

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9609597

DATE:

2-27-96

TIME:

11:15

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40⁰⁰

(4 Pages)

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GRANTOR:

(OWNER/SIGNER)

Honby Leisure Country Club
Ltd.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Golf and
Country Club Pool Complex
Final PD Site Plan

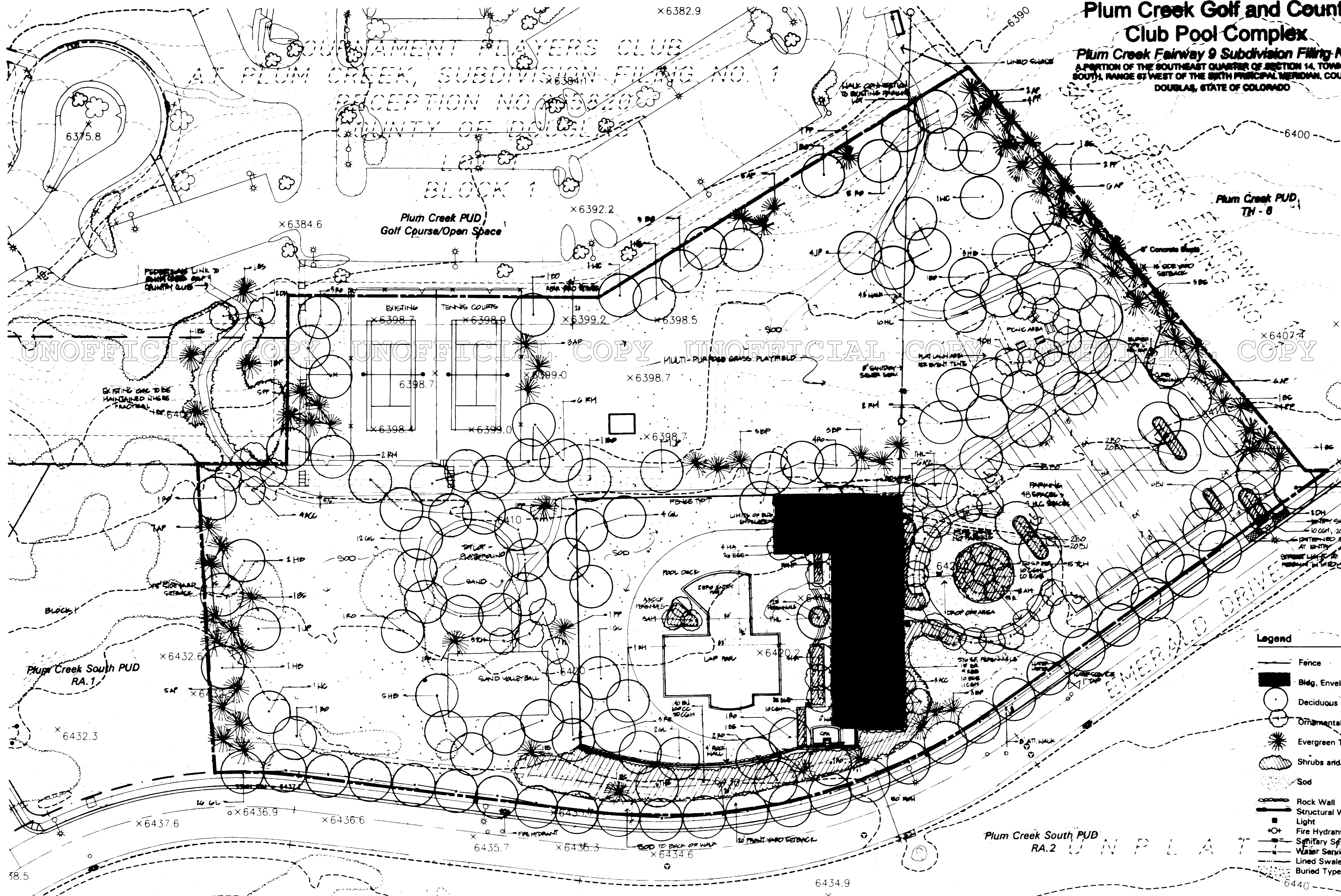
LEGAL:

(SECTION-TOWNSHIP-RANGE)

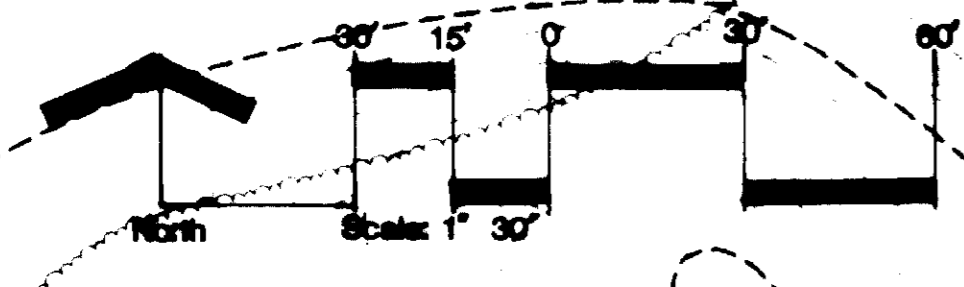
14, 8, 67

**Final PD Site Plan
Plum Creek Golf and Country
Club Pool Complex**

Plum Creek Fairway 9 Subdivision Filing No. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF
DOUGLAS, STATE OF COLORADO



- Legend**
- Fence
 - Blg. Envelope
 - Deciduous Shade Tree
 - Ornamental Tree
 - ★ Evergreen Tree
 - ☘ Shrubs and Perennials
 - Sod
 - Rock Wall
 - Structural Wall
 - Light
 - Fire Hydrant
 - Sanitary Sewer Service Line
 - Water Service Line
 - Lined Swale
 - Buried Type L Rip-Rep



Owner/Developer:
Holmby Leisure Country Club, Ltd.
331 Players' Club Drive
Castle Rock, CO 80104

Civil Engineer:
Noffs and Associates
7000 S. Yosemite St.
Suite 200
Englewood, CO 80112

Land Planner:
Staller & Henry, Inc.
1350 Lawrence St.
Suite 100
Denver, CO 80204

Revised: October 27, 1995
Final PD Site Plan
Plum Creek Fairway 9 Subdivision Filing No. 1
Plum Creek Golf and Country Club Pool Complex
Sheet 2 of 4

Final PD Site Plan

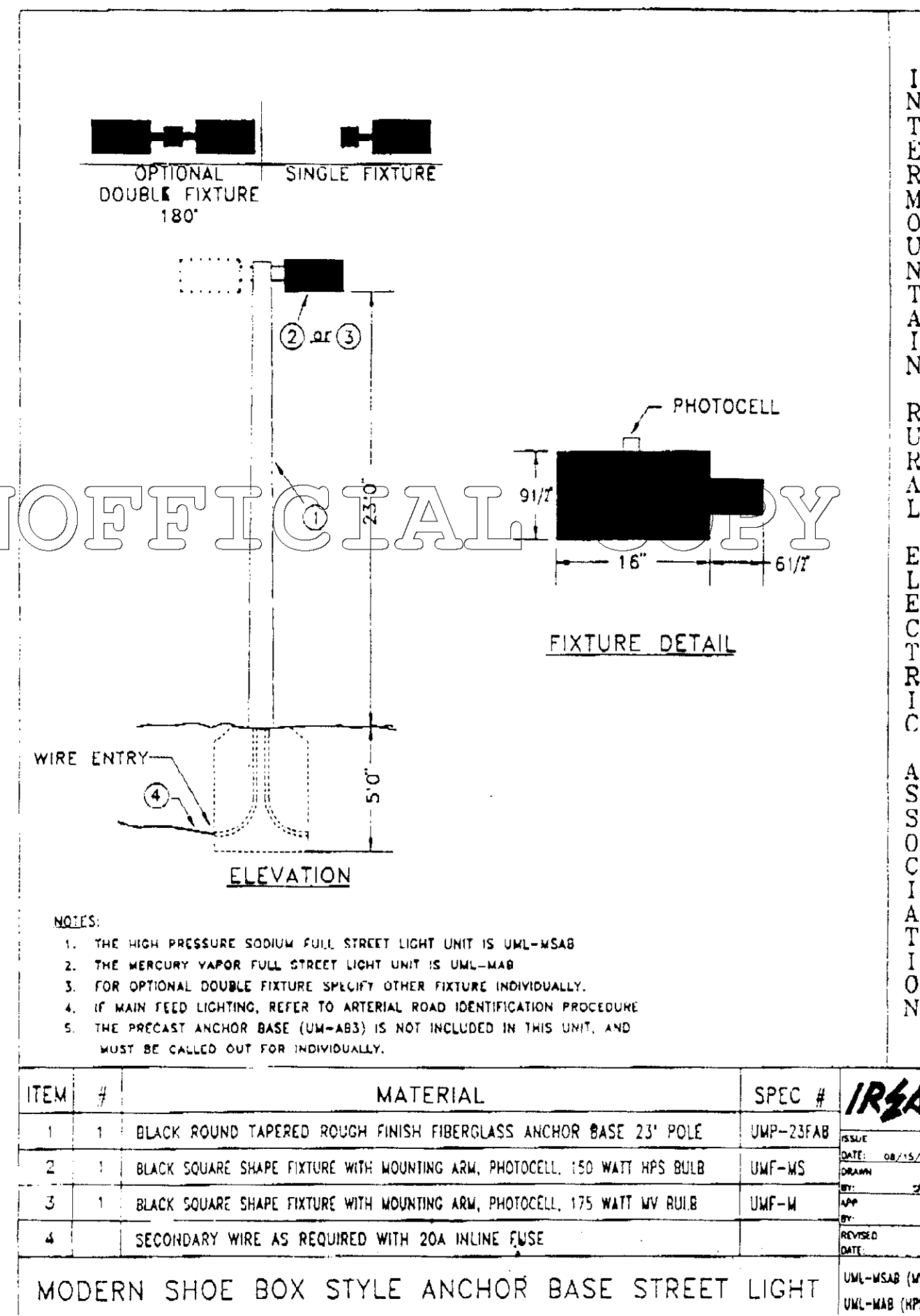
Plum Creek Golf and Country Club Pool Complex

Plum Creek Fairway 9 Subdivision Filing No. 1

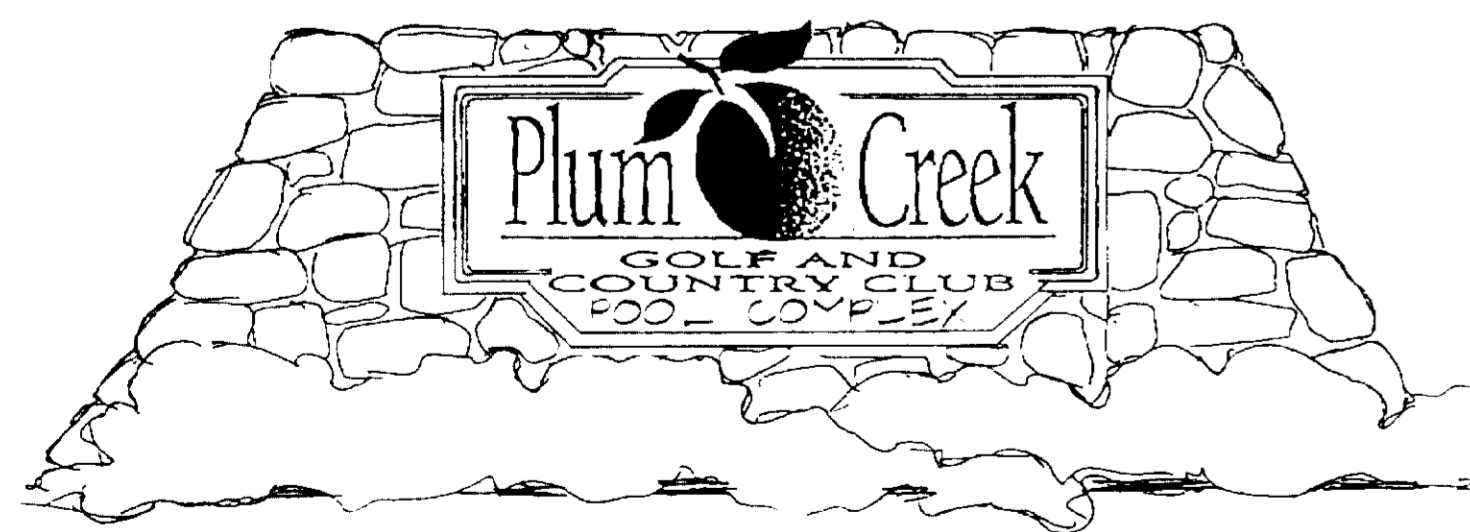
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS,
STATE OF COLORADO

PLANT LIST

Sym.	No.	Common Name	Botanical Name	Size	Cont.
BS	12	Blue Spruce	Picea pungens	6'-8"	B&B
BP	12	Bristlecone Pine	Pinus aristata	6'-8"	B&B
AP	32	Austrian Pine	Pinus nigra	6'-8"	B&B
PP	19	Ponderosa Pine	Pinus ponderosa	6'-8"	B&B
RM	11	Red Sunset Maple	Acer rubrum 'Red Sunset'	2"	B&B
WC	3	Western Catalpa	Catalpa speciosa	2"	B&B
HB	13	Western Hackberry	Celtis occidentalis	2"	B&B
HL	12	Imperial Honeylocust	Gleditsia triinermis 'Imperial'	2"	B&B
BO	25	Bur Oak	Quercus macrocarpa	2"	B&B
RO	21	Red Oak	Quercus rubra	2"	B&B
JP	6	Japanese Pagoda Tree	Sophora japonica	2"	B&B
GL	46	Greenspire Linden	Tilia cordata 'Greenspire'	2"	B&B
AM	11	Amur Maple	Acer ginnala	1 1/2"	B&B
TCH	18	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	1 1/2"	B&B
DH	11	Downy Hawthorn	Crataegus mollis	1 1/2"	B&B
ACC	13	Amur Chokecherry	Prunus maackii	1 1/2"	B&B
MA	7	European Mountain Ash	Sorbus aucuparia	1 1/2"	B&B
RBB	19	Redleaf Barberry	Berberis thunbergii	5 gal	
CC	100	Cranberry Cotoneaster	Cotoneaster apiculatus	5 gal	
EGE	94	Emerald Gaiety Euonymus	Euonymus fortunei 'Emerald Gaiety'	5 gal	
CGH	99	Compact Grape Holly	Mahonia aquifolium compacta	5 gal	
BR	30	Bonica Rose	Rosa x 'Bonica'	5 gal	
BJ	186	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal	



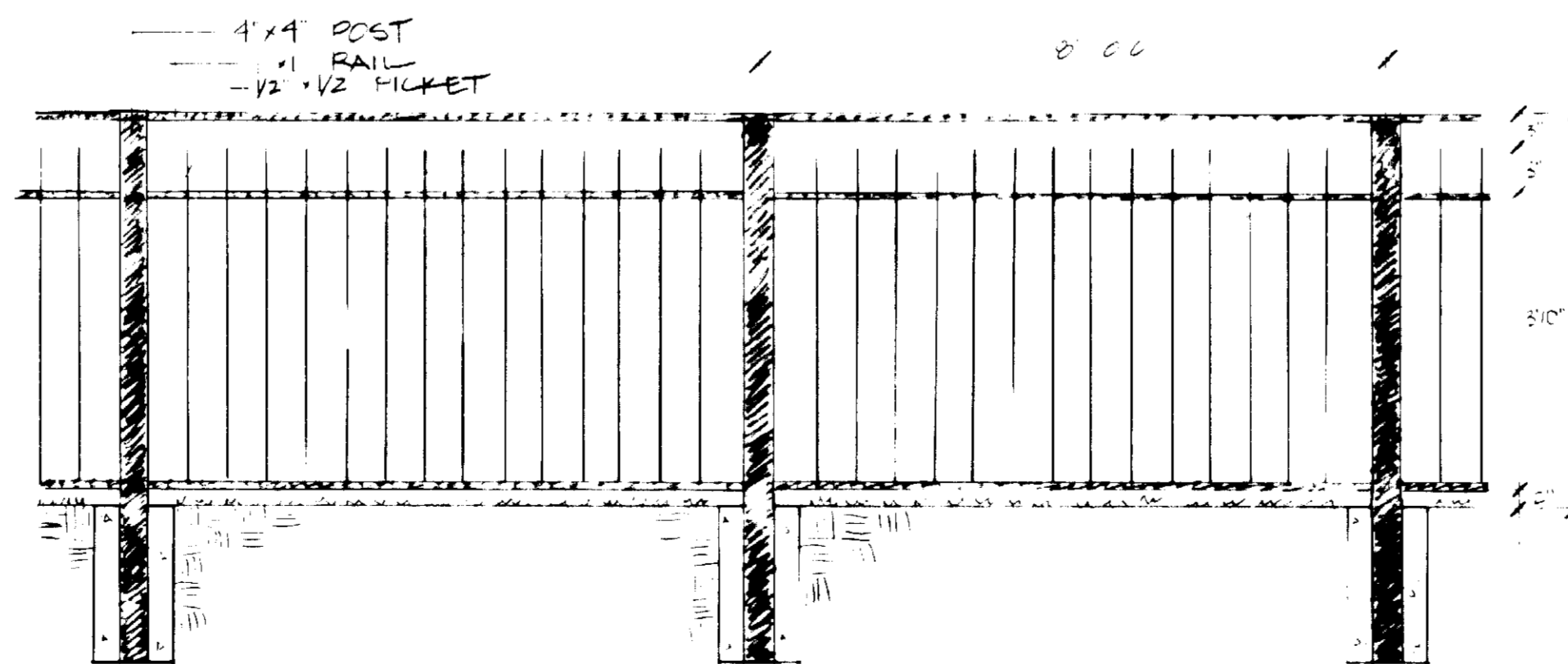
TYPICAL LIGHT STANDARD



ENTRY SIGN

N.T.S.

2'0" SITE WITH SLATE OR SANDSTONE FACE DOUBLE-SIDED



POOL FENCE

1/2" = 10"

Notes

1. Maintenance: Landscaping shall be maintained in a neat, clean and healthy condition, by the Plum Creek Golf and Country Club management. Maintenance shall include proper pruning, mowing of lawns, weeding, removal of litter, and the regular watering of all plantings. Should any plant material die, these entries or their assigns or heirs shall be responsible for the plant replacement within one planting season. Replacement shall be in conformance with the landscape material species requirements set forth by this plan.
2. Erosion Control:
 - a. Construction of the landscape improvements shall be phased to correspond with adjacent building construction.
 - b. Areas of disturbance shall be limited to the area that will be immediately planted. Any area that is graded that will not be improved within six months shall be reseeded.
 - c. Excessive runoff shall be avoided.
3. Steel edging shall separate all shrub beds from sod areas and shall be 1.8" x 6" rolled strip. Sections shall be overlapped 6" and anchored with two 1.8" looped pins. The top of the edging shall be 1" above sod and seed grade. Edging shall be notched for drainage where needed.
4. Retaining Walls: Wall locations are indicated on the landscape plans. All walls will be engineered. The material of the walls will be keystone block, rock, or concrete with rock veneer.
5. Rock Mulch: Rock mulch shall be 1 1/2" river rock placed over landscape fabric. Minimum depth of rock mulch shall be 3 inches, except as otherwise specified. All areas of mulch are not shown on these plans. Additional areas requiring mulch shall be determined in the field by contractor.
6. Mulch: All plant beds and tree spaces shall be mulched with clean pine needles, installed to a settled depth of 4 inches.
7. Contractor shall verify the locations of all underground utilities.
8. An automatic irrigation system will be installed prior to the installation of the landscaped materials. The system will consist of a combination of rotors, spray heads, and bubblers, and will be properly designed and zoned for efficient water use.
9. Contractor shall obtain all necessary permits including a permit from the City of Castle Rock Engineering Division of Public Works for construction within the public right of way.

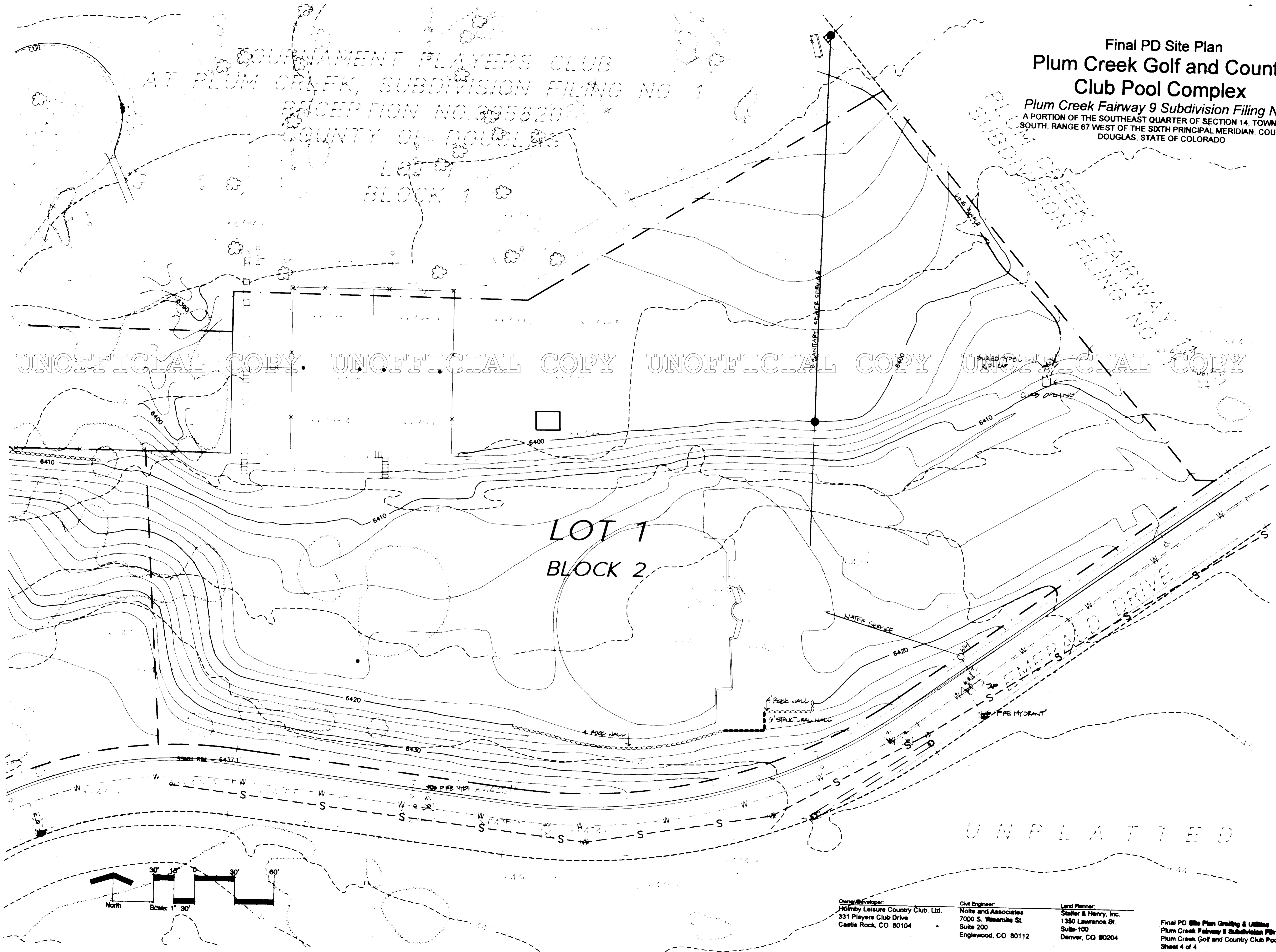
Planting Notes

1. Soil Preparation: Limit preparation to areas which will be planted in the immediate future and to areas where main and lateral irrigation lines have been installed.
 - a. Topsoil that has been respread to a minimum depth of eight inches in one direction using agricultural ripper with tines spaced no greater than 18 inches. Areas adjacent to walks, structures, curbs, etc., where the use of larger mechanical equipment is difficult, shall be worked with smaller equipment or by hand.
 - b. Irrigated turf soil preparation: Spread amendments over the entire irrigated turf and incorporate into the top 6 inches of soil by digging or rototilling until a uniform mixture is obtained with no pockets of soil or amendments remaining.
 - c. Restore fine grade with float drag to remove irregularities resulting from tilling operations. Float drag two directions.
 2. Soil Amendments, fertilizers, and mulches:
 - a. Composted manure shall be dry, friable, free from lumps, stones, weeds, seeds and other foreign matter, and free from mineral matter or chemical composition harmful to plant life, and aged a minimum of two years. The composted matter shall be applied at a rate of 3 cubic yards per 1000 square feet.
 - b. Fertilizer shall be Triple Super Phosphate (0-46-0) for all sod and seed areas at a rate of 6.5 lbs. 1000 S.F. No fertilizer shall be applied to non-irrigated areas.
 - c. Stockpiled on site topsoil shall be used in back fill mix.
 - d. Roundup herbicide shall be used where necessary.
 3. Water: No water will be available on site until installation of irrigation system is complete. It is the intent that all plant material watered immediately after installation using the irrigation system. In areas where no irrigation is installed, all plant materials shall be hand watered immediately after planting.
 5. Sod shall be an equal blend of the varieties specified in the plant list. Sod shall be weed and pest free, containing no more than 1% of other grasses. Sod shall be a minimum of 3/4 inches thick, harvested in rolls, fertilized two to three weeks before cutting, and shall be cut not more than one day prior to planting. Sod shall be one year old, minimum, grown under intensive care and cultivated to produce a thick, even stand of grass.
 6. Planting (General): Planters Mix shall be added to the planting pits and trenches. Pits and trenches to be shaped with vertical sides and flat bottom; plant pits to be circular. Pits for trees shall be at least 12 inches greater in diameter than the earth ball or root system. The earth ball shall rest on firm soil at the bottom of the hole. If it becomes necessary to place backfill soil in the bottom of the hole in order to bring the earth ball up to grade. This added soil must be firmly tamped. Slack smooth sides must be avoided in planting pits and, if necessary, the sides shall be gouged with a shovel in order to aid root penetration of the native soil. The original growth line indicated at the base of the tree shall serve as the criteria of proper planting depth.
 7. Topsoil Excavation: Excavate topsoil from areas to be further landscaped, or re-graded and stockpile in an area designated on site. Remove excess topsoil not being re-used from site. The stockpile shall not exceed eight feet in height.
- Sod shall be Colorado grown Kentucky Bluegrass blend containing a minimum of 4 improved varieties, or approved equal. Accepted varieties are: Baron, Viking, Majestic, Ram 1, Midnight, Nassau, Touchdown, Parade, Glade, Columbia, Nugget, America, A-34, Baruff and Adelphi.

TOURNAMENT PLAYERS CLUB
 AT PLUM CREEK, SUBDIVISION FILING NO. 1
 RECEPTION NO. 2058205
 COUNTY OF DOUGLAS

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 DOUGLAS, STATE OF COLORADO

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Owner/Developer: Hofmeyr Leisure Country Club, Ltd. 331 Players Club Drive Castle Rock, CO 80104	Civil Engineer: Nolte and Associates 7000 S. Yosemite St. Suite 200 Englewood, CO 80112	Land Planner: Staller & Henry, Inc. 1350 Lawrence St. Suite 100 Denver, CO 80204
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Final PD Site Plan Grading & Utilities
 Plum Creek Fairway 9 Subdivision Filing No. 1
 Plum Creek Golf and Country Club Pool Complex
 Sheet 4 of 4
 Revised: October 27, 1995