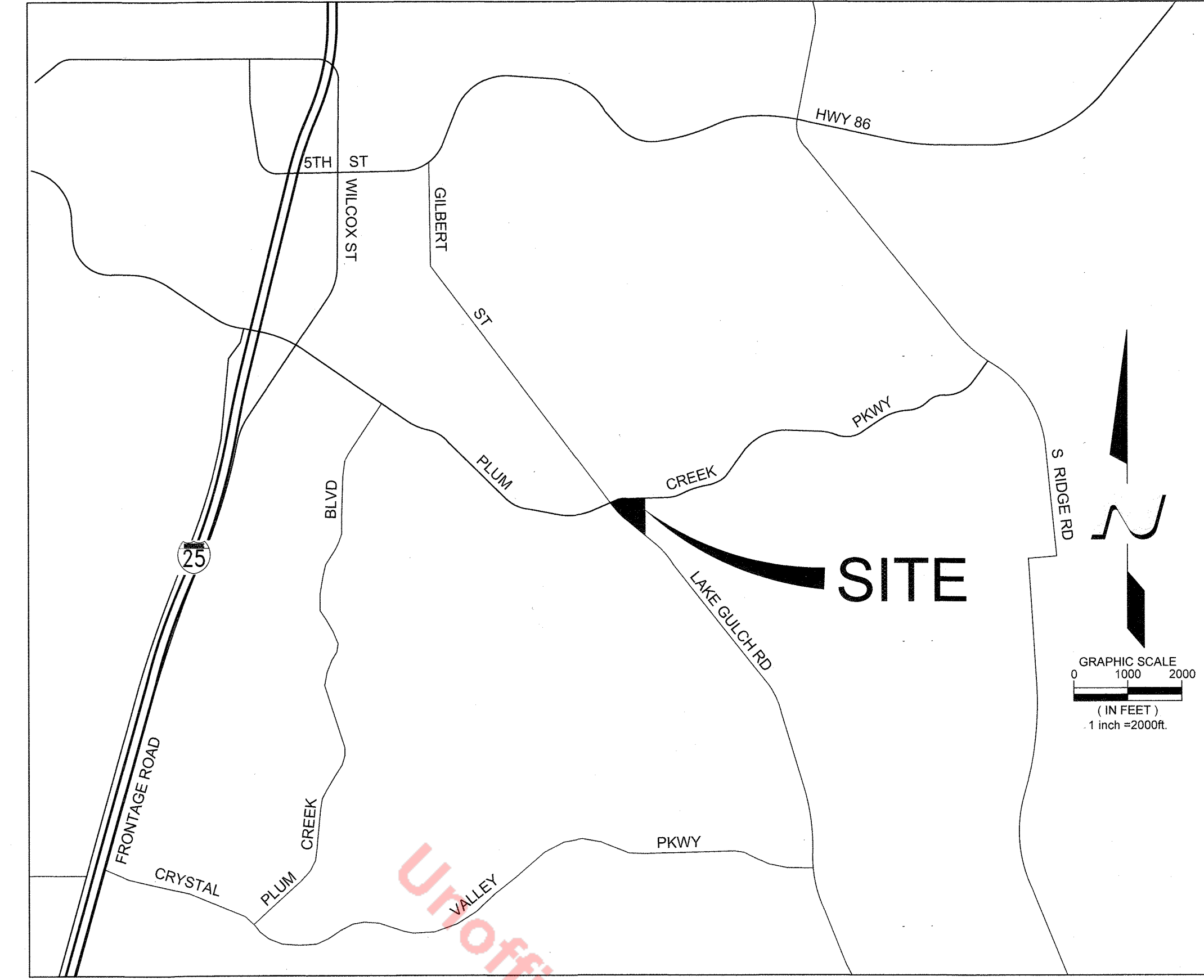


SITE DEVELOPMENT PLAN
LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1
PLUM CREEK CONVENIENCE
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DATA			
	AREA (SQ. FT.)	AREA (ACRES)	%
LOT SIZE	132,911.6	3.051	100.0
BUILDING	8,975.7	0.206	6.8
CONVENIENCE STORE	5,092.0		
FUTURE RETAIL	2,106.4		
CAR WASH	1,777.3		
PARKING LOT AREA	47,307.8	1.086	35.6
SIDEWALK AREA	5,700.1	0.131	4.3
IRRIGATED LANDSCAPE AREA	30,021.6	0.689	22.5
NON-IRRIGATED LANDSCAPE AREA	40,906.4	0.939	30.8
SFE	TBD		

PARKING				
PROPOSED USE	CRITERION	REQUIRED		PROPOSED
		VALUE	SPACES	SPACES
CONVENIENCE STORE	1 SPACE PER EMPLOYEE	3	3	3
	2 SPACES PER PUMP ISLAND	6	12	12
	4 SPACES PER 1,000 S.F.	5,063	21	21
CAR WASH	1 SPACE PER BAY	1	1	6
FUTURE RETAIL	5 SPACES PER 1,000 SF	2,106	11	11
TOTAL VEHICLE SPACES			48	48
TOTAL BICYCLE SPACES (5% OF VEHICLE SPACES)			3	4

ZONING COMPARISON TABLE		
	REQUIRED	PROVIDED
MINIMUM SETBACKS - YOUNG AMERICAN PD	PER SECTION 14.1 - TBD THROUGH SITE PLAN	NORTH - 80 FEET SOUTH - 73 FEET EAST - 111 FEET WEST - 46 FEET
MAXIMUM BUILDING HEIGHT - YOUNG AMERICAN PD	PER SECTION 10.2 - 35 FEET	BUILDING: 22' - 9" CANOPY: 17' - 6"
MINIMUM OFF-STREET PARKING - CHAPTER 15.54	48 SPACES	48 SPACES
RESIDENTIAL/NON-RESIDENTIAL INTERFACE - CHAPTER 17.50	30 feet	45 feet



- SITE DEVELOPMENT PLAN NOTES:**
- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
 - Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
 - The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
 - FEMA regulated floodplains and/or wetlands are not present on the site. The site is within the FEMA FIRM Map No. 08035C0302G, effective 3/16/2016. The site is located within Zone X (Area of Minimal Flood Hazard).
 - Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
 - The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy" as amended from time to time, for this project.
 - Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
 - No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
 - The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on the Site Development Plan.
 - 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 zoned Planned Unit Development - Young American PUD
 - 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.

- 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.
 - If the project is located within 300 feet of the 100-Year floodplain, approval from the U.S. Fish and Wildlife Service will be required for potential disturbance of the Preble's Meadow Jumping Mouse. <http://www.fws.gov/mountain-prairie/species/mammals/preble/>.
 - All landscape maintenance within the right-of-way is the responsibility of the adjacent property owner.
 - Any temporary structures placed in an easement, including paving and fencing, shall be removed and replaced by the owner upon the request of the utilities department so that maintenance may be performed. The owner of the land shall agree to hold the Town harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities, and all associated costs.
 - All landscape maintenance within the right-of-way is the responsibility of the adjacent land owner.
- 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.

Ownership Certification

The undersigned are all of the owners of certain lands known herein as Lot 1, Block 1, Baldwin Park Estates, Filing No. 2, Amendment No. 1, in the Town of Castle Rock.

SINCLAIR OIL CORPORATION

By: Jack V. Barger
 Name / Title: JACK V. BARGER VICE PRES.

STATE OF Utah
 COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 6 day of June, 2020, by Jack Barger as Vice Pres. of Sinclair Oil Corporation.

WITNESS my hand and official seal.
 My commission expires: 9-17-22

Diane Burton
 Notary Public

DIANE BURTON
 Notary Public - STATE OF UTAH
 My Comm. Exp. 09/17/2022
 Commission # 702424

Title Certification

I, Eric Gonzales, an authorized representative of Fidelity National Title, NCS, 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, mortgages and lienholders of the property are listed in the certificate of ownership and their names are correct.

By: Eric Gonzales
 (Authorized Representative)

STATE OF Colorado
 COUNTY OF Denver

The foregoing instrument was acknowledged before me this 18th day of August, 2020, by Eric Gonzales as Authorized Representative of Fidelity National Title, NCS

WITNESS my hand and official seal.
 My commission expires: 8/25/2020

Chandrea R. Ray
 Notary Public

CHANDREA R. RAY
 Notary Public
 State of Colorado
 My Commission Expires August 25, 2020
 License # 2020000907

Water Rights Dedication Agreement

The provision of Municipal Water to this subdivision is subject to the terms and conditions of the Young PUD agreement, recorded on the 30th day of August, 1983 at Book 488, Page 359 and accordingly 10 SFE are debited from the water bank.

Surveyor's Certification

I, Harold J. Ponsarella, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Plum Creek Convenience is made under my supervision and the monuments shown thereon actually exist and that the same accurately represents that survey.

Harold J. Ponsarella
 Colorado Registered Professional Land Surveyor
 License # 101780

Civil Engineer's Statement

I, Renee C. Young, being a registered professional engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this site plan have been designed and engineered in conformance with all Town of Castle Rock Public Works Construction Standards.

Renee C. Young
 Colorado Registered Professional Engineer
 License No. 51231 for and on behalf of The Dimension Group

Conditions of Approval

- The car wash operation shall be limited to the hours between 6:00 a.m. to 10:00 p.m.
- The lighting levels on the rear of the building (i.e., the east side) shall be reduced by 50% between the hours of 10:00 p.m. and 6:00 a.m. as will be shown on Town approved construction documents.
- The lighting levels of the three site lights located along the car wash access drive, on the east side of the site, shall be reduced by 50% between the hours of 10:00 p.m. and 6:00 a.m. as will be shown on Town approved construction documents.
- The lighting levels of the two (2) site lights along the north property line, adjacent to Plum Creek Parkway, shall be reduced by 50% between the hours of 10:00 p.m. and 6:00 a.m. as will be shown on Town approved construction documents.
- Emergency lighting is exempt from the illumination reductions/conditions above.

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- CONCEPTUAL LANDSCAPE PLAN
- LANDSCAPE NOTES
- HYDROZONE PLAN
- ILLUMINATION PLAN
- ILLUMINATION CUT SHEETS
- BUILDING AND CANOPY ELEVATIONS

LEGAL DESCRIPTION

LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THIS SITE DEVELOPMENT PLAN ALLOWS FOR A COMMERCIAL DEVELOPMENT OF A CONVENIENCE STORE, CAR WASH, AND FUTURE RETAIL. THE RETAIL WILL HAVE CONVENTIONAL HOURS OF OPERATION OF 7:00 AM TO 10:00 PM. THE CONVENIENCE STORE WILL HAVE 24 HOUR OPERATION.

PROJECT BENCHMARK:

ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY. ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88. TBM: No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B. ELEVATION: 6327.51 NAVD88

PROJECT BASIS OF BEARING:

BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31'54" E.

Planning Commission Recommendation:

This Site Development Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 27th day of February, 2020.

David Van Canto 9/15/20
 Chair Date

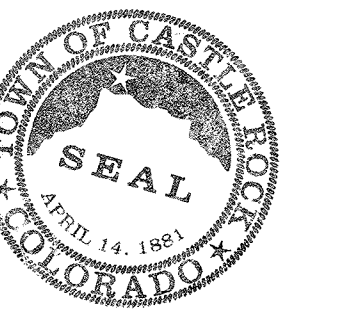
Shawn [Signature] 9/15/2020
 Director of Development Services Date

Town Council Approval:

This Site Development Plan was approved by the Town Council of the Town of Castle Rock, Colorado, on the 21st day of April, 2020.

JE [Signature] 9-23-20
 Mayor Date

Lisa Anderson 9-23-20
 Town Clerk Date

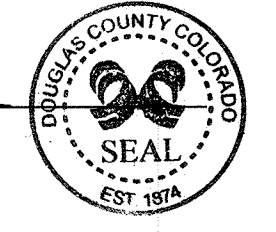


Douglas County Clerk and Recorder's Certificate

This Site Development Plan was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:26 pm M. on the 21st day of October, 2020, at Reception No. 2020102436

Douglas County Clerk and Recorder

By: DeWayne [Signature]
 Deputy



COVER SHEET
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 6/25/2020
 SHEET 1 OF 10

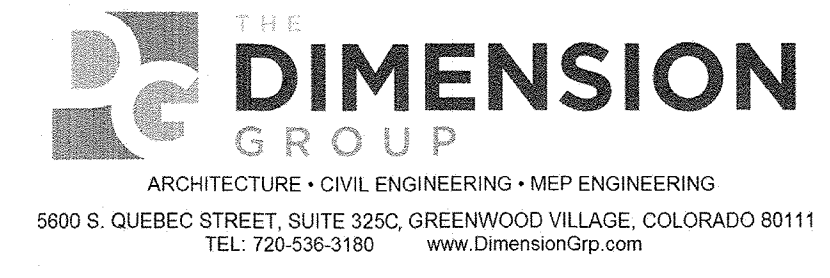
PROPERTY OWNER / APPLICANT:
 SINCLAIR OIL CORPORATION
 550 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84102

ARCHITECT:
 THE DIMENSION GROUP
 5600 S. QUEBEC STREET
 SUITE 325C
 GREENWOOD VILLAGE, COLORADO 80111
 (720) 536-3180
 MR. STAYTON R. WOOD, AIA

CIVIL ENGINEER:
 THE DIMENSION GROUP
 5600 S. QUEBEC STREET
 SUITE 325C
 GREENWOOD VILLAGE, COLORADO 80111
 (720) 536-3180
 MR. CHAD A. WHEELER, PE

LANDSCAPE ARCHITECT:
 ROOT PARTNERSHIP
 2050 S. ONEIDA ST.
 SUITE 246
 DENVER, COLORADO 80224
 (303) 547-5077
 MR. MIKE LEUTENEKER, LEED AP

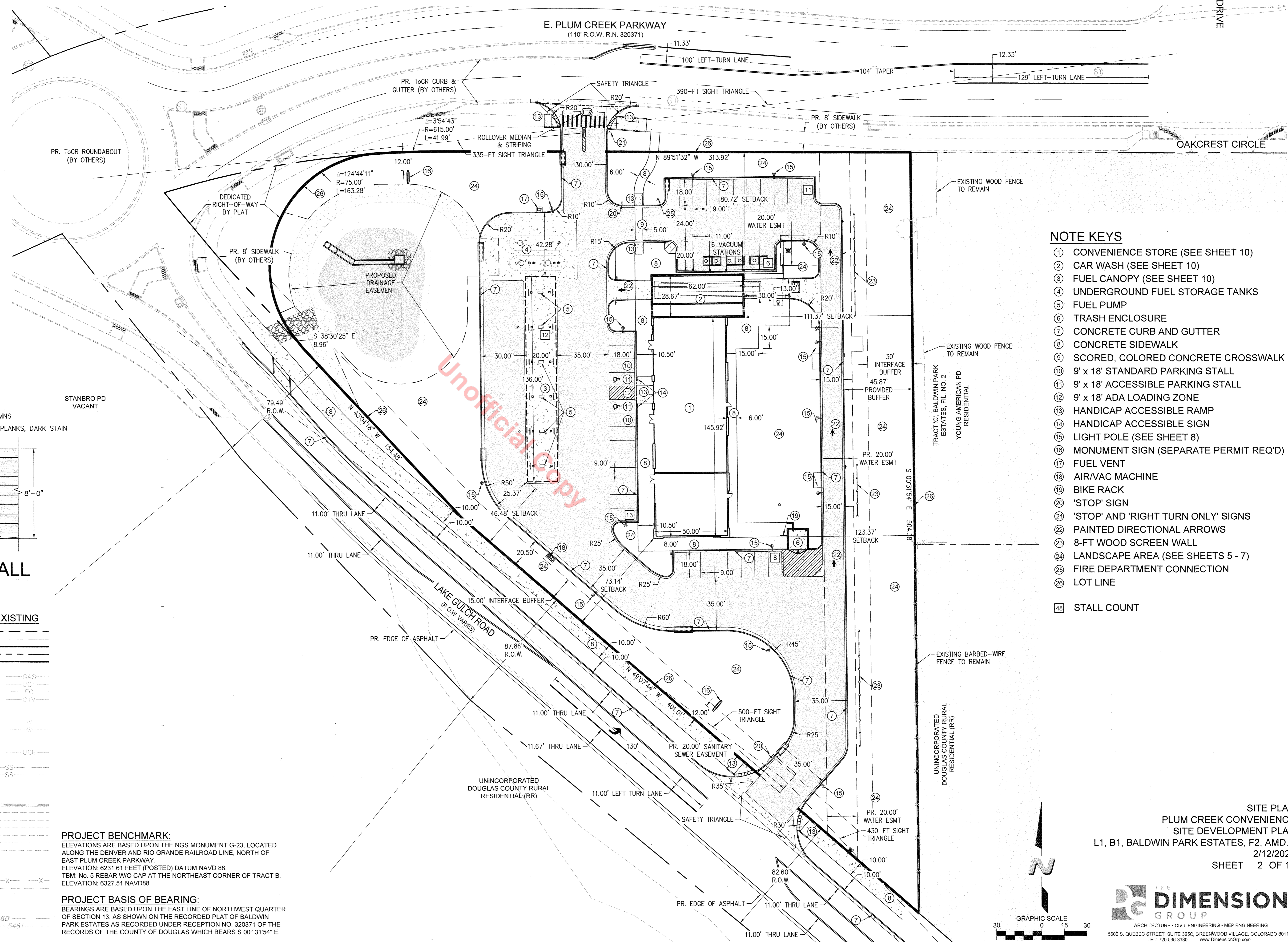
SURVEYOR:
 COTTONWOOD SURVEYING & ASSOCIATES, INC.
 P.O. BOX 694
 STRASBURG, COLORADO 80136
 (303) 549-7992
 MR. HAROLD PONSERELLA, PLS



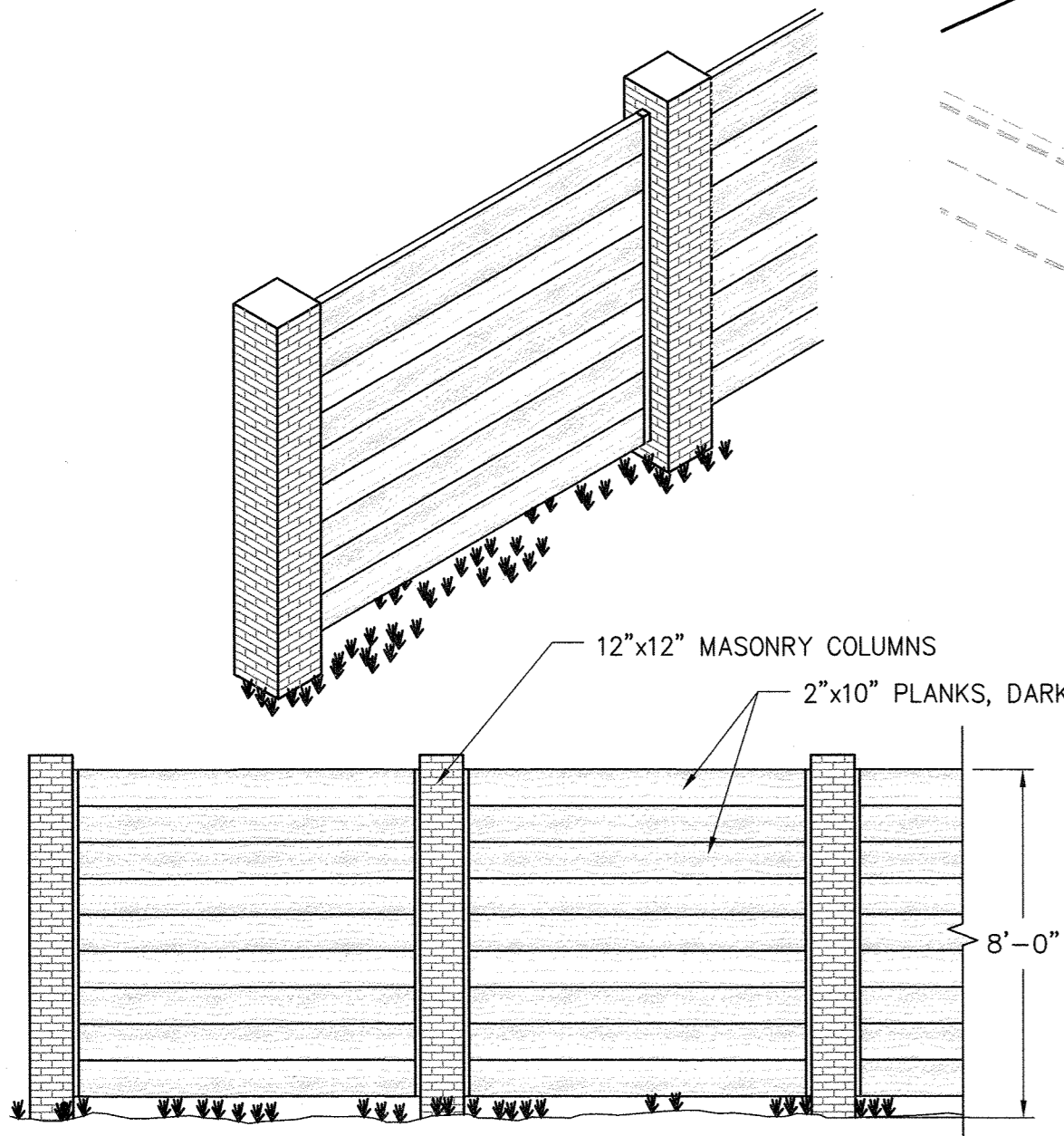
SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1
PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

S. VALLEY DRIVE



- NOTE KEYS**
- ① CONVENIENCE STORE (SEE SHEET 10)
 - ② CAR WASH (SEE SHEET 10)
 - ③ FUEL CANOPY (SEE SHEET 10)
 - ④ UNDERGROUND FUEL STORAGE TANKS
 - ⑤ FUEL PUMP
 - ⑥ TRASH ENCLOSURE
 - ⑦ CONCRETE CURB AND GUTTER
 - ⑧ CONCRETE SIDEWALK
 - ⑨ SCORED, COLORED CONCRETE CROSSWALK
 - ⑩ 9' x 18' STANDARD PARKING STALL
 - ⑪ 9' x 18' ADA ACCESSIBLE PARKING STALL
 - ⑫ 9' x 18' ADA LOADING ZONE
 - ⑬ HANDICAP ACCESSIBLE RAMP
 - ⑭ HANDICAP ACCESSIBLE SIGN
 - ⑮ LIGHT POLE (SEE SHEET 8)
 - ⑯ MONUMENT SIGN (SEPARATE PERMIT REQ'D)
 - ⑰ FUEL VENT
 - ⑱ AIR/VAC MACHINE
 - ⑲ BIKE RACK
 - ⑳ 'STOP' SIGN
 - ㉑ 'STOP' AND 'RIGHT TURN ONLY' SIGNS
 - ㉒ PAINTED DIRECTIONAL ARROWS
 - ㉓ 8-FT WOOD SCREEN WALL
 - ㉔ LANDSCAPE AREA (SEE SHEETS 5 - 7)
 - ㉕ FIRE DEPARTMENT CONNECTION
 - ㉖ LOT LINE
 - ㉗ STALL COUNT



WOOD SCREEN WALL
 1"=4'

PROPOSED	LEGEND	EXISTING
---	EASEMENT	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE R.O.W. LINE	---
---	SIGHT TRIANGLE	---
---	GAS LINE	---
---	UNDERGROUND TELEPHONE	---
---	FIBER OPTIC	---
---	UNDERGROUND CABLE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	WATER SERVICE	---
---	WATER VALVE	---
---	TRANSFORMER	---
---	UNDERGROUND ELECTRIC	---
---	SANITARY CLEANOUT	---
---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BUILDING OUTLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT / PAN	---
---	FLOWLINE	---
---	SIDEWALK	---
---	PAVEMENT MARKING	---
---	6" CONCRETE PAVEMENT	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	BARBED WIRE FENCE	---
---	SPLIT RAIL FENCE	---
---	WOOD SCREEN WALL	---
---	LIGHT POLE	---
---	MONUMENT SIGN	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---

PROJECT BENCHMARK:
 ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONGS THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY.
 ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88.
 TBM. No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B. ELEVATION: 6327.51 NAVD88

PROJECT BASIS OF BEARING:
 BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31'54" E.

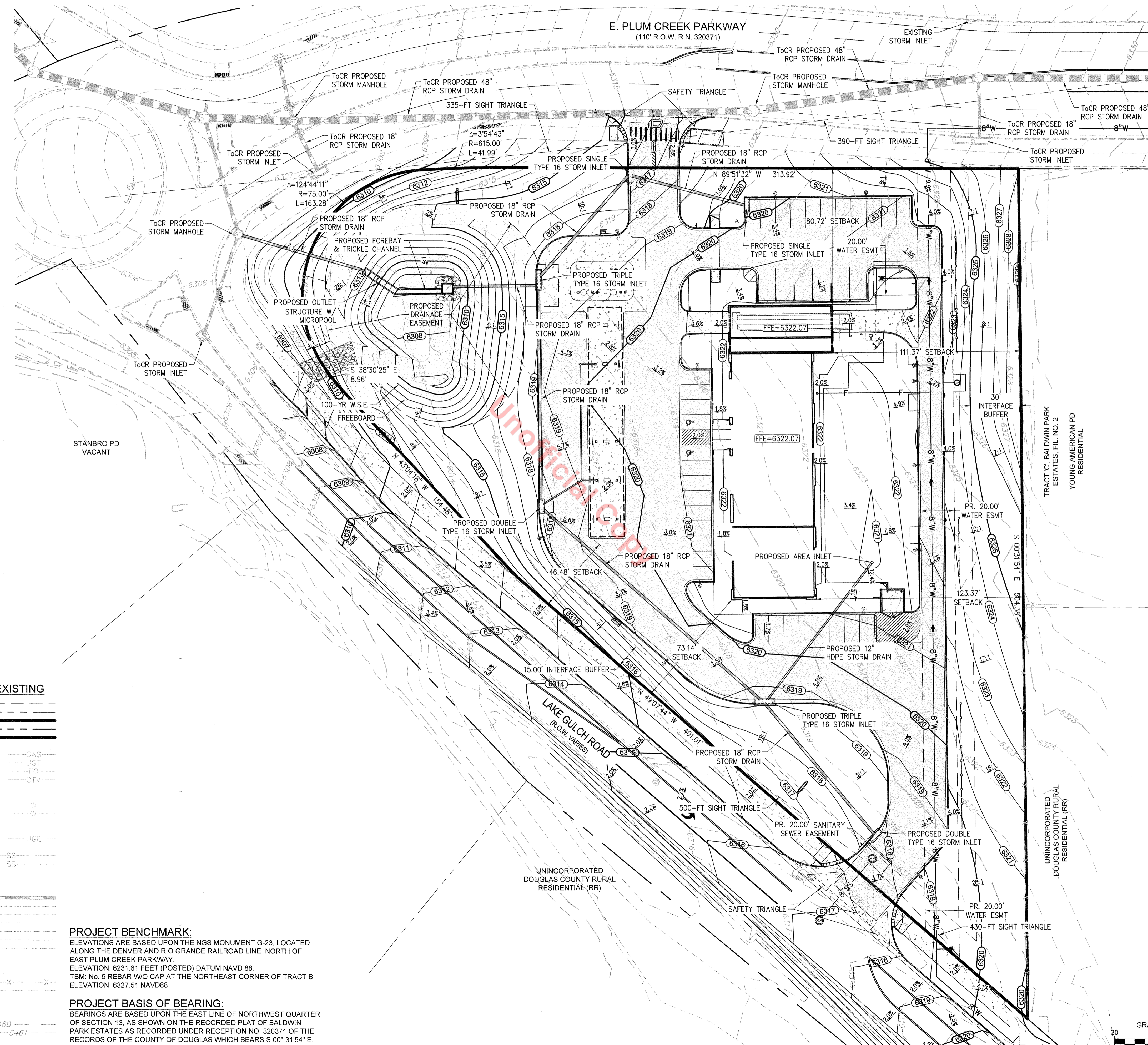
SITE PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 2 OF 10

THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
 TEL: 720-536-3180 www.DimensionGrip.com

SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

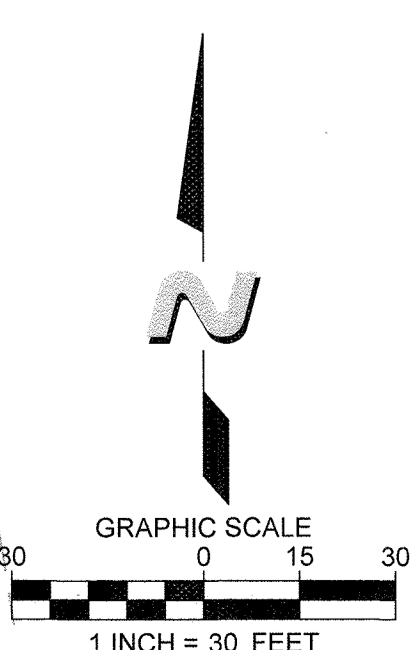


PROPOSED	LEGEND	EXISTING
---	EASEMENT	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE R.O.W. LINE	---
---	SIGHT TRIANGLE	---
---	GAS LINE	---
---	UNDERGROUND TELEPHONE	---
---	FIBER OPTIC	---
---	UNDERGROUND CABLE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	WATER MAIN	---
---	WATER SERVICE	---
---	WATER VALVE	---
---	TRANSFORMER	---
---	UNDERGROUND ELECTRIC	---
---	SANITARY CLEANOUT	---
---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BUILDING OUTLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT / PAN	---
---	FLOWLINE	---
---	SIDEWALK	---
---	PAVEMENT MARKING	---
---	6" CONCRETE PAVEMENT	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	BARBED WIRE FENCE	---
---	SPLIT RAIL FENCE	---
---	WOOD SCREEN WALL	---
---	LIGHT POLE	---
---	MONUMENT SIGN	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---

PROJECT BENCHMARK:
 ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY.
 ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88.
 TBM: No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B.
 ELEVATION: 6327.51 NAVD88

PROJECT BASIS OF BEARING:
 BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31' 54" E.

GRADING PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 3 OF 10

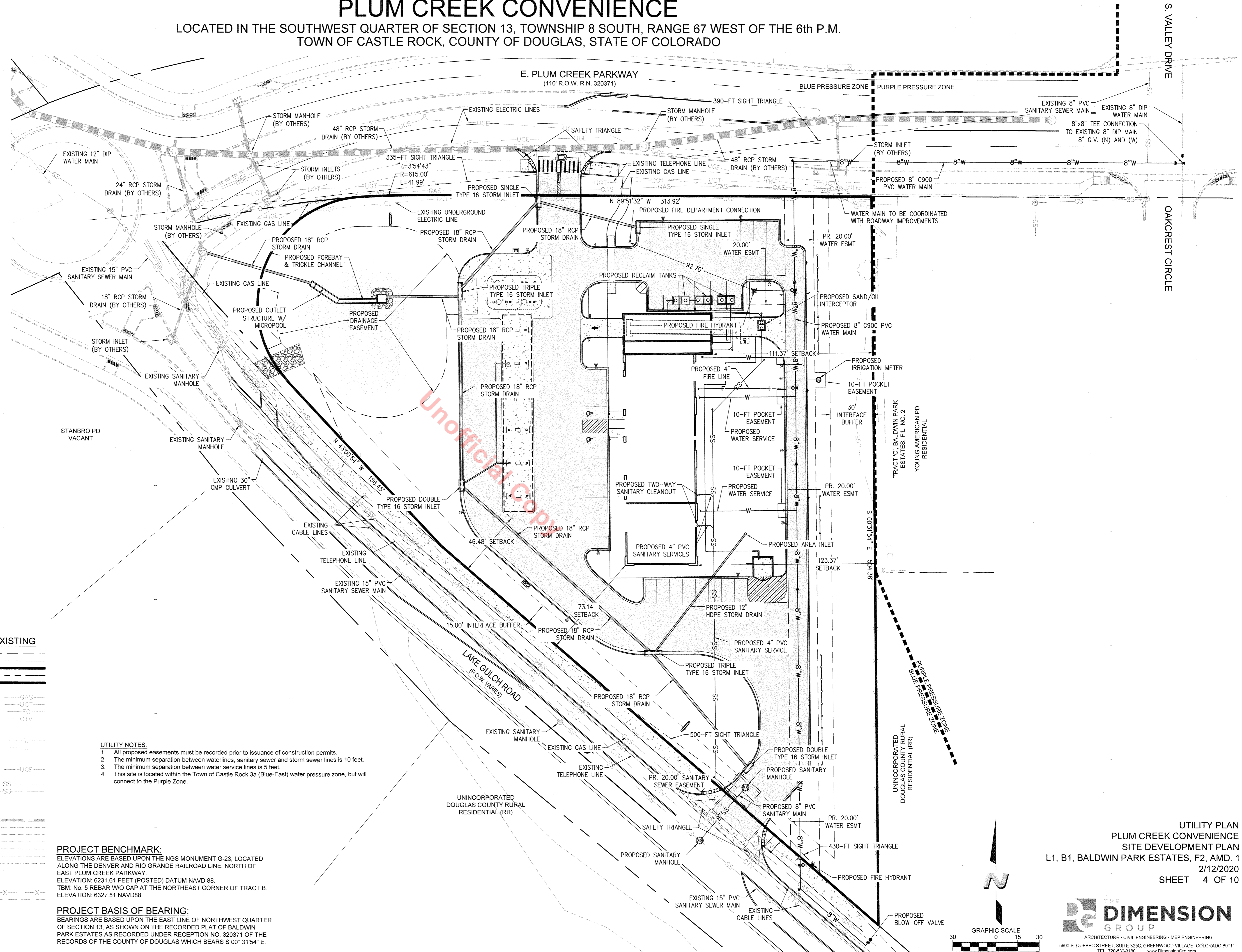


THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
 TEL: 720-536-3180 www.Dimension3ip.com

SITE DEVELOPMENT PLAN LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROPOSED	LEGEND	EXISTING
---	EASEMENT	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE R.O.W. LINE	---
---	SIGHT TRIANGLE	---
---	GAS LINE	---
---	UNDERGROUND TELEPHONE	---
---	FIBER OPTIC	---
---	UNDERGROUND CABLE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	WATER MAIN	---
---	WATER SERVICE	---
---	WATER VALVE	---
---	TRANSFORMER	---
---	UNDERGROUND ELECTRIC	---
---	SANITARY CLEANOUT	---
---	SANITARY MAIN	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BUILDING OUTLINE	---
---	BACK OF CURB	---
---	EDGE OF PAVEMENT / PAN	---
---	FLOWLINE	---
---	SIDEWALK	---
---	PAVEMENT MARKING	---
---	6" CONCRETE PAVEMENT	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	BARBED WIRE FENCE	---
---	SPLIT RAIL FENCE	---
---	WOOD SCREEN WALL	---
---	LIGHT POLE	---
---	MONUMENT SIGN	---

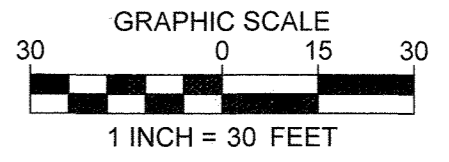
UTILITY NOTES:
 1. All proposed easements must be recorded prior to issuance of construction permits.
 2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 3. The minimum separation between water service lines is 5 feet.
 4. This site is located within the Town of Castle Rock 3a (Blue-East) water pressure zone, but will connect to the Purple Zone.

PROJECT BENCHMARK:
 ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY.
 ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88.
 TBM: No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B.
 ELEVATION: 6327.51 NAVD88

PROJECT BASIS OF BEARING:
 BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31'54" E.

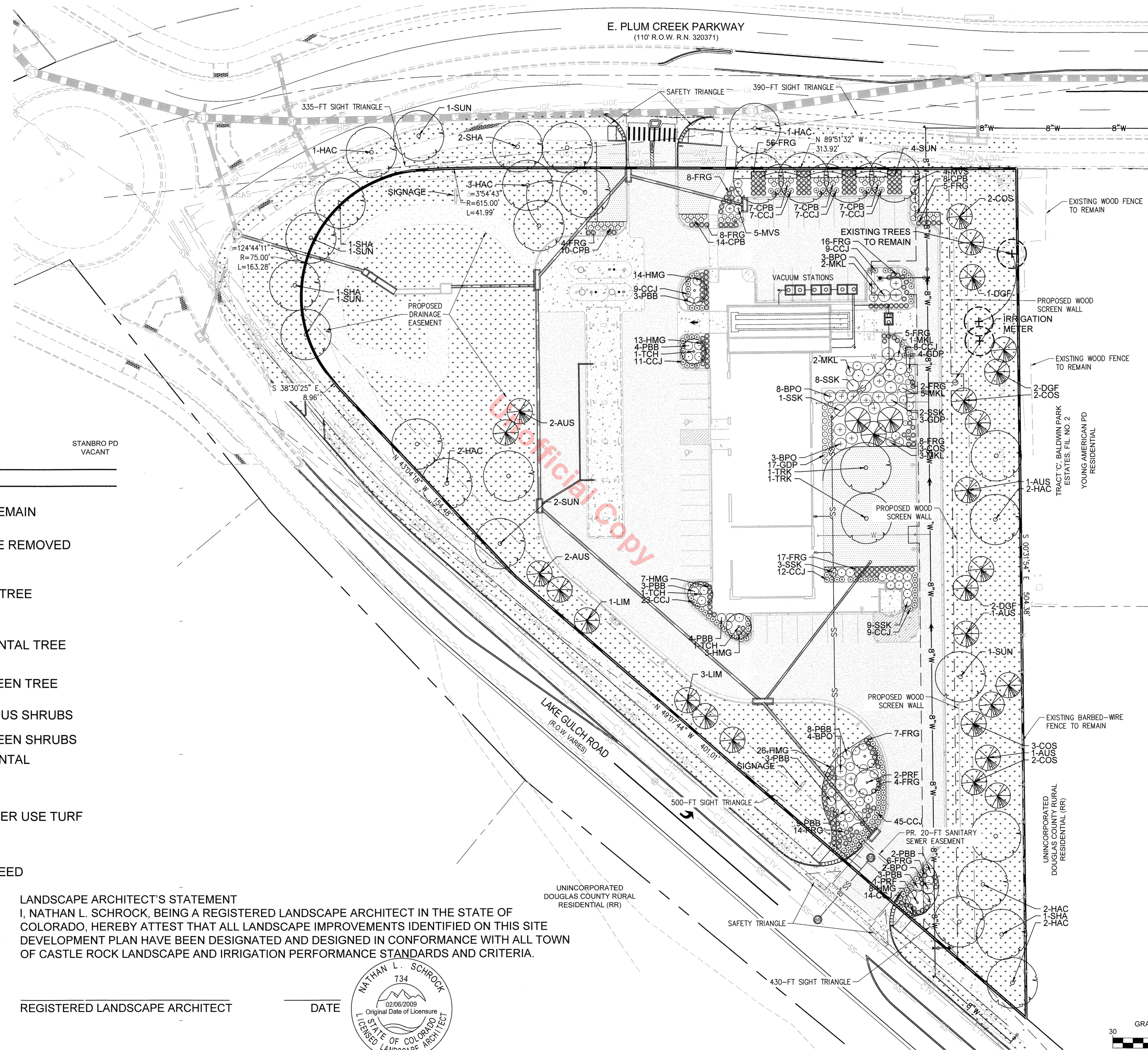
UTILITY PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 4 OF 10

THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
 TEL: 720-336-3180 www.DimensionGrp.com



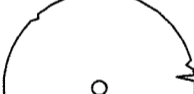


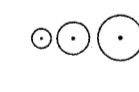

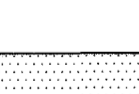
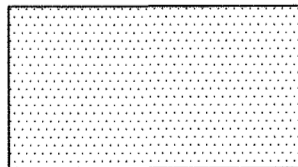



SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1
PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



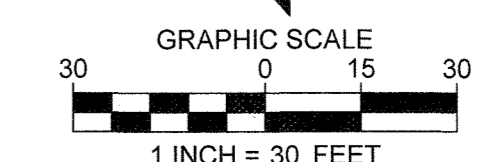
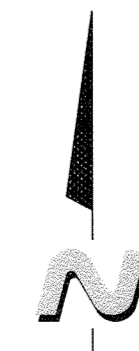
LEGEND


-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  PROPOSED CANOPY TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS SHRUBS
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED ORNAMENTAL GRASSES
-  IRRIGATED LOW WATER USE TURF
-  IRRIGATED NATIVE SEED

LANDSCAPE ARCHITECT'S STATEMENT
 I, NATHAN L. SCHROCK, BEING A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND DESIGNED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA.


REGISTERED LANDSCAPE ARCHITECT

DATE





CONCEPTUAL LANDSCAPE PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 5 OF 10



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
 5600 S. QUERCUS STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
 TEL: 720-536-3180 www.DimensionGrp.com

SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CONCEPTUAL LANDSCAPE PLAN NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.

LANDSCAPE PLAN NOTES

1. ALL TURF GRASS SOD AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET MINIMUM.
2. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
3. ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCLUDING NON-IRRIGATED NATIVE SEED SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE PROVIDED IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK REQUIREMENTS.
5. SURFACE MATERIAL OF WALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL CONFORM TO ADA REQUIREMENTS AND BE MATERIALS AS NOTED IN THESE SITE AND LANDSCAPE PLANS.
6. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. A THREE (3) FOOT CLEAR ZONE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.
8. PROPOSED LANDSCAPE MATERIAL SHALL NOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED FIRE LANES.
9. SHRUB BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. ALL
10. SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1 1/2"-3" RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
11. TREES IN TURF AREAS ARE TO HAVE ROCK MULCH SQUARES INSTALLED PER PLAN. ROCK MULCH IS TO BE INSTALLED AT THE STANDARD DEPTH, AND CONTAINED BY STEEL EDGER.
12. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING BURIED UTILITIES AND OBTAIN ALTERNATE TREE LOCATION APPROVAL WITH THE CITY INSPECTORS, PRIOR TO INSTALLATION IF NECESSARY.
13. IT IS ACKNOWLEDGED THAT STREET TREES WILL BE PLACED IN THE R.O.W. AT A SPACING OF 1 TREE PER 40 L.F. OF CURB FRONTAGE PER THE TOWN OF CASTLE ROCK LANDSCAPE PERFORMANCE STANDARDS AND CRITERIA.
14. EXISTING TREES TO REMAIN THAT DIE AS A RESULT OF CONSTRUCTION WILL BE REPLACED WITH TREES MATCHING THE PROPOSED TREES.

PLANT LIST

SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE & CONDITION
CANOPY TREES				
HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	12	2 1/2" CAL. B&B
SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	5	2 1/2" CAL. B&B
SUN	SUNBURST LOCUST	GLEDITSIA TRIACANTHOS 'SUNBURST'	10	2 1/2" CAL. B&B
TRK	TURKISH FILBERT	CORYLUS COLUMNNA	2	2 1/2" CAL. B&B
EVERGREEN TREES				
AUS	AUSTRIAN PINE	PINUS NIGRA	7	6' HT.
COS	COLORADO SPRUCE	PICEA PUNGENS	12	6' HT.
DGF	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	5	6' HT.
LIM	LIMBER PINE	PINUS FLEXILIS	4	6' HT.
ORNAMENTAL TREES				
PRF	PRAIRIEFIRE CRAB (PINK)	MALLUS 'PRAIRIEFIRE'	3	2 1/2" CAL. B&B
TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLI INERMIS	3	2 1/2" CAL. B&B
SMALL DECIDUOUS SHRUBS 2'-5' SPREAD				
CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	53	5 GAL. CONT.
GDP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	24	5 GAL. CONT.
MEDIUM DECIDUOUS SHRUBS 5'-7' SPREAD				
MKL	MISS KIM LILAC	SYRINGA PATULA	14	10 GAL. CONT.
PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	39	10 GAL. CONT.
LARGE DECIDUOUS SHRUBS >7' SPREAD				
SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	23	15 GAL. CONT.
SMALL EVERGREEN SHRUBS 2'-5' SPREAD				
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	159	5 GAL. CONT.
MEDIUM EVERGREEN SHRUBS 5'-7' SPREAD				
MVS	MESA VERDE SPRUCE	PICEA PUNGENS 'MESA VERDE'	8	10 GAL. CONT.
LARGE EVERGREEN SHRUBS >7' SPREAD				
BPO	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	20	15 GAL. CONT.
ORNAMENTAL GRASSES				
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	152	5 GAL. CONT.
HMG	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	71	5 GAL. CONT.

COMMERCIAL LANDSCAPE SITE INVENTORY

Gross Site Area	Required Landscape Area (s.f.)	Moderate Water Use Turfgrass (Area in s.f.)	Nonliving Ornamental	No. of Required Trees	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (rate of 4 cu.yds. Per 1000 s.f.)	Separate Irrigation Service Connections
132,986.93	13,298.69	5,723	0	27	*42	54	322	62.95	YES
Parking Lot (Area in s.f.)	Parking Lot Landscape Area (s.f.)	No. of Parking Spaces	Nonliving Ornamental (Area in s.f.)	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
13,967	1,849	48	0	0	N/A	4.00	4	12.00	94
Plum Creek Streetscape (l.f.)	Lake Gulch Streetscape (l.f.)	Streetscape Trees Required	Streetscape Trees Provided	Streetscape Shrubs Required	Streetscape Shrubs Provided				
434	579	25.33	26	101.3	155				



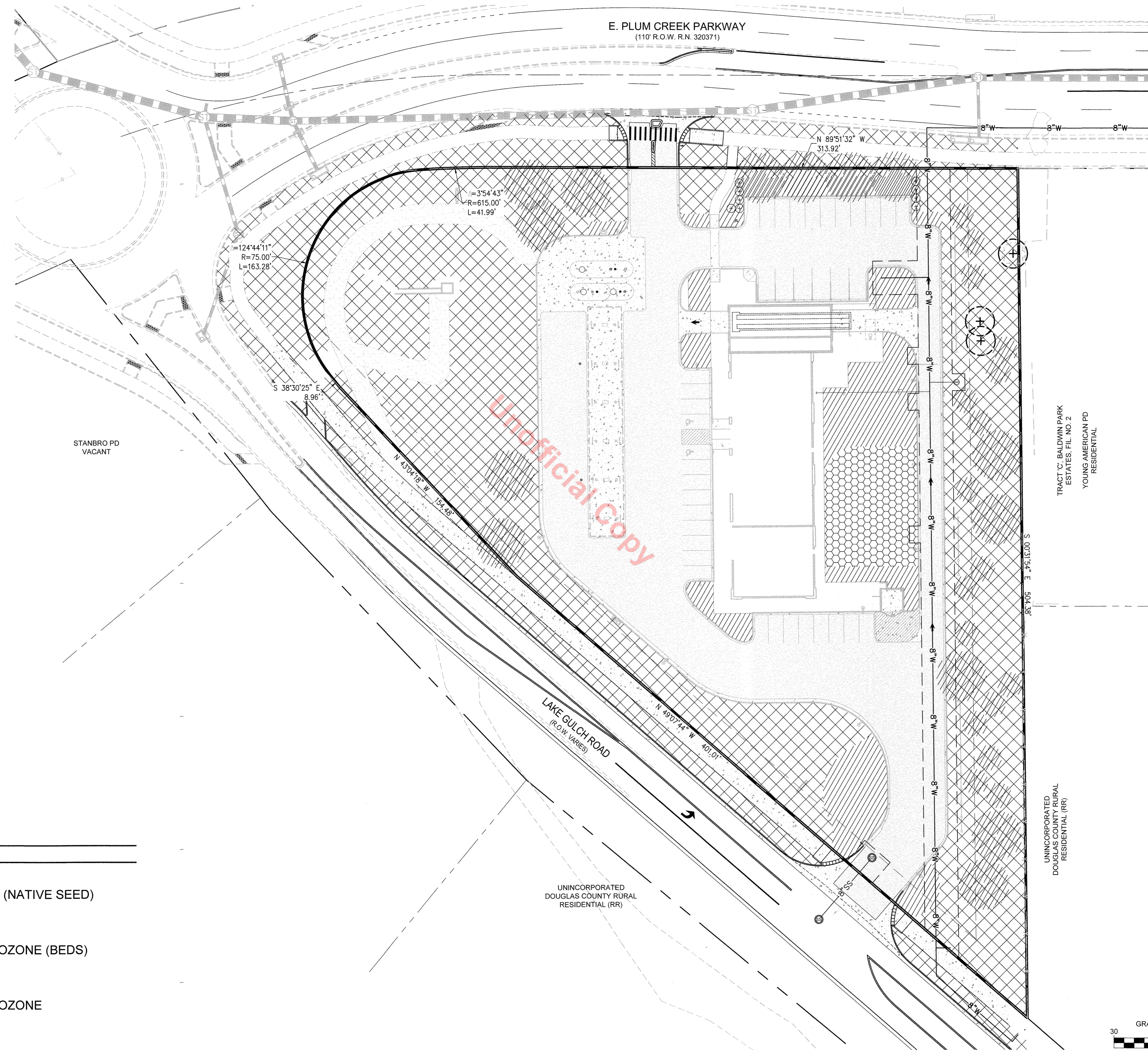
LANDSCAPE NOTES
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 6 OF 10



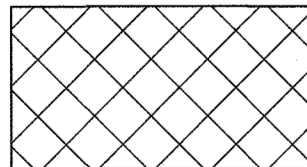
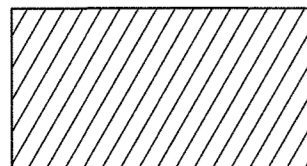
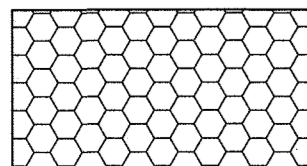
SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

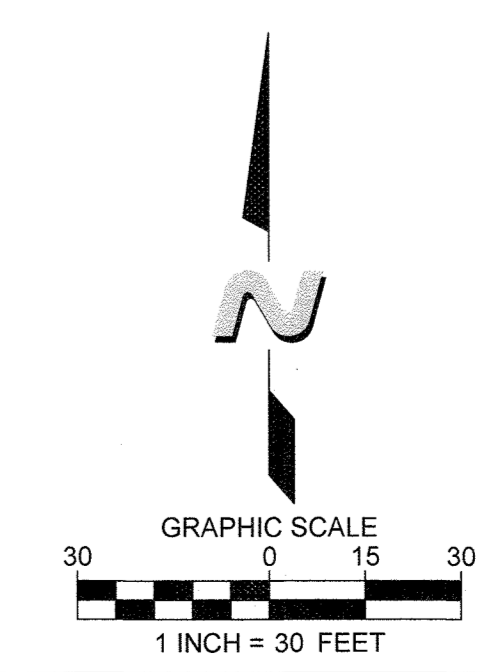
PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



HYDROZONE LEGEND

-  LOW HYDROZONE (NATIVE SEED)
68,029 S.F.
-  MODERATE HYDROZONE (BEDS)
10,015 S.F.
-  MODERATE HYDROZONE
4,708 S.F.



HYDROZONE PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 7 OF 10



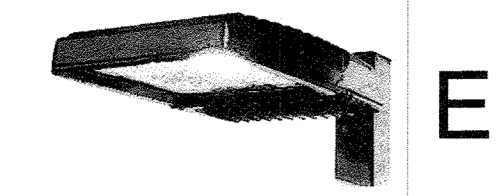
THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
 5600 S. QUEBEC STREET, SUITE 3250, GREENWOOD VILLAGE, COLORADO 80111
 TEL. 720-336-3180 www.DimensionGrip.com



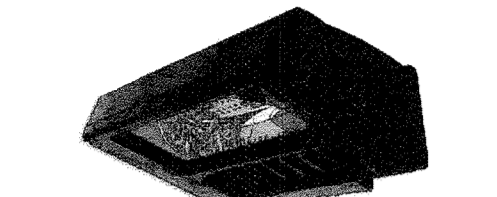
SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

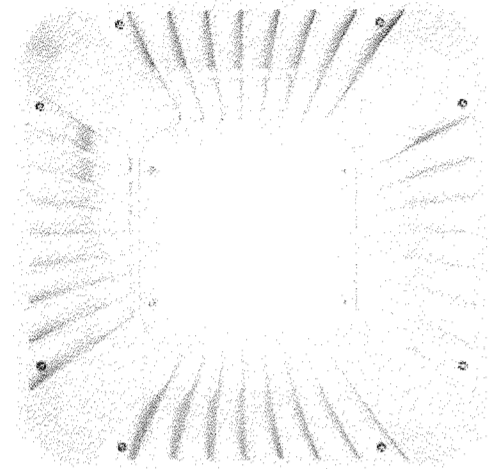
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GE - EAS Area Lighting



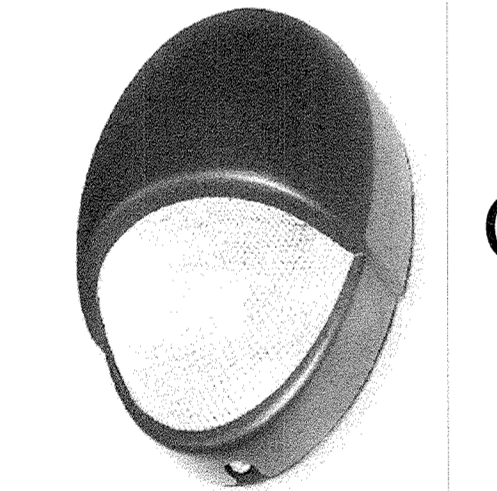
GE - EWS Wall Pack



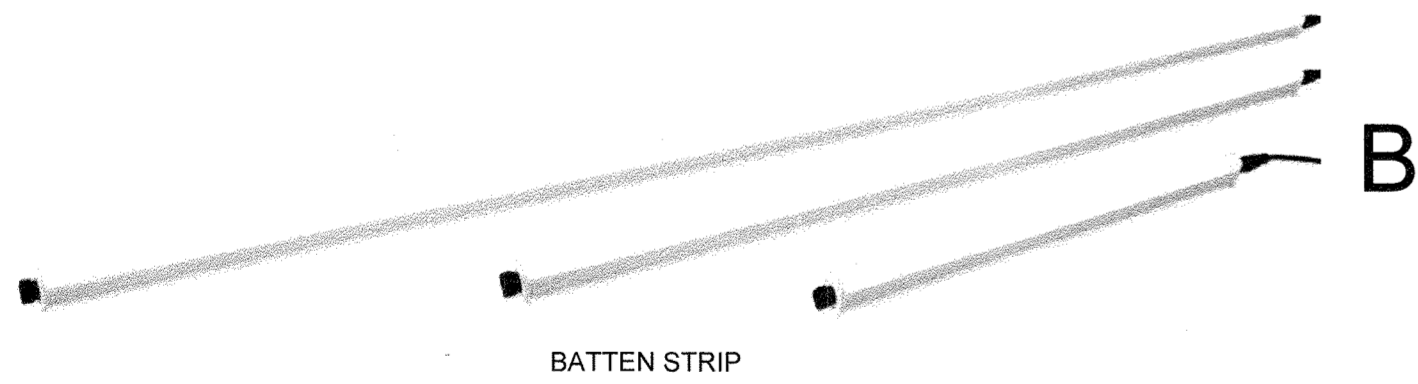
GE - ECBB Canopy Light



SUNSET - F6902-31 2-LIGHT BLACK WALL SCONCE



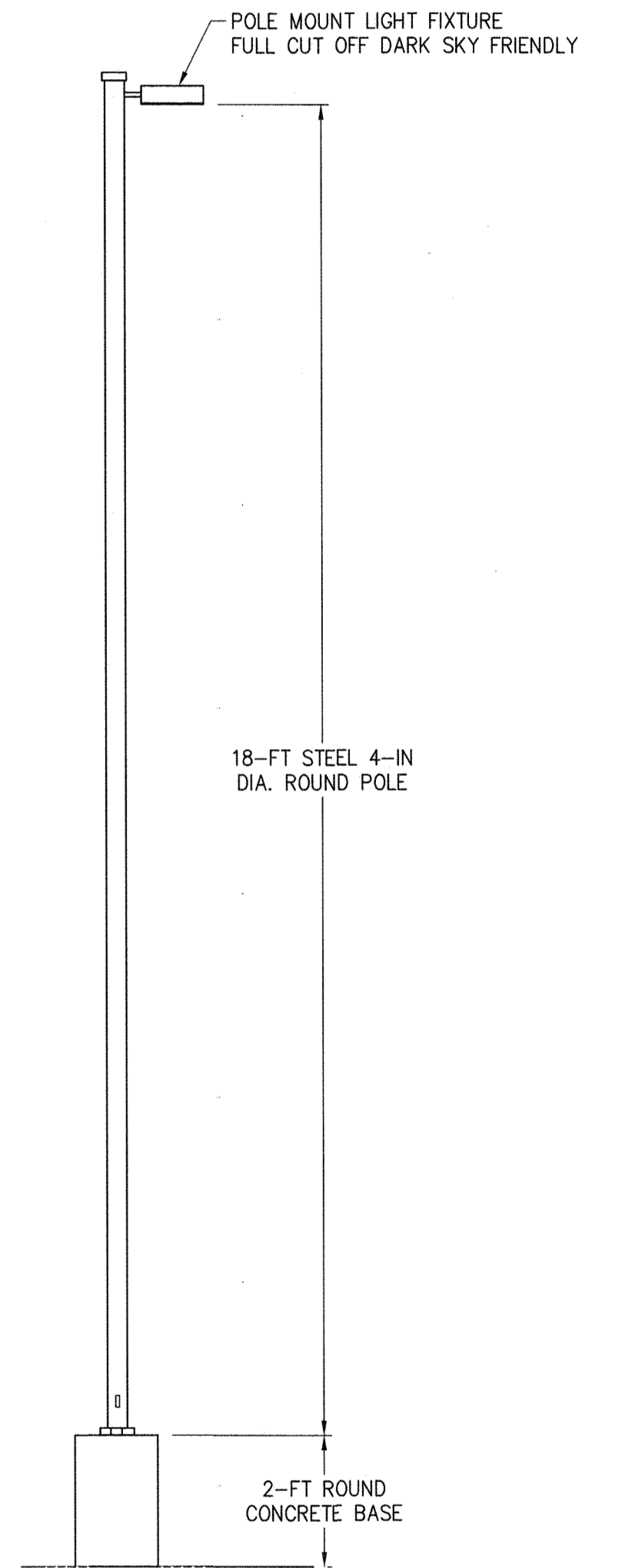
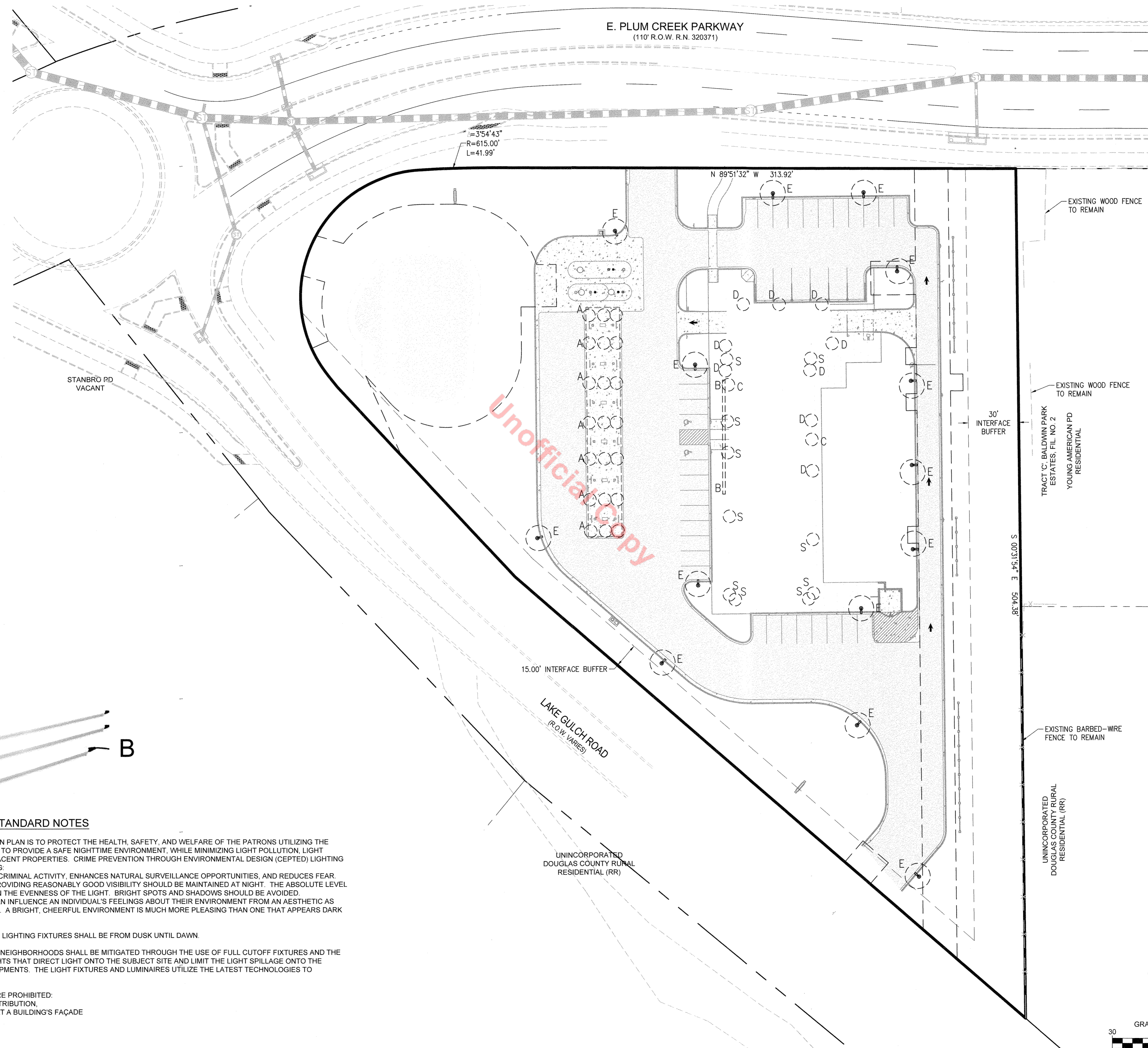
PHILIPS LED EMERGENCY LIGHT



BATTEN STRIP

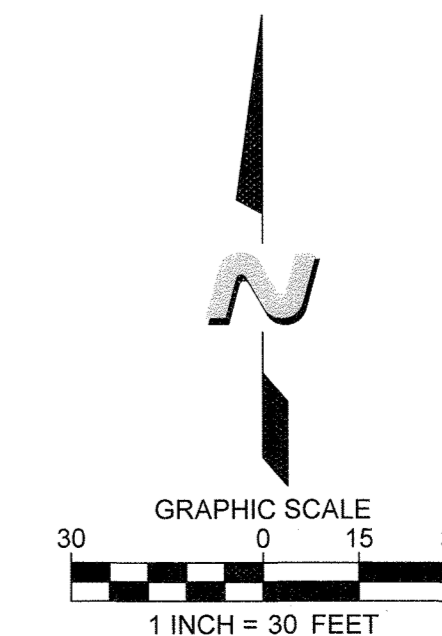
GENERAL LIGHTING PLAN STANDARD NOTES

1. THE OBJECTIVE OF THE ILLUMINATION PLAN IS TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PATRONS UTILIZING THE FACILITY, BY ILLUMINATING THE SITE TO PROVIDE A SAFE NIGHTTIME ENVIRONMENT, WHILE MINIMIZING LIGHT POLLUTION, LIGHT TRESPASS, AND GLARE ON THE ADJACENT PROPERTIES. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CEPTED) LIGHTING CONCEPTS INCLUDE THE FOLLOWING:
 - A. GOOD LIGHTING DISCOURAGES CRIMINAL ACTIVITY, ENHANCES NATURAL SURVEILLANCE OPPORTUNITIES, AND REDUCES FEAR.
 - B. A CONSTANT LEVEL OF LIGHT PROVIDING REASONABLY GOOD VISIBILITY SHOULD BE MAINTAINED AT NIGHT. THE ABSOLUTE LEVEL OF LIGHT IS LESS CRITICAL THAN THE EVENNESS OF THE LIGHT. BRIGHT SPOTS AND SHADOWS SHOULD BE AVOIDED.
 - C. AS USED IN CPTED, LIGHTING CAN INFLUENCE AN INDIVIDUAL'S FEELINGS ABOUT THEIR ENVIRONMENT FROM AN AESTHETIC AS WELL AS A SAFETY STANDPOINT. A BRIGHT, CHEERFUL ENVIRONMENT IS MUCH MORE PLEASING THAN ONE THAT APPEARS DARK AND LIFELESS.
2. THE HOURS OF OPERATION FOR THE LIGHTING FIXTURES SHALL BE FROM DUSK UNTIL DAWN.
3. LIGHT TRESPASS ON THE ADJACENT NEIGHBORHOODS SHALL BE MITIGATED THROUGH THE USE OF FULL CUTOFF FIXTURES AND THE PLACEMENT OF POLE MOUNTED LIGHTS THAT DIRECT LIGHT ONTO THE SUBJECT SITE AND LIMIT THE LIGHT SPILLAGE ONTO THE NEIGHBORING RESIDENTIAL DEVELOPMENTS. THE LIGHT FIXTURES AND LUMINAIRES UTILIZE THE LATEST TECHNOLOGIES TO ACCOMPLISH THIS GOAL.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED:
 - A. FORWARD THROW (TYPE IV) DISTRIBUTION.
 - B. POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE
 - C. UNSHIELDED WALL PACKS



POLE MOUNT LIGHT FIXTURE DETAIL

ILLUMINATION PLAN
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 8 OF 10



THE DIMENSION GROUP
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
 TEL: 720-536-3180 www.DimensionGrp.com

SITE DEVELOPMENT PLAN LOT 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1 PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GE Evolve LED Area Lighting Scalable EASC

Product Features
The next evolution of the GE Evolve™ LED Area Light continues to deliver outstanding features, while adding greater flexibility, light and scalability. The latest design offers higher lumen outputs and provides photometric comparisons with high efficacy, providing the ability to meet even a wider range of area lighting needs. Additionally, the new EASC Evolve Luminaire comes with a specially designed auto dimming logic for exceptional lumenance on the dealership's front low. Optional programmable motion sensing for 70% 24 compliance is available.

- Site, area, and general lighting applications utilizing advanced LED optical system providing uniform, excellent vertical light distribution, reduced glare visibility, reduced on-site glare and effective security light levels.
- Ideal for small to large retailers, commercial to medical properties, and big box retailers.

- Die-cast aluminum housing
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced effective Projected Area (PA).
- Meets 150 vibration standards per ANSI C136.31-2010 for Splitter and Mounting Arm configurations. Meets 150 vibration standards for Knuckle Splitter Mounting.

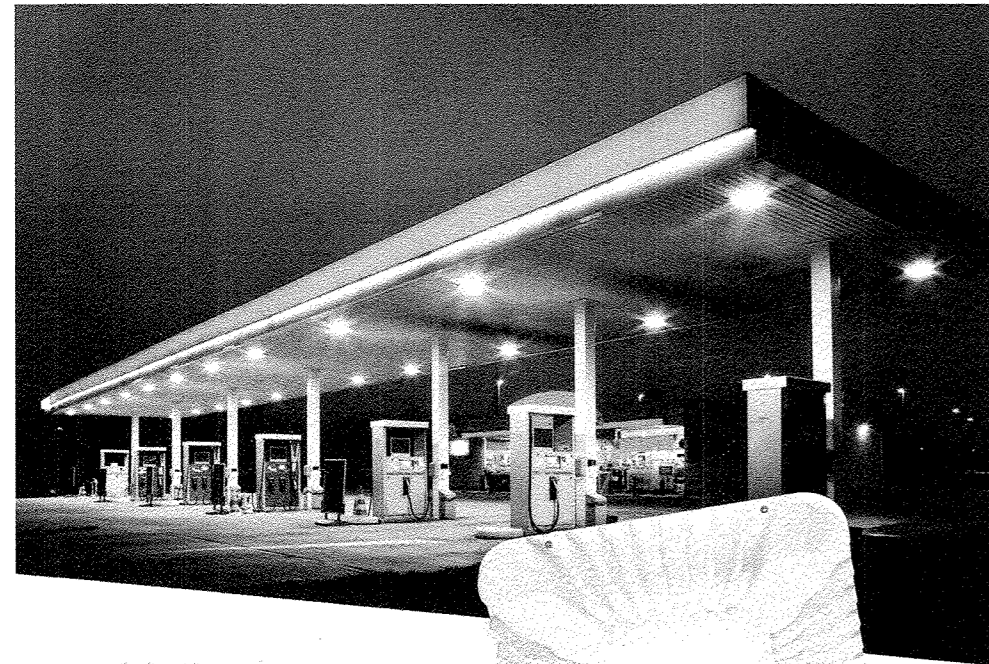
- Structured LED array for optimized area light photometric distribution.
- Evolve light engine with directional reflector designed to optimize application efficiency and minimize glare.
- Ultra-high brightness LEDs, 70 CR or 4000K and 5000K typical.

- Projected 100,000 hours per E17 H-21
- Projected L90 per E17 H-21 at 23°C for reference

Area to be Illuminated	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

powered by GE

EASC Area Lighting



GE Evolve LED Area Lighting Canopy Light (ECBB)

Product Features
The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thru at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

- Die-cast aluminum housing
- Integral heat sink for maximum heat transfer
- Meets 150 vibration standards per ANSI C136.31-2010

- Structured LED array for optimized area light photometric distribution.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Ultra-high brightness LEDs, 70 CR or 4000K and 5000K color temperatures
- 120-277 volt and 347-480 volt available in accordance with E17 H-21 and E17 H-21 at 23°C for reference

- Projected 100,000 hours per E17 H-21
- Projected L90 per E17 H-21 at 23°C for reference

Area to be Illuminated	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

powered by GE

ECBB Canopy Light

Ordering Number Logic
Scalable Wall Pack (EWS3)

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

High-Lites Wet Location Emergency Unit

Description
Emergency lighting unit for indoor/outdoor, damp or wet location applications. Die-cast aluminum housing and polycarbonate lenses. Xenon lamps provide superior illumination.

Features
• Attractive, architectural styling
• Die-cast aluminum housing
• Low profile design - meets ADA requirements
• Dark Bronze finish standard
• Choice of three optional color finishes available on a special order basis
• Housing are optional for custom color matching in the field

Specifications
• Suitable for damp and wet location applications
• Two 6V 30W high output Xenon lamps provide superior emergency lighting levels
• Polycarbonate lens and mirrored reflector provide even illumination
• Fast, easy wall mount installation
• Position for back wiring or surface conduit entry
• Self-diagnostic/warning circuitry standard
• Universal 120/277VAC input
• Fully automatic charge standard
• Premium grade, maintenance-free Nickel Cadmium battery standard
• 90 Minutes of emergency illumination
• Momentary test switch and AC ready indicator
• ETL Wet Location listed
• Meets NFPA Life Safety Code 101, NEC, CDSA, State and local Codes
• Emergency operation allows operation range of 7°F to 122°F (-20°C to 50°C)

Ordering Guide

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

Emergency Light

Batten LED Luminaire

Utility Lighting and More
The new Batten LED Luminaire gives you more performance in tight, demanding situations where ultraviolet light is required. The GE Batten is suitable for mounting in any ambient application space and its unique design makes it ideal to mount individually, or run in a continuous design.

More Lighting Performance
• Maximize coverage through wide, uniform Lambertian light distribution
• No decrease of light output in cold settings - as can happen with fluorescent
• Can be used in 40°C to 60°C (-40°F to 140°F)

More Savings on Installation and Operation
• Installation is fast and easy with mounting clips
• Energy duty cycle (average use 8-10 hrs per day) up to 40 feet of product
• 4.5 System watt/ft
• Input Voltage: 120-277V
• Change fixture
• eNEC Tested

Applications:
• LED Luminaires
• LED Luminaires

Technical Specifications

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

Batten Strip

GE Evolve LED Area Lighting Canopy Light - ECBB

Product Features
The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thru at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Specifications
• Die-cast aluminum housing
• Integral heat sink for maximum heat transfer and long LED life
• Meets 150 vibration standards per ANSI C136.31-2010

Ordering Guide

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

Evolve™ LED Area Light Scalable Wall Pack (EWS3)

Product Features
The GE Evolve™ LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Specifications
• Projected 100,000 hours per E17 H-21
• Projected L90 per E17 H-21 at 23°C for reference

Ordering Guide

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

EWS Wall Pack

Ordering Number Logic
Scalable Wall Pack (EWS3)

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

EWS Wall Pack

Ordering Number Logic
Scalable Wall Pack (EWS3)

Part No.	W	H	W	H
1000 sq ft	10	10	10	10
2000 sq ft	15	15	15	15
3000 sq ft	20	20	20	20
4000 sq ft	25	25	25	25
5000 sq ft	30	30	30	30

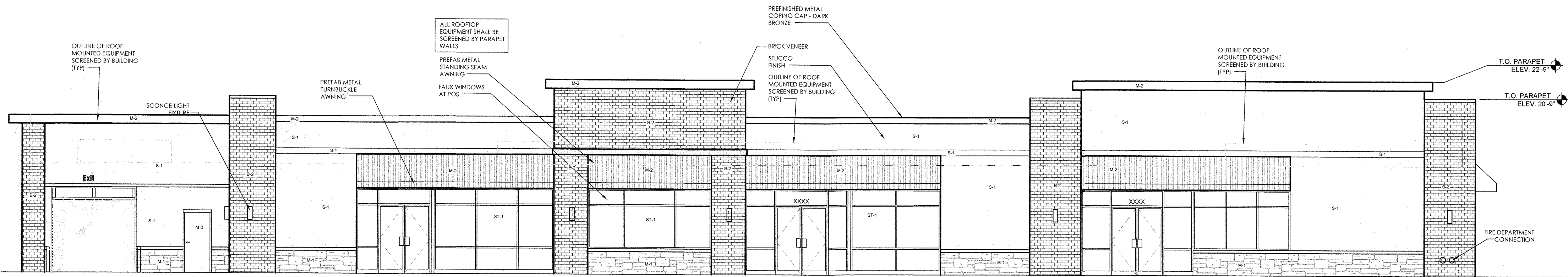
EWS Wall Pack

ILLUMINATION CUT SHEETS
PLUM CREEK CONVENIENCE
SITE DEVELOPMENT PLAN
LOT 1, BALDWIN PARK ESTATES, F2, AMD. 1
2/12/2020
SHEET 9 OF 10

SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

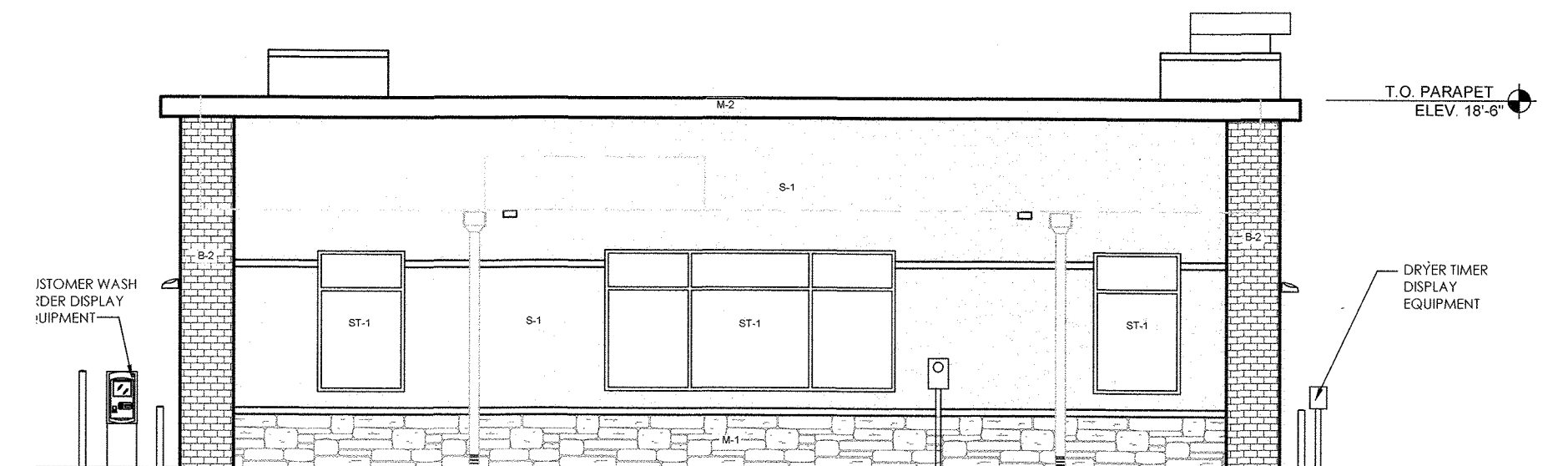
PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



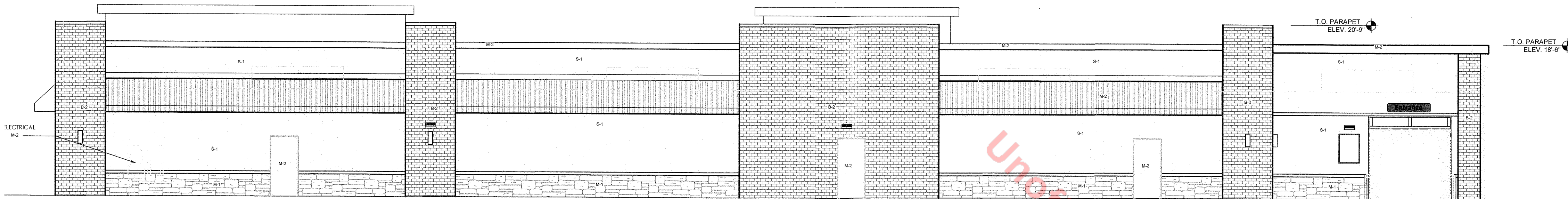
WEST ELEVATION

SCALE: 1/8"=1'-0"



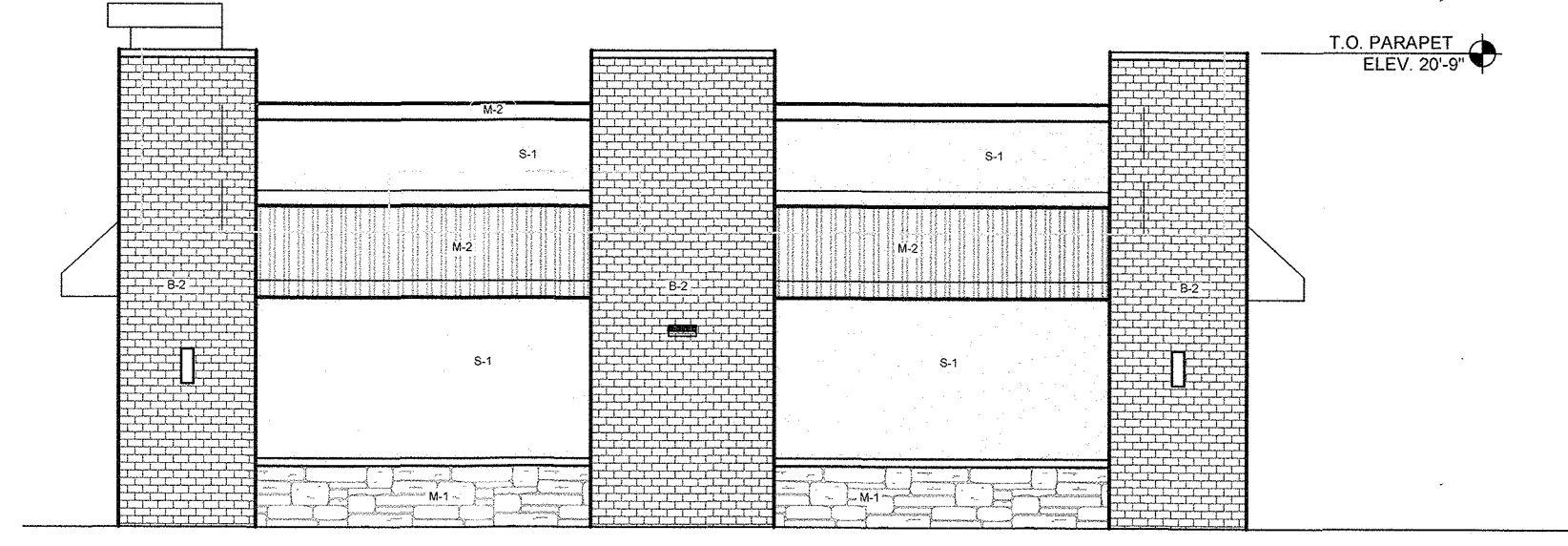
NORTH ELEVATION

SCALE: 1/8"=1'-0"



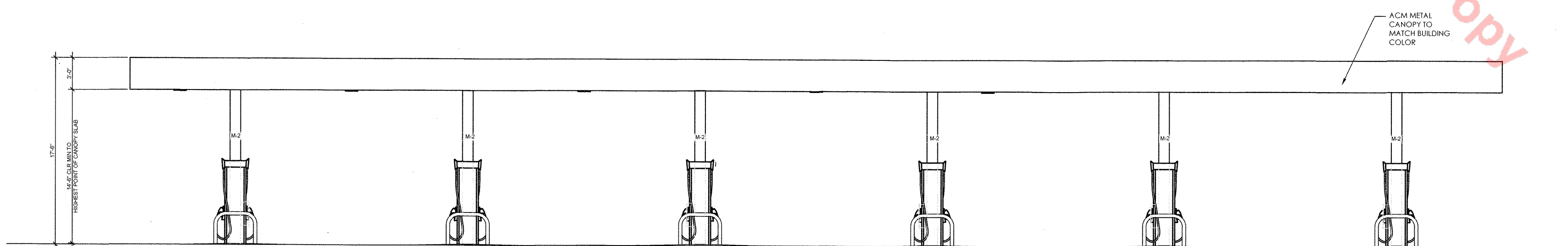
EAST ELEVATION

SCALE: 1/8"=1'-0"



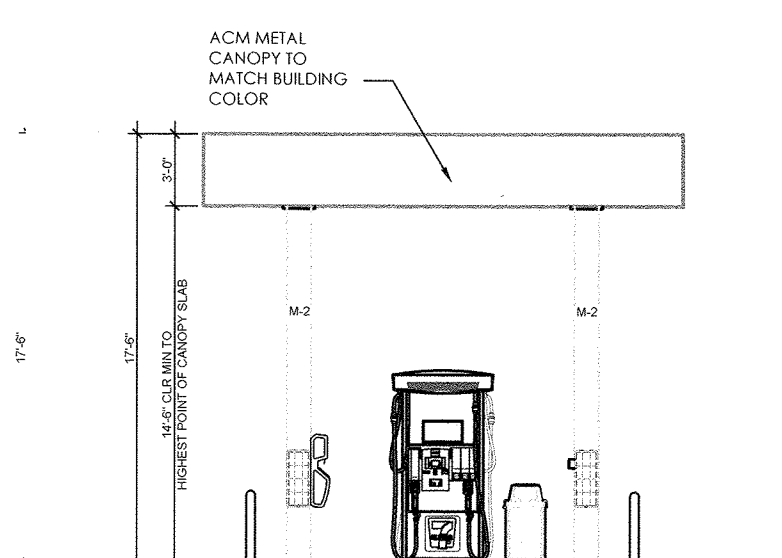
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



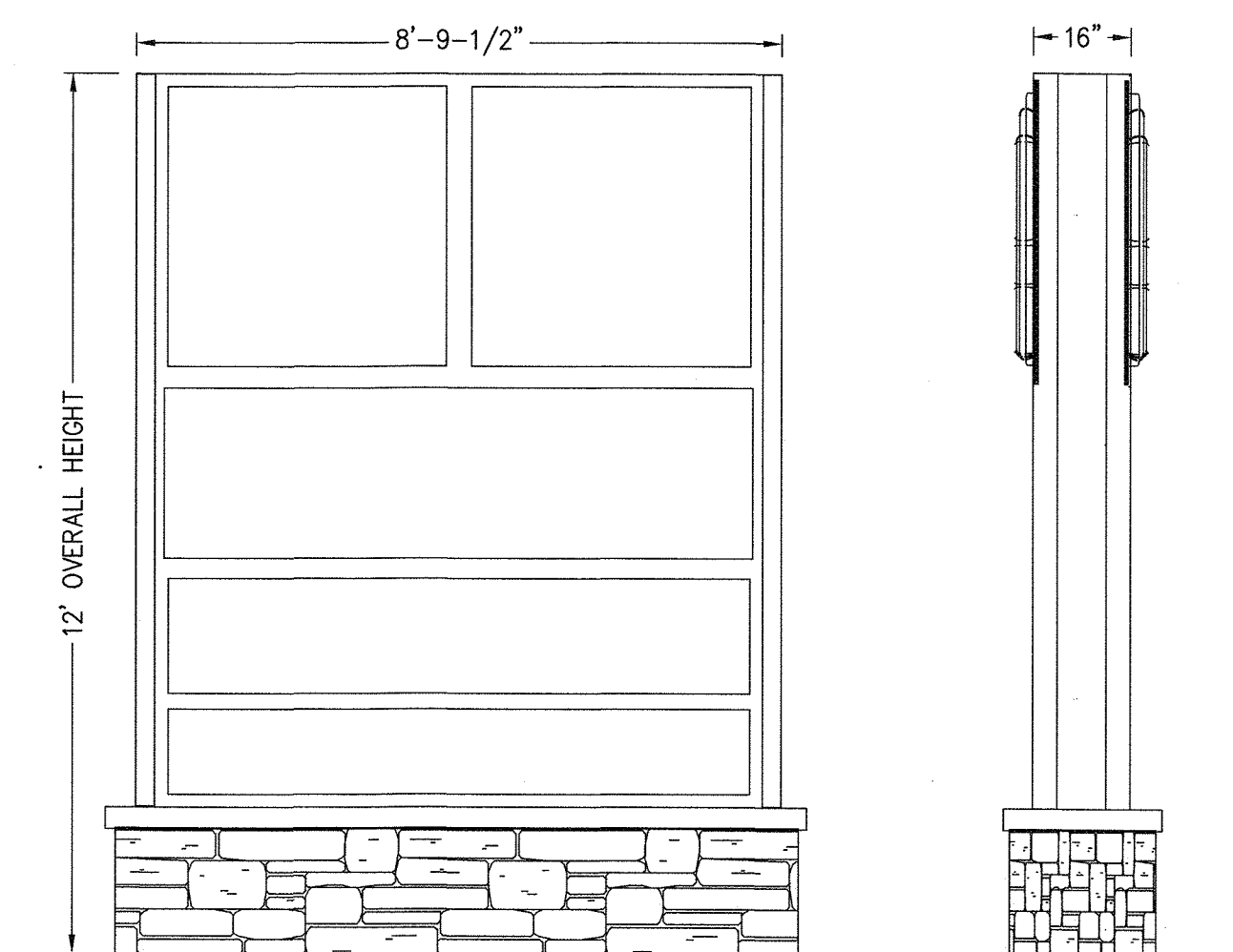
CANOPY WEST / EAST ELEVATION

SCALE: 1/8"=1'-0"



CANOPY NORTH / SOUTH ELEVATION

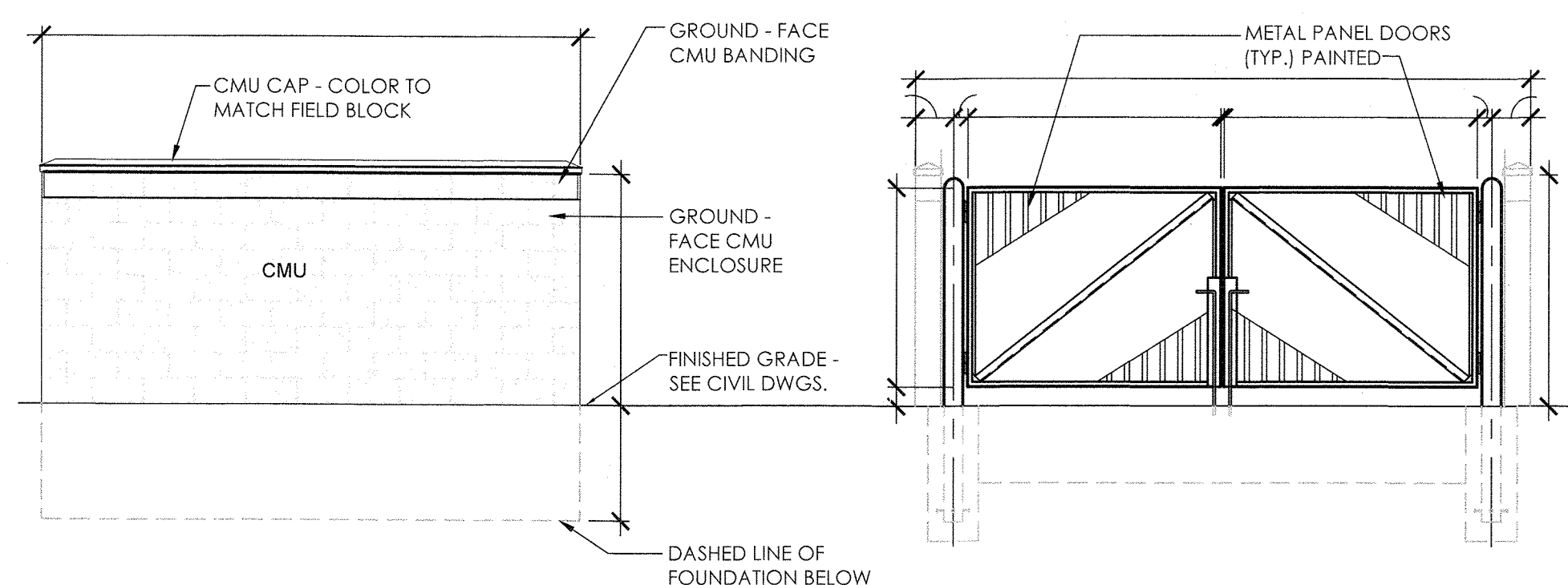
SCALE: 1/8"=1'-0"



MONUMENT SIGN

SCALE: 1/8"=1'-0"

MATERIALS	
B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG "DARK BRONZE"



TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

SIGN ALLOWANCE	
TOTAL SIGN AREA	FRONTAGE ON LAKE GULCH ROAD = 693.39 FEET
PER CHAPTER 19.04.052.C.2.b	200 * 1.5 = 300 SQUARE FEET
	493.39 * .5 = 246 SQUARE FEET
	TOTAL ALLOWED = 546 SQUARE FEET
FREESTANDING SIGNS	MAXIMUM SIGN AREA - 50 SQUARE FEET PER FACE
	MAXIMUM HEIGHT - 20 FEET OR THE HEIGHT OF THE BUILDING
	MINIMUM SETBACK - 1 FOOT FOR EVERY FOOT OF SIGN HEIGHT, BUT IN NO CASE LESS THAN TEN FEET
WALL SIGNS	MAXIMUM SIGN AREA - NOT TO EXCEED 25% OF THE WALL
	MAXIMUM HEIGHT - NOT TO EXCEED THE HEIGHT OF THE WALL
WINDOW SIGNS	MAXIMUM SIGN AREA - 25% OF THE WINDOW AREA
	MAXIMUM HEIGHT - 20 FEET

BUILDING AND CANOPY ELEVATIONS
 PLUM CREEK CONVENIENCE
 SITE DEVELOPMENT PLAN
 L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
 2/12/2020
 SHEET 10 OF 10