

**SITE DEVELOPMENT PLAN GENERAL NOTES**

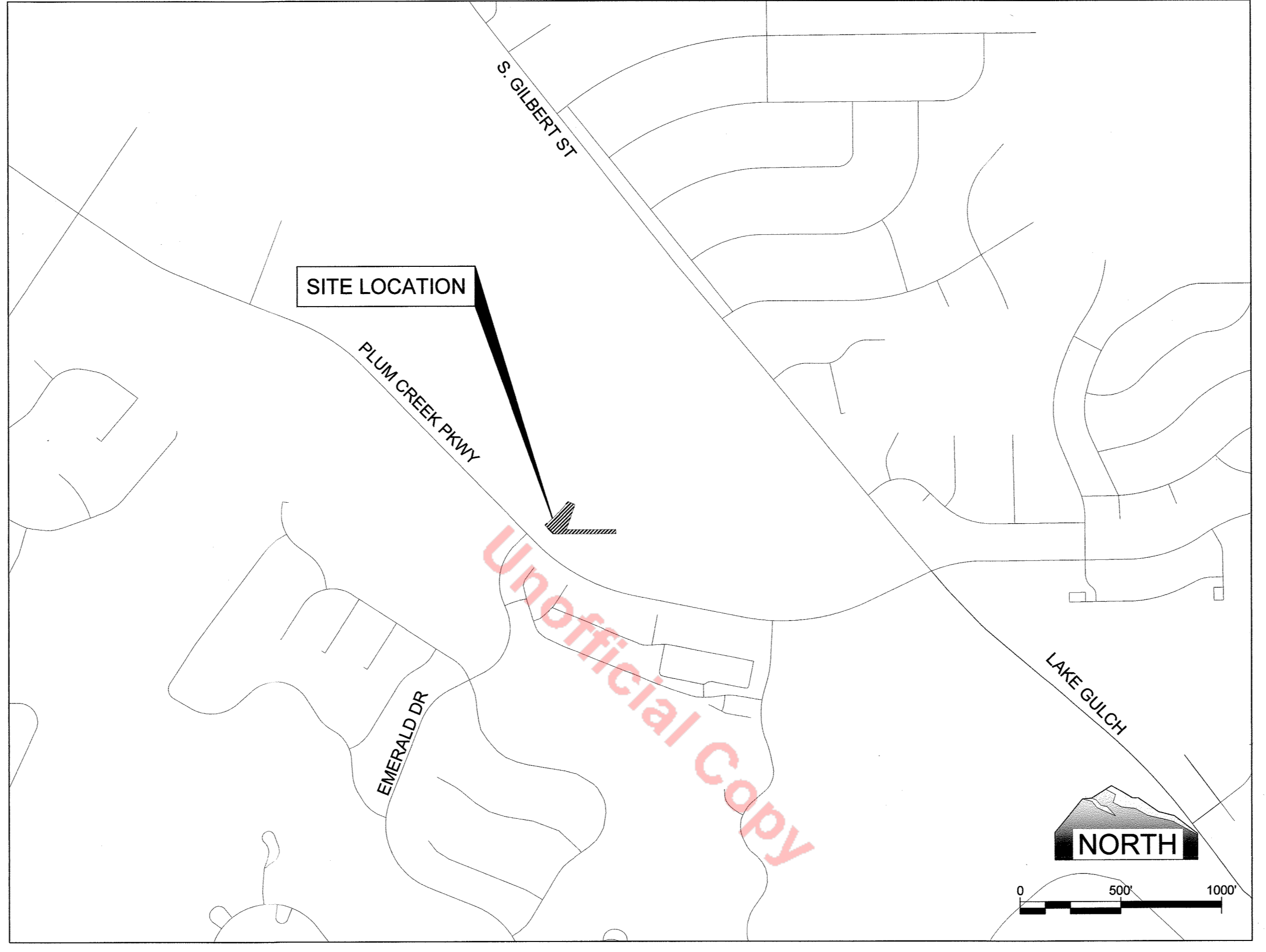
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- EASTERN, NORTHEASTERN PORTIONS OF THE PROPERTY ARE CONTAINED WITHIN THE SELLARS GULCH FLOODPLAIN AS IDENTIFIED ON FEMA FIRM MAP NUMBER 08036CO 301F, REVISED SEPTEMBER 30TH, 2005.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED "PLANNED DEVELOPMENT."
- 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 THE DEVELOPER AND/OR THE ASSIGNEES.
- 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.
- THIS PROPERTY IS SUBJECT TO THE CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS.
- 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.

**FIRE NOTES**

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

# PLUM CREEK RIDGE at CASTLE ROCK SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOCATED WITHIN THE  
 NW 1/4 SECTION 13, T8S, R67W, 6TH P.M.  
 IN  
 TOWN OF CASTLE ROCK,  
 DOUGLAS COUNTY, COLORADO



**LEGAL DESCRIPTION:**  
 TRACT A, PLUM CREEK RIDGE AT CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF,  
 COUNTY OF DOUGLAS, STATE OF COLORADO.

SUMMARY TRACT TABLE		
NAME	OWNERSHIP / RESPONSIBILITY	USE
TRACT A	HOME OWNER ASSOCIATION	LANDSCAPE
TRACT B	TOWN OF CASTLE ROCK	OPEN SPACE & DRAINAGE
TRACT C	HOME OWNER ASSOCIATION	EMERGENCY ACCESS
TRACT D	HOME OWNER ASSOCIATION	DRAINAGE
TRACT E	HOME OWNER ASSOCIATION	LANDSCAPE

**BASIS OF BEARINGS**  
 BEARINGS ARE ASSUMED AND BASED ON CONSIDERATION THAT THE SOUTH LINE OF THE SUBJECT PROPERTY BEARS N89°48'56"E AS SHOWN HEREON BETWEEN THE IDENTIFIED MONUMENTS.

**BENCHMARK**  
 STATION NAME: 3020015  
 DOUGLAS COUNTY CONTROL  
 ELEVATION: 6255.22 (NAVD88)

**SHEET INDEX**

- COVER SHEET
- SITE PLAN NOTES & DETAILS

**OWNER / DEVELOPER**

**RICHMOND AMERICAN HOMES**  
 4350 S. Monaco Street  
 Denver, CO 80237  
 P: 720.977.3839

**CIVIL ENGINEER**

**FABRE ENGINEERING, INC.**  
 2063 Pinon Place  
 Erie, CO 80516  
 Tel: 720-536-5278

**LAND PLANNER**

**CONSILIUM DESIGN, INC.**  
 7353 South Alton Way #135  
 Centennial, Colorado 80112  
 Tel: 303.224.9520

**SURVEYOR**

**DAVID E. ARCHER & ASSOCIATES, INC.**  
 105 Wilcox St.  
 Castle Rock, Colorado 80104  
 Tel: 303-688-4642

**TITLE CERTIFICATION**  
 I, Laura Rivel, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE 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.  
 AUTHORIZED REPRESENTATIVE  
Stewart Title Company  
 TITLE COMPANY  
 SIGNED THIS 23rd DAY OF May, 2016.

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF May  
 2016 BY Laura Rivel AS AUTHORIZED REPRESENTATIVE  
 OF Stewart Title Company

WITNESS MY HAND AND OFFICIAL SEAL.  
Melissa Nixon  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 5-15-2019

**LINDSEY MELISSA NIXON**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154019414  
 MY COMMISSION EXPIRES MAY 15, 2019

**SURVEYOR'S CERTIFICATE**  
 I, Dee Allen, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT UNDER MY SUPERVISION AND INSTRUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.  
Dee Allen  
 REGISTERED PROFESSIONAL SURVEYOR  
 DATE: 5-25-16

**CIVIL ENGINEER'S CERTIFICATE**  
 I, Chad C Fabre, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
Chad C Fabre  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: 5/17/16

**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 10:22am ON THE 2nd DAY OF June, 2016 AT RECEPTION NO. 2016034789.

**DOUGLAS COUNTY CLERK AND RECORDER**  
 BY Sandra C. Searcy, Deputy  
 DEPUTY

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
 THIS (name of document) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 20 DAY OF MAY, 2016.  
[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

**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.  
Eric R. Kubly  
 RICHMOND AMERICAN HOMES OF COLORADO INC., A DELAWARE CORPORATION  
 SIGNED THIS 19 DAY OF May, 2016.

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF May  
 2016 BY Eric R Kubly AS VP of Land Development OF  
 RICHMOND AMERICAN HOMES OF COLORADO, INC.

WITNESS MY HAND AND OFFICIAL SEAL.  
Angela M. Lashley  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6-11-2019

**ANGELA M. LASHLEY**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20094018284  
 MY COMMISSION EXPIRES JUNE 11, 2019

PREPARED FOR  
 RICHMOND AMERICAN HOMES  
 4350 S. Monaco Street  
 Denver, CO 80237  
 P: 720.977.3839  
 C: 814.525.0807  
 F: 303.488.4611

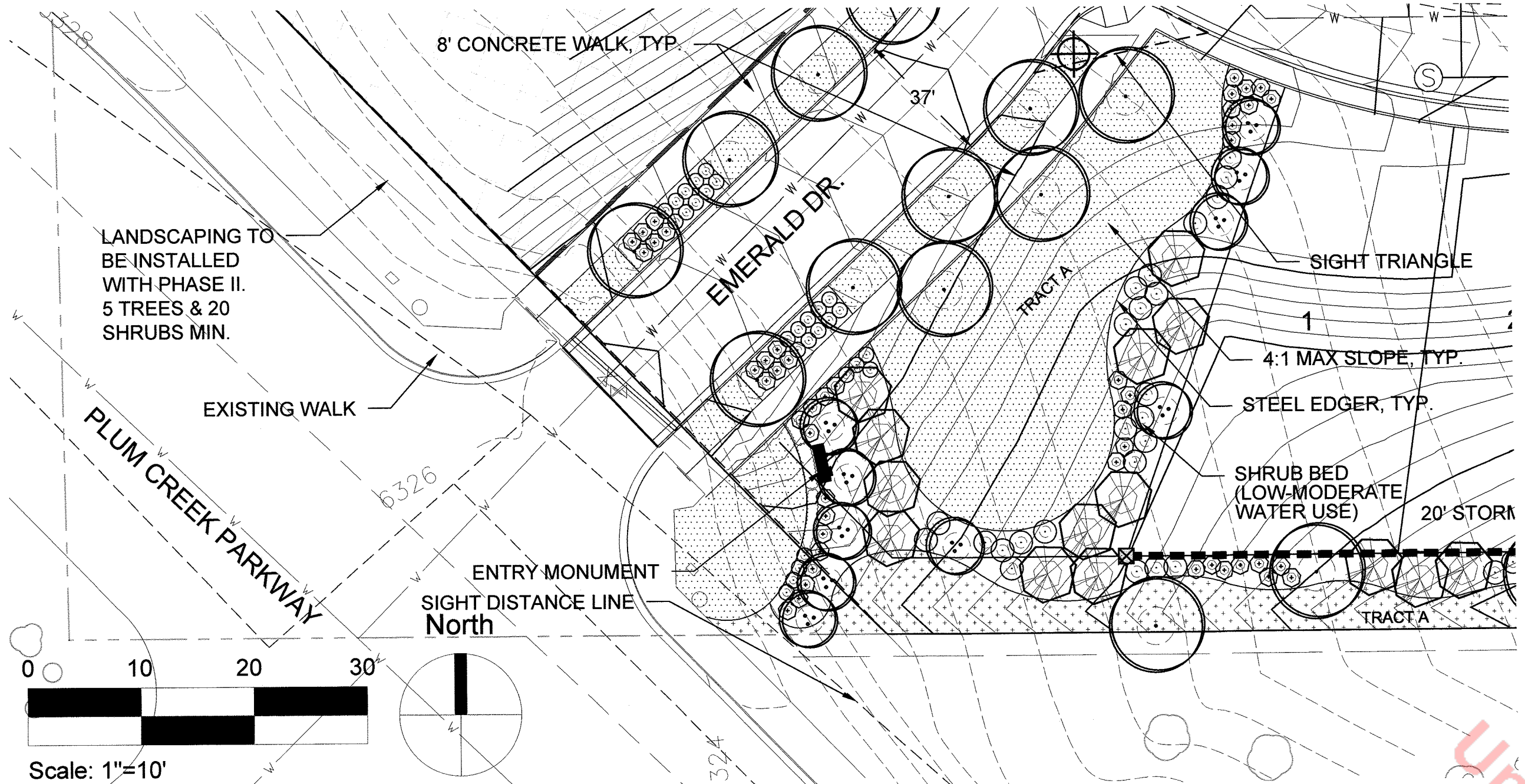
RESPONSE TO STAFF COMMENTS	DATE	BY	CHK
1	4/20/16	DH	

**CONSILIUM DESIGN**  
 7353 S ALTON WAY STE. 135  
 CENTENNIAL, CO 80112  
 303-224-9520

**PLUM CREEK RIDGE  
 AT CASTLE ROCK  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 2  
 COVER SHEET**

# PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN AMENDMENT NO. 2

LOCATED WITHIN THE  
NW 1/4 SECTION 13, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK,  
DOUGLAS COUNTY, COLORADO



**1 ENTRY SIGN SITE PLAN & LANDSCAPE PLAN AMENDMENT**  
L.1 SCALE: 1"=10'

**LEGEND**

- DECIDUOUS SHADE TREE (LOW-MODERATE HYDROZONE) - 2" CAL.
- EVERGREEN TREE (LOW HYDROZONE) 6' HT.
- BUFFALO GRASS SOD (LOW HYDROZONE)
- NATIVE SEED MIX - NON IRRIGATED (VERY LOW HYDROZONE)
- ORNAMENTAL TREE (LOW-MODERATE HYDROZONE) - 1 1/2" CAL. OR 6' HT. MULTI-STEM
- EVERGREEN AND DECIDUOUS SHRUBS (LOW-MODERATE HYDROZONE) - 5 CAL
- 6' PRIVACY FENCE
- FENCE COLUMN
- EDGER
- STREET LIGHT
- MAILBOX CLUSTER
- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO REMAIN

**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.
- PRIVACY FENCE SHOWN ON LANDSCAPE SHEETS AND DETAILED BELOW FOR LOTS 1 THROUGH 11, AND 16-18 (THOSE LOTS ABUTTING THE OPEN SPACE BUFFER) TO BE INSTALLED AT THE TIME OF HOME CONSTRUCTION FOR EACH INDIVIDUAL LOT. LOT AND PERIMETER FENCING FOR REMAINING LOTS WILL BE INSTALLED AT TIME OF HOME CONSTRUCTION AND WILL GENERALLY BE CONSISTENT WITH DETAIL.

**LANDSCAPE SUMMARY TABLE:**

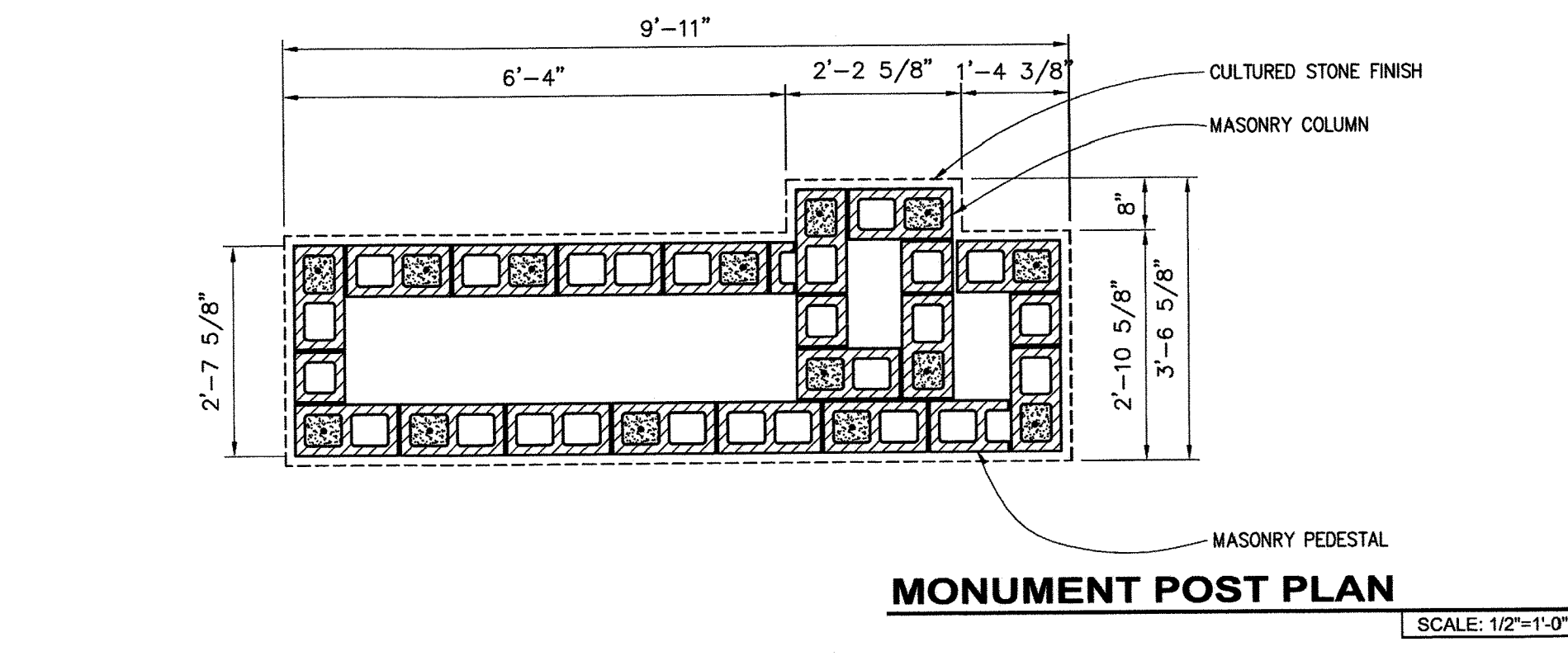
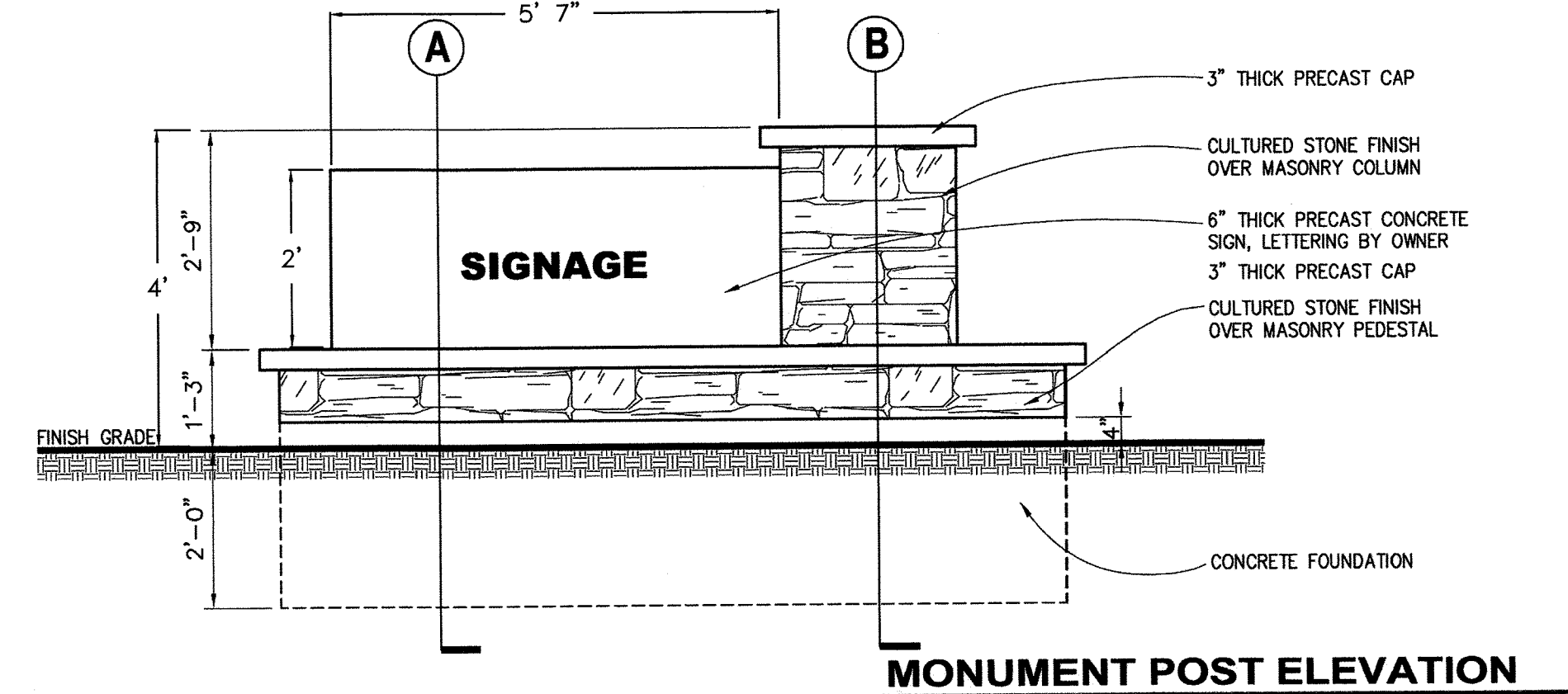
TOTAL SITE AREA:	25.77 AC.
PHASE 1 SDP (SINGLE FAMILY) AREA:	21.35 AC.
RIGHT OF WAY AREA:	3.19 AC.
SINGLE FAMILY LOT AREA:	10.17 AC.
OPEN SPACE/LANDSCAPE AREA:	7.99 AC. (37% OF SDP)
UNDISTURBED OPEN SPACE/FLOODPLAIN:	4.91 AC.
NON-IRRIGATED NATIVE IN UTILITY/TRAIL/DETENTION:	1.29 AC.
LANDSCAPE AREA:	1.78 AC.
RIGHT OF WAY (ROW) LANDSCAPE REQ.:	16 TREES 69 SHRUBS
RIGHT OF WAY LANDSCAPE PROVIDED:	16 TREES 69 SHRUBS
- (1 TREE & 4 SHRUBS PER 40 LN. FT. OF ROW)	
- 840 LN. FT. OF ROW ON PLAN	
UNDISTURBED OPEN SPACE / FLOODPLAIN	213,962 SF
DISTURBED NON-IRRIGATED NATIVE NOT INCLUDED IN TOTAL LANDSCAPE AREA	56,402 SF
- DETENTION POND URBAN RUNOFF ELEVATION AREA	12,550 SF
- UTILITY AND TRAIL DISTURBANCE	43,852 SF

**NOTES:**

- UNDISTURBED OPEN SPACE AND FLOODPLAIN TO REMAIN IN NATURAL CONDITION. ANY DISTURBANCE FROM UTILITIES OR ACCESS ROADS SHALL BE RESEEDED WITH NATIVE SEED.
- DETENTION POND EXCESS URBAN RUNOFF AND NATIVE AREAS DISTURBED FROM TRAIL AND UTILITIES ARE NOT A PART OF LANDSCAPE AREA. ONLY TO BE IRRIGATED UNTIL ESTABLISHED.
- ONLY AREAS DISTURBED SHALL BE LANDSCAPED PER TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION STANDARDS.

**SIGNAGE TABLE**

Sign face: 11.2 sq. ft. (proper)  
Sign face with structure total: 29' 9"  
Total sign height: 4'  
Materials: concrete and masonry with cultured stone veneer



**GENERAL NOTES:**

**BUILDING CODE:**  
2009 INTERNATIONAL BUILDING CODE

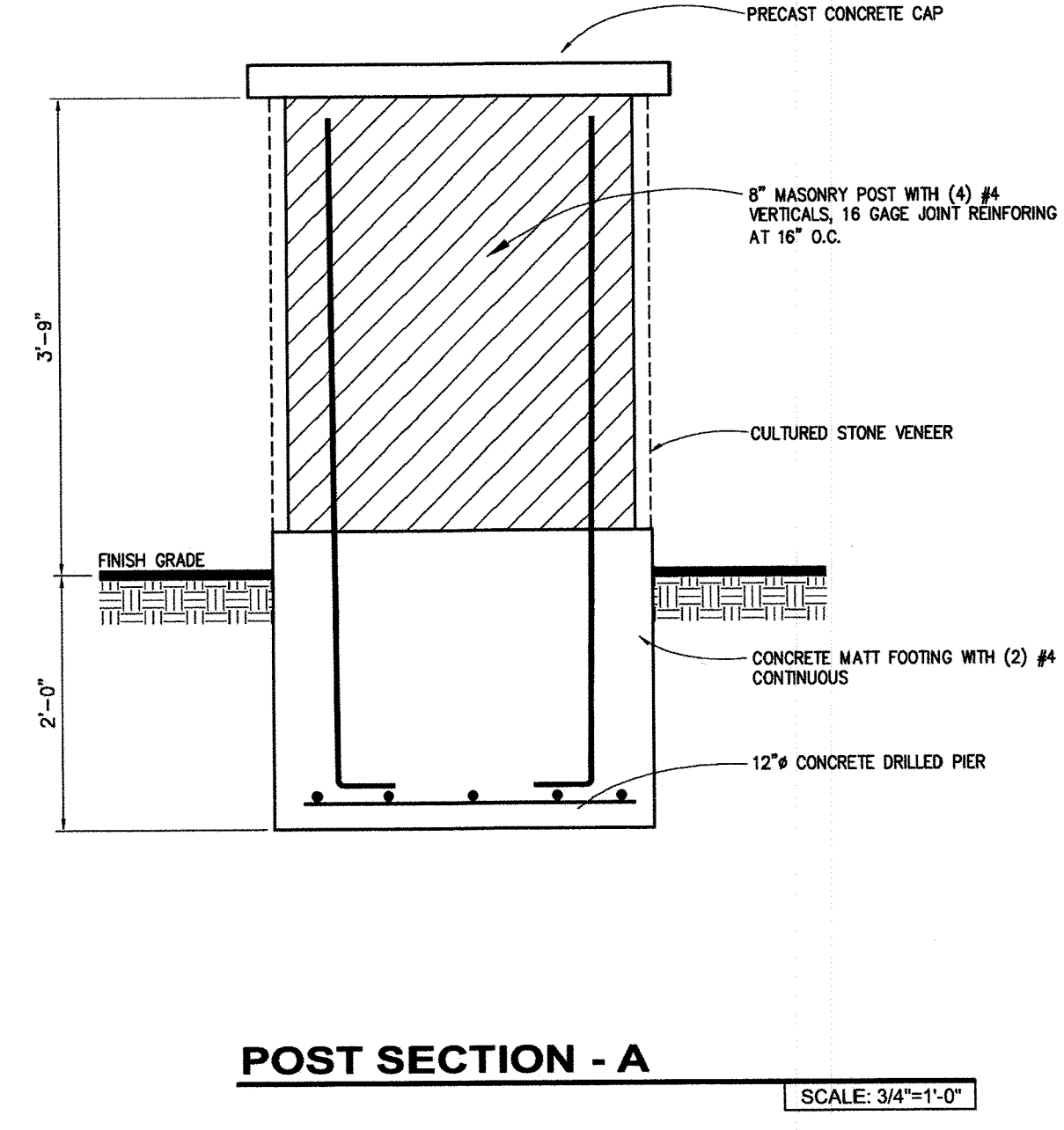
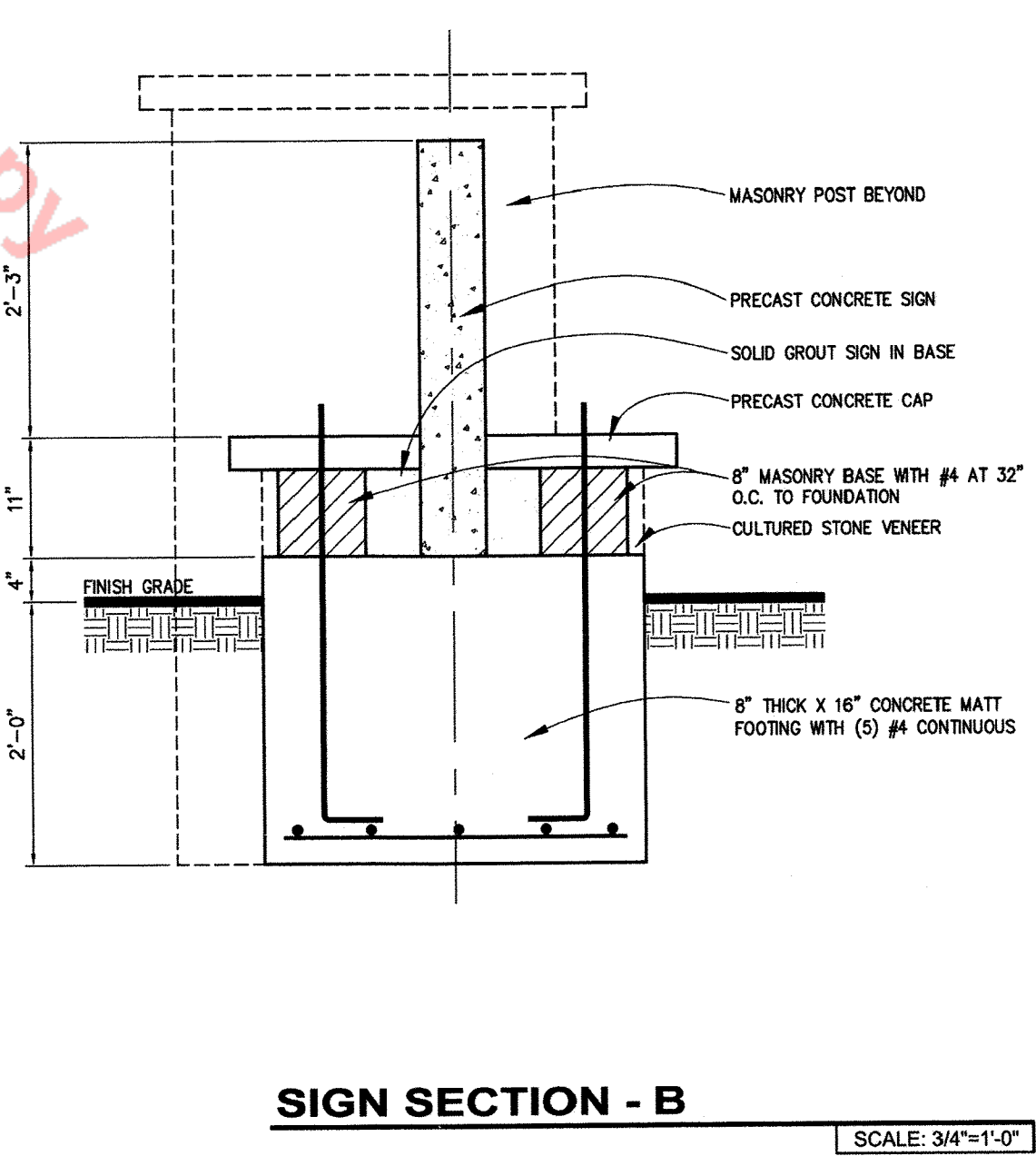
**DESIGN LOADS:**  
WIND LOAD = 90 PSF  
EXPOSURE C  
SEISMIC DESIGN CATEGORY B

**FOUNDATIONS:**  
ASSUMED SOIL BEARING CAPACITY = 1500 PSF  
LATERAL EARTH PRESSURE = 45 PSF/FT  
OWNER ACCEPTS ANY POSSIBILITY OF MOVEMENT DUE TO NORMAL SOILS DESIGN. SOILS IN AREA ARE EXPANSIVE, BUT DESIGN IS NOT INTENDED DESIGN FOR EXPANSIVE SOIL MOVEMENT. DESIGNED FOR LATERAL LOADING AND LIVE/DEAD LOADING ONLY

**CONCRETE:**  
3,000 PSI AT 28 DAYS  
GRADE 60 REINFORCING

**REINFORCING:**  
ASTM A615 Fy= 60 KSI DEFORMED BARS

**MASONRY:**  
HOLLOW CONCRETE MASONRY UNITS CONFORMING TO ASTM C90, GRADE N, TYPE 1  
F'm = 1,500 PSI  
MORTAR TYPE S 1,800 PSI  
GROUT 2,000 PSI



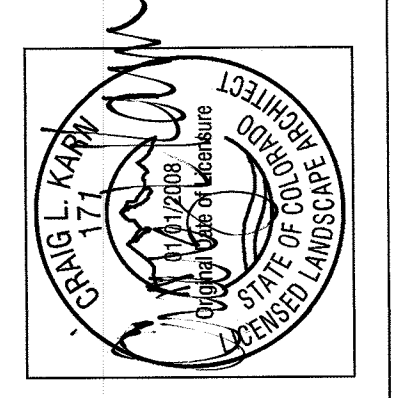
**CONCEPTUAL LANDSCAPE PLAN IRRIGATION NOTES:**

- 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 IRRIGATED VIA ROTOR AND OR SPRAY. SLOPES EQUAL TO 3:1 SHALL NOT BE IRRIGATED VIA OVERHEAD SPRAY.
- TURF GRASS MIX TO BE IRRIGATED VIA SPRAY.

**CLWUR Chart for the Town of Castle Rock**  
Plum Creek Ridge SDP Submittal

Irrig. Plant Name Zone (Common)	App Rate Zone (inches/ month)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
Buffalo Grass Sod	2 Low	11%	8,569.00	1.5	34,567.00	0.372
Irrigated Trees	3 Moderate	1%	726.00	3	34,567.00	0.063
Irrigated Shrub Bed	2 Low	32%	25,272.00	1.5	34,567.00	1.097
<b>Total of the CLWUR:</b>						<b>1.532</b>

**PREPARED FOR**  
RICHMOND AMERICAN HOMES  
4350 S. Monaco Street  
Denver, CO 80237  
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F: 303.468.4611



1	RESPONSE TO STAFF COMMENTS	4/20/16	DH
No.	Revision	Date	Chk
Designed By: DH, CK Checked By: DH, CK			

**CONSILIUM DESIGN**  
7353 S ALTON WAY, STE. 135  
CENTENNIAL, CO 80112  
303-224-9520

**PLUM CREEK RIDGE AT CASTLE ROCK**  
SITE DEVELOPMENT PLAN AMENDMENT NO. 2  
CONCEPTUAL LANDSCAPE PLAN AMENDMENT, DETAILS & NOTES

Scale:  
Date: 03/21/16  
Job No: PC-01  
File No:  
Sheet 2 of 2