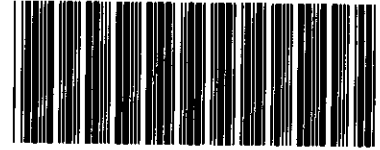


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$211.00
22 PGS



2004118806 22 PGS

2004118806
11/18/2004 02:30 PM

PLAT IDENTIFICATION SHEET

✓ Douglas Investment Company, LLC

GRANTOR(owner)

✓ Plum Creek South 1 Preliminary Plat/Final PD Site Plan

GRANTEE(name of plat)

UNOFFICIAL COPY

✓ Plum Creek South

Subdivision/Condo Name

1

Filing

Phase

Lot

Building

Block

Unit

✓ 14, 23

8

67

OLD LEGAL(Section)

(Township)

(Range)

✓ 368690

Cross reference#s (reception#s Book - Page)

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M., and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan

Property Description

A PART OF THE SOUTHEAST 1/4 OF SECTION 14, A PART OF THE NORTHEAST 1/4 OF SECTION 23, T. 8 S., R. 67 W., OF THE 6TH P.M., AND A PART OF TRACT A, THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 2, 1ST AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°32'12" W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, A DISTANCE OF 775.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EMERALD DRIVE SAID POINT ALSO BEING ON A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. ALONG SAID CURVE TO THE LEFT THE CENTER OF WHICH BEARS N 22°50'10" W, HAVING A RADIUS OF 326.04 FEET A CENTRAL ANGLE OF 32°17'27" AN ARC DISTANCE OF 183.75 FEET TO A POINT OF TANGENT;
2. N 34°52'22" E, ALONG SAID TANGENT, A DISTANCE OF 53.57 FEET TO A POINT OF CURVE;
3. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 279.00 FEET A CENTRAL ANGLE OF 62°23'15" AN ARC DISTANCE OF 303.79 FEET TO A POINT OF TANGENT;
4. S 82°44'23" E, ALONG SAID TANGENT, A DISTANCE OF 207.42 FEET TO A POINT OF CURVE;
5. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 459.87 FEET A CENTRAL ANGLE OF 42°46'51" AN ARC DISTANCE OF 343.37 FEET TO A POINT OF TANGENT;
6. N 54°28'46" E, ALONG SAID TANGENT, A DISTANCE OF 299.03 FEET TO A POINT OF CURVE;
7. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 248.26 FEET A CENTRAL ANGLE OF 16°40'08" AN ARC DISTANCE OF 72.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14;

THENCE THE FOLLOWING FOURTEEN (14) COURSES:

1. S 89°39'45" E, ALONG SAID NORTH LINE, A DISTANCE OF 25.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
2. S 00°50'37" E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1321.60 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
3. S 00°10'31" E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1320.36 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
4. N 89°57'04" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 909.90 FEET;
5. S 00°02'56" W, A DISTANCE OF 400.00 FEET;
6. S 32°47'56" W, A DISTANCE OF 380.00 FEET;
7. S 78°56'55" W, A DISTANCE OF 209.86 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;
8. N 00°09'44" E, ALONG SAID WEST LINE, A DISTANCE OF 231.70 FEET TO A POINT OF NON-TANGENT CURVE;
9. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS N 07°30'00" W, HAVING A RADIUS OF 225.00 FEET A CENTRAL ANGLE OF 00°37'45" AN ARC DISTANCE OF 2.47 FEET TO A POINT OF REVERSE CURVE;
10. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 82°58'01" AN ARC DISTANCE OF 28.96 FEET TO A POINT OF NON-TANGENT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF CHERRY PLUM WAY;
11. N 00°09'44" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 88.92 FEET TO A POINT OF CURVE;
12. CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET A CENTRAL ANGLE OF 00°51'21" AN ARC DISTANCE OF 1.87 FEET TO A POINT OF NON-TANGENT CURVE;
13. ALONG SAID CURVE TO THE LEFT THE CENTER OF WHICH BEARS N 89°18'23" E, HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 89°11'39" AN ARC DISTANCE OF 31.13 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;
14. N 00°09'44" E, ALONG SAID WEST LINE, A DISTANCE OF 1741.10 FEET TO THE POINT OF BEGINNING;

CONTAINING 78.05 ACRES, MORE OR LESS.

Ownership Certification

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK SOUTH FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

DOUGLAS INVESTMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, F/K/A/ PLUM CREEK DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY.

Paul D. Nelson, Jr. V.P. SIGNED THIS 21st DAY OF OCTOBER, 2004

COUNTY OF DOUGLAS)

STATE OF COLORADO)

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF OCTOBER, 2004, BY LOUIE RINEHART AS VICE PRESIDENT OF DOUGLAS INVESTMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, F/K/A/ PLUM CREEK DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 08-08-07

Georgia Lauritzen
NOTARY PUBLIC
518 Wilcox
Castle Rock CO 80107
ADDRESS

GEORGIA LAURITZEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug. 8, 2007

Lienholder Subordination Certificate

THE UNDERSIGNED ARE ALL THE MORTGAGEE AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK SOUTH FILING NO. 1 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON MAY 12, 1999 IN BOOK 1706 AT PAGE 1371, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Paul D. Nelson, Jr. V.P.
HOLMBY LEISURE COUNTRY CLUB, LTD.

SIGNED THIS 21 DAY OF OCTOBER, 2004

COUNTY OF DOUGLAS)

STATE OF COLORADO)

THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF OCTOBER, 2004, BY PETER RINEHART AS VICE PRESIDENT OF HOLMBY LEISURE COUNTRY CLUB, LTD.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 08-08-07

Georgia Lauritzen
NOTARY PUBLIC
518 Wilcox
Castle Rock CO 80107
ADDRESS

GEORGIA LAURITZEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug. 8, 2007

Title Certificate

Paul D. Nelson, Jr. BEING AN AUTHORIZED REPRESENTATIVE OF DOUGLAS INVESTMENT COMPANY, LLC, 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 DEDICATION.

SIGNED THIS 21st DAY OF OCTOBER, 2004

Paul D. Nelson, Jr.
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)

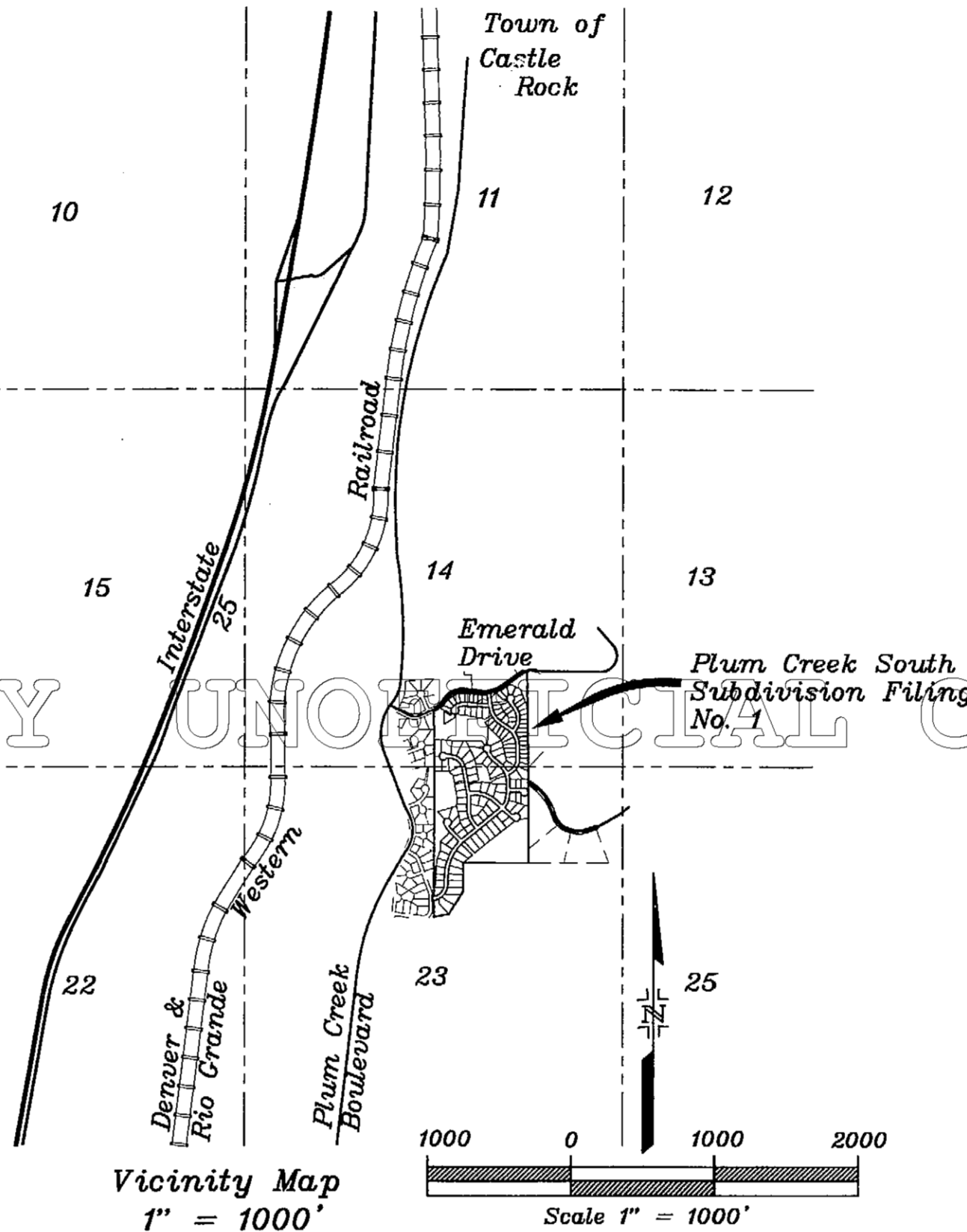
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF OCTOBER, 2004, BY Paul D. Nelson, Jr. AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 08-08-07

Georgia Lauritzen
NOTARY PUBLIC
518 Wilcox
Castle Rock CO 80107
ADDRESS

GEORGIA LAURITZEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug. 8, 2007



Vicinity Map
1" = 1000'

Contacts

Owners:

DOUGLAS INVESTMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY F/K/A PLUM CREEK DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY

331 PLAYERS CLUB DRIVE
CASTLE ROCK, CO 80104
MR PETER RINEHART
(303) 660-2200 FAX (303) 660-2100

Mortgage Holders:

HOLMBY LEISURE COUNTRY CLUB LTD.
331 PLAYERS CLUB DRIVE
CASTLE ROCK, CO 80104
MR PETER RINEHART
(303) 660-2200 FAX (303) 660-2100

Developer:

DOUGLAS INVESTMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY F/K/A PLUM CREEK DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY

331 PLAYERS CLUB DRIVE
CASTLE ROCK, CO 80104
MR PETER RINEHART
(303) 660-2200 FAX (303) 660-2100

Engineer & Surveyor

COSTIN ENGINEERING CONSULTANTS, INC.

7353 S. ALTON WAY, SUITE A115
ENGLEWOOD, CO 80112
(303) 790-4969
FAX (303) 790-4967

WILLIAM E. MILLER, PE # 13889
PAUL D. NELSON, JR. LS # 11330



Key Map
Scale 1"=500'

Sheet Index:

SHEET 1	COVER SHEET
SHEET 2	NOTES, DETAILS, SUMMARY TABLES
SHEETS 3-8	COMPOSITE, PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 9-14	GRADING PLANS
SHEET 15	OVERALL UTILITY PLAN - WATER & SANITARY SEWER
SHEET 16	OVERALL STORM SEWER & DETENTION PLAN
SHEETS 17-21	LANDSCAPING & SIGNAGE

Surveyor's Statement:

I, PAUL D. NELSON, JR., BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT/FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

Civil Engineer's Statement:

I, WILLIAM E. MILLER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

WILLIAM E. MILLER, P.E. # 13889

Planning Commission Approval

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF July, 2004

William E. Miller
DEVELOPMENT SERVICES DIRECTOR
Patricia A. Henthall Vice Chair
PLANNING COMMISSION DIRECTOR

Town Council Approval:

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF CASTLE ROCK, COLORADO, ON THE 26th DAY OF August, 2003

TOWN OF CASTLE ROCK

Rally A. Mow
TOWN CLERK

Douglas County Clerk and Recorder's Certificate

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:30 P.M., ON THE 18th DAY OF NOV, 2004.
RECEPTION NO. 2004118806

DOUGLAS COUNTY CLERK AND RECORDER

BY Maureen Jenkins
DEPUTY

NOTE: REFER TO LANDSCAPE SHEETS 17-21 FOR PLANTING INFORMATION.

Plum Creek South Filing No. 1

Preliminary Plat/Final PD Site Plan - Cover Sheet
Sheet 1 of 21

COSTIN ENGINEERING CONSULTANTS, INC.

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

7353 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4969

Date: 1/12/02
Project No. 4100024
Revised: 10/31/02
Revised: 06-27-03
Revised: 08-15-03
Revised: 03-30-04
Revised: 10-04-04

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan

Setback Rules & Lot Information:

NUMBER OF DWELLING UNITS/RESIDENTIAL MINIMUM 60' FRONTAGE (LOTS 1-33, BLOCK 1 - LOTS 1-27, BLOCK 2)	= 60
MINIMUM SETBACKS 60' FRONTAGE:	
FRONT	= 15'
FRONT (SIDE LOAD GARAGE)	= 12'
FRONT (FRONT LOAD GARAGE)	= 18'
REAR	= 20'
SIDE	= 5'
SIDE @ STREET	= 15'
MINIMUM SQUARE FOOTAGE	= 6,500 SQ. FT.
MINIMUM FRONTAGE ON CUL-DE-SAC	= 25'
NUMBER OF DWELLING UNITS/RESIDENTIAL MINIMUM 85' FRONTAGE (LOTS 34-79, BLOCK 1 - LOTS 1-27, BLOCK 3 - LOTS 1-7, BLOCK 4) = 80	
MINIMUM SETBACKS 85' FRONTAGE:	
FRONT	= 15'
FRONT (SIDE LOAD GARAGE)	= 12'
FRONT (FRONT LOAD GARAGE)	= 18'
REAR	= 20'
SIDE	= 10'
SIDE @ STREET	= 15'
MINIMUM SQUARE FOOTAGE	= 10,400 SQ. FT.
MINIMUM FRONTAGE ON CUL-DE-SAC	= 39'

NOTE: ALL OUT BUILDINGS SHALL ADHERE TO SETBACKS AS SHOWN HEREIN.

Summary Table:

TOTAL NUMBER PARKING SPACES REQUIRED/PROVIDED	= 280
TOTAL NUMBER SFES (SINGLE FAMILY EQUIVALENT UNITS)	= 140
TOTAL NUMBER DWELLING UNITS/RESIDENTIAL LOTS	= 140
TOTAL ACRES	= 78.05 ACRES - 100%
TOTAL TRACTS (TRACTS A,B,C-1,D,D-1,E,F,G,H,I & I-1)	= 23.73 ACRES - 30.40%
TOTAL RIGHT OF WAY DEDICATION	= 9.67 ACRES - 12.40%
TOTAL LOT AREA	= 44.65 ACRES - 57.20%
AVERAGE LOT SIZE	= 0.32 ACRES
MAXIMUM LOT SIZE	= 0.85 ACRES
MINIMUM LOT SIZE	= 0.15 ACRES

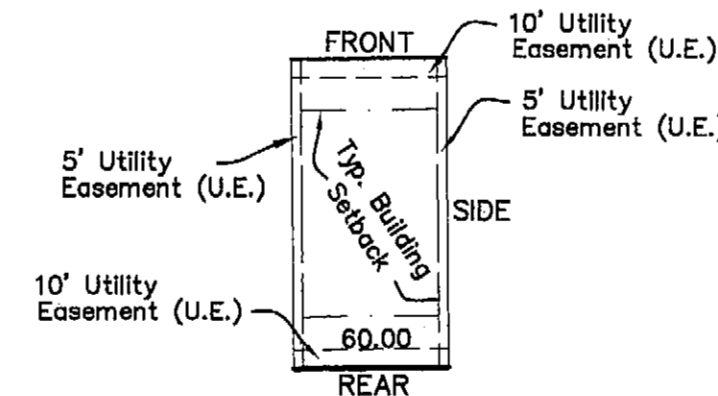
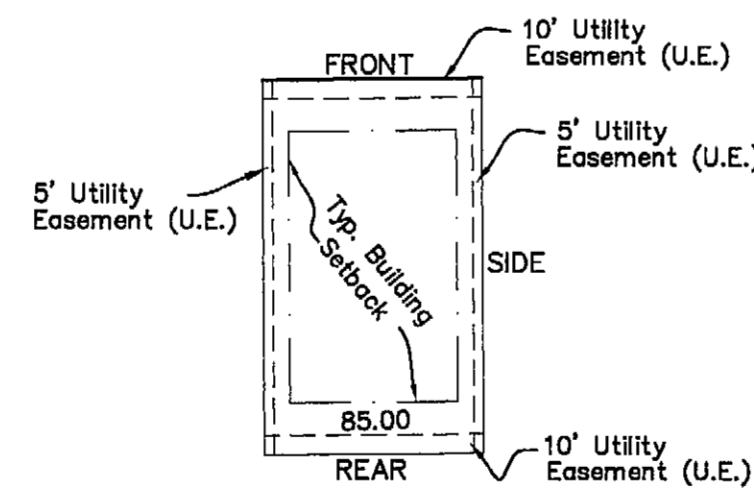
Tract Table

TRACT	AREA		OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
	ACRES	SQUARE FEET				
A	3.81	166,063	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE	DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC LAND, PURSUANT TO THE DEVELOPMENT CONTRACT (Rec. # 369875).
B	7.77	338,651	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE
C	6.28	273,938	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE, AND UTILITY
C-1	0.33	14,158	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK - OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN
D	1.76	76,620	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE, UTILITY AND SIGNAGE
D-1	0.58	25,366	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK - OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN
E	1.06	46,253	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE
F	0.16	6,987	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE AND UTILITY
G	0.10	4,327	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE AND UTILITY
H	0.18	7,799	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	DEDICATED TO THE TOWN OF CASTLE ROCK - OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN
I	0.47	20,470	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE, AND UTILITY
I-1	1.23	53,676	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK - OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN

Notes

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND 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 15% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO 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. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 6 MONTHS 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.
- ALL STREETS IN THIS SUBDIVISION WILL BE BUILT TO TOWN OF CASTLE ROCK STANDARDS WITH A RIGHT-OF-WAY WIDTH OF 50' AND A FLOWLINE-TO-FLOWLINE WIDTH OF 36'.
- THE PRELIMINARY PLAT/FINAL PD SITE PLAN OF PLUM CREEK SOUTH SUBDIVISION FILING NO. 1 WILL BE CONSTRUCTED IN TWO (2) PHASES.
- ANY DEVIATION FROM TOWN REGULATIONS OR STANDARDS DEPICTED IN THIS PRELIMINARY PLAT/FINAL PD SITE PLAN ARE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE FINAL PLAT AND ASSOCIATED DOCUMENTS.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME FOR THIS PROJECT.
- THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE.
- ALL UTILITIES, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
- PD/ZONING RECORDATION, RECEPTION # 368690, DATED NOVEMBER 25, 1985.
- NO SOLID OBJECT EXCEEDING (30") INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PRELIMINARY PLAT/FINAL SITE PLAN. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE TEN (10) FOOT UTILITY EASEMENTS ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE FIVE (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, 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 DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.14 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- AN EMERGENCY ACCESS GATE ONTO HAYSTACK ROAD SHALL BE INSTALLED. THE GATE SHALL BE EQUIPPED WITH OPTICOM SCANNING DEVICES, A KNOX KEY ACTIVATION, AND A 60 HOUR BACKUP BATTERY POWER WITH DEFAULT OPENING UPON POWER FAILURE. THE GATE AND FENCING AROUND THE GATE SHALL MATCH THE MAHER RANCH MESA DRIVE GATE.
- ALL RETAINING WALLS ON THE SITE WILL BE MADE OF SYNTHETIC STONE OR NATURAL STONE. ANY GRADING CHANGES AND RETAINING WALLS ON THE FOLLOWING LOTS AND THE RETAINING WALLS AROUND DETENTION PONDS 1 & 2, SHALL BE DESIGNED BY A STRUCTURAL ENGINEER: LOTS 9 & 10, BLOCK 3; LOTS 26 & 27, BLOCK 2; LOTS 2-3, 14-19, 31-33 AND 45-47, BLOCK 1. NO BUILDING PERMITS WILL BE ISSUED UNTIL THIS CONDITION IS MET, IF NECESSARY. THE MAXIMUM SLOPE OF THIS SITE SHALL NOT EXCEED 3:1. CHANGES TO ANY PORTION OF A RETAINING WALL AS SHOWN ON THE PRELIMINARY PLAT/FINAL PD SITE PLAN MUST INCLUDE ENGINEERING BY A STRUCTURAL ENGINEER, FOR THE ENTIRE RETAINING WALL SYSTEM AFFECTED BY THAT CHANGE. MAINTENANCE OF ALL RETAINING WALLS TO BE BY THE HOMEOWNER'S ASSOCIATION OR INDIVIDUAL LOT OWNER.

NOTE: LOTS 52 - 55 BLOCK 1 SHALL HAVE SPRINKLER SYSTEMS PER CASTLE ROCK FIRE DEPT.



Typ. Lot 85' Frontage +
Min. Sq. Ft. = 10,400 Sq. Ft.
(Lots 29-78, Block 1, Lots 1-27, Block 3,
Lots 1-7, Block 4)

Typ. Lot 60' Frontage +
Min. Sq. Ft. = 6,500 Sq. Ft.
(Lots 1-28, Block 1, Lots 1-27, Block 2)

Minimum Setbacks:
AS SHOWN IN TABLE ABOVE

Minimum Setbacks:
AS SHOWN IN TABLE ABOVE

Moderate Skyline Lots

Lots 39, 43, & 44, Block 1
Lots 26, Block 2
Lot 6, Block 4

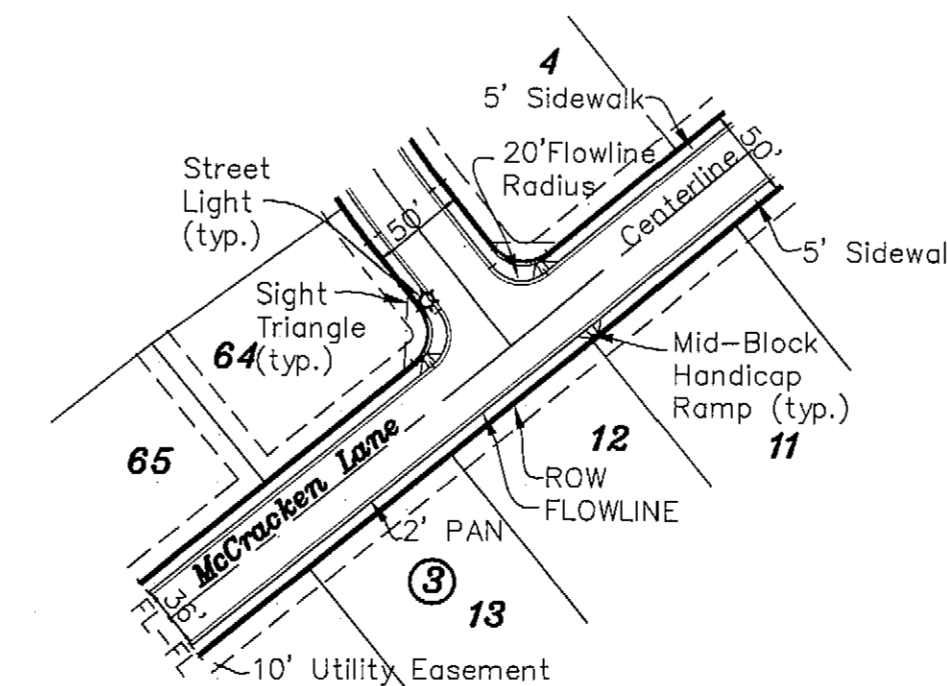
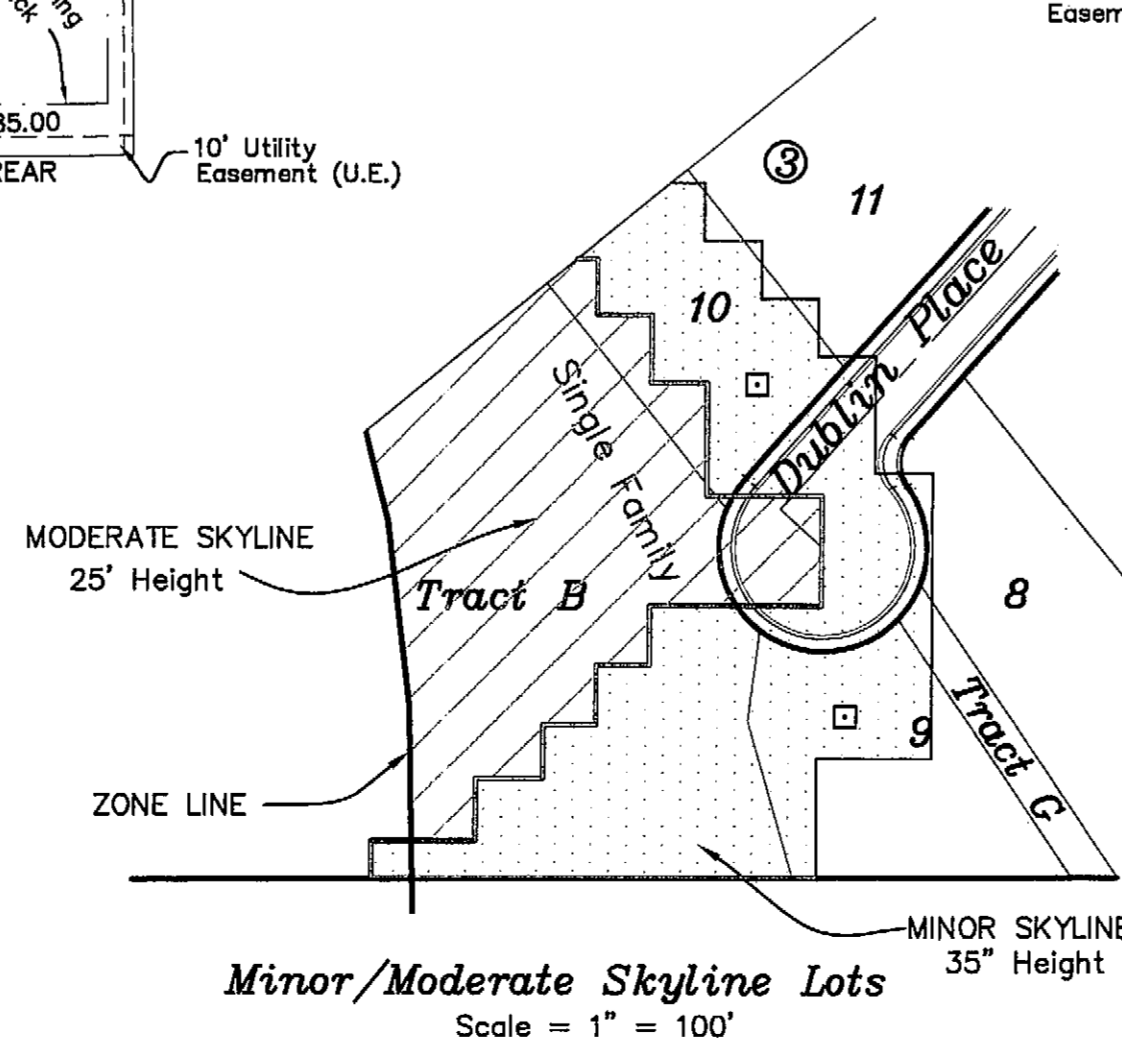
Minor Skyline Lots

Lots 1, 2, 3, 4, 5, 12, 13, 27, 28, 29,
30, 31, 32, 33, 34, 37, 38, 39, 40, 43,
44, 45, 59, 60, 61 & 62, Block 1
Lots 23, 24, 25, 26, 27, Block 2
Lots 3, 8, 9, 10, 12, 13, 14 & 15, Block 3
Lots 5, Block 4

NOTE:

- SEE ZONING - SECTION 17.14.060 (C) 1, 2, 3, AND 4 FOR MITIGATION OF IMPACTS REGARDING COLORS, VEGETATION, FLOODLIGHTING AND EXPOSED BASEMENTS REGULATIONS WHICH AFFECT THE ABOVE MODERATE AND MINOR SKYLINE LOTS. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILED REQUIREMENTS AND PLANTING REQUIREMENTS FOR VEGETATION AFFECTING THE ABOVE MENTIONED LOTS.

□ DENOTES LOTS IN MODERATE/MINOR SKYLINES AND SHALL CONFORM TO SKYLINE/RIDGELINE REGULATIONS



Typical Street Intersection
with Handicap Ramps
Scale = 1" = 100'

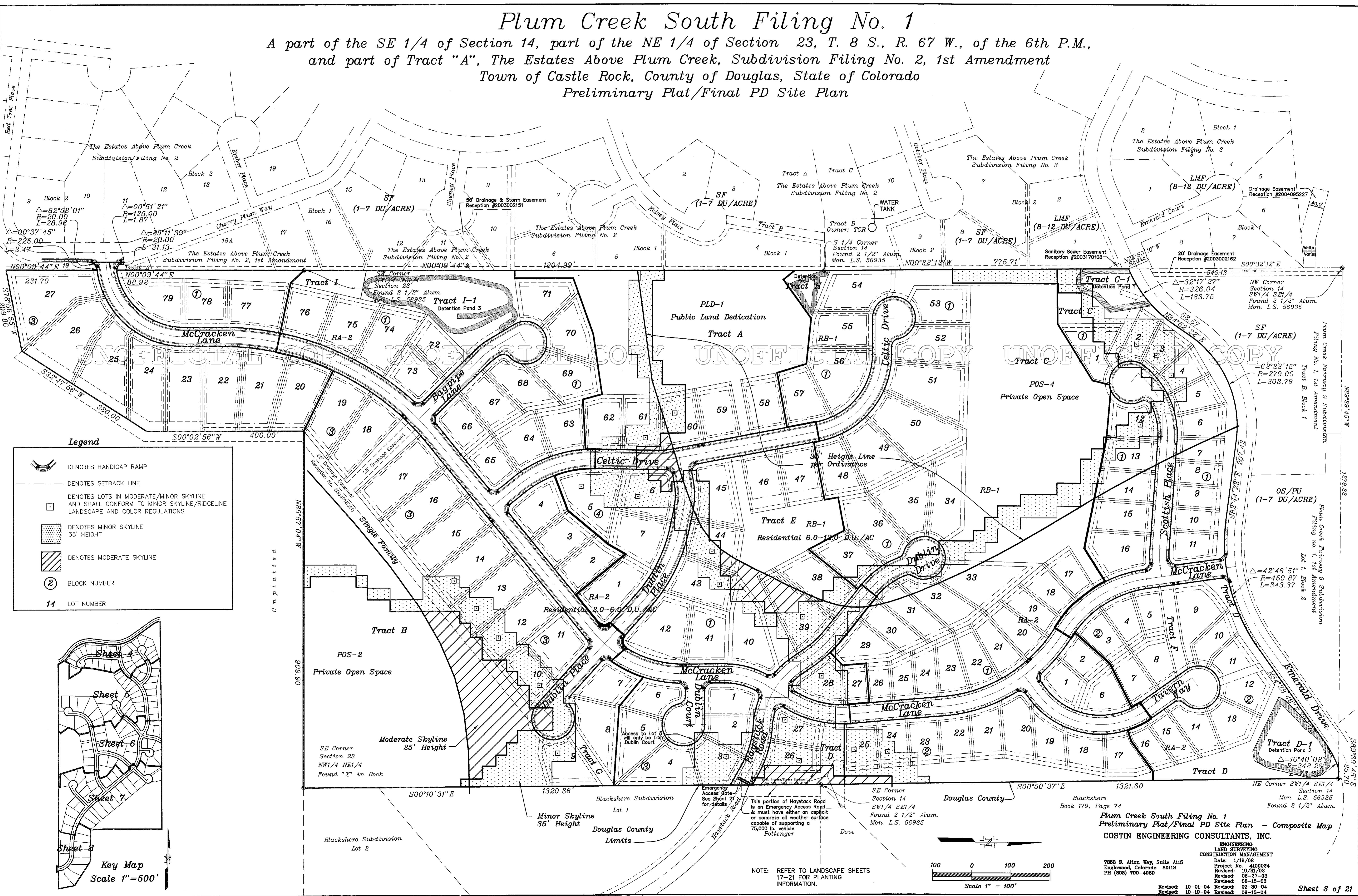
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Notes/Land Use
Summary/Requirements
Sheet 2 of 21

COSTIN ENGINEERING CONSULTANTS, INC.

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
7353 S. Alton Way, Suite 4115
Englewood, Colorado 80112
PH (303) 790-4969
Date: 1/12/02
Project No. 4100024
Revised: 10/31/02
Revised: 06-27-03
Revised: 08-15-03
Revised: 08-30-04
Revised: 09-16-04
Revised: 10-01-04
Revised: 10-19-04

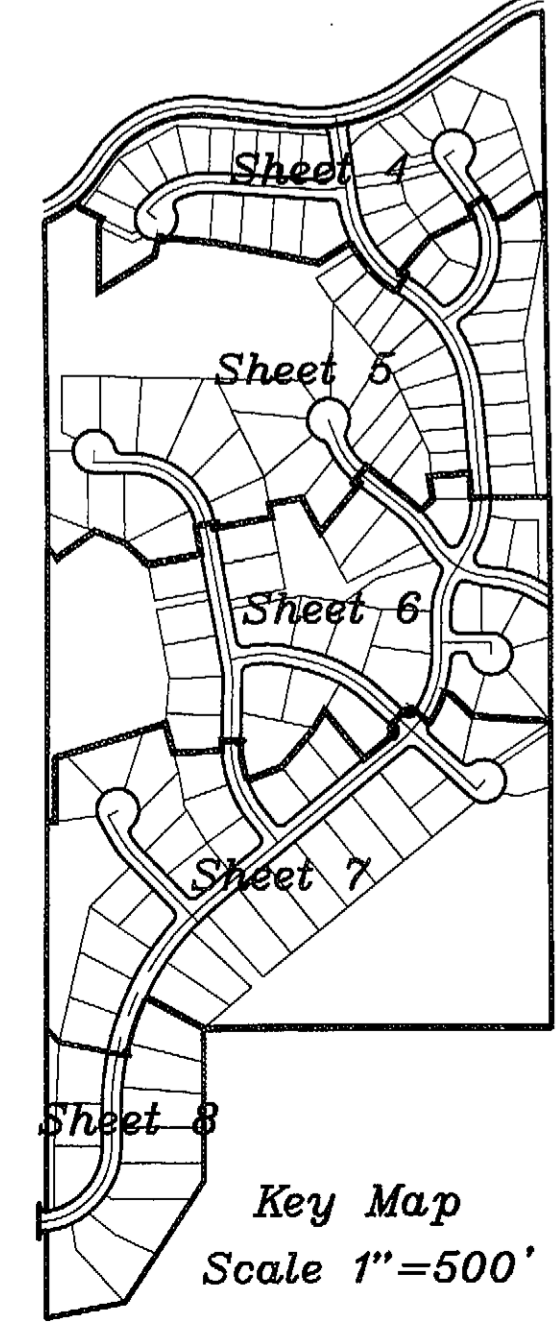
Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan

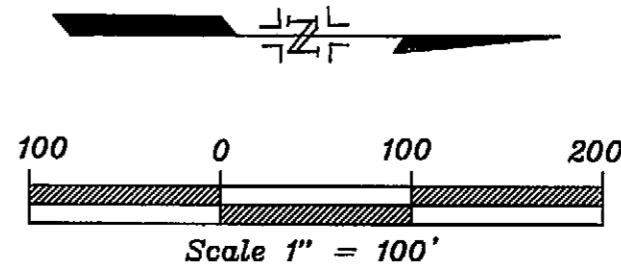


Legend

- DENOTES HANDICAP RAMP
- DENOTES SETBACK LINE
- DENOTES LOTS IN MODERATE/MINOR SKYLINE AND SHALL CONFORM TO MINOR SKYLINE/RIDGELINE LANDSCAPE AND COLOR REGULATIONS
- DENOTES MINOR SKYLINE 35' HEIGHT
- DENOTES MODERATE SKYLINE
- BLOCK NUMBER
- LOT NUMBER



NOTE: REFER TO LANDSCAPE SHEETS 17-21 FOR PLANTING INFORMATION.

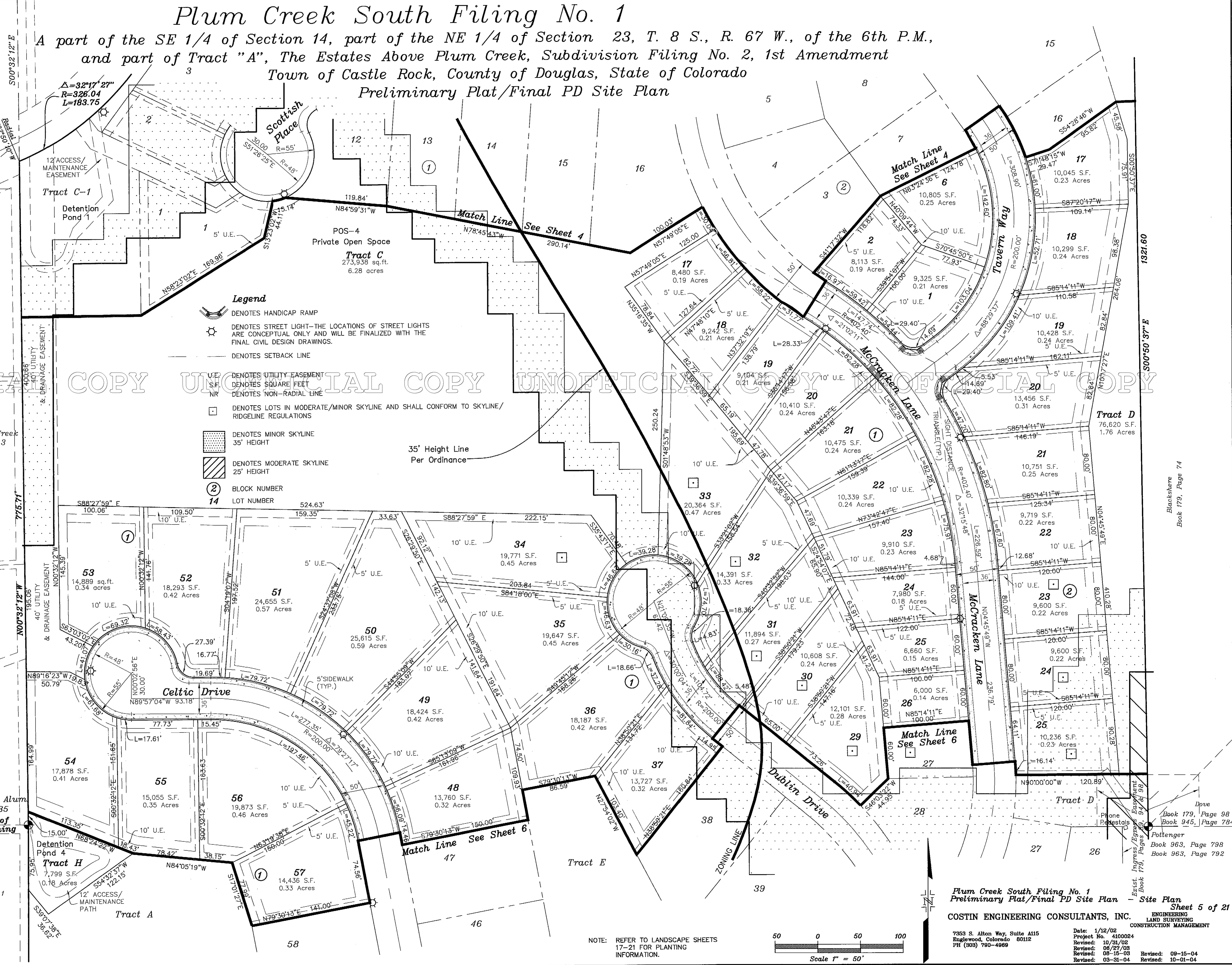
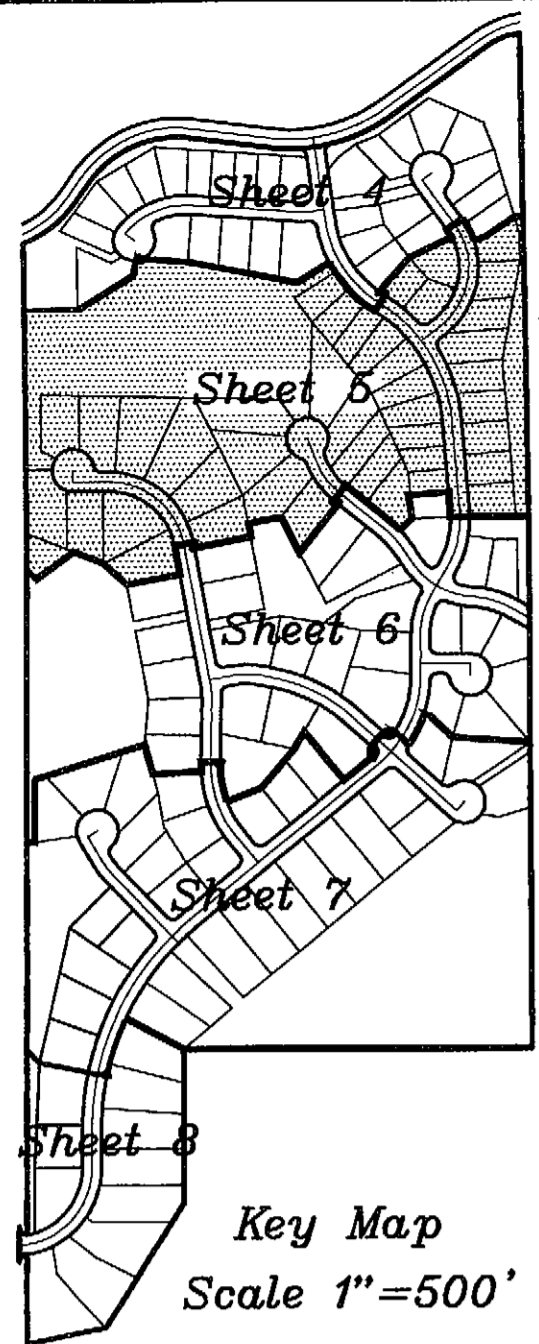


Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Composite Map
COSTIN ENGINEERING CONSULTANTS, INC.

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
Date: 1/12/09
Project No. 4100024
Englewood, Colorado 80112
PH (303) 780-4888
Revised: 06-27-03
Revised: 08-16-03
Revised: 09-30-04
Revised: 10-01-04
Revised: 10-19-04

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan

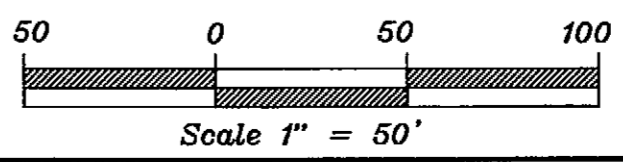


Block 2
The Estates Above Plum Creek
Subdivision Filing No. 3
Reception No. 301171

S 1/4 Corner
Section 14
Found 2 1/2" Alum
Mon. L.S. 56935

The Estates Above Plum Creek
Subdivision Filing No. 2

NOTE: REFER TO LANDSCAPE SHEETS
17-21 FOR PLANTING
INFORMATION.



Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan
Site Plan
Sheet 5 of 21

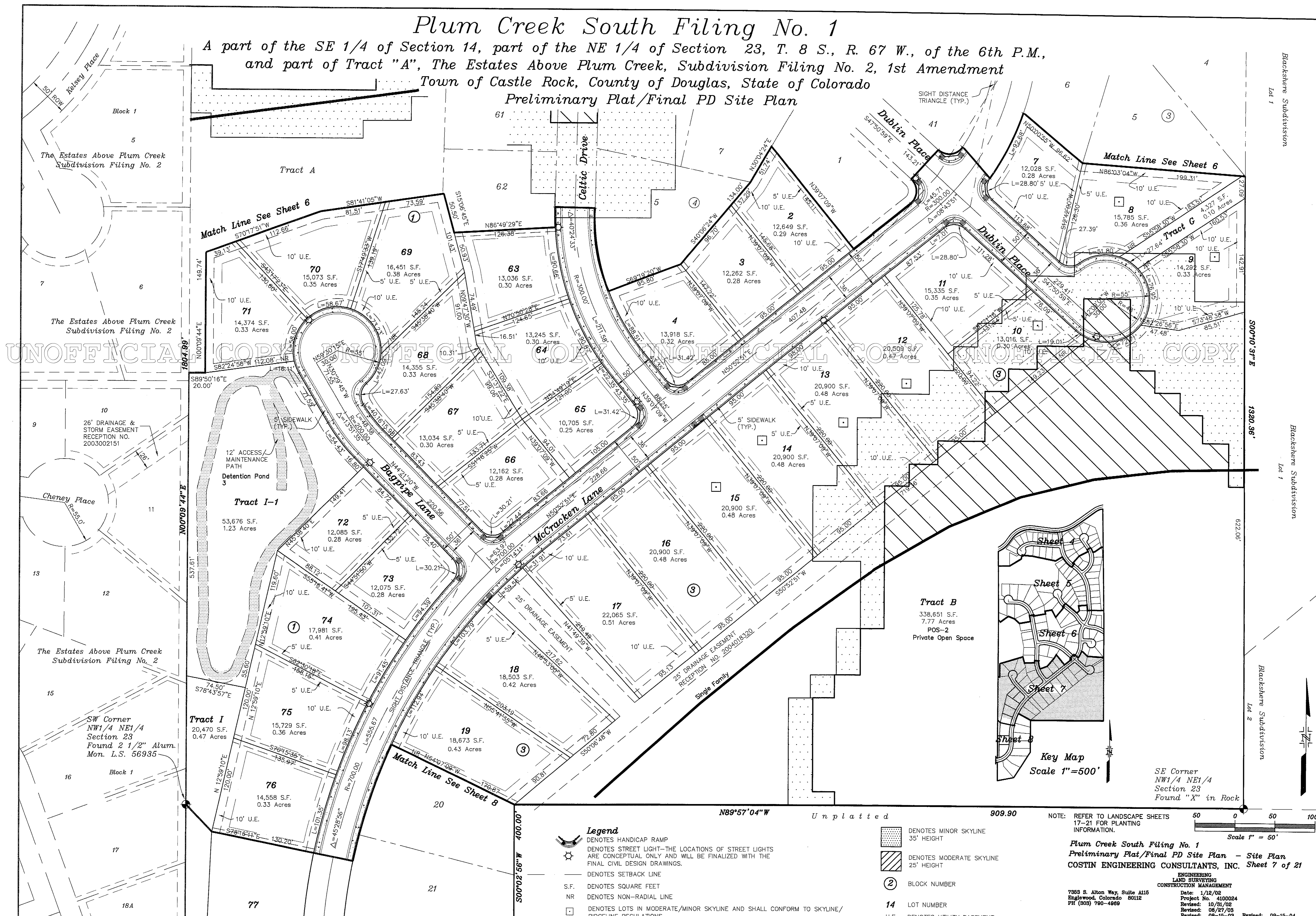
COSTIN ENGINEERING CONSULTANTS, INC. ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

7353 S. Alton Way, Suite A115 Date: 1/12/02
Englewood, Colorado 80112 Project No. 4100024
PH (303) 790-4989 Revised: 10/31/02
Revised: 08/27/03
Revised: 08-15-03 Revised: 08-15-04
Revised: 03-31-04 Revised: 10-01-04

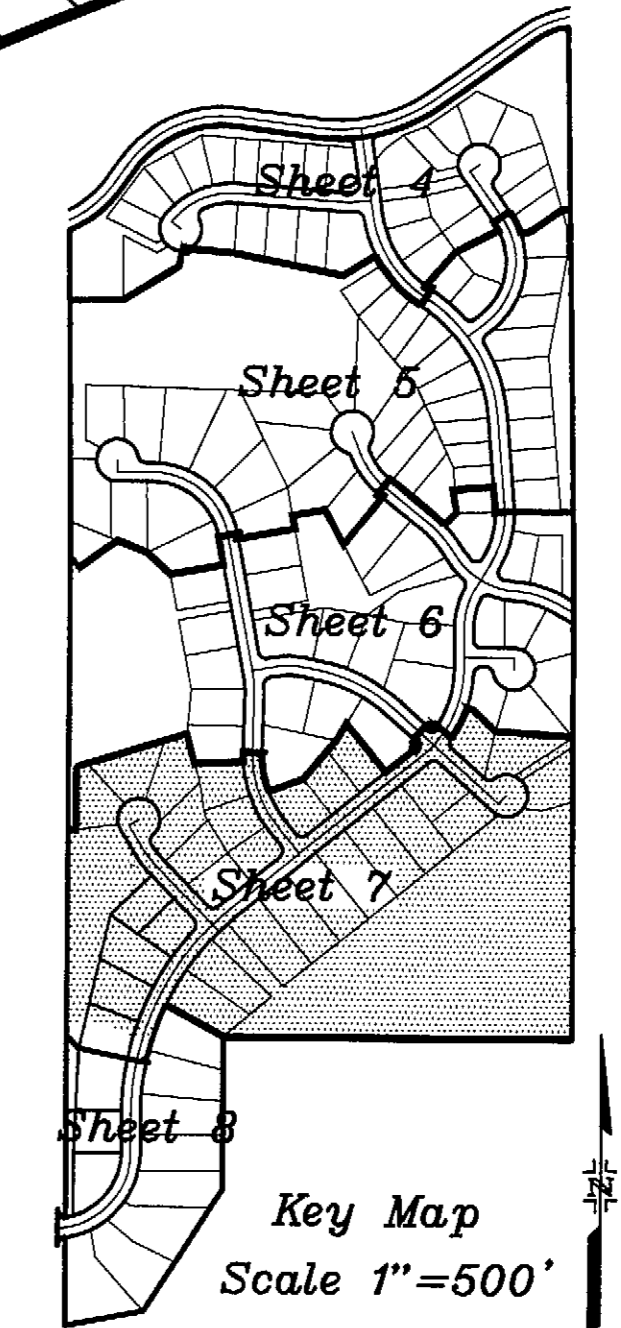
Blackshire Book 179, Page 74
Dove Book 179, Page 98
Pottenger Book 963, Page 798
Pottenger Book 963, Page 792

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan



UNOFFICIAL COPY



SE Corner
NW1/4 NE1/4
Section 23
Found "X" in Rock

- Legend**
- DENOTES HANDICAP RAMP
 - DENOTES STREET LIGHT—THE LOCATIONS OF STREET LIGHTS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED WITH THE FINAL CIVIL DESIGN DRAWINGS.
 - DENOTES SETBACK LINE
 - S.F. DENOTES SQUARE FEET
 - NR DENOTES NON-RADIAL LINE
 - DENOTES LOTS IN MODERATE/MINOR SKYLINE AND SHALL CONFORM TO SKYLINE/RIDGELINE REGULATIONS
 - DENOTES MINOR SKYLINE 35' HEIGHT
 - DENOTES MODERATE SKYLINE 25' HEIGHT
 - BLOCK NUMBER
 - LOT NUMBER
 - U.E. DENOTES UTILITY EASEMENT

NOTE: REFER TO LANDSCAPE SHEETS 17-21 FOR PLANTING INFORMATION.

Scale 1" = 50'

Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Site Plan
COSTIN ENGINEERING CONSULTANTS, INC. Sheet 7 of 21

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

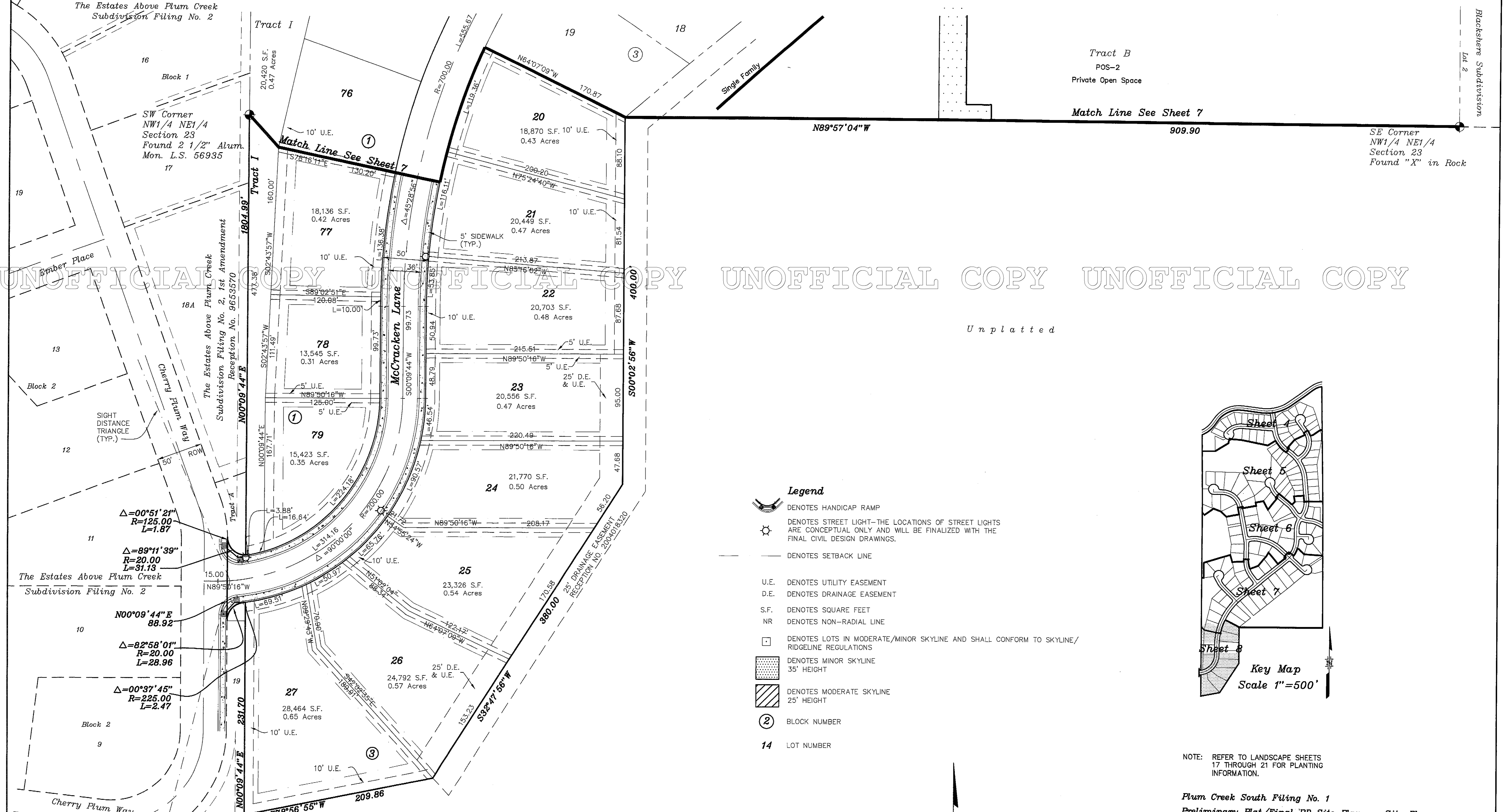
7363 S. Alton Way, Suite A116
Englewood, Colorado 80112
PH (303) 790-4869

Date: 1/12/02
Project No. 4100024
Revised: 10/31/02
Revised: 06/27/03
Revised: 08-15-03
Revised: 08-31-04

Revised: 09-15-04
Revised: 10-01-04

Plum Creek South Filing No. 1

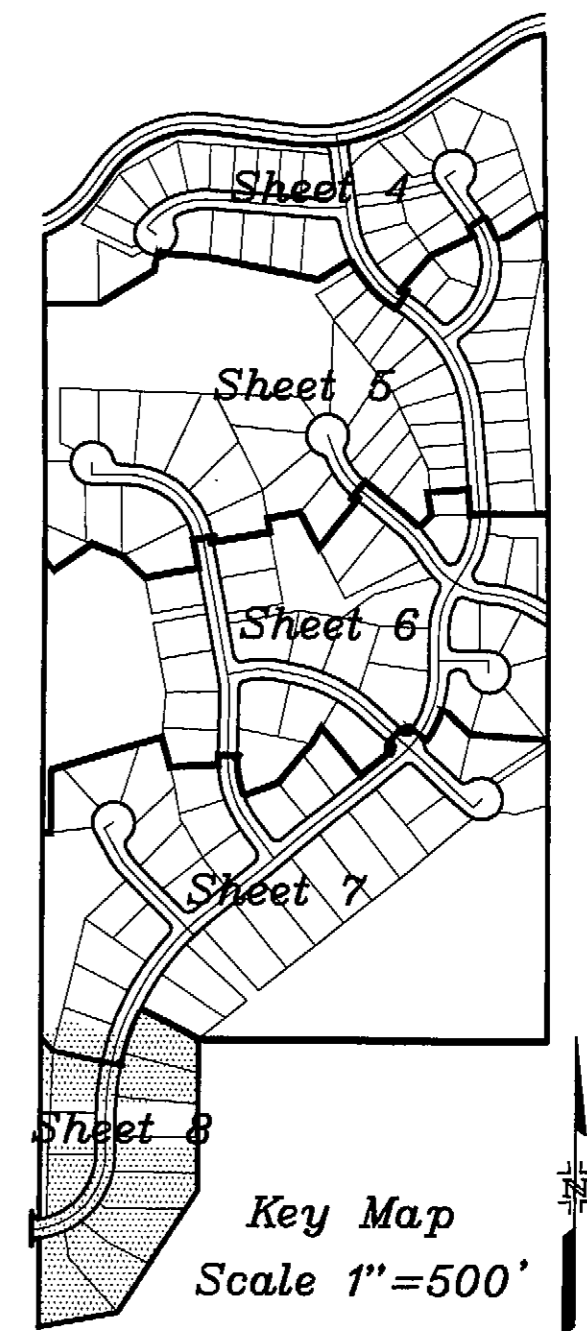
A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M., and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

Unplatted

- Legend**
- DENOTES HANDICAP RAMP
 - DENOTES STREET LIGHT—THE LOCATIONS OF STREET LIGHTS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED WITH THE FINAL CIVIL DESIGN DRAWINGS.
 - DENOTES SETBACK LINE
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - S.F. DENOTES SQUARE FEET
 - NR DENOTES NON-RADIAL LINE
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 - DENOTES MINOR SKYLINE 35' HEIGHT
 - DENOTES MODERATE SKYLINE 25' HEIGHT
 - BLOCK NUMBER
 - LOT NUMBER



NOTE: REFER TO LANDSCAPE SHEETS 17 THROUGH 21 FOR PLANTING INFORMATION.

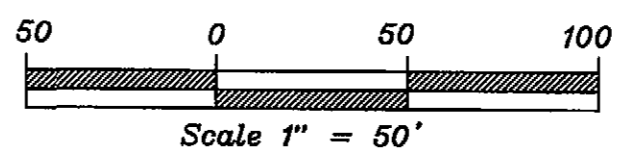
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Site Plan

COSTIN ENGINEERING CONSULTANTS, INC. Sheet 8 of 21

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

7853 S. Alton Way, Suite 1115
Englewood, Colorado 80112
PH (303) 790-4999

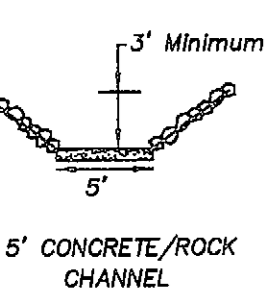
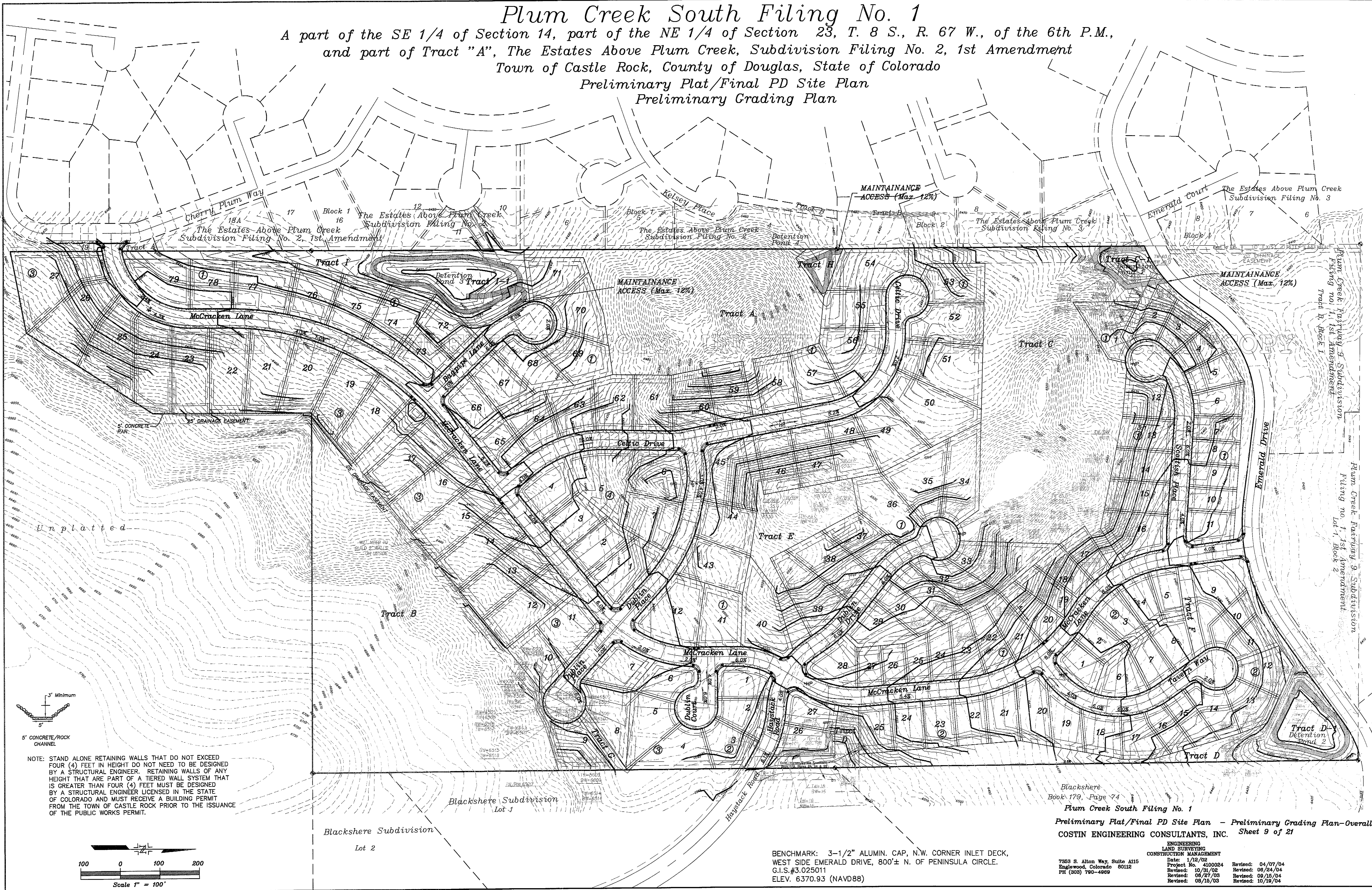
Date: 1/12/02
Project No. 4100024
Revised: 10/31/02
Revised: 06/27/03
Revised: 06-15-03
Revised: 03-31-04
Revised: 09-15-04 Revised: 10-01-04



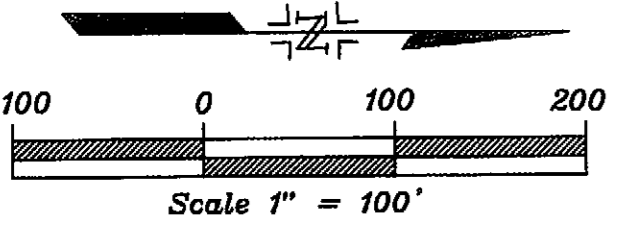
NOTE: All Driveways shall be located a minimum of 50 feet from the flow line of Cherry Plum Way

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan
Preliminary Grading Plan



NOTE: STAND ALONE RETAINING WALLS THAT DO NOT EXCEED FOUR (4) FEET IN HEIGHT DO NOT NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS OF ANY HEIGHT THAT ARE PART OF A TIERED WALL SYSTEM THAT IS GREATER THAN FOUR (4) FEET 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.



BENCHMARK: 3-1/2" ALUMIN. CAP, N.W. CORNER INLET DECK,
WEST SIDE EMERALD DRIVE, 800± N. OF PENINSULA CIRCLE.
G.I.S.#3.025011
ELEV. 6370.93 (NAVD88)

Blackshere
Book 179, Page 74
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Preliminary Grading Plan-Overall
COSTIN ENGINEERING CONSULTANTS, INC. Sheet 9 of 21

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
Date: 1/12/02
Project No. 4100024
Revised: 10/31/02
Revised: 06/27/03
Revised: 09/16/03
Revised: 04/07/04
Revised: 06/24/04
Revised: 06/15/04
Revised: 10/16/04

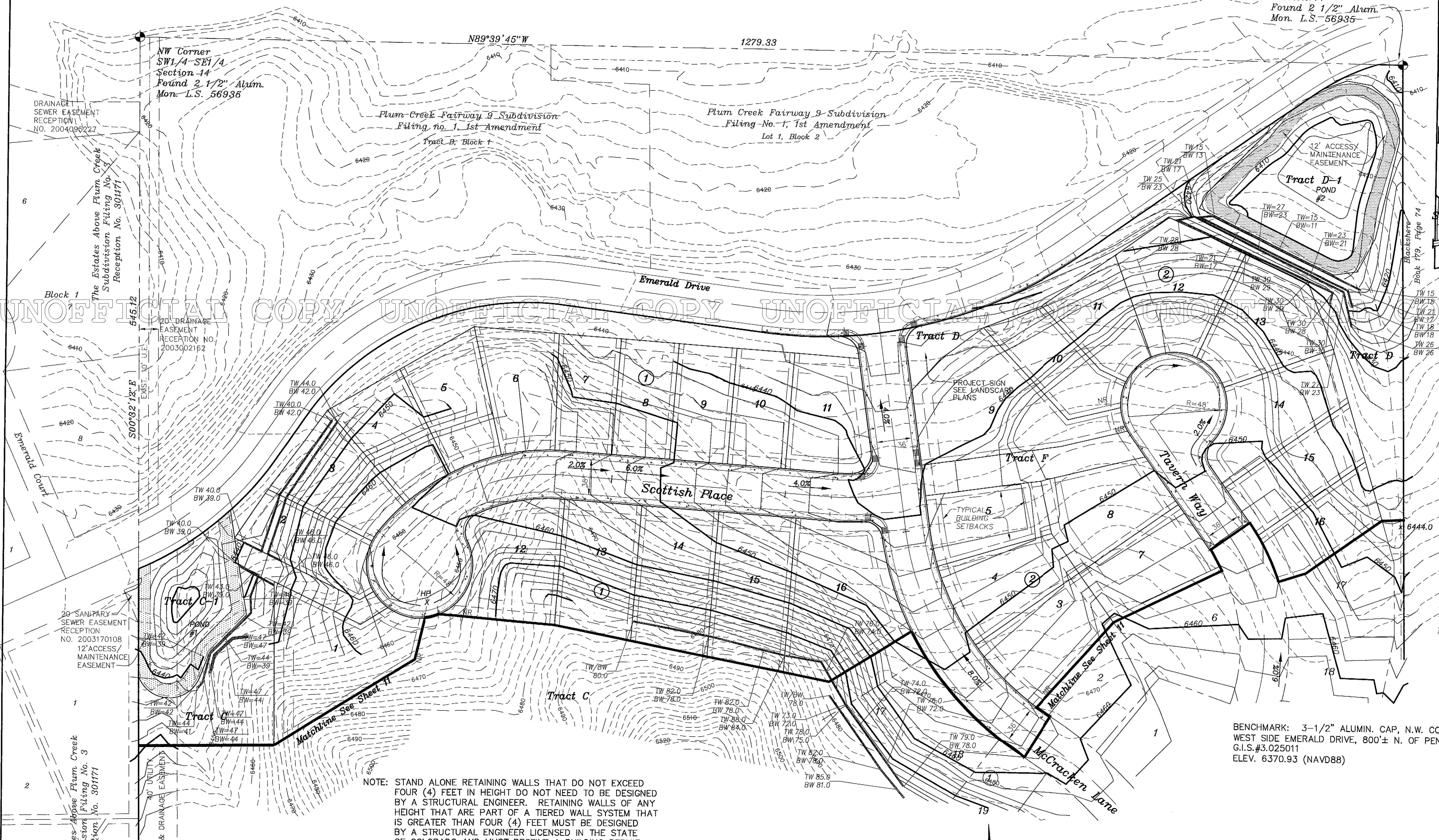
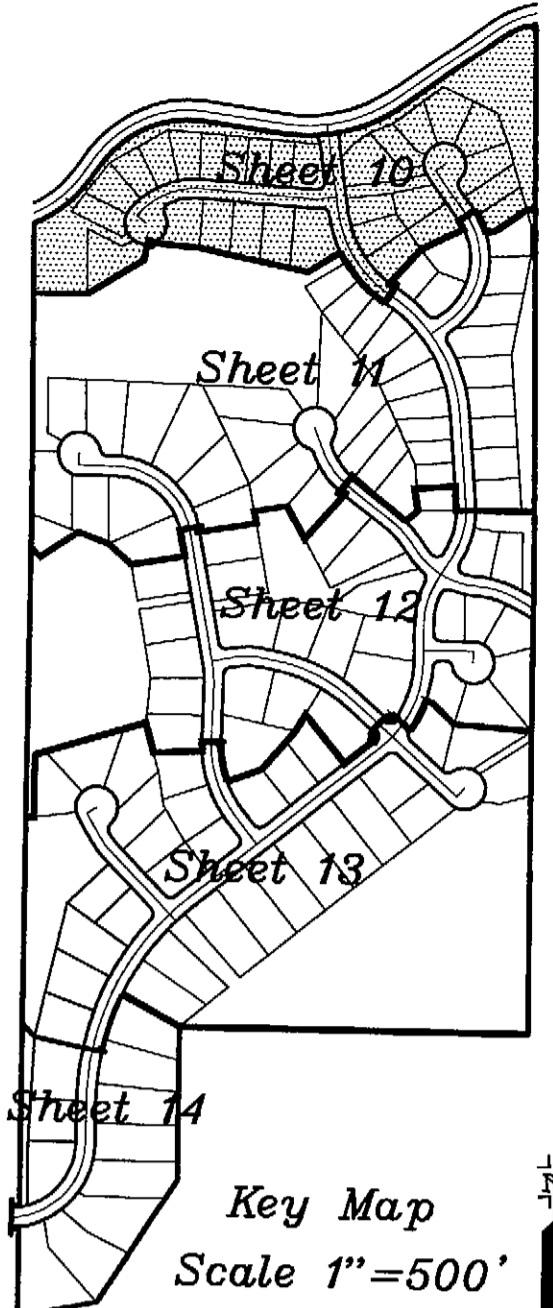
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Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Grading Plan

NE Corner
SW 1/4, SE 1/4
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935

NW Corner
SW 1/4-SE 1/4
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935



DRAINAGE SEWER EASEMENT RECEPTION NO. 2004096227

Block 1
The Estates Above Plum Creek Subdivision Filing No. 3 Reception No. 301171

20' DRAINAGE EASEMENT RECEPTION NO. 2003002162

20' SANITARY SEWER EASEMENT RECEPTION NO. 2003170108 12' ACCESS/MAINTENANCE EASEMENT

Block 2
The Estates Above Plum Creek Subdivision Filing No. 3 Reception No. 301171

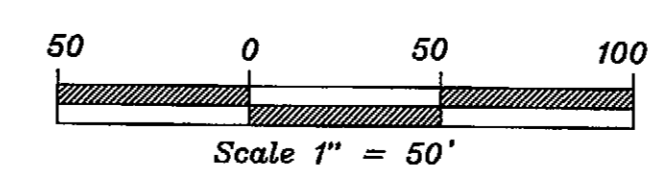
NOTE: STAND ALONE RETAINING WALLS THAT DO NOT EXCEED FOUR (4) FEET IN HEIGHT DO NOT NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS OF ANY HEIGHT THAT ARE PART OF A TIERED WALL SYSTEM THAT IS GREATER THAN FOUR (4) FEET MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

NOTE: THE MINIMUM DISTANCE FROM A BUILDING WALL MUST BE TWO TIMES THE HEIGHT OF THE RETAINING WALL.

BENCHMARK: 3-1/2" ALUMIN. CAP, N.W. CORNER INLET DECK, WEST SIDE EMERALD DRIVE, 800± N. OF PENINSULA CIRCLE. G.I.S.#3.025011 ELEV. 6370.93 (NAVD88)

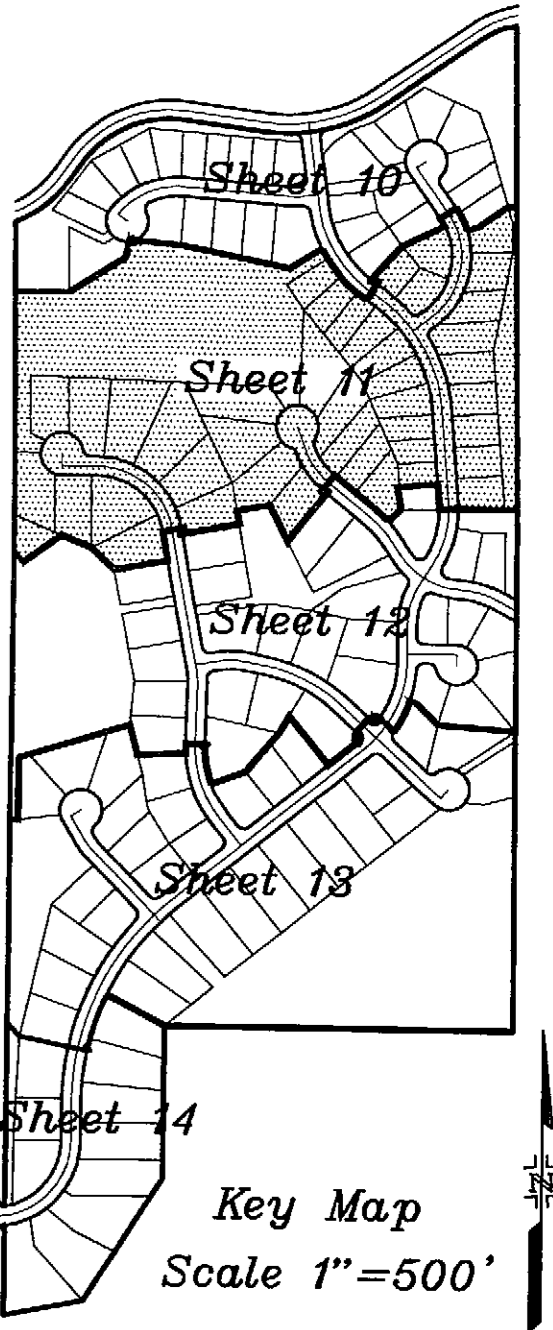
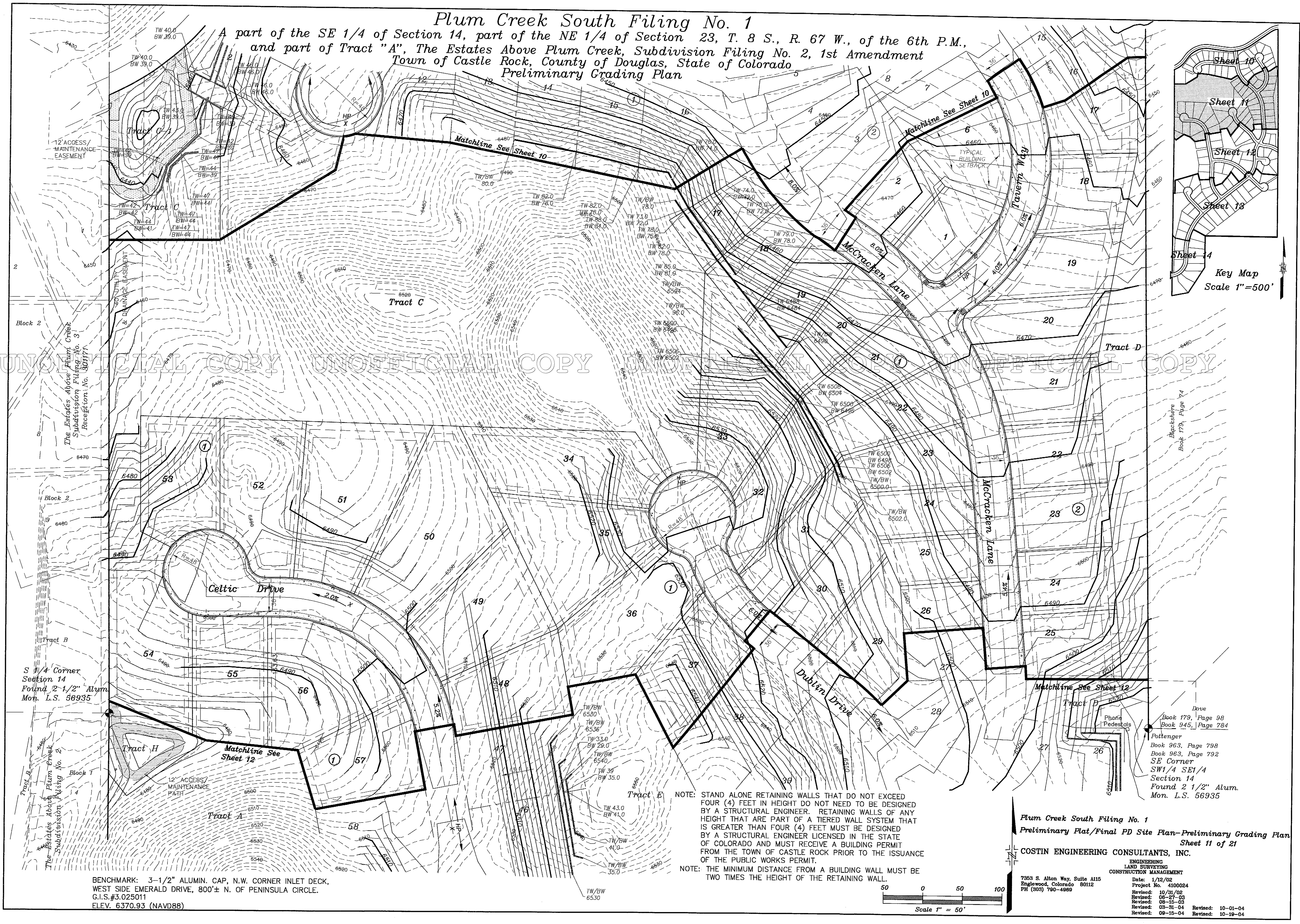
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan-Preliminary Grading Plan
COSTIN ENGINEERING CONSULTANTS, INC. Sheet 10 of 21

ENGINEERING LAND SURVEYING CONSTRUCTION MANAGEMENT
7359 S. Alton Way, Suite A115 Englewood, Colorado 80112 PH (303) 790-4869
Date: 1/12/02
Project No. 4100204
Revised: 10/31/02
Revised: 06-27-03
Revised: 06-27-03
Revised: 08-15-03
Revised: 09-31-04
Revised: 10-01-04
Revised: 10-19-04



E:\Share\pctproj\1410-AUGUST04\ASSTER\JOB-04\10-410002\grape01.dwg

Plum Creek South Filing No. 1
 A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
 and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
 Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Grading Plan

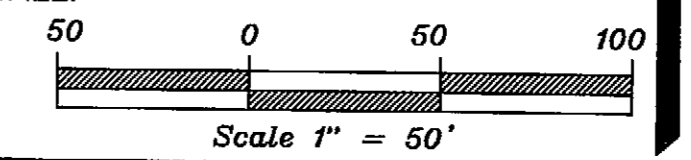


UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

BENCHMARK: 3-1/2" ALUMIN. CAP, N.W. CORNER INLET DECK,
 WEST SIDE EMERALD DRIVE, 800'± N. OF PENINSULA CIRCLE.
 G.I.S.#3.025011
 ELEV. 6370.93 (NAVD88)

NOTE: STAND ALONE RETAINING WALLS THAT DO NOT EXCEED FOUR (4) FEET IN HEIGHT DO NOT NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS OF ANY HEIGHT THAT ARE PART OF A TIERED WALL SYSTEM THAT IS GREATER THAN FOUR (4) FEET 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.

NOTE: THE MINIMUM DISTANCE FROM A BUILDING WALL MUST BE TWO TIMES THE HEIGHT OF THE RETAINING WALL.



Dove
 Book 179, Page 98
 Book 945, Page 784

Pottenger
 Book 963, Page 798
 Book 963, Page 792
 SE Corner
 SW 1/4 SE 1/4
 Section 14
 Found 2 1/2" Alum.
 Mon. L.S. 56935

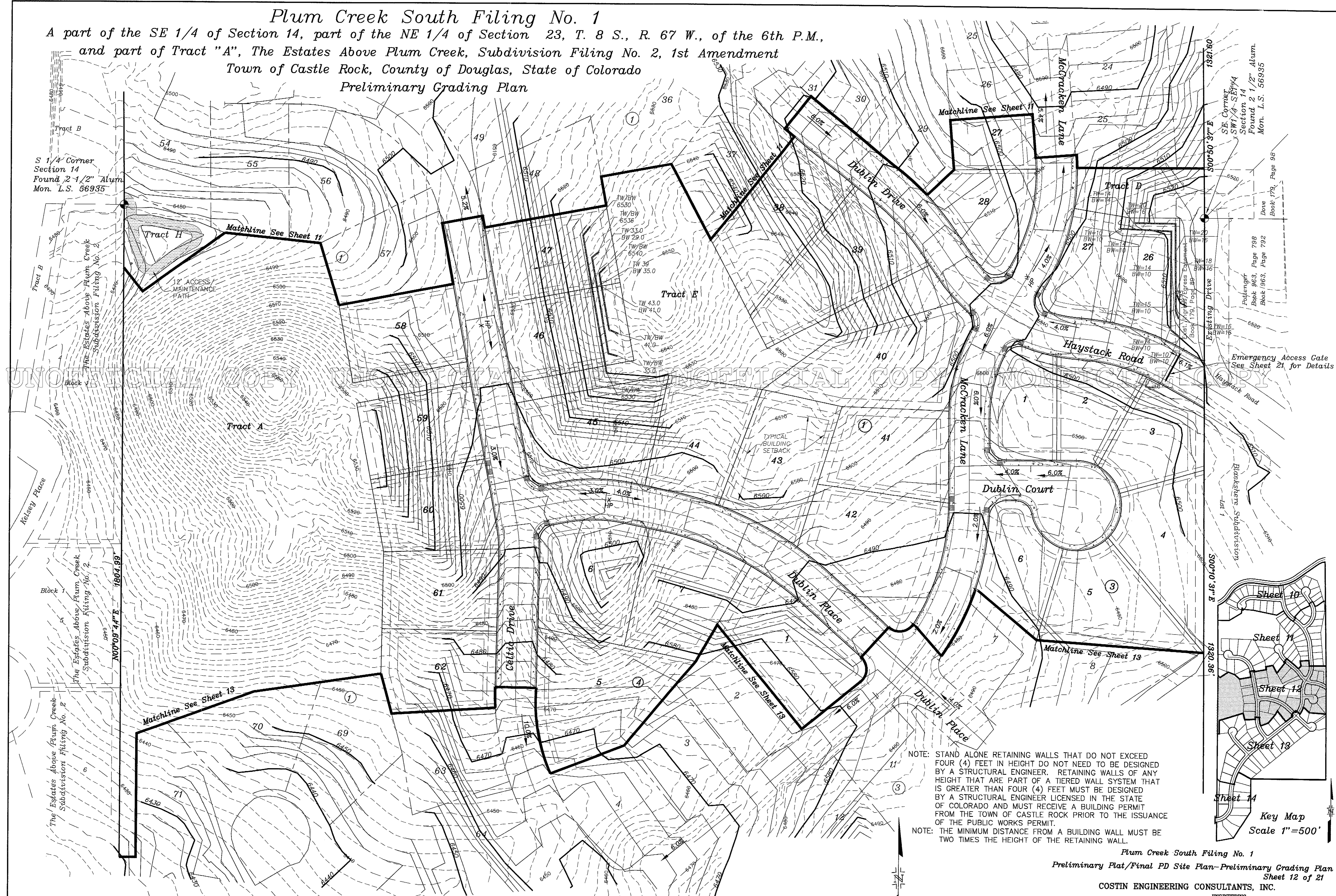
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan-Preliminary Grading Plan
 Sheet 11 of 21

COSTIN ENGINEERING CONSULTANTS, INC.
 ENGINEERING
 LAND SURVEYING
 CONSTRUCTION MANAGEMENT
 Date: 1/12/02
 Project No. 4100024
 Revised: 10/31/02
 Revised: 06-27-03
 Revised: 08-15-03
 Revised: 05-31-04
 Revised: 08-15-04
 Revised: 10-01-04
 Revised: 10-19-04

7353 S. Alton Way, Suite A115
 Englewood, Colorado 80112
 PH (303) 790-4989

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Grading Plan



S 1/4 Corner
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935

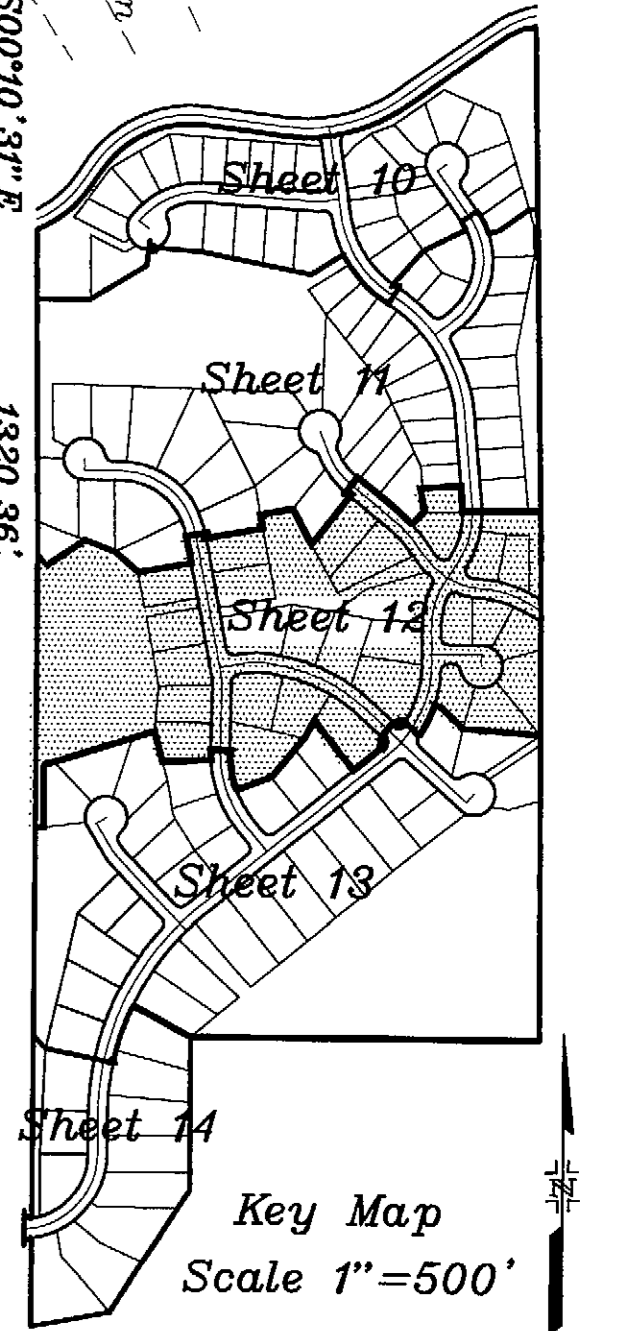
SE Corner
SW 1/4 - SE 1/4
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935

UNOFFICIAL COPY

Done
Book 179, Page 98

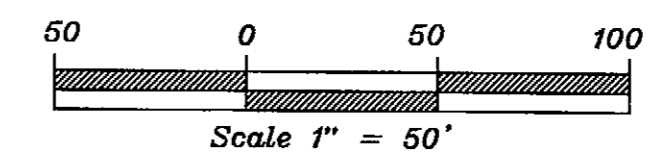
Postinger
Book 963, Page 798
Book 963, Page 792

Emergency Access Gate
See Sheet 21 for Details



NOTE: STAND ALONE RETAINING WALLS THAT DO NOT EXCEED FOUR (4) FEET IN HEIGHT DO NOT NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS OF ANY HEIGHT THAT ARE PART OF A TIERED WALL SYSTEM THAT IS GREATER THAN FOUR (4) FEET 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.
NOTE: THE MINIMUM DISTANCE FROM A BUILDING WALL MUST BE TWO TIMES THE HEIGHT OF THE RETAINING WALL.

BENCHMARK: 3-1/2" ALUMIN. CAP, N.W. CORNER INLET DECK,
WEST SIDE EMERALD DRIVE, 800± N. OF PENINSULA CIRCLE.
G.I.S. #3.025011
ELEV. 6370.93 (NAVD88)



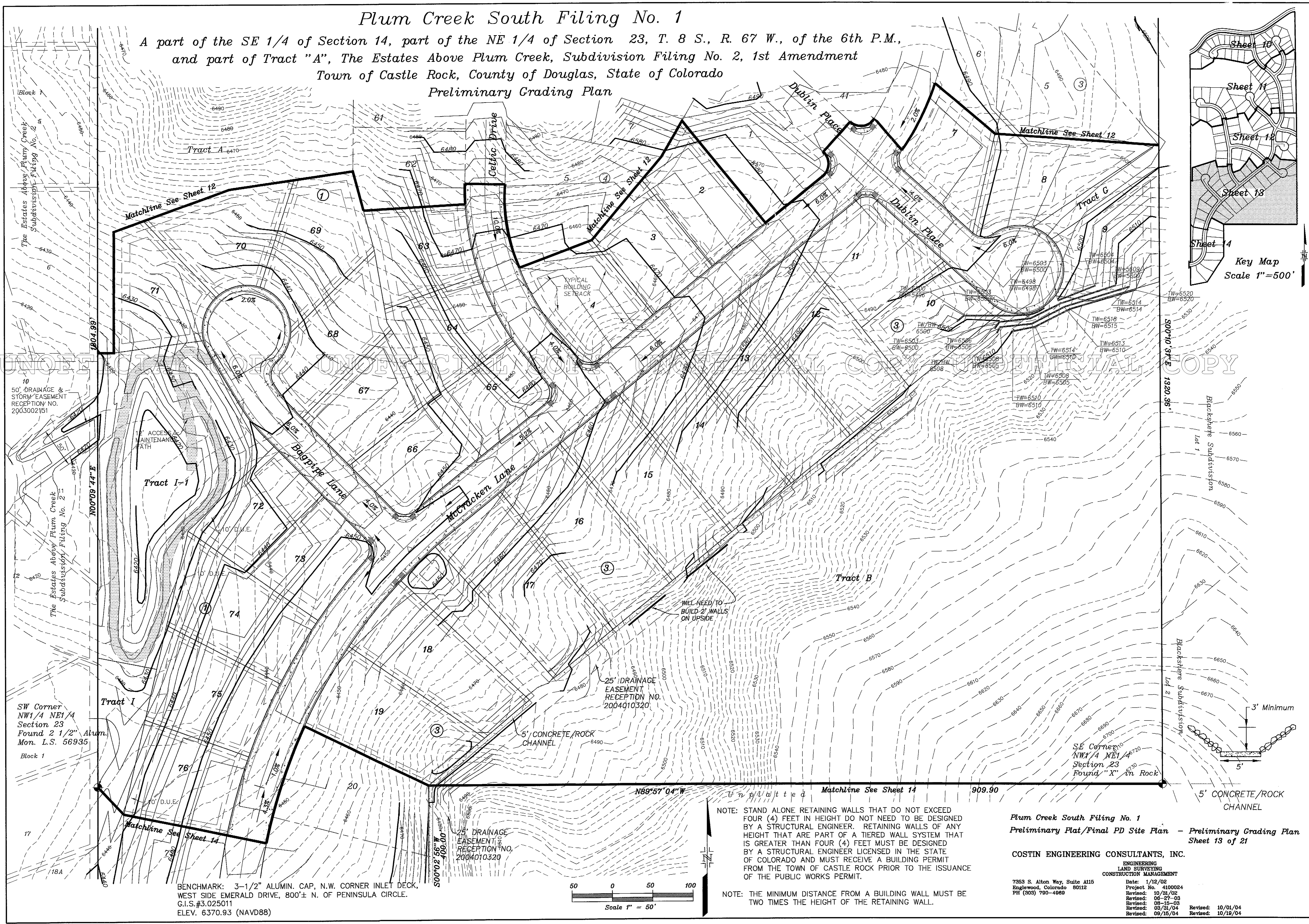
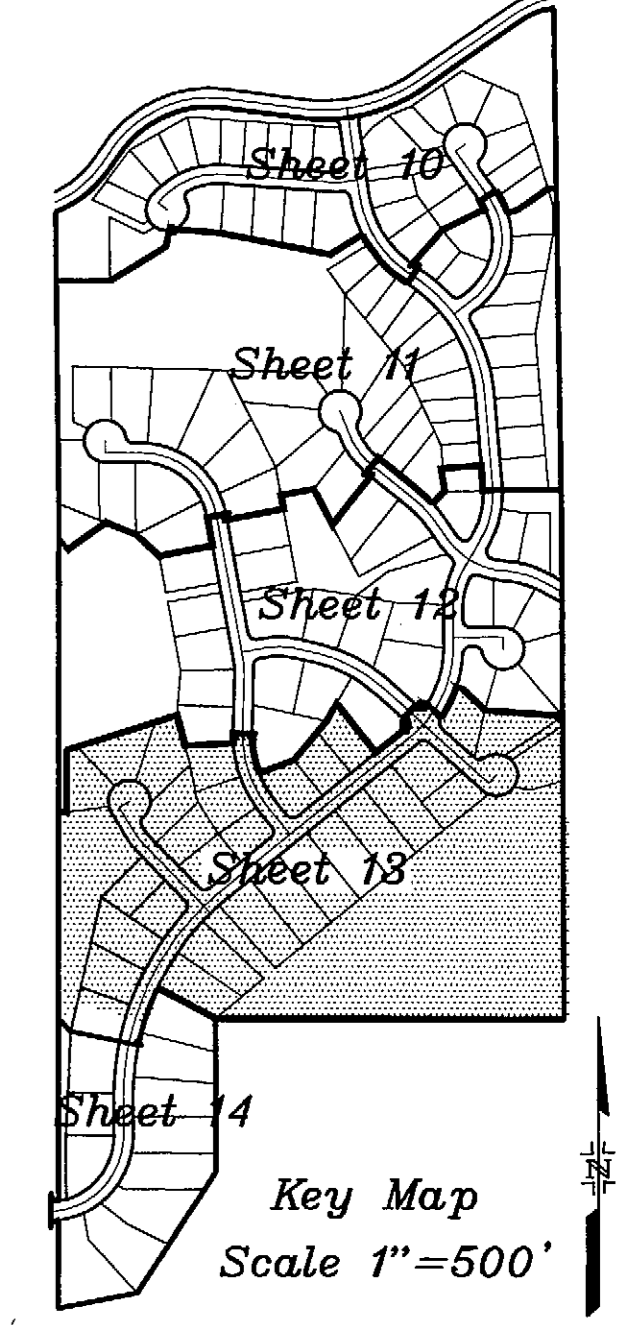
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan-Preliminary Grading Plan
Sheet 12 of 21

COSTIN ENGINEERING CONSULTANTS, INC.

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
Date: 1/12/08
Project No. 4300024
Revised: 10/31/02
Revised: 08-27-03
Revised: 08-16-03
Revised: 03-31-04
Revised: 09-15-04
Revised: 10-19-04

Plum Creek South Filing No. 1

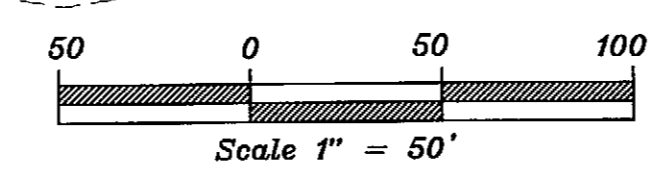
A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Grading Plan



50' DRAINAGE & STORM EASEMENT RECEPTION NO. 2003002151

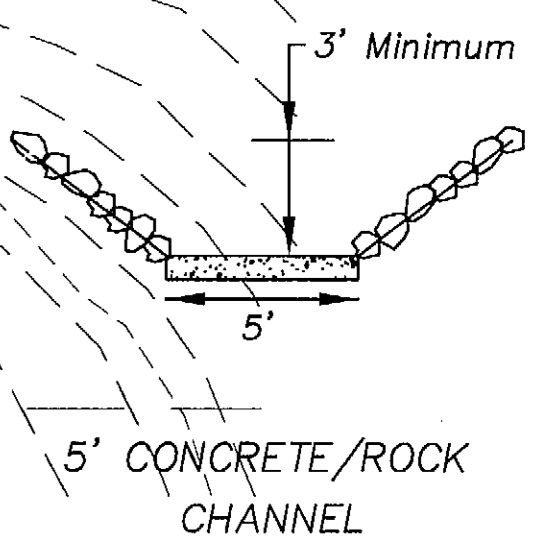
SW Corner NW 1/4 NE 1/4 Section 23 Found 2 1/2" Alum. Mon. L.S. 56935 Block 1

BENCHMARK: 3-1/2" ALUMIN. CAP. N.W. CORNER INLET DECK, WEST SIDE EMERALD DRIVE, 800± N. OF PENINSULA CIRCLE. G.I.S. #3.025011 ELEV. 6370.93 (NAVD88)



NOTE: STAND ALONE RETAINING WALLS THAT DO NOT EXCEED FOUR (4) FEET IN HEIGHT DO NOT NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS OF ANY HEIGHT THAT ARE PART OF A TIERED WALL SYSTEM THAT IS GREATER THAN FOUR (4) FEET 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.

NOTE: THE MINIMUM DISTANCE FROM A BUILDING WALL MUST BE TWO TIMES THE HEIGHT OF THE RETAINING WALL.



Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Preliminary Grading Plan
Sheet 13 of 21

COSTIN ENGINEERING CONSULTANTS, INC.
ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

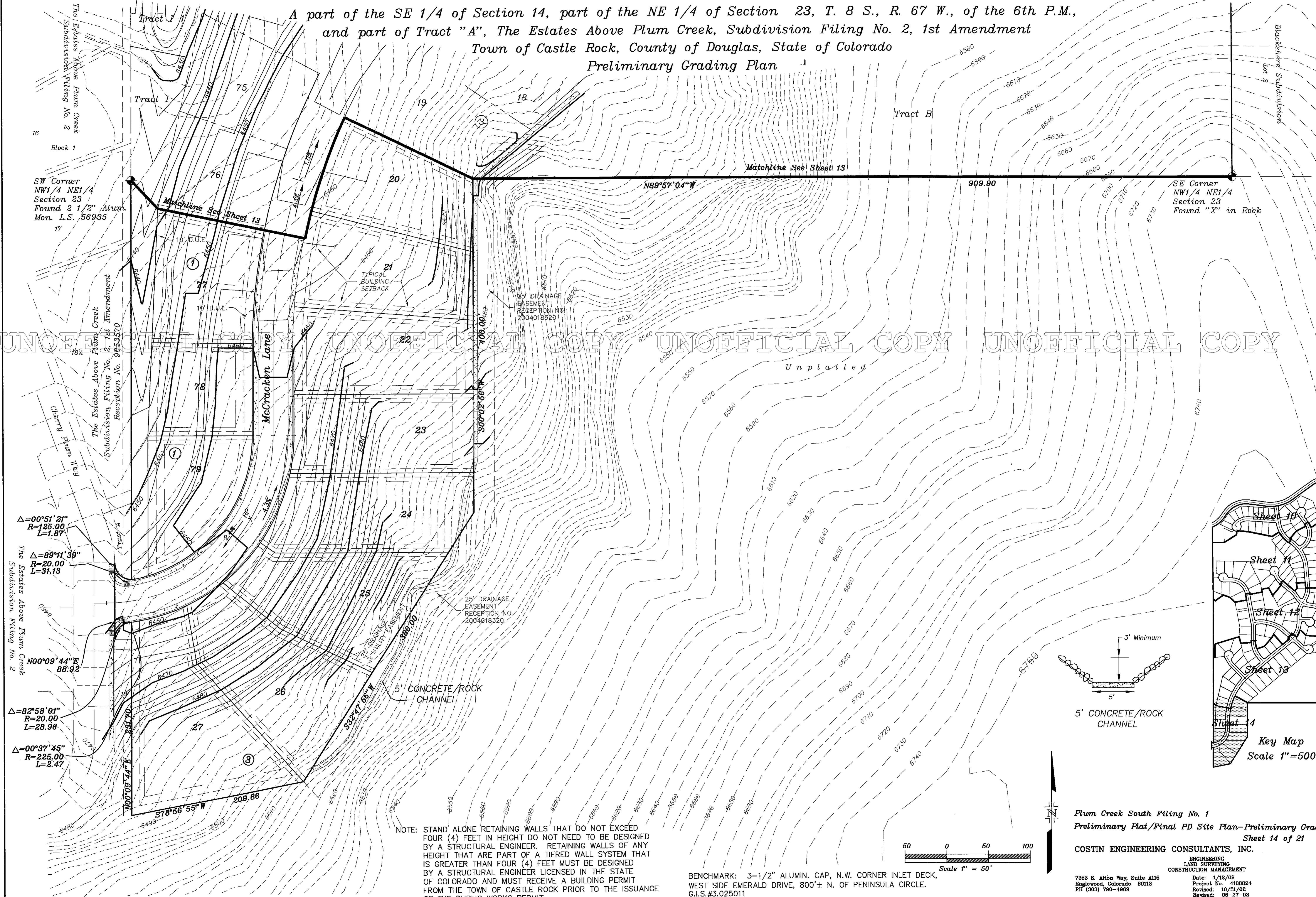
7353 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4989

Date: 1/12/03
Project No: 4100024
Revised: 10/31/02
Revised: 06-27-03
Revised: 08-15-03
Revised: 03/31/04
Revised: 09/15/04

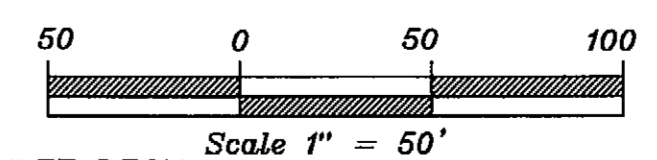
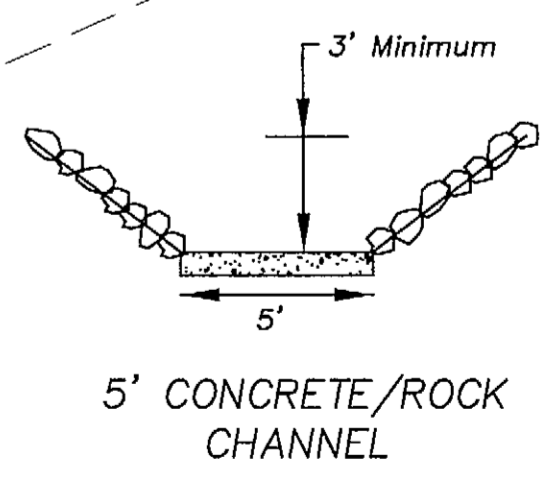
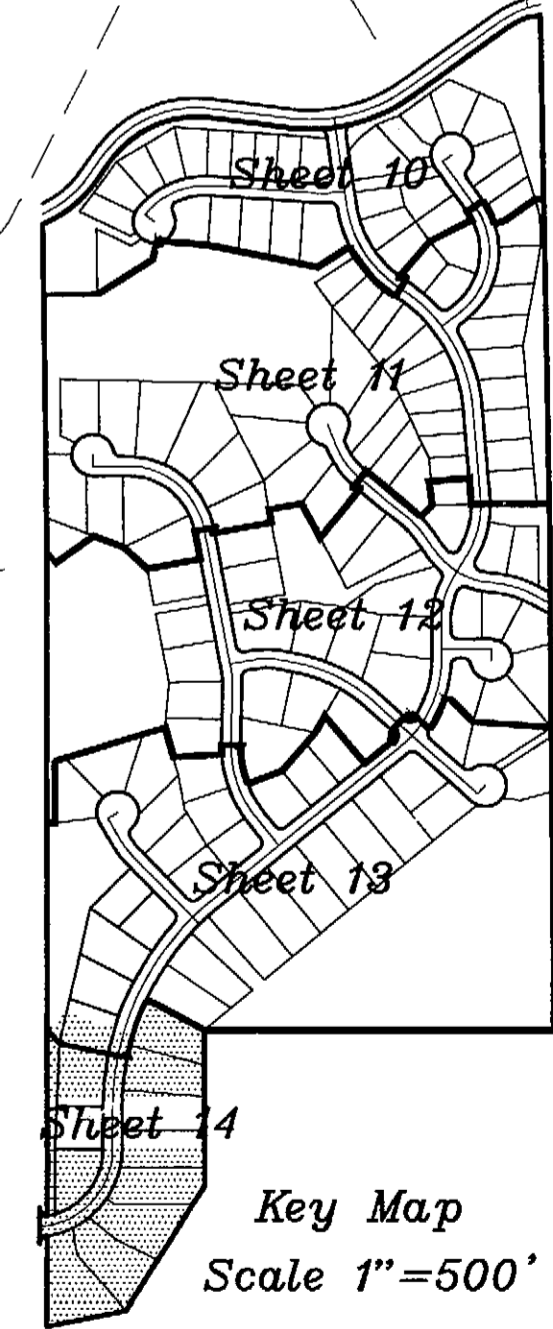
10/01/04
10/18/04

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M., and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Grading Plan



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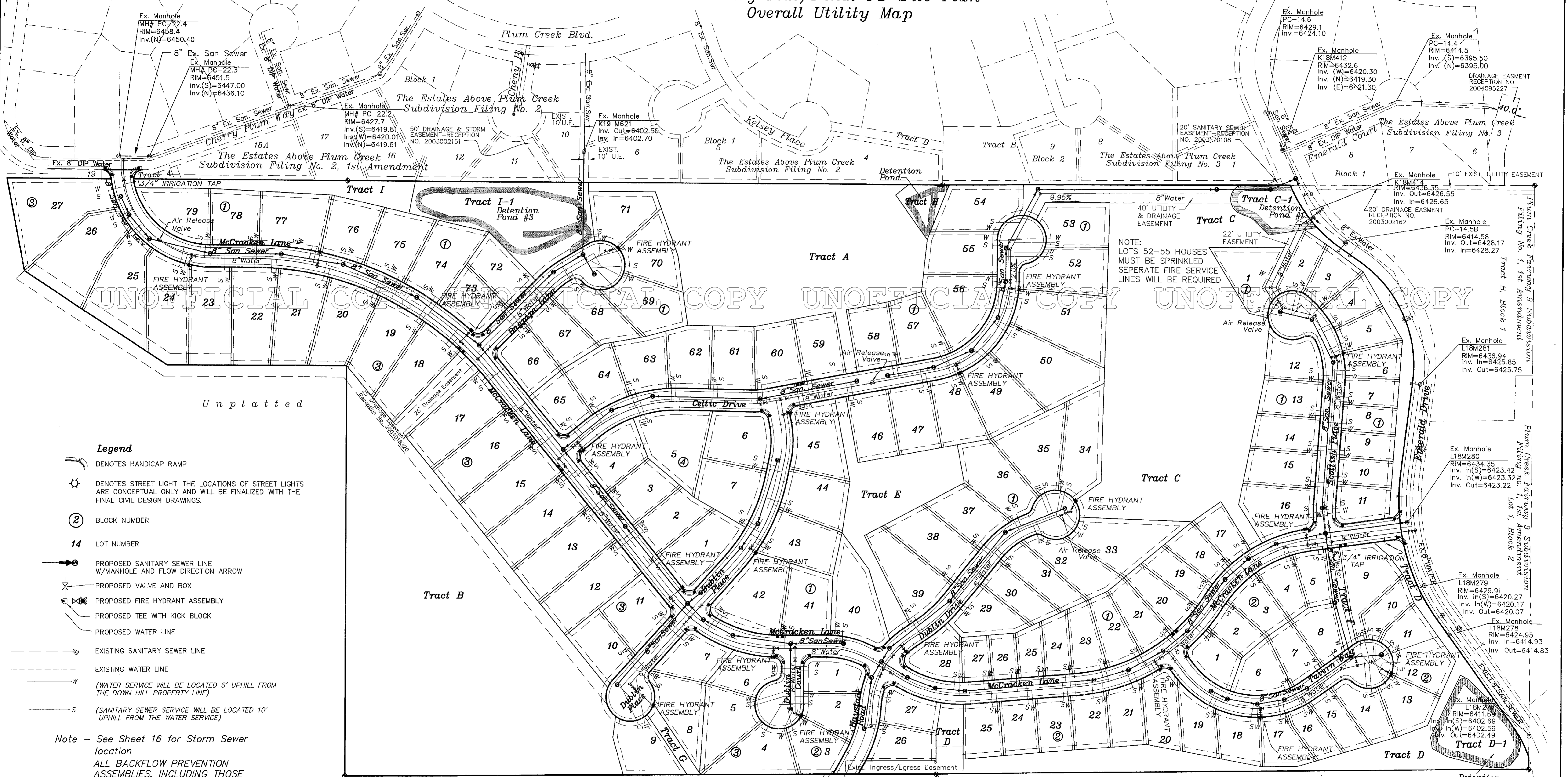
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan-Preliminary Grading Plan
Sheet 14 of 21
COSTIN ENGINEERING CONSULTANTS, INC.
ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
Date: 1/12/02
Project No. 4100024
Revised: 10/31/02
Revised: 08-27-03
Revised: 08-15-03
Revised: 08-31-04 Revised: 10-19-04
Revised: 08-15-04 Revised: 10-01-04

NOTE: STAND ALONE RETAINING WALLS THAT DO NOT EXCEED FOUR (4) FEET IN HEIGHT DO NOT NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS OF ANY HEIGHT THAT ARE PART OF A TIERED WALL SYSTEM THAT IS GREATER THAN FOUR (4) FEET 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.
NOTE: THE MINIMUM DISTANCE FROM A BUILDING WALL MUST BE TWO TIMES THE HEIGHT OF THE RETAINING WALL.

BENCHMARK: 3-1/2" ALUMIN. CAP, N.W. CORNER INLET DECK, WEST SIDE EMERALD DRIVE, 800'± N. OF PENINSULA CIRCLE. G.I.S.#3.025011 ELEV. 6370.93 (NAVD88)

Plum Creek South Filing No. 1

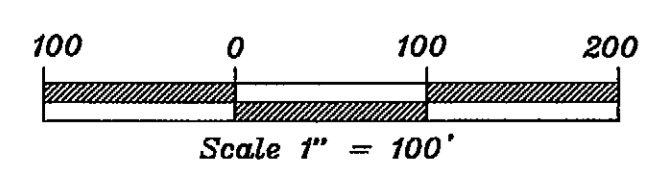
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and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan
Overall Utility Map



NOTE:
LOTS 52-55 HOUSES
MUST BE SPRINKLED
SEPERATE FIRE SERVICE
LINES WILL BE REQUIRED

- Legend**
- DENOTES HANDICAP RAMP
 - DENOTES STREET LIGHT—THE LOCATIONS OF STREET LIGHTS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED WITH THE FINAL CIVIL DESIGN DRAWINGS.
 - BLOCK NUMBER
 - LOT NUMBER
 - PROPOSED SANITARY SEWER LINE W/MANHOLE AND FLOW DIRECTION ARROW
 - PROPOSED VALVE AND BOX
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED TEE WITH KICK BLOCK
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - (WATER SERVICE WILL BE LOCATED 6' UPHILL FROM THE DOWN HILL PROPERTY LINE)
 - (SANITARY SEWER SERVICE WILL BE LOCATED 10' UPHILL FROM THE WATER SERVICE)

Note - See Sheet 16 for Storm Sewer location
ALL BACKFLOW PREVENTION ASSEMBLIES, INCLUDING THOSE FOR IRRIGATION TAPS/SYSTEMS, MUST BE APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION.



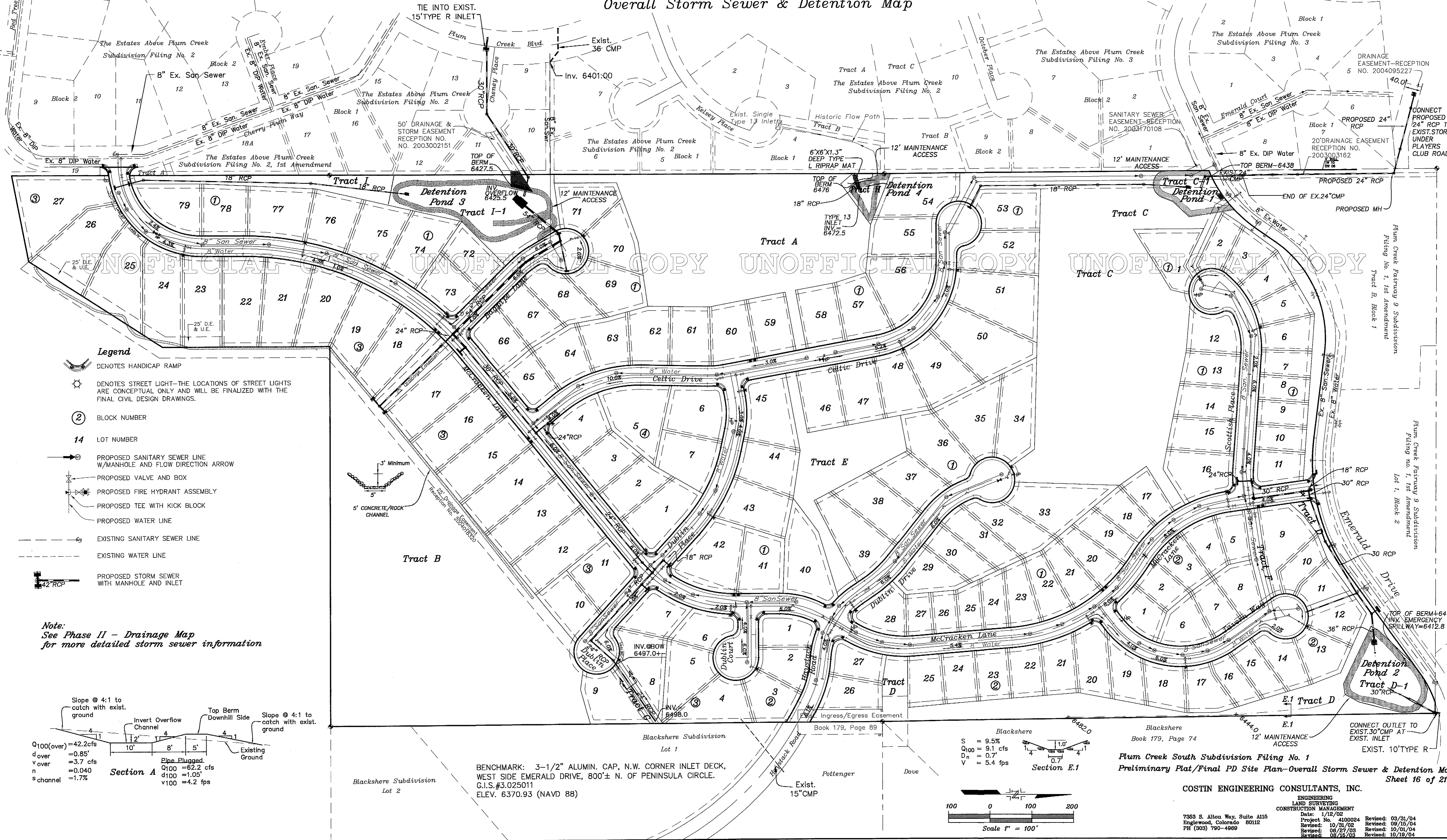
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G.I.S.#3.025011
ELEV. 6370.93 (NAVD88)

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Book 179, Page 74
Blackshere
Book 179, Page 89
Plum Creek South Filing No. 1
Preliminary Plat/Final PD Site Plan - Overall Utility Map
Water and Sanitary Sewer
COSTIN ENGINEERING CONSULTANTS, INC.
Sheet 15 of 21

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
Date: 1/12/02
Project No. 4100024
Revised: 10/21/02
Revised: 06/27/03 Revised: 03/31/04 Revised: 10/01/04
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Plum Creek South Subdivision Filing No. 1

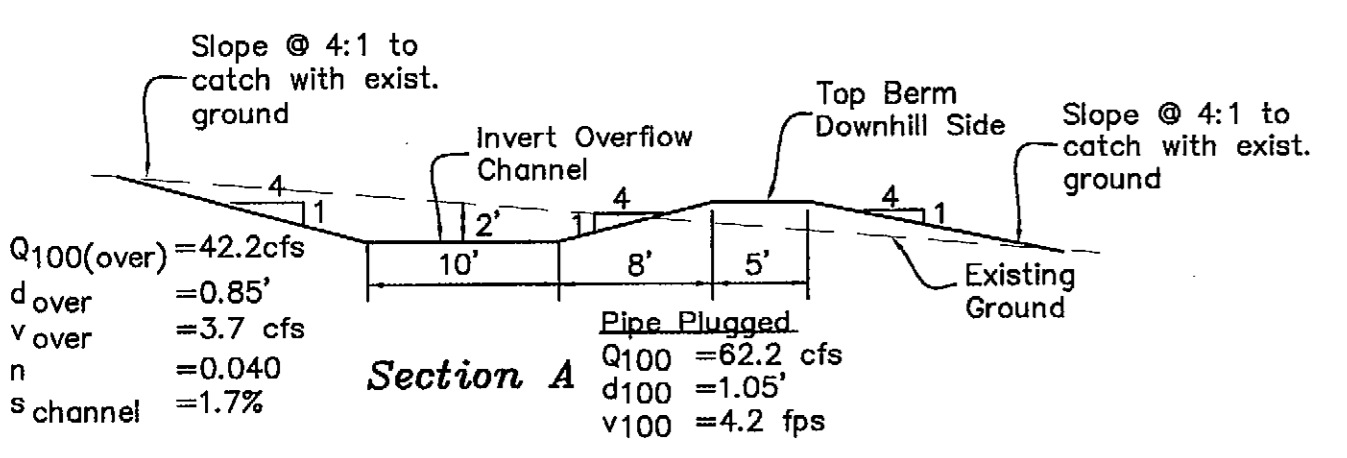
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Town of Castle Rock, County of Douglas, State of Colorado
Preliminary Plat/Final PD Site Plan
Overall Storm Sewer & Detention Map



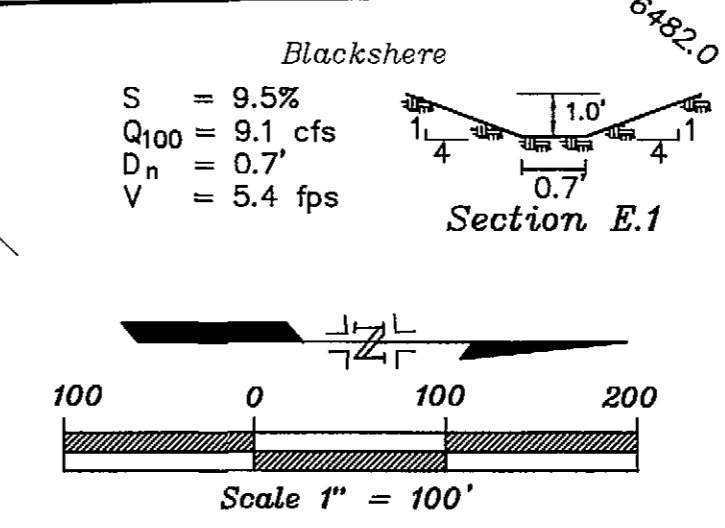
Legend

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- PROPOSED TEE WITH KICK BLOCK
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM SEWER WITH MANHOLE AND INLET

Note:
See Phase II - Drainage Map
for more detailed storm sewer information.



BENCHMARK: 3-1/2" ALUMIN. CAP, N.W. CORNER INLET DECK, WEST SIDE EMERALD DRIVE, 800'± N. OF PENINSULA CIRCLE.
C.I.S.#3.025011
ELEV. 6370.93 (NAVD 88)

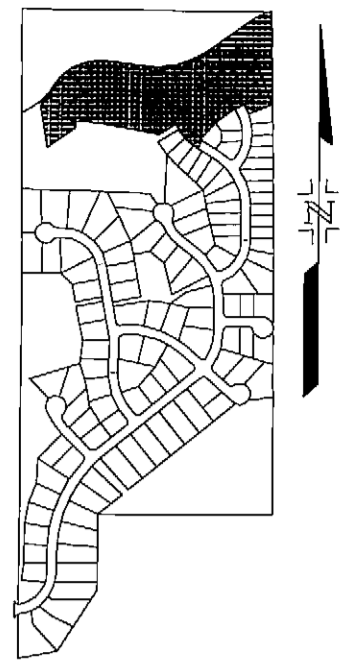


Plum Creek South Subdivision Filing No. 1
Preliminary Plat/Final PD Site Plan—Overall Storm Sewer & Detention Map
Sheet 16 of 21

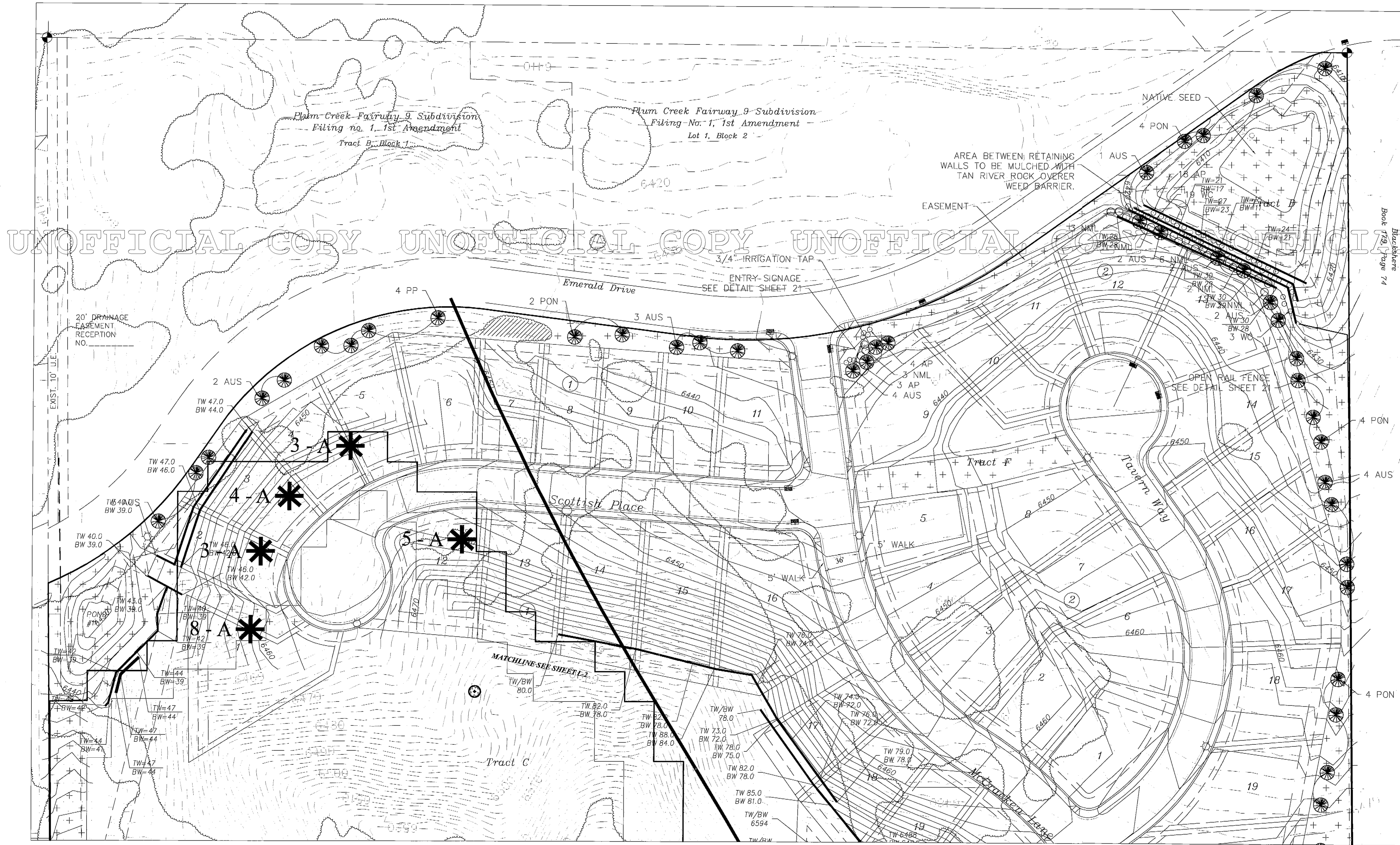
COSTIN ENGINEERING CONSULTANTS, INC.
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Revised: 10/19/04

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Town of Castle Rock, County of Douglas, State of Colorado
LANDSCAPE PLAN

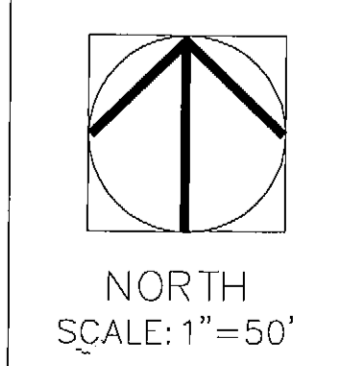


Key Map



LEGEND

- EXIST. PINE TREES
- EXIST. VEGETATION TO BE REMOVED
- EXIST. VEGETATION TO REMAIN
- NATIVE REVEGETATION AREAS
Native Seed Mix
- EVERGREEN TREE PLANTING
8'-10' ht.
- NUMBER OF TREES REQUIRED PER SKYLINE/RIDGELINE REGULATIONS
LOT SHALL CONFORM TO SKYLINE/RIDGELINE REGULATIONS
ASSOCIATED SKYLINE/RIDGELINE VIEWING PLATFORM
- A** - PLUM CREEK VIEWING PLATFORM
- B** - I-25 VIEWING PLATFORM
- C** - LAKE GULCH RD. VIEWING PLATFORM



NORTH
SCALE: 1"=50'

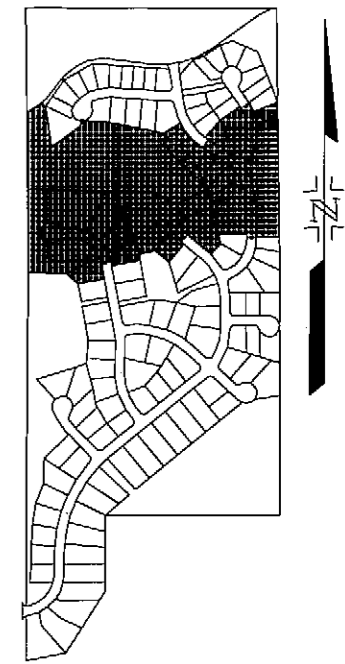
NOTE: BASE INFORMATION PROVIDED BY COSTIN ENGINEERING.
EXISTING VEGETATION INFORMATION PROVIDED BY NOLTE ENGINEERING.

Landscape Plan by TIM DUNN DESIGN
6948 Daventry Place Castle Rock, Co. 80104 303.814.7778

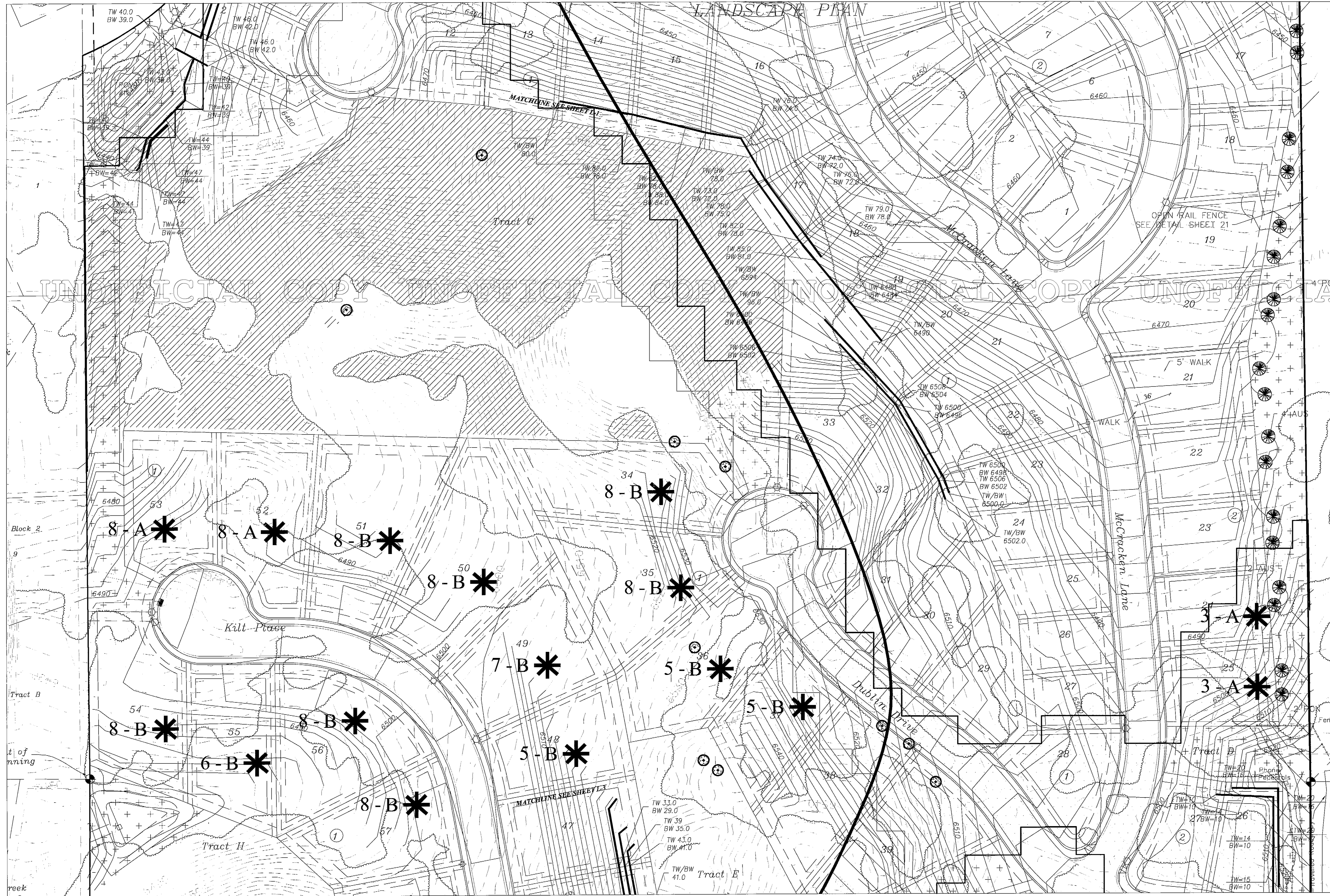
Plum Creek South Subdivision Filing No.1
Sheet 17 of 21
10/5/03

Plum Creek South Subdivision Filing No. 1

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Town of Castle Rock, County of Douglas, State of Colorado

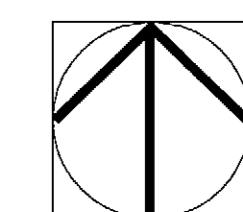


Key Map



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NORTH
SCALE: 1" = 50'

Plum Creek South
Subdivision Filing No.1

Sheet 18 of 21

10/5/03

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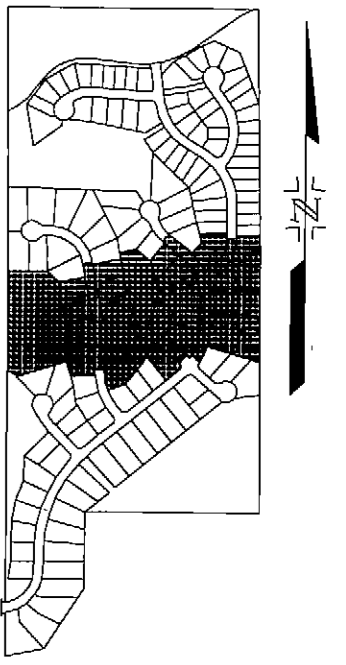
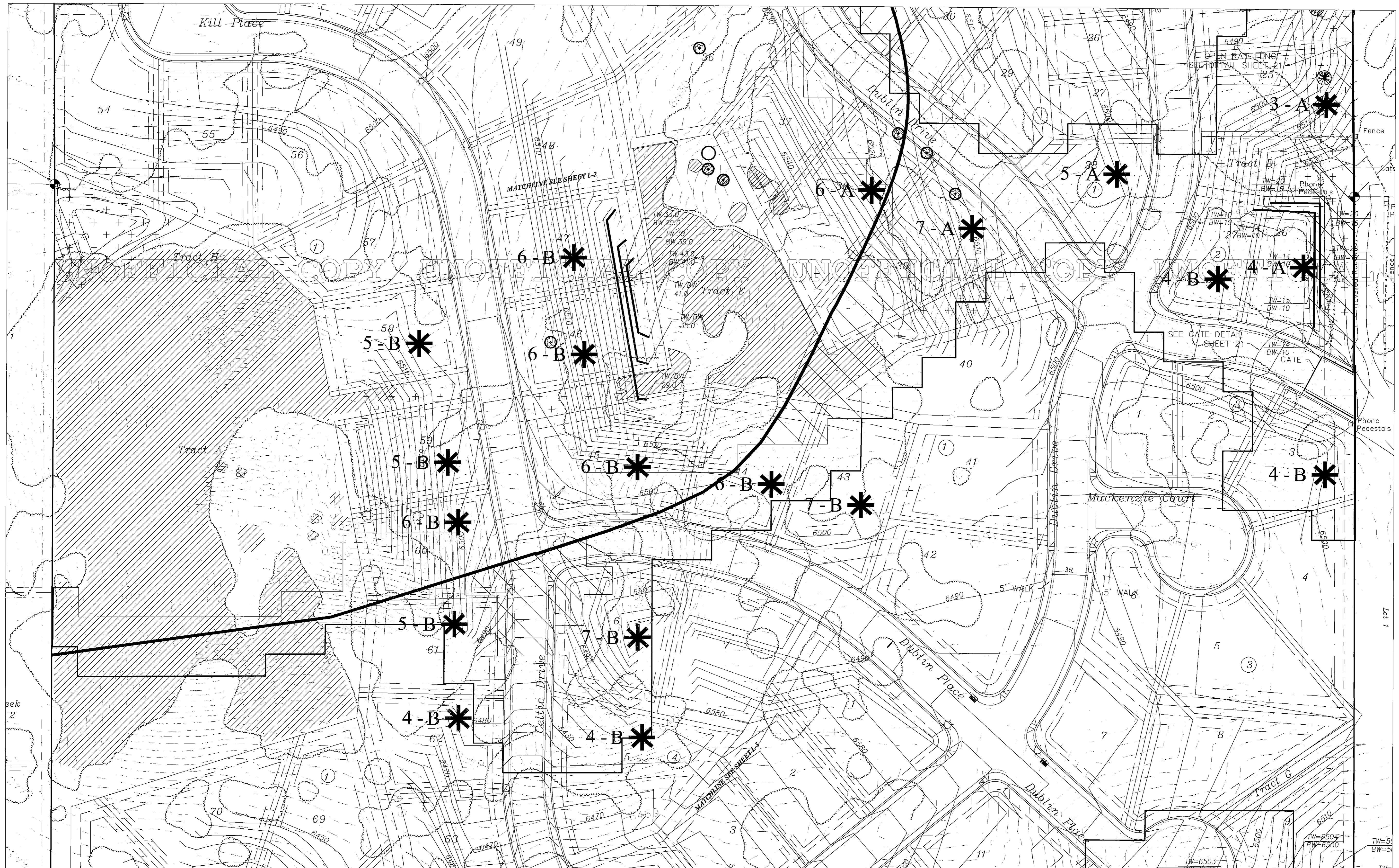
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Town of Castle Rock, County of Douglas, State of Colorado

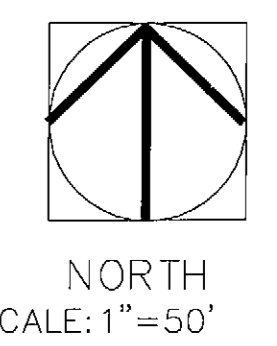
LANDSCAPE PLAN



Key Map

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NORTH SCALE: 1" = 50'

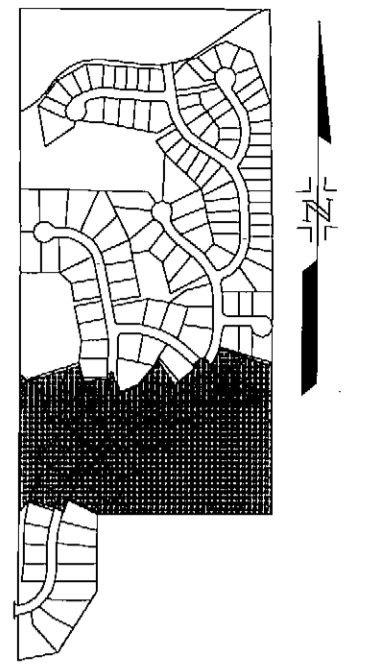
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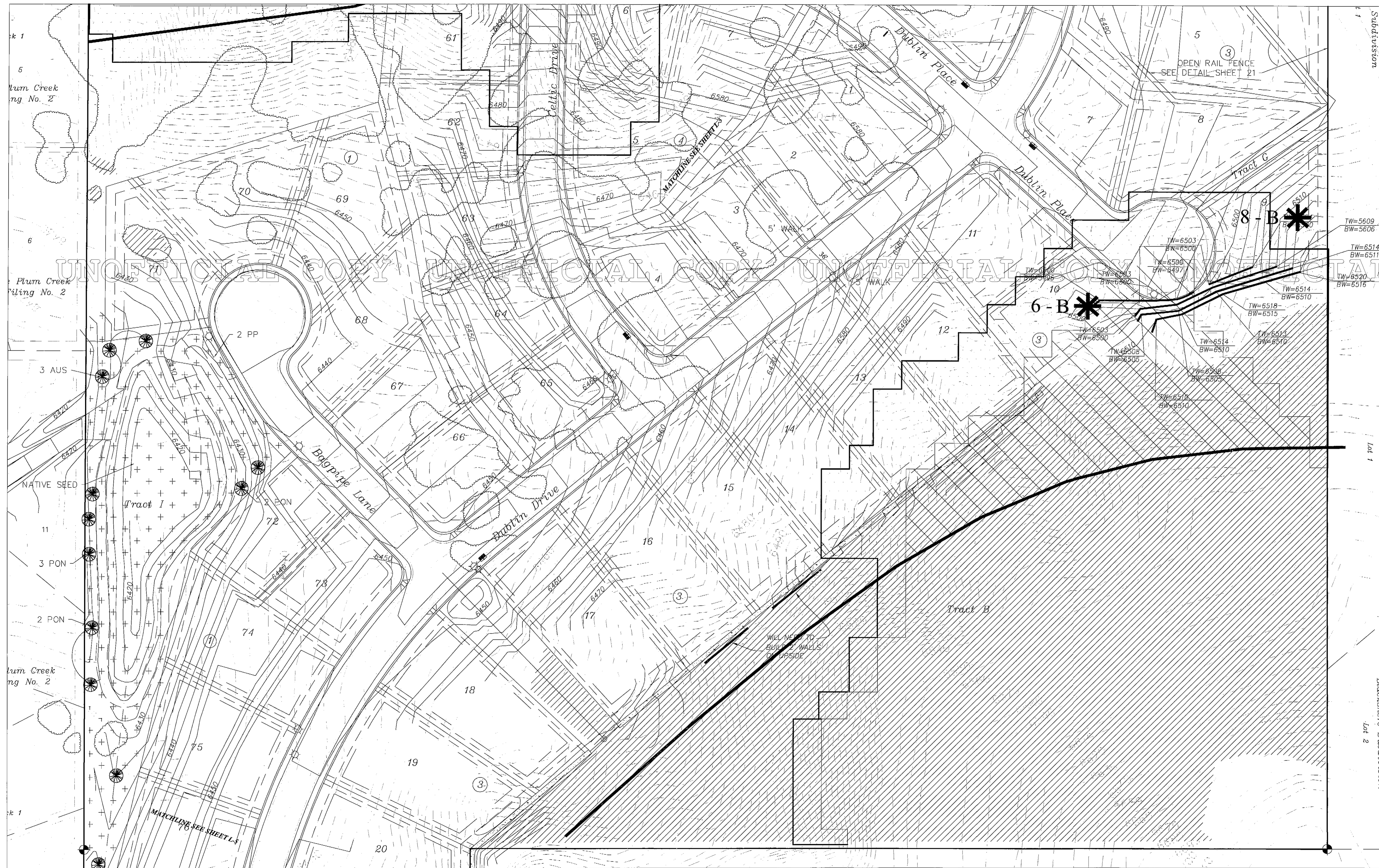
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Town of Castle Rock, County of Douglas, State of Colorado

LANDSCAPE PLAN



Key Map



LEGEND

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- NORTH
- SCALE: 1" = 50'

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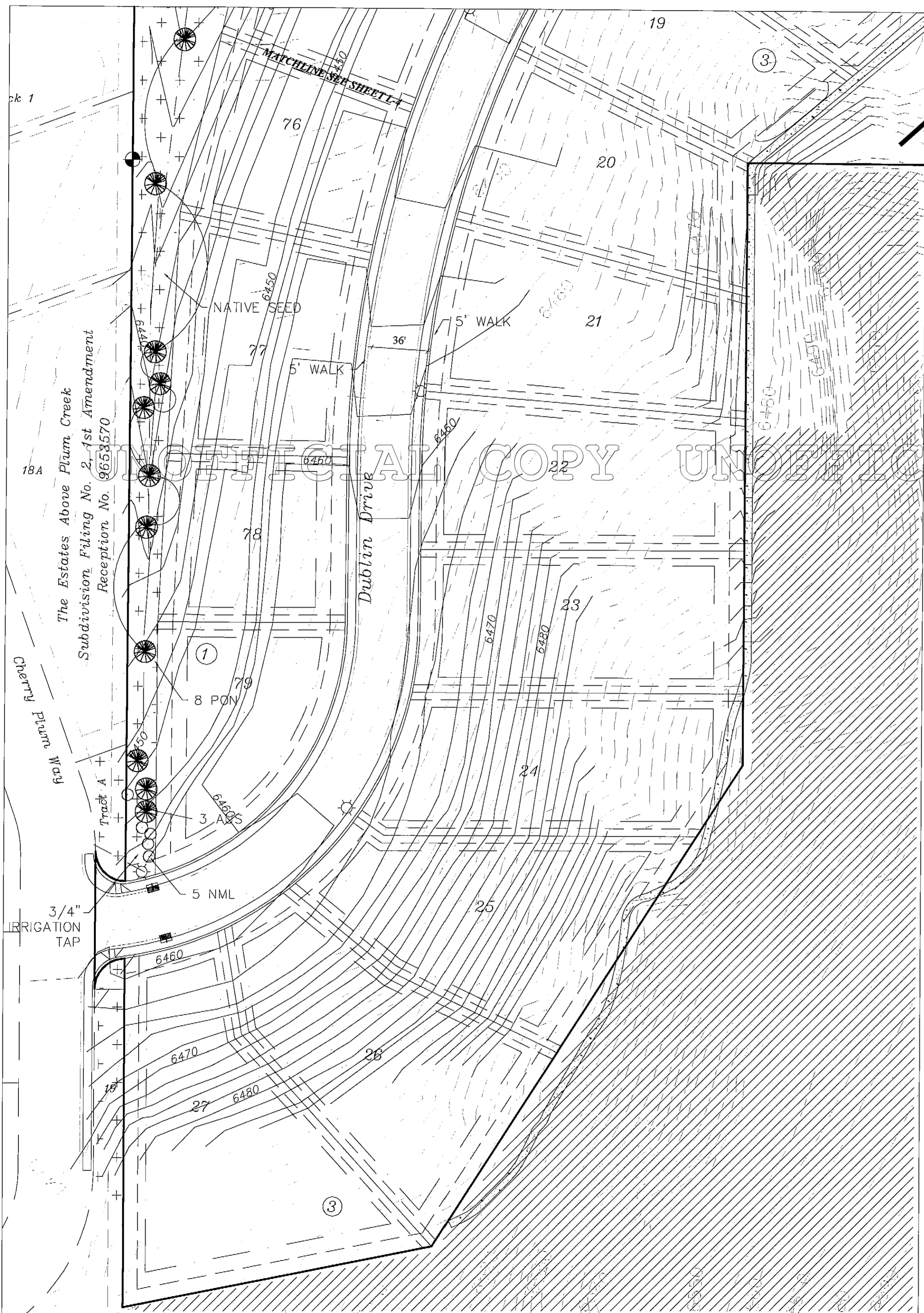
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Plum Creek South
Subdivision Filing No.1
Sheet 20 of 21
10/5/03

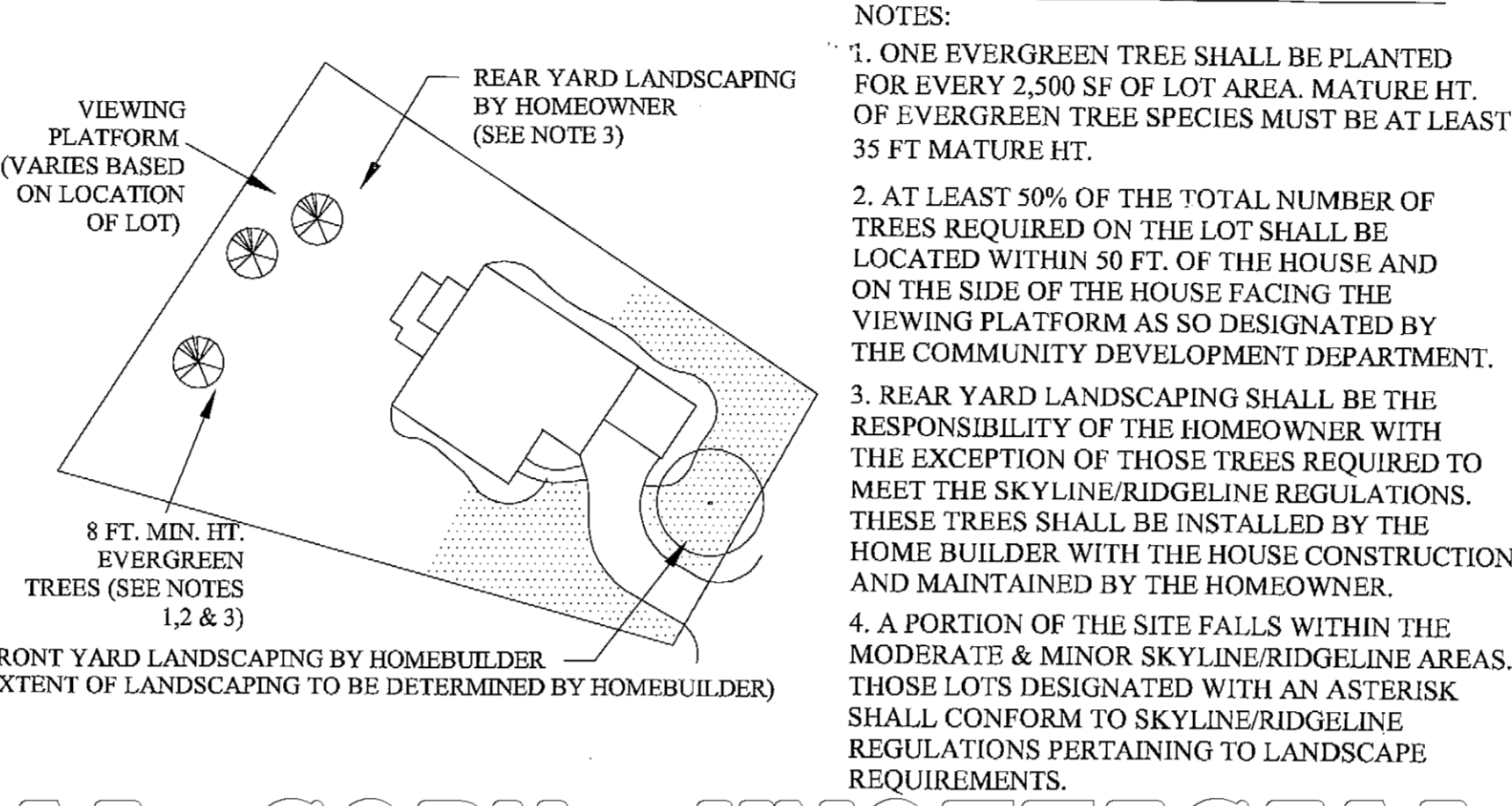
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LANDSCAPE PLAN



TYPICAL LOT LANDSCAPING (SKYLINE/RIDGELINE AREAS)



- NOTES:**
- ONE EVERGREEN TREE SHALL BE PLANTED FOR EVERY 2,500 SF OF LOT AREA. MATURE HT. OF EVERGREEN TREE SPECIES MUST BE AT LEAST 35 FT MATURE HT.
 - AT LEAST 50% OF THE TOTAL NUMBER OF TREES REQUIRED ON THE LOT SHALL BE LOCATED WITHIN 50 FT. OF THE HOUSE AND ON THE SIDE OF THE HOUSE FACING THE VIEWING PLATFORM AS SO DESIGNATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
 - REAR YARD LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER WITH THE EXCEPTION OF THOSE TREES REQUIRED TO MEET THE SKYLINE/RIDGELINE REGULATIONS. THESE TREES SHALL BE INSTALLED BY THE HOME BUILDER WITH THE HOUSE CONSTRUCTION AND MAINTAINED BY THE HOMEOWNER.
 - A PORTION OF THE SITE FALLS WITHIN THE MODERATE & MINOR SKYLINE/RIDGELINE AREAS. THOSE LOTS DESIGNATED WITH AN ASTERISK SHALL CONFORM TO SKYLINE/RIDGELINE REGULATIONS PERTAINING TO LANDSCAPE REQUIREMENTS.

LANDSCAPE NOTES

- HOME BUILDER WILL PROVIDE ONE TREE PER HOME IN EACH FRONT YARD LANDSCAPING WILL INCLUDE TREES, SHRUBS, MULCH & IRRIGATION. EXTENT OF LANDSCAPING TO BE DETERMINED BY HOME BUILDER.
- HOMEOWNER WILL PROVIDE REAR YARD LANDSCAPING & IRRIGATION.
- ALL TREES ARE TO BE STAKED & GUYED FOR A PERIOD OF ONE YEAR PER DETAIL.
- LANDSCAPING OF ENTRIES, ROWS & OPEN SPACE TRACTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED UNTIL THEY ARE CONVEYED TO THE MASTER HOME OWNERS ASSOCIATION. THE HOA WILL THEN BE RESPONSIBLE FOR MAINTENANCE OF ENTRIES, ROWS AND OPEN SPACE TRACTS.
- LANDSCAPING IN SIGHT TRIANGLES WILL BE KEPT TO UNDER 30 INCHES MAX. HEIGHT.
- RETAINING WALLS TO BE CONSTRUCTED OF NATURAL OR SYNTHETIC STONE, WITH A MAX. HEIGHT OF 48". STONE TO BE NATURAL "EARTH" TONE COLORS.
- ANY EXISTING TREES & SHRUBS TO REMAIN ON SITE SHALL BE FENCED AND PROTECTED DURING THE CONSTRUCTION PERIOD. SUCH FENCING SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE MAJOR PART OF THE OUTSIDE CONSTRUCTION WORK IS COMPLETED. THE OWNER OR CONTRACTOR WHO DAMAGES TREES, SHRUBS, OR GROUND COVER SHALL BE REQUIRED TO REPLACE SUCH PLANTS OR TREES BY APPROPRIATE REPLANTING AS SPECIFIED BY THE PLUM CREEK NORTH HOA GUIDELINES.
- DURING CONSTRUCTION, APPROPRIATE EROSION CONTROL MEASURES SHALL BE FOLLOWED AS REQUIRED BY THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS.
- 4 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SF SHALL BE TILLED INTO THE SOIL TO A 4 INCH MIN. DEPTH FOR ALL LANDSCAPED AREAS, INCLUDING THOSE ON INDIVIDUAL LOTS.
- TREE REPLACEMENT PROGRAM - ANY EXISTING PONDEROSA PINE REMOVED DUE TO CONSTRUCTION, SHALL BE REPLACED WITH 2 - PINE TREES, A MIN. OF 8 FT. HT. WITHIN APPROX. LOCATION. BY BUILDER/DEVELOPER.
- TREE RINGS AND AREA DIRECTLY AROUND SHRUBS, WILL BE MULCHED WITH 3 INCH DEPTH SHREDDED BARK MULCH.

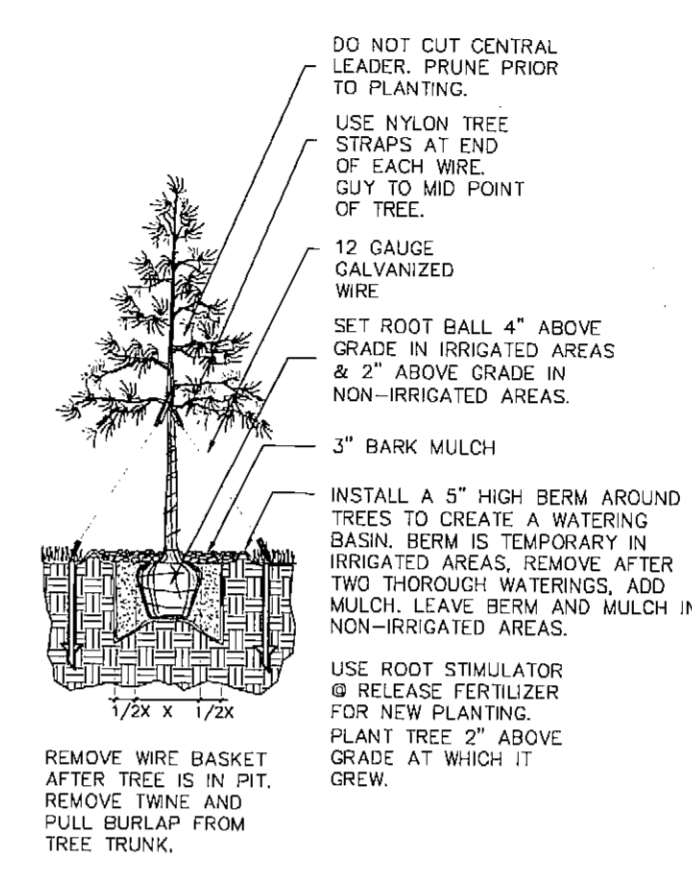
LANDSCAPE PLANT LIST

QTY.	SYMBOL	COMMON/BOTANICAL NAME	SIZE & CONDITION	SEED MIX DRYLAND PASTURE MIX:
39	AUS	AUSTRIAN PINE	PINUS NIGRA	25% INTERMEDIATE WHEATGRASS
41	PON	PONDEROSA PINE	PINUS PONDEROSA	15% DAHURIAN WILD RYE
24	AP	APACHE PLUM	FALLUGIA PARADOXIA	15% HYCREST CRESTED WHEATGRASS
16	WC	WAX CURRANT	RIBES CERUEM	15% NORDAN CRESTED WHEATGRASS
23	NML	NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	15% TETRAPLOID PERENNIAL RYEGRASS
				15% LINCOLN SMOOTH BROME
				SEEDING RATE: 15 - 20 LBS. PER ACRE (DRILLED) 30 - 40 LBS. PER ACRE (BROADCAST)

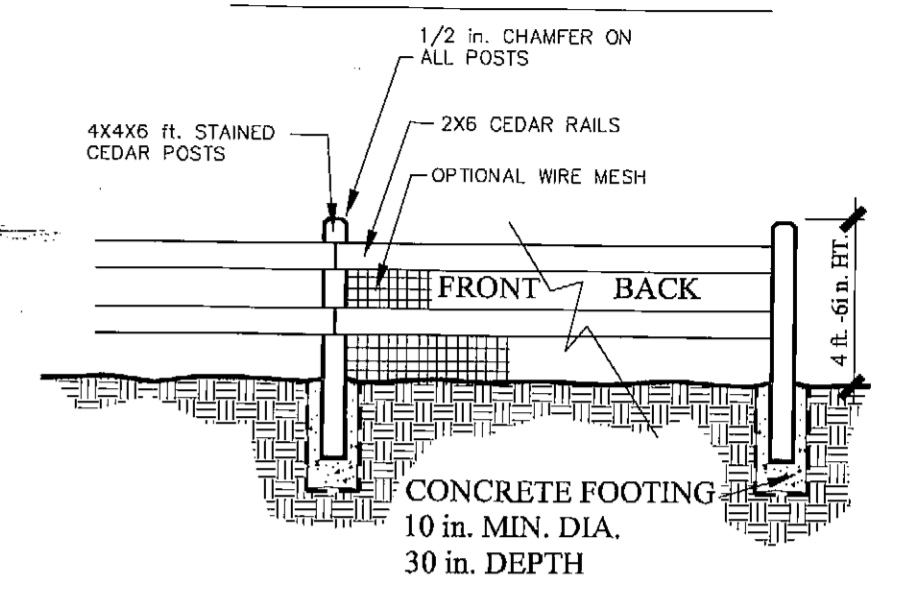
IRRIGATION NOTES AND COMPOSITE STUDY

- IRRIGATION SYSTEM WILL COMPLY TO THE TOWN OF CASTLE ROCK GUIDELINES. THE WATERING SCHEDULE WILL COMPLY TO THE 3-DAY SCHEDULE. WATERING TIMES WILL BE BETWEEN 11 PM AND 4 AM.
- IRRIGATION TO ALL PLANT MATERIAL SHOWN, (I.E. TREES AND SHRUBS, SHALL BE DRIP IRRIGATION.) THE LANDSCAPE PLAN HAS NO IRRIGATED SOD, NATIVE AREAS ARE NOT IRRIGATED. ALL PLANT MATERIAL SHOWN ON PLAN IS DROUGHT TOLERANT.
- IRRIGATION SYSTEM WILL HAVE BACKFLOW PREVENTION ASSEMBLIES APPROVED BY THE TOWN OF CASTLE ROCK.
- THE LWUR = 2.0 (LOW WATER RATING) BASED ON 10 INCHES OF WATER PER SEASON FOR LANDSCAPE MATERIAL SHOWN.
- CLWUR = 2.0 X 1338 SF (TREES AND SHRUBS) ÷ 223,263 SF (NON-IRRIGATED NATIVE SEED AND SHRUB AREAS) = 2.0

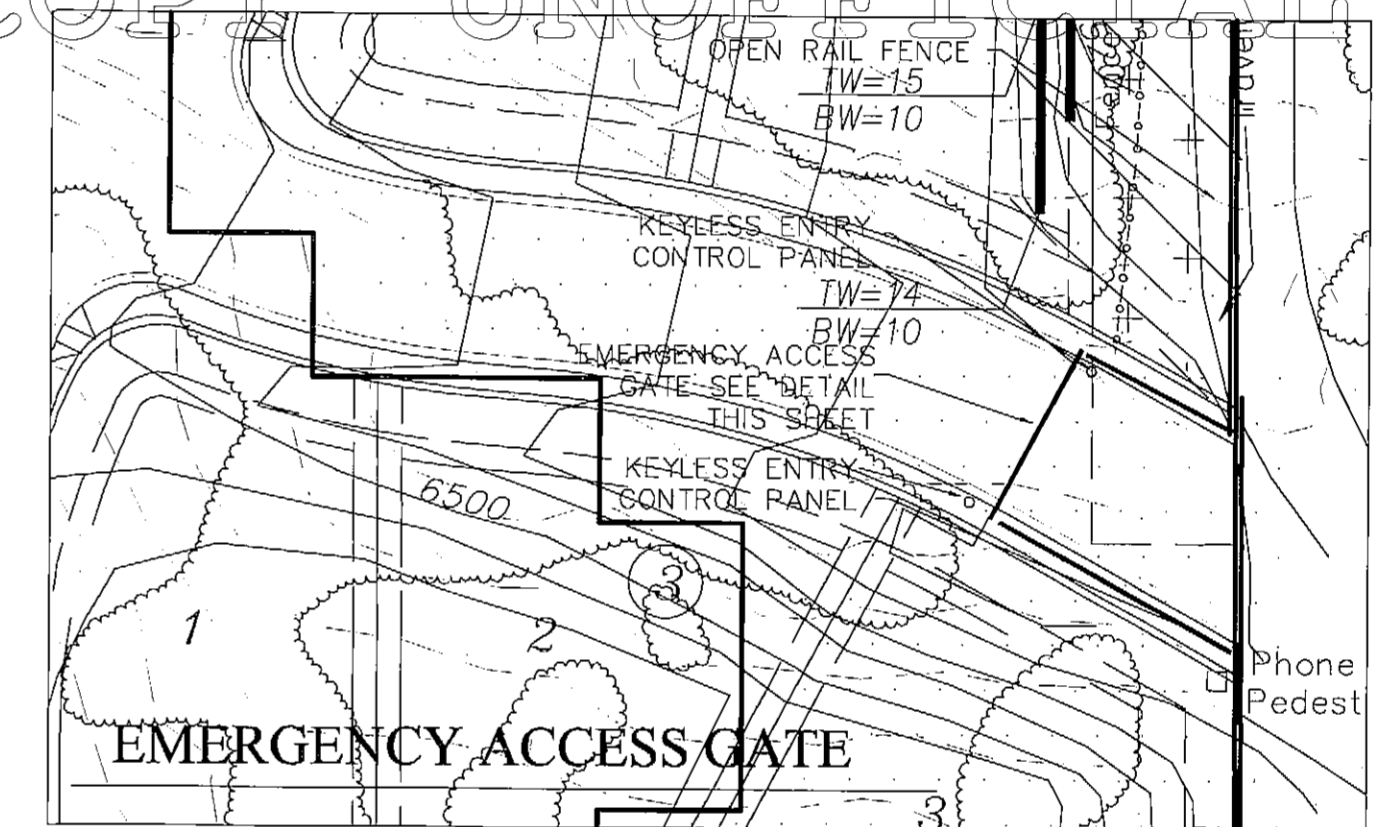
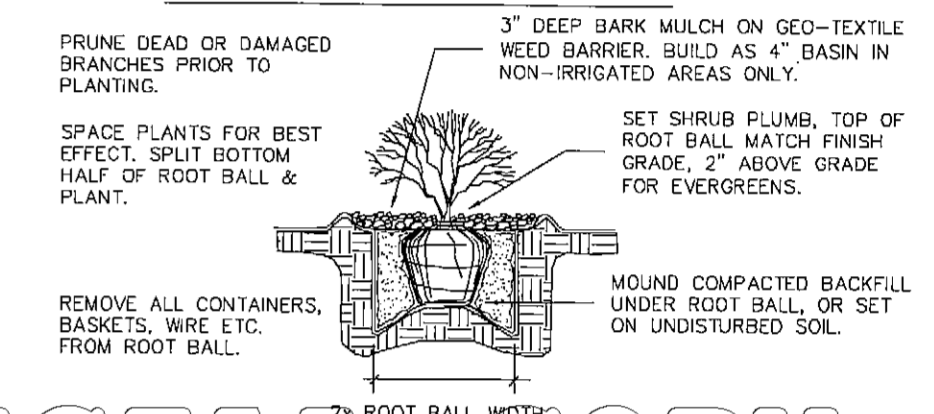
EVERGREEN TREE PLANTING



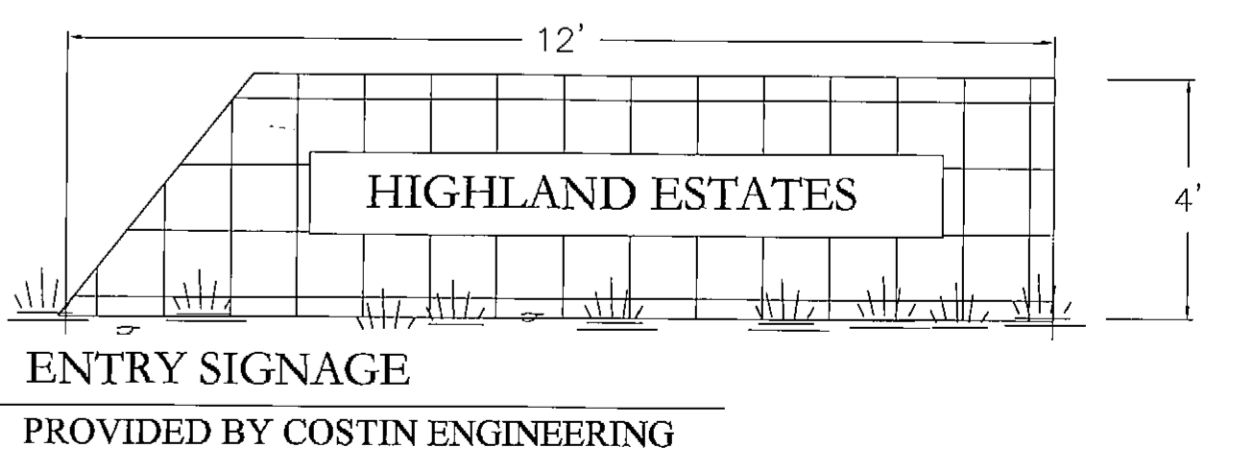
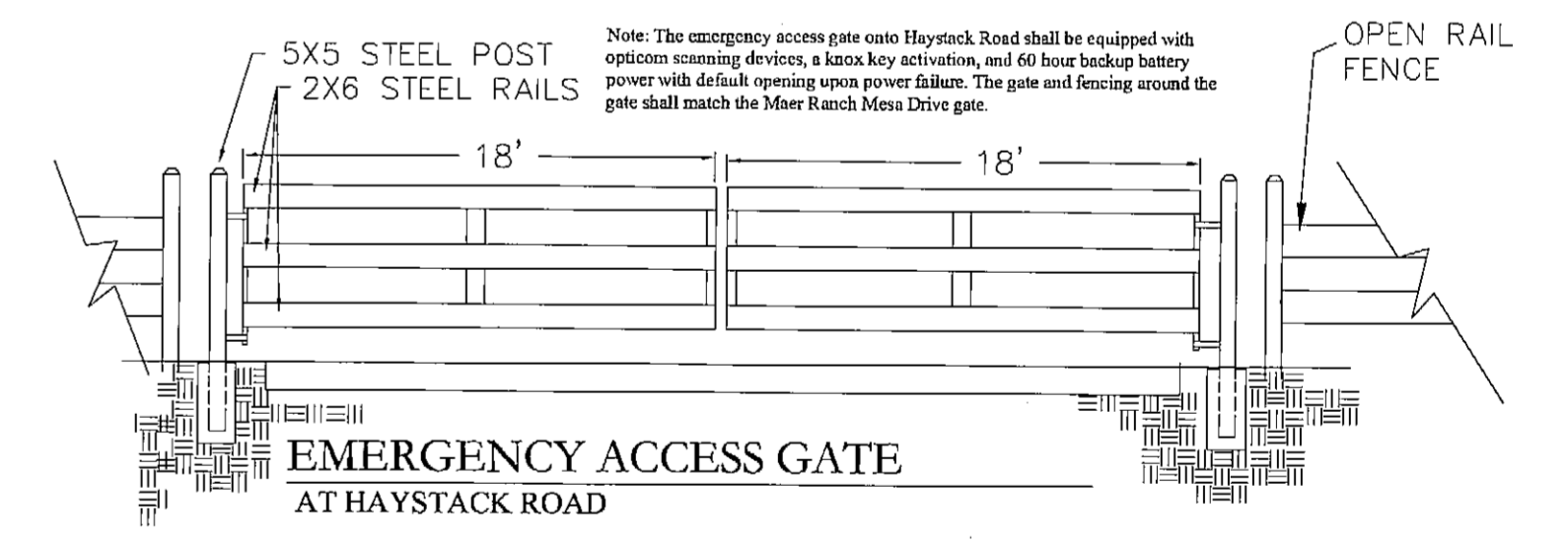
OPEN RAIL FENCE



SHRUB PLANTING



EMERGENCY ACCESS GATE



LEGEND

- NORTH SCALE: 1"=50'
- EXIST. PINE TREES
- EXIST. VEGETATION TO BE REMOVED
- EXIST. VEGETATION TO REMAIN
- NATIVE REVEGETATION AREAS Native Seed Mix
- EVERGREEN TREE PLANTING 8'-10" ht.
- PLUM CREEK VIEWING PLATFORM
- 1-25 VIEWING PLATFORM
- LAKE GULCH RD. VIEWING PLATFORM
- NUMBER OF TREES REQUIRED PER SKYLINE/RIDGELINE REGULATIONS
- LOT SHALL CONFORM TO SKYLINE/RIDGELINE REGULATIONS ASSOCIATED SKYLINE/RIDGELINE VIEWING PLATFORM

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Plum Creek South Subdivision Filing No.1
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10/5/03