Ref #2019046218, Date: 7/30/2019 10:29 AM, Pages: 1 of 32 ,RECORDING $323.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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

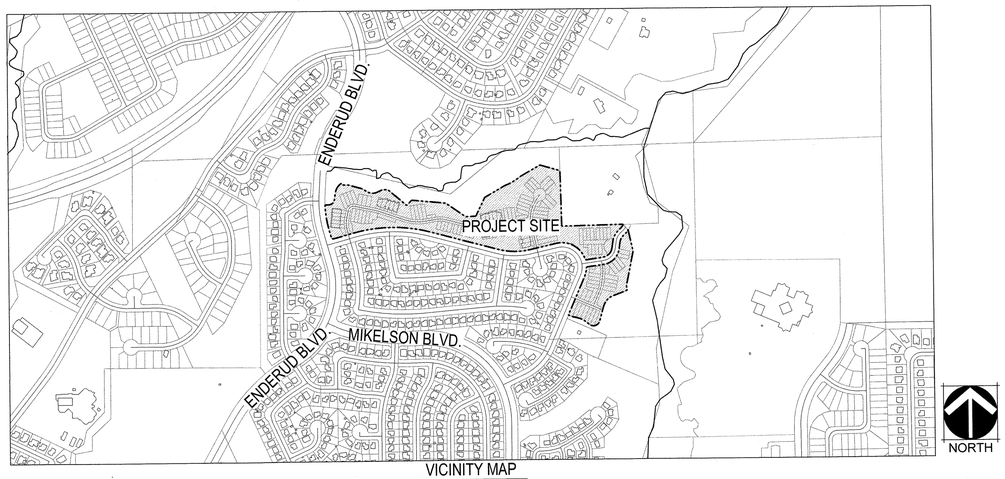
GENERAL NOTES

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 will 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 Property Owner, 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 Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. 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 Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
3. The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
4. There is no existence of FEMA regulated floodplains and wetlands on the site.
5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
6. 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.
7. Approval of this conceptual 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.
8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
9. The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on the Site Development Plan.
10. All Water, Sewer, Storm, Drainage, Emergency Access, Sight Distance and Public Access/Trail easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
11. This site is zoned PD (Founder's Village).
12. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
13. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
14. This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
15. Retaining walls, sections of retaining walls 4-feet in height or higher or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock prior to the issuance of the Public Works Permit.
16. 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.

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 weighing 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 to32 feet wide.
8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

CHECKED BY: JC
DRAWN BY: CK/DJ



VICINITY MAP
SCALE : 1" = 500'

LEGAL DESCRIPTION

Lots 6-18, Lots 24-37, Lots 42-45, Lots 56-112, Tracts B, C, D, E, F, G, H, I, J, K, L, O, P, Q, R and S, Founders Village Filing No. 21, According to the recorded plat thereof, County of Douglas, State of Colorado.

PURPOSE STATEMENT

The purpose of this Site Development Plan Amendment is to update the landscape plan for a portion of the site and add building elevations options while maintaining building elevations previously approved for the remaining 88 units.

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

PNE Castle Rock Properties, LLC, A Colorado Limited Liability Company

Signed this 25th day of July, 2019

Notary Block

Subscribed and sworn to before me this 25th day of July, 2019

by Bryan Byler as Manager of PNE Castle Rock Properties, LLC.

Witness my hand and official seal.

Rebeccah Bailey
Notary Public

REBECCAH BAILEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20184037983
MY COMMISSION EXPIRES 09-25-2022

My commission expires 9/25/22.

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Karen J. Engebretson, President

The Enclave at Founders Village Townehomes Association, INC, A Colorado Non-Profit Corporation

Signed this 25 day of July, 2019

Notary Block

Subscribed and sworn to before me this 25 day of July, 2019

by Karen J. Engebretson as President of The Enclave at Founders Village Townehomes Association, INC.

Witness my hand and official seal.

Rachael Yoder
Notary Public

RACHAEL JOY YODER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025367
MY COMMISSION EXPIRES 06/19/2022

My commission expires 6/19/22.

CIVIL ENGINEER'S STATEMENT

I, DAVID M. LE, a registered professional engineer in the State of Colorado, do hereby state that all grading, utility and drainage improvements identified on this Site Development Plan have been designed and engineered in conformance with all Town of Castle Rock public works conventions standards.

STATE OF COLORADO DAVID M. LE 43627 REGISTERED PROFESSIONAL ENGINEER 7/24/19

Registered Professional Engineer

Date

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the mortgagees and lienholders of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described hereon. The undersigned beneficiary of the lien created by the instrument recorded November 13, 2017 at reception no. 2017077122, and amended January 5, 2018 under reception no. 2018001252 and October 16, 2018 under reception no. 2018063115, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restriction of this document.

The undersigned are all the mortgagees and lienholders of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described hereon. The undersigned beneficiary of the lien created by the instrument recorded August 27, 2018 at reception no. 2018052078, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restriction of this document.

BRELF II, LLC, a Washington Limited Liability Company

By _____

STATE OF COLORADO

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 25th day of July, 2019, by Brette Kaye as Vice President of Brelf II, LLC.

Witness my hand and official seal.

Rebeccah Bailey
(Notary Public)

REBECCAH BAILEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20184037983
MY COMMISSION EXPIRES 09-25-2022

My Commission Expires 9/25/22.

SURVEYOR'S CERTIFICATE

I, RICHARD A. WOBBIG, a registered professional land surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by this Site Development Amendment was made under my supervision and the monuments shown thereon actually exist and this Plan Amendment accurately represents that survey.

COLORADO LICENSED RICHARD A. WOBBIG 23899 PROFESSIONAL LAND SURVEYOR 7/24/19

Registered Land Surveyor

Date

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This Site Development Amendment was approved by the Director of Development Services of the Town of Castle Rock, Colorado, on the 29 day of July, 2019.

Director of Development Services

Date 7/29/19

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

This Site Development Amendment was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:29 AM, on the 30th day of July, 2019 at reception no. 2019046218.

Douglas County Clerk and Recorder

By: Claire Bligen
Deputy

DOUGLAS COUNTY, COLORADO SEAL EST. 1874

SHEET INDEX

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LANDSCAPE SHEETS:	
LANDSCAPE COVER SHEET	SHEET 2
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HARDSCAPE PLAN	SHEET 4-7
LANDSCAPE PLAN	SHEET 8-11
ARCHITECTURE SHEETS:	
ELEVATIONS	SHEET 12 - 30
PREVIOUS ELEVATIONS	SHEET 31 - 32

ZONING COMPARISON CHART

Zoning Comparison		
Zoning	Founders Village (Amended)	
Use Area	Multi-Family Low Density Use Area (LMF)	
	PD Requirement	Provided (SDP)
Permitted Uses	As per Section II C of the PD Zoning Regulations	Single Family Attached
Density	12 du/acre	12 du/ac
Open Space/Landscaping	20%	52.70%
Minimum front yard setback* (from front lot line or sidewalk, whichever is closest)	*	15-feet
Minimum rear yard setback*	*	Per building envelope
Minimum rear setback from exterior development boundary	*	20-feet
Minimum side setback from exterior development boundary	*	15-feet
Minimum side yard setback*	*	0-feet
Maximum Building Height	50-Feet	40-feet
Maximum Buildable Slope**	**	3:01
Minimum Parking	2 spaces per dwelling unit	224 garage spaces provided. (2x112 units = 224 spaces required)
	1 space per 4 dwelling units for visitor	62 visitor spaces provided (112/4=28 spaces required)
Total Site Utilization		
	S.F.	% of Total
Building Coverage	179,604.2	24.9%
Parking Coverage	11,409.5	1.6%
Landscape/Open Space Coverage	380,856.0	52.7%
Street Coverage	86,260.7	11.9%
Other Coverage:	64,383.1	8.9%
Total	722,513.5	100%

* Per Section VI of the PD Zoning Regulations minimum setbacks are flexible and to be determined at time of SDP

** Per Section VI of the PD Zoning Regulations maximum building slopes are flexible and to be determined at time of SDP

*** All retaining walls, regardless of height, have 0 foot setback to interior lot lines and a 5' setback from the exterior development boundary

TITLE CERTIFICATION

I, Scott Bennetts, an authorized representative of Land Title Guarantee Company, 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 lienholder subordination certificate.

Authorized Representative

Land Title Guarantee Company
Title Company

Signed this 26th day of July, 2019

Notary Block

Subscribed and sworn to before me this 26th day of July, 2019

by Scott Bennetts as authorized representative of

Land Title Guarantee Company.

Witness my hand and official seal.

Kristina Doorgeest
Notary Public

KRISTINA DOORGEEST
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164028107
My Commission Expires July 25, 2020

My commission expires July 25th 2020.

WATER RIGHTS DEDICATION AGREEMENT

The provision of municipal water to this subdivision is subject to the terms and conditions of the Subdivision Improvement Agreement, recorded on the 3rd day of February, 2004 at reception no. 2004012548.

Also see: Letter Agreement dated July 12th 2019, addressing cash-in-lieu of water rights.

FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED LANDSCAPE ARCHITECT:
JARED CARLON #942

811 Know what's below. Call before you dig.

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PREPARED FOR:
Pacific North Enterprises, LLC
4600 S. SYRACUSE ST. STE. 900
DENVER, CO 80237
(303) 256-6432

LAND PLANNER:
Norris Design
1101 Bannock Street
Denver, CO 80204
(303) 892-1166

ARCHITECT:
Godden Sudik
5975 S. Quebec Street,
Suite 250
Centennial, CO 80111
(303) 455-4437

FOUNDERS VILLAGE FILING NO. 21, AMENDMENT NO.2
SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/2019 MYLAR

SHEET TITLE:
COVER SHEET

CVR

SHEET 1 OF 32

Uncertified Copy

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES:THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME *(COMMON)*	APPLICATION RATE *(INCHES/MONTH)*		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA *(IRRIGATED AREA IN SQ FT FOR EACH ZONE)*	LWUR *(LANDSCAPE WATER USE RATING)*	TOTAL AREA *(TA)*	CLWUR *(LWUR X IA)/TA*
SPRAY	IRRIGATED TURF (SAPPHIRE POINT)	3.0	in./mo.	MODERATE	5.54%	8,912	3.0	160,970	0.17
DRIP	TREES IN NATIVE*	2.0	in./mo.	LOW	11.08%	17,839	2.0	160,970	0.22
DRIP	SHRUB BED	2.0	in./mo.	LOW	63.34%	101,957	2.0	160,970	1.27
SPRAY ROTORS	IRRIGATED NATIVE SEED**	2.0	in./mo.	LOW	20.04%	32,262	2.0	160,970	0.4
TOTALS					100	160,970		160,970	2.06
* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION ** 93,266 SQ FT OF NON-IRRIGATED NATIVE ADDITIONAL.							**TOTAL OF THE CLWUR**		2.06

DRYLAND GRASS SEED MIX				
IRRIGATION ZONE	SPECIES	VARIETY	% OF MIX	PLS/ ACRE
SEED	BIG BLUESTEM	KAW	10	1.1
SEED	YELLOW INDIANGRASS	CHEYENNE	10	1
SEED	SWITCHGRASS	BLACKWELL	10	0.4
SEED	SIDEOATS GRAMA	VAUGHN	10	0.9
SEED	WESTERN WHEATGRASS	ARRIBA	10	1.6
SEED	BLUE GRAMA	HACHITA	10	0.3
SEED	THICKSPIKE WHEATGRASS	CRITANA	10	1
SEED	PRAIRIE SANDREED	GOSHEN	10	0.7
SEED	GREEN NEEDLEGRASS	LODORM	10	1
SEED	SLENDER WHEATGRASS	PRYOR	5	0.6
SEED	STREAMBANK WHEATGRASS	SODAR	5	0.6
APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED				

	IRRIGATED TURF		SF
NON-IRRIGATED			
IRRIGATED		SAPPHIRE POINT TURF	8,912

LANDSCAPE CALCULATIONS

AREA	TOTAL IN SQUARE FEET	REQUIRED AREA	REQUIRED TREES	TREES	REQUIRED SHRUBS	SHRUBS
SCOPE AREA	523,822 SQ. FT.	104,764 (20%)	210	283	420	1204
PARKING	11,269 LF	1,127 (10%)	3	3	5	5

MULTI-FAMILY LANDSCAPE SITE INVENTORY

SCOPE AREA[1]	LANDSCAPE AREA (SQ. FT.)	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)[2]	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (IN CU.YD. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
523,822 SQ. FT.	104,764 SQ. FT.	8,912 SQ. FT.	53,314 SQ. FT.	210	283	420	1204	4	YES
PARKING LOT (SQ. FT.)	**PARKING LOT LANDSCAPE AREA (SQ. FT.)**	**NO. OF PARKING SPACES[3]**	**NONLIVING ORNAMENTAL (SQ. FT.)**	**NO. OF INTERIOR LANDSCAPE ISLANDS**	**MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS**	**NO. OF TREES REQUIRED**	**NO. OF TREES PROVIDED**	**NO. OF SHRUBS REQUIRED**	**NO. OF SHRUBS PROVIDED**
11,269 SQ. FT.	1,127 SQ. FT.	62	N/A SQ. FT.	0	N/A	3	3	5	5

NOTES FOR BOTH LANDSCAPE CALCULATIONS AND MULTI-FAMILY LANDSCAPE SITE INVENTORY

(1) PER DIRECTION FROM TOWN OF CASTLE ROCK STAFF, THE SCOPE AREA IS BASED ON THE TOTAL PROPERTY BOUNDARY EXCLUDING THE HATCHED AREAS FOR EXISTING BUILDINGS AND LANDSCAPE TO REMAIN, EXISTING NATIVE LANDSCAPE TO REMAIN AND STREETSCAPE BY DISTRICT.
(2) NONLIVING ORNAMENTAL AREA ACCOUNTS FOR THE 5' OFFSET FROM BUILDING FOUNDATIONS AND AREAS BETWEEN DRIVES, INTENDED TO BE THE SAME ROCK MULCH AS PLANTING BEDS.
(3) ALL PARKING LOT SPACES ARE EXISTING TO REMAIN.

PLANTING SCHEDULE

LEGEND ABBREV.	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE & CONDITION	WATER USE (VERY LOW, LOW, MODERATE, HIGH)
DECIDUOUS CANOPY TREES				
HAC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2 1/2" CAL. B&B	LOW
KCT	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2 1/2" CAL. B&B	LOW
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL. B&B	LOW
BOA	QUERCUS MACROCARPA	BUR OAK	2 1/2" CAL. B&B	LOW
DECIDUOUS ORNAMENTAL TREES				
RMM	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6' HT. CLUMP, B&B	LOW
TCH	CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	2" CAL. B&B	VERY LOW
WAS	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL. B&B	LOW
SSC	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. B&B	LOW
ABS	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	6' HT. CLUMP, B&B	LOW
CRC	PRUNUS VIRGINIANA 'SHURBERT'	CANADA RED CHOKECHERRY	6' HT. CLUMP, B&B	VERY LOW
EVERGREEN TREES				
PON	PINUS PONDEROSA	PONDEROSA PINE	6'-12' HT B&B*	VERY LOW
AUS	PINUS NIGRA	AUSTRIAN PINE	6'-12' HT B&B*	LOW
SWP	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6'-12' HT B&B*	LOW
DECIDUOUS SHRUBS				
SSB	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	NO. 5 GALLON	LOW
BMS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	NO. 5 GALLON	LOW
RAB	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	NO. 5 GALLON	VERY LOW
APL	FALLUGIA PARADOXA	APACHE PLUME	NO. 5 GALLON	VERY LOW
NMP	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	NO. 5 GALLON	LOW
RSD	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	NO. 5 GALLON	VERY LOW
GMO	QUERCUS GAMBELII	GAMBEL OAK	NO. 5 GALLON	VERY LOW
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	NO. 5 GALLON	VERY LOW
SRM	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC	NO. 5 GALLON	VERY LOW
CSS	RHUS GLABRA 'LACINIATA'	SMOOTH CUTLEAF SUMAC	NO. 5 GALLON	VERY LOW
TLS	RHUS TRILOBATA	THREE LEAF SUMAC	NO. 5 GALLON	VERY LOW
STS	RHUS TYPHINA	STAGHORN SUMAC	NO. 5 GALLON	VERY LOW
ACR	ROSA FOETIDA 'BICOLOR'	AUSTRIAN COPPER ROSE, SHRUB	NO. 5 GALLON	LOW
RLR	ROSA GLAUCA	REDLEAF SHRUB ROSE	NO. 5 GALLON	LOW
CIS	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	NO. 5 GALLON	LOW
BROADLEAF EVERGREEN SHRUBS				
YFL	YUCCA FILAMENTOSA	ADAM'S NEEDLE	NO. 5 GALLON	VERY LOW
SSA	ARTEMISIA CANA	SILVER SAGEBRUSH	NO. 5 GALLON	VERY LOW
BSG	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	NO. 5 GALLON	LOW
EVERGREEN SHRUBS*				
CCJ	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	NO. 5 GALLON	LOW
HUJ	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	NO. 5 GALLON	LOW
MUG	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	NO. 5 GALLON	LOW
PERENNIALS				
DAY	HERMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILY	NO. 1 GALLON	VERY LOW
RHP	KNIPHOFIA UVARIA	RED HOT POKER	NO. 1 GALLON	LOW
BEE	MONARDA FISTULOSA	BEE BALM	NO. 1 GALLON	LOW
CMT	NEPETA X FAASSENII 'WALKER'S LOW'	CATMINT	NO. 1 GALLON	VERY LOW
PRM	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	NO. 1 GALLON	LOW
PLP	PENSTEMON PINIFOLIUS	PINE LEAF PENSTEMON	NO. 1 GALLON	LOW
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	NO. 1 GALLON	LOW
SMN	SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA	NO. 1 GALLON	VERY LOW
AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1 GALLON	VERY LOW
ORNAMENTAL GRASSES				
FRG	CALAMAGROSTIS X ACUTIFOLIUS 'KARL FOERSTER'	FEATHER REED GRASS	NO. 1 GALLON	LOW
THG	DESCHAMPSIA CAEPITOSA	TUFTED HAIRGRASS	NO. 1 GALLON	LOW
SLG	ERAGROSTIS TRICHODES	SAND LOVE GRASS	NO. 1 GALLON	LOW
BAG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	NO. 1 GALLON	LOW
DFG	PENNISETUM ORIENTALE	DWARF FOUNTAIN GRASS	NO. 1 GALLON	LOW
RSG	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS	NO. 1 GALLON	LOW

*HEIGHT FOR EVERGREEN TREES SHALL BE 6' UNLESS OTHERWISE NOTED ON PLAN.

Unofficial Copy

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
10. IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
11. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK WITHIN THE IREA TRANSMISSION AREA, REFERENCE ACCEPTANCE LETTER FROM SEPTEMBER 11, 2001.
12. SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
13. ALL TREES MUST BE TRIMMED AT LEAST 8' ABOVE FINISH GRADE WITHIN THE SIGHT DISTANCE LINES.
14. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
15. A TREE PLANTED WITHIN THE FRONT YARD OF A RESIDENTIAL LOT MAY BE COUNTED TOWARDS THE REQUIRED STREET TREES AS LONG AS THE TREE IS WITHIN 16 FEET OF THE BACK OF THE CURB, FOR A RESIDENTIAL STREET WITH AN ATTACHED SIDEWALK.

CONCEPTUAL IRRIGATION STANDARD NOTES:

1. ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS
4. SOD AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. RE: CIVIL FOR GRADING AND SLOPE PLANS

GENERAL NOTES

1. MONUMENTATION BY DISTRICT.
2. DESIGNS ARE CONCEPTUAL AND WILL BE FURTHER DEFINED IN SUBSEQUENT SDPS AND CDS.
3. EXISTING VEGETATION TO REMAIN OR BE REMOVED TO BE SHOWN IN SUBSEQUENT SDPS AND CD'S ONCE AN UPDATED SURVEY IS COMPLETED.
4. STREETSCAPE TABLE OMITTED DUE TO NORTH WAGON WHEEL TRAIL STREETSCAPE BEING BY DISTRICT, WITH THE REMAINDER OF THE INTERNAL STREETS BEING PRIVATE.

SHEET INDEX

L-1 LANDSCAPE COVER
L-2 OVERALL PLAN
L-3 HARDSACPE PLAN
L-4 HARDSCAPE PLAN
L-5 HARDSCAPE PLAN
L-6 HARDSCAPE PLAN
L-7 LANDSCAPE PLAN
L-8 LANDSCAPE PLAN
L-9 LANDSCAPE PLAN
L-10 LANDSCAPE PLAN

ROAD NAMES

NORTH WAGON WHEEL TRAIL
CANYON VIEW DRIVE
BISHOP PINE WAY
STILL MEADOW PLACE
WHISPER WIND LANE

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CASTLE ROCK, CO

OWNER:
PINE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/2019 MYLAR

SHEET TITLE:
COVER SHEET

L-1

SHEET 2 OF 32

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PROJECT NO. SDP18-0007
LICENSED LANDSCAPE ARCHITECT:
JARED CARLON #942

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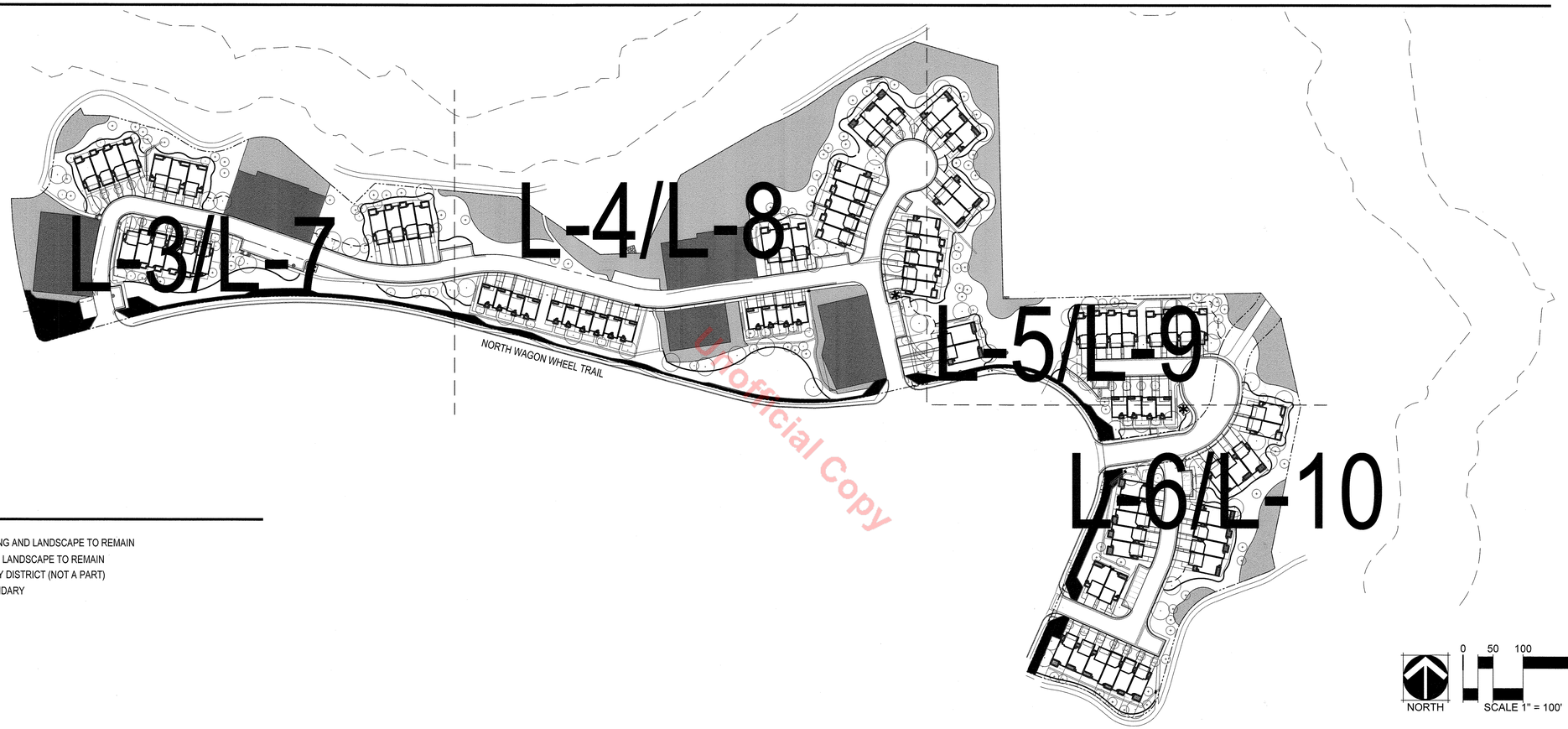
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Ref # 2019046218, Pages: 3 of 32

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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

OVERALL LANDSCAPE PLAN



Unofficial Copy

LEGEND

- EXISTING BUILDING AND LANDSCAPE TO REMAIN
- EXISTING NATIVE LANDSCAPE TO REMAIN
- STREETSCAPE BY DISTRICT (NOT A PART)
- PROPERTY BOUNDARY

CHECKED BY: JC
DRAWN BY: CK/DJ

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L-2

Ref # 2019046218, Pages: 4 of 32

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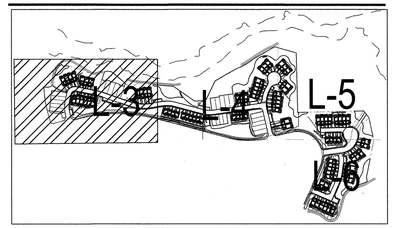
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KEY MAP



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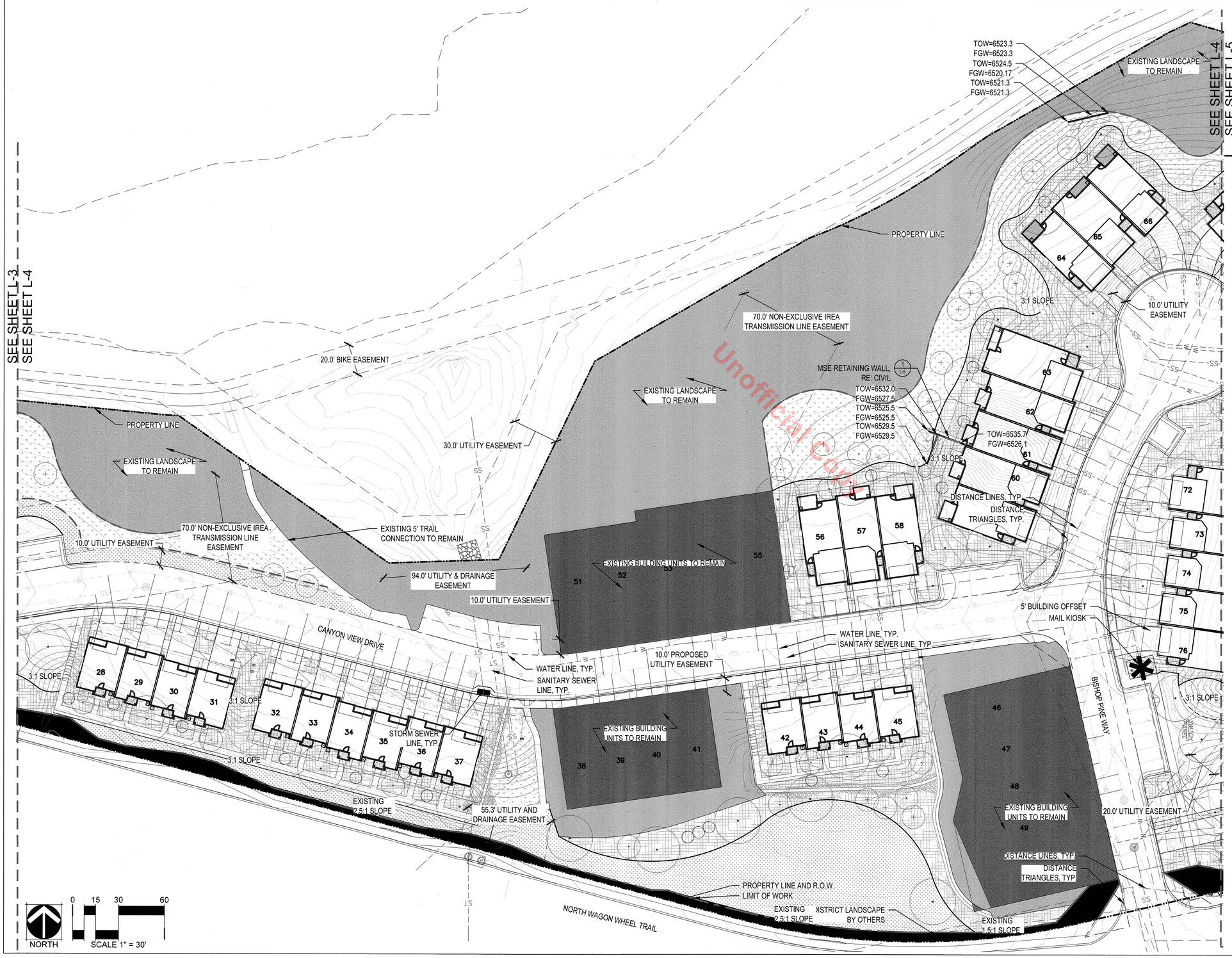
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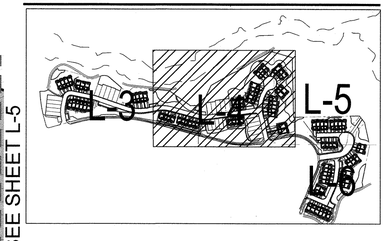
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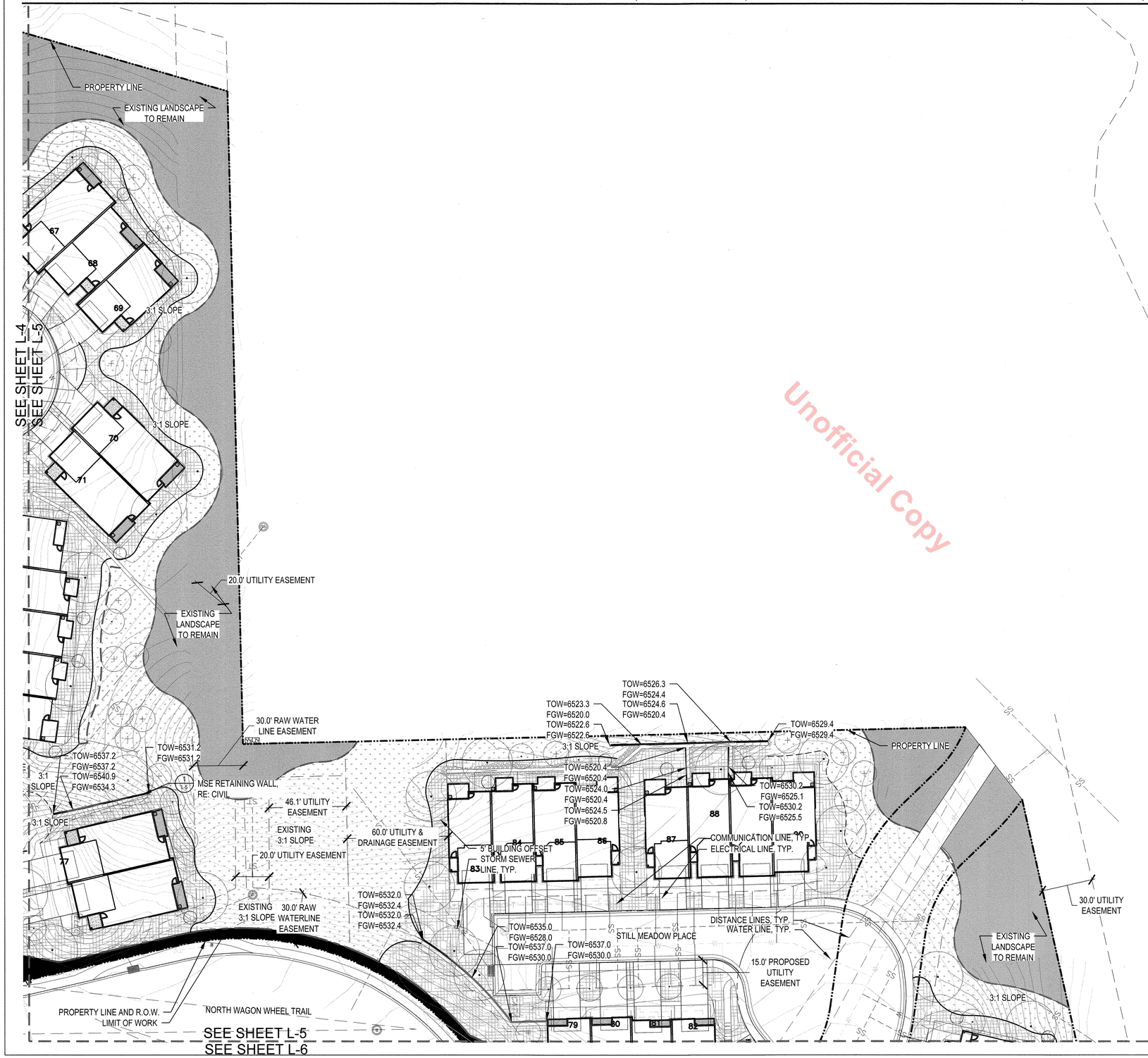
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SHEET 5 OF 32

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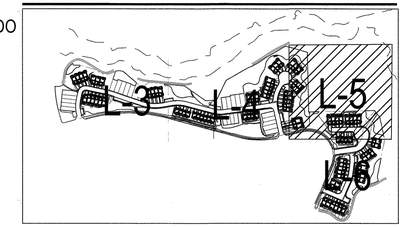
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NORTH

0 15 30 60

SCALE 1" = 30'

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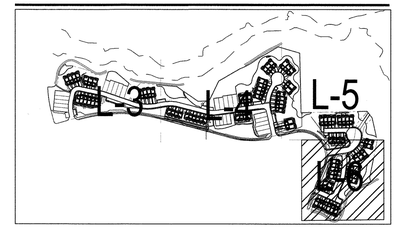
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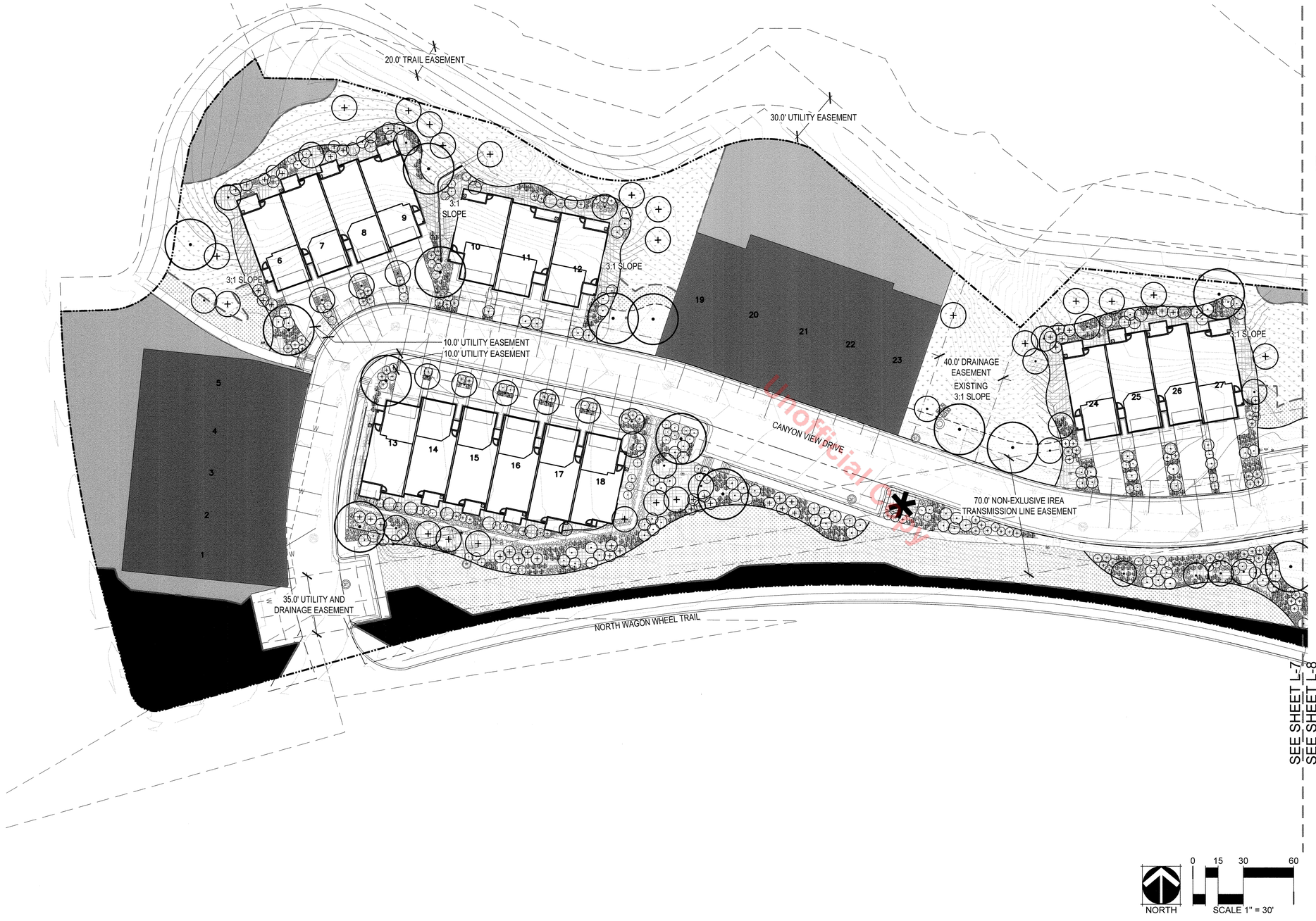
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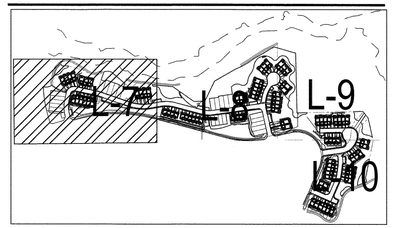
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NORTH 0 15 30 60 SCALE 1" = 30'

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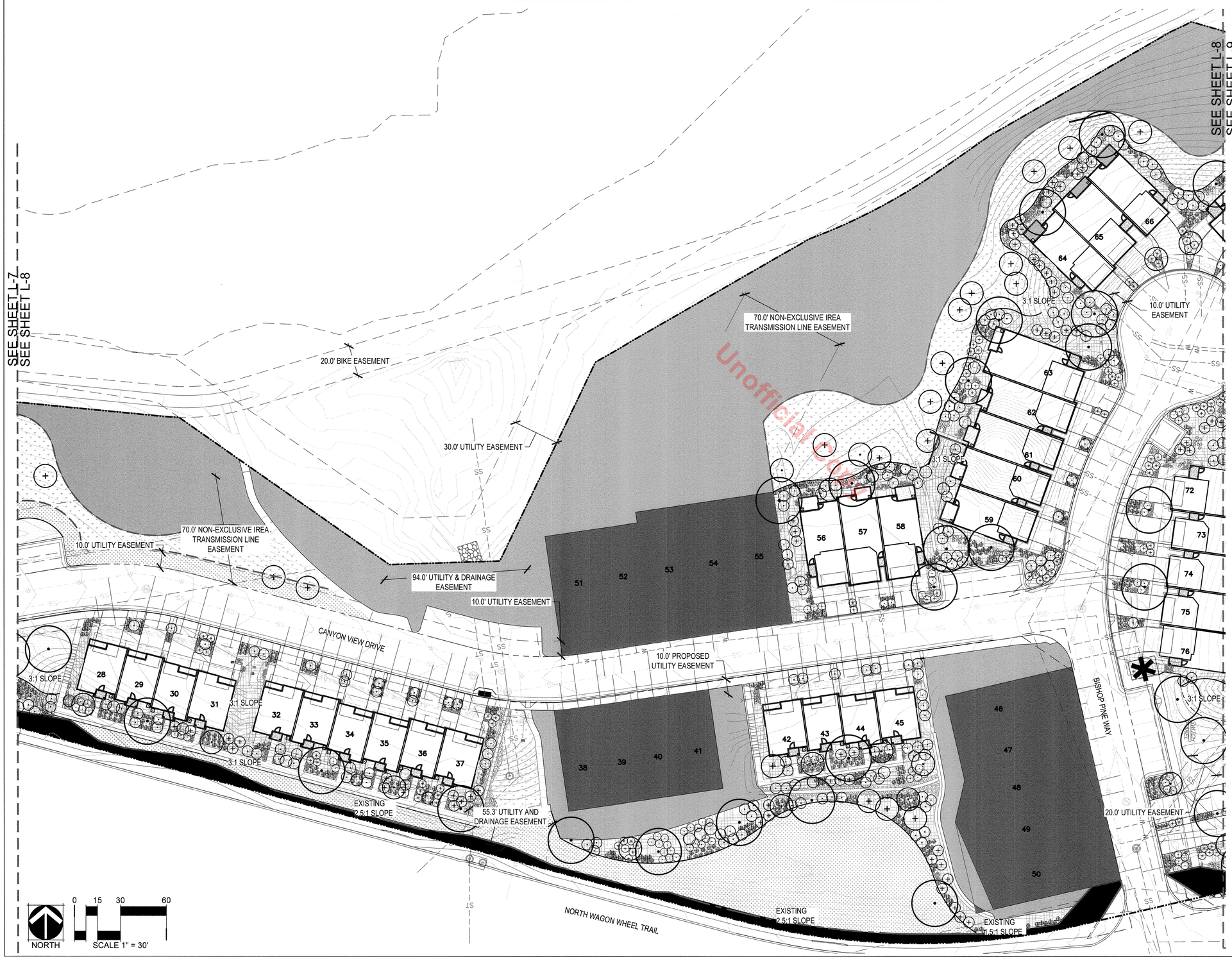
SHEET TITLE:
LANDSCAPE PLAN

L-7

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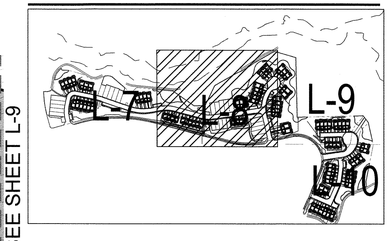


NORTH SCALE 1" = 30'

0 15 30 60

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DRAWN BY: CK/DJ

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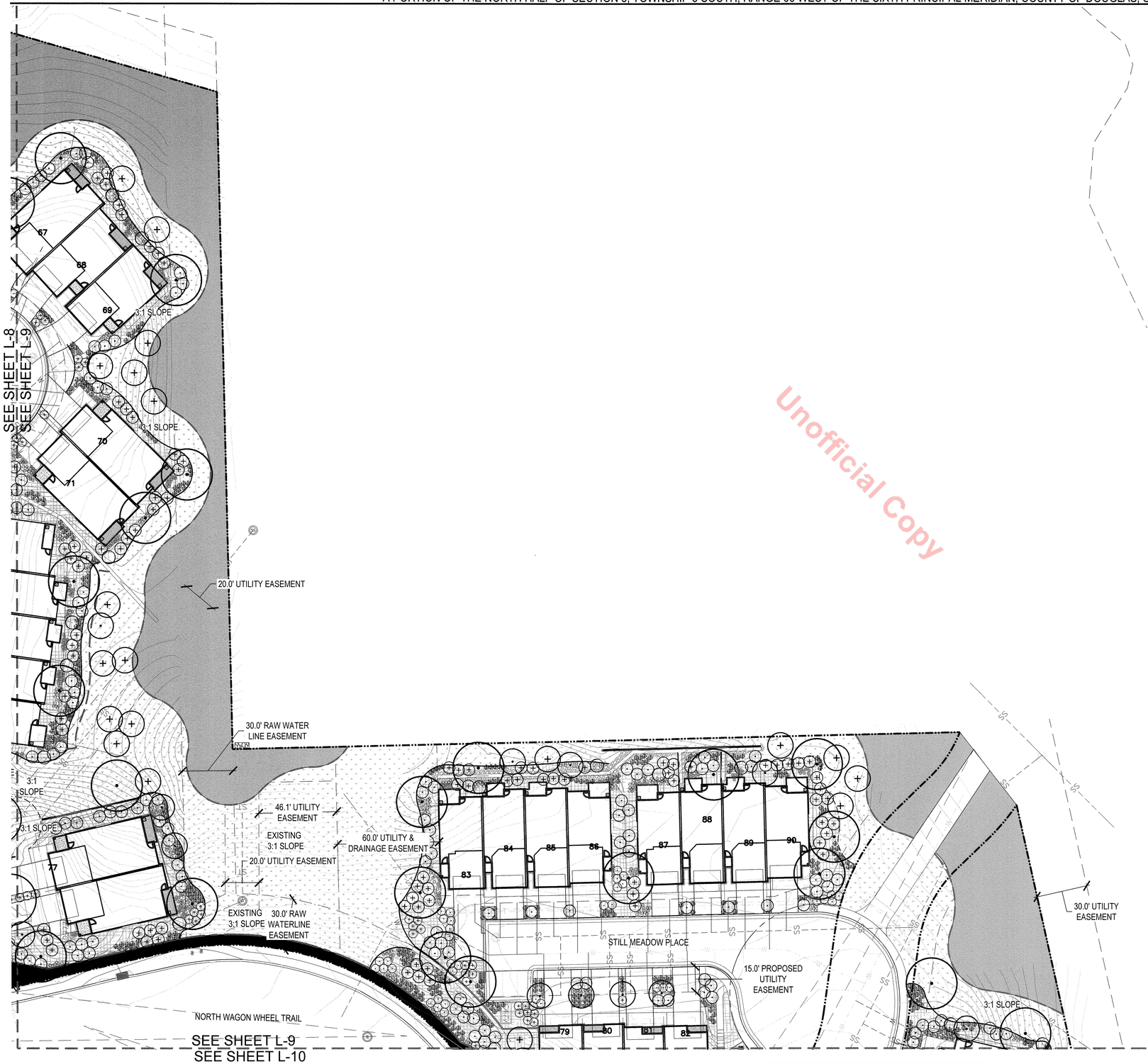
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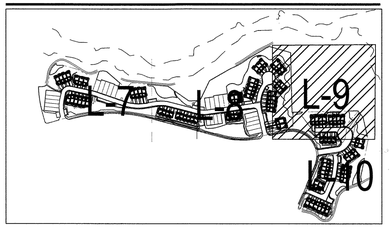
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- EXISTING NATIVE LANDSCAPE TO REMAIN
- STREETSCAPE BY DISTRICT
- WALL, TYP. RE: CIVIL
- 2' CONCRETE PAN, TYP. RE: CIVIL

CHECKED BY: JC
DRAWN BY: CK/DJ

NORTH

0 15 30 60
SCALE 1" = 30'

FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED LANDSCAPE ARCHITECT:
JARED CARLON #942

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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

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DATE:
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SHEET TITLE:
LANDSCAPE PLAN

L-9

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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

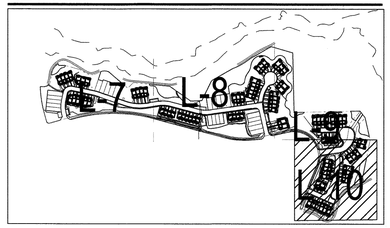
CONCEPTUAL LANDSCAPE PLAN

SEE SHEET L-9
SEE SHEET L-10



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KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL DECIDUOUS TREE
- SHRUBS
- ORNAMENTAL GRASSES
- PROPERTY BOUNDARY
- PERFORATED STEEL EDGER
- SPADE-CUT EDGER
- BUILDING OUTLINE
- SEED TYPE CHANGE
- 5' BUILDING OFFSET NO IRRIGATION
- MAIL KIOSK
- IRRIGATED SAPPHIRE POINT TURF
- IRRIGATED PLANTING BED
- NON-IRRIGATED SEED
- IRRIGATED SEED
- ROCK COBBLE
- EXISTING BUILDING AND LANDSCAPE TO REMAIN
- EXISTING NATIVE LANDSCAPE TO REMAIN
- STREETSCAPE BY DISTRICT
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NORTH

0 15 30 60
SCALE 1" = 30'

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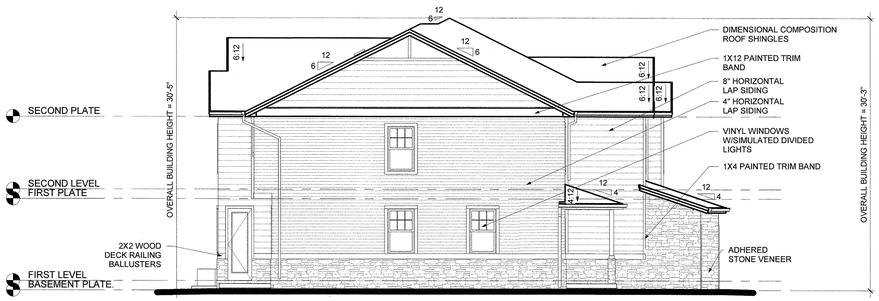
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SHEET TITLE:
LANDSCAPE PLAN

L-10

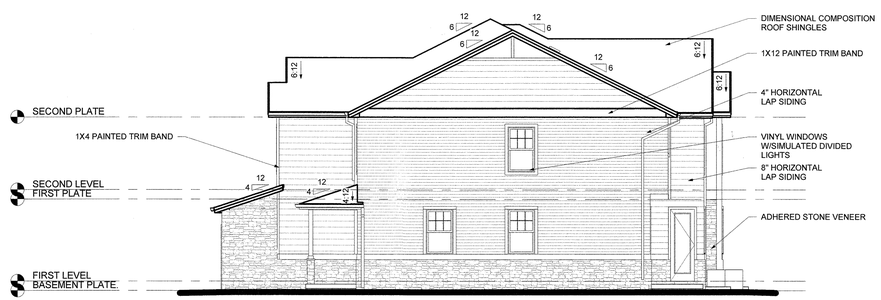
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A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



UNIT C (R)

1 2-PLEX (CC) LEFT ELEVATION
1/8" = 1'-0"



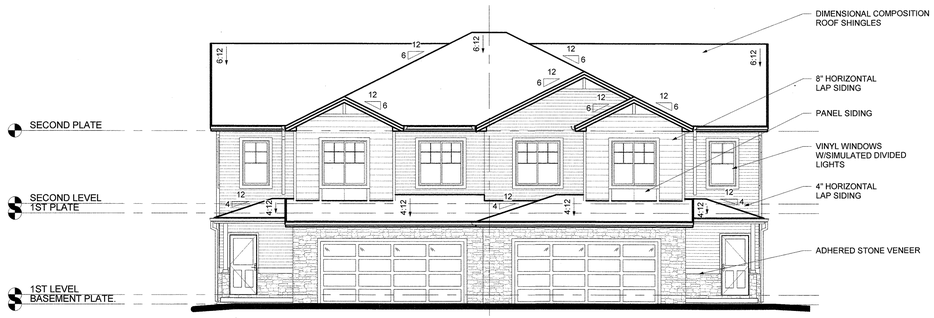
UNIT C

2 2-PLEX (CC) RIGHT ELEVATION
1/8" = 1'-0"



UNIT C UNIT C (R)

3 2-PLEX (CC) REAR ELEVATION
1/8" = 1'-0"



UNIT C (R) UNIT C

4 2-PLEX (CC) FRONT ELEVATION
1/8" = 1'-0"

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AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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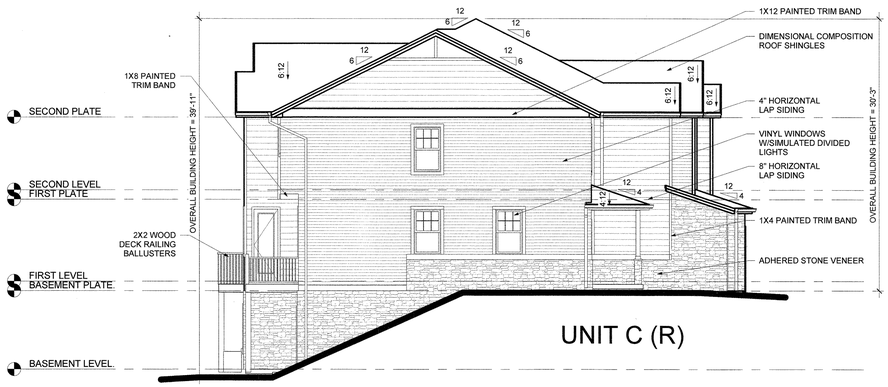
DATE:
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SHEET TITLE:
ELEVATIONS

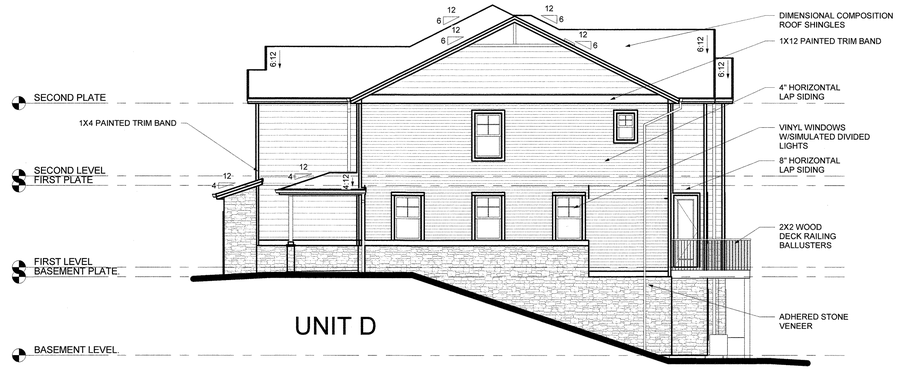
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

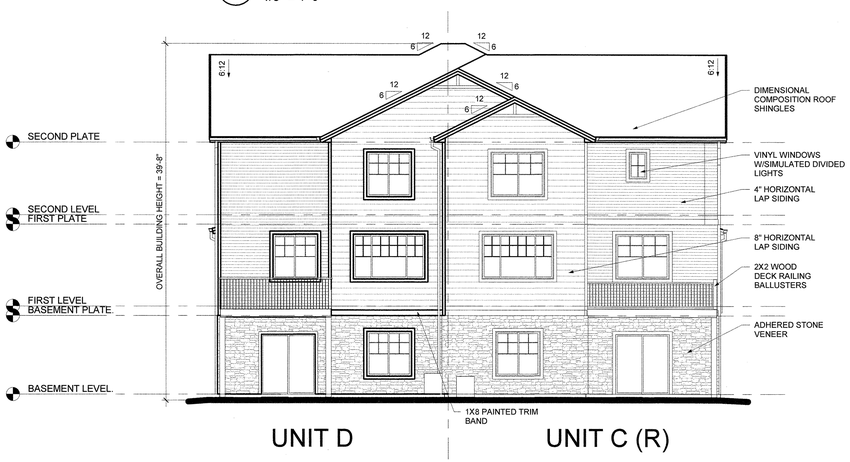
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



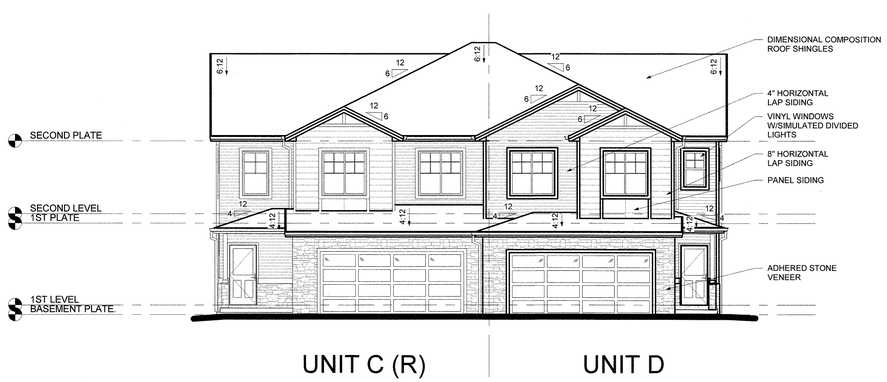
1 2-PLEX (CD) LEFT ELEVATION
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2 2-PLEX (CD) RIGHT ELEVATION
1/8" = 1'-0"



3 2-PLEX (CD) REAR ELEVATION
1/8" = 1'-0"



4 2-PLEX (CD) FRONT ELEVATION
1/8" = 1'-0"

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AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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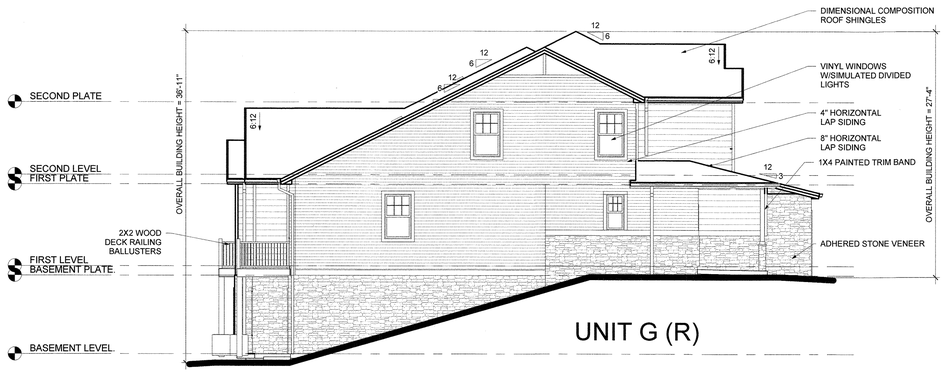
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SHEET TITLE:
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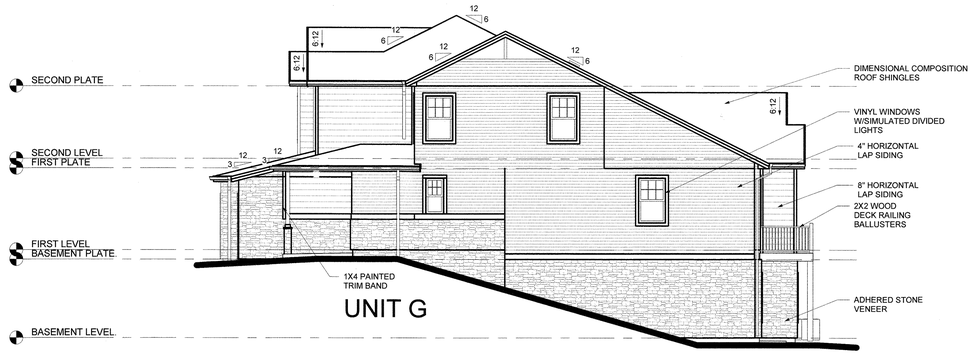
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

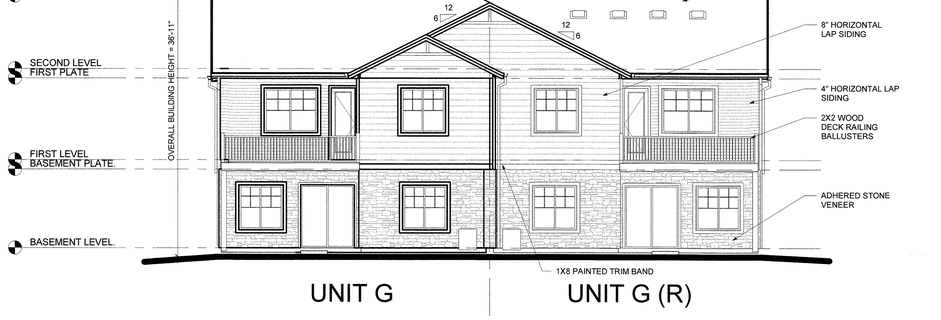
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



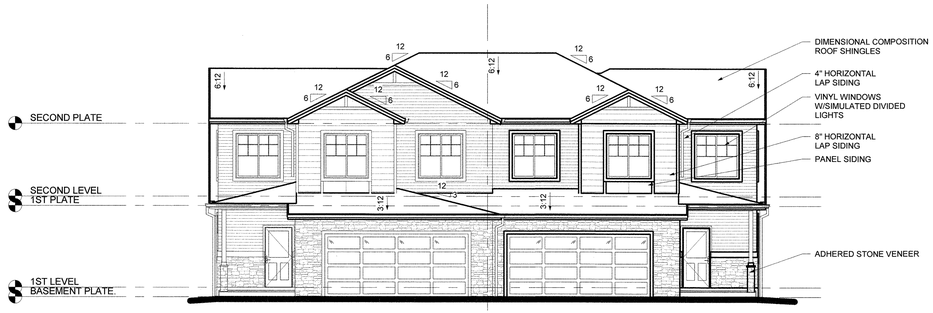
1 2-PLEX (GG) LEFT ELEVATION
1/8" = 1'-0"



2 2-PLEX (GG) RIGHT ELEVATION
1/8" = 1'-0"



3 2-PLEX (GG) REAR ELEVATION
1/8" = 1'-0"



4 2-PLEX (GG) FRONT ELEVATION
1/8" = 1'-0"

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AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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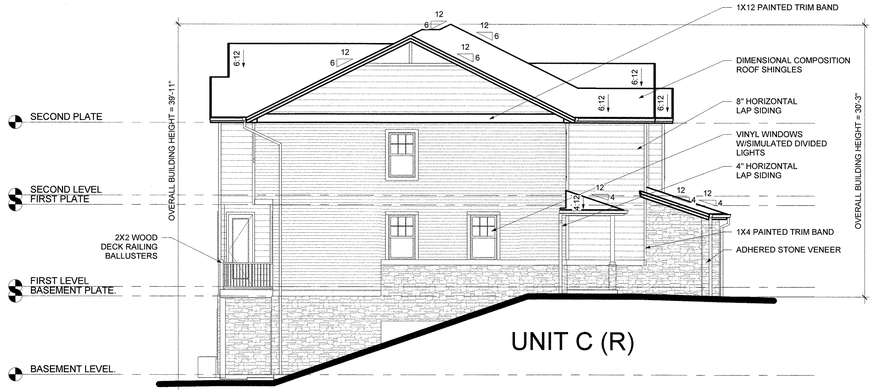
DATE:
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SHEET TITLE:
ELEVATIONS

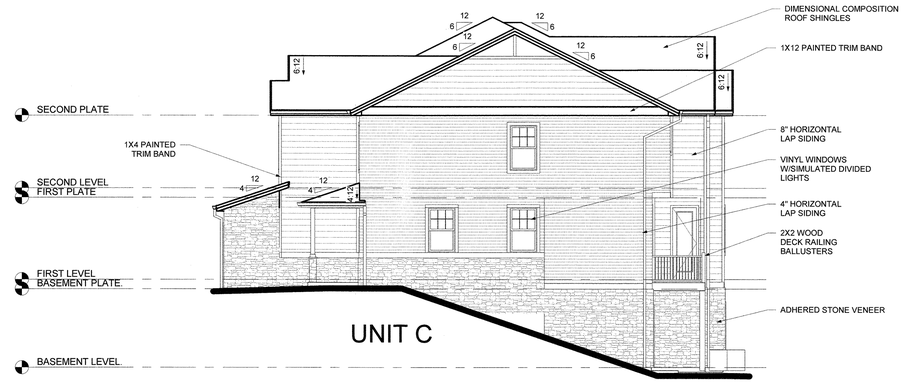
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

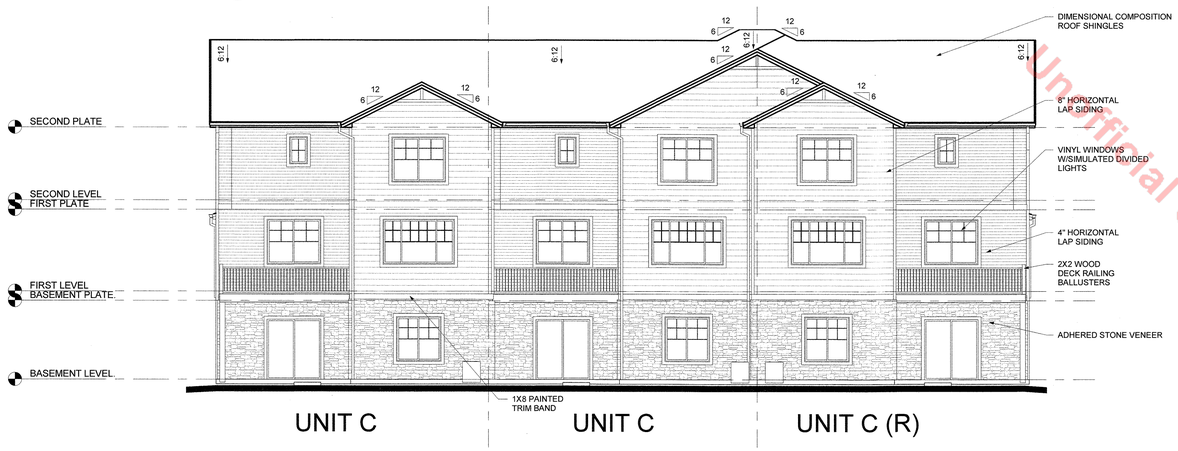
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



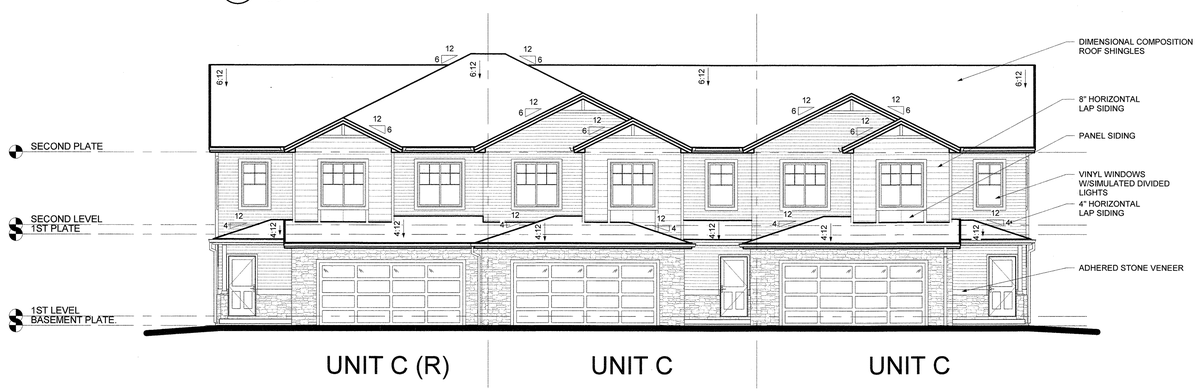
1 3-PLEX (CCC) LEFT ELEVATION
1/8" = 1'-0"



2 3-PLEX (CCC) RIGHT ELEVATION
1/8" = 1'-0"



3 3-PLEX (CCC) REAR ELEVATION
1/8" = 1'-0"



4 3-PLEX (CCC) FRONT ELEVATION
1/8" = 1'-0"

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PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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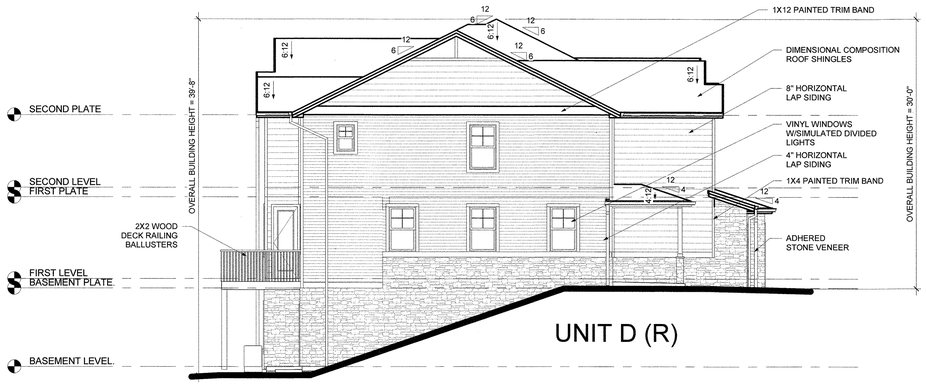
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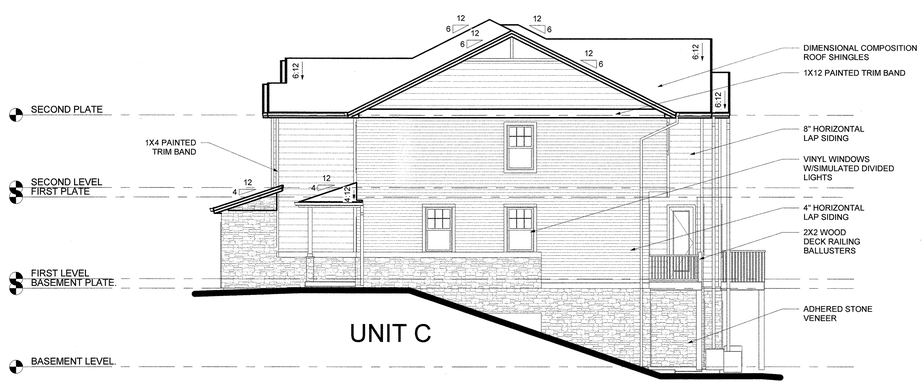
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

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



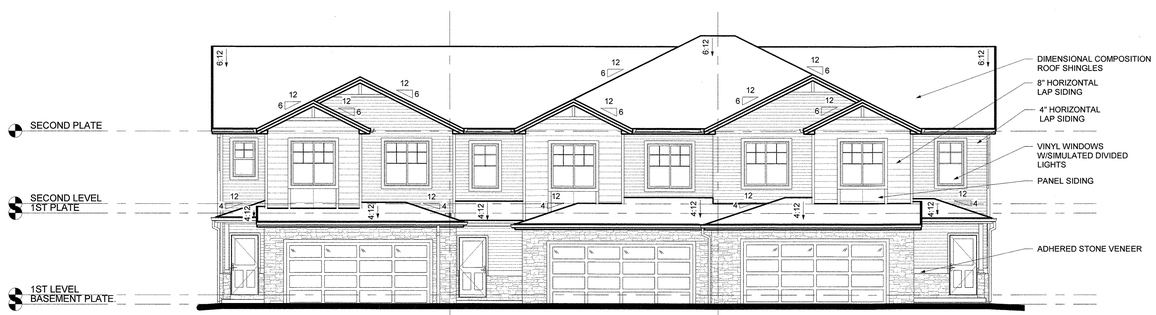
1 3-PLEX (DCC) LEFT ELEVATION
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1/8" = 1'-0"



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4 3-PLEX (DCC) FRONT ELEVATION
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ELEVATIONS

A-16

SHEET 16 OF 32

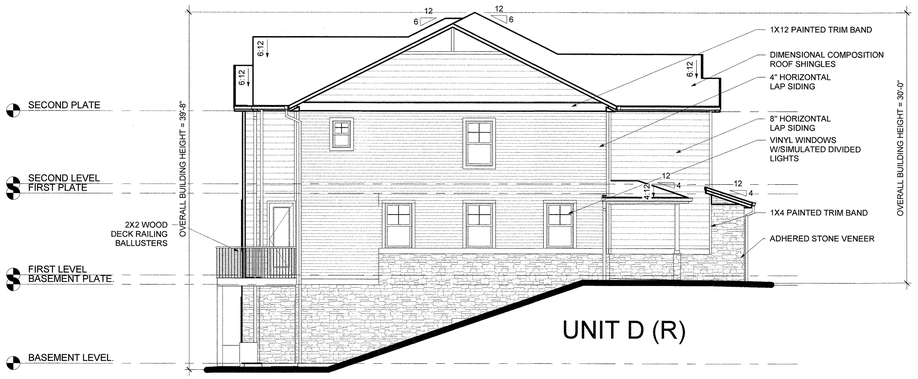
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PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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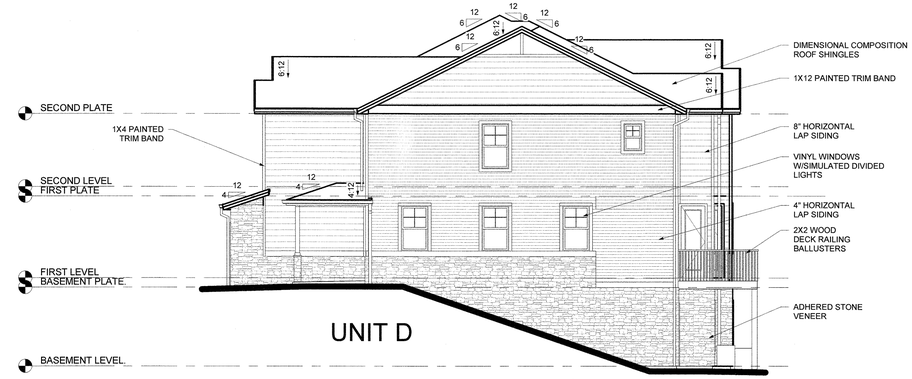
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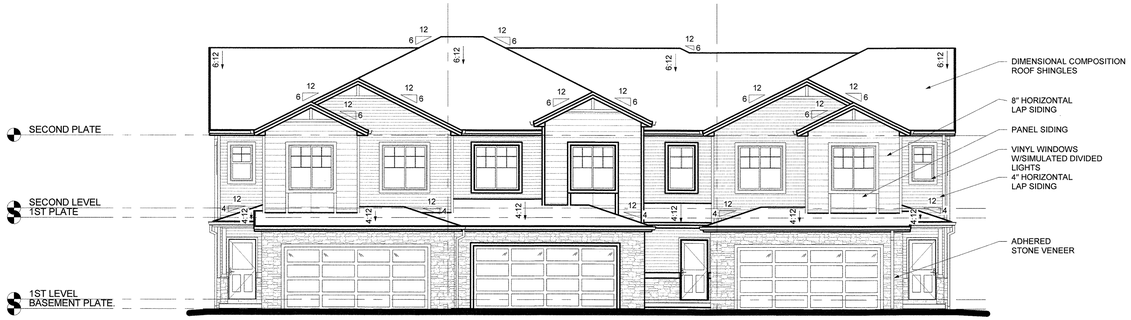
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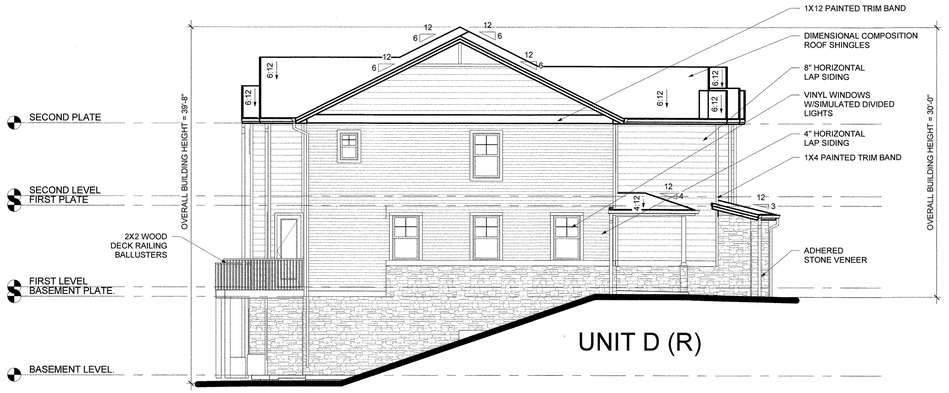
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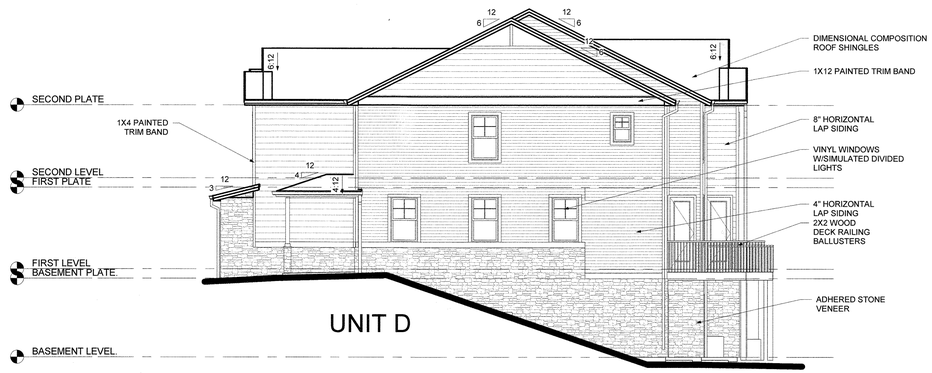
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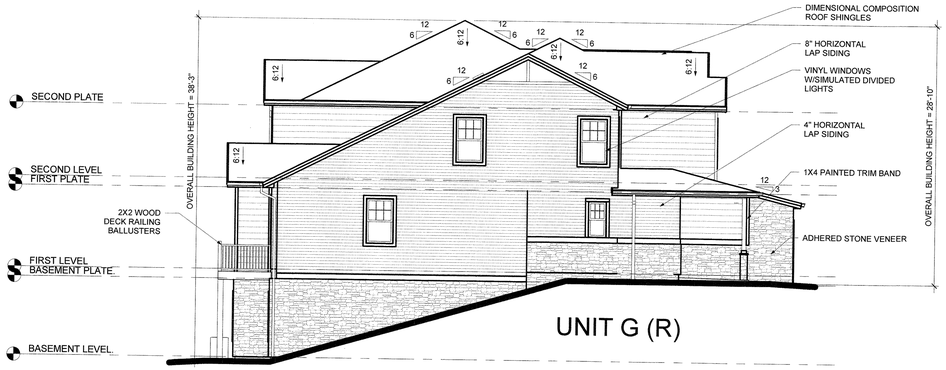
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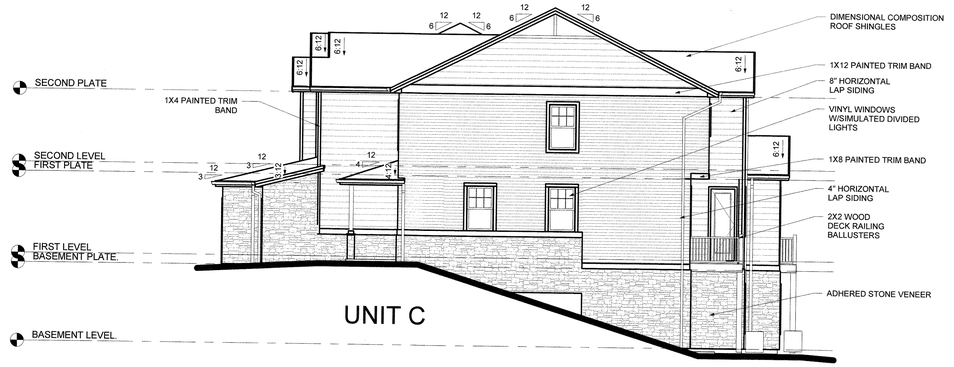
A-18

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SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

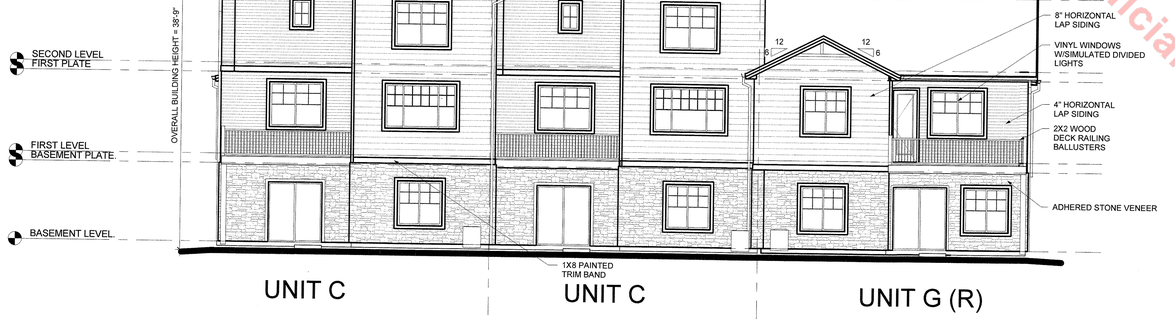
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



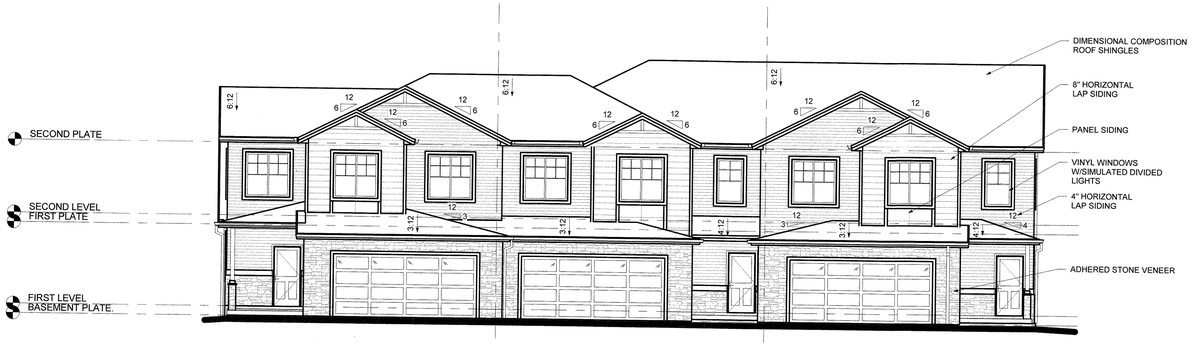
1 3-PLEX (GCC) LEFT ELEVATION
1/8" = 1'-0"



2 3-PLEX (GCC) RIGHT ELEVATION
1/8" = 1'-0"



3 3-PLEX (GCC) REAR ELEVATION
1/8" = 1'-0"



4 3-PLEX (GCC) FRONT ELEVATION
1/8" = 1'-0"

Unofficial Copy

FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

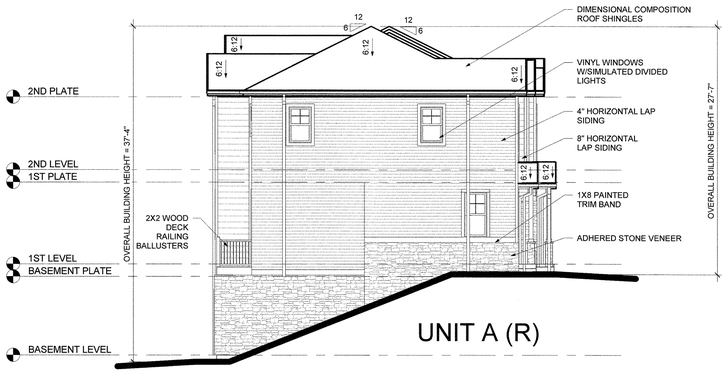
DATE:
07/17/19 MYLAR

SHEET TITLE:
ELEVATIONS

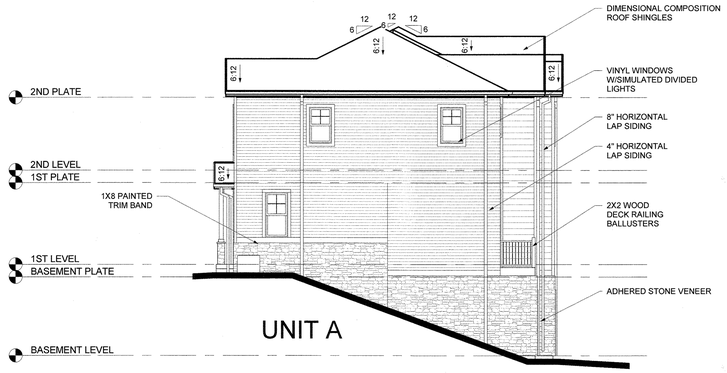
A-19

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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



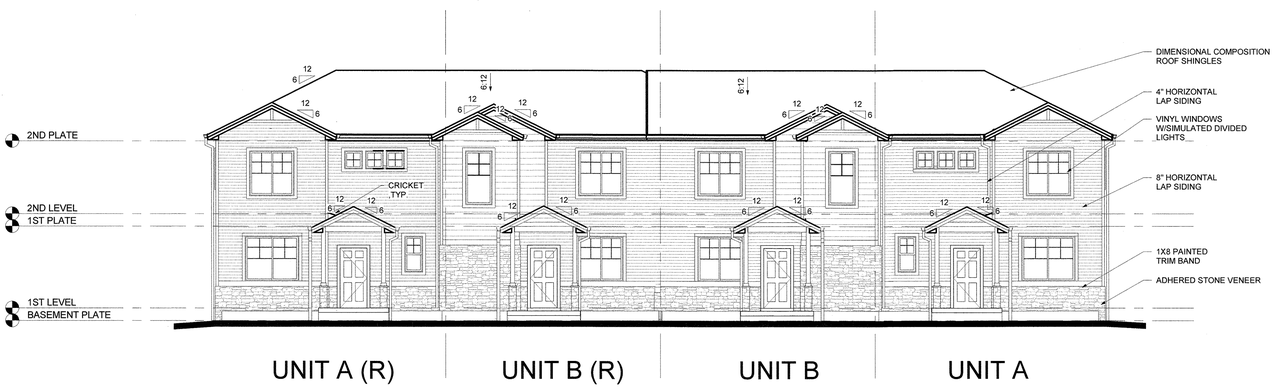
1 4-PLEX (ABBA) - LEFT SIDE ELEVATION
1/8" = 1'-0"



2 4-PLEX (ABBA) - RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 4-PLEX (ABBA) - REAR ELEVATION
1/8" = 1'-0"



4 4-PLEX (ABBA) - FRONT ELEVATION
1/8" = 1'-0"

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SITE DEVELOPMENT PLAN
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SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/19 MYLAR

SHEET TITLE:
ELEVATIONS

A-20

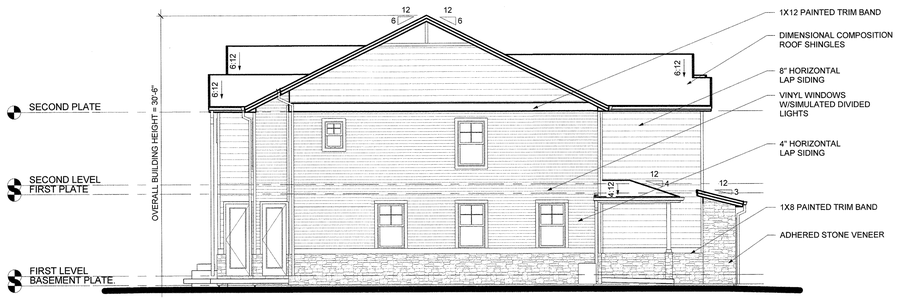
FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

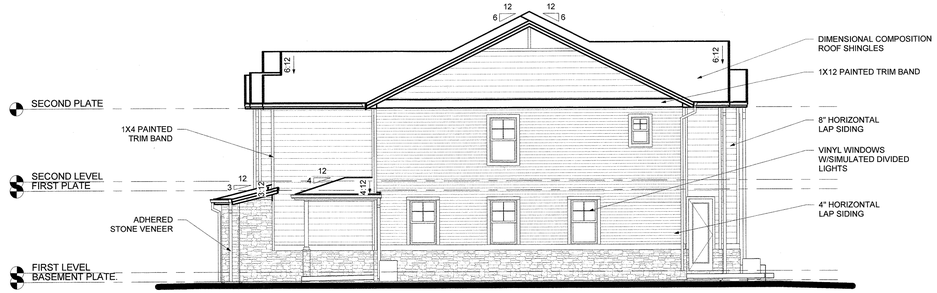
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

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



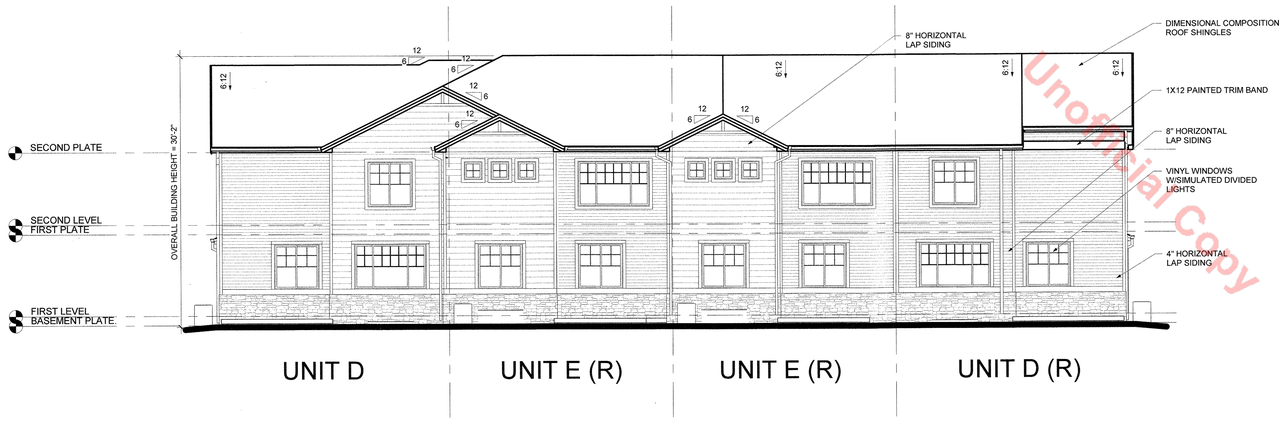
UNIT D (R)



UNIT D

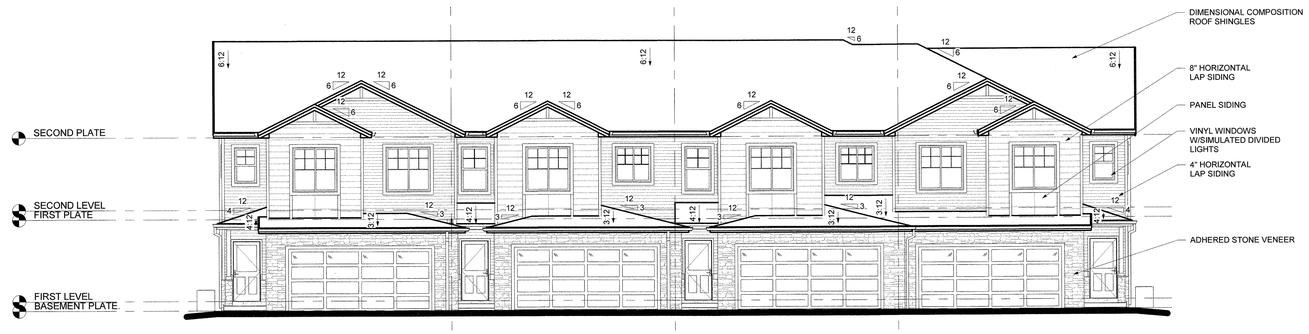
1 4-PLEX (DEED) LEFT ELEVATION
1/8" = 1'-0"

2 4-PLEX (DEED) RIGHT ELEVATION
1/8" = 1'-0"



UNIT D | UNIT E (R) | UNIT E (R) | UNIT D (R)

3 4-PLEX (DEED) REAR ELEVATION
1/8" = 1'-0"



UNIT D (R) | UNIT E (R) | UNIT E (R) | UNIT D

4 4-PLEX (DEED) FRONT ELEVATION
1/8" = 1'-0"

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CASTLE ROCK, CO

OWNER:
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DATE:
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SHEET TITLE:
ELEVATIONS

A-21

SHEET 21 OF 32

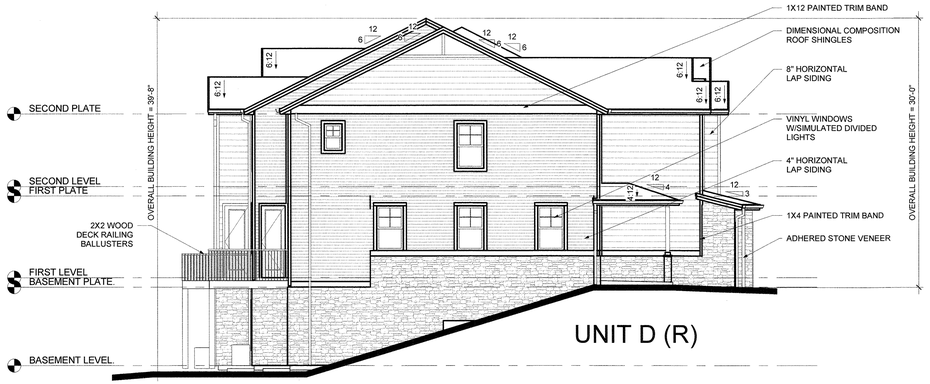
FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

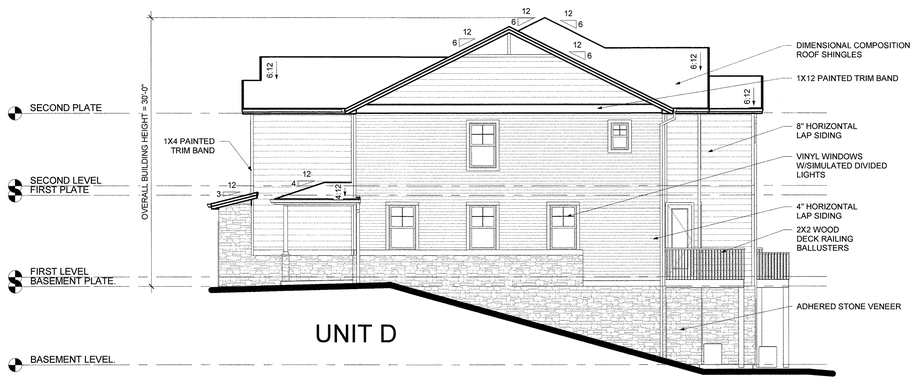
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

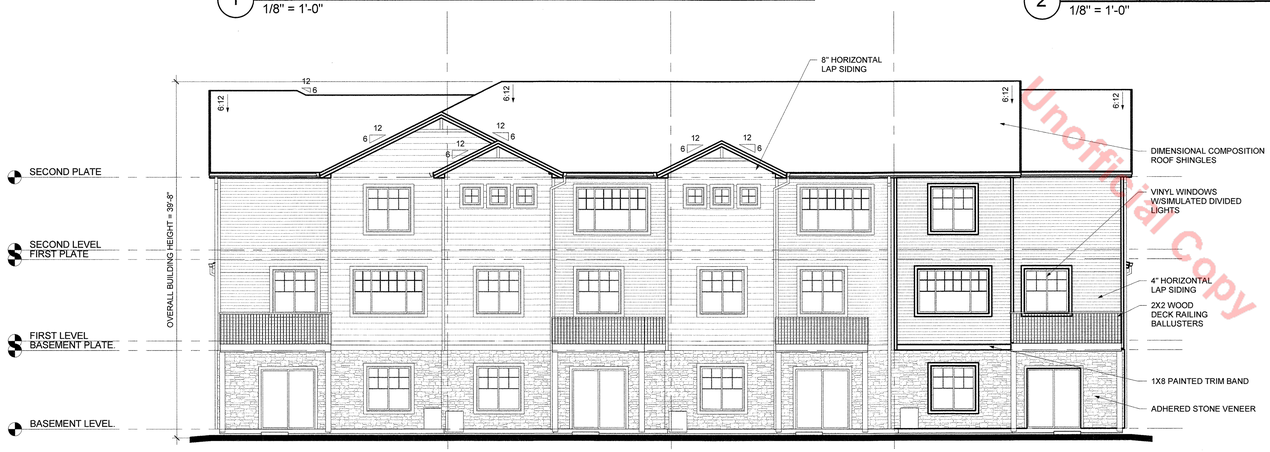
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



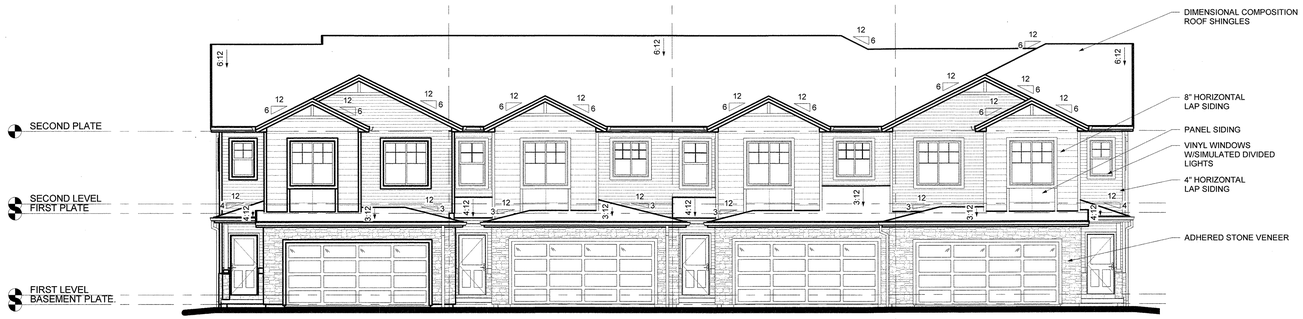
1 4-PLEX (DEED-F) LEFT ELEVATION
1/8" = 1'-0"



2 4-PLEX (DEED-F) RIGHT ELEVATION
1/8" = 1'-0"



3 4-PLEX (DEED-F) REAR ELEVATION
1/8" = 1'-0"



4 4-PLEX (DEED-F) FRONT ELEVATION
1/8" = 1'-0"

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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

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DATE:
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SHEET TITLE:
ELEVATIONS

A-22

SHEET 22 OF 32

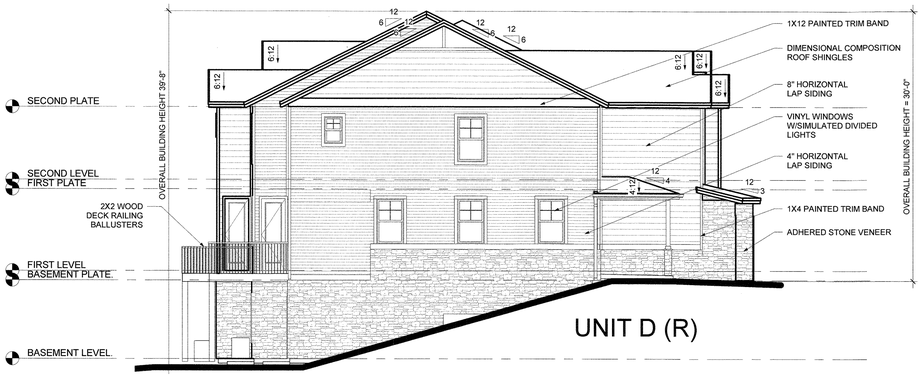
FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

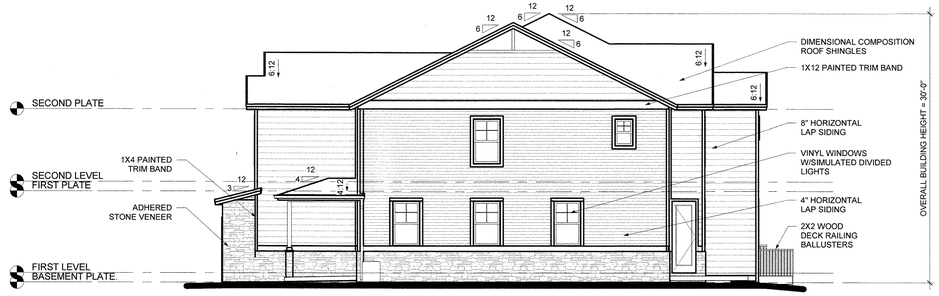
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

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



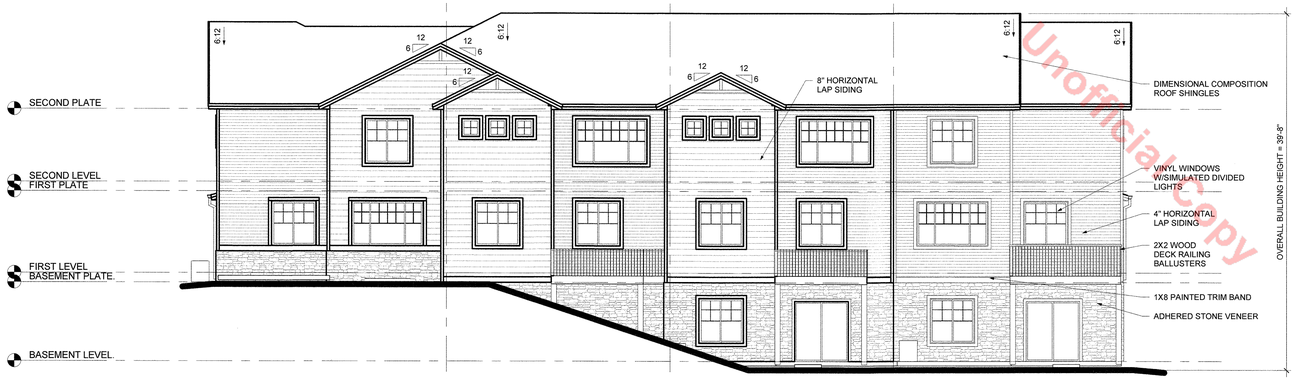
UNIT D (R)



UNIT D

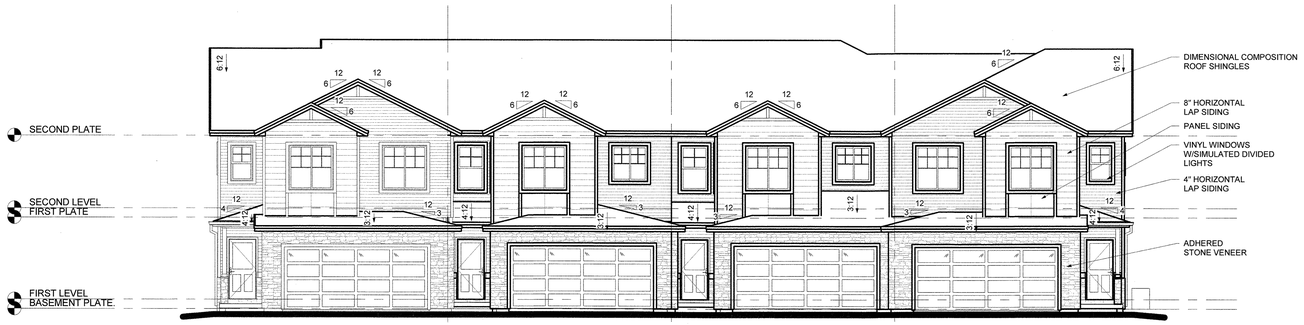
1 4-PLEX (DEED-BB) LEFT ELEVATION
1/8" = 1'-0"

2 4-PLEX (DEED-BB) RIGHT ELEVATION
1/8" = 1'-0"



UNIT D | UNIT E (R) | UNIT E (R) | UNIT D (R)

3 4-PLEX (DEED-BB) REAR ELEVATION
1/8" = 1'-0"



UNIT D (R) | UNIT E (R) | UNIT E (R) | UNIT D

4 4-PLEX (DEED-BB) FRONT ELEVATION
1/8" = 1'-0"

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FOUNDERS VILLAGE FILING NO.21, AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

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4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

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DATE:
07/17/19 MYLAR

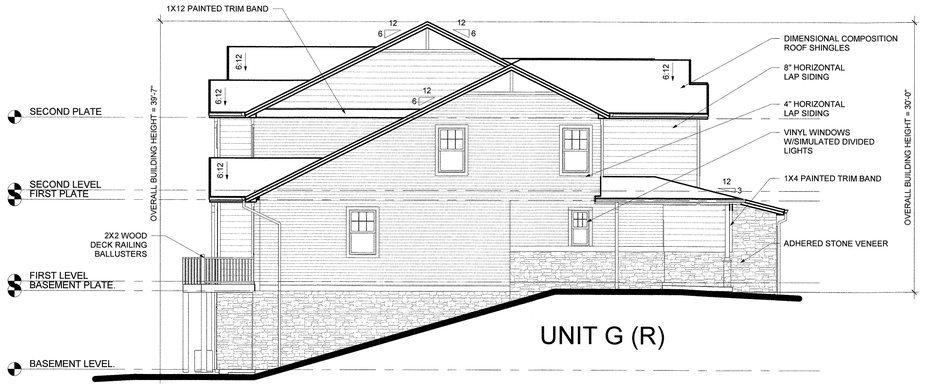
SHEET TITLE:
ELEVATIONS

A-23

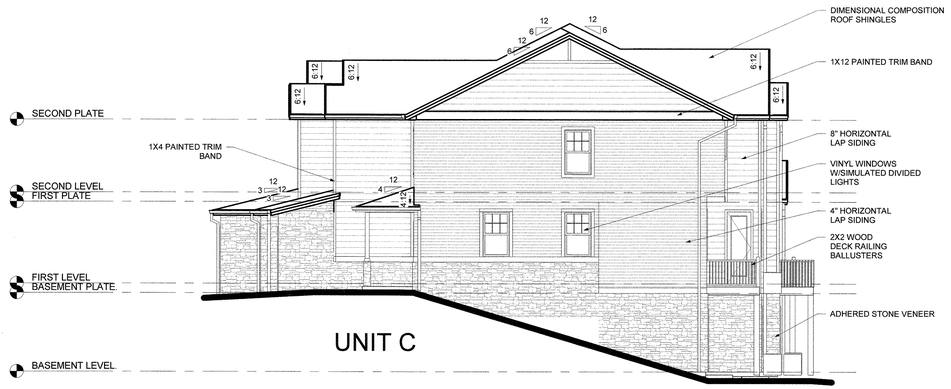
Ref # 2019046218, Pages: 24 of 32

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

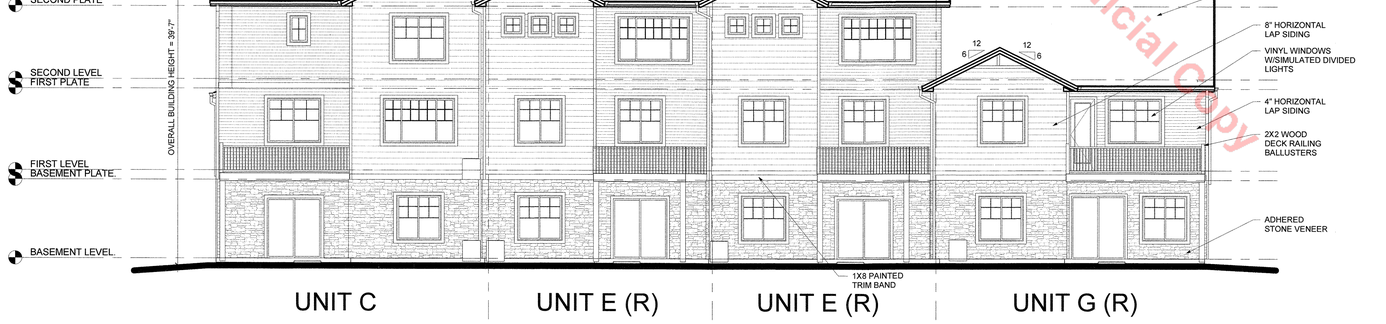
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



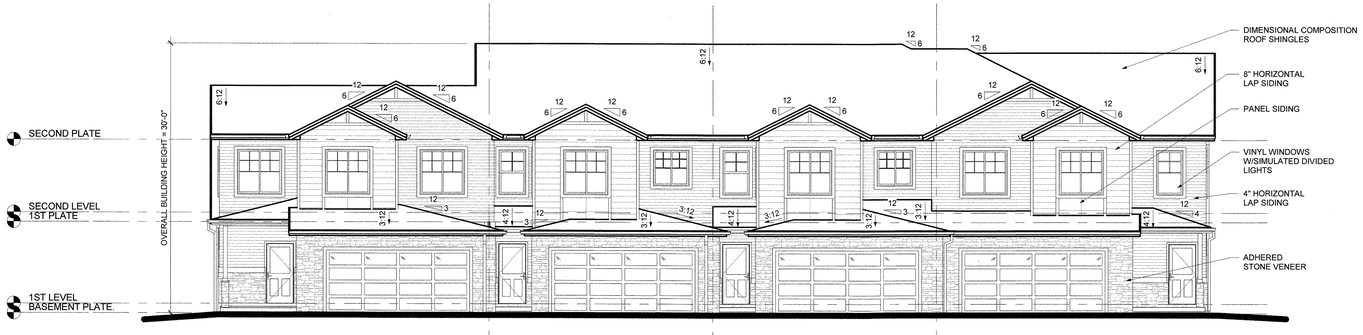
1 4-PLEX (GEEC) LEFT ELEVATION
1/8" = 1'-0"



2 4-PLEX (GEEC) RIGHT ELEVATION
1/8" = 1'-0"



3 4-PLEX (GEEC) REAR ELEVATION
1/8" = 1'-0"



4 4-PLEX (GEEC) FRONT ELEVATION
1/8" = 1'-0"

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FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

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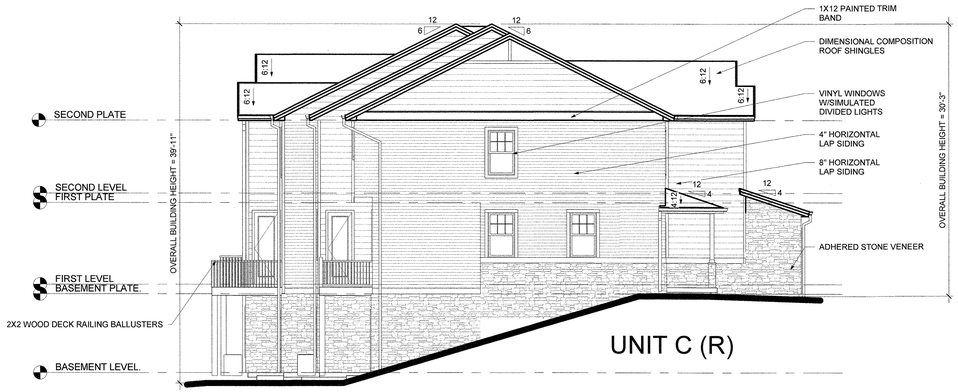
DATE:
07/17/19 MYLAR

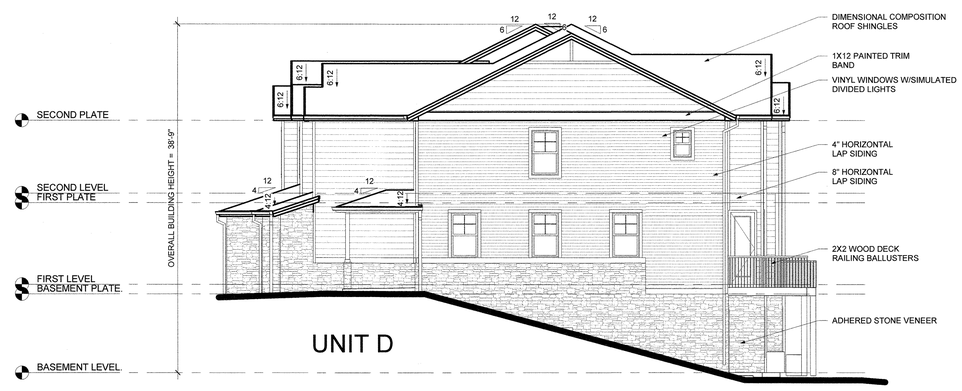
SHEET TITLE:
ELEVATIONS

A-24

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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



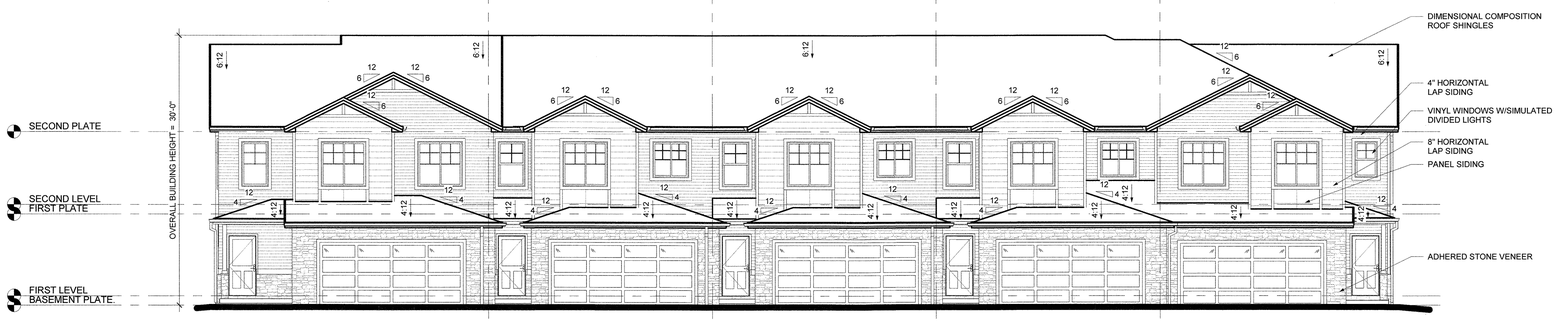


1 5-PLEX (CEEED) LEFT ELEVATION
1/8" = 1'-0"

2 5-PLEX (CEEED) RIGHT ELEVATION
1/8" = 1'-0"



3 5-PLEX (CEEED) REAR ELEVATION
1/8" = 1'-0"



5 5-PLEX (CEEED) FRONT ELEVATION
1/8" = 1'-0"

Unofficial Copy

FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
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4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

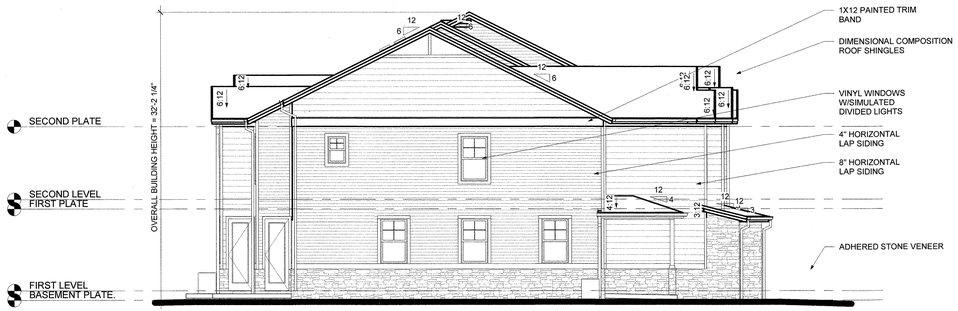
DATE:
07/17/19 MYLAR

SHEET TITLE:
ELEVATIONS

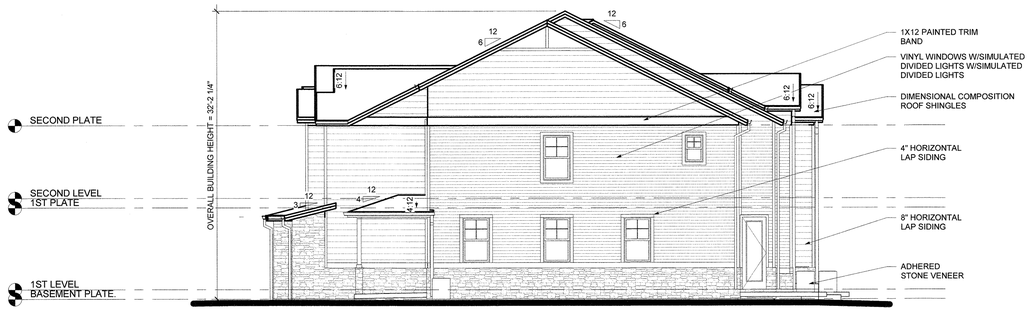
A-25

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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



UNIT D (R)



UNIT D

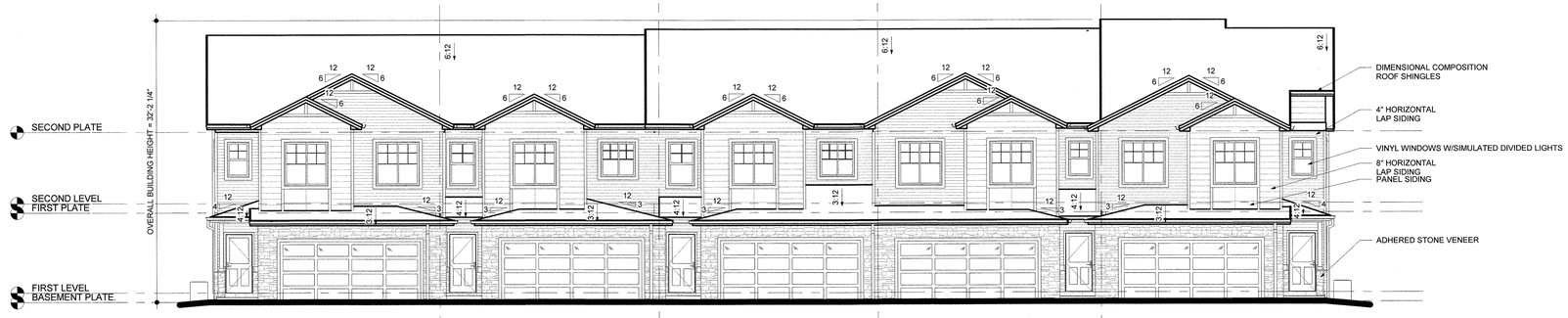
1 5-PLEX (DEEDD) - LEFT SIDE ELEVATION
1/8" = 1'-0"

2 5-PLEX (DEEDD) - RIGHT SIDE ELEVATION
1/8" = 1'-0"



UNIT D | UNIT D | UNIT E (R) | UNIT E (R) | UNIT D (R)

3 5-PLEX (DEEDD) - REAR ELEVATION
1/8" = 1'-0"



UNIT D (R) | UNIT E (R) | UNIT E (R) | UNIT D | UNIT D

4 5-PLEX (DEEDD) - FRONT ELEVATION
1/8" = 1'-0"

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FOUNDERS VILLAGE FILING NO.21, AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
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OWNER:
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4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

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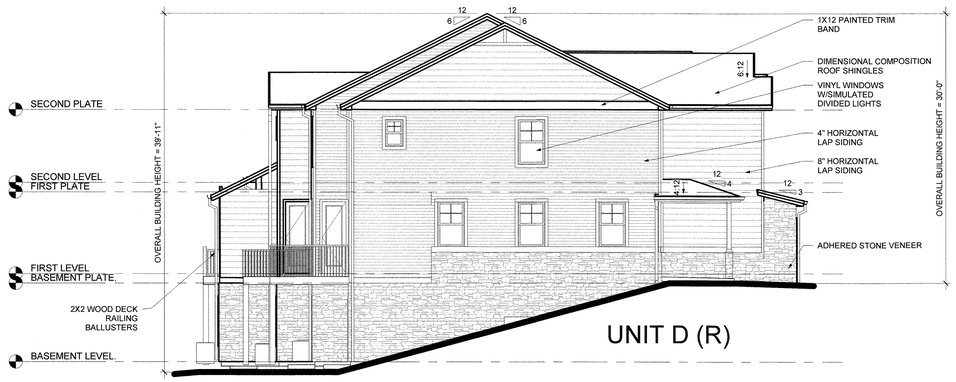
DATE:
07/17/19 MYLAR

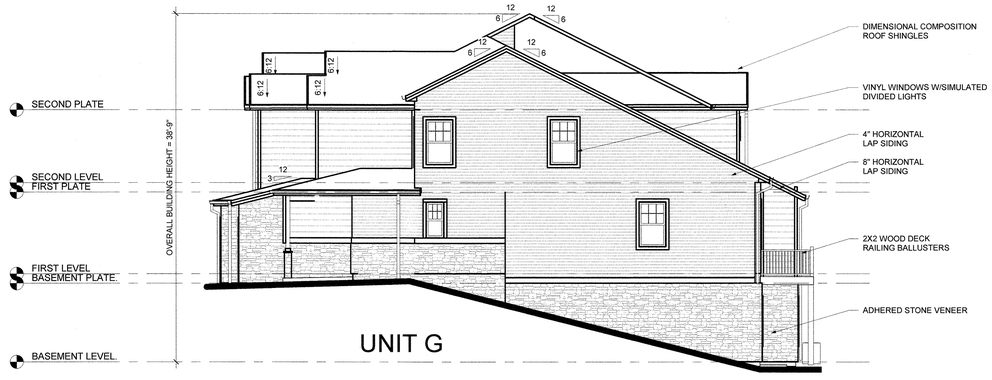
SHEET TITLE:
ELEVATIONS

A-26

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

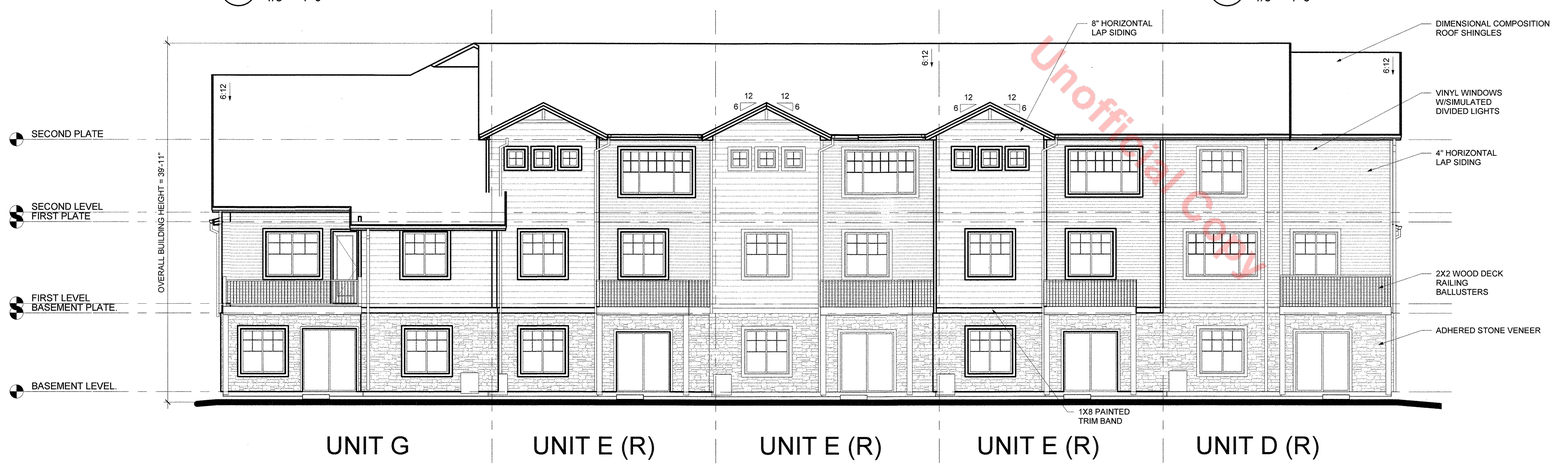
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



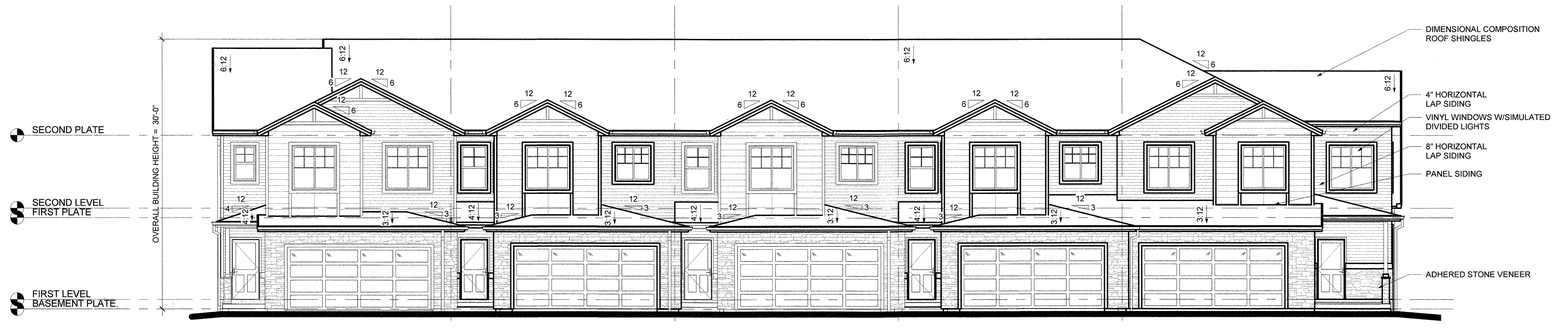


1 5-PLEX (DEEEG) LEFT ELEVATION
1/8" = 1'-0"

2 5-PLEX (DEEEG) RIGHT ELEVATION
1/8" = 1'-0"



3 5-PLEX (DEEEG) REAR ELEVATION
1/8" = 1'-0"



4 5-PLEX (DEEEG) FRONT ELEVATION
1/8" = 1'-0"

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5975 S. Quebec Street
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Centennial, CO 80111

FOUNDERS VILLAGE FILING NO. 21, AMENDMENT NO.2
SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/19 MYLAR

FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

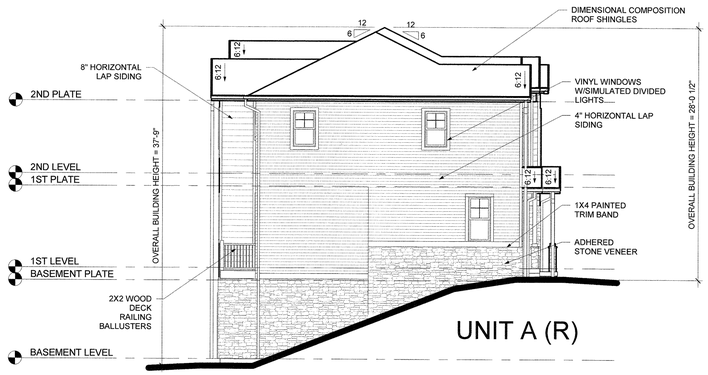
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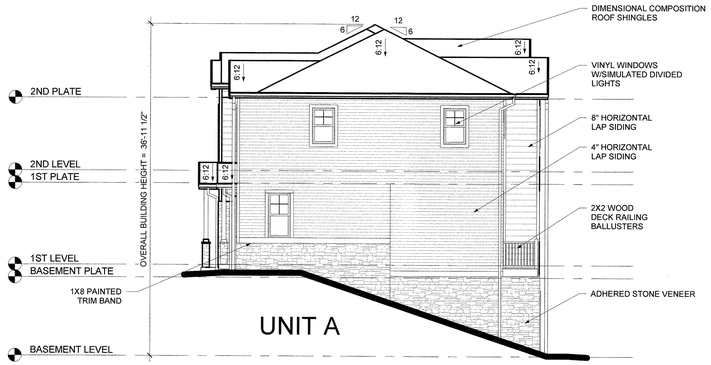
SHEET TITLE:
ELEVATIONS

A-27

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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





1 6-PLEX (ABBBBA) - LEFT SIDE ELEVATION
1/8" = 1'-0"

2 6-PLEX (ABBBBA) - RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 6-PLEX (ABBBBA) - REAR ELEVATION
1/8" = 1'-0"



4 6-PLEX (ABBBBA) - FRONT ELEVATION
1/8" = 1'-0"

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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/19 MYLAR

SHEET TITLE:
ELEVATIONS

A-28

SHEET 28 OF 32

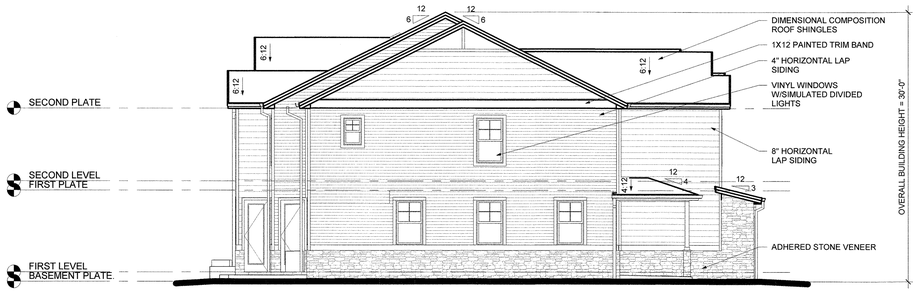
FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

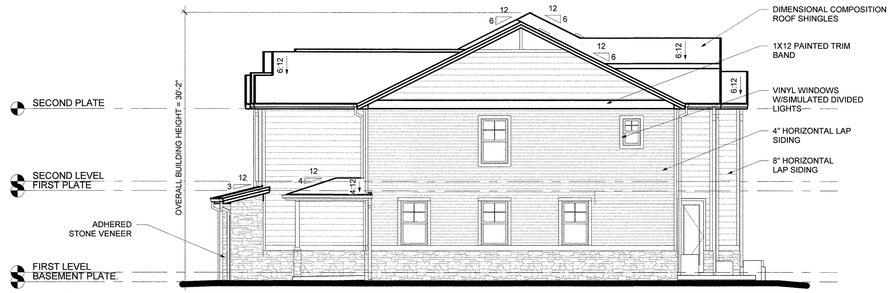
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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE FINAL PD SITE PLAN)

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



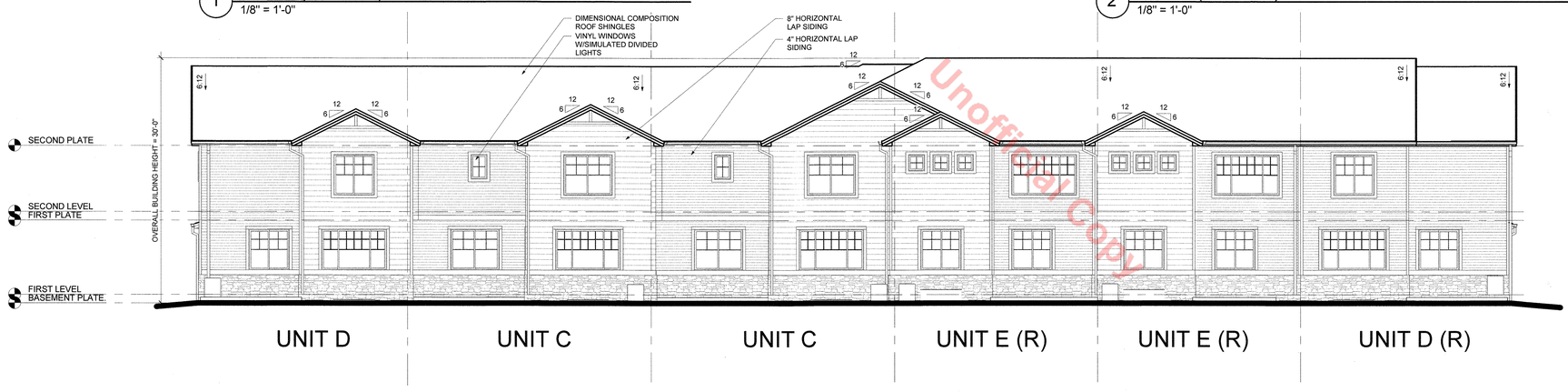
UNIT D (R)



UNIT D

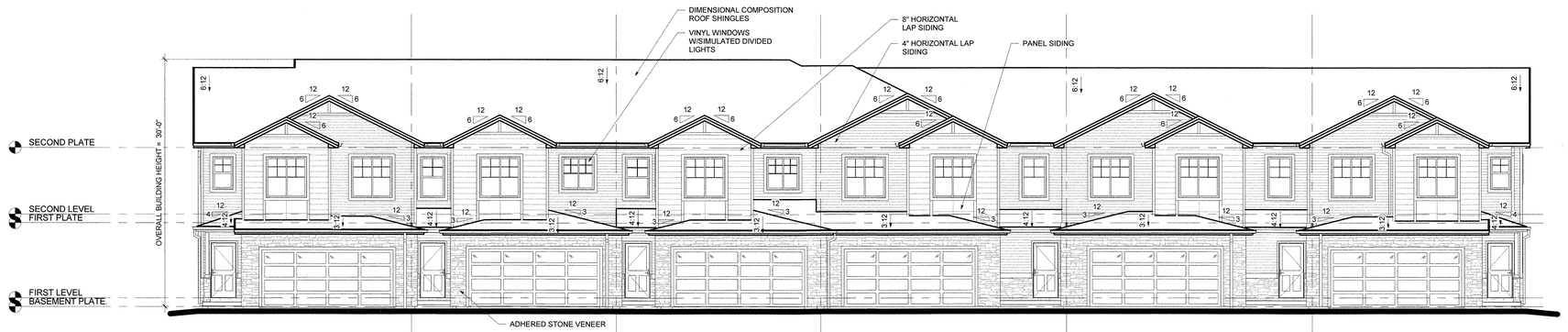
1 6-PLEX (DEECCD) - LEFT ELEVATION
1/8" = 1'-0"

2 6-PLEX (DEECCD) - RIGHT ELEVATION
1/8" = 1'-0"



UNIT D | UNIT C | UNIT C | UNIT E (R) | UNIT E (R) | UNIT D (R)

3 6-PLEX (DEECCD) - REAR ELEVATION
1/8" = 1'-0"



UNIT D (R) | UNIT E (R) | UNIT E (R) | UNIT C | UNIT C | UNIT D

4 6-PLEX (DEECCD) - FRONT ELEVATION
1/8" = 1'-0"

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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/19 MYLAR

SHEET TITLE:
ELEVATIONS

A-29

SHEET 29 OF 32

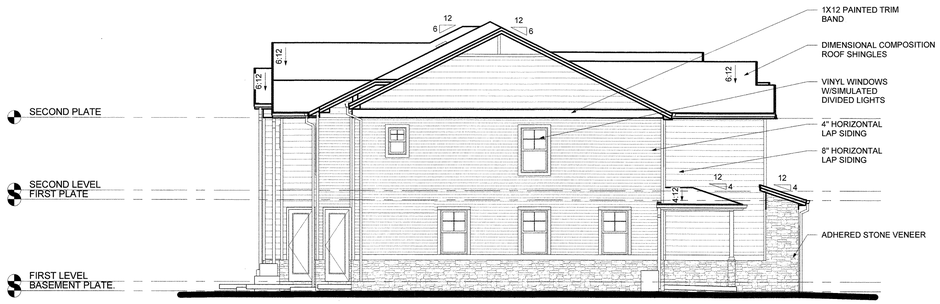
FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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



UNIT D (R)



UNIT D

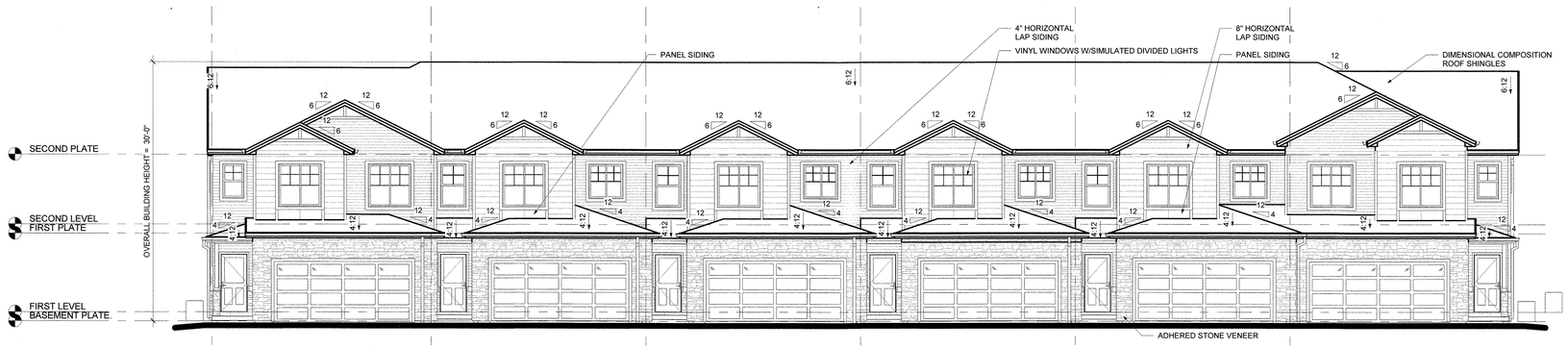
1 6-PLEX (DEEEED) LEFT ELEVATION
1/8" = 1'-0"

2 6-PLEX (DEEEED) RIGHT ELEVATION
1/8" = 1'-0"



UNIT D | UNIT E (R) | UNIT E (R) | UNIT E (R) | UNIT E (R) | UNIT D (R)

3 6-PLEX (DEEEED) REAR ELEVATION
1/8" = 1'-0"



UNIT D (R) | UNIT E (R) | UNIT E (R) | UNIT E (R) | UNIT E (R) | UNIT D

4 6-PLEX (DEEEED) FRONT ELEVATION
1/8" = 1'-0"

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SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
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DENVER CO, 80237

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DATE:
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SHEET TITLE:
ELEVATIONS

A-30

SHEET 30 OF 32

FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

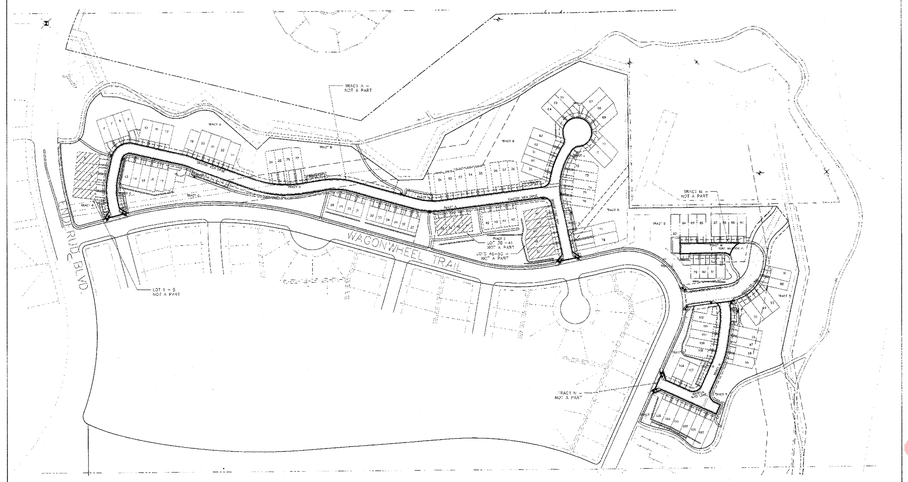
PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

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FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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

1st AMENDMENT
TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN
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
OVERALL SITE PLAN
SHEET 2 OF 7



1 2 OVERALL SITE PLAN
SCALE: 1"=100'
0 50' 100'
NORTH

ARCHITECT:
BRIAN DAGLE ARCHITECTS
CONTACT: BRIAN DAGLE
1101 E. 14TH AVE
DENVER, COLORADO 80218

DEVELOPER:
CASTLE CANYON TOWNHOMES, LLC
CONTACT: GREG ORAHS
650 BISHOP PINE WAY
CASTLE ROCK, COLORADO 80104
PHONE: 303-663-2449
FAX: 303-663-2588

ISSUE DATE: 03-06-08
FILE NAME: 10-1-1stAMD-SUBMIT
1st AMENDMENT
TO THE FOUNDERS VILLAGE FILING NO. 21 FINAL PD SITE PLAN
PAGE 2 OF 7

1st AMENDMENT
TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN
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
ARCHITECTURAL ELEVATIONS
SHEET 3 OF 7



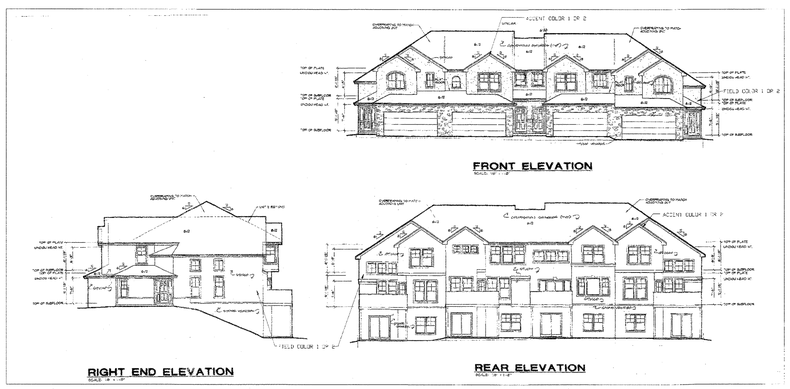
BUILDING TYPE 'A' - DRIVE UNDER UNITS
EXISTING ELEVATIONS

ARCHITECT:
BRIAN DAGLE ARCHITECTS
CONTACT: BRIAN DAGLE
1101 E. 14TH AVE
DENVER, COLORADO 80218

DEVELOPER:
CASTLE CANYON TOWNHOMES, LLC
CONTACT: GREG ORAHS
650 BISHOP PINE WAY
CASTLE ROCK, COLORADO 80104
PHONE: 303-663-2449
FAX: 303-663-2588

ISSUE DATE: 03-06-08
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TO THE FOUNDERS VILLAGE FILING NO. 21 FINAL PD SITE PLAN
PAGE 3 OF 7

1st AMENDMENT
TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN
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
ARCHITECTURAL ELEVATIONS
SHEET 4 OF 7



BUILDING TYPE 'B' - WALK-OUT UNITS
EXISTING ELEVATIONS

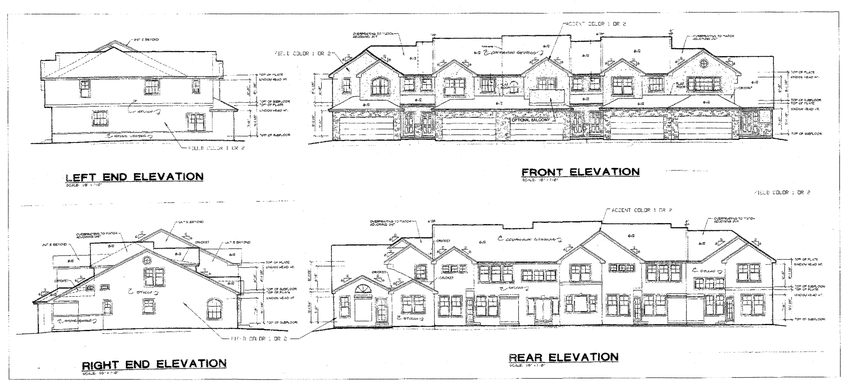
ARCHITECT:
BRIAN DAGLE ARCHITECTS
CONTACT: BRIAN DAGLE
1101 E. 14TH AVE
DENVER, COLORADO 80218

DEVELOPER:
CASTLE CANYON TOWNHOMES, LLC
CONTACT: GREG ORAHS
650 BISHOP PINE WAY
CASTLE ROCK, COLORADO 80104
PHONE: 303-663-2449
FAX: 303-663-2588

ISSUE DATE: 03-06-08
FILE NAME: 10-1-1stAMD-SUBMIT
1st AMENDMENT
TO THE FOUNDERS VILLAGE FILING NO. 21 FINAL PD SITE PLAN
PAGE 4 OF 7

BUILDING ELEVATIONS PREVIOUSLY APPROVED VIA 1ST AMENDMENT TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN

1st AMENDMENT
TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN
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
ARCHITECTURAL ELEVATIONS
SHEET 5 OF 7



BUILDING TYPE 'B'
EXISTING ELEVATIONS

ARCHITECT:
BRIAN DAGLE ARCHITECTS
CONTACT: BRIAN DAGLE
1101 E. 14TH AVE
DENVER, COLORADO 80218

DEVELOPER:
CASTLE CANYON TOWNHOMES, LLC
CONTACT: GREG ORAHS
650 BISHOP PINE WAY
CASTLE ROCK, COLORADO 80104
PHONE: 303-663-2449
FAX: 303-663-2588

ISSUE DATE: 03-06-08
FILE NAME: 10-1-1stAMD-SUBMIT
1st AMENDMENT
TO THE FOUNDERS VILLAGE FILING NO. 21 FINAL PD SITE PLAN
PAGE 5 OF 7

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FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

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Suite 250
Centennial, CO 80111

FOUNDERS VILLAGE FILING NO. 21, AMENDMENT NO.2
SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/19 MYLAR

SHEET TITLE:
PREVIOUS ELEVATIONS

A-31

FOUNDERS VILLAGE FILING NO.21
SITE DEVELOPMENT PLAN, AMENDMENT NO.2
(AN AMENDMENT TO THE 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

1st AMENDMENT
TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN
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
ARCHITECTURAL ELEVATIONS
SHEET 6 OF 7



EACH BUILDING SHALL INCLUDE AT LEAST ONE TWO-STORY MODEL AND ONE SINGLE STORY MODEL

NEW ELEVATIONS

ARCHITECT:
BRIAN DAGLE ARCHITECTS
CONTACT: BRIAN DAGLE
1101 E. 14TH AVE.
DENVER, COLORADO 80218

DEVELOPER:
CASTLE CANYON TOWNHOMES, LLC
CONTACT: GREG ORIANS
650 BISHOP PINE WAY
CASTLE ROCK, COLORADO 80104
PHONE: 303-663-2449
FAX: 303-663-2588

ISSUE DATE: 03-06-09
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PAGE 6 OF 7

BUILDING ELEVATIONS PREVIOUSLY APPROVED VIA 1ST AMENDMENT TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN

1st AMENDMENT
TO THE FOUNDERS VILLAGE, FILING NO. 21 FINAL PD SITE PLAN
LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RAN
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS
ARCHITECTURAL ELEVATIONS
SHEET 7 OF 7



NEW ELEVATIONS

EACH BUILDING SHALL INCLUDE AT LEAST ONE TWO-STORY MODEL AND ONE SINGLE STORY MODEL

ARCHITECT:
BRIAN DAGLE ARCHITECTS
CONTACT: BRIAN DAGLE
1101 E. 14TH AVE
DENVER, COLORADO 80218

DEVELOPER:
CASTLE CANYON TOWNHOMES, LLC
CONTACT: GREG ORIANS
650 BISHOP PINE WAY
CASTLE ROCK, COLORADO 80104
PHONE: 303-663-2449
FAX: 303-663-2588

ISSUE DATE: 03-06-09
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PAGE 7 OF 7

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FOUNDERS VILLAGE FILING NO.21,
AMENDMENT NO.2
SITE DEVELOPMENT PLAN

PROJECT NO. SDP18-0007
LICENSED ARCHITECT:
PAUL BRADY

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Centennial, CO 80111

FOUNDERS VILLAGE FILING NO. 21, AMENDMENT NO.2
SITE DEVELOPMENT PLAN
CASTLE ROCK, CO

OWNER:
PNE CASTLE ROCK PROPERTIES LLC
4600 S. SYRACUSE ST.
SUITE 900
DENVER CO, 80237

NOT FOR CONSTRUCTION

DATE:
07/17/19 MYLAR

SHEET TITLE:
PREVIOUS ELEVATIONS

A-32

SHEET 32 OF 32