

PLAT IDENTIFICATION SHEET

RECEPTION #: 01061654

DATE: 07/09/01

TIME 13:06

FEE: \$ 70.⁰⁰ (7 P)

GRANTOR: OLYMPIA HOLDINGS CO
(OWNER/SIGNER)

UNOFFICIAL COPY

GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT)

FOUNDERS VILLAGE Filing

20 - Final P.D

LEGAL:
(SECTION-TOWNSHIP-RANGE)

7-8-66

NEW SUBDIVISION ABBREV: _____

LEGAL DESCRIPTION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO.20 SUBDIVISION IN THE TOWN OF CASTLE ROCK.

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR S0011'55"W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S0011'55"W, ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 7, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY 86, SAID POINT BEING THE POINT OF BEGINNING:

THENCE S 0011'55" W AND CONTINUING ALONG SAID EAST LINE A DISTANCE OF 586.48 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HERITAGE ROAD AS PLATTED IN FOUNDERS VILLAGE FILING NO. 10 UNDER RECEPTION NO. 8804056; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE ROAD THE FOLLOWING THREE (3) COURSES:

- 1. S 48°20'32" W, A DISTANCE OF 227.36 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°48'41", A RADIUS OF 880.00 FEET AND AN ARC LENGTH OF 288.92 FEET;
3. S 29°31'51" W, A DISTANCE OF 12.07 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES:

- 1. N 60°28'09" W, A DISTANCE OF 450.04 FEET;
2. N 14°19'35" W, A DISTANCE OF 59.84 FEET;
3. N 45°27'28" E, A DISTANCE OF 416.00 FEET;
4. N 15°12'12" E, A DISTANCE OF 236.60 FEET TO A POINT ON SAID SOUTHERLY LINE OF STATE HIGHWAY 86;

THENCE ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 18°35'59" W, HAVING A DELTA OF 08°39'10", A RADIUS OF 2925.00 FEET AND AN ARC LENGTH OF 441.73 TO THE POINT OF BEGINNING.

CONTAINS 9.201 ACRES:

OWNERSHIP CERTIFICATE

EXECUTED THIS 2nd DAY OF June, 2001.

OWNER(S): OLYMPIA HOLDING COMPANY, LLC

James E. Richards, Managing Member

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, 2001, BY James E. Richards, Managing Member

MY COMMISSION EXPIRES: 12-1-01

NOTARY PUBLIC Cynthia A. Finken

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO. 20 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6-29-01 IN 100 BOOK AT PAGE 100 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

EXECUTED THIS 6 DAY OF June, 2001.

MORTGAGEE: FINANCIAL CAPITAL EQUITIES, INC.

Jack Silver

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June, 2001, BY Jack Silver

MY COMMISSION EXPIRES: 4-18-01

NOTARY PUBLIC Sey M. King

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO. 20 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6-29-01 IN 100 BOOK AT PAGE 100 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

EXECUTED THIS 6th DAY OF June, 2001.

MORTGAGEE: MATRIX CAPITAL BANK

Arthur W. Sontag

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June, 2001, BY Arthur W. Sontag

MY COMMISSION EXPIRES: 4/18/04

NOTARY PUBLIC Sey M. King



FINAL PD
FOUNDERS VILLAGE FILING NO. 20
A PORTION OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 7

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO. 20 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6-29-01 IN 100 BOOK AT PAGE 100 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE: WELLS FARGO BANK NORTHWEST, N.A.

Eric R. Kahlert, Vice President

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, 2001, BY Eric R. Kahlert, Vice President

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 12-1-01

NOTARY PUBLIC Cynthia A. Finken

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FOUNDERS VILLAGE FILING NO. 20 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6/7/1999 IN 1717 BOOK AT PAGE 1612 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

John

Vice President

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF June, 2001, BY John

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: April 10, 2005

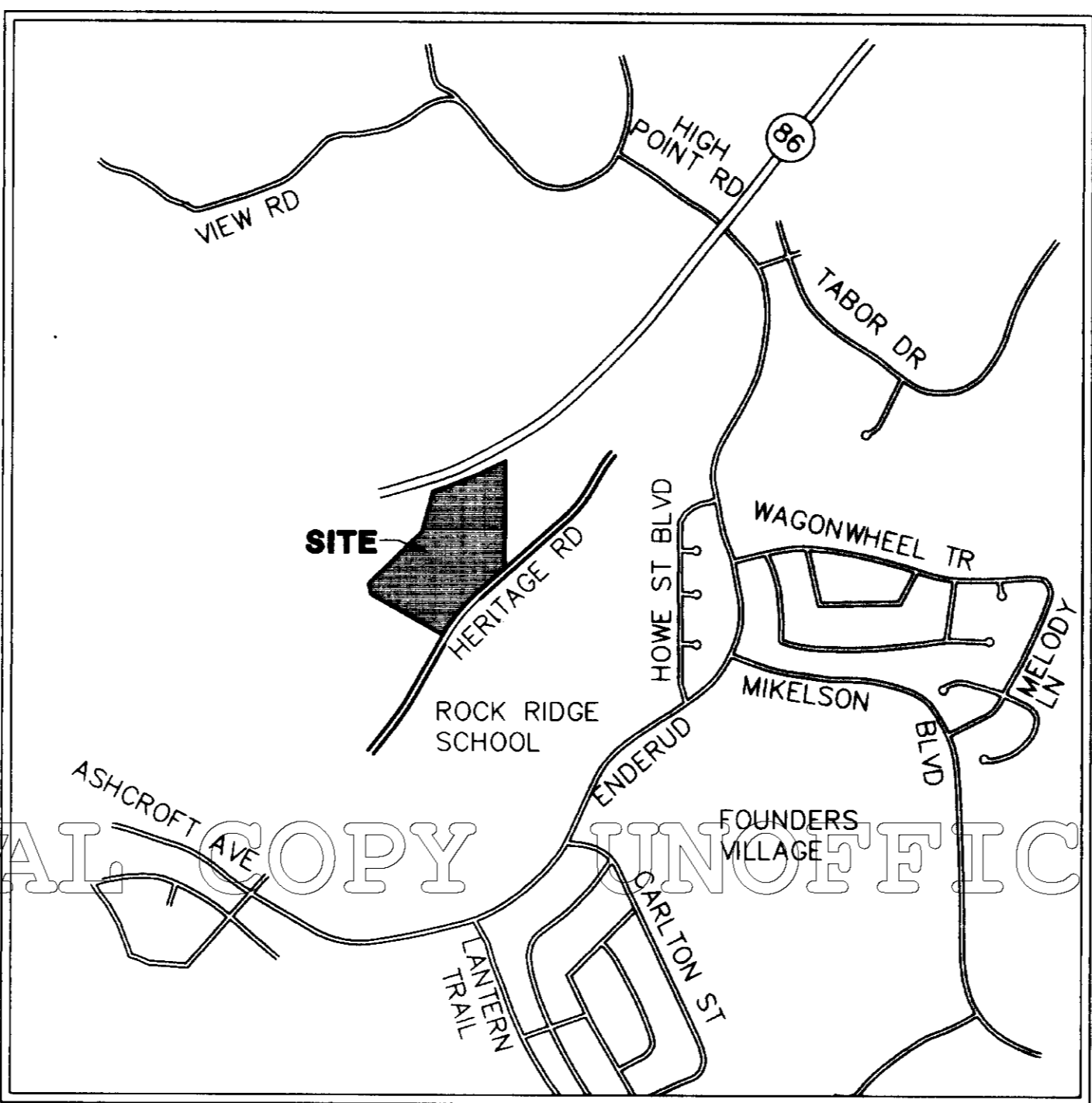
NOTARY PUBLIC Eric H. Sorensen

GENERAL NOTES

- 1. BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - L.S. 13258, AND AT THE EAST ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - L.S. 13258, IS ASSUMED TO BEAR S0011'55"W.
2. -O- INDICATES A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275", UNLESS OTHERWISE NOTED.
3. THE PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080049 0302C FOR THE TOWN OF CASTLE ROCK, COLORADO, REVISED SEPTEMBER 30, 1987.
4. ALL EASEMENTS SHOWN ARE FOR UTILITY AND DRAINAGE PURPOSES FOR THE USES OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC PURPOSES, UNLESS NOTED OTHERWISE.
5. PROPERTY IS SUBJECT TO COVENANTS, RECITALS AND PROMISES CONTAINED IN AN AGREEMENT RECORDED IN BOOK 598 AT PAGE 609.
6. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF AN AGREEMENT, RECORDED ON SEPTEMBER 18, 1985 AT BOOK 598, PAGE 609.
7. TRACT E WILL BE DEDICATED TO THE TOWN ON THE FINAL PLAT FOR PURPOSES OF ADDITIONAL RIGHT-OF-WAY ON HIGHWAY 86.
8. TRACTS A-D AND F-H WILL BE DEDICATED TO THE FOUNDERS VILLAGE FILING NO. 20 HOMEOWNERS ASSOCIATION ON THE FINAL PLAT FOR PURPOSES OF LANDSCAPING, UTILITIES AND DRAINAGE.

SITE DATA

Table with 2 columns: Description and Value. Includes rows for Existing Zoning (PD), Total Acreage (9.201 ACRES), Total No. of Single Family Lots (23), Total Acreage of Single Family Lots (5.43 ACRES), Total Acreage of Public Streets (1.64 ACRES), Total Acreage of Tracts (1.99 ACRES), Net Density (3.04 DU/AC), Gross Density (2.50 DU/AC), Maximum Lot Size (16,000 SF), Minimum Lot Size (7500 SF), Proposed Front Setback (20'), Proposed Side Setback (7'), Proposed Rear Setback (20'), Open Space (1.99 AC=21.63%), Average Lot Size (9800 SF).



VICINITY MAP

AREA SUMMARY

Table with 3 columns: Description, Square Feet, and Acres. Includes rows for Lots 1 through 8 Block 1 (77,173 S.F. or 1.772 ACRES), Lots 1 through 9 Block 2 (84,638 S.F. or 1.943 ACRES), Lots 1 through 6 Block 3 (61,061 S.F. or 1.402 ACRES), Tracts A through G (106,408 S.F. or 2.443 ACRES), Street Dedication (71,530 S.F. or 1.641 ACRES), and Total Area (400,810 S.F. or 9.201 ACRES).

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER/DEVELOPER

OLYMPIA HOLDING COMPANY, LLC
P.O. BOX 215
CASTLE ROCK, COLORADO 80104

MORTGAGEES

- FINANCIAL CAPITAL EQUITIES, INC. 5910 SOUTH UNIVERSITY BLVD. BUILDING C-18, NO. 180 LITTLETON, COLORADO 80121
MATRIX CAPITAL BANK 1380 LAWRENCE STREET SUITE #1400 DENVER, CO. 80204
WELLS FARGO BANK NORTHWEST, N.A. 3910 BUCHTEL BLVD. DENVER, COLORADO 80210
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 303 EAST 17TH AVENUE SUITE #1000 DENVER, CO. 80203

SURVEYOR'S CERTIFICATE

I, ROBERT B. MICHELSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 6/20/99, BY ME OR UNDER BY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Signature of Robert B. Michelson, Notary Public, State of Colorado. Commission Expires 6/30/01.

TITLE CERTIFICATE

I, Cynthia A. Finken, being an authorized representative of Transamerica Title Insurance Co., 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 dedication.

SIGNED THIS 7th DAY OF June, 2001.

Signature of Cynthia A. Finken, Authorized Representative, Transamerica Title Insurance Co.

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 2001, BY Cynthia A. Finken, Authorized Representative

MY COMMISSION EXPIRES: 8-10-2002

NOTARY PUBLIC Cindy J. Habling

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION

THE FINAL PD SITE PLAN FOR FOUNDERS VILLAGE FILING NO. 20 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21st DAY OF June, 2001.

Signature of Chairman, Date 6/21/01, Director of Planning and Development, Date 6/21/01.

B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR FOUNDERS VILLAGE FILING NO. 20 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 18th DAY OF July, 2001.

Signature of Mayor, Date 7-2-01, Town Clerk, Date 7-2-01.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:00 PM ON THE 9th DAY OF July, 2001, IN BOOK 21061654 MAP 21061654

DOUGLAS COUNTY CLERK AND RECORDER BY: Sheri Mankel - Deputy

FINAL PD FOUNDERS VILLAGE FILING NO. 20 PROJECT NO. 2711.11 DATE 3-21-00 SHEET 1 OF 7



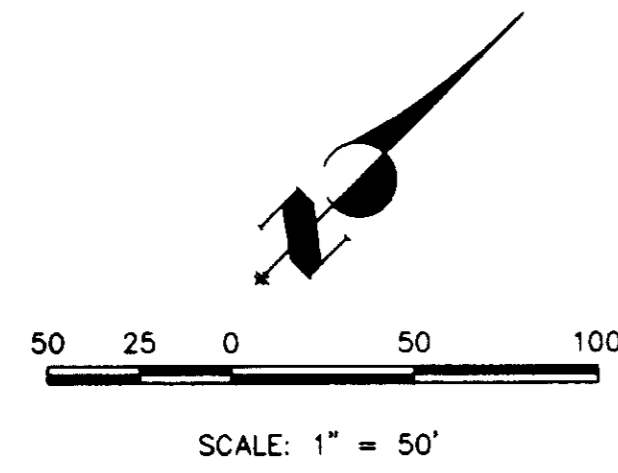
SHEET INDEX

- COVER SHEET SHEET 1 OF 7
FINAL PLAT SHEET 2 OF 7
LANDSCAPE PLANS SHEETS 3-6 OF 7
TYPICAL ARCHITECTURAL PLANS SHEET 7 OF 7

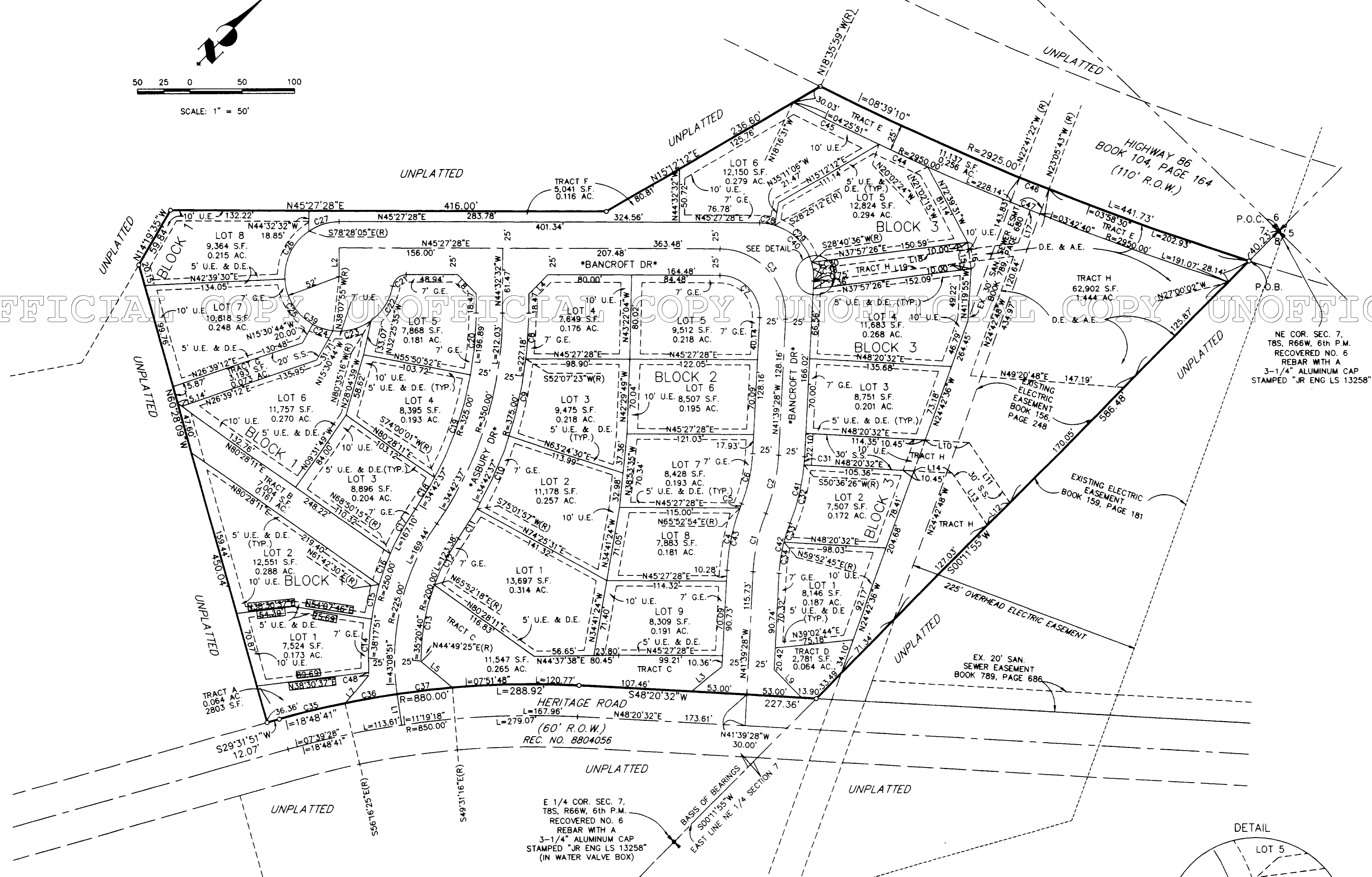
JR Engineering
6020 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel. (303) 740-9393
Fax (303) 721-9019

ENGINEERING PLANNING SURVEYING

FINAL PD
FOUNDERS VILLAGE FILING NO. 20
 A PORTION OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 7

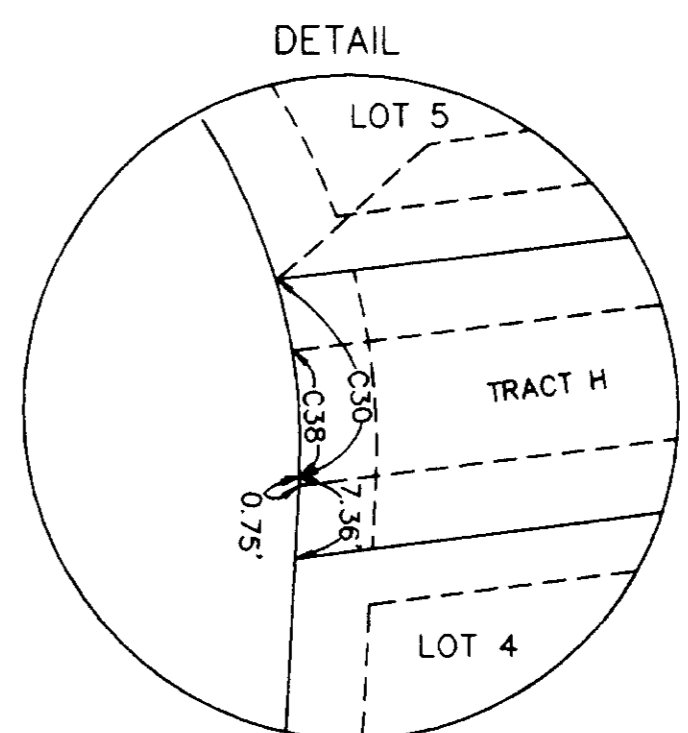


LEGEND	
○	SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275"
*	RIGHT-OF-WAY DEDICATED BY THIS PLAT
(R)	RADIAL BEARING
R.O.W.	RIGHT-OF-WAY
+	RECOVERED SECTION CORNER AS NOTED
⊕	RECOVERED ONE-QUARTER SECTION CORNER AS NOTED
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.S.	SEWER EASEMENT
U.E.	UTILITY EASEMENT (10' WIDE ALONG REAR LOT LINES AND EXTERIOR BOUNDARY, AND 5' WIDE ALONG SIDE LOT LINES)
G.E.	GAS MAIN EASEMENT



LINE	DIRECTION	DISTANCE
L1	N52°58'46"W	30.00'
L2	N44°32'32"W	27.00'
L3	N06°34'55"E	37.54'
L4	N00°27'28"E	25.46'
L5	N84°38'53"E	38.92'
L7	N03°27'59"W	34.79'
L8	N89°32'32"W	25.46'
L9	N89°53'51"W	37.54'
L10	N48°20'32"E	42.12'
L11	N78°47'02"W	69.32'
L12	N00°11'55"E	30.56'
L13	N78°47'02"W	60.25'
L14	N48°20'32"E	36.34'
L15	N52°02'34"W	25.00'
L16	N52°02'34"W	25.00'
L17	N24°42'48"W	33.22'
L18	N37°57'26"E	197.89'
L19	N37°57'26"E	192.65'

CURVE	RADIUS	LENGTH	DELTA
C1	175.00'	57.48'	18°49'09"
C2	175.00'	57.48'	18°49'09"
C3	63.00'	102.13'	92°53'04"
C4	200.00'	61.22'	17°32'22"
C5	200.00'	4.47'	01°16'47"
C6	150.00'	49.27'	18°49'09"
C7	38.00'	61.60'	92°53'04"
C8	378.00'	43.62'	06°39'55"
C9	375.00'	73.86'	11°17'07"
C10	375.00'	76.08'	11°37'27"
C11	375.00'	33.61'	05°08'08"
C12	200.00'	49.90'	14°17'47"
C13	200.00'	73.47'	21°02'53"
C14	250.00'	50.45'	11°33'43"
C15	250.00'	33.07'	07°34'44"
C16	250.00'	31.11'	07°07'45"
C17	250.00'	49.44'	11°19'50"
C18	325.00'	34.99'	06°10'04"
C19	325.00'	102.97'	18°09'09"
C20	325.00'	58.94'	10°23'24"
C21	13.00'	18.21'	80°15'24"
C22	52.00'	40.12'	44°12'40"
C23	52.00'	38.53'	42°27'21"
C24	52.00'	20.53'	22°37'12"
C25	52.00'	52.79'	58°10'14"
C26	52.00'	53.43'	58°52'25"
C27	52.00'	30.79'	33°55'33"
C28	52.00'	14.63'	16°07'20"
C29	52.00'	51.82'	57°05'48"
C30	52.00'	17.85'	19°35'56"
C31	200.00'	7.91'	02°15'54"
C32	200.00'	57.79'	16°33'15"
C33	150.00'	19.06'	07°16'56"
C34	150.00'	30.20'	11°32'13"
C35	880.00'	64.43'	04°11'44"
C36	880.00'	50.60'	03°17'39"
C37	880.00'	53.12'	03°27'30"
C38	52.00'	11.31'	12°27'48"
C39	52.00'	236.20'	260°15'25"
C40	52.00'	84.30'	92°53'04"
C41	200.00'	65.69'	18°49'09"
C42	150.00'	49.27'	18°49'09"
C43	200.00'	65.69'	18°49'09"
C44	2950.00'	51.36'	00°59'51"
C45	2950.00'	90.86'	01°45'53"
C46	2925.00'	30.01'	00°35'17"
C47	2950.00'	30.04'	00°35'00"
C48	250.00'	3.04'	00°41'49"



NOTE:
 IN THE EVENT THAT THE SECTION OF HERITAGE ROAD, FROM THE NORTHERLY BOUNDARY OF THIS SUBDIVISION TO NORTH ENDERUD BLVD. OR ANY PORTION THERE OF, HAS NOT BEEN IMPROVED AT THE TIME OF ON-SITE CONSTRUCTION, THEN A 20' WIDE BY 3" DEEP ASPHALT ROADWAY WILL BE CONSTRUCTED IN ITS PLACE, TO COMPLETE SAID CONNECTION, WITHIN SAID R.O.W., PRIOR TO ISSUANCE OF BUILDING PERMITS.

FOUNDERS VILLAGE
 FILING NO. 10
 RECEPTION NO. 8804056

FINAL PLAT
 FOUNDERS VILLAGE
 FILING NO. 20
 PROJECT NO. 2711.11
 DATE 3-21-00
 SHEET 2 OF 7

JR Engineering
 8020 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel. (303) 740-9893
 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=50', DATE 03/02/00, TIME 11:18, FILE X:\271111\KCD\2711P2.DWG

FINAL PD
FOUNDERS VILLAGE FILING NO. 20
 A PORTION OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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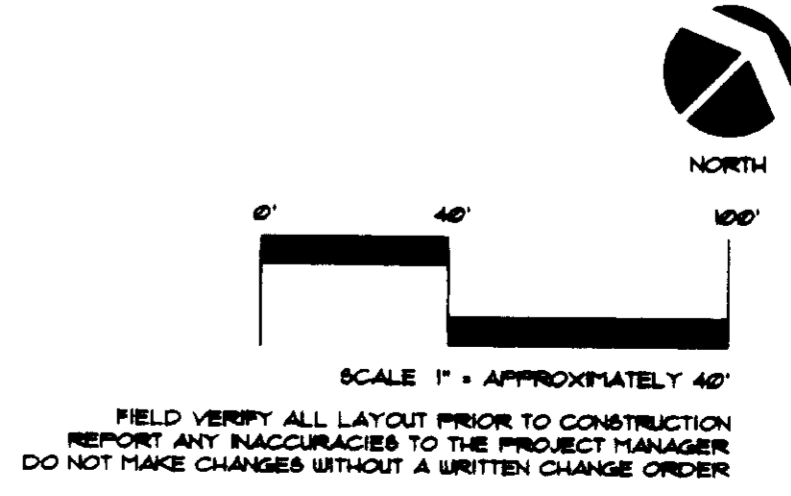
LEGEND

	EXISTING SCRUB OAK TO BE REMOVED
	EXISTING SCRUB OAK TO REMAIN
	39,400 SF BLENDED MESQUITE / BLUEGRASS SOD COMMON AREAS
	12,800 SF SEEDED NATIVE GRASSES (SEE SHEET 9 OF CIVIL CONSTRUCTION PLANS)
	47,800 SF RESIDENCES FRONT YARD TURF
	1,600 SF 6" WIDE BY 6" THICK CONCRETE WALKS
	2,200 LF 3 RAIL SPLIT RAIL FENCE W/ WIRE MESH
	340 LF 6" PRIVACY FENCE

- NOTES**
1. EACH LOT WILL INCLUDE FRONT YARD SPRINKLER SYSTEM 800' FRAYEL MULCH 3 (5 GAL.) SHRUBS AND 1 TREE (2" CAL. DECIDUOUS OR 6 LB. EVERGREEN).
 2. HOUSE FOOTPRINTS ARE SUBJECT TO CHANGE

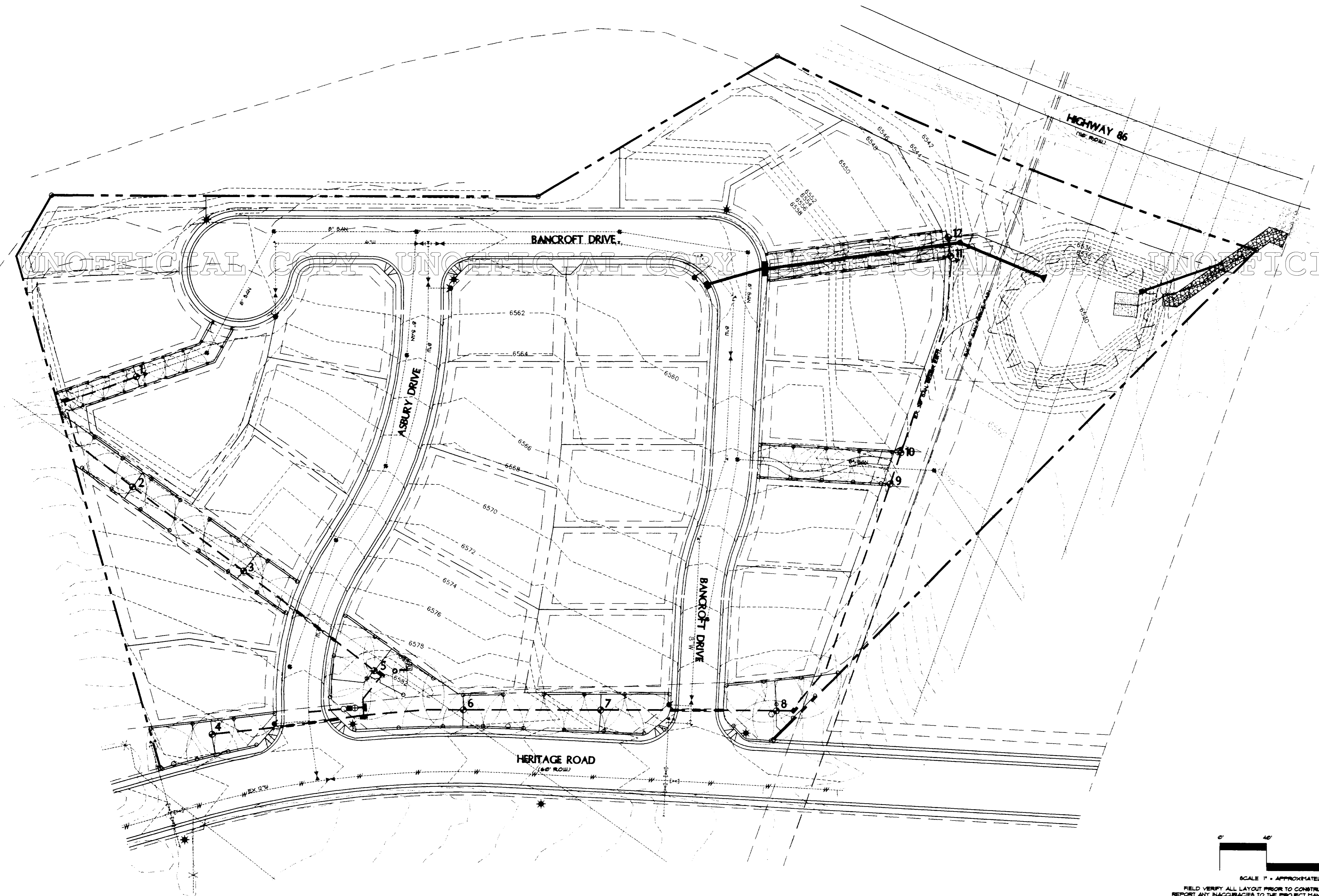
DOUGLAS G. ROOCKNE
 LANDSCAPE ARCHITECT
 PO BOX 3354
 LITTLETON, COLORADO 80161-3354
 PHONE: 303-710-6146
 FAX: 303-711-8338
 E-MAIL: DROCKNE@AOL.COM
 WEB SITE: WWW.ROOCKNE.COM
 AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
 THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE INFORMATION HEREON UNLESS AN ORIGINAL SPECIFIED STATE IS APPLIED TO THIS DRAWING.

DRAWN BY: CLINT CLARK CHECKED BY: DOUG ROOCKNE
 ISSUE DATES:
 DESIGN DEVELOPMENT DECEMBER 20, 1999
 PLANNING DEPT. REVISIONS MARCH 21, 2000
 PLANNING DEPT. REVISIONS MAY 15, 2000



LANDSCAPE PLAN
SHEET 3 of 7

FINAL PD
FOUNDERS VILLAGE FILING NO. 20
 A PORTION OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

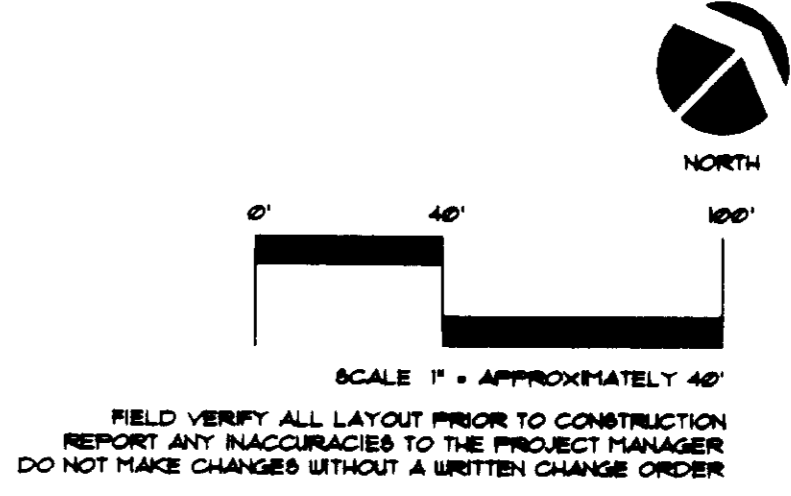


DOUGLAS G. ROCONE
 LANDSCAPE ARCHITECT
 PO BOX 3354
 LITTLETON, COLORADO 80161-3354
 PHONE: 303-710-6146
 FAX: 303-711-8335
 E-MAIL: DROCKNE@AOL.COM
 WEB SITE: WWW.ROCONE.COM

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
 THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY
 FOR THE INFORMATION HEREON UNLESS AN ORIGINAL
 SIGNED STAMP IS APPLIED TO THIS DRAWING.

DRAWN BY: CLINT CLARK CHECKED BY: DOUG ROCONE
 ISSUE DATES:

DESIGN DEVELOPMENT DECEMBER 20, 1999
 PLANNING DEPT. REVISIONS MARCH 21, 2000
 PLANNING DEPT. REVISIONS MAY 15, 2000



IRRIGATION PLAN
SHEET 4 of 7

FINAL PD
FOUNDERS VILLAGE FILING NO. 20
 A PORTION OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

IRRIGATION EQUIPMENT LIST (PRODUCTS LISTED MAY BE SUBSTITUTED PROVIDED PERFORMANCE IS COMPATIBLE AND OWNER APPROVES OF ALTERNATE)

SYMBOL	EQUIPMENT	SIZE / QUANTITY	DESCRIPTION	NOTES AND INFORMATION
W	WATER CONNECTION WATER TAP AND METER CURB STOP REDUCED PRESSURE BPP	1" - 30 GPM 1" 1"	BY CONTRACTOR MCDONALD 619D PISCO 8031A	INSTALL IN STRICT CONFORMANCE WITH WATER AUTHORITY REQUIREMENTS
C	CONTROL CONTROLLER CONTROL VALVE UNITS COMMON LINES SPARE LINES	16 ZONE UNIT 1/2 GA 1/2 GA 1/2 GA	TROPE-LO SOLAR POWERED IRRIGATION CONTROLLER COLOR CODED DIRECT BURIAL UPVAL COLOR CODED DIRECT BURIAL UPVAL COLOR CODED DIRECT BURIAL UPVAL	WITH PROPER GROUNDING, BURST PROTECTION AND BATTERY BACKUP RED BLACK - 4 ALONG ENTIRE LENGTH OF MAIN
P	PIPING PRESSURIZED MAIN LINE LATERAL LINE FLYING SLEEVES THRUST BLOCK	1 1/2" DIAMETER 1/2" DIA AS NEEDED 1 CP	PVC CLASS 300 IPS PLASTIC PIPE PVC CLASS 300 IPS PLASTIC PIPE PVC CLASS 300 IPS PLASTIC PIPE	1 1/2" BURY - MINIMUM 2" BURY - MINIMUM INSTALL UNDER ALL DRIVES AND WALKS WHERE NECESSARY. DO NOT POUR CONCRETE OVER PIPE - PLACE AROUND SIDES
V	VALVES VALVE BOXES ELECTRIC MASTER VALVE ELECTRIC REMOTE CONTROL VALVES QUICK COUPLING VALVES MANUAL DRAIN VALVE	N/A 1 1/2" UNIT 1 1/2" UNIT 1" UNIT	CARBON WITH LOCKING LID HARDIE 100 / (RITROL 100P/100P) HARDIE 100 / (RITROL 100P/100P) TONG 475-200 WITH KEY AND BELL RED-WHITE B03 OR EQUAL	STANDARD AND JUNIOR SIZES - GROUP VALVES WHERE POSSIBLE CONTAINMENT RESISTANT BRASS ELECTRIC VALVE PRESSURE REGULATING SOLENOID VALVE ONE PRICE BODY WITH NON-LOCKING METAL COVER (THIS IS A BLOW-OUT SYSTEM - OPEN FOR WINTER CONDENSATION)
D	DRIP ASSEMBLY LOW VOLUME VALVE DRIP LATERAL PIPE DISTRIBUTION TUBING EMITTERS	1/2" UNIT AS NEEDED AS NEEDED AS NEEDED	RANBIRD XCC-076 OR EQUAL RITROL 1/2" DURA-POL BLUE STRIPE RITROL 1/2" DURA-POL BLUE STRIPE RITROL E-2 EMITTER	(SEE DETAIL) STAKE IN PLACE BELOW MUDCH 4 SUBSILERS PER TUBE, 2 SUBSILERS PER 9 GAL. 64RDS
H	HEADS 1" POP UP ROTORS 4" POP UP ROTORS	MEDIUM TURF AREAS LARGE TURF AREAS	RANBIRD T-22-13 RANBIRD T-40 WITH RAIN CURTAIN NOZZLE	36 PSI - 13 GPM (1/2" CIRCLE) - 22" MAXIMUM RADIUS 36 PSI - 33 GPM (1/2" CIRCLE) - 36" MAXIMUM RADIUS

IRRIGATION NOTES

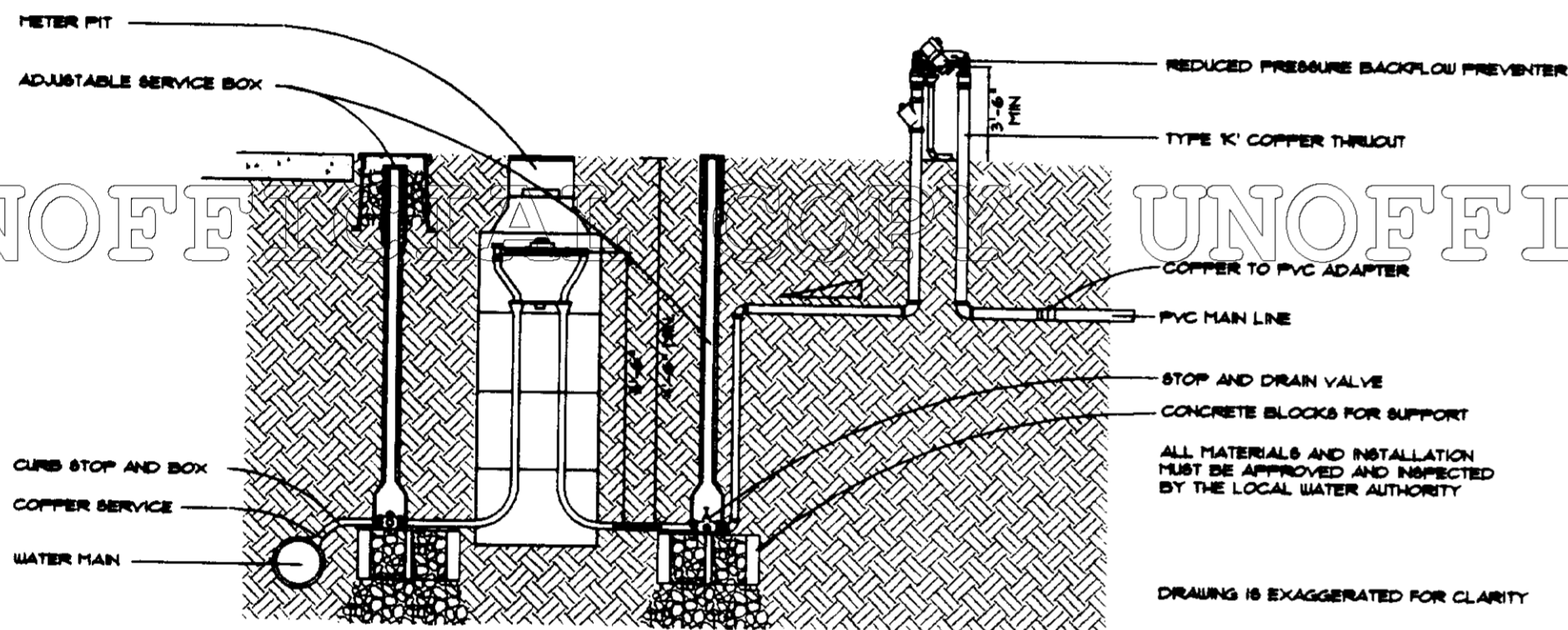
VERIFY THE WATER TAP FOR SIZE, PRESSURE AND GALLONAGE PRIOR TO COMMENCING WORK.
 THIS SYSTEM IS DESIGNED TO OVER-THE-ROOF SCHEMATIC - PROGRAM CONTROLLERS TO MINIMIZE SITE-USER INCONVENIENCE.
 SLEEVES ARE REQUIRED BELOW ALL WALKS, DRIVEWAYS AND STREETS. SCHEDULE TRENCHING PRIOR TO PAVING AND MARK LOCATION OF PIPE WITH AN "X" ON BOTH SIDES OF PAVED SURFACE.
 FOUNDATION WATERING RESTRICTIONS ARE ANTICIPATED IN THE SOIL INVESTIGATION REPORT. CONSULT WITH THE GENERAL CONTRACTOR PRIOR TO COMMENCING WORK AND COMPLY WITH ALL RECOMMENDATIONS. HAND WATERING MAY BE NECESSARY ADJACENT TO BUILDINGS.
 BALANCE THE SYSTEM BY ADJUSTING NOZZLE ANGLES AND GPM FOR SUN SHADE, SLOPE, ETC.
 INSTALL DRIP LINES AFTER PLANTS ARE INSTALLED. INSTALL SPRAY AND ROTOR HEADS AND LATERALS PRIOR TO PLANT INSTALLATION AND SLIGHTLY ADJUST PLANT LOCATIONS TO FIT WITHIN COVERAGE PATTERNS WITHOUT BLOCKING SPRAY PATTERNS.

IRRIGATION SYSTEM SUMMARY

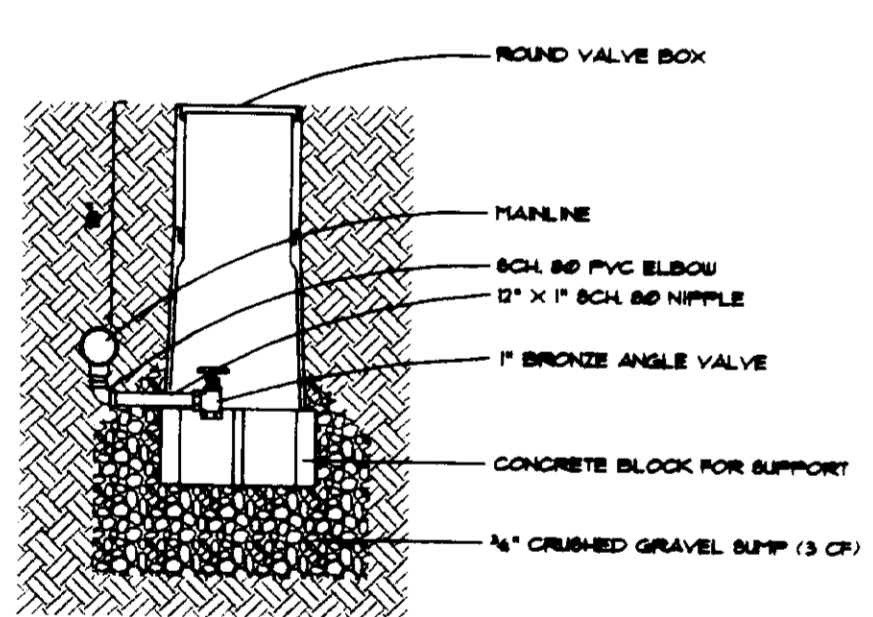
ZONE	13 GPM 22" RADIIUS POP UP ROTORS	33 GPM 36" RADIIUS POP UP ROTORS	DRIP ZONE	GPM / ZONE
1	1	0	0	26
2	0	0	0	26.7
3	0	0	0	26.4
4	0	0	0	26.4
5	0	0	0	26.4
6	0	0	0	23.1
7	0	0	0	23.1
8	0	0	0	26.4
9	0	0	0	26.4
10	0	0	0	26.9
11	0	0	0	26.9
12	0	0	0	N/A
13	0	0	0	N/A
TOTAL	36	60	N/A	

IRRIGATION SPECIFICATIONS

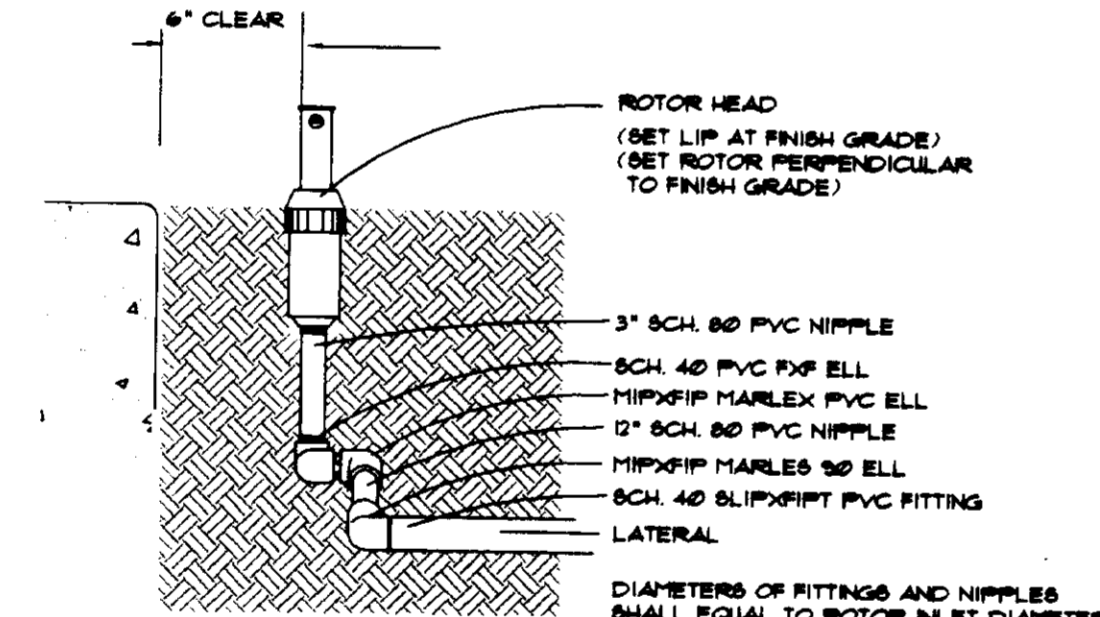
- PART 1 GENERAL**
- 1.01 WORK INCLUDED
- Work includes all labor, material and equipment necessary to furnish and install an automatic underground irrigation system as specified and indicated on the Drawings. Work also includes connections to water main and providing underground electrical services to the controller.
- 1.02 QUALITY ASSURANCE
- Installer Qualifications: Minimum of five years experience installing irrigation systems of comparable size. Submit proof upon request.
 - Quality Control: Obtain Project Manager's acceptance of installed and tested irrigation system components prior to and after installing backfill materials.
- 1.03 SUBMITTALS
- Products: Use equipment as specified. If alternatives are proposed, submit manufacturer's product data including installation and operation instructions for each of the system components. Release of used components is not allowed. All materials must be new and fully warranted by the manufacturer.
 - As-Builts: The Contractor shall apply the Project Manager with a legibly marked field drawing with all deviations from the original recorded version. The Project Manager shall make all recorded changes to the original CAD drawings which shall become a permanent record of the installed work.
- 1.04 DELIVERY, STORAGE AND HANDLING
- Storage and Handling: Store and handle all irrigation equipment to prevent damage, deterioration and theft which could cause installation delays.
- 1.05 PROJECT CONDITIONS
- Locate existing utilities and make connections as required for this work. See out existing pavements and tunnel under concrete walks where necessary.
- 1.06 WARRANTY
- Warrant all irrigation equipment and installation for one (1) calendar year following Final Acceptance. Warranty includes trench and head settlement greater than 1/4".
- PART 2 PRODUCTS**
- 2.01 MATERIALS
- General: Unless existing equipment is to be used, provide only new materials without flaws or defects and of the highest quality of their specified class and kind.
 - Brand or Product: Refer to the Irrigation Equipment List on the drawings for desired equipment. Because of similarities in competitive brands, alternative equipment will be considered if the bidder/contractor requests approval prior to the bid date. Approval, if granted, will be in the form of a written addendum so that all bidders have the same advantage in pricing. If written approval is not in hand at the time bids are submitted, the equipment shall be exactly as stated on the equipment list.
- PART 3 EXECUTION**
- 3.01 PREPARATION
- Irrigation system layout is diagrammatic. Exact locations of irrigation components shall be established by the Contractor in the field at the time of installation. Layout and stake the location of each pipe run and all sprinkler heads and sprinkler valves. Obtain Project Manager's acceptance of layout prior to excavating.
- 3.02 INSTALLATION
- Excavating and Backfilling: All excavation shall be considered unclassified excavation and include all materials encountered. Excavate trenches of sufficient depth and width to permit proper handling and installation of pipe and fittings. Excavate to depths required to provide 2" depth of earth fill or sand bedding for piping when rock or other unworkable bearing material is encountered. Fill to match adjacent grade elevations with approved earth fill material. Place and compact fill in layers not greater than 8" in depth.
 - Plastic Piping: Install plastic pipe and fittings in accordance with manufacturer's installation instructions, including recommendations on solvent tapes and pipe joining compounds. Provide for thermal expansion and contraction. See out plastic pipe using a square-in-sawing vice to ensure a square cut. Remove burrs and shavings at out ends prior to installation. Make plastic joints with solvent seal joints or slip seal up at least 24 hours before pressure is applied to the system. Mainline pipe interiors free of dirt and debris. Close open ends of pipe by acceptable methods when pipe installation is not in progress.
 - Sprinkler Heads, Fittings, Valve and Accessories: Install fittings, valves, irrigation heads, risers and accessories in accordance with the Detailed Drawings and manufacturer's recommendations, except as otherwise indicated. Set sprinkler heads perpendicular to finished grades unless otherwise indicated.
 - Flushing, Adjustment and Testing: Flush piping and risers after installation with a full head of water prior to sprinkler head installation. Adjust all irrigation components after installation for proper and adequate distribution of the water over the coverage pattern. Test system upon completion of each section. Make necessary repairs and retest repaired sections as required.
 - Service: Return to the site during the fall season, regardless of maintenance responsibility, and demonstrate to the Owner's representative winterization procedures by draining all water from the system. Return to the site during the subsequent spring start-up, operation and maintenance.
- 3.03 CLEANING
- Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soil, debris, and equipment. Maintain disposal route clear, clean and free of debris.



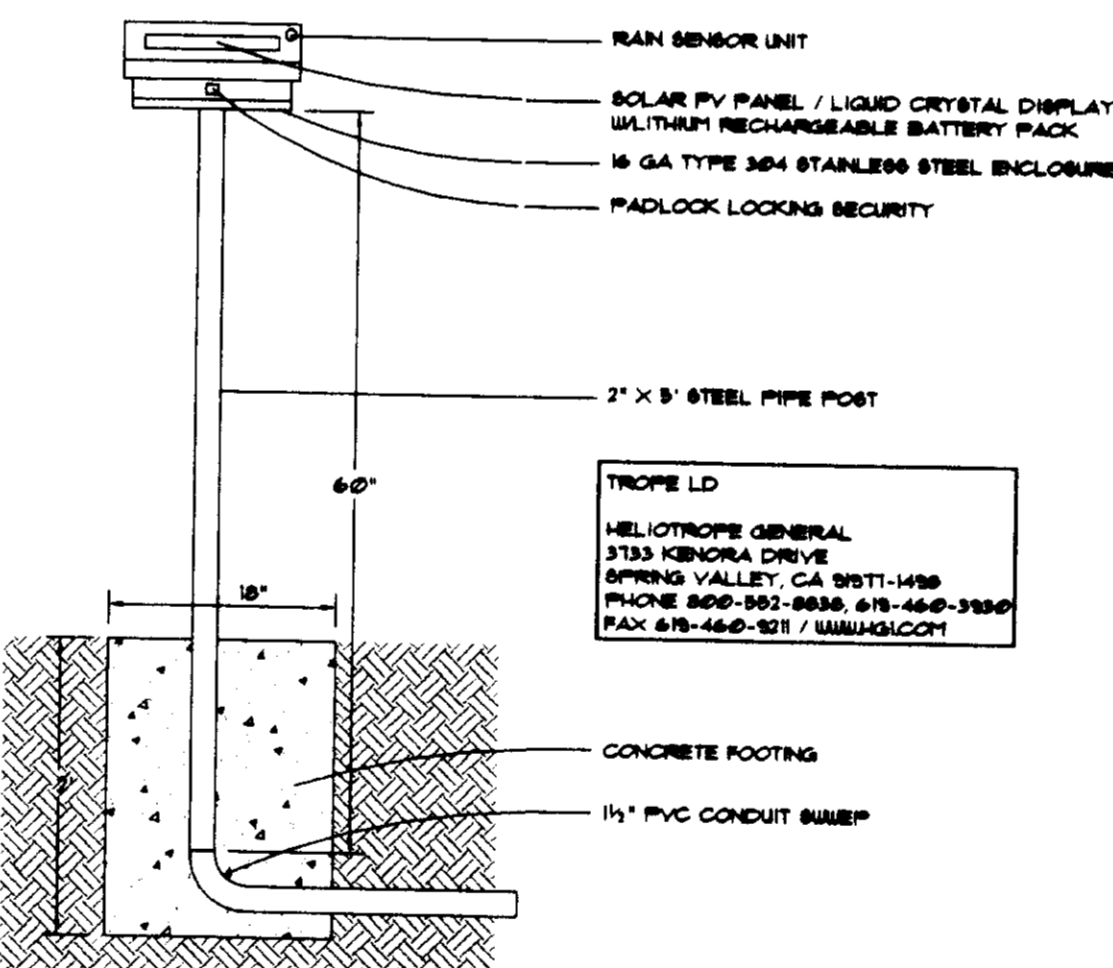
WATER CONNECTION



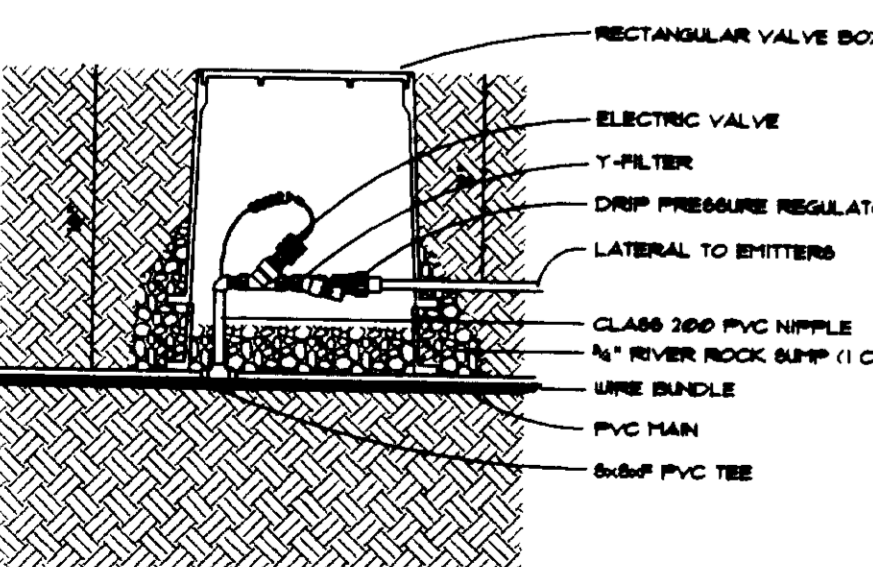
DRAIN VALVE INSTALLATION



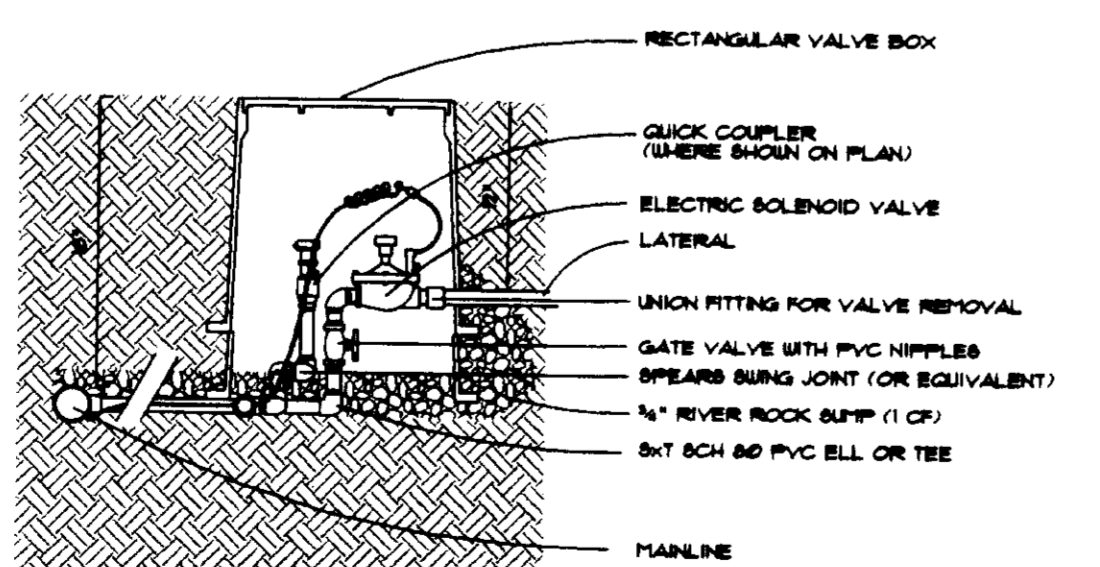
ROTOR HEAD INSTALLATION



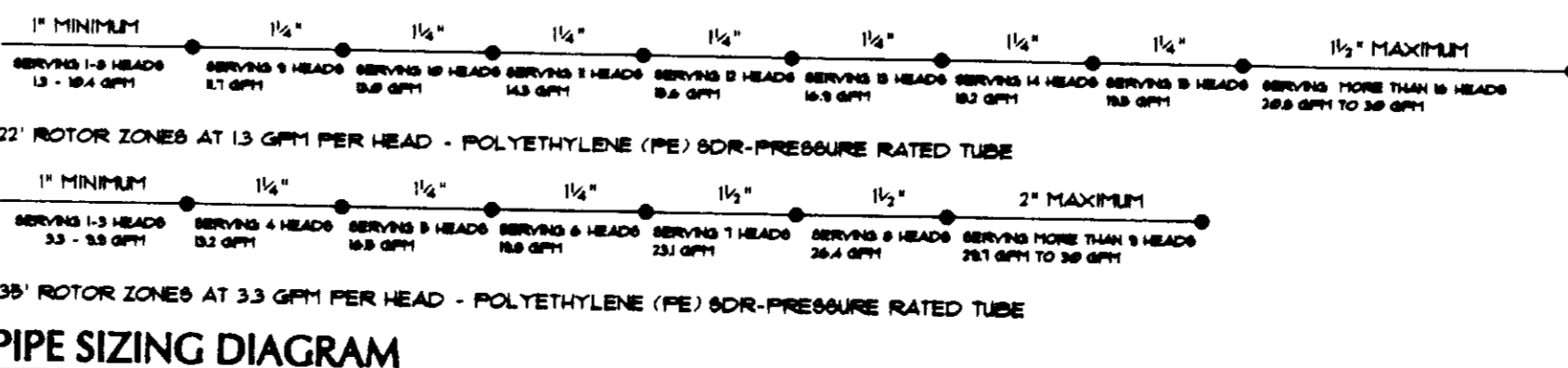
SOLAR POWERED CONTROLLER DETAIL



ELECTRIC DRIP VALVE ASSEMBLY



ELECTRIC VALVE / QUICK COUPLER ASSEMBLY



PIPE SIZING DIAGRAM

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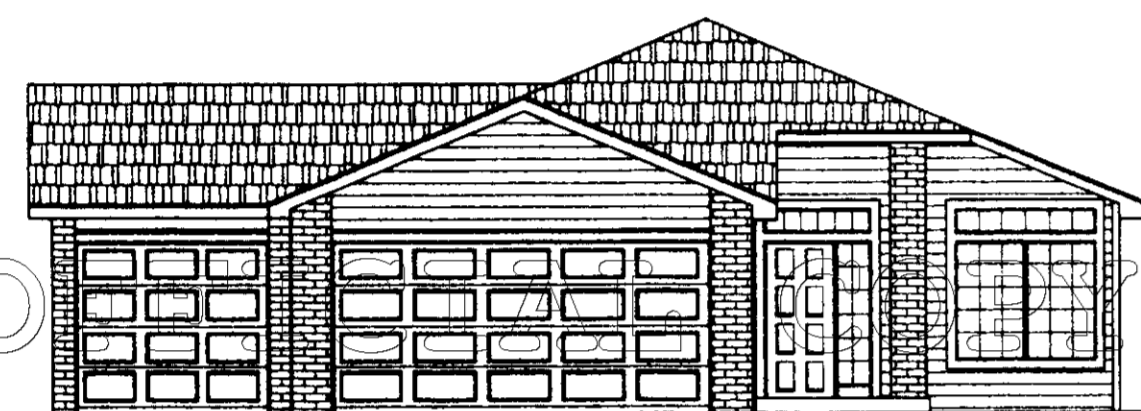
DRAWN BY: CLINT CLARK CHECKED BY: DOUG ROCKNE
 ISSUE DATES:
 DESIGN DEVELOPMENT DECEMBER 20, 1999
 PLANNING DEPT. REVISIONS MARCH 21, 2000
 PLANNING DEPT. REVISIONS MAY 15, 2000

IRRIGATION DETAILS
SHEET 5 of 7

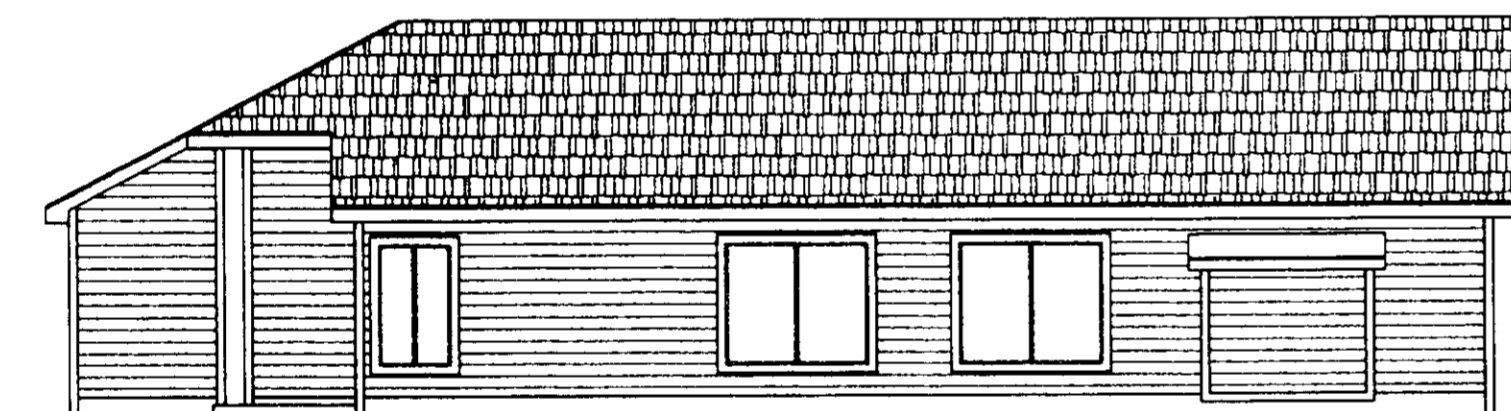
FINAL PD
FOUNDERS VILLAGE FILING NO. 20
 A PORTION OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



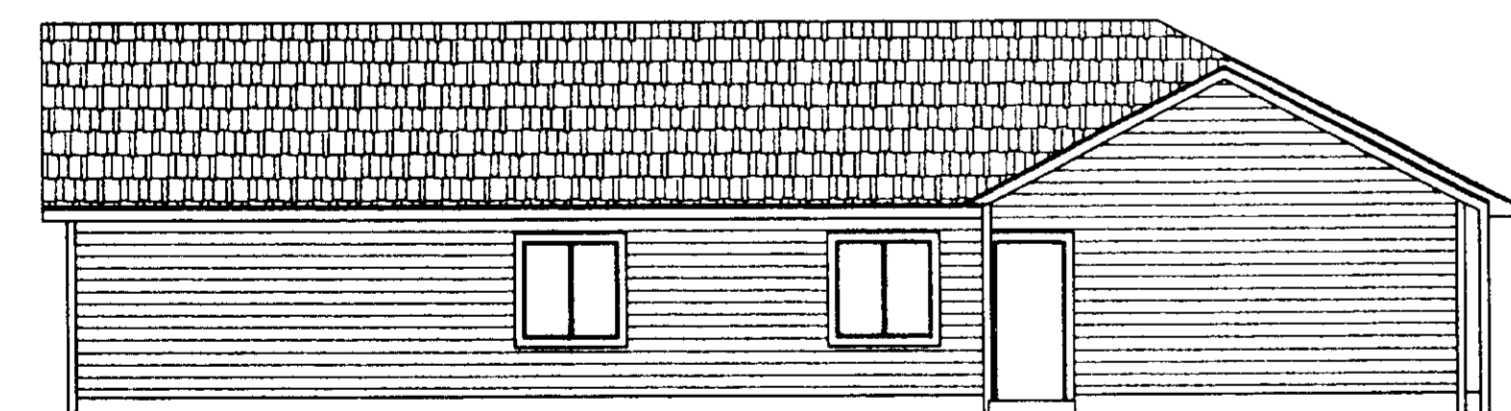
FRONT ELEVATION



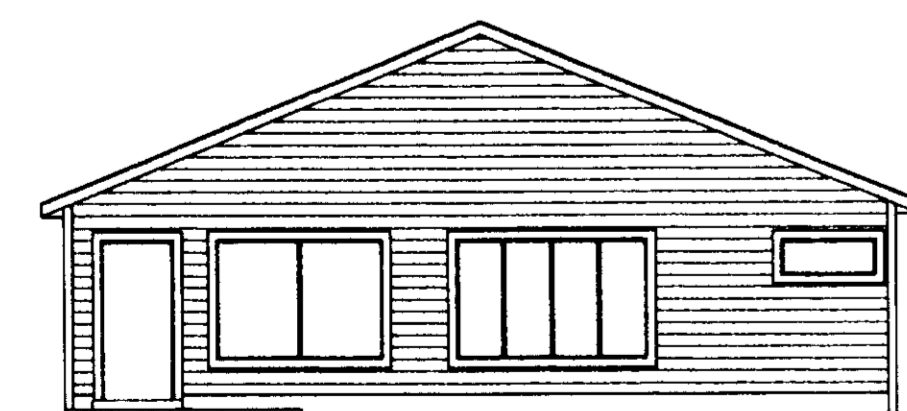
FRONT ELEVATION W/OPTIONAL 3 CAR GARAGE



RIGHT ELEVATION



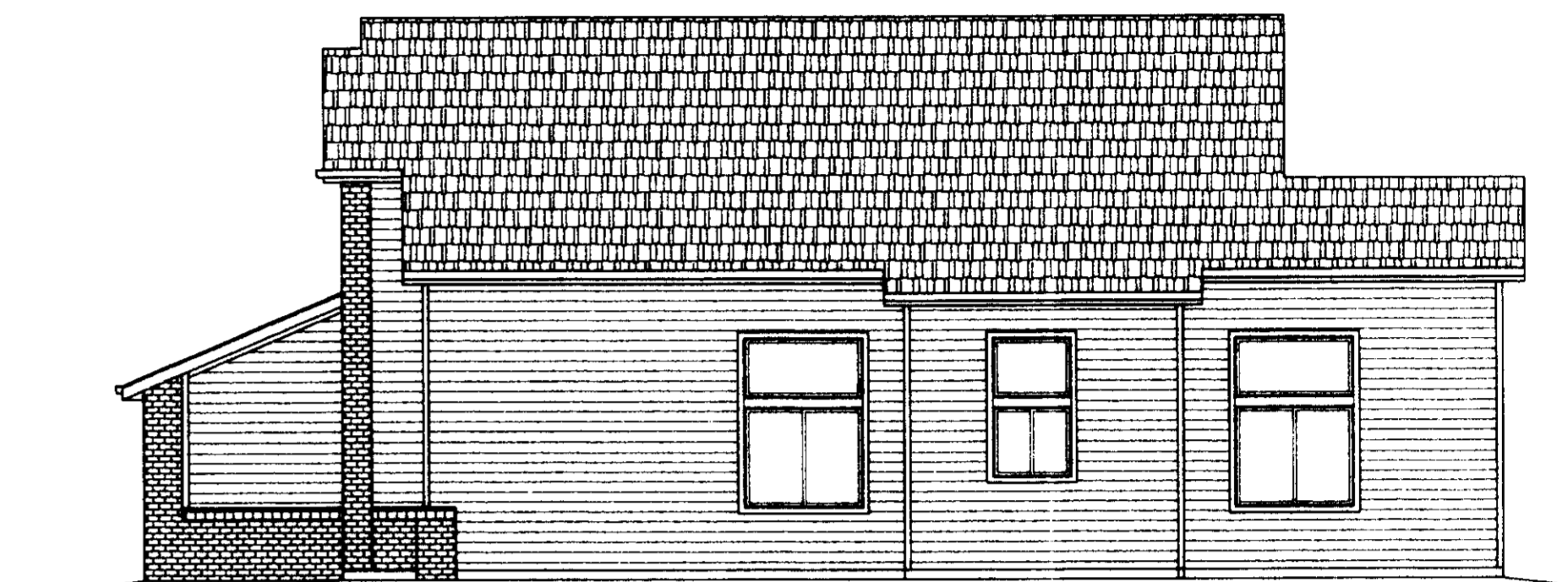
LEFT ELEVATION



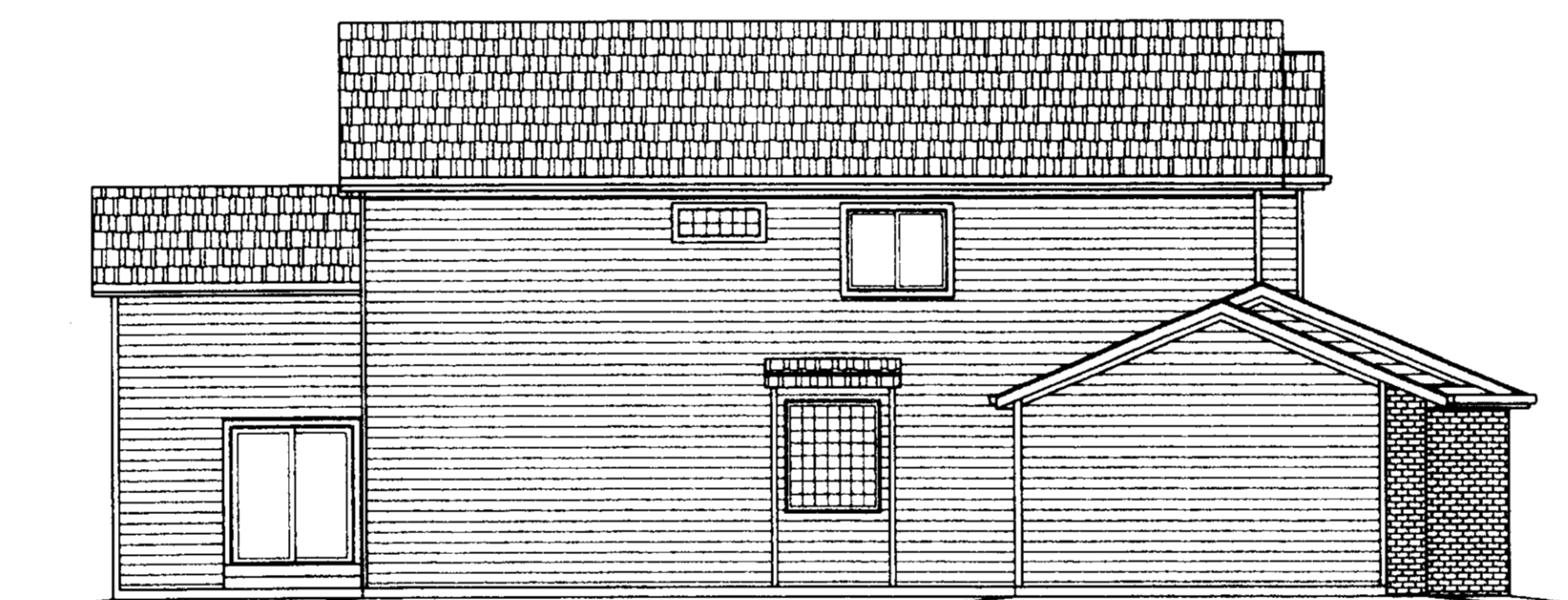
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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NOTES

1. ELEVATIONS ARE GENERAL AND SUBJECT TO OPTIONS BY OWNER, INCLUDING TILE ROOF, STUCCO, AND BRICK OPTIONS.



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DRAWN BY: CLINT CLARK CHECKED BY: DOUG ROCKNE
 ISSUE DATES:

DESIGN DEVELOPMENT	DECEMBER 10, 1999
PLANNING DEPT. REVISIONS	MARCH 21, 2000
PLANNING DEPT. REVISIONS	MAY 15, 2000

ELEVATIONS
SHEET 7 of 7