

# FINAL PD SITE PLAN

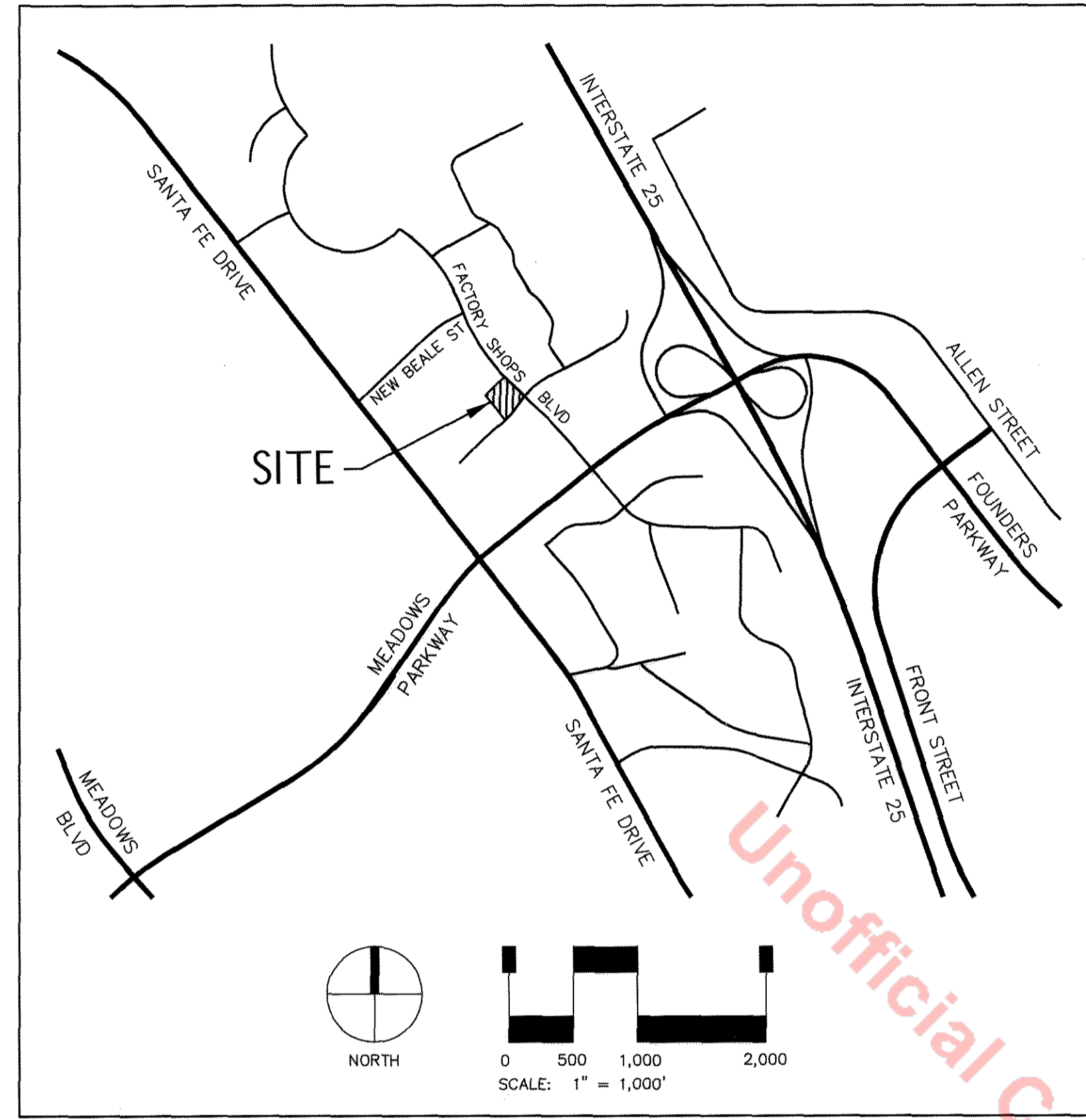
## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### SITE STATISTICS

| ZONING AND LAND USE:                      |                                      |            |        |
|---|--------------------------------------|------------|--------|
| CURRENT                                   | PD, VACANT LAND                      |            |        |
| PROPOSED                                  | PD, RESTAURANT                       |            |        |
| GROSS SITE AREA                           | 50,774 S.F.                          | 1,1656 AC. | 100.0% |
| BUILDING FOOTPRINT                        | 3,685 S.F.                           | 0.08 AC.   | 7.3%   |
| PARKING LOT, DRIVES<br>SIDEWALK AND PATIO | 30,571 S.F.                          | 0.70 AC.   | 60.2%  |
| LANDSCAPING                               | 16,518 S.F.                          | 0.38 AC.   | 32.5%  |
| ROW DEDICATION                            | NONE                                 |            |        |
| PRIVATE OPEN SPACE                        | PROVIDED BY LOWE'S                   |            |        |
| GROSS FLOOR AREA - ALLOWABLE              | 17,771 S.F. (35%)                    |            |        |
| GROSS FLOOR AREA - PROVIDED               | 3,685 S.F. (7%)                      |            |        |
| MAXIMUM BUILDING HEIGHT                   | 50'                                  |            |        |
| ACTUAL BUILDING HEIGHT                    | 23'                                  |            |        |
| REQUIRED FRONT YARD SETBACK               | 25'                                  |            |        |
| PROVIDED FRONT YARD SETBACK               | 50.5'                                |            |        |
| REQUIRED REAR YARD SETBACK                | 15'                                  |            |        |
| PROVIDED REAR YARD SETBACK                | 102'                                 |            |        |
| REQUIRED SIDE YARD SETBACK                | 5'                                   |            |        |
| PROVIDED SIDE YARD SETBACK                |                                      |            |        |
|   | NORTH SIDE                           | 58'        |        |
|   | SOUTH SIDE                           | 74'        |        |
| PARKING STALLS REQUIRED                   | 10 PER 1,000 SF                      |            |        |
|   | 10 (3,685 SF/1,000 SF) = 38 REQUIRED |            |        |
| TOTAL PARKING STALLS PROVIDED             | 42                                   |            |        |
| DRIVE-THRU STACKING REQUIRED              | 8                                    |            |        |
| DRIVE-THRU STACKING PROVIDED              | 8                                    |            |        |
| HANDICAP PARKING REQUIRED                 | 2                                    |            |        |
| HANDICAP PARKING PROVIDED                 | 2                                    |            |        |

### VICINITY MAP



### SURVEYOR'S CERTIFICATE

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

*Larry W. Hagan*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A IN THE TOWN OF CASTLE ROCK.

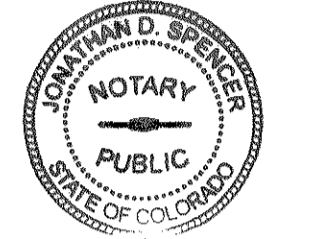
*Bill Pyle*  
 FOR-RE, LLC  
 A KANSAS LIMITED LIABILITY COMPANY

SIGNED THIS 7 DAY OF February, 2013

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF February, 2013

BY Bill Pyle

WITNESS MY HAND AND OFFICIAL SEAL.



### CIVIL ENGINEER'S CERTIFICATE

I, JAY M. NEWELL, P.E. HEREBY AFFIRM THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



JAY M. NEWELL, P.E. COLORADO REGISTRATION NO. 35219

### DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATE

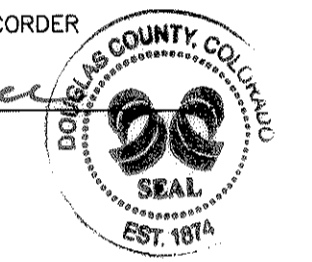
THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10 DAY OF May, 2013.

*[Signature]*  
 DEVELOPMENT SERVICES DIRECTOR DATE 5/10/13

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:28 ON THE 23 DAY OF JUNE, 2013 AT RECEPTION NO. 2013054217

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Talaya Poole  
 DEPUTY



### LIENHOLDER SUBORDINATION CERTIFICATE

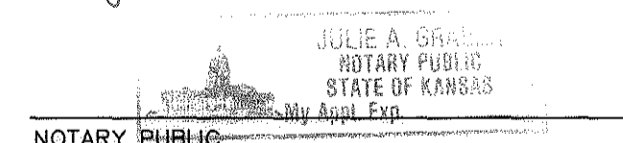
THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON FEBRUARY 5, 2013 AT RECEPTION NO. 2013010492 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

*[Signature]*  
 FIRST NATIONAL BANK OF HUTCHINSON  
 SIGNED THIS 14th DAY OF Feb, 2013

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF February, 2013

BY Julie A. Healer  
 WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 4-5-14

### WATER RIGHTS DEDICATION CERTIFICATE:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT RECORDED JULY 14 1995 IN BOOK 1274 AT PAGE 2057 UNDER RECEPTION NO. 9531414 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 2.67 SFE ARE DEBITED FROM THE WATER BANK.

### LEGAL DESCRIPTION:

LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A, A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL NO. 2351-274-06-012

### BENCHMARK:

CHISLED SQUARE ON CURB WITH DRILL HOLE.  
 ELEVATION 6075.88 (NAVD 88)

### SITE ADDRESS:

1346 NEW BEALE STREET  
 CASTLE ROCK, CO 80108

### TOWN OF CASTLE ROCK 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 15% FEE.
- PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN. FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE FORTY FIVE (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 SUBJECT SITE IS NOT WITHIN A FLOOD ZONE, PER FEMA FIRM MAP NUMBER 08035C0186F, DATED SEPTEMBER 30, 2005, APPROXIMATELY 550- FEET DOWNSTREAM OF THE SITE THERE IS FLOOD ZONE A, AREAS WITHIN 1% ANNUAL CHANCE FLOODING.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD. 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 THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER SURFACE AS APPROVED BY THE FIRE DEPARTMENT.
- WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- 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 FIVE 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, 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. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

### SHEET INDEX

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| SHEET 10 | BUILDING ELEVATIONS  |
| SHEET 11 | BUILDING ELEVATIONS  |
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| SHEET 13 | LIGHTING DETAILS     |

### OWNER

FOR-RE, LLC.  
 811 WEST FIRST STREET  
 MCPHERSON, KS 67460  
 316-650-2286  
 CONTACT: WILLIAM PYLE

### DEVELOPER

FREDDY'S FROZEN CUSTARD  
 6720 RED CANYON DR. #C  
 HIGHLANDS RANCH, CO 80130  
 (316) 650-2286  
 CONTACT: WILLIAM PYLE

### CIVIL ENGINEER

STERLING DESIGN ASSOCIATES, INC.  
 2009 W. LITTLETON BLVD, SUITE 210  
 LITTLETON, CO 80120  
 303-794-4727  
 CONTACT: JAY NEWELL

### ARCHITECT

WILL HARRIS ARCHITECTS  
 1226 ALKI AVE. SW, #3200  
 SEATTLE, WA 98116  
 (206) 922-3078  
 CONTACT: WILL HARRIS

### LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, INC.  
 2009 W. LITTLETON BLVD, SUITE 210  
 LITTLETON, CO 80120  
 303-794-4727  
 CONTACT: WAYNE STERLING

### SURVEYOR

MERIDIAN SURVEYING, INC.  
 2345 S. FEDERAL BLVD.  
 DENVER, CO 80219  
 303-773-8773  
 CONTACT: LARRY HAGAN

### M.E.P. ENGINEER

PRIEST ENGINEERING, INC.  
 6909 SOUTH HOLLY CIRCLE, SUITE 304  
 CENTENNIAL, CO 80112  
 303-773-8807  
 CONTACT: JM ANDERSON

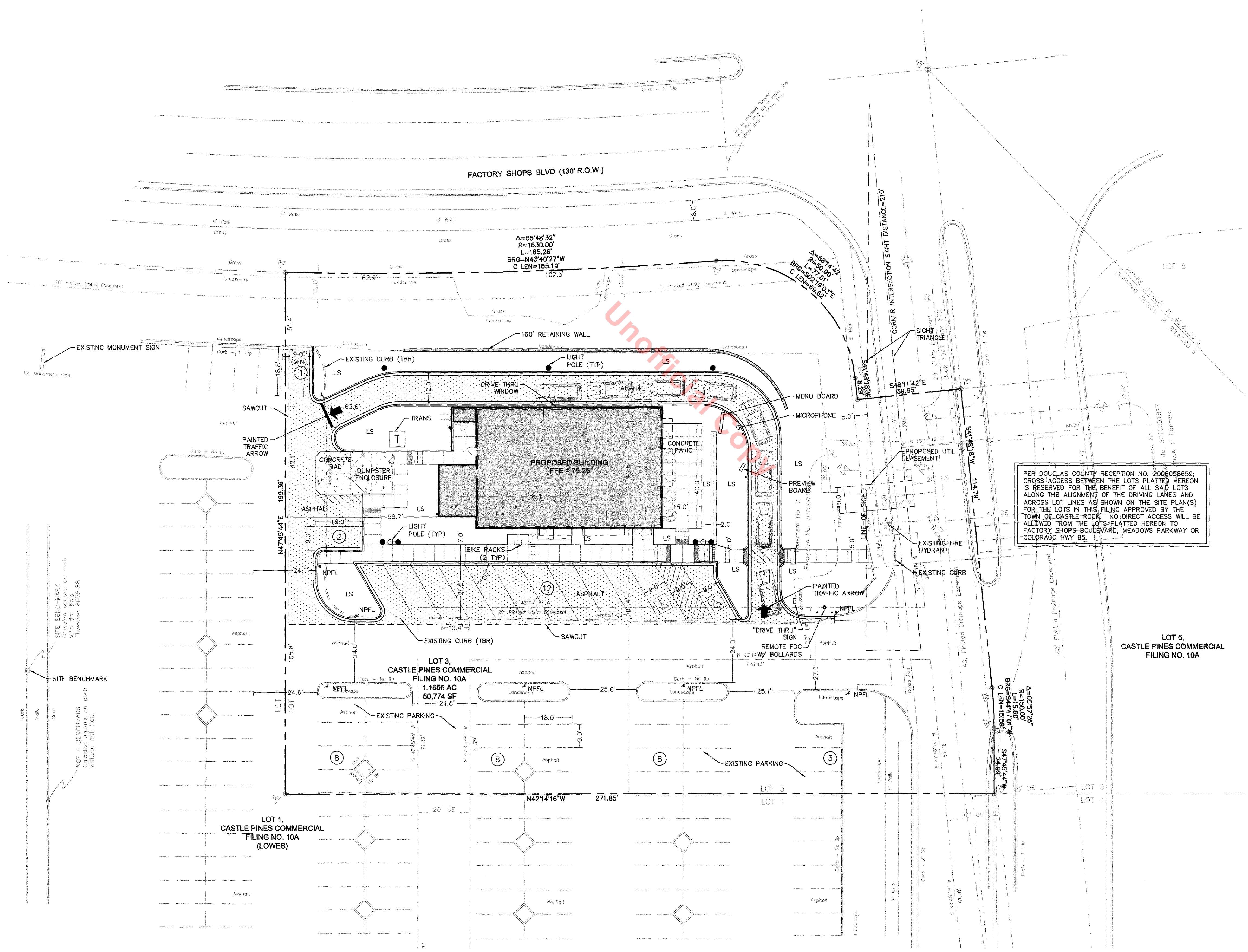
SHEET 1 OF 13  
 COVER SHEET  
 OCTOBER 18, 2012  
 REVISED DECEMBER 7, 2012  
 REVISED JANUARY 11, 2013

Sterling Design Associates, Inc.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
 2009 W. Littleton Blvd. #210  
 Littleton, CO 80120  
 303.794.4727 ph  
 www.SterlingDesignAssociates.com

# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

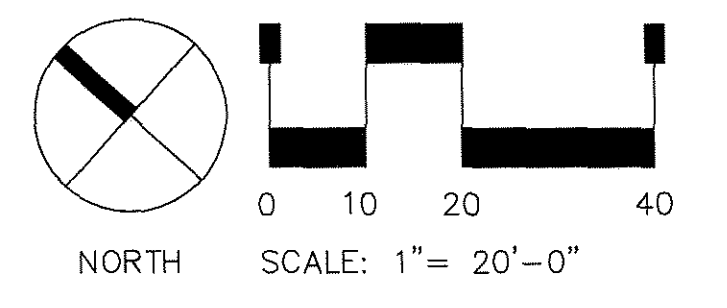
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE PAN
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- PROPOSED LANDSCAPED AREA
- EXISTING FIRE HYDRANT
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED SITE SIGNAGE
- NO PARKING FIRE LANE SIGN
- PROPOSED POLE LIGHT
- TO BE REMOVED
- EXISTING EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

PER DOUGLAS COUNTY RECEPTION NO. 2006058659, CROSS ACCESS BETWEEN THE LOTS PLATTED HEREON IS RESERVED FOR THE BENEFIT OF ALL SAID LOTS ALONG THE ALIGNMENT OF THE DRIVING LANES AND ACROSS LOT LINES AS SHOWN ON THE SITE PLAN(S) FOR THE LOTS IN THIS FILING APPROVED BY THE TOWN OF CASTLE ROCK. NO DIRECT ACCESS WILL BE ALLOWED FROM THE LOTS PLATTED HEREON TO FACTORY SHOPS BOULEVARD, MEADOWS PARKWAY OR COLORADO HWY 85.



SHEET 2 OF 13  
SITE PLAN

OCTOBER 18, 2012  
REVISED DECEMBER 7, 2012  
REVISED JANUARY 11, 2013

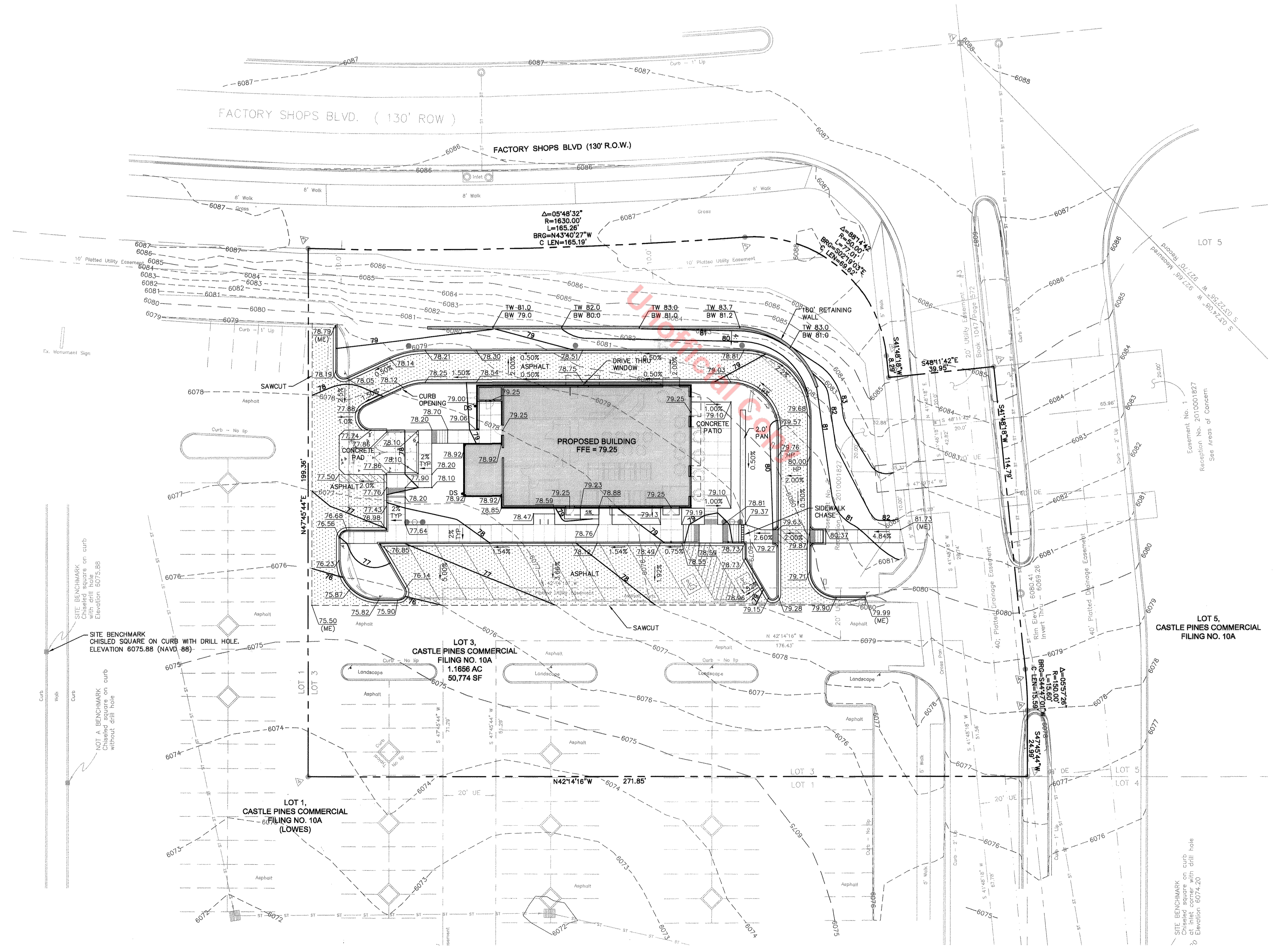


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# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

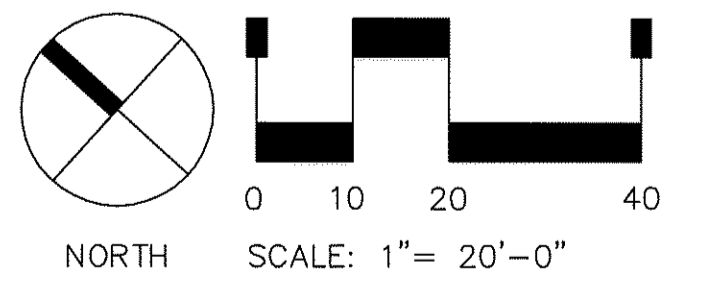
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- PROPOSED CONCRETE PAN
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- PROPOSED HANDICAP PARKING STALL
- DRAINAGE CHASE
- ROOF DRAIN SPOUT
- EXISTING GRADE CONTOURS
- PROPOSED GRADE CONTOUR
- SPOT ELEVATION
- GRADE ARROW
- SLOPE ARROW
- HIGH POINT
- MATCH EXISTING
- EXISTING EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

**BENCHMARK:**  
CHISLED SQUARE ON CURB WITH DRILL HOLE.  
ELEVATION 6075.88 (NAVD 88)



SHEET 3 OF 13  
GRADING PLAN

OCTOBER 18, 2012  
REVISED DECEMBER 7, 2012  
REVISED JANUARY 11, 2013

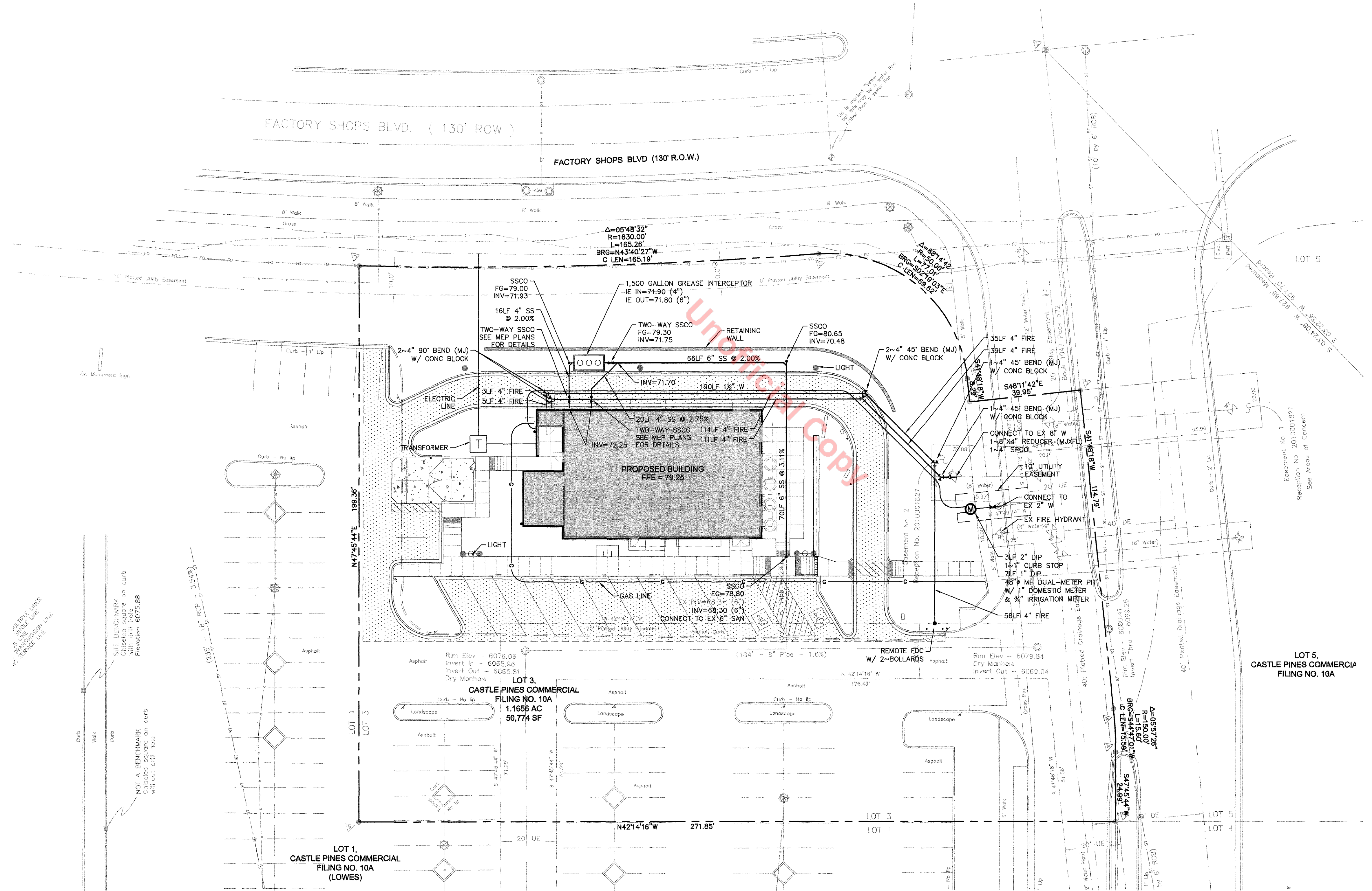
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CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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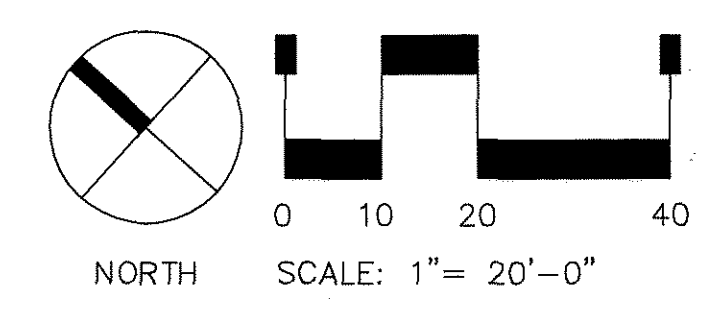
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### LEGEND

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- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE PAN
- EXISTING WATER LINE WITH FIRE HYDRANT AND VALVE
- FIRE LINE
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- DOMESTIC WATER LINE WITH DUAL-METER PIT
- SAN LINE WITH GREASER INTERCEPTOR AND CLEANOUTS
- ELECTRIC LINE AND TRANSFORMER
- GAS LINE
- FIRE DEPARTMENT CONNECTION (FDC)
- EXISTING EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE



SHEET 4 OF 13  
UTILITY PLAN

OCTOBER 18, 2012  
REVISED DECEMBER 7, 2012  
REVISED JANUARY 11, 2013

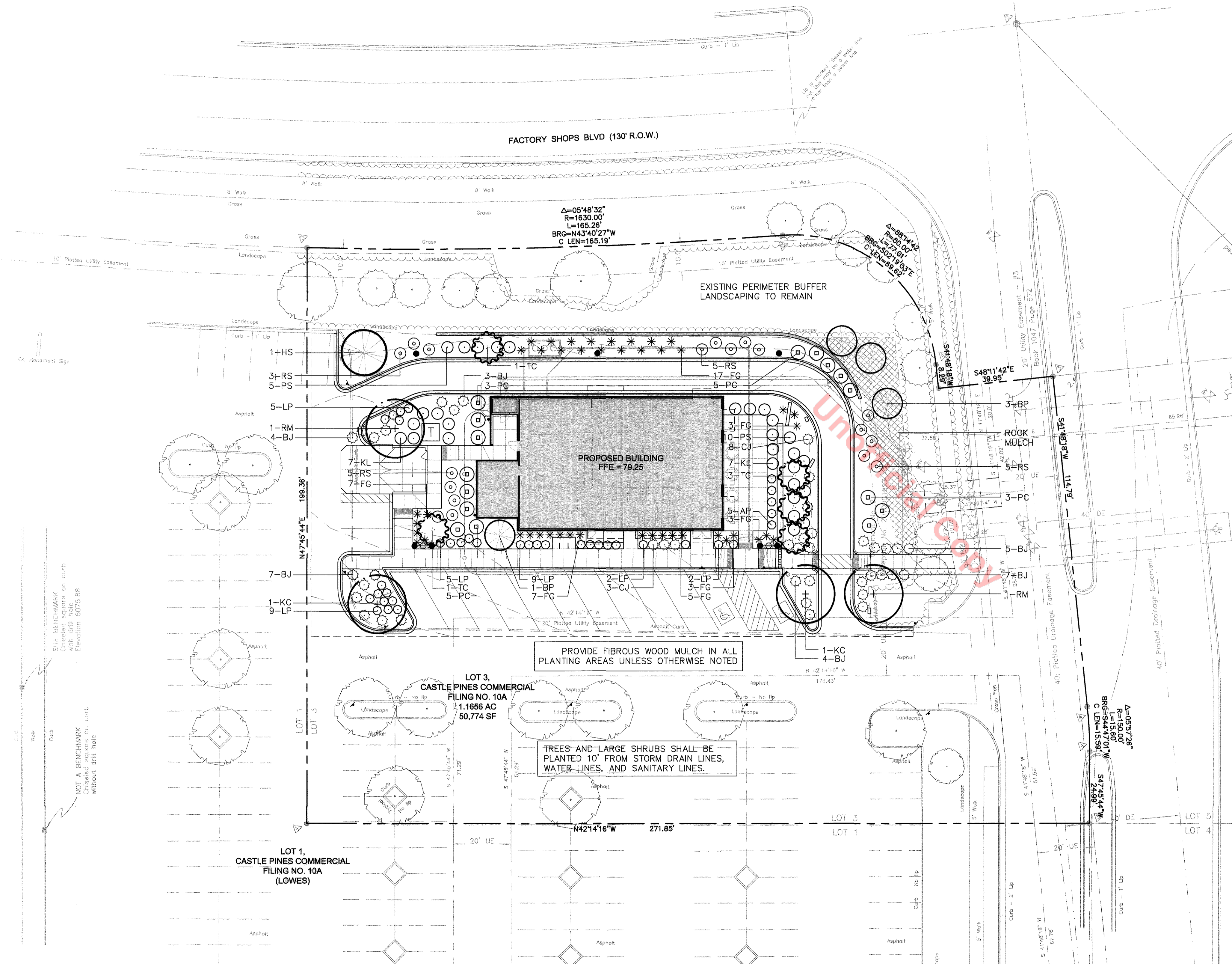
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# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

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



### PLANT LIST

| HYDRO   | QUAN. | SYMBOL | COMMON/BOTANICAL NAME   | SIZE                   | REMARKS                                   | MATURE SIZE<br>HEIGHT X WIDTH |
|---|-------|--------|---|------------------------|---|-------------------------------|
| <b>DECIDUOUS TREES</b>                            |       |        |   |                        |   |                               |
| LOW   | 2     | KC     | KENTUCKY COFFEE TREE<br><i>Gymnocladus dioica</i>                   | 2.0" CAL.              | FULL CROWN, STAKED, B&B, SPECIMEN QUALITY | 60'x50'                       |
| MOD.  | 2     | RM     | RED MAPLE<br><i>Acer x. freemanii 'Jeffersred'</i>                  | 2.0" CAL.              | FULL CROWN, STAKED, B&B; SPECIMEN QUALITY | 40'x30'                       |
| V. LOW  | 5     | TC     | THORNLESS COCKSPUR HAWTHORN<br><i>Crataegus crus-galli inermis</i>  | 5'HT.<br>3-5 TRUNKS    | FULL CROWN, STAKED, B&B, SPECIMEN QUALITY | 20'x15'                       |
| <b>EVERGREEN TREES</b>                            |       |        |   |                        |   |                               |
| MOD.  | 1     | HS     | HOOPSII SPRUCE<br><i>Picea pungens 'Hoopsii'</i>                    | 6' HT.                 | FULL FORM, GUYED, B&B SPECIMEN QUALITY    | 25'x15'                       |
| V. LOW  | 4     | BP     | BRISTLECONE PINE<br><i>Pinus aristata</i>                           | 6' HT.                 | FULL FORM, GUYED, B&B SPECIMEN QUALITY    | 25'x15'                       |
| <b>EVERGREEN SHRUBS</b>                           |       |        |   |                        |   |                               |
| LOW   | 11    | CJ     | BLUE CHIP JUNIPER<br><i>Juniperus horizontalis 'Blue Chip'</i>      | 5 GAL.<br>18"-24" SPD. | SPACING 60" O.C. FULL FORM                | 12"x4'                        |
| LOW   | 30    | BJ     | BUFFALO JUNIPER<br><i>Juniperus sabina 'Buffalo'</i>                | 5 GAL.<br>18"-24" SPD. | SPACING 60" O.C. FULL FORM                | 12"x4'                        |
| <b>DECIDUOUS SHRUBS</b>                           |       |        |   |                        |   |                               |
| MOD.  | 32    | LP     | LITTLE PRINCESS SPIREA<br><i>Spiraea japonica 'Little Princess'</i> | 5 GAL.<br>18"-24" HT.  | SPACING 36" O.C. 5 CANES MIN.             | 2'x3'                         |
| LOW   | 18    | RS     | RUSSIAN SAGE<br><i>Perovskia artemisiifolia</i>                     | 5 GAL.<br>18"-24" HT.  | SPACING 48" O.C. 5 CANES MIN.             | 4'x4'                         |
| LOW   | 15    | PS     | PAWNEE BUTTES SANDCHERRY<br><i>Prunus besseyi 'Pawnee Buttes'</i>   | 5 GAL.<br>18"-24" SPD. | SPACING 48" O.C. 5 CANES MIN.             | 1'x5'                         |
| LOW   | 16    | PC     | PURPLE LEAF SANDCHERRY<br><i>Prunus cistena</i>                     | 5 GAL.<br>24"-30" HT.  | SPACING PER PLAN 5 CANES MIN.             | 6'x6'                         |
| LOW   | 5     | AP     | ABBOTSWOOD POTENTILLA<br><i>Potentilla fruticosa 'Abbotswood'</i>   | 5 GAL.<br>24"-30" HT.  | SPACING 48" O.C. 5 CANES MIN.             | 3'x3'                         |
| LOW   | 14    | KL     | DWARF KOREAN LILAC<br><i>Syringa meyeri 'Palibin'</i>               | 5 GAL.<br>24"-30" HT.  | SPACING 48" O.C. 5 CANES MIN.             | 5'x5'                         |
| <b>GROUNDCOVER, ORN. GRASSES &amp; PERENNIALS</b> |       |        |   |                        |   |                               |
| LOW   | 45    | FG     | FEATHER REED GRASS<br><i>Calamagrostis acut. 'Karl Foerster'</i>    | 5 GAL.<br>ESTABLISHED  | SPACING 30" O.C. PER PLAN                 | 4'x2'                         |

CONTRACTOR SHALL VERIFY QUANTITIES. SYMBOLS ON PLAN SHALL GOVERN.

### SYMBOL LEGEND

- DECIDUOUS SHADE TREES
- DECIDUOUS ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES AND PERENNIALS
- 1 1/2" FRACTURED GRANITE ROCK MULCH TO MATCH EXISTING

### LANDSCAPE DATA

| SITE/LOT AREA - 1.17 Acres   |                  |                     |
|------------------------------|------------------|---------------------|
| ITEM                         | REQUIRED         | PROVIDED            |
| SITE LANDSCAPE AREA          | 5,077 S.F. (10%) | 16,518 S.F. (32.5%) |
| PARKING LOT AREA - 30,571 SF |                  |                     |
| ITEM                         | REQUIRED         | PROVIDED            |
| PARKING LANDSCAPE AREA       | 3,057 S.F. (10%) | 6,864 S.F. (22.4%)  |

### PLANT REQUIREMENTS

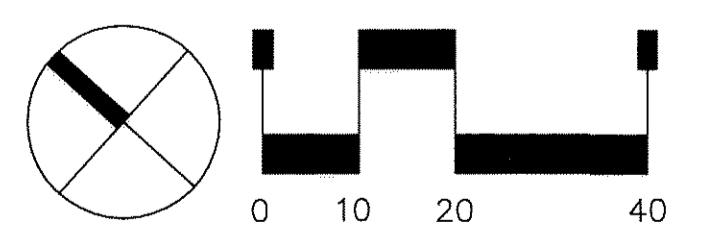
| ITEM                  | REQUIRED   | PROVIDED             |
|-----------------------|--|----------------------|
| TOTAL SITE PLANTS     | 33 TREES, 66 SHRUBS for 16,518 SF<br>(2 TREES + 4 SHRUBS per 1,000 SF) | 35 TREES, 144 SHRUBS |
| PARKING ISLAND PLANTS | 14 TREES, 28 SHRUBS for 6,864 SF<br>(2 TREES + 4 SHRUBS per 1,000 SF)  | 14 TREES, 144 SHRUBS |
| ON-SITE TURF AREA     | 60% MAX. ALLOWED   | 0 SF (0%)            |

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1-800-922-1987

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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

PREPARED UNDER THE DIRECT SUPERVISION OF  
WAYNE T. STERLING, COLORADO LANDSCAPE  
ARCHITECT, REGISTRATION NO. 144 FOR AND ON  
BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC



NORTH SCALE: 1"= 20'-0"  
SHEET 5 OF 13 (L101)  
LANDSCAPE PLAN

NOVEMBER 2, 2012  
REVISED DECEMBER 7, 2012  
REVISED DECEMBER 27, 2012  
REVISED JANUARY 11, 2013  
ISSUED FOR CONSTRUCTION JANUARY 30, 2013

**Sterling Design Associates, llc**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

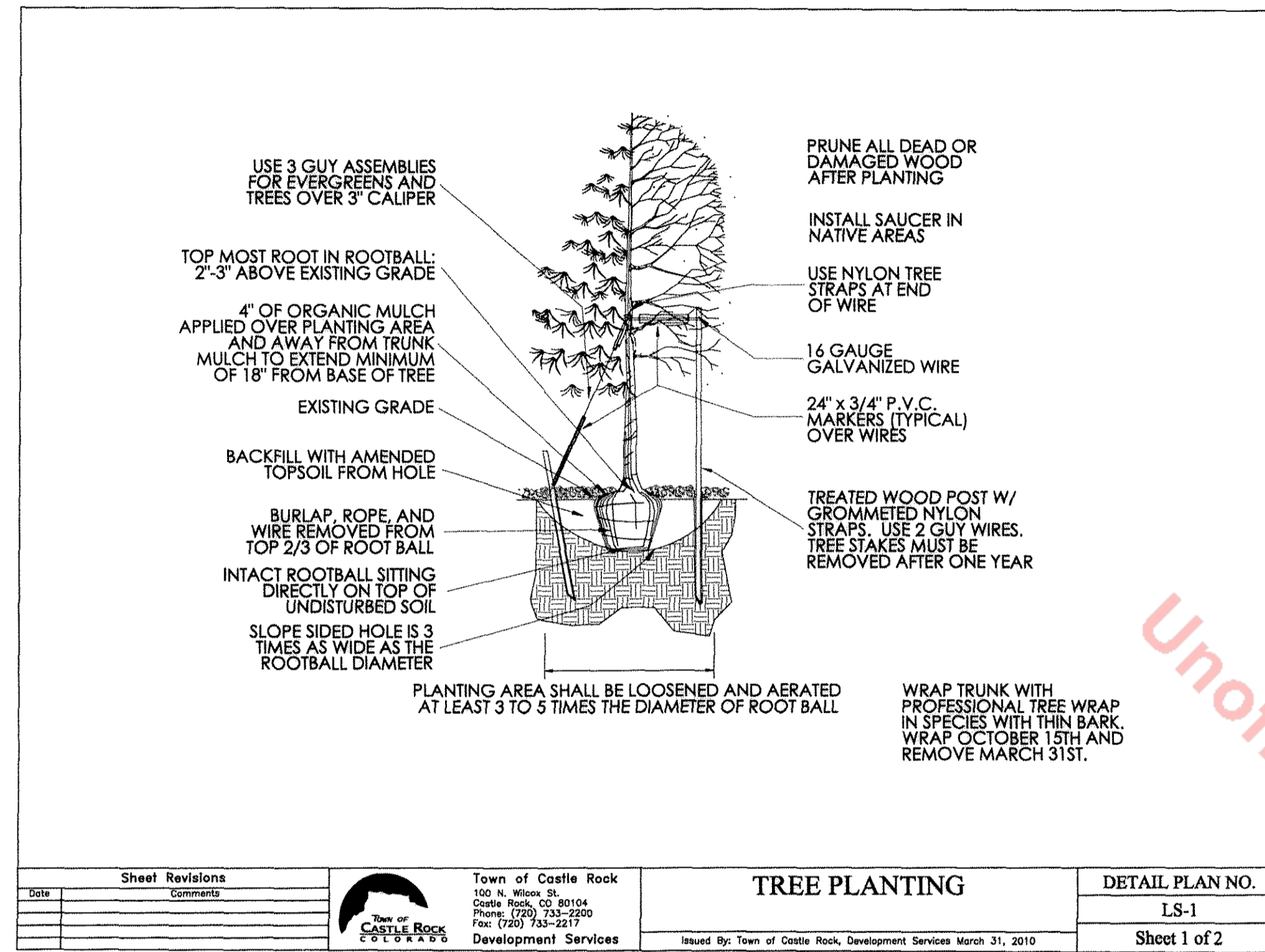
TOWN OF CASTLE ROCK - UTILITIES DEPT.  
WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
CERTIFICATION NO. 9085 ISSUED 03/02/10, EXPIRES 03/01/14

2009 W. Littleton Blvd. #210  
Littleton, CO 80120  
303.794.4727 px  
www.SterlingDesignAssociates.com

# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

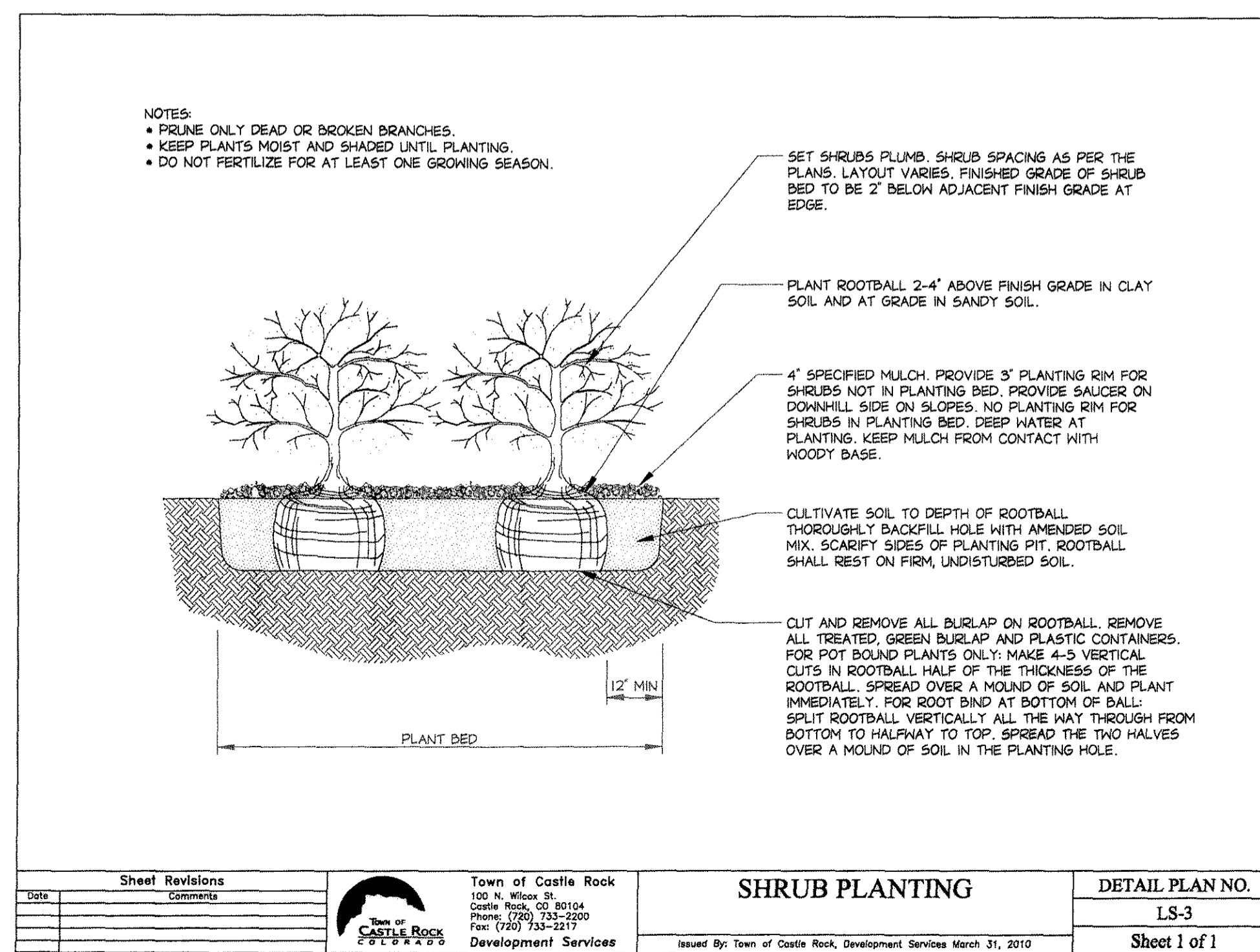


### TOWN OF CASTLE ROCK NOTES

1. **STANDARDS**  
ALL WORK SHALL CONFORM TO THE CURRENT ADDITION OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND PRINCIPLES, LATEST EDITION AND WATER USE MANAGEMENT PLAN.
2. **INSTALLATION**  
ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS SHALL BE ACCOMPLISHED BY A LANDSCAPE PROFESSIONAL INSTALLER THAT IS REGISTERED WITH THE TOWN OF CASTLE ROCK.
3. **MAINTENANCE**  
LANDSCAPE MAINTENANCE SHALL MEET THE TOWN OF CASTLE ROCK REQUIREMENTS.
4. **EASEMENTS**  
NO TREES OR PERMANENT STRUCTURES ARE ALLOWED WITHIN UTILITY AND DRAINAGE EASEMENTS.

### LANDSCAPE NOTES

1. **COORDINATION**  
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. **COMPLIANCE**  
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
3. **GUARANTEE**  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
4. **COMPLETION AND MAINTENANCE**
  - A. **FINAL ACCEPTANCE:** WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
  - B. **MAINTENANCE:** ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
5. **SITE CONDITIONS**  
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
6. **DAMAGE AND CLEANING**
  - A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
  - B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
7. **RIGHT OF REJECTION**  
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
8. **SOIL PREPARATION**  
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH THREE CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1. LESS THAN 6 mmhos/cm SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 3 LBS. OF 20-10-5 SLOW RELEASE COMMERCIAL FERTILIZER PER THOUSAND SF OR AS RECOMMENDED BY SOIL TEST. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES.
9. **PLANTING**  
SOD AND SHRUBS SHALL BE PLANTED PER TOWN OF CASTLE ROCK DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED BY SOIL TEST.
10. **EDGER (NOT INCLUDED)**  
INSTALL 4" RYERSON ROLLTOP STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPICERS PER MANUFACTURER'S RECOMMENDATIONS.
11. **MULCH**  
INSTALL WESTERN RED CEDAR MULCH A MINIMUM OF 4" DEEP (NO FABRIC) UNLESS OTHERWISE SHOWN.
12. **ROCK**  
1-1/2" MOUNTAIN GRANITE TO BE 4" DEEP OVER FABRIC DEWITT PRO 5 FILTER FABRIC OR EQUAL.
13. **MAINTENANCE**  
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.



CALL UTILITY NOTIFICATION  
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1-800-922-1987

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PREPARED UNDER THE DIRECT SUPERVISION OF  
WAYNE T. STERLING, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 144 FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STATE OF COLORADO

WAYNE T. STERLING

144

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC

**SHEET 6 OF 13 (L102)**  
**LANDSCAPE DETAILS**

NOVEMBER 2, 2012  
REVISED DECEMBER 7, 2012  
REVISED DECEMBER 27, 2012  
REVISED JANUARY 11, 2013  
ISSUED FOR CONSTRUCTION JANUARY 30, 2013

**Sterling Design Associates, LLC**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

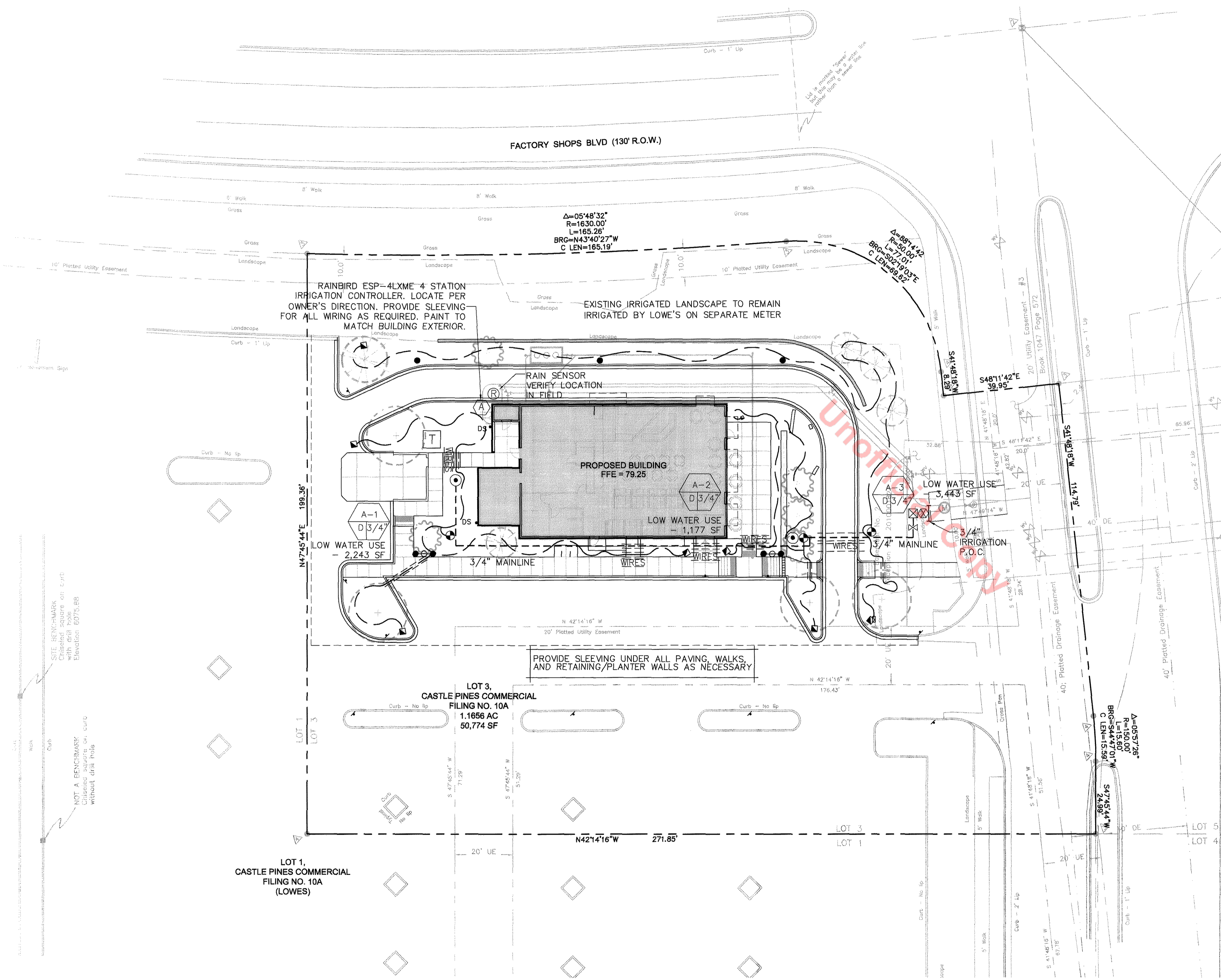
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Littleton, CO 80120  
303.794.4227 ph  
www.SterlingDesignAssociates.com

TOWN OF CASTLE ROCK - UTILITIES DEPT.  
WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
CERTIFICATION NO. 9085, ISSUED 03/02/10, EXPIRES 03/01/14

# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### IRRIGATION NOTES

- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND SALES TAXES APPLICABLE TO THIS PROJECT.
- ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
- CONTRACTOR SHALL REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS
- DESIGN IS BASED ON A PRESSURE OF 100 PSI AT POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND NOTIFY OWNER'S REPRESENTATIVE OF VARIATION. INSTALL WATTS 2235 PRESSURE REDUCING VALVE WITH AIR RELIEF VALVE, IN VALVE BOX MARKED PRV. IF REQUIRED.
- THIS DESIGN IS DIAGRAMMATIC, ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DRAWING CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREA AS NECESSARY.
- CONTRACTOR SHALL HAND DIG TRENCHES OR BORE LINES THROUGH OR AROUND ROOTS OF EXIST. TREES TO REMAIN. AVOID ROOT ZONES IF POSSIBLE.
- MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF EXISTING SLOPES.
- CONTRACTOR SHALL PROVIDE AND INSTALL RAIN AND FREEZE SENSORS INSTALLED IN VANDAL RESISTANT ENCLOSURE FOR EACH CONTROLLER. INSTALL BYPASS SWITCHES FOR ALL RAIN SENSORS. SENSORS AND OTHER ACCESSORIES SHALL BE HUNTER MINI-CLICK. INSTALL IN UNOBSTRUCTED PLACE PER MANUFACTURERS RECOMMENDATION
- CONTRACTOR IS TO USE A BRANDING IRON TYPE OF TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS INDICATED ON PLANS.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH AN OPERATING AND MAINTENANCE MANUAL.
- INSTALL TWO EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT ZONE.
- SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME, IF OPERATOR SCHEDULES CONTROLLER(S) TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND CREATE OPERATING AND COVERAGE DEFICIENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, WALKS, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
- ALL VALVE BOXES SHALL BE AMETEK OR APPROVED EQUAL SEE DETAILS FOR SIZE.
- SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED AND RATED FOR DIRECT BURIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WINTERIZATION AND SPRING START-UP TO ENSURE SYSTEM IS OPERATING PROPERLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HEAD TO HEAD COVERAGE IN ALL TURF AREAS AND DRIP IRRIGATION TO EACH PLANT.
- IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RP BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- THE IRRIGATION TAP, LINE, METER AND BFP ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MIN. DISTANCE OF 10 PIPE DIAMETERS PAST THE BFP ASSEMBLY AND WINTERIZATION TEE.

### TOWN OF CASTLE ROCK NOTES

- STANDARDS  
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- INSTALLATION  
ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS SHALL BE ACCOMPLISHED BY A LANDSCAPE PROFESSIONAL INSTALLER THAT IS REGISTERED WITH THE TOWN OF CASTLE ROCK.
- MAINTENANCE  
LANDSCAPE MAINTENANCE SHALL MEET THE TOWN OF CASTLE ROCK REQUIREMENTS.
- EXEMPTION  
ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL.

### LEGEND

| SYMBOL | MODEL           | NUMBER                 | DESCRIPTION   | DETAIL |
|--------|-----------------|------------------------|---|--------|
| ⊗      | CAMBRIDGE BRASS | 263                    | POINT OF CONNECTION, CONNECT TO COPPER PIPE DOWNSTREAM OF WATER METER (BY OTHERS) SEE SHEET C503 FOR DUAL METER CONFIGURATION APPROXIMATE DEPTH OF 48" SIZE AS SHOWN ON PLAN. | 1      |
| ⊗      | FEBCO           | 825YA                  | BACKFLOW PREVENTER WITH AGY-D DRAIN, SAME SIZE AS P.O.C.  | 2      |
| ⊗      | RAINBIRD        | ESP-LX SERIES          | ELECTRONIC CONTROLLER SIZE AS SHOWN ON PLAN.  | 3      |
| ⊗      | HUNTER          | MINI-CLICK             | RAIN/FREEZE SENSOR  | 9      |
| ⊗      | RED-WHITE       | 267                    | RESILIENT SEATED BRASS GATE VALVE SAME SIZE AS MAINLINE.  | 7      |
| ---    |                 | CL200 WITH TRACER WIRE | SOLVENT WELD PVC MAINLINE WITH 3/4" MANUAL DRAIN VALVE AT ALL LOW POINTS, MINIMUM DEPTH OF COVER TO BE 18". ALL PIPE TO BE 3/4" IN SIZE.                                      | 6      |
| ---    |                 | CL200                  | SOLVENT WELD PVC LATERAL LINE, MINIMUM DEPTH OF COVER TO BE 8". PIPE SIZE 3/4" UNLESS OTHERWISE SHOWN   |        |
| ---    |                 | CL160                  | NEW PVC SLEEVE, ALL SLEEVES TO BE 2 1/2" OR TWICE THE SIZE OF THE PIPE. SLEEVES CONTAINING NO PIPE ARE FOR CONTROL WIRES.   |        |
| ⊙      | RAINBIRD        | 44RC                   | QUICK COUPLER VALVE   | 5      |
| A-1    |                 |                        | VALVE NUMBER FLOW VALVE SIZE  |        |
| ⊙      | RAINBIRD        | XCZ-075                | CONTROL VALVE FOR DRIP IRRIGATION, INSTALLED IN VALVE BOX WITH INLINE FILTER AND PRESSURE REGULATOR   | 4      |
| ⊗      | RAINBIRD        |                        | DRIP DISTRIBUTION TUBING  | 8      |
| ⊗      | RAINBIRD        |                        | SINGLE OUTLET EMMITTERS   |        |
| ⊗      | RAINBIRD        |                        | EMITTER TUBING  |        |
| ⊗      | RAINBIRD        |                        | END CAP   |        |

INSTALL IRRIGATION COMPONENTS PER MANUFACTURERS RECOMMENDATIONS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987

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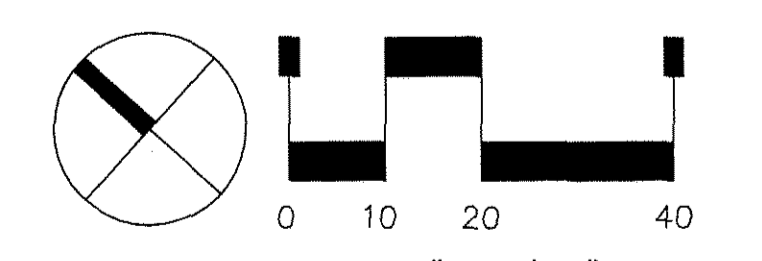
**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PREPARED UNDER THE DIRECT SUPERVISION OF WAYNE T. STERLING, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 144 FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC



NORTH SCALE: 1" = 20'-0"

SHEET 7 OF 13 (L201)  
IRRIGATION PLAN

NOVEMBER 2, 2012  
REVISED DECEMBER 7, 2012  
REVISED DECEMBER 27, 2012  
REVISED JANUARY 11, 2013  
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**Sterling Design Associates, Inc.**  
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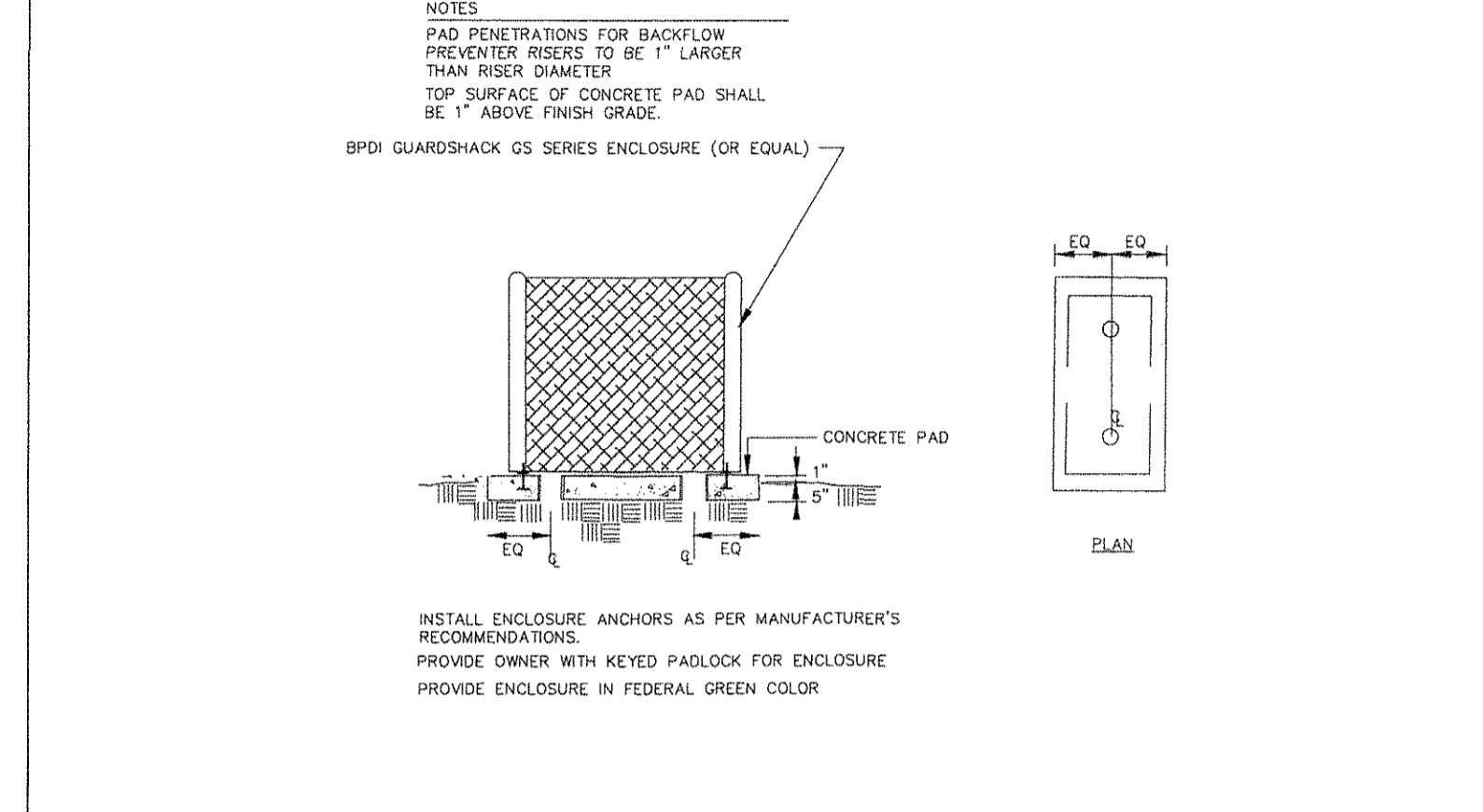
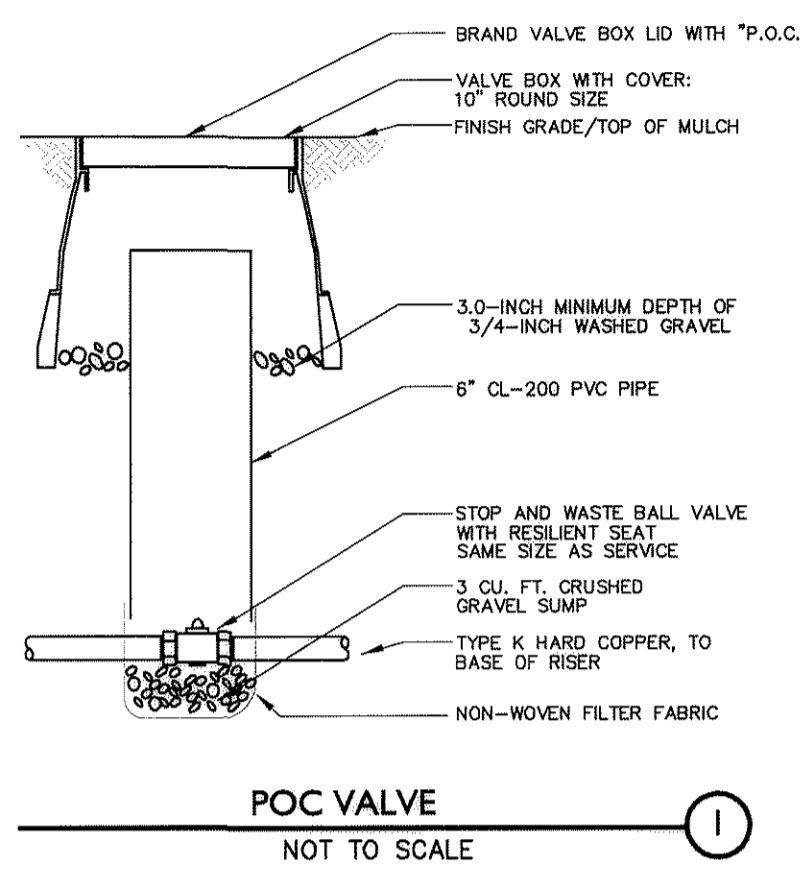
TOWN OF CASTLE ROCK - UTILITIES DEPT.  
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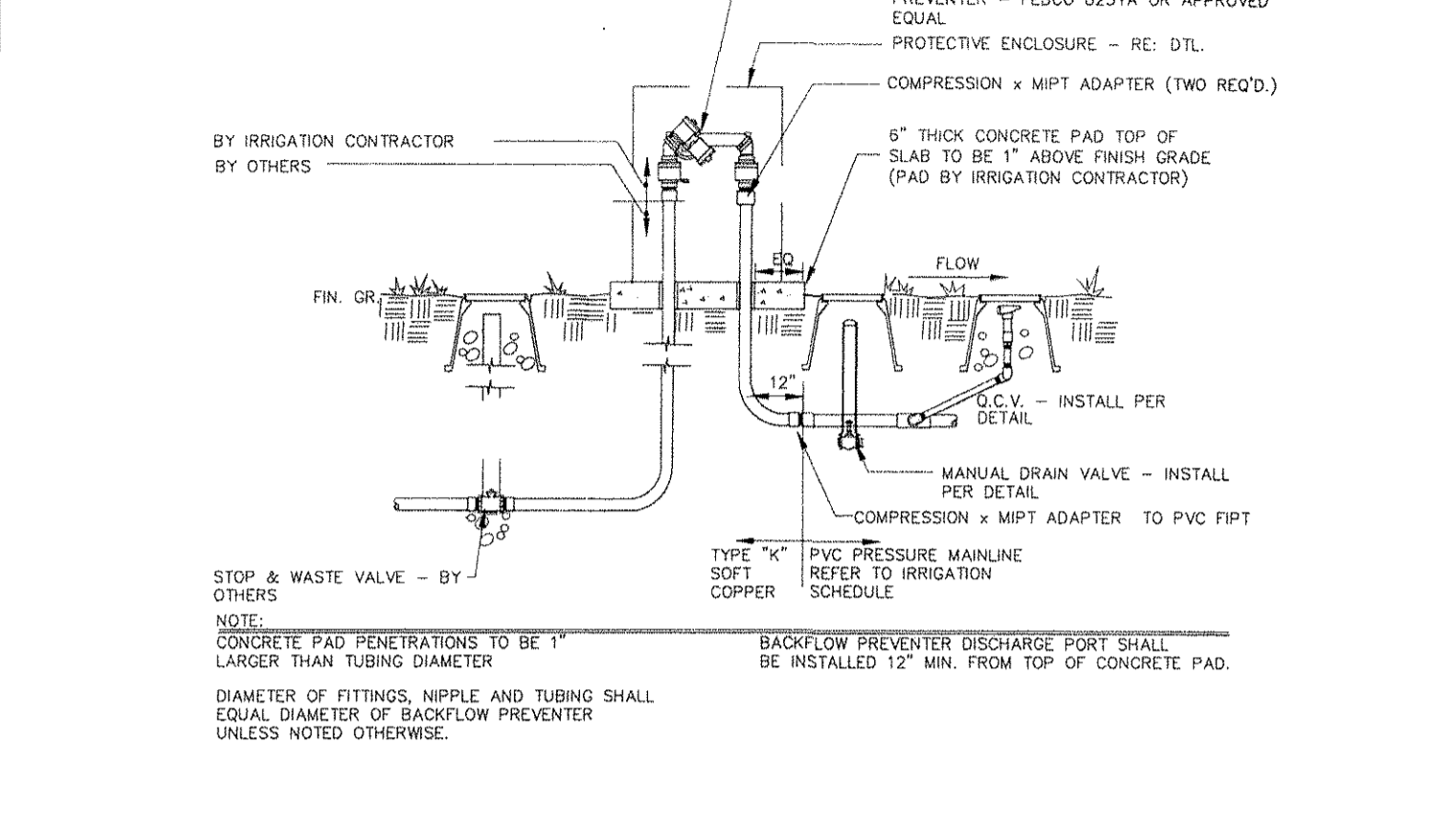
# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

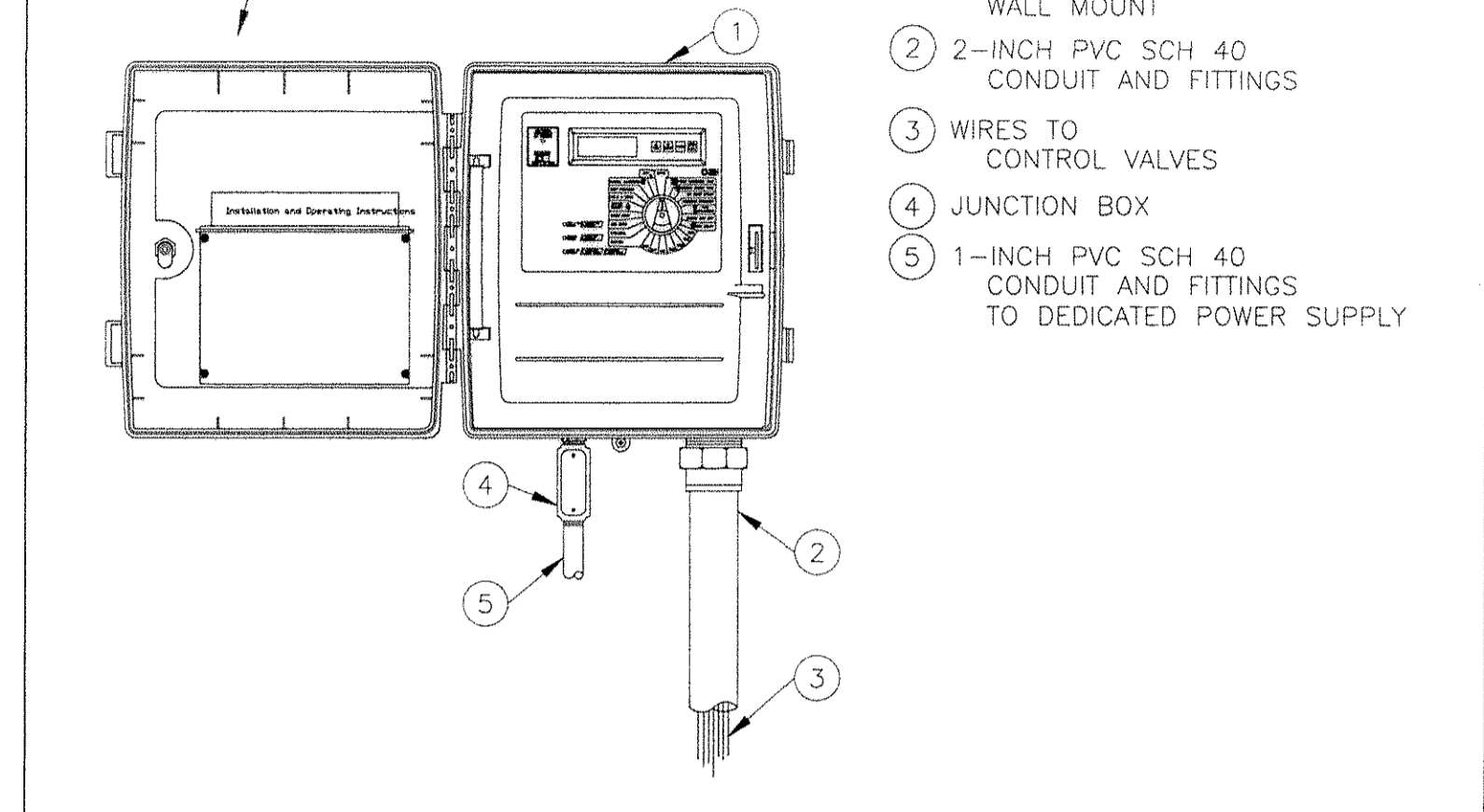
A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



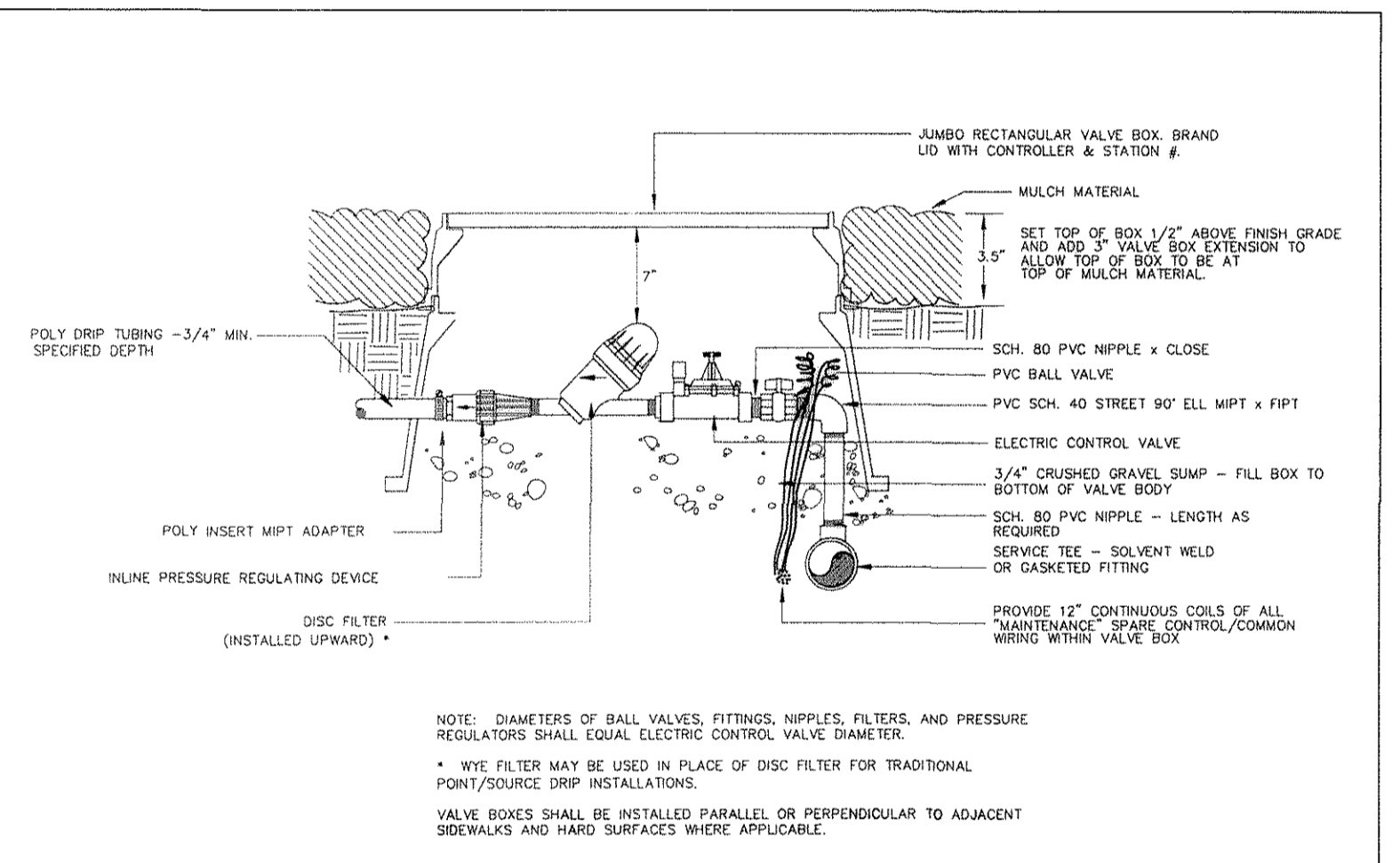
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| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>BACKFLOW ENCLOSURE</b>   | DETAIL PLAN NO.<br>IR-1 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1            |



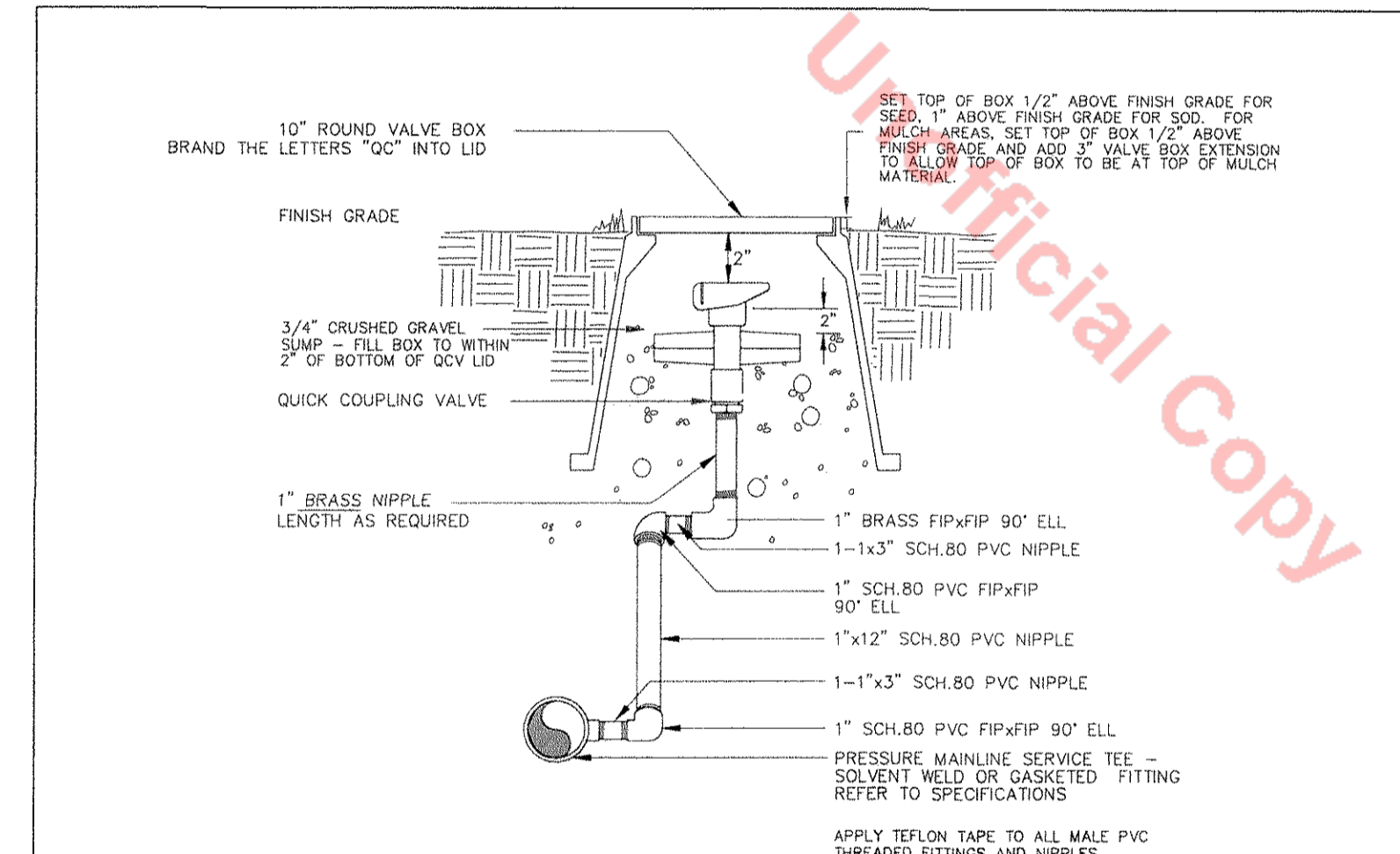
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| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>BACKFLOW PREVENTER 2" &amp; SMALLER</b>                          | DETAIL PLAN NO.<br>IR-10 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1             |



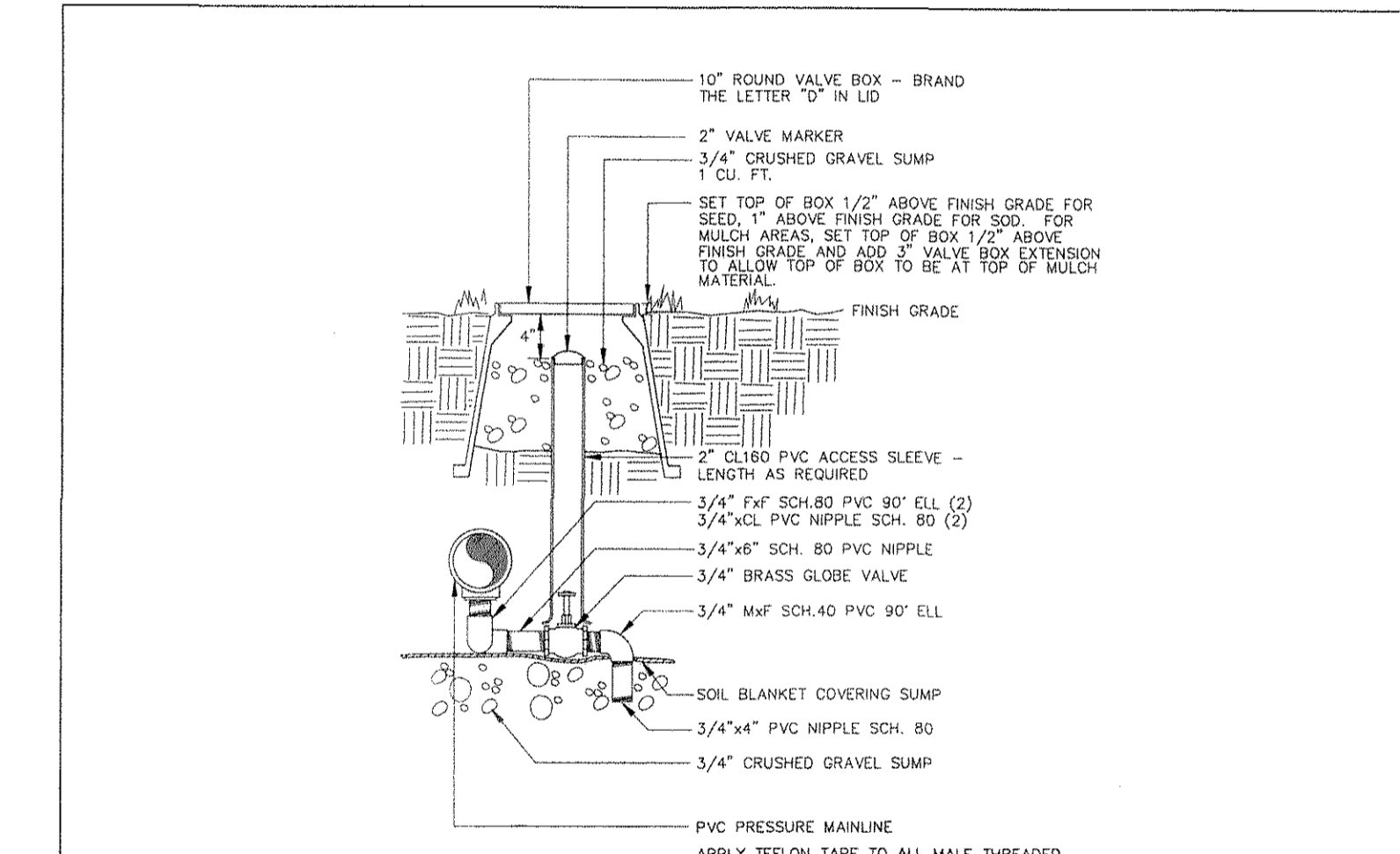
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| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>CONTROLLER: WALL MOUNT</b>                                       | DETAIL PLAN NO.<br>IR-26 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1             |



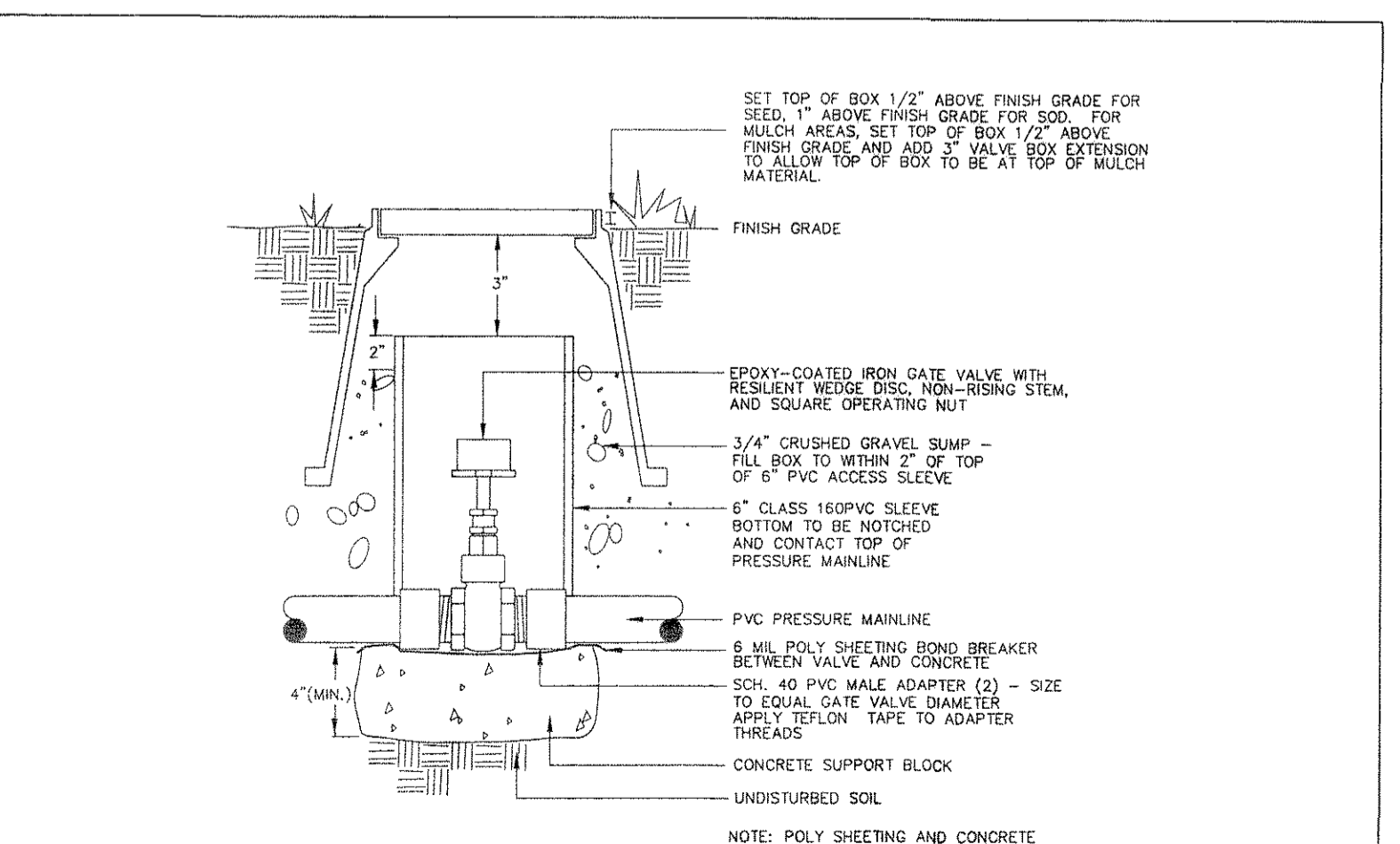
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| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS</b>              | DETAIL PLAN NO.<br>IR-19 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1             |



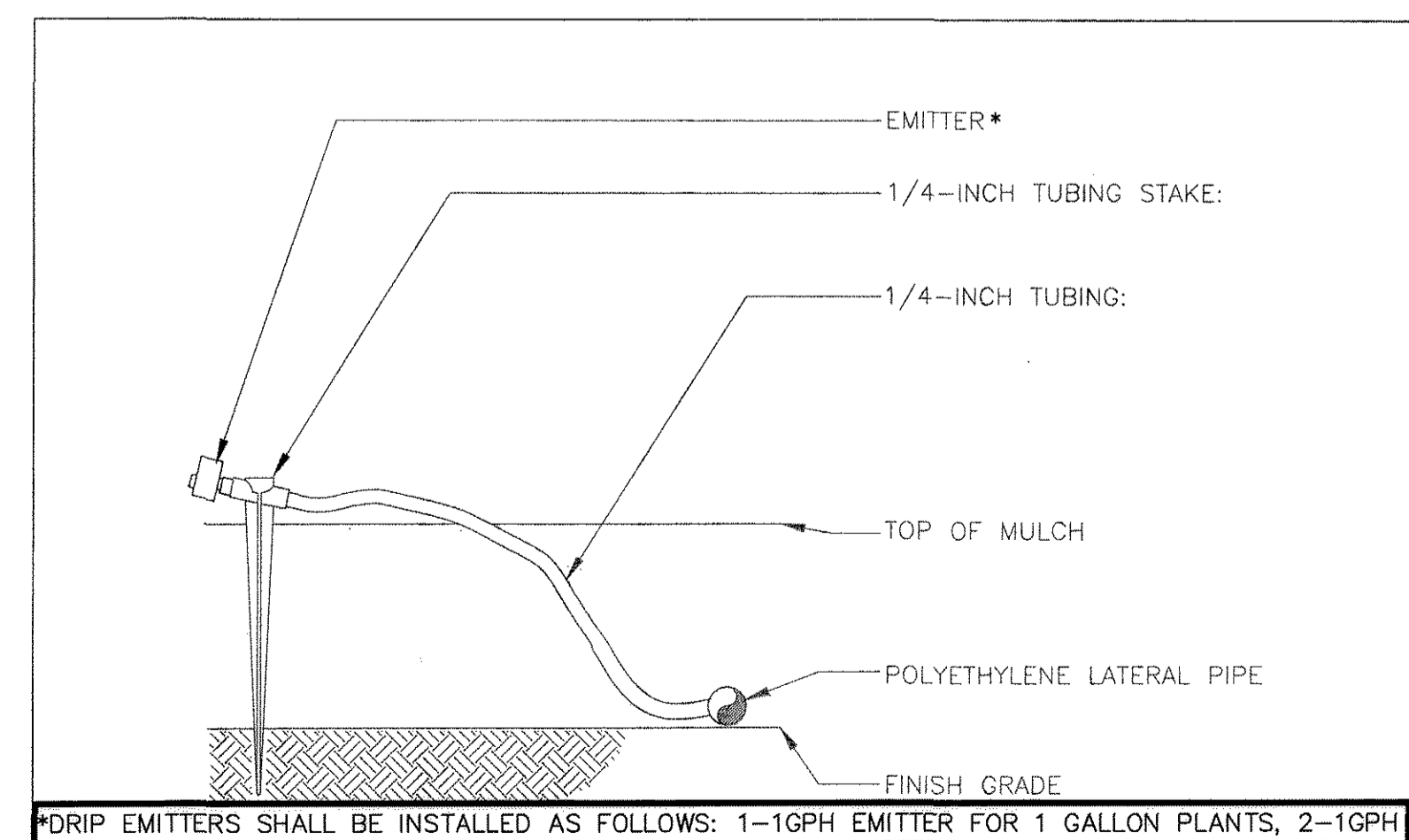
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| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>QUICK COUPLING VALVE</b>   | DETAIL PLAN NO.<br>IR-6 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1            |



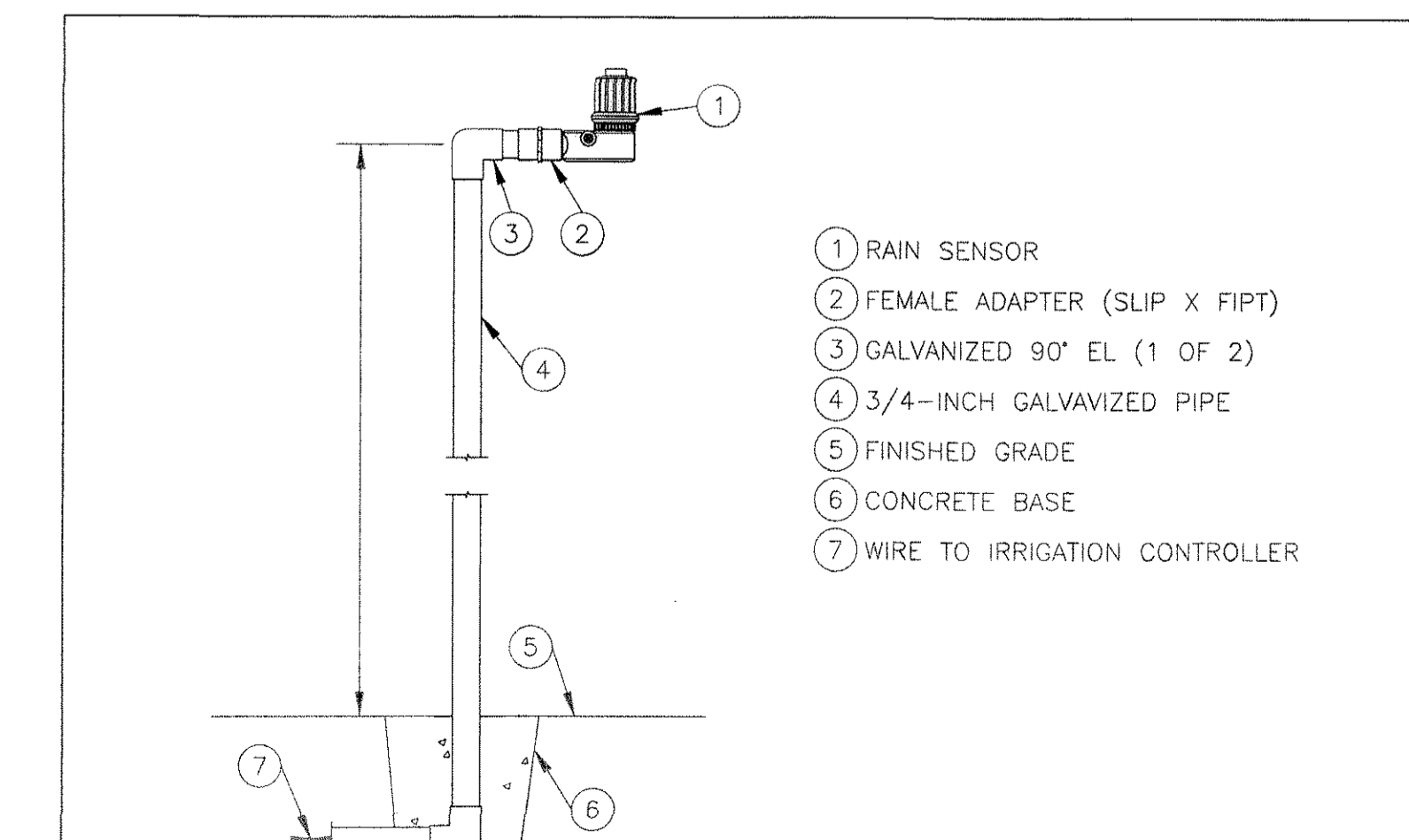
|                 |  |   |                         |
|-----------------|--|---|-------------------------|
| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>MANUAL DRAIN VALVE</b>   | DETAIL PLAN NO.<br>IR-5 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1            |



|                 |  |   |                         |
|-----------------|--|---|-------------------------|
| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>GATE VALVE</b>   | DETAIL PLAN NO.<br>IR-7 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1            |



|                 |  |   |                          |
|-----------------|--|---|--------------------------|
| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>DRIP EMITTER ON STAKE</b>  | DETAIL PLAN NO.<br>IR-25 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1             |



|                 |  |   |                          |
|-----------------|--|---|--------------------------|
| Sheet Revisions | Town of Castle Rock<br>100 W. Alameda<br>Castle Rock, CO 80109<br>Phone: (303) 733-2277<br>Fax: (303) 733-2277 | <b>RAIN SENSOR POLE MOUNT</b>                                       | DETAIL PLAN NO.<br>IR-29 |
| DATE            |  | Issued By: Town of Castle Rock, Development Services March 31, 2010 | Sheet 1 of 1             |

PREPARED UNDER THE DIRECT SUPERVISION OF WAYNE T. STERLING, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 144 FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC

TOWN OF CASTLE ROCK - UTILITIES DEPT.  
WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
CERTIFICATION NO. 9085 ISSUED 03/02/10 EXPIRES 03/01/14

**SHEET 8 OF 13 (L202)**  
**IRRIGATION DETAILS**  
NOVEMBER 2, 2012  
REVISED DECEMBER 7, 2012  
REVISED DECEMBER 27, 2012  
REVISED JANUARY 11, 2013  
ISSUED FOR CONSTRUCTION JANUARY 30, 2013


**Sterling Design Associates, Inc**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Litchton Blvd #210  
Litchton, CO 80113  
303.794.4727 ph  
www.SterlingDesignAssociates.com

# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO




### Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional WAYNE STERLING  
 Town of Castle Rock Registration # 9085 State of Colorado License Landscape Architect # 144  
 Company Name STERLING DESIGN ASSOCIATES, LLC Address 2009 W. LITTLETON BLVD. #210, LITTLETON, CO 80120  
 Phone 303-794-4727 Email WAYNE@STERLINGDESIGNASSOCIATES.COM Date 12-07-12

| 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                             |
|-------------------------------|---|--|--|-----------------------------------|---|------------------------|------------------------|--|---|
| 50,774 SF                     | 16,518 SF (32.5%)                         | 0 SF                                     | 839 SF                                 | 10                                | 38  | 20                     | 199                    | 3  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 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  |
| 30,571 SF                     | 6,864 SF (22.4%)<br>(3,057 SF MIN. REQD.) | 14                                       | 839 SF                                 | 0                                 | 11'   | 6                      | 4*                     | 12   | 142   |

\* See Variance PW12-0018 for dual meter pit configuration for irrigation meter and minimum parking lot landscaping

Revised November 2009



### Irrigation System Hydraulic Worksheet

Project Name: LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A Date: October 18, 2012  
 Project Location: FACTORY SHOPS BLVD. AND NEWBEAL ST.  
 Prepared by: WAYNE STERLING Current TOCR Registration # 9085

Tap Size: 0.75" Source of Pressure: SHERI SCOTT, P.E. (CITY ENGINEER)  
 Static Water Pressure: 113 psi

Hydraulic Grade At Zone: \_\_\_\_\_ Company: \_\_\_\_\_

|                                  | Flow  | Loss          | Gain          |
|----------------------------------|-------|---------------|---------------|
| Service Line (to meter)          | 10    | 4.95          |               |
| Water Meter                      | 10    | 1.30          |               |
| Service Line (meter to backflow) | 10    | 1.85          |               |
| Backflow                         | 10    | 12.00         |               |
| Master Valve                     | 10    |               |               |
| Pressure Required at Head        |       |               | 30            |
| Lateral Allowance                |       |               | 5.00          |
| Control Valve Allowance          |       |               | 2.90          |
| Mainline Allowances:             |       |               |               |
| Length of Mainline               | 10    | 1.30 / 100 FT | 1.30          |
| 0 LF CL200BE                     | 10    | GPM Loped     | 1.30 / 100 FT |
| Elevation:                       |       |               |               |
| Tap elevation                    | 6,282 | High/Low      | 6,277         |
|                                  |       |               | -2.17         |

Green shading indicates required information you must provide


**Total System requirements (PSI) 58.21**

**Available System Pressure (PSI) 113.00**

Town of Castle Rock provides a minimum of 43 psi

**Total irrigated area for tap # \_\_\_\_\_ is 6,864 sq. ft.**

Revised 10/22/2012



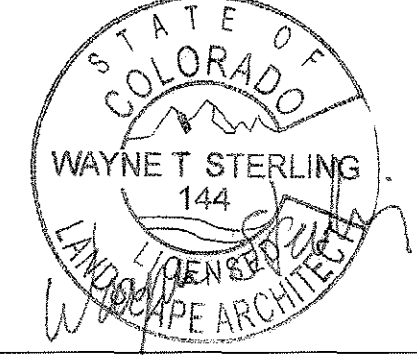
### IRRIGATION CHART

Registered Professional WAYNE STERLING Registration # 9085 Date 10-18-12  
 Company Name STERLING DESIGN ASSOCIATES, LLC Address 2009 W. LITTLETON BLVD. #210, LITTLETON, CO  
 Phone 303-794-4727 Email WAYNE@STERLINGDESIGNASSOCIATES.COM Clock Make RAINBIRD Model ESP-LX

| Zone         | Hydrozone | Plant Type (Turf, Native, Shrub, Perennial, Tree, Annual, etc.) | Head Type (Rotors, Sprink, Subdrip, Dip, SDI, etc.) | Nozzle (Nozzle Emitter size) | App. Rate (inches/hour) | GPM (Per Zone) | Inches/Month (Peak not to exceed 0.75" or 1.5"/week) | Run Time (Minutes/ Month) | Run Time (Minutes Every Third Day) | Water Usage (Gallons per month) |
|--------------|-----------|---|---|------------------------------|-------------------------|----------------|--|---------------------------|------------------------------------|---------------------------------|
| 1            | Low       | Shrubs  | RB Drip   | Single                       | 0.4                     | 5              | 1.6  | 240                       | 24                                 | 1200                            |
| 2            | Low       | Shrubs  | RB Drip   | Single                       | 0.4                     | 5              | 1.6  | 240                       | 24                                 | 1200                            |
| 3            | Low       | Shrubs  | RB Drip   | Single                       | 0.4                     | 5              | 1.6  | 240                       | 24                                 | 1200                            |
| 4            |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 5            |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 6            |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 7            |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 8            |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 9            |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 10           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 11           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 12           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 13           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 14           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 15           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 16           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 17           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 18           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 19           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 20           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 21           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 22           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 23           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 24           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 25           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 26           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 27           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| 28           |           |   |   |                              |                         |                |  |                           |                                    |                                 |
| <b>Total</b> |           |   |   |                              |                         |                |  | <b>720</b>                | <b>72</b>                          | <b>3600</b>                     |

Revised 12/20/08

PREPARED UNDER THE DIRECT SUPERVISION OF  
WAYNE T. STERLING, COLORADO LANDSCAPE  
ARCHITECT, REGISTRATION NO. 144 FOR AND ON  
BEHALF OF STERLING DESIGN ASSOCIATES, LLC

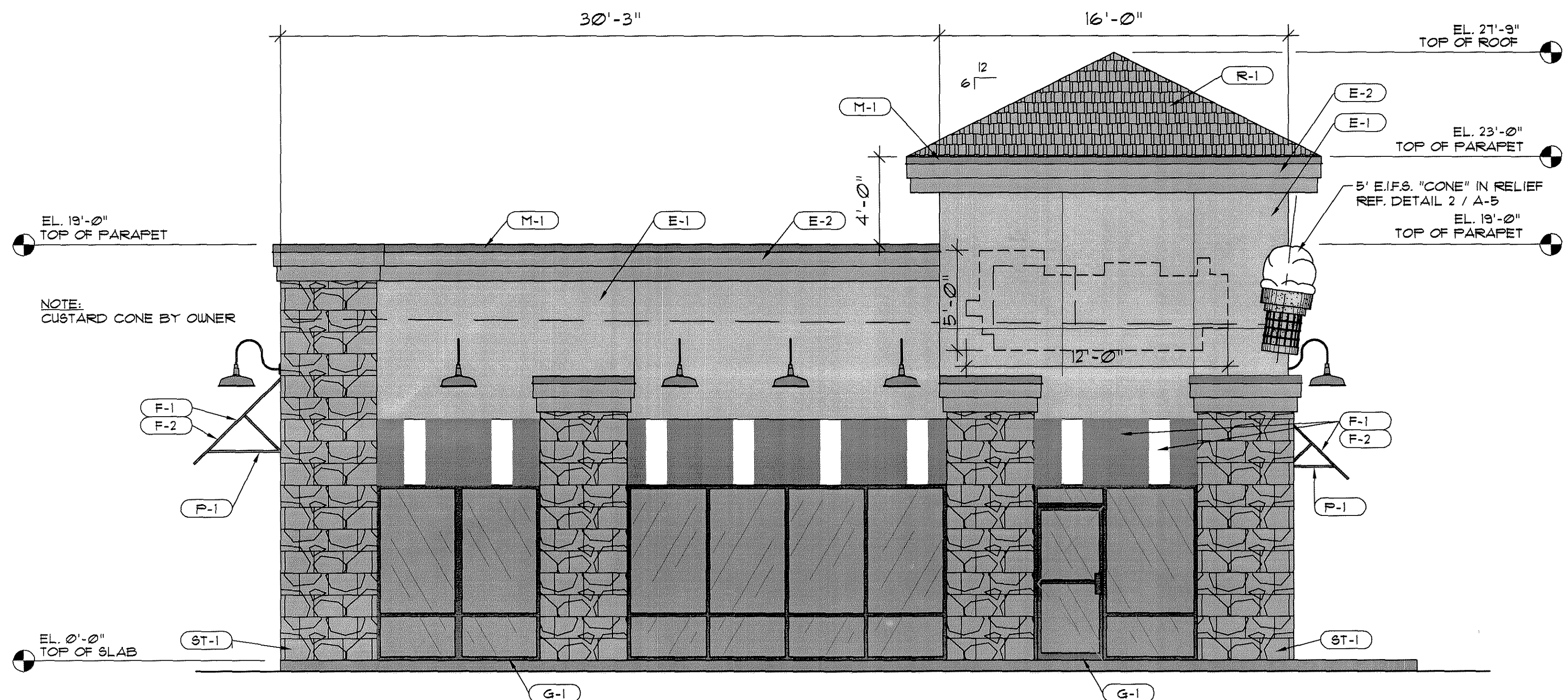


STERLING DESIGN ASSOCIATES, LLC  
 2009 W. Littleton Blvd. #210  
 Littleton, CO 80120  
 303.794.4727 ph  
 www.SterlingDesignAssociates.com

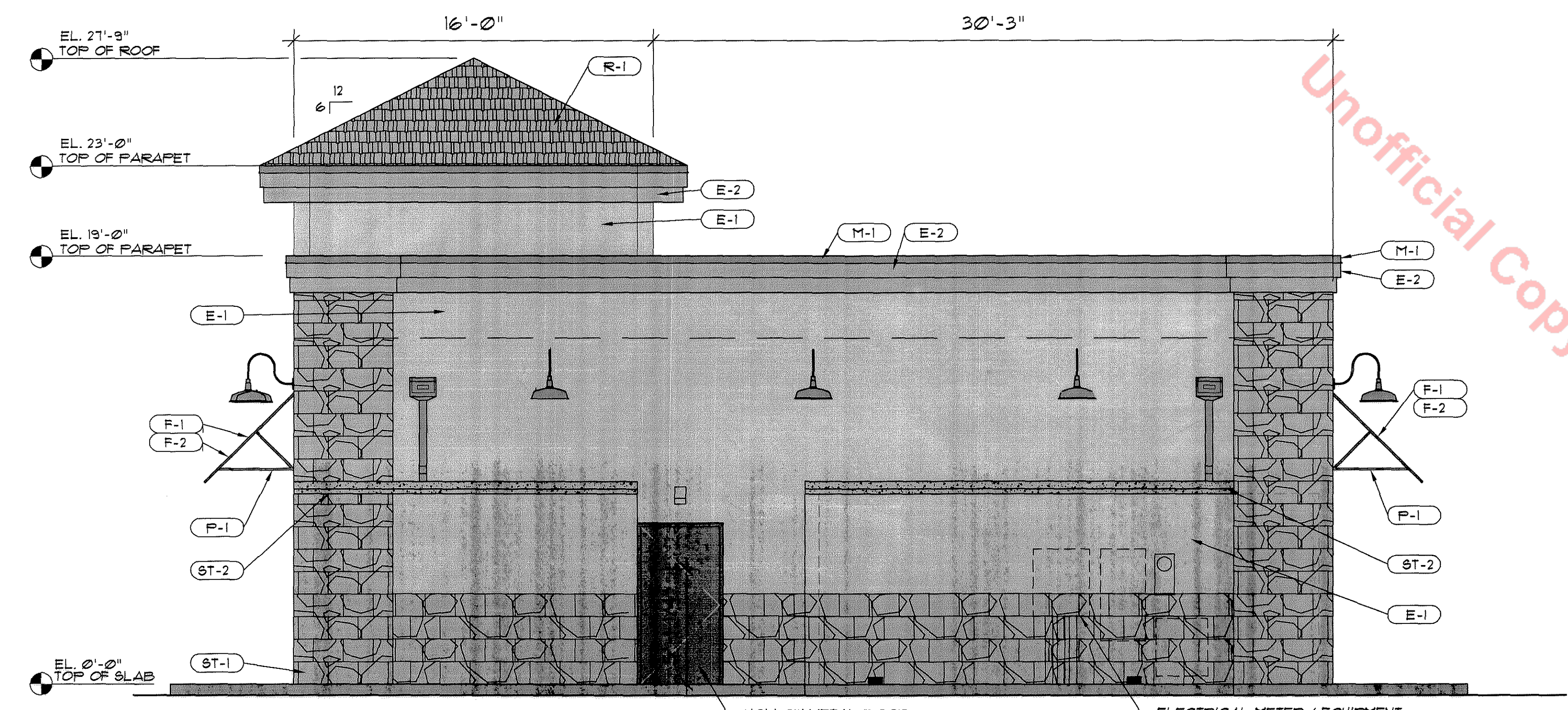
**SHEET 9 OF 13 (L203)**  
**LANDSCAPE WORKSHEETS**  
 NOVEMBER 2, 2012  
 REVISED DECEMBER 7, 2012  
 REVISED DECEMBER 27, 2012  
 REVISED JANUARY 11, 2013  
 ISSUED FOR CONSTRUCTION JANUARY 30, 2013

**Sterling Design Associates, llc**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

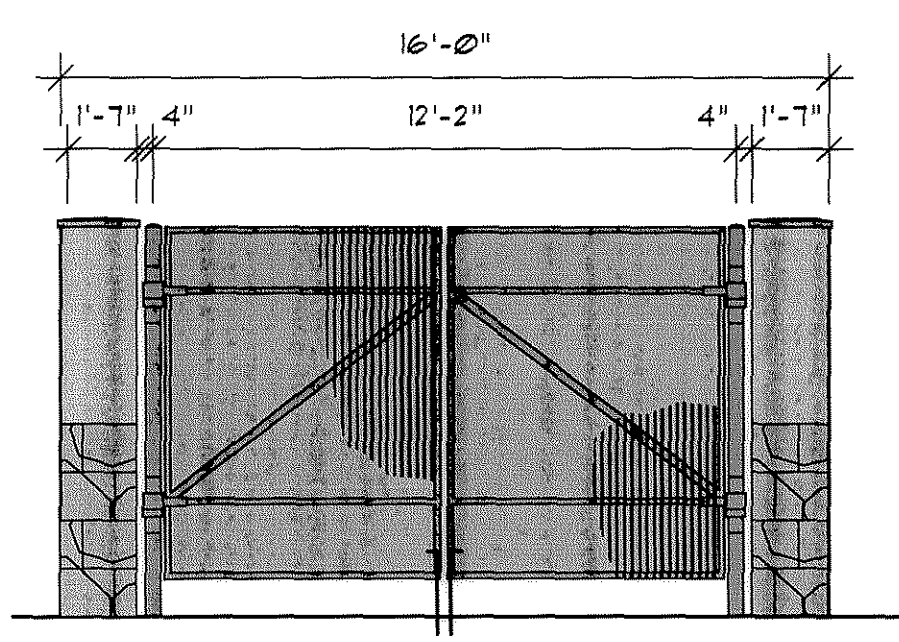
| REVISIONS | BY         |
|-----------|------------|
| 1         | 01/11/2013 |



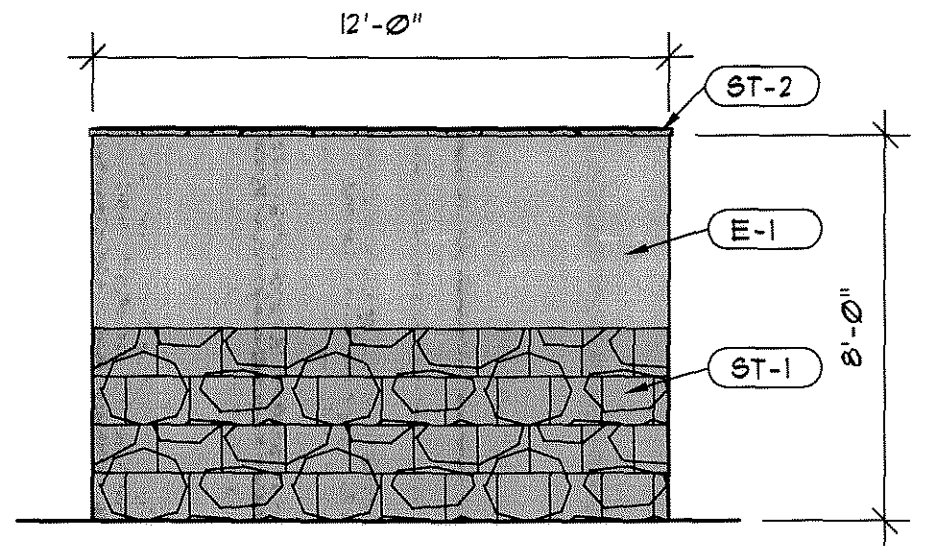
**A SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



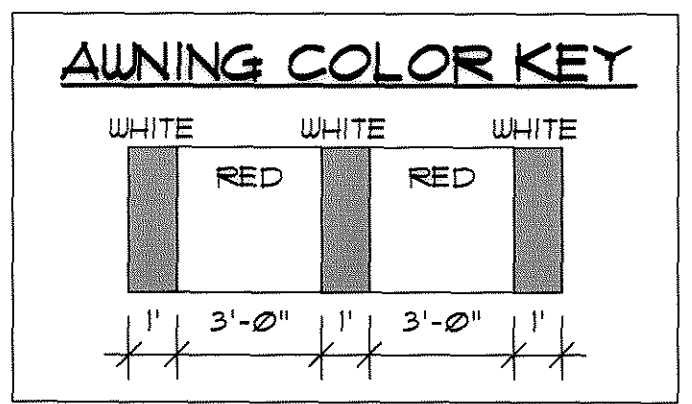
**B NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



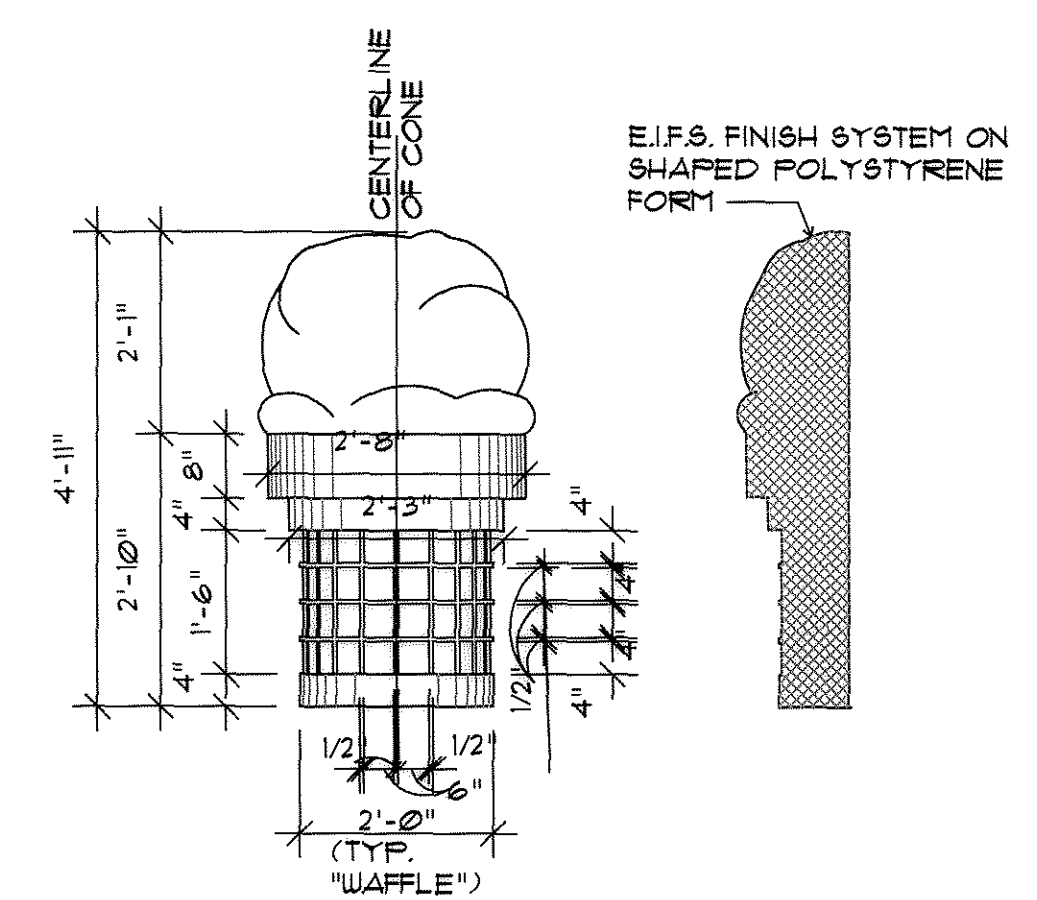
**C TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



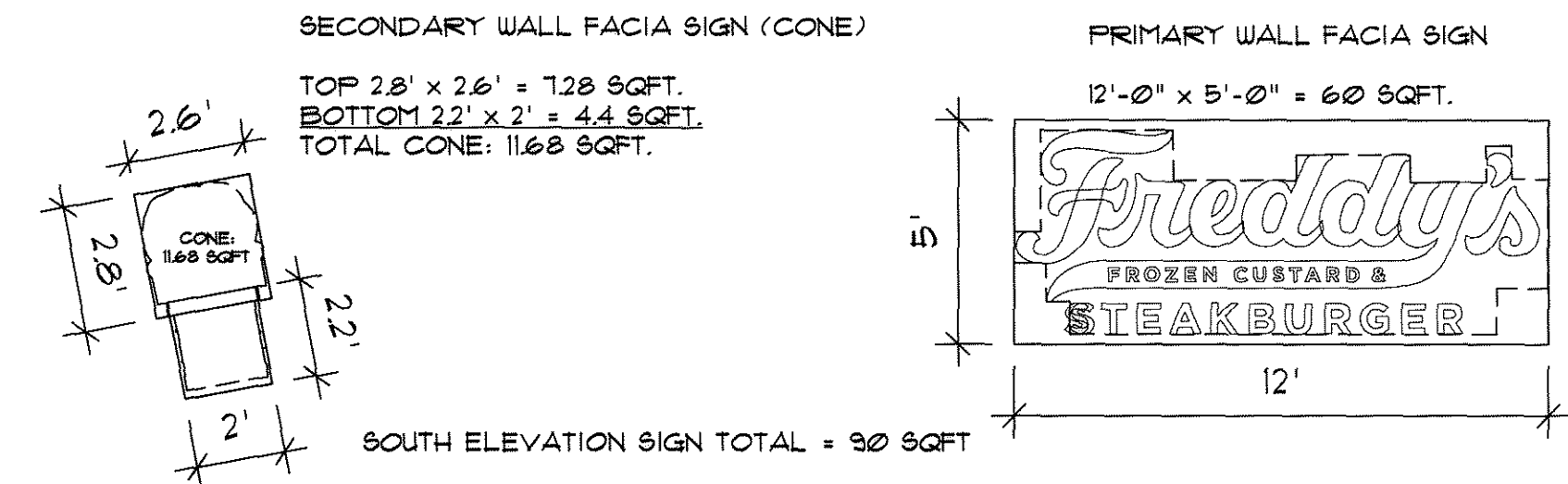
**D TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



WHITE AWNING MATERIAL IS: 20oz COOLEY WHITE  
RED AWNING MATERIAL IS: ORACAL TRANSLUCENT CAL 0500 - 028 CARDINAL RED



**2 "CUSTARD" ELEVATION** SCALE: 1/2" = 1'-0"  
**3 SECTION** SCALE: 1/2" = 1'-0"



TOTAL SIGNAGE ALLOWED: 4 SIGNS, 120 SQFT.  
PRIMARY WALL FACIA SIGN: 2 SIGNS, 120 SQFT (60 SQFT EA.)  
SECONDARY WALL FACIA SIGN (CONES): 2 SIGNS, 60 SQFT (11.68 SQFT EA.)  
TOTAL SIGN PROVIDED: 4 SIGNS, 120 SQFT.

| ITEM No. | ITEM   | MANUFACTURER     | STYLE     | PAINT MANUFACTURER                        | SIZE | COLOR                                    | WEBSITE        |
|----------|--|------------------|-----------|---|------|--|----------------|
| E-1      | EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.) | DRYVIT           |           | SHERWIN WILLIAMS - DURATION ACRYLIC LATEX |      | 9W-2044 BEDOON BEIGE                     | WWW.DRYVIT.COM |
| E-2      | EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.) | DRYVIT           |           | SHERWIN WILLIAMS - DURATION ACRYLIC LATEX |      | 9W-2188 SHINGLE BROWN                    |                |
| ST-1     | STONE VENEER                                   | PRAIRIE STONE    | ROCK FACE |   |      | BUFF                                     |                |
| ST-2     | STONE CAP                                      | PRAIRIE STONE    | ROCK FACE |   |      | BUFF                                     |                |
| R-1      | TILE ROOF                                      | MONIER LIFE TILE | CLIFSIDE  |   |      | 9KU 1BCC53940E                           |                |
| M-1      | METAL CAP FLASHING                             |                  |           | BENJAMIN MOORE                            |      | FREDDY'S STANDARD CARNIVAL RED #23       |                |
| F-1      | AWNINGS -                                      | VINYL            |           |   |      | TRI VANTAGE NITE LITE COLOR 2603 (RED)   |                |
| F-2      | AWNINGS -                                      | VINYL            |           |   |      | TRI VANTAGE NITE LITE COLOR 2604 (WHITE) |                |
| P-1      | PAINTED STEEL FRAME                            |                  |           | BENJAMIN MOORE                            |      | FREDDY'S STANDARD CARNIVAL RED #23       |                |
| G-1      | STOREFRONT                                     |                  |           |   |      | CHAMPAGNE ALUMINUM WITH CLEAR GLAZING    |                |

Unofficial Copy

**FREDDY'S FROZEN CUSTARD & STEAKBURGERS**  
**CASTLE ROCK**  
 1346 NEW BEALE STREET  
 CASTLE ROCK, COLORADO 80108

PROJECT: **Freddy's FROZEN CUSTARD & STEAKBURGERS**

DATE: 12/04/12

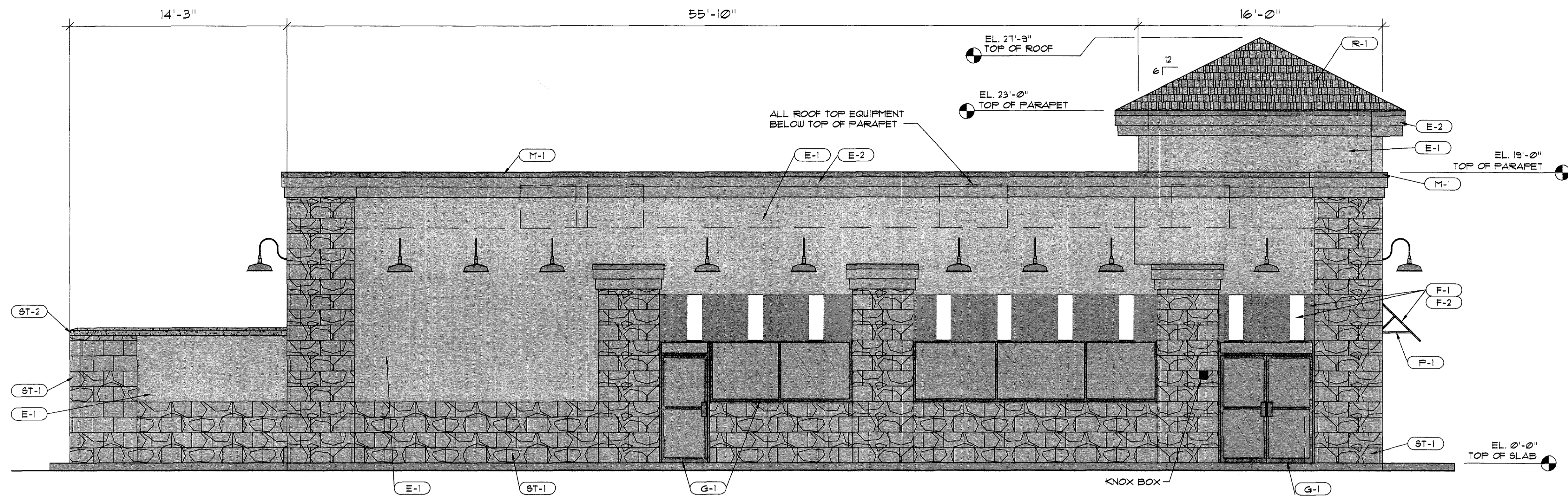
SCALE: 1/4" = 1'-0"

DRAWN: M.S.J.

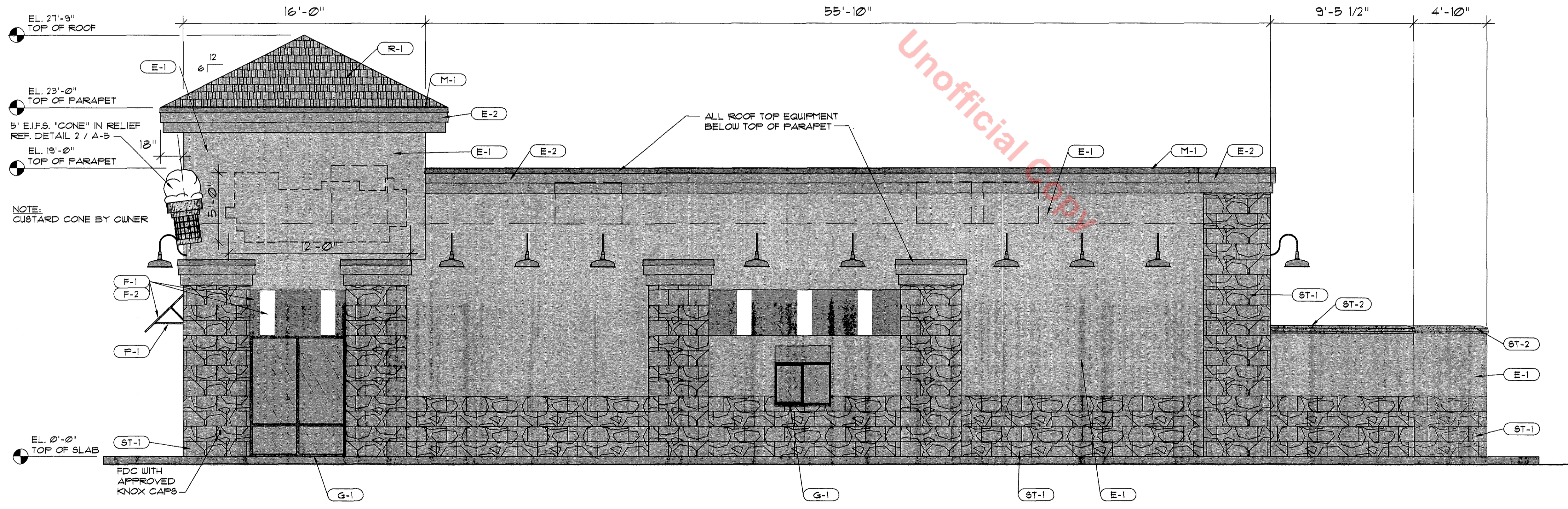
JOB:

SHEET: **A-5**

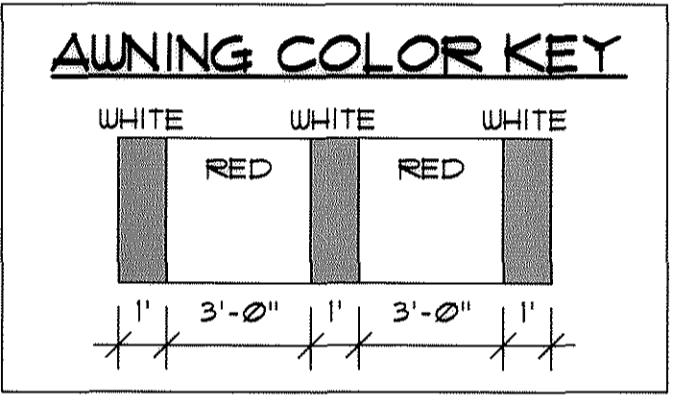
10 OF 13 SHEETS



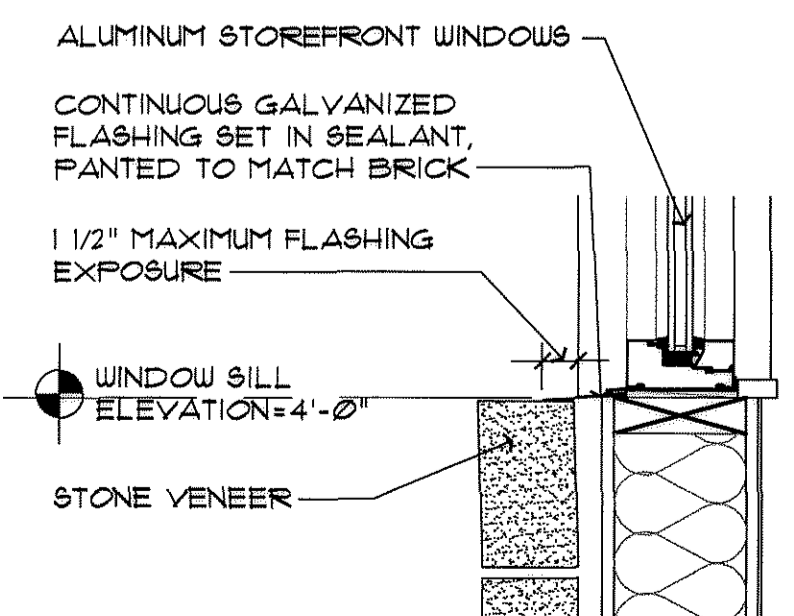
**A WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



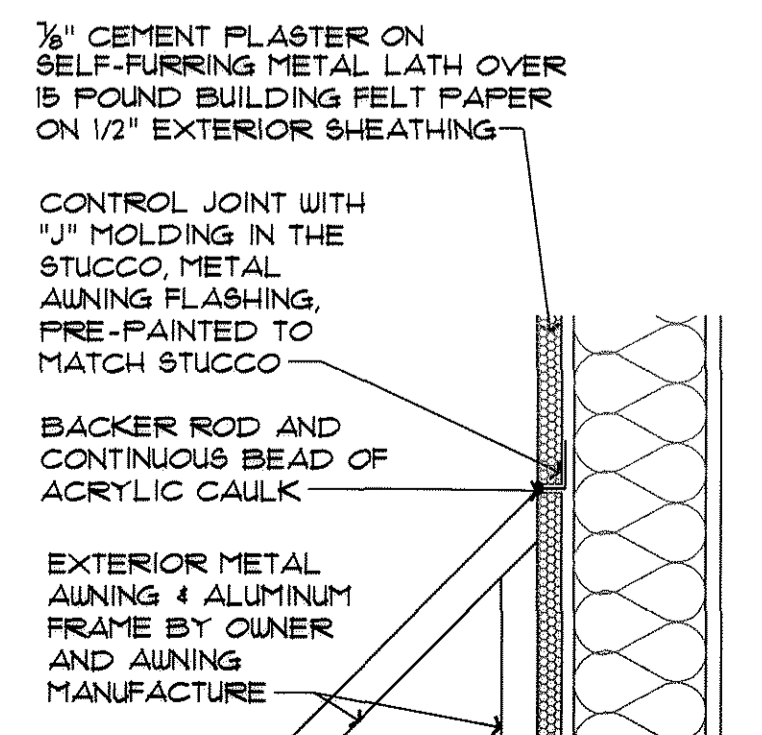
**B EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



WHITE AWNING MATERIAL IS: 20oz COOLEY WHITE  
RED AWNING MATERIAL IS: ORACAL TRANSLUCENT CAL 8500 - 028 CARDINAL RED



**1 FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"



**2 AWNING FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"

| ITEM No. | ITEM   | MANUFACTURER     | STYLE     | PAINT MANUFACTURER                        | SIZE | COLOR                                    | WEBSITE        |
|----------|--|------------------|-----------|---|------|--|----------------|
| E-1      | EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.) | DRYVIT           |           | SHERWIN WILLIAMS - DURATION ACRYLIC LATEX |      | 6W-2044 BEDOIN BEIGE                     | WWW.DRYVIT.COM |
| E-2      | EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.) | DRYVIT           |           | SHERWIN WILLIAMS - DURATION ACRYLIC LATEX |      | 6W-2188 SHINGLE BROWN                    |                |
| ST-1     | STONE VENEER                                   | FRAIRIE STONE    | ROCK FACE |   |      | BUFF                                     |                |
| ST-2     | STONE CAP                                      | FRAIRIE STONE    | ROCK FACE |   |      | BUFF                                     |                |
| R-1      | TILE ROOF                                      | MONIER LIFE TILE | CLIFSIDE  |   |      | 6KU IBCC53940E                           |                |
| M-1      | METAL CAP FLASHING                             |                  |           | BENJAMIN MOORE                            |      | FREDDY'S STANDARD CARNIVAL RED #23       |                |
| F-1      | AWNINGS -                                      | VINYL            |           |   |      | TRI VANTAGE NITE LITE COLOR 2603 (RED)   |                |
| F-2      | AWNINGS -                                      | VINYL            |           |   |      | TRI VANTAGE NITE LITE COLOR 2604 (WHITE) |                |
| P-1      | PAINTED STEEL FRAME                            |                  |           | BENJAMIN MOORE                            |      | FREDDY'S STANDARD CARNIVAL RED #23       |                |
| G-1      | STOREFRONT                                     |                  |           |   |      | CHAMPAGNE ALLUMINIUM WITH CLEAR GLAZING  |                |

REVISIONS BY

01/11/2013

**WILL HARRIS ARCHITECTS**  
2151 E. Beaver Lake Dr. SE  
Sammamish, WA 98075  
Ph: (425) 391-2321  
Fax (425) 391-2750

FREDDY'S FROZEN CUSTARD & STEAKBURGERS  
CASTLE ROCK  
1346 NEW BEALE STREET  
CASTLE ROCK, COLORADO 80108

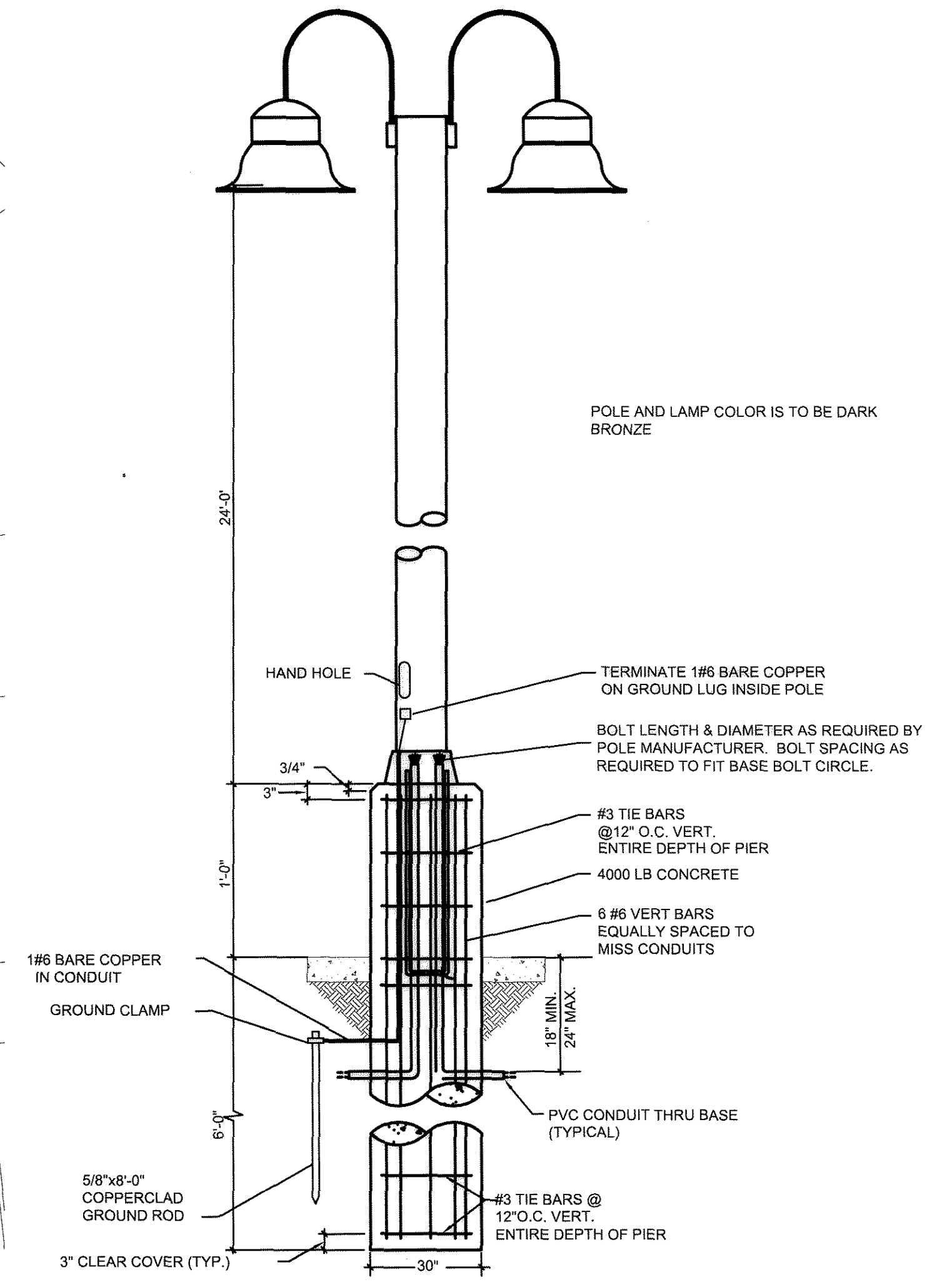
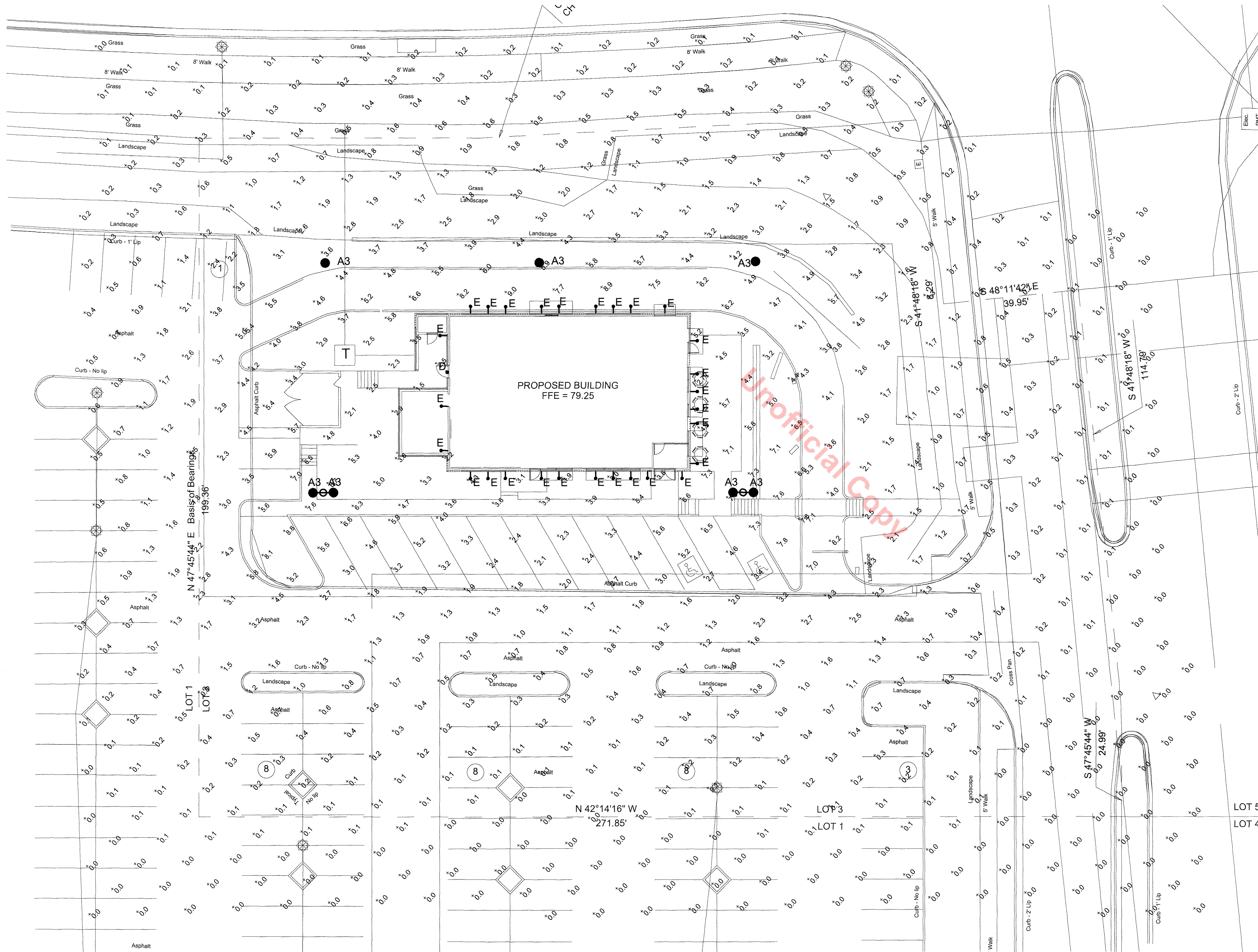
PROJECT: **Freddy's**  
FROZEN CUSTARD & STEAKBURGERS

DATE: 12/04/12  
SCALE: 1/4" = 1'-0"  
DRAWN: M.S.J.  
JOB:  
SHEET: **A-5.1**  
11 OF 13 SHEETS

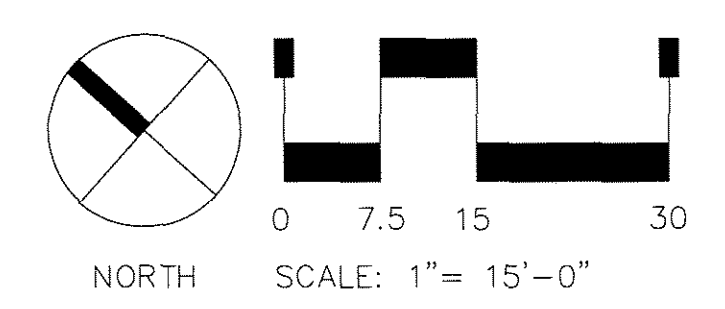
# FINAL PD SITE PLAN

## LOT 3, CASTLE PINES COMMERCIAL FILING NO. 10A

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**POLE FOUNDATION DETAIL FIXTURE "A3"**  
SCALE: NONE



**SHEET 12 OF 13**  
**SITE PHOTOMETRIC**  
issue date: OCTOBER 18, 2012  
revision date: JANUARY 22, 2013

| Calculation Summary    |             |       |      |     |     |         |         |
|------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label                  | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Drive Lane and Parking | Illuminance | Fc    | 2.97 | 7.3 | 0.4 | 7.43    | 18.25   |
| Drive Thru Lane        | Illuminance | Fc    | 5.68 | 9.0 | 3.6 | 1.58    | 2.50    |
| Interior Walks         | Illuminance | Fc    | 4.74 | 8.8 | 1.5 | 3.16    | 5.87    |
| Perimeter Prop Line    | Illuminance | Fc    | 0.64 | 5.9 | 0.0 | N.A.    | N.A.    |

### SITE PHOTOMETRIC PLAN

**PRIEST ENGINEERING, INC**  
MECHANICAL • ENGINEERS • ELECTRICAL  
6909 South Holly Circle, Suite 304  
Englewood, Colorado 80112  
Ph: (303) 773-8773 Fax: (303) 779-8333

PR5 - Aluminum Pole

5" ROUND (RD) POLE

Table with 4 columns: 1. BASE, 2. POLE, 3. OAH, 4. COLOR. Values include PR5, SR22-250, 22' (6.8m).

Table with 4 columns: 1. BASE, 2. POLE, 3. OAH, 4. COLOR. Lists various pole and arm configurations with dimensions and weights.

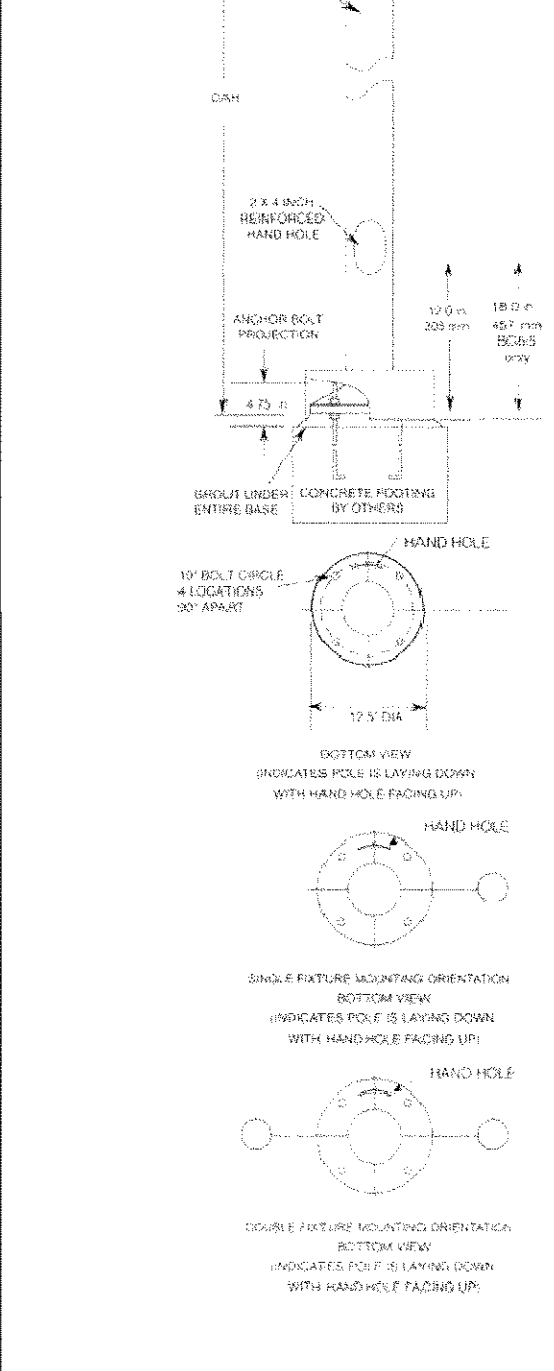
SPECIFICATIONS: Base shall be cast aluminum 6061 alloy... AAL recommends consulting a local engineer...

Table with 4 columns: 4. COLOR. Lists color options like AW7 (Anti-Static), BLX (Black), MTB (Matte Black), etc.

ARCHITECTURAL AREA LIGHTING: 16555 East Gale Ave., City of Industry, CA 91746. Includes contact info and copyright notice.

PR5 - Aluminum Pole

5" ROUND (RD) POLE



ARCHITECTURAL AREA LIGHTING: 16555 East Gale Ave., City of Industry, CA 91746. Includes contact info and copyright notice.

SLA7/SLA7(5)/SLA7-2/SLA7(5)-2 - Contemporary Arms

1 ARM, 2 COLOR

Table with 2 columns: 1. ARM, 2. COLOR. Values include SLA7, SLA7(5), SLA7-2, SLA7(5)-2.

SPECIFICATIONS: The arm shall be of one piece unthreaded aluminum construction... The arm shall slip over a 2 1/2 inch diameter pole...

Table with 2 columns: 2. COLOR. Lists color options like AW7 (Anti-Static), BLX (Black), MTB (Matte Black), etc.

ARCHITECTURAL AREA LIGHTING: 16555 East Gale Ave., City of Industry, CA 91746. Includes contact info and copyright notice.

TRP TRAPEZOID

ARCHITECTURAL WALLPACK

Table with 4 columns: Cat.#, Job, Type, Approvals. Values include Job, D, and Hubbell logo.

APPLICATIONS: Architectural wallpack stylish Trapezoid shape with molded lines... SPECIFICATIONS: Full cut-off, dark sky, neighbor friendly...

ORDERING INFORMATION: ORDERING EXAMPLE: TRP-1509P-FT-82-EM. Includes detailed ordering table with columns for Series, Wattage, Voltage, Distribution, Finish, Options.

UCL - Universe Large Housing Scale

1200W 277V

Table with 8 columns: 1. LUMINAIRE, 2. LUMINOUS/HOOD, 3. OPTIONS, 4. COLOR, 5. HOOD, 6. MOUNTING. Values include UCL, BEL, H3, 400, DBZ.

SPECIFICATIONS: The fixture shall consist of die cast aluminum door frame and ring assembly... The door frame shall be hinged to the ring...

ARCHITECTURAL AREA LIGHTING: 16555 East Gale Ave., City of Industry, CA 91746. Includes contact info and copyright notice.

UCL - Universe Large Housing Scale

1200W 277V

Table with 8 columns: 1. LUMINAIRE, 2. LUMINOUS/HOOD, 3. OPTIONS, 4. COLOR, 5. HOOD, 6. MOUNTING. Values include UCL, BEL, H3, 400, DBZ.

SPECIFICATIONS: The fixture shall consist of die cast aluminum door frame and ring assembly... The door frame shall be hinged to the ring...

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UCL H3 250MH

WATTAGE: 295 LUMEN OUTPUT: 15141 EFFICACY: 71.2

Table with 4 columns: DIMENSIONS, HOOD, 4 LUMINOUS WINDOW (WIN), 4 LUMINOUS RINGS (RNG), 4 VERTICAL SLOTS (VSL), 4 LUMINOUS RINGS (LUM).

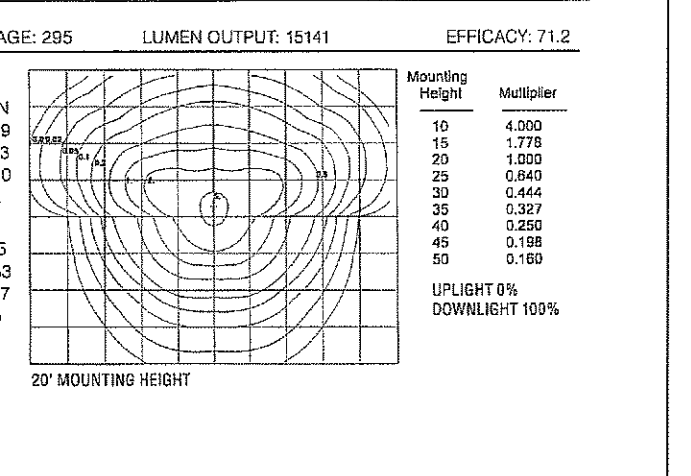


Table with 4 columns: DIMENSIONS, HOOD, 4 LUMINOUS WINDOW (WIN), 4 LUMINOUS RINGS (RNG), 4 VERTICAL SLOTS (VSL), 4 LUMINOUS RINGS (LUM).

TMS LIGHTING

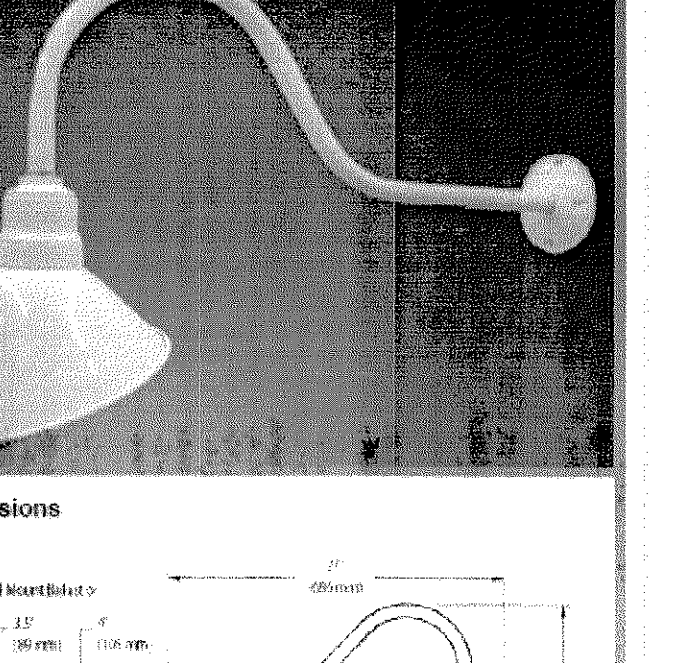
Sign 5 Floodlight

Features: Asymmetrical reflector provides uniform coverage... Applications: The Sign 5 floodlight is ideal for illuminating signage at close or medium range...

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Photometric Data

IES NEMA Type: TH X7V



Warranty: TMS Lighting offers this product with a limited warranty for a period of five (5) years from the date of purchase.

Product Key

1. Lamp, 2. Voltage, 3. Finish, 4. Options

North America: CF electronic ballast supplied; 5-KL MH magnetic ballast supplied; 5-AM/LED driver supplied.

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Luminaire Schedule

Table with 7 columns: Symbol, Qty, Label, Arrangement, Total Lamp Lumens, Lum. Lumens, LFLF, Description.

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