

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP18-0035 IS TO REVISE BUILDING ELEVATIONS, REALIGN THE SIDEWALK ALONG THE FRONTAGE RD., AND REMOVE THE HANDRAIL FROM RETAINING WALL.

LEGAL DESCRIPTION

LOT 1 BURT AT CASTLE ROCK PLAT, AMENDMENT No. 2, DOUGLAS COUNTY, COLORADO
 (RECEPTION No. 2017003784, DOUGLAS COUNTY, COLORADO RECORDS)

CONTAINING 1.296 ACRES (56,459 SQ. FT), MORE OR LESS

BENCHMARK

POINT IDENTIFICATION KK1332, COUNTY OF DOUGLAS, NGS NAVD 88, STAINLESS STEEL ROD W/O SLEEVE, 101' +/- EAST OF MILE POST 180, 2.25 MILES SOUTH OF CASTLE ROCK. ELEVATION = 6276.49 ... THIS POINT IS APPROXIMATELY 1,330 FEET NORTHERLY FROM THE NORTHWEST CORNER OF LOT 1 ON THE EASTERLY SIDE OF S. WILCOX STREET FRONTAGE ROAD.

BASIS OF BEARINGS

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE INDICATED NORTHERLY LINE OF LOT 1, BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 2, MONUMENTED AS SHOWN AND ASSUMED TO BEAR N74°17'49"W, A DISTANCE OF 189.75 FEET.

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3A 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 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 THIS SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) PER THE FEMA FIRM MAP PANEL NUMBER 08035C0301G (EFF. DATE MARCH 16, 2016)
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS 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 ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED INTEGRATED BUSINESS (IB) BURT AT CASTLE ROCK PD.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- 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 16 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

WATER RIGHTS DEDICATION AGREEMENT

THIS PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BURT CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 7TH DAY OF JULY AT RECEPETION NO. 2004070068 AND ACCORDINGLY 4.34 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK

WATER TAPS

- THIS SITE WILL REQUIRE:
- 2 - 6" FIRE TAPS
 - 1 - DOMESTIC TAP
 - 1 - 3/4" IRRIGATION TAP

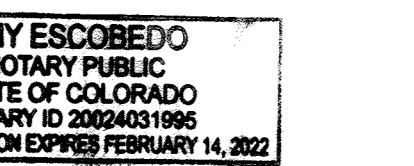
LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 29, 2019 AT RECEPETION NO. 2019016087 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

B. Ball
 AMG NATIONAL TRUST BANK
 AUTHORIZED SIGNER
 SIGNED THIS 16th DAY OF March, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF March, 2020
 BY Bret Duval
 WITNESS MY HAND AND OFFICIAL SEAL.

Amy Escobedo
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2.14.22



OWNER (S)

PLUM CREEK INVESTMENT GROUP, LLC
 823 S. PERRY ST., SUITE #120
 CASTLE ROCK, CO 80104

ENGINEER

CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD. STE. 109
 LITTLETON, CO 80120
 CONTACT: ANDREW KIDDER (303-703-4444)

LAND SURVEYOR

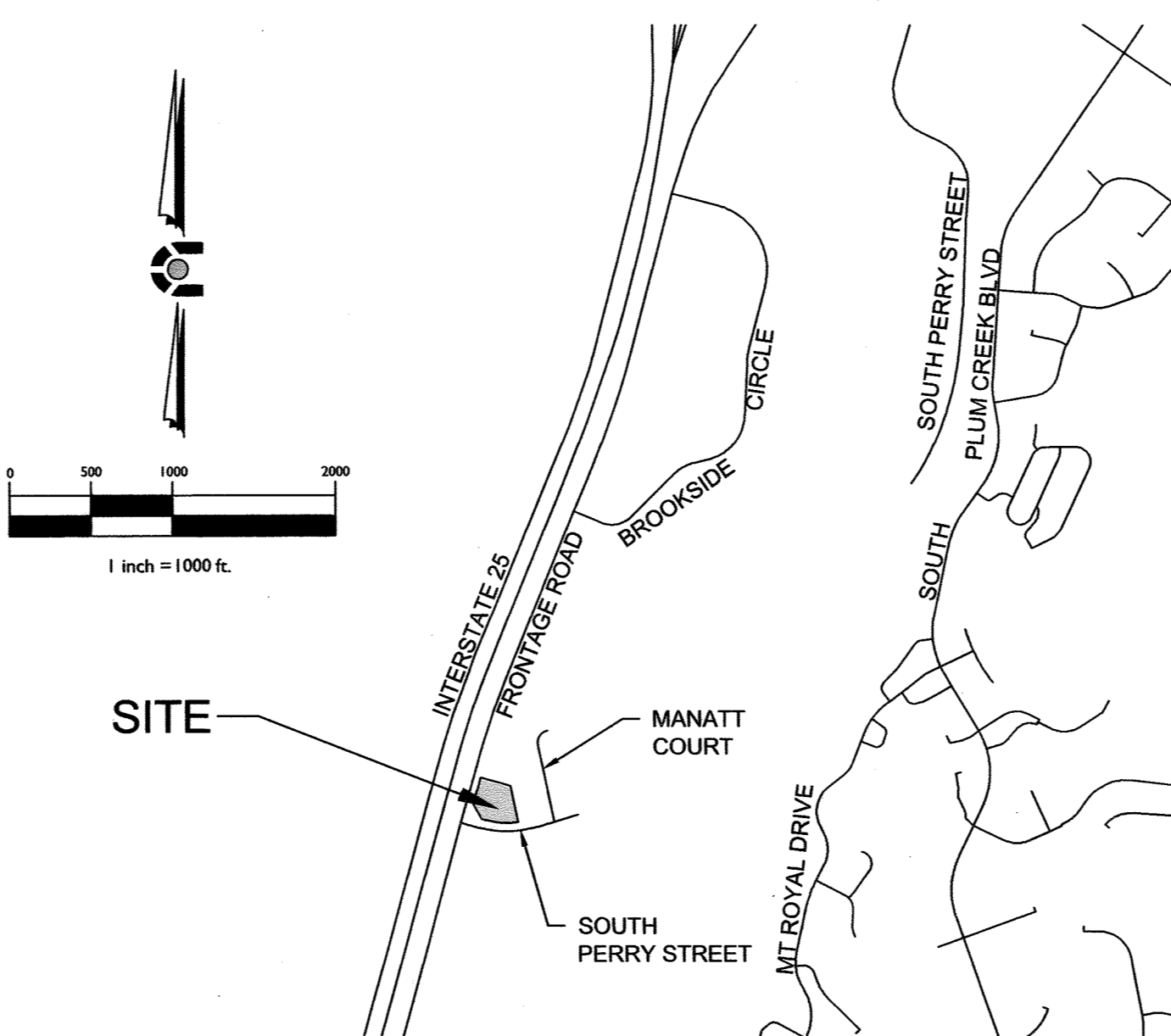
LAND DEVELOPMENT CONSULTANTS, INC.
 3898 MAIZELAND ROAD
 COLORADO SPRINGS, CO 80909
 CONTACT: DAVID HOSTETLER (719-528-6133)

ARCHITECT

MCG ARCHITECTS
 8008 EAST ARAPAHOE COURT, SUITE 100
 CENTENNIAL, CO 80112
 CONTACT: KEVIN KARIS (720-529-8768)

LANDSCAPE ARCHITECT

GROUND LOGIC, INC.
 2038 GROVE STREET
 BOULDER, CO 80302
 CONTACT: GREG GAUTHIER (303-733-8333)



SHEET INDEX

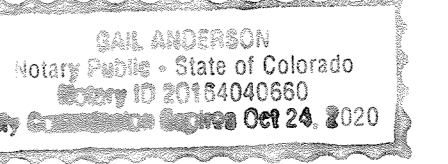
- CIVIL PLANS**
- COVER SHEET
 - SITE PLAN
 - GRADING PLAN
 - UTILITY PLAN
- LANDSCAPE PLANS**
- LANDSCAPE PLAN
- ARCHITECTURE PLANS**
- BUILDING 1 ELEVATIONS
 - BUILDING 2 ELEVATIONS
- LIGHTING PLANS**
- ILLUMINATION PLAN
 - LIGHTING DETAILS

Zoning Comparison			
Zoning	Burt at Castle Rock PD		
Use Area	Requirement	Integrated Business (IB)	
		Building 1	Building 2
Building			
Building Square Footage Ground Floor		8,393 GSF	3,999 GSF
Building Square Footage Mezzanine		3,840 GSF	0 GSF
Building Square Footage		12,233 SF	3,999 GSF
Total Building Square Footage		16,232 GSF	
Permitted Uses	As per Section 3.2c of the Amended PD Zoning Regulations	4,151 GSF (34%) Warehouse 983 GSF (8%) Retail 2,948 GSF (24%) Office 4,151 GSF (34%) Light Industrial	3,896 GSF (100%) Auto Repair
Minimum Lot Size	N/A	56,459	
Maximum Building Coverage	40%	21.90%	
Maximum Floor Area Ratio	0.40	0.29	
Minimum front yard setback	15-feet	63.8' Bldg/70.7' Parking	15.2' Bldg/19.2' Parking
Minimum rear yard setback	15-feet	81.7' Bldg/15' Parking	182.5' Bldg/172' Parking
Minimum side yard setback	15-feet	58' Bldg/15' Parking	94' Bldg/42' Parking
Minimum side to street setback	15-feet	46.7' Bldg/15' Parking	30' Bldg/15' Parking
Note: Setbacks apply to both buildings and parking.			
Maximum building height	40-feet	29'	20'
Minimum Parking Spaces (SP)	Warehouse requires 1 SP per 1,000 SF of GFA plus 3 SP per 1,000 SF of Retail or office use plus 1 SP per company vehicle; Auto Repair requires 1 SP per employee plus 3 SP per service bay; Industrial requires 1 SP per 1,000 SF of GFA	51 SP Total Provided	
		50 SP Total Required	
		26 SP Required	24 SP Required
		4,151/1,000 x 1 = 5 SP 981/1,000 x 3 = 3 SP 2,948/1,000 x 3 = 9 SP 4 company vehicles = 4 SP 4,151/1,000 x 1 = 5 SP	3 employees = 3 SP 7 service bays = 21 SP
Minimum ADA Parking Spaces (Municipal Code Section 17.54)	Per Muni. Code 3 ADA spaces required for 51 to 75 total lot spaces	Provided = 3 Total lot spaces = 51	
Site Utilization			
	S.F.	% of Total	
Building Coverage	12,392	21.9%	
Parking Coverage	32,782	58.1%	
Landscape/Open Space Coverage	11,285	20.0%	
Total Site Area	56,459	100.0%	

TITLE CERTIFICATION

I, Blake Hardwick, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. 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. 2020, SIGNED THIS 3rd DAY OF March, 2020.
B. Ball
 AUTHORIZED REPRESENTATIVE
First American Title Insurance Company
 TITLE COMPANY

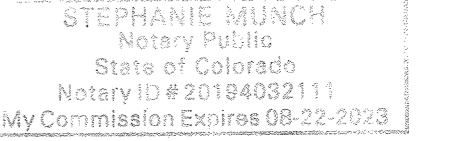
COUNTY OF DOUGLAS)
 STATE OF COLORADO)
NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF March, 2020
 BY Blake Hardwick
 WITNESS MY HAND AND OFFICIAL SEAL.



CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.
PLUM CREEK INVESTMENT GROUP, LLC.
 BY: HIER & COMPANY, INC. MANAGER
 BY: NICHOLAS HIER, VICE PRESIDENT
 SIGNED THIS 26th DAY OF February, 2020
 COUNTY OF DOUGLAS)
 STATE OF COLORADO)
NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF February, 2020
 BY: HIER & COMPANY, INC. MANAGER
 BY: NICHOLAS HIER, VICE PRESIDENT

Stephanie Munch
 WITNESS MY HAND AND OFFICIAL SEAL.
Stephanie Munch
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

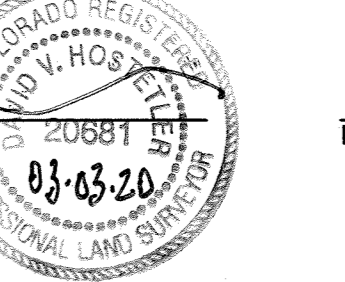


CIVIL ENGINEER'S STATEMENT

I, ANDREW KIDDER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND IMPROVED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Andrew Kidder
 ANDREW KIDDER, PE #384165
 DATE: 2/24/20

SURVEYOR'S STATEMENT

I, DAVID HOSTETLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
David Hostetler
 DAVID HOSTETLER
 PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 20681
 DATE: 03-03-20

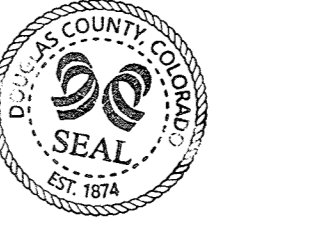


STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT FOR WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11 DAY OF March, 2020.
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES
 DATE: 03/11/2020

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:35 PM ON THE 23rd DAY OF March, 2020 AT RECEPETION NO. 2020021194.
[Signature]
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature]
 DEPUTY



SITE DEVELOPMENT PLAN
 LOT 1, BURT AT CASTLE ROCK PLAT AMENDMENT NO. 2
 PROJECT NO: SDP 19-0053

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCES CONSULTING
 LAND SURVEYING
 303-703-4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

CALL TO ORDER OR ADVANCE BEFORE YOU
 DIG GRADE OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND UTILITY LINES.
 CORE ASSURES NO RESPONSIBILITY FOR EXISTING UTILITY
 LOCATIONS OR DEPTHS. THE USER SHALL VERIFY THE
 LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE
 THE LOCATION OF ALL UTILITIES PRIOR TO THE
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
5	FOURTH FORMAL SUBMITTAL	11/16/18 AK
6	SDP APPROVAL	11/29/18 AK
7	SDP APPR - SIGNATURE SET	3/20/19 AK
8	SDP MINOR AMENDMENT	1/6/20 AK
9	SDP MIN. AMEND. RESUBMITTAL	2/12/20 AK

LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 COVER SHEET

DESIGNED BY: RJN
 DRAWN BY: RJN
 CHECKED BY: AHK

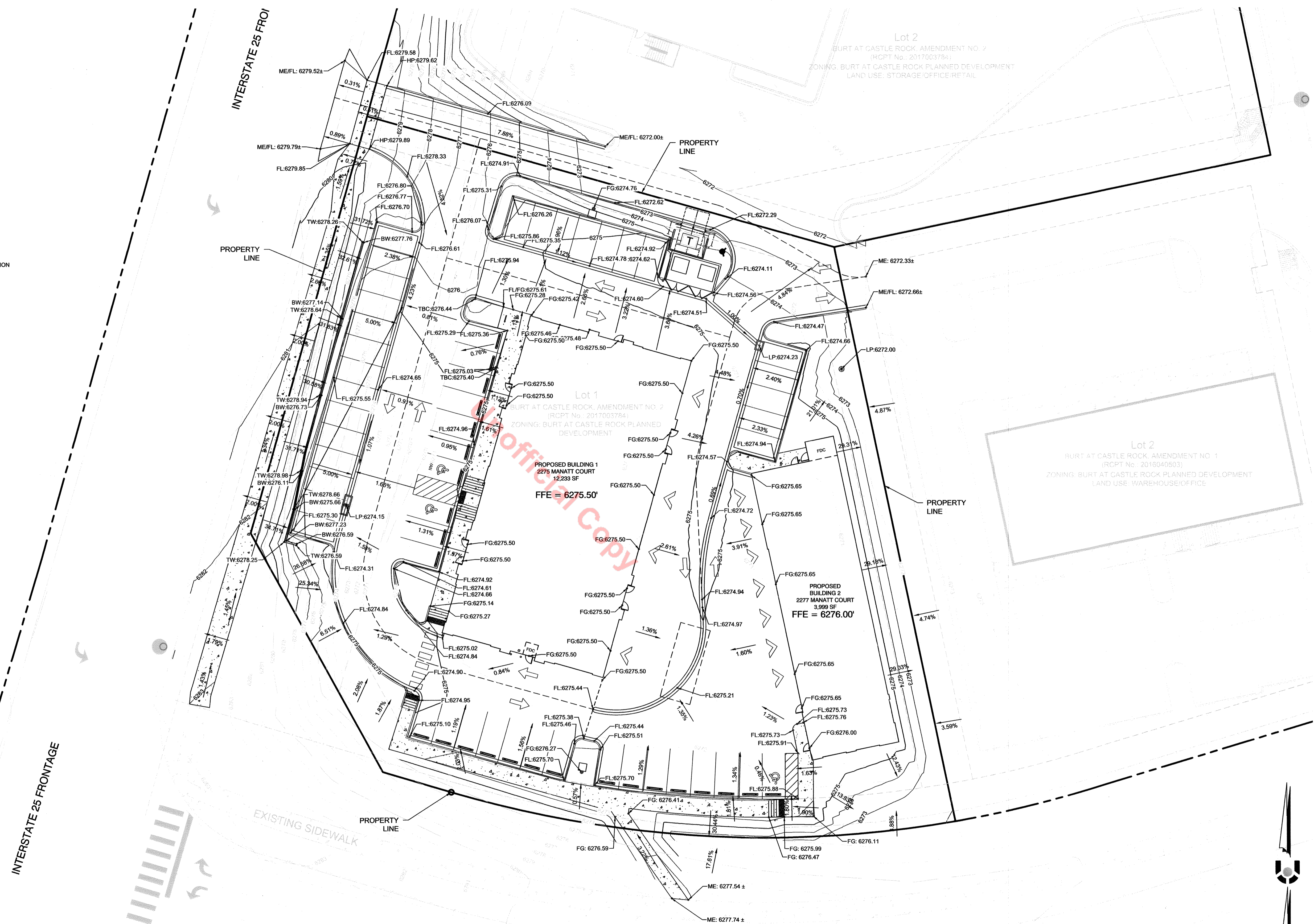
JOB NO.
 18-022
 SHEET
 1 OF 9

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING EASEMENT
 - - - RIGHT OF WAY
 - - - PROPOSED CENTER LINE
 - - - EXISTING CURB LIP
 - - - EXISTING FLOW LINE
 - - - EXISTING TOP BACK OF CURB
 - - - PROPOSED CURB LIP
 - - - PROPOSED FLOW LINE
 - - - PROPOSED TOP BACK OF CURB
 - - - PROPOSED MAJOR CONTOUR
 - - - PROPOSED MINOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - PROPOSED GRADE BREAK
 - 15.00% SLOPE
 - 52XX.XX' SPOT ELEVATION
 - FL = FLOW LINE
 - FG = FINISHED GRADE
 - ME = MATCH EXISTING
 - TBC = TOP BACK OF CURB
 - HP = HIGH POINT
 - LP = LOW POINT
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
 - FTE = FINISHED FLOOR ELEVATION
 - SF = SQUARE FEET
 - MEZZ = MEZZANINE

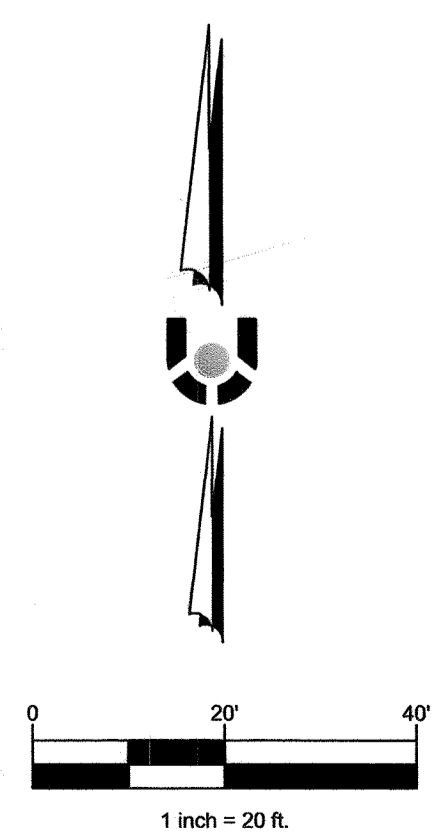


INTERSTATE 25 FRONTAGE

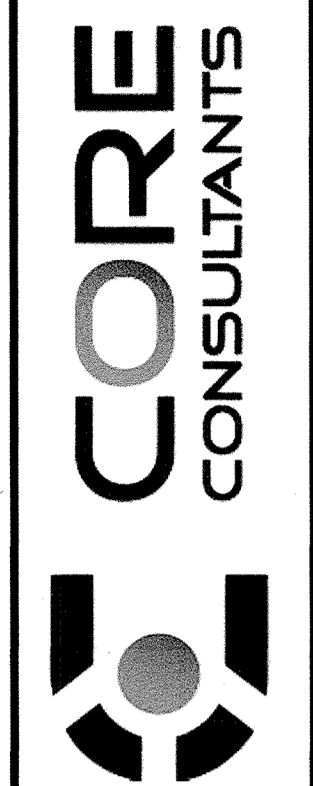
INTERSTATE 25 FROI

S. PERRY ST.

Professional Engineer
 Andrew H. Kiehl
 #38465
 2/24/20



CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCES CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Litchton Blvd., Ste. 109
 Litchton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
 DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND UTILITY.
 CONE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED
 FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER,
 THE LOCATION OF ALL UTILITIES PRIOR TO THE
 COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	SDP APPROVAL	1/16/19	AK
2	SDP APPROVAL	1/28/18	AK
3	SDP APPROVAL - SIGNATURE SET	3/20/18	AK
4	SDP MINOR AMENDMENT	1/6/20	AK
5	SDP MIN. AMEND. RESUBMITTAL	2/1/20	AK

LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 GRADING PLAN

DESIGNED BY: RJN
 DRAWN BY: RJN
 CHECKED BY: AHK

SITE DEVELOPMENT PLAN
 LOT 1, BURT AT CASTLE ROCK PLAT AMENDMENT NO. 2
 PROJECT NO: SDP 19-0053

JOB NO.
 18-022
 SHEET
 3 OF 9

SITE DEVELOPMENT PLAN

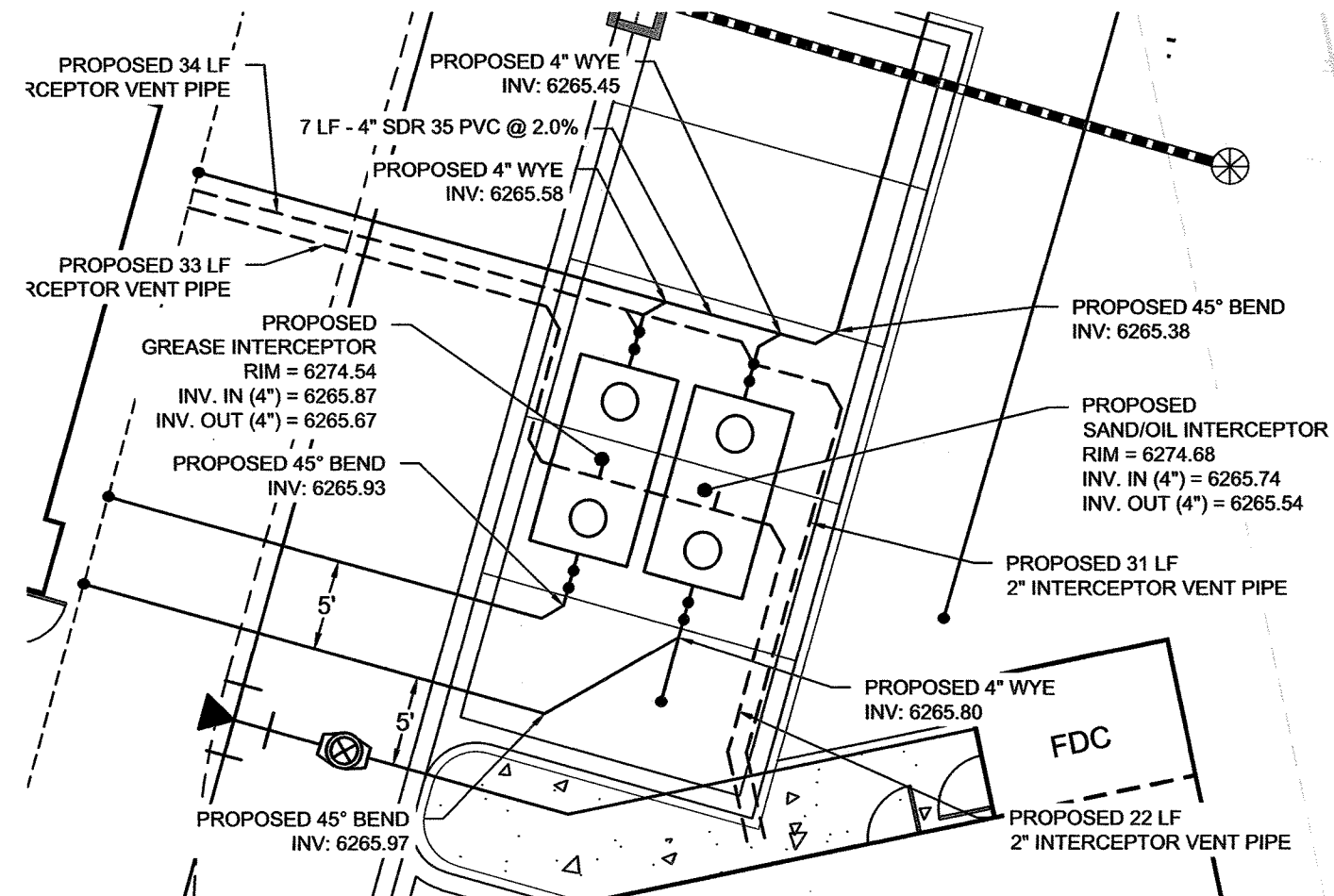
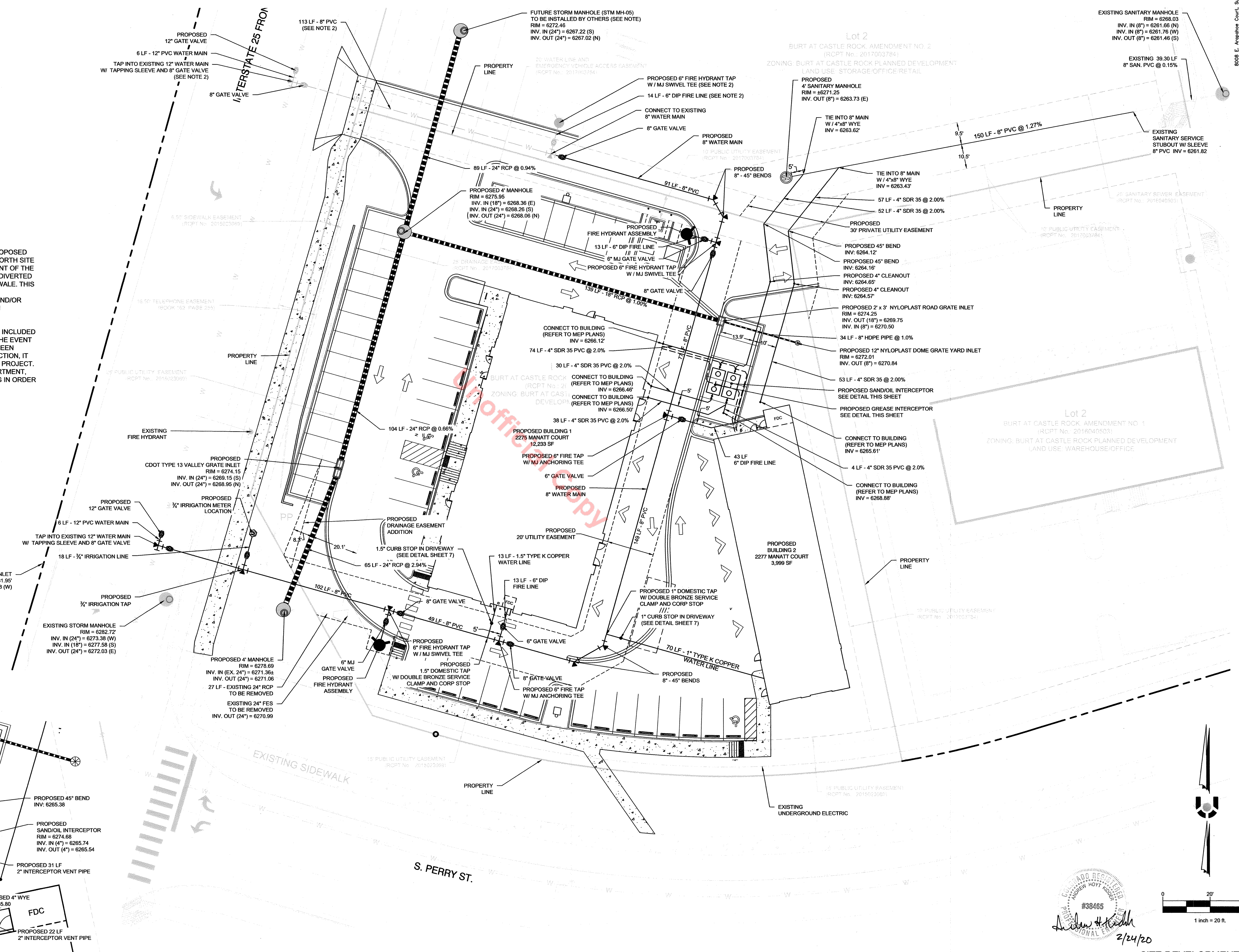
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IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - RIGHT OF WAY
- - - EXISTING GAS
- - - EXISTING FIBER OPTIC
- - - EXISTING ELECTRIC
- - - EXISTING GRAVITY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING STORM SEWER & MANHOLE
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING UNDERGROUND ELECTRIC
- - - DISTRIBUTION MAIN & WATER SERVICE
- - - WATER VALVE
- - - FIRE HYDRANT ASSEMBLY
- - - PROPOSED MANHOLE AND PIPE
- - - PROPOSED INLET
- - - PROPOSED GRAVITY SEWER
- - - SANITARY SERVICE, 4" PVC
- - - PROPOSED LIGHT POLE LOCATION

- NOTES**
1. THE FUTURE STORM MANHOLE IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. IN THE EVENT THAT THE NORTH SITE HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THE CASTLE ROCK AUTOMOTIVE PROJECT, STORM WATER BE DIVERTED TO THE EXISTING REGIONAL DETENTION FACILITY VIA A SWALE. THIS SWALE SHALL BE DESIGNED BY THE ENGINEER PRIOR TO CONSTRUCTION OR HAS BEEN NOTIFIED BY THE OWNER AND/OR TOWN OF CASTLE ROCK THAT PLANS FOR THE NORTHERN DEVELOPMENT HAVE CEASED.
 2. THE FUTURE FIRE HYDRANT AND WATER MAIN SECTION IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. IN THE EVENT THAT THE FIRE HYDRANT AND/OR WATER MAIN HAS NOT BEEN INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, IT WILL BE INCLUDED WITH THE CASTLE ROCK AUTOMOTIVE PROJECT. THE ENGINEER SHALL COORDINATE WITH THE FIRE DEPARTMENT, TOWN OF CASTLE ROCK AND OWNER ABOUT PROCEEDING IN ORDER TO MEET FIRE CODE AND UTILITY SPECIFICATIONS.



INTERCEPTOR DETAIL
1" = 10'

Professional Engineer Seal: #38485, State of Colorado, Andrew Hoyt, Mechanical Engineering, License No. 2017003784. Signature: Andrew Hoyt, Date: 2/24/20.

Scale: 1 inch = 20 feet.

CIVIL ENGINEERING DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
3033 703 S. 44th St.
Littleton, CO 80120

CORE CONSULTANTS

CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
WE ASSUME NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS OR CONDITIONS AND ADVISORY MARKING IS LIMITED TO THE BEST AVAILABLE INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN

DESIGNED BY: RJN
DRAWN BY: RJN
CHECKED BY: AHK

JOB NO. 18-022
SHEET 4 OF 9

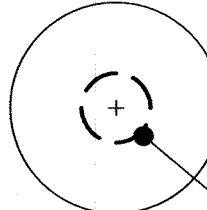
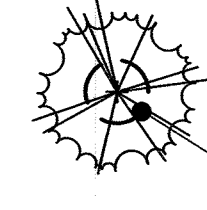
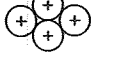
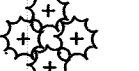

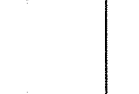
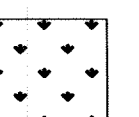
SITE DEVELOPMENT PLAN
LOT 1, BURT AT CASTLE ROCK PLAN AMENDMENT NO. 2
PROJECT NO: SDP 19-0053

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

-  2" CAL. DECIDUOUS CANOPY TREE (LOW & MODERATE WATER)
INSTALLED TREE SIZE
-  6' HT. EVERGREEN TREE (LOW WATER)
INSTALLED TREE SIZE
-  #5 CONTAINER DECIDUOUS SHRUBS (LOW WATER)
-  #5 EVERGREEN SHRUBS (LOW WATER)
-  #1 CONTAINER ORNAMENTAL GRASSES (MODERATE WATER)
-  3" DEPTH, 1.5" DIAMETER TAN RIVER ROCK MULCH
OVER FILTER FABRIC - 5,701 S.F.
-  IRRIGATED NATIVE SEED MIX (INCL. R.O.W.)
14,373 S.F.

ABBREVIATION LEGEND:

- 1) FFE FINISH FLOOR ELEVATION
- 2) ROW RIGHT-OF-WAY
- 3) (E) EXISTING
- 4) (P) PROPOSED
- 5) HT. HEIGHT
- 6) CAL. CALIPER
- 7) S.F. SQUARE FOOT
- 8) TYP. TYPICAL

SUMMARY OF LANDSCAPE AREA- (EXCLUDING R.O.W.)

TOTAL S.F. OF SHRUBS	9,214 S.F. (77%)
TOTAL S.F. OF NATIVE SEED	2,717 S.F. (23%)
TOTAL S.F. OF LANDSCAPE AREA	11,931 S.F. (100%) OR (21% OF GROSS SITE AREA)

COMMERCIAL ON-SITE LANDSCAPE SITE INVENTORY

GROSS SITE AREA	LANDSCAPE AREA	NATIVE SEED AREA	NON-LIVING ORN. AREA (20% MAX)	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED	SOIL PREP AMOUNT (IN C.Y./1000 S.F.)	SEPARATE IRRIGATION CONNECTION
56,459 S.F.	11,336 S.F.	4,003 S.F.	1,976 S.F.	12	12	24	175	TBD -MIN. 4 C.Y./1000 S.F.	YES
PARKING LOT AREA	PARKING LOT LS AREA (10%)	# OF PARKING SPACES	NON-LIVING ORN. AREA	# OF INTERNAL LS ISLANDS	MIN. WIDTH OF INTERNAL LS ISLAND	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED
32,731 S.F.	3,273 S.F.	51	535 S.F.	1	8'	7	7	14	76*

NOTES:

- * THIS REQUIREMENT IS INCLUDED WITHIN AND COUNTS TOWARD THE LANDSCAPE REQUIREMENTS FOR THE GROSS SITE.
- REQUIRED STREET TREES NOT INCLUDED IN ABOVE TOTALS.

ROW / STREETSCAPE INVENTORY

STREET	STREET FRONTAGE	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED
SOUTH PERRY STREET	319 L.F.	8	8	32	92**
SOUTH WILCOX ROAD	246 L.F.	6	4*	24	65

* 4 TREES PLANTED INSTEAD OF 6 DUE TO SIGHT DISTANCE CLEARANCE REQUIREMENT - (TCV18-0057)
**THIS QUANTITY INCLUDES ORNAMENTAL GRASSES

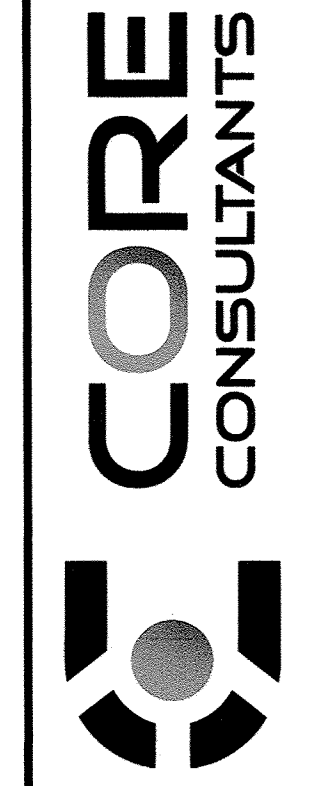
CONCEPTUAL LANDSCAPE NOTES:

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

CONCEPTUAL IRRIGATION NOTES:

- ENTIRE SITE INCLUDING ROW AREAS SHALL BE IRRIGATED OFF A SINGLE 3/4" WATER TAP (SEE PLAN FOR LOCATION)
- ALL NATIVE SEED AREAS SHALL BE TEMPORARY IRRIGATED UNTIL SEED AREA IS FULLY ESTABLISHED PER THE TOWN CODE.
- ALL PROPOSED TREES AND SHRUBS INCLUDING TREES LOCATED IN NATIVE SEED AREAS SHALL BE DRIP IRRIGATED.


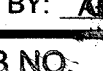

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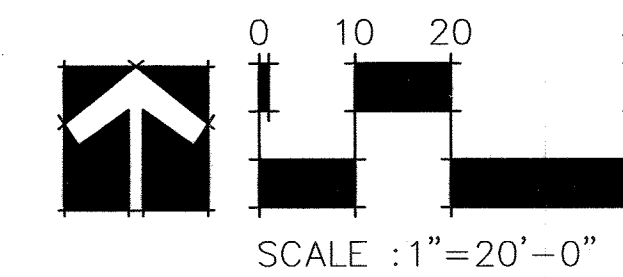


CALL OR BUSINESS DAYS IN ADVANCE
BEFORE THE MARKING OF UNDERGROUND
UTILITY LOCATIONS (HORIZONTAL AND VERTICAL).
CORE ASSUMES RESPONSIBILITY FOR EXISTING
UTILITY LOCATIONS (HORIZONTAL AND VERTICAL).
CORE WILL NOT BE RESPONSIBLE FOR THE
ACCURACY OF ANY INFORMATION THAT IS
OBTAINED FROM ANY SOURCE OTHER THAN
THE INFORMATION PROVIDED TO THE
CONSULTANT PRIOR TO THE COMMENCEMENT OF
ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
5	FOURTH FORMAL SUBMITTAL	11/16/18 AK
6	SDP APPROVAL	11/28/18 AK
7	SDP APPR. - SIGNATURE SET	3/20/19 AK
8	SDP MINOR AMENDMENT	1/6/20 AK
9	SDP MIN. AMEND. RESUBMITTAL	2/12/20 AK

LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 LANDSCAPE PLAN

DESIGNED BY: 
 DRAWN BY: 
 CHECKED BY: 
 JOB NO: 18-022
 SHEET 5 OF 9



SITE DEVELOPMENT PLAN
 LOT 1, BURT AT CASTLE ROCK PLAT AMENDMENT NO. 2
 PROJECT NO: SDP 19-0053

1/8/2020 1:28 PM: C:\USERS\GREG\DOCUMENTS\HAPPY\GROUND LOGIC\LOT 1 BURT AT CASTLE ROCK\AUTOMATED\LANDSCAPE LATEST.DWG.

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING SIGNAGE 19.04.052

FRONTAGE
HEIGHT
AREA OF WALL
25% MAX SIGN AREA/SIGN FACE

BUILDING 1	BUILDING 2
128	13
28	20
3584	2260
896	565

MAX AREA PER LOT
A. 2.5 SF/1ST 200 LF + 1/2 SF BUILDING FRONTAGE
E. 1.5 SF/1ST 200 LF + 1/2 SF LOT FRONTAGE

241 = BOTH BUILDING FRONTAGES	500 + 20.5 = 520.5	OK
ALLOWABLE AREA PER SIGN X 7 SIGNS	74.36	
ACTUAL AREA PER SIGN	33	OK

NOTE: SIGNAGE WILL BE INTERNALLY LIT LETTERS AND GRAPHICS



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CORE CONSULTANTS

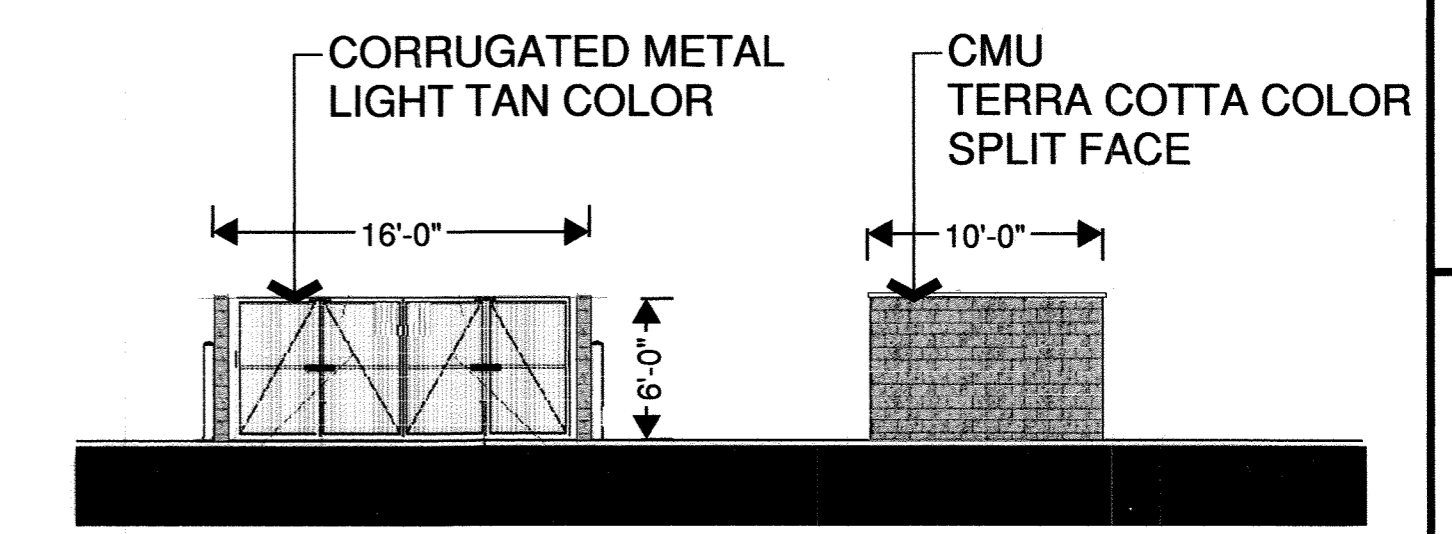
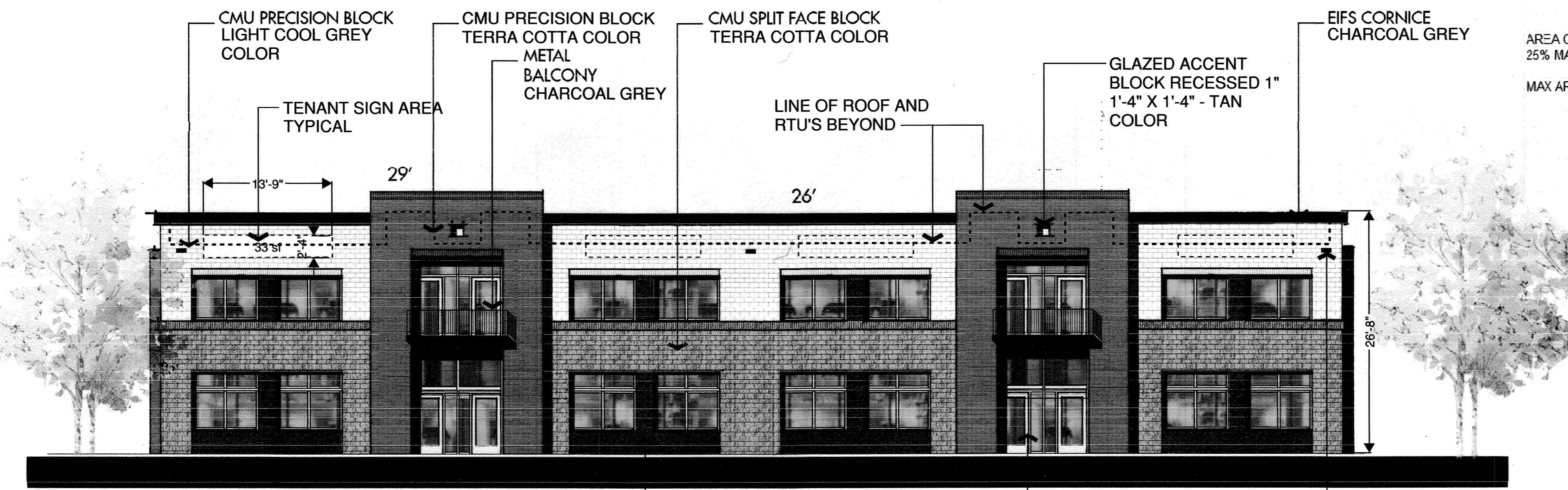
CALL 24 HOURS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE (BY)
5	FOURTH FORMAL SUBMITTAL	11/16/18 (AK)
6	SDP APPROVAL	11/29/18 (AK)
7	SDP APPR. - SIGNATURE SET	3/20/19 (AK)
8	SDP MINOR AMENDMENT	1/6/20 (AK)
9	SDP MIN. AMEND. RESUBMITTAL	2/12/20 (AK)

LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
BUILDING 1 ELEVATIONS

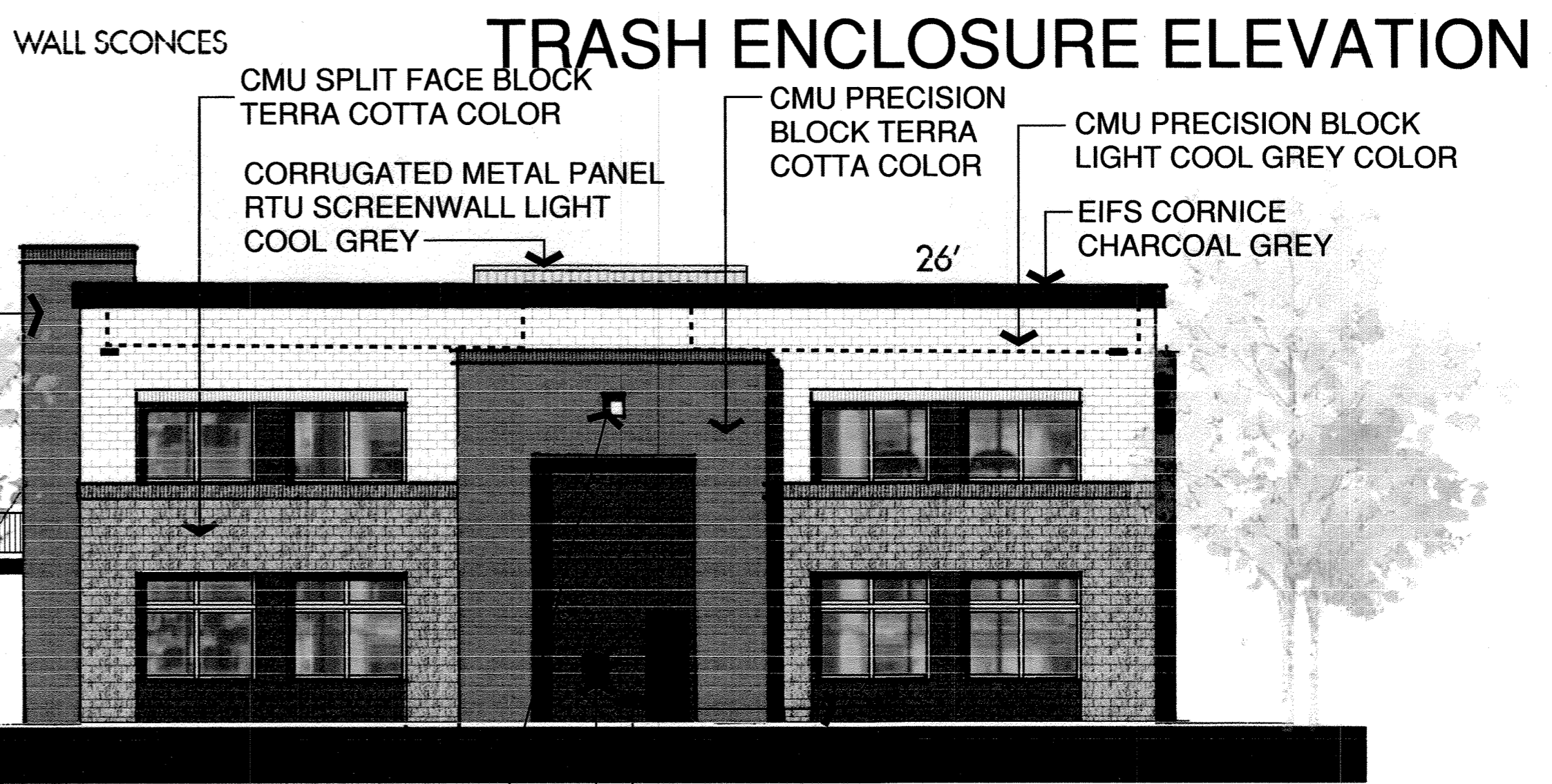
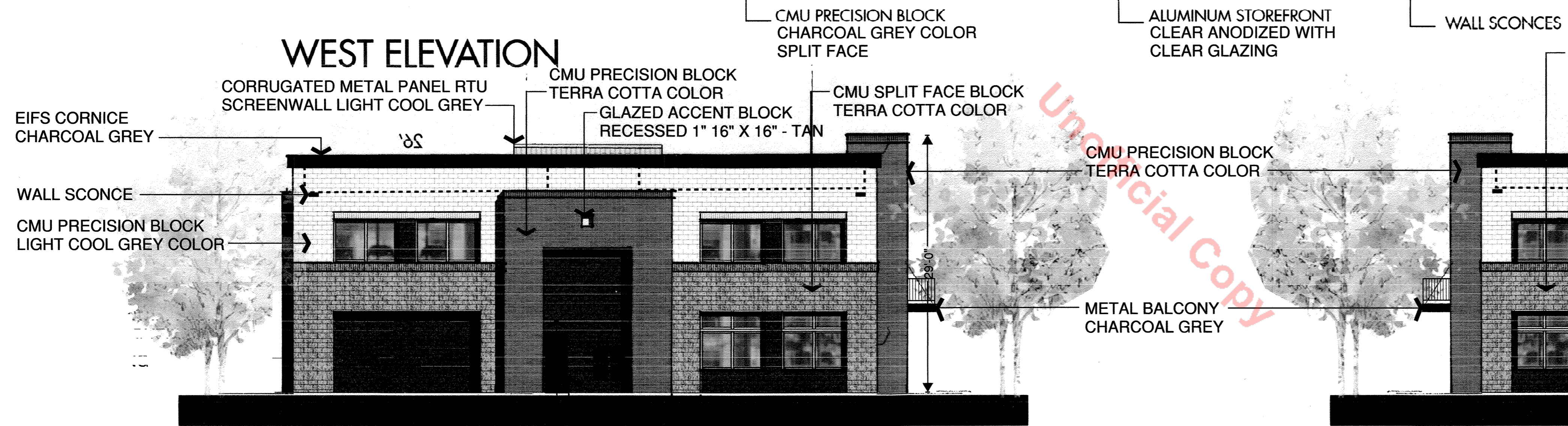
DESIGNED BY: RJN
DRAWN BY: RJN
CHECKED BY: AHK

JOB NO. 18-022
SHEET 6 OF 9



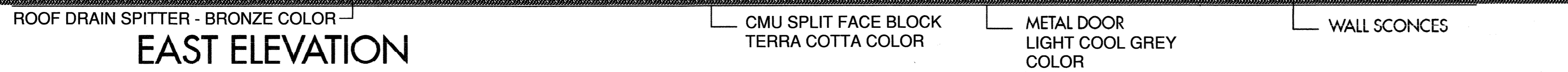
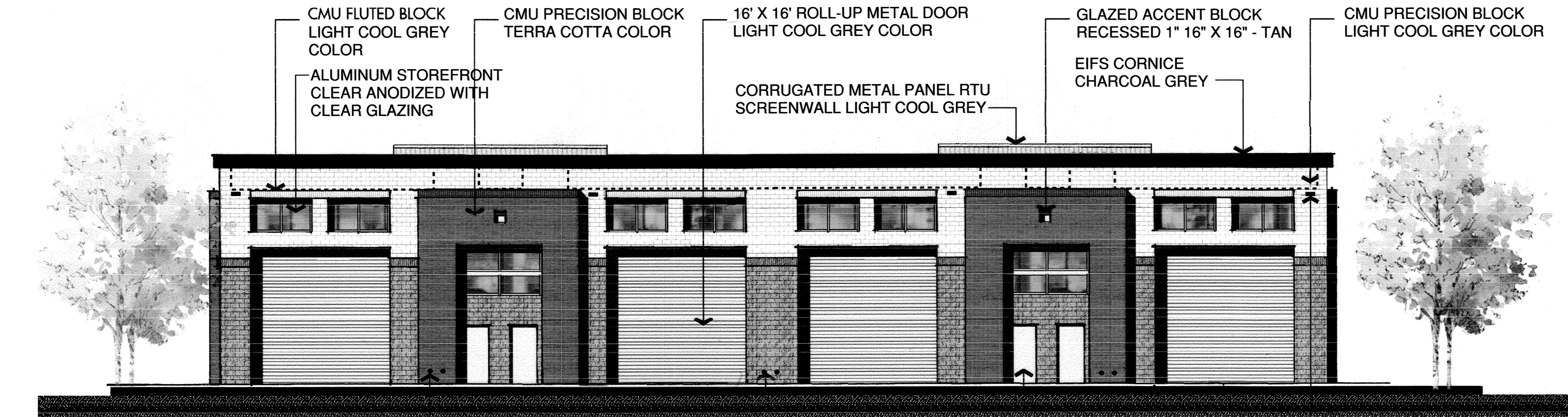
WEST ELEVATION

TRASH ENCLOSURE ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

BUILDING 1
LOT 1, BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 2
SITE DEVELOPMENT PLAN
PROJECT NO: SDP19-0053

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

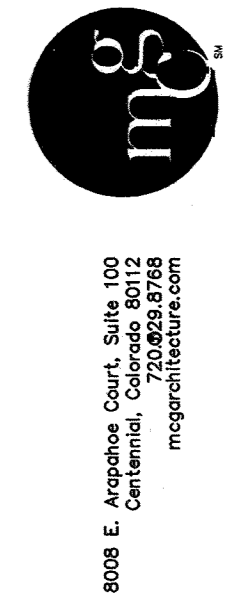
BUILDING SIGNAGE 19.04.052

	BUILDING 1	BUILDING 2
FRONTAGE	123	113
HEIGHT	23	23
AREA OF WALL	3584	2263
25% MAX SIGN AREA/SIGN FACE	895	565

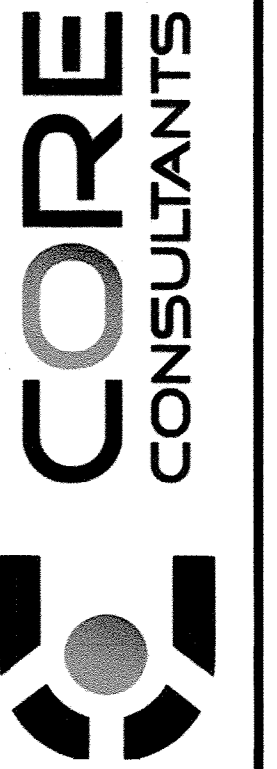
MAX AREA PER LOT	241 = BOTH BUILDING FRONTAGES	
A. 2.5 SF/1ST 200 LF + 1/2 SF BUILDING FRONTAGE	= 500	+ 20.5 = 520.5 OK
B. 1.5 SF/1ST 200 LF + 1/2 SF LOT FRONTAGE	= 169.23	= 423.15

ALLOWABLE AREA PER SIGN X 7 SIGNS	74.36
ACTUAL AREA PER SIGN	33 OK

NOTE: SIGNAGE WILL BE INTERNALLY LIT LETTERS AND GRAPHICS



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CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. CALL 24 HOURS IN ADVANCE BEFORE YOU UNDERGROUND NEAR UTILITIES.
CORE CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION, DEPTH, OR TYPE OF UTILITIES SHOWN ON THIS PLAN. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF UTILITIES AND TO CONDUCT A CONFORMANCE CHECK OF ANY CONSTRUCTION ACTIVITIES.

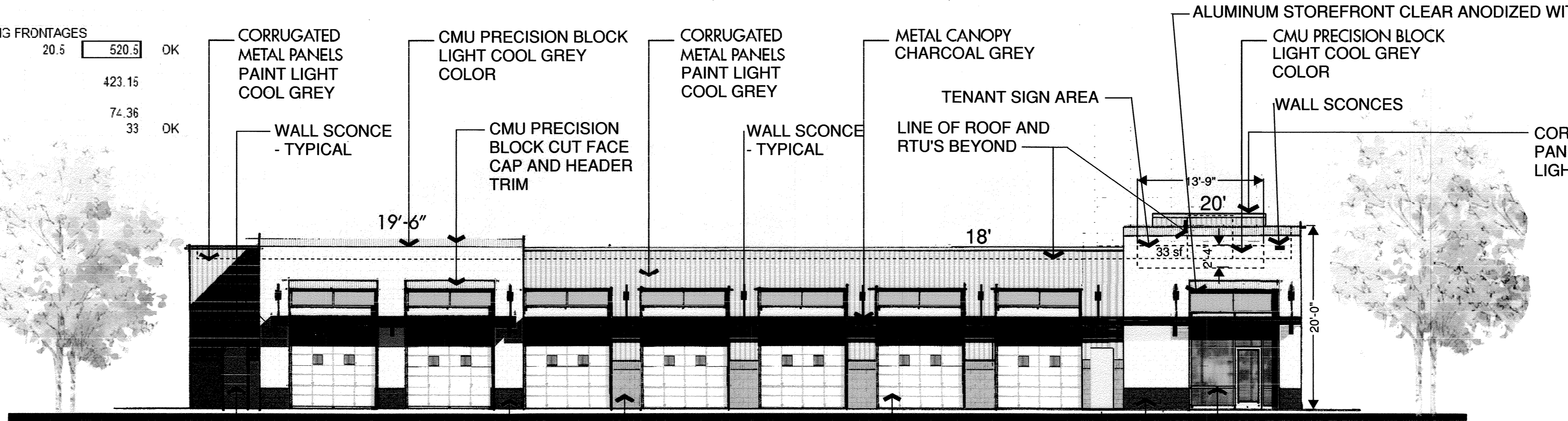


#	REVISION DESCRIPTION	DATE BY
5	FOURTH FORMAL SUBMITTAL	11/16/18 AK
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7	SDP APPR. - SIGNATURE SET	3/20/19 AK
8	SDP MINOR AMENDMENT	1/8/20 AK
9	SDP MIN. AMEND. RESUBMITTAL	2/12/20 AK

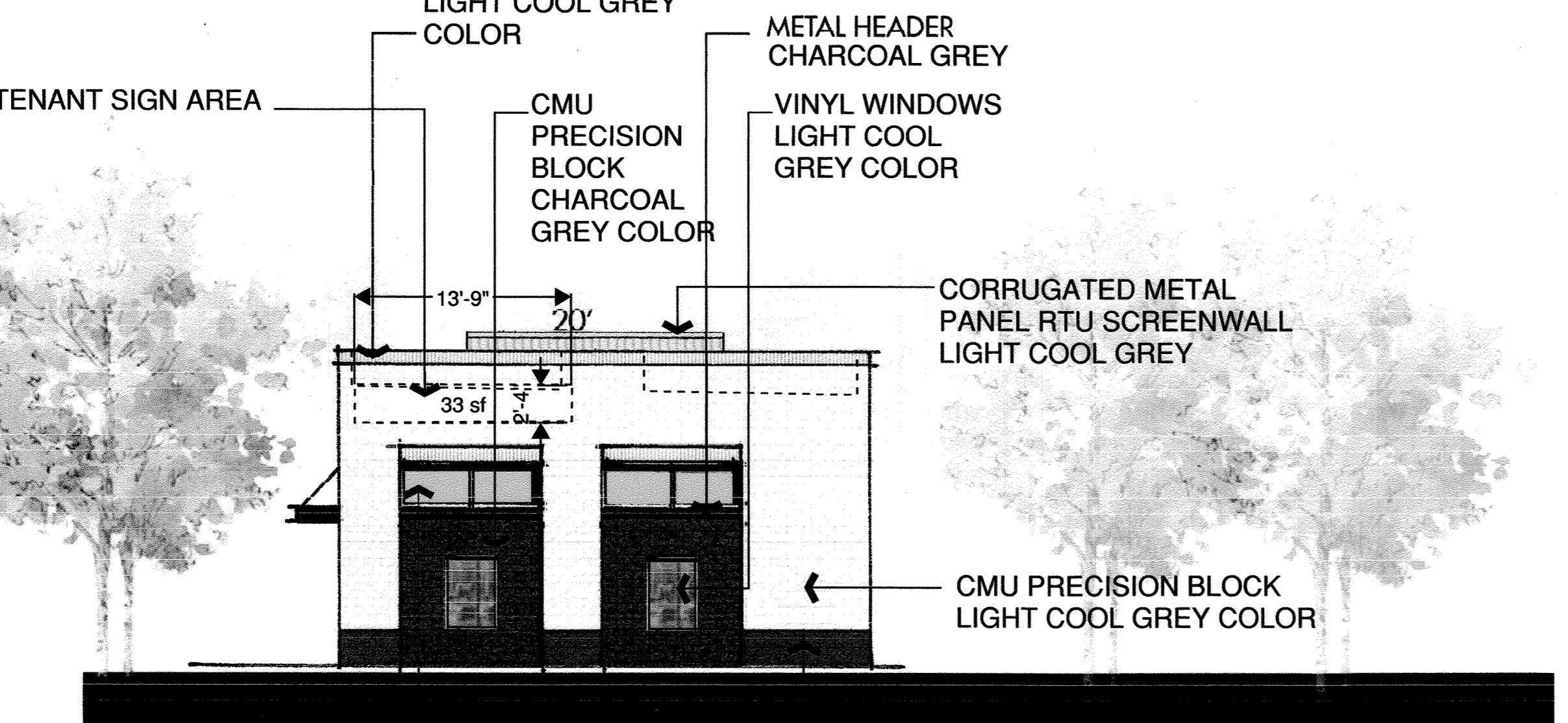
LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
BUILDING 2 ELEVATIONS

DESIGNED BY: R/JN
DRAWN BY: R/JN
CHECKED BY: AHK

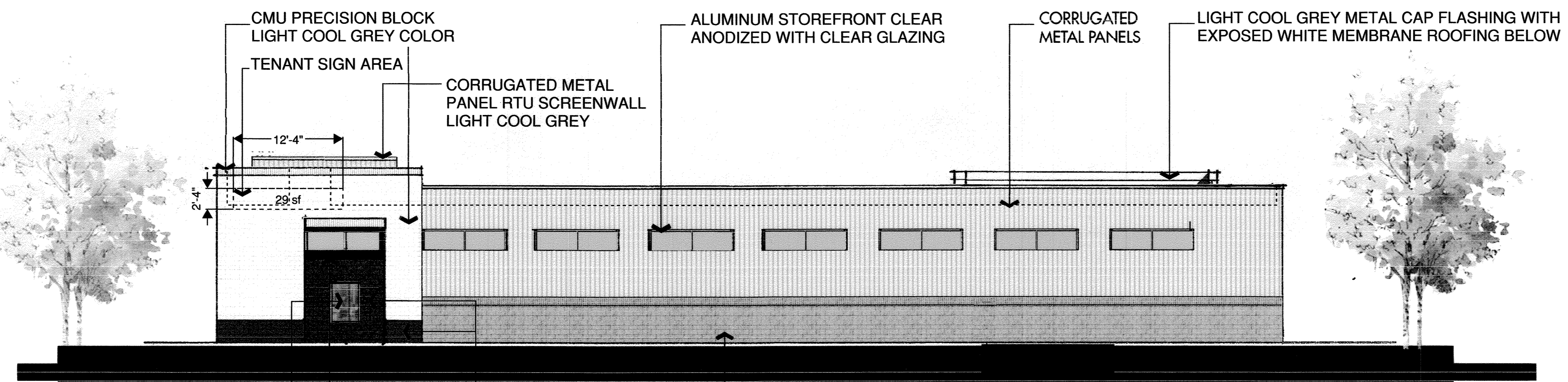
JOB NO. 18-022
SHEET 7 OF 9



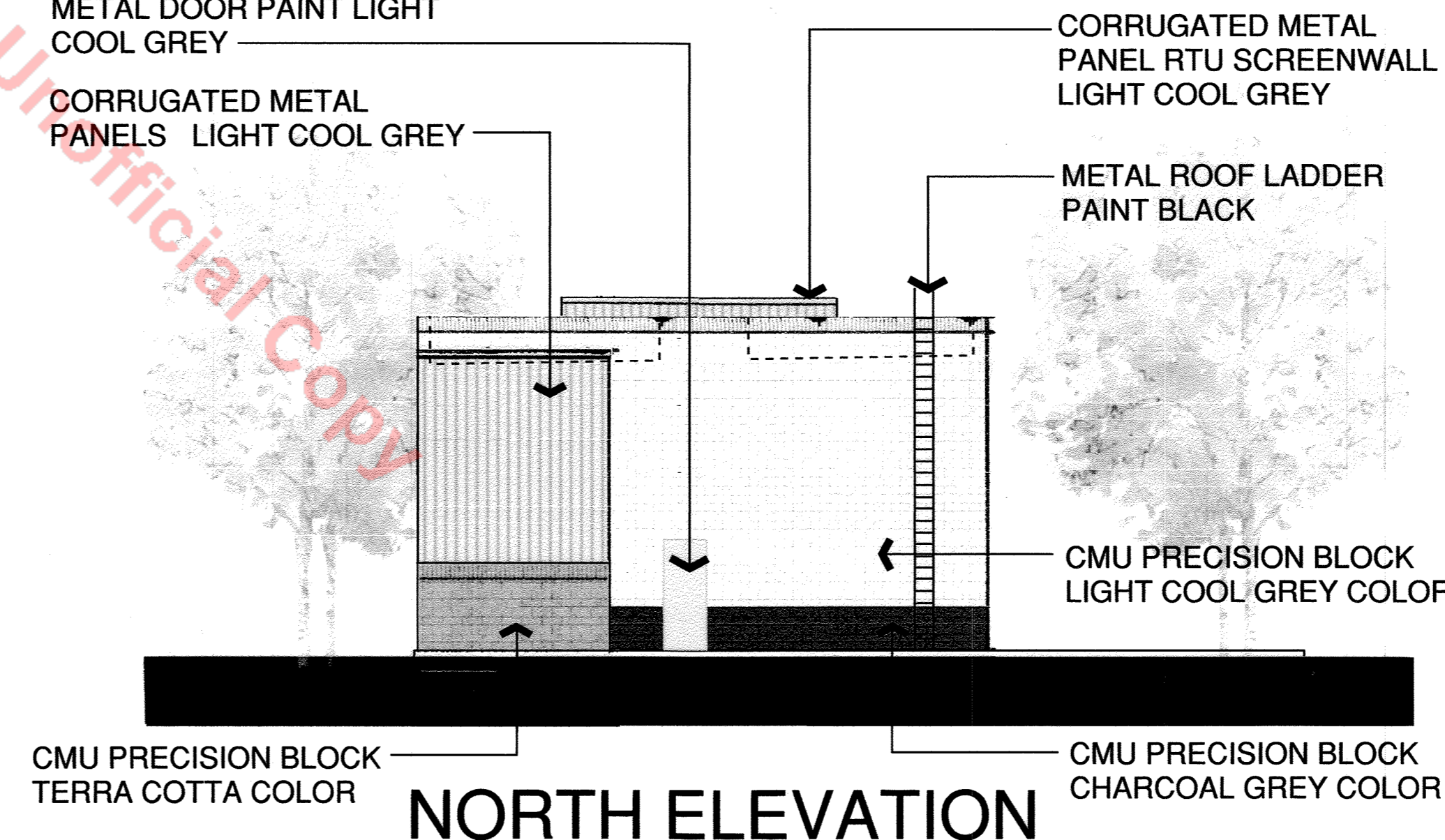
WEST ELEVATION



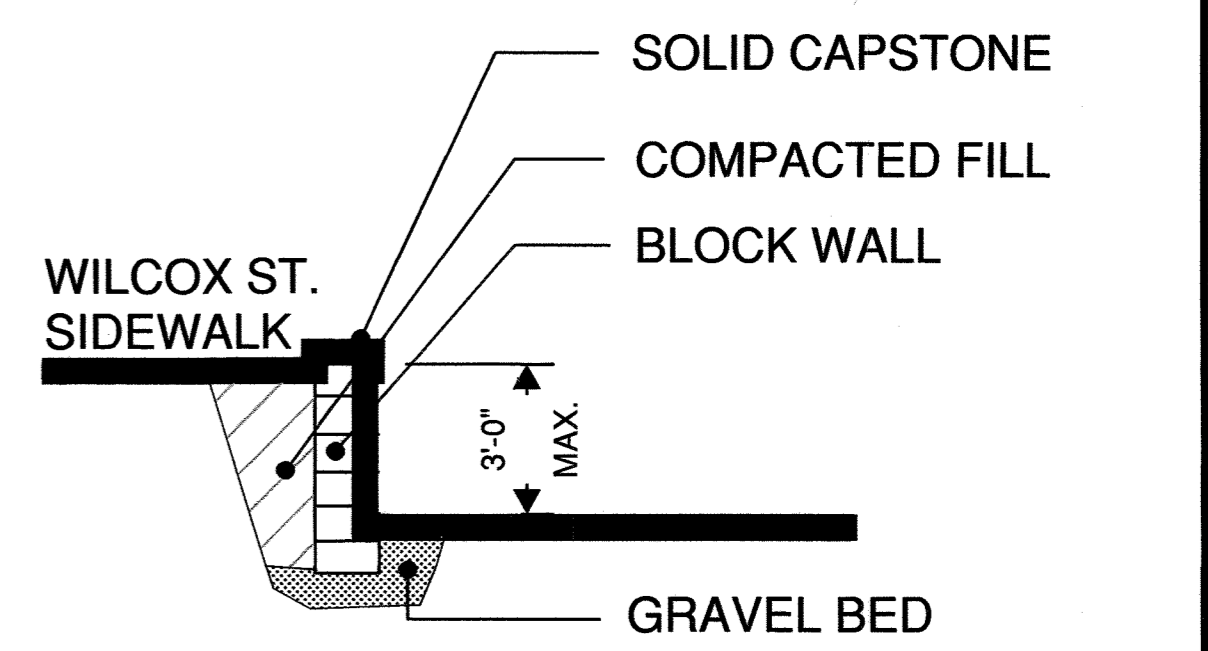
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



NON-STRUCTURAL LANDSCAPE WALL SECTION

NON-STRUCTURAL LANDSCAPE WALL PARTIAL ELEVATION

ANCHORWALL BRISA 6 RETAINING WALL SYSTEM COLOR TO MATCH CMU SPLITFACE BLOCK TERRA COTTA

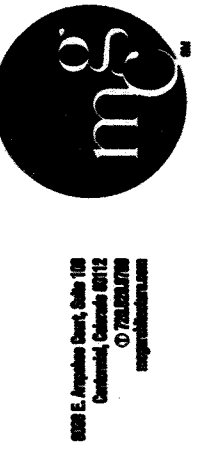
BUILDING 2

LOT 1, BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 2
SITE DEVELOPMENT PLAN
PROJECT NO: SDP19-0053

SITE DEVELOPMENT PLAN

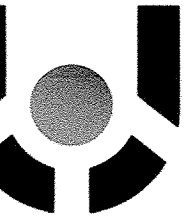
LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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CALL US BEFORE YOU UNWITTINGLY
DIG OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CALL BEFORE YOU DIG.
811
Know what's below.
Call before you dig.

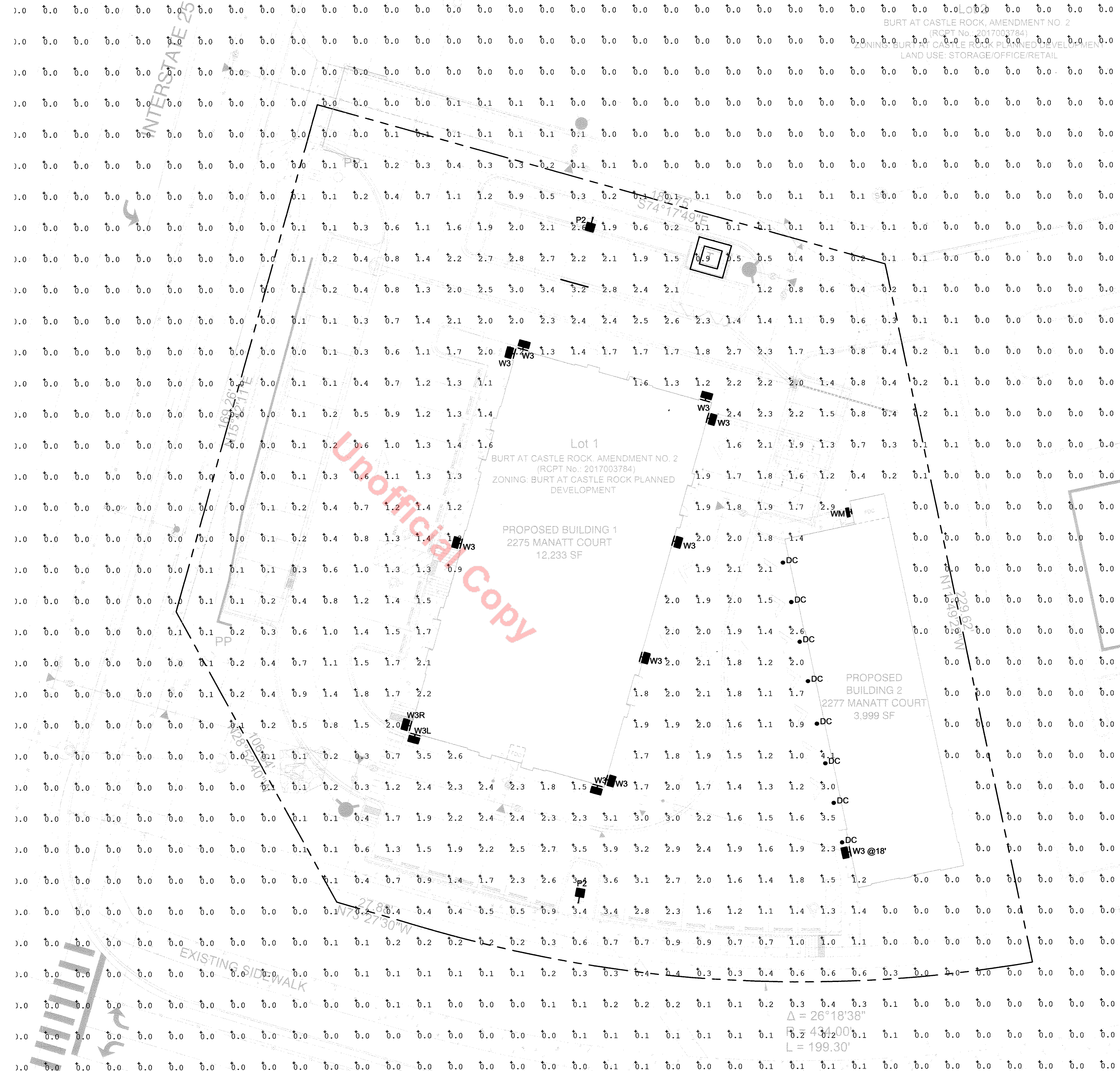


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LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
ILLUMINATION PLAN

DESIGNED BY: BEK
DRAWN BY: BEK
CHECKED BY: BEK

JOB NO.
18-022
SHEET
8 OF 9



GENERAL LIGHTING PLAN STANDARD NOTES PER CASTLE ROCK SITE DEVELOPMENT REQUIREMENTS:

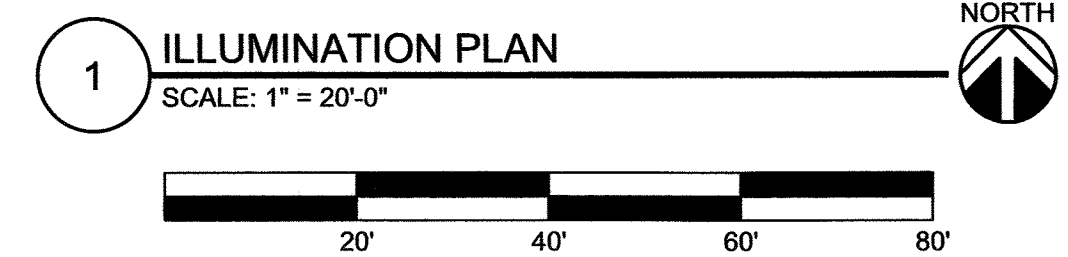
OBJECTIVES: PROVIDE EXTERIOR LIGHTING FOR DRIVE LANES, PARKING SPACES, SIDEWALKS, BUILDING ENTRANCES AND EXITS.

HOURS OF LIGHTING OPERATION: ON WITH PHOTOCCELL AT DUSK, OFF AT 10PM.

MITIGATION TO NEIGHBORS PROPERTIES: POLE FIXTURES AIMED TOWARDS THE INTERIOR OF THE PROPERTY. BUILDING MOUNTED FIXTURES WITH LIMITED THROW.

THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACKS.

SITE LIGHTING SUMMARY
LIGHT LOSS FACTOR: 1
AVERAGE: 1.2 FC
MAXIMUM: 4.5 FC
MINIMUM: 0.0
MAX/AVG: 3.8

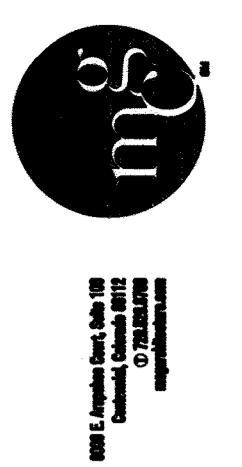


KAZIN
Associates
Kazin & Associates, Inc.
Consulting Electrical Engineers
Est. 1984
Village Square at Lone Tree
9364 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-489-1609
Fax: 720-489-1611
Project #: 18211 © 2018

SITE DEVELOPMENT PLAN
LOT 1, BURT AT CASTLE ROCK PLAT AMENDMENT NO. 2
PROJECT NO: SDP 19-0053

SITE DEVELOPMENT PLAN LOT 1, BURT AT CASTLE ROCK AMENDMENT NO.2

LOCATED IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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McGraw-Edison

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and ULULC Listed for wet locations.

Project	Date

PREPARED BY: _____

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3S vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Stripped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT, 5000K and 6000K CCT. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Warranty
Five-year warranty.

Dimensions

HOOK-N-LOCK MOUNTING

BATTERY BACKUP AND THRU-BRANCH BACK BOX

DRILLING PATTERN

CERTIFICATION DATA
ULULC Wet Location Listed
ISO 9001
LMFV L800 Compliant
30 Vibration Rated
DesignLights Consortium™ Qualified*

ENERGY DATA
Equivalent LED Driver
->3 Power Factor
->20% Total Harmonic Distortion
120V/277V 50/60Hz
347V & 480V 60Hz
40°C Max. Temperature
60°C Max. Temperature (HA Option)
60°C Max. Temperature (IP68 Option)

SHIPPING DATA
Approximate Net Weight:
7.9 lbs. (11.2 kg.)

DESIGNLIGHTS
TDS14017EN
March 14, 2018 4:50 PM

McGraw-Edison

DESCRIPTION
The Galleon™ Wall LED luminaire's appearance is complementary to the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Project	Date

PREPARED BY: _____

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction ensures a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify mounting upright housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" x 4" box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications exceeding 40°C, specify the HA (High Ambient) option. Emergency sensor options for 20°C ambient environments and occupancy sensor available.

Dimensions

CERTIFICATION DATA
ULULC Wet Location Listed
ISO 9001
LMFV L800 Compliant
30 Vibration Rated
DesignLights Consortium™ Qualified*

ENERGY DATA
Equivalent LED Driver
->3 Power Factor
->20% Total Harmonic Distortion
120V/277V 50/60Hz
347V & 480V 60Hz
40°C Max. Temperature
60°C Max. Temperature (HA Option)
60°C Max. Temperature (IP68 Option)

SHIPPING DATA
Approximate Net Weight:
7.9 lbs. (11.2 kg.)

DESIGNLIGHTS
TDS14017EN
March 14, 2018 2:09 PM

Lumark

DESCRIPTION
The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour™ impervious to contaminants. The Crosstour wall luminaire is ideal for wallsurfaces, inverted mount for landscape illumination, post bollards, site lighting, hoodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Project	Date

PREPARED BY: _____

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium size. The small housing is available in 12W, 16W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3 1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for air wash applications.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 16W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 80% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for three branch wiring. Back box is an authorized electrical wiring compartment.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or pearl white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

Applications
WALL / SURFACE
POST / BOLLARD
FLOODLIGHT
INVERTED
SITE LIGHTING

Dimensions

CERTIFICATION DATA
ULULC Wet Location Listed
LMFV L800 Compliant
30 Vibration Rated
DesignLights Consortium™ Qualified*

TECHNICAL DATA
60°C Maximum Ambient Temperature
External Supply Wiring 90°C Maximum

EPA
Effective Projected Area (Sq. Ft.):
XTORIB, XTORIB, XTORIB-0.34
XTORIB-0.46

SHIPPING DATA
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kg.)

DESIGNLIGHTS
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Portfolio

DESCRIPTION
4 inch round or square surface mount cylinder in choice of matte black, white, bronze or silver paint can be used to blend with or accent various architectural styles. Designed for ceiling mount, wall mount, aircraft cable or stem mount. Offered with narrow, medium, or wide beam downlight or wall wash. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 1000 to 3000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. Available with dim-to-warm technology - similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1800K creating a rich warm glow within the space.

Project	Date

PREPARED BY: _____

SPECIFICATION FEATURES

Reflector
Planned die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Square surface mount available with square or round reflectors. Spun reflectors are offered in all Portfolio Alzak® finishes. Reflector is retained with two torsion springs holding the flange tight to the lower cylinder lip.

Mounting
Ceiling mounting plate installs to mounted junction box, cylinder mounts to plate with easy twist and lock hooks. Wall mounting arm attaches directly to junction box with robust mounting plate.

Trim Retention
Lower reflector is retained with two torsion springs holding the flange tightly to the cylinder.

Housing
Round seamless .050 spun aluminum housing or soft square extruded aluminum available in white, bronze, silver or matte black.

LED
Chip on board with a multitude of highly efficient white LEDs, combined with a high reflectance upper reflector and convex lens transitional lens produces even distribution with no pollution. Rated for 50,000 hours at 70% lumen maintenance. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below fixture. Available in 80, 90 or 97 CRI. D2W™ - dim-to-warm shifts CCT from 3000K to 1800K as fixture dims mimicking halogen sources.

Driver
Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1%. Optional 120V leading edge, +/- 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver must be serviced from above.

Code Compliance
Surface, ceiling and wall mount cULus listed for wet locations. Up/down and pendant mount are cULus listed for damp location. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5-year warranty.

Dimensions

CERTIFICATION DATA
ULULC Wet Location Listed
LMFV L800 Compliant
30 Vibration Rated
DesignLights Consortium™ Qualified*

TECHNICAL DATA
60°C Maximum Ambient Temperature
External Supply Wiring 90°C Maximum

EPA
Effective Projected Area (Sq. Ft.):
XTORIB, XTORIB, XTORIB-0.34
XTORIB-0.46

SHIPPING DATA
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kg.)

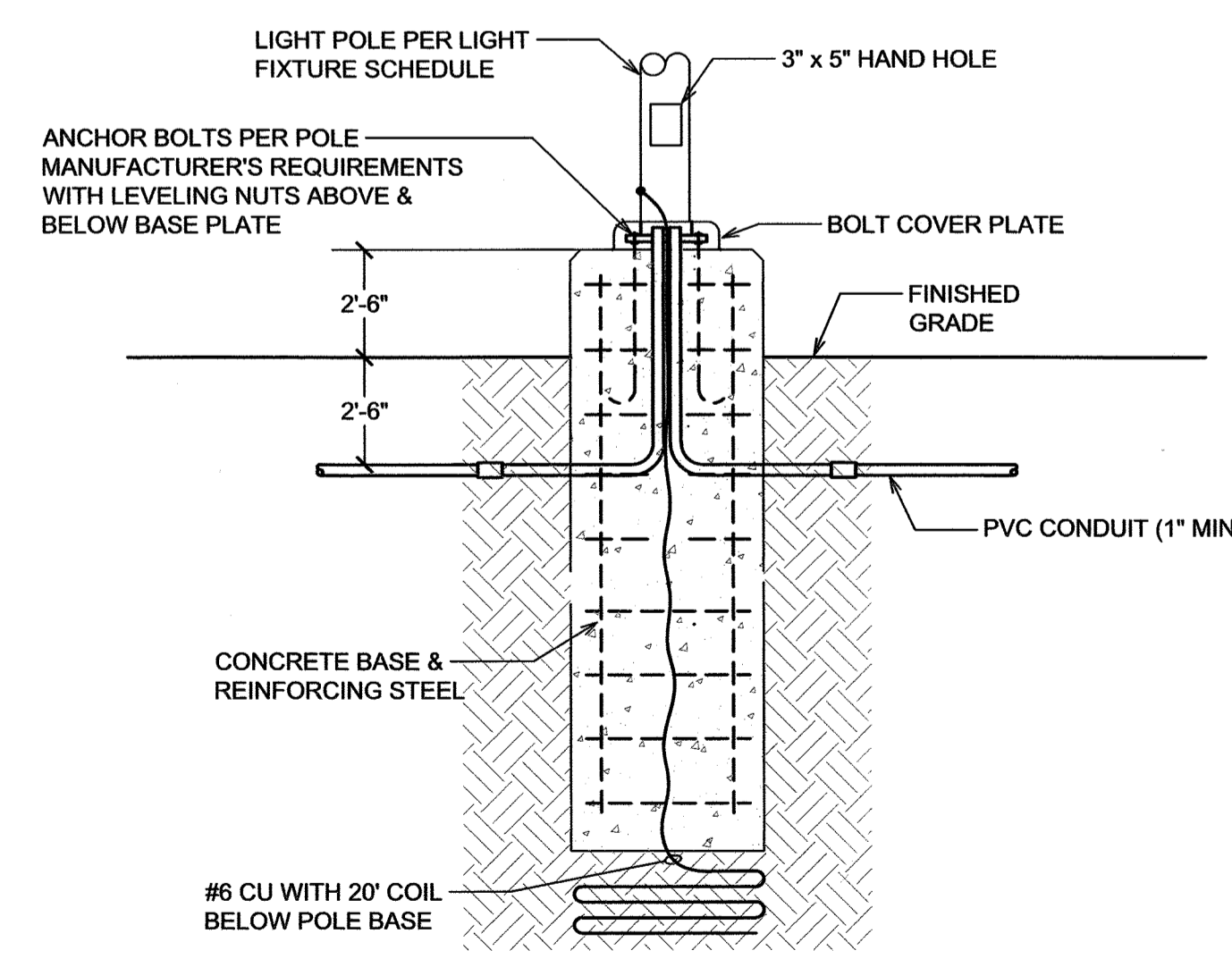
DESIGNLIGHTS
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December 15, 2017 2:17 PM

1 TYPES: P2
NOT TO SCALE

2 TYPES: W3, W3 @ 18', W3R, W3L
NOT TO SCALE

3 TYPE: WM
NOT TO SCALE

4 TYPE: DC
NOT TO SCALE



5 POLE BASE DETAIL
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

PREPARED BY KAZIN & ASSOCIATES

ID	QUANTITY	DESCRIPTION	FINISH	MOUNTING INFO	MANUFACTURER	CATALOG NUMBER	LOAD (VA)	~ LUMENS	VOLTAGE	TOTAL LUMENS PER FIXTURE TYPE
P2	2	LED POLE MOUNTED AREA LIGHT WITH TYPE III DISTRIBUTION WITH HOUSE SIDE SHIELD	DARK BRONZE	17.5' POLE ON 2.5' CONCRETE BASE	MCGRAW EDISON OR EQUAL	HEAD: GLEON-AF-1-LED-E1-SL2-HSS-BZ POLE: SSS-4-A-17.5-S-F-#1	LED: 67W	7000	120	14000
W3	9	LED WALL MOUNTED AREA LIGHT WITH TYPE III DISTRIBUTION	DARK BRONZE	WALL AT ~22' AFF	MCGRAW EDISON OR EQUAL	GWC-AF-1-LED-E1-T3-BZ-600	LED: 34W	4200	120	37800
W3 @ 18'	1	LED WALL MOUNTED AREA LIGHT WITH TYPE III DISTRIBUTION	DARK BRONZE	WALL AT ~18' AFF	MCGRAW EDISON OR EQUAL	GWC-AF-1-LED-E1-T3-BZ-600	LED: 34W	4200	120	4200
W3R	1	LED WALL MOUNTED AREA LIGHT WITH TYPE III DISTRIBUTION AND SPILL LIGHT ELIMINATOR RIGHT (LIMITS SPILL TO LEFT)	DARK BRONZE	WALL AT ~22' AFF	MCGRAW EDISON OR EQUAL	GWC-AF-1-LED-E1-SLR-BZ-600	LED: 34W	3700	120	3700
W3L	1	LED WALL MOUNTED AREA LIGHT WITH TYPE III DISTRIBUTION AND SPILL LIGHT ELIMINATOR LEFT (LIMITS SPILL TO RIGHT)	DARK BRONZE	WALL AT ~22' AFF	MCGRAW EDISON OR EQUAL	GWC-AF-1-LED-E1-SLL-BZ-600	LED: 34W	3700	120	3700
WM	1	LED WALL MOUNTED AREA LIGHT	DARK BRONZE	WALL AT ~8' AFF	LUMARK OR EQUAL	XTOR1B-W	LED: 12W	1000	120	1000
DC	8	4" CYLINDER DOWNLIGHT	BLACK	WALL AT ~9.5' AFF	PORTFOLIO OR EQUAL	LSR4B-10-D010-BZ-EC4B-1020-80-40-4LB-M-LI	LED: 11W	1000	120	8000



KAZIN & ASSOCIATES, INC.
Consulting Electrical Engineers
Est. 1984

Village Square at Lone Tree
3954 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-489-1609
Fax: 720-489-1611

Project #: 18211 © 2018

LOT 1 BURT AT CASTLE ROCK, AMENDMENT No. 2
 CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN
 LIGHTING DETAILS

#	REVISION DESCRIPTION	DATE BY
5	FOURTH FORMAL SUBMITTAL	1/16/18 AK
6	SDP APPROVAL	1/28/18 AK
7	SDP APPROV. - SIGNATURE SET	3/20/19 AK
8	SDP MINOR AMENDMENT	1/6/20 AK
9	SDP MIN. AMEND. RESUBMITTAL	2/12/20 AK

DESIGNED BY: BEK
 DRAWN BY: BEK
 CHECKED BY: BEK

JOB NO. 18-022
 SHEET 9 OF 9