

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

3.34 ACRES

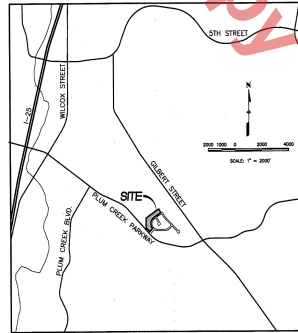
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

1. DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
2. PURSUANT TO SECTION 3.3.4.6-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISGAGED 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 DISGAGED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS. A PORTION OF THIS SITE LIES WITHIN A 100-YEAR ZONE AE FLOODPLAIN ACCORDING TO FEMA FLOODPLAIN MAP 0803500301G DATED MARCH 16, 2016.
5. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CODE. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCEEDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING 30" IN HEIGHT ABOVE THE FINISHED ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN. (NO TRACTS ARE PROPOSED AS A PART OF THIS DEVELOPMENT.)
10. ALL UTILITY DRAINAGE AND EMERGENCY ACCESS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED PLUM CREEK RIDGE PD AMENDMENT NO. 1.
11. ALL EMERGENCY ACCESS ROADS AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER 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.
14. 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.
15. WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTRICTED PLUM CREEK RIDGE DEVELOPMENT AGREEMENT, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2014 AT RECEPTION NO. 2014050338 AND ACCORDINGLY 33.0 ACRE IS DEBITED FROM THE WATER BANK.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED, TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION OF THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE APPROVED LOADS OF FIRE APPARATUS INCLUDING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADSWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADSWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS 26 FEET WIDE AND 33 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADSWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 33 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



VICINITY MAP
SCALE: 1"=200'

LEGAL DESCRIPTION

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

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 3020515
3-1/4" ALUMINUM CAP LOCATED IN THE NORTHEAST CORNER,
TOP OF STORM INLET, SOUTH ENTRANCE TO 959 PLUM CREEK
BLVD. ELEVATION: 6255.52 (NAV08)

OWNERSHIP CERTIFICATION:

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

TITLE CERTIFICATION

I, Linda Strapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
SIGNED THIS 20th DAY OF September, 2016.
AUTHORIZED REPRESENTATIVE
LINDA STRAPP
REGISTERED PUBLIC
NOTARY IN COLORADO
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF September, 2016 BY
WITNESS MY HAND AND OFFICIAL SEAL
Eric Helwig
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-17-18

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Brian Kromben 9/23/16
REGISTERED ENGINEER
BRIAN KROMBEN, PE, PLS
COLORADO PE NO. 34294

SURVEYOR'S CERTIFICATE

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

Brian Kromben 9/23/16
REGISTERED LAND SURVEYOR
BRIAN KROMBEN, PE, PLS
COLORADO PLS NO. 38544

SITE DATA TABLE

ZONING	PD MIN.	PROPOSED
ITEM		
NUMBER OF UNITS		45
GROSS SITE AREA		3.34 ACRES
DENSITY	4.98-7.48 DU/AC FOR ENTIRE PA-1 AREA	13.5 DU/AC (PHASE 2 - THIS SDP) 4.5 DU/AC (PHASE 1 - SDP14-0012) 6.2 DU/AC (ENTIRE PA-1 AREA)
BUILDING SETBACKS		
FRONT	10'	12.0'
REAR	20'	45.4'
SIDE (INTERNAL)	5'	16.6'
SIDE (EMERALD DRIVE)	15'	33.6'
MF STRUCTURE TO OSD/OSP	15'	16.6'
BUILDING SEPARATION		
FRONT AND REAR SEPARATION	35'	35'
SIDE TO REAR SEPARATION	20'	N/A
SIDE TO SIDE SEPARATION (2 STORY)	10'	N/A
SIDE TO SIDE SEPARATION (3 STORY)	15'	N/A
BUILDING HEIGHT (3-STORY, PITCHED ROOF)	50'	36.7'
PD MIN.	N/A	36.7'
PARKING	2 SPACES/UNIT	90
OPEN SPACE	37,026 SF (0.85 AC.)	86,244 SF (1.98 AC.)

SITE COVERAGE

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

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TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION:

THE SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF August, 2016.

Max Gracks 9/20/16
CHAIRMAN
Brian Kromben 9/23/16
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THE SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10th DAY OF August, 2016.

Eric Helwig 10/10/16
MAYOR
Eric Helwig 10-4-16
TOWN CLERK DATE



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 4:34 PM ON OCTOBER 10, 2016. DATE OF RECEIPT NO. 201610102825 2016

DOUGLAS COUNTY CLERK AND RECORDER

Karen L. Healy
DEPUTY

CIVIL ENGINEER/LAND SURVEYOR

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

LANDSCAPE ARCHITECT

STERLING DESIGN
2029 W. LITTLETON BLVD. #300
LITTLETON, CO 80120
303-794-4724
CONTACT: MIKE HAFF

OWNER/DEVELOPER

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

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

