

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP19-0040 (REF# 2020103596) IS TO WIDEN THE ACCESS DRIVE INTO THE SITE AND REALIGN A WATER MAIN LOOP.

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, THE OUTLETS AT CASTLE ROCK FILING NO. 1, ACCORDING TO THE PLAT RECORDED JANUARY 13, 2021, AT RECEPTION NO. 2021004687, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE N 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE AND BOUNDED BY THE MONUMENTS SHOWN ON THE SURVEY.

BENCHMARK

DOUGLAS COUNTY BM 2.020020 - ELEVATION 6252.07 FEET (NAVD 1988 DATUM).

SITE ADDRESS

5050 FACTORY SHOPS BLVD. CASTLE ROCK, CO 80108

OWNER CIVIL ENGINEER SURVEYOR LANDSCAPE ARCHITECT

CRAIG REALTY GROUP, STERLING DESIGN ASSOCIATES, LLC, ENGINEERING SERVICE COMPANY, STERLING DESIGN ASSOCIATES, LLC, 4100 MACARTHUR BLVD., SUITE 220, 2009 W. LITTLETON BLVD., SUITE 300, 14190 EAST EVANS AVENUE, 2009 W. LITTLETON BLVD., SUITE 300, 1190 EAST EVANS AVENUE, LITTLETON, CO 80120, (303) 794-4727, (303) 794-4727, CONTACT: PATRICK WENTLAND, CONTACT: JAY NEWELL, PE, CONTACT: CHARLES BECKSTROM, CONTACT: JON SPENCER, PLA

TOWN OF CASTLE ROCK GENERAL NOTES

- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY. UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT, SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3 AND 8.2.3 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, MOVING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE 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 CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPINGS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL UTILITY, DRAINAGE, 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.
10. THIS SITE IS ZONED "IB" WITHIN THE CASTLE PINES COMMERCIAL PLANNED DEVELOPMENT.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 6-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 PERMITAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. 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 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.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
15. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON 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.

TOWN OF CASTLE ROCK FIRE NOTES

- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. 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.

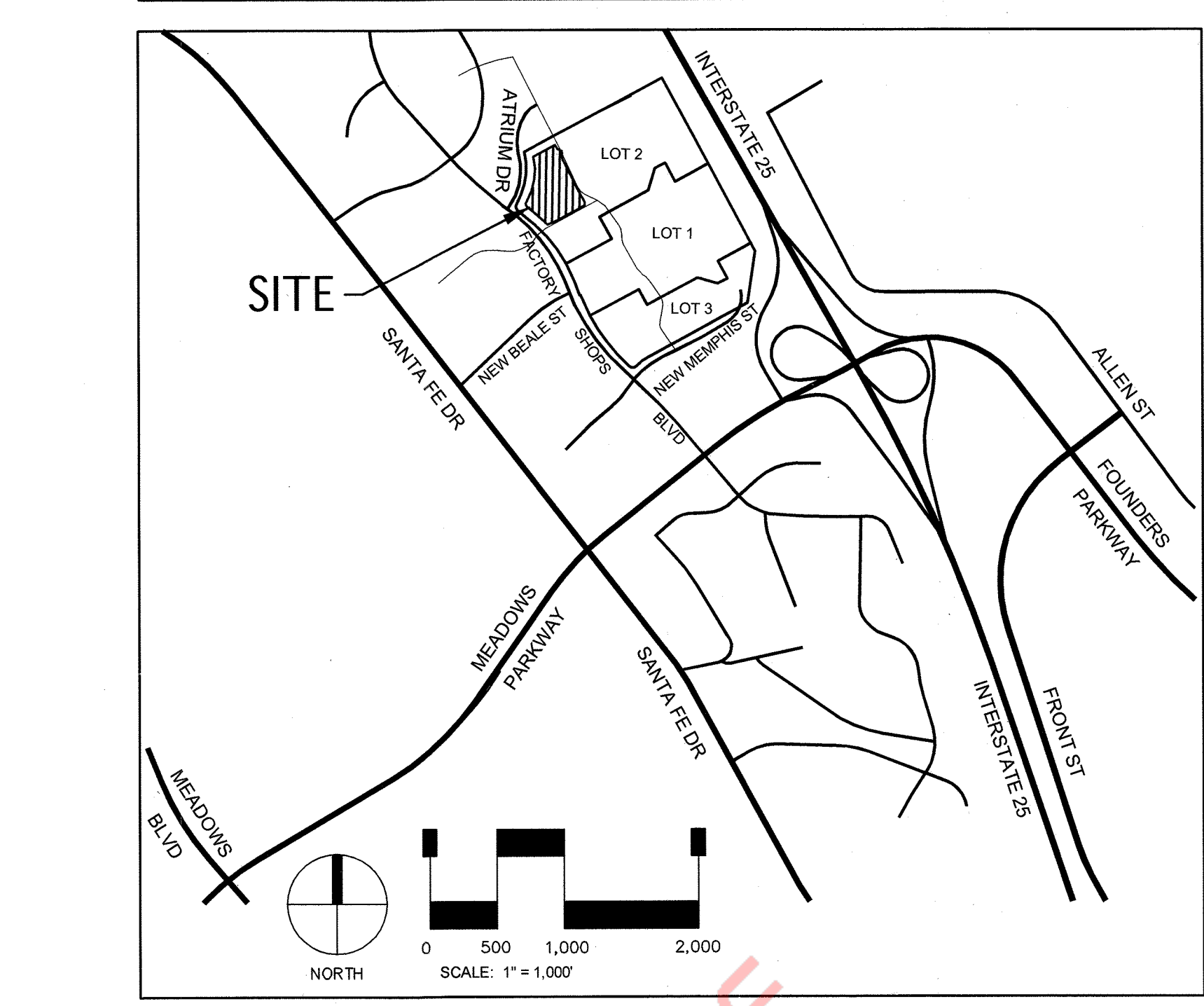
Parking Requirement for the Outlets at Castle Rock

Table with 4 columns: PD Requirement, Lot 1, Lot 2, Lot 3. Rows include GLA Square Footage per lot - Approved, Total GLA, Building Use per lot, Minimum & Maximum Required Parking, and Minimum ADA Parking.

\* Approved GLA square footage is based on SDP records.
\*\* Actual GLA square footage is based on recent survey information.
\*\*\* Does not include in process or withdrawn information

SITE DEVELOPMENT PLAN, AMENDMENT NO. 7 FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SDP20-0056

VICINITY MAP



Zoning Comparison table comparing Castle Pines Commercial PD (IB) with SDP19-0040 and SDP20-0056. Includes Lot 2 Utilization table below.

\* Per Section 5.5 of the PD Zoning Regulations to provide maximum flexibility for innovative design, minimum building setbacks and maximum buildable slopes are to be determined at time of SDP.

SHEET INDEX

- SHEET 1 COVER SHEET
SHEET 2 OVERALL SITE PLAN
SHEET 3 SITE PLAN
SHEET 4 GRADING PLAN
SHEET 5 UTILITY PLAN
SHEET 6 LANDSCAPE PLAN
SHEET 7 LANDSCAPE WORKSHEETS
SHEET 8 GENERAL LIGHTING PLAN
SHEET 9 GENERAL LIGHTING DETAILS

SURVEYOR'S CERTIFICATE

I, JAY M. NEWELL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTS AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

CIVIL ENGINEER'S STATEMENT

I, JAY M. NEWELL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 9th DAY OF JUNE, 2021.

TITLE CERTIFICATION

I, SETH HOLLEY, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co., TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE AS OF 5/14/21 THAT ALL OWNERS, MORTGAGEES AND RECORDERS LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

BY Seth Holley AS AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF JUNE, 2021.

BY Seth Holley AS AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF JUNE, 2021.

BY Bobbie Kay Hughes AS AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co.

NOTARY BLOCK

MY COMMISSION EXPIRES: 8/20/2024

OWNERSHIP CERTIFICATION

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

Signature of Steven L. Craig, CRAIG REALTY GROUP-CASTLE ROCK, LLC

SIGNED THIS 20th DAY OF May, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF May, 2021.

BY Steven L. Craig AS Manager OF CRAIG REALTY GROUP-CASTLE ROCK, LLC

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Lisa A. Burton-Largen, Notary Public - California

NOTARY PUBLIC Lisa A. Burton-Largen

MY COMMISSION EXPIRES: May 25, 2023

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015082542 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Signature of Harvey Cohen, BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

SIGNED THIS 27th DAY OF May, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF May, 2021.

BY Harvey Cohen

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Marilyn R. Smith, Notary Public - California

NOTARY PUBLIC Marilyn R. Smith

MY COMMISSION EXPIRES: March 10, 2023

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY ON THE 11:55am ON THE 10th DAY OF June, 2021.

AT RECEPTION NO. 2021072419

DOUGLAS COUNTY CLERK AND RECORDER

BY Daniel Wood DEPUTY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2021.

BY Daniel Wood DEPUTY

NOTARY BLOCK

MY COMMISSION EXPIRES: 8/20/2024

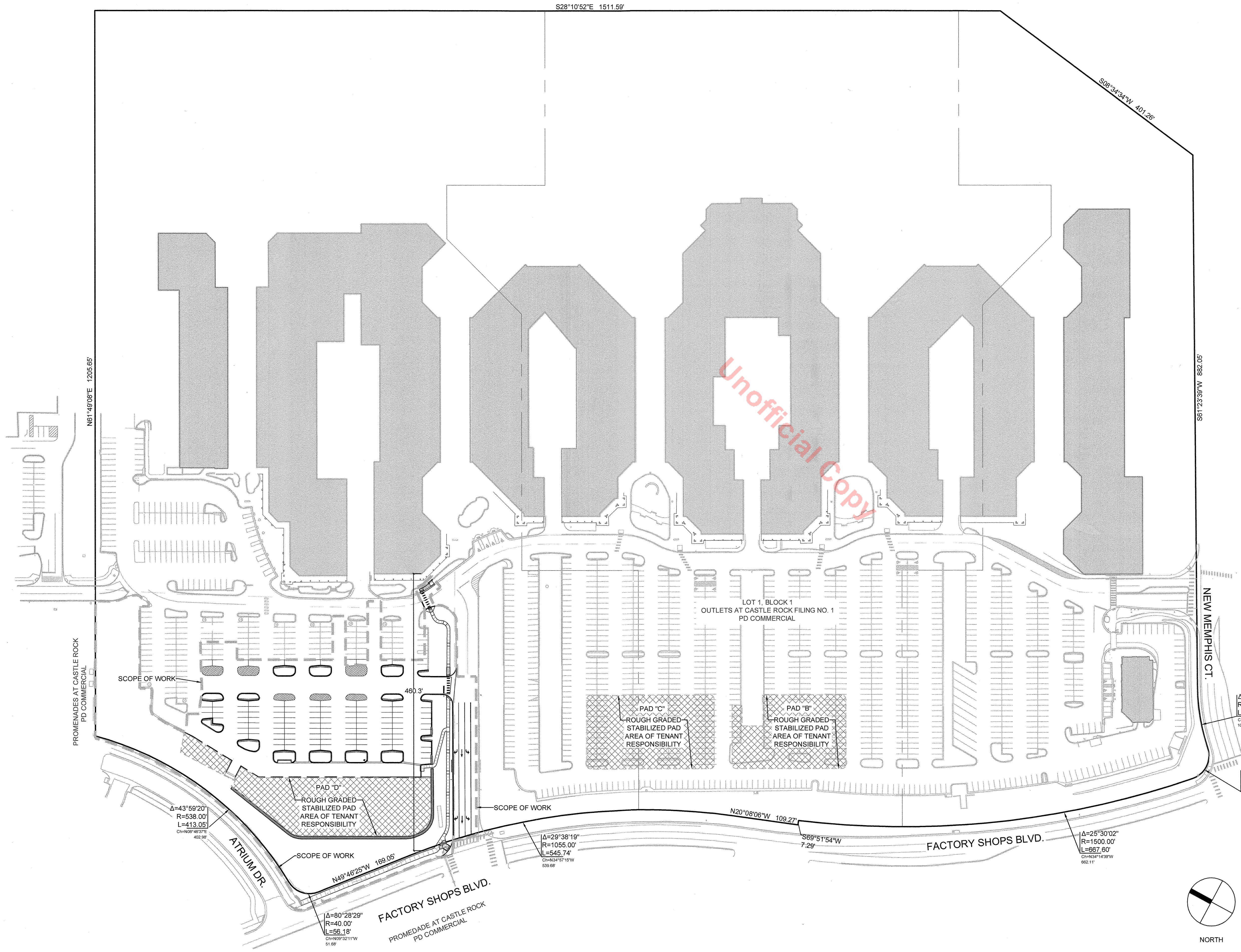
History Chart for Outlets at Castle Rock

Table with 5 columns: Plan name, Reception #, Application, Project #, Description. Lists various SDP amendments and their descriptions.

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 7**  
 FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1  
 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP20-0056

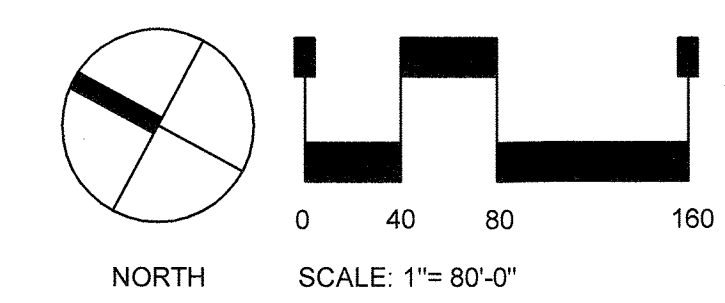
**LEGEND**

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING PARKING STRIPING
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	SCOPE OF WORK
	STABILIZED PAD
	PARKING COUNT
	LANDSCAPE AREA
	LIGHT POLE
	EXISTING LIGHT POLE TO REMAIN, NEW FIXTURES
	CABLE TELEVISION LINE
	ELECTRICAL LINE
	FIBER-OPTIC LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE
	CONTOUR LINE
	ACCESS PLATE
	BOLLARD
	CLEANOUT
	COMMUNICATIONS PEDESTAL
	ELECTRICAL BOX
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	IRRIGATION VALVE
	EX. LIGHT POLE
	MANHOLE
	NUMBER OF PARKING STALLS
	SIGN
	STREET LIGHT
	TRAFFIC BOX
	TRAFFIC LIGHT
	WATER VALVE



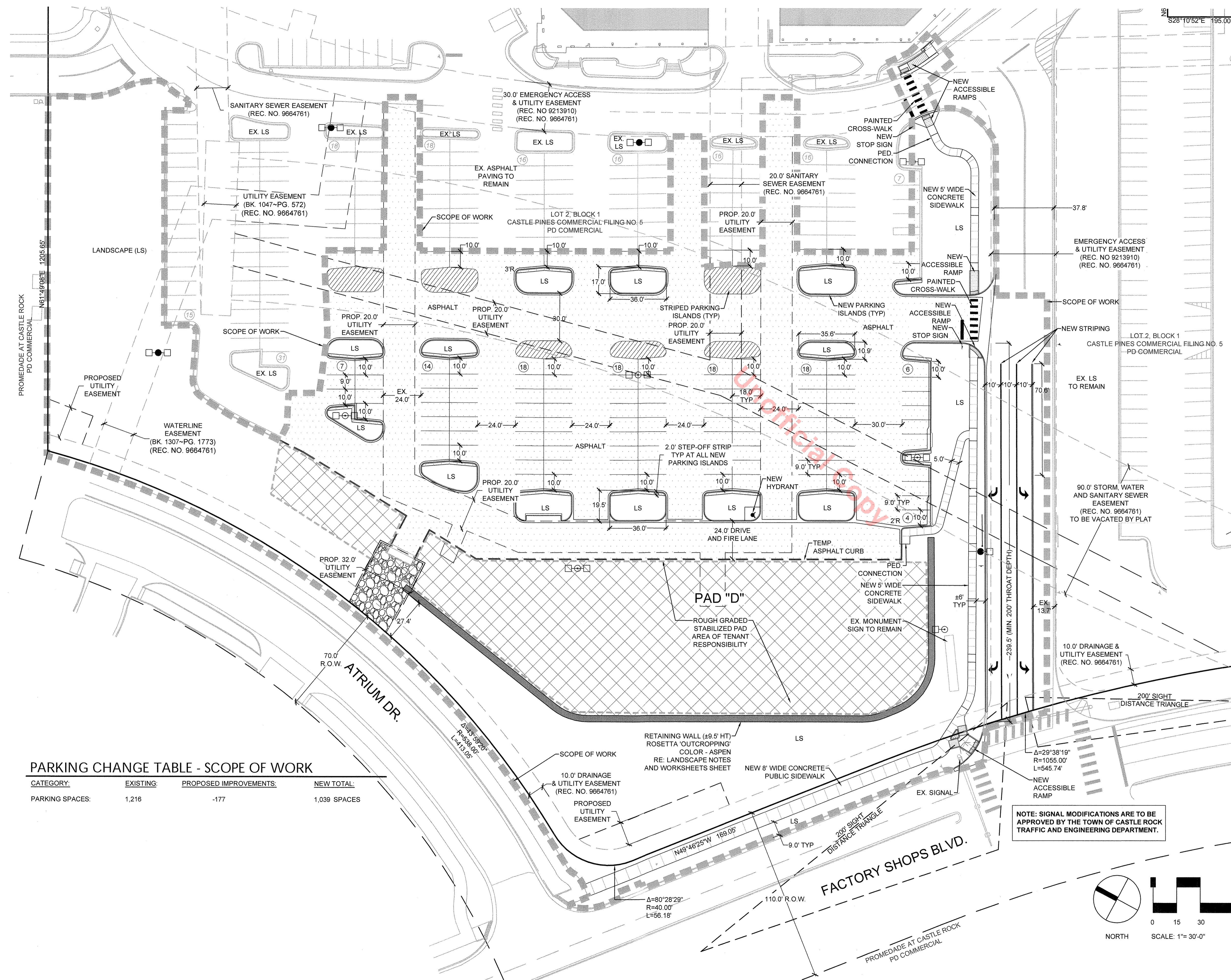
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**Sterling Design Associates, llc**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
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 www.SterlingDesignAssociates.com



**SHEET 2 OF 9**  
**OVERALL SITE PLAN**  
**PROJECT NO. SDP20-0056**

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 7 FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK NO. 1 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO SDP20-0056



### LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING PARKING STRIPING
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- SCOPE OF WORK
- LIMIT OF CONSTRUCTION
- STABILIZED PAD
- PARKING COUNT
- LANDSCAPE AREA
- LIGHT POLE
- EXISTING LIGHT POLE TO REMAIN, NEW FIXTURES
- CABLE TELEVISION LINE
- ELECTRICAL LINE
- FIBER-OPTIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- CONTOUR LINE
- ACCESS PLATE
- BOLLARD
- CLEANOUT
- COMMUNICATIONS PEDESTAL
- ELECTRICAL BOX
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- IRRIGATION VALVE
- EX. LIGHT POLE
- MANHOLE
- NUMBER OF PARKING STALLS
- SIGN
- STREET LIGHT
- TRAFFIC BOX
- TRAFFIC LIGHT
- WATER VALVE

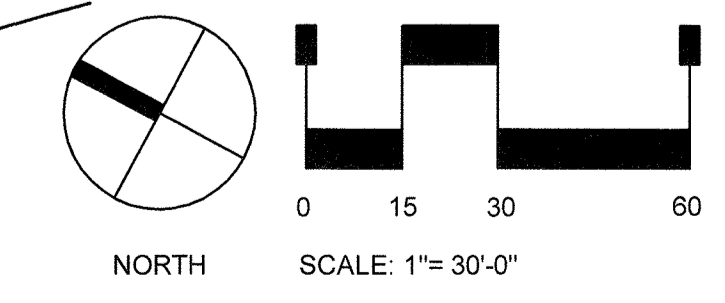
**RETAINING WALL NOTE**  
RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT INCLUDING FOOTINGS REQUIRE STRUCTURAL ENGINEERING AND A BUILDING PERMIT.

**PARKING CHANGE TABLE - SCOPE OF WORK**

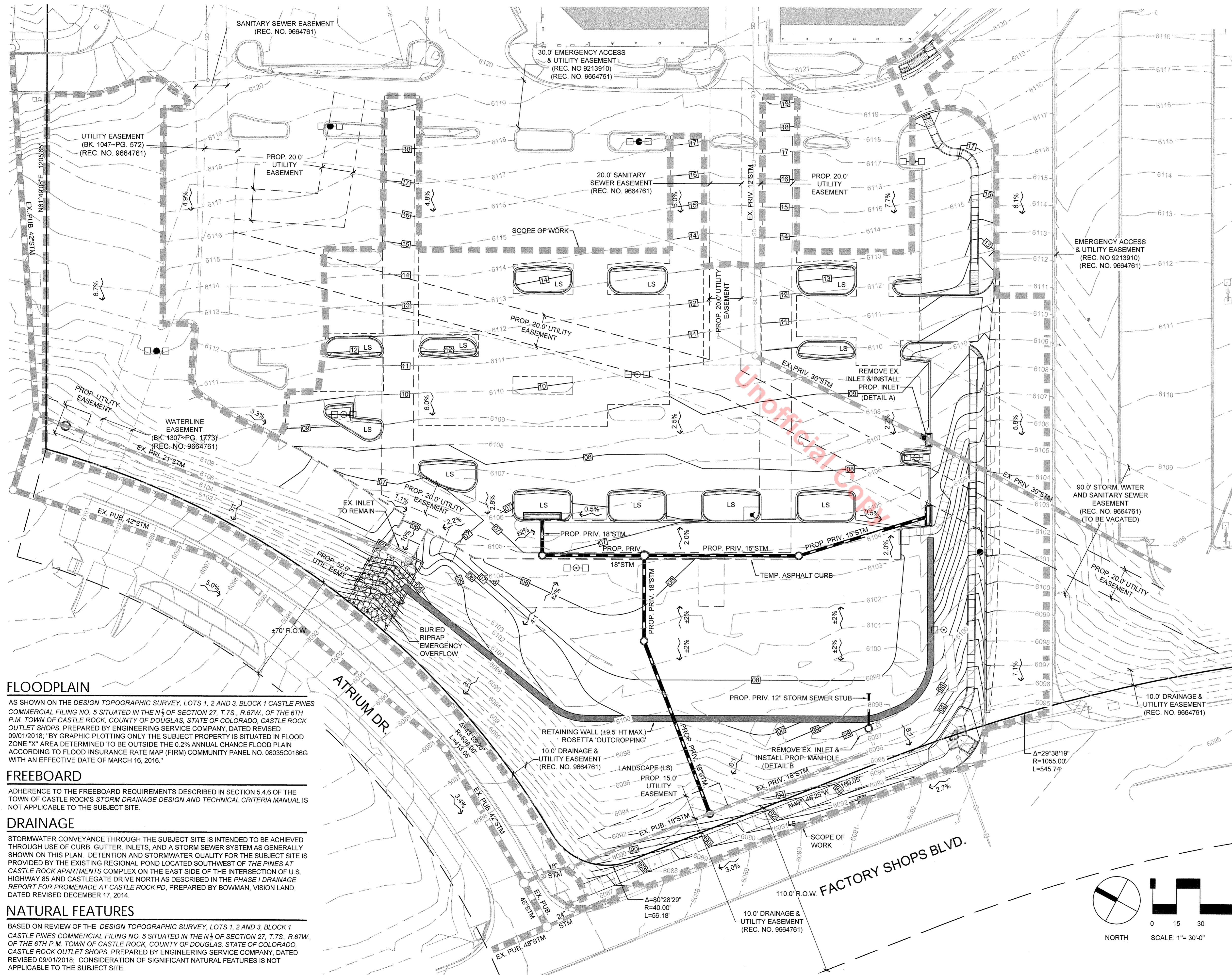
CATEGORY	EXISTING	PROPOSED IMPROVEMENTS	NEW TOTAL
PARKING SPACES:	1,216	-177	1,039 SPACES

**NOTE: SIGNAL MODIFICATIONS ARE TO BE APPROVED BY THE TOWN OF CASTLE ROCK TRAFFIC AND ENGINEERING DEPARTMENT.**

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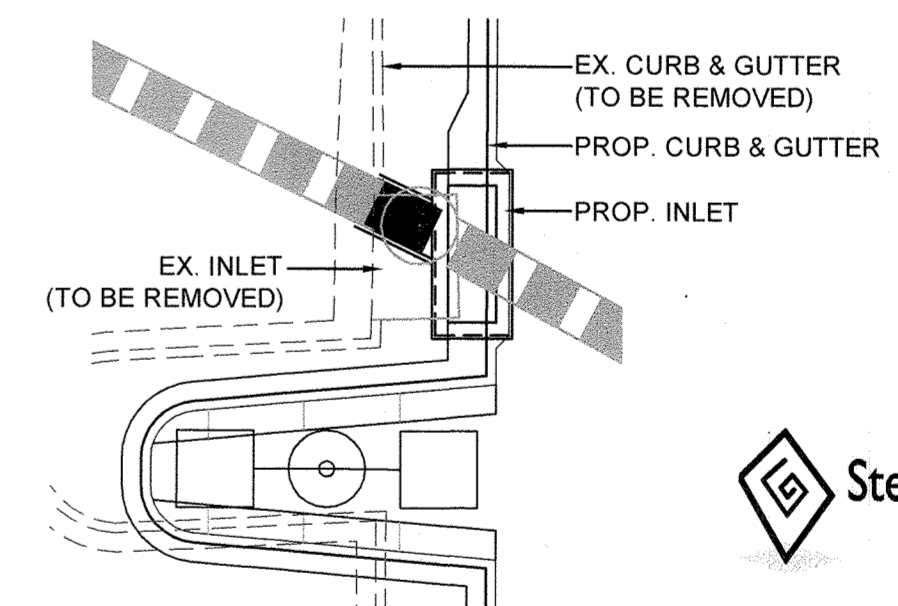
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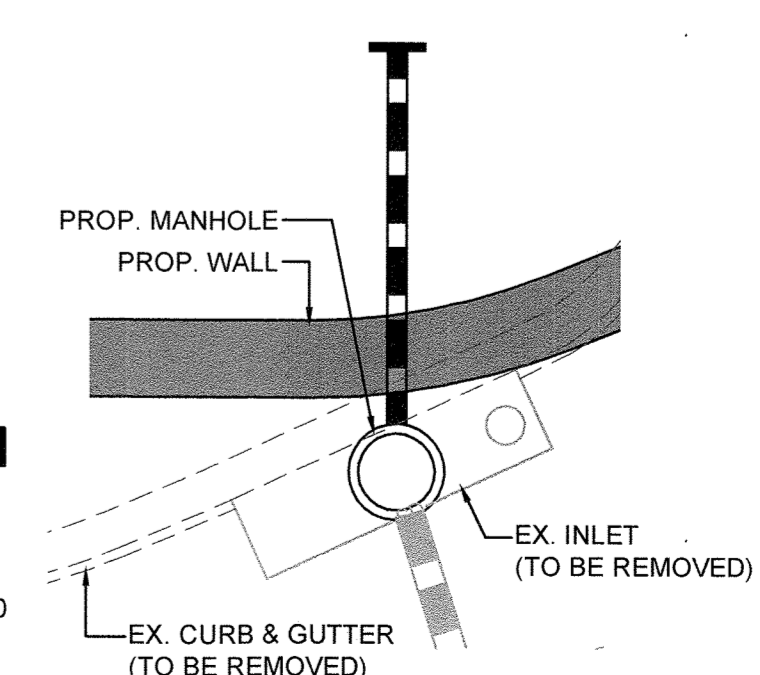
### LEGEND

	SCOPE OF WORK
	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	LIGHT POLE
	SAWCUT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	LANDSCAPE AREA
	R.O.W.
	BK. PG.
	REC. NO.
	EXISTING STORM SEWER
	PROPOSED STORM SEWER (LARGE Ø)
	PROPOSED STORM SEWER
	EXISTING ACCESS PLATE
	EXISTING BOLLARD
	EXISTING CLEANOUT
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION VALVE
	EXISTING LIGHT POLE (DIRECTIONAL)
	EXISTING MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING TRAFFIC BOX
	EXISTING TRAFFIC LIGHT
	EXISTING WATER VALVE
	FLOW DIRECTION

### DETAIL A



### DETAIL B



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### FLOODPLAIN

AS SHOWN ON THE DESIGN TOPOGRAPHIC SURVEY, LOTS 1, 2 AND 3, BLOCK 1 CASTLE PINES COMMERCIAL FILING NO. 5 SITUATED IN THE N 1/2 OF SECTION 27, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CASTLE ROCK OUTLET SHOPS, PREPARED BY ENGINEERING SERVICE COMPANY, DATED REVISED 09/01/2018, "BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0188G WITH AN EFFECTIVE DATE OF MARCH 16, 2016."

### FREEBOARD

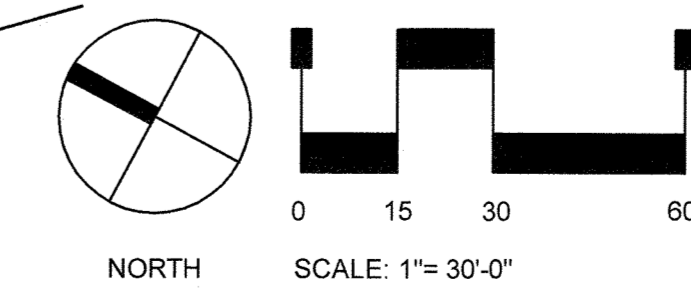
ADHERENCE TO THE FREEBOARD REQUIREMENTS DESCRIBED IN SECTION 5.4.6 OF THE TOWN OF CASTLE ROCK'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL IS NOT APPLICABLE TO THE SUBJECT SITE.

### DRAINAGE

STORMWATER CONVEYANCE THROUGH THE SUBJECT SITE IS INTENDED TO BE ACHIEVED THROUGH USE OF CURB, GUTTER, INLETS, AND A STORM SEWER SYSTEM AS GENERALLY SHOWN ON THIS PLAN. DETENTION AND STORMWATER QUALITY FOR THE SUBJECT SITE IS PROVIDED BY THE EXISTING REGIONAL POND LOCATED SOUTHWEST OF THE PINES AT CASTLE ROCK APARTMENTS COMPLEX ON THE EAST SIDE OF THE INTERSECTION OF U.S. HIGHWAY 85 AND CASTLEGATE DRIVE NORTH AS DESCRIBED IN THE PHASE I DRAINAGE REPORT FOR PROMENADE AT CASTLE ROCK PD, PREPARED BY BOWMAN, VISION LAND, DATED REVISED DECEMBER 17, 2014.

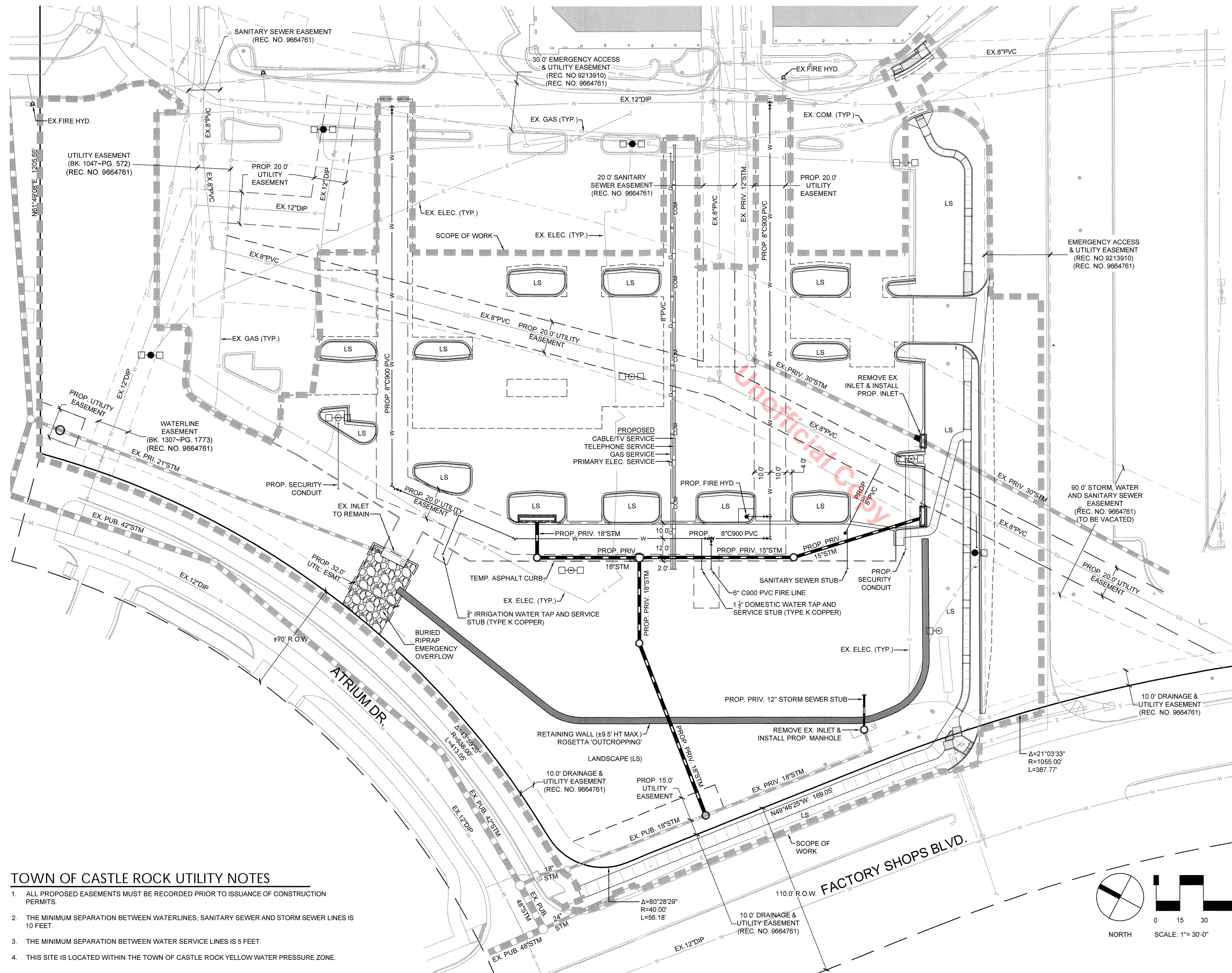
### NATURAL FEATURES

BASED ON REVIEW OF THE DESIGN TOPOGRAPHIC SURVEY, LOTS 1, 2 AND 3, BLOCK 1 CASTLE PINES COMMERCIAL FILING NO. 5 SITUATED IN THE N 1/2 OF SECTION 27, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CASTLE ROCK OUTLET SHOPS, PREPARED BY ENGINEERING SERVICE COMPANY, DATED REVISED 09/01/2018. CONSIDERATION OF SIGNIFICANT NATURAL FEATURES IS NOT APPLICABLE TO THE SUBJECT SITE.



# SITE DEVELOPMENT PLAN, AMENDMENT NO. 7

FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK NO. 1  
 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP20-0056

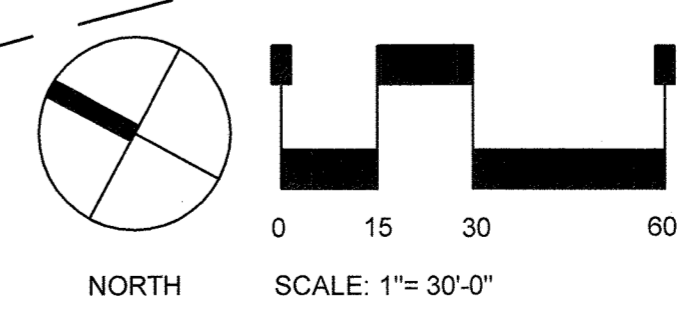


### LEGEND

	SCOPE OF WORK
	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	LIGHT POLE
	SAWCUT LINE
	LANDSCAPE AREA
	LS
	R.O.W.
	BK. PG.
	REC. NO.
	E
	T
	G
	FO
	COM
	W
	SS
	PROPOSED STORM SEWER (LARGE Ø)
	SS
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING ACCESS PLATE
	EXISTING BOLLARD
	EXISTING CLEANOUT
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING ELECTRICAL BOX
	EXISTING ELECTRIC TRANSFORMER
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION VALVE
	EXISTING LIGHT POLE (DIRECTIONAL)
	EXISTING MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING TRAFFIC BOX
	EXISTING TRAFFIC LIGHT
	EXISTING WATER VALVE

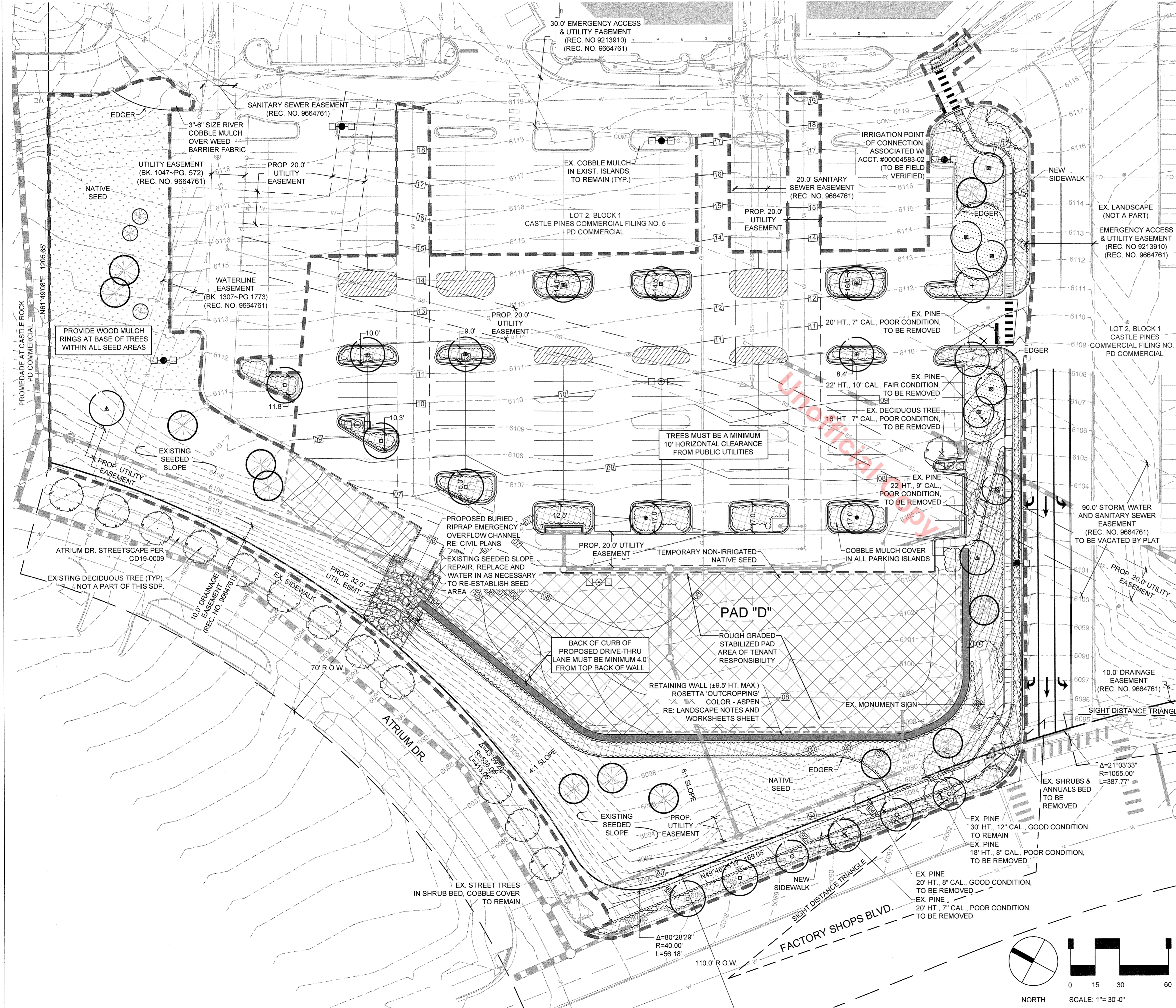
- #### TOWN OF CASTLE ROCK UTILITY NOTES
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

**Sterling Design Associates, llc**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
 2009 W. Littleton Blvd. #300  
 Littleton, CO 80120  
 303.794.4727 ph  
 www.SterlingDesignAssociates.com



# SITE DEVELOPMENT PLAN, AMENDMENT NO. 7

FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK NO. 1  
 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP20-0056



### LEGEND

SYMBOL	DESCRIPTION	QTY
	DECIDUOUS SHADE TREE (LOW WATER HYDROZONE) MIN. 2" CAL.	21
	DECIDUOUS ORNAMENTAL TREE (LOW WATER HYDROZONE) MIN. 1.5" CAL.	6
	EVERGREEN TREE (VERY LOW-LOW WATER HYDROZONE) MIN. 6" HT.	15
	EXISTING EVERGREEN TREE TO REMAIN	1
	EXISTING DECIDUOUS TREE TO BE REMOVED	
	EXISTING EVERGREEN TREE TO BE REMOVED	
	MIXED SHRUB BED (VERY LOW-MODERATE HYDROZONE), SHRUBS MIN. 5 GAL. SIZE TO SATISFY CODE REQUIRED QUANTITIES	
	IRRIGATED SOD (MODERATE HYDROZONE)	
	NATIVE SEED MIX - NON-IRRIGATED (VERY LOW HYDROZONE)	
	STABILIZED PAD, TEMPORARY NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)	
	SEASONAL PLANTING BED (MED-HIGH HYDROZONE)	
	SCOPE OF WORK	
	PROPERTY LINE	
	ADJACENT LOT LINE	
	EXISTING EASEMENT	
	PROPOSED EASEMENT	
	EXISTING SIDEWALK	
	EXISTING CURB & GUTTER	
	EXISTING PARKING STRIPING	
	PROPOSED SIDEWALK	
	PROPOSED CURB & GUTTER	
	LIGHT POLE	
	EX. LIGHT POLE TO REMAIN, NEW FIXTURES	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	RIGHT-OF-WAY	
	BOOK AND PAGE	
	RECEPTION NUMBER	
	CABLE TELEVISION LINE	
	ELECTRICAL LINE	
	FIBER-OPTIC LINE	
	GAS LINE	
	SANITARY SEWER LINE	
	STORM SEWER LINE	
	WATER LINE	
	EXISTING STORM SEWER (LARGE Ø)	
	EXISTING FIRE HYDRANT	
	EXISTING IRRIGATION VALVE	
	EXISTING SIGN	
	EXISTING WATER VALVE	

### IRRIGATION NOTE:

ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED, ZONED SEPARATE FROM TURF AREAS. TREES IN NON-IRRIGATED SEED AREAS SHALL BE DRIP IRRIGATED. SODDED/SEEDED TURF AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.

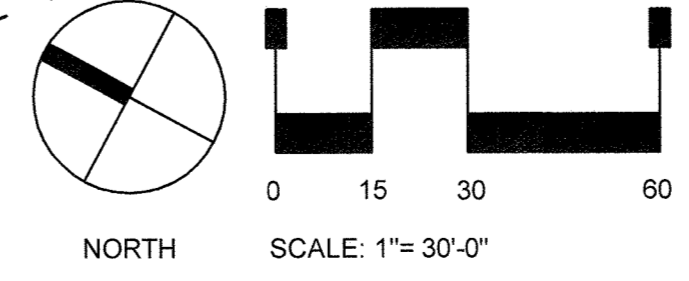
PREPARED UNDER THE DIRECT SUPERVISION OF  
 MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT  
 REGISTRATION NO. 151106 AND ON BEHALF OF  
 STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC © 2019

TOWN OF CASTLE ROCK - UTILITIES DEPT.  
 MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN  
 REGISTRATION NO. 15-1106 ISSUED 04/14/15 EXPIRES 04/30/21

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

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 www.SterlingDesignAssociates.com



# SITE DEVELOPMENT PLAN, AMENDMENT NO. 7

## FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK PRINC. 1

### LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN

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

SDP20-0056

### LANDSCAPE WORKSHEET



#### Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Michael Haaf  
 Town of Castle Rock Registration # 15-1105 State of Colorado License Landscape Architect # 854  
 Company Name Sterling Design Associates, LLC Address 2009 W. Littleton Blvd, #300, Littleton, CO 80120  
 Phone (303) 794-4727 x210 Email Mike@SterlingDesignAssociates.com Date 12/01/20  
 PROJECT NAME Castle Rock Factory Shops, Town of Castle Rock, SDP Amendment No. SDP20-0056

Scope of Work Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
185,189 SF	95,982 SF (Required min. = 18,519 sf (10% of gross))	2,248 SF Turf Masters Nature's Prairie Sod	13,756 SF	37 (2 trees per 1,000 sf of re-quired land-scape area. Minimum 50% must be large tree species)	37 (36 pro-posed + 1 existing)	74 (4 shrubs per 1,000 sf of re-quired land-scape area)	74	4 yds/ 1,000 SF	Yes... NoX  (Tied to ex. mall system. Acct. No. 00004583-02, SW corner of Bldg 9., 1.5" meter)
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
20,877 SF	8,694 (Required mini-mum = 2,068 sf (10% of parking lot area))	122 (within Scope of Work)	6,340 SF	13	8 FT	13 (2 large canopy trees per 1,000 sf of required parking lot landscaped area (3), or 1 tree per island (13), which-ever is higher)	11* *Storm sewer drain restricts placement of two trees in islands.	10 (4 shrubs per 1,000 s.f. of re-quired parking lot landscape area)	10

Note: Parking area requirement is included in and counts towards the landscape requirements for the gross site.

### Landscape Right-of-Way Inventory

AREA	MEASURE-MENT	REQUIREMENT	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
Right of Way (Factory Shops Blvd)	225 lf	1 large tree per 40 l.f. of r.o.w. & 4 shrubs per tree, max 120' spacing	6	6	24	24

Note: For Atrium Drive see CD19-0009. Not a part of this SDP.

### CLWUR WORKSHEET - OVERALL LANDSCAPE AREA

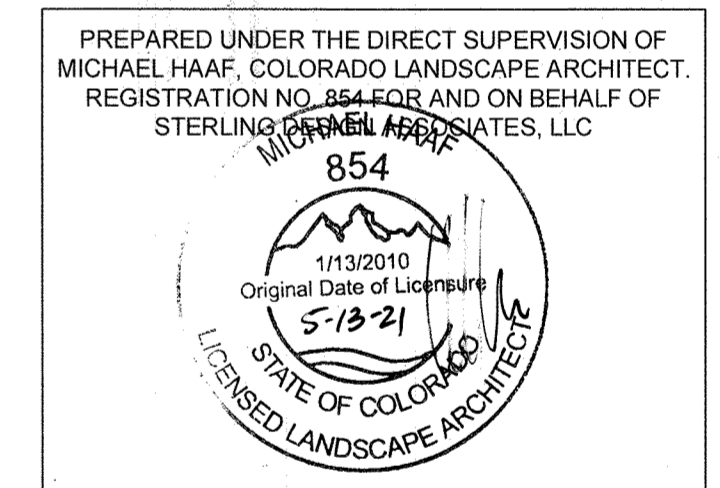
CLWUR Chart for the Town of Castle Rock								
Irrig. Zone	Plant Type	App Rate (inches/month)	Zone (VL, L, Mod, HW)	% of Total Area	IA (Irrigated area in sf for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape zones)	CLWUR (LWUR x IA/TA)
A	Drip Irrigated Shrubs, Trees, and Perennials	2.4	Low	90.51	23,651 sf	2.25	26,131 sf	2.25 x 23,651/26,131 = 2.04
B	Spray Irrigated Turf	3.0	Mod	8.60	2,248 sf	3.75	26,131 sf	3.75 x 2,248/26,131 = .31
C	Drip Irrigated Annuals/Seasonal Plantings	4.0	High	0.8900	232 sf	4.00	26,131 sf	4.00 x 232/26,131 = .04
Total of the CLWUR = 2.39								

### CONCEPTUAL LANDSCAPE PLAN GENERAL 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. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- 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.



ROSETTA WALL (A)  
NOT TO SCALE



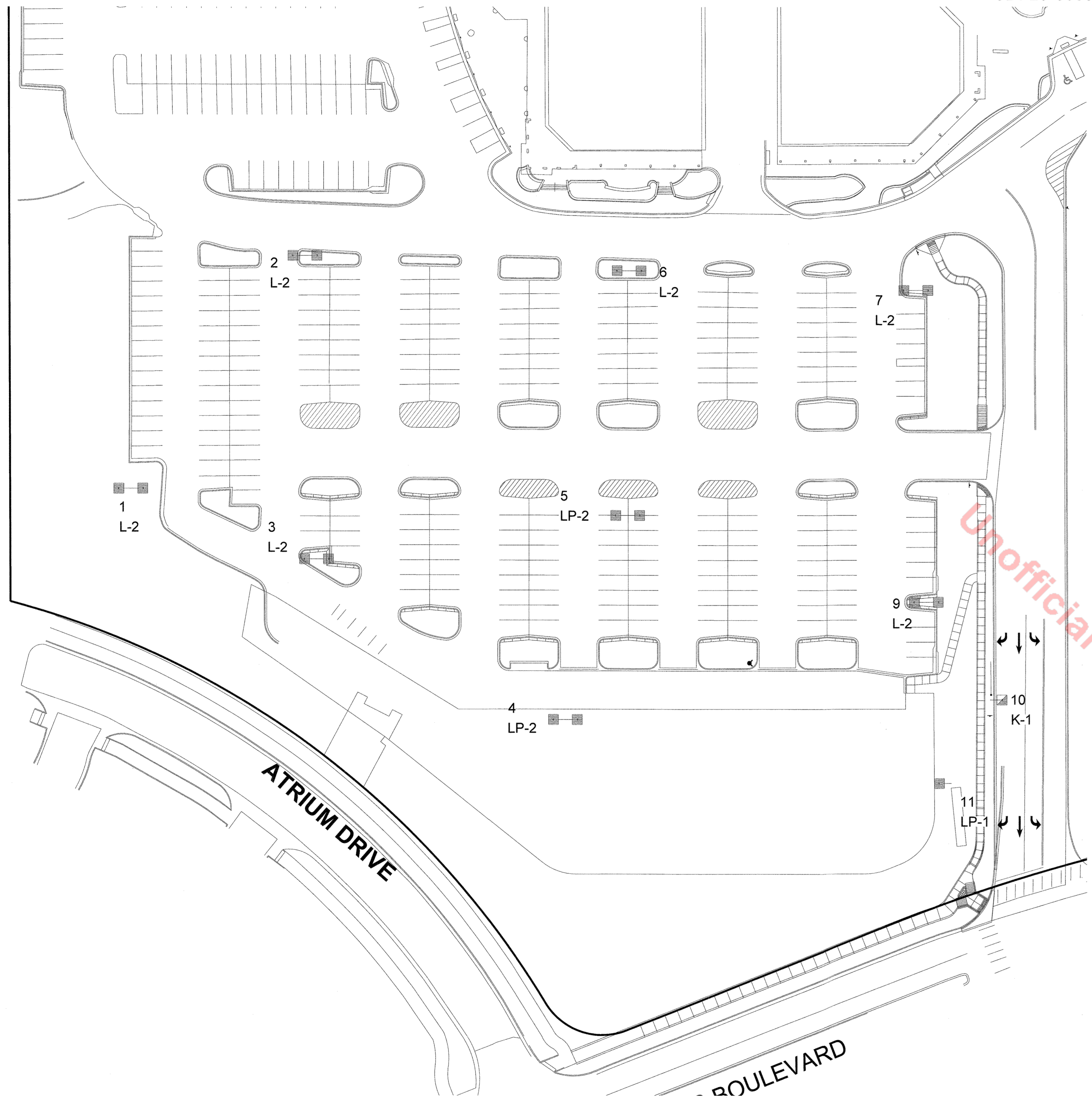
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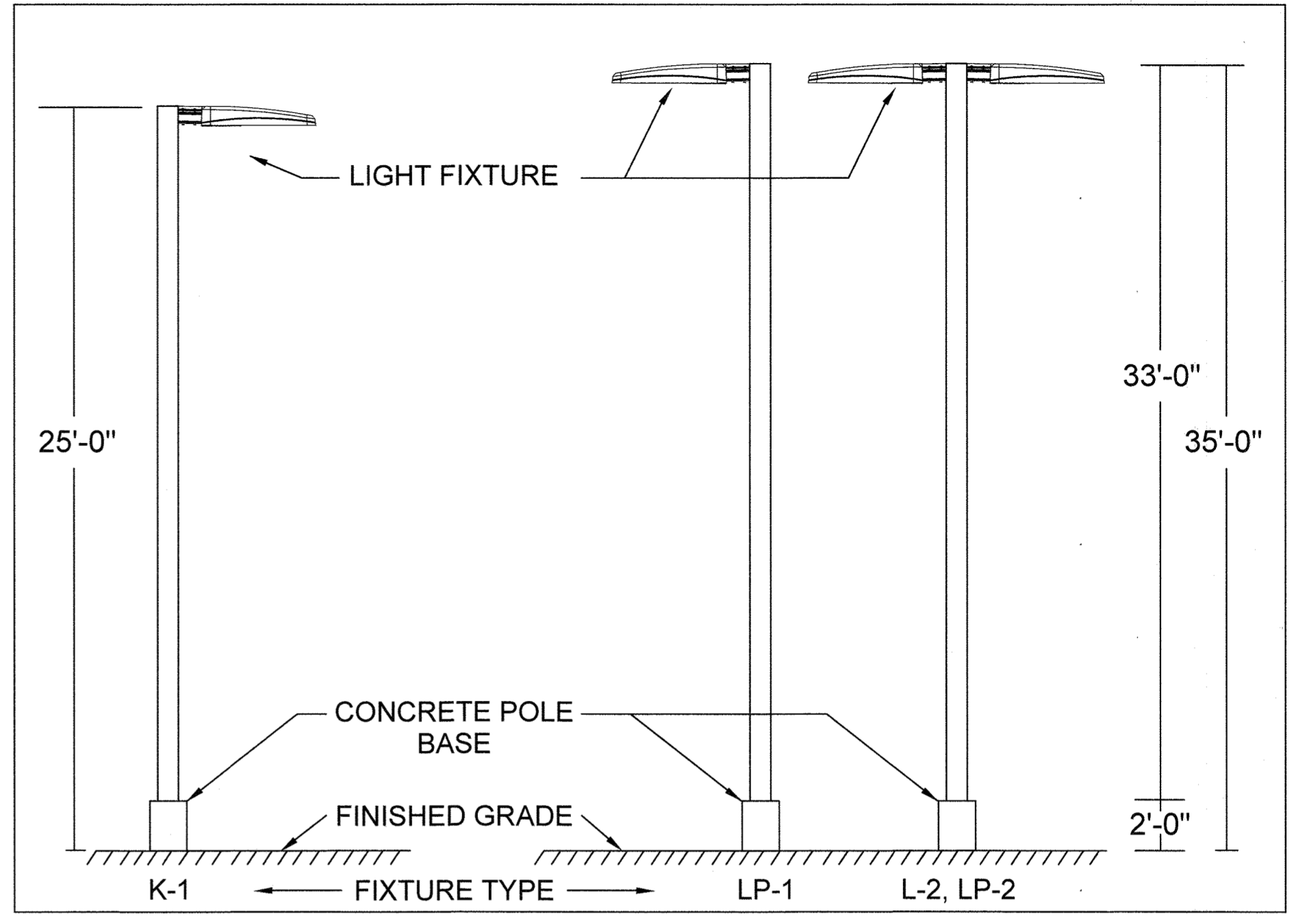
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**SITE DEVELOPMENT PLAN, AMENDMENT NO. 7**  
 FOR A PORTION OF LOT 2, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5  
 AN AMENDMENT TO CASTLEROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN  
 LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP20-0056

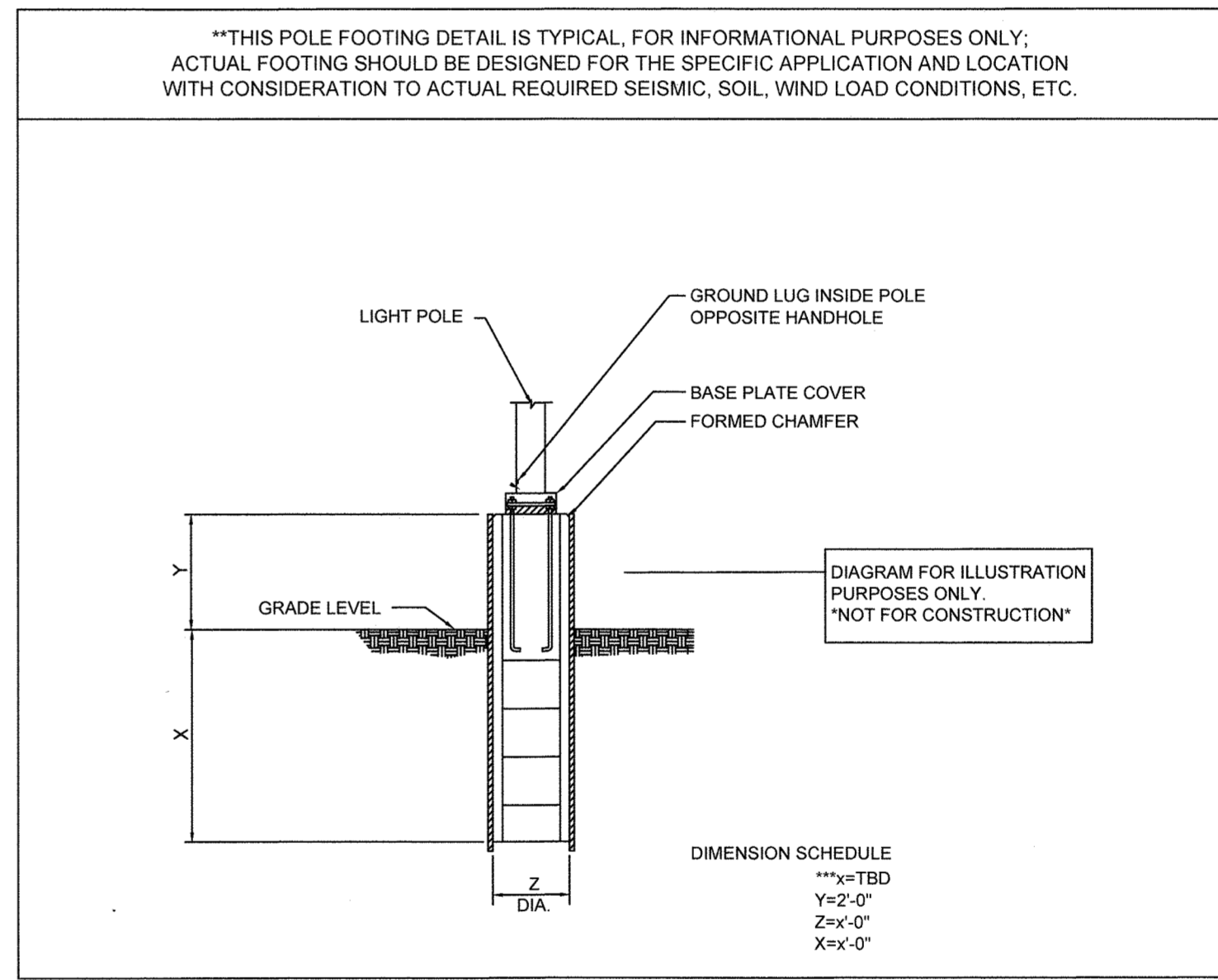


**1 SITE LIGHTING PHOTOMETRIC PLAN**  
 SCALE: 1"= 40'-0"

Symbol	Qty	Label	Arranged	Description	BUG Rating
	1	K-1	SINGLE	New Fixt on Exist Base & Pole 269W LED T3 25'-0 Mtg Ht (4000K/240 LED's/31126 Lumens/350mA) Kim Altitude 240 1SA-ALT3-P35-240L-4K-XXX-BL	B4-U0-G5
	6	L-2	BACK-BACK	New Fixt on Exist Base & Pole 344W LED T5 VS 35'-0 Mtg Ht (4000K/300 LED's/39709 Lumens/350mA) Kim Altitude 300 2SB-ALT5-P35-300L-4K-XXX-BL	B5-U0-G5
	1	LP-1	SINGLE	Relocate Pole, New Base & Fixt 344W LED T5 VS 35'-0 Mtg Ht (4000K/300 LED's/39709 Lumens/350mA) Kim Altitude 300 2SB-ALT5-P35-300L-4K-XXX-BL	B5-U0-G5
	2	LP-2	BACK-BACK	Relocate Pole, New Base & Fixt 344W LED T5 VS 35'-0 Mtg Ht (4000K/300 LED's/39709 Lumens/350mA) Kim Altitude 300 2SB-ALT5-P35-300L-4K-XXX-BL	B5-U0-G5



**2 POLE DETAIL (TYPICAL)**  
 SCALE: NTS



**3 POLE BASE DETAIL (TYPICAL) LP-1 & LP-2**  
 SCALE: NTS

Req'd	Subm'd	Description
		<b>Luminaire Location:</b> The location and height above grade of all building and ground luminaires.
		<b>Luminaire Style:</b> The style of the luminaire.
		<b>Sign Lighting:</b> Sign lighting description including luminaire type, mounting details, control means during pre-curfew and post-curfew hours.
		<b>Luminaire Summary Table:</b> Provide a table which shows the breakdown of luminaires by type to include number, IESNA cutoff classification, lumens (for non-full cutoff fixtures), and height above grade.
		<b>Sports Facilities:</b> For sports facilities, provide aiming angles and diagrams for sports lighting luminaires.
		<b>General Lighting Plan Standard Notes:</b> (address each of the following) 1. Objectives for lighting in different areas of the site. 2. Hours of light operations. 3. Mitigation to neighborhoods/adjacent properties. 4. The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at a building's facade, and un-shielded wallpacks.

**GENERAL NOTE**

1. CALCULATIONS POINTS, CALCULATION SUMMARY TABLE AND "LRF" COLUMN IN LUMINAIRE SCHEDULE ARE SHOWN TURNED OFF FOR SDP SUBMITTAL AND WILL BE SHOWN TURNED ON FOR CONSTRUCTION DOCUMENTS (CD) SUBMITTAL.

**FOR NATIONAL ACCOUNT MATERIAL PURCHASING AND PRICING INFORMATION PLEASE CONTACT:**

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:  
**On-Site Lighting & Signage, LLC**  
 PH: 703.684.1548

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 7

FOR A PORTION OF LOT 2, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5  
AN AMENDMENT TO CASTLEROCK MAJOR MODIFICATION TO THE FINAL PD SITE PLAN  
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP20-0056

**KIMLIGHTING**  
**ALT240**  
 Altitude LED  
 kl\_alt240\_spec.pdf

JOB: **STERLING-OUTLETS AT CASTLE ROCK** TYPE: **K-1**

NOTES: **SDP19-00XX** APPROVALS: \_\_\_\_\_

**FEATURES**

- PicoDim™ technology
- Family of 30 sizes
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5 standard distributions
- 0-10V dimming drivers standard
- IP66 certified

**Certifications**

UL LISTED, ENEC, IESNA, IESNA (www.iesna.org)

**SPECIFICATIONS**

Approx. Weight = 55 lbs. EFA 1.01 for ISA. See Mounting for Additional Info.

**ORDERING CODE**

[ISA] [AL73] [P35] [240L] [4K] [XXX] [BL]

**Product Matrix:**

Part No.	Size	Beam Angle	Color Temp.	Power	Mounting	Notes
15A	1.1m	110°	3000K	120W	DB	A25-7 7-pin Post-Mount Receiver
25B	1.2m	120°	3000K	120W	DB	A30 120V Button Post-Mount
25C	1.2m	120°	3000K	208W	GT	A31 208V Button Post-Mount
25D	1.2m	120°	3000K	240W	LE	Light Gray
25E	1.2m	120°	3000K	240W	PS	Platinum Silver
25F	1.2m	120°	3000K	240W	TT	Titanium
25G	1.2m	120°	3000K	240W	WH	White
25H	1.2m	120°	3000K	240W	CC	Custom Color*

**Mounting Options:**

- DB: Deck Mount
- GT: Gutter Mount
- LE: Light Gray
- PS: Platinum Silver
- TT: Titanium
- WH: White
- CC: Custom Color\*

**Control Options:**

- Wireless: S9799-1 5in. Sw. with 7-pin PCB
- Wired: S9798-1 5in. Sw. with 7-pin PCB
- Wired: S9798-2 5in. Sw. with 7-pin PCB
- Wired: S9798-3 5in. Sw. with 7-pin PCB
- Wired: S9798-4 5in. Sw. with 7-pin PCB
- Wired: S9798-5 5in. Sw. with 7-pin PCB
- Wired: S9798-6 5in. Sw. with 7-pin PCB
- Wired: S9798-7 5in. Sw. with 7-pin PCB
- Wired: S9798-8 5in. Sw. with 7-pin PCB
- Wired: S9798-9 5in. Sw. with 7-pin PCB
- Wired: S9798-10 5in. Sw. with 7-pin PCB
- Wired: S9798-11 5in. Sw. with 7-pin PCB
- Wired: S9798-12 5in. Sw. with 7-pin PCB
- Wired: S9798-13 5in. Sw. with 7-pin PCB
- Wired: S9798-14 5in. Sw. with 7-pin PCB
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- Wired: S9798-16 5in. Sw. with 7-pin PCB
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- Wired: S9798-18 5in. Sw. with 7-pin PCB
- Wired: S9798-19 5in. Sw. with 7-pin PCB
- Wired: S9798-20 5in. Sw. with 7-pin PCB
- Wired: S9798-21 5in. Sw. with 7-pin PCB
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- Wired: S9798-24 5in. Sw. with 7-pin PCB
- Wired: S9798-25 5in. Sw. with 7-pin PCB
- Wired: S9798-26 5in. Sw. with 7-pin PCB
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- Wired: S9798-28 5in. Sw. with 7-pin PCB
- Wired: S9798-29 5in. Sw. with 7-pin PCB
- Wired: S9798-30 5in. Sw. with 7-pin PCB
- Wired: S9798-31 5in. Sw. with 7-pin PCB
- Wired: S9798-32 5in. Sw. with 7-pin PCB
- Wired: S9798-33 5in. Sw. with 7-pin PCB
- Wired: S9798-34 5in. Sw. with 7-pin PCB
- Wired: S9798-35 5in. Sw. with 7-pin PCB
- Wired: S9798-36 5in. Sw. with 7-pin PCB
- Wired: S9798-37 5in. Sw. with 7-pin PCB
- Wired: S9798-38 5in. Sw. with 7-pin PCB
- Wired: S9798-39 5in. Sw. with 7-pin PCB
- Wired: S9798-40 5in. Sw. with 7-pin PCB
- Wired: S9798-41 5in. Sw. with 7-pin PCB
- Wired: S9798-42 5in. Sw. with 7-pin PCB
- Wired: S9798-43 5in. Sw. with 7-pin PCB
- Wired: S9798-44 5in. Sw. with 7-pin PCB
- Wired: S9798-45 5in. Sw. with 7-pin PCB
- Wired: S9798-46 5in. Sw. with 7-pin PCB
- Wired: S9798-47 5in. Sw. with 7-pin PCB
- Wired: S9798-48 5in. Sw. with 7-pin PCB
- Wired: S9798-49 5in. Sw. with 7-pin PCB
- Wired: S9798-50 5in. Sw. with 7-pin PCB

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**LUMINAIRE PERFORMANCE**

**Spectroradiometric**

3000K Average	4200K Average	5000K Average
>90	>70	>90

**Projected Lumen Maintenance**

mA	50,000 hrs	100,000 hrs
350	95.96%	93.11%
700	91.80%	88.89%

**Electrical - Drive Current @350mA**

Volts - AC	Amps - AC	System Watts
120	2.24	269
208	1.29	269
240	1.12	269
277	0.97	269
347	0.78	269
480	0.56	269

**Electrical - Drive Current @700mA**

Volts - AC	Amps - AC	System Watts
120	4.43	556
208	2.42	556
240	2.32	556
277	2.01	556
347	1.60	556
480	1.16	556

**B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare**

Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
3000K	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
4200K	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
5000K	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000

**Absolute Lumens**

Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
3000K	49239	51075	51438	40215	11140	41320	53076	45509							
4200K	51074	52833	52755	41245	12457	42778	52795	46875							
5000K	51658	52951	52559	41716	13055	43055	53017	47063							

**B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare**

Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
3000K	85 LU GS	85 LU GS	85 LU GS	84 LU GS	83 LU GS	83 LU GS	85 LU GS	84 LU GS							
4200K	85 LU GS	85 LU GS	85 LU GS	84 LU GS	83 LU GS	83 LU GS	85 LU GS	84 LU GS							
5000K	85 LU GS	85 LU GS	85 LU GS	84 LU GS	83 LU GS	83 LU GS	85 LU GS	84 LU GS							

**Absolute Lumens**

Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
3000K	49239	51075	51438	40215	11140	41320	53076	45509							
4200K	51074	52833	52755	41245	12457	42778	52795	46875							
5000K	51658	52951	52559	41716	13055	43055	53017	47063							

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JOB: **STERLING-OUTLETS AT CASTLE ROCK** TYPE: **L-2, LP-2**

NOTES: **SDP19-00XX** APPROVALS: \_\_\_\_\_

**FEATURES**

- PicoDim™ technology
- Family of 30 sizes
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5 standard distributions
- 0-10V dimming drivers standard
- IP66 certified

**Certifications**

UL LISTED, ENEC, IESNA, IESNA (www.iesna.org), DLC

**SPECIFICATIONS**

Approx. Weight = 67 lbs. EFA 1.14 for ISA. See Mounting for Additional Info.

**ORDERING CODE**

[PSB] [AL75] [P35] [300L] [4K] [XXX] [BL]

**Product Matrix:**

Part No.	Size	Beam Angle	Color Temp.	Power	Mounting	Notes
15A	1.1m	110°	3000K	120W	DB	A25-7 7-pin Post-Mount Receiver
25B	1.2m	120°	3000K	120W	DB	A30 120V Button Post-Mount
25C	1.2m	120°	3000K	208W	GT	A31 208V Button Post-Mount
25D	1.2m	120°	3000K	240W	LE	Light Gray
25E	1.2m	120°	3000K	240W	PS	Platinum Silver
25F	1.2m	120°	3000K	240W	TT	Titanium
25G	1.2m	120°	3000K	240W	WH	White
25H	1.2m	120°	3000K	240W	CC	Custom Color*

**Mounting Options:**

- DB: Deck Mount
- GT: Gutter Mount
- LE: Light Gray
- PS: Platinum Silver
- TT: Titanium
- WH: White
- CC: Custom Color\*

**Control Options:**

- Wireless: S9799-1 5in. Sw. with 7-pin PCB
- Wired: S9798-1 5in. Sw. with 7-pin PCB
- Wired: S9798-2 5in. Sw. with 7-pin PCB
- Wired: S9798-3 5in. Sw. with 7-pin PCB
- Wired: S9798-4 5in. Sw. with 7-pin PCB
- Wired: S9798-5 5in. Sw. with 7-pin PCB
- Wired: S9798-6 5in. Sw. with 7-pin PCB
- Wired: S9798-7 5in. Sw. with 7-pin PCB
- Wired: S9798-8 5in. Sw. with 7-pin PCB
- Wired: S9798-9 5in. Sw. with 7-pin PCB
- Wired: S9798-10 5in. Sw. with 7-pin PCB
- Wired: S9798-11 5in. Sw. with 7-pin PCB
- Wired: S9798-12 5in. Sw. with 7-pin PCB
- Wired: S9798-13 5in. Sw. with 7-pin PCB
- Wired: S9798-14 5in. Sw. with 7-pin PCB
- Wired: S9798-15 5in. Sw. with 7-pin PCB
- Wired: S9798-16 5in. Sw. with 7-pin PCB
- Wired: S9798-17 5in. Sw. with 7-pin PCB
- Wired: S9798-18 5in. Sw. with 7-pin PCB
- Wired: S9798-19 5in. Sw. with 7-pin PCB
- Wired: S9798-20 5in. Sw. with 7-pin PCB
- Wired: S9798-21 5in. Sw. with 7-pin PCB
- Wired: S9798-22 5in. Sw. with 7-pin PCB
- Wired: S9798-23 5in. Sw. with 7-pin PCB
- Wired: S9798-24 5in. Sw. with 7-pin PCB
- Wired: S9798-25 5in. Sw. with 7-pin PCB
- Wired: S9798-26 5in. Sw. with 7-pin PCB
- Wired: S9798-27 5in. Sw. with 7-pin PCB
- Wired: S9798-28 5in. Sw. with 7-pin PCB
- Wired: S9798-29 5in. Sw. with 7-pin PCB
- Wired: S9798-30 5in. Sw. with 7-pin PCB
- Wired: S9798-31 5in. Sw. with 7-pin PCB
- Wired: S9798-32 5in. Sw. with 7-pin PCB
- Wired: S9798-33 5in. Sw. with 7-pin PCB
- Wired: S9798-34 5in. Sw. with 7-pin PCB
- Wired: S9798-35 5in. Sw. with 7-pin PCB
- Wired: S9798-36 5in. Sw. with 7-pin PCB
- Wired: S9798-37 5in. Sw. with 7-pin PCB
- Wired: S9798-38 5in. Sw. with 7-pin PCB
- Wired: S9798-39 5in. Sw. with 7-pin PCB
- Wired: S9798-40 5in. Sw. with 7-pin PCB
- Wired: S9798-41 5in. Sw. with 7-pin PCB
- Wired: S9798-42 5in. Sw. with 7-pin PCB
- Wired: S9798-43 5in. Sw. with 7-pin PCB
- Wired: S9798-44 5in. Sw. with 7-pin PCB
- Wired: S9798-45 5in. Sw. with 7-pin PCB
- Wired: S9798-46 5in. Sw. with 7-pin PCB
- Wired: S9798-47 5in. Sw. with 7-pin PCB
- Wired: S9798-48 5in. Sw. with 7-pin PCB
- Wired: S9798-49 5in. Sw. with 7-pin PCB
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**LUMINAIRE PERFORMANCE**

**Spectroradiometric**

3000K Average	4200K Average	5000K Average
>90	>70	>90

**Projected Lumen Maintenance**

mA	50,000 hrs	100,000 hrs
350	95.96%	93.11%
700	91.80%	88.89%

**Electrical - Drive Current @350mA**

Volts - AC	Amps - AC	System Watts
120	2.87	344
208	1.65	344
240	1.43	344
277	1.24	344
347	0.99	344
480	0.72	344

**Electrical - Drive Current @700mA**

Volts - AC	Amps - AC	System Watts
120	5.74	688
208	3.30	688
240	2.86	688
277	2.48	688
347	1.98	688
480	1.44	688

**B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare**

Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
3000K	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
4200K	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
5000K	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000

**Absolute Lumens**

Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
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Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12	TYPE 13	TYPE 14	TYPE 15
3000K	85 LU GS	85 LU GS	85 LU GS	84 LU GS	83 LU GS	83 LU GS	85 LU GS	84 LU GS							
4200K	85 LU GS	85 LU GS	85 LU GS	84 LU GS	83 LU GS	83 LU GS	85 LU GS	84 LU GS							
5000K	85 LU GS	85 LU GS	85 LU GS	84 LU GS	83 LU GS	83 LU GS	85 LU GS	84 LU GS							

**Absolute Lumens**

Temperature	TYPE 1	TYPE 2	TYPE 3</
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