

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

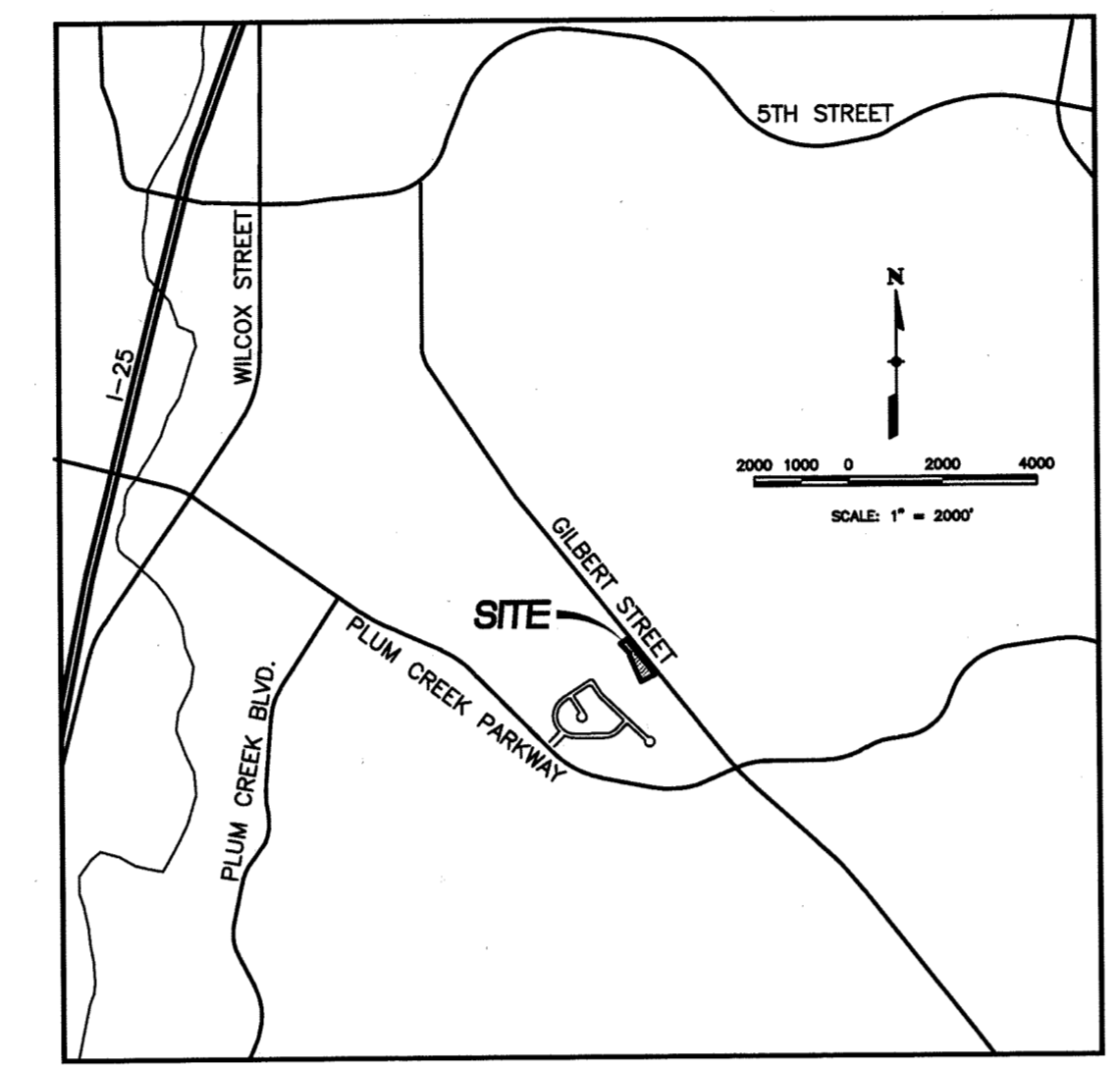
1.15 ACRES  
 LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### 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 4.3E AND 8.2.3A OF 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 LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 0803500301G DATED MARCH 16, 2016 THIS SITE IS LOCATED IN ZONE X WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE AE WHICH IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION CROSS-SECTIONS ARE SHOWN HEREON. THIS PROPERTY DOES NOT APPEAR TO CONTAIN ANY WETLAND AREAS.
- 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 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.
- 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, CRIPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- THIS SITE IS ZONED PLUM CREEK RIDGE PD AMENDMENT NO. 1.
- 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.
- 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.
- 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

- 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.
- B. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



VICINITY MAP  
 SCALE: 1"=2000'

### 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 LS 20680 AND AT THE EAST END BY A 1/2" REBAR.

### BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 3020015. 3-1/4" ALUMINUM CAP LOCATED IN THE NORTHEAST CORNER, TOP OF STORM INLET, SOUTH ENTRANCE TO 959 PLUM CREEK BLVD. ELEVATION: 6255.22 (NAVD88)

### CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY 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.

*[Signature]* 6/14/18 DATE  
 REGISTERED ENGINEER  
 BRIAN KROMBEIN, PE, PLS.  
 COLORADO PE NO. 34294



### SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, 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 THE SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

*[Signature]* 6/14/18 DATE  
 REGISTERED LAND SURVEYOR  
 BRIAN KROMBEIN, 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 AGREEMENT, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2014 AT RECEPTION NO. 2014050338 AND ACCORDINGLY 11 SFE ARE DEBITED FROM THE WATER BANK.

### SITE DATA TABLE

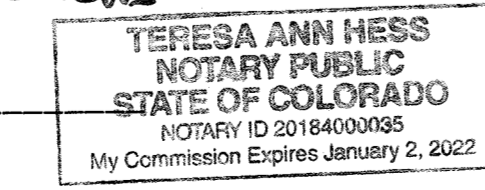
ZONING	PLUM CREEK RIDGE AT CASTLE ROCK PD	
ITEM	PD REQUIREMENT	PROPOSED
NUMBER OF UNITS	12 MAX.	10
DENSITY	8.82 DU/AC FOR PA-2	8.70 DU/AC (PHASE 3 - THIS SDP)
BUILDING SETBACKS FROM FRONT PROPERTY LINE FROM OSD AND OSP	10' 15'	17.4' 49.2'
BUILDING SEPARATION FRONT AND REAR SEPARATION SIDE TO REAR SEPARATION SIDE TO SIDE SEPARATION (3 STORY)	35' 25' 15'	N/A N/A 15'
BUILDING HEIGHT (3-STORY, PITCHED ROOF)	50'	35.73'
PARKING	20 (2 SPACES/UNIT)	28
OPEN SPACE	9,998 SF (0.23 AC.)	30,027 SF (0.69 AC.)
WATER TAPS	-	10 DOMESTIC @ 3/4" 1 IRRIGATION @ 3/4"

### TITLE CERTIFICATION

I, *[Signature]* AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 21<sup>st</sup> DAY OF June, 2018  
*[Signature]*  
 AUTHORIZED REPRESENTATIVE

TITLE COMPANY NAME *Land Title Guarantee Company*  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 21<sup>st</sup> DAY OF June, 2018 BY *Scott Bernette*  
 WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June, 2022



### SITE UTILIZATION

ITEM	S.F. COVERAGE	% OF TOTAL AREA
TOTAL SITE	49,989 SF (1.15 ACRES)	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: TVC17-0062 ALLOWS A VARIANCE FROM THE REQUIREMENT OF ONE LARGE TREE FOR EVERY FORTY LINEAR FEET WITHIN 16' OF BACK OF CURB ALONG GILBERT STREET DUE TO THE PRESENCE OF EXISTING OVERHEAD POWER LINES IN THIS LOCATION. TVC18-0007 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.

### SHEET INDEX

- 1 OF 9 COVER SHEET
- 2 OF 9 SITE PLAN
- 3 OF 9 GENERAL GRADING PLAN
- 4 OF 9 GENERAL UTILITY PLAN
- 5 OF 9 LANDSCAPE CONCEPT PLAN
- 6 OF 9 LANDSCAPE NOTES
- 7 OF 9 BUILDING ELEVATIONS
- 8 OF 9 GENERAL LIGHTING PLAN
- 9 OF 9 LIGHTING DETAILS

### 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 16<sup>th</sup> DAY OF April, 2018.  
*[Signature]* 11 Jul 2018  
 CHAIR DATE  
*[Signature]* July 17, 2018  
 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 21<sup>st</sup> DAY OF June, 2018.  
*[Signature]* DATE  
 TOWN CLERK DATE

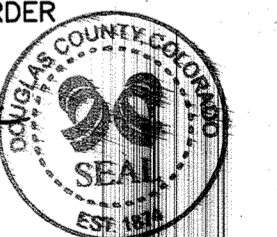


### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:29 a.m. O'CLOCK ON THE 23<sup>rd</sup> DAY OF July, 2018 AT RECEPTION NO. 2018044211

DOUGLAS COUNTY CLERK AND RECORDER

BY: *[Signature]* DEPUTY



### CIVIL ENGINEER/LAND SURVEYOR

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

### LANDSCAPE ARCHITECT

STERLING DESIGN  
 2009 W. LITTLETON BLVD. #300  
 LITTLETON, CO 80120  
 303-794-4724  
 CONTACT: MIKE HAAF

### OWNER/DEVELOPER

PLUM CREEK ASSOCIATES, LLC  
 PO BOX 2464  
 LITTLETON, CO 80161  
 720-937-1473  
 CONTACT: ERIC HELWIG

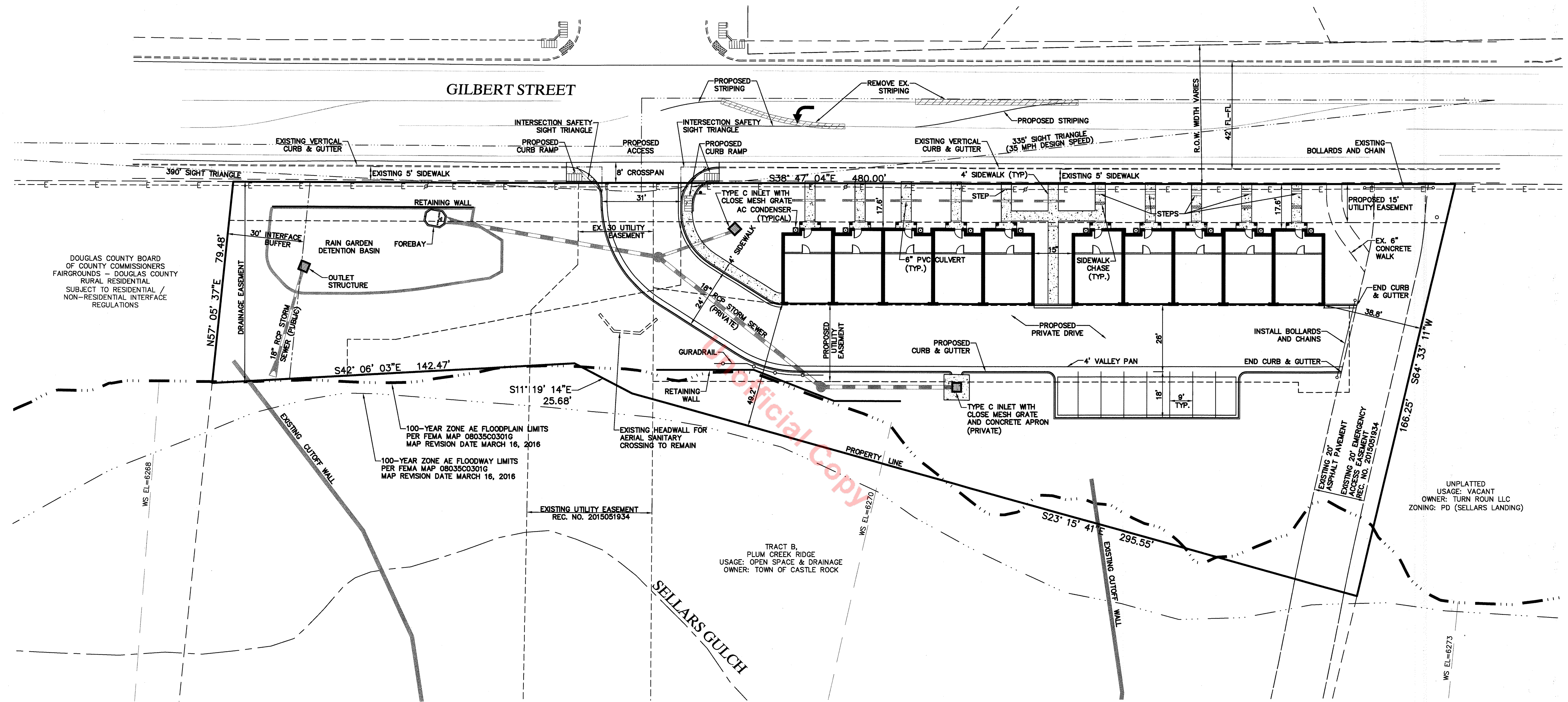
COVER SHEET  
 PLUM CREEK RIDGE AT CASTLE ROCK  
 SITE DEVELOPMENT PLAN, AMD. #4  
 PROJECT NO. SDP17-0020  
 DATE: MARCH 23, 2018  
 SHEET 1 OF 9



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

1.15 ACRES

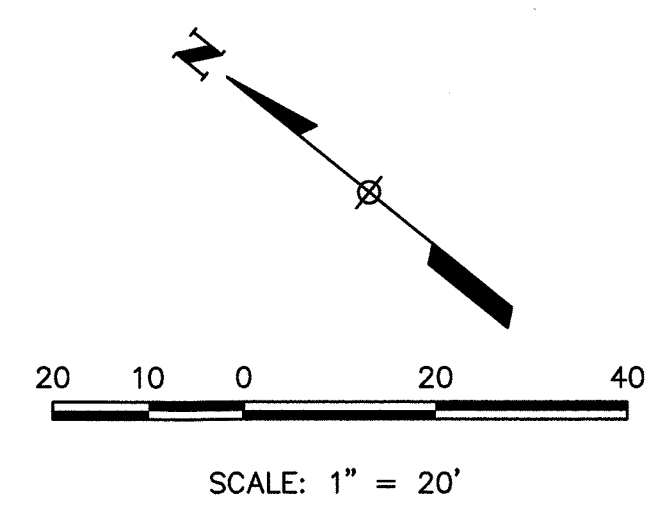
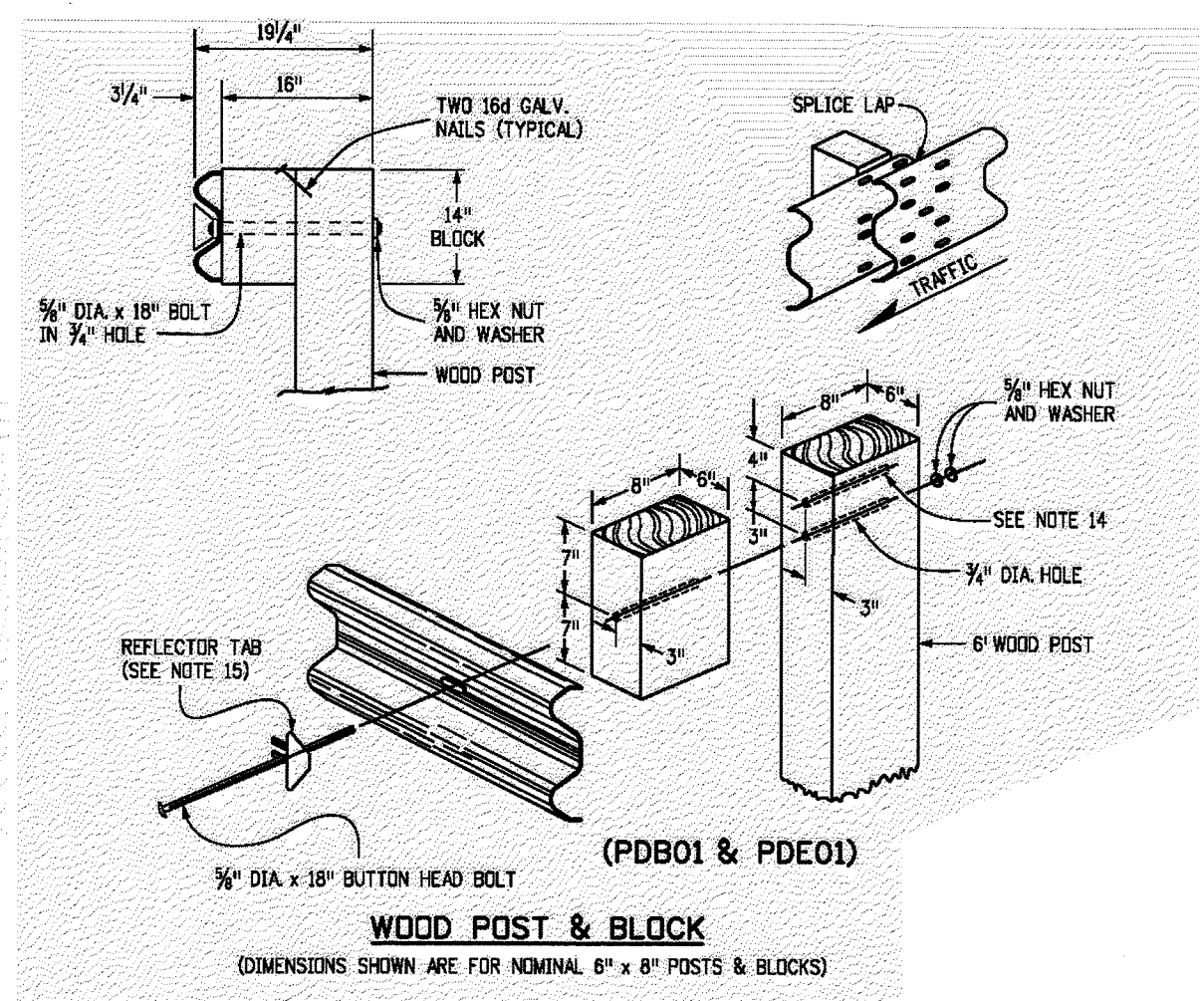
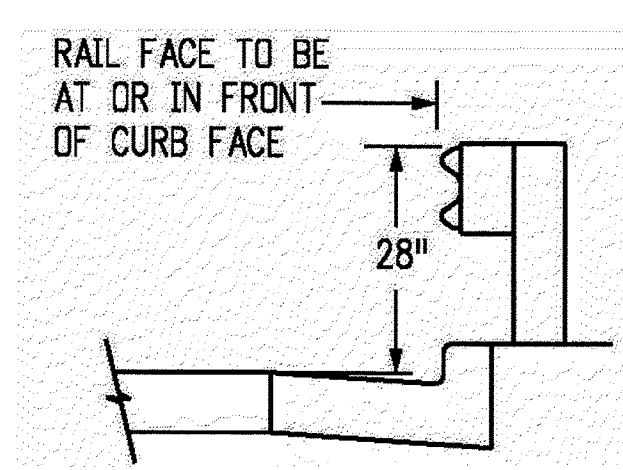
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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)

Official Copy



**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

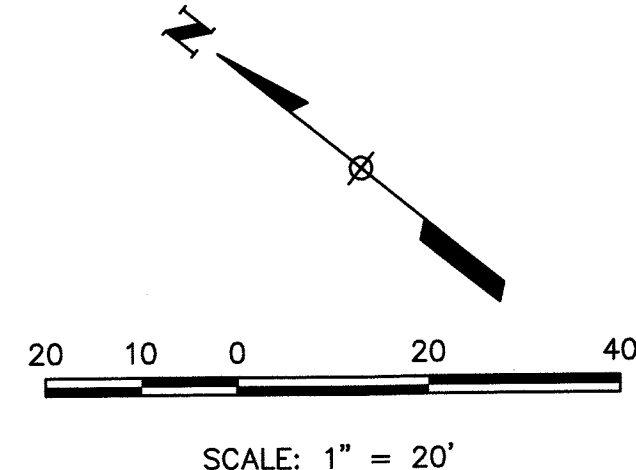
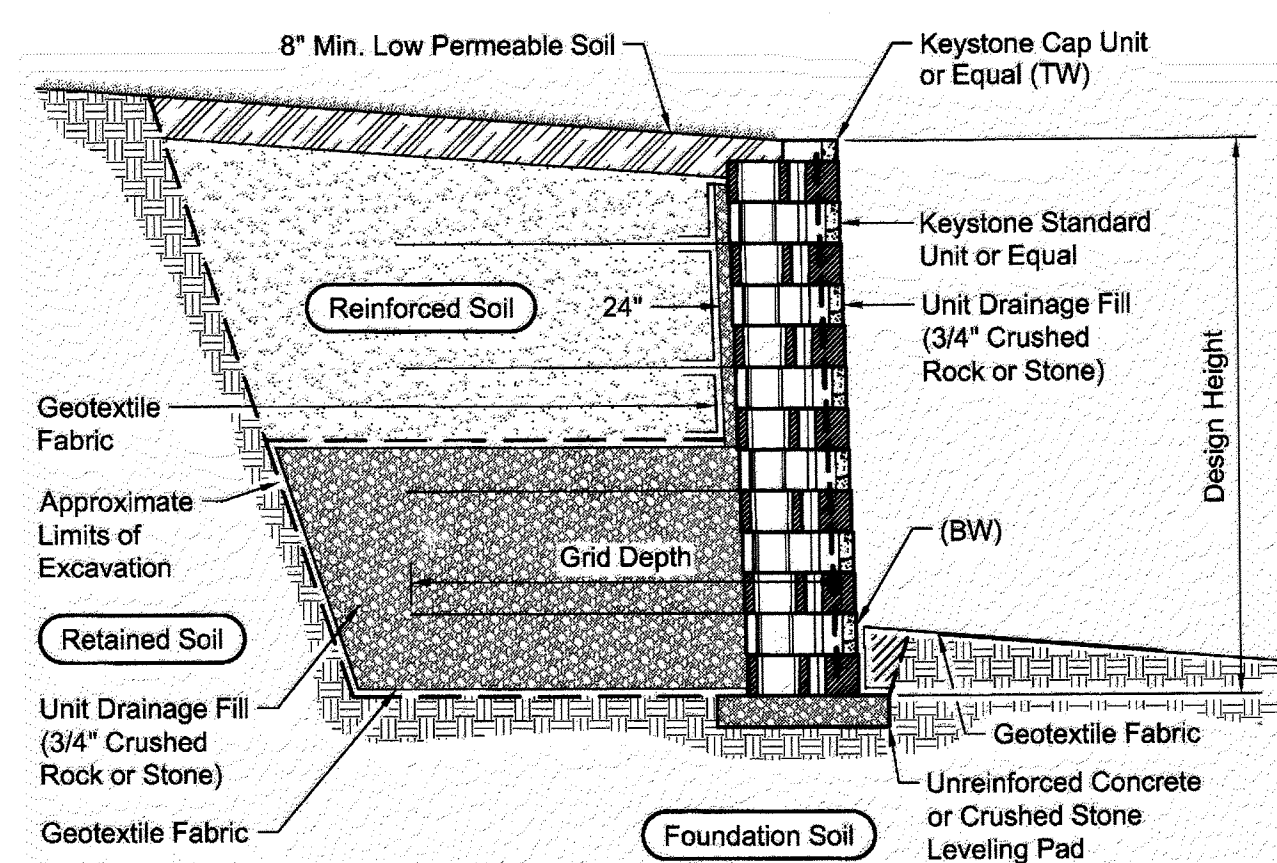
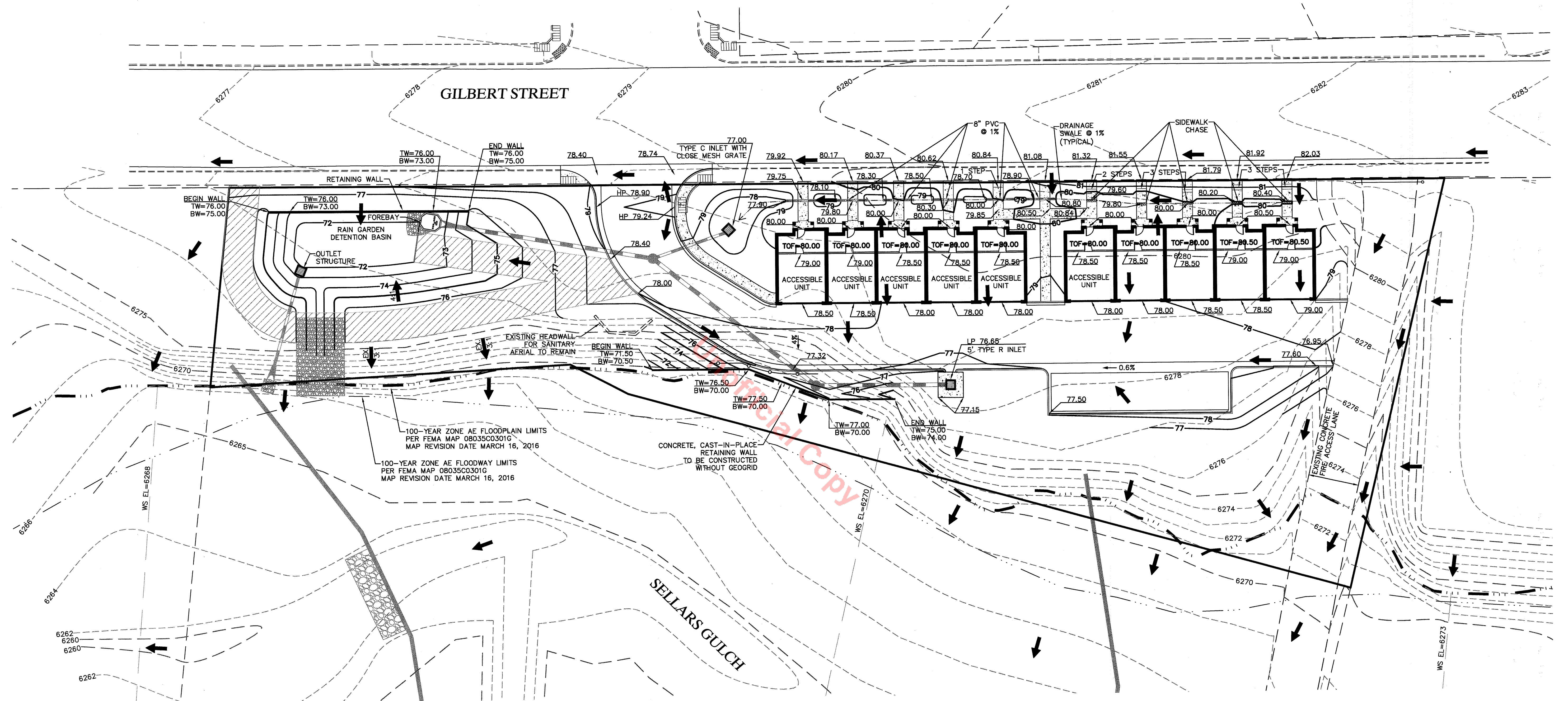
SITE PLAN  
PLUM CREEK RIDGE AT CASTLE ROCK  
SITE DEVELOPMENT PLAN, AMD. #4  
PROJECT NO. SDP17-0020  
DATE: MARCH 23, 2018  
SHEET 2 OF 9

**Vermilion Peak Engineering**  
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



**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.

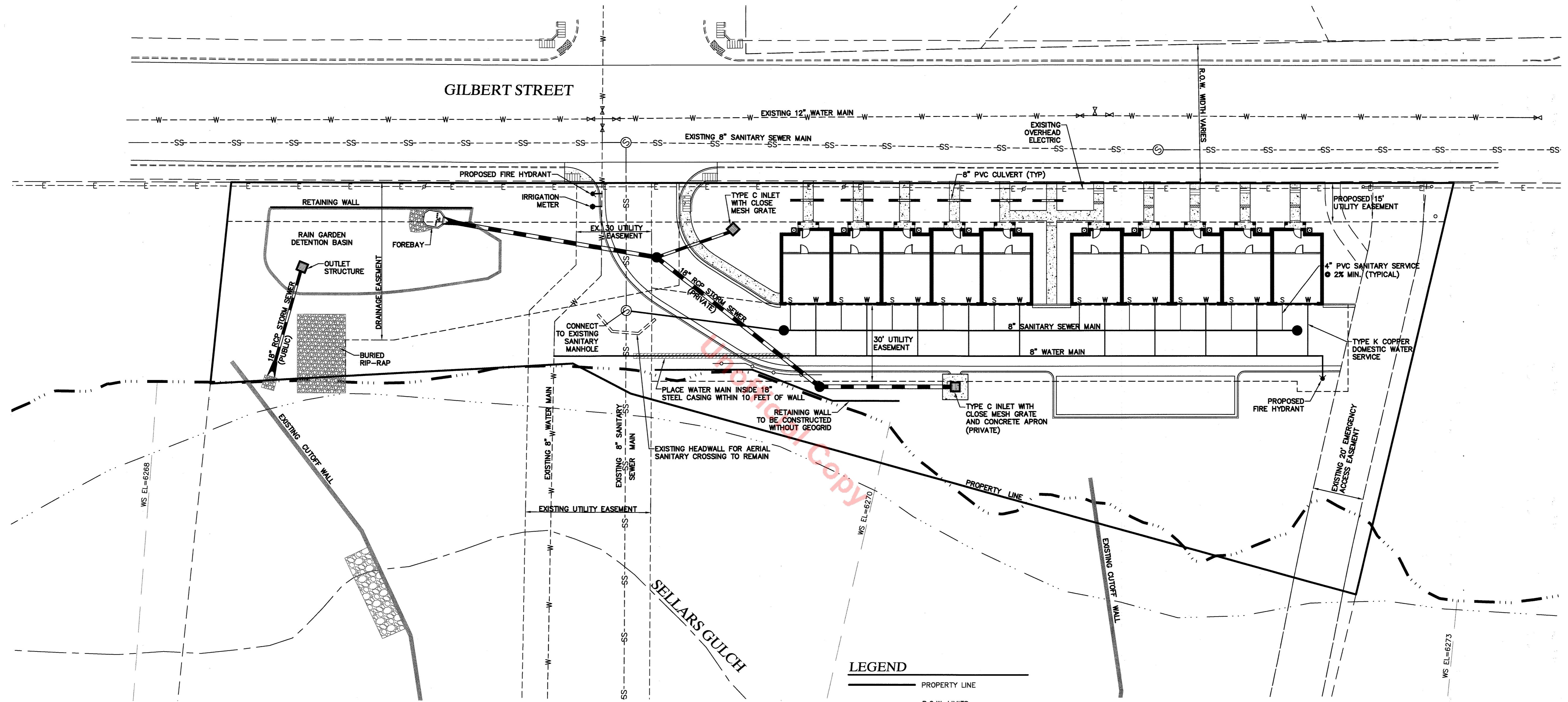
GENERAL GRADING PLAN  
PLUM CREEK RIDGE AT CASTLE ROCK  
SITE DEVELOPMENT PLAN, AMD. #4  
PROJECT NO. SDP17-0020  
DATE: MARCH 23, 2018  
SHEET 3 OF 9



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

1.15 ACRES

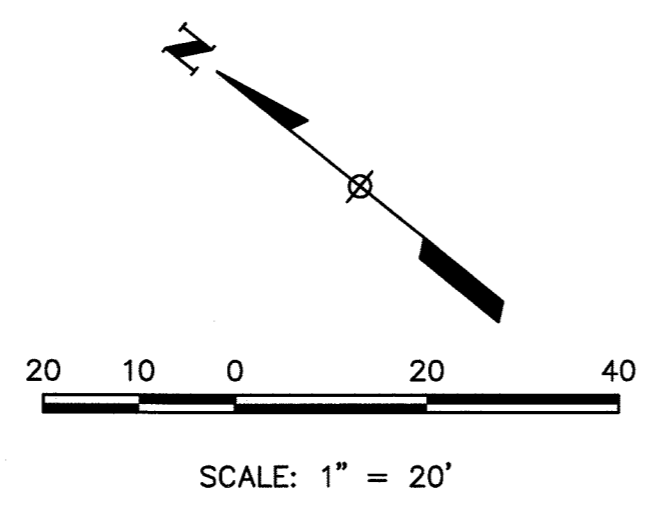
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND**

	PROPERTY LINE
	R.O.W. LIMITS
	FEMA FLOODPLAIN LIMITS
	EXISTING CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING ELECTRIC
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	CONCRETE PAVEMENT
	EXISTING EASEMENT
	PROPOSED EASEMENT

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



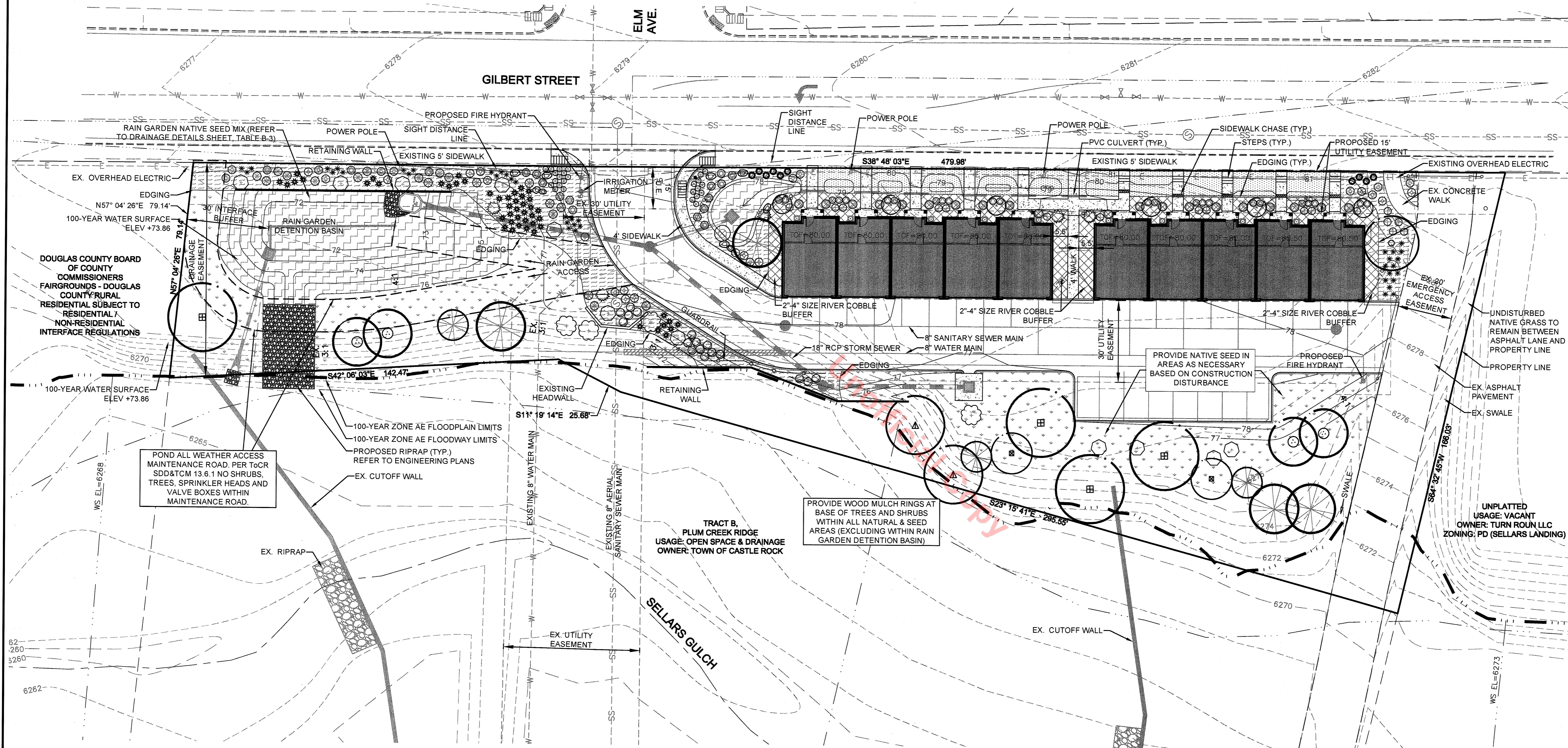
GENERAL UTILITY PLAN  
PLUM CREEK RIDGE AT CASTLE ROCK  
SITE DEVELOPMENT PLAN, AMD. #4  
PROJECT NO. SDP17-0020  
DATE: MARCH 8, 2018  
SHEET 4 OF 9

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

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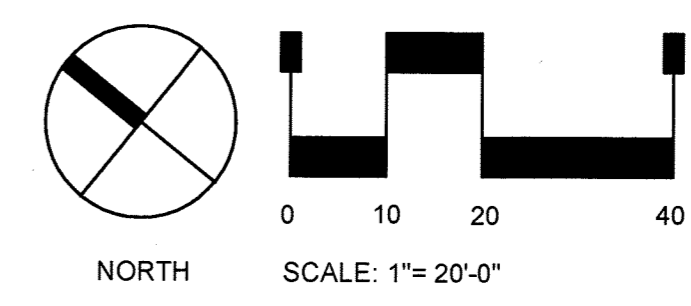
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### HYDROZONES LEGEND

	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 RIVER 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, llc**  
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 © 2018  
TOWN OF CASTLE ROCK - UTILITIES DEPT.  
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
REGISTRATION NO. 15-1105, ISSUED 04/14/15, EXPIRES 04/30/18


LANDSCAPE CONCEPT PLAN  
PLUM CREEK RIDGE AT CASTLE ROCK  
SITE DEVELOPMENT PLAN, AMD. #4  
PROJECT NO. SDP17-0020  
DATE: MARCH 23, 2018  
SHEET 5 OF 9

**Vermilion Peak Engineering**  
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

### 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.	Turf/Grass 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
3,316 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 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.

Unofficial Copy



**Sterling Design Associates, llc**  
 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. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/18

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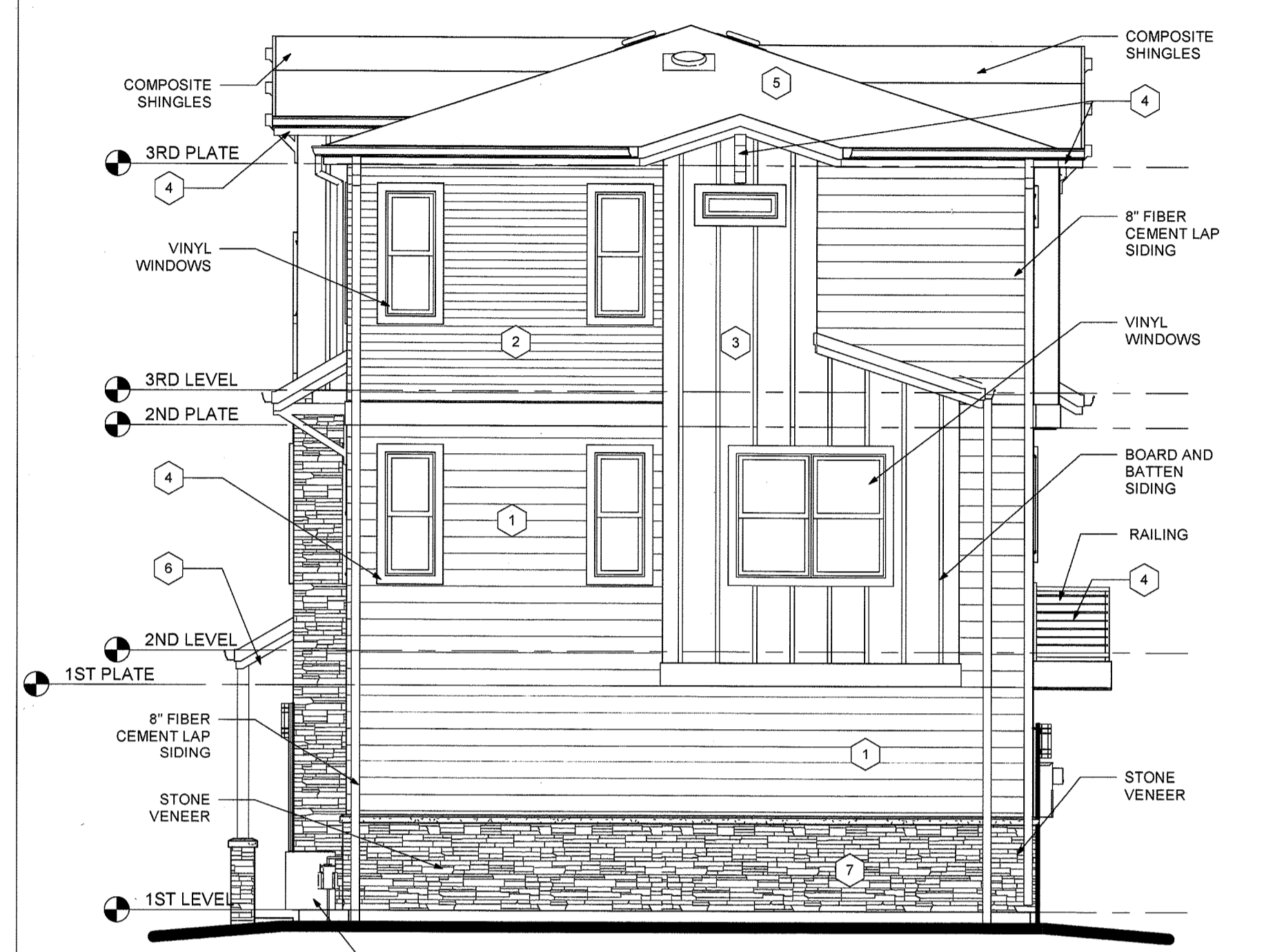
# PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

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

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

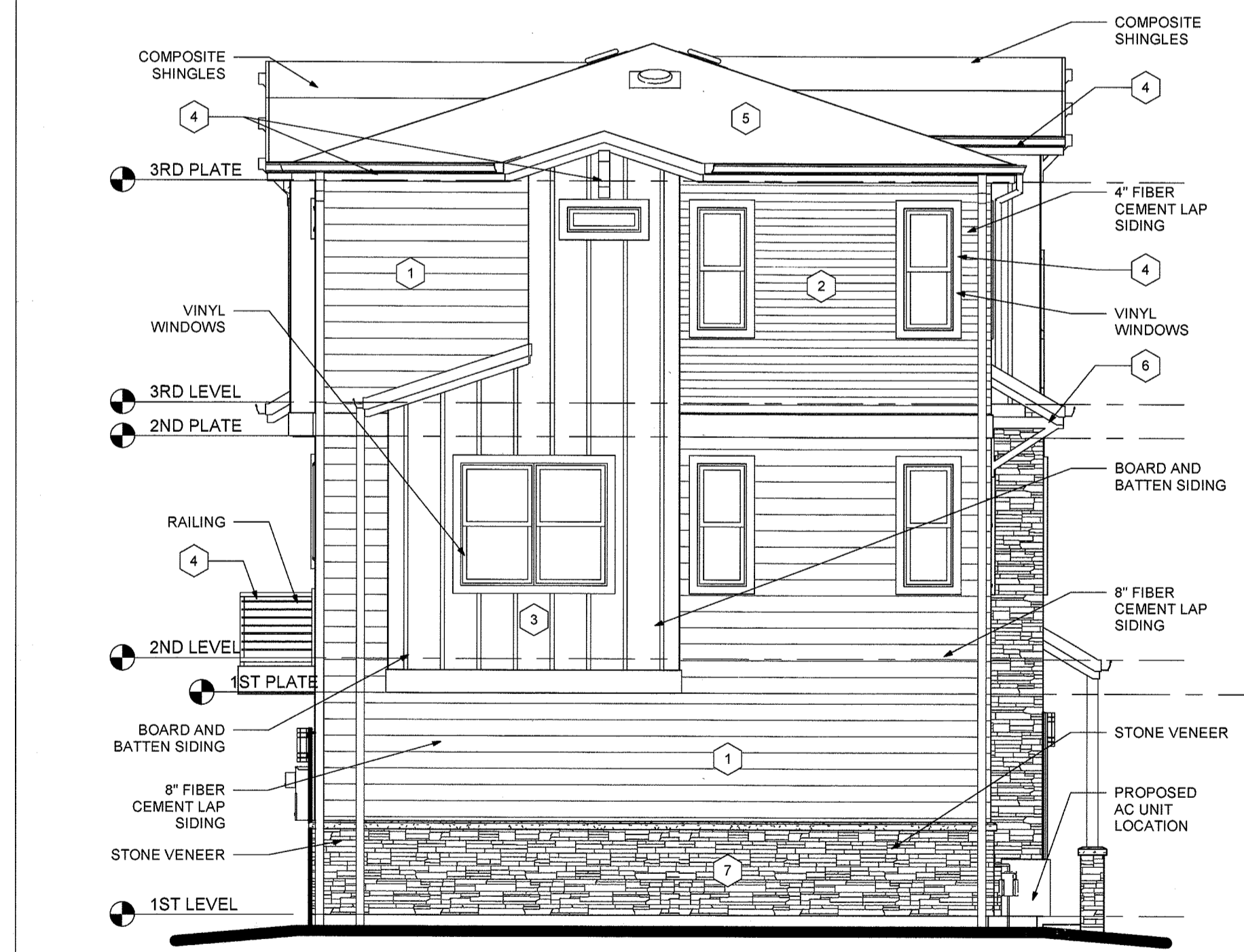
\*ALL COLOR AND MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.



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



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

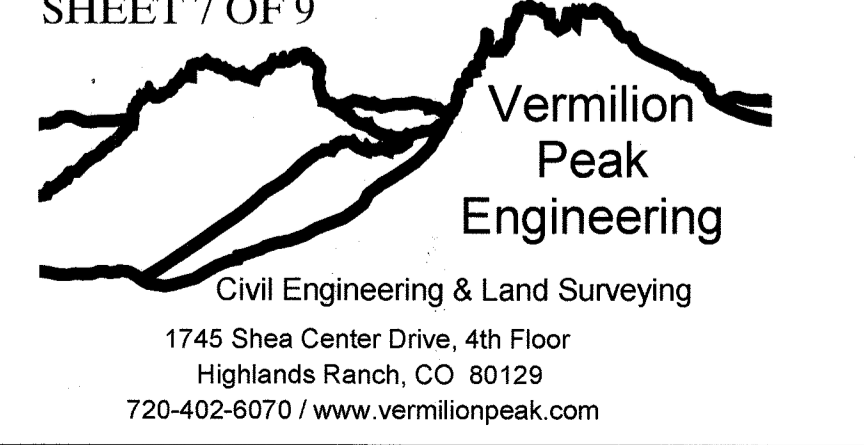


2 LEFT ELEVATION  
3/16" = 1'-0"



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

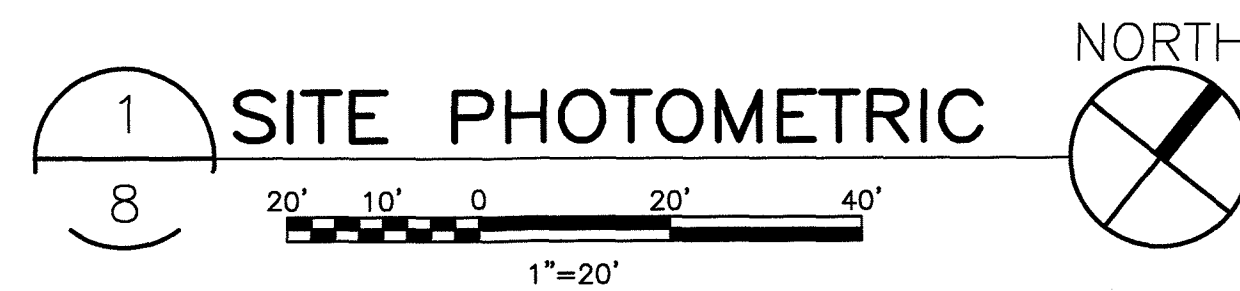
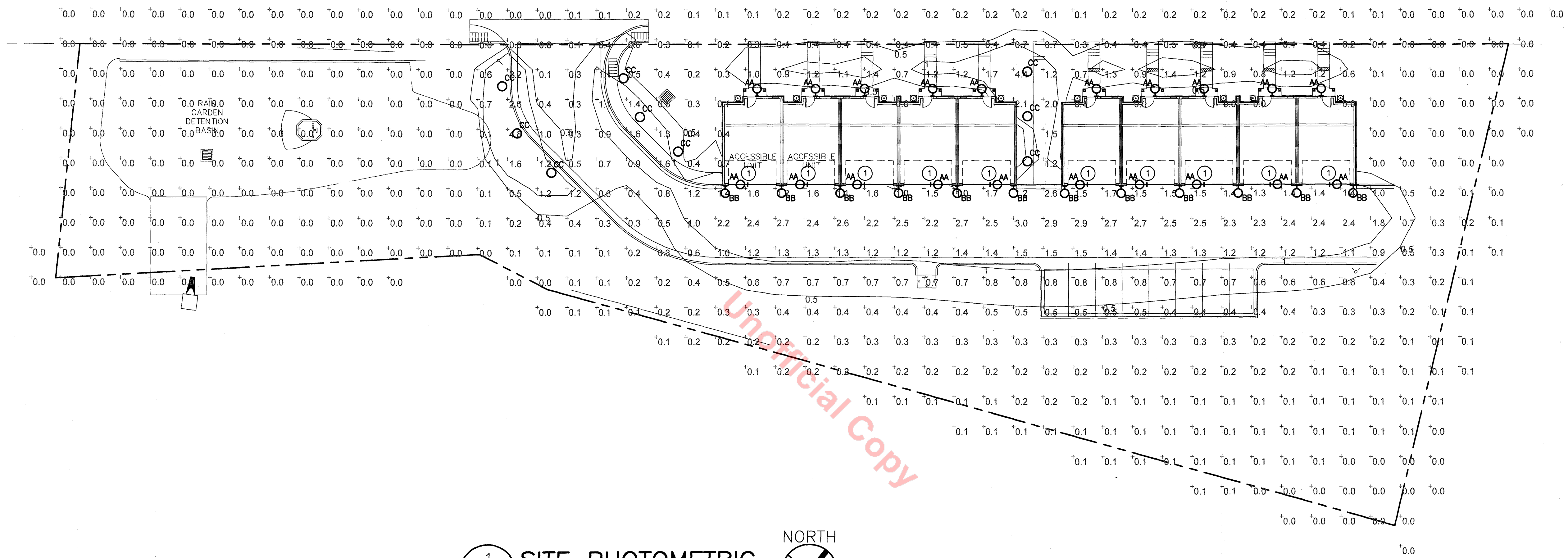


# PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 4

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



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

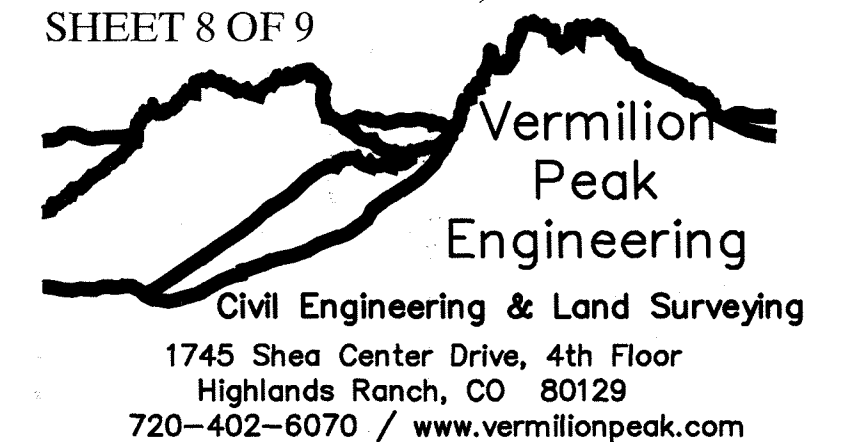
**GENERAL LIGHTING PLAN STANDARD NOTES**

- 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.

SITE PHOTOMETRIC  
PLUM CREEK RIDGE AT CASTLE ROCK  
SITE DEVELOPMENT PLAN, AMD. #4  
PROJECT NO. SDP17-0020  
DATE: FEBRUARY 21, 2018  
SHEET 8 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

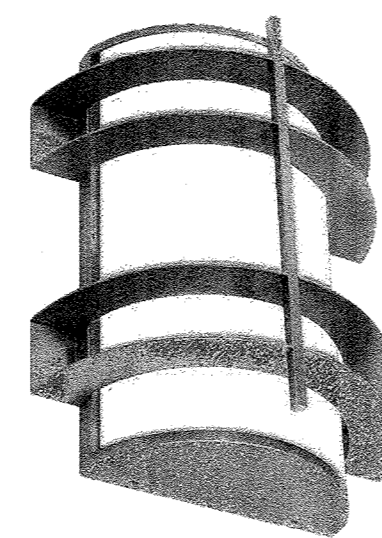
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF FIXTURES	LUMENS PER FIXTURE	LAMP TYPE	REMARKS
AA	WALL MOUNT	UNIT ENTRY WALL SCONCE	TERON LIGHTING GRDW-SAT-L18.0-LE500-WAL-30K	120/277	20	948	18W LED	6.5' AFG HEIGHT
BB	WALL MOUNT	GARAGE DOOR WALL SCONCE	TERON LIGHTING GRDW24-SAT-L36.5-LE500-WAL-30K	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:** \_\_\_\_\_

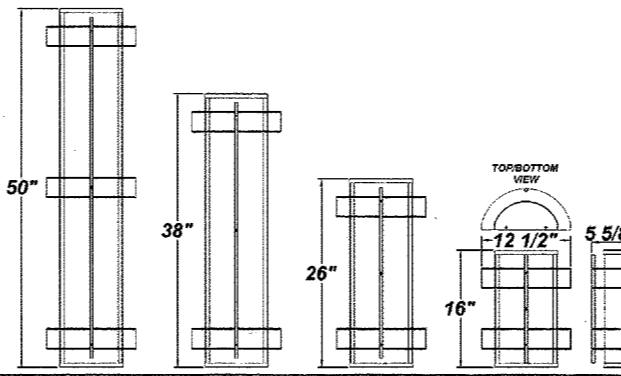
**ORDERING #:** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_

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**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



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**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) LE590 - 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 - Keweenaw 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.

**PATH LIGHTS PL-22 SERIES**

**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 (Ba15d); 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 Ø1.22-DM

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

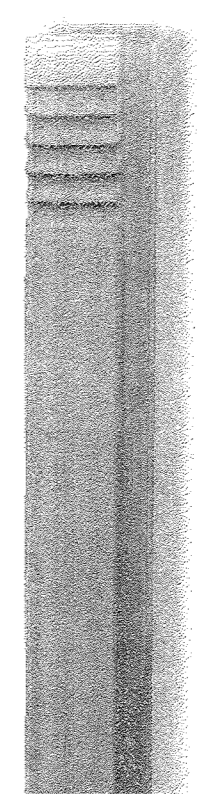
**\*NOTE:** Optional 120v to 277v drivers available. Must use FA-26 mounting post or junction box

**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	3.0 lbs.
PL-22-DM-BLT	Square Aluminum Bollard, Deck Mount	18w S8 #1141	6.0 lbs.
PL-22-DM-BRS	Square Brass Bollard, Deck Mount	18w S8 #1141	6.0 lbs.

**TYPE**

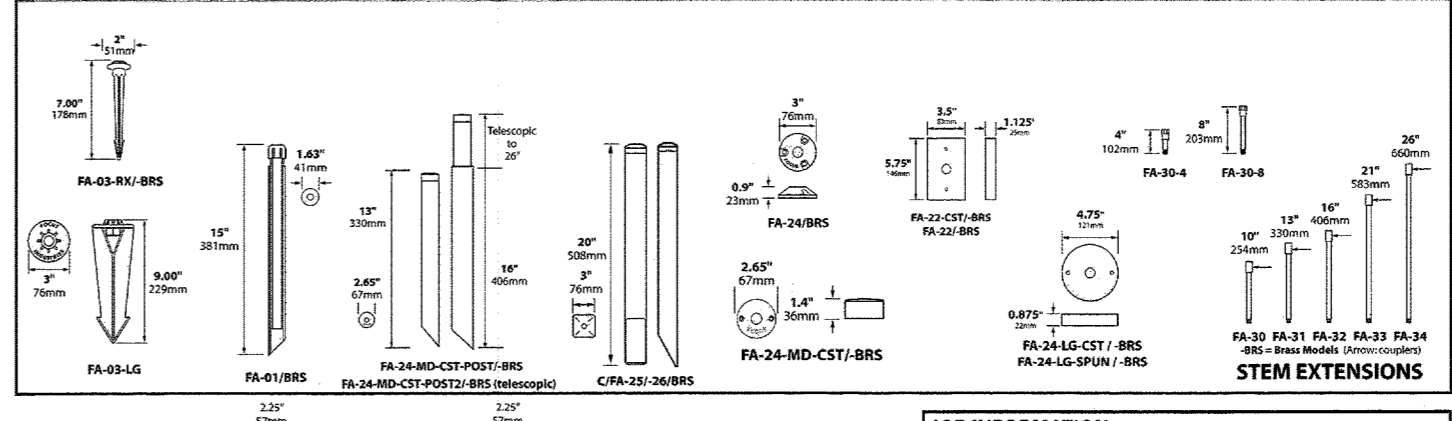
**READY**



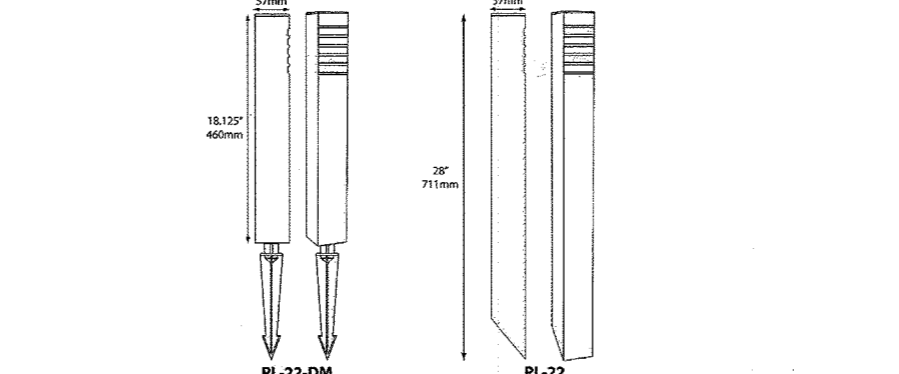
**IP54** **CE** **UL**

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**MOUNTING ACCESSORIES**



**STEM EXTENSIONS**



**JOB INFORMATION**

Type: \_\_\_\_\_ Date: \_\_\_\_\_

Job Name: \_\_\_\_\_

Site No: \_\_\_\_\_

Lamp(s): \_\_\_\_\_

Specifier: \_\_\_\_\_

Contractor: \_\_\_\_\_

Notes: \_\_\_\_\_

FOCUS INDUSTRIES INC  
23201 COMMERCIAL DRIVE  
LAKE FOREST, CA 92650 (949) 830-1330 FAX (949) 830-3300

Black Texture	Antique	Cancel	White	Hammer	Fluted	Brush	Weathered	Weathered	Stucco	Brushed	Chrome	Acid	Black
-BLT	-ATV	-CAM	-WTX	-HTX	-RST	-WR	-WBR	-STU	-RBV	-CPR	-BAR	-CAR	-BAV

CAV	CAV	BAT
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PL-22-GalSheet 082614

PHOTOMETRIC DETAILS  
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