

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

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
PROJECT # SDP21-0002
FIELD CHANGE ORDER # FCO21-0013

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP17-0020 (REC. NO. 2018044211) IS TO INCREASE THE GRADE OF THE LANDSCAPED AREA ALONG THE EAST EDGE OF THE PROPERTY AS WELL AS TO ADD A SMALL RETAINING WALL AND CONCRETE TRICKLE CHANNELS IN THIS AREA. LANDSCAPING IN VARIOUS LOCATIONS THROUGHOUT THE SITE HAS ALSO BEEN REVISED.

THIS DOCUMENT IS BEING RE-RECORDED TO ADD THE TOWN APPROVAL BLOCK.

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 4-3 AND 8.2.3 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 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 ZONES AE AND X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 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.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN HAVE ALREADY BEEN GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PLUM CREEK RIDGE PD AMENDMENT NO. 1.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNS 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 GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 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.

LEGAL DESCRIPTION

TRACT E, PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 2
COUNTY OF DOUGLAS,
STATE OF COLORADO.

FLOODPLAIN NOTE

A PORTION OF THIS SITE IS LOCATED WITHIN THE ZONE X AND AE FLOODWAY OF THE 100-YEAR FLOODPLAIN AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08035C0301G, DATED MARCH 16, 2016. FLOODPLAIN LIMITS ARE SHOWN HEREON.

BASIS OF BEARINGS

THE SOUTH LINE OF PLUM CREEK AT CASTLE ROCK IS ASSUMED TO BE 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)

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

ADAMO BUILDING COMPANY, LLC

By: [Signature]
(Name of owner)

SIGNED THIS 16 DAY OF June, 2021

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF June, 2021 BY Carli D. Amann

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MICHELLE SMITH
Notary Public
State of Colorado
Notary ID # 20184038173
My Commission Expires 09-12-2022

MY COMMISSION EXPIRES: 9/12/2022

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED October 29, 2020 AT RECEPTION NO. 2020105632 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

William F. Larrick, Inc.
(Name of mortgagee)

SIGNED THIS 16 DAY OF June, 2021

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF June, 2021 BY Andrew Larrick
Secretary, William F. Larrick, Inc.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MICHELLE SMITH
Notary Public
State of Colorado
Notary ID # 20184038173
My Commission Expires 09-12-2022

MY COMMISSION EXPIRES: 9/12/2022

TITLE CERTIFICATION

I, Brenda Decker 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.

[Signature]
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 16th DAY OF June, 2021

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF June, 2021 BY Brenda Decker
AS AUTHORIZED REPRESENTATIVE

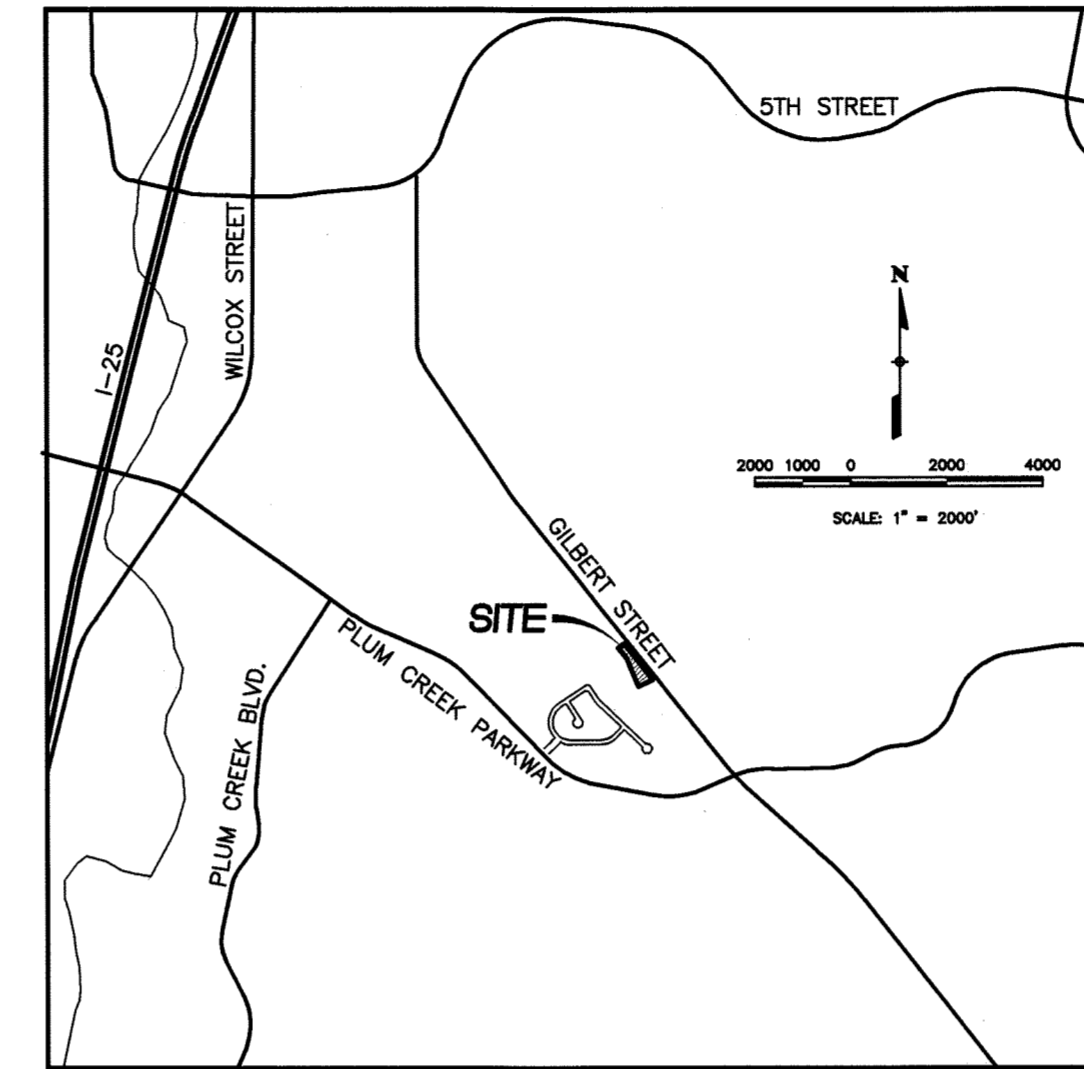
OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MICHELLE SMITH
Notary Public
State of Colorado
Notary ID # 20184038173
My Commission Expires December 09, 2022

MY COMMISSION EXPIRES: 12/9/24



VICINITY MAP
SCALE: 1"=2000'

OWNER/DEVELOPER
ADAMO BUILDING COMPANY, LLC
3194 INDUSTRIAL WAY, SUITE 100
CASTLE ROCK, CO 80109
720-232-6708
CONTACT: ANDREW LARRICK

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

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

SITE UTILIZATION

ITEM	SDP17-0020		SDP21-0002 (THIS SDP)	
	S.F. COVERAGE	% OF TOTAL AREA	S.F. COVERAGE	% OF TOTAL AREA
TOTAL SITE	49,989 SF (1.15 ACRES)	100%	49,989 SF (1.15 ACRES)	100%
RIGHT-OF-WAY DEDICATION	0 SF	0%	0 SF	0%
BUILDING AREA	5,840 SF	11.7%	5,840 SF	11.7%
PARKING AND DRIVES	12,954 SF	25.9%	12,954 SF	25.9%
SIDEWALKS	1,168 SF	2.3%	1,168 SF	2.3%
LANDSCAPING	30,027 SF	60.1%	30,027 SF	60.1%

SITE DATA TABLE

ZONING	PLUM CREEK RIDGE AT CASTLE ROCK PD		
ITEM	PD REQUIREMENT	SDP17-0020	SDP21-0002 (THIS SDP)
NUMBER OF UNITS	12 MAX.	10	10
DENSITY	8.82 DU/AC FOR PA-2	8.70 DU/AC (PHASE 3 - THIS SDP)	8.70 DU/AC (PHASE 3 - THIS SDP)
BUILDING SETBACKS FROM FRONT PROPERTY LINE	10'	17.4'	17.4'
BUILDING SETBACKS FROM OSD AND OSP	15'	49.2'	49.2'
BUILDING SEPARATION FRONT AND REAR SEPARATION	35'	N/A	N/A
BUILDING SEPARATION SIDE TO REAR SEPARATION	25'	N/A	N/A
BUILDING SEPARATION SIDE TO SIDE SEPARATION (3 STORY)	15'	15'	15'
BUILDING HEIGHT (3-STORY, PITCHED ROOF)	50'	35.73'	35.73'
PARKING	20 (2 SPACES/UNIT)	28	28
OPEN SPACE	9,998 SF (0.23 AC.)	30,027 SF (0.69 AC.)	30,027 SF (0.69 AC.)
WATER TAPS	-	10 DOMESTIC @ 3/4" 1 IRRIGATION @ 3/4"	10 DOMESTIC @ 3/4" 1 IRRIGATION @ 3/4"

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

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.

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 WERE PREVIOUSLY DEBITED FROM THE WATER BANK.

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, 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.

[Signature]
REGISTERED ENGINEER
BRIAN KROMBEIN, PE, PLS.
COLORADO PE NO. 34294

6/15/21
DATE
COLORADO REGISTERED ENGINEER
BRIAN KROMBEIN
34294
PE & PLS.

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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
REGISTERED LAND SURVEYOR
BRIAN KROMBEIN, PE, PLS.
COLORADO PLS NO. 38344

6/15/21
DATE
COLORADO REGISTERED SURVEYOR
BRIAN KROMBEIN
38344
PE & PLS.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21 DAY OF June, 2021.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES
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 2:32 P.M. O'CLOCK ON THE 21 DAY OF July, 2021 AT RECEPTION NO. 2021083263

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

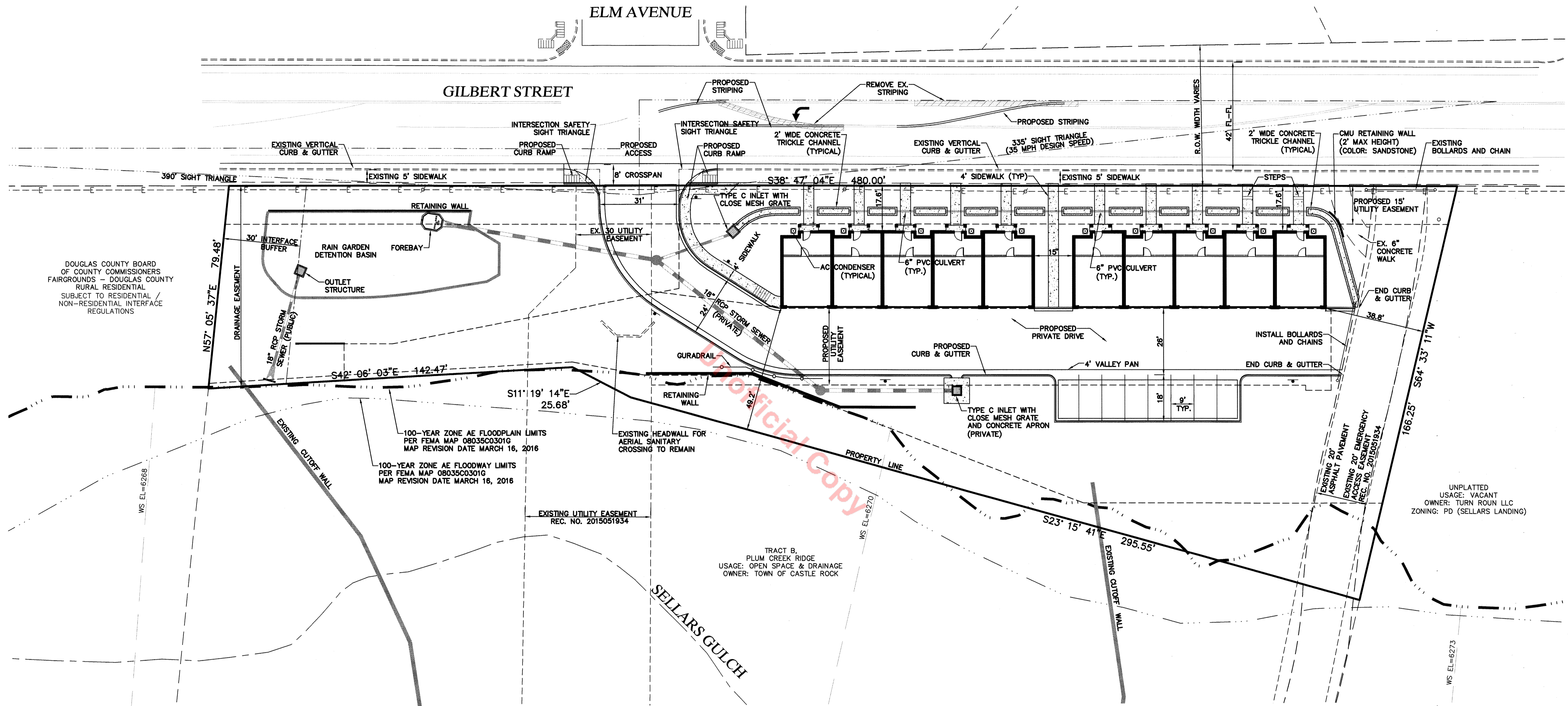
DOUGLAS COUNTY
CLERK AND RECORDER
EST. 1876



COVER SHEET
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #5
PROJECT NO. SDP21-0002
DATE: FEBRUARY 23, 2021
SHEET 1 OF 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

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

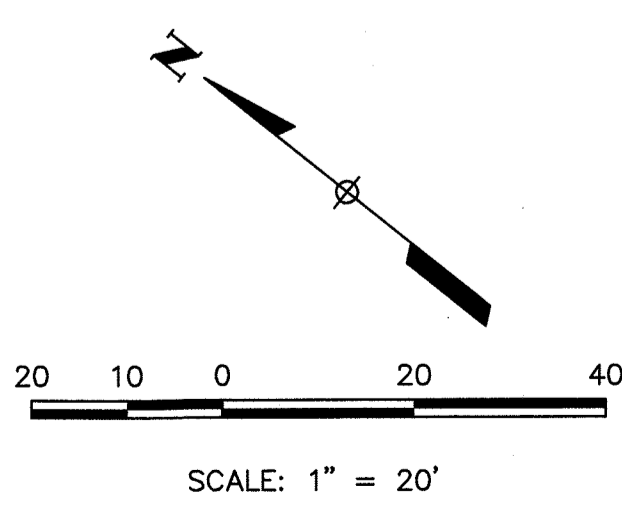
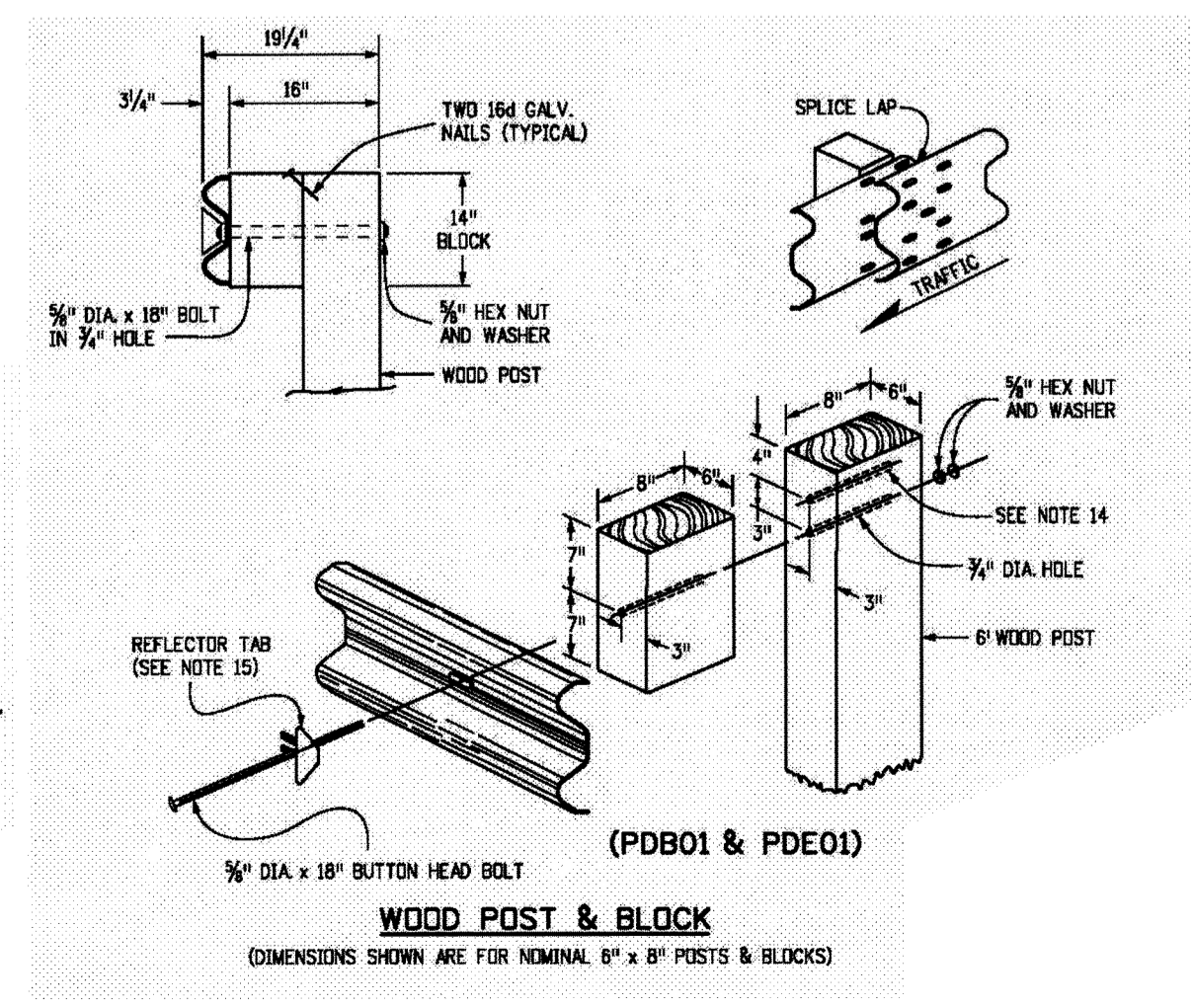


DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FAIRGROUNDS - DOUGLAS COUNTY
RURAL RESIDENTIAL
SUBJECT TO RESIDENTIAL /
NON-RESIDENTIAL INTERFACE
REGULATIONS

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

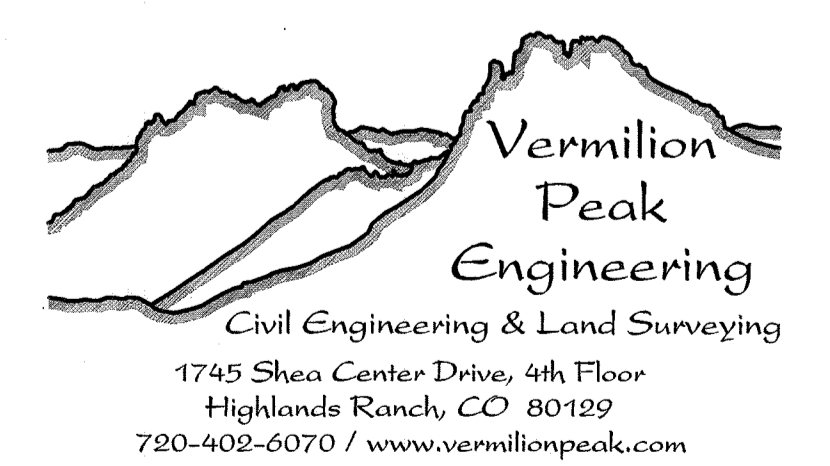
100-YEAR ZONE AE FLOODWAY LIMITS
PER FEMA MAP 08035C0301G
MAP REVISION DATE MARCH 16, 2016

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



LEGEND

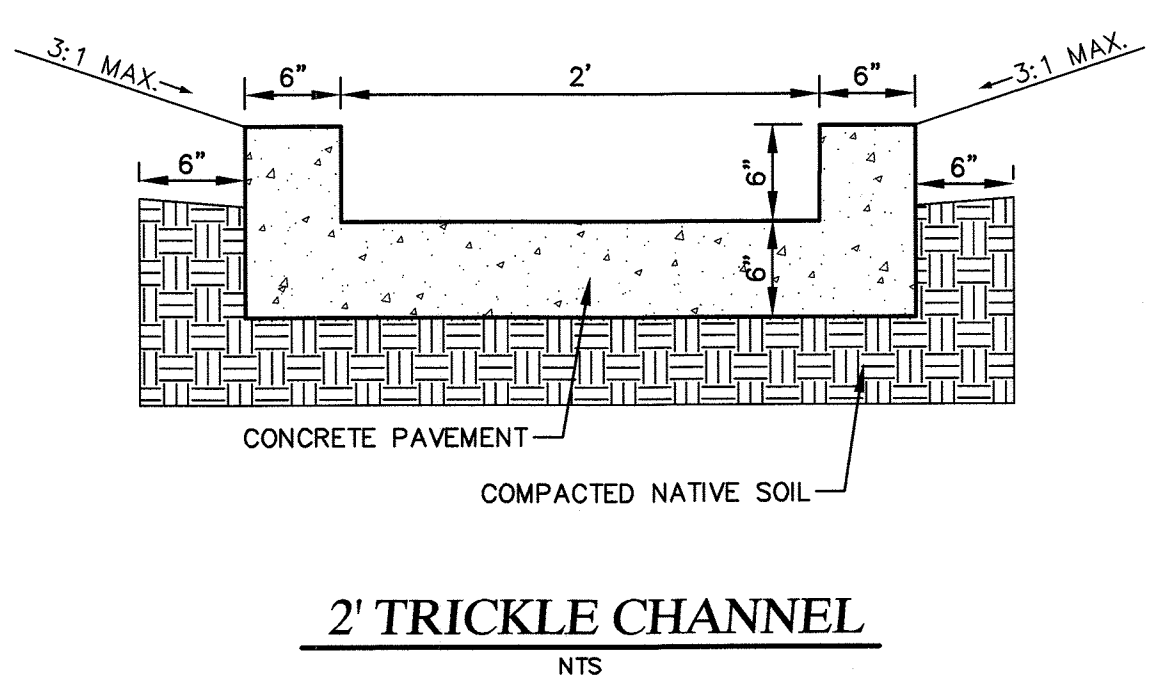
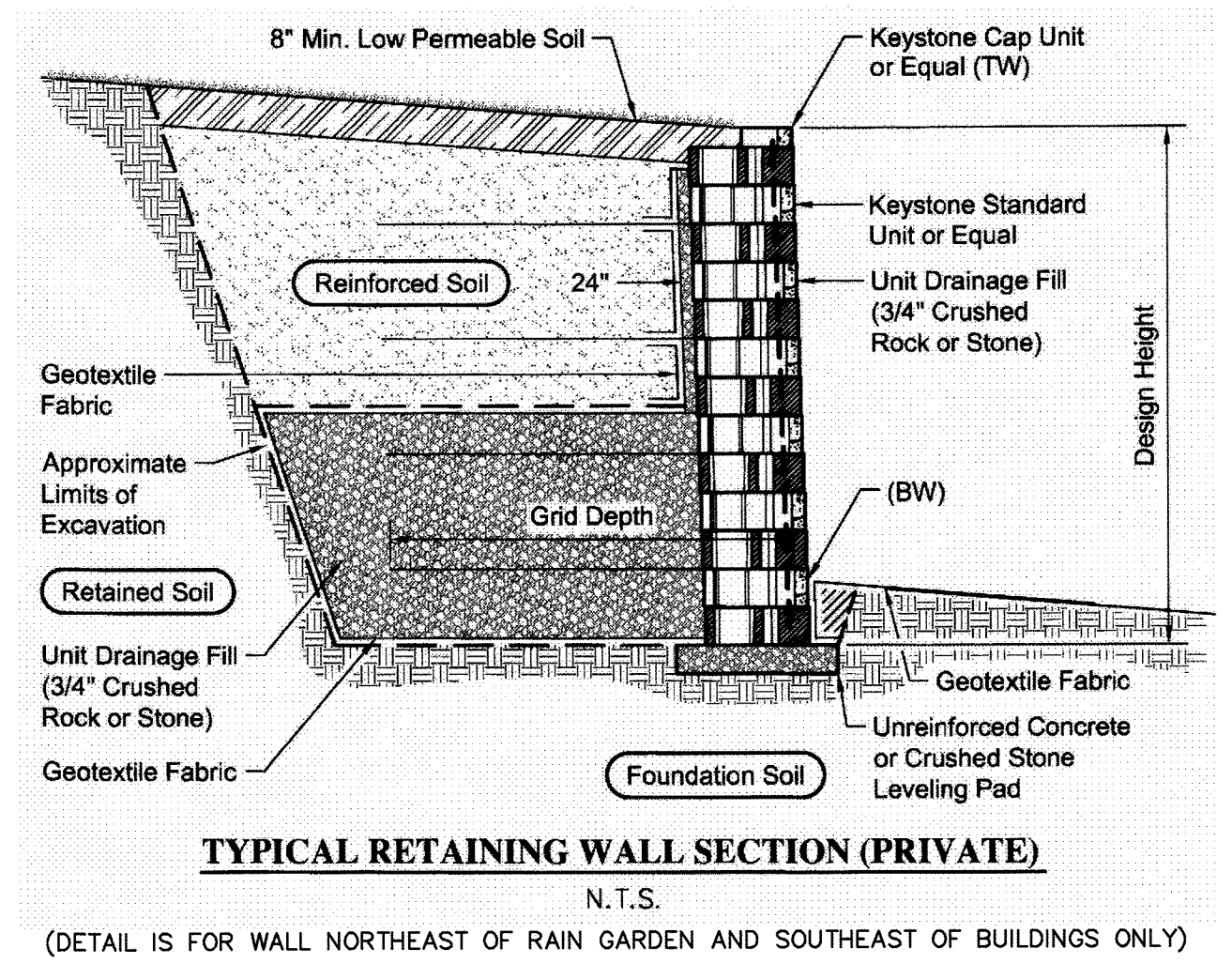
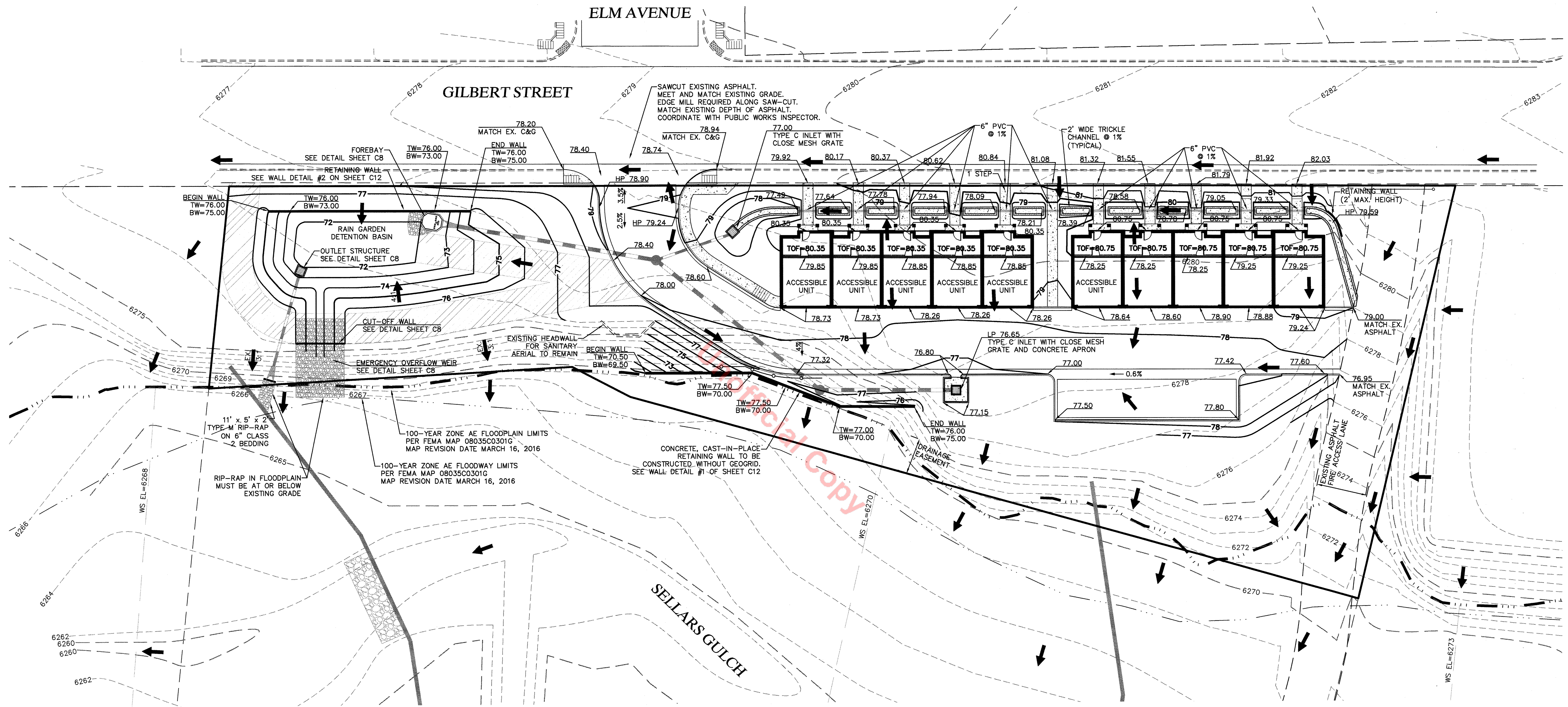
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING ELECTRIC
	SIGHT DISTANCE LINE
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
	FEMA FLOODPLAIN LIMITS
	CONCRETE PAVEMENT
	EXISTING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



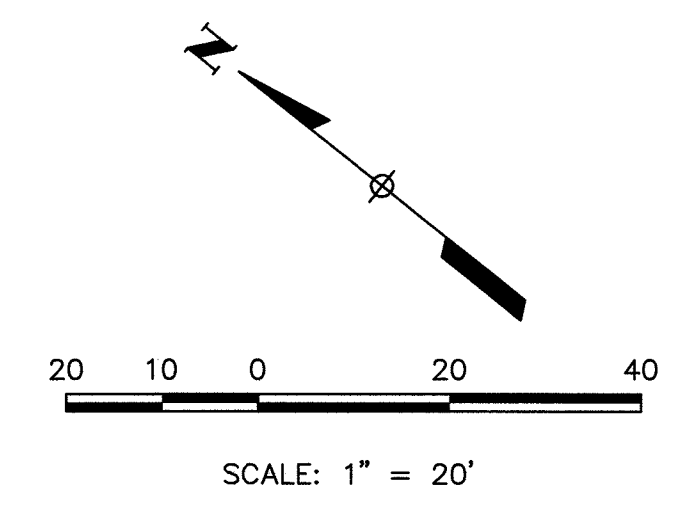
SITE PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #5
PROJECT NO. SDP21-0002
DATE: FEBRUARY 23, 2021
SHEET 2 OF 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

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



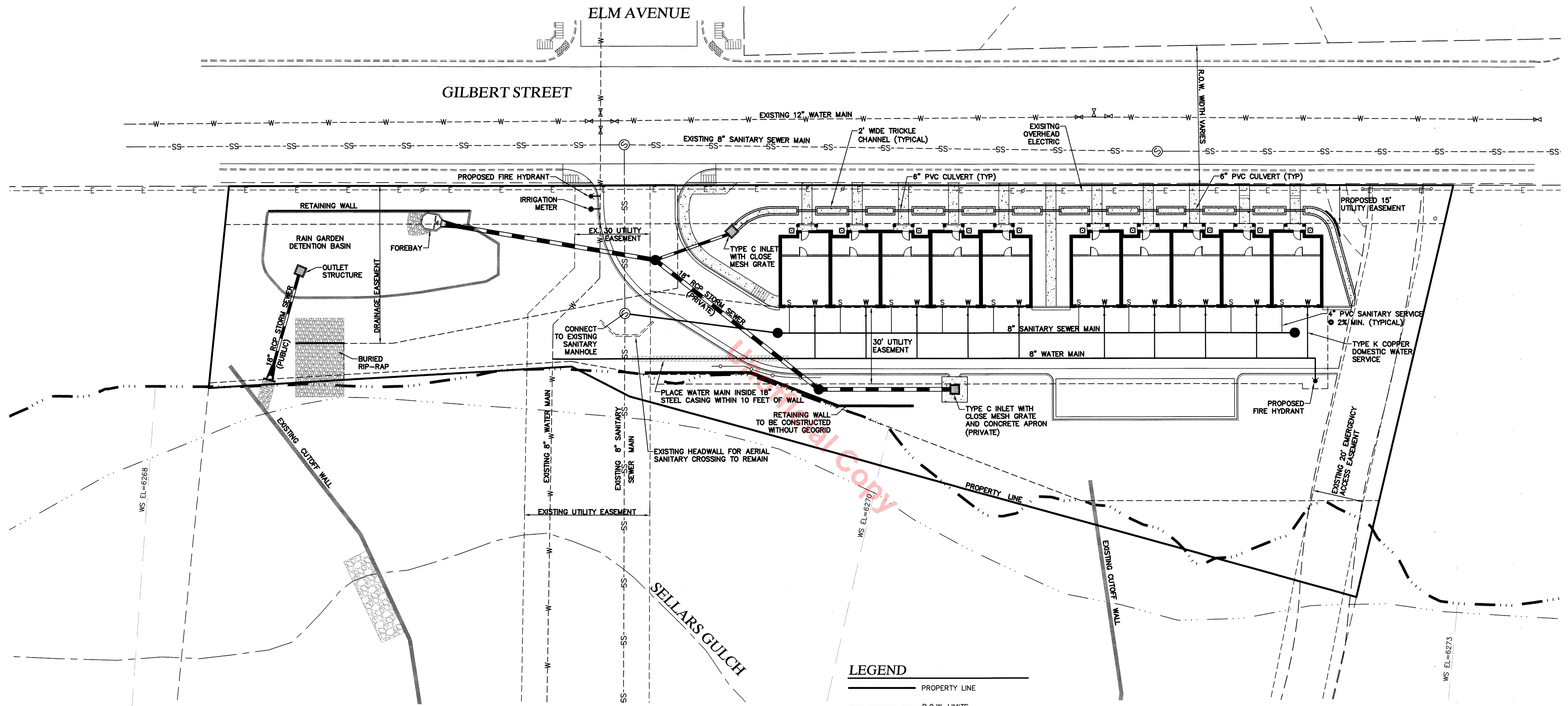
NOTES
1. RETAINING WALLS GREATER THAN 4 FEET REQUIRE A SEPARATE BUILDING PERMIT.



GENERAL GRADING PLAN
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #5
PROJECT NO. SDP21-0002
DATE: FEBRUARY 23, 2021
SHEET 3 OF 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

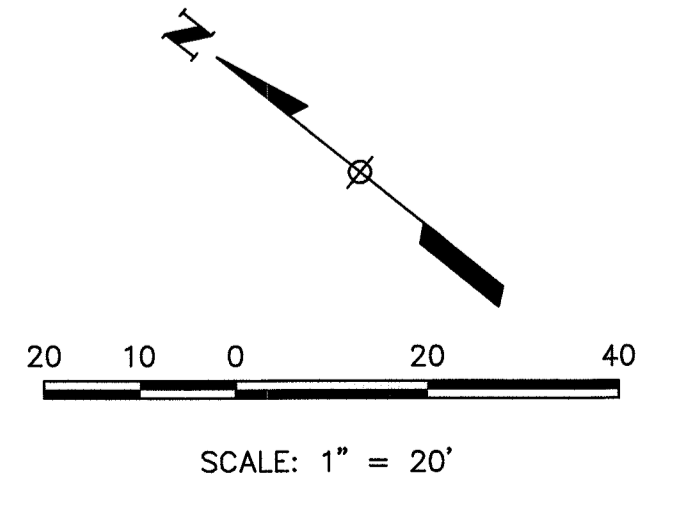
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	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. #5
PROJECT NO. SDP21-0002
DATE: FEBRUARY 23, 2021
SHEET 4 OF 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

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 03/10/21
 PROJECT NAME Plum Creek Ridge at Castle Rock, SDP Amendment No. 5

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))	0 SF	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.)	231	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.

LANDSCAPE RIGHT-OF-WAY INVENTORY

AREA	MEASUREMENT	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 TC17-0062. Reduction in street trees due to IREA restrictions.

CLWUR 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	2.4	VL-MOD	70.17	8,426 sf	2.25	8,426 sf	2.25 x 8,426/8,426 = 2.25
							Total of the CLWUR = 2.25	

CONCEPTUAL LANDSCAPE PLAN GENERAL NOTES

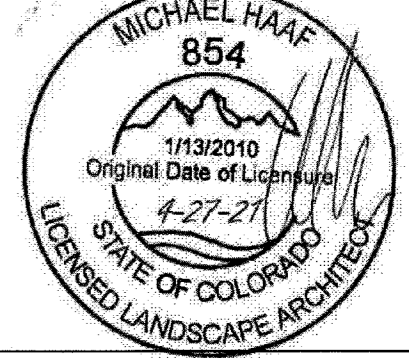
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE 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. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- 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 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 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 IN THE TOWN OF CASTLE ROCK.



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 04/30/21



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

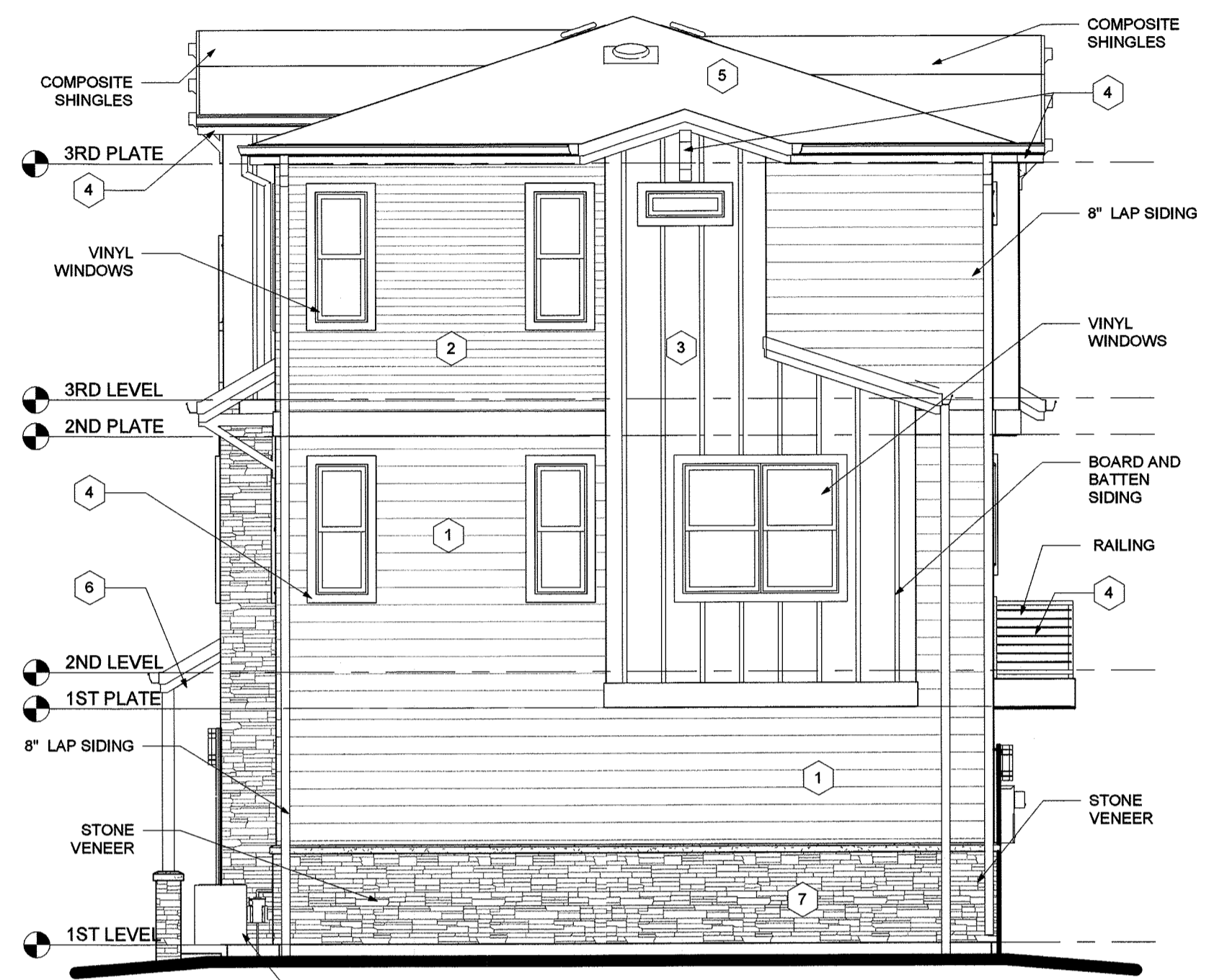
LANDSCAPE NOTES
PLUM CREEK RIDGE AT CASTLE ROCK
SITE DEVELOPMENT PLAN, AMD. #5
PROJECT NO. SDP21-0002
DATE: FEBRUARY 18, 2021
SHEET 6 OF 9

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

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

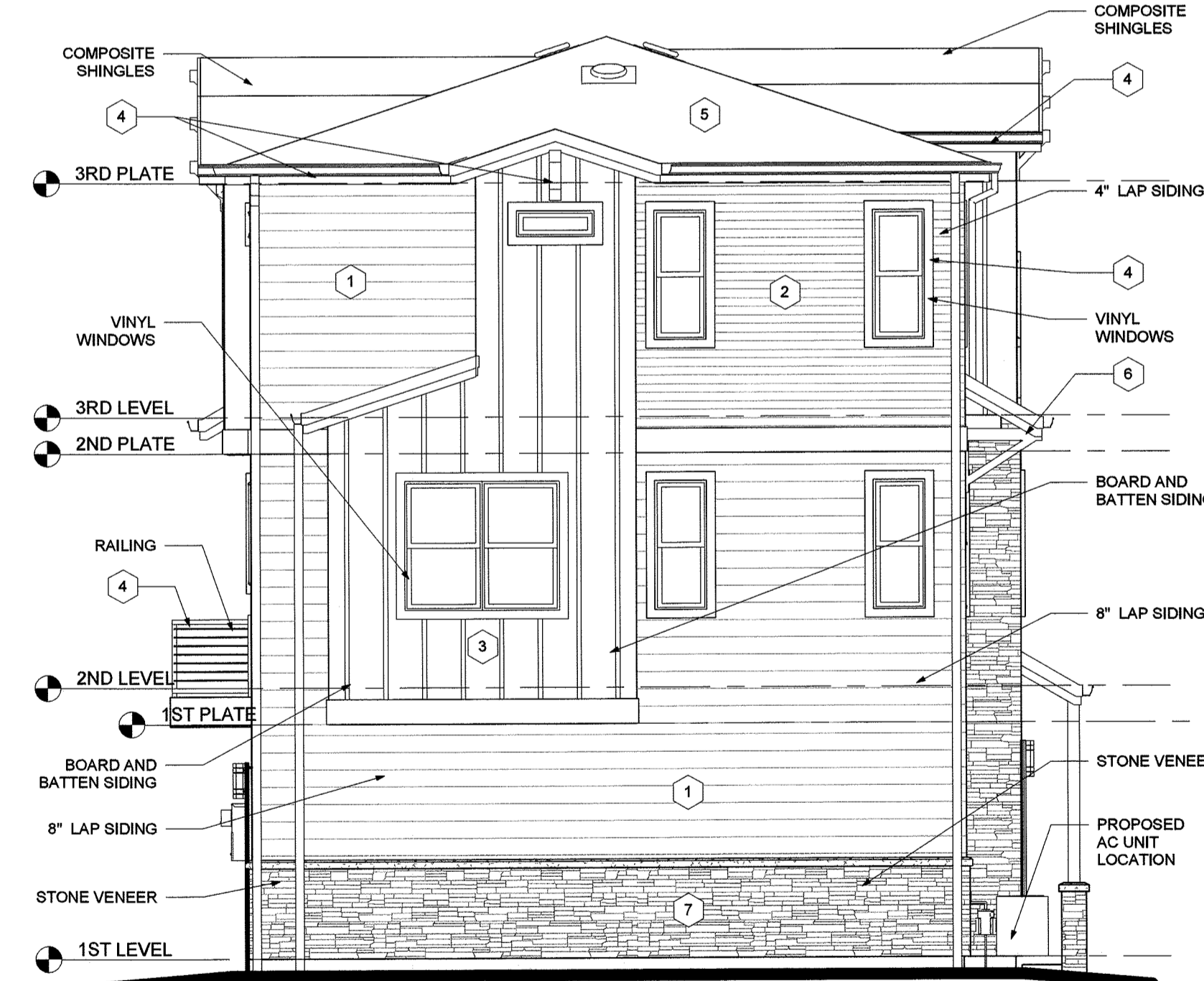
*ALL COLOR AND MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.



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



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



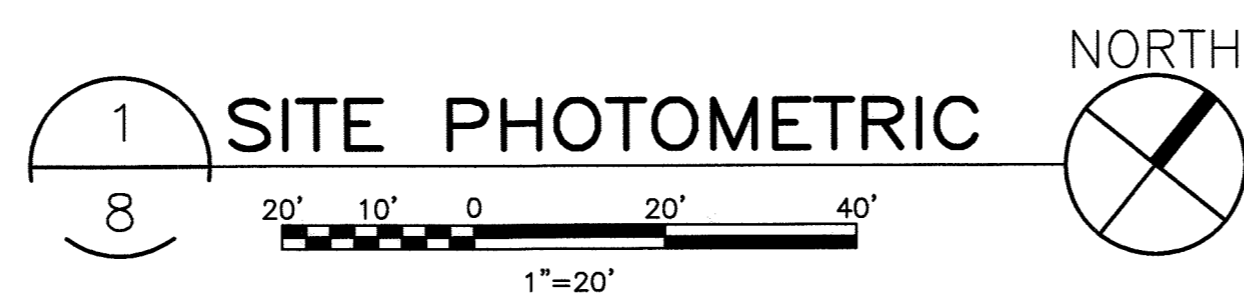
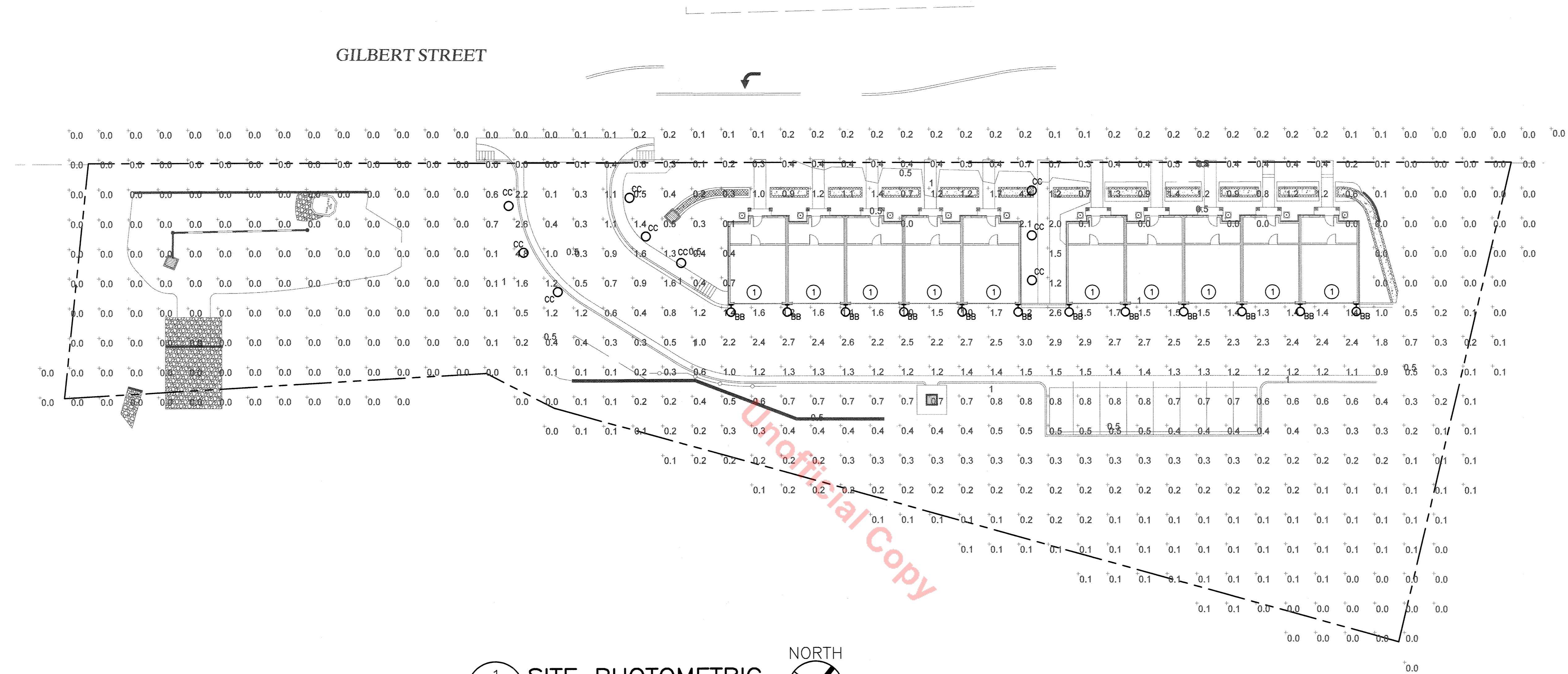
2 LEFT ELEVATION
3/16" = 1'-0"



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

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

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



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**
1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL SUCH THAT ALL LIGHTS TURN ON AT SUNSET AND TURN OFF AT SUNRISE.
 2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
 3. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 4. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH NO GLARE ONTO ADJACENT PROPERTIES.
 5. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 6. 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.

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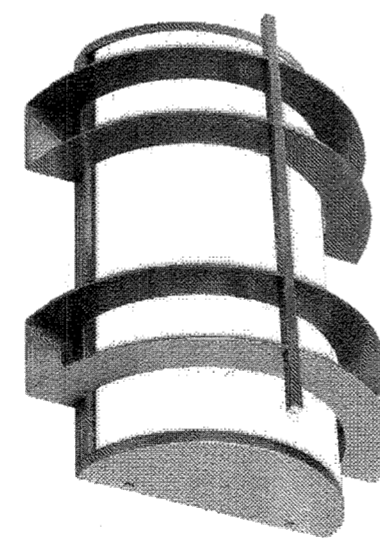
SITE LUMINAIRE SCHEDULE								
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF FIXTURES	LUMENS PER FIXTURE	LAMP TYPE	REMARKS
AA	WALL MOUNT	UNIT ENTRY WALL SCONCE	TERON LIGHTING GRDW-SAT-L18.0-LE500-WAL-30K	120/277	20	948	18W LED	6.5' AFG HEIGHT
BB	WALL MOUNT	GARAGE DOOR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

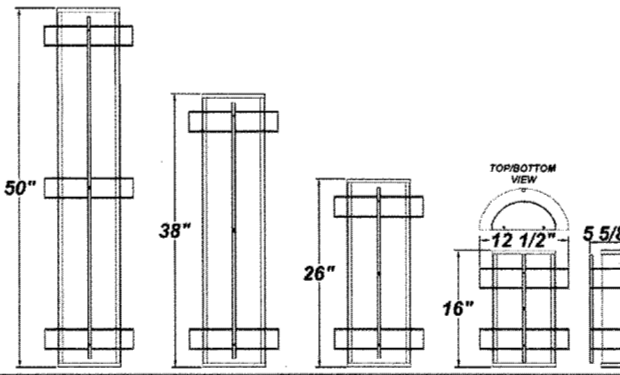
COMMENTS: _____

ORDERING INFORMATION

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

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





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) TE500 - 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 - Kromathrom SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White	50K - 3000K Color Temp. 55K - 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.	DESCRIPTION
38200	16" Acrylic LED Lens Assembly
38216	2" Acrylic LED Lens Assembly

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.

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

READY

TYPE


SPECIFICATIONS

CONSTRUCTION: Extruded 2.35" square aluminum or brass.
LENIS: 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 23 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)
FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
 Brass - Unfinished brass. Optional finishes available

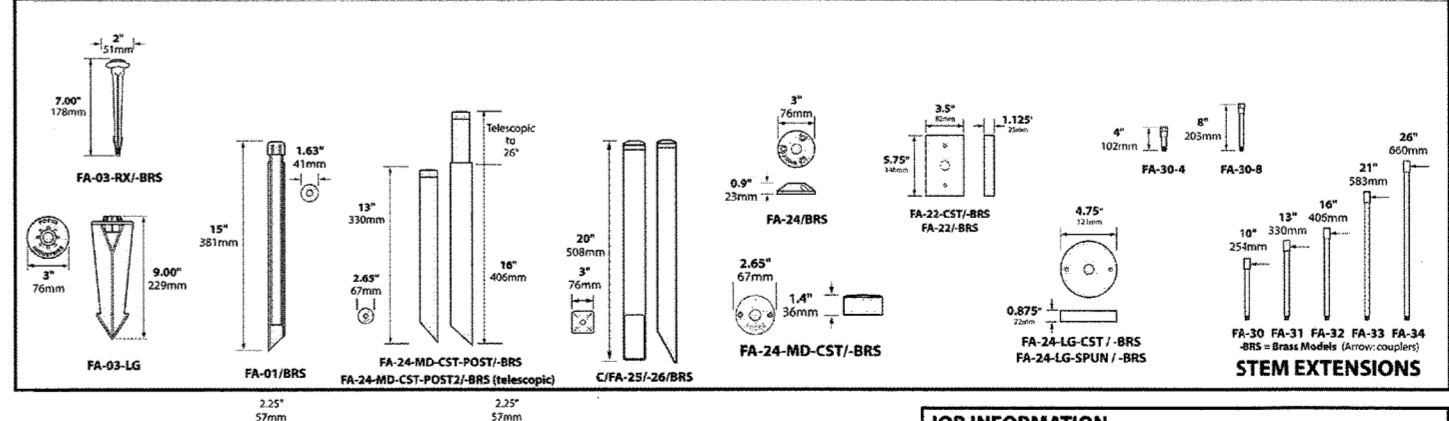
***NOTE:** Optional 120v to 277v drivers available. Must use FA-26 mounting post or junction box

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



JOB INFORMATION

Type: _____ Date: _____

Job Name: _____

Call No.: _____

Lamp(s): _____

Specifier: _____

Contractor: _____

Notes: _____

FOCUS INDUSTRIES INC
2500 COMMERCIAL CENTER DRIVE
LAKE FOREST, CA 92650
(949) 830-1350 • FAX (949) 830-3395
www.focusindustries.com
sales@focusindustries.com

Color	Finish	Mounting	Socket	Driver	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	Wiring	
-BLT	-ATV	-BRN	-COP	-CAM	-WTX	-HTX	-RST	-WR	-WBR	-STU	-RBV	-CPR	-BAR/CAR	-BAV/CAV	-BAT					

PL-22-CatSheet 082614