

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9466310

DATE: 12-23-94

TIME: 10:58

FEE: \$ 40.00 (4 Pages)

UNOFFICIAL COPY

GRANTOR: *Vision Homes*
(OWNER/SIGNER)

GRANTEE: *Players Club Villas. Townhome*
(SUBDIVISION NAME OR NAME OF PLAT) # 2 3rd am.

LEGAL:

(SECTION-TOWNSHIP-RANGE)

MAJOR MODIFICATION TO A PORTION OF THE FINAL PD SITE PLAN FOR PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2, 3RD AMENDMENT

SHEET 1 OF 4

LEGAL DESCRIPTION

Lots 1 & 2 Block 2, 2nd Amended Final Plat, Players Club Villas Townhome Subdivision, Filing No. 2, except for the following:

Beginning at a point which is N 32°12'06" E 401.81 feet from the Southwest Corner of Plum Creek Players Club Villas Subdivision Filing No. 2, Phase 3, along the West Boundary Line of said Filing No. 2; thence S 49°47'54" E 142.15 feet along a line 5 feet South of Lot 28 of said Filing No. 2 to the Westerly Right of Way of Mount Royal Drive; thence along said Right of Way N 52°34'07" E 30.08 feet to a point of curvature; thence 89.66 feet along the arc of a curve to the left having a radius of 165.00 feet, a central angle of 31°08'00" and a chord of N 37°00'07" E 88.58 feet; thence N 21°26'07" E 173.93 feet to a point of curvature; thence 275.11 feet along the arc of a curve to the right having a radius of 485.00 feet, a central angle of 32°30'00" and a chord of N 37°41'07" E 271.43 feet; thence leaving said Right of Way N 36°03'52" W 34.00 feet; thence N 28°46'40" W 15.35 feet; thence N 56°37'56" W 105.92 feet to said West Boundary Line of said Filing No. 2; thence along said West Boundary Line S 33°22'04" W 58.88 feet; thence S 32°12'06" W 501.05 feet to the point of beginning.

Said parcel contains 3.525 acres and includes Tract D - Sugar Plum Way (0.2775 acres)

The lands comprising this subdivision are subject to certain covenants which are recorded in book 414 at page 316 of the records of Douglas County, Colorado.

Executed the 19th day of Dec 1994

Witness: VISION HOMES, INC.
5350 S. ROSLYN SUITE 140
ENGLEWOOD, CO 80111

ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF NOVEMBER, 1994.

BY David P. Stockman AND Jane Bollacker
DAVID STOCKMAN, PRESIDENT JANE BOLLACKER, SECRETARY
VISION HOMES, INC. VISION HOMES, INC.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC Belinda F. Nellis
MY COMMISSION EXPIRES:

BELINDA F. NELLIS
NOTARY PUBLIC
STATE OF COLORADO

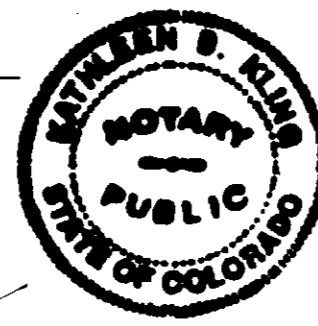
UNITED FIRST BANK
E. MAIN ST.
PARKER, CO 80134
My Commission Expires 7/30/98

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF December, 1994.

BY Daniel J. Barnes
DANIEL J. BARNES

TITLE: Vice President

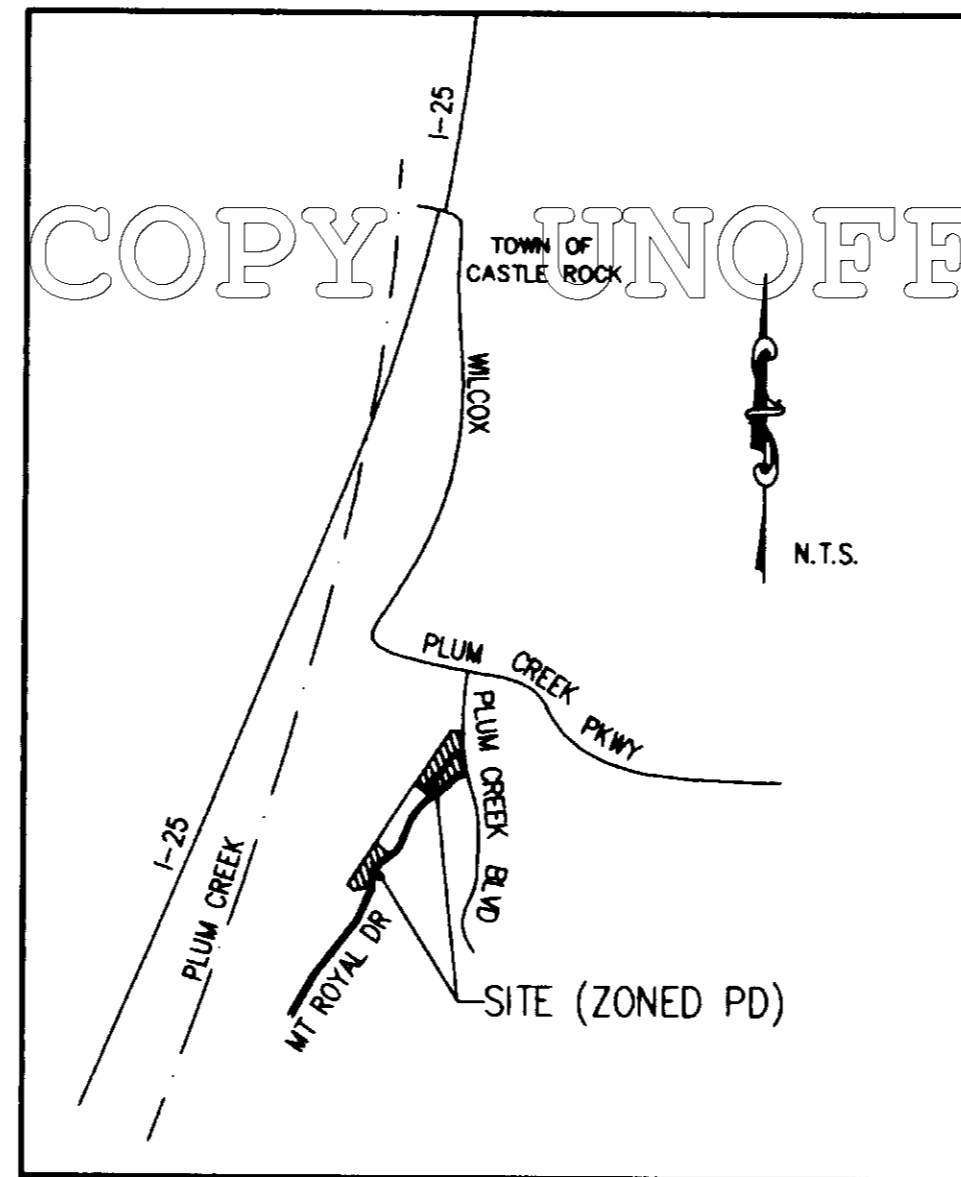
WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES: Kathleen Klig
My Commission Expires 8/24/98



NOTES

1. Subject property does not lie within a plotted 100 Year Flood Plain. From F.I.R.M. No. 080050 0301C revised September 30, 1987.
2. Offstreet parking = 10 parking spaces
3. Maximum building height = 35'
4. Signage will be done in compliance with the Town's sign code.
5. Mailbox location is to be determined by Postal Service upon beginning of construction.
6. Tract G to be deeded to Plum Creek Golf Course. Tracts D, H, I and J are to remain under the ownership of The Homeowners Association of Players Club Villas Townhomes.
7. Designs will be comparable to the existing dwellings. Colors and materials will be similar to the existing dwellings in the subdivision.
8. There will be no phasing of this project.
10. Curb cuts to be replaced as needed by developer.
11. Proposed start date is intended to be as soon as possible after subdivision plat is approved and building permits are issued. Proposed completion date is intended to be approximately 24-36 months after start date.
12. Backflow interceptors are required.

VICINITY MAP



SHEET INDEX
SHEET 1 OF 4 VICINITY MAP AND LEGAL
SHEET 2 OF 4 MAJOR MODIFICATION TO P.D.
SHEET 3 OF 4 LANDSCAPING PLAN
SHEET 4 OF 4 LANDSCAPING PLAN

SITE DATA:

TOTAL SUBDIVISION ACREAGE	-	3.5
BUILDING LOT ACREAGE	-	0.8
STREET ACREAGE (SUGAR PLUM WAY)	-	0.2
DEDICATION TO PUBLIC LAND ACREAGE	-	0.0
PRIVATE OPEN SPACE ACREAGE	-	2.5
		3.5

DNELLING UNITS PER ACRE GROSS DENSITY - 6.8
DNELLING UNITS PER ACRE NET DENSITY - 7.4

LOT INFORMATION

24 RESIDENTIAL LOTS
AVERAGE LOT SIZE: 2334 SQ. FT.
MINIMUM LOT SIZE: 1642 SQ. FT.
MAXIMUM LOT SIZE: 2716 SQ. FT.

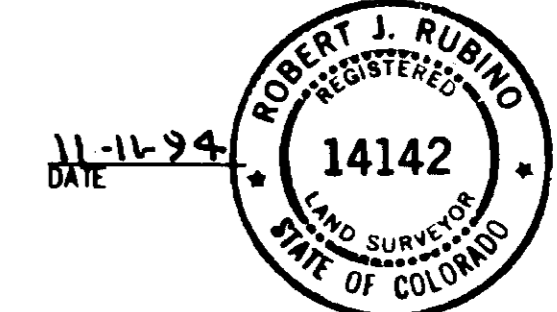
BUILDING SETBACKS

15' FRONT ALONG MT. ROYAL DRIVE
30' ALONG GOLF COURSE (EXCEPT FOR POTENTIAL DECK AREA)-PER AGREEMENT WITH SUGAR PLUM GOLF COURSE
5' SIDE
25' ALONG PLUM CREEK BLVD.
20' ALONG GOLF COURSE PER CITY OF CASTLE ROCK ZONING REQUIREMENTS

SURVEYOR'S CERTIFICATION

I, Robert J. Rubino, a Registered Professional Land Surveyor in the State of Colorado hereby certify that this map and the survey it represents were performed under my direct supervision and checking, and to the best of my knowledge and belief it is an accurate description of the boundaries and improvements known to me of the parcel of land shown hereon.

Robert J. Rubino
Robert J. Rubino PLS 14142



PLANNING COMMISSION APPROVAL

This plan was approved by the Planning Commission of the Town of Castle Rock, Colorado, the 12th day of August, 1994.

Attest:
Don Edlund 12/19/94 Sally Neuman 12/19/94
Chairman Date Town Clerk Date

STREET MAINTENANCE

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plan will not be maintained by the Town until and unless the subdivider constructs the street and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this plan and approval of the Town has issued to that effect.

TOWN COUNCIL APPROVAL

This plan was approved and the dedications on this plat accepted by the Town Council of the Town of Castle Rock, Colorado, the 13th day of December, 1994.

Attest:
Mark C. Williams Sally Neuman 12/19/94
Mayor Town Clerk

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I hereby certify that this plan was filed for record in my office on the 23rd day of December, 1994 at 10:58 O'clock A.M. and was recorded under Reception No. 946632

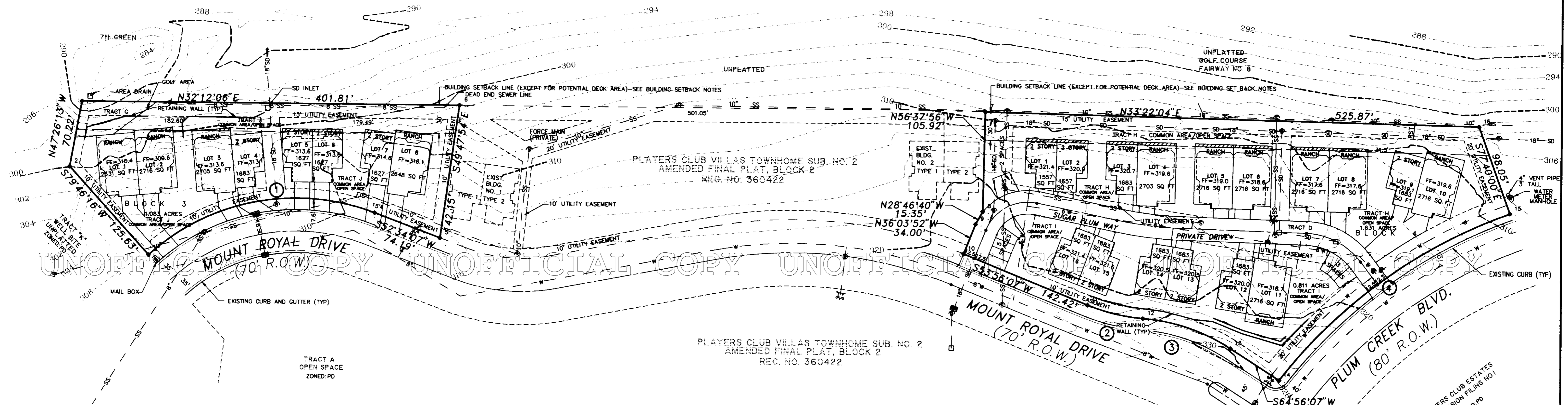
William Conway
Douglas County Clerk and Recorder



prepared by:
RUBINO SURVEYING
9150 W. JEWELL AVE. SUITE 118
LAKEWOOD, COLORADO 80232
(303) 985-3095

MAJOR MODIFICATION TO A PORTION OF THE FINAL PD SITE PLAN FOR PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2, 3RD AMENDMENT

SHEET 2 OF 4



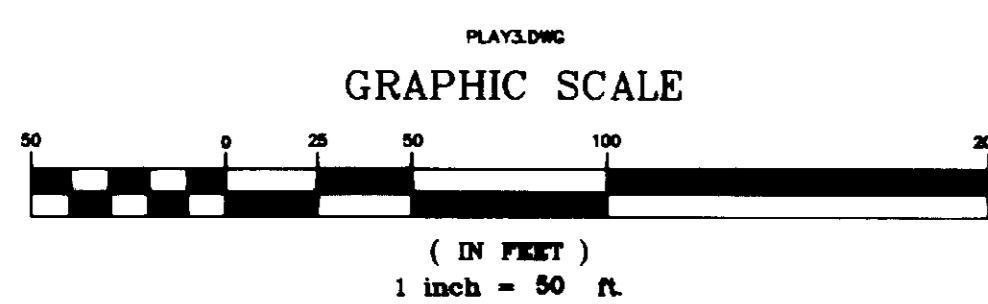
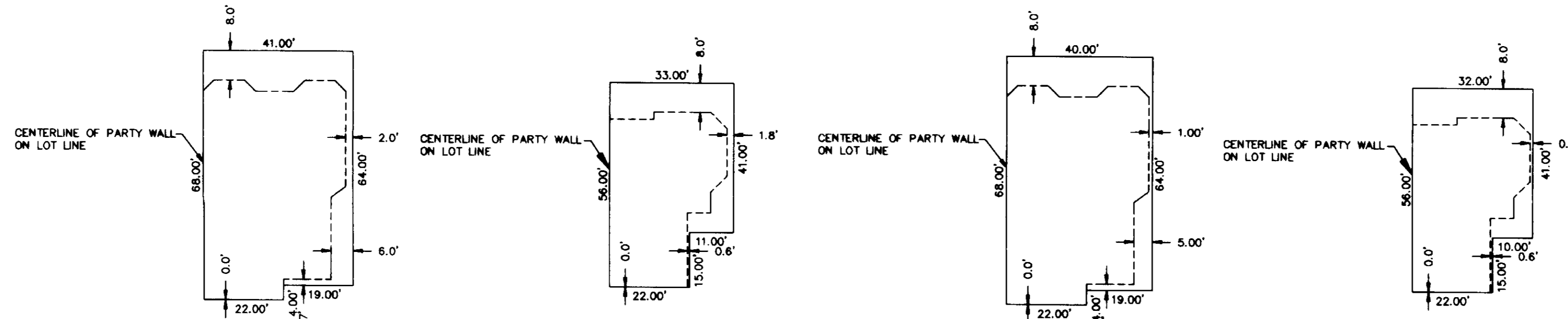
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	235.00'	257.57'	62°47'51"
2	250.00'	60.81'	17°25'13"
3	250.00'	59.21'	28°25'14"
4	540.00'	307.42'	32°37'04"

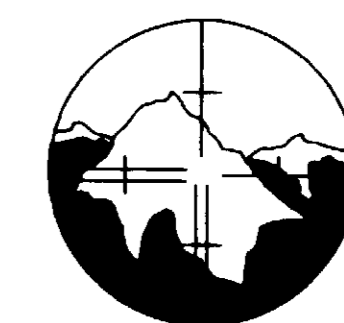
LEGEND

- EXISTING CONTOUR
- BOUNDARY LINE
- TRACT LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE (SIZE AS NOTED)
- ⊙ --- SD --- EXIST STORM SEWER (SIZE AS NOTED)
- ⊙ --- SS --- EXIST SAN. SEWER (SIZE AS NOTED)
- ⊙ --- EXIST. FIRE HYDRANT
- ⊙ --- EXIST. VALVE
- W --- EXIST WATER LINE (SIZE AS NOTED)
- ⊙ --- EXIST LIGHT POLE
- ⊙ --- EXIST ELECT. TRANS./TEL
- FF=321.2 FINISHED FLOOR ELEVATION

TYPICAL LOT WITH BUILDING FOOTPRINT
DIMENSIONS SHOWN ARE FROM BUILDING LINE TO LOT LINE
(BUILDING FOOTPRINTS REMAIN CONSTANT)



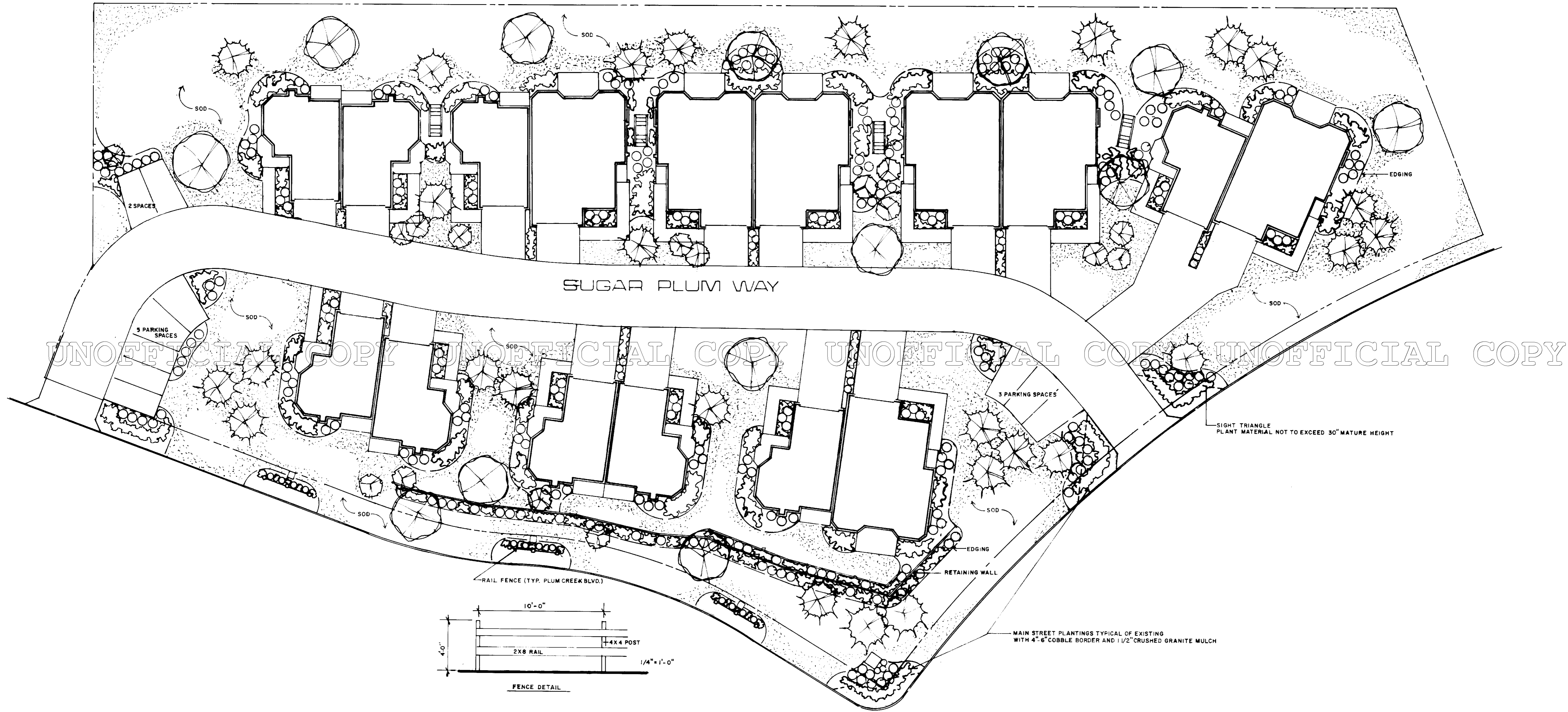
DATE OF FIELD SURVEY: 4/1/94
REVISED: 6/17/94
REVISED: 6/22/94
REVISED: 7/11/94
REVISED: 8/31/94
REVISED: 10/5/94



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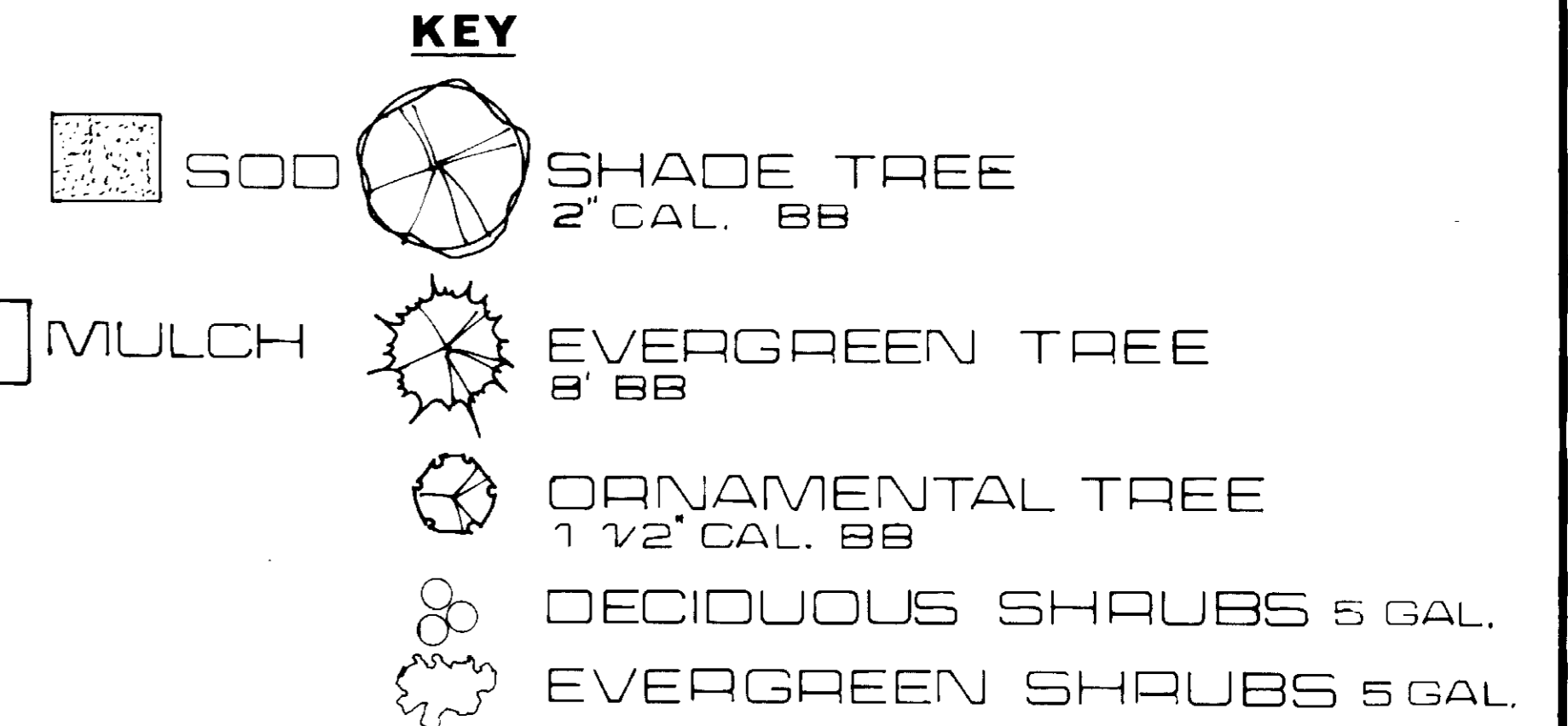
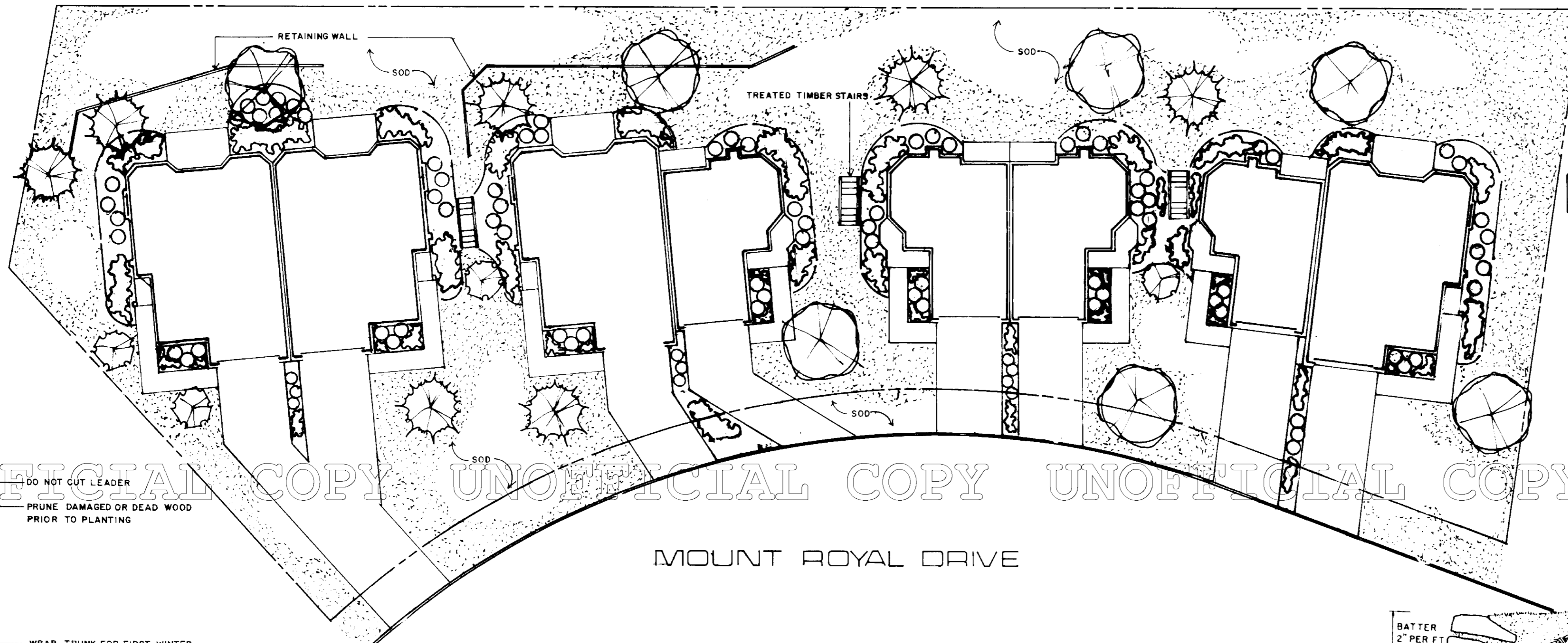
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SHEET 3 OF 4



FINAL PD SITE PLAN FOR
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SHEET 4 OF 4



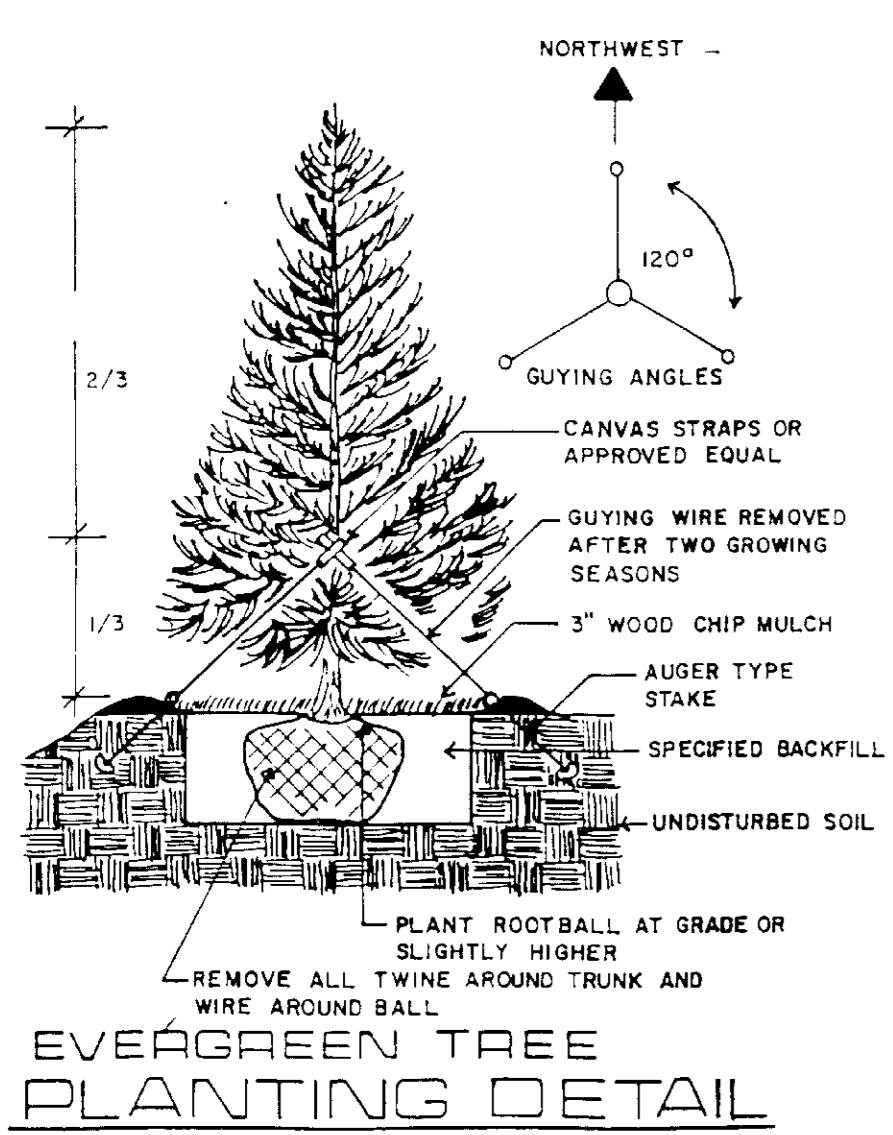
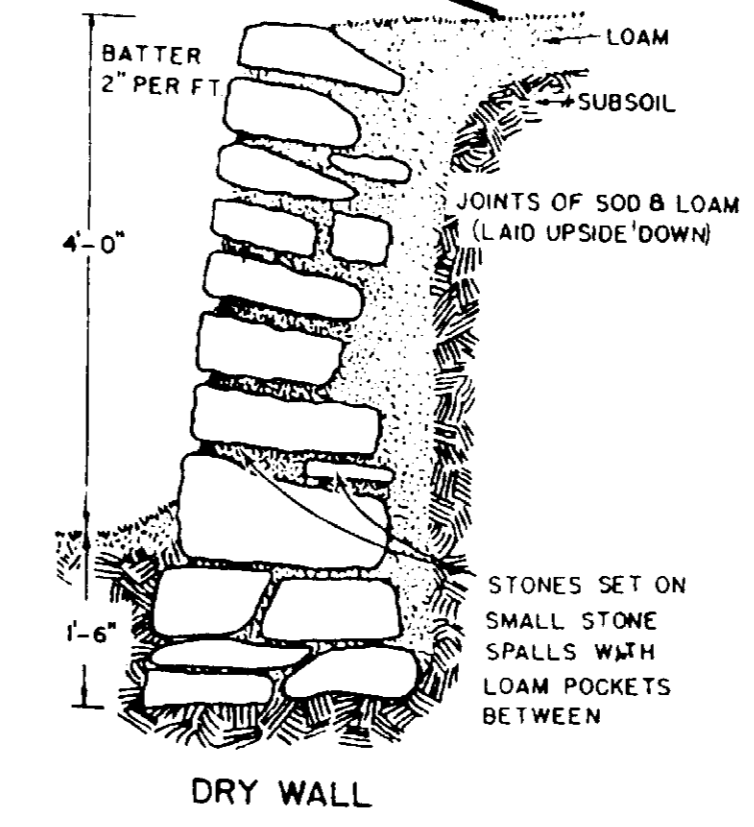
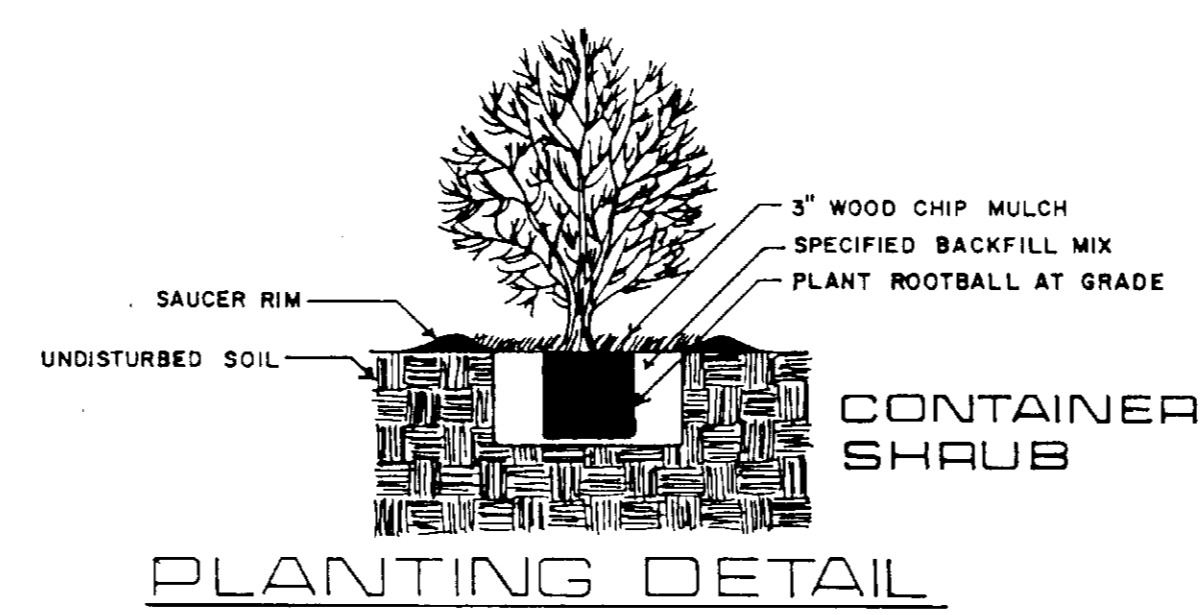
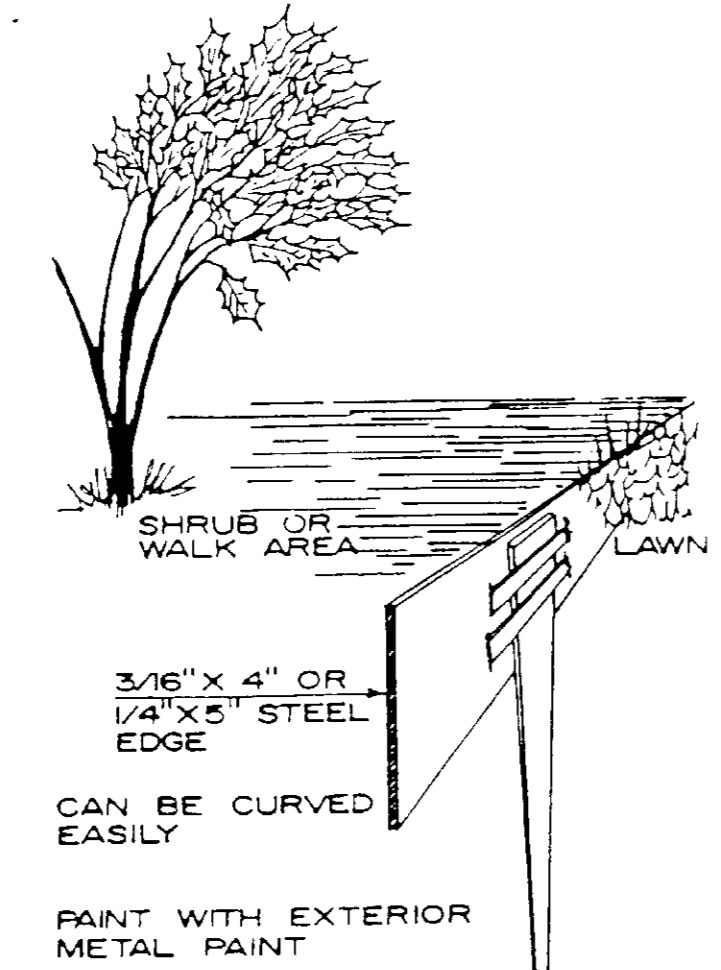
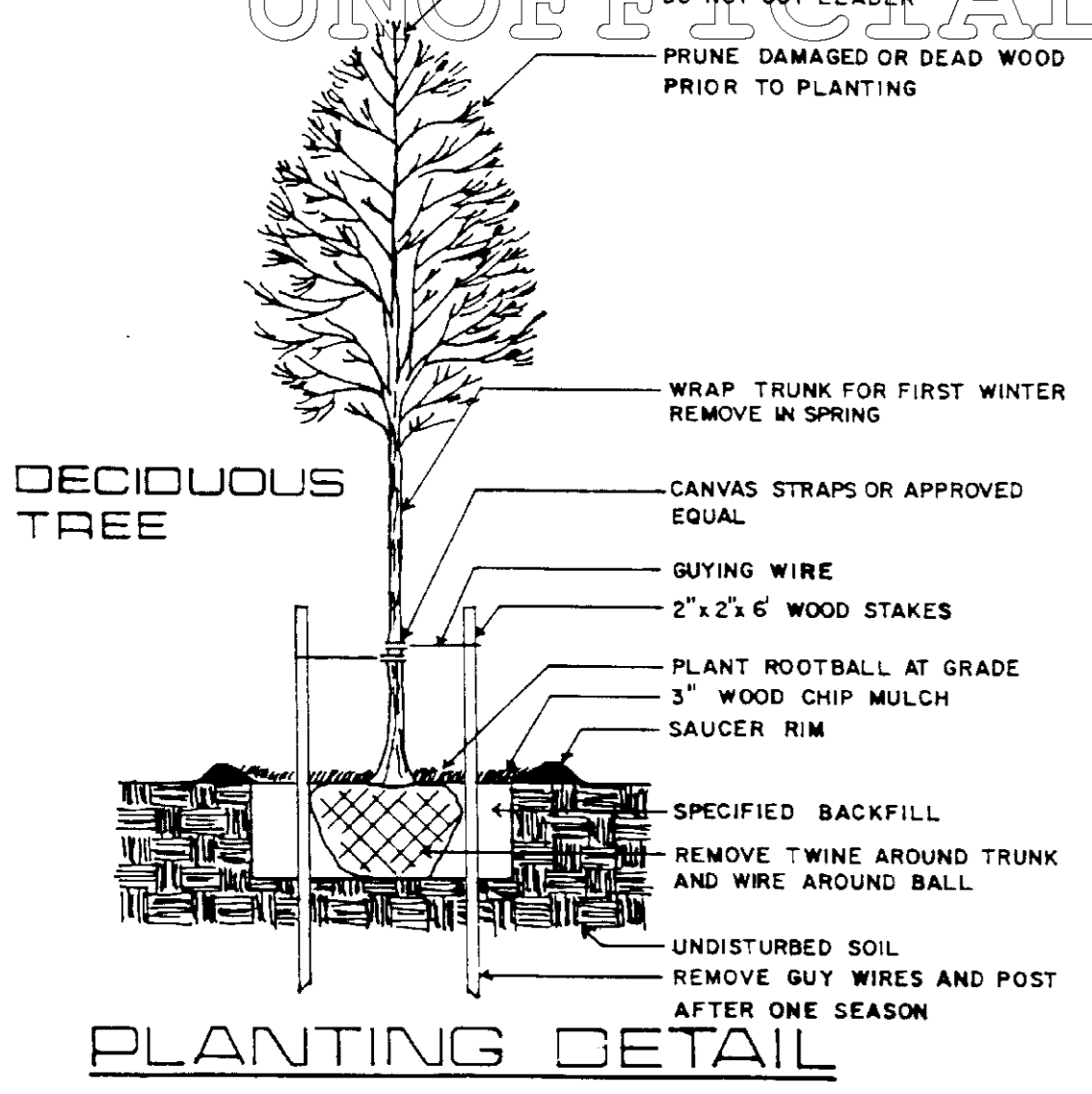
- PLANT LIST**
- EVERGREEN TREES**
- * AUSTRIAN PINE
 - * COLORADO SPRUCE
 - * PINON PINE
 - * PONDEROSA PINE
 - * SCOTCH PINE
- DECIDUOUS TREES**
- * ASH
 - * ASPEN
 - * CANADIAN RED CHERRY
 - * FLOWERING CRAB TREES
 - * LINDEN, GREENSPIRE
 - * LOCUST, SHADEMASTER
 - * NEWPORT PLUM
 - * RUSSIAN OLIVE
- SHRUBS & GROUNDCOVERS**
- * BUCKTHORN, COLUMNAR
 - * BURNING BUSH
 - * CORALBERRY, HANCOCK
 - * COTONEASTER, CRANBERRY
 - * COTONEASTER, ROCK
 - * CRANBERRY, AMERICAN
 - * CURRANT, ALPINE
 - * ELDER, GOLDEN
 - * EUONYMUS, MANHATTAN
 - * HONEYSUCKLE, HALL'S
 - * JUV, ENGLEMAN
 - * JUNIPERUS SPECIES
 - * LILAC
 - * MAPLE, ROCKY MOUNTAIN
 - * MYRTLE
 - * PINE, MUGO
 - * POTENTILLA, JACKMAN
 - * POTENTILLA, KATHERINE DYKES
 - * PRIVET, GOLDEN VICARY
 - * PURPLE LEAF SANDCHERRY
 - * SIBERIAN PEA SHRUB
 - * SANDCHERRY, WESTERN
 - * SNOW IN SUMMER
 - * SPIREA, ANTHONY WATERER
 - * SPIREA, FROBELI
 - * VIBURNUM, NANNYBERRY
 - * VIBURNUM, LANTANA
- EVERGREEN TREES**
- PINUS NIGRA
 - PICEA PUNGENS
 - PINUS EDULIS
 - PINUS PONDEROSA
 - PINUS SYLVESTRIS
- DECIDUOUS TREES**
- FRAXNUS SPECIES
 - POPULUS TREMULOIDES
 - PRUNUS VIRGINIANA 'SCHUBERT'
 - MALUS SPECIES
 - TILIA CORDATA 'GREENSPIRE'
 - GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
 - PRUNUS CERASIFERA 'NEWPORT'
 - ELAAGNUS ANGUSTIFOLIA

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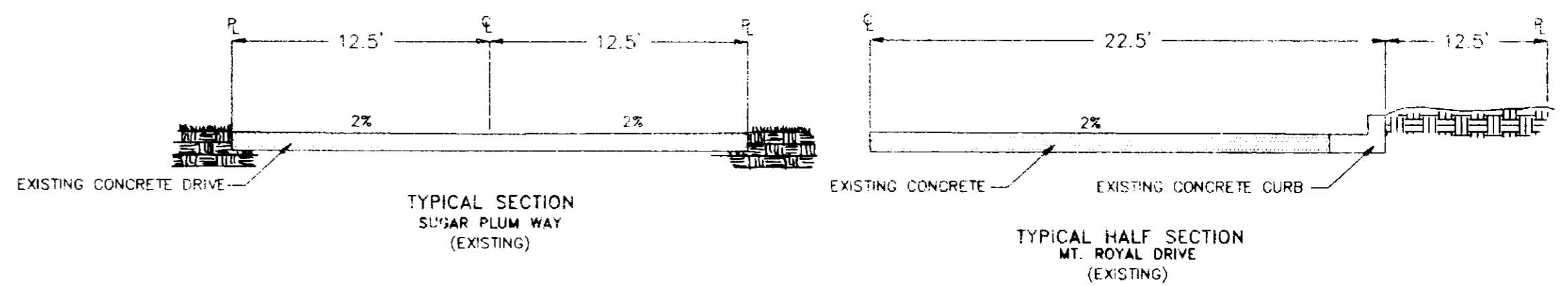
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* Indicates primary plant list / Note: substitutions will be of like kind and value. Specific plant material will be chosen at the time of construction from the primary plant list to assure the best quality and availability.



PROPOSED AND EXISTING LANDSCAPE CONCEPT

PLANT MATERIALS WERE INVENTORIED FOR TYPES AND LOCATIONS. THE ONLY DESIGNATIONS THAT COULD BE MADE WERE LOCATIONS OF DECIDUOUS AND EVERGREEN SHRUBS. THE VARIETIES OF MATERIAL APPEARED TO BE PLANTED AT RANDOM AS FOUNDATION PLANTINGS WITH NO PARTICULAR CONCEPT IN REGARD TO SPECIFIC PLANT LOCATIONS. SOME TREE LOCATIONS WERE SPECIFIC AND OTHERS AT RANDOM BUT NO SPECIFIC PATTERN TO SPECIFIC PLANT MATERIAL. IN THE PLANS FOR THE LANDSCAPE TO BE CONSTRUCTED THE GROUPINGS OF PLANT MATERIALS SHALL BE OF THE SAME KIND OF PLANTS AND THE PLANTS WILL BE PLANTED IN LIKE EXPOSURES AS PLANTED AROUND THE EXISTING TOWNHOMES. THIS WILL ENABLE MAINTAINANCE OF THE SAME PLANTING CHARACTERISTICS THAT EXIST AT THE PREVIOUSLY BUILT TOWNHOMES.

LANDSCAPE QUANTITIES

- 20 SHADE TREES
- 20 ORNAMENTAL TREES
- 35 EVERGREEN TREES
- 365 DECIDUOUS SHRUBS
- 427 EVERGREEN SHRUBS
- 17,389 SQ. FT. (APPROX.) 1 1/2" CRUSHED GRANITE MULCH
- 66,662 SQ. FT. (APPROX.) BLUEGRASS SOD

IRRIGATION

ALL IRRIGATION TAPS SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW INTERCEPTOR (PREVENTOR). ALL TAPS FOR IRRIGATION MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CROSS CONNECTION CONTROL COMMITTEE, LOCAL CITY, COUNTY, AND WATER BOARDS.

ALL PLANTING AREAS SHALL BE IRRIGATED BY A PERMANENTLY INSTALLED SYSTEM WITH UNDERGROUND PIPING. NO IRRIGATION WILL BE PERMITTED WITHIN 5 FEET OF THE BUILDING FOUNDATION AND ANY PLANT MATERIAL IN THIS AREA WILL BE OF A VARIETY THAT WILL BE ABLE TO SURVIVE ON NATURAL PRECIPITATION PERIODIC HAND WATERING MAY BE REQUIRED IN TIMES OF DROUGHT.