

**SITE DEVELOPMENT PLAN AMENDMENT NO. 1**  
**LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1**  
**PLUM CREEK CONVENIENCE**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DATA			
	AREA (SQ. FT.)	AREA (ACRES)	%
LOT SIZE	132,986.9	3.053	100.0
BUILDING	8,508.0	0.195	6.4
CONVENIENCE STORE (PHASE 1)	5,062.8		
FUTURE RETAIL (PHASE 2)	2,088.5		
CAR WASH (PHASE 1)	1,356.7		
PARKING LOT AREA	55,002.0	1.263	41.4
SIDEWALK AREA	4,986.0	0.115	3.7
IRRIGATED LANDSCAPE AREA (PHASE 1)	24,665.5	0.566	18.5
IRRIGATED LANDSCAPE AREA (PHASE 2)	22,577.0	0.518	17.0
NON-IRRIGATED LANDSCAPE AREA	41,914.0	0.962	31.5
SFE		TBD	

PARKING (PHASE 1 AND PHASE 2)*				
PROPOSED USE	CRITERION	REQUIRED		PROPOSED
		VALUE	SPACES	SPACES
CONVENIENCE STORE	1 SPACE PER EMPLOYEE	3	3	3
	2 SPACES PER PUMP ISLAND	6	12	12
	4 SPACES PER 1,000 S.F.	5,063	21	21
CAR WASH	1 SPACE PER BAY	1	1	4
FUTURE RETAIL	5 SPACES PER 1,000 SF	2,089	11	11
TOTAL VEHICLE SPACES			48	750
TOTAL BICYCLE SPACES (5% OF VEHICLE SPACES)			3	4

\* ALL PARKING WILL BE CONSTRUCTED WITH PHASE 1.

ZONING COMPARISON TABLE		
	REQUIRED	PROVIDED
MINIMUM SETBACKS - YOUNG AMERICAN PD	PER SECTION 14.1 - TBD THROUGH SITE PLAN	NORTH - 80 FEET SOUTH - 73 FEET EAST - 111 FEET WEST - 46 FEET
MAXIMUM BUILDING HEIGHT - YOUNG AMERICAN PD	PER SECTION 10.2 - 35 FEET	BUILDING: 22' - 9" CANOPY: 17' - 6"
MINIMUM OFF-STREET PARKING - CHAPTER 15.54	48 SPACES	48 SPACES
RESIDENTIAL/NON-RESIDENTIAL INTERFACE - CHAPTER 17.50	30 feet	45 feet

\* APPROVED VIA TECHNICAL VARIANCE REQUEST.

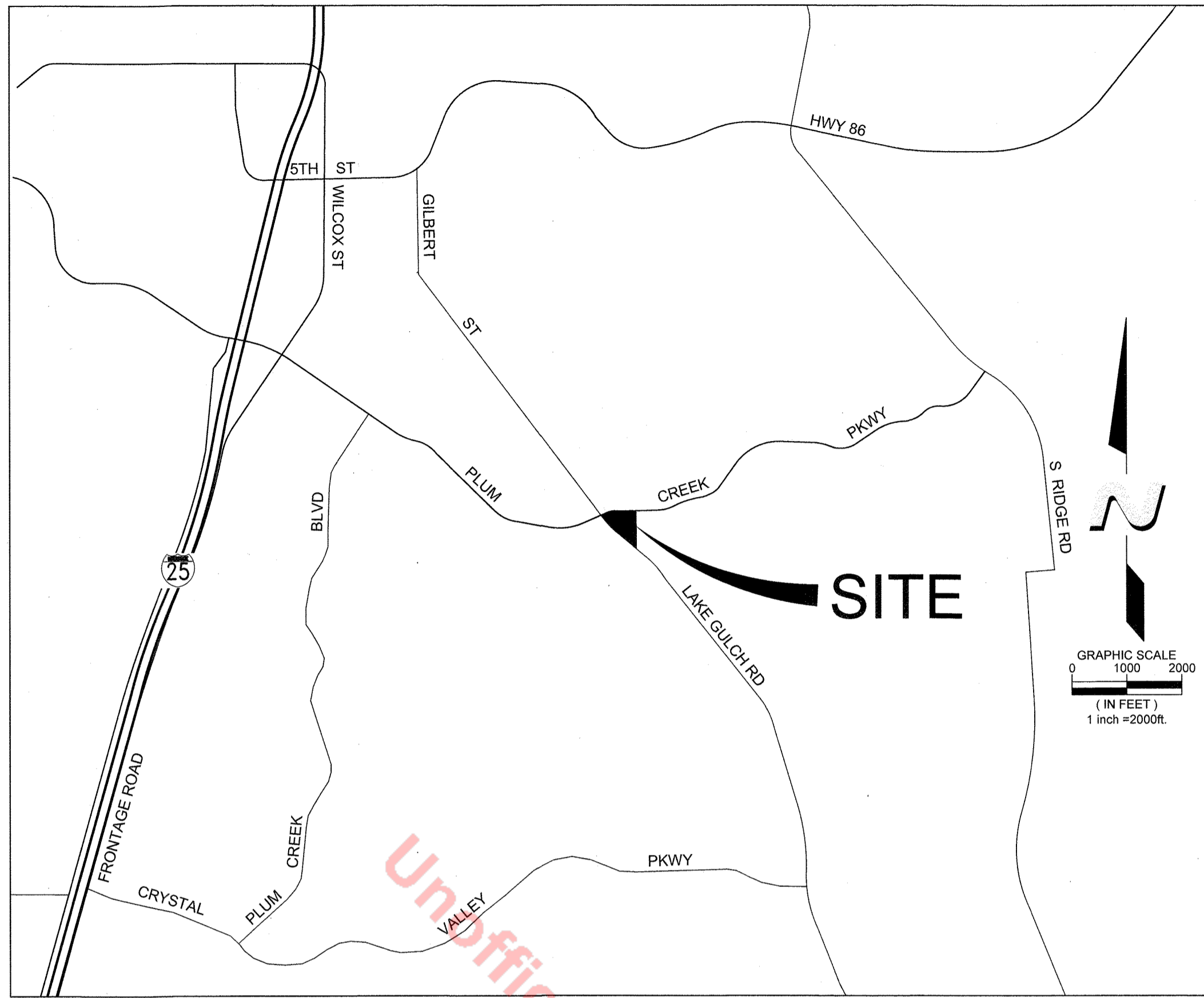
**SITE DEVELOPMENT PLAN NOTES:**

- 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 Section 4.3 and 8.2.3 of 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, mowing, 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 (not shaded) as per FEMA Firm Panel No. 08035C0302G Dated 3/16/2016. FEMA regulated floodplains and/or wetlands are not present on the site.
- 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 conceptual 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.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Planned Unit Development shall be granted to the Town of Castle Rock with the Plat.
- This site is zoned Planning Development - Young American PUD.
- 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.
- If the project will be located within 300 feet of the 100 yr. floodplain, approval from the U.S. Fish and Wildlife Service will be required for potential disturbance of the Preble's Meadow Jumping Mouse habitat. Please see link below for information related to the Preble's Meadow Jumping Mouse: <http://www.fws.gov/mountain-prairie/species/mammals/preble/>
  - All landscape maintenance within the right-of-way is the responsibility of the adjacent property owner.
  - Any temporary structures placed in an easement, including paving and fencing, shall be removed and replaced by the owner upon the request of Castle Rock Water so that maintenance may be performed. The owner of the land shall agree to hold the Town harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities, and all associated costs.
  - 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.
  - All improvements herein are to be constructed with Phase 1 unless otherwise noted.

**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.



VICINITY MAP  
1" = 2,000'

**Ownership Certification**

The Undersigned are all of the owners of certain lands known herein as Lot 1, Block 1, Baldwin Park Estates, Filing No. 2, 1st Amendment, in the Town of Castle Rock.

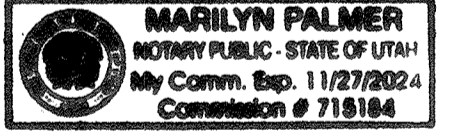
SINCLAIR OIL CORPORATION  
 By: *[Signature]*  
 Name / Title: *Jack L. Barger / Vice Pres.*

STATE OF Utah  
 COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of January, 2021, by Jack L. Barger V.P. of Sinclair Oil Corporation.

WITNESS my hand and official seal  
 My commission expires: 11/27/2024

*Marilyn Palmer*  
 Notary Public



**Title Certification**

I, Eric Gonzales, an authorized representative of Fidelity National Title, NCS, 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 lienholder subordination certificate 28.

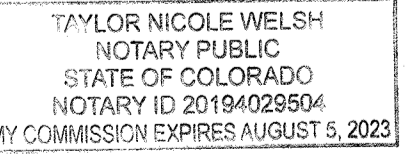
By: *[Signature]*  
 (Authorized Representative)

STATE OF COLORADO  
 COUNTY OF Denver

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2021, by Eric Gonzales as Authorized Representative of Fidelity National Title, NCS.

WITNESS my hand and official seal.  
 My commission expires: August 5, 2023

*Taylor Nicole Welsh*  
 Notary Public



**Surveyor's Certification**

I, Harold Ponsarella, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Plum Creek Convenience Site Development Plan were conducted under my supervision and the monuments shown thereon are true and correct and the Site Development Plan accurately represents that survey.

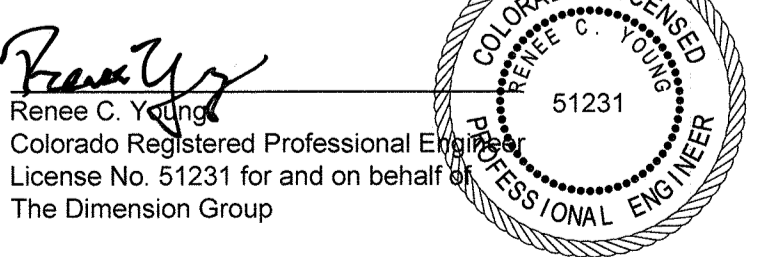
*[Signature]*  
 (Professional Land Surveyor)

STATE OF COLORADO  
 COUNTY OF Denver

Colorado Registered Professional Land Surveyor  
 License No. 60725

**Civil Engineer's Statement**

I, Renee C. Young, being a registered professional engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this Site Development Plan have been designed and engineered in conformance with all Town of Castle Rock Public Works Construction Standards.



**PROPERTY OWNER / APPLICANT:**  
 SINCLAIR OIL CORPORATION  
 550 EAST SOUTH TEMPLE  
 SALT LAKE CITY, UTAH 84102

**ARCHITECT:**  
 THE DIMENSION GROUP  
 5600 S. QUEBEC STREET  
 SUITE 325C  
 GREENWOOD VILLAGE, COLORADO 80111  
 (720) 536-3180  
 MR. STAYTON R. WOOD, AIA

**CIVIL ENGINEER:**  
 THE DIMENSION GROUP  
 5600 S. QUEBEC STREET  
 SUITE 325C  
 GREENWOOD VILLAGE, COLORADO 80111  
 (720) 536-3180  
 MS. RENEE C. YOUNG, PE

**LANDSCAPE ARCHITECT:**  
 ROOT PARTNERSHIP  
 2050 S. ONEIDA ST.  
 SUITE 246  
 DENVER, COLORADO 80224  
 (303) 547-5077  
 MR. MIKE LEUTENEKER, LEED AP

**SURVEYOR:**  
 COTTONWOOD SURVEYING & ASSOCIATES, INC.  
 P.O. BOX 694  
 STRASBURG, COLORADO 80136  
 (303) 549-7992  
 MR. HAROLD PONSERELLA, PLS

**SHEET INDEX**

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- CONCEPTUAL LANDSCAPE PLAN
- LANDSCAPE NOTES
- HYDROZONE PLAN
- ILLUMINATION PLAN
- ILLUMINATION CUT SHEETS
- EXTERIOR ELEVATIONS PHASE 1
- EXTERIOR ELEVATIONS PHASE 2

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, BALDWIN PARK ESTATES FILING No. 2, AMENDMENT No. 1, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**PURPOSE STATEMENT**

THIS SITE DEVELOPMENT PLAN ALLOWS FOR A COMMERCIAL DEVELOPMENT OF A CONVENIENCE STORE, CAR WASH, AND FUTURE RETAIL. THE RETAIL WILL HAVE CONVENTIONAL HOURS OF OPERATION OF 10:00 AM TO 9:00 PM. THE CONVENIENCE STORE WILL HAVE 24 HOUR OPERATION.

**PROJECT BENCHMARK:**

ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY.  
 ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88.  
 TBM: No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B.  
 ELEVATION: 6327.51 NAVD88

**PROJECT BASIS OF BEARING:**

BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S00°31'54"E AND IS MONUMENTED AT NORTH QUARTER CORNER BY A 2-1/2 INCH ALUMINUM MONUMENT LS 25965 AND AT THE CENTER QUARTER CORNER BY A 2-1/2 INCH ALUMINUM MONUMENT LS 6935.

**Statement of Director of Development Services Approval**

This Site Development Plan was approved by the Director of Development Services of the Town of Castle Rock, Colorado on the 3<sup>rd</sup> day of February, 2021.

*[Signature]*  
 Director of Development Services

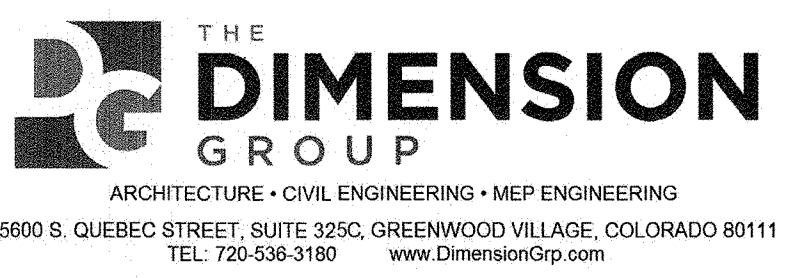
**Douglas County Clerk and Recorder's Certificate**

This Site Development Plan was filed for record in the office of the County Clerk and Recorder of Douglas County at 11:27 A.M. on the 18<sup>th</sup> day of February, 2021, at Reception No. 2021020000.

Douglas County Clerk and Recorder  
 By: *[Signature]*  
 Deputy



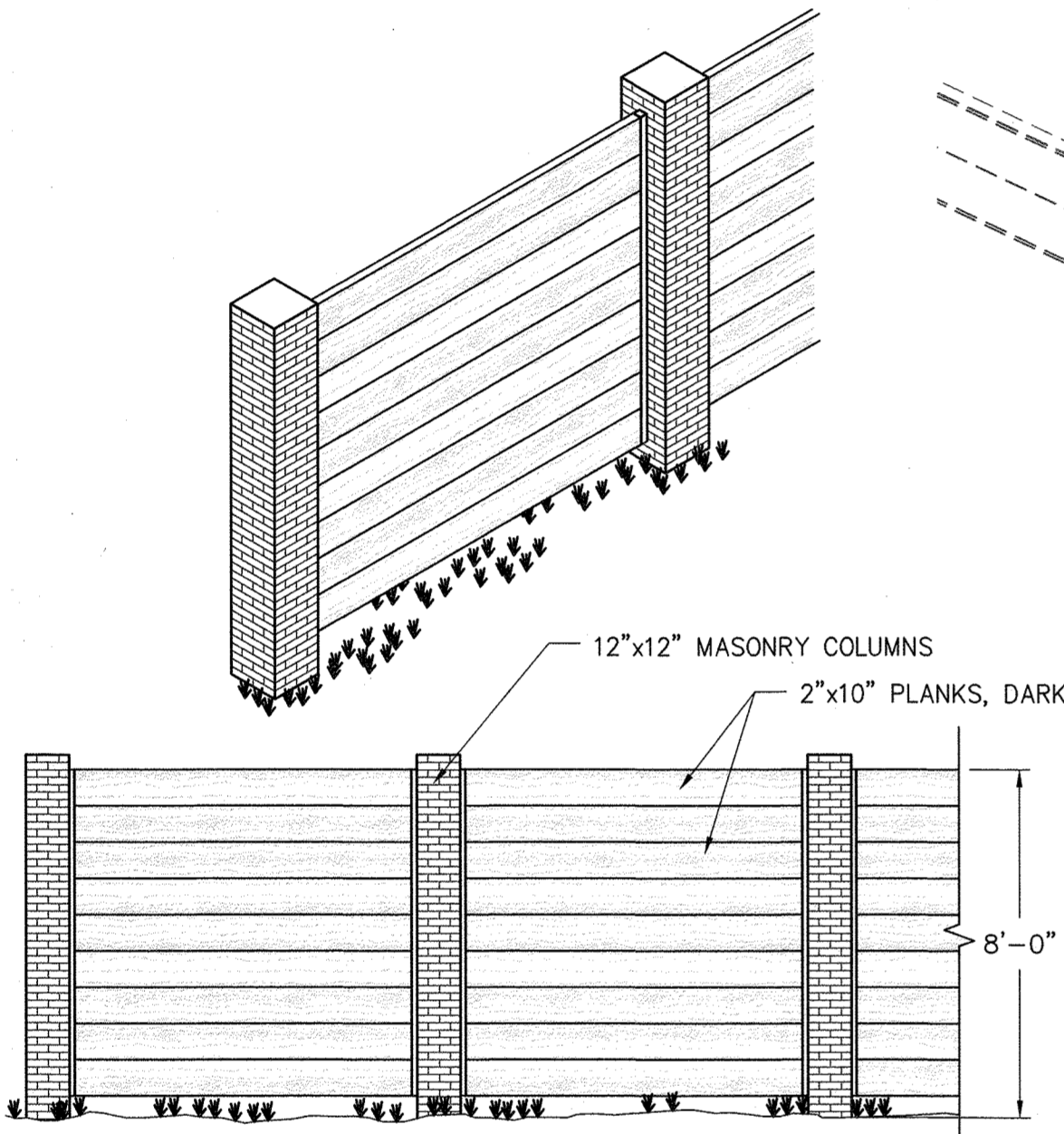
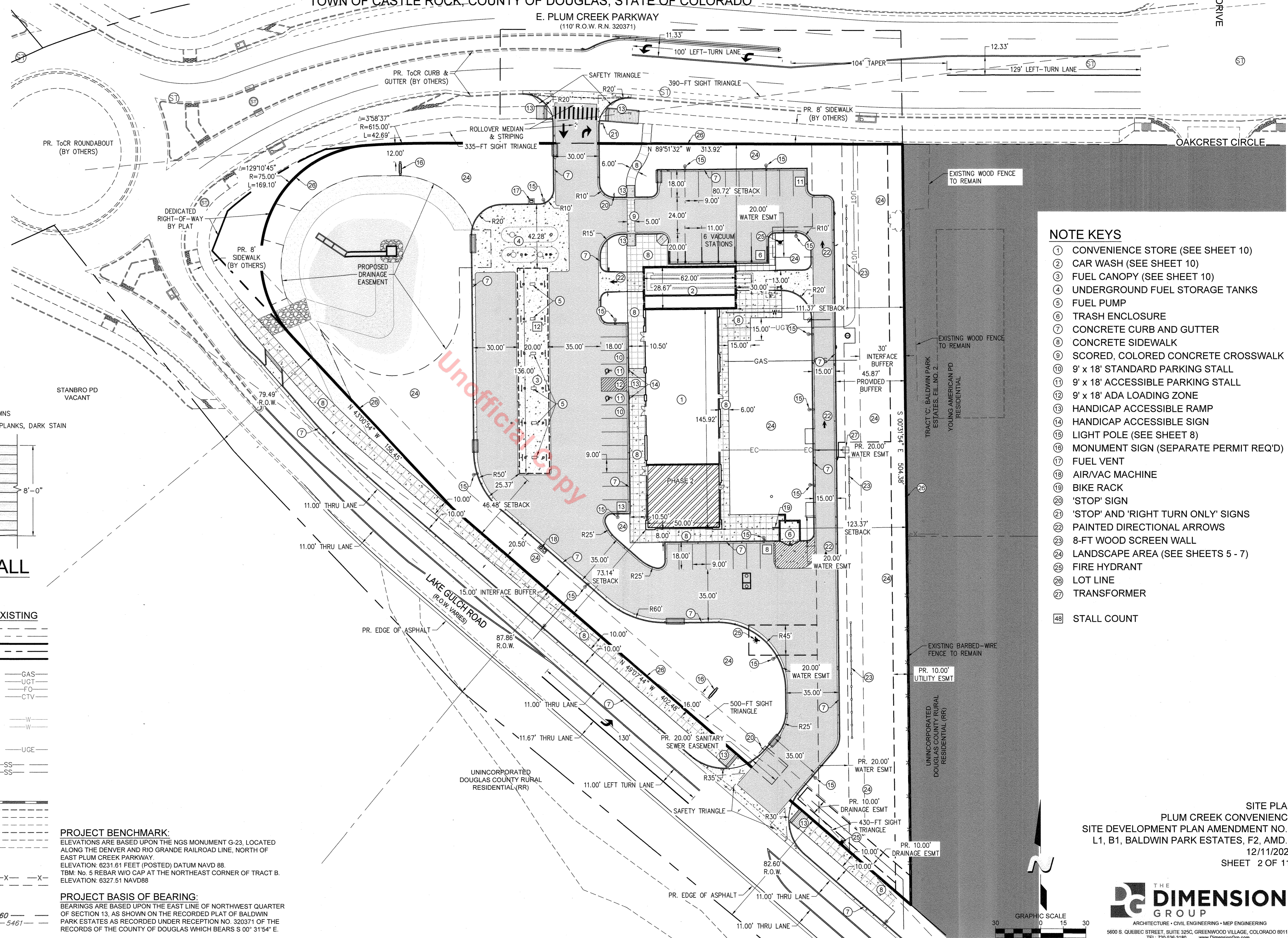
COVER SHEET  
 PLUM CREEK CONVENIENCE  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 1/18/2021  
 SHEET 1 OF 11



# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1 PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

S. VALLEY DRIVE



### WOOD SCREEN WALL

1"=4'

PROPOSED	LEGEND	EXISTING
---	EASEMENT	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE R.O.W. LINE	---
---	SIGHT TRIANGLE	---
---	GAS LINE	---
---	UNDERGROUND TELEPHONE	---
---	FIBER OPTIC	---
---	UNDERGROUND CABLE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	WATER MAIN	---
---	WATER SERVICE	---
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---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BUILDING OUTLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT / PAN FLOWLINE	---
---	SIDEWALK	---
---	PAVEMENT MARKING	---
---	6" CONCRETE PAVEMENT	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	BARBED WIRE FENCE	---
---	SPLIT RAIL FENCE	---
---	WOOD SCREEN WALL	---
---	LIGHT POLE	---
---	MONUMENT SIGN	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---

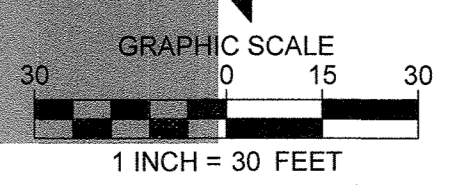
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- ### NOTE KEYS
- ① CONVENIENCE STORE (SEE SHEET 10)
  - ② CAR WASH (SEE SHEET 10)
  - ③ FUEL CANOPY (SEE SHEET 10)
  - ④ UNDERGROUND FUEL STORAGE TANKS
  - ⑤ FUEL PUMP
  - ⑥ TRASH ENCLOSURE
  - ⑦ CONCRETE CURB AND GUTTER
  - ⑧ CONCRETE SIDEWALK
  - ⑨ SCORED, COLORED CONCRETE CROSSWALK
  - ⑩ 9' x 18' STANDARD PARKING STALL
  - ⑪ 9' x 18' ACCESSIBLE PARKING STALL
  - ⑫ 9' x 18' ADA LOADING ZONE
  - ⑬ HANDICAP ACCESSIBLE RAMP
  - ⑭ HANDICAP ACCESSIBLE SIGN
  - ⑮ LIGHT POLE (SEE SHEET 8)
  - ⑯ MONUMENT SIGN (SEPARATE PERMIT REQ'D)
  - ⑰ FUEL VENT
  - ⑱ AIR/VAC MACHINE
  - ⑲ BIKE RACK
  - ⑳ 'STOP' SIGN
  - ㉑ 'STOP' AND 'RIGHT TURN ONLY' SIGNS
  - ㉒ PAINTED DIRECTIONAL ARROWS
  - ㉓ 8-FT WOOD SCREEN WALL
  - ㉔ LANDSCAPE AREA (SEE SHEETS 5 - 7)
  - ㉕ FIRE HYDRANT
  - ㉖ LOT LINE
  - ㉗ TRANSFORMER
  - ㉘ STALL COUNT

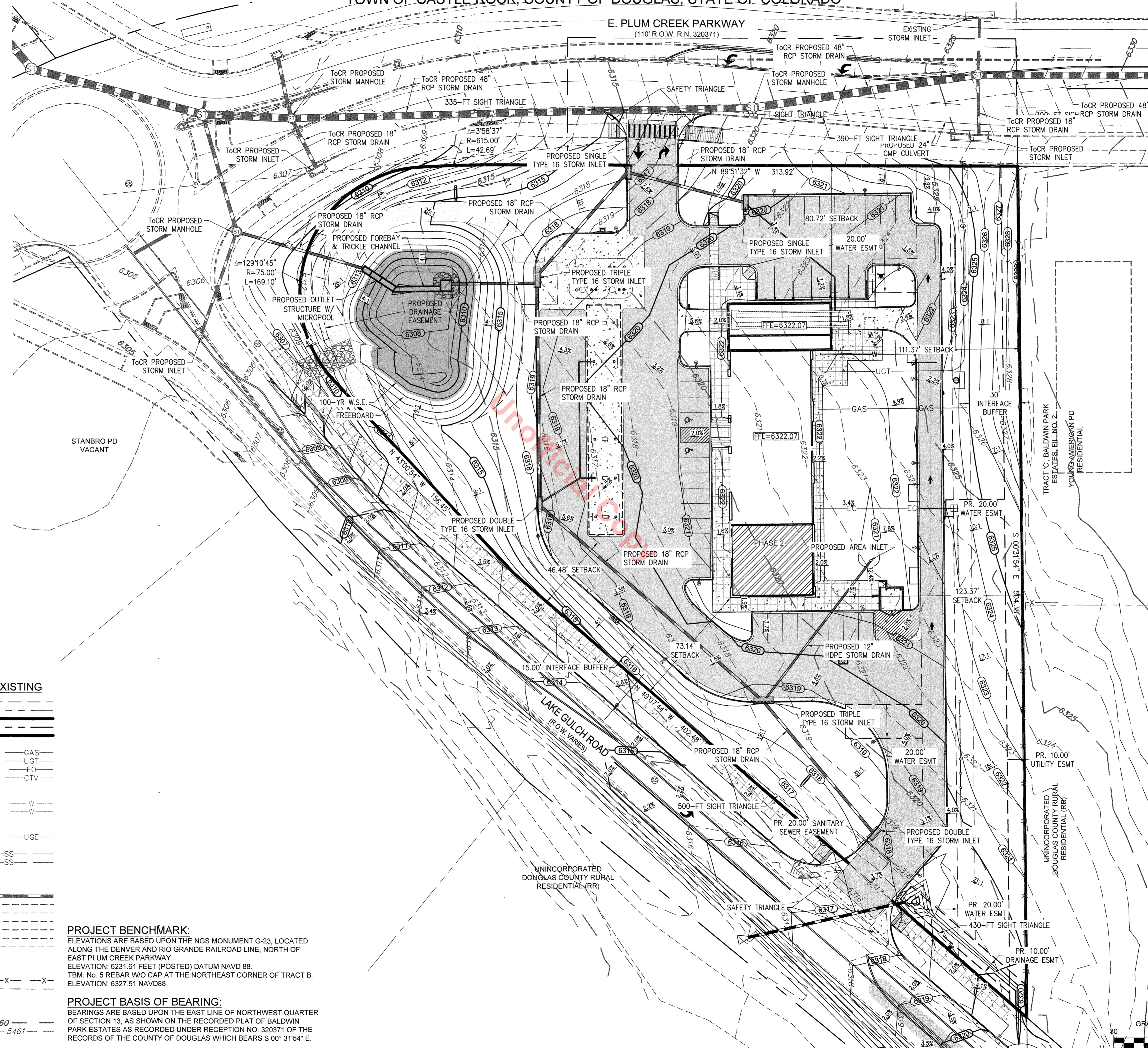
SITE PLAN  
PLUM CREEK CONVENIENCE  
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L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
12/11/2020  
SHEET 2 OF 11

**THE DIMENSION GROUP**  
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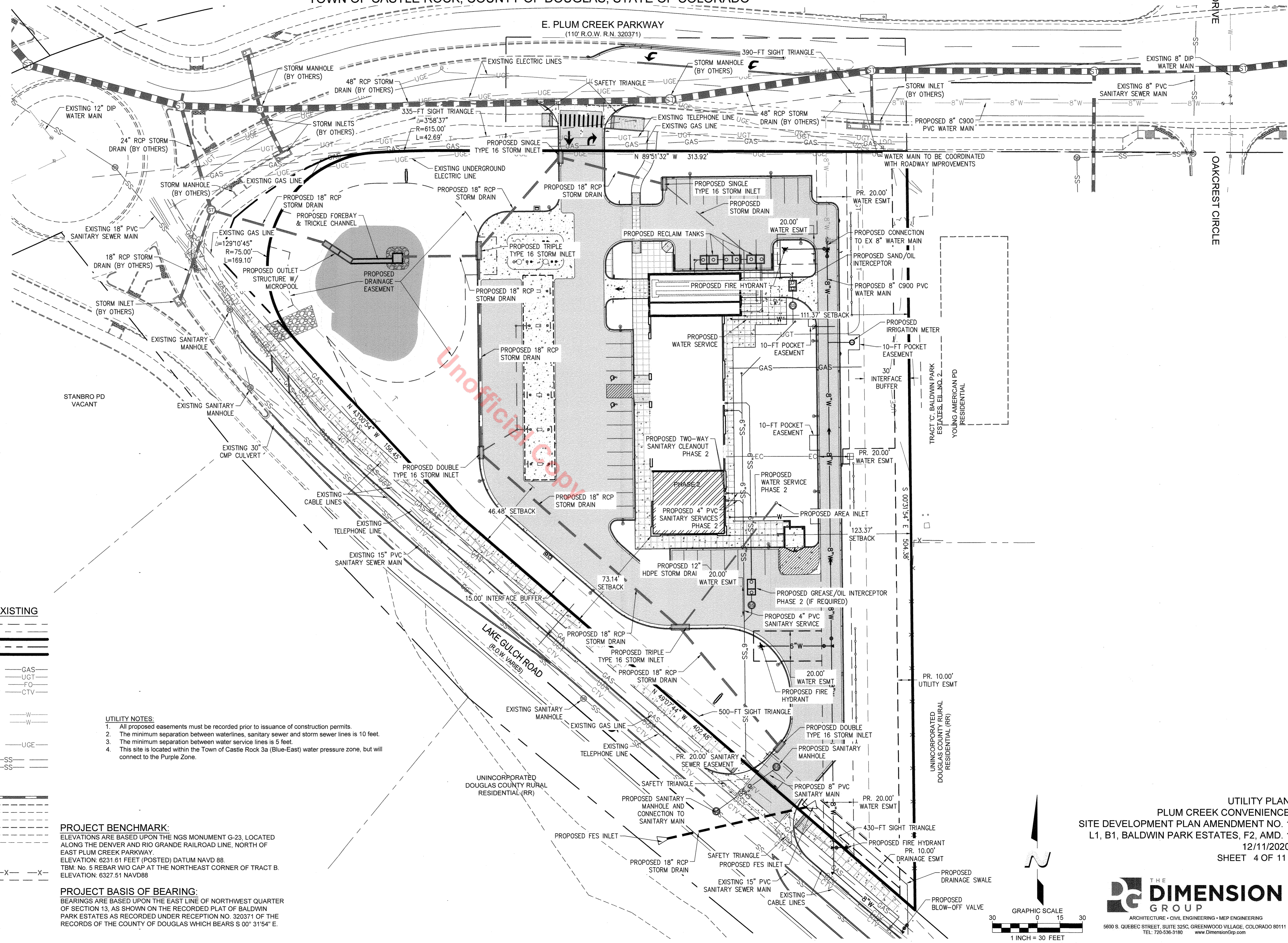
GRADING PLAN  
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 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 12/11/2020  
 SHEET 3 OF 11

**THE DIMENSION GROUP**  
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING  
 5600 S. QUEBEC STREET, SUITE 325G, GREENWOOD VILLAGE, COLORADO 80111  
 TEL: 720-536-3180 www.DimensionGp.com

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

## PLUM CREEK CONVENIENCE

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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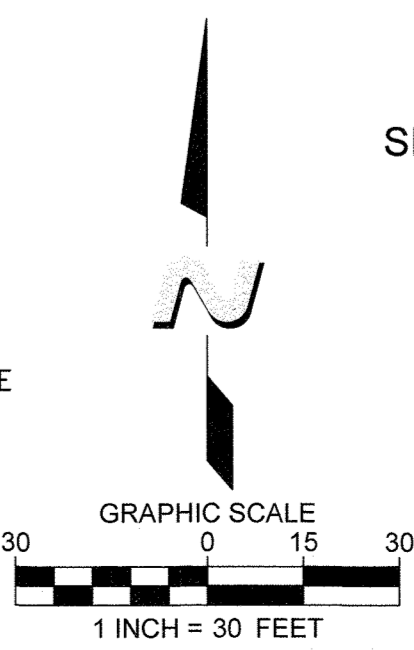
**UTILITY NOTES:**

1. All proposed easements must be recorded prior to issuance of construction permits.
2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
3. The minimum separation between water service lines is 5 feet.
4. This site is located within the Town of Castle Rock 3a (Blue-East) water pressure zone, but will connect to the Purple Zone.

**PROJECT BENCHMARK:**  
ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY.  
ELEVATION: 8231.61 FEET (POSTED) DATUM NAVD 88  
TBM. No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B.  
ELEVATION: 6327.51 NAVD88

**PROJECT BASIS OF BEARING:**  
BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31'54" E.

UTILITY PLAN  
PLUM CREEK CONVENIENCE  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
12/11/2020  
SHEET 4 OF 11



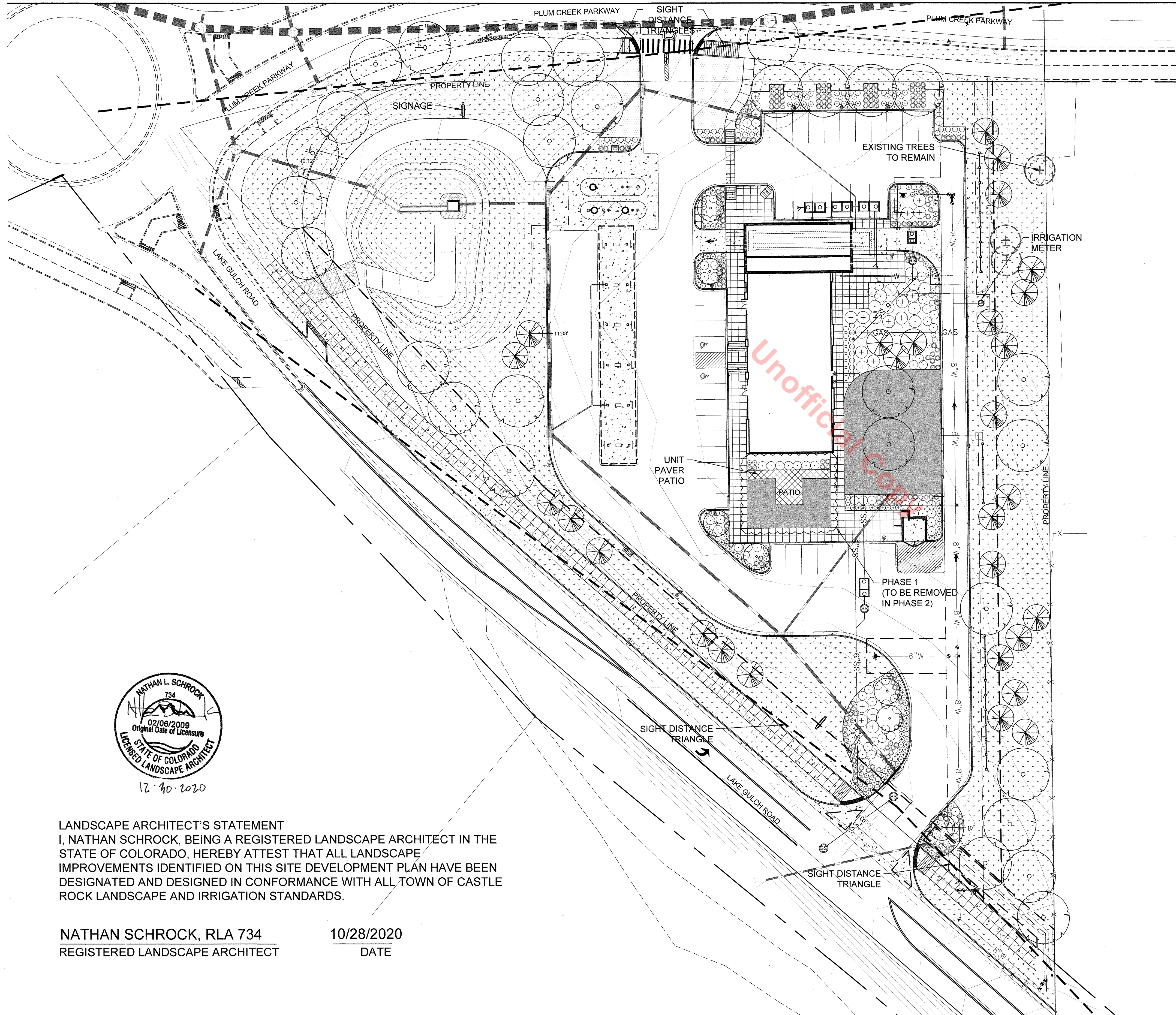
**THE DIMENSION GROUP**  
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING  
5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111  
TEL: 720-536-3180 www.DimensionGrp.com

SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

**PLUM CREEK CONVENIENCE**

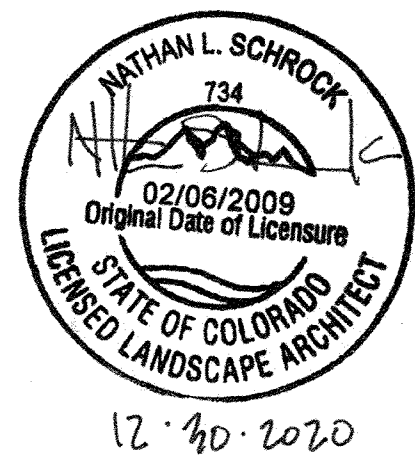
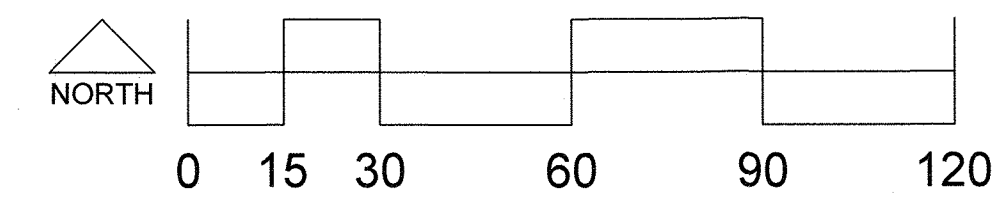
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- IRRIGATED LOW WATER USE TURF (SEE TURF MIX NEXT SHEET)
- IRRIGATED "NATURES PRAIRIE" TURF (SEE TURF MIX NEXT SHEET)
- NON-IRRIGATED NATIVE SEED



LANDSCAPE ARCHITECT'S STATEMENT  
 I, NATHAN SCHROCK, BEING A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND DESIGNED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION STANDARDS.

NATHAN SCHROCK, RLA 734  
 REGISTERED LANDSCAPE ARCHITECT

10/28/2020  
 DATE

LANDSCAPE PLAN  
 PLUM CREEK CONVENIENCE  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 12/11/2020  
 SHEET 5 OF 11



SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

**PLUM CREEK CONVENIENCE**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**CONCEPTUAL LANDSCAPE PLAN NOTES**

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A 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 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.

**LANDSCAPE PLAN NOTES**

- ALL TURF GRASS SOD AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET MINIMUM.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
- ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCLUDING NON-IRRIGATED NATIVE SEED SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE PROVIDED IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK REQUIREMENTS.
- SURFACE MATERIAL OF WALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL CONFORM TO ADA REQUIREMENTS AND BE MATERIALS AS NOTED IN THESE SITE AND LANDSCAPE PLANS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- A THREE (3) FOOT CLEAR ZONE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.
- PROPOSED LANDSCAPE MATERIAL SHALL NOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED FIRE LANES.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
- SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1 1/2"-3" RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
- TREES IN TURF AREAS ARE TO HAVE ROCK MULCH SQUARES INSTALLED PER PLAN. ROCK MULCH IS TO BE INSTALLED AT THE STANDARD DEPTH, AND CONTAINED BY STEEL EDGER.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING BURIED UTILITIES AND OBTAIN ALTERNATE TREE LOCATION APPROVAL WITH THE CITY INSPECTORS, PRIOR TO INSTALLATION IF NECESSARY.
- IT IS ACKNOWLEDGED THAT STREET TREES WILL BE PLACED IN THE R.O.W. AT A SPACING OF 1 TREE PER 40 L.F. OF CURB FRONTAGE PER THE TOWN OF CASTLE ROCK LANDSCAPE PERFORMANCE STANDARDS AND CRITERIA.
- EXISTING TREES TO REMAIN THAT DIE AS A RESULT OF CONSTRUCTION WILL BE REPLACED WITH TREES MATCHING THE PROPOSED TREES.

**PLANT LIST**

SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE & CONDITION
<b>CANOPY TREES</b>				
HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	14	2 1/2" CAL. B&B
SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	5	2 1/2" CAL. B&B
SUN	SUNBURST LOCUST	GLEDITSIA TRIACANTHOS 'SUNBURST'	10	2 1/2" CAL. B&B
TRK	TURKISH FILBERT	CORYLUS COLUMNNA	2	2 1/2" CAL. B&B
<b>EVERGREEN TREES</b>				
AUS	AUSTRIAN PINE	PINUS NIGRA	7	6' HT.
COS	COLORADO SPRUCE	PICEA PUNGENS	12	6' HT.
DGF	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	5	6' HT.
LIM	LIMBER PINE	PINUS FLEXILIS	4	6' HT.
<b>ORNAMENTAL TREES</b>				
PRF	PRAIRIEFIRE CRAB (PINK)	MALLUS 'PRAIRIEFIRE'	3	2 1/2" CAL. B&B
TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLI INERMIS	3	2 1/2" CAL. B&B
<b>SMALL DECIDUOUS SHRUBS 2'-5' SPREAD</b>				
CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	53	5 GAL. CONT.
GDP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	24	5 GAL. CONT.
<b>MEDIUM DECIDUOUS SHRUBS 5'-7' SPREAD</b>				
MKL	MISS KIM LILAC	SYRINGA PATULA	14	10 GAL. CONT.
PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	39	10 GAL. CONT.
<b>LARGE DECIDUOUS SHRUBS &gt;7' SPREAD</b>				
SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	30	15 GAL. CONT.
<b>SMALL EVERGREEN SHRUBS 2'-5' SPREAD</b>				
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	159	5 GAL. CONT.
<b>MEDIUM EVERGREEN SHRUBS 5'-7' SPREAD</b>				
MVS	MESA VERDE SPRUCE	PICEA PUNGENS 'MESA VERDE'	8	10 GAL. CONT.
<b>LARGE EVERGREEN SHRUBS &gt;7' SPREAD</b>				
BPO	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	20	15 GAL. CONT.
<b>ORNAMENTAL GRASSES</b>				
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	160	5 GAL. CONT.
HMG	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	71	5 GAL. CONT.

**TURF SEED MIX**

**\*\*USED ONLY AT PLUM CREEK PKWY ENTRANCE\*\***

Arriba Western Wheatgrass	40%	19.2 lbs/acre
Lodorm Green Needlegrass	20%	6.0 lbs/acre
Lovington Blue grama	20%	1.8 lbs/acre
Pastura Little Bluestem	10%	2.1 lbs/acre
Vaughn Sideoats grama	5%	1.5 lbs/acre
Sharps Buffalograss	5%	2.4 lbs/acre
<b>Total</b>	<b>100%</b>	<b>33 lbs/acre</b>

**TURF SEED MIX FOR INTERIOR AREAS**

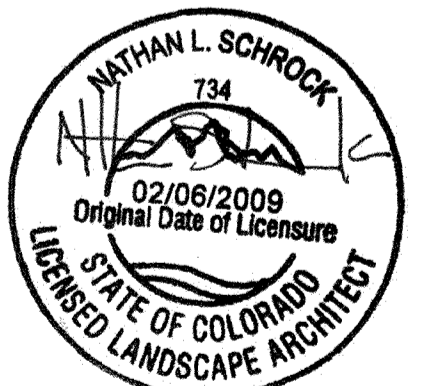
NATURE'S PRAIRIE TURF MIX, AS SUPPLIED BY TURF MASTER, LLC. THIS IS A TRADEMARKED MIX, AND AS SUCH THERE IS NO SEEDING RATES AVAILABLE. PLEASE CONTACT TURF MASTER, LLC FOR FURTHER INFORMATION AND ORDERING.

TURF MASTER, LLC  
 PH: 970-493-8311  
 EMAIL: TURFMASTER@TURFMASTERSOD.COM

**COMMERCIAL LANDSCAPE SITE INVENTORY**

Gross Site Area	Required Landscape Area (s.f.)	Moderate Water Use Turfgrass (Area in s.f.)	Nonliving Ornamental	No. of Required Trees	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided**	Soil Prep Amounts (rate of 4 cu.yds. Per 1000 s.f.)	Separate Irrigation Service Connections
132,986.93	13,298.69	3,867	0	27	*42	54	337	62.95	YES
Parking Lot (Area in s.f.)	Parking Lot Landscape Area (s.f.)	No. of Parking Spaces	Nonliving Ornamental (Area in s.f.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
13,967	1,849	48	0	0	N/A	4.00	4	12.00	94
Plum Creek Streetscape (l.f.)	Lake Gulch Streetscape (l.f.)	Streetscape Trees Required	Streetscape Trees Provided	Streetscape Shrubs Required	Streetscape Shrubs Provided				
434	579	25.33	26	101.3	155				

\* - INCLUDES 3 EXISTING TREES  
 \*\* - 337 SHRUBS PROVIDED IN PHASE 1. PHASE 2 SHRUB TOTAL IS 322 SINCE 15 SHRUBS WILL BE REMOVED.



12.10.2020

LANDSCAPE NOTES & CHARTS  
 PLUM CREEK CONVENIENCE  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 12/11/2020  
 SHEET 6 OF 11

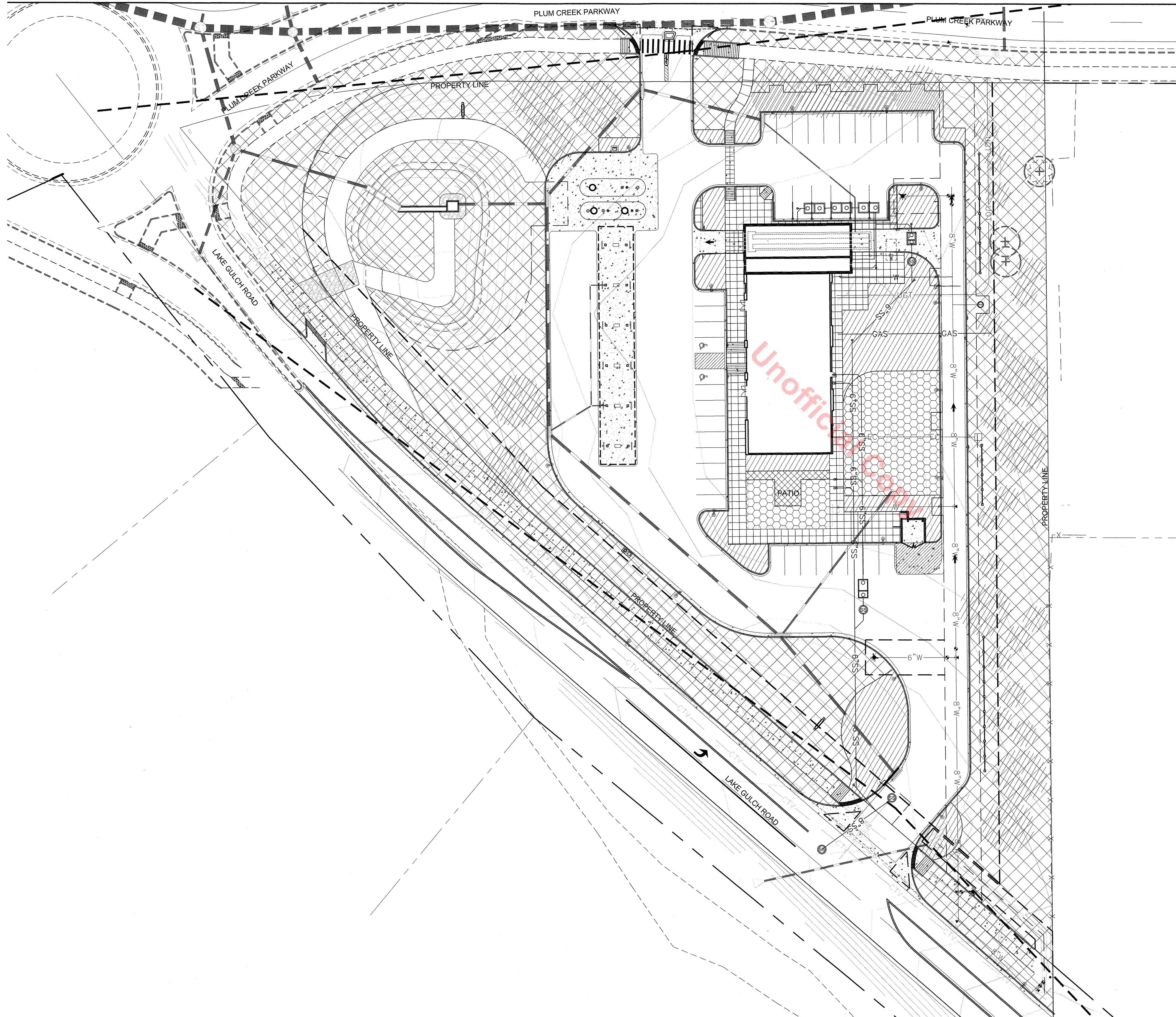


SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

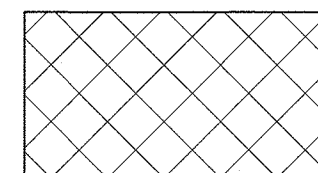
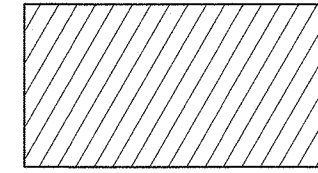
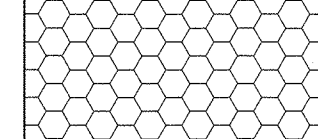
# PLUM CREEK CONVENIENCE

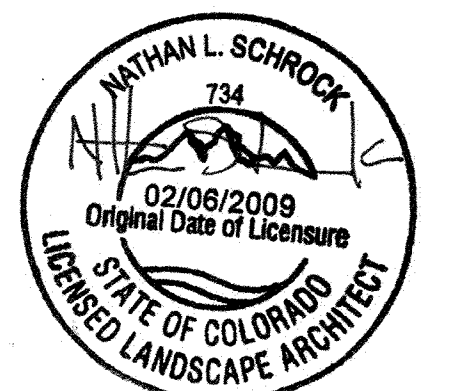
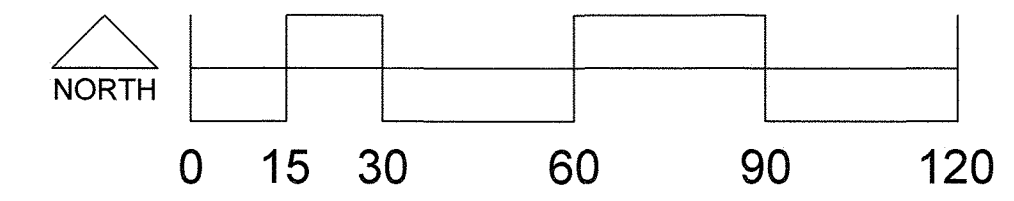
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## HYDROZONE PLAN



## HYDROZONE LEGEND

-  LOW HYDROZONE (NATIVE SEED)  
71,017 S.F.
-  MODERATE HYDROZONE (BEDS)  
10,469 S.F.
-  MODERATE HYDROZONE  
3,867 S.F.



12.40.2020

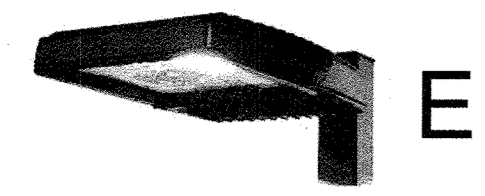
HYDROZONE PLAN  
PLUM CREEK CONVENIENCE  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
12/11/2020  
SHEET 7 OF 11



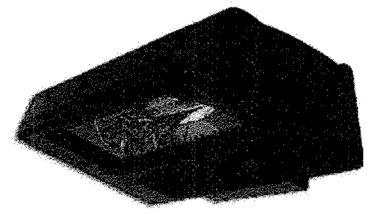
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 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

**PLUM CREEK CONVENIENCE**

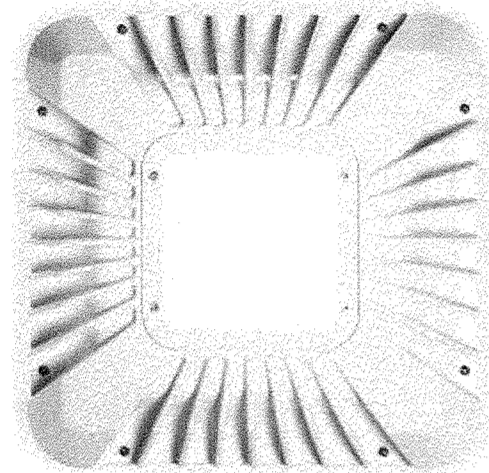
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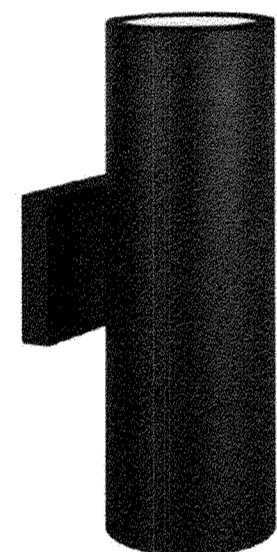
GE - EASC Area Lighting



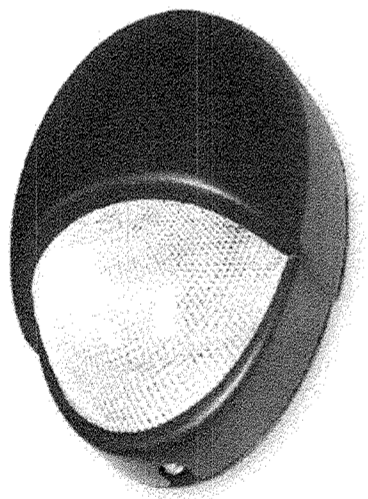
GE - EWS Wall Pack



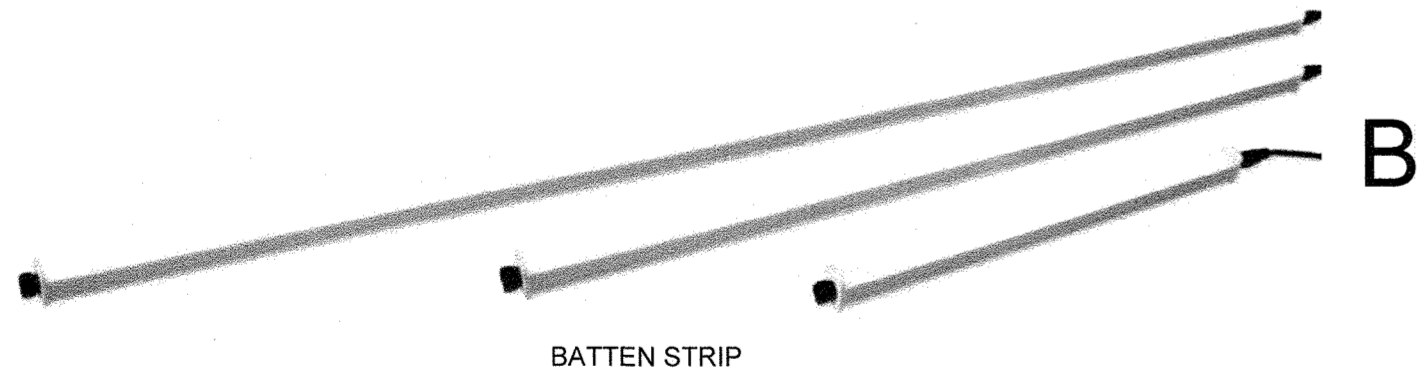
GE - ECBB Canopy Light



SUNSET - F6902-31 2-LIGHT BLACK WALL SCONCE



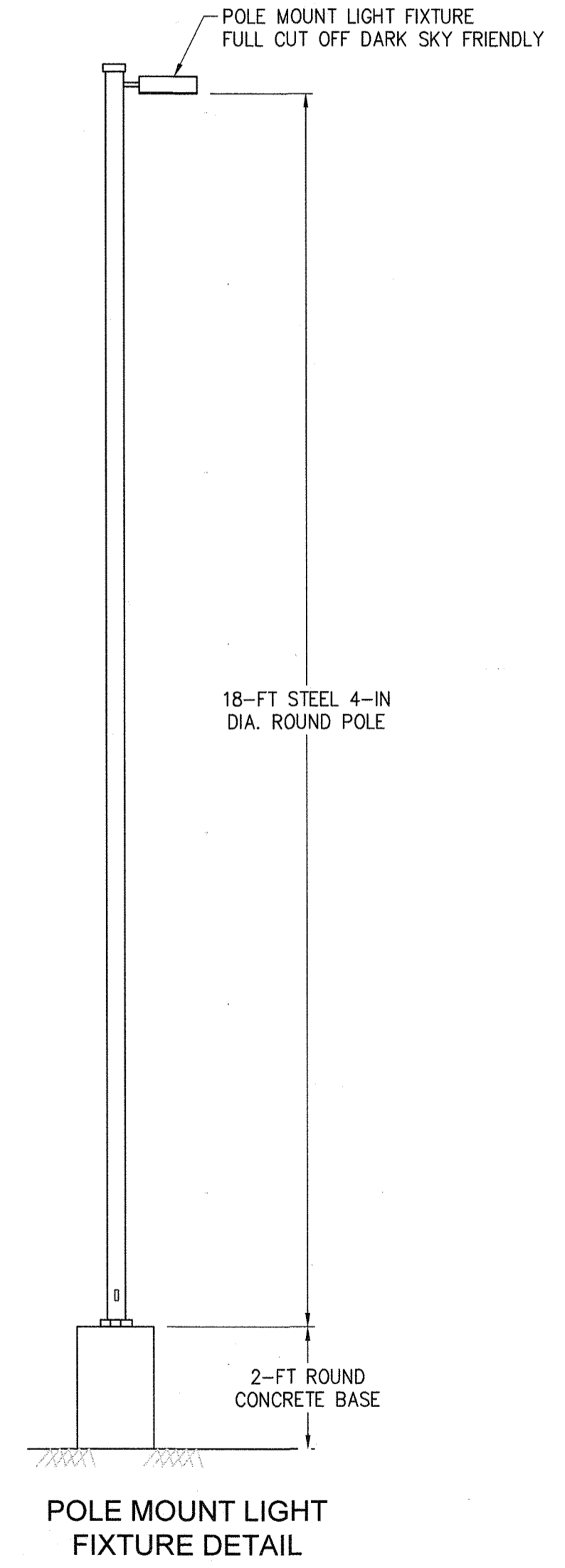
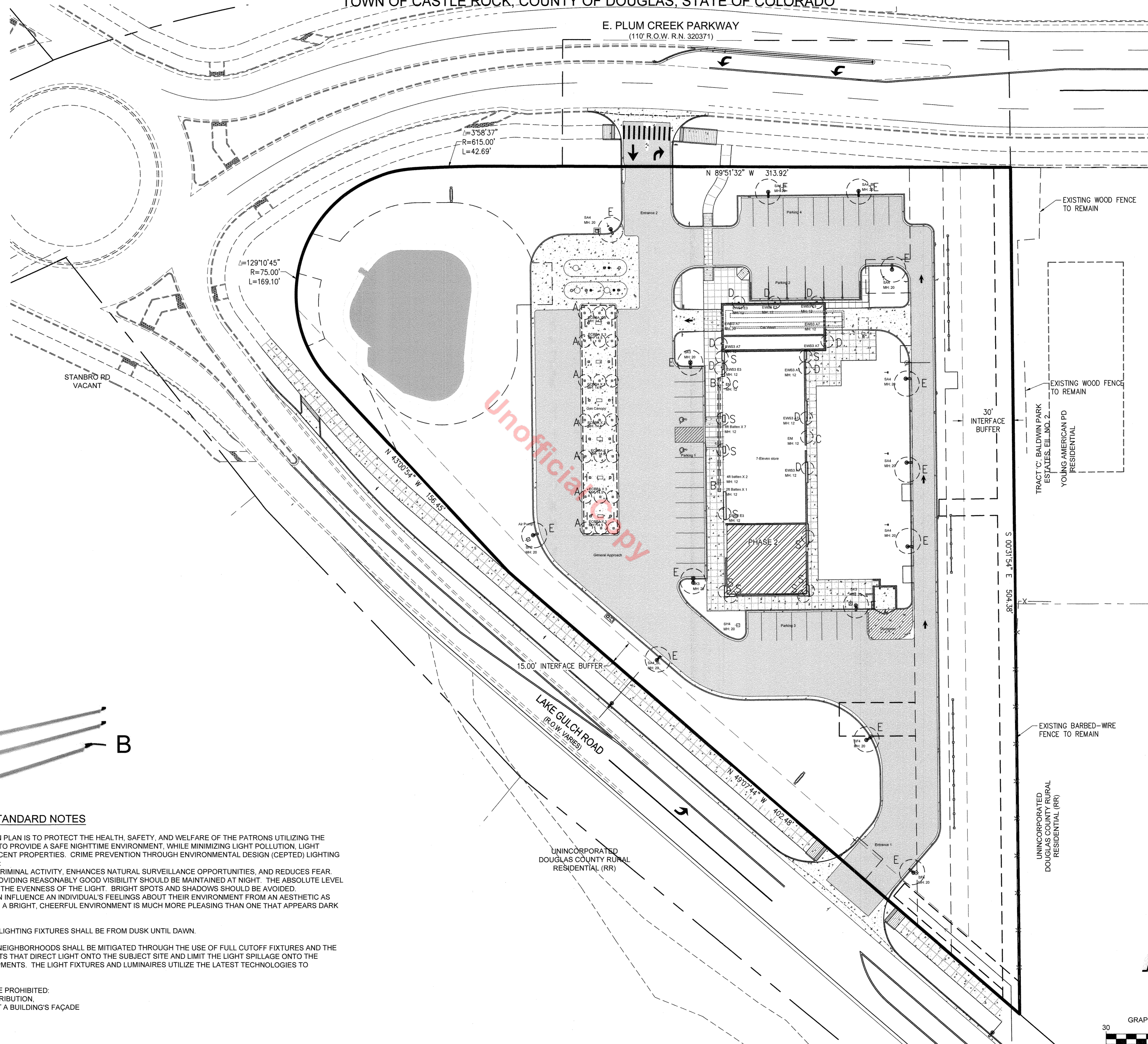
PHILIPS LED EMERGENCY LIGHT



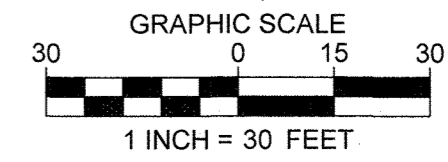
BATTEN STRIP

**GENERAL LIGHTING PLAN STANDARD NOTES**

- THE OBJECTIVE OF THE ILLUMINATION PLAN IS TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PATRONS UTILIZING THE FACILITY, BY ILLUMINATING THE SITE TO PROVIDE A SAFE NIGHTTIME ENVIRONMENT, WHILE MINIMIZING LIGHT POLLUTION, LIGHT TRESPASS, AND GLARE ON THE ADJACENT PROPERTIES. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CEPTED) LIGHTING CONCEPTS INCLUDE THE FOLLOWING:
  - GOOD LIGHTING DISCOURAGES CRIMINAL ACTIVITY, ENHANCES NATURAL SURVEILLANCE OPPORTUNITIES, AND REDUCES FEAR.
  - A CONSTANT LEVEL OF LIGHT PROVIDING REASONABLY GOOD VISIBILITY SHOULD BE MAINTAINED AT NIGHT. THE ABSOLUTE LEVEL OF LIGHT IS LESS CRITICAL THAN THE EVENNESS OF THE LIGHT. BRIGHT SPOTS AND SHADOWS SHOULD BE AVOIDED.
  - AS USED IN OPTED, LIGHTING CAN INFLUENCE AN INDIVIDUAL'S FEELINGS ABOUT THEIR ENVIRONMENT FROM AN AESTHETIC AS WELL AS A SAFETY STANDPOINT. A BRIGHT, CHEERFUL ENVIRONMENT IS MUCH MORE PLEASING THAN ONE THAT APPEARS DARK AND LIFELESS.
- THE HOURS OF OPERATION FOR THE LIGHTING FIXTURES SHALL BE FROM DUSK UNTIL DAWN.
- LIGHT TRESPASS ON THE ADJACENT NEIGHBORHOODS SHALL BE MITIGATED THROUGH THE USE OF FULL CUTOFF FIXTURES AND THE PLACEMENT OF POLE MOUNTED LIGHTS THAT DIRECT LIGHT ONTO THE SUBJECT SITE AND LIMIT THE LIGHT SPILLAGE ONTO THE NEIGHBORING RESIDENTIAL DEVELOPMENTS. THE LIGHT FIXTURES AND LUMINAIRES UTILIZE THE LATEST TECHNOLOGIES TO ACCOMPLISH THIS GOAL.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED:
  - FORWARD THROW (TYPE IV) DISTRIBUTION.
  - POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE
  - UNSHIELDED WALL PACKS



ILLUMINATION PLAN  
 PLUM CREEK CONVENIENCE  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 12/11/2020  
 SHEET 8 OF 11



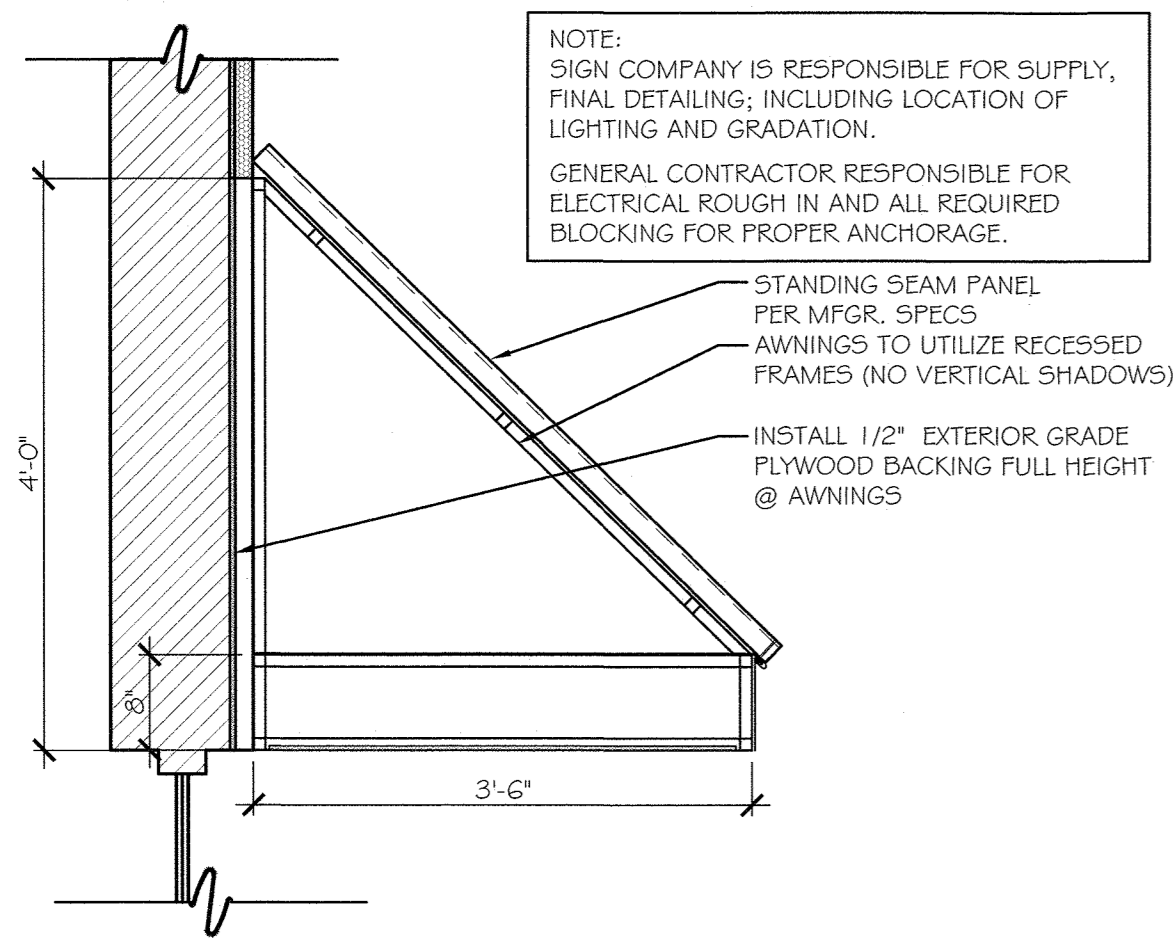




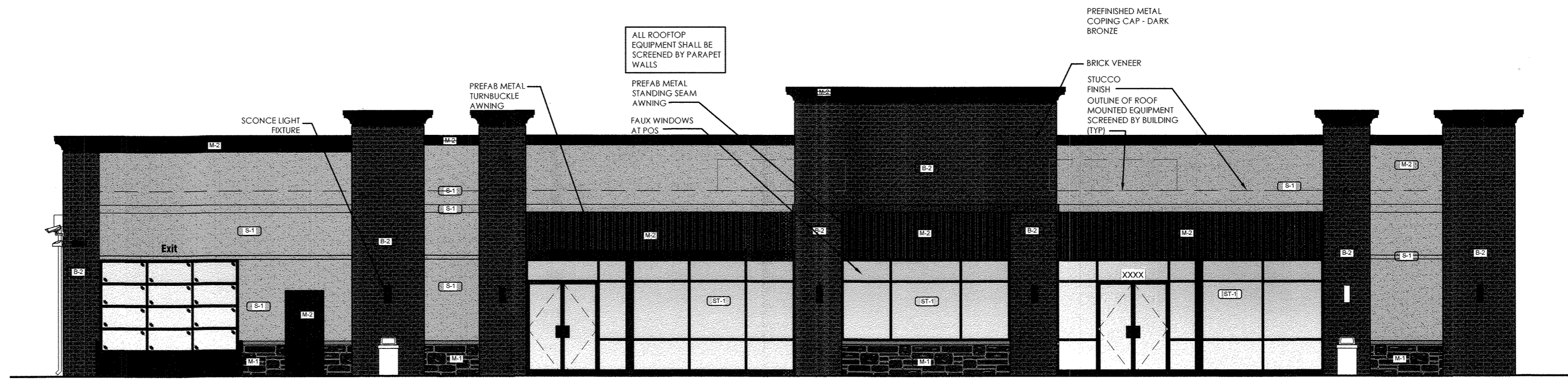
SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

**PLUM CREEK CONVENIENCE**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**METAL AWNING**



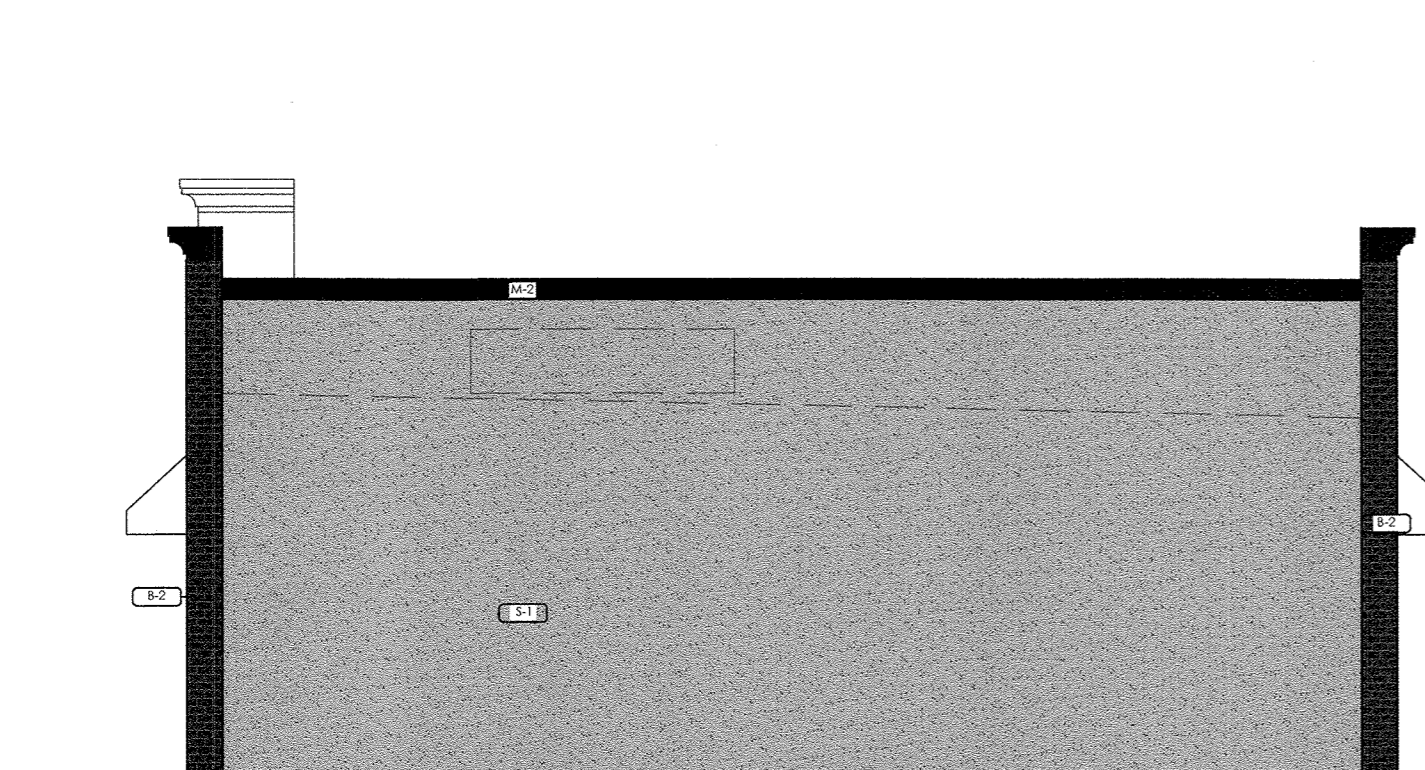
**WEST ELEVATION (PHASE 1)**

SCALE: 1/8"=1'-0"



**EAST ELEVATION (PHASE 1)**

SCALE: 1/8"=1'-0"



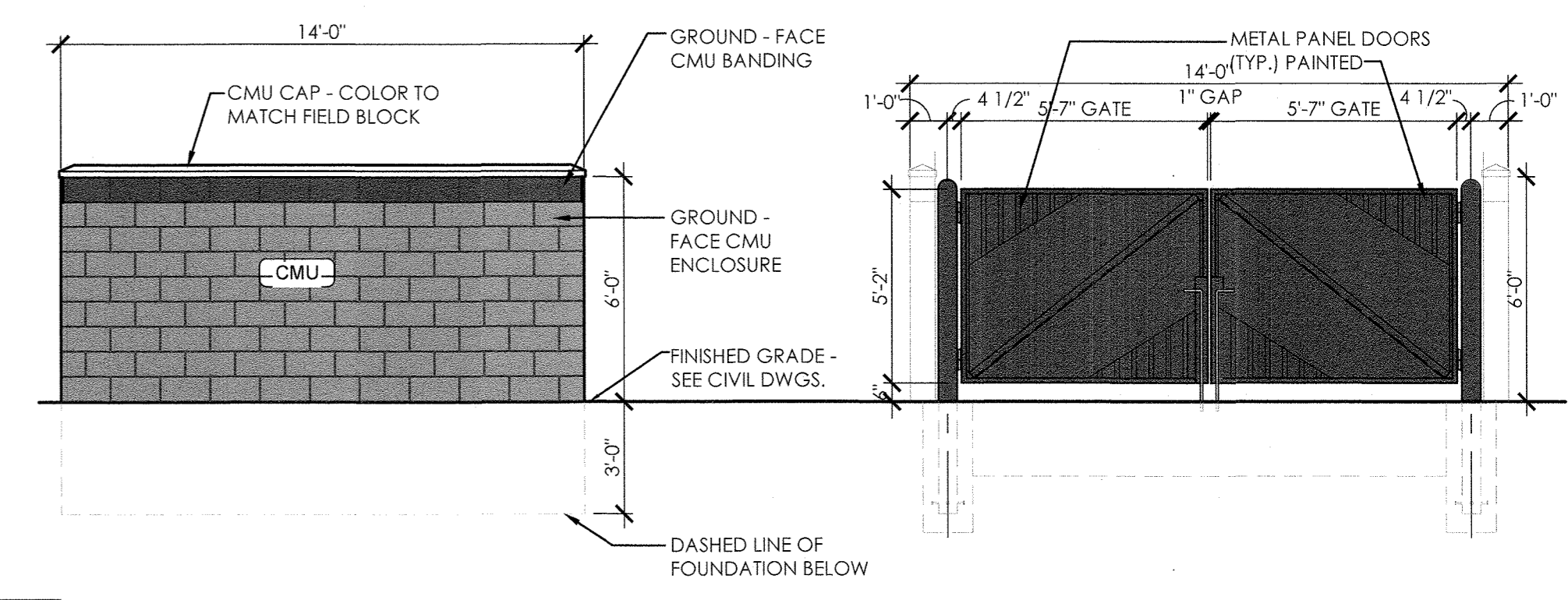
**SOUTH ELEVATION (PHASE 1)**

SCALE: 1/8"=1'-0"



**NORTH ELEVATION (PHASE 1)**

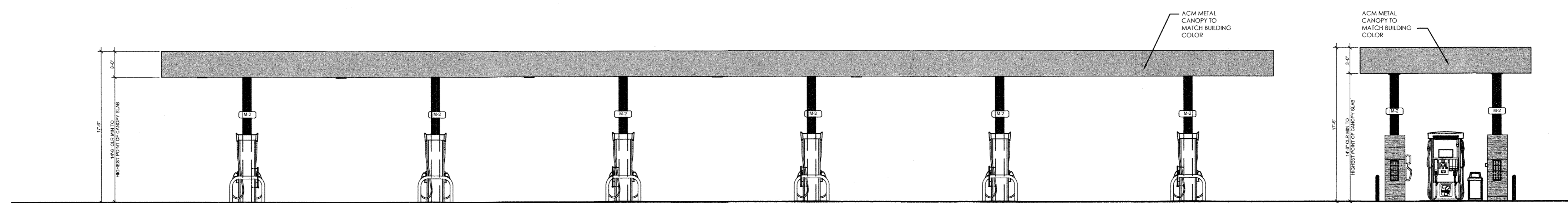
SCALE: 1/8"=1'-0"



**TRASH ENCLOSURE**

SCALE: 1/4"=1'-0"

MATERIALS	
B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG "DARK BRONZE"



**FUEL CANOPY**

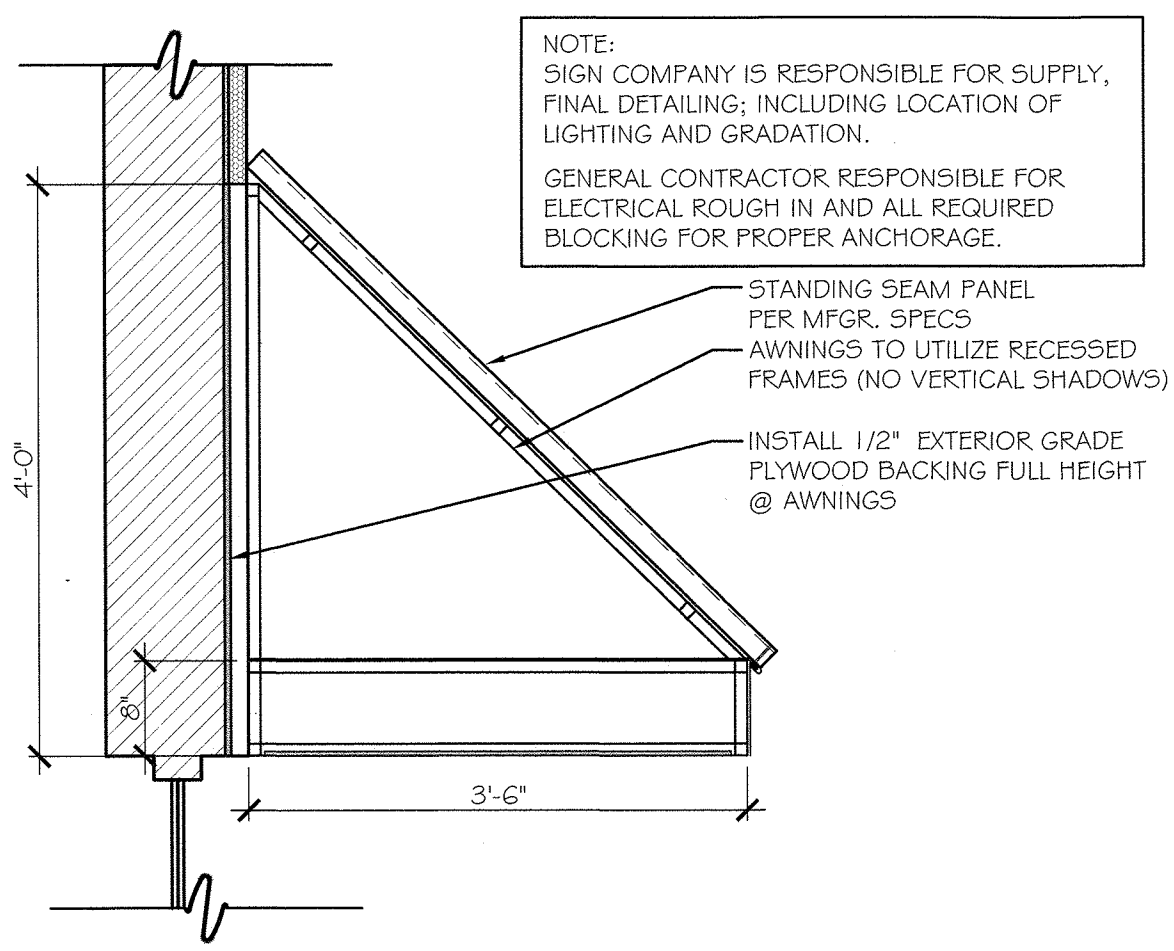
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS - PHASE 1  
 PLUM CREEK CONVENIENCE  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 12/11/2020  
 SHEET 10 OF 11

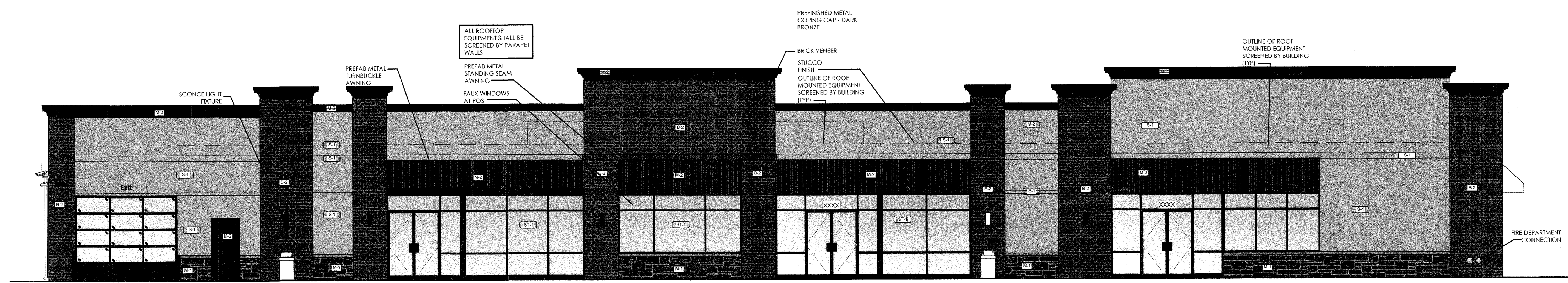
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**PLUM CREEK CONVENIENCE**

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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**METAL AWNING**



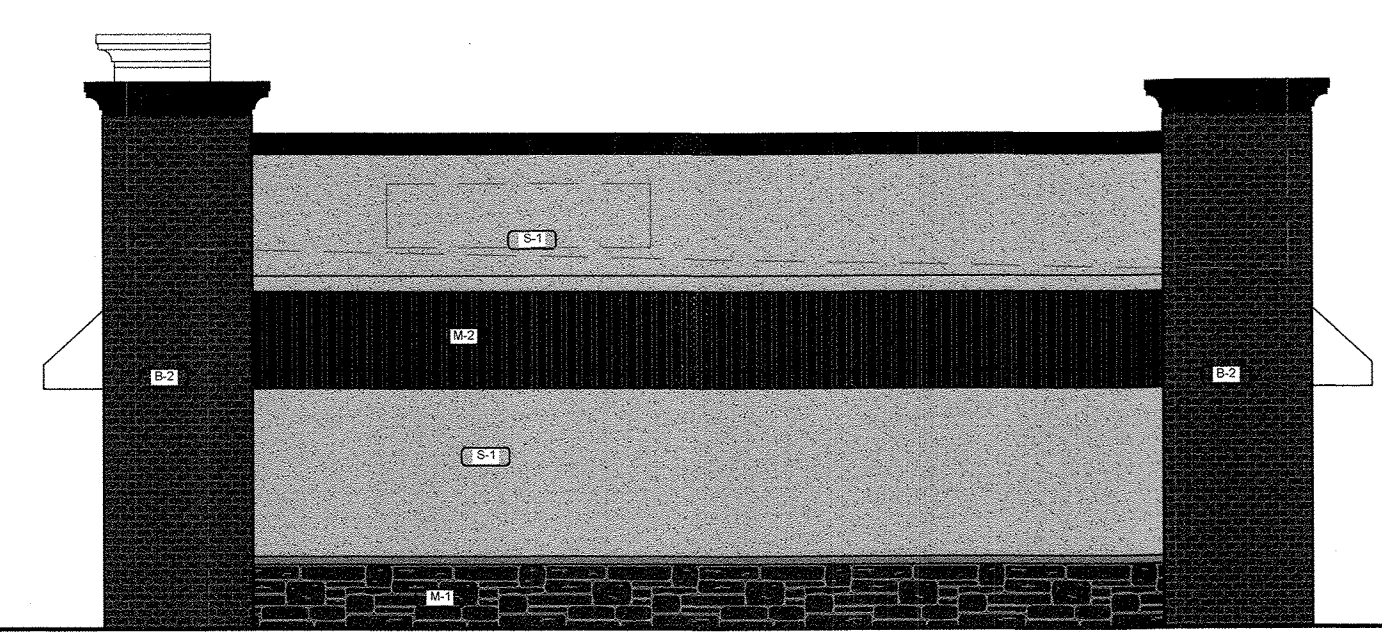
**WEST ELEVATION (PHASE 2)**

SCALE: 1/8"=1'-0"



**EAST ELEVATION (PHASE 2)**

SCALE: 1/8"=1'-0"



**SOUTH ELEVATION (PHASE 2)**

SCALE: 1/8"=1'-0"



**NORTH ELEVATION (PHASE 2)**

SCALE: 1/8"=1'-0"

MATERIALS	
B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG "DARK BRONZE"

EXTERIOR ELEVATIONS - PHASE 2  
 PLUM CREEK CONVENIENCE  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1  
 12/11/2020  
 SHEET 11 OF 11