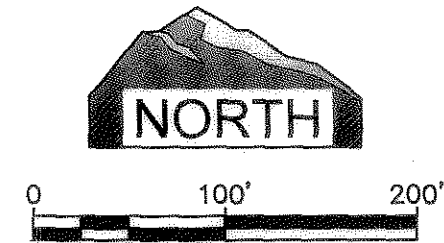
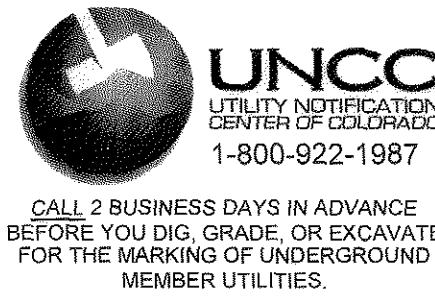


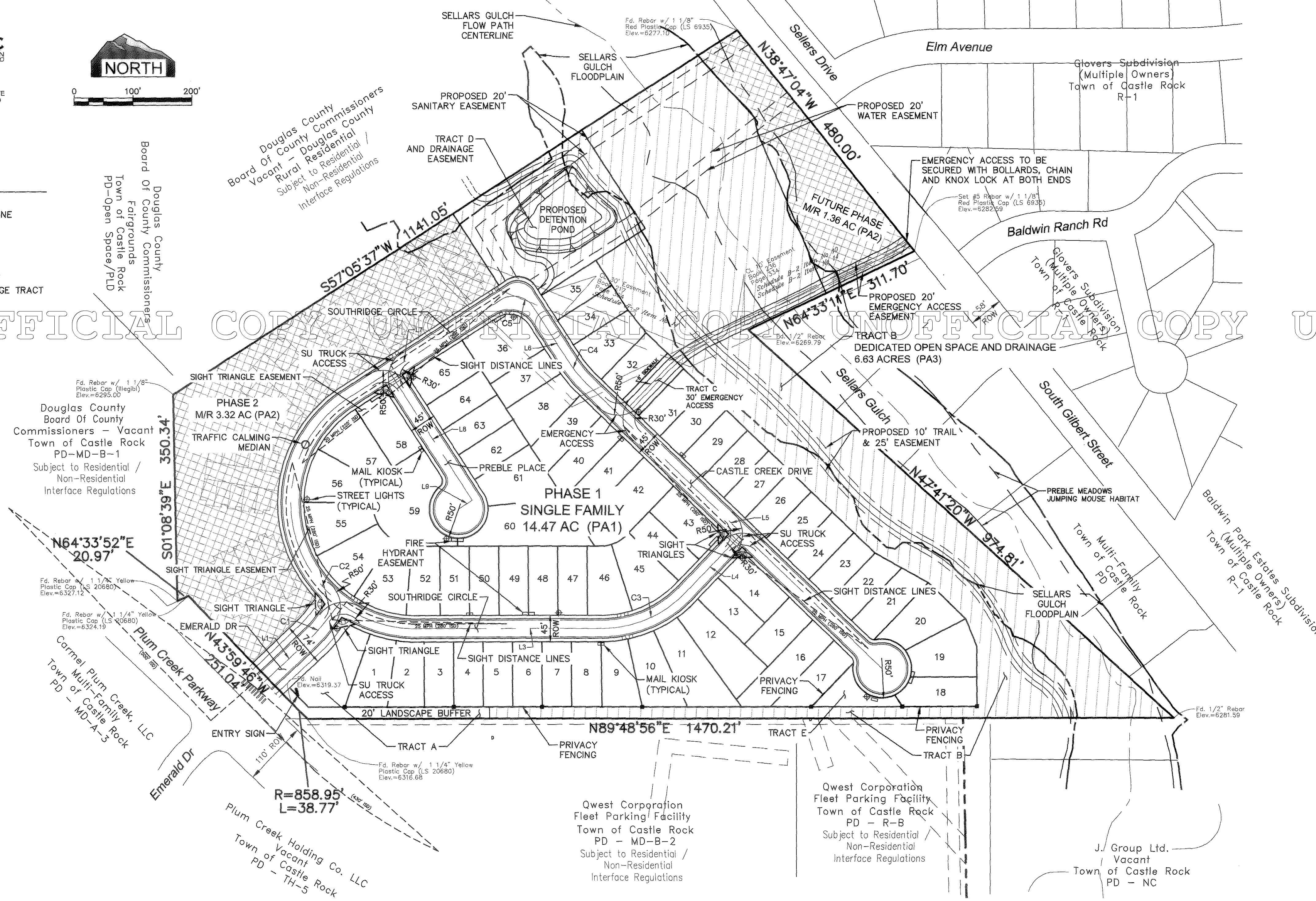
PLUM CREEK RIDGE at CASTLE ROCK SITE DEVELOPMENT PLAN

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



LEGEND

- PROPERTY LINE
- PHASE 2
- OPEN SPACE AND DRAINAGE TRACT



SITE DATA:
 ZONING:
 PA1 & PA2 = MIXED RESIDENTIAL (M/R, 4.98 TO 7.46 DU/AC)
 PA3 = OPEN SPACE
 AREAS:
 TOTAL PROPERTY AREA = 25.77 AC
 PHASE 1, SINGLE FAMILY = 14.47 AC
 PHASE 2, MIXED RESIDENTIAL = 3.32+1.36+4.68 AC
 DEDICATED OPEN SPACE = 6.63 AC
 STREET COVERAGE = 2.02 AC

UNITS:
 MAXIMUM NUMBER OF UNITS = 162 UNITS
 PHASE 1, SINGLE FAMILY = 65 UNITS PROPOSED

SINGLE FAMILY MINIMUM SETBACKS:
 A) FRONT SETBACK TO GARAGE - 20 FEET
 B) FRONT SETBACK TO SIDE LOAD GARAGE - 10 FEET
 C) SIDE YARD (INTERIOR LOT LINE) - 5 FEET
 D) SIDE YARD (CORNER LOT LINE) - 15 FEET
 E) REAR YARD - 20 FEET

SINGLE FAMILY MIN LOT SIZE = 5000 SF
 CURRENT PHASE SINGLE FAMILY EQUIVALENT UNITS (SFEs) = 65
 MAXIMUM BUILDING HEIGHT FOR SINGLE FAMILY = 36 FEET

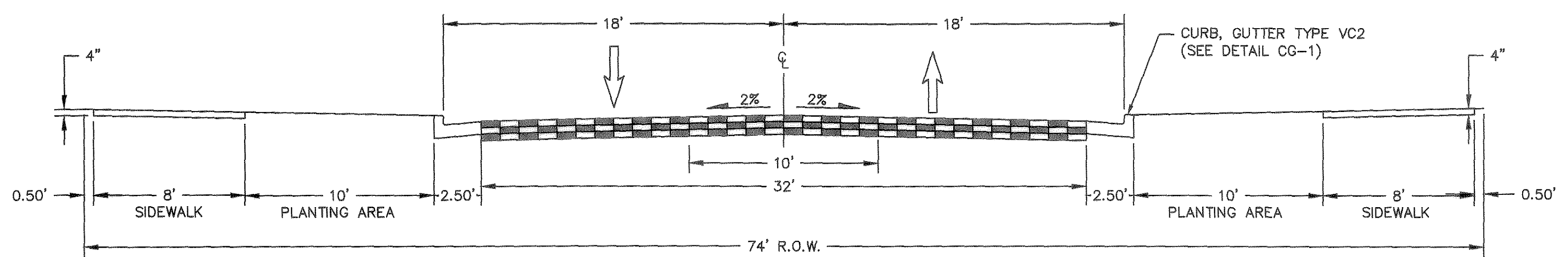
ALL IMPROVEMENTS SHOWN IN PHASE 1 NEED TO BE COMPLETE PRIOR TO ANY WORK BEING DONE IN PHASE 2

Line Table

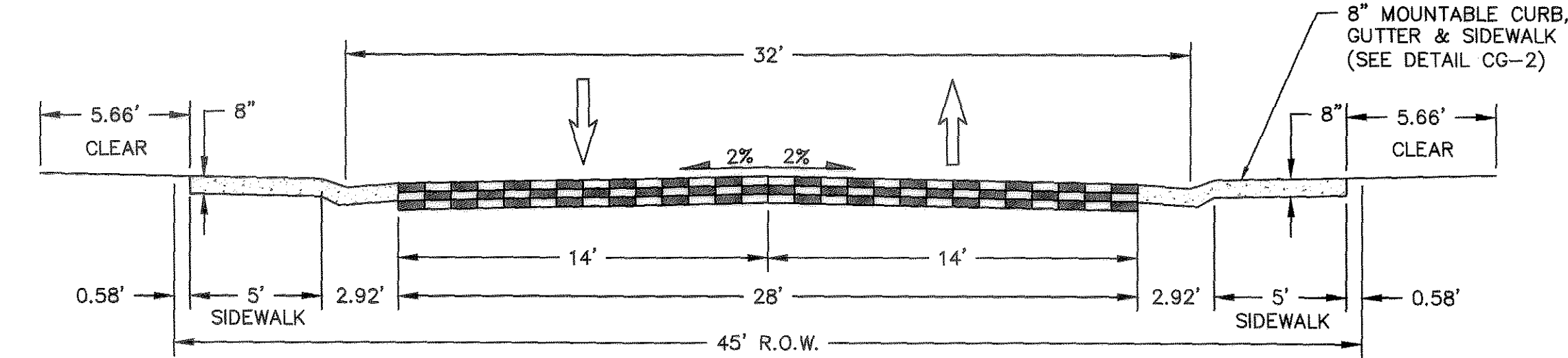
Line #	Length	Direction
L1	108.05	N46° 39' 10.46"E
L2	51.15	N44° 51' 56.09"E
L3	313.85	N89° 50' 35.75"E
L4	138.57	N43° 49' 47.97"E
L5	695.59	N46° 10' 17.65"W
L6	112.00	N32° 52' 42.58"W
L7	308.80	S57° 07' 17.40"W
L8	259.47	S32° 52' 42.60"E
L9	27.50	N57° 07' 17.40"E

Curve Table

Curve #	Length	Radius	Delta
C1	29.35	200.00	008° 24' 30"
C2	544.94	212.00	147° 16' 42"
C3	160.62	200.00	046° 00' 48"
C4	46.40	200.00	013° 17' 35"
C5	62.83	40.00	090° 00' 00"

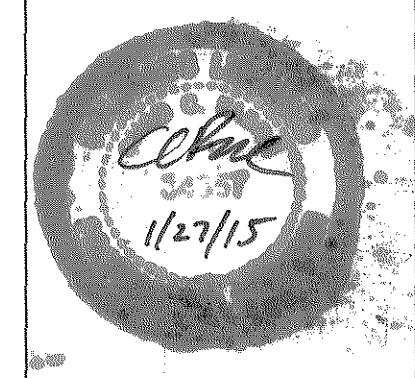


ENTRY STREET-EMERALD DRIVE
(COLLECTOR NON-RESIDENTIAL)
TYPICAL SECTION 1"=5'



LOCAL RESIDENTIAL-SOUTHRIDGE CIRCLE &
CASTLE CREEK DRIVE
TYPICAL SECTION 1"=5'

PREPARED FOR
PLUM CREEK ASSOCIATES, LLC.
 10700 E. Bathway Drive #200
 Aurora, CO 80014
 Tel: 303-760-0800



No.	Revision	Date	By	Chk

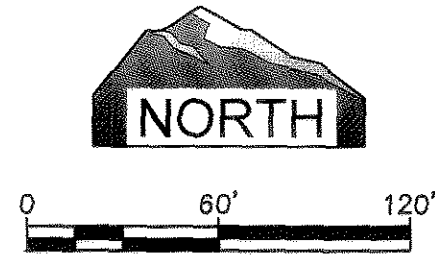
FABRE ENGINEERING
 civil, municipal, urban, land development
 2063 Piron Place
 Erie, CO 80516
 720-536-5278

PLUM CREEK RIDGE at CASTLE ROCK
 SITE DEVELOPMENT PLAN
SITE PLAN

Scale: 1"=100'
 Date: 10/23/2014
 Job No. PC-01
 File No.
 PROJECT NO. SDP14-0012
 Sheet 2 of 9

PLUM CREEK RIDGE at CASTLE ROCK SITE DEVELOPMENT PLAN

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

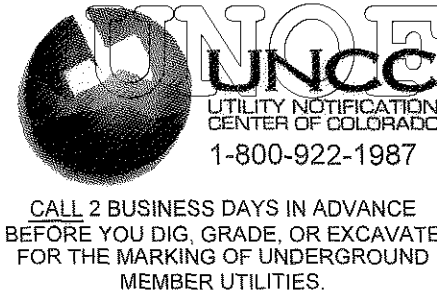


LEGEND

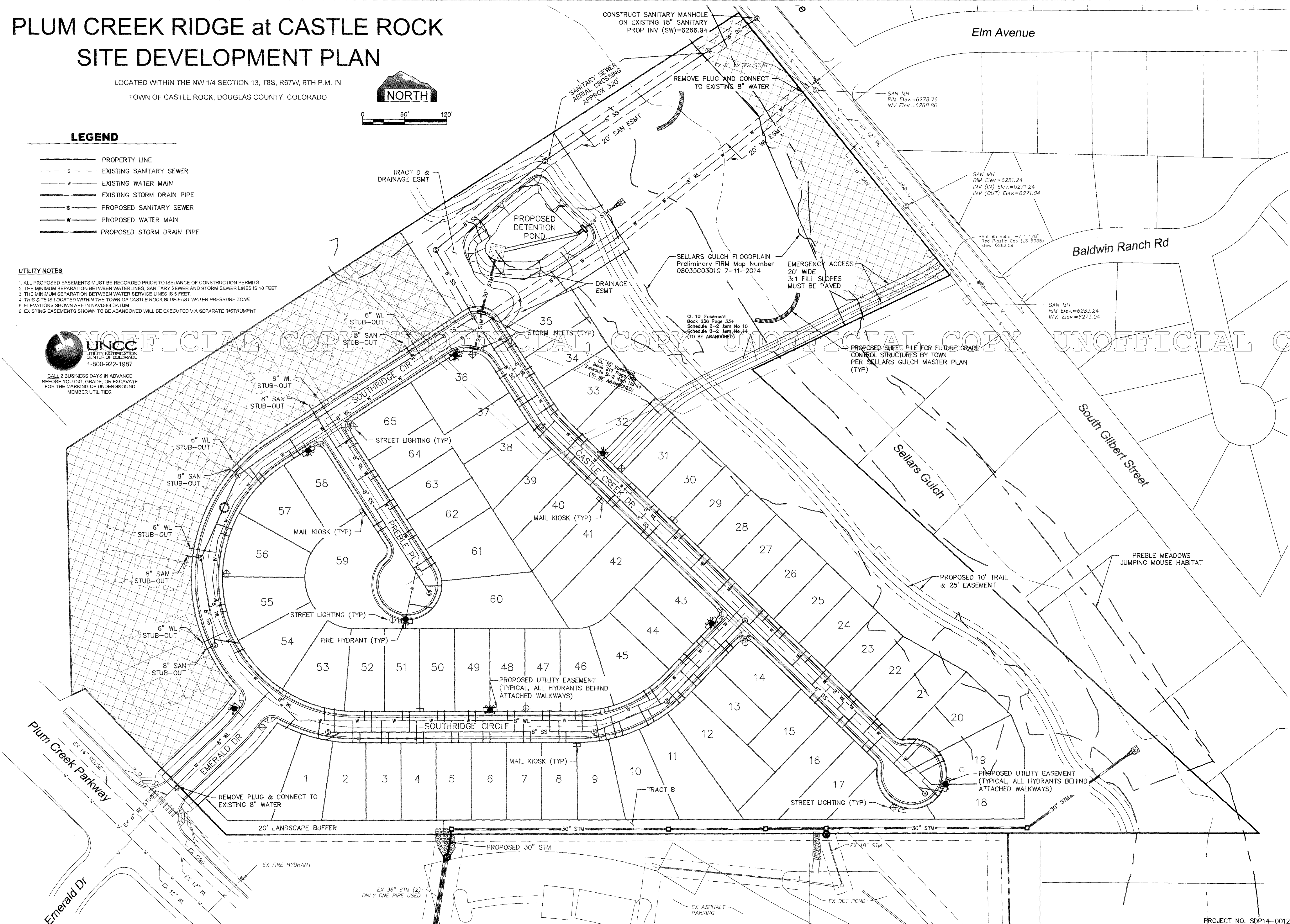
- PROPERTY LINE
- s- EXISTING SANITARY SEWER
- w- EXISTING WATER MAIN
- s- EXISTING STORM DRAIN PIPE
- s- PROPOSED SANITARY SEWER
- w- PROPOSED WATER MAIN
- s- PROPOSED STORM DRAIN PIPE

UTILITY NOTES

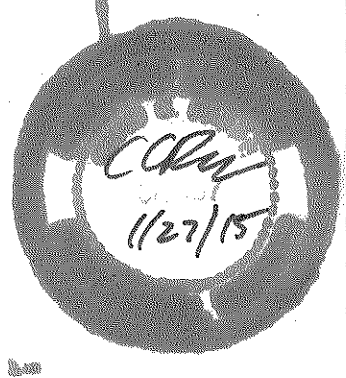
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE-EAST WATER PRESSURE ZONE.
5. ELEVATIONS SHOWN ARE IN NAVD-88 DATUM.
6. EXISTING EASEMENTS SHOWN TO BE ABANDONED WILL BE EXECUTED VIA SEPARATE INSTRUMENT.



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PLUM CREEK ASSOCIATES, LLC.
 10700 E. Hathaway Drive #200
 Aurora, CO 80014
 Tel: 303-760-0800



No.	Revision	Checked By	Date	By	Chk

FABRE ENGINEERING
 civil, municipal, urban, land development
 2063 Pinon Place
 Erie, CO 80516
 720-536-5278

PLUM CREEK RIDGE at CASTLE ROCK
 SITE DEVELOPMENT PLAN
UTILITY PLAN

Scale: 1"=60'
 Date: 10/23/2014
 Job No. PC-01
 File No.
 PROJECT NO. SDP14-0012
 Sheet 4 of 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN

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

PHASE 2 STREETScape WILL BE DESIGNED AND
SUBMITTED WITH FUTURE PHASE 2 SDP

PHASE 2 -
FUTURE SDP SUBMITTAL

LANDSCAPING TO
BE INSTALLED
WITH PHASE II.
5 TREES & 20
SHRUBS MIN.

LEGEND

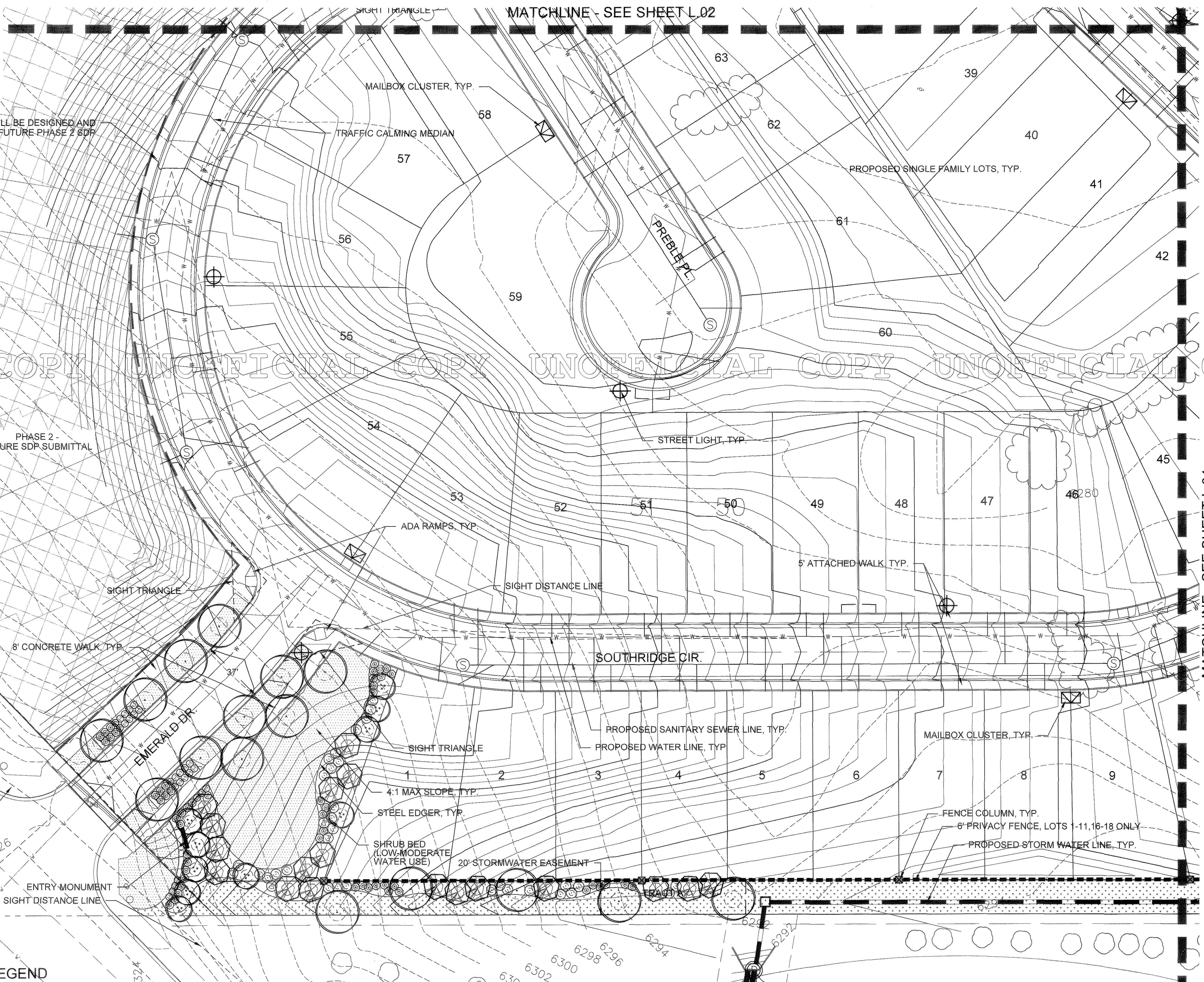
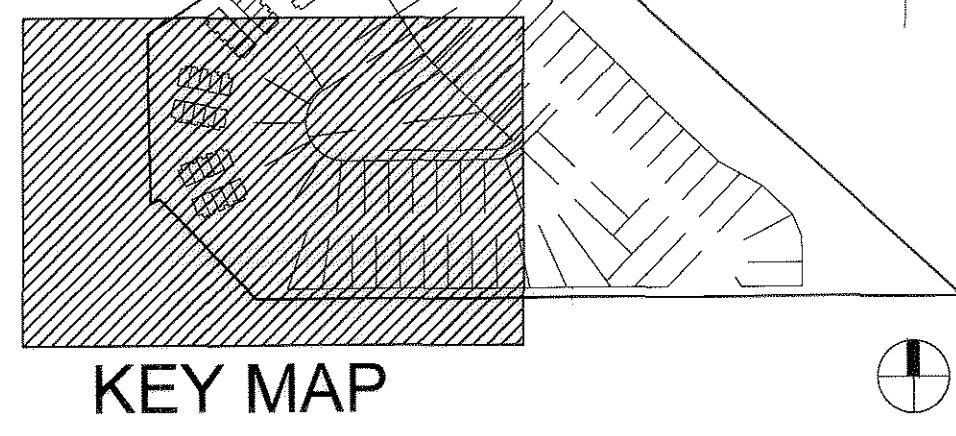
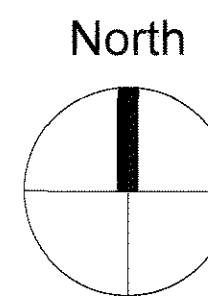
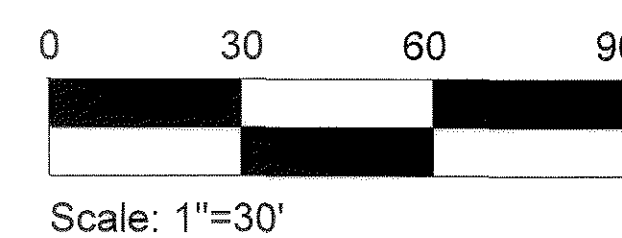
- DECIDUOUS SHADE TREE (LOW-MODERATE HYDROZONE) - 2" CAL.
- EVERGREEN TREE (LOW HYDROZONE) 6' HT.

- ORNAMENTAL TREE (LOW-MODERATE HYDROZONE) - 1 1/2" CAL. OR 6' HT. MULTI-STEM
- EVERGREEN AND DECIDUOUS SHRUBS (LOW-MODERATE HYDROZONE) - 5 GAL

- BUFFALO GRASS SOD (LOW HYDROZONE)
- NATIVE SEED MIX - NON IRRIGATED (VERY LOW HYDROZONE)

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO REMAIN

- 6" PRIVACY FENCE
- FENCE COLUMN
- EDGER
- STREET LIGHT
- MAILBOX CLUSTER



MATCHLINE - SEE SHEET L.02

MATCHLINE - SEE SHEET L.04

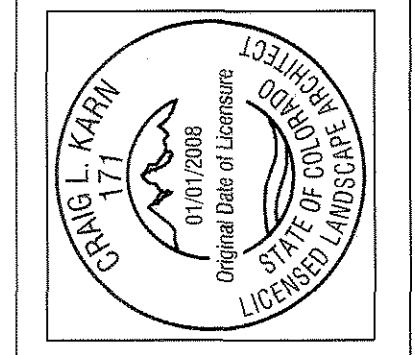
PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN

CONCEPTUAL LANDSCAPE PLAN

Scale:
Date: 05/01/14
Job No. PC-01
File No.
Sheet 5 of 9

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

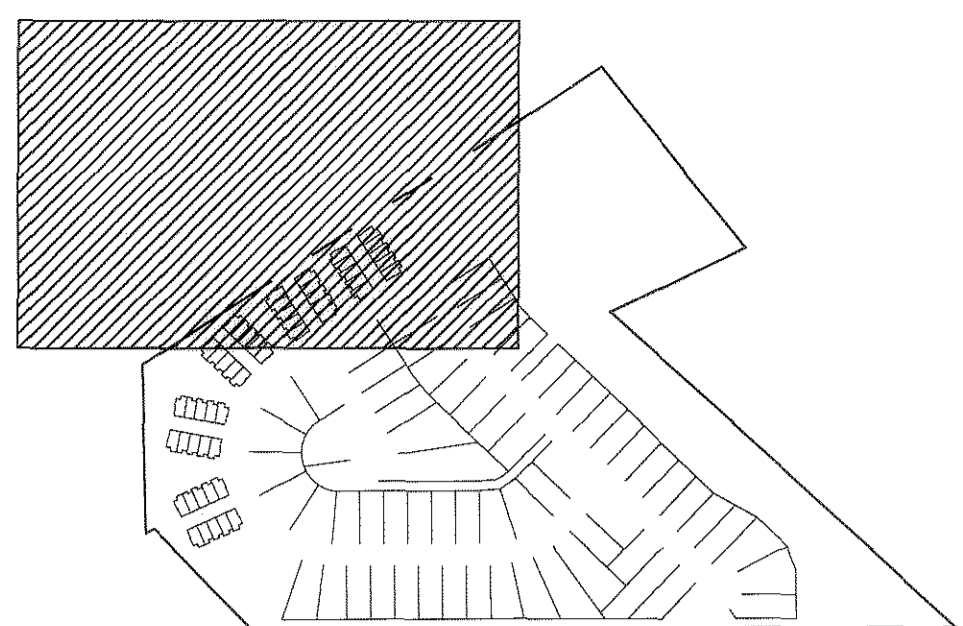
Revision No.	Revision	Date	By	Chk
1	Revision	7/14/14	MW	
2	Revision	9/12/14	MW	
3	Revision	10/22/14	DH	



PREPARED FOR
FIRST WESTERN COMPANIES
10700 E Becham Drive #200
Aurora, CO 80014
Tel: 303-760-0800

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN

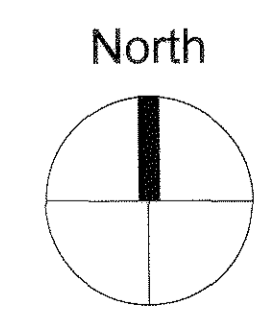
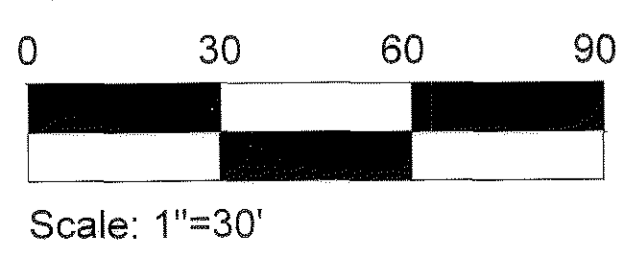
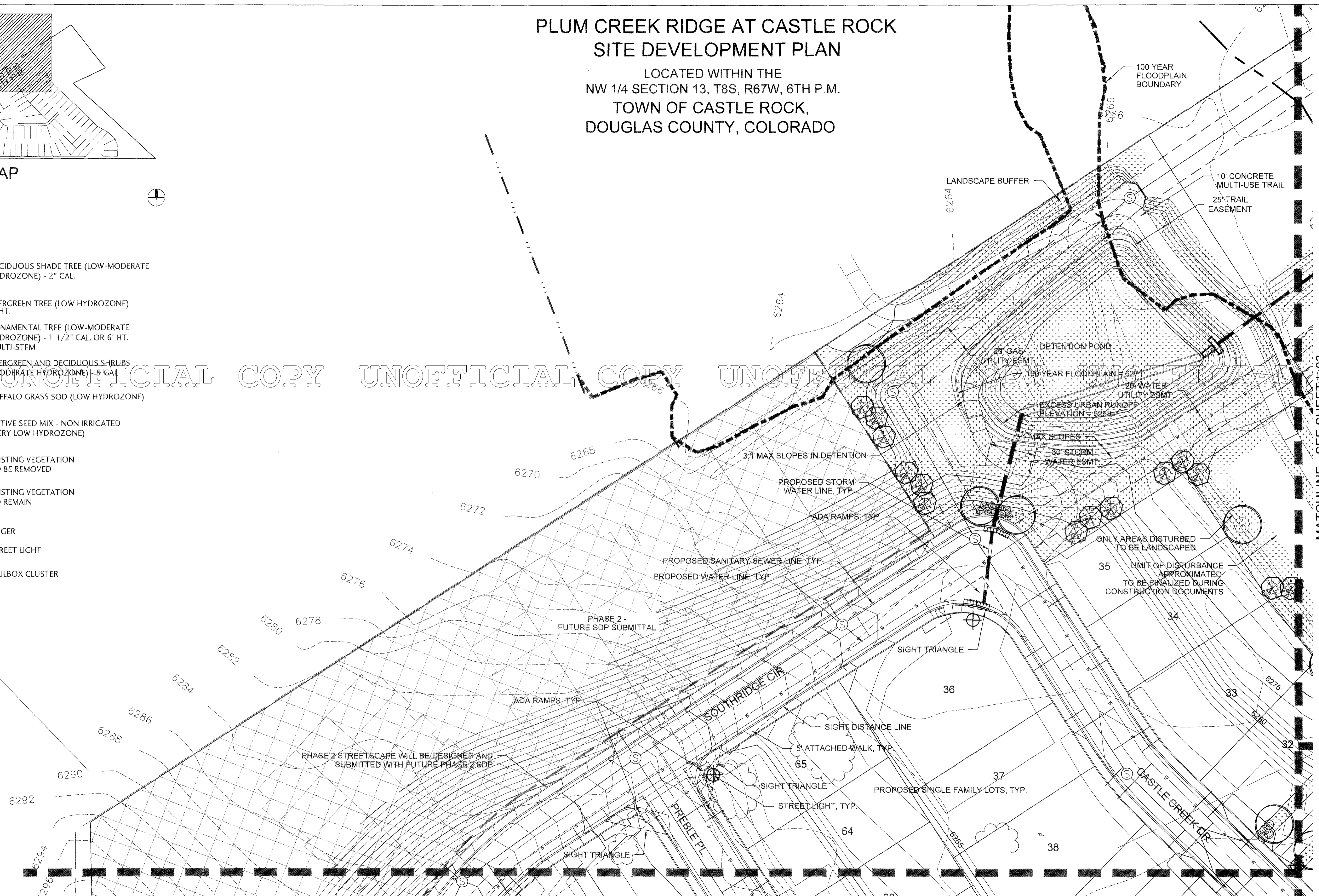
LOCATED WITHIN THE
NW 1/4 SECTION 13, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO



KEY MAP

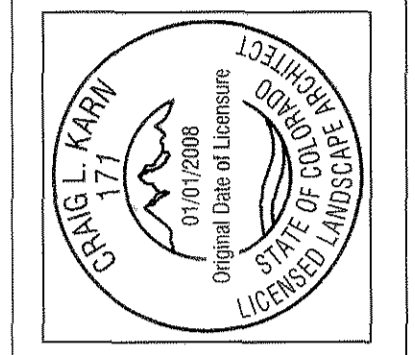
LEGEND

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



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FIRST WESTERN COMPANIES
10700 E Becham Drive #200
Aurora, CO 80014
Tel: 303-740-0600



Revision	By	Date	Checked By
1	MW	7/14/14	CK
2	MW	9/12/14	
3	DH	10/22/14	

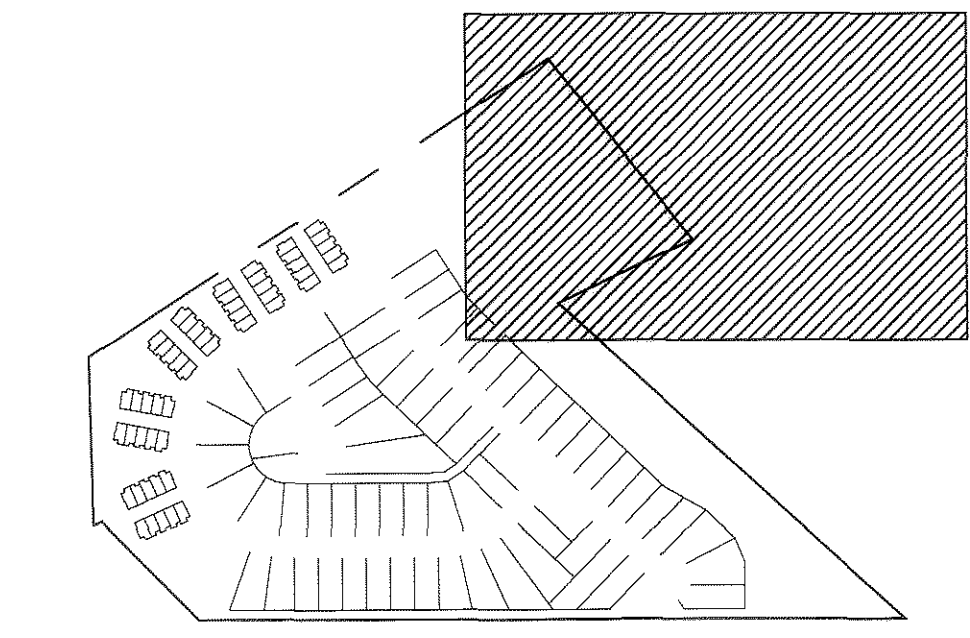
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7353 S ALTON WAY STE. 135
CENTENNIAL, CO 80112
303-224-9520

PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
CONCEPTUAL LANDSCAPE PLAN

Scale:
Date: 05/01/14
Job No. PC-01
File No.
PROJECT NO. SDP14-0012
Sheet 6 of 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN

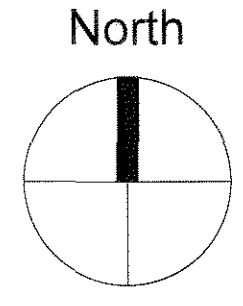
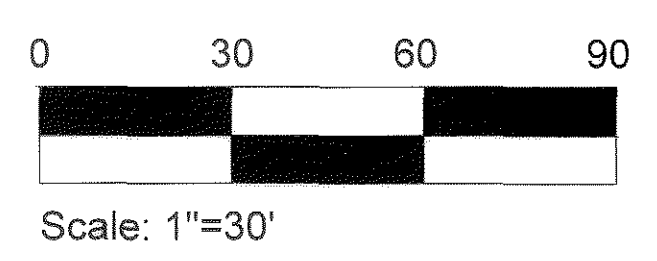
LOCATED WITHIN THE
NW 1/4 SECTION 13, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO



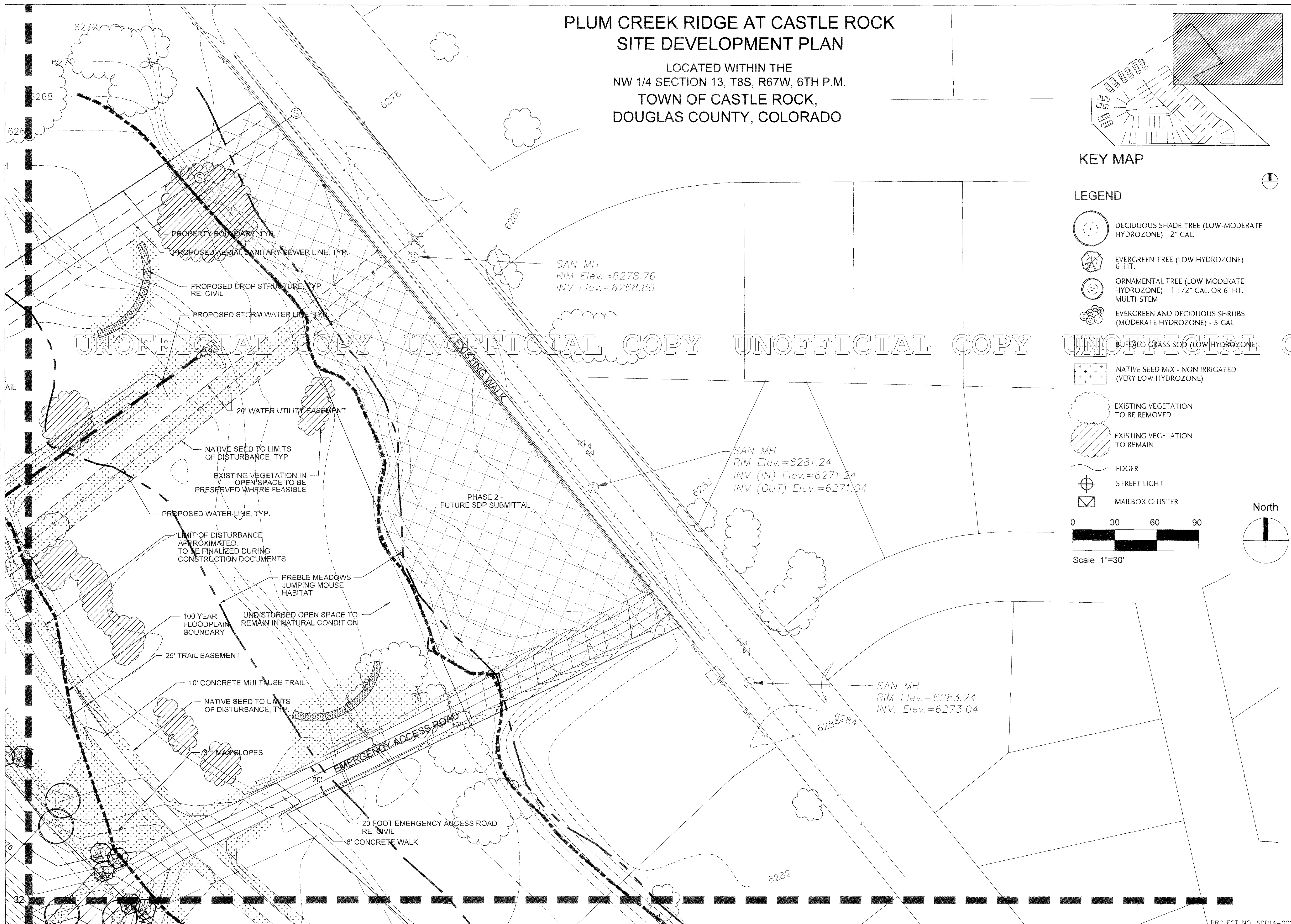
KEY MAP

LEGEND

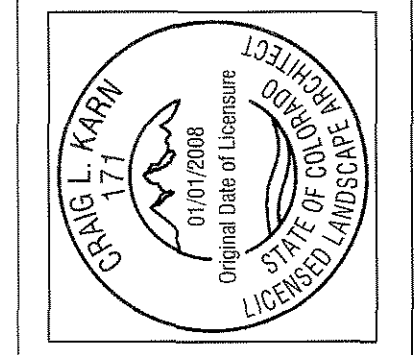
- DECIDUOUS SHADE TREE (LOW-MODERATE HYDROZONE) - 2" CAL.
- EVERGREEN TREE (LOW HYDROZONE) 6' HT.
- ORNAMENTAL TREE (LOW-MODERATE HYDROZONE) - 1 1/2" CAL. OR 6' HT. MULTI-STEM
- EVERGREEN AND DECIDUOUS SHRUBS (MODERATE HYDROZONE) - 5 GAL
- BUFFALO GRASS SOD (LOW HYDROZONE)
- NATIVE SEED MIX - NON IRRIGATED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



MATCHLINE - SEE THIS SHEET L.02



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FIRST WESTERN COMPANIES
10700 E Beahary Drive #200
Aurora, CO 80014
Tel: 303-760-0800



Revision	No.	Revision	Date	By	Chk
1	1	MW	7/14/14		
2	2	MW	9/12/14		
3	3	DH	10/22/14		

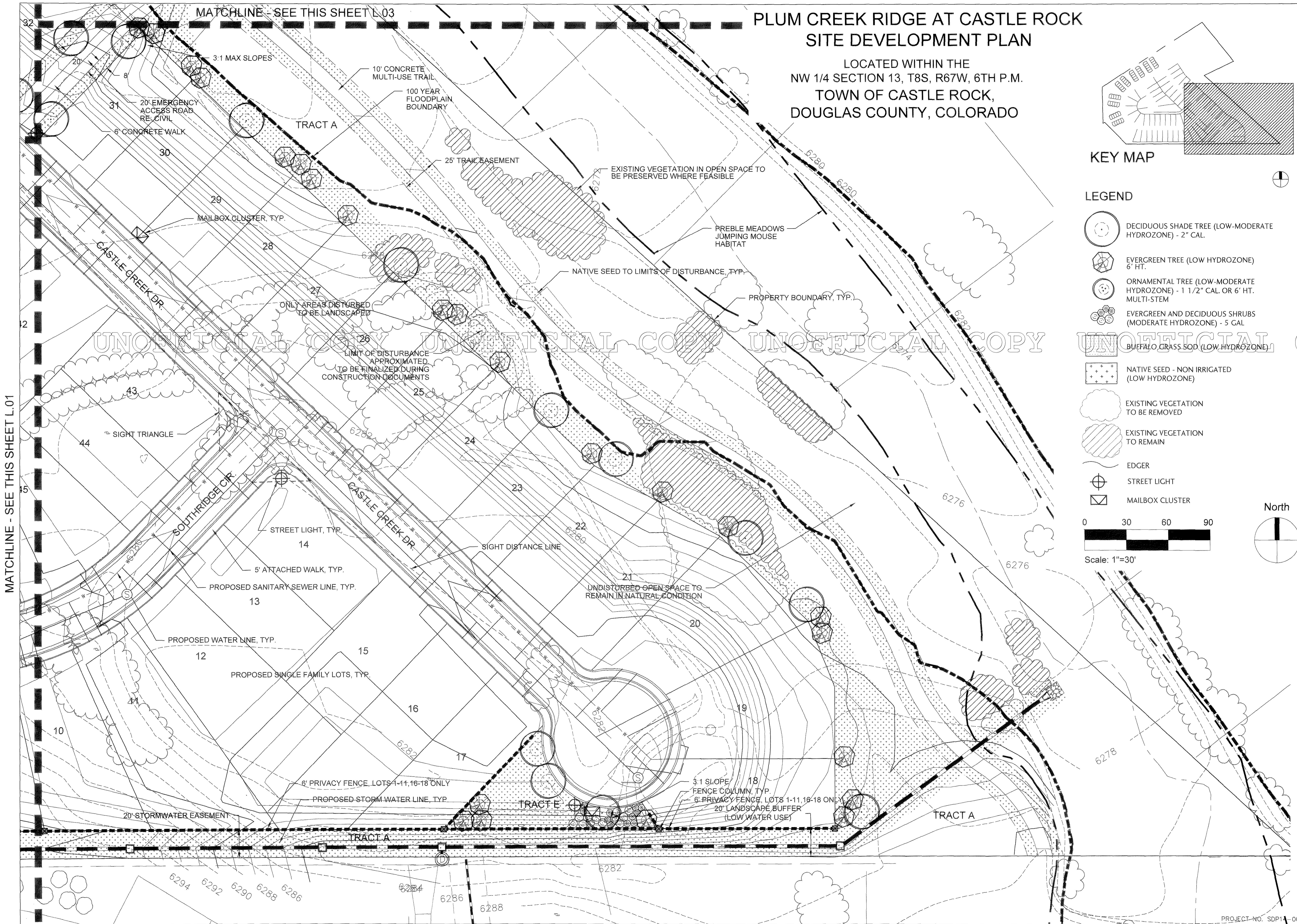
Designed By: MW, CK
Checked By: MW, CK

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

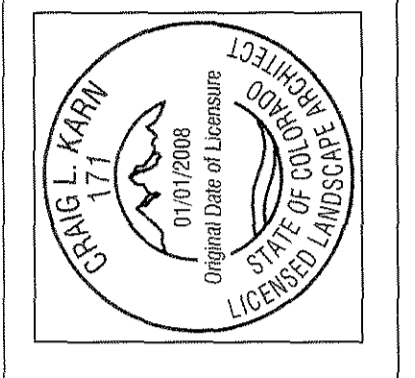
**PLUM CREEK RIDGE
AT CASTLE ROCK**
SITE DEVELOPMENT PLAN
CONCEPTUAL LANDSCAPE PLAN

Scale:
Date: 05/01/14
Job No. PC-01
File No.
PROJECT NO. SDP14-0012
Sheet 7 of 9

MATCHLINE - SEE THIS SHEET L.04



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10700 E Bellway Drive #200
Denver, CO 80231
Tel: 303-760-0800



Revision No.	Revision	Date	By	Chk
1		7/14/14	MW	
2		9/12/14	MW	
3		10/22/14	DH	

Designed By: MW, CK
Checked By: MW, CK

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

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN
CONCEPTUAL LANDSCAPE PLAN

Scale:
Date: 05/01/14
Job No. PC-01
File No.
PROJECT NO. SDP14-0012
Sheet 8 of 9

**CONCEPTUAL LANDSCAPE PLAN
STANDARD NOTES:**

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. 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:

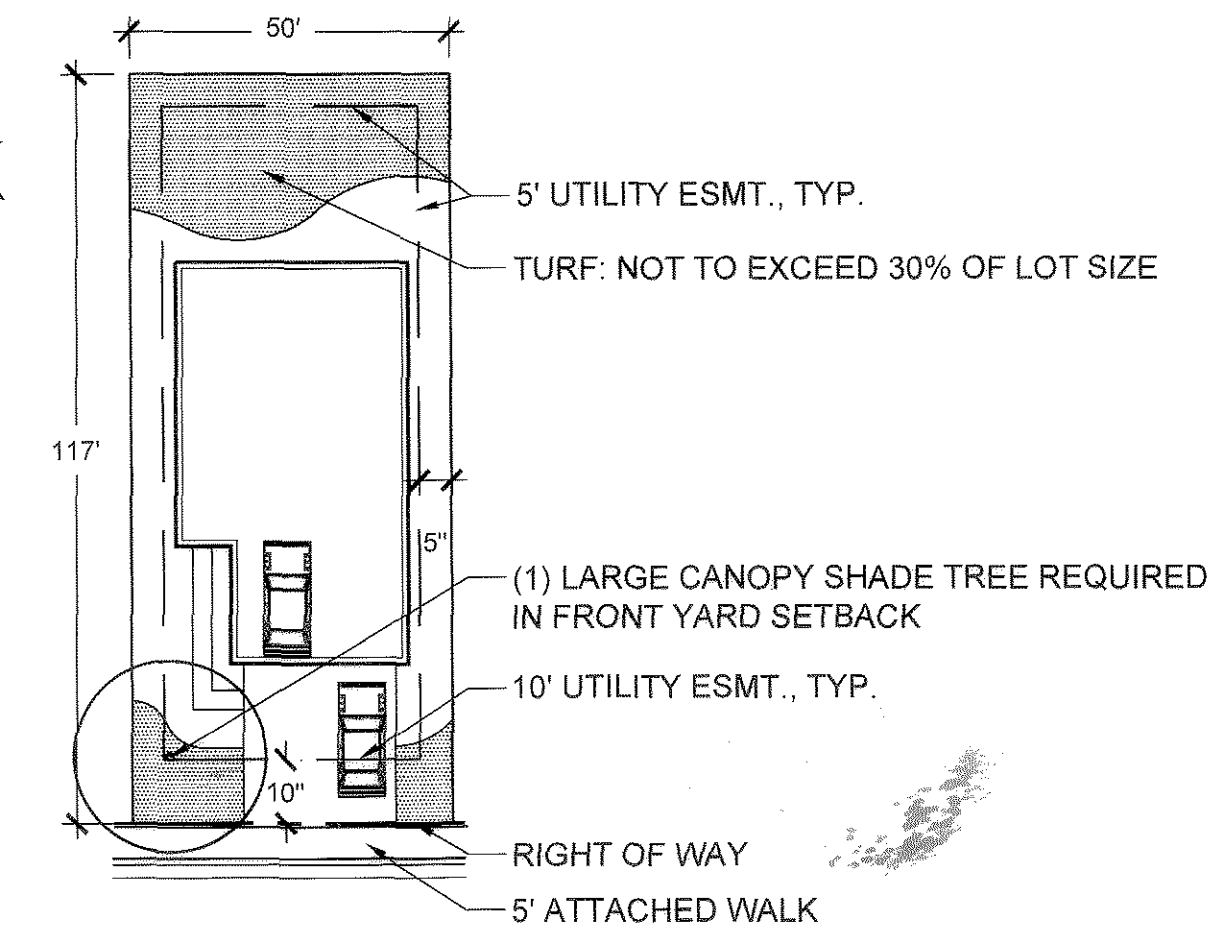
TOTAL SITE AREA:	25.77 AC.
PHASE 1 SDP (SINGLE FAMILY) AREA:	21.35 AC.
RIGHT OF WAY AREA:	3.19 AC.
SINGLE FAMILY LOT AREA:	10.17 AC.
OPEN SPACE/LANDSCAPE AREA:	7.99 AC. (37% OF SDP)
UNDISTURBED OPEN SPACE/FLOODPLAIN: ¹	4.91 AC.
NON-IRRIGATED NATIVE IN UTILITY/TRAIL/DETENTION ²	1.29 AC.
LANDSCAPE AREA: ³	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

**PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN**

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



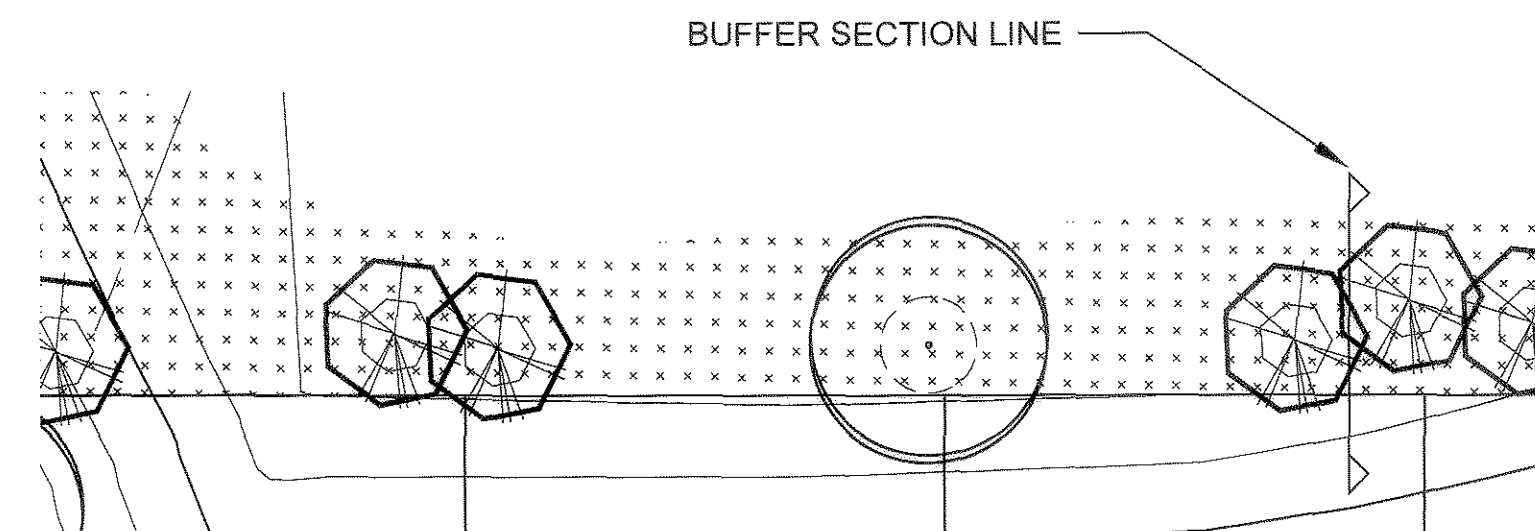
5 TYPICAL LOT LANDSCAPE
 L.05 SCALE: 1"=30'

**CONCEPTUAL LANDSCAPE PLAN
IRRIGATION NOTES:**

1. DECIDUOUS TREES TO BE IRRIGATED VIA DRIP AND OR SPRAY.
2. EVERGREEN TREES TO BE IRRIGATED VIA DRIP AND OR SPRAY.
3. SHRUBS TO BE IRRIGATED VIA DRIP.
4. 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.
5. TURF GRASS MIX TO BE IRRIGATED VIA SPRAY.

NOTES:

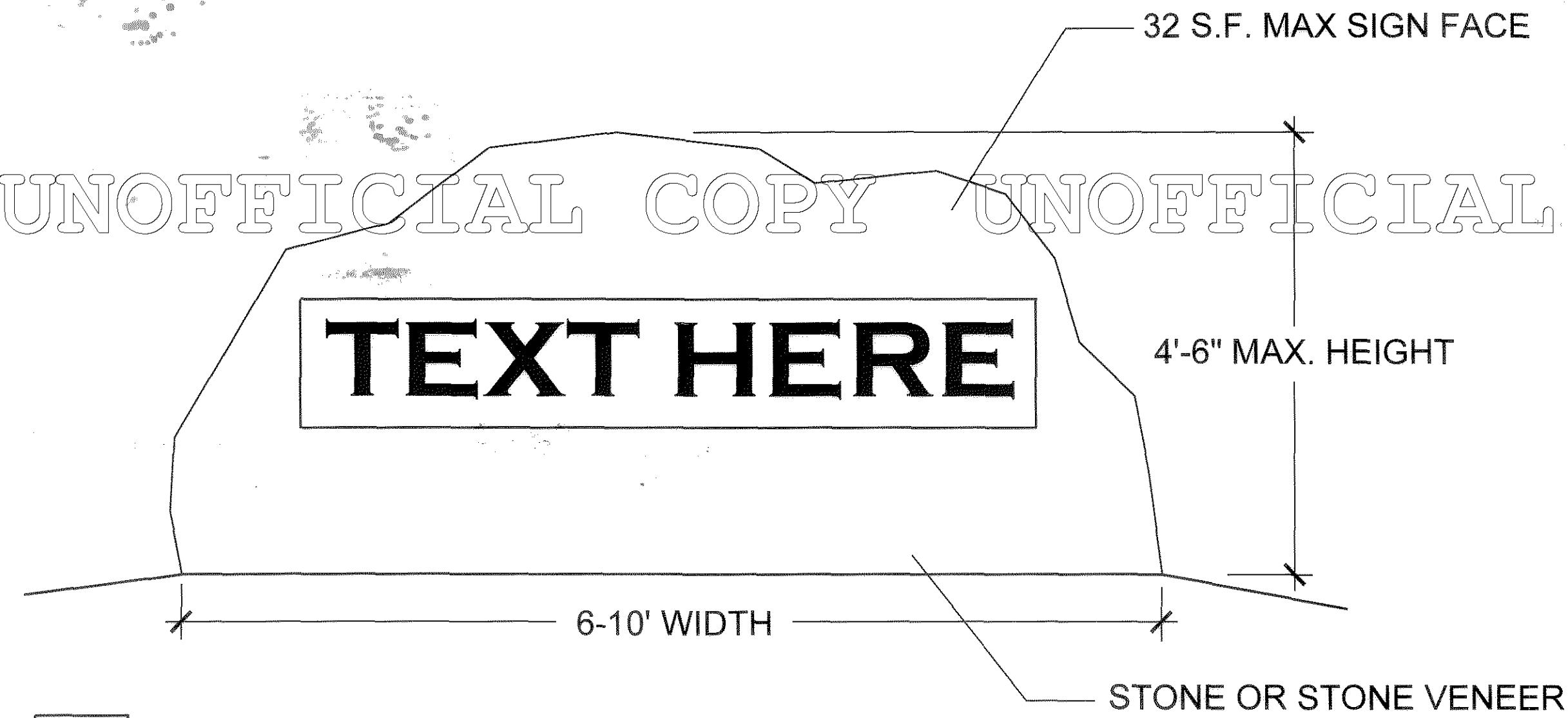
1. UNDISTURBED OPEN SPACE AND FLOODPLAIN TO REMAIN IN NATURAL CONDITION. ANY DISTURBANCE FROM UTILITIES OR ACCESS ROADS SHALL BE RESEEDED WITH NATIVE SEED.
2. DETENTION POND EXCESS URBAN RUNOFF AND NATIVE AREAS DISTURBED FROM TRAIL AND UTILITIES ARE NOT A PART OF LANDSCAPE AREA. ONLY TO BE IRRIGATED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



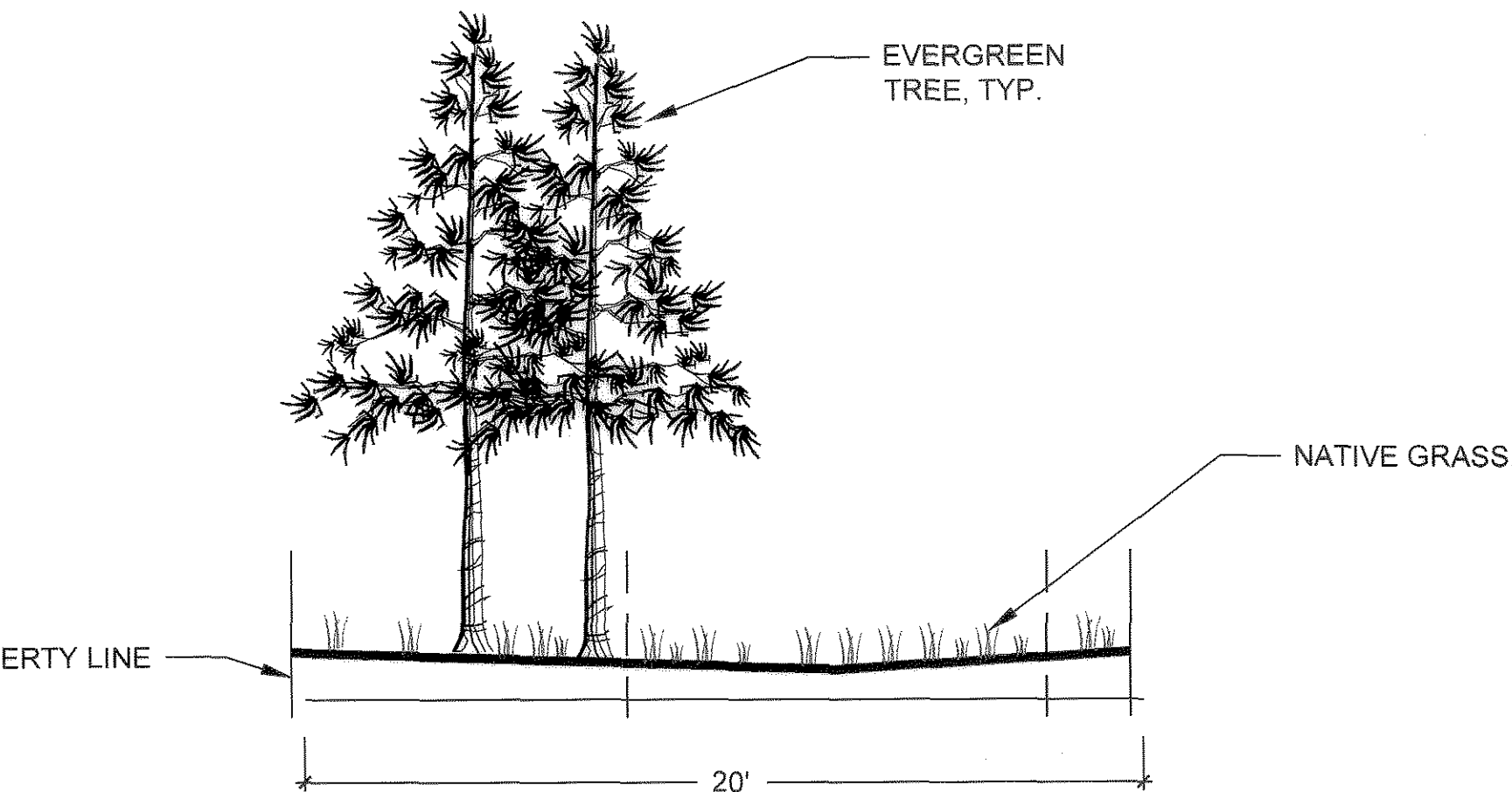
1 TYPICAL LANDSCAPE BUFFER AREA
 L.05 SCALE: 1"=20'

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

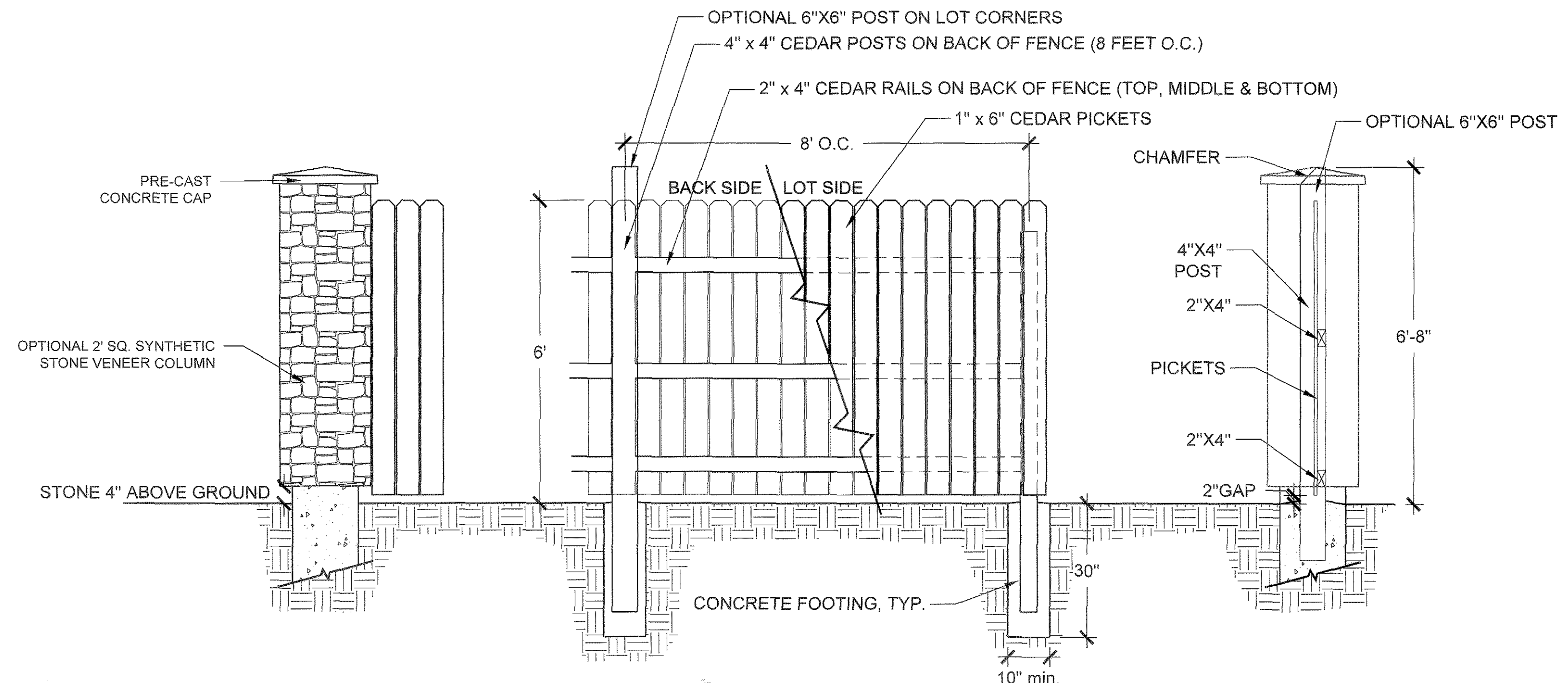
Irrig. Plant Name Zone (Common)	App Rate Zone (inches/ (V,L,Mod,HW) month)	% of Total Area	IA (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
Buffalo Grass Sod	2 Low	11%	8,569.00	1.5	34,567.00	0.372
Irrigated Trees	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
Total of the CLWUR:						1.532



3 ENTRY SIGN
 L.05 SCALE: 1/2"=1'-0"



2 TYPICAL LANDSCAPE BUFFER SECTION (NORTH AND EAST BOUNDARIES)
 L.05 SCALE: 1/4"=1'-0"



4 6' PRIVACY FENCE FOR LOTS 1-11, & 16-18
 L.05 SCALE: 1/2"=1'-0"

PREPARED FOR
 FIRST WESTERN COMPANIES
 10700 E. Bechazy Drive #200
 Aurora, CO 80014
 Tel: 303-750-0800

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

**PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
CONCEPTUAL LANDSCAPE PLAN
NOTES AND DETAILS**

Revision	By	Date	Checked By
1	MW	7/14/14	
2	MW	9/2/14	
3	DH	10/22/14	
No.	Revision	Date	By
1			
2			
3			
Designed By: MW, CK			

Scale:
 Date: 05/01/14
 Job No. PC-01
 File No.

PROJECT NO. SDP14-0012
 Sheet 9 of 9