

# 2006034275  
04/25/2006 01:02 PM



### PLAT IDENTIFICATION SHEET

SDM/ADM L.L.C.

GRANTOR(owner)

Founders Village 25 Preliminary Plat/Final PD Site Plan

GRANTEE(name of plat)

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Founders Village

Subdivision/Condo Name

25

Filing

Phase

Lot

Building

Block

Unit

7  
8

8  
8

66  
66

OLD LEGAL(Section)

(Township)

(Range)

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

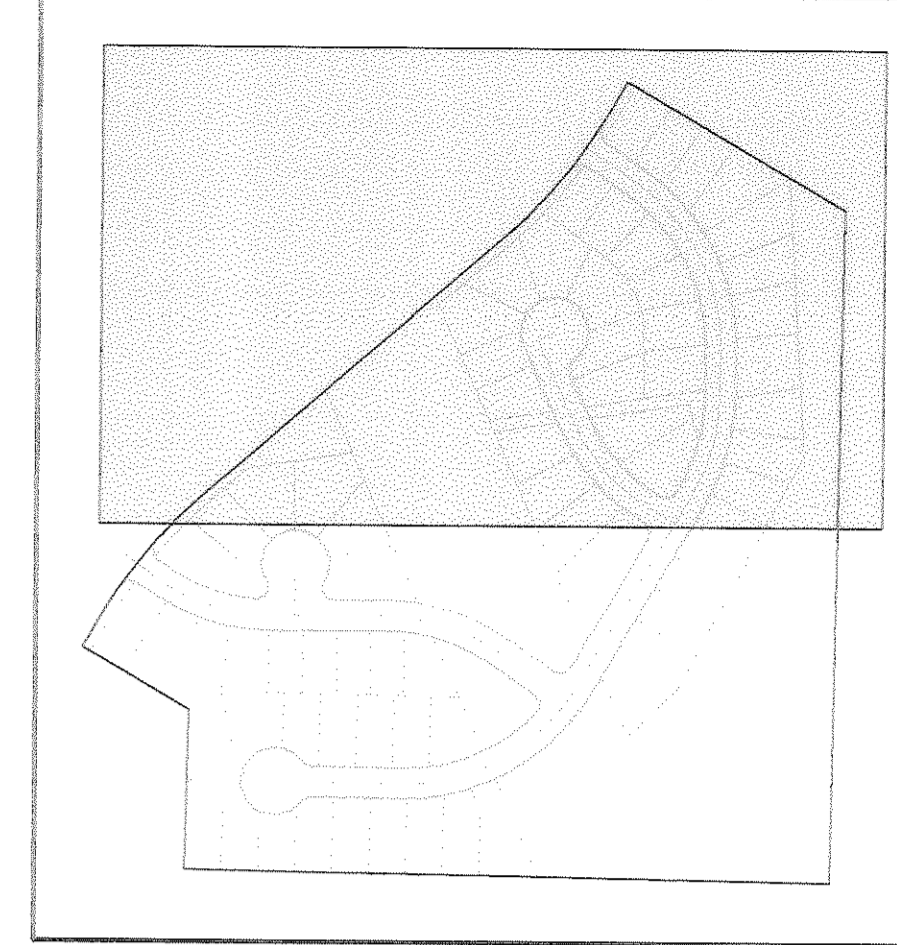


# FOUNDERS VILLAGE FILING NO. 25

A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 PRELIMINARY PLAT/FINAL PD SITE PLAN  
 SHEET 2 OF 10

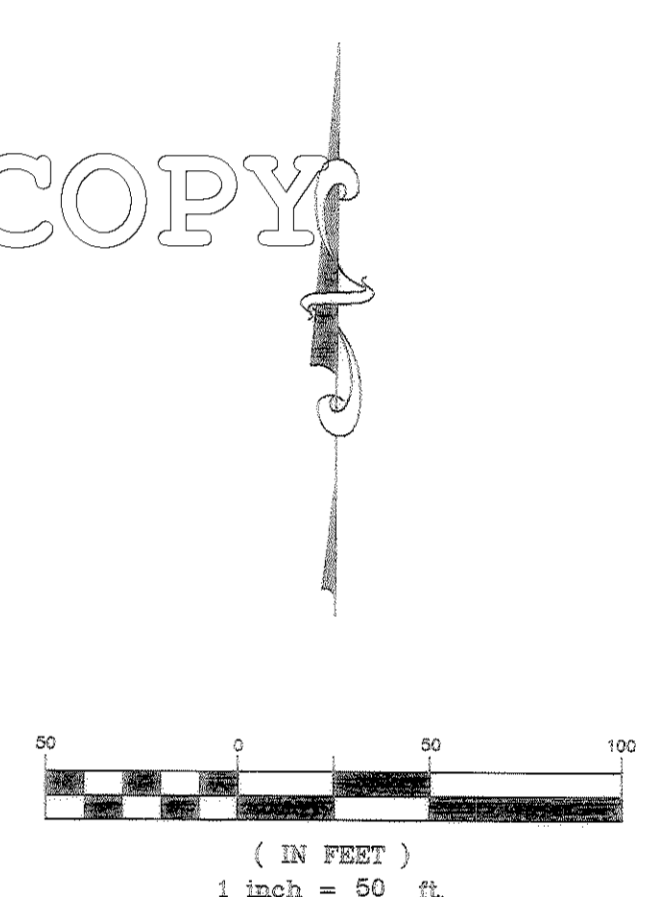
LINE	LENGTH	BEARING
L1	85.00'	S00°00'00"E
L2	25.00'	S66°00'43"W
L3	18.66'	N23°59'17"W
L4	20.73'	S23°59'17"E
L5	41.02'	S63°09'30"W
L6	28.84'	S87°44'41"E
L7	28.14'	N55°23'22"W
L8	11.57'	N00°50'44"E
L9	15.00'	N59°46'08"W
L10	6.90'	S59°19'03"E
L11	6.90'	S59°19'03"E
L12	4.26'	N30°40'57"E
L13	55.15'	N52°19'42"W
L14	4.30'	S00°50'44"W
L15	23.17'	N14°44'37"W
L16	4.56'	N00°50'44"E
L17	3.39'	N52°19'42"W
L18	33.10'	S20°43'26"W
L19	79.29'	N36°58'14"E
L20	13.13'	S89°04'46"E
L21	11.71'	N89°04'46"W
L22	7.79'	N23°59'17"W
L23	25.33'	N77°39'50"E
L24	31.66'	N14°44'37"W
L25	7.58'	N14°44'37"W
L26	15.83'	N30°14'33"E
L27	90.44'	S35°49'58"W
L28	1.54'	S23°59'17"E
L29	15.68'	N23°59'17"W
L30	26.39'	N43°44'23"W
L31	32.21'	S12°51'36"E
L32	44.53'	N03°47'20"W
L33	20.73'	N23°59'17"W
L34	46.80'	N03°18'57"W
L35	40.06'	N03°18'57"W
L36	18.48'	N42°55'59"E
L37	18.48'	N42°55'59"E
L38	7.90'	N42°55'59"E
L39	7.90'	N42°55'59"E
L40	7.90'	N42°55'59"E
L41	20.71'	S43°27'10"E
L42	6.80'	S43°27'10"E
L43	13.84'	N03°18'57"W
L44	10.82'	N76°03'20"E
L45	10.12'	S59°46'08"E
L46	18.79'	N46°26'42"E
L47	20.00'	N66°00'43"E
L48	86.25'	N39°27'15"E
L49	20.83'	S59°46'08"E
L50	100.87'	S85°07'00"E
L51	20.25'	S00°50'44"W
L52	20.29'	S00°54'37"W
L53	11.56'	S23°59'17"E

CURVE	DELTA	LENGTH	RADIUS
C1	0°28'53"	2.07'	278.00'
C2	55°27'41"	19.36'	20.00'
C3	53°07'48"	18.55'	20.00'
C4	39°04'48"	13.64'	20.00'
C5	17°03'30"	5.95'	20.00'
C6	43°20'36"	15.13'	20.00'
C7	53°07'48"	18.55'	20.00'
C8	43°37'13"	15.23'	20.00'
C9	11°44'26"	11.27'	55.60'
C10	78°27'47"	27.39'	20.00'
C11	24°07'15"	23.15'	55.60'
C12	75°18'18"	26.29'	20.00'
C13	46°22'47"	16.19'	20.00'
C14	89°10'09"	31.13'	20.00'
C15	2°08'19"	11.02'	300.00'
C16	0°47'37"	4.16'	300.00'
C17	2°42'47"	16.57'	350.00'
C18	1°53'15"	11.53'	350.00'
C19	10°04'46"	3.52'	20.00'
C20	17°03'30"	5.95'	20.00'
C21	16°57'40"	5.92'	20.00'
C22	32°30'26"	11.35'	20.00'
C23	122°13'51"	42.67'	20.00'
C24	0°58'55"	13.62'	795.00'
C25	32°52'17"	11.47'	20.00'
C26	86°40'26"	30.25'	20.00'
C27	74°49'41"	26.12'	20.00'
C28	11°50'45"	4.13'	20.00'
C29	74°49'41"	26.12'	20.00'
C30	12°02'57"	4.21'	20.00'
C31	14°40'42"	5.12'	20.00'
C32	72°57'28"	25.47'	20.00'
C33	53°24'08"	18.64'	20.00'
C34	43°42'28"	15.25'	20.00'



KEYMAP NTS

NORTHWEST CORNER OF SECTION 8, T 8 S, R 66 W, 6th P.M. 3 1/4" ALLOY MONUMENT, PLS 12405



NOTE: ALL INTERNAL ROADWAYS ARE TOWN OF CASTLE ROCK LOCAL TYPE I.

**LEGEND**

- ▲ FOUND PIN AND CAP MARKED "MERRICK 22100"
- FOUND PIN AND CAP MARKED "EMK 12405"
- SET REBAR WITH PLASTIC CAP MARKED "LS 17666"
- ☆ PROPOSED STREET LIGHT
- ⊙ EXISTING STREET LIGHT

SEE SHEET 3

FOUNDERS VILLAGE FILING NO. 25  
 PRELIMINARY PLAT/FINAL PD SITE PLAN  
 SHEET 2 OF 10  
 DATE PREPARED: 11/08/05

**PEAK CIVIL CONSULTANTS**  
 CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

2828 SPEER BLVD., SUITE 201  
 DENVER, COLORADO 80211  
 720.855.3859 720.855.3860 FAX  
 CONTACT: BOB KELSEY

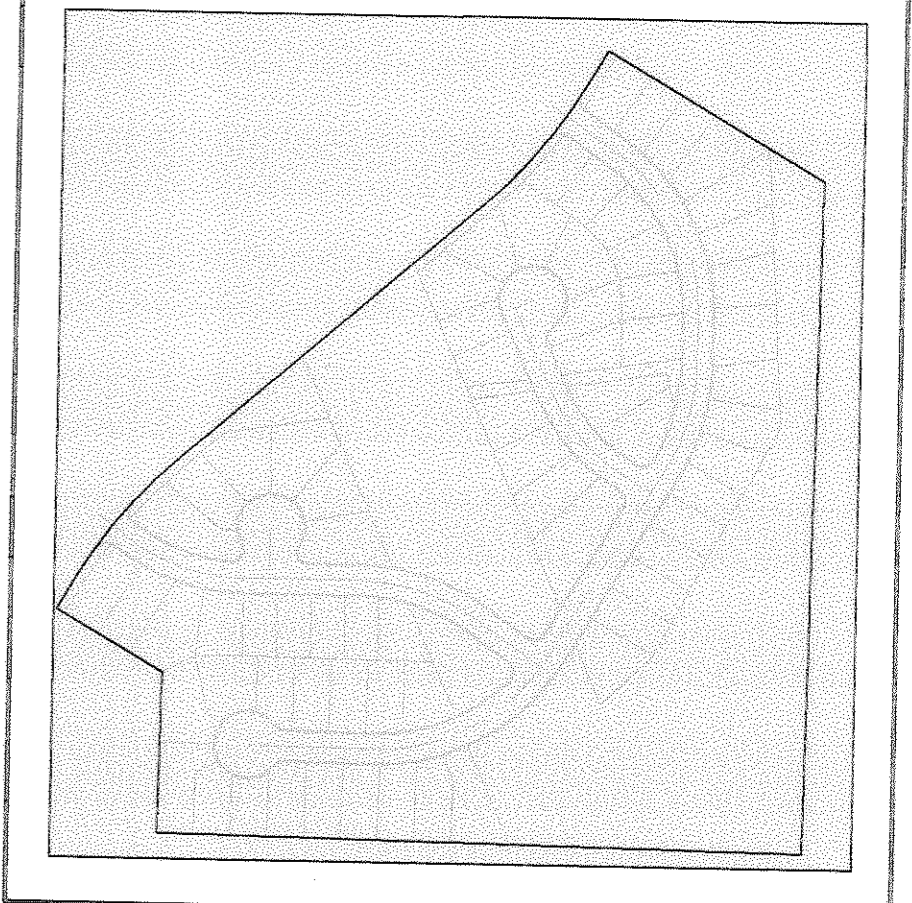




# FOUNDERS VILLAGE FILING NO. 25

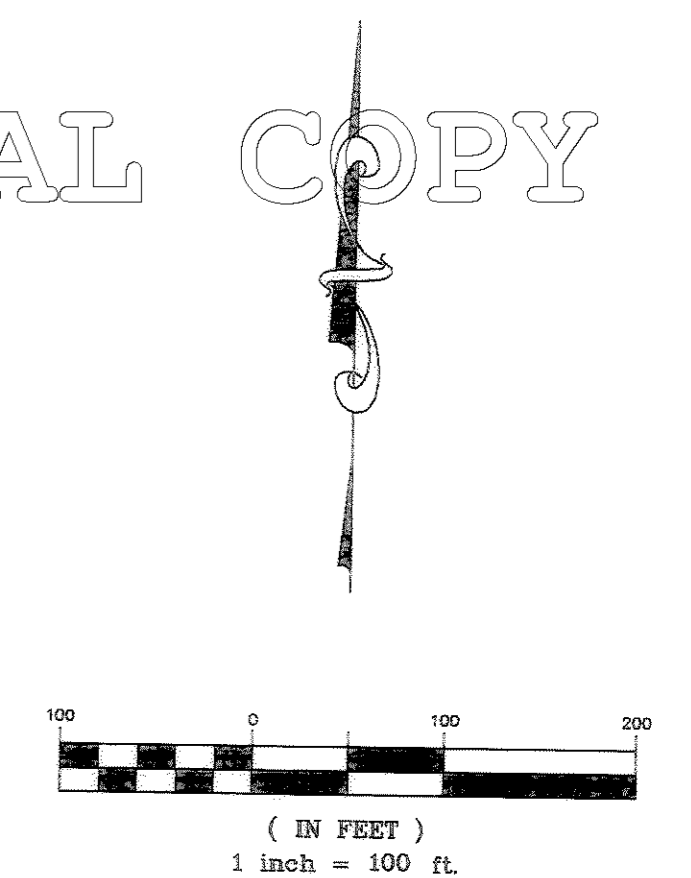
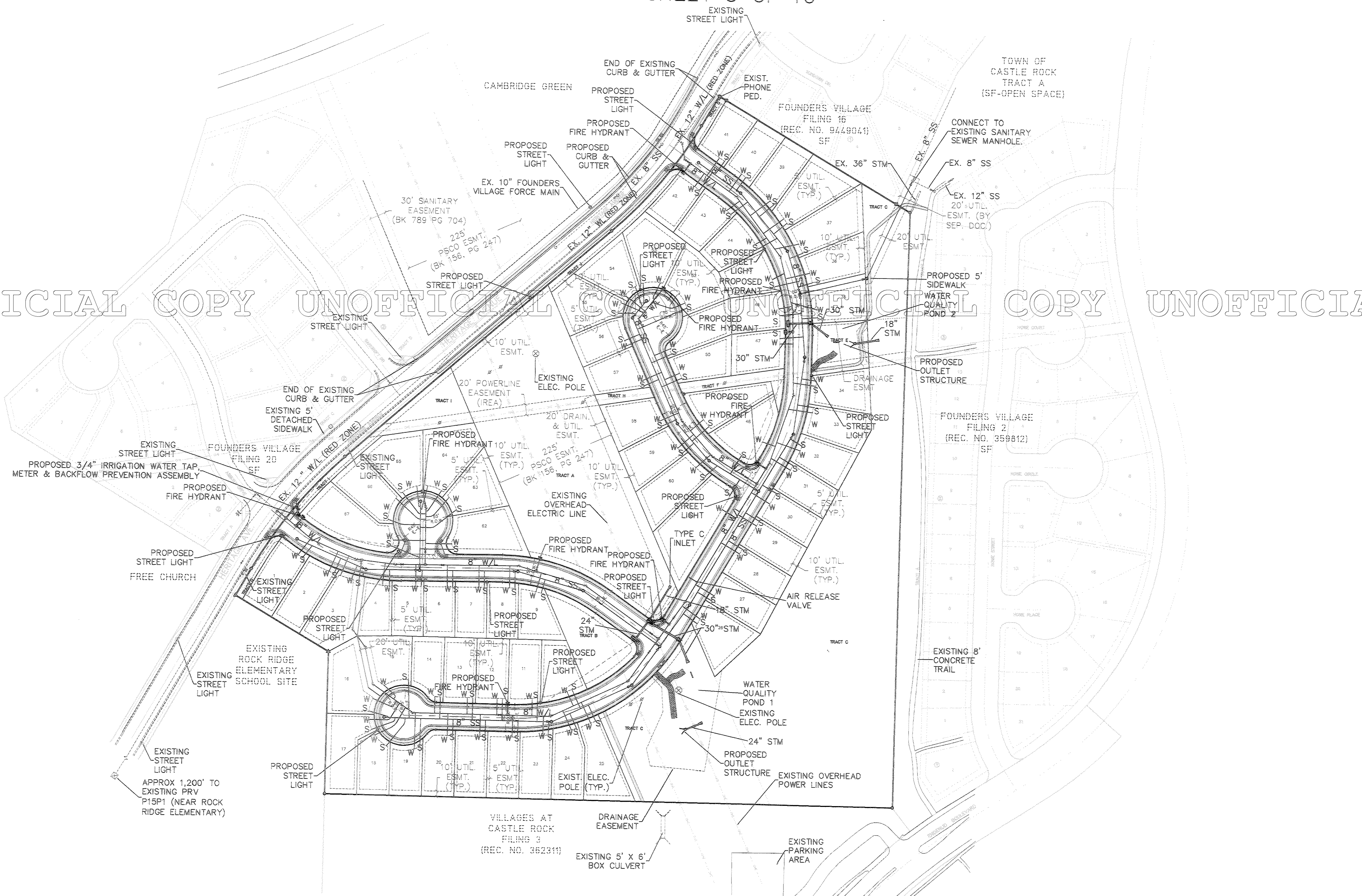
A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN  
UTILITY PLAN  
SHEET 5 OF 10



KEYMAP  
NTS

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LEGEND

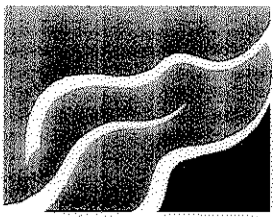
8"SS	PROPOSED SAN. SEWER & MANHOLE
---	EXISTING SAN. SEWER & MANHOLE
12" W	PROPOSED 12" WATER MAIN
---	EXISTING WATER LINE
*	PROPOSED FIRE HYDRANT
W	PROPOSED WATER SERVICE
S	PROPOSED SEWER SERVICE
—	PROPOSED STORM SEWER INLET
—	PROPOSED STORM SEWER
---	PROPOSED UTILITY EASEMENT
○	PROPOSED STREET LIGHT
○	EXISTING STREET LIGHT

FOUNDERS VILLAGE  
FILING NO. 25  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN  
(UTILITY PLAN)  
SHEET 5 OF 10  
DATE PREPARED: 11/08/05



NOTES:  
1. ALL IRRIGATION SYSTEMS SHALL HAVE BACKFLOW PREVENTION ASSEMBLIES APPROVED BY THE TOWN OF CASTLE ROCK.  
2. REFER TO SHEETS 2-3 FOR EXISTING & PROPOSED EASEMENT IDENTIFICATIONS.  
3. ALL FOUNDERS VILLAGE FILING 25 WATER LINES ARE RED PRESSURE ZONE.

08/25/05 PLAT/FINAL PD SHEET 5 OF 10, SHEET 5 OF 10, PLAT/FINAL PD SHEET 5 OF 10, PLAT/FINAL PD SHEET 5 OF 10



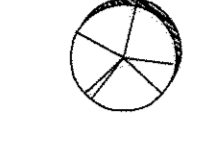
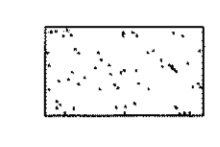




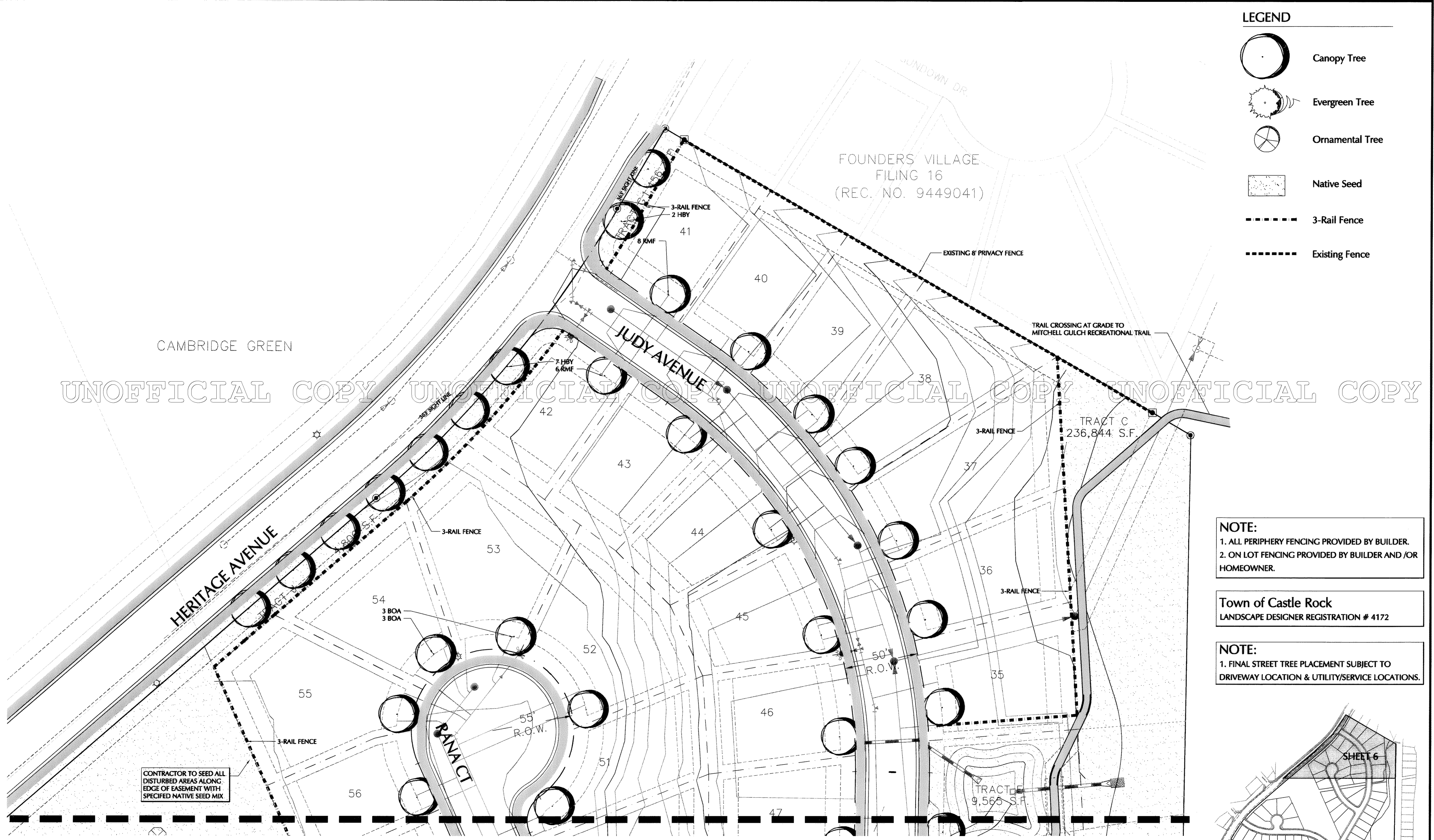
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urban design associates

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

OWNERS REPRESENTATIVE:  
SDM/ADM, L.L.C.  
512 WILCOX STREET  
CASTLE ROCK, COLORADO 80104  
(303) 688-5281  
CONTACT: DALE MICKELSON

LEGEND

-  Canopy Tree
-  Evergreen Tree
-  Ornamental Tree
-  Native Seed
-  3-Rail Fence
-  Existing Fence



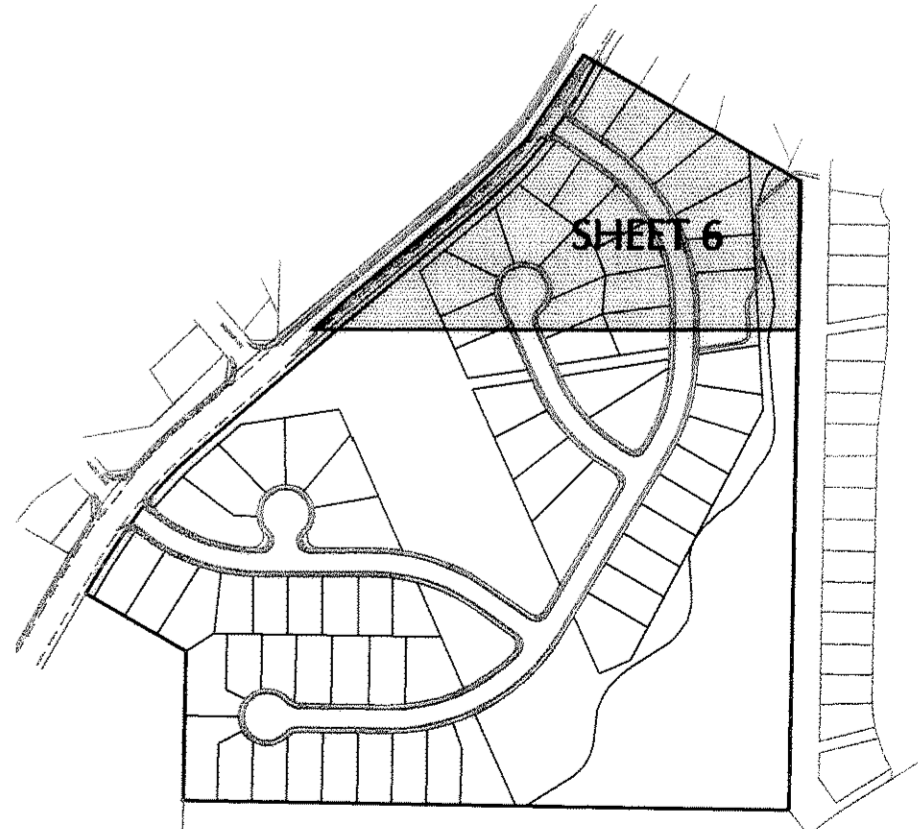
**NOTE:**  
 1. ALL PERIPHERY FENCING PROVIDED BY BUILDER.  
 2. ON LOT FENCING PROVIDED BY BUILDER AND /OR HOMEOWNER.

Town of Castle Rock  
 LANDSCAPE DESIGNER REGISTRATION # 4172

**NOTE:**  
 1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION & UTILITY/SERVICE LOCATIONS.

CONTRACTOR TO SEED ALL DISTURBED AREAS ALONG EDGE OF EASEMENT WITH SPECIFIED NATIVE SEED MIX

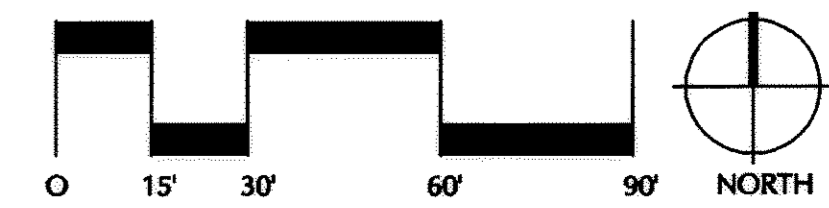
SEE SHEET 7



FOUNDERS VILLAGE FILING NO. 25  
 FINAL PD SITE PLAN  
 LANDSCAPE PLAN

PROJECT:	032091
DRAWN BY:	HT
CHECK BY:	RAS
ISSUE DATE:	03/25/04
REVISIONS:	08/31/04
	01/20/05
	06/13/05
	11/07/05

SHEET TITLE  
 Landscape Plan  
 SHEET NUMBER



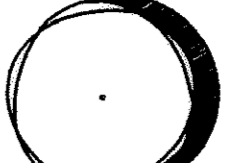


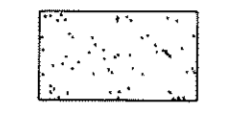


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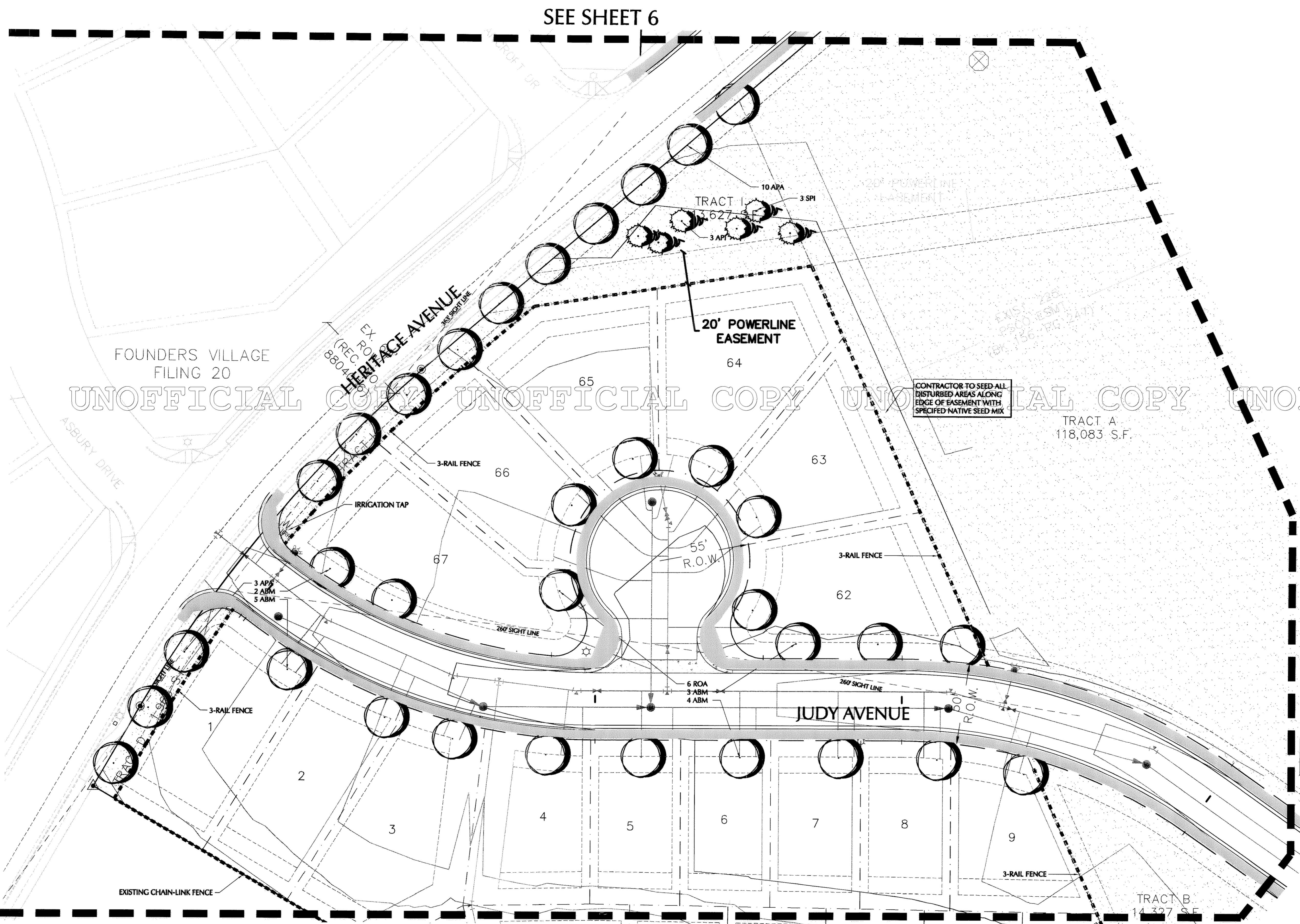


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572 WILCOX STREET  
CASTLE ROCK, COLORADO 80104  
(303) 688-5281  
CONTACT: DALE MICKELSON

**LEGEND**

-  Canopy Tree
-  Evergreen Tree
-  Ornamental Tree
-  Native Seed
-  3-Rail Fence
-  Existing Fence



CONTRACTOR TO SEED ALL DISTURBED AREAS ALONG EDGE OF EASEMENT WITH SPECIFIED NATIVE SEED MIX

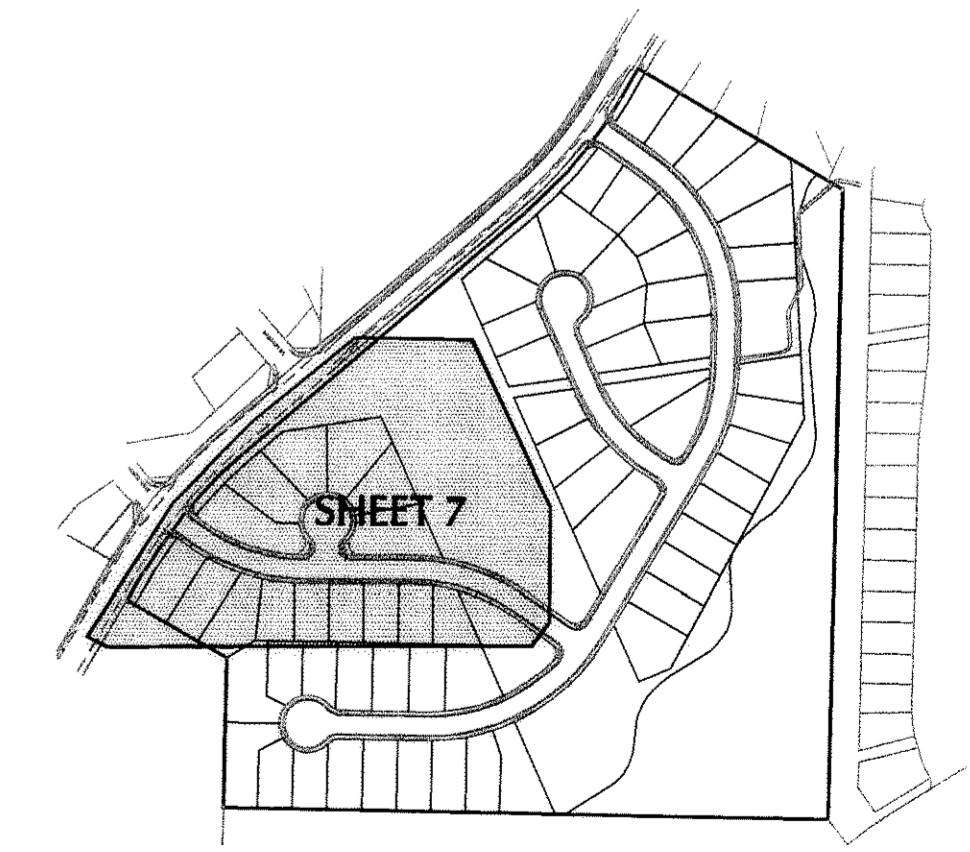
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SEE SHEET 8

**NOTE:**  
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2. ON LOT FENCING PROVIDED BY BUILDER AND /OR HOMEOWNER.

Town of Castle Rock  
LANDSCAPE DESIGNER REGISTRATION # 4172

**NOTE:**  
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION & UTILITY/SERVICE LOCATIONS.



**FOUNDERS VILLAGE FILING NO. 25**  
 FINAL PD SITE PLAN  
 LANDSCAPE PLAN

PROJECT:	032091
DRAWN BY:	HT
CHECK BY:	RAS
ISSUE DATE:	03/26/04
REVISIONS:	08/31/04
	01/20/05
	06/13/05
	11/07/05

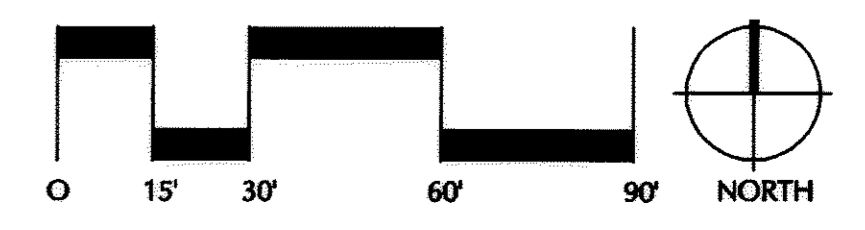
SHEET TITLE  
**Landscape Plan**

SHEET NUMBER  
**7 of 10**

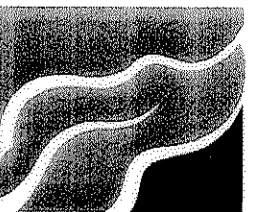
SEE SHEET 6

SEE SHEET 9

**1** Landscape Planting Plan  
SCALE: 1" = 20'



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 Author: N. Salinas  
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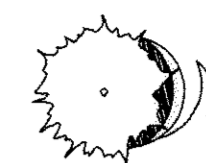
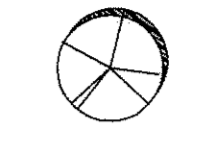





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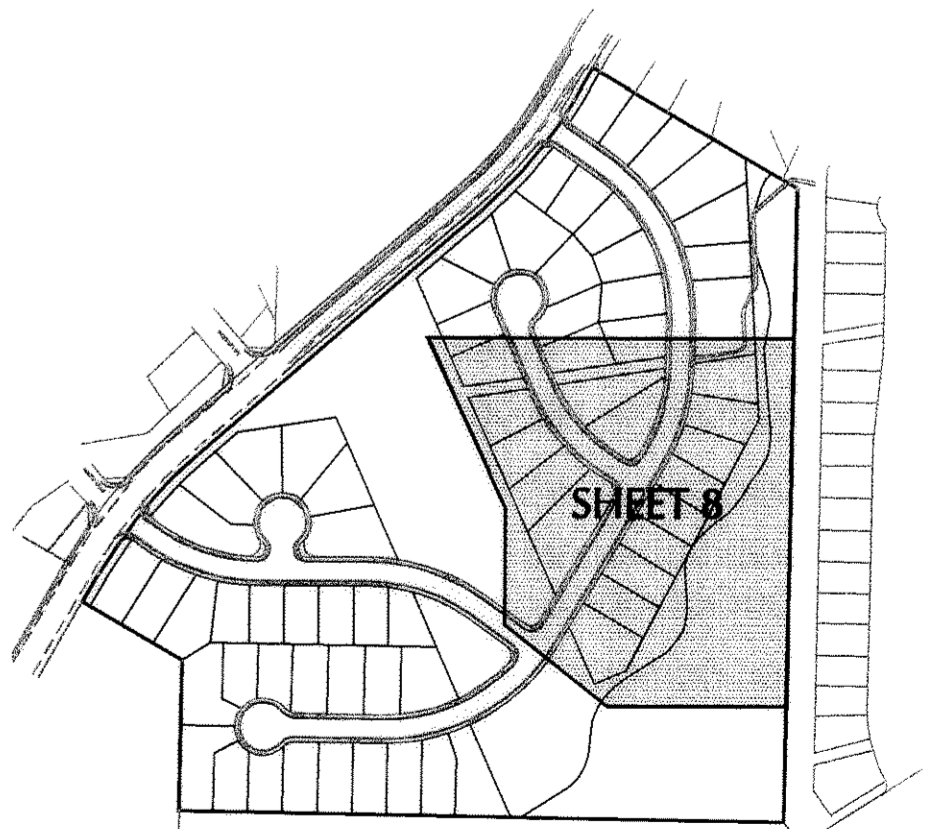
FINAL PD SITE PLAN  
LANDSCAPE PLAN

- LEGEND**
-  Canopy Tree
  -  Evergreen Tree
  -  Ornamental Tree
  -  Native Seed
  -  3-Rail Fence
  -  Existing Fence

**NOTE:**  
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2. ON LOT FENCING PROVIDED BY BUILDER AND /OR HOMEOWNER.

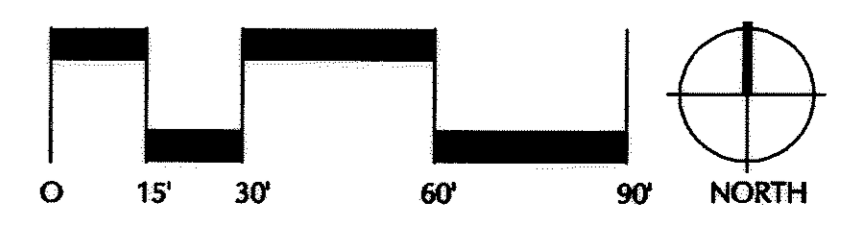
Town of Castle Rock  
LANDSCAPE DESIGNER REGISTRATION # 4172

**NOTE:**  
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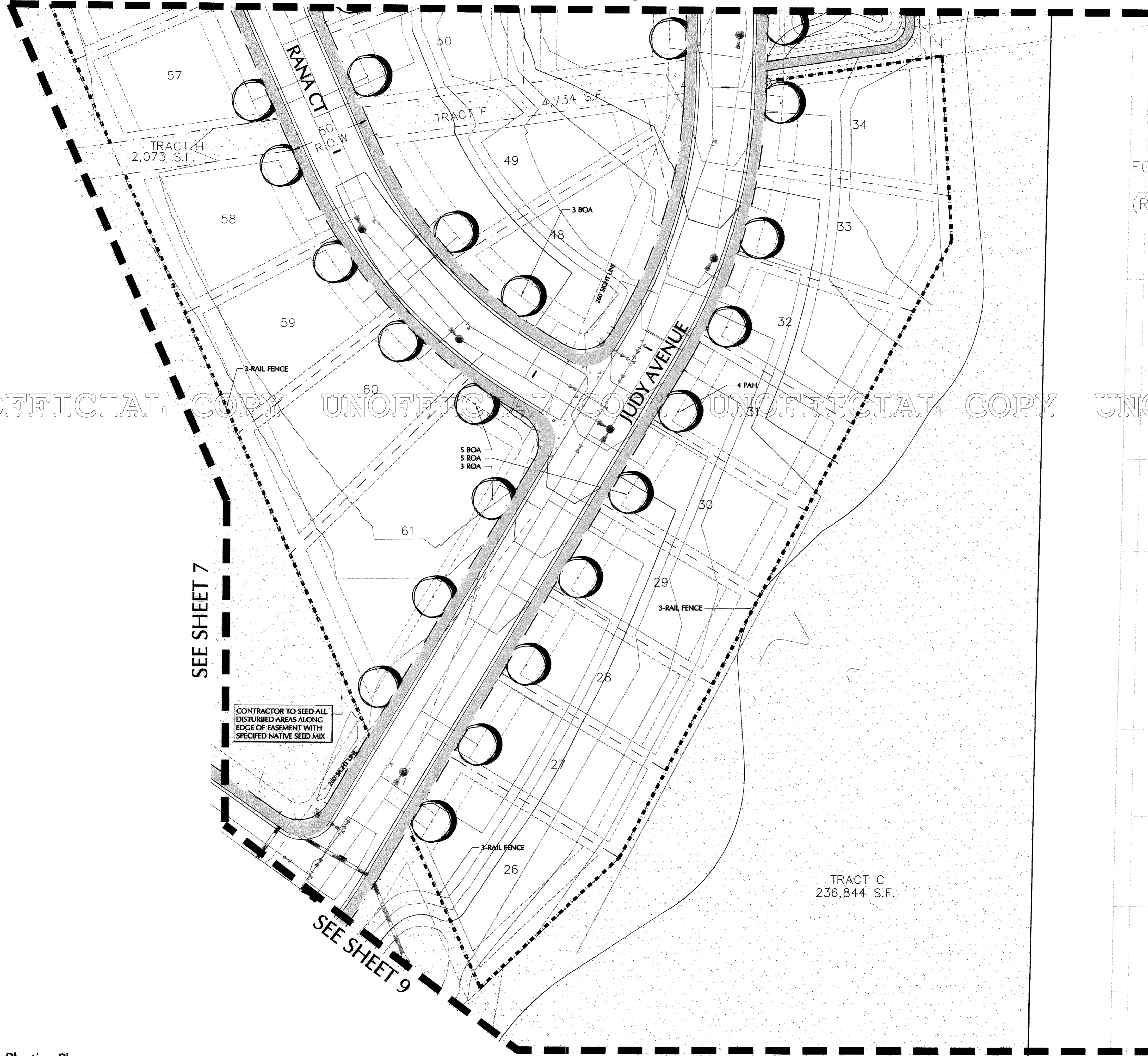


PROJECT:	032091
DRAWN BY:	HT
CHECK BY:	RAS
ISSUE DATE:	03/25/04
REVISIONS:	08/31/04
	01/20/05
	06/13/05
	11/07/05

SHEET TITLE  
**Landscape Plan**  
SHEET NUMBER



SEE SHEET 6



SEE SHEET 7

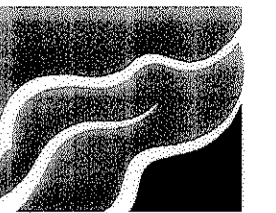
SEE SHEET 9

SEE SHEET 9

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CONTRACTOR TO SEED ALL DISTURBED AREAS ALONG EDGE OF EASEMENT WITH SPECIFIED NATIVE SEED MIX

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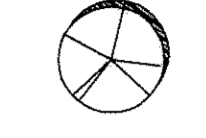
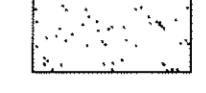




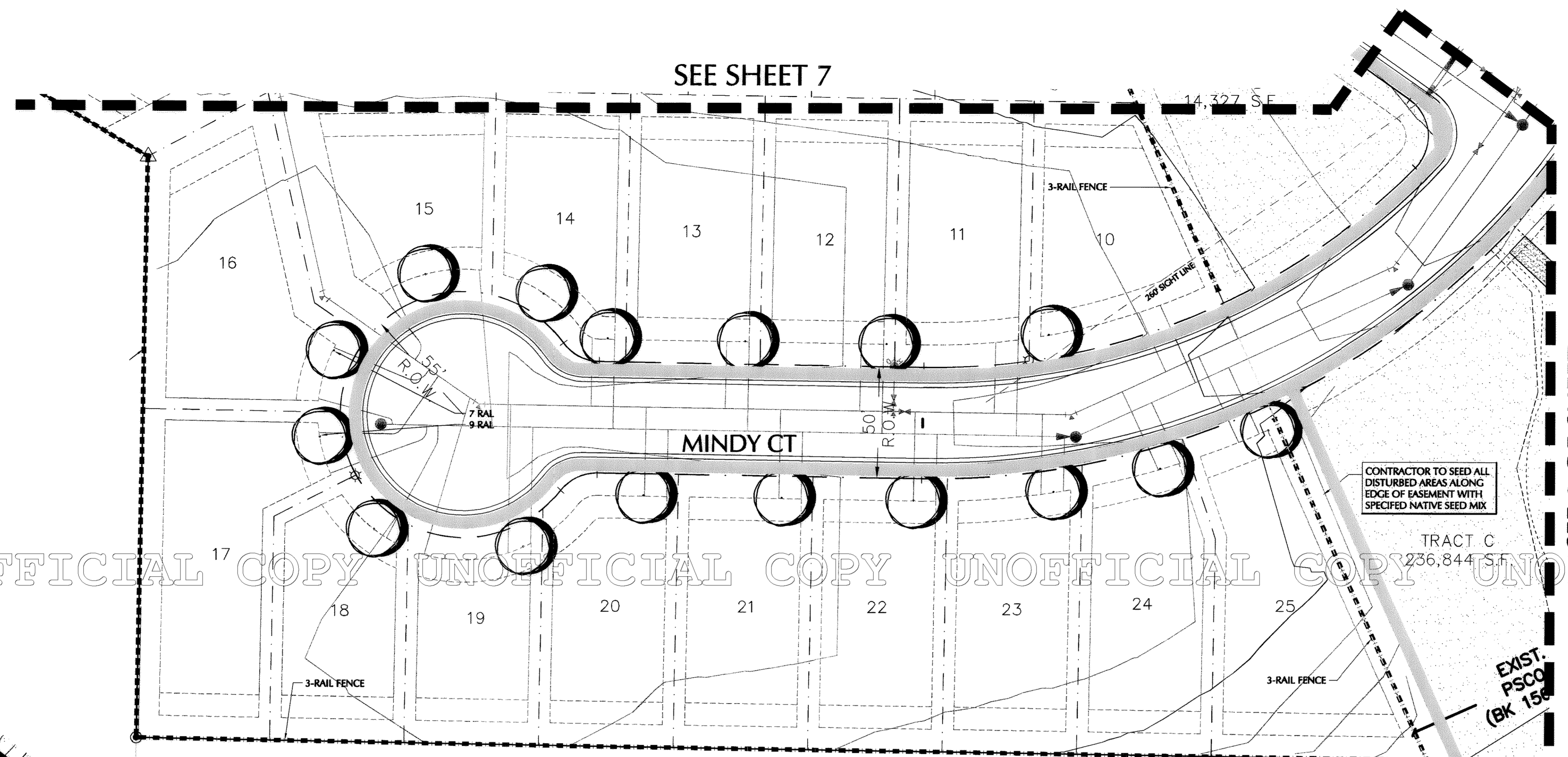
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512 WILCOX STREET  
CASTLE ROCK, COLORADO 80104  
(303) 688-5281  
CONTACT: DALE MICKELSON

LEGEND

-  Canopy Tree
-  Evergreen Tree
-  Ornamental Tree
-  Native Seed
-  3-Rail Fence
-  Existing Fence



CONTRACTOR TO SEED ALL  
DISTURBED AREAS ALONG  
EDGE OF EASEMENT WITH  
SPECIFIED NATIVE SEED MIX

TRACT C  
236,844 S.F.

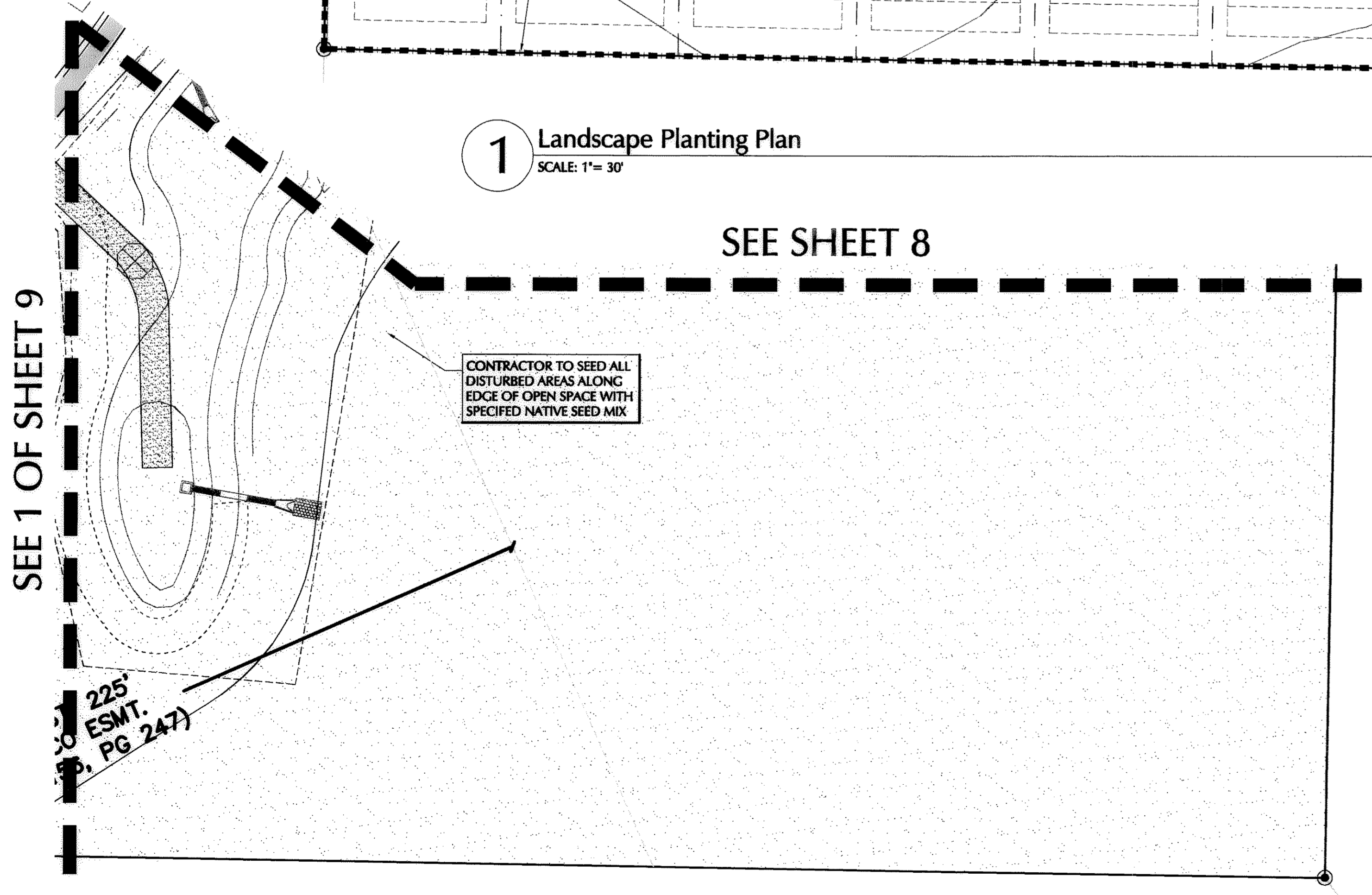
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1 Landscape Planting Plan  
SCALE: 1" = 30'

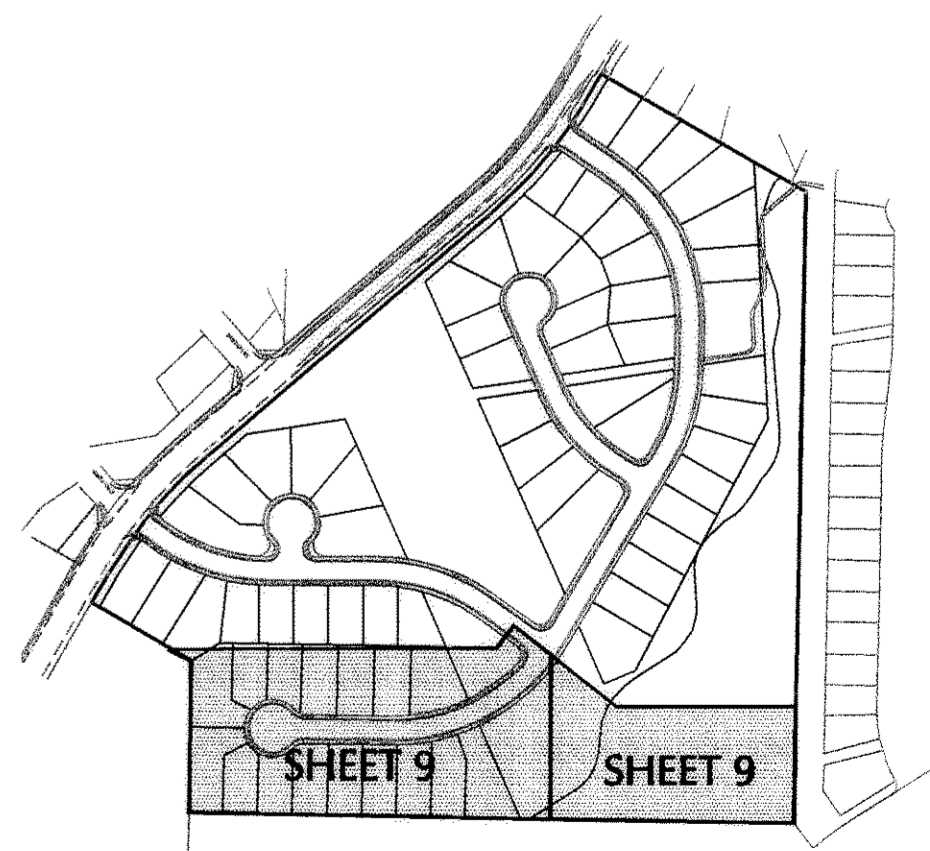
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Town of Castle Rock  
LANDSCAPE DESIGNER REGISTRATION # 4172

NOTE:  
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2 Landscape Planting Plan  
SCALE: 1" = 30'



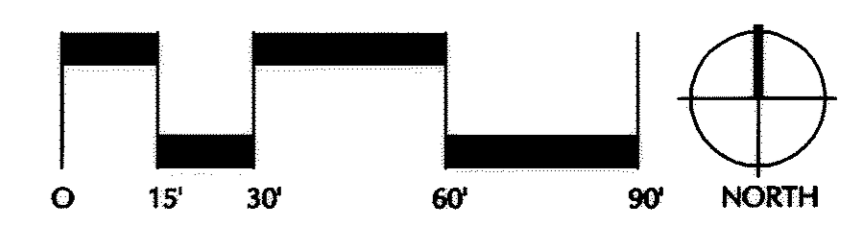
FOUNDERS VILLAGE FILING NO. 25

FINAL PD SITE PLAN  
LANDSCAPE PLAN

PROJECT:	032031
DRAWN BY:	HT
CHECK BY:	RAS
ISSUE DATE:	03/25/04
REVISIONS:	08/31/04
	01/20/05
	06/13/05
	11/07/05

SHEET TITLE  
Landscape Plan

SHEET NUMBER



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**NATIVE SEED MIX**

- 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/DEVELOPER REPRESENTATIVE.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT/DEVELOPER REPRESENTATIVE.
- ALL NATIVE GRASS AREAS TO BE NON-IRRIGATED. OVERHEAD WATERING WILL BE PROVIDED IF REQUIRED.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.
- ALL SHRUB BEDS TO BE MULCH WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- ALL 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.
- 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 SHRUB 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 PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS 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 LAWNS, 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. 23. SLOPES EXCEEDING 3:1 ARE NOT TO BE PERMANENTLY IRRIGATED.
- ALL IRRIGATION MUST HAVE BACKFLOW PREVENTION ASSEMBLIES APPROVED BY THE TOWN OF CASTLE ROCK.

**WATER COMPOSITE STUDY ANALYSIS TABLE**

ZONE ID NUMBER	TYPE	AREA (SQ.FT.)	Iak/TA	ESTIMATED IRRIGATION WATER REQUIREMENT (IWR)	LWURk= IWR/5.0	CLWUR= LWURk * Iak/TA
L-1	NATIVE SEED	408,436	100%	10"	2	2.0
<b>TOTAL</b>		<b>408,436</b>	<b>100%</b>			<b>2.0</b>

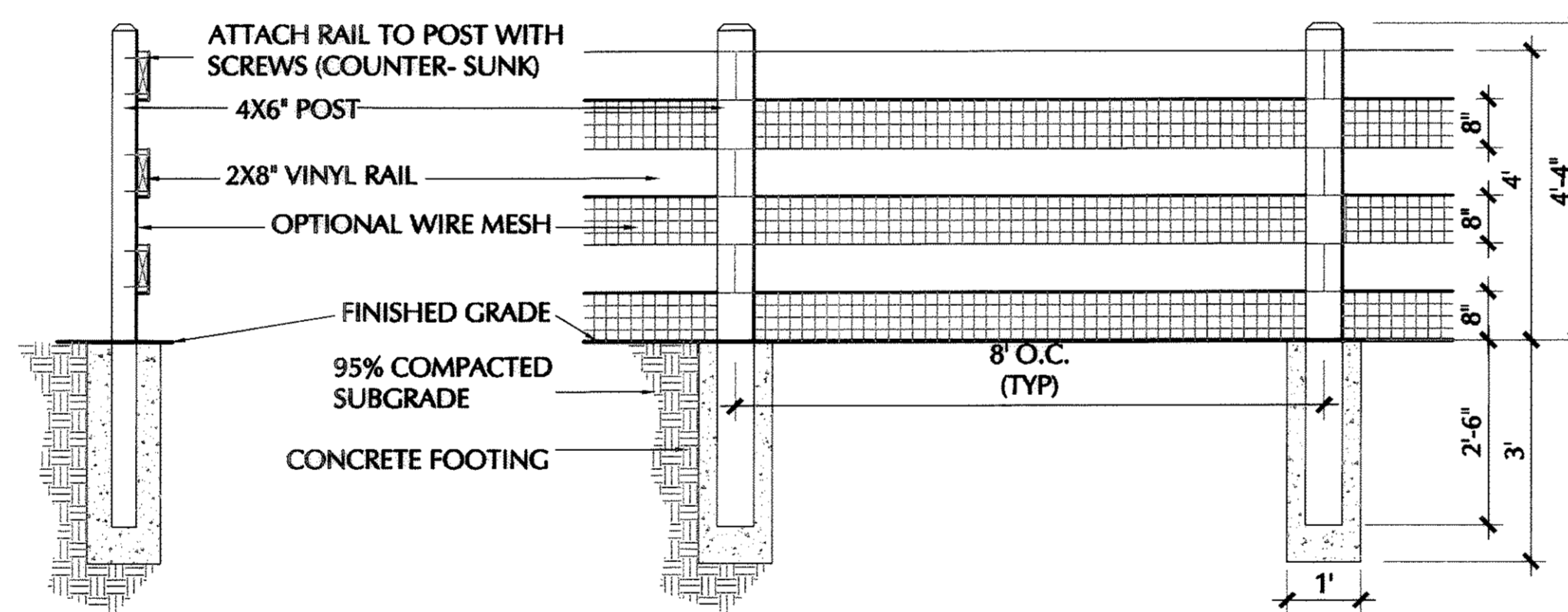
Iak: Irrigated area (in sq.ft.) for each landscape zone  
 TA: Total area (in sq.ft.) for all landscape zones included in the composite  
 IWR: Irrigation water requirement (in inches of water)  
 LWUR: Landscape water use rating  
 CLWUR: Composite landscape water use rating  
 LWURk: Landscape water use rating for each landscape zone

**NATIVE SEED MIX**

**FOOTHILLS MIX**  
 15% CRESTED WHEATGRASS  
 15% ANNUAL RYEGRASS  
 10% THICKSPIKE WHEATGRASS  
 10% SLENDER WHEATGRASS  
 10% CANADA CLUEGRASS  
 10% HARD FESCUE, DURAR  
 10% BIG BLUESTEM  
 10% SIDEOATS GRAMA  
 5% SHERMAN BIG BLUEGRASS  
 5% BLUE GRAMA  
 FOOTHILLS MIX AVAILABLE FROM SEED SOLUTIONS.

**PLANT LIST**

QUAN	SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
<b>Deciduous Trees</b>				
14	ABM	Autumn Blaze Maple	Acer fremanii 'Jeffersred'	2" cal. B & B
13	APA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" cal. B & B
14	BOA	Bur Oak	Quercus macrocarpa	2" cal. B & B
9	HBV	Hackberry	Celtis occidentalis	2" cal. B & B
6	PAH	Patmore Ash	Fraxinus pennsylvanica 'Patmore'	2" cal. B & B
16	RAL	Redmond American Linden	Tilia mericana 'Redmond'	2" cal. B & B
14	RMF	Red Maple, Fairview	Acer rubrum 'Fairview Flame'	2" cal. B & B
14	ROA	Red Oak	Quercus rubra	2" cal. B & B
<b>Evergreen Trees</b>				
3	API	Pine, Austrian	Pinus nigra	8' min. ht., B&B
3	SPI	Pine, Scotch	Pinus sylvestris	8' min. ht., B&B

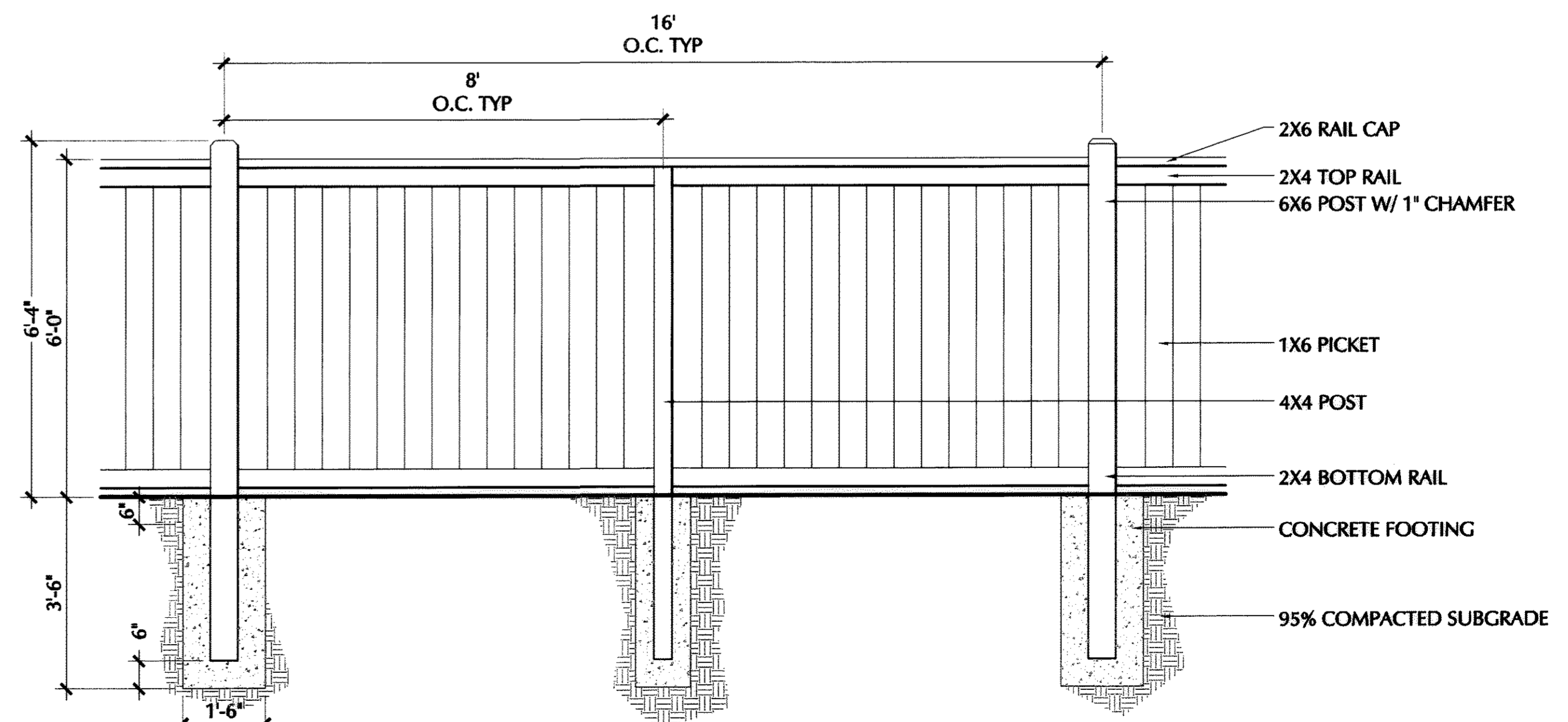
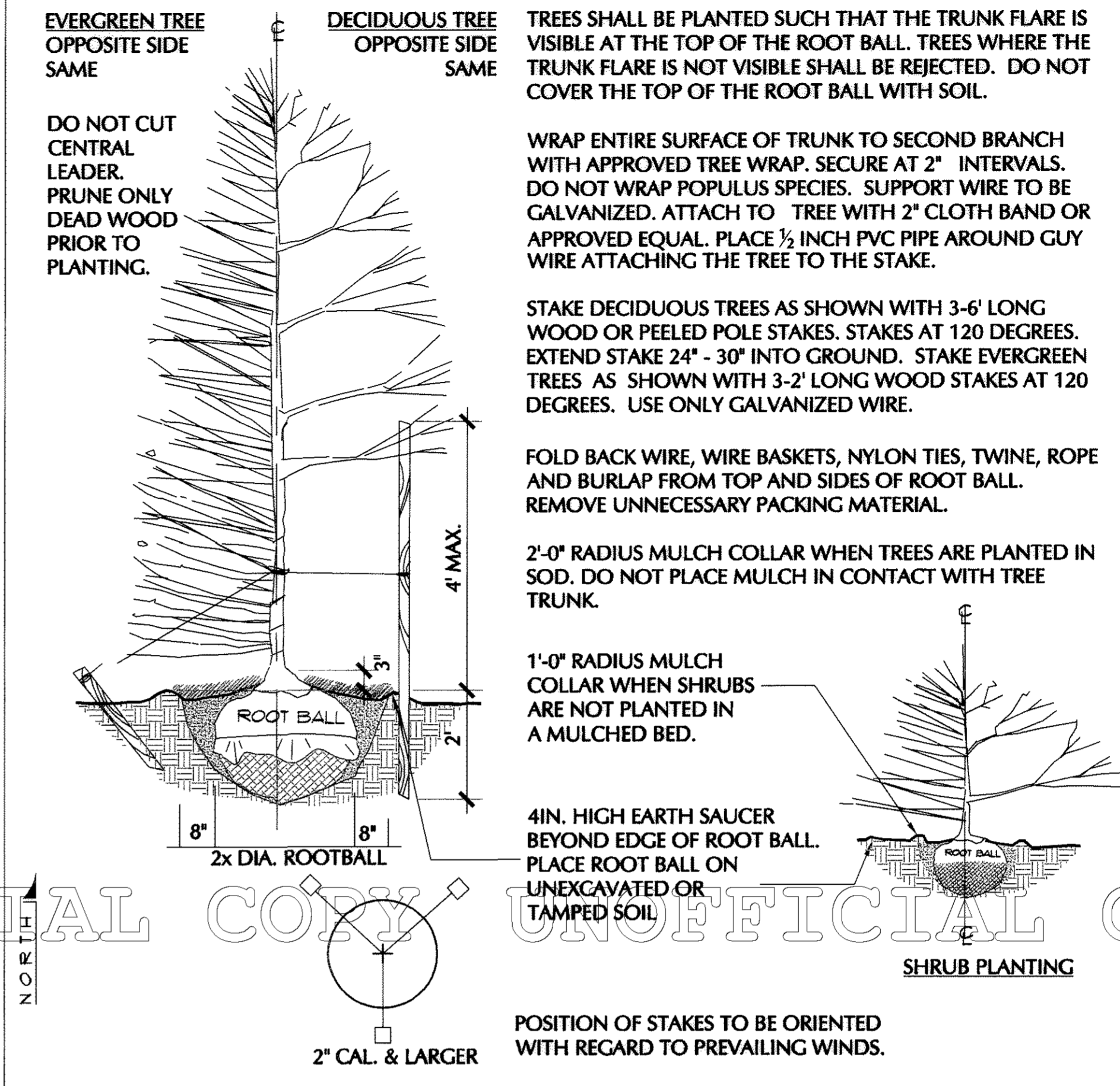


\* TYPE OF FENCE MATERIAL TO BE IN ACCORDANCE WITH HOME OWNERS ASSOCIATION REGULATIONS.

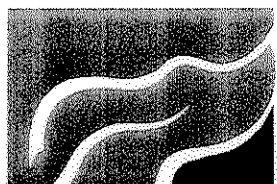
**1 VINYL 3-RAIL FENCE**  
 Scale: 1"=1/2"

**NOTE:**  
 1. ALL PERIPHERY FENCING PROVIDED BY BUILDER.  
 2. ON LOT FENCING PROVIDED BY BUILDER AND/OR HOMEOWNER.

**PLANT DETAIL**



**2 PRIVACY FENCE**  
 Scale: 1"=1/4"



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**FOUNDERS VILLAGE FILING NO. 25**

FINAL PD SITE PLAN  
 LANDSCAPE PLAN

PROJECT:	032091
DRAWN BY:	HT
CHECK BY:	RAS
ISSUE DATE:	03/25/04
REVISIONS:	08/31/04
	01/20/05
	06/13/05
	11/07/05

SHEET TITLE

**Landscape Notes**

SHEET NUMBER