

**LEGAL DESCRIPTION**

LOT 1, BURT AT CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

**LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN**  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO  
 COUNTY OF DOUGLAS, STATE OF COLORADO

**OWNERSHIP CERTIFICATION**

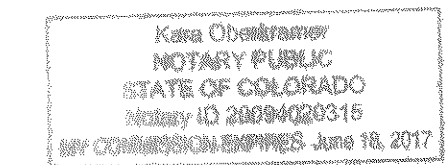
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

PLUM CREEK INVESTMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 SIGNED THIS 25<sup>th</sup> DAY OF March, 2015

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25<sup>th</sup> DAY OF March, 2015  
 by Nicholas Hier, as Vice President OF PLUM CREEK INVESTMENT GROUP LLC  
 WITNESS MY HAND AND OFFICIAL SEAL of the Manager

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 06.18.2017



**LIENHOLDER SUBORDINATION CERTIFICATE**

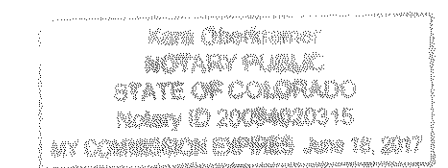
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED SEPTEMBER 23, 2014 AT RECEPTION NO. 2014054872, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK  
 SIGNED THIS 25<sup>th</sup> DAY OF March, 2015

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25<sup>th</sup> DAY OF March, 2015  
 by Chris Holmes, as Senior Vice President OF FIRSTBANK  
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 06.18.2017



**TITLE CERTIFICATION**

I, Kelley Norris, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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.

Kelley Norris  
 AUTHORIZED REPRESENTATIVE  
First American Title  
 TITLE COMPANY

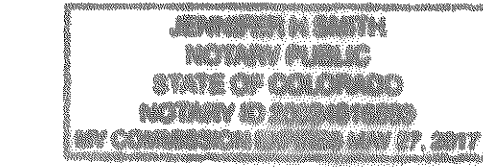
SIGNED THIS 25 DAY OF March, 2015

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF March, 2015 BY  
Kelley Norris AS AUTHORIZED REPRESENTATIVE

OF First American Title  
 WITNESS MY HAND AND OFFICIAL SEAL  
Jeff H. Smith

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 5.27.17



**WATER RIGHTS DEDICATION AGREEMENT**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BURT AT CASTLE ROCK ANNEXATION AGREEMENT AND DEVELOPMENT AGREEMENT, RECORDED ON THE 7 DAY OF JULY, 2014 AT RECEPTION NO. 200407068 AND ACCORDINGLY 6.86 SFE ARE DEBITED FROM THE WATER BANK.

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 25 DAY OF March, 2015

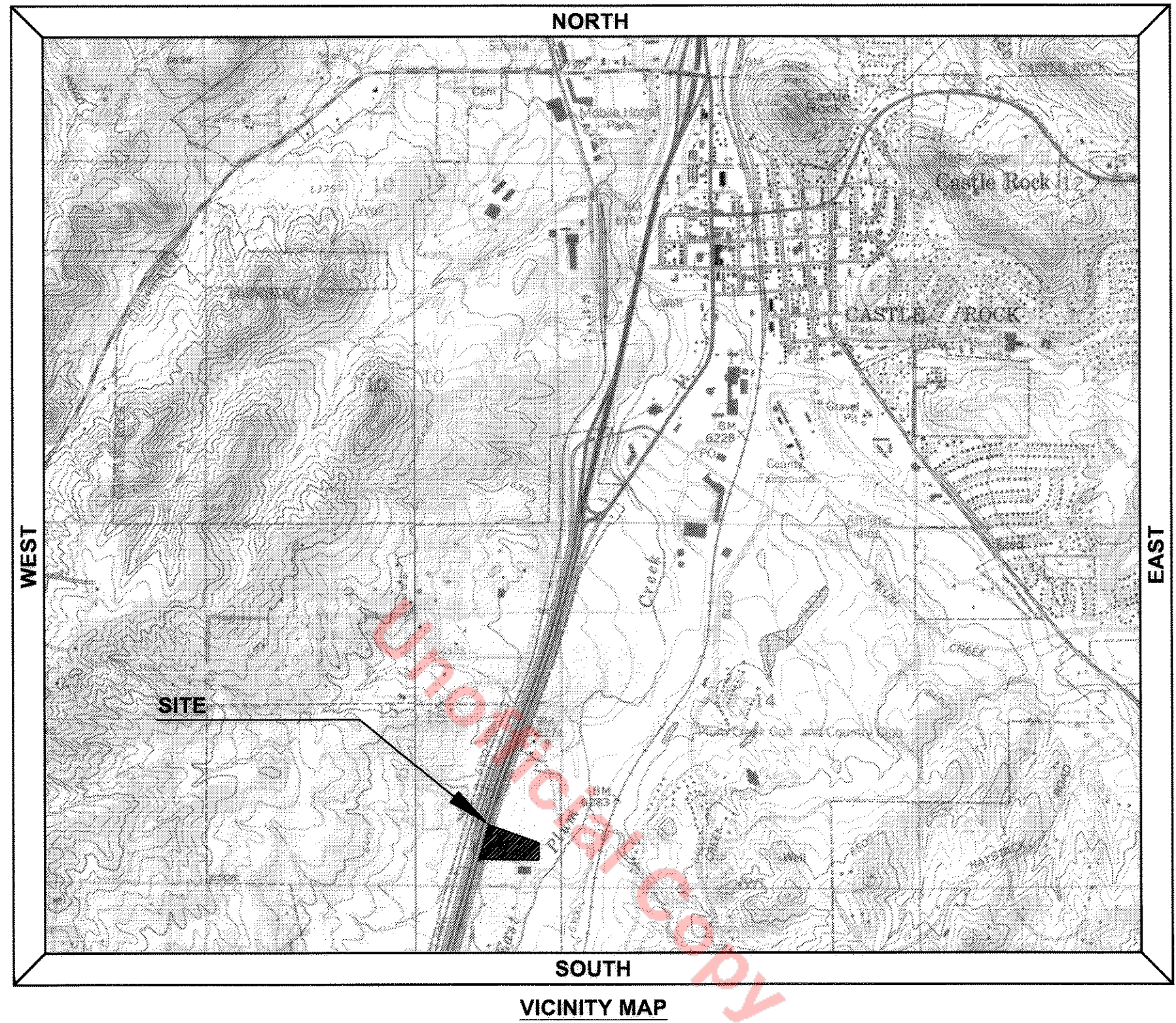
[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

SUMMARY TABLE		
	PHASE 1	PHASE 2
LOT SIZE	309,747 SF	309,747 SF
GROSS FLOOR AREA	39,191 SF	48,898 SF
PARKING SPACES REQUIRED	96	114
PARKING SPACES PROVIDED	122	122
MAXIMUM HEIGHT OF BUILDING	35 FT.	35 FT.
PAVED PARKING/AISLE AREA	75,140 SF	75,140 SF
SIDEWALK AREA	12,153 SF	12,153 SF
IRRIGATED LANDSCAPE ▲	73,608 SF	63,901 SF
NON-IRRIGATED LANDSCAPE	127,962 SF	127,962 SF
MINIMUM BUILDING SETBACK	25	25
MINIMUM PARKING SETBACK *	10	10
BUILDING COVERAGE	39,191 SF	48,898 SF
CLASS ROOMS	22	31
EMPLOYEES	25	34

\* EXCLUDING PEDESTRIAN FACILITIES  
 ▲ PHASE 1, SCHOOL SITE 64,313 SF, ROW 9,295 SF.  
 PHASE 2, SCHOOL SITE 54,606 SF, ROW 9,295 SF.

**PROJECT BENCHMARK:**  
 A 3/4" STAINLESS STEEL ROD SET INSIDE NGS LOGO  
 RANGE BOX SET FLUSH WITH SURFACE NAVD88  
 6221.48 USING A SCALE FACTOR OF 1.0003466244.

**PROJECT BASIS OF BEARING**  
 BEARINGS ARE BASED ON A LINE FROM THE  
 SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 8  
 SOUTH, RANGE 67 WEST, AS SHOWN ON THE ALTA  
 SURVEY DATED 09/03/14 BY LAND DEVELOPMENT  
 CONSULTANTS LLC.



**SHEET INDEX**

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3	SITE PLAN
4	GENERAL GRADING PLAN
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10	GENERAL LIGHTING PLAN
11	ELEVATION/PHOTOMETRIC DETAILS
12	ARCHITECTURAL SITE DETAILS

**OWNER**

PLUM CREEK INVESTMENT GROUP  
 823 S. PERRY STREET, #120  
 CASTLE ROCK, CO 80104

**MORTGAGES**

FIRSTBANK  
 10403 W. COLFAX AVE.  
 DENVER, CO 80125

**ENGINEER**

INCLINE ASSOCIATES  
 DAVID R. KLINE, P.E.  
 740 PEARL STREET, SUITE 703  
 DENVER, CO 80203

**LANDSCAPE DESIGN**

PLANWEST  
 DAVID R. BREHM  
 767 SANTE FE DRIVE  
 DENVER, CO 80204

**LAND SURVEYOR**

LDC, INC.  
 DAVID V. HOSTETLER  
 3898 MAIZELAND ROAD  
 COLORADO SPRINGS, CO 80909

**ARCHITECT**

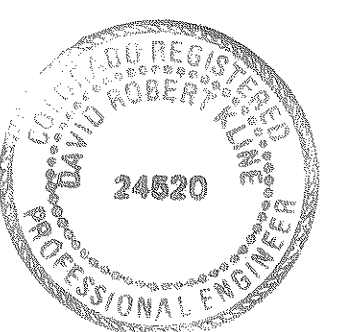
CARHUFF-CUEVA ARCHITECTS, LLC.  
 PHILIP A. CARHUFF, AIA  
 3149 E. PRINCE RD. #151  
 TUCSON, AZ 85716



**SURVEYOR'S CERTIFICATE**

I, DAVID V. HOSTETLER A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature] 03.25.15  
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681 DATE



**CIVIL ENGINEER'S STATEMENT**

I, DAVID R. KLINE 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 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

[Signature] 3/23/15  
 COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 24520 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 11:01 AM ON THE 10<sup>th</sup> DAY OF April, 2015 AT

RECEPTION NO. 2015023070

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: [Signature]  
 DEPUTY



Computer File Information		Index of Revisions				<p>740 Pearl Street, Suite 703                  Denver, Colorado 80203                  Phone: 303.861.9331</p>	As Constructed	LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN TITLE SHEET		Project No./Code
Creation Date:	Initials:						No Revisions:	Designer:	Structure	SDP14-0024
Last Modification Date:	Initials:				Revised:	Detailer:	Numbers			
Full Path:	C:\PROJECTS\INCLINE\PLUM CREEK\				Void:	Sheet Subset:	Subset Sheets:	of		
Drawing File Name:									Sheet Number 1 OF 12	
Acad Ver. 2014	Scale:	Units: ENGLISH								

**LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN**  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO

**SITE DEVELOPMENT PLAN GENERAL NOTES**

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.

2. 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.

3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.

4. NO CONSTRUCTION ACTIVITIES SHALL BE PERMITTED IN THE FEMA REGULATED FLOOD PLAIN LOCATED ALONG THE EAST PERIMETER OF THE SITE. FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY PANEL 08035C0301G.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. THIS SITE IS ZONED PLANNED DEVELOPMENT (PD)

12. 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 THE PROPERTY OWNERS, OR OTHER PROPERTY MANAGEMENT ENTITY.

13. 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.

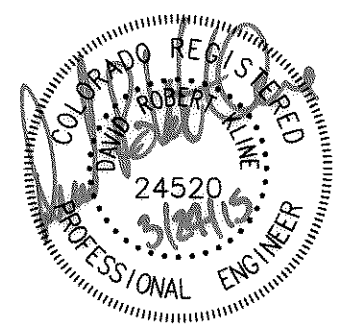

14. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

15. 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.

**BURT AT CASTLE ROCK  
LAND USE SUMMARY TABLE**

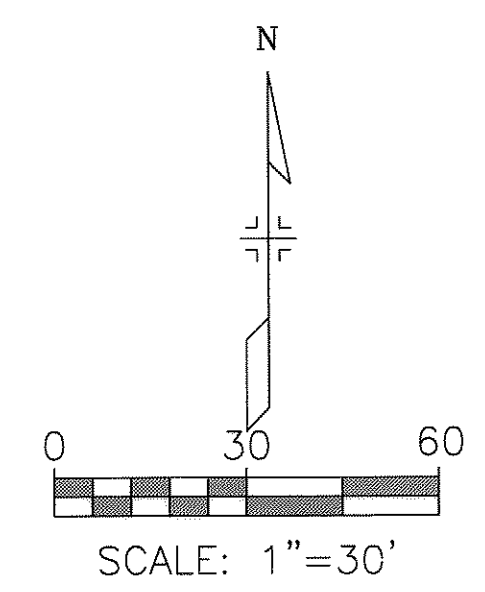
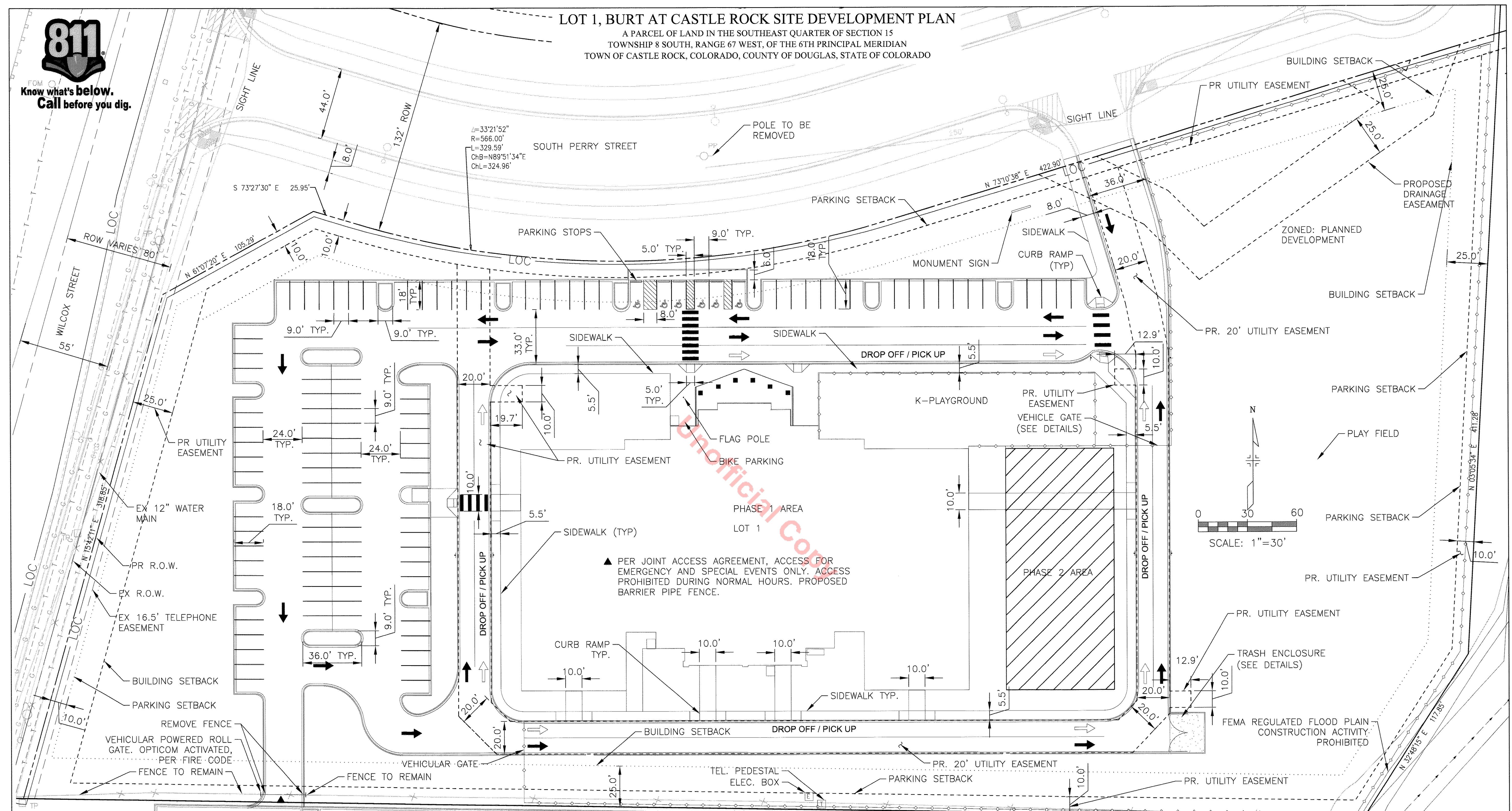
TRACT	SQ. FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT A	313,868	PLUM CREEK INVESTMENT GROUP, LLC	OWNERS ASSOCIATION	DETENTION POND	PRIVATE DRAINAGE/DRAINAGE EASEMENT
TRACT B	402,548	PLUM CREEK INVESTMENT GROUP, LLC	OWNERS ASSOCIATION	FUTURE DEVELOPMENT	INDIVIDUAL LOTS/TRACTS
TRACT C	307,981	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT D	3,150	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	ROW	ROW
TRACT E	7,646	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	ROW	ROW
TRACT F	424	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	ROW	ROW

Unofficial Copy

<b>Computer File Information</b>		<b>Index of Revisions</b>				 740 Pearl Street, Suite 703 Denver, Colorado 80203 Phone: 303.861.9331	<b>As Constructed</b>		LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN GENERAL NOTES		Project No./Code	
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Drawing File Name:		<input type="checkbox"/>				Sheet Subset:	Subset Sheets:	of		Sheet Number 2 OF 12		
Acad Ver.	2014	Scale:		Units:	ENGLISH							



**LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN**  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO



▲ PER JOINT ACCESS AGREEMENT, ACCESS FOR EMERGENCY AND SPECIAL EVENTS ONLY. ACCESS PROHIBITED DURING NORMAL HOURS. PROPOSED BARRIER PIPE FENCE.

PLUM CREEK COMMUNITY CHURCH ZONE B-2  
 LOC LIMITS OF CONSTRUCTION  
 E ELECTRICAL

**LEGEND**  
 EASEMENT  
 PROPERTY  
 R.O.W.  
 LIMITS OF CONSTRUCTION  
 ELECTRICAL

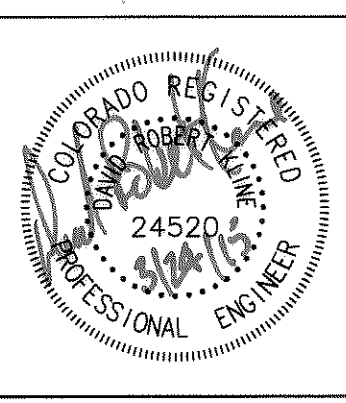
GAS GAS LINE  
 UGT UNDERGROUND TELEPHONE  
 FO FIBER OPTIC  
 CTV UNDERGROUND CABLE  
 FIRE HYDRANT

8" WATER MAIN  
 WATER VALVE  
 TRANSFORMER  
 OVERHEAD ELECTRIC  
 BACK OF CURB  
 MONUMENT SIGN

EDGE OF PAVEMENT / PAN  
 FLOWLINE  
 SIDEWALK  
 PAVEMENT MARKING  
 TRAFFIC SIGN  
 CHAIN LINK FENCE

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Last Modification Date:	Initials:
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Drawing File Name:	
Acad Ver. 2014	Scale: Units: ENGLISH

Index of Revisions	



**INCLINE ASSOCIATES**  
 740 Pearl Street, Suite 703  
 Denver, Colorado 80203  
 Phone: 303.861.9331

As Constructed  
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 Revised:  
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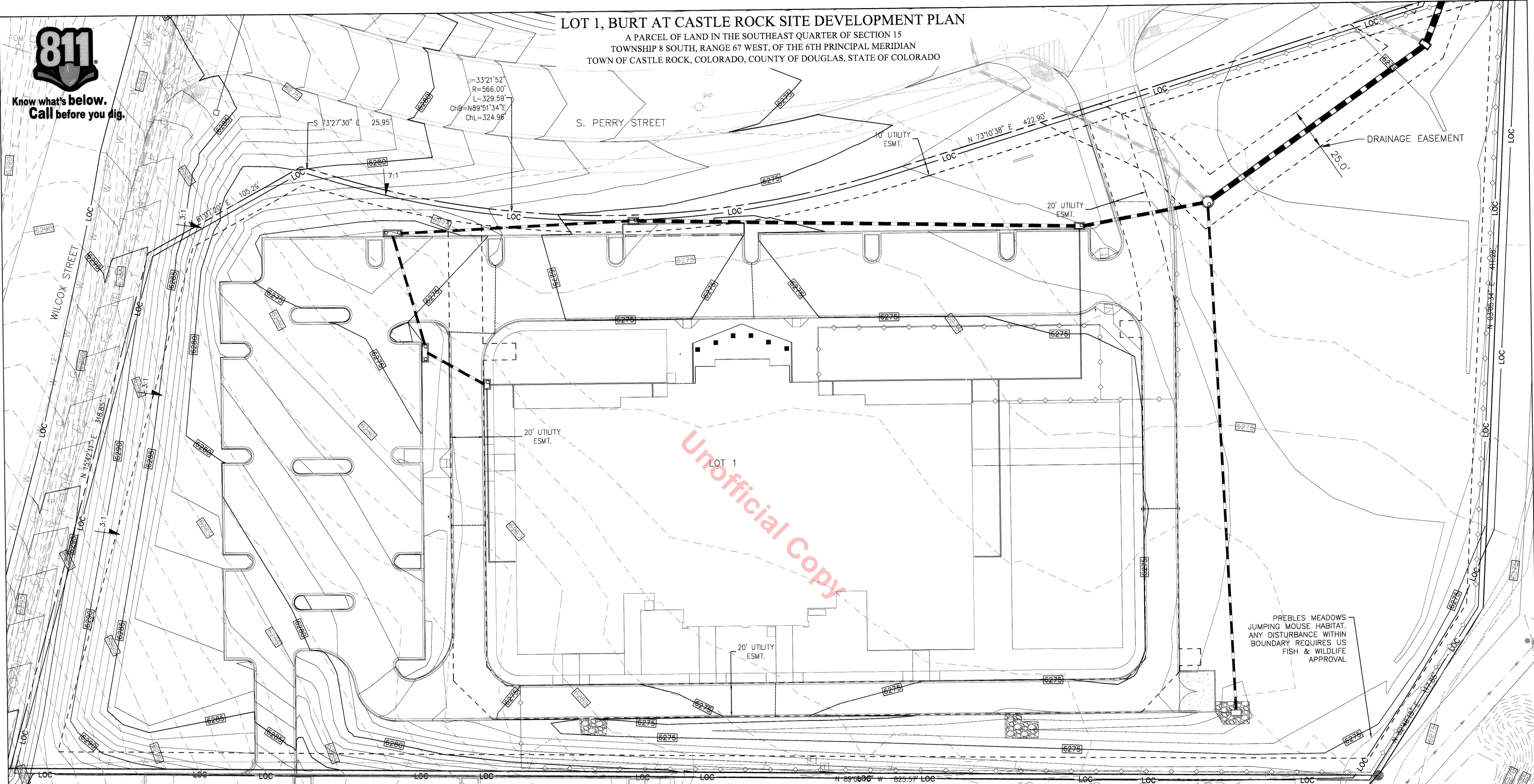
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 SITE PLAN  
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 Detailer:  
 Sheet Subset:      Structure Numbers      Subset Sheets:      of

Project No./Code  
 SDP14-0024  
 Sheet Number 3 OF 12



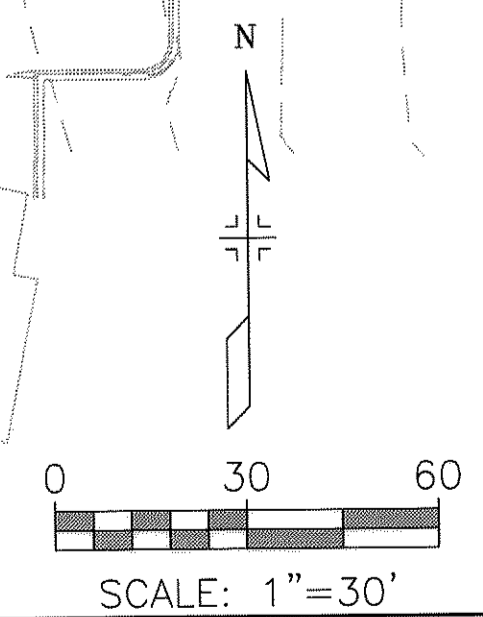
Know what's below.  
Call before you dig.

**LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN**  
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 TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO



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PREBLES MEADOWS  
 JUMPING MOUSE HABITAT.  
 ANY DISTURBANCE WITHIN  
 BOUNDARY REQUIRES US  
 FISH & WILDLIFE  
 APPROVAL



**PROJECT BENCHMARK:**  
 A 3/4" STAINLESS STEEL ROD SET INSIDE NGS LOGO RANGE BOX SET FLUSH WITH  
 SURFACE NAVD88 6221.48 USING A SCALE FACTOR OF 1.0003466244.

**PROJECT BASIS OF BEARING**  
 BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, AS SHOWN ON THE ALTA SURVEY DATED 09/03/14  
 BY LAND DEVELOPMENT CONSULTANTS LLC.

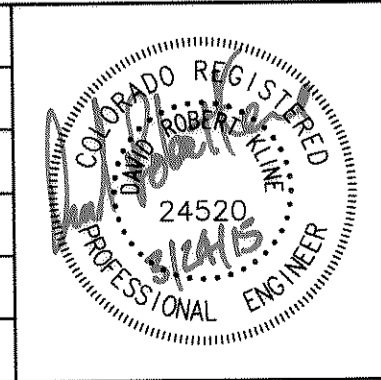
**LEGEND**

	STORM INLET
	STORM MANHOLE
	STORM PIPE
	BACK OF CURB
	EDGE OF PAVEMENT / PAN
	FLOWLINE
	SIDEWALK
	MAJOR CONTOUR
	LIMITS OF CONSTRUCTION
	CHAIN LINK FENCE

NON-EXCLUSIVE PERMANENT EASEMENT  
 (Reception No. 2005056108)

Computer File Information	
Creation Date:	Initials: AT
Last Modification Date:	Initials: AT
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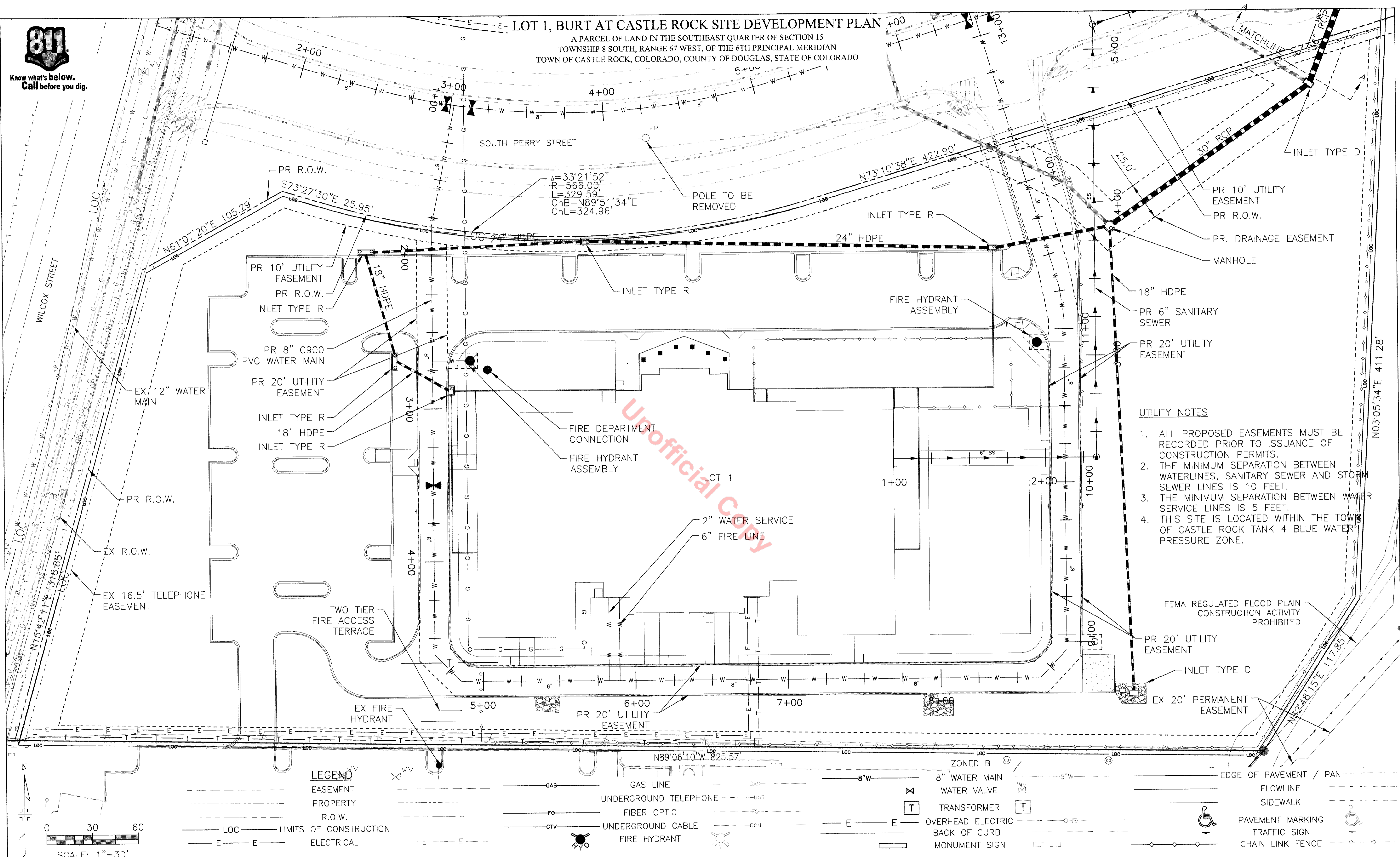


**INLINE ASSOCIATES**  
 740 Pearl Street, Suite 703  
 Denver, Colorado 80203  
 Phone: 303.861.9331

As Constructed
No Revisions:
Revised:
Void:

LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN GENERAL GRADING PLAN	
Designer:	AT
Detailer:	AT
Sheet Subset:	Subset Sheets: of

Project No./Code
SDP14-0024
Sheet Number 4 OF 12



<b>Computer File Information</b> Creation Date: 11/14/14 Initials: DRK Last Modification Date: 02/28/15 Initials: DRK Full Path: C:\PROJECTS\INCLINE\PLUM CREEK\ Drawing File Name: 5-UPLN01.DWG Acad Ver. 2014 Scale: 1"=30' Units: ENGLISH		<b>Index of Revisions</b> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																		 <b>INCLINE ASSOCIATES</b> 740 Pearl Street, Suite 703 Denver, Colorado 80203 Phone: 303.861.9331		<b>As Constructed</b> No Revisions: Revised: Void:		<b>LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN</b> GENERAL UTILITY PLAN Designer: DRK Detailer: DRK Sheet Subset: UTILITY		Project No./Code SDP14-0024 Structure Numbers Subset Sheets: of Sheet Number 5 OF 12	



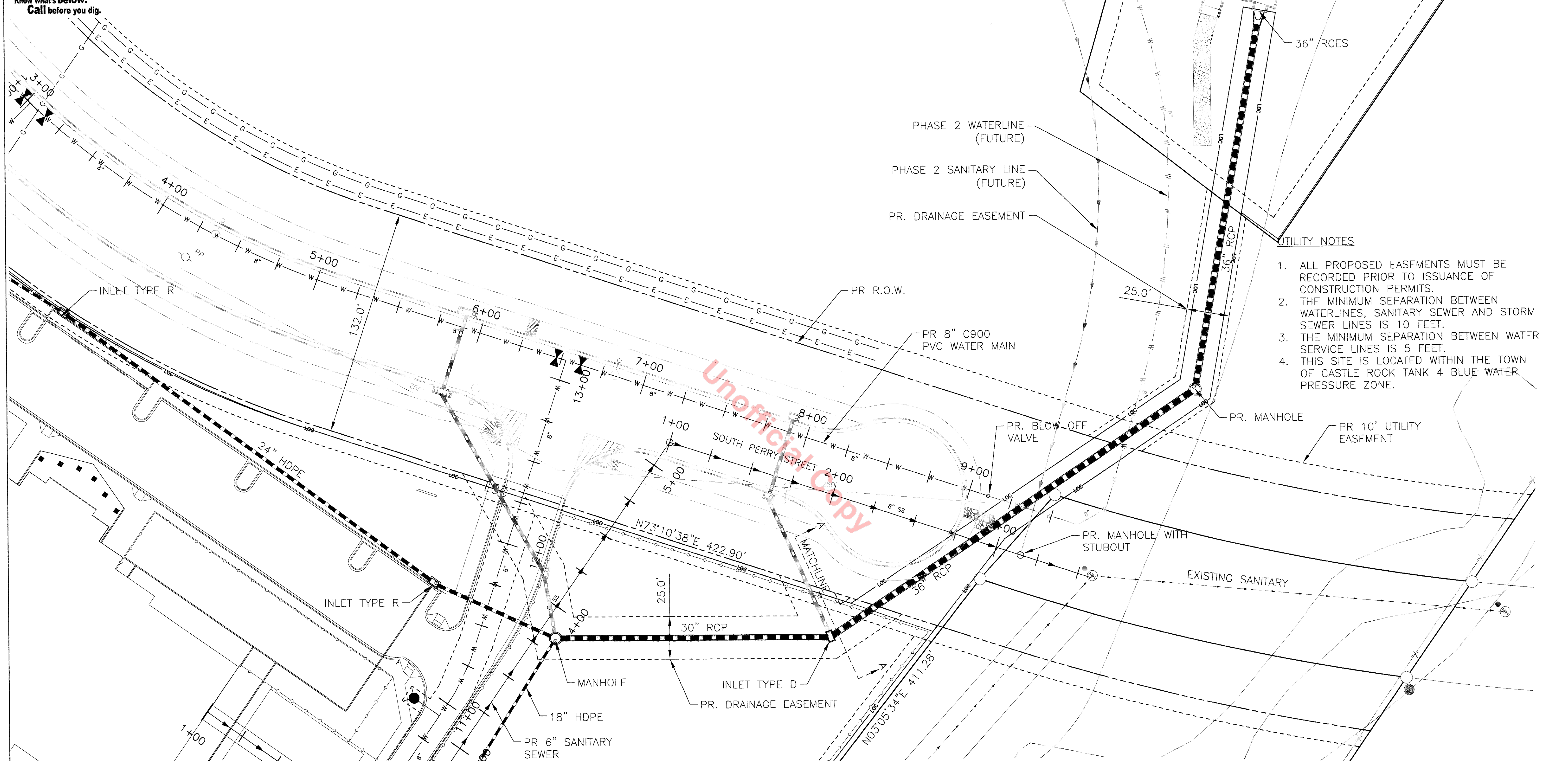
- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 4 BLUE WATER PRESSURE ZONE.

Unofficial Copy

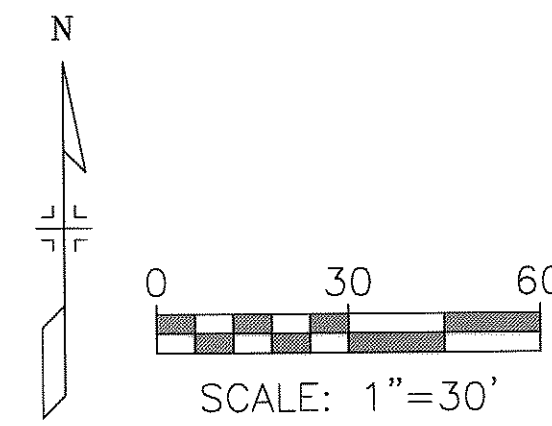


# LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO



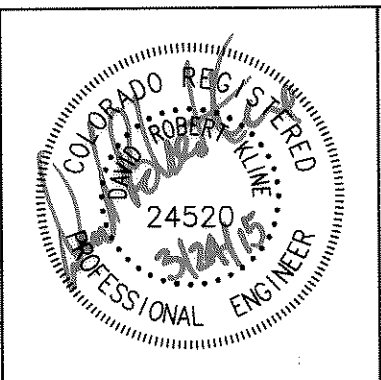
- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 4 BLUE-WATER PRESSURE ZONE.



LEGEND		GAS		UNDERGROUND TELEPHONE		8" W		EDGE OF PAVEMENT / PAN	
- - - - -	EASEMENT	- - - - -	GAS LINE	- - - - -	UGT	⊗	8" WATER MAIN	- - - - -	FLOWLINE
- - - - -	PROPERTY	- - - - -	UNDERGROUND TELEPHONE	- - - - -	FO	⊗	WATER VALVE	- - - - -	SIDEWALK
- - - - -	R.O.W.	- - - - -	FIBER OPTIC	- - - - -	FO	T	TRANSFORMER	- - - - -	PAVEMENT MARKING
- - - - -	LIMITS OF CONSTRUCTION	- - - - -	UNDERGROUND CABLE	- - - - -	COM	E	OVERHEAD ELECTRIC	- - - - -	TRAFFIC SIGN
- - - - -	ELECTRICAL	- - - - -	FIRE HYDRANT	- - - - -	COM	E	BACK OF CURB	- - - - -	CHAIN LINK FENCE

Computer File Information	
Creation Date:	11/14/14 Initials: DRK
Last Modification Date:	02/28/15 Initials: DRK
Full Path:	C:\PROJECTS\INCLINE\PLUM CREEK\
Drawing File Name:	5-UPLN02.DWG
Acad Ver.	2014 Scale: 1"=30' Units: ENGLISH

Index of Revisions	



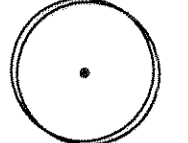


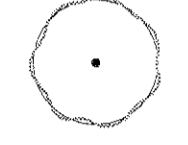
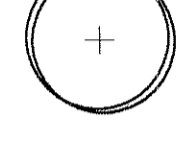


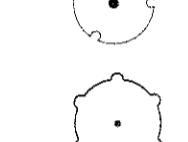
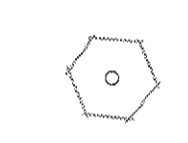




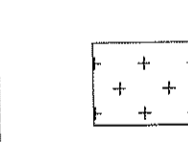




**INCLINE ASSOCIATES**  
740 Pearl Street, Suite 703  
Denver, Colorado 80203  
Phone: 303.861.9331

As Constructed	
No Revisions:	
Revised:	
Void:	

LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN GENERAL UTILITY PLAN			
Designer:	DRK	Structure	
Detailer:	DRK	Numbers	
Sheet Subset:	UTILITY	Subset Sheets:	of

Project No./Code	
	SDP14-0024
	Sheet Number 6 OF 12

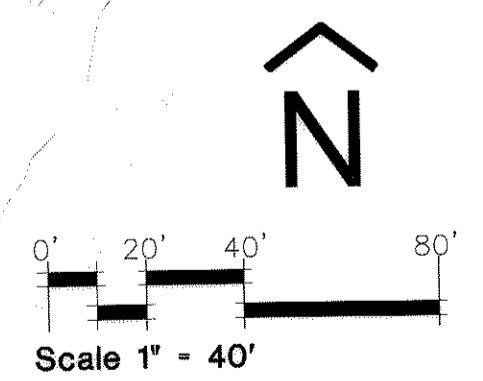
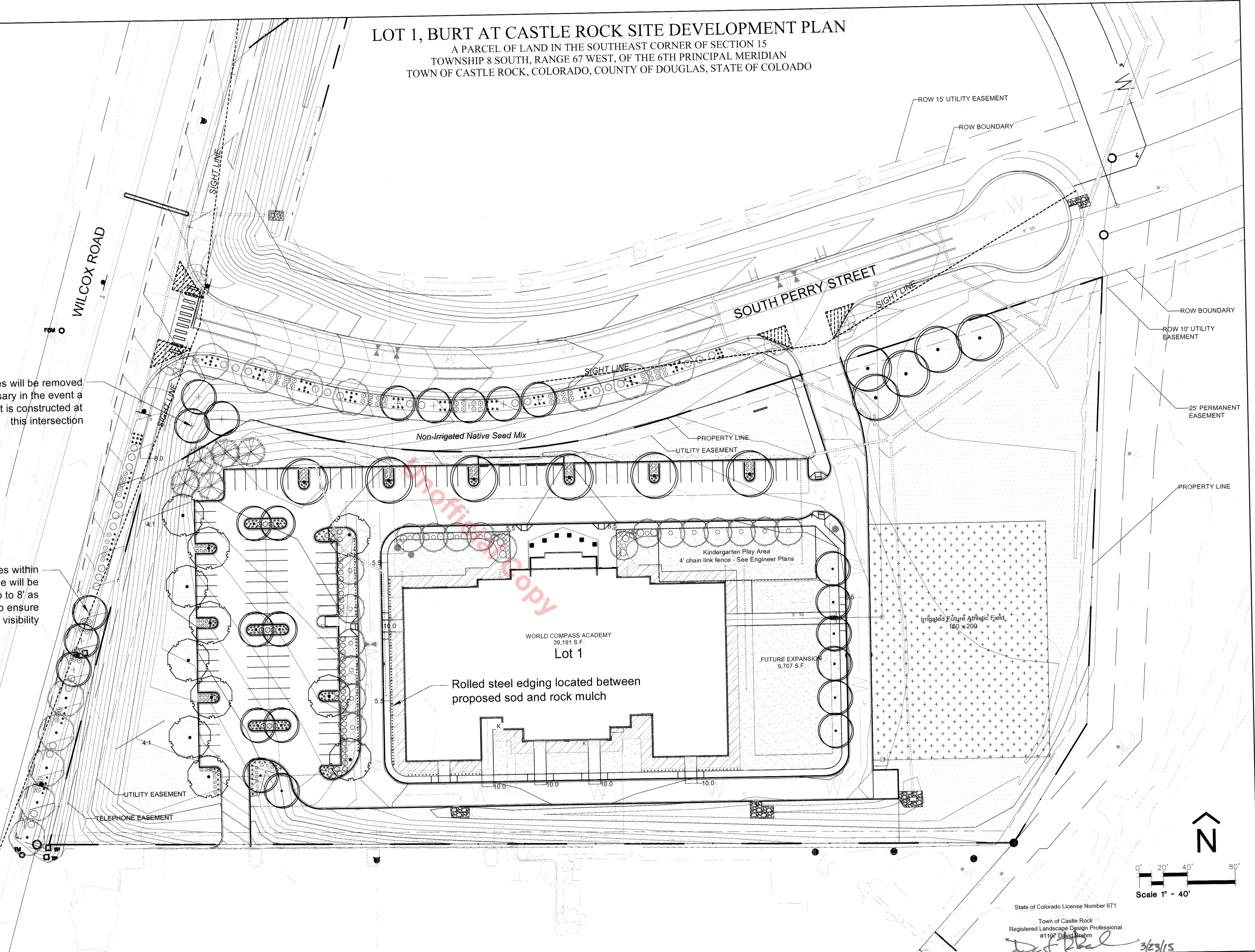
**LEGEND**

-  Autumn Blaze Maple
-  Shademaster Honey Locust
-  Western Hackberry
-  Norway Maple
-  Pear Tree
-  Ponderosa Pine
-  Dolgo Crabapple
-  Crimson Pygmy Barberry
-  Carol Mackie Daphne
-  Blue Mist Spirea
-  Gro Low Sumac
-  Karl Foerster Feather Reed Grass
-  Littleblue Stem
-  Proposed Rock Mulch Min. Depth 2"
-  Proposed Irrigated Sod - Enviro Turf
-  Proposed Native Seeded Grass, Non-Irrigated
-  'Reveille' Texas Hybrid Bluegrass
-  Annual Planting Bed

**LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN**  
 A PARCEL OF LAND IN THE SOUTHEAST CORNER OF SECTION 15  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLOADO

Trees will be removed as necessary in the event a roundabout is constructed at this intersection

Any trees within the sight line will be limbed up to 8' as necessary to ensure visibility



State of Colorado License Number 671  
 Town of Castle Rock  
 Registered Landscape Design Professional  
 #1197 David Beahm  
 3/23/15

Computer File Information		Index of Revisions		As Constructed	LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN LANDSCAPE PLAN	Project No./Code	
						Designer: KNR	
					Date: 3.13.2015		7 OF 12



### LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHEAST CORNER OF SECTION 15  
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO

**World Compass Plant Schedule - School Grounds**

Town of Castle Rock Registered Professional David Brehm  
Town of Castle Rock Registration # State of Colorado License Landscape Architect # 671  
Company Name Plan West Address 767 Santa Fe Drive Denver, Colorado 80204  
Phone (303)741-1411 Email dbrehm@planwest.com Date

Irrigation (Drip, spray or rotor)	Plant Name (Scientific)	Plant Name (Common)	Planting Size	Legend Abbrev.	Mature Size (H x W)	No. of Plants	Water Requirements (inches per month)	Water Use (Very Low, Low, Moderate, High)	Sq. Ft. of Zone (Turf only)	Percentage of Total Area	Sq. Ft. of Total Landscaped Area
<b>Deciduous Trees</b>											
	<i>Acer x freemanii</i> Autumn Blaze	Autumn Blaze Maple	2.5" Cal.	AA	50' x 35'	14		Moderate	n/a	n/a	n/a
	<i>Celtis occidentalis</i>	Western Hackberry	2.5" Cal.	CO	45' x 45'	11		Low	n/a	n/a	n/a
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honey Locust	2.5" Cal.	GT	45' x 40'	11		Moderate	n/a	n/a	n/a
	<i>Malus dobo</i>	Dolgo Crabapple	2.5" Cal.	MD	25' x 25'	19		Moderate	n/a	n/a	n/a
<b>Evergreen Trees</b>											
	<i>Pinus ponderosa</i>	Ponderosa Pine	2.5" Cal	PP	60' x 30'	5		Moderate	n/a	n/a	n/a
<b>Deciduous Shrubs</b>											
	<i>Berberis thunbergii</i> 'Aturopurpurea nana'	Crimson Pygmy Barberry	5 Gal. Cont.	CPB	2' x 3'	72		Moderate	n/a	n/a	n/a
	<i>Daphne x burkwoodii</i> 'Carol Mackie'	Carol Daphne Mackie	5 Gal. Cont.	DCM	3' x 4'	50		Moderate	n/a	n/a	n/a
	<i>Rhus aromatica</i> 'Gro Low'	Gro Low Sumac	5 Gal. Cont.	RA	3' x 6'	16		Moderate	n/a	n/a	n/a
<b>Ornamental Grasses</b>											
	<i>Calamagrostis x acutifolius</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal. Cont.	FRG	5' x 2'	171		Moderate	n/a	n/a	n/a
	<i>Schizachyrium scoparium</i>	Little Bluestem		SS	3' x 2'	96		Low	n/a	n/a	n/a
<b>Sod/Seed</b>											
	Enviro Turf - Turf Master							Moderate	7.90%	24,510 sf	
	Reveille Hybrid Texas Bluegrass							High	9.68%	29,989 sf	
	Non-Irrigated Native Low Growth Seed Mix							Low	36.00%	111,572 sf	
	High Color Annuals 290 sf										

**World Compass Landscape Site Inventory**

Town of Castle Rock Registered Professional David Brehm  
Town of Castle Rock Registration # State of Colorado License Landscape Architect # 671  
Company Name Plan West Address 767 Santa Fe Drive Denver, Colorado 80204  
Phone (303)741-1411 Email dbrehm@planwest.com Date

Gross Site Area	Landscape Area in Sq.Ft.	Irrigated Sod in Sq.Ft.	Non-Irrigated Native Seed (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
309,747 sf	201,570 sf	54,499 sf total Enviro Turf - 24,510 Reveille - 29,989	111,572 sf	14,012 sf	60	60	120	405	558	YES
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	
75,140 sf	7,157 sf	122	5,969 sf	3	35' x 8'	14	36	29	316	YES

**ROW / Streetscape Inventory**

Street Frontage	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	
S Perry Street	460ft	12	12	48	128
Wilcox Road	420 ft	11	11	44	72

**LANDSCAPE NOTES:**

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON
- INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6045 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPE.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SHOULD BE SCHEDULE ONLINE AT WWW.CRGOV.COM.
- A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET OF LANDSCAPE AREA SHALL BE REQUIRED. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES.
- ALL PLANT ARE TO PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES.

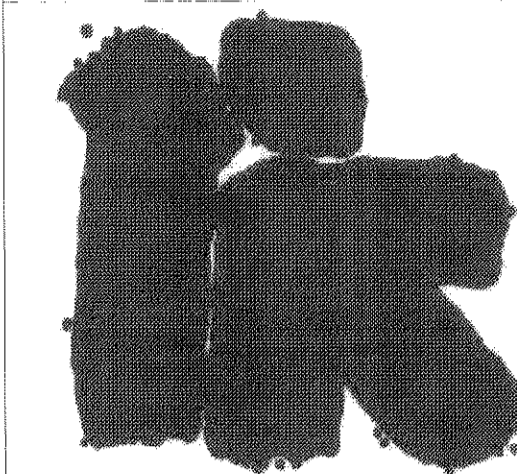
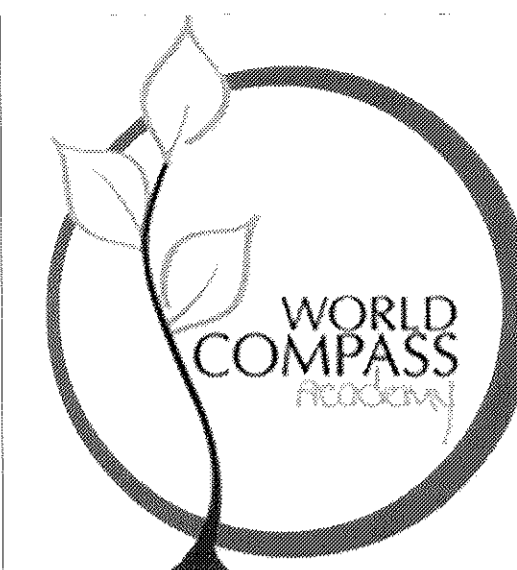
State of Colorado License Number 671  
Town of Castle Rock  
Registered Landscape Design Professional  
#110 David Brehm  
*David Brehm*  
3/24/15

Computer File Information		Index of Revisions		As Constructed	LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN LANDSCAPE PLAN	Project No./Code
						SDP14-0024
					Designer: KNR	8 OF 12
					Date: 3.3.2015	

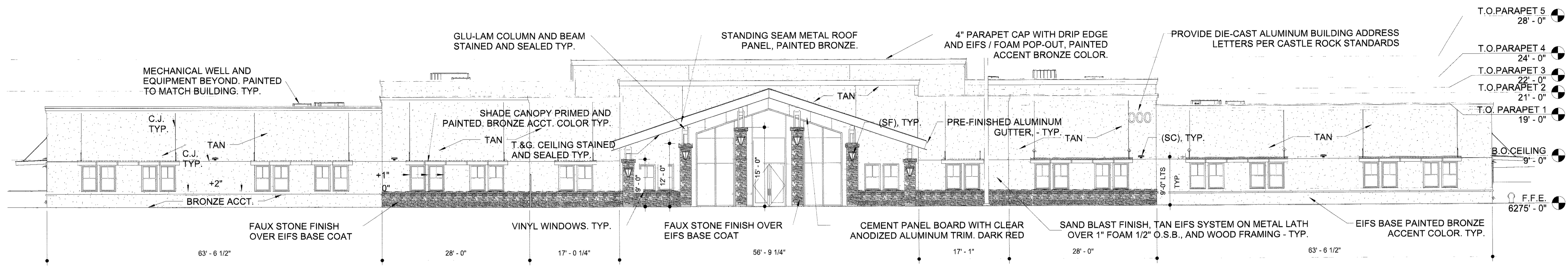


# LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN

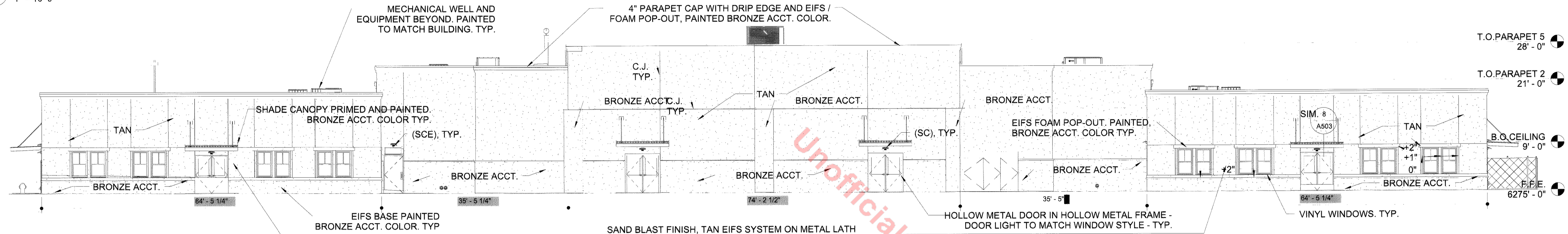
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
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TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO



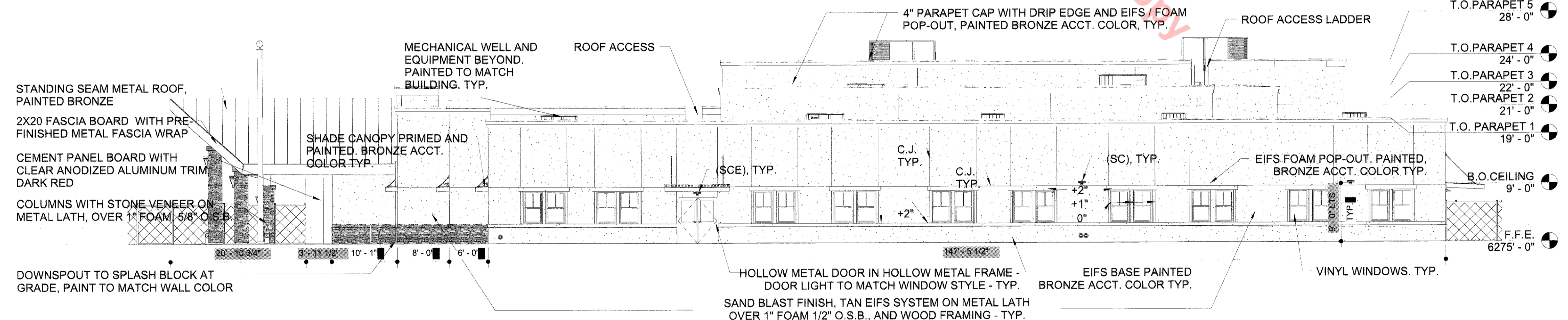
**RKAA**  
ARCHITECTS, INC.  
2233 EAST THOMAS ROAD,  
PHOENIX, ARIZONA 85016  
602-955-3900 RKAA.com



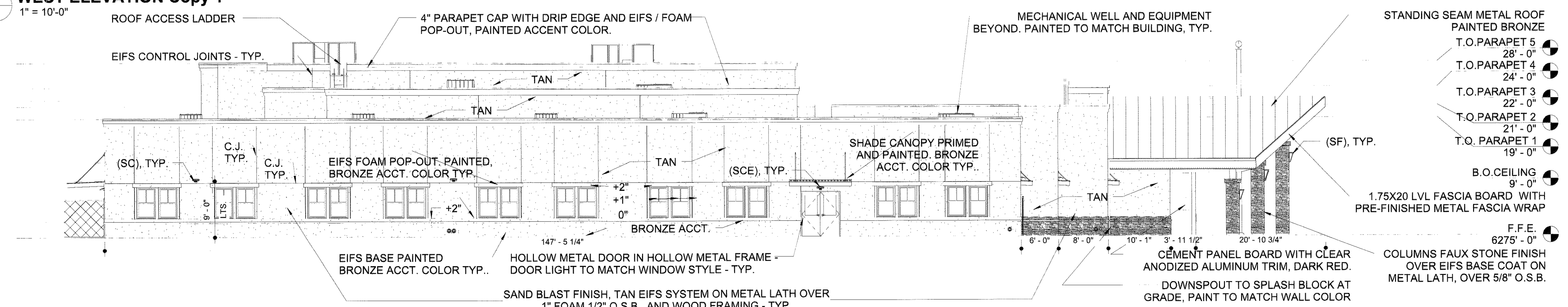
1 NORTH ELEVATION Copy 1  
1" = 10'-0"



2 SOUTH ELEVATION Copy 1  
1" = 10'-0"



3 WEST ELEVATION Copy 1  
1" = 10'-0"



4 EAST ELEVATION Copy 1  
1" = 10'-0"

### GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE A 100% WATER-TIGHT BUILDING ENVELOPE PRIOR TO COMMENCING WITH ANY INTERIOR FINISHES - TYP.
2. CONTRACTORS SHALL REPAIR AND/OR REPLACE ANY AND ALL EXISTING FINISHES DAMAGED DURING THE COURSE OF THIS CONSTRUCTION AT NO ADDITIONAL COST TO OWNER - TYP.
3. NO SMOKING IS ALLOWED INSIDE THE BUILDING OR WITHIN 30'-0" OF ANY BUILDING OPENING, INCLUDING BUT NOT LIMITED TO, DOORS, WINDOWS, VENTS, ETC. - TYP.
4. MECHANICAL UNITS ARE SCREENED FROM VIEW USING THE PARAPETS, TAKING INTO ACCOUNT PERSPECTIVE SIGHT LINES.
5. REFER TO SITE DETAILS SHEET FOR TRASH ENCLOSURE AND MONUMENT SIGN DETAILS.
6. FOR BUILDING LIGHTING INFORMATION, REFER TO LIGHTING CUT SHEETS.



**carhuff+cueva**  
architects, llc

3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW SCHOOL CAMPUS FOR:  
**WORLD COMPASS ACADEMY**  
CASTLE ROCK, COLORADO

### CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. **C15-100**  
DATE **DECEMBER 5, 2014**  
SCALE **AS SHOWN** DRAWN BY **JF**

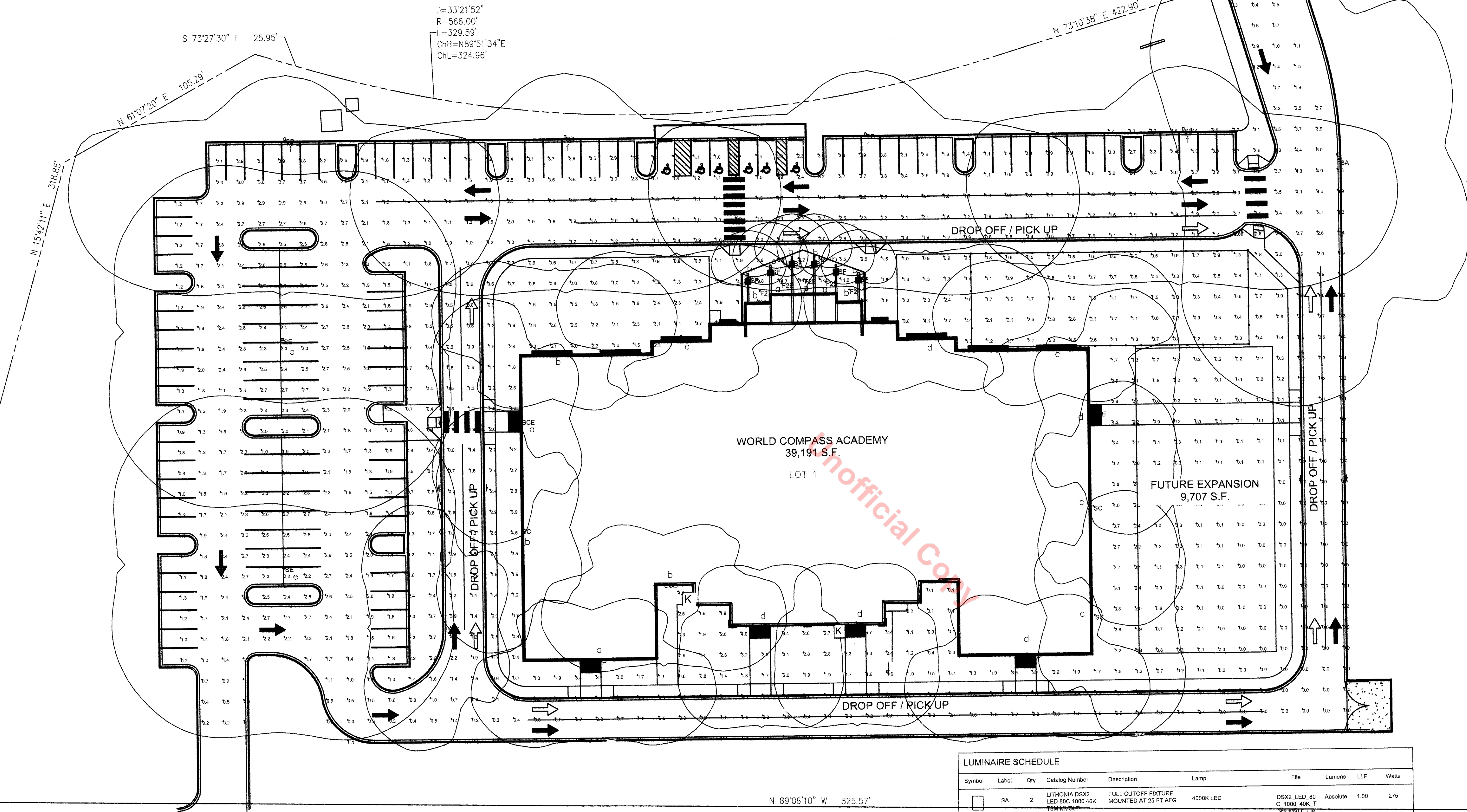
PROJECT NO. / CODE **SDP14-0024**

DRAWING NUMBER **9 OF 12**

DRAWING TITLE  
**LOT 1, BURT AT CASTLE ROCK  
SITE DEVELOPMENT PLAN  
BUILDING ELEVATIONS**

# LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO



Δ=33°21'52"  
 R=566.00'  
 L=329.59'  
 ChB=N89°51'34"E  
 ChL=324.96'

WORLD COMPASS ACADEMY  
 39,191 S.F.  
 LOT 1

FUTURE EXPANSION  
 9,707 S.F.

GENERAL LIGHTING PLAN  
 SCALE: 1"=25'-0"

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
POST CURFEW FC AT GRADE	+	0.4 fc	16.8 fc	0.0 fc	N/A	N/A
PRECURFEW FC AT GRADE	+	1.5 fc	17.5 fc	0.0 fc	N/A	N/A

LIGHTING CONTROL PANEL (TC) LCD #GR1432-SMNE1-GR1424						
circuit designation	DESCRIPTION	RELAY NUMBER	MANUAL CONTROL	DUSK/DAWN	AUTO CONTROL	hours of operation
a	BUILDING EXTERIOR	11		TC-1	TC-1	
b	BUILDING EXTERIOR	12		TC-1	TC-1	6pm to 11pm
c	BUILDING EXTERIOR	13			TC-1	6pm to 11pm
d	BUILDING EXTERIOR	14		TC-1	TC-1	
e	PARKING LOT	15			TC-1	6pm to 11pm
f	PARKING LOT	16			TC-1	6pm to 11pm
g	PARKING LOT	21		TC-1	TC-1	

TC-1 INDICATES CONTROL BY TIMECLOCK/PHOTOCELL  
 ① FIXTURE WILL NOT BE OPERATIONAL POST CURFEW HOURS, END OF BUSINESS DAY IS 10PM

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
SA	2	LITHONIA DSX2 LED 80C 1000 40K T3M MVOLT SSS22.5	FULL CUTOFF FIXTURE MOUNTED AT 25 FT AFG	4000K LED	DSX2_LED_80_C_1000_40K_T3M_MVOLT_iss	Absolute	1.00 275
SB	4	DSX2 LED 80C 1000 40K T3M MVOLT HS	DSX2 LED W/LARGE & 2 SMALL LIGHT ENGINES, (2) 1050mA DRIVERS, 4000K LED, TYPE T3M OPTICS, WITH HOUSE SIDE SHIELD	LED	DSX2_LED_80_C_1000_40K_T3M_MVOLT_HS_iss	Absolute	1.00 275
SC	6	LITHONIA DSXW1 LED 20C 1000 40K T3M MVOLT	FULL CUTOFF WALL MOUNT AT 12 FT AFG	4000K LED	DSXW1_LED_20C_1000_40K_T3M_MVOLT_iss	Absolute	1.00 75
SCE	13	LITHONIA DSXW1 LED 20C 1000 40K T3M MVOLT ELCW	FULL CUTOFF WALL MOUNT AT 12 FT AFG WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	4000K LED	DSXW1_LED_20C_1000_40K_T3M_MVOLT_ELCW_iss	Absolute	1.00 75
SE	2	LITHONIA DSX2 LED 80C 1000 50K T3M MVOLT SSS22.5	FULL CUTOFF FIXTURE MOUNTED AT 25 FT AFG	4000K LED	DSX2_LED_80_C_1000_50K_T3M_MVOLT_iss	Absolute	1.00 275
SF	6	WINONIA 3708 WL 21 F GA BAL	DECORATIVE WALL MOUNT	2-CFL	3708-WL-21F_iss	1800	1.00 54
SG	4	LITHONIA DSXW1 LED 20C 1000 40K T3M MVOLT ELCW	FULL CUTOFF WALL MOUNT AT 12 FT AFG WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	4000K LED	DSXW1_LED_20C_1000_40K_T3M_MVOLT_ELCW_iss	Absolute	1.00 75
F2	4	LITHONIA LDN6 4020 LOGAR	LED COMMERCIAL DOWNLIGHT	4000K LED	LDN6_35_20_L_OBAR_120_iss	Absolute	1.00 35.09
F2E	6	LITHONIA LDN6 4020 LOGAR EL	LED COMMERCIAL DOWNLIGHT WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	4000K LED	LDN6_35_20_L_OBAR_120_iss	Absolute	1.00 35.09

**McGRW CONSULTING ENGINEERS, LLC**  
 ELECTRICAL ENGINEERING  
 7409 E. MONTE CRISTO AVE, #1  
 SCOTTSDALE, ARIZONA 85260  
 PHONE (602) 331-0114 FAX (602) 331-0127  
 WEB WWW.MCGRW.COM

DRAWING TITLE  
**LOT 1, BURT AT CASTLE ROCK  
 SITE DEVELOPMENT PLAN  
 GENERAL LIGHTING PLAN**

**WORLD COMPASS ACADEMY**

**RKAA ARCHITECTS, INC**  
 2233 EAST THOMAS ROAD,  
 PHOENIX, ARIZONA 85016  
 602-955-3900 RKAA.com

**carhuff+cueva architects, llc**  
 3149 e prince rd #151  
 tucson, arizona 85716  
 phone 520.577.4560  
 www.cca-az.com

NEW SCHOOL CAMPUS FOR:  
**WORLD COMPASS ACADEMY**  
 CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. **C15-100**

DATE **DECEMBER 5, 2014**

SCALE **AS SHOWN** DRAWN BY **JF**

PROJECT NO. / CODE **SDP14-0024**

DRAWING NUMBER **10 OF 12**

# LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15  
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO

SA, SB, SE

SC, SCE

## D-Series Size 2 LED Area Luminaire

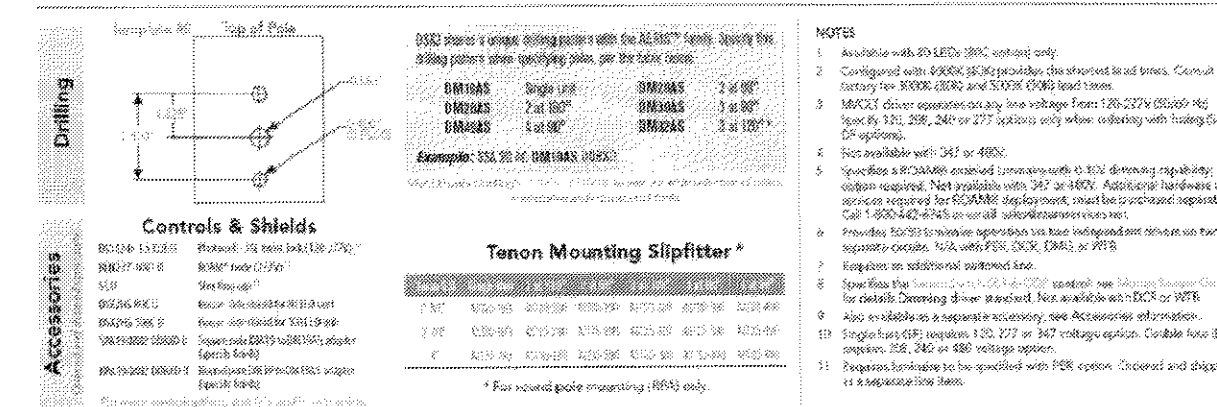
d-series

**Specifications**  
EPA: 2.0 W  
Length: 12.5" (318 mm)  
Width: 15"  
Height: 3.52"  
Weight (max): 39 lbs

**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.  
The D-Series details the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSK2 LED 800C 1000 40K T4M MVOLT SPA DFBXD

SKU	LED	Temp	Color	Beam	Mount	Notes
DSK119	LEDs	T15	Spa	100°	SP1	Standard
800C	8000K	1000	40K	T4M	MVOLT	Standard
1000	1000lm	1000	40K	T4M	MVOLT	Standard
40K	4000K	1000	40K	T4M	MVOLT	Standard
1000	1000lm	1000	40K	T4M	MVOLT	Standard
40K	4000K	1000	40K	T4M	MVOLT	Standard



## Performance Data

**Lumen Output**  
Lumen output is affected by ambient temperature. The following table shows the lumen output of the luminaire at various ambient temperatures. The lumen output is based on a 1000lm LED at 25°C.

Ambient Temp (°C)	1000lm LED	1000lm LED	1000lm LED	1000lm LED	1000lm LED
25	1000	1000	1000	1000	1000
30	950	950	950	950	950
35	900	900	900	900	900
40	850	850	850	850	850
45	800	800	800	800	800
50	750	750	750	750	750
55	700	700	700	700	700
60	650	650	650	650	650
65	600	600	600	600	600
70	550	550	550	550	550
75	500	500	500	500	500
80	450	450	450	450	450
85	400	400	400	400	400
90	350	350	350	350	350
95	300	300	300	300	300

## Lumen Ambient Temperature (LAT) Multipliers

Use the following table to determine the multiplier to use for the luminaire at various ambient temperatures. The multiplier is based on a 1000lm LED at 25°C.

Ambient Temp (°C)	Multiplier
25	1.00
30	0.95
35	0.90
40	0.85
45	0.80
50	0.75
55	0.70
60	0.65
65	0.60
70	0.55
75	0.50
80	0.45
85	0.40
90	0.35
95	0.30

## D-Series Size 1 LED Wall Luminaire

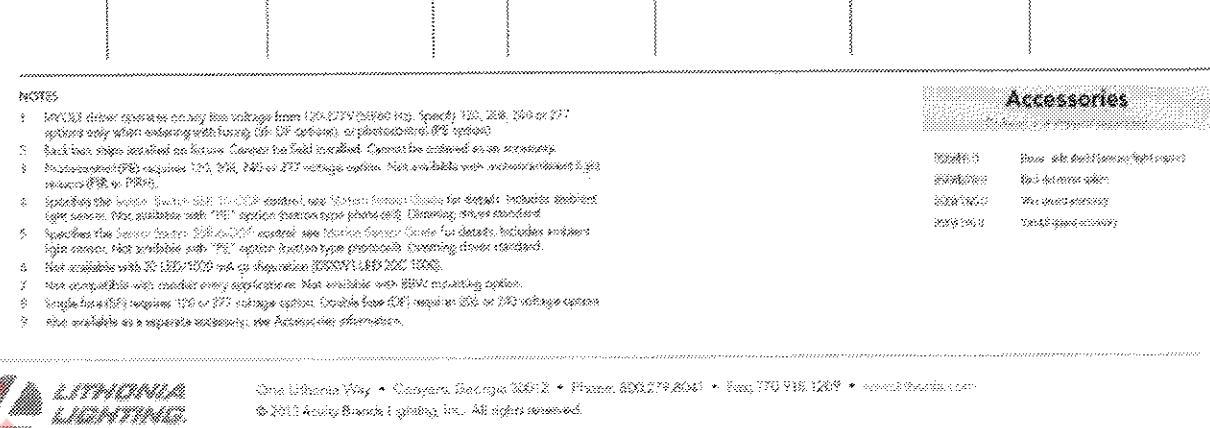
d-series

**Specifications Luminaire**  
Width: 13.32"  
Depth: 1.5"  
Height: 3.32"  
Weight: 12 lbs

**Introduction**  
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.  
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information** EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTDX

SKU	LED	Temp	Color	Beam	Mount	Notes
DSKW1	LEDs	T15	Spa	100°	SP1	Standard
20C	2000K	1000	40K	T3M	MVOLT	Standard
1000	1000lm	1000	40K	T3M	MVOLT	Standard
40K	4000K	1000	40K	T3M	MVOLT	Standard
1000	1000lm	1000	40K	T3M	MVOLT	Standard
40K	4000K	1000	40K	T3M	MVOLT	Standard



## Performance Data

**Lumen Output**  
Lumen output is affected by ambient temperature. The following table shows the lumen output of the luminaire at various ambient temperatures. The lumen output is based on a 1000lm LED at 25°C.

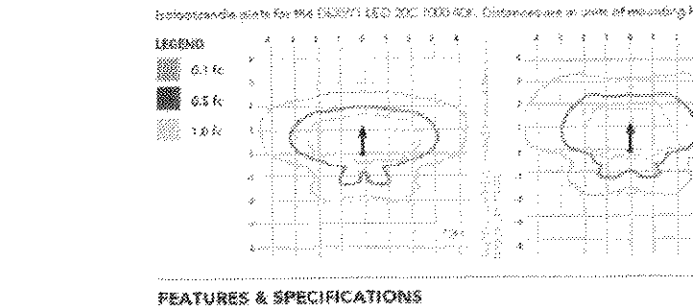
Ambient Temp (°C)	1000lm LED	1000lm LED	1000lm LED	1000lm LED	1000lm LED
25	1000	1000	1000	1000	1000
30	950	950	950	950	950
35	900	900	900	900	900
40	850	850	850	850	850
45	800	800	800	800	800
50	750	750	750	750	750
55	700	700	700	700	700
60	650	650	650	650	650
65	600	600	600	600	600
70	550	550	550	550	550
75	500	500	500	500	500
80	450	450	450	450	450
85	400	400	400	400	400
90	350	350	350	350	350
95	300	300	300	300	300

## Lumen Ambient Temperature (LAT) Multipliers

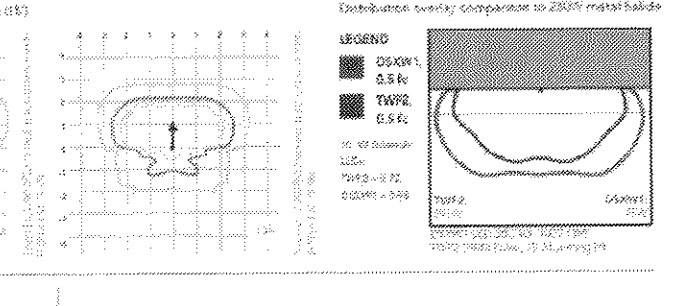
Use the following table to determine the multiplier to use for the luminaire at various ambient temperatures. The multiplier is based on a 1000lm LED at 25°C.

Ambient Temp (°C)	Multiplier
25	1.00
30	0.95
35	0.90
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55	0.70
60	0.65
65	0.60
70	0.55
75	0.50
80	0.45
85	0.40
90	0.35
95	0.30

## Photometric Diagrams

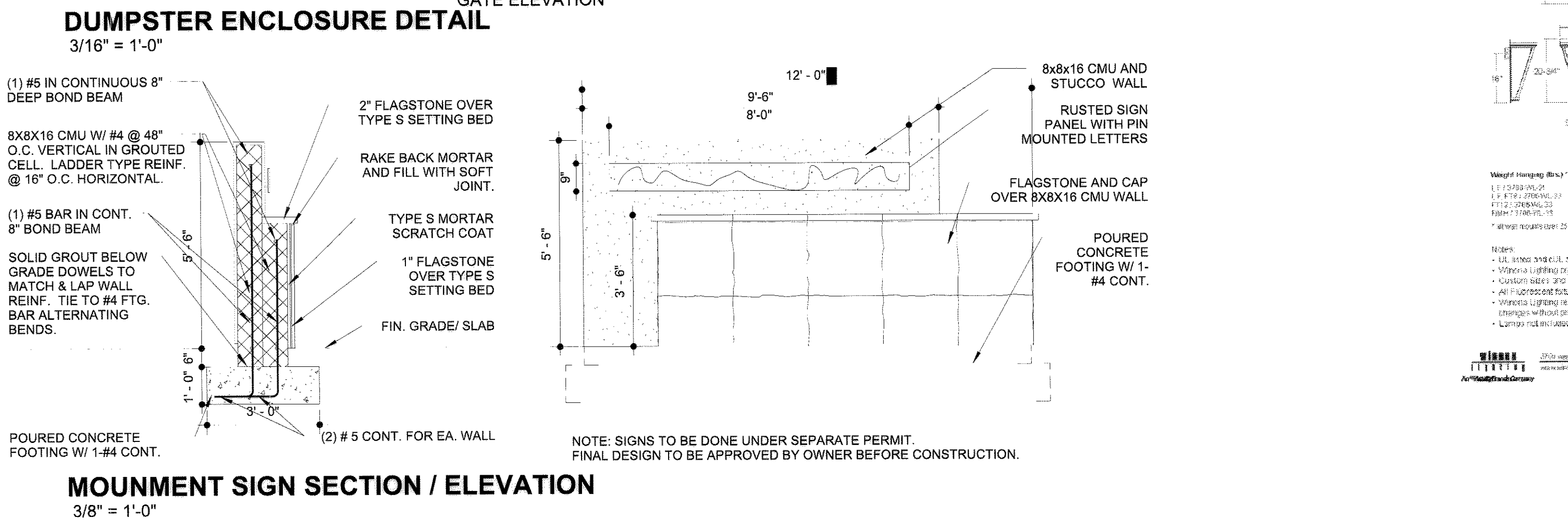
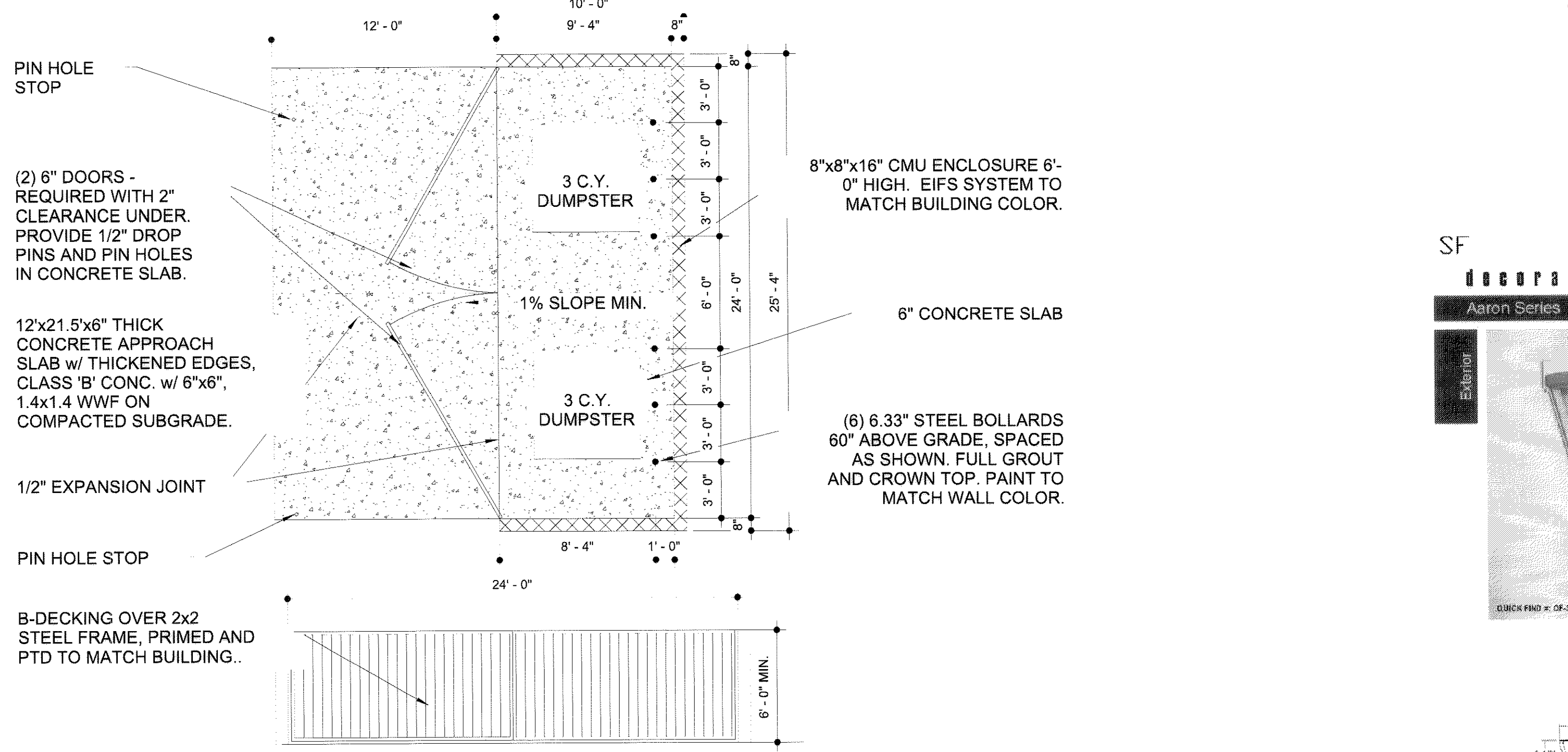


## Photometric Diagrams

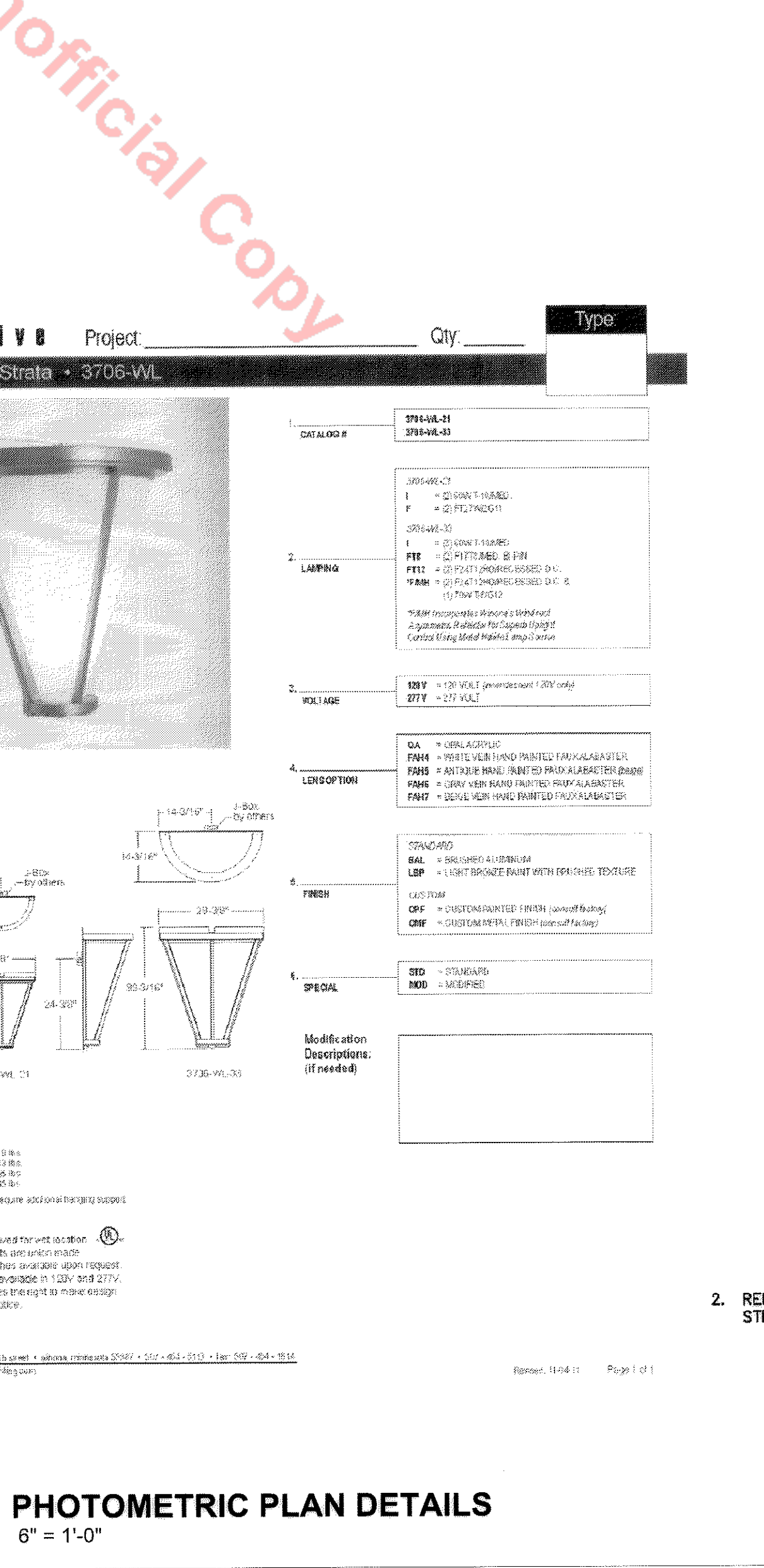


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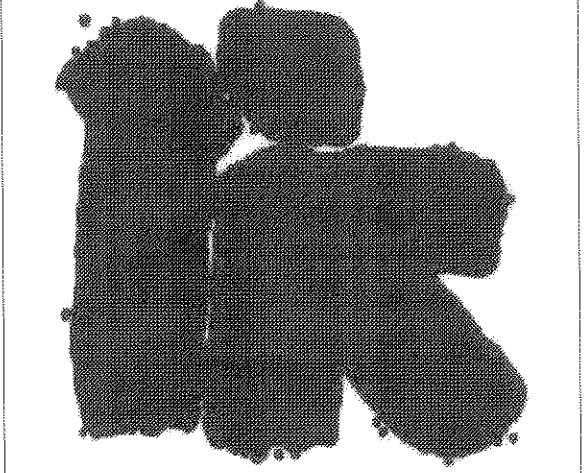
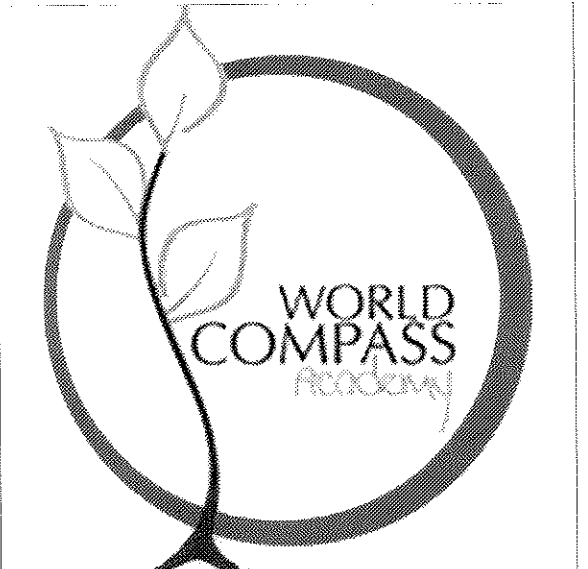
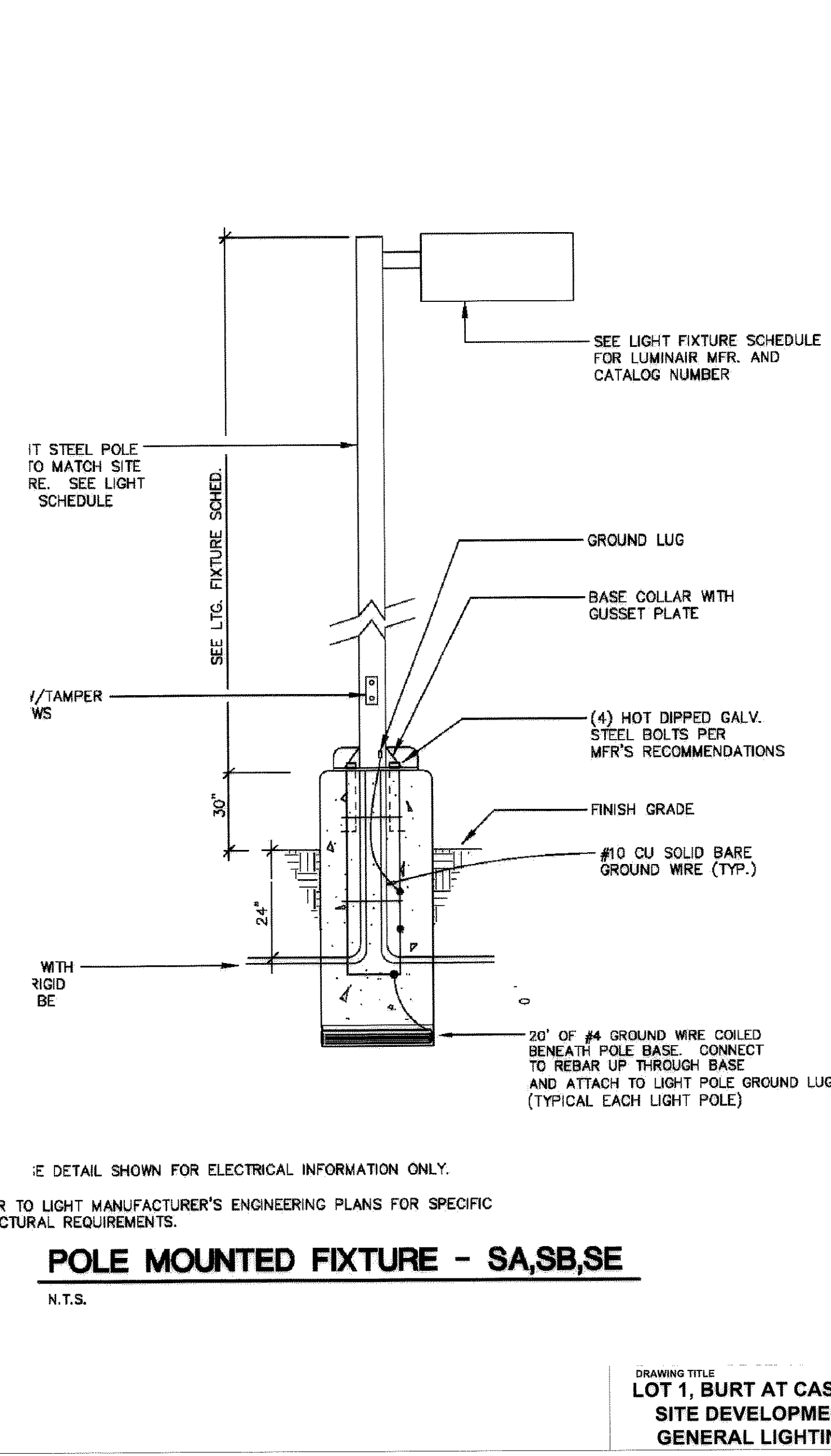
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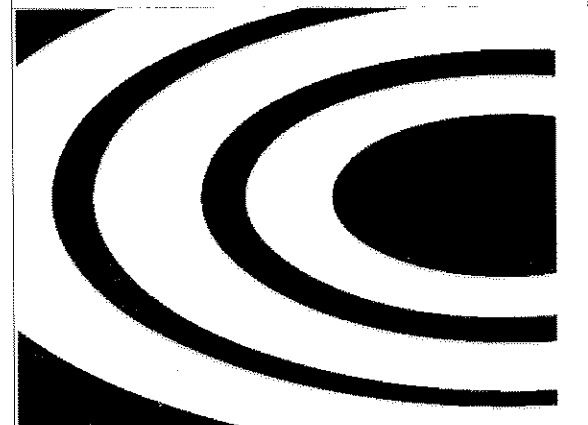
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DATE **DECEMBER 5, 2014**  
SCALE **AS SHOWN** DRAWN BY **JF**  
DRAWING TITLE **ELEVATION / PHOTOMETRIC DETAILS**  
PROJECT NO. / CODE **SDP14-0024**  
DRAWING NUMBER **11 OF 12**

