

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9407235

DATE: 2-4-94

TIME

FEE: \$20 (2 P) **UNOFFICIAL COPY**

GRANTOR:
(OWNER/SIGNER)

Holmby Leisure Country Club
LTD
Chen, John

GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT)

Players Crossing at Plum Creek
Villages

LEGAL:

(SECTION-TOWNSHIP-RANGE)

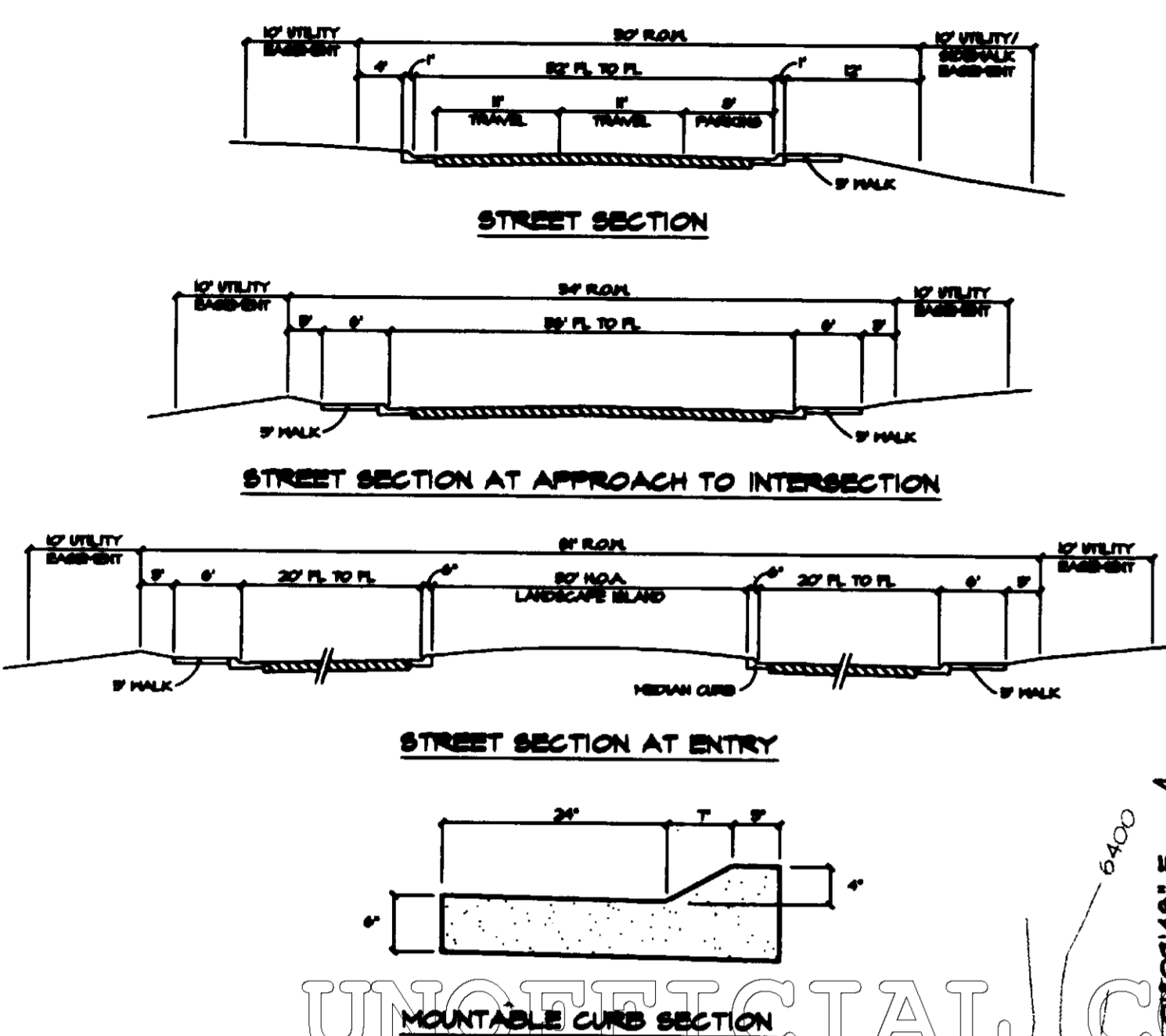
13-8-67 ET AL

PLAYERS CROSSING AT PLUM CREEK VILLAGES

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 13 AND PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

TYPICAL STREET CROSS-SECTIONS



GENERAL SITE PLAN/LANDSCAPE NOTES

- Tracts B,D,F and G are Common Landscaped Open Space owned and maintained by the Home Owners Association.
- Tracts A and C are Common Landscaped Open Space and Private Drainage/Utility Easements owned and maintained by the Home Owners Association.
- Tract E is a Private Access, Utility and Drainage Easement owned and maintained by the Home Owners Association for the benefit of Lots 1,2 and 3, Block 1.

VACANT/UNDEVELOPED SF (1 OR 2)

EX. SCRUBOAK, TYP.

15' SIDE YARD SETBACK, TYP.

E 1/4 COR. SECTION 14

50' PUBLIC DRAINAGE AND UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT, TYP.

20' FRONT SETBACK, EXCEPT 12' FRONT SETBACK WITH SIDE ENTRY GARAGE

BUILDING ENVELOPE, TYP.

15' SETBACK FROM OUTLET, TYP.

5' ATTACHED WALK, TYP.

11th GREEN

GOLF COURSE

VACANT/UNDEVELOPED SF (1 OR 2)

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11th GREEN

GOLF COURSE

RECOMMENDED PLANT LIST *

DECIDUOUS SHADE TREES (2" CAL. MIN.)

Narrow Leaf Cottonwood	Populus angustifolia
Autumn Purple Ash	Fraxinus americana 'Autumn Purple'
Shademaster Honey Locust	Gleditsia triacanthos herms
Norway Maple	Acer platanoides
Bur Oak	Quercus macrocarpa
Russian Olive	Elaeagnus angustifolia

EVERGREEN TREES (6' HEIGHT MIN.)

Ponderosa Pine	Pinus ponderosa
Colorado Spruce	Picea pungens
Douglas Fir	Pseudotsuga menziesii
Pinon Pine	Pinus edulis

ORNAMENTAL TREES (1 1/2" CAL. MIN.)

Washington Hawthorn	Crataegus phaenopyrum
Amur Maple	Acer ginnala
Quaking Aspen	Populus tremuloides
Shubert Chokecherry	Prunus virginiana 'Shubert'
Bechtel Crab	Malus 'Bechtel'

SHRUBS (3 CAL. MIN.)

Alpine Currant	Ribes alpinum
Burning Bush (Compact)	Euonymus alatus 'Compacta'
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'
Buffalo Juniper	Juniperus sibirica 'Buffalo'
Blue Hilt Spirea	Corydalis x clandonensis
Clayton's Dwarf Honeysuckle	Lonicera xylosteum 'Clayton'
Compact American Cranberry	Viburnum trilobum 'Compactum'
Common Purple Lilac	Syringa vulgaris
Mugo Pine	Pinus mugo
Coronation Triumph Potentilla	Potentilla fruticosa 'Coronation'
Tall Western Sage	Artemisia tridentata
Three-Leaf Sumac	Rhus trilobata
Redwing Dogwood	Cornus sericea 'Bailey'

* Landscape Plants shall be used as much as possible. Water loving plants will be limited to drainage swales to take advantage of their riparian characteristics.

LEGEND

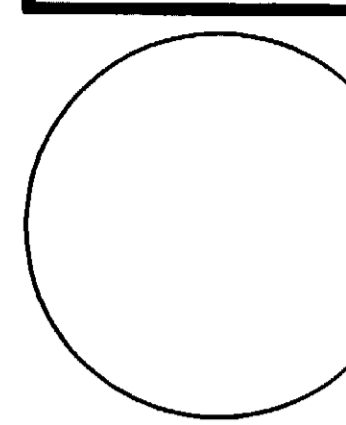
- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUB PLANTING BEDS
- FLOWERS AND GROUNDCOVERS
- IRRIGATED TURF AREA
- CONCRETE SIDEWALK
- LANDSCAPE BOULDERS
- COMMUNITY ENTRY SIGNAGE
- EXISTING TREES/SHRUBS TO PROTECT
- EXISTING TREES/SHRUBS TO BE REMOVED
- FIRE HYDRANT
- PARADE OF HOMES STREET LIGHT
- EMERALD DRIVE STREET LIGHT
- BOLLARD LIGHT (1 AT EACH DRIVEWAY)
- EXISTING CONTOURS
- PROPOSED ROADWAY CONTOURS
- SITE DISTANCE TRIANGLES (NO OBSTRUCTIONS BETWEEN THE HEIGHTS OF 50' AND 8' WILL BE ALLOWED IN THESE AREAS)

SCALE: 1" = 50'-0"



BENCHMARK: TBM-PC-1, CHISEL SQUARE ON WEST CURB OF PLUM CREEK BLVD AT PC NORTH OF MOUNT ROYAL DRIVE. EL. = 6314.63 (USGS DATUM)

downing
thorpe
james



PLAYERS CROSSING
AT PLUM CREEK VILLAGES

DATE:	10/04/93
CHECKED:	
REVISION:	
1-	11/03/93
2-	11/09/93

DATE:	10/04/93
SHEET TITLE:	FINAL P.D. SITE PLAN
SHEET NO.:	2
PROJECT NO.:	93061.10