

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

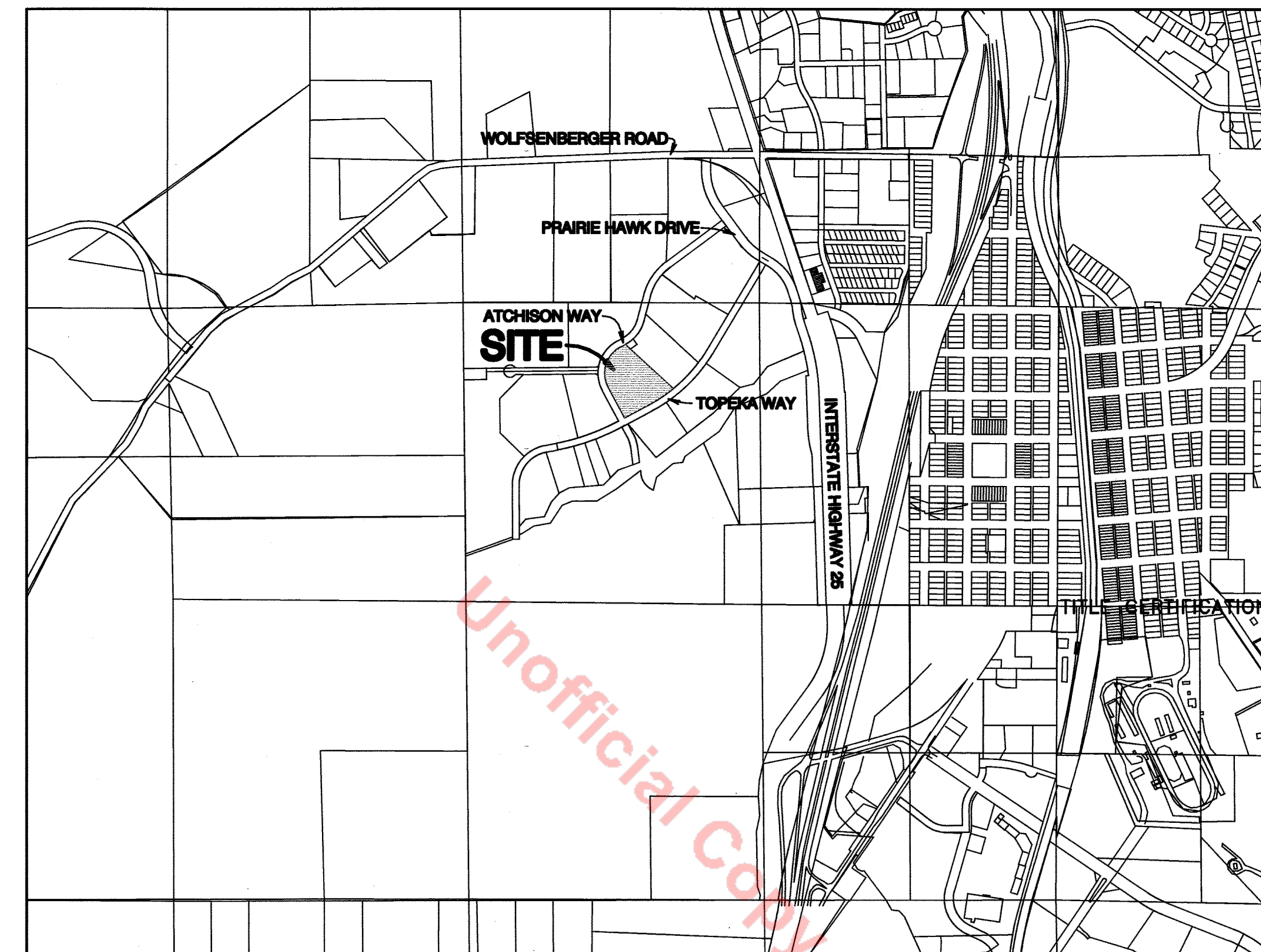
SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- ACCORDING TO FEMA PRELIMINARY FIRM PANELS 08035C0188G AND 08035C0301G, DATED JULY 11, 2014, NO PORTION OF THE SITE LIES WITHIN A FEMA REGULATED FLOODPLAIN.
- 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.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE 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.
- THERE ARE NO TRACTS BEING DEDICATED WITH THIS APPLICATION.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED I-2: GENERAL INDUSTRIAL.
- 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.
- 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.
- 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.
- 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.

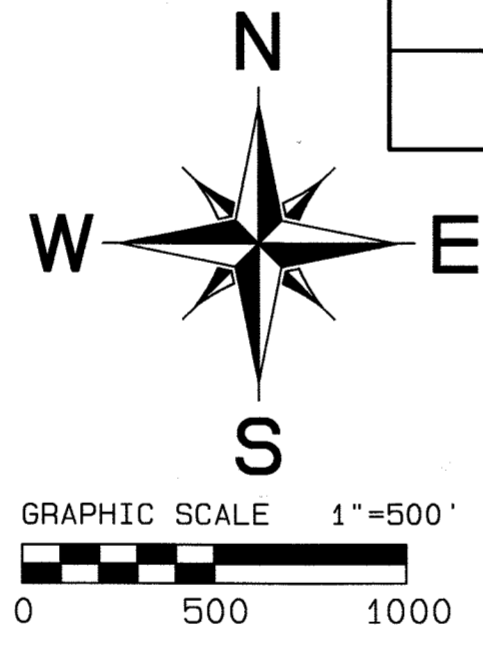
FIRE NOTES

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- "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 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

PURPOSE STATEMENT:
THIS PROJECT WILL CONSTRUCT THE BUILDING OVER THE EXISTING SLAB.



VICINITY MAP
1"=500'



OWNER:
TOPEKA /ATCHISON, LLC,
A COLORADO LIMITED LIABILITY COMPANY
PO BOX 518
EVERGREEN, CO 80437
PHONE NO. 720-839-7112

SURVEYOR/ENGINEER
DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, CO 80104
CONTACT: KEVIN ARCHER
PHONE NO. 303-688-4642

CONTACTS:
TOWN OF CASTLE ROCK
UTILITIES DEPT.
PHONE: (720)733-6000

GAS:
BLACK HILLS ENERGY
PHONE: (800) 890-5554

ELECTRIC:
IREA
PHONE: 303-688-3100

TELEPHONE:
CENTURY LINK COMMUNICATIONS
PHONE: 720-578-5142

ARCHITECT
EVstudio
1117 CHEROKEE STREET
DENVER, CO. 80204
PHONE NO. 254-238-4405

LANDSCAPE ARCHITECT:
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO. 80503
PHONE NO. 303-443-0388

SUMMARY TABLE

LOT AREA	5.00 AC (217,800 SF)
EXISTING BUILDING FOOTPRINT	45,504 SF
PROPOSED BUILDING ADDITION	30,000 SF
GRAVEL/CONCRETE/ASPHALT	64,306 SF
OPEN/LANDSCAPE	77,990 SF
MAXIMUM FLOOR AREA RATIO	0.35 FAR
SETBACKS	FRONT: 15', REAR: 0', SIDES: 0'
MAX BUILDING HEIGHT ALLOWED	50 FEET
MAX BUILDING HEIGHT PROPOSED	22.1 FEET
SINGLE FAMILY EQUIVILANT UNITS (SFE)	1
PARKING REQUIRED PER NEW BUILDING ADDITION	
1 SPACE/1000 S.F. OF G.L.A. & 1 SPACE/ COMPANY VEHICLE	1 x 30 = 30 1 x 5 = 5
TOTAL PARKING REQUIRED	35
PARKING PROVIDED	49 SPACES (INCLUDES 2 ADA SPACES)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROJECT BENCHMARK:

THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM 3015020
ELEVATION 6281.66 AND IS ON NAVD88 DATUM.

BEASIS OF BEARINGS

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, CITADEL STATION, FILING NO. 3 BEARS S47°21'13"W.

SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 8	COVER SHEET
2 OF 8	SITE AND GEOMETRIC PLAN
3 OF 8	GENERAL GRADING PLAN
4 OF 8	GENERAL UTILITIES PLAN
5 OF 8	CONCEPTUAL LANDSCAPE PLAN
6 OF 8	CONCEPTUAL LANDSCAPE PLAN
7 OF 8	BUILDING ELEVATIONS
8 OF 8	GENERAL LIGHTING PLAN & SPECIFICATIONS

SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THE SURVEY.
Dee Allen Bird
DEE ALLEN BIRD, REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 2-2-16

CIVIL ENGINEER'S STATEMENT

I, KEVIN E. ARCHER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY CERTIFY THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Kevin E. Archer
KEVIN E. ARCHER, REGISTERED PROFESSIONAL ENGINEER
DATE: 2-2-16

OWNERSHIP CERTIFICATE

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

TOPEKA /ATCHISON, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY Armond Azharan / A. Khans AS Member/Manager
SIGNED THIS 11th DAY OF February, 2016

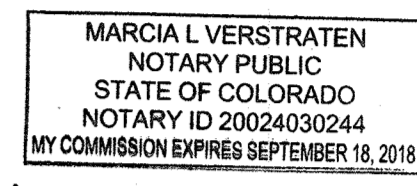
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF February, 2016
BY Armond Azharan AS member manager OF TOPEKA /ATCHISON, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/18/2018



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 10, 2005 AT RECEPTION NO. 2005097123, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK OF COLORADO

BY SCA SL Sarah A Lykins (BKO)
SIGNED THIS 11th DAY OF February, 2016

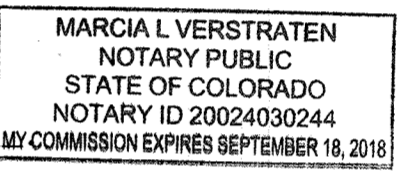
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF February, 2016 BY Sarah A Lykins AS Banking Officer OF FIRSTBANK OF COLORADO

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/18/2018



TITLE CERTIFICATE

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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.

David W. Knapp
AUTHORIZED REPRESENTATIVE
Vice President
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 12th DAY OF February, 2016

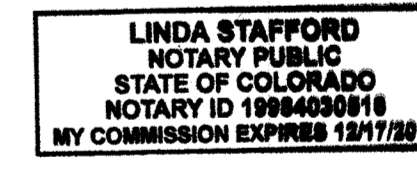
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF February, 2016 BY David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-18



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 3:02 pm ON THE 22nd DAY OF February, 2016 AT RECEPTION NO. 2016D10151

DOUGLAS COUNTY CLERK AND RECORDER

BY: Jody Blawie
DEPUTY

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 14 DAY OF February, 2016

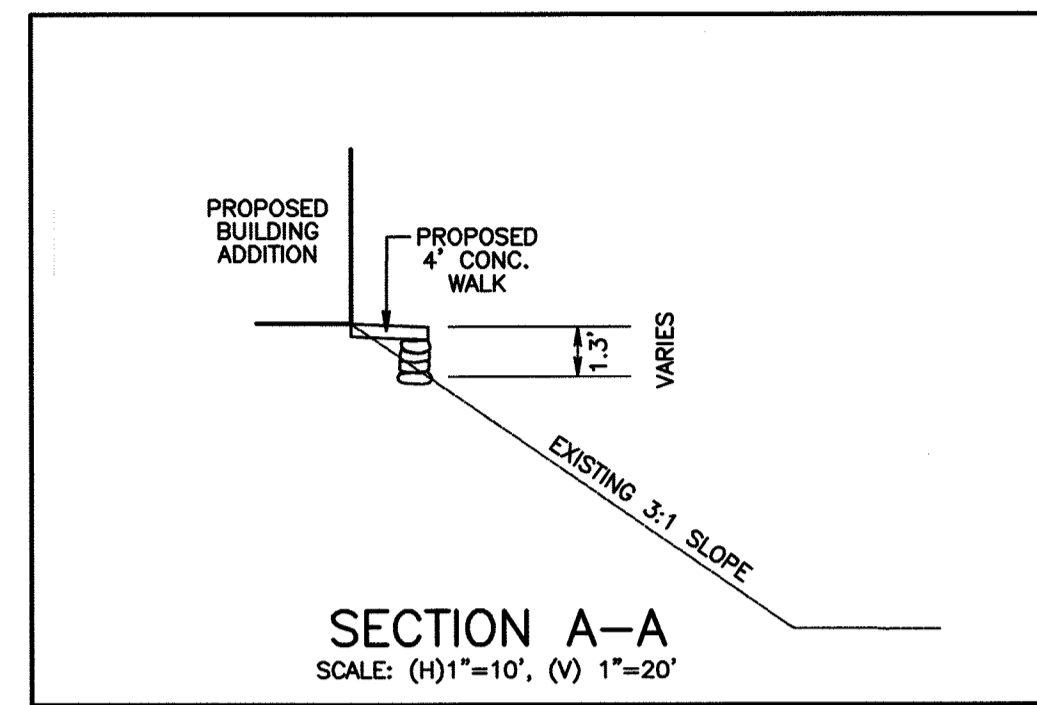
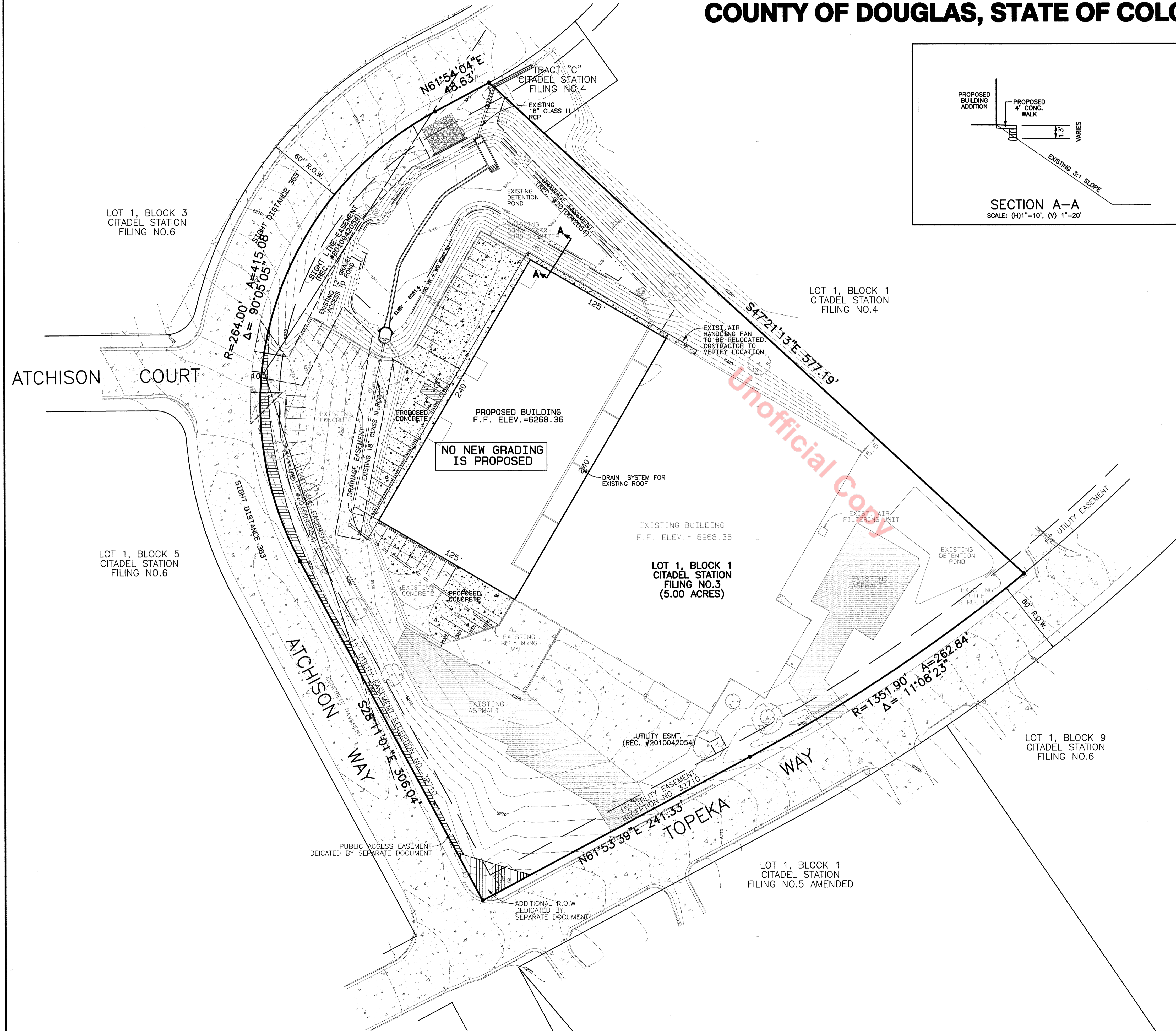
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

PROJECT NO. SDP15-0017

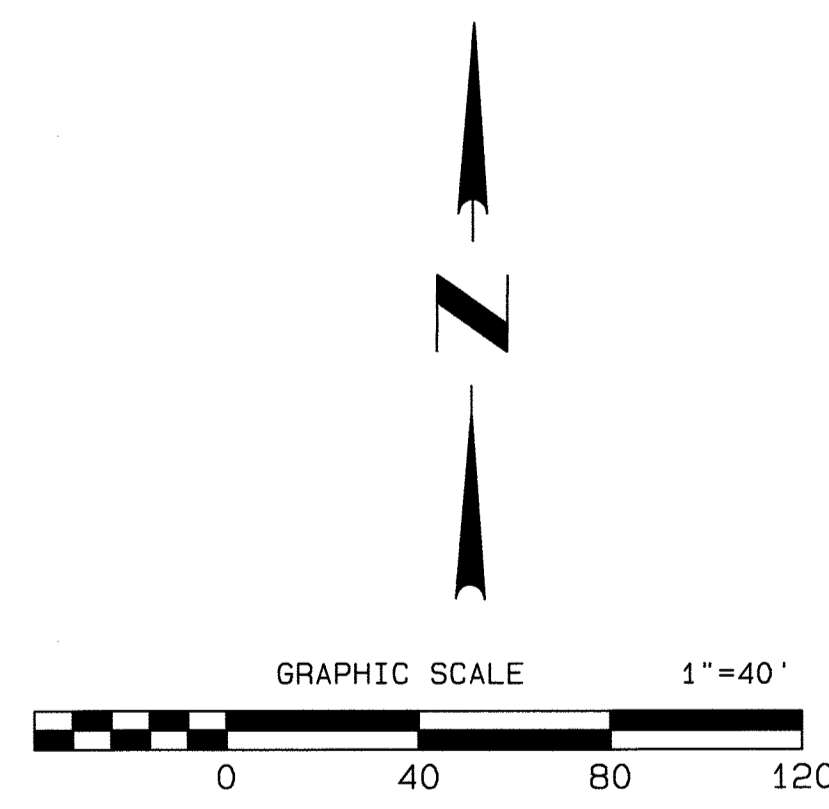
REVISIONS	COMMENTS 9-18-15			TITLE	COVER SHEET
COMMENTS 12-02-15	SCALE			DATE	LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO
		DRN	CRD	CLIENT	TOPEKA /ATCHISON, LLC, A COLORADO LIMITED LIABILITY COMPANY
		APV	KEA	SHEET NUMBER	1 of 8
				Sheet	09-0408

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

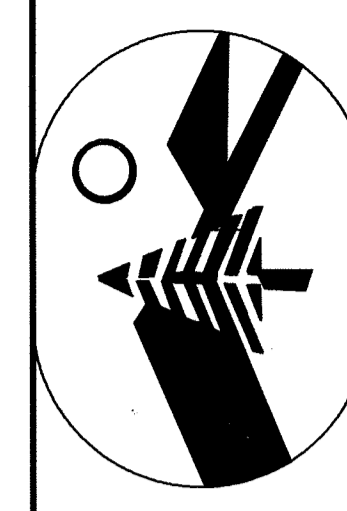


LEGEND	
	EX LIGHT POLE
	EX FIRE HYDRANT
	EX SANITARY SEWER MH
	EX TELEPHONE BOX
	EX CULVERT
	ORIGINAL EXISTING CONTOURS (1.0' INTERVAL)
	EXISTING DEVELOPED CONTOURS (1.0' INTERVAL)
	EXISTING UTILITY & DRAINAGE EASEMENT
	EXISTING ROADSIDE DITCH
	PROPERTY LINE
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING TREE



PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM 3015020 ELEVATION 6281.66 AND IS ON NAVD88 DATUM.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, CITADEL STATION, FILING NO. 3 BEARS S47°21'13\"/>



DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 888-4642
105 WILSON ST. GUSTLE ROCK, COLORADO 80104

REVISIONS	COMMENTS	DATE
9-18-15	COMMENTS	
12-02-15	COMMENTS	

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3
IN SECS. 10, T 8 S, R 67 W, OF THE 6th P.M.,
DOUGLAS COUNTY, COLORADO.
GENERAL GRADING PLAN
A COLORADO LIMITED LIABILITY COMPANY
TOPEKA, KANSAS
EVERGREEN, CO 80437
PHONE NO. 720-839-7112











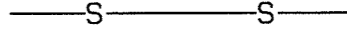
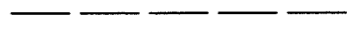
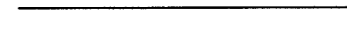
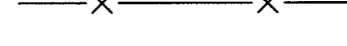
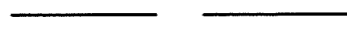





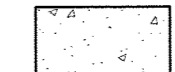
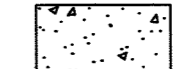
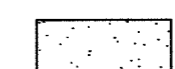
SCALE	As Noted
DATE	05-13-15
DRN.	DMH
CRD.	KEA
APVD.	KEA
JOB NUMBER	09-0408
Sheet	3 of 8

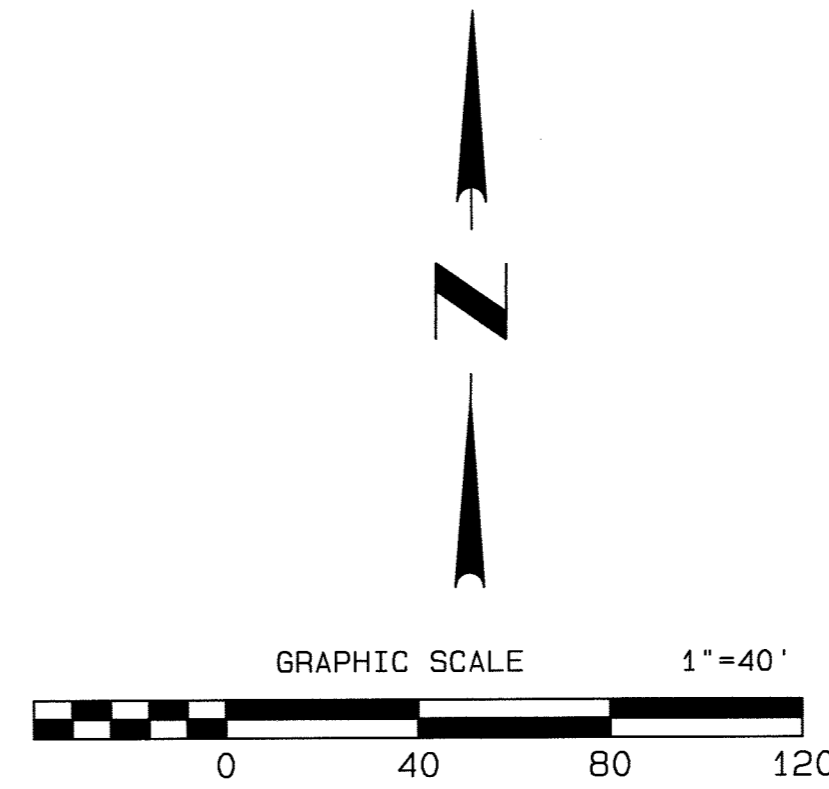
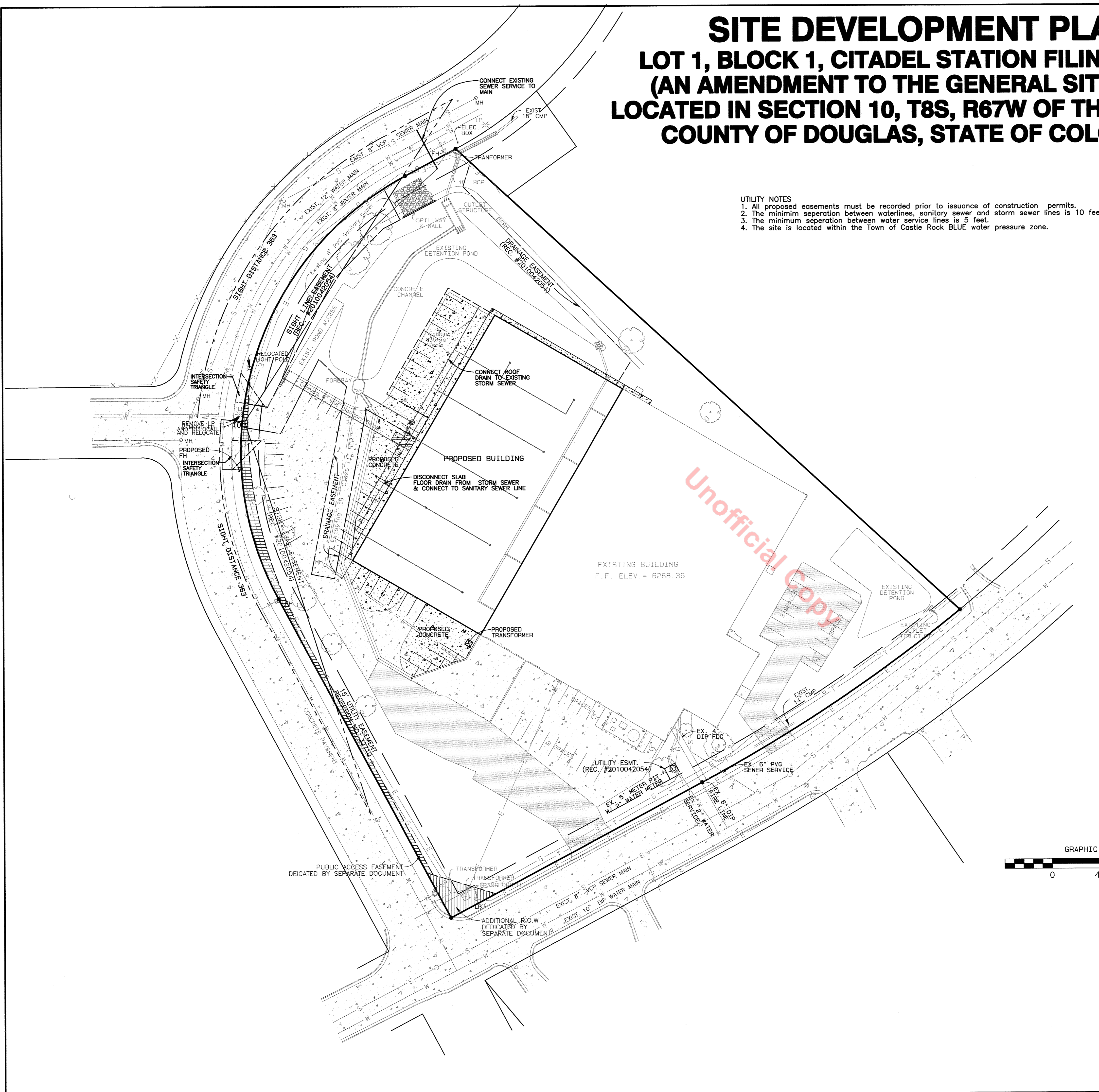
SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

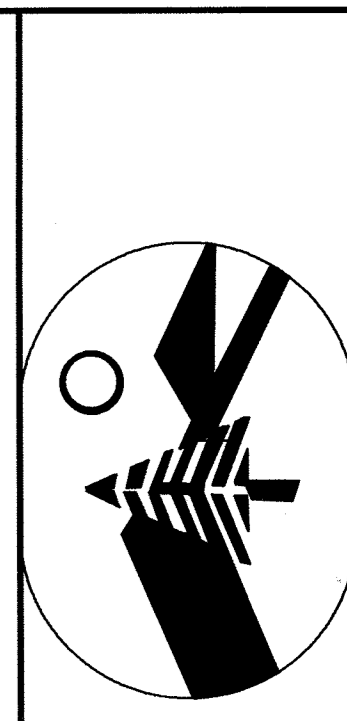
UTILITY NOTES
 1. All proposed easements must be recorded prior to issuance of construction permits.
 2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 3. The minimum separation between water, service lines is 5 feet.
 4. The site is located within the Town of Castle Rock BLUE water pressure zone.

LEGEND

-  EX LIGHT POLE
-  EX FIRE HYDRANT
-  EX SANITARY SEWER MH
-  EX TELEPHONE BOX
-  PROPOSED SIGN
-  EX TELEVERT
-  EX TELEPHONE LINE
-  EX GAS LINE
-  EX ELECTRICAL LINE
-  EX WATER LINE
-  EX SANITARY SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  PROPOSED 6" PVC SLAB DRAINS
-  PROPOSED ROOF DRAINS
-  PROPOSED FENCE
-  EXISTING UTILITY & DRAINAGE EASEMENT
-  EXISTING ROADSIDE DITCH
-  PROPERTY LINE
-  SITE DISTANCE TRIANGLE LINE
-  EXISTING ASPHALT PAVEMENT
-  EXISTING CONCRETE PAVEMENT
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED GRAVEL SURFACE



Fri, Feb 05 06:47:43, 2016
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DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 105 WILSON ST., CASTLE ROCK, COLORADO 80104

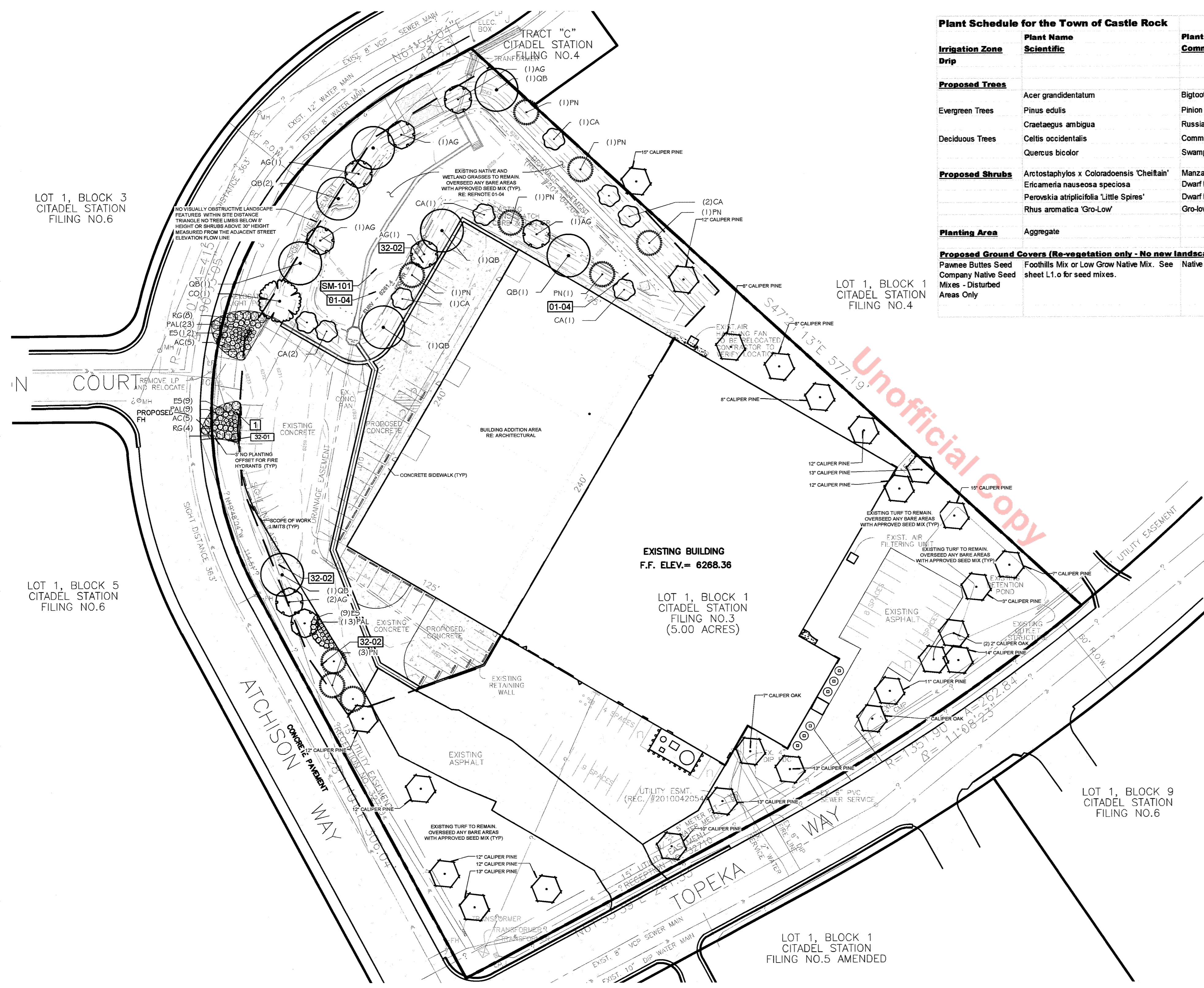
REVISIONS	COMMENTS	DATE

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3
 IN SECS. 10, T 8 S, R67 W, OF THE 6th P.M.,
 DOUGLAS COUNTY, COLORADO.
UTILITY PLAN
 TOPEKA ARCHISON, LLC,
 A COLORADO LIMITED LIABILITY COMPANY
 P.O. BOX 518
 EVERGREEN, CO 80437
 PHONE NO: 720-895-7112

SCALE	As Noted
DATE	05-13-15
DRN	DMH
CHKD.	KEA
APP'D.	KEA
JOB NUMBER	09-0408
Sheet	4 of 8

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



Plant Schedule for the Town of Castle Rock

Irrigation Zone	Plant Name Scientific	Plant Name Common	Planting Size	Legend Abbrev.	Mature Size (HxW)	# of Plants	App. Rate Inches/Month	Water Use (low etc.)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area
Proposed Trees											
Evergreen Trees	Acer grandidentatum	Bigtooth Maple	1.5' Cal Multi	AG	20' x 20'	8	0.4 Low (L)	Planted in native seed areas		N/A	N/A
	Pinus edulis	Pinon Pine	6-8' HT.	PE	20' x 20'	9	0.3 Very Low (VL)				
	Crataegus ambigua	Russian Hawthorn	1.5' Cal Multi	CA	20' x 20'	8	0.3 Very Low (VL)				
	Celtis occidentalis	Common Hackberry	2' CAL.	QB	60' x 35'	1	0.4 Low (L)				
Deciduous Trees	Quercus bicolor	Swamp White Oak	2' CAL.	CO	65' x 35'	8	0.5 Low (L)			N/A	N/A
Proposed Shrubs											
	Arctostaphylos x Coloradoensis 'Cheltrain'	Manzanita	5 gallon	AC	2' x 7'	10	0.3 Very Low (VL)	Aggregate & Mulch		N/A	N/A
	Ericameria nauseosa speciosa	Dwarf Blue Rabbitbrush	5 gallon	ES	3' x 3'	30	0.3 Very Low (VL)				
	Perovskia atriplicifolia 'Little Spires'	Dwarf Russian Sage	5 gallon	PAL	2' x 3'	45	0.3 Very Low (VL)	Planting Beds		N/A	N/A
	Rhus aromatica 'Gro-Low'	Gro-low Fragrant Sumac	5 gallon	RG	2' x 6'	12	0.3 Very Low (VL)				
Planting Area	Aggregate								4%	1,482	
Proposed Ground Covers (Re-vegetation only - No new landscape area)											
	Pawnee Buttes Seed Company Native Seed Mixes - Disturbed Areas Only	Foothills Mix or Low Grow Native Mix. See sheet L1.0 for seed mixes.				Noted Per Plan	0 Very Low (VL)		96%	32,313	
									100%	33,795	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
01	GENERAL DESCRIPTION	QTY
01-04	SEED ALL DISTURBED TURF AREAS WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. OVERSEED ALL DETENTION POND BOTTOM AREAS WITH WETLAND SEED MIX. OVERSEED POND SIDES WITH FOOTHILLS MIX.	
32	EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	138 LF
32-02	PROTECT EXISTING LANDSCAPE IN PLACE DURING CONSTRUCTION. REPAIR/REPLACE ANY DAMAGED MATERIALS.	
	SEED MIXES DESCRIPTION	QTY
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

Prairie Wetland Seed Mix

PBSI Prairie Wetland Mix
(14%) Alkali Bulrush
(14%) Prairie Cordgrass
(10%) Indian Grass
(14%) Big Bluestem
(6%) Three Square Bulrush
(6%) Soft Stem Bulrush
(6%) Olney's Threesquare Bulrush
(6%) Meadow Sedge
(6%) Baltic Rush
(6%) Popcorn Sedge
(6%) Wedgeleaf Duck Potato
(4%) Lens Sedge
(2%) Woolly Grass
Rate: 10 lbs/Acre (PLS)

Foothills Native Mix

(5%) Indian Ricegrass
(5%) Little Bluestem
(5%) Blue Grama
(10%) Switchgrass
(10%) Rocky Mountain Fescue
(5%) Sideoats Grama
(5%) Beardless Wheatgrass
(10%) Big Bluestem
(10%) Sandberg Bluegrass
(5%) Green Needlegrass
(10%) Slender Wheatgrass
(10%) Thickspike/Streambank/Western Wheatgrass
(5%) Sand Dropseed
(5%) Yellow Indiangrass
BROADCAST @ 25 lbs / acre

Low Grow Native Seed Mix

PBSI Native Low Grow Mix
(25%) Idaho Fescue
(25%) Sandberg Bluegrass
(25%) Rocky Mountain Fescue
(25%) Canby Bluegrass
Rate: 5 lbs/1000 sf (PLS)

SEED MAINTENANCE: MOW NATIVE LAWN MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON. MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

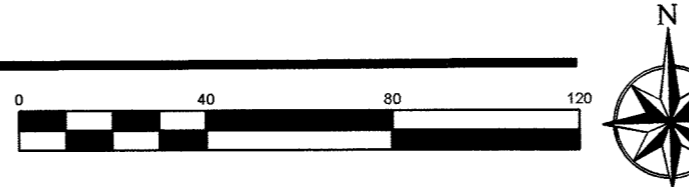
Conceptual Landscape Plan Standard Notes:

- 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.

Prior Approval Note:

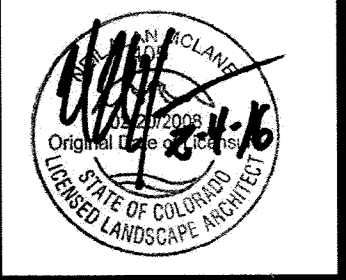
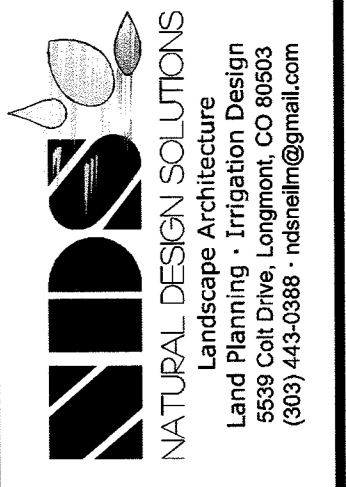
THE LANDSCAPE PLANS WERE PREVIOUSLY REVIEWED AND APPROVED IN 2010. AS PART OF THIS PROJECT, THE EXISTING LANDSCAPING WILL BE RESTORED TO BE IN COMPLIANCE WITH THE PLANS APPROVED IN 2010.

OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'



REVISIONS:

CR Comments:	10.28.15
Const Docs:	12.02.15
City Comments:	12.30.15
City Comments:	02.03.16



LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3
 IN SECS. 10, T 8 S, R 67 W, OF THE 6TH P.M.,
 DOUGLAS COUNTY, COLORADO.
 TOPEKA / ATCHISON, LLC.
 A COLORADO LIMITED LIABILITY COMPANY
 PO BOX 518
 EVERGREEN, CO 80437

CONCEPTUAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	09.11.15
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	5 of 8

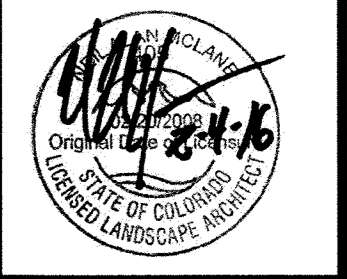
SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

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REVISED:	10/28/15
CR Comments:	12.02.15
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City Comments:	12.30.15
City Comments:	02.03.16

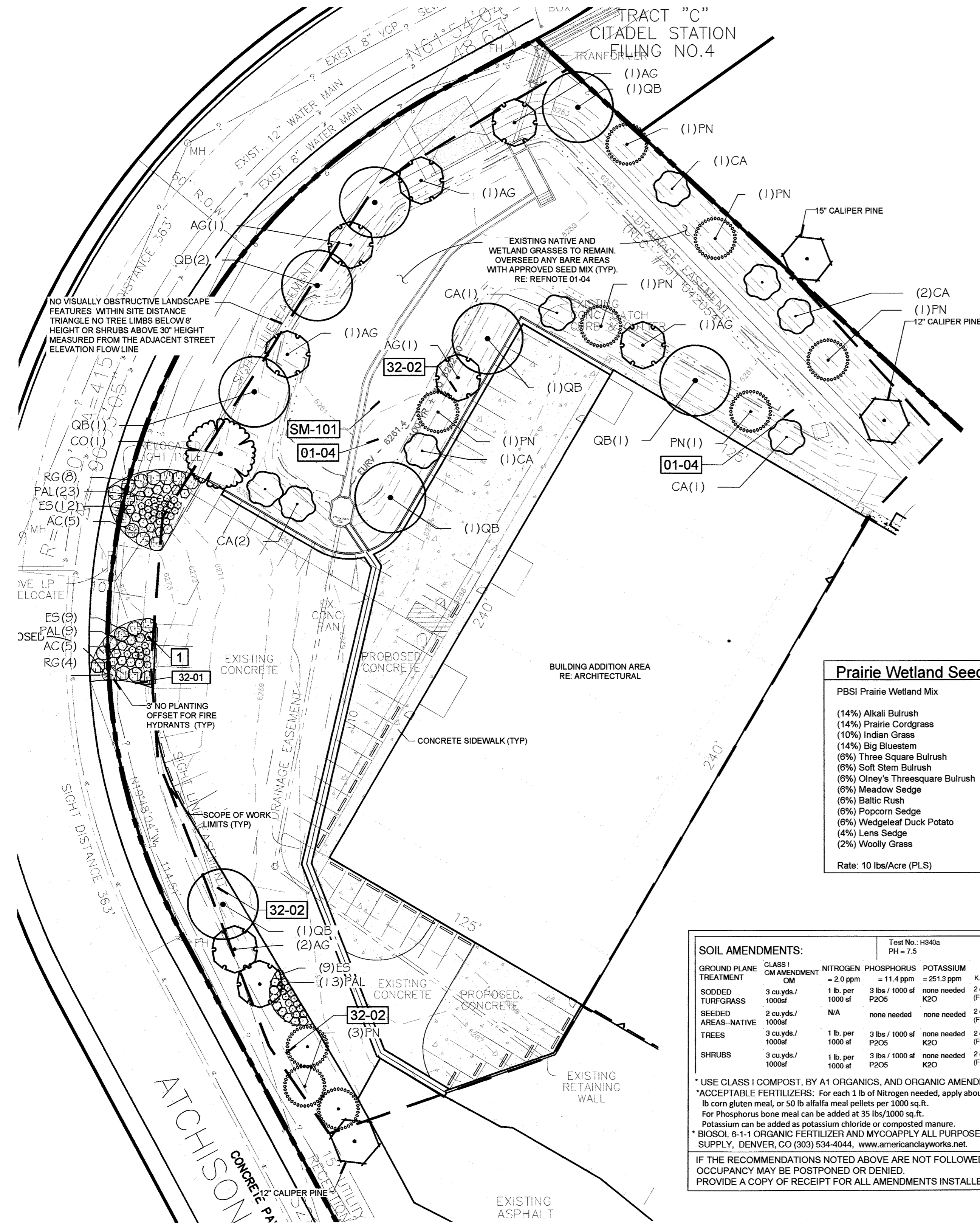
NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
1000 W. Longmont, CO 80505
(303) 448-0888 · ndesign@nds.com



LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 IN SECS. 10, T 8 S, R 67 W, OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO.

TOPEKA (ATCHISON), LLC
A COLORADO LIMITED LIABILITY COMPANY
PO BOX 518
EVERGREEN, CO 80437

CONCEPTUAL LANDSCAPE PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
01-04	SEED ALL DISTURBED TURF AREAS WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. OVERSEED ALL DETENTION POND BOTTOM AREAS WITH WETLAND SEED MIX. OVERSEED POND SIDES WITH FOOTHILLS MIX.	
32-02	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	138 LF
32-02	PROTECT EXISTING LANDSCAPE IN PLACE DURING CONSTRUCTION. REPAIR/REPLACE ANY DAMAGED MATERIALS.	
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. PROVIDE WOOD MULCH RINGS TO ALL PLANTS IN ROCK AREAS.
- IRRIGATION DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL.
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
[AG]	AG	8	BIGTOOTH MAPLE / ACER GRANDIDENTATUM	B & B	1.5" CAL
[CO]	CO	1	COMMON HACKBERRY / CELTIS OCCIDENTALIS	B & B	2" CAL
[CA]	CA	8	RUSSIAN HAWTHORN / CRATAEGUS AMBIGUA	B & B	1.5" CALIPER MULTISTEM
[PN]	PN	9	PINYON PINE / PINUS EDULIS	B & B	6' HT
[QB]	QB	8	SWAMP WHITE OAK / QUERCUS BICOLOR	B & B	2" CAL
[EX-RET]	EX-RET	25	EXISTING TREE TO REMAIN / TO REMAIN - PROTECT DURING CONSTRUCTION REMOVED TREES TO BE MITIGATED PER MUNICIPAL STANDARDS	EX	
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
[AC]	AC	10	MANZANITA / ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	5 GAL	
[ES]	ES	30	DWARF BLUE RABBITBRUSH / ERICAMERIA NAUSEOSA SPECIOSA	5 GAL	
[PAL]	PAL	45	DWARF RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRES'	5 GAL	
[RG]	RG	12	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	
[EX-R]	EX-R	6	EXISTING SHRUB / TO REMAIN PROTECT IN PLACE. REPLACE ANY DAMAGED OR DEAD MATERIALS.	EX	
MULCHES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
[AGG]	AGG	1,710 SF	2" - 4" RIVER ROCK - MATCH EXISTING / AGGREGATE 2.4" LOCAL RIVER ROCK. MATCH EXISTING ON SITE	MULCH	

DISTURBED AREAS TO BE RESEEDED WITH LOW GROW NATIVE MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

Prairie Wetland Seed Mix

PBSI Prairie Wetland Mix	(14%) Alkali Bulrush	(14%) Prairie Cordgrass	(10%) Indian Grass	(14%) Big Bluestem	(6%) Three Square Bulrush	(6%) Soft Stem Bulrush	(6%) Olney's Threesquare Bulrush	(6%) Meadow Sedge	(6%) Baltic Rush	(6%) Popcorn Sedge	(6%) Wedgeleaf Duck Potato	(4%) Lens Sedge	(2%) Woolly Grass
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Rate: 10 lbs/Acre (PLS)

Foothills Native Mix

(5%) Indian Ricegrass	(5%) Little Bluestem	(5%) Blue Grama	(10%) Switchgrass	(10%) Rocky Mountain Fescue	(5%) Sideoats Grama	(5%) Beardless Wheatgrass	(10%) Big Bluestem	(10%) Sandberg Bluegrass	(10%) Slender Wheatgrass	(10%) Thickspike/Streambank/Western Wheatgrass	(5%) Sand Dropseed	(5%) Yellow Indiangrass
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BROADCAST @ 25 lbs / acre

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SOIL AMENDMENTS:

GROUND PLANE TREATMENT	CLASS	NITROGEN	PHOSPHORUS	POTASSIUM	OTHER	FERTILIZER	E.C. SALT OR PH TREATMENT	MYCOAPPLY	ROTOTILL
SODDED TURFGRASS	OM	1 lb. per 1000 sf	3 lbs / 1000 sf P2O5	none needed	2 oz. Iron chelate (F) per 1000 sq.ft.	2 oz. Iron chelate (F) per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
SEEDED AREAS-NATIVE	N/A	none needed	none needed	2 oz. Iron chelate (F) per 1000 sq.ft.	2 oz. Iron chelate (F) per 1000 sq.ft.	2 oz. Iron chelate (F) per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
TREES	3 cu yds./ 1000sf	1 lb. per 1000 sf	3 lbs / 1000 sf P2O5	none needed	2 oz. Iron chelate (F) per 1000 sq.ft.	2 oz. Iron chelate (F) per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
SHRUBS	3 cu yds./ 1000sf	1 lb. per 1000 sf	3 lbs / 1000 sf P2O5	none needed	2 oz. Iron chelate (F) per 1000 sq.ft.	2 oz. Iron chelate (F) per 1000 sq.ft.	n/a	2 tsp. per gal. container size	6" MIN

* USE CLASS I COMPOST, BY A1 ORGANICS, AND ORGANIC AMENDMENTS AS SPECIFIED BELOW
 *ACCEPTABLE FERTILIZERS: For each 1 lb of Nitrogen needed, apply about 2 lb urea, or 5 lb ammonium sulfate, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal pellets per 1000 sq.ft.
 For Phosphorus bone meal can be added at 35 lbs/1000 sq.ft.
 Potassium can be added as potassium chloride or composted manure.
 * BIOSOL 6-1-1 ORGANIC FERTILIZER AND MYCOAPPLY ALL PURPOSE GRANULAR ARE AVAILABLE AT AMERICAN CLAY WORKS & SUPPLY, DENVER, CO (303) 534-4044, www.americanclyworks.net.

IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
 PROVIDE A COPY OF RECEIPT FOR ALL AMENDMENTS INSTALLED PRIOR TO FINAL INSPECTION.

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional REGISTERED LA

Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # LA-405

Company Name Natural Design Solutions, Inc. Address 5539 Colt Drive, Longmont, CO 80503

Phone (303) 443-0388 Email neil@ndscolorado.com Date 09/11/2015

PROJECT NAME 701 Topeka Way

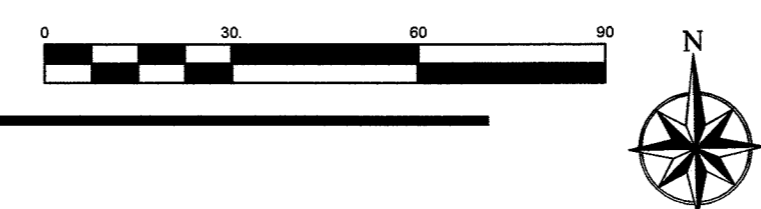
Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
217,800 sf total; 91,711 in scope of work	77,990 of total site; 33,795 in scope of work; 9057 required	10,204 wetland seed mix (scope of work); 23589 native grass seed mixes	223 sf	18 - Site 14 - Streetscape (542 LF)	17 New, 1 ex 14 New	36 56 - (4 per 1 Required Streetscape Tree	36 56	4 cy / 1000 sf	Yes / No x
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 Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
11,795 - parking addition area	1,179 required; 1,179 provided	52 Parking (Includes 2 ADA Spaces)	N/a	N/a	N/a	3	3	5	5

*PWW10-0013 TO PROVIDE FOR A 3/4" IRRIGATION LINE OFF OF AN EXISTING POTABLE SUPPLY

Prior Approval Note:

THE LANDSCAPE PLANS WERE PREVIOUSLY REVIEWED AND APPROVED IN 2010. AS PART OF THIS PROJECT, THE EXISTING LANDSCAPING WILL BE RESTORED TO BE IN COMPLIANCE WITH THE PLANS APPROVED IN 2010.

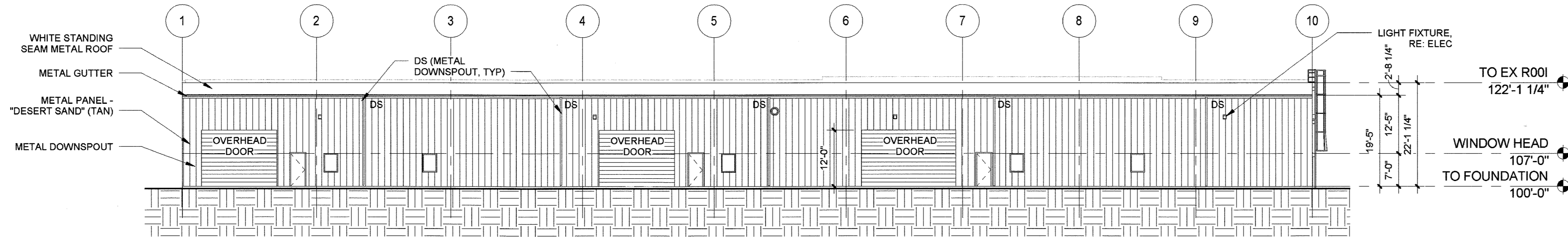
LANDSCAPE PLAN ENLARGEMENT -- SCOPE OF IMPROVEMENTS
SCALE: 1" = 30'



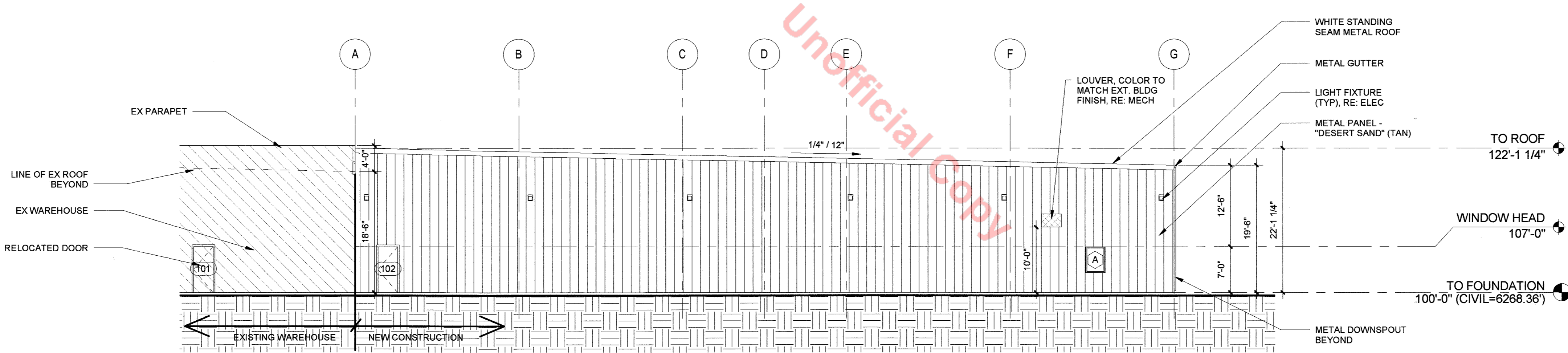
PROJ. NO.:	
DATE:	09.11.15
SCALE:	See Sheet
DRAWN BY:	JRO
CHKD BY:	NAM
SHEET	6 of 8

SITE DEVELOPMENT PLAN

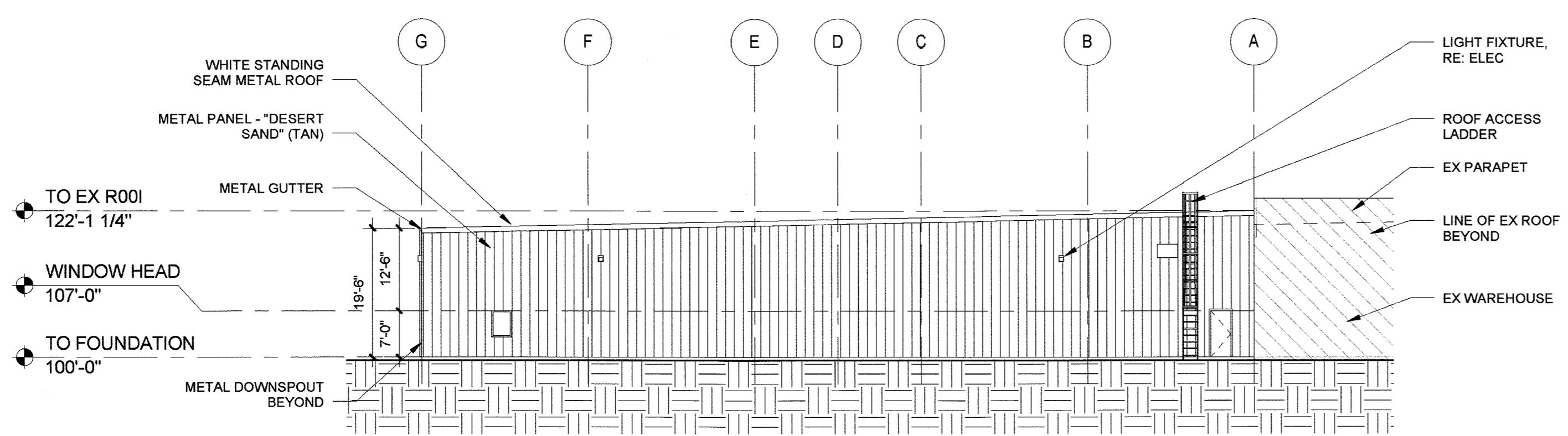
LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



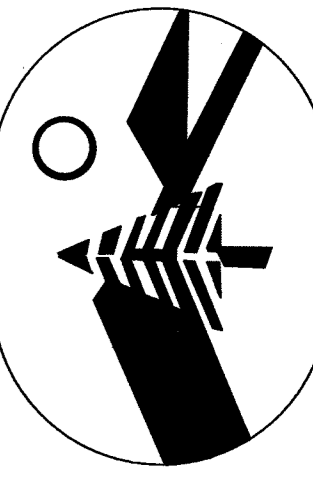
3 SDP - EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



1 SDP - EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 888-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

REVISIONS	COMMENTS
9-18-15	
COMMENTS	12-02-15

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3
IN SECS. 10, T 8 S, R67 W, OF THE 6th P.M.,
DOUGLAS COUNTY, COLORADO.
BUILDING ELEVATIONS
A COLORADO LIMITED LIABILITY COMPANY
TOPEKA / ATCHISON, LLC.
PO BOX 518 BOX 37
EVERGREEN, CO 80437
PHONE NO. 720-839-7112

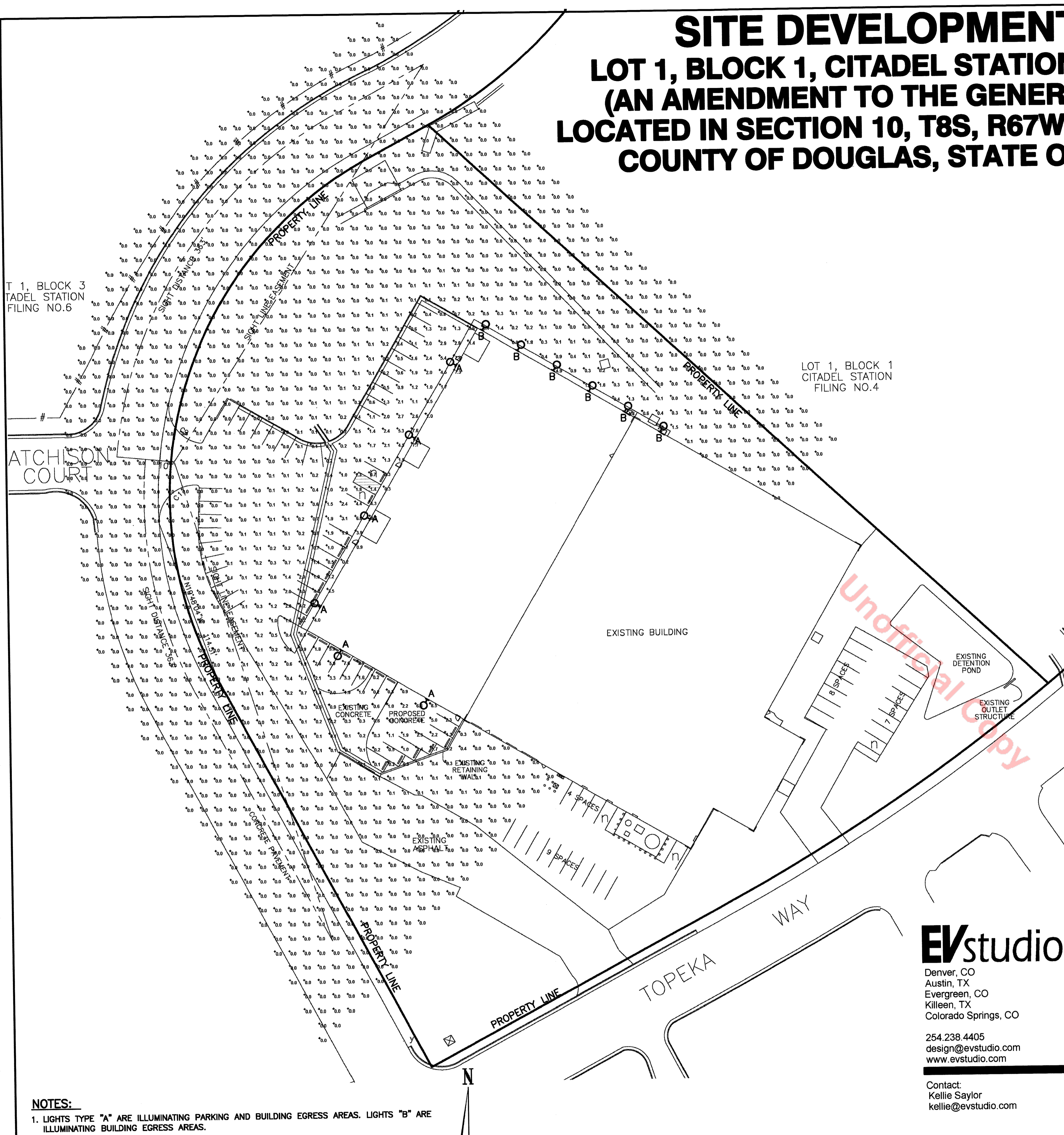


Denver, CO
Austin, TX
Evergreen, CO
Killeen, TX
Colorado Springs, CO
254.238.4405
design@evstudio.com
www.evstudio.com
Contact:
Kellie Saylor
kellie@evstudio.com

SCALE	As Noted
DATE	05-13-15
DR'N	DMH
CKD	KEA
AP'VD	KEA
JOB NUMBER	09-0408
Sheet	7 of 8

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3 (AN AMENDMENT TO THE GENERAL SITE PLAN) LOCATED IN SECTION 10, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



T 1, BLOCK 3
TADEL STATION
FILING NO.6

LOT 1, BLOCK 1
CITADEL STATION
FILING NO.4

ATCHISON
COURT

EXISTING BUILDING

EXISTING DETENTION POND

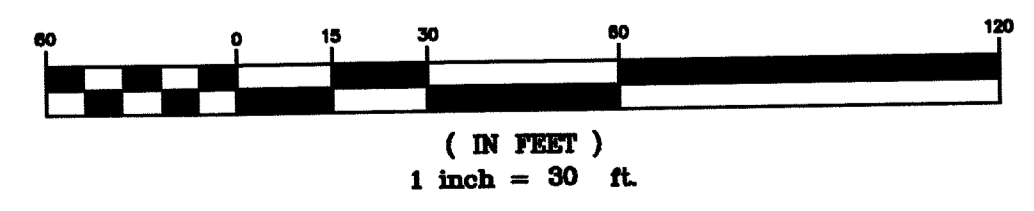
EXISTING OUTLET STRUCTURE

TOPEKA WAY

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE



SITE PHOTOMETRIC SUMMARY (PARKING LOT)	
AVERAGE	= 0.2 FT. CANDLE
MAXIMUM	= 9.0 FT. CANDLE
MINIMUM	= 0.0 FT. CANDLE

- NOTES:**
- LIGHTS TYPE "A" ARE ILLUMINATING PARKING AND BUILDING EGRESS AREAS. LIGHTS "B" ARE ILLUMINATING BUILDING EGRESS AREAS.
 - HOURS OF EXTERIOR LIGHT OPERATION WILL BE FROM 6:30 PM TO 5:30 AM.
 - ALL LIGHTING FIXTURES WILL BE FULL CUTOFF FIXTURES AND MEET THE CITY OF CASTLE ROCK AND LAND DEVELOPMENT CODE.
 - THERE IS NO LIGHT SPILL OR VISIBLE GLARE BEYOND THE PROPERTY LINE.
 - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
 - THE PHOTOMETRIC GRID USED IS NO GREATER THAN 10 BY 10 FEET.

NOTES ON EXTERIOR LIGHTING CONTROL:
ALL EXTERIOR LIGHTING WILL BE CONTROLLED WITH PHOTO CELL ON AT DUSK, AND TURNED OFF AT 5:30 AM. BY THE TIME SWITCH.
LIGHTING CIRCUIT WILL BE RUN THROUGH A 20 AMP. LIGHTING CONTACTOR.
THE CONTACTOR WILL BE CONTROLLED WITH PHOTO CELL AND TIME SWITCH AS DESCRIBED EARLIER.

EVstudio
Denver, CO
Austin, TX
Evergreen, CO
Killeen, TX
Colorado Springs, CO

254.238.4405
design@evstudio.com
www.evstudio.com

Contact:
Kellie Saylor
kellie@evstudio.com

**ENGINEERING CONSULTANTS
INCORPORATED**
ELECTRICAL ENGINEERS

2555 WALNUT ST. SUITE B., DENVER, CO 80205
(303) 355-5534 (tel) walter@rgeinc.com

LUMARK energy solutions

Catalog #	Type
Project	FIXTURE "A"
Comments	Date
Prepared by	

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED Wall Pack Series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 41W and 79W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models featuring prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour luminaries are thermally optimized with two lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

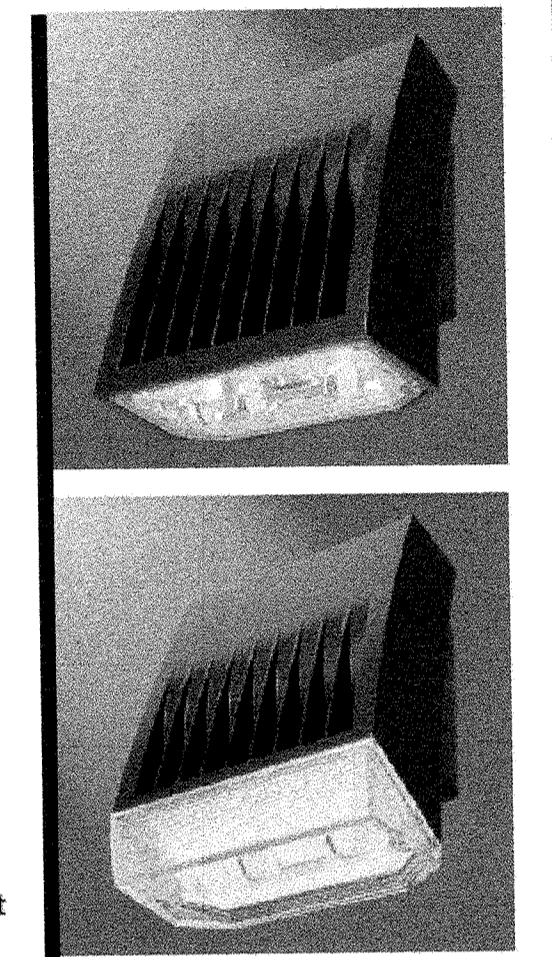
Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 41W and 79W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available. Crosstour MAXX luminaires maintain greater than 90% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation.

Emergency Egress
Optional integral cold weather battery emergency egress switch, an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

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

Warranty
Five-year warranty.



**XTOR
CROSSTOUR
MAXX LED**

DESCRIPTION

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

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

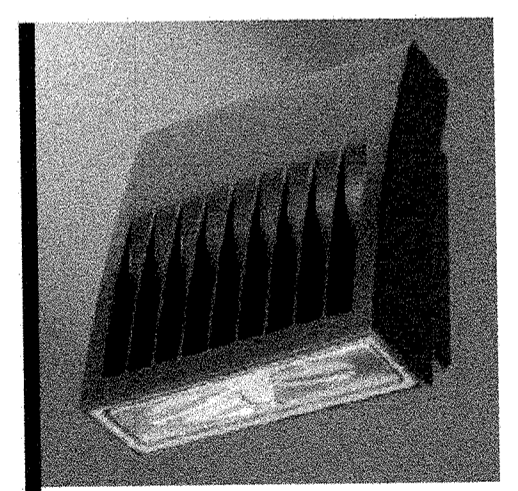
Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaries are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

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

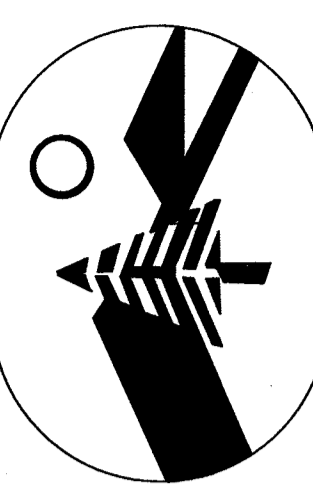
Warranty
Five-year warranty.



**XTOR
CROSSTOUR LED**

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

LIGHTING FIXTURE SCHEDULE						
ITEM	MANUFACTURER	CAT. NO.	LAMPS	LLF	MTG HEIGHT	DESCRIPTION
A	LUMARK	XTORBARL	5000K LED 82W, 7,367 LUMENS	1.0	15 FT	EXTERIOR FULL CUTOFF LED WALL LIGHT WITH MOLDED REFRACTIVE LENS
B	LUMARK	XTORIA	5000K LED 7W, 722 LUMENS	1.0	8 FT	EXTERIOR FULL CUTOFF LED WALL LIGHT



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REVISIONS	COMMENTS	DATE
9-18-15		
12-02-15		

LOT 1, BLOCK 1, CITADEL STATION FILING NO.3
IN SECS. 10, T 8 S, R67 W, OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO.
GENERAL LIGHTING PLAN & SPECIFICATIONS
A COLORADO LIMITED LIABILITY COMPANY
TOPEKA /ATCHISON, LLC.
PO BOX 518 BOX 37
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PHONE NO. 720-839-7112