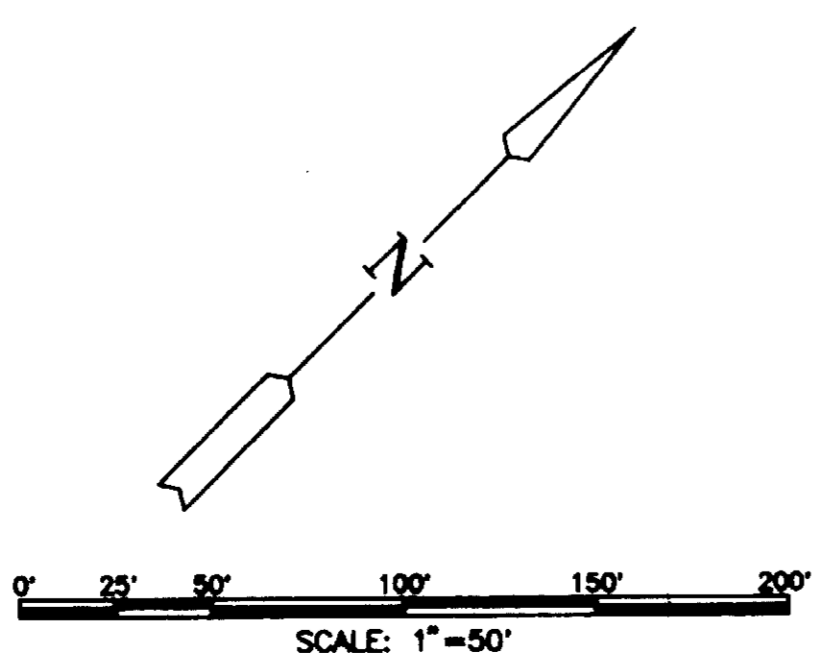
**ZONE B:** THIS AREA INCLUDES MOST OF TRACT C. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE SEEDED TO NATIVE GRASSES. THE EXISTING SCRUB OAKS WILL BE PROTECTED WHEREVER POSSIBLE. NO ADDITIONAL PLANTINGS WILL BE INSTALLED. REAR LOT LINE FENCING WILL CONSIST OF RAIL OPEN TYPE OF FENCE.

**ZONE C:** THIS AREA WILL ALSO MAINTAIN A NATIVE CHARACTER. PLANTINGS WILL BE ADDED IN SOME AREAS, LIMITED IRRIGATION WILL BE PROVIDED AND PORTIONS OF THE NATIVE GRASS WILL BE MOWED TO PROVIDE A TRANSITION FROM THE NATIVE LANDSCAPE TO THE MORE FORMAL LANDSCAPES ASSOCIATED WITH THE NEW HOMES AND ADJACENT STREETS. IN ADDITION REVEGETATION OF THE AREA ADJACENT TO THE UTILITY EASEMENT BETWEEN THE PROPOSED LOTS WILL INCLUDE A NATIVE GRASS AND WILDFLOWER MIXTURE. MOWING WITHIN THIS AREA WILL BE LIMITED TO THE END OF THE GROWING SEASON.

PLANT MATERIALS WILL BE SELECTED TO BE COMPATIBLE WITH THE NATIVE LANDSCAPE IN THE AREA. XERISCAPE DESIGN PRINCIPLES WILL BE INCORPORATED IN ALL LANDSCAPED AREAS INSTALLED BY THE DEVELOPER.

ENTRY AREAS WILL BE ACCENTED WITH ADDITIONAL PLANTINGS TO PROVIDE SEASONAL INTEREST AND COLOR. A SIMPLE PLANT PALETTE OF LOW WATER PLANTINGS HAS BEEN SELECTED TO BLEND WITH THE SURROUNDING LANDSCAPE AND PROVIDE A TRANSITION TO THE NEW HOMES.

- LEGEND:**
- PROPOSED PONDEROSA PINE
  - PROPOSED DECIDUOUS TREE
  - EXISTING DECIDUOUS TREE
  - EXISTING EVERGREEN
  - EXISTING FENCE
  - PROPOSED FENCE
  - TRANSITION ZONE - MINIMUM IRRIGATION
  - IRRIGATED/MOWED GRASS



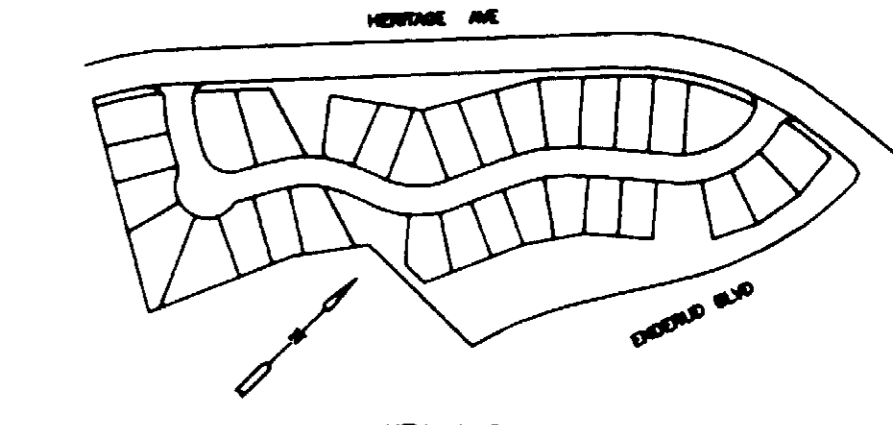
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
**534-6700**

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

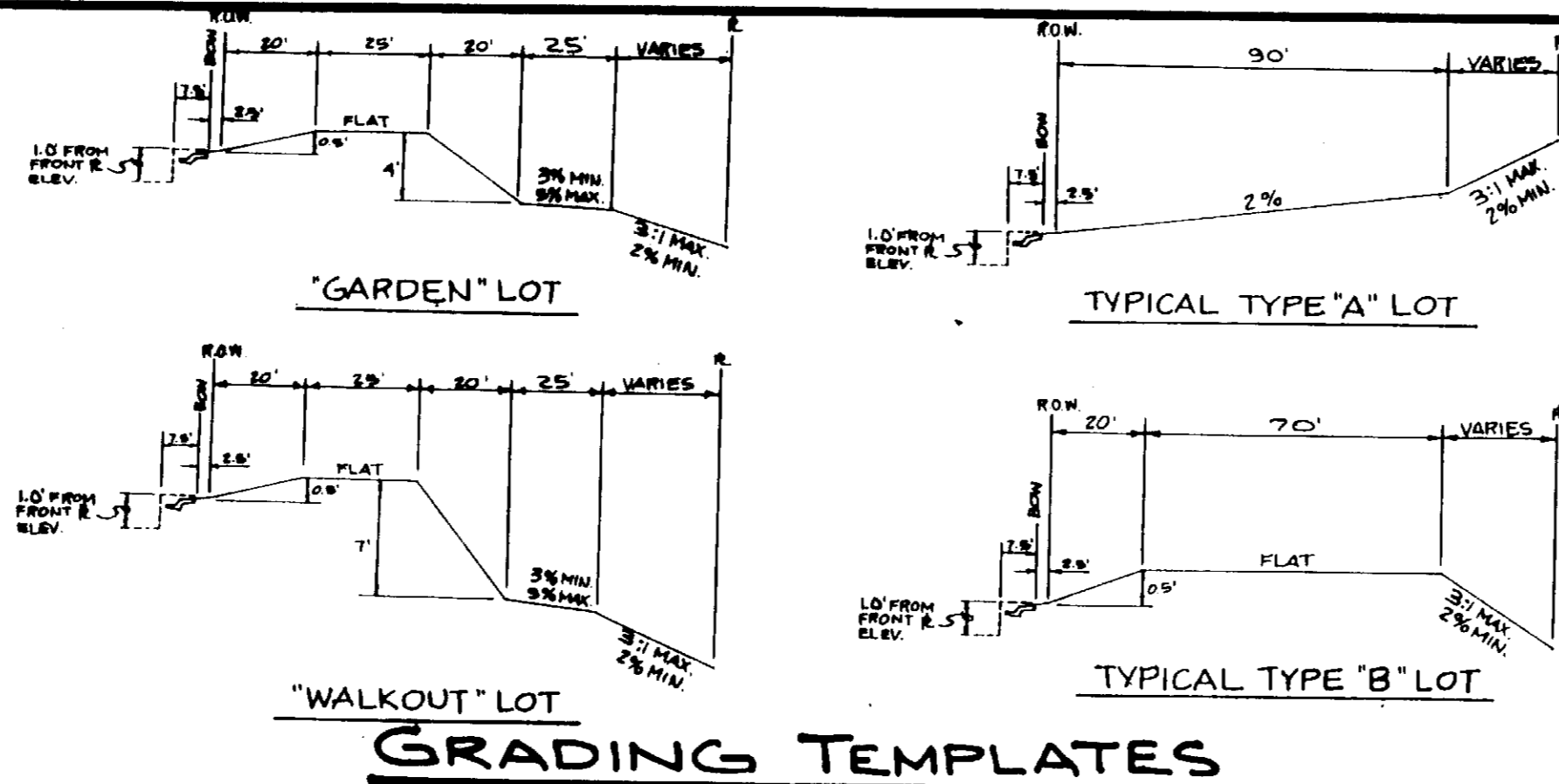
NO.	REVISIONS	DATE	BY

FOUNDERS VILLAGE FILING No. 16  
 FINAL PD SITE PLAN  
 OVERLOT GRADING PLAN

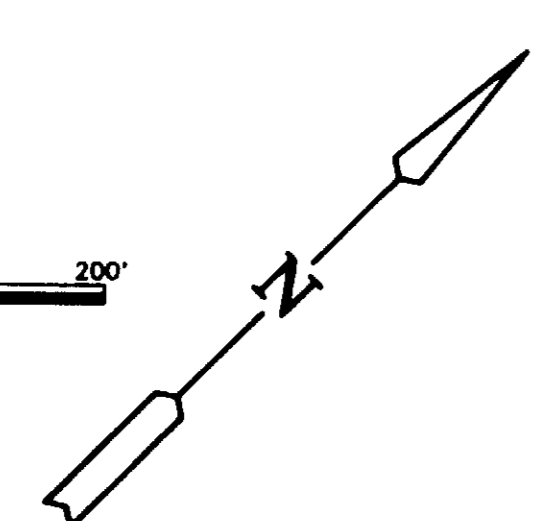
DATE: 03/18/04  
 DESIGNED BY: JLN  
 DRAWN BY: JLN  
 CHECKED BY:  
 JOB NO.  
 2195.019.00  
 SHEET  
 4 OF 4



CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
**1-800-922-1987**  
**- 534-6700**  
CALL 2-BUSINESS DAYS IN ADVANCE  
 BEFORE YOU DIG, GRADE, OR EXCAVATE  
 FOR THE MARKING OF UNDERGROUND  
 MEMBER UTILITIES.



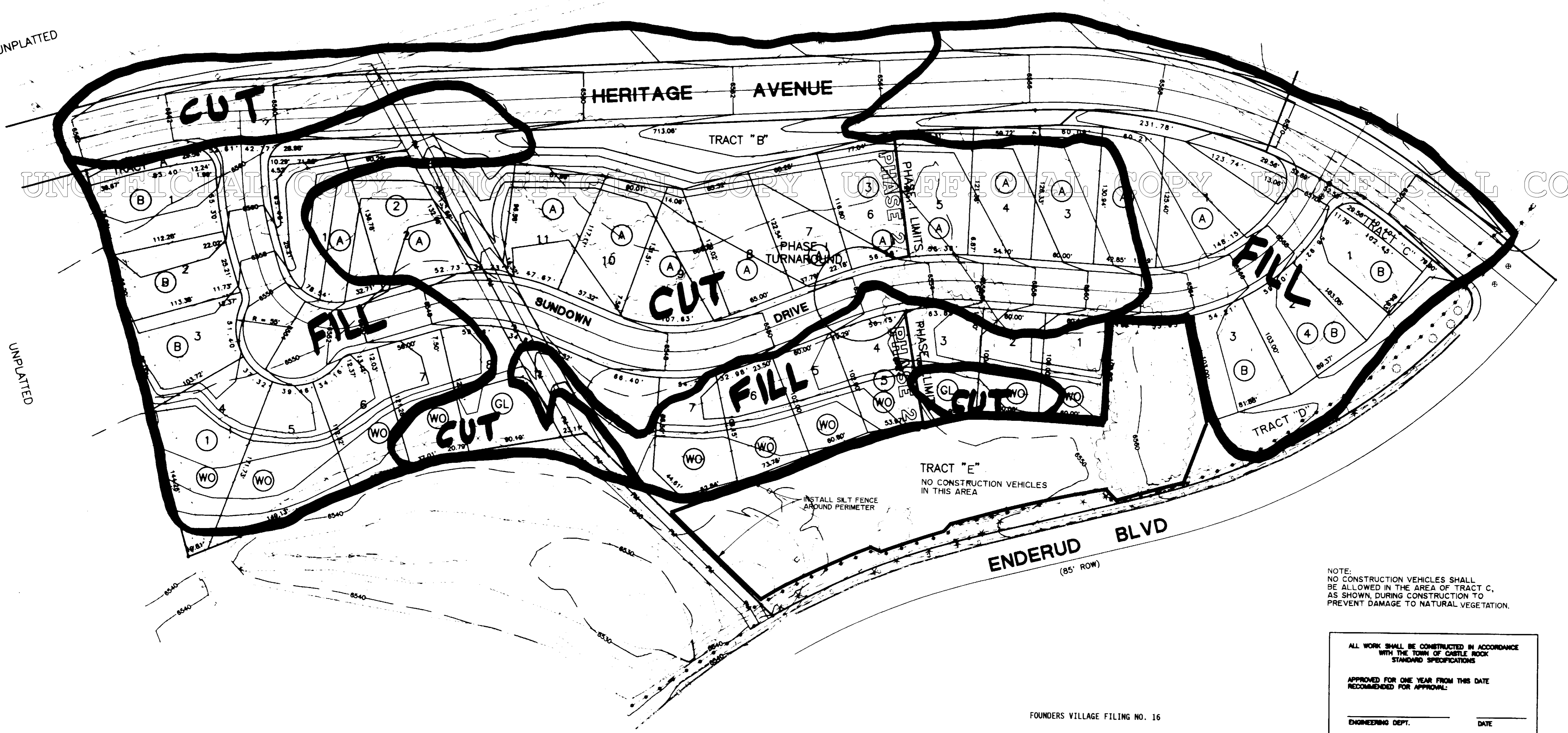
SCALE: 1" = 50'



FOUNDERS VILLAGE FILING No. 10

UNPLATTED

UNPLATTED



NOTE:  
 NO CONSTRUCTION VEHICLES SHALL  
 BE ALLOWED IN THE AREA OF TRACT C,  
 AS SHOWN, DURING CONSTRUCTION TO  
 PREVENT DAMAGE TO NATURAL VEGETATION.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE  
 WITH THE TOWN OF CASTLE ROCK  
 STANDARD SPECIFICATIONS

APPROVED FOR ONE YEAR FROM THIS DATE  
 RECOMMENDED FOR APPROVAL:

ENGINEERING DEPT. \_\_\_\_\_ DATE \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

FOUNDERS VILLAGE FILING No. 16

EARTHWORK QUANTITIES

<b>CUT</b>	
NORMAL CUT	24,990 C.Y.
STRIPPING IN FILL	3,190 C.Y.
TOTAL CUT	28,180 C.Y.
<b>FILL</b>	
NORMAL FILL	19,260 C.Y.
STRIPPING IN FILL	3,190 C.Y.
SUBTOTAL	22,450 C.Y.
15% COMPACTION	3,370 C.Y.
TOTAL FILL	25,820 C.Y.
EXCESS CUT	2,360 C.Y.

**PROJECT BENCHMARK**  
 FOUND USGS 3 1/4" BRASS CAP IN  
 ROCK OUTCROP, 175' NW OF CENTERLINE  
 OF HIGHWAY AT CURVE, 100' WEST OF  
 N/S FENCE ON WEST SIDE OF OLD ROAD  
 ROW ELEVATION = 6556.775 (USGS DATUM)  
 (RMC FIELD BOOK 359, PAGE 29)

DATE: 03/18/04 CURRENT DRAWING: F161251.DWG