

2008005592 6 PGS

# PLAT IDENTIFICATION SHEET

✓ Plum Creek Overlook, LLC

\_\_\_\_\_  
Grantor (owner)

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$51.00  
6 PGS  
# 2008005592  
01/25/2008 03:27 PM

\_\_\_\_\_  
Grantor (owner)

✓ Plum Creek Fairway 9 Filing 1, Preliminary Plat/Final PD Site Plan, 2<sup>nd</sup> Amendment

\_\_\_\_\_  
Grantee (name of plat or condo)

**UNOFFICIAL COPY**

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Plum Creek Fairway 9 Filing: 1**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

14

8

67

\_\_\_\_\_  
Section

\_\_\_\_\_  
Township

\_\_\_\_\_  
Range

**Cross Reference numbers: (reception #s or book and page)**

01108362

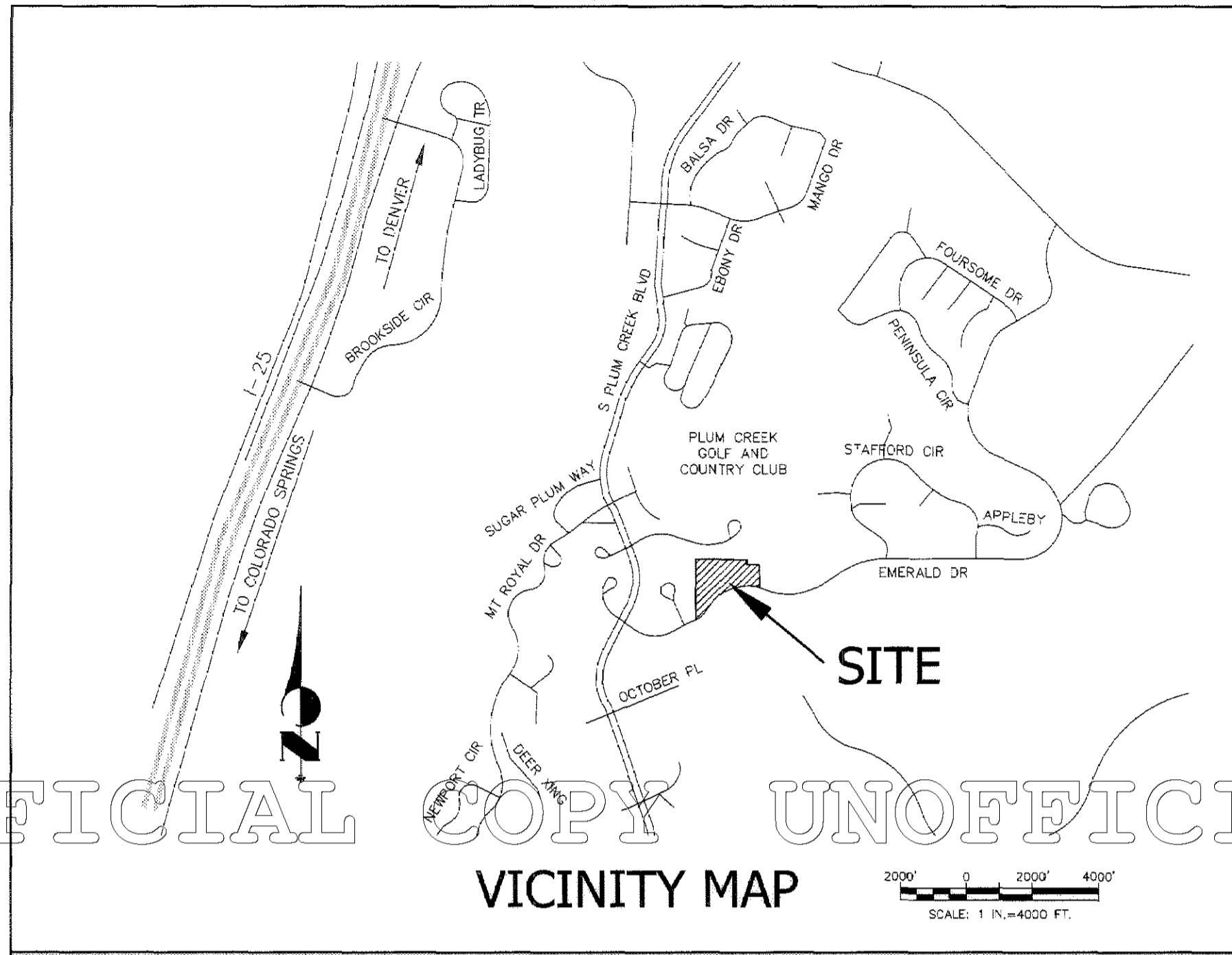
2007053046

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1, SECOND AMENDMENT

## PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF TRACT B, BLOCK 1, PLUM CREEK FAIRWAY 9,  
SUBDIVISION FILING NO. 1, FIRST AMENDMENT  
IN SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VICINITY MAP

### SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PRELIMINARY PLAT/SITE PLAN
- 4 UTILITY PLAN
- 5 DRAINAGE AND GRADING PLAN

### CONTACTS

<b>OWNER</b> PLUM CREEK OVERLOOK, LLC P.O. BOX 130 CASTLE ROCK, CO 80104 PHONE: 303-475-5630 CONTACT: WILLIAM GREBE	<b>LAND SURVEYOR</b> SURVCON 7800 EAST DORADO PLACE GREENWOOD VILLAGE, CO 80111 PH 303.858.0404 FAX 303.858.0606	<b>CIVIL ENGINEER</b> COLORADO CIVIL ENGINEERING, LLC 9780 MT. PYRAMID COURT, SUITE 280 ENGLEWOOD, CO 80112 PH: 303.708.1930 FAX: 720.367.5118 CONTACT: OTTO BURDEN
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### LAND USE TABLE

LAND	ACREAGE	SFE	OWNERSHIP	MAINTENANCE	PURPOSE/USE
LOTS	3.21 ACRES	7	INDIVIDUAL	OWNER	RESIDENTIAL
GEMSTONE COURT	0.28 ACRES	0	TO BE DEDICATED TO THE TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	RIGHT-OF-WAY
TOTAL	3.49 ACRES	7			

<b>LARGEST LOT SIZE</b> 0.65 ACRES	<b>BUILDING SETBACKS:</b>	<b>SIDE:</b> 10 FEET
<b>SMALLEST LOT SIZE</b> 0.36 ACRES	FRONT: 10 FEET (OPEN UNENCLOSED PORCH)	<b>REAR:</b> 30% OF LOT DEPTH
<b>AVERAGE LOT SIZE</b> 0.46 ACRES	15 FEET (LIVING AREA OR SIDE LOADED GARAGE)	
<b>MAXIMUM BUILDING HEIGHT</b> -35 FEET	20 FEET (FRONT LOADED GARAGE)	

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN AS PLUM CREEK FAIRWAY 9 SUBDIVISION, FILING NO. 1, FIRST AMENDMENT, TRACT B, BLOCK 1, RECEPTION NO. 01108362, IN THE TOWN OF CASTLE ROCK, SIGNED THIS 13<sup>th</sup> DAY OF December, 2007

BY: William D. Grebe - mgr.  
PLUM CREEK OVERLOOK, LLC, A COLORADO LIMITED LIABILITY COMPANY

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF December, 2007 BY William Grebe AS MANAGER OF PLUM CREEK OVERLOOK, LLC

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 09-29-09

Shane K. Bean  
NOTARY PUBLIC

111 S Teton, CSCD 80903  
ADDRESS

### STANDARD NOTES

1. 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.
2. 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 FOR 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.
3. NO 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE, PER FIRM MAP NO. 08035C0301F DATED SEPTEMBER 30, 2005.
4. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
5. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
6. 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.
7. ANY DEVIATION FROM TOWN REGULATIONS OR STANDARDS DEPICTED IN THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN ARE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE FINAL PLAT AND ASSOCIATED DOCUMENTS.
8. NO SOLID OBJECT EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THE PLAT/FINAL PD SITE PLAN. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.
9. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
10. THE DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.14 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
11. RETAINING WALLS OR SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. CALL THE BUILDING DEPARTMENT (720-733-3529) FOR A DETERMINATION OF THE NEED FOR A BUILDING PERMIT FOR TIERED RETAINING WALLS.
12. SITE DISTANCE EASEMENTS WILL NOT BE REQUIRED.
13. PROPOSED ROADWAY IS TYPE 1 STREET SECTION, 36 FEET FLOWLINE TO FLOWLINE WITH 5' COMBINATION CURB, GUTTER AND SIDEWALK.
14. CONSTRUCTION SUBJECT TO PLUM CREEK SOUTH P.U.D. ORDINANCE BOOK 610, PAGE 138, DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.
15. SITES AROUND HOMES SHALL HAVE DEFENSIBLE SPACE ACCEPTABLE TO THE FIRE DISTRICT.
16. BUILDING ENVELOPES SHOWN FOR EACH LOT, NO STRUCTURES PERMITTED OUTSIDE THE BUILDING ENVELOPES.
17. FENCING SHALL BE OPEN TYPE DESIGN SIMILAR TO WOOD SPLIT RAIL OR WOODEN POLES.
18. UTILITY EASEMENTS 5' UNLESS OTHERWISE NOTED.
19. FENCES CONSTRUCTED SHALL BE APPROVED BY THE HOA.
20. THIS PLAT WILL BE ANNEXED (UPON RECORDATION) INTO THE PLUM CREEK NORTH MASTER HOMEOWNER'S ASSOCIATION.
21. ACCESS FOR LOTS 1-6 SHALL BE INTERNAL TO THE CUL-DE-SAC. LOT 7 HAS BEEN APPROVED VIA VARIANCE TO ACCESS DIRECTLY TO EMERALD DRIVE. LOT 7 SHALL HAVE AN INTERNAL TURNAROUND SO THAT ACCESS TO EMERALD DRIVE IS ALWAYS A FORWARD MOVEMENT.

### BENCHMARK & VERTICAL DATUM

**BENCHMARK**  
DOUGLAS COUNTY MONUMENT 3.025015, 3.5" ALUMINUM CAP, ELEVATION 6341.13 FEET, NAVD 88.

**VERTICAL DATUM**  
IN ACCORDANCE WITH PWR, SECTION 1, APPENDIX 1-A, PAGE 21, ALL UTILITY REPORTS, DRAINAGE REPORTS AND PLANS, INCLUDING ALL ELEVATIONS USED FOR DESIGN AND CONSTRUCTION OF FACILITIES, SHALL BE ON THE NAVD 88 DATUM. NO CONVERSION EQUATION IS ALLOWED.

*Clerk & Recorder's Certificate*  
This was recorded in the office of the County Clerk and Recorder of Douglas County at 2:22 pm on the 25 day of January 2008 reception 2008005392.  
Deputy Clerk: Christine Davis

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGE AND LIENHOLDERS OF CERTAIN LANDS KNOWN AS PLUM CREEK FAIRWAY 9 SUBDIVISION, FILING NO. 1, FIRST AMENDMENT, TRACT B, BLOCK 1, RECEPTION NO. 01108362, IN THE TOWN OF CASTLEROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN(S) CREATED BY INSTRUMENTS RECORDED ON 07-3-07, RECEPTION NO. 2007053046, AND ON 8-20-07, RECEPTION NO. 2007066342, DOUGLAS COUNTY, COLORADO SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS 13<sup>th</sup> DAY OF December, 2007

BY: Shane K. Bean  
VETRA BANK COLORADO, NATIONAL ASSOCIATION

COUNTY OF EL PASO, STATE OF COLORADO  
THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF December, 2007 BY Shane K. Bean AS Vice Pres OF VETRA BANK COLORADO, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 09-29-09

Shane K. Bean  
NOTARY PUBLIC

111 S Teton, CSCD 80903  
ADDRESS

THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF December, 2007.

BY: Scott H. Friedman

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9/21/11

Scott H. Friedman  
NOTARY PUBLIC  
10300 TRACEWOOD DR.  
LITTLETON, CO 80120  
ADDRESS

### PROPERTY DESCRIPTION

TRACT B, BLOCK 1, PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1, FIRST AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

### SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO ATTEST THAT THIS PRELIMINARY PLAT IS IN ACCORDANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

Peter Van Steenburgh  
PETER VAN STEENBURGH  
P.L.S. 37913

DATE  
12-11-07

### CIVIL ENGINEER'S STATEMENT

I, OTTO BURDEN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Otto L. Burden  
OTTO L. BURDEN, P.E.  
COLORADO P.E. 37088  
REGISTERED PROFESSIONAL ENGINEER FOR AND ON BEHALF OF COLORADO CIVIL ENGINEERING, LLC

DATE  
12-11-07

### TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 10<sup>th</sup> DAY OF July, 2007

ATTEST: TOWN OF CASTLE ROCK

Bobby A. New  
TOWN CLERK

Kelvin R. ...  
MAYOR

### CASTLE ROCK PLANNING COMMISSION APPROVAL

AS APPROVED:

Bobby A. New  
CHAIR

DATE  
6-14-07

**CCE** Colorado Civil Engineering, LLC  
9780 Mt. Pyramid Court, Suite 280  
Englewood, CO 80112  
Phone: 720-367-5118  
Fax: 720-367-5118

PREPARED FOR:  
WESTERN EAGLE DEVELOPERS  
P.O. BOX 130  
CASTLE ROCK, CO 80104  
PH 303.472.2646

PPP 06-001  
PLUM CREEK FAIRWAY 9 SUBDIVISION  
FILING NO. 1, SECOND AMENDMENT  
PRELIMINARY PLAT/FINAL PD SITE PLAN

JOB NO. 1016  
DESIGN BY: OB  
DRAWN BY: AT  
CHECK BY: OLB  
ISSUE DATE: 12/10/07

PROJECT NO.  
PPP 06-001

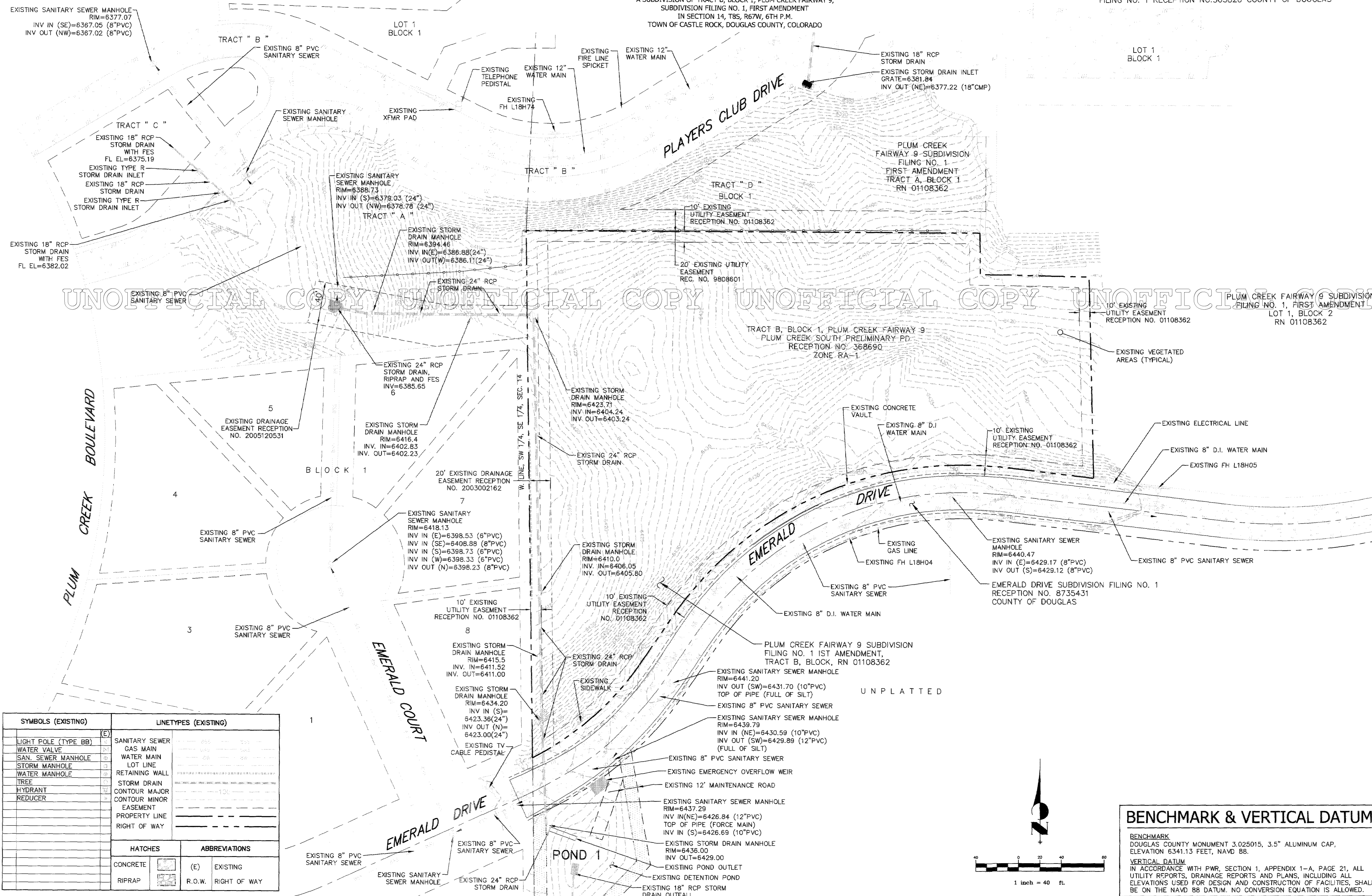
COVER SHEET  
1  
SHEET: 1 OF 5

# PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1, SECOND AMENDMENT

## PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF TRACT B, BLOCK 1, PLUM CREEK FAIRWAY 9,  
SUBDIVISION FILING NO. 1, FIRST AMENDMENT  
IN SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION  
FILING NO. 1 RECEPTION NO. 305820 COUNTY OF DOUGLAS



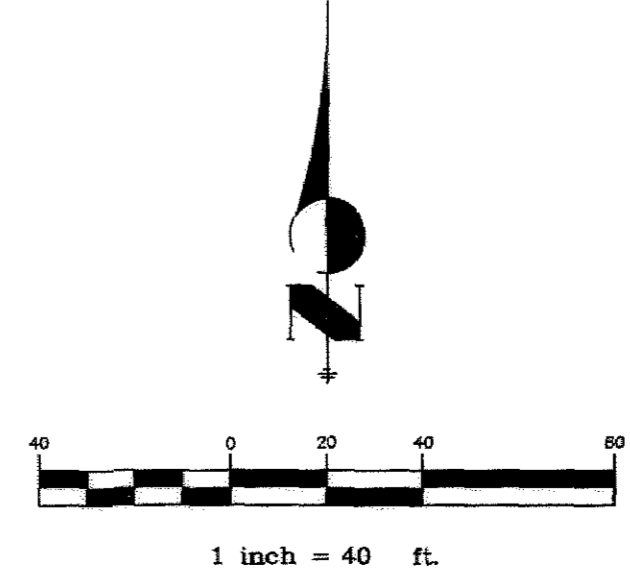
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SYMBOLS (EXISTING)		LINETYPES (EXISTING)	
[Symbol]	LIGHT POLE (TYPE BB)	[Symbol]	SANITARY SEWER
[Symbol]	WATER VALVE	[Symbol]	GAS MAIN
[Symbol]	SAN. SEWER MANHOLE	[Symbol]	WATER MAIN
[Symbol]	STORM MANHOLE	[Symbol]	LOT LINE
[Symbol]	WATER MANHOLE	[Symbol]	RETAINING WALL
[Symbol]	TREE	[Symbol]	STORM DRAIN
[Symbol]	HYDRANT	[Symbol]	CONTOUR MAJOR
[Symbol]	REDUCER	[Symbol]	CONTOUR MINOR
[Symbol]		[Symbol]	EASEMENT
[Symbol]		[Symbol]	PROPERTY LINE
[Symbol]		[Symbol]	RIGHT OF WAY
HATCHES		ABBREVIATIONS	
[Symbol]	CONCRETE	(E)	EXISTING
[Symbol]	RIPRAP	R.O.W.	RIGHT OF WAY

**BENCHMARK & VERTICAL DATUM**

**BENCHMARK**  
DOUGLAS COUNTY MONUMENT 3.025015, 3.5" ALUMINUM CAP,  
ELEVATION 6341.13 FEET, NAVD 88.

**VERTICAL DATUM**  
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**CCF** Colorado Civil Engineering, LLC  
9780 Mt. Pymond Court, Suite 280  
Englewood, CO 80112  
303.708.1930  
Fax: 720.367.5119

PREPARED FOR:  
WESTERN EAGLE DEVELOPERS  
P.O. BOX 130  
CASTLE ROCK, CO 80104  
PH 303.472.2646

PPP 06-001  
PLUM CREEK FAIRWAY 9 SUBDIVISION  
FILING NO. 1, SECOND AMENDMENT  
PRELIMINARY PLAT/FINAL PD SITE PLAN

JOB NO. 1016  
DESIGN BY: AT  
DRAWN BY: AT  
CHECK BY: OLB  
ISSUE DATE: 12/10/07

PROJECT NO.  
PPP 06-001

EXISTING  
CONDITIONS  
**2**  
SHEET: 2 OF 5

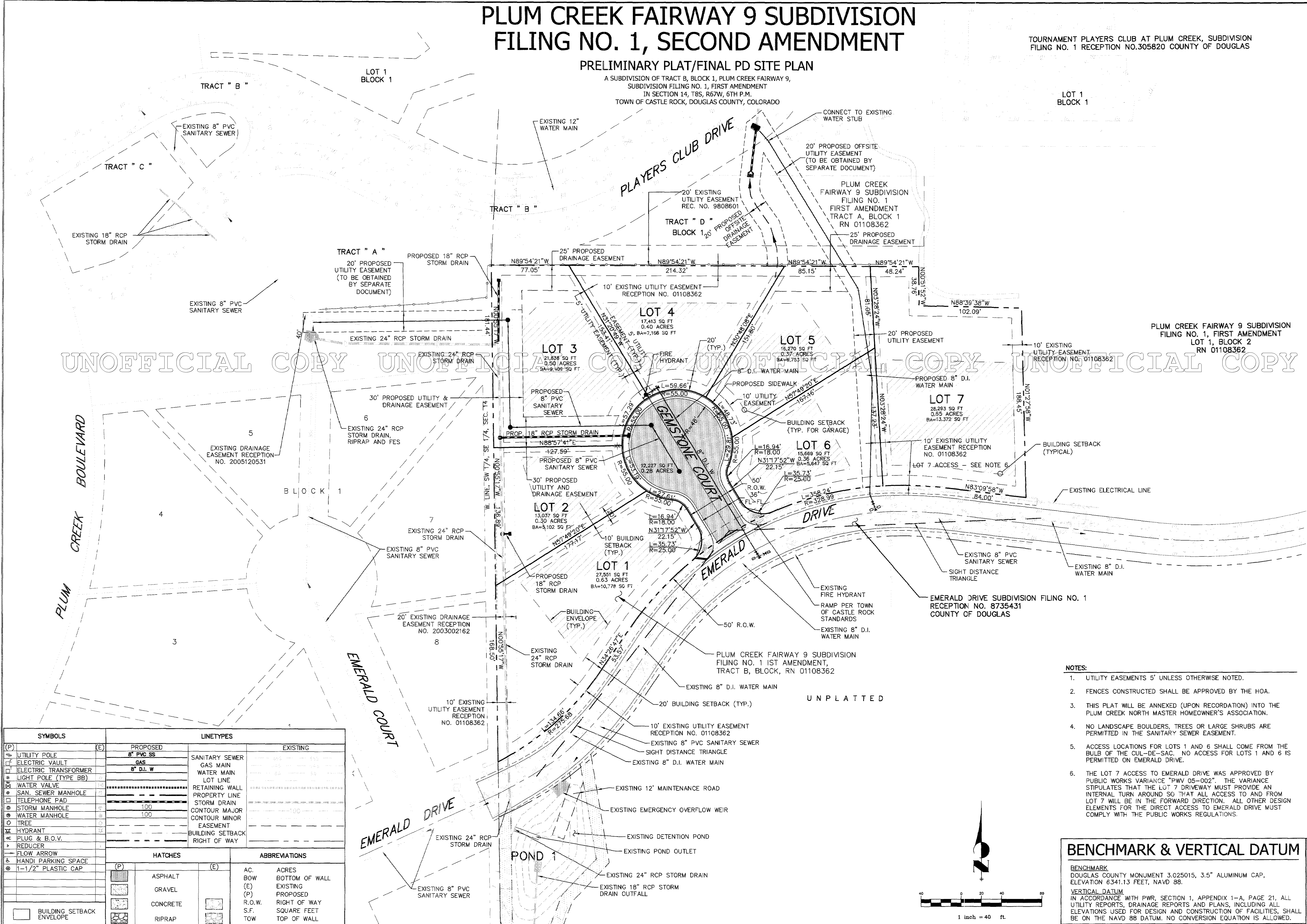
# PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1, SECOND AMENDMENT

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION  
FILING NO. 1 RECEPTION NO.305820 COUNTY OF DOUGLAS

## PRELIMINARY PLAT/FINAL PD SITE PLAN

A SUBDIVISION OF TRACT B, BLOCK 1, PLUM CREEK FAIRWAY 9,  
SUBDIVISION FILING NO. 1, FIRST AMENDMENT  
IN SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LOT 1  
BLOCK 1



UNOFFICIAL COPY - UNOFFICIAL COPY - UNOFFICIAL COPY - UNOFFICIAL COPY

SYMBOLS		LINETYPES																																																	
(P)	UTILITY POLE	(E)	PROPOSED 8" PVC SS																																																
(E)	ELECTRIC VAULT	(E)	GAS																																																
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- NOTES:**
- UTILITY EASEMENTS 5' UNLESS OTHERWISE NOTED.
  - FENCES CONSTRUCTED SHALL BE APPROVED BY THE HOA.
  - THIS PLAT WILL BE ANNEXED (UPON RECORDATION) INTO THE PLUM CREEK NORTH MASTER HOMEOWNER'S ASSOCIATION.
  - NO LANDSCAPE BOULDERS, TREES OR LARGE SHRUBS ARE PERMITTED IN THE SANITARY SEWER EASEMENT.
  - ACCESS LOCATIONS FOR LOTS 1 AND 6 SHALL COME FROM THE BULB OF THE CUL-DE-SAC. NO ACCESS FOR LOTS 1 AND 6 IS PERMITTED ON EMERALD DRIVE.
  - THE LOT 7 ACCESS TO EMERALD DRIVE WAS APPROVED BY PUBLIC WORKS VARIANCE "PWV 05-002". THE VARIANCE STIPULATES THAT THE LOT 7 DRIVEWAY MUST PROVIDE AN INTERNAL TURN AROUND SO THAT ALL ACCESS TO AND FROM LOT 7 WILL BE IN THE FORWARD DIRECTION. ALL OTHER DESIGN ELEMENTS FOR THE DIRECT ACCESS TO EMERALD DRIVE MUST COMPLY WITH THE PUBLIC WORKS REGULATIONS.

**BENCHMARK & VERTICAL DATUM**

**BENCHMARK**  
DOUGLAS COUNTY MONUMENT 3.025015, 3.5" ALUMINUM CAP,  
ELEVATION 6341.13 FEET, NAVD 88.

**VERTICAL DATUM**  
IN ACCORDANCE WITH P.W.R. SECTION 1, APPENDIX 1-A, PAGE 21, ALL  
UTILITY REPORTS, DRAINAGE REPORTS AND PLANS, INCLUDING ALL  
ELEVATIONS USED FOR DESIGN AND CONSTRUCTION OF FACILITIES, SHALL  
BE ON THE NAVD 88 DATUM. NO CONVERSION EQUATION IS ALLOWED.

**CCE** Colorado Civil Engineering, LLC  
9780 Mt. Pyramid Court, Suite 280  
Englewood, CO 80112  
303.709.1891  
Fax: 720.387.5118

PREPARED FOR:  
WESTERN EAGLE DEVELOPERS  
P.O. BOX 130  
CASTLE ROCK, CO 80104  
PH 303.472.2646

PPP 06-001  
PLUM CREEK FAIRWAY 9 SUBDIVISION  
FILING NO. 1, SECOND AMENDMENT  
PRELIMINARY PLAT/FINAL PD SITE PLAN

JOB NO. 1016  
DESIGN BY: AT  
DRAWN BY: AT  
CHECK BY: OLB  
ISSUE DATE: 12/10/07

PROJECT NO.  
PPP 06-001

PRELIMINARY  
PLAT/SITE  
PLAN

3  
SHEET: 3 OF 5

V:\1016 Remedial\Construction Drawings\Preliminary Plat\Final PD Site Plan.dwg, 12/10/07 10:29:31 AM, C:\ecef\w\l

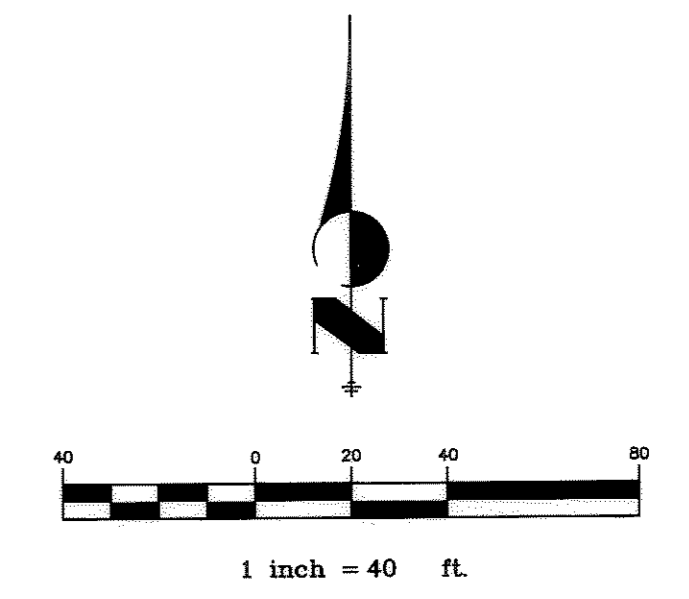
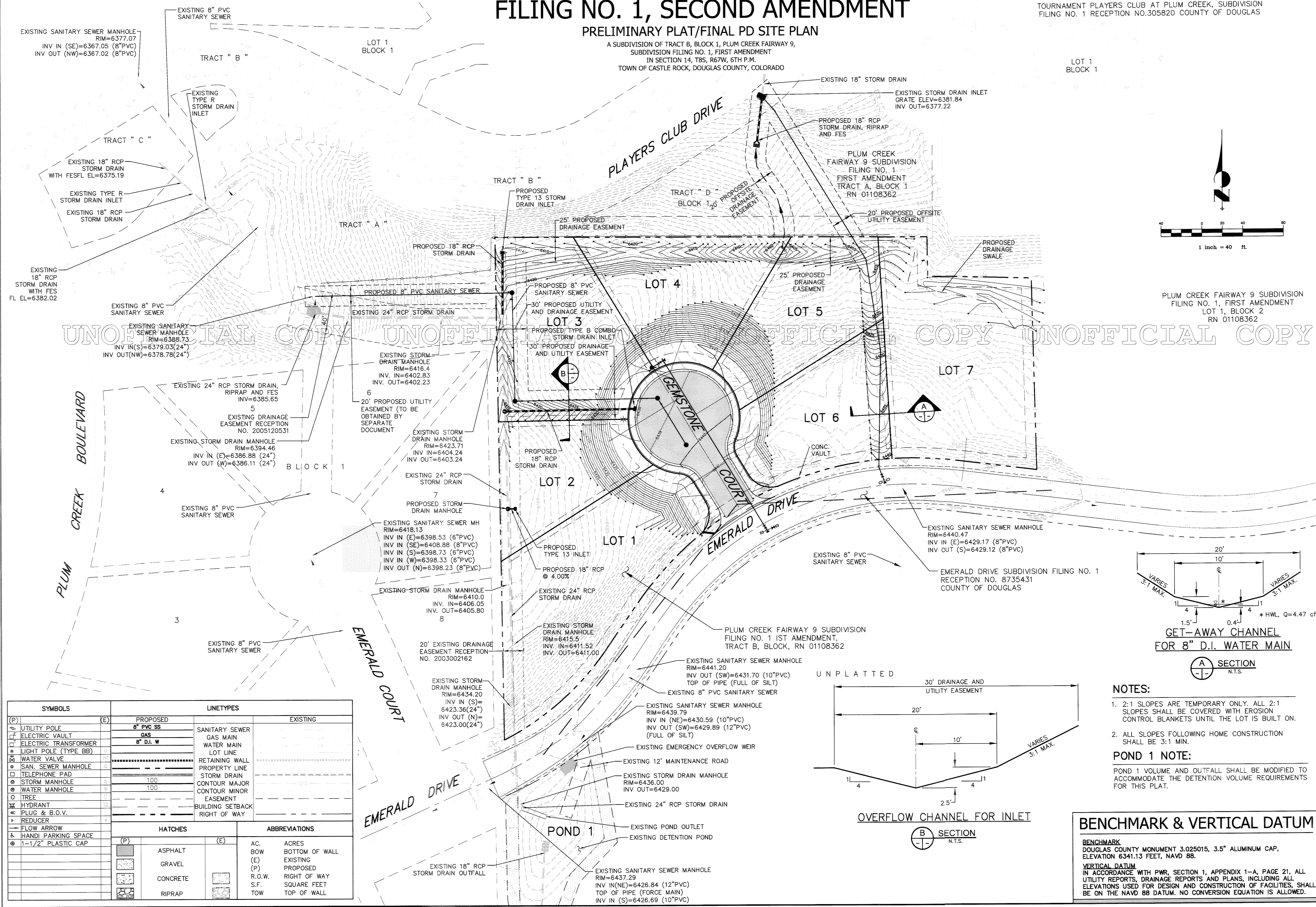


# PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1, SECOND AMENDMENT

## PRELIMINARY PLAT/FINAL PD SITE PLAN

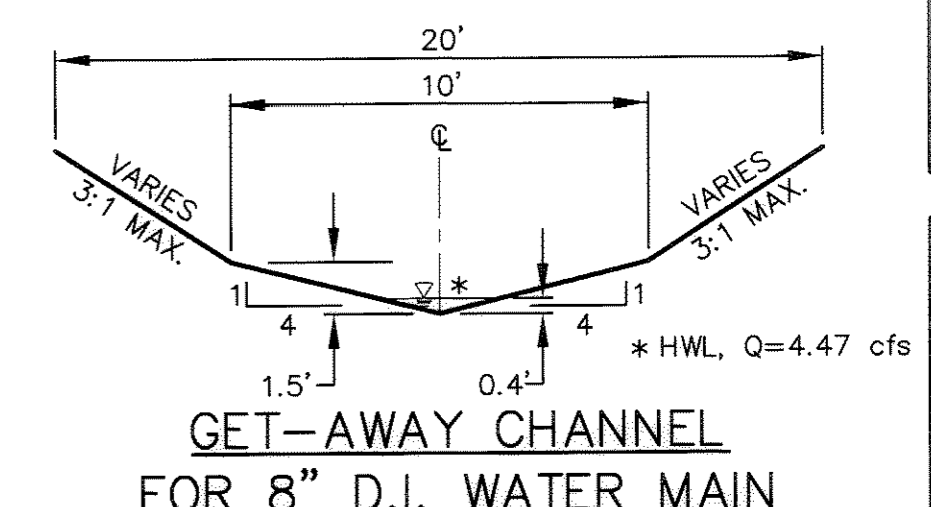
A SUBDIVISION OF TRACT B, BLOCK 1, PLUM CREEK FAIRWAY 9,  
SUBDIVISION FILING NO. 1, FIRST AMENDMENT  
IN SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION  
FILING NO. 1 RECEPTION NO.305820 COUNTY OF DOUGLAS

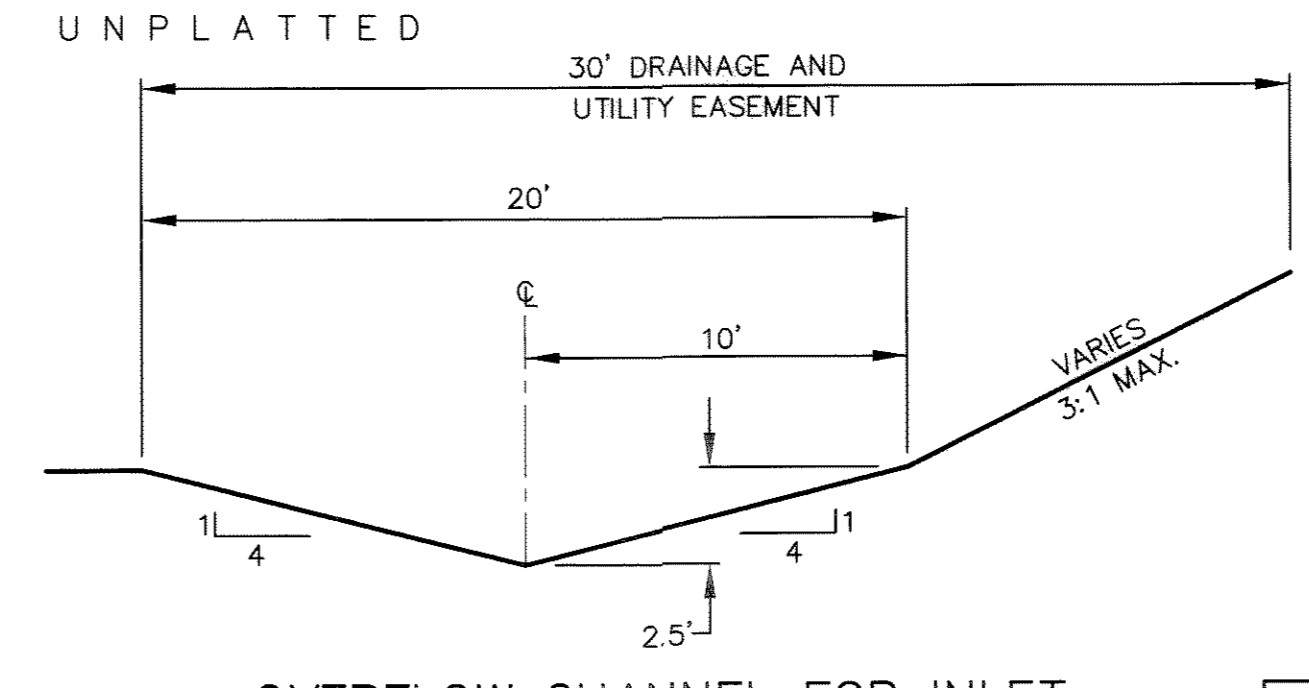


PLUM CREEK FAIRWAY 9 SUBDIVISION  
FILING NO. 1, FIRST AMENDMENT  
LOT 1, BLOCK 2  
RN 01108362

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SECTION A  
N.T.S.



SECTION B  
N.T.S.

- NOTES:**
- 2:1 SLOPES ARE TEMPORARY ONLY. ALL 2:1 SLOPES SHALL BE COVERED WITH EROSION CONTROL BLANKETS UNTIL THE LOT IS BUILT ON.
  - ALL SLOPES FOLLOWING HOME CONSTRUCTION SHALL BE 3:1 MIN.
- POND 1 NOTE:**
- POND 1 VOLUME AND OUTFALL SHALL BE MODIFIED TO ACCOMMODATE THE DETENTION VOLUME REQUIREMENTS FOR THIS PLAT.

### BENCHMARK & VERTICAL DATUM

**BENCHMARK**  
DOUGLAS COUNTY MONUMENT 3.025015, 3.5" ALUMINUM CAP,  
ELEVATION 6341.13 FEET, NAVD 88.

**VERTICAL DATUM**  
IN ACCORDANCE WITH PWR, SECTION 1, APPENDIX 1-A, PAGE 21, ALL UTILITY REPORTS, DRAINAGE REPORTS AND PLANS, INCLUDING ALL ELEVATIONS USED FOR DESIGN AND CONSTRUCTION OF FACILITIES, SHALL BE ON THE NAVD 88 DATUM. NO CONVERSION EQUATION IS ALLOWED.

SYMBOLS		LINETYPES	
(P)	UTILITY POLE	(E) PROPOSED 8" PVC SS	SANITARY SEWER
(E)	ELECTRIC VAULT	(E) GAS	GAS MAIN
(E)	ELECTRIC TRANSFORMER	(E) 8" D.I. W	WATER MAIN
(E)	LIGHT POLE (TYPE BB)	(E) RETAINING WALL	LOT LINE
(E)	WATER VALVE	(E) PROPERTY LINE	STORM DRAIN
(E)	SAN. SEWER MANHOLE	(E) CONTOUR MAJOR	CONTOUR MINOR
(E)	TELEPHONE PAD	(E) EASEMENT	BUILDING SETBACK
(E)	STORM MANHOLE	(E) RIGHT OF WAY	
(E)	WATER MANHOLE		
(E)	TREE		
(E)	HYDRANT		
(E)	PLUG & B.O.V.		
(E)	REDUCER		
(E)	FLOW ARROW		
(E)	HANDI PARKING SPACE		
(E)	1-1/2" PLASTIC CAP		

HATCHES		ABBREVIATIONS	
(P)	ASPHALT	(E)	AC. ACRES
(E)	GRAVEL	(E)	BOW BOTTOM OF WALL
(E)	CONCRETE	(E)	EXISTING
(E)	RIPRAP	(P)	PROPOSED
(E)		(E)	R.O.W. RIGHT OF WAY
(E)		(E)	S.F. SQUARE FEET
(E)		(E)	TOW TOP OF WALL

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DRAINAGE & GRADING PLAN  
5  
SHEET: 5 OF 5

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