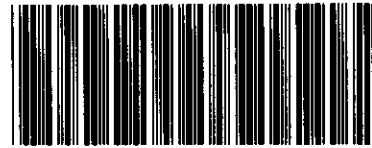


# PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$121.00  
12 PGS



2003127905 12 PGS

# 2003127905  
08/25/2003 03:32 PM

## UNOFFICIAL COPY

**GRANTOR:**  
(owner/signer)

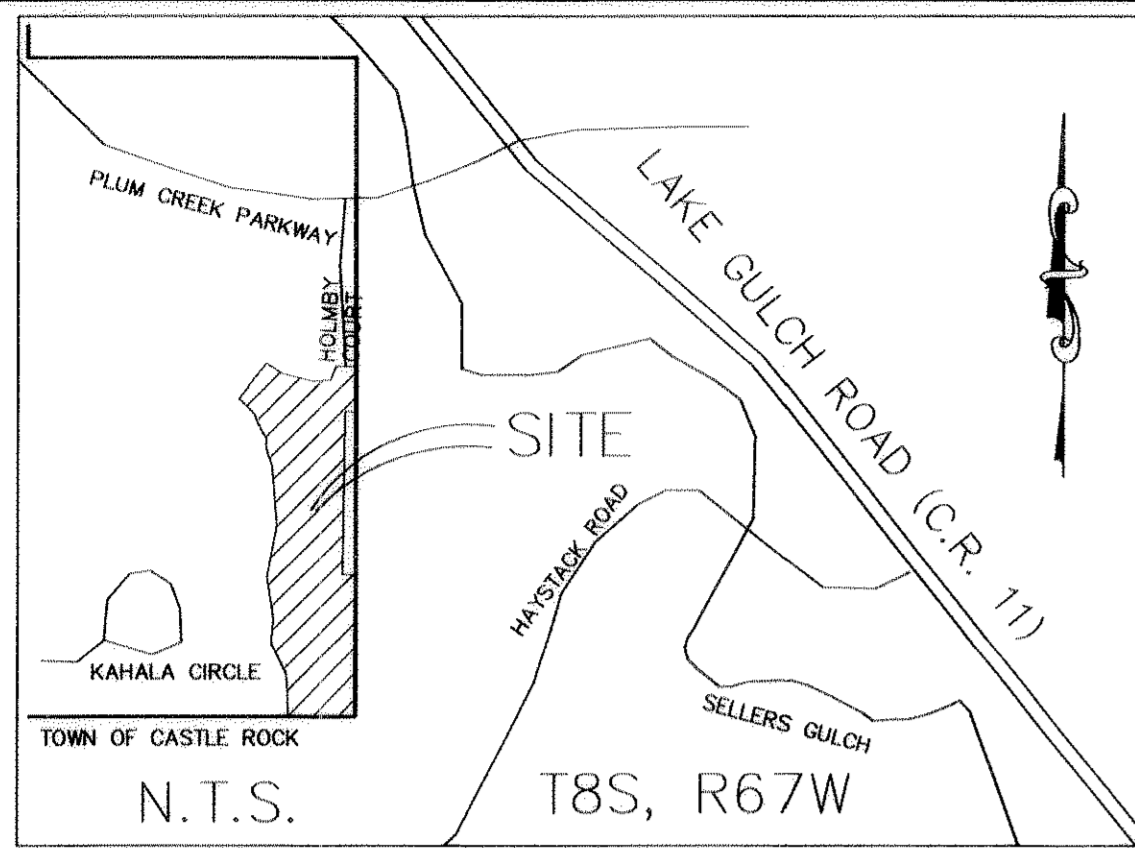
Augusta Pointe LLC

**GRANTEE:**  
(subdivision name or name of plat)

Plum Creek Fairway  
13 Filing #2

**LEGAL:**  
(section-township-range)

13-8-67



# PLUM CREEK FAIRWAY 13 FILING NO. 2

## PRELIMINARY PLAT/ FINAL PD SITE PLAN

A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 39 LOTS, 11 TRACTS CONTAINING 11.75 ACRES MORE OR LESS  
 SHEET 1 OF 12

### SHEET INDEX:

SHEET 1 OF 12	COVER SHEET
SHEET 2 OF 12	PRELIMINARY PLAT
SHEET 3 OF 12	PRELIMINARY GRADING PLAN
SHEET 4 OF 12	PHASING, ACCESS & FIRE LANE SIGNAGE PLAN
SHEET 5 OF 12	PRELIMINARY UTILITY PLAN
SHEET 6 OF 12	TREE CONSERVATION/MITIGATION PLAN
SHEET 7 OF 12	EXISTING VEGETATION EXHIBIT
SHEET 8 OF 12	TREE PHOTOGRAPHS
SHEET 9 OF 12	LANDSCAPE TRACT ENLARGEMENTS
SHEET 10 OF 12	LANDSCAPE TRACT ENLARGEMENTS
SHEET 11 OF 12	LANDSCAPE DETAILS
SHEET 12 OF 12	LANDSCAPE DETAILS

### NOTES:

- AREA & HEIGHT REGULATIONS:
  - FRONT SETBACK FOR HOUSES WITH FRONT LOADING GARAGES IS 18' MINIMUM. THE MINIMUM FRONT SETBACK IS REDUCED TO 15' FOR LOTS 1, 13, 24, 32, 36, & 39 AND FOR ALL HOUSES WITH SIDE LOADED GARAGES.
  - SIDE YARD SETBACK IS 5' MINIMUM.
  - REAR SETBACK IS 15' MINIMUM (6' ENCROACHMENT INTO REAR SETBACK ALLOWED FOR OPEN, UNENCLOSED, UNCOVERED PATIOS, PORCHES AND DECKS).
  - MAXIMUM HEIGHT: 35' FOR PRINCIPAL STRUCTURE AND 20' FOR ACCESSORY STRUCTURES.
- UTILITY EASEMENTS ARE GRANTED FOR THE USE OF SPECIFIED UTILITIES. NO LANDSCAPING (EXCEPT FOR GRASS PRIVATE IRRIGATION SYSTEMS AND OTHER LANDSCAPING AS APPROVED BY THE TOWN OF CASTLE ROCK) WILL BE ALLOWED IN THE UTILITY EASEMENTS. REPLACEMENT OF LANDSCAPE DISTURBED DURING MAINTENANCE OF THE UTILITIES WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- ALL DISTURBED AREAS WILL BE PROTECTED FROM EROSION BY MEASURES AS APPROVED BY THE TOWN OF CASTLE ROCK. AT THE COMPLETION OF CONSTRUCTION, ALL DEVELOPED AREAS WILL BE RESEED OR LANDSCAPED.
- TRACTS A, B, D, E, F, G, H, & I ARE FOR OPEN SPACE AND UTILITY PURPOSES. ALL OF THESE TRACTS WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION WITH THE FINAL PLAT AND ARE TO BE MAINTAINED BY THE SAME.
- TRACTS C AND G ARE FOR LANDSCAPE AND UTILITY PURPOSES AND WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION WITH THE FINAL PLAT AND ARE TO BE MAINTAINED BY THE SAME.
- THE ONLY FENCES ALLOWED WITHIN PLUM CREEK FAIRWAY 13 FILING NO. 2 ARE SPLIT RAIL FENCES ALONG THE SOUTH AND EAST SUBDIVISION BOUNDARIES AS DETAILED ON SHEET 12. THE SOUTH AND EAST FENCES ARE DESIGNATED WITH THIS PRELIMINARY PLAT / FINAL PD SITE PLAN. ALL FENCES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. INTERIOR LOT LINE FENCES WITHIN THE SUBDIVISION ARE PROHIBITED.
- THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN, ON FEMA FIRM PANEL 080050 0301C, DATED SEPTEMBER 30, 1987.
- THE ACCURACY OF THE SURVEY CLOSURE IS 1:376,758.
- LOTS 4&5, LOTS 11&12, LOTS 22&23, AND LOTS 29&30 SHARE COMMON DRIVEWAYS WITHIN A 20' WIDE CROSS ACCESS EASEMENT CENTERED ON THE ADJOINING PROPERTY LINE AS DEPICTED ON SHEET 2. ALL SHARED DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A 60,000-POUND EMERGENCY VEHICLE.
- THE UTILITY SYSTEM SHOWN ON THESE PLANS IS CONCEPTUAL & SUBJECT TO CHANGE UPON SUBMITTAL OF FINAL CONSTRUCTION DRAWINGS. ANY CHANGE TO THE UTILITY SYSTEM RESULTING FROM REVISIONS TO THE FINAL CONSTRUCTION DRAWINGS IS THE RESPONSIBILITY OF THE DEVELOPER.
- DURING CONSTRUCTION, THE DEVELOPER, AUGUSTA POINTE, LLC., WILL BE RESPONSIBLE FOR ENSURING THAT THE REQUIREMENTS OF THE TREE MITIGATION/CONSERVATION PLAN WILL BE ENFORCED. AFTER CONSTRUCTION, THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT THE REQUIREMENTS OF THE TREE MITIGATION/CONSERVATION PLAN WILL BE ENFORCED.
- PRIVATE PROPERTY SIGNS WILL BE ADDED AT ONE-HUNDRED (100') FOOT INTERVALS ON THE SPLIT RAIL FENCE ALONG THE EASTERN BOUNDARY OF THE PROPERTY.
- SILT FENCES WILL BE INSTALLED ALONG ALL PROPERTY LINES TO PREVENT EROSION.
- THE ZONING FOR THE SITE WAS ESTABLISHED BY ORDINANCE NO. 3.77, RECORDED AUGUST 6, 1982 IN BOOK 448 AT PAGE 400, AMENDED IN BOOK 594 AT PAGE 364. THE PLUM CREEK P.U.D. WAS RECORDED SEPTEMBER 11, 1985 AT RECEPTION NO. 361818 AND NOVEMBER 25, 1985 AT RECEPTION NO. 368690.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- ALL UTILITY, DRAINAGE AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.
- UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.
- SEVERAL LOTS ON THE SOUTHERN END OF THE DEVELOPMENT APPEAR TO BE IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. LOTS WITHIN THE SKYLINE/RIDGELINE AREA MUST ADHERE TO THE CHAPTER 17.14 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- NOTICE: ACCORDING TO COLORADO LAW, C.R.S. 13-80-105, 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERE ON.

### LAND DESCRIPTION:

THAT PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER SOUTH 89°55'45" WEST 290.37 FEET; THENCE DEPARTING SAID SOUTHERLY LINE NORTH 03°59'20" WEST 171.71 FEET; THENCE NORTH 27°14'09" WEST 151.53 FEET; THENCE NORTH 04°31'51" EAST 101.65 FEET; THENCE NORTH 09°40'05" WEST 187.84 FEET; THENCE NORTH 09°43'44" EAST 231.99 FEET; THENCE NORTH 05°36'17" WEST 256.25 FEET; THENCE NORTH 20°14'49" WEST 84.54 FEET; THENCE NORTH 05°04'36" EAST 36.69 FEET; THENCE NORTH 30°38'20" WEST 84.49 FEET; THENCE NORTH 20°01'23" WEST 37.08 FEET; THENCE NORTH 45°18'51" WEST 92.66 FEET; THENCE NORTH 35°30'08" EAST 198.61 FEET; THENCE SOUTH 56°18'59" EAST 83.66 FEET; THENCE SOUTH 76°17'16" EAST 134.40 FEET; THENCE NORTH 85°29'59" EAST 80.53 FEET; THENCE NORTH 20°32'52" EAST 65.13 FEET; THENCE NORTH 88°59'27" EAST 86.88 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EASTERLY LINE SOUTH 01°00'33" EAST 199.93 FEET TO THE NORTH EAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 SOUTH 89°49'36" WEST 48.00 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°12'21" EAST 705.94 FEET; THENCE NORTH 89°56'41" EAST 56.60 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EASTERLY LINE SOUTH 00°54'15" EAST 609.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.75 ACRES (511,706 SQUARE FEET), MORE OR LESS.

### SURVEYOR'S STATEMENT:

I, LEROY E. TOBLER, 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 THE TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

*Leroy E. Tobler*  
 LEROY E. TOBLER, PE-PLS #5447  
 DATE 7-7-03

### ENGINEER'S STATEMENT:

I, ROBERT E. NORICK, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

*Robert E. Norick*  
 ROBERT E. NORICK, PE #29722  
 DATE 7-7-03

### OWNER'S CERTIFICATE:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 13 FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

OWNER:  
 AUGUSTA POINTE, LLC.  
*Mark A. Bowron*  
 MARK A. BOWRON, MANAGER

SIGNED THIS 22<sup>nd</sup> DAY OF July, 2003

THIS FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF July, 2003, BY *Mark A. Bowron*

WITNESS MY HAND AND OFFICIAL SEAL *Julie Anne Stryker*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-2003

### LIENHOLDER SUBORDINATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 13 FILING NO. 2 PD IN THE TOWN OF CASTLE ROCK.

COMMUNITY FIRST NATIONAL BANK

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JULY 22, 2002 AT RECEPTION NO. 2002070816, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE/SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

*Julie Anne Stryker*  
 COMMUNITY FIRST NATIONAL BANK  
 DATE 7/25/03

STATE OF Colorado )  
 ) SS  
 COUNTY OF Jefferson )

THE FOREGOING LIENHOLDER SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July, A.D., 2003, BY *Lee Bewitch, Senior Vice President*

WITNESS MY HAND AND OFFICIAL SEAL *Francis K. Vaughn*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-2005

### TRACT SUMMARY TABLE:

TRACT	SQUARE FOOTAGE	OWNERSHIP & MAINTENANCE	PURPOSE/USE
A	6073	HOA	OPEN SPACE
B	1038	HOA	OPEN SPACE
C	2593	HOA	LANDSCAPING
D	6739	HOA	OPEN SPACE
E	9958	HOA	OPEN SPACE
F	30113	HOA	OPEN SPACE
G	2210	HOA	OPEN SPACE
H	45495	HOA	OPEN SPACE
I	2644	HOA	OPEN SPACE

### LAND USE SUMMARY:

LOTS	7.02 AC.	59.7%
RIGHT-OF-WAYS	2.33 AC.	19.9%
OPEN SPACE	2.40 AC.	20.4%
TOTAL	11.75 AC.	100.0%

TOTAL LOTS = 39  
 TOTAL TRACTS = 9  
 AVERAGE LOT = .180 AC = 7840.80 SQ FT  
 MINIMUM LOT = 6,328 SQ FT  
 MAXIMUM LOT = 10,973 SQ FT

ZONING: RESIDENTIAL SINGLE FAMILY WITHIN PLUM CREEK P.U.D.  
 MAXIMUM DWELLING UNITS PER ACRE: 6.0  
 PROPOSED DWELLING UNITS PER ACRE: 3.3

### TITLE CERTIFICATE:

I, *Kimberly Clay* BEING AN AUTHORIZED REPRESENTATIVE OF *Guardian Title Agency, LLC* 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 22<sup>nd</sup> DAY OF July, A.D., 2003.

*Kimberly Clay*  
 AUTHORIZED REPRESENTATIVE  
 TITLE INSURANCE COMPANY  
*Guardian Title Agency, LLC*

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF July, A.D., 2003.

BY *Kimberly Clay*  
 WITNESS MY HAND AND OFFICIAL SEAL *Julie Anne Stryker*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-2003

### PLANNING COMMISSION APPROVAL:

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 23<sup>rd</sup> DAY OF JANUARY, A.D., 2003.

ATTEST:  
*Sandy Joadar* 8/20/03 *Kathleen A. Sellman* 8-21-03  
 CHAIRMAN DATE DIRECTOR OF DEVELOPMENT SERVICES DATE

### TOWN COUNCIL APPROVAL:

THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 24<sup>th</sup> DAY OF FEBRUARY, A.D., 2003.

ATTEST:  
*Stella S. Bennett* 8-22-03 *Gally Allen* 8-22-03  
 MAYOR DATE TOWN CLERK DATE

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:32 P.M. ON THE 25<sup>th</sup> DAY OF August, 2003.

RECEPTION NO. 2003127905  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: *Jelayne Kaur*  
 DEPUTY

### LAND PLANNERS:

NUSZER-KOPATZ  
 1129 CHEROKEE STREET  
 DENVER, CO 80204  
 TELEPHONE: (303) 534-3881

### APPLICANT:

AUGUSTA POINTE, L.L.C.  
 P.O. BOX 3159  
 EVERGREEN, CO 80437-3159

### ENGINEER/SURVEYOR:

CIVIL DESIGN GROUP, INC.  
 8795 RALSTON ROAD, SUITE 240  
 ARVADA, CO 80002  
 TELEPHONE: (303) 431-0505



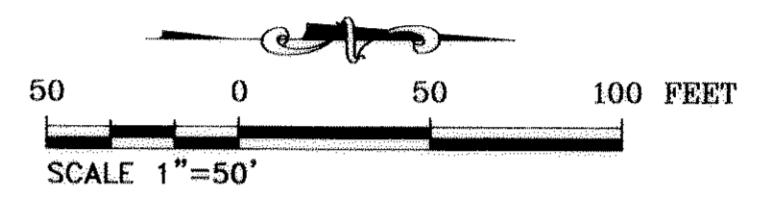
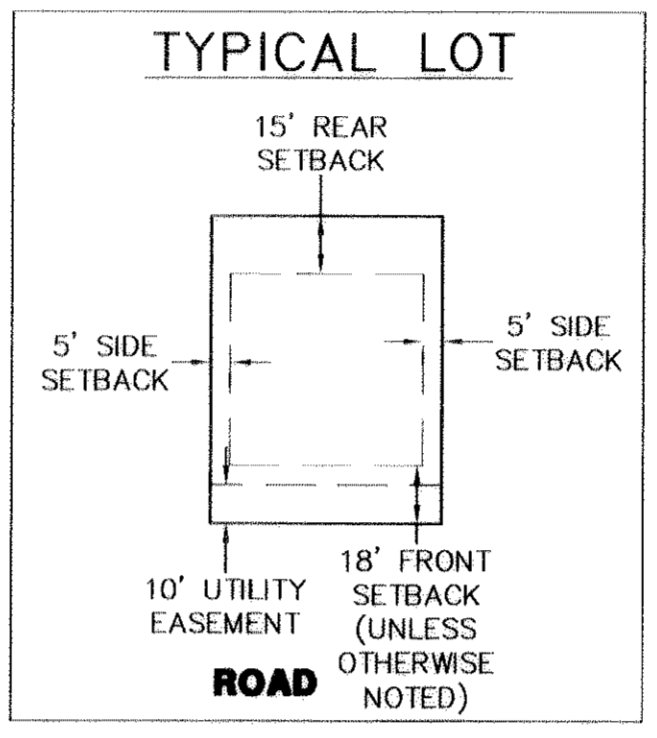
# PLUM CREEK FAIRWAY 13

**FILING NO. 2**  
**PRELIMINARY PLAT/FINAL PD SITE PLAN**  
 A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 39 LOTS, 11 TRACTS CONTAINING 11.75 ACRES MORE OR LESS  
 SHEET 2 OF 12

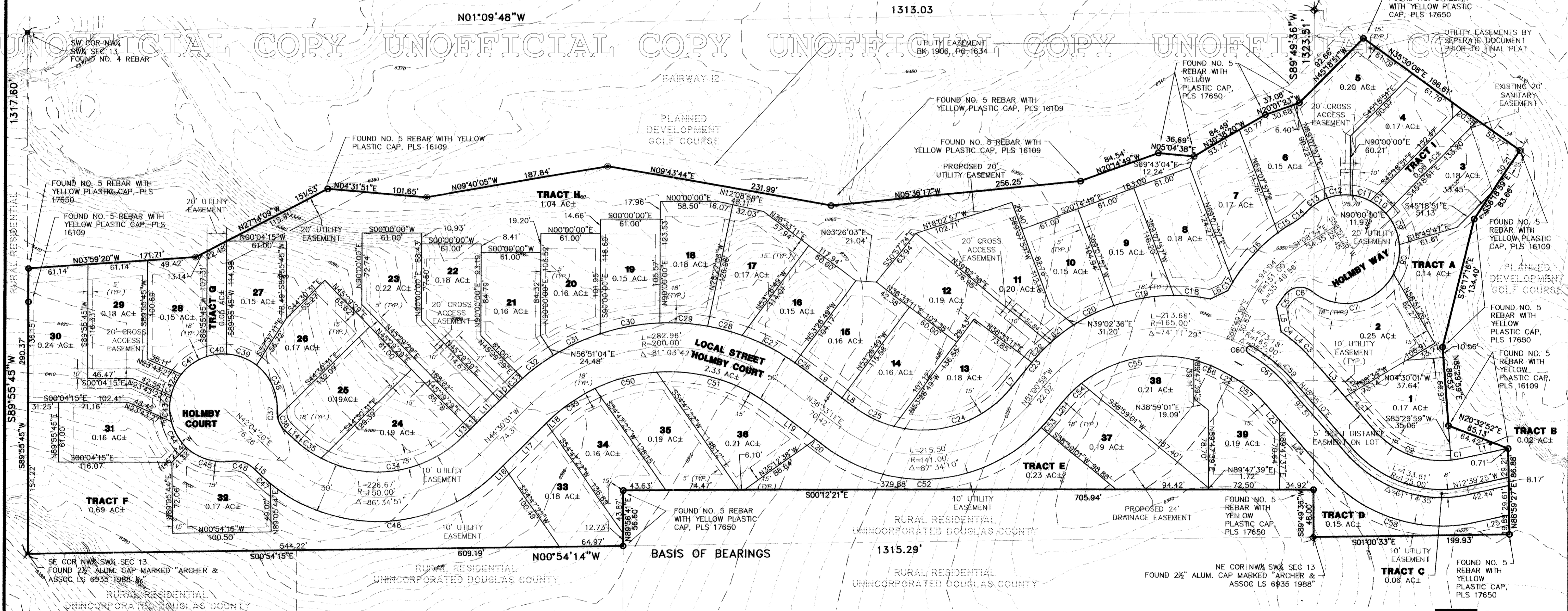
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	10.33	92.00	6°26'06"	N09°26'22"W	10.33
C2	88.01	92.00	54°48'29"	N21°10'55"E	84.69
C3	26.15	198.00	7°34'01"	S44°48'09"W	26.13
C4	18.90	188.00	5°45'35"	S38°08'21"W	18.89
C5	15.03	125.00	6°53'22"	S54°27'43"E	15.02
C6	31.04	20.00	88°56'00"	S06°33'02"E	28.02
C7	96.82	55.00	100°51'57"	N12°31'00"W	84.80
C8	30.85	55.00	32°08'16"	N79°01'07"W	30.45
C9	35.32	55.00	36°47'34"	S66°30'58"W	34.71
C10	20.27	55.00	21°06'58"	S37°33'42"W	20.16
C11	21.43	55.00	22°19'44"	S15°50'20"W	21.30
C12	26.60	55.00	27°42'20"	S09°10'42"E	26.34
C13	23.70	55.00	24°41'12"	S35°22'28"E	23.51
C14	16.82	55.00	17°18'43"	N39°03'43"W	16.56
C15	18.70	176.00	6°05'18"	S33°27'00"E	18.69
C16	68.79	176.00	22°23'42"	S47°41'30"E	68.36
C17	9.86	176.00	3°12'30"	S60°29'36"E	9.85
C18	37.49	190.00	11°18'23"	S05°15'51"W	37.43
C19	62.44	190.00	18°49'41"	S09°48'11"E	62.16
C20	45.66	190.00	13°46'09"	S26°06'06"E	45.55
C21	30.86	190.00	9°18'25"	S37°38'23"E	30.83
C22	27.00	190.00	8°08'27"	S46°21'49"E	26.97
C23	1.93	190.00	0°34'57"	S50°43'31"E	1.93
C24	132.71	116.00	65°32'59"	N18°14'30"W	125.59
C25	44.58	116.00	22°01'11"	N25°32'35"E	44.31
C26	6.09	225.00	1°33'00"	S35°46'41"W	6.09
C27	60.99	225.00	15°31'50"	S27°14'16"W	60.80
C28	36.45	225.00	9°16'53"	S14°49'55"W	36.41
C29	49.19	225.00	12°31'35"	S03°55'41"W	49.09
C30	62.19	225.00	15°50'09"	S10°15'12"E	61.99
C31	52.60	225.00	13°23'40"	S24°52'07"E	52.48
C32	39.43	225.00	10°02'27"	S36°35'10"E	39.38
C33	11.40	225.00	2°54'08"	S43°03'28"E	11.40
C34	156.46	125.00	71°42'54"	N08°39'04"W	146.44

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C35	32.43	125.00	14°51'57"	N34°38'21"E	32.34
C36	16.30	25.00	37°21'21"	N60°45'00"E	16.01
C37	6.09	25.00	13°57'43"	N86°24'32"E	6.08
C38	53.56	55.00	55°47'38"	S65°29'35"W	51.47
C39	33.11	55.00	34°29'38"	S20°20'57"W	32.61
C40	20.28	55.00	21°07'44"	S07°27'44"E	20.17
C41	32.27	55.00	33°36'48"	S34°50'00"E	31.81
C42	24.21	55.00	25°13'14"	S64°45'01"E	24.02
C43	26.62	55.00	27°44'07"	N89°16'18"E	26.36
C44	30.59	55.00	31°51'55"	N59°28'17"E	30.20
C45	50.67	55.00	52°47'03"	N17°08'47"E	48.90
C46	22.39	25.00	51°19'04"	N16°24'48"W	21.65
C47	11.04	175.00	3°36'50"	N40°15'55"E	11.04
C48	253.41	175.00	82°58'01"	N03°01'31"W	231.84
C49	58.12	175.00	19°01'43"	S34°59'40"E	57.85
C50	65.48	175.00	21°26'24"	S14°45'37"E	65.10
C51	123.98	175.00	40°35'36"	S16°15'23"W	121.41
C52	242.06	166.00	83°32'52"	N05°13'15"W	221.18
C53	11.65	166.00	4°01'18"	N49°00'20"W	11.65
C54	28.92	132.00	12°33'11"	S44°44'24"E	28.86
C55	121.71	132.00	52°49'49"	N12°02'54"W	117.45
C56	34.61	132.00	15°01'22"	S21°52'41"W	34.51
C57	44.23	132.00	19°11'48"	S38°59'16"W	44.02
C58	168.89	158.00	61°14'35"	N17°57'53"E	160.96
C59	53.75	169.00	18°13'28"	S39°28'26"W	53.53
C60	12.57	4.00	180°00'00"	S59°38'18"E	8.00
C61	51.21	161.00	18°13'28"	S39°28'26"W	50.99

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.57	N12°39'25"W
L2	44.43	N48°35'10"E
L3	48.08	N48°35'10"E
L4	0.36	S41°01'09"W
L5	26.00	N79°05'15"E
L6	19.86	S25°07'21"E
L7	32.03	N51°00'59"W
L8	16.51	N36°33'11"E
L9	53.92	N36°33'11"E
L10	21.11	N44°30'31"W
L11	32.50	N44°30'31"W
L12	10.00	N44°30'31"W
L13	10.71	N44°30'31"W
L14	13.81	N42°04'20"E
L15	10.35	S42°04'20"W
L16	9.31	S44°30'31"E
L17	61.81	S44°30'31"E
L18	3.19	S44°30'31"E
L19	57.54	N36°33'11"E
L20	12.88	N36°33'11"E
L21	20.67	S51°00'59"E
L22	8.11	N29°23'22"E
L23	21.48	N48°35'10"E
L24	71.03	N48°35'10"E
L25	35.63	N12°39'25"W



- LEGEND:**
- ✕ 1/16 CORNER AS DESCRIBED
  - ✦ 1/4 SECTION CORNER AS DESCRIBED
  - SET #5 REBAR WITH RED PLASTIC CAP, STAMPED "CDG ENG. PE-PLS 5447"
  - #5 REBAR STAMPED AS SHOWN



**NOTICE:**  
 ACCORDING TO COLORADO LAW, C.R.S 13-80-105, 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERE ON.

**NOTICE:**  
 THE REQUIRED 125' SIGHT DISTANCE FOR THE PROPOSED 15 MPH SPEED LIMIT, 20 MPH DESIGN SPEED, REMAINS WITHIN THE ROAD ROW/SIGHT DISTANCE EASEMENT AS SHOWN ON SHEET 3. THE 15 MPH SPEED LIMIT WAS APPROVED BY THE ROAD VARIANCE V2002-010 WITH THE CONDITION OF 15 MPH SPEED LIMIT POSTING ON SECTIONS WITH SHORT RADIUS.

SHEET 2 OF 12  
 PLUM CREEK FAIRWAY 13 FILING NO. 2  
 PRELIMINARY PLAT / FINAL PD SITE PLAN

**Civil Design Group, Inc.**  
 formerly Contra Engineering, Inc.  
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 303.431.0505 Fax: 303.431.7176  
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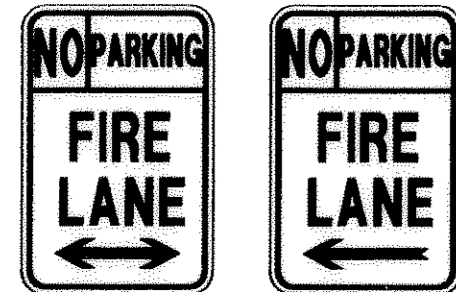
# PLUM CREEK FAIRWAY 13 FILING NO. 2

## PRELIMINARY PLAT/ FINAL PD SITE PLAN

A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO

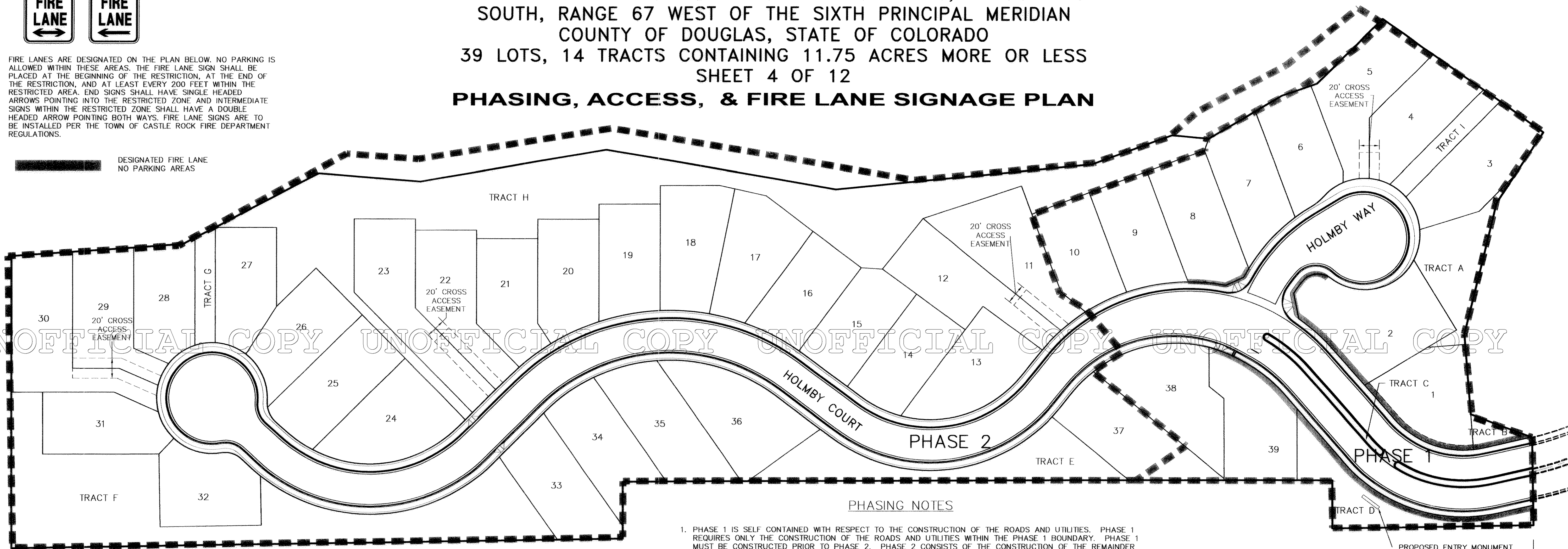
39 LOTS, 14 TRACTS CONTAINING 11.75 ACRES MORE OR LESS  
SHEET 4 OF 12

### PHASING, ACCESS, & FIRE LANE SIGNAGE PLAN



FIRE LANES ARE DESIGNATED ON THE PLAN BELOW. NO PARKING IS ALLOWED WITHIN THESE AREAS. THE FIRE LANE SIGN SHALL BE PLACED AT THE BEGINNING OF THE RESTRICTION, AT THE END OF THE RESTRICTION, AND AT LEAST EVERY 200 FEET WITHIN THE RESTRICTED AREA. END SIGNS SHALL HAVE SINGLE HEADED ARROWS POINTING INTO THE RESTRICTED ZONE AND INTERMEDIATE SIGNS WITHIN THE RESTRICTED ZONE SHALL HAVE A DOUBLE HEADED ARROW POINTING BOTH WAYS. FIRE LANE SIGNS ARE TO BE INSTALLED PER THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REGULATIONS.

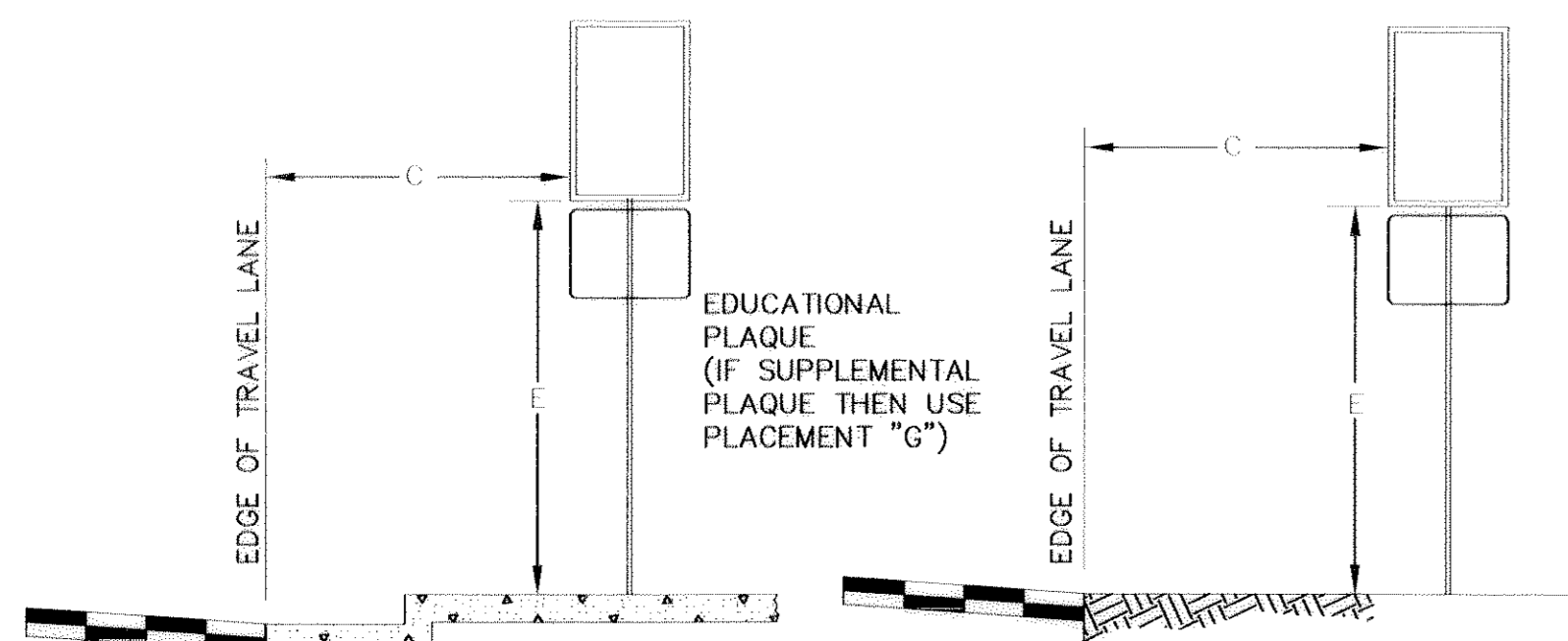
DESIGNATED FIRE LANE  
NO PARKING AREAS



#### PHASING NOTES

1. PHASE 1 IS SELF CONTAINED WITH RESPECT TO THE CONSTRUCTION OF THE ROADS AND UTILITIES. PHASE 1 REQUIRES ONLY THE CONSTRUCTION OF THE ROADS AND UTILITIES WITHIN THE PHASE 1 BOUNDARY. PHASE 1 MUST BE CONSTRUCTED PRIOR TO PHASE 2. PHASE 2 CONSISTS OF THE CONSTRUCTION OF THE REMAINDER OF THE ROADS AND UTILITIES WHICH ARE NOT INCLUDED IN PHASE 1.
2. WATER MAINS IN PLUM CREEK FAIRWAY 14 FILING NO. 2 MUST BE COMPLETED AND LOOPED THROUGH PLUM CREEK FAIRWAY 13 FILING NO. 2 PRIOR TO THE ISSUANCE OF TEMPORARY OR PERMANENT CERTIFICATES OF OCCUPANCY FOR PHASE 2.
3. ANALYSIS OF THE EXISTING DOWNSTREAM SANITARY SEWER MAINS ALONG SOUTH STREET AND GILBERT STREET MUST DEMONSTRATE THAT THERE IS ADEQUATE CAPACITY TO CONVEY PEAK FLOWS PRIOR TO THE ISSUANCE OF TEMPORARY OR PERMANENT CERTIFICATES OF OCCUPANCY FOR PHASES 1 AND 2. THIS ANALYSIS IS BEING PERFORMED AS PART OF THE WASTEWATER/REUSE MASTER PLAN THAT IS CURRENTLY UNDERWAY.

#### TYPICAL GROUND SIGN PLACEMENT

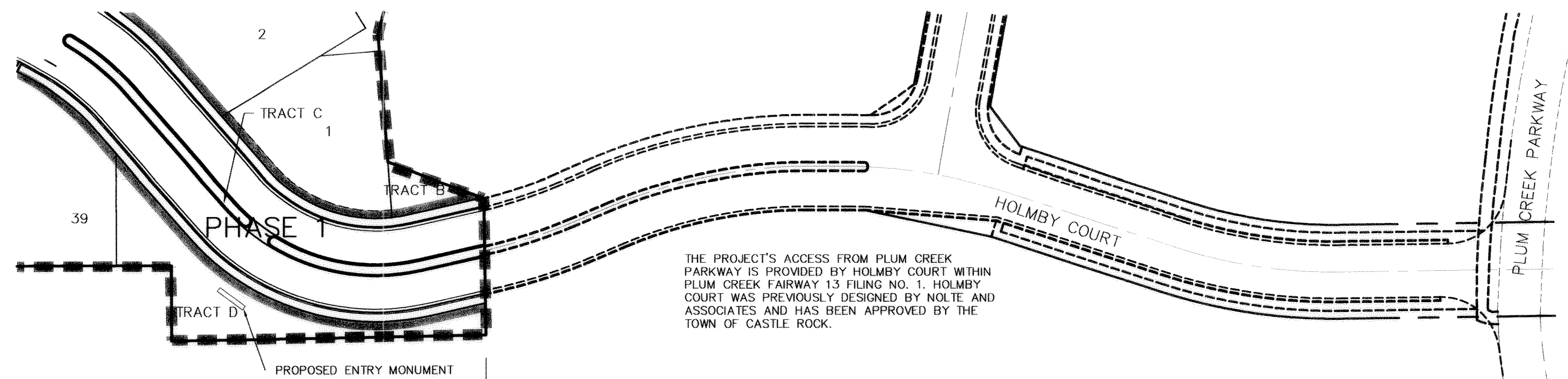


HEIGHT AND LATERAL LOCATIONS OF SIGNS - TYPICAL INSTALLATIONS

#### REGULATORY SIGN PLACEMENT

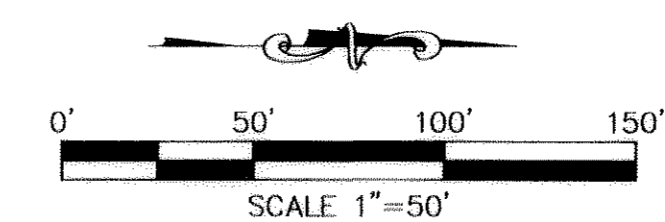
##### GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. THE TOWN ENGINEER SHALL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
3. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
4. MINIMUM POST EMBEDMENT SHALL BE 3' FOR U-2 POSTS AND 4" X 4" TIMBER POSTS, AND 5' FOR 6" X 6" TIMBER POSTS.
5. MINIMUM LATERAL PLACEMENT IS MEASURED FROM FACE OF CURB OR FROM ANY SURFACE PREPARED FOR NORMAL OR EMERGENCY TRAVEL OF VEHICLES.
6. NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF TRAVEL LANE.
7. IN URBAN AREAS A LATERAL CLEARANCE OF 1' FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
8. "EDUCATIONAL PLAQUES" FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT.
9. NORMAL ANGULAR PLACEMENT IS 0°. SIGNS CLOSER THAN 30' MAY NEED TO BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30' OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.



BEGIN PLUM CREEK 13 FILING NO. 2      END PLUM CREEK 13 FILING NO. 1

THE PROJECT'S ACCESS FROM PLUM CREEK PARKWAY IS PROVIDED BY HOLMBY COURT WITHIN PLUM CREEK FAIRWAY 13 FILING NO. 1. HOLMBY COURT WAS PREVIOUSLY DESIGNED BY NOLTE AND ASSOCIATES AND HAS BEEN APPROVED BY THE TOWN OF CASTLE ROCK.

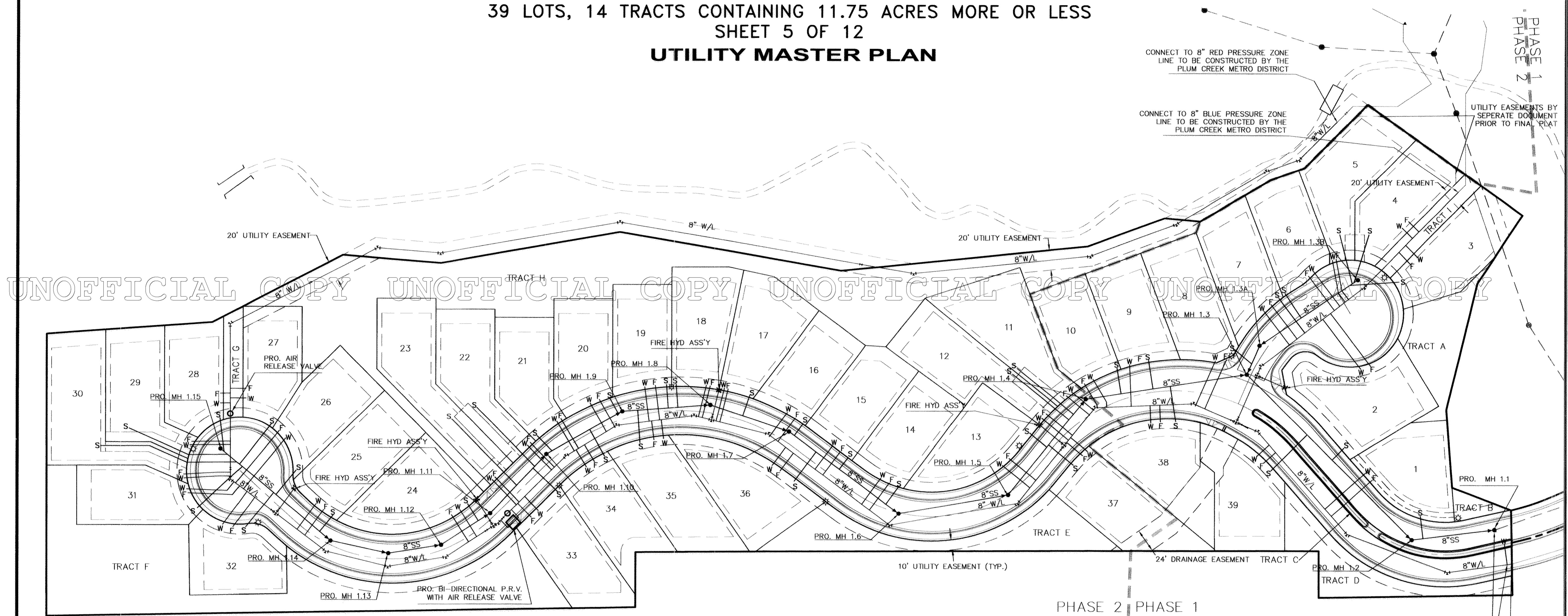


# PLUM CREEK FAIRWAY 13 FILING NO. 2

## PRELIMINARY PLAT/ FINAL PD SITE PLAN

A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO  
 39 LOTS, 14 TRACTS CONTAINING 11.75 ACRES MORE OR LESS  
 SHEET 5 OF 12

### UTILITY MASTER PLAN



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

#### LEGEND:

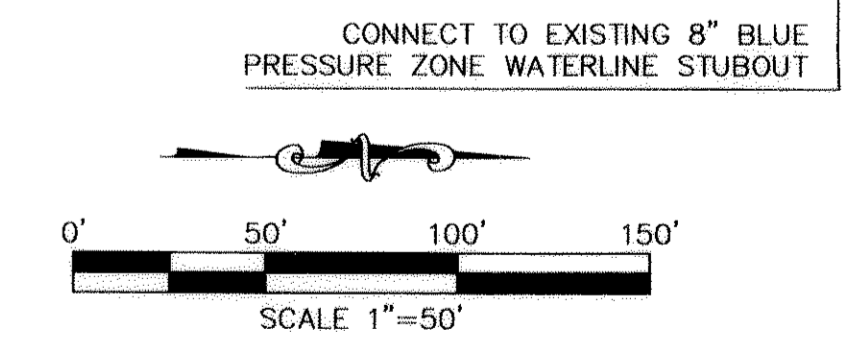
- EXISTING FEATURES (SCREENED)
- PROPERTY BOUNDARY
- PUBLIC SERVICE EASEMENT
- SANITARY
- STORM DRAIN
- PROPOSED STREET LIGHT
- WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED AIR RELEASE & P.R.V. VAULTS
- 4" SANITARY SEWER SERVICE
- 3/4" DOMESTIC WATER SERVICE & TAP
- 1 1/2" FIRE LINE WATER SERVICE & TAP

#### NOTES:

- 1.) THE WATER AND THE SEWER WITHIN THE PHASE 1 BOUNDARIES WILL BE CONSTRUCTED WITH PHASE 1. THE REMAINDER OF THE WATER AND SEWER LINES WILL BE CONSTRUCTED WITH PHASE 2.
- 2.) ALL HOMES WILL INCLUDE INTERIOR FIRE SPRINKLER SYSTEMS. THE SPRINKLER SYSTEMS SHALL BE MAINTAINED IN OPERABLE CONDITION AT ALL TIMES AND SHALL BE SERVICED AT LEAST ANNUALLY BY QUALIFIED PERSONNEL.
- 3.) A SEPARATE 1.50-INCH TAP ON THE WATER MAIN WILL BE PROVIDED FOR THE THE FIRE SPRINKLER SYSTEMS.
- 4.) TO PROVIDE FOR IMMEDIATE NOTIFICATION OF A SPRINKLER WATER FLOW, SYSTEMS MUST BE MONITORED OFF-SITE BY AN APPROVED ALARM MONITORING COMPANY.
- 5.) TO PROVIDE FOR EMERGENCY ACCESS TO HOMES EQUIPPED WITH A FIRE SPRINKLER SYSTEM, A KNOX BOX IS REQUIRED TO CONTAIN ENTRY KEYS FOR FIREFIGHTERS.
- 6.) A TOWN OF CASTLE ROCK APPROVED MEANS OF DRAINING WATER FROM THE LOWEST LEVEL OF THE HOME WILL BE PROVIDED.
- 7.) ALL IRRIGATION TAPS/SYSTEMS SHALL HAVE A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

#### NOTICE:

ACCORDING TO COLORADO LAW, C.R.S 13-80-105, 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERE ON.



**Civil Design Group, Inc.**  
 ENGINEERS + PLANNERS + SURVEYORS  
 8795 Ralston Road, Ste. 240  
 Arvada, Colorado 80002  
 303.431.0505 Fax: 303.431.7176  
 E-mail: engineering@civildgroup.com

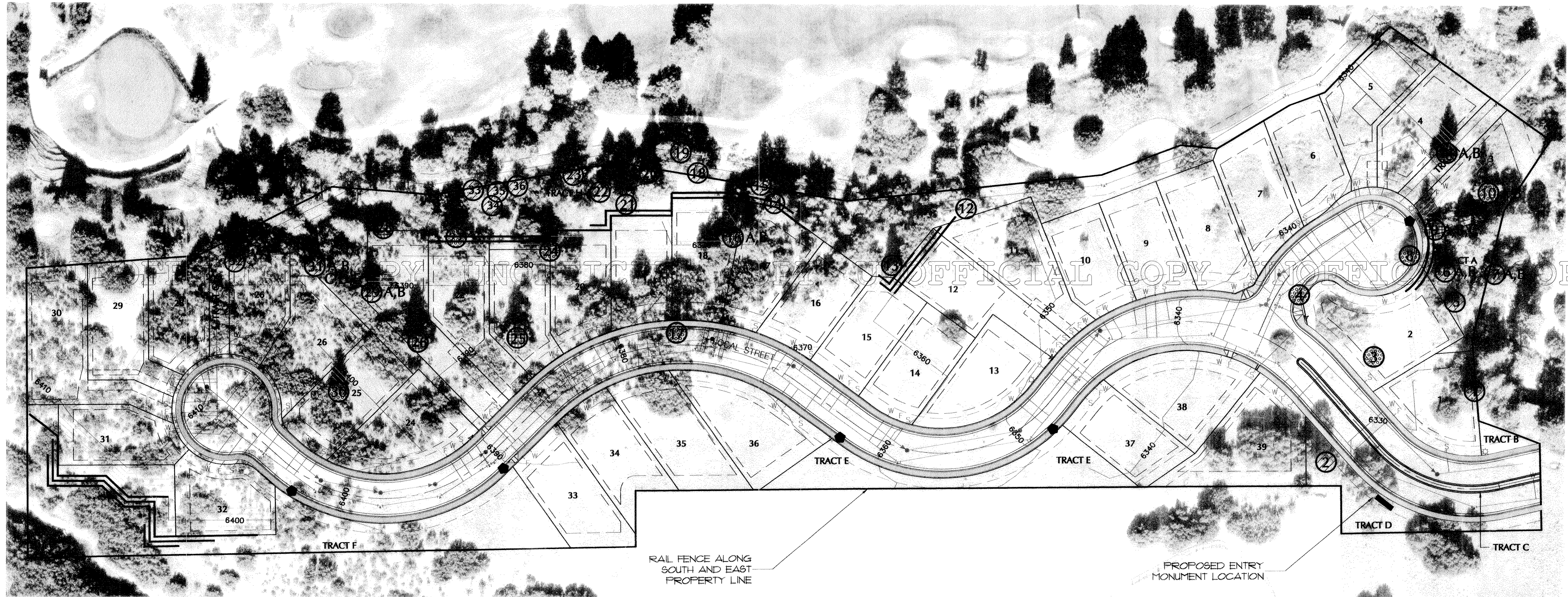
SHEET 5 OF 12  
 PLUM CREEK FAIRWAY 13 FILING NO. 2  
 PRELIMINARY PLAT / FINAL PD SITE PLAN

# Plum Creek Fairway 13 Filing No. 2

## Tree Conservation and Mitigation Plan

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KOPATZ**  
urban design associates  
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DENVER, COLORADO 80204  
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303.534.3884 (FAX)  
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Augusta Pointe, L.L.C.  
P.O. Box 3155  
Evergreen, CO 80437  
(303) 898-2093  
Client Fax



Plum Creek Fairway 13 Filing No. 2

Preliminary Plat / Final PD Site Plan  
Tree Photographs

### TREE CONSERVATION AND MITIGATION PLAN

The proposed site plan for Plum Creek Fairway 13 has been superimposed on a current air photo of the property at a scale of 1" = 50'. All existing trees on or in close proximity to the site have been highlighted with a pattern. Three different patterns have been applied to indicate the three different categories of existing trees relative to the proposed development. (see Legend, right)

Each circle identifies a tree or cluster of trees. Each of these has been labeled with a number, from 1-36, from north to south. Due to the effects of light and shadow on the air photo, in some cases what appears as one tree is actually more than one tree. Therefore, there are a few more trees on the site than there are circles on the air photo (48 trees rather than 36). Where a circle represents two or more trees, letters (A,B etc.) are associated with the number in the circle. An inventory of the actual, existing trees (photos and descriptions) is provided on Sheet 7 of 11.

Existing trees that are not likely to be impacted by the proposed development have been highlighted with a diagonal hatch pattern. These include trees in designated open space tracts, trees outside of cut and fill areas along roads and drives, and trees located on building lots but outside the proposed clearing and grading.

Existing trees that are likely to be in conflict with the proposed development have been highlighted with open dots. These trees are located where clearing and grading is anticipated. Clearing and grading will be undertaken in order to provide site access (roads and driveways), to install utilities (sewer and water lines), and to create areas on lots with grades appropriate to the typical building envelope shown.

Six trees have been highlighted with a crosshatch pattern. The crosshatch indicates trees that may or may not be salvageable within the proposed development. These trees are typically located near the perimeter of an area of disturbance where they may be able to be preserved, either by appropriate siting of the building footprint within the building envelope, or by special tree protection during grading and construction.

Whether or not the trees highlighted with a crosshatch can be preserved will be determined in the field following the survey staking of the centerlines of proposed roadways. Field evaluation will be conducted by a team consisting of the Owner, the landscape architect, an arborist/tree spader (as needed) and a representative of the City of Castle Rock, if requested. The results of the evaluation will verify the appropriate strategy for each tree that is in conflict with the proposed development.

Trees that cannot be preserved and are too big to be relocated with a tree spade (over about 12" cal.), will be cut down and removed by a qualified contractor. Damage to surrounding vegetation will be minimized by using appropriate methods of tree cutting and removal, and protection of the surrounding area.

For every tree removed from anywhere on the site, two Ponderosa Pines, min. 6' ht, will be planted in replacement. These trees will be planted on private lots in addition to the minimum one tree per front yard, per Section 17.62.040 of the Town of Castle Rock Landscaping Requirements. The location of the replacement trees will be indicated on the landscape plans for individual lots, to be prepared by the Home Builder(s).

All existing stands of Gambel Oak located outside of building envelopes and graded areas will also be designated to remain. Due to the difficulty of successfully transplanting Gambel Oak, efforts will be made to preserve these plants in the field whenever possible. All stands located in tracts will be preserved by fencing the limits of construction in the field, prior to the start of road construction. All stands located outside of building envelopes on private lots will be fenced off prior to construction, and will be afforded the same





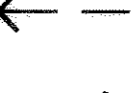

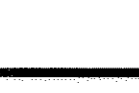

protection as existing pine trees. Thinning of Gambel Oak for fire control will be specified wherever they occur within 30' of a proposed building.

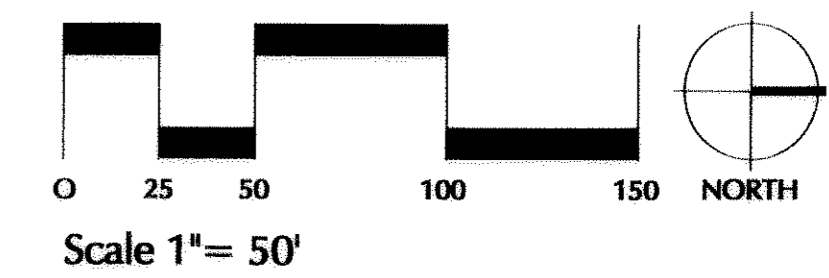
A mandatory construction specification will be provided to all contractors for the protection of all existing trees and shrub masses that have been designated to remain. This specification will describe the level of tree and shrub protection required throughout the construction phase, and will establish the penalties for damage or destruction of the designated trees.

At least two trees (#3 and #4) are good candidates for relocation. Any tree spaded to a new location within the site shall be moved one time only, and shall be placed in its permanent locations by an experienced and qualified tree spader. Due to the necessity of providing irrigation for spaded trees, these trees will be placed in areas that will be irrigated with an automatic, inground irrigation system, such as in Tract B or in a front yard area. Specific locations for trees will be determined, based on the sequence of construction.

Any tree that does not survive transplanting will be replaced with one Ponderosa Pine, min. 6' ht, by the Home Builder(s).

### LEGEND

-  Existing Pine Trees to be Preserved
-  Existing Pine Trees to be evaluated for preservation on site if possible.
-  Existing Pine Trees to be removed by cutting down or transplanting
-  Rail Fence
-  Existing Fence
-  Mail Cluster Box
-  Area Light
-  Retaining Wall

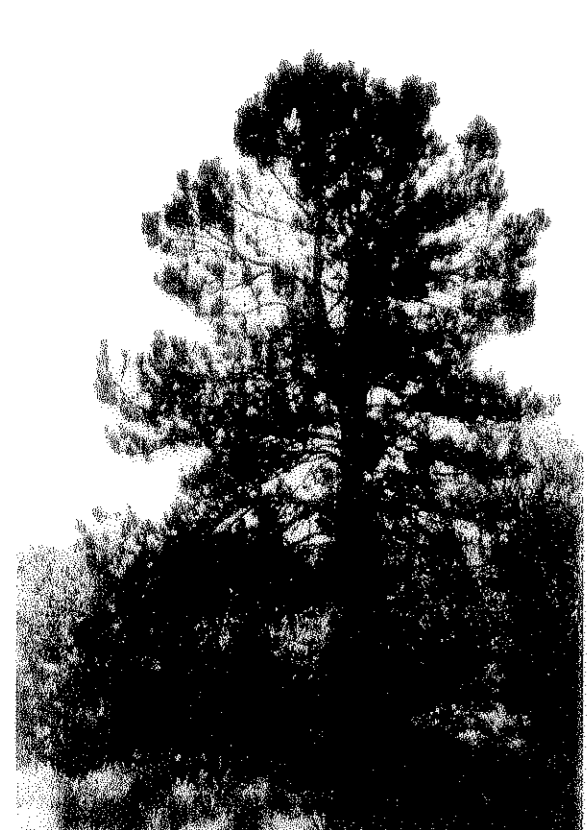


PROJECT:	991020
DRAWN BY:	KKH
CHECK BY:	CMH
ISSUE DATE:	10.23.00
REVISIONS:	
KKH	11.07.00
KKH	04.02.01
BTW	01.24.02
KKH	10.22.02

SHEET TITLE  
**Tree Mitigation Plan**  
SHEET NUMBER  
**6 of 12**



**Plum Creek Fairway 13 Filing No. 2**  
Preliminary Plat / Final PD Site Plan  
Tree Photographs



#1  
18" cal. Ponderosa Pine,  
lightning strike, fair to poor condition



#2  
22" cal. Ponderosa Pine,  
good condition



#3  
6" cal. Ponderosa Pine,  
good condition, probable transplant



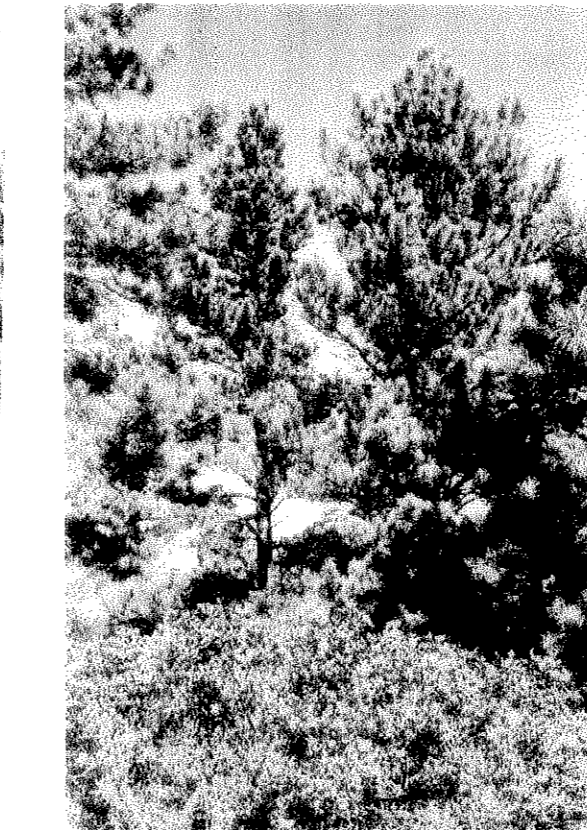
#4  
6" cal. Ponderosa Pine,  
good condition, probable transplant



#5  
26" cal. Ponderosa Pine,  
double leader



#6 A,B  
24" cal. Ponderosa Pine,  
clump of two trees, good condition



#7 A,B  
Ponderosa Pine,  
clump of two trees, good condition



#8  
11" cal. Ponderosa Pine,  
double leader



#9 A,B,C  
10", 11", & 13" cal. Ponderosa Pine,  
good condition



#10 A,B  
7" & 13" cal. Ponderosa Pine,  
fair condition



#11 A  
12" cal. Ponderosa Pine,  
tree already below grade due to fill from  
golf course; additional 6' fill required



#11 B  
14" cal. Ponderosa Pine,  
tree already below grade due to fill from  
golf course; additional 6' fill required



#12  
12" cal. Ponderosa Pine,  
good condition



#13  
10" cal. Ponderosa Pine,  
good condition



#14  
Ponderosa Pine,  
fair condition



#15  
Ponderosa Pine,  
good condition



#16 A,B  
12" cal. Ponderosa Pine,  
good condition



#17  
16" cal. Ponderosa Pine,  
lightning strike, poor condition



#17  
16" cal. Ponderosa Pine,  
close up of lightning damage



#18-23  
10"-16" cal. Ponderosa Pine,  
good condition



#25  
Ponderosa Pine,  
lightning strike, poor condition



#26  
14" cal. Ponderosa Pine,  
lightning strike, poor condition



#27  
14" cal. Ponderosa Pine,  
good condition



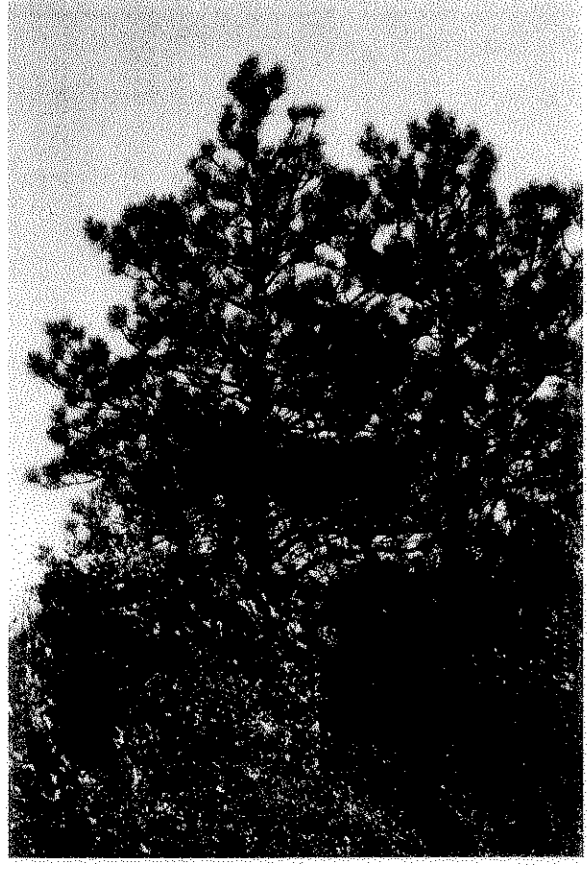
#28  
12" cal. Ponderosa Pine,  
good condition



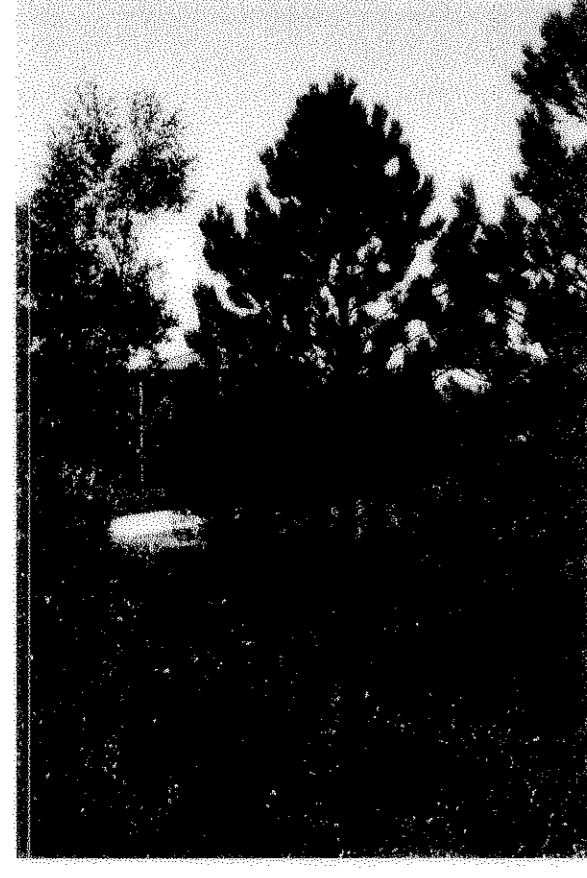
#29 A,B  
8" & 10" cal. Ponderosa Pine,  
good condition



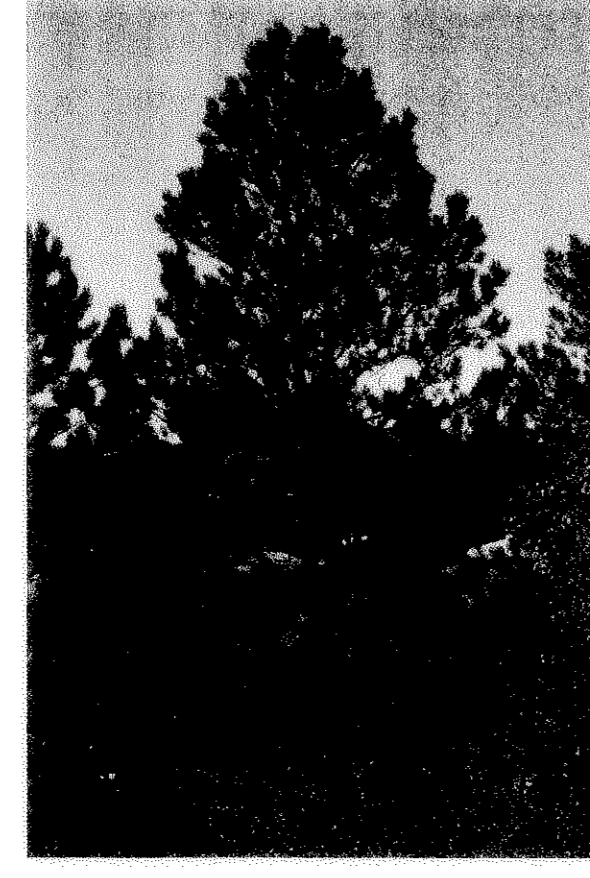
#30  
12" cal. Ponderosa Pine,  
double leader, fair condition



#31 A,B  
10" & 12" cal. Ponderosa Pine,  
good condition



#31 C  
12" cal. Ponderosa Pine,  
good condition



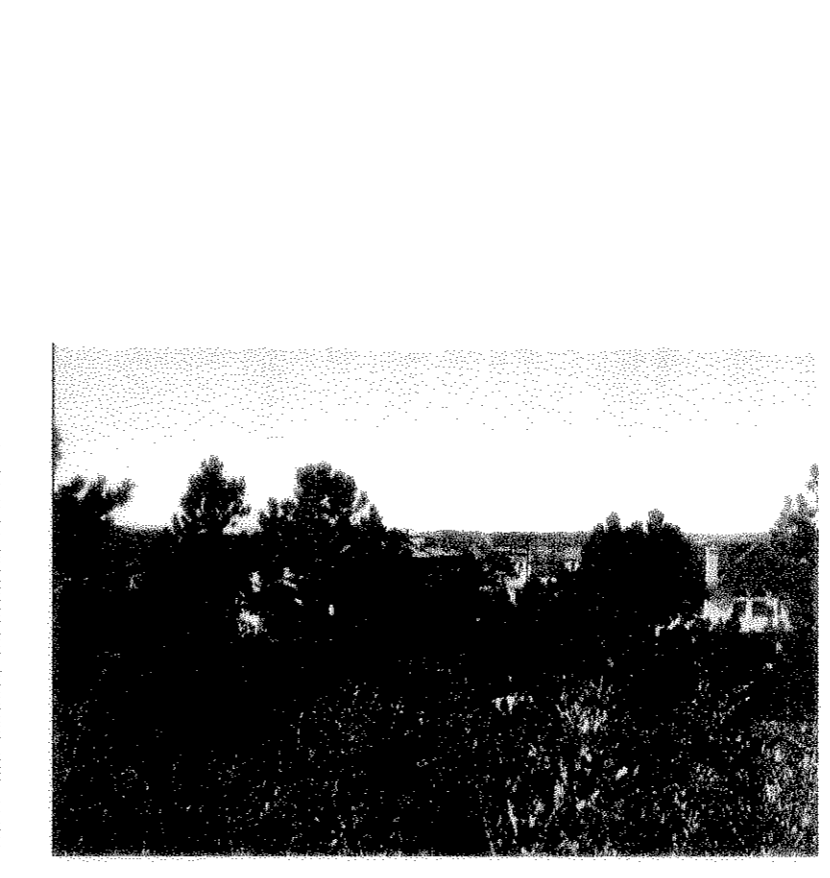
#31 D  
14" cal. Ponderosa Pine,  
good condition



#31 E  
14" cal. Ponderosa Pine,  
good condition



#32  
18" cal. Ponderosa Pine,  
good condition



#33-36  
10"-18" cal. Ponderosa Pine,  
four trees, good condition

**NOTES ON PHOTOGRAPHS**

- Photographs of the existing trees on this site were taken on October 10, 2000. The air photo used on sheets 6 of 12 was taken in the late summer of 1999.
- The site has been used for disposal of golf course debris over the years, and there is evidence that some trees have previously been spaded from the site. There are, however, no visible changes on the site between the time of the air photo and that of the tree photos.
- Sizes of trees provided are approximate, based on caliper inch size of the trunk approximately 12" from the base.
- Condition of trees is provided only as a guide, and is based on the general overall appearance of the trees as viewed from the ground.
- Four trees appear to have been significantly damaged by lightning strikes (trees #1, 17, 25, 26). Three of these trees (#17, 25 and 26) are located near the existing high point of the site. They are slated for removal due to conflicts with a road or driveway.
- These trees are described as being in "poor condition" due to large splits in their trunks, and thin canopies. While they may be able to survive for many years with this damage, they would probably be the first trees to succumb to insects or fire.
- Tree #1 is also lightning-damaged but slated to remain due to its location outside the limits of grading. This tree is located downslope of the nearest proposed home, and is likely to be receiving more moisture than the other damaged trees. It is therefore suggested that this tree be designated to remain, at least until further assessment by an arborist.

PROJECT:	991020
DRAWN BY:	KKH
CHECK BY:	CMH
ISSUE DATE:	10.23.00
REVISIONS:	
KKH	11.07.00
KKH	04.02.01
BTW	01.24.02
KKH	10.22.02

**Tree Photographs**

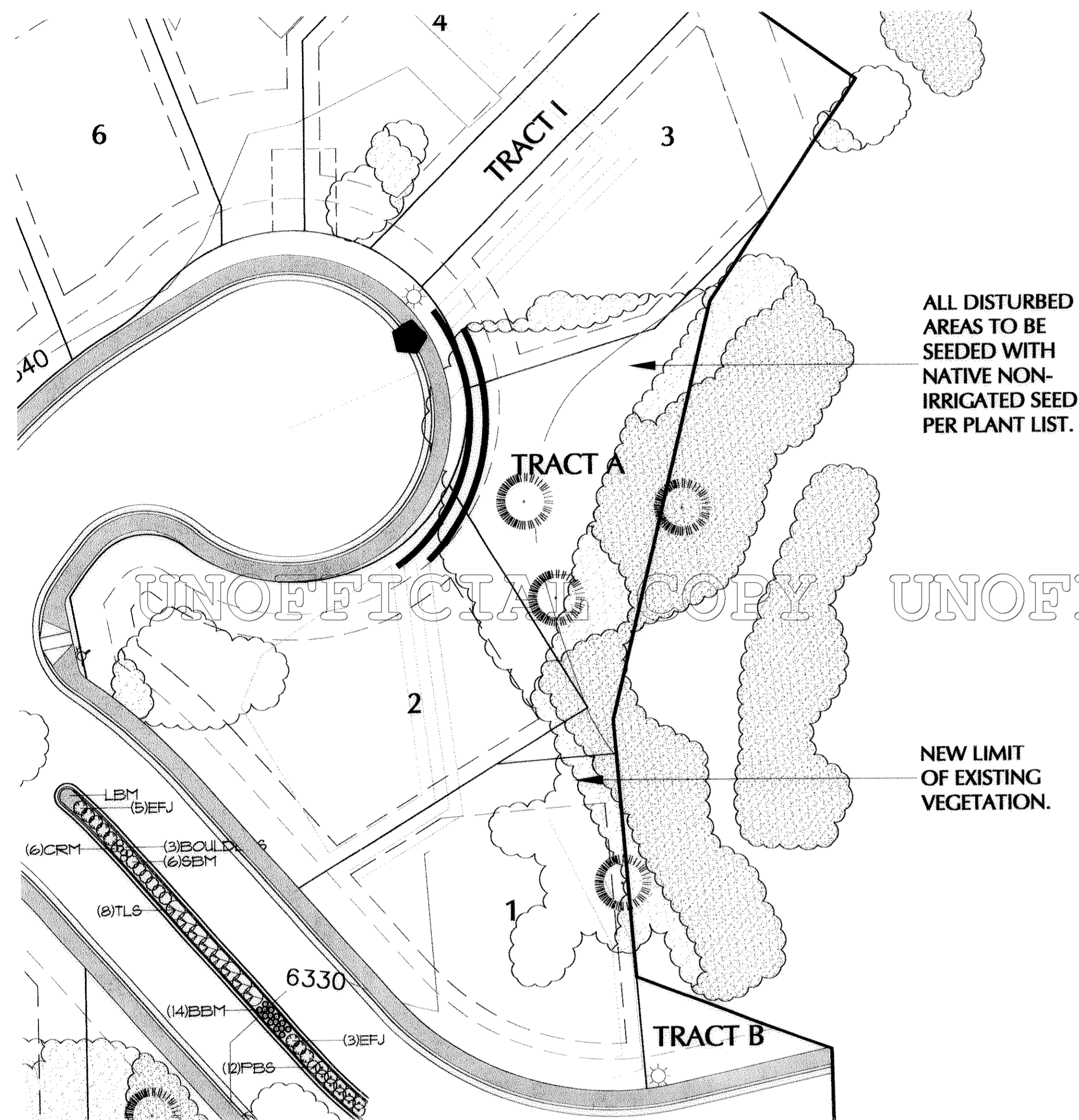
SHEET NUMBER

# Plum Creek Fairway 13 Filing No. 2

## Tree Conservation and Mitigation Plan

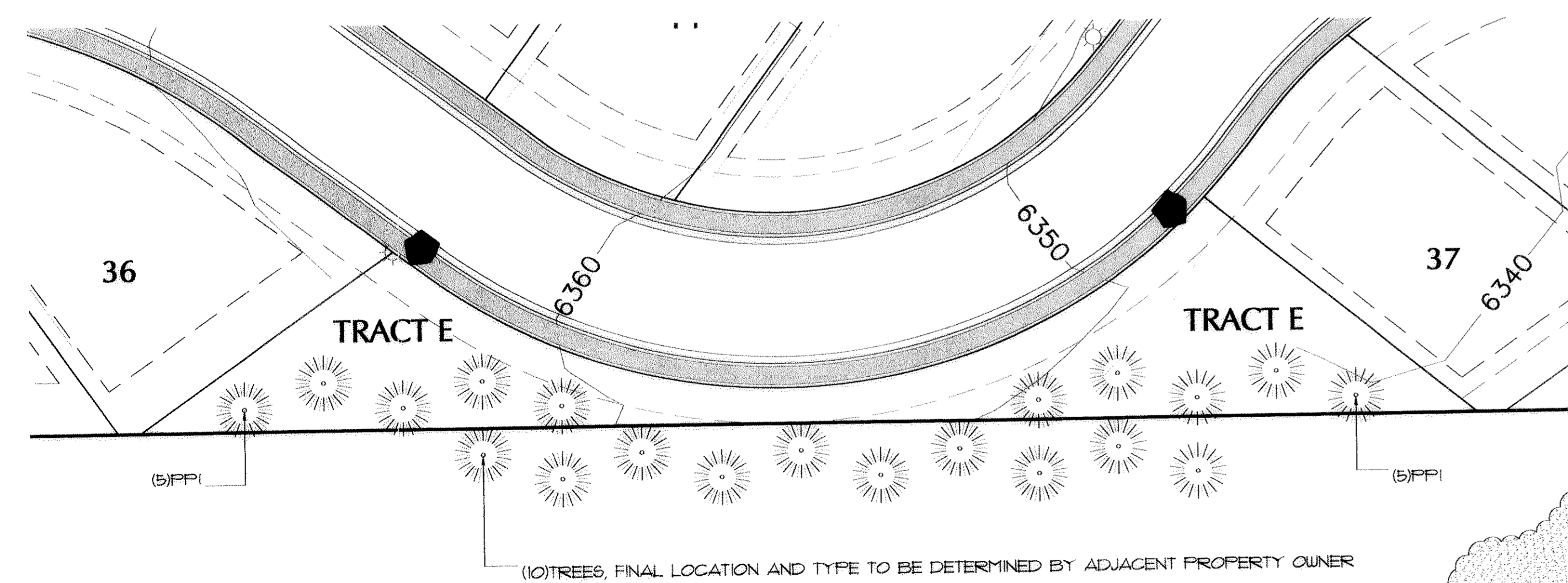
**NUSZER  
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303.534.3884 (FAX)  
www.nuszer-kopatz.com

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P.O. Box 3159  
Evergreen, CO 80437  
(303) 898-2093  
Client Fax



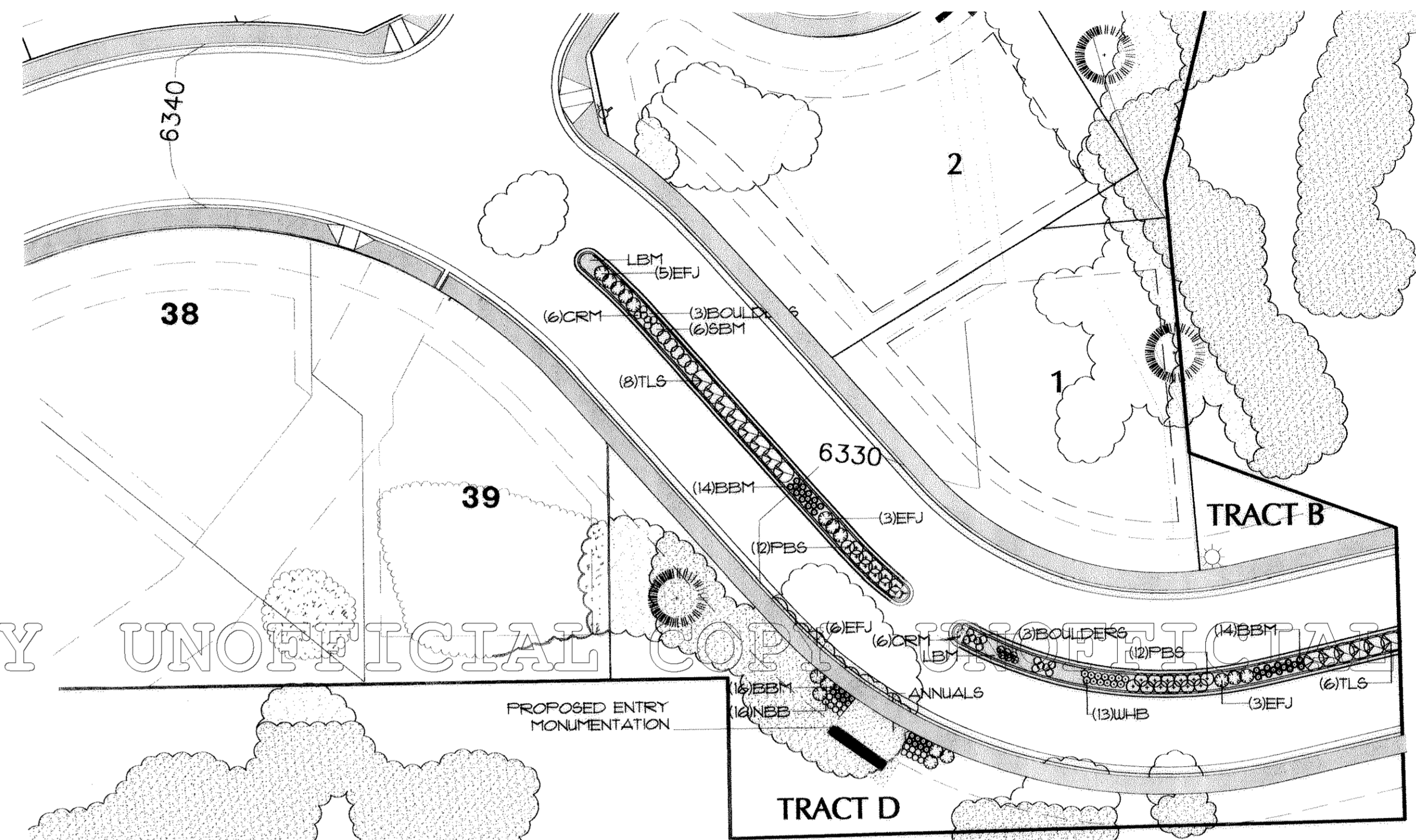
**TRACT "A", "B" & "I" LANDSCAPE DETAILS**

SCALE : 1' = 30'



**TRACTS "E" LANDSCAPE DETAILS**

SCALE : 1' = 30'



**TRACT "D" LANDSCAPE DETAILS**

SCALE : 1' = 30'

- EXISTING VEGETATION TO BE RETAINED
- EXISTING VEGETATION TO BE THINNED
- MAILBOX CLUSTER
- AREA LIGHT
- EXISTING TREE WITHIN TRACT
- PROPOSED TREE

Plum Creek Fairway 13 Filing No. 2

Preliminary Plat / Final PD Site Plan  
Tree Photographs

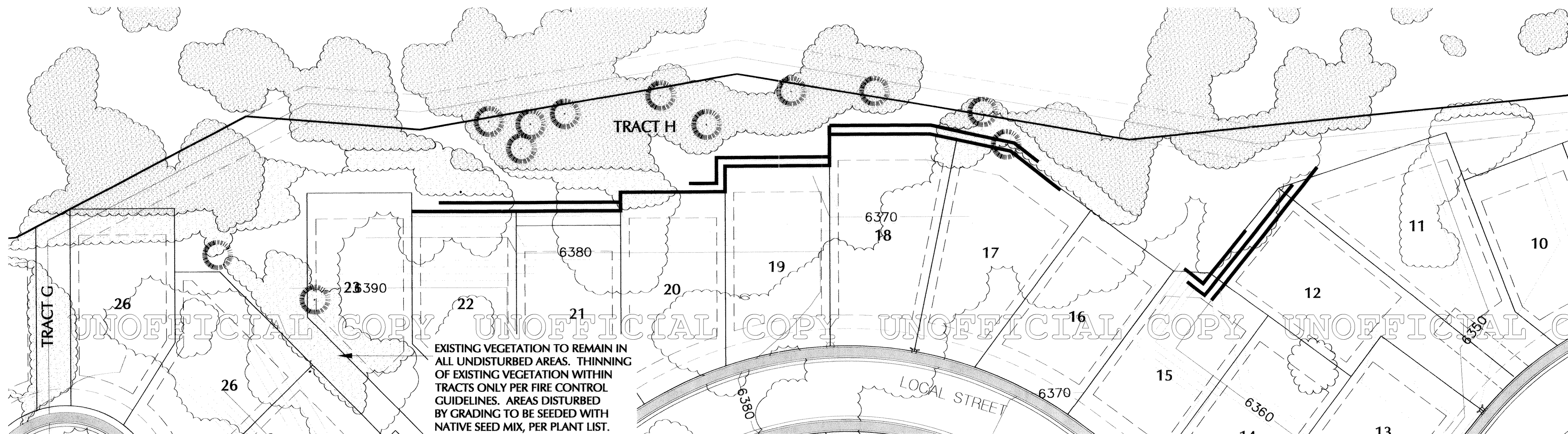
PROJECT:	991020
DRAWN BY:	KKH
CHECK BY:	CMH
ISSUE DATE:	10.23.00
REVISIONS:	
KKH	11.07.00
KKH	04.02.01
BTW	01.24.02
KKH	10.22.02

SHEET TITLE  
**Landscape  
Tract  
Enlargements**

SHEET NUMBER

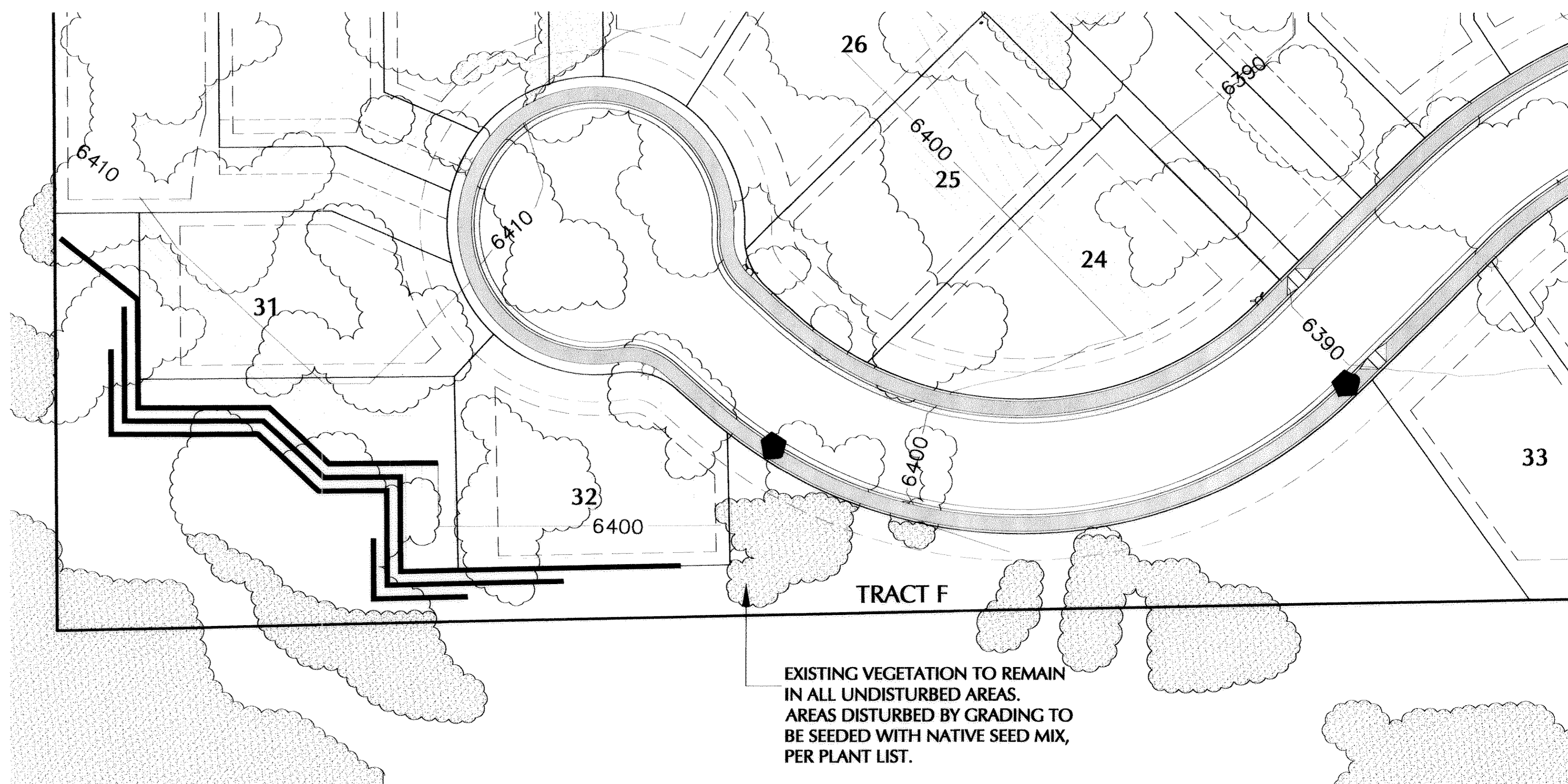
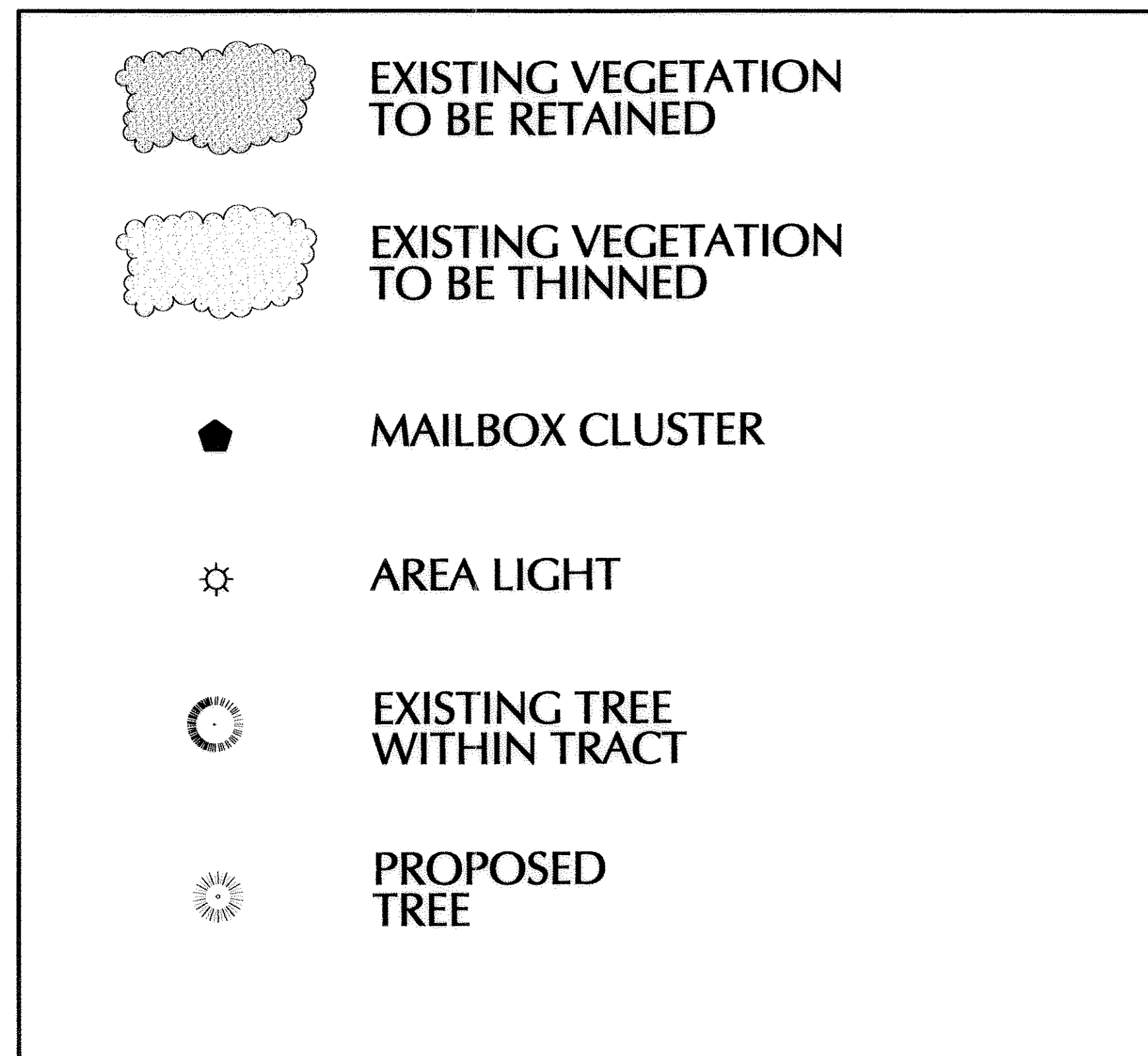
# Plum Creek Fairway 13 Filing No. 2

## Tree Conservation and Mitigation Plan



**TRACT "H" & "G" LANDSCAPE DETAILS**

SCALE : 1' = 30'



**TRACT "F" LANDSCAPE DETAILS**

SCALE : 1' = 30'

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# Plum Creek Fairway 13 Filing No. 2

## Landscape Plan and Details

### LANDSCAPE PLAN NOTES:

The Landscape Plan for Plum Creek Fairway 13 addresses the proposed development of this site for residential use, while maintaining as much as possible its attractive, natural character.

Due to the aesthetic value of vegetation present on the site, the Landscape Plan includes a Tree Conservation and Mitigation Plan as well as a conventional Landscape Plan. The Conservation and Mitigation Plan is depicted on Sheets 5 and 6 of 11. The Landscape Plans (for Tract areas) appear on Sheets 8 and 9 of 11.

Typically, mitigation measures are intended to avoid, minimize, and offset the impacts of development on a site's ecological resources. A primary objective in determining a site plan for this property was, therefore, to develop a plan that would avoid and minimize total impacts on existing vegetation. Many alternatives were investigated. Once the optimal plan was determined, specific strategies for landscaping were developed in order to offset the impacts that proved unavoidable.

The range of mitigation measures incorporated into the design for this site is provided below, and a description of each follows:

1. Tree Preservation
2. Tree Replacement
3. Restoration of Native Vegetation
4. Tract and Lot Landscaping
5. Long-term Landscape Management

#### 1. TREE PRESERVATION

The primary means of mitigation is preservation of as much of the site's existing vegetation and wildlife values as possible, in the context of the site's current S.F. zoning within the Plum Creek P.U.D.

Prior to the start of planning, the site's existing environmental conditions were documented and mapped in the Land Suitability Analysis Report (L.S.A.R.). This was included with the initial submittal.

The information contained in the L.S.A.R. was used to establish the parameters for planning and engineering. The objective was to minimize the impact of roads and building lots on the existing landscape, while achieving a density of 2.5-6 du/acre allowed under the approved P.U.D. Due to the constraints of the site, which includes a range of topography and a mosaic of trees, shrubs and grassland areas, the current plan proposes only 40 units, or 2.03 du/acre, well below the allowable density.

The topography of the site is varied and often steeply sloping. This quality, and the scattered distribution of existing trees over most of the parcel prohibits the preservation of every tree. However, of the site's existing 48 trees (all Ponderosa Pine) only a few are located where they cannot be saved by revisions to the design, layout and lot configuration. These trees will therefore have to be removed. They are indicated on the plan with a pattern of open dots.

The majority of existing trees, 29 of the 48, are to be preserved through the best possible placement of lots and road alignments. They are identified with a diagonal hatch. The majority of these trees are located along the slope on the west edge of the site. Most of this edge has been designated an open space tract in order to preserve this most heavily treed portion of the site. Trees near the bottom of the slope, which appear within the water easement, are designated to remain since the line can be placed within the 20' easement to avoid disturbing trees. At least 3 of the 29 trees to be preserved have been saved by adjusting the locations and heights of retaining walls. Two of the 29 trees to be preserved will be saved by transplanting with a tree spade.

The remaining six of the 48 existing trees are designated for evaluation. They are indicated on the plan with a crosshatch. These are trees located where it is difficult to determine if they must be removed, or if they may be saved by modifying the building footprint or by careful construction practices. These trees will therefor be reassessed in the field, once roadways are staked.

#### 2. TREE REPLACEMENT

For every tree removed from anywhere on this site, two Ponderosa Pines, min. 6' ht., will be planted in replacement. These trees will be planted on private lots, in addition to the minimum one tree per front yard, per section 17.62.040 of the Town of Castle Rock Landscaping Requirements. The location of the replacement trees will be indicated on the landscape plans for individual lots to be prepared by the Home Builder(s).

#### 3. RESTORATION OF NATIVE VEGETATION

Limits of construction over the entire site will be minimized and strictly controlled to facilitate restoration of all future open space areas. Following development, all disturbed areas will be graded, soil will be replaced as needed, and the area will be revegetated with native seed per the Proposed Plant List (see Sheet 11 of 11). In situations where clearing rather than grading will occur, the rootstock and seeds of native vegetation will remain in the soil. This will aid in the re-establishment of native grasses, shrubs and trees.

#### 4. TRACT AND LOT LANDSCAPING

Tract A, and Tracts C-F will be restored, per Section 3 above, and as shown on Sheets 8 and 9 of 11. Restoration will include minimizing disturbance of the soil to allow natural regeneration, plus application of topsoil and seeding with a native grass mix to promote cover and reduce erosion.

Tract B, the landscaped median island and the roundabout are to be planted with predominantly native species. Non-native plants may be used only where a distinctive seasonal effect is desired, such as at the entry monument. Irrigation will be installed only in the landscaped medians, in the roundabout island, and in the vicinity of the entry monument. Irrigation is proposed in order to ensure optimal establishment, growth and attractive year-round appearance of these key areas.

On all tract areas, existing vegetation is to be preserved to the extent possible. Existing vegetation may, however, be thinned per the Fire Control Guidelines on Sheet 10 of 11, to minimize fire hazard. Thinning is indicated typically wherever vegetation to be retained is within 30' of a proposed home. Areas of suggested thinning are depicted on the plans with a pattern of dots that is lighter than that used to highlight the existing Gambel Oak masses.

Design Guidelines for this community will be created in conjunction with Architectural Guidelines prescribed by the H.O.A. These guidelines will recommend that on-lot landscaping be designed to blend, rather than contrast, with the surrounding context. Lots will include a maximum irrigated area with permanent, in-ground irrigation, per the Design Guidelines. Of this area, maximum percentage of mown, irrigated turf shall be defined. Planting shall be per the Proposed Plant List, plus any annuals and perennials the homeowner(s) or H.O.A. wishes to install. Manicured areas will however be kept to a minimum, and will be limited to the immediate vicinity of buildings. Xeriscape principles will be followed in the design of these areas. these principles shall be described and depicted within the Design Guidelines.

#### 5. LONG-TERM LANDSCAPE MANAGEMENT

Appropriate maintenance will ensure that the design intent of the Landscape Plan is met over the long term. A manual of suggested maintenance procedures for common open space will be provided to the Home Owner's Association. Maintenance standards for private lots will be defined in the Design Guidelines. As noted, these will include measures for long term fire protection per Sheet 11 of 11.

### PROPOSED LANDSCAPING STANDARDS FOR FIRE CONTROL ON PRIVATE LOTS:

#### A. WITHIN 30 FEET OF STRUCTURE: (Building envelope and immediate area)

1. Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
2. If native vegetation has been successfully retained in this area, prune tree canopies to 8' minimum from the ground. Remove any small or suppressed stems in the understory of dominant trees.
3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of retained trees.
4. Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create separation.
5. Thin dense, continuous Gambel Oak stands and prune up taller specimens to a more open, tree-like form. Remove all dead wood. Remove sections of large but low growing stands to create discontinuous "islands" of vegetation.
6. Install a continuous non-irrigated rock mulch bed for a minimum 3' around the perimeter of the building.
7. Minimize foundation plantings, especially adjacent to combustible siding. Keep all shrub planting a minimum of 3-5' from the foundation. Exclude more flammable shrub species (such as coniferous evergreens), and space shrubs to create low, non-continuous plantings near the building.
8. Plant deciduous tree species only within this zone. Provide irrigation as required for the successful establishment and long term health of new trees.
9. Plant trees far enough away from buildings that, at maturity, tree canopies will not overhang the roof, or touch the structure.
10. Plant sod, or seed with fire resistant grass seed mixes.
11. Provide irrigation to turf grasses within this area to prevent summer dormancy.
12. Maintain turf grass height at 6" maximum height.
13. Plant wildflowers only if they will be irrigated, and will be cut back at the end of the growing season (following seed production) to maximum 8" in height.
14. Dispose of all slash or plant trimmings outside of this zone.

#### B. BETWEEN 30' AND 125' FROM STRUCTURE (Tree Preservation Area)

Note that the extent of this zone is affected by slope. The extent of the zone is greater when structures are at the top of a slope, and when slopes are relatively steep. It may be slightly less when structures are at the base of a slope, or are on level ground.

1. Clear small diameter, snowbent, diseased, damaged or suppressed stems in the understory of larger pines.
2. Prune to raise the canopy of large, existing trees to 8-15' above the ground.
3. Thin shrubs growing directly beneath larger trees per #2, Section A, above.
4. Remove, on an annual basis, dead stems and branches from shrubs and trees.
5. when planting new trees and large shrubs, space at 20-25' apart to allow minimum of 10' between crowns at maturity.
6. Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-15' above the ground. Do not overprune the crowns of smaller trees.
7. Trim native grasses and wildflowers in the fall or spring to maximum 8" height.
8. Dispose of all slash or plant trimmings off site, or by burning (as permitted), chipping, or cutting down and distributing throughout the area.
9. Retain one to two standing trees per acre for wildlife habitat.

#### C. BEYOND 125' OF STRUCTURE (Preservation / Environmentally Sensitive Area)

1. Clear smaller understory trees and shrubs per #1, Section B, above.
2. Undertake selective thinning to improve health and appearance of wooded and native brush areas.
3. Remove smaller trees in crowded stands to increase tree spacing.
4. Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
5. Slash or plant trimming may be disposed of within this area.

### PROPOSED PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
<b>Deciduous Trees</b>			
BOA	Burr Oak	<i>Quercus macrocarpa</i>	2" cal., B & B
CRB	Crabapple (various)	<i>Malus spp.</i>	1 1/2" cal., B & B
HAW	Hawthorn (various)	<i>Crataegus spp.</i>	6" ht. clump
HBV	Hackberry	<i>Celtis occidentalis</i>	2" cal., B & B
QAN	Quaking Aspen	<i>Populus tremuloides</i>	6' ht. clump
RMM	Rocky Mountain Maple	<i>Acer glabrum</i>	1 1/2" cal., B & B
SSV	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	6' ht., clump, B & B
TLA	Thin Leafed Alder	<i>Alnus tenuifolia</i>	6' ht., clump
WRB	Western River Birch	<i>Betula fontinalis</i>	6' ht., clump
<b>Evergreen Trees</b>			
BPI	Bristlecone Pine	<i>Pinus aristata</i>	Spaded, size as shown
DFR	Douglas Fir	<i>Pseudotsuga menziesii</i>	Spaded, size as shown
LPI	Limber Pine	<i>Pinus flexilis</i>	Spaded, size as shown
PPI	Ponderosa Pine	<i>Pinus ponderosa</i>	Spaded, size as shown
PYP	Piñon Pine	<i>Pinus cembroides var. edulis</i>	Spaded, size as shown
RMJ	Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	6' ht. min.
WFI	White Fir	<i>Abies concolor</i>	Spaded, size as shown
<b>Evergreen Shrubs</b>			
CRM	Creeping Mahonia	<i>Mahonia repens</i>	1 gal. cont., 8" ht. min.
EFJ	Common Juniper	<i>Juniperus communis 'Effusa'</i>	5 gal. cont., 12" ht. min.
KIN	Kinnickinnick	<i>Arctostaphylos ura-ursi</i>	1 gal. cont., 6" ht. min.
MBX	Mountain Box	<i>Paxistima merrinensis</i>	5 gal. cont., 12" ht. min.
NBB	Nevada Bearberry	<i>Arctostaphylos nevadensis</i>	1 gal. cont., 8" ht. min.
<b>Deciduous Shrubs</b>			
BRY	Boulder Raspberry	<i>Rubus deliciosus</i>	5 gal. cont., 18" ht. min.
CLM	Curl-Leaf Mountain Mahogany	<i>Cercocarpus ledifolius</i>	5 gal. cont., 24" ht. min.
GCT	Golden Currant	<i>Ribes aureum</i>	5 gal. cont., 24" ht. min.
GOA	Gambel Oak	<i>Quercus gambelii</i>	7 gal. cont., 36" ht. min.
LLM	Littleleaf Mountain Mahogany	<i>Cercocarpus ledifolius</i>	5 gal. cont., 18" ht. min.
MMG	Mountain Mahogany	<i>Cercocarpus montanus</i>	5 gal. cont., 18" ht. min.
NMP	New Mexico Privet	<i>Forestiera neo-mexicana</i>	5 gal. cont., 18" ht. min.
NNB	Native Ninebark	<i>Physocarpus monogynus</i>	5 gal. cont., 24" ht. min.
PBS	Pawnee Buttes Sand Cherry	<i>Prunus besseyi 'Pawnee Buttes'</i>	5 gal. cont., 24" ht. min.
PTA	Potentilla (various)	<i>Potentilla spp</i>	5 gal. cont., 18" ht. min.
RBT	Rabbitbrush	<i>Chrysothamnus nauseosus</i>	5 gal. cont., 18 ht. min.
RSP	Rock Spirea	<i>Holidiscus dumosus</i>	5 gal. cont., 24" ht. min.
RTD	Red-Twig Dogwood	<i>Cornus stolonifera</i>	5 gal. cont., 24" ht. min.
SBY	Snowberry	<i>Symphoricarpos albus</i>	5 gal. cont., 18" ht. min.
SIB	Silver Buffalo-berry	<i>Shepherdia argentea</i>	5 gal. cont., 24" ht. min.
SMO	Smooth Sumac	<i>Rhus glabra cis-montana</i>	5 gal. cont., 24" ht. min.
SSB	Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	5 gal. cont., 24" ht. min.
SSG	Silver Sagebrush	<i>Artemisia cana</i>	5 gal. cont., 18" ht. min.
TLS	Threelobed Sumac	<i>Rhus trilobata</i>	5 gal. cont., 18" ht. min.
TSG	Tall Sagebrush	<i>Artemisia tridentata</i>	5 gal. cont., 18" ht. min.
WCT	Wax Currant	<i>Ribes cereum</i>	5 gal. cont., 24" ht. min.
WPM	Wild Plum	<i>Prunus americana</i>	5 gal. cont., 36" ht. min.
WSC	Western Sand Cherry	<i>Prunus besseyi</i>	5 gal. cont., 24" ht. min.
YUC	Yucca	<i>Yucca spp.</i>	5 gal. cont., 12" ht. min.
<b>Perennials, Ornamental Grasses and Groundcovers (As specified on these plans only; other species T.B.D.)</b>			
BBM	Big Blue Stem	<i>Andropogon gerardii</i>	1 gal. cont. unless size shown
LBM	Little Blue Stem	<i>Andropogon scoparius</i>	1 gal. cont. unless size shown
PPM	Poppy Mallow	<i>Callirhoe involucrata</i>	1 gal. cont. unless size shown
SCB	Spanish Gold Broom	<i>Cytisus purgens 'Spanish Gold'</i>	1 gal. cont. unless size shown
WHB	Whirling Butterflies	<i>Gaura lincheimeri 'Siskiyou Pink'</i>	1 gal. cont. unless size shown
<b>Seed Mixes</b>			
A. Reclamation: Clay soils:			
SPECIES	VARIETY	PERCENT OF MIX	(DRILLED PLANTING)
Big Bluestem	Kaw	25	2.75
Sideoats Grama	Vaughn	20	1.80
Little Bluestem	Pastura	20	1.40
Yellow Indiangrass	Holt/Liano	10	1.00
Western Wheatgrass	Arriba	10	1.60
Needle-&-Thread	—	10	1.00
Blue Grama	Lovington	5	0.15
TOTAL: 100%			9.70 lbs/acre
B. Fire Control Seed Mix: (For use in the immediate vicinity of structures)			IF BROADCAST : 19.41
SPECIES	VARIETY	PERCENT BY WEIGHT	
Crested Wheatgrass	Ephriam	40	
Buffalograss	TREATED seed	30	
Arizona Fescue	Redano	13	
Hard Fescue	Durar	13	
Blue Grama	Lovington	02	
Sideoats Grama	Vaughn or Butte	02	

Sow by broadcasting mixture at a rate of 15 pounds pure live seed per acre or 0.5 to 1 pound pure live seed per acre or .5 to 1 pound pure seed per 1000 s.f. Rake seed following sowing. (Drilled application will require less seed.) Mulch consisting of long stemmed grass hay applied at a rate of 2 tons per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established.



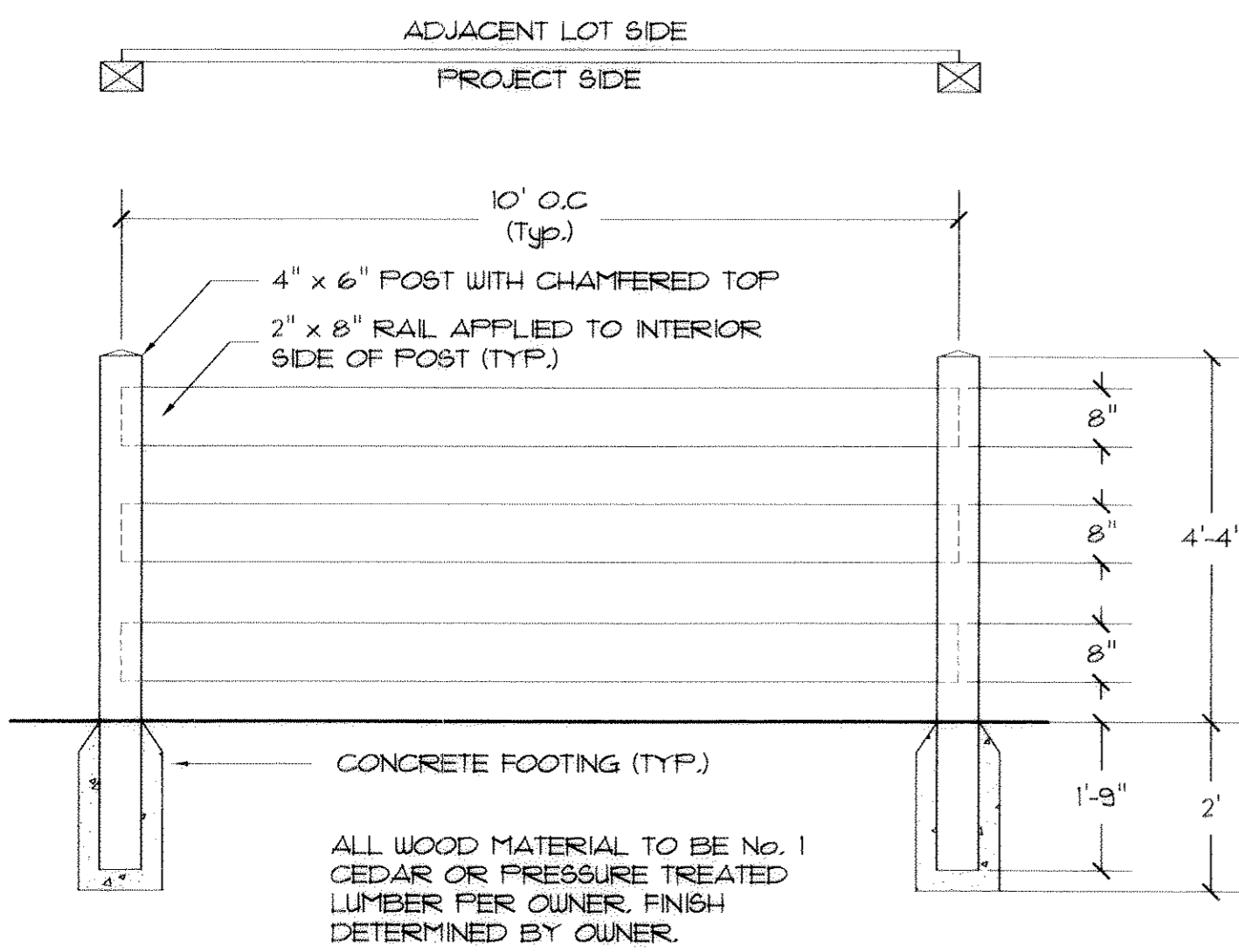
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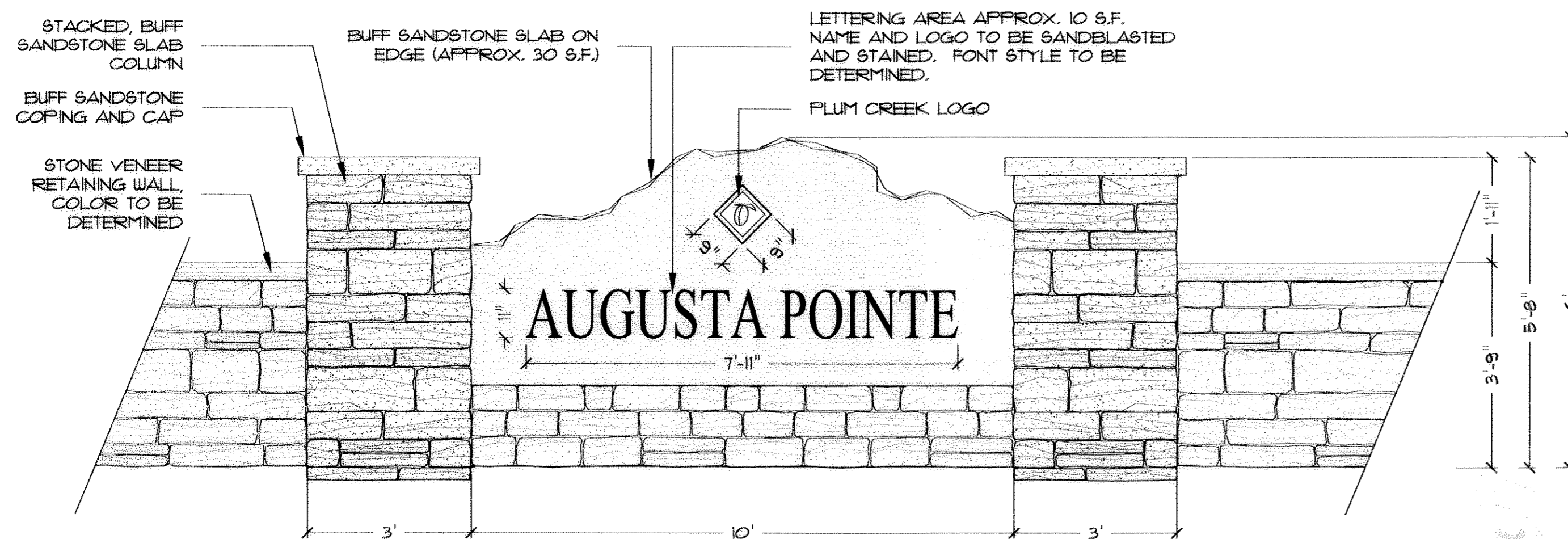
### Landscape Plan



**Rail Fence**

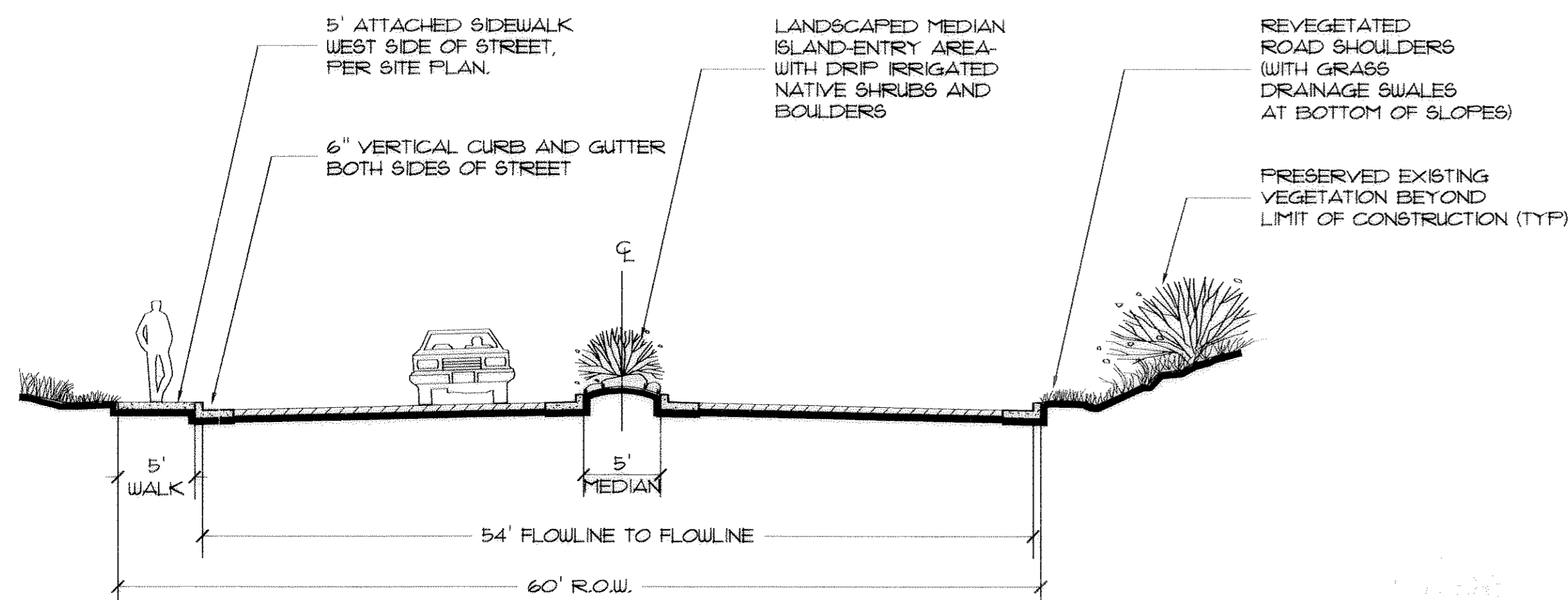
SCALE: 1/4" = 1'

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**Entry Monument (Front Elevation)**

SCALE: 1/2" = 1'

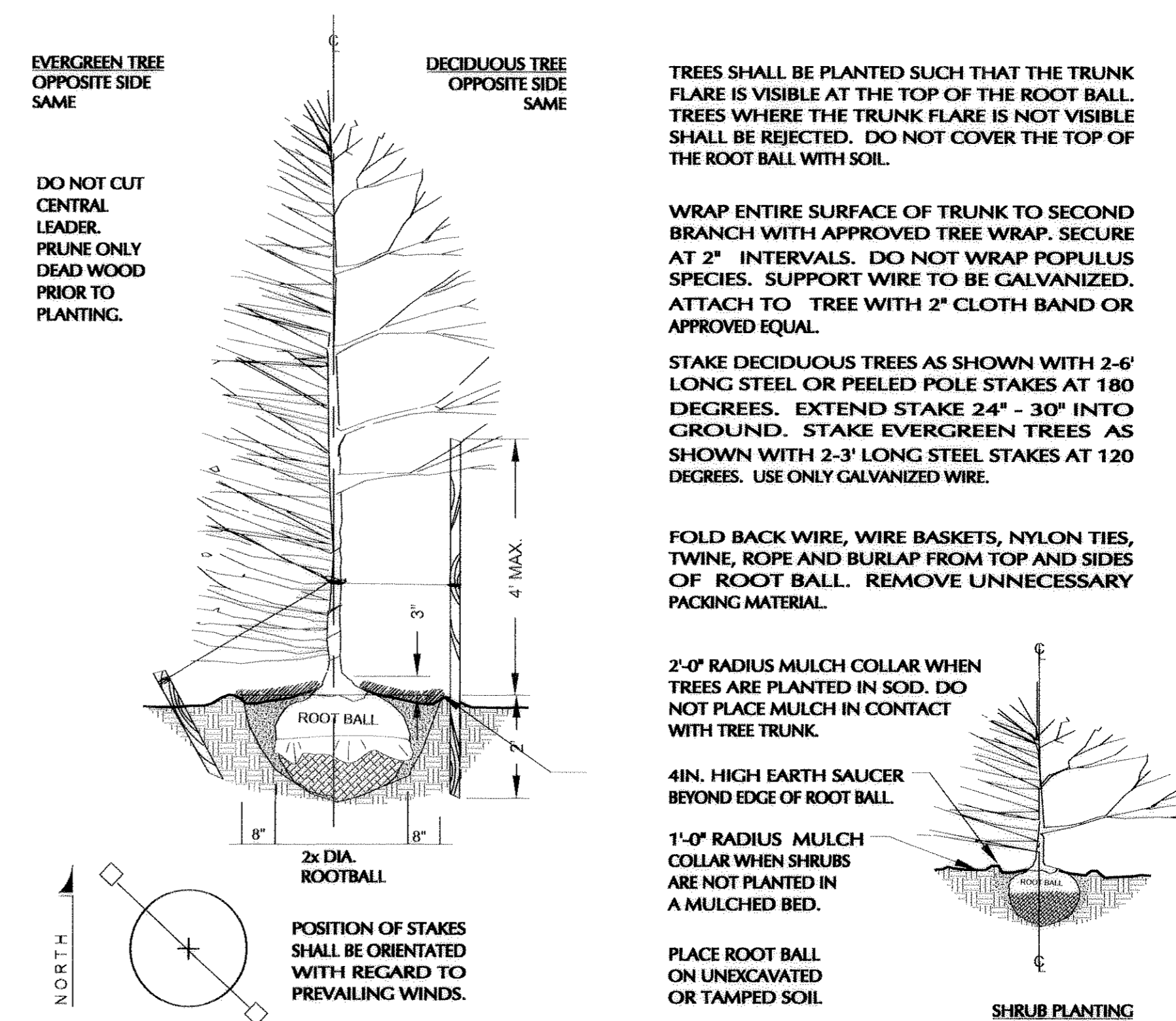


**Typical Collector Road Section**

SCALE: 1/8" = 1'

**General Notes**

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
2. EXISTING TOPSOIL SHALL BE STOCKPILED ON SITE FOR USE IN LANDSCAPED AREAS.
3. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 3/16" x 4" DEEP, RYERSON OR APPROVED EQUAL.
5. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS "SUPREME ORGANICS" COMPOST 50% COW MANURE, 50% WOOD FINES, OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6".
6. ALL ROCK MULCH AREAS TO BE MULCHED WITH 3" MIN. OF 1 1/2" RIVER ROCK OVER DUPONT "TYPAR" OR APPROVED EQUAL.
7. ALL BEDS NOT SPECIFIED AS ROCK MULCH SHALL HAVE 3" MIN. OF SHREDDED CEDAR OR ASPEN MULCH APPLIED OVER DUPONT "TYPAR" OR APPROVED EQUAL.
8. SOIL MIXTURE FOR ALL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL AND 1/3 ON-SITE SOIL.
9. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES. PLANT SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED BY LANDSCAPE ARCHITECT AND DEVELOPER.
10. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
11. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL BEDS AND TREES TO BE DRIP IRRIGATED. ALL ANNUAL/PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS.



**Planting & Staking Detail**

SCALE: N.T.S. SECTION

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