

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9739875

DATE: 7-23-97

TIME: 10:11

FEE: \$ 40⁰⁰ (4 Pages)

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

Holmby Leisure Country Club
L+B.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Fairway 10
Subdivision # 1
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

14, 8, 67

FINAL PD SITE PLAN PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

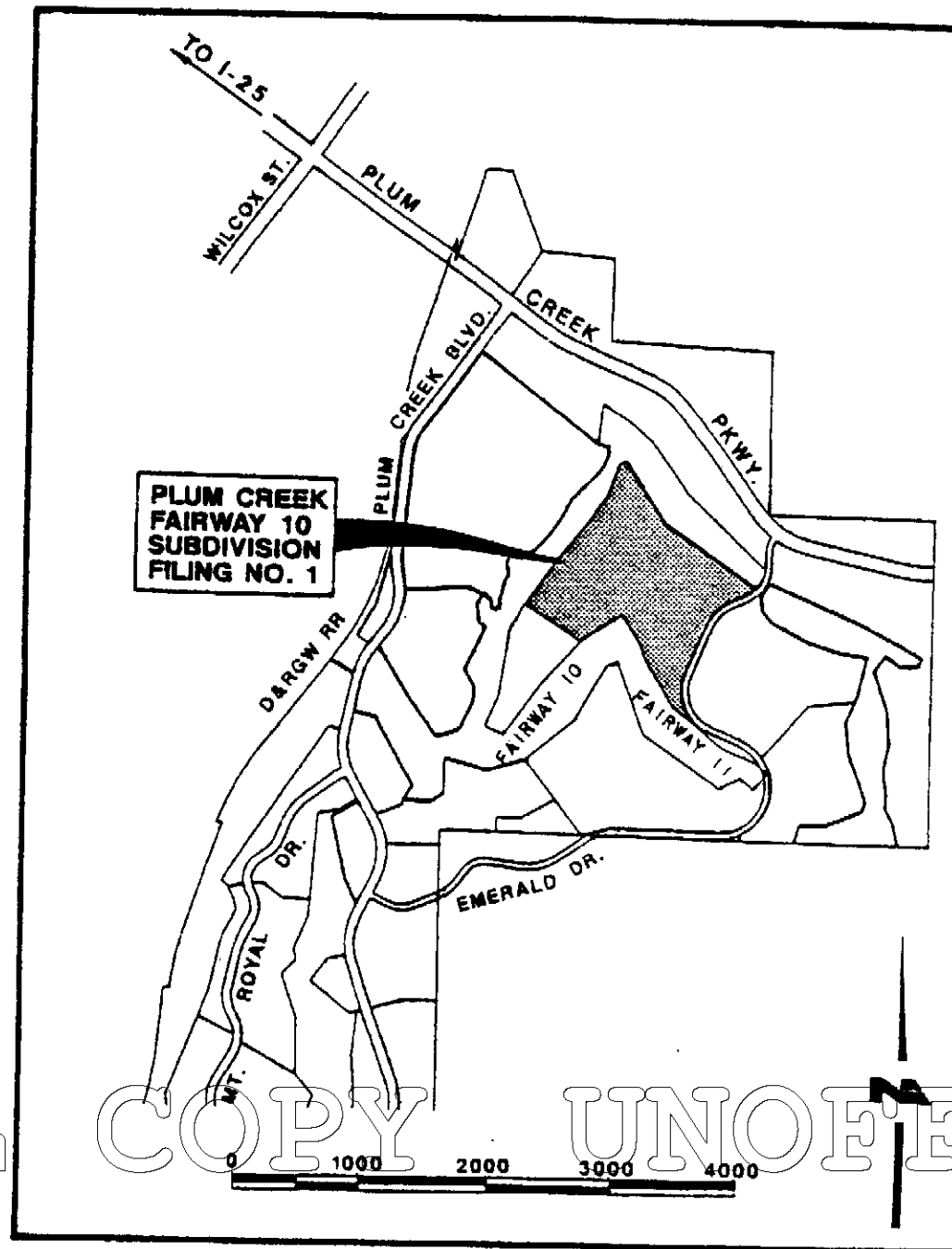
SHEET 1 OF 4

LEGAL DESCRIPTION

THAT PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 01°09'58" WEST 1313.03 FEET; THENCE NORTH 31°19'16" WEST 1055.81 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF FAIRWAY 11, AS DESCRIBED IN BOOK 1195 PAGE 2456, DOUGLAS COUNTY RECORDS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE PLAT OF EMERALD DRIVE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 8735431, DOUGLAS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF FAIRWAY 11 AND THE NORTHERLY BOUNDARY LINE OF FAIRWAY 10, AS DESCRIBED IN BOOK 1195 PAGE 2456, DOUGLAS COUNTY RECORDS, THE FOLLOWING COURSES: NORTH 56°29'02" WEST 285.09 FEET; THENCE NORTH 31°24'18" WEST 434.49 FEET; THENCE NORTH 19°56'23" WEST 130.06 FEET; THENCE NORTH 32°15'19" WEST 273.08 FEET; THENCE SOUTH 55°11'37" WEST 363.97 FEET; THENCE SOUTH 41°58'42" WEST 36.10 FEET; THENCE NORTH 59°41'12" WEST 537.77 FEET TO THE SOUTHEASTERLY LINE OF FAIRWAY 16, AS DESCRIBED IN BOOK 1195 PAGE 2456 FEET, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE OF FAIRWAY 16 THE FOLLOWING COURSES: NORTH 33°17'40" EAST 444.25 FEET; THENCE NORTH 37°31'25" EAST 439.11 FEET; THENCE NORTH 32°45'05" EAST 244.41 FEET; THENCE NORTH 17°41'49" EAST 267.46 FEET; THENCE NORTH 59°26'19" EAST 58.55 FEET TO THE SOUTHWESTERLY LINE OF FAIRWAY 15, AS DESCRIBED IN BOOK 1195 PAGE 2456 FEET, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE OF FAIRWAY 15 THE FOLLOWING COURSES: SOUTH 33°31'34" EAST 595.80 FEET; THENCE SOUTH 56°51'01" EAST 908.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE PLAT OF EMERALD DRIVE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 8735431, DOUGLAS COUNTY RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 221.00 FEET; A RADIAL LINE FROM SAID POINT BEARS NORTH 53°14'41" WEST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE THE FOLLOWING COURSES: SOUTHWESTERLY 102.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°42'07"; THENCE TANGENT TO SAID CURVE SOUTH 63°27'56" WEST 184.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 329.00 FEET; THENCE SOUTHWESTERLY 237.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°25'26"; THENCE TANGENT OF SAID CURVE SOUTH 22°02'30" WEST 413.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 359.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 492.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°31'32" TO THE TRUE POINT OF BEGINNING.

CONTAINING 34.109 ACRES (1,485,769 SQUARE FEET) MORE OR LESS.



VICINITY MAP
SCALE: 1" = 2000'

ARCHITECTURAL INTENT

CONCEPT: THIS SUBDIVISION SHALL PROVIDE A UNIQUE COMMUNITY LIFESTYLE BASED UPON SUCCESSFUL SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS. STRONG NEIGHBORHOOD APPEAL SHALL BE ENSURED THROUGH PREMIUM HOMESITES, CREATION OF INTERNAL GREENBELT NETWORK, AND A COMMITMENT TO QUALITY LIVING ENVIRONMENTS IN RESPONSE TO A SPECIFIC HOME BUYER MARKET.

PARKING: A MINIMUM OF TWO (2) COVERED PARKING SPACES WILL BE PROVIDED FOR EACH RESIDENCE.

GENERAL ARCHITECTURAL CHARACTER (EXTERIOR DESIGN CONCEPT): THE ARCHITECTURAL INTENT OF THIS SUBDIVISION IS TO PROVIDE AN OPPORTUNITY FOR HIGH QUALITY HOUSING IN HARMONY WITH THE PLUM CREEK COMMUNITY. THE EXTERIOR DESIGN CONCEPT CENTERS AROUND COMPATIBILITY, EXTERIOR DESIGN ELEMENTS, BUILDING MASSING AND ELEVATIONS, AND EXTERIOR MATERIALS AND COLORS WHICH ARE FURTHER DESCRIBED BELOW.

COMPATIBILITY: ALL HOMES WITHIN THIS SUBDIVISION SHALL BE VISUALLY COMPATIBLE AND DESIGNED IN A MANNER THAT DOES NOT CAUSE VISUAL COMPETITION AMONG HOMES. THREE ELEVATIONS SHALL BE PROVIDED FOR EACH OF FOUR FLOOR PLANS COMPRISING A TOTAL OF TWELVE DISTINCTIVELY DIFFERENT ARCHITECTURAL OFFERINGS. TO AVOID REPETITION, IDENTICAL FLOOR-PLANS AND ELEVATIONS SHALL NOT BE PLACED ADJACENT TO ONE ANOTHER.

EXTERIOR DESIGN ELEMENTS: PATIOS AND DECK STRUCTURES SHALL BE ARCHITECTURAL COMPATIBLE AND INCLUDE THE SAME MATERIALS, COLORS, TEXTURES AND FORMS AS THE MAIN STRUCTURE.

BUILDING MASSING AND ELEVATIONS: VISUAL INTEREST AND DEPTH AS WELL AS THE AMOUNT OF SHADE AND SHADOW SHALL BE INCREASED THROUGH USE OF MULTIPLE PLANE ELEVATIONS, VARIED ROOF HEIGHTS, AND TYPES OF ROOF OVERHANGS. WHERE APPROPRIATE, ARCHITECTURAL FEATURES SUCH AS CHIMNEYS, COVERED PORCHES, OVERHANGS AND STEPPED FOUNDATIONS SHALL BE USED TO CREATE VISUAL APPEAL AND INDIVIDUALITY. IN GENERAL, ALL HOMES WILL FEATURE ARCHITECTURAL ELEVATIONS AND ELEMENTS TYPIFYING TRADITIONAL COLORADO STYLE.

EXTERIOR MATERIALS AND COLORS: STRONG ARCHITECTURAL AND NEIGHBORHOOD CHARACTER SHALL BE DEVELOPED THROUGH CAREFUL SELECTION OF EXTERIOR MATERIALS TO ACCENTUATE AND COMPLEMENT THE HEIGHT AND MASS OF THE HOME. COLORS AND TEXTURES SHALL VARY THROUGHOUT THE NEIGHBORHOOD IN ORDER TO PROVIDE INDIVIDUALITY AND AVOID MONOTONY.

EXTERIOR SIDING SHALL INCLUDE: SYNTHETIC WOOD, MASONITE SIDING OR SIMILAR TYPE MATERIALS WITH A SMOOTH OR SLIGHTLY ROUGH TEXTURE AND SHALL BE PAINTED IN CONTEMPORARY EARTH-TONE COLORS. MASONARY VENEER ACCENTS, IN FORM OF BRICK, STUCCO, OR OTHER MASONARY PRODUCTS AS DICTATED BY THE ARCHITECTURAL STYLE, SHALL BE ENCOURAGED. ALL ROOFS SHALL BE COVERED WITH DIMENSIONAL COMPOSITION SHINGLES, OR SIMILAR PRODUCTS OF SOFT NATURAL COLORS.

EXTERNAL HOME COLORS SHALL BE GENERALLY SUBDUED TO BLEND WITH NATURAL SURROUNDINGS AND WILL CREATE SUBTLE DIFFERENCES AND A VILLAGE APPEARANCE. HOMES SHALL BE TRIMMED WITH COMPLEMENTARY CONTRASTING COLORS.

GARAGE PLACEMENT: GARAGE SETBACKS SHALL BE VARIED FROM THE FRONTAL PLANE OF THE MAIN STRUCTURE OF THE HOME.

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING NORTH 00°32'13" WEST.

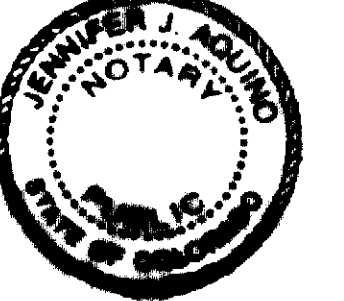
OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1 PD IN THE TOWN OF CASTLE ROCK.

BY: Kurt G. Volz
Srs: Director of Land Development
NOTARY
STATE OF Colorado }
COUNTY OF Douglas } SS

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June 1997.
BY Kenn A. Rudolph, Vice Pres of OF HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION. Land Dev.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 12/15/99
Jennifer J. Aquino
NOTARY PUBLIC



LIENHOLDER

NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION
7000 SOUTH YOSEMITE STREET, SUITE 200
ENGLEWOOD, COLORADO 80112

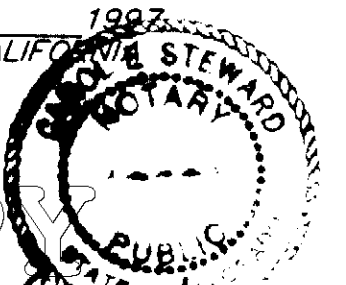
NOTARY

STATE OF Colorado }
COUNTY OF Arapahoe } SS

BY Kenneth A. Rudolph
KENNETH A. RUDOLPH, VICE PRESIDENT

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF July 1997.
BY KENNETH A. RUDOLPH AS VICE PRESIDENT OF NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 1-11-99
Carol E. Stewart
NOTARY PUBLIC



TITLE CERTIFICATE

ERIC STEARNS BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 July, 1997.

[Signature]
AUTHORIZED REPRESENTATIVE

Land Title Guarantee
TITLE INSURANCE COMPANY

SURVEYING CERTIFICATE

I, MARK A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

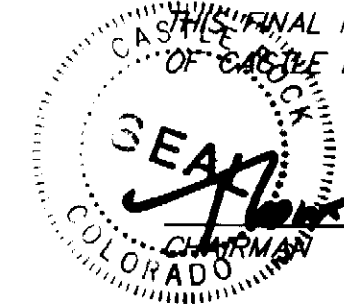
[Signature]
REGISTERED LAND SURVEYOR L.S. 28656

[Signature]
6/20/97

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

PLANNING COMMISSION APPROVAL

THIS FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK COLORADO, THE 28th DAY OF MAY, A.D. 1997.

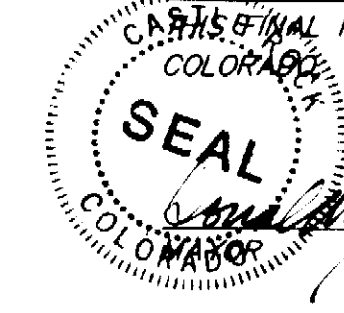


[Signature]
DATE 7/17/97

ATTEST: [Signature]
PLANNING DIRECTOR 7/9/97

TOWN COUNCIL APPROVAL

THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF JUNE, A.D. 1997.



[Signature]
DATE July 17 1997

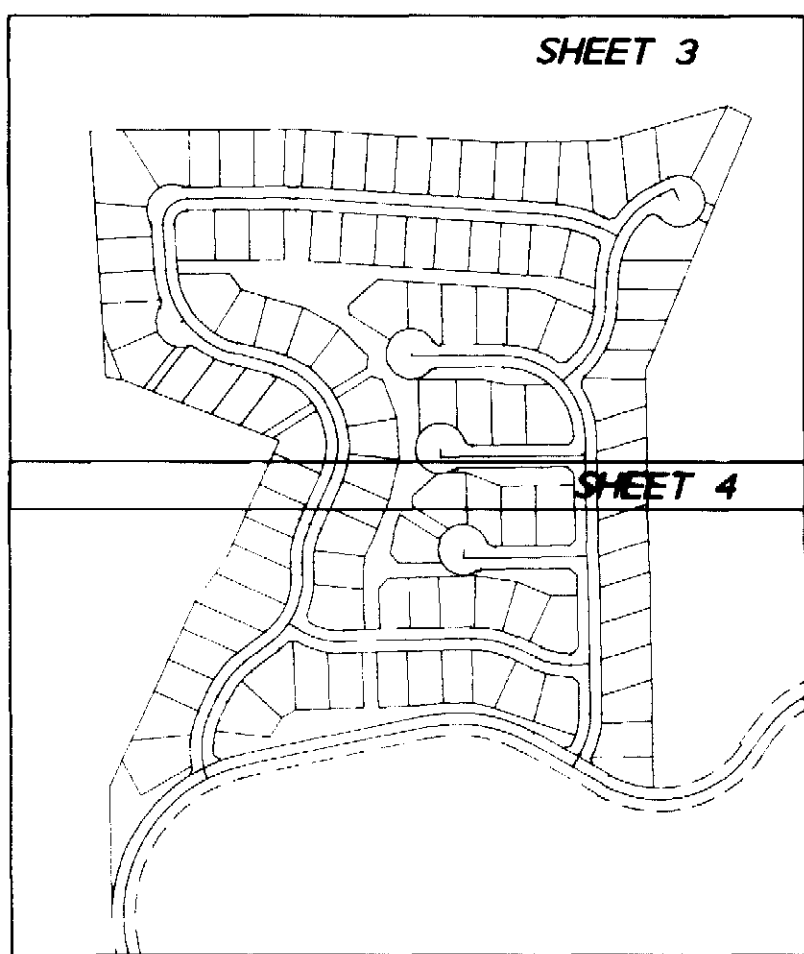
ATTEST: [Signature]
TOWN CLERK 7-17-97

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS FILED IN MY OFFICE ON THE 23 DAY OF July 1997 AT 10:11 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 973987C.

[Signature]
DOUGLAS COUNTY CLERK AND RECORDER



INDEX MAP

OWNER

HOLMBY LEISURE COUNTRY CLUB, LTD.
331 PLAYERS CLUB DRIVE
CASTLE ROCK, COLORADO 80104
(303) 660-2200

ENGINEER, PLANNERS, SURVEYOR

NOLTE AND ASSOCIATES, INC.
7000 SOUTH YOSEMITE ST., SUITE 200
ENGLEWOOD, COLORADO 80112
(303) 220-1001

NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1001	DEVELOPER HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION:	
		SCALE:	N/A
		SHEET 1 OF 4	

FINAL PD SITE PLAN PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 2 OF 4

GENERAL NOTES:

THIS FINAL PD SITE PLAN IS THE DETAILED DEVELOPMENT PLAN FOR THE SINGLE FAMILY LOTS AND TRACTS OF THE PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1.
THIS FINAL PD SITE PLAN CONSISTS OF 109 SINGLE FAMILY RESIDENTIAL LOTS SITUATED NEAR THE INTERSECTION OF PLUM CREEK PARKWAY AND EMERALD DRIVE. ACCESS TO THIS SITE IS PROVIDED BY EMERALD DRIVE, WHICH HAS BEEN PREVIOUSLY PLATTED AND CONSTRUCTED. THIS PARCEL IS PRESENTLY ZONED PD AND IS PART OF THE PLUM CREEK SOUTH P.U.D..

NOTES:

- ARCHITECTURAL FEATURES INCLUDING, BUT NOT LIMITED TO, EAVES, ROOF OVERHANGS, AND FIREPLACES MAY ENCROACH INTO THE BUILDING SETBACKS A MAXIMUM OF 2 FEET.
- OPEN DECKS AND PATIOS LESS THAN 30" ABOVE FINISHED GRADE MAY ENCROACH INTO REAR THE SETBACK.
- GARAGES SHALL BE 2-CAR MINIMUM, AND SHALL NOT BE CONVERTED FOR OCCUPANCY.
- ANY ELEMENT OF THE CONSTRUCTION, LOCATION, DESIGN, USE OR OPERATION OF LAND OR BUILDINGS NOT SPECIFICALLY SHOWN ON THE APPROVED PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF THE SF-1 ZONE.
- PER SECTION XV OF ORDINANCE 377 OF THE PLUM CREEK P.U.D. MAXIMUM BUILDABLE SLOPES (FOR THIS PD PLAN AREA) SHALL NOT EXCEED 20% IN AREAS WHERE SLOPES EXCEED 20% APPROPRIATE ENGINEERING FOR INDIVIDUAL BUILDING FOUNDATIONS WILL BE REQUIRED.
- TRACTS A, B, C, D, E, F, G, H, I AND J ARE FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES. THEY WILL BE OWNED AND MAINTAINED BY A HOME-OWNERS ASSOCIATION. THE TOWN OF CASTLE ROCK HAS THE RIGHT OF ENTRY TO MAINTAIN THESE TRACTS IF THE HOME OWNER'S ASSOCIATION FAILS TO DO SO.
- EXISTING ZONING - PLUM CREEK PUD: MDA2 - RESIDENTIAL CONDO-MINIUMS, 17-24 DU./AC; TH-7 - RESIDENTIAL TOWNHOUSE, 6-14 DU./AC.
- ALL PROPERTY LINE FENCES BUILT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE DETAIL ON THIS SHEET. THE FENCES ALONG ALL REAR PROPERTY LINES SHALL NOT EXCEED 3'-6" IN HEIGHT. SIDE LOT LINE FENCES MAY BE 5'-6" IN HEIGHT BETWEEN THE BACK OF THE HOUSE FOR ONE-HALF THE DISTANCE TO THE REAR PROPERTY LINE. IT THEN MUST TRANSITION TO 3'-6" IN HEIGHT WITHIN TWO 8 FOOT SECTIONS, AND BE NO GREATER THAN 3'-6" IN HEIGHT FOR THE REMAINDER OF THE DISTANCE TO THE REAR PROPERTY LINE. NO FENCES ARE ALLOWED WITHIN THE FRONT YARD.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE BUILT TO THE TOWN OF CASTLE ROCK STANDARDS WITH A RIGHT-OF-WAY WIDTH OF 50' AND A FLOWLINE TO FLOWLINE WIDTH OF 36'. THE THREE CUL-DE-SACS IN THE CENTER OF THE SITE (PUTTER PLACE, MULLIGAN PLACE AND FORESOME DRIVE) WILL BE BUILT TO THE SAME STANDARDS EXCEPT THAT SIDEWALKS WILL NOT BE CONSTRUCTED ON THE EAST SIDE OF THESE SINGLE LOADED STREETS. WALKS WILL BE BUILT ON THE WEST SIDES OF THESE STREETS WHERE HOMES FRONT ON TO THEM (SEE SHEET 3).

LAND USE SUMMARY

SINGLE FAMILY LOTS	23.00	ACRES	67.4	%
TRACT A THRU J (OPEN SPACE)	4.313	ACRES	12.4	%
RIGHT-OF-WAY DEDICATION	6.890	ACRES	20.2	%
TOTAL SITE AREA	34.109	ACRES	100	%

DEVELOPMENT STANDARDS

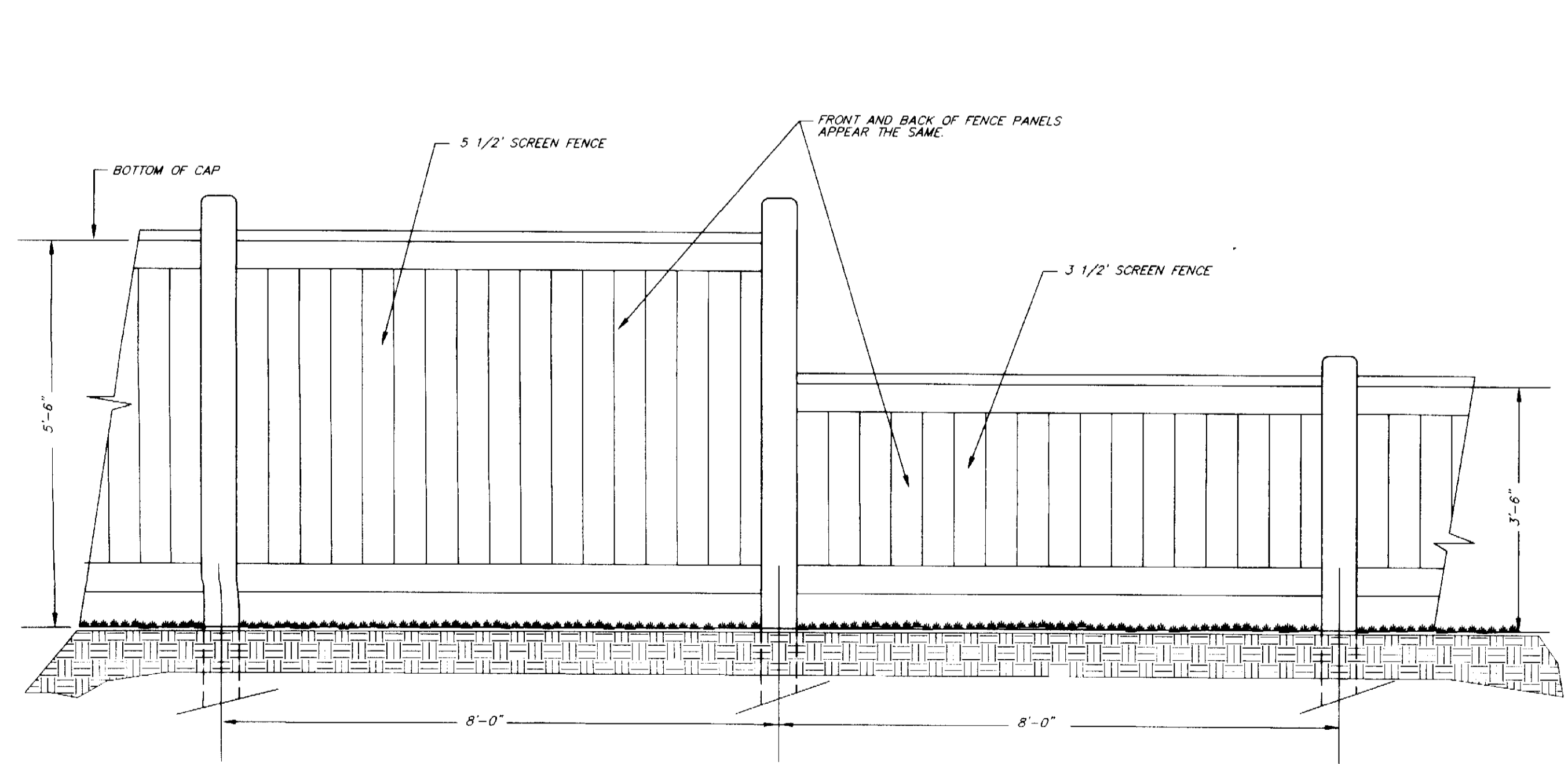
MINIMUM FRONT SETBACK TO RIGHT-OF-WAY	20 FEET
MINIMUM SIDE SETBACK TO PROPERTY LINE	5 FEET
MINIMUM SIDE SETBACK TO RIGHT-OF-WAY	15 FEET
MINIMUM REAR SETBACK TO PROPERTY LINE	20 FEET

LAND USE REQUIREMENTS

AVERAGE LOT SIZE	9,196 SQ.FT.
MINIMUM LOT SIZE	6,000 SQ.FT.
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM OFF STREET PARKING	2 SPACES(GARAGE) 2 SPACES(DRIVEWAY)
NO. OF DWELLINGS/LOTS EXISTING ZONING	109 LOTS PD
NET DENSITY	4.7 D/U
GROSS DENSITY	3.2 D/U

BOTANICAL NAME	COMMON NAME	HT.	SP.	PLANTING SIZE
DECIDUOUS TREES				
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	50'	30'	2 1/2" Cal.
Celtis occidentalis	Hackberry	50'	30'	2 1/2" Cal.
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	45'	40'	2 1/2" Cal.
Platanus pennsylvanica lanceolata Marshall	Marshall's Seedless Ash	35'	30'	2 1/2" Cal.
Quercus bicolor	White Oak	40'	30'	2 1/2" Cal.
Quercus borealis rubra	Northern Red Oak	40'	30'	2 1/2" Cal.
Tilia cordata 'Greenspire'	Greenspire Linden	40'	30'	2 1/2" Cal.
ORNAMENTAL TREES				
Acer glabrum	Amur Maple	20'	15'	1 1/2" Cal.
Crotonus mollis	Downy Hawthorn	30'	15'	1 1/2" Cal.
Koeleria paniculata	Goldenrain Tree	25'	20'	1 1/2" Cal.
Malus 'Professor'	Professor Crab	20'	20'	1 1/2" Cal.
Malus 'Spirango'	Spring Snow Crab	20'	15'	1 1/2" Cal.
Prunus pennsylvanica 'Canada Red'	Canada Red Cherry	20'	15'	1 1/2" Cal.
EVERGREEN TREES				
Picea pungens	Green Spruce	60'	30'	8' to 10" Ht.
Pinus strobus	Pinus Pine	25'	15'	8' to 10" Ht.
Pinus nigra	Austrian Pine	50'	40'	8' to 10" Ht.
Pinus sylvestris	Scotch Pine	50'	40'	8' to 10" Ht.
DECIDUOUS SHRUBS				
Berberis thunbergii	Winter Barberry	8'	5'	5 Gal.
Berberis thunbergii atropurpurea	Japanese Barberry	4'	4'	5 Gal.
Berberis thunbergii atropurpurea nana	Crimson Pygmy Barberry	1.5'	3'	5 Gal.
Cotoneaster acuminata	Peking Cotoneaster	6'	5'	5 Gal.
Cotoneaster apiculata	Cranberry Cotoneaster	3'	4'	5 Gal.
Euonymus alatus	Winged Euonymus	8'	5'	5 Gal.
Euonymus alatus compacta	Dwarf Winged Euonymus	5'	4'	5 Gal.
Philadelphus virginicus 'Dw. Min. Snowflake'	Dwarf Min. Snowflake Mockorange	3'	4'	5 Gal.
Philadelphus virginicus 'Minn. Snowflake'	Minn. Snowflake Mockorange	6'	4'	5 Gal.
Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	3'	4'	5 Gal.
Potentilla fruticosa 'Jackman'	Jackman Potentilla	4'	4'	5 Gal.
Ribes alpinum	Alpine Currant	4'	4'	5 Gal.
Spiraea bumalda 'Nipponica'	Snowmound Spiraea	4'	4'	5 Gal.
Spiraea bumalda 'Vanhouttei'	Vanhouttei Spiraea	7'	5'	5 Gal.
Viburnum opulus sterile	Snowball Viburnum	12'	5'	5 Gal.
Viburnum trilobum 'Bailey Compact'	Bailey Compact Am. Cranberrybush	6'	5'	5 Gal.
EVERGREEN SHRUBS				
Juniperus horizontalis andera	Andorra Juniper	2.0'	4.0'	5 Gal.
Juniperus horizontalis waltoni	Wilton Juniper	0.5'	4.0'	5 Gal.
Juniperus sabina 'Broadmoor'	Broadmoor Juniper	2.0'	4.0'	5 Gal.
Juniperus sabina 'Buffalo'	Buffalo Juniper	1.5'	4.0'	5 Gal.
Juniperus sabina tamariscifolia	Tammy Juniper	3.5'	4.0'	5 Gal.
Pinus mugo mughus	Mugo Pine	15.0'	15.0'	5 Gal.
Pinus mugo var. 'Erecta'	Dwarf Mugo Pine	8.0'	8.0'	5 Gal.
BROADLEAF EVERGREEN SHRUBS				
Euonymus potteri 'Manhattan'	Manhattan Euonymus	5'	5'	5 Gal.
Pyracantha coccinea 'Treetop'	Pyracantha Warty Firethorn	8'	5'	5 Gal.

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FENCE DETAIL
SEE NOTE 9

LEGEND:

- SANITARY SEWER
- PIPE WITH MANHOLE
- PIPE WITH PLUG
- WATER PIPELINE
- FIRE HYDRANT
- BEND AND TEE
- BLOWOFF ASSEMBLY
- REDUCER
- STORM DRAIN
- MANHOLE AND PIPE INLET
- ENERGY DISSIPATOR
- FLARED END SECTION
- EASEMENT CENTER LINE
- PHASE LINE
- BOUNDARY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STREET GRADE
- HIGH POINT
- LOW POINT
- HANDICAPPED RAMP
- SPOT ELEVATION
- EXISTING STREET LAMP
- EXISTING MAILBOXES

THIS LIST REPRESENTS RECOMMENDED PLANT SIZES AND TYPES. PLANT LOCATIONS ILLUSTRATED ON THE PLAN ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH THE FINAL CONSTRUCTION PLANS.

LANDSCAPE NOTES:

- ALL OPEN SPACE TRACTS WILL BE SEEDED WITH A BLEND OF RYE AND NATURAL NATIVE GRASSES.
- ALL TREES AND PLANTING BEDS SHALL BE MULCHED WITH A 3" TO 4" LAYER OF WOOD FIBER MULCH WITH A DRIP IRRIGATION SYSTEM.

LANDSCAPE SYMBOLS:

- EVERGREEN TREE
- DECIDUOUS TREE

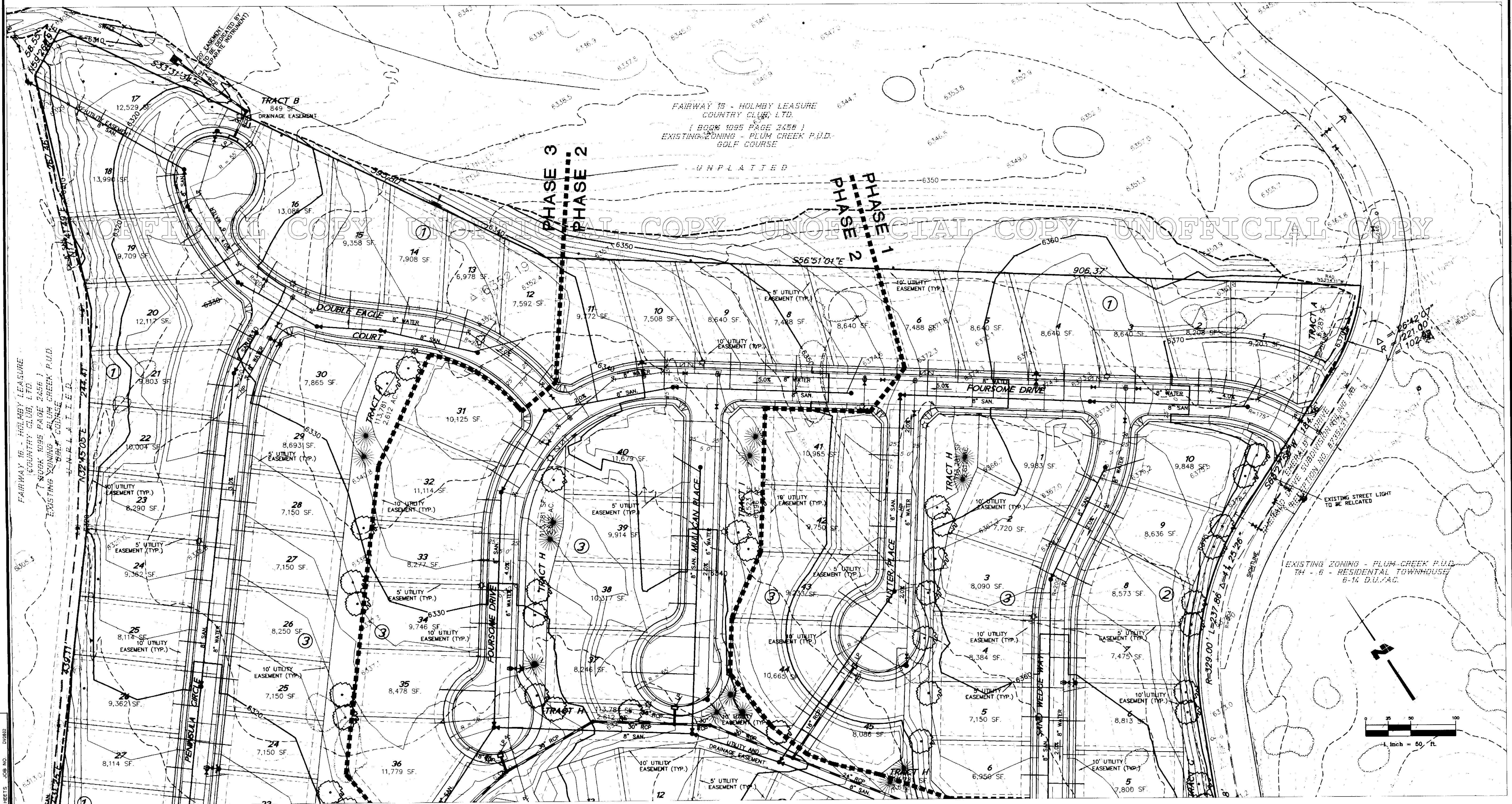
TITLE: FINAL PD SITE PLAN
 PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1
 DATE: 09/29/97
 SCALE: N/A
 DRAWN BY: N/A
 CHECKED BY: N/A
 SHEET 2 OF 4 SHEETS JOB NO. 020802

 NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1001	DEVELOPER HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION: 01-28-97 SCALE: N/A
	REVISIONS: 3-26-97 SHEET 2 OF 4	

FINAL PD SITE PLAN PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 3 OF 4



SEE SHEET 4 OF 4



NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
(303) 220-1001

DEVELOPER/OWNER
HOLMBY LEISURE COUNTRY CLUB, LTD.
A COLORADO CORPORATION
331 PLAYERS CLUB DRIVE
CASTLE ROCK, COLORADO 80104

DATE OF PREPARATION: 01-28-97
SCALE: 1" = 50'
SHEET 3 OF 4

PLUM CREEK FAIRWAY 10
SUBDIVISION FILING NO. 1
FINAL PD SITE PLAN
DATE: 06/02/97 TIME: 3:51 PM T.H.: 827
SCALE: 1" = 50' SERVER: DVST1 SERVICE: ENG
PATH: I:\NOTES\DOUGLAS\DRAWING\PLUM CREEK
PLOTING VIEW: 100% PLOT NO.: 0000000000
SHEET: 3 OF 4 SHEETS JOB NO. 0000000000

