

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99071839

DATE: 8-18-99

TIME: 13:09

FEE: \$ 80⁰⁰ (8 Pages)

UNOFFICIAL COPY

GRANTOR: Carmel Companies
(OWNER/SIGNER)

GRANTEE: Plum Creek 15 Fairway 15
(SUBDIVISION NAME OR NAME OF PLAT) #1
Final PD Site Plan

LEGAL: 13, 8, 67
(SECTION-TOWNSHIP-RANGE)

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1

FINAL PD SITE PLAN

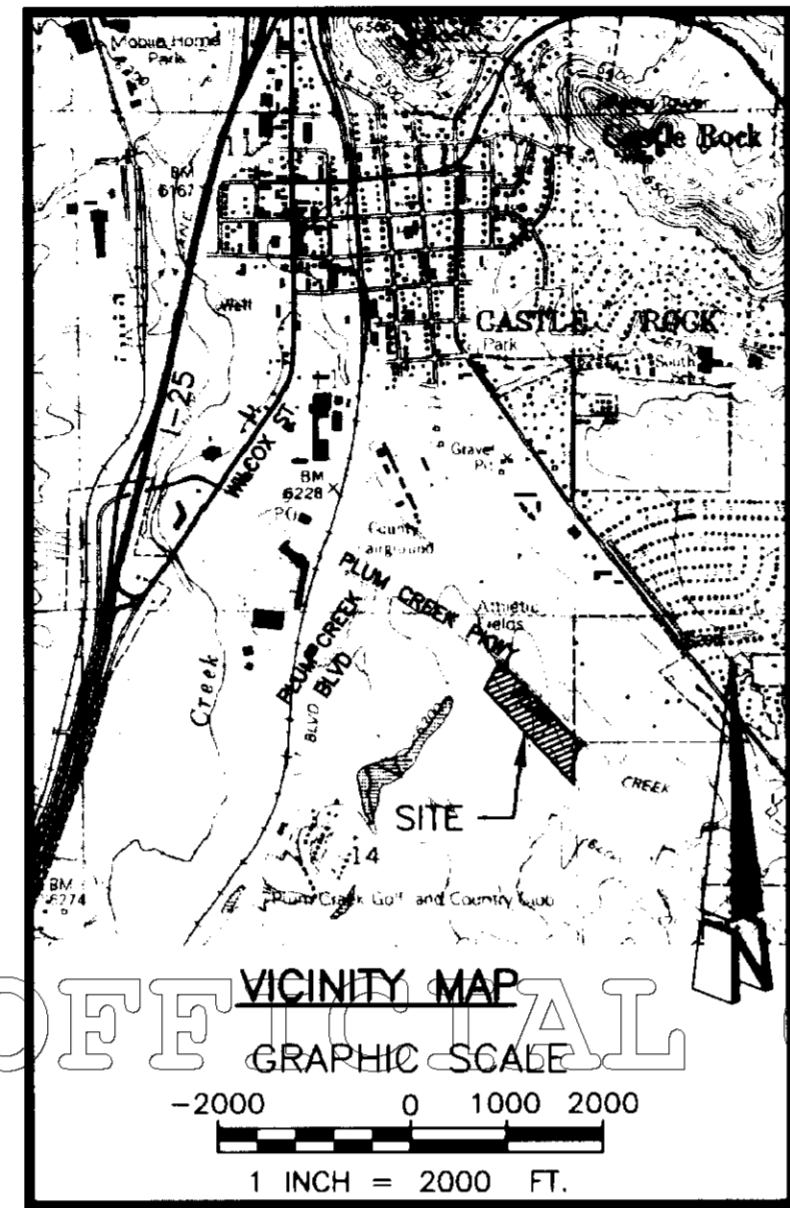
A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 8

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID SECTION 14 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 88°28'34" WEST 2575.00 FEET; THENCE SOUTH 70°25'28" WEST 1022.82 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY, AS SHOWN ON THE FINAL PLAT OF PLUM CREEK PARKWAY FILING NO. 1, RECORDED AT RECEPTION NUMBER 8735432, DOUGLAS COUNTY RECORDS; SAID POINT BEING ALSO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 895.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 27°42'55" WEST; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES: (1) SOUTHEASTERLY 285.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°17'12"; (2) THENCE TANGENT TO SAID CURVE SOUTH 43°59'53" EAST 1109.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE FINAL PLAT OF EMERALD DRIVE SUBDIVISION, RECORDED AT RECEPTION NUMBER 8735431, DOUGLAS COUNTY RECORDS, SAID POINT BEING ALSO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (6) COURSES: (1) SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; (2) THENCE TANGENT TO SAID CURVE SOUTH 46°00'07" WEST 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 284.00 FEET; (3) THENCE SOUTHWESTERLY AND SOUTHERLY 331.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°55'17"; (4) THENCE TANGENT TO SAID CURVE SOUTH 20°55'10" EAST 50.00 FEET; (5) THENCE NORTH 69°04'50" EAST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 221.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 69°04'50" WEST; (6) THENCE SOUTHERLY 43.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'52"; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NON-TANGENT TO SAID CURVE NORTH 46°36'04" WEST 239.45 FEET; THENCE NORTH 46°59'09" WEST 172.50 FEET; THENCE NORTH 48°23'34" WEST 428.89 FEET; THENCE NORTH 39°34'32" WEST 242.84 FEET; THENCE NORTH 33°18'32" WEST 270.68 FEET; THENCE NORTH 44°00'31" WEST 83.14 FEET; THENCE NORTH 51°33'35" WEST 86.83 FEET; THENCE NORTH 55°39'38" WEST 51.86 FEET TO THE SOUTHEASTERLY BOUNDARY OF THE FINAL PLAT OF PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 361819, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY NORTH 26°25'13" EAST 305.41 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 11.335 ACRES (493,753 SQUARE FEET), MORE OR LESS.



NOTE: A FIELD REVIEW OF ALL EXISTING UTILITIES WITHIN THE PROJECT SHALL BE CONDUCTED PRIOR TO START OF CONSTRUCTION. IF THE STUBOUT CONNECTIONS ARE FOUND NOT TO CONFORM TO EXISTING STANDARDS OR COVER THEY MUST BE REPLACED.

OWNER/DEVELOPER

CARMEL COMPANIES
950 S. CHERRY, SUITE 1100
DENVER, CO 80120
(303) 770-4593

LAND PLANNER/ENGINEER

ROBERTS
CONSULTANTS
14202 E. EVANS AVENUE,
SUITE 100,
AURORA, COLORADO 80014
(303) 337-8017

SHEET INDEX

1. COVER
2. SITE PLAN
3. GRADING AND DRAINAGE PLAN
4. UTILITY PLAN
5. LANDSCAPING PLAN
6. LANDSCAPING PLAN
7. LANDSCAPING PLAN
8. ARCHITECTURAL ELEVATIONS

SURVEYOR

AS ASPEN Surveying, Inc.
2993 So. PEORIA STREET
SUITE G-10
Aurora, CO 80014
Phone (303) 750-4590

SUPPLEMENTAL MATERIAL NOT RECORDED WITH THIS FINAL PD SITE PLAN SHEETS 3 THROUGH 6 ARE ON FILE IN THE PLANNING DEPARTMENT.

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ASPEN SURVEYING, INC. TO DETERMINE OWNERSHIP, RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD. ASPEN SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. PC393875-5, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE MAY 23, 1996.
3. PROPERTY IS DESIGNATED AS ZONE "X" AS DEFINED BY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 080049 301C, MAP REVISED SEPTEMBER 30, 1987.

OWNERS CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1 PD IN THE TOWN OF CASTLE ROCK.

LANDOWNER (NOTARIZED SIGNATURE)
SIGNED THIS 21 DAY OF July, 1999

LANDOWNER (NOTARIZED SIGNATURE)
SIGNED THIS 21 DAY OF July, 1999

By John Chen, Owner
Commission Expires 6/26/2002

TITLE CERTIFICATION:

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 LEIHHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

By Eric Stearns, Title Officer
SIGNED THIS 22 DAY OF July, 1999

SURVEYOR'S CERTIFICATE
I, ROGER VERMAAS, 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 15 SUBDIVISION FILING NO. 1 FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

ROGER VERMAAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24968 FOR AND ON BEHALF OF ASPEN SURVEYING, INC.

PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1 FINAL PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26 TH DAY OF APRIL, 1999.

ATTEST: John Franklin, Planning Director, 8/18/99

ATTEST: John Franklin, Planning Director, 7/18/99

TOWN COUNCIL APPROVAL:

THIS FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1 FINAL PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 17 TH DAY OF JUNE, 1999.

ATTEST: Sally A. Munn, Town Clerk, 8/12/99

ATTEST: Sally A. Munn, Town Clerk, 8/12/99

CLERK AND RECORDER:

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS FILED IN MY OFFICE ON THE 18 DAY OF Aug, 1999 AT 1:12 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99071839.

Sheri Muppelt, Deputy
DOUGLAS COUNTY CLERK AND RECORDER

SITE DATA

EXISTING ZONING PD
LAND USE MULTIFAMILY

BUILDING SETBACKS AND SEPARATIONS

BUILDING TO BUILDING 20 FT MIN
BUILDING TO R.O.W. PLUM CREEK PKWY 25 FT MIN
BUILDING TO R.O.W. EMERALD DRIVE 15 FT MIN
REAR/SIDE SETBACKS 15 FT MIN
(EXCEPT GARAGES MAY HAVE A REAR SETBACK OF 10 FT)
GARAGE TO BUILDING 10 FT MIN
CLUBHOUSE TO BUILDING 12 FT MIN

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 14, T8S, R67W, 6TH P.M., BEING SOUTH 88°28'34" EAST PER PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 361819, DOUGLAS COUNTY RECORDS, COLORADO.

NOTE:

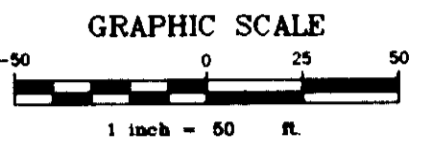
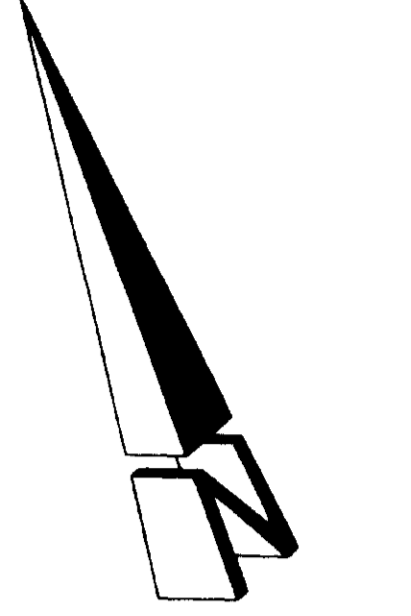
THE 100-YEAR FLOOD PLAIN DOES NOT LIE WITHIN THE BOUNDARIES OF THIS SITE.

	Proposed			Allowed	
	Totals	Acres	% Total	Total	% Total
Site Area Net	493,753	11.335	100%		
Apartment Buildings	104,379	2.40	21%		
Clubhouse	3,485	0.08	1%		
Garages	30,492	0.70	6%		
Parking Coverage Sq Ft	151,153	3.47	31%		
Landscaped Open Space	204,244	4.69	41%	98,751	20.00%
Parking			100%		
Standard (9' x 18')	218		42%		
Compact (8' x 16')	156		30%	156	30%
Handicap (12' x 18')	14		3%	10	2%
Garages (11' x 20' plate)	132		25%		
	520		100%	474	
Parking Ratio to Homes	1.97			1.80	
Height to Building Peak	42' & 40' 0 7/8"			50'	
Mean Average Bldg Height	32'6" & 34'4"			50'	
Number of residential units	264			272	
Density per Net Acre	23.3			24	
Gross Floor Area Sq Ft	247,796				

Scottish Links at Plum Creek							
Unit Type	Building Specification				Totals	% of homes	Parking Required
	Style Code	Unit Size	Type III	Type IV			
1 BR - 1 BA	A3	742	12		108	41%	162
2 BR - 2 BA	B1	960		12	24	9%	48
2 BR - 2 BA	B3	1,047	12		108	41%	216
3 BR - 2 BA	C1	1,156		12	24	9%	48
Totals		9	2		264	100%	474
Per Building Coverage		9,285	10,407		3,800		
Total Ground Coverage		83,565	20,814		104,379		
Gross Rentable/bldg		21,468	25,392		3,800		
Gross Rentable		193,212	50,784		3,800	247,796	

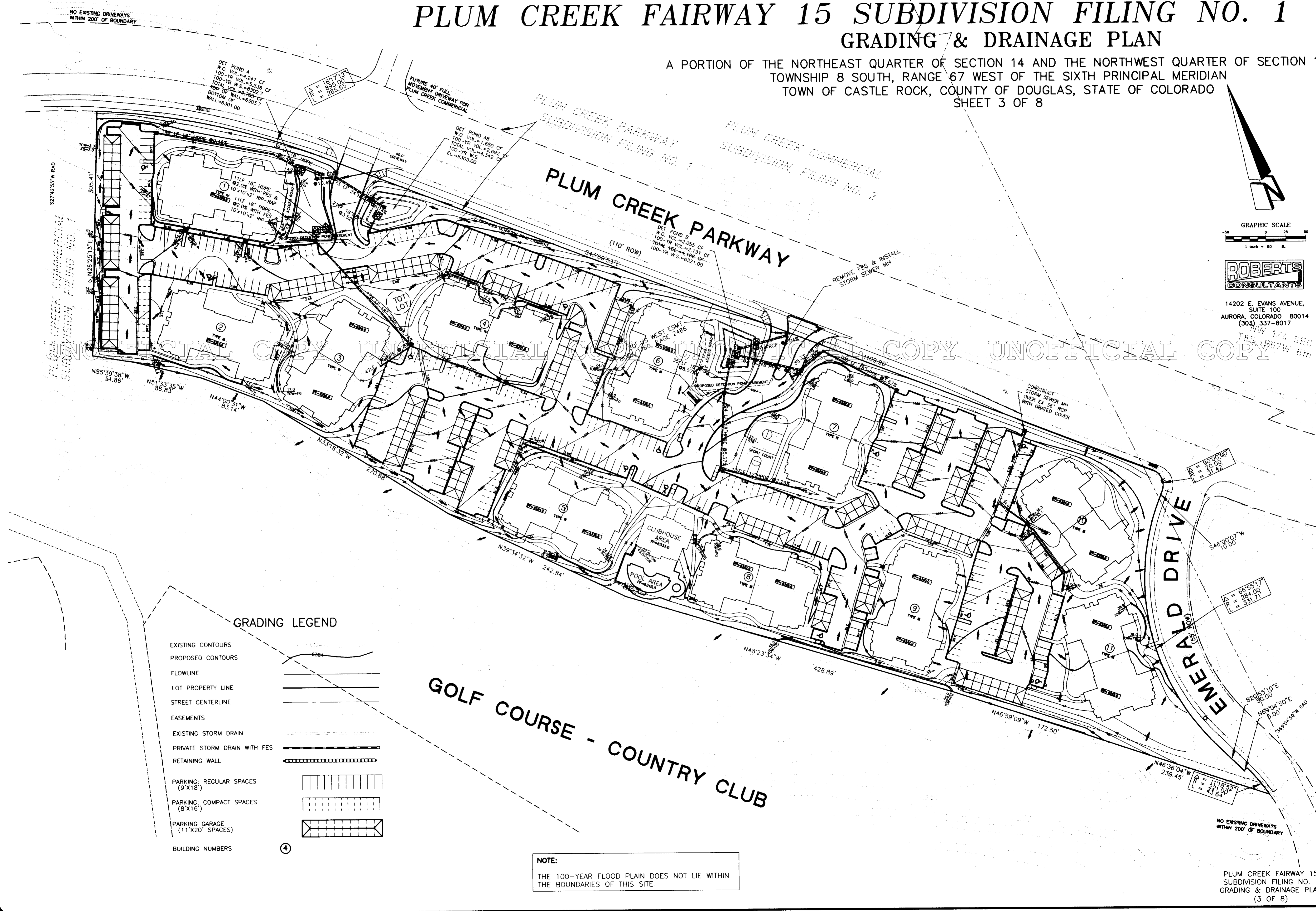
PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1 GRADING & DRAINAGE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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
SHEET 3 OF 8



14202 E. EVANS AVENUE,
SUITE 100
AURORA, COLORADO 80014
(303) 337-8017

THIS PLAN WAS PREPARED BY
THE CONSULTANTS ON 05/14/98 AT 5:00 P.M.



GRADING LEGEND

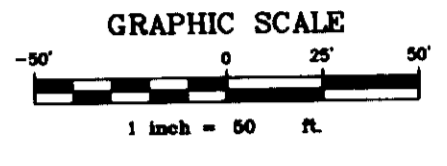
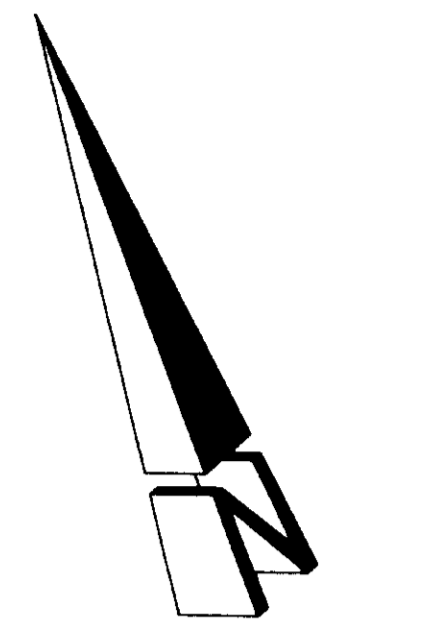
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOWLINE
- LOT PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS
- EXISTING STORM DRAIN
- PRIVATE STORM DRAIN WITH FES
- RETAINING WALL
- PARKING: REGULAR SPACES (9'X18')
- PARKING: COMPACT SPACES (8'X16')
- PARKING GARAGE (11'X20' SPACES)
- BUILDING NUMBERS

NOTE:
THE 100-YEAR FLOOD PLAIN DOES NOT LIE WITHIN
THE BOUNDARIES OF THIS SITE.

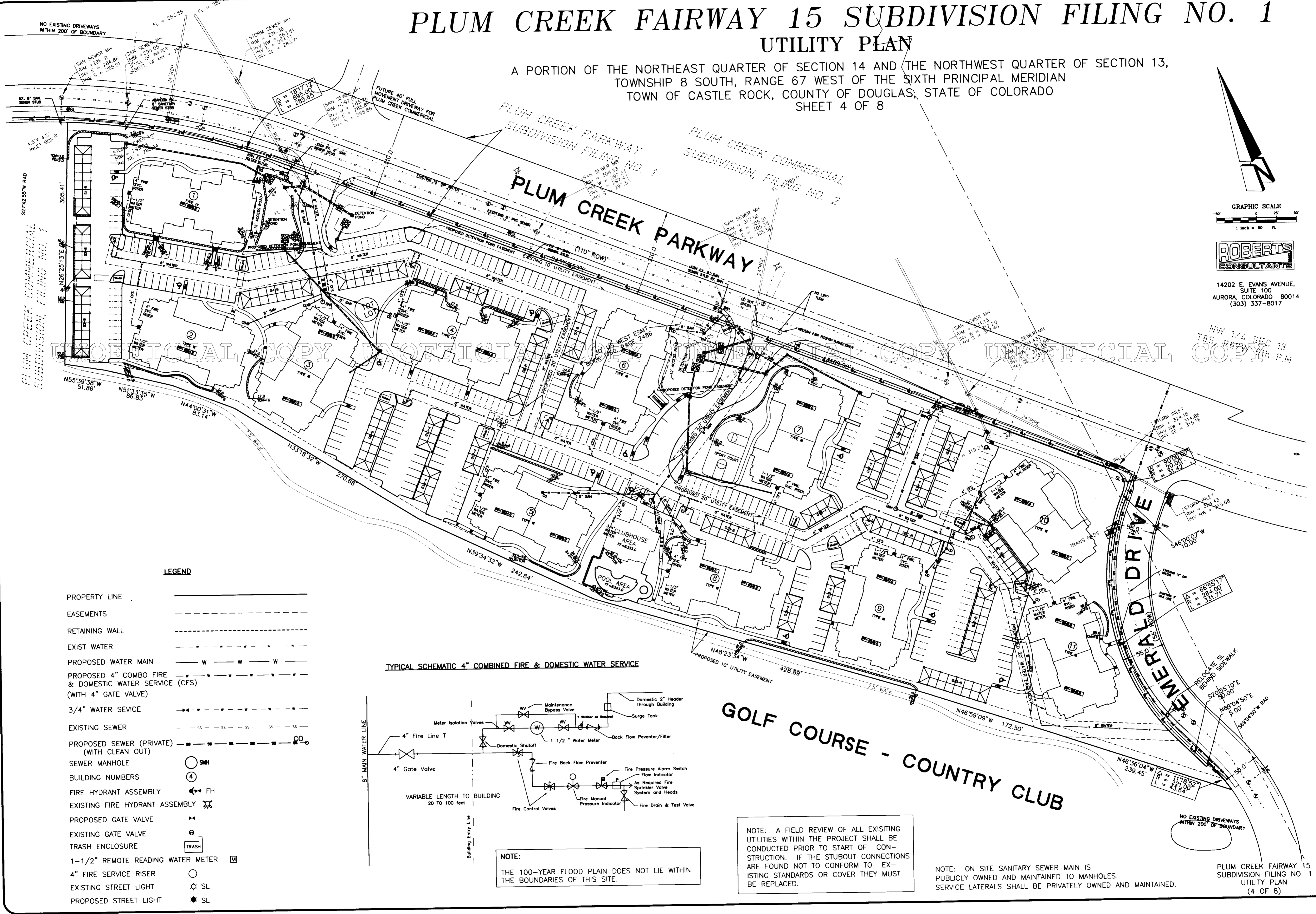
H:\C001\Final Dev Plan\3-PDF-grad_gradrain.dwg Mon Jul 12 15:02:02 1999 Roberts Consultants, Inc.

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1 UTILITY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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
SHEET 4 OF 8



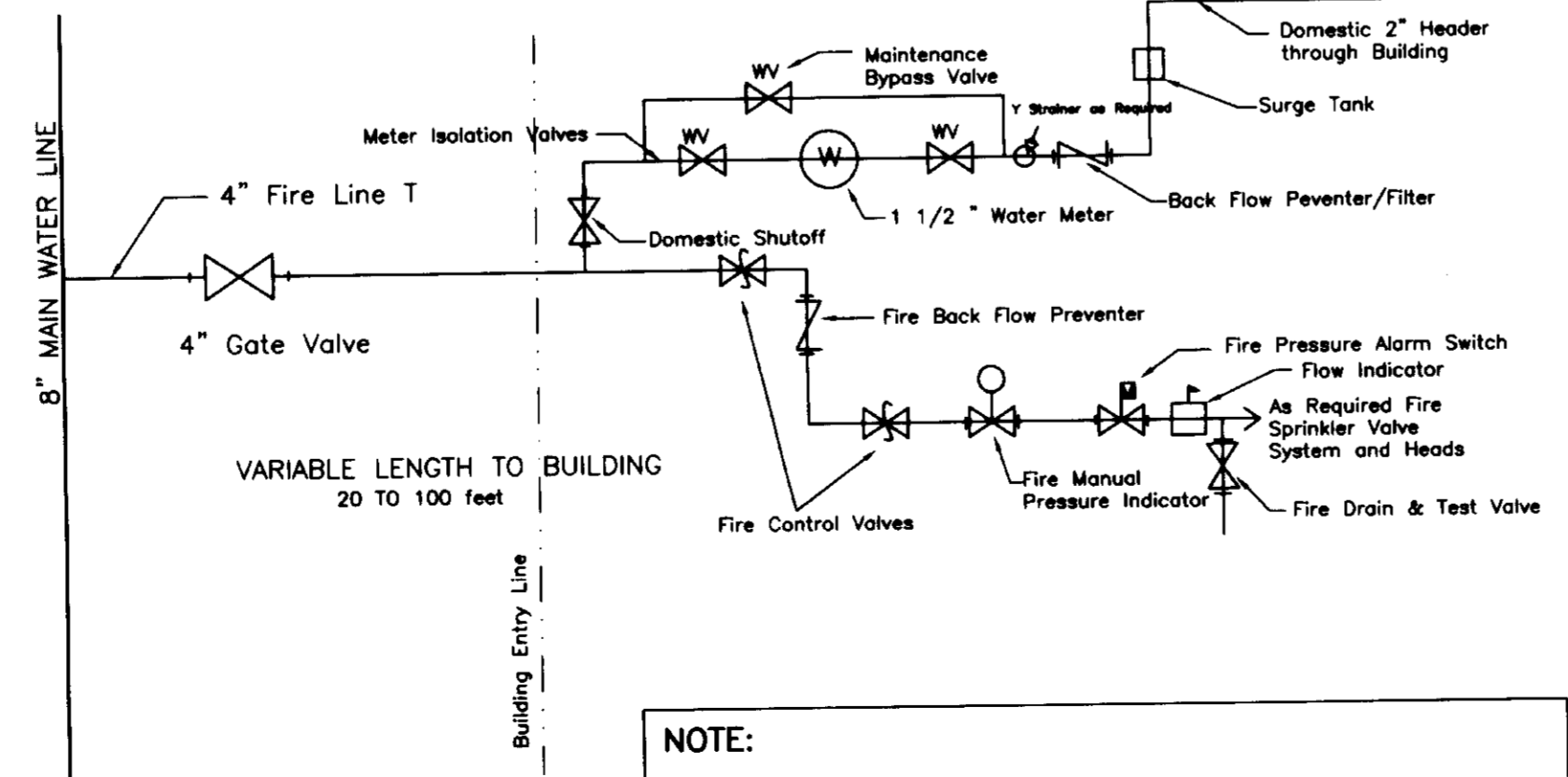
14202 E. EVANS AVENUE,
SUITE 100
AURORA, COLORADO 80014
(303) 337-8017



LEGEND

- PROPERTY LINE ————
- EASEMENTS - - - - -
- RETAINING WALL - - - - -
- EXIST WATER ————
- PROPOSED WATER MAIN — W — W — W —
- PROPOSED 4" COMBO FIRE & DOMESTIC WATER SERVICE (CFS) (WITH 4" GATE VALVE) ————
- 3/4" WATER SERVICE ————
- EXISTING SEWER - - - - -
- PROPOSED SEWER (PRIVATE) (WITH CLEAN OUT) ————
- SEWER MANHOLE ○ SMH
- BUILDING NUMBERS ○
- FIRE HYDRANT ASSEMBLY ← FH
- EXISTING FIRE HYDRANT ASSEMBLY ← FH
- PROPOSED GATE VALVE —
- EXISTING GATE VALVE —
- TRASH ENCLOSURE [TRASH]
- 1-1/2" REMOTE READING WATER METER [M]
- 4" FIRE SERVICE RISER ○
- EXISTING STREET LIGHT ☆ SL
- PROPOSED STREET LIGHT ☆ SL

TYPICAL SCHEMATIC 4" COMBINED FIRE & DOMESTIC WATER SERVICE



NOTE:
THE 100-YEAR FLOOD PLAIN DOES NOT LIE WITHIN THE BOUNDARIES OF THIS SITE.

GOLF COURSE - COUNTRY CLUB

NOTE: A FIELD REVIEW OF ALL EXISTING UTILITIES WITHIN THE PROJECT SHALL BE CONDUCTED PRIOR TO START OF CONSTRUCTION. IF THE STUBOUT CONNECTIONS ARE FOUND NOT TO CONFORM TO EXISTING STANDARDS OR COVER THEY MUST BE REPLACED.

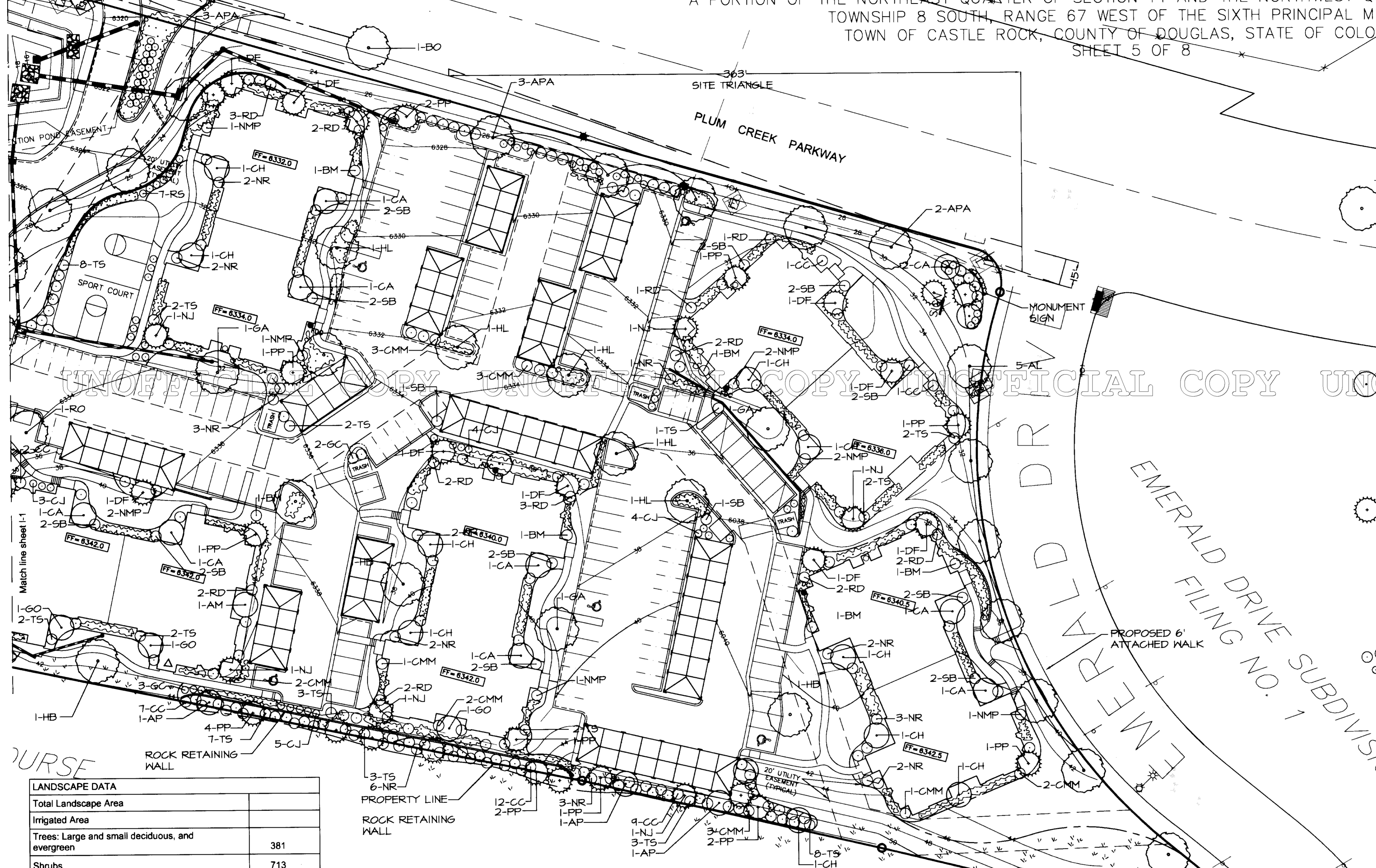
NOTE: ON SITE SANITARY SEWER MAIN IS PUBLICLY OWNED AND MAINTAINED TO MANHOLES. SERVICE LATERALS SHALL BE PRIVATELY OWNED AND MAINTAINED.

PLUM CREEK FAIRWAY 15
SUBDIVISION FILING NO. 1
UTILITY PLAN
(4 OF 8)

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1

LANDSCAPE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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
SHEET 5 OF 8



PLANT MATERIALS LIST

LARGE DECIDUOUS TREES		
2- inch caliper balled and burlapped, single straight leader, balanced crown, and branched from 5ft 6 in.		
SYMBOL	SPECIES	APPROX. QUANTITY
HL	Honeylocust - <i>Gleditsia triacanthos</i> var. <i>shademaster</i> not sunburst	76
GA	Green ash - <i>Fraxinus pen. lanc.</i>	
BO	Bur oak - <i>Quercus macrocarpa</i>	
AL	American linden - <i>Tilia americana</i>	
APA	Autumn purple ash - <i>Fraxinus amer.A.P.</i>	
LC	Lanceleaf cottonwood - <i>Populus acuminata</i>	
RO	Red oak - <i>Quercus rubra</i>	
HB	Hackberry - <i>Celtis occidentalis</i>	

SMALL DECIDUOUS TREES

8 - 10 ft ht. or 1 1/2 inch caliper balled and burlapped single or multistem trees, with balanced crowns. Species include:

SMALL DECIDUOUS TREES		
SYMBOL	SPECIES	APPROX. QUANTITY
GO	Gamble Oak - <i>Quercus gambeli</i>	75
CH	Cockspur Hawthorne - <i>Craetagus crugalli inermis</i>	
CA	Crab apple - <i>Malus</i> species	
AP	American Plum - <i>Prunus americana</i>	
AM	Amur maple - <i>Acer ginnala</i>	

EVERGREEN TREES

6 - 8 ft ht. balanced mix of sizes, balled and burlapped, fully skirted, balanced crowns. Species:

EVERGREEN TREES		
SYMBOL	SPECIES	APPROX. QUANTITY
PP	Ponderosa pine, <i>Pinus ponderosa</i> ,	79
NJ	Native juniper, <i>Juniperus scopulorum</i>	
DF	Douglas fir, <i>Pseudotsuga menziesii</i>	

SHRUBS

No. 5 container plants, with a 18- 24 inch spread, min. 3 canes and full and bushy. Shrubs are planted 4- 7 ft o.c.in wood mulched beds. Species:

SHRUBS		
SYMBOL	SPECIES	APPROX. QUANTITY
SB	Service berry- <i>Amelanchier alnifolia</i>	713
CMM	Curlleaf Mt. Mahogany- <i>Cercocarpus ledifolia</i>	
BM	Bigtooth maple - <i>Acer grandentatum</i>	
RD	Redtwig dogwood- <i>Cornus sericea</i>	
NMP	New Mexican Privet - <i>Robinia neomexicana</i>	
CC	Chokecherry- <i>Prunus virginiana melanocarpa</i>	
SC	Sandcherry- <i>Prunus besseyi</i>	
RS	Russian sage- <i>Perovskia atriplicifolia</i>	
TS	Threeleaf sumac- <i>Rhus trilobata</i>	
RMS	Rocky Mt sumac- <i>Rhus glabra cismontana</i>	
NR	Native rose- <i>Rosa woodsii</i>	
GC	Gold currant- <i>Ribes aureum</i>	
CJ	Common juniper- <i>Juniperus communis</i>	

GROUND COVERS

Approx. Quantity:
No. 1 container plants, min. 3 runners or canes-planted 24- 36 inches apart in wood or cobble mulched beds often with perennial flowers. Species include:

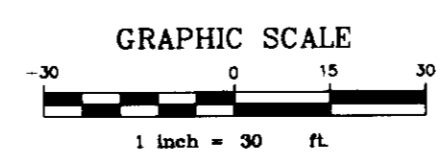
GROUND COVERS		
SYMBOL	SPECIES	APPROX. QUANTITY
CM	Creeping mahonia - <i>Mahonia repens</i>	
WC	Wintercreeper - <i>Euonymus fortunei coloratus</i>	
E	Engleman ivy - <i>Parthenocissus englemanni</i>	

LANDSCAPE DATA

Total Landscape Area	
Irrigated Area	
Trees: Large and small deciduous, and evergreen	381
Shrubs	713
Irrigated Lawn area	

TURF
Lawn Grasses - Approx. ... sq ft.
Irrigated mowed turf. Established by sodding and seeding. *Festuca arundinaceae* (3 varieties min.) with a maximum of 15% by area of perennial rye, fine fescue and blue grass species. Seeding of lawn grasses is to be accomplished by either drill seeding or broadcasting and raking seed into soil. All seeded areas to be hydromulched. Seeding rate is 50 lbs PLS per acre.

Meadow -Native Grasses and forbs-
Approx. 46,400 sq ft
non - irrigated, occasionally mowed. Established by drill seeding or broadcasting and raking, and crimp mulched with native hay. Salvaged topsoil will be reapplied to native grass areas. Species include; alkali sacaton, western wheat grass, Thickspike wheatgrass, blue flax, blanket flower, yarrow, and gayfeather. Seeding rate is 30lbs PLS per acre.

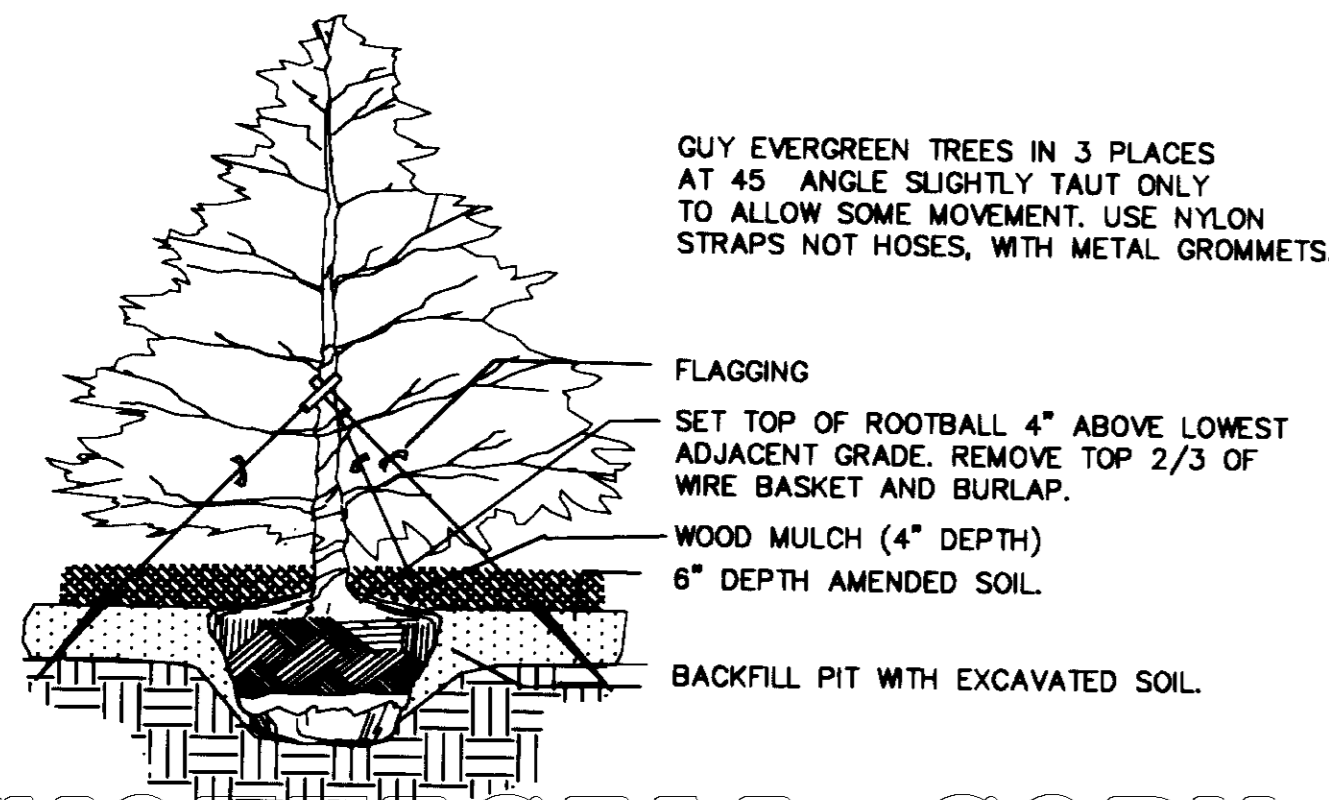


FRANK MILTENBERGER
1178 South Race Street
Denver, Colorado 80210
(303) 722-7563

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1

LANDSCAPE DETAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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
SHEET 7 OF 8



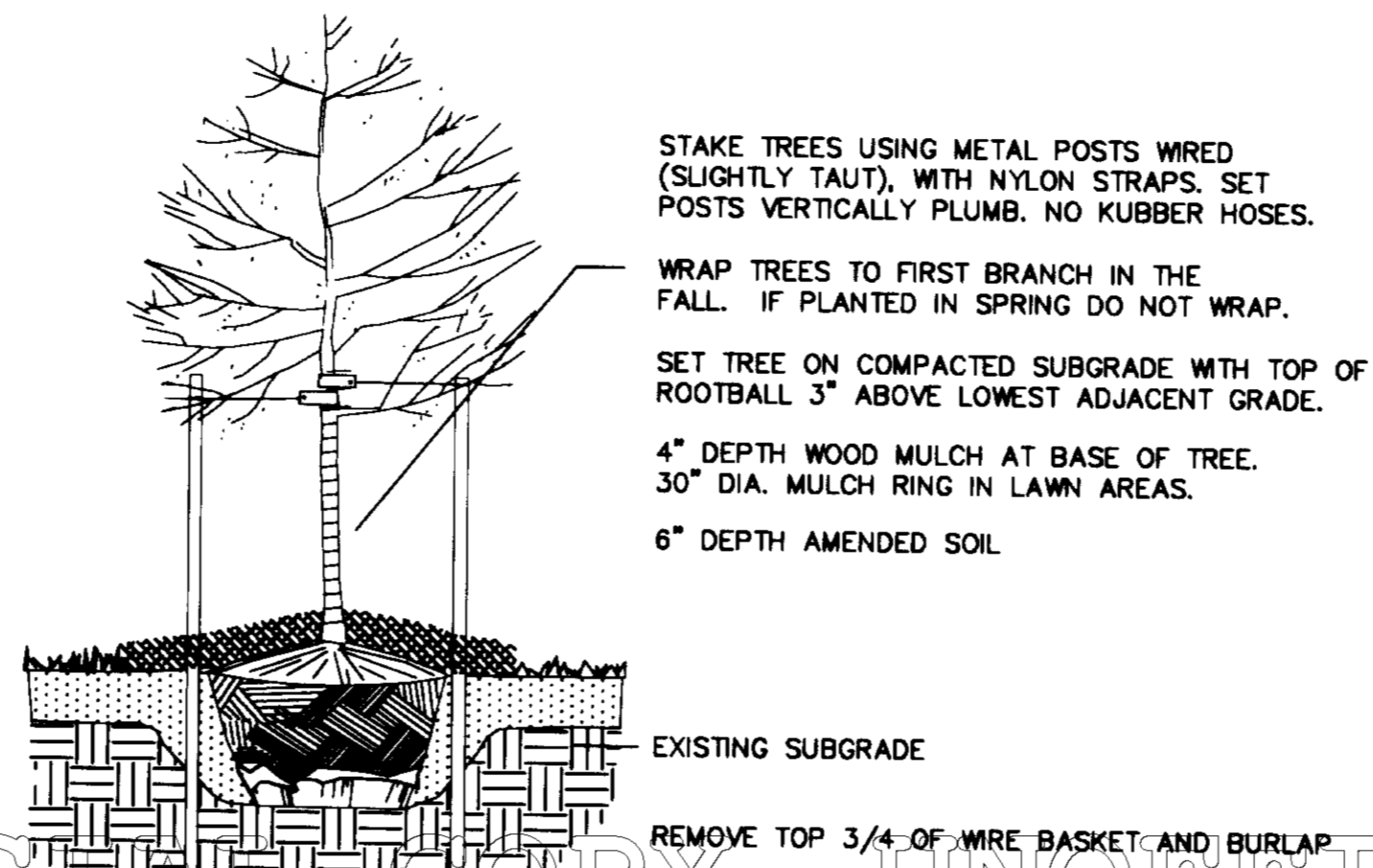
GUY EVERGREEN TREES IN 3 PLACES
AT 45° ANGLE SLIGHTLY TAUT ONLY
TO ALLOW SOME MOVEMENT. USE NYLON
STRAPS NOT HOSES, WITH METAL GROMMETS.

FLAGGING
SET TOP OF ROOTBALL 4" ABOVE LOWEST
ADJACENT GRADE. REMOVE TOP 2/3 OF
WIRE BASKET AND BURLAP.
WOOD MULCH (4" DEPTH)
6" DEPTH AMENDED SOIL.

BACKFILL PIT WITH EXCAVATED SOIL.

UNOFFICIAL COPY

1 EVERGREEN TREE PLANTING DETAIL
N.T.S.



STAKE TREES USING METAL POSTS WIRE
(SLIGHTLY TAUT), WITH NYLON STRAPS. SET
POSTS VERTICALLY PLUMB. NO KUBBER HOSES.

WRAP TREES TO FIRST BRANCH IN THE
FALL. IF PLANTED IN SPRING DO NOT WRAP.

SET TREE ON COMPACTED SUBGRADE WITH TOP OF
ROOTBALL 3" ABOVE LOWEST ADJACENT GRADE.

4" DEPTH WOOD MULCH AT BASE OF TREE.
30" DIA. MULCH RING IN LAWN AREAS.

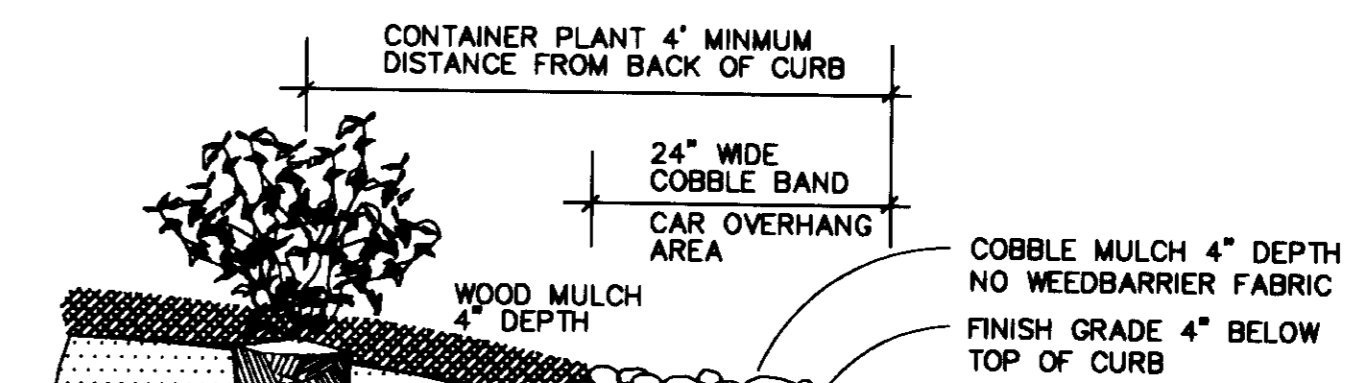
6" DEPTH AMENDED SOIL.

EXISTING SUBGRADE

REMOVE TOP 3/4 OF WIRE BASKET AND BURLAP

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2 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



CONTAINER PLANT 4" MINIMUM
DISTANCE FROM BACK OF CURB

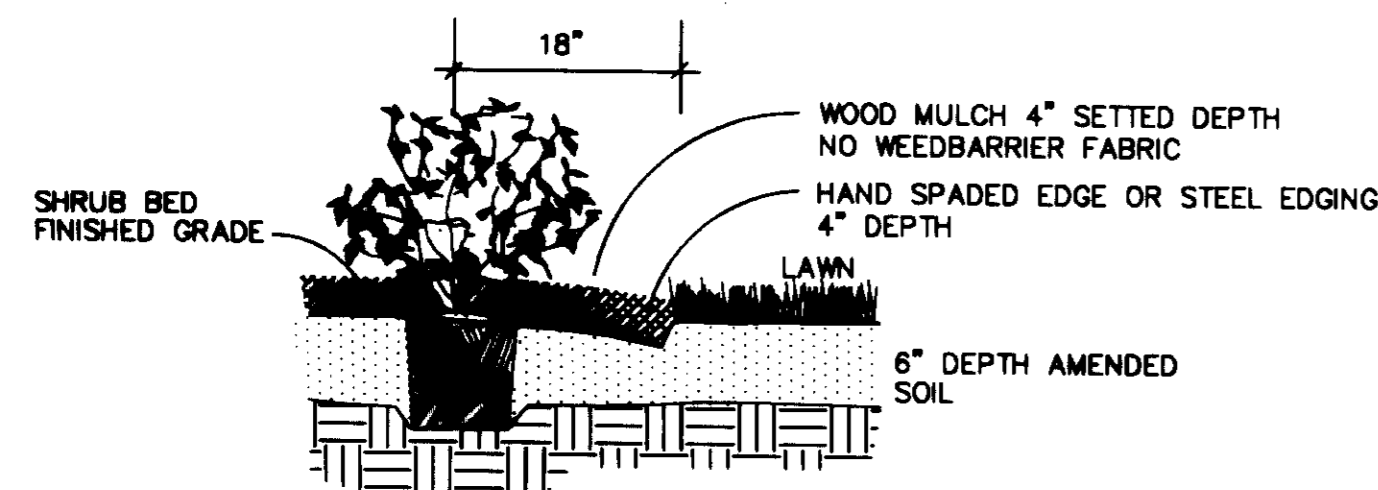
24" WIDE
COBBLE BAND
CAR OVERHANG
AREA

WOOD MULCH
4" DEPTH

COBBLE MULCH 4" DEPTH
NO WEEDBARRIER FABRIC
FINISH GRADE 4" BELOW
TOP OF CURB

UNOFFICIAL COPY

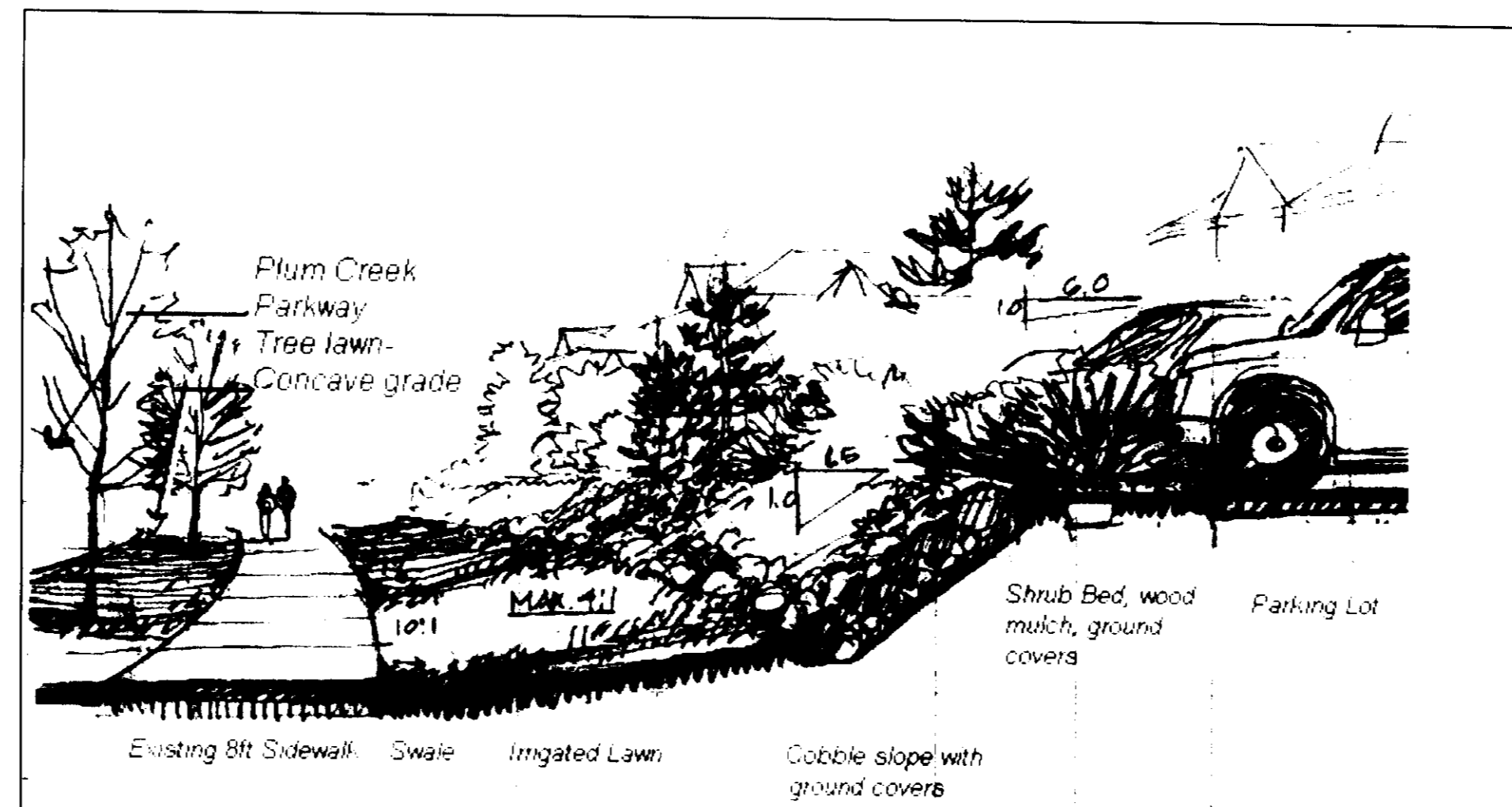
3 SHRUB PLANTING ADJACENT TO PARKING LOT
N.T.S.



WOOD MULCH 4" SETTED DEPTH
NO WEEDBARRIER FABRIC
HAND SPADED EDGE OR STEEL EDGING
4" DEPTH

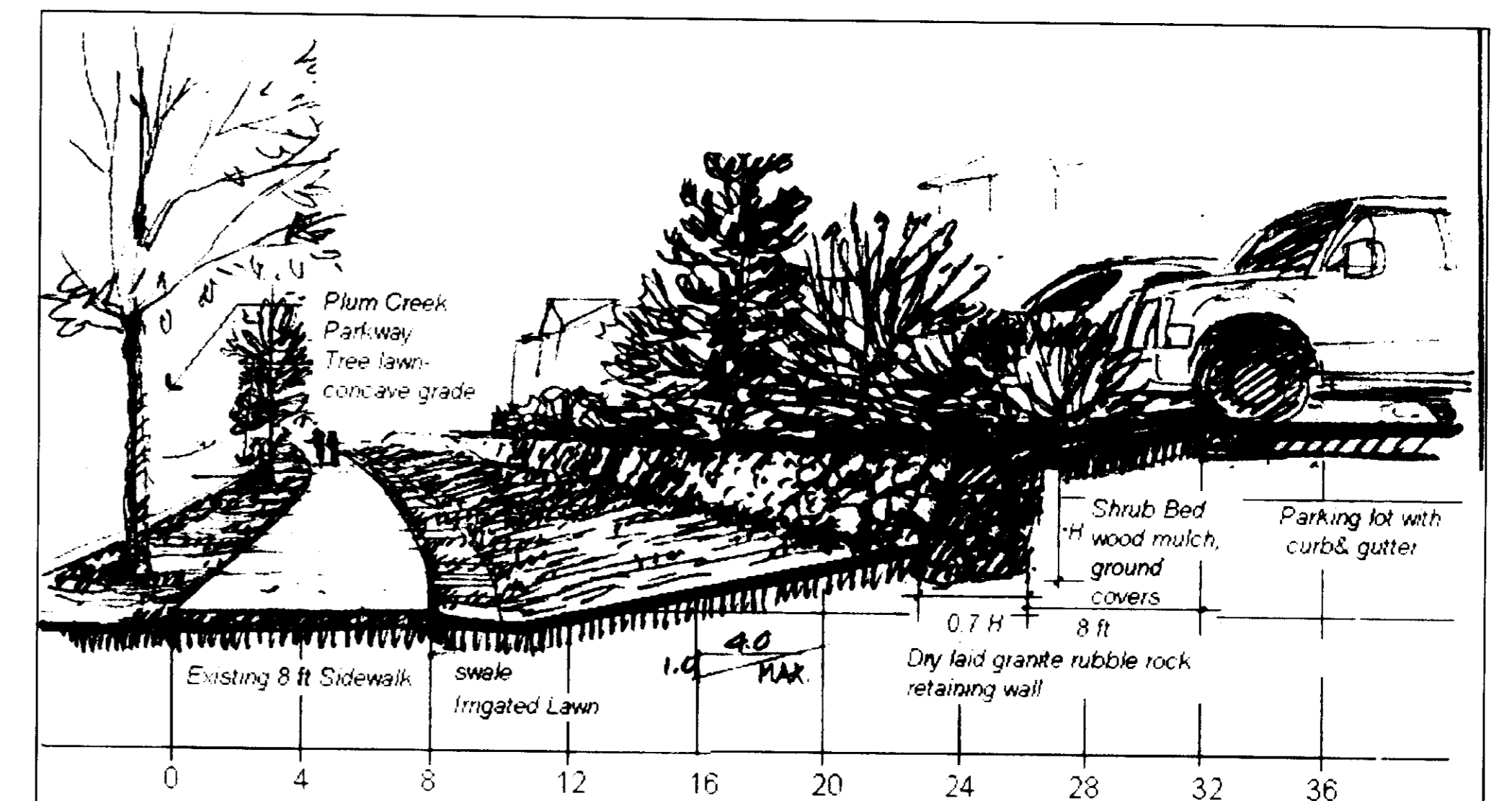
6" DEPTH AMENDED
SOIL

4 SPADED TURF / SHRUB BED EDGE
N.T.S.



ALTERNATIVE A
Parking Lot Frontage Landscape
When slope angle between parking lot
curb and sidewalk exceeds 5:1

PLUM CREEK FAIRWAY 15 LANDSCAPE CARMEL COMPANIES
FMLA 1 19 1999



ALTERNATIVE B
Parking Lot Frontage Landscape
When slope angle between parking lot curb and
sidewalk exceeds 5:1

PLUM CREEK FAIRWAY 15 LANDSCAPE CARMEL COMPANIES
FMLA 1 19 1999

ROCK- GRANITE: GRAY, PINK, WHITE MIX.
2-24" DIAMETER SIZE MIX
PATTERN IS UNCOURSED, RANDOM,
RUBBLE, EVENLY DISTRIBUTED SIZES &
COLORS.

WALL IS DRY LAID
WITH TOP 2 COURSES
MORTARED. MAXIMUM JOINT
SIZE IS 1 1/2". CHINK
VOIDS.

REFER TO
SPECIFICATIONS

HT.

1.0

6"

12"

1.0

3.0

1.0

1.5

1.0

6"

12"

1.0

3.0

1.0

1.5

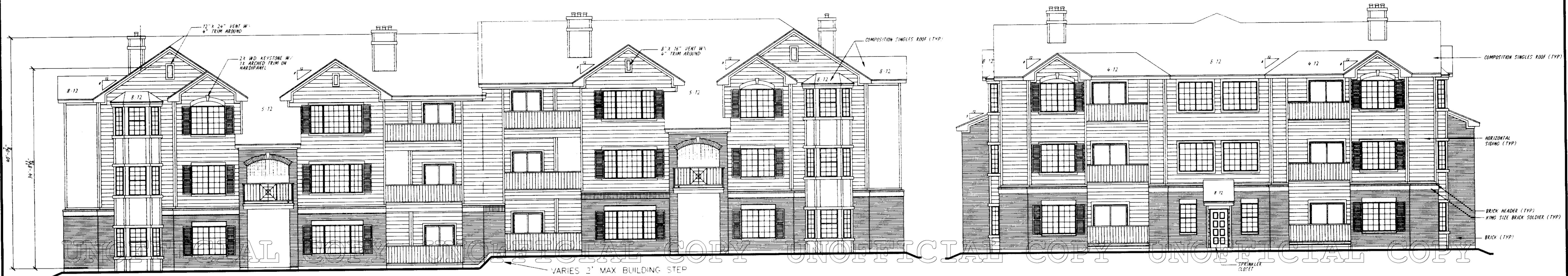
1.0

5 DRY LAID ROCK RETAINING WALL

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO.1

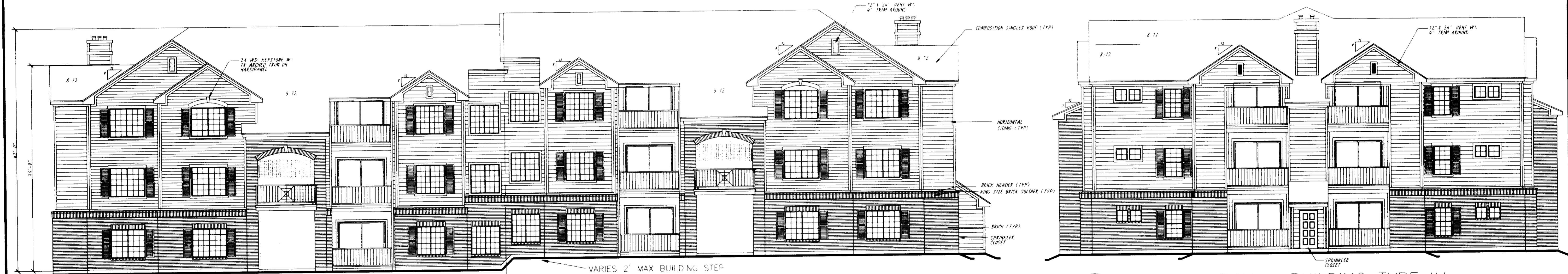
ARCHITECTURAL ELEVATIONS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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
SHEET 8 OF 8



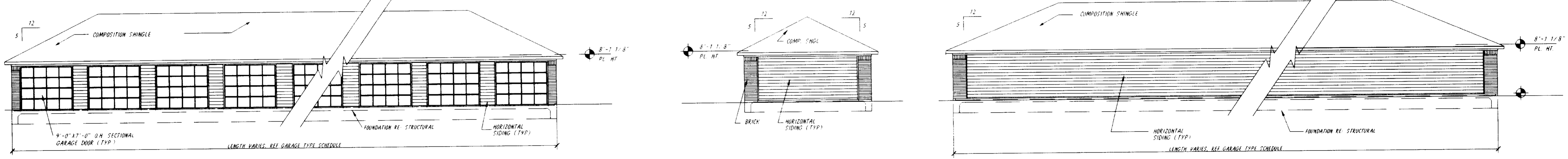
1 FRONT ELEVATION - BUILDING TYPE II
1/8" = 1'-0"

2 SIDE ELEVATION - BUILDING TYPE III
1/8" = 1'-0"



3 FRONT ELEVATION - BUILDING TYPE IV
1/8" = 1'-0"

4 SIDE ELEVATION - BUILDING TYPE IV
1/8" = 1'-0"



A FRONT ELEVATION
ALL GARAGE TYPES (INCLUDING DOUBLE FRONT GARAGE)

B SIDE ELEVATION

C REAR ELEVATION

5 GARAGES EXTERIOR ELEVATIONS
1/8" = 1'-0"

NOTE:
THE 100-YEAR FLOOD PLAIN DOES NOT
LIE WITHIN THE BOUNDARIES OF THIS SITE.