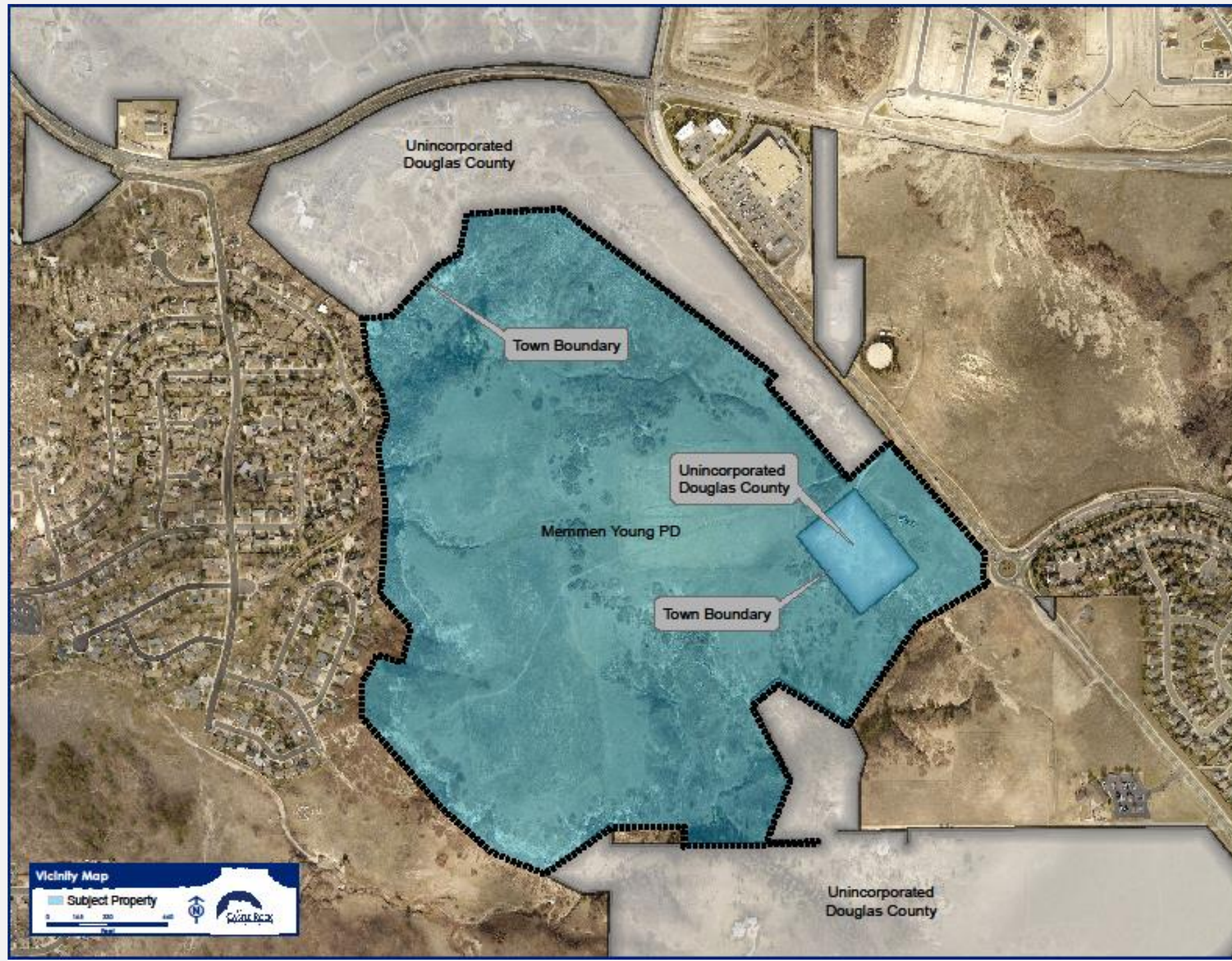
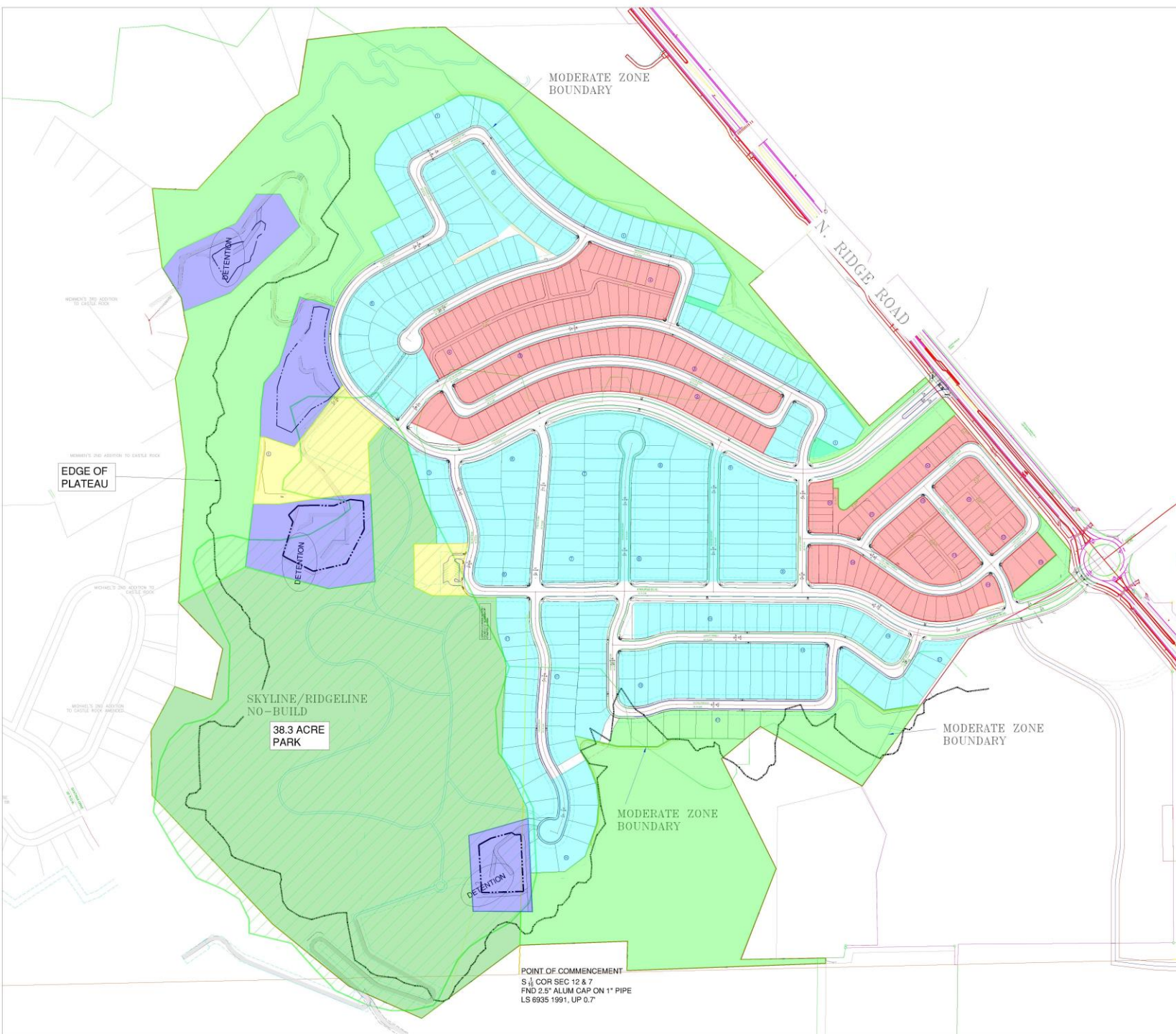


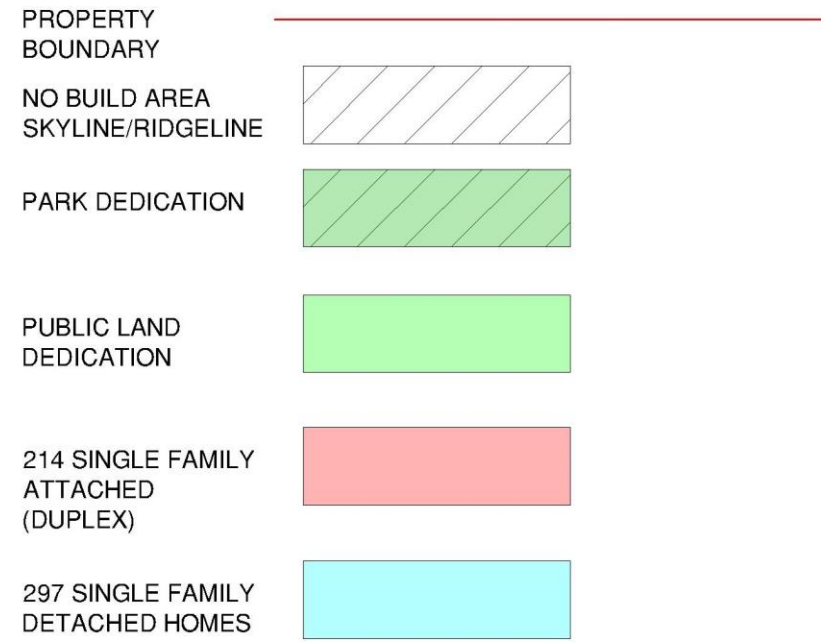
FOUNDERS VISTA SUBDIVISION

SITE DEVELOPMENT PLAN

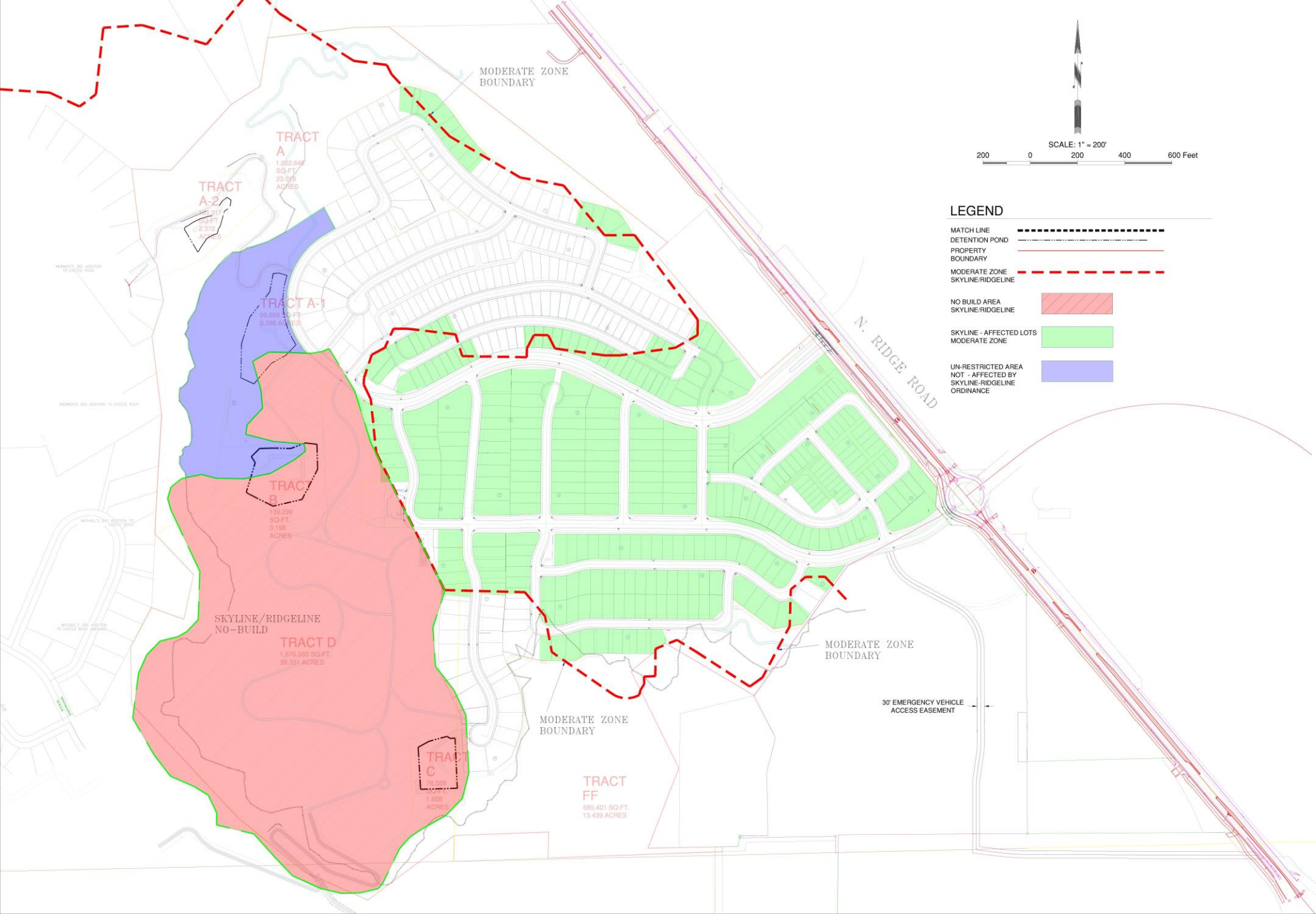




LEGEND



USE AREA	SITE UTILIZATION CHART	
	ACRES	% OF TOTAL
NET RESIDENTIAL	75.1	41.6
TOTAL OPEN SPACE PUBLIC AND PRIVATE	98.9	54.8
COLLECTOR STREET ROW DEDICATION	6.5	3.6
TOTAL	180.5	100.0

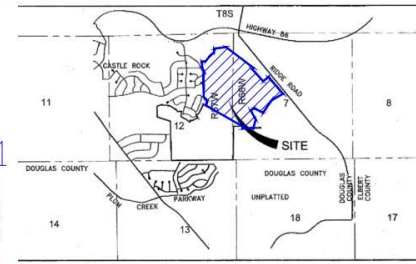


**MODERATE
SKYLINE
AREAS.
SKYLINE
AREAS WHERE
A 25-FOOT
HIGH
STRUCTURE
WOULD BE
VISIBLE FROM
SEVERAL
POINTS ALONG
THE VIEWING
PLATFORMS.**

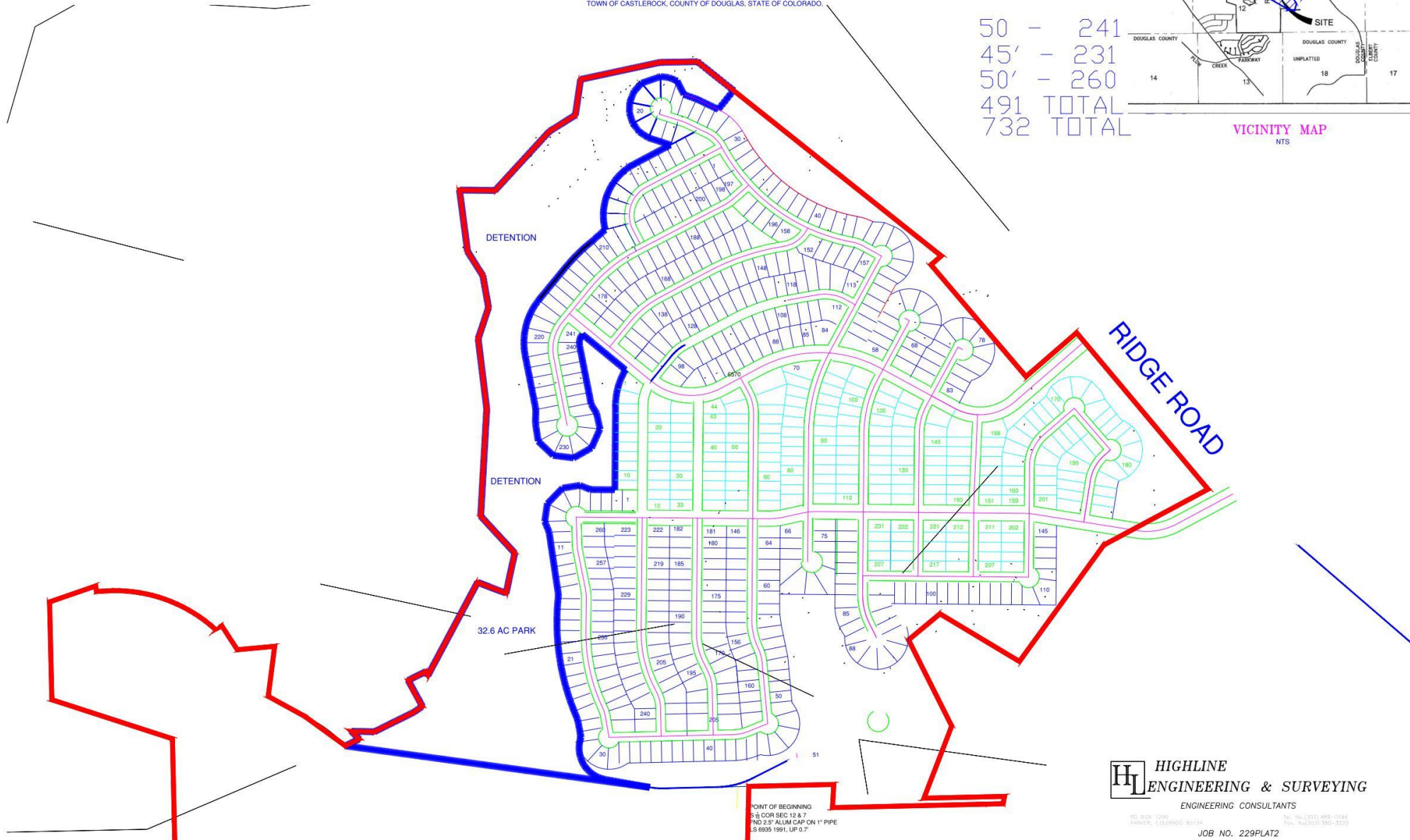
FOUNDERS VILLAGE - MEMMEN SKETCH PLAN

A PART OF THE WEST HALF OF SECTION 7,
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6TH PRINCIPAL MERIDIAN,
AND THE EAST HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

50 - 241
45' - 231
50' - 260
491 TOTAL
732 TOTAL



VICINITY MAP
NTS



H HIGHLINE
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

RD BOX 1295
PARKER, COLORADO 80134 Tel: (303) 869-0146
Fax: (303) 350-3320

JOB NO. 229PLAT2

DATE: 12/6/18

SHEET ___ OF ___



FOUNDERS VILLAGE - MEMMEN SKETCH PLAN

A PART OF THE WEST HALF OF SECTION 7,
 TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,
 AND THE EAST HALF OF SECTION 12,
 TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
 TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

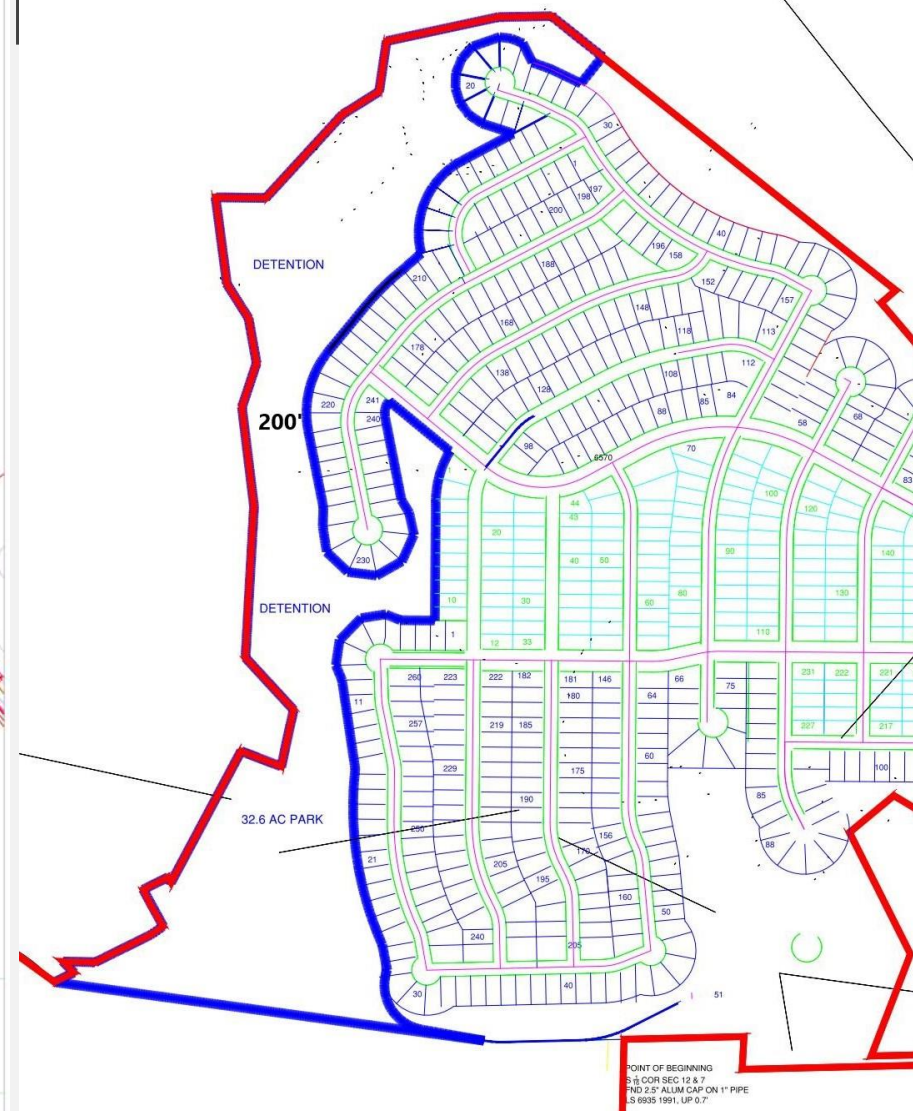


Table 4 – Trip Generation Rates

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Housing (Detached)	DU	9.43	0.18	0.52	0.70	0.59	0.35	0.94
215	Single-Family Housing (Attached)	DU	7.20	0.15	0.33	0.48	0.32	0.25	0.57

Key: DU = Dwelling Units.

Note: All data and calculations above are subject to being rounded to nearest value.

Table 5 illustrates projected average daily traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.

Table 5 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Housing (Detached)	340 DU	3,208	62	176	238	201	118	320
215	Single-Family Housing (Attached)	224 DU	1,613	33	74	108	73	55	128
Total			4,819	95	250	346	274	173	447

Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, Table 5 illustrates that the proposed development has the potential to generate approximately 4,819 daily trips with 346 of those occurring during the morning peak hour and 447 during the afternoon peak hour.

Table 6 – Intersection Capacity Analysis Summary – Total Traffic – Year 2024

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
N Ridge Road / Fifth Street (Signalized)	B (16.2)	C (25.0)
N Ridge Road / King Sopers Access (Signalized)	A (5.8)	B (11.8)
N Ridge Road / Access A / Enderud Boulevard (Roundabout)		
Eastbound Left, Through and Right	A	B
Westbound Left and Through	A	A
Westbound Right	B	A
Northbound Left and Through	A	B
Northbound Through and Right	A	B
Southbound Left and Through	A	A
Southbound Through and Right	A	A
N Ridge Road / Plum Creek Parkway (Roundabout)		
Eastbound Left, Through and Right	A	D
Westbound Left, Through and Right	A	A
Northbound Left, Through and Right	C	B
Southbound Left and Through	A	A
Southbound Right	A	A
Plum Creek Parkway / Gilbert Street (Roundabout)		
Eastbound Left and Through	A	A
Eastbound Through and Right	A	A
Westbound Left and Through	A	A
Westbound Through and Right	A	A
Northbound Left, Through and Right	A	A
Southbound Left, Through and Right	B	B
N Ridge Road / Access B (Stop-Controlled)		
Eastbound Right	A	B
Northbound Left	A	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/vh)

Roundabout Intersection: Level of Service

Stop-Controlled Intersection: Level of Service

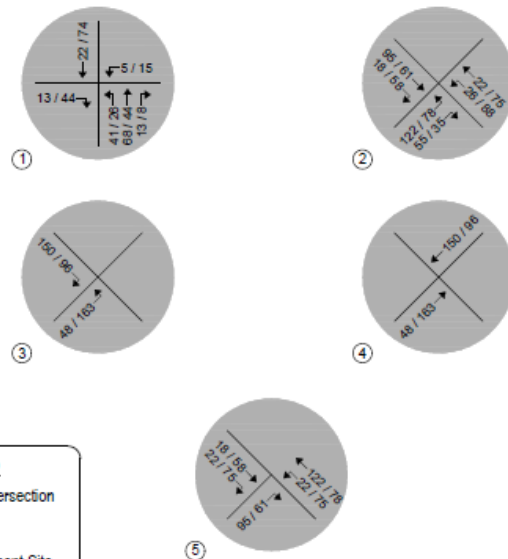
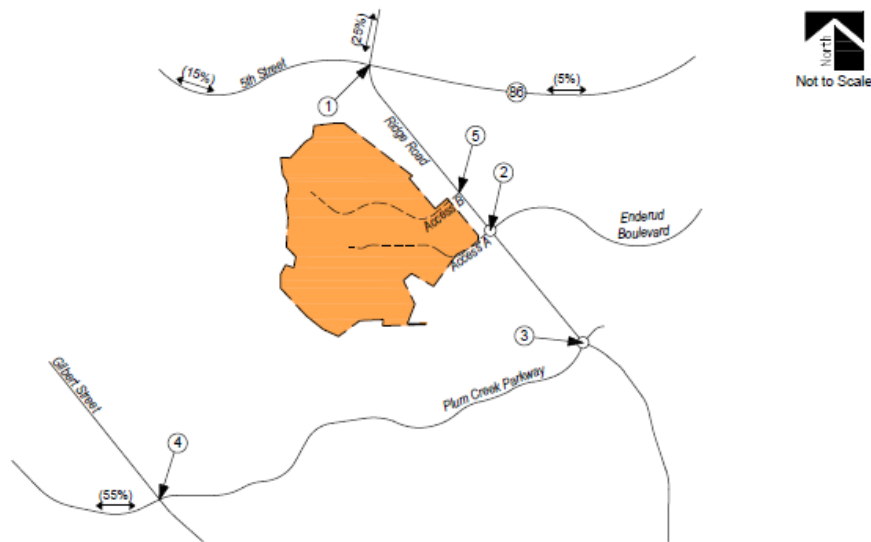
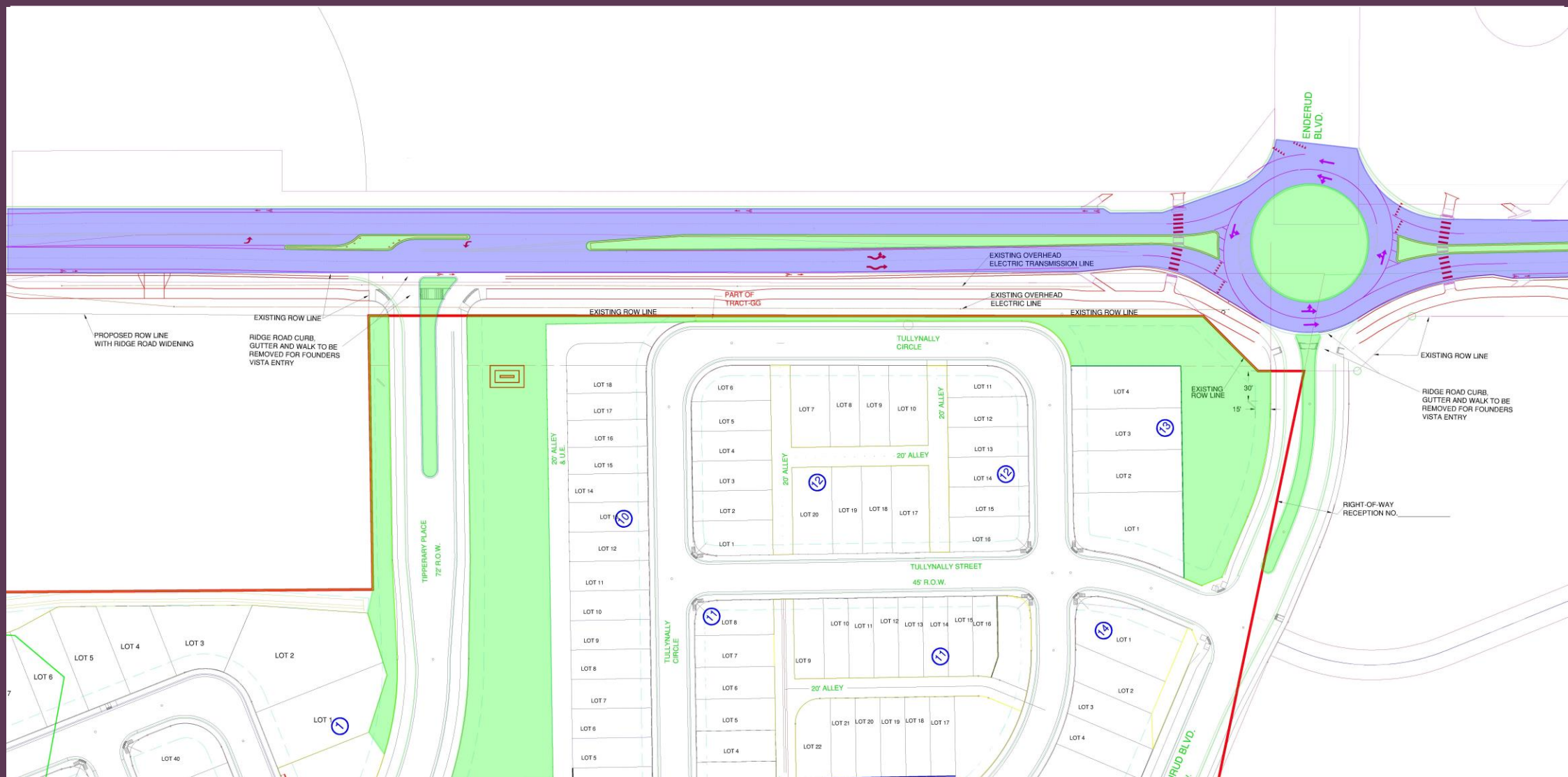


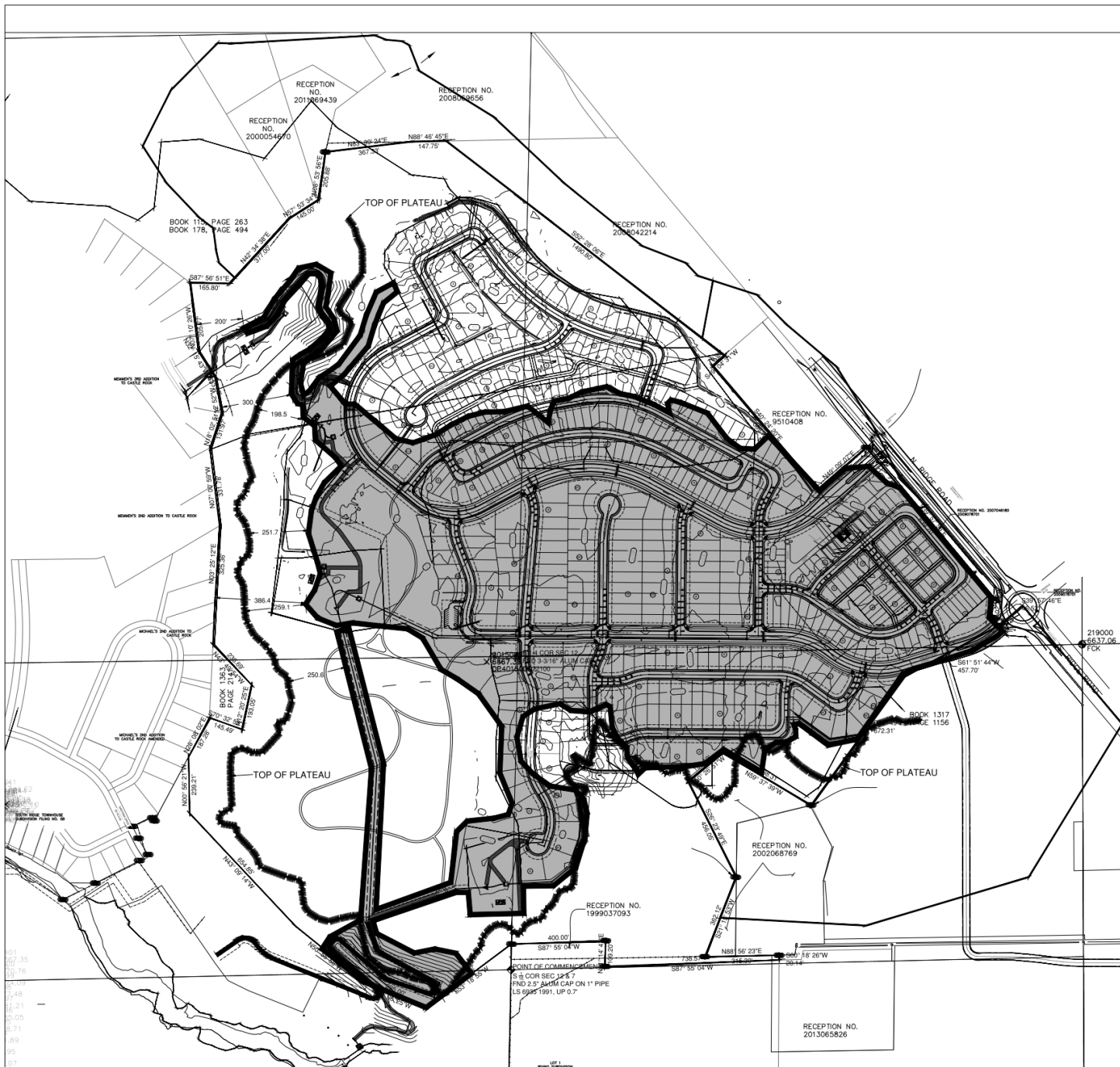
Figure 6
SITE DEVELOPMENT DISTRIBUTION
(%): Overall
SITE-GENERATED
AM / PM Peak Hour





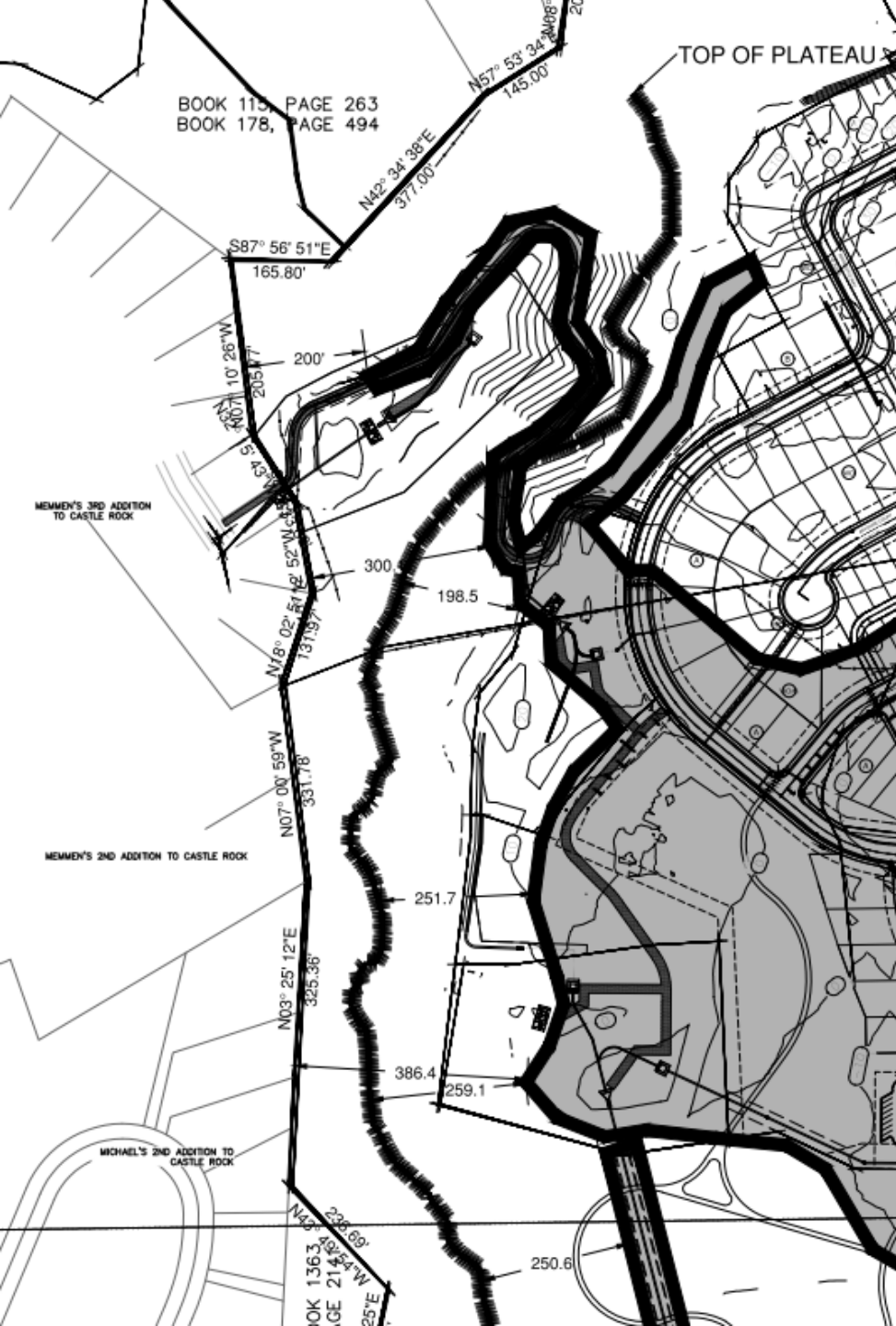
FOUNDERS VISTA BLASTING PLAN

- Delay blasting techniques
 1. Reduction of ground vibration and air blast
 2. Improved fragmentation
 3. Reduction of overbreak and flyrock
 4. Improved productivity and lower costs



END OF PRESENTATION

QUESTIONS FOR THE APPLICANT



FOUNDERS VISTA SITE DEVELOPMENT PLAN

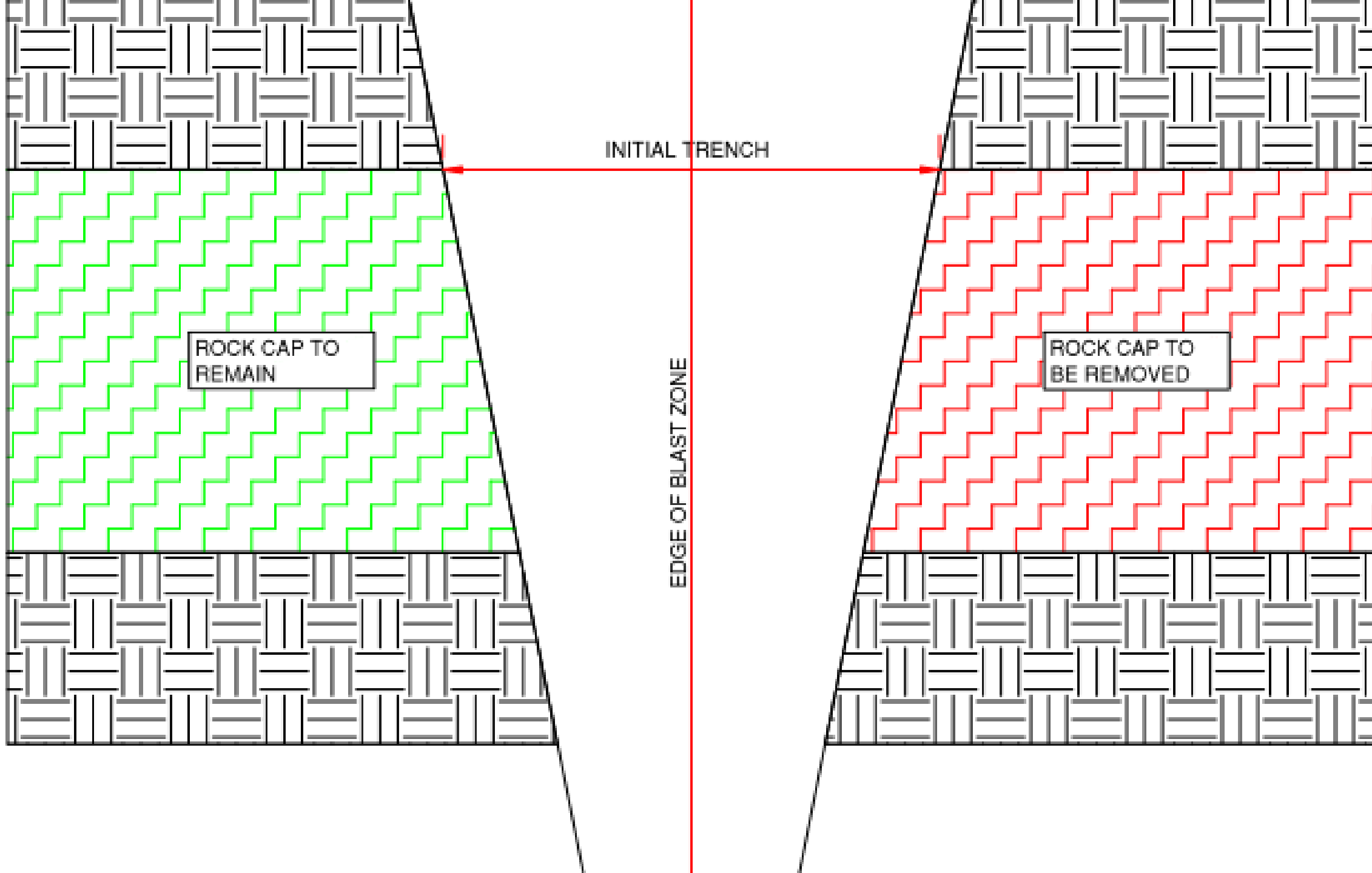
- Proximity of Blasting
- Rock Fall Analysis
- Before Blasting Occurs

INITIAL TRENCH

ROCK CAP TO
REMAIN

EDGE OF BLAST ZONE

ROCK CAP TO
BE REMOVED



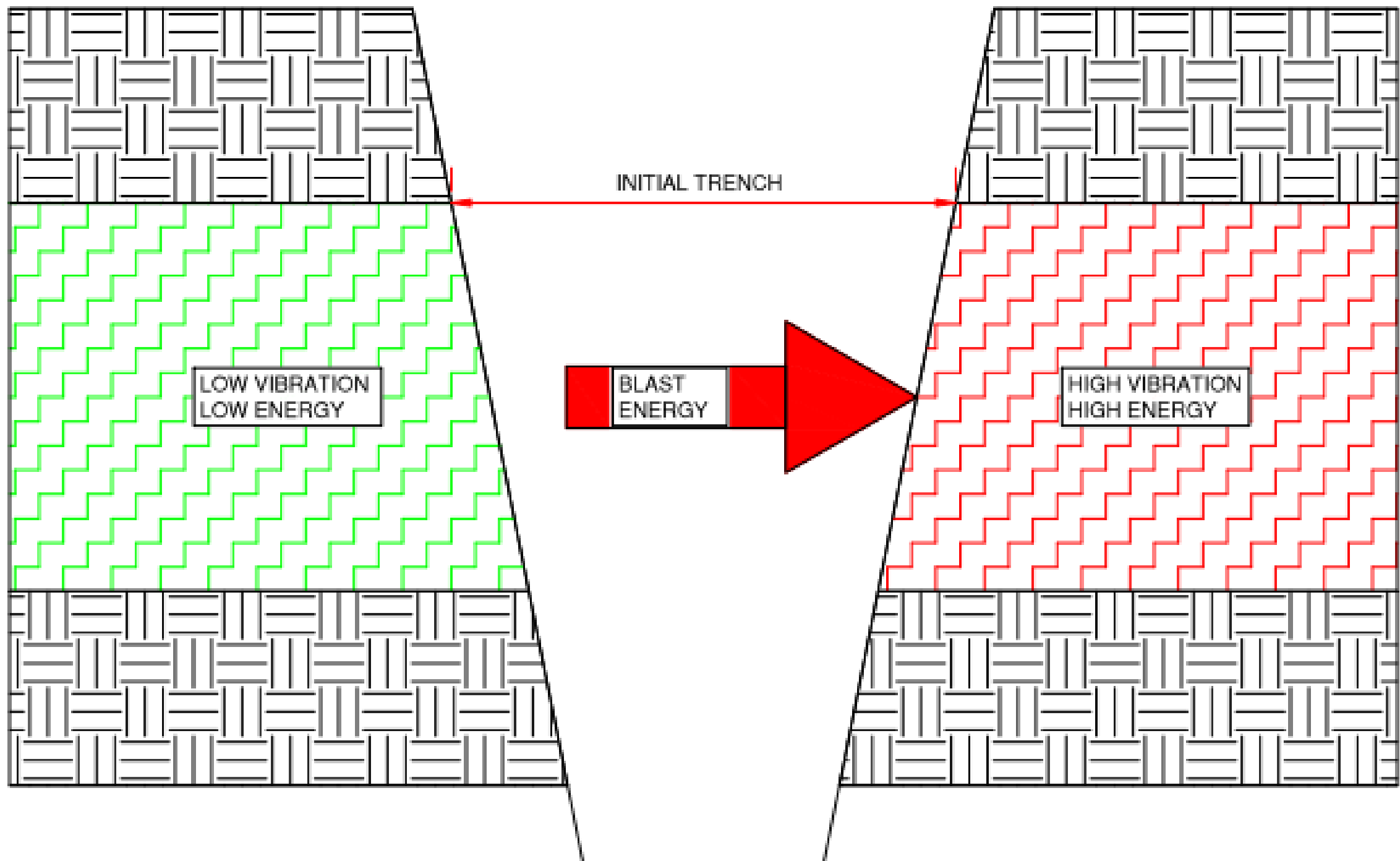


TABLE 4.03-1 Ground Vibration Limits

Type of Structure	Peak Particle Velocity (inches/second) at Low Frequency (<40 Hertz)	Peak Particle Velocity (inches/second) at High Frequency (>40 Hertz)
Modern homes, drywall interiors	0.75	2.0
Founders Vista Sub: Older homes, plaster on wood lath construction for interior walls	0.75	2.0

Reference: Siskind, D.E., M.S. Stagg, J.W. Kopp, and C.H. Dowding, "Structure Response and Damage Produced by Ground Vibration from Surface Mine Blasting." U.S. Department of the Interior, Bureau of Mines, Report of Investigations RI 8507, 1980.



TOWN OF CASTLE ROCK

FIRE AND RESCUE DEPARTMENT

FIRE AND LIFE SAFETY DIVISION
300 PERRY STREET • CASTLE ROCK, CO 80104

EXPLOSIVE BLASTING REQUIREMENTS

PURPOSE

This standard outlines the general requirements for the use of explosive materials. Information contained herein applies to typical instances and may not address all circumstances.

CODE REFERENCES

2018 International Fire Code (IFC) Chapter 56
National Fire Protection Association (NFPA) 495, 2023

PERMIT(S) REQUIRED

An Explosives/Blasting permit is required. The permit application, plan, and documentation must be submitted to the Fire and Rescue Department a minimum of thirty (30) days prior to the blast date. Categories and fee amounts are found at: <https://crgov.com/DocumentCenter/View/38363/2023-Development-Services-Fee-Schedule-PDF>

REQUIRED INSPECTIONS

- 1) Initial Inspection – NFPA 495, Section 10.2 . The initial Fire and Rescue Department inspection consists of observing pre-blast procedures and verifying safety measures are carried out.
- 2) Post Blast Inspection - NFPA 495, Section 10.4 The Fire and Rescue Department inspection consists of observing post blast procedures and verifying compliance with detonation and demobilization.

Inspections shall be scheduled a minimum of 48 hours in advance. Directions for scheduling are found at:

<http://www.crgov.com/fireinspections>

PERMIT INFORMATION

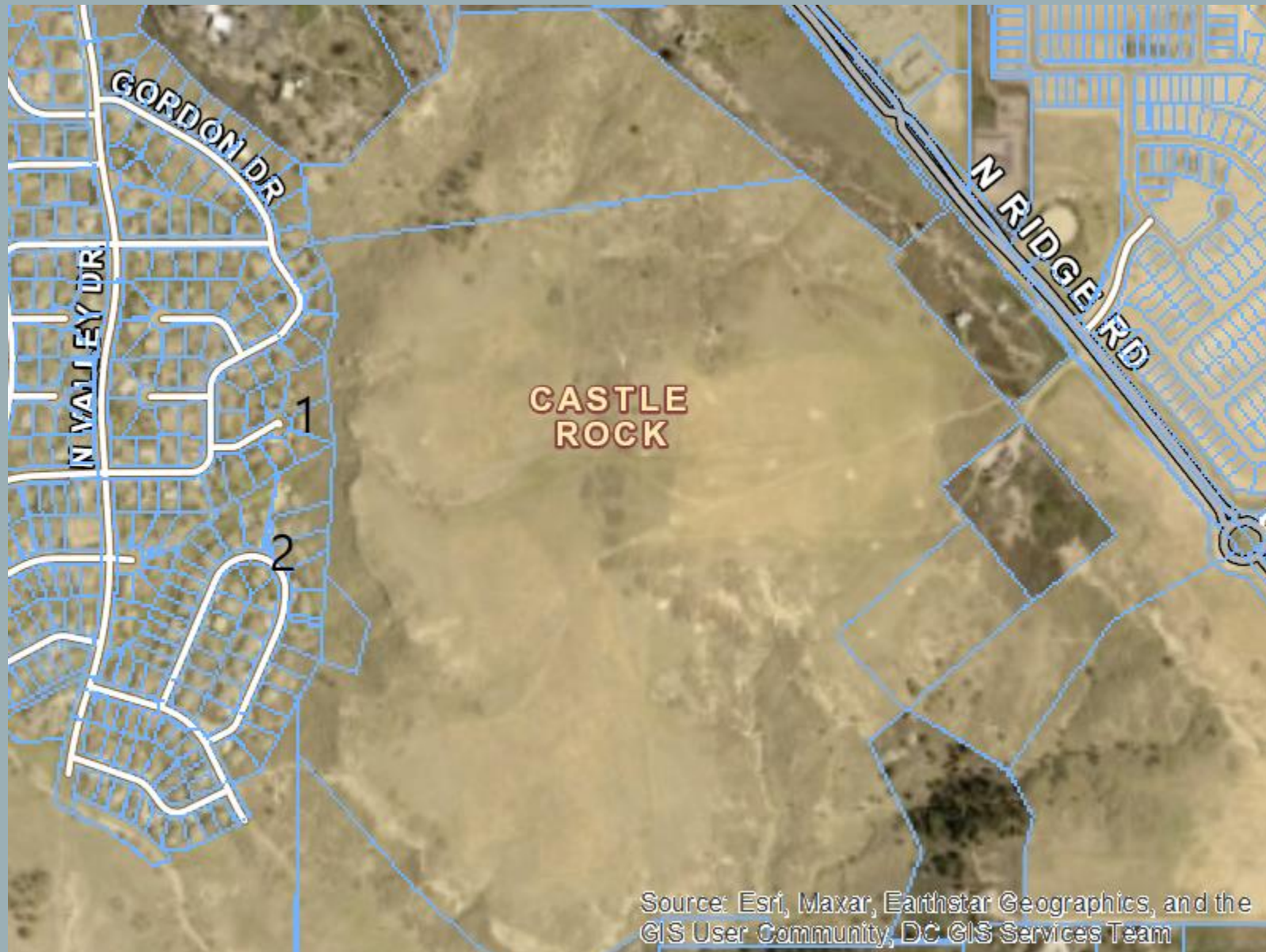
Working plans shall be submitted for approval to the Castle Rock Fire and Rescue Department for any explosive/blasting use. A completed Permit and Plan Review Application Form shall be submitted along with plans and calculations as required to FPO@CRGOV.COM. A current appropriate contractor's license shall be on file at the time of application.

Office: (303) 660-1066 • Fax: (303) 660-1069

EMERGENCY DIAL 9-1-1

Rev. 05/2023

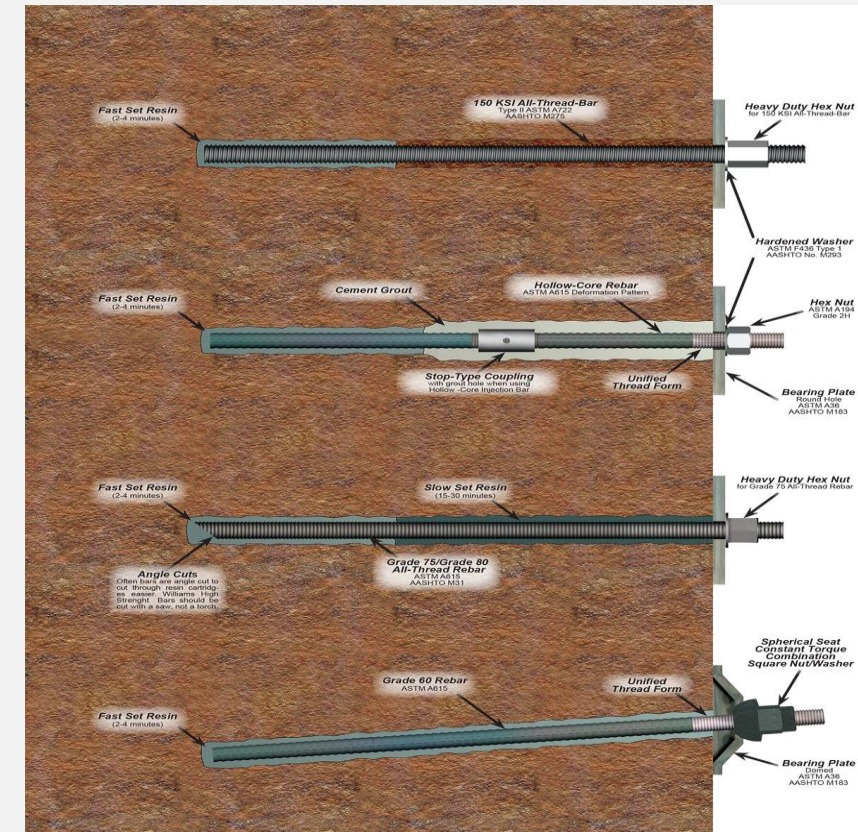
VIDEO DRONE LAUNCH POINTS





FOUNDERS VISTA SITE DEVELOPMENT PLAN

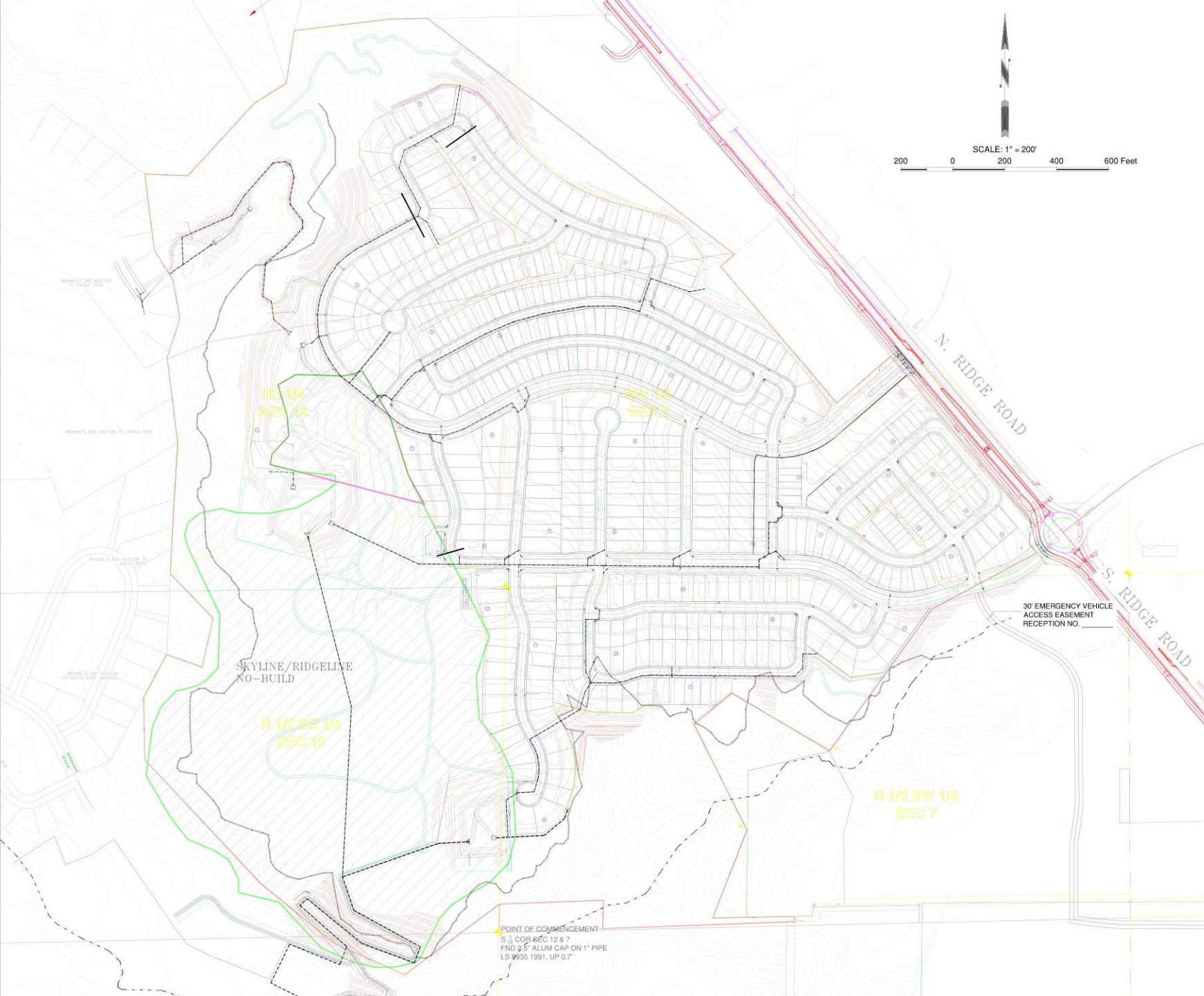
- PRE-BLAST TECHNIQUES



FOUNDERS VISTA SITE DEVELOPMENT PLAN

- PRE-BLAST TECHNIQUES
- Drapery Systems





4 PROPOSED PHASE

