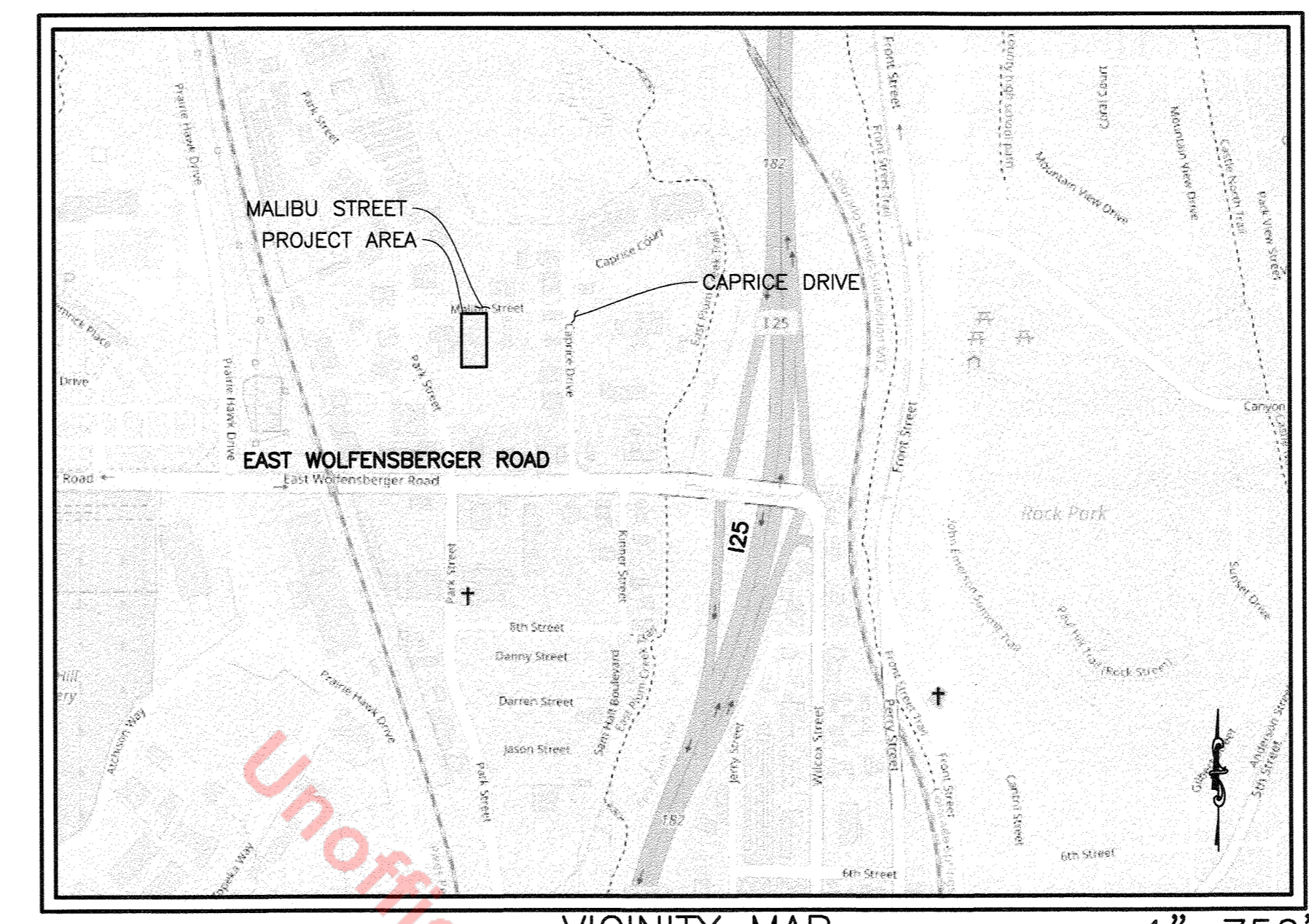


SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION LOT 1F:

LOT 1F, VILLAGE NORTH AMENDED, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP 1" = 750'

SHEET INDEX

- SD-1 TITLE SHEET
- SD-2 SITE PLAN
- SD-3 GRADING PLAN
- SD-4 UTILITY PLAN
- SD-5 LANDSCAPE COVER
- SD-6 LANDSCAPE PLAN
- SD-7 BUILDING ELEVATIONS
- SD-8 BUILDING ELEVATIONS
- SD-9 BUILDING ELEVATIONS
- SD-10 GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 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.
- THE PROJECT SITE IS ON THE FEMA FIRM 08035C0188G, DATED MARCH 16, 2016. THE SITE FALLS INTO THE ZONE X, AREA OF MINIMAL FLOOD HAZARD UNIFIED STATES FISH AND WILDLIFE SERVICE INDICATES THIS SITE IS NOT LOCATED WITHIN DESIGNATED WETLAND HABITAT.
- 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 SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS LOCATED WITHIN THE B, BUSINESS/COMMERCIAL ZONING DISTRICT WITHIN THE WOLFENSBERGER NORTH OVERLAY ZONING DISTRICT (WNZOD). WNZOD SUPERCEDES THE B ZONE REGULATIONS, UNLESS THE WNZOD DOES NOT HAVE A SPECIFIC REQUIREMENT.
- 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 NO (0-FOOT) UTILITY EASEMENTS ALONG EACH SIDE LOT LINE PER SDP15-0036. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

COVER NOTES

OWNER:	FRED LINNEMAN 5388 BEST ROAD LARKSPUR, CO 80118 720-382-3410	ARCHITECT:	STUDIO UNIKKE ARCHITECTURE 2303 W. VERMILIO AVE. COLORADO SPRINGS, CO. 80904 303-810-1146
ENGINEER:	CD CIVIL DESIGN LLC 2013 STONELEIGH TRAIL MONUMENT, CO 80132 719-271-1175	LANDSCAPE ARCH:	OUTDOOR DESIGN GROUP, INC. 5690 WEBSTER STREET, ARVADA, CO 80002 303-993-4811
SURVEYOR:	COMPASS SURVEYING & MAPPING, LLC 3249 WEST CAREFREE CIRCLE COLORADO SPRINGS, COLORADO 80917 (719) 354-4120		

- NAMES AND ADDRESSES:
- LEGAL DESCRIPTION LOT 1F, VILLAGE NORTH AMENDED, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.
- SITE ADDRESS: 282 MALIBU STREET, CASTLE ROCK, CO 80109
- DOUGLAS COUNTY ASSESSOR INFORMATION: ACCOUNT NO. R0256807, STATE PARCEL NO. 2505-023-13-004, RECEPTION NO(S): 2016037801, 2016017486
- NAME OF SUBDIVISION: VILLAGE NORTH
- ACCORDING TO FIRM 08035C0188G DATED 03/16/16, THE PROJECT SITE IS NOT WITHIN A FLOODPLAIN.
- THE EXISTING LAND IS DIRT/GRAVEL & OTHERWISE VACANT. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
- EXISTING ZONING: CITY-INCORPORATED AREAS
- BENCHMARK: DOUGLAS COUNTY BENCHMARK 30110019 ELEVATION 6215.91'
- BASIS OF BEARING: CONSIDERING THE WEST LINE OF LOT 1F TO HAVE AN ASSUMED BEARING OF N01D08'52"W AND MONUMENTED AS SHOWN HEREON.

Zoning	Zoning Comparison			
	Requirement	Provided		
Overlay District	General Industrial 1-2	Wolfensberger North Zoning Overlay District		
Project #	Various industrial and commercial uses per 17.28.030	SDP15-0036 (Original SDP) Business Commercial	SDP22-0003 (This amended SDP) Distillery (Alcoholic Beverage Sales and Warehouse)	
Permitted Uses	Various industrial and commercial uses per 17.28.030	4,000 Sq. Ft. (100%) Service Repair	3,000 Sq. Ft. (75%) Warehouse 1,000 (25%) Associated warehouse retail or office	1,800 Sq. Ft. (45%) Retail 1,400 Sq. Ft. (35%) Warehouse 800 Sq. Ft. (20%) Office
Minimum Lot Size Sq. Ft.	N/A	29,516	29,516	
Buildings	N/A	Building A 4,000	Building B 4,000	Building A 4,000
Building Sq. Ft.				
Maximum Lot Coverage	100%	27% (8,000/29,516)	27% (8,000/29,516)	
Minimum front yard setback	15-feet	50-feet	170-feet	50
Minimum rear yard setback	10-feet	130-feet	10-feet	130
Minimum side yard setback	0-feet	2-feet	2-feet	2
Maximum height		21' 8"	21' 8"	21' 8"
Minimum Parking Spaces	For Retail service/repair 5 spaces per 1,000 Sq. Ft.; For Warehouse 1 space per 1,000 Sq. Ft. plus 3 spaces per 1,000 Sq. Ft. of associated retail or office use plus 1 space per company vehicle	Provided = 25 Required = 28 - 6" = 22	3,000/1,000 = 3 x 1 = 3 1,000/1,000 = 1 x 3 = 3	Provided = 27 Required = 19 - 6" = 13 1,400/1,000 = 1 x 2 = 2 2,600/1,000 = 2 x 3 = 6
Min. ADA Parking spaces	Per Muni. Code 1 ADA space for 1 to 25 total spaces; 2 ADA space required for 26 to 50 total lot spaces	Provided = 2 Required = 1	2 company vehicles = 2 2 company vehicles = 2	Provided = 2 Required = 1
Min. Bicycle Parking	5% of total parking spaces	Total lot spaces = 25 Provided = 1 Required = 1	Total lot spaces = 27 Provided = 1 Required = 1	Total lot spaces = 27 Provided = 1 Required = 1

LAND USAGE	SITE UTILIZATION AREA (SF)	AREA (AC)	% OF TOTAL
PROPOSED BUILDING FOOTPRINTS	8,000	0.184	27%
PARKING	14,155	0.325	48%
OTHER HARDSCAPE	4,346	0.100	15%
OPENLANDSCAPE	3,015	0.069	10%
TOTAL	29,516	0.678	100%

TECHNICAL CRITERIA VARIATIONS

- TCV22-0094 VARIANCE IS TO ALLOW PLANTING AND IRRIGATION IN AREAS LESS THAN 4 FEET, APPROVED 10/31/22.
- TCV22-0093 VARIANCE IS TO ALLOW AN EXISTING UPSIZED 6-INCH FIRE SERVICE LINE TO SERVE TWO METAL BUILDINGS LOCATED ON THIS SITE, APPROVED 10/11/22.

OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
Fred Linneman, Trustee
ASPEN TRUST, A COLORADO TRUST
SIGNED THIS 1st DAY OF DECEMBER, 2022
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF December, 2022 BY Fred E. Linneman
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: September 29, 2025

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 3:56 PM ON THE 28th DAY OF December, 2022 AT RECEPTION NO. 2022078927
DOUGLAS COUNTY CLERK AND RECORDER
BY: Sunday P. Balaban
DEPUTY

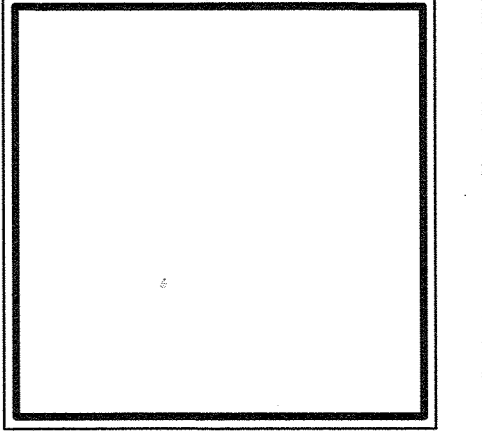
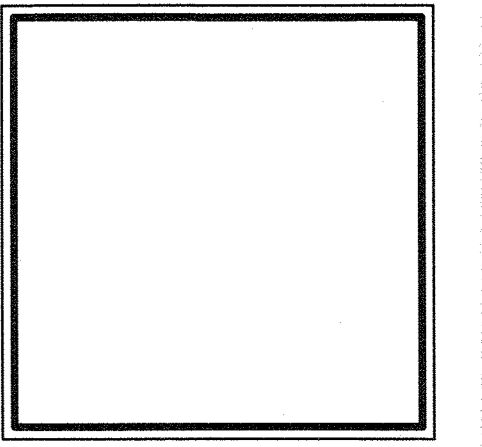
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF
THE TOWN OF CASTLE ROCK, COLORADO ON THE 28 DAY OF December, 2022
James A. Vainich
DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION
I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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.
Brenda Becker
AUTHORIZED REPRESENTATIVE
Land Title Guarantees Company
TITLE COMPANY
SIGNED THIS 7th DAY OF December, 2022
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF December, 2022 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Co.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/20/26

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 ON JANUARY 15, 2022 AT RECEPTION NO. 2022006145, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
ROCKY MOUNTAIN BANK AND TRUST
SIGNED THIS _____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE
I, Don B. Hulsey, 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 ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
Don B. Hulsey
12/1/22
REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT
I, Chris L. Day PE, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Chris L. Day
11/02/22
REGISTERED PROFESSIONAL ENGINEER DATE



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1F VILLAGE NORTH
CASTLE ROCK, CO
TITLE SHEET

REVISIONS:
SITE DEVELOPMENT REVIEW SET
11/2/2022 8:20 PM

SCALE:
NOTED
DATE:
OCTOBER 2021
PROJECT NO.:
21005

SHEET NO.:
SD-1

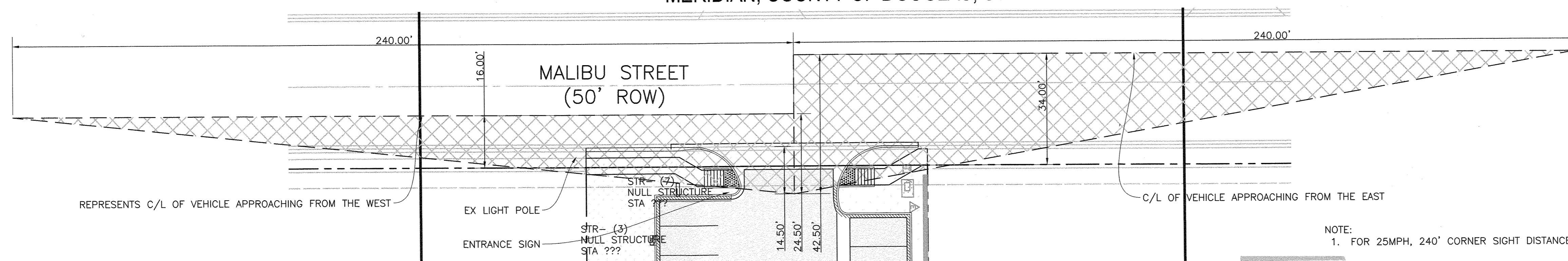
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



ABBREVIATIONS

TERM	EXISTING	PROPOSED
ADJUST	ADJ	ADJ
AGGREGATE BASE COURSE	ABC	ABC
APPROXIMATE	APPROX	APPROX
BY OTHERS	BO	BO
CONCRETE	CONC	CONC
CORRUGATED STEEL PIPE	CSP	CSP
EACH	EA	EA
EDGE OF ASPHALT	EVA	EOA
EXISTING	EX	EX
FLOW LINE	FL	FL
GUARDRAIL	GR	GR
HORIZONTAL CONTROL LINE	HCL	HCL
HOT BITUMINOUS PAVEMENT	HBP	HBP
LINEAR FOOT	LF	LF
MANHOLE	MH	MH
POINT OF INTERSECTION	PI	PI
PROPOSED	PROP	PROP
REINFORCED CONCRETE PIPE	RCP	RCP
RELOCATE	RELOC	RELOC
REMOVE	REM	REM
REQUIRED	REQD	REQD
RIGHT OF WAY	ROW	ROW
SQUARE YARD	SY	SY
STANDARD	STD	STD
TO BE DETERMINED	TBD	TBD
TYPICAL	TYP	TYP



INTERSECTION SIGHT DISTANCE DETAIL

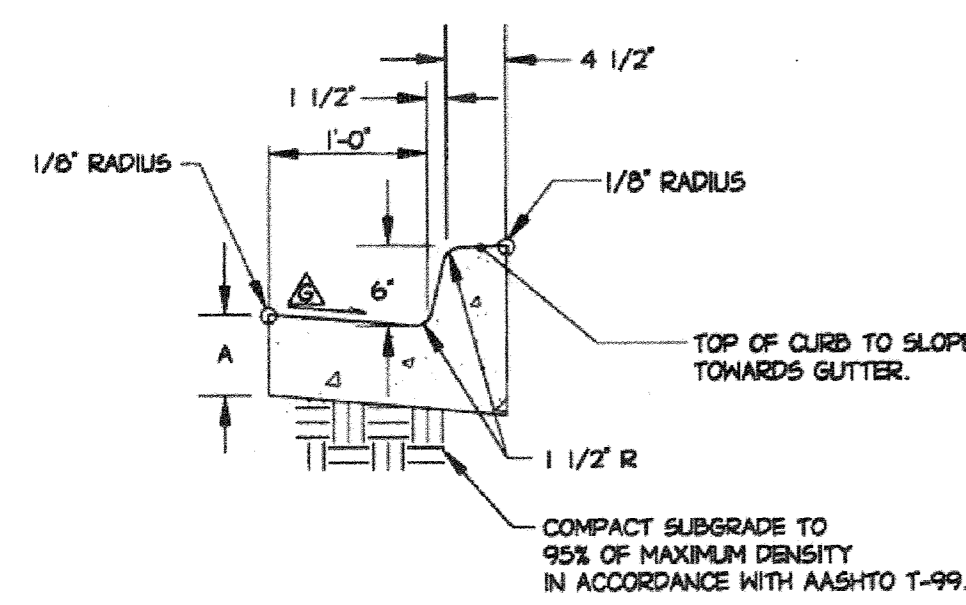
NOTE:
 1. FOR 25MPH, 240' CORNER SIGHT DISTANCE IS REQUIRED.

LINETYPE LEGEND

	EXISTING	PROPOSED
CENTER	---	---
CONTOUR	---	---
DITCH	---	---
FENCE	X---X	X---X
FIBER OPTIC	FP---FP	FO---FO
GAS	G---G	G---G
LIMIT OF GRADING	---	---
ELECTRIC	E---E	E---E
OVERHEAD ELECTRIC	OHE---OHE	OHE---OHE
UNDERGROUND ELECTRIC	UGE---UGE	UGE---UGE
RIGHT OF WAY	---	---
SANITARY SEWER	S---S	S---S
STORM SEWER	---	---
TELEPHONE	T---T	T---T
WATER	W---W	W---W

SYMBOL LEGEND

ASPHALT PAVEMENT	[Symbol]
GRASSED AREAS	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CONCRETE PAVER	[Symbol]

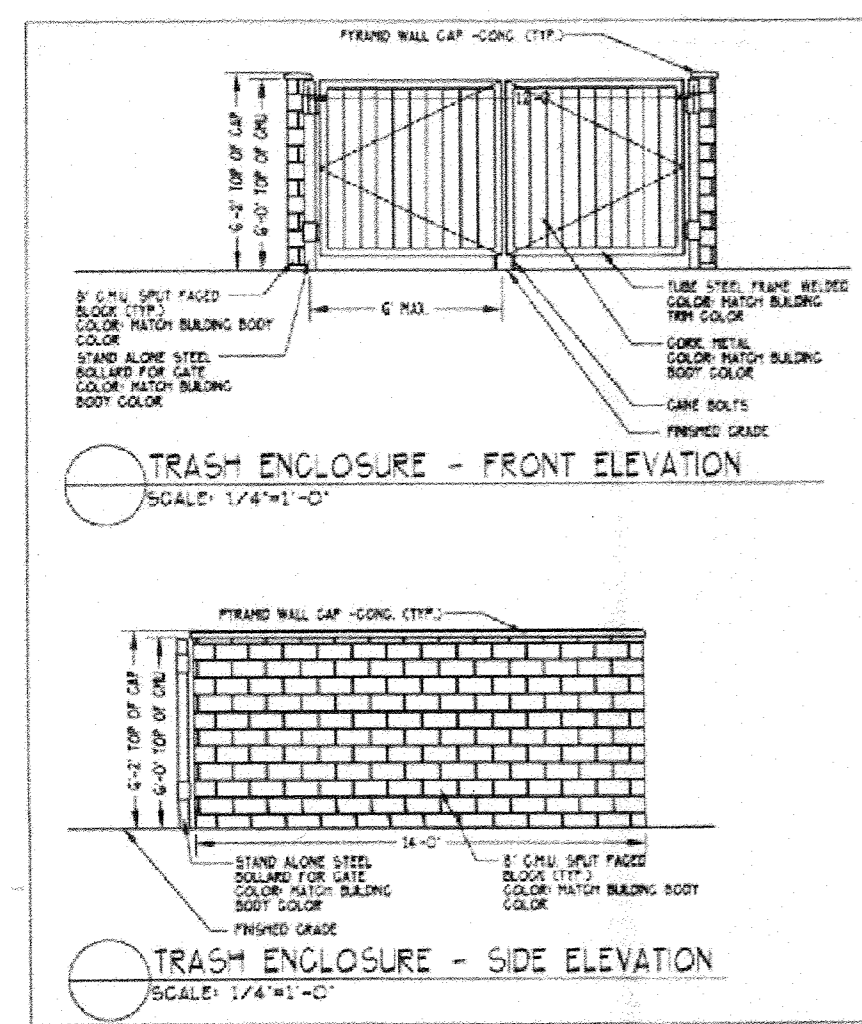


CURB & GUTTER TYPE VC1

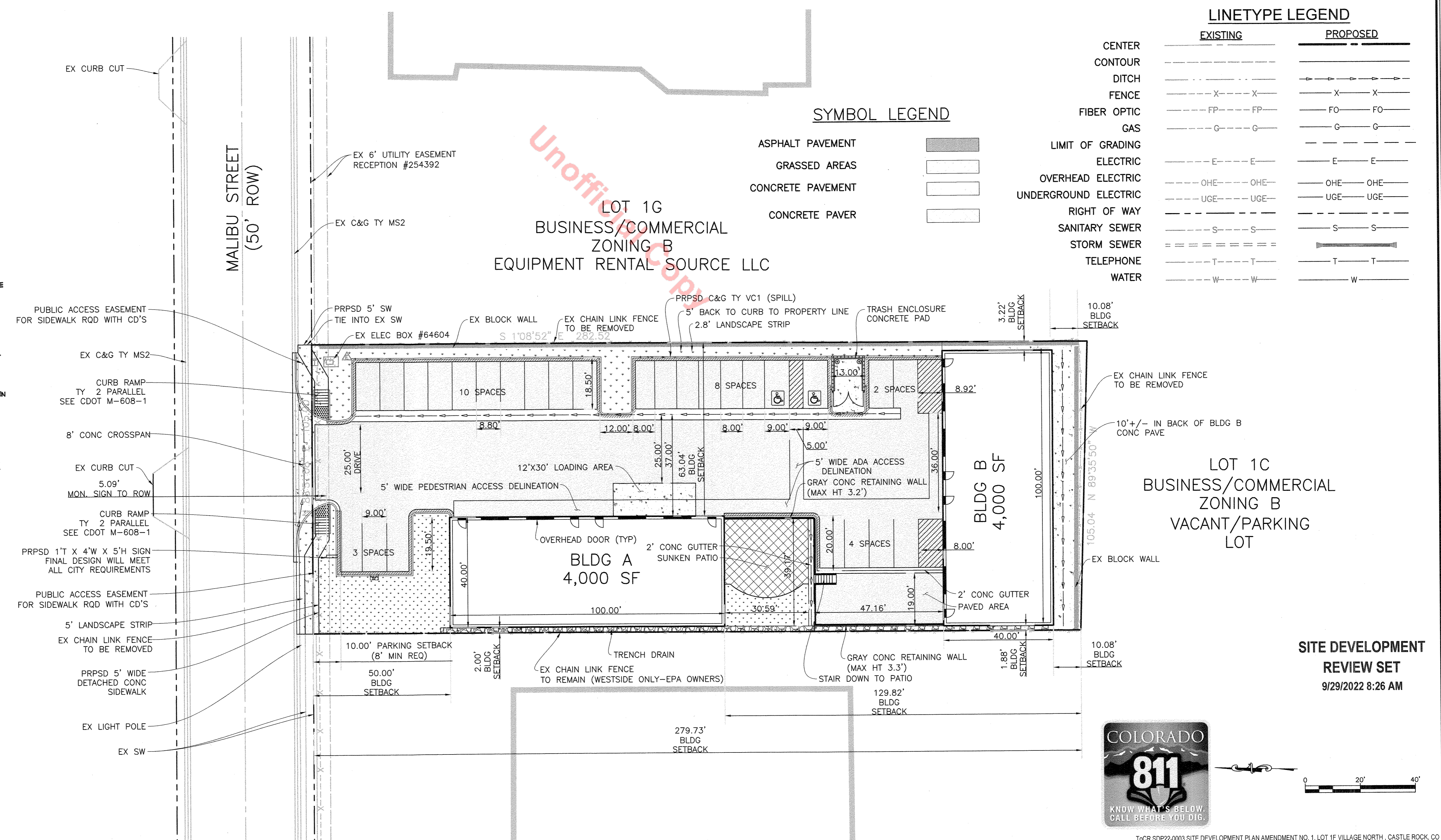
GUTTER CROSS SLOPES SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB.

DETAIL-C&G TY VC1 USED ON SITE

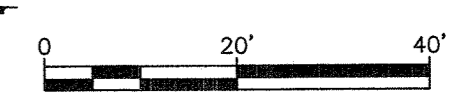
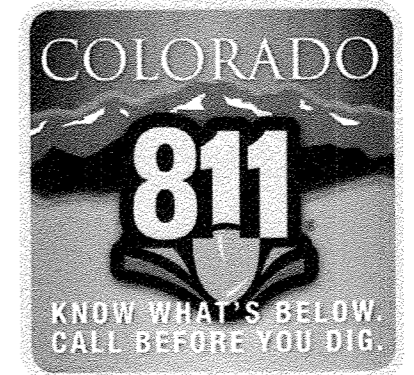
(ALL C&G ON THIS SITE IS SPILL UNLESS NOTED OTHERWISE AND IS DESIGNATED HATCHED ON PLAN)



TRASH ENCLOSURE ELEVATIONS



SITE DEVELOPMENT REVIEW SET
 9/29/2022 8:26 AM



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 1F VILLAGE NORTH
 CASTLE ROCK, CO
 SITE PLAN

REVISIONS:

SCALE:
 NOTED
 DATE:
 OCTOBER 2021
 PROJECT NO.:

21005
 SHEET NO.:

SD-2

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

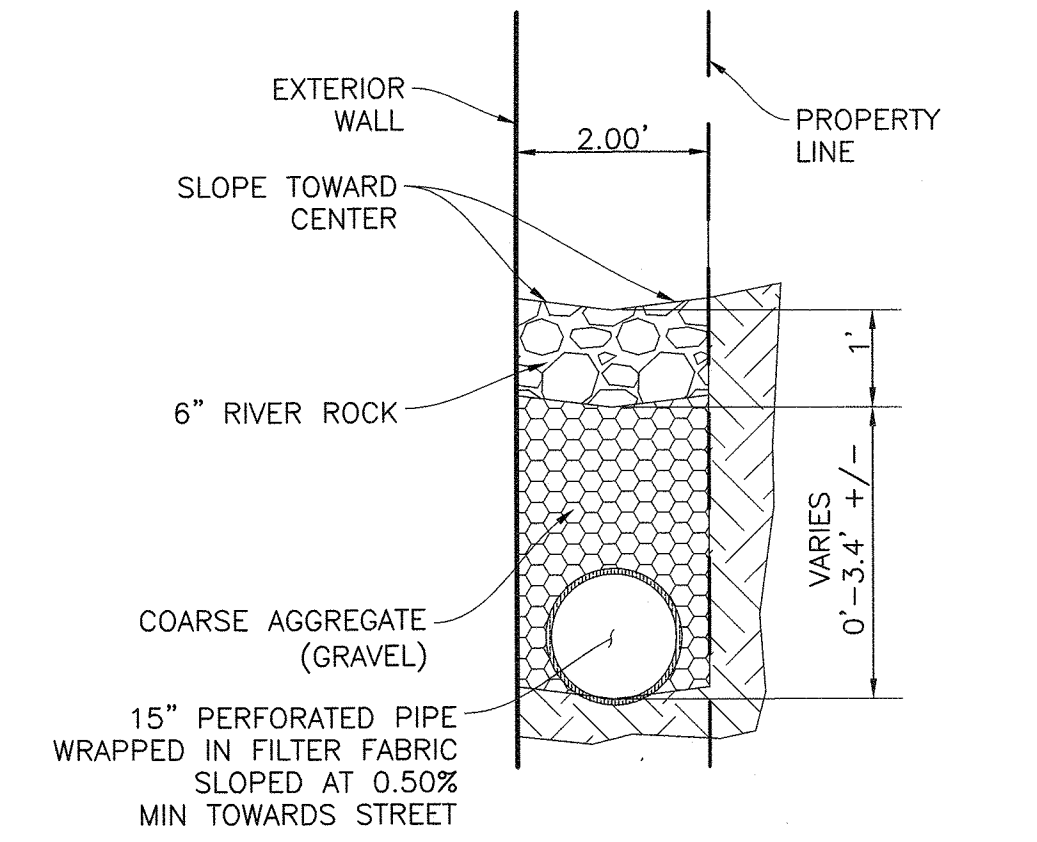
PRE-EXCAVATION CHECKLIST

- GAS AND OTHER UTILITY LINES SHOWN ON CONSTRUCTION PLANS
- UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - TO BE CALLED AT LEAST TWO (2) BUSINESS DAYS AHEAD -
- UTILITIES LOCATED & MARKED
- EMPLOYEES BRIEFED ON MARKING AND COLOR CODES*
- EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES
- WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

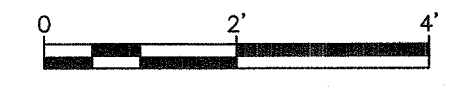
***STANDARD UTILITY MARKING COLOR CODE**

NATURAL GAS	- YELLOW	IF YOU DAMAGE A GAS LINE, SMELL GAS OR HAVE A GAS EMERGENCY, CALL THE GAS DEPARTMENT.
ELECTRIC	- RED	
WATER	- BLUE	
WASTEWATER	- GREEN	

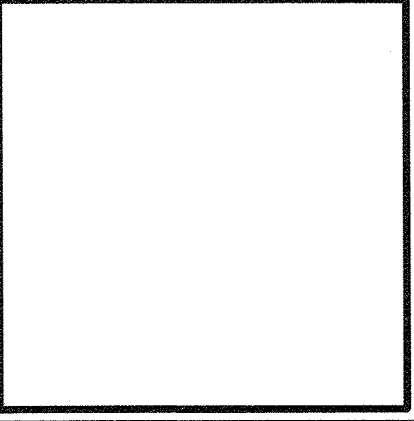
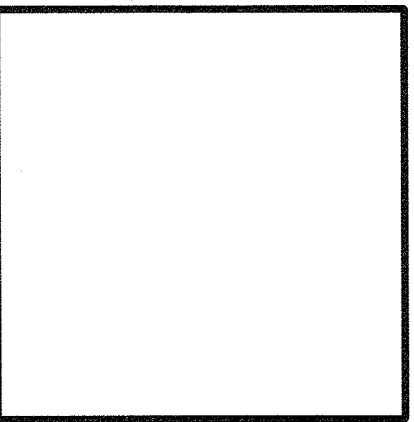
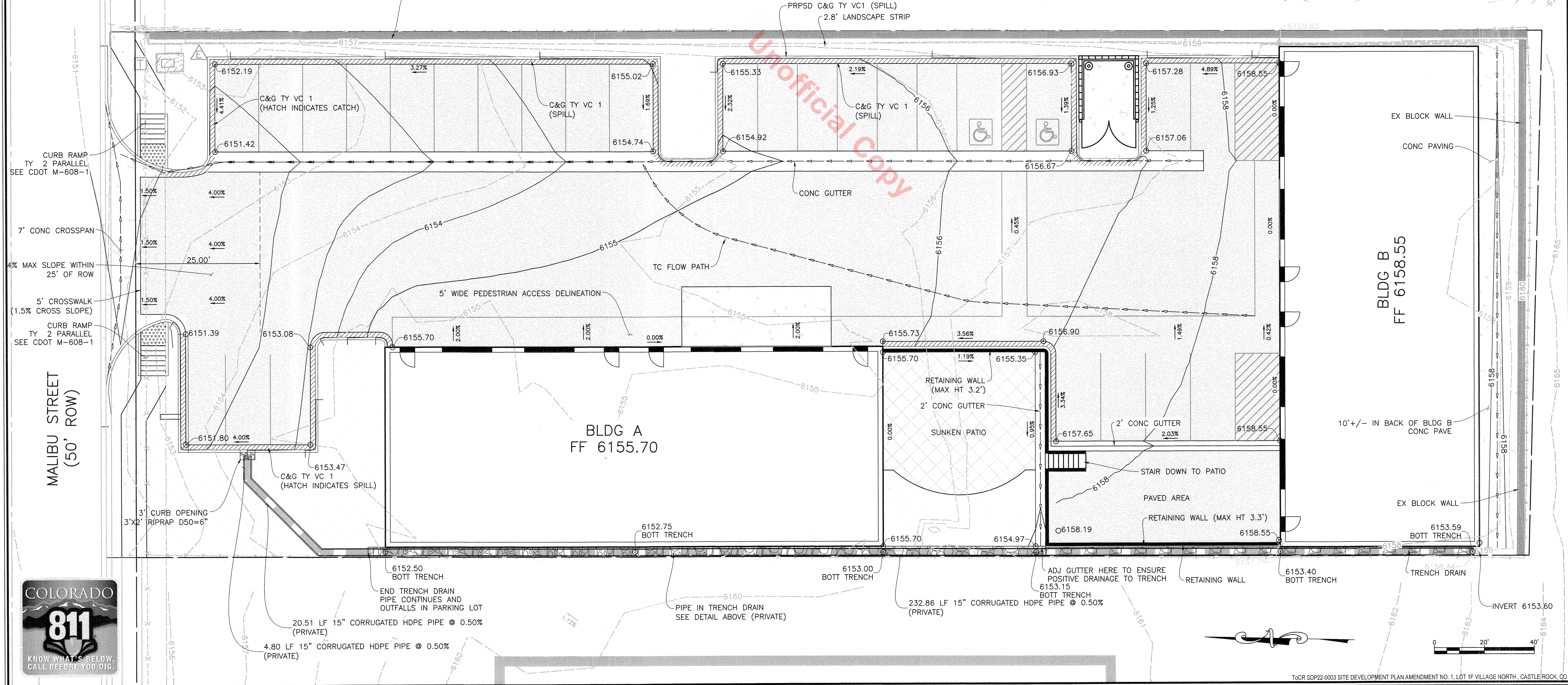
CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG, FOR LOCATIONS MONDAY-FRIDAY FROM 7 A.M.-5 P.M.
CALL 1-800-922-1987. FOR EMERGENCY LOCATIONS DURING NON-BUSINESS HOURS CALL 520-0022. (NO CHARGE FOR THIS SERVICE)



DETAIL-TRENCH DRAIN
ADJACENT TO BLDG A (PRIVATE)



- GRADING NOTES:**
- THIS SITE WAS PREVIOUSLY UTILIZED AS A LANDFILL. PRIOR TO ANY DEVELOPMENT ACTIVITY ON THE SITE, THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT SHOULD BE CONTACTED.
 - CURRENT SOIL SURFACE HAS BEEN BUILT UP IN ELEVATION, DUE TO CONTENTS OF DEBRIS AND POSSIBLE CONTAMINANTS BELOW THE SURFACE. THEREFORE MINIMAL CHANGES IN GRADE SHOULD BE MADE. ANY LARGE CUTS TO ELEVATION SHALL NOT BE ALLOWED. IF SOIL IS REMOVED FROM PROPERTY, CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR GUIDANCE ON PROPER DISPOSAL.
 - THE PROJECT SITE IS ON THE FEMA FIRM 08035C0188G, DATED MARCH 16, 2016. THE SITE FALLS INTO THE ZONE X, AREA OF MINIMAL FLOOD HAZARD.
 - THERE ARE NO DRAINAGE EASEMENTS ON THIS SITE.
 - THERE ARE NO MAJOR OUTCROPS ON THIS SITE.
 - MINIMUM DRAINAGE REQUIREMENTS: MIN. 10% MAX. 33% AWAY FROM FOUNDATION WALL & WINDOW WELLS FOR THE FIRST 10'-0".
 - ALL OTHER PERVIOUS AREAS MINIMUM SLOPE OF 2% AND 2.5% RECOMMENDED FOR GRASSY AREAS.
 - DRIVEWAY SLOPE REQUIREMENTS: MIN. 1% MAX. 8%.
 - MAN MADE SLOPES STEEPER THAN 3H:1V REQUIRE STABILIZATION, UTILIZING RETAINING WALLS, OR EXCELSIOR BATT OR EQUAL. ANY WALL OR MONUMENT OVER 4 FEET IN HEIGHT REQUIRES A PERMIT FROM THE BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER 4 FEET IN HEIGHT WILL BE SUBMITTED TO THE BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
 - DOWN SPOUTS & SUMP PUMPS SHALL DISCHARGE A MINIMUM OF 5'-0" AWAY FROM FOUNDATION WALL AND FOUNDATION BACK FILL ZONE.
 - ESTIMATED RELATIVE FINISHED FLOOR ELEVATION 6155.70'.
 - GRADES SHOWN ON CURB AND GUTTER ARE APPLIED TO THE FLOW LINE UNLESS NOTED OTHERWISE.

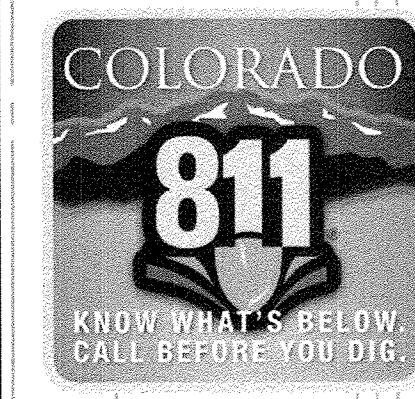


SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1F VILLAGE NORTH
CASTLE ROCK, CO
GRADING PLAN

REVISIONS:
SITE DEVELOPMENT REVIEW SET
9/29/2022 8:27 AM

SCALE:
NOTED
DATE:
OCTOBER 2021
PROJECT NO.:
21005

SHEET NO.:
SD-3
3 OF 10



SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LINETYPE LEGEND

	EXISTING	PROPOSED
CENTER	---	---
CONTOUR	---	---
DITCH	---	---
FENCE	-X-X-	-X-X-
FIBER OPTIC	-FP-FP-	-FO-FO-
GAS	-G-G-	-G-G-
LIMIT OF GRADING	---	---
ELECTRIC	-E-E-	-E-E-
OVERHEAD ELECTRIC	-OHE-OHE-	-OHE-OHE-
UNDERGROUND ELECTRIC	-UGE-UGE-	-UGE-UGE-
RIGHT OF WAY	---	---
SANITARY SEWER	-S-S-	-S-S-
STORM SEWER	---	---
TELEPHONE	-T-T-	-T-T-
WATER	-W-W-	-W-W-

SHEET NOTES:

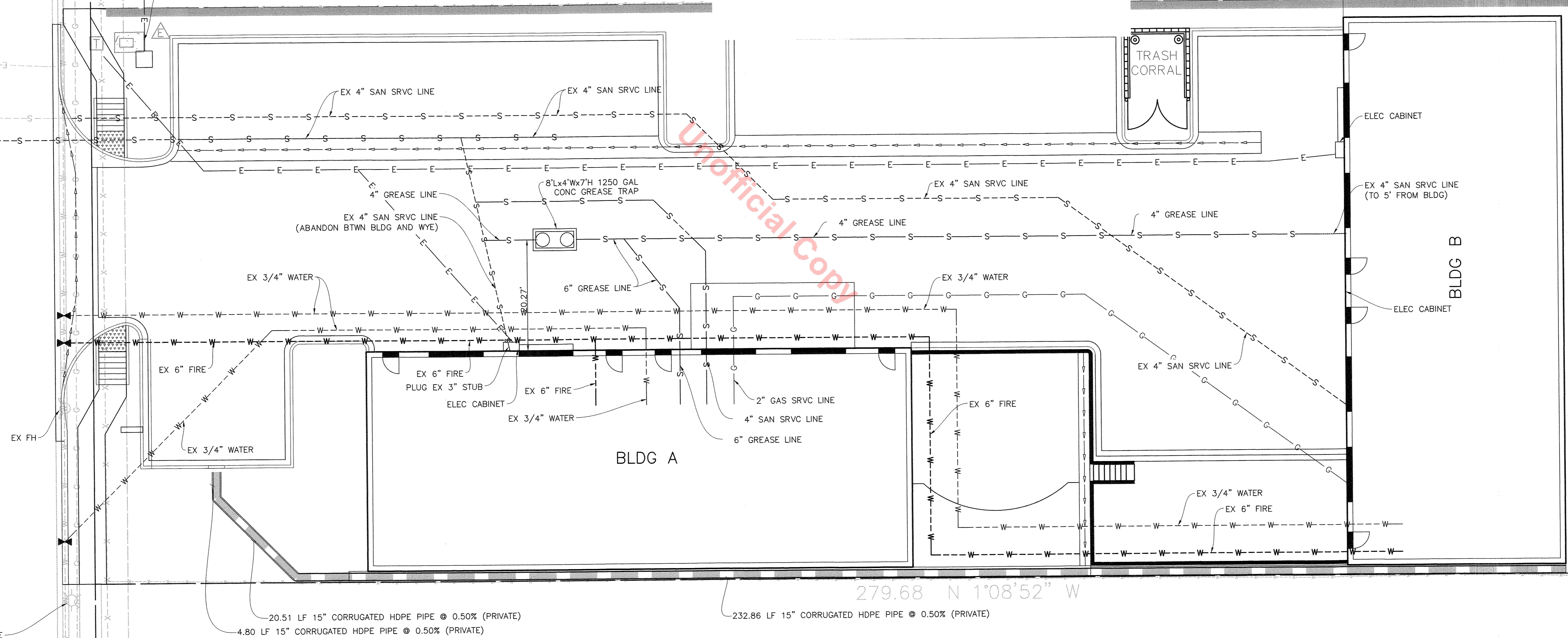
- DESIGN SHOWN BASED ON PLANS AND REPORTS PREPARED BY MM&D ENGINEERING & SURVEYING, INC. AND BY COMPASS SURVEYING & MAPPING, INC.
- ELECTRICAL CABINETS ARE TO BE PAINTED THE SAME COLOR AS THE BUILDING.

STANDARD TOCR 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 YELLOW WATER PRESSURE ZONE.

EX 6" UTILITY EASEMENT RECEPTION #254392

EX ELEC BOX #64604 (PROVIDE LDSCP CLEARANCE PER ELEC)



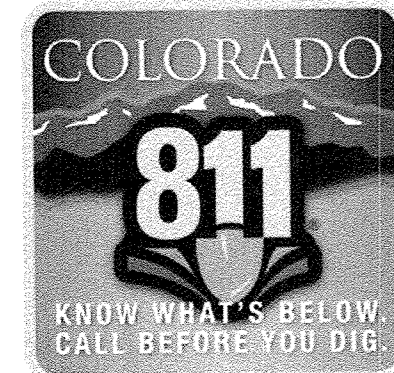
MALIBU STREET (50' ROW)

EX 15" VCP SAN

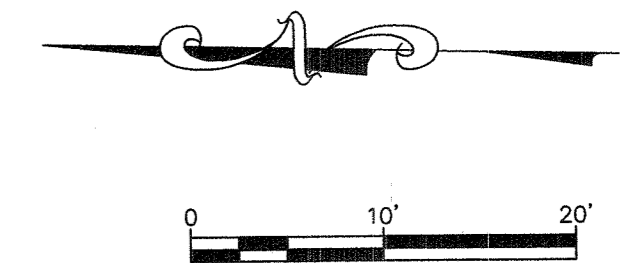
EX SAN MH TOP EL 6151.6 INV 6141.7

EX LIGHT POLE

EX 12" DIP WATER LINE



SITE DEVELOPMENT REVIEW SET
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1F VILLAGE NORTH
CASTLE ROCK, CO
UTILITY PLAN

REVISIONS:

SCALE:

NOTED

DATE:

OCTOBER 2021

PROJECT NO.:

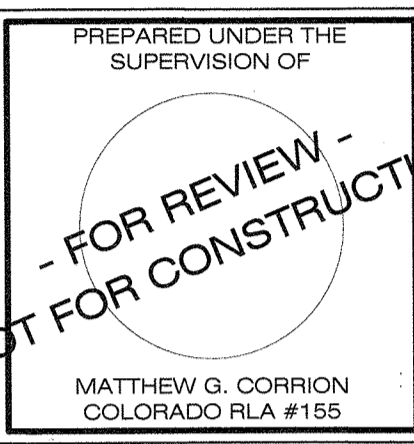
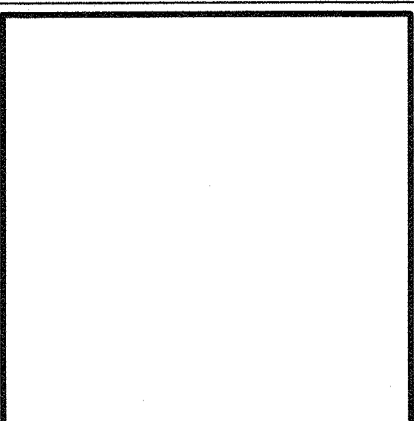
21005

SHEET NO.:

SD-4

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



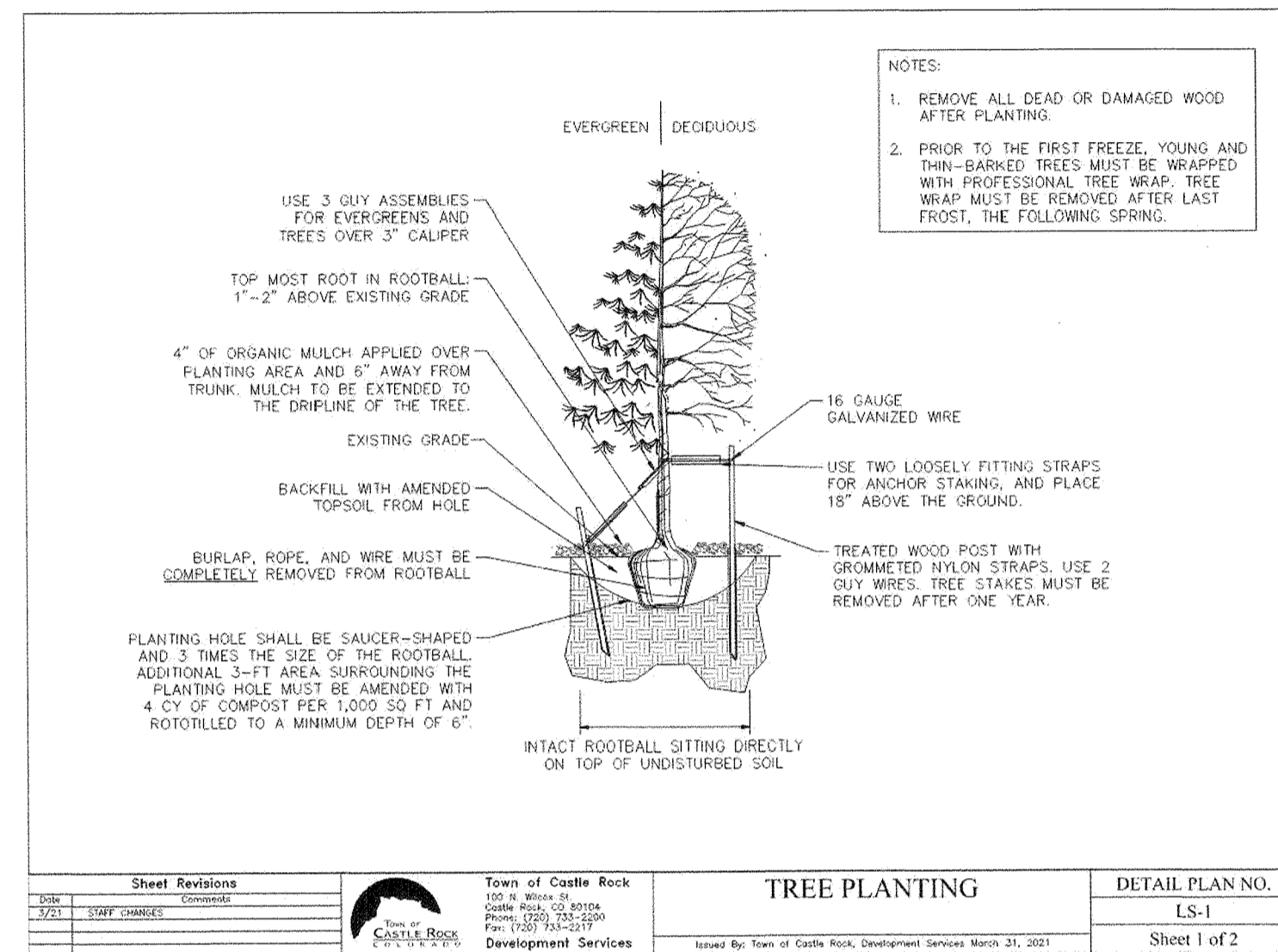
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 1F VILLAGE NORTH
 CASTLE ROCK, CO

REVISIONS:

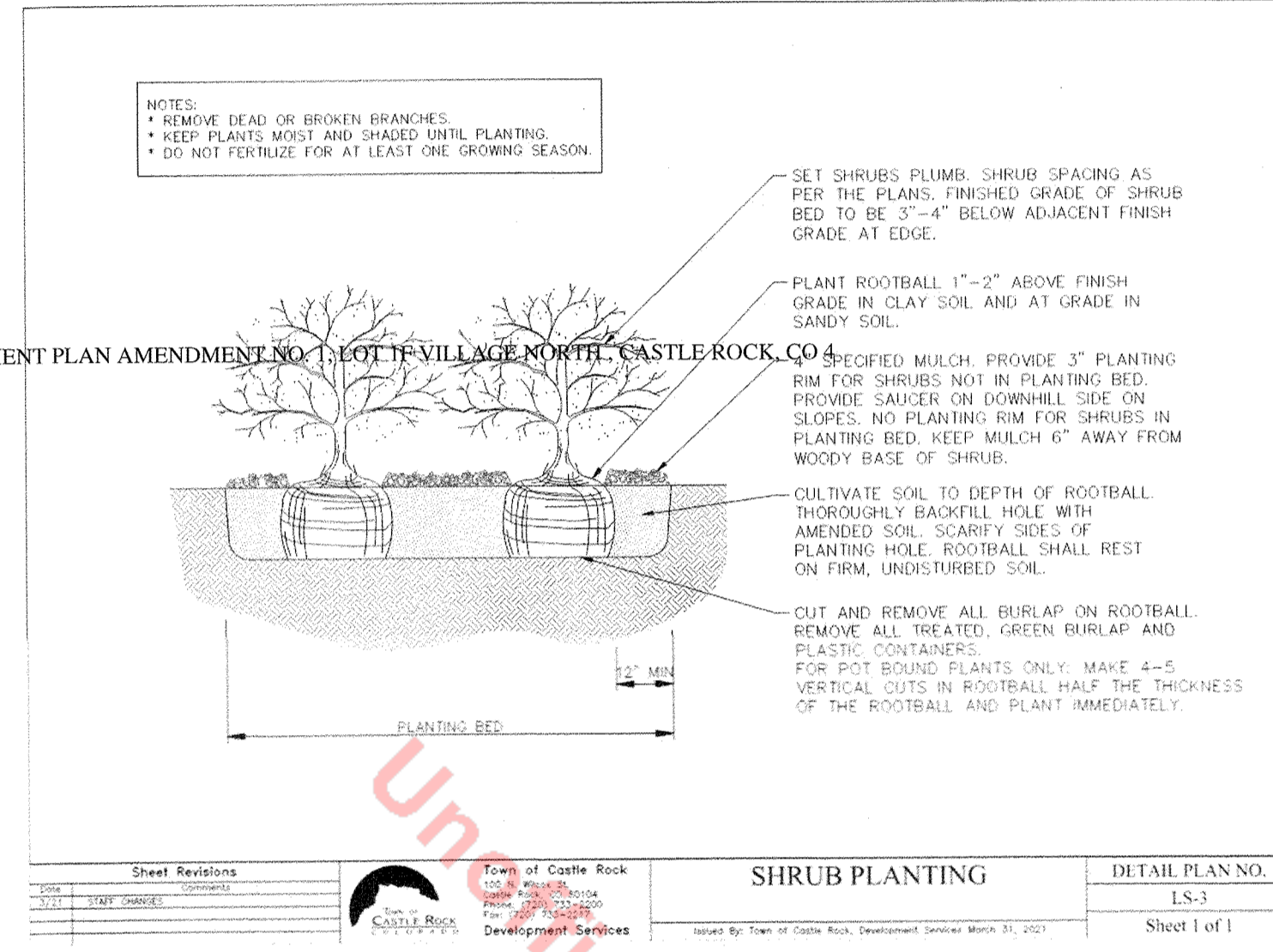
SCALE:
 NOTED
 DATE:
 OCTOBER 2021
 PROJECT NO.:
 21005

SHEET NO.:
SD-5
 Landscape Cover
 5 OF 10

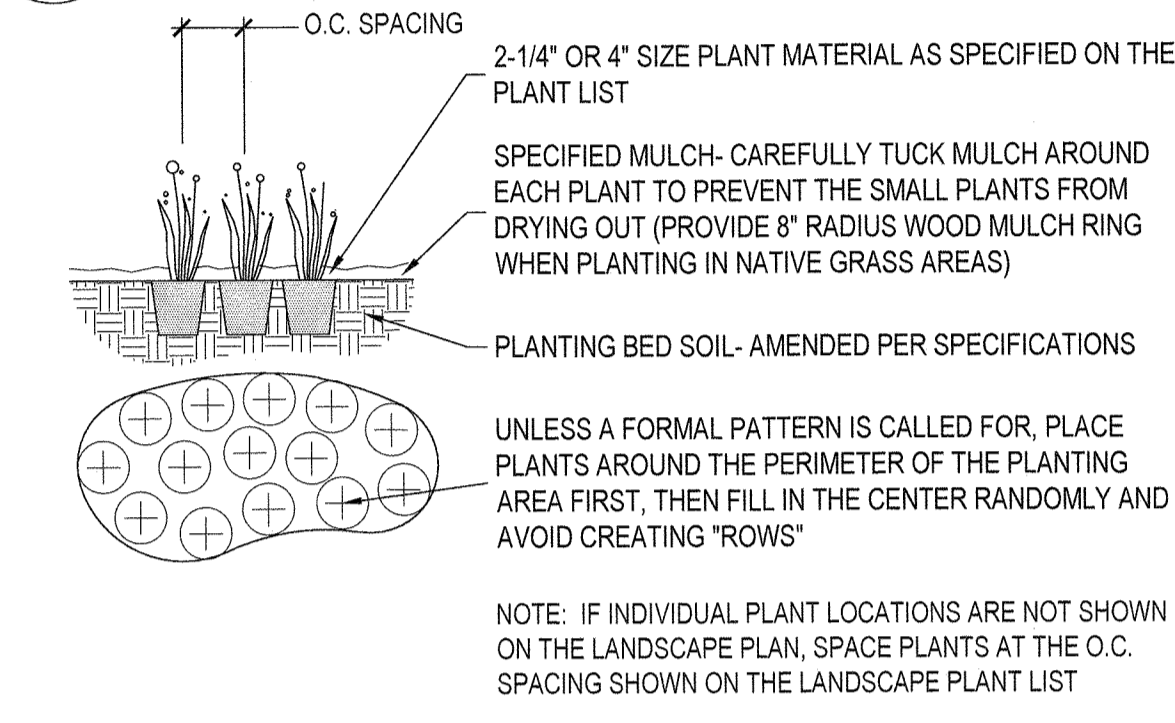
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS N.T.S.



B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON N.T.S.



C PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER N.T.S.



GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- BED AREAS SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.
- IRRIGATION IS NOT ALLOWED IN AREAS LESS THAN FOUR FEET IN WIDTH.
- STRUCTURAL SOIL IS REQUIRED IN AREAS LESS THAN 8' IN WIDTH IN WHICH TREES WILL BE PLANTED.

LANDSCAPE SUMMARY TABLE

GROSS SITE AREA	29,516 SQ.FT.
LANDSCAPE AREA	3,015 SQ.FT. (10%)
TURF	0 SQ.FT. (0%)
NATIVE TURF	0 SQ.FT. (0%)
LANDSCAPE BEDS	3,015 SQ.FT. (10%)

COMMERCIAL LANDSCAPE SITE INVENTORY

Gross Site Area sq.ft	Required Landscape Area in Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Irrigated Low Grow Seed (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	Additional Landscape Required	Additional Landscape Provided	Soil Prep Amounts (in cu.yds per 1000 sq.ft.)	Separate Irrigation Service Connections
29,516	2,952 (3,015 Provided)	0	0	0	15	15	3 Shrubs or 6 Perennials or 1 Tree / Tree Required	39 Shrubs (13 x 3 = 39) 12 Perennials (2 x 6 = 12)	5	Yes No <u>X</u>
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	Min. Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
7,560	756 (1,922 Provided)	28	0	0	3	8	2	2	8	10

STREETSCAPE CHART

Street	R.O.W. Length in L.F.	Landscape Requirement	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
Malibu St.	61 L.F.	1 Tree and 4 Shrubs per 40 L.F. of R.O.W.	2	2	8	11

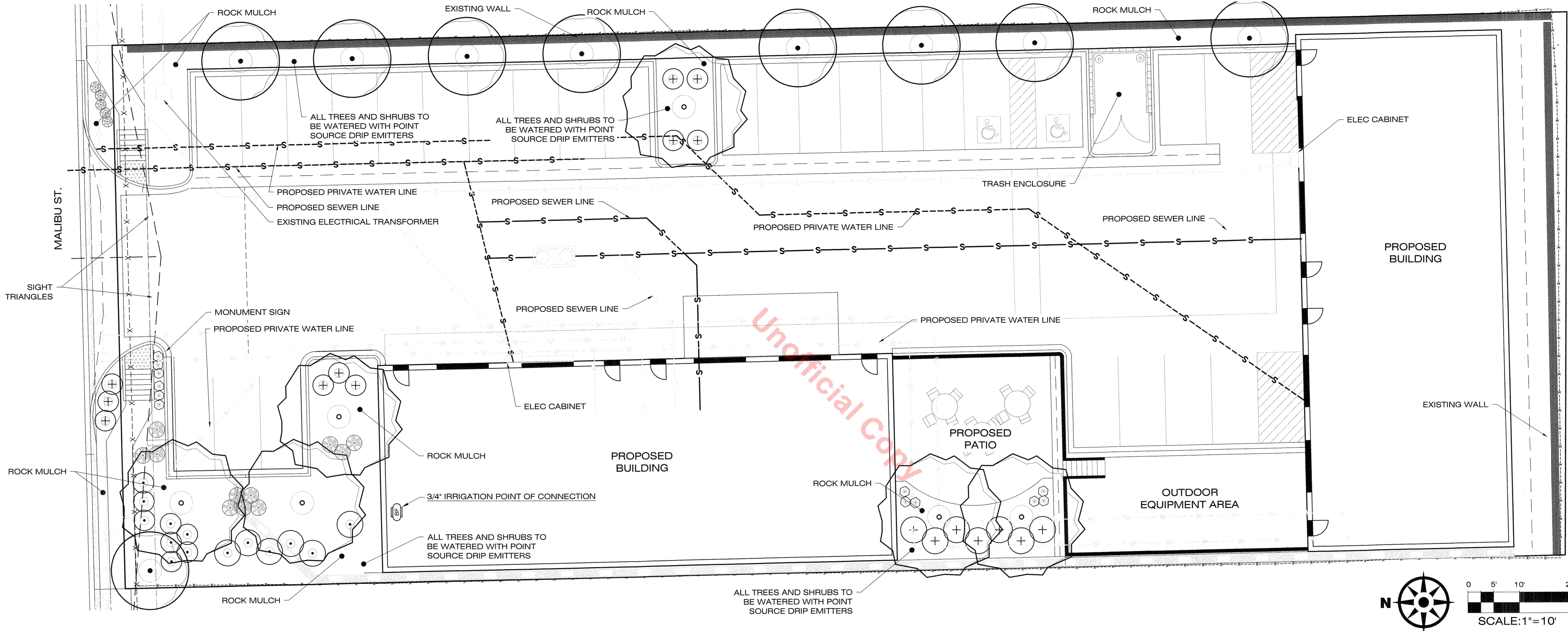
CLWUR CHART FOR THE TOWN OF CASTLE ROCK

Irrig. Zone	Plant Name	App. Rate (inches/month)	Zone (VL, L, Mod, HW)	% of total Area	IA (Irrigated area in sq. ft. for each zone)	LWUR (Landscape Water Use Rating)	TA (Total area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
Drip	All plants are Low	2	Low	100	3,015	2	3,015	2

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN



LANDSCAPE LEGEND

(SEE SHEET SD-5 FOR HYDROZONE DESIGNATION)

PLANT TYPE	SITE QTY	ROW QTY	PLANT TYPE	SITE QTY	ROW QTY
 DECIDUOUS SHADE TREES TREE SIZE AT PLANTING TREE SIZE AT 5-7 YEARS	6	0	 EVERGREEN SHRUBS SHRUB SIZE AT PLANTING SHRUB SIZE AT 5-7 YEARS	14	3
 ORNAMENTAL TREES (FASTIGIATE FORM)	9	0	 ORNAMENTAL GRASSES	8	5
 DECIDUOUS SHRUBS	11	6	 LARGE PERENNIALS	12	0

TOWN OF CASTLE ROCK LANDSCAPE NOTES

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO 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.
- 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 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.



PREPARED UNDER THE SUPERVISION OF
FOR REVIEW - NOT FOR CONSTRUCTION
 MATTHEW G. CORRIGN
 COLORADO RLA #185

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 1F VILLAGE NORTH
 CASTLE ROCK, CO

REVISIONS:

SCALE:
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 DATE:
 OCTOBER 2021
 PROJECT NO.:
 21005

SHEET NO.:
SD-6
 Landscape Plan
 6 OF: 10

SITE DEVELOPMENT PLAN-AMENDMENT NO. 1

Building Elevations & Materials

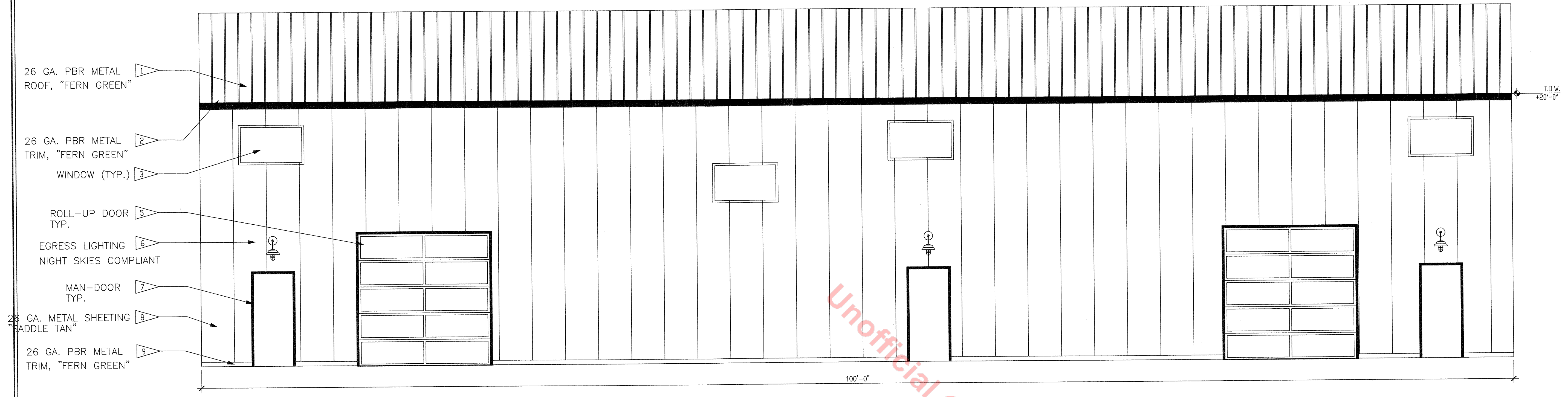
TRANSPARENCY REQUIREMENT TABLE

TRANSPARENCY REQUIREMENT	BUILDING LENGTH	REQUIRED % OF BUILDING LENGTH	REQUIRED BUILDING LENGTH-FT.	REQUIRED MINIMUM HEIGHT-FT.	PROVIDED LINEAR FT.	PROVIDED HEIGHT FT.
MAIN FRONT	100'	25'	25'	5'	52'	7 TO 10
ALTERNATIVE FRONT	100'	25'	25'	5'	26'	7 TO 10
SIDE FACING PUBLIC ROADWAY	40'	20'	8'	5'	20'	5

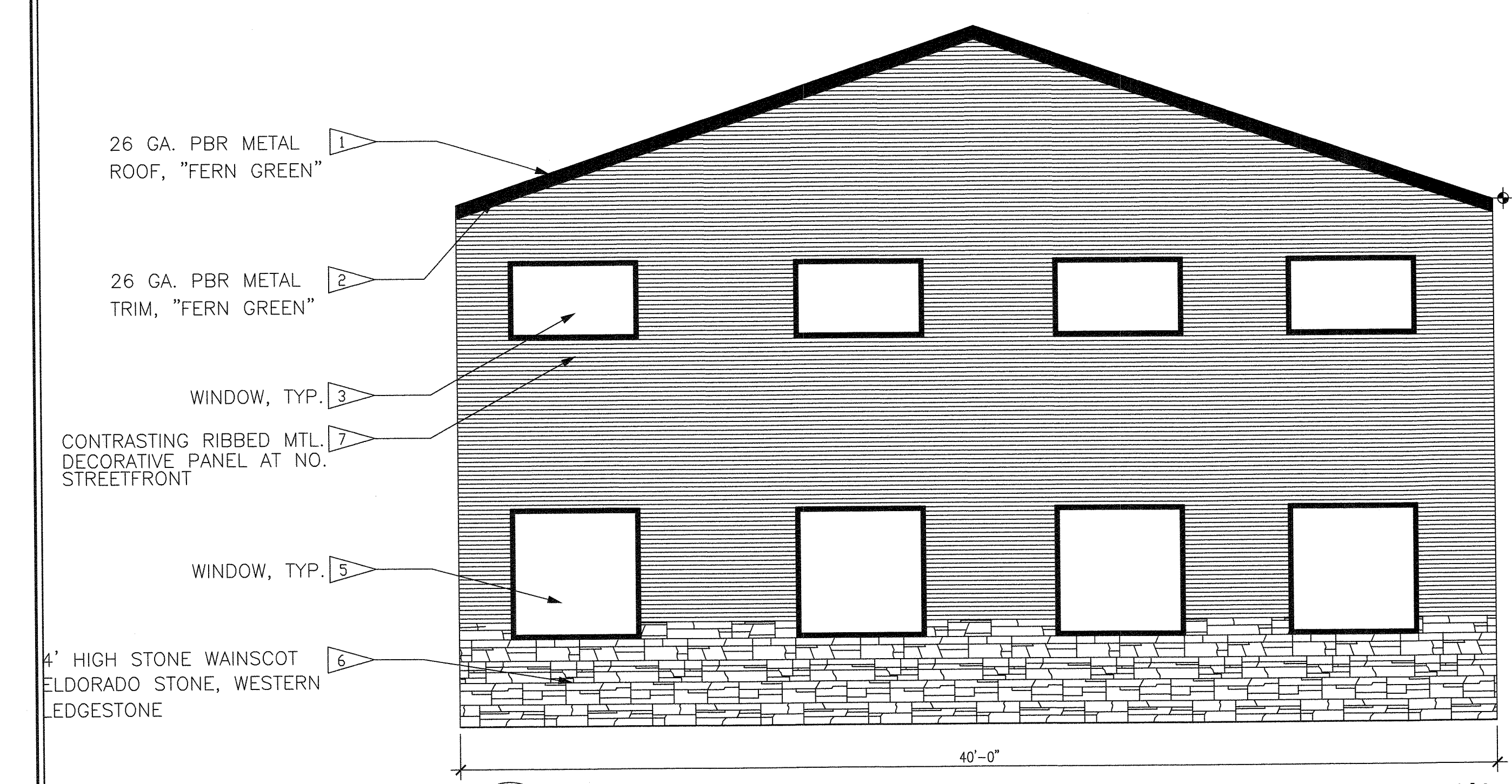
LOT 1F VILLAGE NORTH AMENDED, SITE DEVELOPMENT PLAN
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION LOT 1F:

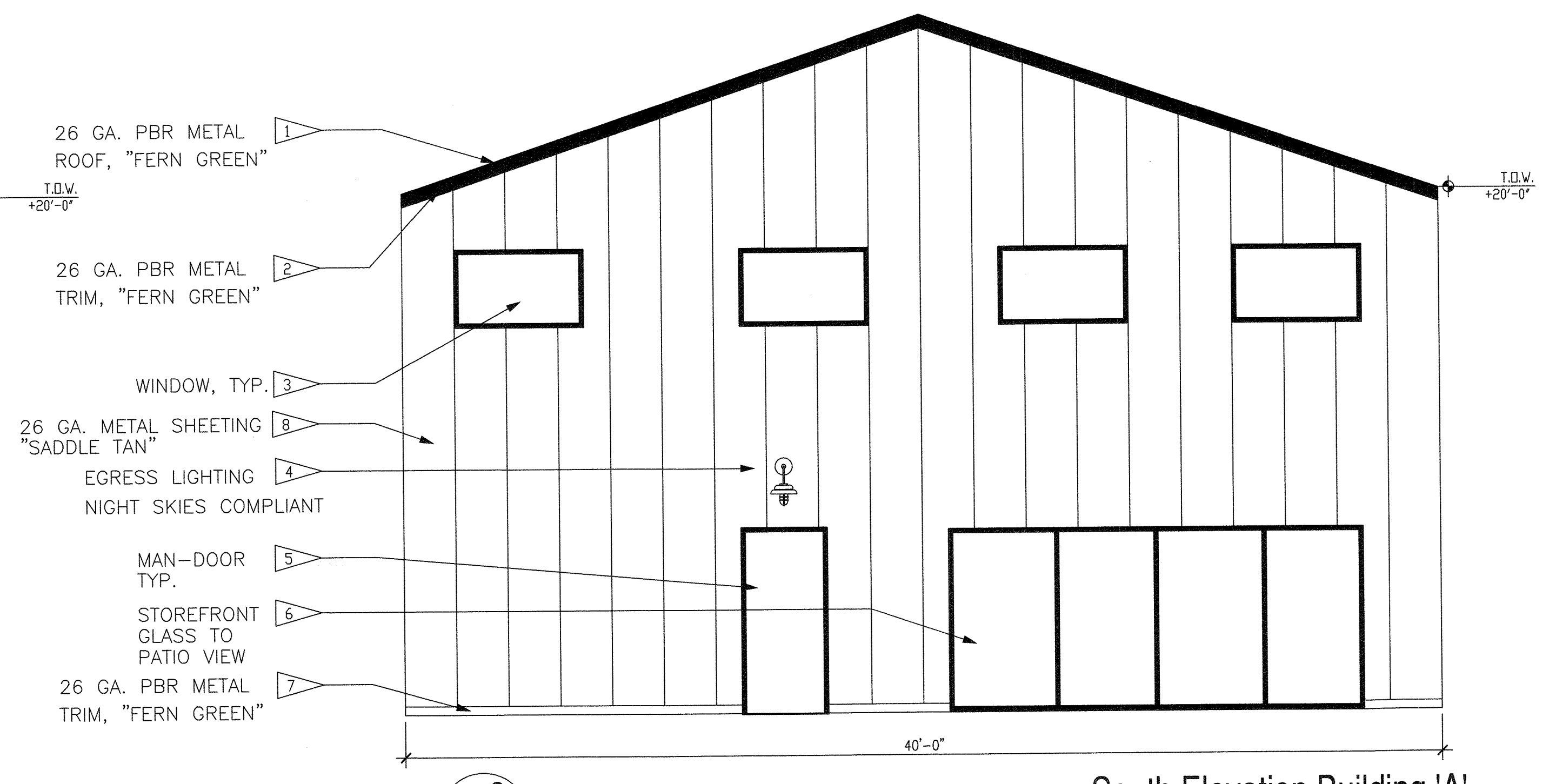
LOT 1F, VILLAGE NORTH AMENDED, ACCORDING TO THE
 RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.



East Elevation Building 'A'
 SCALE 1/4"=1'-0"
 Rev. 04.14.22



North Elevation Building 'A'
 SCALE 1/4"=1'-0"
 Rev. 04.12.22



South Elevation Building 'A'
 SCALE 1/4"=1'-0"
 Rev. 09.10.21

Unofficial Copy

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 1F VILLAGE NORTH
 CASTLE ROCK, CO
 BUILDING ELEVATIONS

REVISIONS:

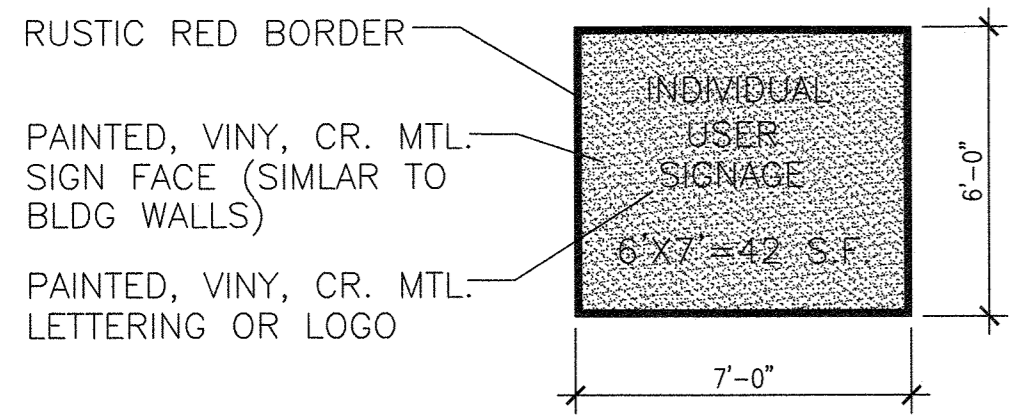
SCALE:
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 DATE:
 OCTOBER 2021
 PROJECT NO.:
 21005

SHEET NO.:

SD-7

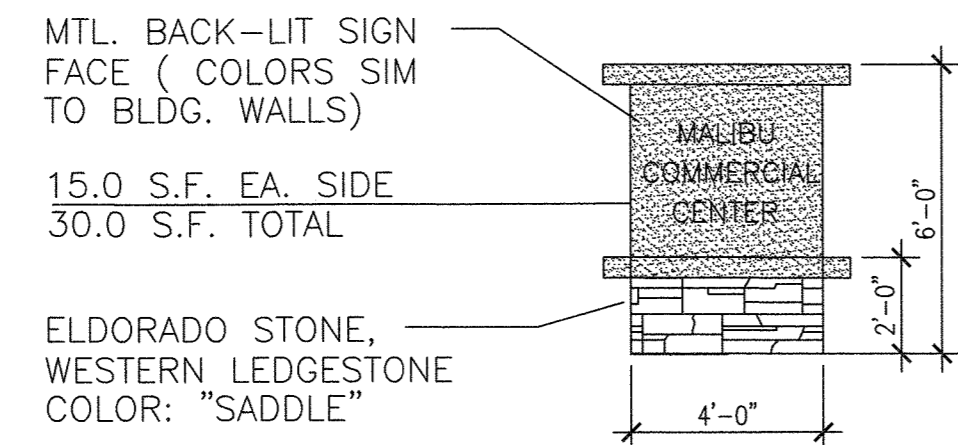
282 MALIBU ST. TYPICAL WALL SIGNS

SCALE 1/4"=1'-0"



282 MALIBU ST. TYPICAL WALL SIGNS

SCALE 1/4"=1'-0"



SITE DEVELOPMENT PLAN-AMENDMENT NO. 1

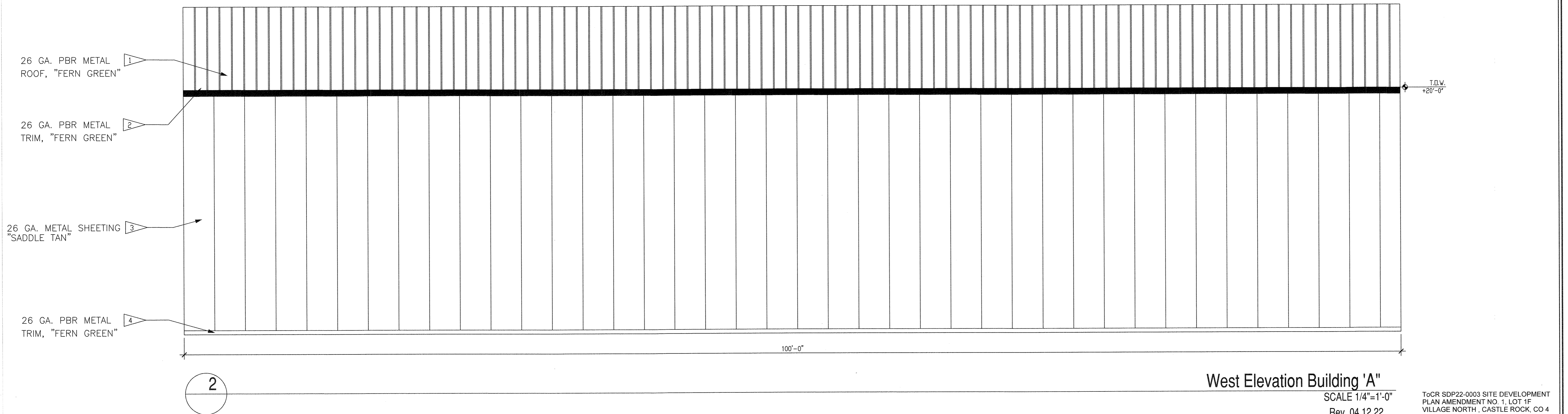
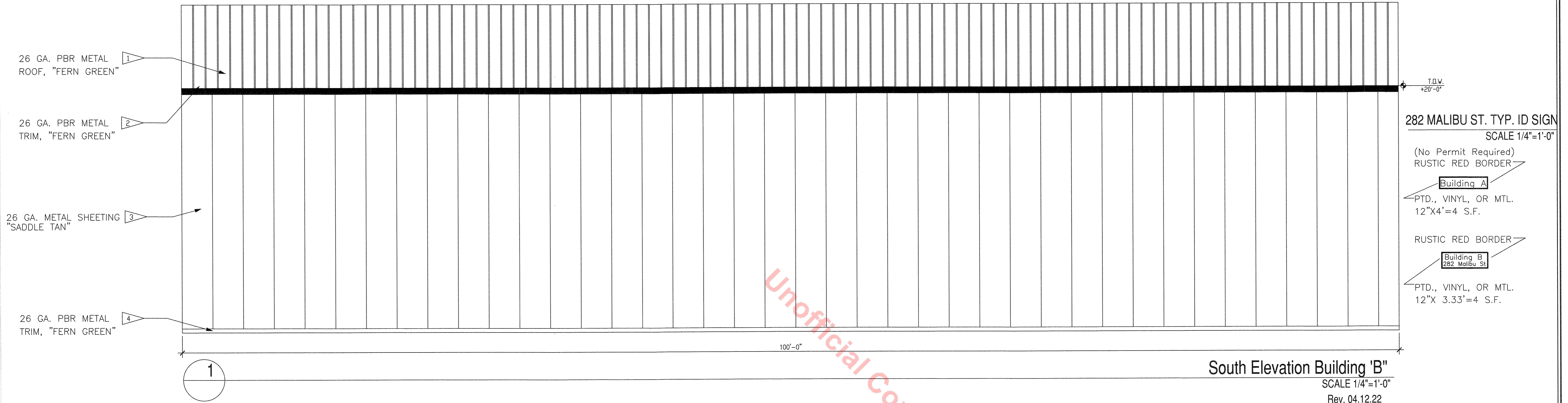
Lot 1F VILLAGE NORTH AMENDED, SITE DEVELOPMENT PLAN
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION LOT 1F:

LOT 1F, VILLAGE NORTH AMENDED, ACCORDING TO THE
RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

SIGNAGE TABLE:

SIGN TYPE	ALLOWABLE SIZE	PROPOSED SIZE
WALL SIGNS AT BLDG ENTRY	728 S.F.	308 S.F.
ALLOWABLE WALL SIGN AREA EQUALS 25% OF WALL AREA WALL AREA=1456 S.F./BLDG. FOR EA. OF (2) BUILDINGS	1456 S.F. X .25= 364' 364' X (2)= 728 S.F.	42 S.F./UNIT X (6) =252 S.F.+28 S.F. X (2) UNITS=56 =308 S.F.
MONUMENT SIGN	100 S.F. (50 S.F./SIDE)	30 S.F. (15 S.F./SIDE)
TOTAL SIGN AREA	500	338 S.F.
TOTAL SIGN AREA=2.5 S.F./LINEAR FOOT OF BLDG. FRONTAGE. BLDG FRONTAGE=100 L.F. (EA OF 2)	100 L.F. X 2.5 L.F.= 250 S.F. X (2) BLDGS =500	



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SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1F VILLAGE NORTH
CASTLE ROCK, CO
BUILDING ELEVATIONS

REVISIONS:

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OCTOBER 2021
PROJECT NO.:
21005

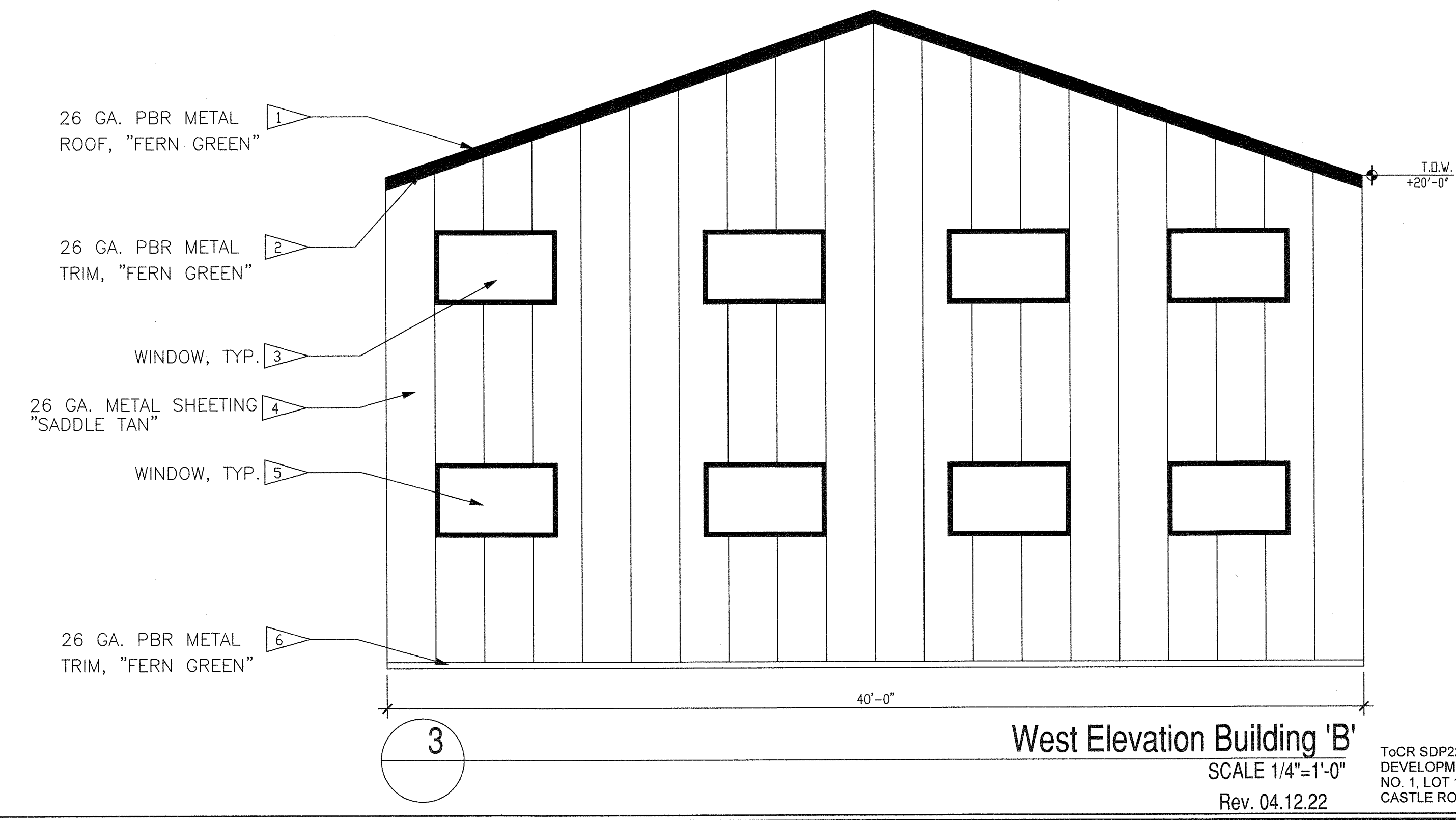
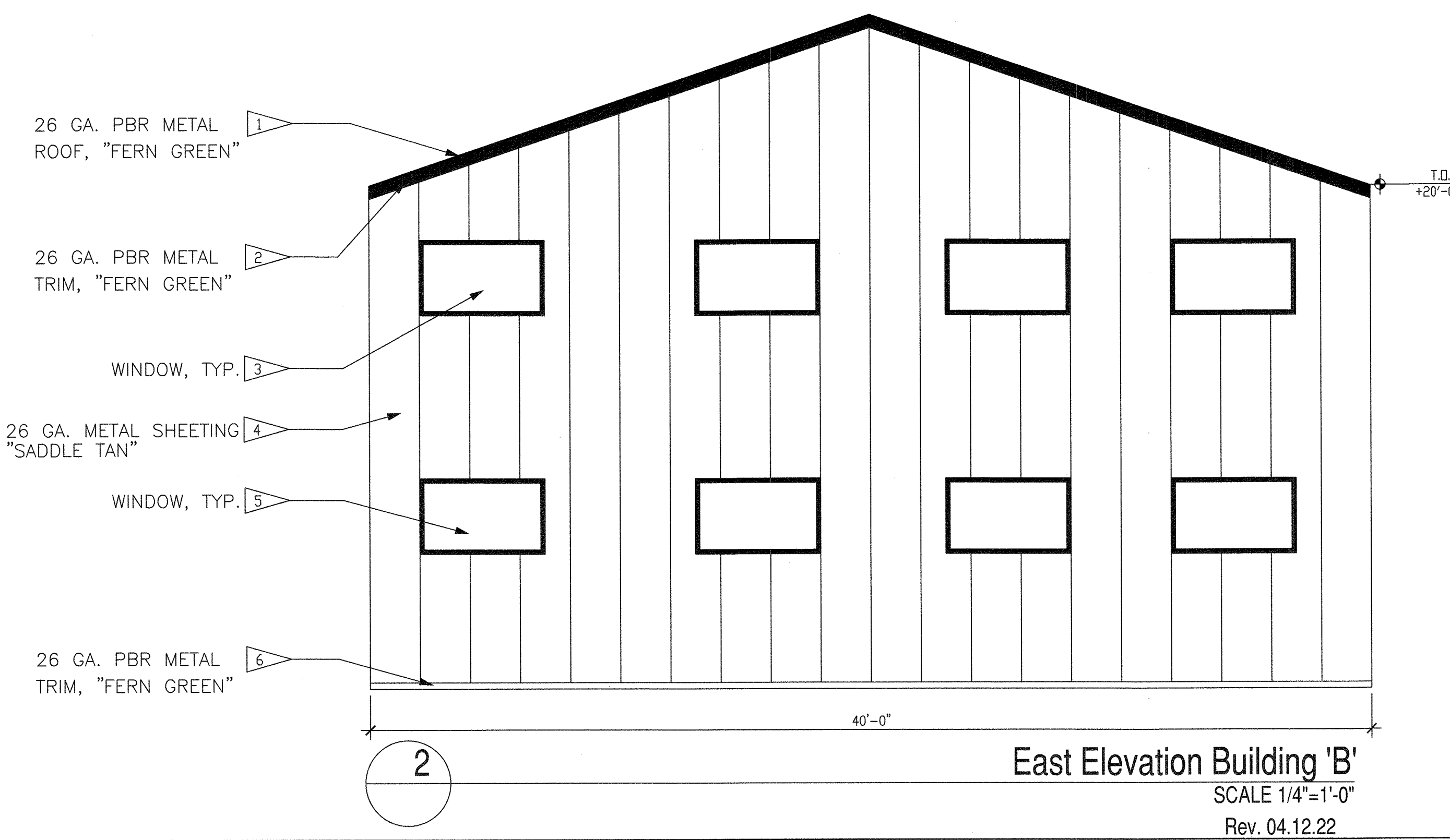
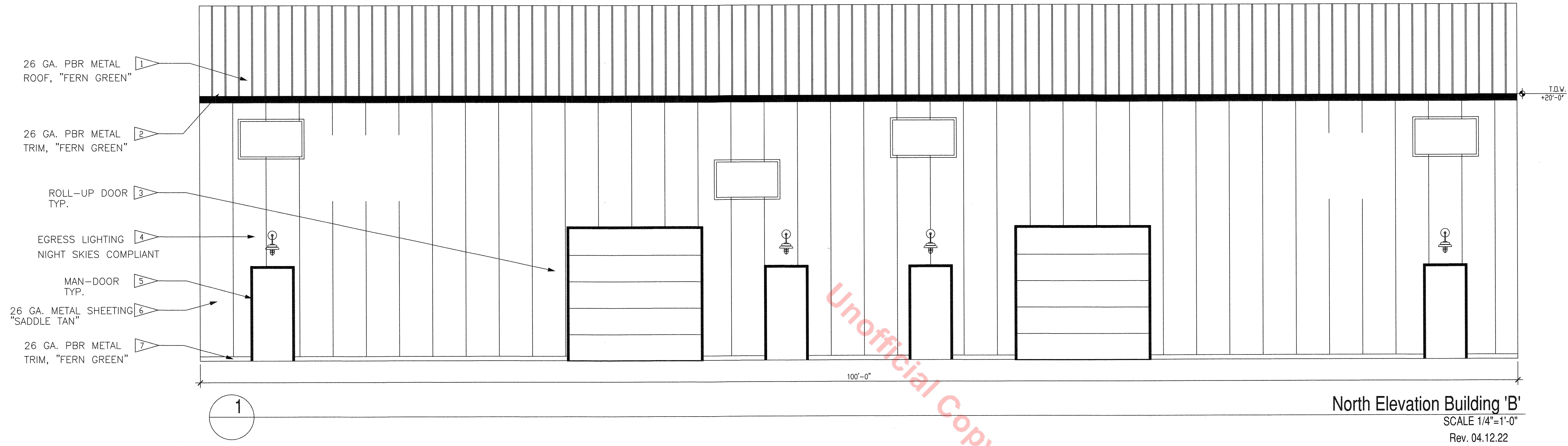
SHEET NO.:
SD-8
8 OF 10

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH AMENDED, SITE DEVELOPMENT PLAN
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION LOT 1F:

LOT 1F, VILLAGE NORTH AMENDED, ACCORDING TO THE
RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.



SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 1F VILLAGE NORTH
CASTLE ROCK, CO
BUILDING ELEVATIONS

REVISIONS:

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OCTOBER 2021
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21005

SHEET NO.:
SD-9
9 OF 10

savr
E-WRC SERIES
LED Cutoff Wall Pack
Reference up to 250W MH

Easy Installation, Easy on the Wallet
Our E-WRC Series LED Cutoff Wall Pack allows you to select your color temperature and beam spread. 250W, 300W, or 500W. It delivers up to 3500 lumens and features a fast and easy installation, with 100% LED lighting, shock proof, 5-year warranty and up to 100,000 hours of maintenance free life. It comes with a 5-year warranty.

Features & Benefits

- LED technology options C300K, 4000K or 5000K
- Delivers up to 3500 lumens
- 100% LED
- EMC Compliant

Recommended Use

- Security
- Commercial
- Perimeter Lighting

Input Voltages

- Universal LEDV through 277V (Optional)

Certifications

savr

E-WRC SERIES

ISO FOOT CANT

ACCESSORIES (SOLD SEPARATELY)

UNIVERSAL BUTTON PHOTOCELL (UBP-277V)
CIRCUIT: 120V AC
USE: Photocell is field installed and wiring of the back box is required.

savr

E-WRC SERIES

SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MONITORING WEIGHT	SPACING
3.5" W x 3.5" H x 6.5" D	4.1 lbs	5.2 lbs	4.5' (based on mounting height)
3.5" W x 3.5" H x 6.5" D	5.5 lbs	6.6 lbs	4.5' (based on mounting height)
3.5" W x 3.5" H x 6.5" D	7.0 lbs	8.1 lbs	4.5' (based on mounting height)

FEATURE SPECIFICATIONS

WARRANTY & CERTIFICATIONS

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E-WRC SERIES

SELECT YOUR COLOR TEMPERATURE (CCT) WITH THE FLIP OF A SWITCH

savr

E-WRC SERIES

ELECTRICAL PERFORMANCE

ENVIRONMENTAL TEMPERATURE RANGE	OPERATING TEMPERATURE	POWER FACTOR	TOTAL HARMONIC DISTORTION	EMERGENCY
-40°F to 140°F (-40°C to 60°C)	-40°F to 140°F (-40°C to 60°C)	>0.95	<20%	Yes/No

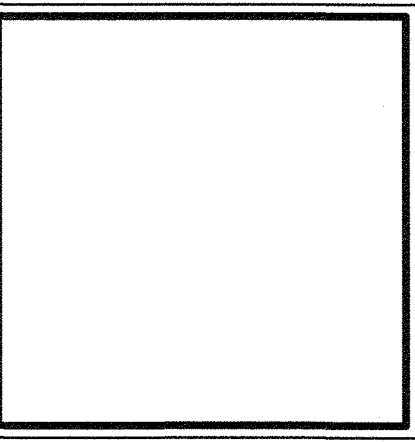
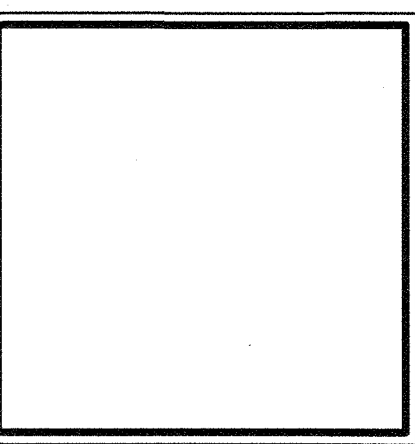
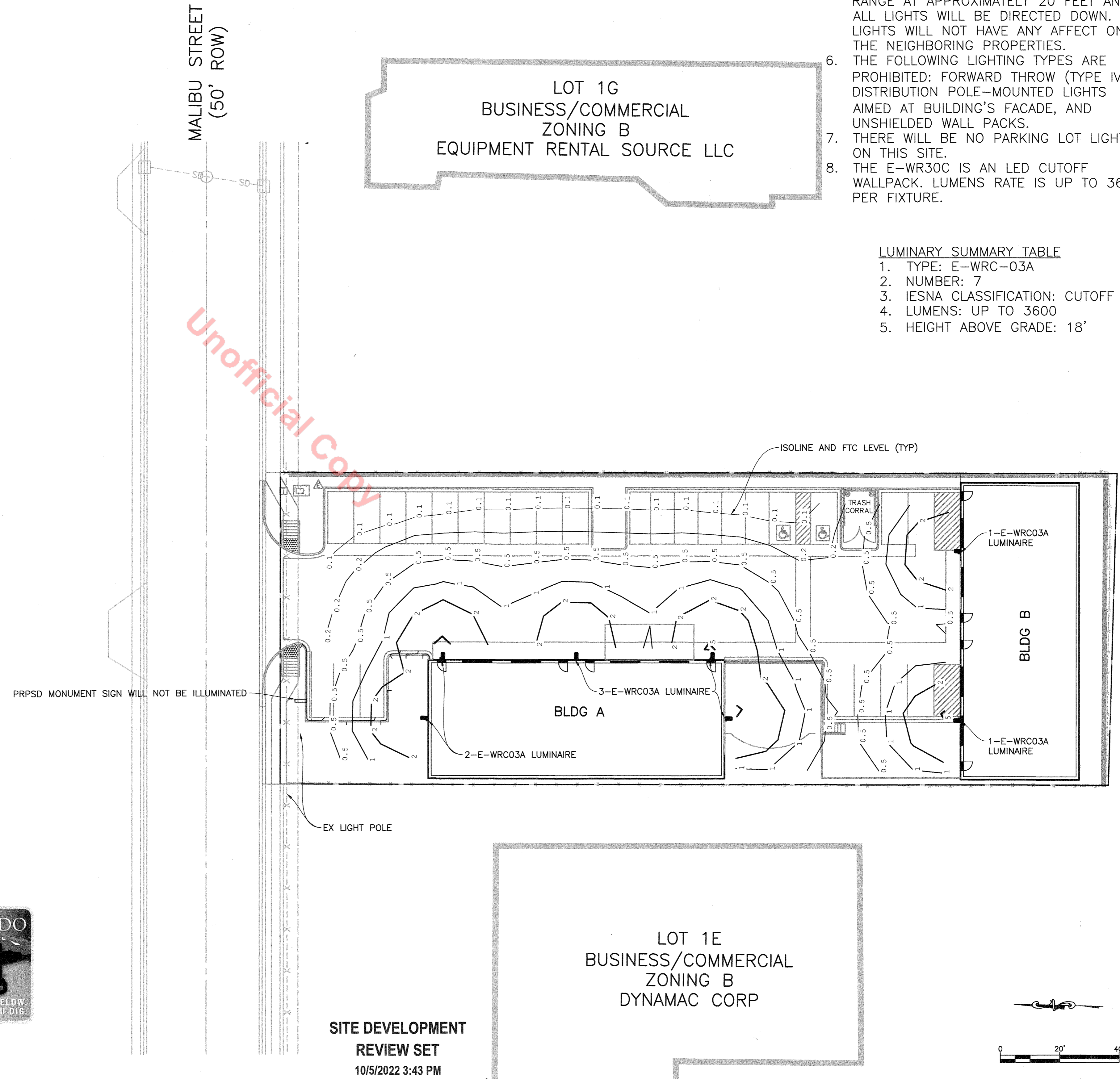
OUTPUT SPECIFICATIONS

WATTAGE	BEAM ANGLE	BEAM SPREAD	OUTPUT LUMENS	POWER CONSUMPTION	COLOR ACCURACY
250W	30°	100°	3500	250W	> 90
300W	30°	100°	4200	300W	> 90
500W	30°	100°	7000	500W	> 90

savr

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 1F VILLAGE NORTH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

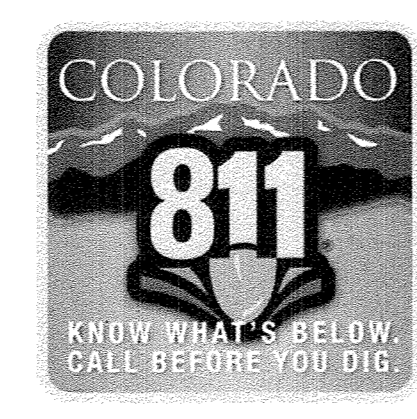


SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 1F VILLAGE NORTH
 CASTLE ROCK CO.
 GENERAL LIGHTING PLAN

REVISIONS:

SCALE:
NOTED
DATE:
OCTOBER 2021
PROJECT NO.:
21005

SHEET NO.:
SD-10



SITE DEVELOPMENT
REVIEW SET
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