

Surveyor's Certification

I, DEREK BROWN, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DEREK BROWN REG. # 11111 DATE
 AZTEC CONSULTANTS, INC

Civil Engineer's Certificate

I, BRYAN M. FRANTZ, 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.

BRYAN M. FRANTZ REG. # 0097862 DATE
 CMC Consulting Group

Ownership Certificate

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

SAI Greens Plum Creek, LLC. A Colorado Limited Liability Company

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ as _____ of SAI Greens Plum Creek, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

Title Certification

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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 LIEN HOLDERS SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE INSURANCE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS AUTHORIZED REPRESENTATIVE _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

Douglas County Clerk and Recorder's Certificate

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER _____

BY _____ DEPUTY

Town Council Approval

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO,

ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

Planning Commission Recommendation

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

Site Development Plan General 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 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 4.1 and 4.3.2 of the Town of Castle Rock 2021 Landscape Criteria Manual 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 provided landscape counts in the Site Development Plan are minimum landscape counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field condition with release of the Construction Documents.
- This property is located within the unshaded Zone X as per FEMA FIRM Panel No. 08095C0301G Dated 03/16/2016.
- 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 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 finished 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 assessments.
- All Utility Drainage, Emergency Access, Sight Distance and Public Access/Trip Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plot.
- This Site is Zoned Plum Creek Amended.
- 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 8-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- Retaining walls, sections of retaining walls 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge 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.
- 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 18 (Sign Code Regulations) of the Municipal Code.
- The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

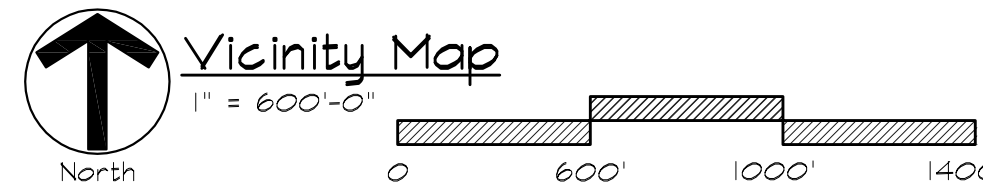
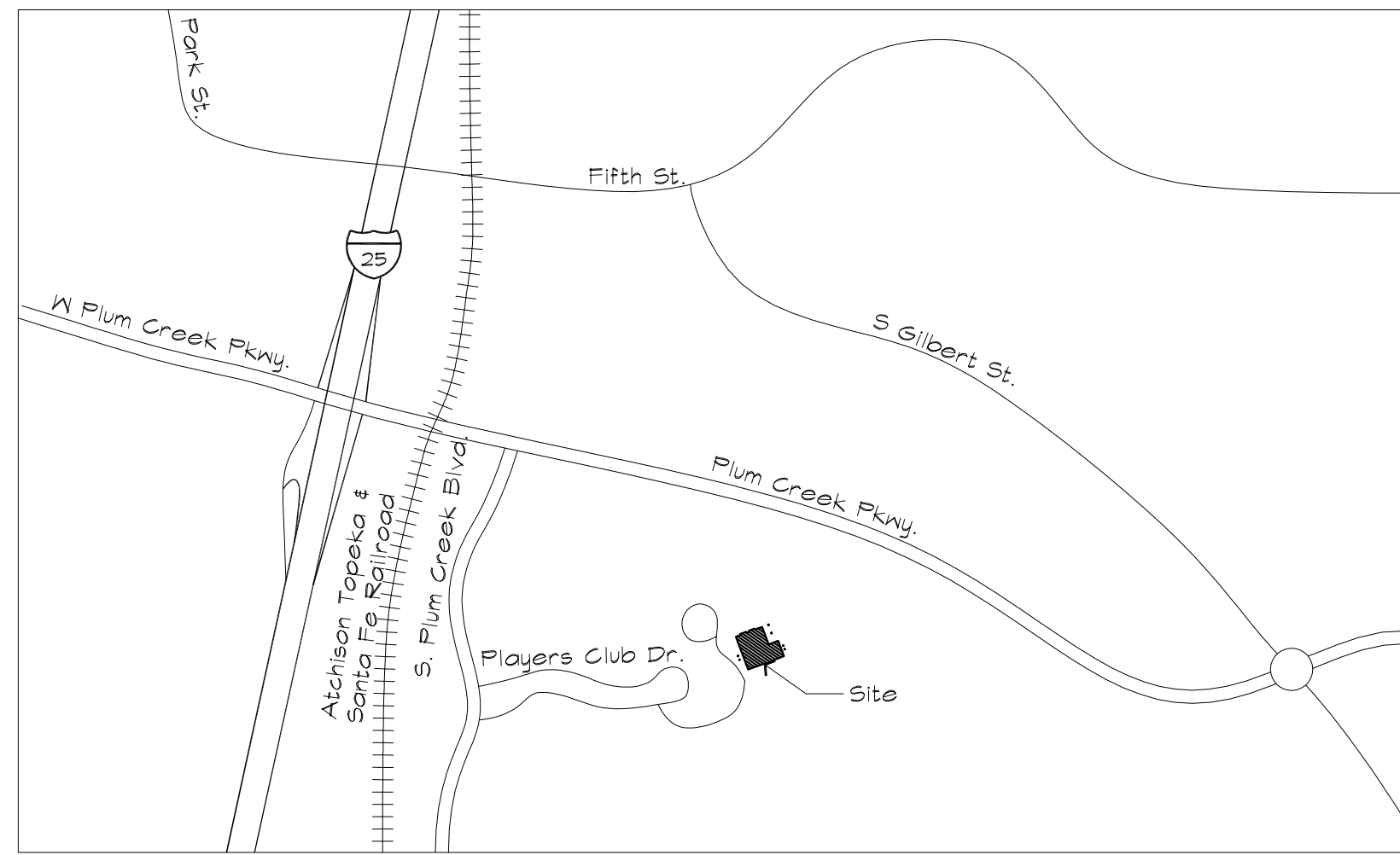
FIRE NOTES

- 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 hydrants 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 facility.
- 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, 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.
- The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

THE FIRST AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
 FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821
 LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



Zoning Comparison And Development Standards

Uses:	PD Zoning Allowance/Required	Proposed
Min Front Yard Setback	N/A (Note 1) 15'-0" From Property Line, 25'-0" If Abutting An Arterial Street	40'-0"
Min Rear Yard Setback	N/A (Note 1) 0'-0"	65'-0"
Min Side Yard Setback	N/A (Note 1) 0'-0"	40'-0"
Min Side to Street Setback	N/A (Note 1) 0'-0"	40'-0"
Max Building Height	35'	21'-7"
Max Floor Area Ratio		
Min. Parking Spaces		
Standard Parking Spaces (Dimensions)	144 (8'x18')	No Change
ADA Parking Spaces (Dimensions)	4 (10'x18')	Adding 2
Single Family Equivalents (SFEs)	N/A	No Change

Site Utilization (Show SF/Acreage and %)

	SF/Acreage
Total Lot Area	162,783 SF/3.737 Acres
Lot Coverage	
Buildings	3,910 SF / 2.4%
Internal Drives and Parking Lot	49,200 SF / 30.2%
Sidewalks, Trash Enclosures, Misc.	16,944 SF / 10.4% (Note 2)
Common Public Access Drives	N/A
ROW Coverage	N/A
Landscape/Open Space Coverage	92,587 SF / 56.9%
Other Coverage	N/A

- No Property Lines Within 200' of Proposed Building.
- Shared Trash Removal With Main Facility.

Parking

Wedding Venue 1 Parking Space Per 3 Seats Maximum Occupancy:	182 People	61 Spaces
Required Parking Spaces = 182/3		61 Spaces
Golf Course and Club House Parking		
Golf Course 4 Spaces Per Hole + 0.5 Per Employee on Max Shift Number of Holes Number of Employees Required Parking Spaces = 18x4+6x0.5	18 Holes 6 Employees	75 Spaces
Clubhouse Restaurant 10 Spaces Per 1,000 sq. ft. of GFA Size of Restaurant Required Parking Spaces = 1700/1000x10	1700 Sq. Ft.	17 Spaces
Total Parking Spaces Required ADA (Included in Above)		153 Spaces 6 Spaces
Provided		205 Total With ADA Both Venues
Note: 1. Parking is Provided On Multiple Lots And is Shared With The Wedding Venue. Each Venue Has Opposite Business Peak Usage Periods.		

Lienholder Subordination Certificate

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JUNE 12, 2014 AT RECEPTION NO. 2014093446, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Great Western Bank

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF GREAT WESTERN BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

Water Rights Dedication Agreement

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT AND FIRST AMENDMENT TO THE DEVELOPMENT CONTRACT RECORDED IN BOOK 1283 AT PAT 156, AT RECEPTION NO. 4938421 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 1.61 SFE ARE DEBITED FROM THE WATER BANK.

Name & Addresses

Owner:
 SAI Greens Plum Creek LLC
 6630 Bear Dance Dr.
 Larapour, CO 80118
 PH: 303-660-1015

Plan Preparer:
 DLH Architecture, LLC
 200 Front Street
 Castle Rock, Colorado 80104
 Contact: Dave Hieronymus
 PH: 303-688-5273
 Email: dlh@dlharchitecture.com

Civil Engineer:
 Collins Engineers, INC.
 455 Sherman, Suite 160
 Denver, Colorado 80203
 Contact: Bryan Frantz
 PH: 303-447-0040
 Email: bfrantz@collinsengr.com

Surveyor:
 Aztec Consultants, INC
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Contact: Derek Brown
 PH: 303-713-1848

Electrical Engineer:
 JSH & Associates
 11246 Random Valley Circle
 Parker, Colorado 80134
 Contact: Scott Hays
 PH: 120-205-4174
 Email: jshandassociates@msn.com

Landscape Architect:
 Natural Design Solutions
 5534 Cold Drive
 Longmont, Colorado 80503
 Contact: Neil McLane
 Email: neil@ndscolorado.com
 PH: 303-746-2154

Block Hills Energy:
 P.O. Box 6006
 Rapid City, SD 57709
 PH: 1-888-890-5554

IREA:
 5446 US-85
 Sedalia, CO 80135
 PH: 303-688-3100

Town of Castle Rock Public Works:
 4175 N. Castleton Court
 Castle Rock, Colorado 80104
 PH: 720-733-2462

Castle Rock Water:
 175 Kellogg Court
 Castle Rock, Colorado 80109
 PH: 720-733-6000

Sheet Index

Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/19/21
3	3rd Submittal Response	11/01/21

Legal Description

Lot 3 Tournament Players Club at Plum Creek 1 AMD 1
 3,737 AML,
 Douglas County, Colorado

Building Location Summary

Location:
 Town of Castle Rock
 Castle Rock, CO 80104

County:
 Douglas County

Fire District:
 Town of Castle Rock Fire Department

Approved Variances

N/A



Rev. #	Description	Date
1	1st Submittal Response	6/23/21
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PLUM CREEK CLUB HOUSE
331 Players Club Drive
Castle Rock, CO 80104

Project #: 2101
 Date: 4/1/21
 Drawn By: RGB
 Checked By: DLH
 Scale: as noted

Sheet 1 of 11

Cover Sheet
G1.0

Site Development Plan
 Lot 3 Tournament Players
 Club at Plum Creek 1 AMD 1
 3,737 AML
 SDP21-0018

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

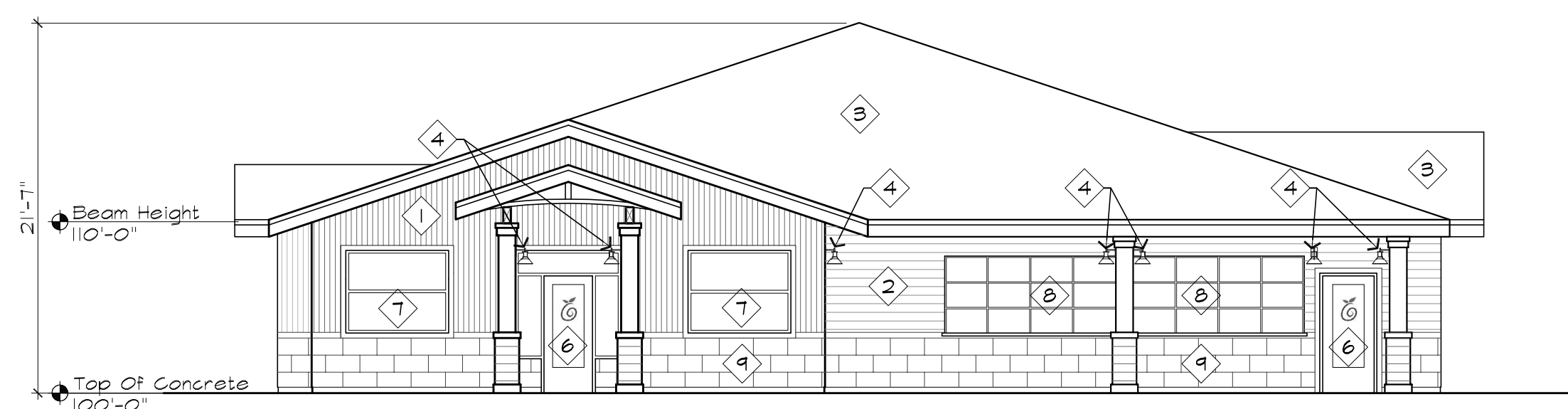
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 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67 TOWN OF CASTLE ROCK, COUNTY OF
 DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018

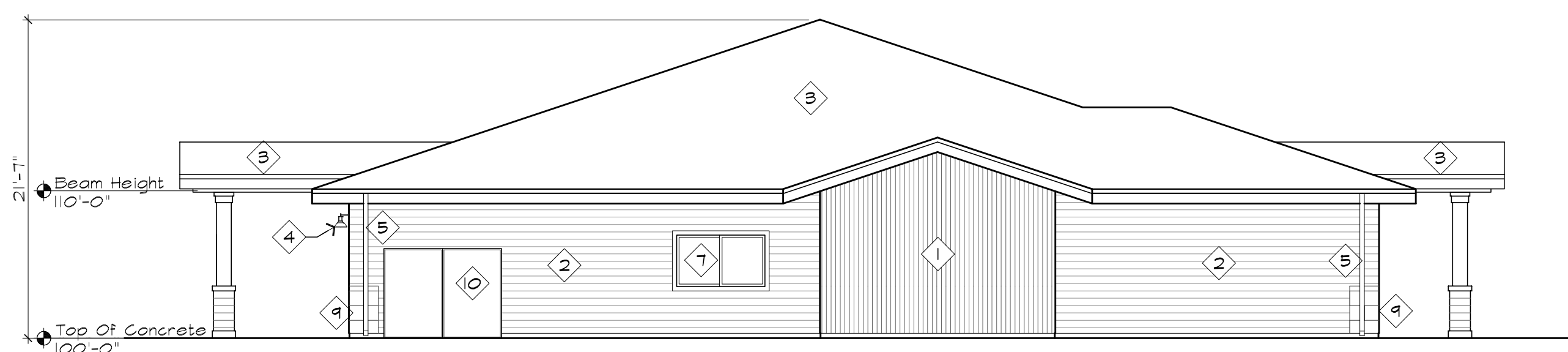
Elevation Legend

- 1 Vertical Galvanized Corrugated Sheathing, Old Zinc Gray.
- 2 6" Hardie Board Horizontal Siding, White. Match Neighboring Structure.
- 3 Black Asphalt Shingle Roof.
- 4 Exterior Wall Mounted Lighting.
- 5 Down Spouts & Gutters, Pre-finished.
- 6 Aluminum Storefront Door.
- 7 Aluminum Storefront Window.
- 8 Serving Awning Window.
- 9 1x2' Synthetic Limestone.
- 10 EVBERC Cabinets

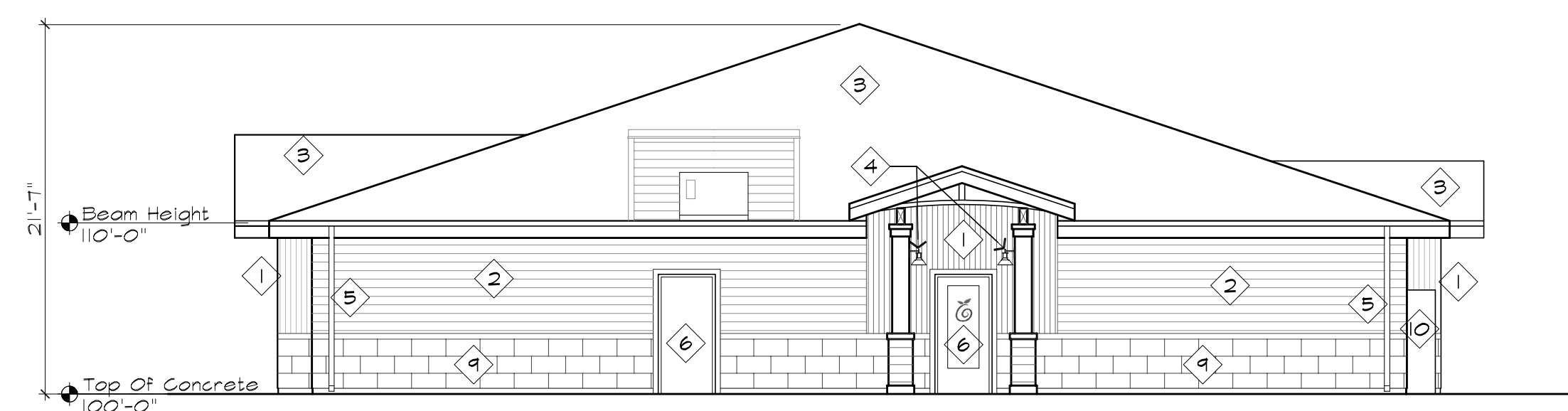
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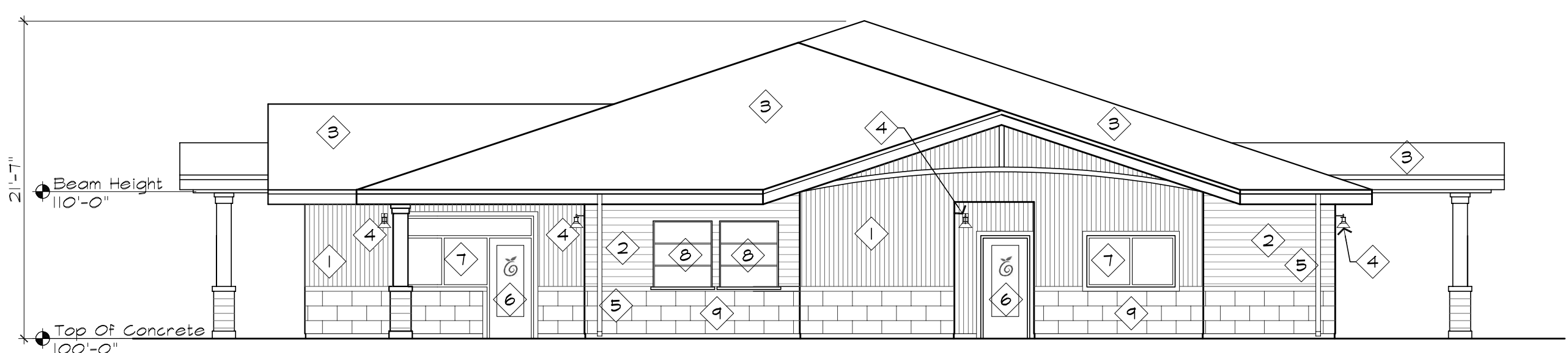
North Elevation
 1/8" = 1'-0"



East Elevation
 1/8" = 1'-0"



South Elevation
 1/8" = 1'-0"



West Elevation
 1/8" = 1'-0"

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2101
 Date: 4/1/21
 Drawn By: RGB
 Checked By: DLH
 Scale: as noted

Sheet 2 of 11

Exterior Elevations

A1.0

Site Development Plan
 Lot 3 Tournament Players
 Club at Plum Creek 1 AMD 1
 3.77 AML
 SDP21-0018

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



EXISTING		LEGEND		PROPOSED	
	PROPERTY LINE		CURB & GUTTER		EASEMENTS/ SETBACKS
	BUILDINGS		CONCRETE		HANDICAP RAMP
	HANDICAP RAMP		LIGHT POLE		SIGN

PROJECT BENCHMARK:
 PRIMARY SITE BENCHMARK IS DOUGLAS COUNTY GIS CONTROL POINT 3.030016. RECOVERED AN 1.5" ALUMINUM CAP ON INLET LOCATED ON WESTERLY SIDE OF THE KNUCKLE ON PLUM CREEK BLVD, 220' MORE OR LESS SOUTHWEST OF OCTOBER PLACE. ELEVATION = 6414.10 (NAVD 88).

LOCAL SITE BENCH MARK IS A NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED AZTEC 51 SET FLUSH WITH GROUND IN THE CENTER OF THE ISLAND OF S. PLUM CREEK BLVD, 280 MORE OR LESS SOUTHWEST OF CHAMPIONS CIR. ELEVATION = 6362.21 (NAVD 88).

EXISTING UTILITY LOCATIONS:
 COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

UTILITY NOTE:
 CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/19/21
3	3rd Submittal Response	11/01/21

Project #: 2102
 Date: 04/22/21
 Drawn By: JLS
 Checked By: BMF
 Scale: as noted

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TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	CURB & GUTTER	
	EASEMENTS/ SETBACKS	
	BUILDINGS	
	CONTOURS	
	CONTOURS	
	CONTOURS	
	CONCRETE	
	HANDICAP RAMP	
	LIGHT POLE	
	SIGN	
	SLOPE	
	SPOT GRADE	
	STORM SEWER	
	STORM SEWER INLET	
	FIRE HYDRANT	

PROJECT BENCHMARK:
 PRIMARY SITE BENCHMARK IS DOUGLAS COUNTY GIS CONTROL POINT 3.030016. RECOVERED AN 3.25" ALUMINUM CAP ON INLET LOCATED ON WESTERLY SIDE OF THE KNUCKLE ON PLUM CREEK BLVD, 220' MORE OR LESS SOUTHEAST OF OCTOBER PLACE. ELEVATION = 6414.10 (NAVD 88).
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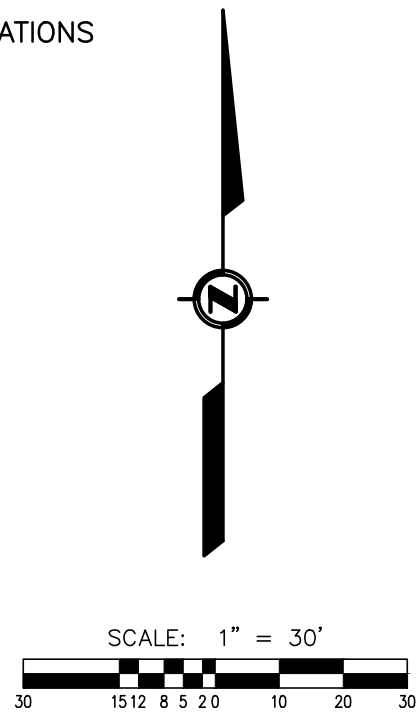
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- NOTES:**
- ALL SPOT GRADES ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
 - REFER TO THE UTILITY PLAN ON SHEET C4.0 FOR PERIMETER DRAIN AND ROOF DRAIN INFORMATION.
 - THE PROPOSED HAUL ROUTE MUST BE APPROVED BY THE TCR STREET OPERATIONS AND MAINTENANCE DIVISION.

GRADING ABBREVIATIONS:

FG	FINISHED GRADE
GR	GROUND
TOW	TOP GRADE AT WALL
BOW	BOTTOM GRADE AT WALL
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING

CUT / FILL:
 CUT = 2,036 CY
 FILL = 393 CY
 NET-CUT = 1,643 CY



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Project #: 2102
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EXISTING		LEGEND		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE	---	PROPERTY LINE
==	CURB & GUTTER	---	CURB & GUTTER	---	CURB & GUTTER
---	EASEMENTS/ SETBACKS	---	EASEMENTS/ SETBACKS	---	EASEMENTS/ SETBACKS
///	BUILDINGS	///	BUILDINGS	///	BUILDINGS
---	CONCRETE	---	CONCRETE	---	CONCRETE
---	HANDICAP RAMP	---	HANDICAP RAMP	---	HANDICAP RAMP
☆	LIGHT POLE	☆	LIGHT POLE	☆	LIGHT POLE
---	SIGN	---	SIGN	---	SIGN
---	STORM SEWER	---	STORM SEWER	---	STORM SEWER
---	LANDSCAPE DRAIN	---	LANDSCAPE DRAIN	---	LANDSCAPE DRAIN
---	SANITARY SEWER	---	SANITARY SEWER	---	SANITARY SEWER
---	CLEAN OUT	---	CLEAN OUT	---	CLEAN OUT
---	WATER LINE	---	WATER LINE	---	WATER LINE
---	FIRE HYDRANT	---	FIRE HYDRANT	---	FIRE HYDRANT
---	ELECTRICAL	---	ELECTRICAL	---	ELECTRICAL
---	GAS	---	GAS	---	GAS
---	TELEPHONE/CABLE	---	TELEPHONE/CABLE	---	TELEPHONE/CABLE
---	GATE VALVE	---	GATE VALVE	---	GATE VALVE
---	FLARED END SECTION	---	FLARED END SECTION	---	FLARED END SECTION

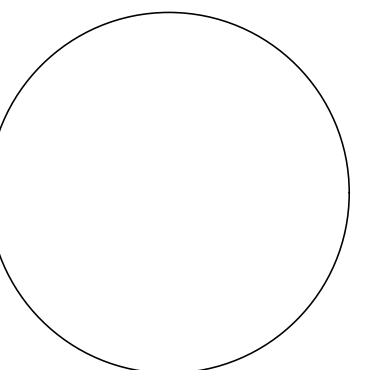
PROJECT BENCHMARK:
 PRIMARY SITE BENCHMARK IS DOUGLAS COUNTY GIS CONTROL POINT 3.030016, RECOVERED AN 3.25" ALUMINUM CAP ON INLET LOCATED ON WESTERLY SIDE OF THE KNUCKLE ON PLUM CREEK BLVD, 220' MORE OR LESS SOUTHWEST OF OCTOBER PLACE. ELEVATION = 6414.10 (NAVD 88).
 LOCAL SITE BENCH MARK IS A NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED AZTEC 51 SET FLUSH WITH GROUND IN THE CENTER OF THE ISLAND OF S. PLUM CREEK BLVD, 280 MORE OR LESS SOUTHWEST OF CHAMPIONS CIR. ELEVATION = 6362.21 (NAVD 88).

EXISTING UTILITY LOCATIONS:
 COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

- 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 CRYSTAL VALLEY RED WATER PRESSURE ZONE.

CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

THE FINAL SIZE AND DESIGN OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.



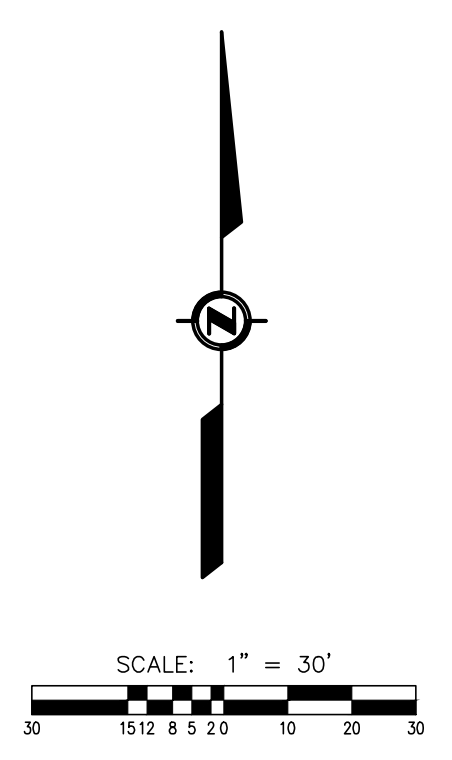
Rev. #	Description	Date
1	1st Submittal Response	6/29/21
2	2nd Submittal Response	01/19/22
3	3rd Submittal Response	11/01/21

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2102
 Date: 04/22/21
 Drawn By: JLS
 Checked By: BMF
 Scale: as noted

Sheet 5 of 11

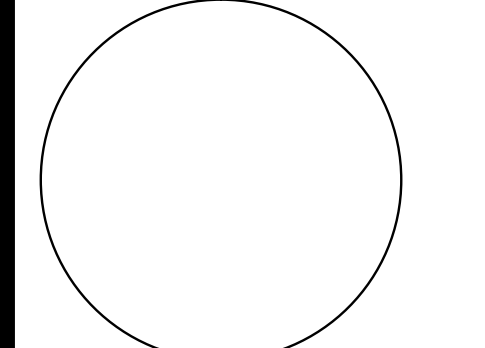
Utility Plan
C4.0
 Site Development Plan
 Lot 3 Tournament Players
 Club at Plum Creek 1 AMD 1
 3.737 AMD
 SDP21-0018



SITE DEVELOPMENT PLAN AMENDMENT NO. 1

THE FIRST AMENDMENT TO THE TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
FINAL SITE PLAN RECORDED UNDER RECEPTION NO. 305821
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67 TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/19/21
3	3rd Submittal Response	11/01/21

PLUM CREEK CLUB HOUSE
331 Players Club Drive
Castle Rock, CO 80104

Project #: 2101
Date: 6/2/21
Drawn By: ICN
Checked By: JSH
Scale: as noted

Sheet 6 of 11

Elec. Site Plan
ES.1
Site Development Plan
Lot 3 Tournament Players
Club at Plum Creek 1 AMD 1
3.737 AML
SDP21-00XX

WAC LIGHTING

Sleepless
Wall Light 3000K

Model & Size	Color Temp & CRI	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W43011 11"	3000K 90	13W	120-277 VAC	700	385	BK/AB Black/Aged Brass

Example: **WS-W43011-BK/AB**

DESCRIPTION
Modern farmhouse industrial. A beckoning invitation.


FEATURES

- Driver concealed within fixture
- 5 Year warranty

SPECIFICATIONS

Color Temp: 3000K
Input: 120-277 VAC, 50/60Hz
CRI: 90
Dimming: ELV: 100-10%, 0-10V: 100-5%, TRIAC: 100-5%
Rated Life: 50000 Hours
Standards: ETL, cETL, IP65
Construction: Wet Location Listed
Aluminum hardware with hammered seeded glass diffuser

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

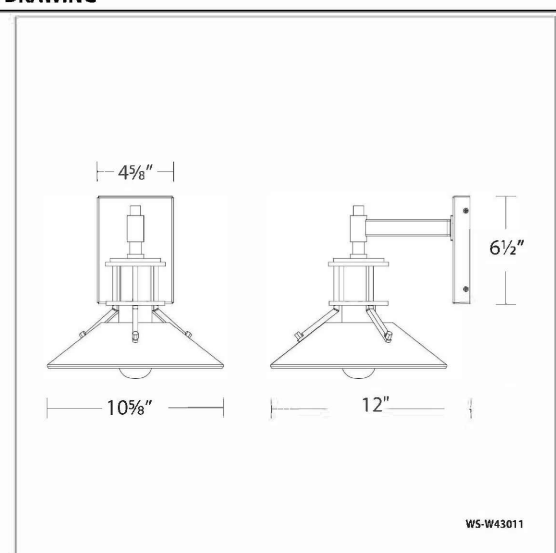


Fixture Type: **A**
Model: **WS-W43011**
Initial Lumens: **700**
Mounting Height: **10 Feet**

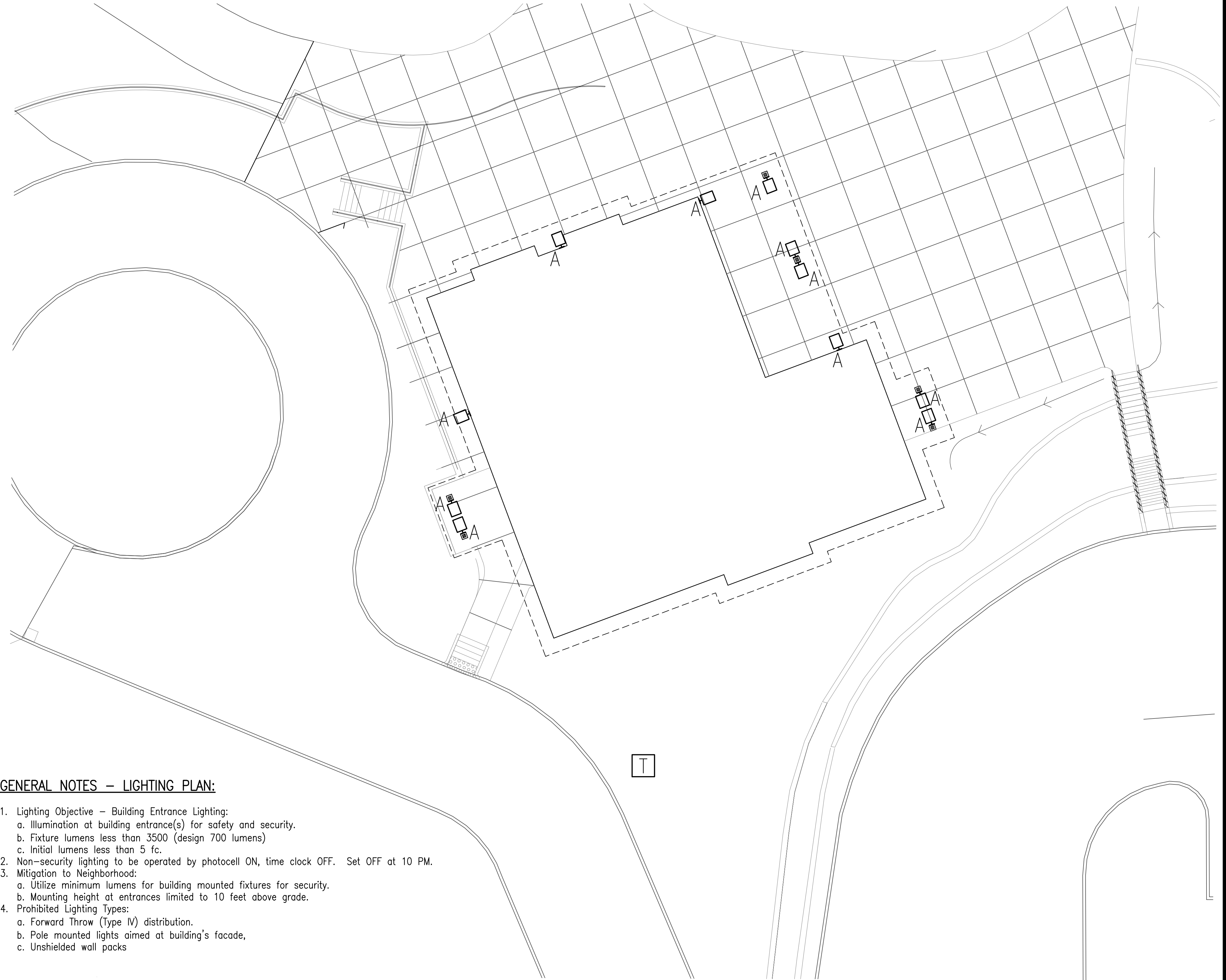
FINISHES

Black/Aged Brass

LINE DRAWING



wacighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program. February 2021



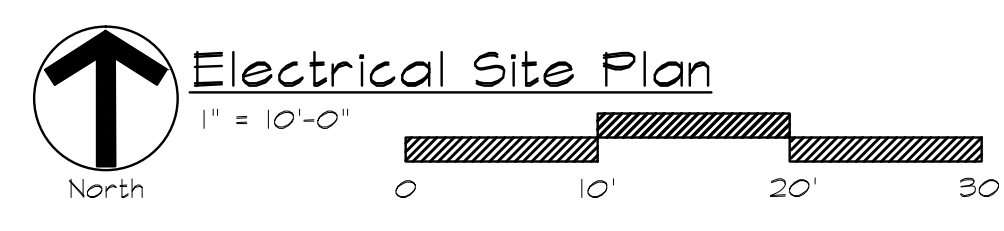
Type	Description	Catalog Number	Lamp	Lumens	LLF	Quantity	Mounting
A	Building Mounted Down Light	WAC Lighting Sleepless Wall Light: WS-W43011	LED	700	1	10	10 feet

FIXTURE CONTROL: PHOTOCELL ON, TIME CLOCK OFF, SET @ 10 PM

NOTE: Per Town of Castle Rock Municipality Code, Chapter 17 (17.58.050, Table 1), non-full cutoff building mounted light fixtures must be less than 3500 lumens / fixture.

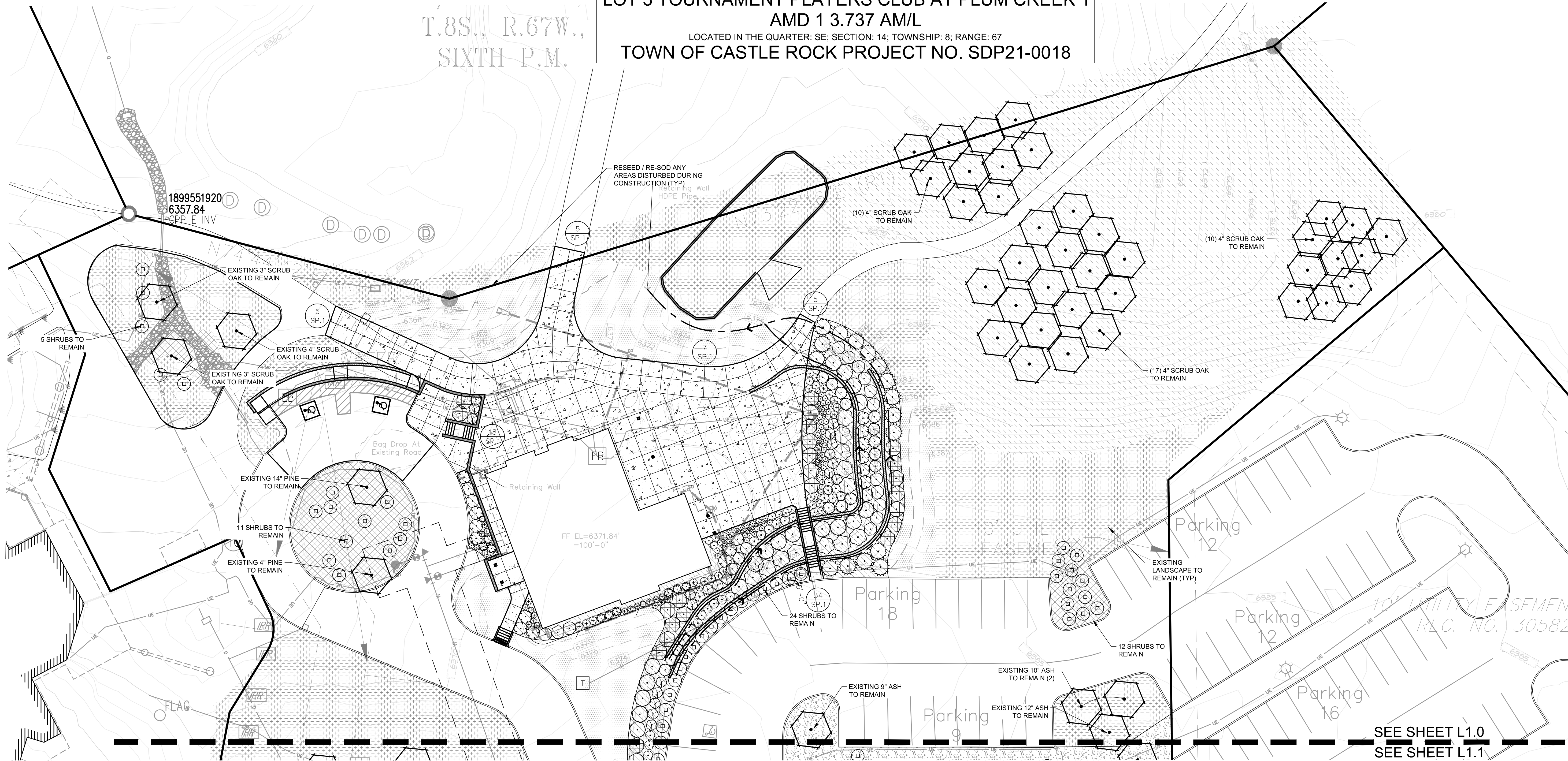
GENERAL NOTES – LIGHTING PLAN:

1. Lighting Objective – Building Entrance Lighting:
 - a. Illumination at building entrance(s) for safety and security.
 - b. Fixture lumens less than 3500 (design 700 lumens)
 - c. Initial lumens less than 5 fc.
2. Non-security lighting to be operated by photocell ON, time clock OFF. Set OFF at 10 PM.
3. Mitigation to Neighborhood:
 - a. Utilize minimum lumens for building mounted fixtures for security.
 - b. Mounting height at entrances limited to 10 feet above grade.
4. Prohibited Lighting Types:
 - a. Forward Throw (Type IV) distribution.
 - b. Pole mounted lights aimed at building's facade.
 - c. Unshielded wall packs



SITE DEVELOPMENT PLAN
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK 1
AMD 1 3.737 AM/L
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018

T.8S., R.67W.,
 SIXTH P.M.



LANDSCAPE PLAN
 SCALE: 1" = 20'



PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
- THIS SITE HAS HEAVY CLAY SOIL. THE SOI SHALL BE AMENDED WITH THE MICRONUTRIENTS LISTED WITHIN THE SOILS ANALYSIS CHART ON SHEET L20. SQUEEGEE ROCK SHALL BE APPLIED WITH THESE AMENDMENTS AND TILLED INTO THE TOP 8" OF THE SOIL.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional YES - NEIL A MCLANE
 Town of Castle Rock Registration # 16-1607 State of Colorado License Landscape Architect # LA-405
 Company Name Natural Design Solutions, Inc. Address 5539 Colt Drive, Longmont, CO 80503
 Phone (303) 443-0388 Email neil@ndscolorado.com Date 11/08/18
 PROJECT NAME Plum Creek Golf Course Clubhouse

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
162,783 sf	93,397 sf (excluding ROW area) 16,278 required	28,444 sf (existing + replacement bluegrass)	Approx 10,784 sf	33	68 (existing)	65	325 shrubs (153 existing)	30	Yes <input type="radio"/> No <input type="radio"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
28,300 sf (existing)	2,830 required; 2,830 provided	98 Parking Spaces (Includes 2 ADA Spaces) On Lot	N/A	11	N/A	11	11 (existing)	12	12 (existing)



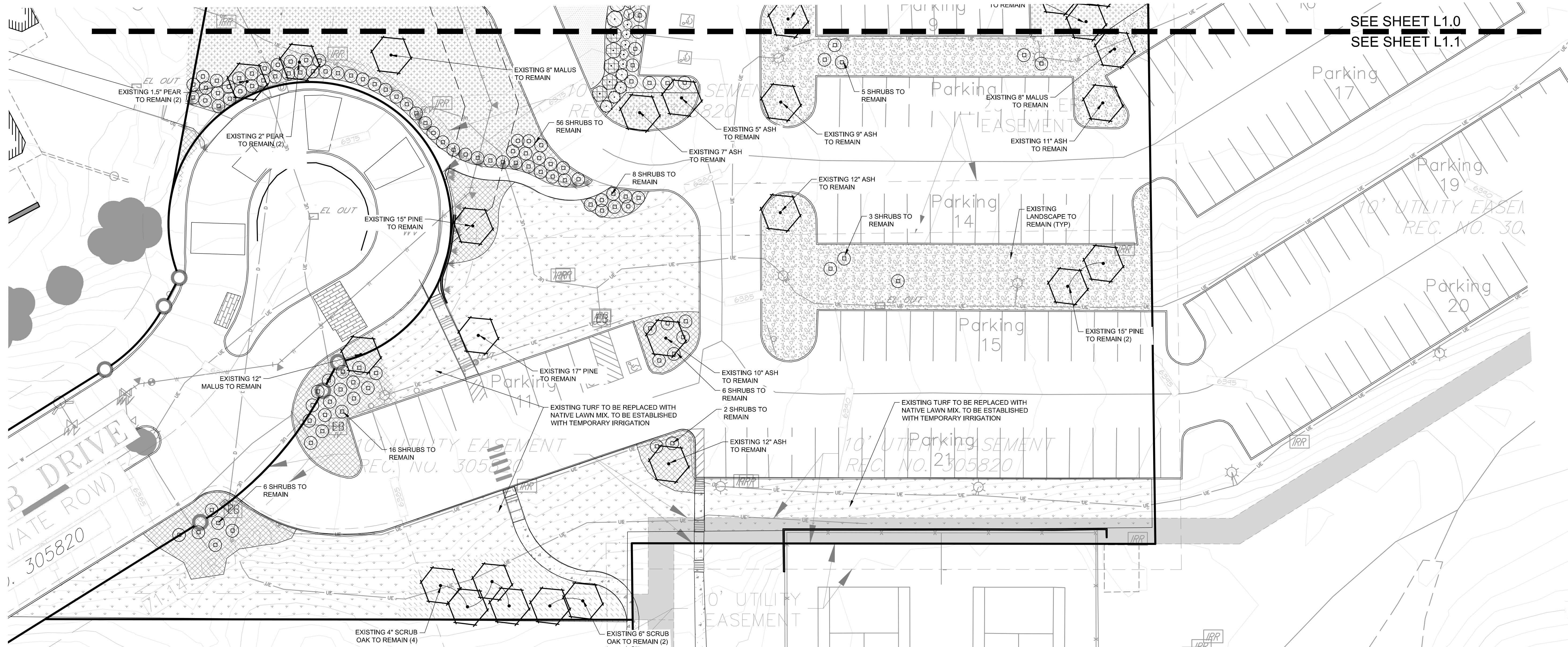
Rev. #	Description	Date
1	1st Submittal Response	6/23/22
2	2nd Submittal Response	01/19/22
3	3rd Submittal Response	11/01/22

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2102
 Date: 11/02/21
 Drawn By: JRO
 Checked By: NAM
 Scale: As Noted
 Revisions:

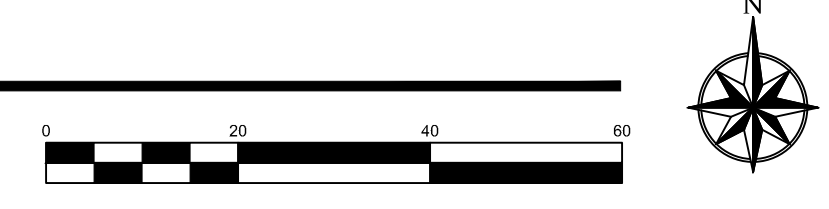
Sheet #
L1.0

SITE DEVELOPMENT PLAN
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK 1
AMD 1 3.737 AM/L
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



SEE SHEET L1.0
SEE SHEET L1.1

LANDSCAPE PLAN
SCALE: 1" = 20'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	EX-RET	88	TO REMAIN- PROTECT DURING CONSTRUCTION	EXISTING TREE TO REMAIN	EXISTING
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AC	17	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	MANZANITA	5 GAL
	CD	21	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SHRUB	5 GAL
	JS	16	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL
	PLC	14	PHILADELPHUS LEWISII 'CHEYENNE'	LEWIS MOCK ORANGE	5 GAL
	POD	13	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL
	POL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF PURPLE NINEBARK	5 GAL
	PF	22	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL
	PO	14	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	5 GAL
	PBP	19	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL
	RG	27	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL
	EX-R	153	TO REMAIN	EXISTING SHRUB	EXISTING

PLANT SCHEDULE

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BB	12	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL
	SI	21	SORGHASTRUM NUTANS 'INDIAN STEEL'	INDIAN GRASS	1 GAL
	SW	24	SPOROBOLUS WRIGHTII	BIG SACATON	1 GAL
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AST	18	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL
	CI	19	CALLIRHOE INVOLUCRATA	WINE CUPS	1 GAL
	EM	32	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL
	RFG	34	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 GAL

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	9,105 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.
	21,408 SF	EX TURF TO REMAIN / EXISTING KENTUCKY BLUEGRASS PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.
	25,503 SF	EXISTING LANDSCAPE - NATIVE / NATIVE LANDSCAPE TO REMAIN
	16,024 SF	NATIVE TURF MIX / BUFFALO BRAND NATIVE TURF MIX 2-3 LBS PER 1000 SQUARE FEET. TEMPORARILY IRRIGATED SEED MIX.
	7,135 SF	TURF / TEXAS HYBRID BLUEGRASS KENTUCKY BLUE GRASS BLEND TO MATCH EXISTING. SETBACK AND PARKWAY AREAS TO BE ON OVERALL DEVELOPMENT SYSTEM.
MULCHES	QTY	BOTANICAL / COMMON NAME
	116 SF	2-4" RIVER ROCK / RIVER ROCK
	8,129 SF	EXISTING ROCK MULCH / ROCK MULCH REPURPOSE EXISTING ROCK MULCH ON SITE FOR SPECIFIED AREAS
	6,434 SF	WOOD MULCH - SHREDDED / SHREDDED CEDAR MULCH PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3". NO WEED BARRIER UNDER WOOD MULCH.

Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/14/21
3	3rd Submittal Response	11/01/21

Project #: 2102
 Date: 11/02/21
 Drawn By: JRO
 Checked By: NAM
 Scale: As Noted
 Revisions:



SITE DEVELOPMENT PLAN
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK 1
AMD 1 3.737 AM/L
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - A. 1" BELOW CURB FOR ALL SEEDED AREAS.
 - B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 4 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL. NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH. 4" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 4" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH. 4" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE. 4" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

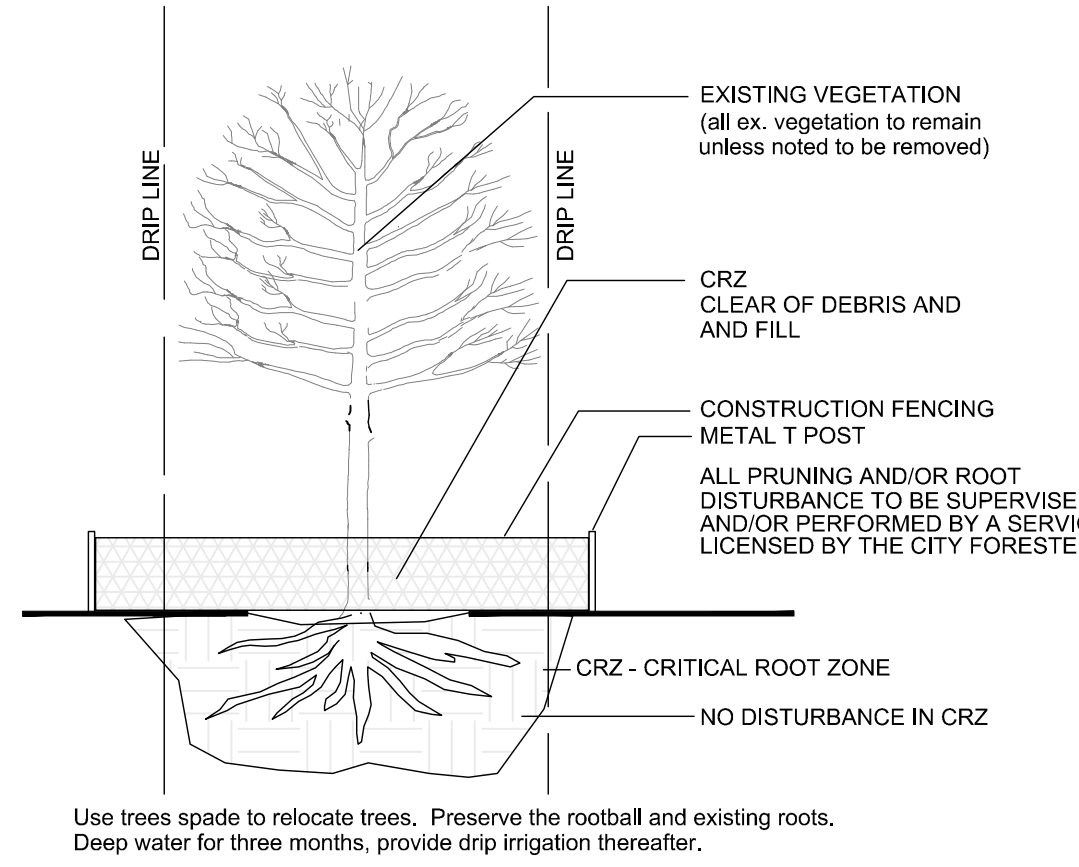
USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS.
 - SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2" MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987. OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER. EDGING TO BE ROLL TOP STEEL.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION. IRRIGATION MAIN LINE INSPECTION. LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A TWO YEAR WARRANTY ON ALL PLANT MATERIAL. TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO: IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

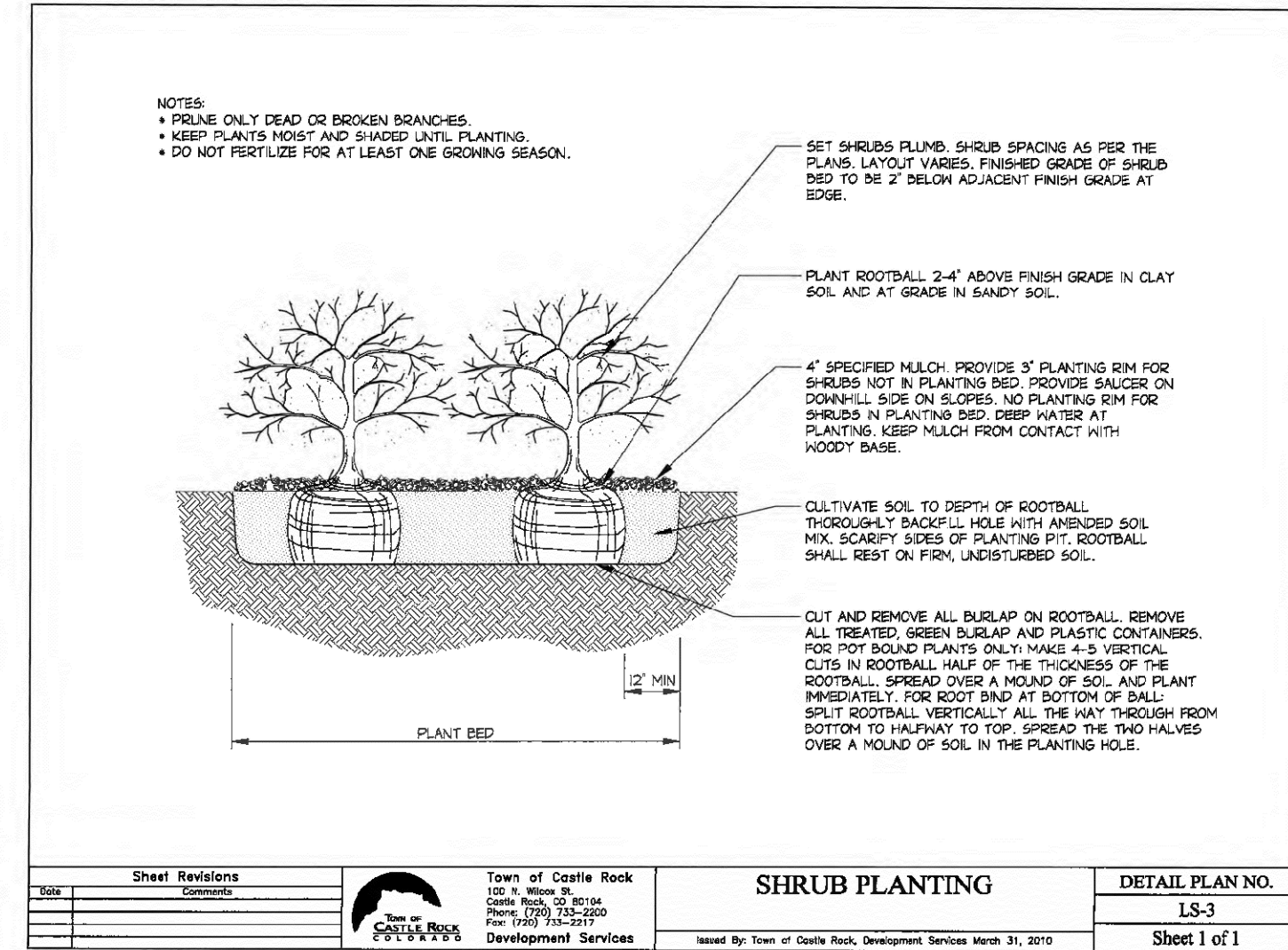
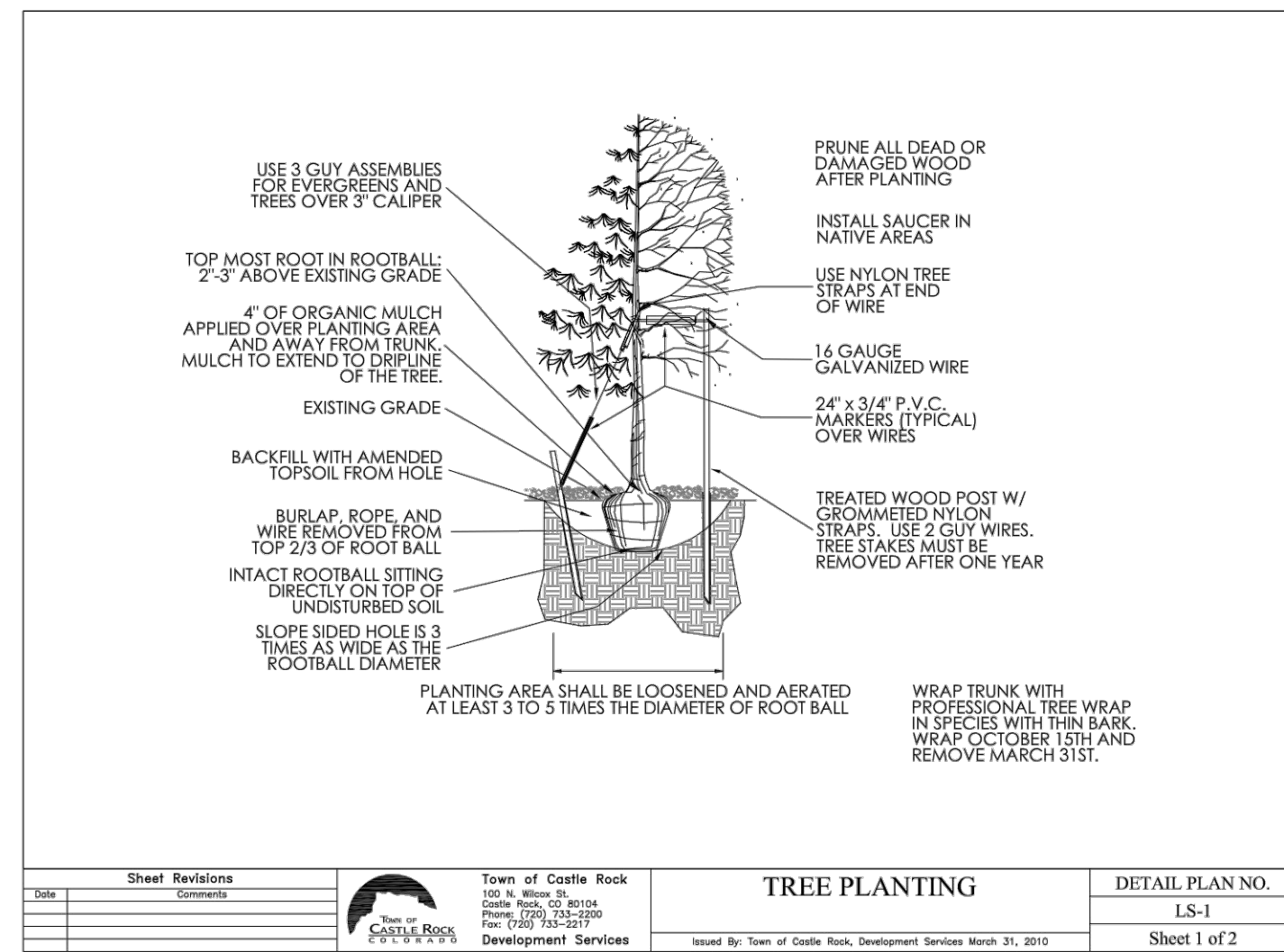
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:
 PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



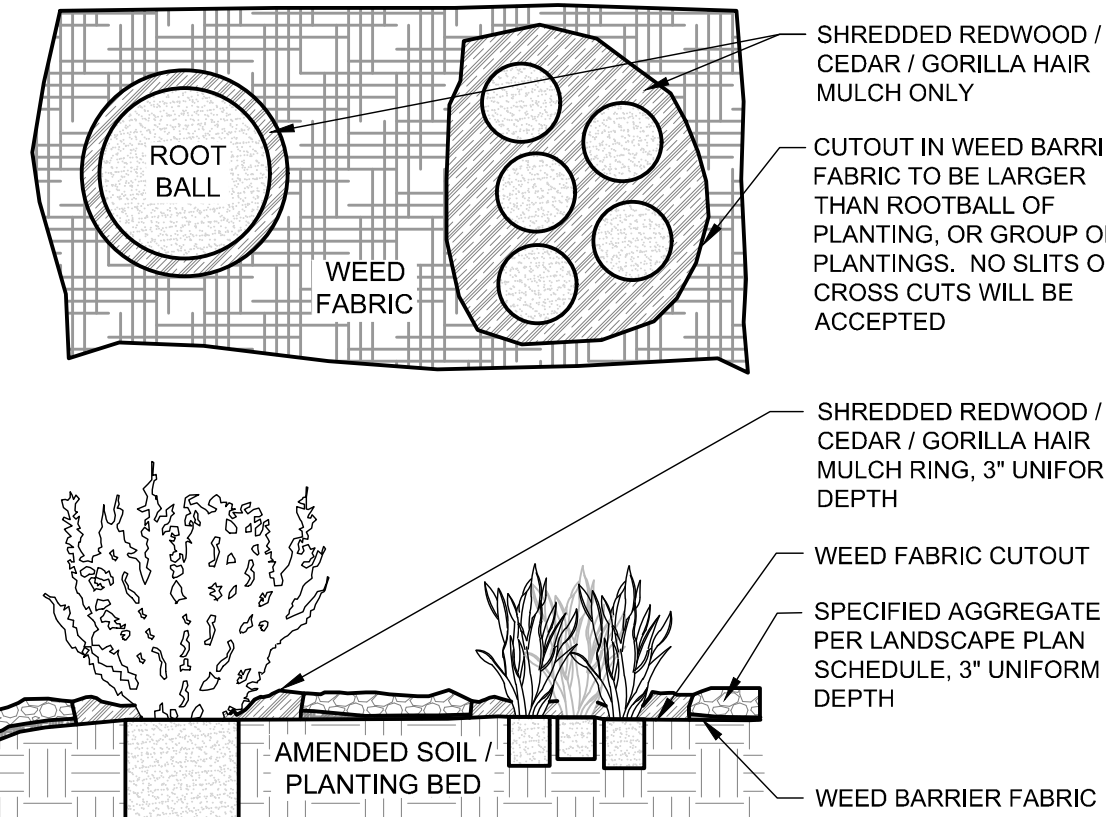
L2.0 TREE PROTECTION DETAIL
 NOT TO SCALE



CLWUR (Composite landscape water use rating) Chart

Project Name: Plum Creek Golf Course Clubhouse
 Site Development Plan (SDP) Number: SDP21-0018

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) / TA
Spray	Existing Turf Areas	3.8	H	0.26029802	21504	4.5	82613	1.171341072
Drip	Existing Shrub Bed	2	L	0.08526503	7044	1.5	82613	0.127897546
n/a	Existing Native	2	L	0.30870444	25503	1.5	82613	0.463056662
Spray	Turf- Texas Hybrid Bluegr	3.8	H	0.08798857	7269	4.5	82613	0.39594858
Spray	Native Turf Mix	1	V	0.19396463	16024	1	82613	0.19396463
Drip	Xeric Shrub Beds	1.5	L	0.07928534	6550	1.5	82613	0.118928014
Total of the CLWUR								2.471136504



L2.0 FABRIC CUTOUT / WOOD MULCH RING DETAIL
 NOT TO SCALE

TOWN LANDSCAPE CONSTRUCTION NOTES

- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
- TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
- TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
- OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

PLUM CREEK CLUB HOUSE

331 Players Club Drive
 Castle Rock, CO 80104

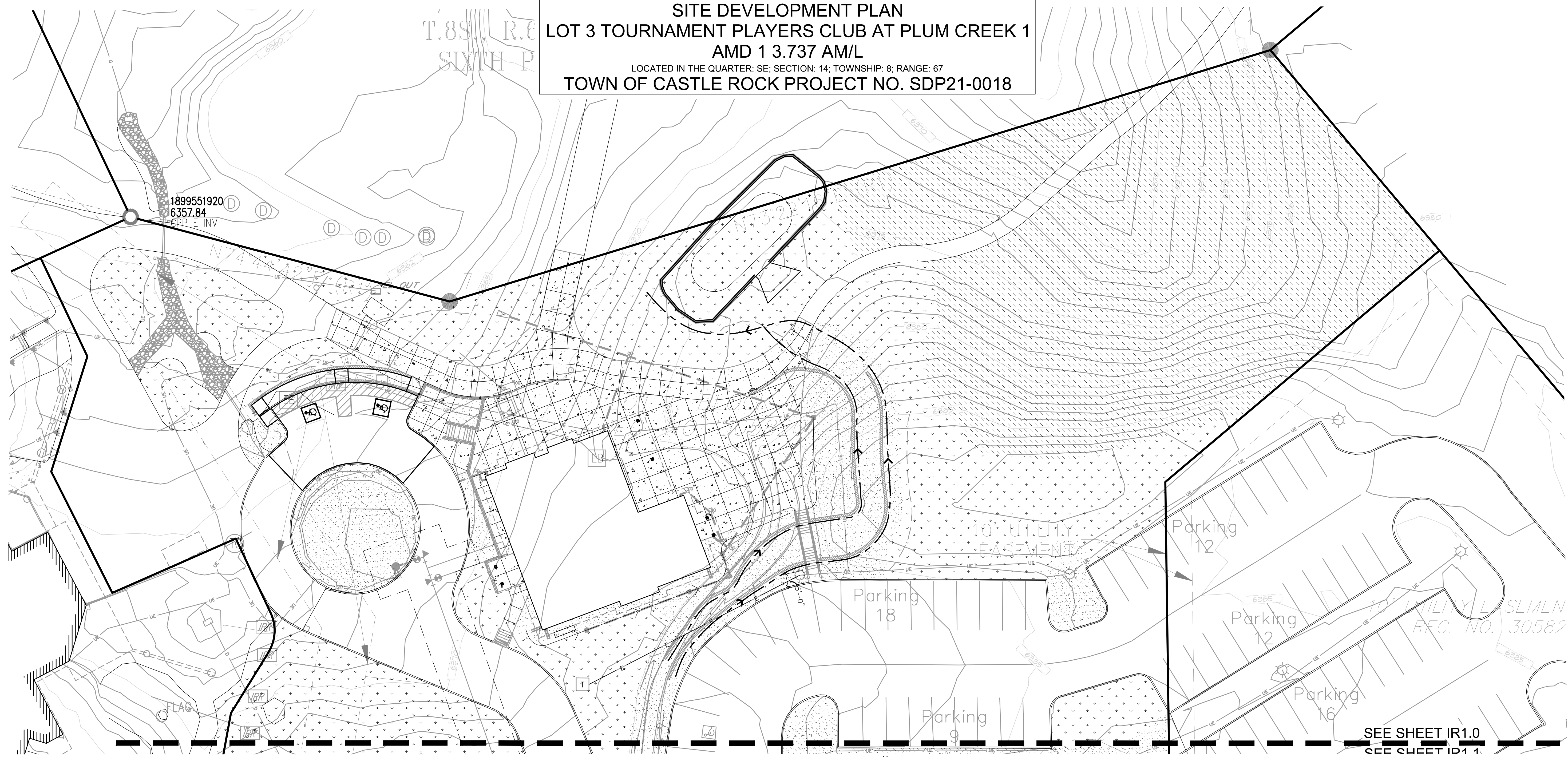
Rev. #	Description	Date
1	1st Submittal Response	6/23/2
2	2nd Submittal Response	07/19/2
3	3rd Submittal Response	11/01/2

Project #: 2102
 Date: 11/02/21
 Drawn By: JRO
 Checked By: NAM
 Scale: As Noted
 Revisions:

Sheet #

L2.0

SITE DEVELOPMENT PLAN
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK 1
AMD 1 3.737 AM/L
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	DRIP AREAS / ROCK BEDS PROPOSED OR EXISTING DRIP AREAS	23,903 S.F.
	IRRIGATED TURF AREAS	28,444 S.F.
	NATIVE AREAS	41,528 S.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	EXISTING CONTROLLER EXISTING CONTROLLER. REPLACE/EXPAND AS NECESSITATED.	1
	Valve Callout Valve Number Valve Flow Valve Size	

CLWUR (Composite landscape water use rating) Chart

Project Name: Plum Creek Golf Course Clubhouse
 Site Development Plan (SDP) Number: SDP21-0018

Irrigation Method	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
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								0
								0
Total of the CLWUR								2.471136504



Rev. #	Description	Date
1	1st Submittal Response	6/23/21
2	2nd Submittal Response	10/14/21
3	3rd Submittal Response	11/01/21

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

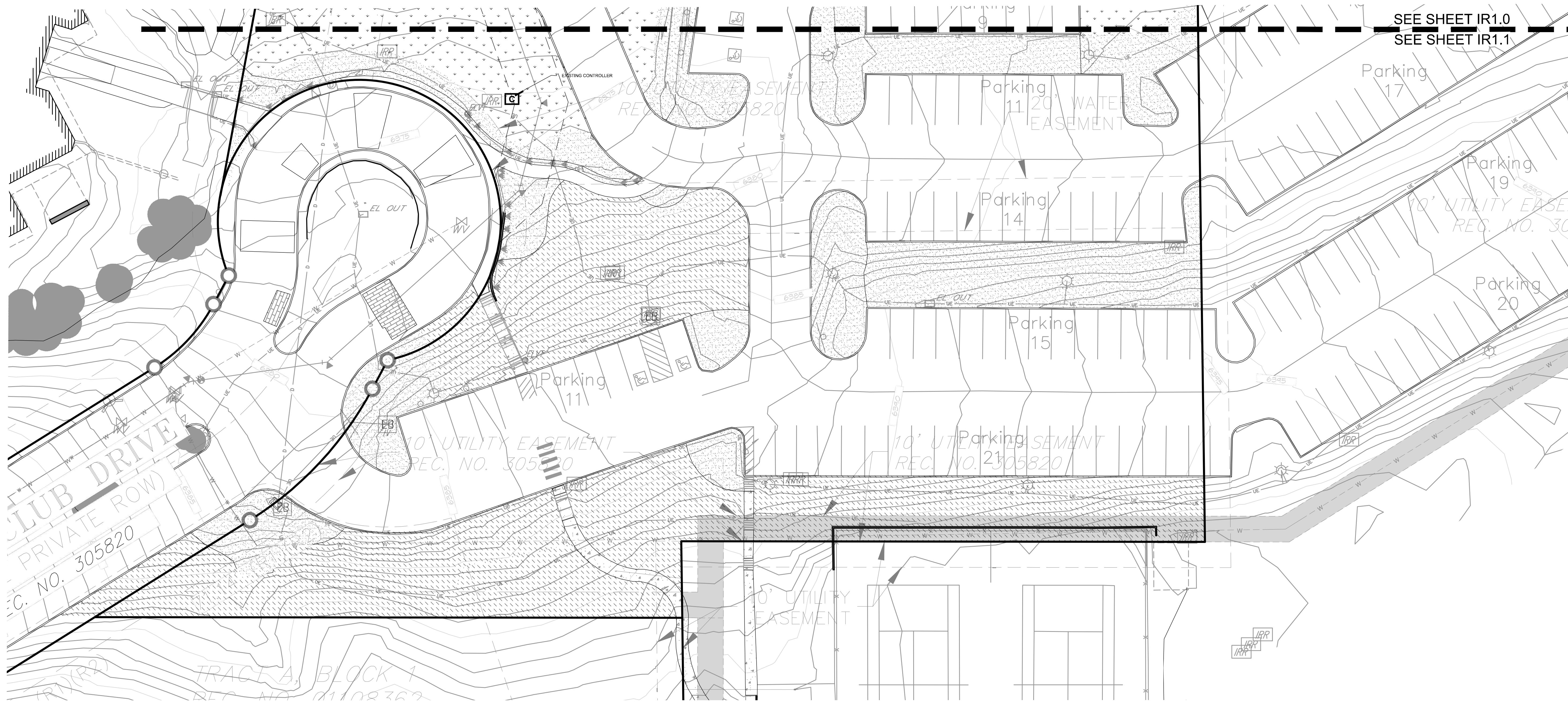
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IR1.0



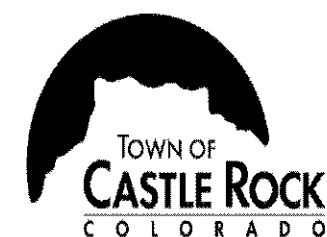
SITE DEVELOPMENT PLAN
LOT 3 TOURNAMENT PLAYERS CLUB AT PLUM CREEK 1
AMD 1 3.737 AM/L
 LOCATED IN THE QUARTER: SE; SECTION: 14; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0018



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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	EXISTING CONTROLLER EXISTING CONTROLLER. REPLACE/EXPAND AS NECESSITATED.	1
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3	3rd Submittal Response	11/01/21

PLUM CREEK CLUB HOUSE
 331 Players Club Drive
 Castle Rock, CO 80104

Project #: 2102
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IR1.1