



Planning Commission Agenda - Final

Chair Dan Ahrens
Vice Chair Chris Cote
Carlos Salinas
Jeff Samuelson
Kevin McHugh
Todd Warnke
Tom Martinez

Thursday, April 11, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[PC 2024-006](#)

February 22, 2024 Planning Commission Meeting Minutes

Attachments:

[February 22, 2024 Planning Commission Meeting Minutes](#)

6:15 pm PUBLIC HEARING ITEMS

[PC 2024-005](#)

Site Development Plan - The Estates Above Plum Creek
Filing 4, Block 2,
Tract B (Plum Creek Planned Development, 3rd
Amendment)

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

6:35pm TOWN COUNCIL LIAISON UPDATE

6:40 PM DESIGN REVIEW BOARD UPDATE

6:50 pm COMMISSION ITEMS

Check for quorum for upcoming meetings

April 25, 2024

May 9, 2024

7:00 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

7:10 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/11/2024

Item #: **File #:** PC 2024-006

To: Members of the Planning Commission

From: Planning Commission Administrator

February 22, 2024 Planning Commission Meeting Minutes

Executive Summary

Attached are the meeting minutes from the February 22, 2024 Planning Commission meeting for your review and approval.



Planning Commission Meeting Minutes - Draft

Chair Dan Ahrens
Vice Chair Chris Cote
Carlos Salinas
Jeff Samuelson
Kevin McHugh
Todd Warnke
Tom Martinez

Thursday, February 22, 2024

6:00 PM

Hybrid Commission Meeting
Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 2494 959 9678
Meeting Password: PCMeeting2024!

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

www.crgov.com/Town Government/Boards and Commissions/Planning Commission and click on the "View current agenda packet" link.

Meeting went into Recess

Meeting reconvened

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede (kwrede@crgov.com) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 7 - Jeff Samuelson, Vice Chair Chris Cote, Carlos Salinas, Chair Dan Ahrens, Tom Martinez, Todd Warnke, and Kevin McHugh

Attendance 5 - TJ Kucewesky, Mike Hyman, Brian Peterson, Dena Paulin, and Abigail Nichols

CERTIFICATION OF MEETING

Mr. Kucewesky certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2024-003](#)**January 25, 2024 Planning Commission Meeting Minutes**

Moved by Commissioner Warnke, seconded by Commissioner Samuelson, to approve PC 2024-003 as presented. The motion passed by a vote of: 7 to 0

Yes: 7 - Samuelson, Vice Chair Cote, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

PUBLIC HEARING ITEMS[PC 2024-004](#)**Use by Special Review - Site Development Plan, Tract B Butterfield Crossing Park, Meadows Third Amendment**

Ms. Paulin presented on PC 2024-004 Use by Special Review Site Development Plan, Tract B Butterfield Crossing Park Meadows Third Amendment. Staff finds that the Use by Special Review meets the applicable standards. Staff recommends that Planning Commission recommend approval of the Use by Special Review to Town Council.

Applicant: Kennith Trujillo, Annie Mackiewicz, Kumud Wasti, and Prasanth Attaluri presented on the Site Development Plan.

Commissioner Martinez asked about the health impacts of the cell tower to surrounding properties. Mr. Trujillo responded, highlighting the previously provided information. Commissioner Samuelson asked if this tower would cover the area covered in the previous submittal, and how many more towers will be required to cover the entire area in need of coverage. Mr. Trujillo responded. Commissioner Salinas asked if there are any special required setbacks for the tower from the pool facility. Mr. Trujillo responded. Chair Ahrens asked about the distance to homes as compared to that in the previous filing. Mr. Trujillo provided further details.

Public Comment:

Fred Walhof, Resident - Support

Abbey Meraz, Resident - Against

Jennifer, Resident - Against

Tim Noble, Resident - Against

Commissioner Warnke provided comments on the benefits of having several carriers of coverage in the town. Vice Chair Cote provided comments highlighting public comments both in support and against the Use by Special Review, as well as highlighting the comment made by the applicant that there are not any sites in the needed area that provide larger setbacks. Commissioner Samuelson mentioned that the school will also benefit from added coverage. Chair Ahrens discussed the criteria with which the Commission can evaluate the application. Vice Chair Cote provided further comments that health and safety is not one of the listed criteria that the Commission is authorized to make a decision upon.

Moved by Vice Chair Cote, seconded by Commissioner Martinez, to approve Planning Commission Topic PC 2024-004 as presented. The motion passed by a vote of: 6 to 1

Yes: 6 - Samuelson, Vice Chair Cote, Chair Ahrens, Martinez, Warnke, and McHugh

No: 1 - Salinas

Rollcall

Present 7 - Jeff Samuelson, Vice Chair Chris Cote, Carlos Salinas, Chair Dan Ahrens, Tom Martinez, Todd Warnke, and Kevin McHugh

Attendance 6 - Jason Gray, TJ Kucewesky, Mike Hyman, Brian Peterson, Dena Paulin, and Abbigail Nichols

TOWN COUNCIL LIAISON UPDATE

Town Council Liaison Mayor Jason Gray updated the commission that Town Council heard a presentation on SCFD and will be looking further into the potential application to the program. Town Council also heard a presentation on the Five-Year Plan from the Fire Chief, and a presentation the \$900,000 planned improvements to the Cantril School. Town Council also voted 6 to 1 to dismiss Online Comment in Public Meetings, after discussion on both points of view.

Vice Chair Cote asked if this applies to Boards and Commissions in addition to Town Council. Mr. Hyman provided further procedural details on the transition. Vice Chair Cote asked if this ruling also applies to social media. Mr. Hyman replied with clarification that this only applies to live comment in live meetings.

Vice Chair Cote asked for an update on the Crystal Valley Interchange. Mayor Gray responded. Commissioner Samuelson asked for details on the Union Pacific Quiet Zone. Mr. Kucewesky provided an update.

DESIGN REVIEW BOARD UPDATE

None.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Kucewesky provided details on online participation and comment in Development Services Boards and Commissions.

CM Cote expressed thanks that the Town will consider allowing elected officials to participate in meetings virtually. Mayor Gray commented aswell.

COMMISSION ITEMS

Check for quorum for upcoming meetings

March 14, 2024

March 28, 2024

Note

Note

Commissioner Salinas provided comments about health impacts of new technologies, and Chair Ahrens responded. Mayor Gray also provided comments in response. Vice Chair Cote also provided comments in response.

ADJOURN

Moved by Chair Ahrens, seconded by Vice Chair Cote, to adjourn. The motion passed by a vote of: 7 to 0

Yes: 7 - Samuelson, Vice Chair Cote, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

Minutes approved by the Planning Commission on _____ by a vote of ____ in favor, ____ opposed, with ____ abstention(s).

Planning Commission



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/11/2024

Item #: **File #:** PC 2024-005

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

**Site Development Plan - The Estates Above Plum Creek Filing 4, Block 2,
Tract B (Plum Creek Planned Development, 3rd Amendment)**

Executive Summary

The Douglas Group, Inc. is proposing to site plan Tract B of the Estates Above Plum Creek, Filing 4, Block 2. The 1.5-acre tract is located west of the Mount Royal Drive and West Prestwick Way intersection (Figure 1 and Attachment A). The Site Development Plan includes three single family home lots on 1.2 acres, .27 acres of open space, landscaping along Mount Royal Drive and utilities installed to serve the lots.

The purpose of this staff report is to seek Planning Commission recommendation on the proposed Site Development Plan. This proposal is in conformance with the approved zoning and Town criteria. Staff comments have been addressed through the review process.

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Site Development Plan – The Estates Above Plum Creek Filing 4, Block 2, Tract B (Plum Creek Planned Development, 3rd Amendment)**

Executive Summary

The Douglas Group, Inc. is proposing to site plan Tract B of the Estates Above Plum Creek, Filing 4, Block 2. The 1.5-acre tract is located west of the Mount Royal Drive and West Prestwick Way intersection (Figure 1 and Attachment A). The Site Development Plan includes three single family home lots on 1.2 acres, .27 acres of open space, landscaping along Mount Royal Drive and utilities installed to serve the lots.



Figure 1: Site Vicinity Map

The purpose of this staff report is to seek Planning Commission recommendation on the proposed Site Development Plan. This proposal is in conformance with the approved zoning and Town criteria. Staff comments have been addressed through the review process.

Background

Existing Conditions and Surrounding Uses

Tract B remains generally undeveloped with the exception of a public restroom and tee box adjacent to Fairway #5 of the Plum Creek golf course. There are retaining walls that step down from the sidewalk along Mount Royal Drive toward the restroom facility. There are some shrubs remaining between the retaining walls and sparse streetscape along Mount Royal Drive.

The uses adjacent to Tract B include a single family detached development (3.6 dwelling units per acre) within the Plum Creek PD to the east. To the south there is a single family detached development (1.5 dwelling units per acre) and private open space within the Heckendorf Ranch PD. Plum Creek golf course, Fairway #5 abuts the property to the west, and further west beyond Fairway #5 is the Union Pacific Railroad tracks and right-of-way.

Zoning Regulations

The property was annexed and zoned as a Planned Development in 1982 and was included as part of the 1983 site plan for Estates Above Plum Creek, Filing No. 4, wherein the 1.5-acre Tract B was identified as Private – Future Development. In May 2023, Tract B was rezoned as Plum Creek Planned Development (PD), 3rd Amendment to allow low-density single family development, and set aside .275 acres of private open space (OSP) in three tracts.

The current zoning allows three single family home lots, a maximum height of 35 feet, minimum lot size of .3 acres and a gross density of 2.45 du/ac. The private open space includes OSP-1 which is .178 acres adjacent to the Plum Creek golf course and is the site of a public restroom that will remain to serve the golf course. OSP-2 is .076 acres and is location of a tee box on Fairway #5 box that will also remain. OSP-3 is .021 acres and includes access for Heckendorf Ranch Filing 1 emergency vehicle access (EVA) connecting Crosshaven Place and Mount Royal Drive. Access easements remain in place over all three open space tracts.

Discussion

Use and Development Standards

The proposed Site Development Plan includes three lots ranging in size from .3 to .6 acres. The maximum building height for the lots is 35 feet and for the open space tracts is 20 feet. The front yard setback is 20' and the rear yard setback is 15' for both the lots and the open space tracts. Homes with walk-out basements are possible.

A private drive intersects Mount Royal Drive opposite of West Prestwick Way. Driveway access to each lot will be from the private drive.

Deciduous trees and evergreen shrubs will enhance the streetscape where OSP-1 abuts the Mount Royal Drive right-of-way (ROW). Eleven evergreens will be added to the landscape screen between OSP-1 and Lot 1. The existing native grass on either side of the EVA in OSP-3 will remain (Figure 2 and Attachment B).

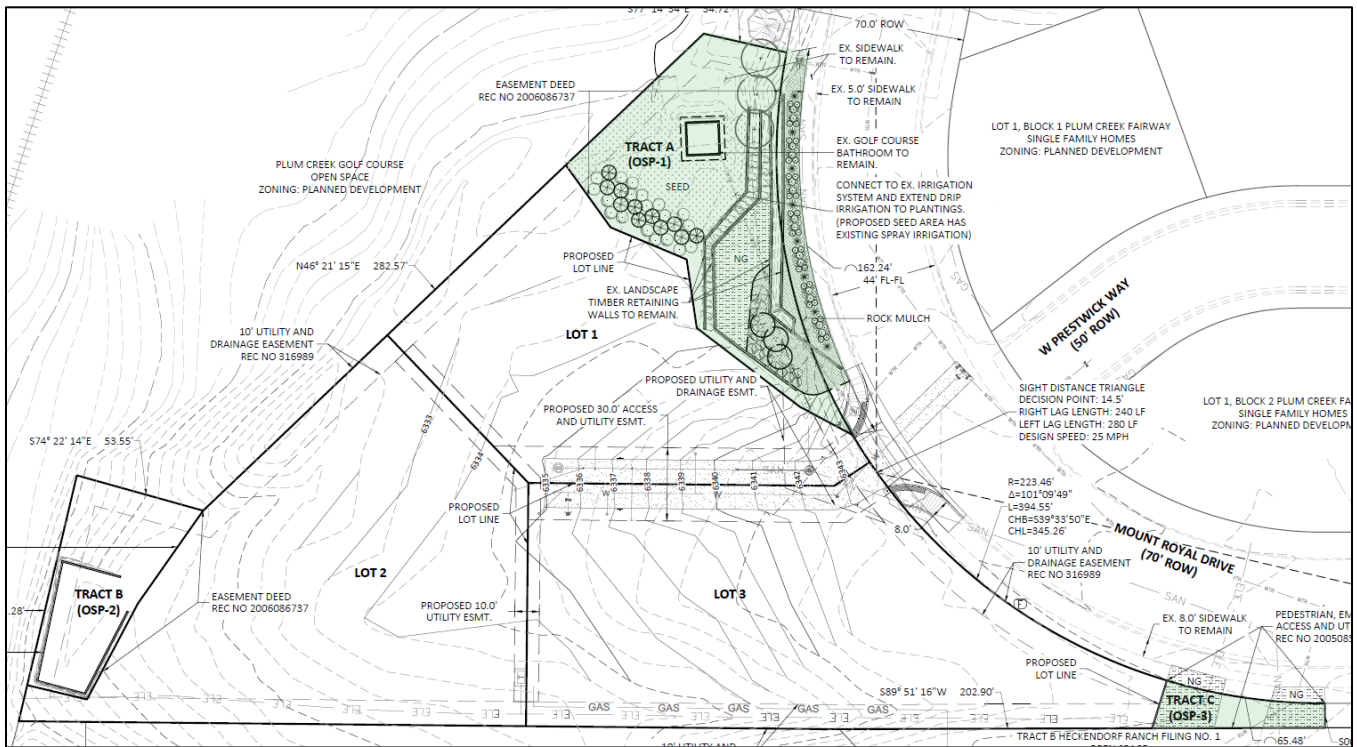


Figure 2: Site Development Plan – Landscape Plan

Interface Regulations

The Residential/Non-Residential Interface Regulations and the Dissimilar Residential Interface do not apply to this proposed development. This single family detached proposal is adjacent to single family detached neighborhoods in the Plum Creek PD and Heckendorf PD to the east and south, respectively, and to golf course open space to the west.

Skyline and Ridgeline Protections

This property is not located with the Skyline-Ridgeline Protection Area.

Open Space and Public Land Dedication

The open space dedications were approved with the 2023 PD Plan. This SDP complies with the open space requirement of the PD Plan and no further dedications are required with the site plan.

Traffic Impact Analysis and Mitigation

There are no significant traffic impacts associated with this project as proposed with three single family units. The Site Development Plan includes ADA compliant sidewalk improvements at the new private drive access from Mount Royal Drive. Where the existing retaining walls extend into the Mount Royal Drive, a ROW Encroachment Agreement has been executed as a housekeeping item.

Parks

The Parks Department has reviewed this Site Development Plan and supports the plan for three private single-family residences and the open space tracts.

Utilities

Adequate water, wastewater, storm sewer and road infrastructure exists or is proposed with this project to serve the property. All drainage infrastructure has been engineered and sized to safely convey all stormwater away from the site.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on March 27, 2024. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map. Staff has not received any inquiries on the proposed Site Development Plan.

Neighborhood Meetings

Neighborhood meetings were held by the applicant, with Town staff in attendance on February 16, 2023, July 6, 2023 and March 18, 2024. All meetings offered in-person and virtual attendance. In total, 3 people attended the neighborhood meetings. Questions were raised about the maximum building height, whether the properties would have a Homeowners Association (HOA), or would be included in a metropolitan district, what would the homes look like and when would construction begin. One resident indicated that it would be good to have the development provide some screening from the railroad and future Crystal Valley interchange.

External Referrals

External referrals were sent to local service providers and Douglas County Government, as well as Douglas County School District and Plum Creek Master HOA and Crystal Crossing (Heckendorf Ranch) HOA. None of the agencies contacted returned any comments or objections to the site plan proposal.

Analysis

This staff analysis takes into account the representations made in the application, technical and other attachments submitted to date.

A. Community Vision/Land Use Entitlements

1. Generally, conforms to the Town's guiding documents that include, but are not limited to Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding documents.
2. Complies with existing Intergovernmental Agreements (IGA) applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable Skyline/Ridgeline Regulations and Interface Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals [for non-residential properties] by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the CRMC.

Analysis: The proposed Site Development Plan meets the Community Vision and Land Use Entitlements. The 2030 Comprehensive Master Plan recognized this property as future residential. There are no IGAs that govern the property, and the Skyline-Ridgeline Protection regulations and Interface regulations are not applicable to development on the property. The proposal does comply with the development standards of the Plum Creek Planned Development, 3rd Amendment and Zoning Regulations. The Zoning Regulations do not include architectural design standards.

B. Site Layout

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed Site Development Plan meets the Site Layout criteria. Neither the Residential/Non-Residential Interface Regulations nor the Dissimilar Residential Interface Regulations apply to this development. Standard sidewalk crossing and ADA ramps will be installed at the private drive and

Mount Royal Drive intersection. Residential parking requirements will be met on each lot. Eleven additional evergreens are being added to the existing landscaping between the golf course restroom and Lot 1 to enhance the screening. There are no significant landforms on the property and the site is generally covered by non-irrigated grasses and weeds.

C. Circulation and Connectivity

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed Site Development Plan meets the Circulation and Connectivity criteria. Fire has reviewed the site plan for accessibility and approved the plans. A fire truck turnaround is not required since the private drive is less than 150 feet. As previously noted, a pedestrian crossing linking the existing sidewalks and ADA ramps will be installed at the entrance to the private drive.

D. Services Phasing and Off-site Impact

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed Site Development Plan meets the Phasing and Off-Site Impacts criteria. The SDP proposes adequate and efficient utility plans for water, stormwater/drainage and wastewater. Installation of infrastructure will not be phased. No future extensions of streets and utilities to surrounding properties are necessary. The existing EVA connecting Mount Royal Drive and Crosshaven Place will be maintained. No off-site improvements are required.

E. Open Space, Public Lands and Recreation Amenities

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.

2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any identified negative impacts.

Analysis: The proposed Site Development Plan meets the Open Space, Public Lands and Recreation Amenities criteria. The site plan complies with the open space requirements of the Plum Creek PD, 3rd Amendment and Zoning Regulations. The existing restroom and tee box adjacent to Fairway 5 will remain and the open space surrounding them is subject to an existing access easement. Additional landscaping is proposed to enhance the buffer between Lot 1 and the golf course and restroom.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development.

Findings

All staff review comments have been addressed. There were no external referral comments received. Staff has found that the proposed Site Development Plan

- Conforms with the objectives of the Town Vision and the 2023 Comprehensive Master Plan,
- Meets the zoning requirements of the Plum Creek Planned Development, 3rd Amendment and Zoning Regulations, and
- Meets the review and approval criteria of the Municipal Code Chapter 17.38.

Recommendation

Based on the findings, staff recommends that Planning Commission recommend to Town Council approval of the Site Development Plan, as proposed.

Proposed Motion

Option 1: Approval Recommendation

“I move to recommend approval of the Site Development Plan, to Town Council.”

Option 2: Approval with Conditions Recommendation

“I move to recommend approval of the Site Development Plan to Town Council, with the following conditions:” [List conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time]”

Attachments

Attachment A: Vicinity Map

Attachment B: Site Development Plan



Unincorporated
Douglas County

Subject Property

Plum
Creek

Heckendorf

Crystal Valley Parkway

W Prestwick Way

Mount Royal Drive

Crosshaven Place

Deer Crossing

Masters Lane

Masters Court

Masters Club Circle

Masters Point

Kelsey Place

Cheney Place

Salsuma Place

Ember Place

Red Tree Place

Cherry Plum Place

Cherry Plum Way

Meatstock Lane

Castlemaine Place

Castlemaine Court

Plum Creek Boulevard

Donnington Circle



Donnington

Crystal Valley Parkway

Vicinity Map

Subject Property

0 125 250 500
Feet

TOWN OF
CASTLE ROCK
COLORADO

LEGAL DESCRIPTION

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT STATION 3035020 BEING A 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.035020" LOCATED ON THE WEST SIDE OF MOUNT ROYAL ROAD, 48 FEET NORTH OF THE INTERSECTION OF MOUNT ROYAL ROAD AND WEST PRESTWICK WAY, AND 10 FEET WEST OF THE CURB. ELEVATION = 6343.27' NAVD88

BASIS OF BEARINGS

SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89°51'16"E BETWEEN A 3.25" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING 2005 PLS 23524" AT THE WEST END AND A 2.5" BRASS CAP STAMPED "ARCHER & ASSOC 1999 LS 6935" AT THE EAST END.

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OVERLOT GRADE THE SITE AND PROVIDE UTILITIES FOR THREE SINGLE FAMILY HOME LOTS. IN ADDITION TO UTILITIES, A SHARED DRIVEWAY WILL BE PROVIDED BETWEEN THE LOTS. IN CONIUNCTION WITH THE SITE WORK, THE LOT WILL BE SUBDIVIDED INTO THREE (3) SINGLE FAMILY LOTS AND THREE (3) PRIVATE OPEN SPACE TRACTS.

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 THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED 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 CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035CO303G 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 FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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 THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, AND SITE DISTANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- "THIS SITE IS ZONED SF-LD & PRIVATE OPEN SPACE."
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- 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.
- 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.
- 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

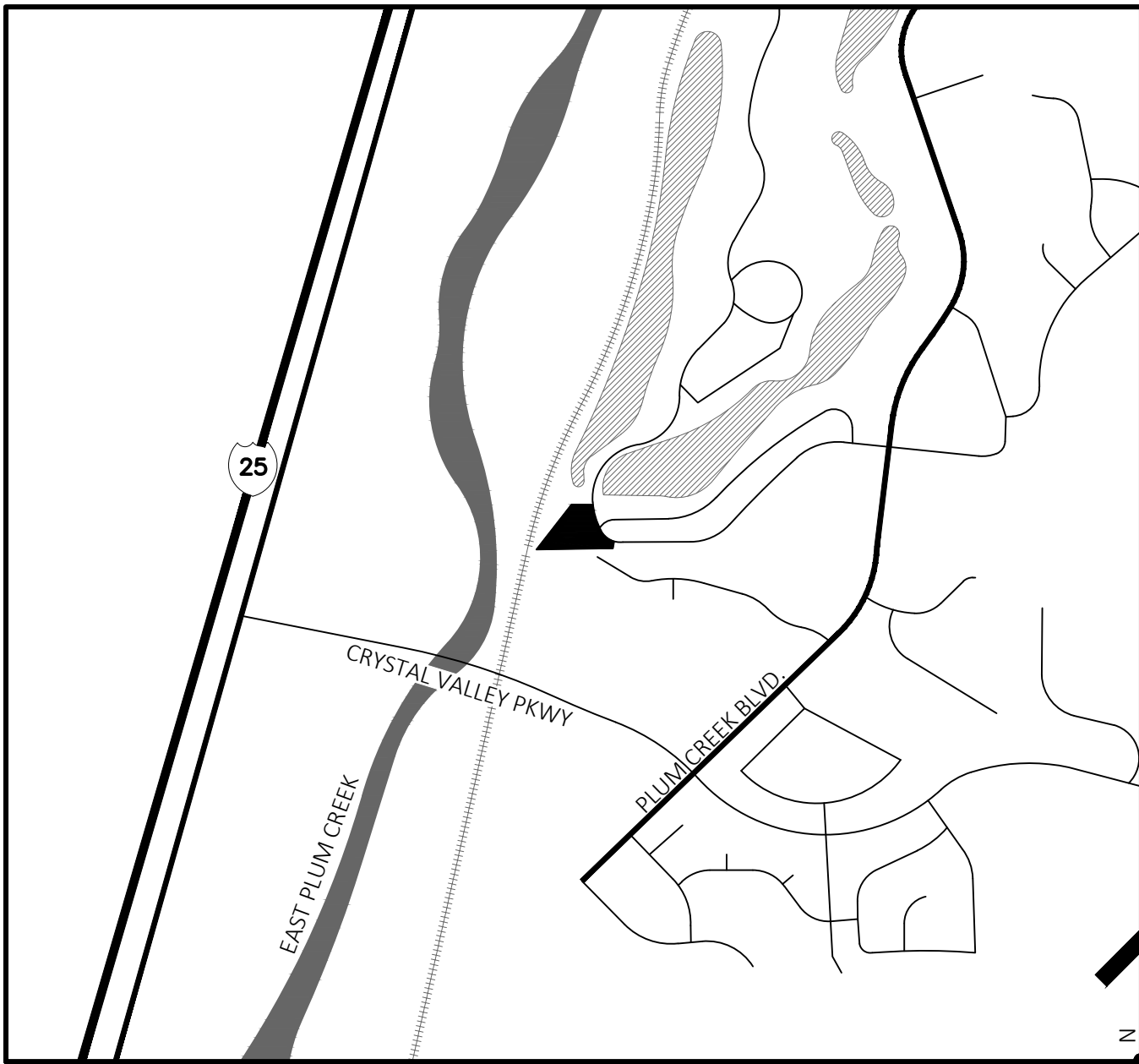
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR 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, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE 2ND AMENDMENT TO PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT AND 3RD AMENDMENT TO DEVELOPMENT CONTRACT, RECORDED ON THE 1ST DAY OF MARCH 1999, AT RECEPTION NUMBER 1999018160. THE NUMBER OF SFES WILL BE DEDUCTED ON THE PLAT.

SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SDP23-0014



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

| | |
|--------------|----------------------|
| SHEET 1 OF 5 | COVER SHEET |
| SHEET 2 OF 5 | SITE PLAN |
| SHEET 3 OF 5 | GENERAL GRADING PLAN |
| SHEET 4 OF 5 | OVERALL UTILITY PLAN |
| SHEET 5 OF 5 | LANDSCAPE PLAN |

ZONING COMPARISON TABLE

| THE ESTATES ABOVE PLUM CREEK, FILING 4, TRACT B, BLOCK 2 | | | |
|--|---|--------------------|----------------|
| PERMITTED USES | EXISTING PD | | PROPOSED SDP |
| | SINGLE FAMILY RESIDENTIAL - LOW DENSITY | PRIVATE OPEN SPACE | |
| TOTAL AREA | 1.225 ACRES | 0.275 ACRES | 1.5 ACRES |
| MAXIMUM NUMBER OF UNITS | 3 | 0 | 3 |
| DENSITY (DU/AC) | 2.45 DU/AC | 0 | 2.45 DU/AC |
| MAXIMUM HEIGHT | 35' | 20' | 35' RES/20' OS |
| MAXIMUM HEIGHT RETAINING WALL | 6' | 6' | 6' |
| MINIMUM LOT SIZE | 0.3 AC | 0 | 0.3 AC |
| NUMBER OF PARCELS | 3 | 3 | 3 |
| SETBACKS | FRONT | REAR | SIDE |
| LOT 1 | 20' | 15' | 10', 20' |
| LOT 2 | 20' | 15' | 15' |
| LOT 3 | 20' | 15' | 20', 30' |

SITE UTILIZATION TABLE

| USE AREA | ACRES | % OF TOTAL |
|-----------------------------------|-------------|------------|
| SINGLE FAMILY-LOW DENSITY (SF-LD) | 1.225 ACRES | 82% |
| TOTAL LOT COVERAGE | 1.225 ACRES | 82% |
| PRIVATE OPEN SPACE 1 (OSP-1) | 0.178 ACRES | 12% |
| PRIVATE OPEN SPACE 2 (OSP-2) | 0.076 ACRES | 5% |
| PRIVATE OPEN SPACE 3 (OSP-3) | 0.021 ACRES | 1% |
| TOTAL OPEN SPACE | 0.275 ACRES | 18% |
| RIGHT-OF-WAY (ROW) | 0 | 0% |
| TOTAL AREA | 1.5 ACRES | 100% |

TRACT TABLE

| TRACT | ACRES | OWNERSHIP | MAINTAINED BY |
|-----------------|-------------|-------------------|-------------------|
| TRACT A (OSP-1) | 0.178 ACRES | DOUGLAS GROUP INC | DOUGLAS GROUP INC |
| TRACT B (OSP-2) | 0.076 ACRES | DOUGLAS GROUP INC | DOUGLAS GROUP INC |
| TRACT C (OSP-3) | 0.021 ACRES | DOUGLAS GROUP INC | DOUGLAS GROUP INC |

VARIANCE TABLE

| REQUEST TYPE | DATE | PURPOSE/DESCRIPTION |
|---------------------------------|------------|---|
| LANDSCAPE VARIANCE (TCV23-0050) | 09.28.2023 | REQUEST TO REMOVE STREET TREES FROM REQUIRED LANDSCAPING. |

PROJECT TEAM

OWNER
DOUGLAS GROUP, INC
413 WILCOX STREET, SUITE 204
CASTLE ROCK, CO 80104
CONTACT: PETER RINEHART
PHONE: 303.886.9118

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: MITCHELL SHEARER, P.E.
COLORADO REGISTRATION NO. 59277
PHONE: 720.258.6836

LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: MICHAEL TOLLEFSON, PLA
COLORADO REGISTRATION NO. 1619
PHONE: 720.258.6836

LAND SURVEYOR
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: CAMERON M WATSON, PLS
COLORADO REGISTRATION NO. 38311
PHONE: 720.258.6836

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DOUGLAS GROUP, LLC
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

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

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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE 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: _____.

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED 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.

CAMERON M. WATSON, PLS
LICENSE NO. 38311
DATE _____

CIVIL ENGINEER'S CERTIFICATE

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, 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.

MITCHELL L SHEARER, PE
LICENSE NO. 59277
DATE _____

PLANNING COMMISSION RECOMMENDATION

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

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

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 _____

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

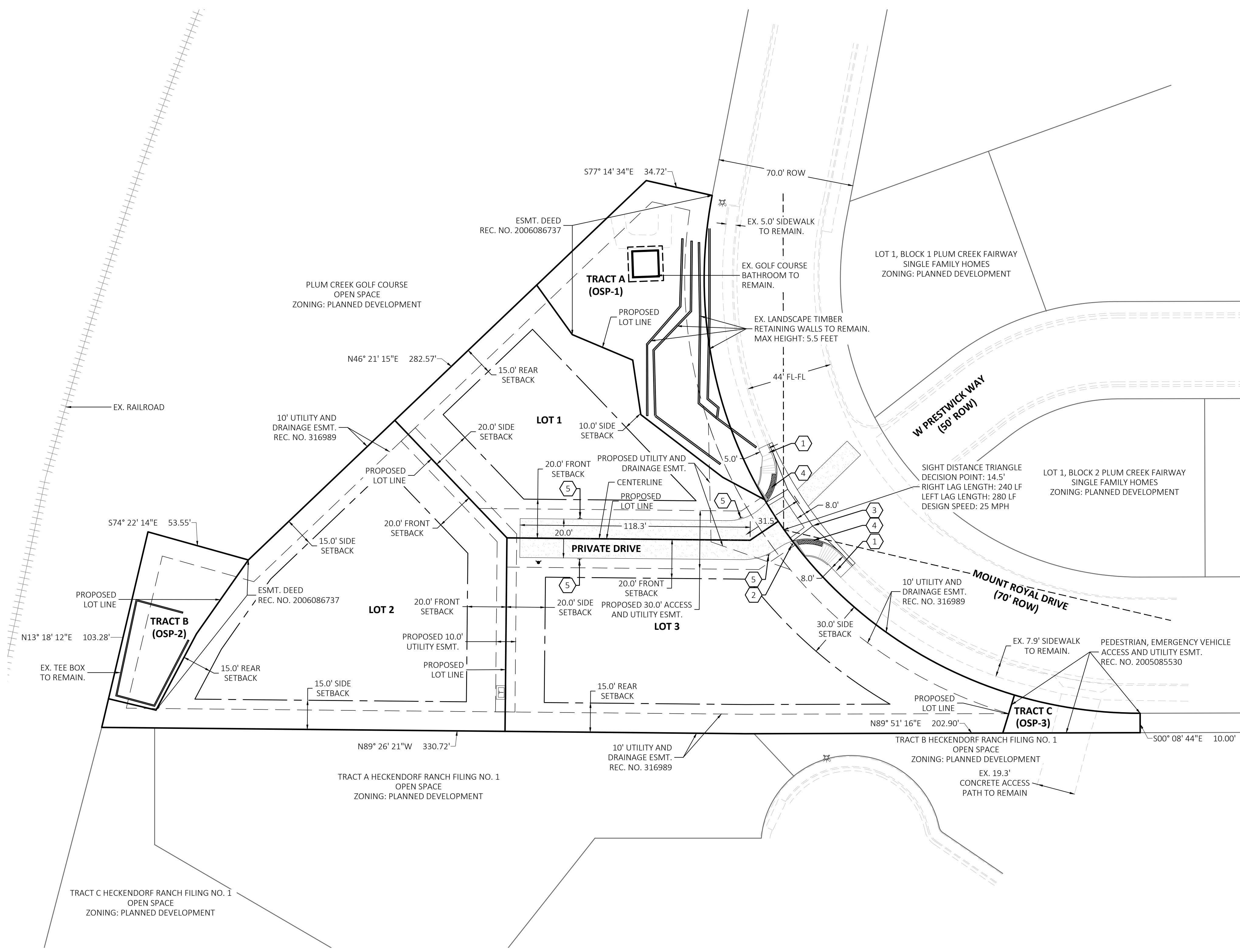
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



LEGEND

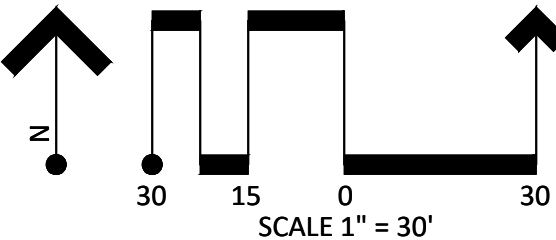
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- EASEMENT BOUNDARY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIGN
- EXISTING NATIVE GRASS LANDSCAPE AREA TO REMAIN.
- PROPOSED LANDSCAPING

KEY NOTES

- PROPOSED CONCRETE SIDEWALK.
- PROPOSED STOP SIGN.
- PROPOSED CROSSSPAN. WIDTH PER PLAN.
- PROPOSED CDOT TYPE 2 PARALLEL ADA RAMP.
- PROPOSED "NO PARKING - FIRE LANE" SIGN.

GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- PRIVATE OPEN SPACE TRACTS TO BE MAINTAINED BY DOUGLAS GROUP, INC.



PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014

SITE DEVELOPMENT PLAN PLUM CREEK SUBDIVISION

CASTLE ROCK, COLORADO

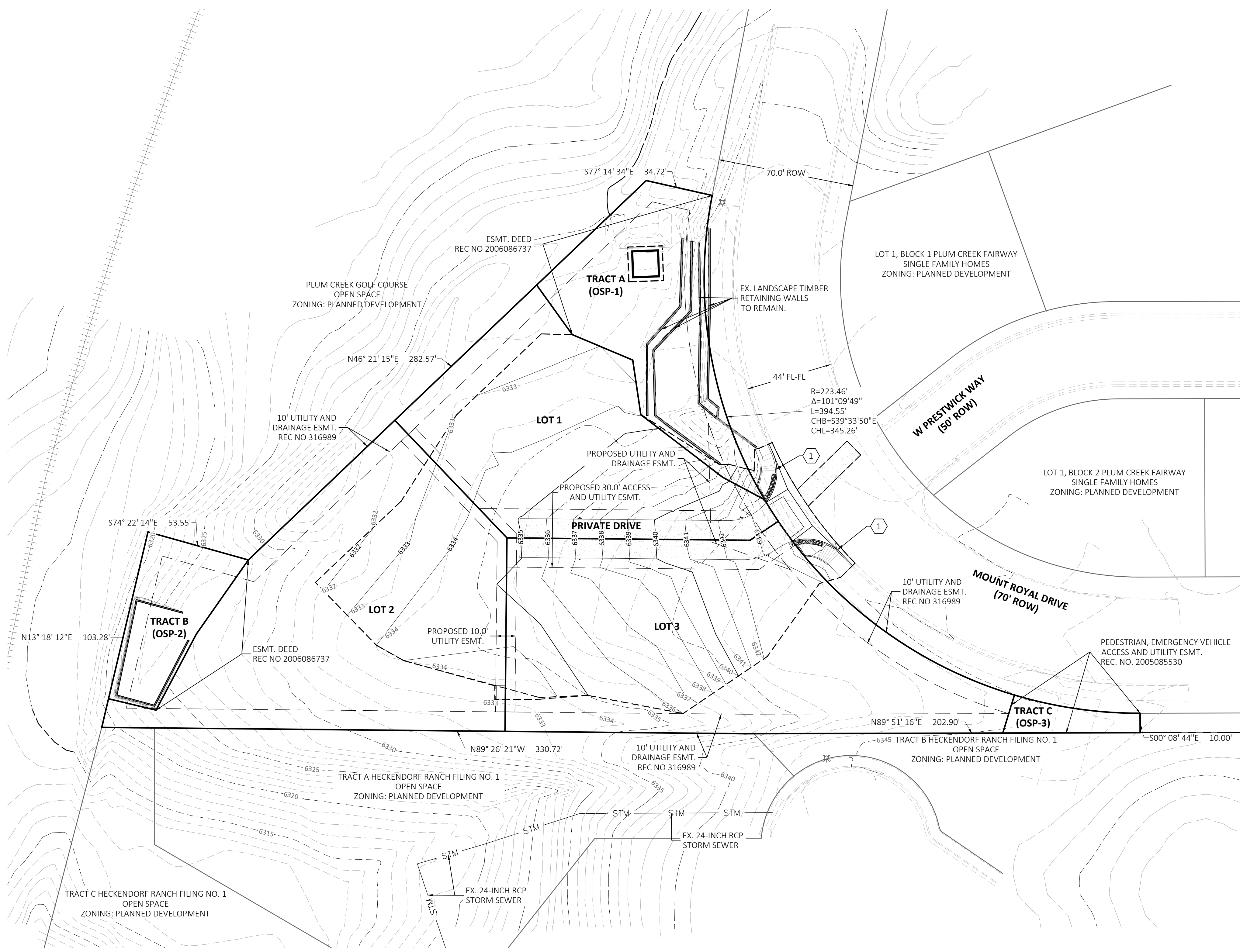
JOB NO. 21.038

| DATE | DESCRIPTION |
|------------|----------------------|
| 2023.05.19 | 1ST TOWN SUBMITTAL |
| 2023.07.19 | 2ND TOWN SUBMITTAL |
| 2023.08.15 | 3RD TOWN SUBMITTAL |
| 2023.09.20 | 4TH TOWN SUBMITTAL |
| 2024.01.16 | 5TH TOWN SUBMITTAL |
| 2024.01.30 | FINAL TOWN SUBMITTAL |

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PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH 1-FOOT CATCH PAN
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE SIDEWALK
- EXISTING STORM SEWER PIPE
- LIMITS OF DISTURBANCE

KEY NOTES

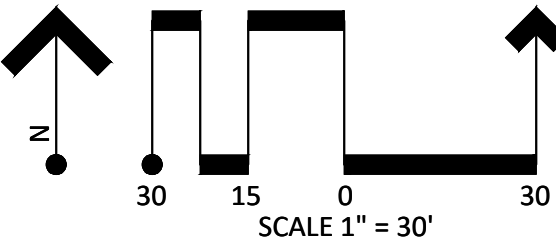
- 1. PROPOSED CDOT TYPE 2 LARGE RADIUS ADA RAMP.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT STATION 3035020 BEING A 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 3.035020" LOCATED ON THE WEST SIDE OF MOUNT ROYAL ROAD, 48 FEET NORTH OF THE INTERSECTION OF MOUNT ROYAL ROAD AND WEST PRESTWICK WAY, AND 10 FEET WEST OF THE CURB. ELEVATION = 6343.27' NAVD88

GENERAL NOTES

- 1. REFER TO SHEET 1, COVER SHEET, FOR THE BASIS OF BEARINGS.
- 2. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED ON PLAN.
- 3. ALL SPOT ELEVATIONS ARE TRUNCATED, ADD 6300 TO EACH SPOT ELEVATION.
- 4. 2% TYPICAL THROUGH TRUNCATED DOMES.



PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014

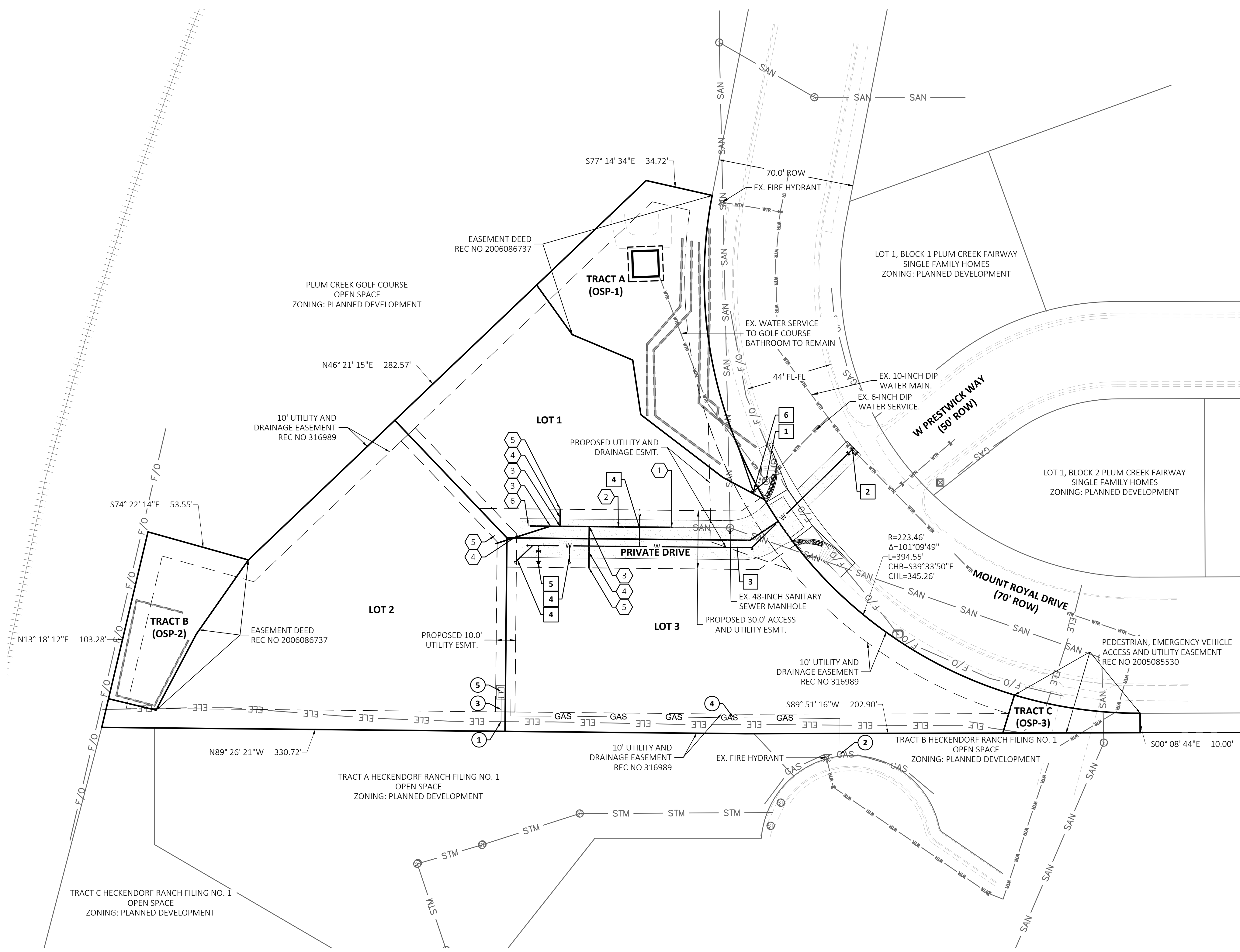
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PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

| | | | |
|------------------------|----------------------|-----------------------|--|
| SITE DEVELOPMENT PLAN | | CASTLE ROCK, COLORADO | |
| PLUM CREEK SUBDIVISION | | JOB NO. 21.038 | |
| DATE | DESCRIPTION | GRADING PLAN | |
| 2023.05.19 | 1ST TOWN SUBMITTAL | SHEET 3 OF 5 | |
| 2023.07.19 | 2ND TOWN SUBMITTAL | | |
| 2023.08.15 | 3RD TOWN SUBMITTAL | | |
| 2023.09.20 | 4TH TOWN SUBMITTAL | | |
| 2024.01.16 | 5TH TOWN SUBMITTAL | | |
| 2024.01.30 | FINAL TOWN SUBMITTAL | | |

SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH 1-FOOT CATCH PAN
- PROPOSED ASPHALT PAVEMENT
- EASEMENT BOUNDARY
- PROPOSED CONCRETE SIDEWALK
- EXISTING STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATER PIPE
- PROPOSED WATER PIPE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TRANSFORMER

KEY NOTES

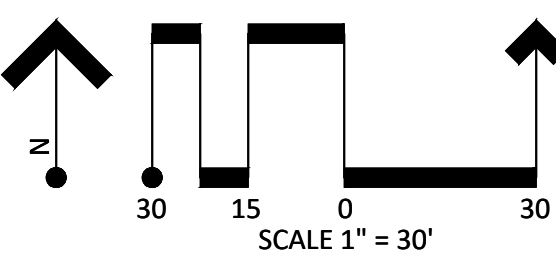
- SANITARY:
- 1 TIE INTO EXISTING 8-INCH PVC SANITARY SEWER STUB.
 - 2 PROPOSED 8-INCH PVC SANITARY SEWER MAIN.
 - 3 TIE INTO PROPOSED 8-INCH SANITARY SEWER MAIN.
 - 4 PROPOSED 4-INCH SANITARY SEWER SERVICE STUB.
 - 5 PROPOSED SANITARY SEWER END CAP.
 - 6 PROPOSED 48-INCH SANITARY SEWER MANHOLE.
- WATER:
- 1 EXISTING WATER METER TO BE RELOCATED.
 - 2 TIE INTO EXISTING 10-INCH DIP WATER MAIN.
 - 3 PROPOSED 8-INCH PVC WATER MAIN.
 - 4 PROPOSED 3/4-INCH TYPE K COPPER WATER SERVICE STUB.
 - 5 PROPOSED FIRE HYDRANT.
 - 6 PROPOSED LOCATION OF RELOCATED WATER METER.
- DRY UTILITIES:
- 1 PROPOSED CONNECTION TO ELECTRIC TRANSMISSION LINE.
 - 2 PROPOSED CONNECTION TO GAS LINE.
 - 3 PROPOSED ELECTRIC LINE.
 - 4 PROPOSED GAS LINE.
 - 5 PROPOSED TRANSFORMER.

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. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE, SERVED BY TANK 4.

GENERAL NOTES

- 1. REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- 2. ALL INVERT ELEVATIONS ARE TRUNCATED. ADD 6300 TO EACH INVERT ELEVATION.



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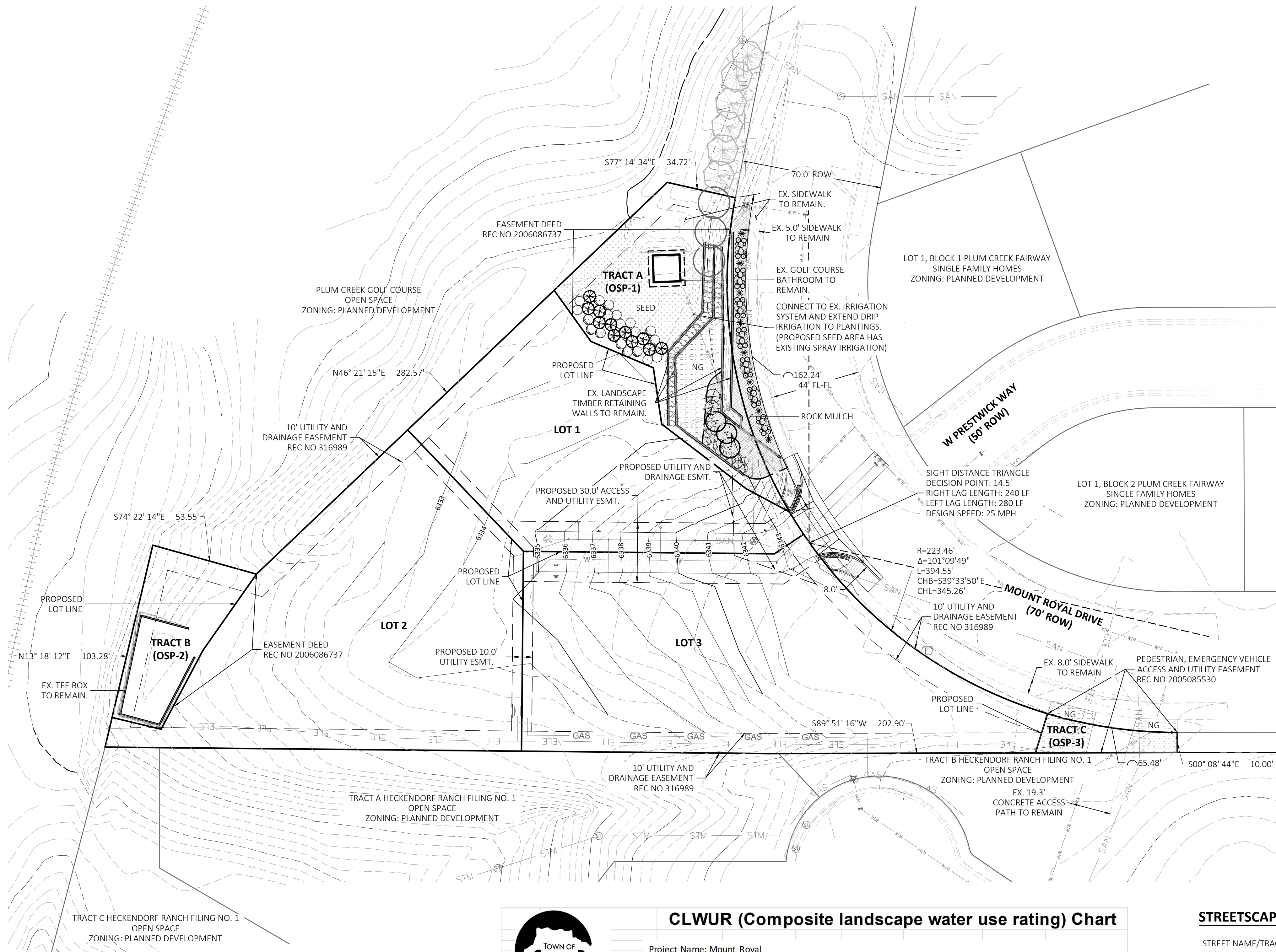
| SITE DEVELOPMENT PLAN | | CASTLE ROCK, COLORADO | |
|---|----------------------|-----------------------|--|
| TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK | | JOB NO. 21.038 | |
| TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK | | UTILITY PLAN | |
| DATE | DESCRIPTION | SHEET 4 OF 5 | |
| 2023.05.19 | 1ST TOWN SUBMITTAL | | |
| 2023.07.19 | 2ND TOWN SUBMITTAL | | |
| 2023.08.15 | 3RD TOWN SUBMITTAL | | |
| 2023.09.20 | 4TH TOWN SUBMITTAL | | |
| 2024.01.16 | 5TH TOWN SUBMITTAL | | |
| 2024.01.30 | FINAL TOWN SUBMITTAL | | |

LICENSED COLORADO LANDSCAPE ARCHITECT

MICHAEL W. TOLLEFSON, PLA
COLORADO REGISTRATION NO. LA 0001619
EMAIL: MTOLLEFSON@PNT-LLC.COM

SITE DEVELOPMENT PLAN

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, FILING NO. 4 OF NE SECTION OF 22 AND NW SECTION OF 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0014



LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED ASPHALT PAVEMENT
EASEMENT BOUNDARY
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING FIRE HYDRANT
4-INCH 12 GAUGE ROLLED TOP STEEL EDGER
- DECIDUOUS EVERGREEN
EXISTING DECIDUOUS AND EVERGREEN TREES
EXISTING EVERGREEN SHRUBS TO REMAIN
EXISTING NATIVE GRASS GROUNDCOVER TO REMAIN
PROPOSED SEED MIX
PROPOSED EVERGREEN TREE
PROPOSED DECIDUOUS SHRUBS
PROPOSED EVERGREEN SHRUBS
PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL

PLANT SCHEDULE

| QTY. | PLANT TYPE | CONTAINER/SIZE | HYDROZONE |
|------|--------------------|----------------|-----------|
| 11 | EVERGREEN TREES | 6' HT. | VERY LOW |
| 29 | DECIDUOUS SHRUBS | 5 GAL. | VERY LOW |
| 17 | EVERGREEN SHRUBS | 5 GAL. | VERY LOW |
| 28 | ORNAMENTAL GRASSES | 5 GAL. | VERY LOW |
| 57 | PERENNIALS | 1 GAL. | VERY LOW |

GENERAL NOTES

- REFER TO SHEET 1, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- FRONT, BACK, AND SIDE YARD LANDSCAPE AND IRRIGATION MUST BE DESIGNED AND INSTALLED THROUGH THE HOMEOWNER AS PART OF THE CONSTRUCTION PROCESS.
(TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL SECTION 6.2)

LANDSCAPE NOTES

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORSEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT SHALL NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL NOT BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS ON THE TOWN OF CASTLE ROCK.

STREETSCAPE TABLE

| STREET NAME/TRACT | LINEAR FEET (LF) | REQ. STREET TREES | EX. STREET TREES | PROV. STREET TREES | REQUIRED STREET SHRUBS (4 SHRUBS PER TREE REQUIRED) | PROVIDED STREET SHRUBS |
|-------------------|------------------|-------------------|------------------|--------------------|---|------------------------|
| MOUNT ROYAL DR. | 228 | 6 | 0 | 0 | 24 | 22 SHRUB, 28 SG OG |

*STREETSCAPE REQUIREMENTS CAN BE FOUND IN SECTION 9 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL.

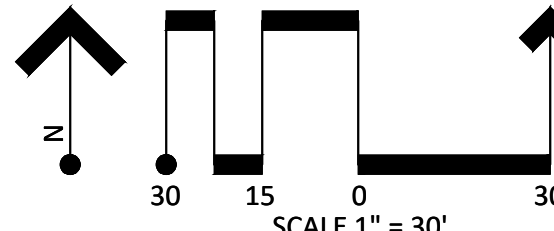
*STREETSCAPE DOES NOT COUNT TOWARDS OVERALL SITE LANDSCAPE REQUIREMENTS.

*RESIDENTIAL ONLY - ON LOCAL STREETS, THE REQUIRED FRONT YARD TREE SHALL MEET THE STREET TREE REQUIREMENTS FOR THAT SECTION OF ROADWAY.

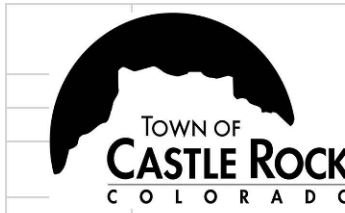
**PLEASE PROVIDE THE LINEAR FOOTAGE AND CLEARLY SHOW ON THE SITE DEVELOPMENT PLAN FOR ALL STREETS/TRACTS.

LANDSCAPE SUMMARY TABLE

| DESCRIPTION | PROVIDED |
|--|----------------------------|
| DRIP IRRIGATED TREES AND SHRUBS | 0.02 AC 1,562 SF 3% |
| TEMPORARILY IRRIGATED SEED | 0.63 AC 29,552 SF 45% |
| NON-IRRIGATED UNDISTURBED LANDSCAPE AREA | 0.77 AC 30,830 SF 47% |
| PAVEMENT | 0.07 AC 3,078 SF 5% |
| STRUCTURES | 0.01 AC 318 SF 0% |
| TOTAL | 1.50 AC 65,340 SF 100% |



PLUM CREEK SITE DEVELOPMENT PLAN
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0014



CLWUR (Composite landscape water use rating) Chart

Project Name: Mount Royal
Site Development Plan (SDP) Number: SDP23-0014

| 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 |
|---------------------------|---------------------|---------------------------|--------------------|-----------------|--|---------------------------------|--|-----------------------|
| Drip | Shrub Beds | 2 | L | 100 | 1562 | 2 | 1562 | 2 |
| | | | | | | Total of the CLWUR | | 2 |

Reference Chapter 13.20 of the Castle Rock Municipal Code

VARIANCE TABLE

| REQUEST TYPE | DATE | PURPOSE/DESCRIPTION |
|---------------------------------|------------|---|
| LANDSCAPE VARIANCE (TCV23-0050) | 09.28.2023 | REQUEST TO REMOVE STREET TREES FROM REQUIRED LANDSCAPING. |



SITE DEVELOPMENT PLAN
PLUM CREEK SUBDIVISION
CASTLE ROCK, COLORADO

JOB NO. 21.038

LANDSCAPE PLAN

SHEET 5 OF 5

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