

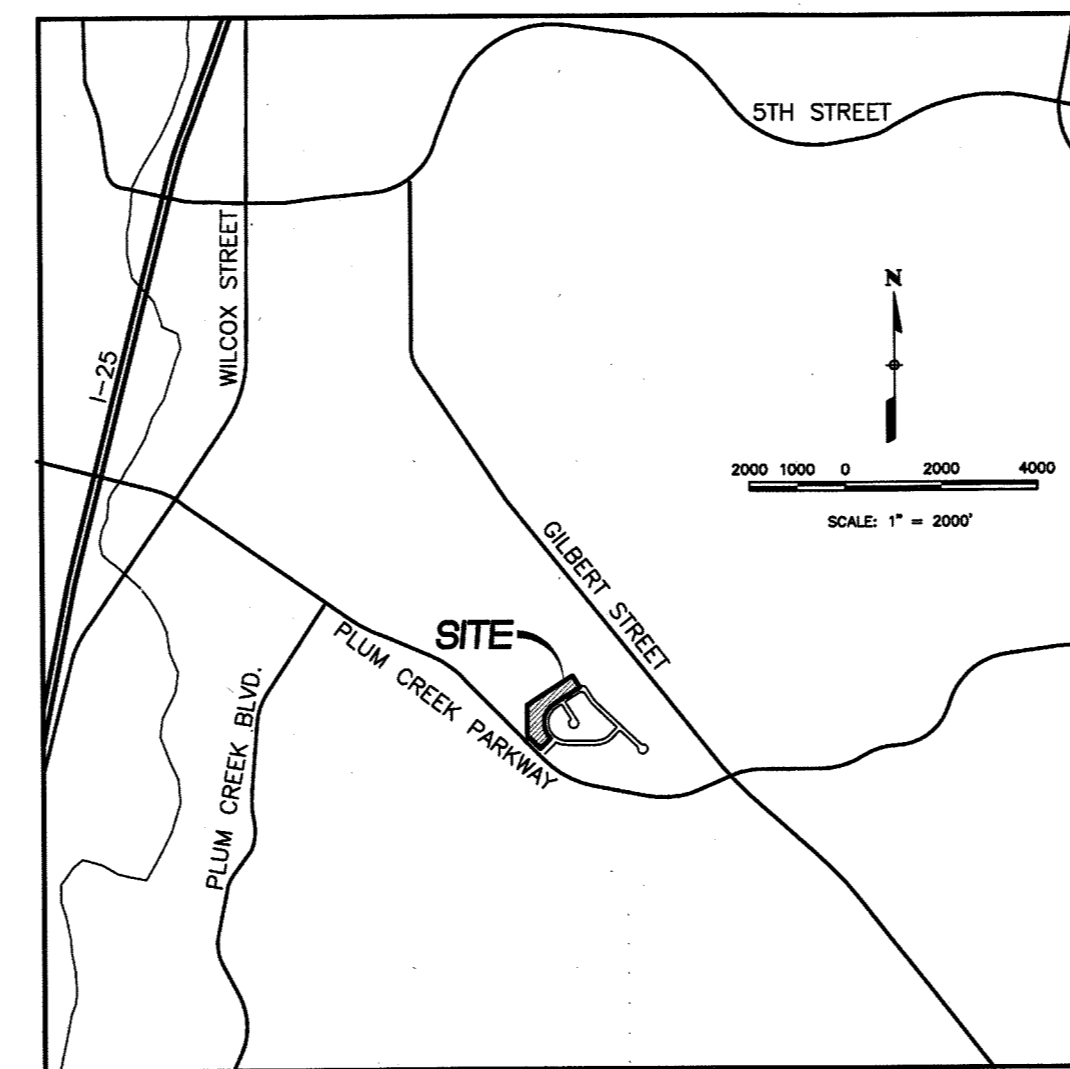
PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

- DRAINAGE EASEMENTS.** THE PROPERTY OWNER 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 THEIR 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 PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF 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 LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- A PORTION OF THIS SITE LIES WITHIN A 100-YEAR ZONE AE FLOODPLAIN ACCORDING TO FEMA FLOODPLAIN MAP 08035C0301G DATED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. 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 THE 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 (EXCEEDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN. (NO TRACTS ARE PROPOSED AS A PART OF THIS DEVELOPMENT.)
- ALL UTILITY, DRAINAGE AND EMERGENCY ACCESS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PLUM CREEK RIDGE PD AMENDMENT NO. 1.
- ALL EMERGENCY ACCESS ROADS AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS. SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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.
- WATER RIGHTS DEDICATION AGREEMENT**
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED PLUM CREEK RIDGE DEVELOPMENT AGREEMENT, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2014 AT RECEPTION NO. 2014050338 AND ACCORDINGLY 33.5 SFE ARE DEBITED FROM THE WATER BANK.



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE CONCEPT PLAN
- LANDSCAPE NOTES
- 4-PLEX ELEVATIONS
- 5-PLEX ELEVATIONS
- PHOTOMETRIC PLAN
- LIGHTING DETAILS

LEGAL DESCRIPTION

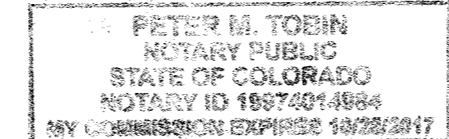
LOT 67, PLUM CREEK AT CASTLE ROCK, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 3020015
 3-1/4" ALUMINUM CAP LOCATED IN THE NORTHEAST CORNER, TOP OF STORM INLET, SOUTH ENTRANCE TO 959 PLUM CREEK BLVD. ELEVATION: 6255.22 (NAVD88)

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.
 BY: PLUM CREEK ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY
 NAME: ERIC HELWIG
 TITLE: MANAGER
 SIGNED THIS 20 DAY OF September 2016
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF September 2016 BY Eric Helwig AS Manager OF PLUM CREEK ASSOCIATES, LLC.

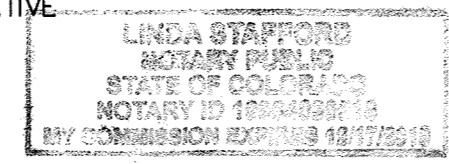


WITNESS MY HAND AND OFFICIAL SEAL.
Peter M. Torn

NOTARY PUBLIC
 MY COMMISSION EXPIRES 10/28/2017

TITLE CERTIFICATION

I, Linda Stafford, 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.
 SIGNED THIS 20th DAY OF Sept, 2016
 AUTHORIZED REPRESENTATIVE
 TITLE COMPANY NAME
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF September, 2016 BY Linda Stafford
 WITNESS MY HAND AND OFFICIAL SEAL.
Linda Stafford
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12-17-18



CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, 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 AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED ENGINEER
 BRIAN KROMBEIN, PE, PLS.
 COLORADO PE NO. 34294

9/13/16
 DATE



SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 67, PLUM CREEK RIDGE WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THE SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR
 BRIAN KROMBEIN, PE, PLS.
 COLORADO PLS NO. 38344

9/13/16
 DATE



SITE DATA TABLE

ZONING	PD MIN.	PROPOSED
ITEM		
NUMBER OF UNITS		45
GROSS SITE AREA		3.34 ACRES
DENSITY	4.98-7.46 DU/AC FOR ENTIRE PA-1 AREA	13.5 DU/AC (PHASE 2 - THIS SDP) 4.5 DU/AC (PHASE 1 - SDP14-0012) 6.2 DU/AC (ENTIRE PA-1 AREA)
BUILDING SETBACKS		
FRONT	10'	12.0'
REAR	20'	43.4'
SIDE (INTERNAL)	5'	16.8'
SIDE (EMERALD DRIVE)	15'	33.5'
MF STRUCTURE TO OSD/OSP	15'	16.8'
BUILDING SEPARATION		
FRONT AND REAR SEPARATION	35'	35'
SIDE TO REAR SEPARATION	20'	N/A
SIDE TO SIDE SEPARATION (2 STORY)	10'	N/A
SIDE TO SIDE SEPARATION (3 STORY)	15'	N/A
BUILDING HEIGHT (3-STORY, PITCHED ROOF)	50'	36.73'
PD MIN.	N/A	36.73'
PARKING	2 SPACES/UNIT	90
OPEN SPACE	37,026 SF (0.85 AC.)	86,244 SF (1.98 AC.)

SITE COVERAGE

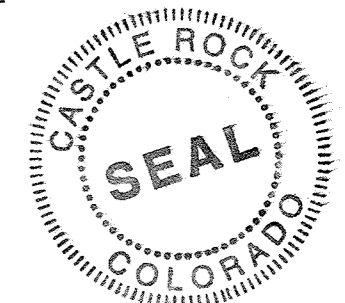
ITEM	S.F. COVERAGE	% OF TOTAL AREA
TOTAL SITE	145,416 SF (3.34 ACRES)	100%
RIGHT-OF-WAY DEDICATION	0 SF	0%
NET SITE AREA	145,416 SF	100%
BUILDING AREA	34,424 SF	23.7%
PARKING AND DRIVES	19,738 SF	13.6%
SIDEWALKS	5,010 SF	3.4%
LANDSCAPING	86,244 SF	59.3%

TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION:
 THE SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF July, 2016.
 CHAIR: Max Brooks DATE: SEP 22 2016
 DIRECTOR OF DEVELOPMENT SERVICES: [Signature] DATE: 9/23/16

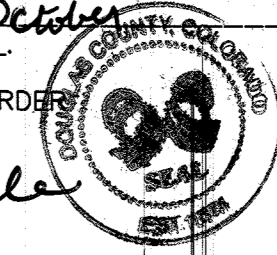
TOWN COUNCIL APPROVAL

THE SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2nd DAY OF AUGUST, 2016.
 MAYOR: Paul Donahue DATE: 10/4/16
 TOWN CLERK: Sally Muir DATE: 10-4-16



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:34 pm O'CLOCK ON THE 6th DAY OF October, 2016 AT RECEPTION NO. 2016070825.
 DOUGLAS COUNTY CLERK AND RECORDER: [Signature]
 DEPUTY: Karen A. Heller



CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070
 CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

STERLING DESIGN
 2009 W. LITTLETON BLVD. #300
 LITTLETON, CO 80120
 303-794-4724
 CONTACT: MIKE HAAF

OWNER/DEVELOPER

PLUM CREEK ASSOCIATES, LLC
 10700 E. BETHANY DRIVE, #200
 AURORA, COLORADO 80014
 303-750-0800
 CONTACT: ERIC HELWIG

COVER SHEET
 PLUM CREEK RIDGE AT CASTLE ROCK
 SITE DEVELOPMENT PLAN, AMD. #1
 PROJECT NO. SDP16-0009
 DATE: JULY 15, 2016
 SHEET 1 OF 10

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

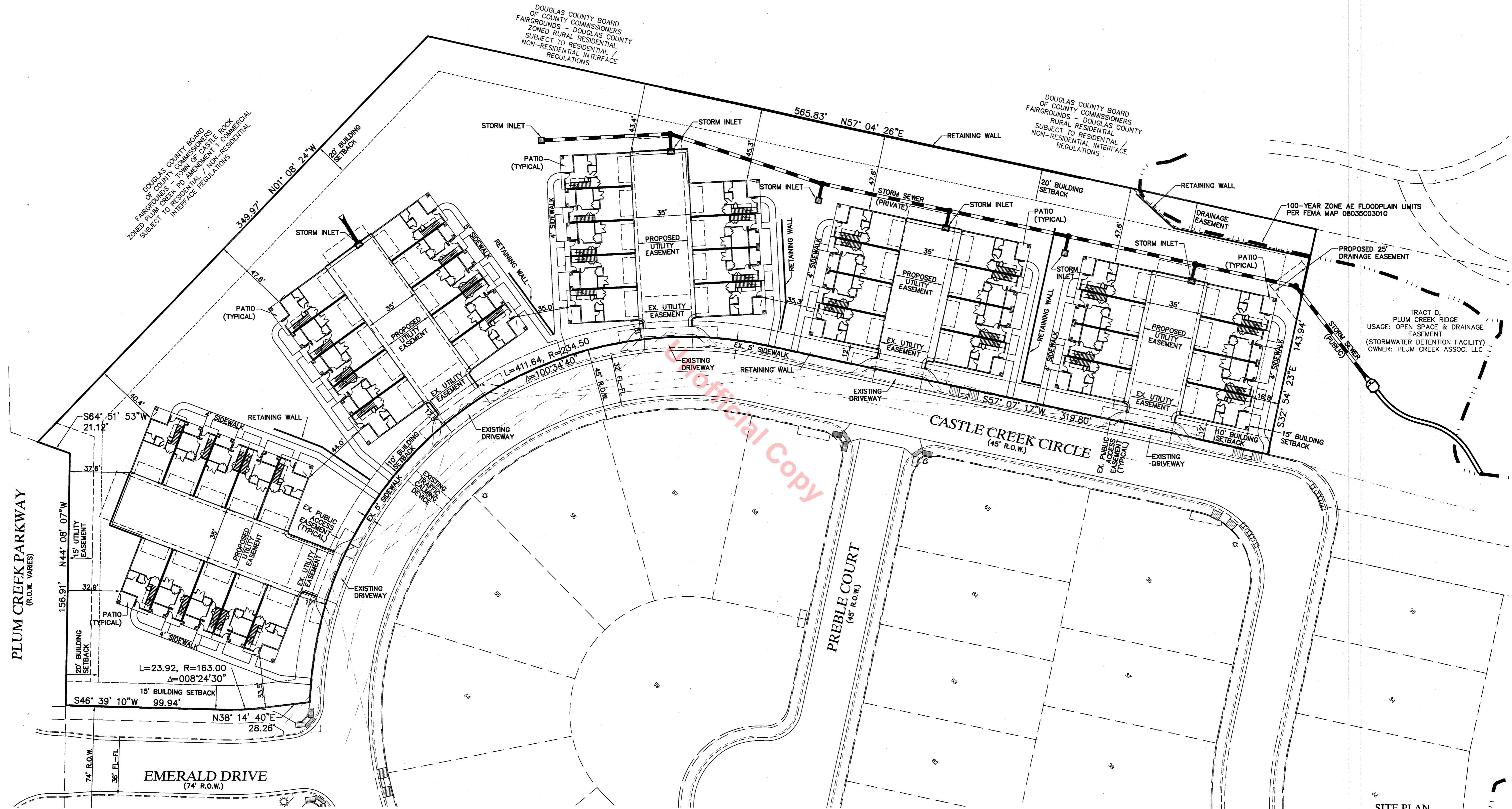
3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY BOARD
OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
ZONED RURAL RESIDENTIAL
SUBJECT TO RESIDENTIAL /
NON-RESIDENTIAL INTERFACE
REGULATIONS

DOUGLAS COUNTY BOARD
OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
RURAL RESIDENTIAL
SUBJECT TO RESIDENTIAL /
NON-RESIDENTIAL INTERFACE
REGULATIONS

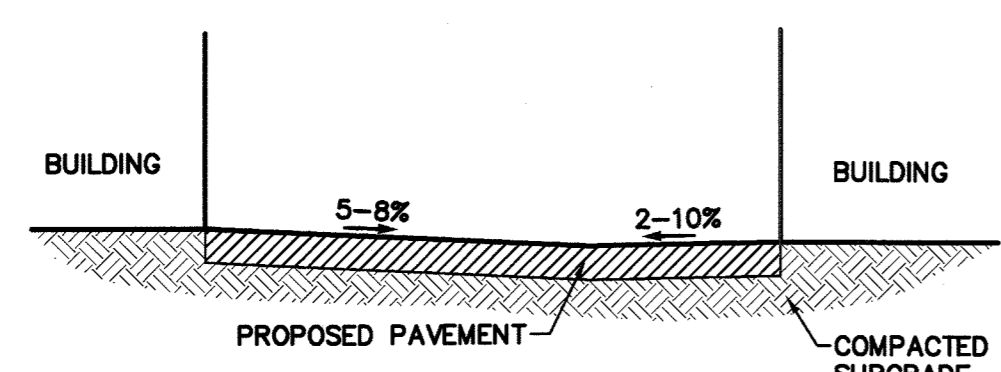
DOUGLAS COUNTY BOARD
OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
ZONED PLUM CREEK RD. AMENDMENT NO. 1
SUBJECT TO RESIDENTIAL /
NON-RESIDENTIAL INTERFACE
REGULATIONS



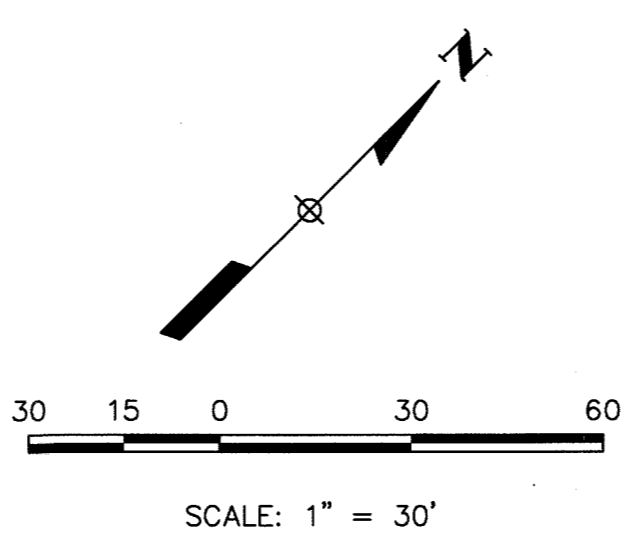
100-YEAR ZONE AE FLOODPLAIN LIMITS
PER FEMA MAP 08035C0301G

TRACT D,
PLUM CREEK RIDGE
USAGE: OPEN SPACE & DRAINAGE
EASEMENT
(STORMWATER DETENTION FACILITY)
OWNER: PLUM CREEK ASSOC. LLC

Official Copy



PRIVATE DRIVE AISLE
TYPICAL SECTION



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BUILDING SETBACK
	EXISTING LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SIGHT DISTANCE LINE
	PROPOSED RETAINING WALL

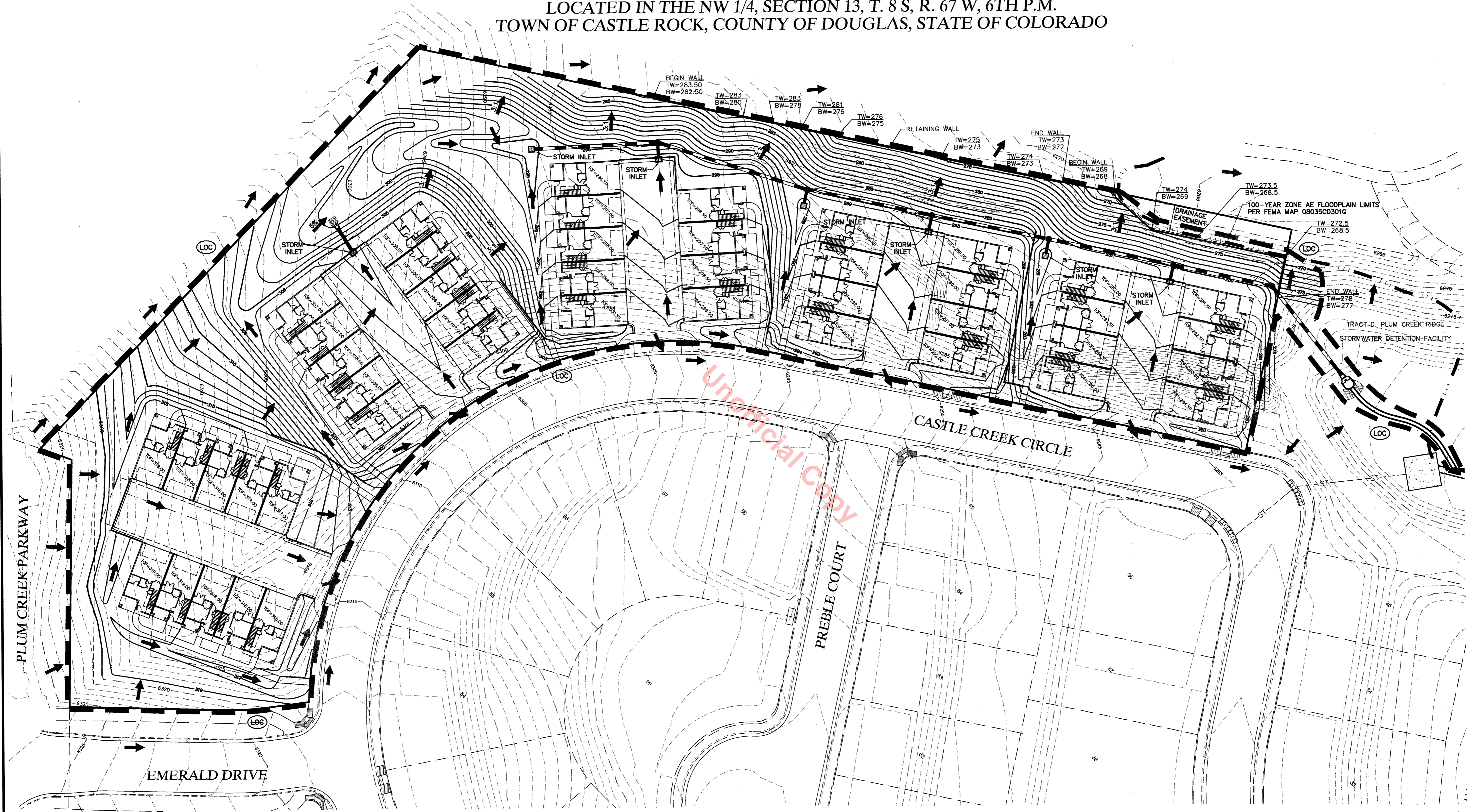
SITE PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #1
PROJECT NO. SDP16-0009
DATE: MAY 10, 2016
SHEET 2 OF 8

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

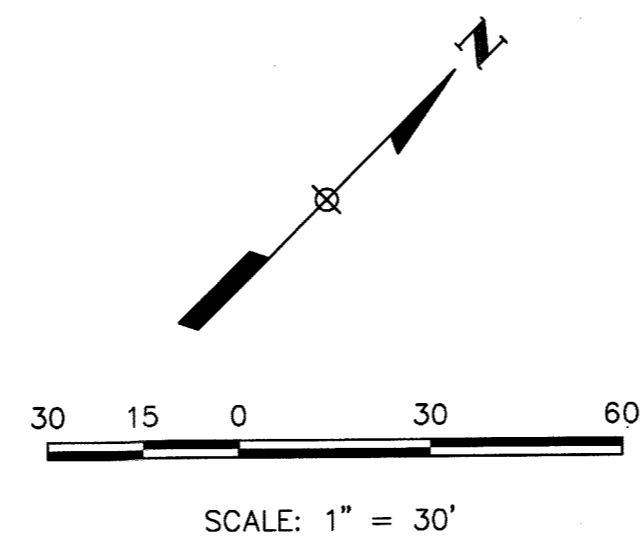
3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB
- PROPOSED RETAINING WALL
- - - ST - - - EXISTING STORM SEWER
- PROPOSED STORM SEWER
- LOC — LIMITS OF CONSTRUCTION



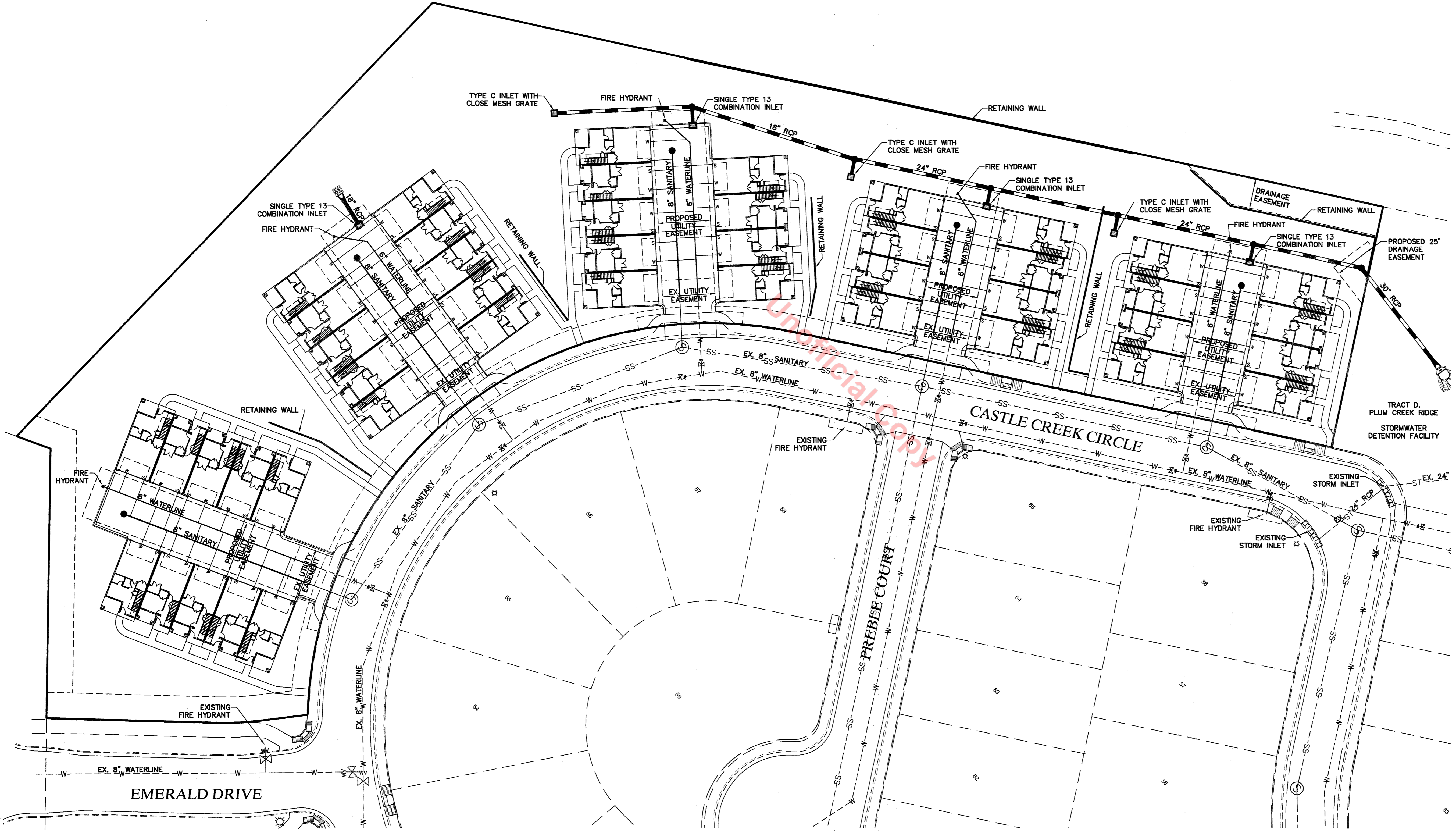
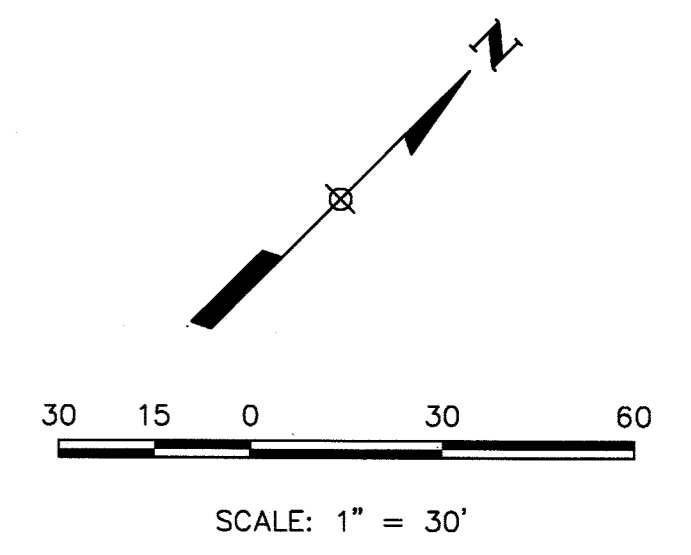
GRADING PLAN
 PLUM CREEK RIDGE AT CASTLE ROCK
 SITE DEVELOPMENT PLAN, AMD. #1
 PROJECT NO. SDP16-0009
 DATE: MAY 10, 2016
 SHEET 3 OF 8



PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATERLINE
- GAS — EXISTING GAS PIPE
- E — EXISTING OVERHEAD UTILITY
- ST — EXISTING STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED LIGHT POLE
- W — PROPOSED DOMESTIC WATER SERVICE
- F — PROPOSED FIRELINE
- S — PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER

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 BLUE-EAST WATER PRESSURE ZONE.
5. ELEVATIONS SHOWN ARE ON THE NAVD88 DATUM.

UTILITY PLAN
 PLUM CREEK RIDGE AT CASTLE ROCK
 SITE DEVELOPMENT PLAN, AMD. #1
 PROJECT NO. SDP16-0009
 DATE: MAY 10, 2016
 SHEET 4 OF 8



PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
SUBJECT TO RESIDENTIAL / NON-RESIDENTIAL INTERFACE REGULATIONS

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FAIRGROUNDS - TOWN OF CASTLE ROCK
ZONED PLUM CREEK RIDGE PLANNED COMMERCIAL
SUBJECT TO RESIDENTIAL / NON-RESIDENTIAL INTERFACE REGULATIONS

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
RURAL RESIDENTIAL
SUBJECT TO RESIDENTIAL / NON-RESIDENTIAL INTERFACE REGULATIONS



PLUM CREEK PARKWAY
(R.O.W. VARIES)

PHASE II
RIGHT-OF-WAY
LANDSCAPING
(5 TREES & 20
SHRUBS MIN)

EMERALD DRIVE
(74' R.O.W.)

PREBLE COURT

CASTLE CREEK CIR.
(45' R.O.W.)

PROPOSED
25' DRAINAGE
EASEMENT

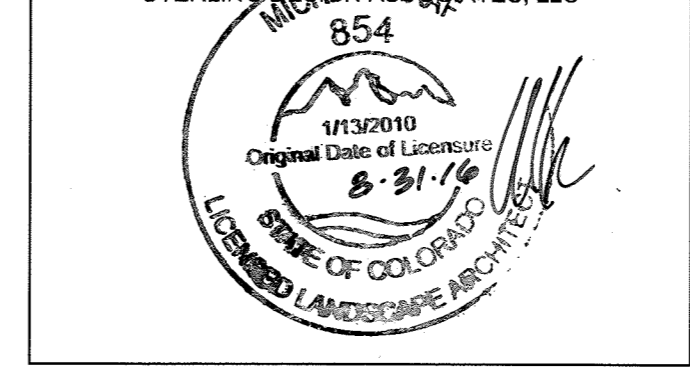
NEW AUSTRIAN & LIMBER PINE
PLANTINGS TO BE REPLANTED MIN.
10' FROM STORM SEWER LINE &
OUTSIDE OF ANY UTILITY EASEMENT

TRACT D.
PLUM CREEK RIDGE
USE: OPEN SPACE & DRAINAGE EASEMENT
(STORMWATER DETENTION FACILITY)
OWNER: PLUM CREEK ASSOC. LLC

MATERIAL LEGEND

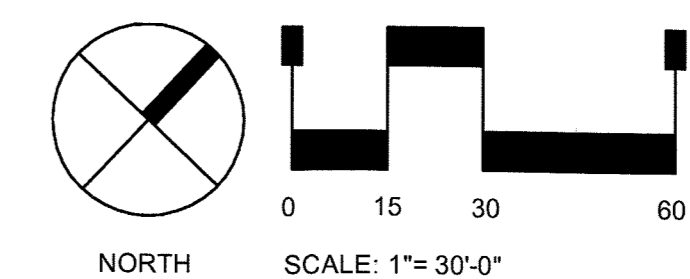
	DECIDUOUS SHADE TREE (LOW-MODERATE HYDROZONE) - 2" CAL.		ORNAMENTAL TREE (LOW-MODERATE HYDROZONE) - 1 1/2" CAL. OR 6' HT. MULTI-STEM		BUFFALO GRASS SOD (LOW HYDROZONE)
	EVERGREEN TREE (LOW HYDROZONE) 6' HT.		EVERGREEN AND DECIDUOUS SHRUBS (LOW-MODERATE HYDROZONE) - 5 GAL.		NATIVE SEED MIX - NON IRRIGATED (VERY LOW HYDROZONE)
			PERENNIALS (MODERATE HYDROZONE)		PHASE 1 VEGETATION TO REMAIN

PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT,
REGISTRATION NO. 854 FOR AND ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC © 2016

TOWN OF CASTLE ROCK - UTILITIES DEPT.
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/17



LANDSCAPE CONCEPT PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #1
PROJECT NO. SDP16-0009
DATE: JUNE 9, 2016
SHEET 5 OF 10

Sterling Design Associates, Inc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE WORKSHEET



Multi-Family Landscape Site Inventory

Town of Castle Rock Registered Professional Michael Haaf
 Town of Castle Rock Registration # 15-1105 State of Colorado License Landscape Architect # 854
 Company Name Sterling Design Associates, llc Address 2009 W. Littleton Blvd. #300, Littleton, CO 80120
 Phone 303-794-4727 x210 Email Mike@SterlingDesignAssociates.com Date 3/30/16
 PROJECT NAME Lot 67, Plum Creek Ridge

Gross Site Area	Landscape Area in 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
145,416 SF	86,244 SF	7,183 SF Buffalo Grass 50,685 SF seed mix	984 SF	58	58	120	120	4 yds/ 1,000 SF	Yes X No
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 Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
19,738 SF	1,974 SF	N/A	0 SF	N/A	N/A	4	4	8	8

Revised April 2013

LANDSCAPE WORKSHEET

CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Type	App Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sf for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
A	Drip Irrigated Shrubs, Trees & Perennials	1.43	L-Mod	0.29	24,945 sf	3.00	85,494 sf	3.0 x 24,945/85,494 = .88
B	Spray Irrigated Buffalo Grass Sod	1.21	L	0.09	8,042 sf	2.25	85,494 sf	2.25 x 8,042/85,494 = .22
C	Spray Irrigated Native Seed	1.00	VL	0.62	52,507 sf	1.00	85,494 sf	1 x 52,507/85,494 = .62
Total of the CLWUR = 1.72								

LANDSCAPE NOTES

- COORDINATION**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE**
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING**
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1. LESS THAN 6 mmhos/cm SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 1 LBS. OF 20-10-5 SLOW RELEASE COMMERCIAL FERTILIZER PER THOUSAND SF OR AS RECOMMENDED BY SOIL TEST. ROTOTILL AMENDMENTS AND TOPSOIL TO A MINIMUM DEPTH OF SIX INCHES.
- PLANTING**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED BY SOIL TEST.
- EDGING**
INSTALL 4" RYERSON ROLLTOP STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS.
- MULCH**
INSTALL WESTERN RED CEDAR MULCH A MINIMUM OF 4" DEEP (NO FABRIC) UNLESS OTHERWISE SHOWN.
- COBBLE**
2"-4" ROUNDED COBBLE MINIMUM 2" DEEP OVER DEWITT PRO 5 FILTER FABRIC OR EQUAL.
- SIGHT TRIANGLES**
ALL SHRUBS WITHIN SIGHT TRIANGLES MUST BE LESS THAN 30" TALL, TO BE DETERMINED IN DETAIL WITH THE CONSTRUCTION DOCUMENTS.
- MAINTENANCE**
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.

LANDSCAPE DATA

AREA	TOTAL AREA IN SF	REQUIRED AREA	REQUIRED TREES*	PROPOSED TREES	REQUIRED SHRUBS**	PROPOSED SHRUBS
Gross Site	145,416 sf	20% = 29,083 sf	(29,083 sf / 1,000 sf) x2 = 58 (min. 50% to be large canopy)	58	(29,083 sf / 1,000 sf) x4 = 116	120
Parking***	19,738 sf	10% = 1,974 sf	(1,974 sf / 1,000 sf) x2 = 4 canopy trees	4	(1,974 sf / 1,000 sf) x4 = 8	8

* Required Trees = 2 trees per 1,000 sf of required landscape area.
 ** Required Shrubs = 4 shrubs per 1,000 sf of required landscape area.
 *** Parking Area requirement is included in and counts towards the landscape requirements for the gross site.

AREA	MEASUREMENT	REQUIREMENT	REQUIRED TREES*	PROPOSED TREES	REQUIRED SHRUBS**	PROPOSED SHRUBS
Right of Way (Plum Creek Parkway)	178 lf	1 large tree & 4 shrubs per 40 lf. of r.o.w.	(178 lf / 40 lf) x1 = 5 large trees	5	(178 lf / 40 lf) x4 = 20	20
Street Trees	731 lf - 150 lf = 581 lf	1 canopy tree per 40 lf within 16' of back of curb	(731 lf - 150 lf driveways) / 40 = 15 canopy trees	15	--	--
Passive Use Areas*	2 areas = 4,474 sf	min. 3,000 sf w / min. 3 trees	(4,474 / 3,000) x3 = 5 canopy trees	5	--	--
Interface Screening*	--	varied plant spacing, clustering & height	--	42 evergreen & deciduous trees	--	--

* Passive Use Areas and Interface Screening requirements are included in and count toward the landscape requirements for the gross site.

TOWN OF CASTLE ROCK NOTES

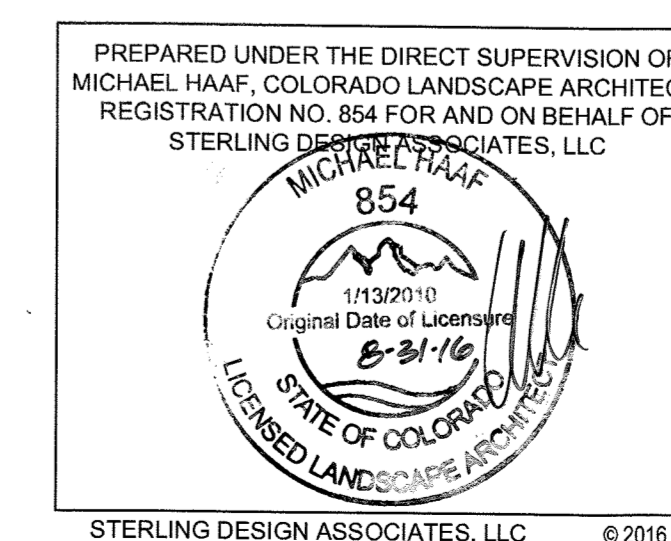
- STANDARDS**
ALL WORK SHALL CONFORM TO THE CURRENT ADDITION OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA SECTION 4.2.3D5E AND WATER USE MANAGEMENT PLAN.
- INSTALLATION**
ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS SHALL BE ACCOMPLISHED BY A LANDSCAPE PROFESSIONAL INSTALLER THAT IS REGISTERED WITH THE TOWN OF CASTLE ROCK.
- MAINTENANCE**
LANDSCAPE MAINTENANCE SHALL MEET THE TOWN OF CASTLE ROCK REQUIREMENTS.
- EASEMENTS**
NO TREES OR PERMANENT STRUCTURES ARE ALLOWED WITHIN UTILITY AND DRAINAGE EASEMENTS.

CONCEPTUAL LANDSCAPE PLAN STANDARD 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.

CONCEPTUAL LANDSCAPE PLAN IRRIGATION NOTES

- DECIDUOUS TREES TO BE IRRIGATED VIA DRIP AND OR SPRAY.
- EVERGREEN TREES TO BE IRRIGATED VIA DRIP AND OR SPRAY.
- SHRUBS TO BE IRRIGATED VIA DRIP
- NATIVE GRASS ON SLOPES LESS THAN 3:1 TO BE TEMPORARILY IRRIGATED VIA ROTOR AND OR SPRAY. SLOPES EQUAL TO 3:1 SHALL NOT BE IRRIGATED BY OVERHEAD SPRAY.
- TURF GRASS MIX TO BE IRRIGATED VIA SPRAY.



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 TOWN OF CASTLE ROCK - UTILITIES DEPT.
 MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
 REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/17

LANDSCAPE NOTES
 PLUM CREEK RIDGE AT CASTLE ROCK
 SITE DEVELOPMENT PLAN, AMD. #1
 PROJECT NO. SDP16-0009
 DATE: JUNE 9, 2016
 SHEET 6 OF 10



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 www.SterlingDesignAssociates.com

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COLOR SCHEME*	
1	BODY 1: SHERWIN-WILLIAMS, OR SIM. COLOR: SW6073 PERFECT GREIGE
2	BODY 2: SHERWIN-WILLIAMS, OR SIM. COLOR: SW7614 FOOTHILLS
3	BODY 3: SHERWIN-WILLIAMS, OR SIM. COLOR: SW6266 GRANITE PEAK
4	TRIM: SHERWIN-WILLIAMS, OR SIM. COLOR: SW7675 SEALSKIN
5	SHINGLE ROOF: GAF, OR SIM. COLOR: WEATHERED WOOD
6	METAL ROOF: SHEFFIELD METALS, OR SIM. COLOR: ASH GRAY
7	STONE VENEER: EL DORADO, OR SIM. COLOR: CHAPEL HILL STACKED STONE

*ALL COLOR AND MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.



4 4-PLEX RIGHT ELEVATION
1/8" = 1'-0"



3 4-PLEX REAR ELEVATION
1/8" = 1'-0"



2 4-PLEX LEFT ELEVATION
1/8" = 1'-0"



1 4-PLEX FRONT ELEVATION
1/8" = 1'-0"

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

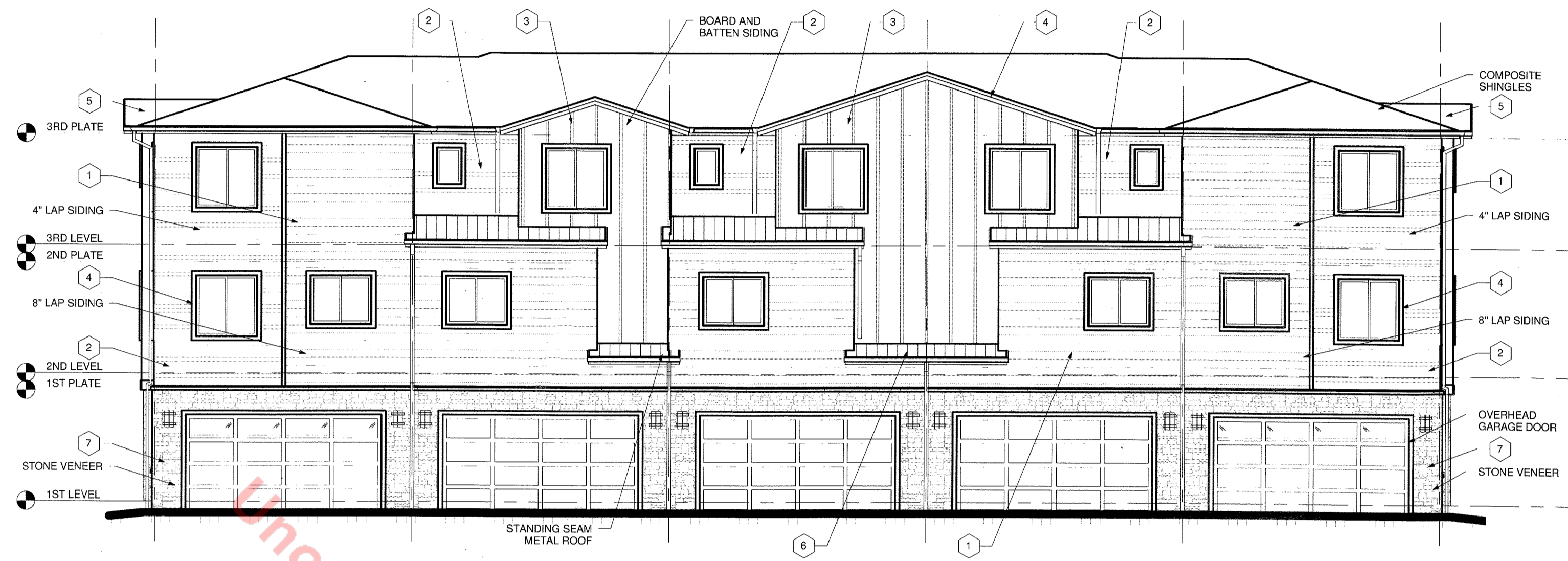
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4	TRIM: SHERWIN-WILLIAMS, OR SIM. COLOR: SW7876 SEALSKIN
5	SHINGLE ROOF: GAF, OR SIM. COLOR: WEATHERED WOOD
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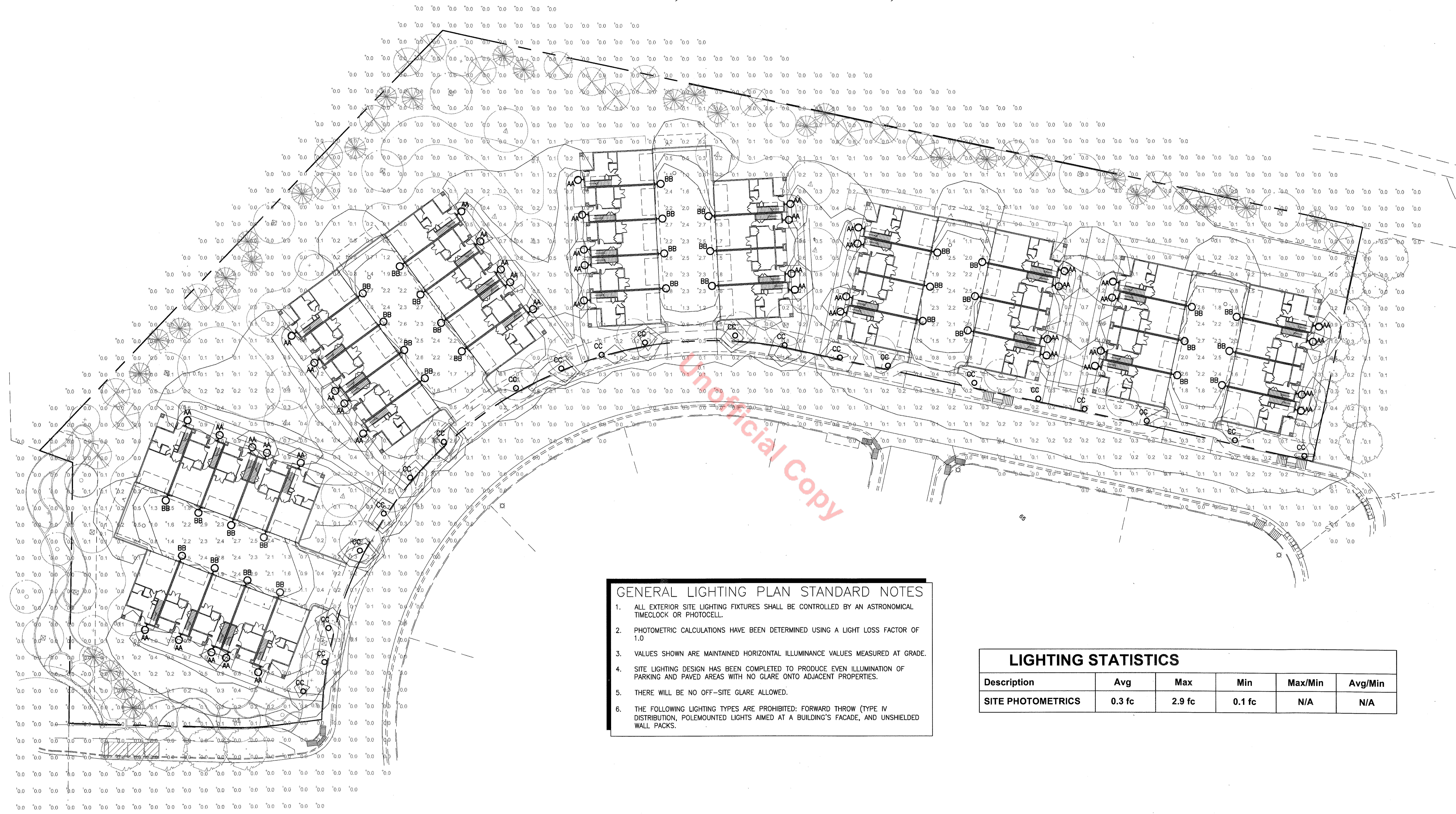


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PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- GENERAL LIGHTING PLAN STANDARD NOTES**
1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCCELL.
 2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
 3. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 4. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH NO GLARE ONTO ADJACENT PROPERTIES.
 5. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 6. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV DISTRIBUTION), POLEMOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

LIGHTING STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE PHOTOMETRICS	0.3 fc	2.9 fc	0.1 fc	N/A	N/A

