

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

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

1.15 ACRES

GENERAL NOTES

1. 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, SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, QUARTERS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND STORM DRAINAGE FACILITIES. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND 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, SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE TOWN'S MAINTENANCE COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE 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. THE TOWN OF CASTLE ROCK WILL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 080350301G DATED MARCH 16, 2016 THIS DEVELOPMENT IS ZONED IN A "FLOOD HAZARD" AREA. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING THE "BASE FLOOD ELEVATION CROSS-SECTIONS" TO BE USED FOR THIS PROPERTY DOES NOT APPEAR TO CONTAIN ANY WETLAND AREAS.
5. ANY STREET SIGNS, STRIPES, STREET LIGHTS AND CURB RAMPAGE 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.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE TOWLING ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BEMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
10. THIS SITE IS ZONED PLUM CREEK RIDGE PD AMENDMENT NO. 1.
11. 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.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION OF UTILITY LINES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY. ADEQUATE OPERATION OF BUILDINGS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 10 FEET AND A CLEARANCE OF NOT LESS THAN 13 FEET. 6 INCHES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET. 6 INCHES.
6. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE APPROVED LOADS OF THE APPARATUS WEIGHING AT LEAST 50,000 POUNDS, AND SHALL BE CONSTRUCTED TO SUPPORT THE APPROVED LOADS OF THE APPARATUS WEIGHING AT LEAST 50,000 POUNDS. OTHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS 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 FOR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. DRIVEWAYS LESS THAN 26 FEET WIDE SHALL BE POSTED ON BOTH SIDES OF ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LEGAL DESCRIPTION

LOT 66, PLUM CREEK RIDGE AT CASTLE ROCK, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

THE SOUTH LINE OF PLUM CREEK AT CASTLE ROCK IS ASSUMED TO BEAR S89°48'56"W PER THE PLUM CREEK AT CASTLE ROCK PLAT. IT IS MONUMENTED AT THE WEST END BY A REBAR WITH 1"-1/4" YELLOW CAP US 20880 AND AT THE EAST END BY A 1/2" REBAR.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 3020015, 3"-1/4" ALUMINUM CAP LOCATED IN THE NORTH-EAST CORNER OF PLUM CREEK RIDGE AT CASTLE ROCK, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. ELEVATION: 9255.22 (NAD83)

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREIN IN THE TOWN OF CASTLE ROCK.

BY: PLUM CREEK ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

NAME: _____ DATE: _____

TITLE: _____ DATE: _____

SIGNED THIS _____ DAY OF _____ 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ OF _____ PLUM CREEK ASSOCIATES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY, HAVE REVIEWED THE PUBLIC RECORDS AND STATE OF COLORADO HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LENDHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LENDHOLDER SUBORDINATION CERTIFICATE

SIGNED THIS _____ DAY OF _____ 20____

AUTHORIZED REPRESENTATIVE _____

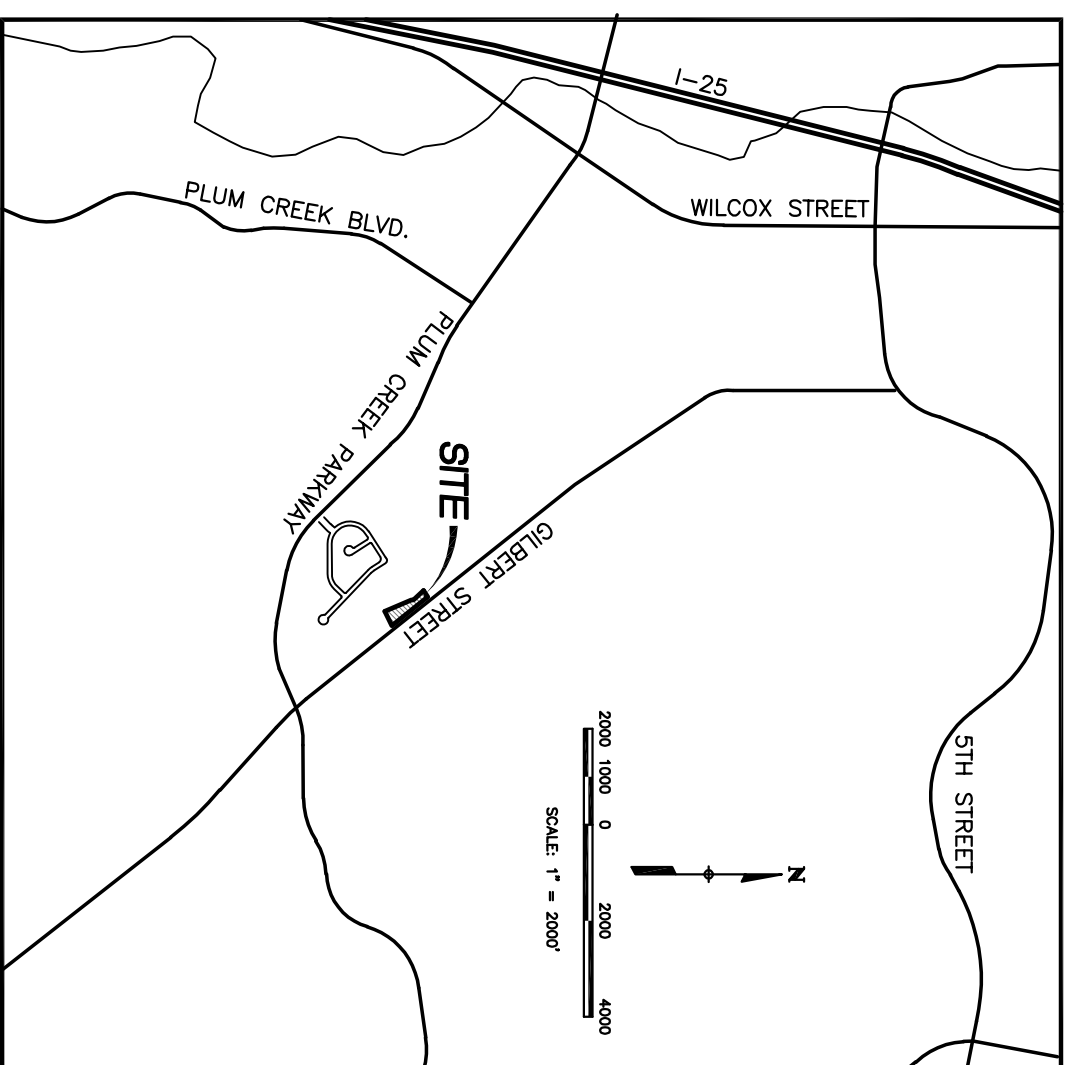
TITLE COMPANY NAME _____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1"=2000'

CIVIL ENGINEER'S STATEMENT

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

REGISTERED ENGINEER
BRIAN KROMBEN, PE, PLS.
COLORADO PE NO. 34294

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR
BRIAN KROMBEN, PE, PLS.
COLORADO PLS NO. 38344

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK RIDGE DEVELOPMENT AMENDMENT RECORD NO. 2014050338 AND ACCORDINGLY, 11 SEE ARE DEBITED FROM THE WATER BANK.

SITE DATA TABLE

ZONING	PLUM CREEK RIDGE AT CASTLE ROCK PD
ITEM	PD REQUIREMENT
NUMBER OF UNITS	12 MAX.
DENSITY	8.82 DU/AC FOR PAR-2 8.70 DU/AC (PHASE 3 - THIS SDP)
BUILDING SETBACKS FROM FRONT PROPERTY LINE FROM OSD AND OSP	10' 15' 15'
BUILDING SEPARATION FRONT AND REAR SEPARATION SIDE TO REAR SEPARATION (3 STORY)	35' 25' 15'
BUILDING HEIGHT (4-STORY, PITCHED ROOF)	50'
PARKING	20 (2 SPACES/UNIT)
OPEN SPACE	9,998 SF (0.23 AC.) 30,027 SF (0.69 AC.)
WATER TAPS	10 DOMESTIC @ 3/4" 1 IRRIGATION @ 3/4"

SITE UTILIZATION

ITEM	S.F. COVERAGE	% OF TOTAL AREA
TOTAL SITE (115 ACRES)	49,989 SF	100%
RIGHT-OF-WAY DEDICATION	0 SF	0%
BUILDING AREA	5,840 SF	11.7%
PARKING AND DRIVES	12,954 SF	25.9%
SIDEWALKS	1,168 SF	2.3%
LANDSCAPING	30,027 SF	60.1%

VARIANCES

THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING VARIANCES:
T0C17-0062 ALLOWS A VARIANCE FROM THE REQUIREMENT OF ONE LARGE TREE FOR EVERY FORTY LINEAR FEET WITHIN 10' OF BACK OF CURB ALONG QUARTER SECTION LINES TO THE PRESENCE OF EXISTING OVERHEAD POWER LINES IN THIS LOCATION.
T0V18-0007 ALLOWS A RETAINING WALL AND GUARDRAIL TO BE PLACED WITHIN THE PROPOSED 30' UTILITY EASEMENT DUE TO NO OTHER Viable OPTIONS FOR THE ALIGNMENT OF A WATERLINE TO SERVE THE PROPOSED TOWNHOMES.

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- 7 OF 9 GENERAL LIGHTING PLAN
- 8 OF 9 LIGHTING DETAILS
- 9 OF 9

TOWN CERTIFICATION

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

CHAIR _____ DATE _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THE SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ 20____.

MAYOR _____ DATE _____

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

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

BY: _____ DEPUTY _____

CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
1745 SHELA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80128
720-402-6070
CONTACT: BRIAN KROMBEN, PE, PLS

LANDSCAPE ARCHITECT

STERLING DESIGN
2018 PLUM CREEK BLVD. #300
LITTLETON, CO 80120
303-794-4724
CONTACT: MIKE HAAR

OWNER/DEVELOPER

PLUM CREEK ASSOCIATES, LLC
PO BOX 2464
LITTLETON, CO 80161
CONTACT: ERIC HELMIG

COVER SHEET
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD #4
PROJECT NO. SDP17-0020
DATE: MARCH 23, 2018
SHEET 1 OF 9

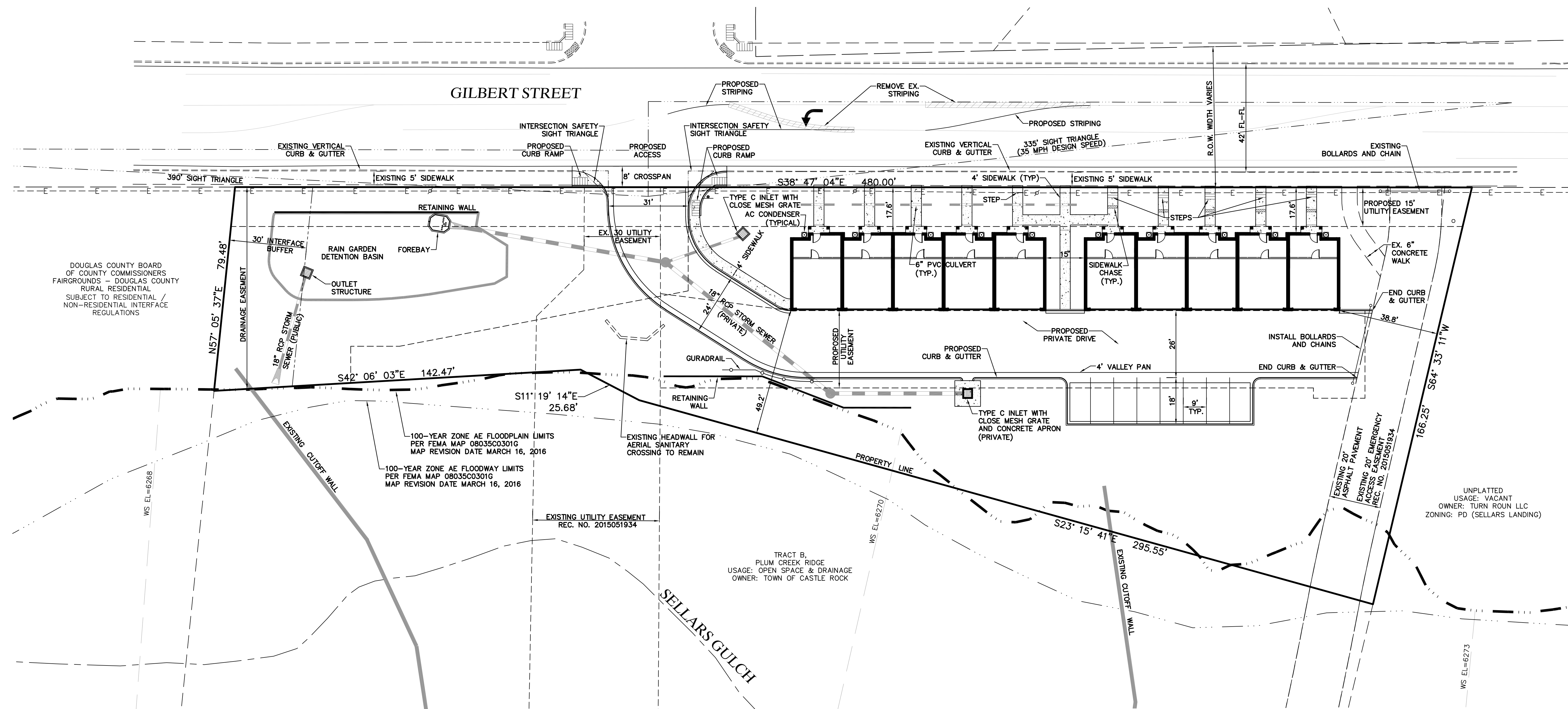


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PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

1.15 ACRES

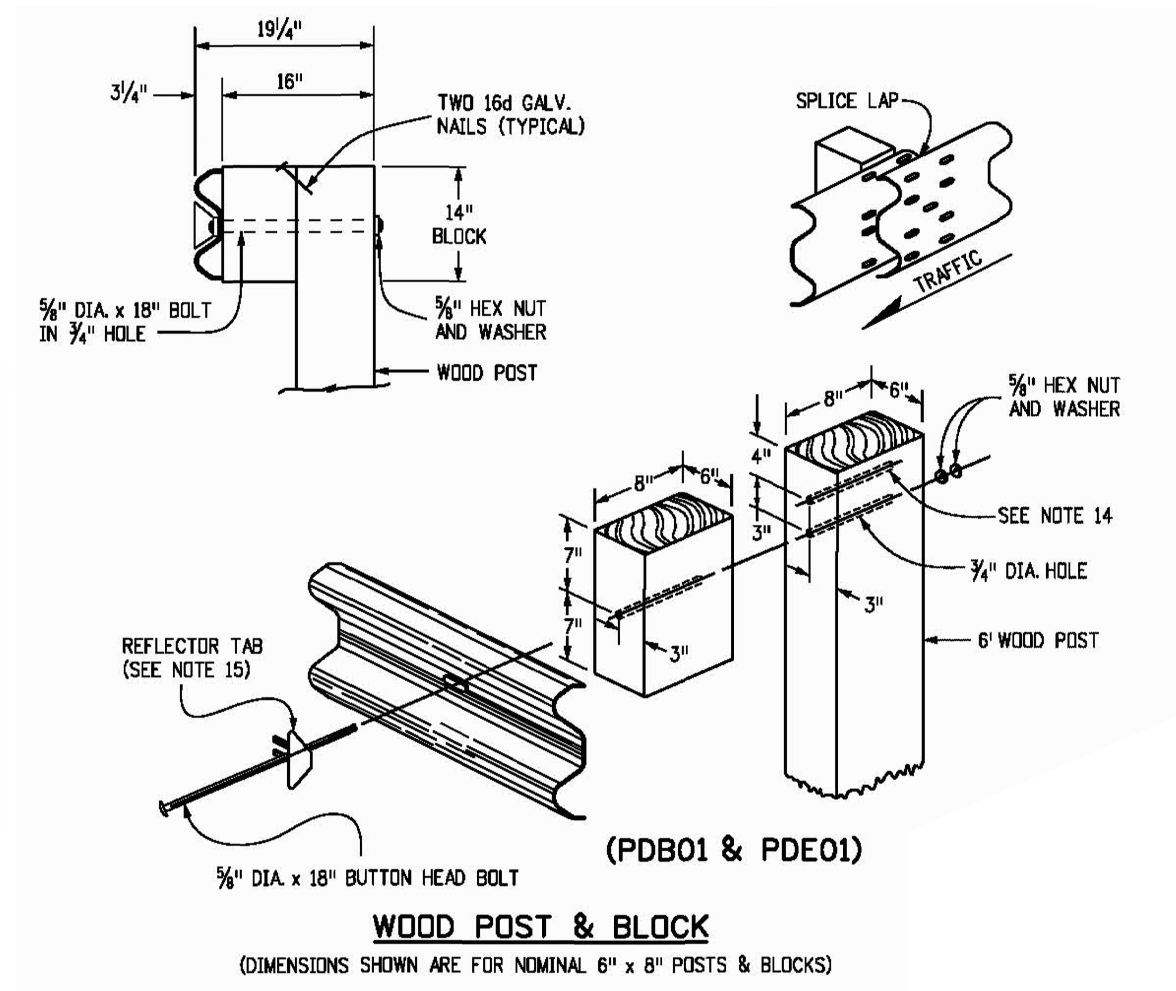
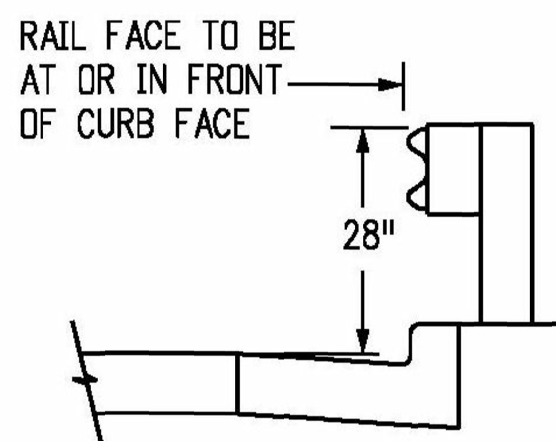
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



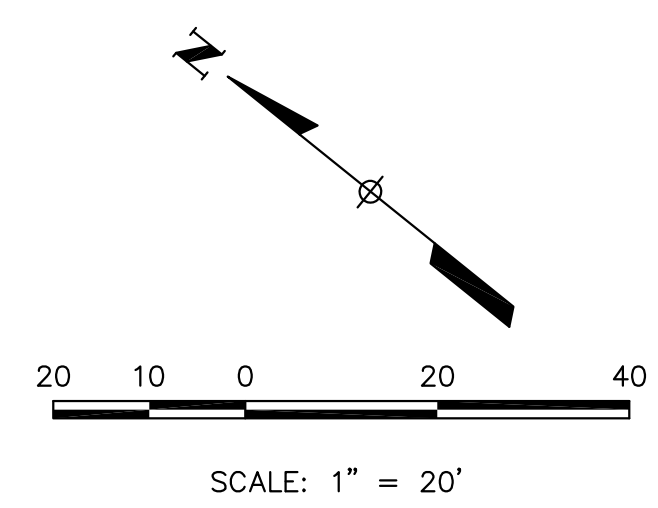
DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
RURAL RESIDENTIAL
SUBJECT TO RESIDENTIAL /
NON-RESIDENTIAL INTERFACE
REGULATIONS

UNPLATTED
USAGE: VACANT
OWNER: TURN ROUN LLC
ZONING: PD (SELLARS LANDING)

TRACT B,
PLUM CREEK RIDGE
USAGE: OPEN SPACE & DRAINAGE
OWNER: TOWN OF CASTLE ROCK



GUARDRAIL



LEGEND

- PROPERTY LINE
- - - - EXISTING CURB & GUTTER
- PROPOSED 2' CATCH CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- - - - EXISTING LOT LINE
- - - - EXISTING EASEMENT
- - - - PROPOSED EASEMENT
- - - - EXISTING ELECTRIC
- - - - SIGHT DISTANCE LINE
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- FEMA FLOODPLAIN LIMITS
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE

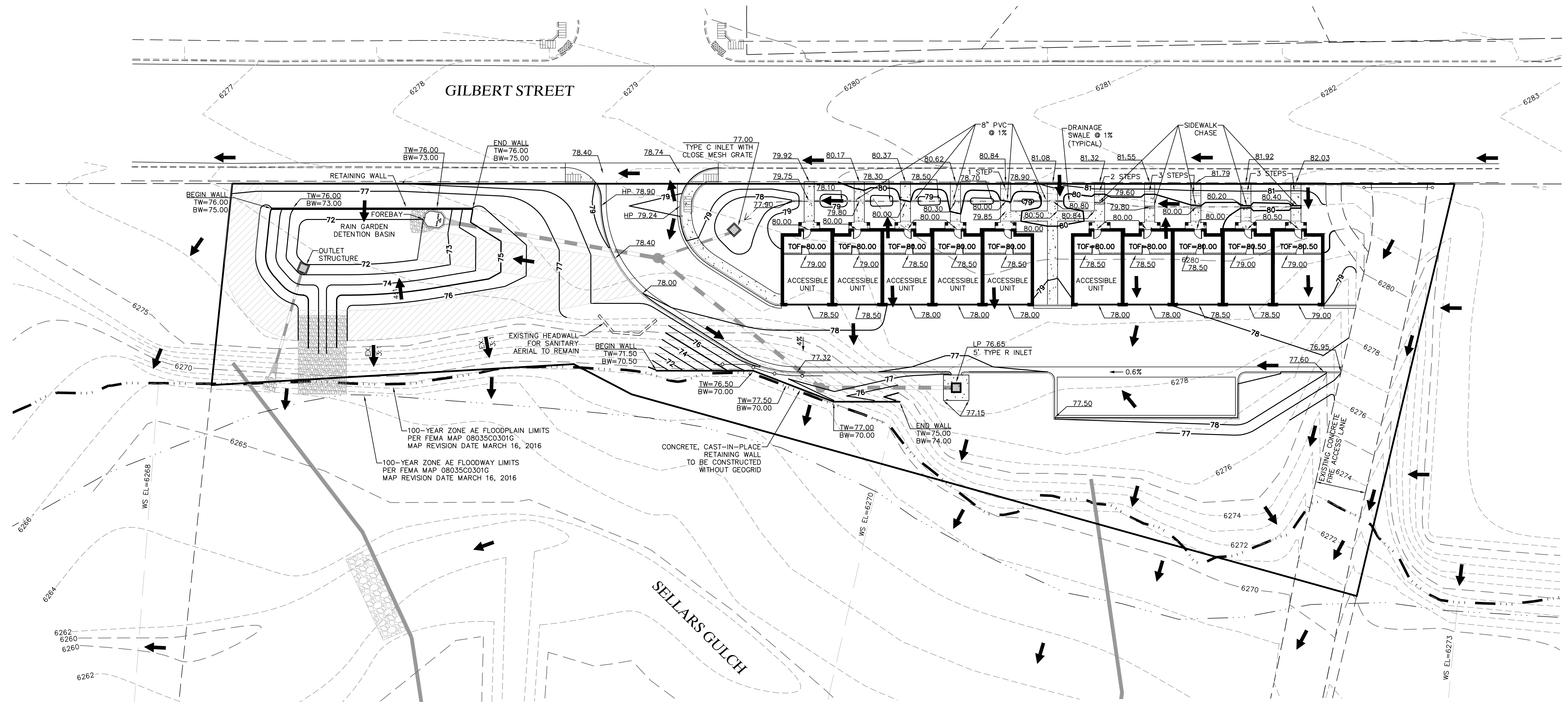
SITE PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #4
PROJECT NO. SDP17-0020
DATE: MARCH 23, 2018
SHEET 2 OF 9



PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

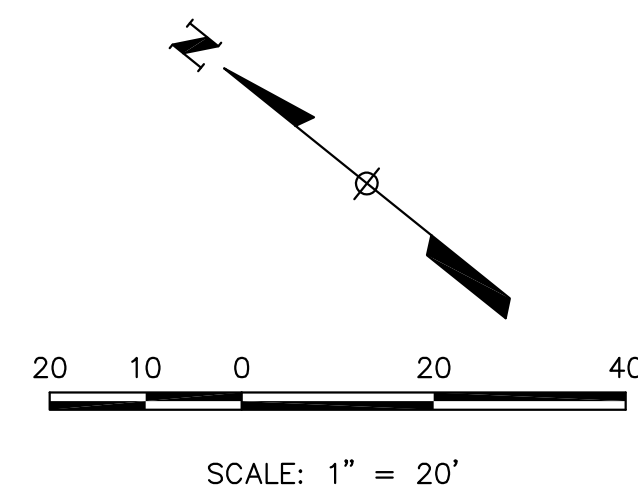
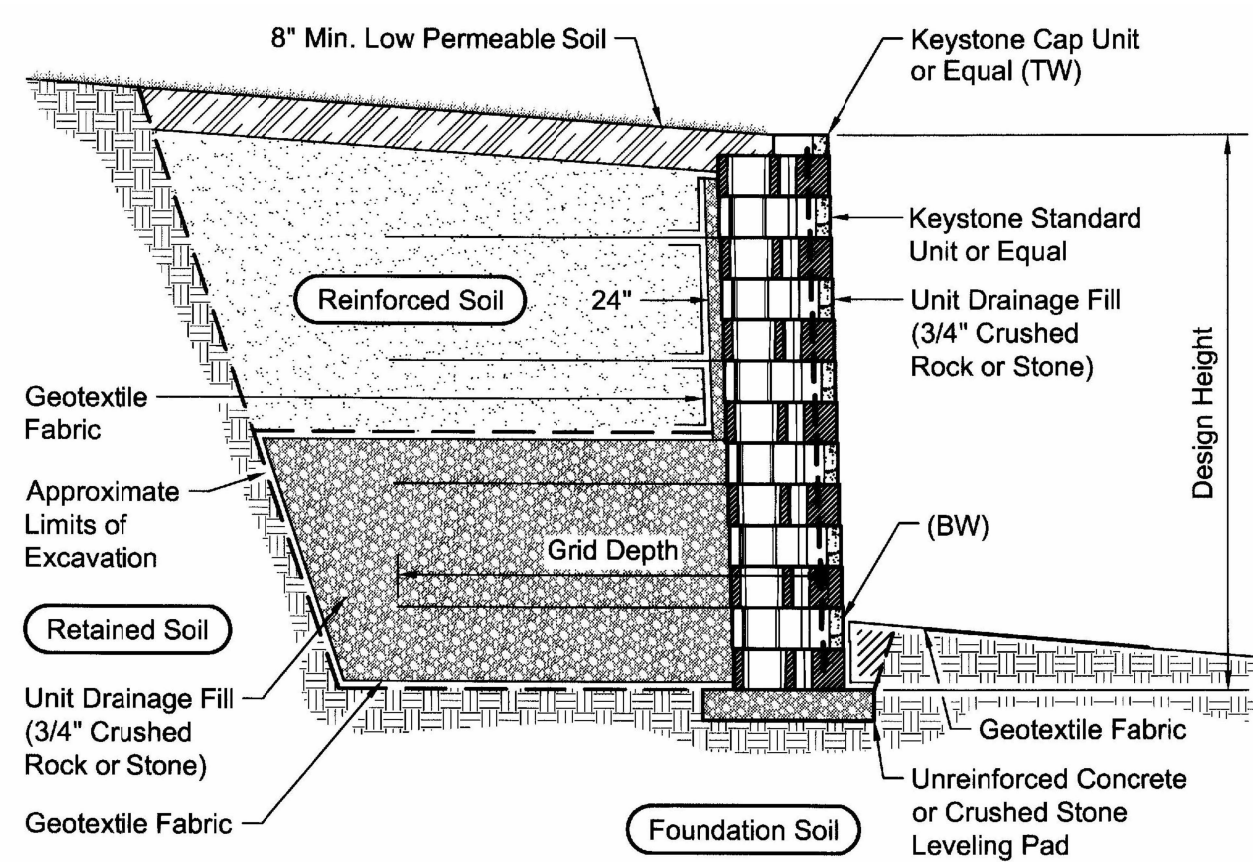
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



100-YEAR ZONE AE FLOODPLAIN LIMITS
PER FEMA MAP 08035C0301G
MAP REVISION DATE MARCH 16, 2016

100-YEAR ZONE AE FLOODWAY LIMITS
PER FEMA MAP 08035C0301G
MAP REVISION DATE MARCH 16, 2016



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB
- PROPOSED STORM SEWER
- CONCRETE PAVEMENT
- - - FEMA FLOODPLAIN LIMITS
- - - PROPOSED EASEMENT
- ▨ DETENTION BASIN ACCESS PATH

NOTES

1. RETAINING WALLS GREATER THAN 4 FEET REQUIRE A SEPARATE BUILDING PERMIT.

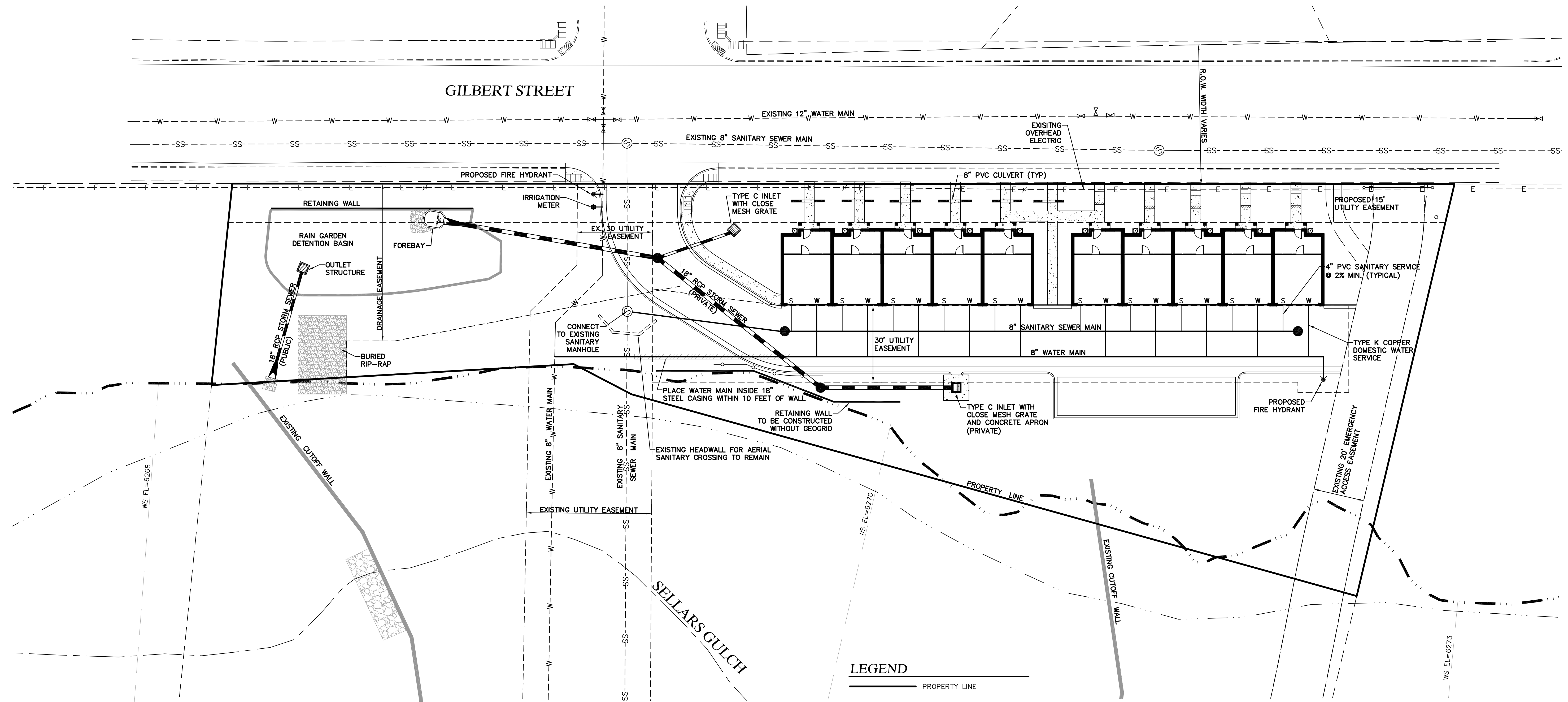
GENERAL GRADING PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #4
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DATE: MARCH 23, 2018
SHEET 3 OF 9



PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

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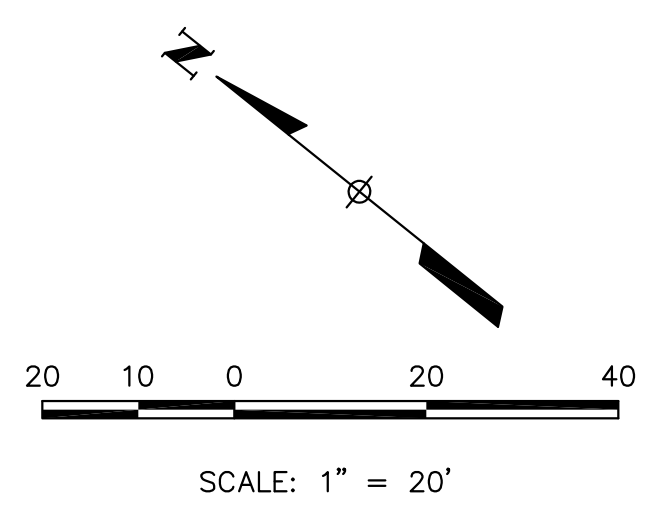


LEGEND

- PROPERTY LINE
- - - - - R.O.W. LIMITS
- ▬▬▬▬▬ FEMA FLOODPLAIN LIMITS
- ▬▬▬▬▬ EXISTING CURB & GUTTER
- - - - - SS - - - - - EXISTING SANITARY SEWER
- - - - - W - - - - - EXISTING WATERLINE
- EXISTING GAS PIPE
- - - - - E - - - - - EXISTING ELECTRIC
- - - - - ST - - - - - EXISTING STORM SEWER
- ▬▬▬▬▬ PROPOSED STORM SEWER
- ▬▬▬▬▬ PROPOSED CURB & GUTTER
- W ——— PROPOSED WATER SERVICE
- S ——— PROPOSED SANITARY SERVICE
- □ □ □ CONCRETE PAVEMENT
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.



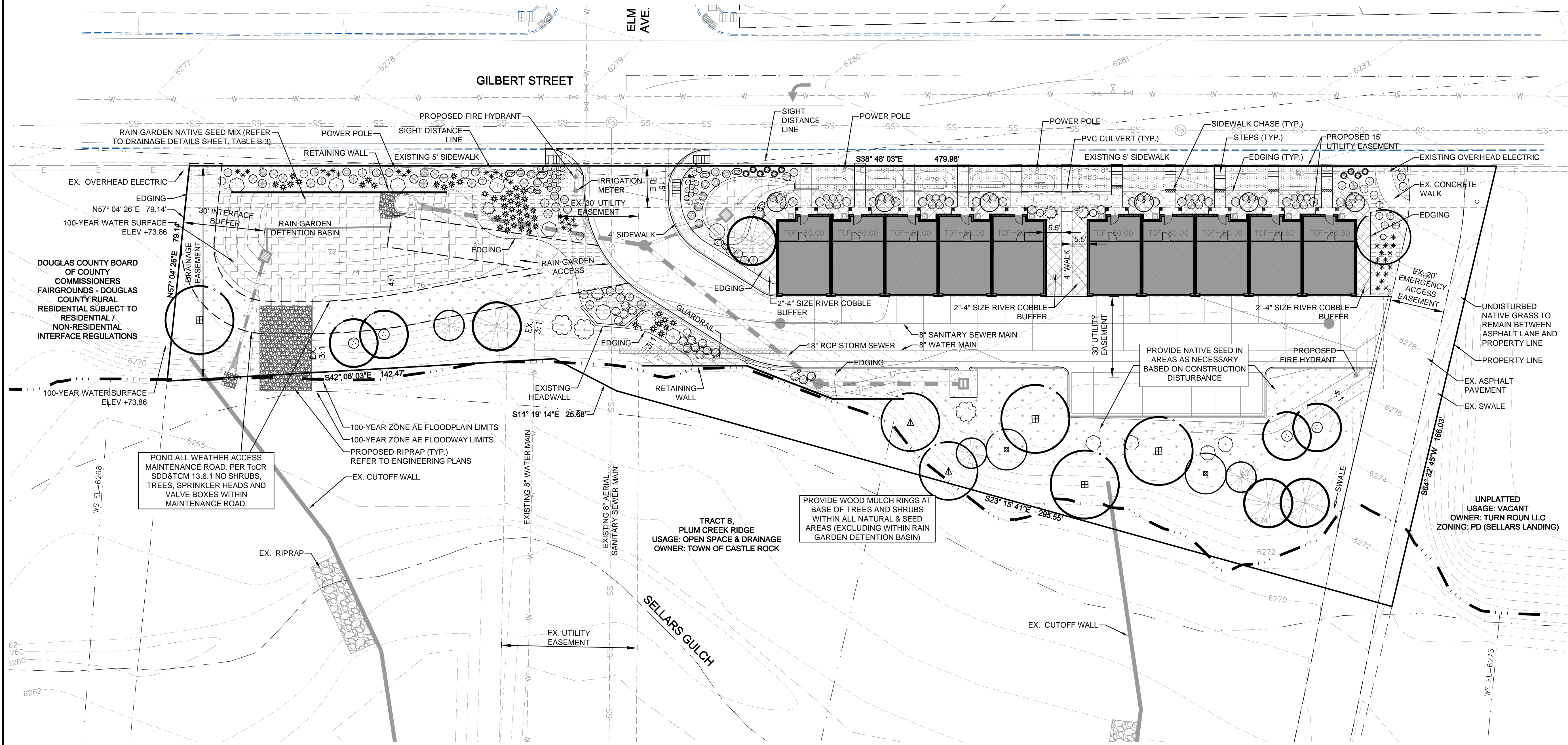
GENERAL UTILITY PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #4
PROJECT NO. SDP17-0020
DATE: MARCH 8, 2018
SHEET 4 OF 9

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
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720-402-6070 / www.vermilionpeak.com

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	DECIDUOUS SHADE TREE (LOW-HIGH WATER HYDROZONE) MIN. 2" CAL. *Two native high water hydrozone trees proposed on gulch embankment at elev. 72.5. Additional proposed deciduous shade trees categorized as low to moderate hydrozone.		3/4" SIZE LOCAL RIVER ROCK MULCH OVER FILTER FABRIC, MEDIUM TONED COLOR MIX OF BROWN, TAN, PINK, GRAY AND SHADES OF CREAM AND WHITE		TURF MASTERS NATURE'S PRAIRIE SOD (MOD HYDROZONE)
	EVERGREEN TREE (VERY LOW-LOW HYDROZONE) MIN. 6' HT.		2"-4" SIZE RIVER COBBLE MULCH OVER FILTER FABRIC, COLOR MIX TO MATCH PROPOSED RIVER ROCK		NATIVE SEED MIX - NON IRRIGATED (VERY LOW HYDROZONE)
	ORNAMENTAL TREE (VERY LOW-LOW HYDROZONE) 1 1/2" CAL. OR 5' HT., MIN. 3 CANES 2" - 2.5" ADDED TOGETHER.		EVERGREEN AND DECIDUOUS SHRUBS (VERY LOW-MODERATE HYDROZONE) MIN. 5 GAL. SIZE		RAIN GARDEN SEED MIX - NON IRRIGATED (VERY LOW HYDROZONE)
	PERENNIALS AND GRASSES (VERY LOW-MODERATE HYDROZONE) MIN. 1 GAL. SIZE		2.5'-3.5' DIAM. GRANITE BOULDERS, MEDIUM TONED COLOR MIX OF BROWNS AND TANS		

Sterling Design Associates, Inc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.
REGISTRATION NO. 354 FOR AND ON BEHALF OF
STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC © 2016
TOWN OF CASTLE ROCK - UTILITIES DEPT.
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1106 ISSUED 04/14/15 EXPIRES 04/30/18

LANDSCAPE CONCEPT PLAN
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LANDSCAPE WORKSHEET



Multi-Family Landscape Site Inventory

Town of Castle Rock Registered Professional Michael Haaf
 Town of Castle Rock Registration # 15-1105 State of Colorado License Landscape Architect # 854
 Company Name Sterling Design Associates, llc Address 2009 W. Littleton Blvd. #300, Littleton, CO 80120
 Phone 303-794-4727 x210 Email Mike@SterlingDesignAssociates.com Date 02/23/18
 PROJECT NAME Plum Creek Ridge at Castle Rock, SDP Amendment No. 4

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
49,989 SF	9,998 SF (Required = 9,998 SF (20% of gross))	1,512 SF Nature's Prairie Sod	1,572 SF	20 (2 trees per 1,000 sf of required landscape area. Min. 50% must be large tree species.)	20	40 (4 shrubs per 1,000 sf of required landscape area.)	169	4 yds/ 1,000 SF	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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
3,318 SF	332 SF Required (10% of Parking Lot Area)	8	0 SF	N/A	N/A	1 (2 trees per 1,000 sf of parking lot landscape area. Large canopy trees only.)	1	2 (4 shrubs per 1,000 sf of parking lot landscape area)	2

Note: Parking area requirement is included in and counts towards the landscape requirements for the gross site.

Revised April 2013

AREA	MEASURE- MENT	REQUIREMENT	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
Right of Way (Gilbert Street)	427 lf (478-51)	1 large tree per 40 lf. of r.o.w. & 4 shrubs per tree	(427 lf / 40 lf) x 1 = 11 large trees	0 large trees*	11 x 4 = 44	44

*IREA guidelines don't allow trees within 20' of the existing overhead electric lines. Also, adequate clearance at buildings and stormwater facilities restricts tree placement.
 Variance for street tree requirement per TCV17-0062. Reduction in street trees due to IREA restrictions.

LANDSCAPE WORKSHEET

CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Type	App Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sf for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all landscape Zones)	CLWUR (LWUR x IA/TA)
A	Drip Irrigated Shrubs, Trees & Perennials	1.45	VL-HW	65.11	6,914 sf	2.25	9,998 sf	2.25 x 6,914/9,998 = 1.56
B	Spray Irrigated Sod	1.65	Mod	5.06	1,512 sf	3.75	9,998 sf	3.75 x 1,512/9,998 = .57
Total of the CLWUR = 2.13								

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A 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.



CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.
 REGISTRATION NO. 854 FOR AND ON BEHALF OF
 STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC © 2016

TOWN OF CASTLE ROCK - UTILITIES DEPT.
 MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
 REGISTRATION NO. 15-1106 ISSUED 04/14/15 EXPIRES 04/30/18

LANDSCAPE NOTES
 PLUM CREEK RIDGE AT CASTLE ROCK
 SITE DEVELOPMENT PLAN, AMD. #4
 PROJECT NO. SDP17-0020
 DATE: MARCH 23, 2018
 SHEET 6 OF 9



Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

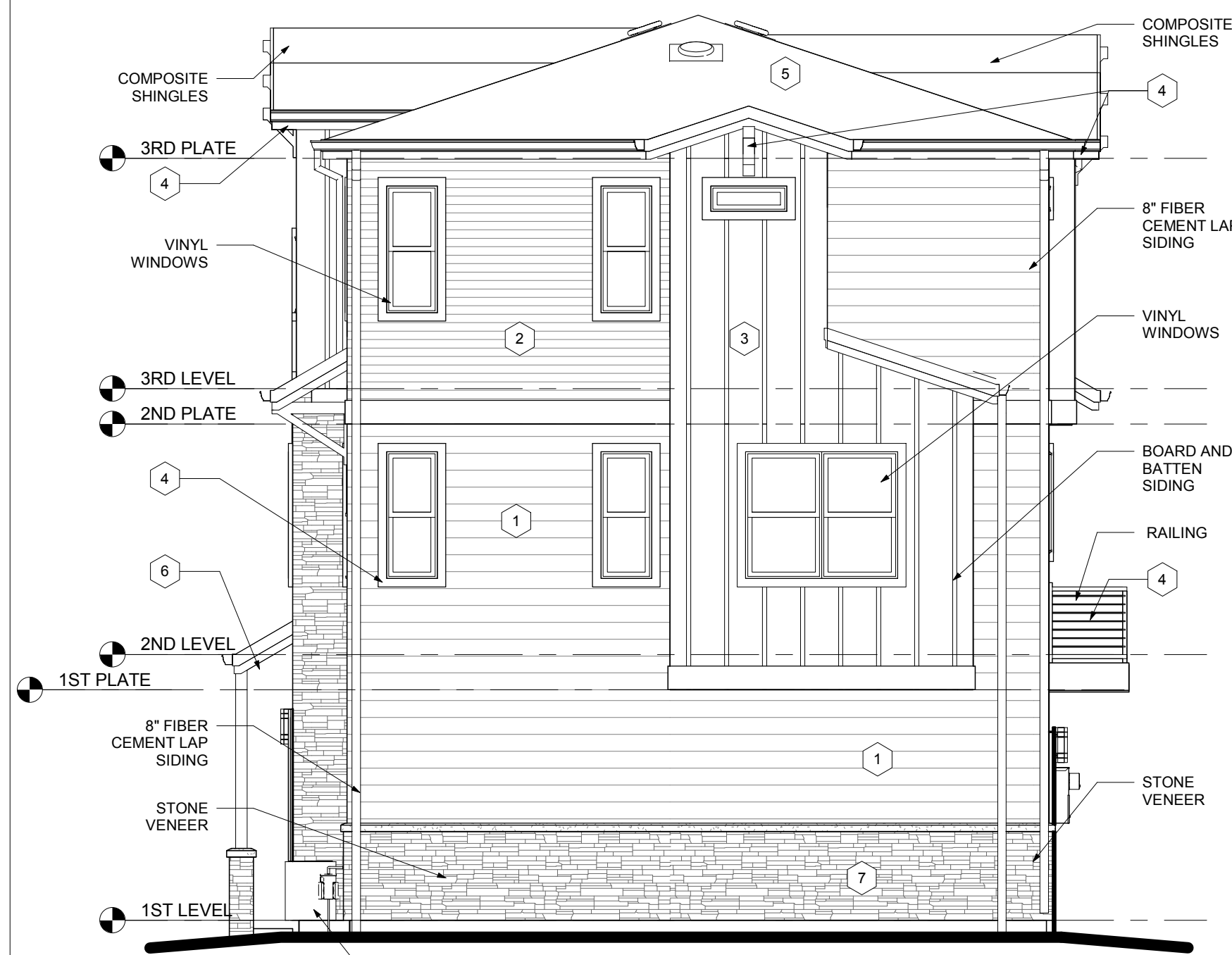
PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

1.15 ACRES

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

COLOR SCHEME*		4	TRIM:
1	BODY 1: SHERWIN-WILLIAMS, OR SIM. COLOR: SW6073 PERFECT GREIGE	5	SHERWIN-WILLIAMS, OR SIM. COLOR: SW7675 SEALSKIN
2	BODY 2: SHERWIN-WILLIAMS, OR SIM. COLOR: SW7514 FOOTHILLS	6	SHINGLE ROOF: GAF, OR SIM. COLOR: MISSION BROWN
3	BODY 3: SHERWIN-WILLIAMS, OR SIM. COLOR: SW6250 GRANITE PEAK	7	METAL ROOF: SHEFFIELD METALS, OR SIM. COLOR: ASH GRAY
			STONE VENEER: EL DORADO, OR SIM. COLOR: CHAPEL HILL STACKED STONE

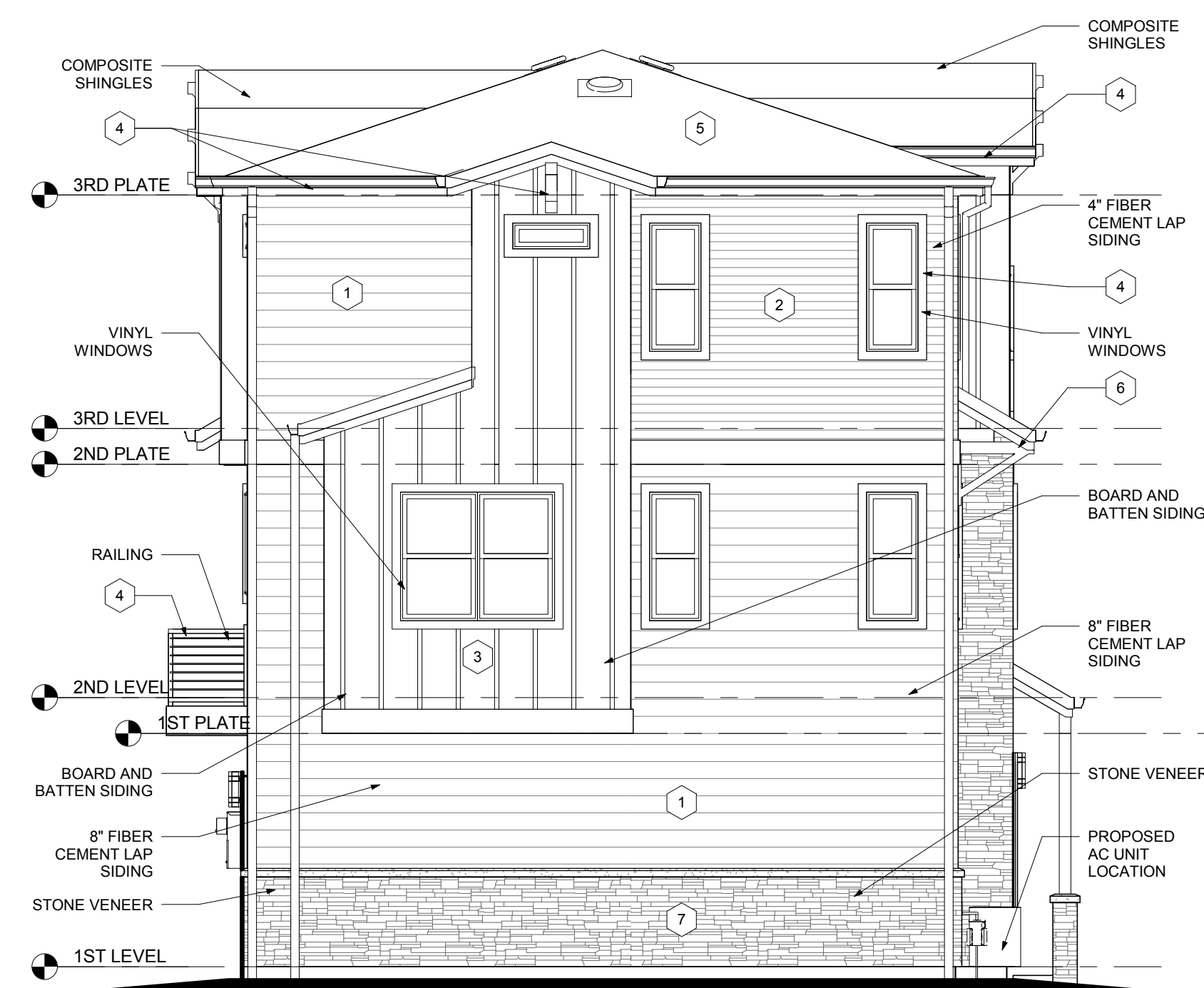
*ALL COLOR AND MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.



4 RIGHT ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

BUILDING ELEVATIONS
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #4
PROJECT NO. SDP17-0020
DATE: FEBRUARY 23, 2018
SHEET 7 OF 9

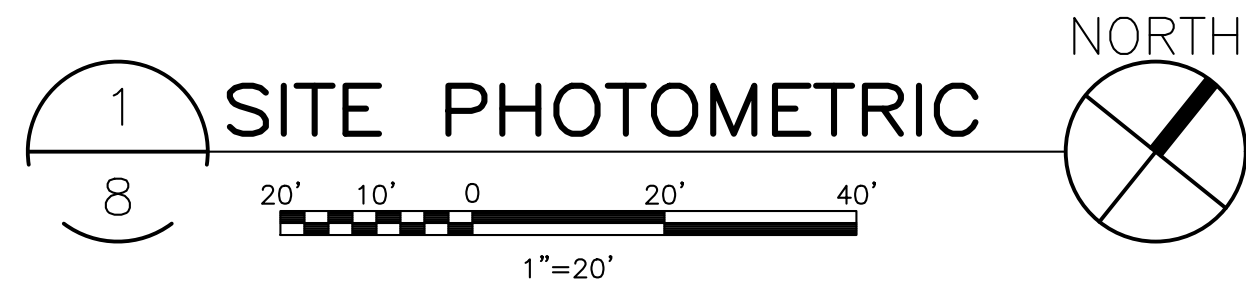
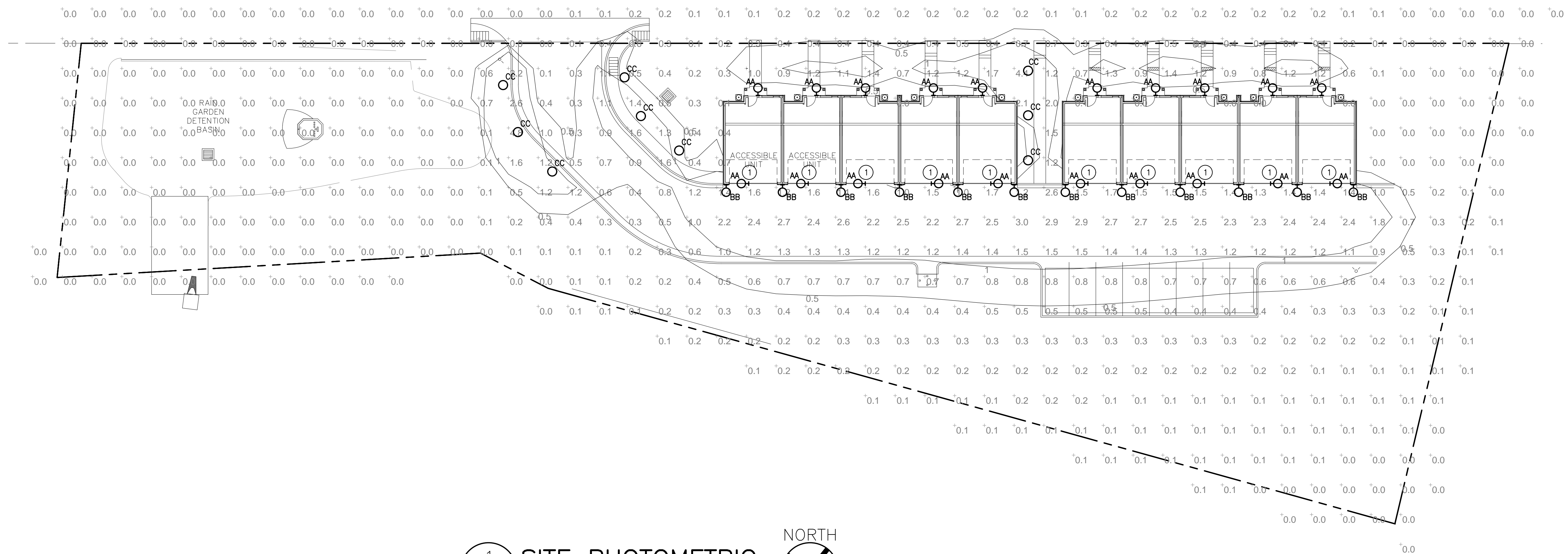


PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

1.14 ACRES

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

GILBERT STREET



1
8
SITE PHOTOMETRIC

LIGHTING STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE PHOTOMETRICS	0.4 fc	4.8 fc	0.0 fc	N/A	N/A

- GENERAL LIGHTING PLAN STANDARD NOTES**
- ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL.
 - PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
 - VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH NO GLARE ONTO ADJACENT PROPERTIES.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV DISTRIBUTION), POLEMOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

- DRAWING NOTES:**
- ① FIXTURE MOUNTED ON SIDE WALL OF UNIT BALCONY ABOVE AND SHOWN FOR PHOTOMETRIC IMPACT ONLY.

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

1.14 ACRES


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

SITE LUMINAIRE SCHEDULE

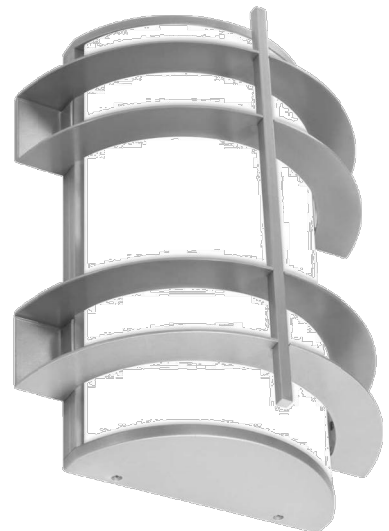
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF FIXTURES	LUMENS PER FIXTURE	LAMP TYPE	REMARKS
AA	WALL MOUNT	UNIT ENTRY WALL SCONCE	TERON LIGHTING GRDW-SAT-L18.0-LE500-WAL-30K	120/277	20	948	18W LED	6.5' AFG HEIGHT
BB	WALL MOUNT	GARAGE DOOR WALL SCONCE	TERON LIGHTING GRDW24-SAT-L36.5-LE500-WAL-30K	120/277	12	2441	36.5W LED	9' AFG HEIGHT
CC	BOLLARD	4' BOLLARD	FOCUS INDUSTRIES PL-22-LEDP12V	120/277	9	300	4W LED	4' BOLLARD

AA/BB

CC



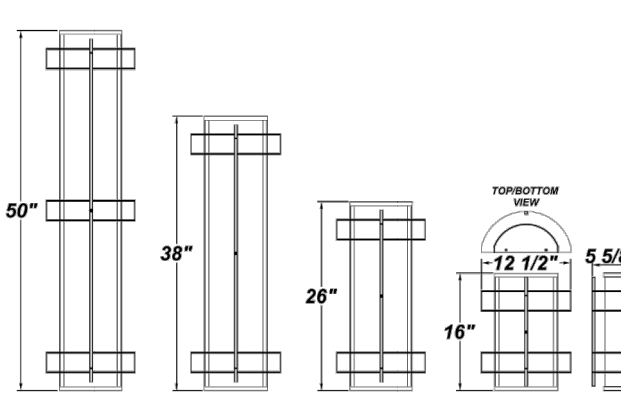
GUARDIAN W SAT LED



PROJECT: _____
TYPE: _____
ORDERING #: _____
COMMENTS: _____

FEATURES

- Extruded Aluminum Housing w/ Matte Silver Polyester Powder Coat Finish
- Aluminum Fascia w/ Matte Silver Polyester Powder Coat Finish
- Die Cast Aluminum End Caps w/ Matte Silver Polyester Powder Coat Finish
- High Impact White Acrylic Diffuser (50% DR Acrylic)
- Steel Reflector w/ Hi-Reflectance White Powder Coat Finish
- Recessed Steel Screws
- Fixture Mounts Directly to Surface w/ Two Wall Anchors (Not Included)
- Over-Voltage, Over-Current, and Short-Circuit Protection w/ Auto Recovery (For 33.6W Only)
- 120V - 277V
- Surge Protector (For L33.6 & L18.0 Only)
- CSA Listed Wet Location For Wall Mount Only
- Motion Sensor



ORDERING INFORMATION

Example : (GRDW - SAT - L33.6 - 120-277V - 12CV - WAL - TB - 51K) Matte Silver is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DRIVER OPTIONS	DIFFUSER	FINISH	OPTIONS
Guardian W SAT 16" (GRDW-SAT)	L33.6 - 33.6W LED Strip(s) L18.0 - 18W LED Strip(s)	120 - 277V (L18.0 is Dimmable From 120 - 230V)	12CV - 12V Constant Voltage Non-Dimming Electronic Driver (For L33.6) TES90 - 500mA ELV Low Voltage 2-Wire Electronic Driver (For L18.0) LE500 - 500mA Line Voltage 2-Wire Dimming Driver (For L18.0) (120V Only)	WAL - White Acrylic Lens	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper KC - Kaurwood Chrome SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White	30K - 3000K Color Temp. 35K - 3500K Color Temp. (L18.0 Only) 40K - 4000K Color Temp. 51K - 5100K Color Temp. (L33.6 Only) OEL - Single End Window TEL - Twin End Windows (Both Ends)
Guardian W SAT 2" (GRDW24-SAT)	L36.5 - 36.5W LED Strip(s) L46.5 - 46.5W LED Strip(s) L49.5 - 49.5W LED Strip(s)	(120 - 277V) Dimmable From 0-10V	ZE1050 - 1050mA Line Voltage 4-Wire Dimming Driver (For L36.5) (Dimmable 0 - 10V) ZE1100 - 1100mA Line Voltage 4-Wire Dimming Driver (For L46.5) (Dimmable 0 - 10V) ZE1150 - 1150mA Line Voltage 4-Wire Dimming Driver (For L49.5) (Dimmable 0 - 10V)		RAL Colors or Custom Match - Consult Factory	


REPLACEMENT PARTS PART NO.

16" Acrylic LED Lens Assembly	38200
2" Acrylic LED Lens Assembly	38216


NOTES

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

BUY AMERICA ACT



33 DONALD DRIVE FAIRFIELD, OH 45014 PH: (513)858-6004 FAX: (513)858-6038 EMAIL: SALES@TERONLIGHT.COM WEB: TERONLIGHT.COM



**PATH LIGHTS
PL-22 SERIES**

TYPE

READY

SPECIFICATIONS


CONSTRUCTION: Extruded 2.25" square aluminum or brass.
LENS: High temperature white acrylic
LAMP SUPPLIED: 18w S8 #1141; 1200 hours average rating (25w max.)
LAMP OPTION: 10,000 hours average rating Xenon (X) or Halogen (H) or 3w, 50,000 hour Omni-3 LED (LED3)
SOCKET: Single contact bayonet, brass nickel plated lamp socket screw shell (Ba15s); double contact bayonet base (Ba15d) for 120v, both with 200° C silicone lead wires. No socket for LED Panel models.
LED OPTION: 12v, 4w, 300 lumen integrated LED flat panel, warm white 3000K (-LEDP); optional cool white 5200K 320 lumen available (modify part number to -LEDP52)
LED LIFETIME RATING: 50,000 Hours
LED INTERNAL DRIVER: 4w 350mA output, 12v AC Input, Voltage range of 9 to 18 volts with optimum operating range of 10 to 15 volts for consistent performance and brightness. For use with magnetic transformers only.
WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only). For 25 foot 16/2 fixture lead wire add -25F to catalog number. 120v standard wiring.
CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only
MOUNTING: Angle cut post (PL-22)
 FA-03 black 9" ABS stake, tapped 1/2" NPS (PL-22-DM)
 Brass - Unfinished brass. Optional finishes available.

FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
 Brass - Unfinished brass. Optional finishes available.

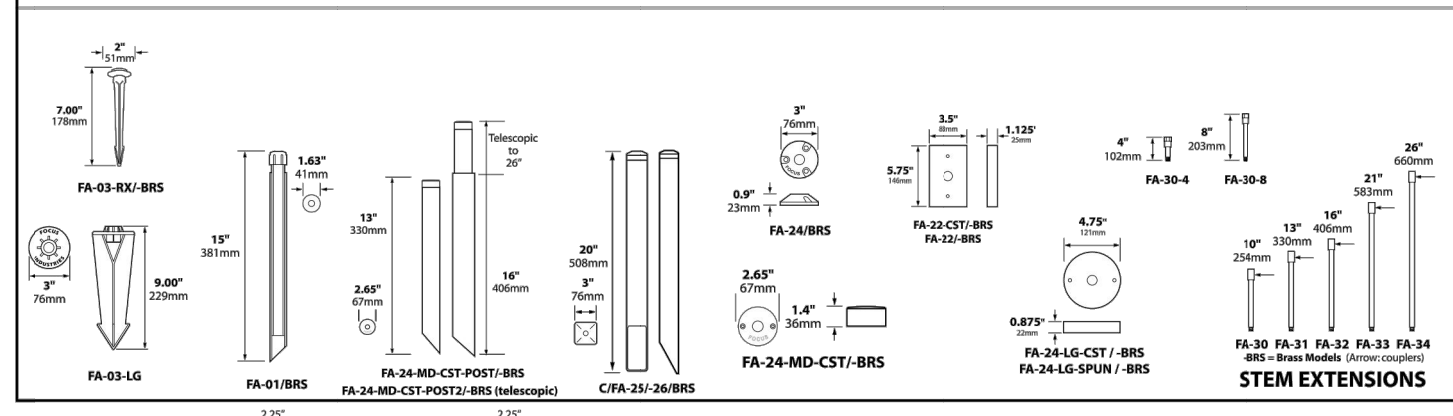
***NOTE:** Optional 120v to 277v drivers available. Must use FA-26 mounting post or junction box.

ORDERING INFORMATION

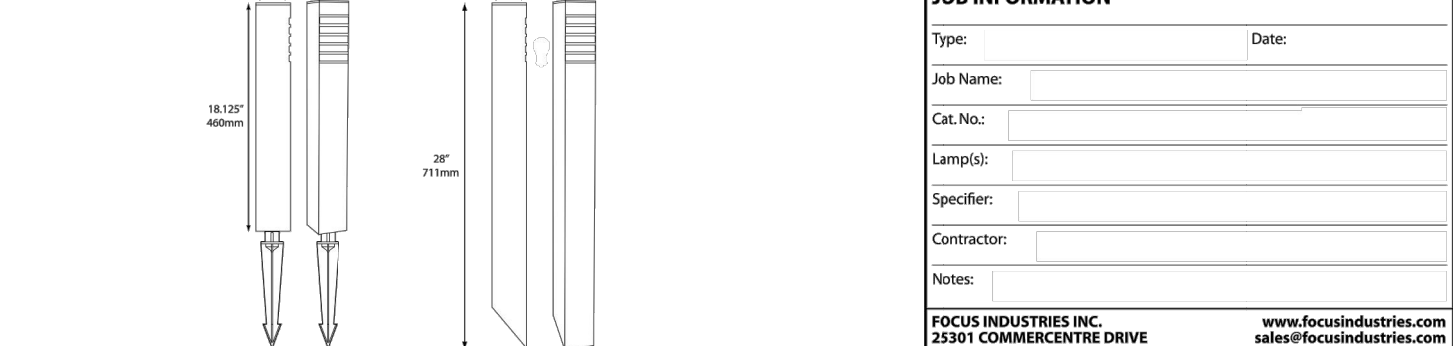
CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
PL-22-BLT	Square Aluminum Bollard	18w S8 #1141	3.0 lbs.
PL-22-BRS	Square Brass Bollard	18w S8 #1141	6.0 lbs.
PL-22-DM-BLT	Square Aluminum Bollard, Deck Mount	18w S8 #1141	3.0 lbs.
PL-22-DM-BRS	Square Brass Bollard, Deck Mount	18w S8 #1141	6.0 lbs.

IP54 

MOUNTING ACCESSORIES



STEM EXTENSIONS



JOB INFORMATION

Type: _____ Date: _____
 Job Name: _____
 Cat. No.: _____
 Lamp(s): _____
 Specifier: _____
 Contractor: _____
 Notes: _____

FOCUS INDUSTRIES INC.
 2201 COMMERCENTRE DRIVE
 LAKESIDE, CA 92053
 (949) 833-3320 FAX: (949) 833-3300
 www.focusindustries.com
 sales@focusindustries.com

Black Texture	Antique	Brass	Chrome	White	Home	Brush	Weathered	Weathered	Stainless	Black	Clear	Acid	Acid	Black
-BLT	-ATV	-BRT	-CAM	-WTK	-HTX	-RST	-WR	-WBR	-STU	-RBV	-CPR	-BAR/CAR	-BAV/CAV	-BAT
PL-22-CatSheet 08/2014														