

LEGAL DESCRIPTION

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4,
COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT STATION 3035020 BEING A 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL
MONUMENT 3.035020" LOCATED ON THE WEST SIDE OF MOUNT ROYAL ROAD, 48 FEET NORTH OF THE INTERSECTION OF MOUNT ROYAL ROAD AND
WEST PRESTWICK WAY, AND 10 FEET WEST OF THE CURB.
ELEVATION = 6343.27" NAVD88

BASIS OF BEARINGS

SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO
BEAR N89°51'16"E BETWEEN A 3.25" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING 2005 PLS 23524" AT THE WEST END AND A 2.5" BRASS
CAP STAMPED "ARCHER & ASSOC 1999 LS 6935" AT THE EAST END.

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OVERLOT GRADE THE SITE AND PROVIDE UTILITIES FOR THREE
SINGLE FAMILY HOME LOTS. IN ADDITION TO UTILITIES, A SHARED DRIVEWAY WILL BE PROVIDED
BETWEEN THE LOTS. IN CONJUNCTION WITH THE SITE WORK, THE LOT WILL BE SUBDIVIDED INTO
THREE (3) SINGLE FAMILY LOTS AND THREE (3) PRIVATE OPEN SPACE TRACTS.

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND
ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN.
LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE
HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY
WATERING, WEEDING, PRUNING, MOVING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN
NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED
LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD
CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035CQ303G DATED 03.16.2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE
CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND
REQUIREMENTS.
- 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.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK
REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE
PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT
ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES,
LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR
MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, AND SITE DISTANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE
TOWN OF CASTLE ROCK WITH THE PLAT.
- "THIS SITE IS ZONED SF-LD & PRIVATE OPEN SPACE."
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE
DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY
MANAGEMENT ENTITY.
- 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 5-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, STREET LIGHTS,
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.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON
THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE
ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE
ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

FIRE NOTES

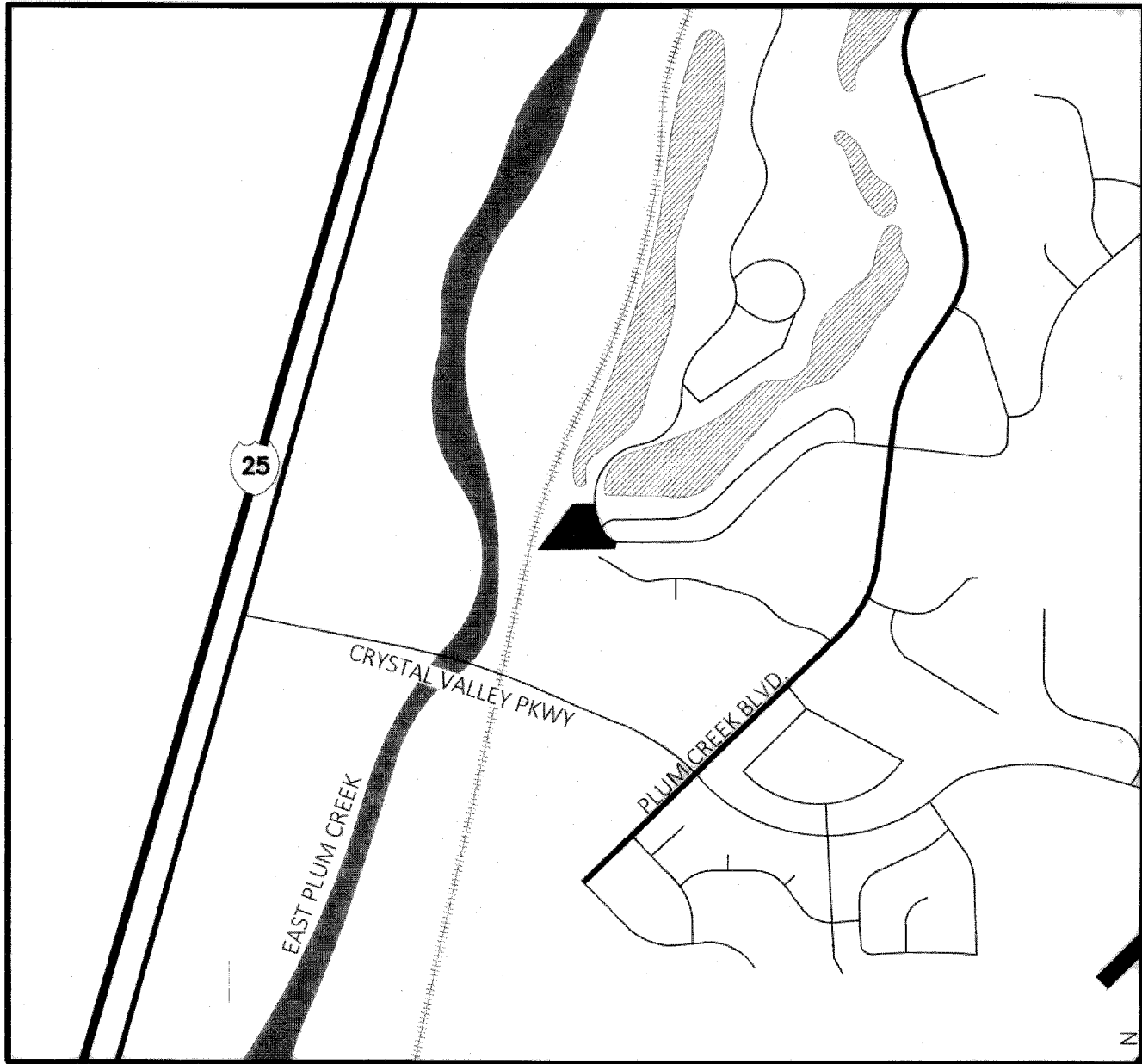
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE
INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR
MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE
FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND
THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR
APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT
LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING
CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN
ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE
PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS
LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR
DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE
ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING
SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE
ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY
REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT,
ACCESS, ETC.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE 2ND AMENDMENT
TO PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT AND 3RD AMENDMENT TO DEVELOPMENT CONTRACT, RECORDED ON THE
1ST DAY OF MARCH 1999, AT RECEPTION NUMBER 1999018160. THE NUMBER OF SFES WILL BE DEDUCTED ON THE PLAT.

SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	SITE PLAN
SHEET 3 OF 5	GENERAL GRADING PLAN
SHEET 4 OF 5	OVERALL UTILITY PLAN
SHEET 5 OF 5	LANDSCAPE PLAN

ZONING COMPARISON TABLE

THE ESTATES ABOVE PLUM CREEK, FILING 4, TRACT B, BLOCK 2			
	EXISTING PD		PROPOSED SDP
PERMITTED USES	SINGLE FAMILY RESIDENTIAL - LOW DENSITY	PRIVATE OPEN SPACE	
TOTAL AREA	1.225 ACRES	0.275 ACRES	1.5 ACRES
MAXIMUM NUMBER OF UNITS	3	0	3
DENSITY (DU/AC)	2.45 DU/AC	0	2.45 DU/AC
MAXIMUM HEIGHT	35'	20'	35' RES/20' OS
MAXIMUM HEIGHT RETAINING WALL	6'	6'	6'
MINIMUM LOT SIZE	0.3 AC	0	0.03 AC
NUMBER OF PARCELS	3	3	3
SETBACKS	FRONT	REAR	SIDE
LOT 1	20'	15'	10', 20'
LOT 2	20'	15'	15'
LOT 3	20'	15'	20', 30'

SITE UTILIZATION TABLE

USE AREA	ACRES	% OF TOTAL
SINGLE FAMILY-LOW DENSITY (SF-LD)	1.225 ACRES	82%
TOTAL LOT COVERAGE	1.225 ACRES	82%
PRIVATE OPEN SPACE 1 (OSP-1)	0.178 ACRES	12%
PRIVATE OPEN SPACE 2 (OSP-2)	0.076 ACRES	5%
PRIVATE OPEN SPACE 3 (OSP-3)	0.021 ACRES	1%
TOTAL OPEN SPACE	0.275 ACRES	18%
RIGHT-OF-WAY (ROW)	0	0%
TOTAL AREA	1.5 ACRES	100%

TRACT TABLE

TRACT	ACRES	OWNERSHIP	MAINTAINED BY
TRACT A (OSP-1)	0.178 ACRES	DOUGLAS GROUP INC	DOUGLAS GROUP INC
TRACT B (OSP-2)	0.076 ACRES	DOUGLAS GROUP INC	DOUGLAS GROUP INC
TRACT C (OSP-3)	0.021 ACRES	DOUGLAS GROUP INC	DOUGLAS GROUP INC

VARIANCE TABLE

REQUEST TYPE	DATE	PURPOSE/DESCRIPTION
LANDSCAPE VARIANCE (TCV23-0050)	09.28.2023	REQUEST TO REMOVE STREET TREES FROM REQUIRED LANDSCAPING.

PROJECT TEAM

OWNER
DOUGLAS GROUP, INC.
413 WILCOX STREET, SUITE 204
CASTLE ROCK, CO 80104
CONTACT: PETER RINEHART
PHONE: 303.886.9118

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: MITCHELL SHEARER, P.E.
COLORADO REGISTRATION NO. 59277
PHONE: 720.258.6836

LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: MICHAEL TOLLEFSON, PLA
COLORADO REGISTRATION NO. 1619
PHONE: 720.258.6836

LAND SURVEYOR
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: CAMERON M WATSON, PLS
COLORADO REGISTRATION NO. 38311
PHONE: 720.258.6836

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND
STATE OF COLORADO DESCRIBED HEREIN.

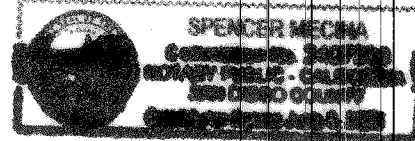
DOUGLAS GROUP, INC.
SIGNED THIS 28 DAY OF May, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF May, 2024
BY John Chen

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: June 8, 2026



TITLE CERTIFICATION

I, Rand E. Peterson, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

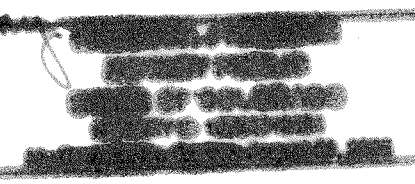
SIGNED THIS 11 DAY OF June, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF June, 2024
BY Rand E. Peterson AS AUTHORIZED REPRESENTATIVE
OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-23-2025



SURVEYOR'S CERTIFICATE

I, Cameron M Watson, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE
UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN
ACCURATELY REPRESENTS THAT SURVEY.

Cameron M Watson, PLS
LICENSE NO. 38311

5-6-24
DATE

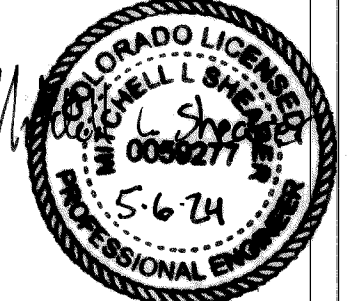


CIVIL ENGINEER'S CERTIFICATE

I, Mitchell L Shearer, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO,
HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE
DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK
PUBLIC WORKS CONSTRUCTION STANDARDS.

MITCHELL L SHEARER, PE
LICENSE NO. 59277

5-6-24
DATE



PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF
CASTLE ROCK, COLORADO, ON THE 11 DAY OF April, 2024.

CHAIR: [Signature] DATE: 4/27/2024

ATTEST:

[Signature] 6-27-2024
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE
11 DAY OF April, 2024.

MAYOR: [Signature] DATE: 4/27/2024

ATTEST:

[Signature] 6-18-24
TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

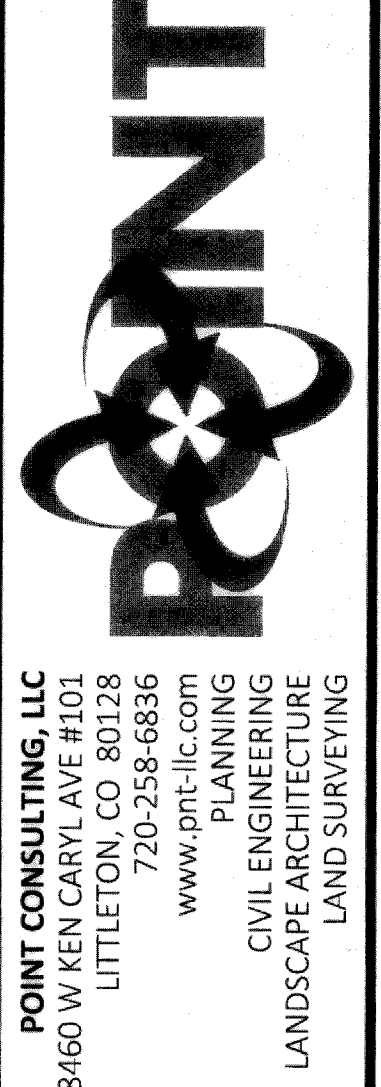
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS
COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014



SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
CASTLE ROCK, COLORADO

COVER SHEET
JOB NO. 21.038

DESCRIPTION
1ST TOWN SUBMITTAL
2ND TOWN SUBMITTAL
3RD TOWN SUBMITTAL
4TH TOWN SUBMITTAL
5TH TOWN SUBMITTAL
FINAL TOWN SUBMITTAL

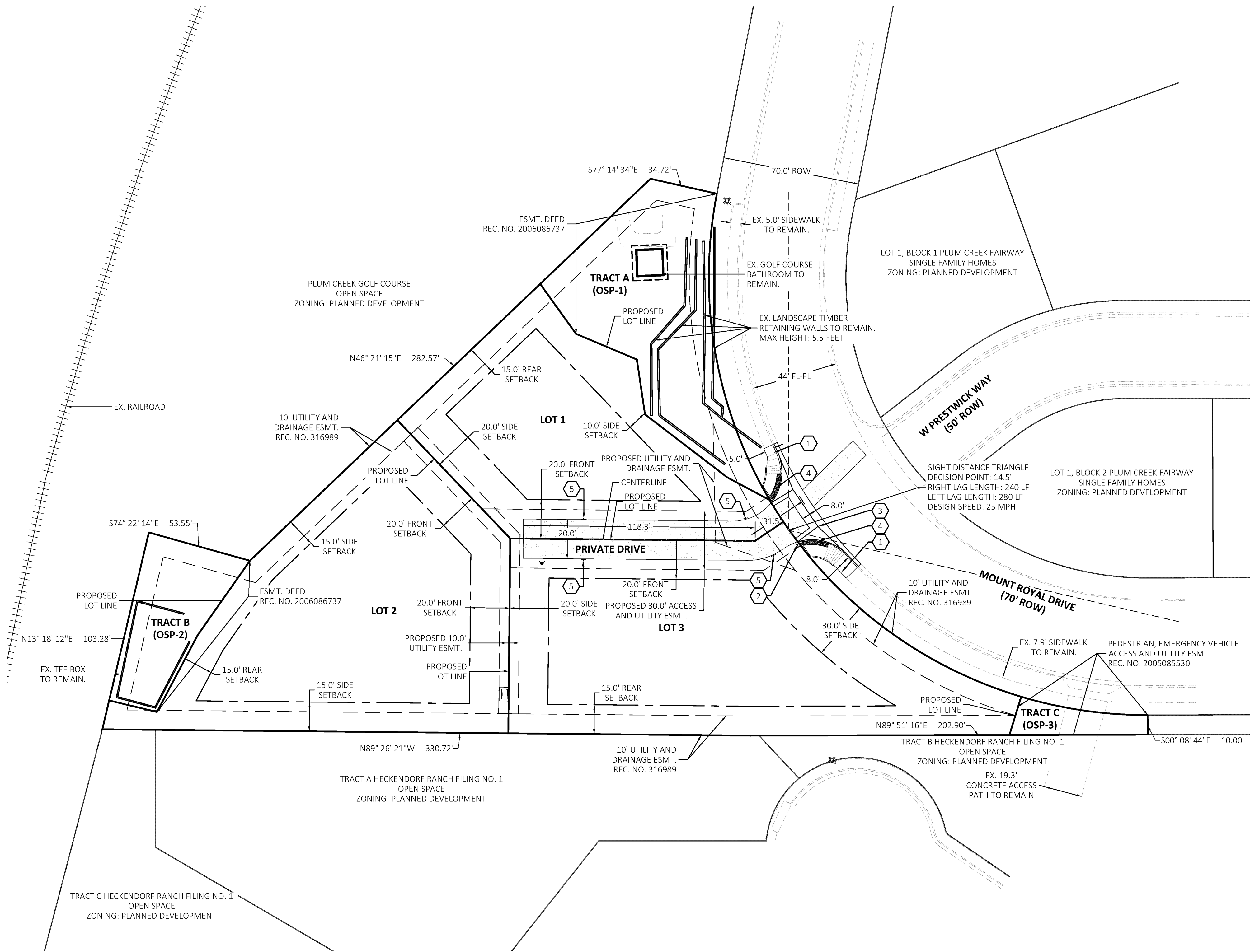
DATE
2023.05.19
2023.07.19
2023.08.15
2024.01.16
2024.01.30

SHEET 1 OF 5



SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



LEGEND

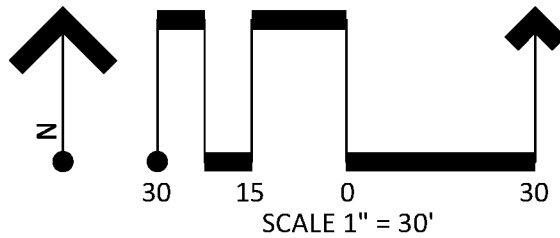
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- EASEMENT BOUNDARY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- EXISTING NATIVE GRASS LANDSCAPE AREA TO REMAIN.
- PROPOSED LANDSCAPING

KEY NOTES

- PROPOSED CONCRETE SIDEWALK.
- PROPOSED STOP SIGN.
- PROPOSED CROSSSPAN. WIDTH PER PLAN.
- PROPOSED CDOT TYPE 2 PARALLEL ADA RAMP.
- PROPOSED "NO PARKING - FIRE LANE" SIGN.

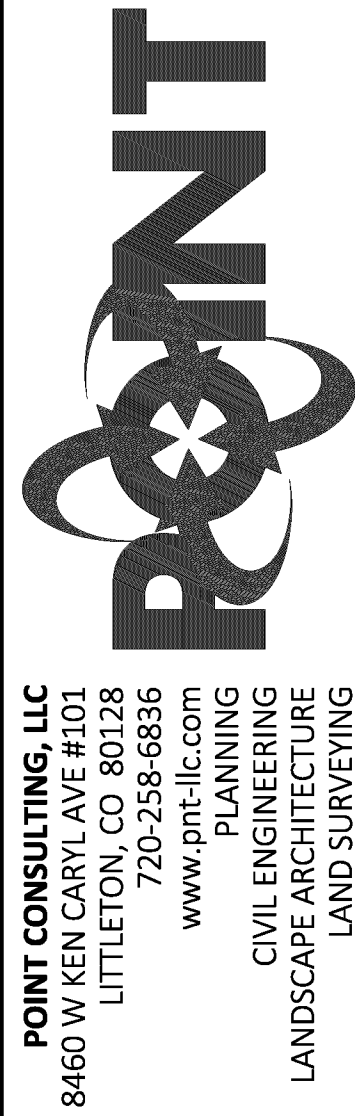
GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- PRIVATE OPEN SPACE TRACTS TO BE MAINTAINED BY DOUGLAS GROUP, INC.



PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014

SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
CASTLE ROCK, COLORADO



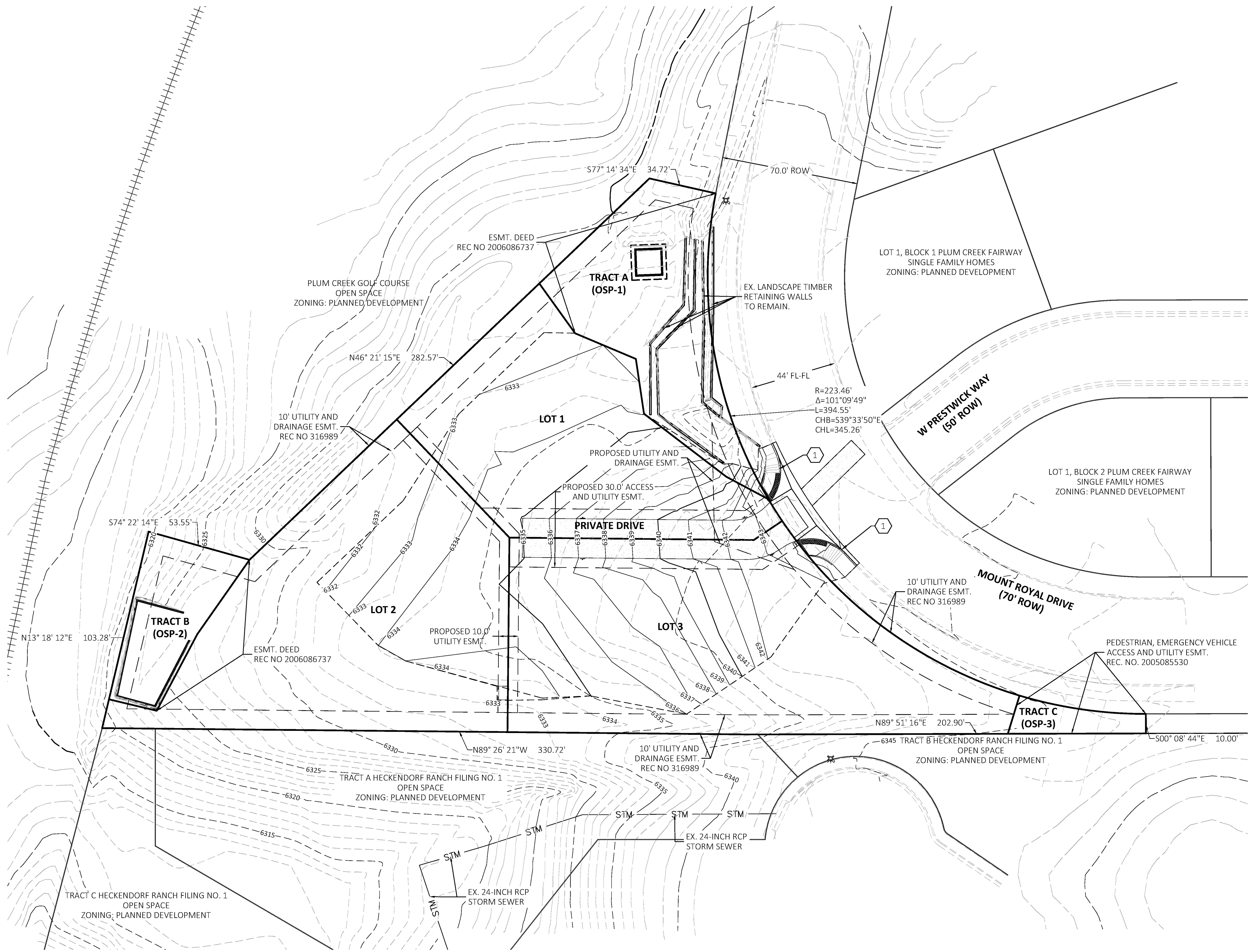
DATE	DESCRIPTION
2023.05.19	1ST TOWN SUBMITTAL
2023.07.19	2ND TOWN SUBMITTAL
2023.08.15	3RD TOWN SUBMITTAL
2023.09.20	4TH TOWN SUBMITTAL
2024.01.16	5TH TOWN SUBMITTAL
2024.01.30	FINAL TOWN SUBMITTAL

SITE PLAN JOB NO. 21.038

SHEET 2 OF 5

SITE DEVELOPMENT PLAN

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SDP23-0014



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH 1-FOOT CATCH PAN
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE SIDEWALK
- EXISTING STORM SEWER PIPE
- LIMITS OF DISTURBANCE

KEY NOTES

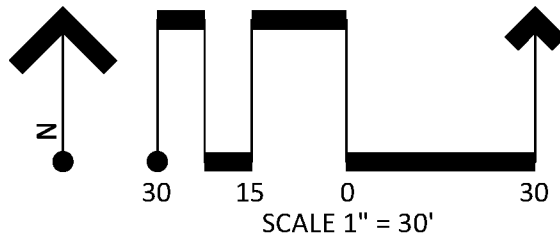
- PROPOSED CDOT TYPE 2 LARGE RADIUS ADA RAMP.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT STATION 3035020 BEING A 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.035020" LOCATED ON THE WEST SIDE OF MOUNT ROYAL ROAD, 48 FEET NORTH OF THE INTERSECTION OF MOUNT ROYAL ROAD AND WEST PRESTWICK WAY, AND 10 FEET WEST OF THE CURB. ELEVATION = 6343.27' NAVD88

GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BASIS OF BEARINGS.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED ON PLAN.
- ALL SPOT ELEVATIONS ARE TRUNCATED, ADD 6300 TO EACH SPOT ELEVATION.
- 2% TYPICAL THROUGH TRUNCATED DOMES.



PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014

SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION

POINT CONSULTING, LLC
8460 W KEN CARY AVE #101
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com
PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

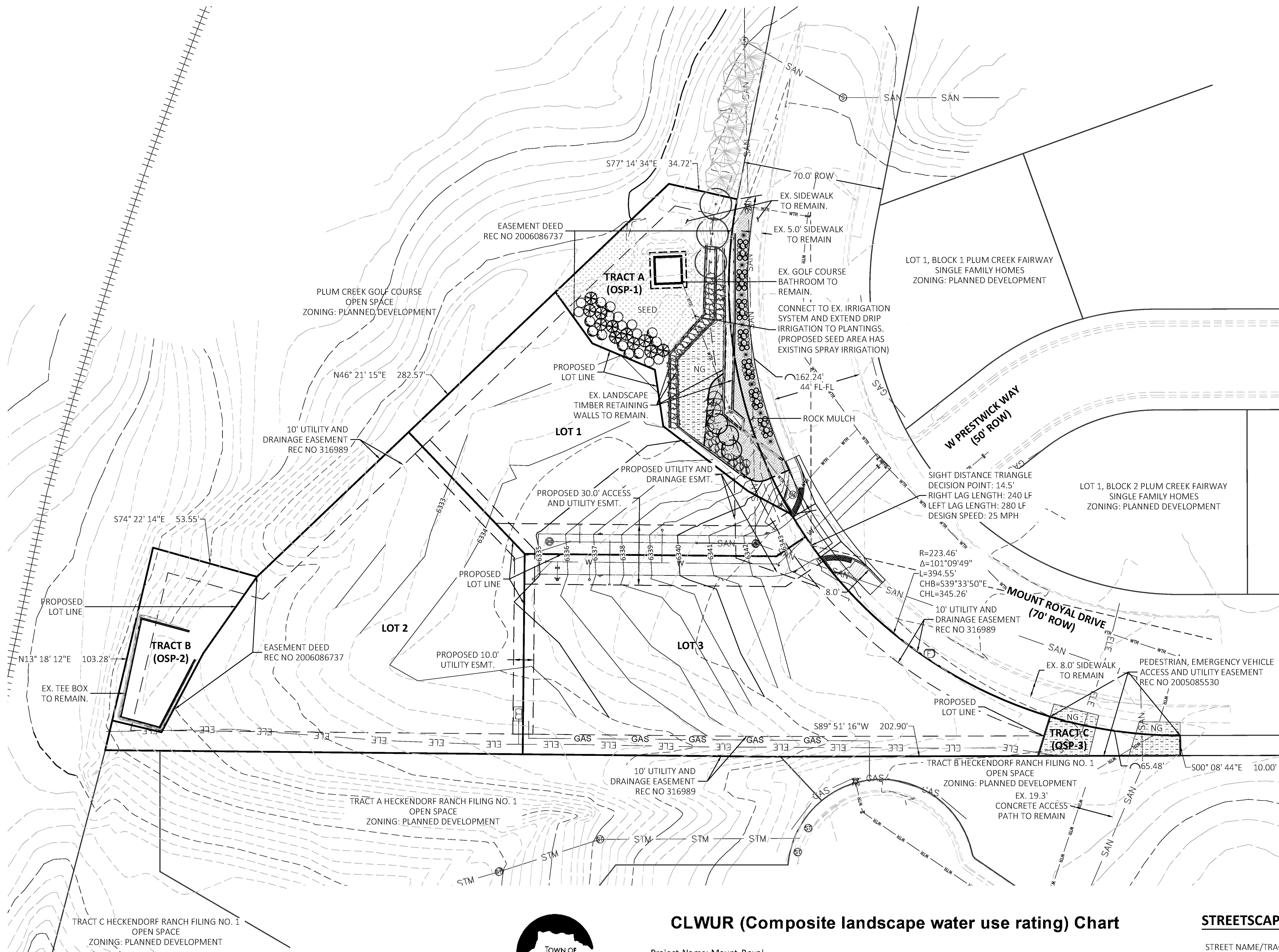
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2023.09.20	4TH TOWN SUBMITTAL
2024.01.16	5TH TOWN SUBMITTAL
2024.01.30	FINAL TOWN SUBMITTAL

LICENSED COLORADO LANDSCAPE ARCHITECT

MICHAEL W. TOLLEFSON, PLA
COLORADO REGISTRATION NO. LA 0001619
EMAIL: MTOLLEFSON@PNT-LLC.COM

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- EASEMENT BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FIRE HYDRANT
- 4-INCH 12 GAUGE ROLLED TOP STEEL EDGER
- EXISTING DECIDUOUS AND EVERGREEN TREES
- EXISTING EVERGREEN SHRUBS TO REMAIN
- EXISTING NATIVE GRASS GROUNDCOVER TO REMAIN
- PROPOSED SEED MIX
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL

PLANT SCHEDULE

QTY.	PLANT TYPE	CONTAINER/SIZE	HYDROZONE
11	EVERGREEN TREES	6" HT.	VERY LOW
29	DECIDUOUS SHRUBS	5 GAL.	VERY LOW
17	EVERGREEN SHRUBS	5 GAL.	VERY LOW
28	ORNAMENTAL GRASSES	5 GAL.	VERY LOW
57	PERENNIALS	1 GAL.	VERY LOW

GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- FRONT, BACK, AND SIDE YARD LANDSCAPE AND IRRIGATION MUST BE DESIGNED AND INSTALLED THROUGH THE HOME BUILDER AS PART OF THE CONSTRUCTION PROCESS.
(TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SECTION 6.2)

LANDSCAPE NOTES

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORSEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT SHALL NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL NOT BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS ON THE TOWN OF CASTLE ROCK.

STREETSCAPE TABLE

STREET NAME/TRACT	LINEAR FEET (LF)	REQ. STREET TREES	EX. STREET TREES	PROV. STREET TREES	REQUIRED STREET SHRUBS (4 SHRUBS PER TREE REQUIRED)	PROVIDED STREET SHRUBS
MOUNT ROYAL DR.	228	6	0	0	24	22 SHRUB, 28 SG OG

*STREETSCAPE REQUIREMENTS CAN BE FOUND IN SECTION 9 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL.

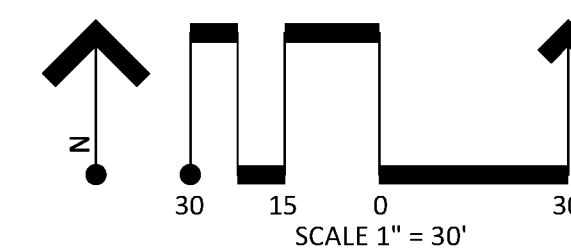
*STREETSCAPE DOES NOT COUNT TOWARDS OVERALL SITE LANDSCAPE REQUIREMENTS.

*RESIDENTIAL ONLY - ON LOCAL STREETS, THE REQUIRED FRONT YARD TREE SHALL MEET THE STREET TREE REQUIREMENTS FOR THAT SECTION OF ROADWAY.

**PLEASE PROVIDE THE LINEAR FOOTAGE AND CLEARLY SHOW ON THE SITE DEVELOPMENT PLAN FOR ALL STREETS/TRACTS.

LANDSCAPE SUMMARY TABLE

DESCRIPTION	PROVIDED
DRIP IRRIGATED TREES AND SHRUBS	0.02 AC 1,562 SF 3%
TEMPORARILY IRRIGATED SEED	0.63 AC 29,552 SF 45%
NON-IRRIGATED UNDISTURBED LANDSCAPE AREA	0.77 AC 30,830 SF 47%
PAVEMENT	0.07 AC 3,078 SF 5%
STRUCTURES	0.01 AC 318 SF 0%
TOTAL	1.50 AC 65,340 SF 100%



PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014

CLWUR (Composite landscape water use rating) Chart

Project Name: Mount Royal
Site Development Plan (SDP) Number: SDP23-0014

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Drip	Shrub Beds	2	L	100	1562	2	1562	2
Total of the CLWUR								2

Reference Chapter 13.20 of the Castle Rock Municipal Code

VARIANCE TABLE

REQUEST TYPE	DATE	PURPOSE/DESCRIPTION
LANDSCAPE VARIANCE (TCV23-0050)	09.28.2023	REQUEST TO REMOVE STREET TREES FROM REQUIRED LANDSCAPING.



SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
CASTLE ROCK, COLORADO

LANDSCAPE PLAN JOB NO. 21.038

DATE	DESCRIPTION
2023.05.19	1ST TOWN SUBMITTAL
2023.07.19	2ND TOWN SUBMITTAL
2023.08.15	3RD TOWN SUBMITTAL
2023.09.20	4TH TOWN SUBMITTAL
2024.01.16	5TH TOWN SUBMITTAL
2024.01.30	FINAL TOWN SUBMITTAL

SHEET 5 OF 5

