

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

- 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 25% FEE.
2. 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.
3. 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035CQ303G DATED 03.16.2016.
5. 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.
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. 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.
8. 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.
9. 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.
10. 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.
11. "THIS SITE IS ZONED SF-LD & PRIVATE OPEN SPACE."
12. 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.
13. 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.
14. 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.
15. 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

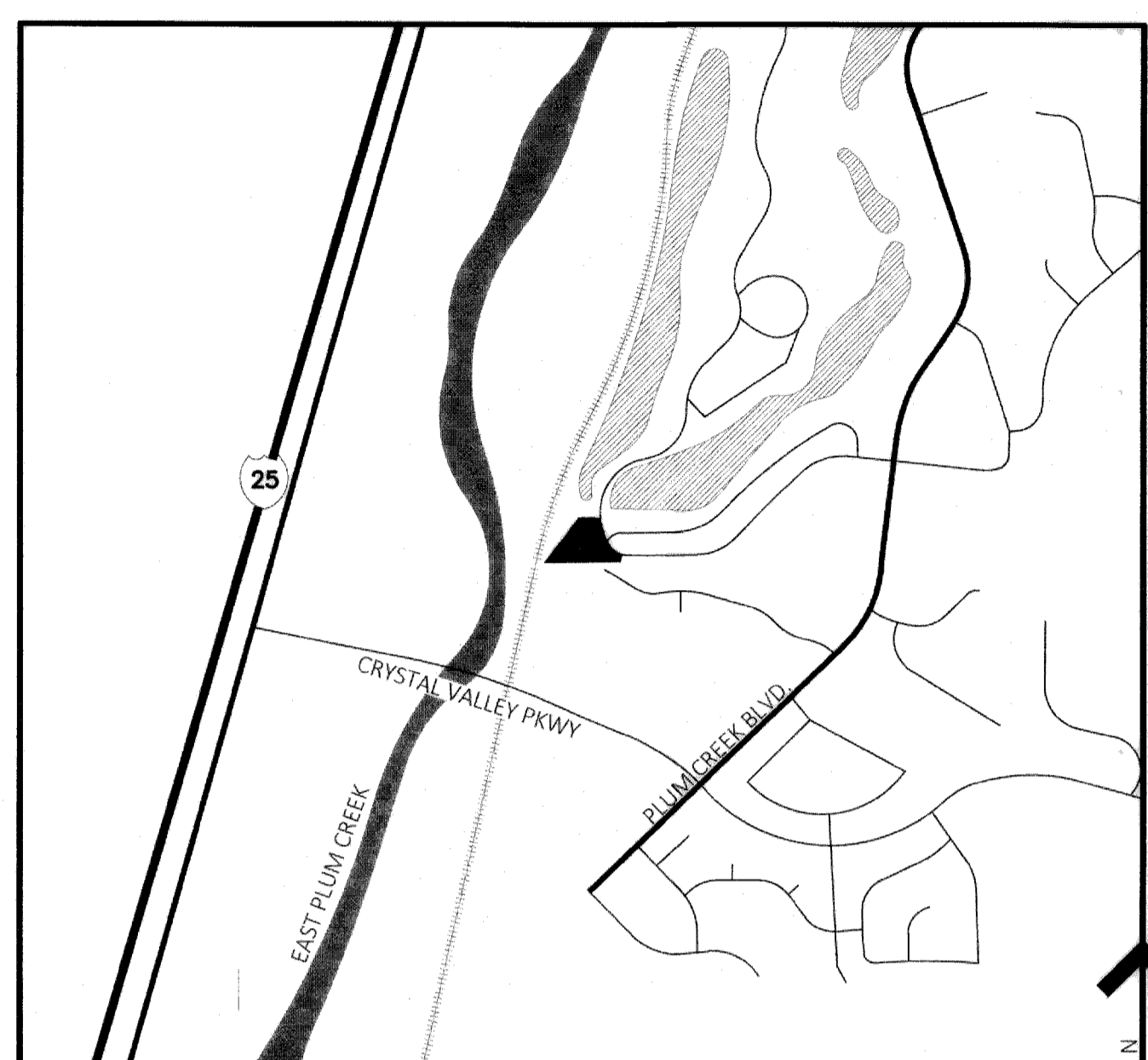
- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. 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

Table with 2 columns: Sheet Number and Description. Includes Cover Sheet, Site Plan, General Planning, Overall Utility Plan, and Landscape Plan.

ZONING COMPARISON TABLE

Table comparing existing PD (Single Family Residential - Low Density and Private Open Space) with proposed SDP (1.5 Acres).

SITE UTILIZATION TABLE

Table showing use area breakdown: Single Family-Low Density (SF-LD) at 82% and Private Open Space at 18%.

TRACT TABLE

Table listing tracts A, B, and C with their respective acreages and ownership (Douglas Group Inc).

VARIANCE TABLE

Table showing request type (Landscape Variance) and purpose (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
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
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
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.

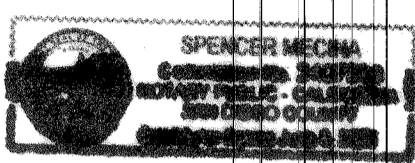
DOUGLAS GROUP, INC. SIGNED THIS 28th DAY OF May 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th 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: Rand E. Peterson

LAND TITLE GUARANTEE COMPANY

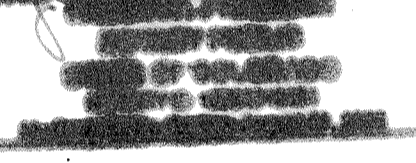
SIGNED THIS 11th DAY OF June 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th 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

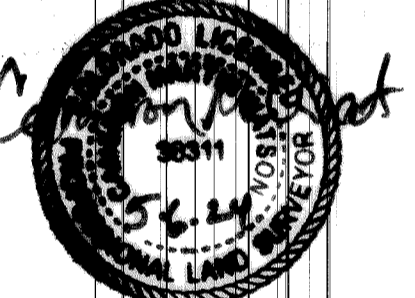


SURVEYOR'S CERTIFICATE

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

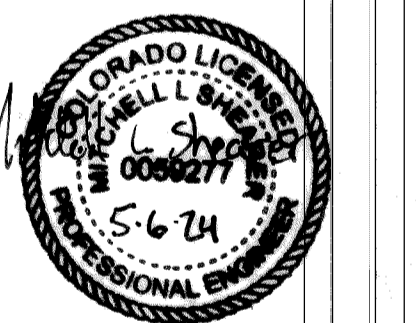


CIVIL ENGINEER'S CERTIFICATE

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 11th DAY OF April 2024

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

ATTEST:

[Signature] 6-27-2024 DATE

DIRECTOR OF DEVELOPMENT SERVICES

TOWN COUNCIL APPROVAL

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

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

ATTEST:

[Signature] 6-18-24 DATE

TOWN CLERK

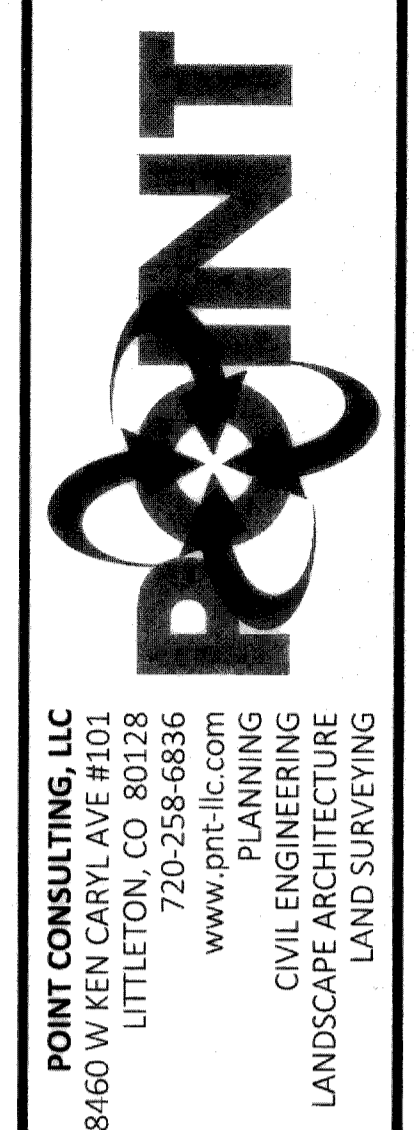
DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

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

DOUGLAS COUNTY CLERK AND RECORDER

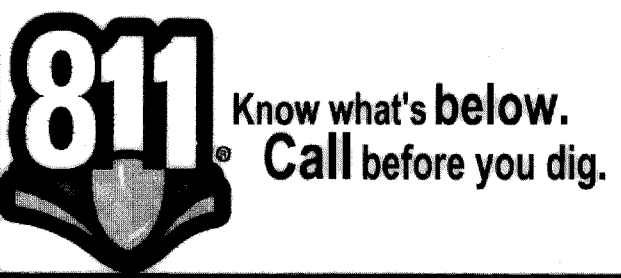
BY: [Signature]

DEPUTY



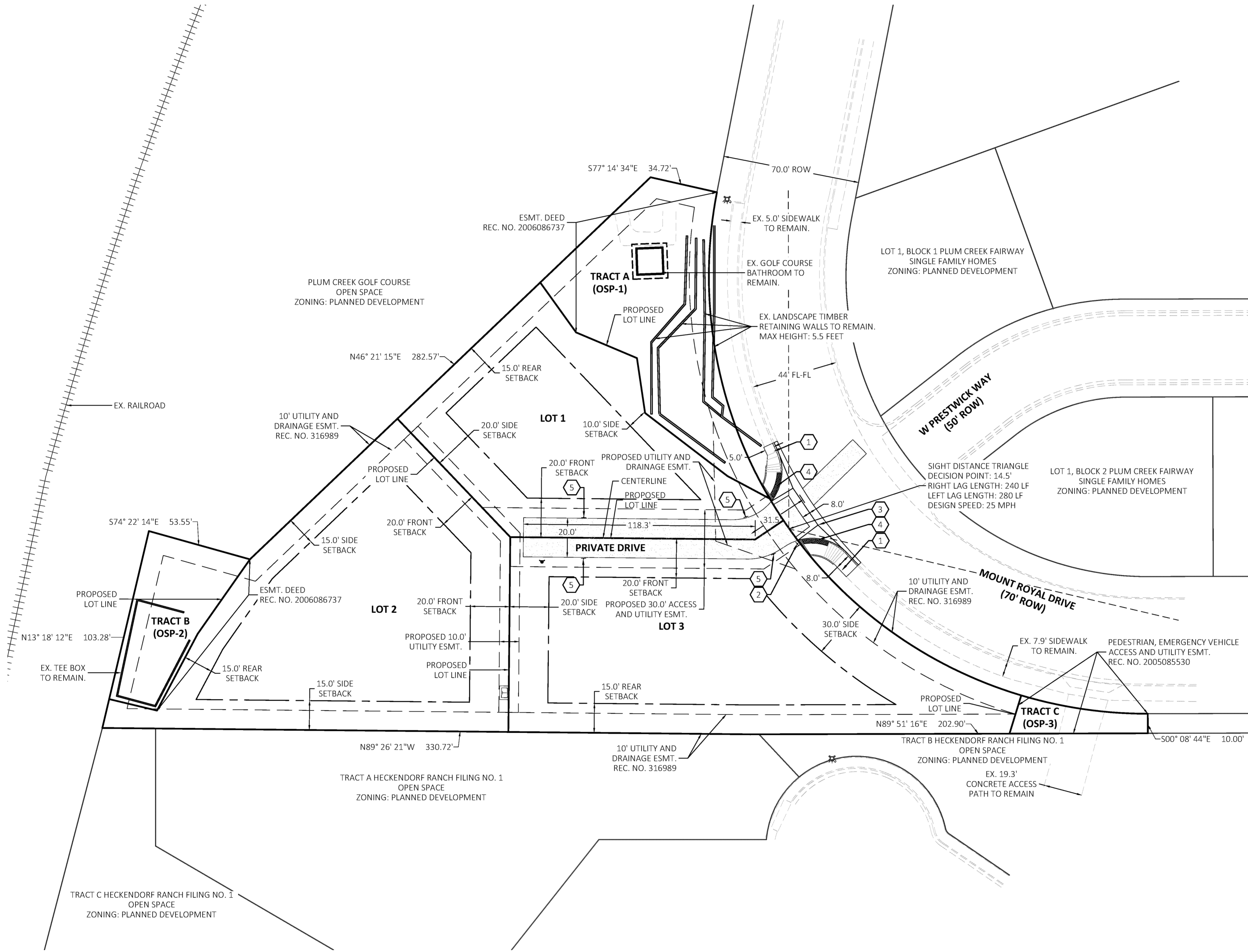
SITE DEVELOPMENT PLAN PLUM CREEK SUBDIVISION CASTLE ROCK, COLORADO

Table with 2 columns: DATE and DESCRIPTION. Includes submission dates from 2023.05.19 to 2024.01.30 and descriptions like 1ST TOWN SUBMITTAL, 2ND TOWN SUBMITTAL, etc.



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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

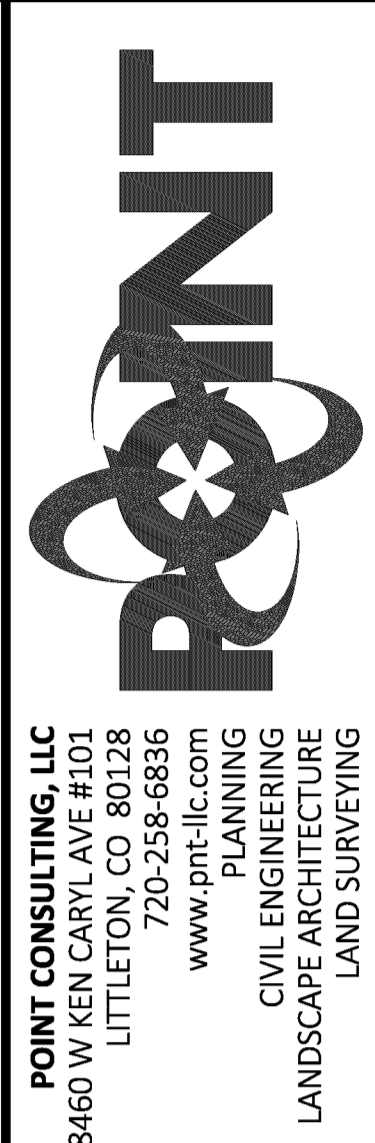


LEGEND

	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
	EX. LS EXISTING NATIVE GRASS LANDSCAPE AREA TO REMAIN.
	LS PROPOSED LANDSCAPING

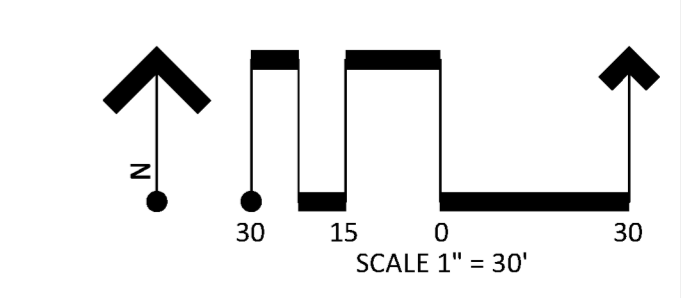
- KEY NOTES**
1. PROPOSED CONCRETE SIDEWALK.
 2. PROPOSED STOP SIGN.
 3. PROPOSED CROSSSPAN. WIDTH PER PLAN.
 4. PROPOSED CDOT TYPE 2 PARALLEL ADA RAMP.
 5. PROPOSED "NO PARKING - FIRE LANE" SIGN.

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



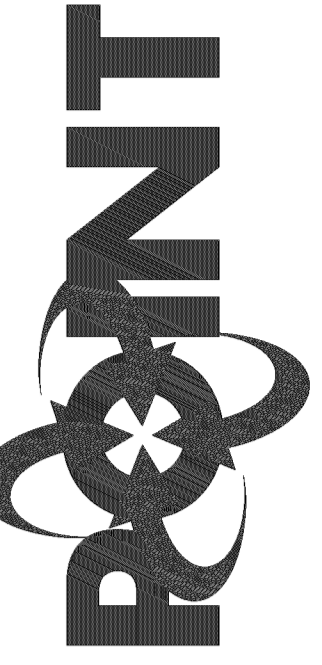
SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
 CASTLE ROCK, COLORADO
 JOB NO. 21,038

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



SITE DEVELOPMENT PLAN

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POINT CONSULTING LLC
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PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
CASTLE ROCK, COLORADO

GRADING 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

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
- 5280
- PROPOSED CONTOUR
- PROPOSED CONCRETE SIDEWALK
- EXISTING STORM SEWER PIPE
- LIMITS OF DISTURBANCE

KEY NOTES

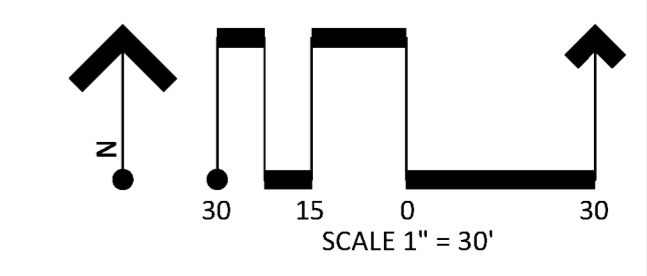
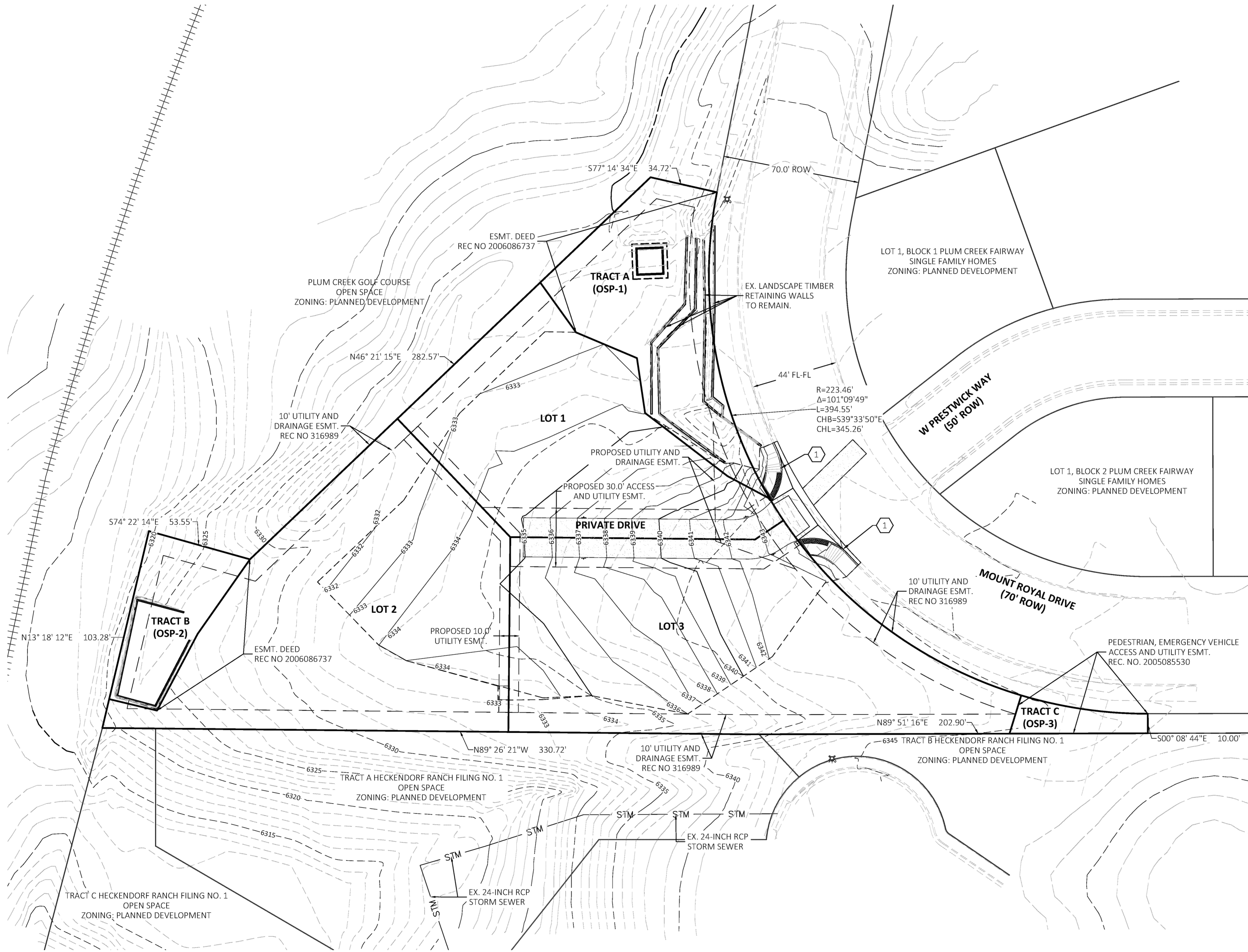
1. PROPOSED CDOT TYPE 2 LARGE RADIUS ADA RAMP.

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

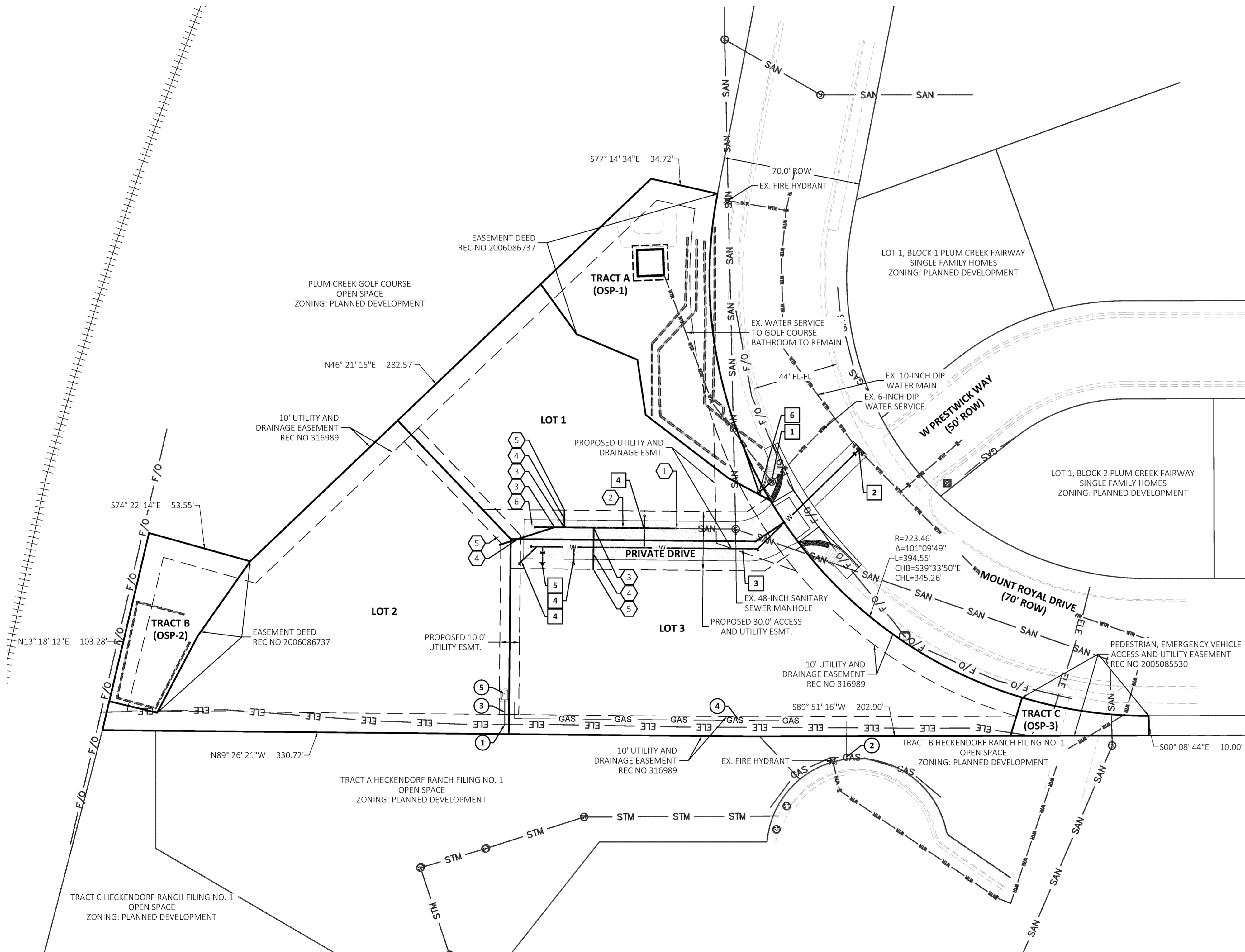
GENERAL NOTES

1. REFER TO SHEET 1, COVER SHEET, FOR THE BASIS OF BEARINGS.
2. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED ON PLAN.
3. ALL SPOT ELEVATIONS ARE TRUNCATED, ADD 6300 TO EACH SPOT ELEVATION.
4. 2% TYPICAL THROUGH TRUNCATED DOMES.



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- PROPOSED CURB AND GUTTER WITH 1-FOOT CATCH PAN
- PROPOSED ASPHALT PAVEMENT
- EASEMENT BOUNDARY
- EXISTING CONCRETE SIDEWALK
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATER PIPE
- PROPOSED WATER PIPE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TRANSFORMER

KEY NOTES

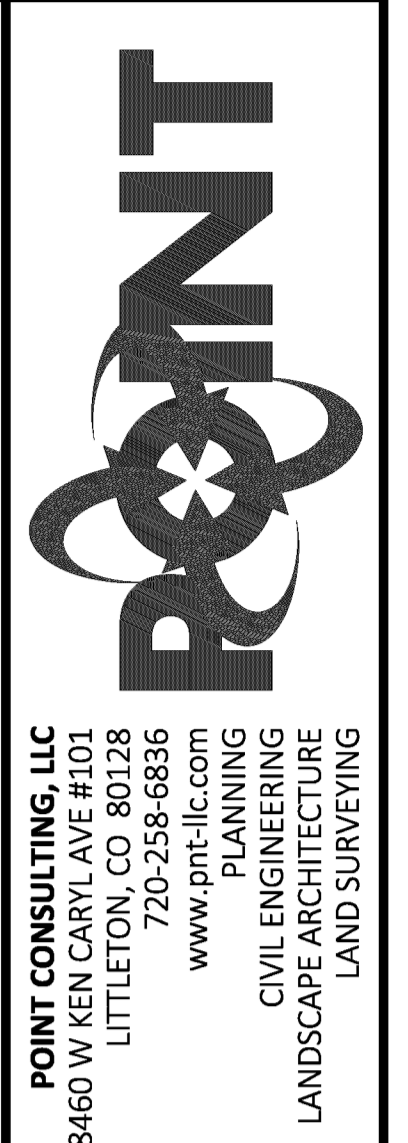
- SANITARY:**
- 1 TIE INTO EXISTING 8-INCH PVC SANITARY SEWER STUB.
 - 2 PROPOSED 8-INCH PVC SANITARY SEWER MAIN.
 - 3 TIE INTO PROPOSED 8-INCH SANITARY SEWER MAIN.
 - 4 PROPOSED 4-INCH SANITARY SEWER SERVICE STUB.
 - 5 PROPOSED SANITARY SEWER END CAP.
 - 6 PROPOSED 48-INCH SANITARY SEWER MANHOLE.
- WATER:**
- 1 EXISTING WATER METER TO BE RELOCATED.
 - 2 TIE INTO EXISTING 10-INCH DIP WATER MAIN.
 - 3 PROPOSED 8-INCH PVC WATER MAIN.
 - 4 PROPOSED 3/4-INCH TYPE K COPPER WATER SERVICE STUB.
 - 5 PROPOSED FIRE HYDRANT.
 - 6 PROPOSED LOCATION OF RELOCATED WATER METER.
- DRY UTILITIES:**
- 1 PROPOSED CONNECTION TO ELECTRIC TRANSMISSION LINE.
 - 2 PROPOSED CONNECTION TO GAS LINE.
 - 3 PROPOSED ELECTRIC LINE.
 - 4 PROPOSED GAS LINE.
 - 5 PROPOSED TRANSFORMER.

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. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE, SERVED BY TANK 4.

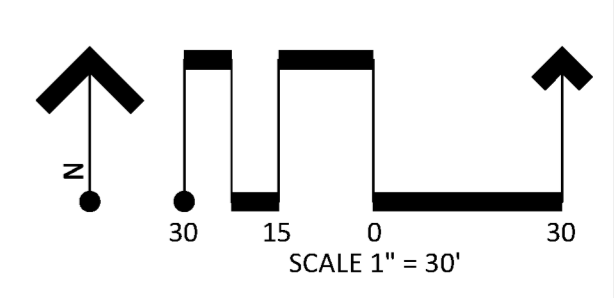
GENERAL NOTES

1. REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. ALL INVERT ELEVATIONS ARE TRUNCATED. ADD 6300 TO EACH INVERT ELEVATION.



SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
 CASTLE ROCK, COLORADO
 JOB NO. 21.038

DATE	DESCRIPTION
2023.06.19	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

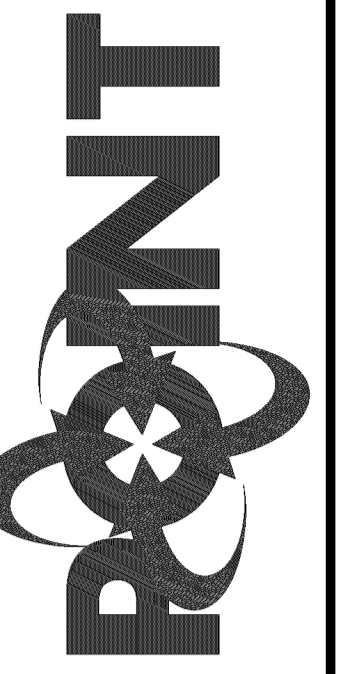


LICENSED COLORADO LANDSCAPE ARCHITECT

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

SITE DEVELOPMENT PLAN

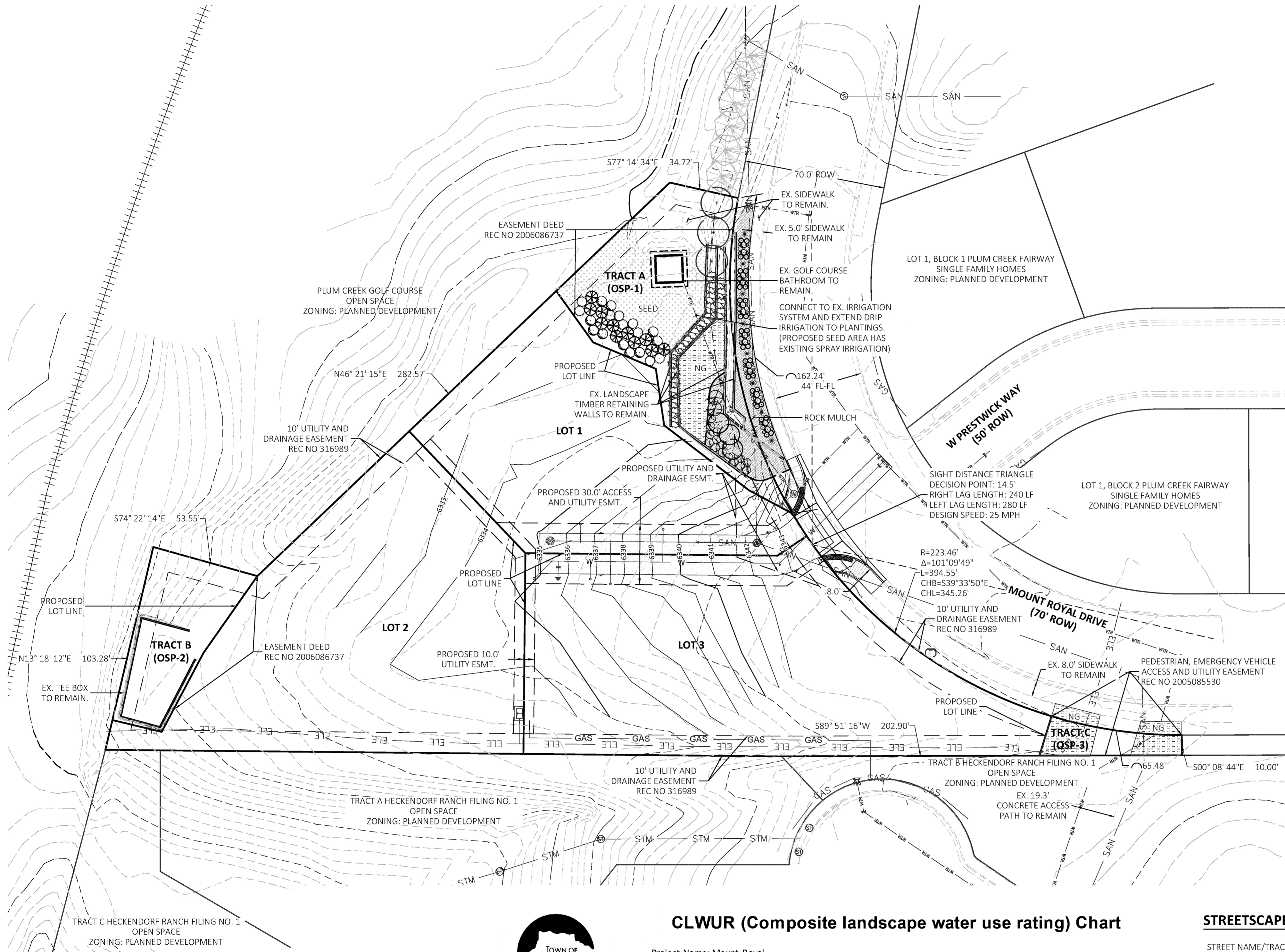
TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP23-0014



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 PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

PLUM CREEK SUBDIVISION
 CASTLE ROCK, COLORADO
 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



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

DECIDUOUS EVERGREEN

- 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.

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 (V,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.

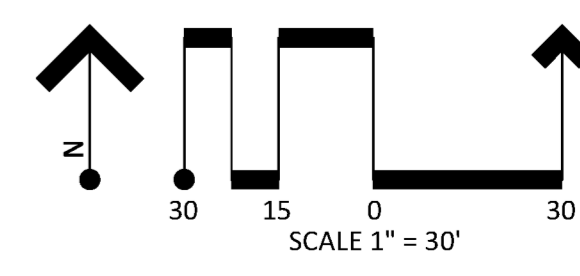
STREETSCAPE TABLE

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

