

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9732310

DATE:

6/18

TIME:

11:16

FEE: \$

60

(6

Pages)

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

Holmby Leisure Country Club LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Final PD Site Plan
Plum Creek Fairway II
Filing # 1 - 2nd Amendment

LEGAL:

(SECTION-TOWNSHIP-RANGE)

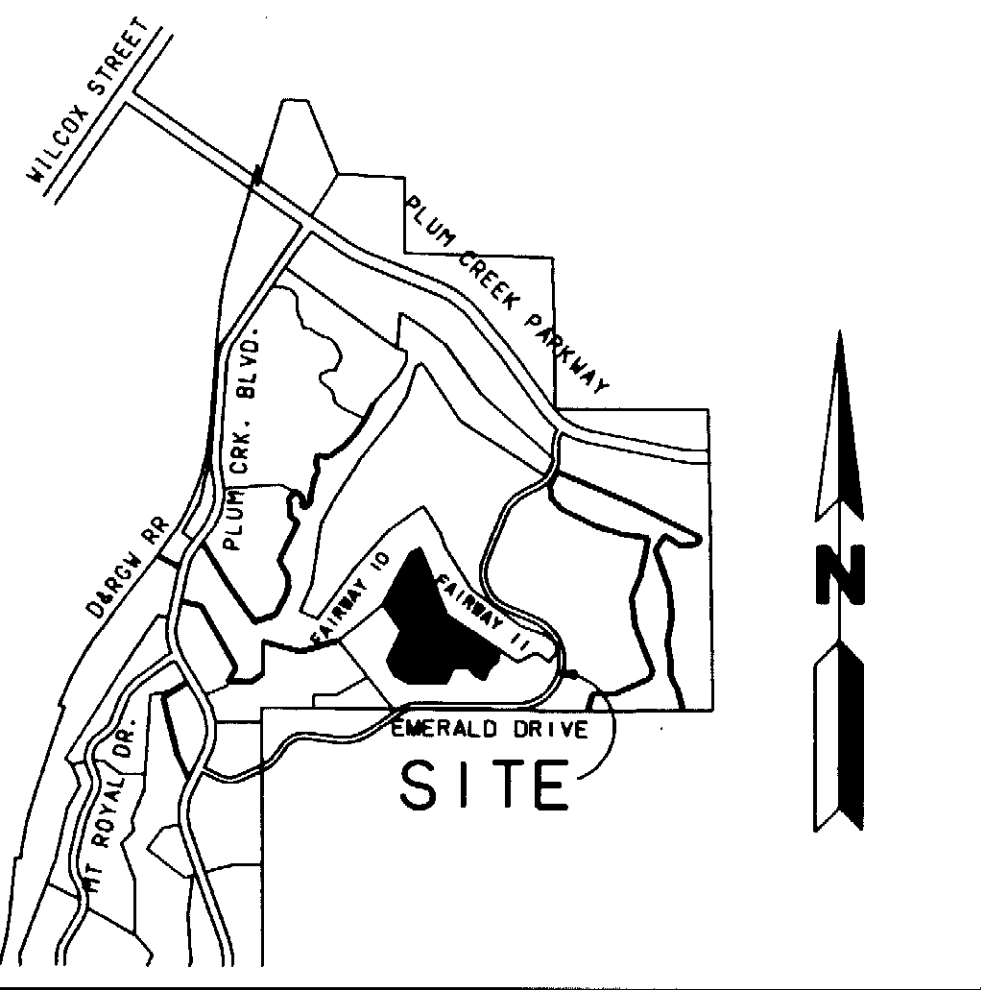
14-8-67

FINAL PD SITE PLAN

PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 2ND AMENDMENT

A VACATION OF JUNE COURT AND A REPLAT OF LOT 1-BLOCK 5, LOT 1-BLOCK 6, TRACT Q-BLOCK 7, TRACT P-BLOCK 8 BEING A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 1 OF 5



VICINITY MAP N.T.S.

**LAND USE REQUIREMENTS/
DESIGN DEVELOPMENT STANDARDS**

SITE AREA:	11.45 ACRES
NO. OF DWELLINGS/LOTS:	9 LOTS SINGLE FAMILY 53 LOTS MULTI FAMILY
DENSITY (GROSS):	6.35 DU/AC SINGLE FAMILY 5.20 DU/AC MULTI FAMILY
EXISTING ZONING:	TH-6 (PLUM CREEK P.U.D. REC NO. 361818)
PROPOSED USE/ PRODUCT TYPE:	SINGLE FAMILY DETACHED, MULTI-FAMILY ATTACHED AND DETACHED
LOT AREA/SIZE (MIN):	5500 SF (SINGLE FAMILY) 2750 SF (MULTI-FAMILY)
LOT AREA/SIZE (AVG.):	6950 SF (SINGLE FAMILY) 3565 SF (MULTI-FAMILY)
APPROXIMATE MINIMUM LOT DIMENSIONS:	59' X 93' (SINGLE FAMILY) 51' X 54' (MULTI-FAMILY)
MAX. BUILDING HEIGHT:	35 FEET
MINIMUM OFF-STREET PARKING SPACES:	2 SPACES (GARAGE) 2 SPACES (DRIVEWAY)

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 14 TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1-BLOCK 5, LOT 1-BLOCK 6, TRACT Q-BLOCK 7, TRACT P-BLOCK 8, AND JUNE COURT, PLUM CREEK SUBDIVISION FAIRWAY 11, FILING NO. 1 REC #9542152

LAND USE SUMMARY:

	SINGLE FAMILY (SFD)		MULTIFAMILY (MF)		TOTAL (SFD+MF)	
	% AC	SF	% AC	SF	% AC	SF
RESIDENTIAL LOT AREA	11.04	55,100	42.87	213,840	53.91	268,940
COMMON OPEN SPACE/ LANDSCAPE AREAS			36.03	179,736	36.03	179,736
TRACTS: P, Q (SFD)						
ACCESS/ PUBLIC UTILITY EASEMENT AND PRIVATE DRIVE AREAS			10.06	50,168	10.06	50,168
TRACTS: I, J, L, R (MF)						
TOTAL SITE AREA	11.04	55,100	88.96	443,744	100	498,844
LOTS	8		53		61	
DENSITY (GROSS)	6.35 DU/AC*		5.20 DU/AC		5.33 DU/AC	

*NOTE: NO NEW PUBLIC ROADS TO BE DEDICATED AS PART OF THIS PLAT WHICH CREATES HIGHER THAN ACCURATE DENSITY CALCULATIONS.

ZONING: RESIDENTIAL TOWNHOMES - TH - 6 (ALLOWABLE DENSITY 6-14 DU/AC)

NOTE: SINGLE FAMILY USE ALLOWED IN TOWNHOME ZONED PARCELS PER SECTION 5.1a OF ORDINANCE NO. 3.77 BEING AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE TOWN OF CASTLE ROCK, COLORADO (PLUM CREEK P.U.D.)

LEGEND

--- 62 ---	EXISTING CONTOURS	□	EXISTING INLET
--- 62 ---	PROPOSED CONTOURS	□	PROPOSED INLET
○--- 8" SS ---○	EXISTING SANITARY SEWER	Y	FLARED END SECTION
○--- 8" SS ---○	PROPOSED SANITARY SEWER	G	GOLF COURSE GREENS
--- 12" W ---	EXISTING WATER MAIN	T	GOLF COURSE TEE BOXES
--- 8" W ---	PROPOSED WATER MAIN	PRV	PRESSURE REDUCING VALVE
--- 36" ST ---	EXISTING STORM SEWER	★	NEW STREET LIGHT
○--- 8" ST ---○	PROPOSED STORM SEWER	▽	DITCH CHECK
--- 1RR ---	EXISTING IRRIGATION LINE	XXXXXX	SECURED STRAW BALE
⊙	EXISTING GATE VALVE	---	LOT LINES
⊙	PROPOSED GATE VALVE	---	EASEMENT LINES
•	PROPOSED CURB STOP BOX LOCATION	---	PROJECT BOUNDARY LINES
⊕	EXISTING FIRE HYDRANT	---	PROPERTY PIN (#4 REBAR WITH CAP NO. _____)
⊕	PROPOSED FIRE HYDRANT	---	TRACT BOUNDARY
■	BLOW-OFF	---	PHASE AND TRACT BOUNDARY
○	EXISTING MANHOLE		
●	PROPOSED MANHOLE		

BUILDING SETBACK CRITERIA: *FOR INFORMATION ONLY*

MULTI-FAMILY (MF) PRODUCT:
LOTS 1-27 BLOCK 7, 1-26 BLOCK 8

THERE SHALL BE NO SETBACKS FROM THE LOT LINES EXCEPT THE FOLLOWING:

A. NO STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN 15' TO THE PUBLIC RIGHT-OF-WAY, EXCEPT FOR LOT 6, BLOCK 1, WHICH SHALL BE 10'.

B. NO STRUCTURE SHALL ENCRUCH INTO ANY UTILITY EASEMENT OR PUBLIC UTILITY EASEMENT.

SINGLE FAMILY DETACHED (SFD) PRODUCT:

LOTS: 1-5 BLOCK 5, 1-3 BLOCK 6

- MINIMUM FRONT SETBACK FROM GARAGE DOOR TO R.O.W. OR COMMON PORTION OF ANY SHARED DRIVEWAY 18'
- MINIMUM FRONT SETBACK FROM SIDE ENTRY GARAGE TO R.O.W. OR COMMON PORTION OF ANY SHARED DRIVEWAY. (ENSURING MINIMUM DRIVEWAY LENGTH OF 18') 10'
- MINIMUM FRONT SETBACK FROM BUILDING TO R.O.W. OR COMMON PORTION OF ANY SHARED DRIVEWAY. (ENSURING MINIMUM DRIVEWAY LENGTH OF 18') 15'
- MINIMUM SIDE YARD SETBACK (INTERIOR) 5'
- MINIMUM SIDE YARD SETBACK (CORNER) 15'
- MINIMUM REAR SETBACK (INCLUDING COVERED OR UNCOVERED DECK) 15'
- TYPICAL BUILDING SEPARATION (WHERE POSSIBLE) 15'

NOTE:

EXCEPTIONS SHALL BE AS FOLLOWS
1. LOTS 2 AND 3 OF BLOCK 5 SHALL HAVE A MINIMUM REAR SETBACK OF 10'

NOTE: ALL SETBACKS EXCLUDE ANY CANTILEVERED ARCHITECTURAL FEATURE WHICH DOES NOT ADD LIVING SPACE TO THE FLOORPLAN, AND ARCHITECTURAL PROJECTIONS INCLUDING BUT NOT LIMITED TO EAVES, EXTERIOR STAIRS, POT SHELVES, BAY WINDOWS AND WING WALLS.

TITLE CERTIFICATE:

I, Eric Stearns BEING AN AUTHORIZED REPRESENTATIVE OF

LAND TITLE Guarantee Company, 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 14th DAY OF MAY, 1997.

[Signature]
AUTHORIZED REPRESENTATIVE

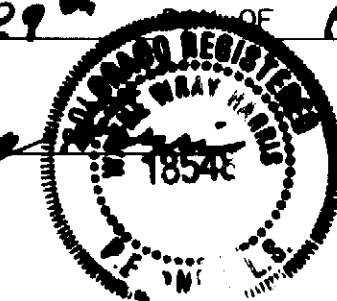
LAND TITLE Guarantee
TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I, Wayne W. Harris 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 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.

I ATTEST THE ABOVE ON THE 29th OF April, 1997.

Wayne W. Harris
WAYNE W. HARRIS
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
18548



APPROVALS:

PLANNING COMMISSION APPROVAL:

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 24th DAY OF March, A.D. 1997.

[Signatures]
DATE 6/3/97 TOWN CLERK
DATE 6/5/97

TOWN COUNCIL APPROVAL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 10th DAY OF April, A.D. 1997.

[Signatures]
DATE 6/5/97 TOWN CLERK
DATE 6/5/97

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 16th DAY OF JUNE 1997 AT 11:15 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9732310.

[Signature]
DOUGLAS COUNTY CLERK AND RECORDER

OWNER:

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

BY: *[Signature]* DATE: 5-2-97

TITLE:

PLANNER:

DAVID A. CLINGER AND ASSOCIATES LTD
21759 CABRINI BOULEVARD
GOLDEN, COLORADO 80401
(303)526-9126

ENGINEER/SURVEYOR:

MARTIN/MARTIN, INC.
4251 KIPLING STREET
WHEAT RIDGE, COLORADO 80033
(303)431-6100

PREPARED BY: JCM DATE: 11/14/96

MARTIN/MARTIN

Consulting Engineers

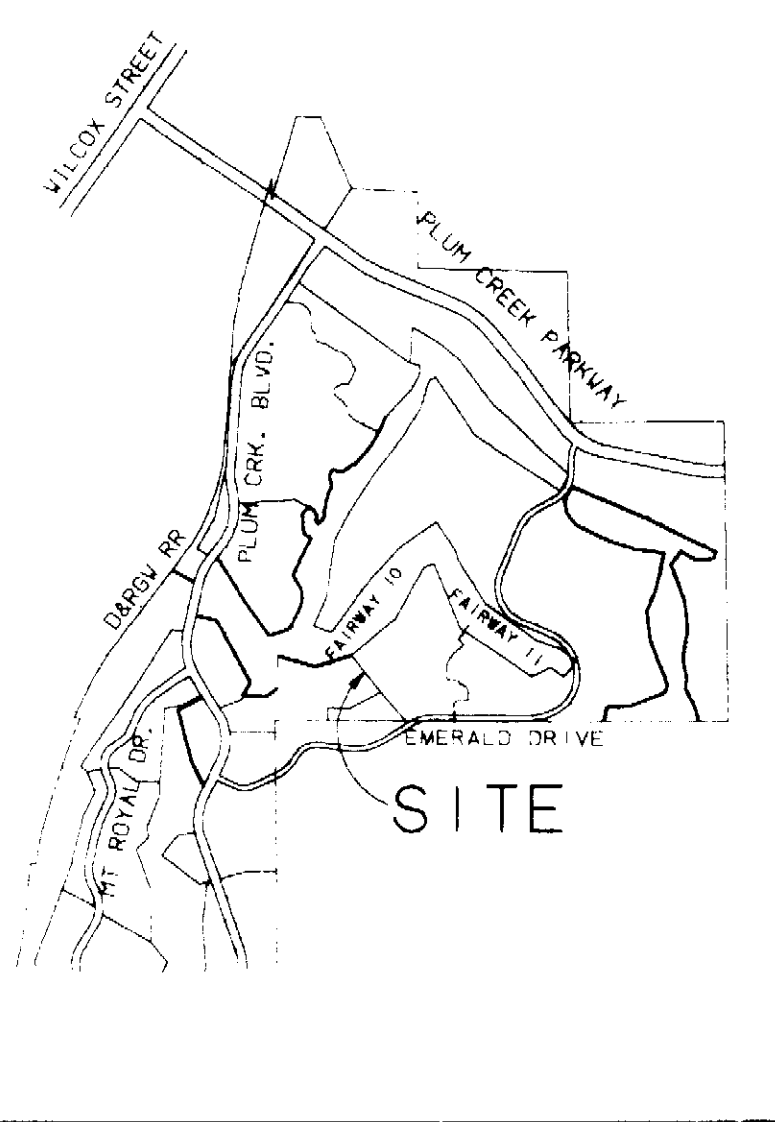
4251 Kipling St
Wheat Ridge, Co 80033 - 6100

REV: 03/21/97
REV: 02/25/97
REV: 02/04/97

FINAL PD SITE PLAN

PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 2ND AMENDMENT

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 STATE OF COLORADO
 SHEET 2 OF 5



VICINITY MAP
N.T.S.

RECOMMENDED PLANT LIST:

The following list represents minimum plant sizes and quantities. Plant locations as illustrated on the plans are conceptual, with final locations to be determined in the field at the time of landscape construction.

COMMON/BOTANICAL NAME	QUANTITY (MIN.)	SIZE (MIN.)
SHADE TREES: 51		
Thornless Honeylocust Gleditsia triacanthos inermis (varieties)	2"	cal.
Marshall Seedless Ash Fraxinus pennsylvanica lanceolata	2"	cal.
Autumn Purple Ash Fraxinus americana 'Autumn Purple'	2"	cal.
Summit Ash Fraxinus pennsylvanica 'Summit'	2"	cal.
Red Sunset Maple Acer rubrum 'Red Sunset'	2"	cal.
Little Leaf Linden Tilia cordata (varieties)	2"	cal.
Lanceleaf Cottonwood Populus aluminata	2"	cal.
English Oak Quercus robur	2"	cal.
White Oak Quercus alba	2"	cal.
Burr Oak Quercus macrocarpa	2"	cal.
EVERGREEN TREES: 0		
Ponderosa Pine Pinus ponderosa	8'	ht.
Austrian Pine Pinus nigra	8'	ht.
Bristlecone Pine Pinus aristata	DELETED	8' ht.
Pinyon Pine Pinus cembroides edulis	DELETED	8' ht.
Lambert Pine Pinus flexilis	DELETED	8' ht.
Colorado Spruce Picea pungens	6' to 8'	ht.
Douglas Fir Pseudotsuga menziesii	8'	ht.
ORNAMENTAL TREES: 32		
Flowering Crabapple Malus (varieties)	1 1/2"	cal.
Hawthorn Crataegus (varieties)	1 1/2"	cal.
Golden Rain Tree Koeleruteria paniculata	1 1/2"	cal.
Ohio Buckeye Aesculus glabra	1 1/2"	cal.
Quaking Aspen Populus tremuloides	DELETED	1 1/2" cal.
Meyden Tree Prunus padus	DELETED	1 1/2" cal.
Shubert (chokecherry) Prunus virginiana 'Shubert'	1 1/2"	cal.
SHRUBS: 530		
Spreading Juniper Juniperus communis, horizontalis and sabina varieties	5 gal.	
Mugho Pine Pinus mugho mugus	5 gal.	
Bigtooth Maple Acer grandidentatum	5 gal.	
Redwing Dogwood Cornus sericea (varieties)	5 gal.	
Western Sandcherry Prunus besseyi	5 gal.	
Chokecherry (native) Prunus virginiana melanocarpa	5 gal.	
Serviceberry Amelanchier alnifolia, utahensis and canadensis	5 gal.	
Barberry (green and red) Berberis (varieties)	5 gal.	
Mountain Mahogany Cercocarpus ledifolius and montanus	5 gal.	
Rabbitbrush Chrysothamnus (varieties)	5 gal.	
Cotoneaster Cotoneaster (varieties)	5 gal.	
Winged Euonymus Euonymus alata and compacta	5 gal.	
Silverberry Elaeagnus commutata	5 gal.	
Oregon Grape Holly Mahonia aquifolium	5 gal.	
Potentilla Potentilla (varieties)	5 gal.	
Sumac Sumac (varieties)	5 gal.	
Alpine Currant Ribes alpinum	5 gal.	
Shrub Roses Rosa (varieties)	5 gal.	
Spirea Spirea (varieties)	5 gal.	
Dwarf Lilac Syringa meyeri and patula	5 gal.	
Viburnum Viburnum (varieties)	5 gal.	
GROUNDCOVERS: 180		
Snow-In-Summer Cerastium tomentosum	2 1/4" pots	
Purpleleaf Wintercreeper Euonymus fortunei 'Coloratus'	2 1/4" pots	
Sweet Woodruff Galium odoratum	2 1/4" pots	
Blue Fescue Festuca ovina glauca	2 1/4" pots	
Daylily Hemerocallis (varieties)	1 gal.	
Creeping Phlox Phlox paniculata (varieties)	2 1/4" pots	
Lavender Cotton Santolina chamaecyparissus	2 1/4" pots	
LAWNS (Bluegrass):		

GENERAL SITE PLAN/LANDSCAPE NOTES:

- All plant material will be watered with an automatic, underground irrigation system using the following delivery methods: Lawn areas will be watered with low angle, pop-up spray heads; low growing groundcovers and flower beds with micro-jet heads; taller groundcovers with high-pop spray heads or low volume drip emitters; and shrubs, including trees within shrub beds, will be watered with low volume drip emitters.
- Trees and planting beds will be mulched with a screened wood fiber product, such as aspen mulch or cedar fiber mulch.
- Not more than 15% of the total number of deciduous trees will be of any one species.
- Xeric plants will be used as much as possible in common open spaces.
- All common open space amenities of the single family and cluster units, including the irrigation system, fencing, walkways and plantings will be owned/maintained by the Home Owners Association.

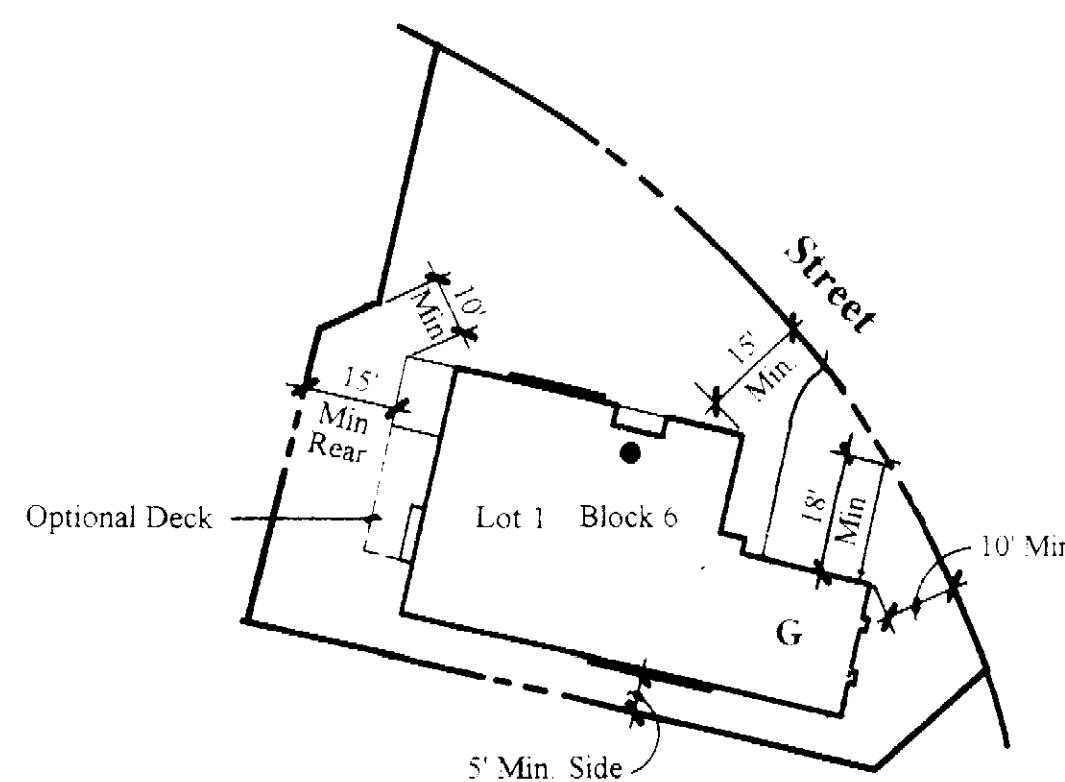
Common open space amenities adjacent to Emerald Drive (Tracts 'A' and 'C') including fencing, walkways, irrigation system and plantings will be owned/maintained by the Home Owners Association.

ARCHITECTURAL INTENT

SETBACKS: Fairway Vistas is envisioned as a unique lifestyle community, utilizing a "cluster planning" concept to establish a strong neighborhood appeal, maximize premium homsites, create an internal greenbelt network and to maximize livability and marketability in response to a specific profile of home buyer. Therefore, we have proposed setback reductions with the following justifications:

- Proposed common area maintenance** addresses the desire for this empty nester and move down buyer to significantly reduce individual yard maintenance. There will be no property line fencing (side or rear) within the project therefore allowing full landscape maintenance to the foundation of each home. This will visibly enhance the perception of extensive landscaping and open space within each neighborhood and throughout the community. Fencing will be limited to the Emerald Drive boundary line and along the internal greenbelt trail only.
- Architecture** - Variety in 360 degree exterior architectural design and massing along with "neighborhood scale" building heights reduces the necessity for larger rear and side yard setbacks and greatly improves the perceived quality of the residences from the golf course and open space. One "soft" two story floorplan and four one story floorplans have been developed for the single family detached portion of Fairway Vistas resulting in a unique and intimate neighborhood setting.
- Varied Streetscape** - Undulation of the streetscape through varied/staggered front yard setbacks allows opportunity for curved meandering streets, side entry garages and unique landscape development. These elements help to reinforce a strong sense of neighborhood in concept and scale, avoiding the uniformity and monotony prevalent in conventional single family subdivisions.

PARKING: A minimum of four (4) parking spaces will be required for each residence of which a minimum of two (2) spaces must be covered or enclosed.



Special Condition
Lot 1 Block 6

ARCHITECTURAL INTENT (Continued)

GENERAL ARCHITECTURAL CHARACTER (Exterior Design Concept): The architectural intent with the Fairway Vistas is to provide an opportunity for high quality housing in harmony with the overall Plum Creek Villages Community Concept, based on the following exterior design concepts, standards.

COMPATIBILITY: All homes within the neighborhood shall be visually compatible and designed in a manner that does not cause visual competition among homes. In general, building types and styles shall be different enough to avoid repetition and ensure variety and individuality.

BUILDING HEIGHT AND SETBACKS: Variations in building heights and setbacks within the permitted limits of the development standards, shall be encouraged.

EXTERIOR DESIGN ELEMENTS: Patios and deck structures, for example, shall be architecturally compatible and include the same materials, colors, textures and forms as the main structure.

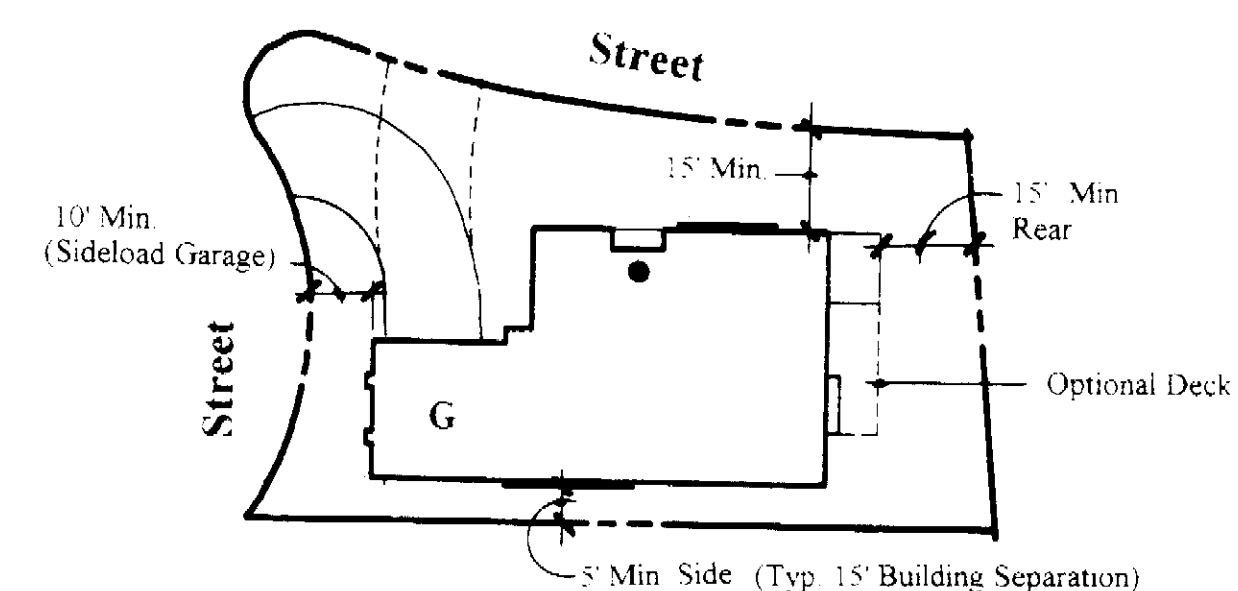
BUILDING MASSING/ELEVATIONS: Multiple plane elevations, varied roof heights, types and roof overhangs, shall be encouraged to provide visual interest and depth and increase the amount of shade and shadow. Architectural features, such as bay windows, chimneys, dormers, covered porches, overhangs and stepped foundations, where appropriate, shall be used to create visual appeal and individuality. In general, acceptable elevational style will include elements of Traditional Colorado architectural styles.

EXTERIOR MATERIAL AND COLORS: Material selection will be an important aspect in developing a strong architectural and neighborhood character. Exterior materials shall generally accentuate and complement the height and mass of the home. The colors and textures shall vary throughout the neighborhood in order to provide individuality and avoid monotony.

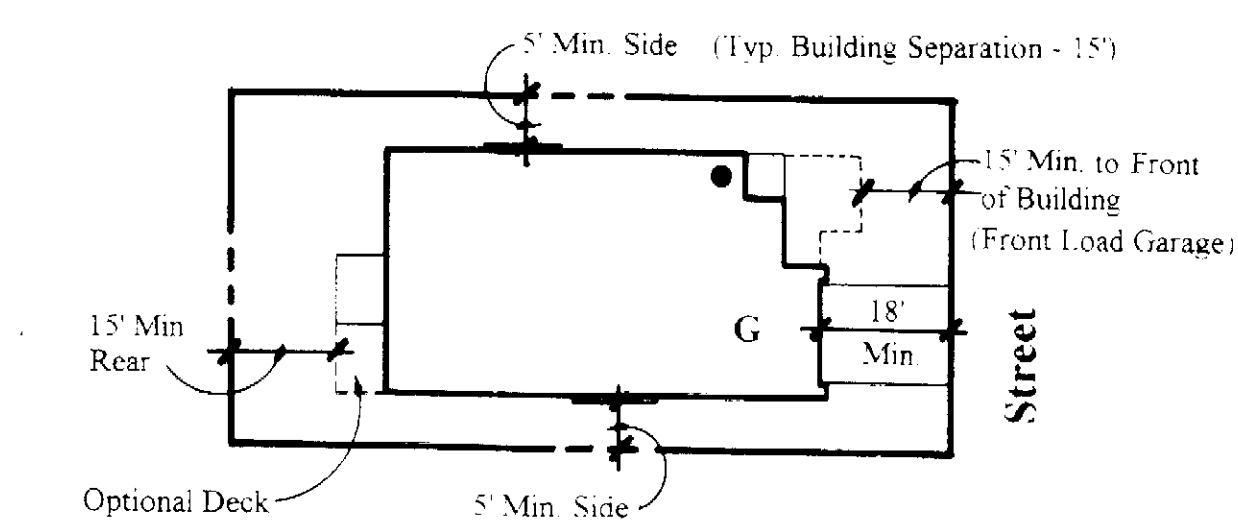
Exterior siding shall include natural wood, synthetic wood, masonite siding or similar type materials with a smooth or slightly rough texture and shall be painted in contemporary earth-tone colors. Masonry veneer accents in the form of brick, stone, stucco, or other masonry products as dictated by the 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 staggered from the street when possible, as well as varied from the main plane of the home. Builders shall also be encouraged to vary the orientation of the garage entries by reducing the setback from the street for side-loaded garages.



Typical Corner Lot



Typical Interior Lot

REV. 2/25/97
DATE: 11/14/96

LANDSCAPE PLAN PREPARED BY

POWELL-TYLER ASSOCIATES, INC.
PLANNING & LANDSCAPE ARCHITECTURE
1120 Washington Avenue, Suite 260
Golden, Colorado 80401
(303) 271-9040

12084.26 SHEET
JCM JCM NPL
P-SHEET
BASE (BASE)
V-SHEET
PLAT PD-P-2

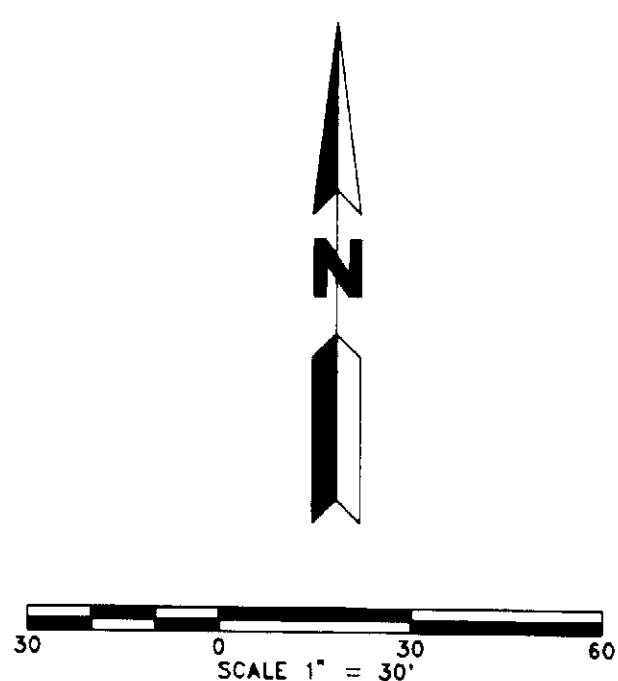
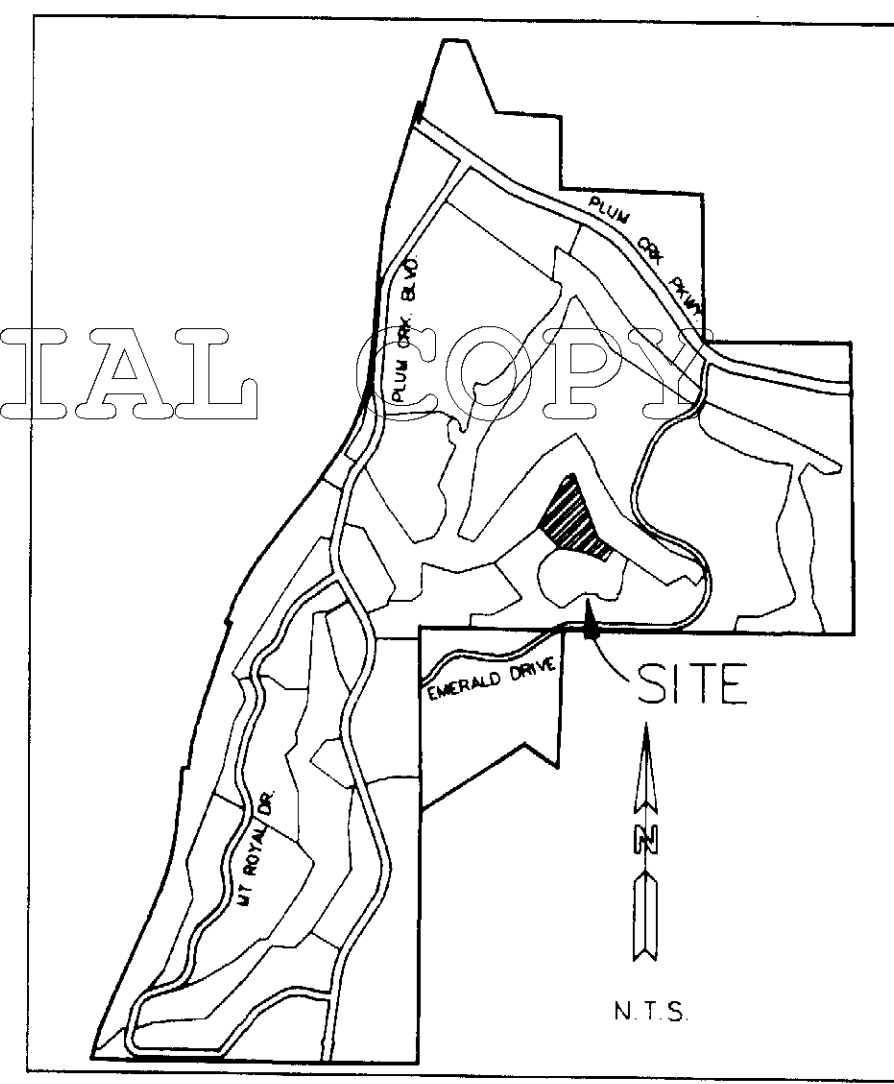
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STATE OF COLORADO
SHEET 3 OF 5



- 20' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP)
- 10' UTILITY EASEMENT (TYP)
- PIPE HYDRANT (TYP)
- STREET LIGHT (TYP)
- CLUSTER MALEBX (TYP)
- DECIDUOUS SHADE TREE (TYP)
- EXISTING CONTOUR, 2' INTERVAL (TYP)
- IRRIGATED TURF GRASS (TYP)
- PROPOSED CONTOUR, 2' INTERVAL (TYP)

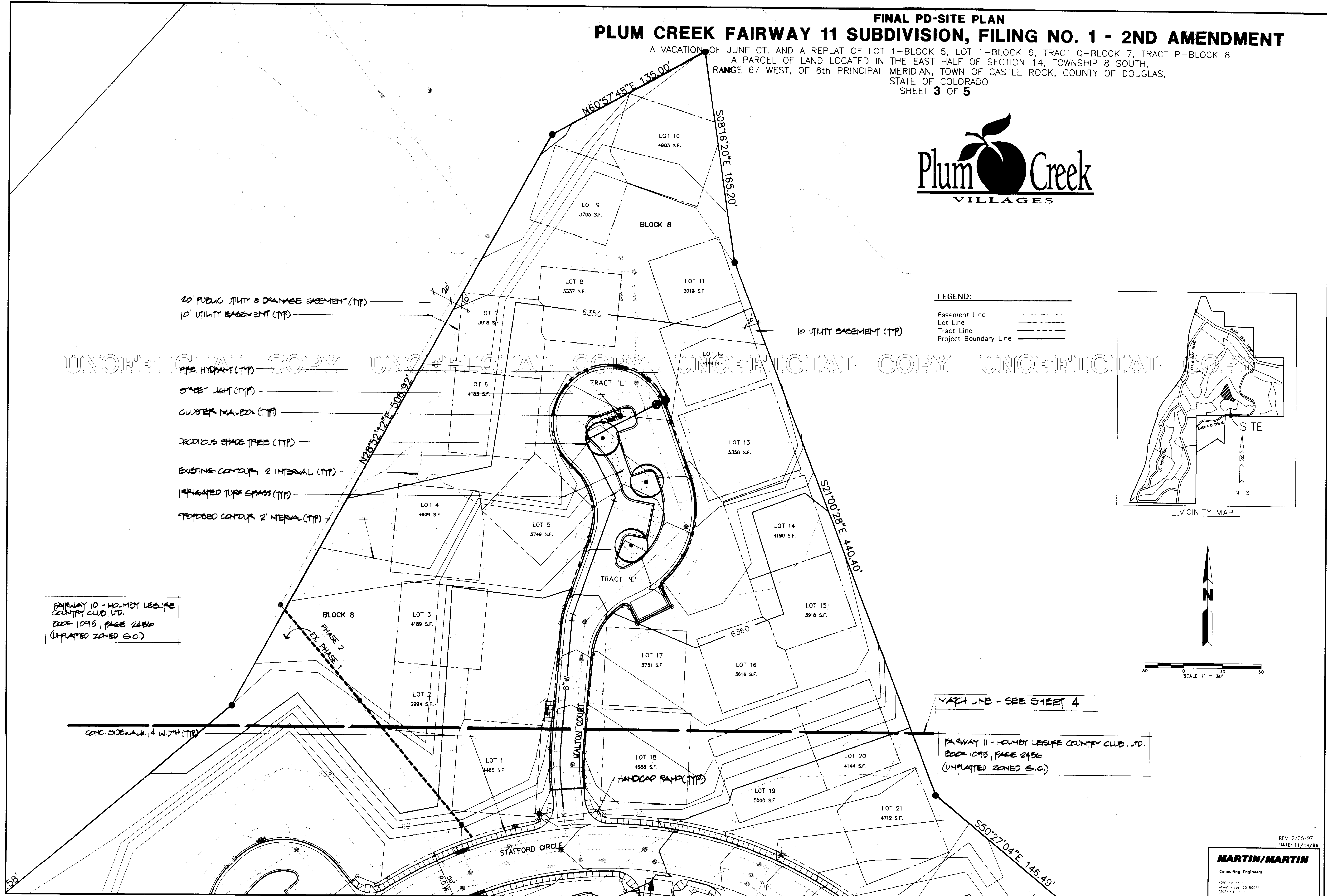
- LEGEND:
- Easement Line
 - Lot Line
 - Tract Line
 - Project Boundary Line



MATCH LINE - SEE SHEET 4

FAIRWAY 11 - HUNBY LEISURE COUNTRY CLUB, LTD.
BOOK 1095, PAGE 2456
(UNPLATTED ZONED G.C.)

FAIRWAY 10 - HUNBY LEISURE COUNTRY CLUB, LTD.
BOOK 1095, PAGE 2456
(UNPLATTED ZONED G.C.)



REV. 2/25/97
DATE: 11/14/96
MARTIN/MARTIN
Consulting Engineers
4251 Karing St.
West Ridge, CO 80133
(303) 431-6000

PLUM 11
2094.26
SHEET
JCM
JCM
NPL
BASEF11
RD-PH2
17-127-20

FINAL PD-SITE PLAN PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 2ND AMENDMENT

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SHEET 4 OF 5

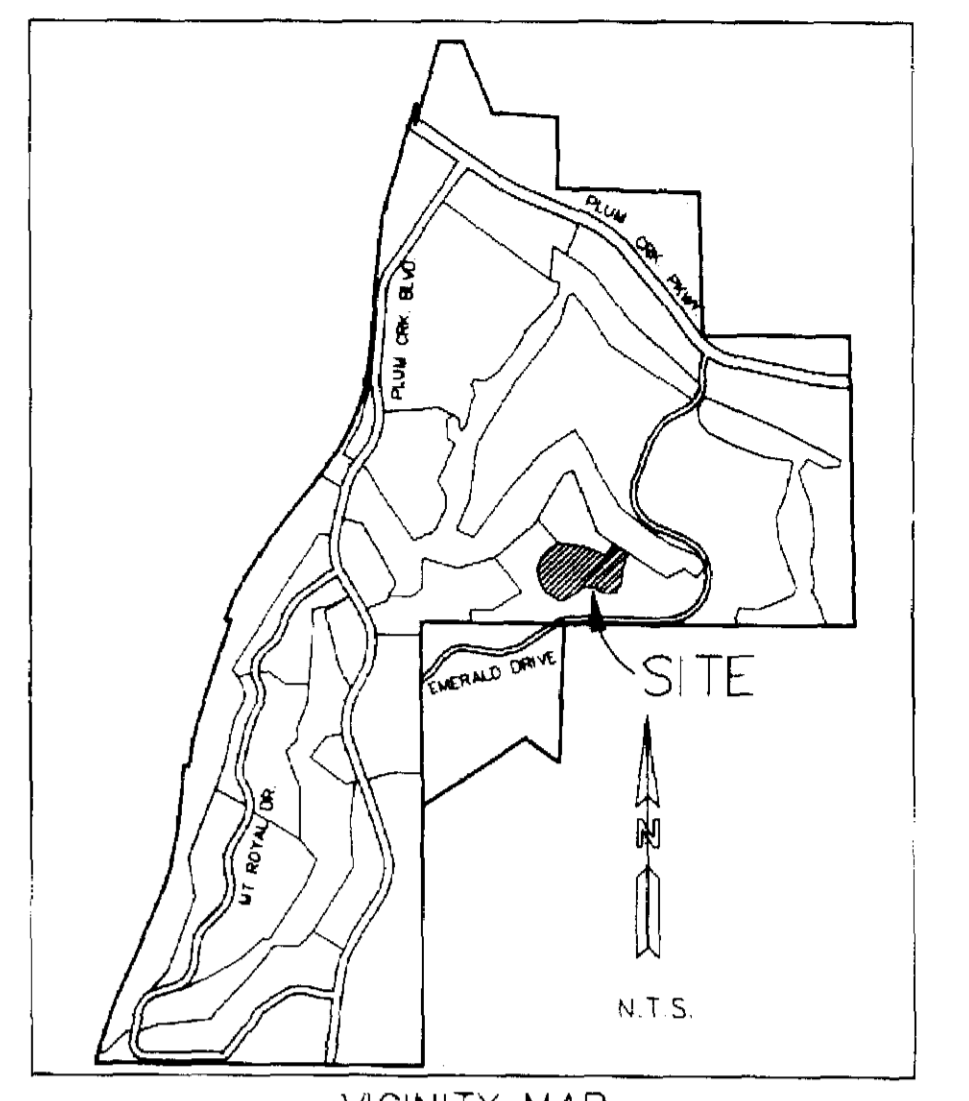
MATCH LINE - SEE SHEET 3

LEGEND:
Easement Line
Lot Line
Tract Line
Project Boundary Line



FAIRWAY 11 - HOLMBY LEISURE
COUNTRY CLUB LTD.
BOOK 1095 PAGE 2456
(UNPLATTED ZONED G.C.)

1/2" IRRIGATION TAP & WATER
METER LOCATION.



VICINITY MAP

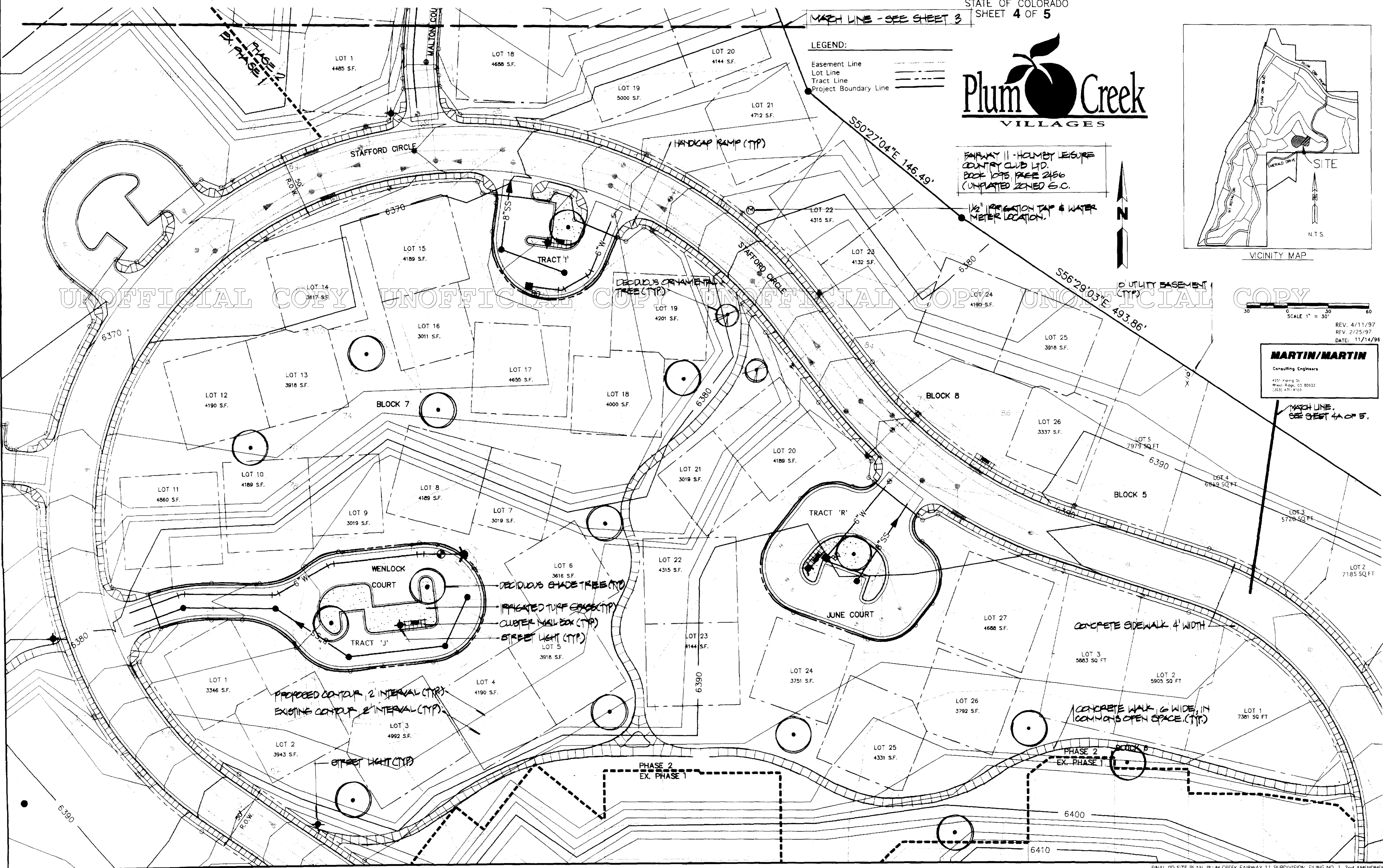
SCALE 1" = 30'

REV. 4/11/97
REV. 2/25/97
DATE: 11/14/96

MARTIN/MARTIN

Consulting Engineers
4251 Irving St.
West Rego, CO 80533
(303) 431-4100

MATCH LINE -
SEE SHEET 4A OF 5.



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

PLUM 11
 12084.26
 SHEET
 JCM
 JCM
 NRL
 P-SHEET
 BASEF11
 M-SHEET
 PLAT-PH2

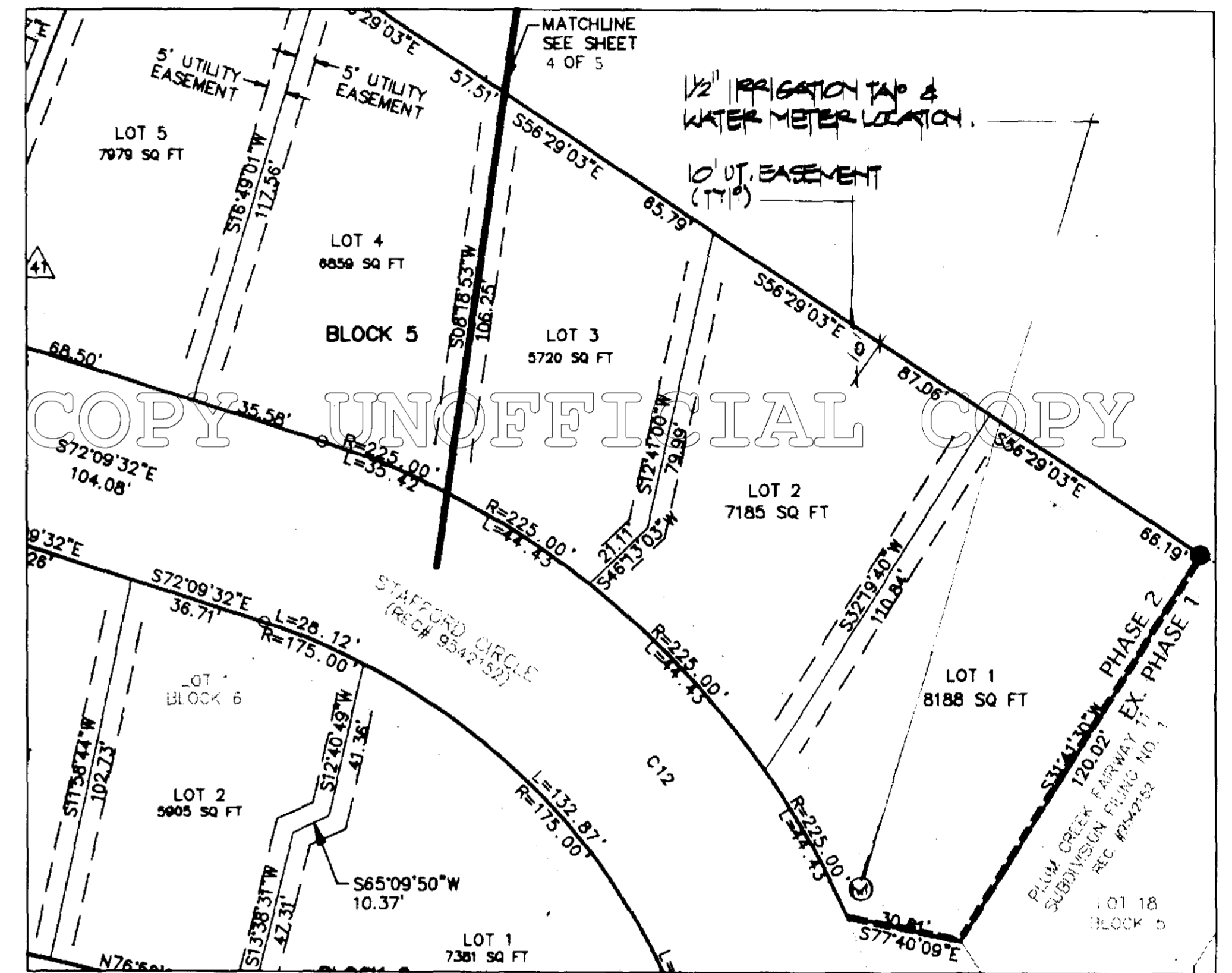
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 SHEET 4 OF 5

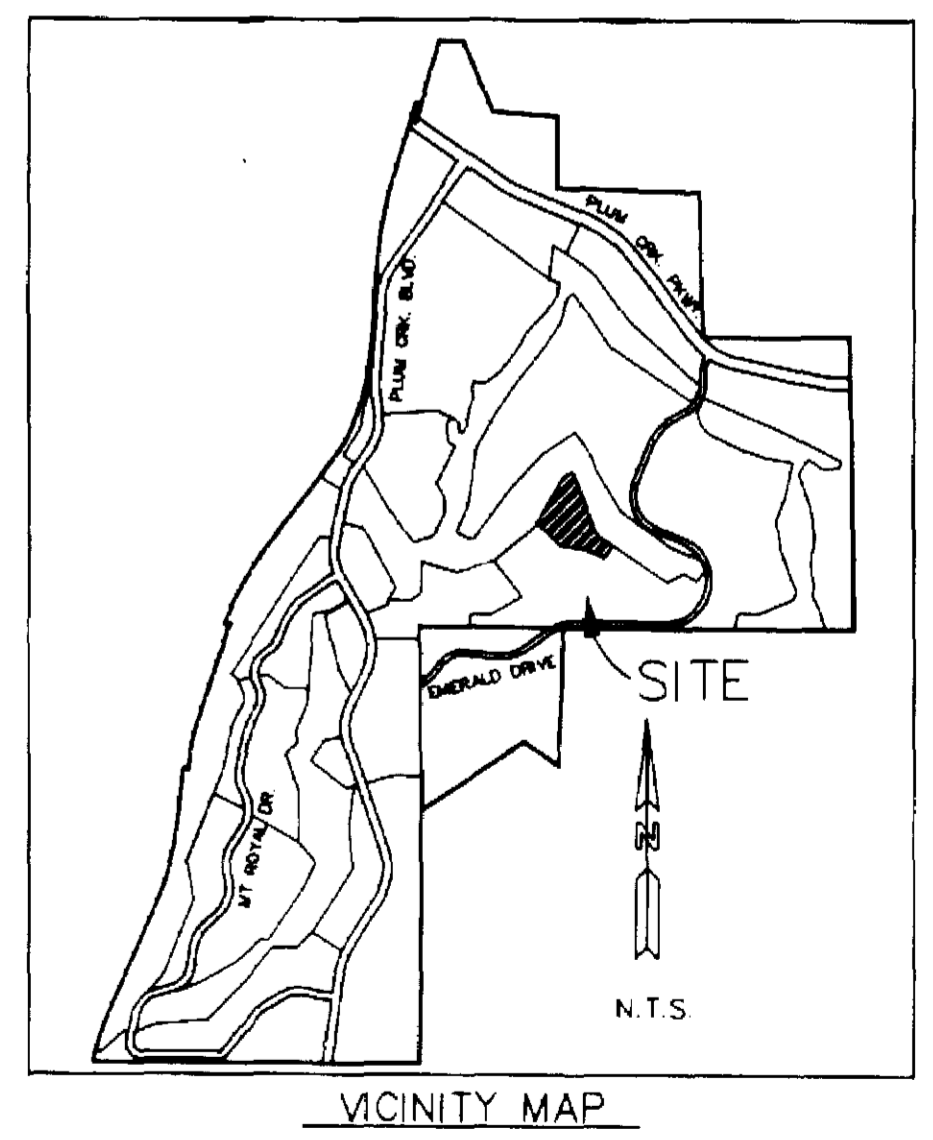
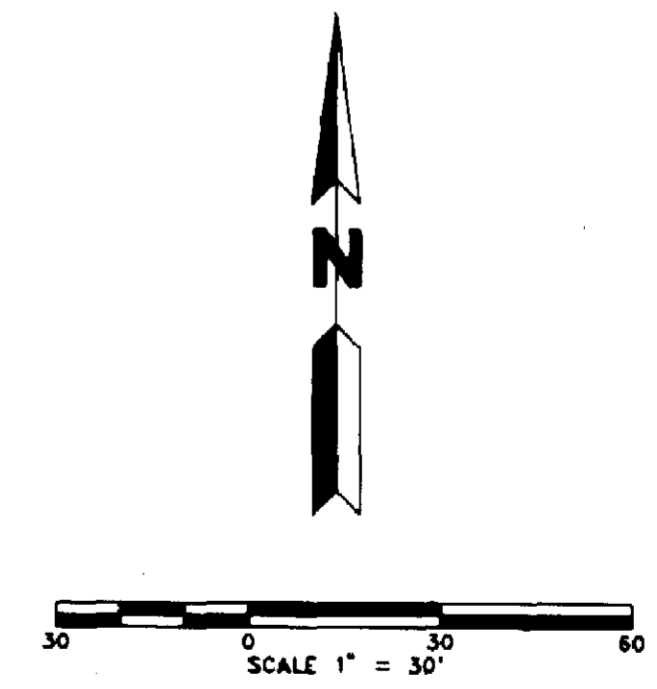


LEGEND:

Easement Line	-----
Lot Line	-----
Tract Line	-----
Project Boundary Line	-----



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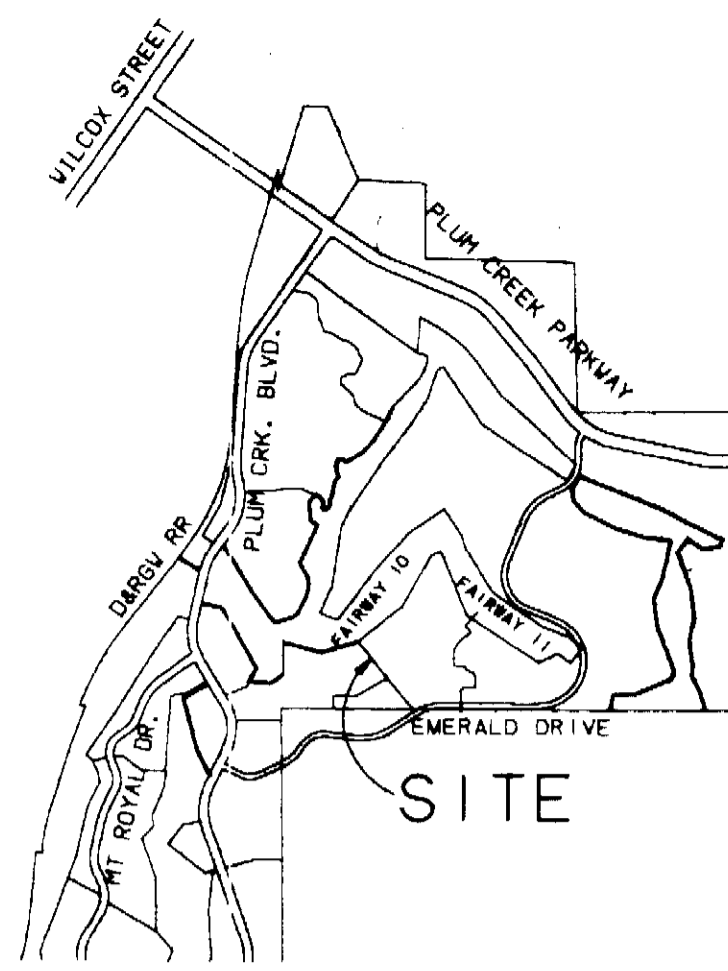


REV: 4/11/97
 REV: 02/25/97
 REV: 12/17/96
 DATE: 11/12/96

MARTIN/MARTIN
 Consulting Engineers
 4251 Keating St.
 #401 Ridge, CO 80033
 (303) 431-6100

**FINAL PD SITE PLAN
PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 2ND AMENDMENT**

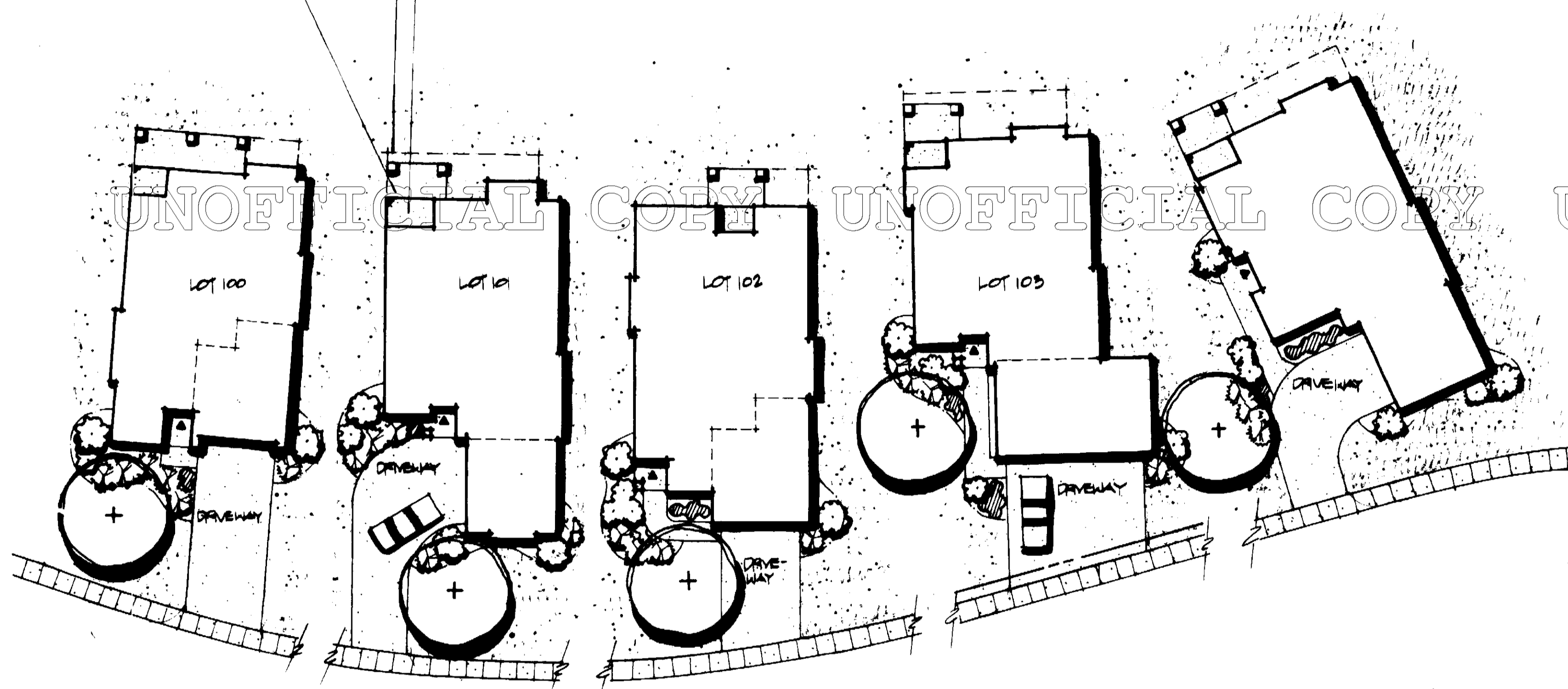
A VACATION OF JUNE CT. AND A REPLAT OF LOT 1-BLOCK 5, LOT 1-BLOCK 6, TRACT Q-BLOCK 7, TRACT P-BLOCK 8
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, OF 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO
SHEET 5 OF 5



VICINITY MAP
N.T.S.

OPTIONAL COVERED PATIO EXTENSION (TYP)

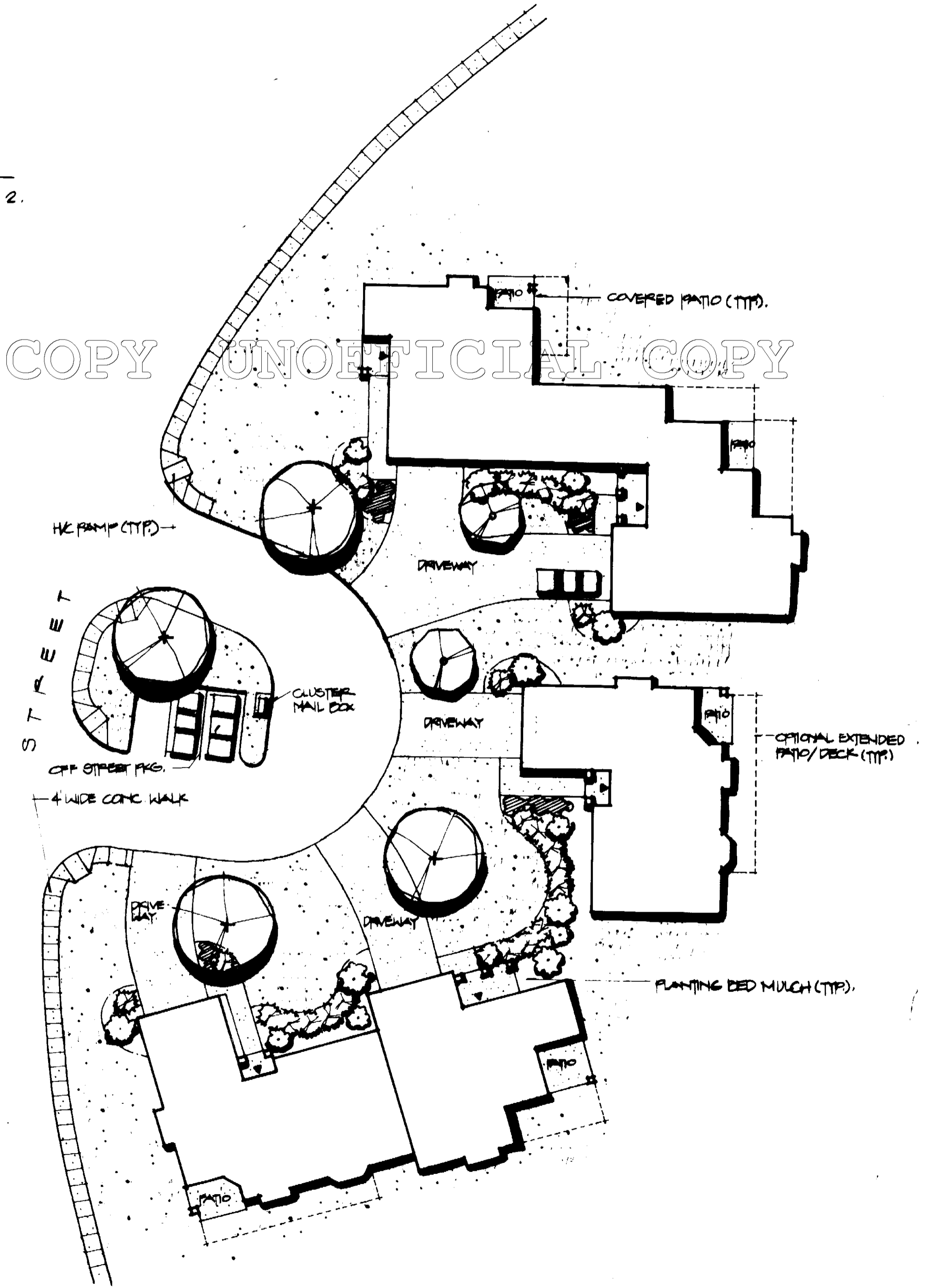
OPTIONAL EXTENDED PATIO/DECK (TYP)
OPT. COVERED PATIO (TYP)



LANDSCAPE PROTOTYPE: SINGLE FAMILY DETACHED HOMES.
(UNITS SHOWN WILL NOT NECESSARILY BE LOCATED ON THESE 3 LOTS.)
1/16" = 20'

LANDSCAPE LEGEND:
REFER TO RECOMMENDED PLANT LIST, SHEET 2.

- DECIDUOUS SHADE TREE.
- ORNAMENTAL TREE.
- DECIDUOUS SHRUBS.
- EVERGREEN.
- FLOWERING GROUNDCOVER.
- IRRIGATED LAWN.



LANDSCAPE PROTOTYPE: CLUSTER HOMES.
(LOTS # 41 THROUGH # 50 SHOWN AS PROTOTYPE)
1/16" = 20'

REV. 2/25/97
DATE 11/14/96
LANDSCAPE PLAN PREPARED BY
POWELL-TYLER ASSOCIATES, INC
PLANNING & LANDSCAPE ARCHITECTURE
1120 Washington Avenue, Suite 260
Golden, Colorado 80401
(303) 271-9040