

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9542153

DATE: 9-7-95

TIME: 16:30

FEE: \$ 50⁰⁰ (5 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 11 Subdivision
#1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

14. 8-67

FINAL PD SITE PLAN PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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



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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14: THENCE N00° 32'13"W 1,323.46 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE S89° 31'17"E, 1,162.62 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE N39° 45'03"W, 772.56 FEET TO THE SOUTHERLY LINE OF PLUM CREEK GOLF AND COUNTRY CLUB FAIRWAYS 10 AND 11; THENCE ALONG SAID SOUTHERLY LINE OF FAIRWAYS 10 AND 11 THE FOLLOWING ELEVEN (11) CONSECUTIVE COURSES: 1) THENCE N50° 57'4"E 498.58 FEET; 2) THENCE N28° 52'12"E, 506.92 FEET; 3) THENCE N60° 57'48"E, 135.00 FEET; 4) THENCE S08° 16'20"E, 165.20 FEET; 5) THENCE S21° 00'28"E, 466.93 FEET; 6) THENCE S50° 27'04"E, 146.49 FEET; 7) THENCE S56° 29'03"E, 493.86 FEET; 8) THENCE S63° 46'31"E, 154.67 FEET; 9) THENCE N81° 11'31"E, 199.70 FEET; 10) THENCE S53° 46'14"E, 60.00 FEET; 11) THENCE N36° 13'47"E 120.07 FEET TO THE NORTHWESTERLY LINE OF EMERALD DRIVE AS DEDICATED BY EMERALD DRIVE SUBDIVISION, FILING NO. 1; THENCE ALONG SAID NORTHWESTERLY LINE OF EMERALD DRIVE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: (1) THENCE 662.82 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 110° 45'43" AND A CHORD BEARING S38° 35'52"W, 575.89 FEET TO A POINT OF TANGENCY; (2) THENCE N89° 31'17"W 854.33 FEET TO A POINT OF CURVATURE; (3) THENCE 188.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 35° 54'43" AND A CHORD BEARING S72° 31'22"W, 184.97 FEET TO A POINT OF TANGENCY; (4) THENCE S54° 34'00"W, 11.89 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE N89° 31'17"W, 14.21 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING, AND CONTAINING 28.10 ACRES, MORE OR LESS.

LAND USE SUMMARY:

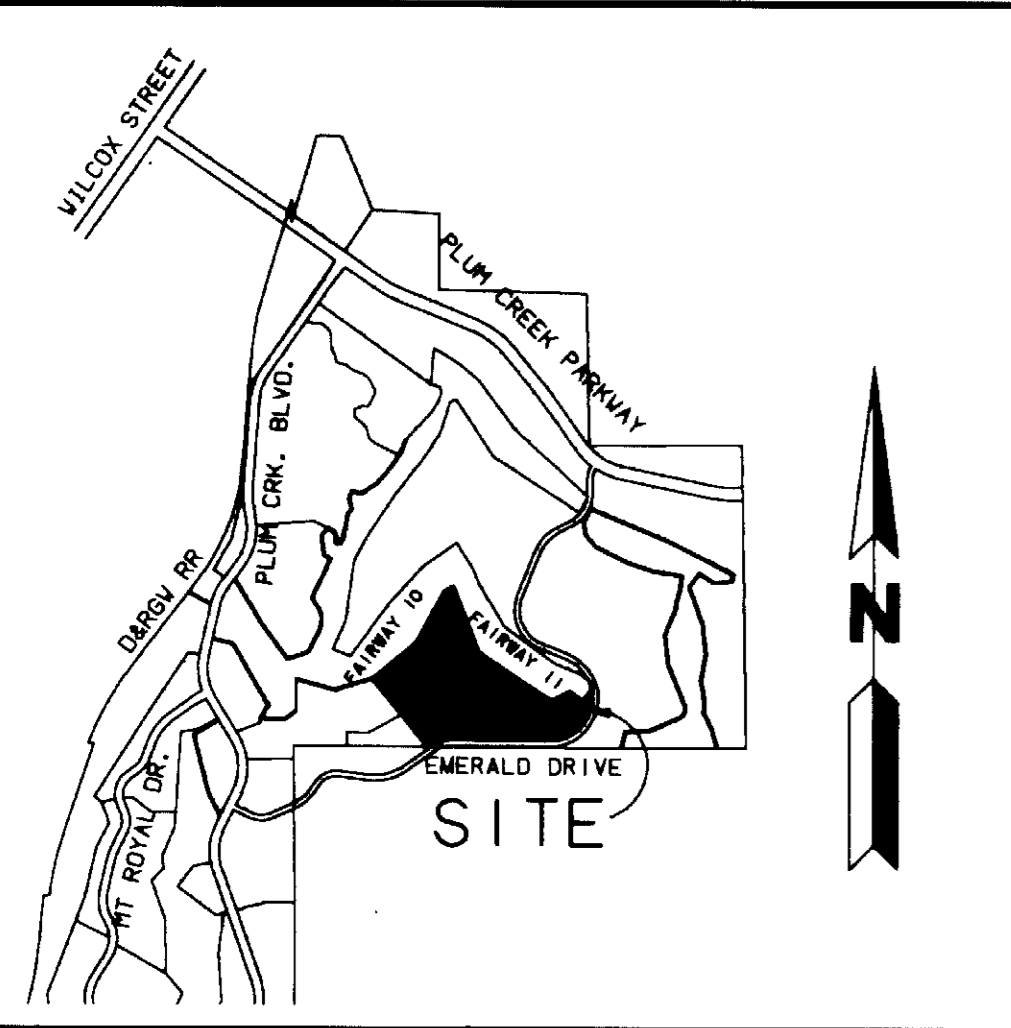
	SINGLE FAMILY (SFD)			MULTIFAMILY (MF)			TOTAL (SFD+MF)		
	%	AC	SF	%	AC	SF	%	AC	SF
RESIDENTIAL LOT AREA	26.86	7.54	328,733	22.76	6.40	278,656	49.62	13.94	607,389
COMMON OPEN SPACE/ LANDSCAPE AREAS	3.96	1.11	48,479	26.24	7.38	321,132	30.20	8.49	369,611
TRACTS: A, B, C, D (SFD) E, F, Q, R (MF)									
ACCESS/ PUBLIC UTILITY EASEMENT AND PRIVATE DRIVE AREAS				5.84	1.64	71,486	5.84	1.64	71,486
TRACTS: G, H, I, J, K, L, M (MF)									
ACCESS EASEMENT/ PRIVATE DRIVE AREAS	0.29	0.08	3,490				0.29	0.08	3,490
TRACTS: N, O, P (SFD)									
PUBLIC STREET R.O.W.	8.53	2.41	104,526	5.52	1.54	67,518	14.05	3.95	172,044
TOTAL SITE AREA	39.64	11.14	485,228	60.36	16.96	738,792	100	28.10	1,224,020
LOTS			48			77			125
DENSITY (GROSS)			4.31 DU/AC			4.54 DU/AC			4.45 DU/AC
DENSITY (NET)			5.55			5.59			5.57

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

NOTE: SINGLE FAMILY USE ALLOWED IN TOWNHOME ZONED PARCELS PER SECTION 5.14 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.)

SHEET INDEX

- 1 OF 5 COVER SHEET
- 2 OF 5 PLANT LIST, GENERAL NOTES, ARCHITECTUAL INTENT
- 3 OF 5 SINGLE FAMILY LANDSCAPE & PHASING
- 4 OF 5 MULTI-FAMILY LANDSCAPE & PHASING
- 5 OF 5 PROTO-TYPICAL LANDSCAPE PLANS



VICINITY MAP N.T.S.

LAND USE REQUIREMENTS/ DESIGN DEVELOPMENT STANDARDS

SITE AREA:	28.10 ACRES
NO. OF DWELLINGS/LOTS	48 LOTS SINGLE FAMILY 77 LOTS MULTI FAMILY
DENSITY (GROSS):	4.31 DU/AC SINGLE FAMILY 4.54 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) 2790 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)

BUILDING SETBACK CRITERIA:

MULTI-FAMILY (MF) PRODUCT:
LOTS 1-27 BLOCK 1, 1-10 BLOCK 2 1-19 BLOCK 7, 1-21 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 ENCRDACH INTO ANY UTILITY EASEMENT OR PUBLIC UTILITY EASEMENT.

SINGLE FAMILY DETACHED (SFD) PRODUCT:

LOTS: 1-9 BLOCK 3, 1-18 BLOCK 4, 1-10 BLOCK 5, 1-11 BLOCK 6

- 1. MINIMUM FRONT SETBACK FROM GARAGE DOOR TO R.O.W. OR COMMON PORTION OF ANY SHARED DRIVEWAY 18'
- 2. 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'
- 3. MINIMUM FRONT SETBACK FROM BUILDING TO R.O.W. OR COMMON PORTION OF ANY SHARED DRIVEWAY. (ENSURING MINIMUM DRIVEWAY LENGTH OF 18') 15'
- 4. MINIMUM SIDE YARD SETBACK (INTERIOR) 5'
- 5. MINIMUM SIDE YARD SETBACK (CORNER) 15'
- 6. MINIMUM REAR SETBACK (INCLUDING COVERED OR UNCOVERED DECK) 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.

GENERAL TIME SCHEDULE:

TASK	ESTIMATED START
OVERLOT GRADING	JUNE- JULY 1995
INFRASTRUCTURE CONSTRUCTION (ROADS/UTILITIES)	JUNE-OCTOBER 1995
BUILDING PERMIT APPLICATIONS	JULY-AUGUST 1995
HOME CONSTRUCTION	JULY-AUGUST 1994
COMMON AREA LANDSCAPE/ SITE IMPROVEMENTS	SEPTEMBER-OCTOBER 1995

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 28th DAY OF July, 1995.

Wayne W. Harris
WAYNE W. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
18543

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
18548

APPROVALS:

PLANNING COMMISSION APPROVAL:

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 26th DAY OF JUNE, A.D., 1995.

ATTEST:

Tom Skene 9/6/95 Sally Nelson 9/6/95
CHAIRMAN DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL:

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 18th OF JULY, A.D., 1995.

ATTEST:

Mark Sullivan 9/7/95 Sally Nelson 9/7/95
MAYOR DATE TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 7th DAY OF September, 1995 AT 4:30 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9544.

John R. ...
DOUGLAS COUNTY CLERK AND RECORDER

OWNER:

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

BY: [Signature] 7/26/95
DATE

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

REV: 06-06-95
REV: 05-01-95
PREPARED BY: JCM DATE: 03-13-95

MARTIN/MARTIN

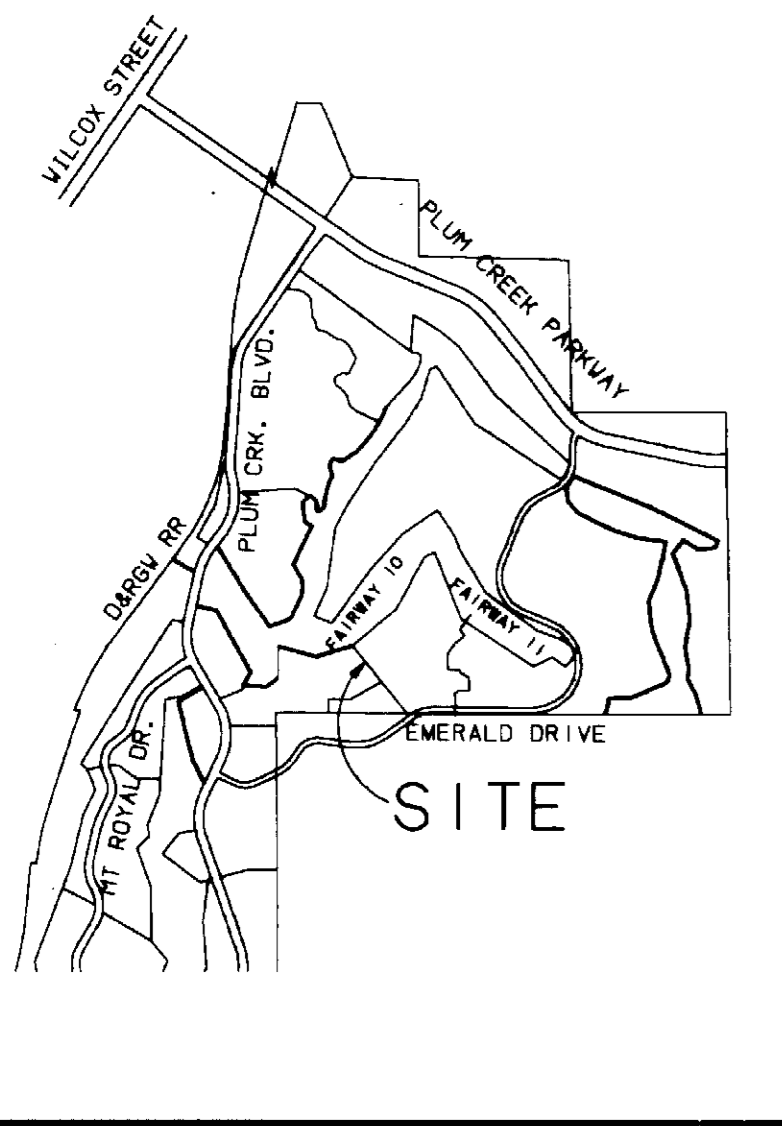
Consulting Engineers

4251 Kipling St.
Wheat Ridge, Co 80033-6100

FINAL PD SITE PLAN

PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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 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: 146		
Thornless Honeylocust	2"	cal.
Gleditsia triacanthos inermis (varieties)	2"	cal.
Marshall Seedless Ash	2"	cal.
Fraxinus pennsylvanica lanceolata	2"	cal.
Autumn Purple Ash	2"	cal.
Fraxinus americana 'Autumn Purple'	2"	cal.
Summit Ash	2"	cal.
Fraxinus pennsylvanica 'Summit'	2"	cal.
Red Sunset Maple	2"	cal.
Acer rubrum 'Red Sunset'	2"	cal.
Little Leaf Linden	2"	cal.
Tilia cordata (varieties)	2"	cal.
Lanceleaf Cottonwood	2"	cal.
Populus aluminata	2"	cal.
English Oak	2"	cal.
Quercus robur	2"	cal.
White Oak	2"	cal.
Quercus alba	2"	cal.
Burr Oak	2"	cal.
Quercus macrocarpa	2"	cal.
EVERGREEN TREES: 32		
Ponderosa Pine	8'	ht.
Pinus ponderosa	8'	ht.
Austrian Pine	8'	ht.
Pinus nigra	8'	ht.
Bristlecone Pine	DELETE	0' ht.
Pinus aristata	DELETE	0' ht.
Pinyon Pine	DELETE	0' ht.
Pinus cembroides edulis	6' to 8'	ht.
Limber Pine	DELETE	0' ht.
Pinus flexilis	DELETE	0' ht.
Colorado Spruce	6' to 8'	ht.
Picea pungens	6' to 8'	ht.
Douglas Fir	8'	ht.
Pseudotsuga menziesii	8'	ht.
ORNAMENTAL TREES: 32		
Flowering Crabapple	1 1/2"	cal.
Malus (varieties)	1 1/2"	cal.
Hawthorn	1 1/2"	cal.
Crataegus (varieties)	1 1/2"	cal.
Golden Rain Tree	1 1/2"	cal.
Koelreutena paniculata	1 1/2"	cal.
Ohio Buckeye	1 1/2"	cal.
Aesculus glabra	1 1/2"	cal.
Quaking Aspen	DELETE	1 1/2" cal.
Populus tremuloides	DELETE	1 1/2" cal.
Mayday Tree	DELETE	1 1/2" cal.
Prunus padus	DELETE	1 1/2" cal.
Shubert Chokecherry	1 1/2"	cal.
Prunus virginiana 'Shubert'	1 1/2"	cal.
SHRUBS: 1500		
Spreading Juniper	5 gal.	
Juniperus communis, horizontalis and sabina varieties	5 gal.	
Mugho Pine	5 gal.	
Pinus mugho mugus	5 gal.	
Bigtooth Maple	5 gal.	
Acer grandidentatum	5 gal.	
Redwing Dogwood	5 gal.	
Cornus sericea (varieties)	5 gal.	
Western Sandcherry	5 gal.	
Prunus besseyi	5 gal.	
Chokecherry (native)	5 gal.	
Prunus virginiana melanocarpa	5 gal.	
Serviceberry	5 gal.	
Amelanchier alnifolia, utahensis and canadensis	5 gal.	
Barberry (green and red)	5 gal.	
Berberis (varieties)	5 gal.	
Mountain Mahogany	5 gal.	
Cercocarpus ledifolius and montanus	5 gal.	
Rabbitbrush	5 gal.	
Chrysothamnus (varieties)	5 gal.	
Cotoneaster	5 gal.	
Cotoneaster (varieties)	5 gal.	
Winged Euonymus	5 gal.	
Euonymus alata and compacta	5 gal.	
Silverberry	5 gal.	
Elaeagnus commutata	5 gal.	
Oregon Grape Holly	5 gal.	
Mahonia aquifolium	5 gal.	
Potentilla	5 gal.	
Potentilla (varieties)	5 gal.	
Sumac	5 gal.	
Sumac (varieties)	5 gal.	
Alpine Currant	5 gal.	
Ribes alpinum	5 gal.	
Shrub Roses	5 gal.	
Rosa (varieties)	5 gal.	
Spirea	5 gal.	
Spirea (varieties)	5 gal.	
Dwarf Lilac	5 gal.	
Syringa meyeri and patula	5 gal.	
Viburnum	5 gal.	
Viburnum (varieties)	5 gal.	
GROUNDCOVERS: 144		
Snow-In-Summer	2 1/4"	pots
Cerastium tomentosum	2 1/4"	pots
Purpleleaf Wintercreeper	2 1/4"	pots
Euonymus fortunei 'Coloratus'	2 1/4"	pots
Sweet Woodruff	2 1/4"	pots
Galium oderatum	2 1/4"	pots
Blue Fescue	2 1/4"	pots
Festuca ovina glauca	2 1/4"	pots
Daylily	1 gal.	
Hemerocallis (varieties)	1 gal.	
Creeping Phlox	2 1/4"	pots
Phlox paniculata (varieties)	2 1/4"	pots
Lavender Cotton	2 1/4"	pots
Santolina chamaecyparissus	2 1/4"	pots
LAWNS (Bluegrass):		

GENERAL SITE PLAN/LANDSCAPE NOTES:

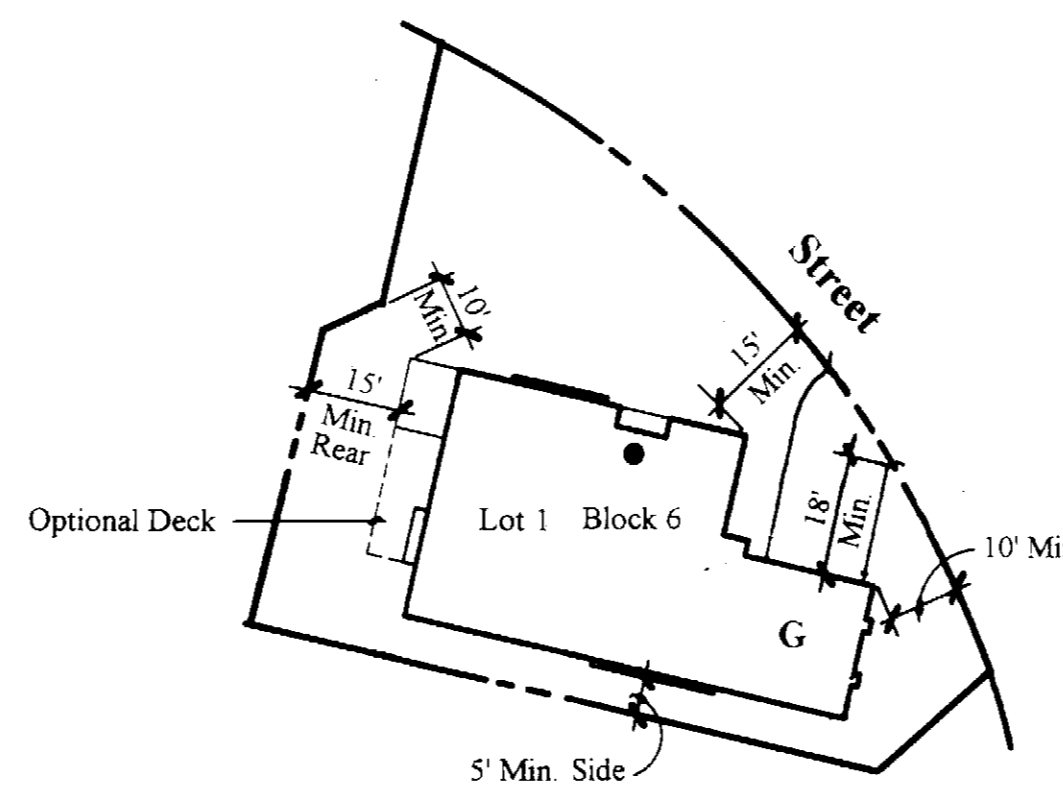
- All plant material will be watered with an automatic, underground irrigation system using the following delivery methods: Lawn areas will be watered with low angle, pop-up spray heads; low growing groundcovers and flower beds with micro-jet heads; taller groundcovers with high-pop spray heads or low 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 shredded 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 homesites, 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.

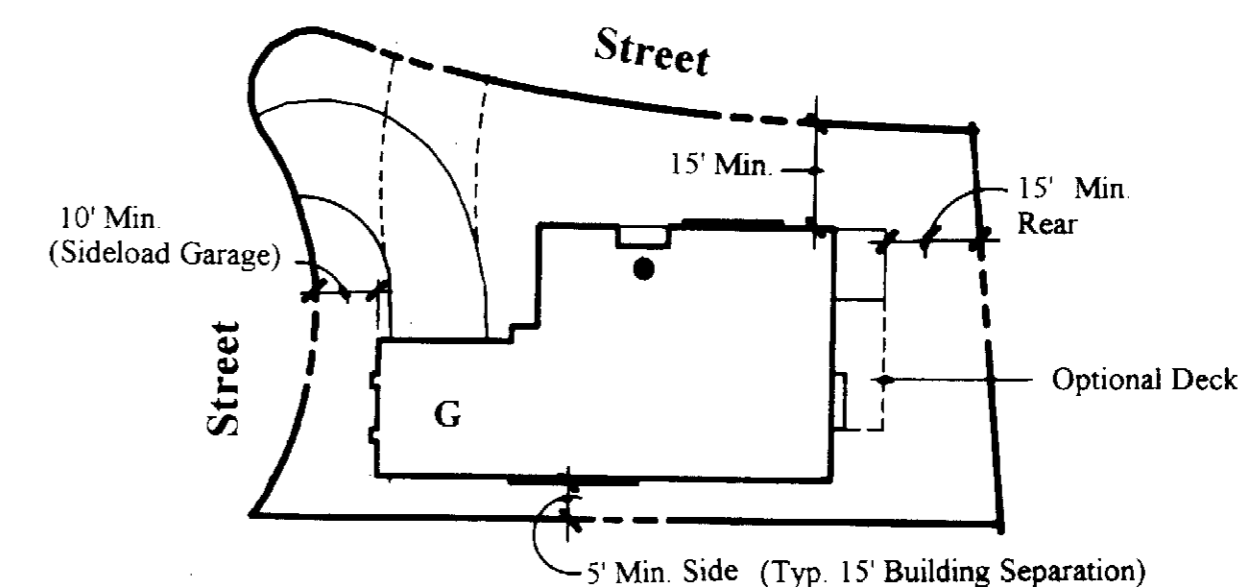
BUILDING MASSING/ELEVATIONS: Multiple plane elevations, varied roof heights, types and roof overhangs, shall be encouraged to provide visual interest and depth and increase the amount of shade and shadow. Architectural features, such as bay windows, chimneys, dormers, covered porches, overhangs and stepped 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.

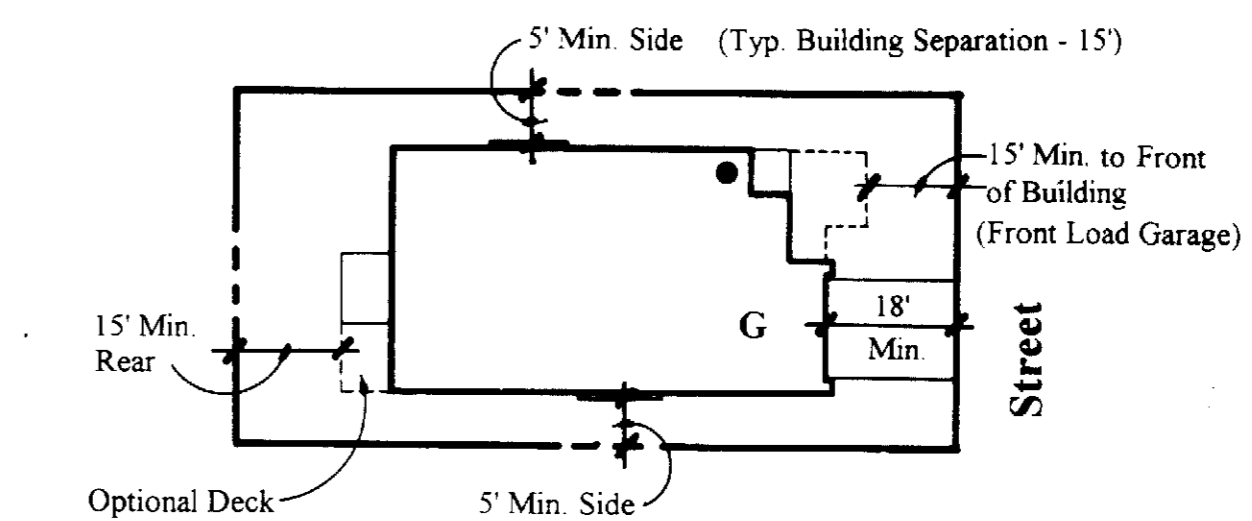
Exterior siding shall include natural wood, synthetic wood, masonite siding or similar type materials with a smooth or slightly rough texture and shall be painted in contemporary earth-tone colors. Masonry veneer accents, in the form of brick, stone, stucco, or other masonry products as dictated by the 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



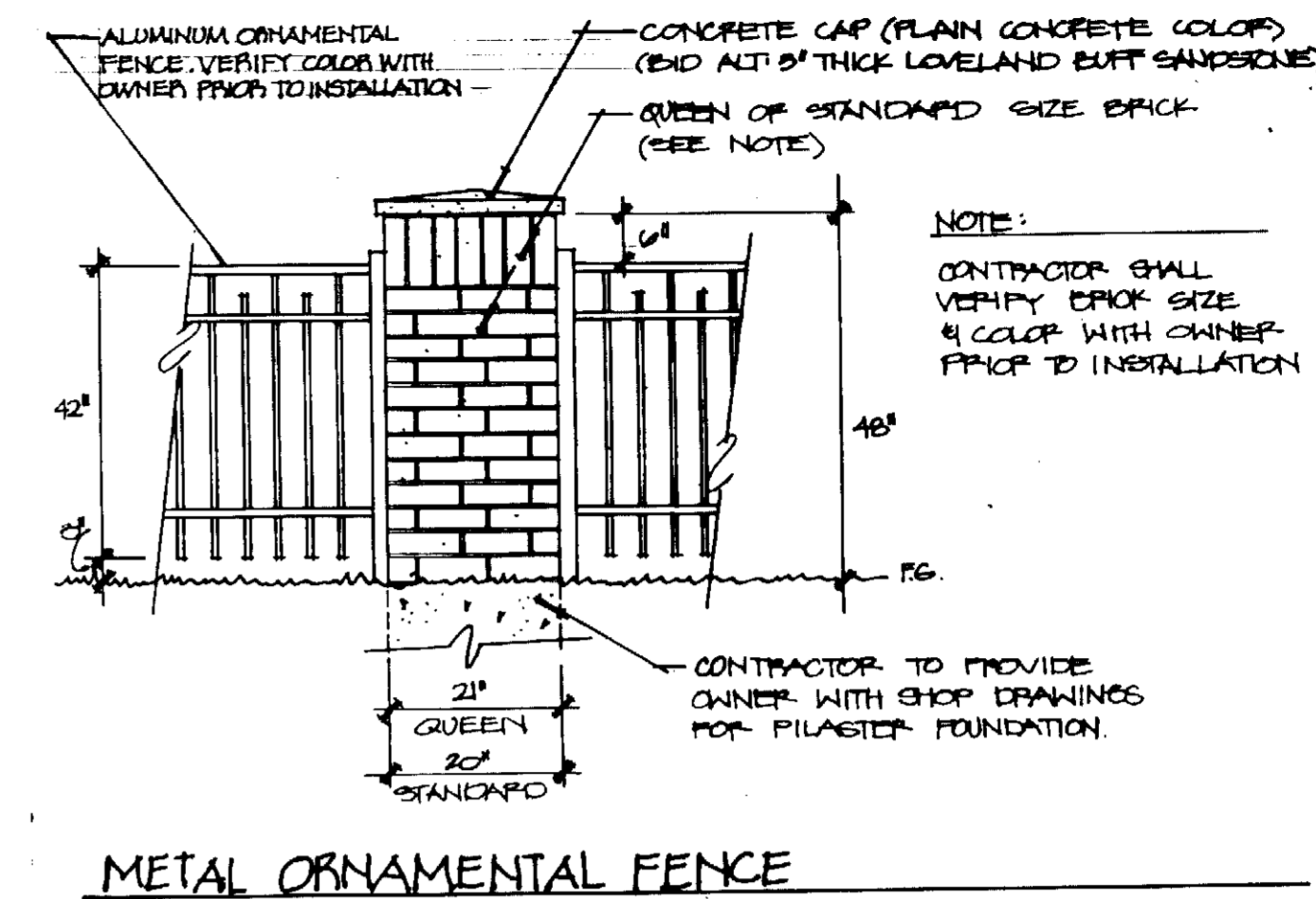
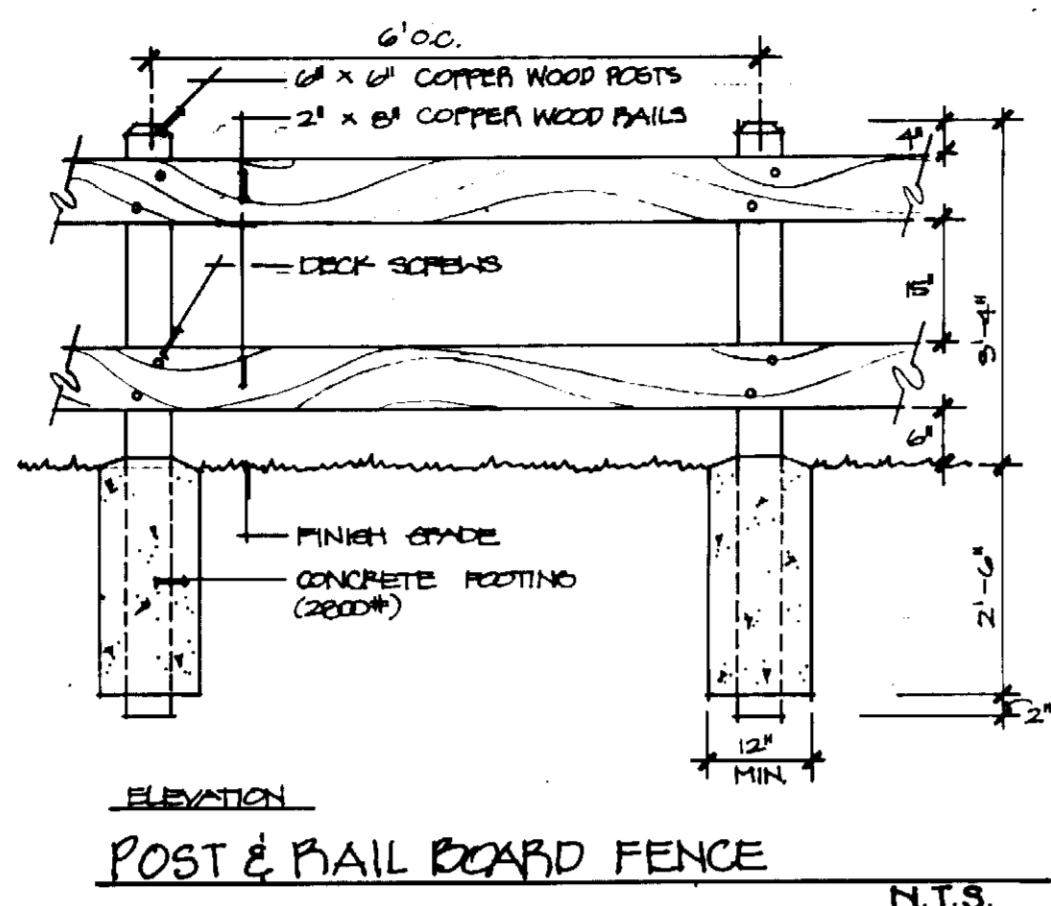
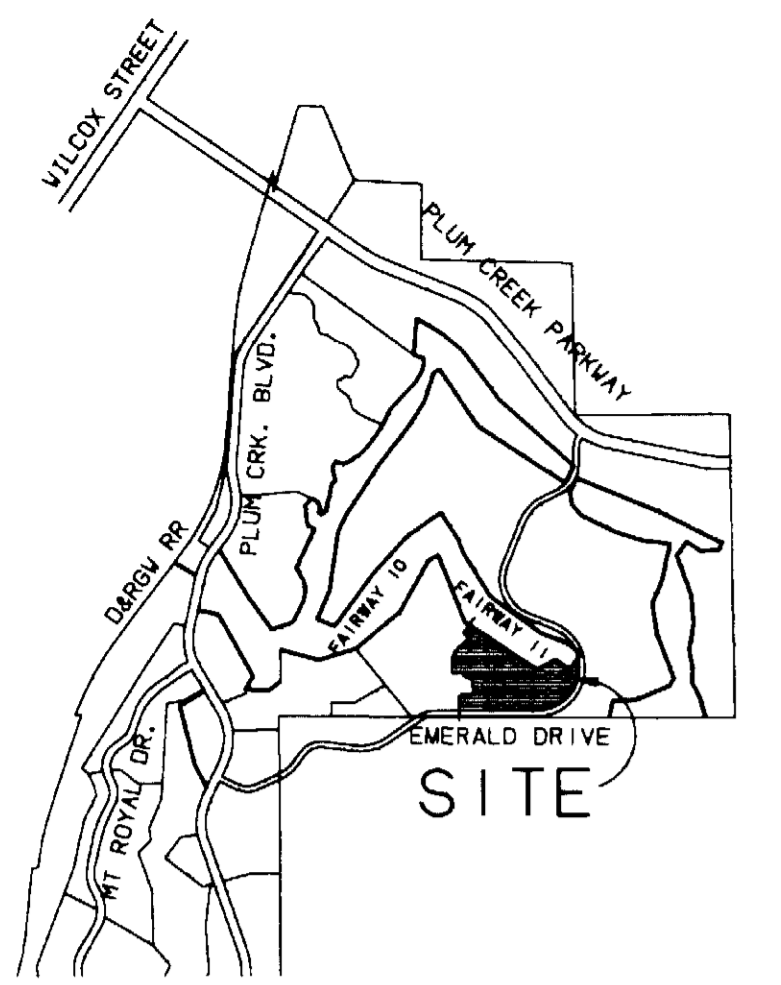
Typical Interior Lot

REV: 6-6-95
REV: 02-22-95
DATE: 12-16-94

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

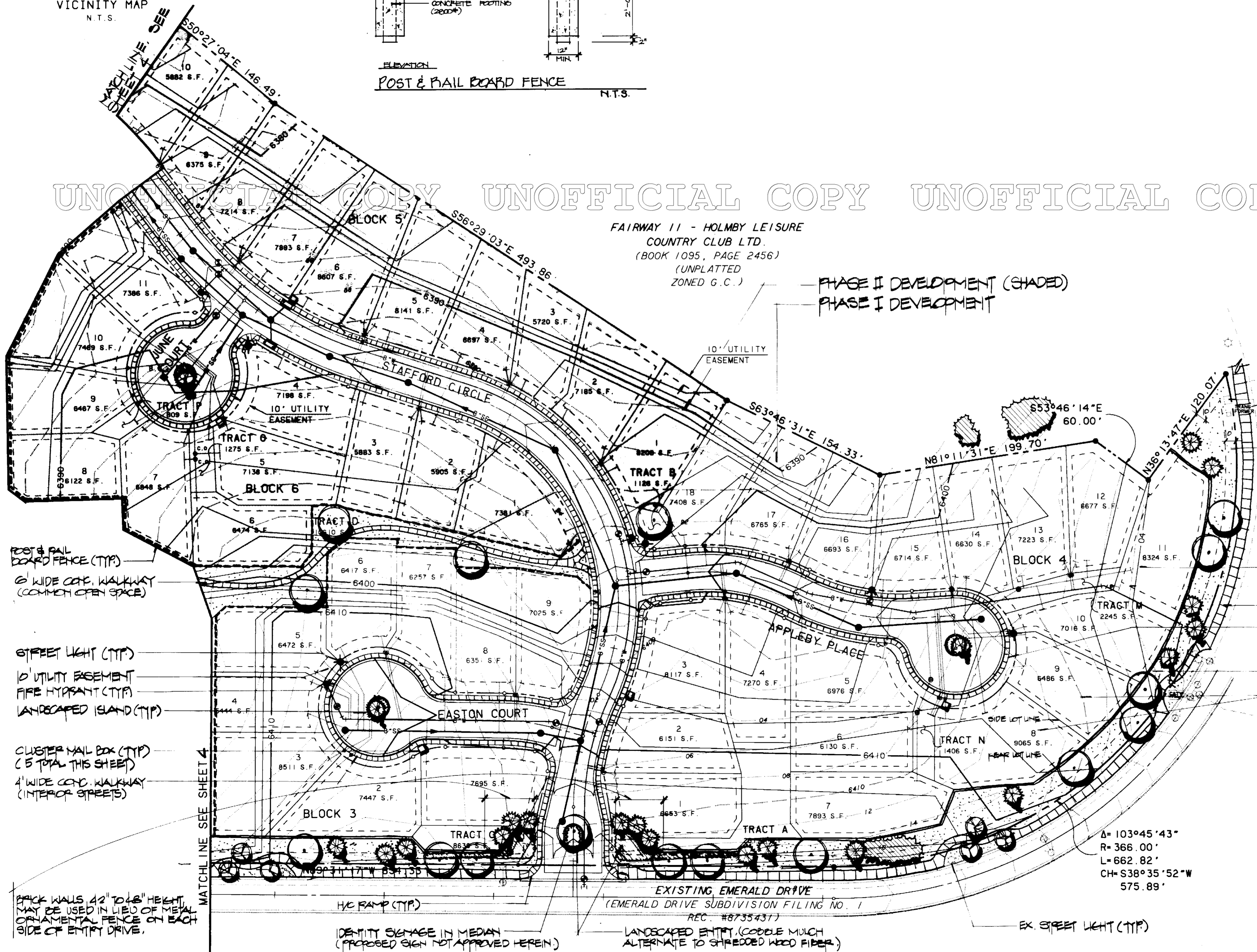
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STATE OF COLORADO.
SHEET 3 OF 5



VICINITY MAP
N.T.S.

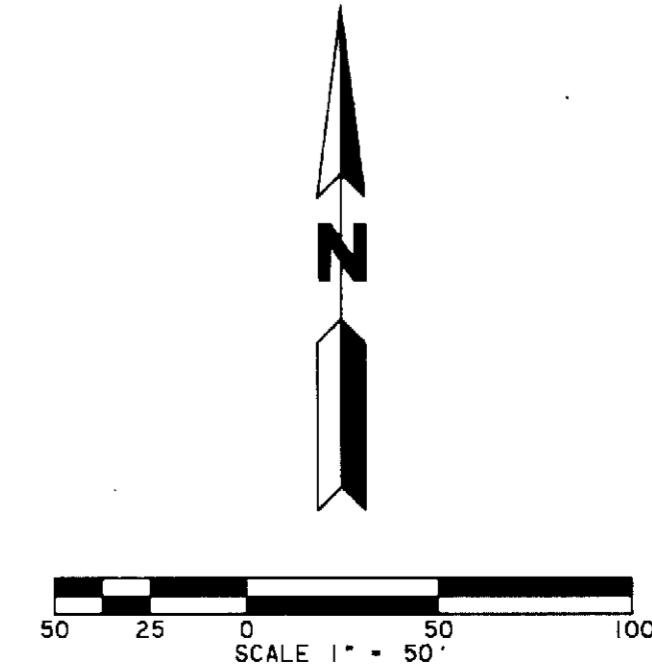
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- LANDSCAPE LEGEND:**
REFER TO RECOMMENDED PLANT LIST, SHEET 2.
REFER TO SHEET 5 FOR PROTOTYPICAL LANDSCAPING.
- DECIDUOUS SHADE TREE.
 - ORNAMENTAL TREE.
 - EVERGREEN TREE.
 - SHRUBS (DECIDUOUS/EVERGREEN MIX.)
 - EX. NATIVE SHRUB MASS TO BE SAVED.
 - IRRIGATED LAWN (SOD)
SOD IN ALL COMMON AREAS & AT
EACH DWELLING UNIT. (SEE PROT.
TYPICAL LANDSCAPE PLANS, SHEET 5.)
 - UTILITY CABINETS (EXISTING).
 - FIRE HYDRANT (PROPOSED)
 - CLUSTER MAIL BOX (PROPOSED)
 - STREET LIGHT (PROPOSED)
 - EXISTING STREET LIGHT.
 - METAL ORNAMENTAL FENCE
(ALONG EMERALD DRIVE
BOUNDARY.)
 - POST & RAIL BOARD FENCE
(INTERIOR COMMONS OPEN
SPACE)
 - CONCRETE WALKWAY:
8' WIDE EMERALD DRIVE,
6' WIDE COMMONS OPEN SPACE,
4' WIDE INTERIOR STREETS.

- POST & RAIL BOARD FENCE (TYP.)
- 6' WIDE CONC. WALKWAY
(COMMON OPEN SPACE)
- STREET LIGHT (TYP.)
- 10' UTILITY EASEMENT
- FIRE HYDRANT (TYP.)
- LANDSCAPED ISLAND (TYP.)
- CLUSTER MAIL BOX (TYP.)
(5 TOTAL THIS SHEET)
- 4' WIDE CONC. WALKWAY
(INTERIOR STREETS)
- BRICK WALLS 42" TO 48" HEIGHT
MAY BE USED IN LIEU OF METAL
ORNAMENTAL FENCE AT EACH
SIDE OF ENTRY DRIVE.

- EX. UTILITY CABINETS (TYP.)
- 10' UTILITY EASEMENT (TYP.)
- PLAYERS CROSSING
AT PLUM CREEK VILLAGES
(REC. #9407234)
- PROPOSED CONTOUR, 2' INTERVAL (TYP.)
- EX. CONTOUR, 2' INTERVAL (TYP.)
- 8' WIDE CONC. WALKWAY ALONG EMERALD DRIVE.
- 4' WIDE CONC. WALKWAY ALONG INTERIOR STREETS
- METAL ORNAMENTAL FENCE (TYP.)
- SINGLE FAMILY DETACHED LOTS.
SEE PROT. TYPICAL LANDSCAPE PLANS, SHEET 5.



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

REV: 6-6-95
REV: 04-28-95
REV: 02-22-95
DATE: 12-16-94

PREPARED BY:
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 80033

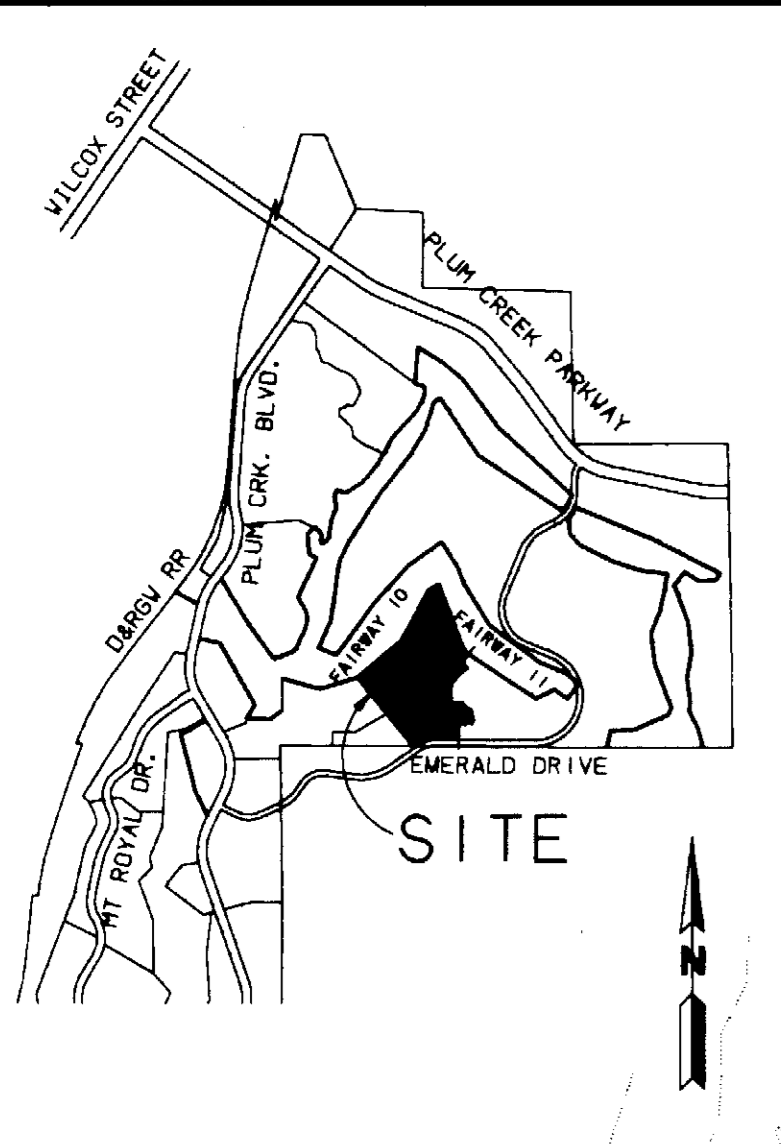
FINAL PD SITE PLAN PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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 4 OF 5



LANDSCAPE LEGEND:
REFER TO RECOMMENDED PLANT LIST, SHEET 2.
REFER TO SHEET 5 FOR PROTOTYPICAL LANDSCAPING.

- UTILITY CABINETS (EXISTING).
 - FIRE HYDRANT (PROPOSED).
 - CLUSTER MAIL BOX (PROPOSED).
 - STREET LIGHT (PROPOSED).
 - EXISTING STREET LIGHT.
 - METAL ORNAMENTAL FENCE (ALONG EMERALD DRIVE BOUNDARY).
 - POST & RAIL BOARD FENCE (INTERIOR COMMON OPEN SPACE).
 - CONCRETE WALKWAY.
 - 6' WIDE EMERALD DRIVE.
 - 6' WIDE COMMON OPEN SPACE.
 - 4' WIDE STAFFORD CIRCLE.
 - DECIDUOUS SHADE TREE.
 - ORNAMENTAL TREE.
 - EVERGREEN TREE.
 - SHRUBS (DECIDUOUS/EVERGREEN MIX).
 - EXISTING SHRUBS TO BE SAVED.
 - IRRIGATED LAWN (500).
- 500 IN ALL COMMON AREAS & AT EACH DRIBBLING UNIT (SEE PROTOTYPICAL LANDSCAPE PLANS, SHEET 5)

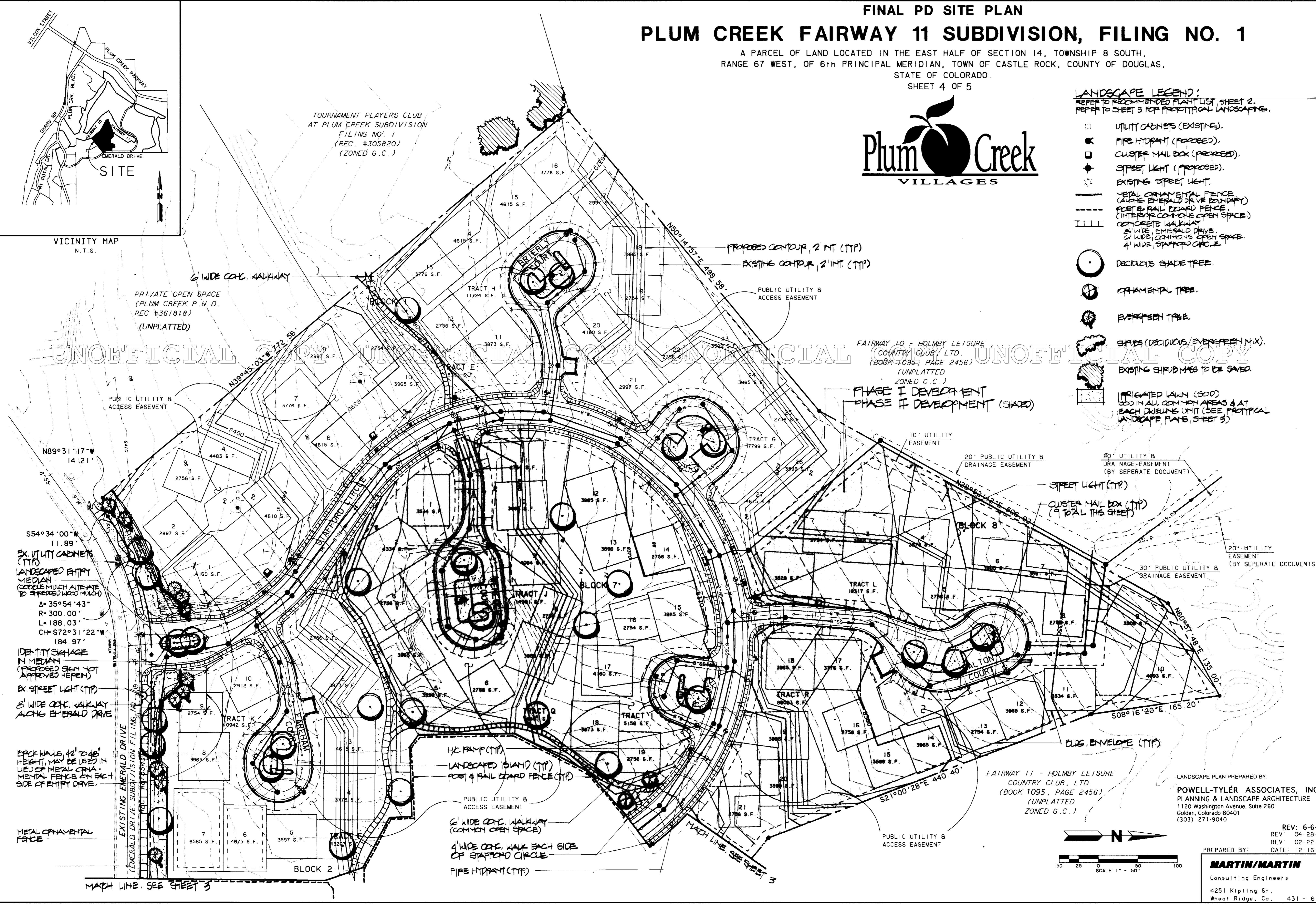


VICINITY MAP
N.T.S.

TOURNAMENT PLAYERS CLUB
AT PLUM CREEK SUBDIVISION
FILING NO. 1
(REC. #305820)
(ZONED G.C.)

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

PHASE I DEVELOPMENT
PHASE II DEVELOPMENT (SHADE)



EX. UTILITY CABINETS (TYP)
LANDSCAPED ENTRY
MEDIAN
(COARSE MULCH ALTERNATE
TO SHREDED WOOD MULCH)
A= 35°54'43"
R= 300.00'
L= 188.03'
CH= S72°31'22"W
184.97'

IDENTITY SKINAGE
N MEDIAN
(PROPOSED SIGN NOT
APPROVED HEREIN)
EX STREET LIGHT (TYP)
6' WIDE CONC. WALKWAY
ALONG EMERALD DRIVE

BRICK WALLS, 42" TO 48"
HEIGHT, MAY BE USED IN
LIEU OF METAL ORNA-
MENTAL FENCE ON EACH
SIDE OF ENTRY DRIVE.

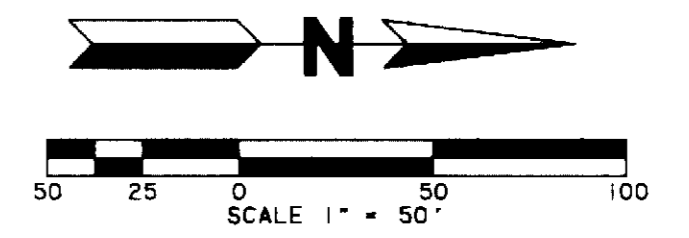
METAL ORNAMENTAL
FENCE

HC RAMP (TYP)
LANDSCAPED ISLAND (TYP)
POST & RAIL BOARD FENCE (TYP)

PUBLIC UTILITY &
ACCESS EASEMENT
6' WIDE CONC. WALKWAY
(COMMON OPEN SPACE)
4' WIDE CONC. WALK EACH SIDE
OF STAFFORD CIRCLE
FIRE HYDRANT (TYP)

FAIRWAY 11 - HOLMBY LEISURE
COUNTRY CLUB, LTD.
(BOOK 1095, PAGE 2456)
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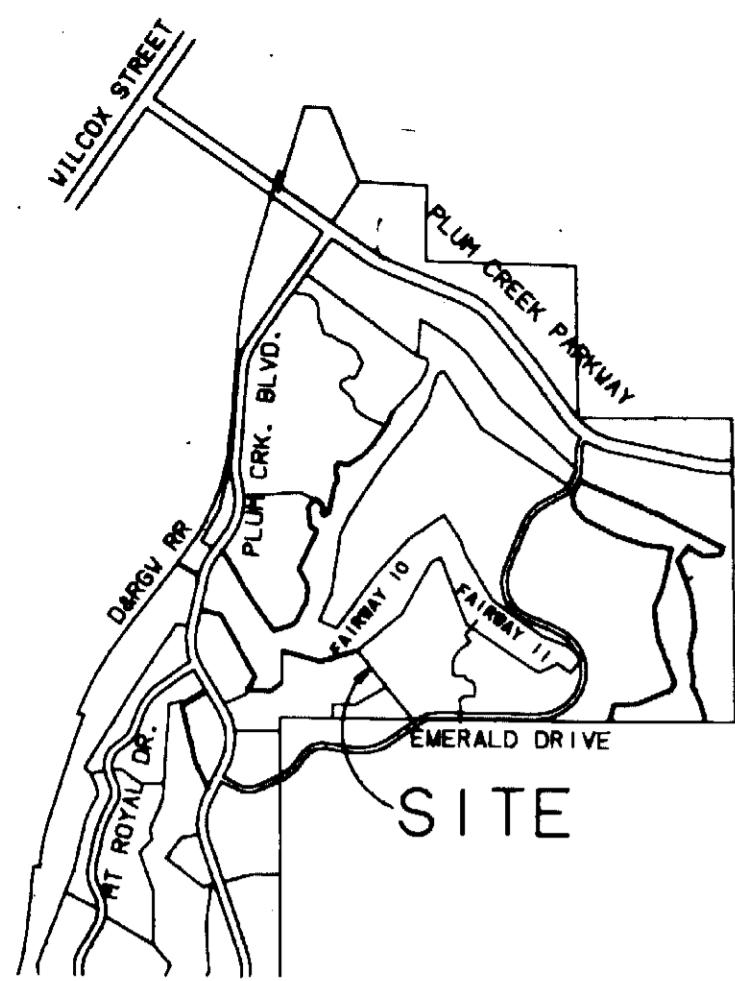


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FINAL PD SITE PLAN
PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

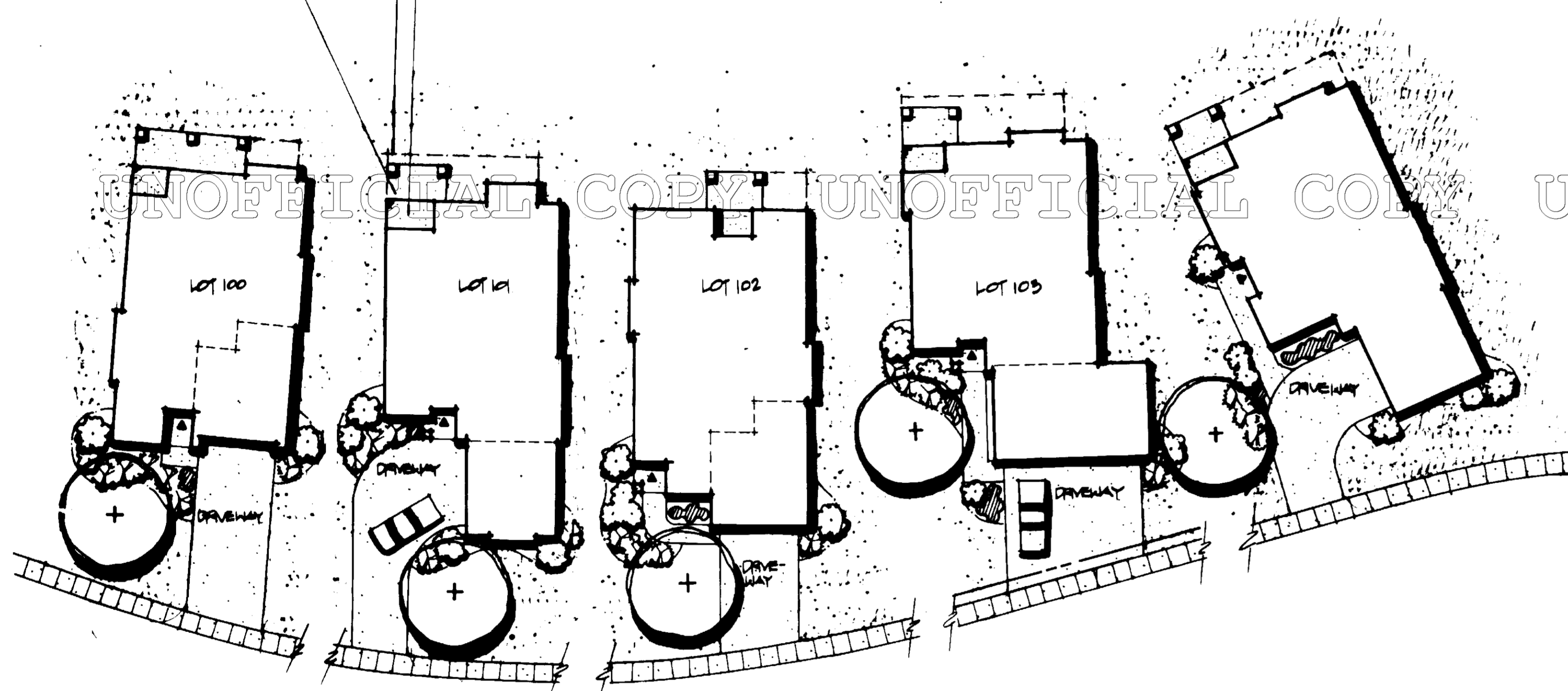
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 STATE OF COLORADO.
 SHEET 5 OF 5



VICINITY MAP
N.T.S.

OPTIONAL COVERED PATIO EXTENSION (TYP)






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

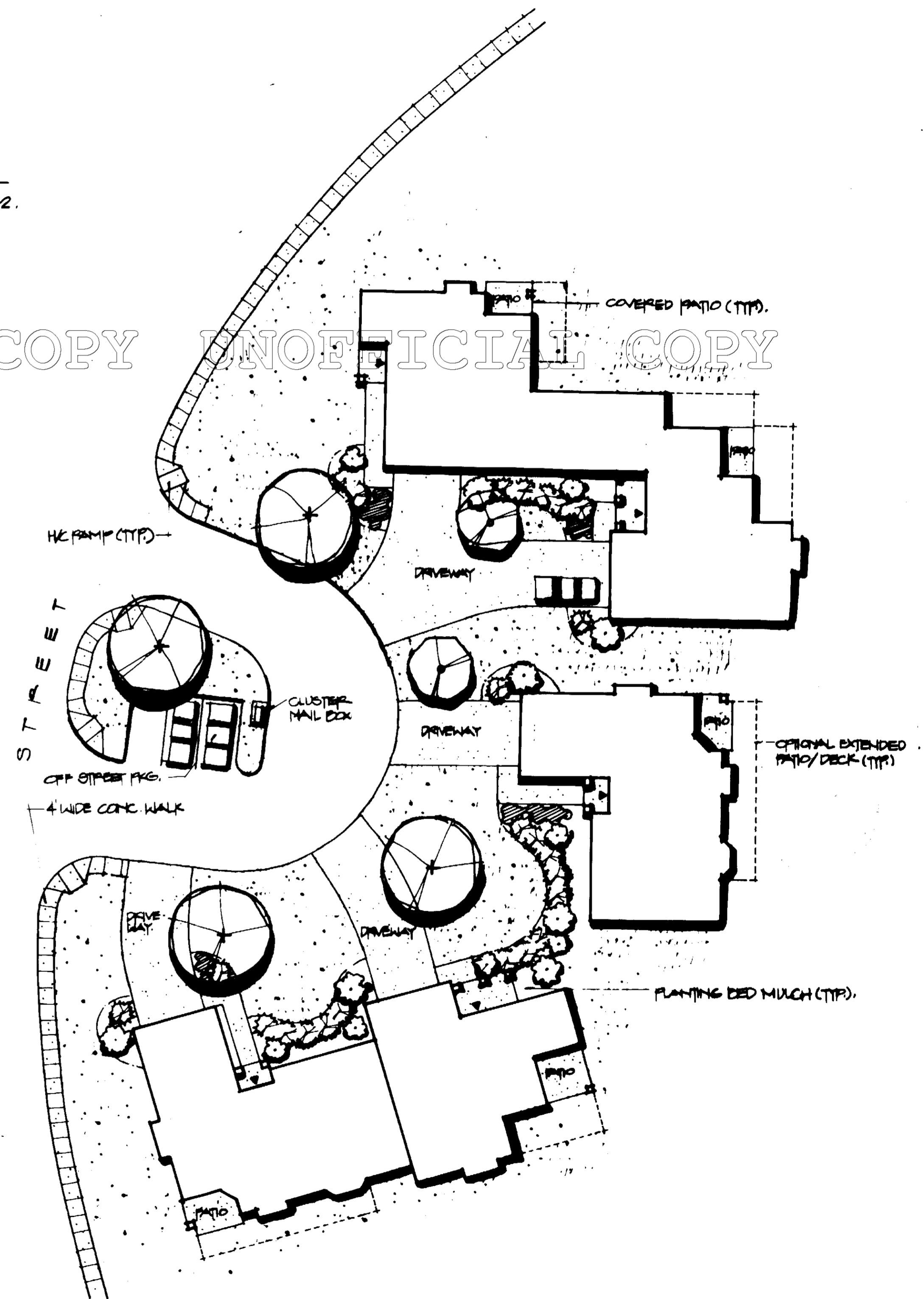


LANDSCAPE PROTOTYPE: SINGLE FAMILY DETACHED HOMES.
 (UNITS SHOWN WILL NOT NECESSARILY BE LOCATED AT THESE 3 LOTS.) 1/16" = 20'

LANDSCAPE LEGEND:

REFER TO RECOMMENDED PLANT LIST, SHEET 2.

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



LANDSCAPE PROTOTYPE: CLUSTER HOMES.
 (LOTS # 41 THROUGH # 53 SHOWN AS PROTOTYPE) 1/16" = 20'

REV: 6-6-95

DATE: 12-16-94

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