

# HANGMAN'S GULCH FILING NO. 1

## SITE DEVELOPMENT PLAN

### PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M., OF DOUGLAS COUNTY, COLORADO

**LEGAL DESCRIPTION:**  
 A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID CORNER BEING MARKED BY A 2.5" ALUMINUM CAP, STAMPED "SURVEY MONUMENT 1998 T7S R67W S34 S35 S3 S2 T8S R67W LS 6935 ARCHER & ASSOC";  
 THENCE SOUTH 87°32'14" EAST, A DISTANCE OF 1696.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LIGGETT ROAD SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°33'10" EAST A DISTANCE OF 232.56 FEET;  
 THENCE SOUTH 63°37'05" EAST A DISTANCE OF 120.71 FEET;  
 THENCE SOUTH 89°49'55" EAST A DISTANCE OF 118.28 FEET TO THE WEST RIGHT OF WAY LINE OF I-25;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 47°54'38" EAST A DISTANCE OF 45.25 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 924 ROW MONUMENT ROW PROJECT 13705";  
 THENCE SOUTH 00°29'15" WEST A DISTANCE OF 161.09 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 897A ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 04°18'28" WEST A DISTANCE OF 147.12 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 897 ROW MONUMENT ROW PROJECT 13705";

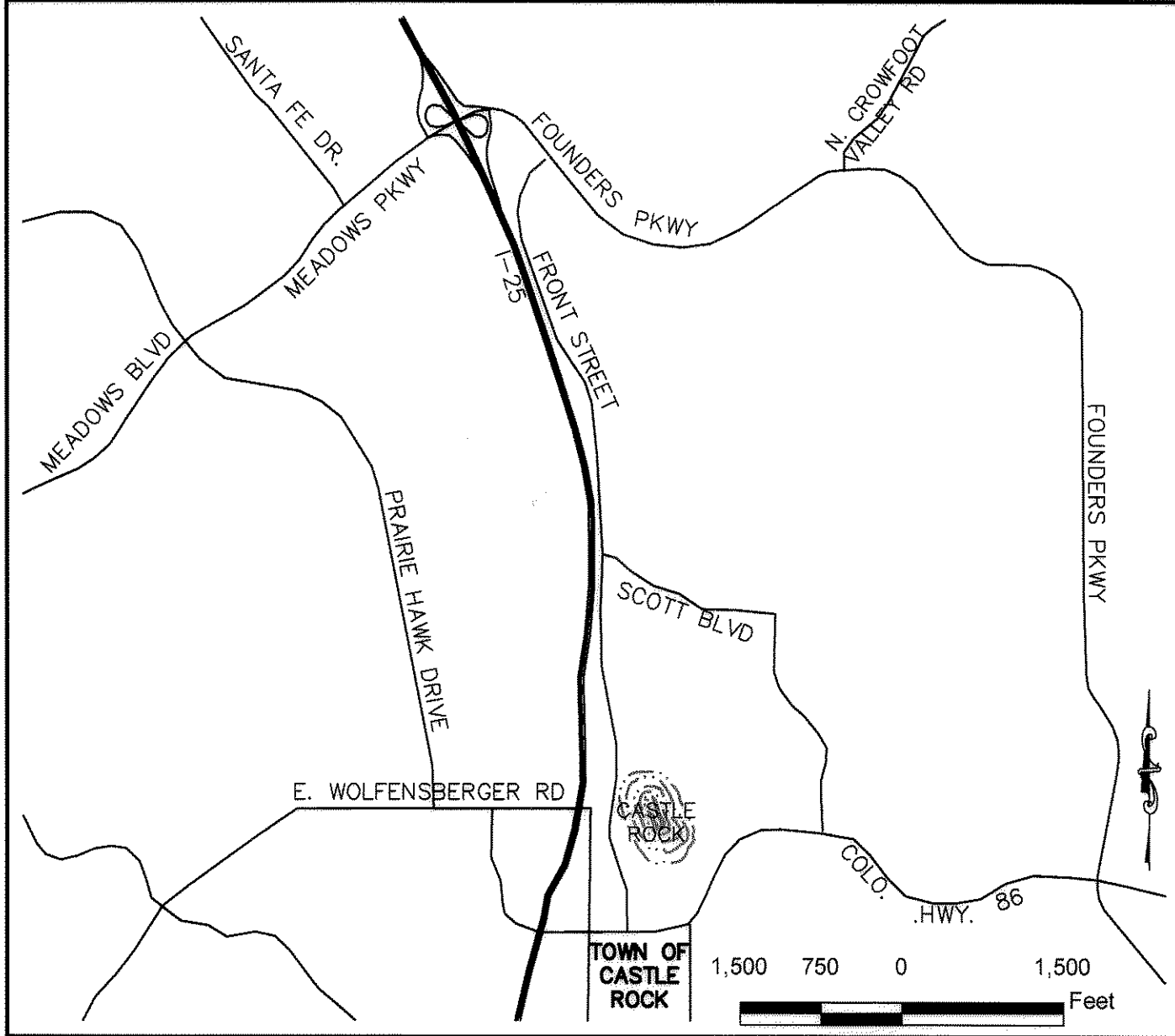
THENCE SOUTH 08°26'39" WEST A DISTANCE OF 302.85 FEET;  
 THENCE SOUTH 31°30'13" WEST A DISTANCE OF 212.33 FEET;  
 THENCE NORTH 25°24'29" WEST A DISTANCE OF 206.09 FEET;  
 THENCE TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1940.00 FEET AND A CENTRAL ANGLE OF 07°38'17" FROM WHICH THE RADIUS POINT BEARS SOUTH 82° 04' 53" WEST,  
 THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 258.62 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 11°44'15" WEST A DISTANCE OF 258.43 FEET;  
 THENCE NORTH 18°33'13" WEST A DISTANCE OF 345.94 FEET;  
 THENCE NORTH 41°35'52" WEST A DISTANCE OF 75.76 FEET TO A #5 REBAR WITH RED PLASTIC CAP STAMPED "ARCHER LS6935";  
 THENCE NORTH 28°24'05" WEST A DISTANCE OF 48.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 234,192 SQUARE FEET OR 5.376 ACRES, MORE OR LESS.

**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 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.
- NO FEMA REGULATED FLOODPLAIN ON-SITE. A FEMA REGULATED FLOODPLAIN ZONE AE LIES NORTH OF THE SITE ON TOWN OWNED PROPERTY. SEE FIRM MAP 08035C0188F. THERE ARE NO WETLANDS ON THE SITE.
- 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.
- THE CONCEPTUAL SITE PLAN HAS NO PROPOSED TRACTS.
- 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.
- ZONING FOR THE PROPERTY IS CURRENTLY IN PROCESS THROUGH THE TOWN. ONCE APPROVED THE ZONING ON THE SITE WILL BE I-2.
- 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.
- A 10-FOOT UTILITY EASEMENT HAS BEEN PROVIDED AS SHOWN ON PLANS. 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.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GENERAL GRADING PLAN
4	GENERAL UTILITIES PLAN
5	LANDSCAPE PLAN
6	BUILDING ELEVATIONS
7	BUILDING ELEVATIONS
8	BUILDING ELEVATIONS
9	BUILDING ELEVATIONS
10	SIGNAGE PLAN
11	GENERAL LIGHTING PLAN
12	LIGHTING DETAILS



**CONTACT INFORMATION:**

**OWNER INFORMATION:**  
 TANGIER, LLC  
 2034 LIGGETT ROAD  
 CASTLE ROCK, CO 80109  
 303.588.6005  
 CONTACT: EDWARD D. SCOTT

**DEVELOPER:**  
 STORAGE DEVELOPMENT CONSULTANTS  
 7964 KELTY TRAIL  
 FRANKTOWN, CO 80116  
 303.725.1466  
 CONTACT: ALAN WESTFALL

**ARCHITECT:**  
 HADC, INC.  
 POB 389  
 FRANKTOWN, CO 80116  
 303.931.2320  
 CONTACT: ROBERT HOOPER, AIA

**CIVIL ENGINEER:**  
 PEAK CIVIL CONSULTANTS  
 200 W. HAMPDEN AVENUE, SUITE 200  
 ENGLEWOOD, CO 80110  
 720.855.3859  
 CONTACT: JEFF FRENCH

**LAND SURVEYOR:**  
 PEAK CIVIL CONSULTANTS  
 200 W. HAMPDEN AVENUE, SUITE 200  
 ENGLEWOOD, CO 80110  
 720.855.3859  
 CONTACT: STEVE STEVENSON

**LANDSCAPE ARCHITECT:**  
 PCS GROUP, INC.  
 #3, B-180 INDEPENDENCE PLAZA  
 1007 16TH STREET  
 DENVER, CO.80265  
 303.531.4905  
 CONTACT: PAUL SHOUKAS

**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 VEHICLES INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 2 BEARING S89°09'30"E A DISTANCE OF 2,696.39'  
**BENCHMARK:** A 3/4" CDOT MONUMENT AT A VERTICAL ELEVATION OF 6182.08' NAVD88 LOCATED ON PROJECT COORDINATES, N: 67922.109, E: 8045.132

SITE DATA	
PROPERTY LINE TO BUILDING SETBACKS AND SEPARATIONS	15' FRONT, 0' SIDE, 0' REAR
LAND AREA WITHIN PROPERTY LINES (SQ. FT.)	234,192
LAND AREA WITHIN PROPERTY LINES (AC.)	5.376
GROSS FLOOR AREA (SQ. FT.)	73,638
NUMBER OF BUILDINGS	14
**MAXIMUM HEIGHT OF BUILDINGS	20'-0"
TOTAL BUILDING COVERAGE (SQ. FT.)	73,638
TOTAL BUILDING COVERAGE (%)	31.44%
HARD SURFACE AREA (SQ. FT.)	77,407
HARD SURFACE AREA (%)	33.05%
LANDSCAPE AREA ON-SITE (SQ. FT.)	83,147
LANDSCAPE AREA (%)	35.50%
LANDSCAPE AREA TOTAL (SQ. FT.)	88,420
EXISTING ZONING CLASSIFICATION*	A-1
PROPOSED ZONING CLASSIFICATION	I-2
PARKING SPACES REQUIRED	8 (SEE CALCULATION BELOW)
PARKING SPACES PROVIDED	8 (INCL. HC SPACES)
HANDICAP SPACES REQUIRED	1
*HANDICAP SPACES SURROUNDING ZONED AS A-1 (AGRICULTURAL); THE PARCEL WILL BE ANNEXED AS PROPOSED ZONE I-2 (GENERAL/INDUSTRIAL). **HEIGHT OF BUILDINGS DOES NOT INCLUDE ROOF UNITS.	

**PARKING CALCULATIONS:**

MINI-WAREHOUSE = 1 SPACE/100 UNITS + 1 SPACE/EMPLOYEE  
 MINI-WAREHOUSE = 485/100 UNITS + 3 EMPLOYEES (ASSUMED)  
**TOTAL SPACES REQUIRED: 8 SPACES**

SINGLE FAMILY EQUIVALENT (SFE) CALCULATIONS			
USAGE	AVERAGE DEMAND	TAP SIZE	SFE
DOMESTIC USAGE	325 GPD	3/4"	1.00
IRRIGATION USAGE	36,537 GPM	3/4"	1.00
		TOTAL SFE	2.00

**TITLE CERTIFICATE**

I, Eric Stephens, AN AUTHORIZED REPRESENTATIVE OF Heritage Title 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 22 DAY OF April, 20 14

[Signature] AS THE OFFICER  
 AUTHORIZED REPRESENTATIVE

Heritage Title Company  
 TITLE INSURANCE COMPANY

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29<sup>th</sup> DAY OF April, 20 14

WITNESS MY HAND AND OFFICIAL SEAL 11  
[Signature]  
 NOTARY PUBLIC

JENNIFER L. KING  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 Notary ID: #18954015018  
 My Commission Expires: September 21, 2015

**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 10:48 ON THE 2nd DAY OF May, 20 14 AT RECEPTION NO. 2014022021.

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]  
 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 23<sup>rd</sup> DAY OF April, 20 14

[Signature] FOR Bill DeMaller  
 DIRECTOR OF DEVELOPMENT SERVICES

**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.

TANGIER, LLC

SIGNED THIS 24 DAY OF April, 20 14

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF April, 20 14

WITNESS MY HAND AND OFFICIAL SEAL 11  
[Signature]  
 NOTARY PUBLIC

BREE BUSICK  
 NOTARY  
 PUBLIC  
 STATE OF COLORADO

MY COMMISSION EXPIRES 11/01/2015

**CIVIL ENGINEER CERTIFICATION**

I, JEFF FRENCH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERING IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

[Signature]  
 JEFF FRENCH, PE NO. 32615  
 FOR AND ON BEHALF OF PEAK CIVIL CONSULTANTS, INC.

4/24/14  
 DATED SIGNED

**SURVEYOR'S CERTIFICATION**

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

[Signature]  
 L. KELLEY STEVENSON PLS 38231

4/24/14  
 DATED SIGNED

HANGMAN'S GULCH FILING NO.1  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP13-0026



BENCHMARK:  
 A 3/4" CDOT MONUMENT AT A VERTICAL ELEVATION OF 6182.08' NAVD88 LOCATED ON PROJECT COORDINATES:  
 N: 67922.109  
 E: 8045.132

NO.	REVISION	DATE	BY
1	PER TOWN COMMENTS	03/14/14	RF
2	PER TOWN COMMENTS	04/14/14	CS
3	PER TOWN COMMENTS	04/23/14	CS

**HANGMAN'S GULCH FILING NO. 1**  
**SITE DEVELOPMENT PLAN**  
**COVER SHEET**

**DEVELOPER**  
 STORAGE DEVELOPMENT CONSULTANTS, INC.  
 7964 KELTY TRAIL  
 FRANKTOWN, CO 80116  
 303-725-1466  
 CONTACT: ALAN WESTFALL

**Peak Civil Consultants**  
 200 W. HAMPDEN AVE., SUITE 200  
 ENGLEWOOD, COLORADO 80110  
 PH: 720.855.3859  
 FAX: 720.528.8167  
 CONTACT: JEFF FRENCH, P.E.

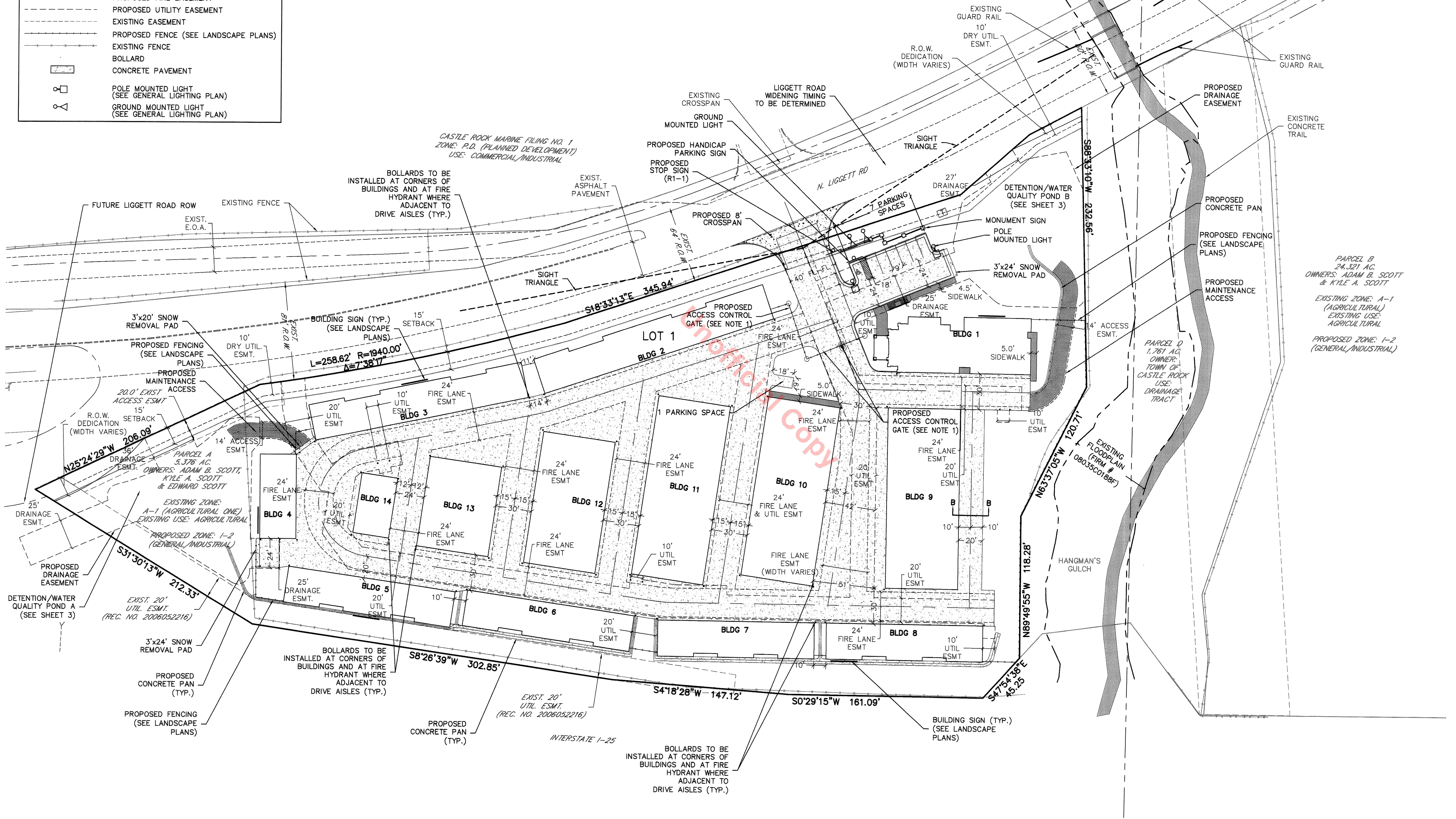
DATE: 11/01/12  
 JOB NO: 11.69  
 DRAWN BY: CS  
 APPROVED: \_\_\_\_\_  
 CADD FILE: \_\_\_\_\_  
 1  
 SHEET 1 OF 12

# HANGMAN'S GULCH FILING NO. 1

## SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
OF DOUGLAS COUNTY, COLORADO

LEGEND	
	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF ASPHALT
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SECTION LINE
	PROPOSED DRY UTILITY EASEMENT
	PROPOSED UTILITY & FIRE EASEMENT
	PROPOSED FIRE EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	PROPOSED FENCE (SEE LANDSCAPE PLANS)
	EXISTING FENCE
	BOLLARD
	CONCRETE PAVEMENT
	POLE MOUNTED LIGHT (SEE GENERAL LIGHTING PLAN)
	GROUND MOUNTED LIGHT (SEE GENERAL LIGHTING PLAN)



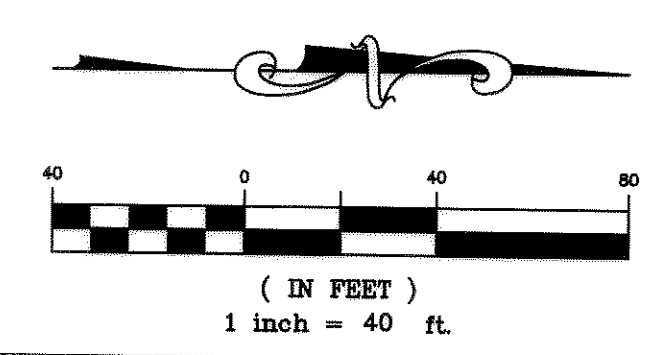
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**HANGMAN'S GULCH FILING NO. 1**  
**SITE DEVELOPMENT PLAN**  
**SITE PLAN**

**DEVELOPER**  
STORAGE DEVELOPMENT CONSULTANTS, INC.  
7964 KELTY TRAIL  
FRANKTOWN, CO 80116  
303-725-1466  
CONTACT: ALAN WESTFALL

**Peak**  
Civil Consultants  
200 W. HAMPTON AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.528.8167  
CONTACT: JEFF FRENCH, P.E.

**NOTE:**  
1. ACCESS CONTROL GATE TO COMPLY WITH TOWN OF CASTLE ROCK CODE 503.6 REGARDING SECURITY GATES. ADDITIONALLY, THE ACCESS CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH FIRE CODE REQUIREMENTS TO INCLUDE OPTICOM CONTROLLED ACCESS FOR EMERGENCY VEHICLES TO ENTER. SAID CONTROLLED ACCESS SHALL HAVE BATTERY BACK UP IN CASE OF POWER FAILURES.  
2. LAYOUT OF INTERNAL UNITS SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON BUILDING PLAN APPROVAL



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PROJECT NO. SDP13-0026  
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COORDINATES:  
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DATE: 11/01/12  
JOB NO: 11.69  
DRAWN BY: CS  
APPROVED: \_\_\_\_\_  
CADD FILE: \_\_\_\_\_  
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SHEET 2 OF 12

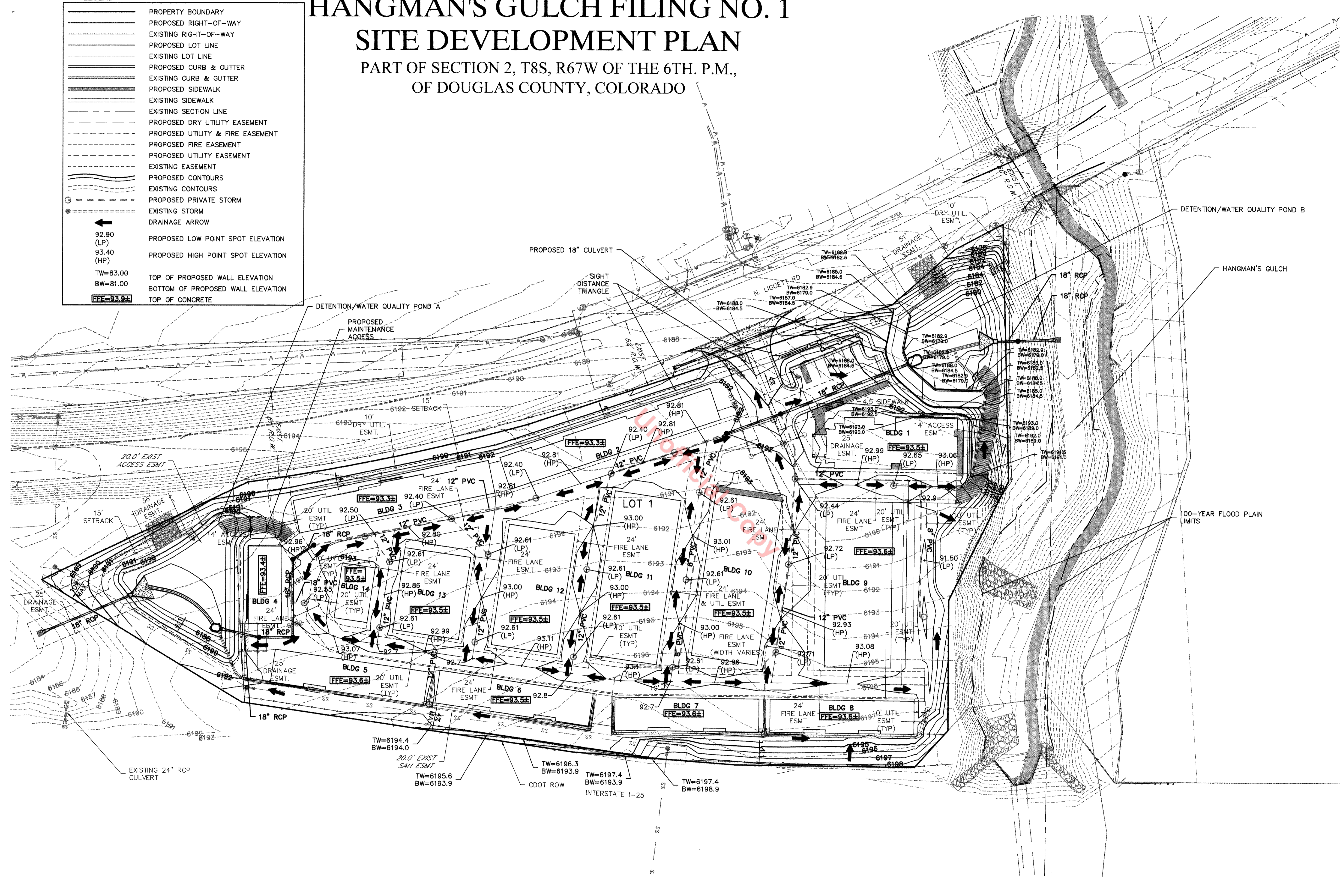
# HANGMAN'S GULCH FILING NO. 1

## SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
OF DOUGLAS COUNTY, COLORADO

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED DRY UTILITY EASEMENT
	PROPOSED UTILITY & FIRE EASEMENT
	PROPOSED FIRE EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED PRIVATE STORM
	EXISTING STORM
	DRAINAGE ARROW
	PROPOSED LOW POINT SPOT ELEVATION
	PROPOSED HIGH POINT SPOT ELEVATION
	TW=83.00 TOP OF PROPOSED WALL ELEVATION
	BW=81.00 BOTTOM OF PROPOSED WALL ELEVATION
	FFE=93.9± TOP OF CONCRETE



NO.	REVISION	DATE	BY
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3	PER TOWN COMMENTS	04/23/14	CS

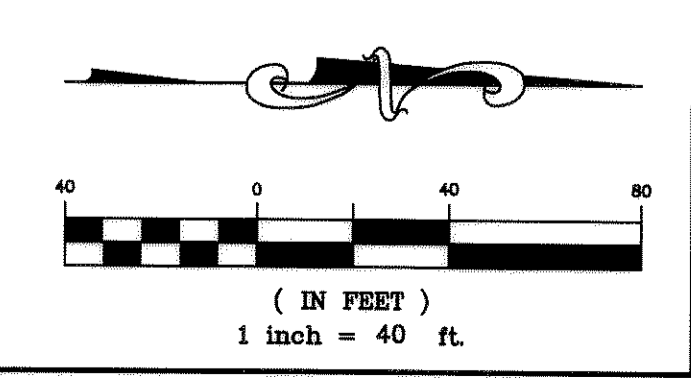
### HANGMAN'S GULCH FILING NO. 1

#### SITE DEVELOPMENT PLAN

#### GENERAL GRADING PLAN

**DEVELOPER**  
 STORAGE DEVELOPMENT  
 CONSULTANTS, INC.  
 7964 KELTY TRAIL  
 FRANKTOWN, CO 80116  
 303-725-1466  
 CONTACT: ALAN WESTFALL

**Peak**  
 Civil Consultants  
 200 W. HAMPDEN AVE., SUITE 200  
 ENGLEWOOD, COLORADO 80110  
 PH: 720.855.3859  
 FAX: 720.528.8167  
 CONTACT: JEFF FRENCH, P.E.



HANGMAN'S GULCH FILING NO.1  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP13-0026

BENCHMARK:  
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SHEET 3 OF 12

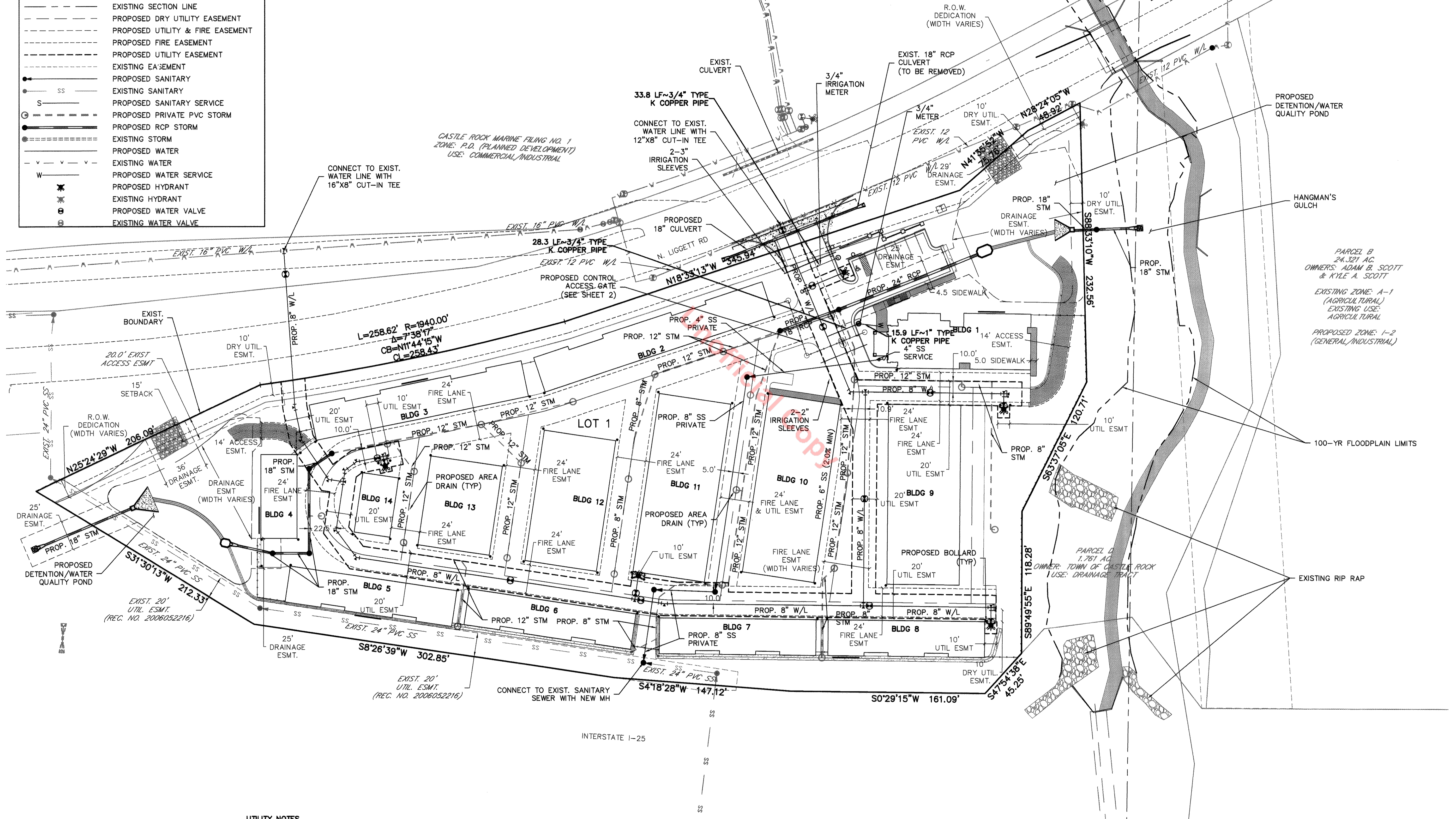
LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF ASPHALT
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED DRY UTILITY EASEMENT
	PROPOSED UTILITY & FIRE EASEMENT
	PROPOSED FIRE EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY
	EXISTING SANITARY
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE
	PROPOSED PRIVATE PVC STORM
	EXISTING PRIVATE PVC STORM
	PROPOSED RCP STORM
	EXISTING RCP STORM
	PROPOSED WATER
	EXISTING WATER
	PROPOSED WATER SERVICE
	EXISTING WATER SERVICE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE

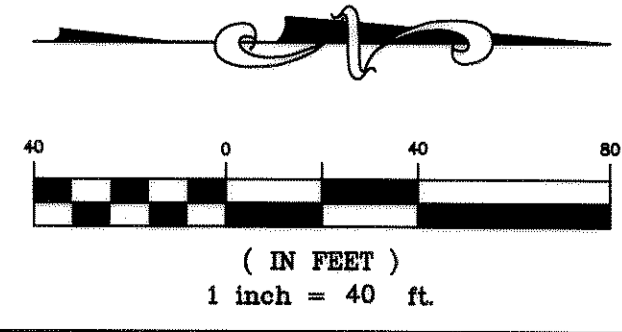
# HANGMAN'S GULCH FILING NO. 1

## SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
OF DOUGLAS COUNTY, COLORADO



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



HANGMAN'S GULCH FILING NO.1  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP13-0026

BENCHMARK:  
A 3/4" CDOT MONUMENT AT A VERTICAL ELEVATION OF 6182.08' NAVD88 LOCATED ON PROJECT COORDINATES:  
N: 67922.109  
E: 8045.132

NO.	REVISION	DATE	BY
1	PER TOWN COMMENTS	03/14/14	RF
2	PER TOWN COMMENTS	04/14/14	CS
3	PER TOWN COMMENTS	04/23/14	CS

**HANGMAN'S GULCH FILING NO. 1**  
**SITE DEVELOPMENT PLAN**  
**GENERAL UTILITES PLAN**

**DEVELOPER**  
STORAGE DEVELOPMENT CONSULTANTS, INC.  
7984 KELTY TRAIL  
FRANKTOWN, CO 80116  
303-725-1466  
CONTACT: ALAN WESTFALL

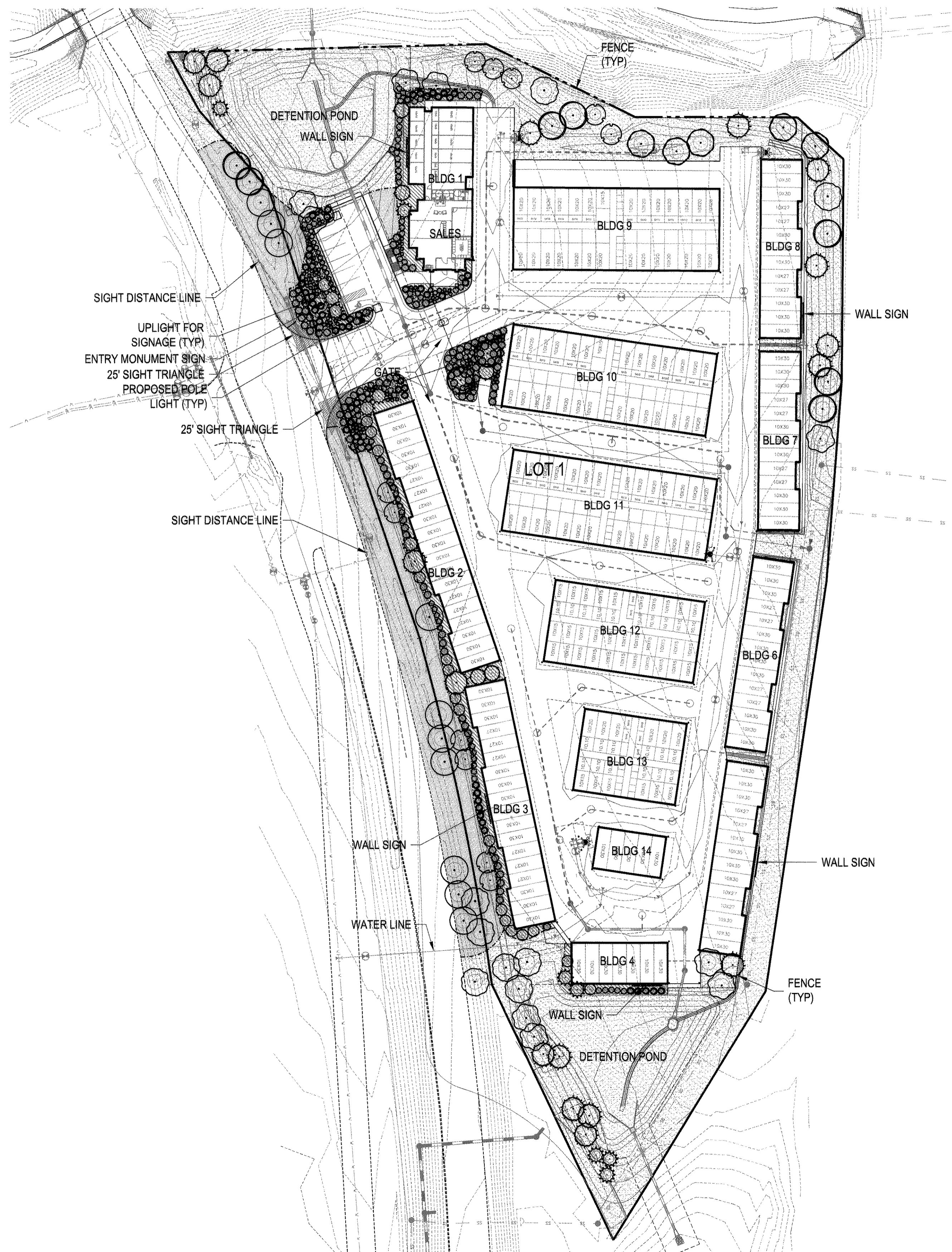
**Peak**  
Civil Consultants  
200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.528.8167  
CONTACT: JEFF FRENCH, P.E.

DATE: 11/01/12  
JOB NO: 11.69  
DRAWN BY: CS  
APPROVED BY:  
CADD FILE:  
4  
SHEET 4 OF 12

# HANGMAN'S GULCH FILING NO. 1

## SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
OF DOUGLAS COUNTY, COLORADO



### LEGEND

- |                         |                                     |
|-------------------------|-------------------------------------|
| PLANT TYPE              | WATER USE                           |
| CANOPY TREE             |                                     |
|                         | LOW TO MEDIUM                       |
|                         | MEDIUM                              |
|                         | MEDIUM                              |
|                         | LOW TO MEDIUM                       |
|                         | LOW TO MEDIUM                       |
|                         | MEDIUM                              |
| EVERGREEN TREE          |                                     |
|                         | VERY LOW TO LOW                     |
|                         | LOW TO MEDIUM                       |
| DECIDUOUS SHRUB         |                                     |
|                         | LOW TO MEDIUM                       |
|                         | LOW TO MEDIUM                       |
|                         | LOW                                 |
|                         | LOW                                 |
|                         | LOW                                 |
|                         | LOW                                 |
| EVERGREEN SHRUB         |                                     |
|                         | LOW                                 |
|                         | LOW                                 |
|                         | VERY LOW TO LOW                     |
|                         | LOW                                 |
| ORNAMENTAL GRASS        |                                     |
|                         | LOW TO MEDIUM                       |
| NON LIVING GROUND COVER |                                     |
|                         | ROCK MULCH                          |
| SEED                    |                                     |
|                         | COLORADO NATIVE MIX - IRRIGATED     |
|                         | VERY LOW TO LOW                     |
|                         | COLORADO NATIVE MIX - NON IRRIGATED |
|                         | VERY LOW TO LOW                     |

### GENERAL LANDSCAPE NOTES:

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE 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.

### GENERAL IRRIGATION NOTES:

- TREES WILL BE IRRIGATED WITH BUBBLERS UNLESS THEY ARE LOCATED IN IRRIGATED TURF AREAS. SHRUB AND PERENNIAL BEDS WILL BE IRRIGATED WITH DRIP EMITTERS. TURF AND IRRIGATED NATIVE AREAS WILL BE IRRIGATED WITH OVERHEAD SPRAY.
- SEPARATE IRRIGATION ZONES WILL BE PROVIDED FOR PLANTS IN DIFFERENT EXPOSURE AREAS.

### LANDSCAPE CALCULATIONS

GROSS SITE AREA	LANDSCAPE AREA		TURF GRASS LIST SPECIES IN SF	NON LIVING MATERIAL IN SF	TREES		SHRUBS		SOIL PREP AMOUNT IN CU YDS	SEPARATE IRRIGATION SERVICE CONNECTIONS
	REQUIRED	PROVIDED			REQUIRED	PROVIDED	REQUIRED	PROVIDED		
234,192 SF	23,419 SF	88,420 SF	17,073 SF IRRIGATED COLORADO NATIVE MIX 62,344 SF NON IRRIGATED COLORADO NATIVE SEED MIX	13,867 SF ROCK MULCH	47	47	94	278	88,420 / 1000 = 88.42 88.42 X 4 = 354 CY	YES

REQUIREMENTS:  
 10% OF GROSS SITE AREA SHALL RECEIVE LANDSCAPE IMPROVEMENTS.  
 2 LARGE CANOPY TREES FOR EACH 1000 SF OF REQUIRED LANDSCAPED AREA.  
 4 SHRUBS FOR EACH 1000 SF OF REQUIRED LANDSCAPED AREA.  
 4 CUBIC YARDS OF SOIL PREP FOR EVERY 1000 SF OF LANDSCAPE AREA AND ROTOTILLED INTO A MINIMUM DEPTH OF 8 INCHES DEEP.

PARKING LOT IN SF	LANDSCAPE AREA		NO. OF PARKING SPACES	NON LIVING MATERIAL IN SF	TREES		SHRUBS		NO. OF INTERIOR LANDSCAPE	MIN. WIDTH OF INTERIOR LANDSCAPED ISLANDS
	REQUIRED	PROVIDED			REQUIRED	PROVIDED	REQUIRED	PROVIDED		
3,245 SF	324 SF	489 SF	8	489 SF	1	2	2	11	0	0

REQUIREMENTS:  
 A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED.  
 2 LARGE CANOPY TREES FOR EACH 1000 SF OF LANDSCAPED AREA.  
 4 SHRUBS FOR EACH 1000 SF OF REQUIRED LANDSCAPED AREA.

ROW LF	TREES	
	REQUIRED	PROVIDED
675 LF	17	17

REQUIREMENTS:  
 1 DECIDUOUS SHADE TREE OR EVERGREEN TREE FOR EVERY 40 LINEAR FEET OF PUBLIC ROW.

NO.	REVISION	DATE	BY
1	SECOND SUBMITTAL	03/14/14	
2	THIRD SUBMITTAL	04/14/14	
3	FOURTH SUBMITTAL	04/23/14	

# HANGMAN'S GULCH FILING NO. 1

## SITE DEVELOPMENT PLAN

### LANDSCAPE PLAN

DEVELOPER  
 STORAGE DEVELOPMENT CONSULTANTS, INC.  
 7964 KELTY TRAIL  
 FRANKTOWN, CO 80116  
 303-725-1466  
 CONTACT: ALAN WESTFALL

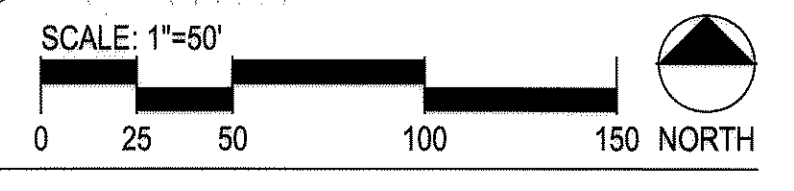
people creating spaces  
 pcs group inc. www.pcsgroupco.com  
 #3, 8-180 independence plaza  
 1007 16th street, denver co 80265  
 1.303.531.4905 - 1.303.531.4908

PAUL SHOUKAS 416  
 02/20/2008  
 Paul Shoukas of Colorado  
 RLA: Colorado #416  
 TOCR CERTIFICATION: #1105

HANGMAN'S GULCH FILING NO.1  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP13-0026

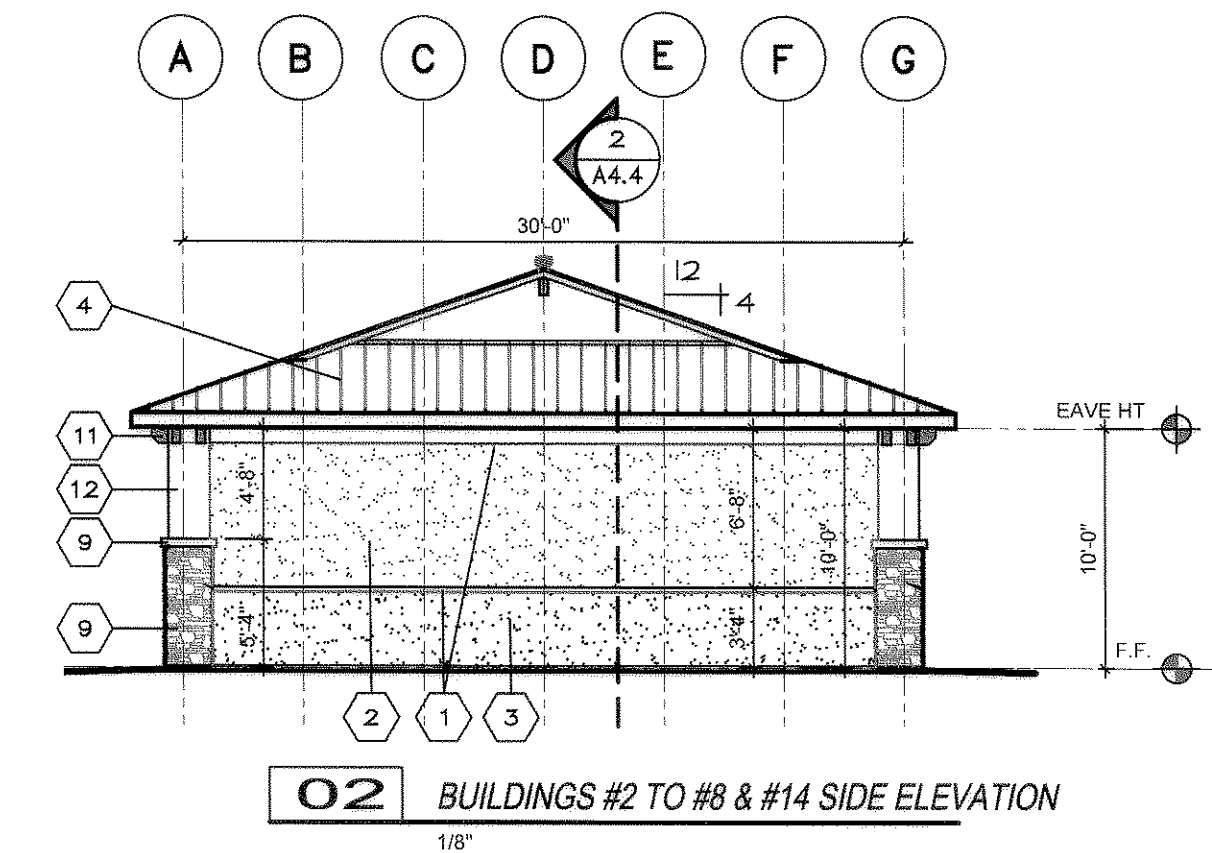
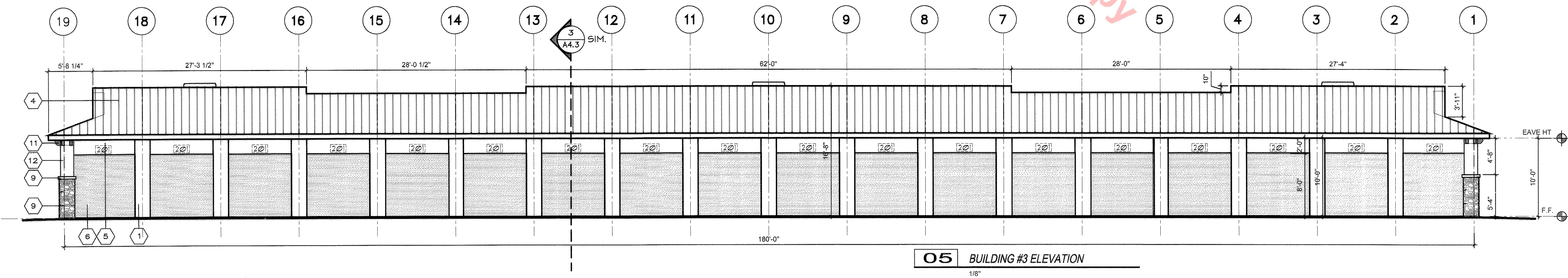
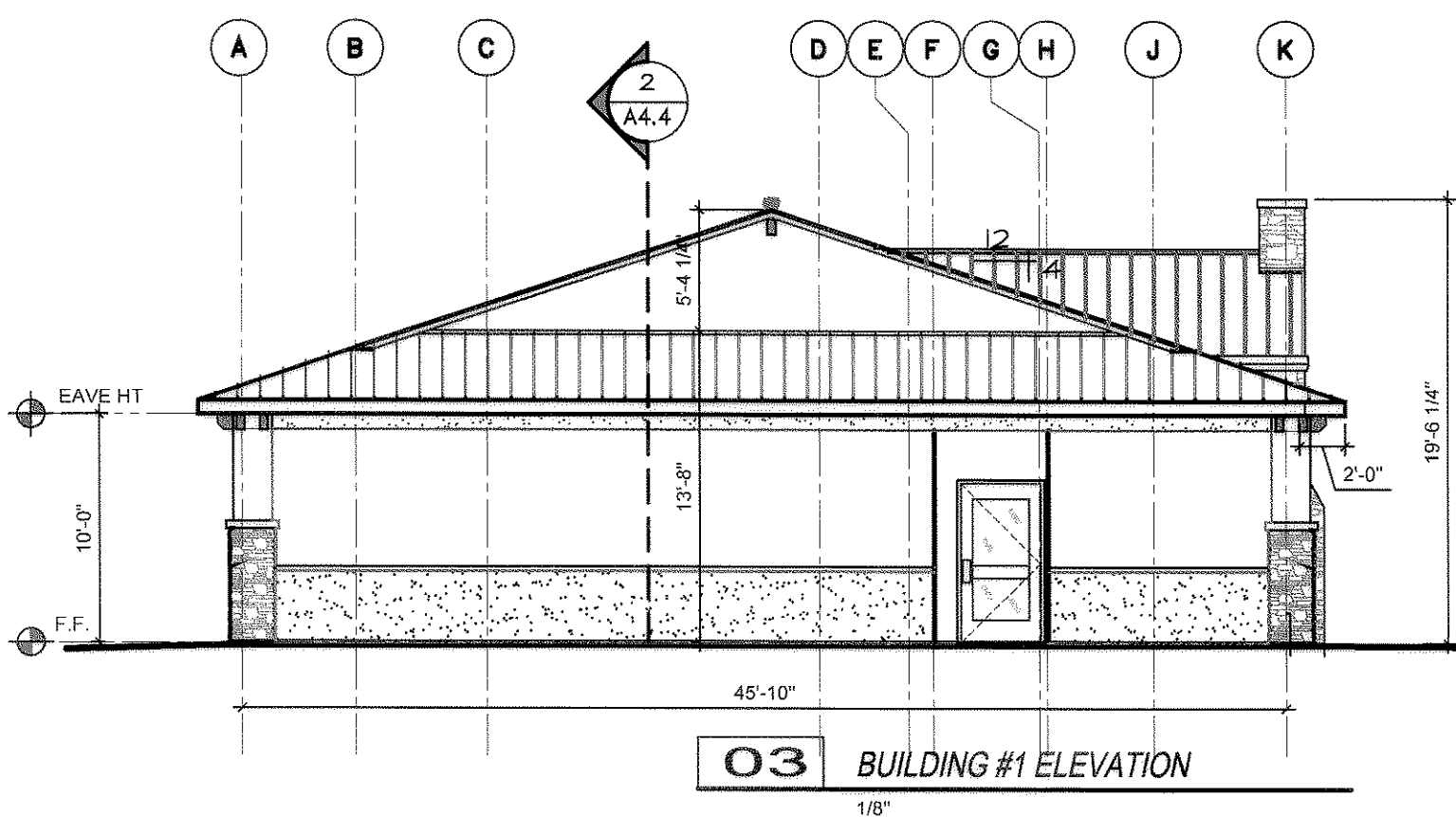
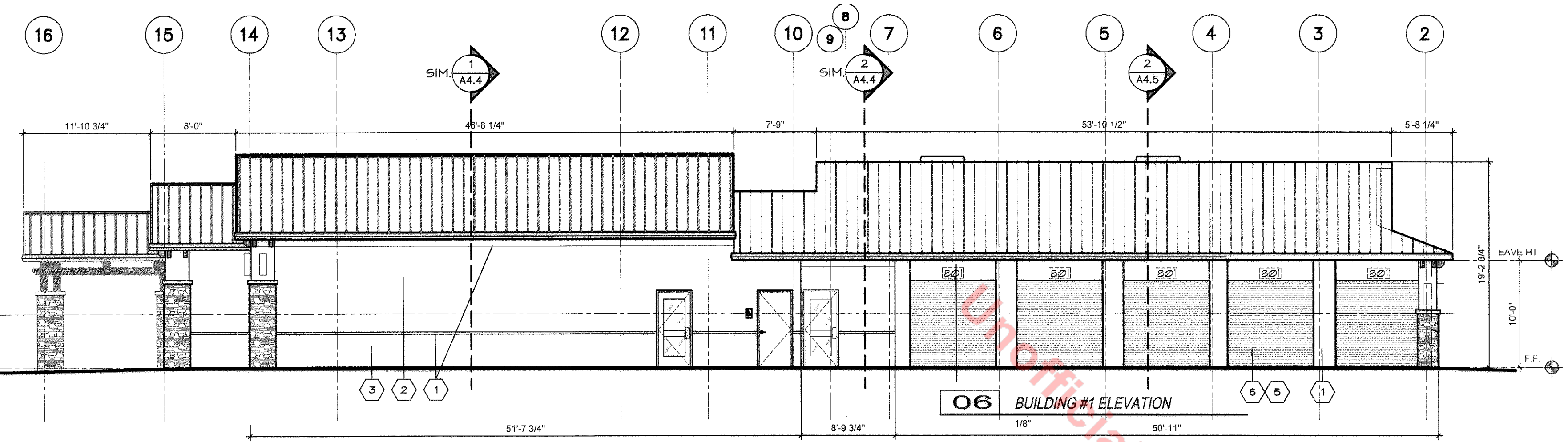
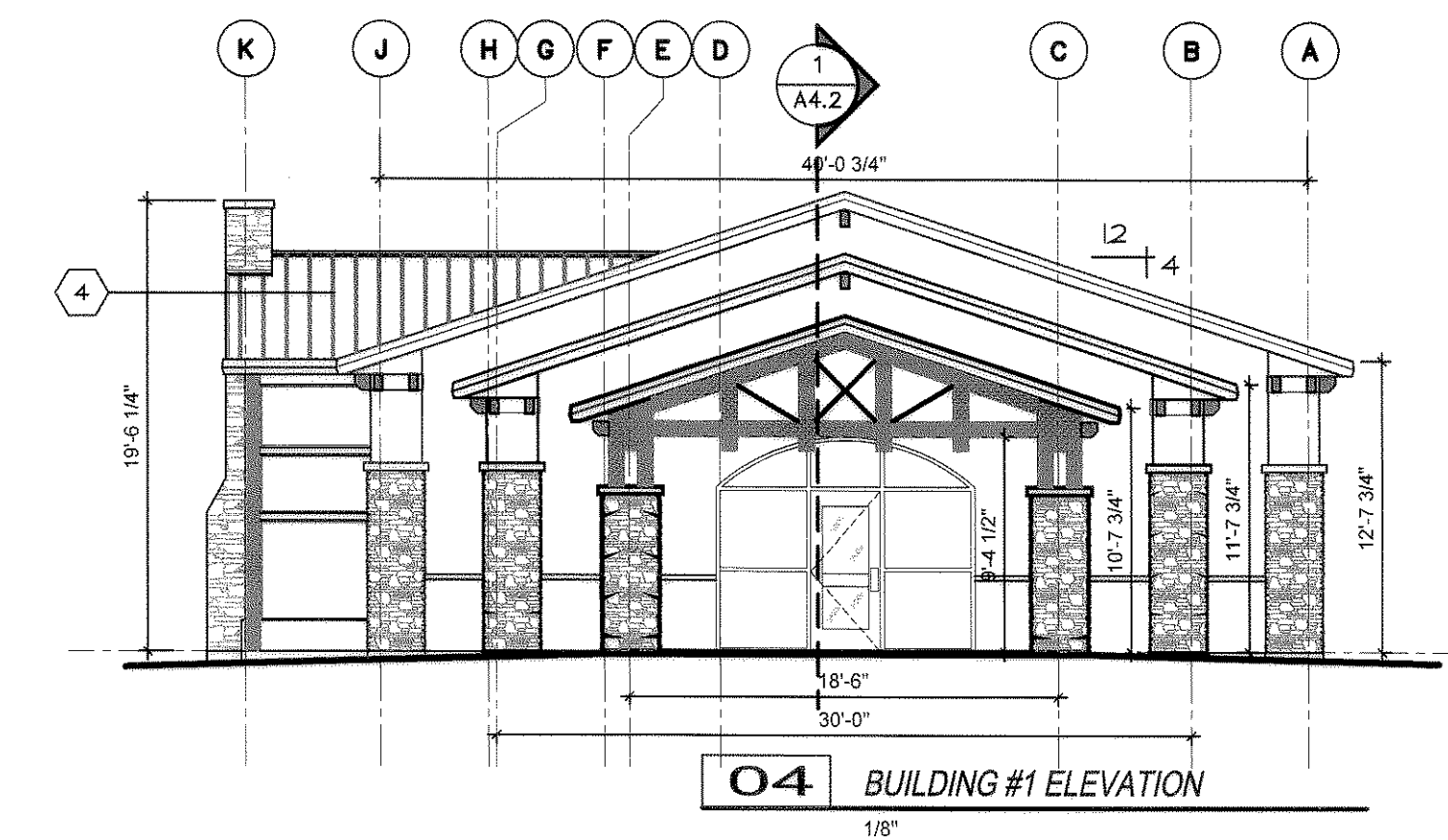
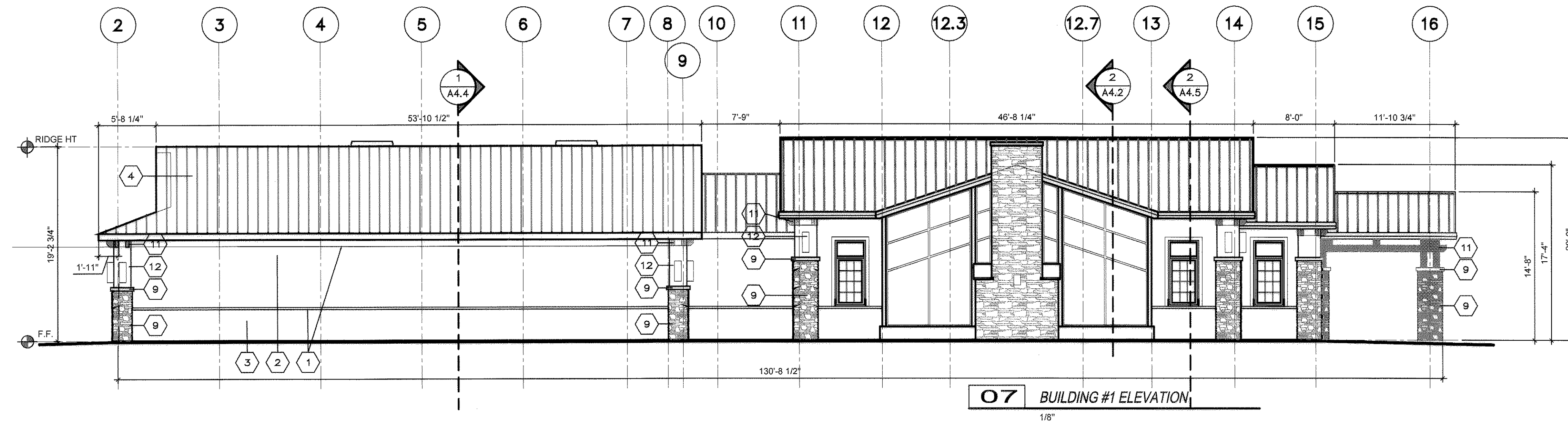
BENCHMARK:  
 A 3/4" CDOT MONUMENT AT A VERTICAL ELEVATION OF 6182.08'  
 NAVD88 LOCATED:  
 N: 67922.109  
 E: 8045.132

DATE: 11/01/13  
 JOB NO: ---  
 DRAWN BY: KLM  
 APPROVED: PMS  
 CADD FILE: ---  
 5  
 SHEET 5 OF 12

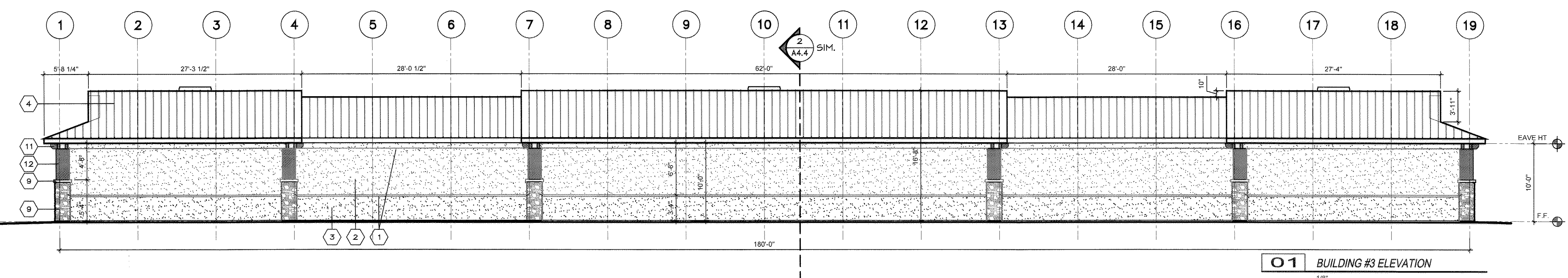


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### HANGMAN'S GULCH FILING NO.1 SITE DEVELOPMENT PLAN



Materials Selection						
Material ID	Material Type	Manufacturer	Selection Type	Selection Color	Location or Description	Comments
1	STUCCO/EIFS	ELASTOMERICO STUCCO ON SUBSTRATE	Shapocolor to match paint selection	Light Field Metallic (int)	Walls above windows	
2	STUCCO/EIFS	ELASTOMERICO STUCCO ON SUBSTRATE	Shapocolor to match paint selection	Medium Acrylic White	Walls and trim	
3	STUCCO/EIFS	ELASTOMERICO STUCCO ON SUBSTRATE	Shapocolor to match paint selection	Black Acrylic Match (int)	Wainscot and W/ab	
4	ROOF	STANDING SEAM	Kynar finish metal	Hardfild Green	Standing seam roof	
5	PAINTED METAL	STEEL DOORS, FRAMES, FASCIA, FLASHING	Paint finish	Match exterior SW	Match exterior SW	
6	HOLLING DOORS	COILING OVERHEAD DOORS AT STORAGE	Paint/finish or paint	White 900 Stone/stone	Storage doors	
7	WINDOWS	SLIDING WINDOWS AND DOORS	Custom	Stone or white	Office/entry doors and windows	
8	STORAGEFRONT	VERTICAL ORIGINAL	4-1/2\"/>			



**H&D|c**  
 HOOPER  
 ARCHITECTURAL  
 DESIGN  
 CONSULTANTS

28822 BRIDLE CREEK N  
 MAGNOLIA, TX 77355

ISSUE AND REVISION LOG	
DATE	ACTIVITY
9-1-13	PRELIM SHEETS
9-19-13	PERMIT ISSUE
1-14-14	SDP REVISIONS
2-19-14	SDP REVISIONS
4-14-14	SDP REVISIONS

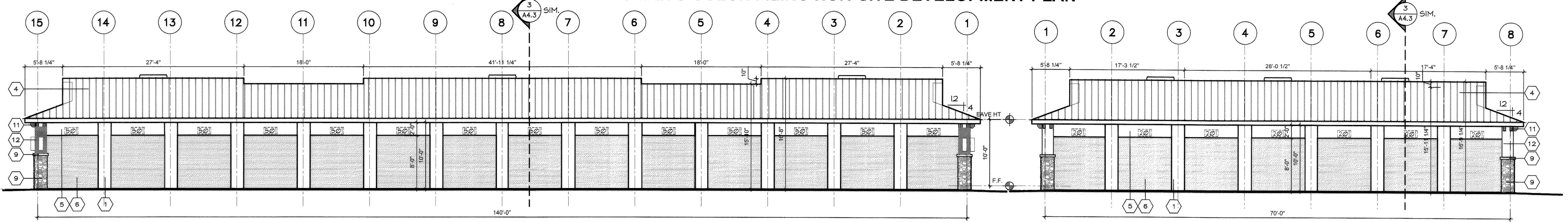
**HANGMAN'S GULCH  
 FILLING NO. 1**  
 2012 N. LIGGETT RD  
 CASTLE ROCK CO., 80109

**BUILDING ELEVATIONS**

SCALE: AS NOTED

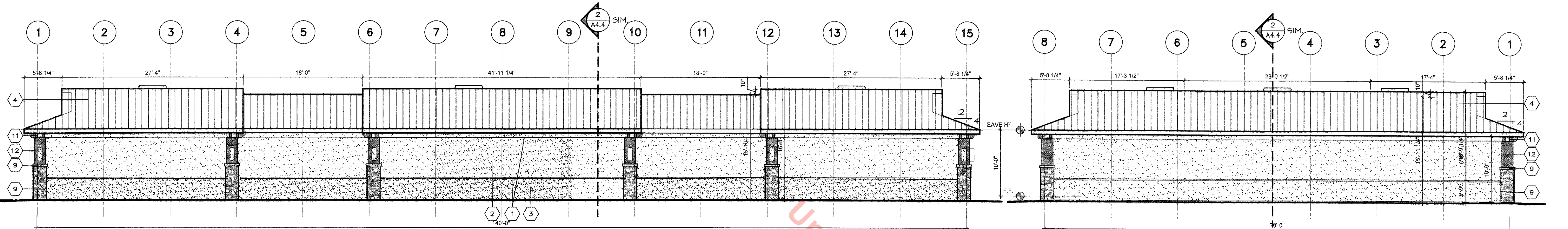
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### HANGMAN'S GULCH FILING NO.1 SITE DEVELOPMENT PLAN



**06 BUILDING #5 & #6 ELEVATION**  
1/8"

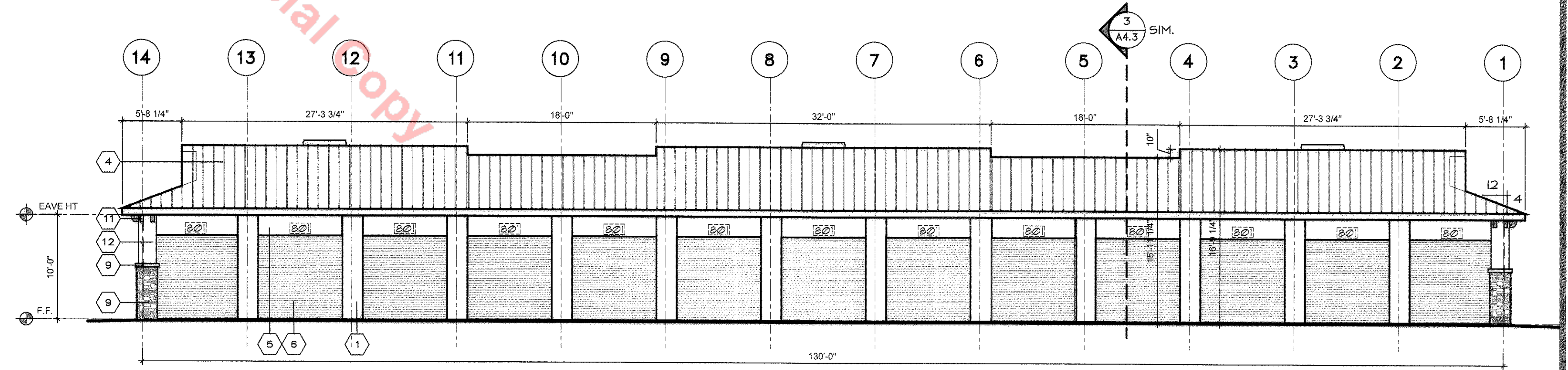
**04 BUILDING #4 ELEVATION**  
1/8"



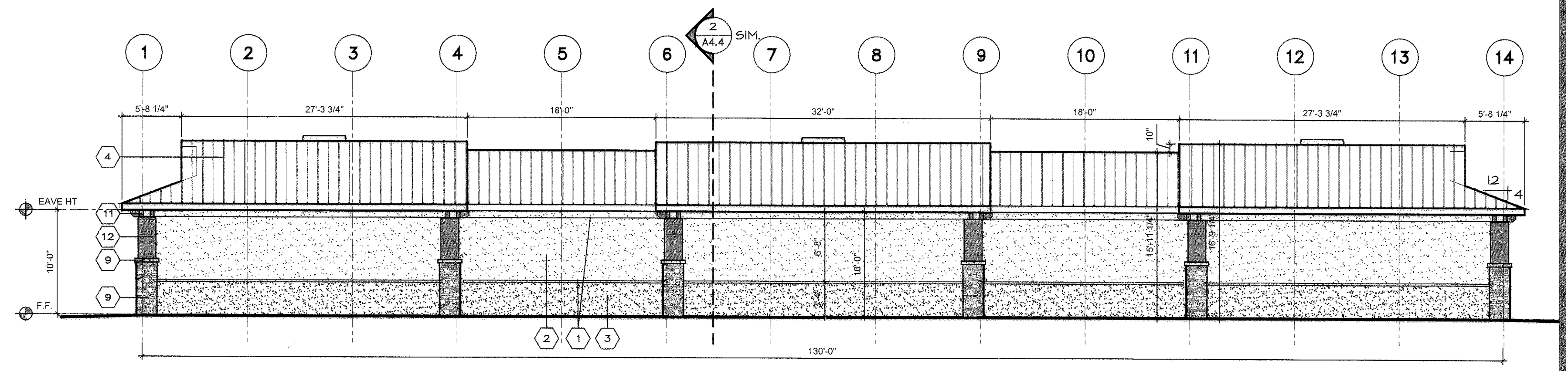
**05 BUILDING #5 & #6 ELEVATION**  
1/8"

**03 BUILDING #4 ELEVATION**  
1/8"

Materials Selection						
Material ID	Material Type	Manufacturer	Selection Type	Selection Color	Location or Description	Comments
1	STUCCO/IPS	ELASTOMERIC STUCCO ON SUBSTRATE	Stucco finish to match paint selection	Light Field: Match SW 6119 Antique White	Walls above wainscot	
2	STUCCO/IPS	ELASTOMERIC STUCCO ON SUBSTRATE	Stucco finish to match paint selection	Medium Accent: Match SW 5133 Belleisle Buff	Band and trim	
3	STUCCO/IPS	ELASTOMERIC STUCCO ON SUBSTRATE	Stucco finish to match paint selection	Dark Accent: Match SW 7720 Deer Valley	Wainscot and Wall	
4	ROOF	STANDING SEAM	Kynar finish metal	Hartford Green	Standing Seam roof	
5	PAINTED METAL	STEEL DOORS, FRAMES, FASCIA, FLASHING	Paint finish	Match Kynar 500 Brownstone	Metal walk doors and frames	
6	ROLLING DOORS	COILING OVERHEAD DOORS AT STORAGE	Prefinish or paint	Kynar 500 Brownstone	Storage doors	
7	WINDOWS	JELBWYN WINDOWS AND DOORS	Custom	Bronze as available	Office entry doors and windows. Storefront doors and frames at storage building passages	
8	STOREFRONT	VISTAWALL OR EQUAL	4-1/2" Insulated	Bronze anodized	Storefront doors and frames at storage building passages	
9	STONE VENEER	ELDORADO	Rough cut	Jackson Valley	Pillasters	Related trim cap
10	METALS	BRONZE METALS	Prefinish or paint	Medium Bronze	Fascia, Eaves, Sconce covers, bracket metals	
11	WOOD	BEHR STAIN FINISH	Opaque Stain	Tamina Yellow	Exposed wood	
12	HARDI-PANEL	BEHR STAIN FINISH	Opaque Stain	Tamina Yellow	Column Faces	



**02 BUILDING #7 & #8 ELEVATION**  
1/8"



**01 BUILDING #7 & #8 ELEVATION**  
1/8"

**HADJC**  
HOOPER  
ARCHITECTURAL  
DESIGN  
CONSULTANTS

28822 BRIDLE CREEK N  
MAGNOLIA, TX 77355

**ISSUE AND REVISION LOG**

DATE	ACTIVITY
9-1-13	PRELIM SHEETS
9-19-13	PERMIT ISSUE
1-14-14	SDP REVISIONS
2-19-14	SDP REVISIONS
4-14-14	SDP REVISIONS

**HANGMAN'S GULCH  
FILING NO. 1**  
2012 N. LIGGETT RD  
CASTLE ROCK CO., 80109

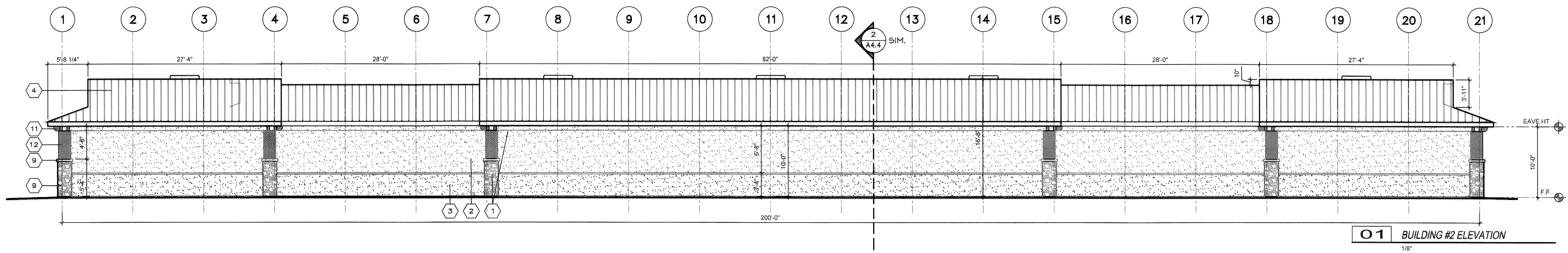
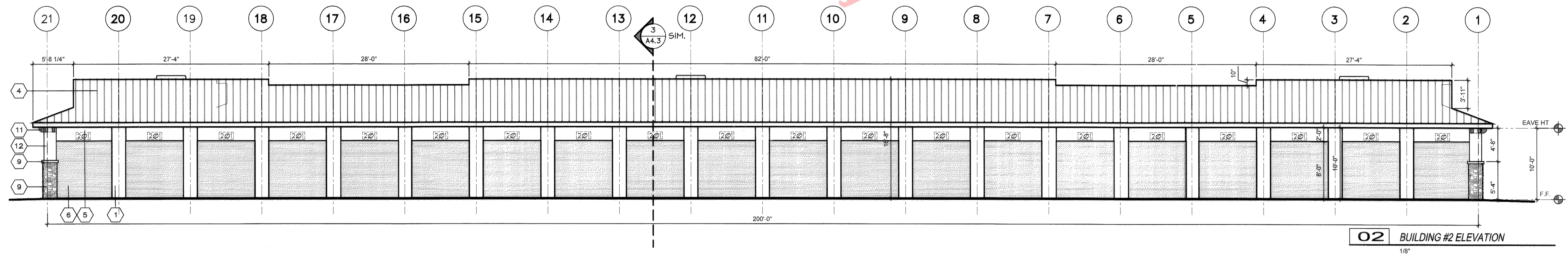
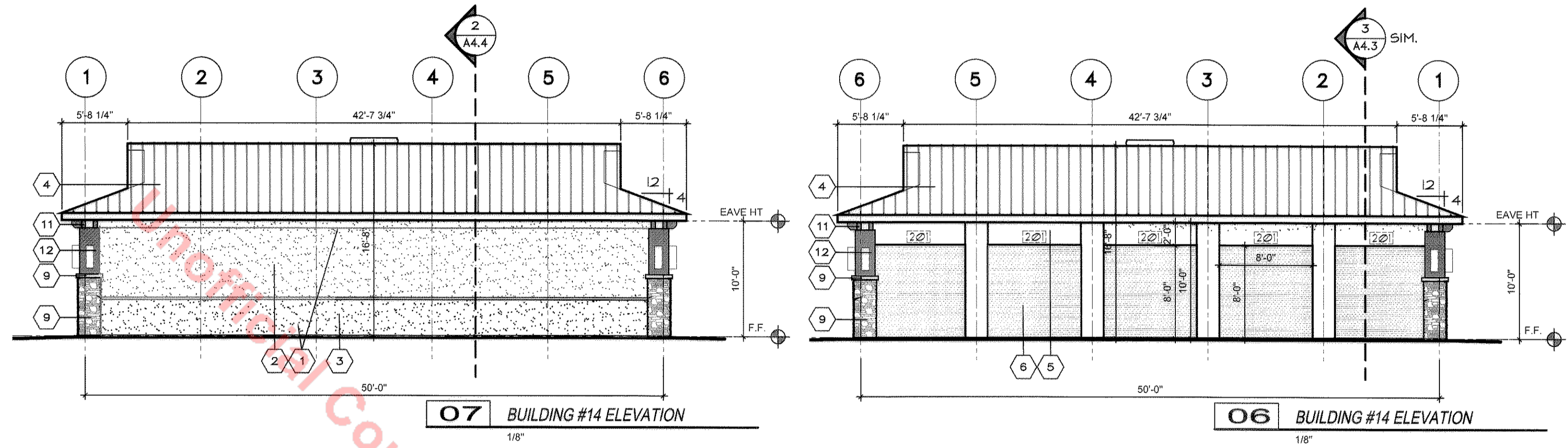
**BUILDING  
ELEVATIONS**

SCALE: AS NOTED

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## HANGMAN'S GULCH FILING NO.1 SITE DEVELOPMENT PLAN

(X) THESE KEYS APPLY TO FOLLOWING PAGES		Materials Selection				
Material ID	Material Type	Manufacturer	Selection Type	Selection Color	Location or Description	Comments
1	STUCCO/FPS	ELASTOMERIC STUCCO ON SUBSTRATE	Stucco finish to match paint selection	Light Field Match SW 6119 Antique White	Walls above wainscot	
2	STUCCO/FPS	ELASTOMERIC STUCCO ON SUBSTRATE	Stucco finish to match paint selection	Medium Accent Match SW 6120 Reliable Buff	Band and trim	
3	STUCCO/FPS	ELASTOMERIC STUCCO ON SUBSTRATE	Stucco finish to match paint selection	Dark Accent Match SW 7720 Deer Valley	Wainscot and Wall	
4	ROOF	STANDING SEAM	Kynar finish metal	Hardford Green Match Kynar 600 Brownstone	Standing Seam roof	
5	PAINTED METAL	STEEL DOORS, FRAMES, FASCIA, FLASHING	Paint finish	Match Kynar 600 Brownstone	Metal walk doors and frames	
6	ROLLING DOORS	COILING OVERHEAD DOORS AT STORAGE	Prefinish or paint	Kynar 600 Brownstone	Storage doors	
7	WINDOWS	JELDHYN WINDOWS AND DOORS	Custom	Bronze as available	Office entry doors and windows	
8	STOREFRONT	VISTAWALL OR EQUAL	4-1/2" insulated	Bronze anodized	Storefront doors and frames at storage building passages	
9	STONE VENEER	ELDORADO	Roughcut	Jackson Valley Pilasters	Related trim cap	
10	METALS	BRONZE METALS	Prefinish or paint	Medium Bronze	Fascia, SAGES, Sconce covers, basket metals	
11	WOOD	BEHR STAIN FINISH	Orange Stain	Tamino Yellow	Exposed wood	
12	HARD-PANEL	BEHR STAIN FINISH	Orange Stain	Tamino Yellow	Column Faces	



**Had|c**

HOOPER  
ARCHITECTURAL  
DESIGN  
CONSULTANTS

25822 BRIDLE CREEK N  
MAGNOLIA, TX 77355

**ISSUE AND REVISION LOG**

DATE	ACTIVITY
9-1-13	PRELIM SHEETS
9-19-13	PERMIT ISSUE
1-14-14	SOP REVISIONS
2-19-14	SOP REVISIONS
4-14-14	SOP REVISIONS

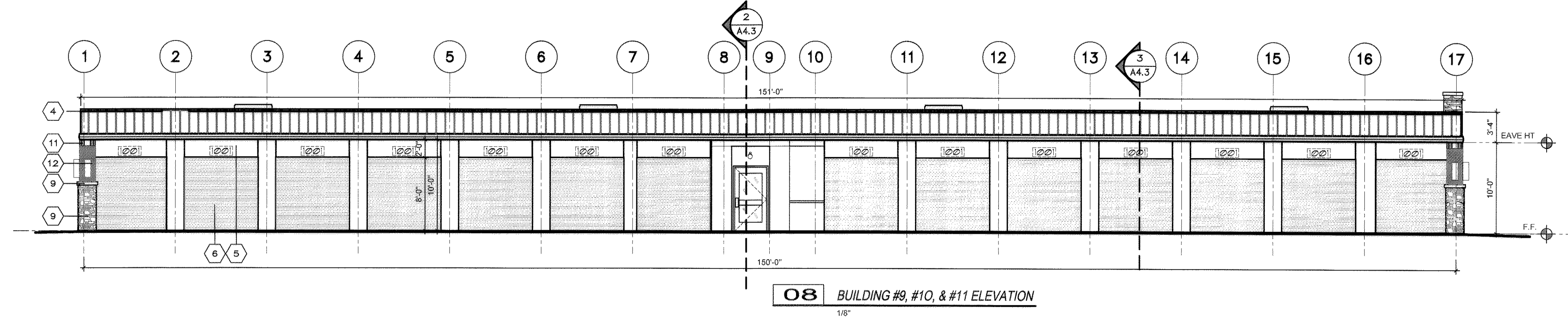
**HANGMAN'S GULCH  
FILLING NO. 1**  
 2012 N. LIGGETT RD  
 CASTLE ROCK CO., 80109

**BUILDING  
ELEVATIONS**

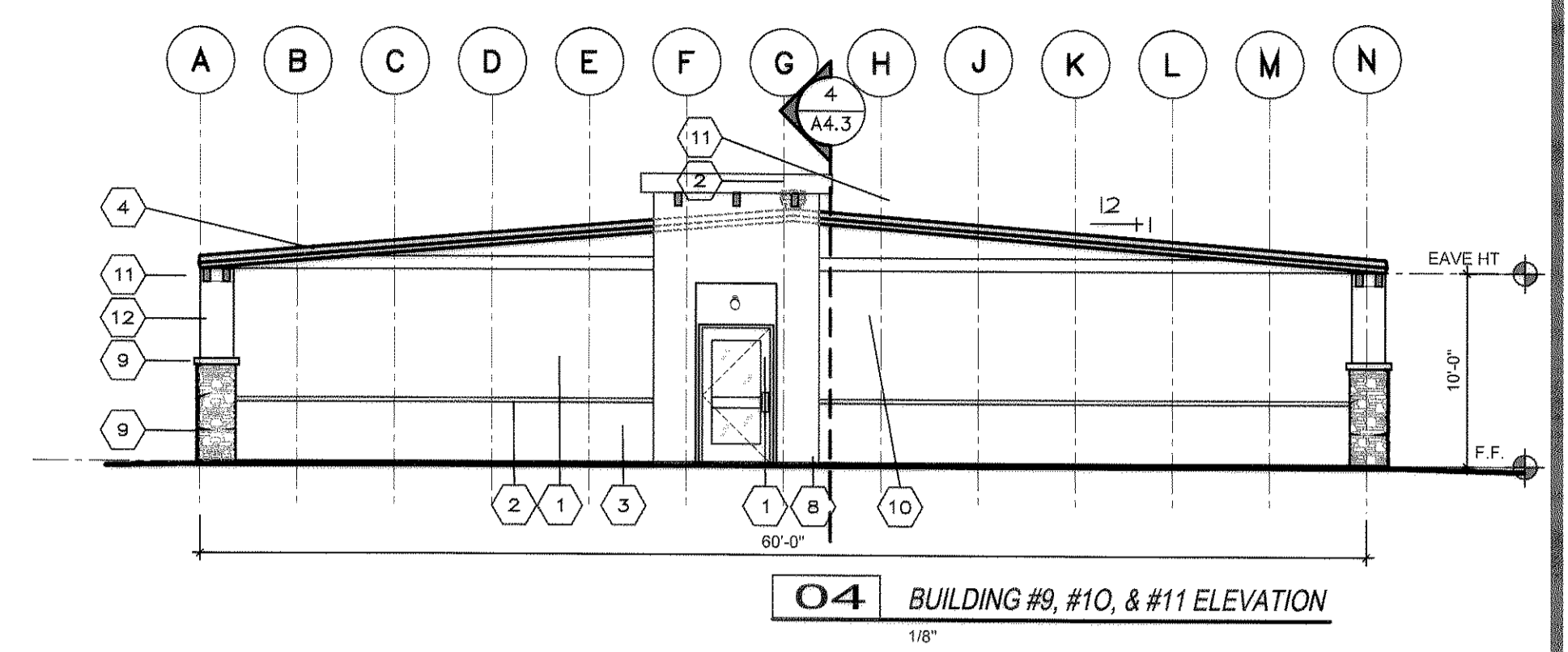
SCALE: AS NOTED

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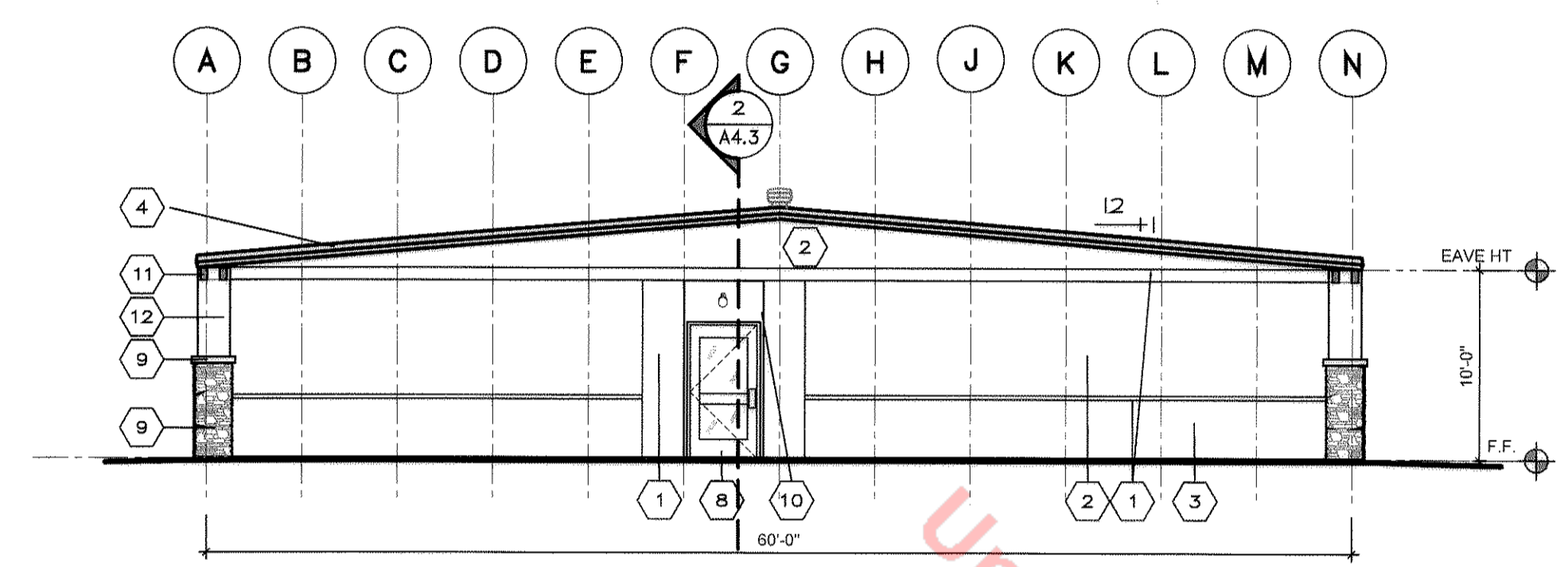
### HANGMAN'S GULCH FILING NO.1 SITE DEVELOPMENT PLAN



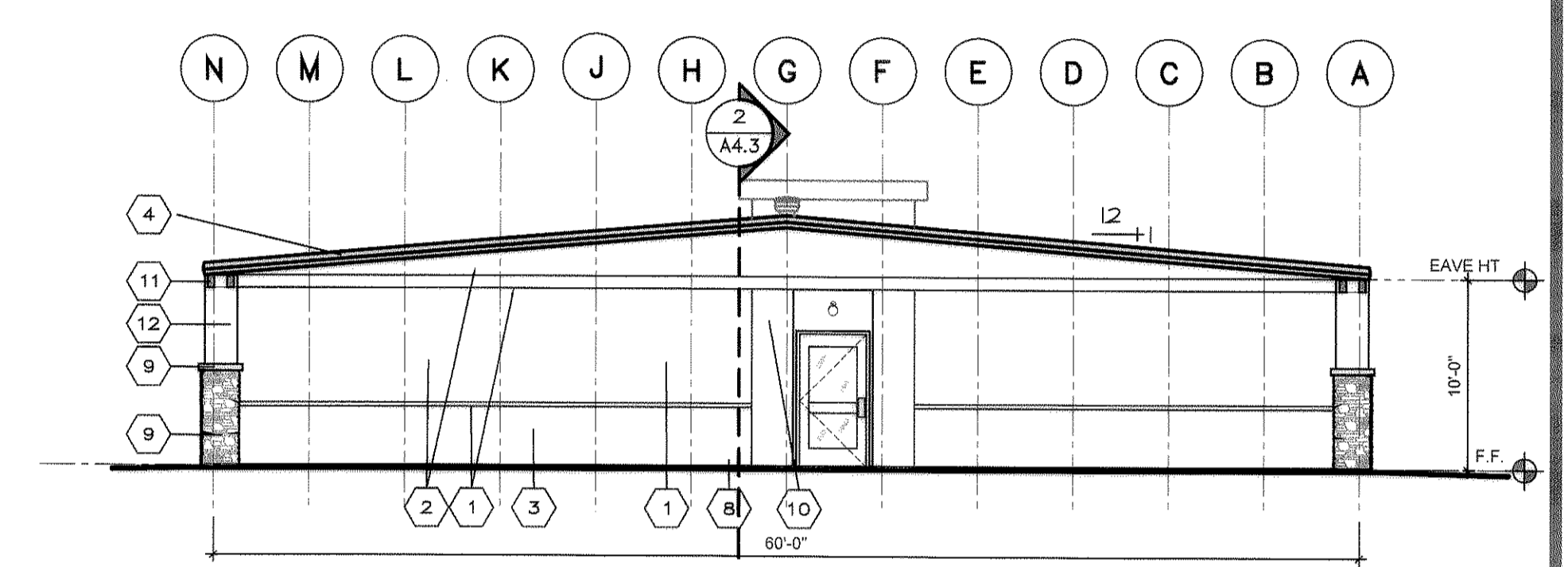
**08** BUILDING #9, #10, & #11 ELEVATION  
1/8"



**04** BUILDING #9, #10, & #11 ELEVATION  
1/8"

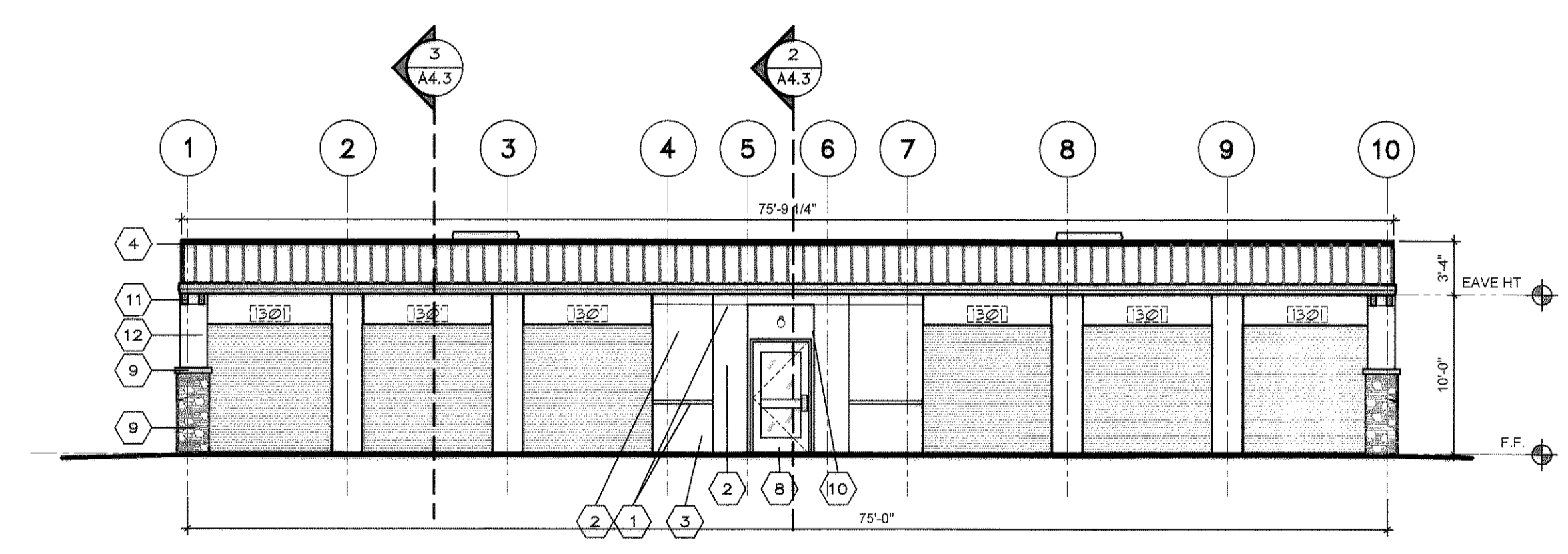


**07** BUILDINGS #12 & #13 SIDE ELEVATION  
1/8"

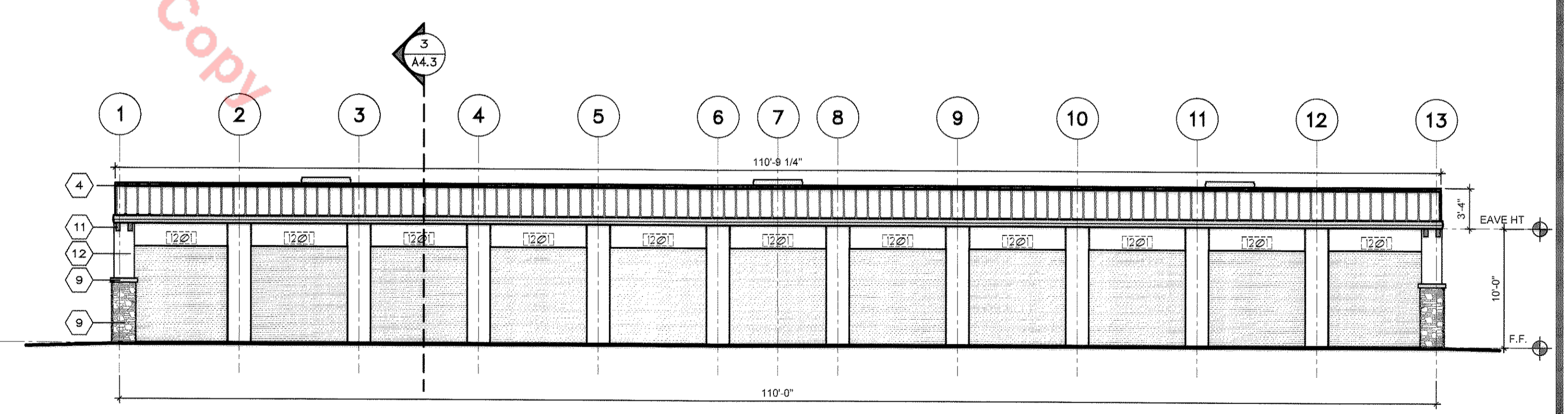


**03** BUILDING #9, #10, & #11 ELEVATION  
1/8"

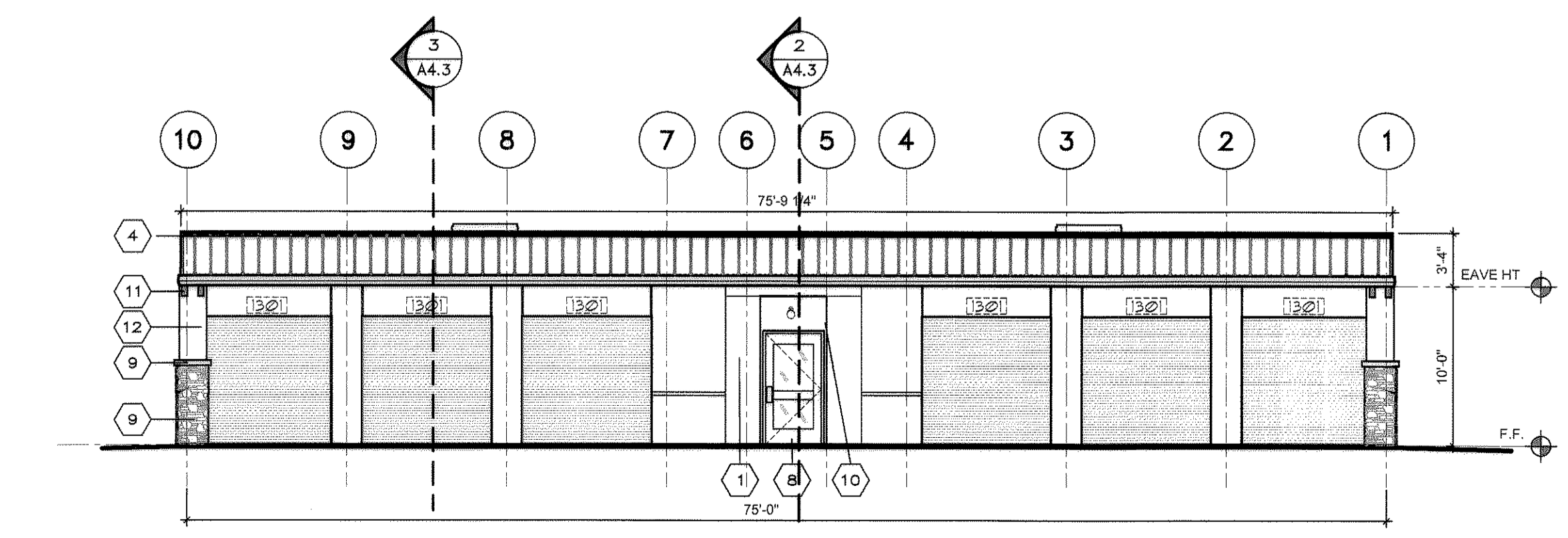
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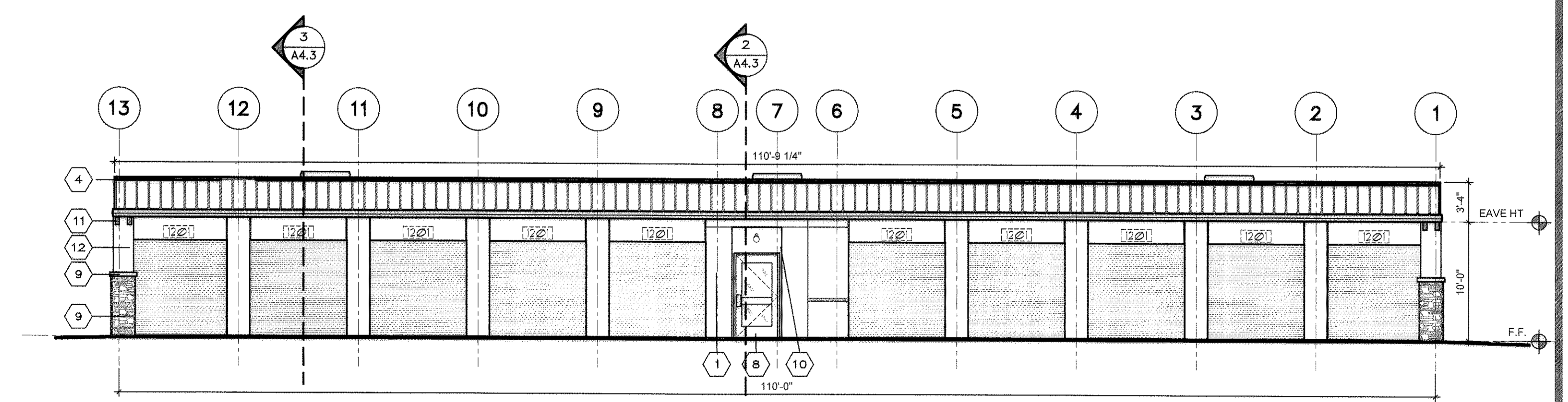
**06** BUILDING #13 ELEVATION  
1/8"



**02** BUILDING #12 ELEVATION  
1/8"



**05** BUILDING #13 ELEVATION  
1/8"



**01** BUILDING #12 ELEVATION  
1/8"



HOOPER  
 ARCHITECTURAL  
 DESIGN  
 CONSULTANTS

25822 BRIDLE CREEK N  
 MAGNOLIA, TX 77355

ISSUE AND REVISION LOG

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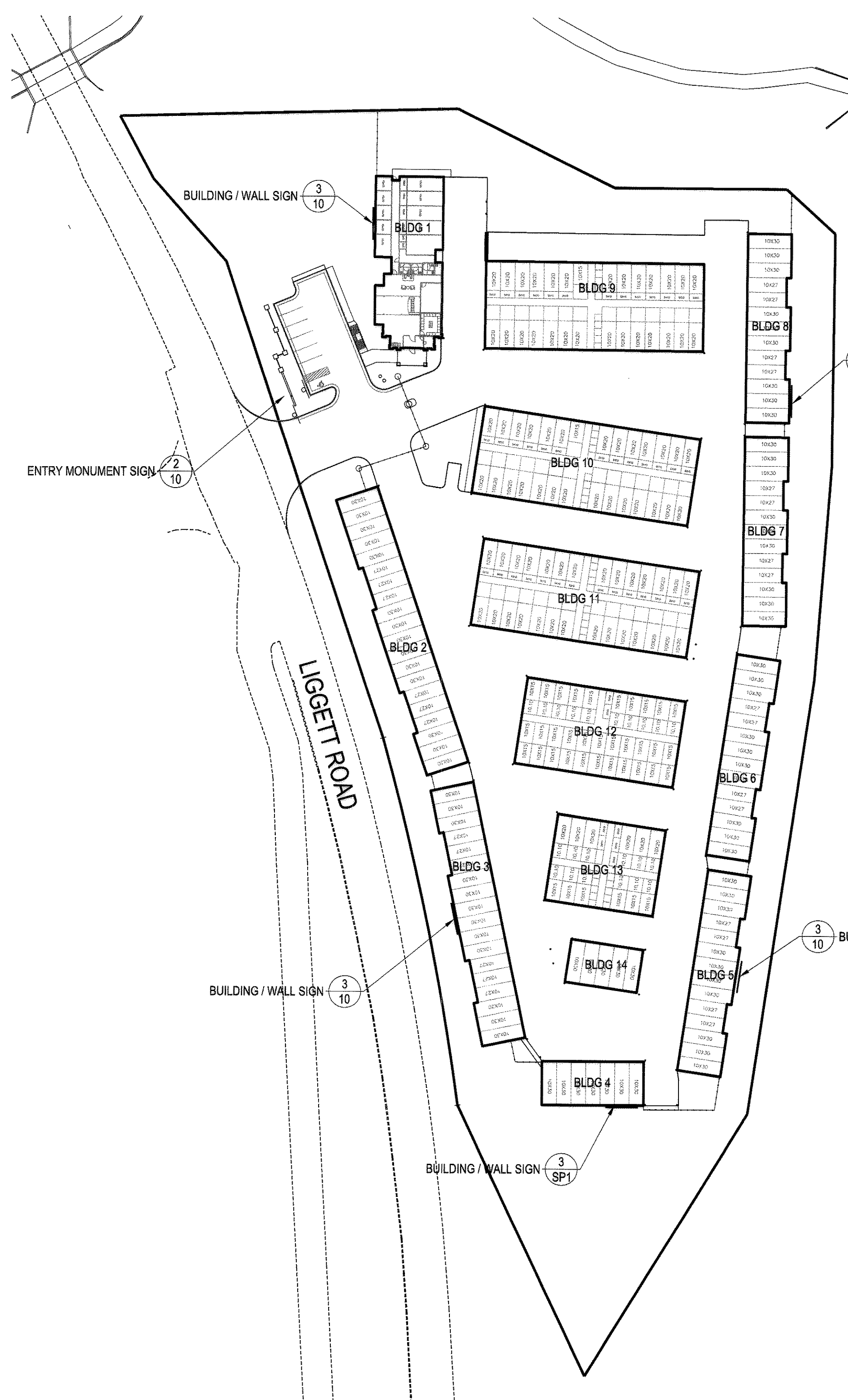
HANGMAN'S GULCH  
 FILLING NO. 1  
 2012 N. LIGGETT RD  
 CASTLE ROCK CO., 80109

BUILDING ELEVATIONS

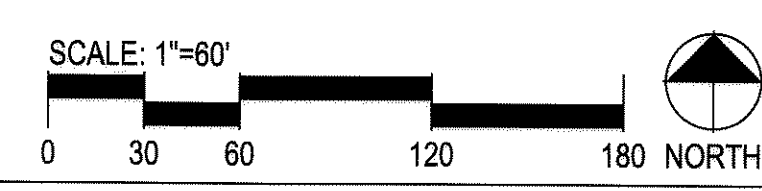
SCALE: AS NOTED

# HANGMAN'S GULCH FILING NO. 1 SITE DEVELOPMENT PLAN

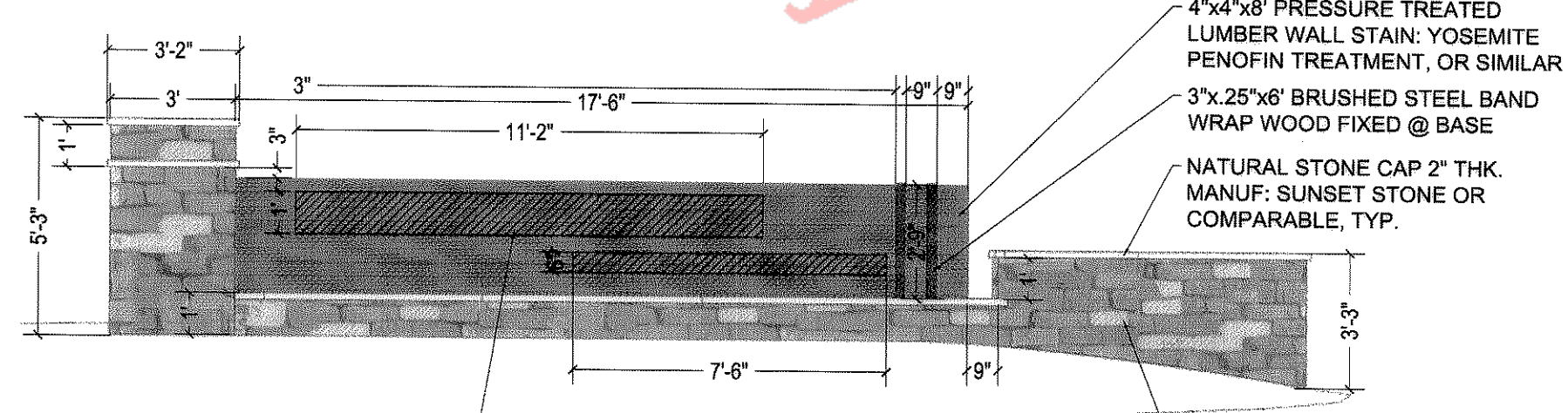
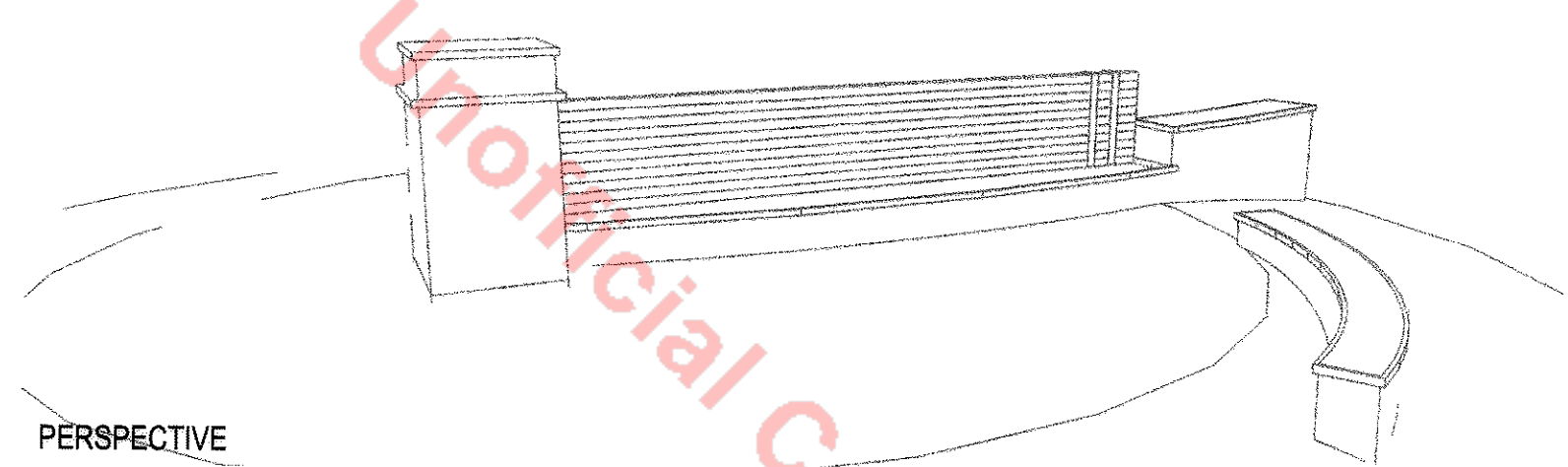
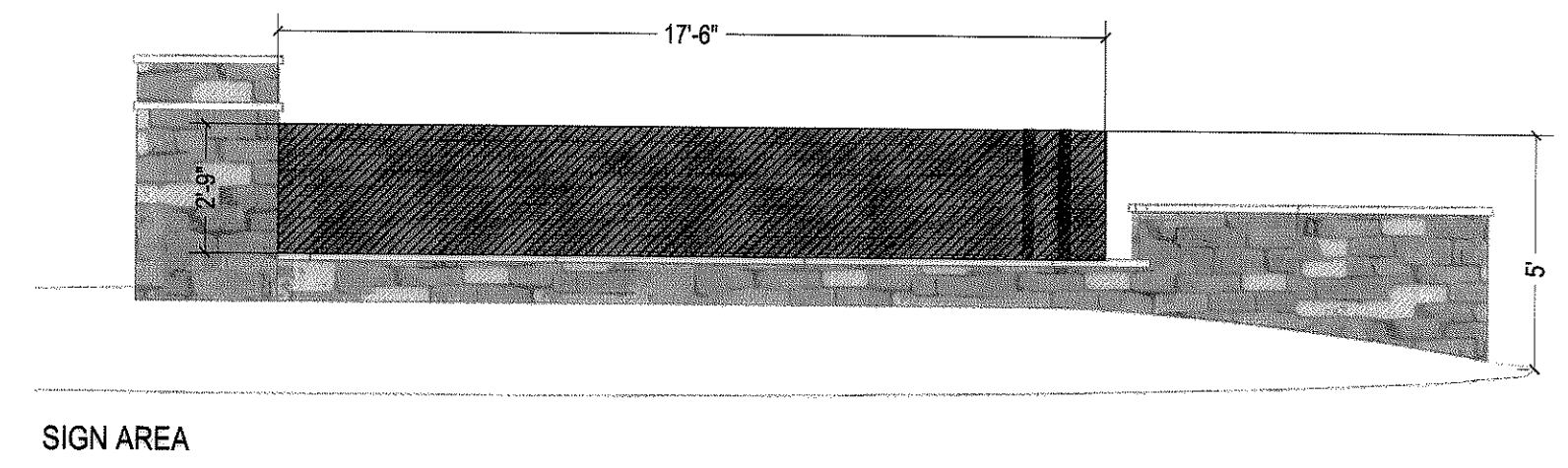
PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
OF DOUGLAS COUNTY, COLORADO



**1** CONCEPTUAL SIGNAGE PLAN



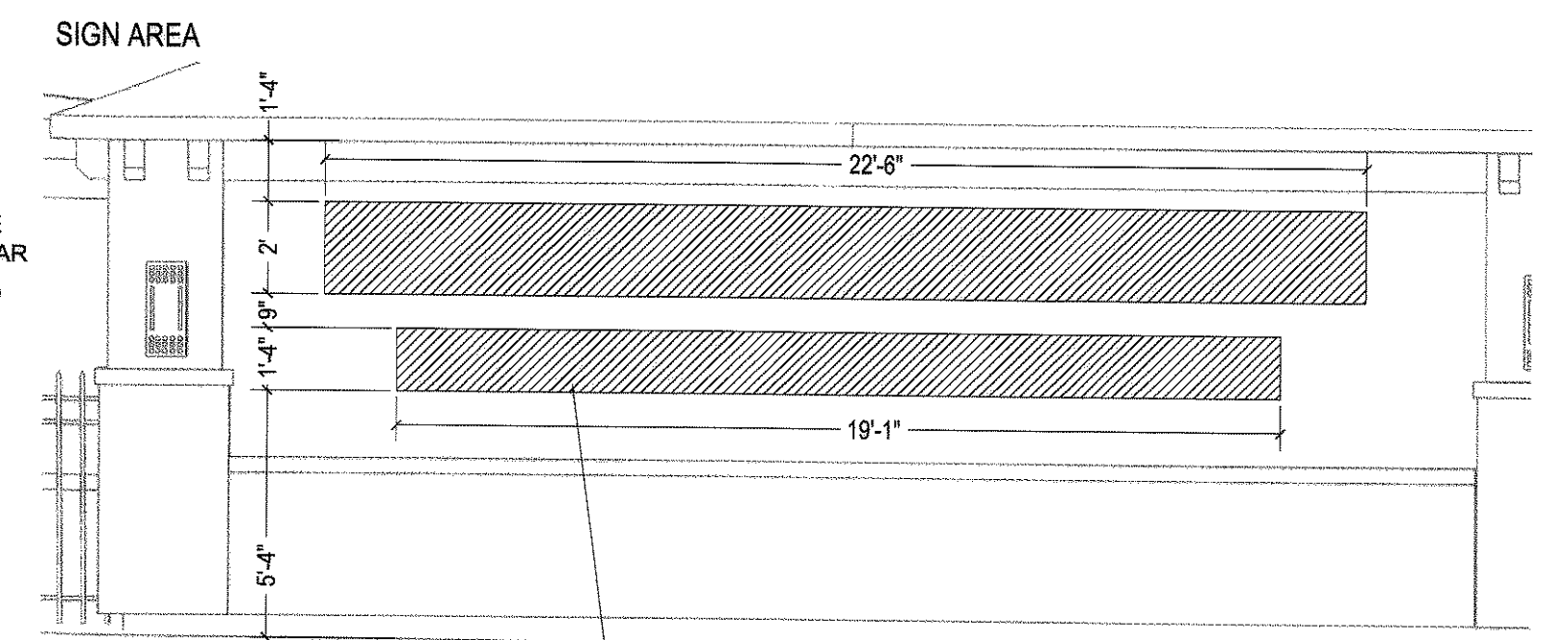
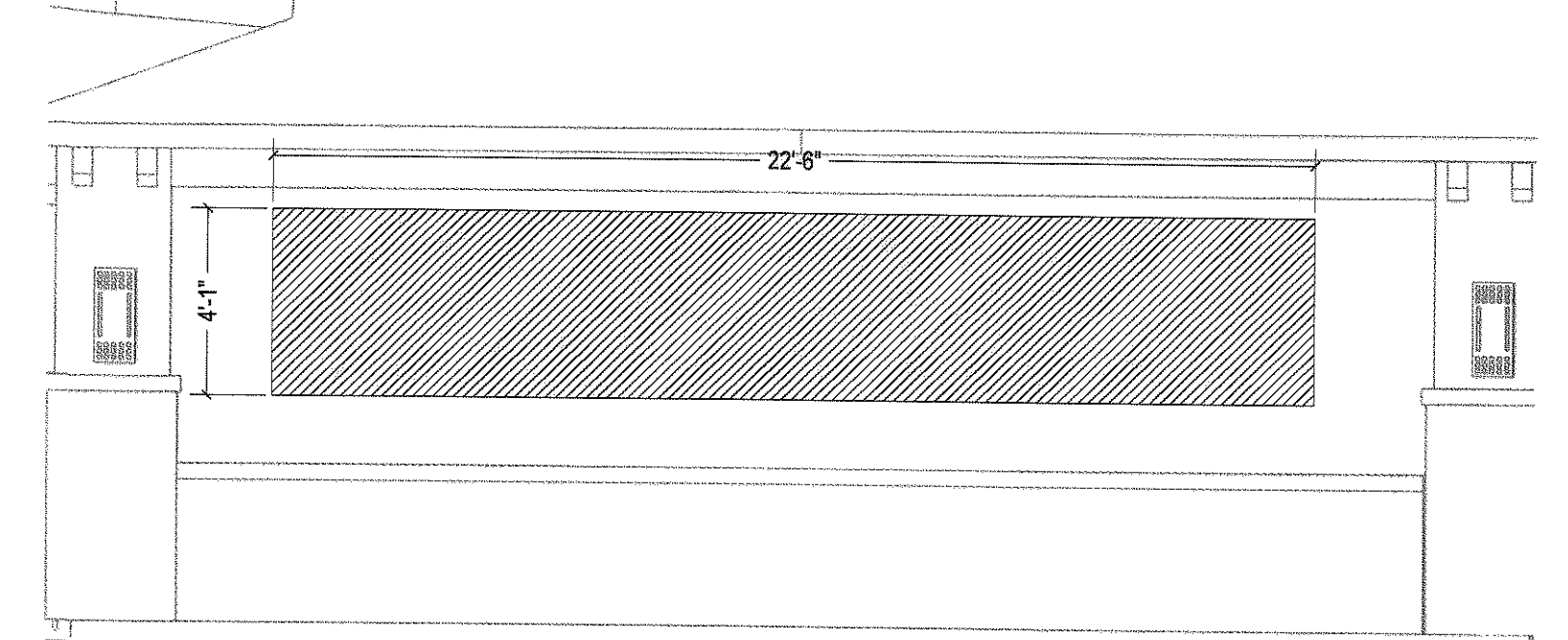
- NOTES:
1. SIGNAGE AREA: 48.125 SF PER CODE 19.04.052 B.1 TO A MAX. AREA OF 50 SF.
  2. SIGNAGE MAX AREA: 640 SF PER CODE 19.04.052 C.2A
  3. SIGNAGE HEIGHT: 5' PER CODE 19.04.052 D.1 (MAX. HEIGHT AT 20').



RAISED LETTERS, YELLOW GREEN (CCFF66),  
PIN MOUNT THRU BOLTS TO COUNTERSINK  
WASHERS/NUT ASSEMBLY, WITH UP LIGHTING.

**2** ENTRY MONUMENT SIGN  
NTS

- NOTES:
1. SIGNAGE AREA: --SF PER CODE 19.04.054 B.3 25% OF WALL.
  2. SIGNAGE AVAILABLE MAX AREA: 640 sf PER CODE 19.04.054 C.2A
  3. SIGNAGE HEIGHT PER CODE 19.04.054 D.2
  4. SIGNAGE HORIZONTAL SEPARATION PER CODE 19.04.054 F.4: NO SEPARATION.



RAISED LETTERS-YELLOW GREEN (CCFF66), INTERNALLY  
ILLUMINATED. PIN MOUNT THRU BOLTS TO COUNTERSINK  
WASHERS/NUT ASSEMBLY.

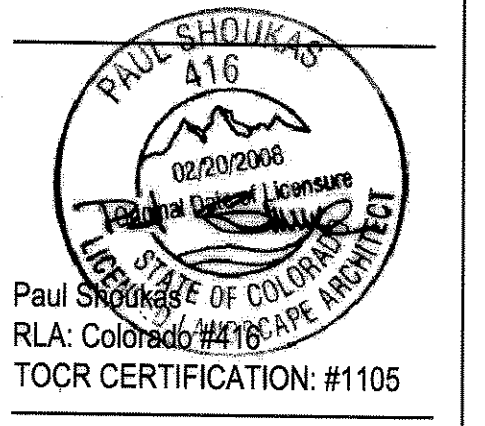
**3** BUILDING / WALL SIGNAGE  
NTS

NO.	REVISION	DATE	BY
1	SECOND SUBMITTAL	03/14/14	
2	THIRD SUBMITTAL	04/14/14	
3	FOURTH SUBMITTAL	04/23/14	

## HANGMAN'S GULCH FILING NO. 1 SITE DEVELOPMENT PLAN SIGNAGE PLAN

DEVELOPER  
STORAGE DEVELOPMENT  
CONSULTANTS, INC.  
7964 KELTY TRAIL  
FRANKTOWN, CO 80116  
303-725-1466  
CONTACT: ALAN WESTFALL

people creating spaces  
pcs group inc. www.pcsgroupco.com  
#3, B-180 Independence plaza  
1007 16th street, denver co 80265  
1.303.531.4905 f.303.531.4908



HANGMAN'S GULCH FILING NO.1  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP13-0026

BENCHMARK:  
A 3/4" CDOT MONUMENT AT A  
VERTICAL ELEVATION OF 6182.08'  
NAVD88 LOCATED:  
N: 67922.109  
E: 8045.132

DATE: 11/01/13  
JOB NO: ---  
DRAWN BY: KLM  
APPROVED: PMS  
CADD FILE:

# HANGMAN'S GULCH FILING NO. 1


## SITE DEVELOPMENT PLAN

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
OF DOUGLAS COUNTY, COLORADO

NO.	REVISION	DATE	BY
1	TOWN COMMENTS	03/17/14	JTG
2	TOWN COMMENTS	04/14/14	JTG
3	TOWN COMMENTS	04/23/14	JTG

**HANGMAN'S GULCH FILING NO. 1**  
**SITE DEVELOPMENT PLAN**  
**GENERAL LIGHTING PLAN**

**DEVELOPER**  
**STORAGE DEVELOPMENTS CONSULTANTS, INC.**  
 7954 KELTY TRAIL  
 FRANKTOWN, CO 80116  
 303-725-1466  
 CONTACT: ALAN WESTFALL



200 W. HAMPDEN AVE., SUITE 200  
 ENGLEWOOD, COLORADO 80110 PH:  
 720.855.3859  
 FAX: 720.528.8167  
 CONTACT: JEFF FRENCH, P.E.

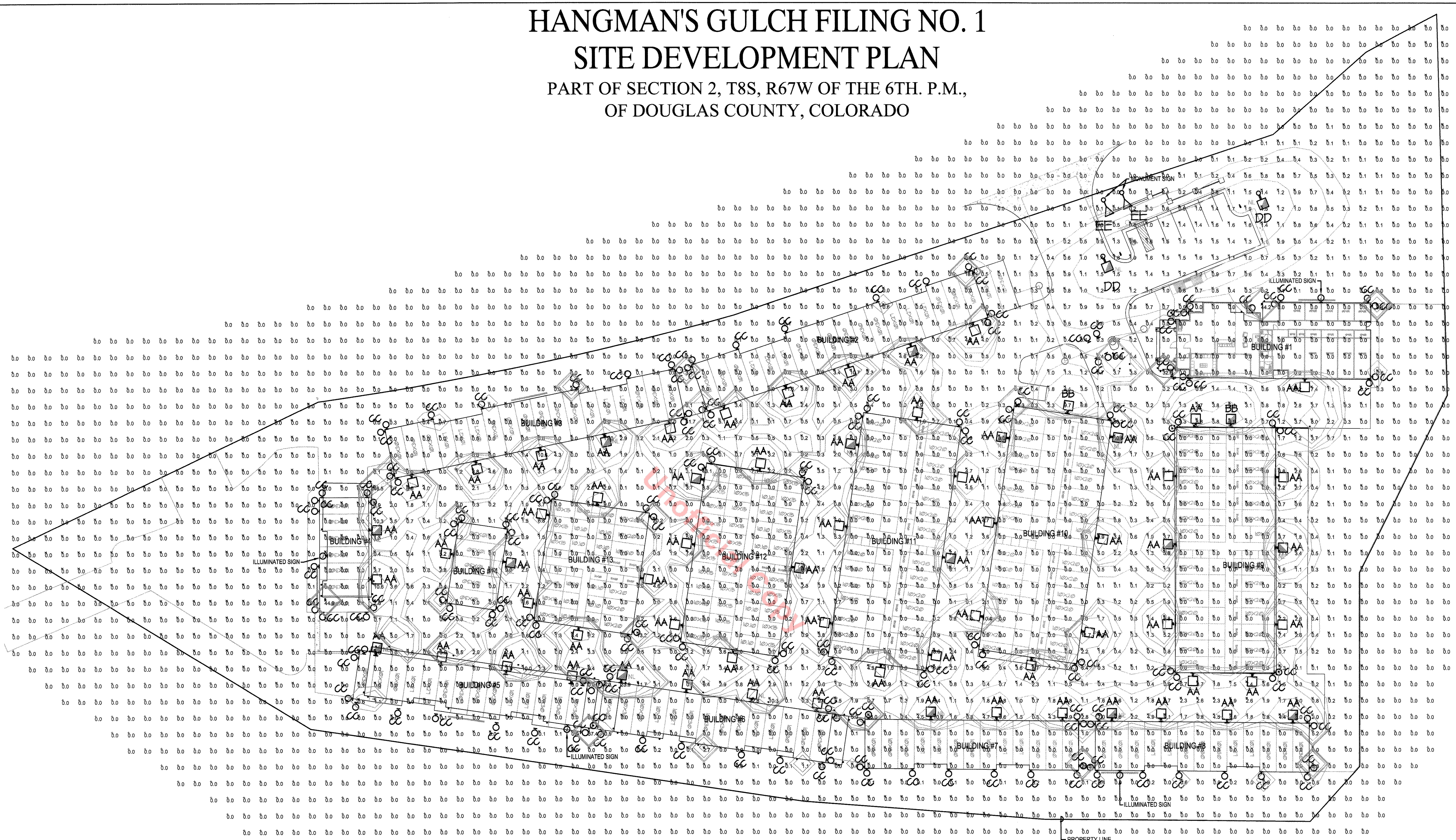


7822 S. Wheeling Ct. Suite B, Englewood, CO 80112  
 P (303) 696-1267 | projects@coreyeng.com

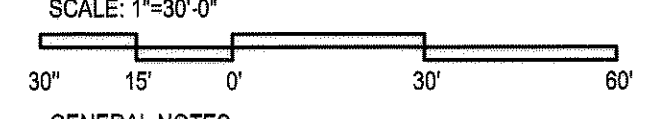


Know what's below.  
 Call before you dig.

DATE: 02/18/2014  
 JOB NO: 13374  
 DRAWN BY: JTG/SLS  
 APPROVED: \_\_\_\_\_  
 CADD FILE: \_\_\_\_\_



**SITE PHOTOMETRICS PLAN**  
 SCALE: 1"=30'-0"



- GENERAL NOTES:**
- A. REFER TO LIGHTING FIXTURE SCHEDULE, E.1, FOR MOUNTING HEIGHTS.
  - B. FIXTURES DENOTED "NL" TO BE PLACED ON PHOTOCELL ONLY. ALL OTHER EXTERIOR FIXTURES ON TIMELOCK/PHOTOCELL CONTROL.

**GENERAL NOTES**

1. THE OBJECTIVE FOR THIS SITE IS TO PROVIDE GENERAL ILLUMINATION THROUGHOUT THE SITE AFTER DUSK DURING OPERATING HOURS ONLY. AFTER HOURS LIGHTING SHALL BE SAFETY LIGHTING ONLY. SIGNAGE AND DECORATIVE LIGHTING SHALL OPERATE FROM DUSK-TO-DAWN.
2. HOURS OF LIGHT OPERATION: OPERATING HOURS OF THE FACILITY WILL DETERMINE HOURS OF LIGHT OPERATION. SOME LIGHTS ON THE SITE WILL BE ON FROM DUSK TO DAWN.
3. GLARE MITIGATION: ALL DOWNCAST LIGHT FIXTURES ON THIS SITE ARE FULL CUTOFF-TYPE.
4. PROHIBITED FIXTURES: NO FORWARD THROW LIGHTS ARE INSTALLED ON THIS SITE. NO POLE-MOUNTED LIGHTS ARE AIMED AT BUILDING FACADES. NO UNSHIELDED WALLPACKS ARE INSTALLED ON THIS SITE.

**SYMBOL LEGEND**

	WALL-MOUNTED LIGHT
	WALL-MOUNTED LIGHT (SMALL)
	POLE-MOUNTED LIGHT
	GROUND-MOUNTED FLOODLIGHT
	WALL-MOUNTED JUNCTION BOX (E.G. FOR ILLUMINATED SIGN)

**STATISTICS**

AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
0.9 FC	44.2 FC	0.0 FC	N/A	N/A

**PROFESSIONAL ENGINEER CERTIFICATION:**

I HEREBY AFFIRM THAT 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.

HANGMAN'S GULCH FILING NO.1  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP13-0026

BENCHMARK:  
 A 3/4" CDOT MONUMENT AT A VERTICAL ELEVATION OF 6182.08' NAVD88 LOCATED:  
 N: 67922.109  
 E: 8045.132

DATE

# HANGMAN'S GULCH FILING NO. 1 SITE DEVELOPMENT PLAN

## PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M., OF DOUGLAS COUNTY, COLORADO

**LUMARK®**

DESCRIPTION: The patent pending Lumark Crosstour™ MAXX LED Wall Pack Series of luminaires provides low-profile 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/ceiling, inverted mount for facade/scenery 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.

Catalog #	Form
Project	AA
Comments	Date
Prepared by	

**CONSTRUCTION**  
Slim, low-profile LED design with rugged one-piece, die-cast aluminum housing 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 luminaires are thermally optimized with five (5) lumens packages in cool 5000K or neutral warm 3000K LED color temperature (CCT).

**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 luminaires are thermally optimized with five (5) lumens packages in cool 5000K or neutral warm 3000K 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 surfaces. One-piece silicone gasket seals door and back box. Minimum 2" wide pole for site lighting application. Not recommended for car wash applications.

**Finish**  
Crosstour is protected with a Super durable TGIC carbon bronze or superior 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 limited warranty.

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

**XTOR CROSSTOUR LED**

**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 reflective lens design. Full cutoff and reflective lens models are available in 50W and 80W. 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 1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole panel allows for adaptation to junction box or wall. External design extracts heat from the fixture surfaces. One-piece silicone gasket seals door and back box. Minimum 2" wide pole for site lighting application. Not recommended for car wash applications.

**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 surfaces. One-piece silicone gasket seals door and back box. Minimum 2" wide pole for site lighting application. Not recommended for car wash applications.

**Finish**  
Crosstour is protected with a Super durable TGIC carbon bronze or superior 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 limited warranty.

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

**COOPER LIGHTING**  
www.designlights.com  
ADH111091 2013-10-18 08:53:25

**LUMARK®**

DESCRIPTION: The Ridgeview™ LED area roadway luminaire is the compact, efficient, economical approach to LED area lighting. A pure blend of traditional form and LED efficiency, Ridgeview provides functional, low-profile design with excellent operating performance. Patented modular LightBAR™ technology delivers uniform and energy conscious illumination to parking lots and perimeter security lighting applications.

Catalog #	Type
Project	BB
Comments	Date
Prepared by	

**CONSTRUCTION**  
Rugged one-piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber. Low profile, 30 vibration rated compact design minimizes wind load requirements. Extruded aluminum frame secured with stainless steel hardware confirms the LightBAR panel to the thermally conductive housing. The unique plate bracket LightBAR panel allows for easy access to the electrical chamber.

**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 surface. 50W and 80W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 80°C (176°F) models available. Crosstour MAXX luminaire maintain greater than 85% of initial light output after 50,000 hours of operation. Four (4) half-inch NPT threaded conduit entry points allow for three-branched wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver provides surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation.

**Emergency Egress**  
Optional integral cold weather battery emergency egress includes emergency operation test 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 804, Emergency Lighting.

**Area and Site Pole Mounting**  
Optional extruded aluminum 8-1/2" 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 tower adapter fits 2-3/8" or 3-1/2" O.D. Taper.

**Finish**  
Crosstour MAXX is protected with a Super TGIC carbon bronze or superior 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 limited warranty.

**APPLICATIONS:**  
WALL / SURFACE  
INVERTED  
SITE LIGHTING

**XTOR CROSSTOUR MAXX LED**

**CONSTRUCTION**  
Rugged one-piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber. Low profile, 30 vibration rated compact design minimizes wind load requirements. Extruded aluminum frame secured with stainless steel hardware confirms the LightBAR panel to the thermally conductive housing. The unique plate bracket LightBAR panel allows for easy access to the electrical chamber.

**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 surface. 50W and 80W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 80°C (176°F) models available. Crosstour MAXX luminaire maintain greater than 85% of initial light output after 50,000 hours of operation. Four (4) half-inch NPT threaded conduit entry points allow for three-branched wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver provides surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation.

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**Finish**  
Crosstour MAXX is protected with a Super TGIC carbon bronze or superior 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 limited warranty.

**APPLICATIONS:**  
WALL / SURFACE  
INVERTED  
SITE LIGHTING

**COOPER LIGHTING**  
www.designlights.com  
ADH150015 2013-10-18 08:59:09

**LUMARK®**

DESCRIPTION: The Ridgeview™ LED area roadway luminaire is the compact, efficient, economical approach to LED area lighting. A pure blend of traditional form and LED efficiency, Ridgeview provides functional, low-profile design with excellent operating performance. Patented modular LightBAR™ technology delivers uniform and energy conscious illumination to parking lots and perimeter security lighting applications.

Catalog #	Type
Project	DD
Comments	Date
Prepared by	

**CONSTRUCTION**  
Rugged one-piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber. Low profile, 30 vibration rated compact design minimizes wind load requirements. Extruded aluminum frame secured with stainless steel hardware confirms the LightBAR panel to the thermally conductive housing. The unique plate bracket LightBAR panel allows for easy access to the electrical chamber.

**Electrical**  
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz, 480V 60Hz HZ operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10Mv of transient line surge. 50,000 hours of life with 70% lumen maintenance. The Ridgeview LED luminaire is suitable for operating temperatures from -30°C to 40°C. LightBARs feature IP66 enclosure rating.

**Optics**  
Choice of twelve (12) patented, high efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED optics create consistent distributions with the scalability

**Finish**  
Components finished in a 5-stage Super TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Optional colors include black, gray, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Ridgeview features a five-year limited warranty.

**APPLICATIONS:**  
WALL / SURFACE  
INVERTED  
SITE LIGHTING

**RV RIDGEVIEW AREA/ROADWAY**

1 - 4 LightBARs  
Solid State LED  
AREA LUMINAIRE

**DESIGNLIGHTS™**  
CONSULTING

**CERTIFICATIONS**  
UL Listed  
LM79 L980 Compliant  
30 Vibration Rated  
IP66 Fixture Rating, IP66 LightBARs  
ANSI Compliant  
IEC 60511  
ENERGY DATA  
Equivalent LED Power  
0.58 Power Factor  
0.95 Total Harmonic Distortion  
132 Efficacy @ 8000h, 347V/60Hz  
40000hrs  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating  
80°C (Optional) Ambient Temperature Rating

**EPA**  
Effective Projected Area: 150 sq. ft.  
Without Arm: 0-46  
With Arm: 0-67

**SHIPPING DATA**  
Approximate Net Weight:  
125 lbs (56.8 kg)

**COOPER LIGHTING**  
www.cooperlighting.com  
ADH020205 2013-05-08 12:04:00

**VISION FLOOD SMALL LED**

DESCRIPTION: The cylindrical form of the Vision Flood Luminaire blends effortlessly to architectural and landscape environments. The Vision Flood LED luminaire offers optical, energy and maintenance solutions for the full breadth of floodlighting applications.

**CONSTRUCTION**  
Housing: One-piece, die-cast aluminum housing maintains a nominal 120° thickness to ensure the toughest environments while maintaining precise tolerance control. Door: Die-cast aluminum door maintains a nominal 120° thickness and features concealed hinges to the housing. Door is secured with four (4) tamper resistant recessed stainless steel allen head fasteners. Door frame features an integral recessed channel for the mounting of optional light control accessories. Doorframe seals to housing with a continuous extruded silicone gasket. Lens is impact resistant 180° thick tempered clear flat glass, sealed to the door with a one-piece silicone gasket. IP66 rated.

**Optics**  
DISTRIBUTION: Cooper Lighting's proprietary state of the art optical designs offer the choice of high efficiency floodlighting optical distributions including symmetric round, symmetric rectangular,

**asymmetric rectangular and light spot binary patterns. Optic module is injection molded thermo plastic with highly reflective, mounted specular Finish. LEDs: High output LEDs, 60,000 hours life at 300% lumen maintenance per IESNA TM-21 Standards, offered standard 70 CRI.**

**Electrical**  
DRIVER: LED drivers feature electronic universal voltage 120-277V (50/60Hz), 347V (60Hz) or 480V (60Hz) > 0.9 power factor, < 20% harmonic distortion. Features ambient temperature rating range of -40°C (-40°F) down to minimum starting temperature of 40°C (104°F). Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10Mv of transient line surge. LEDs and drivers mounted to assembly tray and equipped with quick-disconnects for ease of maintenance.

**Mounting**  
KNUCKLE: Heavy-duty die-cast aluminum knuckle utilizes a taper-lock adjustment mechanism for both solid engagement and infinite aiming adjustment. Knuckle adjustment is made via one (1) captive stainless steel allen head fastener consistent with doorframe fasteners. Rated to sustain 3G of vibration without losing aiming position. VFS knuckle features a 3/4" NPT angle on bottom surface for rigid attachment to available mounting accessories. Optional self-storing secure available for VFS.

**Finish**  
Housing is finished in 5-stage, super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

**Warranty**  
Five-year limited warranty.

**APPLICATIONS:**  
WALL / SURFACE  
INVERTED  
SITE LIGHTING

**VISION FLOOD SMALL LED**

**CONSTRUCTION**  
Housing: One-piece, die-cast aluminum housing maintains a nominal 120° thickness to ensure the toughest environments while maintaining precise tolerance control. Door: Die-cast aluminum door maintains a nominal 120° thickness and features concealed hinges to the housing. Door is secured with four (4) tamper resistant recessed stainless steel allen head fasteners. Door frame features an integral recessed channel for the mounting of optional light control accessories. Doorframe seals to housing with a continuous extruded silicone gasket. Lens is impact resistant 180° thick tempered clear flat glass, sealed to the door with a one-piece silicone gasket. IP66 rated.

**Optics**  
DISTRIBUTION: Cooper Lighting's proprietary state of the art optical designs offer the choice of high efficiency floodlighting optical distributions including symmetric round, symmetric rectangular,

**asymmetric rectangular and light spot binary patterns. Optic module is injection molded thermo plastic with highly reflective, mounted specular Finish. LEDs: High output LEDs, 60,000 hours life at 300% lumen maintenance per IESNA TM-21 Standards, offered standard 70 CRI.**

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**Mounting**  
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**Warranty**  
Five-year limited warranty.

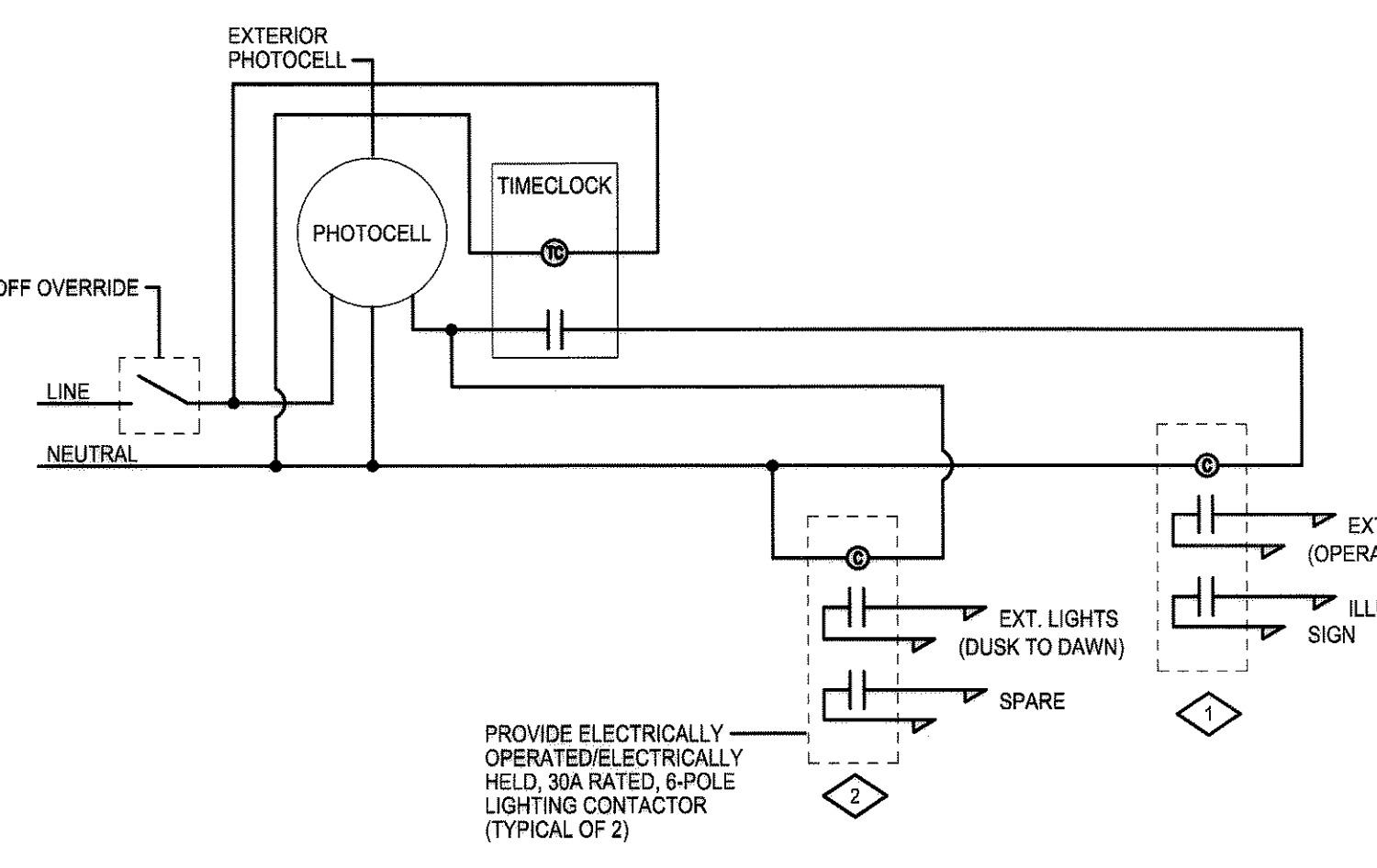
**APPLICATIONS:**  
WALL / SURFACE  
INVERTED  
SITE LIGHTING

**COOPER LIGHTING**  
www.designlights.com  
ADH070340 2013-05-08 11:30:48

**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	VOLTAGE	LAMPS / BALLAST
AA	LUMARK	XTORA	LED WALLPACK WITH 30M LED FULL CUTOFF	HALL	120	30M LED 4000K
			B.U.S. RATINGS - BI-U0-60	10' AF6		
BB	LUMARK	XTORA	LED WALLPACK WITH 50M LED FULL CUTOFF	HALL	120	50M LED 4000K
			B.U.S. RATINGS - BI-U0-61	18' AF6		
CC	N/A	N/A	CUSTOM 18M LED DECORATIVE FIXTURE	HALL	120	17M LED SCREEN BASE
				1' AF6		
DD	LUMARK	LDRY-TS-B05-E	LED AREA LIGHT ON 16' STEEL POLE WITH 3 LIGHTBARS, 70M TOTAL TYPE III DISTRIBUTION	POLE	120	70M LED 4000K
EE	INVUE	VFS-B20-3-LED-EI-NST-BK	IN-GROUND FLOODLIGHT WITH MIDE SYMMETRICAL DISTRIBUTION	IN-GROUND	120	25M LED 4000K

- DETAIL NOTES**
- SOME LIGHTS SHALL BE ON DURING OPERATING HOURS ONLY. THESE LIGHTS INCLUDE ALL TYPE "AA", "BB", AND "CC" NOT DENOTED WITH "NL" NOTATION ON THE SITE PLAN.
  - SOME LIGHTS SHALL BE ON FROM DUSK TO DAWN. THESE LIGHTS ARE: ALL TYPE "CC" DECORATIVE SCENCE LIGHTS, AS WELL AS "AA", "BB," AND "CC" DENOTED WITH "NL" NOTATION ON SITE PLAN, AS WELL AS MONUMENT SIGN FLOODLIGHTS AND SELF-ILLUMINATED SIGNAGE.



**PROFESSIONAL ENGINEER CERTIFICATION:**

I HEREBY AFFIRM THAT 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.



HANGMAN'S GULCH FILING NO.1  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP13-0026

BENCHMARK:  
A 3/4" CDOT MONUMENT AT A VERTICAL ELEVATION OF 6182.08' NAVD88 LOCATED: N: 67922.109 E: 8045.132

NO.	REVISION	DATE	BY
1	TOWN COMMENTS	03/17/14	JTG
2	TOWN COMMENTS	04/14/14	JTG
3	TOWN COMMENTS	04/23/14	JTG

HANGMAN'S GULCH FILING NO. 1  
SITE DEVELOPMENT PLAN  
GENERAL LIGHTING PLAN

**DEVELOPER**  
STORAGE DEVELOPMENT CONSULTANTS, INC.  
7964 KELTY TRAIL  
FRANKTOWN, CO 80116  
303-725-1466  
CONTACT: ALAN WESTFALL

**Peak Civil Consultants**  
200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110 PH: 720.855.3859  
FAX: 720.528.8167  
CONTACT: JEFF FRENCH, P.E.

**COREY Electrical Engineering, Inc.**  
7822 S. Wheeling Ct. Suite B, Englewood, CO 80112  
P (303) 696-1257 | projects@coreyeng.com

DATE: 02/18/2014  
JOB NO: 13374  
DRAWN BY: JTG/SL  
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