

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9614426

DATE: 3 - 21 - 96

TIME: 13:20

FEE: \$ 10.00 (1 Pages)

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

Fairways @ Plum
Creek

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

The Knolls at
Plum Creek
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

THE KNOLLS AT PLUM CREEK FINAL PD SITE PLAN

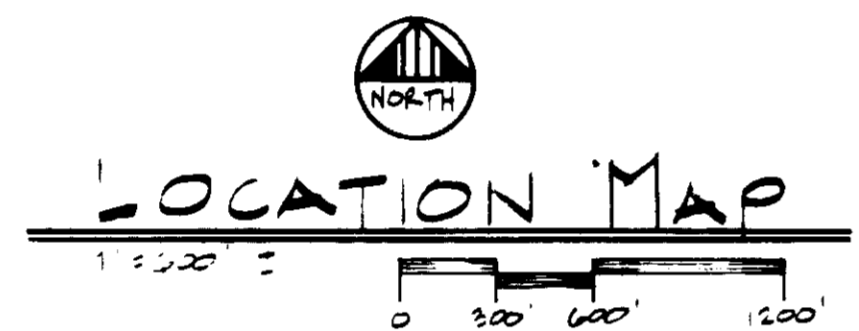
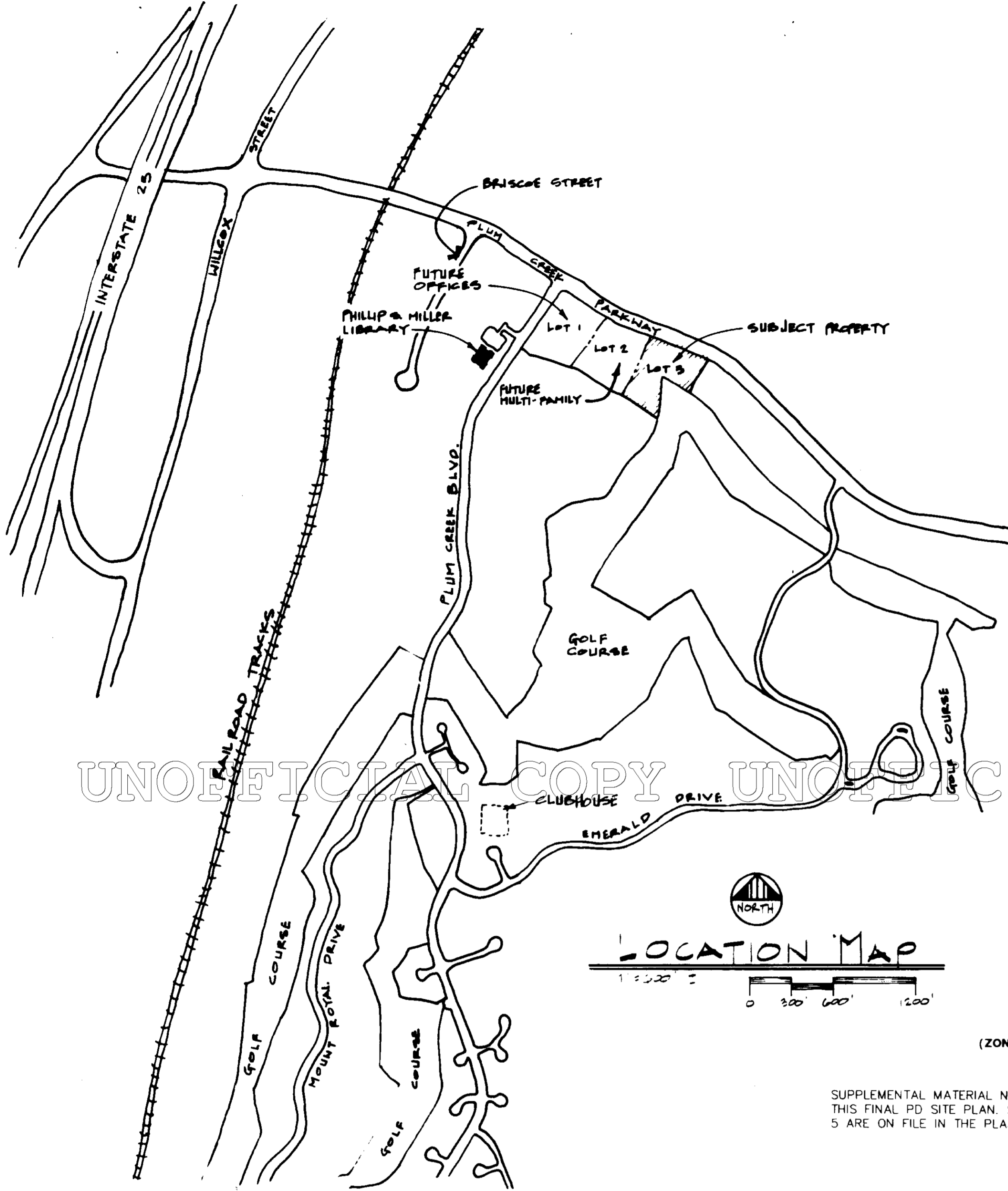
PLUM CREEK COMMERCIAL
SUBDIVISION - LOT 3 P.U.D.

CASTLE ROCK, COLORADO

4.03 ACRES

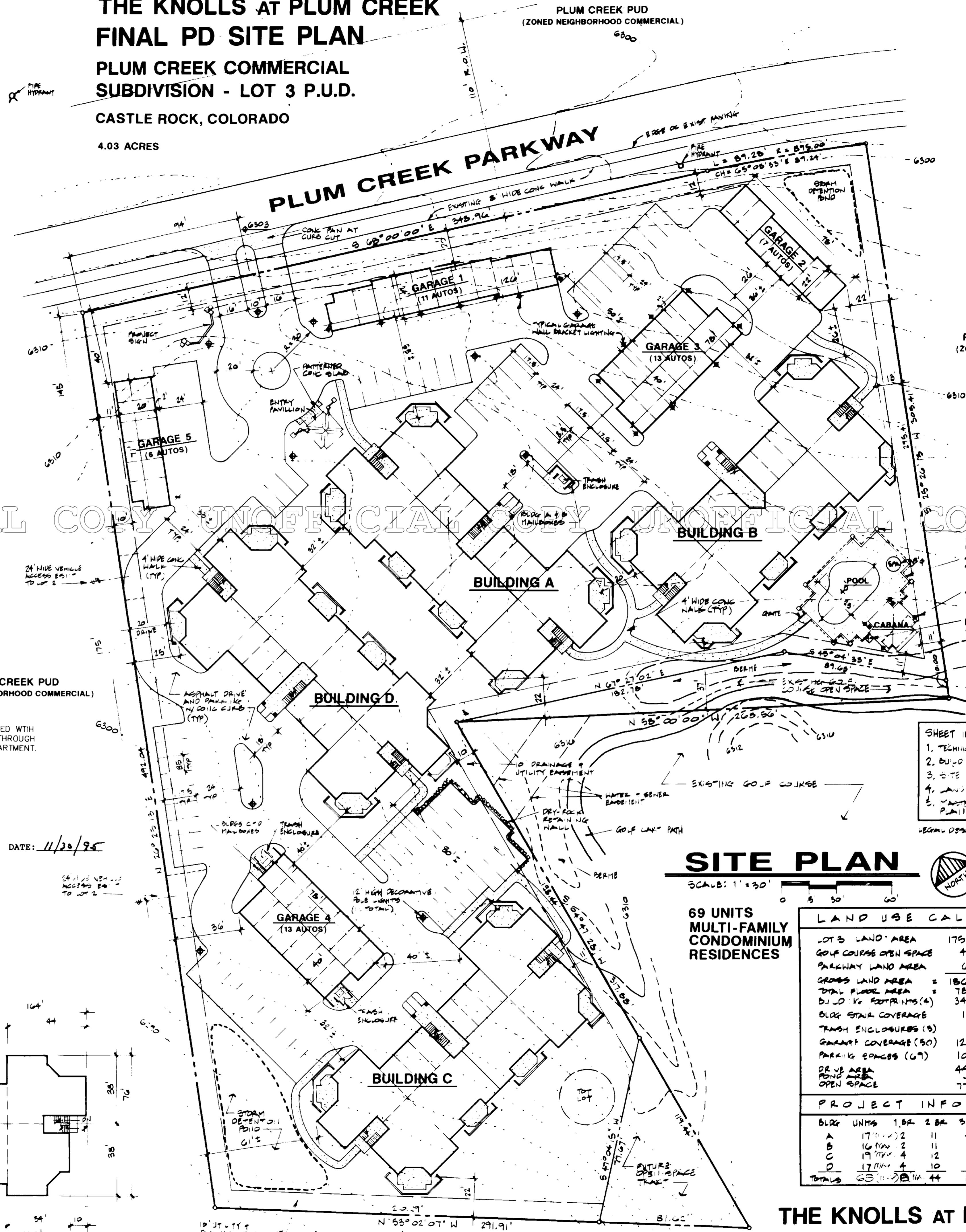
PLUM CREEK PUD
(ZONED NEIGHBORHOOD COMMERCIAL)

PLUM CREEK PUD
(ZONED MD 17-24 DU/AC)



PLUM CREEK PUD
(ZONED NEIGHBORHOOD COMMERCIAL)

SUPPLEMENTAL MATERIAL NOT RECORDED WITH
THIS FINAL PD SITE PLAN, SHEETS 2 THROUGH
5 ARE ON FILE IN THE PLANNING DEPARTMENT.



SHEET INDEX

1. TECHNICAL SITE PLAN / LOCATION MAP
2. BUILDING & STRUCTURE DESIGNS
3. SITE UTILITIES DESIGNS
4. LANDSCAPE PLAN
5. MASTER PLANNING / DRAINAGE PLAN

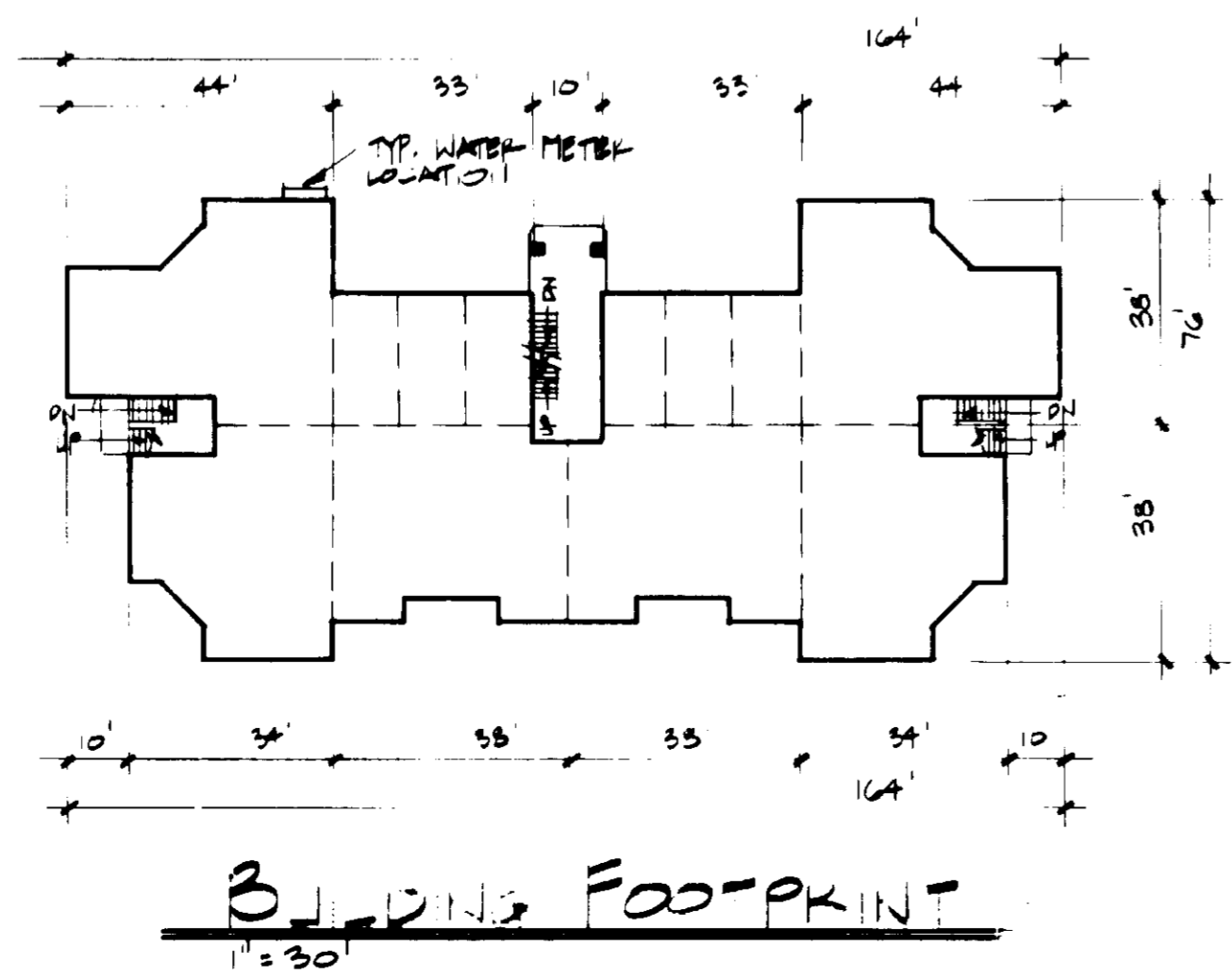
SITE PLAN

SCALE: 1" = 30'

69 UNITS
MULTI-FAMILY
CONDOMINIUM
RESIDENCES

LAND USE CALCULATIONS		
LOT 3 LAND AREA	175,550 S.F.	= 4.03 AC.
GOLF COURSE OPEN SPACE	4,000 S.F.	
PARKWAY LAND AREA	6,450 S.F.	
GRASS LAND AREA	186,180 S.F.	= 100 %
TOTAL FLOOR AREA	781,290 S.F.	
BUILDING FOOTPRINTS (4)	34,450 S.F.	10.5 %
DRIVE AREA	1,200 S.F.	0.6 %
TRASH ENCLOSURES (8)	300 S.F.	0.2 %
PARKING COVERAGE (50)	12,100 S.F.	6.5 %
PARKING COVERAGE (67)	10,600 S.F.	5.7 %
DRIVE AREA	44,300 S.F.	23.8 %
POND AREA	2,000 S.F.	3.2 %
OPEN SPACE	77,230 S.F.	41.5 %

PROJECT INFORMATION					
BUILDING	UNITS	1 BR	2 BR	3 BR	PARKING
A	17	2	11	4	7 IN BLDG GARAGES
B	16	4	11	3	RESIDING GAR.
C	17	4	12	3	SURFACE SPACES
D	17	4	10	3	TOTAL
TOTAL	67	20	44	13	(2.1 AUTOS PER UNIT)



PLANNING COMMISSION APPROVAL
THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 9TH DAY OF OCT., A.D., 1995.
ATTEST: *Sally Nelson* 3/20/96 TOWN CLERK DATE

TOWN COUNCIL APPROVAL
THIS PLAN WAS APPROVED AND THE DEDICATIONS ON THIS PLAN ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 26TH DAY OF OCT., A.D., 1995.
ATTEST: *Sally Nelson* 3/20/96 TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO
COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 21ST DAY OF OCT., 1995 AT 2:00 P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9164426.
Sally Nelson
DOUGLAS COUNTY CLERK AND RECORDER

Surveyor's Statement
I, *Sally Nelson*, being a Registered Professional Land Surveyor in the State of Colorado, hereby attest that the graphic boundary depicted on this Preliminary Plat is a true and accurate representation of the officially recorded legal description. Furthermore, that this Preliminary Plat is in conformance with all Town of Castle Rock and State of Colorado Land Subdivision requirements.

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, RECORDED AUGUST 21, 1995 AT RECEPTION NO 9638927, AND ACCORDINGLY, 4.03 SFE (PLUS IRRIGATION TAP) IS DEBITED FROM THE WATER BANK.
30 SFE

OWNER: FAIRWAYS AT PLUM CREEK LLC
2030 CHAMPIONS CIRCLE
CASTLE ROCK, CO 80104
BY: *Robert Young*
ROBERT YOUNG, GENERAL PARTNER
DATE: 11/20/95
PLANNER: JUNGE / REICH / ASSOCIATES
ENGINEER: JR ENGINEERING, LTD.
6110 GREENWOOD PLAZA BLVD
ENGLEWOOD, CO 80111