

2005053830
06/15/2005 10:17 AM

2005053830 35 PGS

PLAT IDENTIFICATION SHEET

✓ ROCK CANYON, LLC

GRANTOR(owner)

✓ FOUNDERS VILLAGE 24 PRELIMINARY PLAT/FINAL PD SITE
PLAN

GRANTEE(name of plat)

UNOFFICIAL COPY

FOUNDERS VILLAGE

Subdivision/Condo Name

24

Filing

Phase

Lot

Building

Block

Unit

✓ 8

8

66

OLD LEGAL(Section)

(Township)

(Range)

2003/23/198

2003/23/200

Cross reference#s (reception#s Book – Page)

FOUNDERS VILLAGE

FILING 24

PRELIMINARY PLAT/FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE SOUTH 1/16 CORNER OF SECTIONS 8 & 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 8 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, ASSUMED TO BEAR S00°44'50"E.

BEGINNING AT THE SOUTH ONE-SIXTEENTH CORNER BETWEEN SECTIONS 8 AND 9, THENCE S89°10'47" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8 A DISTANCE OF 608.16 FEET TO THE NORTHERLY LINE OF MIKELSON BOULEVARD;

THENCE ALONG THE NORTHERLY LINE OF SAID MIKELSON BOULEVARD THE FOLLOWING FOUR (4) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 33°13'32" W, HAVING A RADIUS OF 757.50 FEET, A CENTRAL ANGLE OF 40°02'45" AND AN ARC LENGTH OF 529.44 FEET;
2. S 89°10'47" W A DISTANCE OF 184.01 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 00°49'13" W, HAVING A RADIUS OF 942.50 FEET, A CENTRAL ANGLE OF 31°21'01" AND AN ARC LENGTH OF 515.70 FEET;
4. N 59°28'12" W A DISTANCE OF 204.88 FEET TO THE EASTERLY LINE OF FOUNDERS VILLAGE FILING NO. 12;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:
1. N 27°26'11" E A DISTANCE OF 97.52 FEET;
2. N 13°24'30" E A DISTANCE OF 769.28 FEET;
3. N 29°37'03" E A DISTANCE OF 303.94 FEET;
4. N 30°13'11" W A DISTANCE OF 337.19 FEET;
5. N 17°54'31" E A DISTANCE OF 166.89 FEET;

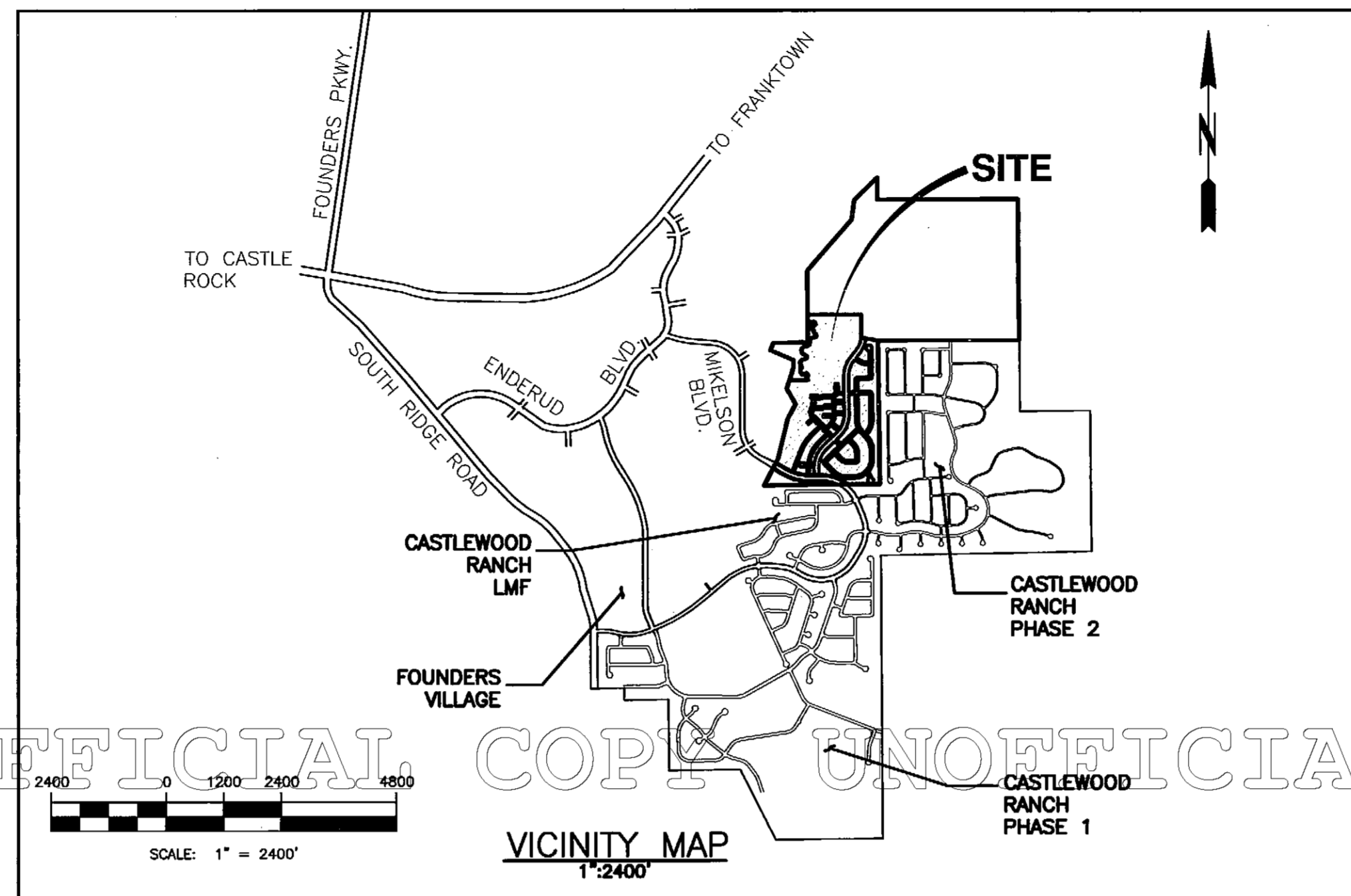
THENCE THE FOLLOWING SIXTY (60) COURSES:

- 1. N 89°16'58" E A DISTANCE OF 343.53 FEET;
2. N 38°19'29" W A DISTANCE OF 45.82 FEET;
3. N 13°14'34" W A DISTANCE OF 18.22 FEET;
4. N 73°06'20" E A DISTANCE OF 32.06 FEET;
5. N 08°03'28" E A DISTANCE OF 30.16 FEET;
6. N 38°59'11" W A DISTANCE OF 45.86 FEET;
7. S 40°07'12" W A DISTANCE OF 26.21 FEET;
8. N 68°33'23" W A DISTANCE OF 25.74 FEET;
9. N 83°41'50" W A DISTANCE OF 20.11 FEET;
10. S 54°01'39" W A DISTANCE OF 19.84 FEET;
11. N 75°24'29" W A DISTANCE OF 10.92 FEET;
12. N 54°50'50" W A DISTANCE OF 4.67 FEET;
13. N 27°49'39" W A DISTANCE OF 41.50 FEET;
14. N 03°13'29" W A DISTANCE OF 57.53 FEET;
15. N 13°15'36" E A DISTANCE OF 14.39 FEET;
16. N 85°04'01" E A DISTANCE OF 24.26 FEET;
17. N 16°07'51" W A DISTANCE OF 116.48 FEET;
18. N 46°34'36" E A DISTANCE OF 64.34 FEET;
19. N 71°27'52" E A DISTANCE OF 65.97 FEET;
20. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N18°32'08" W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 133°29'28" AND AN ARC LENGTH OF 69.90 FEET;
21. N 62°01'35" W A DISTANCE OF 50.61 FEET;
22. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 27°58'25" E, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 117°53'17" AND AN ARC LENGTH OF 164.60 FEET;
23. N 55°51'42" E A DISTANCE OF 17.67 FEET;
24. N 87°05'27" E A DISTANCE OF 39.78 FEET;
25. N 62°06'51" E A DISTANCE OF 70.38 FEET;
26. N 23°36'12" W A DISTANCE OF 15.06 FEET;
27. N 32°48'41" E A DISTANCE OF 18.43 FEET;
28. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N57°11'19" W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 59°42'41" AND AN ARC LENGTH OF 31.26 FEET;
29. N 26°54'00" W A DISTANCE OF 10.98 FEET;
30. N 42°13'37" W A DISTANCE OF 26.31 FEET;
31. S 71°24'35" E A DISTANCE OF 5.83 FEET;
32. N 63°57'11" E A DISTANCE OF 6.92 FEET;
33. N 48°17'46" E A DISTANCE OF 56.34 FEET;
34. N 79°17'43" E A DISTANCE OF 53.58 FEET;
35. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N10°42'17" W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 123°07'24" AND AN ARC LENGTH OF 64.47 FEET;
36. N 43°49'41" W A DISTANCE OF 47.97 FEET;
37. N 14°31'37" W A DISTANCE OF 35.94 FEET;
38. S 88°34'53" W A DISTANCE OF 16.11 FEET;
39. N 23°46'41" W A DISTANCE OF 42.35 FEET;
40. N 66°10'04" W A DISTANCE OF 34.80 FEET;
41. N 54°21'48" E A DISTANCE OF 37.64 FEET;
42. N 68°11'10" E A DISTANCE OF 34.45 FEET;
43. N 36°36'46" E A DISTANCE OF 27.20 FEET;
44. N 23°28'27" E A DISTANCE OF 10.18 FEET;
45. N 89°43'53" E A DISTANCE OF 14.91 FEET;
46. N 21°26'38" W A DISTANCE OF 36.45 FEET;
47. N 48°23'41" W A DISTANCE OF 18.61 FEET;
48. N 89°49'42" W A DISTANCE OF 29.59 FEET;
49. S 64°43'58" W A DISTANCE OF 19.66 FEET;
50. S 05°50'50" W A DISTANCE OF 10.27 FEET;
51. N 83°13'12" W A DISTANCE OF 18.13 FEET;
52. N 63°28'49" W A DISTANCE OF 5.64 FEET;
53. N 41°12'11" W A DISTANCE OF 34.64 FEET;
54. S 71°08'28" W A DISTANCE OF 13.33 FEET;
55. N 76°21'17" W A DISTANCE OF 14.57 FEET;
56. N 00°31'36" W A DISTANCE OF 126.75 FEET;
57. EAST A DISTANCE OF 1007.74 FEET;
58. S 00°09'45" W A DISTANCE OF 442.82 FEET;
59. S 82°59'25" E A DISTANCE OF 180.71 FEET;
60. S 78°04'28" E A DISTANCE OF 139.86 FEET TO THE EASTERLY LINE OF SAID SECTION 8;

THENCE S 00°43'02" E ALONG SAID EAST LINE A DISTANCE OF 1341.01 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 8;

THENCE S 00°44'50" E ALONG SAID EAST LINE A DISTANCE OF 1340.86 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 4,721,667 SQUARE FEET OR 108,395 ACRES.



SHEET INDEX

- 1 - TITLE SHEET
2 - LEGEND AND TYPICAL SECTIONS
3 - OPEN SPACE PLAN
4-6 - PHASING PLAN
7-14 - SITE PLAN
15-17 - GRADING PLAN
18-20 - UTILITY PLAN
21-23 - PULTE HOME ELEVATIONS
24-34 - LANDSCAPE PLAN

DEVELOPER

US EURO PARTNERS, LLC
5950 HAZELTINE NATIONAL DRIVE
SUITE 515
ORLANDO, FLORIDA 32822
407-855-2711
MR. DANIEL R. ROBISON

PROJECT ENGINEER

TURNER COLLIE & BRADEN INC.
717 17TH STREET, SUITE 500
DENVER, CO 80202
303-298-7117
CASSIE HARDISON

PROJECT LANDSCAPE ARCHITECT

NUSZER KOPATZ
1117 CHEROKEE STREET
DENVER, CO 80204
303-534-3881
CRAIG KARN

SURVEYOR

SURVCON
7800 EAST DORADO PLACE, SUITE 101
GREENWOOD VILLAGE, CO 80111
303-858-0404

BUILDER

PULTE HOME CORPORATION-COLORADO DIVISION
365 INVERNESS PARKWAY, SUITE 150
ENGLEWOOD, CO 80112
303-268-3766
CARL NELSON

UTILITY PROVIDERS

WATER TOWN OF CASTLE ROCK
SEWER TOWN OF CASTLE ROCK
GAS AQUILA
ELECTRICITY I.R.E.A.
TELEPHONE QWEST COMMUNICATIONS
CATV COMCAST

BENCHMARK:

DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015020. MONUMENTED BY A 3-1/2" DIAMETER ALUMINUM CAPPED MONUMENT BEING NORTH OF THE EAST CORNER OF SECTION 8 AS MONUMENTED BY 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS28656". NAVD 88 DATUM ELEVATION=6572.29

GENERAL NOTES:

- 1. GARAGES OR NON-LIVING AREAS ARE TO BE LOCATED IN THE LINE OF SIGHT OF ONCOMING TRAFFIC OF AN INTERSECTING STREET OF A T-INTERSECTION.
2. NO FENCING, PERMANENT STRUCTURES, OR TREES SHALL BE LOCATED WITHIN A WET UTILITY OR DRAINAGE EASEMENT.
3. NO FENCING, TREES, OR LANDSCAPING ABOVE 30" IN HEIGHT SHALL BE LOCATED WITHIN SIGHT TRIANGLES.
4. ABOVE GROUND UTILITY APPURTENANCES SHALL NOT ENCRUCH ON SIGHT DISTANCE TRIANGLES.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
6. SURFACE ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
7. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
8. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
9. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
10. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
11. FIRE CODE REQUIRES THAT NO LANDSCAPING, FENCING OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.
12. SURFACED ACCESS ROADS SHALL BE MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
13. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
14. RIGHT OF WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
15. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
16. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
17. SINGLE FAMILY LOTS SHALL HAVE AN ACCESSORY BUILDING SETBACK OF 5.0' FROM THE REAR AND SIDE PROPERTY LINES.
18. LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST REPLACE A SCRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE OF THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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.
19. ALL UTILITIES, DRAINAGE, AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT/FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
20. ANY STREET SIGNS, STRIPING, AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
21. ALL EMERGENCY ACCESS ROADS EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
22. APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
23. UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS OF WAY.
24. MITCHELL GULCH TO THE WEST OF THE SITE CONTAINS A FEMA REGULATED FLOODPLAIN.
25. EXACT LOT CONFIGURATION, NUMBER OF LOTS, AND BUILDING ELEVATIONS FOR THE MULTI-FAMILY TO BE DETERMINED THROUGH ADMINISTRATIVE PD MINOR AMENDMENT.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE, FILING 24 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 15, 2003, RECEPTION NUMBER 2003123198, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

WESTERN UNITED LIFE ASSURANCE COMPANY

SIGNED THIS 4th DAY OF FEBRUARY 2005

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF FEBRUARY, 2005 BY WAYNE C. METCALF III, Chief Deputy Receiver for Western United Life Assurance Company

WITNESS MY HAND AND OFFICIAL SEAL.

Vicki J. Jeffries, Notary Public, State of Washington, My Commission Expires 11/15/2005

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE, FILING 24 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 15, 2003, RECEPTION NUMBER 2003123200, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

PARADISE HOMES AND RANCHERO CAHILL

SIGNED THIS 25th DAY OF February 2005

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF February, 2005 BY JARRELL A. TIGGS, Manager of Paradise Homes & Ranchero Cahill and Allen Brown

WITNESS MY HAND AND OFFICIAL SEAL.

Warren J. Stanchina, Notary Public, My Commission Expires 4-8-08

TITLE CERTIFICATION

I, Eric Stevens, an authorized representative of First American Heritage, 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.

SIGNED THIS 7th DAY OF February, 2005 BY ERIC STEVENS AS MANAGER First American Heritage Title Company

FIRST INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF February, 2005 BY ERIC STEVENS AS MANAGER FOR First American Heritage Title Company.

WITNESS MY HAND AND OFFICIAL SEAL.

Eric Stevens, Notary Public, My Commission Expires 12/5/07

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE, FILING 24 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 15, 2003, RECEPTION NUMBER 2003123200, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

PARADISE HOMES AND RANCHERO CAHILL SIGNED THIS 24th DAY OF March, 2005 ALLEN BROWN

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF March, 2005

WITNESS MY HAND AND OFFICIAL SEAL.

Warren J. Stanchina, Notary Public, My Commission Expires 4-8-08

SURVEYOR CERTIFICATE

I, JEFFREY E. KISTNER, 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 SURVEYING REGULATIONS.

Jeffrey E. Kistner, Notary Public, My Commission Expires 2-18-2005

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 30829

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE, FILING 24 IN THE TOWN OF CASTLE ROCK.

ROCK CANYON LLC, A FLORIDA LIMITED LIABILITY COMPANY BY COLORADO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER, BY US EURO PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AMNAGER

Warren J. Stanchina, As Manager

COUNTY OF ORANGE, STATE OF Florida

SUBSCRIBED AND SWORN TO ME BEFORE THIS 15th DAY OF February, 2004

BY WARREN J. STANCHINA, AS MANAGER OF US EURO PARTNERS, LLC, AS A MANAGING MEMBER OF ROCK CANYON, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 04/21/05

Susan J. Nelson, Notary Public, My Commission Expires April 21, 2005

STATEMENT FOR CIVIL ENGINEER

I, CASSIE L. HARDISON, BEING A REGISTERED PROFESSIONAL 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.

Cassie L. Hardison, Professional Engineer, Registration No. 36196, My Commission Expires 2-22-05

PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF MAY, 2004.

Patricia A. Hettler, Chairwoman, My Commission Expires 4/20/05

ATTEST: Director of Development Services, My Commission Expires 4-7-05

TOWN OF CASTLE ROCK

TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF May, 2004.

Gally Mun, Town Clerk, My Commission Expires 12/31/05

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:11 AM ON THE DAY OF JUNE, 2005. RECEPTION NUMBER 2005053830

DOUGLAS COUNTY CLERK AND RECORDER, My Commission Expires 12/31/05

Turner Collie & Braden Inc., Project Managers

717 17TH STREET, 5TH FLOOR, DENVER, COLORADO 80202, PHONE (303) 298-7117, FAX (303) 298-1124, SEPTEMBER 2004

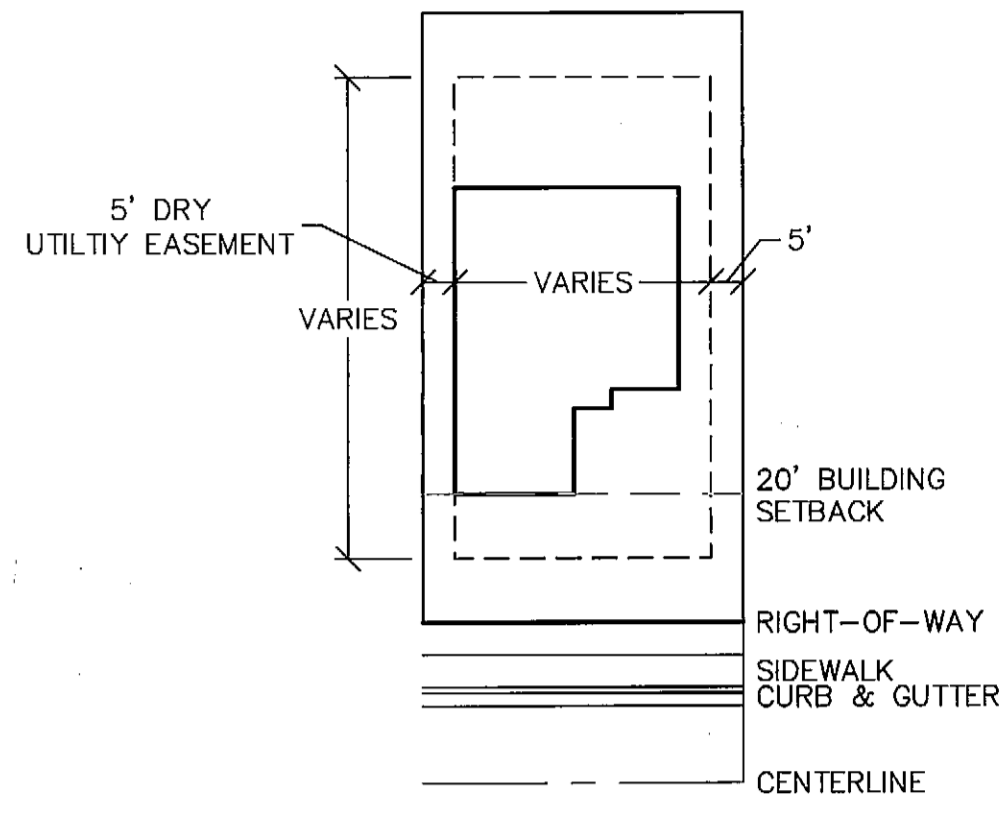
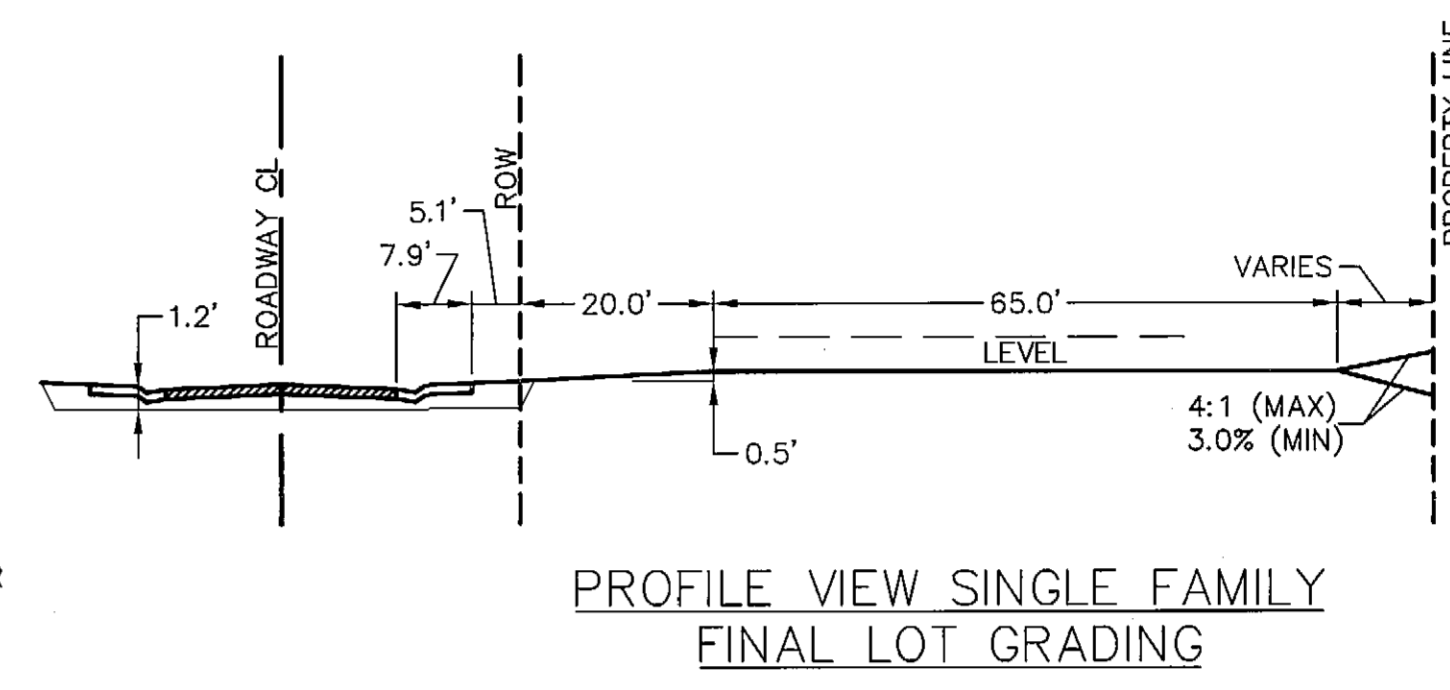
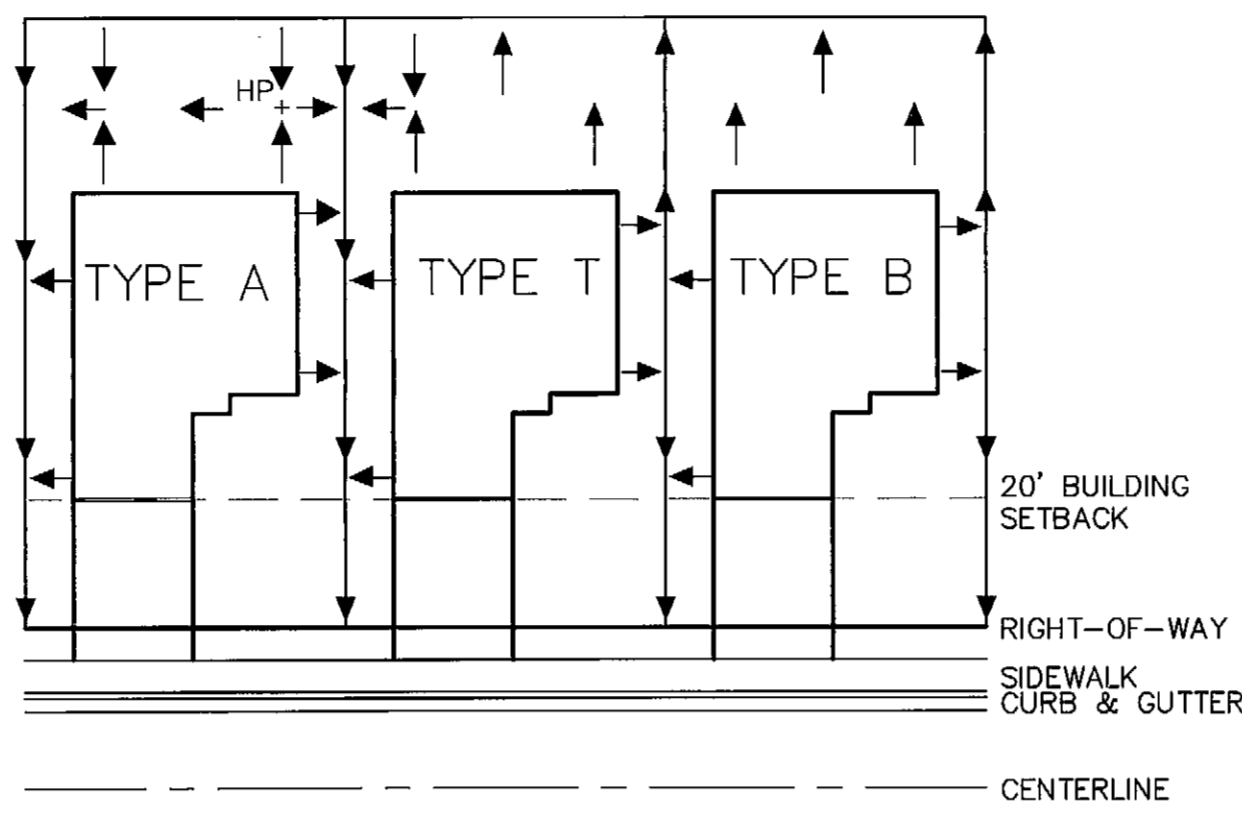
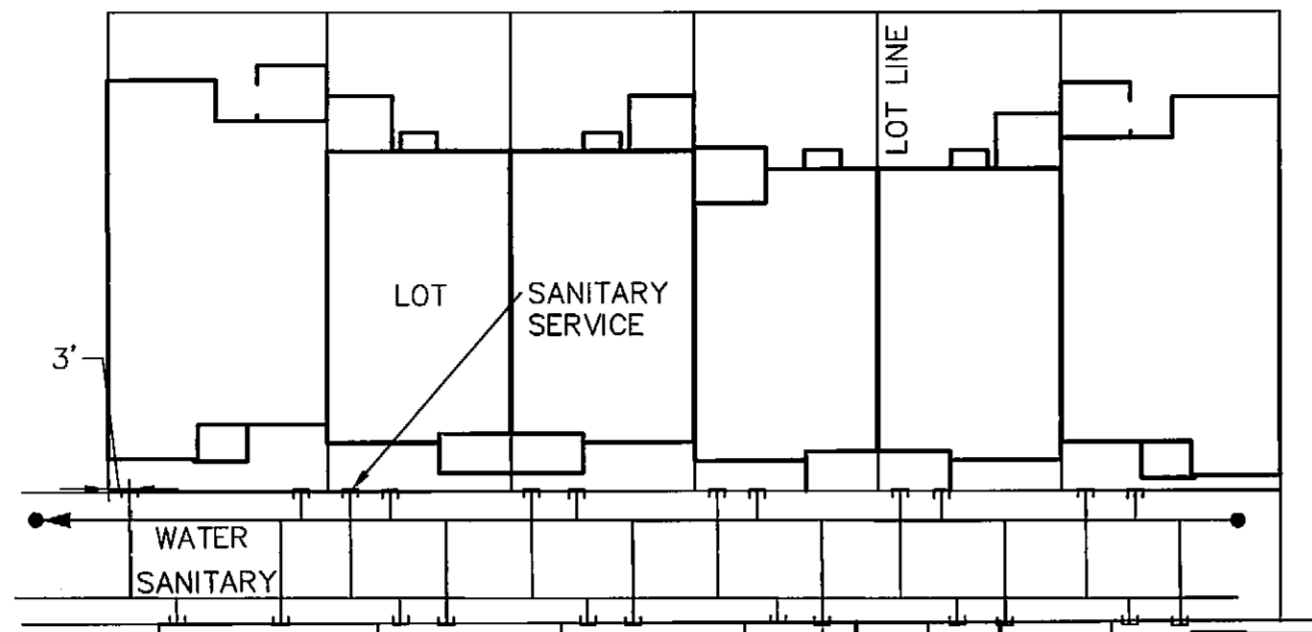
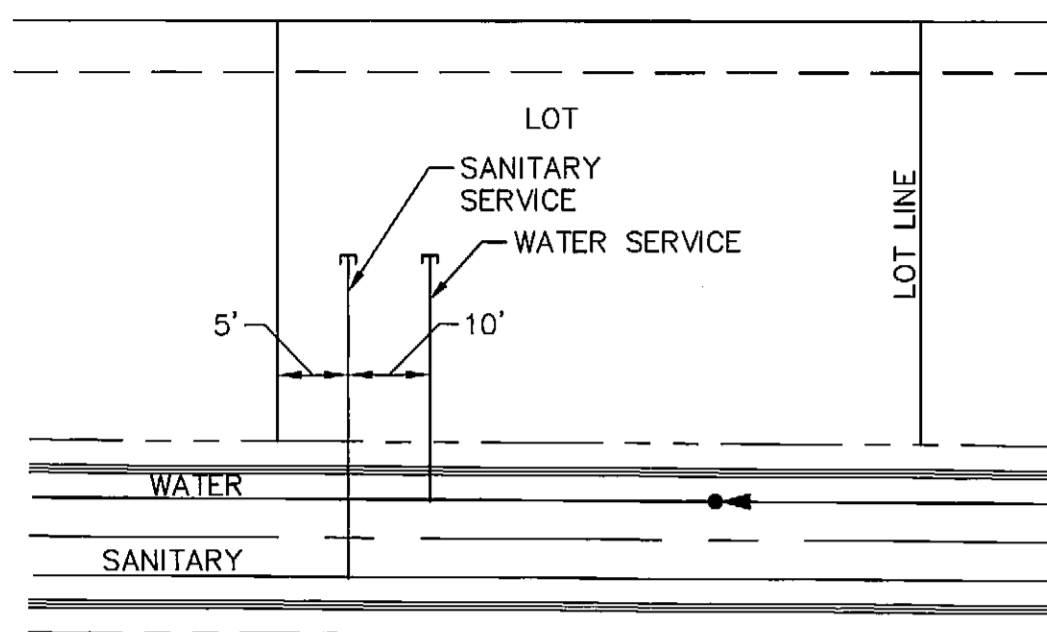
FOUNDERS VILLAGE FILING 24, PRELIMINARY PLAT/FINAL PD SITE PLAN, TITLE SHEET

SHEET 1 OF 34

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



"A" LOT TRANSITION LOT "B" LOT
PLAN VIEW FINAL LOT GRADING

PROFILE VIEW SINGLE FAMILY
FINAL LOT GRADING

TYPICAL LOT EASEMENTS
SCALE: 1"=30'

NOTES:
1) WATER SERVICE LINES SHALL BE LOCATED A MAXIMUM OF 15' ON THE UPHILL FROM THE DOWNHILL SIDE OF THE LOT
2) SANITARY SERVICE LINES (INDIVIDUAL TRENCH) SHALL BE LOCATED 5' UPHILL OF THE DOWNHILL PROPERTY LINE
3) WATER AND SEWER SERVICES SHALL HAVE A MIN. OF 10' HORZ. SEPARATION.

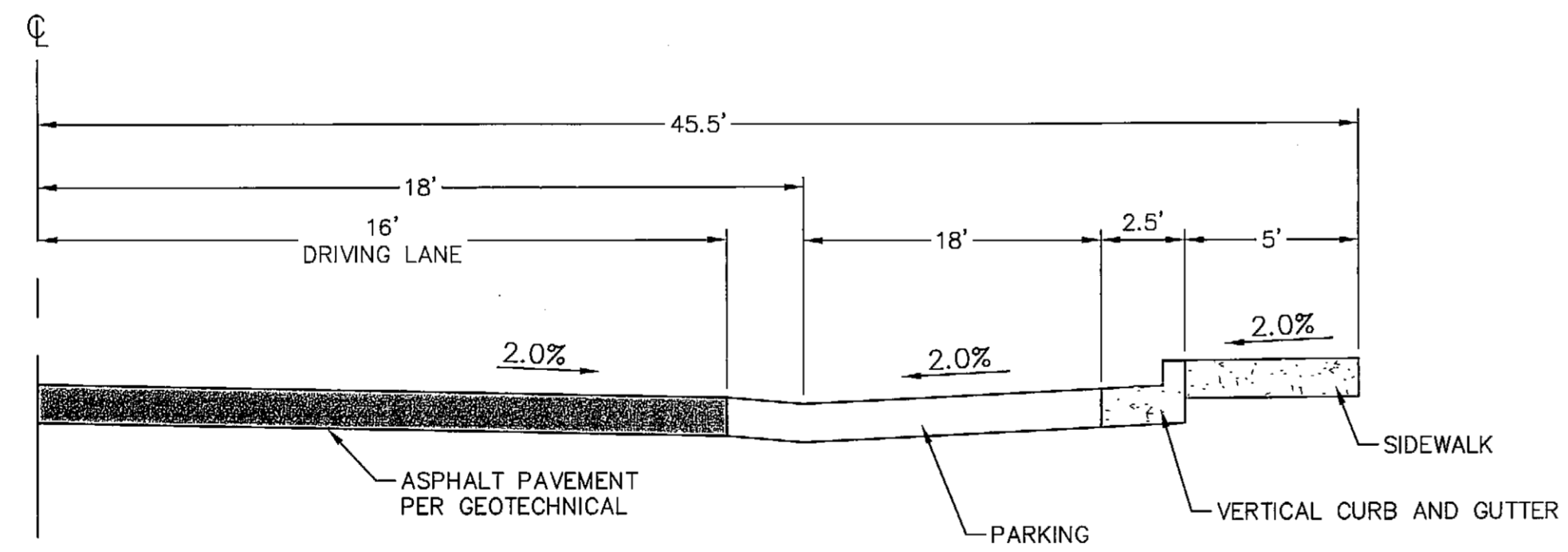
NOTES:
1) WATER SERVICE LINES SHALL BE LOCATED ON THE UPHILL FROM THE DOWNHILL SIDE OF THE LOT.
2) SANITARY SERVICE LINES (INDIVIDUAL TRENCH) SHALL BE LOCATED 3' - 5' UPHILL OF THE DOWNHILL PROPERTY LINE.
3) WATER AND SEWER SERVICES SHALL HAVE A MIN. OF 10' HORZ. SEPARATION.

**WATER & SANITARY SERVICE LOCATIONS
SINGLE FAMILY DETACHED UNITS**
N.T.S.

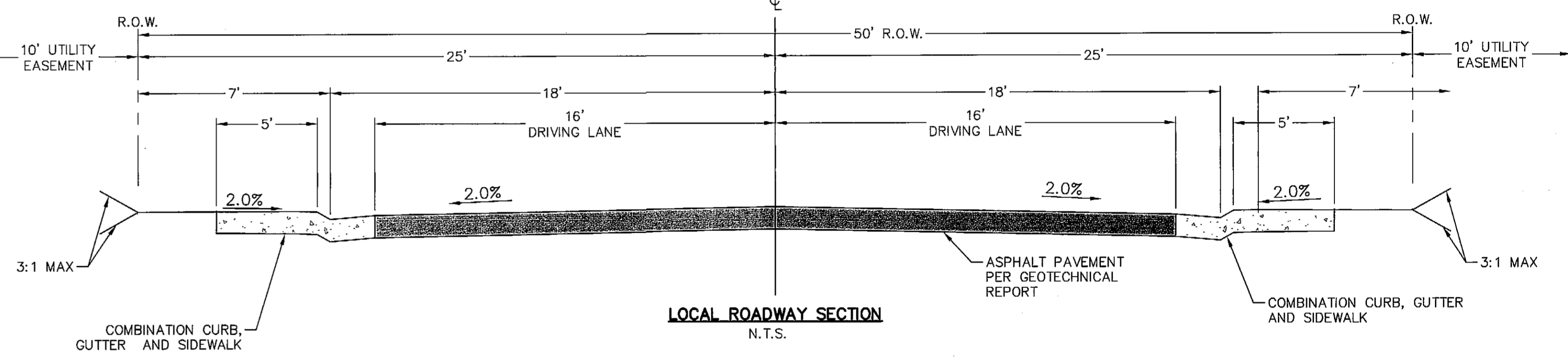
**WATER & SANITARY SERVICE LOCATIONS
SINGLE FAMILY ATTACHED UNITS**
N.T.S.

SYMBOLS GENERAL LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER
	WATER LINE
	GAS LINE
	PROPERTY LINE
	CENTER LINE
	EASEMENT
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND UTILITY
	RIGHT OF WAY
	STORM DRAIN
	SIDEWALK
	CURB & GUTTER
	CONCRETE PAVEMENT
	ASPHALT HATCH
	TRANSFORMER
	TELEPHONE PEDESTAL
	GAS METER
	GAS MARKER
	GUY WIRE
	LIGHT POLE
	UTILITY POLE
	FLOW LINE
	CENTERLINE
	POINT OF CURVATURE
	POINT OF TANGENCY

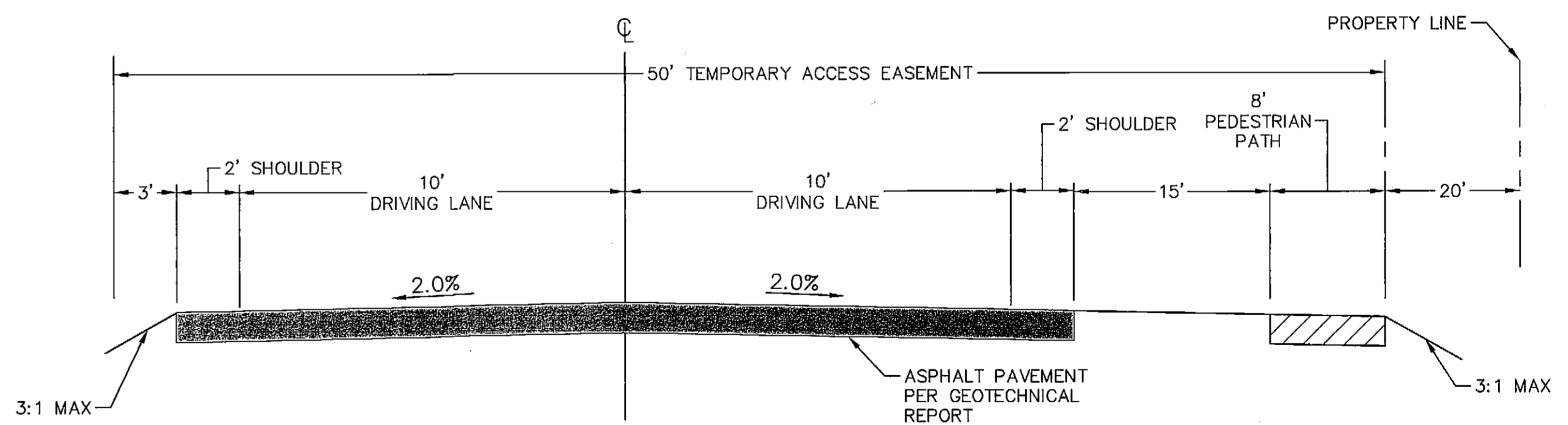
STORM DRAINAGE SYMBOLS	
	INLET
	FLOW DIRECTION
	MANHOLE
	F.E.S.
	RIPRAP



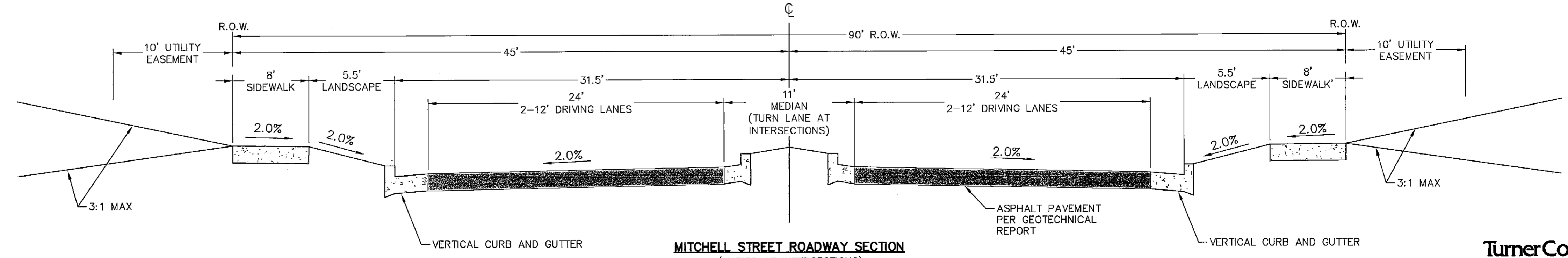
LOCAL ROADWAY WITH PARKING SECTION
N.T.S.



LOCAL ROADWAY SECTION
N.T.S.



TEMPORARY ACCESS EASEMENT TYPICAL SECTION
N.T.S.



MITCHELL STREET ROADWAY SECTION
(VARIES AT INTERSECTIONS)
N.T.S.

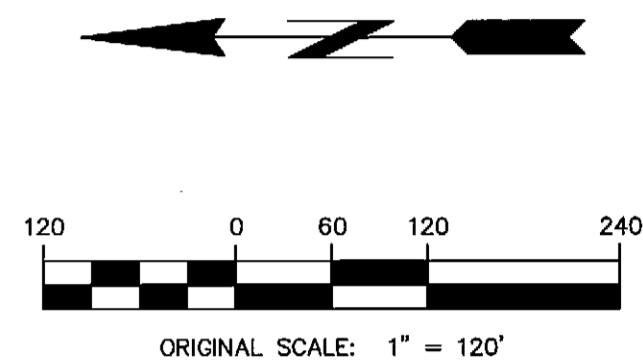
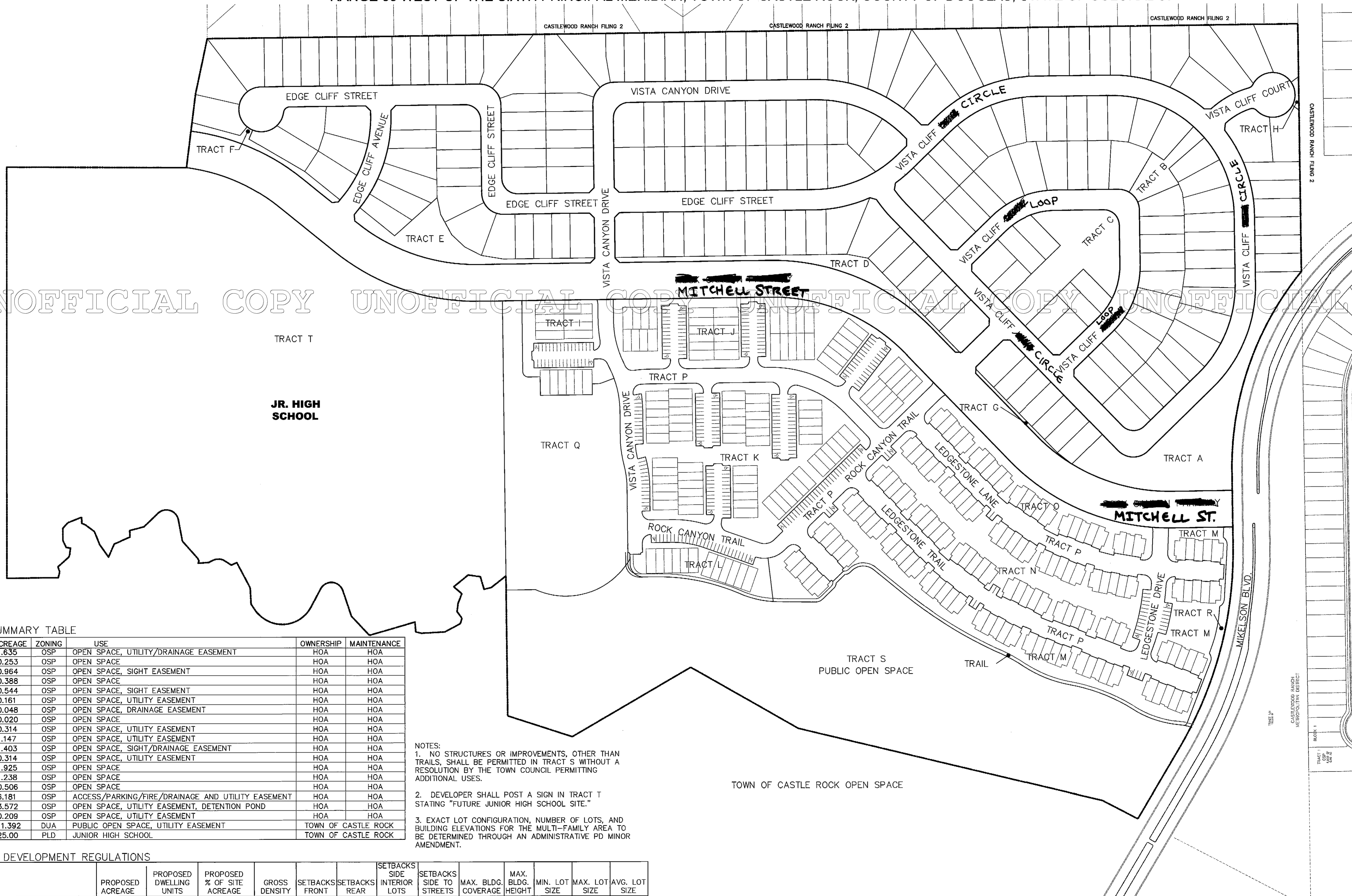
FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
LEGEND AND TYPICAL SECTIONS

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

TRACT SUMMARY TABLE

TRACT	ACREAGE	ZONING	USE	OWNERSHIP	MAINTENANCE
A	1.635	OSP	OPEN SPACE, UTILITY/DRAINAGE EASEMENT	HOA	HOA
B	0.253	OSP	OPEN SPACE	HOA	HOA
C	0.964	OSP	OPEN SPACE, SIGHT EASEMENT	HOA	HOA
D	0.388	OSP	OPEN SPACE	HOA	HOA
E	0.544	OSP	OPEN SPACE, SIGHT EASEMENT	HOA	HOA
F	0.161	OSP	OPEN SPACE, UTILITY EASEMENT	HOA	HOA
G	0.048	OSP	OPEN SPACE, DRAINAGE EASEMENT	HOA	HOA
H	0.020	OSP	OPEN SPACE	HOA	HOA
I	0.314	OSP	OPEN SPACE, UTILITY EASEMENT	HOA	HOA
J	1.147	OSP	OPEN SPACE, UTILITY EASEMENT	HOA	HOA
K	1.403	OSP	OPEN SPACE, SIGHT/DRAINAGE EASEMENT	HOA	HOA
L	0.314	OSP	OPEN SPACE, UTILITY EASEMENT	HOA	HOA
M	1.925	OSP	OPEN SPACE	HOA	HOA
N	1.238	OSP	OPEN SPACE	HOA	HOA
O	0.506	OSP	OPEN SPACE	HOA	HOA
P	6.181	OSP	ACCESS/PARKING/FIRE/DRAINAGE AND UTILITY EASEMENT	HOA	HOA
Q	3.572	OSP	OPEN SPACE, UTILITY EASEMENT, DETENTION POND	HOA	HOA
R	0.209	OSP	OPEN SPACE, UTILITY EASEMENT	HOA	HOA
S	11.392	DUA	PUBLIC OPEN SPACE, UTILITY EASEMENT	TOWN OF CASTLE ROCK	
T	25.00	PLD	JUNIOR HIGH SCHOOL	TOWN OF CASTLE ROCK	

- NOTES:
- NO STRUCTURES OR IMPROVEMENTS, OTHER THAN TRAILS, SHALL BE PERMITTED IN TRACT S WITHOUT A RESOLUTION BY THE TOWN COUNCIL PERMITTING ADDITIONAL USES.
 - DEVELOPER SHALL POST A SIGN IN TRACT T STATING "FUTURE JUNIOR HIGH SCHOOL SITE."
 - EXACT LOT CONFIGURATION, NUMBER OF LOTS, AND BUILDING ELEVATIONS FOR THE MULTI-FAMILY AREA TO BE DETERMINED THROUGH AN ADMINISTRATIVE PD MINOR AMENDMENT.

PLANNED DEVELOPMENT REGULATIONS

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS	PROPOSED % OF SITE ACREAGE	GROSS DENSITY	SETBACKS FRONT	SETBACKS REAR	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREETS	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT	MIN. LOT SIZE	MAX. LOT SIZE	AVG. LOT SIZE
JUNIOR HIGH SCHOOL	25.00	N/A	23.07%	-	-	-	-	-	-	-	-	-	-
SINGLE FAMILY	28.95	194	26.71%	7 du/ac	20'	20'	5'	15'	40%	35'	4812 SF	14242 SF	6533 SF
MULTI FAMILY	7.65	264	7.06%	16 du/ac	0'	0'	0'	0'	100%	35'	-	-	-
OPEN SPACE DEDICATION - PUBLIC	11.39	N/A	10.51%	-	-	-	-	-	-	-	-	-	-
OPEN SPACE DEDICATION - PRIVATE	14.61	N/A	13.48%	-	-	-	-	-	-	-	-	-	-
PRIVATE ACCESS/UTILITY DEDICATION	6.18	N/A	5.71%	-	-	-	-	-	-	-	-	-	-
PROPOSED STREET (R.O.W.)	14.60	N/A	13.47%	-	-	-	-	-	-	-	-	-	-

*SINGLE FAMILY LOTS SHALL HAVE AN ACCESSORY BUILDING SETBACK OF 5.0' FROM THE REAR AND SIDE PROPERTY LINES.

FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
OPEN SPACE PLAN

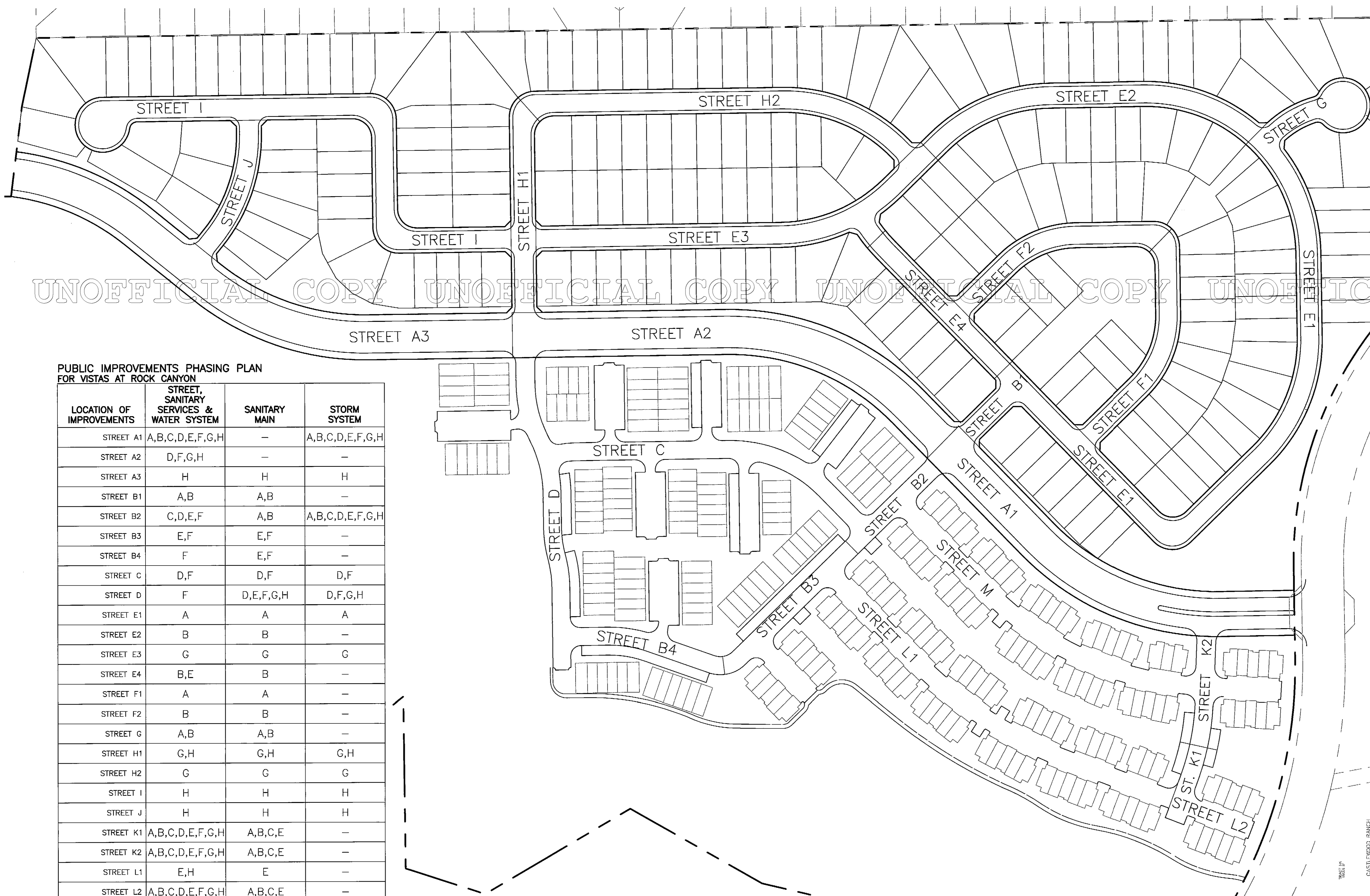
TurnerCollie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE

FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



**PUBLIC IMPROVEMENTS PHASING PLAN
FOR VISTAS AT ROCK CANYON**

LOCATION OF IMPROVEMENTS	STREET, SANITARY SERVICES & WATER SYSTEM	SANITARY MAIN	STORM SYSTEM
STREET A1	A,B,C,D,E,F,G,H	-	A,B,C,D,E,F,G,H
STREET A2	D,F,G,H	-	-
STREET A3	H	H	H
STREET B1	A,B	A,B	-
STREET B2	C,D,E,F	A,B	A,B,C,D,E,F,G,H
STREET B3	E,F	E,F	-
STREET B4	F	E,F	-
STREET C	D,F	D,F	D,F
STREET D	F	D,E,F,G,H	D,F,G,H
STREET E1	A	A	A
STREET E2	B	B	-
STREET E3	G	G	G
STREET E4	B,E	B	-
STREET F1	A	A	-
STREET F2	B	B	-
STREET G	A,B	A,B	-
STREET H1	G,H	G,H	G,H
STREET H2	G	G	G
STREET I	H	H	H
STREET J	H	H	H
STREET K1	A,B,C,D,E,F,G,H	A,B,C,E	-
STREET K2	A,B,C,D,E,F,G,H	A,B,C,E	-
STREET L1	E,H	E	-
STREET L2	A,B,C,D,E,F,G,H	A,B,C,E	-
STREET M	C,G	A,B,C	C

SEE SHEETS 5 & 6 FOR DESCRIPTIONS OF A-H PHASING

LETTERED STREET DESIGNATIONS ARE FOR PHASING ONLY, SEE SHEET 3 FOR STREET A-H NAMING

NOTES:

OVERLOT GRADING FOR THE ENTIRE SITE NEEDS TO BE COMPLETE PRIOR TO DEVELOPMENT OF ANY PHASE.

ALL EROSION CONTROL MUST BE INSTALLED AT THE TIME OF OVERLOT GRADING.

REFER TO SHEETS 5 & 6 FOR ADDITIONAL PHASING INFORMATION THAT WILL REFER TO THIS MAP.

HISTORIC STRUCTURE RECONSTRUCTION DETAILED ON SHEET 34 SHALL TAKE PLACE WITH OR PRIOR TO PHASE F.

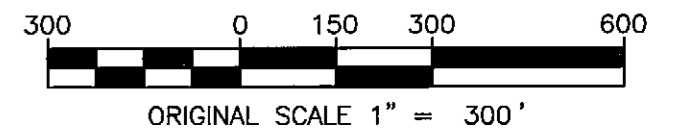
TurnerCollie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
PHASING PLAN

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LETTERED STREET DESIGNATIONS ARE FOR PHASING ONLY, SEE SHEET 3 FOR STREET A-H NAMING

PHASE A REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO STREET B
- STREET B - STREET A TO STREET E
- STREET E - STREET B SOUTH AND EAST TO STREET G
(STREET SECTIONS E1)
- STREET F - SOUTHERN HALF, FROM E STREET TO TRACT B
- STREET G - ENTIRE STREET

LAND DEDICATION

TRACTS A, B, C, G AND H

AVAILABLE LOTS

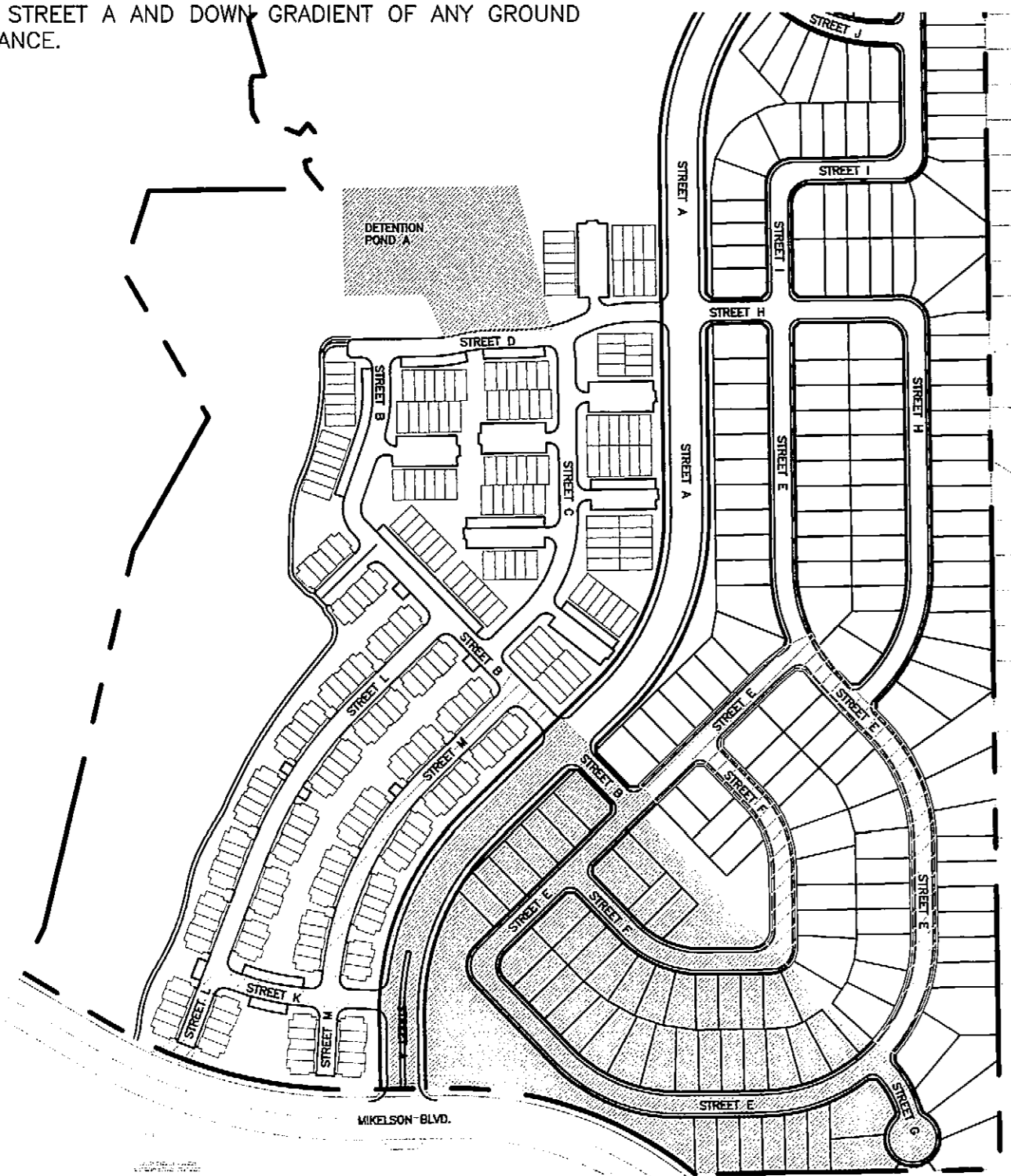
- BLOCK 1, LOT 1-15
- BLOCK 2, LOT 1-14, LOT 37-48
- BLOCK 3, LOT 1-4

UTILITIES

- WATERLINE
 - WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET B, WEST TO STREET M, SOUTH TO STREET K, WEST TO STREET L, THEN SOUTH BACK TO MIKELSON BOULEVARD
 - STREET B FROM MITCHELL EAST TO STREET E
 - ALL STREET F WATERLINE LOOP
 - ALL SOUTH END OF STREET E TO STREET E INTERSECTION LOOP TO INCLUDE TIE TO EXISTING LINE IN MIKELSON BOULEVARD
- SANITARY SEWER
 - STREET G
 - STREET E
 - STREET F, SOUTHERN HALF
 - STREET B, FROM STREET E TO STREET M
 - STREET M, FROM STREET B SOUTH TO STREET K
 - STREET K, FROM STREET M TO STREET L
 - STREET L, FROM STREET K SOUTH TO MIKELSON BOULEVARD
- STORM DRAINAGE
 - STREET E AND OUT TO STREET A, NORTH ON STREET A TO STREET B, WEST ON STREET B TO A TEMPORARY OUTLET WEST OF STREET M

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED AT THE NORTH END OF STREET F, THE NORTH ENDS OF STREET E, THE NORTH END OF STREET A AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



PHASE B REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO STREET B
- STREET B - STREET A TO STREET E
- STREET E - STREET B, NORTH AND EAST TO STREET G
- STREET F - NORTHERN HALF, FROM STREET E TO TRACT B
- STREET G - ENTIRE STREET

LAND DEDICATION

TRACTS B, C, D AND H

AVAILABLE LOTS

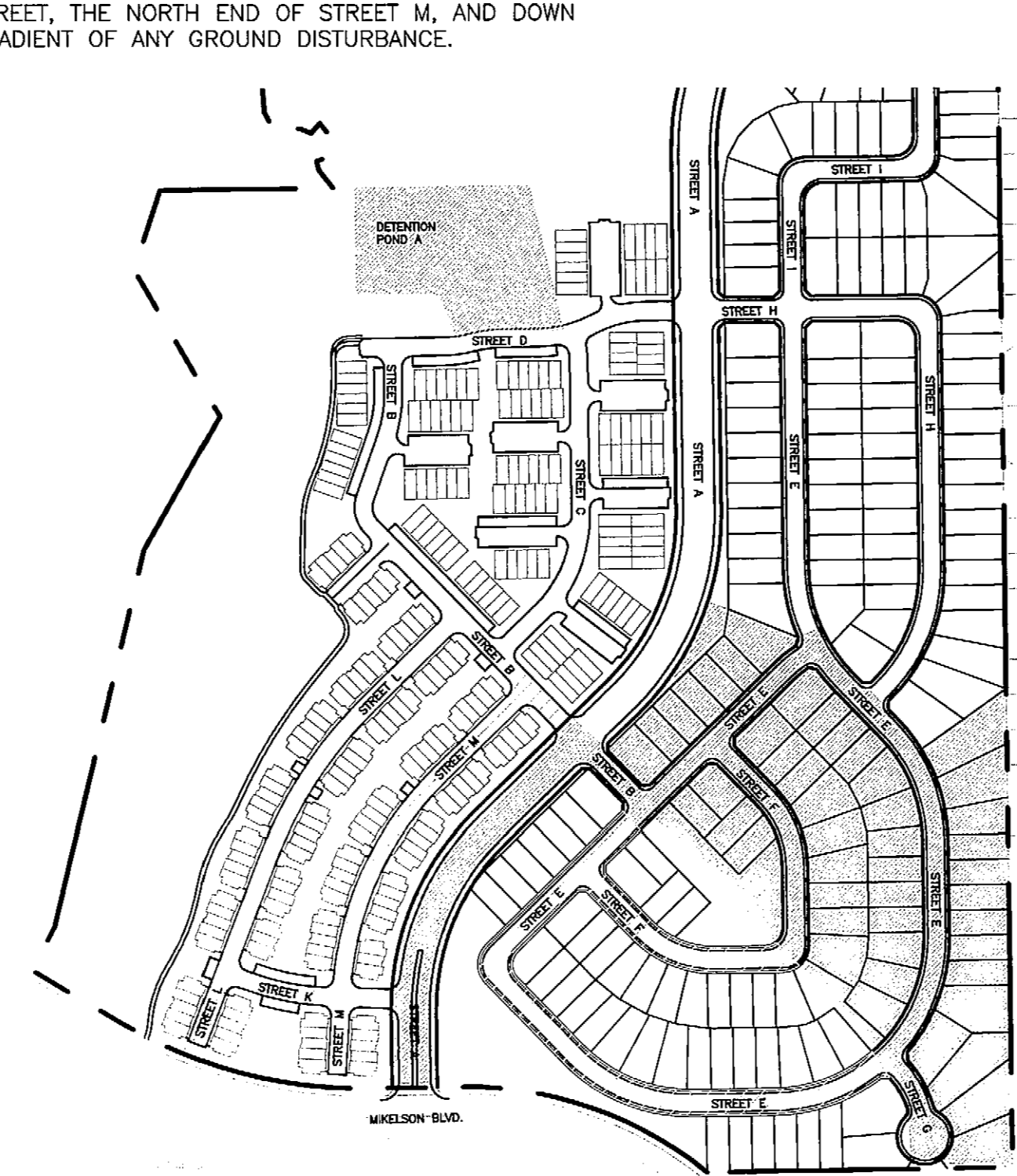
- BLOCK 1, LOT 16-29
- BLOCK 2, LOT 15-36
- BLOCK 3, LOT 5-8
- BLOCK 4, LOT 1-7

UTILITIES

- WATERLINE
 - WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A, WEST ON STREET B, SOUTH ON STREET M TO STREET K, WEST ON STREET K TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
 - STREET B FROM STREET A EAST TO STREET E
 - ALL SOUTH END OF STREET E TO STREET E INTERSECTION LOOP TO INCLUDE TIE TO EXISTING LINE IN MIKELSON BOULEVARD
 - ALL STREET F LOOP
- SANITARY SEWER
 - STREET G
 - STREET F - NORTH HALF
 - STREET E - FROM STREET G, NORTH AND WEST AROUND TO STREET B
 - STREET B - FROM STREET E WEST TO STREET M
 - STREET M - FROM STREET B SOUTH TO STREET K
 - STREET K - FROM STREET M TO STREET L
 - STREET L - FROM STREET K SOUTH TO MIKELSON BOULEVARD
- STORM DRAINAGE
 - STREET A NORTH TO STREET B, WEST ON STREET B TO A TEMPORARY OUTLET WEST OF STREET M

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED AT THE NORTH END OF STREET E, AT THE NORTH END OF MITCHELL STREET, THE NORTH END OF STREET M, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



PHASE C REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD NORTH TO STREET B
- STREET B - STREET A WEST TO STREET C
- STREET M - ENTIRE STREET
- STREET K - STREET M MIDWAY TO STREET L

LAND DEDICATION

TRACTS N, M, O, P, R

AVAILABLE LOTS

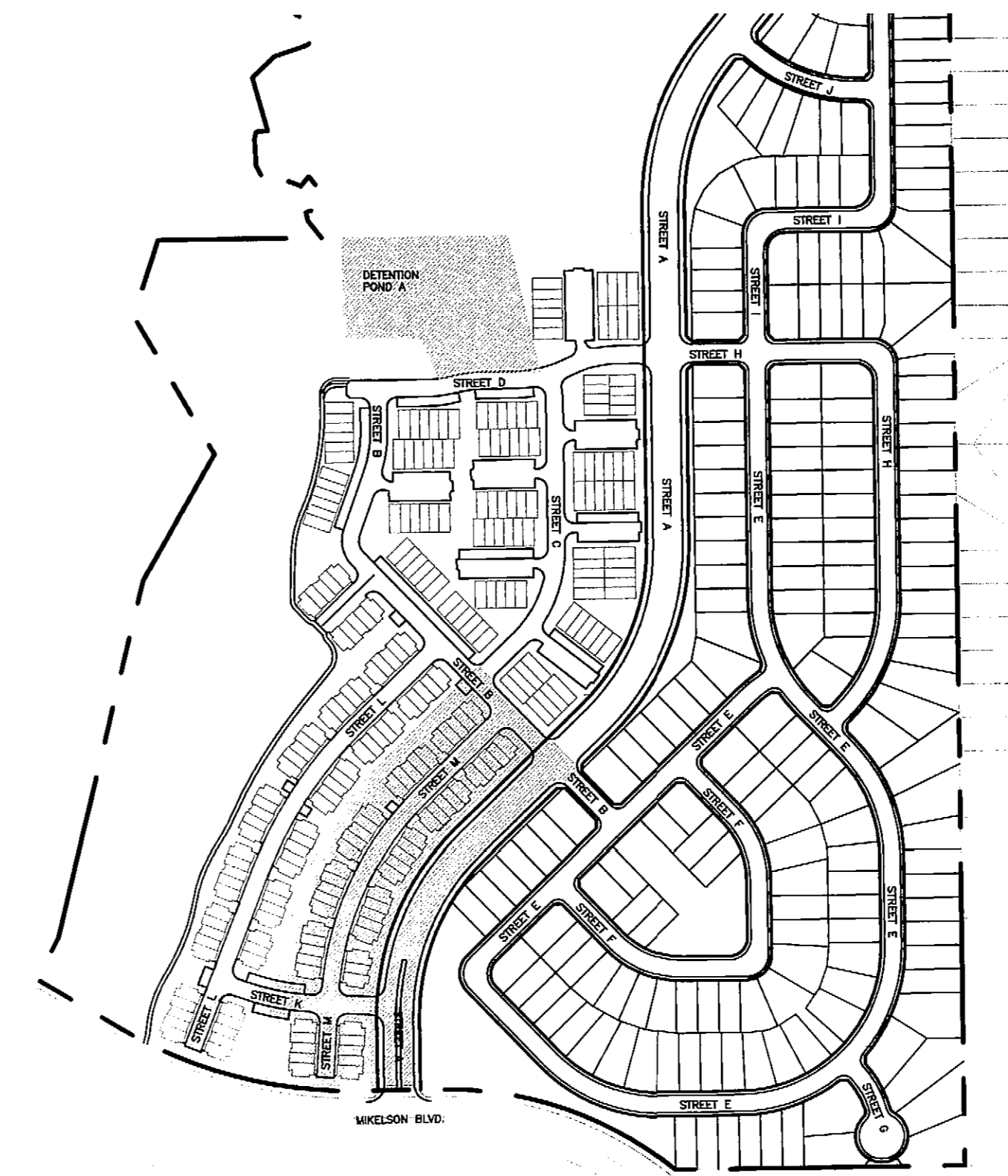
- BLOCK 8, LOT 1-22
- BLOCK 9, LOT 28-51
- BLOCK 10, LOT 83-92

UTILITIES

- WATERLINE
 - WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET B, WEST ON STREET B TO STREET M, SOUTH ON STREET M TO STREET K, WEST ON STREET K TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
- SANITARY SEWER
 - STREET M - ENTIRE STREET
 - STREET K - ENTIRE STREET
 - STREET L - STREET K SOUTH TO MIKELSON BOULEVARD
- STORM DRAINAGE
 - STREET M - STORM SEWER INLETS AND PIPE IN STREET M NORTH TO STREET B, WEST ON STREET B TO TEMPORARY OUTLET

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED AT THE INLETS, ALONG STREET B AT STREET C, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



PHASE D REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO STREET D
- STREET D - STREET A TO STREET C
- STREET C - ENTIRE STREET
- STREET B - STREET A TO STREET C

LAND DEDICATION

TRACTS J, K, I, P AND Q

AVAILABLE LOTS

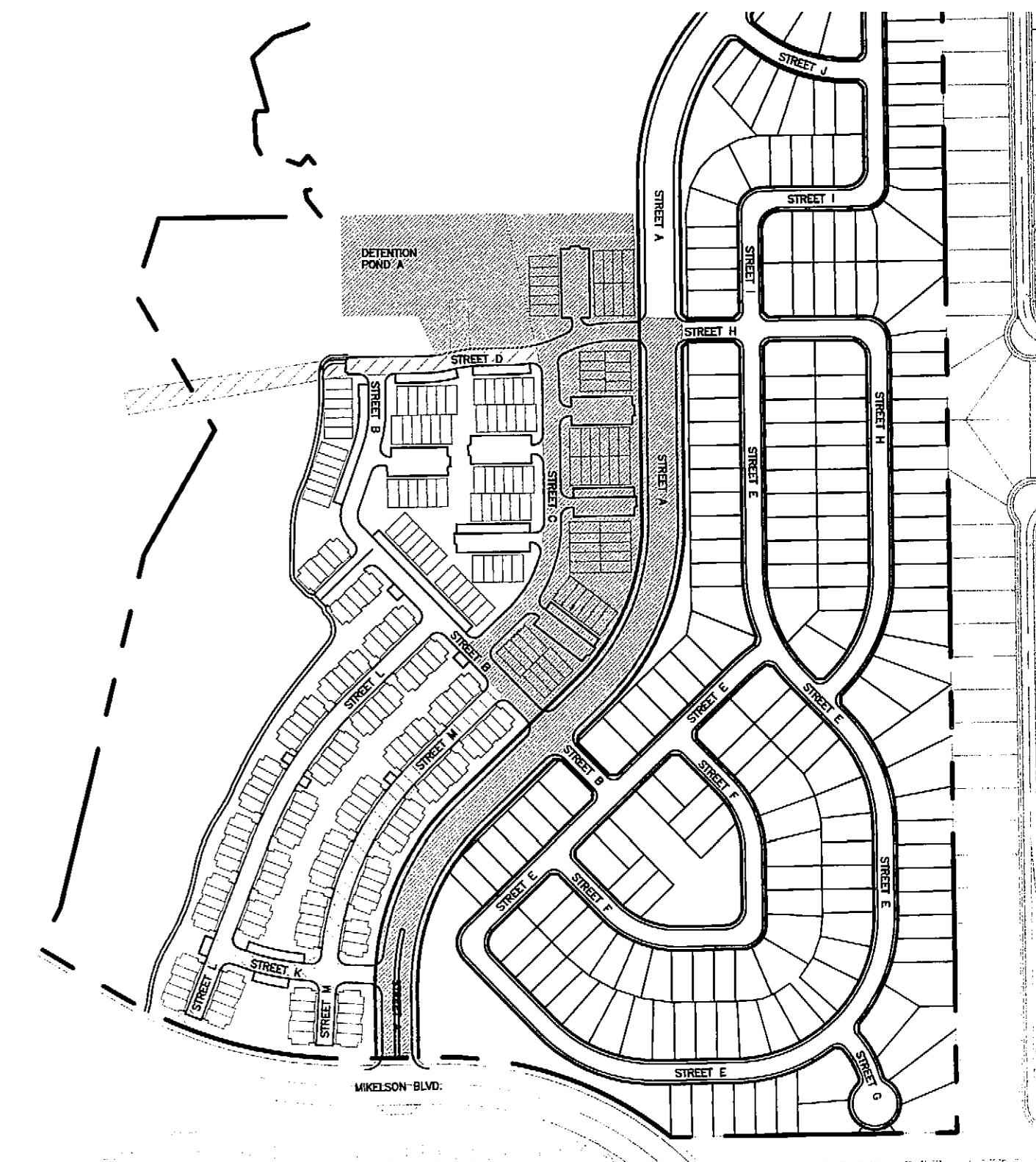
- BLOCK 6, LOT 1-44
- BLOCK 10, LOT 1-14

UTILITIES

- WATERLINE
 - WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET D, WEST ON STREET D TO STREET C, SOUTH ON STREET C TO STREET B, EAST ON STREET B TO STREET M, SOUTH ON STREET M TO STREET K, WEST ON STREET K TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
- SANITARY SEWER
 - STREET B - FROM LOTS NORTH OF STREET B TO MANHOLE IN STREET B
 - STREET M - STREET B TO STREET K
 - STREET K - STREET M TO STREET L
 - STREET L - STREET K TO MIKELSON BOULEVARD
 - STREET C - SOUTHERN MOST POINT NORTH TO STREET D
 - STREET D - STREET A TO STREET C AND ACROSS DRAINAGE AREA TO EXISTING SEWER SYSTEM
- STORM DRAINAGE
 - STREET A WEST ON STREET B NORTH ON STREET C TO STREET D TO OUTLET INTO THE DETENTION POND
 - DETENTION POND AND OUTLET STRUCTURE

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED ALONG THE EASTERN, WESTERN AND SOUTHERN BOUNDARIES AND INLETS IN STREET D, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



NOTES:

1. OVERLOT GRADING FOR THE ENTIRE SITE NEEDS TO BE COMPLETED PRIOR TO DEVELOPMENT OF ANY PHASE.
2. ALL EROSION CONTROL MUST BE INSTALLED AT THE TIME OF OVERLOT GRADING.
3. REFER TO SHEET 4 FOR STREET DESIGNATIONS.
4. IMPROVEMENTS LISTED ARE REQUIRED FOR EACH PHASE CONSTRUCTED INDEPENDENTLY. DEPENDING UPON PHASE SEQUENCE, SOME IMPROVEMENTS MAY HAVE BEEN COMPLETED PREVIOUSLY.
5. PROVIDE 50' RADIUS TEMPORARY TURNAROUND AT STREET DEAD ENDS.
6. ALL WATER LINES SHALL BE LOOPED FOR EACH PHASE OF CONSTRUCTION.
7. HISTORIC STRUCTURE RECONSTRUCTION DETAILED ON SHEET 34 SHALL TAKE PLACE WITH OR PRIOR TO PHASE F.

LEGEND:

- FINAL IMPROVEMENT AREA: ALL UTILITY AND STREET IMPROVEMENTS TO BE COMPLETED FOR THIS AREA INCLUDING ALL SERVICE TAPS, VALVES, FIRE HYDRANTS, ETC.
- PARTIAL IMPROVEMENT AREA: CERTAIN UTILITY IMPROVEMENTS TO BE COMPLETED FOR THIS AREA INCLUDING SANITARY AND STORM MAIN LINES ONLY, NO STREET IMPROVEMENTS TO BE COMPLETED

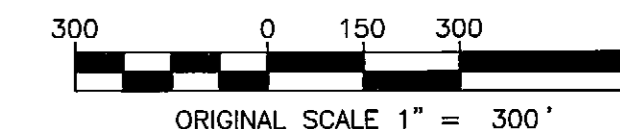
FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
PHASING PLAN

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LETTERED STREET DESIGNATIONS ARE FOR PHASING ONLY, SEE SHEET 3 FOR STREET A-H NAMING

PHASE F REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO STREET B
- STREET B - STREET A WEST ON STREET B TO CORNER
- STREET L - ENTIRE STREET
- STREET K - STREET L EAST HALFWAY TO STREET M

LAND DEDICATION

TRACT N, M, P, Q AND R

AVAILABLE LOTS

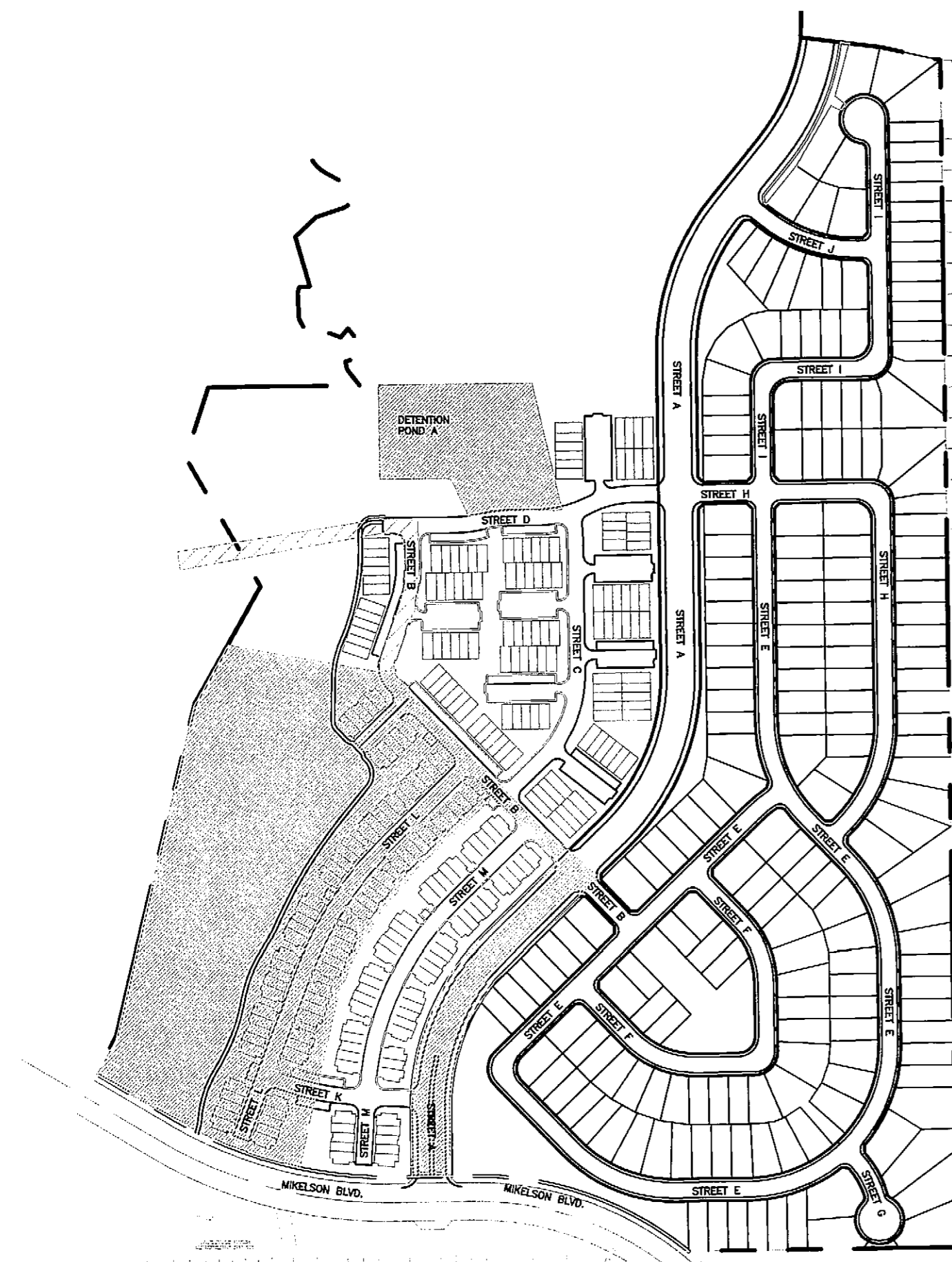
- BLOCK 9, LOT 1-27
- BLOCK 10, LOT 33-82

UTILITIES

- WATERLINE**
WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET B, WEST ON STREET B TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
STREET B, WEST OF STREET L TO FIRST FIRE HYDRANT
- SANITARY SEWER**
STREET L - STREET B SOUTH TO MIKELSON BOULEVARD
STREET B - STREET C EAST TO STREET D
STREET D - STREET B EAST ACROSS DRAINAGE TO EXISTING MANHOLE
- STORM DRAINAGE**
DETENTION POND
STREET A TO STREET B, WEST ON STREET B TO A TEMPORARY OUTLET AT STREET C

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED EASTERN BOUNDARY, INLETS AND DETENTION POND, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



PHASE F REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO STREET D
- STREET D - ENTIRE STREET
- STREET B - ENTIRE STREET EAST OF STREET A
- STREET C - ENTIRE STREET

LAND DEDICATION

TRACTS I, J, K, L, P, Q

AVAILABLE LOTS

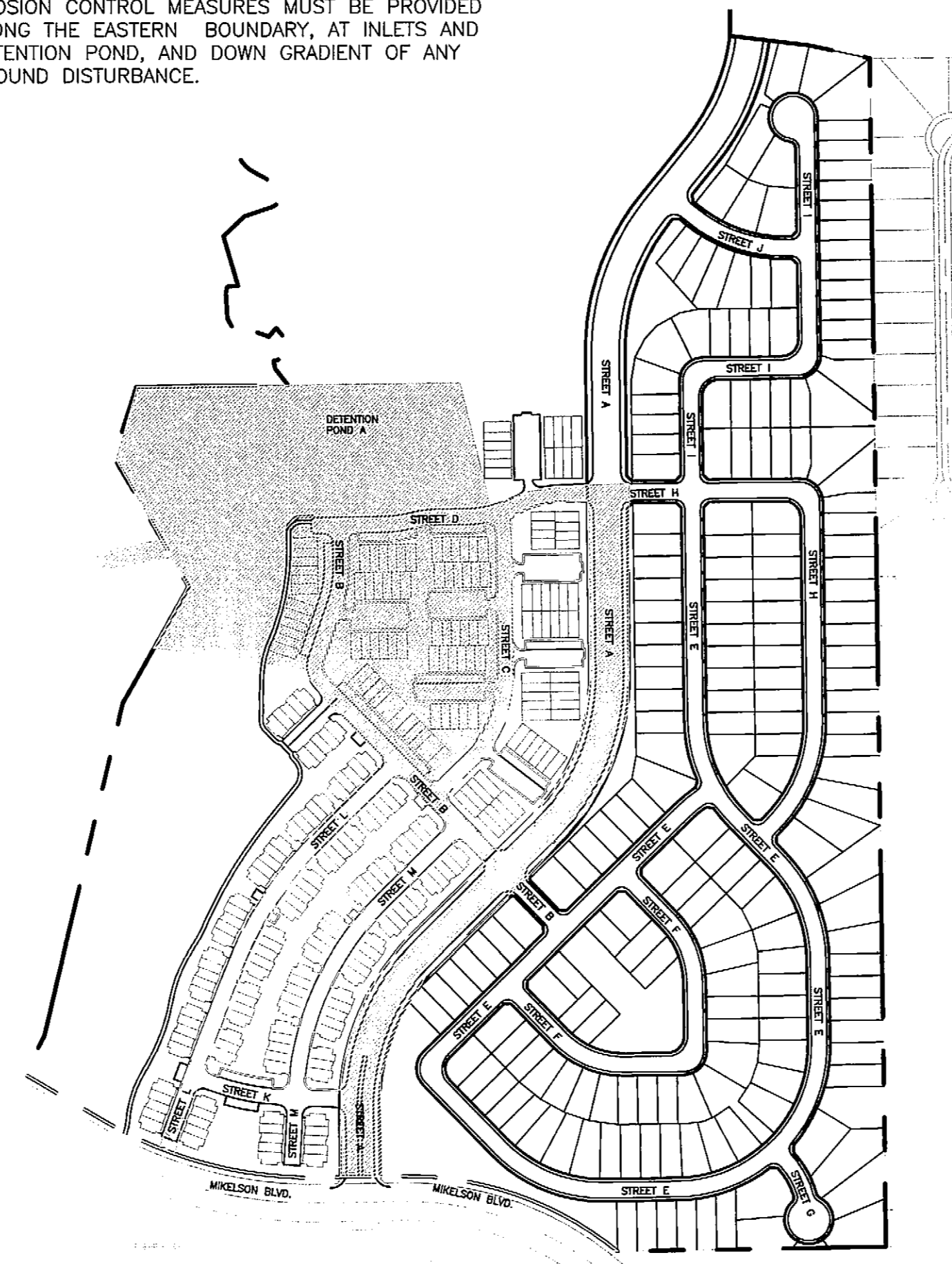
- BLOCK 7, LOT 1-58
- BLOCK 10, LOT 15-32

UTILITIES

- WATERLINE**
WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET D, WEST ON STREET D TO STREET B, SOUTH ON STREET B TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
STREET C - STREET D TO STREET B, WEST ON STREET B TO STREET L
- SANITARY SEWER**
STREET B - STREET C WEST TO STREET D
STREET C - STREET B NORTH TO STREET D
STREET D - STREET C WEST ACROSS DRAINAGE TO EXISTING MANHOLE
- STORM DRAINAGE**
STREET D - STREET A WEST TO OUTLET INTO DETENTION POND
DETENTION POND
STREET A - SOUTH OF STREET H
STREET C - ENTIRE STREET
STREET B - STREET A TO STREET C

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED ALONG THE EASTERN BOUNDARY, AT INLETS AND DETENTION POND, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



PHASE G REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO STREET H
- STREET B - STREET A TO STREET E
- STREET E - STREET H TO STREET H AND STREET B NORTH
- STREET H - ENTIRE STREET

LAND DEDICATION

TRACT D

AVAILABLE LOTS

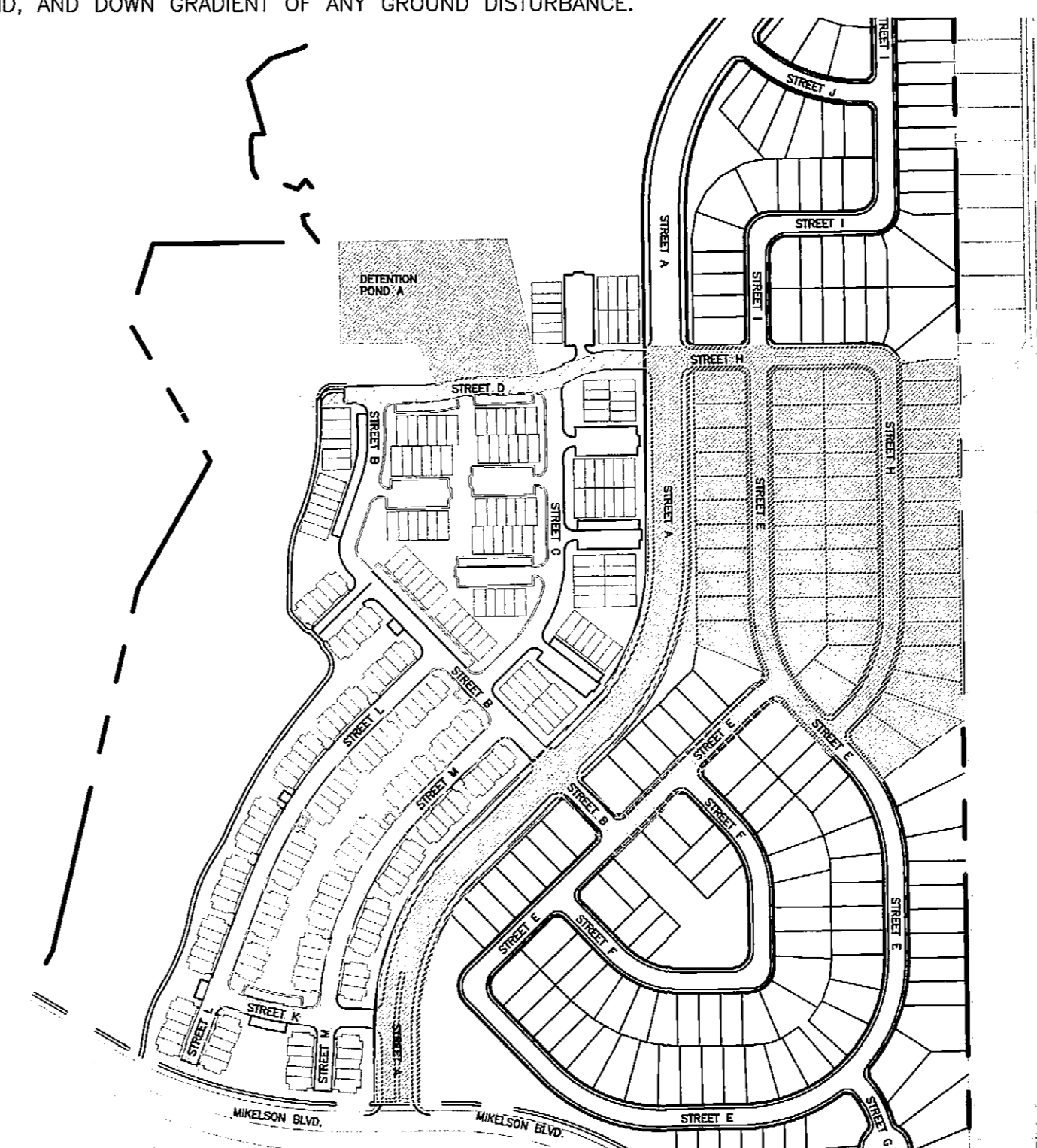
- BLOCK 1, LOT 30-45
- BLOCK 4, LOT 8-18
- BLOCK 11, LOT 1-24

UTILITIES

- WATERLINE**
WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET H, WEST ON STREET B TO STREET M, SOUTH ON STREET M TO STREET K, WEST ON STREET K TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
STREET H - STREET A, EAST ON STREET H TO STREET E
STREET B - EAST ON STREET B TO STREET E
STREET E - STREET B NORTH TO STREET H, ALSO EAST BETWEEN STREET E AND H
- SANITARY SEWER**
STREET H - SOUTH ON STREET H TO STREET E, NORTH ON H TO STREET A
STREET E - NORTH ON STREET E TO STREET H, WEST AND SOUTH ON STREET E TO STREET B
STREET B - STREET E WEST TO STREET M
STREET M - STREET B SOUTH TO STREET K
STREET K - STREET M WEST TO STREET L
STREET L - STREET K SOUTH TO MIKELSON BOULEVARD
STREET D - STREET A WEST ACROSS DRAINAGE TO EXISTING MANHOLE
- STORM DRAINAGE**
STREET H - NORTH AND WEST ON STREET H, ACROSS STREET A, WEST ON STREET D TO OULET INTO THE DETENTION POND
STREET E - NORTH ON STREET E TO STREET H
STREET A - SOUTH OF STREET H

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED ALONG THE EASTERN BOUNDARY, AT INLETS AND THE DETENTION POND, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



PHASE H REQUIRED IMPROVEMENTS

DETENTION POND A

ROADS

- STREET A - MIKELSON BOULEVARD TO NORTH OF STREET J
- STREET H - STREET A EAST TO CORNER
- STREET I - ENTIRE STREET
- STREET J - ENTIRE STREET

LAND DEDICATION

TRACTS E AND F

AVAILABLE LOTS

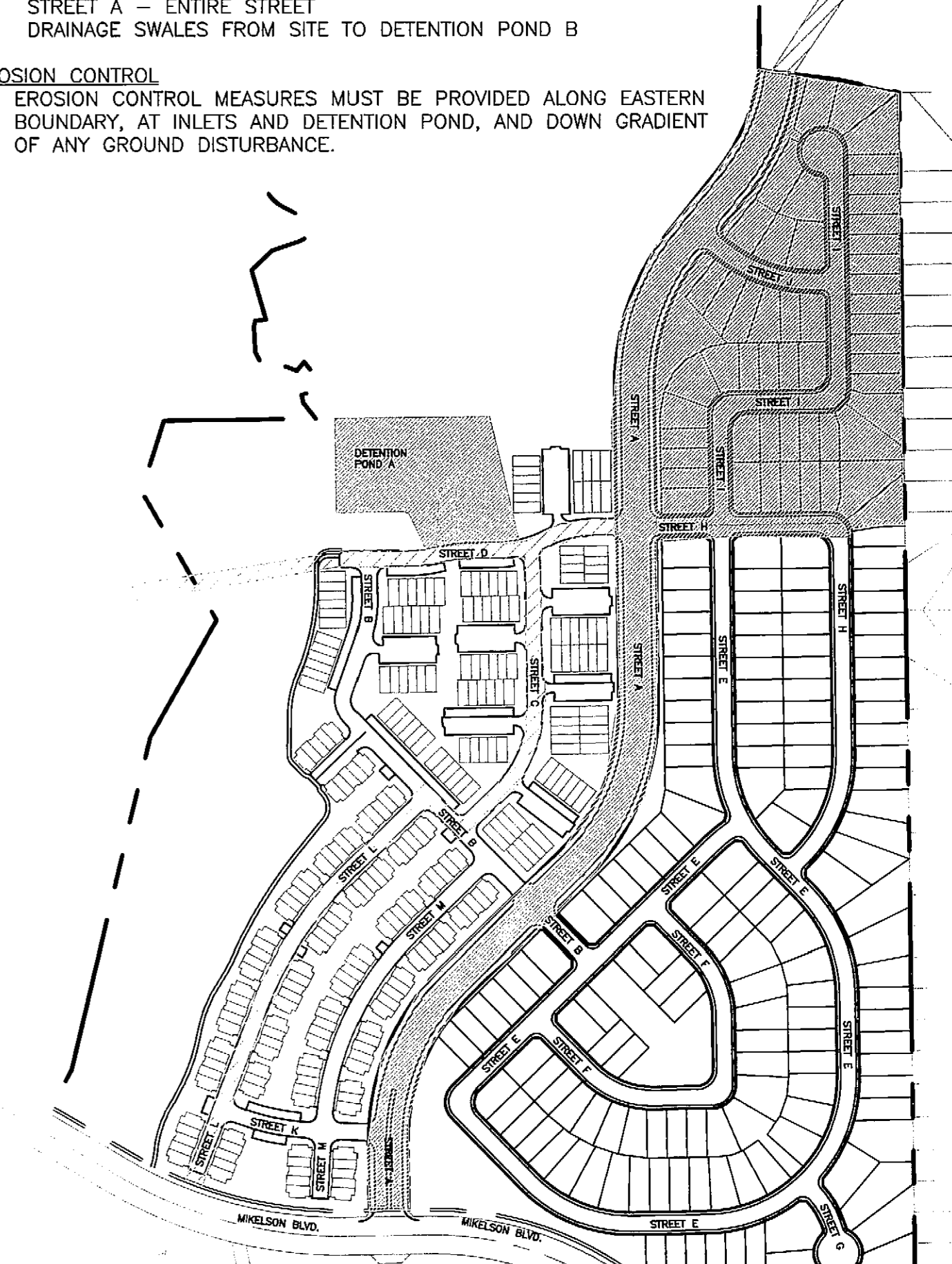
- BLOCK 1, LOT 46-79
- BLOCK 5, LOT 1-17

UTILITIES

- WATERLINE**
WATERLINE LOOP FROM MIKELSON BOULEVARD IN STREET A TO STREET D, WEST ON STREET D TO STREET C, SOUTH ON STREET C TO STREET B, WEST ON STREET B TO STREET L, SOUTH ON STREET L TO MIKELSON BOULEVARD
STREET A - ALL WATERLINE
STREET H - STREET A TO CORNER
STREET J - STREET A TO STREET I
STREET I - STREET H TO CUL-DE-SAC
- SANITARY SEWER**
STREET I - CUL-DE-SAC SOUTH TO STREET H
STREET J - STREET A TO STREET I
STREET H - EAST CORNER/WEST TO STREET A
STREET D - STREET A WEST ACROSS DRAINAGE TO EXISTING MANHOLE
- STORM DRAINAGE**
STREET H - WEST IN STREET H, TO STREET A
STREET D - STREET A WEST TO DETENTION POND A
STREET I - CUL-DE-SAC TO STREET A
STREET A - ENTIRE STREET
DRAINAGE SWALES FROM SITE TO DETENTION POND B

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE PROVIDED ALONG EASTERN BOUNDARY, AT INLETS AND DETENTION POND, AND DOWN GRADIENT OF ANY GROUND DISTURBANCE.



NOTES:

1. OVERLOT GRADING FOR THE ENTIRE SITE NEEDS TO BE COMPLETED PRIOR TO DEVELOPMENT OF ANY PHASE.
2. ALL EROSION CONTROL MUST BE INSTALLED AT THE TIME OF OVERLOT GRADING.
3. REFER TO SHEET 4 FOR STREET DESIGNATIONS.
4. IMPROVEMENTS LISTED ARE REQUIRED FOR EACH PHASE CONSTRUCTED INDEPENDENTLY. DEPENDING UPON PHASE SEQUENCE, SOME IMPROVEMENTS MAY HAVE BEEN COMPLETED PREVIOUSLY.
5. PROVIDE 50' RADIUS TEMPORARY TURNAROUND AT STREET DEAD ENDS.
6. ALL WATER LINES SHALL BE LOOPED FOR EACH PHASE OF CONSTRUCTION.
7. HISTORIC STRUCTURE RECONSTRUCTION DETAILED ON SHEET 34 SHALL TAKE PLACE WITH OR PRIOR TO PHASE F.

LEGEND:

- FINAL IMPROVEMENT AREA: ALL UTILITY AND STREET IMPROVEMENTS TO BE COMPLETED FOR THIS AREA INCLUDING ALL SERVICE TAPS, VALVES, FIRE HYDRANTS, ETC.
- PARTIAL IMPROVEMENT AREA: CERTAIN UTILITY IMPROVEMENTS TO BE COMPLETED FOR THIS AREA INCLUDING SANITARY AND STORM MAIN LINES ONLY, NO STREET IMPROVEMENTS TO BE COMPLETED

FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
PHASING PLAN

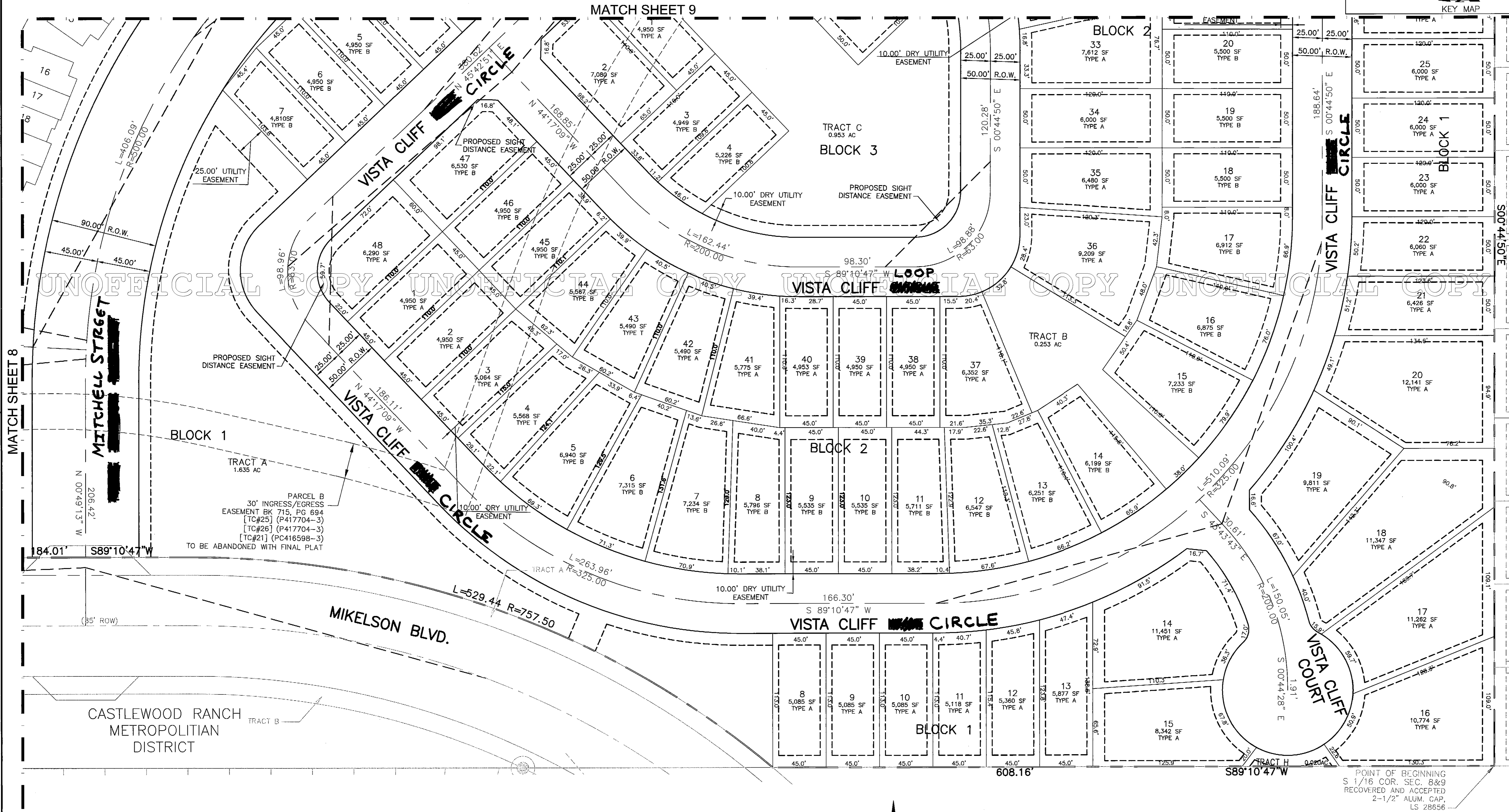
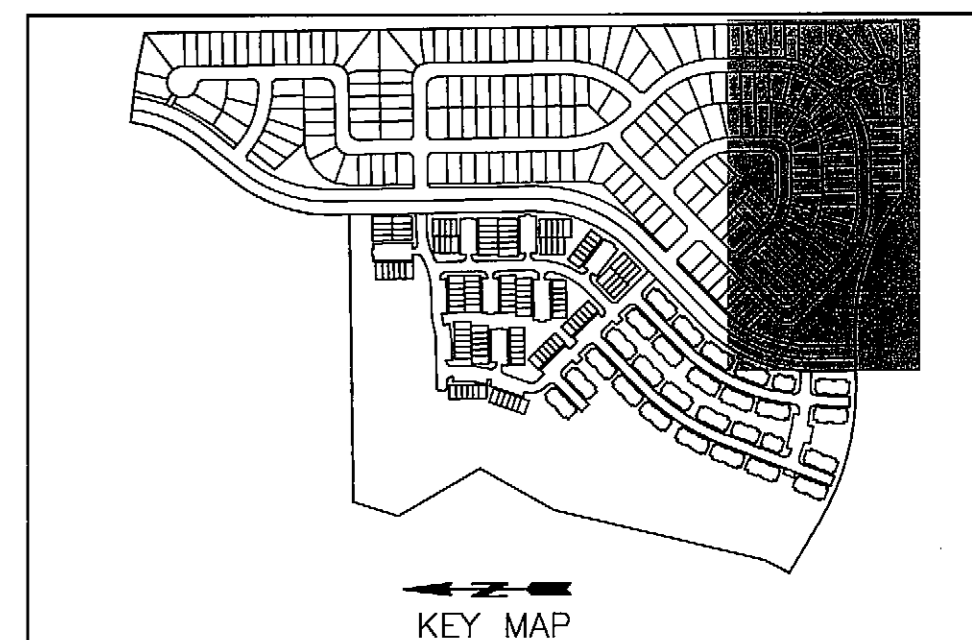
TurnerCollie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
1717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE

FILING 24

PRELIMINARY PLAT/FINAL PD SITE PLAN

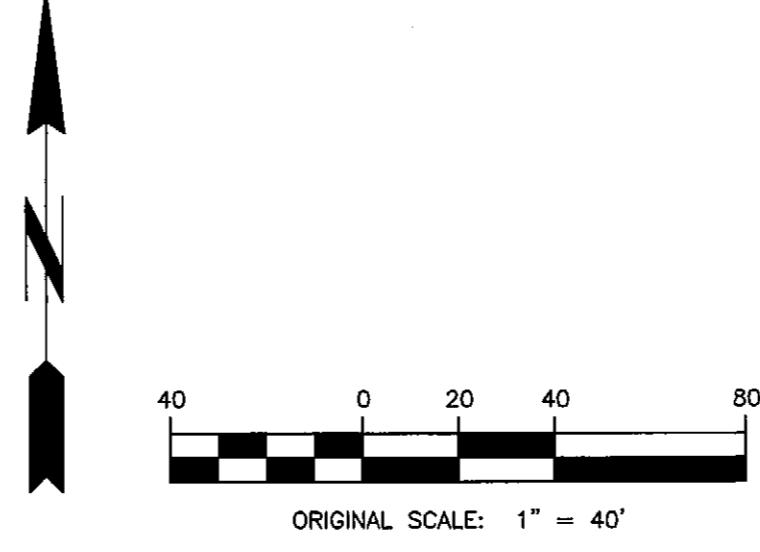
LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND	
	RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
	RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
	RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED

	[TC#25] TITLE COMMITMENT SECTION B-2 REFERENCE NUMBER
	POWER POLE
	WIRE FENCE
	OHU OVERHEAD UTILITY LINE
	CABLE TV PEDESTAL

	ELECTRIC TRANSFORMER PAD
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNKNOWN MANHOLE
	SIGN
	SIGHT DISTANCE



CASTLEWOOD RANCH FILING 2

FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

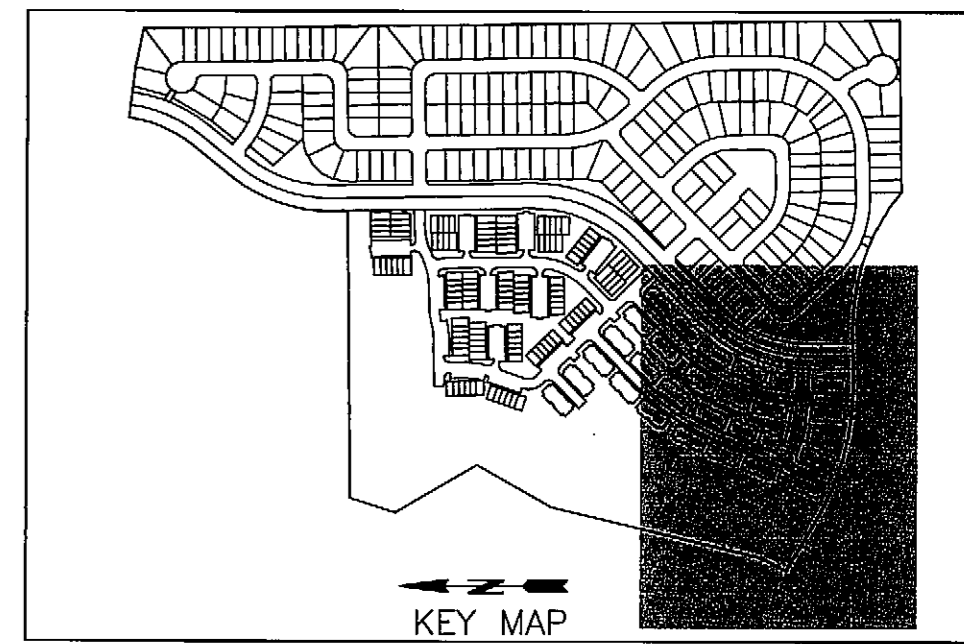
Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

SHEET 7 OF 34

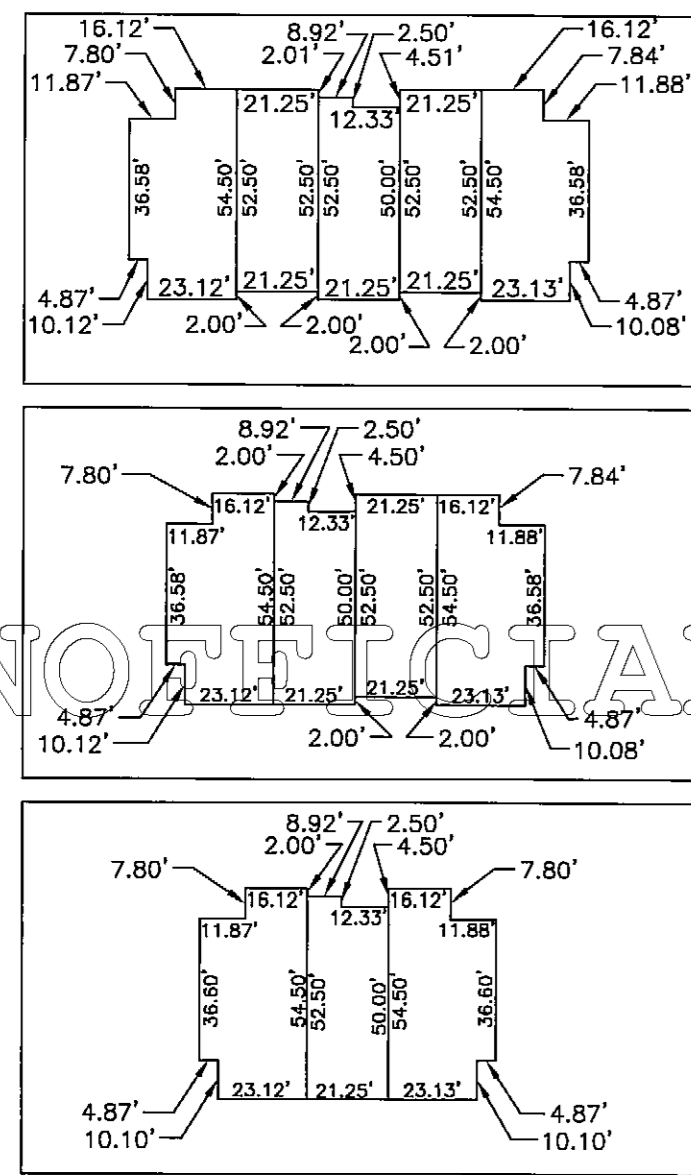
FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

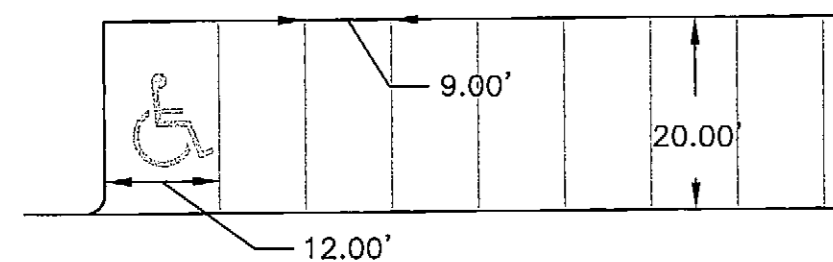


MATCH SHEET 10



PARKING STALL TABLE

NUMBER OF UNITS	NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
264	528	528
VISITOR	66	68



PARKING STALL DIAGRAM (TYPICAL)

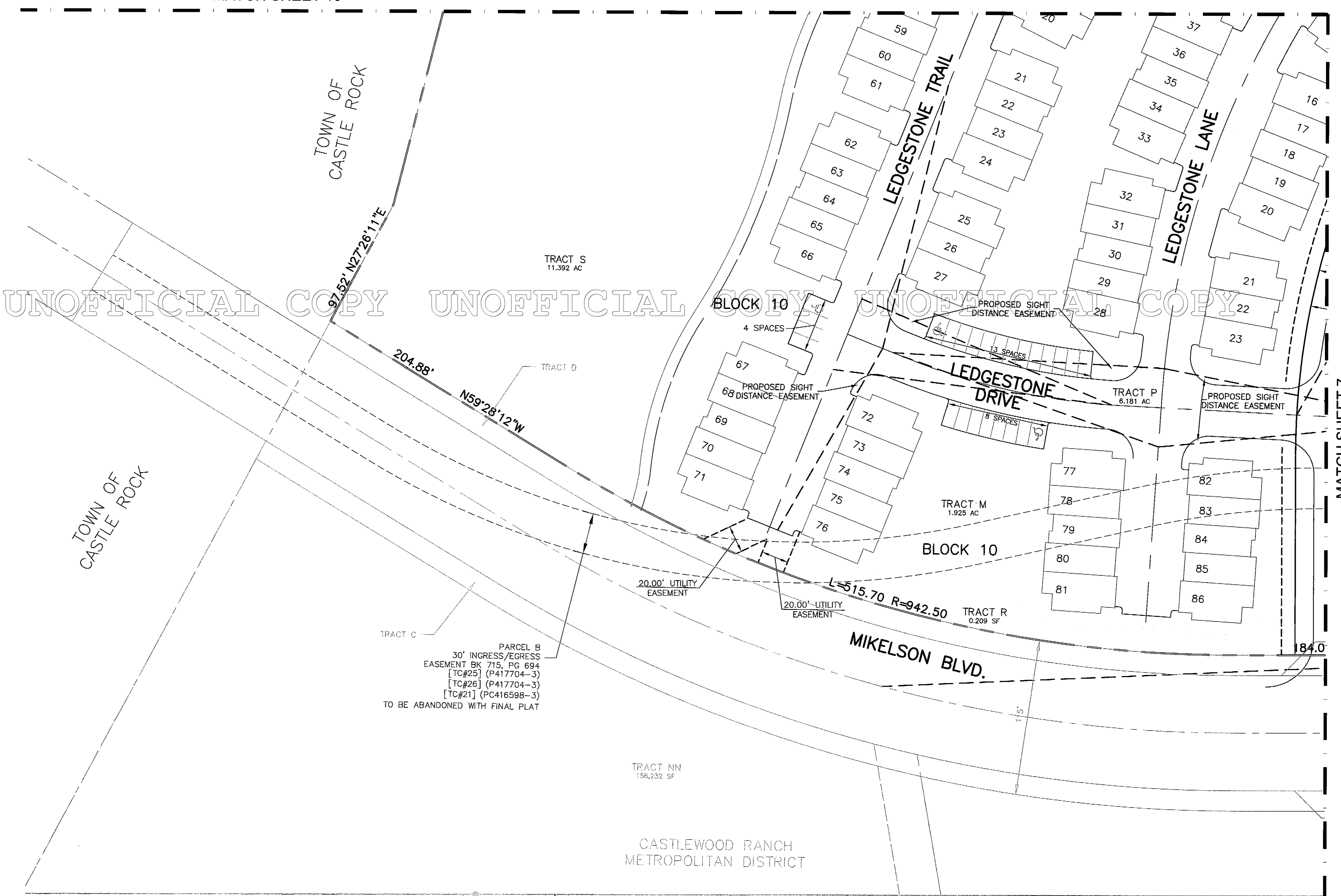
NOTE:
EXACT LOT CONFIGURATION, NUMBER OF LOTS, AND BUILDING ELEVATIONS FOR THE MULTI-FAMILY TO BE DETERMINED THROUGH ADMINISTRATIVE PD MINOR AMENDMENT.

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ⊗ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- ⊙ RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- [TC#25] TITLE COMMITMENT SECTION B-2 REFERENCE NUMBER
- ⚡ POWER POLE
- WIRE FENCE
- OHU— OVERHEAD UTILITY LINE
- ⊞ CABLE TV PEDESTAL
- ⊞ ELECTRIC TRANSFORMER PAD
- ⊞ WATER VALVE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ STORM SEWER MANHOLE
- ⊞ UNKNOWN MANHOLE
- SIGN



FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

TurnerCollie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

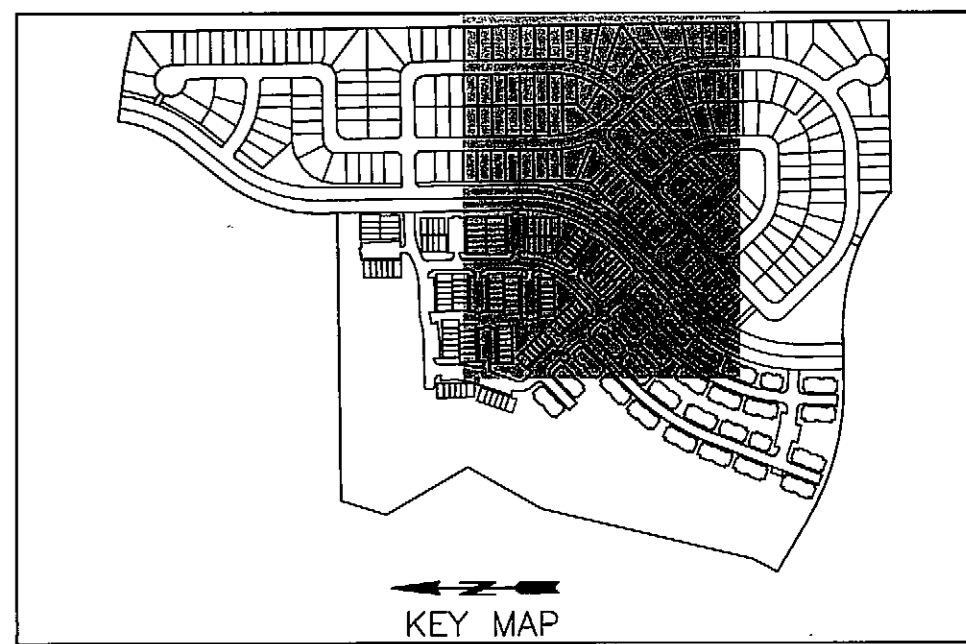
MATCH SHEET 7

FOUNDERS VILLAGE

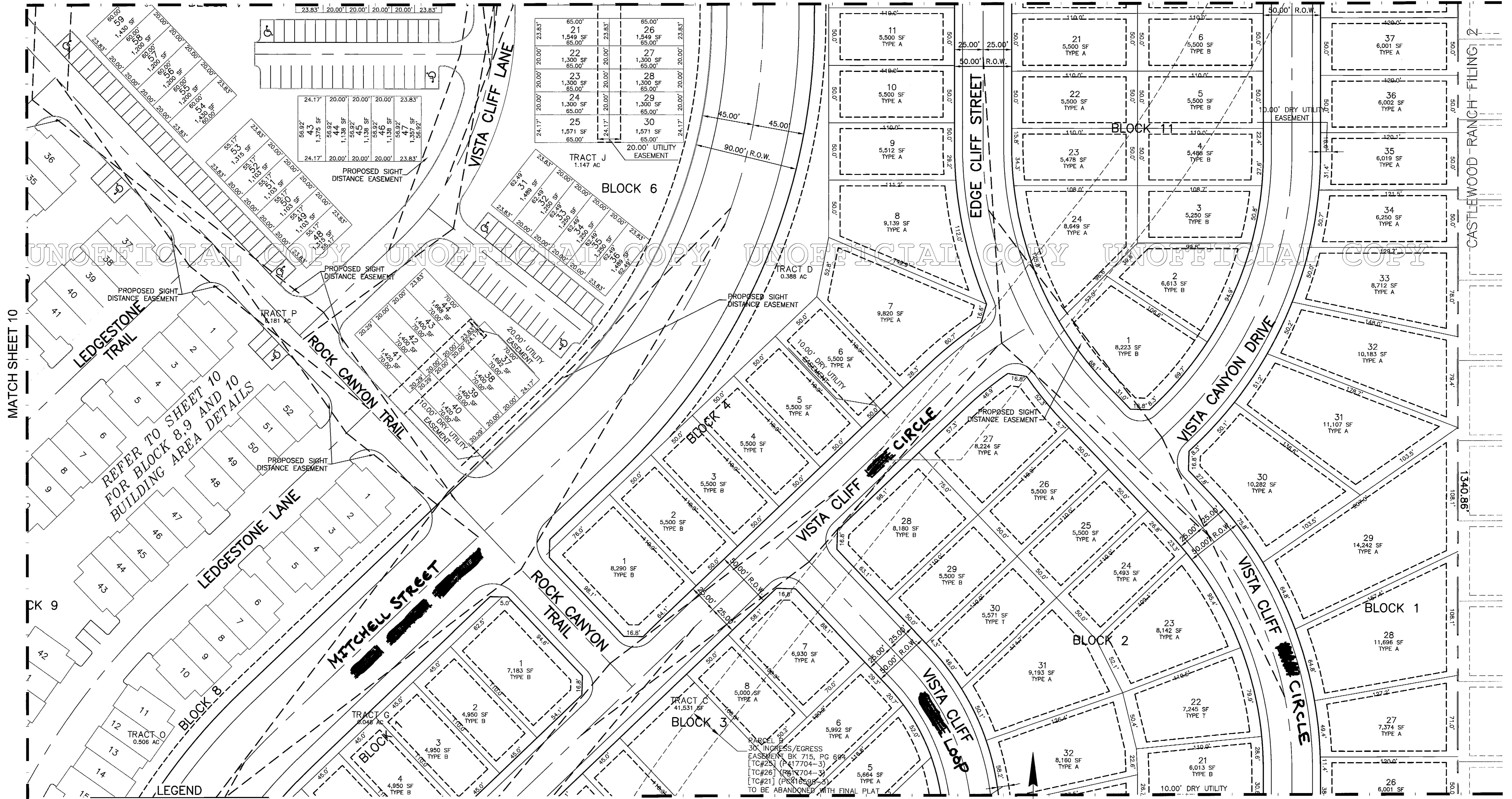
FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



MATCH SHEET 11



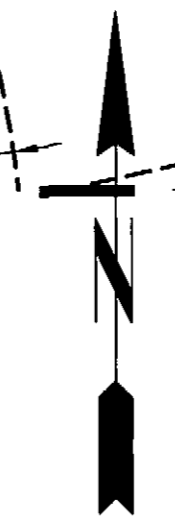
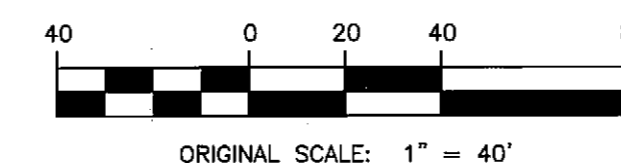
MATCH SHEET 10

MATCH SHEET 7

NOTE:
EXACT LOT CONFIGURATION, NUMBER OF LOTS,
AND BUILDING ELEVATIONS FOR THE MULTI-
FAMILY TO BE DETERMINED THROUGH
ADMINISTRATIVE PD MINOR AMENDMENT.

- RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- [TC#25] TITLE COMMITMENT SECTION B-2 REFERENCE NUMBER
- POWER POLE
- WIRE FENCE
- OVERHEAD UTILITY LINE
- CABLE TV PEDESTAL
- SIGHT DISTANCE

- ELECTRIC TRANSFORMER PAD
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- UNKNOWN MANHOLE
- SIGN



Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 296-1124
SEPTEMBER 2004

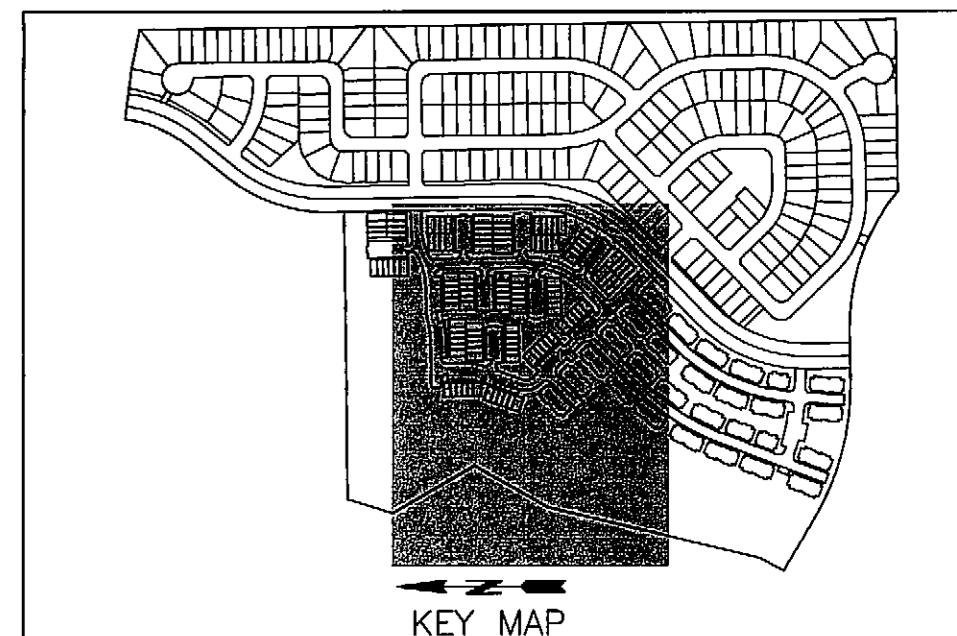
FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

SHEET 9 OF 34

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

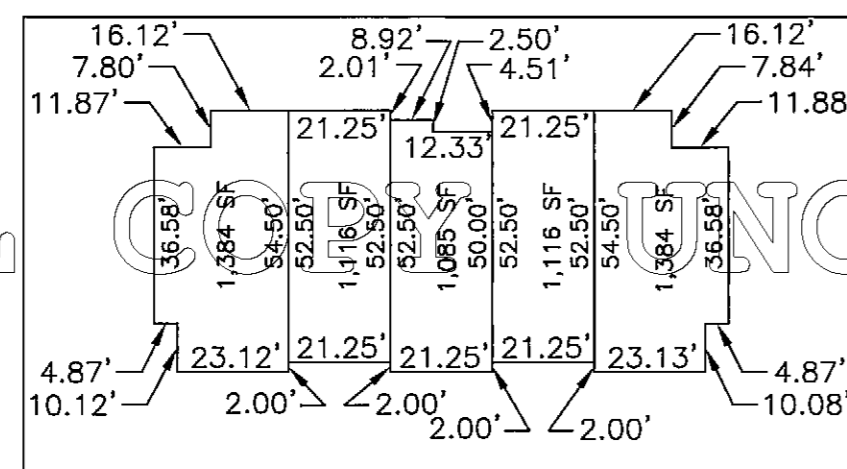
LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



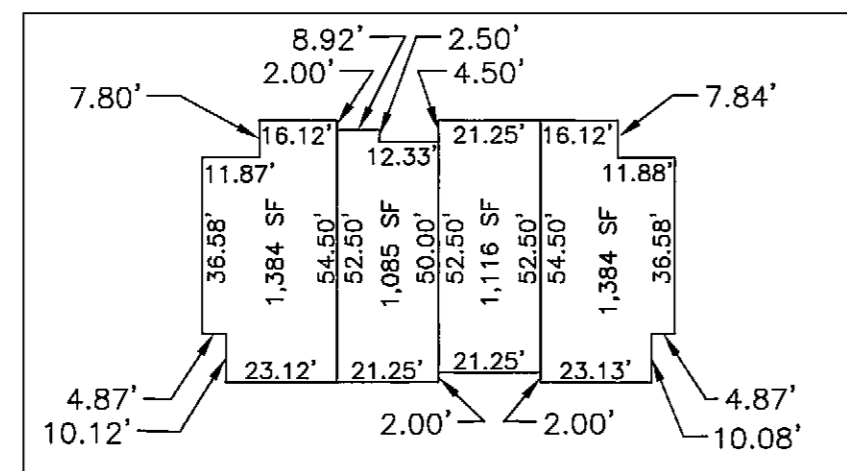
MATCH SHEET 12

TYPICAL LOT DIMENSIONS

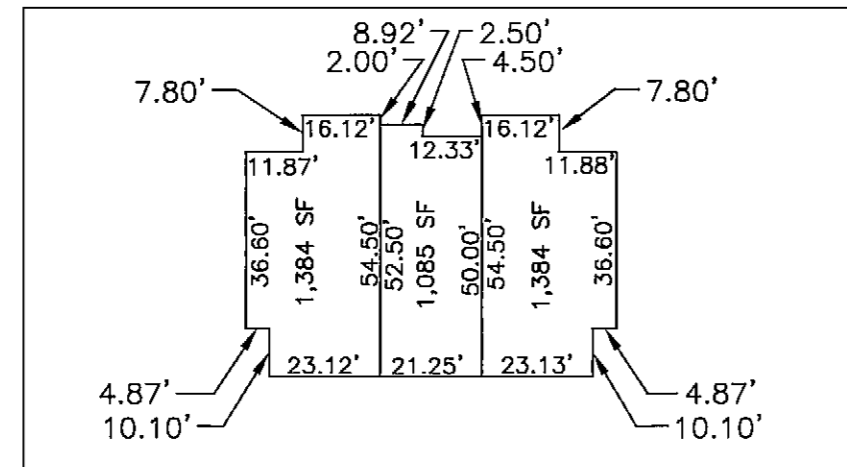
BLOCKS	LOT
10	43-92
8	1-22
9	1-51



5-UNIT BLDG.
(TYP.)



4-UNIT BLDG.
(TYP.)



3-UNIT BLDG.
(TYP.)

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

TOWN OF
CASTLE ROCK

N13°24'30"E

769.28'

TRACT S
11.392 AC

TRACT M/Q BOUNDARY

TRACT M
1.925 AC

TRACT N
1.238 AC

LEDGESTONE TRAIL

MATCH SHEET 8

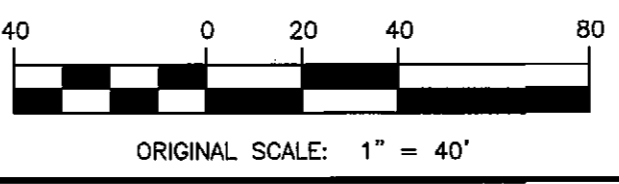
FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

NOTE:
EXACT LOT CONFIGURATION, NUMBER OF LOTS, AND BUILDING ELEVATIONS FOR THE MULTI-FAMILY TO BE DETERMINED THROUGH ADMINISTRATIVE PD MINOR AMENDMENT.

LEGEND

- RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- [TC#25] TITLE COMMITMENT SECTION B-2 REFERENCE NUMBER
- POWER POLE
- WIRE FENCE
- OHU OVERHEAD UTILITY LINE
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER PAD
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- UNKNOWN MANHOLE
- SIGN
- SIGHT DISTANCE

* SEE SHEET 8 OF 30 FOR PARKING STALL TABLE

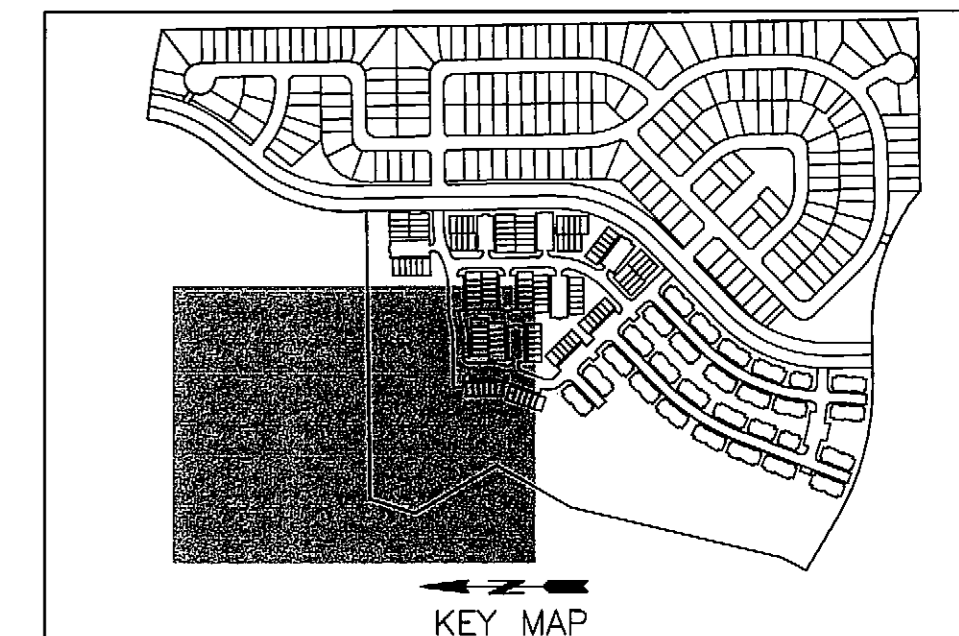


Turner Collie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

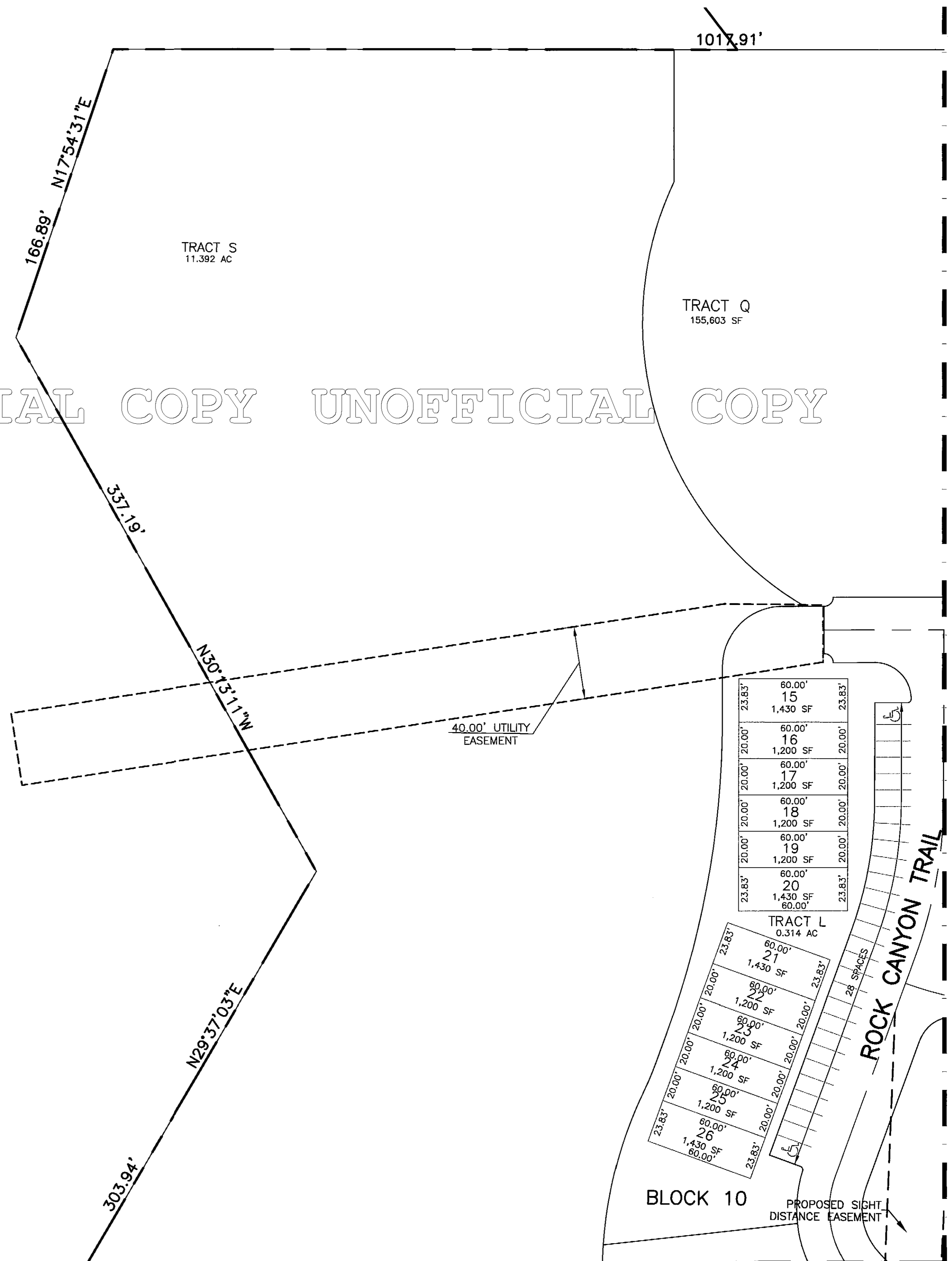
FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

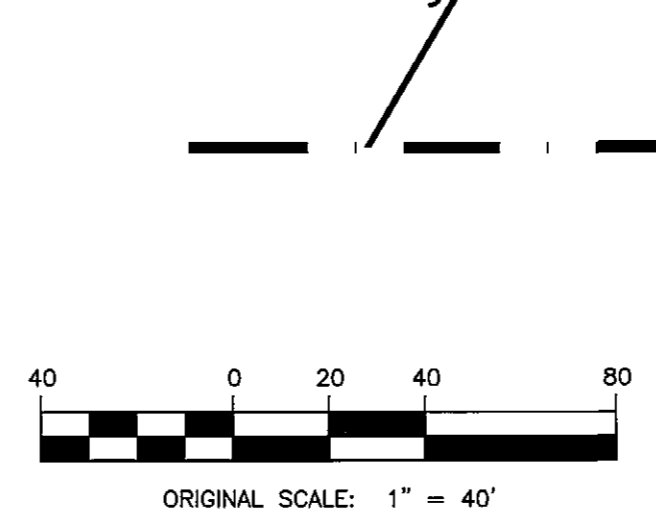


MATCH SHEET 11

MATCH SHEET 10

LEGEND	
	RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
	RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
	RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
	SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
	[TC#25] TITLE COMMITMENT SECTION B-2 REFERENCE NUMBER
	POWER POLE
	WIRE FENCE
	OVERHEAD UTILITY LINE
	CABLE TV PEDESTAL
	ELECTRIC TRANSFORMER PAD
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	UNKNOWN MANHOLE
	SIGN
	SIGHT DISTANCE

* SEE SHEET 8 OF 30 FOR PARKING STALL TABLE



FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

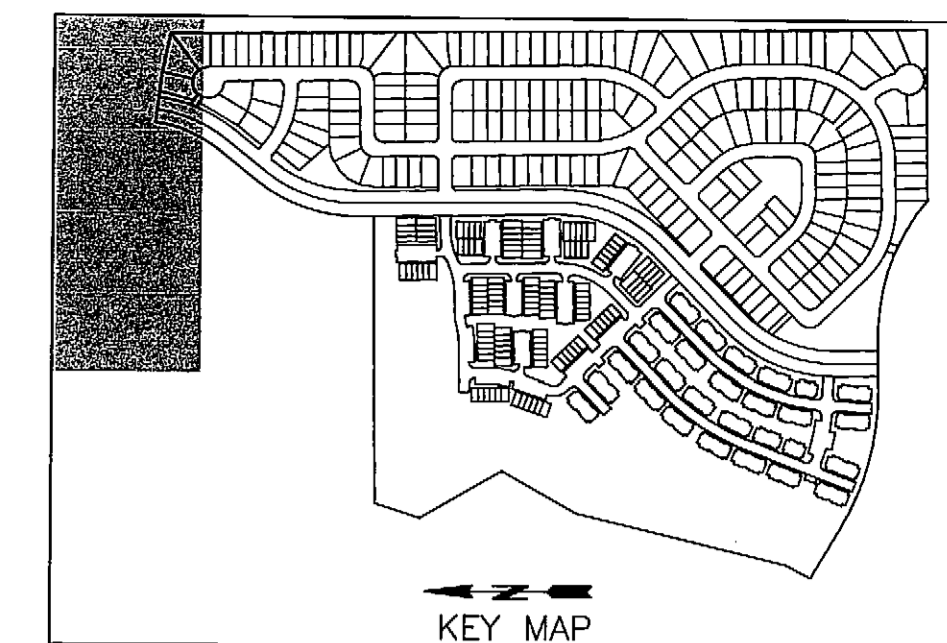
SHEET 12 OF 34

L:\Track_Corpus\15-005-001\15-005-001_Prel_Plat_Plan_Layout_15092004.dwg 15:11:18 PM, 9/24/04, TTB

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

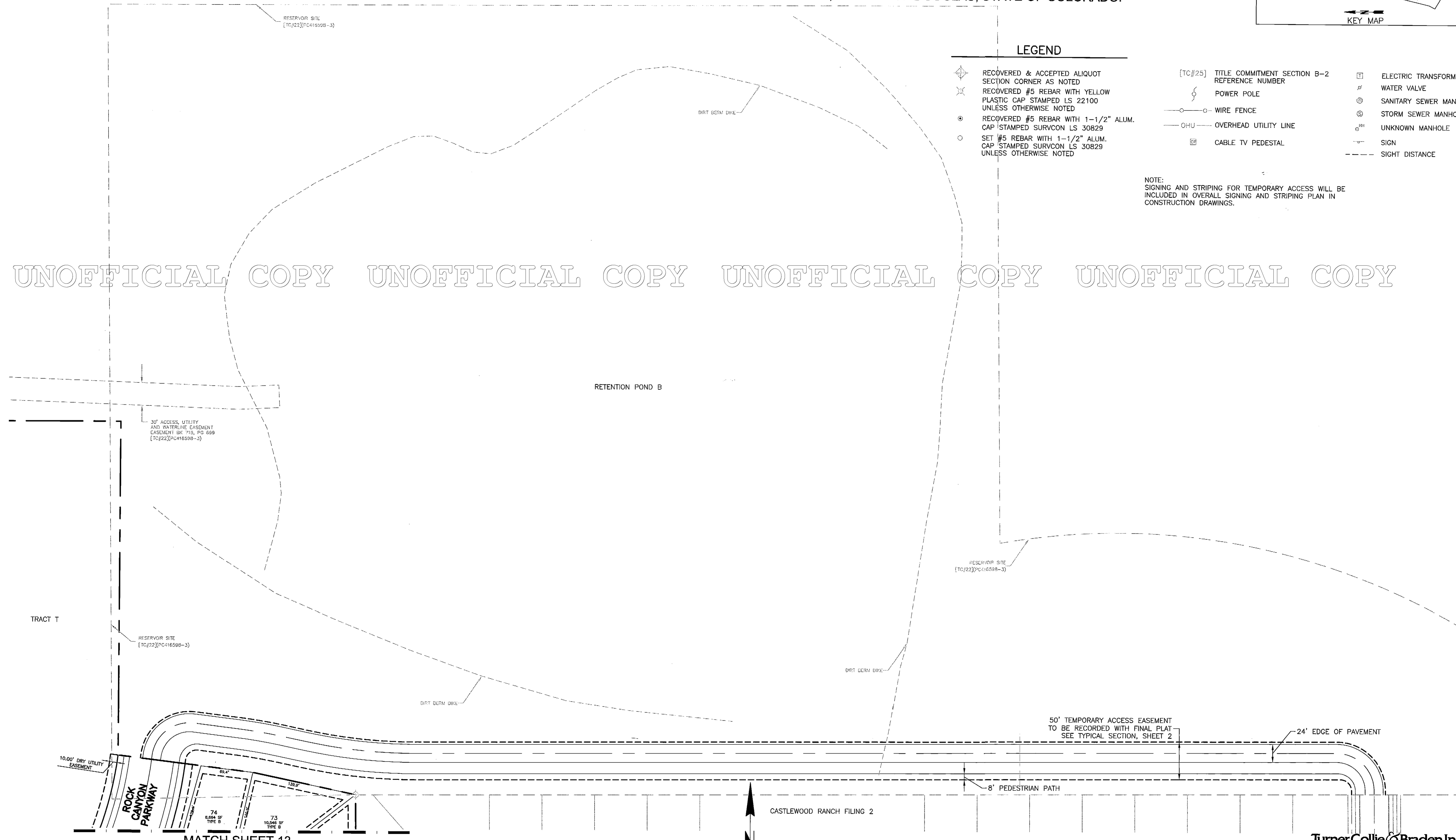


LEGEND

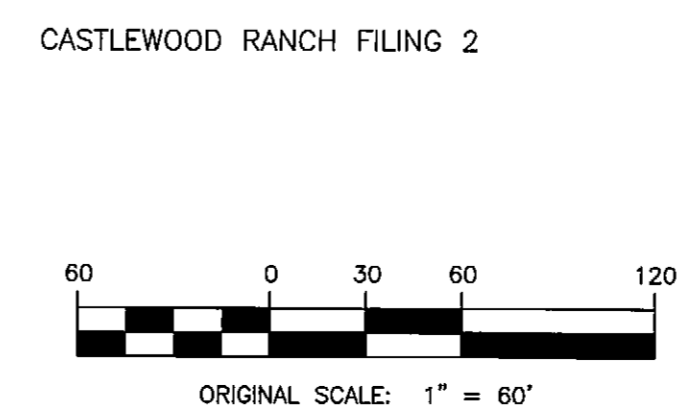
- | | | | |
|--|--|--|--------------------------|
| | RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED | | ELECTRIC TRANSFORMER PAD |
| | RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED | | WATER VALVE |
| | RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 | | SANITARY SEWER MANHOLE |
| | SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED | | STORM SEWER MANHOLE |
| | [TC#25] TITLE COMMITMENT SECTION B-2 REFERENCE NUMBER | | UNKNOWN MANHOLE |
| | POWER POLE | | SIGN |
| | WIRE FENCE | | SIGHT DISTANCE |
| | OHU OVERHEAD UTILITY LINE | | |
| | CABLE TV PEDESTAL | | |

NOTE:
SIGNING AND STRIPING FOR TEMPORARY ACCESS WILL BE INCLUDED IN OVERALL SIGNING AND STRIPING PLAN IN CONSTRUCTION DRAWINGS.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



MATCH SHEET 13



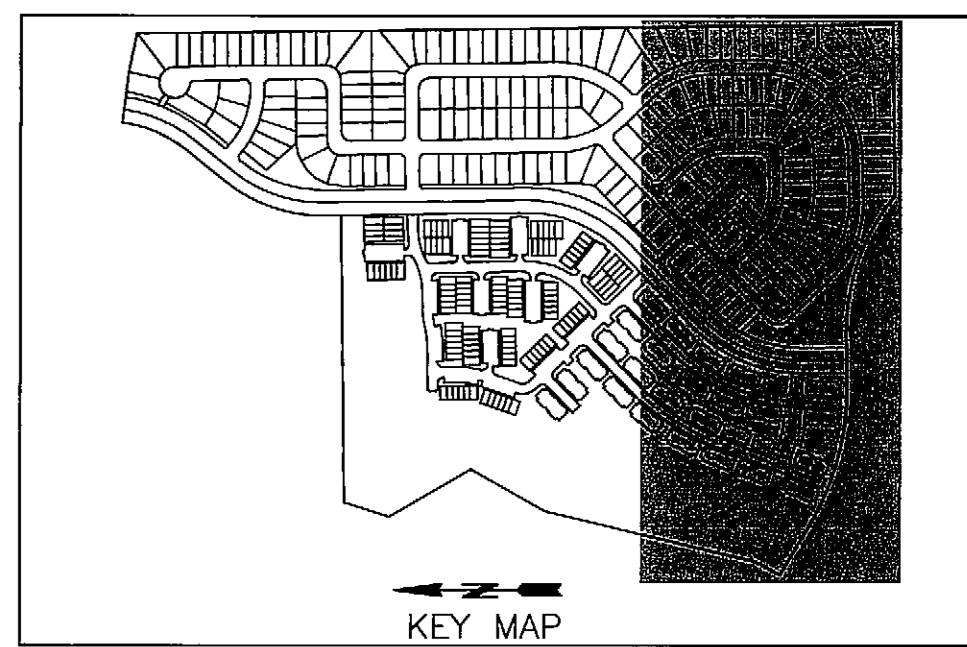
FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
SITE PLAN

TurnerCollieBraden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, SIXTH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 296-1124
SEPTEMBER 2004

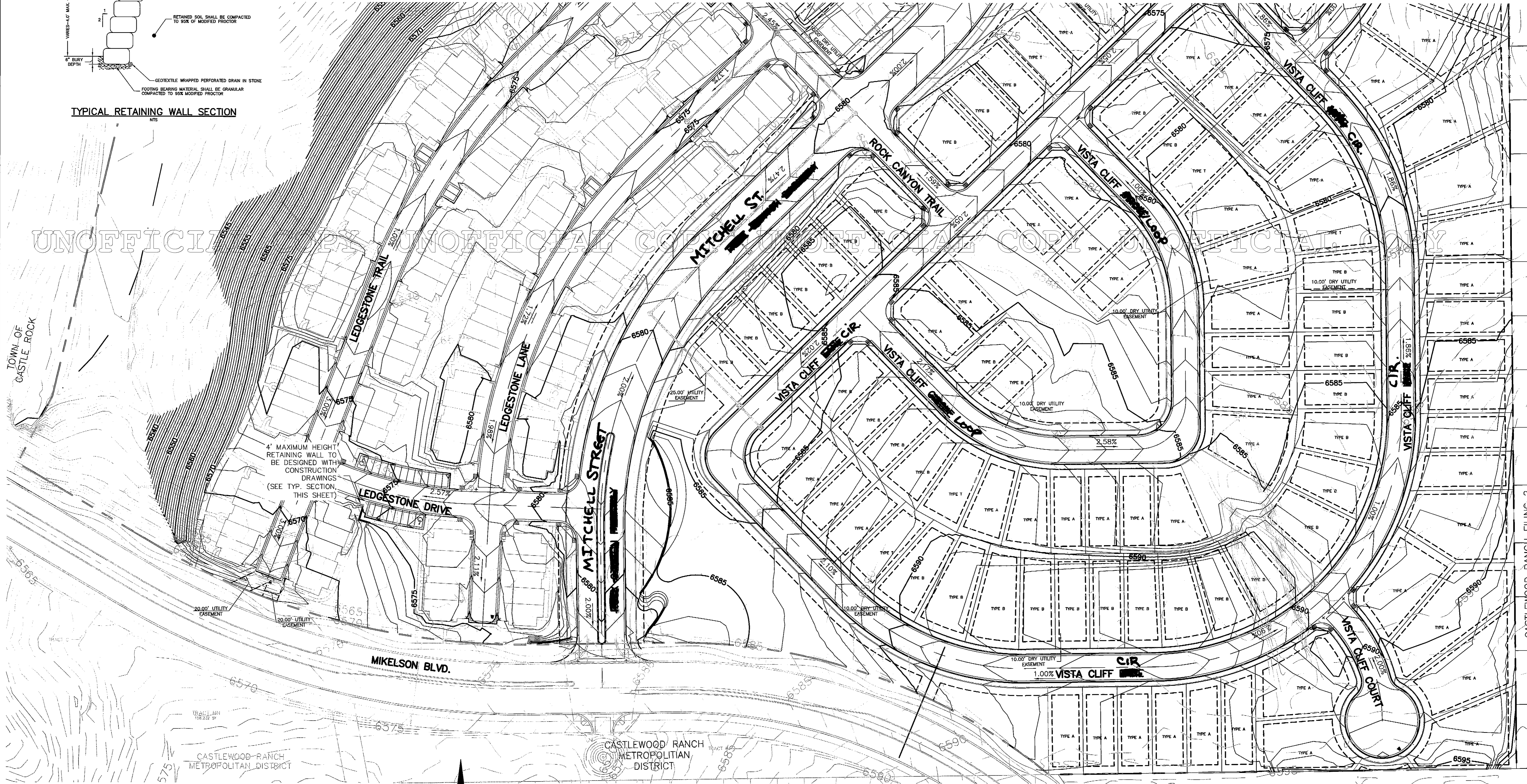
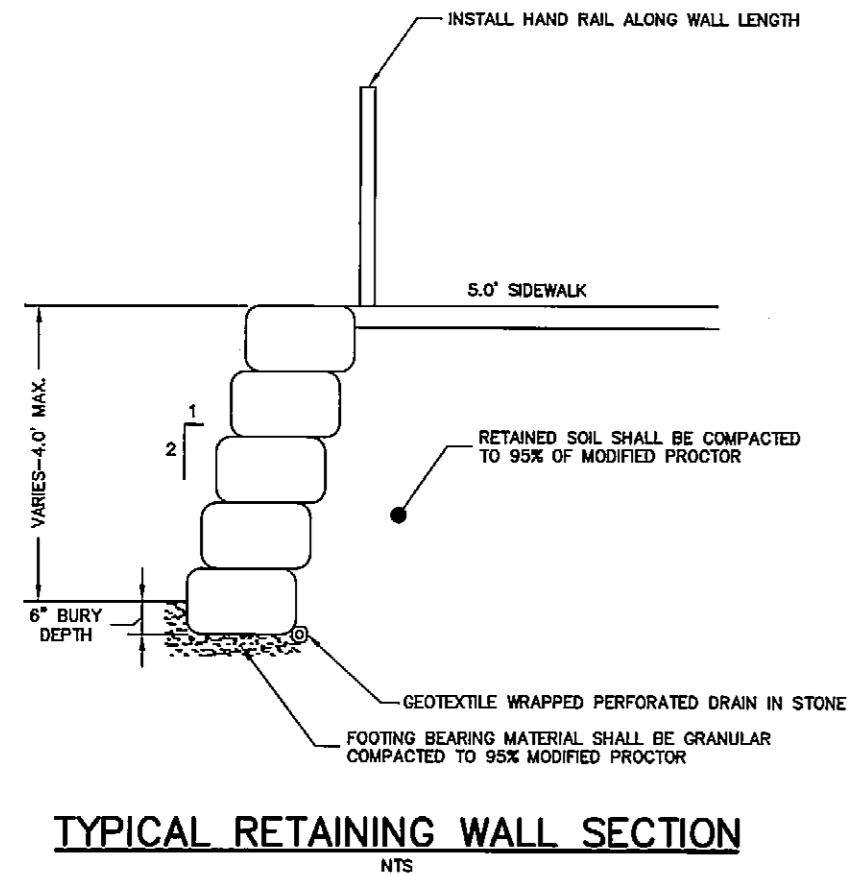
FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

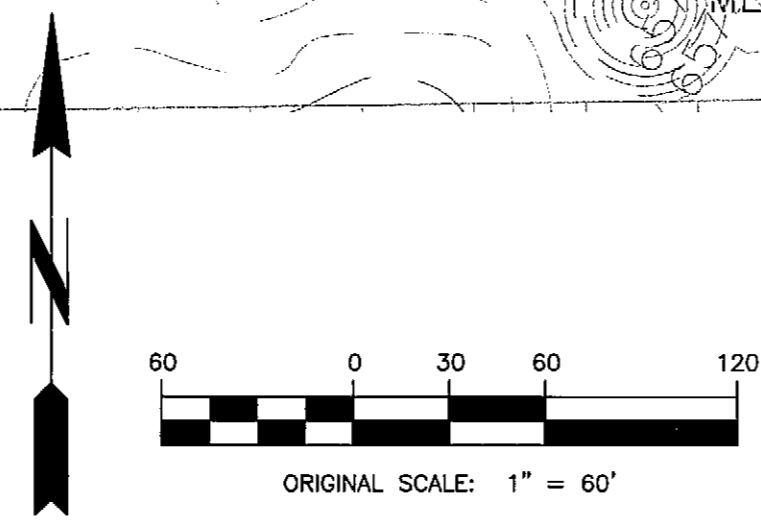


MATCH SHEET 16



**SYMBOLS
GENERAL LEGEND**

- | | | | |
|-------|------------------------|-------|-----------------------|
| --- | EXISTING MAJOR CONTOUR | 2.00% | PROPOSED STREET GRADE |
| - - - | EXISTING MINOR CONTOUR | 4:1 | PROPOSED SLOPE |
| --- | PROPOSED MAJOR CONTOUR | | |
| - - - | PROPOSED MINOR CONTOUR | | |
| --- | PROPERTY LINE | | |
| --- | CENTER LINE | | |
| --- | EASEMENT | | |
| --- | RIGHT OF WAY | | |



FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
GRADING PLAN

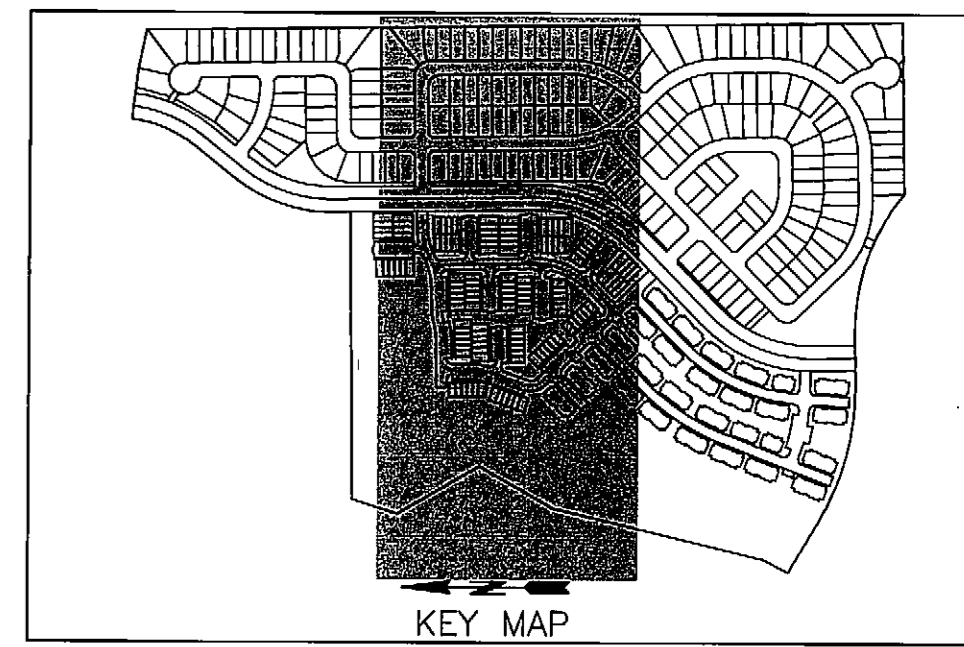
Turner Collie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, SIXTH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE

FILING 24

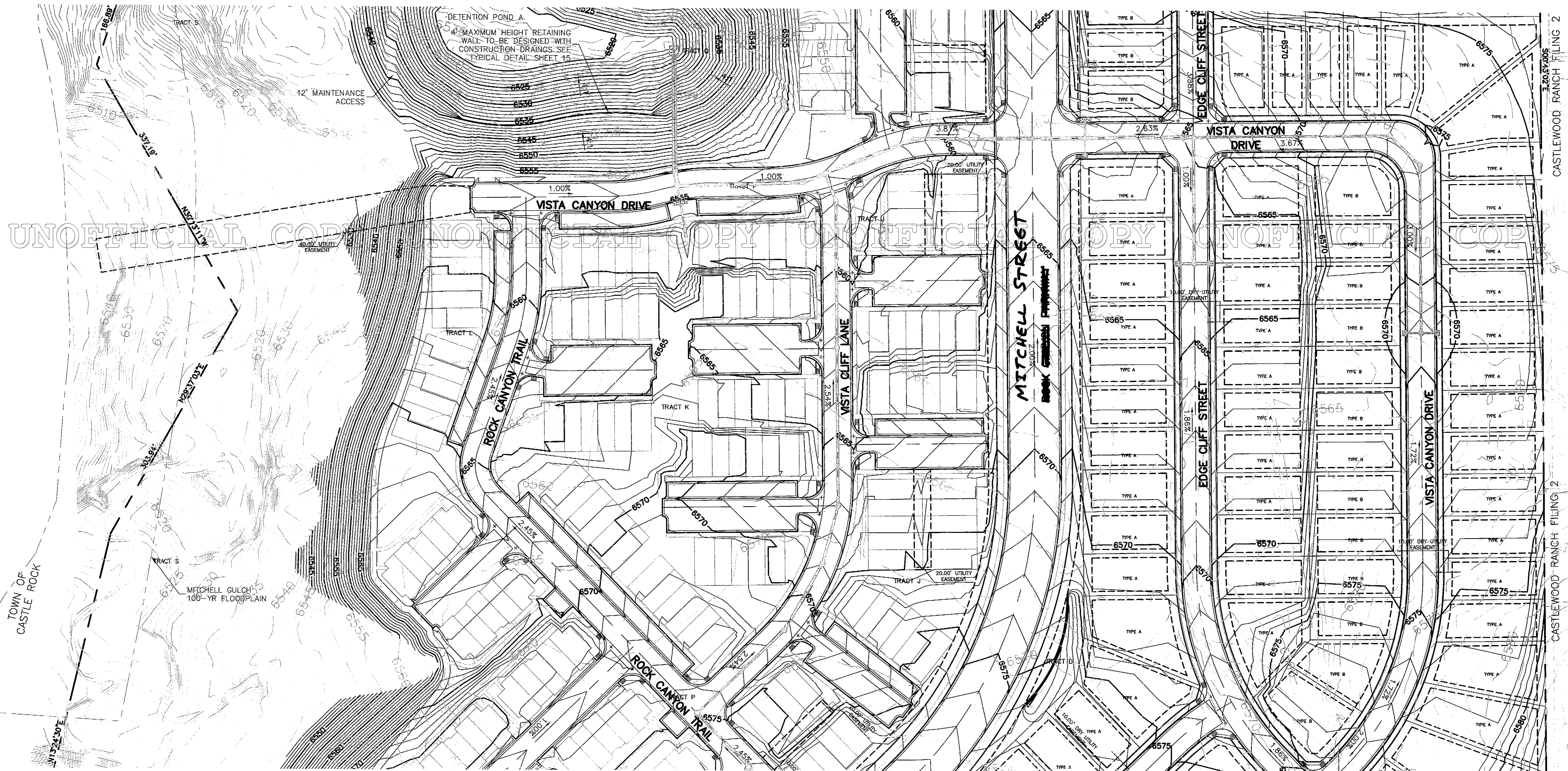
PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



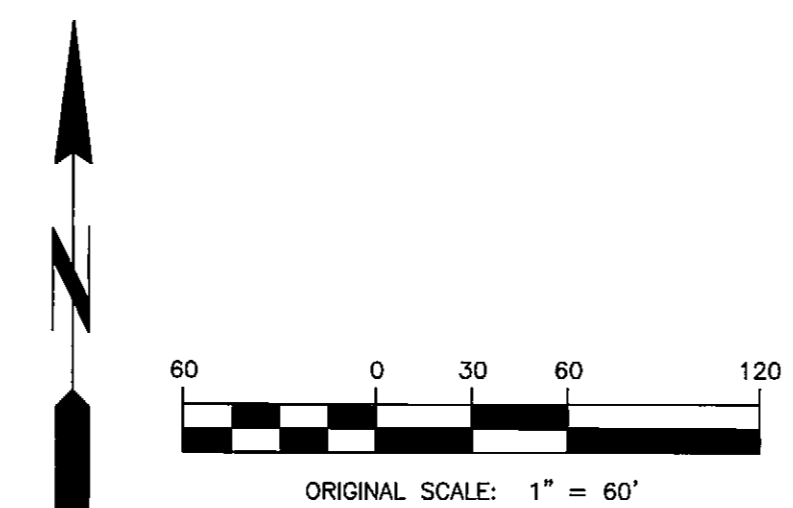
MATCH SHEET 17

MATCH SHEET 15



SYMBOLS GENERAL LEGEND

- 5450 --- EXISTING MAJOR CONTOUR
- 5450 --- EXISTING MINOR CONTOUR
- 5450 --- PROPOSED MAJOR CONTOUR
- 5450 --- PROPOSED MINOR CONTOUR
- --- PROPERTY LINE
- --- CENTER LINE
- --- EASEMENT
- --- RIGHT OF WAY
- 2.00% PROPOSED STREET GRADE
- 4:1 PROPOSED SLOPE
- RIPRAP



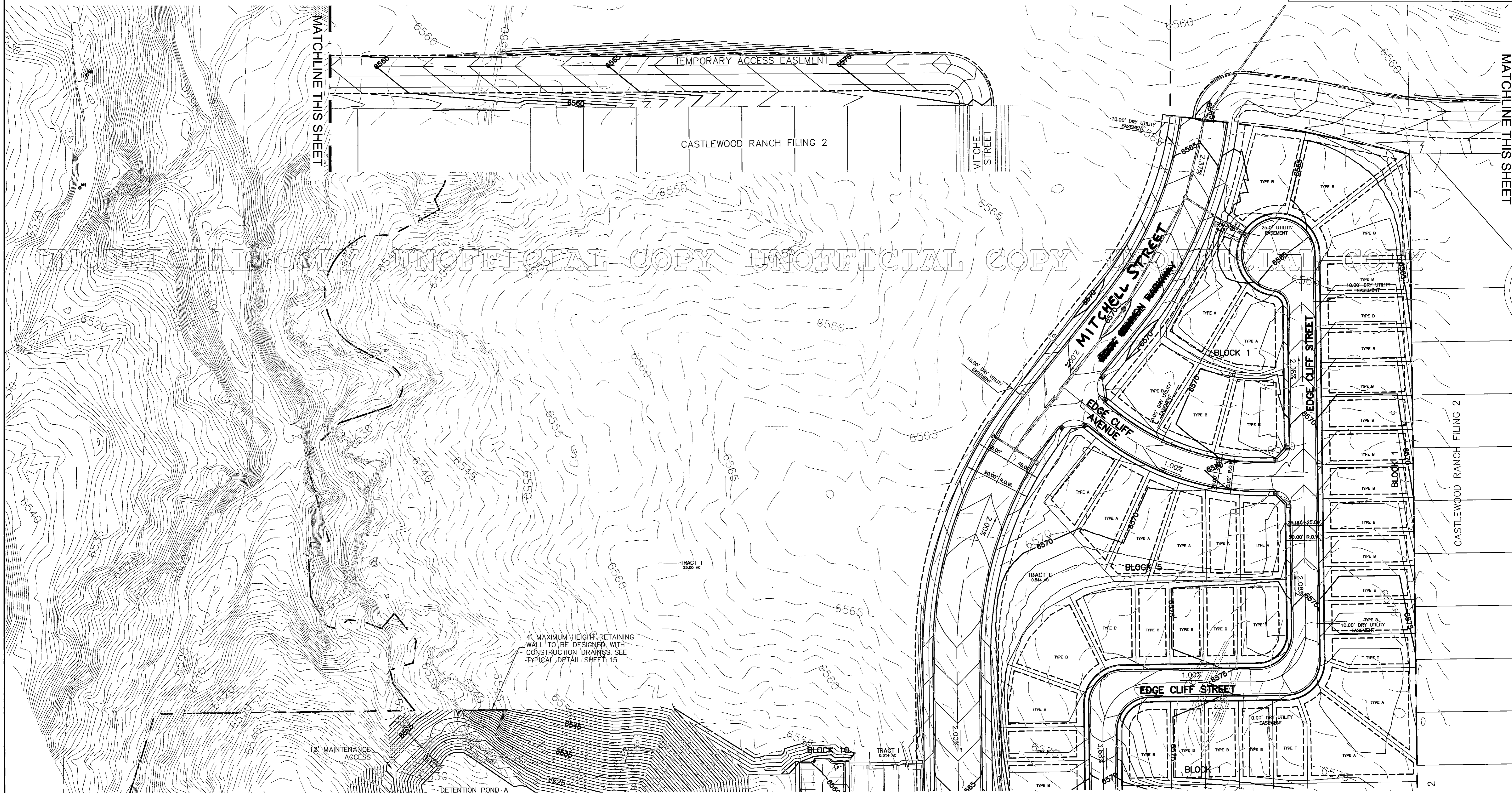
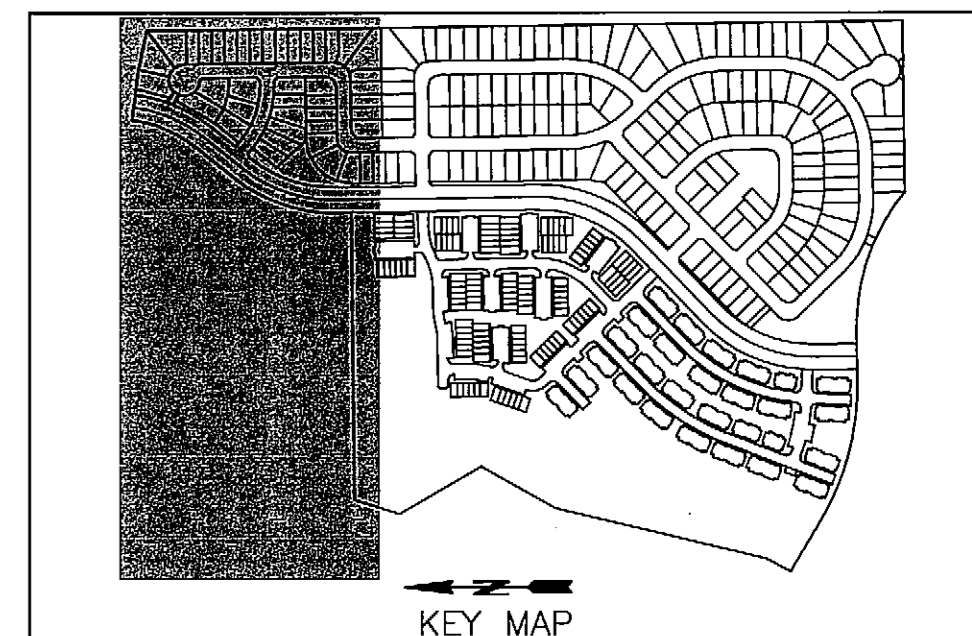
FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
GRADING PLAN

TurnerCollieBraden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



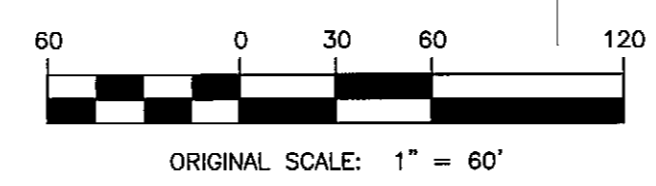
MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCH SHEET 16

SYMBOLS GENERAL LEGEND

--- 5450 ---	EXISTING MAJOR CONTOUR	---	EASEMENT
--- 5450 ---	EXISTING MINOR CONTOUR	---	RIGHT OF WAY
---	PROPOSED MAJOR CONTOUR	---	PROPOSED STREET GRADE
---	PROPOSED MINOR CONTOUR	---	PROPOSED SLOPE
---	PROPERTY LINE	---	RIPRAP
---	CENTER LINE	---	



FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
GRADING PLAN

TurnerCollie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124
SEPTEMBER 2004

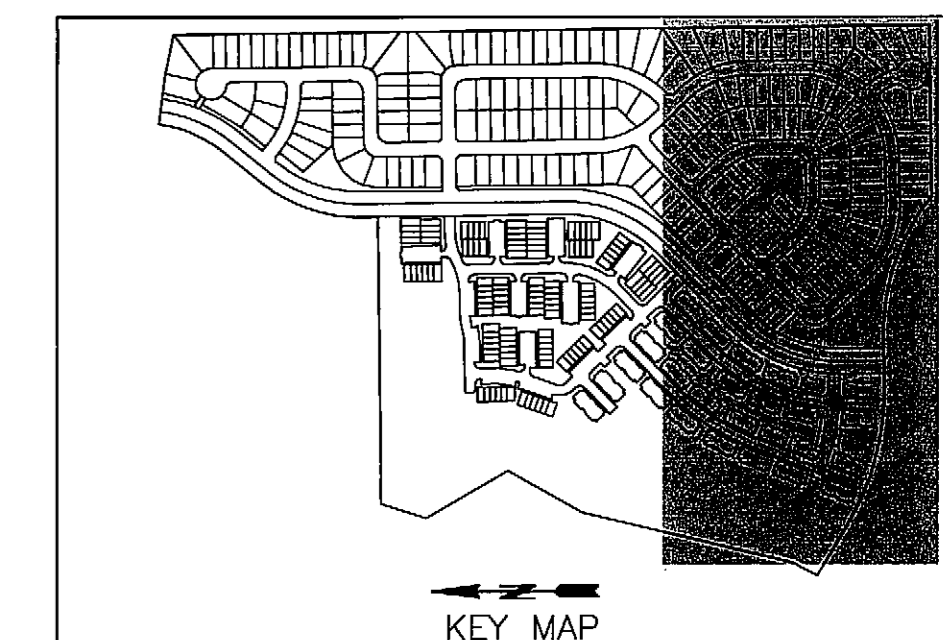
SHEET 17 OF 34

L:\Project\Drawings\51025-2017\CD\4049\Plan\Grading\plans\3_Sheet_17.mxd, 09/26/2004 09:26:18 PM, gms/kl, TCS

FOUNDERS VILLAGE FILING 24

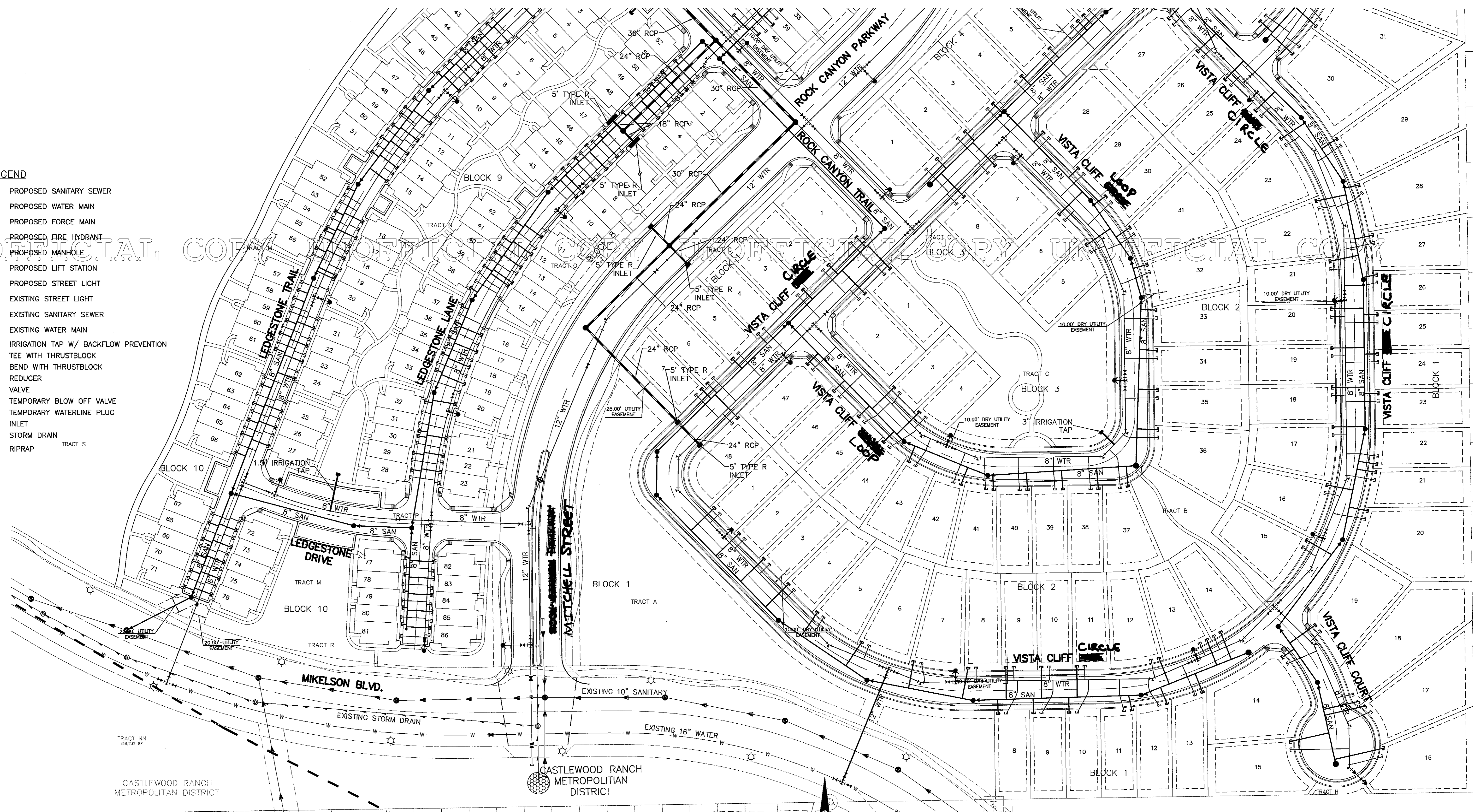
PRELIMINARY PLAT/FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

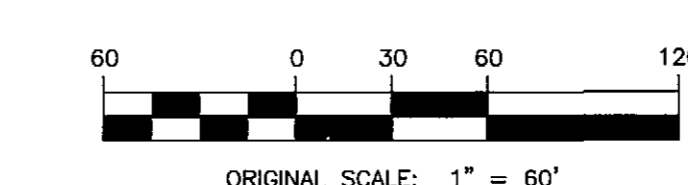


LEGEND

- 8" SANITARY PROPOSED SANITARY SEWER
- 8" WATER PROPOSED WATER MAIN
- PROPOSED FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED LIFT STATION
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- IRRIGATION TAP W/ BACKFLOW PREVENTION
- TEE WITH THRUSTBLOCK
- BEND WITH THRUSTBLOCK
- REDUCER
- VALVE
- TEMPORARY BLOW OFF VALVE
- TEMPORARY WATERLINE PLUG
- INLET
- STORM DRAIN
- RIPRAP TRACT S



L:\Road_Cad\Projects\11000\11000.dwg Plot Date: 09/28/04 09:28:39 AM, gprhul, TDS



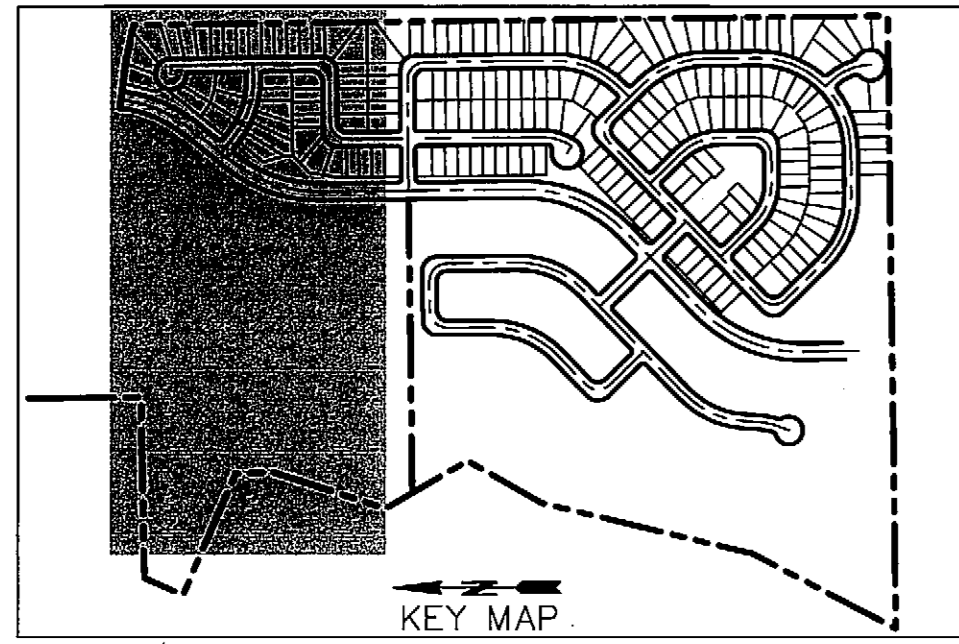
FOUNDERS VILLAGE FILING 24
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 UTILITY PLAN

TurnerCollie & Braden Inc.
 ENGINEERS PLANNERS PROJECT MANAGERS
 717 17TH STREET, 5TH FLOOR
 DENVER, COLORADO 80202
 PHONE (303) 298-7117 FAX (303) 298-1124
 SEPTEMBER 2004

FOUNDERS VILLAGE FILING 24

PRELIMINARY PLAT/ FINAL PD SITE PLAN

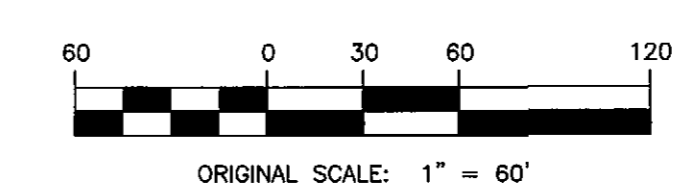
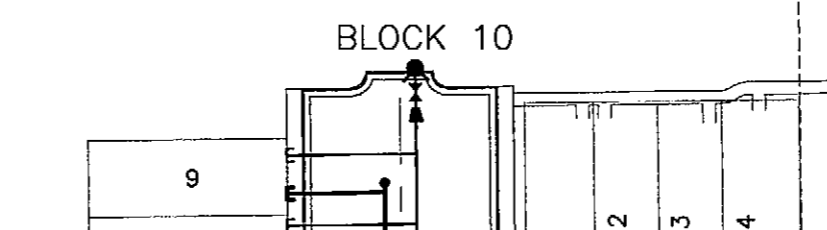
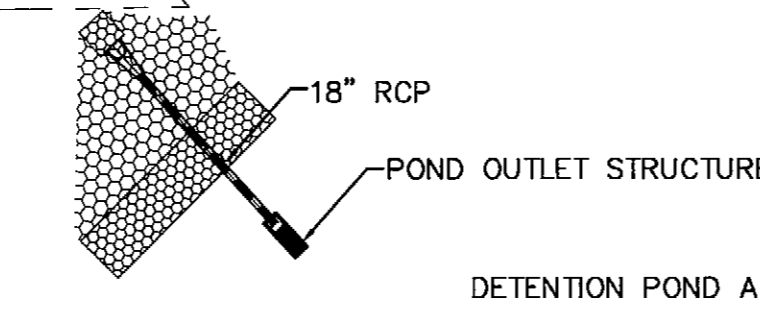
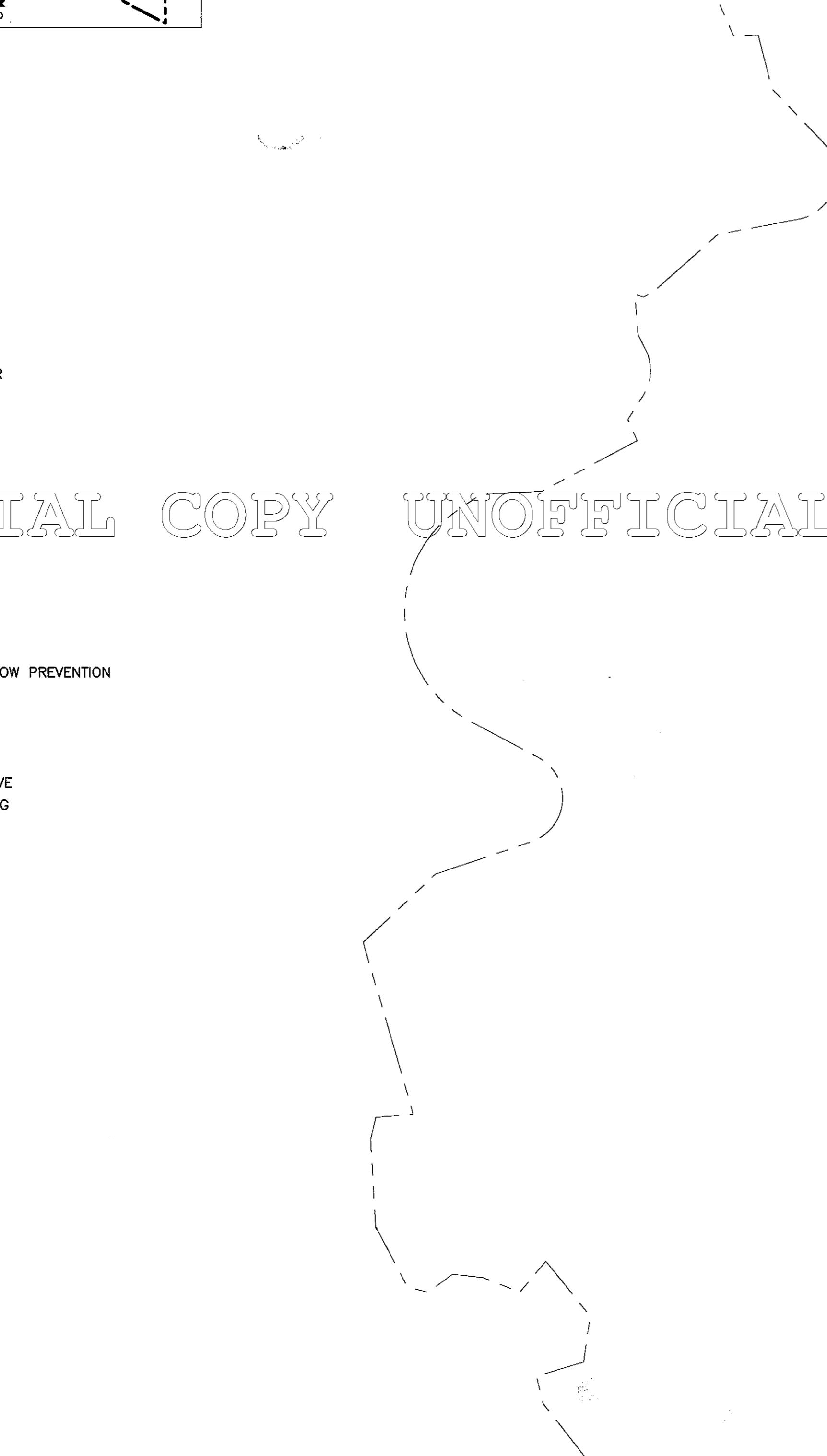
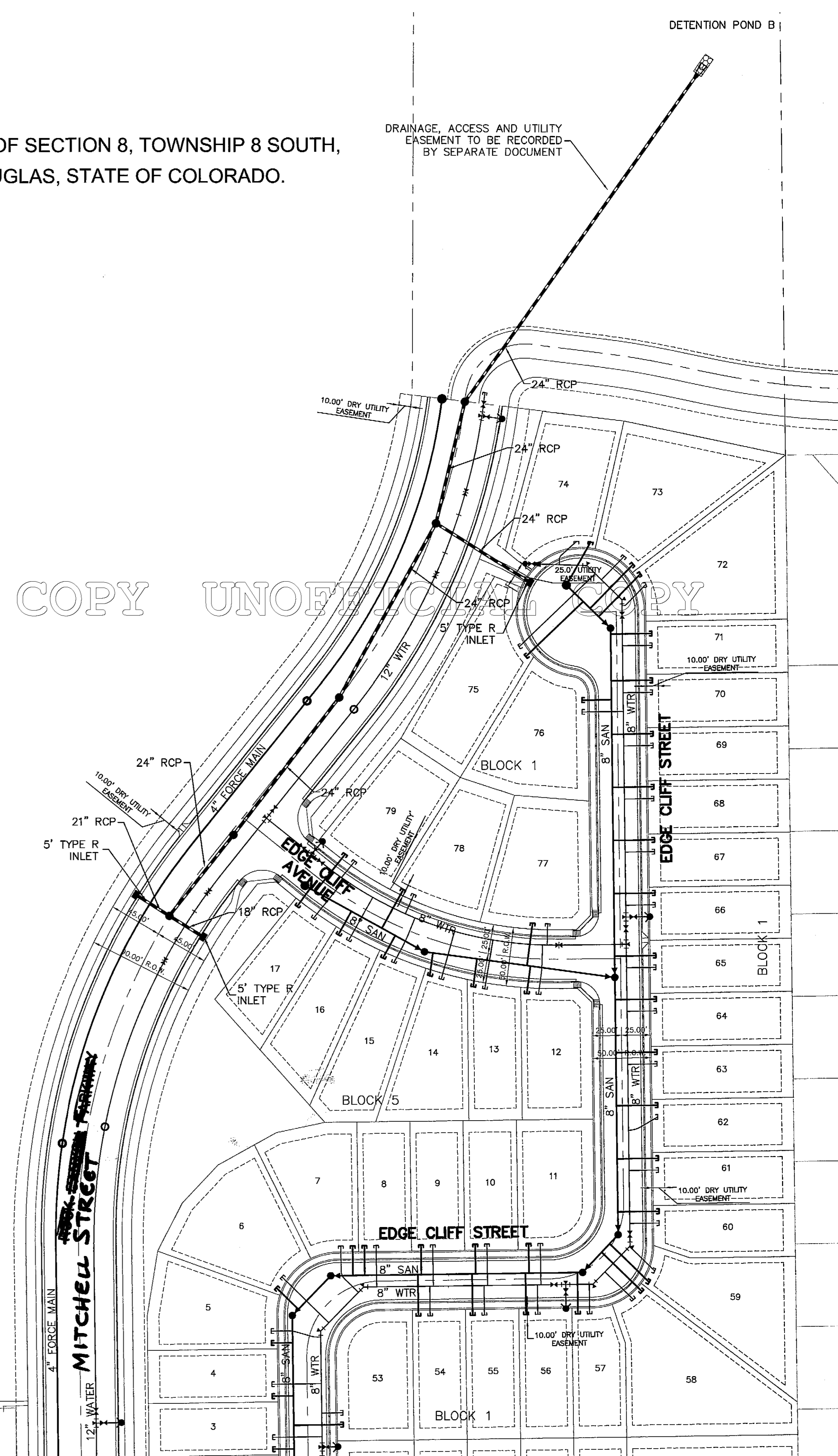
LOCATED IN THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

- 8" SANITARY PROPOSED SANITARY SEWER
- 8" WATER PROPOSED WATER MAIN
- PROPOSED FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED LIFT STATION
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- IRRIGATION TAP W/ BACKFLOW PREVENTION
- TEE WITH THRUSTBLOCK
- BEND WITH THRUSTBLOCK
- REDUCER
- VALVE
- TEMPORARY BLOW OFF VALVE
- TEMPORARY WATERLINE PLUG
- INLET
- STORM DRAIN
- RIPRAP

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



ORIGINAL SCALE: 1" = 60'

FOUNDERS VILLAGE FILING 24
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN

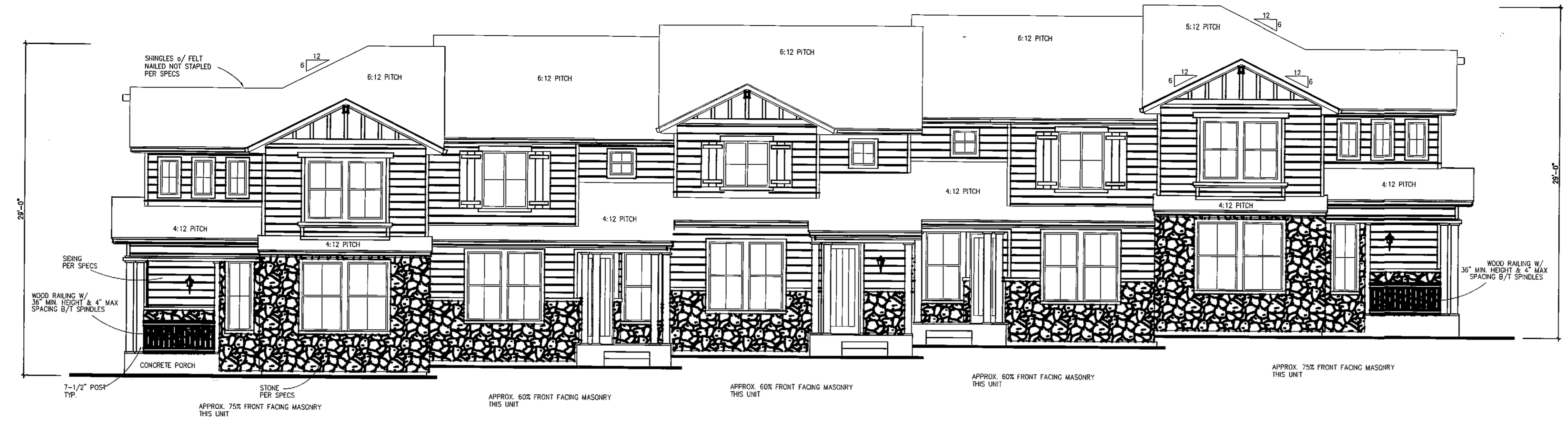
Turner Collie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
117 17TH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 296-1124
SEPTEMBER 2004

L:\Block Copy\m551010501\Founders Village\plans\3.dwg, Layout1, 09/28/2004 08:43:09 PM, gromed, 1/25



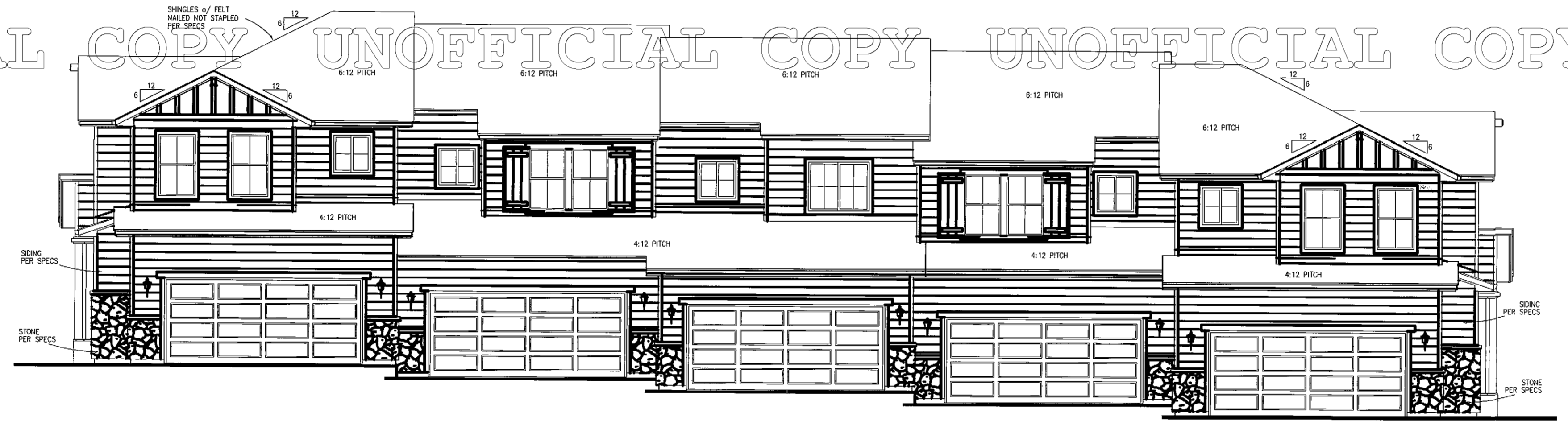
REVISIONS:

Plan Number	TWNHM
Lawson Number	
Parent Plan	NEW
FILENAME	
SHEET No.	21

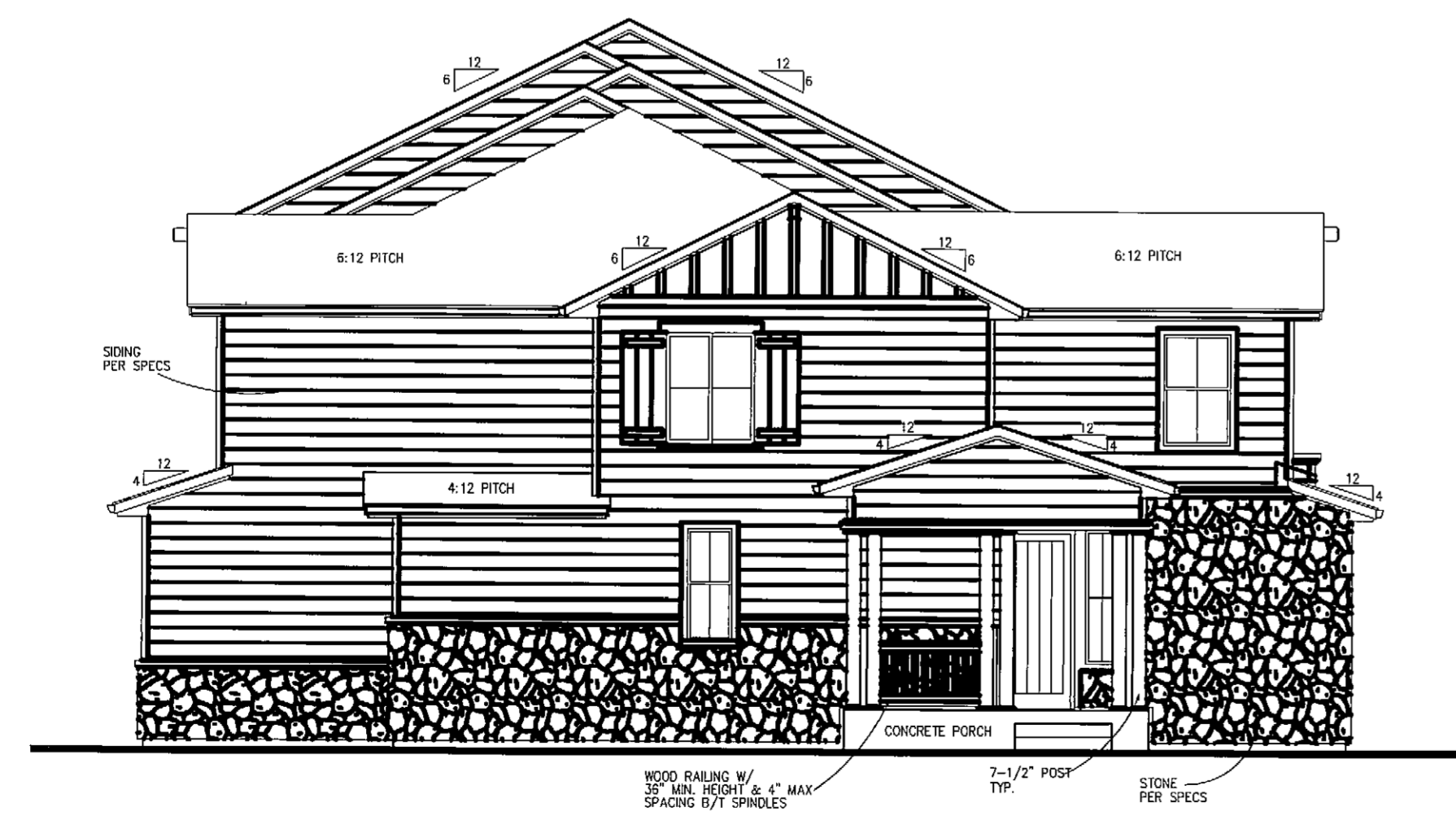


MTN. RUSTIC FRONT ELEVATION
 SCALE: 1/16" = 1'-0" @ 11x17 SIZE

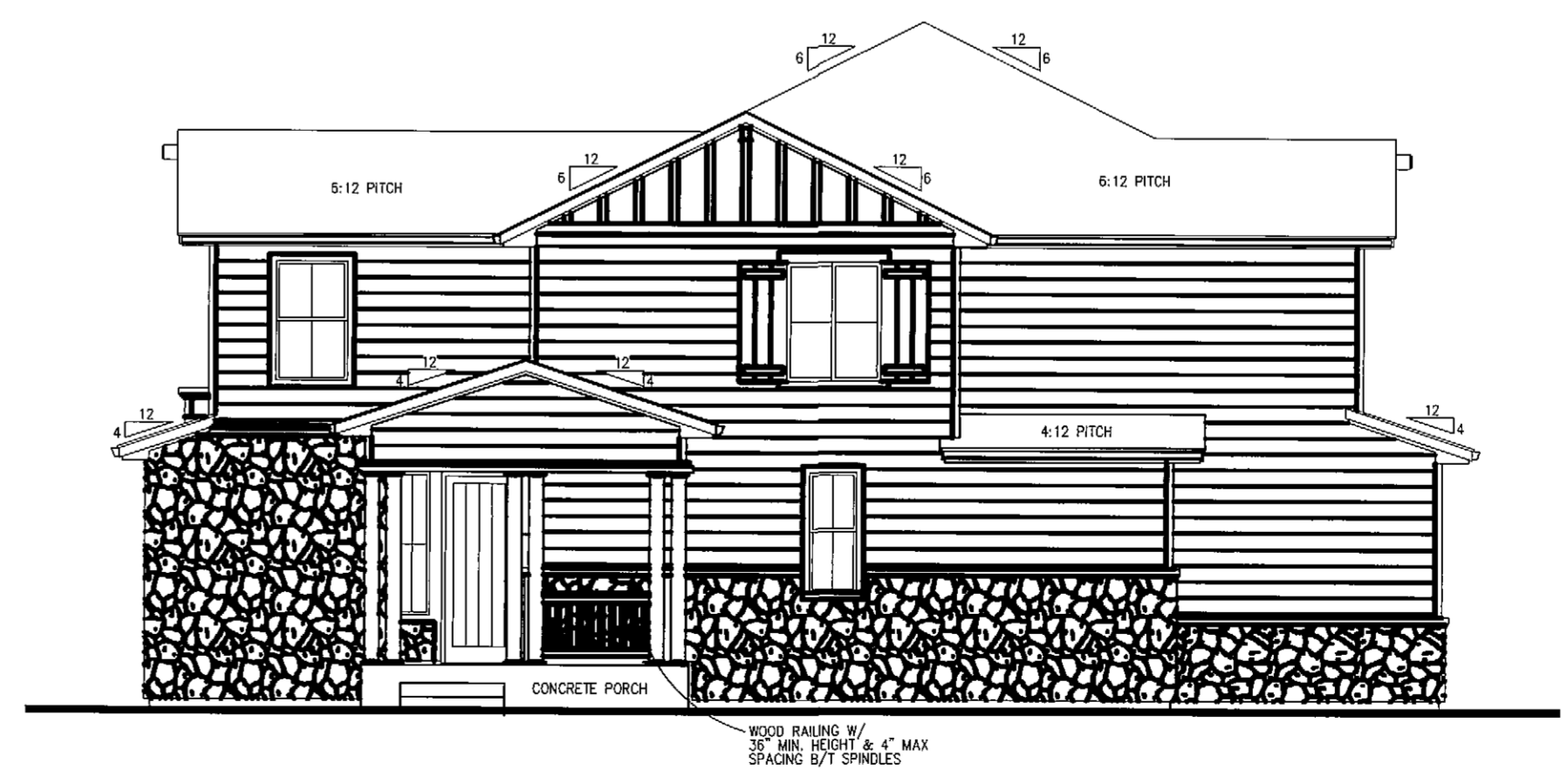
UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



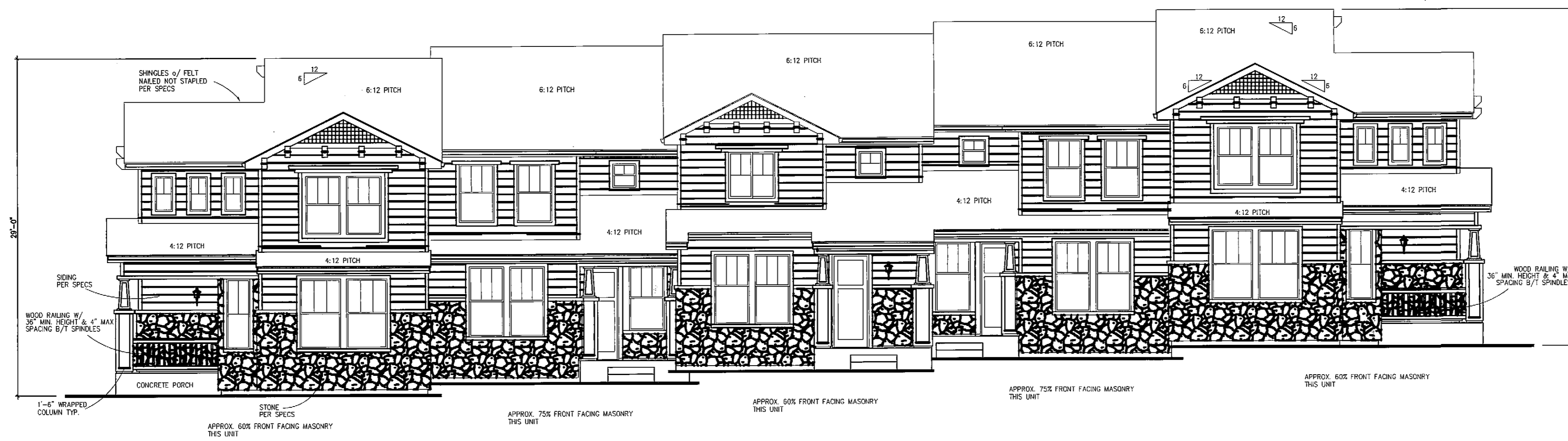
MTN. RUSTIC REAR ELEVATION
 SCALE: 1/16" = 1'-0" 11x17 SIZE



MTN. RUSTIC LEFT SIDE ELEV.
 SCALE: 1/16" = 1'-0" @ 11x17 SIZE



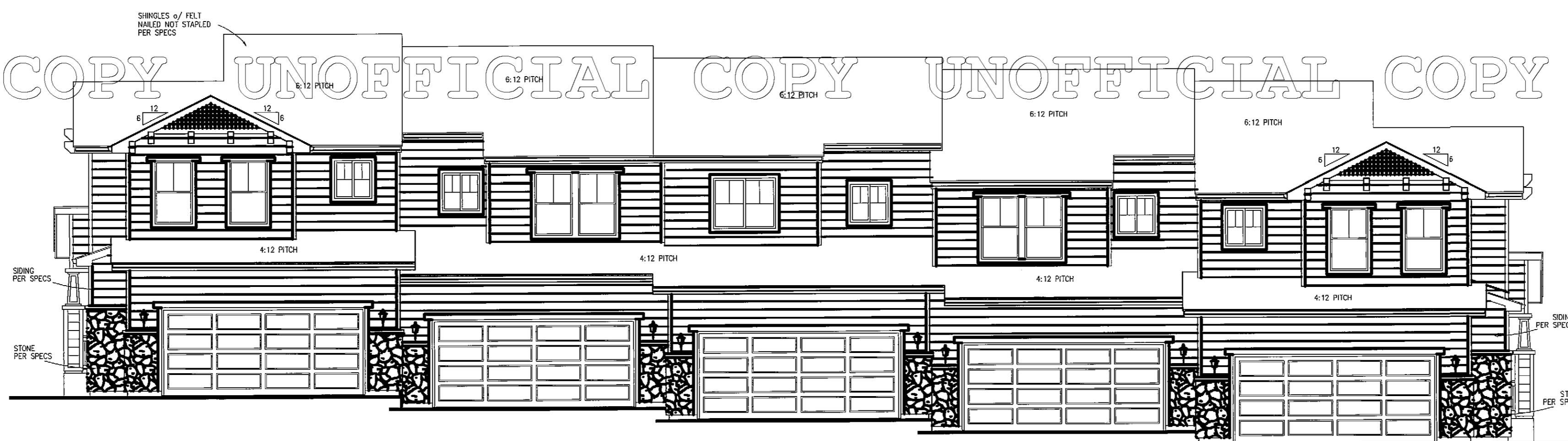
MTN. RUSTIC RIGHT SIDE ELEV.
 SCALE: 1/16" = 1'-0" @ 11x17 SIZE



CRAFTSMAN FRONT ELEVATION

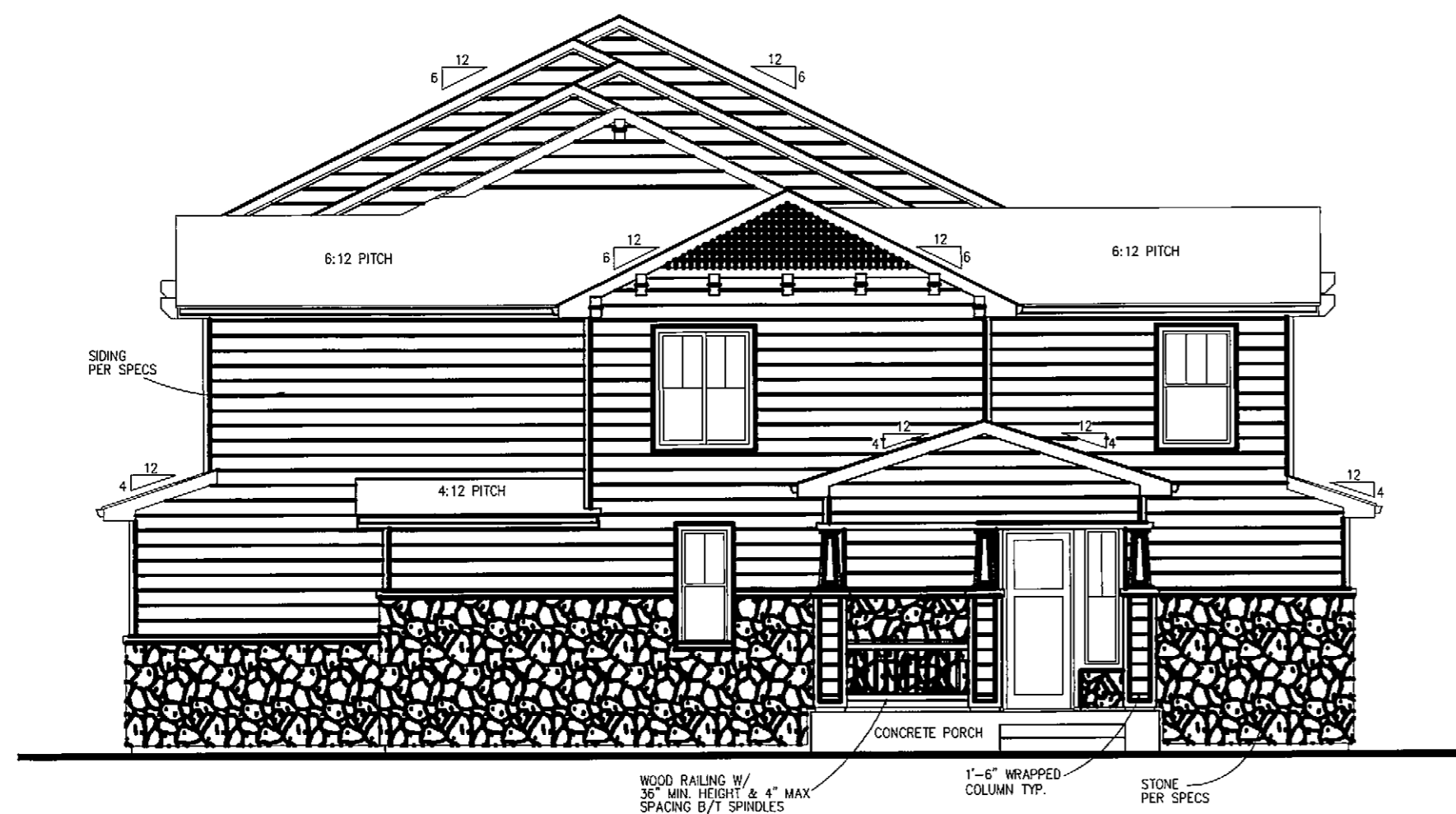
SCALE: 1/16" = 1'-0" @ 11x17 SIZE

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



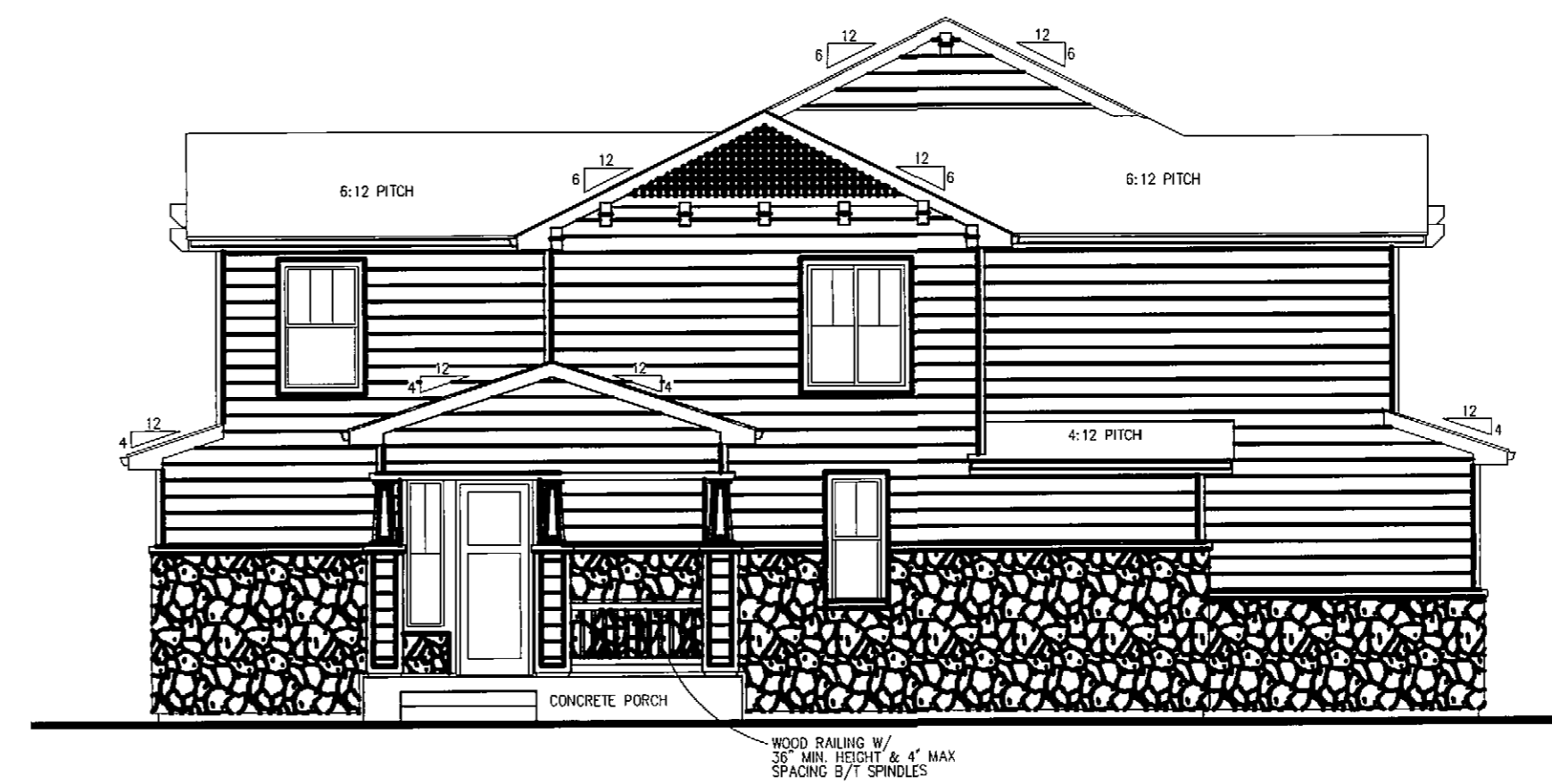
CRAFTSMAN REAR ELEVATION

SCALE: 1/16" = 1'-0" @ 11x17 SIZE



CRAFTSMAN LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0" @ 11x17 SIZE



CRAFTSMAN RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0" @ 11x17 SIZE



REVISIONS:

Plan Number
TWNHM

Lawson Number

Parent Plan
NEW

FILENAME

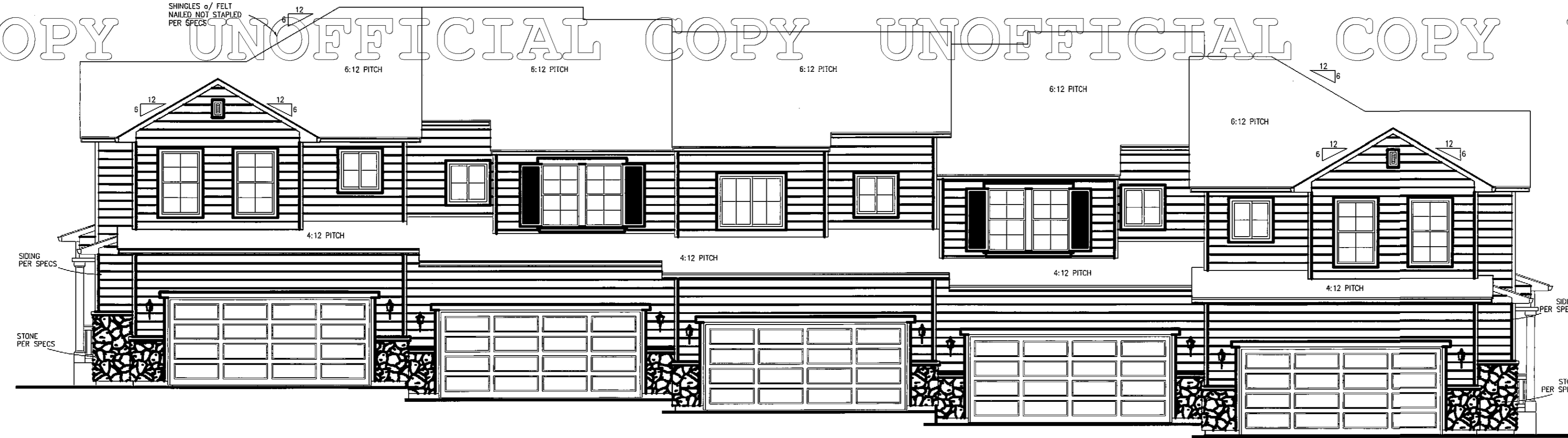
SHEET No.
22



FARMHOUSE FRONT ELEVATION

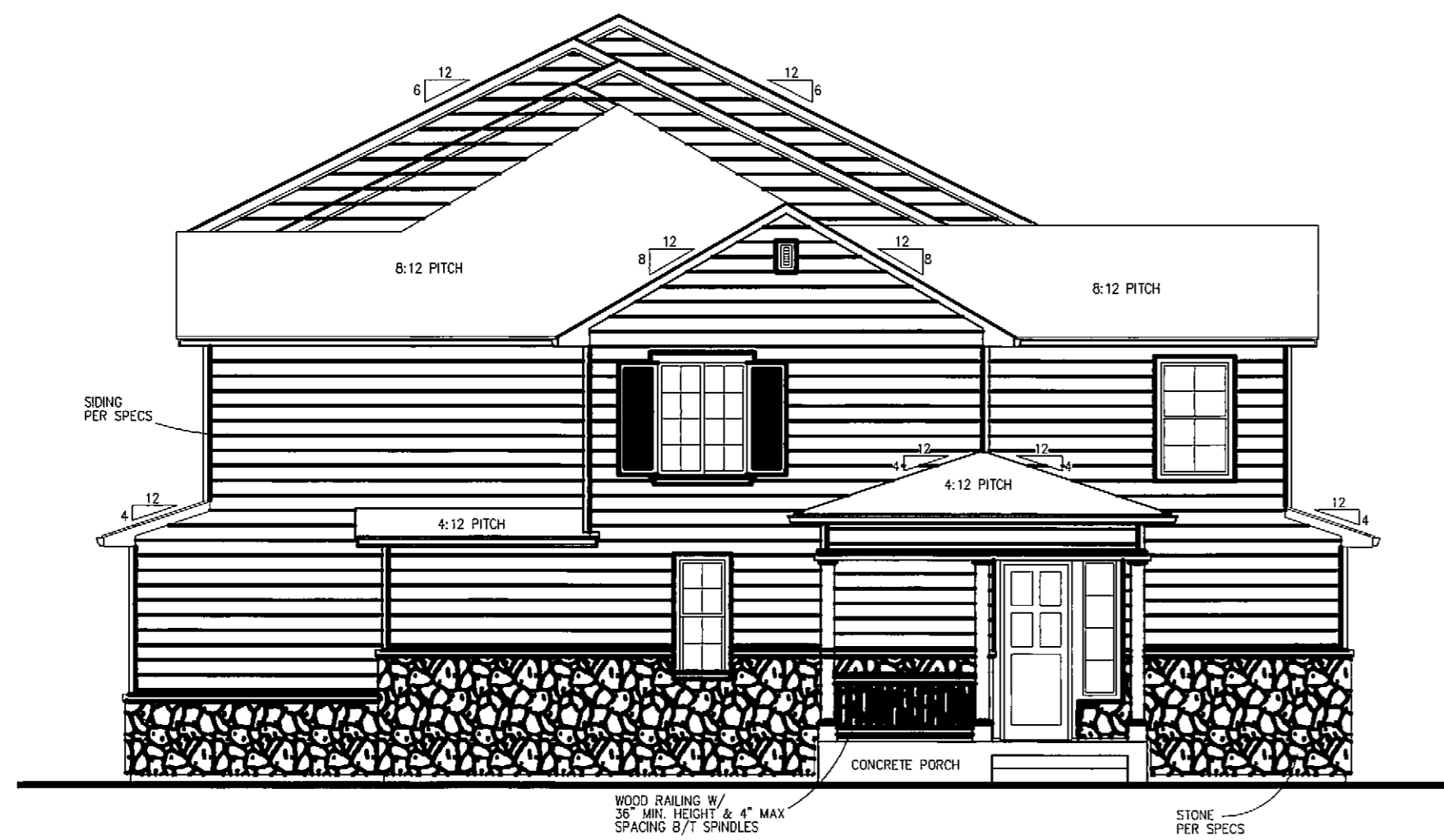
SCALE: 1/16" = 1'-0" @ 11x17 SIZE

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



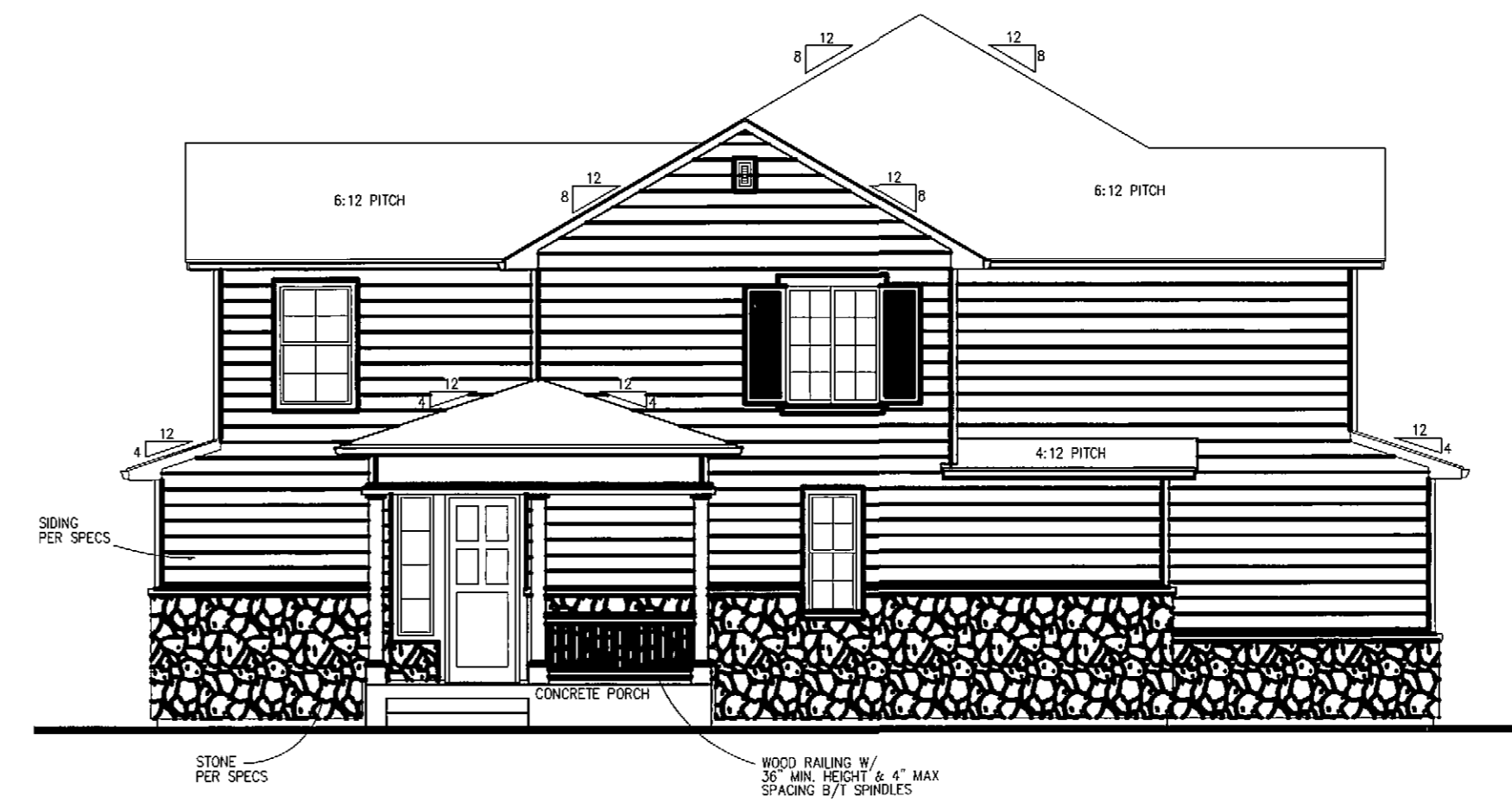
FARMHOUSE REAR ELEVATION

SCALE: 1/16" = 1'-0" @ 11x17 SIZE



FARMHOUSE LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0" @ 11x17 SIZE



FARMHOUSE RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0" @ 11x17 SIZE



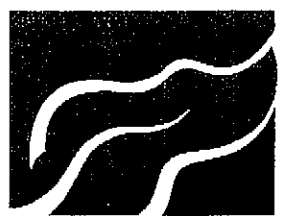
REVISIONS:

Plan Number
TWNHM

Lawson Number

Parent Plan
NEW

FILENAME
 SHEET No.
23



NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775 voice
407.926.5776 fax

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

MATCHLINE SEE SHEET 25



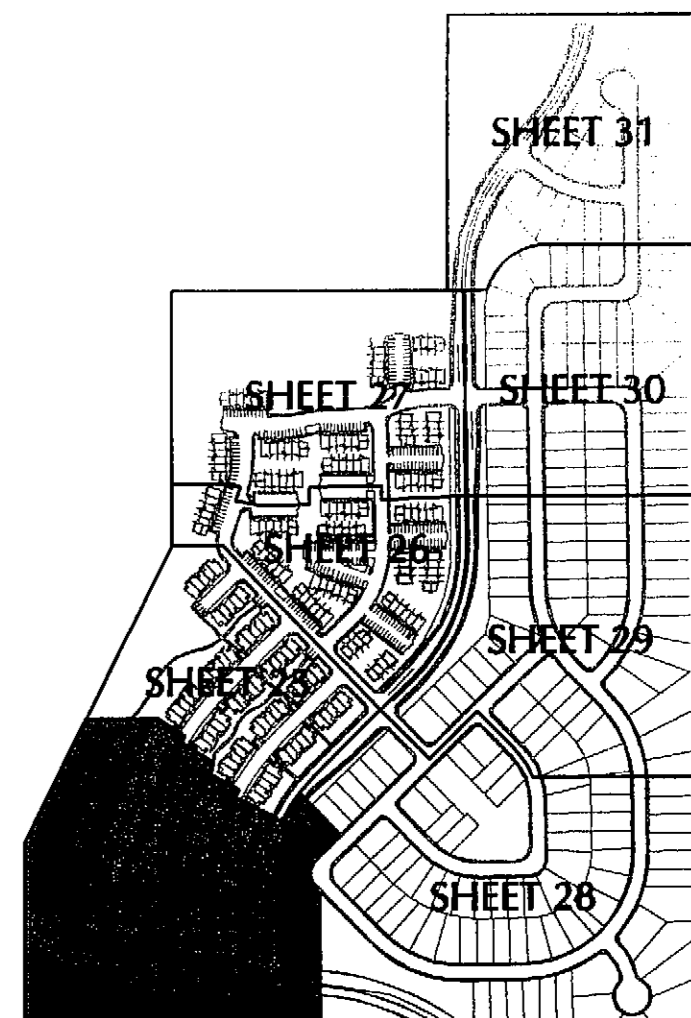
LIMITS OF SEEDING

UNOFFICIAL COPY UNOFFICIAL COPY

LEGEND

- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

KEY MAP



NOTE: LANDSCAPING IN MEDIAN AND ROW OF MIKELSON BLVD. BY OTHERS.

MATCHLINE
SEE SHEET 28

1 LANDSCAPE PLAN
SCALE: 1"=40'



Founders Village Filing # 24
Castle Rock, CO
Preliminary Design Plan

PROJECT: 073000
 DRAWN BY: JCC
 CHECK BY: RAS
 ISSUE DATE: 10.20.03
 REVISIONS: 2.02.04
 08.18.04
 SEPTEMBER 2004

TCR CERTIFICATE NUMBER: 308

SHEET TITLE
Landscape Plan

SHEET NUMBER

Drawing: U:\Rock Canyon US Euro\Submittals\Submittal 10-01-04\Title Streets.dwg
04.01.2004 - 3:46pm
Copyright: 2004 Nuszer Kopatz, Inc.



NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

Founders Village Filing #24

Castle Rock, CO
Preliminary Design Plan

PROJECT:	073000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

FOR CERTIFICATE NUMBER: 308
SHEET TITLE

Landscape Plan

SHEET NUMBER

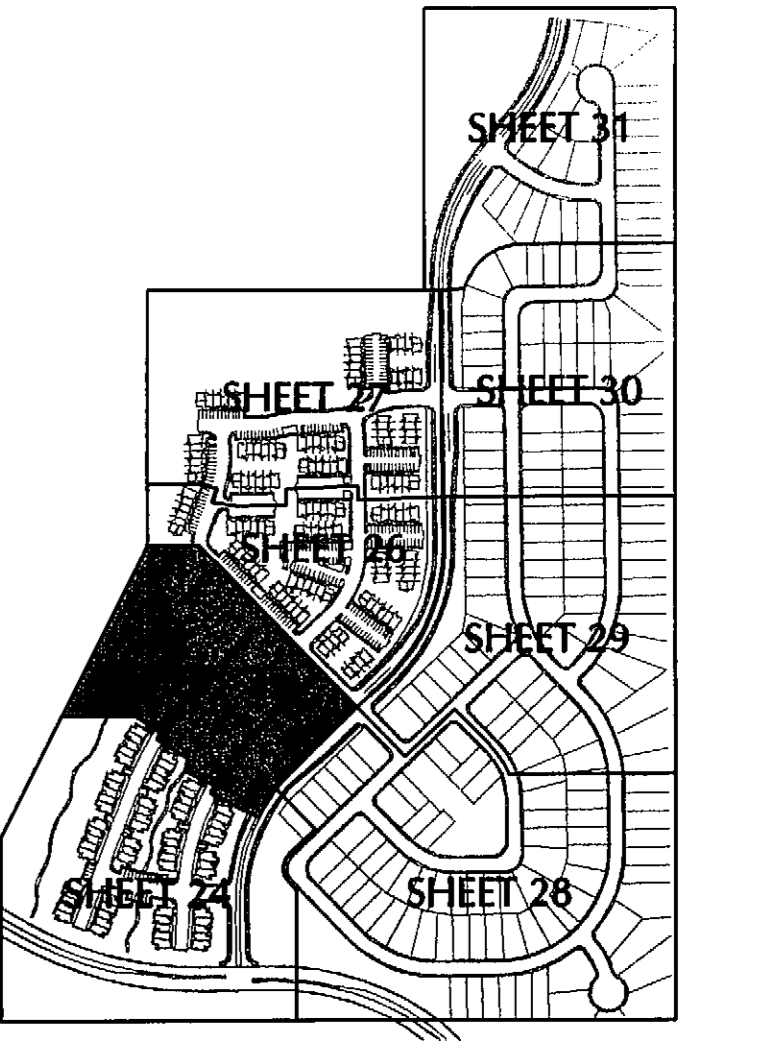


UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LEGEND

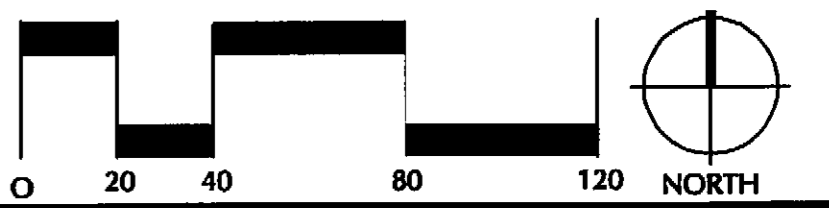
- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

KEY MAP



1 LANDSCAPE PLAN

SCALE: 1"=40'



Drawing: U:\Rock Canyon US Euro\Submittals\Submittal 10-01-04\Title Sheets.dwg
04.01.2004 - 2:20pm
Copyright: 2004 Nuszer Kopatz Inc.



NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

Founders Village Filing #24

Castle Rock, CO
Preliminary Design Plan

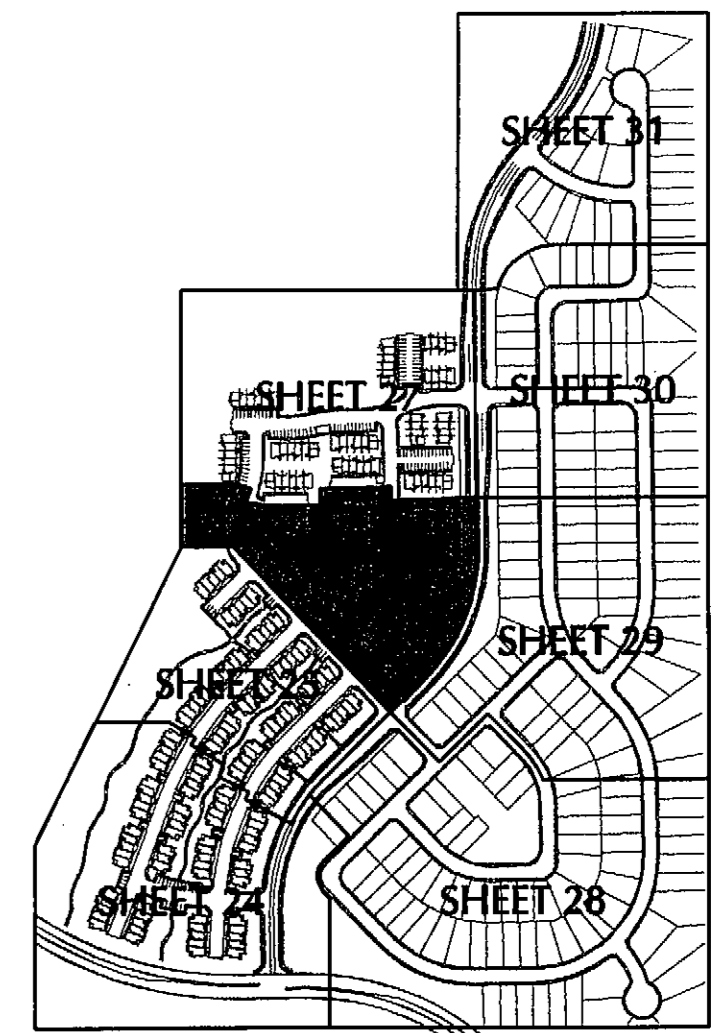


OFFICIAL COPY

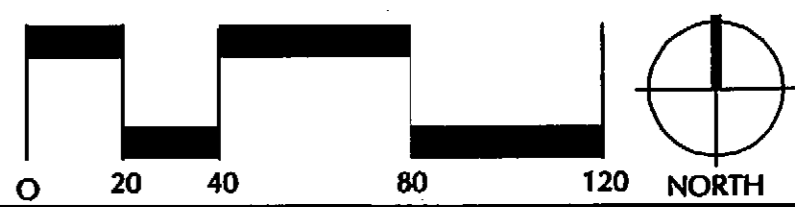
LEGEND

- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

KEY MAP



1 LANDSCAPE PLAN
SCALE: 1"=40'



PROJECT:	023000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

FOR CERTIFICATE NUMBER: 308

SHEET TITLE
Landscape Plan

SHEET NUMBER
26 of 34

Drawing: U:\Rock Canyon US Euro\Submittals\Submittal 10-01-04\Title Sheets.dwg
Oct 01, 2004 - 4:05pm
Copyright: 2004 Nuszer Kopatz, Inc.



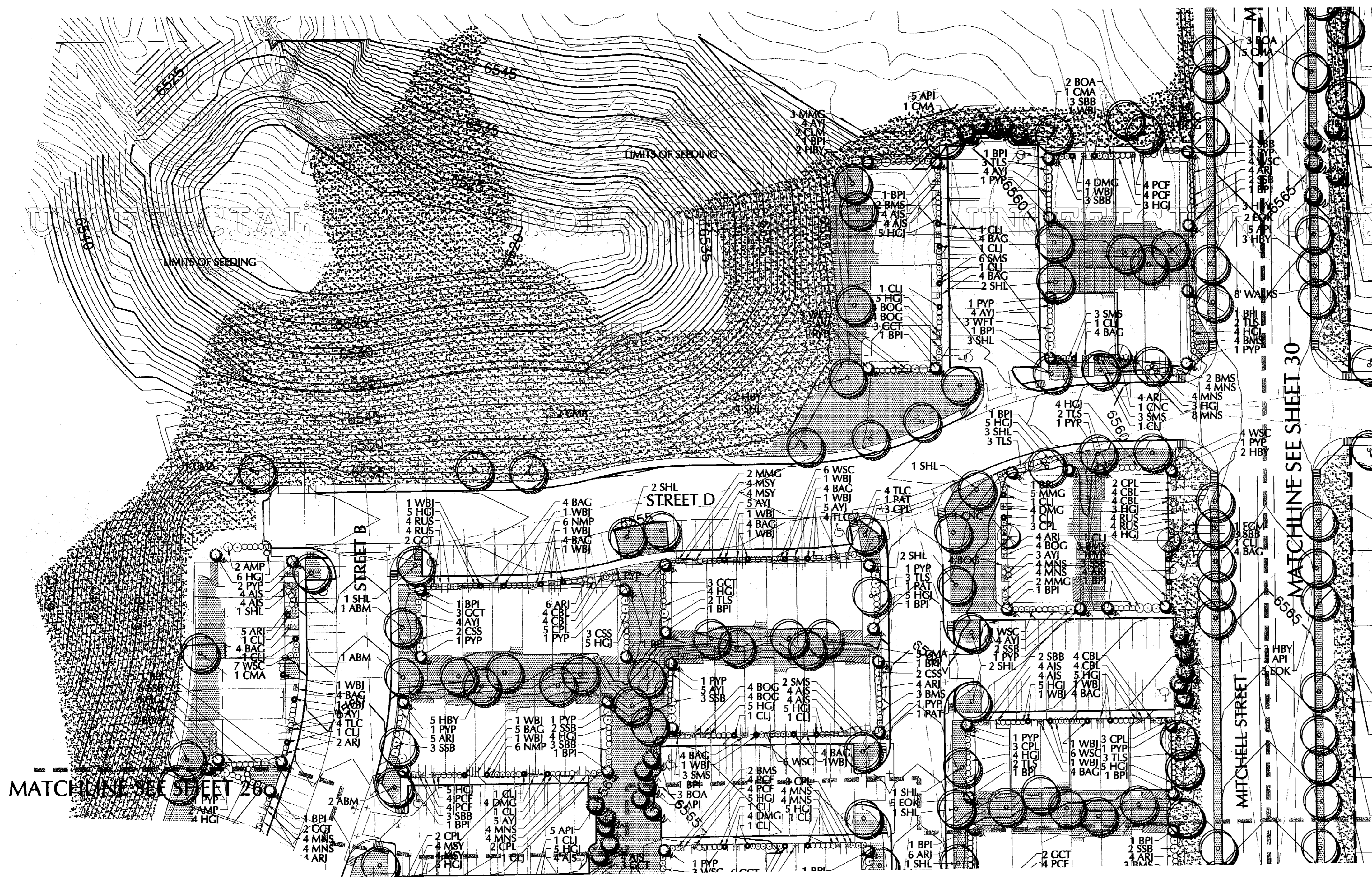
NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

Founders Village Filing # 24
Castle Rock, CO
Preliminary Design Plan

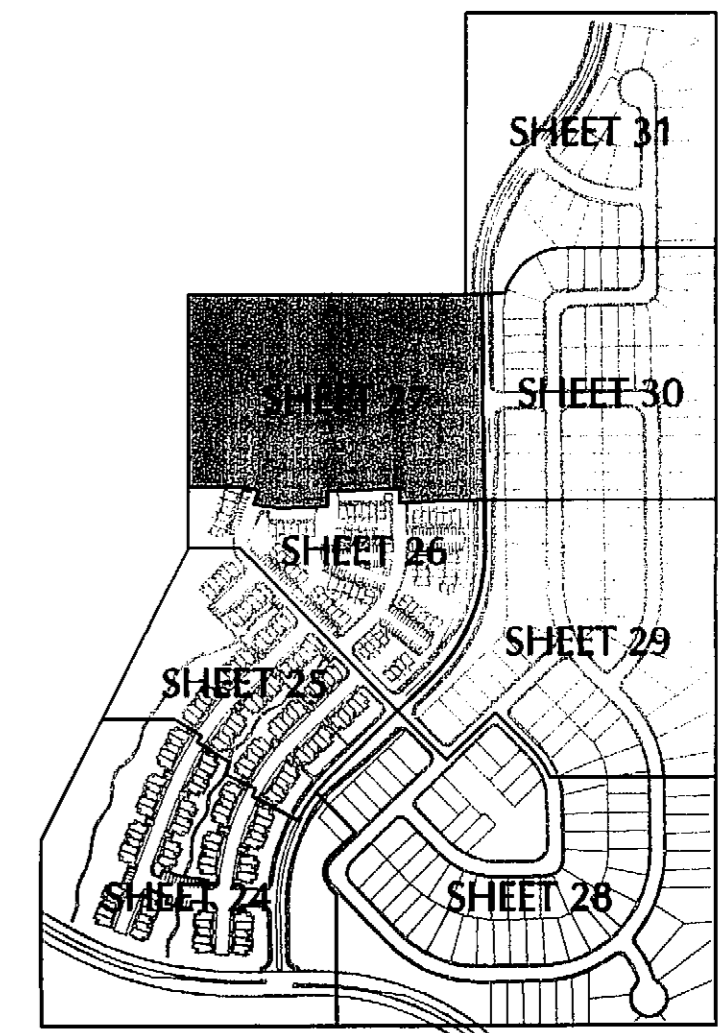


UNOFFICIAL COPY

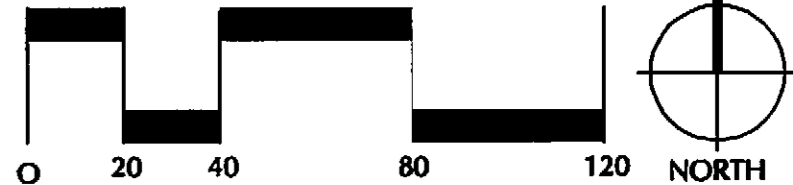
LEGEND

- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

KEY MAP



1 LANDSCAPE PLAN
SCALE: 1"=40'



Drawing: U:\Rock Canyon US Euro\Submittals\Submittal 10-01\04\Title Sheets.dwg
04/01/2004 - 3:54pm
Copyright: 2004 Nuszer Kopatz, Inc.

PROJECT:	023000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

TRC CERTIFICATE NUMBER: 308

SHEET TITLE
Landscape Plan

SHEET NUMBER



NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3740 fax

Founders Village Filing # 24

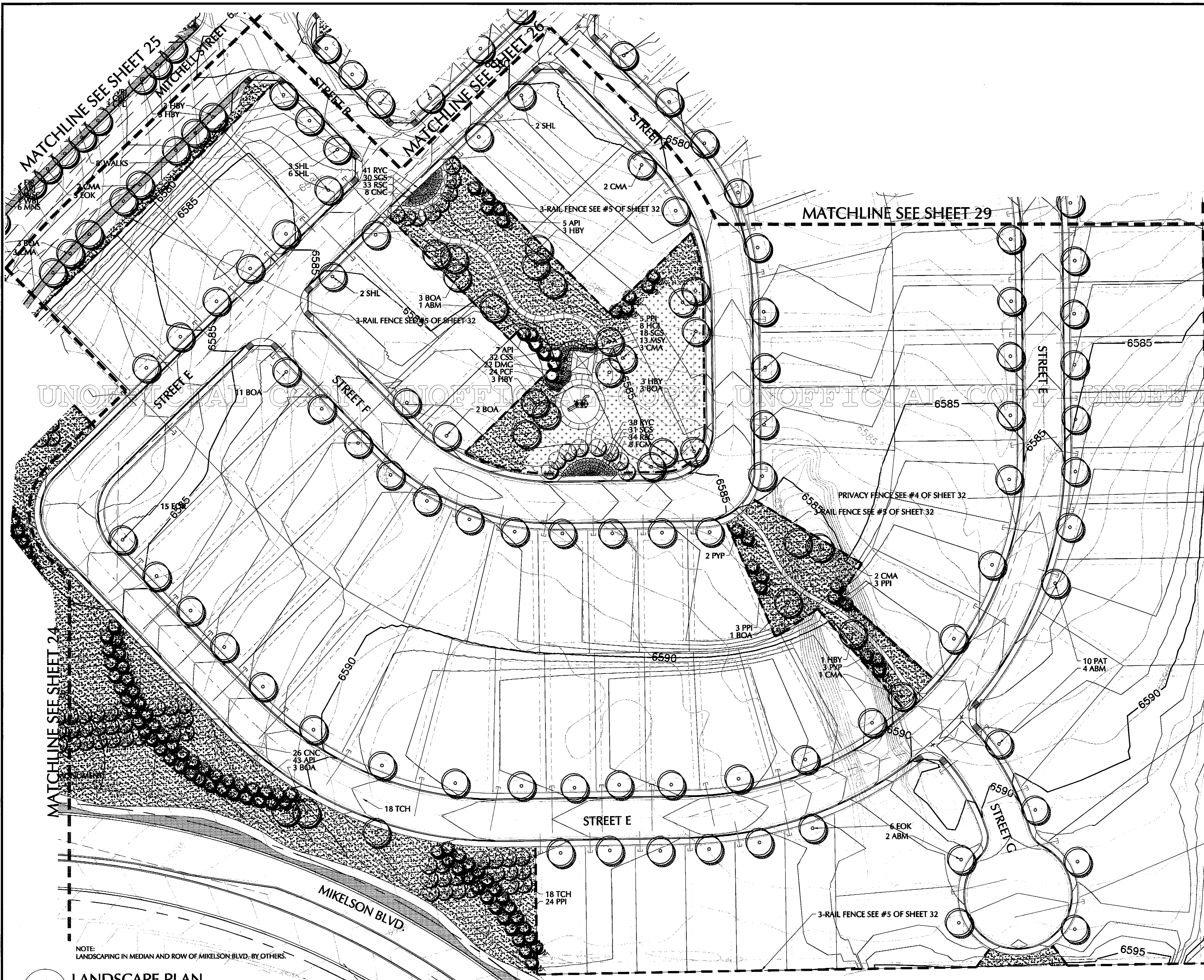
Castle Rock, CO
Preliminary Design Plan

PROJECT:	073000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

TCR CERTIFICATE NUMBER: 308

LANDSCAPE PLAN

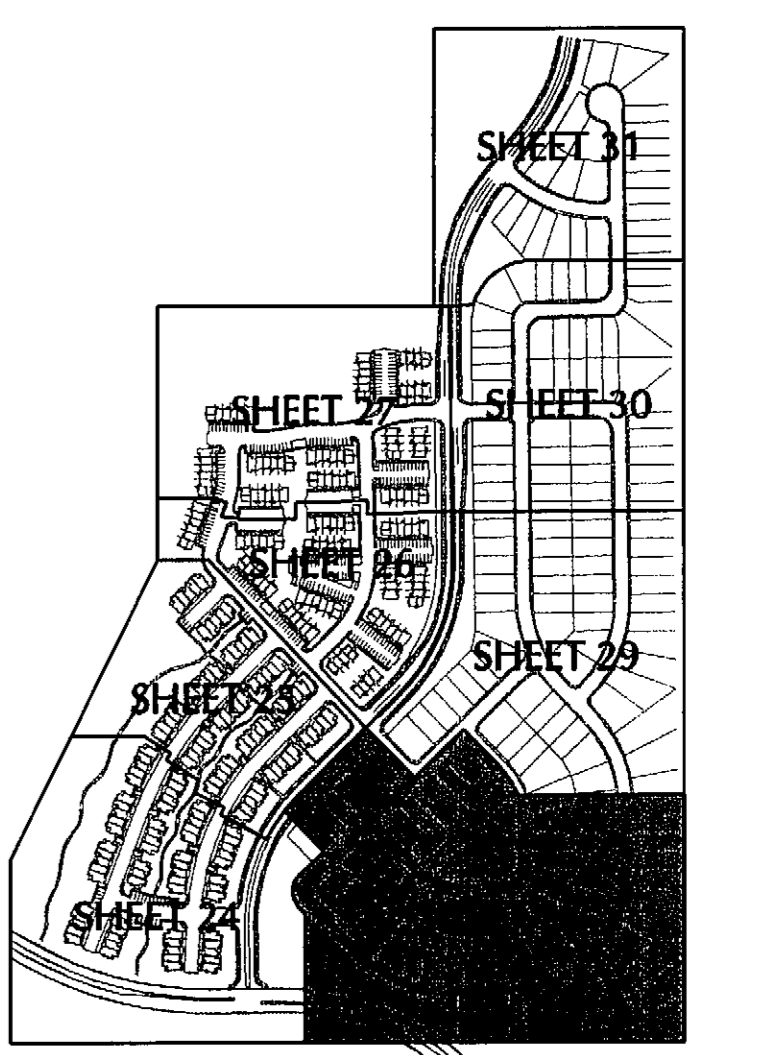
SHEET NUMBER



LEGEND

- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

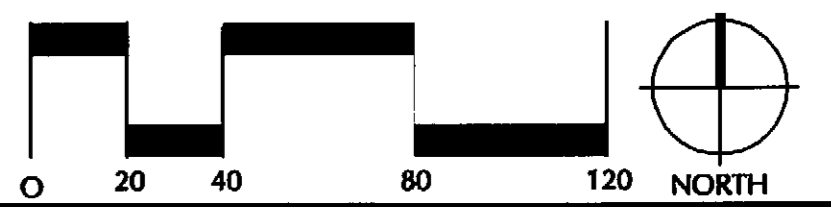
KEY MAP



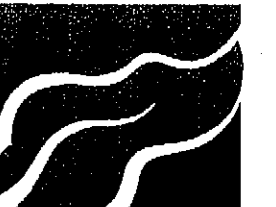
NOTE:
LANDSCAPING IN MEDIAN AND ROW OF MIKELSON BLVD. BY OTHERS.

1 LANDSCAPE PLAN

SCALE: 1"=40'



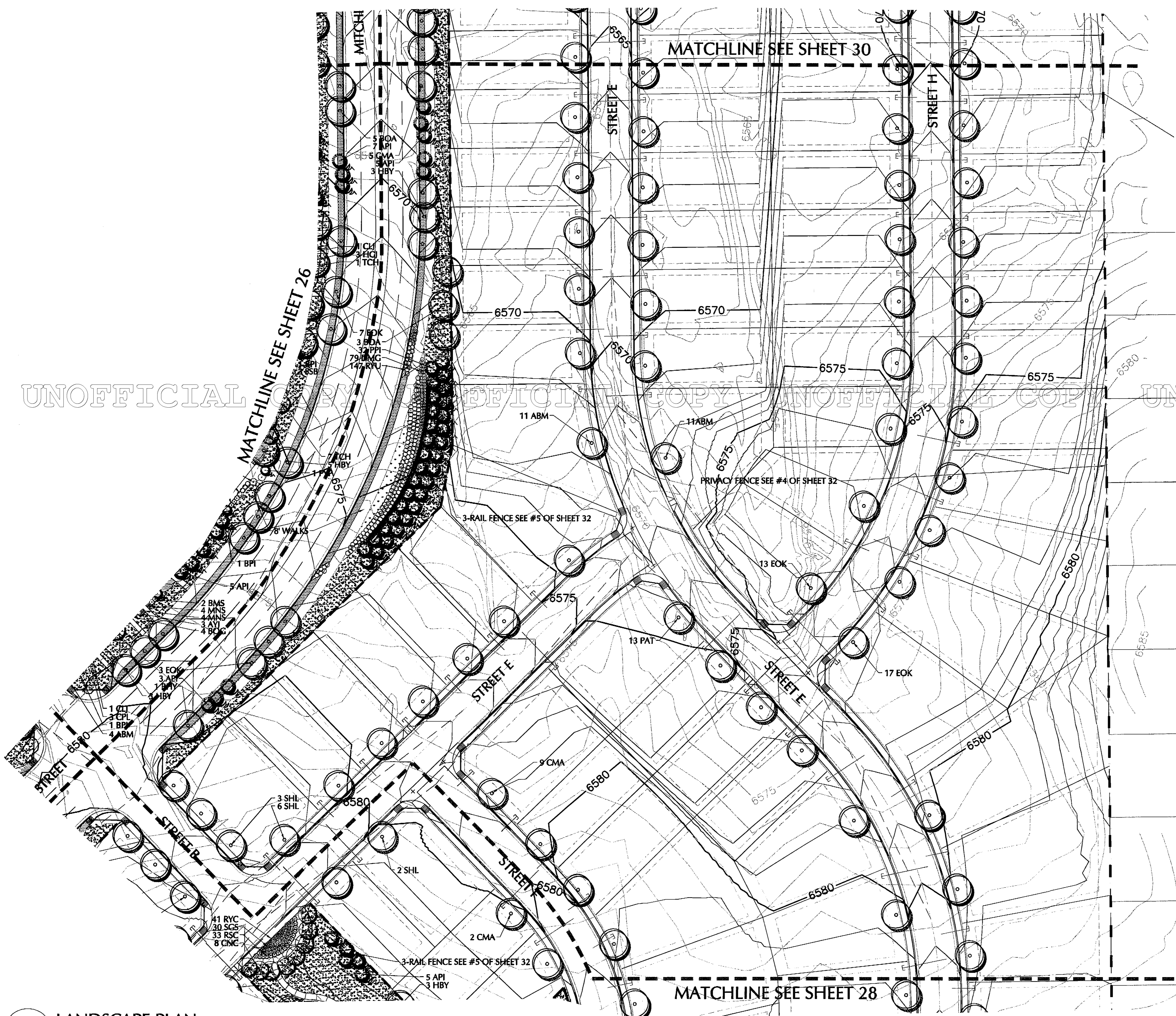
Drawing: U:\Rock Canyon US Euro\Submittals\Submittal 10-01-04\Title Sheets.dwg
Out: 01_2004_2:29pm
Copyright: 2004 Nuszer Kopatz, Inc.



NUSZER KOPATZ
urban design associates
1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

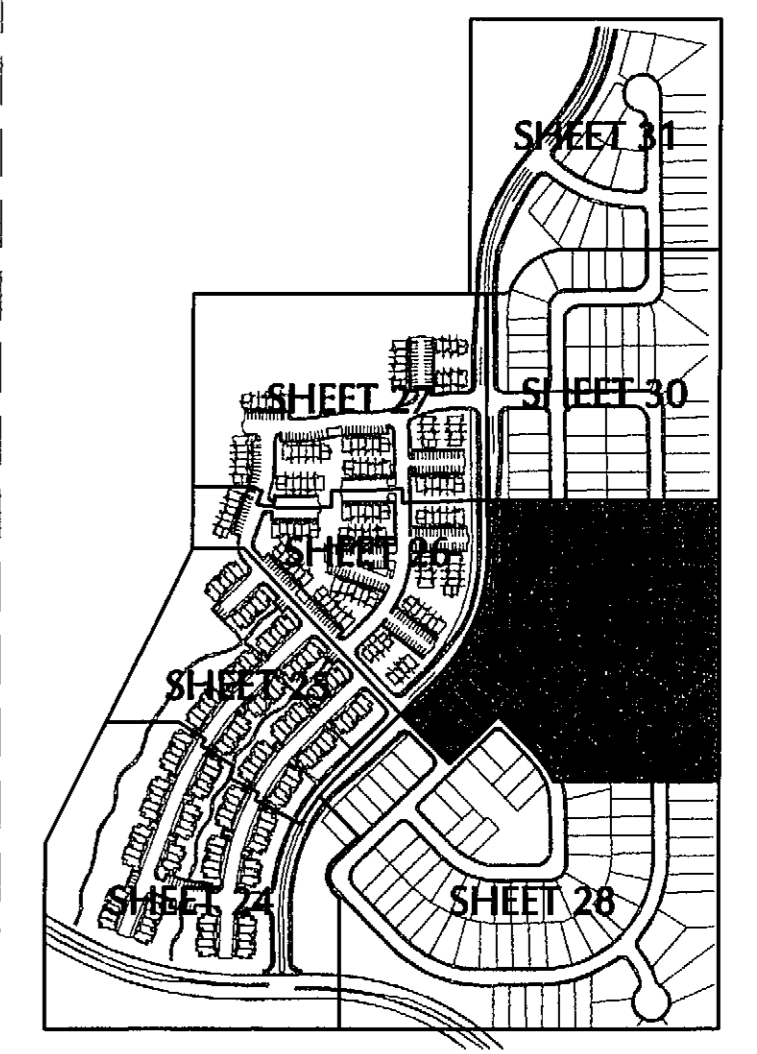


UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

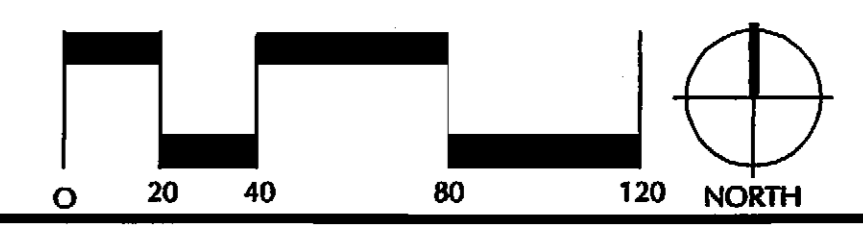
LEGEND

- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

KEY MAP



1 LANDSCAPE PLAN
SCALE: 1"=40'



Founders Village Filing # 24

Castle Rock, CO
Preliminary Design Plan

PROJECT:	023000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

FOR CERTIFICATE NUMBER: 308
SHEET TITLE
Landscape Plan

Drawing: C:\Documents and Settings\kurt\Local Settings\Temp\Sheets_1_1_9621.dwg
Oct 01, 2004 - 4:54pm
Copyright: 2004 Nuszer Kopatz Inc.



NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

Founders Village Filing #24

Castle Rock, CO
Preliminary Design Plan

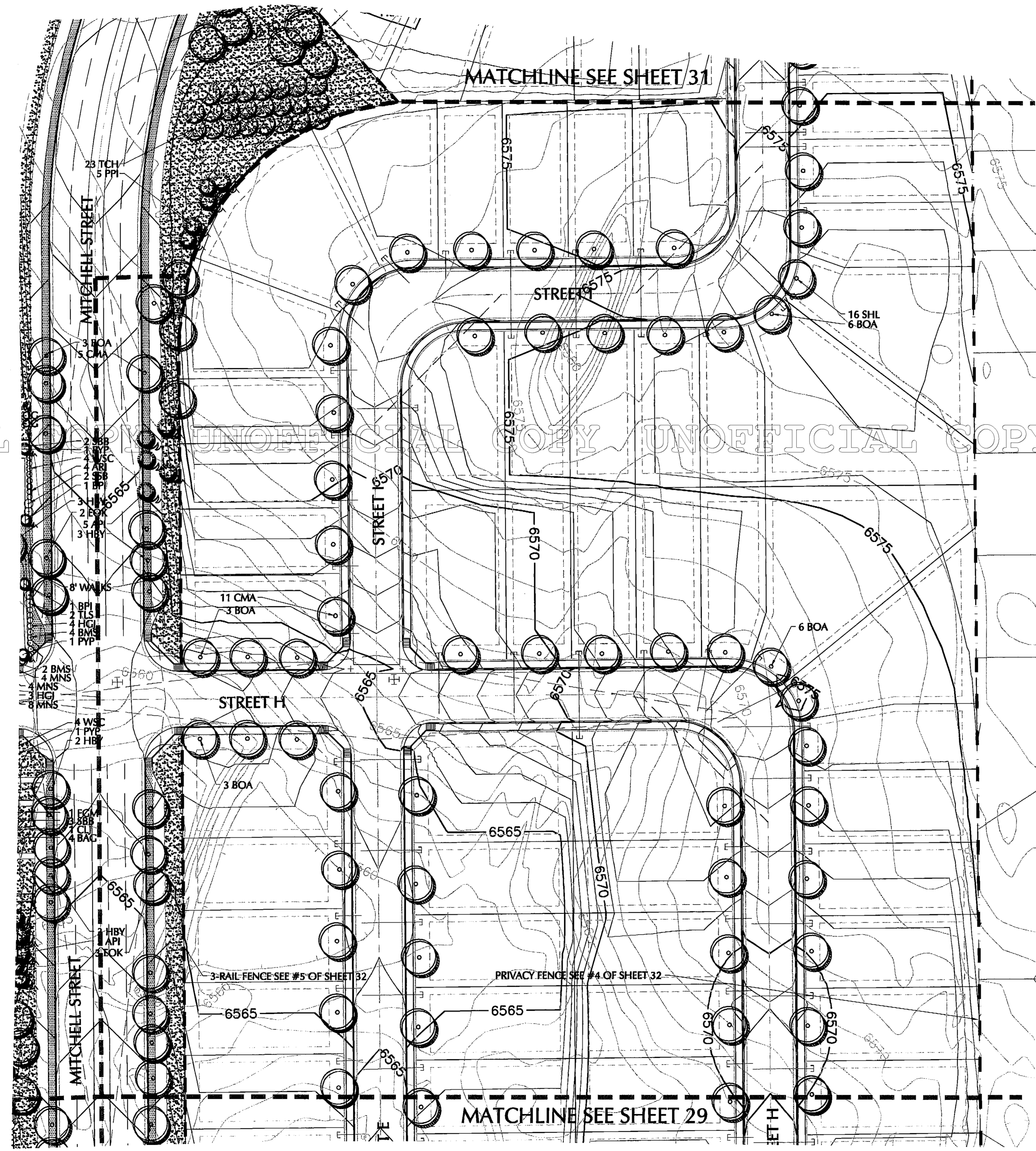
PROJECT:	023000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

FOR CERTIFICATE NUMBER: 308

SHEET TITLE

Landscape Plan

SHEET NUMBER





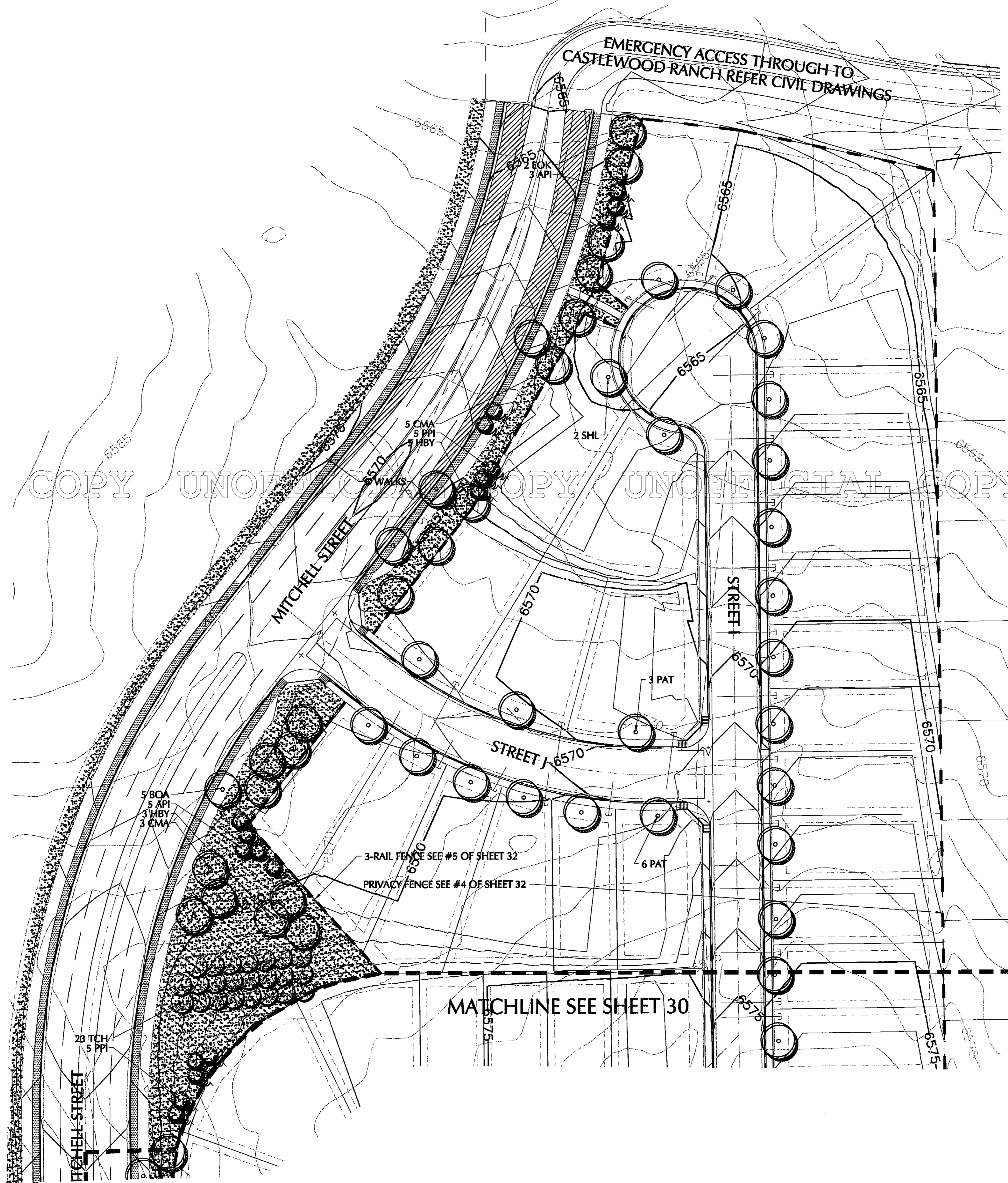
NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

Founders Village Filing #24
Castle Rock, CO
Preliminary Design Plan

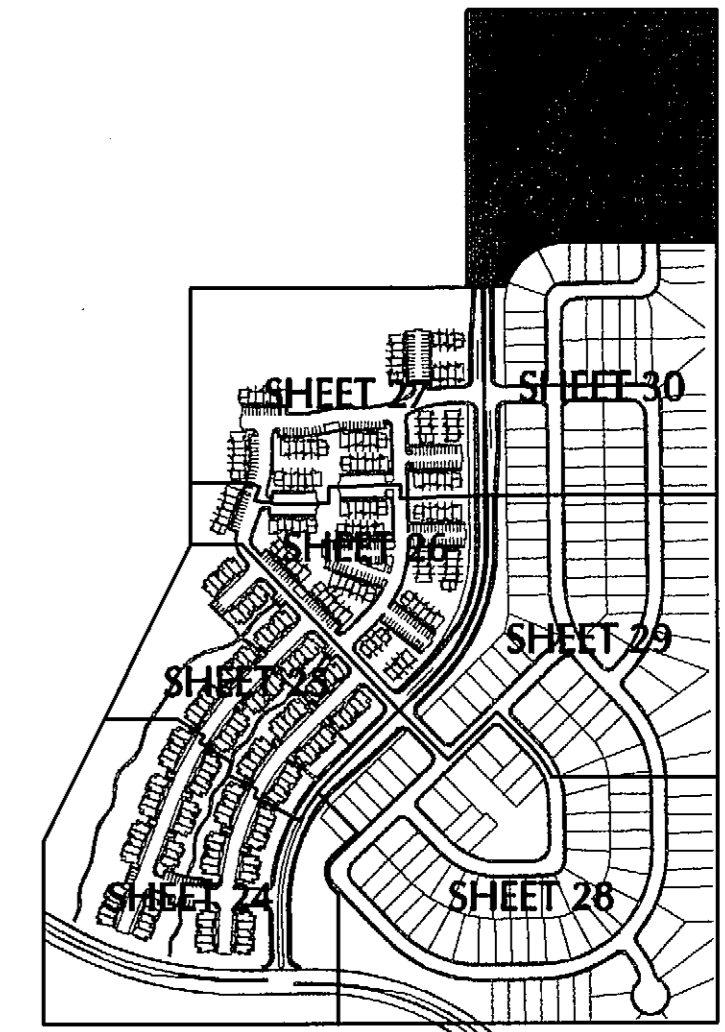


UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LEGEND

- Deciduous Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- (V-1) Rock Mulch
- (V-2) Native Seed
- (V-3) Buffalo Grass
- (L-1) Fescue Sod
- (H-1) Bluegrass Sod
- Privacy Fence
- 3 Rail Fence

KEY MAP

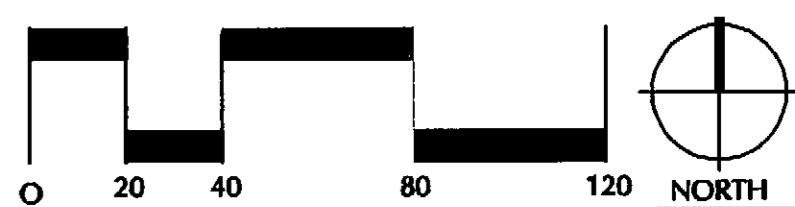


PROJECT:	023000
DRAWN BY:	JCC
CHECK BY:	RAS
ISSUE DATE:	10.20.03
REVISIONS:	2.02.04
	08.18.04
	SEPTEMBER 2004

FOR CERTIFICATE NUMBER: 308

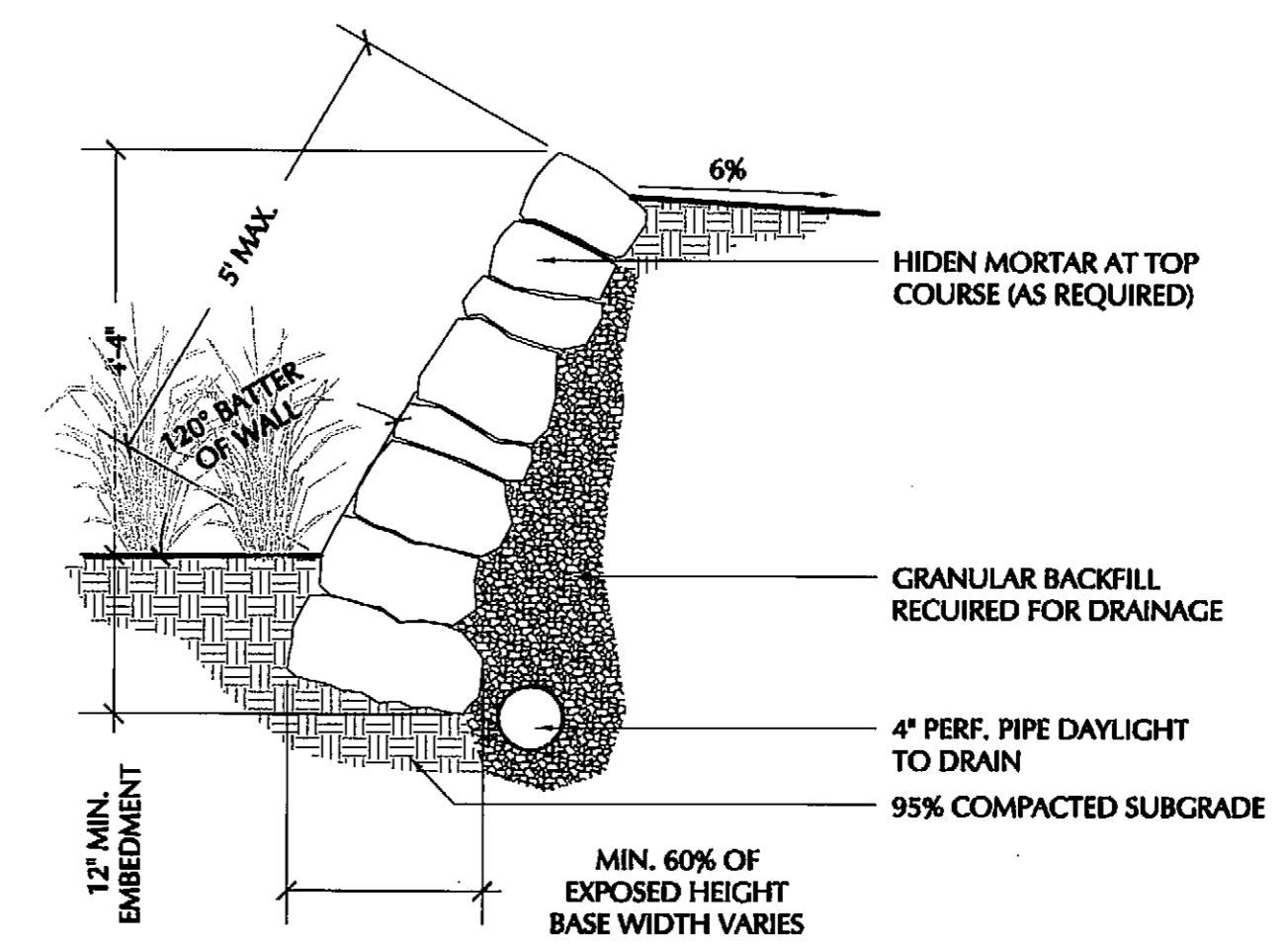
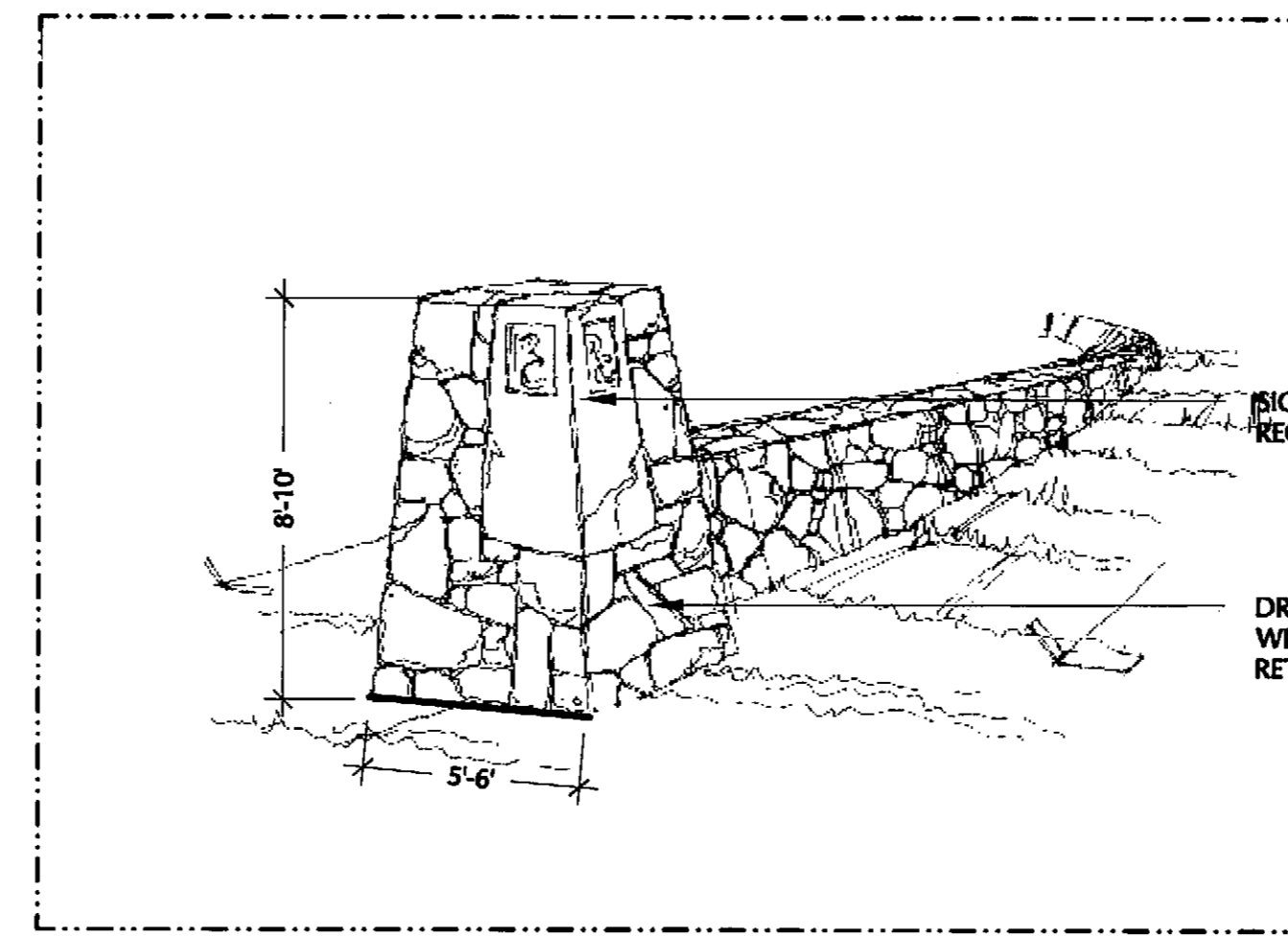
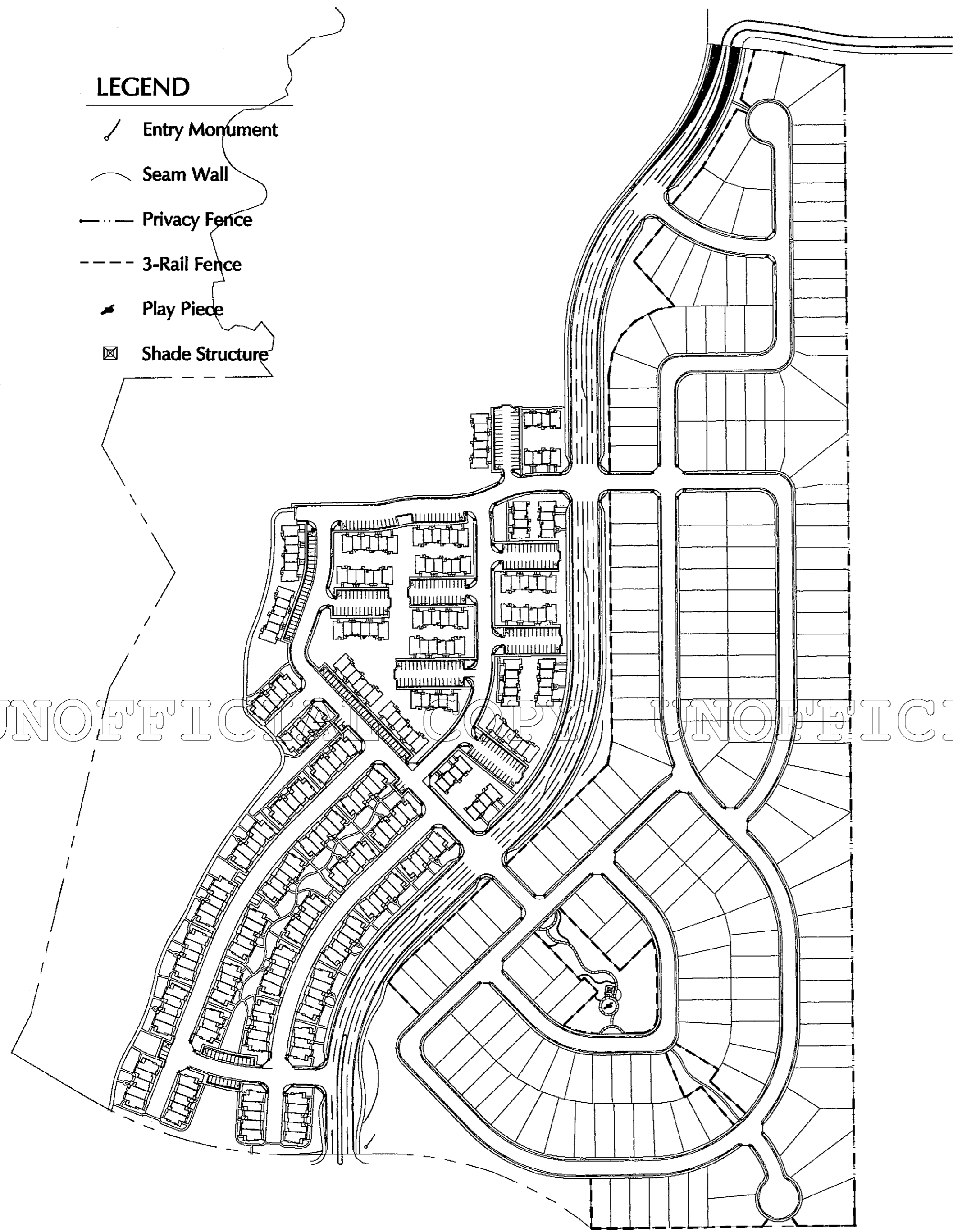
SHEET TITLE
Landscape Plan

Drawing: C:\Documents and Settings\karn\Local Settings\Temp\Sheets_1_1_9621.dwg
Oct 01, 2004 - 4:53pm
Copyright: 2004 Nuszer Kopatz, Inc.



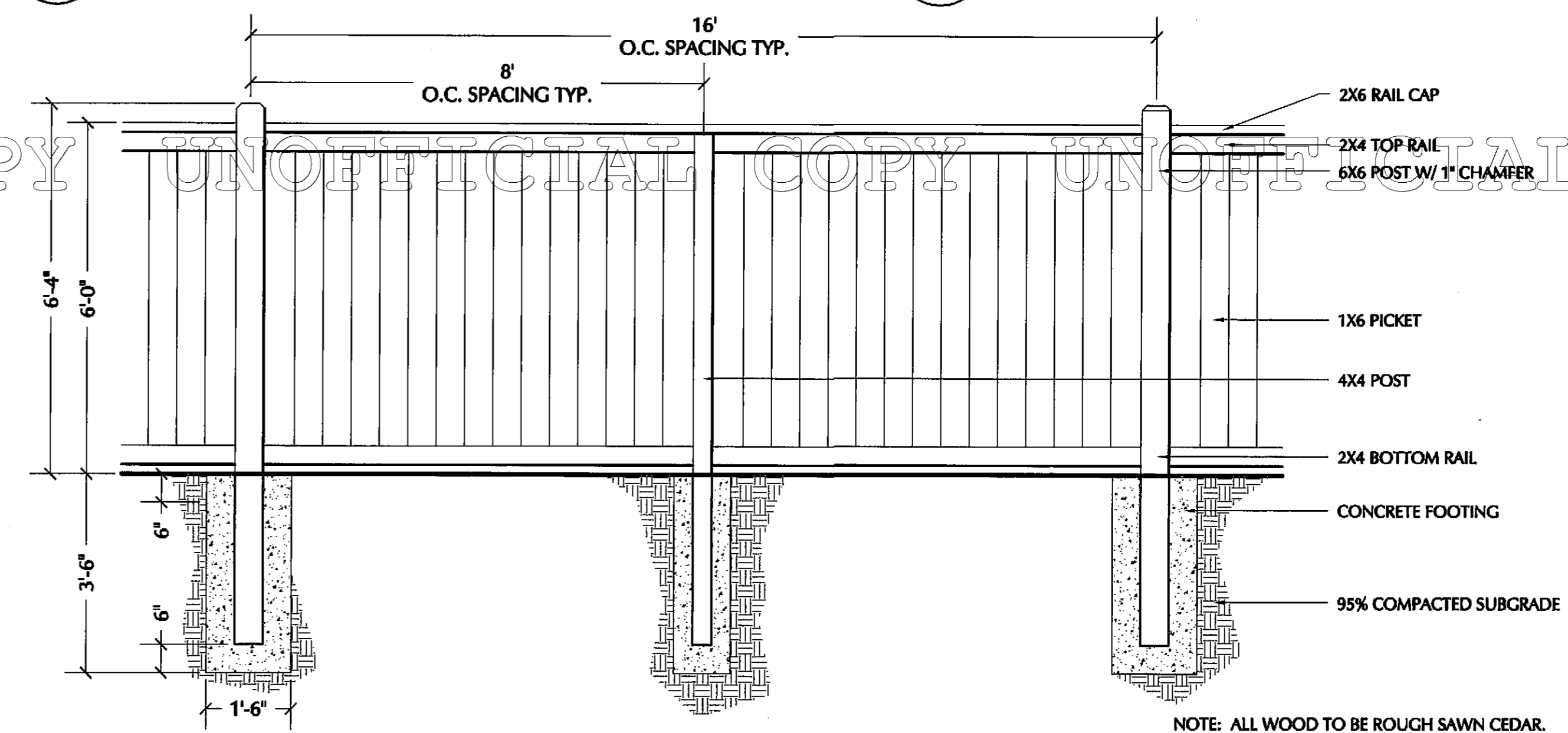
LEGEND

- Entry Monument
- Seam Wall
- Privacy Fence
- - - 3-Rail Fence
- Play Piece
- ☒ Shade Structure



2 Entry Monument
Scale: NTS

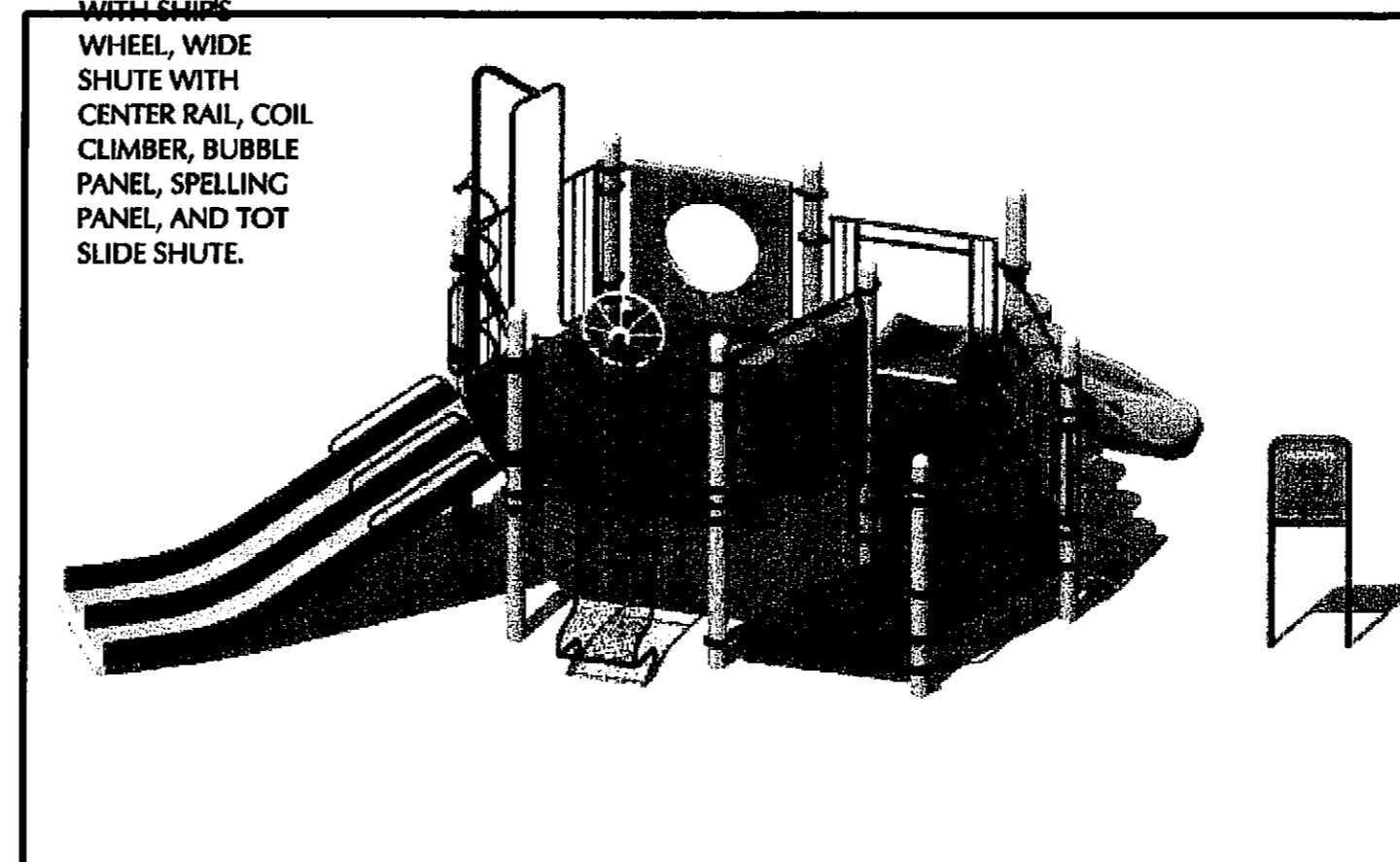
3 Seam Wall
Scale: 1/2"=1'-0"



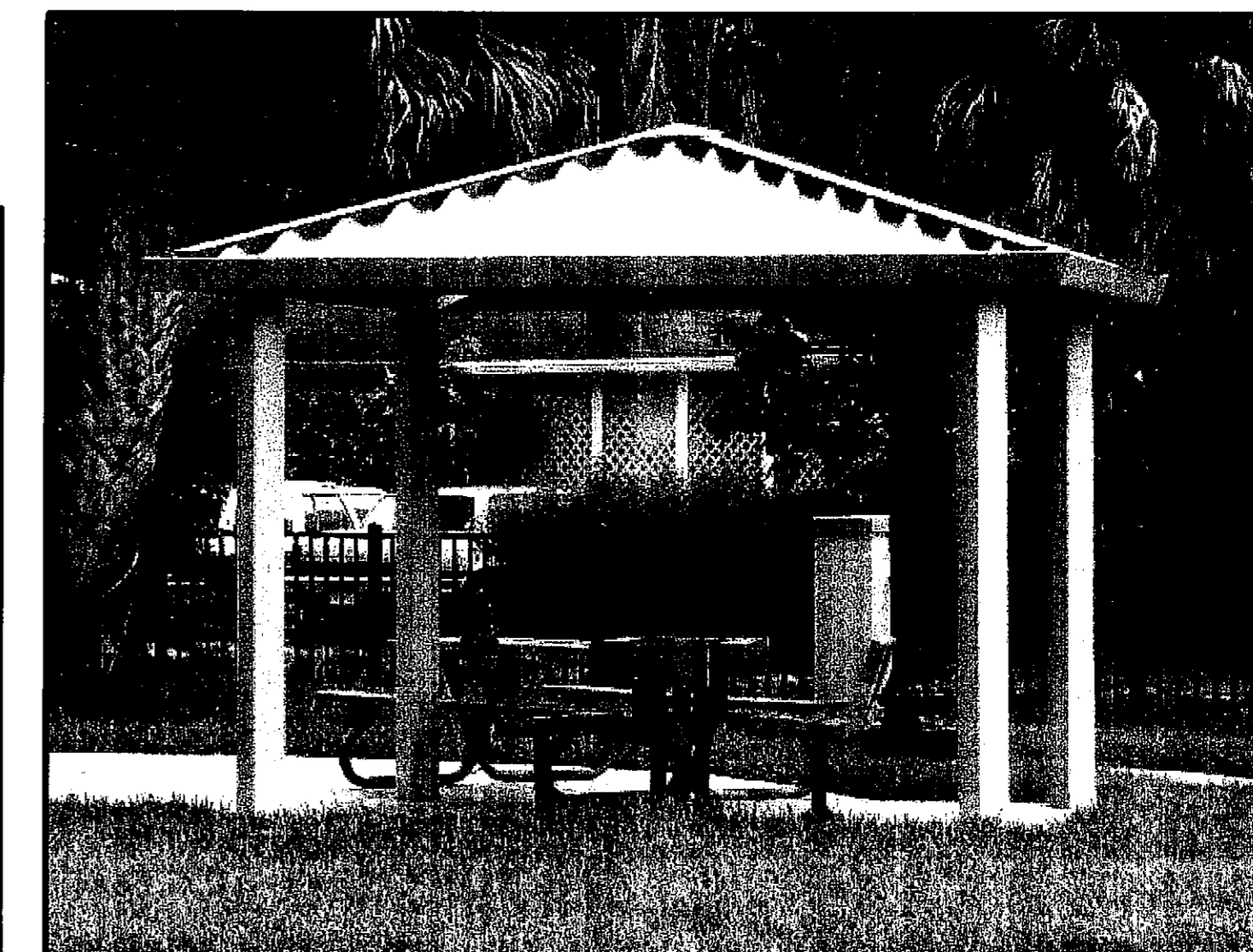
4 Privacy Fence
Scale: 1/2"=1'-0"

FEATURES:

- ACCESSIBLE ENTRANCE DECK, TIC-TAC-TOE, BALUSTER WALL WITH SHIPS
- WHEEL, WIDE SHUTE WITH CENTER RAIL, COIL CLIMBER, BUBBLE PANEL, SPELLING PANEL, AND TOT SLIDE SHUTE.

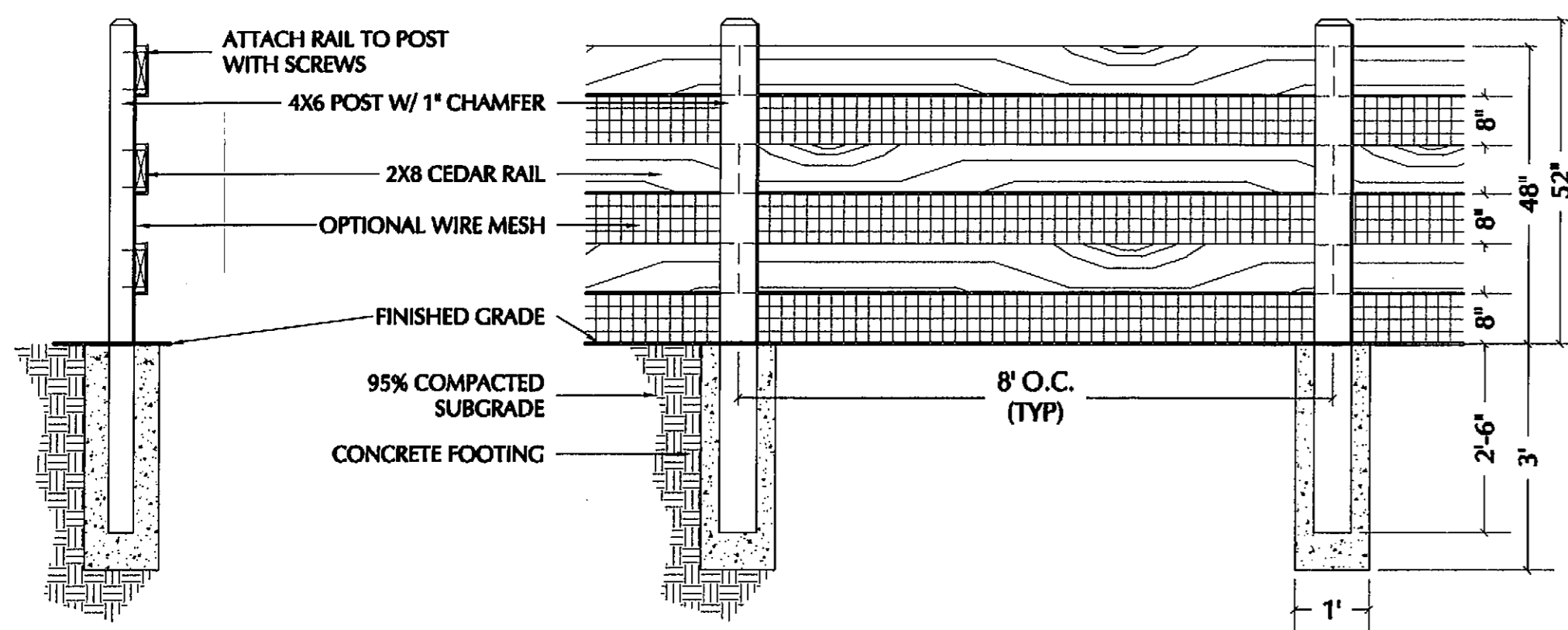


6 Play Piece
Scale: NTS



7 Shade Structure
Scale: NTS

1 Master Fence and Elements Plan
Scale: 1"=200'



5 3-Rail Fence
Scale:



NUSZER KOPATZ
urban design associates
1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax

Founders Village Filing #24

Castle Rock, CO
Preliminary Design Plan

PROJECT:	023000
DRAWN BY:	YCC
CHECK BY:	KLM/RAS
ISSUE DATE:	08.13.02
REVISIONS:	2.02.04
	08.18.04
	September 2004

TCR CERTIFICATE NUMBER: 308

SHEET TITLE
Landscape Plan

SHEET NUMBER

Plant Schedule

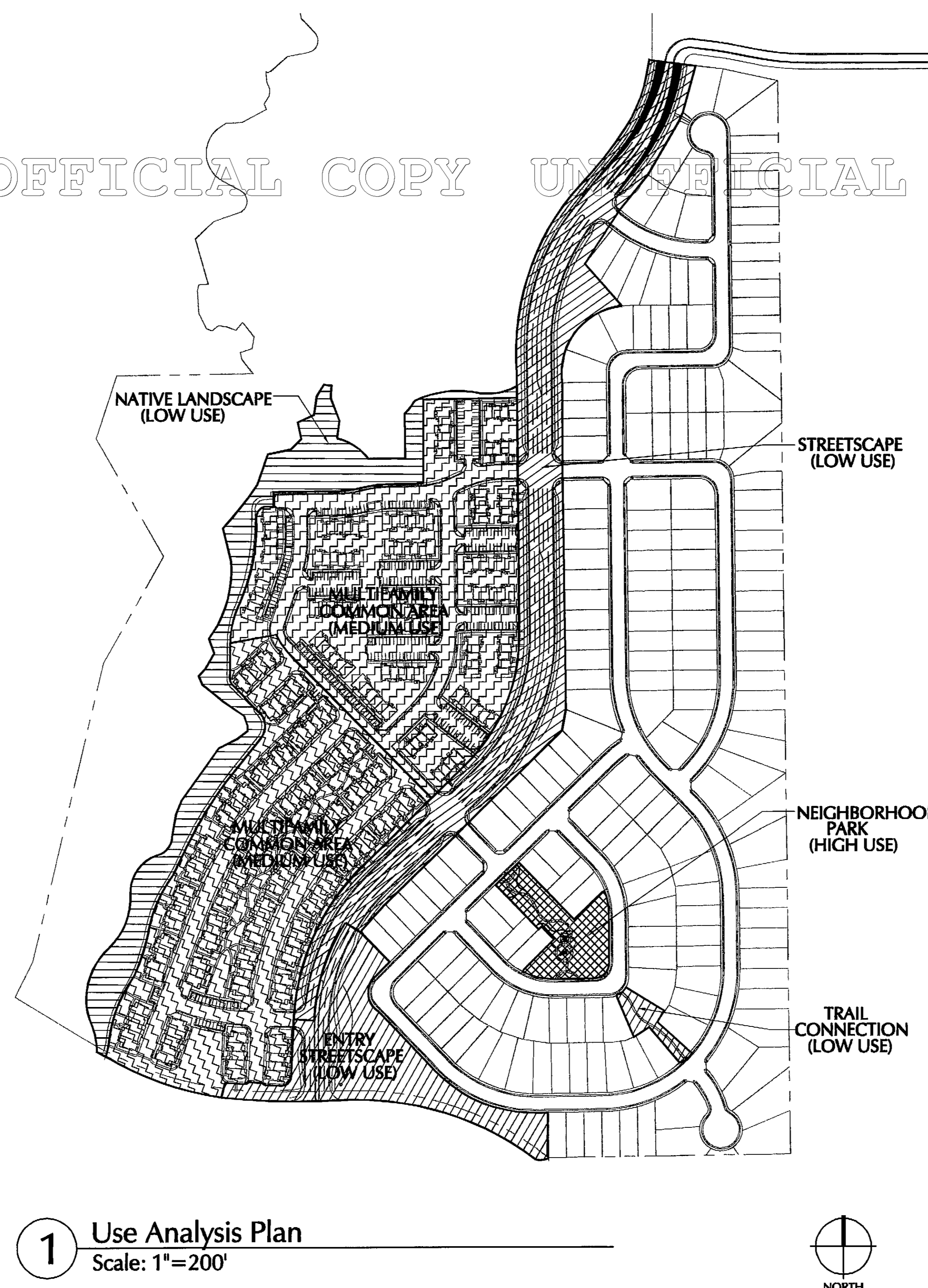
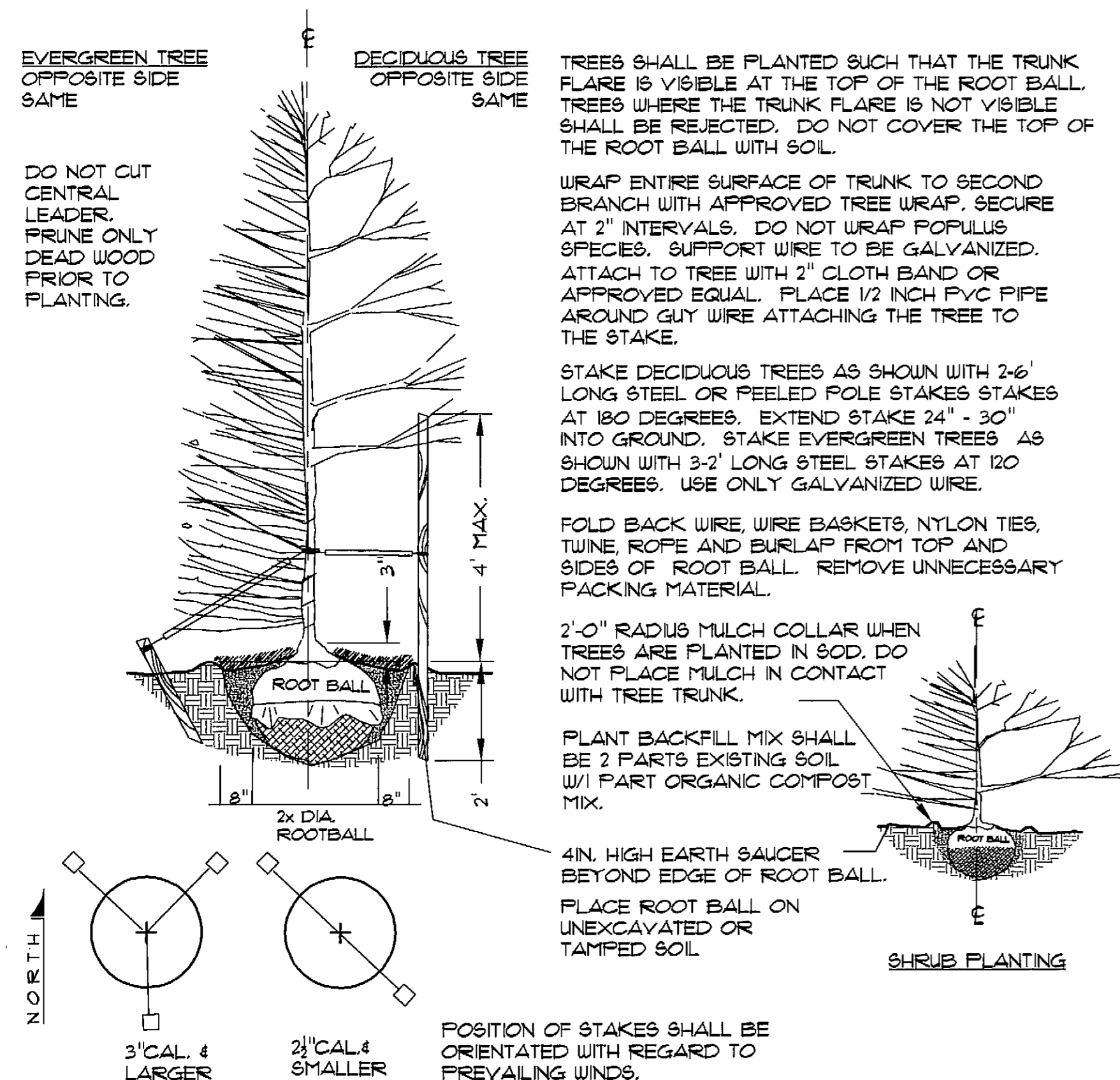
Qty	Code/Common Name	Scientific Name	Size
26	AB1 Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2" Cal. B4B
45	B0A Bur Oak	Quercus macrocarpa	2" Cal. B4B
45	C1A Cinnamon Ash	Fraxinus pennsylvanica 'Cimzian'	2" Cal. B4B
46	E0K English Oak	Quercus robur	2" Cal. B4B
82	HBT Common Hackberry	Celtis occidentalis	2" Cal. B4B
35	FAT Fatmora Ash	Fraxinus pennsylvanica 'Fatmora'	2" Cal. B4B
41	SHL Shademaster Honeylocust	Gleditsia tri. inermis 'Shademaster'	2" Cal. B4B
Ornamental Tree			
82	CNC Canada Red Chokecherry	Prunus virginiana 'Canada Red'	2" Cal. B4B
29	FGM Amur Maple	Acer ginnala	2" Cal. B4B
9	JTL Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" Cal. B4B
128	TGH Thornless Cockspur Hawthorn	Crataegus crus-galli 'Inermis'	2" Cal. B4B
Evergreen Trees			
115	AF1 Austrian Pine	Pinus nigra	6' Ht. B4B
77	BF1 Bristlecone Pine	Pinus aristata	6' Ht. B4B
28	CB6 Colorado Spruce	Picea pungens glauca	6' Ht. B4B
146	FP1 Fonderosa Pine	Pinus ponderosa	6' Ht. B4B
27	FYP Pinon Pine	Pinus edulis	6' Ht. B4B
Upright Junipers			
121	CLJ Cologreen Juniper	Juniperus scopulorum 'Cologreen'	15 Gal. 6' Ht.
83	SRJ Skyrocket Juniper	Juniperus virginiana 'Skyrocket'	15 Gal. 6' Ht.
96	WEJ Wichita Blue Juniper	Juniperus scopulorum 'Wichita Blue'	15 Gal. 6' Ht.
Deciduous Shrubs			
37	AMF American Plum	Prunus americana	5 Gal. Cont.
87	BM6 Blue Mist Spirea	Caryopteris x clandonensis	5 Gal. Cont.
111	CLM Curl Leaf Mtn. Mahogany	Cercocarpus ledifolia	5 Gal. Cont.
2	CMO Cheyenne Mockorange	Philadelphus lewisii 'Cheyenne'	5 Gal. Cont.
120	CPL Common Purple Lilac	Syringa vulgaris	5 Gal. Cont.
77	CS6 Staghorn Cutleaf Sumac	Rhus typhina 'Laciniata'	5 Gal. Cont.
67	GCT Yellow Flowering Currant	Ribes aureum	5 Gal. Cont.
41	MMG Mountain Mahogany	Cercocarpus montanus	5 Gal. Cont.
50	NMP New Mexico Privet	Forestiera neomexicana	5 Gal. Cont.
67	R6C Rockspray Cotoneaster	Cotoneaster horizontalis	5 Gal. Cont.
70	SB6 Silver Buffaloberry	Shepherdia argentea	5 Gal. Cont.
81	SM6 Snowmound Spiraea	Spiraea nipponica 'Snowmound'	5 Gal. Cont.
69	SB6 Saskatoon Serviceberry	Amelanchier alnifolia	5 Gal. Cont.
74	TL6 Three Leaf Sumac	Rhus trilobata	5 Gal. Cont.
40	WTF Weeping Viburnum	Viburnum lantana	5 Gal. Cont.
125	W6C Western Sand Cherry	Prunus besseyi	5 Gal. Cont.
Evergreen Shrubs			
422	ARJ Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 Gal. Cont.
198	AYJ Andorra Juniper	Juniperus horizontalis 'Youngstown'	5 Gal. Cont.
491	HGJ Hughes Juniper	Juniperus horizontalis 'Hughes'	5 Gal. Cont.
437	RYU Red Yucca	Hesperaloe parviflora	5 Gal. Cont.
Perennial			
96	AJS Autumn Joy Stonecrop	Sedum spectabile	1 Gal. Cont.
685	BES Black-Eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 Gal. Cont.
82	BOG Basket of Gold	Aurinia saxatilis	1 Gal. Cont.
125	CBL Coral Bells	Heuchera sanguinea	1 Gal. Cont.
48	FIF Firecracker Penstemon	Penstemon eatonii	1 Gal. Cont.
169	MNS May Night Salvia	Salvia sylvestris x 'Mainacht'	1 Gal. Cont.
79	M6Y Moonshine Yarrow	Achillea 'Moonshine'	1 Gal. Cont.
140	PCF Purple Coneflower	Echinacea purpurea	1 Gal. Cont.
82	RUS Russian Sage	Perovskia atriplicifolia	1 Gal. Cont.
79	RYC Red Valerian	Centranthus ruber	1 Gal. Cont.
85	TLC Treadleleaf Coreopsis	Coreopsis verticillata 'Moonbeam'	1 Gal. Cont.
Ornamental Grass			
150	BAG Blue Avena Grass	Helictotrichon sempervirens	1 Gal. Cont.
584	DMG Dwarf Maiden Grass	Miscanthus sinensis 'Yaku Jima'	1 Gal. Cont.
79	SG6 Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	1 Gal. Cont.

Native Seed Mix

FootHills Mix
15% Crested Wheatgrass
15% Annual Ryegrass
10% Thickspike Wheatgrass
10% Slender Wheatgrass
10% Canada Bluegrass
10% Hard Fescue, Durer
10% Big Bluestem
10% Sideoats Grama
5% Sherman Big Bluegrass
5% Blue Grama

FootHills Mix available from Seed Solutions.

Typical Planting Detail



General Notes

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- ALL BLUEGRASS, BUFFALO & NATIVE GRASS AREAS TO BE SPRAY IRRIGATED, FESCUE AREAS BETWEEN CURB AND SIDEWALK ALONG MITCHELL STREET TO BE DRIP IRRIGATED. ALL SHRUB AND PERENNIAL BEDS TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH. ROCK MULCH TO BE 1/2" - 3" WASHED RIVER ROCK.
- FESCUE SOD, DROUGHT-TOLERANT BLUEGRASS SOD, 'LEGACY' BUFFALO GRASS SOD TO BE 100% FROM SINGLE GROWER.
- STEEL EDGER SHALL BE GALVANIZED, 1/8" X 4" DEEP, RYERSON OR APPROVED EQUAL.
- ALL SHRUB BEDS TO BE MULCH WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 4" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO TURF AND WILL BE SET LEVEL WITH THE TOP OF SOD.
- A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE EXISTING SOIL CONDITIONS, INCLUDING TEXTURE AND STRUCTURE, AS WELL AS TO DEFINE THE NECESSARY ORGANIC AMENDMENTS AND TOP-DRESS FERTILIZERS APPROPRIATE FOR THE SPECIFIC TYPE OF PLANT MATERIALS THAT ARE TO BE INSTALLED.
- ALL SHRUBS AND SOD AREAS SHALL RECEIVE THE FOLLOWING MINIMUM SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS SUPREME ORGANICS COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING FITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF FIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- SHRUBS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER BY A TOWN OF CASTLE ROCK CERTIFIED CONTRACTOR. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING OF LAWN, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- IRRIGATION SHALL OCCUR DURING REGULAR LARGE IRRIGATOR HOURS BETWEEN 11 P.M AND 4 A.M. EVERY THIRD DAY, USING THE CIRCLE, DIAMOND, AND SQUARE SYSTEM.
- THE LANDSCAPE OF THIS PROPERTY WILL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPER AND IRRIGATION CONTRACTOR.

Water Use Rating and Landscape Zone Table

ZONE ID NUMBER	TYPE	AREA (SQ.FT.)	IAK/TA	ESTIMATED IRRIGATION WATER REQUIREMENT (IWR)	LIWR= IWR/5.0	CLLIWR= LIWR x # IAK/TA
V-1	NON-IRRIGATED ZONE ROCK MULCH 13,653 S.F. WOOD MULCH 64,300 S.F.	77,953	10.64%	0	0	0
V-2	NATIVE SEED	403,573	55.10%	3"	0.6	0.331
V-3	BUFFALO GRASS	2,704	0.37%	5"	1	0.0037
L-1	FESCUE SOD	195,008	26.62%	10"	2	0.532
L-2	SHRUB BED	37,327	5.10%	12"	2.4	0.122
H-1	DROUGHT-TOLERANT BLUE GRASS SOD	15,916	2.17%	22.5"	4.5	0.098
TOTAL		732,481	100%			

IAK: Irrigated area (in sq.ft.) for each landscape zone
 TA: Total area (in sq.ft.) for all landscape zones included in the composite
 IWR: Irrigation water requirement (in inches of water)
 LIWR: Landscape water use rating
 CLLIWR: Composite landscape water use rating
 LIWRK: Landscape water use rating for each landscape zone

*Wood Mulch is located in 5' non-irrigated zone between building & shrubs.



1117 CHEROKEE STREET
 DENVER, COLORADO 80204
 303.534.3881
 303.534.3884 (FAX)
 nuszer-kopatz.com

US Euro Partners, LLC
 5401 S. Kirkman Drive
 Suite 310
 Orlando, Florida 32819
 407.926.5775
 407.926.5776

Pulte Home Corporation
 365 Inverness Parkway
 Suite 150
 Englewood, Colorado 80112
 303.268.3740 voice
 303.268.3780 fax

Founders Village Filing #24
 Castle Rock, CO
 Preliminary Design Plan

PROJECT:	023000
DRAWN BY:	HCT
CHECK BY:	RAS
ISSUE DATE:	08.13.02
REVISIONS:	2.02.04
	08.18.04
	September 2004

FOR CERTIFICATE NUMBER: 308
 SHEET TITLE
Landscape Plan
 SHEET NUMBER



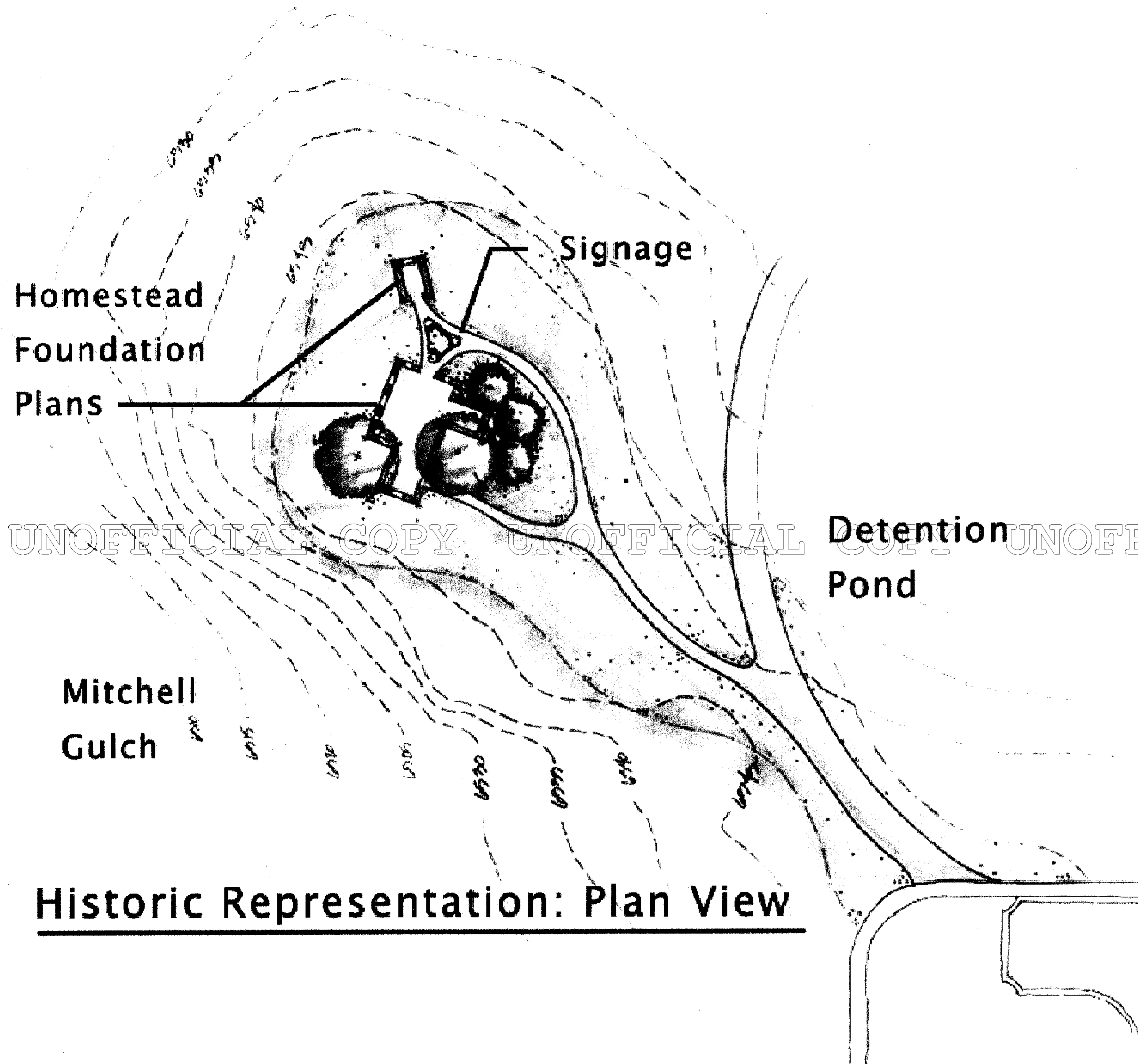
NUSZER KOPATZ
urban design associates
1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAO)
nuszer-kopatz.com

US Euro Partners, LLC
5401 S. Kirkman Drive
Suite 310
Orlando, Florida 32819
407.926.5775
407.926.5776

Pulte Home Corporation
365 Inverness Parkway
Suite 150
Englewood, Colorado 80112
303.268.3740 voice
303.268.3780 fax



Signage Example



Homestead
Foundation
Plans

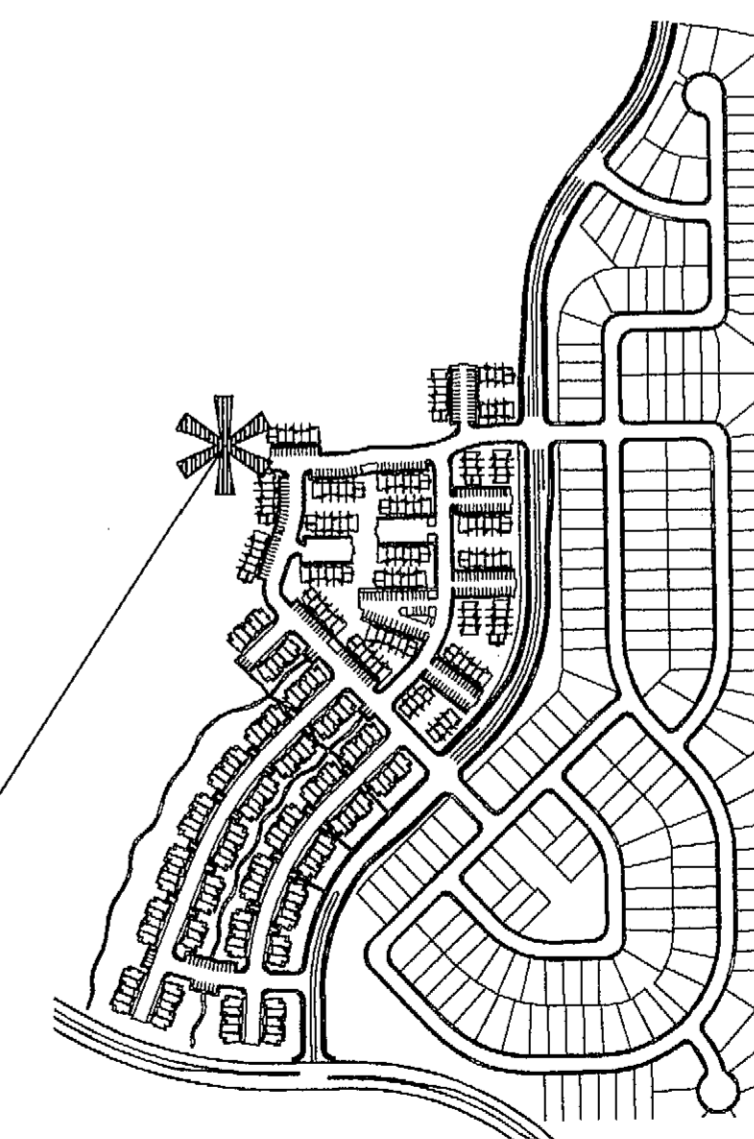
Signage

Detention
Pond

Mitchell
Gulch

Historic Representation: Plan View

Proposed location



Location Map

Note: Construction of Historic Monumentation to occur before or during Phase F

Founders Village Filing #24

Castle Rock, CO
Preliminary Design Plan

PROJECT:	022000
DRAWN BY:	HCT
CHECK BY:	RAS
ISSUE DATE:	08.13.02
REVISIONS:	2.02.04
	08.18.04
	September 2004

FOR CERTIFICATE NUMBER: 308

SHEET TITLE
Landscape Plan

SHEET NUMBER