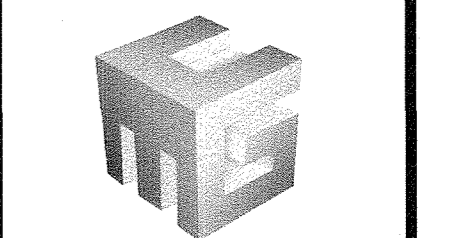


SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 2, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6
LOCATED IN THE SOUTHEAST 1/4 SECTION OF 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DESIGN EDGE
architecture interior design
482 S BROADWAY - SUITE 100
DENVER, COLORADO 80209
TELEPHONE: 303-260-7277
FAX: 303-260-7282
711 N CASCADE AVENUE
COLORADO SPRINGS, CO 80903
TELEPHONE: 719-667-1972

JR ENGINEERING
A Mutual Company
Centennial 303-740-9383
Colorado Springs 719-593-2593
Fort Collins 970-491-9888
www.jrengineering.com



THE CONSTRUCTION MANAGEMENT GROUP OF COLORADO, LLC
5475 TECH CENTER DRIVE
SUITE 210
COLORADO SPRINGS, CO 80919
TELEPHONE: 719-424-7448

limegreen DESIGN



CASTLE ROCK COFFEE SHOP PUBLIC IMPROVEMENT CONSTRUCTION PLANS

PROJECT NO. 21117
DATE 7/29/2021
DRAWN BY NAC
CHECKED SG
REVISED:
1 RESUBMITTAL 1 7/29/2021
2 RESUBMITTAL 2 8/27/2021

SHEET TITLE
COVER SHEET

SHEET

1 OF 8

SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-0025
LOT 1A, BLOCK 2,
HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6

LEGAL DESCRIPTION
LOT 1A, BLOCK 2, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT
THE PURPOSE OF THIS SDP IS TO DEVELOP THE SITE FOR A BUILDING THAT CONTAINS A KARATE STUDIO/DOJO, A COFFEE SHOP WITH DRIVE-THROUGH, AND TWO FUTURE RETAIL SPACES.

- SITE DEVELOPMENT PLAN GENERAL NOTES**
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORE 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, 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 4.7 AND 9.3.2 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITION WITH THE REVIEW OF THE CONSTRUCTION DOCUMENTS.
 - THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMRA FIRM PANEL NO. 303, MAP 08035C0303G, DATED MARCH 16TH, 2016.
 - 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 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 THE SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
 - ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOW NON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE RE-PLAN.
 - THIS SITE IS ZONED COMMERCIAL/LIGHT OFFICE WITHIN THE HECKENDORF RANCH AMENDMENT NO. 1 PD AS RECORDED (BK 581 PG 828) WITH THE DOUGLAS COUNTY CLERK AND RECORDER JUNE 27TH, 1985.
 - 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 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 GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OF 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.
 - 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 OF THE MUNICIPAL CODE.
 - THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES IN THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
 - IF THIS PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YEAR FLOODPLAIN, APPROVAL FROM THE US FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PEBBLE'S MEADOW JUMPING MOUSE'S HABITAT.

- FIRE NOTES**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTIONS 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 AND 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 SHOULDER, EXCEPT FOR APPROVED SECURITY GATES AND 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 GREATER 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.
 - THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

TITLE CERTIFICATION
I, Alicia Simon, AN AUTHORIZED REPRESENTATIVE OF EMPIRE TITLE OF COLORADO SPRINGS, LLC, A TITLE 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 SUBORDINATIONS CERTIFICATE.
Alicia Simon 11/16/21
DATE
AUTHORIZED REPRESENTATIVE
EMPIRE TITLE OF COLORADO SPRINGS, LLC
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2021. BY Alicia Simon, WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-29-2024 My Commission Expires 12-29-2024

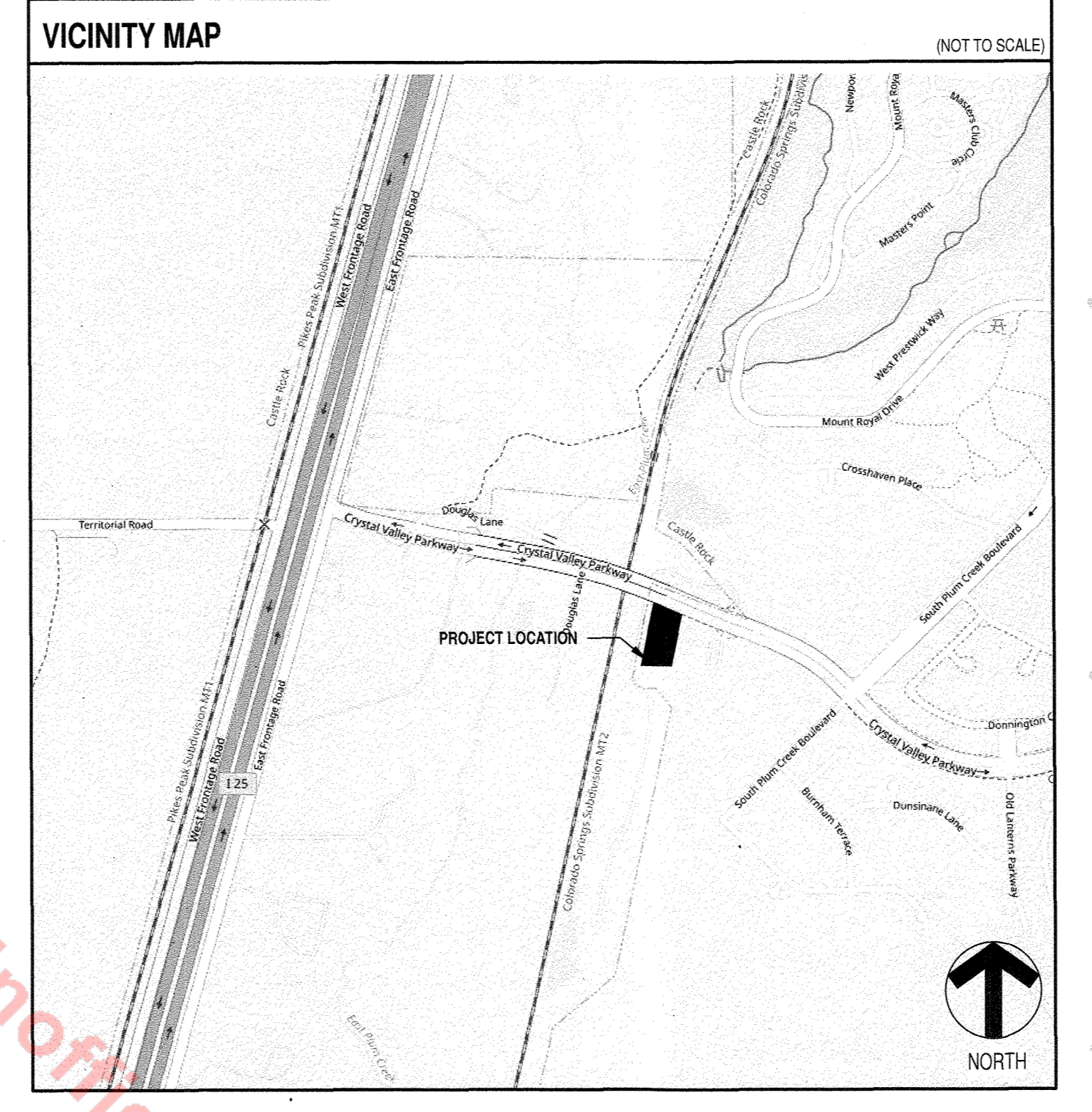
SURVEYORS CERTIFICATION
I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION ON 8-13-2019 AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTED ON 8-13-2019 AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
AARON MURPHY, PLS #38162 DATE 11-15-2021
LICENSED PROFESSIONAL LAND SURVEYOR
HARRIS KOCHER SMITH
1120 LINCOLN STREET,
SUITE 1000
DENVER, COLORADO 80203

CIVIL ENGINEER STATEMENT
I, GLENN ELLIS, P.E. BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN (SDP 21-0025) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Glenn Ellis 8 Nov 21
DATE
GLENN ELLIS, REGISTERED PROFESSIONAL ENGINEER, 39861

WATER RIGHTS DEDICATION STATEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "ANNEXATION AND DEVELOPMENT CONTRACT FOR HECKENDORF RANCH" RECORDED ON THE 18TH DAY OF JUNE 1985. THERE ARE NO REMAINING SFE'S AVAILABLE IN THE HECKENDORF WATER BANK AND CASH IN LIEU IS REQUIRED.
Book 581 Page 785. Accordingly 4.33 SFE were
deducted from the water bank.

APPROVALS
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF November, 2021.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

RECORDER'S CERTIFICATION
THE SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:33pm ON THE 17th DAY OF December, 2021 AT RECEPTION NO. 2021138879
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]



BASIS OF BEARINGS AND BENCHMARK
BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2, HECKENDORF RANCH FILING NO. 2, AS BEARING NORTH 89°05'49" WEST.
BENCHMARK: BENCHMARK IS NGS POINT 'X 396'. THE MONUMENTS IS A STEEL ROD WITH A PUNCH MARK INSIDE OF A PVC PIPE SET IN CONCRETE. ACCESS TO THE MONUMENT IS THROUGH A 5" LOGO CAP LOCATED 0.25 M (40 KM) SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT (36.9 M) EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT (26.4 M) SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT (11.6 M) EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT (1.7 M) NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT (0.3 M) WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. ELEVATION = 6355.09, NAVD 88.

OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, AND STATE OF COLORADO DESCRIBED HEREIN.
JWV ENTERPRISE, LLC
2107 ABIGAIL LANE,
CASTLE ROCK, CO 80104
BY: Jared & Wayne Haymon 11/16/2021
NAME, TITLE DATE
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF November, 2021.
BY OWNER OF BUSINESS.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/13/21

- SHEET INDEX**
- COVER SHEET
 - SITE PLAN
 - GENERAL GRADING PLAN
 - GENERAL UTILITIES PLAN
 - GENERAL LANDSCAPE PLAN
 - GENERAL LIGHTING PLAN
 - GENERAL LIGHTING DETAILS
 - BUILDING ELEVATIONS

PROJECT TEAM

PROPERTY OWNER:
JARED HAYMON
JWV ENTERPRISE, LLC
2107 ABIGAIL LANE,
CASTLE ROCK, CO 80104

DEVELOPMENT MANAGER:
THE CONSTRUCTION MANAGEMENT GROUP OF CO, LLC
5475 TECH CENTER DRIVE STE. 210
COLORADO SPRINGS, CO 80919
TEL: 719.424.7448

ARCHITECT:
DESIGN EDGE ARCHITECTS
711 N CASCADE AVE.,
COLORADO SPRINGS, CO 80903
TEL: 719.667.1972

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DRIVE, STE. 235
COLORADO SPRINGS, CO 80919
TEL: 303.267.6241

LIGHTING ENGINEER:
MEP ENGINEERING INC.
8402 S TROY CIRCLE
CENTENNIAL, CO 80111
TEL: 303.936.1633

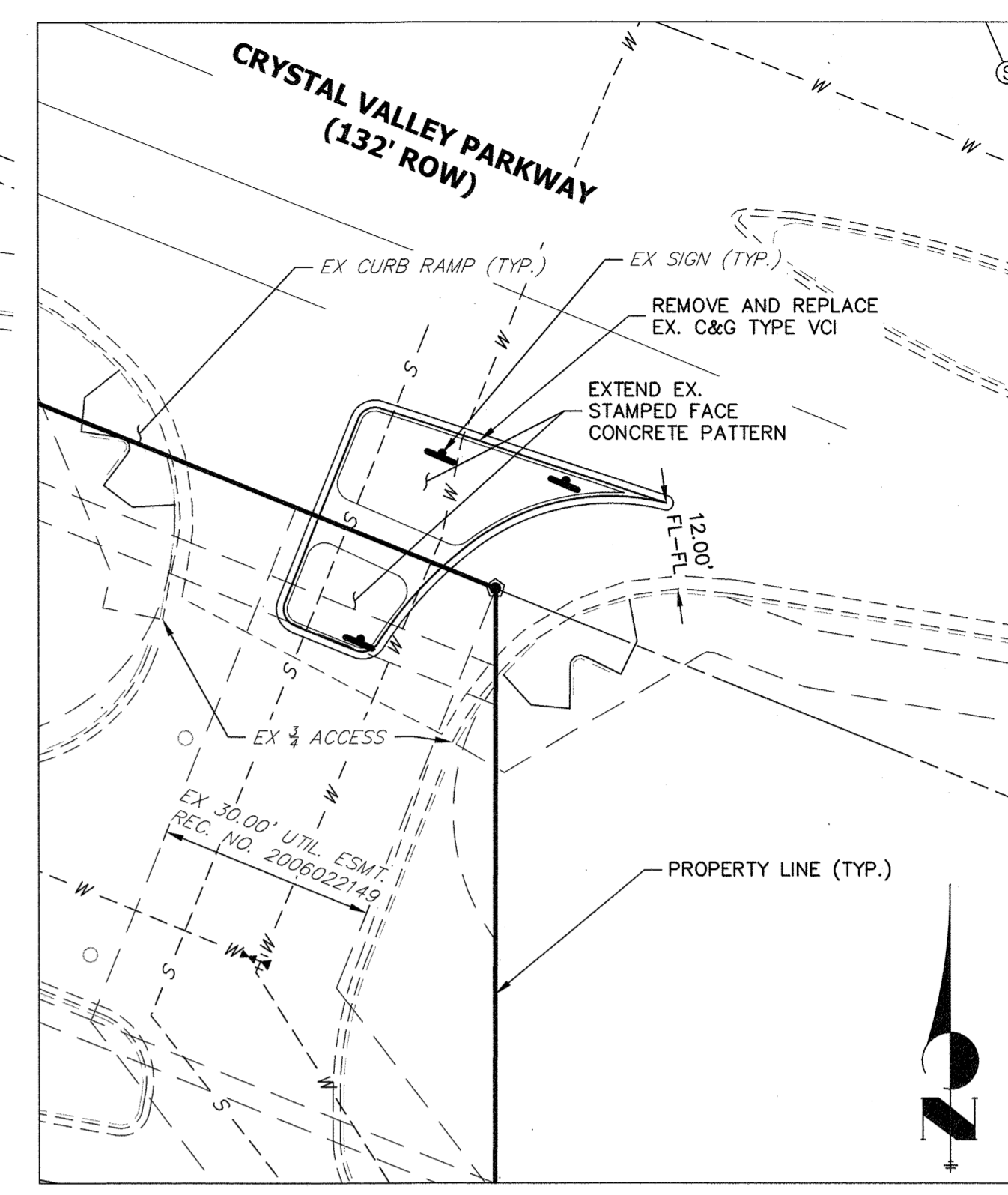
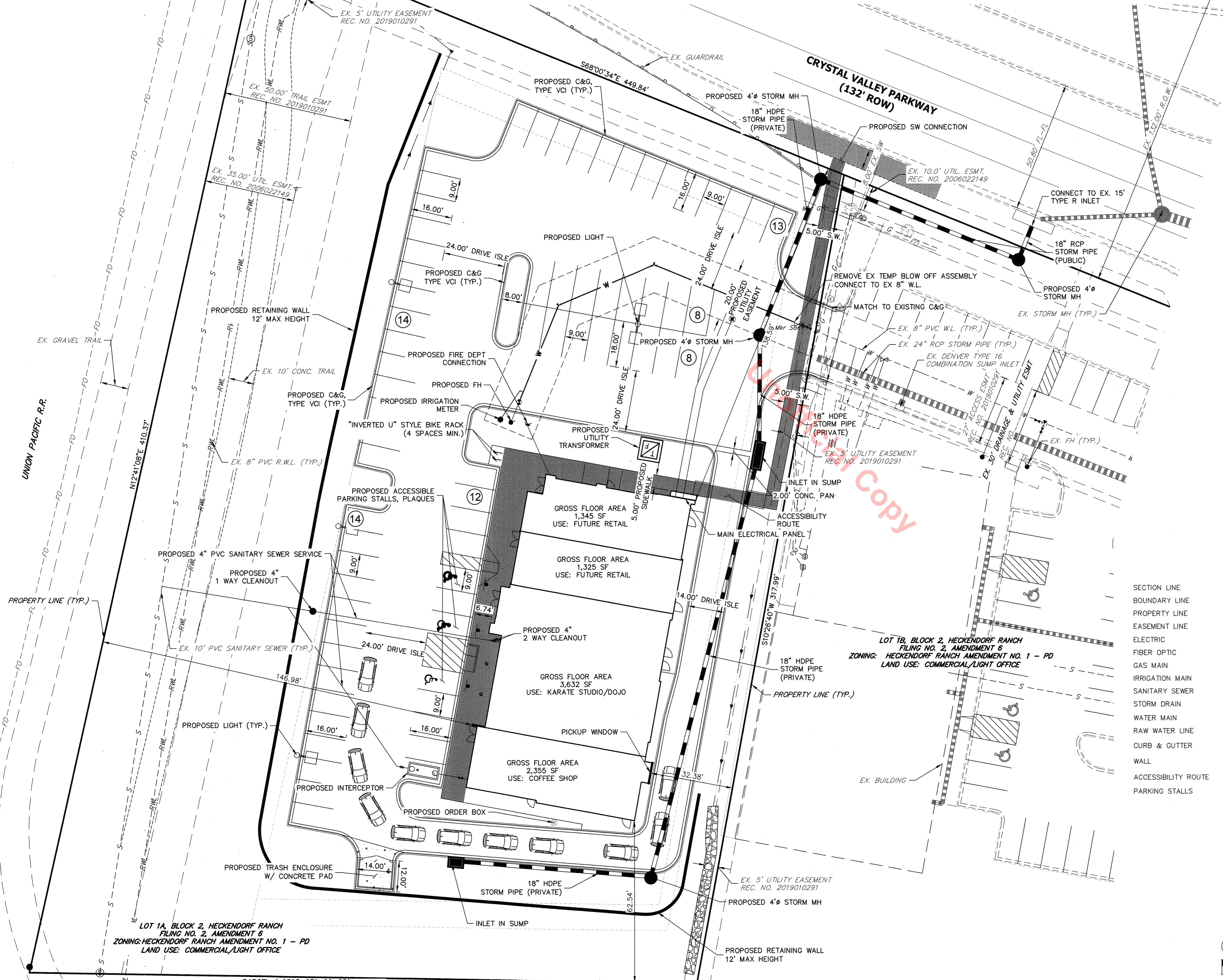
LANDSCAPE ARCHITECT:
LIME GREEN DESIGN
ANNE L. DESJARDINS
CO DORA # LA. 0000148
900 E LOUISIANA AVE. STE. 289
DENVER, CO 80210
TEL: 303.733.7558

ZONING COMPARISON		
ZONING	HECKENDORF RANCH PD AMENDMENT NO. 1	
USE AREA	CO-OF COMMERCIAL/LIGHT OFFICE	
LOT SQUARE FOOTAGE	90,303 SF.	
	PD REQUIREMENT	
PERMITTED USES	PROVIDED (THIS SDP)	
RETAIL SALES AND SERVICES RESTAURANTS	3,632 SF. (42%) KARATE STUDIO/DOJO	
COPY SERVICES	2,355 SF. (27.2%) COFFEE SHOP WITH DRIVE-THROUGH	
BUSINESS SUPPLIES SHOPS	1,325 SF. (15.3%) RETAIL SALES OR SERVICE	
PERSONAL SERVICES OFFICES	1,345 SF. (15.5%) RETAIL SALES OR SERVICE	
BUILDING SQUARE FOOTAGE	8,657 SF.	
MAX. BUILDING COVERAGE	9.6% (8,657/90,303)	
MIN. SETBACK FROM CRYSTAL VALLEY PARKWAY (NORTH)	138' - 7"	
MIN. SETBACK FROM WEST PROPERTY LINE	147' - 0"	
MIN. SETBACK FROM EAST PROPERTY LINE	32' - 4 1/2"	
MIN. SETBACK PROJECT PERIMETER (SOUTH)	62' - 6 1/2"	
MAX. BUILDING HEIGHT	33' - 0"	
	69 SPACES PROVIDED	
	53 SPACES REQUIRED	
MIN. PARKING SPACES	41,000 GFA FOR FITNESS CLUB OR COMMERCIAL REC. 3,632 / 1,000 x 4 = 15 SPACES	
	101,000 GFA FOR FAST FOOD, FAMILY, HIGH TURNOVER 2,355 / 1,000 x 10 = 24 SPACES	
	5/1,000 GFA FOR RETAIL SALES OR SERVICE 1,325 / 1,000 x 5 = 7 SPACES	
	1,345 / 1,000 x 5 = 7 SPACES	
MIN. BIKE RACKS	5% OF TOTAL OFF-STREET PARKING 4 PROVIDED (36 X 5% = 4 REQUIRED)	
MIN. ADA PARKING SPACES	51 - 75 PARKING SPACES REQUIRES 3 ADA SPACES 3 SPACES PROVIDED 69 TOTAL SPACES = 3 SPACES REQUIRED	
SITE UTILIZATION		
	SF.	% OF TOTAL
BUILDING COVERAGE	8,657 SF	9.6%
PARKING COVERAGE	29,232 SF	32.4%
STREET COVERAGE	0 SF	0%
LANDSCAPE/OPEN SPACE COVERAGE	49,192 SF	54.4%
OTHER COVERAGE (SIDEWALK/ACCESSIBILITY ROUTE)	3,252 SF	3.6%
TOTAL	90,303 SF	100%

SHEET

Site Development Plan

LOT 1A, BLOCK 2, HECKENDORF RANCH FILING NO.2, AMENDMENT NO. 6
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



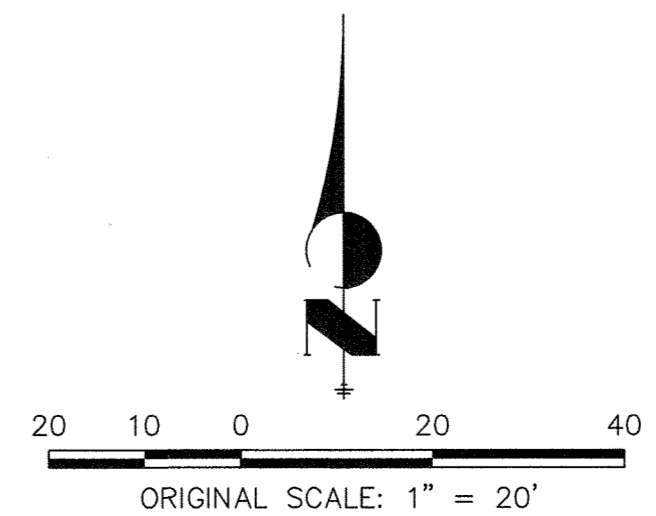
CRYSTAL VALLEY PKWY ENTRANCE DETAIL
 SCALE: 1"=20'

LAYER LINETYPE LEGEND

EXISTING	PROPOSED
SECTION LINE	SECTION LINE
BOUNDARY LINE	BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
ELECTRIC	ELECTRIC
FIBER OPTIC	FIBER OPTIC
GAS MAIN	GAS MAIN
IRRIGATION MAIN	IRRIGATION MAIN
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
WATER MAIN	WATER MAIN
RAW WATER LINE	RAW WATER LINE
CURB & GUTTER	CURB & GUTTER
WALL	WALL
ACCESSIBILITY ROUTE	ACCESSIBILITY ROUTE
PARKING STALLS	PARKING STALLS

ABBREVIATIONS

LSB= LANDSCAPING SETBACK
 BSB= BUILDING SETBACK
 WL= WATERLINE
 SW= SIDEWALK
 MH= MANHOLE
 C&G= CURB AND GUTTER
 TBC= TOP BACK OF CURB
 FL= FLOW LINE
 FS= FINISH SURFACE
 FG= FINISH GRADE
 TOW= TOP OF WALL
 BOW= BOTTOM OF WALL
 HP= HIGH POINT
 LP= LOW POINT
 B.O.= BLOW OFF



CASTLE ROCK COFFEE SHOP SITE DEVELOPMENT PLAN

PROJECT NO. 21117
DATE 08/27/21
DRAWN BY APL
CHECKED GDE
REVISED:
 1 RESUBMITTAL 7/29/21
 2 RESUBMITTAL 8/27/21

SHEET TITLE
 SITE PLAN

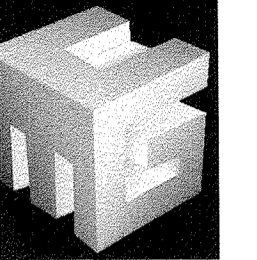
SHEET

Site Development Plan

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

DESIGNEDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: 303-260-7277
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 711 N CASCADE AVENUE
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THE CONSTRUCTION
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 5475 TECH CENTER DRIVE
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limegreen
 DESIGN



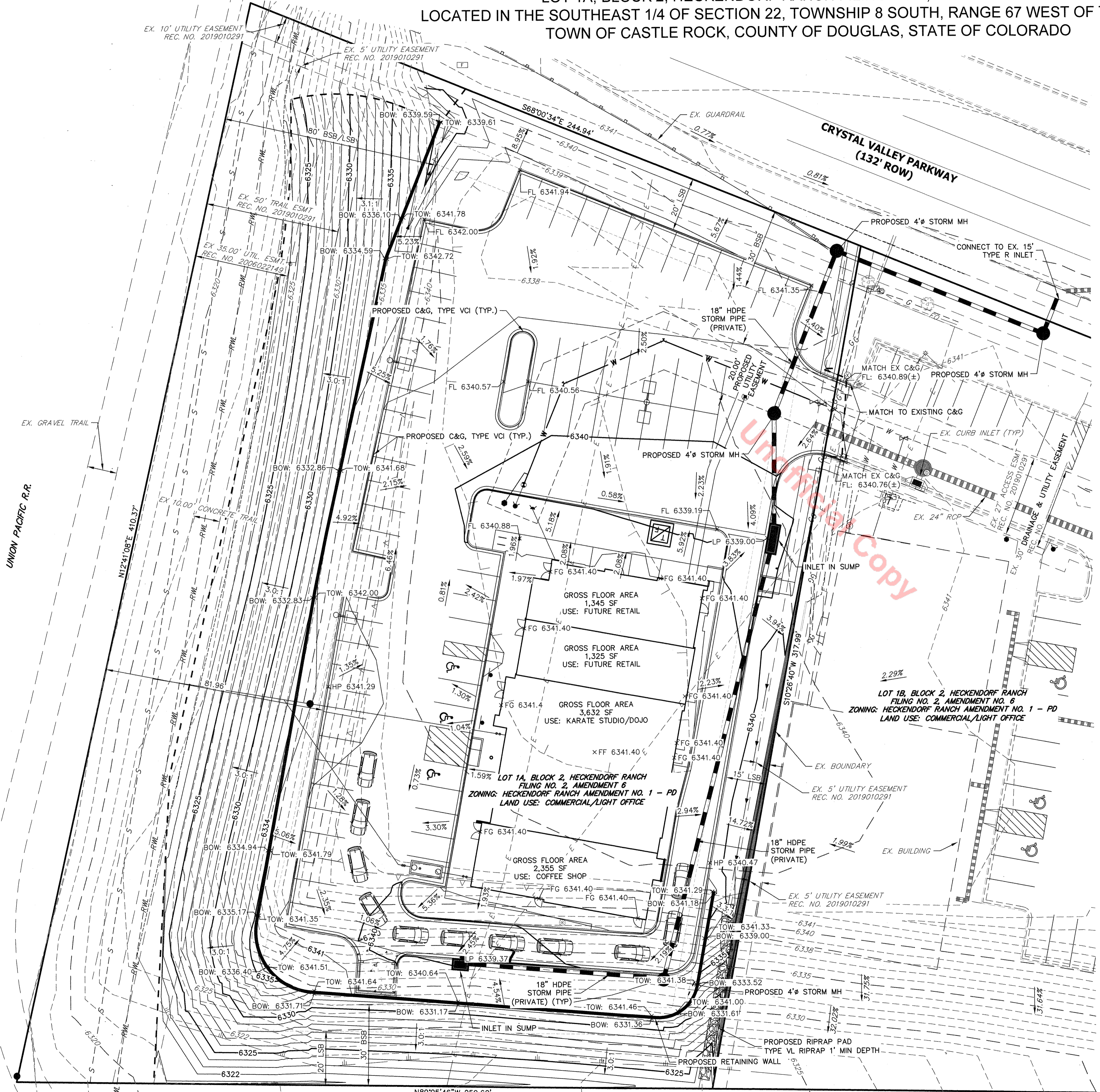
M&P
 ENGINEERING INC.
 CLIENT CENTRIC CONSULTING

CASTLE ROCK COFFEE SHOP SITE DEVELOPMENT PLAN

PROJECT NO.	21117
DATE	08/27/21
DRAWN BY	APL
CHECKED	GDE
REVISED:	
1 RESUBMITTAL	7/29/21
2 RESUBMITTAL	8/27/21

SHEET TITLE
 GENERAL GRADING PLAN

SHEET

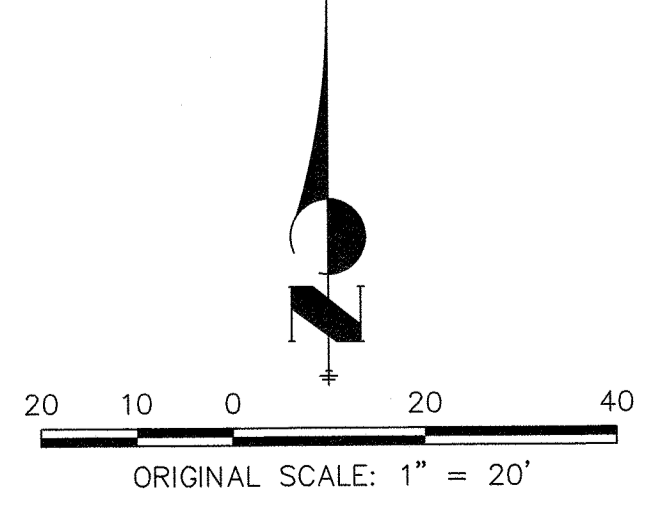


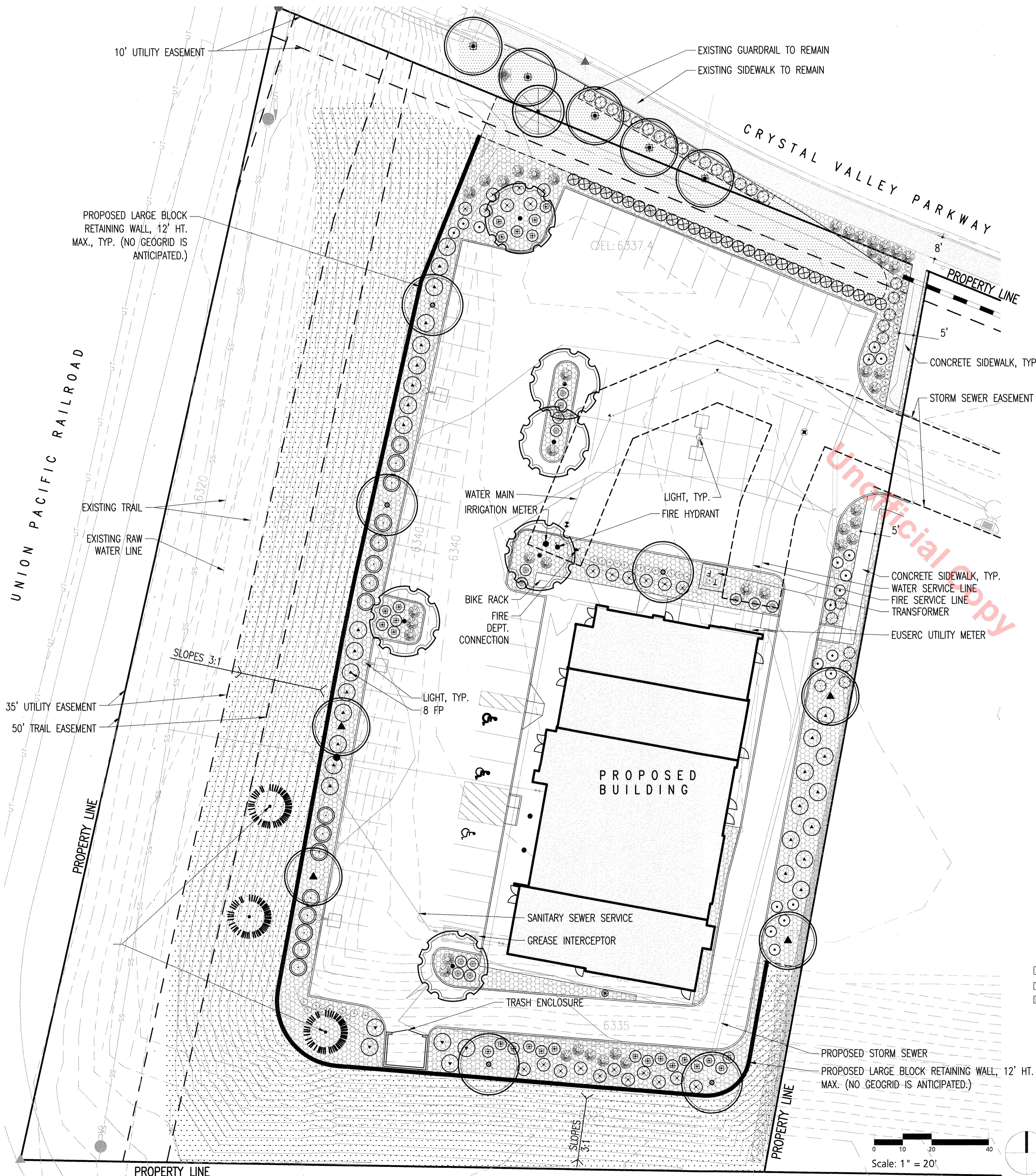
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EXISTING	PROPOSED
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SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
WATER MAIN	WATER MAIN
RAW WATER LINE	RAW WATER LINE
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
CURB & GUTTER	CURB & GUTTER
WALL	WALL
PARKING STALLS	PARKING STALLS

ABBREVIATIONS

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- HP= HIGH POINT
- LP= LOW POINT
- B.O.= BLOW OFF





STREETSCAPE REQUIREMENT TABLE

STREET	L.F.	TREES REQ-D 1 TREE/40 L.F.	LARGE CANOPY TREE PROVIDED (75%)	OTHER TREES	TOTAL TREES PROVIDED	NO. OF SHRUBS REQUIRED 4 SHRUBS/ TREE	TOTAL SHRUBS PROVIDED
CRYSTAL VALLEY PARKWAY	240	6	5	1	6	24	24

- TOCR LANDSCAPE NOTES**
- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
 - Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
 - All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
 - Distance of trees to wet 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.
 - If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
 - No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
 - No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
 - An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
 - Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
 - Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
 - Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA (S.F.)	LANDSCAPE AREA (S.F.) 10% OF GROSS SITE AREA	SEED AREA (S.F.)	NON-LIVING ORNAMENT AL (S.F.) MAX. 25% OF LS	NO. OF TREES REQUIRED* 2/ 1,000 S.F. OF REQ. LS AREA	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED* 4/ 1,000 S.F. OF REQ. LS AREA	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (C.Y. /1,000 S.F.)	SEPARATE IRRIGATION SERVICE CONNECTION	NO. OF STREET TREES/SHRUB S REQUIRED	NO. OF STREET TREES/SHRUB S PROVIDED
90,303	9,030 (REQUIRED) 34,178 (PROVIDED)	22,677	2,280	18	18	36	204	4 C.Y./1,000 S.F.	YES	6 TREES, 24 SHRUBS	6 TREES, 24 SHRUBS
PARKING LOT AREA (S.F.)	PARKING LOT LANDSCAPE AREA (S.F.)	NO. OF PARKING SPACES	NON-LIVING ORNAMENT AL (S.F.)	NO. OF INTERIOR LANDSCAPED ISLANDS	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS (FT.)	NO. OF TREES REQUIRED 2/ 1,000 S.F. OF REQ. LS AREA	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED 4/ 1,000 S.F. OF REQ. LS AREA	NO. OF SHRUBS PROVIDED	SF OF IRRIGATED TREES/SHRUBS IN R.O.W.	
26,825	2,682	76	0	3	8	5	5	11	21	1,247	

* QUANTITIES BASED ON THE MINIMUM LANDSCAPE AREA REQUIREMENT

COMPOSITE LANDSCAPE WATER USE RATING TABLE

LANDSCAPE TYPE	WATER USE ZONE	IRRIGATION ZONE	APP. RATE INCHES / MONTH	% OF TOTAL AREA	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)*	TOTAL AREA (TA)	CLUWR (LWUR X IA/TA)
PLANTING BEDS - TREES / SHRUBS / ORN. GRASSES / PERENNIALS*	LOW	DRIP	2.25 IN / MONTH	79%	2.2500	12,748	16,085	1.78
SAPPHIRE POINT NATIVE SEED MIX	V. LOW	SPRAY	.75 IN / MONTH	21%	0.7500	3,337	16,085	0.16
TOTALS				100%		16,085		1.94

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING: LOW WATER USE

KEY LEGEND

	SITE	STREET
(Symbol: Tree)	3	0
(Symbol: Shrub)	15	5
(Symbol: Ornament)	0	1
(Symbol: Total)	18	6
% OF LARGE DECIDUOUS TREES	83%	83%
(Symbol: Shrubs)	228 SHRUBS	

SEED / MULCH	SEED	MULCH		
SEED	SAPPHIRE POINT NATIVE SEED MIX		VL	.75" / MONTH
SEED	PAWNEE BUTTES NATIVE SEED MIX		VL	.75" / MONTH
MULCH	ANGULAR ROCK MULCH AND WASHINGTON RED CEDAR MULCH		L	2.25" / MONTH

SAPPHIRE POINT NATIVE SEED MIX
 ARRIBA WESTERN WHEATGRASS 19.2 LBS/ACRE
 LODORM GREEN NEEDLEGRASS 6.0 LBS/ACRE
 LOVINGTON BLUE GRAMA 1.8 LBS/ACRE
 PASTURA LITTLE BLUESTEM 2.1 LBS/ACRE
 VAUGHN SIDEOATS GRAMA 1.5 LBS/ACRE
 SHARPS BUFFALOGRASS 2.4 LBS/ACRE
 SEED 33 LBS/ACRE

NATIVE SEED MIX: PAWNEE BUTTES LOW GROW NATIVE MIX: IDAHO FESCUE, SANDBERG BLUEGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUEGRASS.
 AVAILABLE FROM PAWNEE BUTTES SEED, WWW.PAWNEEBUTTESSEED.COM. SEED AT 5LBS/1,000 SF.

TOWN OF CASTLE ROCK LANDSCAPE ARCHITECT'S REGISTRATION NUMBER: ANNE DESJARDINS #15-1211
 STATE OF COLORADO NUMBER LA-148

DESIGNEDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: 303-260-7277
 FAX: 303-260-7282

JR ENGINEERING
 A Weisheit Company
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 Colorado Springs 719-583-2593
 Fort Collins 970-691-8888
 www.jrengineering.com

THE CONSTRUCTION MANAGEMENT GROUP OF COLORADO, LLC.
 5475 TECH CENTER DRIVE SUITE 210
 COLORADO SPRINGS, CO 80919
 TELEPHONE: 719-424-7448

limegreen
 DESIGN

M&P ENGINEERING INC.
 CLIENT CENTRIC CONSULTING

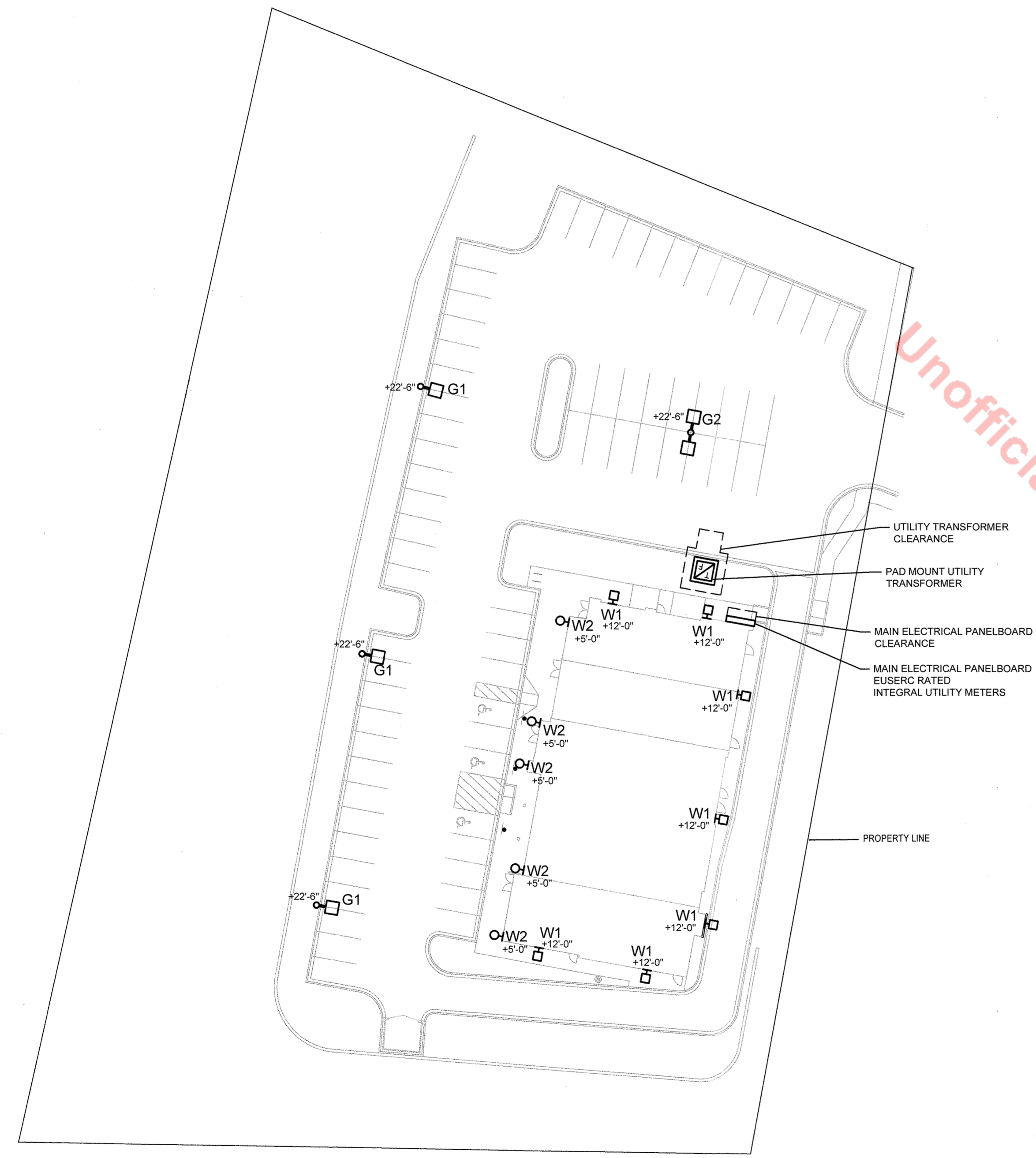
CASTLE ROCK COFFEE SHOP
 SITE DEVELOPMENT PLAN



PROJECT NO. 21117
 DATE 05/14/21
 DRAWN BY adj
 CHECKED mde
 REVISED:
 Resubmittal 1 7/29/2021
 Resubmittal 2 8/27/2021
 Resubmittal 3 9/2/2021

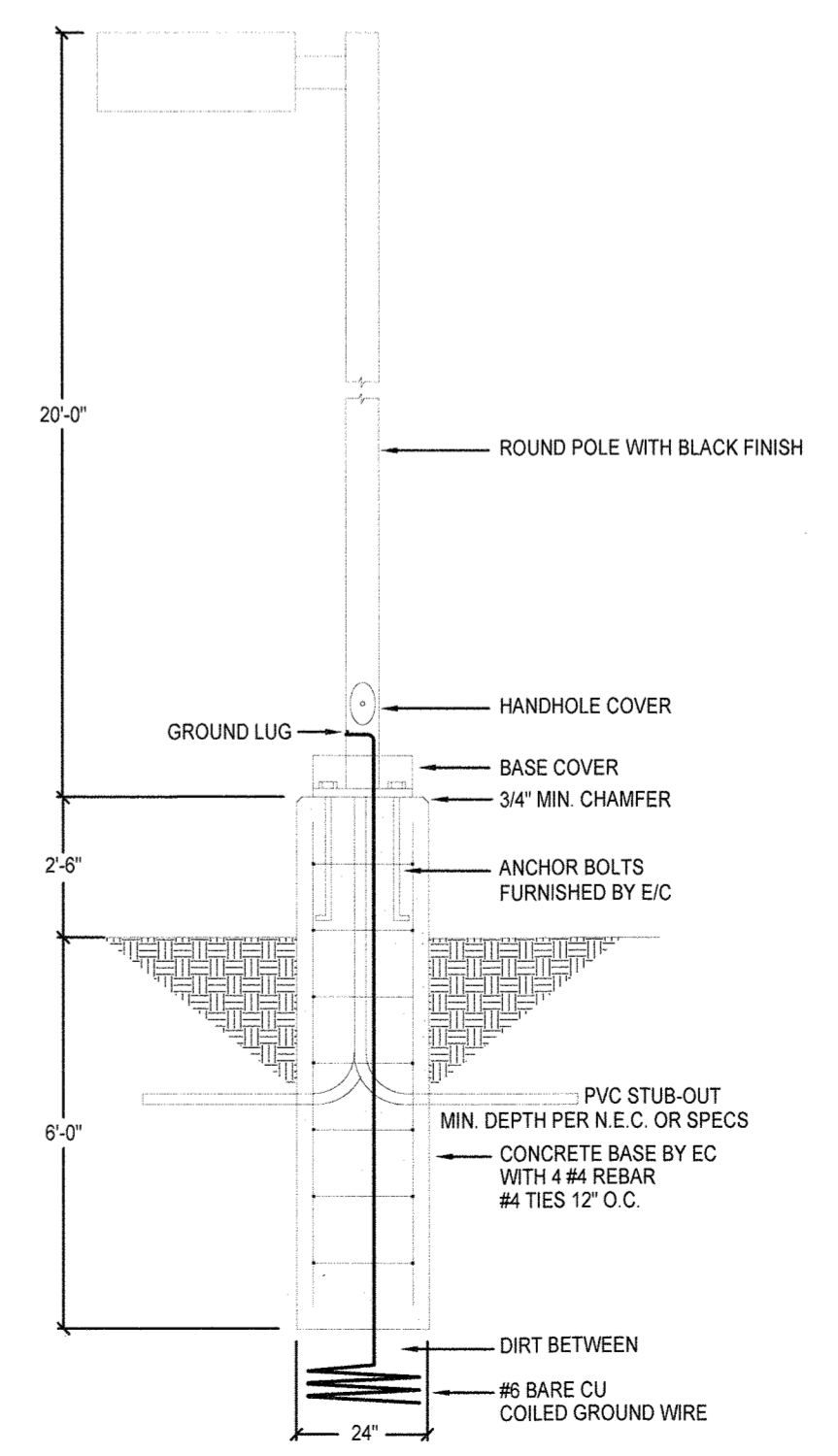
SHEET TITLE
 General Landscaping Plan

SHEET



Unofficial Copy

SITE LIGHTING PLAN
 SCALE: 1" = 30'-0"

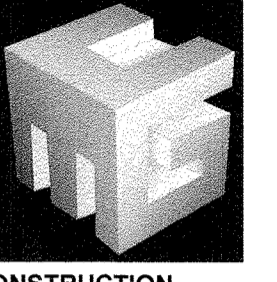


LIGHTING POLE BASE DETAIL
 SCALE: N.T.S.

SITE DEVELOPMENT PLAN
 PROJECT NO. SDP21-XXXX
 LOT 1A, BLOCK 2
 HECKENDORF RANCH FILING NO 2 AMENDMENT NO 6

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: 303-260-7277
 FAX: 303-260-7282
 711 N CASCADE AVENUE
 COLORADO SPRINGS, CO 80903
 TELEPHONE: 719-667-1972

J.R. ENGINEERING
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 Colorado Springs 719-583-2593
 Fort Collins 970-461-9886
 www.jrengineering.com



THE CONSTRUCTION
 MANAGEMENT GROUP OF
 COLORADO, L.L.C.
 5475 TECH CENTER DRIVE
 SUITE 210
 COLORADO SPRINGS, CO 80919
 TELEPHONE: 719-424-7448

limegreen
 DESIGN



MEP
 ENGINEERING INC.
 CLIENT CENTRIC CONSULTING

**CASTLE ROCK COFFEE
 SHOP
 SITE DEVELOPMENT PLAN**

PROJECT NO.	21117
DATE	05/14/21
DRAWN BY	
CHECKED	
REVISED:	
RESUBMITTAL 1	7/29/2021

SHEET TITLE
GENERAL LIGHTING PLAN

SHEET

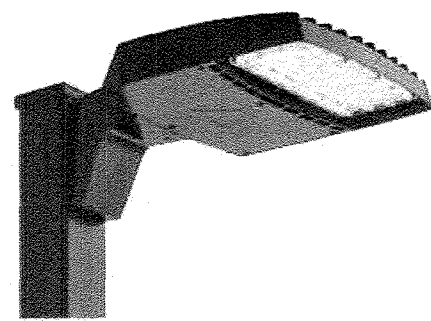
GENERAL LIGHTING PLAN STANDARD NOTES:

- OBJECTIVE FOR LIGHTING THE SITE: ILLUMINATION OF HARD SURFACES AT THE PARKING AREA, DRIVE ISLES AND BUILDING PERIMETER FOR SAFETY AND SECURITY. ILLUMINATION OF CODE REQUIRED EXIT DISCHARGE POINTS.
- HOURS OF OPERATION: DUSK TO DAWN.
- MOUNTING TO THE ADJACENT PROPERTIES: FULL CUT-OFF TYPE LIGHTING FIXTURES UTILIZED TO MITIGATE AND LIGHT SPILL BEYOND PROPERTY LINE.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHELDED WALL PACKS.

EXTERIOR LIGHTING FIXTURE SCHEDULE

LUMINAIRE	ID	TOTAL COUNT	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING	LAMPS				POLE			
											QTY.	TYPE	WATTS	LUMENS	COLOR TEMP(CRI)	BASE HT.	SHAPE	POLE HT.
G1		3	LITHONIA	RSX1 LED SERIES	RSX1 LED-P3-40K-R3-MVOLT-RPA-DBLXD-NLTAIR2	SINGLE HEAD LED PARKING LOT FIXTURE, FLAT LENS, DIE-CAST ALUMINUM HOUSING, UNIVERSAL VOLTAGE (120-277V) DRIVER, TYPE III WIDE DISTRIBUTION OPTICS, ROUND POLE, BLACK FINISH, WIRELESS CONTROL MODULE	TYPE III FULL CUTOFF	120-277	Y	POLE +22'-6"	1	LED	109W	14,023	4000K / 80+	2'-6"	4" ROUND	20'-0"
G2		1	LITHONIA	RSX1 LED SERIES	(2)RSX1 LED-P3-40K-R3-MVOLT-RPA-DBLXD-NLTAIR2	SIMILAR TO TYPE 'G1' EXCEPT DUAL HEAD	TYPE III FULL CUTOFF	120-277	Y	POLE +22'-6"	2	LED	(2)109W	(2) 14,023	4000K / 80+	2'-6"	4" ROUND	20'-0"
W1		7	LITHONIA	WST LED SERIES	WST LED-P2-40K-VF-MVOLT-DBLXD	WALL MOUNTED EXTERIOR RATED LED AREA LIGHTING FIXTURE, DIE-CAST ALUMINUM HOUSING, UNIVERSAL VOLTAGE (120-277V) DRIVER, FORWARD DISTRIBUTION OPTICS, BLACK FINISH	FULL CUTOFF	120-277	N	WALL +12'-0"	1	LED	25W	3,000	4000K / 80+			
W2		5	WAC LIGHTING	TUBE ARCHITECTURAL	DS-WD05-M40S-HG	WALL MOUNTED EXTERIOR RATED ARCHITECTURAL SCENE LIGHTING FIXTURE, UNIVERSAL VOLTAGE (120-277) DRIVER, SILVER FINISH		120-277	Y ELV	WALL +5'-0"	1	LED	(2) 25W	(2) 2,520	4000K / 80+			

TYPES G1/G2



RSX1 LED Area Luminaire

Specifications
 EPA (ft²/1000): 0.57 ft² (0.05 m²)
 Length: 21.8" (55.4 cm) (SPA mount)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body, 7.2" (18.4 cm) Arm
 Weight: 22.0 lbs (10.0 kg) (SPA mount)

Introduction
 The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Optional Back Box (PBBW)
 Height: 8.89" (225 mm)
 Width: 17.01" (430 mm)
 Depth: 1.70" (43 mm)

Optional Back Box (BBW)
 Height: 4" (102 mm)
 Width: 5-1/2" (141 mm)
 Depth: 1-1/2" (38 mm)

Shipping Information

RSX1 LED	Beam	Color	CRI	Beam Angle	Color Temp	CRI	Beam Angle	Color Temp	Reference Output ¹	Reference Output ¹	Efficacy (lm/w)	Light Distribution	Finish	
S 16" up and down	5275	2700K	90	1825 x 2	16050 x 2	73 x 2								
	275	2700K	85	2196 x 2	12057 x 2	68 x 2								
	9305	3000K	90	1891 x 2	10427 x 2	70 x 2								
	305	3000K	85	2300 x 2	12644 x 2	92 x 2								
	355	3500K	85	2250 x 2	12937 x 2	94 x 2								
	405	4000K	85	2375 x 2	13862 x 2	95 x 2								
	N 25" up and down	5275	2700K	90	1810 x 2	12802 x 2	72 x 2							
		275	2700K	85	2170 x 2	6135 x 2	67 x 2							
		9305	3000K	90	1800 x 2	5477 x 2	75 x 2							
		305	3000K	85	2275 x 2	6643 x 2	91 x 2							
	F 33" up and down	5275	2700K	90	1800 x 2	4313 x 2	76 x 2							
		275	2700K	85	2280 x 2	5477 x 2	91 x 2							
9305		3000K	90	1970 x 2	4685 x 2	79 x 2								
305		3000K	85	2290 x 2	5601 x 2	96 x 2								
DS-WD05 5" 25W x 2 down	355	3500K	85	2443 x 2	5812 x 2	98 x 2								
	405	4000K	85	2470 x 2	5870 x 2	99 x 2								
	DS-WD0534 5" 17W x 2 away from the wall	927A	2700K	90	2000 x 2	80 x 2								
		27A	2700K	85	2400 x 2	96 x 2								
510A		3000K	90	2675 x 2	101 x 2									
30A		3000K	85	2520 x 2	108 x 2									
F towards the wall	35A	3500K	85	2575 x 2	109 x 2									
	40A	4000K	85	2600 x 2	104 x 2									
	927B	2700K	90	2000 x 2	80 x 2									
	27B	2700K	85	2400 x 2	96 x 2									
F one side away from the wall	930B	3000K	90	2075 x 2	83 x 2									
	30B	3000K	85	2520 x 2	101 x 2									
	35B	3500K	85	2575 x 2	108 x 2									
	40B	4000K	85	2600 x 2	104 x 2									
DS-WD05- Example: DS-WD05-F930A-WT	927C	2700K	90	2000 x 2	80 x 2									
	27C	2700K	85	2400 x 2	96 x 2									
	930C	3000K	90	2075 x 2	83 x 2									
	30C	3000K	85	2520 x 2	101 x 2									
DS-WD05- Example: DS-WD05-F930A-WT	35C	3500K	85	2575 x 2	108 x 2									
	40C	4000K	85	2600 x 2	104 x 2									

Shipping Information

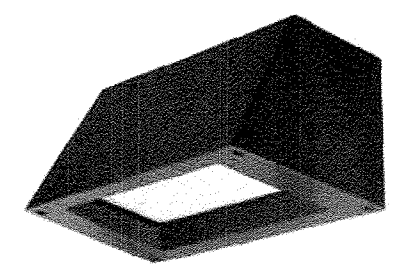
Shipped Installed	Shipped Separately	Dark Bronze
IS: Recess side shield ¹	Standard and Networked Sensors/Controls (factory default settings, see table page 9)	DBKD
PE: Photocell, button style ¹	Starline and Networked Sensors/Controls (factory default settings, see table page 9)	DBLD
PEX: Photocell, external threaded, adjustable ¹	NLTAIR2: 16-pin A&B processor ¹ (1111)	DBAK
PER7: Sensor wire test lock receptacle only (see notes) ¹ (1111)	PIRIN: Microwave, 90-degree motion sensor (for use with NLTAIR2) ¹ (1111)	DBWD
CE34: Under entry 3/4" x 1" (1111)	Notes: PIRIN with night eye can be used as a standalone or networked sensor. Sensor coverage pattern is affected when luminaire is tilted.	DOBTD
SF: Single fan (120, 27, 340) ¹		DBLBD
DF: Double fan (120, 148, 404) ¹		DBMTD
SF20KV: 20KV surge sack (IEC5 standard)	Shipped Separately (requires some field assembly)	DBWTD
FAO: Field adjustable output ¹	EES: External glare shield ¹	
DMG: 0-10V dimming system and back of housing for external control (remote sensor optional) ¹	EGV: External glare shield (30° aimed light optional) ¹	
	BS: Bird spike ¹	

Shipping Information

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Lithonia RSX1 Area LED
 Rev. 07/28/20
 Page 1 of 9

TYPE W1



WST LED Architectural Wall Sconce

Specifications
 Height: 8-1/2" (21.5 cm)
 Width: 17" (43 cm)
 Depth: 10-3/16" (26.5 cm)
 Weight: 20 lbs (9.1 kg)

Optional Back Box (PBBW)
 Height: 8.89" (225 mm)
 Width: 17.01" (430 mm)
 Depth: 1.70" (43 mm)

Optional Back Box (BBW)
 Height: 4" (102 mm)
 Width: 5-1/2" (141 mm)
 Depth: 1-1/2" (38 mm)

Introduction
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLI equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.

This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam: Link to DTL DLI.

Shipping Information

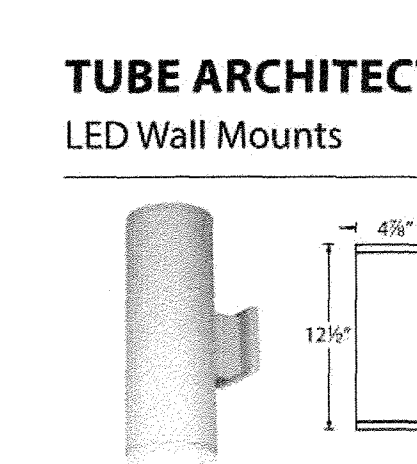
Shipped Installed	Shipped Separately	Dark Bronze
IS: Recess side shield ¹	Standard and Networked Sensors/Controls (factory default settings, see table page 9)	DBKD
PE: Photocell, button style ¹	Starline and Networked Sensors/Controls (factory default settings, see table page 9)	DBLD
PEX: Photocell, external threaded, adjustable ¹	NLTAIR2: 16-pin A&B processor ¹ (1111)	DBAK
PER7: Sensor wire test lock receptacle only (see notes) ¹ (1111)	PIRIN: Microwave, 90-degree motion sensor (for use with NLTAIR2) ¹ (1111)	DBWD
CE34: Under entry 3/4" x 1" (1111)	Notes: PIRIN with night eye can be used as a standalone or networked sensor. Sensor coverage pattern is affected when luminaire is tilted.	DOBTD
SF: Single fan (120, 27, 340) ¹		DBLBD
DF: Double fan (120, 148, 404) ¹		DBMTD
SF20KV: 20KV surge sack (IEC5 standard)	Shipped Separately (requires some field assembly)	DBWTD
FAO: Field adjustable output ¹	EES: External glare shield ¹	
DMG: 0-10V dimming system and back of housing for external control (remote sensor optional) ¹	EGV: External glare shield (30° aimed light optional) ¹	
	BS: Bird spike ¹	

Shipping Information

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Lithonia WST LED
 Rev. 11/02/20

TYPE W2



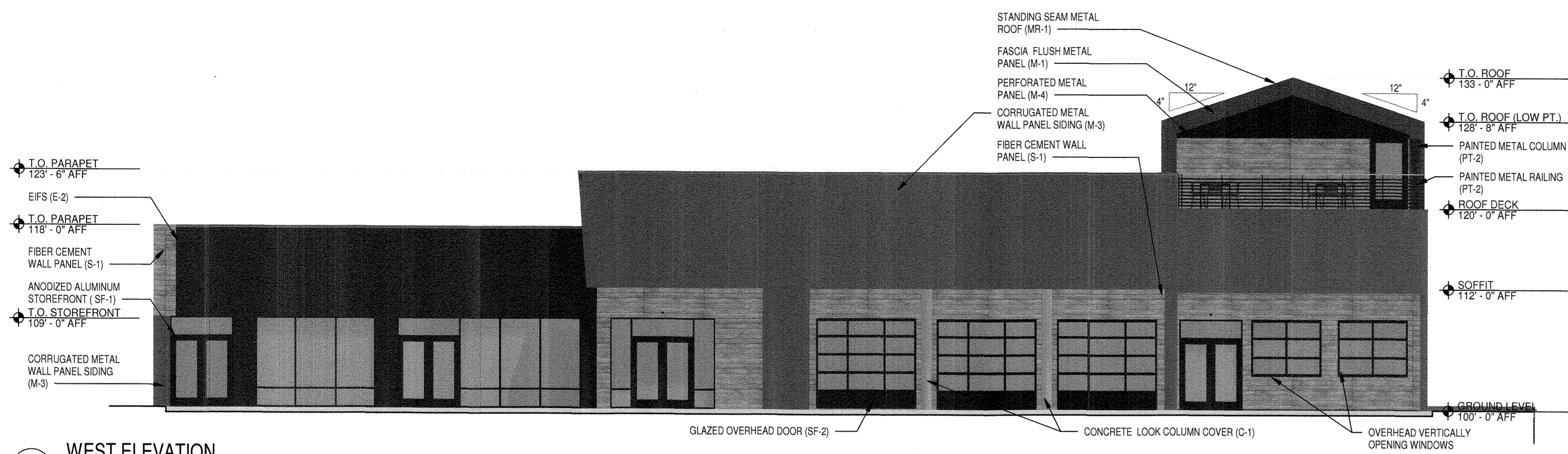
TUBE ARCHITECTURAL LED Wall Mounts

WAC LIGHTING

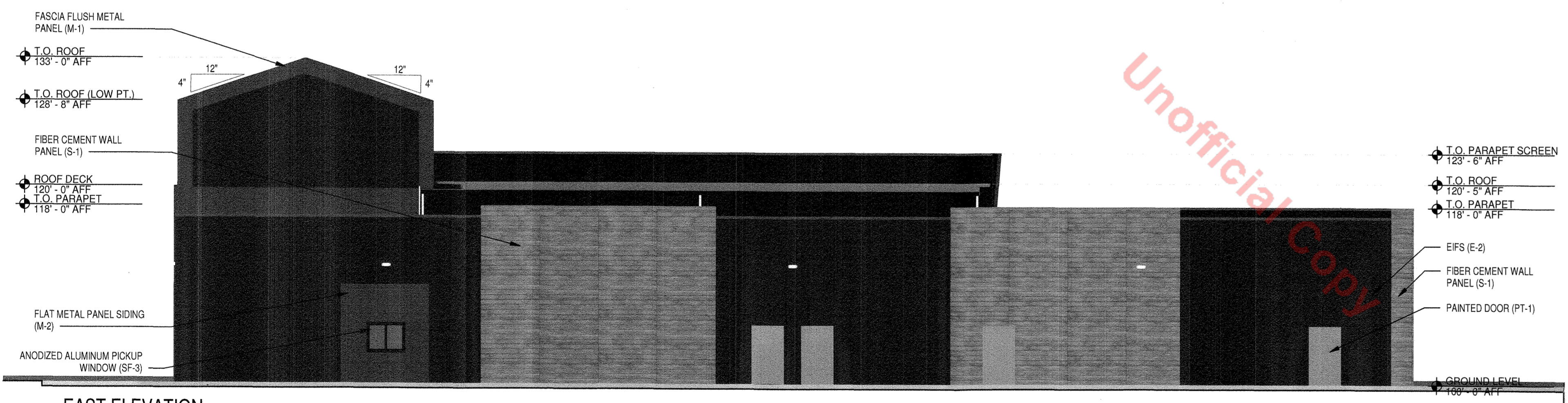
Product Description
 The latest efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

Features
 • High performance exterior rated LED wall mount light
 • Fixture can install upside down to alter light distribution
 • Solid aluminum construction
 • 5 year warranty

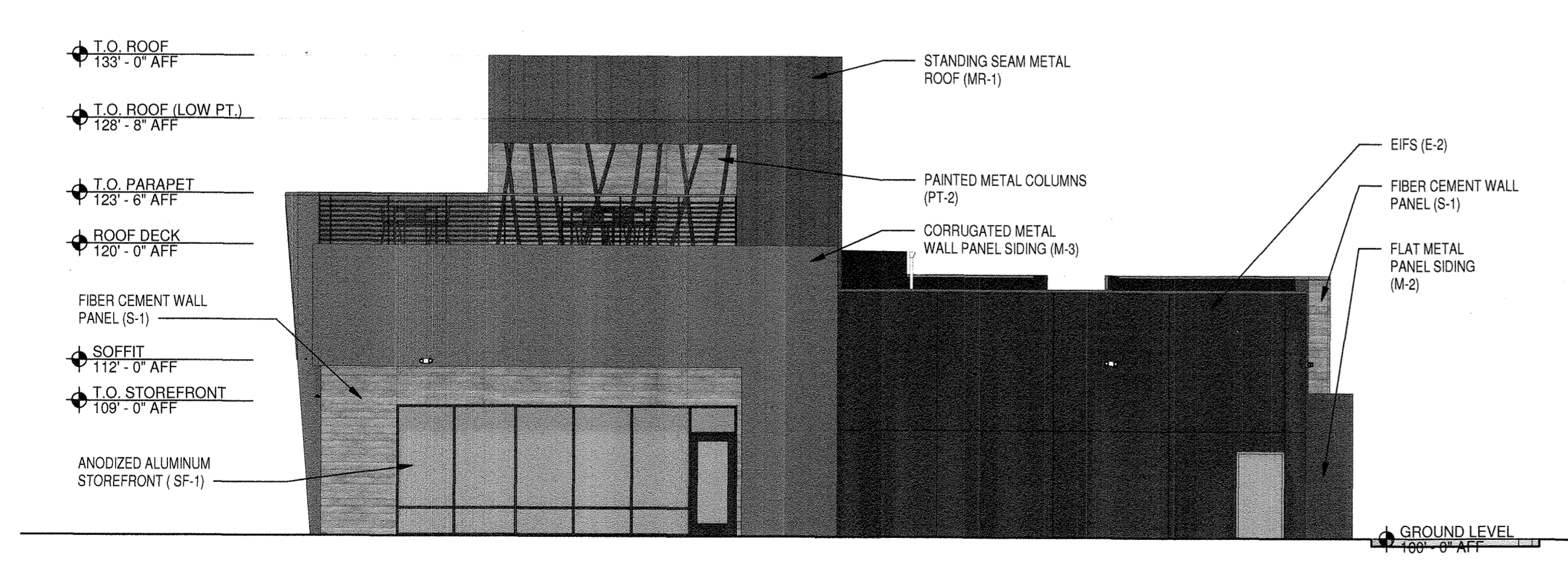
Specifications
 Universal voltage 120V - 277VAC, 50/60Hz
 Dimming: Electronic low voltage (ELV): 100% - 5%
 0-10V/100% - 1%
 High output 3 Step Mac Adam Ellipse COB
 Rated life of 60,000 hours at L70
 Electrostatically powder coated, white, black, bronze and graphite (IP65 rated, ETL & cETL wet location listed)
 Title 24, IAS-2016 Compliant
 Standards: IESNA E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40, E-41, E-42, E-43, E-44, E-45, E-46, E-47, E-48, E-49, E-50, E-51, E-52, E-53, E-54, E-55, E-56, E-57, E-58, E-59, E-60, E-61, E-62, E-63, E-64, E-65, E-66, E-67, E-68, E-69, E-70, E-71, E-72, E-73, E-74, E-75, E-76, E-77, E-78, E-79, E-80, E-81, E-82, E-83, E-84, E-85, E-86, E-87, E-88, E-89, E-90, E-91, E-92, E-93, E-94, E-95, E-96, E-97, E-98, E-99, E-100, E-101, E-102, E-103, E-104, E-105, E-106, E-107, E-108, E-109, E-110, E-111, E-112, E-113, E-114, E-115, E-116, E-117, E-118, E-119, E-120, E-121, E-122, E-123, E-124, E-125, E-126, E-127, E-128, E-129, E-130, E-131, E-132, E-133, E-134, E-135, E-136, E-137, E-138, E-139, E-140, E-141, E-142, E-143, E-144, E-145, E-146, E-147, E-148, E-149, E-150, E-151, E-152, E-153, E-154, E-155, E-156, E-157, E-158, E-159, E-160, E-161, E-162, E-163, E-164, E-165, E-166, E-167, E-168, E-169, E-170, E-171, E-172, E-173, E-174, E-175, E-176, E-177, E-178, E-179, E-180, E-181, E-182, E-183, E-184, E-185, E-186, E-187, E-188, E-189, E-190, E-191, E-192, E-193, E-194, E-195, E-196, E-197, E-198, E-199, E-200, E-201, E-202, E-203, E-204, E-205, E-206, E-207, E-208, E-209, E-210, E-211, E-212, E-213, E-214, E-215, E-216, E-217, E-218, E-219, E-220, E-221, E-222, E-223, E-224, E-225, E-226, E-227, E-228, E-229, E-230, E-231, E-232, E-233, E-234, E-235, E-236, E-237, E-238, E-239, E-240, E-241, E-242, E-243, E-244, E-245, E-246, E-247, E-248, E-249, E-250, E-251, E-252, E-253, E-254, E-255, E-256, E-257, E-258, E-259, E-260, E-261, E-262, E-263, E-264, E-265, E-266, E-267, E-268, E-269, E-270, E-271, E-272, E-273, E-274, E-275, E-276, E-277, E-278, E-279, E-280, E-281, E-282, E-283, E-284, E-285, E-286, E-287, E-288, E-289, E-290, E-291, E-292, E-293, E-294, E-295, E-296, E-297, E-298, E-299, E-300, E-301, E-302, E-303, E-304, E-305, E-306, E-307, E-308, E-309, E-310, E-311, E-312, E-313, E-314, E-315, E-316, E-317, E-318, E-319, E-320, E-321, E-322, E-323, E-324, E-325, E-326, E-327, E-328, E-329, E-330, E-331, E-332, E-333, E-334, E-335, E-336, E-337, E-338, E-339, E-340, E-341, E-342, E-343, E-344, E-345, E-346, E-347, E-348, E-349, E-350, E-351, E-352, E-353, E-354, E-355, E-356, E-357, E-358, E-359, E-360, E-361, E-362, E-363, E-364, E-365, E-366, E-367, E-368, E-369, E-370, E-371, E-372, E-373, E-374, E-375, E-376, E-377, E-378, E-379, E-380, E-381, E-382, E-383, E-384, E-385, E-386, E-387, E-388, E-389, E-390, E-391, E-392, E-393, E-394, E-395, E-396, E-397, E-398, E-399, E-400, E-401, E-402, E-403, E-404, E-405, E-406, E-407, E-408, E-409, E-410, E-411, E-412, E-413, E-414, E-415, E-416, E-417, E-418, E-419, E-420, E-421, E-422, E-423, E-424, E-425, E-426, E-427, E-428, E-429, E-430, E-431, E-432, E-433, E-434, E-435, E-436, E-437, E-438, E-439, E-440, E-441, E-442, E-443, E-444, E-445, E-446, E-447, E-448, E-449, E-450, E-451, E-452, E-453, E-454, E-455, E-456, E-457, E-458, E-459, E-460, E-461, E-462, E-463, E-464, E-465, E-466, E-467, E-468, E-469, E-470, E-471, E-472, E-473, E-474, E-475, E-476, E-477, E-478, E-479, E-480, E-481, E-482, E-483, E-484, E-485, E-486, E-487, E-488, E-489, E-490, E-491, E-492, E-493, E-494, E-495, E-496, E-497, E-498, E-499, E-500, E-501, E-502, E-503, E-504, E-505, E-506, E-507, E-508, E-509, E-510, E-511, E-512, E-513, E-514, E-515, E-516, E-517, E-518, E-519, E-520, E-521, E-522, E-523, E-524, E-525, E-526, E-527, E-528, E-529, E-530, E-531, E-532, E-533, E-534, E-535, E-536, E-537, E-538, E-539, E-540, E-541, E-542, E-543, E-544, E-545, E-546, E-547, E-548, E-549, E-550, E-551, E-552, E-553, E-554, E-555, E-556, E-557, E-558, E-559, E-560, E-561, E-562, E-563, E-564, E-565, E-566, E-567, E-568, E-569, E-570, E-571, E-572, E-573, E-574, E-575, E-576, E-577, E-578, E-579, E-580, E-581, E-582, E-583, E-584, E-585, E-586, E-587, E-588, E-589, E-590, E-591, E-592, E-593, E-594, E-595, E-596, E-597, E-598, E-599, E-600, E-601, E-602, E-603, E-604, E-605, E-606, E-607, E-608, E-609, E-610, E-611, E-612, E-613, E-614, E-615, E-616, E-617, E-618, E-619, E-620, E-621, E-622, E-623, E-624, E-625, E-626, E-627, E-628, E-629, E-630, E-631, E-632, E-633, E-634, E-635, E-636, E-637, E-638, E-639, E-640, E-641, E-642, E-643, E-644



1 WEST ELEVATION
 1/8" = 1'-0"



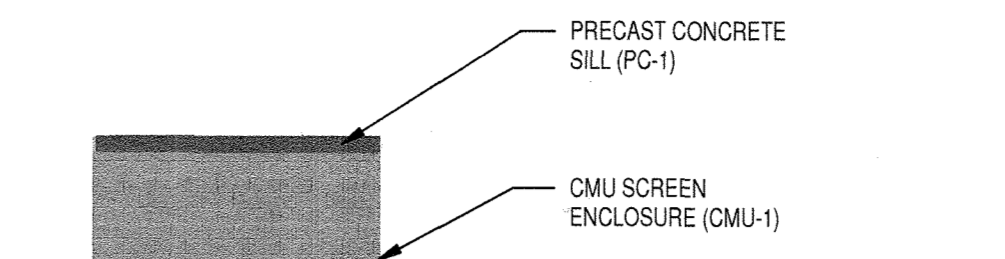
5 EAST ELEVATION
 1/8" = 1'-0"



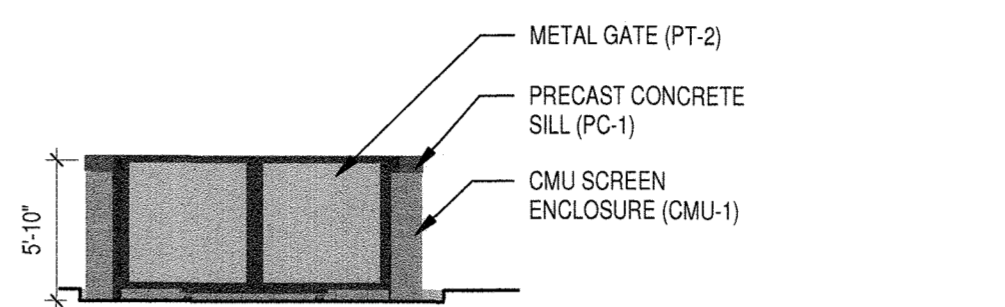
6 SOUTH ELEVATION
 1/8" = 1'-0"



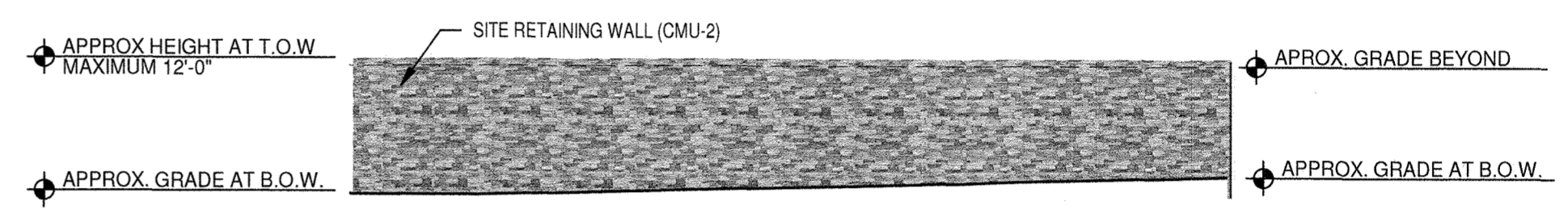
7 NORTH ELEVATION
 1/8" = 1'-0"



2 SIDE ELEVATION TRASH ENCLOSURE
 1/8" = 1'-0"



3 FRONT ELEVATION TRASH ENCLOSURE
 1/8" = 1'-0"



4 RETAINING WALL ELEVATION
 3/32" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	FINISH	COMMENTS
C-1	CONCRETE LOOK COLUMN COVER	TBD	T-1110 (GRAY)	
CMU-1	SPLIT FACE CMU BLOCK	ARRISCRRAFT RENAISSANCE	MONTECITO	SPLIT FACE 4x8x16 x (NOM)
CMU-2	CONCRETE RETAINING BLOCK	REDI-ROCK	LEDGESTONE	EARTHSTONE
PC-1	PRECAST CONCRETE SILL	PRECAST STONE	T-1110 (GRAY)	
E-2	EIFS FINISH	DRYVIT	#634A GRANITE GRAY	SANDPEBBLE FINE
S-1	FIBER CEMENT WOOD SIDING	NICHIHA	VINTAGE WOOD, SPRUCE	
MR-1	STANDING SEAM METAL ROOF	WESTERN STATES METAL ROOFING	COPPER	
M-1	FASCIA FLUSH METAL PANEL	WESTERN STATES METAL ROOFING	COPPER	
M-2	FLAT METAL PANEL SIDING	WESTERN STATES METAL ROOFING	COPPER	
M-3	HORIZONTAL CORRUGATED METAL PANEL	MCBI	SLATE GRAY	
M-4	PERFORATED METAL PANEL	REVAMP	T064-GROS SILVER HAMMERTONE	DE ST'JUL PATTERN
M-5	VERTICAL CORRUGATED METAL PANEL	MCBI	SLATE GRAY	
PT-1	PAINTED DOOR	BENJAMIN MOORE	OC-23, CLASSIC GRAY	
PT-2	PAINTED METAL	BENJAMIN MOORE	2128-10, BLACK BEAUTY	
SF-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK ANODIZED	
SF-2	GLAZED OVERHEAD GARAGE DOOR	OVERHEAD DOOR	BLACK ANODIZED	
SF-3	ANODIZED ALUMINUM PICK-UP WINDOW	READY ACCESS	BLACK ANODIZED	
G-1	GLAZING	TBD	CLEAR 'LOW-E'	

Unofficial Copy