

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9739880

**DATE:** 7-23-97

**TIME:** 10:17

**FEE:** \$ 40<sup>00</sup> ( 4 Pages)

UNOFFICIAL COPY

**GRANTOR:**  
(OWNER/SIGNER)

Hobnby Leisure Country Club,  
LTD.

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Fairway 16  
Subdivision #1  
Final PD Site Plan

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

14, 8, 67

# FINAL PD SITE PLAN PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1

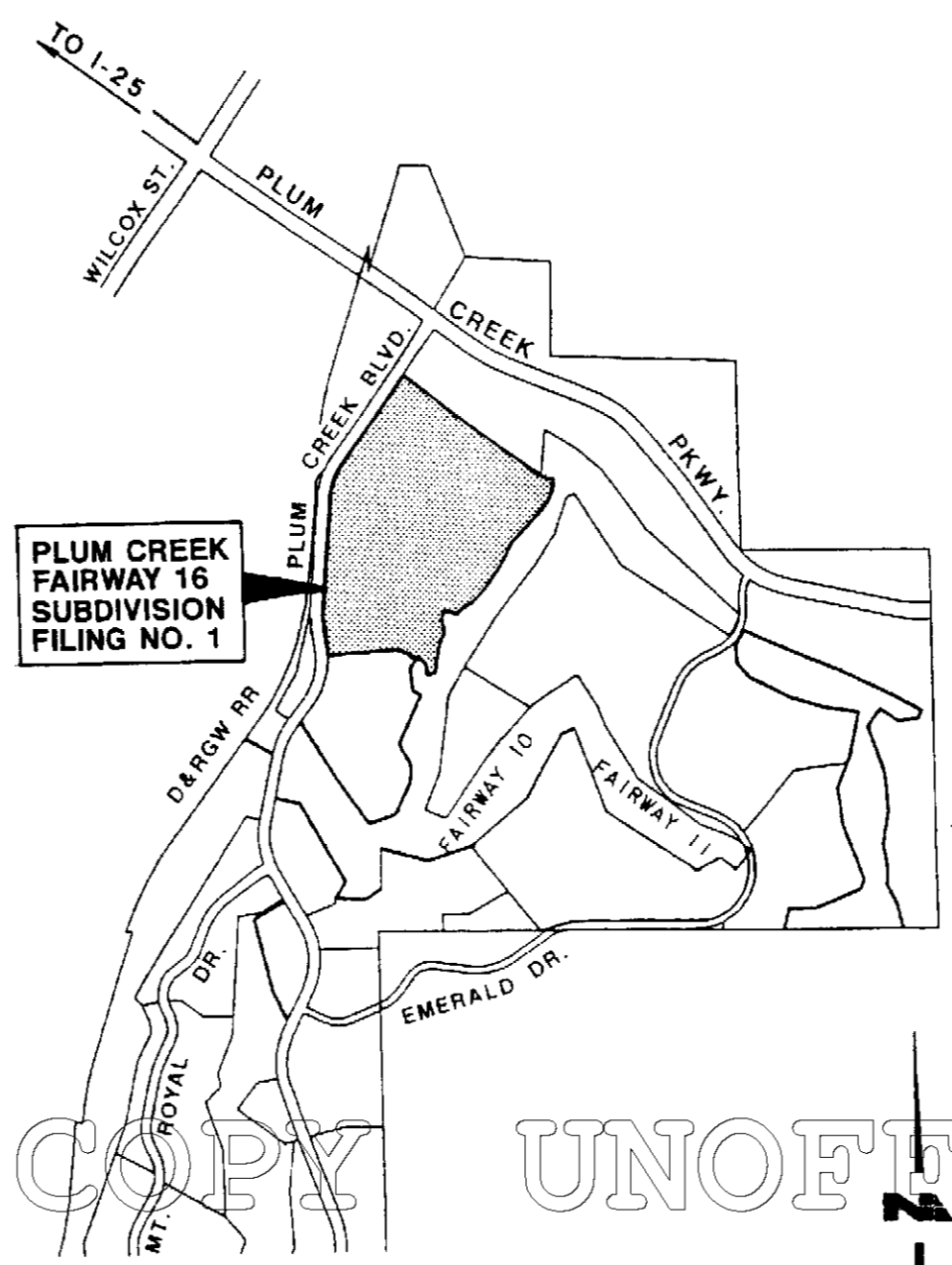
A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 1 OF 4

**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14 WHENCE THE NORTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 88°28'34" EAST 2575.00 FEET; THENCE SOUTH 33°33'48" EAST 311.99 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO THE MOST WESTERLY CORNER OF THE FINAL PLAT OF PLUM CREEK COMMERCIAL SUBDIVISION, FILING NO. 1, RECORDED AT RECEPTION 361819, DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING (5) COURSES: (1) SOUTH 55°19'00" EAST 74.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 165.00 FEET; (2) THENCE SOUTHEASTERLY 62.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'10"; (3) THENCE NON-TANGENT TO SAID CURVE NORTH 56°18'10" EAST 25.00 FEET; (4) THENCE SOUTH 72°43'17" EAST 397.52 FEET; (5) THENCE SOUTH 53°02'07" EAST 679.71 FEET; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY SOUTH 74°45'52" EAST 88.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 185.82 FEET; A RADIAL LINE FROM SAID POINT BEARS SOUTH 90°15'58" WEST; THENCE SOUTHERLY AND SOUTHWESTERLY 122.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'11"; THENCE NON-TANGENT TO SAID CURVE SOUTH 29°07'13" WEST 104.80 FEET; THENCE SOUTH 43°01'46" WEST 330.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1084.99 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 68°28'09" WEST; THENCE SOUTHWESTERLY 401.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'19"; THENCE NON-TANGENT TO SAID CURVE SOUTH 44°45'53" WEST 76.22 FEET; THENCE SOUTH 60°08'24" WEST 52.36 FEET; THENCE SOUTH 52°03'06" WEST 82.69 FEET; THENCE NORTH 67°25'18" WEST 16.93 FEET; THENCE SOUTH 73°47'56" WEST 19.80 FEET; THENCE NORTH 70°58'40" WEST 62.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 101.44 FEET; A RADIAL LINE FROM SAID POINT BEARS SOUTH 49°06'14" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 123.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°54'44"; THENCE NNON-TANGENT TO SAID CURVE SOUTH 09°00'25" EAST 45.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 95.25 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 39°38'39" EAST; THENCE SOUTHWESTERLY AND SOUTHERLY 88.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'28"; THENCE NON-TANGENT TO SAID CURVE SOUTH 37°26'27" WEST 16.61 FEET; THENCE SOUTH 05°37'30" WEST 48.36 FEET; THENCE SOUTH 14°36'49" WEST 86.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.40 FEET; A RADIAL LINE FROM SAID POINT BEARS SOUTH 73°08'44" WEST; THENCE SOUTHERLY AND SOUTHWESTERLY 127.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°37'01"; THENCE NON-TANGENT TO SAID CURVE NORTH 33°50'14" WEST 27.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 77.19 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 63°45'16" WEST; THENCE NORTHERLY AND NORTHWESTERLY 132.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°35'16"; THENCE NON-TANGENT TO SAID CURVE NORTH 25°18'47" WEST 15.38 FEET; THENCE SOUTH 43°13'38" WEST 30.00 FEET TO THE NORTHERLY BOUNDARY OF THE FINAL PLAT OF PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION NO. 1, AMENDED; THENCE ALONG SAID NORTHERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING (2) COURSES: (1) NORTH 81°31'11" WEST 142.95 FEET; (2) THENCE NORTH 90°00'00" WEST 482.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 83°07'00" WEST, SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF PLUM CREEK BOULEVARD, AS SHOWN ON THE FINAL PLAT OF PLUM CREEK BOULEVARD - FILING NO. 1, RECORDED AT RECEPTION NUMBER 298460, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (6) COURSES: (1) NORTHERLY 23.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'00"; (2) THENCE NORTH 09°20'00" WEST 140.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET; (3) THENCE NORTHERLY 108.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°27'13"; (4) THENCE NORTH 04°07'11" EAST 78.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET; (5) THENCE NORTHERLY AND NORTHEASTERLY 245.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'47"; (6) THENCE NORTH 34°41'00" EAST 619.71 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 44.781 ACRES (1,950,652 SQUARE FEET), MORE OR LESS.



VICINITY MAP  
SCALE: 1" = 2000'

**ARCHITECTURAL INTENT**

**CONCEPT:** RYDER CUP SHALL PROVIDE A UNIQUE COMMUNITY LIFESTYLE BASED UPON SUCCESSFUL SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS. STRONG NEIGHBORHOOD APPEAL SHALL BE ENSURED THROUGH PREMIUM HOMESITES, CREATION OF INTERNAL GREENBELT NETWORK, AND A COMMITMENT TO QUALITY LIVING ENVIRONMENTS IN RESPONSE TO A SPECIFIC HOME BUYER MARKET.

**PARKING:** A MINIMUM OF TWO (2) COVERED PARKING SPACES WILL BE PROVIDED FOR EACH RESIDENCE.

**GENERAL ARCHITECTURAL CHARACTER (EXTERIOR DESIGN CONCEPT):** THE ARCHITECTURAL INTENT OF THE RYDER CUP IS TO PROVIDE AN OPPORTUNITY FOR HIGH QUALITY HOUSING IN HARMONY WITH THE OVERALL PLUM CREEK COMMUNITY. THE EXTERIOR DESIGN CONCEPT CENTERS AROUND COMPATIBILITY, EXTERIOR DESIGN ELEMENTS, BUILDING MASSING AND ELEVATIONS, AND EXTERIOR MATERIALS AND COLORS WHICH ARE FURTHER DESCRIBED BELOW.

**COMPATIBILITY:** ALL HOMES WITHIN RYDER CUP SHALL BE VISUALLY COMPATIBLE AND DESIGNED IN A MANNER THAT DOES NOT CAUSE VISUAL COMPETITION AMONG HOMES. THREE ELEVATIONS SHALL BE PROVIDED FOR EACH OF FOUR FLOOR PLANS COMPRISING A TOTAL OF TWELVE DISTINCTLY DIFFERENT ARCHITECTURAL OFFERINGS. TO AVOID REPETITION, IDENTICAL FLOOR-PLANS AND ELEVATIONS SHALL NOT BE PLACED ADJACENT TO ONE ANOTHER.

**EXTERIOR DESIGN ELEMENTS:** PATIOS AND DECK STRUCTURES SHALL BE ARCHITECTURAL COMPATIBLE AND INCLUDE THE SAME MATERIALS, COLORS, TEXTURES AND FORMS AS THE MAIN STRUCTURE.

**BUILDING MASSING AND ELEVATIONS:** VISUAL INTEREST AND DEPTH AS WELL AS THE AMOUNT OF SHADE AND SHADOW SHALL BE INCREASED THROUGH USE OF MULTIPLE PLANE ELEVATIONS, VARIED ROOF HEIGHTS, AND TYPES OF ROOF OVERHANGS. WHERE APPROPRIATE, ARCHITECTURAL FEATURES SUCH AS CHIMNEYS, COVERED PORCHES, OVERHANGS AND STEPPED FOUNDATIONS SHALL BE USED TO CREATE VISUAL APPEAL AND INDIVIDUALITY. IN GENERAL, ALL HOMES WILL FEATURE ARCHITECTURAL ELEVATIONS AND ELEMENTS TYPIFYING TRADITIONAL COLORADO STYLE.

**EXTERIOR MATERIALS AND COLORS:** STRONG ARCHITECTURAL AND NEIGHBORHOOD CHARACTER SHALL BE DEVELOPED THROUGH CAREFUL SELECTION OF EXTERIOR MATERIALS TO ACCENTUATE AND COMPLEMENT THE HEIGHT AND MASS OF THE HOME. COLORS AND TEXTURES SHALL VARY THROUGHOUT THE NEIGHBORHOOD IN ORDER TO PROVIDE INDIVIDUALITY AND AVOID MONOTONY.

**EXTERIOR SIDING SHALL INCLUDE:** SYNTHETIC WOOD, MASONITE SIDING OR SIMILAR TYPE MATERIALS WITH A SMOOTH OR SLIGHTLY ROUGH TEXTURE AND SHALL BE PAINTED IN CONTEMPORARY EARTH-TONE COLORS. MASONARY VENEER ACCENTS, IN FORM OF BRICK, STONE, STUCCO, OR OTHER MASONARY PRODUCTS AS DICTATED BY THE ARCHITECTURAL STYLE, SHALL BE ENCOURAGED. ALL ROOFS SHALL BE COVERED WITH DIMENSIONAL COMPOSITION SHINGLES, OR SIMILAR PRODUCTS OF SOFT NATURAL COLORS.

**EXTERNAL HOME COLORS SHALL BE GENERALLY SUBDUED TO BLEND WITH NATURAL SURROUNDINGS AND WILL CREATE SUBTLE DIFFERENCES AND A VILLAGE APPEARANCE. HOMES SHALL BE TRIMMED WITH COMPLEMENTARY CONTRASTING COLORS.**

**GARAGE PLACEMENT:** GARAGE SETBACKS SHALL BE VARIED FROM THE FRONTAL PLANE OF THE MAIN STRUCTURE OF THE HOME.

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

**ENGINEER, PLANNERS, SURVEYOR**  
NOLTE AND ASSOCIATES, INC.  
7000 SOUTH YOSEMITE ST., SUITE 200,  
ENGLEWOOD, COLORADO 80112  
(303) 220-1001

**OWNERSHIP CERTIFICATION**

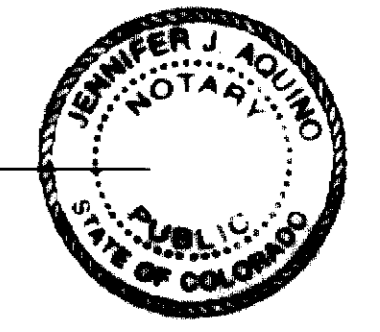
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1 PD IN THE TOWN OF CASTLE ROCK.

**OWNER:**

BY: Kenneth A. Rudolph  
IS: Dir. of Land Development  
NOTARY  
STATE OF Colorado )  
COUNTY OF Douglas )SS

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June, 1997.  
BY: Kenneth A. Rudolph, Dir. of Land Development OF HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION.  
WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 12/15/99

Jennifer J. Casiano  
NOTARY PUBLIC



**LIENHOLDER:**

NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION  
7000 SOUTH YOSEMITE STREET, SUITE 200, ENGLEWOOD, COLORADO 80112

Kenneth A. Rudolph  
KENNETH A. RUDOLPH, VICE PRESIDENT

**NOTARY**

STATE OF COLORADO )  
COUNTY OF DOUGLAS )SS



THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF July, 1997.  
BY Kenneth A. Rudolph AS VICE PRESIDENT OF NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION.

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 1-14-99

Carol E. Steward  
NOTARY PUBLIC

**TITLE CERTIFICATE**

Earl Stearns BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 7th DAY OF July, 1997.

Earl Stearns  
AUTHORIZED REPRESENTATIVE

Land Title Guarantees  
TITLE INSURANCE COMPANY

**SURVEYING CERTIFICATE**

I, Mark A. Miller, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Mark A. Miller  
REGISTERED LAND SURVEYOR, L.S. 28656

NOTE: 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**PLANNING COMMISSION APPROVAL**

THIS FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 28th DAY OF MAY, A.D. 1997.

Thomas Salter  
CHAIRMAN

Franklin  
PLANNING DIRECTOR

**TOWN COUNCIL APPROVAL**

THIS FINAL PD SITE PLAN WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF JUNE, A.D. 1997.

John  
MAYOR

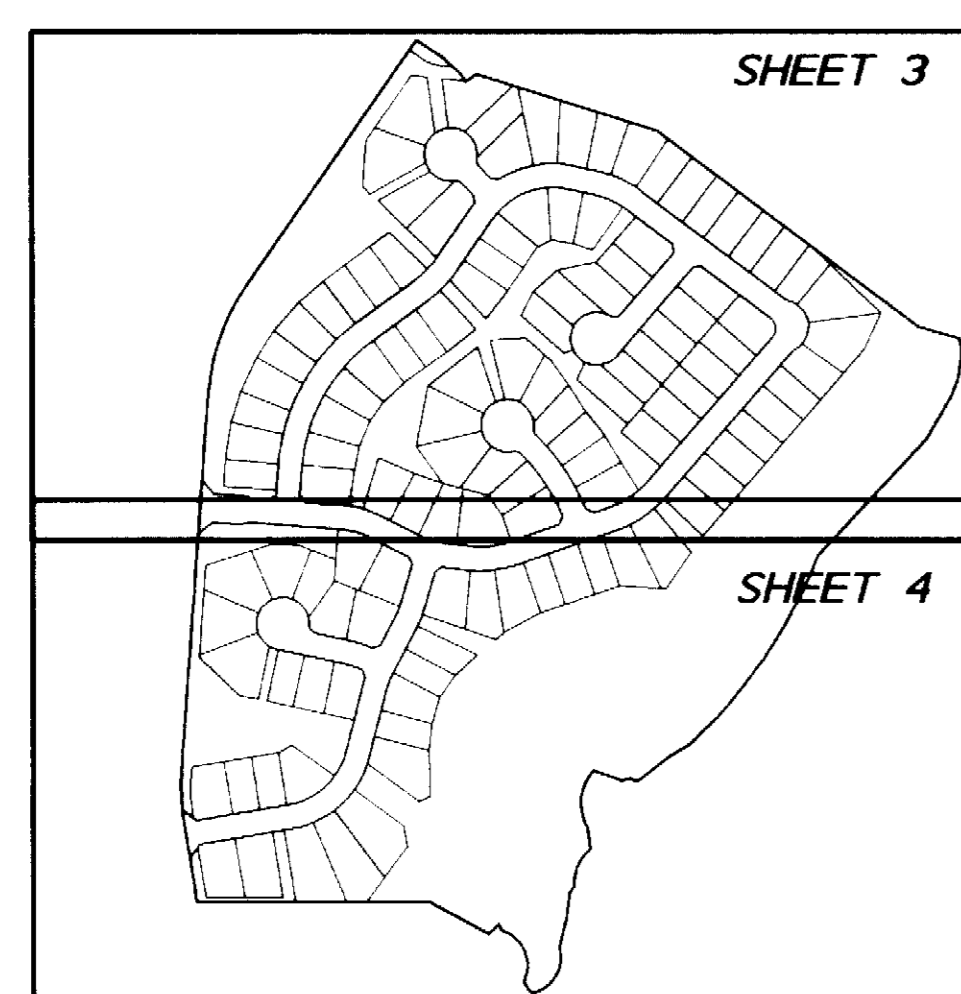
Jolly Mann  
TOWN CLERK

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS )SS

I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS FILED IN MY OFFICE ON THE 23 DAY OF July, 1997 AT 10:17 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 973980.

William Craig Chelley  
DOUGLAS COUNTY CLERK AND RECORDER



INDEX MAP  
NO SCALE

**BASIS OF BEARING**

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING NORTH 88°28'34" WEST.

**NOTE:**

THERE ARE NO F.E.M.A. FLOOD PLAIN LINES ON THIS PLAT.

THE FINAL PD SITE PLAN  
PLUM CREEK FAIRWAY 16 SUBDIVISION  
FILING NO. 1  
DATE: 06/27/97  
SCALE: AS SHOWN  
DRAWN BY: JACQUELINE JOHNSON  
CHECKED BY: JACQUELINE JOHNSON  
JOB NO. 012039

<b>NOLTE and ASSOCIATES</b> Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1001	<b>DEVELOPER/OWNER</b> HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION:	02-06-97
		SCALE:	N/A
		SHEET 1 OF 4	

# FINAL PD SITE PLAN PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 2 OF 4

**GENERAL NOTES:**

THIS FINAL PD SITE PLAN IS THE DETAILED DEVELOPMENT PLAN FOR THE SINGLE FAMILY LOTS AND TRACTS OF THE PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1.  
THIS FINAL PD SITE PLAN CONSISTS OF 118 SINGLE FAMILY RESIDENTIAL LOTS SITUATED NEAR THE INTERSECTION OF PLUM CREEK PARKWAY AND PLUM CREEK BOULEVARD. ACCESS TO THIS SITE IS PROVIDED BY PLUM CREEK BOULEVARD, WHICH HAS BEEN PREVIOUSLY PLATTED AND CONSTRUCTED. THIS PARCEL IS PRESENTLY ZONED PD AND IS PART OF THE PLUM CREEK SOUTH P.U.D..

**LAND USE SUMMARY**

SINGLE FAMILY LOTS	21.470 ACRES	48.1 %
TRACT A,B,C,D,E & F (OPEN SPACE)	17.247 ACRES	38.4 %
RIGHT-OF-WAY DEDICATION	6.064 ACRES	13.5 %
<b>TOTAL SITE AREA</b>	<b>44.781 ACRES</b>	<b>100 %</b>

**NOTES:**

- PER SECTION XV OF ORDINANCE 3.77 OF THE PLUM CREEK P.U.D. MAXIMUM BUILDABLE SLOPES (FOR THIS PD PLAN AREA) SHALL NOT EXCEED 20% IN AREAS WHERE SLOPES EXCEED 20% APPROPRIATE ENGINEERING FOR INDIVIDUAL BUILDING FOUNDATIONS WILL BE REQUIRED.
- TRACTS A, B, C, D AND E ARE FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES. THEY WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. TRACTS A, B, C, D AND E ARE DESIGNATED AS DRAINAGE EASEMENTS TO THE TOWN OF CASTLE ROCK. THE TOWN OF CASTLE ROCK HAS THE RIGHT OF ENTRY TO MAINTAIN THESE TRACTS IF THE HOME OWNER'S ASSOCIATION FAILS TO DO SO.
- EXISTING ZONING - PLUM CREEK PUD: MDA2 - RESIDENTIAL CONDOMINIUMS, 17-24 DU./AC; TH-7 - RESIDENTIAL TOWNHOUSE, 6-14 DU./AC.
- TRACT F IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THIS TRACT IS FOR UTILITY PURPOSES AND FOR INGRESS AND EGRESS TO THE NEIGHBORHOOD COMMERCIAL PARCEL TO THE NORTH.
- DETENTION PONDS SURFACE AREA EQUALS 33,500 SQUARE FEET. THIS AREA IS INCLUDED IN TRACTS B AND C.
- ALL PROPERTY LINE FENCES BUILT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE DETAIL ON THIS SHEET. THE FENCES ALONG ALL REAR PROPERTY LINES SHALL NOT EXCEED 3'-6" IN HEIGHT. SIDE LOT LINE FENCES MAY BE 5'-6" IN HEIGHT BETWEEN THE BACK OF THE HOUSE FOR ONE-HALF THE DISTANCE TO THE REAR PROPERTY LINE. IT THEN MUST TRANSITION TO 3'-6" IN HEIGHT WITHIN TWO 8 FOOT SECTIONS, AND BE NO GREATER THAN 3'-6" IN HEIGHT FOR THE REMAINDER OF THE DISTANCE TO THE REAR PROPERTY LINE. NO FENCES ARE ALLOWED WITHIN THE FRONT YARD.

**DEVELOPMENT STANDARDS**

MINIMUM FRONT SETBACK TO RIGHT-OF-WAY	20 FEET
MINIMUM SIDE SETBACK TO PROPERTY LINE	5 FEET
MINIMUM SIDE SETBACK TO RIGHT-OF-WAY	15 FEET
MINIMUM REAR SETBACK TO PROPERTY LINE	20 FEET

**LAND USE REQUIREMENTS**

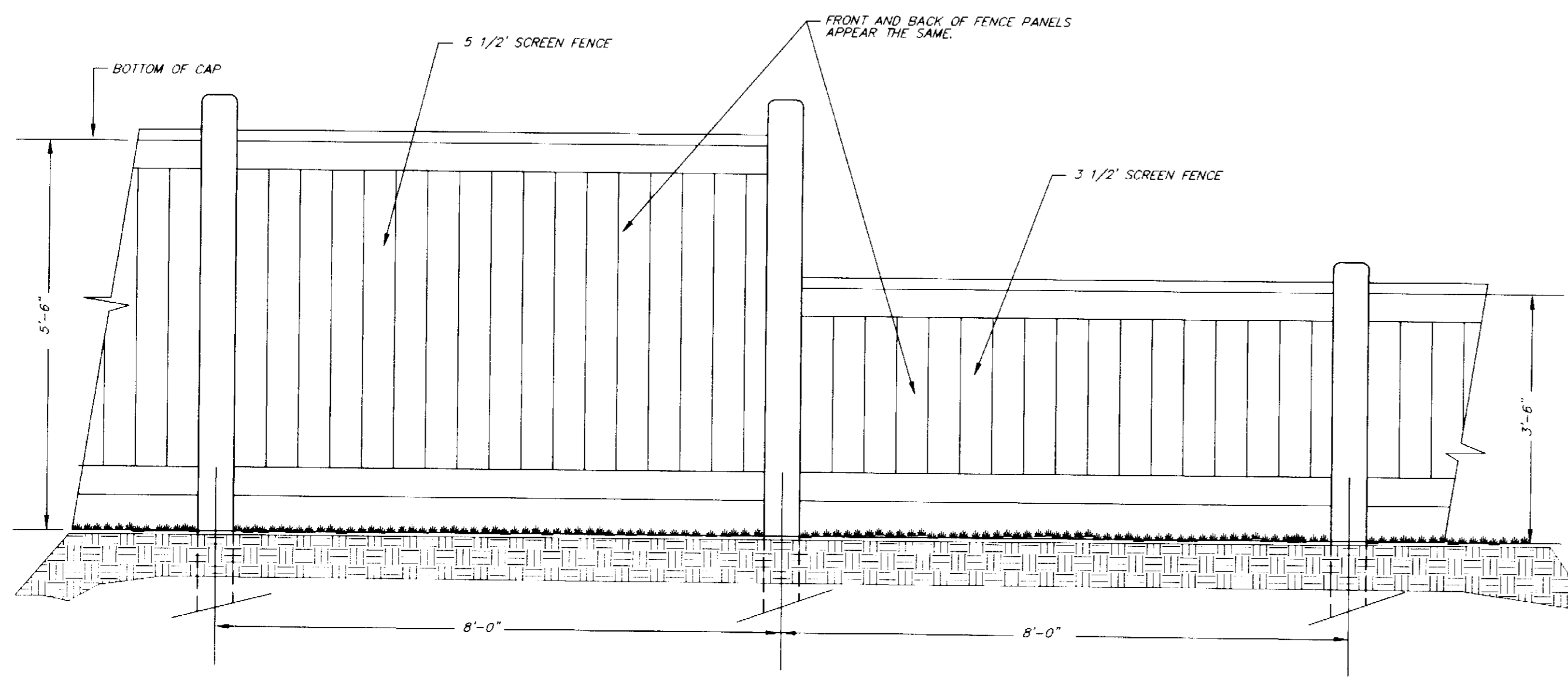
AVERAGE LOT SIZE	7,927 SQ.FT.
MINIMUM LOT SIZE	6,000 SQ.FT.
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM OFF STREET PARKING	2 SPACES(GARAGE) 2 SPACES(DRIVEWAY)
NO. OF DWELLINGS/LOTS EXISTING ZONING	118 LOTS PD
NET DENSITY	5.5 D/U
GROSS DENSITY	2.6 D/U

**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING NORTH 88°28'34" WEST.

**RECOMMENDED PLANT LIST**

BOTANICAL NAME	COMMON NAME	HT.	SP.	PLANTING SIZE
<b>DECIDUOUS TREES</b>				
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	50'	30'	2 1/2" Gal
Celtis occidentalis	Hockberry	50'	30'	2 1/2" Gal
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	45'	40'	2 1/2" Gal
Fraxinus pennsylvanica lanceolata 'Marshall'	Marshalls Seedless Ash	55'	30'	2 1/2" Gal
Gliricidia inaequalis 'Inermis'	Thornless Horsechestnut	30'	30'	2 1/2" Gal
Quercus borealis rubra	Northern Red Oak	40'		2 1/2" Gal
Tilia cordata 'Greenspire'	Greenspire Linden	40'		2 1/2" Gal
<b>ORNAMENTAL TREES</b>				
Acer ginnala	Amur Maple	20'	15'	1 1/2" Gal
Crotaegus mollis	Doany Hawthorn	30'	15'	1 1/2" Gal
Koeleria paniculata	Goldenraintree	25'	20'	1 1/2" Gal
Malus 'Profusion'	Profusion Crab	20'	20'	1 1/2" Gal
Malus 'Spring Snow'	Spring Snow Crab	20'	15'	1 1/2" Gal
Prunus virginiana 'Canada Red'	Canada Red Cherry			1 1/2" Gal
<b>EVERGREEN TREES</b>				
Picea pungens	Green Spruce	60'	30'	8' to 10' Ht.
Pinus cembraeoides edulis	Pinon Pine	25'	15'	8' to 10' Ht.
Pinus nigra	Austron Pine	50'	40'	8' to 10' Ht.
Pinus sylvestris	Scotch Pine	50'	40'	8' to 10' Ht.
<b>DECIDUOUS SHRUBS</b>				
Berberis hibernica 'atropurpurea'	Waxier Berberry	12'	5'	5 Gal
Berberis thunbergii 'atropurpurea nana'	Ligustrum Hybrid Berberry	4'	4'	5 Gal
Berberis thunbergii 'atropurpurea nana'	Ornamental Purple Berberry	1.5'	3'	5 Gal
Cotoneaster acutifolia	Plum Cotoneaster	6'	5'	5 Gal
Cotoneaster aciculata	Cranberry Cotoneaster	3'	4'	5 Gal
Evonymus alatus	Winged Evonymus	8'	5'	5 Gal
Evonymus alatus compacta	Dwarf Winged Evonymus	5'	4'	5 Gal
Philadelphus virginicus 'Mn. Snowflake'	Dwarf Mn. Snowflake Mockorange	3'	4'	5 Gal
Philadelphus virginicus 'Mn. Snowflake'	Mn. Snowflake Mockorange	6'	4'	5 Gal
Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	3'	4'	5 Gal
Potentilla fruticosa 'Jackmanii'	Jackman Potentilla	4'	4'	5 Gal
Ribes alpinum	Alpine Currant	4'	4'	5 Gal
Spiraea bumalda 'Nipponica'	Snowmound Spirea	4'	4'	5 Gal
Spiraea bumalda 'Vanhouttei'	Vanhouttei Spirea	7'	5'	5 Gal
Viburnum opulus sterile	Snowball Viburnum	12'	5'	5 Gal
Viburnum trilobum 'Bailey Compact'	Bailey Compact Am. Cranberrybush V	6'	5'	5 Gal
<b>EVERGREEN SHRUBS</b>				
Juniperus horizontalis andora	Andorra Juniper	2'0"	4'0"	5 Gal
Juniperus horizontalis waltoni	Wilton Juniper	0'5"	4'0"	5 Gal
Juniperus sabina 'Broadmoor'	Broadmoor Juniper	2'0"	4'0"	5 Gal
Juniperus sabina 'Buffalo'	Buffalo Juniper	1'5"	4'0"	5 Gal
Juniperus sabina 'tamariscifolia'	Tammy Juniper	3'5"	4'0"	5 Gal
Pinus mugo 'mughus'	Mugo Pine	15'0"	15'0"	5 Gal
Pinus mugo var 'Erect'	Dwarf Mugo Pine	8'0"	8'0"	5 Gal
<b>BROADLEAF EVERGREEN SHRUBS</b>				
Euonymus petersii 'Manhattan'	Manhattan Euonymus	5'	5'	5 Gal
Pyracantha coccinea 'Firethorn'	Pyracantha Wight Firethorn	8'	5'	5 Gal



**LEGEND:**

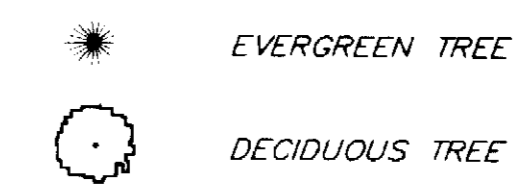
- SANITARY SEWER
- PIPE WITH MANHOLE
- PIPE WITH PLUG
- |— WATER PIPELINE
- ▲— FIRE HYDRANT
- T— BEND and TEE
- B— BLOWOFF ASSEMBLY
- R— REDUCER
- S— STORM DRAIN
- M— MANHOLE and PIPE
- IN— INLET
- ED— ENERGY DISSIPATOR
- FS— FLARED END SECTION
- E— EASEMENT
- CL— CENTER LINE
- PL— PHASE LINE
- BL— BOUNDARY LINE
- 6360— PROPOSED MAJOR CONTOUR
- 6360— PROPOSED MINOR CONTOUR
- 6340— EXISTING MAJOR CONTOUR
- 6340— EXISTING MINOR CONTOUR
- 4%— STREET GRADE
- X— H.P. (HIGH POINT)
- x— L.P. (LOW POINT)
- 6375.5— SPOT ELEVATION
- EXISTING STREET LAMP
- PROPOSED CLUSTER MAIL BOX UNITS

THIS LIST REPRESENTS RECOMMENDED PLANT SIZES AND TYPES. PLANT LOCATIONS ILLUSTRATED ON THE PLAN ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH THE FINAL CONSTRUCTION PLANS.

**LANDSCAPE NOTES:**

- ALL OPEN SPACE AREAS WITH THE EXCEPTION OF THE DAM IN TRACT E WILL BE SODDED WITH A BLEND OF TALL FESCUE AND BLUEGRASS, AND IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE DAM PRESENTLY IS VEGETATED WITH A MIXTURE OF NATIVE GRASSES. THIS AREA WILL NOT BE DISTURBED DURING CONSTRUCTION OF THIS PROJECT.
- ALL TREES AND PLANTING BEDS SHALL BE MULCHED WITH A 3" TO 4" LAYER OF WOOD FIBER MULCH.

**LANDSCAPE SYMBOLS:**



NOTE GATES SHALL BE CONSTRUCTED WITH COMPATIBLE WOOD MATERIAL

**FENCE DETAIL**  
SEE NOTE 9

TITLE: PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1  
 DATE: 02-06-97  
 SCALE: AS SHOWN  
 DRAWING NAME: FENCE DETAIL  
 SHEET NO. OF 4 SHEETS: 02-06-97

<b>NOLTE and ASSOCIATES</b> Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO 80112 (303) 226-1001	<b>DEVELOPER/OWNER</b> HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION: 02-06-97 SCALE: N/A
	REVISION: 3-24-97 SHEET 2 OF 4	

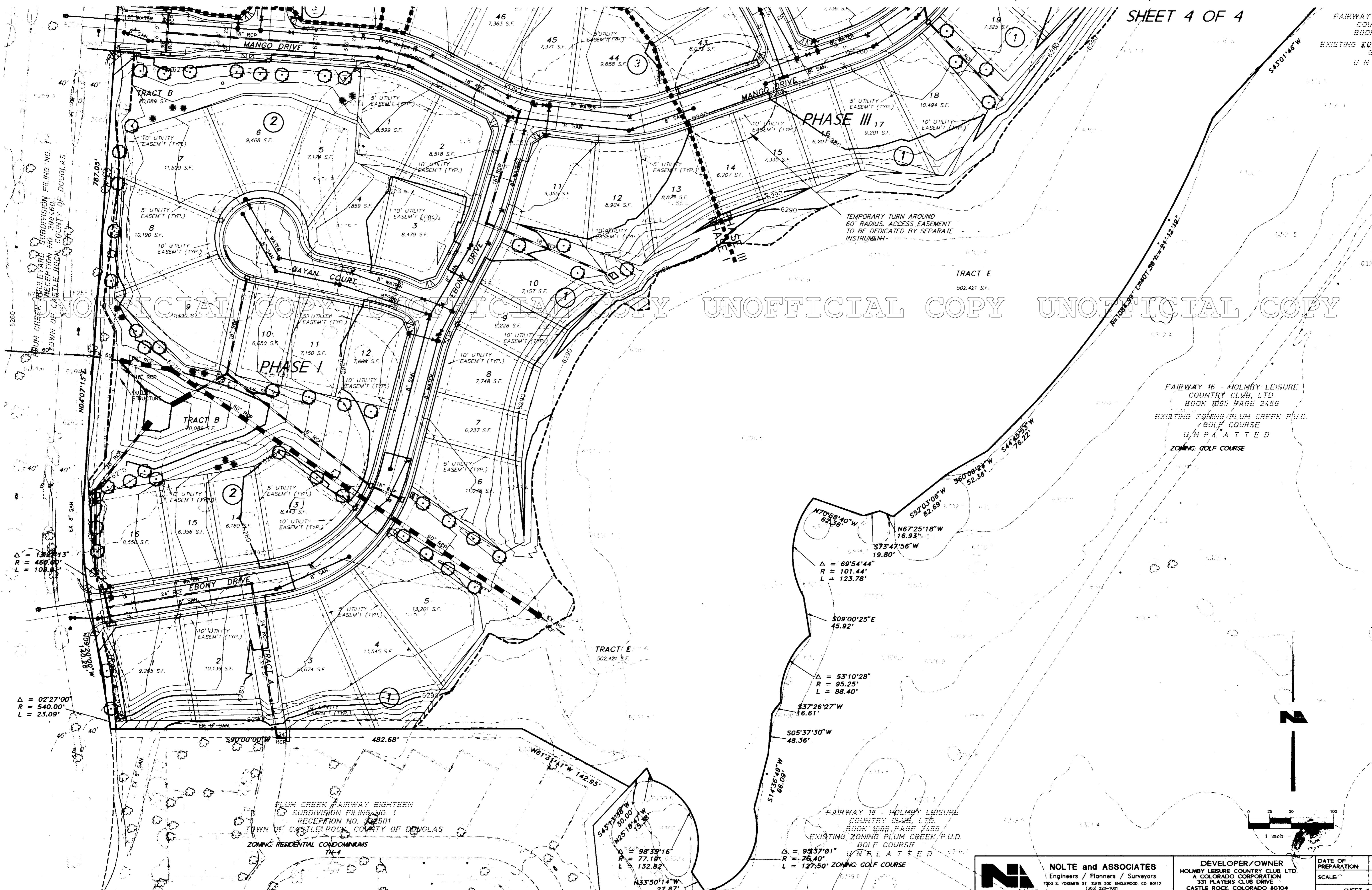


FINAL PD SITE PLAN  
 PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 3 OF 4

SHEET 4 OF 4



FAIRWAY 16 - HOLMBY LEISURE COUNTRY CLUB, LTD.  
 BOOK 1095 PAGE 2458  
 EXISTING ZONING PLUM CREEK P.U.D. / GOLF COURSE  
 UNPLATTED

FAIRWAY 16 - HOLMBY LEISURE COUNTRY CLUB, LTD.  
 BOOK 1095 PAGE 2458  
 EXISTING ZONING PLUM CREEK P.U.D. / GOLF COURSE  
 UNPLATTED  
 ZONING GOLF COURSE

PLUM CREEK FAIRWAY EIGHTEEN  
 SUBDIVISION FILING NO. 1  
 RECEPTION NO. 28501  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS  
 ZONING RESIDENTIAL CONDOMINIUMS  
 TM-4

TITLE: FINAL PD SITE PLAN  
 PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1  
 DATE: 08/20/97  
 SCALE: 1" = 50'  
 DRAWN BY: T. L. RY  
 CHECKED BY: M. J. RY  
 PLOTTED BY: M. J. RY  
 SHEET 4 OF 4 SHEETS JOB NO. 00089

<p><b>NOLTE and ASSOCIATES</b>                  Engineers / Planners / Surveyors                  7800 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO 80112                  (303) 220-1001</p>	<p><b>DEVELOPER/OWNER</b>                  HOLMBY LEISURE COUNTRY CLUB, LTD.                  A COLORADO CORPORATION                  331 PLAYERS CLUB DRIVE                  CASTLE ROCK, COLORADO 80104</p>	<p>DATE OF PREPARATION: 02-06-97                  SCALE: 1" = 50'                  SHEET 4 OF 4</p>
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