

PLAT IDENTIFICATION SHEET

RECEPTION#: 02025514

DATE: 3-14-02

TIME: 14:07

FEE: \$ 150⁻ (15 P)

GRANTOR:

(individual)

Plum Creek Holding Company

GRANTEE:

(subdivision name or name of plat)

Plum Creek Fairway 13
Filing # 3

LEGAL:

(section township range)

14, 13 - 8 - 67

NEW SUBDIVISION ABBREV: _____

PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3

BEING TRACT A, PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1
 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 14 AND THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

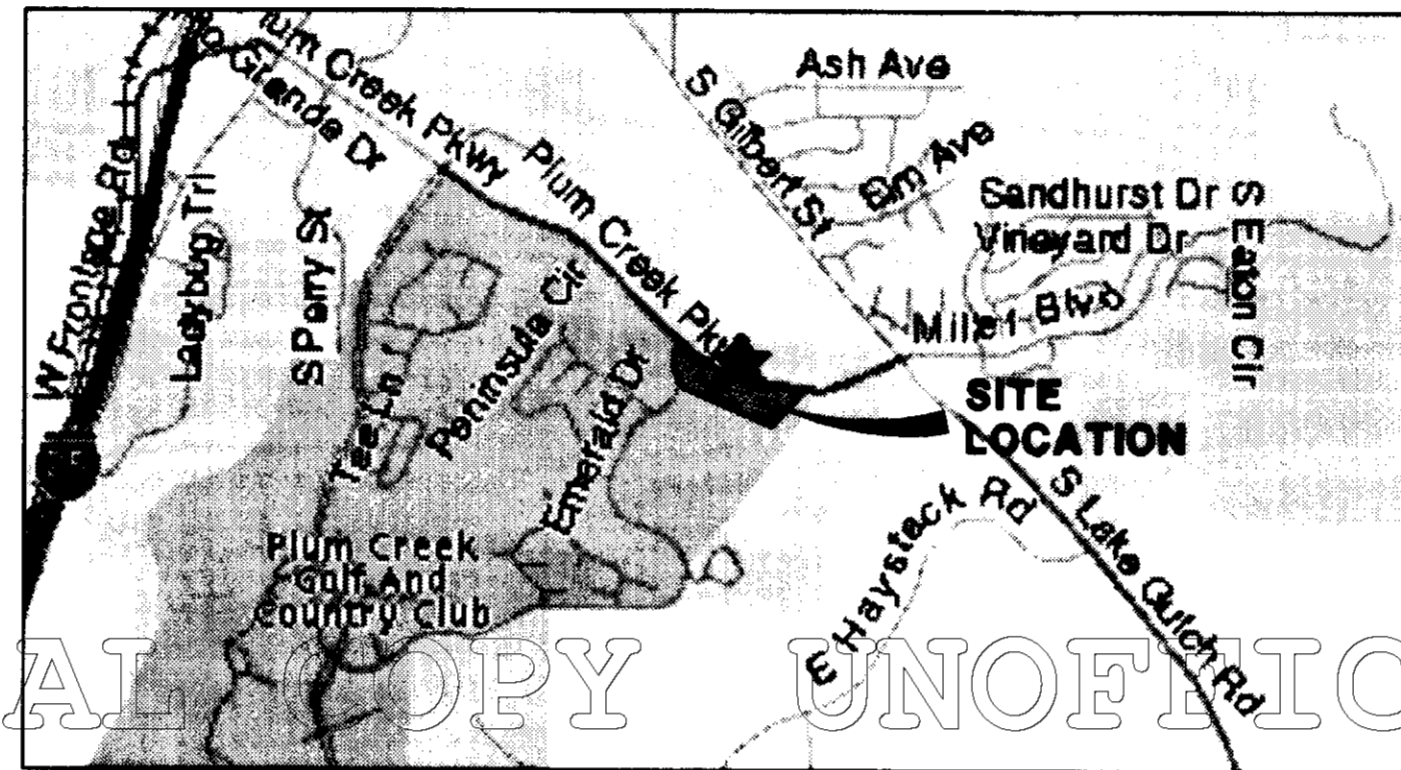
PROPERTY OWNER / DEVELOPER
 CENTURY COMMUNITIES, LLC.
 5975 GREENWOOD PLAZA BLVD., SUITE 105
 GREENWOOD VILLAGE, COLORADO 80111
 CONTACT: JOSEPH M. WILSON
 PHONE: (303) 770-8300

LANDSCAPE ARCHITECT / LAND PLANNER
 NORRIS DULLEA, INC.
 710 WEST COLFAX
 DENVER COLORADO 80204
 CONTACT: SEAN MALONE
 PHONE: (303) 892-1166

ARCHITECT
 CASEY & GODDEN ARCHITECTS
 1768 PLATTE STREET, SUITE 100
 DENVER COLORADO 80202
 CONTACT: GARY GODDEN
 PHONE: (303) 455-4437

CIVIL ENGINEER / SURVEYOR
 MANHARD CONSULTING LTD.
 8232 EAST PARK MEADOWS DRIVE
 LITTLETON, COLORADO 80124
 CONTACT: BYRON J. GLENN, P.E.
 PHONE: (303) 708-0500

SITE DATA	
1. NUMBER OF LOTS	151
2. GROSS DENSITY	18.62 UNITS / AC.
3. LAND USE	MULTIFAMILY RESIDENTIAL
4. BUILDING TYPE	TYPE V-1 H.R.
5. ROADWAY AREA	2,633 AC.
6. PRIVATE OPEN SPACE	5,560 AC.
7. LOT AREA	4,864 AC.
8. TOTAL LAND AREA	13,047 AC.
9. MINIMUM LOT AREA	860 S.F.
10. MAXIMUM LOT AREA	16,576 S.F.
11. AVERAGE LOT AREA	3,764 S.F.
12. TOWNHOME UNITS	147
A. 1 BEDROOM UNITS	0
B. 2 BEDROOM UNITS	69
C. 3 BEDROOM UNITS	78
13. CONDOMINIUM UNITS	96
A. 1 BEDROOM UNITS	0
B. 2 BEDROOM UNITS	72
C. 3 BEDROOM UNITS	24
14. BUILDING AREA	158096 S.F.
15. LANDSCAPE AREA	185658 S.F.
16. HARD SURFACE AREA	224573 S.F.
17. MINIMUM SETBACKS FROM PROPERTY BOUNDARY	FRONT: 15' REAR: 8' SIDE: 10'
18. AMOUNT OF SPACES REQUIRED	192 CONDOMINIUM 341 TOWNHOME
19. TYPE OF PARKING SPACES PROVIDED	TOWNHOMES CONDOMINIUMS 294 GARAGE 65 GARAGE 46 SURFACE 114 SURFACE 1 HANDICAP 16 HANDICAP
20. MAXIMUM BUILDING HEIGHT TOWNHOME	35'
21. MAXIMUM BUILDING HEIGHT CONDOMINIUM	45'



VICINITY MAP
 1"=1800'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PRELIMINARY PLAT
2A.	PRELIMINARY PLAT
3.	SITE PLAN
4.	GRADING PLAN
5.	OVERALL UTILITY PLAN
6.	ARCHITECTURAL ELEVATIONS
7.	ARCHITECTURAL ELEVATIONS
8.	ARCHITECTURAL ELEVATIONS
9.	ARCHITECTURAL ELEVATIONS
10.	ARCHITECTURAL ELEVATIONS
11.	LANDSCAPE PLANS
12.	LANDSCAPE PLANS
13.	LANDSCAPE PLANS
14.	LANDSCAPE DETAILS

LEGAL DESCRIPTION:

TRACT A, PLUM CREEK FAIRWAY 13 SUBDIVISION, FILING NO. 1,
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 (RECEPTION NO. 01002508)

PROJECT BENCHMARK:

DOUGLAS COUNTY GIS CONTROL MONUMENT STATION 3025011. BRASS DISK ON EMERALD DRIVE APPROXIMATELY 1/4 MILE SOUTH OF PLUM CREEK PARKWAY.

ELEVATION 6374.17 FEET

FLOOD PLAIN:

PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080050 0301 C SEPTEMBER 30, 1987, THERE IS NO DESIGNATED 100 YEAR FLOOD PLAINS WITHIN OR ADJACENT TO THIS SITE.

TRACT	SQ. FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
A	144,592	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	ACCESS/UTILITY & DRAINAGE EASEMENTS	PRIVATE DRIVE
B	19,005	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	RECREATION CENTER
C	16,000	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
D	76,143	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
E	16,184	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	DETENTION POND
F	4,708	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
G	39,423	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
H	12,403	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
I	22,333	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 13, FILING 3 PD IN THE TOWN OF CASTLEROCK.

[Signature]
 PLUM CREEK HOLDING COMPANY L.L.C. (NOTORIZED SIGNATURE)

SIGNED THIS 8 DAY OF January, 2002

[Signature]
 PLUM CREEK HOLDING COMPANY L.L.C. (NOTORIZED SIGNATURE)

SIGNED THIS 8 DAY OF January, 2002

EXECUTED THIS 6 DAY OF January, 2002

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS 8 DAY OF January, 2002, BY
[Signature]

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-1-2005
[Signature]
 NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 13, FILING 3 PD IN THE TOWN OF CASTLEROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JANUARY 10, 2000 IN BOOK 1798 ON PAGE 928 AT DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
 COMPASS BANK (NOTORIZED SIGNATURE)
 8100 E. ARAPAHOE BL.
 ENGLEWOOD, CO 80112

SIGNED THIS 8th DAY OF January, 2002

TITLE CERTIFICATION

[Signature], AN AUTHORIZED REPRESENTATIVE OF

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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 9th DAY OF January, 2002

AUTHORIZED REPRESENTATIVE (NOTORIZED SIGNATURE)

[Signature]
 LAND TITLE GUARANTEE
 TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, *[Signature]*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE PLUM CREEK FAIRWAY 13 SUBDIVISION, FILING 3 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

COLORADO PLS. NO. 32203
 FOR AND ON BEHALF OF
 MANHARD CONSULTING, LTD.

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE PLUM CREEK FAIRWAY 13 SUBDIVISION, FILING 3 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLEROCK, COLORADO, ON THE 13 DAY OF Nov, 2001.

[Signature] 1/24/02
 CHAIRMAN DATE

[Signature] 3/11/02
 DIRECTOR OF PLANNING DEVELOPMENT DATE

B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN AND PRELIMINARY PLAT FOR THE PLUM CREEK FAIRWAY 13 SUBDIVISION, FILING 3 PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLEROCK, COLORADO, ON THE 29 DAY OF Nov, 2001.

[Signature] 1/24/02
 MAYOR DATE

ATTEST:

[Signature] 1/24/02
 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 1:00 PM ON THE 14th DAY OF Jan, 2002. IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 020085514

DOUGLAS COUNTY CLERK AND RECORDER
[Signature]
 DEPUTY

DATE	REVISION
1/15/01	REVISED PER TOWN OF CASTLEROCK REVIEW
1/26/01	REVISED PER TOWN OF CASTLEROCK REVIEW
7/16/01	REVISED PER TOWN OF CASTLEROCK REVIEW

MANHARD CONSULTING LTD.
 ENGINEERS • SURVEYORS • PLANNERS
 8232 E. Park Meadows Dr., Littleton, Colorado 80124
 tel: 303.708-0500 fax: 303.708-0100 http://www.MANHARD.com

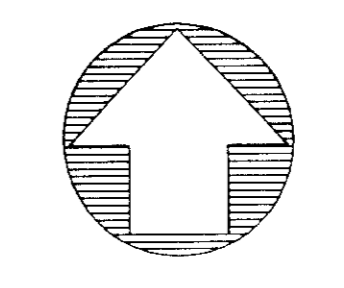
CENTURY COMMUNITIES, LLC
PLUM CREEK FAIRWAY 13 SUBDIVISION, FILING NO. 3
PRELIMINARY PLAT/FINAL PD SITE PLAN

PROJ. ENG. B.J.G.
 DRAWN BY: R.L.T.
 CHECKED BY:
 DATE: 04-24-01
 SCALE: N.T.S.
 SHEET
1 OF 14
 CCDC C208

PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3

BEING TRACT A, PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1
 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 14 AND THE NORTHWEST
 ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
 STATE OF COLORADO.

PRELIMINARY PLAT



GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

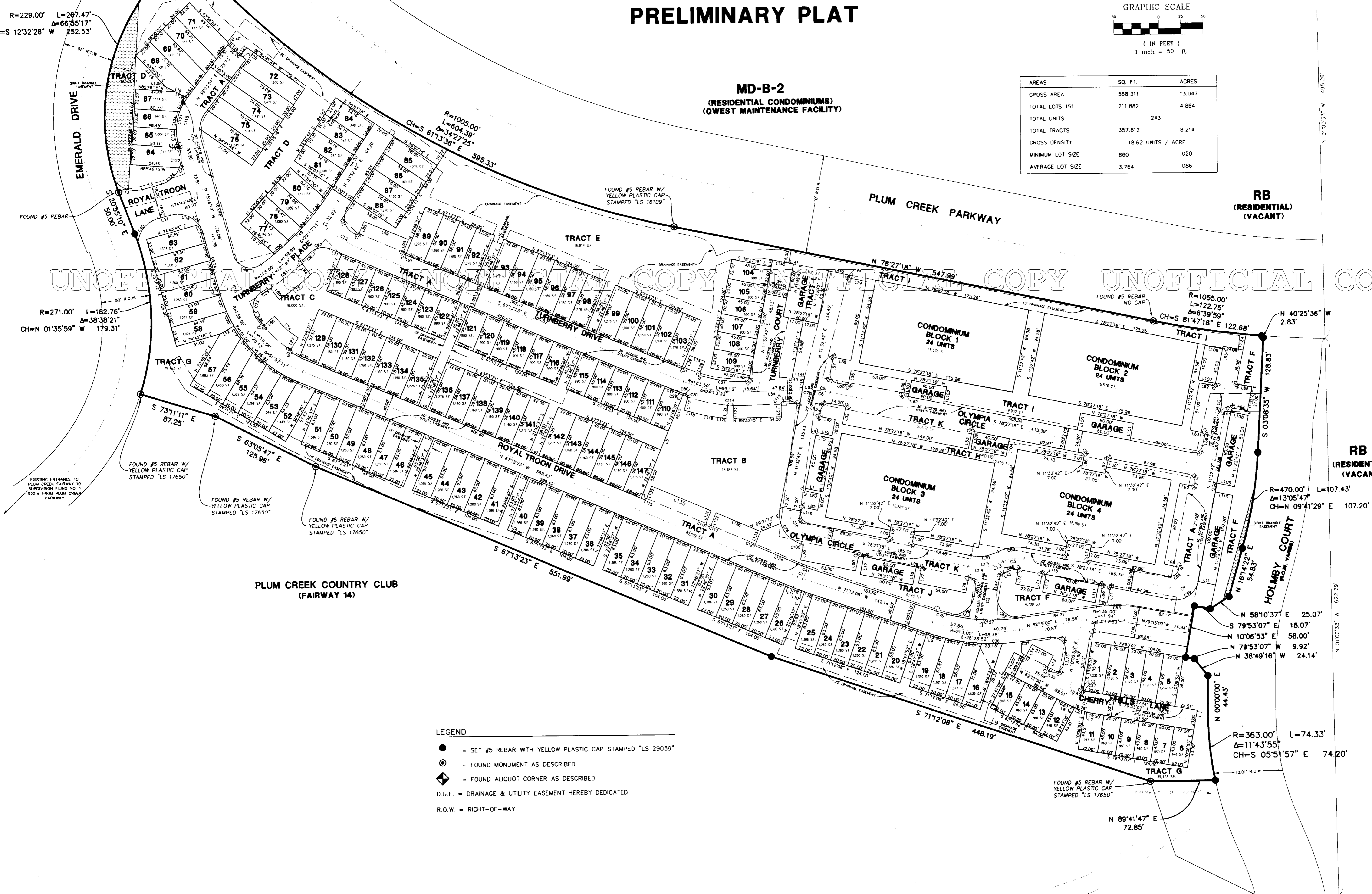
AREAS	SQ. FT.	ACRES
GROSS AREA	568,311	13.047
TOTAL LOTS 151	211,882	4.864
TOTAL UNITS	243	
TOTAL TRACTS	357,812	8.214
GROSS DENSITY	18.62 UNITS / ACRE	
MINIMUM LOT SIZE	860	.020
AVERAGE LOT SIZE	3,764	.086

R=20.00' L=31.42'
 CH=N 88°59'53" W 28.28'
 FOUND #3 REBAR
 NO CAP

R=229.00' L=267.47'
 CH=S 12°32'28" W 252.53'

R=271.00' L=182.76'
 CH=N 01°35'59" W 179.31'

FOUND #4 REBAR
 NE COR SW 1/4 NW 1/4
 SEC. 13 T.8S. R.67W.
 6TH P.M.



MD-B-2
 (RESIDENTIAL CONDOMINIUMS)
 (QWEST MAINTENANCE FACILITY)

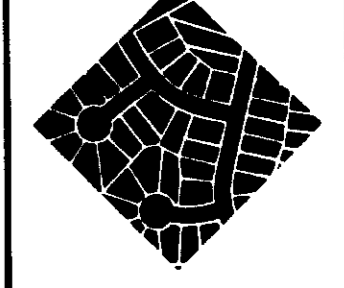
RB
 (RESIDENTIAL)
 (VACANT)

RB
 (RESIDENTIAL)
 (VACANT)

- LEGEND**
- = SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 29039"
 - ⊙ = FOUND MONUMENT AS DESCRIBED
 - ◊ = FOUND ALIQUOT CORNER AS DESCRIBED
 - D.U.E. = DRAINAGE & UTILITY EASEMENT HEREBY DEDICATED
 - R.O.W. = RIGHT-OF-WAY

DATE	BY	REVISIONS

MANHARD CONSULTING LTD.
 ENGINEERS • SURVEYORS • PLANNERS
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 tel: 303.708-0500 fax: 303.708-0100 http://www.MANHARD.com



CENTURY COMMUNITIES, LLC
 PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3
 PRELIMINARY PLAT

PROJ. ENCL. B.J.P.
 DRAWN BY B.J.P.
 CHECKED BY:
 DATE: 04-24-01
 SCALE: 1"=50'
 SHEET
2 OF 14
 CCDC C208

Sept. 14, 2001 - 11:43 Dwg Name: P:\CCDC\Draw\Sub\Pre\Drawings\Code\p2.dwg Updated By: none

PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3

BEING TRACT A, PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1
 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 14 AND THE NORTHWEST
 ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
 STATE OF COLORADO.

PRELIMINARY PLAT

LINE	BEARING	LENGTH
L1	N 78°20'04" W	20.00'
L2	S 50°15'36" E	8.91'
L3	S 02°17'16" W	25.09'
L4	N 11°32'42" E	26.49'
L5	N 22°46'37" E	22.00'
L6	N 75°11'33" E	22.97'
L7	S 88°28'11" E	2.55'
L8	S 88°28'11" E	1.93'
L9	S 71°12'08" E	2.20'
L10	S 71°12'08" E	6.53'
L11	S 67°13'23" E	8.54'
L12	N 59°53'39" E	17.62'
L13	S 15°16'12" E	10.92'
L14	N 67°13'23" W	18.00'
L15	N 78°20'04" W	20.00'
L16	S 72°12'48" E	14.36'
L17	N 11°32'42" E	20.00'
L18	N 11°32'42" E	20.00'
L19	N 27°47'08" E	14.00'
L20	S 33°52'42" W	12.20'
L21	S 67°13'23" E	14.28'
L22	S 67°13'23" E	12.26'
L23	N 68°28'11" W	12.28'
L24	N 62°12'52" W	4.59'
L25	N 71°12'08" W	11.17'
L26	N 71°12'08" W	9.60'
L27	N 67°13'23" W	11.00'
L28	N 67°13'23" W	11.00'
L29	N 67°13'23" W	11.00'
L30	N 67°13'23" W	11.00'
L31	N 67°13'23" W	7.74'
L32	N 74°41'40" E	14.82'
L33	S 15°16'12" E	9.82'
L34	N 27°47'08" E	14.00'
L35	N 62°12'52" W	2.24'
L36	S 33°52'42" W	10.20'
L37	S 67°13'23" E	11.00'
L38	S 67°13'23" E	10.92'
L39	N 22°46'37" E	14.00'
L40	N 11°32'42" E	2.60'
L41	N 11°32'42" E	8.00'
L42	N 78°27'18" W	15.00'
L43	S 66°06'25" W	3.70'
L44	S 11°32'42" W	12.74'
L45	N 78°27'18" W	15.00'
L46	S 67°13'23" E	10.83'
L47	S 67°13'23" E	10.92'
L48	N 11°32'42" E	9.43'
L49	N 67°13'23" W	10.92'
L50	N 67°13'23" W	10.83'
L51	N 67°13'23" W	14.59'
L52	N 11°32'42" E	17.00'
L53	N 11°32'42" E	17.00'
L54	N 88°33'15" E	63.28'
L55	N 11°32'42" E	15.00'
L56	N 11°32'42" E	14.97'
L57	N 11°32'42" E	15.00'
L58	N 78°27'18" W	17.00'
L59	N 78°27'18" W	17.00'
L60	N 78°27'18" W	9.52'
L61	N 11°32'42" E	0.58'
L62	N 78°27'18" W	15.03'
L63	N 78°27'18" W	14.00'
L64	N 78°27'18" W	15.00'
L65	N 78°27'18" W	15.00'
L66	N 11°33'09" E	10.84'
L67	N 78°27'18" W	13.92'
L68	N 78°27'18" W	13.99'
L69	N 11°32'42" E	14.00'
L70	N 78°27'18" W	9.00'
L71	N 11°32'42" E	14.00'
L72	N 11°32'42" E	14.00'
L73	N 11°32'42" E	14.00'
L74	N 11°32'42" E	14.00'
L75	N 11°32'42" E	12.90'
L76	N 11°32'42" E	13.32'
L77	N 11°32'42" E	14.00'
L78	N 11°32'42" E	14.00'
L79	N 11°32'42" E	14.15'
L80	N 11°32'42" E	14.00'
L81	N 11°32'42" E	14.00'
L82	N 78°27'18" W	15.00'
L83	N 78°27'18" W	15.13'
L84	N 37°56'14" W	15.25'
L85	N 37°56'17" W	15.25'
L86	N 50°24'57" E	14.88'
L87	N 33°08'32" E	14.95'
L88	N 22°46'37" E	14.00'
L89	N 67°13'23" W	54.00'
L90	N 22°46'37" E	14.00'
L91	N 67°13'23" W	2.66'
L92	N 77°47'52" W	3.00'
L93	N 11°32'42" E	3.58'
L94	N 11°32'42" E	2.00'
L95	N 11°32'42" E	3.07'
L96	N 11°32'42" E	14.00'
L97	N 11°32'42" E	14.00'
L98	N 78°27'18" W	3.00'
L99	N 78°27'18" W	3.00'
L100	N 11°32'42" E	19.00'
L101	N 11°32'42" E	19.00'
L102	N 11°32'42" E	19.00'
L103	N 11°32'42" E	19.00'
L104	N 11°32'42" E	20.00'
L105	N 11°32'42" E	20.00'
L106	N 78°14'25" W	20.00'
L107	N 78°14'25" W	20.00'
L108	N 78°27'18" W	20.00'
L109	N 78°27'18" W	20.00'
L110	N 78°27'18" W	20.00'
L111	N 78°27'18" W	20.00'

L112	N 11°32'42" E	20.00'
L113	N 11°32'42" E	20.00'
L114	N 78°27'18" W	1.50'
L115	N 78°27'18" W	1.50'
L116	N 11°32'42" E	3.00'
L117	N 15°32'42" E	14.34'
L118	N 74°27'18" W	19.80'
L119	N 80°21'31" W	19.81'
L120	N 86°15'44" W	9.00'
L121	N 03°44'16" E	14.14'
L122	N 01°26'45" W	14.47'
L123	N 01°26'45" W	14.00'
L124	N 88°33'15" E	6.66'
L125	N 15°16'12" W	6.68'
L126	N 51°56'03" W	18.77'
L127	N 38°03'57" E	10.86'
L128	N 51°56'03" W	7.23'
L129	N 22°46'37" E	13.33'
L130	N 22°46'37" E	14.00'
L131	N 22°46'37" E	14.00'
L132	N 22°46'37" E	14.00'
L133	N 22°46'37" E	14.00'
L134	N 67°13'23" W	54.79'
L135	N 67°13'23" W	72.00'
L136	N 67°13'23" W	54.00'
L137	N 15°16'12" W	3.14'
L138	N 62°58'59" W	14.85'
L139	N 62°58'59" W	11.58'
L140	N 78°27'18" W	24.00'
L141	N 78°27'18" W	54.48'
L142	N 78°27'18" W	24.00'

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	50.00'	15.42'	174°01'55"	S 71°02'59" E	15.36'
C2	150.00'	21.52'	81°52'26"	S 07°24'59" W	21.60'
C3	38.00'	24.45'	36°52'12"	S 83°06'36" W	24.03'
C4	17.50'	27.49'	90°00'00"	N 56°32'42" E	24.75'
C5	150.00'	16.17'	61°03'33"	N 81°32'34" W	16.16'
C6	150.00'	18.60'	70°6'18"	N 82°00'27" W	18.59'
C7	150.00'	15.41'	55°3'09"	N 86°30'10" W	15.40'
C8	150.00'	17.84'	64°8'54"	N 88°02'18" W	17.83'
C9	326.00'	12.11'	12°11'11"	N 46°31'36" E	12.11'
C10	138.00'	5.57'	21°8'45"	S 16°25'35" E	5.57'
C11	87.00'	6.04'	3°58'45"	S 69°12'46" E	6.04'
C12	150.00'	44.41'	16°57'47"	S 58°44'29" E	44.25'
C13	62.00'	14.19'	130°6'37"	N 71°13'49" E	14.16'
C14	62.00'	25.71'	23°45'35"	N 89°39'55" E	25.53'
C15	62.00'	39.90'	36°52'12"	S 19°31'27" E	39.21'
C16	22.00'	34.56'	90°00'00"	S 33°27'18" E	31.11'
C17	5.00'	2.06'	23°34'41"	S 68°05'46" E	2.04'
C18	100.00'	6.94'	3°58'45"	S 69°12'46" E	6.94'
C19	151.00'	14.98'	54°1'06"	S 32°56'54" E	14.98'
C20	151.00'	17.85'	64°8'27"	S 26°43'08" E	17.84'
C21	151.00'	20.07'	73°6'56"	S 19°31'27" E	20.06'
C22	151.00'	1.18'	0°26'46"	S 15°29'36" E	1.18'
C23	30.00'	11.35'	21°40'51"	N 26°06'38" W	11.28'
C24	151.00'	49.20'	18°40'05"	N 82°01'40" W	48.98'
C25	326.00'	8.19'	1°26'25"	N 57°12'02" E	8.19'
C26	125.00'	9.69'	42°6'37"	N 34°10'22" W	9.69'
C27	300.00'	7.80'	12°9'27"	N 34°32'33" E	7.80'
C28	300.00'	29.34'	24°8'58"	N 37°16'53" E	29.04'
C29	176.00'	7.72'	2°30'52"	S 68°28'49" E	7.72'
C30	125.00'	9.75'	42°8'05"	S 64°59'20" E	9.75'
C31	10.00'	15.71'	90°00'00"	S 55°06'53" W	14.14'
C32	5.00'	5.80'	66°25'19"	S 23°05'46" E	5.48'
C33	5.00'	7.82'	90°00'00"	S 34°32'33" E	7.07'
C34	10.00'	18.79'	107°40'15"	N 63°57'01" E	16.15'
C35	15.00'	28.22'	107°47'53"	N 43°47'04" W	24.24'
C36	274.74'	137.82'	28°44'26"	S 87°40'14" E	136.38'
C37	691.04'	54.27'	4°29'58"	N 83°19'19" E	54.25'
C38	30.00'	35.79'	68°21'16"	N 71°07'42" W	33.71'
C39	30.00'	47.14'	90°02'07"	N 60°17'16" W	42.44'
C40	30.00'	37.05'	70°16'12"	S 39°18'34" W	34.74'
C41	74.00'	5.14'	3°58'45"	N 69°12'46" W	5.14'
C42	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C43	30.00'	33.98'	64°53'18"	S 71°57'10" E	32.19'
C44	30.00'	47.11'	89°57'53"	N 29°42'44" E	42.41'
C45	3.00'	5.00'	95°28'15"	N 24°57'30" W	4.44'
C46	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C47	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C48	20.00'	38.39'	109°58'21"	S 70°15'23" E	32.76'
C49	300.00'	109.32'	20°52'45"	N 44°19'04" E	108.72'
C50	300.00'	59.29'	11°19'27"	N 49°05'43" E	59.20'
C51	20.01'	35.89'	102°45'05"	N 17°30'47" W	31.27'
C52	3.00'	4.71'	90°00'00"	N 67°46'37" E	4.24'
C53	5.00'	6.73'	77°05'35"	N 50°05'30" E	6.23'
C54	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C55	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C56	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C57	10.00'	15.71'	90°00'00"	S 33°27'18" E	14.14'
C58	10.00'	15.71'	90°00'00"	N 56°32'42" E	14.14'
C59	25.00'	39.27'	90°00'00"	N 56°32'42" E	35.36'
C60	3.00'	5.64'	107°46'18"	N 42°20'27" W	4.85'
C61	10.00'	9.77'	55°59'37"	S 39°32'31" W	9.39'
C62	25.00'	47.66'	108°13'42"	S 43°04'09" E	40.76'
C63	150.00'	46.60'	174°7'53"	N 88°47'04" W	46.41'
C64	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C65	10.00'	14.18'	81°14'31"	N 37°50'22" W	13.02'
C66	10.00'	15.71'	90°00'00"	S 56°32'42" W	14.14'
C67	3.00'	5.17'	98°45'29"	N 52°09'58" E	4.55'
C68	3.00'	4.86'	92°54'02"	N 32°00'17" W	4.35'
C69	50.00'	32.18'	36°52'12"	S 83°06'36" W	31.62'
C70	50.00'	32.18'	36°52'12"	N 83°06'36" E	31.62'
C71	10.00'	15.71'	90°00'00"	S 33°27'18" E	14.14'
C72	20.00'	31.37'	89°52'19"	S 12°59'05" W	28.25'
C73	344.00'	45.03'	73°30'02"	N 52°02'14" E	45.00'
C74	107.00'	36.05'	19°18'09"	N 47°12'24" W	35.88'
C75	200.00'	12.09'	3°27'46"	S 72°56'01" E	12.09'
C76	25.00'	40.92'	93°47'24"	N 58°26'24" E	36.51'
C77	10.00'	11.28'	64°37'23"	N 20°46'00" W	10.69'
C78	34.00'	50.35'	84°50'55"	N 30°52'45" W	45.87'
C79	10.00'	17.98'	102°39'27"	N 39°52'01" W	15.65'
C80	176.00'	2.77'	0°54'05"	N 70°11'17" W	2.77'
C81	3.00'	4.51'	86°11'02"	N 27°32'49" W	4.10'
C82	20.00'	23.50'	67°18'51"	S 79°07'11" W	22.17'
C83	326.00'	70.88'	12°27'29"	N 51°41'30" E	70.74'
C84	10.00'	15.20'	87°05'58"	N 57°59'43" E	13.78'
C85	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C86	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C87	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C88	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C89	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C90	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C91	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C92	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C93	3.00'	4.71'	90°00'00"	N	

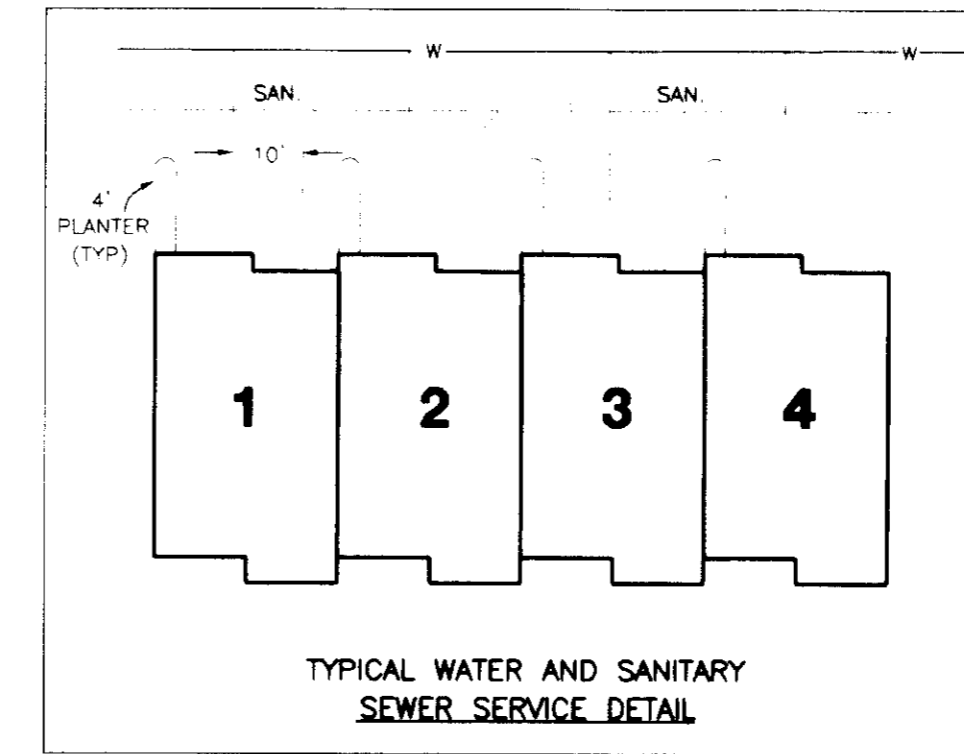
PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3

BEING TRACT A, PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1
 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 14 AND THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

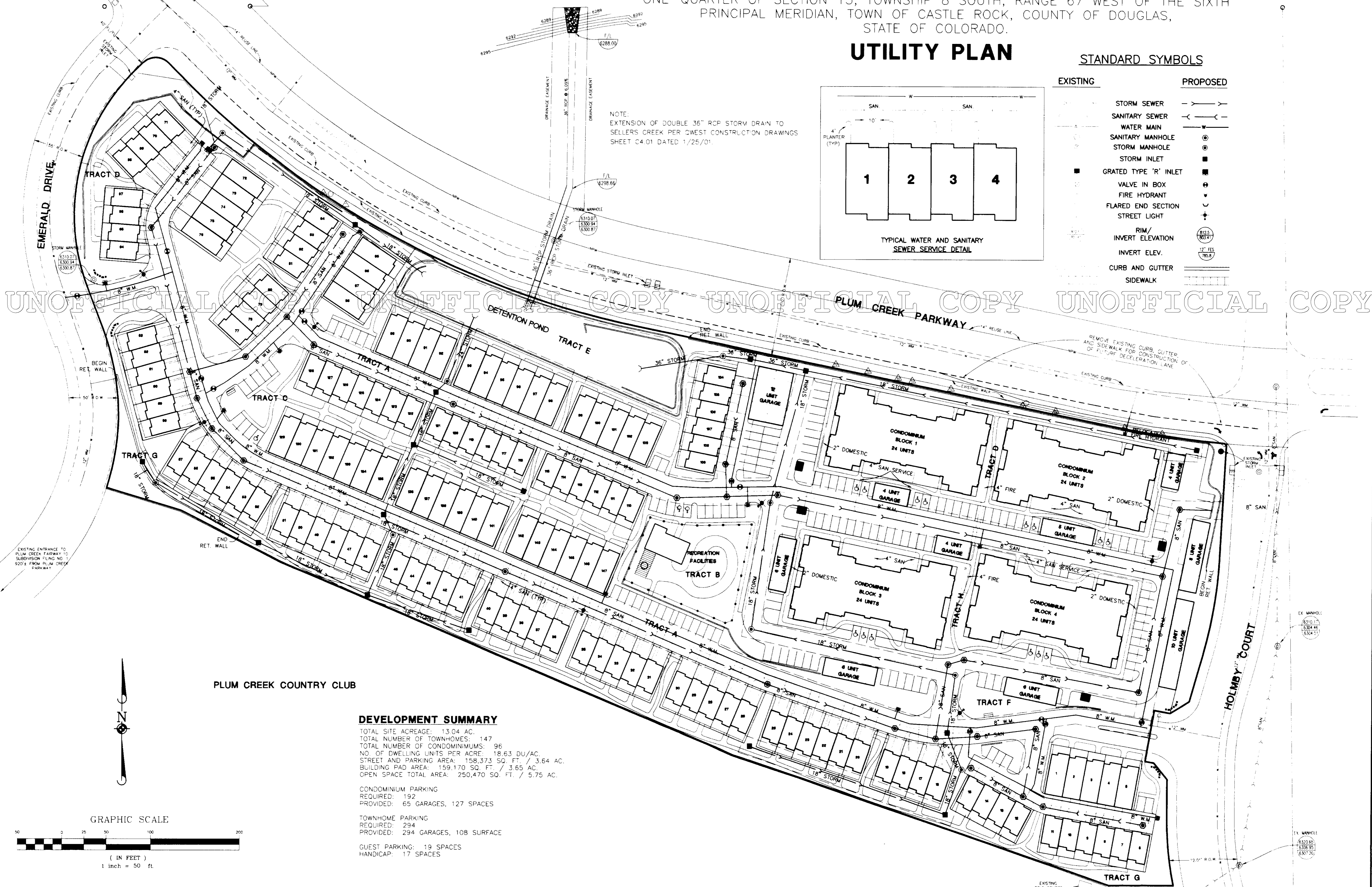
UTILITY PLAN

STANDARD SYMBOLS

EXISTING	PROPOSED



NOTE:
 EXTENSION OF DOUBLE 36" RCP STORM DRAIN TO SELLERS CREEK PER QWEST CONSTRUCTION DRAWINGS SHEET C4 01 DATED 1/25/01

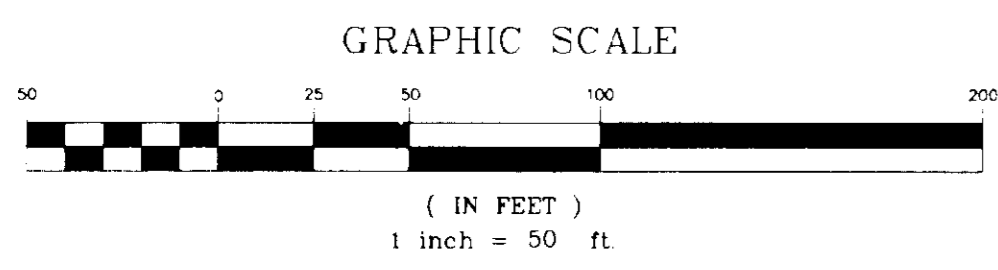


DEVELOPMENT SUMMARY
 TOTAL SITE ACREAGE: 13.04 AC.
 TOTAL NUMBER OF TOWNHOMES: 147
 TOTAL NUMBER OF CONDOMINIUMS: 96
 NO. OF DWELLING UNITS PER ACRE: 18.63 DU/AC.
 STREET AND PARKING AREA: 158,373 SQ. FT. / 3.64 AC.
 BUILDING PAD AREA: 159,170 SQ. FT. / 3.65 AC.
 OPEN SPACE TOTAL AREA: 250,470 SQ. FT. / 5.75 AC.

CONDOMINIUM PARKING
 REQUIRED: 192
 PROVIDED: 65 GARAGES, 127 SPACES

TOWNHOME PARKING
 REQUIRED: 294
 PROVIDED: 294 GARAGES, 108 SURFACE

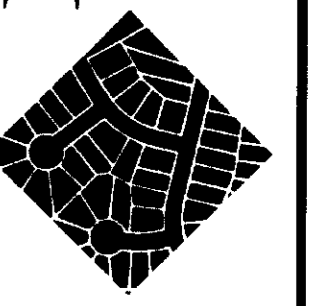
GUEST PARKING: 19 SPACES
 HANDICAP: 17 SPACES



PLUM CREEK COUNTRY CLUB

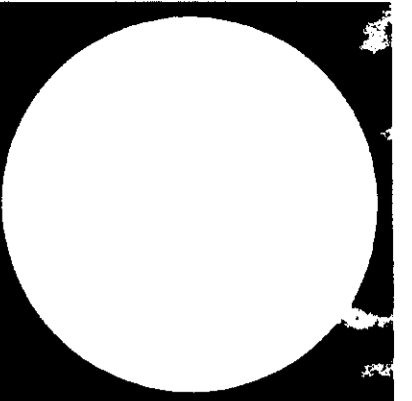
NO.	DATE	REVISIONS

MANHARD CONSULTING LTD.
 ENGINEERS • SURVEYORS • PLANNERS
 8333 E. Park Meadows Dr., Littleton, Colorado 80121
 Tel: 303/708-0500 Fax: 303/708-0100 http://www.MANHARD.com



CENTURY COMMUNITIES, LLC
 PLUM CREEK FAIRWAY 13 SUBDIVISION - FILING NO. 3
 UTILITY PLAN

PROJ. ENG.	B. J.
DRAWN BY	B. J.
CHECKED BY	B. J.
DATE	12.14.04
SCALE	AS SHOWN
SHEET	5 OF 14
CCDDC	208



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1768 Platte Street, Suite 100
Denver, CO 80202

CENTURY COMMUNITIES LLC
SAWGRASS AT PLUM CREEK

DRAWN BY:

CHECKED BY:

ISSUE DATE:
NOV. 7, 2001

REVISIONS:

NUMBER DATE

NUMBER DATE

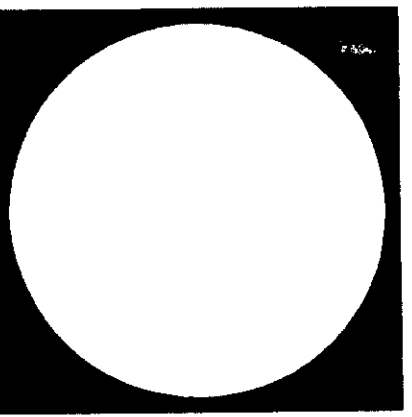


- COMPOSITION ROOFING SHINGLES (TYP.)
GAF-TIMBERLINE KEATHERWOOD
- HARDBOARD SHEATING (TYP.)
SN2445
- DECORATIVE SHUTTERS (TYP.)
SN5A2044
- HARDBOARD LAP SIDING (TYP.)
SN2046
- IX TRIM (TYP.)
SN2425
- SYNTHETIC STONE VENER (TYP.)
CULTURED STONE - OHIO COBBLEFIELD
(OSV-2088)
- STUCCO
SN2445

TYPICAL CONDOMINIUM FRONT ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL CONDOMINIUM SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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 Denver, CO 80202

CENTURY COMMUNITIES LLC
 SAWGRASS AT PLUM CREEK

DRAWN BY:

CHECKED BY:

ISSUE DATE:
 NOV. 7, 2001

REVISIONS:

NUMBER	DATE

NUMBER	DATE

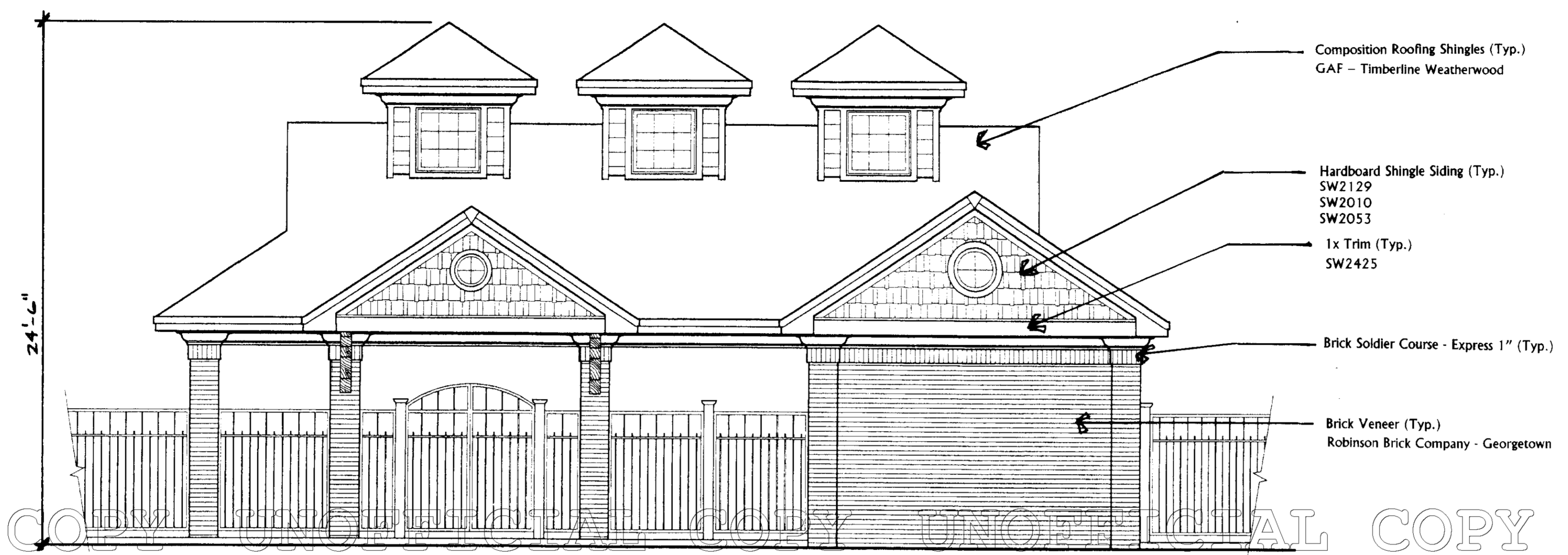


FRONT ELEVATION (BLDG. TYPE I)
 EXTERIOR 'A' SCALE: 1/4" = 1'-0"



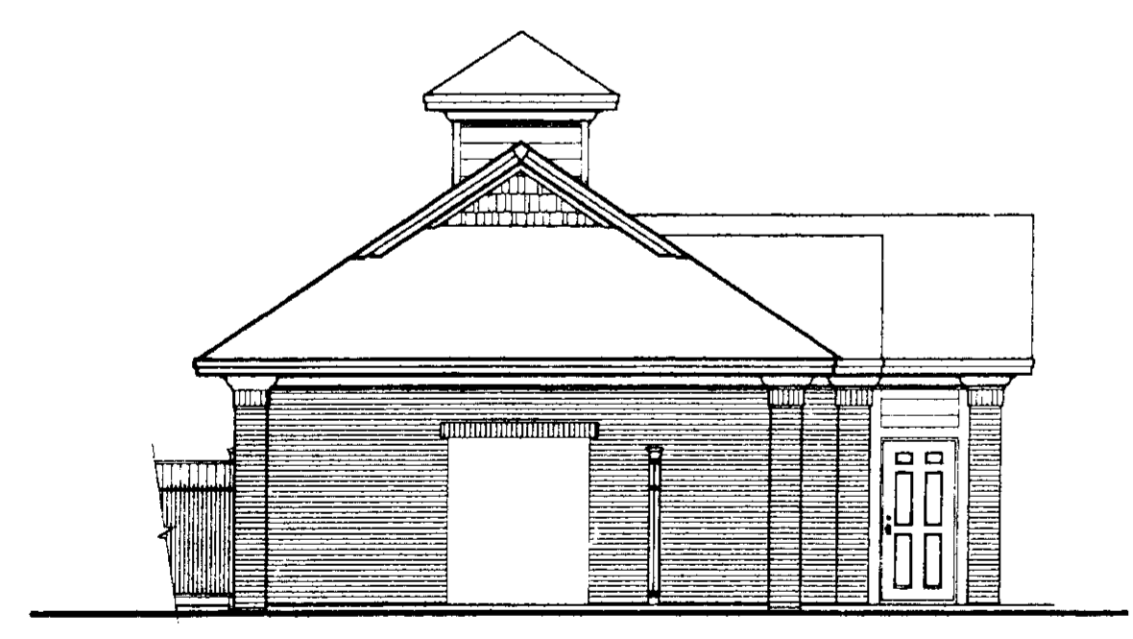
FRONT ELEVATION (BLDG. TYPE I)
 EXTERIOR 'B' SCALE: 1/4" = 1'-0"

BY	
DATE	
REVISIONS	



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

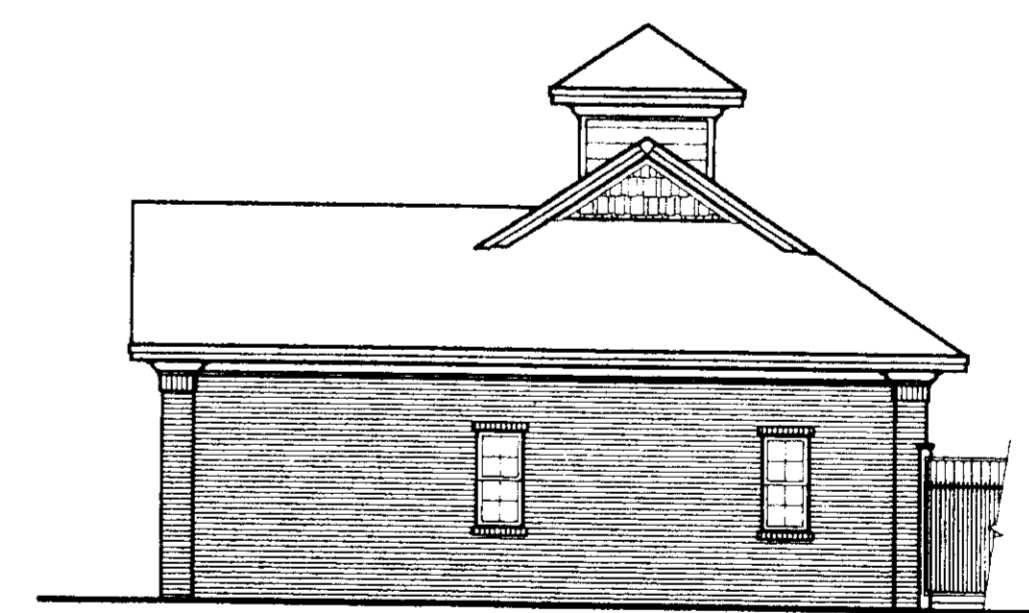
CABANA BUILDING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CENTURY COMMUNITIES
SAWGRASS AT PLUM CREEK
ARCHITECTURAL ELEVATIONS

PROJ. ENG. []
DRAWN BY []
CHECKED BY []
DATE: 4/22/11
SCALE: 1/8" = 1'-0"

SHEET
10 OF **14**
CCDCC C208

Plum Creek Fairway 13 Filing 3

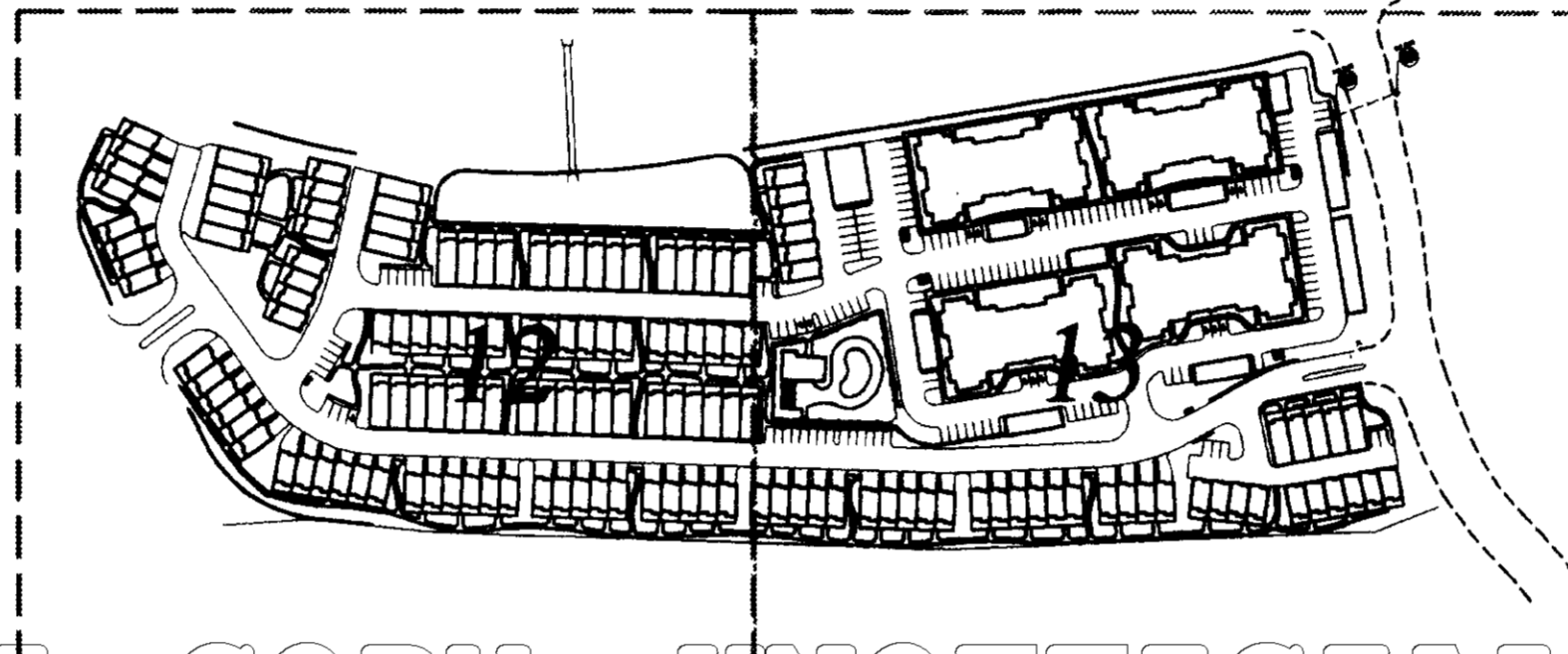
Landscape Plan Castle Rock, Colorado

PLANT LEGEND

SYM.	CODE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
114 DECIDUOUS CANOPY TREES				
GSL		GREEN SPIRE LINDEN	TILIA CORDATA 'GREEN SPIRE'	2" CAL. B4B(SPECIMEN)
APA		AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S'	2" CAL. B4B(SPECIMEN)
FA		FATMORE ASH	FRAXINUS PENNSYLVANICA 'FATMORE'	2" CAL. B4B(SPECIMEN)
SA		SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2" CAL. B4B(SPECIMEN)
LC		LANCELEAF COTTONWOOD	POPULOUS ACUMINATA	2" CAL. B4B(SPECIMEN)
SMH		SHADE MASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CAL. B4B(SPECIMEN)
SMH		SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL. B4B(SPECIMEN)
RSM		RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2" CAL. B4B(SPECIMEN)
CEO		COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGATA'	2" CAL. B4B(SPECIMEN)
99 EVERGREEN TREES				
AP		AUSTRIAN PINE	PINUS NIGRA	6-8' HT. (SPECIMEN)
PP		PONDEROSA PINE	PINUS PONDEROSA	6-8' HT. (SPECIMEN)
BS		COLORADO BLUE SPRUCE	PICEA PUNGENS	6-8' HT. (SPECIMEN)
UF		WHITE FIR	ABIES CONCOLOR	6-8' HT. (SPECIMEN)
183 DECIDUOUS ORNAMENTAL TREES				
CRC		CANADA RED CHERRY	P. VIRGINIANA MELANOCARPA 'SHUBERT'	1-1/2" CAL., B4B (SPECIMEN)
TCH		THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI INERMUS	1-1/2" CAL., B4B (SPECIMEN)
WH		WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	1-1/2" CAL., B4B (SPECIMEN)
BUC		BRANDYWINE CRAB	MALUS 'BRANDYWINE'	1-1/2" CAL., B4B (SPECIMEN)
SSC		SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1-1/2" CAL., B4B (SPECIMEN)
RC		RADIANT CRAB	MALUS 'RADIANT'	1-1/2" CAL., B4B (SPECIMEN)
553 EVERGREEN SHRUBS				
SGJ		SEAGREEN JUNIPER	JUNIPERUS CHINENSIS 'SEAGREEN'	3/4 GAL. CONT. 36" HT. SPACING
BCJ		BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	3/4 GAL. CONT. 36" HT. SPACING
BJ		BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	3/4 GAL. CONT. 36" HT. SPACING
HJ		HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	3/4 GAL. CONT. 36" HT. SPACING
TJ		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3/4 GAL. CONT. 36" HT. SPACING
EF		CANADALE GOLD EUONYMUS	EUONYMUS FORTUNEI 'CANADALE'	3/4 GAL. CONT. 36" HT. SPACING
1281 DECIDUOUS SHRUBS				
AWS		ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
AC		ALPINE CURRENT	RIBES ALPINUM	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
BMS		BLUE MIST SPIREA	SPIRAEA CARYOPTERIS INCANA	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
BRD		BAILEY REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
BB		DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
CC		BAILEY COMP. CRANBERRY	VIBURNUM TRILOBUM 'BAILEY COMPACT'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
CP		CISTENA PLUM	PRUNUS CISTENA	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
DKL		DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
HC		HANDCOCK CORRALBERRY	SYMPHORICARPOS X CHENAULTI	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
JP		JACKMAN'S POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANNI'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
ID		ISANTI REDTWIG DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
MM		MOUNTAIN MAHOGANY	CERCOCARPUS MONTANOS	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
MG		MAIDEN GRASS	MISCANTHUS SINENSIS 'GRAZIELLA'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
NC		NANKING CHERRY	PRUNUS TOMENTOSA	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
RC		ROCK COTONEASTER	COTONEASTER HORIZONTALIS	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
RS		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFILIA	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
RB		RABBIT BRUSH	CHRYSOTHAMUS 'DRAUF BLUE'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
RCB		RED CORRALBERRY	SYMPHORICARPOS ORBICULATUS	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
TLB		THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
YS		VANHOUTTE'S SPIREA	SPIRAEA VANHOUTTEI	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
KD		KELSEY'S DOGWOOD	CORNUS SERICEA 'KELSEY'S'	5 GAL. CONT. 36" HT. 1/4 CANE MIN.
GROUND COVERS, VINES & PERENNIAL FLOWERS				
TYC		TALL COMMON YARROW	ACHILLEA FILIPENDULINA	1 GAL. CONT.
GF		GATFEATHER	LIATRIS	1 GAL. CONT.
CPH		CREeping PHLOX	PHLOX SUBULATA (WHITE, PURPLE)	1 GAL. CONT.
RD		RED DAYLILLY	HEMEROCALLIS SP.	1 GAL. CONT.
DL		'STELLA D'ORO DAYLILLY	HEMEROCALLIS	1 GAL. CONT.
GC		GOLDFINK COREOPSIS	COREOPSIS LANCEOLATA 'GOLDFINK'	1 GAL. CONT.
EC		EUONYMUS COLORATUS	EUONYMUS FORTUNEI 'COLORATA'	1 GAL. CONT.
		TALL FESCUE & BLUEGRASS (90/10 BLEND)		FRESH CUT SOD
		ARKANSAS VALLEY LOW GROWING SEED MIX		

KEY MAP

SCALE: 1"=200'-0"



SHEET INDEX

11	COVER SHEET
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE DETAILS

NATIVE SEED MIX: ARKANSAS VALLEY LOW GROW MIX

* TO BE USED IN ALL DESIGNATED AREAS UNLESS OTHERWISE NOTED ON THE PLAN

COMMON NAME	% MIX
EPHRAIM CRESTED WHEATGRASS	30
DWARF PERENNIAL RYEGRASS	25
SR3200 BLUE FESCUE	20
REUBENS CANADA BLUEGRASS	15
CHEWINGS FESCUE	10

RATE: 25 LBS. PLS/ACRE

LANDSCAPE AREA AND PLANT COVERAGE

TOTAL IRRIGATED SOD	90,984 SF.
NATIVE SEED AREA	19,911 SF.
WOODCHIP MULCH AREA	782 SF.
ROCK MULCH AREA	13,981 SF.
TOTAL LANDSCAPE AREA	125,658 SF.
TOTAL SITE AREA	605,280 SF.
TOTAL LANDSCAPE AREA	125,658 SF.
PERCENT OF SITE IN LANDSCAPE: LANDSCAPE AREA (125,658 SF.)/SITE AREA (605,280 SF.) =	30.7%
TOTAL TREES REQUIRED (* 2 TREES/1000 SF.)-	372
TOTAL TREES PROVIDED-	396
TOTAL SHRUBS REQUIRED (* 4 SHRUBS/1000 SF.)-	743
TOTAL SHRUBS PROVIDED-	1845

LANDSCAPE NOTES

- ALL TURF AREAS ARE TO RECEIVE SOIL PREPARATION PER SPECIFICATIONS.
- ALL PLANTINGS BEDS ARE TO BE MULCHED WITH 3" DEPTH, 1 1/2" DIA. CRUSHED GRAVEL MULCH OVER WEED CONTROL FABRIC. MULCH IS TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- ALL GROUND COVER BEDS ARE TO BE MULCHED WITH 3" DEPTH, SHREDDED CEDAR MULCH. SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION. NO WEED CONTROL FABRIC WILL BE REQUIRED UNDER CEDAR MULCH.
- ALL PLANTINGS BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALKS, OR SOLID FENCE. EDGER WILL BE REQUIRED WHEN ADJACENT TO OPEN RAIL FENCE.
- ALL TREES ARE TO BE STAKED OR GUYED PER DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE STAKES ON DEC. TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR BY THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS FIELD CONDITIONS IMMEDIATELY TO THE OWNER REPRESENTATIVE, PRIOR TO CONTINUING WITH THE PORTION OF THE WORK IN QUESTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH AND TO FOLLOW THE LANDSCAPE AND IRRIGATION PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTING ADJACENT TO THE SITE UNLESS NOTED ON THE PLANS.
- ALL TREE PITS IN SOD OR NATIVE AREAS ARE TO RECEIVE 3' DEPTH OF SHREDDED CEDAR MULCH AFTER SOD ESTABLISHMENT. NO WEED CONTROL FABRIC OR EDGER IS REQUIRED IN THESE AREAS.
- REFER TO THE ENGINEER'S PLANS FOR GRADING AND UTILITY INFORMATION INFORMATION AND LOCATION.
- SEEDED AREAS ARE TO RECEIVE THE APPROPRIATE SEED MIXES AS INDICATED IN THE SPECIFICATIONS.
- ALL PERENNIAL, ANNUAL, AND GROUND COVER PLANTINGS ARE TO BE EQUALLY SPACED USING TRIANGULAR SPACING. UNLESS SHOWN AS IRREGULAR SPACING, ALL SHRUB PLANTINGS BY SPECIES ARE TO BE EQUALLY SPACED USING THE SPACING TYPE SHOWN ON THE PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ON SITE EROSION CONTROL NEEDED TO ESTABLISH THE LANDSCAPE AREAS.
- ALL AREAS DISTURBED BY THE WORK NOT INCLUDING TURF OR BED AREAS RECEIVE THE NON-IRRIGATED SEED MIX AT THE SPECIFIED RATE.
- RETAINING WALLS TO BE NATURAL/BUFF MODULAR BLOCK WALL. WALL HEIGHT WILL VARY PER FINAL GRADING PLAN.

LEGEND

BOLLARD LIGHTING	(ALL BOLLARD LOCATIONS ARE APPROXIMATE)
PARKING LOT LIGHTING	
TRASH ENCLOSURES	
SIGNAGE	
RETAINING WALL	
POOL FENCING	

Plum Creek Fairway 13 Filing 3
Landscape Plan
Castle Rock, Colorado

Owner:
Joe Wilson
Century Communities, LLC
5975 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Ph: 303-770-8300
Fax: 303-770-8320

NOT ISSUED FOR CONSTRUCTION

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April, 25 2001

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July 25, 2001
September 26, 2001

Sheet Title
COVER

Sheet Number

11 OF 14



Planning
Landscape Architecture

710 West Colfax

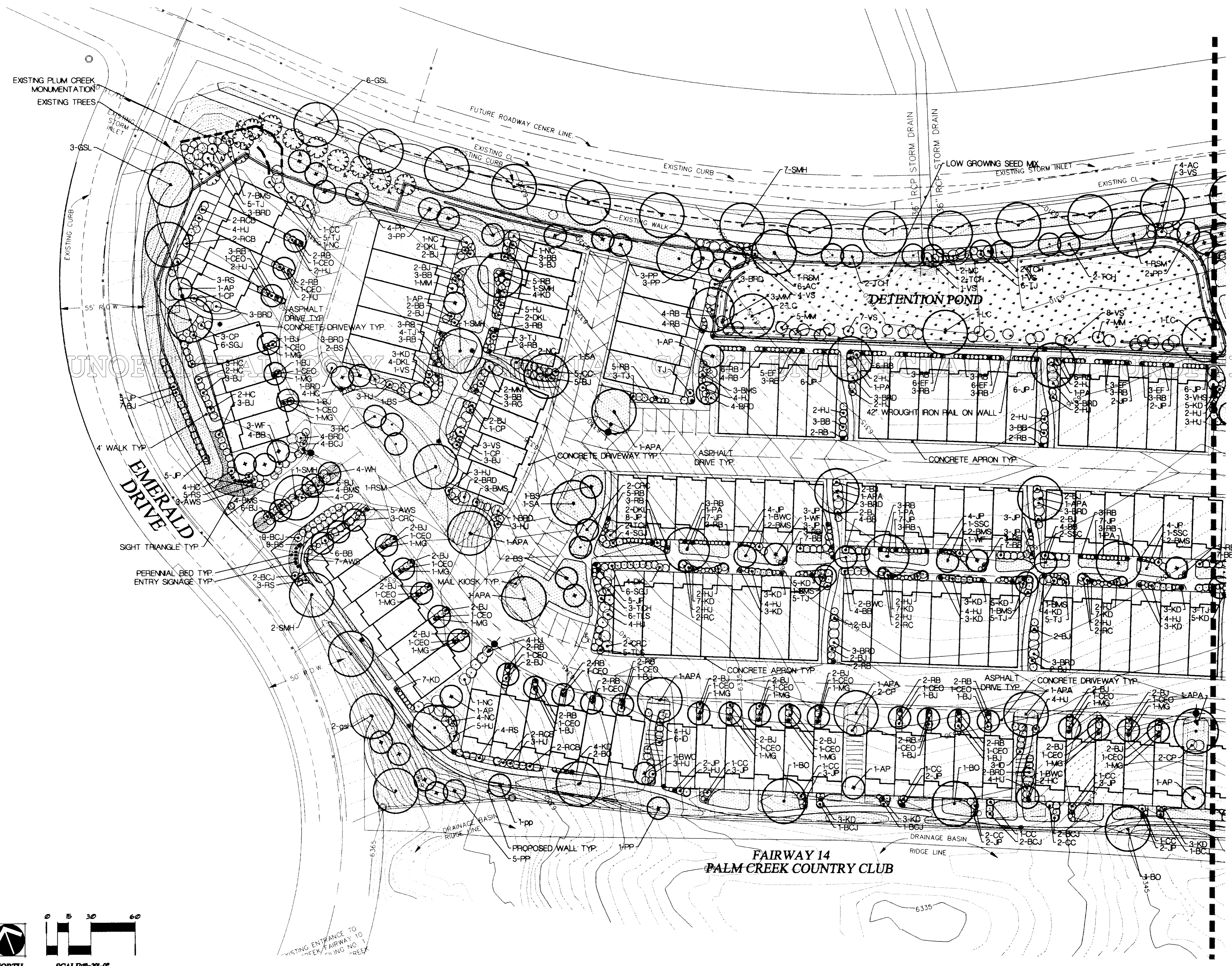
Denver, Colorado 80204

Fax: 303 892 1186

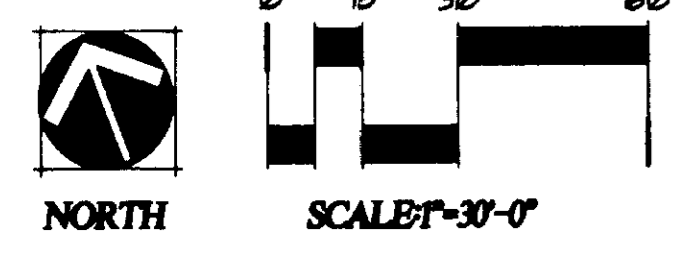
Phone: 303 892 1166

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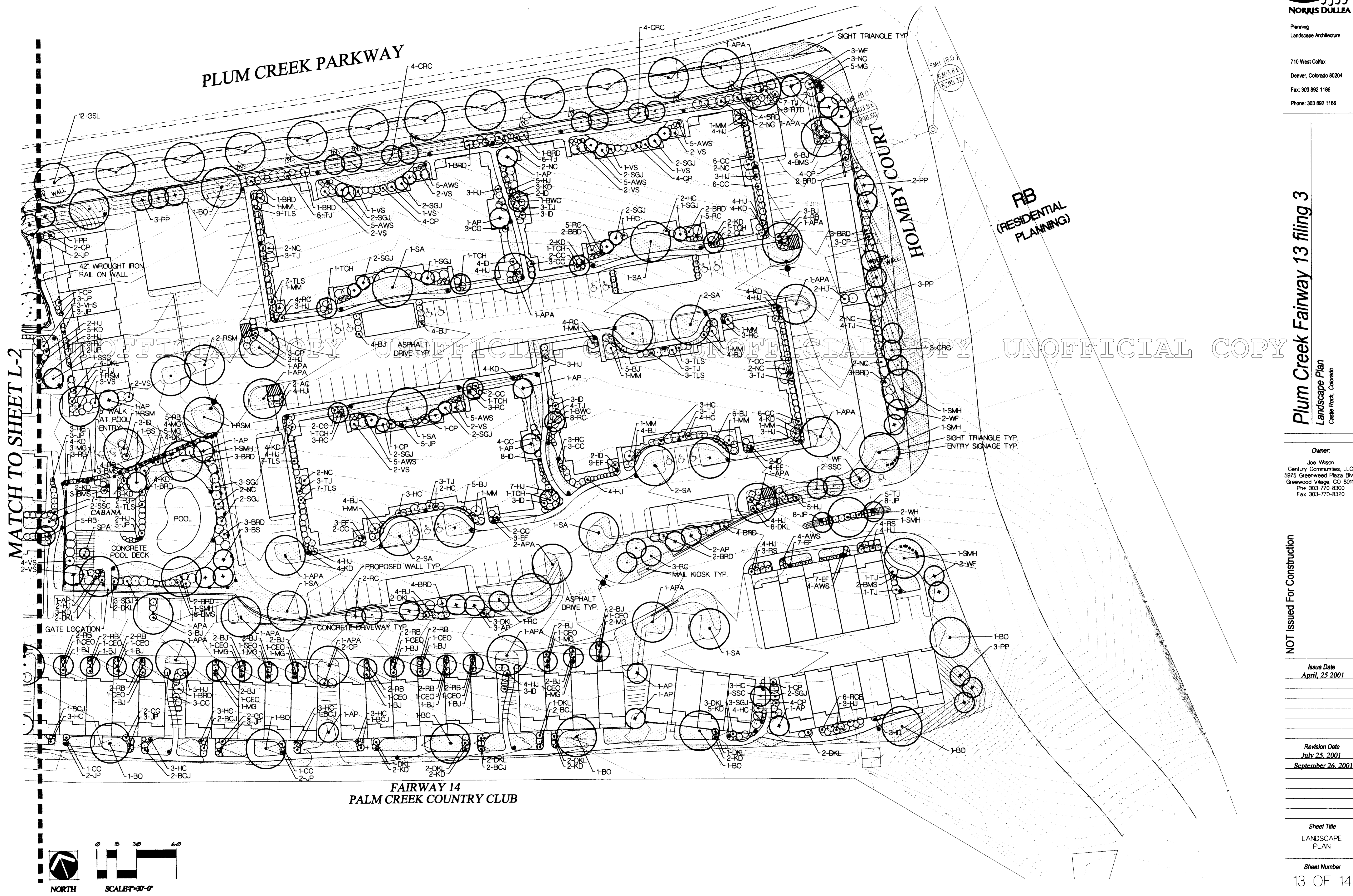
MATCH TO SHEET L-3



EXISTING ENTRANCE TO
FAIRWAY 10
FROM FAIRWAY NO. 1
AREA

FAIRWAY 14
PALM CREEK COUNTRY CLUB

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PLUM CREEK PARKWAY

SIGHT TRIANGLE TYP.

HOLMBY COURT

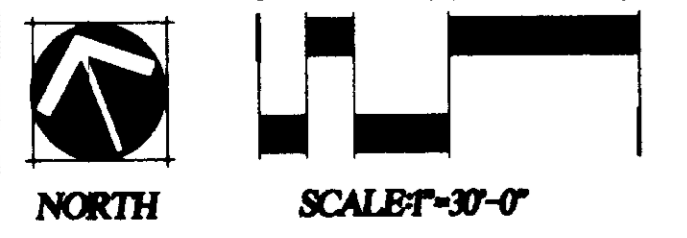
RB (RESIDENTIAL PLANNING)

**FAIRWAY 14
PALM CREEK COUNTRY CLUB**

MATCH TO SHEET L-2

X-REF'S: baseplat.site.topo.epi

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FILENAME: LSPLAN2.dwg



SMH (B.O.)
6303.82
16296.32

SMH (B.O.)
4103.82
8998.60

UNOFFICIAL COPY

SIGHT TRIANGLE TYP.
ENTRY SIGNAGE TYP.

GATE LOCATION

CONCRETE DRIVEWAY TYP.

ASPHALT DRIVE TYP.

PROPOSED WALL TYP.

POOL

CONCRETE POOL DECK

WALK AT POOL ENTRY

CABANA

SPA

42" WROUGHT IRON RAIL ON WALL

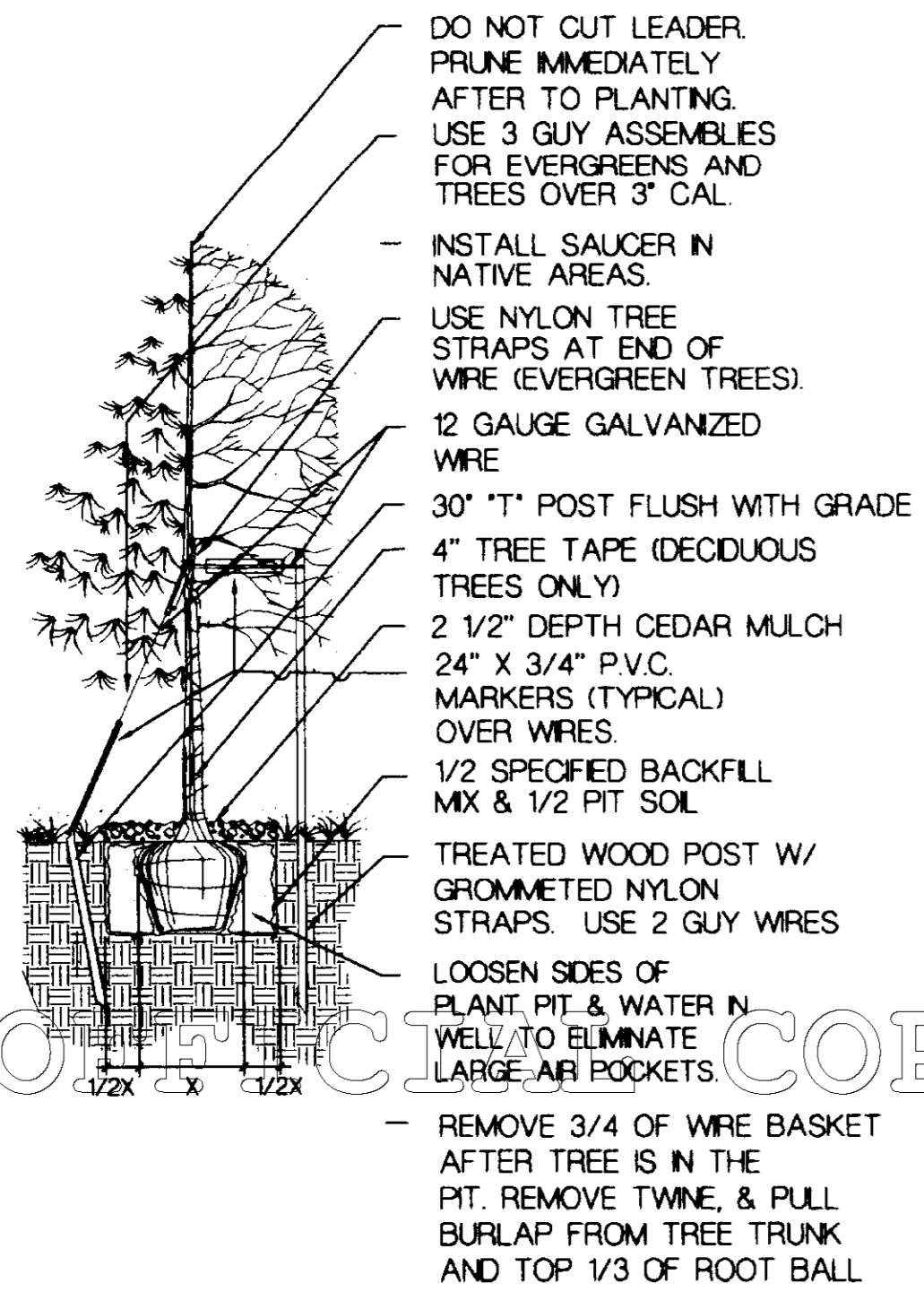
ASPHALT DRIVE TYP.

WALK AT POOL ENTRY

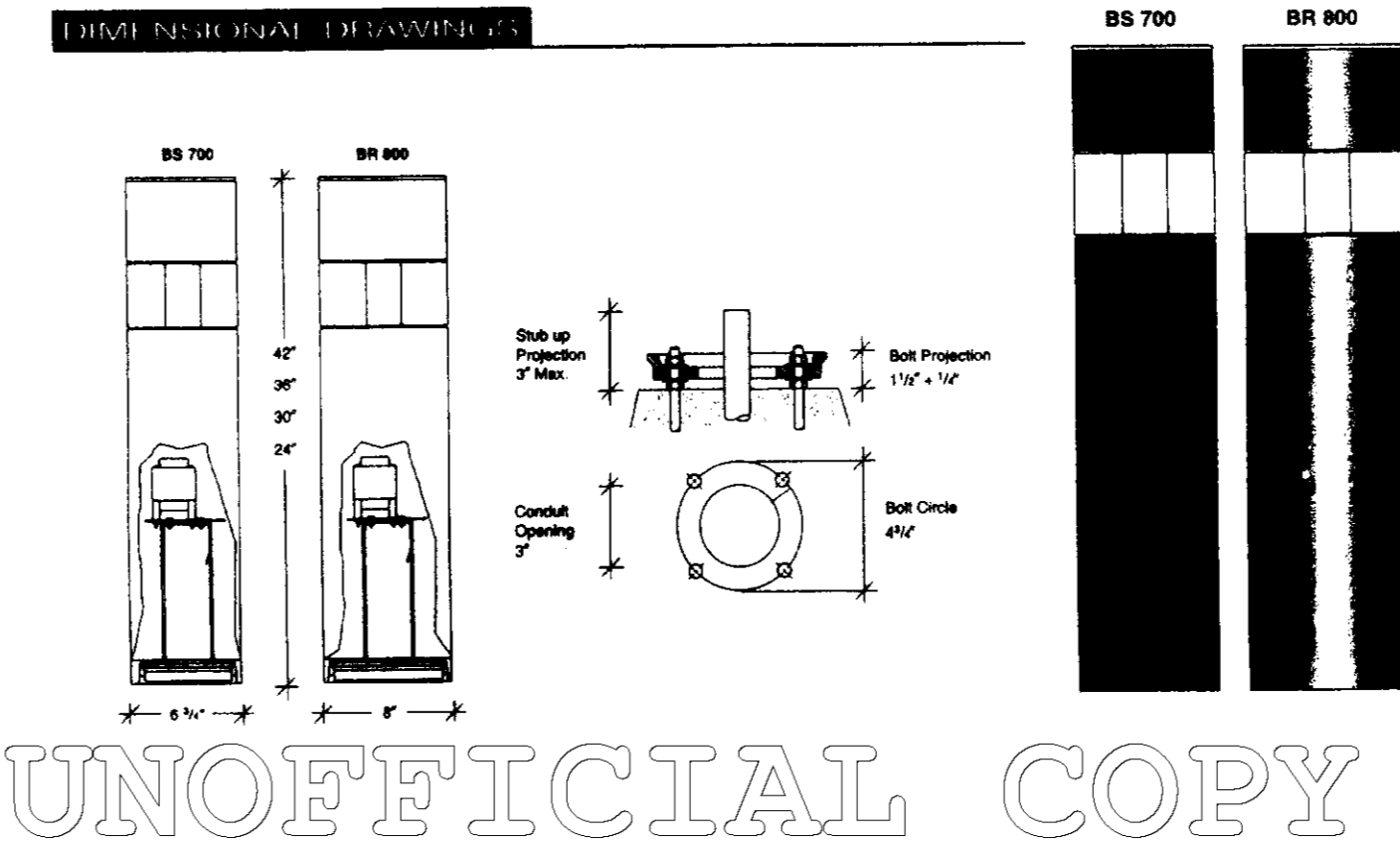
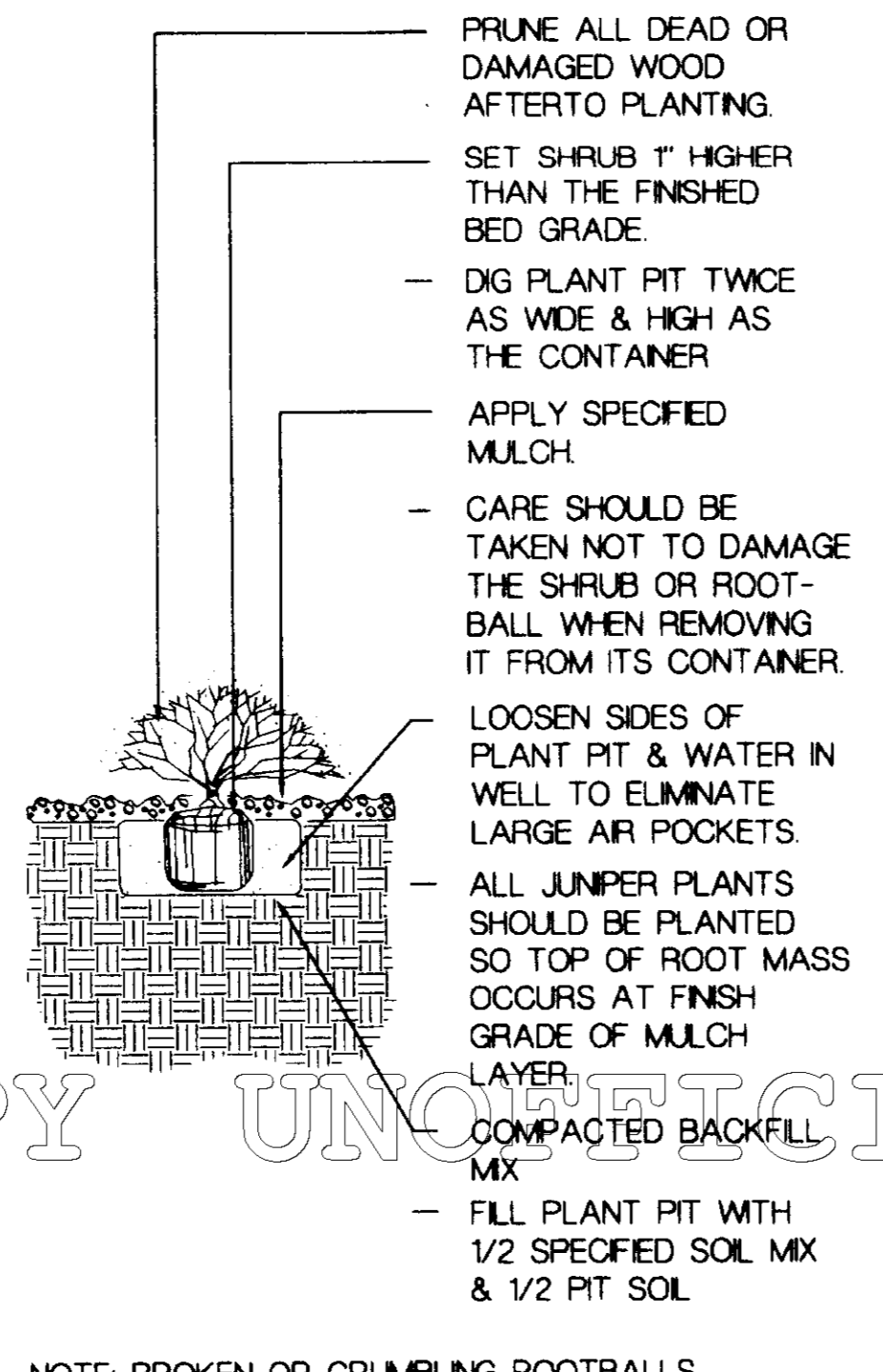
CABANA

SPA

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



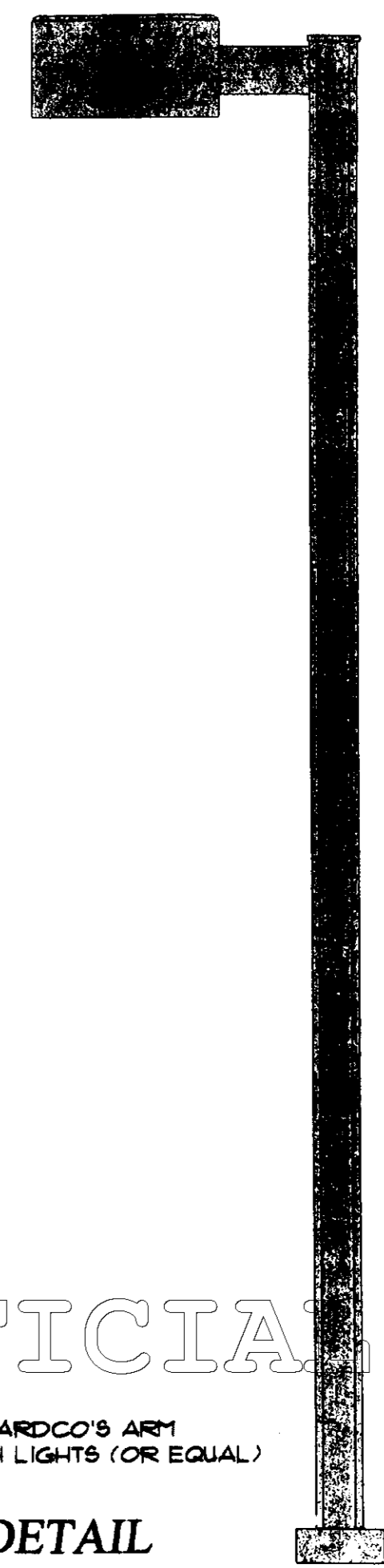
BOLLARD LIGHT DETAIL

NOT TO SCALE

NOTE: ALL AREA LIGHTING IS TO BE GARDCO'S ARM MOUNTED SQUARE FORM 10 EHW LIGHTS (OR EQUAL)

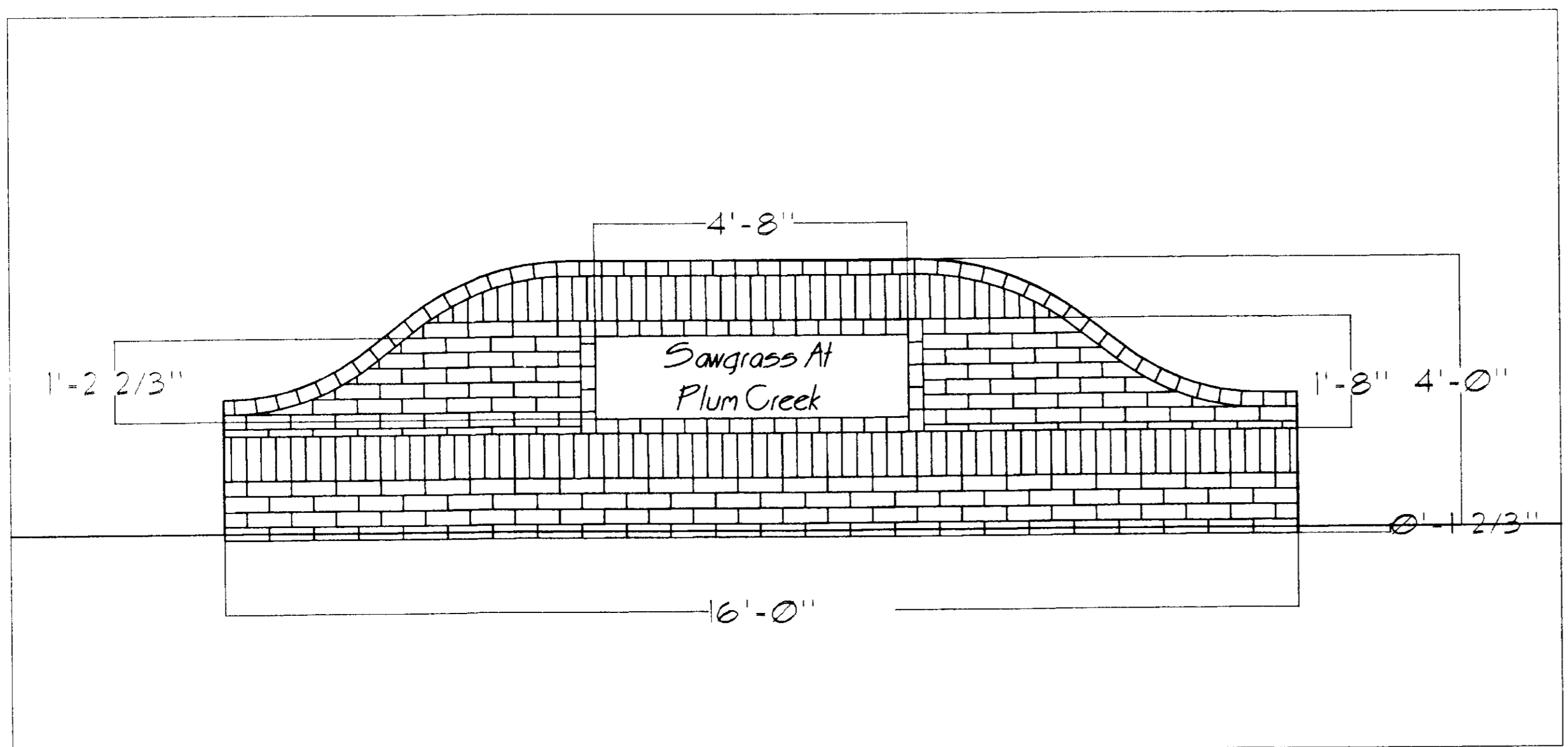
AREA LIGHTING DETAIL

NOT TO SCALE



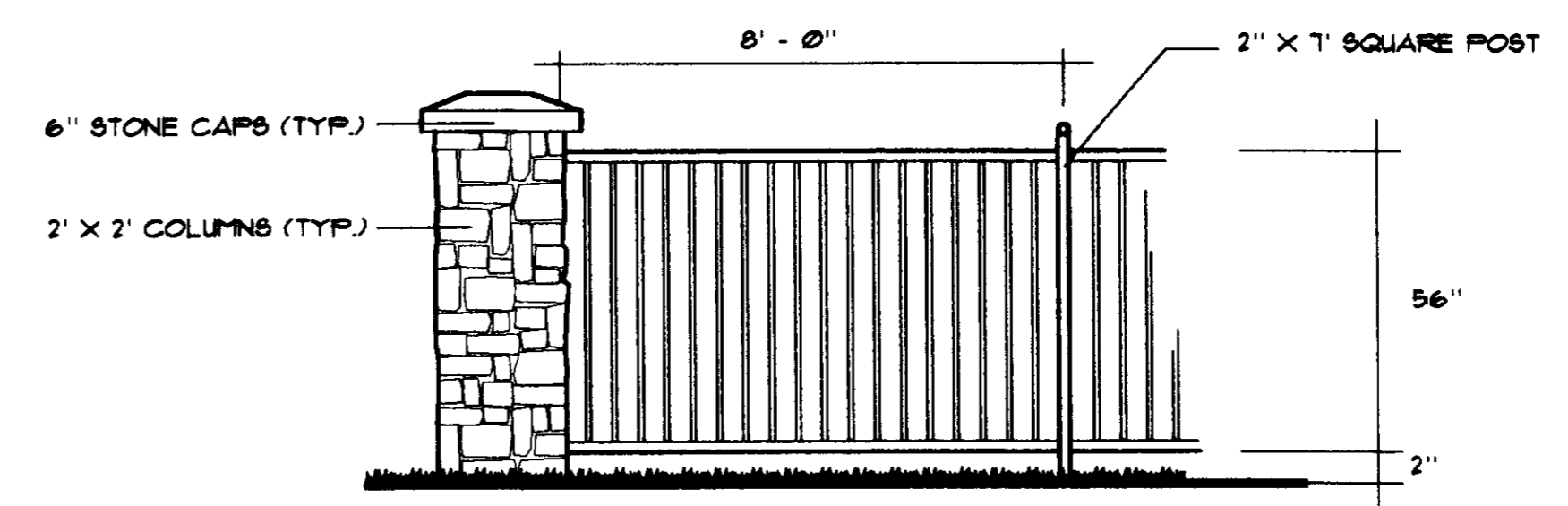
ENTRY MONUMENT DETAIL

NOT TO SCALE



WROUGHT IRON POOL FENCE WITH 2' X 2' STONE COLUMNS

NOT TO SCALE



- TWO ACCESS GATES WILL BE PROVIDED FROM POOL DECK. ALL GATES SHALL BE SELF CLOSING AND HAVE A SELF LATCHING DEVICE.
 - TYPICAL FENCE SECTIONS WILL BE 5' HIGH BY 8' LONG UTILIZING 2" SQ. POSTS WITH THE BOTTOM RAIL 2" ABOVE GRADE AND VERTICAL BARS 4" APART.
 - ALL WROUGHT IRON SECTIONS AT SAWGRASS WILL BE PAINTED AS SPECIFIED BY THE DEVELOPER.
- ALL SIDEYARD FENCES SHALL TRANSITION THE LAST SECTION TO MEET TOP ALIGNMENT OF 60" HEIGHT.

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