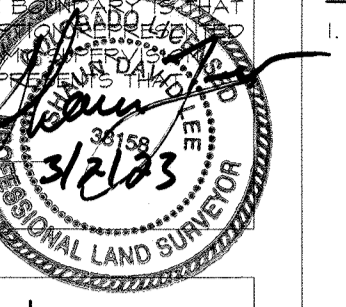


Surveyor's Certification

I, SHAWN LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE BOUNDARIES AND LOCATION OF THE RECORD PLAT AS SHOWN AND LEGAL DESCRIPTION THEREIN BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY PERSONAL SUPERVISION AND THIS DEVELOPMENT PLAN ACCURATELY SURVEYED.

Shawn Lee
 SHAUN LEE, REG. # 39158 DATE 3/7/2023
 AZTEC CONSULTANTS, INC.



Civil Engineer's Certificate

I, BRYAN M. FRANTZ, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADINGS, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Bryan M. Frantz
 BRYAN M. FRANTZ, P.E. # 0087862 DATE 3/7/2023
 Collins Engineers, Inc.

Ownership Certificate

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

H&C PLUM CREEK, LLC, A Delaware Limited Liability Company

SIGNED THIS 6th DAY OF March 2023

NOTARY BLOCK
 Chris Reiss, General Counsel/Authorized Person

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF March 2023

BY Chris Reiss and Authorized of H&C PLUM CREEK, LLC. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 ANDREY OLEGOVICH STAROSTIN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20224005468
 MY COMMISSION EXPIRES FEBRUARY 6, 2026

Title Certification

I, Nicole Seayra, AN AUTHORIZED REPRESENTATIVE OF First American 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDERS SUBORDINATION CERTIFICATE & THE SIGNATURES IN THE LIENHOLDER SUBORDINATION CERTIFICATE HAVE BEEN VERIFIED.

Nicole Seayra
 AUTHORIZED REPRESENTATIVE
 First American
 TITLE INSURANCE COMPANY

SIGNED THIS 6th DAY OF March 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF March 2023

BY V.P. AS AUTHORIZED REPRESENTATIVE OF First American

WITNESS MY HAND AND OFFICIAL SEAL.

ANDREY OLEGOVICH STAROSTIN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20224005468
 MY COMMISSION EXPIRES FEBRUARY 6, 2026

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 ON THE 9th DAY OF March 2023 AT RECEPTION NO. 2023009502

DOUGLAS COUNTY CLERK AND RECORDER
 BY Dana L. Benham deputy CLERK

Statement of Director of Development Services Approval

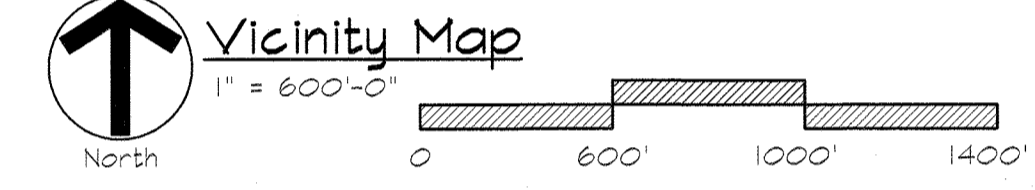
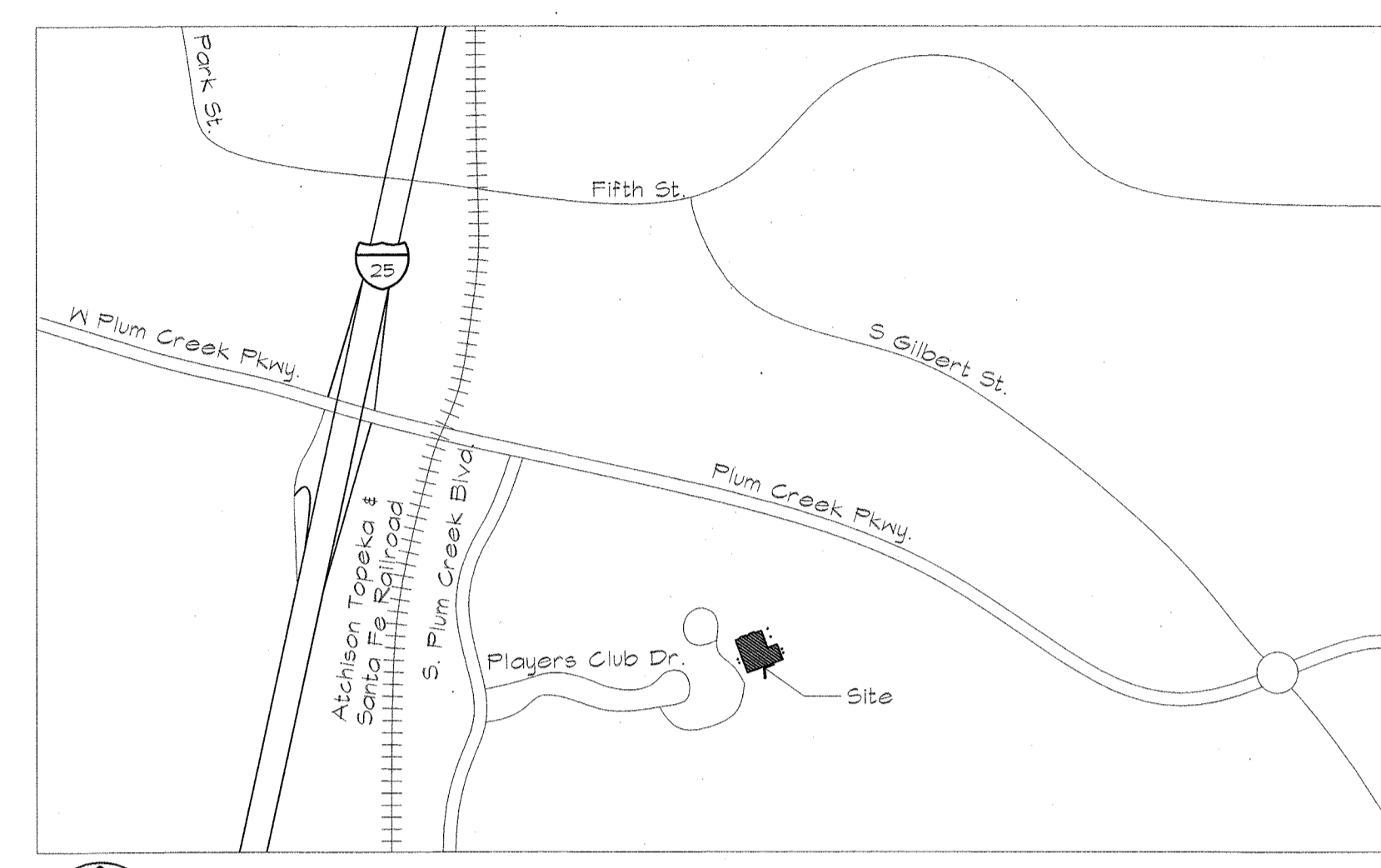
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8th DAY OF March 2023

Director of Development Services
 DATE 3/8/23

Site Development Plan General Notes:

1. 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 Improvement Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purpose 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 Section 4.7 and 4.3.2 of the Town of Castle Rock 2021 Landscape Criteria Manual 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.
 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 condition with review of the Construction Documents.
 4. This property is located within the unshaded Zone X as per FEMA FIRM Panel No. 06035C03016 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 finished elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and signs shall be placed within sight distance lines and sight distance easements.
 9. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Traffic Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
 10. This Site is Zoned Plum Creek Amended.
 11. 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.
 12. Retaining walls, sections of retaining walls 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer, licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock.
 13. 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 14 (Sign Code Regulations) of the Municipal Code.
 14. 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.

SITE DEVELOPMENT PLAN AMENDMENT NO. 2
 THE SECOND AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821,
 LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8 SOUTH; RANGE: 67 WEST TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047



Water Rights Dedication Agreement

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT AND FIRST AMENDMENT TO THE DEVELOPMENT CONTRACT RECORDED IN BOOK 1285 AT PAT 136, AT RECEPTION NO. 4558421 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 1.61 SFE ARE DEBITED FROM THE WATER BANK.

Zoning Comparison And Development Standards

Uses:	PD Zoning Allowance/Required	Amendment 1 SDP21-0018	Proposed Amendment 2 SDP22-0047
Min Front Yard Setback	N/A (Note 1) 15'-0" From Property Line, 25'-0" If Abutting An Arterial Street	90'-0"	90'-0" (Same)
Min Rear Yard Setback	N/A (Note 1) 0'-0"	65'-0"	55'-0"
Min Side Yard Setback	N/A (Note 1) 0'-0"	90'-0"	90'-0" (Same)
Min Side to Street Setback	N/A (Note 1) 0'-0"	90'-0"	90'-0" (Same)
Max Building Height	35'	21'-1"	22'-8"
Max Floor Area Ratio			
Min. Parking Spaces			
Standard Parking Spaces (Dimensions)	194 (8'x18')	No Change	No Change
ADA Parking Spaces (Dimensions)	4 (10'x18')	Adding 2	No Change
Single Family Equivalents (SFEs)	N/A	No Change	No Change

Site Utilization (Show SF/Acreage and %)

	SF/Acreage
Total Lot Area	162,783 SF/3.737 Acres
Lot Coverage	
Buildings	3,910 SF / 2.4%
Internal Drives and Parking Lot	50,630 SF / 31.1%
Sidewalks, Trash Enclosures, Misc.	15,640 SF / 9.6% (Note 2)
Common Public Access Drives	N/A
RON Coverage	N/A
Landscape/Open Space Coverage	42,603 SF / 26.2%
Other Coverage	N/A

1. No Property Lines Within 200' Of Proposed Building.
 2. Shared Trash Removal With Main Facility.

Parking

Wedding Venue Maximum Space Per 3 Seats Maximum Occupancy	182 People
Required Parking Spaces = 182/3	61 Spaces
Golf Course and Club House Parking	
Golf Course 4 Spaces Per Hole + 0.5 Per Employee on Max Shift Number of Holes Number of Employees Required Parking Spaces = 18x4+6x0.5	75 Spaces
Clubhouse Restaurant 10 Spaces Per 1,000 sq. ft. of GFA Size of Restaurant Required Parking Spaces = 1700/1000x10	17 Spaces
Total Parking Spaces Required ADA (Included in Above)	153 Spaces 6 Spaces
Provided	205 Total With ADA Both Venues

Note 1:
 Parking is Provided On Multiple Lots And is Shared With The Wedding Venue. Each Venue Has Opposite Business Peak Usage Periods.

Name & Addresses

Owner:
 SWI Greens Plum Creek LLC
 6630 Bear Dance Dr.
 Larkspur, CO 80116
 PH: 303-660-1015

Plan Preparer:
 DLH Architecture, LLC
 200 Front Street
 Castle Rock, Colorado 80104
 Contact: Dave Hieronymus
 PH: 303-688-5273
 Email: dlh@dlharchitecture.com

Civil Engineer:
 Collins Engineers, Inc.
 455 Sherman Suite 160
 Denver, Colorado 80203
 Contact: Bryan Frantz
 PH: 303-447-0090
 Email: bfrantz@collinsengr.com

Surveyor:
 Aztec Consultants, Inc.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Contact: Shawn Lee
 PH: 303-713-1898

Landscape Architect:
 Natural Design Solutions
 5534 Cold Drive
 Longmont, Colorado 80503
 Contact: Neil McLane
 Email: neil@ndscolorado.com
 PH: 303-746-2159

Block Hills Energy:
 P.O. Box 6006
 Rapid City, SD 57709
 PH: 1-605-840-5554

CORE:
 5496 US-85
 Sedalia, CO, 80135
 PH: 303-688-9100

Town of Castle Rock Public Works:
 4175 N. Castleton Court
 Castle Rock, Colorado 80104
 PH: 720-758-2462

Castle Rock Water:
 175 Kellogg Court
 Castle Rock, Colorado 80104
 PH: 720-758-6000

Sheet Index

Rev. #	Description	Date
1	1st Submittal Response	6/23/22
2	2nd Submittal Response	10/19/22
3	Parking Change	8/18/22
4	SDP Amendment	08/29/22
5	SDP Amendment	10/04/22
6	SDP Amendment	1/16/23

Legal Description

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF LOT 3 AND A PORTION OF LOT 4, OF TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 AS RECORDED AT RECEPTION NO. 2018047588 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY AND A PORTION OF PARCEL AS RECORDED AT RECEPTION NO. 2022072851 IN SAID RECORDS.

Building Location Summary

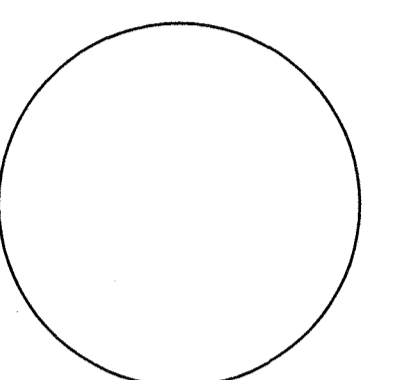
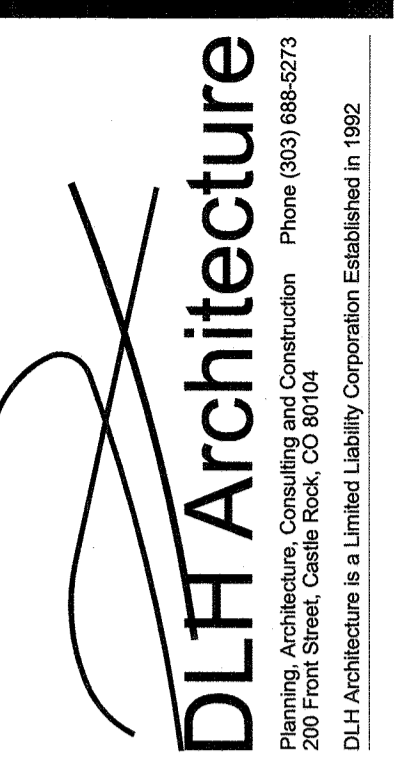
Location:
 Town of Castle Rock
 Castle Rock, CO 80104

County:
 Douglas County

Fire District:
 Town of Castle Rock Fire Department

Approved Variances

N/A



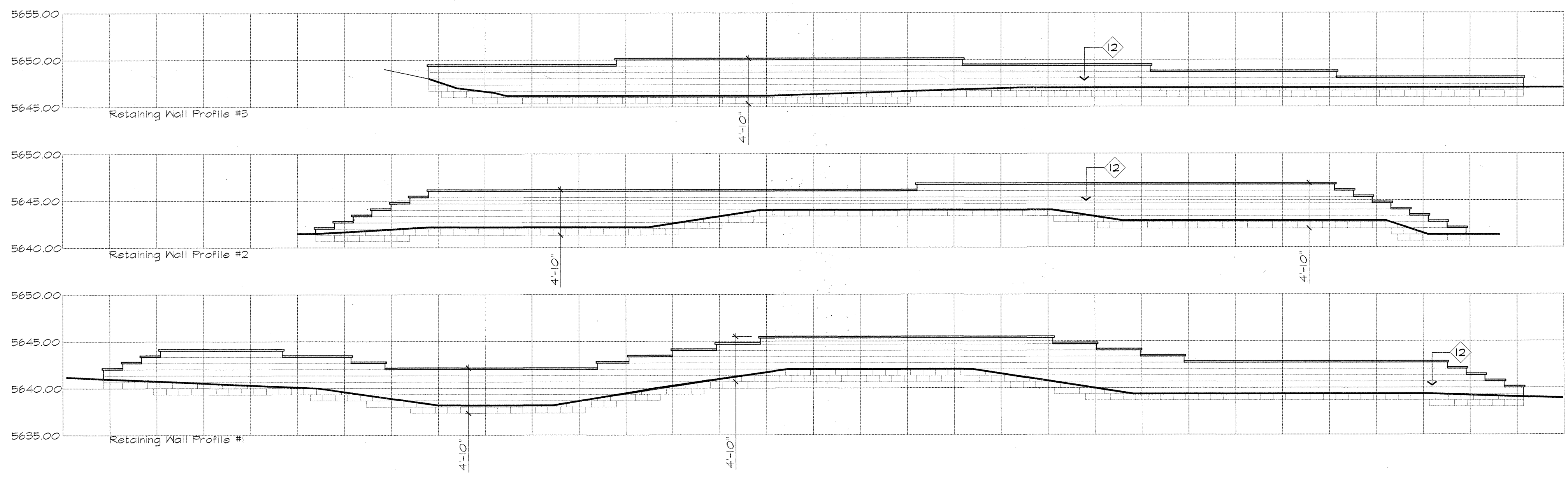
Rev. #	Description	Date
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2	2nd Submittal Response	10/19/22
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4	SDP Amendment	08/29/22
5	SDP Amendment	10/04/22
6	SDP Amendment	1/16/23

PLUM CREEK CLUB HOUSE
331 Players Club Drive
Castle Rock, CO 80104

Project #: 2101
 Date: 1/20/22
 Drawn By: RGB
 Checked By: DLH
 Scale: as noted

Sheet 1 of 8
Cover Sheet
G1.0
 Site Development Plan
 Lot 3 Tournament Players Club at Plum Creek 1 AMD 1
 3.737 AML
 SDP22-0047

SITE DEVELOPMENT PLAN AMENDMENT NO. 2
 THE SECOND AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821,
 LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8 SOUTH; RANGE: 67 WEST TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047

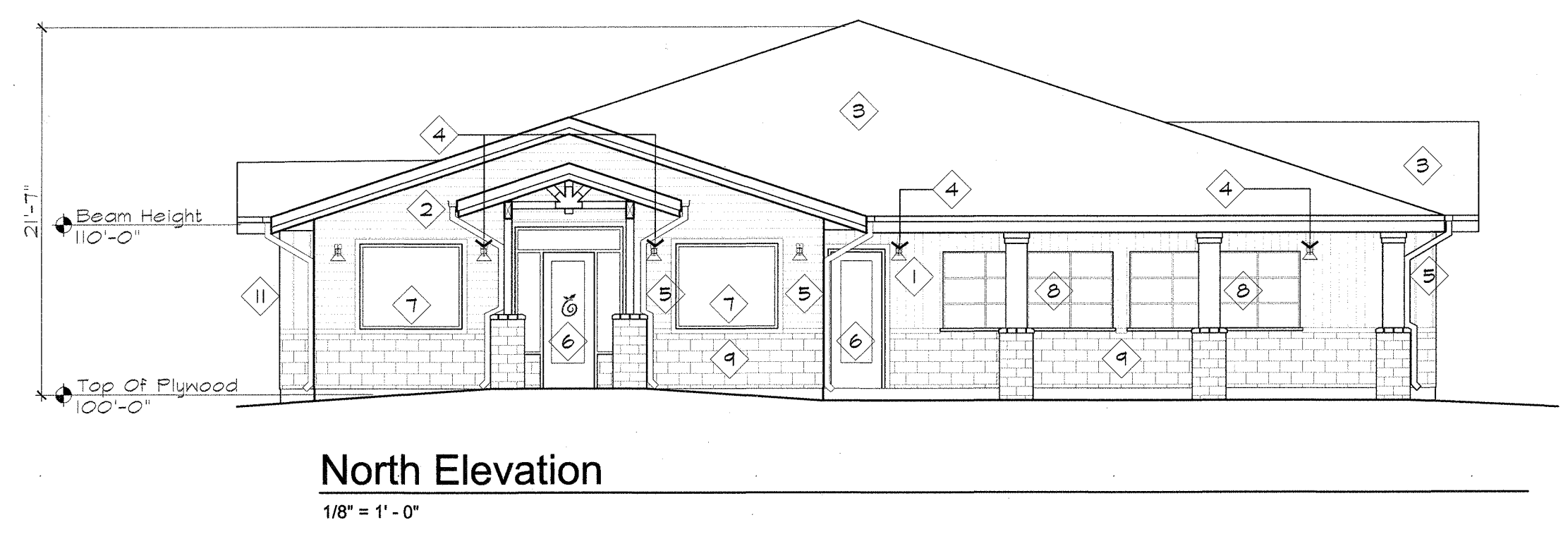


Retaining Wall Elevation
 1/8" = 1' - 0"

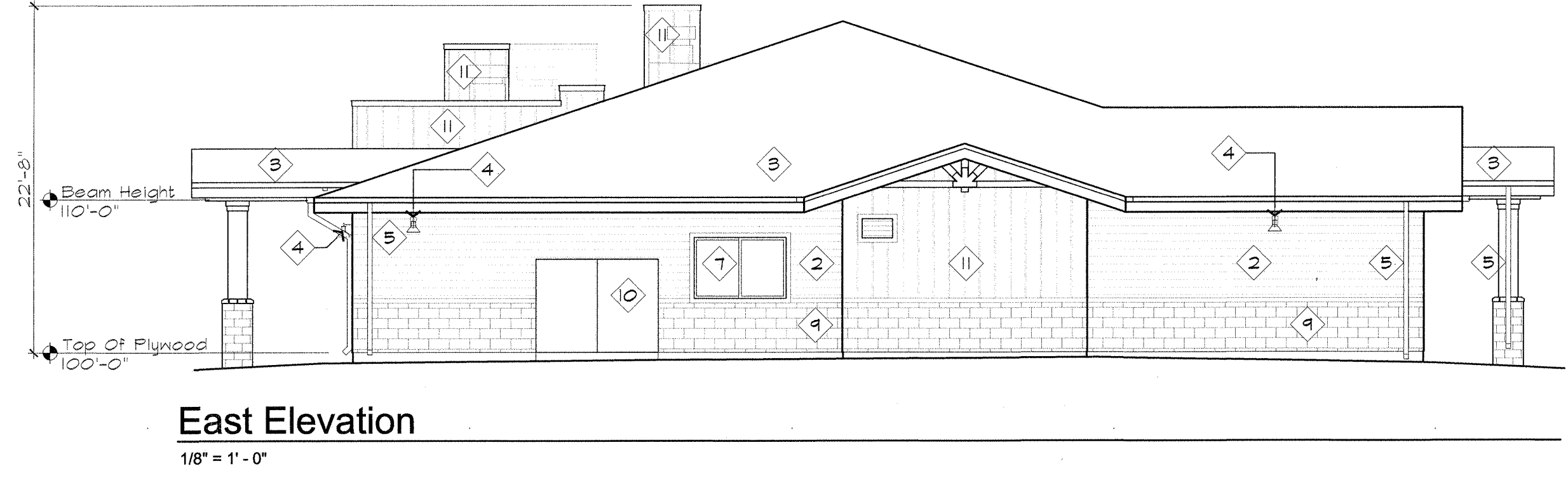
Elevation Legend

- 1 Vertical Weathered Wyoming Snow Fence.
- 2 6" Hardie Board Horizontal Siding, White. Match Neighboring Structure.
- 3 Black Asphalt Shingle Roof.
- 4 Exterior Wall Mounted Lighting.
- 5 Down Spouts & Gutters, Pre-finished.
- 6 Aluminum Storefront Door.
- 7 Aluminum Storefront Window.
- 8 Serving Awning Window.
- 9 Synthetic Beach Pebble Ledgecut 33
- 10 EUSERC Cabinets
- 11 Hardie Board Vertical Eaton Siding, White. Match Neighboring Structure.
- 12 Block Retaining Wall "Gray Blend AB Aztec."

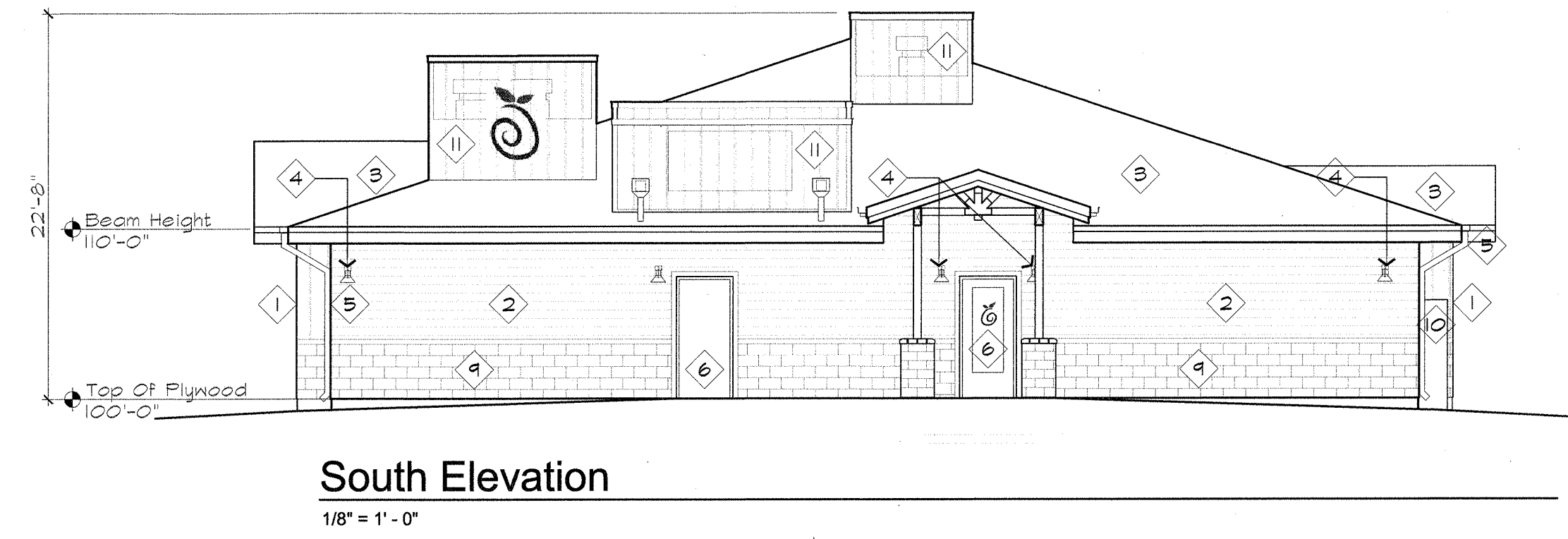
Rev. #	Description	Date
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6	SDP Amendment	1/16/22



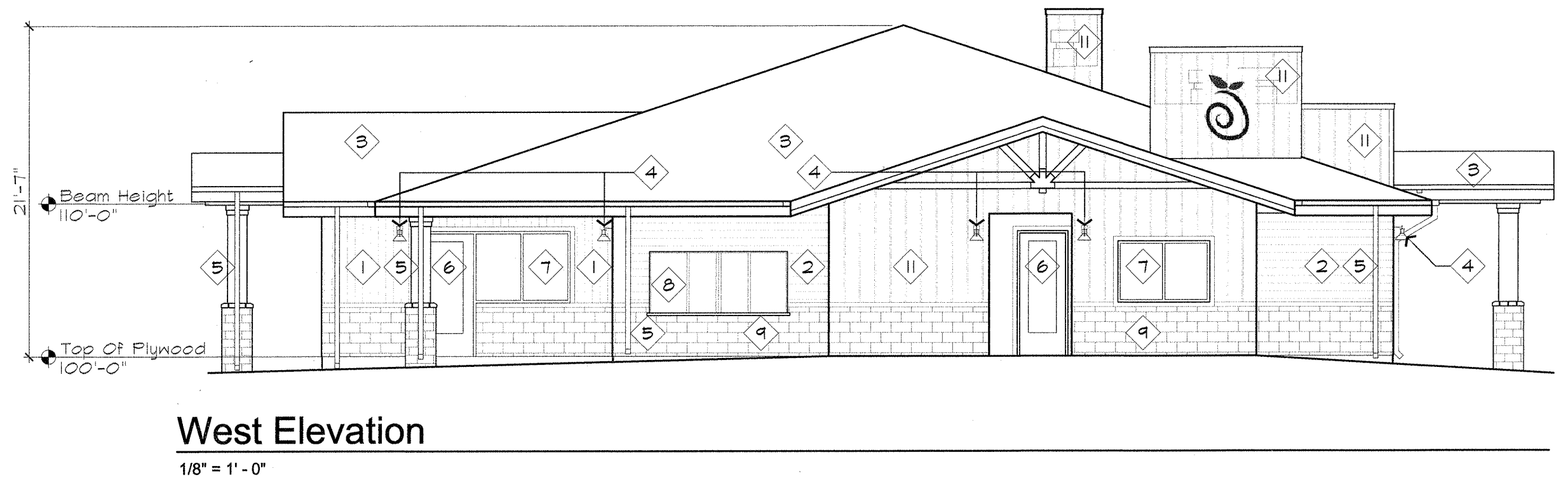
North Elevation
 1/8" = 1' - 0"



East Elevation
 1/8" = 1' - 0"



South Elevation
 1/8" = 1' - 0"



West Elevation
 1/8" = 1' - 0"

Project #: 2101
 Date: 1/20/22
 Drawn By: RLB
 Checked By: DLH
 Scale: as noted

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

THE SECOND AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821,
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 COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	LOC - #10 TEE BOX LANDSCAPE RECONSTRUCTION	---
---	LOC - PLUM CREEK CLUBHOUSE	---
---	CURB & GUTTER	---
---	EASEMENTS/SETBACKS	---
---	BUILDINGS	---
---	CONCRETE	---
---	HANDICAP RAMP	---
---	LIGHT POLE SIGN	---

PROJECT BENCHMARK:
 PRIMARY SITE BENCHMARK IS DOUGLAS COUNTY GIS CONTROL POINT 3.030016. RECOVERED AN 3.25" ALUMINUM CAP ON INLET LOCATED ON WESTERLY SIDE OF THE KNUCKLE ON PLUM CREEK BLVD, 220' MORE OR LESS SOUTHEAST OF OCTOBER PLACE. ELEVATION = 6414.10 (NAVD 88).

LOCAL SITE BENCH MARK IS A NO. 5 REBAR WITH A 1.41" ALUMINUM CAP STAMPED AZTEC 51 SET FLUSH WITH GROUND IN THE CENTER OF THE ISLAND OF S. PLUM CREEK BLVD, 280 MORE OR LESS SOUTHEAST OF CHAMPIONS CIR. ELEVATION = 6362.21 (NAVD 88).

EXISTING UTILITY LOCATIONS:
 COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

UTILITY NOTE:
 CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.



Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/19/21
3	Parking Change	08/08/22
4	SDP Amendment	08/29/22
5	SDP Amendment	10/04/22
6	SDP Amendment	01/16/23

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2102
 Date: 04/22/21
 Drawn By: JLS
 Checked By: BMF
 Scale: as noted

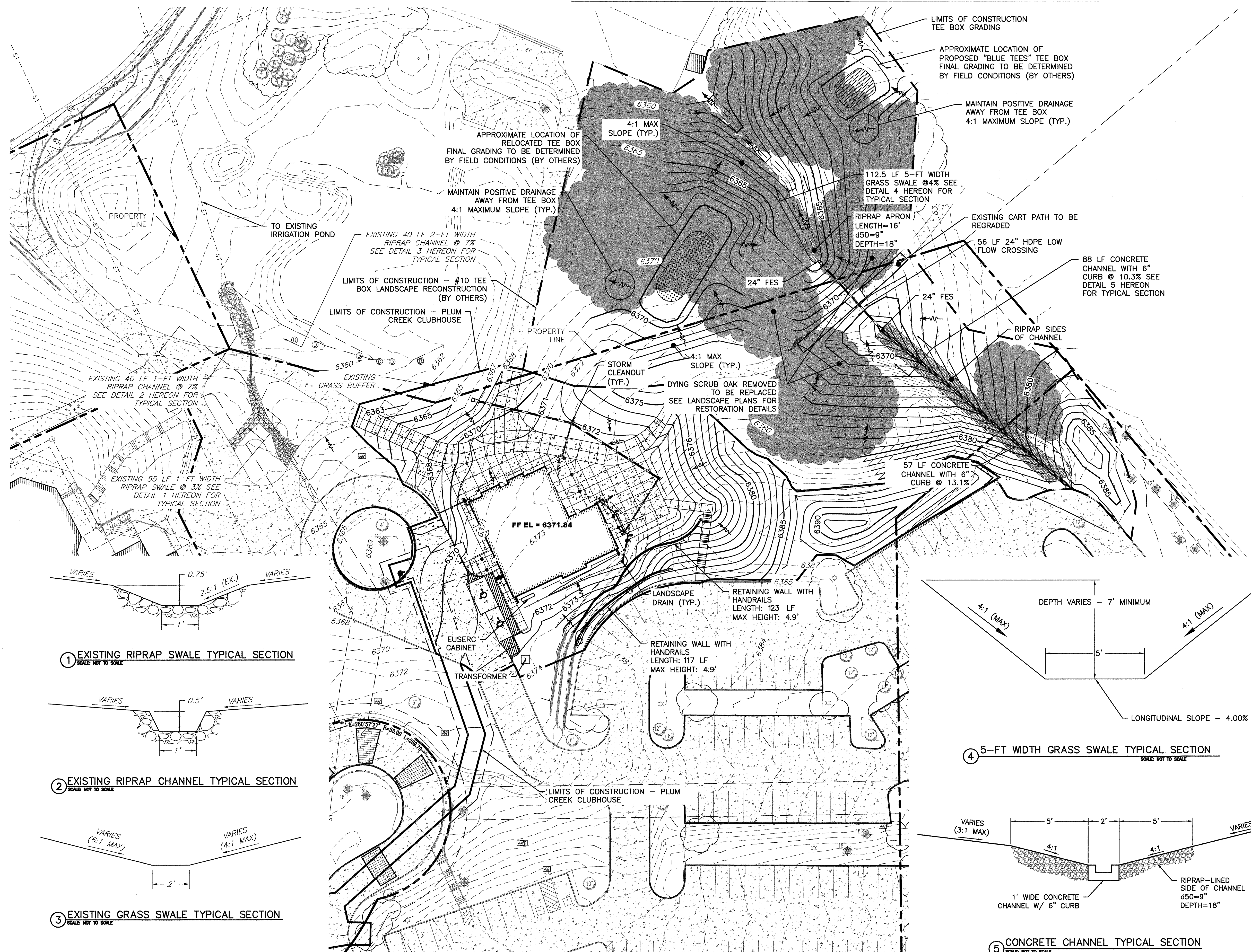
Sheet 3 of 8
 Site Plan
C2.0
 Site Development Plan
 Lot 3 Tournament Players
 Club at Plum Creek 1 AMD 1
 3.737 AML
 SDP22-0047

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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 COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	LOC - #10 TEE BOX LANDSCAPE RECONSTRUCTION	---
---	LOC - PLUM CREEK CLUBHOUSE	---
---	CURB & GUTTER	---
---	EASEMENTS/SETBACKS	---
---	BUILDINGS	---
---	CONTOURS	---
---	CONCRETE	---
---	HANDICAP RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	SLOPE	---
---	SPOT GRADE	---
---	STORM SEWER	---
---	STORM SEWER INLET	---
---	FIRE HYDRANT	---



PROJECT BENCHMARK:
 PRIMARY SITE BENCHMARK IS DOUGLAS COUNTY GIS CONTROL POINT 3.030016, RECOVERED AN 3.25\"/>

LOCAL SITE BENCH MARK IS A NO. 5 REBAR WITH A 1.5\"/>

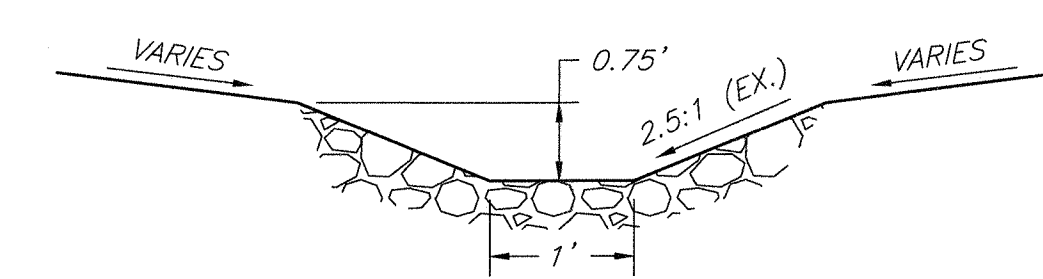
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UTILITY NOTE:
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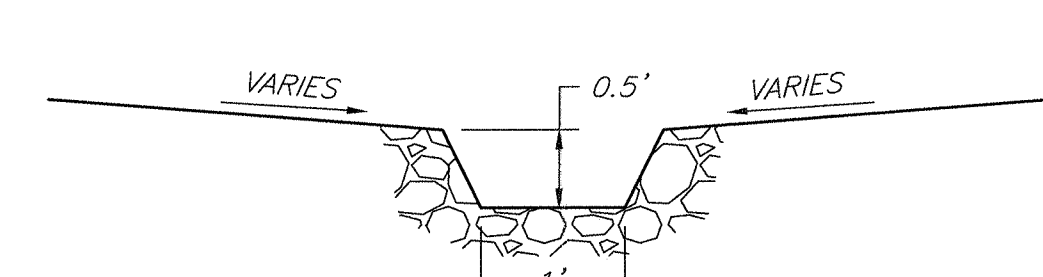
NOTES:
 1. ALL SPOT GRADES ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
 2. REFER TO THE UTILITY PLAN ON SHEET C4.0 FOR PERIMETER DRAIN AND ROOF DRAIN INFORMATION.
 3. THE PROPOSED HAUL ROUTE MUST BE APPROVED BY THE TCR STREET OPERATIONS AND MAINTENANCE DIVISION.

GRADING ABBREVIATIONS:

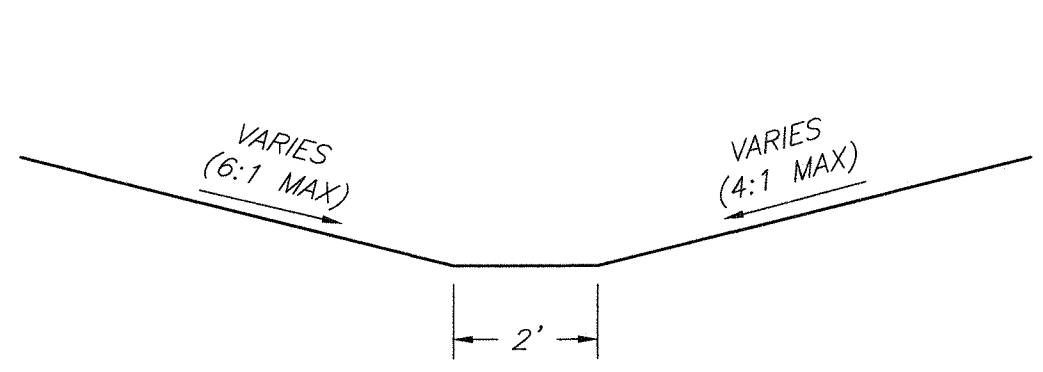
FG	FINISHED GRADE
GR	GROUND
TOW	TOP GRADE AT WALL
BOW	BOTTOM GRADE AT WALL
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING



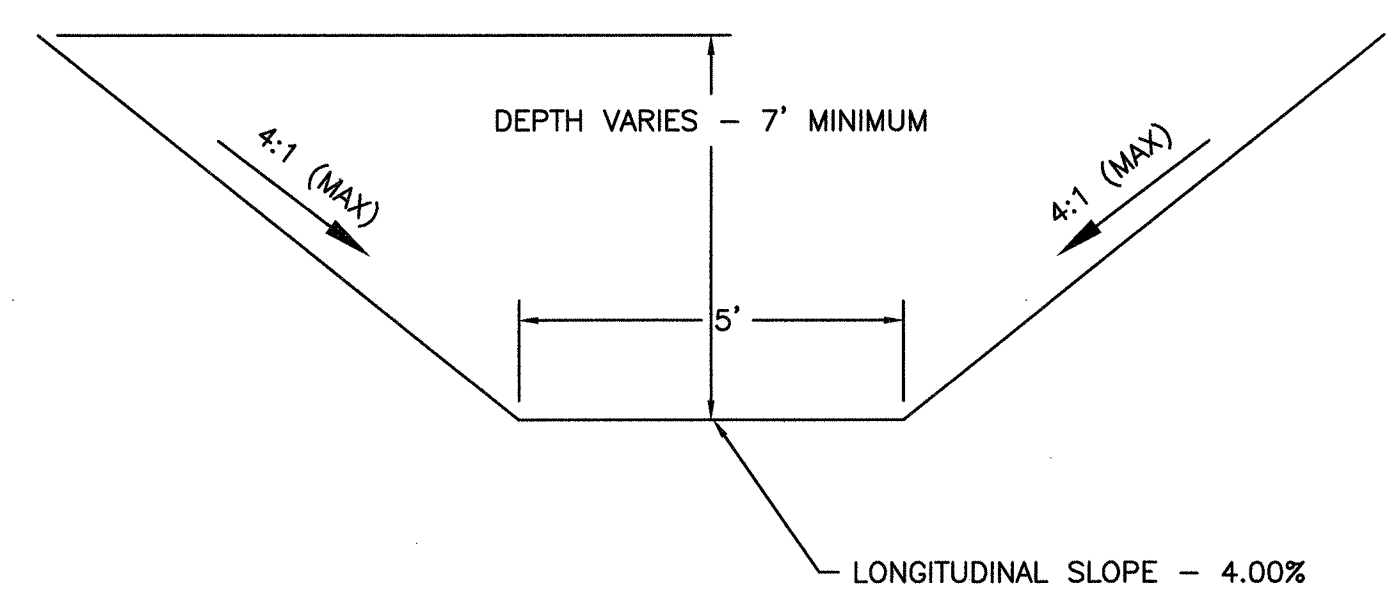
1 EXISTING RIPRAP SWALE TYPICAL SECTION
 SCALE: NOT TO SCALE



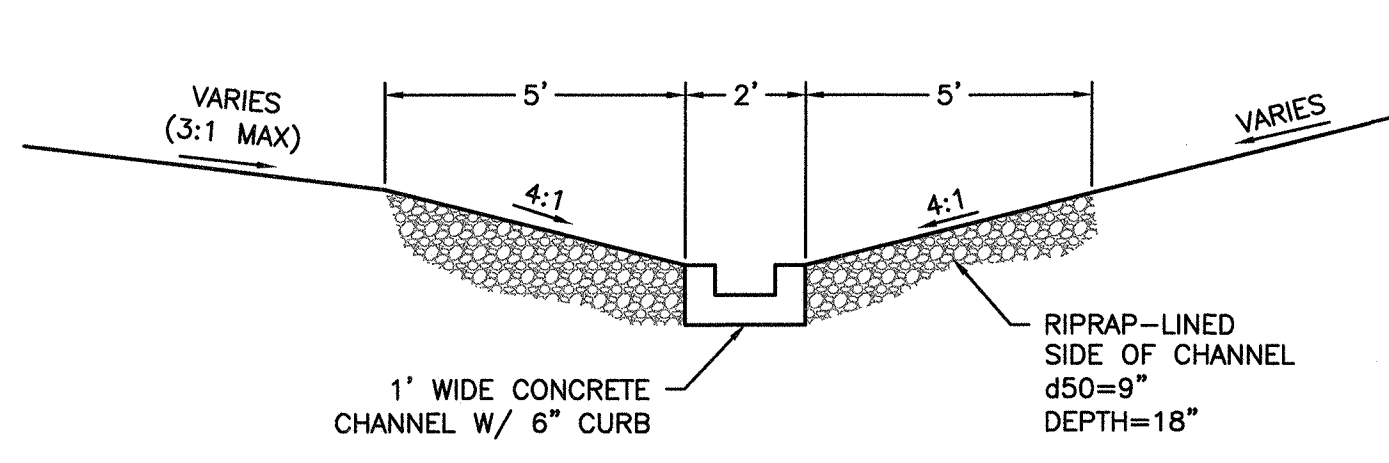
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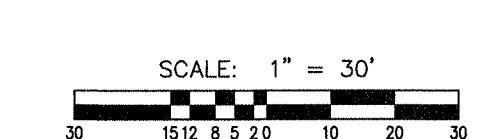
3 EXISTING GRASS SWALE TYPICAL SECTION
 SCALE: NOT TO SCALE



4 5-Ft WIDTH GRASS SWALE TYPICAL SECTION
 SCALE: NOT TO SCALE



5 CONCRETE CHANNEL TYPICAL SECTION
 SCALE: NOT TO SCALE



DLH Architecture
 Planning, Architecture, Consulting and Construction Phone (303) 688-6273
 200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/19/21
3	Parking Change	08/08/22
4	SDP Amendment	08/29/22
5	SDP Amendment	10/04/22
6	SDP Amendment	01/16/23

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2102
 Date: 04/22/21
 Drawn By: JG
 Check By: BMF
 Scale: as noted

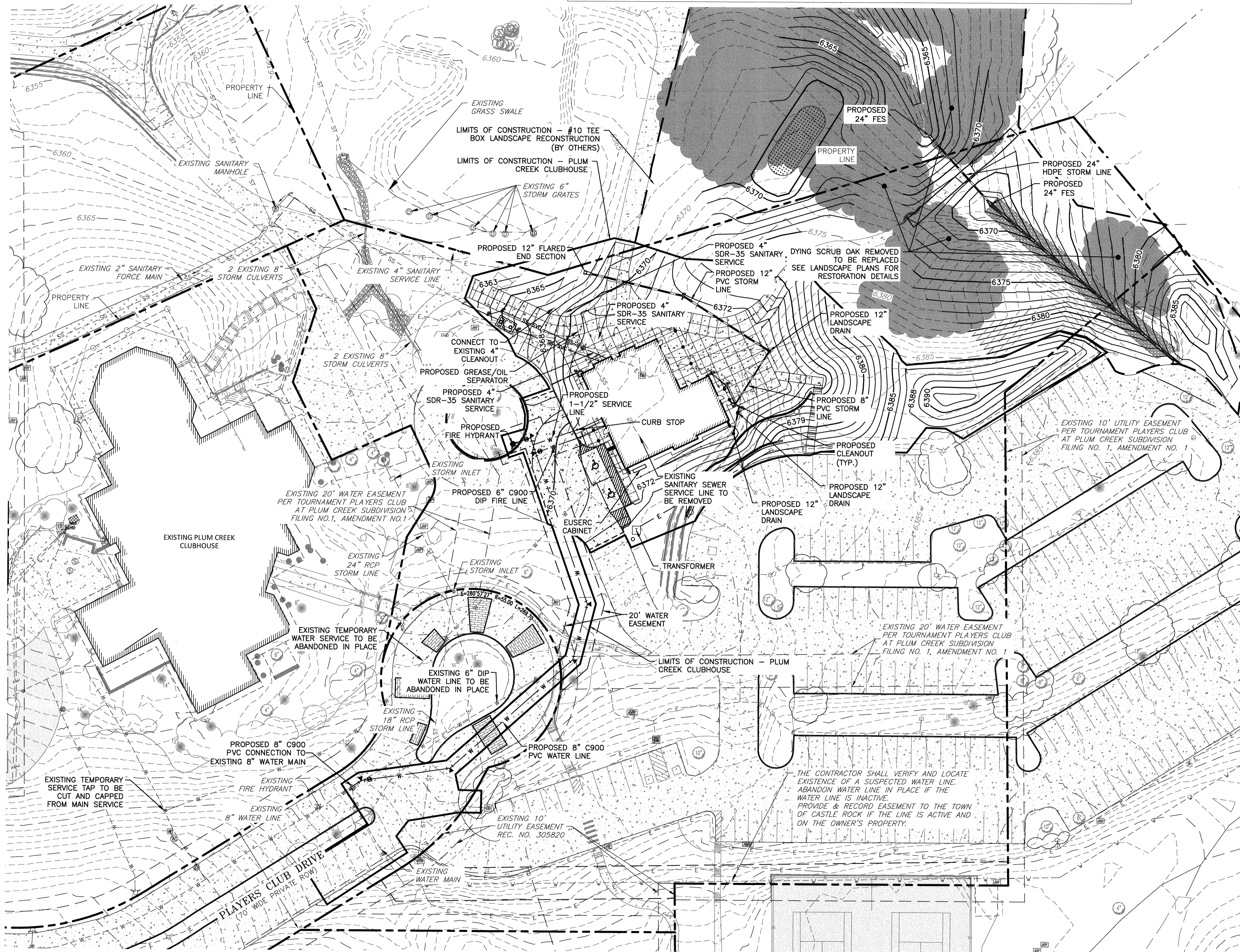
Sheet 4 of 8

Grading Plan
C3.0
Site Development Plan
 Lot 3 Tournament Players
 Club at Plum Creek 1 AMD 1
 3.737 AM/L
 SDP22-0047

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

THE SECOND AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821,
 LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8 SOUTH; RANGE: 67 WEST TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	LOC - #10 TEE BOX LANDSCAPE RECONSTRUCTION	---
---	LOC - PLUM CREEK CLUBHOUSE	---
---	CURB & GUTTER	---
---	EASEMENTS/SETBACKS	---
---	BUILDINGS	---
---	CONCRETE	---
---	HANDICAP RAMP	---
---	LIGHT POLE SIGN	---
---	STORM SEWER	---
---	LANDSCAPE DRAIN	---
---	SANITARY SEWER	---
---	CLEAN OUT	---
---	WATER LINE	---
---	FIRE HYDRANT	---
---	ELECTRICAL	---
---	GAS	---
---	TELEPHONE/CABLE	---
---	GATE VALVE	---
---	FLARED END SECTION	---

PROJECT BENCHMARK:
 PRIMARY SITE BENCHMARK IS DOUGLAS COUNTY GIS CONTROL POINT 3.030016. RECOVERED AN 3.25" ALUMINUM CAP ON INLET LOCATED ON WESTERLY SIDE OF THE KNUCKLE ON PLUM CREEK BLVD, 220' MORE OR LESS SOUTHEAST OF OCTOBER PLACE. ELEVATION = 6414.10 (NAVD 88).

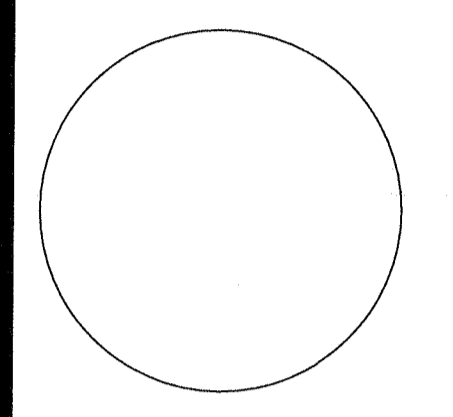
LOCAL SITE BENCH MARK IS A NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED AZTEC 51 SET FLUSH WITH GROUND IN THE CENTER OF THE ISLAND OF S. PLUM CREEK BLVD, 280 MORE OR LESS SOUTHEAST OF CHAMPIONS CIR. ELEVATION = 6362.21 (NAVD 88).

EXISTING UTILITY LOCATIONS:
 COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK CRYSTAL VALLEY RED WATER PRESSURE ZONE.

CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

THE FINAL SIZE AND DESIGN OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.



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6	SDP Amendment	01/16/23

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

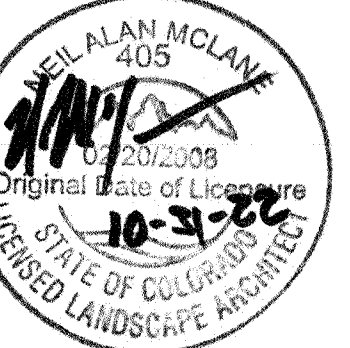
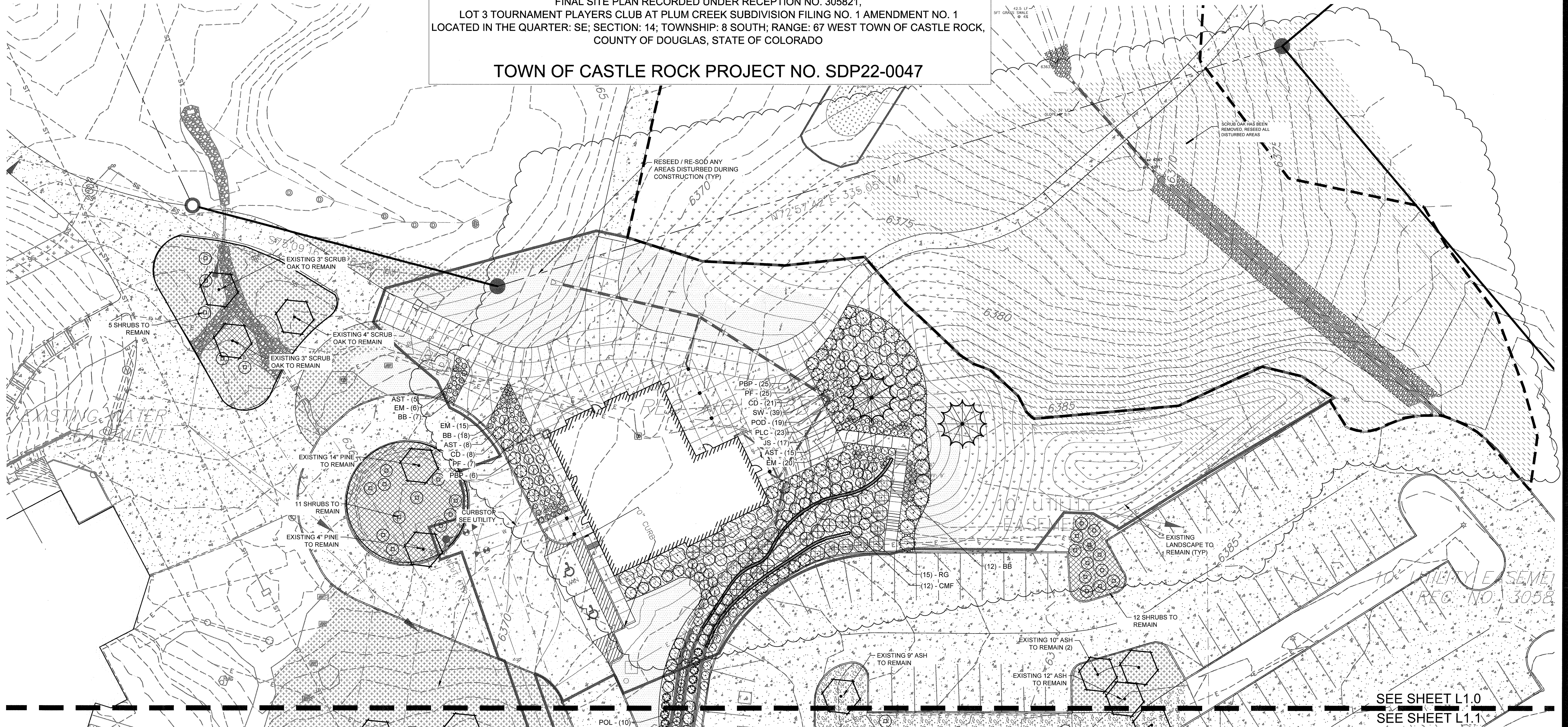
Project #: 2102
 Date: 04/22/21
 Drawn By: JLS
 Checked By: BMF
 Scale: as noted

Sheet 5 of 8
Utility Plan
C4.0
 Site Development Plan
 Lot 3 Tournament Players Club at Plum Creek 1 AMD 1
 3.737 AM/L
 SDP22-0047

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

THE SECOND AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821,
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TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047



Rev. #	Description	Date
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2	2nd Submittal Response	10/19/21
3	Parking Change	8/8/22
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5	SDP Amendment	10/04/22
6	SDP Amendment	1/16/22

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2101
 Date: 4/1/21
 Drawn By: JRO
 Checked By: NAM
 Scale: as noted

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	PP	2	PINUS PONDEROSA	PONDEROSA PINE	6" B&B
	EX-RET	31	TO REMAIN- PROTECT DURING CONSTRUCTION	EXISTING TREE TO REMAIN	EXISTING
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CD	29	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL
	CMF	12	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	5 GAL
	JS	17	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL
	PLC	23	PHILADELPHUS LEWISII 'CHEYENNE'	LEWIS MOCK ORANGE	5 GAL
	POD	19	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL
	POL	10	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF PURPLE NINEBARK	5 GAL
	PF	32	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL
	PO	9	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	5 GAL
	PBP	31	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL
	RG	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL
	EX-R	133	TO REMAIN	EXISTING SHRUB	EXISTING

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BB	37	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL
	SW	34	SPOROBOLUS WRIGHTII	BIG SACATON	1 GAL
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AST	36	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL
	CI	26	CALLIRHOE INVOLUCRATA	WINE CUPS	1 GAL
	EM	52	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	9,105 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.
	11,913 SF	EX TURF TO REMAIN / EXISTING KENTUCKY BLUEGRASS PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.
	25,503 SF	EXISTING LANDSCAPE - NATIVE / NATIVE LANDSCAPE TO REMAIN
	25,583 SF	NATIVE TURF MIX / BUFFALO BRAND NATIVE TURF MIX 2-3 LBS PER 1000 SQUARE FEET. TO BE ESTABLISHED WITH TEMPORARY IRRIGATION FROM EXISTING SPRAY IRRIGATION.
	6,382 SF	TURF / TEXAS HYBRID BLUEGRASS KENTUCKY BLUE GRASS BLEND TO MATCH EXISTING. SETBACK AND PARKWAY AREAS TO BE ON OVERALL DEVELOPMENT SYSTEM.
MULCHES	QTY	BOTANICAL / COMMON NAME
	8,129 SF	EXISTING ROCK MULCH / ROCK MULCH REPURPOSE EXISTING ROCK MULCH ON SITE FOR SPECIFIED AREAS
	8,025 SF	WOOD MULCH - SHREDDED / SHREDDED CEDAR MULCH PER OWNER APPROVAL PLACE TO A UNIFORM DEPTH OF 4". NO WEED BARRIER UNDER WOOD MULCH.

LANDSCAPE PLAN
 SCALE: 1" = 20'

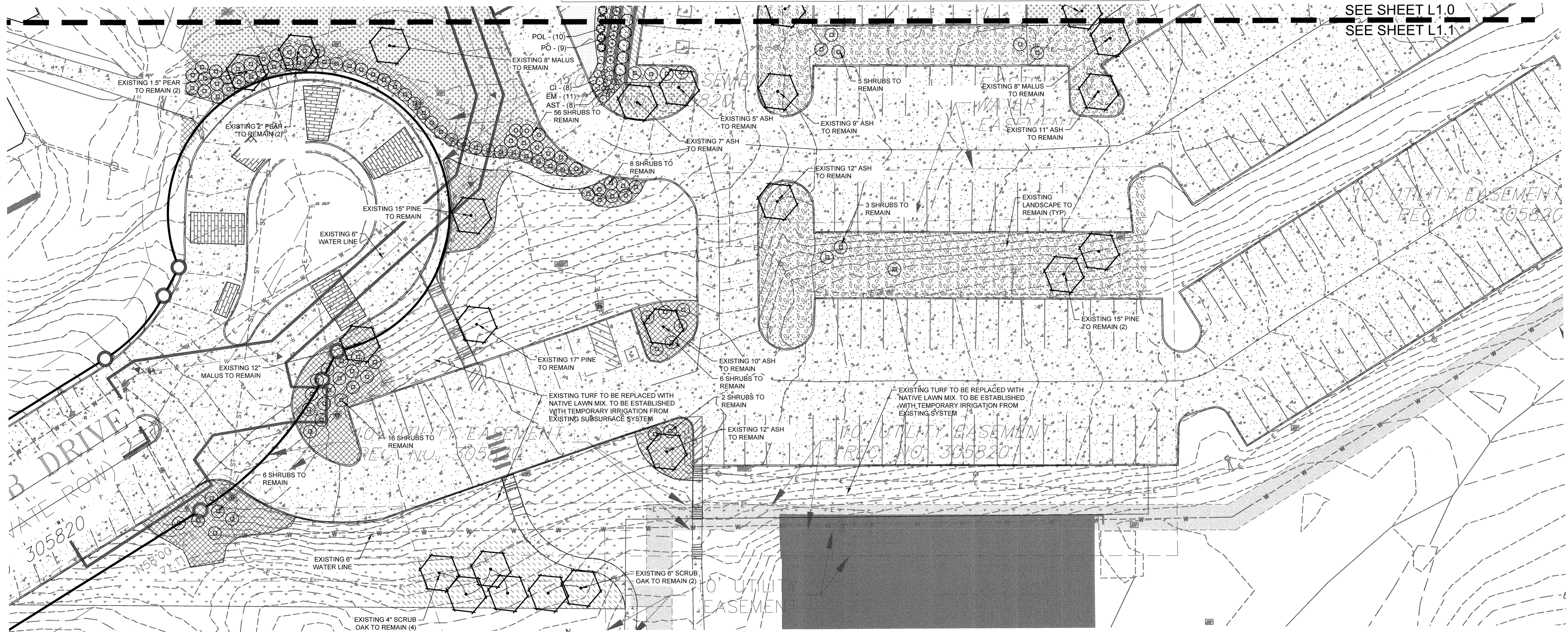
CONVERTED BLUEGRASS TO SEED AREAS TO BE ESTABLISHED WITH EXISTING IN-GROUND IRRIGATION SYSTEM. ADJUST HEADS TO ENSURE UNIFORM COVERAGE AND ESTABLISHMENT.



SITE DEVELOPMENT PLAN AMENDMENT NO. 2

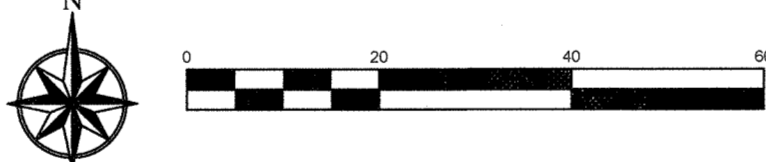
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 COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047



SEE SHEET L1.0
 SEE SHEET L1.1

LANDSCAPE PLAN
 SCALE: 1" = 20'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	PP	2	PINUS PONDEROSA	PONDEROSA PINE	6" B&B
	EX-RET	31	TO REMAIN- PROTECT DURING CONSTRUCTION	EXISTING TREE TO REMAIN	EXISTING
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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	PF	32	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL
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	RG	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL
	EX-R	133	TO REMAIN	EXISTING SHRUB	EXISTING

PLANT SCHEDULE

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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	SW	34	SPOROBOLUS WRIGHTII	BIG SACATON	1 GAL
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	EM	52	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	9,105 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.
	11,913 SF	EX TURF TO REMAIN / EXISTING KENTUCKY BLUEGRASS PROTECT IN PLACE. REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.
	25,503 SF	EXISTING LANDSCAPE - NATIVE / NATIVE LANDSCAPE TO REMAIN
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MULCHES	QTY	BOTANICAL / COMMON NAME
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	8,025 SF	WOOD MULCH - SHREDDED / SHREDDED CEDAR MULCH PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 4". NO WEED BARRIER UNDER WOOD MULCH.



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6	SDP Amendment	1/16/22

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2101
 Drawn By: JRO
 Checked By: NAM
 Scale: as noted



L1.1
 Site Development Plan
 Lot 3 Tournament Players
 Club at Plum Creek 1 AMD 1
 SDP21-0018

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - A. 1" BELOW CURB FOR ALL SEEDED AREAS.
 - B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST, APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 4 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 6" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 4" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 4" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN. TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 4" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE, 4" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS. USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS.
- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY SOIL GUARD BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS. ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS WATERED THOROUGHLY AFTER TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2" MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER. EDGING TO BE ROLL TOP STEEL.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR THE CONTACT LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A TWO YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED. REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCO SPECIFICATIONS HANDBOOK" REVISED EDITION: 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

SITE DEVELOPMENT PLAN AMENDMENT NO. 2

THE SECOND AMENDMENT TO THE RECORDED PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821,
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8 SOUTH; RANGE: 67 WEST TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0047

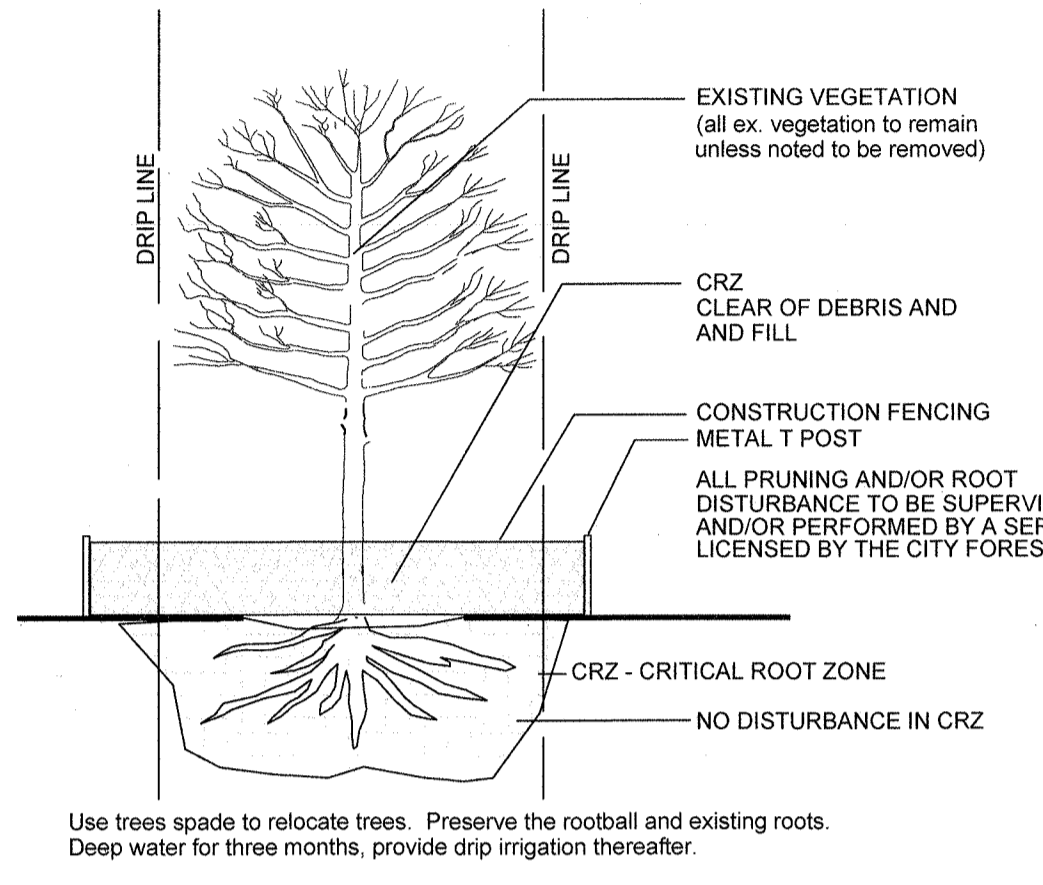
PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

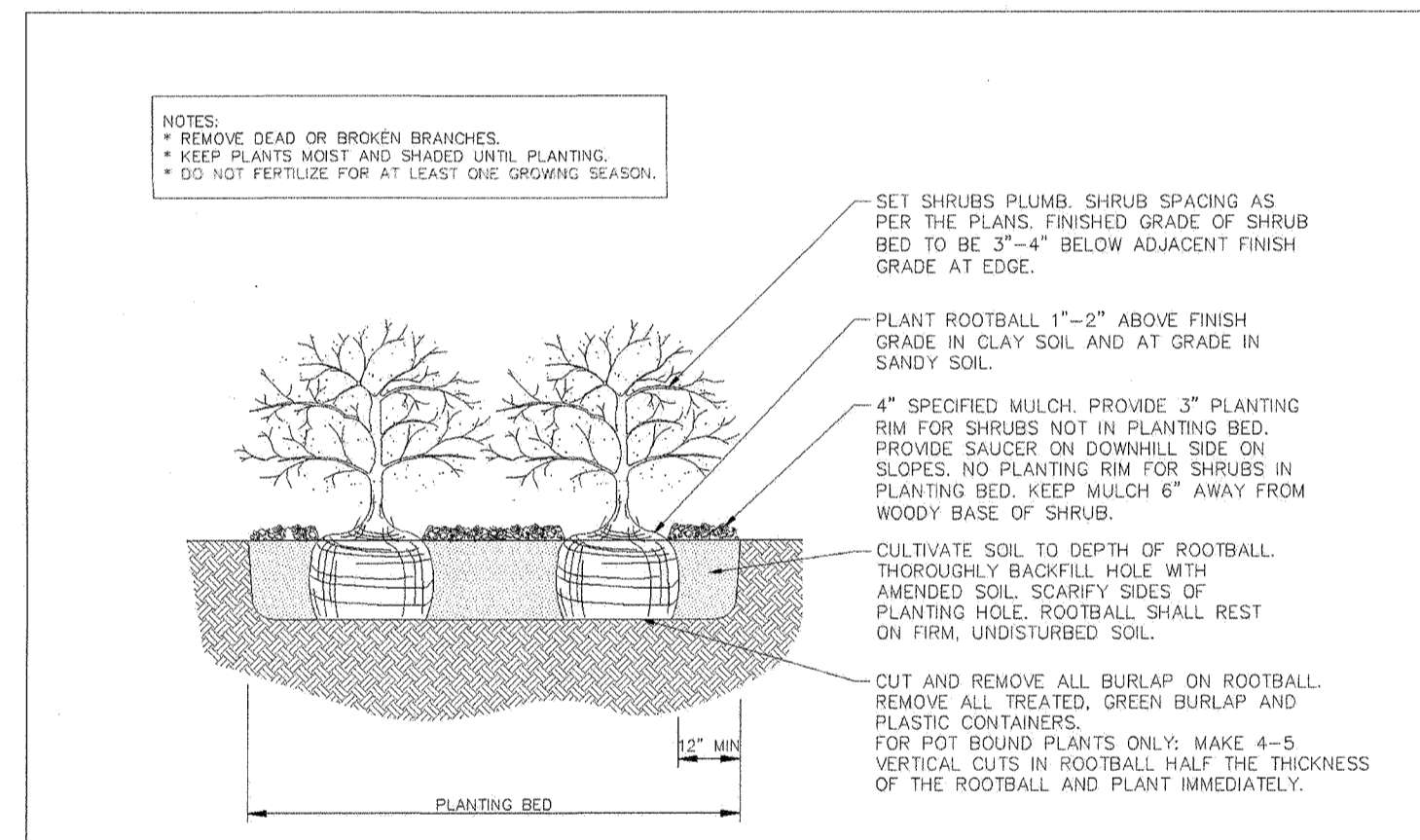
NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 4' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6" FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

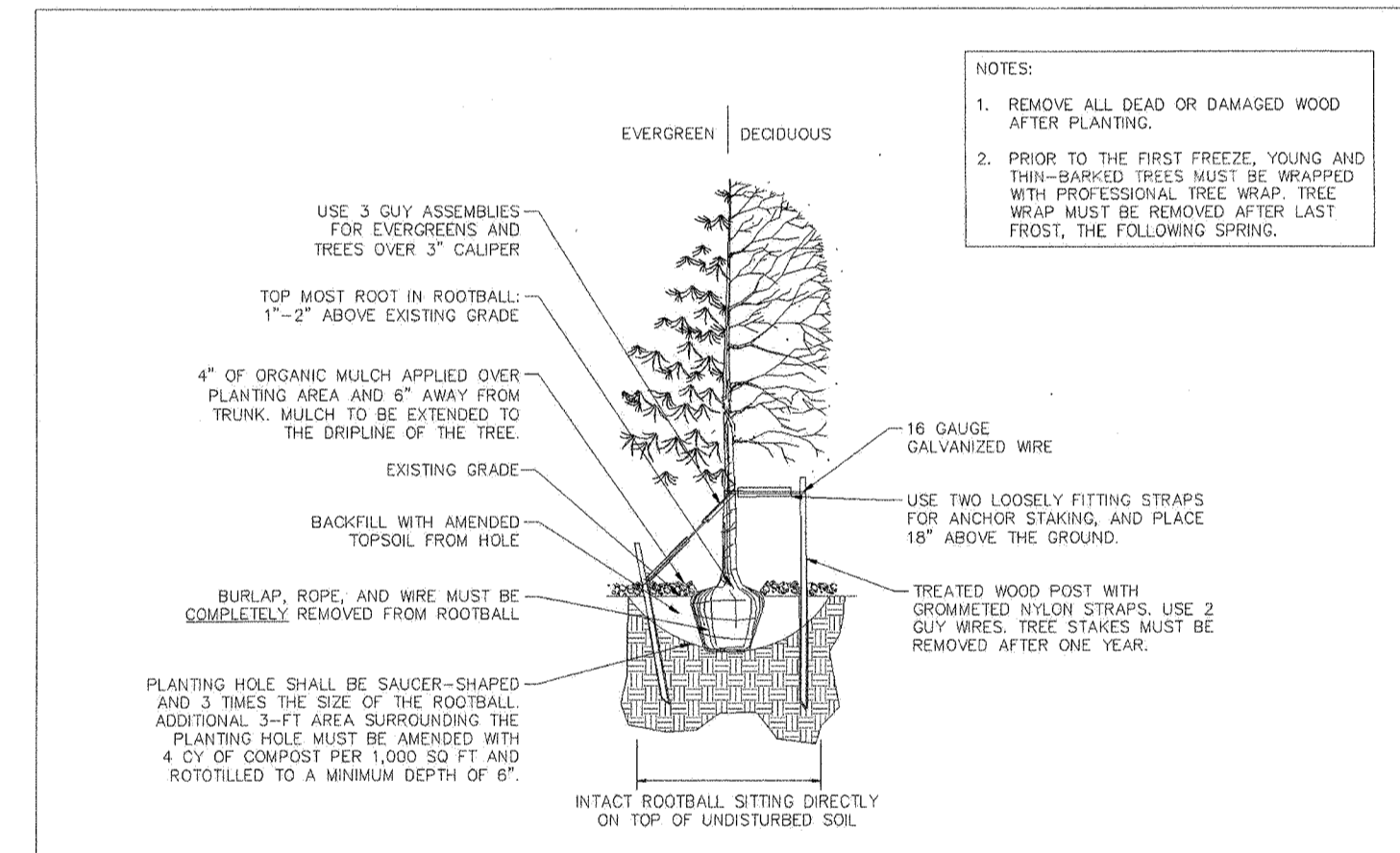
AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH THE FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

TREE PROTECTION DETAIL

L2.0 NOT TO SCALE



Sheet Revisions	Town of Castle Rock 10 1/2" x 15 1/2" (30" x 45") Scale: 1/8" = 1'-0"	SHRUB PLANTING	DETAIL PLAN NO.
1	REVISED		LS-3
		Sheet 1 of 1	

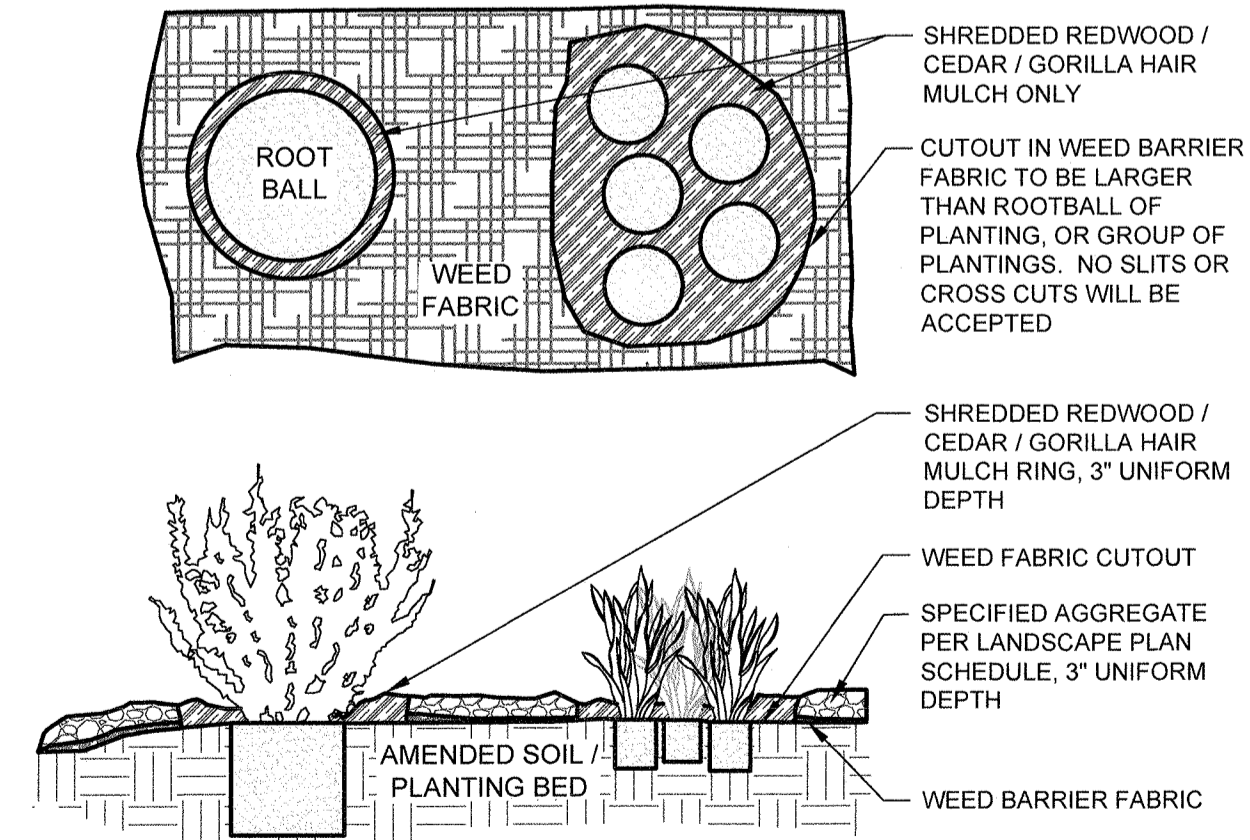


Sheet Revisions	Town of Castle Rock 10 1/2" x 15 1/2" (30" x 45") Scale: 1/8" = 1'-0"	TREE PLANTING	DETAIL PLAN NO.
1	REVISED		LS-1
		Sheet 1 of 2	

CLWUR (Composite landscape water use rating) Chart

Project Name: Plum Creek Golf Course Clubhouse
Site Development Plan (SDP) Number: CD21-0047

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
Spray	Existing Turf Areas	3.8 H		0.26029802	21504	4.5	82613	1.171341072
Drip	Existing Shrub Bed	2 L		0.08526503	7044	1.5	82613	0.127897546
n/a	Existing Native	2 L		0.30870444	25503	1.5	82613	0.463056682
Spray	Turf- Texas Hybrid Bluegr	3.8 H		0.08788857	7289	4.5	82613	0.39594858
Spray	Native Turf Mix	1 V		0.19396463	16024	1	82613	0.19396463
Drip	Xeric Shrub Beds	1.5 L		0.07928534	6550	1.5	82613	0.118928014
Total of the CLWUR								2.471136504



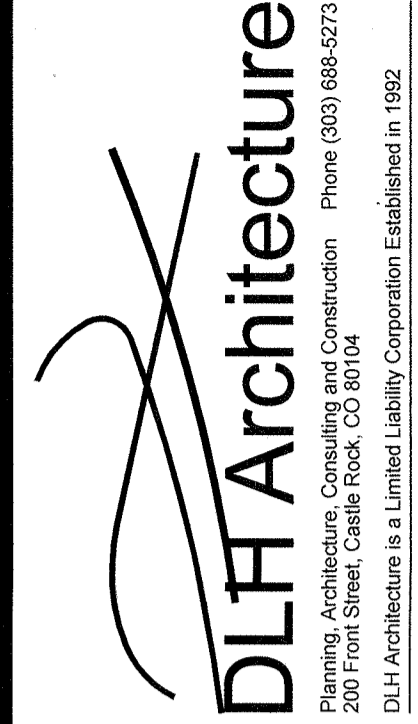
FABRIC CUTOUT / WOOD MULCH RING DETAIL

L2.0 NOT TO SCALE

Castle Rock Larger Landscape Site Inventory

Town of Castle Rock Registered Professional: YES - NEIL A. MCLANE
Town of Castle Rock Registration # 16-1807 State of Colorado License Landscape Architect # LA-405
Company Name: Natural Design Solutions, Inc. Address: 5539 Colt Drive, Longmont, CO 80503
Phone: (303) 443-0388 Email: neil@ndscolorado.com Date: 11/08/18
PROJECT NAME: Plum Creek Golf Course Clubhouse

Gross Site Area	Landscape Area (Sq. Ft.)	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq. Ft.)	Separate Irrigation Service Connections
162,783 sf	94,590 sf (excluding ROW area) 16,278 required	28,444 sf (existing + replacement bluegrass)	Approx 11,205 sf	33	33 (31 existing)	45	315 Shrubs (133 existing)	30	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Variance TCV21-0075 approved by COCD									
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscapes	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
28,300 sf (existing)	2,830 provided	98 Parking (includes 2 ADA Spaces) On Lot	N/A	11	N/A	11	11 (existing)	12	12 (existing)



Rev. #	Description	Date
1	1st Submittal Response	6/23/22
2	2nd Submittal Response	10/19/22
3	Parking Change	8/8/22
4	SDP Amendment	08/24/22
5	SDP Amendment	10/04/22
6	SDP Amendment	1/16/23

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2101
Date: 4/1/21
Drawn By: JRO
Checked By: NAM
Scale: as noted



L2.0
Site Development Plan
Lot 3 Tournament Players
Club at Plum Creek 1 AMD 1
3.737 AM/L
SDP21-0018