

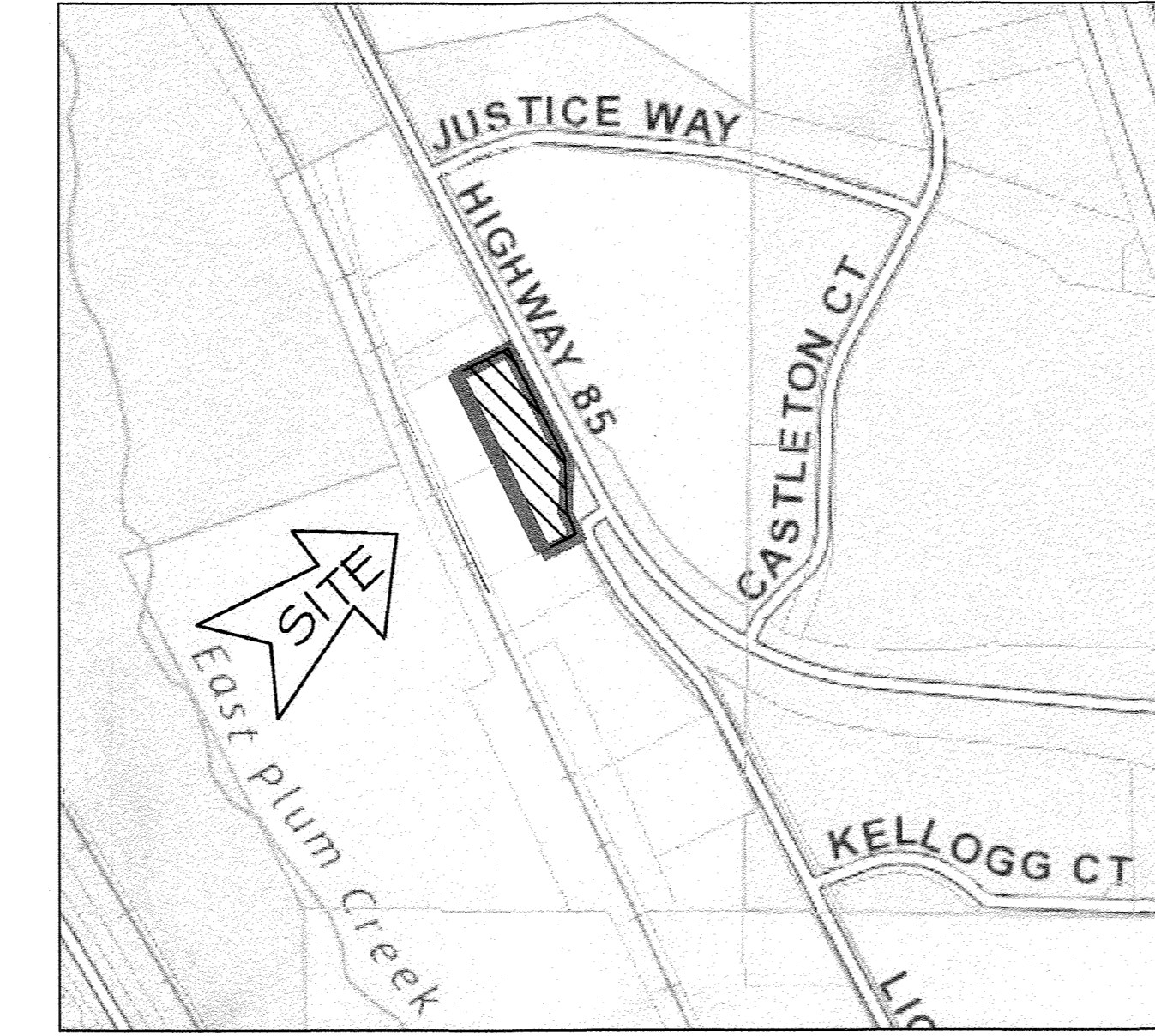
SITE DEVELOPMENT PLAN AMENDMENT NO.1

CASTLE ROCK INDUSTRIAL PARK

LOT 1A, CASTLE ROCK INDUSTRIAL PARK, AMENDMENT NO. 1 AND LOT 2, CASTLE ROCK INDUSTRIAL PARK  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

- 1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- 2. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- 3. The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- 4. According to FEMA Flood Insurance Rate Map for Douglas County, Colorado Map Number 08035C0188G, last revised on March 16, 2016, the site lies within zone X, "Area of Minimal Flood Hazard".
- 5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- 6. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- 7. Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- 8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- 9. All Utility, Drainage, Sidewalk and Emergency Access Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock by separate document.
- 10. This site is zoned I-2.



VICINITY MAP  
NORTH

LEGAL DESCRIPTION:

LOTS 1A CASTLE ROCK INDUSTRIAL PARK AMENDMENT NO. 1 AND LOT 2, CASTLE ROCK INDUSTRIAL PARK

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK INDUSTRIAL PARK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 23RD DAY OF AUGUST, 2018 AT RECEPTION NO. 2018051409 AND ACCORDINGLY 6.34 SFE ARE DEBITED FROM THE WATER BANK.

SHEET INDEX

- 1 of 9 COVER SHEET
- 2 of 9 SITE PLAN
- 3 of 9 GENERAL GRADING PLAN
- 4 of 9 GENERAL UTILITIES PLAN
- 5 of 9 CONCEPTUAL LANDSCAPE PLAN
- 6 of 9 GENERAL LIGHTING PLAN
- 7 of 9 SITE AND LIGHTING DETAILS
- 8 of 9 EXTERIOR ELEVATIONS BUILDING 1
- 9 of 9 EXTERIOR ELEVATIONS BUILDING 2

BENCHMARK:

DCBM 2011031, ELEVATION = 6089.99 (NAVD88)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF THE SUBJECT PROPERTY BEARS S27°58'00"E.

Zoning Comparison table with columns for Zoning, Requirement, LOT 1-A, LOT 2, LOT 3, LOT 4, and TRACT A. Includes rows for Building, Project, Building Square Footage, Permitted Uses, Maximum Lot Coverage, Minimum front yard setback, Minimum rear yard setback, Minimum side yard setback, Minimum height, Minimum Parking Spaces, and Min. ADA Parking spaces.

Site Utilization by Lot table with columns for Lot, Requirement, LOT 1-A, LOT 2, LOT 3, LOT 4, and TRACT A. Includes rows for Building Coverage, Parking Coverage, Street Coverage, Landscape/Open Space Coverage, Other Coverage, and Total.

\* VARIANCE TO REDUCE PARKING REQUIREMENT BY ONE SPACE GRANTED VIA TCV18-0037.

- 11. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
- 12. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- 13. Retaining walls, sections of retaining walls 4-feet in height or higher or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock prior to the issuance of the Public Works Permit.
- 14. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.

FIRE NOTES

- 1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- 2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- 3. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- 4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- 5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- 6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- 7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- 8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP17-0006 ( RECEPTION # 2018058718) IS TO:  
1) REPLAT LOT 1 TO LOT 1-A TO INCORPORATE A CDOT PARCEL, INCREASE THE BUILDING SIZE, AND REMOVE STREET TREES FROM SIGHT DISTANCE TRIANGLE.  
2) REVISE THE NORTH ELEVATION OF BUILDING 2 ON LOT 2.

PROJECT CONTACTS:

Table with columns for APPLICANT/OWNER, APPLICANT/OWNER, PLANNER, ARCHITECT, CIVIL ENGINEER, LANDSCAPE ARCHITECT, and SURVEYOR, listing names and contact information for each role.

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.  
SIGNED THIS 21st DAY OF August, 2019  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2019 BY Michael S. Humphrey AS Manager OF POLO PROPERTY HOLDINGS, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MEGAN L BERGER  
Notary Public - State of Colorado  
Notary ID 20084027075  
My Commission Expires May 23, 2021  
MY COMMISSION EXPIRES: May 23, 2021

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.  
SIGNED THIS 1st DAY OF September, 2019  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2019 BY Michael S. Humphrey AS Manager OF POLO PROPERTY HOLDINGS, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MEGAN L BERGER  
Notary Public - State of Colorado  
Notary ID 20084027075  
My Commission Expires May 23, 2021  
MY COMMISSION EXPIRES: May 23, 2021

TITLE CERTIFICATION  
I, Jennifer Williams, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, 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.  
SIGNED THIS 22nd DAY OF August, 2019  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2019 BY Jennifer Williams AS AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company  
WITNESS MY HAND AND OFFICIAL SEAL.  
SUSAN L GEBEK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 087403885  
MY COMMISSION EXPIRES MAY 28, 2021  
MY COMMISSION EXPIRES: May 28, 2021

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 HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED 11:57 AM AT RECEPTION NO. 2018061874, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.  
SIGNED THIS 29th DAY OF August, 2019  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF August, 2019 BY Matthew H. Vesgaard AS AUTHORIZED REPRESENTATIVE OF Verus Bank of Commerce.  
WITNESS MY HAND AND OFFICIAL SEAL.  
BARBARA J VAN EVERY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 1066413870  
MY COMMISSION EXPIRES AUG 19, 2020  
MY COMMISSION EXPIRES: August 19, 2020

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 DAY OF September 20, 2019.  
DIRECTOR OF DEVELOPMENT SERVICES  
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 10:57 AM ON THE 10th DAY OF September, 2019 AT RECEPTION NO. 2019056268.  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Sandra C. Sealey  
DEPUTY

SURVEYOR'S CERTIFICATE  
I, ROBERT FREE, 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.  
REGISTERED LAND SURVEYOR  
DATE: 8-22-19  
CIVIL ENGINEER'S CERTIFICATE  
I, GREG KELLY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
REGISTERED PROFESSIONAL ENGINEER  
DATE: 08/22/2019

APERIO  
Property Consultants, llc  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000  
COVER SHEET  
1 OF 9  
08-07-19  
CASTLE ROCK INDUSTRIAL PARK SITE DEVELOPMENT PLAN LOT1 AMENDMENT NO. 1 - PROJECT NO. SDP19-0005

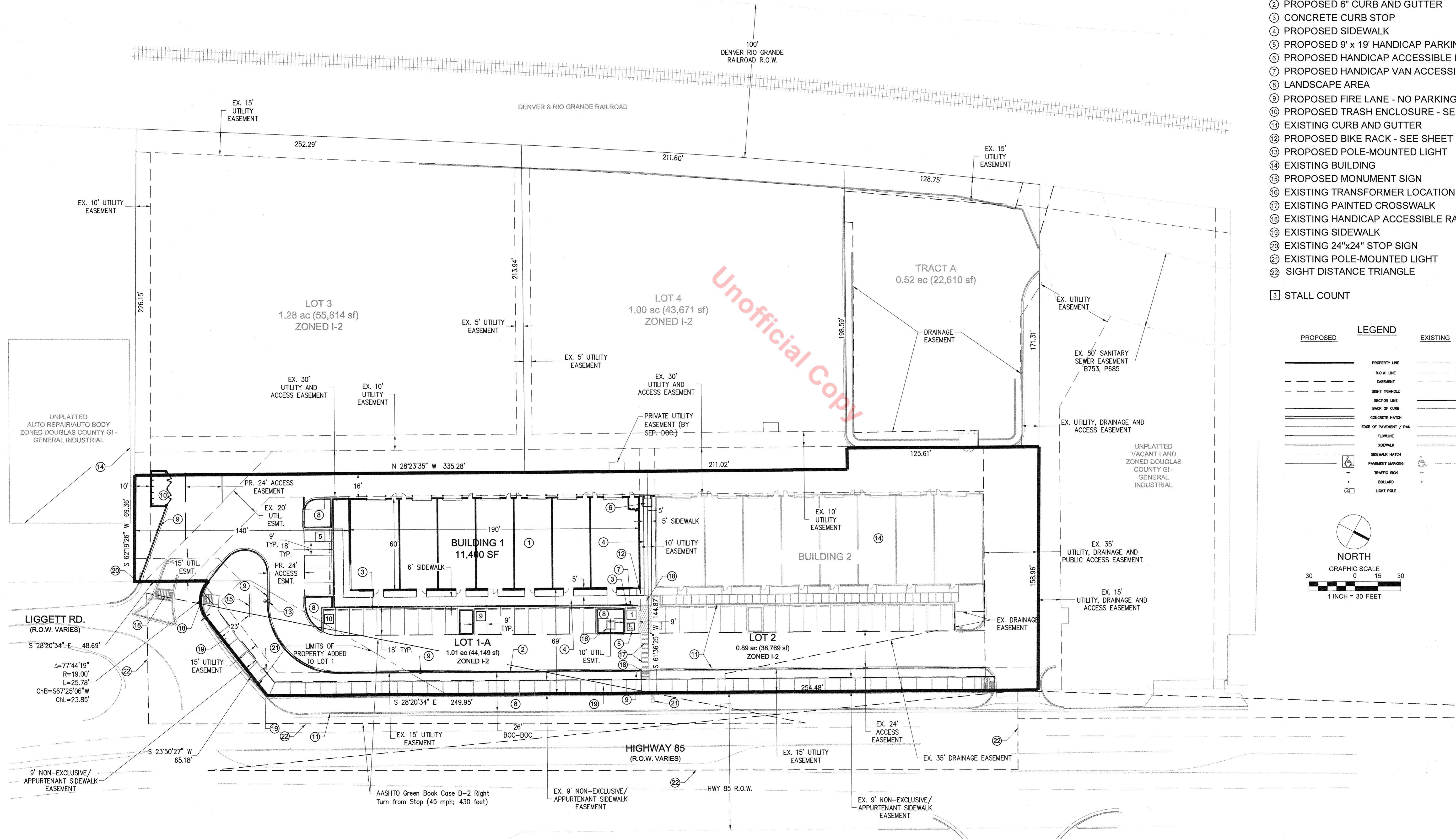
SITE DEVELOPMENT PLAN AMENDMENT NO.1

# CASTLE ROCK INDUSTRIAL PARK

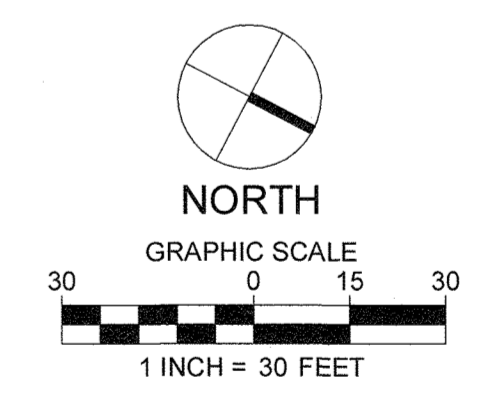
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN KEYNOTES

- ① PROPOSED BUILDING
  - ② PROPOSED 6" CURB AND GUTTER
  - ③ CONCRETE CURB STOP
  - ④ PROPOSED SIDEWALK
  - ⑤ PROPOSED 9' x 19' HANDICAP PARKING STALL
  - ⑥ PROPOSED HANDICAP ACCESSIBLE RAMP
  - ⑦ PROPOSED HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
  - ⑧ LANDSCAPE AREA
  - ⑨ PROPOSED FIRE LANE - NO PARKING SIGN
  - ⑩ PROPOSED TRASH ENCLOSURE - SEE SHEET 8 FOR DETAILS
  - ⑪ EXISTING CURB AND GUTTER
  - ⑫ PROPOSED BIKE RACK - SEE SHEET 8 FOR DETAILS
  - ⑬ PROPOSED POLE-MOUNTED LIGHT
  - ⑭ EXISTING BUILDING
  - ⑮ PROPOSED MONUMENT SIGN
  - ⑯ EXISTING TRANSFORMER LOCATION
  - ⑰ EXISTING PAINTED CROSSWALK
  - ⑱ EXISTING HANDICAP ACCESSIBLE RAMP
  - ⑲ EXISTING SIDEWALK
  - ⑳ EXISTING 24"x24" STOP SIGN
  - ㉑ EXISTING POLE-MOUNTED LIGHT
  - ㉒ SIGHT DISTANCE TRIANGLE
- ③ STALL COUNT



PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT	
	SIGHT TRIANGLE	
	SECTION LINE	
	BACK OF CURB	
	CONCRETE HATCH	
	EDGE OF PAVEMENT / PAV FLOWLINE	
	SIDEWALK	
	SIDEWALK HATCH	
	PAVEMENT MARKING	
	TRAFFIC SIGN	
	BOLLARD	
	LIGHT POLE	



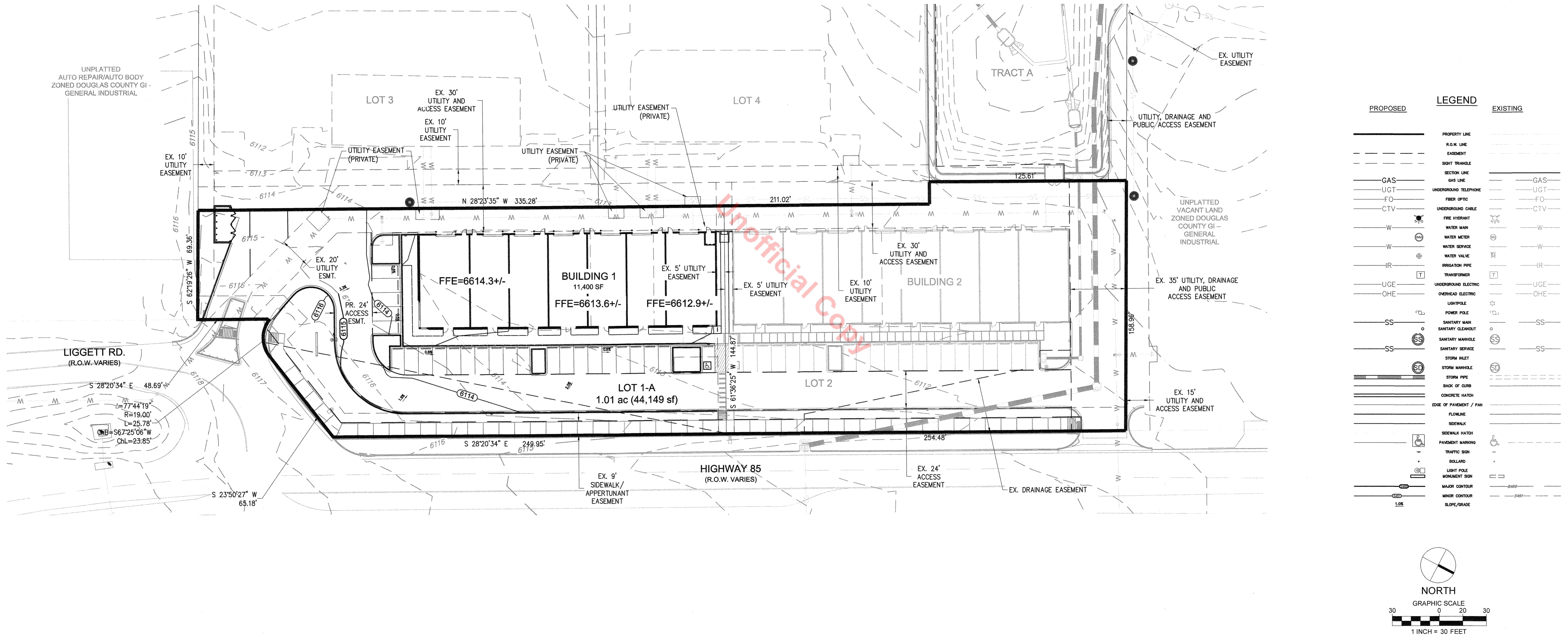
**Aperio**  
 Property Consultants, llc  
 4032 DEFOE ST.  
 STRASBURG, CO 80136  
 PHONE 303.317.3000

SITE PLAN

SITE DEVELOPMENT PLAN AMENDMENT NO.1

# CASTLE ROCK INDUSTRIAL PARK

LOT 1A, CASTLE ROCK INDUSTRIAL PARK, AMENDMENT NO. 1 AND LOT 2, CASTLE ROCK INDUSTRIAL PARK  
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	R.O.W. LINE	---
---	EASEMENT	---
---	SHOT TRIANGLE	---
---	SECTION LINE	---
---	GAS LINE	---
---	UGT	---
---	FIBER OPTIC	---
---	UNDERGROUND CABLE	---
---	FIRE HYDRANT	---
---	WATER MAIN	---
---	WATER METER	---
---	WATER SERVICE	---
---	WATER VALVE	---
---	IRRIGATION PIPE	---
---	TRANSFORMER	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	LIGHT POLE	---
---	POWER POLE	---
---	SANITARY MAIN	---
---	SANITARY CLEANOUT	---
---	SANITARY MANHOLE	---
---	SANITARY SERVICE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BACK OF CURB	---
---	CONCRETE HATCH	---
---	EDGE OF PAVEMENT / PAV	---
---	FLOWLINE	---
---	SIDEWALK HATCH	---
---	PAVEMENT MARKING	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	LIGHT POLE	---
---	MONUMENT SIGN	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	SLOPE/GRADE	---

**KELLY DEVELOPMENT SERVICES, LLC**  
 9301 SCRUB OAK DR  
 LONE TREE, CO 80124  
 303-888-6338  
 greg@kellydev.com

## GENERAL GRADING PLAN



# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 CASTLE ROCK INDUSTRIAL PARK

LOT 1A, CASTLE ROCK INDUSTRIAL PARK, AMENDMENT NO. 1 AND LOT 2, CASTLE ROCK INDUSTRIAL PARK  
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## Commercial Landscape Site Inventory



Town of Castle Rock Registered Professional Thomas R. Jump  
 Town of Castle Rock Registration # 12035 State of Colorado License Landscape Architect # 150  
 Company Name Jump Design Company Address 1733 S. Clarkson St. Denver, CO 80210-3227  
 Phone 303-282-0463 Email tomj@jumpdesignco.com Date 5/23/2019  
 PROJECT NAME Castle Rock Business Center

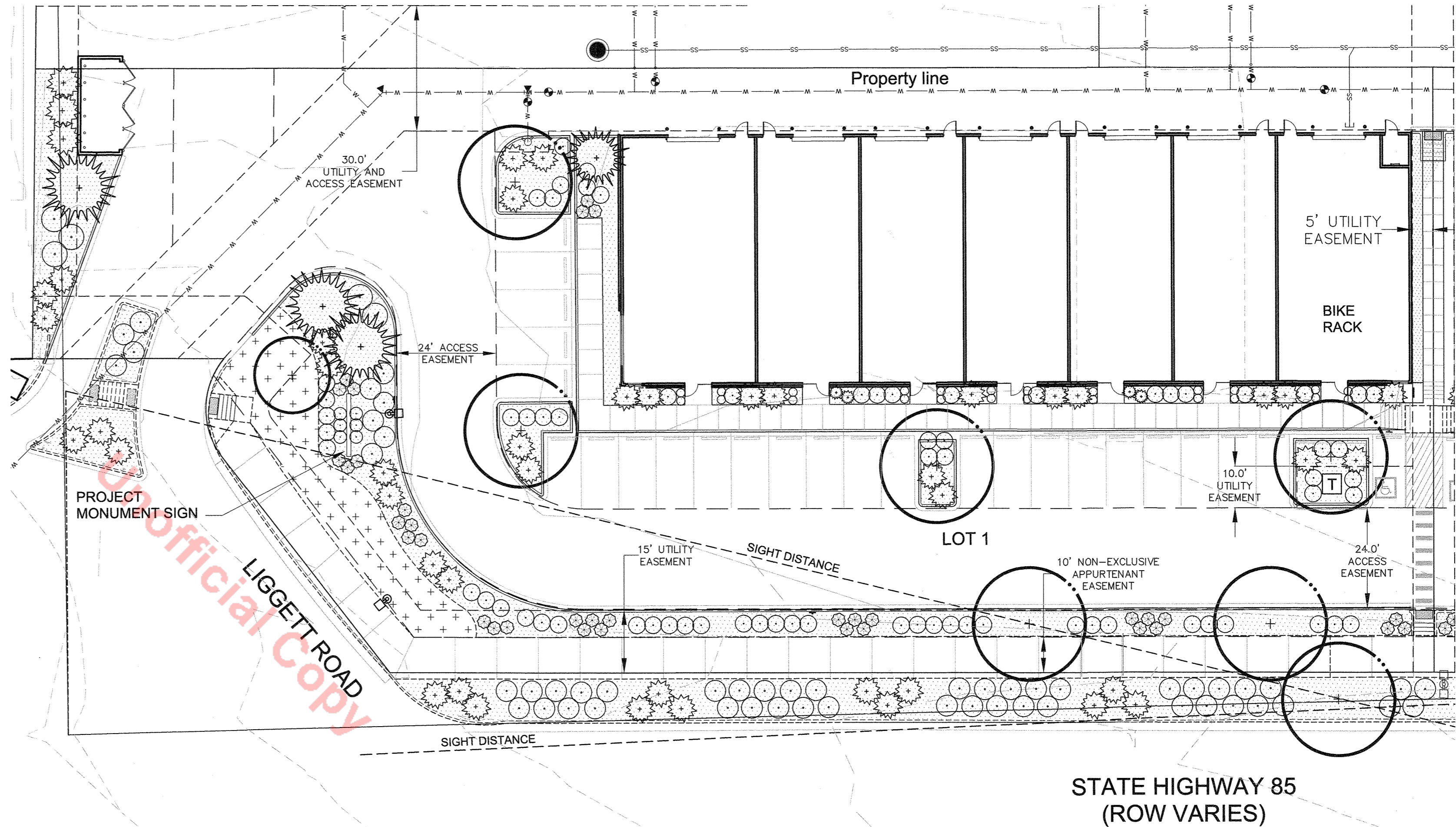
### LOT 1

Gross Site Area	Landscape Area in Sq. ft. (10% Req'd.)	Turfgrass- List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs Provided	Soil Prep Amounts (3 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections
44,149 s.f. 1.01 Ac.	12,574 s.f. (28.4%) Irrig. Area: 9,411 s.f. (75.0%)	1195 s.f. (9.2%) Low Growth Seed Mix w supplemental irrigation		9 / 11**	11**	51	218	39 C.Y.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot & Drives Area (in Sq. Ft.)	Parking Lot Landscape Area in Sq. ft. (10% min.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs Provided
20,175 s.f.	2,002 s.f. (10.0%)	26		4	8+ varies	4	4	10	29

\*\* = 2 EXTRA TREES REQUIRED PER TCV 18-0038.

### CONCEPTUAL LANDSCAPE PLAN STANDARD 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.



### STREETSCAPE

Street	Total LF	Trees Req'd / Prov.	Shrubs Req'd / Prov.
Hwy. 85	250	7 / 1*	28 / 88
Liggett Rd.	95	3 / 0*	12 / 32

\* = Street trees removed from sight distance triangles at the request of TOCR Public Works Dept. Additional shrubs have been added to compensate per TCV 19-0030.

### HYDROZONE LEGEND

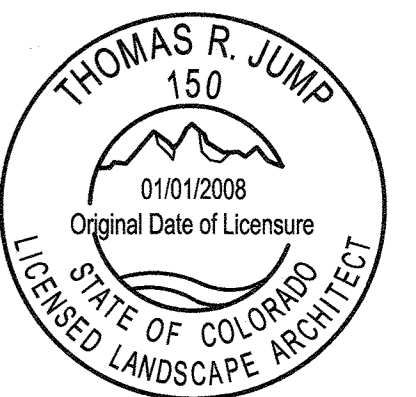
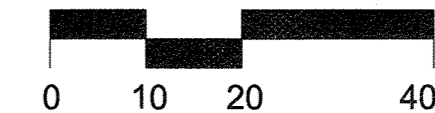
[L]	LOW HYDROZONE	[Pattern]
[VL]	VERY LOW HYDROZONE	[Pattern]

### LEGEND

[Symbol]	DECIDUOUS TREE	
[Symbol]	ORNAMENTAL TREE	
[Symbol]	EVERGREEN TREE	
[Symbol]	DECIDUOUS SHRUB	
[Symbol]	EVERGREEN SHRUB	
[Symbol]	ORNAMENTAL GRASS	
[Symbol]	3/4" CRUSHED GRANITE MULCH PLANTING BED	[L]
[Symbol]	EDGER	
[Symbol]	LOW GROW SEED MIX	[VL]



SCALE 1" = 20'



### LANDSCAPE ARCHITECT

Thomas R. Jump  
 Castle Rock Reg. #12035  
 State Registration #150

**Jump Design Company**  
 PLANNING & LANDSCAPE ARCHITECTURE  
 1733 S. Clarkson Street  
 Denver, Colorado 80210  
 303.282.0463 fax 282.0473  
 info@jumpdesignco.com

## LANDSCAPE PLAN


5 OF 9  
 08-07-19

SITE DEVELOPMENT PLAN AMENDMENT NO.1

# CASTLE ROCK INDUSTRIAL PARK

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### D-Series Size 0 LED Area Luminaire



**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.09m<sup>2</sup>)  
 Length: 26" (660mm)  
 Width: 13" (330mm)  
 Height: 7" (178mm)  
 Weight (max): 16 lbs (7.2kg)

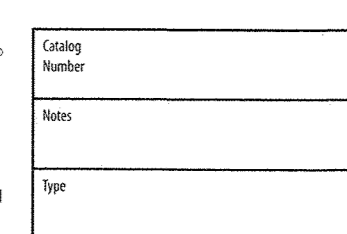
**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

Code	Description	Options	Notes
DSX0 LED	Forward optics	30K 3000K	T15 Type I short
P1	P6	40K 4000K	T35 Type I short
P2	P5	50K 5000K	T2M Type I medium
P3	P6	JAMPK Amber phosphor coated	T35 Type I medium
PR1	P6	JAMPK Amber phosphor coated	T35 Type I short
PR2	P12		T35 Type I short
PR3	P12		T35 Type I short

**Shipping Information**

Code	Description	Options	Notes
SP1	SPA		Standard
SP2	SPB		Standard
SP3	SPC		Standard
SP4	SPD		Standard
SP5	SPM		Standard
SP6	SPN		Standard
SP7	SPV		Standard
SP8	SPW		Standard
SP9	SPX		Standard
SP10	SPY		Standard

### A-1 POLE-MOUNTED FIXTURE



**Features & Specifications**

**INTENDED USE** — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

**CONSTRUCTION** — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate change without cracking or peeling.

**OPTICS** — High-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.

**ELECTRICAL** — Fixture operates at 120 volts, 60 Hz.

**INSTALLATION** — Mounts easily to existing junction box (by others).

**LISTINGS** — UL Listed to U.S. and Canadian safety standards for wet locations.


**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/customer-service/terms\\_and\\_conditions.asp](http://www.lithonia.com/customer-service/terms_and_conditions.asp)

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

### SLIM18N



**Project:** UNPLANNED AUTO REPAIR/AUTO BODY ZONED DOUGLAS COUNTY GI - GENERAL INDUSTRIAL

**Type:** Outdoor

**Prepared By:** [Blank]

**Date:** [Blank]

**Driver Info**

Type:	Constant Current	Watts:	18W
120V:	0.18A	Color Temp:	4000K (Neutral)
208V:	0.11A	Color Accuracy:	72 CRI
240V:	0.09A	L70 Life Expect:	100,000
277V:	0.08A	Lumens:	2,565
Input Watts:	21W	Efficiency:	122 LPW
	80%		

**LED Info**

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or up-light.

Color: Bronze Weight: 4.3 lbs

**Technical Specifications**

**Listings:** UL Listed for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**UL Listed:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

**ADA Compliant:** IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**Electrical:** THD: 13.9% at 120V

**Driver:** Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV surge protection, 120V, 0.19A, 208V, 0.11A, 240V, 0.10A, 277V, 0.09A

**Construction:** IP Rating: Ingress Protection rating of IP68 for dust and water

**Cold Weather Starting:** Minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:** Suitable for use in 40°C (104°F)

**Optical:** BUG Rating: 81 LU GO

**Color Consistency:** 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:** LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

**Color Uniformity:** RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SLS) Products, ANSI C78.377, 2017.

**Patents:** The design of the SLIM™ is protected by patents in U.S., Pat 5,981,866, and pending patents in Canada, China, Taiwan and Mexico.

**LED Replacement Range:** Replaces 100W incandescent

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Other:** Formulated for high-durability and long lasting color.

**Green Technology:** Mercury and UV-free. RoHS compliant components.

**LED Characteristics:** LED: Multi-chip, long-life LED

**Finish:** Formulated for high-durability and long lasting color.

**Reflector:** Specular thermoplastic

**Gaskets:** High-temperature silicone

**Finish:** Formulated for high-durability and long lasting color.

**Other:** Formulated for high-durability and long lasting color.

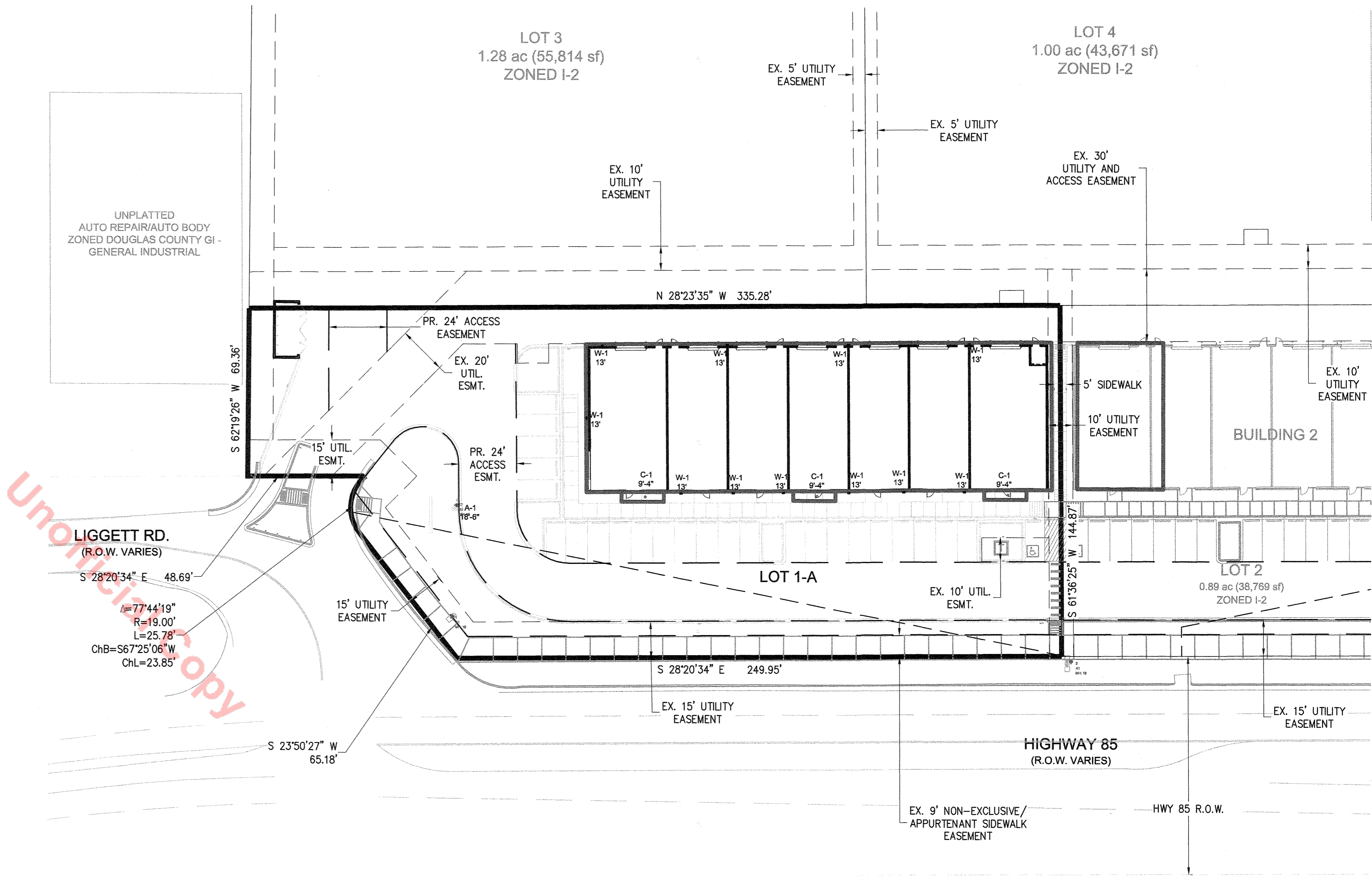
### W-1 BUILDING-MOUNTED FIXTURE



**Ordering Information** All configurations of this product are considered "standard" and have short lead times. Example: W-1 15 00B

Series	Light Engine	Color Temperature (CCT)	Voltage	Finish
W-1	15	(blank) 4000K	(blank) 120V	00B dark bronze WH white

**Notes:** 1. Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

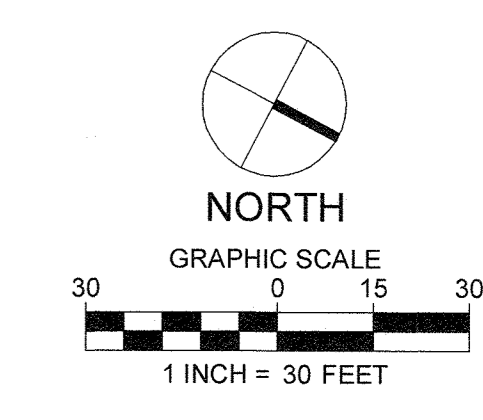


**LIGHTING PLAN GENERAL NOTES:**

- LIGHTING OF THE EXTERIOR IS TO PROVIDE SAFETY FOR THE TENANTS/OWNERS OF THE UNITS.
- ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITHIN THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES. PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM. POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN.
- ALL EXTERIOR LIGHTING FIXTURES ARE DARK SKY COMPLIANT AND THE DESIGN INTENT IS TO MITIGATE LIGHT FROM LEAVING THE PROPERTY BOUNDARIES.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	DESCRIPTION	BUG RATING
	1	A-1	38W SINGLE - DSX0 LED P1 40K T3S MVOLT	B1-U0-G1
	3	C-1	17W CANOPY - OLCFM 15DDB	B1-U2-G1
	11	W-1	21W WALL-PACK - SLIM18N - NEUTRAL - RAB04258M	B1-U1-G0

\*MOUNTING HEIGHTS AS SHOWN ON PLAN



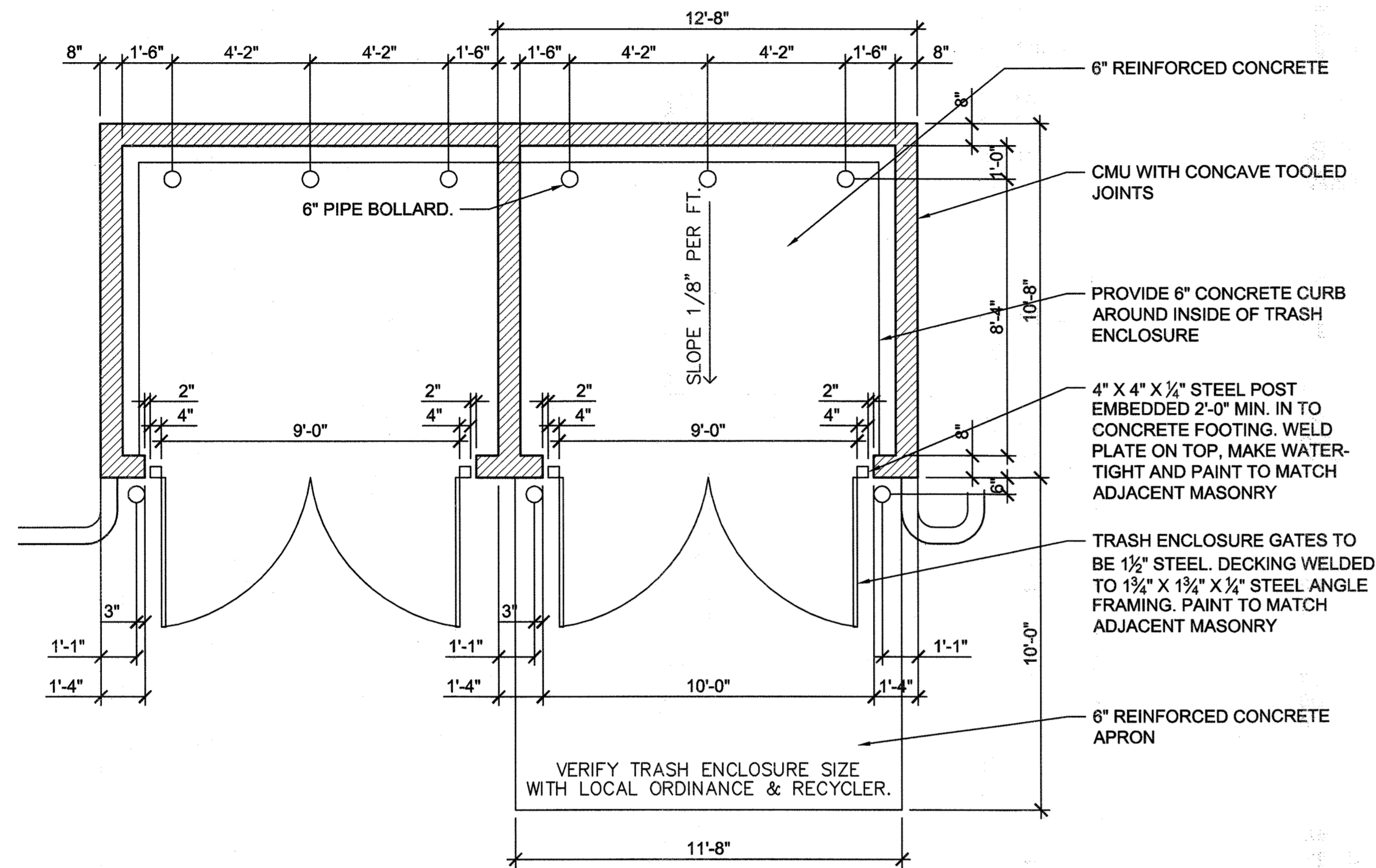
## GENERAL LIGHTING PLAN

6 OF 9  
08-07-19

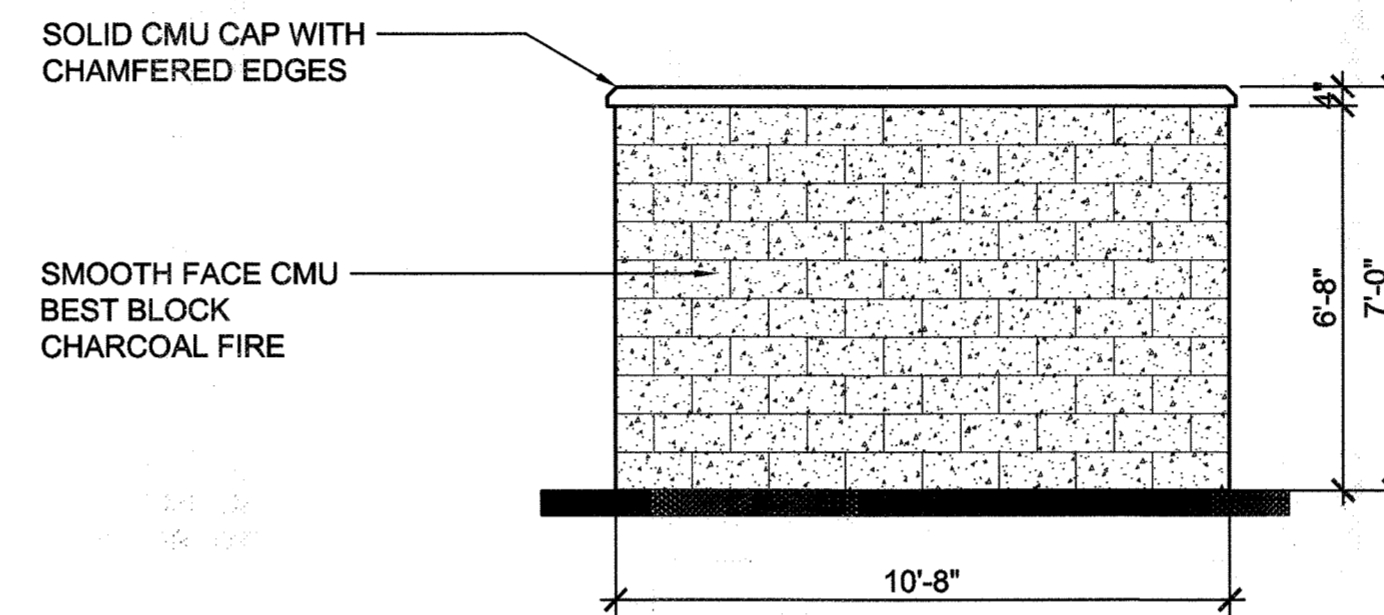
SITE DEVELOPMENT PLAN AMENDMENT NO.1

# CASTLE ROCK INDUSTRIAL PARK

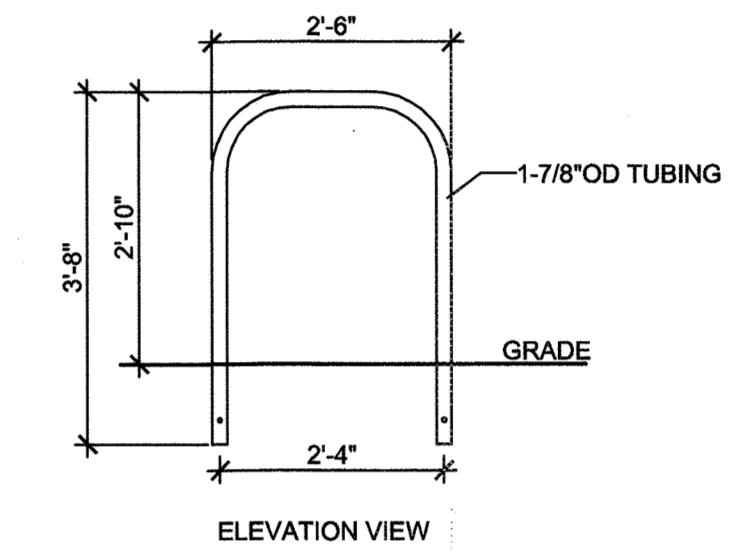
LOT 1A, CASTLE ROCK INDUSTRIAL PARK, AMENDMENT NO. 1 AND LOT 2, CASTLE ROCK INDUSTRIAL PARK  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TRASH ENCLOSURE PLAN

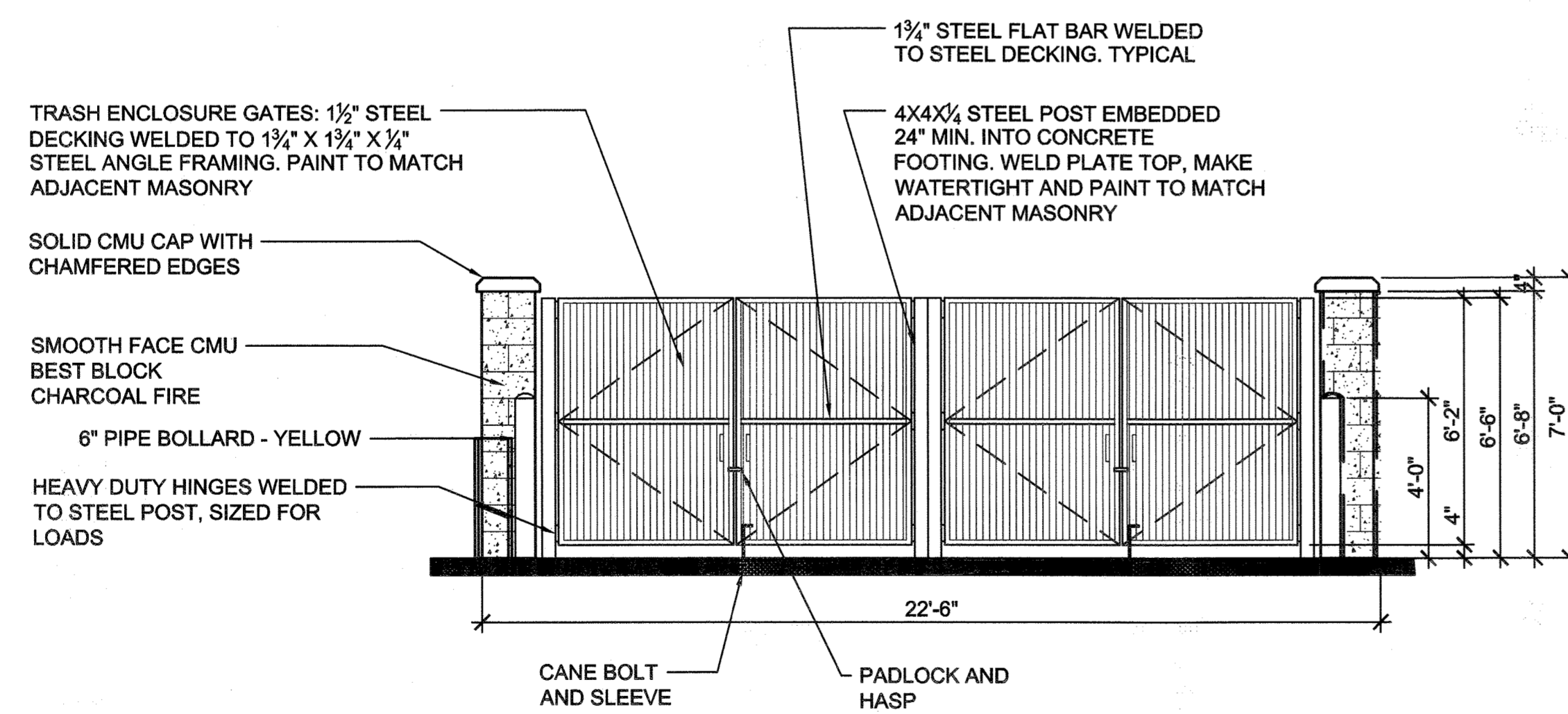


TRASH ENCLOSURE ELEVATION REAR AND SIDES



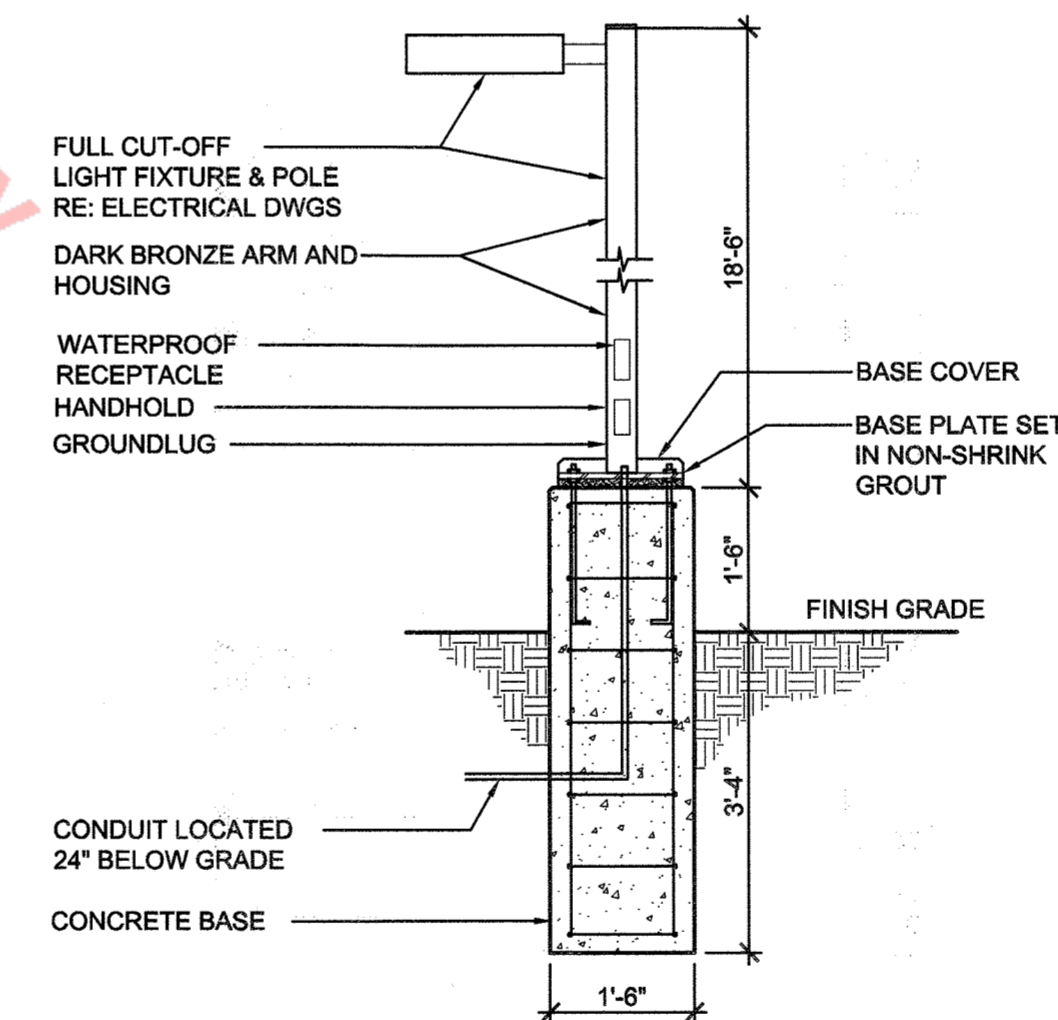
PRODUCT: UX190-IG(SF,SG)  
 DESCRIPTION: U' BIKE RACK  
 2 BIKE, SURFACE OR IN GROUND MOUNT

BIKE RACK

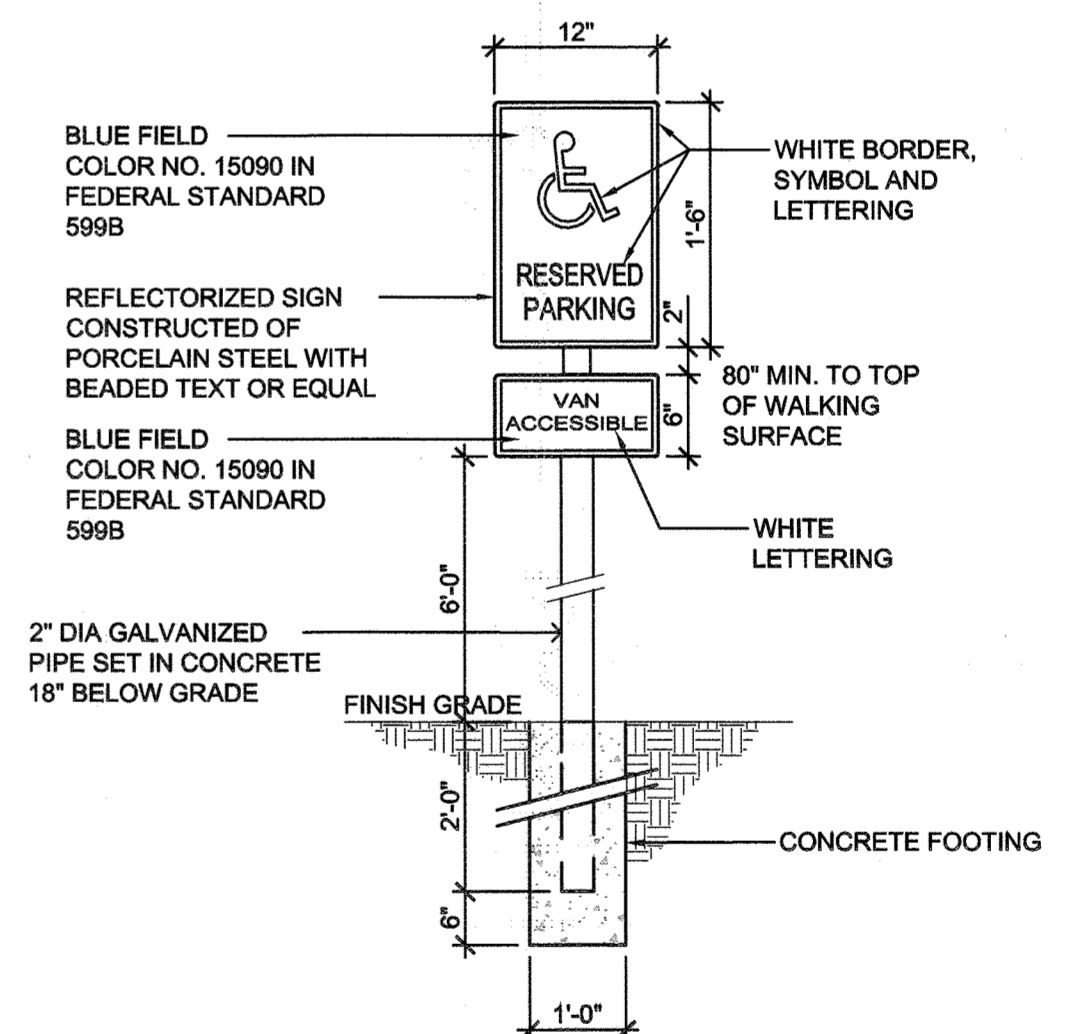


TRASH ENCLOSURE ELEVATION - FRONT

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SITE POLE-MOUNTED LIGHT



ACCESSIBLE PARKING SIGN



