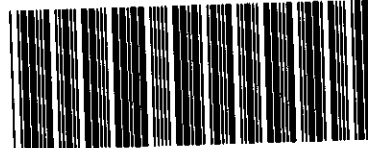


# PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$141.00  
14 PGS

# 2003082025  
06/02/2003 03:16 PM



2003082025 14 PGS

## UNOFFICIAL COPY

**GRANTOR:**  
(owner/signer)

Castle Canyon Townhomes LLC

**GRANTEE:**  
(subdivision name or name of plat)

Founders Village #21  
Preliminary Plat / Final PD  
Site Plan

**LEGAL:**  
(section-township-range)

8-8-66

# FOUNDERS VILLAGE, FILING NO. 21 PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO  
112 TOWNHOMES CONTAINING 16.58 ACRES MORE OR LESS  
SHEET 1 OF 14

## LAND DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16TH CORNER COMMON TO SECTION 5 AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 8 BEARS S89°23'49"W, 1313.91 FEET; THENCE S79°24'52"W, 954.44 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF A 7.601 ACRES SITE KNOWN AS TRACT B - MITCHELL CREEK SEWAGE TREATMENT AS RECORDED ON THE PLAT OF VILLAGES AT CASTLE ROCK, FILING NO. 1, FINAL PLAT AMENDED, AT RECEPTION NO. 869810; THENCE S00°36'20"E, 386.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE ALONG THE SOUTH LINE OF SAID TRACT B, N89°23'40"E, 429.85 FEET TO THE NORTHWESTERLY LINE OF A 50.00 FOOT WIDE UTILITY & ACCESS EASEMENT AS RECORDED AT SAID RECEPTION NO. 869810; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING 6 COURSES:

1) THENCE 32.05 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 24°29'10" AND A CHORD WHICH BEARS S34°35'19"W, 31.81 FEET; 2) THENCE S46°49'54"W, 26.50 FEET; 3) THENCE 83.01 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 125.00 FEET, A DELTA OF 38°02'55" AND A CHORD WHICH BEARS S27°48'26"W, 81.49 FEET; 4) THENCE S08°46'59"W, 48.10 FEET; 5) THENCE 96.61 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 73°48'10" AND A CHORD WHICH BEARS S45°41'04"W, 90.07 FEET; 6) THENCE S82°35'09"W, 124.66 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL AS RECORDED AT SAID RECEPTION NO. 869810;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 7 COURSES:

1) THENCE 256.16 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 170.00 FEET, A DELTA OF 86°20'05" AND A CHORD WHICH BEARS N59°02'18"W, 232.60 FEET; 2) THENCE S77°47'40"W, 187.14 FEET; 3) THENCE 228.30 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 470.00 FEET, A DELTA OF 27°49'50" AND A CHORD WHICH BEARS N88°17'25"W, 226.06 FEET; 4) THENCE N74°22'30"W, 489.89 FEET; 5) THENCE 550.92 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 1030.00 FEET, A DELTA OF 30°38'45" AND A CHORD WHICH BEARS N89°41'53"W, 544.37 FEET; 6) THENCE S74°58'45"W, 133.02 FEET; 7) THENCE 23.56 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 15.00 FEET, A DELTA OF 90°00'00" AND A CHORD WHICH BEARS N60°01'15"W, 21.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS RECORDED AT SAID RECEPTION NO. 869810; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES:

1) THENCE N15°01'15"W, 50.84 FEET; 2) THENCE 179.35 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 757.50 FEET, A DELTA OF 13°33'57" AND A CHORD WHICH BEARS N08°14'16"W, 178.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT BIKE PATH EASEMENT AS RECORDED IN BOOK 1221 AT PAGE 2137;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 7 COURSES:

1) THENCE N89°10'01"E, 27.95 FEET; 2) THENCE 56.29 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 40.00 FEET, A DELTA OF 80°37'50" AND A CHORD WHICH BEARS N48°51'06"E, 51.76 FEET; 3) THENCE N08°32'11"E, 39.19 FEET; 4) THENCE N11°47'16"E, 24.15 FEET; 5) THENCE N24°40'42"E, 22.85 FEET; 6) THENCE N38°14'45"E, 23.25 FEET; 7) THENCE N50°28'01"E, 20.13 FEET TO THE SOUTHERLY LINE OF A 30 FOOT UTILITY EASEMENT AS RECORDED IN BOOK 789 AT PAGE 698;

THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES:

1) THENCE S23°18'55"E, 12.65 FEET; 2) THENCE S88°09'24"E, 43.40 FEET; 3) THENCE S73°40'41"E, 98.99 FEET TO THE SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES:

1) THENCE S57°51'22"E, 34.00 FEET; 2) THENCE S57°38'35"E, 7.70 FEET; 3) THENCE 75.43 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 57°37'17" AND A CHORD WHICH BEARS S86°27'14"E, 72.29 FEET; 4) THENCE N64°44'08"E, 22.93 FEET; 5) THENCE 60.11 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 70.00 FEET, A DELTA OF 49°11'48" AND A CHORD WHICH BEARS N89°20'02"E, 58.28 FEET TO THE SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES:

1) THENCE S48°52'00"E, 163.48 FEET; 2) THENCE N45°58'03"E, 49.94 FEET TO THE SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES:

1) THENCE S83°49'21"E, 228.34 FEET; 2) THENCE 10.52 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 150.00 FEET, A DELTA OF 4°01'03" AND A CHORD WHICH BEARS S85°49'53"E, 10.52 FEET TO THE SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES:

1) THENCE S54°26'14"E, 167.41 FEET; 2) THENCE N88°43'37"E, 72.19 FEET; 3) THENCE N26°31'55"E, 143.69 FEET; 4) THENCE N60°58'56"E, 161.33 FEET TO THE SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES:

1) THENCE 97.91 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 385.00 FEET, A DELTA OF 14°34'15" AND A CHORD WHICH BEARS N62°58'43"E, 97.65 FEET; 2) THENCE N55°41'16"E, 36.83 FEET; 3) THENCE N60°58'56"E, 137.32 FEET; 4) THENCE 15.08 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 260.00 FEET, A DELTA OF 3°19'26" AND A CHORD WHICH BEARS N65°14'03"E, 15.08 FEET TO THE SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 1 COURSE:

1) THENCE S73°22'02"E, 144.46 FEET TO THE POINT OF BEGINNING;  
CONTAINING: 596,978 SQUARE FEET OR 13.70 ACRES OF LAND, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16TH CORNER COMMON TO SECTION 5 AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 8 BEARS S89°23'49"W, 1313.91 FEET; THENCE, S38°04'02"W, 763.14 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 30 FOOT SANITARY SEWER EASEMENT KNOWN AS "D-1" AS RECORDED IN BOOK 1221 AT PAGE 2135;

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

1) THENCE S11°53'56"E, 149.40 FEET; 2) THENCE S12°09'40"W, 245.75 FEET; 3) THENCE S11°00'08"E, 27.72 FEET TO A POINT ON THE NORTHERLY LINE OF A 20 FOOT BIKE PATH RIGHT-OF-WAY AS RECORDED IN BOOK 1221 AT PAGE 2137;

THENCE ALONG SAID NORTHERLY BIKE PATH RIGHT-OF-WAY THE FOLLOWING 9 COURSES:

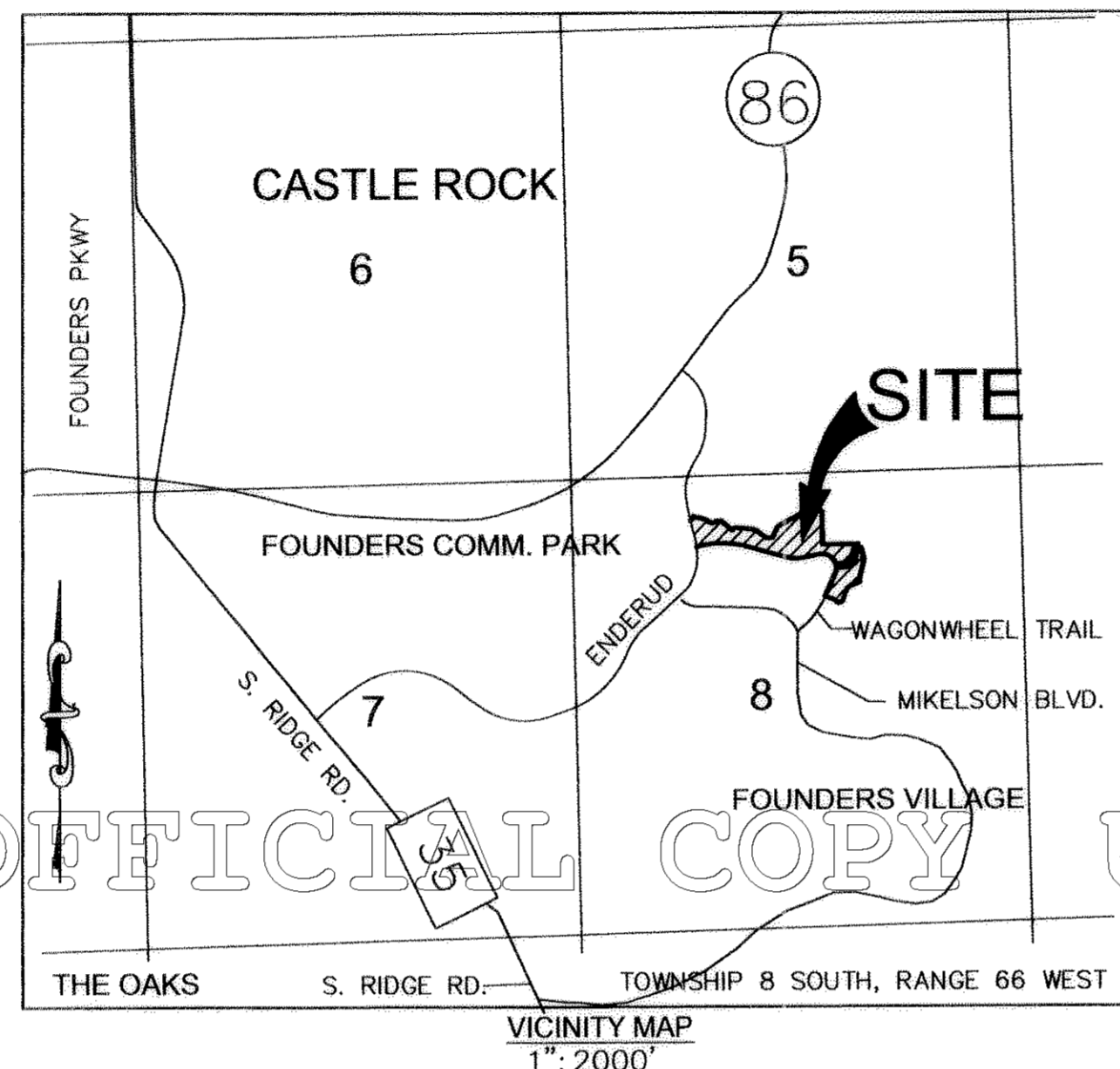
1) THENCE S60°43'42"W, 11.05 FEET; 2) THENCE S70°04'59"W, 95.47 FEET; 3) THENCE 102.15 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 110.00 FEET, A DELTA OF 53°12'27" AND A CHORD WHICH BEARS S43°28'46"W, 98.52 FEET; 4) THENCE S16°52'32"W, 107.89 FEET; 5) THENCE 89.05 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 45.00 FEET, A DELTA OF 113°23'14" AND A CHORD WHICH BEARS S73°34'09"W, 75.22 FEET; 6) THENCE N49°44'14"W, 26.92 FEET; 7) THENCE 67.65 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 135.00 FEET, A DELTA OF 28°42'38" AND A CHORD WHICH BEARS N64°05'33"W, 66.94 FEET; 8) THENCE 64.45 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 299.54 FEET, A DELTA OF 12°19'43" AND A CHORD WHICH BEARS N72°17'01"W, 64.33 FEET; 9) THENCE N65°58'26"W, 2.85 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL AS RECORDED ON THE PLAT OF VILLAGES AT CASTLE ROCK, FILING NO. 1, FINAL PLAT AMENDED, AT RECEPTION NO. 869810;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES:

1) THENCE N24°11'16"E, 289.79 FEET; 2) THENCE 68.67 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 170.00 FEET, A DELTA OF 23°08'42" AND A CHORD WHICH BEARS N12°36'55"E, 68.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT UTILITY AND ACCESS EASEMENT AS RECORDED AS SAID RECEPTION NO. 869810;

THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 6 COURSES:

1) THENCE N82°35'09"E, 124.66 FEET; 2) THENCE 161.01 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 125.00 FEET, A DELTA OF 73°48'10" AND A CHORD WHICH BEARS N45°41'04"E, 150.11 FEET; 3) THENCE N08°46'59"E, 48.10 FEET; 4) THENCE 49.81 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 38°02'55" AND A CHORD WHICH BEARS N27°48'27"E, 48.90 FEET; 5) THENCE N46°49'54"E, 26.50 FEET; 6) THENCE 25.74 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 125.00 FEET, A DELTA OF 11°47'56" AND A CHORD WHICH BEARS N40°55'56"E, 25.70 FEET TO THE POINT OF BEGINNING;  
CONTAINING: 125,534 SQUARE FEET OR 2.88 ACRES OF LAND, MORE OR LESS.



## ENGINEER'S STATEMENT:

I, ROBERT NORICK, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

ROBERT NORICK, PE #29522  
DATE 12-31-02

## SURVEYOR'S STATEMENT:

I, DENLEY KESTER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

DENLEY KESTER, PLS #26594  
DATE 12-31-02

## OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS FOUNDERS VILLAGE, FILING NO. 21 IN THE TOWN OF CASTLE ROCK.

OWNER: Founders Village  
CASTLE CANYON TOWNHOMES, L.L.C.  
MEMBER: James G. Ricketts

SIGNED THIS 15th DAY OF January, 2003.

THIS FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2003, BY James G. Ricketts

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Patricia A. Reid  
MY COMMISSION EXPIRES: 5-8-03

## SHEET INDEX:

SHEET 1 OF 14	PLAT COVER SHEET	SHEET 8 OF 14	GRADING PLAN
SHEET 2 OF 14	ADDITIONAL PLAT TEXT	SHEET 9 OF 14	UTILITY PLAN
SHEET 3 OF 14	PRELIMINARY PLAT	SHEET 10 OF 14	UTILITY PLAN
SHEET 4 OF 14	PRELIMINARY PLAT	SHEET 11 OF 14	LANDSCAPE PLAN
SHEET 5 OF 14	PRELIMINARY PLAT	SHEET 12 OF 14	LANDSCAPE PLAN
SHEET 6 OF 14	PHASING PLAN	SHEET 13 OF 14	BUILDING ELEVATIONS
SHEET 7 OF 14	GRADING PLAN	SHEET 14 OF 14	BUILDING ELEVATIONS

## LIENHOLDER SUBORDINATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO. 21 PD IN THE TOWN OF CASTLE ROCK.

### ✓ FIRST UNITED BANK

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 26, 2002 AT RECEPTION NO. 2002141464, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

Adam J. Altieri  
DATE 1/14/2003

FIRST UNITED BANK  
STATE OF Colorado )  
COUNTY OF Denver ) SS

THE FOREGOING LIENHOLDER SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF January, A.D., 2003, BY Adam J. Altieri

MY COMMISSION EXPIRES: 9-30-04  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Arnold Parks

### ✓ OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 7, 1999 IN BOOK 1177 AT PAGE 1612 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

1/6/03  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
DATE

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO ) SS

THE FOREGOING LIENHOLDER SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF JANUARY, A.D., 2003, BY RICHARD J. WALLACE

MY COMMISSION EXPIRES: 04/10/03  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Lisa J. Hancie

### ✓ FINANCIAL CAPITAL EQUITIES, INC

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENTS RECORDED ON JUNE 7, 1999 IN BOOK 1177 AT PAGE 1560 AND ON DECEMBER 26, 2002 AT RECEPTION NO. 2002141464, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS

1-13-03  
FINANCIAL CAPITAL EQUITIES, INC  
DATE

STATE OF Colorado )  
COUNTY OF Jefferson ) SS

THE FOREGOING LIENHOLDER SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, A.D., 2003, BY Barbara Jack

MY COMMISSION EXPIRES:  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Barbara Jack

## TITLE CERTIFICATION:

I, Patricia A. Reid, AN AUTHORIZED REPRESENTATIVE OF Stewart Title of Denver, Inc., 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.

SIGNED THIS 16th DAY OF January, A.D., 2003.

Patricia A. Reid  
AUTHORIZED REPRESENTATIVE  
V.P. Operations - Stewart Title of Denver, Inc.  
TITLE INSURANCE COMPANY

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF January, A.D., 2003, BY Patricia A. Reid

JAMIE L. CIER  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 11/13/2006

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Jamie L. Cier  
MY COMMISSION EXPIRES: 11-13-2006

## PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR FOUNDERS VILLAGE FILING NO. 21 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF April, A.D., 2003.

ATTEST:  
Chairman: Adam J. Altieri  
Date: 5-13-03  
Planning Director: Bally Munn  
Date: 5-27-03

## TOWN COUNCIL APPROVAL:

THE FINAL PD SITE PLAN FOR FOUNDERS VILLAGE FILING NO. 21 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF June, A.D., 2003.

ATTEST:  
Mayor: Adam J. Altieri  
Date: 5-27-03  
Town Clerk: Bally Munn  
Date: 5-27-03

## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

DOUGLAS COUNTY AT 3:00 PM ON THE 24th DAY OF June, 2003, IN BOOK 2003020005, PAGE 1, MAP 1

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Tatyana Papp  
DEPUTY

## AS APPROVED:

Patricia A. Sellman  
5-13-03  
CASTLE ROCK COMMUNITY DEVELOPMENT DEPARTMENT  
Director of Development Services  
CASTLE ROCK

## APPLICANT:

CASTLE CANYON TOWNHOMES, L.L.C.  
P.O. BOX 215  
CASTLE ROCK, CO 80104

## ENGINEER/LAND SURVEYOR:

CIVIL DESIGN GROUP, INC.  
8795 RALSTON ROAD  
SUITE 240  
ARVADA, CO 80002  
TELEPHONE: (303) 431-0505

## LANDSCAPE ARCHITECTS:

DOUGLAS G. ROCKNE  
P.O. BOX 3354  
LITTLETON, CO 80161  
TELEPHONE: (303) 770-6746

Civil Design Group, Inc.  
formerly Contra Engineering, Inc.  
8795 Ralston Road, Ste. 240  
Arvada, Colorado 80002  
303.431.0505 Fax: 303.431.7176  
E-mail: engineering@civildgroup.com

# FOUNDERS VILLAGE, FILING NO. 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO  
112 TOWNHOMES CONTAINING 16.58 ACRES MORE OR LESS  
SHEET 2 OF 14

### LAND USE SUMMARY:

112 TOWNHOME LOTS	6.07 AC.	37%
PRIVATE ACCESS DRIVES AND PARKING	2.31 AC.	14%
PRIVATE OPEN SPACE	8.20 AC.	49%
TOTAL DEVELOPMENT AREA	16.58 AC.	100%
TOTAL NUMBER OF UNITS =	112	
TOTAL NUMBER OF SFE'S =	112	
TOTAL NUMBER OF LOTS =	112	
AVERAGE LOT =	.0549 AC = 2360 SQ FT	
ZONING:	PD	
LAND USE:	LMF (MULTI-FAMILY, 12 DU/AC)	

### DEVELOPMENT STANDARDS:

- A) 18' MINIMUM SETBACK FROM FRONT LOT LINE OR SIDEWALK TO GARAGE DOOR FACE, WHICHEVER IS CLOSEST. SEE SHEETS 2-4 FOR ACTUAL FRONT SETBACKS.
- B) ZERO SIDE SETBACKS
- C) REAR SETBACKS VARY. SEE SHEETS 3-5 FOR BUILDING ENVELOPES.
- D) 20' MINIMUM REAR SETBACK FROM EXTERIOR DEVELOPMENT BOUNDARY.
- E) 15' MINIMUM SIDE SETBACK FROM EXTERIOR DEVELOPMENT BOUNDARY.

### PARKING SUMMARY:

REQUIRED PARKING: 224 (2 SPACES / UNIT)  
PROVIDED PARKING:  
OFF STREET GUEST PARKING: 4  
HANDICAP SPACES: 4  
STANDARD SPACES: 58  
PRIVATE PARKING:  
GARAGE SPACES: 224(2 SPACES/LOT)  
DRIVEWAY PARKING: 224(2 SPACES/LOT)  
TOTAL SPACES PROVIDED: 510 SPACES

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### NOTES:

- 1) THE ACCURACY OF SURVEY CLOSURE FOR PARCELS 1 AND 2 WAS 1:4,095,000 AND 1:371,800, RESPECTIVELY.
- 2) BASIS OF BEARINGS:  
THE NORTH LINE OF THE NW $\frac{1}{4}$  NE  $\frac{1}{4}$  SECTION 8 BEARS N89°23'49"E, 1313.91 FEET
- 3) BENCHMARK:  
A CHISELED SQUARE IN THE CENTER MEDIAN AT THE INTERSECTION OF ENDERUD AND MIKELSON.  
ELEVATION= 6551.94
- 4) NO "ON STREET" PARKING IS ALLOWED WITHIN THE PRIVATE ACCESS DRIVES OR PUBLIC STREET. "NO PARKING FIRE LANE" SIGNS SHALL BE POSTED ON BOTH SIDES OF ALL PRIVATE ACCESS DRIVES AND PUBLIC STREETS PER THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT REQUIREMENTS.
- 5) UTILITY EASEMENTS ARE GRANTED FOR THE USE OF SPECIFIED UTILITIES. LANDSCAPING WILL BE ALLOWED IN THE UTILITY EASEMENTS. REPLACEMENT OF LANDSCAPE DISTURBED DURING MAINTENANCE OF THE UTILITIES WILL BE THE RESPONSIBILITY OF THE FILING 21 HOMEOWNERS ASSOCIATION.
- 6) ALL DISTURBED AREAS WILL BE PROTECTED FROM EROSION BY MEASURES AS APPROVED BY THE TOWN OF CASTLE ROCK. AT THE COMPLETION OF CONSTRUCTION, ALL DEVELOPED AREAS WILL BE RESEEDED OR LANDSCAPED.
- 7) ALL OPEN SPACE & COMMON AREAS WITHIN THIS PLAT WILL BE MAINTAINED BY THE FILING 21 HOMEOWNERS ASSOCIATION.
- 8) ALL PRIVATE ACCESS DRIVES WILL BE OWNED AND MAINTAINED BY THE FILING 21 HOMEOWNERS ASSOCIATION. 30' ACCESS, EMERGENCY ACCESS, UTILITY, AND DRAINAGE EASEMENTS WILL ASSURE EMERGENCY ACCESS TO THE SITE.
- 9) THERE IS NO KNOWN 100 YEAR FLOOD PLAIN ON THIS SITE.
- 10) REFUSE DISPOSAL WILL BE PROVIDED FOR EACH INDIVIDUAL TOWNHOME UNIT BY THE FILING 21 HOMEOWNERS ASSOCIATION.
- 11) BUILDING WILL HAVE A MAXIMUM HEIGHT OF 35 FEET. THE EXTERIOR BUILDING DESIGN WILL CONSIST OF BEIGE EARTH TONE STUCCO WITH EARTH TONE FAUX STONE VENEER, HUNTER GREEN COMPOSITION SHINGLE ROOFS, AND HUNTER GREEN TRIM, DOORS, ADDRESS PLAQUES, AND SHINGLES. ALL TOWNHOME BUILDINGS WILL BE CONSTRUCTED WITH LIGHTING RODS.

### ADDITIONAL NOTES

NO STREET LIGHTS ARE PROPOSED WITH THE DEVELOPMENT. LIGHTING WILL BE PROVIDED BY "A-C-O-N-C-E" LIGHTING FIXTURES ON THE PROPOSED TOWNHOME BUILDINGS.

### NOTICE:

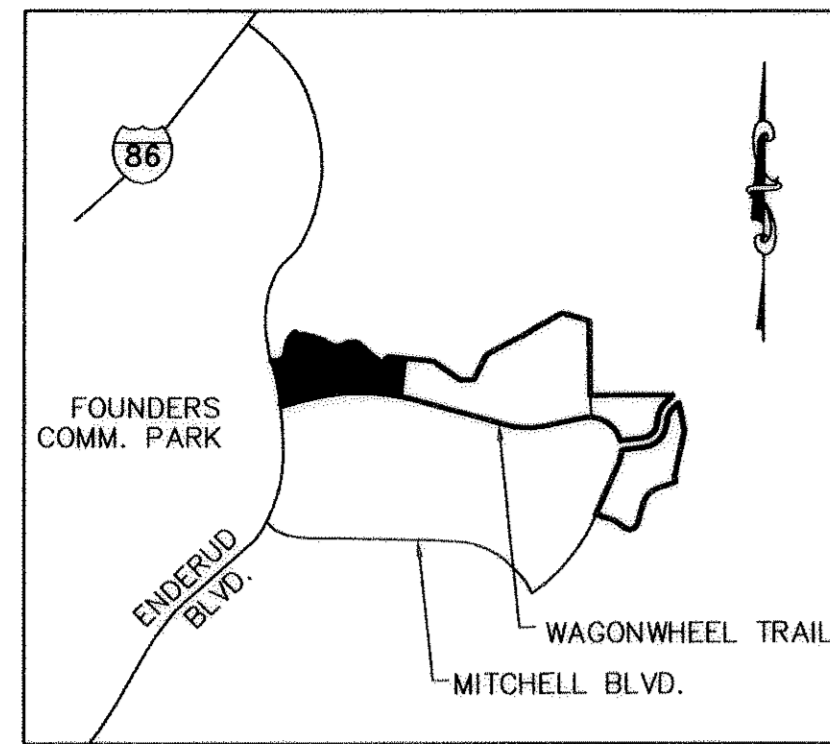
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# FOUNDERS VILLAGE, FILING NO. 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO

**PRELIMINARY PLAT**  
SHEET 3 of 14



**KEY MAP**  
NTS

**LEGEND:**

- ⊙ SET NO. 5 REBAR WITH RED PLASTIC CAP, CDG INC., PLS 5447
  - FOUND MONUMENT AS SHOWN
  - ⊕ FOUND QUARTER CORNER AS SHOWN
  - ⊗ FOUND SIXTEENTH CORNER AS SHOWN
  - 'A' BUILDING DESIGNATION
- |  |  |  |                   |
|--|--|--|-------------------|
|  |  |  | PROPERTY LINE     |
|  |  |  | BUILDING ENVELOPE |
|  |  |  | UNIT NUMBER       |

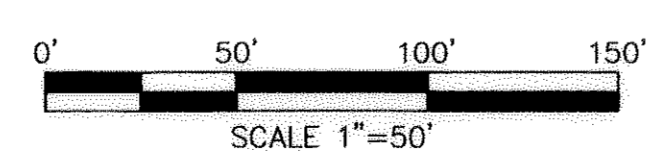
**NOTES:**

1. THIS DRAWING IS BASED UPON RECORDED PLATS, SURVEYS AND DEEDS OF RECORD WHICH WERE FURNISHED FOR THE PREPARATION OF THIS PROPERTY DESCRIPTION. THIS SURVEY WAS PREPARED USING THE TRANSMISSION TITLE INSURANCE COMPANY TITLE COMMITMENT NO. C05443 AND C08926.
2. BASIS OF BEARING IS LINE BETWEEN THE NORTH 1/4 CORNER SEC. 8, T8S, R66W MONUMENTED BY A FOUND ALUMINUM CAP, PLS 28656 AND THE EAST 1/8 CORNER SECTION 5/SECTION 8, T8S, R66W MONUMENTED BY A 2-1/2" ALUMINUM CAP, PLS 22100.

LINE	BEARING	LENGTH
L1	S77°28'43"E	11.90'
L2	S77°28'43"E	14.94'
L3	N74°34'15"W	17.13'
L4	N74°34'15"W	1.24'
L5	S82°27'33"W	2.85'
L6	S34°22'47"W	3.62'
L7	N34°22'47"E	6.43'
L8	N12°12'18"W	6.70'
L9	S80°58'52"W	12.26'
L10	N10°35'31"E	20.64'
L11	N83°57'01"E	32.70'
L12	N70°30'32"W	4.91'
L13	N56°42'43"W	13.05'
L14	N18°11'17"W	12.11'
L15	S07°10'39"W	21.00'
L16	S09°58'57"W	16.54'
L17	N21°03'31"E	22.11'
L18	N87°40'32"E	15.45'

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	215.00'	7°04'18"	26.54'	S04°56'13"E	26.52'
C2	215.00'	6°41'11"	25.09'	S01°56'32"W	25.08'
C3	215.00'	6°40'16"	25.03'	S08°37'15"W	25.02'
C4	215.00'	0°33'54"	2.12'	S12°14'20"W	2.12'
C5	53.00'	8°36'55"	7.97'	S16°52'02"W	7.96'
C6	53.00'	25°35'29"	23.67'	S33°58'14"W	23.48'
C7	53.00'	22°34'56"	20.89'	S58°03'27"W	20.75'
C8	53.00'	22°00'31"	20.36'	S80°21'11"W	20.23'
C9	53.00'	11°09'51"	10.33'	N83°03'38"W	10.31'
C10	23.00'	61°16'13"	24.60'	S43°09'24"W	23.44'
C11	23.00'	28°43'47"	11.53'	S88°09'24"W	11.41'
C12	185.00'	6°13'12"	20.08'	S84°05'28"W	20.07'
C13	185.00'	8°37'23"	27.84'	N88°29'15"W	27.82'
C14	185.00'	7°28'39"	24.14'	N80°26'14"W	24.13'
C15	185.00'	2°07'40"	6.87'	N75°38'05"W	6.87'
C16	217.00'	6°49'01"	25.82'	S77°58'45"E	25.80'
C17	217.00'	9°45'51"	36.98'	S86°16'11"E	36.94'
C18	217.00'	6°23'21"	24.20'	N85°39'13"E	24.19'
C19	24.00'	6°70'22"	28.07'	N64°01'46"W	26.50'
C20	24.00'	18°18'47"	7.67'	N21°21'42"W	7.64'
C21	187.00'	4°11'56"	13.70'	N84°33'31"E	13.70'
C22	24.00'	62°49'18"	26.31'	N51°02'54"E	25.02'
C23	24.00'	13°34'35"	5.69'	N12°50'57"E	5.67'
C24	213.00'	5°35'44"	20.80'	S08°51'32"W	20.79'
C25	213.00'	6°45'29"	25.12'	S15°02'08"W	25.11'
C26	213.00'	6°43'51"	25.02'	S21°46'48"W	25.01'
C27	213.00'	6°47'52"	25.27'	S28°32'39"W	25.26'
C28	213.00'	2°26'11"	9.06'	S33°09'41"W	9.06'
C29	24.00'	33°04'57"	13.86'	N17°50'18"E	13.67'
C30	24.00'	23°57'11"	10.03'	N10°40'46"W	9.96'
C31	44.00'	32°00'38"	24.58'	S06°39'02"E	24.26'
C32	44.00'	36°04'31"	27.70'	S27°23'32"W	27.25'
C33	44.00'	26°22'55"	20.26'	S58°37'15"W	20.08'
C34	44.00'	25°21'55"	19.48'	S84°29'41"W	19.32'
C35	44.00'	25°27'16"	19.55'	N70°05'44"W	19.39'
C36	44.00'	26°12'22"	20.12'	N44°15'55"W	19.95'
C37	44.00'	31°06'34"	23.89'	N15°36'27"W	23.60'
C38	44.00'	29°54'15"	22.96'	N14°53'57"E	22.70'
C39	44.00'	41°26'29"	31.82'	N50°34'19"E	31.14'
C40	44.00'	16°00'22"	12.29'	N79°17'45"E	12.25'
C41	24.00'	52°55'09"	22.17'	S60°50'21"W	21.39'
C42	183.00'	8°02'49"	25.70'	S30°21'22"W	25.68'
C43	183.00'	8°22'51"	26.77'	S22°08'32"W	26.74'
C44	183.00'	7°52'07"	25.13'	S14°01'03"W	25.11'
C45	183.00'	7°50'26"	25.04'	S06°09'46"W	25.02'
C46	183.00'	7°57'46"	25.43'	S01°44'19"E	25.41'
C47	183.00'	6°29'06"	20.71'	S08°57'45"E	20.70'
C48	75.00'	39°58'59"	52.34'	N62°35'39"E	51.28'
C49	75.00'	33°49'11"	44.27'	N25°41'34"E	43.63'
C50	53.00'	82°41'36"	76.49'	S30°25'58"E	70.03'
C51	19.00'	52°25'58"	17.39'	N64°23'21"W	16.79'
C52	53.00'	53°23'34"	49.39'	S37°36'37"W	47.62'
C53	125.00'	31°03'35"	67.76'	S31°18'06"W	66.94'
C54	125.00'	6°59'20"	15.25'	S12°16'39"W	15.24'
C55	125.00'	14°15'26"	31.10'	N15°54'42"E	31.02'
C56	125.00'	10°14'52"	22.36'	N28°09'51"E	22.33'
C57	125.00'	10°15'15"	22.37'	N38°24'55"E	22.34'
C58	125.00'	13°47'46"	30.10'	N50°26'26"E	30.03'
C59	125.00'	14°33'19"	31.75'	N64°36'58"E	31.67'
C60	125.00'	8°45'36"	19.11'	N76°16'25"E	19.09'
C61	24.00'	29°06'46"	10.52'	S03°29'15"W	10.44'
C62	217.00'	14°36'57"	55.36'	N01°45'39"W	55.21'
C63	217.00'	2°49'00"	10.67'	N06°57'19"E	10.67'
C64	215.00'	4°30'48"	16.94'	N10°37'13"E	16.93'
C65	215.00'	8°17'35"	31.12'	N17°01'25"E	31.09'
C66	215.00'	3°01'04"	11.32'	N22°40'44"E	11.32'
C67	24.00'	90°00'00"	37.70'	S20°48'44"E	33.94'
C68	45.00'	34°03'09"	26.74'	S75°11'52"E	26.35'
C69	45.00'	8°26'04"	6.62'	S53°57'16"E	6.62'
C70	135.00'	7°40'23"	18.08'	N53°34'26"W	18.07'
C71	135.00'	12°46'00"	30.08'	N63°47'37"W	30.02'
C72	135.00'	8°16'15"	19.49'	N74°18'45"W	19.47'
C73	299.54'	2°05'52"	10.97'	S77°23'56"E	10.97'
C74	299.54'	5°01'29"	26.27'	S73°50'15"E	26.26'
C75	299.54'	5°12'22"	27.22'	S68°43'20"E	27.21'
C76	45.00'	70°54'02"	55.69'	N52°19'33"E	52.20'
C77	27.50'	90°00'00"	43.20'	N69°11'16"E	38.89'
C78	185.00'	1°48'51"	5.86'	N23°16'50"E	5.86'
C79	185.00'	8°07'58"	26.26'	N18°18'26"E	26.24'
C80	185.00'	5°52'38"	18.98'	N11°18'08"E	18.97'
C81	187.00'	0°45'20"	2.47'	N07°59'09"E	2.47'
C82	187.00'	16°40'37"	54.43'	N00°43'50"W	54.24'
C83	24.00'	7°19'50"	3.07'	N12°44'03"W	3.07'
C84	24.00'	21°03'42"	8.82'	N26°55'49"W	8.77'
C85	215.00'	6°09'39"	23.12'	S11°33'11"E	23.11'
C86	125.00'	1°55'56"	4.22'	N81°37'11"E	4.22'
C87	53.00'	21°09'33"	19.57'	S74°53'11"W	19.46'
C88	53.00'	18°39'10"	17.25'	N85°12'27"W	17.18'
C89	185.00'	6°58'11"	22.50'	N73°59'37"W	22.49'
C90	215.00'	6°58'11"	26.15'	N73°59'37"W	26.14'
C91	285.00'	10°09'28"	50.53'	S75°35'16"E	50.46'
C92	285.00'	5°25'48"	27.01'	S83°22'53"E	27.00'
C93	285.00'	5°06'40"	25.42'	S88°39'07"E	25.41'
C94	285.00'	5°02'57"	25.11'	N86°16'05"E	25.11'
C95	285.00'	2°45'44"	13.74'	N82°21'44"E	13.74'

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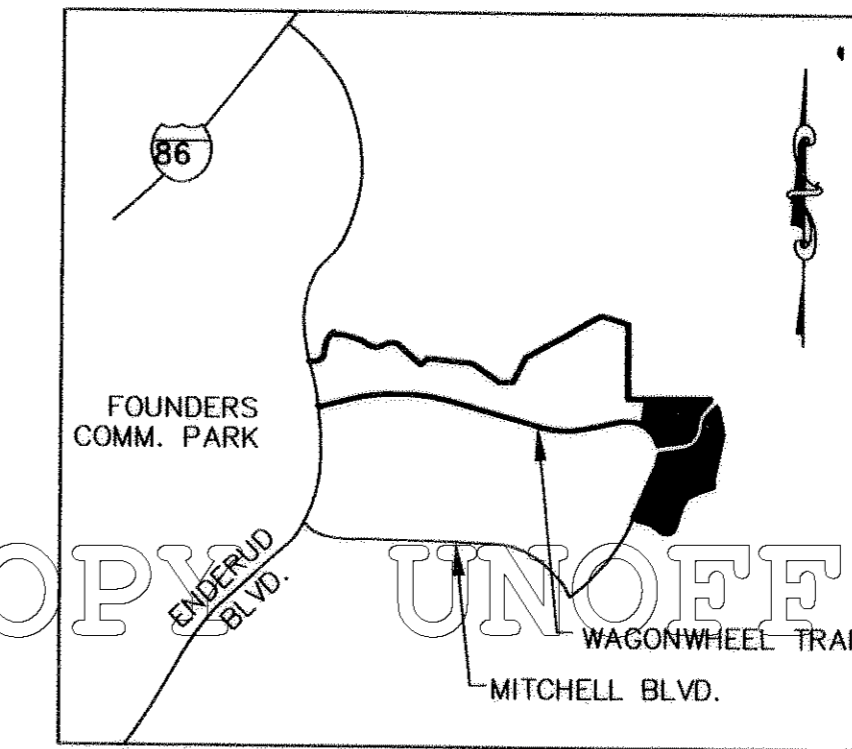
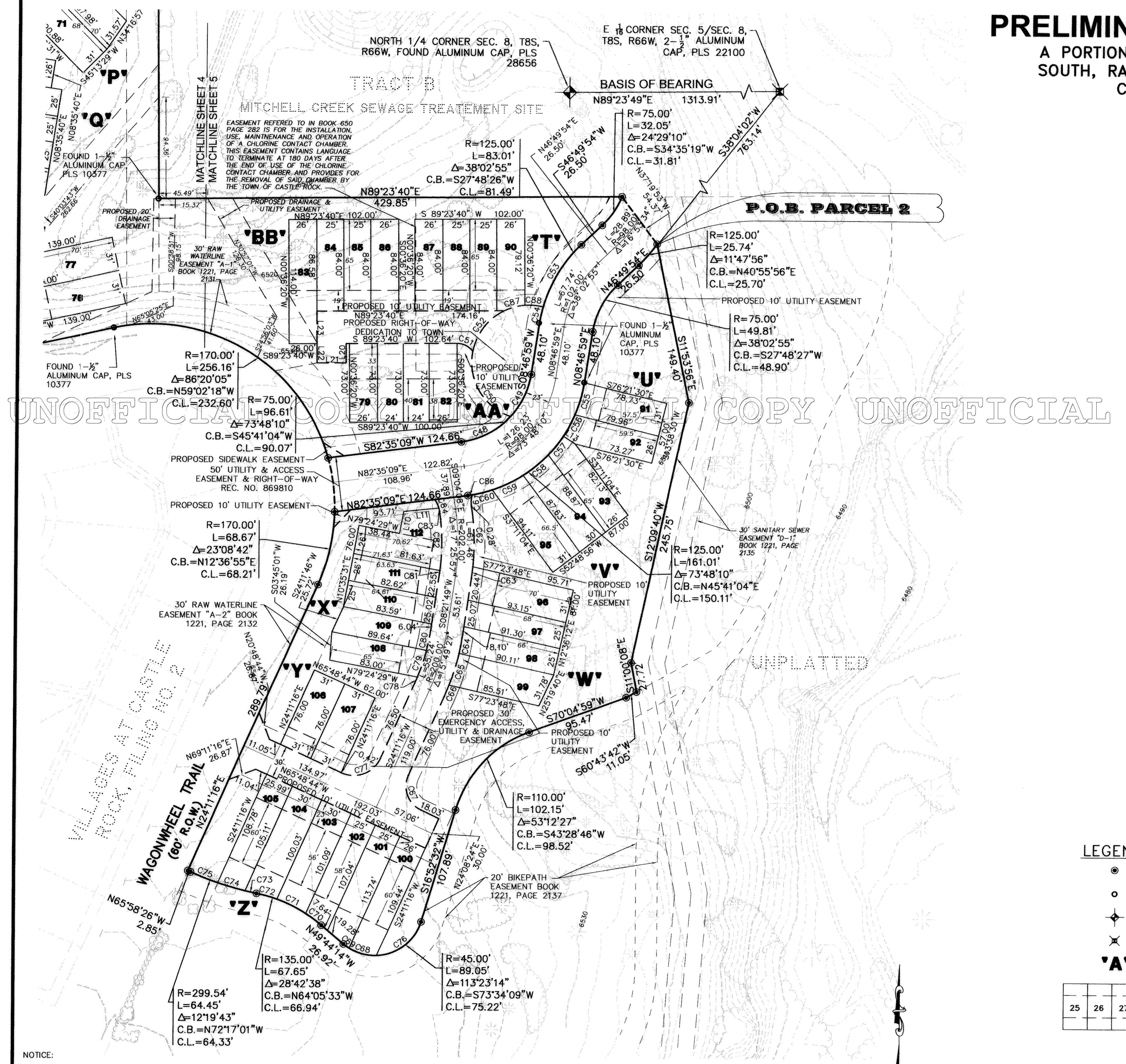
# FOUNDERS VILLAGE, FILING NO. 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### PRELIMINARY PLAT

SHEET 5 OF 14



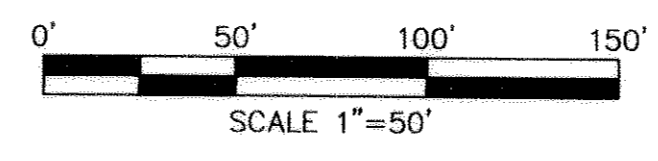
KEY MAP  
NTS

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

#### LEGEND:

- SET NO. 5 REBAR WITH RED PLASTIC CAP, CDG INC., PLS 5447
- FOUND MONUMENT AS SHOWN
- ◆ FOUND QUARTER CORNER AS SHOWN
- ✕ FOUND SIXTEENTH CORNER AS SHOWN
- 'A' BUILDING DESIGNATION
- PROPERTY LINE
- BUILDING ENVELOPE
- UNIT NUMBER

NOTICE:  
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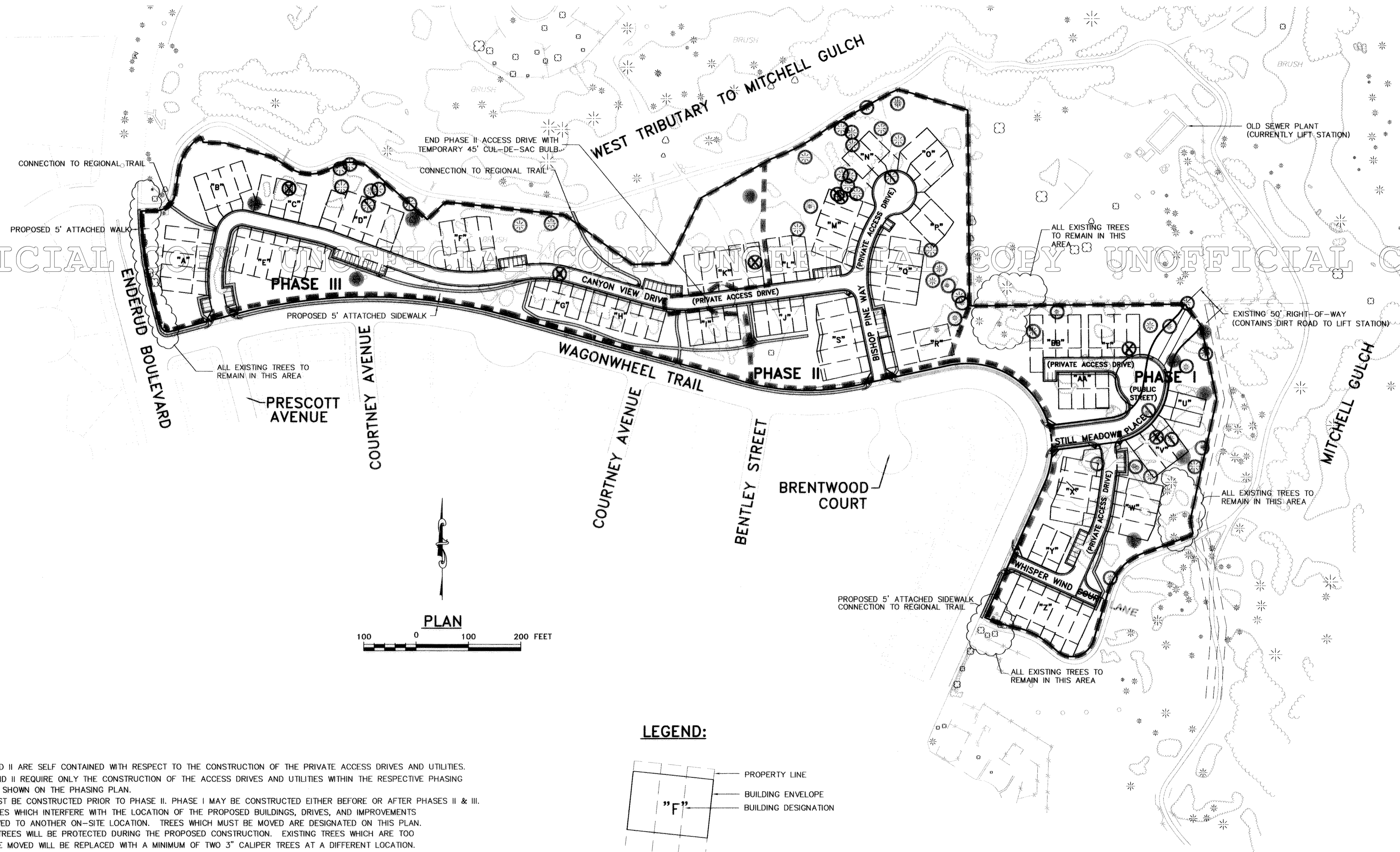
# FOUNDERS VILLAGE FILING 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### PHASING AND TREE PLAN

SHEET 6 OF 14



#### NOTES:

- PHASES I AND II ARE SELF CONTAINED WITH RESPECT TO THE CONSTRUCTION OF THE PRIVATE ACCESS DRIVES AND UTILITIES. PHASES I AND II REQUIRE ONLY THE CONSTRUCTION OF THE ACCESS DRIVES AND UTILITIES WITHIN THE RESPECTIVE PHASING BOUNDARIES SHOWN ON THE PHASING PLAN.
- PHASE II MUST BE CONSTRUCTED PRIOR TO PHASE II. PHASE I MAY BE CONSTRUCTED EITHER BEFORE OR AFTER PHASES II & III.
- EXISTING TREES WHICH INTERFERE WITH THE LOCATION OF THE PROPOSED BUILDINGS, DRIVES, AND IMPROVEMENTS WILL BE MOVED TO ANOTHER ON-SITE LOCATION. TREES WHICH MUST BE MOVED ARE DESIGNATED ON THIS PLAN. ALL OTHER TREES WILL BE PROTECTED DURING THE PROPOSED CONSTRUCTION. EXISTING TREES WHICH ARE TOO LARGE TO BE MOVED WILL BE REPLACED WITH A MINIMUM OF TWO 3" CALIPER TREES AT A DIFFERENT LOCATION.

#### LEGEND:

- |  |                      |  |                                     |
|--|----------------------|--|-------------------------------------|
|  | PROPERTY LINE        |  | EXISTING PONDEROSA PINE TO REMAIN   |
|  | BUILDING ENVELOPE    |  | EXISTING JUNIPER TO REMAIN          |
|  | BUILDING DESIGNATION |  | EXISTING PONDEROSA PINE TO BE MOVED |
|  | GUEST PARKING        |  | EXISTING JUNIPER TO BE MOVED        |
|  | PHASING BOUNDARY     |  |                                     |
|  | PROPOSED SIDEWALK    |  |                                     |

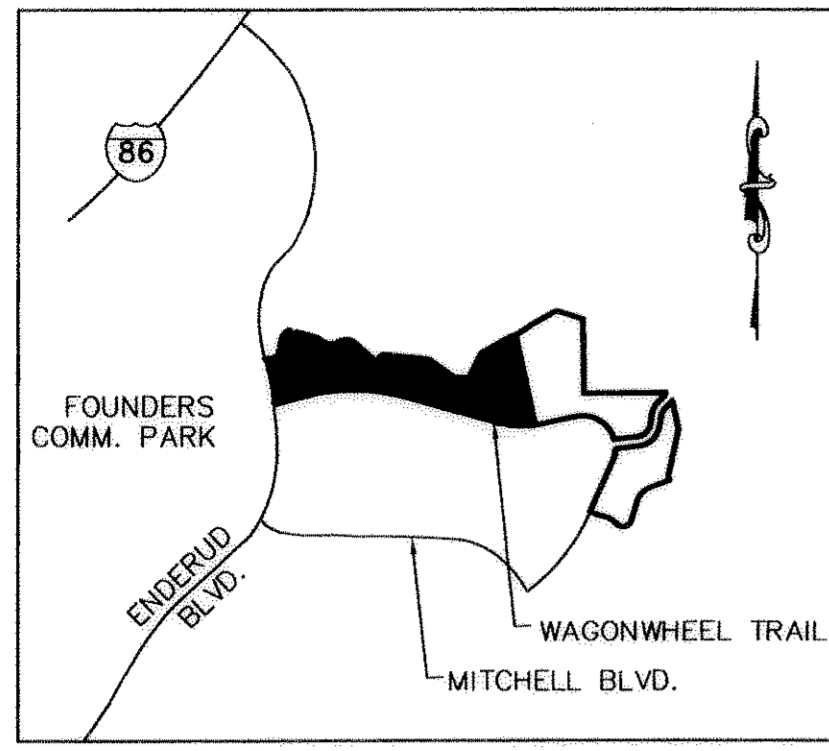
# FOUNDERS VILLAGE, FILING NO. 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

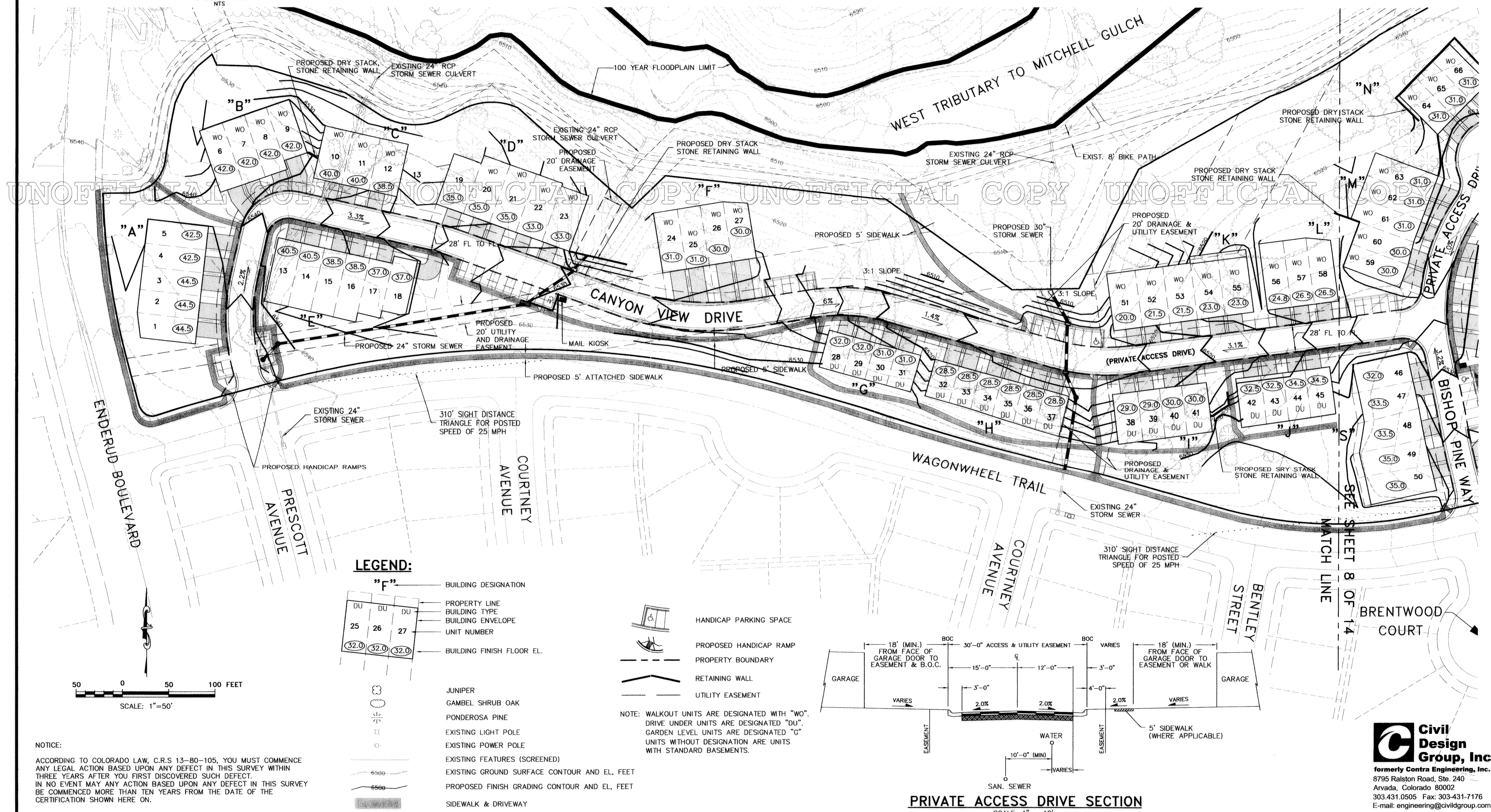
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### GRADING PLAN

SHEET 7 OF 14



KEY MAP

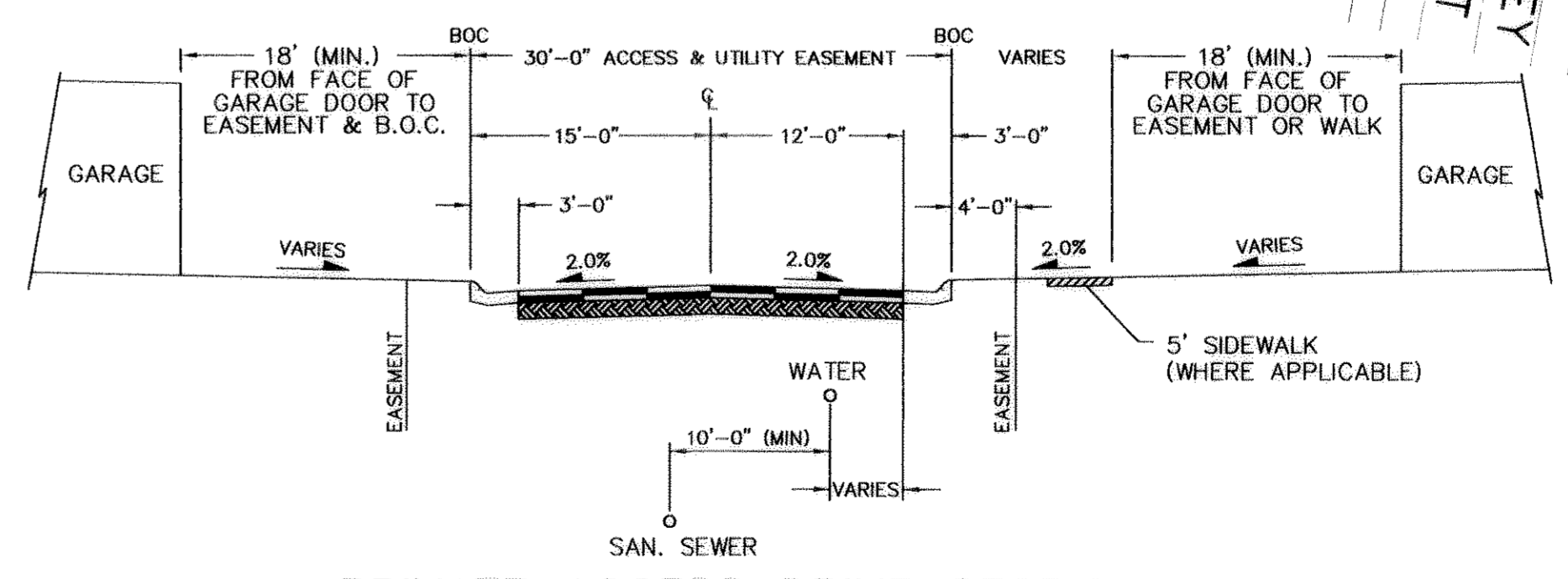


**LEGEND:**

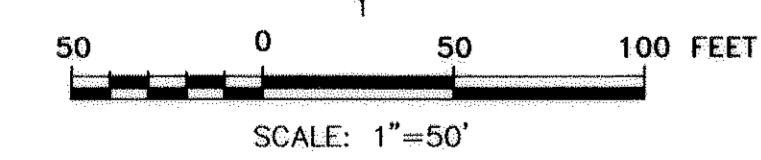
- "F" BUILDING DESIGNATION
- DU DU DU PROPERTY LINE
- 25 26 27 BUILDING TYPE
- (32.0) (32.0) (32.0) BUILDING ENVELOPE
- UNIT NUMBER
- BUILDING FINISH FLOOR EL.
- JUNIPER
- GAMBEL SHRUB OAK
- PONDEROSA PINE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING FEATURES (SCREENED)
- EXISTING GROUND SURFACE CONTOUR AND EL, FEET
- PROPOSED FINISH GRADING CONTOUR AND EL, FEET
- SIDEWALK & DRIVEWAY

- HANDICAP PARKING SPACE
- PROPOSED HANDICAP RAMP
- PROPERTY BOUNDARY
- RETAINING WALL
- UTILITY EASEMENT

NOTE: WALKOUT UNITS ARE DESIGNATED WITH "WO". DRIVE UNDER UNITS ARE DESIGNATED "DU". GARDEN LEVEL UNITS ARE DESIGNATED "G". UNITS WITHOUT DESIGNATION ARE UNITS WITH STANDARD BASEMENTS.



PRIVATE ACCESS DRIVE SECTION  
SCALE: 1" = 10'



SCALE: 1" = 50'

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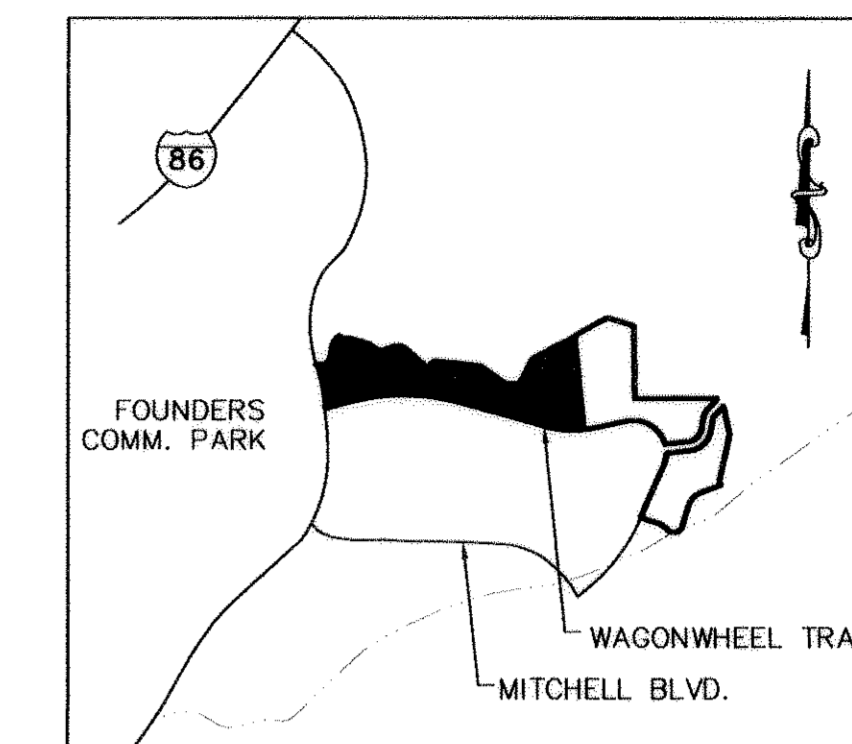


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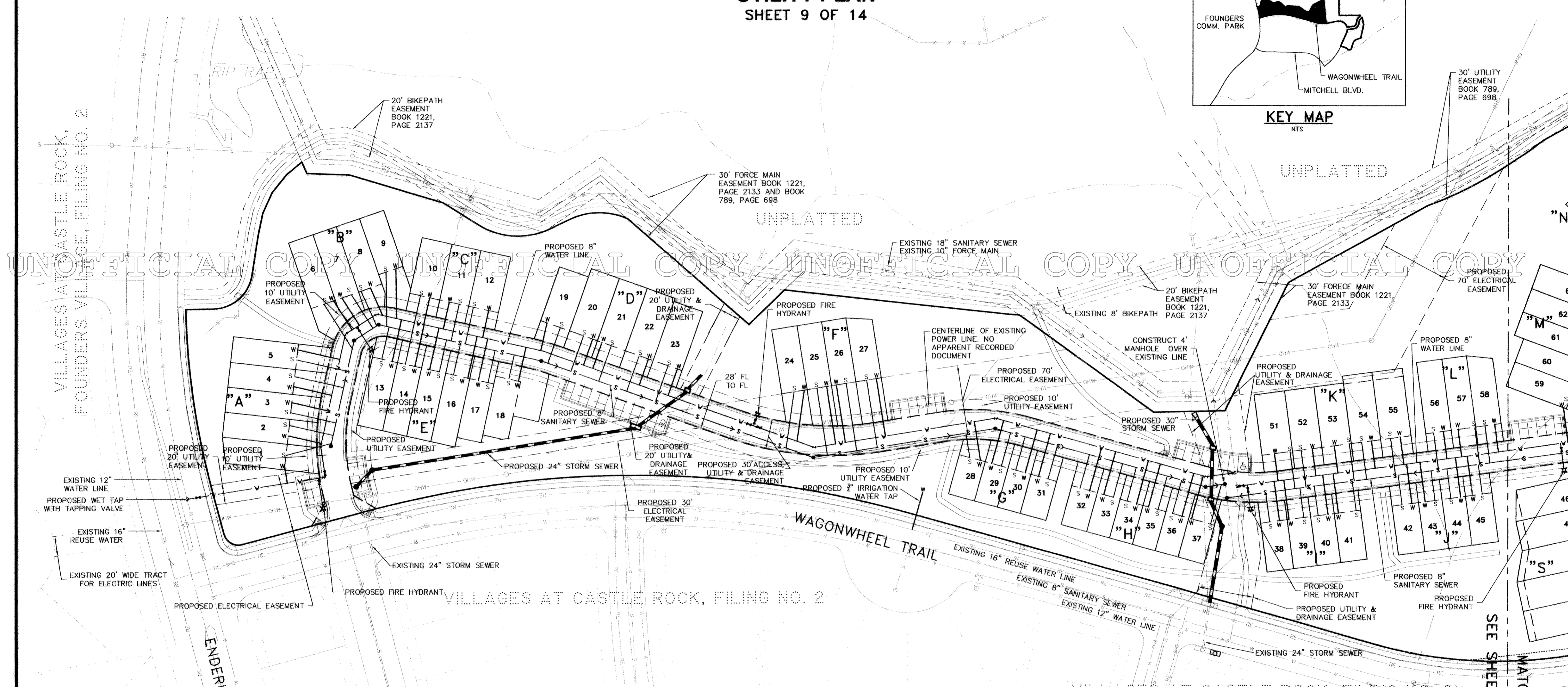
## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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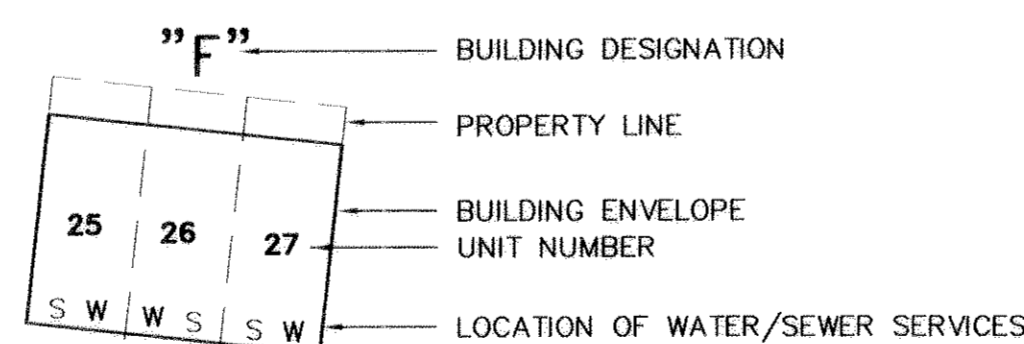
**UTILITY PLAN**  
SHEET 9 OF 14



**KEY MAP**  
NTS

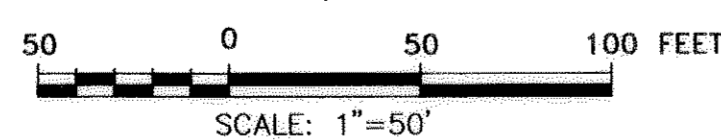


**LEGEND:**



- EXISTING LIGHT POLE
- EXISTING POWER POLE
- PROPOSED HANDICAP RAMP
- PROPERTY BOUNDARY
- UTILITY EASEMENT

- EXISTING 16" REUSE WATER LINE
- EXISTING OVERHEAD WIRE
- EXISTING SANITARY SEWER
- PROPOSED 8" SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED STORM INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT



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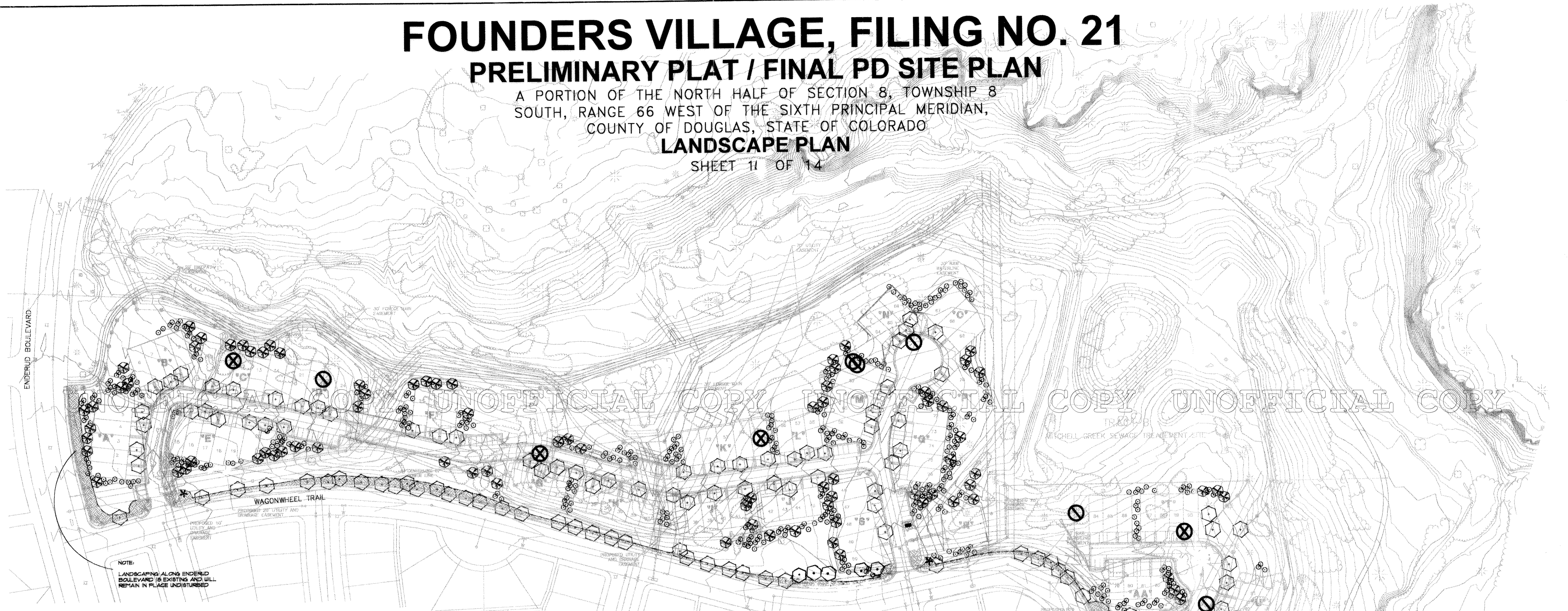
# FOUNDERS VILLAGE, FILING NO. 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### LANDSCAPE PLAN

SHEET 11 OF 14



NOTE:  
LANDSCAPING ALONG ENDERUD BOULEVARD IS EXISTING AND WILL REMAIN IN PLACE UNDISTURBED

#### LEGEND

EXISTING CONDITIONS		PROPOSED IMPROVEMENTS	
	GAMBLE OAK MASSINGS		LARGE EVERGREEN OR DECIDUOUS SHRUB
	ROCKY MOUNTAIN JUNIPER TO REMAIN UNDISTURBED		EVERGREEN TREE
	PONDEROSA PINE TO REMAIN UNDISTURBED		DECIDUOUS TREE
	ROCKY MOUNTAIN JUNIPER TO BE REMOVED / MOVED		IRRIGATED BLUEGRASS SOD
	PONDEROSA PINE TO BE REMOVED / MOVED		2' HIGH RYOLITE STONE WALLS
			SIGN LOCATIONS (4 TOTAL)
			MAIL KIOSK

#### PLANT LIST

QUAN	CODE	MIN. SIZE	COMMON NAME	BOTANIC NAME	QUAN	CODE	MIN. SIZE	COMMON NAME	BOTANIC NAME
<b>DECIDUOUS SHADE TREES (OVER 10' MATURE HEIGHT)</b>					<b>LOW DECIDUOUS SHRUBS (UNDER 5' MATURE HEIGHT)</b>				
9	EGM	2' GAL	WASATCH MAPLE	ACER GRANDIDENTATUM	13	SAG	5 GAL	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA
13	HAK	2' GAL	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	21	POT	5 GAL	POTENTILLA	POTENTILLA (SPECIES)
2	BUR	2' GAL	BURR OAK	QUERCUS MACROCARPA	31	BUM	5 GAL	BUMEL, THREE-LEAF	RHUS TRILOBATA
9	ROK	2' GAL	RED OAK	QUERCUS RUBRA	31	CUR	5 GAL	ALPINE CURRANT	RIBES ALPIMUM
7	LIN	2' GAL	GREENSPIRE LINDEN	TILIA CORDATA	13	DREB	5 GAL	DUARF RED BARSBERRY	RIBES RIBESINUM PYGMY
<b>LARGE EVERGREEN TREES (OVER 10' MATURE HEIGHT)</b>					34	DRB	5 GAL	DUARF BURNING BUSH	EUCONYMUS ALATUS 'COMPACTUS'
24	AUS	6' HT	AUSTRIAN PINE	PINUS NIGRA	34	DKS	5 GAL	DARK KNIGHT BLUE MIST SPIREEA	EUCONYMUS CLAUDONENSIS 'DARK KNIGHT'
12	BPR	6' HT	COLORADO BLUE SPRUCE	PICEA PUNGENS	<b>LARGE EVERGREEN SHRUBS (5' TO 10' MATURE HEIGHT)</b>				
16	FIR	6' HT	WHITE FIR	ABIES CONCOLOR	27	MUG	5 GAL	MUGHO PINE	PINUS MUGO
25	PCN	6' HT	PONDEROSA PINE	PINUS PONDOSA	<b>LOW EVERGREEN SHRUBS (UNDER 5' MATURE HEIGHT)</b>				
<b>MEDIUM EVERGREEN TREES (UNDER 10' MATURE HEIGHT)</b>					23	BUF	5 GAL	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
3	FOX	6' HT	FOXTAIL PINE	PINUS ARISTATA	29	SCA	5 GAL	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'
13	FIN	6' HT	FINCH PINE	PINUS CERIBOIDES EDULIS	30	BRO	5 GAL	BROADHORE JUNIPER	JUNIPERUS SABINA 'BROADHORE'
38	RPL	6' HT	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	<b>BROADLEAF EVERGREENS</b>				
<b>LARGE DECIDUOUS SHRUBS (10' TO 20' MATURE HEIGHT)</b>					37	MAN	5 GAL	MANHATTAN EUCONYMUS	EUCONYMUS KIATSOVICHIA 'MANHATTAN'
74	GAM	5 GAL	GAMBLE OAK	QUERCUS GAMBELII	27	PYR	5 GAL	UTAH FIRETHORN	PYRACANTHA COCCINEA 'UTAH'
14	BIT	5 GAL	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	43	OMA	1 GAL	COMPACT OREGON HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'
29	ALD	5 GAL	THIN LEAF ALDER	ALNUS TENUIFOLIA	23	OQH	1 GAL	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM
33	BER	5 GAL	SHADBLOW BERRYBERRY	AMELANCHIER CANADENSIS	83	YUC	1 GAL	YUCCA	YUCCA FILAMENTOSA
33	CHO	5 GAL	NATIVE CHOKEBERRY	FRUNUS VIR. NELANCOCARPA	<b>ORNAMENTAL GRASSES</b>				
97	BLU	5 GAL	RED CANADA CHERRY	FRUNUS VIRGINIANA	23	PAM	5 GAL	PAMPAS GRASS	CORTADERIA BELLOANA
10	ELD	5 GAL	NATIVE RED BERRY ELDER	SAMBUCUS PUBENS	16	FRG	5 GAL	FEATHER REED GRASS	CALAMAGROBIS 'KARL FOERSTER'
<b>MEDIUM DECIDUOUS SHRUBS (5' TO 10' MATURE HEIGHT)</b>					33	YJK	5 GAL	YAKU JUNA GRASS	MISCANTHUS 'YAKU JUNA'
37	CHB	5 GAL	BRIGHT RED CHOKEBERRY	ARONIA ARBUSTIFOLIA	43	FTG	5 GAL	FOUNTAIN GRASS	MAHONIA AQUIFOLIUM 'COMPACTA'
21	COG	5 GAL	CARDINAL DOGWOOD	CORNUS BYCANTONERA	23	AVN	5 GAL	BLUE AVENA GRASS	BLUETRIERACIUM SEMPERVIRENS
28	DOT	5 GAL	DOCKWOOD	COTONEASTER LUCIDUS	<b>VINES</b>				
33	FOR	5 GAL	FOREYTHIA	FRUNUS VIR. NELANCOCARPA	43	IVY	1 GAL	BOSTON IVY	PARthenocissus TRICUSPIDATA
38	BAN	5 GAL	WESTERN BAND CHERRY	FRUNUS BESSEYI	23	TPV	1 GAL	TRUMPET VINE	CAMPNIDIS RADICANS
97	PLM	5 GAL	PURPLE LEAF PLUM	FRUNUS CISTENA	23	VCR	1 GAL	VIRGINIA CREEPER	PARthenocissus QUINQUEFOLIA
					33	HVK	1 GAL	HONEYBUCKLE VINE	LONICERA HIBRIDA 'SARGLET TRUMPET'

#### NOTES

EXISTING TREES THAT WILL BE RELOCATED WILL BE PLACED IN AREAS OUTSIDE OF THE CONSTRUCTION AREA, INCLUDING THE WAGONWHEEL FRONTAGE. NEW TREES LOCATED WITHIN 30' OF THE CENTERLINE OF EXISTING POWER LINES WILL BE LIMITED TO 20' MATURE HEIGHT. LANDSCAPING AND STRUCTURES WITHIN THE SIGHT TRIANGLES ARE LIMITED TO A MAXIMUM HEIGHT OF 30' ABOVE THE FLOW-LINE OF THE ADJACENT CURB AND GUTTER.

#### INTENT

THE ENVIRONMENT IS 'PONDEROSA PINE FOREST' WITH AN ABUNDANCE OF NATIVE VEGETATION. THE LANDSCAPE CONCEPT IS TO MAINTAIN THE EXISTING PLANTS AND TO AUGMENT DISTURBED AREAS WITH PLANTS THAT ARE NATIVE OR WELL ADAPTED TO THIS PLANT COMMUNITY. THE PLANT LIST REPRESENTS A VARIETY OF SELECTIONS AND INTENDED QUANTITIES TO FULFILL THE LANDSCAPE REQUIREMENTS OF CABLE ROCK AS LAND IS REVEGETATED AND BUILDINGS ARE LANDSCAPED. PLANTS FROM THIS LIST WILL BE USED IN THE APPROXIMATE LOCATIONS INDICATED ON THESE TWO LANDSCAPE PLANS. A DETAILED AS-BUILT DRAINAGE WILL DELINEATE EXACT SELECTIONS AND PLACEMENTS, AND WILL BE FILED WITH THE TOWN OF CABLE ROCK TO DOCUMENT THE WORK.

ALL LANDSCAPING WILL BE WATERED WITH RAW WATER THROUGH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM, INCLUDING DRIP IRRIGATION TO ALL OUTLYING TREES AND SHRUBS.

#### NATIVE SEED MIX

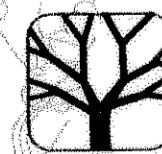
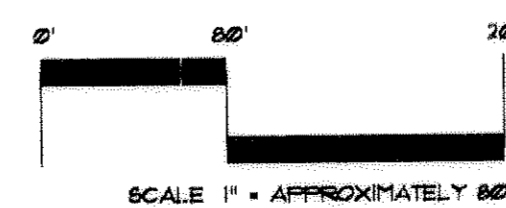
SPECIES/VARIETIES	* PLS 100%	% OF MIX	TOTAL PLS %AC
BLUE GRAMA, NATIVE	15	10	.15
SIDEOTS GRAMA, EL. RENO	4.5	25	.113
WESTERN WHEATGRASS, NATIVE	8.0	50	.40
LITTLE BLUESTEM, NATIVE	3.3	10	.33
GREEN NEEDLE, LODORNI	5.0	15	.15
<b>TOTAL</b>			<b>6.38</b>

IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO THE PROJECT MANAGER.

ALL AREAS SHALL BE SEEDDED AND MULCHED WITHIN THIRTY (30) DAYS OF GRADE CERTIFICATION, WEATHER PERMITTING.

THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE BEED (PLB) SHALL BE: (POUNDS OF BEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE BEED (PLB)

SEE DETAIL ON SHEET 11



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AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

9/1/02

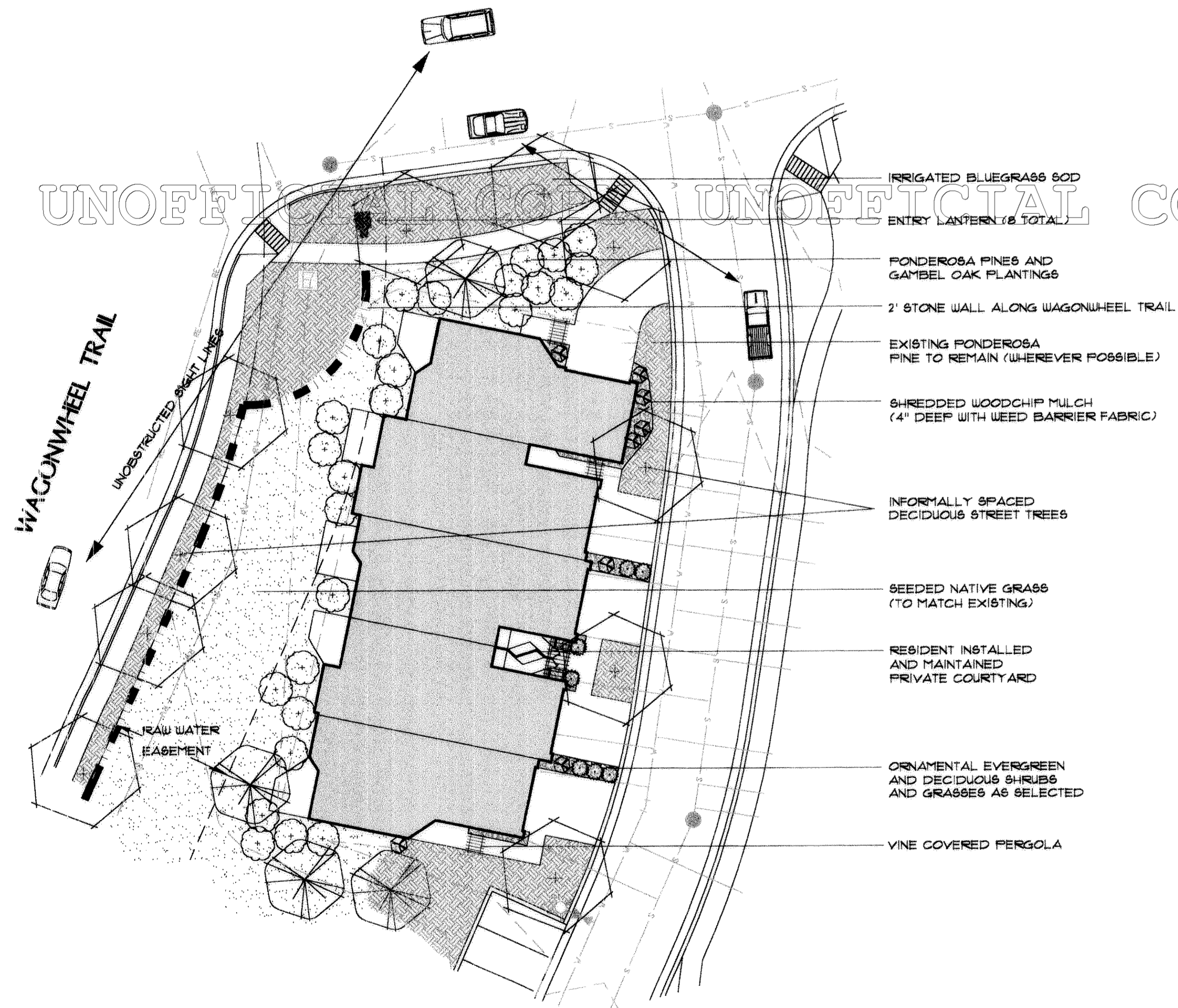
# FOUNDERS VILLAGE, FILING NO. 21

## PRELIMINARY PLAT / FINAL PD SITE PLAN

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO

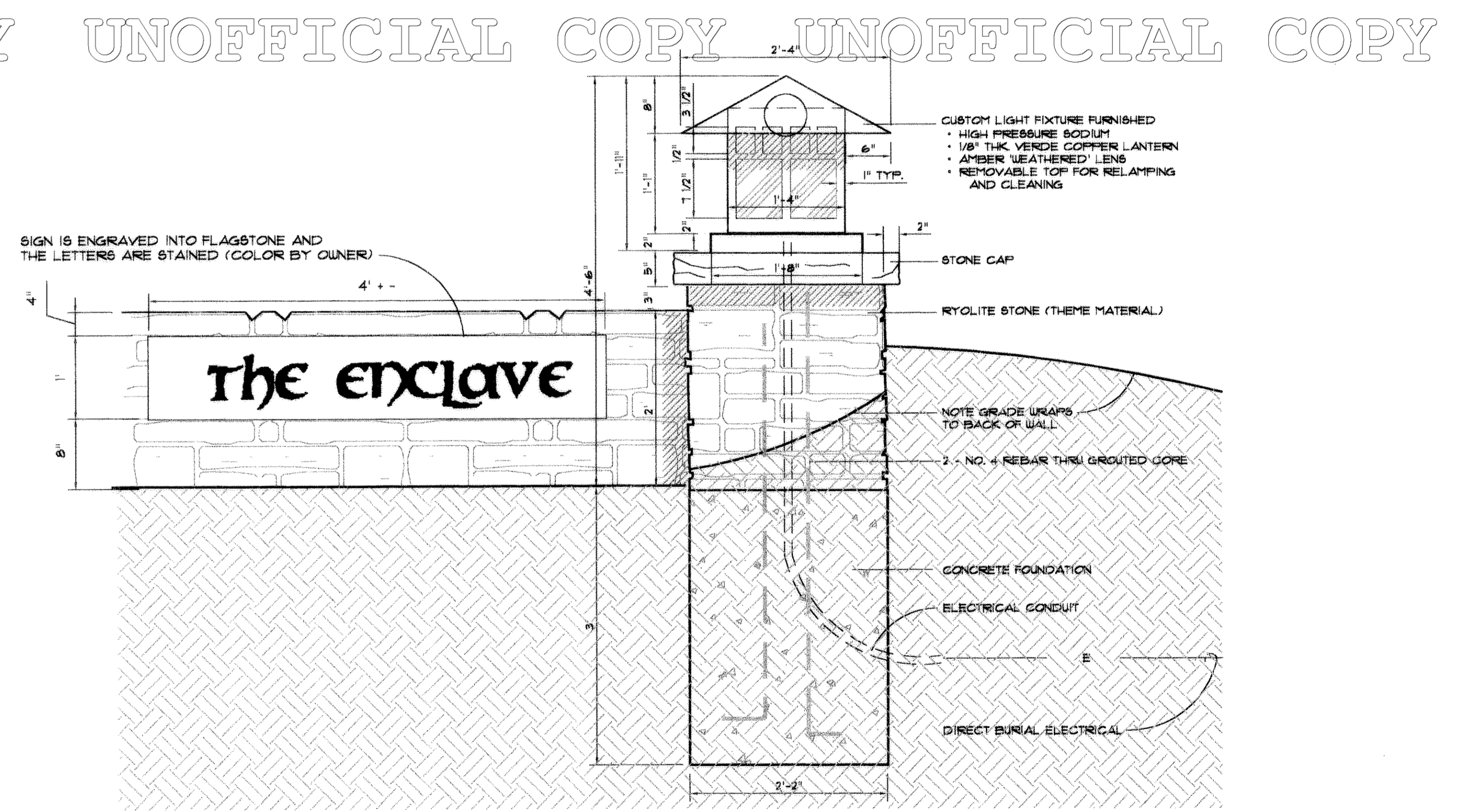
### LANDSCAPE PLAN

SHEET 12 OF 14



TYPICAL BUILDING LANDSCAPING (EXACT LAYOUT WILL DEPEND ON UNIT FOOTPRINT, ORIENTATION AND EXISTING VEGETATION)

SCALE 1" = APPROXIMATELY 20'



ENTRY LANTERN AND SIGN DETAIL

SCALE 1" = APPROXIMATELY 1'



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### BUILDING ELEVATIONS

SHEET 13 of 14



FRONT ELEVATION

16



REAR ELEVATION

18

Building Type 'A'- Drive Under Units

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### BUILDING ELEVATIONS

SHEET 14 of 14



FRONT ELEVATION



REAR ELEVATION

Building Type 'B'- Walk-Out Units