

2009042191
06/03/2009 12:28 PM



PLAT IDENTIFICATION SHEET

Reynolds, Dale L.

Grantor (owner)

Grantor (owner)

Andrews Addition, Lots 1 and 2, Block 2 General Site Plan

Grantee (name of plat or condo)

Grantee (name of plat or condo)

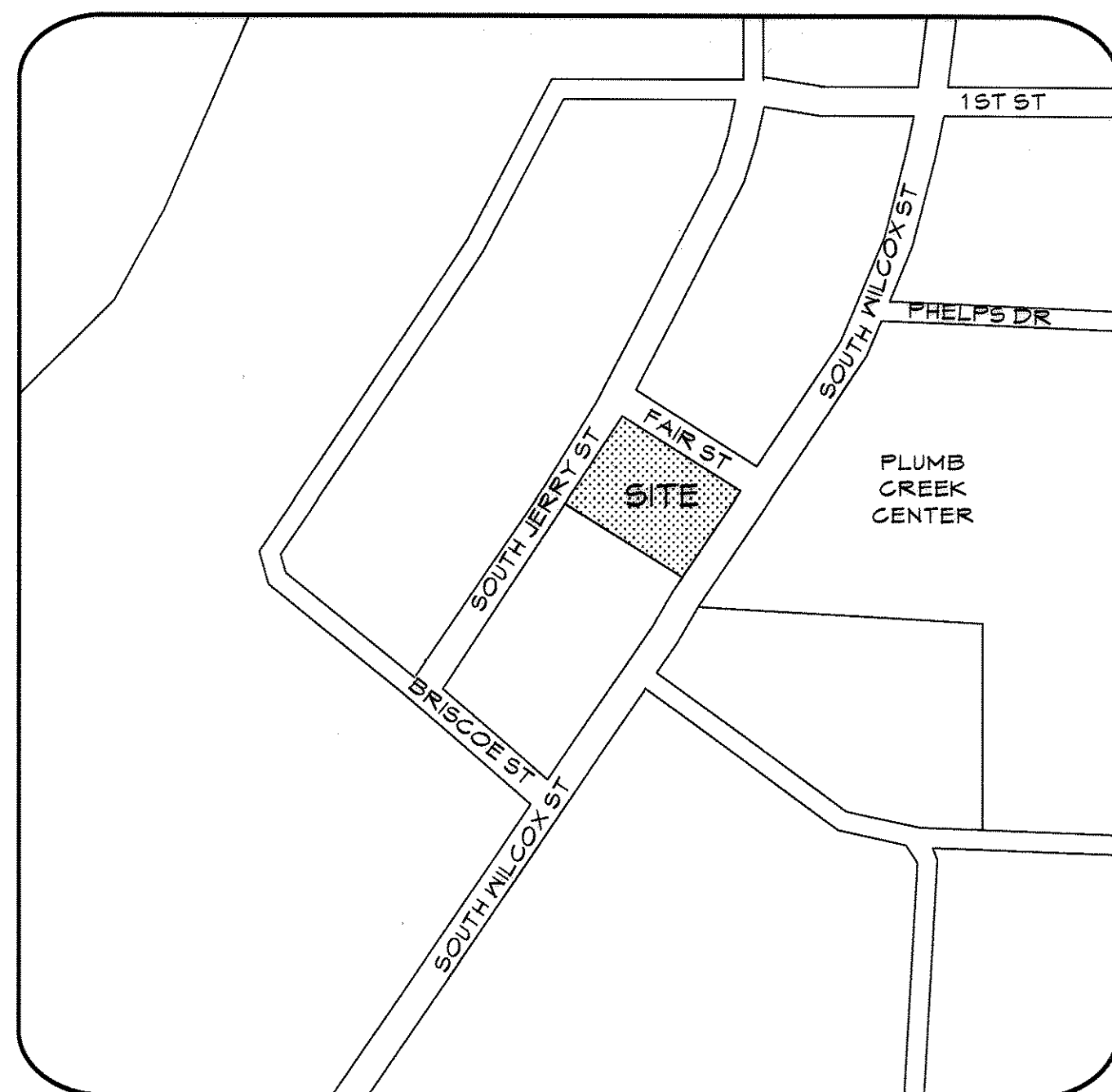
Subdivision Info: Andrews Addition Lots 1 & 2 Block 2

Condo Info: Phase Bldg Unit

11	8	67
Section	Township	Range

Cross Reference numbers: (reception #s or book and page)

GENERAL SITE PLAN
Lots 1 And 2, Block 2, Andrews Addition, Town Of Castle Rock, 28th Amendment
LOCATED ON THE SOUTHWEST ONE QUARTER OF SECTION 2, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
COVER SHEET



1 VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, DAN MERTZ, LICENSE #30831, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOTS 1 AND 2, BLOCK 2, ANDREWS ADDITION WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

DAN MERTZ, LICENSE #30831

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOTS 1 AND 2, BLOCK 2, ANDREWS ADDITION IN THE TOWN OF CASTLE ROCK.

DALE L. REYNOLDS
SIGNED THIS 2nd DAY OF June, 2009

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2009.

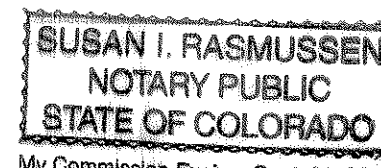
BY Dale L. Reynolds

WITNESS MY HAND AND OFFICIAL SEAL.

Susan I. Rasmussen

NOTARY PUBLIC

MY COMMISSION EXPIRES 09-01-2011



TITLE CERTIFICATION

I, Larue L. Nitsch, an AUTHORIZED REPRESENTATIVE of Land Title Guarantee Co., 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 2nd DAY OF June, 2009.

BY Larue L. Nitsch, Title Officer

AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company

TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2009

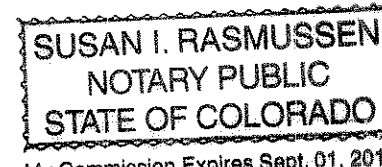
BY Larue L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL.

Susan I. Rasmussen

NOTARY PUBLIC

MY COMMISSION EXPIRES 09-01-2011



TOWN CERTIFICATION

THIS GENERAL SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 2nd DAY OF June, 2009.

DIRECTOR OF DEVELOPMENT SERVICES DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS GENERAL SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT (TIME) ON THE 2nd DAY OF June, 2009 AT

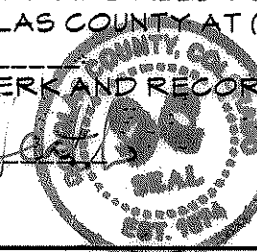
RECEPTION NO.

DOUGLAS COUNTY CLERK AND RECORDER

2009042191

BY: Shannon

DEPUTY



CONTACT LIST

OWNER

DALE REYNOLDS
512 CANTRIL #14
CASTLE ROCK, CO 80104
PHONE: (970) 219-2834
FAX: (970) 407-9244

ARCHITECT

DEC - WAYNE LAGRONE ARCHITECT
10792 TRAILRIDER PASS
LITTLETON, CO 80127
PHONE: (303) 918-9497 OFFICE/FAX

LANDSCAPE ARCHITECT

DCMR LANDSCAPING
TCR DESIGN REGISTRATION #421
SHANNON_DCMR@MSN.COM
DIRECT 303-435-1502
OFFICE 303-688-3267
FAX 303-814-8595

GENERAL CONTRACTOR

TBD

CIVIL ENGINEER

APEX ENGINEERING
1711 NORTH COLLEGE AVENUE
FORT COLLINS, CO 80524
PHONE: (970) 219-2834
FAX: (970) 407-9244

MECHANICAL ENGINEER

NO MECHANICAL ENGINEER REQUIRED
FOR THESE DOCUMENTS

ELECTRICAL ENGINEER

NO ELECTRICAL ENGINEER REQUIRED
FOR THESE DOCUMENTS

PLUMBING ENGINEER

NO PLUMBING ENGINEER REQUIRED
FOR THESE DOCUMENTS

PROJECT MANAGER

TBD

SUMMARY TABLE:

PROPOSED BUILDING AREA = 2864 SF
SETBACKS: 25 FT FRONT, 15 FT FAIR STREET SIDE SETBACK, 0' SIDE ADJOINING SETBACKS
2 SFES (SINGLE FAMILY EQUIVALENT UNITS)
5 PARKING SPACES REQUIRED AND 3 DESIGNATED AND 3 ROTATIONAL PROVIDED WITH APPROVAL BY VARIANCE
35 FT MAX HEIGHT ALLOWED, 22 FT PROPOSED
SITE AREA 100' X 140' = 14,000 SF = .321 ACRES
PROPOSED LANDSCAPE AREA = 2015 SF = 14.4% (PLUS ADDITIONAL 118 SF OF BLVD LANDSCAPING)

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, 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 15% fee.

2. The Owner of the property, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved General Site Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowners Association, if applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material.

Replacement for dead or diseased plant material shall be the same type of plant material as set forth in the approved General Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. Upon written notice by the Town, the Owner will have six (6) months 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.

3. The purpose/use of all tracts and the dedication of all tracts (to whom the tracts will be dedicated with the Final Plat and who will be responsible for maintenance.)

4. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Preliminary Plat shall be granted to the Town of Castle Rock with the Final Plat. [Modify as appropriate.]

5. [If applicable.] All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements.

6. Any street signs, striping and streetlights are conceptual only and subject to Town review with the CDs. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

7. 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.

8. Approval of the General Site 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.

9. No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, trees, landscape plantings, crops, cut slopes and berms, shall be placed in Sight Distance Triangles or Easements as shown on this Plan.

10. Easements waived by dry utilities company under separate document and Utility and Drainage, and Public Access Easements provided under separate exhibit.

BENCH MARK STATEMENT:

All vertical datum used for the design and construction of facilities shown on the plan shall conform to NAVD88. Assumed vertical datum or adjustment will not be allowed. Elevations shall reference a published NG5 Bench Mark with a vertical accuracy of 1st Order or better. Douglas County GIS Control Monuments are also acceptable. A loop was run from the City of Castle Rock Benchmark 8.020013 to the chisled cross at the southeasterly property corner of the site (elevation 6201.70) and found to be acceptable with NAVD 88 datum.

DRAWING INDEX

ARCHITECTURAL

A-1 COVER SHEET
A-2 SITE PLAN
A-3 BUILDING ELEVATIONS
A-4 PHOTOMETRIC STUDY

CIVIL

CI-1 UTILITY PLAN
CI-2 GRADING PLAN

LANDSCAPE

L-1 LANDSCAPE PLAN
L-2 IRRIGATION PLAN
L-3 LANDSCAPE & IRRIGATION DETAILS

PROJECT DATA

SITE ADDRESS

119 SOUTH WILCOX
CASTLE ROCK, COLORADO 80104

LEGAL DISCRIPTION

LOTS 1 & 2, BLOCK 2, ANDREWS ADDITION
CASTLE ROCK, COUNTY OF DOUGLAS, STATE
OF COLORADO

BUILDING CODE ANALYSIS

ZONING: B 1
CONSTRUCTION TYPE: V-N
HEIGHT AND STORIES: 35' / 1
TENANT USE: CARWASH
OCCUPANCY CLASSIFICATION: B
GROSS AREA: 2864 SQ. FT.
TOTAL NUMBER OF EMPLOYEES: 1
FIRE ALARM & DETECTION: SMOKE ALARMS
AUTOMATIC SPRINKLERS: NONE

BUILDING CODE:
2006 International Building Code
2006 International Mechanical Code
2006 International Fuel and Gas Code
2006 International Energy Conservation Code
2006 International Plumbing Code
2006 International Fire Code
2005 NEC National Electrical Code
15.04.040 Amendments to the International Building Code.
ASME A 17.1-2004 and ASME A 18.1-2003 Elevator Codes
ICC/ANSI A 117.1-2003 American National Standard
National Fire Alarm Code
ASME A 17.1-2004 and ASME A 18.1-2003 Elevator Codes

JURISDICTION

CASTLE ROCK BUILDING DIVISION
100 NORTH WILCOX
CASTLE ROCK, CO
PHONE (720) 733-2200

CASTLE ROCK FIRE DISTRICT
300 PERRY STREET
CASTLE ROCK, CO 80104
PHONE (303) 660-1066

CASTLE ROCK UTILITIES DEPARTMENT
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE (720) 733-6008

Wayne LaGrone - Architect
DESIGN
10792 Trailrider Pass
Littleton, Colorado 80127
Off ce/Fax: (303) 978-9497
Project Development
Cost Analysis
Planning/Zoning

AUTO & SELF SERVE BAY CARWASH
REYNOLDS CARWASH
119 South Wilcox
Castle Rock, Colorado

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Revision:
Date:

Revision:
Date:

Revision:
Date:

Checked By: JNL
Date: 3/20/09

Drawn By: JNM
Date: 3/20/09

COVER SHEET

Drawing No.:

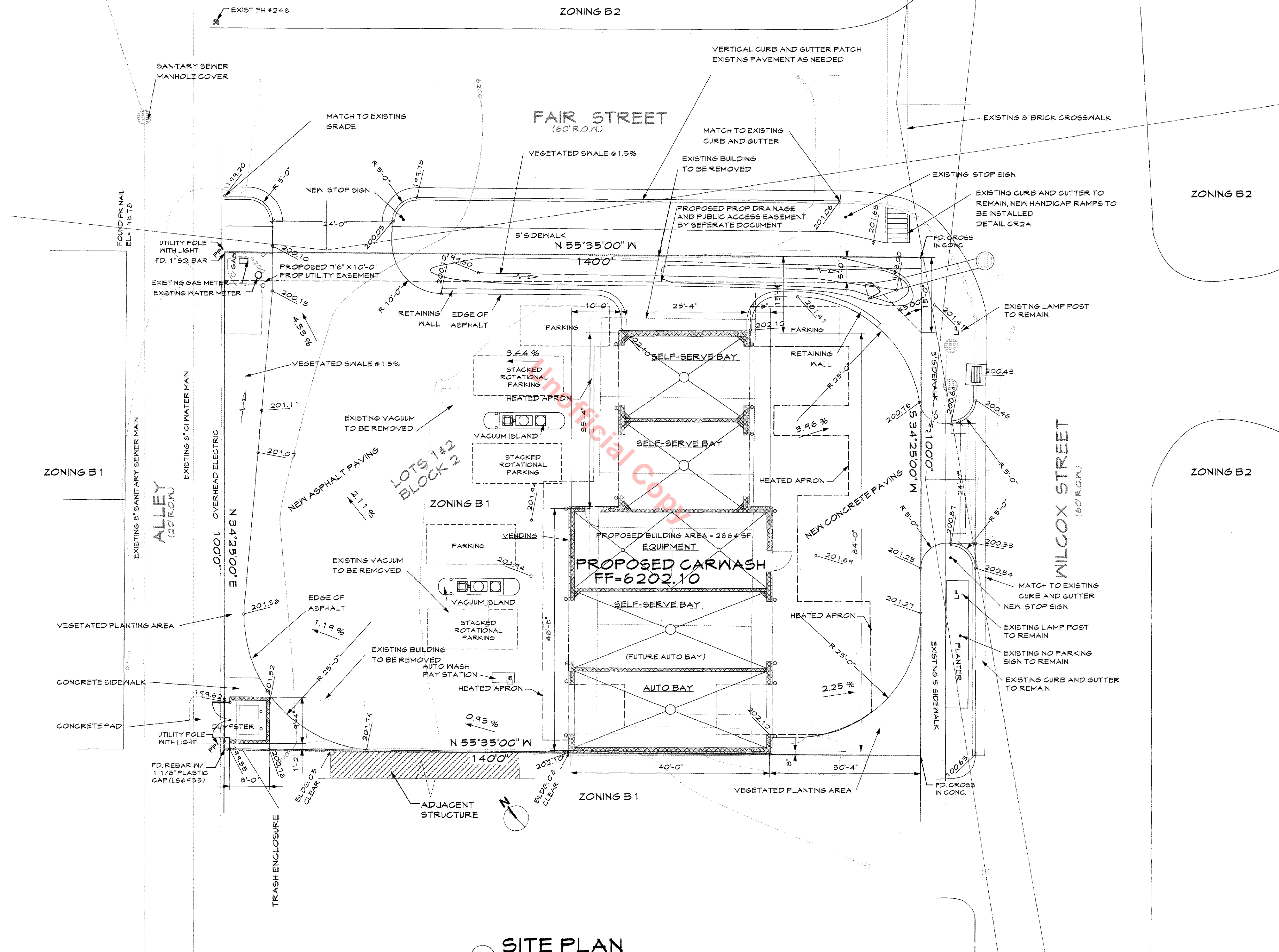
A.1

Sheet 1 of 9

LOTS 1 & 2, BLOCK 2, ANDREWS ADDITION

GENERAL SITE PLAN

Lots 1 And 2, Block 2, Andrews Addition, ~~Town Of Castle Rock, 28th Amendment~~
 LOCATED ON THE SOUTHWEST ONE QUARTER OF SECTION 2, T.8S, R.67W, 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SITE PLAN SHEET



Wayne LaGrone - Architect
 LICENSED COLORADO, NCARB
 10792 Trailridge Pass
 Littleton, Colorado 80127
 Off tel/Fax: (303) 978-9497
 Design Project Development
 Cost Analysis Planning/Zoning

AUTO & SELF SERVE BAY CARWASH
REYNOLDS CARWASH

119 South Wilcox Street
 Castle Rock, Colorado

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Revision: _____
 Date: _____
 Revision: _____
 Date: _____
 Revision: _____
 Date: _____
 Checked By: WKL
 Date: 8/20/09
 Drawn By: JMM
 Date: 8/20/09

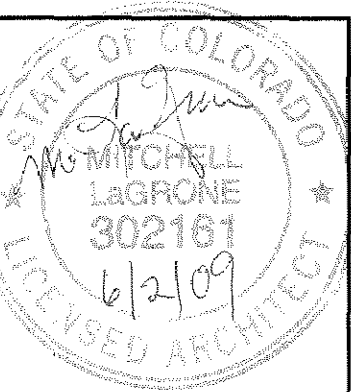
SITE PLAN

Drawing No.:

A.2

Sheet 2 of 9

GENERAL SITE PLAN
Lots 1 And 2, Block 2, Andrews Addition, ~~Town Of Castle Rock, 28th Amendment~~
LOCATED ON THE SOUTHWEST ONE QUARTER OF SECTION 2, T.8S., R.67W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
BUILDING ELEVATIONS SHEET



Wayne LaGrone - Architect
LICENSED COLORADO, NCARB
10792 Trailrider Pass
Littleton, Colorado 80127
Off tel/Fax: (303) 978-9497
Design
Project Development
Cost Analysis
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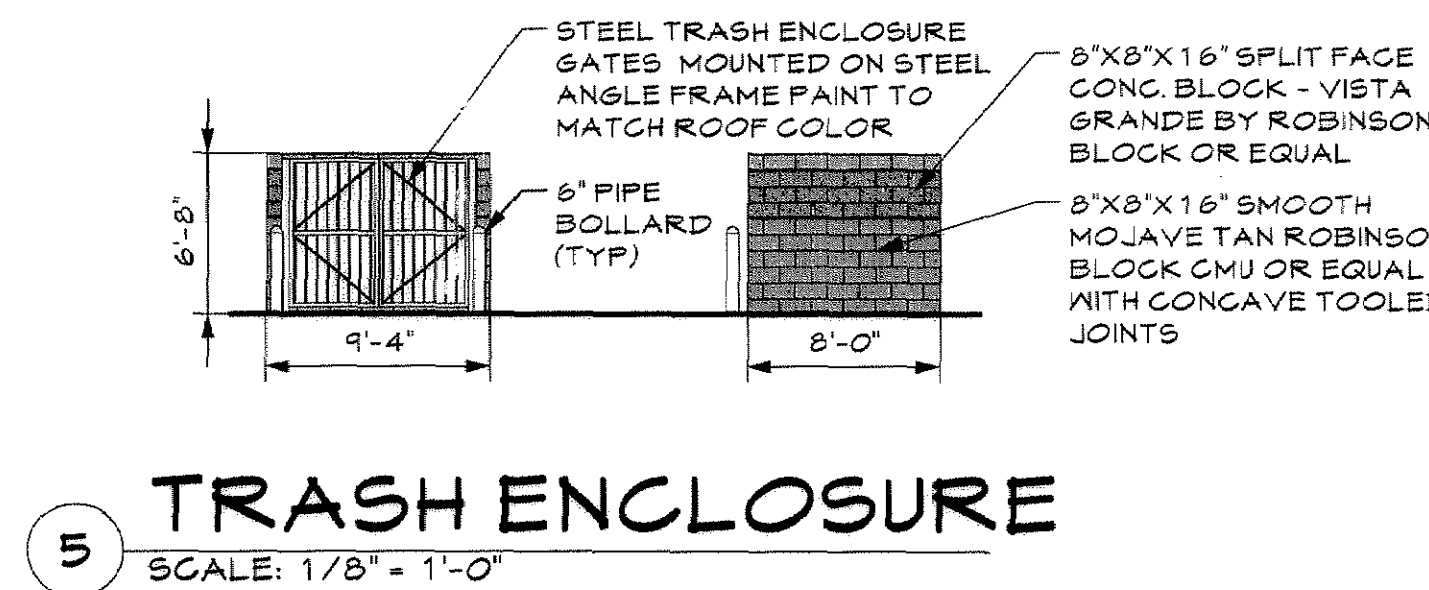
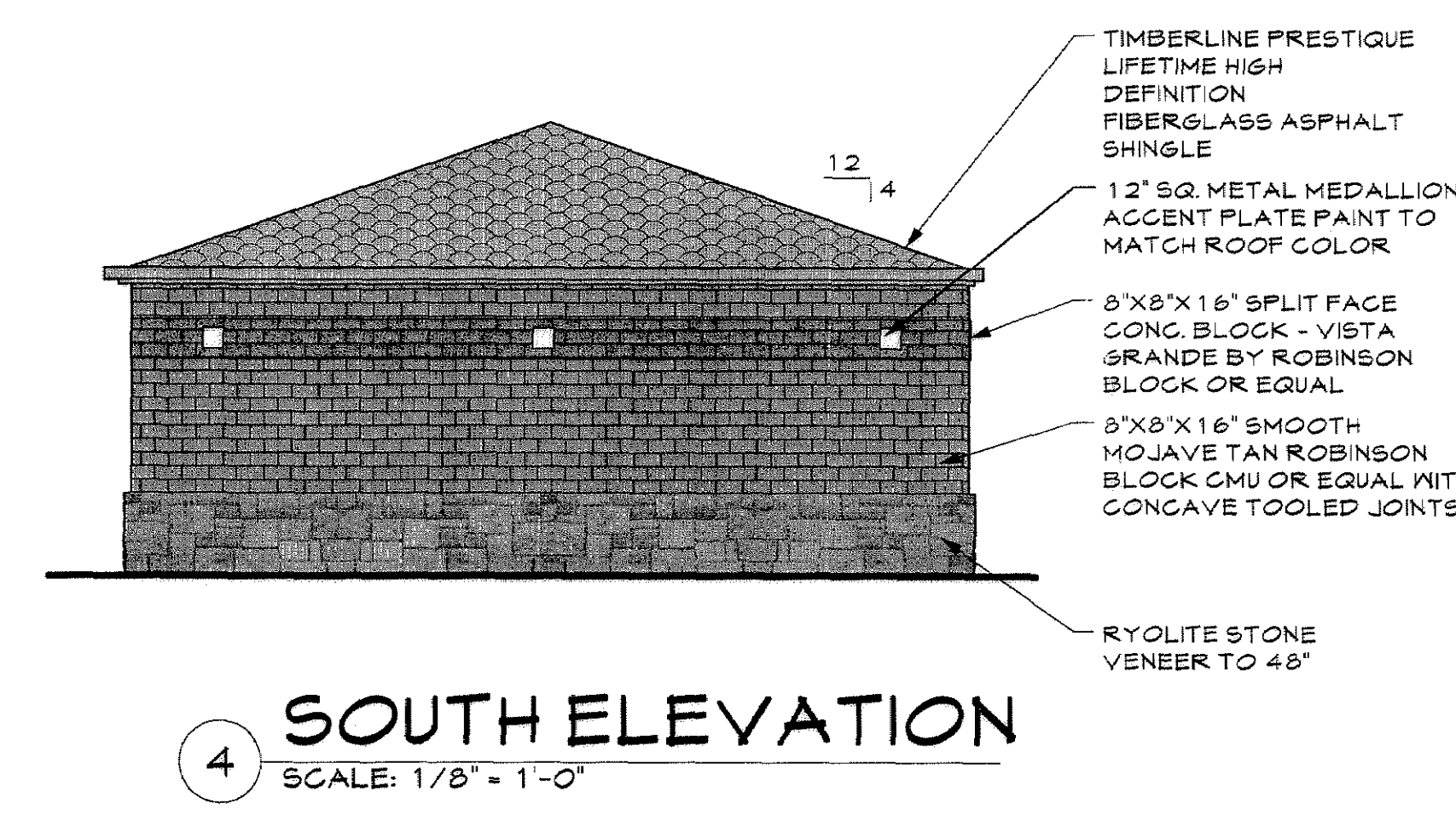
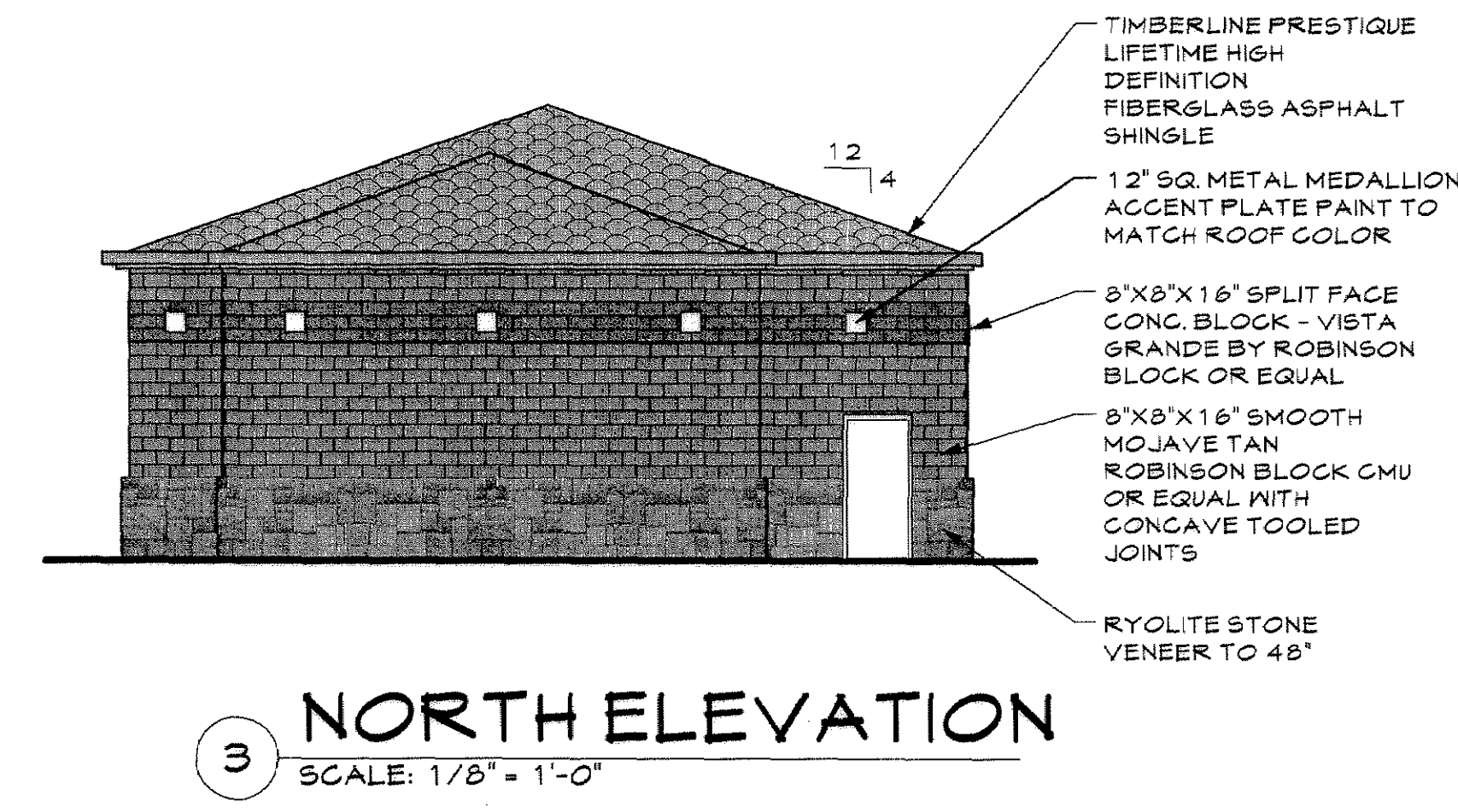
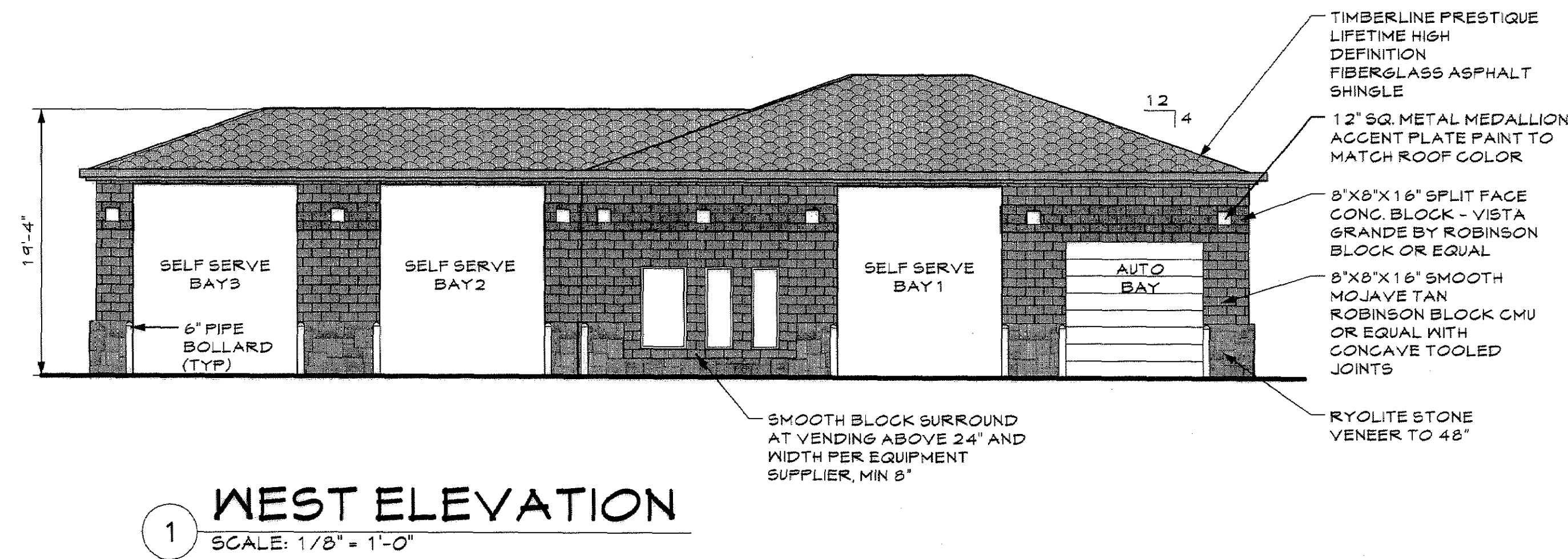
AUTO & SELF SERVE BAY CARWASH
REYNOLDS CARWASH
119 South Wilcox Street
Castle Rock, Colorado

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Revision:	_____
Date:	_____

Checked By: AL
Date: 3/20/09
Drawn By: JPM
Date: 3/20/09

BUILDING ELEVATIONS
Drawing No.:
A.3
Sheet 3 of 9





FEATURES & SPECIFICATIONS

INTENDED USE

Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION

Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece solid silicone.

FINISH

Standard finish is dark bronze (DBZ) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM

Asymmetrical, asymmetrical reflectors (IES full cutoff distribution R2 (asymmetrical), R3 (asymmetrical), R4 (forward throw) and R5 (square)) are interchangeable. High-performance enclosed, segmented aluminum reflectors (IES full cutoff distribution SR2 (asymmetrical), SR3 (asymmetrical) and SR4 (forward throw, sharp cutoff)). Segmented reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL SYSTEM

Ballast: High reactance, high power factor for 70-150W. Constant wattage autotransformer for 175-400W. Metal halide 150W and below are standard with pulse-start ignitor technology; super CVA pulse-start ballast required for 200W, 320W and 350W (SCWA option). Ballast is copper-wound and 100% factory-traced.

Socket: Porcelain, horizontally-oriented medium base socket for 70-150W and mogul base socket for 175W and above, with copper alloy, nickel-plated screw shell and center contact. UL listed 150W, 80V.

LISTING

UL Listed (standard), CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 528.

Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: KAD 400M R3 TB SP04 LPI

Series	Wattage	Voltage	Mounting	Ballast	Options	Lamp*
KAD	High Pressure Sodium	120	Flange	Blank	Shipped installed in fixture	LPI Lamp included
	150W	277	SPD - Square pole	SW Constant wattage	DF Double fuse 200, 240, 480V	LPI Lamp included
	200W	277	RPD - Round pole	SW Constant wattage	PC Power tray	LPI Lamp included
	250W	277	WPD - Wall bracket	SW Constant wattage	PER NEMA twist-lock receptacle only (no photocontrol)	LPI Lamp included
	300W	277	WPD - Wall bracket	SW Constant wattage	QRS Quartz restraika system ¹²	LPI Lamp included
	350W	277	WPD - Wall bracket	SW Constant wattage	WTB Terminal wiring block ¹³	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	RS House-side shield	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	CSA Certified	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	PEI NEMA twist-lock PE (120, 240, 480V)	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	PE3 NEMA twist-lock PE (240V)	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	PE4 NEMA twist-lock PE (480V)	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	PE5 NEMA twist-lock PE (277V)	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	SC Shortening cap for PER option	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	VS Vertical guard	LPI Lamp included
	400W	277	WPD - Wall bracket	SW Constant wattage	WG Wire guard	LPI Lamp included

Notes: 1. Not available with SCWA. 2. Not available with 480V. 3. Not available with 277V. 4. Must be ordered with SCWA. 5. Max allowable voltage lamp included. 6. Max allowable voltage lamp included. 7. Must specify CWA for use in Canada. 8. Optional multi-tap ballast (120, 208, 240, 277, 277V, 277, 347V). 9. Must specify RPD28.

Outdoor

Sheet #: KAD-M-S AL-370

Decorative Wall-Mounted Lighting

FEATURES & SPECIFICATIONS

INTENDED USE

For building and wall-mounted applications.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

FINISH

Standard finish is textured dark bronze (DBZ) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/architects. Stripping is also available.

OPTICAL SYSTEM

Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw).

ELECTRICAL SYSTEM

Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start ignitor technology; 355 utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-traced.

Socket

Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 80W, 80V, 4KV pulse rated.

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTING

UL Listed (standard), CSA Certified (see Options). Suitable for wet locations (lamp location listed in lens-up orientation). VLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient.

NOTE: Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: WST 175M FT TB LPI

Series	Wattage	Voltage	Mounting	Ballast	Options	Lamp*
WST	High Pressure Sodium	120	Flange	Blank	Shipped installed in fixture	LPI Lamp included
	150W	277	FT Forward throw	SW Constant wattage	DF Double fuse 200, 240, 480V	LPI Lamp included
	200W	277	MD Medium throw	SW Constant wattage	PC Power tray	LPI Lamp included
	250W	277	WT Wide throw	SW Constant wattage	PER NEMA twist-lock receptacle only (no photocontrol)	LPI Lamp included
	300W	277	WT Wide throw	SW Constant wattage	QRS Quartz restraika system ¹²	LPI Lamp included
	350W	277	WT Wide throw	SW Constant wattage	WTB Terminal wiring block ¹³	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	RS House-side shield	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	CSA Certified	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PEI NEMA twist-lock PE (120, 240, 480V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE3 NEMA twist-lock PE (240V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE4 NEMA twist-lock PE (480V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE5 NEMA twist-lock PE (277V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	SC Shortening cap for PER option	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	VS Vertical guard	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	WG Wire guard	LPI Lamp included

Notes: 1. Not available with SCWA. 2. Not available with 480V. 3. Not available with 277V. 4. Must be ordered with SCWA. 5. Max allowable voltage lamp included. 6. Max allowable voltage lamp included. 7. Must specify CWA for use in Canada. 8. Optional multi-tap ballast (120, 208, 240, 277, 277V, 277, 347V). 9. Must specify RPD28.

Outdoor

Sheet #: WST-M-S BM-125

Decorative Wall-Mounted Lighting

FEATURES & SPECIFICATIONS

INTENDED USE

For building and wall-mounted applications.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

FINISH

Standard finish is textured dark bronze (DBZ) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/architects. Stripping is also available.

OPTICAL SYSTEM

Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw).

ELECTRICAL SYSTEM

Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start ignitor technology; 355 utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-traced.

Socket

Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 80W, 80V, 4KV pulse rated.

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTING

UL Listed (standard), CSA Certified (see Options). Suitable for wet locations (lamp location listed in lens-up orientation). VLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient.

NOTE: Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: WST 175M FT TB LPI

Series	Wattage	Voltage	Mounting	Ballast	Options	Lamp*
WST	High Pressure Sodium	120	Flange	Blank	Shipped installed in fixture	LPI Lamp included
	150W	277	FT Forward throw	SW Constant wattage	DF Double fuse 200, 240, 480V	LPI Lamp included
	200W	277	MD Medium throw	SW Constant wattage	PC Power tray	LPI Lamp included
	250W	277	WT Wide throw	SW Constant wattage	PER NEMA twist-lock receptacle only (no photocontrol)	LPI Lamp included
	300W	277	WT Wide throw	SW Constant wattage	QRS Quartz restraika system ¹²	LPI Lamp included
	350W	277	WT Wide throw	SW Constant wattage	WTB Terminal wiring block ¹³	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	RS House-side shield	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	CSA Certified	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PEI NEMA twist-lock PE (120, 240, 480V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE3 NEMA twist-lock PE (240V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE4 NEMA twist-lock PE (480V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE5 NEMA twist-lock PE (277V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	SC Shortening cap for PER option	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	VS Vertical guard	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	WG Wire guard	LPI Lamp included

Notes: 1. Not available with SCWA. 2. Not available with 480V. 3. Not available with 277V. 4. Must be ordered with SCWA. 5. Max allowable voltage lamp included. 6. Max allowable voltage lamp included. 7. Must specify CWA for use in Canada. 8. Optional multi-tap ballast (120, 208, 240, 277, 277V, 277, 347V). 9. Must specify RPD28.

Outdoor

Sheet #: WST-M-S BM-125

Decorative Wall-Mounted Lighting

FEATURES & SPECIFICATIONS

INTENDED USE

For building and wall-mounted applications.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

FINISH

Standard finish is textured dark bronze (DBZ) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/architects. Stripping is also available.

OPTICAL SYSTEM

Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw).

ELECTRICAL SYSTEM

Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start ignitor technology; 355 utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-traced.

Socket

Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 80W, 80V, 4KV pulse rated.

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTING

UL Listed (standard), CSA Certified (see Options). Suitable for wet locations (lamp location listed in lens-up orientation). VLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient.

NOTE: Specifications subject to change without notice.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: WST 175M FT TB LPI

Series	Wattage	Voltage	Mounting	Ballast	Options	Lamp*
WST	High Pressure Sodium	120	Flange	Blank	Shipped installed in fixture	LPI Lamp included
	150W	277	FT Forward throw	SW Constant wattage	DF Double fuse 200, 240, 480V	LPI Lamp included
	200W	277	MD Medium throw	SW Constant wattage	PC Power tray	LPI Lamp included
	250W	277	WT Wide throw	SW Constant wattage	PER NEMA twist-lock receptacle only (no photocontrol)	LPI Lamp included
	300W	277	WT Wide throw	SW Constant wattage	QRS Quartz restraika system ¹²	LPI Lamp included
	350W	277	WT Wide throw	SW Constant wattage	WTB Terminal wiring block ¹³	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	RS House-side shield	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	CSA Certified	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PEI NEMA twist-lock PE (120, 240, 480V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE3 NEMA twist-lock PE (240V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE4 NEMA twist-lock PE (480V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	PE5 NEMA twist-lock PE (277V)	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	SC Shortening cap for PER option	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	VS Vertical guard	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	WG Wire guard	LPI Lamp included

Notes: 1. Not available with SCWA. 2. Not available with 480V. 3. Not available with 277V. 4. Must be ordered with SCWA. 5. Max allowable voltage lamp included. 6. Max allowable voltage lamp included. 7. Must specify CWA for use in Canada. 8. Optional multi-tap ballast (120, 208, 240, 277, 277V, 277, 347V). 9. Must specify RPD28.

Outdoor

Sheet #: WST-M-S BM-125

Decorative Wall-Mounted Lighting

FEATURES & SPECIFICATIONS

INTENDED USE

For building and wall-mounted applications.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

FINISH

Standard finish is textured dark bronze (DBZ) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/architects. Stripping is also available.

OPTICAL SYSTEM

Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw).

ELECTRICAL SYSTEM

Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start ignitor technology; 355 utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage autotransformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-traced.

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	300W	277	WT Wide throw	SW Constant wattage	QRS Quartz restraika system ¹²	LPI Lamp included
	350W	277	WT Wide throw	SW Constant wattage	WTB Terminal wiring block ¹³	LPI Lamp included
	400W	277	WT Wide throw	SW Constant wattage	RS House-side shield	LPI Lamp included
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	400W	277	WT Wide throw	SW Constant wattage	SC Shortening cap for PER option	LPI Lamp included
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Notes: 1. Not available with SCWA. 2. Not available with 480V. 3. Not available with 277V. 4. Must be ordered with SCWA. 5. Max allowable voltage lamp included. 6. Max allowable voltage lamp included. 7. Must specify CWA for use in Canada. 8. Optional multi-tap ballast (120, 208, 240, 277, 277V, 277, 347V). 9. Must specify RPD28.

Outdoor

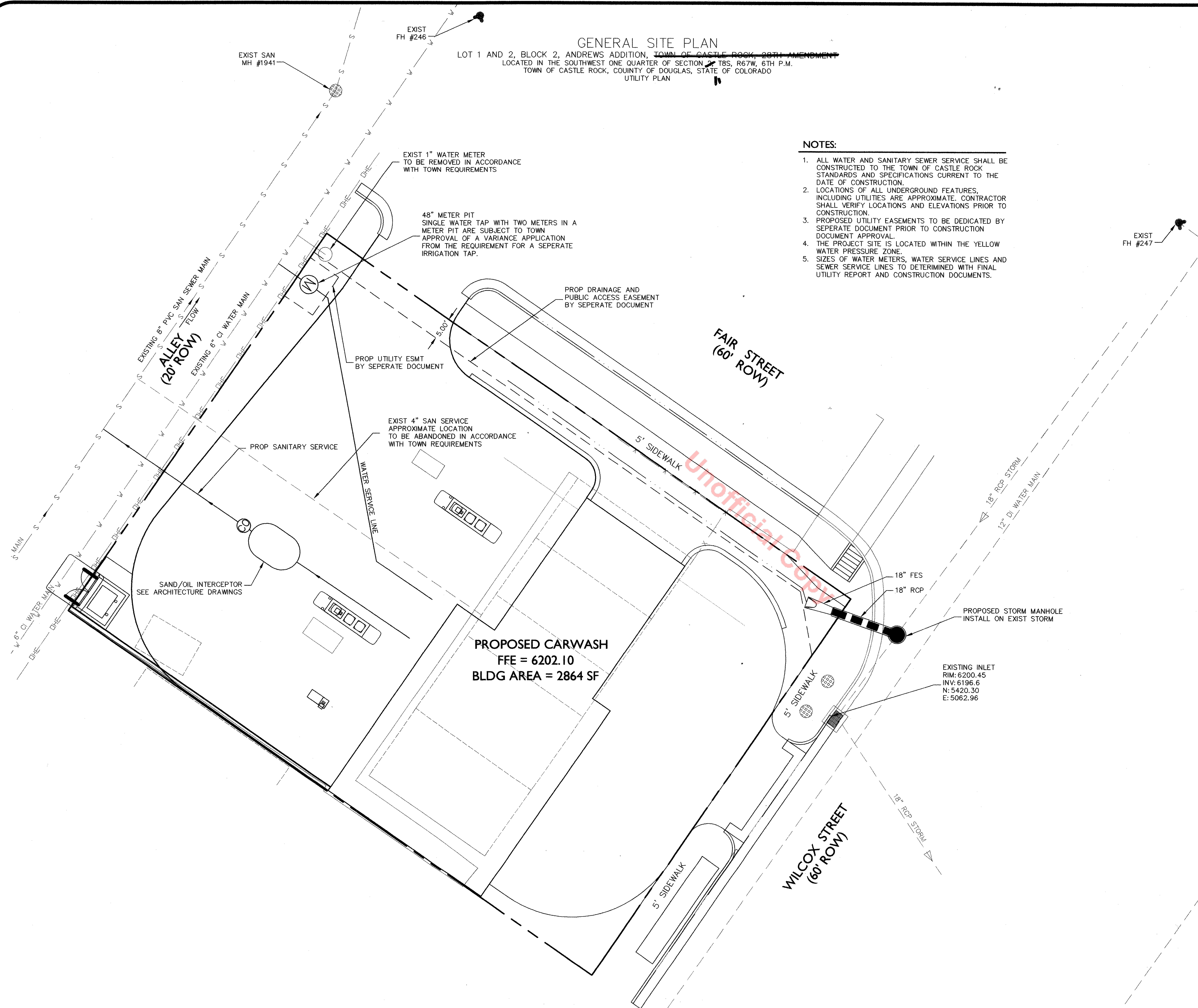
Sheet #: WST-M-S BM-125

Decorative Wall-Mounted Lighting

FEATURES & SPECIFICATIONS

INTENDED USE

For building and wall-mounted applications.

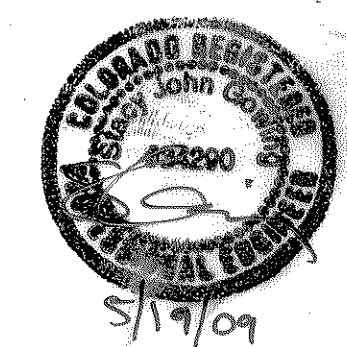
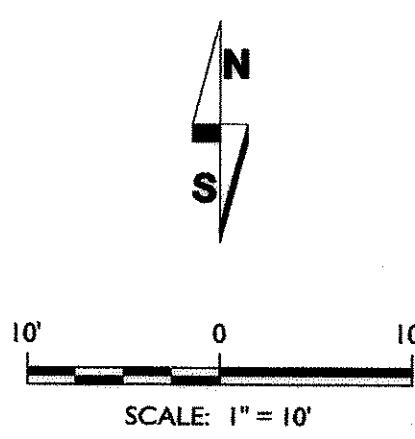


GENERAL SITE PLAN
LOT 1 AND 2, BLOCK 2, ANDREWS ADDITION, TOWN OF CASTLE ROCK, 28TH AMENDMENT
LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 28S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
UTILITY PLAN

- NOTES:
1. ALL WATER AND SANITARY SEWER SERVICE SHALL BE CONSTRUCTED TO THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS CURRENT TO THE DATE OF CONSTRUCTION.
 2. LOCATIONS OF ALL UNDERGROUND FEATURES, INCLUDING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 3. PROPOSED UTILITY EASEMENTS TO BE DEDICATED BY SEPERATE DOCUMENT PRIOR TO CONSTRUCTION DOCUMENT APPROVAL.
 4. THE PROJECT SITE IS LOCATED WITHIN THE YELLOW WATER PRESSURE ZONE.
 5. SIZES OF WATER METERS, WATER SERVICE LINES AND SEWER SERVICE LINES TO DETERMINED WITH FINAL UTILITY REPORT AND CONSTRUCTION DOCUMENTS.

LEGEND OF SYMBOLS

- PROP WATER MAIN
- PROP WATER SERVICE
- PROP WATER METER
- PROP FIRE HYDRANT
- PROP WATER VALVE
- PROP SANITARY SEWER MAIN
- PROP SANITARY SEWER SERVICE
- PROP MANHOLE
- PROP FLOWLINE
- PROP STORM INLET
- PROP FLARED END SECTION
- PROP FLOW ARROW
- PROP CONTOUR
- PROP SPOT ELEV
- BASIN LABEL
- MAJOR BASIN BOUNDARY
- EXIST DISCHARGE POINT
- PROP SILT FENCE
- PROP STRAW BALE BARRIER
- PROP GRAVEL INLET FILTER
- PROP VEHICLE TRACKING CONTROL PAD
- PROP OUTLET STRUCTURE
- EXIST PROPERTY LINE
- EXIST BUILDING
- EXIST STRUCTURE
- EXIST CONTOUR
- EXIST SAN SEWER
- EXIST WATER
- EXIST OVERHEAD ELEC
- EXIST FIRE HYDRANT
- EXIST MANHOLE LID
- EXIST STORM INLET



NOT FOR CONSTRUCTION

NOTE: THIS PLAN PREPARED FOR A GENERAL SITE PLAN APPLICATION

DESIGNED: V. Gentry
DRAWN: V. Gentry
CHECKED: B. Gowing
PROJECT NO: 75-103
DATE: 5/18/2009

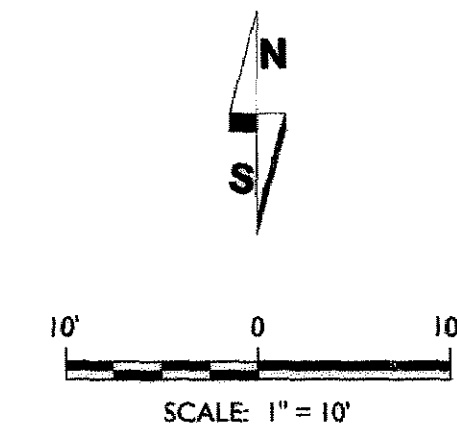
APEX ENGINEERING
171 North College Avenue
Fort Collins, CO 80524
office (970) 219-2834 fax (970) 407-9244

119 SOUTH WILCOX
GENERAL SITE PLAN APPLICATION
UTILITY PLAN
CASTLE ROCK, COLORADO

NO.	DATE	BY	REVISION	APPROV.
1				
2				
3				
4				
5				
6				
7				

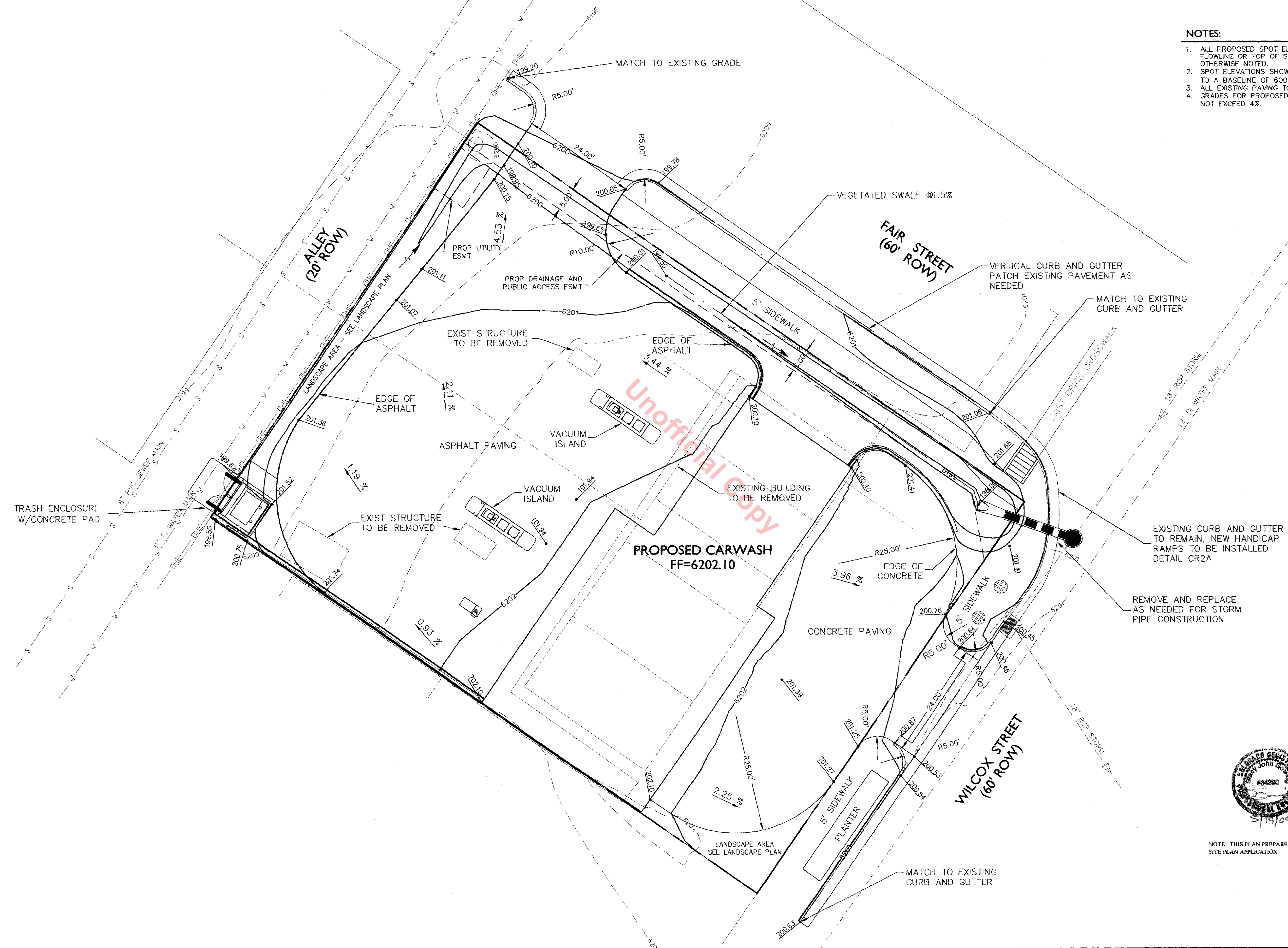
SHEET:
5 OF 9

GENERAL SITE PLAN
LOT 1 AND 2, BLOCK 2, ANDREWS ADDITION, TOWN OF CASTLE ROCK, 28TH AMENDMENT
LOCATED IN THE SOUTHWEST ONE QUARTER OF SECTION 28S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GRADING PLAN

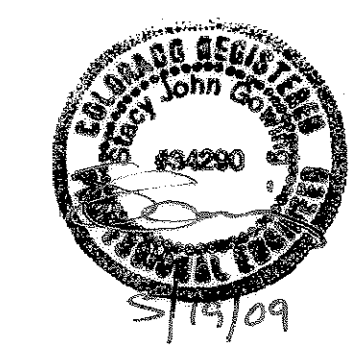


NOTES:

1. ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE OR TOP OF SURFACE, UNLESS OTHERWISE NOTED.
2. SPOT ELEVATIONS SHOWN ARE RELATIVE TO A BASELINE OF 8000'.
3. ALL EXISTING PAVING TO BE REMOVED.
4. GRADES FOR PROPOSED DRIVEWAYS SHALL NOT EXCEED 4%.



Unofficial Copy



NOT FOR CONSTRUCTION

NOTE: THIS PLAN PREPARED FOR A GENERAL SITE PLAN APPLICATION

DESIGNED:		REVISION		APPROV.	
V. Gentry					
DRAWN:		BY		DATE	
V. Gentry					
CHECKED:		NO.			
B. Gowing		1			
PROJECT NO:		2			
75-103		3			
DATE:		4			
5/18/2009		5			
		6			
		7			

119 SOUTH WILCOX

GENERAL SITE PLAN APPLICATION

GRADING PLAN

ENGINEERING

171 North College Avenue

Fort Collins, CO 80524

office (970) 219-2834 fax (970) 407-9244

CASTLE ROCK, COLORADO

SHEET:

6 OF 9

Plant Schedule for the Town of Castle Rock														
Project: Castle Rock Car Wash			Prepared by:		Shannon Ehlers (TCR #421)									
Date: 04/24/09			Company:		Douglas County Maintenance & Repair, LLC									
Irrig. zone	Plant Name	Plant Name	Size	# of	Month	App. Rate	Water Use	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Irr. Area (IA)	LWUR	TA	CLWUR	
zone type	Scientific	Common		Plants		inches/ month	Gallons/ month							
D1	drip/	Juniperus chinensis 'Spartan'	Spartan Juniper	6' ht	3	July	2"	75	665	33.0%	58.88	2	2015	0.35
	mod.	Potentilla 'Goldfinger'	Goldfinger Potentilla	5 g	14	2"	140			98.98				
		Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 g	7	2"	70			197.82				
									IA	355.68				
D2	drip/								1265	62.8%		2	2015	0.99
	mod.	Euonymus alatus 'compactus'	Dwarf Burning Bush	5 g	22	2"	220			431.75				
		Cornus stolonifera	Red Twig Dogwood	5 g	5	2"	50			251.2				
		Juniperus sabina 'Arcadia'	Arcadia Juniper	5 g	7	2"	70			87.92				
		Miscanthus sinensis 'malepartus'	Malepartus Maiden Grass	5 g	9	2"	90			113.04				
		Miscanthus sinensis 'morning light'	Morning Light Maiden Grass	5 g	16	2"	160			113.04				
									IA	996.95				
D3	drip/	Picea Pungens 'Bakeri'	Bakeri Spruce	8' ht	1	2"	25	395	19.6%	176.63	2	2015	0.4	
	mod.	Miscanthus sinensis 'morning light'	Morning Light Maiden Grass	5 g	7	2"	70			87.92				
		Potentilla 'Goldfinger'	Goldfinger Potentilla	5 g	9	2"	90			63.59				
		Spiraea 'goldmound'	Goldmound Spiraea	5 g	11	2"	110			77.72				
									IA	405.85				
CLWUR=LWURxIA/TA														
Total area (all zones)												2015		
LWUR (avg)												2		
Total IA (all zones)												1758.47		
CLWUR (avg)												1.75		

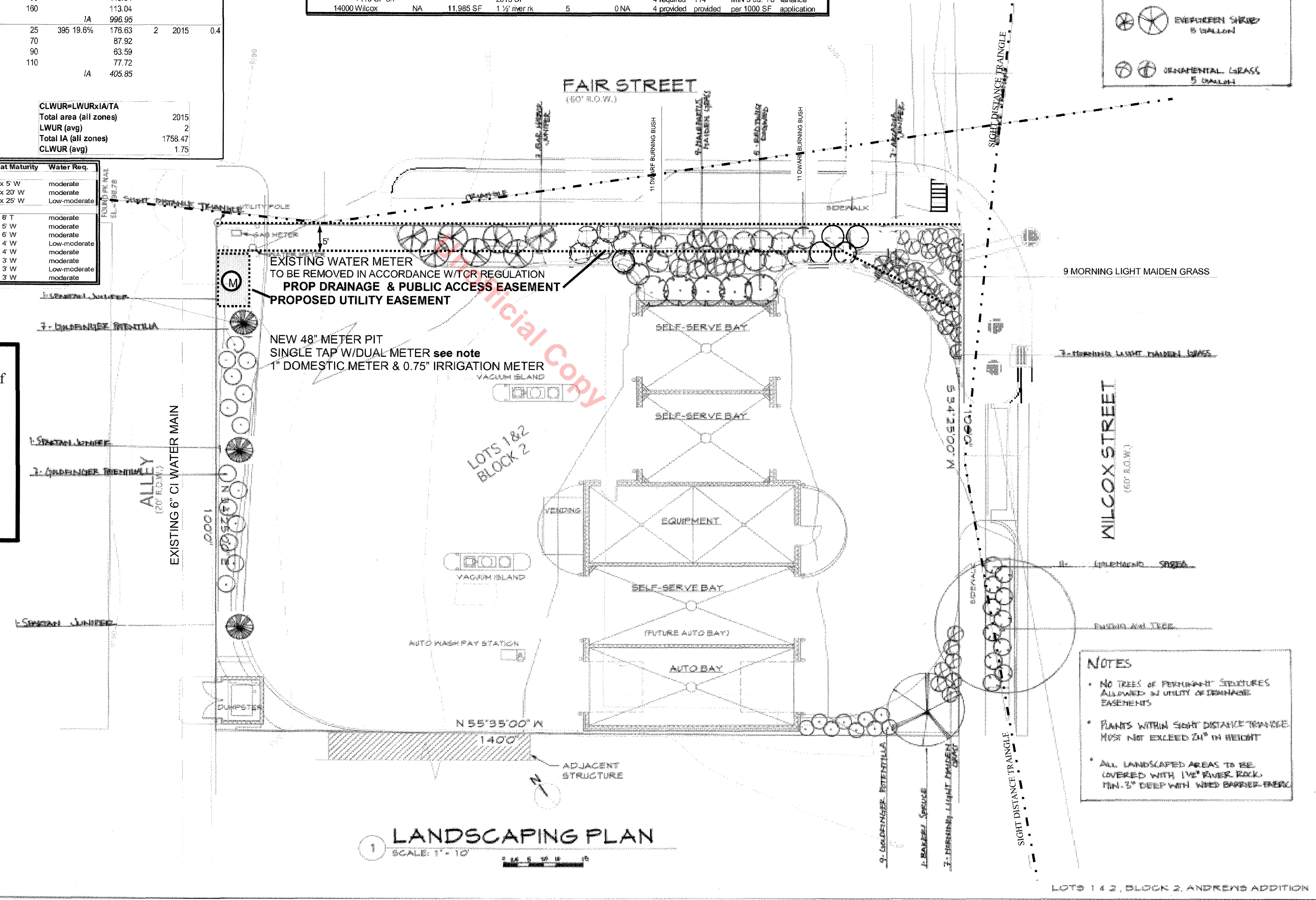
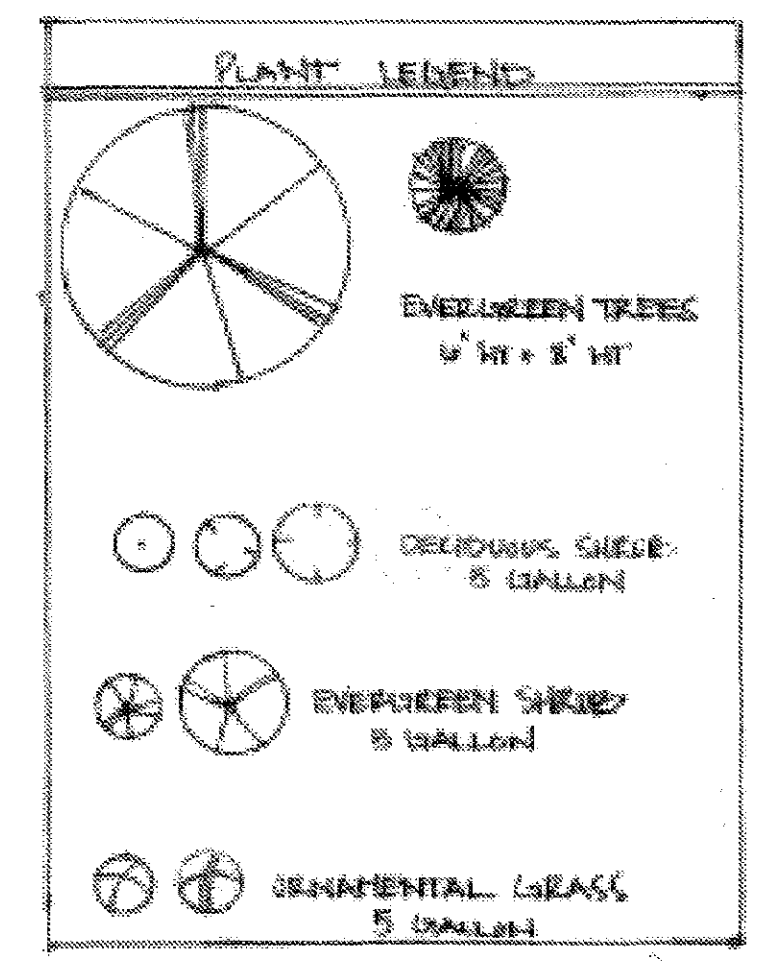
Qty.	Size	Botanical Name	Common Name	Size at Maturity	Water Req.
TREES					
3 6' height	Juniperus chinensis	Spartan/Spearmint Juniper	15' T x 5' W	moderate	
1 6' height	Picea Pungens 'Bakeri'	Bakeri Spruce	15' T x 20' W	moderate	
EXISTING	Fraxinus Spp.	Ash Tree	45' T x 25' W	Low-moderate	
SHRUBS					
5 5 gallon	Cornus stolonifera	Red Twig Dogwood	8' T x 8' W	moderate	
22 5 gallon	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5' T x 5' W	moderate	
7 5 gallon	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	1' T x 6' W	moderate	
7 5 gallon	Juniperus sabina 'Arcadia'	Arcadia Juniper	3' T x 4' W	Low-moderate	
9 5 gallon	Miscanthus sinensis 'Malepartus'	Malepartus Maiden Grass	6' T x 4' W	moderate	
23 5 gallon	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	4' T x 3' W	moderate	
23 5 gallon	Potentilla 'Goldfinger'	Goldfinger Potentilla	3' T x 3' W	Low-moderate	
19 5 gallon	Spiraea 'Goldmound'	Goldmound Spiraea	2' T x 3' W	moderate	

METER NOTE:

- Existing meter is to be removed in accordance with Town of Castle Rock requirements
- Existing meter will be replaced with a 48" meter pit (Note, single water tap with two meters in a meter pit are subject to Town approval of a variance application for the requirement for a separate irrigation tap.)
- Pending approval of variance – new 48" meter pit will include single point of connection w/dual meter set up (see detail UT2008-01 attached to variance application) including one 1" domestic meter & one 0.75" irrigation meter

GENERAL SITE PLAN Lots 1 And 2, Block 2, Andrews Addition, Town of Castle Rock, 28th Amendment LOCATED ON THE SOUTHWEST ONE QUARTER OF SECTION 7, T.8S., R.61W., 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO LANDSCAPE PLAN SHEET

COMMERCIAL LANDSCAPE SITE INVENTORY											
Reg. Professional Company Name Phone		Shannon Ehlers DC Maintenance & Repair 303-435-1502		Registration # Address Email		421 PO Box 1087 Castle Rock, Co 80104 shannon_dcmt@msn.com					
Gross Site Area	Landscaped Area (SF)	Turfgrass (SF)	Parking Lot (SF)	Nonliving Ornamental (SF)	No. of Parking Spaces	No. of Interior Landscaped Items	Median Width of Interior Islands	No. of Trees Required/Provided	No. of Shrubs Required/Provided	Soil Prep Amounts (cu.yds.per 1,00 sq. ft.)	Separate Irrigation Connection (Y/N)
	2015 SF total +118 SF on			2015 SF				8 required	114	MIN 3 cu. Yd per 1000 SF	No see variance application
14000 Wilcox		NA	11,985 SF	1 1/2" mer rk	5	0	NA	4 required 4 provided	provided		



NOTES

- NO TREES OR PERMANENT STRUCTURES ALLOWED IN UTILITY OR DRAINAGE EASEMENTS
- PLANTS WITHIN SIGHT DISTANCE TRIANGLE MUST NOT EXCEED 24" IN HEIGHT
- ALL LANDSCAPED AREAS TO BE COVERED WITH 1/2" RIVER ROCK, MIN. 3" DEEP WITH WIND BARRIER FENCE

LANDSCAPING PLAN SCALE: 1" = 10'

Douglas County
 AND ASSOCIATES, LLC
 LANDSCAPE PLAN PREPARED BY
 SHANNON EHLERS
 TCR DESIGN CERT #421
 303-435-1502 303-435-1507

Wayne LaGrone - Architect
 10792 Trail Rider Pass
 Littleton, Colorado 80127
 Off. Tel/Fax: (303) 978-9497
 Design
 Project Development
 Cost Analysis
 Planning/Zoning

AUTO & SELF SERVE BAY CARWASH
REYNOLDS CARWASH
 1115 South Wilcox Street
 Castle Rock, Colorado

LANDSCAPE PLAN
 Drawing No.
L.1
 Sheet 1 of 4



Irrigation System Hydraulic Worksheet

Project Name: Reynolds Carwash
Project Location: 119 Wilcox Street, Castle Rock, Co

Prepared by: Town of Castle Rock

Current TOCR Registration # 421

Date: April 24, 2009

Tap Size: 3/4"
Static Water Pressure: 63 psi

Hydraulic Grade At Zone:

	Ft. of Copper	Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Service Line (tap to meter):	10.00 LF	3/4" type K copper	7.84 /100 FT	3	0.78
Water Meter:			0.00	3	0.80
Service Line (meter to backflow):	5.00 LF	3/4" type K copper	7.84 /100 FT	3	0.39
Backflow:				3	12.00
Master Valve:				3	0.00

Pressure Required at Head:

Lateral Allowance: 0.00

Control Valve Allowance: 0.00

Mainline Allowances:

40 LF CL200BE	1" @	8 GPM	0.67 /100 FT	0.27
0 LF CL200BE	0" @	0 GPM - Looped	0.00 /100 FT	0.00
0 LF CL200BE	0" @	0 GPM - Looped	0.00 /100 FT	0.00

Elevation: Tap elevation 0 High/Low: 0 0.00

Total System requirements (PSI) 44.24

Available System Pressure (PSI) 63 psi

Town of Castle Rock provides a minimum of 43 psi

GENERAL SITE PLAN

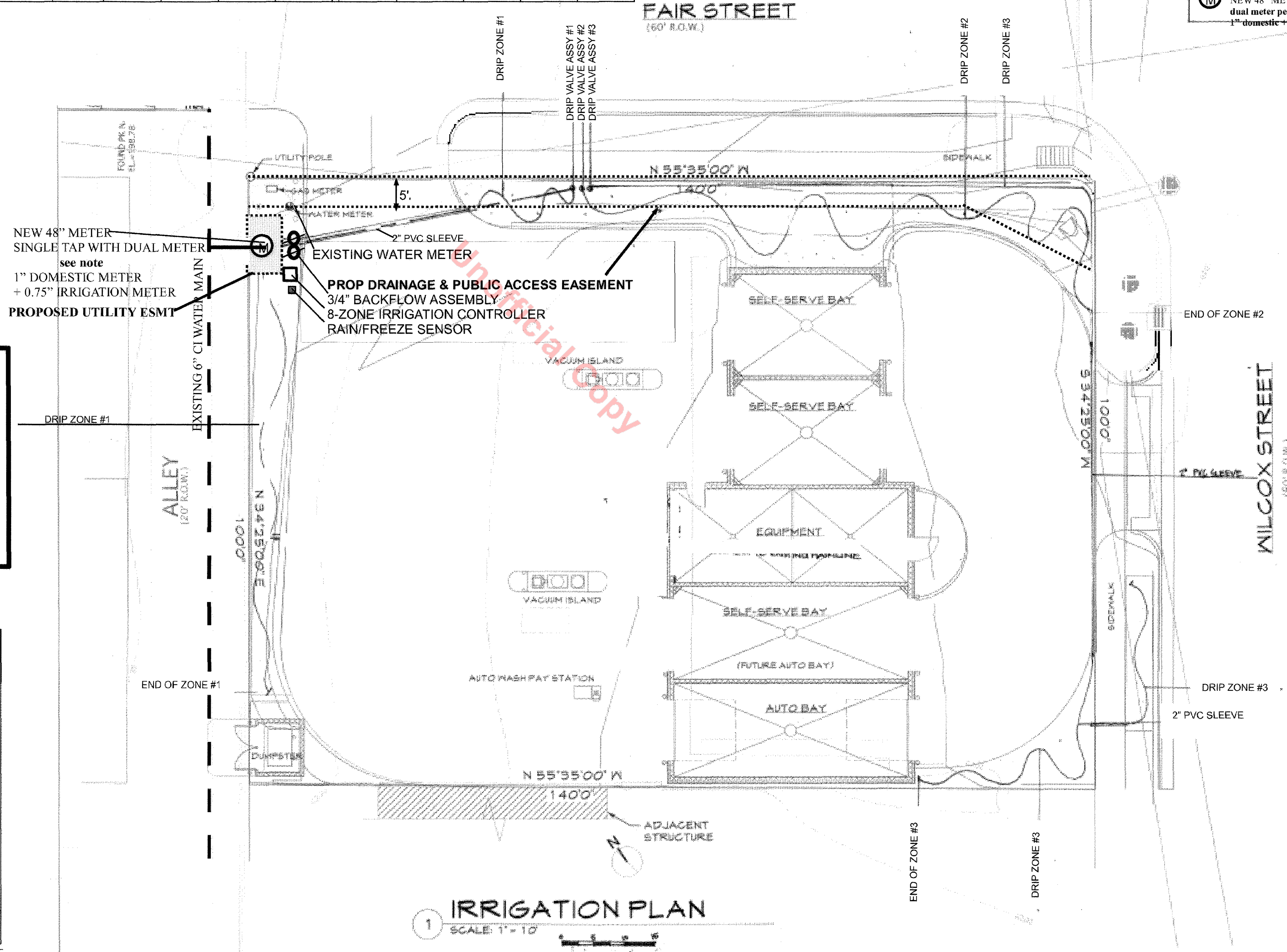
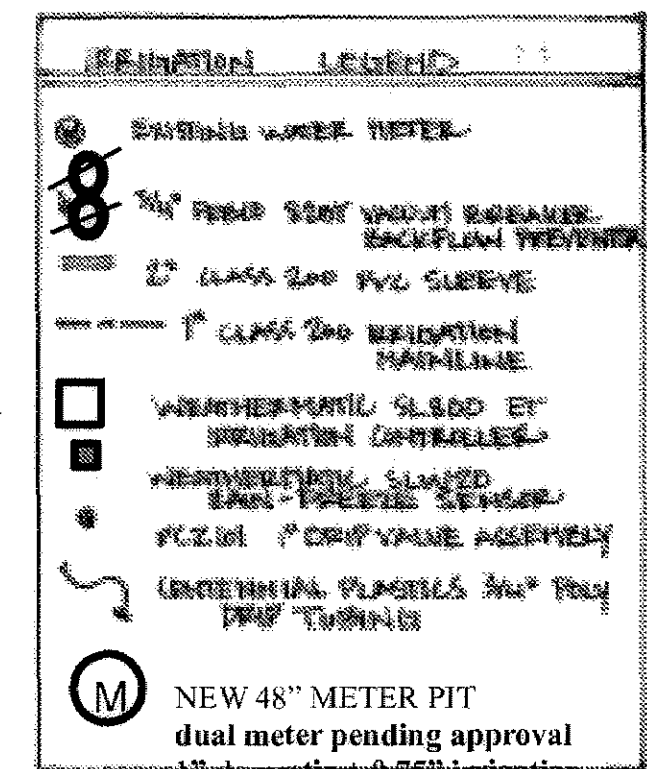
Lots 1 And 2, Block 2, Andrews Addition, Town of Castle Rock, 28th Amendment

LOCATED ON THE SOUTHWEST ONE QUARTER OF SECTION 2, T.8S, R.67W, 6TH P.M.

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

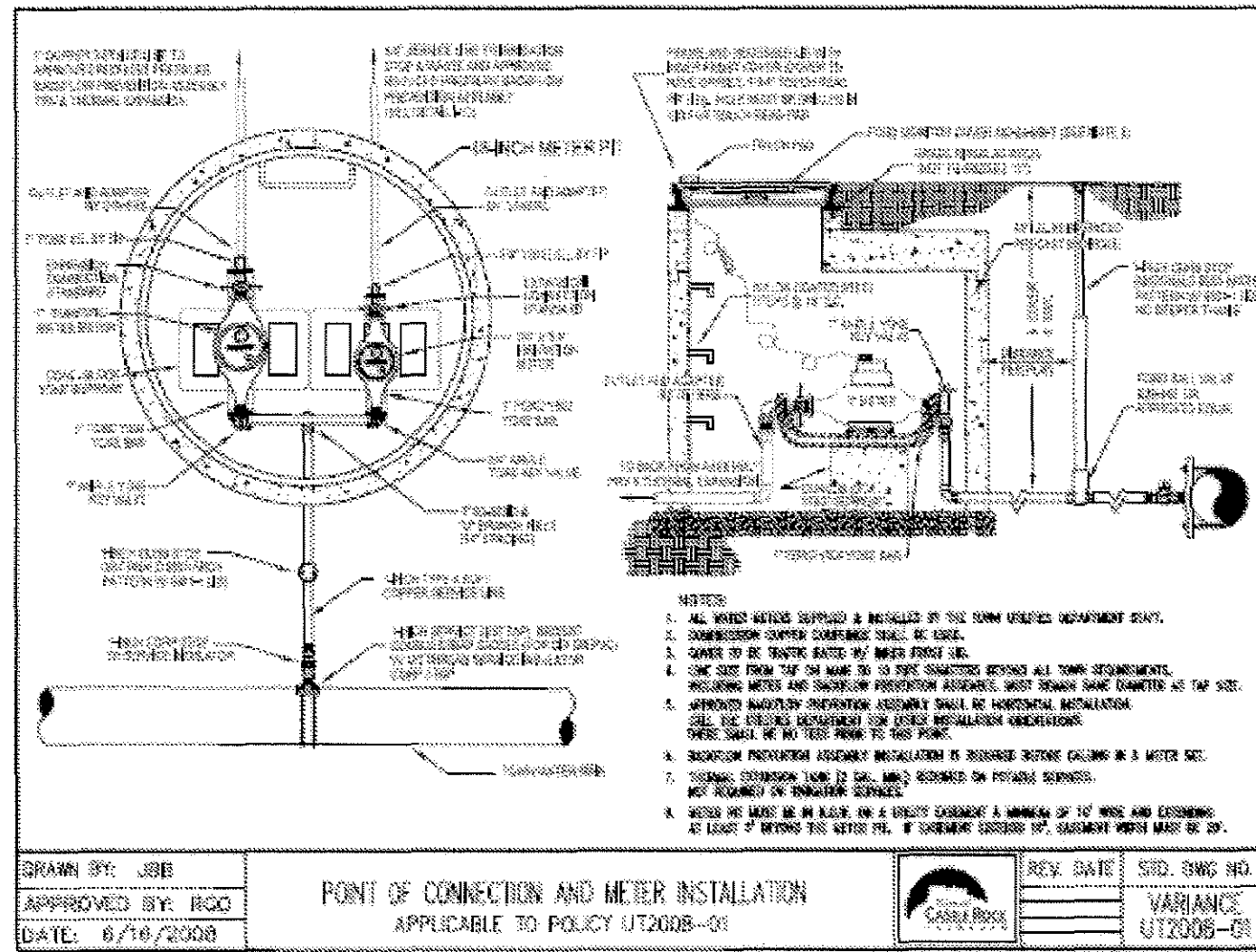
IRRIGATION PLAN SHEET

Zone	Hydrozon	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Low (5-10')	(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Nozzle/Emitter size)	(Inches/hour)	(Per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes/Month)	(Minutes/Cycle)	(Gallons per month)
Ex. 1	High	Blue Grass	RB 1806 SAM P	15'	1.83	75	6	197	20	2957
Ex. 2	Medium	Buffalo Grass	Hunter i-20	3	0.4	12	2	300	30	3600
1	Medium	trees, shrubs	drip	2.0 gph	0.79	1.90	2	152	15	289
2	Medium	trees, shrubs	drip	2.0 gph	0.79	4.4	2	152	15	668
3	Medium	trees, shrubs	drip	2.0 gph	0.79	2.95	2	152	15	448
Total								Min/Month	Min/cycle	Gallons/Month
								456	48	1405



METER NOTE:

- Existing meter is to be removed in accordance with Town of Castle Rock requirements
- Meter is to be replaced with dual meter in new 48" meter pit subject to Town approval of variance application from the requirement of a separate irrigation tap for domestic & irrigation connection
- Pending approval of variance - new 48" meter pit will include single point of connection w/dual meter set up (see detail UT2008-01 attached to variance application) including one 1" domestic meter & one 0.75" irrigation meter



IRRIGATION PLAN
SCALE: 1" = 10'

LOTS 1 & 2, BLOCK 2, ANDREWS ADDITION

Douglas County

1000 N. 1st St., Suite 100
Littleton, CO 80120
303-455-1502 303-455-1507

Wayne LaGrone - Architect
10792 Trailridge Pass
Littleton, Colorado 80127
Office/Fax: (303) 978-9497
Design Project Development
Cost Analysis
Planning/Zoning

AUTO & SELF SERVE BAY CARWASH
REYNOLDS CARWASH

119 South Wilcox Street
Castle Rock, Colorado

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Revised By: _____
Checked By: _____
Drawn By: _____

IRRIGATION PLAN

Drawing No.:

L.2

Sheet 5 of 4

~~Lots 1 And 2, Block 2, Andrews Addition, Town Of Castle Rock, 28th Amendment~~
 LOCATED ON THE SOUTHWEST ONE QUARTER OF SECTION 7 T.8S., R.67W., 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 LANDSCAPING AND IRRIGATION DETAIL SHEET

