



Know what's below.
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LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO 1, SITE DEVELOPMENT PLAN
A PARCEL OF LAND IN THE SOUTHWEST 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

LEGAL DESCRIPTION

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

SUMMARY TABLE		
	PHASE 1	PHASE 2
LOT SIZE	39,271 SF	39,271 SF
GROSS FLOOR AREA	6,000 SF	9,000 SF
PARKING SPACES REQUIRED*	18	27
PARKING SPACES PROVIDED	34	34
MAXIMUM HEIGHT OF BUILDING	40 FT.	40 FT.
HEIGHT OF BUILDING PROVIDED	40 FT.	40 FT.
PAVED PARKING/AISLE AREA	22,036 SF	22,036 SF
SIDEWALK AREA	1,231 SF	1,231 SF
IRRIGATED LANDSCAPE	1,474 SF	1,474 SF
NON-IRRIGATED LANDSCAPE	8,530 SF	8,530 SF
MINIMUM BUILDING PARKING SETBACK	15	15
BUILDING PARKING SETBACK PROVIDED	15	15
BUILDING COVERAGE	6,000 SF	9,000 SF
FLOOR AREA RATION (FAR)	0.15	0.23
MAXIMUM FAR	0.40	0.40

* PARKING SPACES REQUIRED IS BASED ON 3 PARKING STALLS PER 1,000 SF OF LIGHT INDUSTRIAL MANUFACTURING USE

HANDICAP SPACES REQUIRED IS BASED ON CASTLE ROCK SECTION 17.54.050, TABLE 64-2, 2 SPACES FOR 26 TO 50 STANDARDS PARKING STALLS.



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.

DAVID V. HOSTETLER
COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681

08/10/16
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.

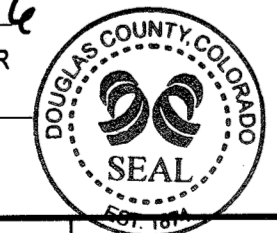
DAVID R. KLINE
COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 24520

8/8/16
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 12:30pm ON THE 10th DAY OF August 2016 AT RECEPTION NO. 2016061116

DOUGLAS COUNTY CLERK AND RECORDER
BY: Jody Blausen
DEPUTY



TITLE CERTIFICATION

I, Elizabeth Ann White, 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.

ELIZABETH ANN WHITE
AUTHORIZED REPRESENTATIVE
First American Title

SIGNED THIS 16th DAY OF August 20 2016
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF August 20 16 BY Elizabeth Ann White AS AUTHORIZED REPRESENTATIVE OF First American Title

KELLEY NORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984022885
My Commission Expires Aug. 18, 2018

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. 2004070068 AND ACCORDINGLY 2.0 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 1st DAY OF September 2016.

ROBERT ROSS
DIRECTOR OF DEVELOPMENT SERVICES

SHEET INDEX

- 1-2 COVER SHEET & NOTES
- 3 SITE PLAN
- 4 GENERAL GRADING PLAN
- 5 GENERAL UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 GENERAL LIGHTING PLAN
- 8-9 PHOTOMETRIC DETAILS
- 10-11 BUILDING ELEVATIONS & SITE DETAILS

DEVELOPER

IMOTION
BILL HEINLIEN
121 S. WILCOX STREET
CASTLE ROCK, CO 80202

MORTGAGEE

ALPINE BANK
1700 N. ALPINE RD
ROCKFORD, IL 61107

ENGINEER

MATRIX DESIGN GROUP
DAVID R. KLINE, P.E., P.T.O.E.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

LANDSCAPE DESIGN

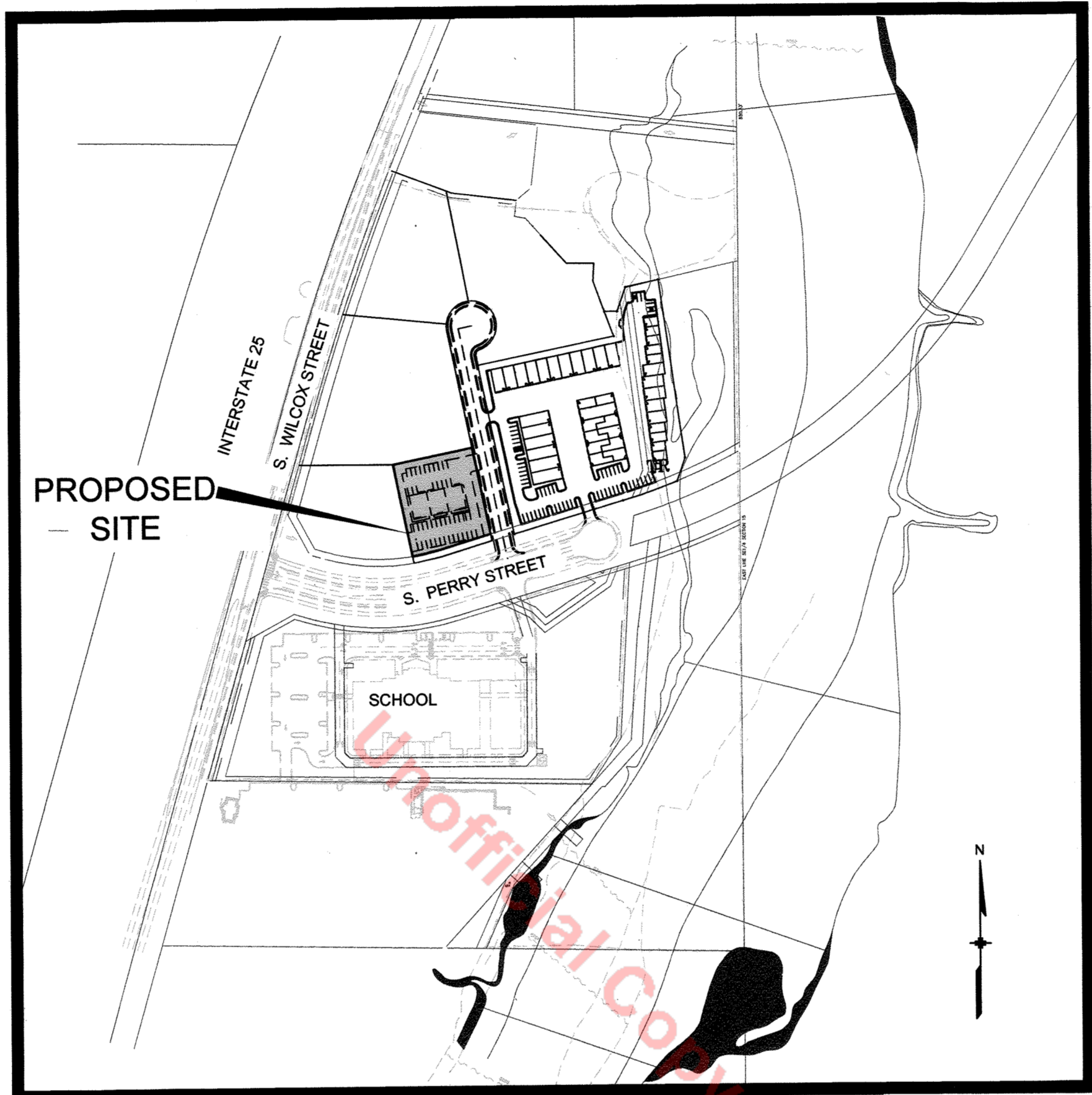
MATRIX DESIGN GROUP
IAN ANDERSON
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

LAND SURVEYOR

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

ARCHITECT

KENNY ARCHITECTS
ROB FORSLUND, AIA
1425 MARKET STREET, SUITE 220
DENVER, CO 80202



VICINITY MAP
1" = 250'

OWNERSHIP CERTIFICATION

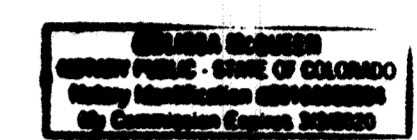
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

Wah Castle Rock, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 10 DAY OF August 20 16

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF August 20 16
BY William A. Heinlein AS member OF WAH CASTLE ROCK, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

Melissa McQueen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/2020



OWNERSHIP CERTIFICATION

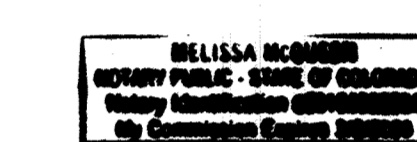
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DG Castle Rock, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 10 DAY OF August 20 16

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF August 20 16
BY Darl Gagliano AS member OF DG CASTLE ROCK, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

Melissa McQueen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/2020



OWNERSHIP CERTIFICATION

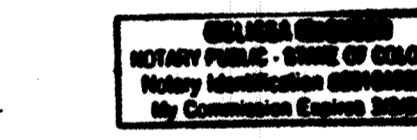
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

WJH Castle Rock, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 10 DAY OF August 20 16

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF August 20 16
BY William J. Heinlein AS member OF WJH CASTLE ROCK, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

Melissa McQueen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/3/2020



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 22, 2014 AT RECEPTION NO. 2014090047, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

ALPINE BANK
SIGNED THIS 29th DAY OF August 20 16

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF August 20 16 BY Sarilyn Neider AS A-V.P. OF FIRSTBANK
WITNESS MY HAND AND OFFICIAL SEAL.

Sarilyn Neider
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-29-2017



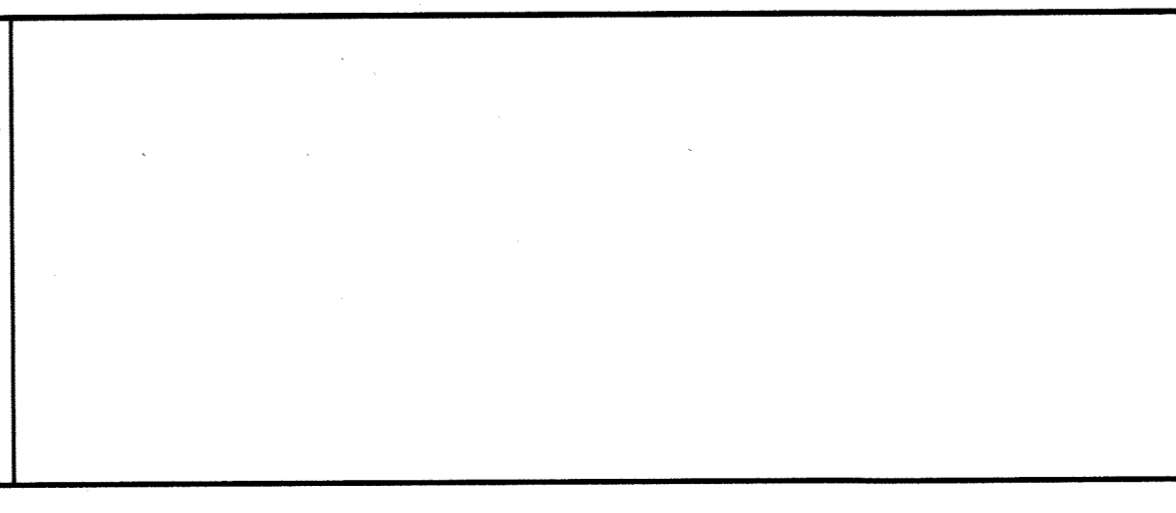
PROJECT BENCHMARK:
A 3/4" STAINLESS STEEL ROD SET INSIDE NGS LOGO RANGE BOX SET FLUSH WITH SURFACE NAVD88 6221.48 USING A SCALE FACTOR OF 1.0003466244.

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.

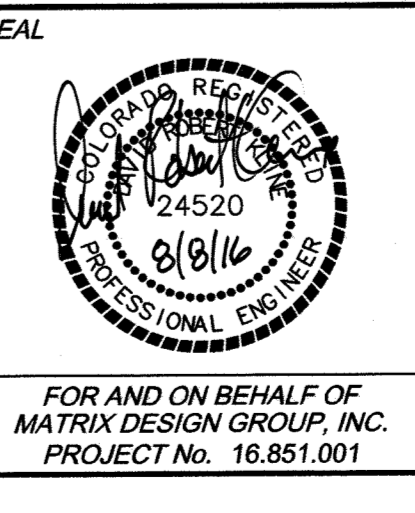
PROJECT NO. SDP16-0019

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No.	DATE	
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CTB FILE:		
PLOT DATE: 8/3/2016 1:22 PM		
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		

SHEET KEY



PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY



LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1			
SITE DEVELOPMENT PLAN			
IMOTION TITLE SHEET			
DESIGNED BY: FRD	SCALE:	DATE ISSUED: APRIL 2018	DRAWING No. 01
DRAWN BY: FRD	HORIZ. NA	01 OF 11	
CHECKED BY: DK	VERT. NA		

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST 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

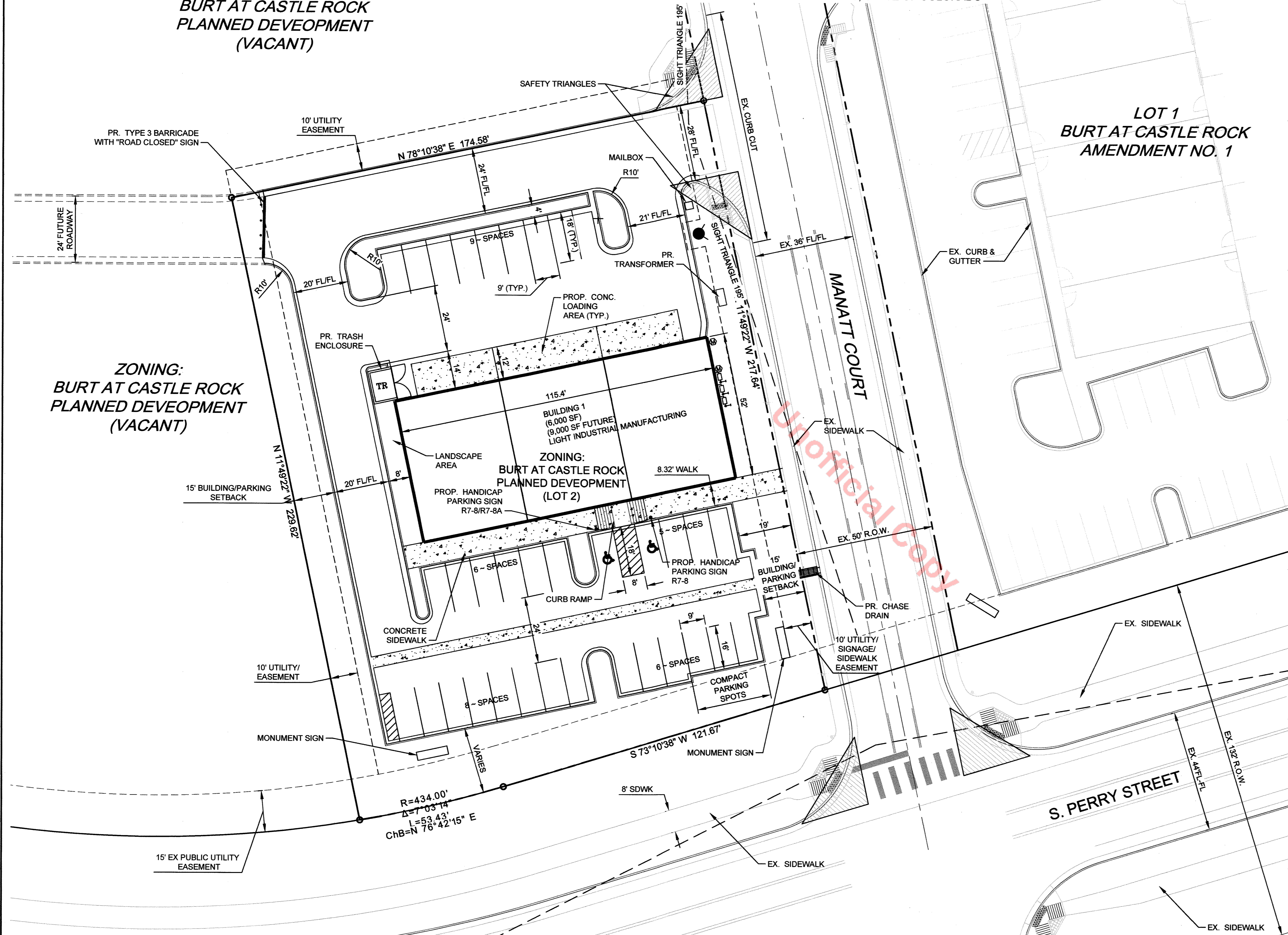


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ZONING:
BURT AT CASTLE ROCK
PLANNED DEVELOPMENT
(VACANT)

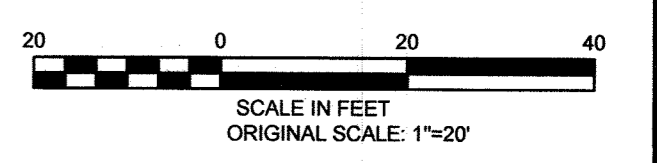
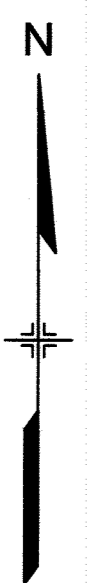
ZONING:
BURT AT CASTLE ROCK
PLANNED DEVELOPMENT
(VACANT)

LOT 1
BURT AT CASTLE ROCK
AMENDMENT NO. 1



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER
- FUTURE SIDEWALK
- TRASH ENCLOSURE
- HANDICAP RAMP
- EXISTING EASEMENT
- PROPOSED EASEMENT



PROJECT NO. SDP16-0019

REFERENCE DRAWINGS		SHEET KEY	
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PREPARED BY:
Matrix
 DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.851.001

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1			
SITE DEVELOPMENT PLAN			
SITE PLAN			
DESIGNED BY: FRD	SCALE: 1"=20'	DATE ISSUED: APRIL 2016	DRAWING No. 03
DRAWN BY: FRD	VERT. NA	SHEET 03 OF 11	
CHECKED BY: DK			

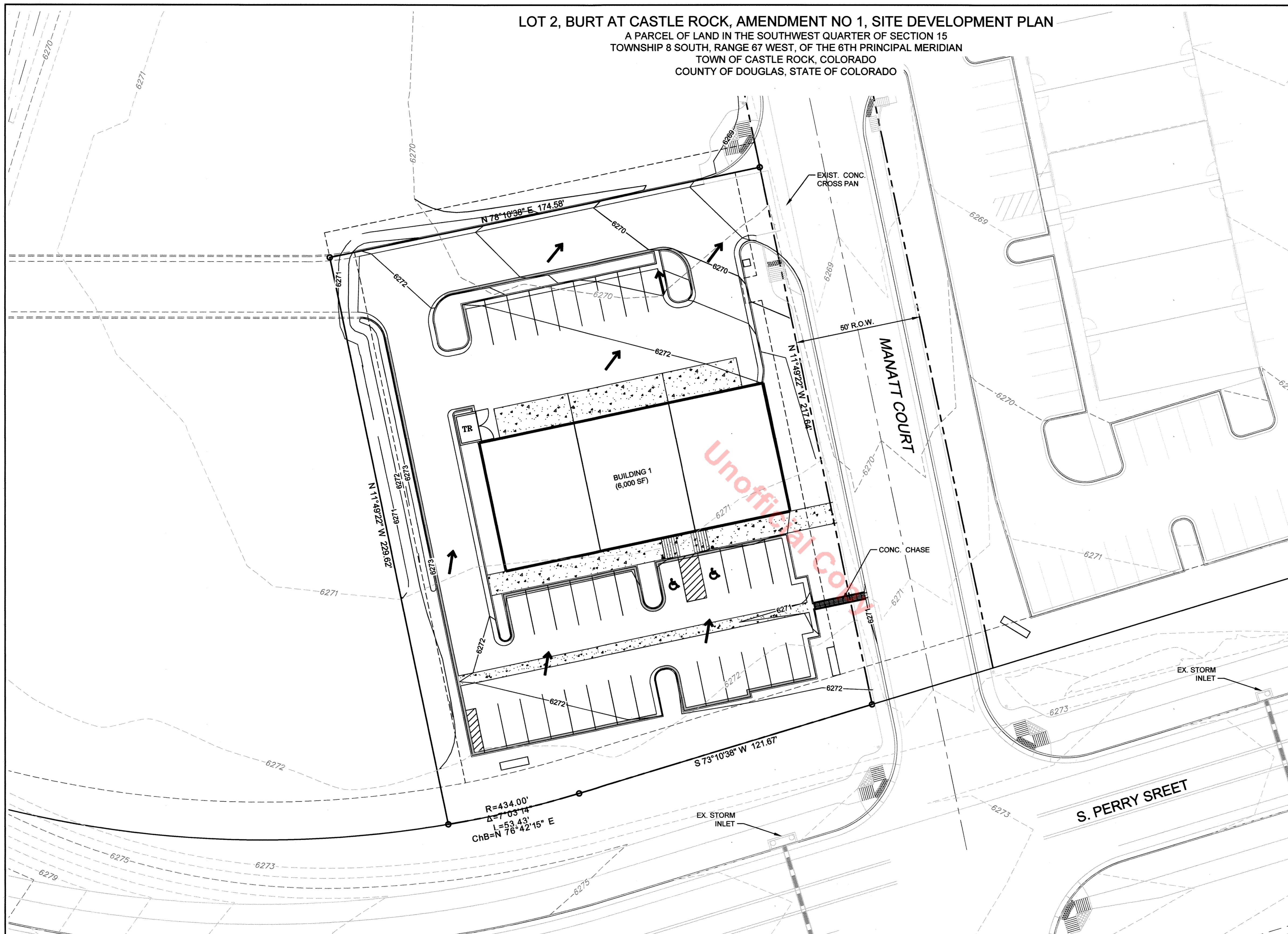
LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO 1, SITE DEVELOPMENT PLAN

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TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COLORADO
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET No. 04

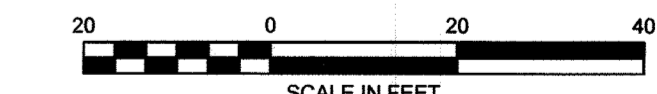
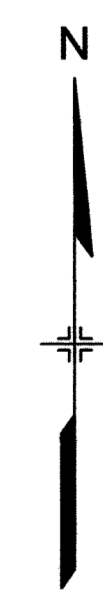


Know what's below.
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LEGEND

- CATCH CURB & GUTTER
- SPILL CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING CONTOURS
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING STORM F.E.S.
- PROPOSED CONTOURS

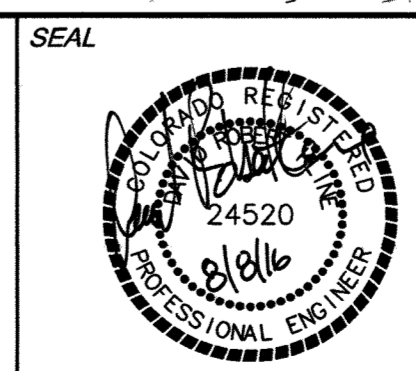


SCALE IN FEET
ORIGINAL SCALE: 1"=20'
PROJECT NO. SDP16-0019

REFERENCE DRAWINGS		DESCRIPTION		BY
No.	DATE	REVISIONS		

SHEET KEY

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 16.851.001

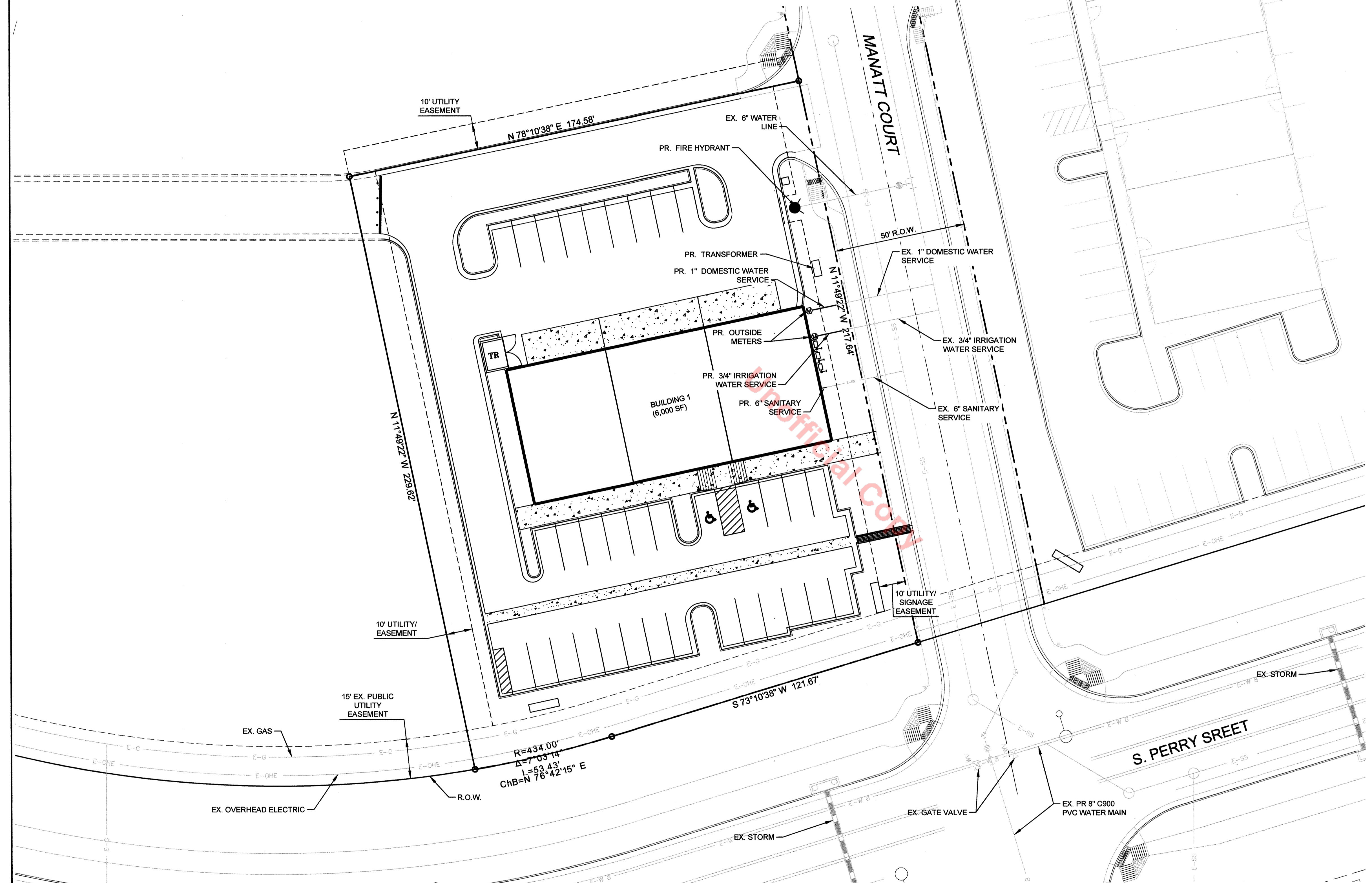
LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

GRADING PLAN

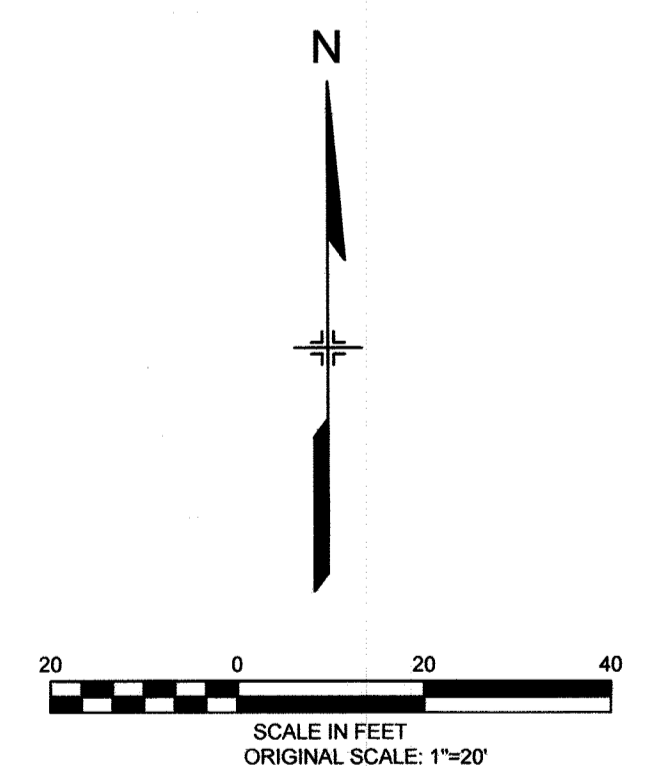
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DRAWN BY: FRD	HORIZ. NA	04 OF 11	
CHECKED BY: DK	VERT. NA		

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST 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**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 4, BLUE WATER WATER PRESSURE ZONE.


- LEGEND**
- PPS 6 — PPS 6 — PROPOSED SANITARY SERVICE
 - PWS 4 — PWS 4 — PROPOSED WATER SERVICE
 - E-SS 8 — EXISTING SANITARY SEWER
 - E-STS 8 — EXISTING STORM SEWER
 - E-OHE — EXISTING OVERHEAD ELECTRIC
 - E-G — EXISTING GAS LINE
 - E-CTV — EXISTING TV CABLE
 - E-W 8 — EXISTING WATER LINE
 - ⊙ — EXISTING FIRE HYDRANT
 - ⊙ — EXISTING STORM INLET
 - ⊙ — EXISTING SANITARY MANHOLE
 - ⊙ — EXISTING LIGHT POLE
 - ⊙ — EXISTING POWER POLE
 - ⊙ — EXISTING WATER VALVE
 - ⊙ — EXISTING STORM MANHOLE
 - ⊙ — EXISTING STORM F.E.S.
 - ⊙ — EXISTING SANITARY CLEANOUT





PROJECT NO. SDP16-0019

REFERENCE DRAWINGS		DESCRIPTION REVISIONS		BY
No.	DATE			
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X-851-EX-BASE				
X-851-EX-MAP				
X-851-EX-UTIL				
X-851-PR-BASE				
MDC 2204 00P				
X-851-PR-UTIL				

SHEET KEY



PREPARED BY:

Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

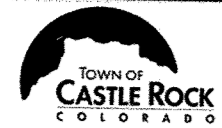
SEAL

 FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.851.001

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

UTILITY PLAN

DESIGNED BY:	FRD	SCALE:	DATE ISSUED:	DRAWING No.
DRAWN BY:	FRD	HORIZ. 1"=20'	APRIL 2016	
CHECKED BY:	DK	VERT. NA	05 OF 11	05



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # 203
 Company Name MATRIX DESIGN GROUP, INC. Address 1601 BLAKE STREET, SUITE 200, DENVER, CO
 Phone 303-572-0200 Email teresa.roberston@matrixdesigngroup.com Date 7-19-16
 PROJECT NAME LOT 2, BURT AT CASTLE ROCK

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (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
39,271 SF	9,480 SF	N/A	SEE NOTE #1 BELOW	8	8	16	37	4 CY PER 1,000 S.F. = 40 CY	NO
Parking Lot (Area in Sq.Ft.)	Parking Lot (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
16,814 SF	1,806 SF	34	SEE NOTE #1 BELOW	N/A	4'	4	4	8	34

NOTES:
 1. ALL SHRUB BEDS SHALL HAVE ROCK MULCH PER TOWN OF CASTLE ROCK STANDARDS. ALL BEDS SHALL HAVE LIVING PLANT MATERIAL COVERING 75% MIN. OF BED, AND SHALL NOT BE CONSIDERED NON-LIVING ORNAMENTAL AREA.

STREETSCAPE REQUIREMENTS

STREET	TOTAL LENGTH	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
MANAT COURT	217 LF	5	5	20	20
S PERRY STREET	175 LF	4	4	16	22

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 APPROXIMATED. 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 LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL SHRUB PLANTING BEDS SHALL HAVE 3" DEPTH RIVER GRAVEL MULCH OVER WEED BARRIER FABRIC. NO WEED BARRIER FABRIC SHALL BE PLACED IN PERENNIAL BEDS.
- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- TOPSOIL, IF DISTURBED, SHALL BE STOCKPILED AND RE-USED ON THE SITE.
- INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.8045 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 NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SHOULD BE SCHEDULED 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.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES.
- WITHIN SIGHT DISTANCE LINES, TREES WITH A CALIPER OF NO GREATER THEN 12 INCHES AND A BRANCHING HEIGHT NO LESS THEN 8 FEET, AS MEASURED FROM THE ADJACENT STREET FLOW LINE, WILL BE ALLOWED IF IT CAN BE DEMONSTRATED THAT THESE TREES WILL NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE. ALL LIMBS MUST BE MAINTAINED SUCH THAT NO BRANCHES FALL BELOW 8 FEET.

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST 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



Know what's below. Call before you dig.

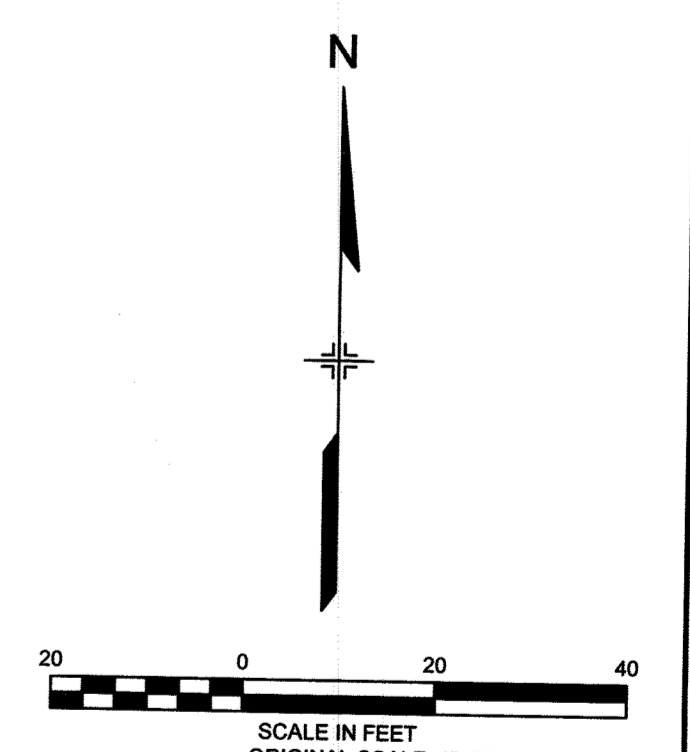
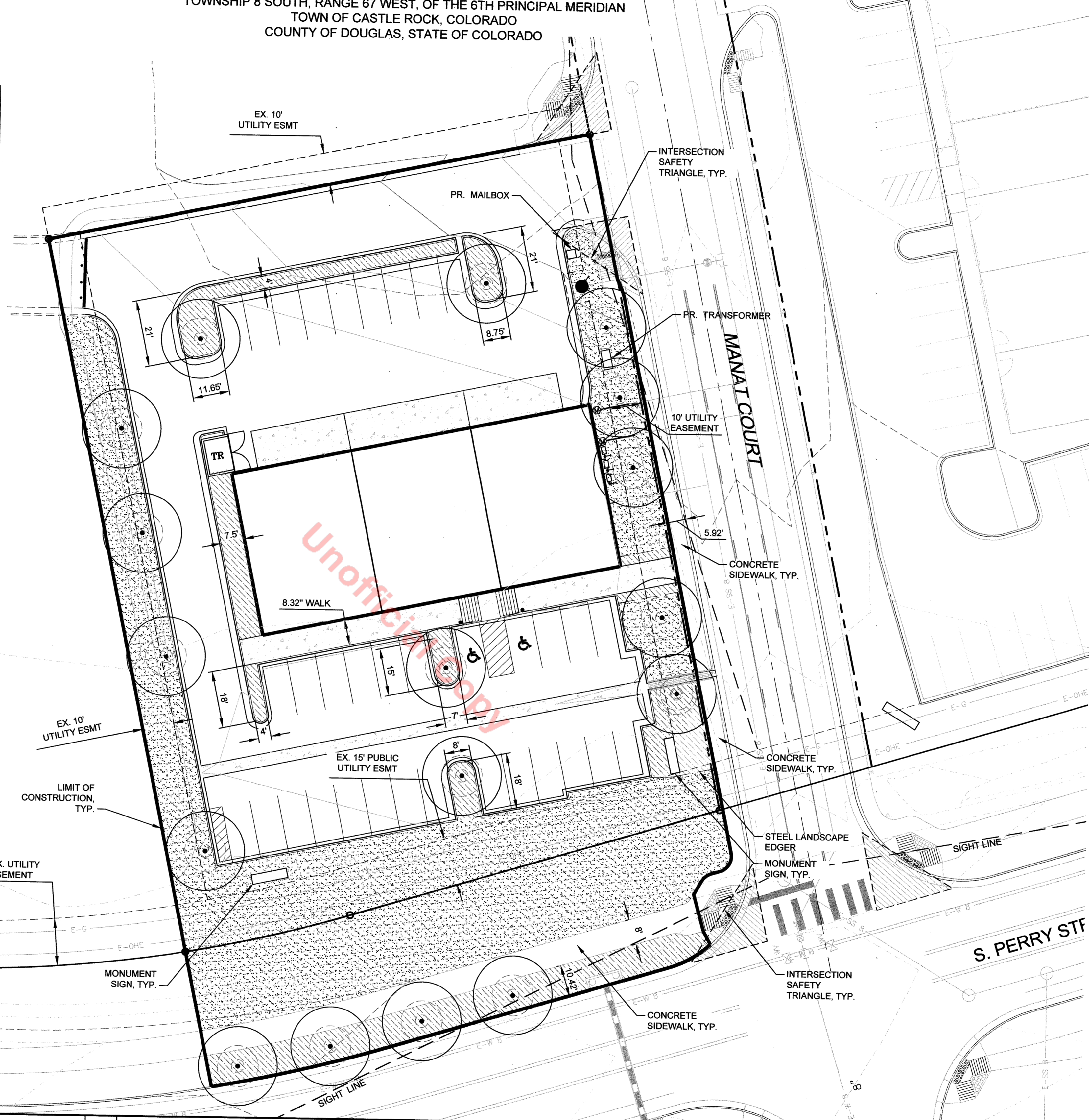
LEGEND

- LIMIT OF CONSTRUCTION
- EXISTING CONTOURS
- EXISTING EASEMENT
- TRASH ENCLOSURE
- PROPOSED INLET
- PROPOSED CONTOURS
- PROPOSED EASEMENT

LANDSCAPE LEGEND

REF. PLANT LEGEND, SHEET LS02, FOR DETAILED PLANT INFORMATION

- APPROX. 5-7 YEAR DIAMETER
PROPOSED DECIDUOUS SHADE TREE (SHOWN AT APPROX. 75% OF MATURE SIZE)
- APPROX. DIAMETER AT PLANTING
- PROPOSED SHRUB PLANTING BED W/3" DEPTH RIVER GRAVEL MULCH
- PROPOSED NATIVE GRASS SEEDING



REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	REVISIONS	BY
X-851-PR-MAP					
X-851-EX-BASE					
X-851-EX-MAP					
X-851-PR-BASE					
MSD-22034 SUP					
X-851-EX-UTIL					
X-851-PR-UTIL					
X-851-LANDSCAPE					
X-851-PR-TOPG					
X-851-EX-TOPG					
X-851-PR-BASE					

SHEET KEY

NO.	DATE	DESCRIPTION	REVISIONS	BY

TERESA J. ROBERSON
 203
 LANDSCAPE ARCHITECT
 STATE OF COLORADO
 ORIGINAL DATE OF LICENSURE 01/01/2008

PREPARED BY:
Matrix
 DESIGN GROUP
 AN EMPLOYEE OWNED COMPANY

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.851.001

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

DESIGNED BY: TJR
 DRAWN BY: TJR
 CHECKED BY: JA

SCALE: HORIZ. 1"=20'
 VERT. NA

DATE ISSUED: JULY 2016
 SHEET 06 OF 11

DRAWING No. 06

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO.1 SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST 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



Know what's below.
Call before you dig.

FIXTURE TYPE "SB"

IP65 - Suitable for Wet Locations
IK08 - Impact Resistant (Vandal Resistant)

LUMINAIRE SPECIFICATION

UJE-31761

Jet square wall down light LED

Wall luminaires with a selection of beam distributions for various downward or upward lighting requirements. Designed to illuminate the wall surface and for light accents on vertical surfaces.

They are suitable for many applications such as residential and pedestrian areas, shopping malls, parks and gardens, as well as commercial, historic or modern architectural interiors and exteriors. The luminaires have features such as long life, limited maintenance and constant lifetime performance. The cool lens is perfect for public and pedestrian areas. The luminaires use a high quality LED source with low energy consumption and long service life 50,000 - 80,000 hrs.

The luminaire is rated as class I with the high power LED integral driver. Low copper content die-cast aluminum housing and frame. Stainless steel screws. Durable silicone rubber gasket and clear toughened glass. Single cable entry. Housing is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Anodized high purity aluminum reflector.

High power LED with three different beam distribution options in 2700K, 3000K and 4000K. Consult factory for additional colors. Mounting plate for 3" junction box is provided with the fixture.

Physical Data
 Length: 7.44"
 Height: 8.58"
 Weight: 5.7 lbs
 Lamp

12w - 710lm - White - LED ☐

Beam Angle (Please Specify)
 N - Narrow Beam: 19 Deg
 M - Medium Beam: 25 Deg
 W - Wide Beam: 34 Deg

LED Color (Please Specify)
 W27 - 2700K
 W30 - 3000K
 W40 - 4000K

Voltage (Please Specify)
 120V
 277V
 Other

Options (Please Specify)
 F - Frosted Lens
 C - Clear Lens

Color (Please Specify)
 01 - Black - RAL 9011
 03 - White - RAL 9003
 05 - Matt Silver - RAL 9006
 06 - Bronze - RAL 6014
 02 - Dark Grey - RAL 7043
 04 - Metallic Silver - RAL 9006
 07 - Custom - RAL

SCE - Surface Conduit Entry Box - 1/2" 3/4"
 4" Mounting Plate for Junction Box

Head Office: Tel: 503-645-0500
7144 NW Progress Ct Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

Ordering Example: UJE - 31761 - White-12w - N - 120v - Options

PROJECT: _____ DATE: _____

TYPE: _____ QUANTITY: _____ NOTE: _____

Ugman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

FIXTURE TYPE "SC"

Floodlights

ClearScape

Small, CSFS

Project: _____
 Location: _____
 Cat No: _____
 Type: _____
 Quantity: _____
 Notes: _____

The Philips Gardco ClearScape LED luminaires feature an architecturally stylish design that will complement your application's visual landscape. ClearScape offers unparalleled photometric performance, significant savings over HID, and is available with the latest in energy saving control options.

Example: CSFS-16L-1A-NW-G1-SF-SP-UNV-BK

Prefix	# of LEDs	Drive Current	LED Selection	Gen1	Mounting	Distribution	Voltage	Options	Finish
CSFS	16L 16	350 350 mA	NW Neutral White 4000K	G1 Gen-1	SF Slip Fitter Mount (fits to 2-1/8" O.D. sensor)	SP Spot	120	DDP 0-10V Dimming Driver	BK Textured Black
ClearScape Flood Small	530 530 mA 700 700 mA 1A 1A	530 530 mA 700 700 mA 1A 1A	CW Cool White 5700K WW Warm White 3000K		YK Yoke Mount	AS3 Asymmetric 33° Flood UNV* Unidirectional Flood RN Rectangular Narrow Flood RM Rectangular Medium Flood	120 240 277 347 480V 120-277V (347-480V)	PCB** Photocell TLR* Twist Lock Receptacle DSSP** DSSP TLRCP** Twist Lock Receptacle DYN** DynaDimmer Median Profile DM2P** Double Pult (208, 240, 480V) DM3P** Double Pult (120, 277, 347V) DM5P** Double Pult (208, 240, 480V) MRSQ** Motion Response (50% Low) MRSQ** Motion Response (25% Low)	WH Textured White BZ Textured Dark Bronze DGY Textured Dark Gray MGY Textured Medium Gray OC Optional Color Specify optional color or RAL or OC-RAL7024

Ordering guide

1. 0-10V leads exiting the luminaire are supplied for secondary controls (by others).
 2. DynaDimmer available with 120 through 277V only.
 3. DynaDimmer Profile must be specified with MRC option. Example: DE75-MRC
 4. Requires MS-A-100 or MS-A-277 Accessory (ordered separately). 120 or 277V only.
 5. Specify input voltage. Fusing and Photocentrics are not available with UNV or MRC options.
 6. PCB option is not available in 480V.
 7. Not available with 347 or 480V.
 8. Not available with Spot Optics (SP)
 9. Not available with Yoke Mount.

ClearScape_CSFS 10/15 page 1 of 6

CSFS ClearScape LED floodlight, small

16 or 32 LED

Distribution Patterns

5x4 1SP
50% Main Beam: 15'H x 15'V
10% Field Beam: 24'H x 24'V
20' Setback, 0° Tilt

Rectangular Spot 9SP
50% Main Beam: 22'H x 13'V
10% Field Beam: 40'H x 30'V
20' Setback, 0° Tilt

Asymmetric 33° Flood A33
50% Main Beam: 8'H x 38'V
10% Field Beam: 19'H x 77'V
20' Setback, 0° Tilt

Rectangular Narrow RN
50% Main Beam: 18'H x 4'H
10% Field Beam: 140'H x 75'V
20' Setback, 0° Tilt

Rectangular Medium RM
50% Main Beam: 8'H x 39'V
10% Field Beam: 19'H x 77'V
20' Setback, 0° Tilt

Technical Data

Order Code	# of LEDs	LED Current (mA)	Color Temperature (CCT)	Average System Wattage (W)	Initial Nominal Delivered Lumens					Average Efficacy (lm/W)
					SP	RSP	A33	RN	RM	
CSFS-16L-350-NW	16	350	4000K, NW	20	2,087	2,057	2,174	2,127	2,099	109
CSFS-16L-530-NW	16	530	4000K, NW	29	3,025	2,982	3,135	3,085	3,044	106
CSFS-16L-700-NW	16	700	4000K, NW	38	3,859	3,805	3,984	3,935	3,884	103
CSFS-16L-1A-NW	16	1A	4000K, NW	57	5,424	5,347	5,533	5,531	5,459	95
CSFS-32L-530-NW	32	530	4000K, NW	52	5,737	5,656	5,944	5,850	5,775	111
CSFS-32L-700-NW	32	700	4000K, NW	72	7,510	7,403	7,724	7,658	7,560	106
CSFS-32L-1A-NW	32	1A	4000K, NW	109	10,431	10,283	10,727	10,636	10,499	97

Notes:
 Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.
 Lumen output by optic type will vary slightly. See IES files and specification sheets when available. All technical data is subject to change.

ClearScape_CSFS 10/15 page 3 of 6

REFERENCE DRAWINGS	#	#	#	#	#	#	#	#	#	#
MDO 22-34 SDP										
CO-CHRS										
Chris_Factory										
No.	DATE	DESCRIPTION							BY	
REVISIONS										
COMPUTER FILE MANAGEMENT										
FILE NAME: G:\2016\160730\SITE DEVELOPMENT DESIGN\SDP-SET OF PLANS\160730_9.dwg										
CTB FILE: ----										
PLOT DATE: 8/5/2016 12:33 PM										
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.										

SHEET KEY

ASEIENGINEERING

4527 n. 16th st. suite # 105, phoenix, AZ 85016
 cseengineering.com o 602.287.0300 f 602.287.0600

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JOB NO: 160730
 DFT: DH
 DSN: DH
 CHK: CS

PREPARED BY: _____

PROJECT NO. SDP16-0019

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO.1

SITE DEVELOPMENT PLAN

PHOTOMETRIC DETAIL

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____

SCALE: _____
 DATE ISSUED: APRIL 2016
 9 OF 11 SHEET

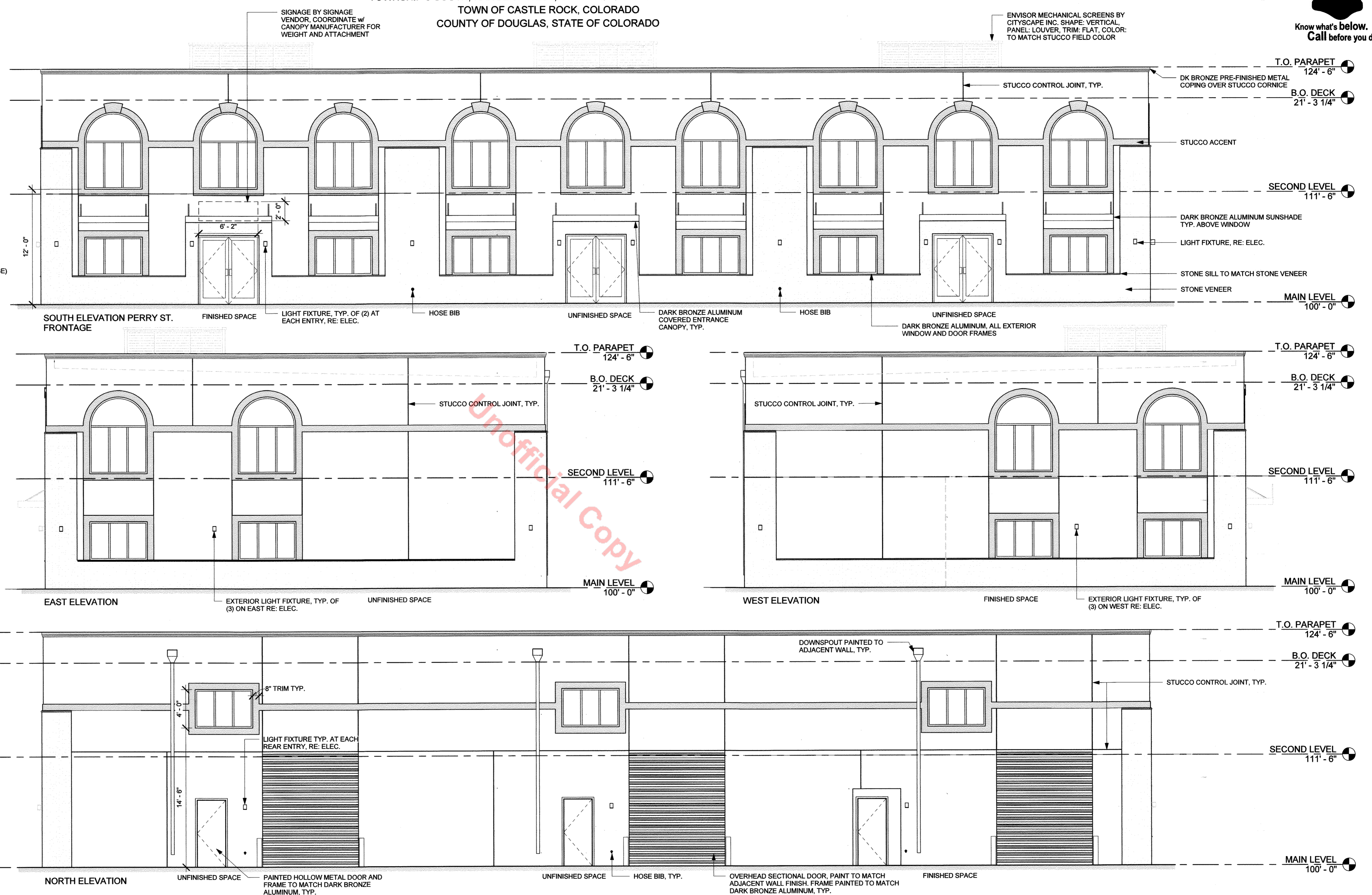
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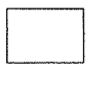

SEAL

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.851.001

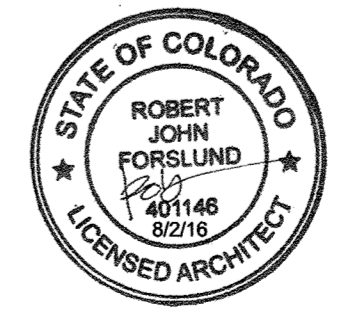

LOT 2, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING SIGNAGE SUMMARY:
 SIGNAGE TYPE: CANOPY
 MAXIMUM SIGNAGE AREA: 97 SF (38' 9 1/2" BUILDING FRONTAGE)
 ACTUAL SIGNAGE AREA: 11.75 SF
 MAXIMUM SIGNAGE HEIGHT: 20'-0"
 ACTUAL SIGNAGE HEIGHT: 2'-0"
 (PER ZONING CODE SECTION 19.04.052, ITEM C-2, D)



EXTERIOR FINISHES
 STONE VENEER: CORONADO STRIP STONE - FAWN
 STUCCO FIELD COLOR, TO MATCH SHERWIN WILLIAMS SW6108 LATTE
 STUCCO ACCENT COLOR, TO MATCH SHERWIN WILLIAMS SW7515 HOMESTEAD BROWN

NOTE: FINISHED SPACE INDICATES SUITE IS BUILT-OUT FOR TENANT, UNFINISHED SPACE INDICATES SUITE IS NOT BUILT-OUT FOR TENANT

REFERENCE DRAWINGS	#	#	#	SHEET KEY	N	SEAL		LOT 2, BURT AT CASTLE ROCK		
	#	#	#					SITE DEVELOPMENT PLAN		
No.	DATE	DESCRIPTION REVISIONS			BY		FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 16.851.001	EXTERIOR ELEVATIONS		
	COMPUTER FILE MANAGEMENT			FILE NAME: S:\OPEN\PROJECTS\16012 - iMotion\Drawings\CAD\New folder\22x34 SDP Titleblock.dwg				DESIGNED BY: TS	SCALE: 3/16"=1'-0"	DATE ISSUED: JUNE 16 2016
PLOT DATE: 4/12/2016 3:24 PM			THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			CHECKED BY: TS	SHEET	10	OF 11	

