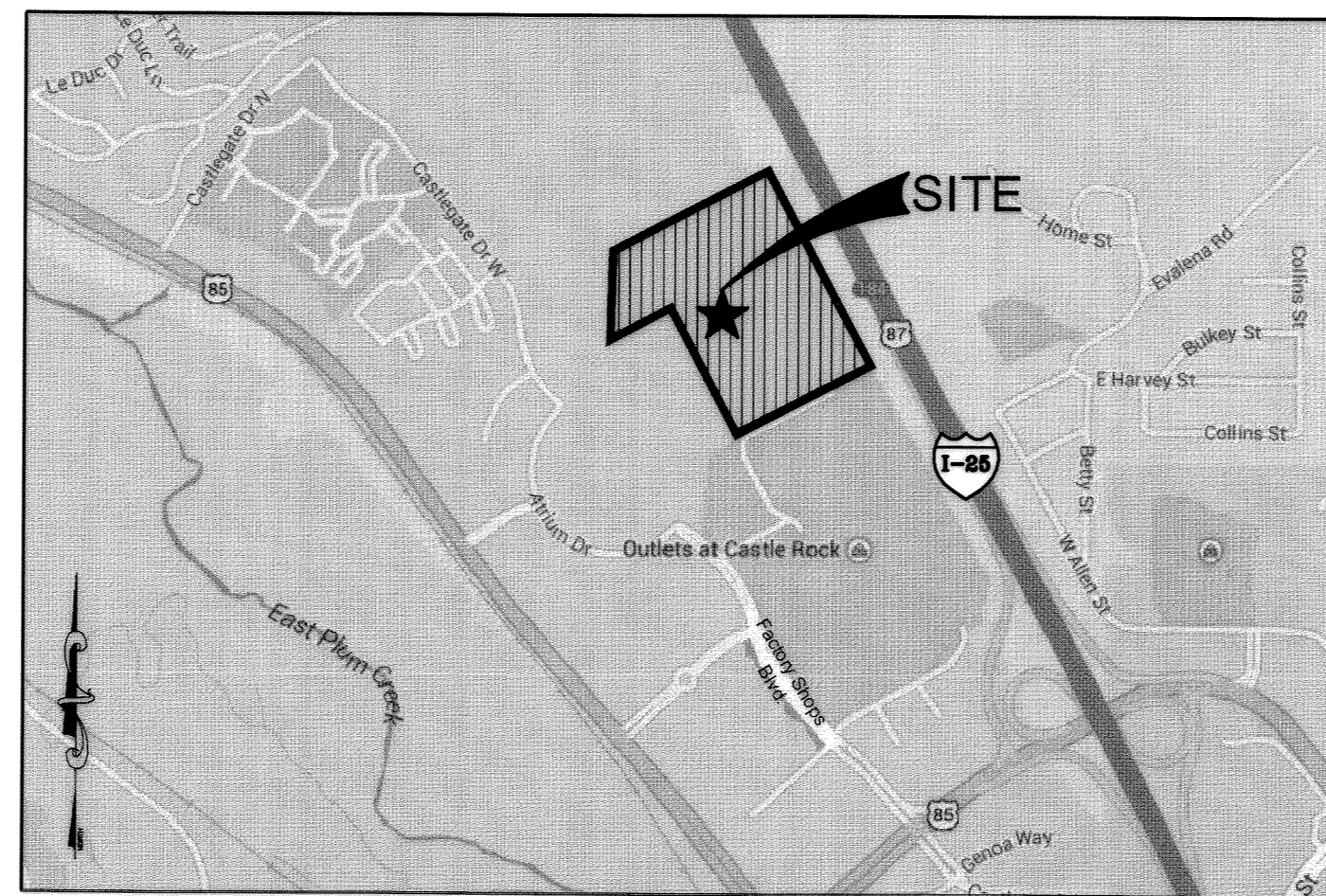


SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

CONTACTS:

DEVELOPER

SAM'S REAL ESTATE BUSINESS TRUST
2001 S.E. 10TH STREET,
BENTONVILLE, ARKANSAS 72716-0550
(479) 273-4000 TELEPHONE

CIVIL ENGINEER

DALLWITZ & COMPANY
6162 WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
PATRICK QUINN, PE, CSP, C
BUS: (303) 770-8884
FAX: (303) 770-3636

ARCHITECT OF RECORD

TREVOR TRISAN HOLDING
211 N. RECORD STREET SUITE 222
DALLAS, TX 75202
BUS: (214) 749-0626

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC, SUITE 126
AURORA, CO 80012
CHIP BECKSTROM, PLS
BUS: (303) 337-1393
FAX: (303) 337-7481

TITLE COMPANY

STEWART-TITEL
56 MALDEN STREET, SUITE 400
DENVER, CO 80202
LAWYER: (303) 733-0044
LAND TITLE GUARANTEE COMPANY
8745 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
BILL BRANDEMUEHL
(303) 860-4495

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- A FLOOD DISCHARGE CHANNEL EXISTS ON SITE PER FEMA FIRM MAP 08035C0186F. MASTER DEVELOPER HAS SUBMITTED A CLOMR (CASE NUMBER 15-08-0329R) TO THE ARMY CORPS OF ENGINEERS (ACEC) TO RELOCATE CHANNEL.
- WETLANDS DO EXIST ON SITE AND WILL BE REMOVED AND OR MITIGATED IN ACCORDANCE WITH TOWN OF CASTLE ROCK, DOUGLAS COUNTY, AND ACCE REQUIREMENTS BY THE MASTER DEVELOPER.
- 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 STANDARD SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FINISH 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 PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PROMENADE AT CASTLE ROCK PD.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

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

SHEET LIST

SHEET NO.	TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN - WEST
6	LANDSCAPE PLAN - EAST
7	LANDSCAPE NOTES AND DETAILS
8	PHOTOMETRIC PLAN
9	PHOTOMETRIC DETAILS
10	PHOTOMETRIC DETAILS
11	BUILDING ELEVATIONS
12	DIMENSIONED BUILDING ELEVATIONS
13	FUEL STATION ELEVATIONS
14	BALE/PALLET AND ORGANICS ENCLOSURE
15	BUILDING SITE SECTION

BENCHMARK

NCS CONTROL POINT K 23
BENCH MARK DISK SET IN CONCRETE POST.
3.16 SE FROM SEDALIA. 3.0 MILES SOUTHEAST ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT SEDALIA. 0.2 MILE WEST OF A PRIVATE ROAD CROSSING, 0.15 MILE EAST OF BRIDGE 27.38, 73 FEET SOUTH OF THE CENTER LINE OF U.S. HIGHWAY 85, 48.4 FEET NORTH OF THE NORTH RAIL, 2 FEET EAST OF A WIRELESS POST, 140 FEET WEST OF THE NORTH END OF A 48 INCH PIPE CULVERT UNDER THE RAILROAD, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND. ELEVATION: 5984.83 FEET (NAVD 1988 DATUM)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AND NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO, BETWEEN THE NORTHEAST CORNER OF SECTION 27 AND THE SOUTHWEST CORNER OF SECTION 22 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "L.S. 13485 1983"), AND THE NORTH 1/4 CORNER OF SECTION 27 AND THE SOUTH 1/4 CORNER OF SECTION 22 (A FOUND 2-1/2" CAP STAMPED "L.S. 22564 1988"), SAID BEARING BEING: NORTH 89°09'35" WEST.

LEGAL DESCRIPTION

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, DOUGLAS, STATE OF COLORADO.

SITE DATA - SUMMARY TABLE			
ZONING:	PROMENADE AT CASTLE ROCK PD		
BUILDING GROUND COVERAGE:	19%	25% ALLOWED	
GROSS FLOOR AREA:	136,455	S.F.	
GROSS LEASABLE AREA:	134,950	S.F.	
BUILDING SETBACKS:			
FRONT:	20 FEET		
REAR:	20 FEET		
SIDE:	20 FEET		
BUILDING SEPARATION:			
NORTH:	N/A		
SOUTH:	N/A		
EAST:	N/A		
WEST:	N/A		
PARKINGS:			
REQUIRED:	3.5 / 1000	REQUIRED	479 SPACES
PROVIDED:			
STANDARD:		529	SPACES
HANDICAP:		12	SPACES
HIC VAN:		5	SPACES
PROVIDED TOTAL:		546	SPACES
BICYCLE PARKING:			
REQUIRED:		8	SPACES
PROVIDED:		8	SPACES
MAXIMUM BUILDING HEIGHTS:			
SAMS CLUB:	50' MAX		
FUEL KIOSK / CANOPY:	34' - 8"		
	19'-2"		
LAND COVERAGE SUMMARY			
TOTAL:	715,912	100%	16,435
BUILDINGS:			
SAMS CLUB	136,455	19%	3.13
FUEL KIOSK	192	0%	0.00
TOTAL BUILDING AREA	136,647	19%	3.14
LANDSCAPE AREA NOT WITHIN PARKING AREA	101,510	14%	2.33
HARDSCAPE NOT WITHIN PARKING AREA	181,016	25%	4.16
PARKING LOT AREA	296,739	41%	6.81
PARKING LOT LANDSCAPE 10% REQUIRED	42,475	14%	0.98
TOTAL LANDSCAPE 10% REQUIRED	143,985	20%	3.31

SIGNATURE BLOCKS

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.
JAPANESE FACILITIES, LLC AND IMPERIAL LOGUST, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: PROMENADE AT CASTLE ROCK, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER.

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: DONALD G. PROVOST, MANAGER

SIGNED THIS 5th DAY OF October, 2015

NOTARY BLOCK
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 2015, BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF PROMENADE AT CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF EACH OF IMPERIAL LOGUST, LLC, A COLORADO LIMITED LIABILITY COMPANY. THIS ABOVE SIGNATURES.

WITNESS MY HAND AND OFFICIAL SEAL

KATHLEEN WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1584000010
MY COMMISSION EXPIRES: 6/12/2019

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED OCTOBER 22, 2014 AT RECEPTION NO. 2014081102 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY
BY: JANE KACHOURIAN, MANAGING DIRECTOR

SIGNED THIS 12th DAY OF October, 2015.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF October, 2015.

BY: JANE KACHOURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.

KATHLEEN WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1584000010
MY COMMISSION EXPIRES: 6/12/2019

CIVIL ENGINEER'S STATEMENT

I, PATRICK QUINN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS SPECIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
DATE: 10/21/15

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 6TH DAY OF August, 2015.

Michael J. Tronec
CHAIR
DATE: 11/12/2015

ATTEST: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 11/13/2015

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 6TH DAY OF August, 2015.

Faulstich
MAYOR
DATE: 11/12/15

ATTEST: [Signature]
TOWN CLERK
DATE:

TITLE CERTIFICATION

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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 DESCRIBED IN THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

ATTEST: David W. Knapp
Vice-President
TITLE COMPANY

SIGNED THIS 26th DAY OF October, 2015.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF October, 2015.

BY: David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Company

WITNESS MY HAND AND OFFICIAL SEAL.

SCOTT DAVID BENNETTS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014020003
MY COMMISSION EXPIRES: 07/12/2017

SURVEYOR'S CERTIFICATE

I, [Signature], A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THAT I AM AWARE OF ALL FACTS PERTAINING TO THE ACTUAL EXISTENCE OF THIS SITE DEVELOPMENT PLAN. ACCURATELY REPRESENTS THAT SURVEY.

ATTEST: [Signature]
REGISTERED LAND SURVEYOR
DATE: 10-21-15

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

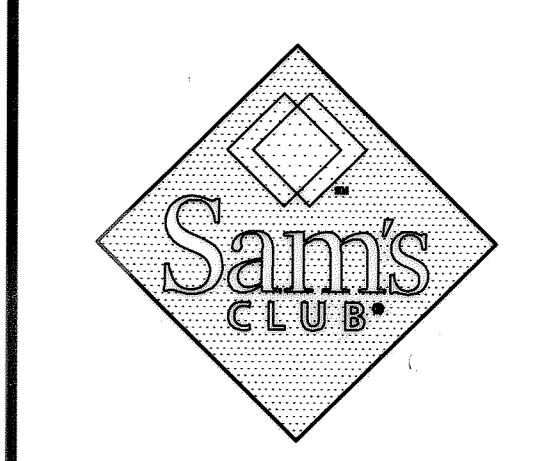
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY THEREON ACTUALLY EXIST AND ON THE 12th DAY OF November, 2015 AT RECEPTION NO. 2015-021667.

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MINERAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492 AND ACCORDINGLY 21.67 SFE ARE DEDICATED FROM THE WATER BANK.

Galloway
Planning, Architecture, Engineering.
6162 Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
303.770.3836 F
www.gallowayUS.com
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RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO

#	Date	Issue / Description
-	01/05/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	08/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

Project No: WMT04853
Drawn By: RDG
Checked By: PMG
Date: 01/05/2015
Disk File: WMT4853_P_01-Cover.dwg

SHEET TITLE:
COVER SHEET

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

SITE LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED CURB AND GUTTER
- CURB AND GUTTER BY OTHERS
- - - FUTURE (BY OTHERS)
- FL — FIRE LANE STRIPING
- OHE — EXISTING OVER-HEAD ELECTRIC
- X — X — X — EXISTING FENCE
- [Hatched] PROPOSED HEAVY DUTY ASPHALT PAVING
- [Dotted] PROPOSED STANDARD DUTY ASPHALT PAVING
- [Cross-hatched] PROPOSED SIDEWALK
- [Stippled] PROPOSED HEAVY DUTY CONCRETE PAVING
- [Box with 'P'] PROPOSED PARKING COUNT
- [Box with 'R'] PROPOSED CURB RAMPS W/DETECTABLE WARNING
- [Box with 'CC'] PROPOSED CART CORRAL
- [Box with 'S'] PROPOSED SIGNS
- [Circle with 'L'] STREET LIGHT (BY OTHERS)
- [Circle with 'S'] PROPOSED SITE LIGHTING
- [Circle with 'M'] PROPOSED MAN-HOLE (BY OTHERS)
- [Circle with 'F'] EXISTING FIRE HYDRANT
- [Circle with 'FH'] PROPOSED FIRE HYDRANT
- [Circle with 'E'] EXISTING UTILITY BOX
- [Circle with 'T'] PROPOSED ELECTRIC TRANSFORMER
- [Circle with 'M'] EXISTING MANHOLE
- [Circle with 'M'] PROPOSED MANHOLE
- [Circle with 'I'] PROPOSED INLETS
- [Circle with 'I'] EXISTING INLET

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES

1. ALL DIMENSION ARE TO FLOWLINE OF CURB UNLESS NOTED OTHERWISE.
2. ALL CURB AND GUTTER SHALL BE 6" VERTICAL WITH 12" CUTTER.
3. ALL IMPROVEMENTS SHALL BE PERFORMED IN A SINGLE PHASE OF CONSTRUCTION.

SCHEDULE

- 1 PROPOSED MONUMENT SIGN (BY MASTER DEVELOPER)
- 2 PROPOSED ORGANICS CONTAINMENT AREA (10'-4"x18'-8" FOR 2 CONTAINERS).
- 3 PROPOSED 10'-4"x45" BALE & PALLET RECYCLE AREA.
- 4 DRIVE THROUGH CANOPY.
- 5 TRASH COMPACTOR.
- 6 CROSSWALK.
- 7 10' x 13' STRIPPED AREA AT JIB CRANE LOCATION.
- 8 4 BIKE RACKS (2 BIKES PER RACK).
- 9 GREASE INTERCEPTOR.
- 10 REMOTE FIRE DEPARTMENT CONNECTION.
- 11 SIPHONIC ROOF DRAIN MANHOLE.
- 12 LANDSCAPED AREA MAINTAINED BY LANDLORD.
- 13 PROPOSED STORM SEWER EASEMENT (BY OTHERS)
- 14 PROPOSED UTILITY EASEMENT
- 15 PEDESTRIAN FEATURE, REF LANDSCAPING DRAWINGS FOR DETAILS
- 16 PROPOSED ACCESS EASEMENT
- 17 PROPOSED DRAINAGE EASEMENT
- 18 PROPOSED OFFSITE DRAINAGE EASEMENT
- 19 PROPOSED OFFSITE UTILITY EASEMENT

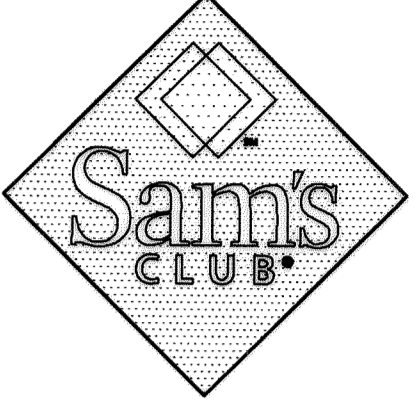
FUTURE DEVELOPMENT BY OTHERS

LOT 2, BLOCK 4
 ZONING: PROMENADE AT
 CASTLE ROCK
 FUTURE DEVELOPMENT
 BY OTHERS

RCL-136-TR
 GROSS LEASABLE AREA = 134,550 SF
 GROSS BUILDING AREA = 136,455 SF
 FFE=6135.50

CASTLE PINES COMMERCIAL FILING 5
 BLOCK 1, LOT 2

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 303.770.3636 F
 www.gallowayUS.com
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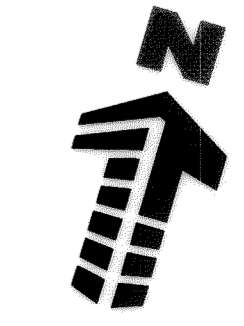


RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO

#	Date	Issue / Description
-	01/06/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

Project No: WMT004853
 Drawn By: RDC
 Checked By: PMG
 Date: 01/05/2015
 Disk File: WMT4853_P_02-Site.dwg

SHEET TITLE:
SITE PLAN



0 10 20 30
 SCALE: 1"=50'

SDP16-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING LEGEND

	4685	PROPOSED MAJOR CONTOUR	F.F.E.	FINISHED FLOOR
	4684	PROPOSED MINOR CONTOUR	TOP	TOP OF GRADE
	4685	EXISTING MAJOR CONTOUR	HP	HIGH POINT
	4684	EXISTING MINOR CONTOUR	LP	LOW POINT
	4684	PROPOSED CONTOUR (BY OTHERS)	ME	MATCH EXISTING
	STS	EXISTING STORM SEWER	GB	GRADE BREAK
	STS	PROPOSED STORM SEWER	TOB	TOP OF BERM
	STS	PROPOSED STORM SEWER (BY OTHERS)	EMH	EXISTING MANHOLE COVER
	24.00	EXISTING SPOT ELEVATION	EMH	PROPOSED MANHOLE
	24.0	PROPOSED SPOT ELEVATION	EMH	PROPOSED MANHOLE (BY OTHERS)
		OVERLAND FLOW ROUTE	EMH	PROPOSED INLETS

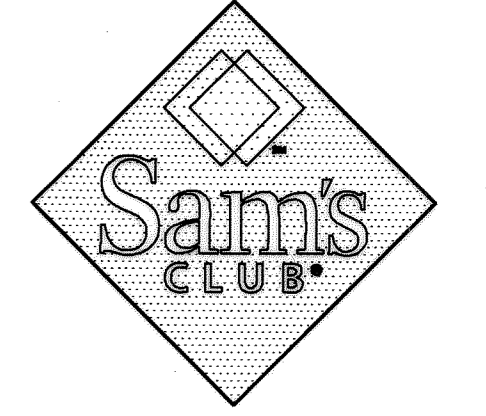
SCHEDULE

- 1. PROPOSED 84" STORM SEWER TO BE INSTALLED BY MASTER DEVELOPER.

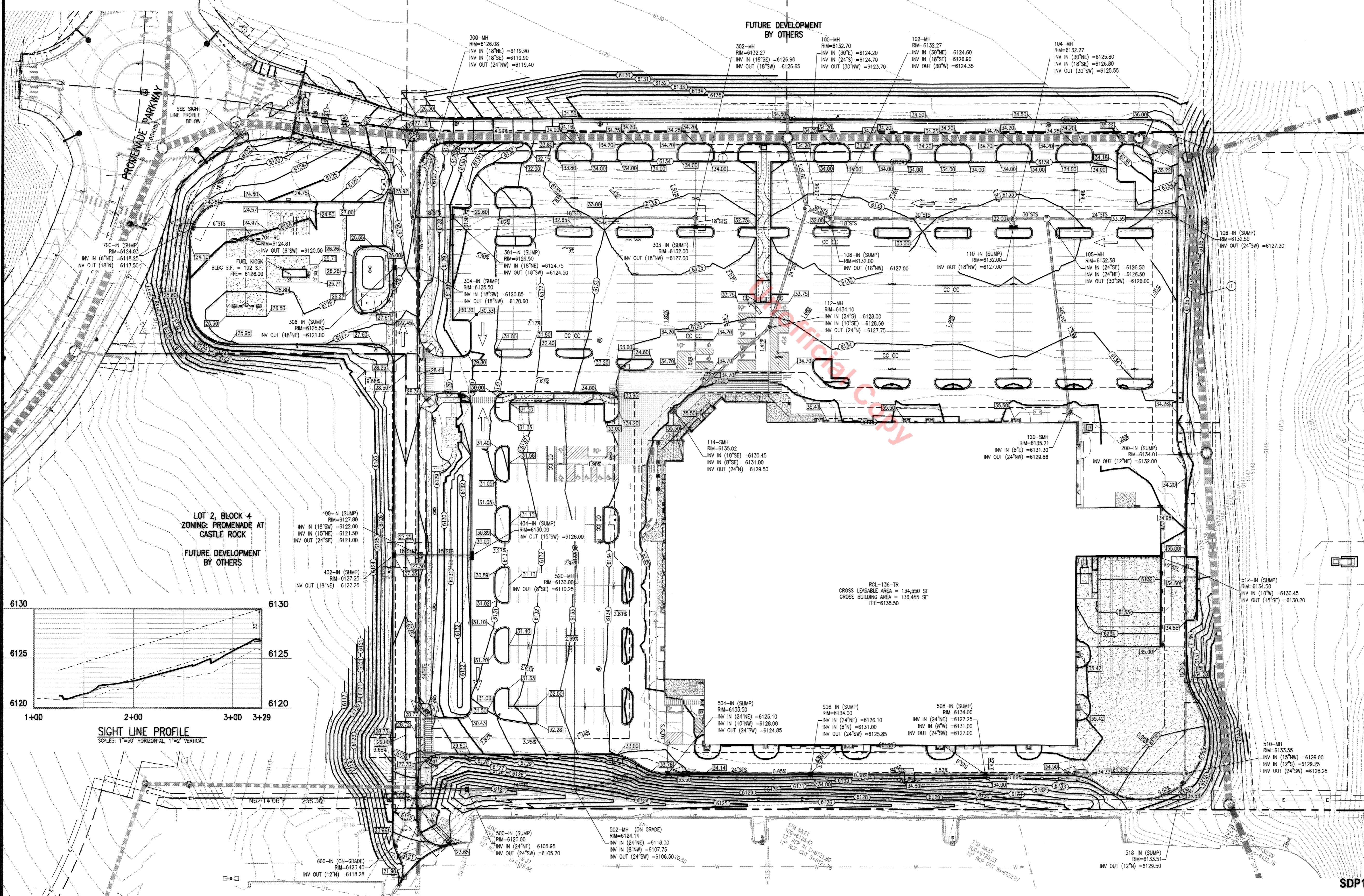
GRADING NOTES

- 1. ADD 6100 TO ALL SPOT ELEVATIONS.
- 2. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- 3. ALL SLOPES SHALL BE 4:1 OR LESS.

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**RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
CASTLE ROCK, COLORADO**



#	Date	Issue / Description
-	01/09/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

Project No: WM7004853
Drawn By: RMC
Checked By: PMG
Date: 01/05/2015
Disk File: WM14853_P_03-Grad.dwg

SHEET TITLE:
GRADING PLAN

UTILITY LEGEND

- W--- EXISTING WATER LINE
- W--- PROPOSED WATER LINE (BY OTHERS)
- W--- PROPOSED WATER LINE
- SS--- PROPOSED SANITARY SEWER (BY OTHERS)
- SS--- PROPOSED SANITARY SEWER
- SS--- PROPOSED SANITARY SEWER
- SS--- PROPOSED STORM SEWER
- SS--- PROPOSED STORM SEWER (LESS THAN 12')
- G--- PROPOSED GAS LINE
- UE--- PROPOSED UNDERGROUND ELECTRICAL
- UT--- EXISTING UNDERGROUND TELEPHONE
- UT--- PROPOSED UNDERGROUND TELEPHONE
- FO--- EXISTING FIBER OPTICS
- FO--- PROPOSED FIBER OPTICS
- X--- EXISTING MANHOLE
- X--- PROPOSED MANHOLE
- X--- EXISTING WATER VALVE
- X--- PROPOSED GATE VALVE
- X--- EXISTING FIRE HYDRANT
- X--- PROPOSED FIRE HYDRANT
- X--- STREET LIGHT (BY OTHERS)
- X--- PROPOSED SITE LIGHT
- X--- ELECTRICAL TRANSFORMER ON CONCRETE PAD
- X--- EXISTING INLET
- X--- PROPOSED INLET

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

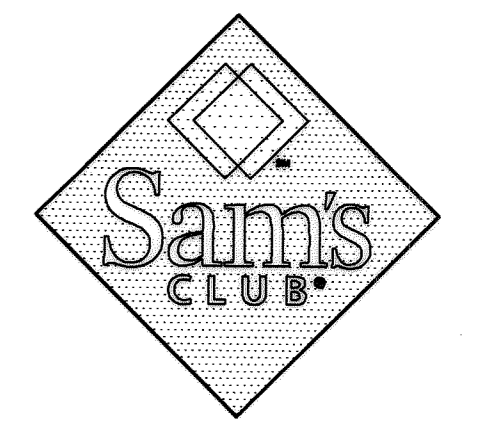
UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 (TEN) FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 (FIVE) FEET.
4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK - YELLOW WATER PRESSURE ZONE.
5. WATER METER AND BACKFLOW PREVENTER LOCATED INSIDE BUILDING.
6. ALL EXISTING UTILITIES SHALL BE REMOVED BY MASTER DEVELOPER PRIOR TO TURN OVER OF LOT.

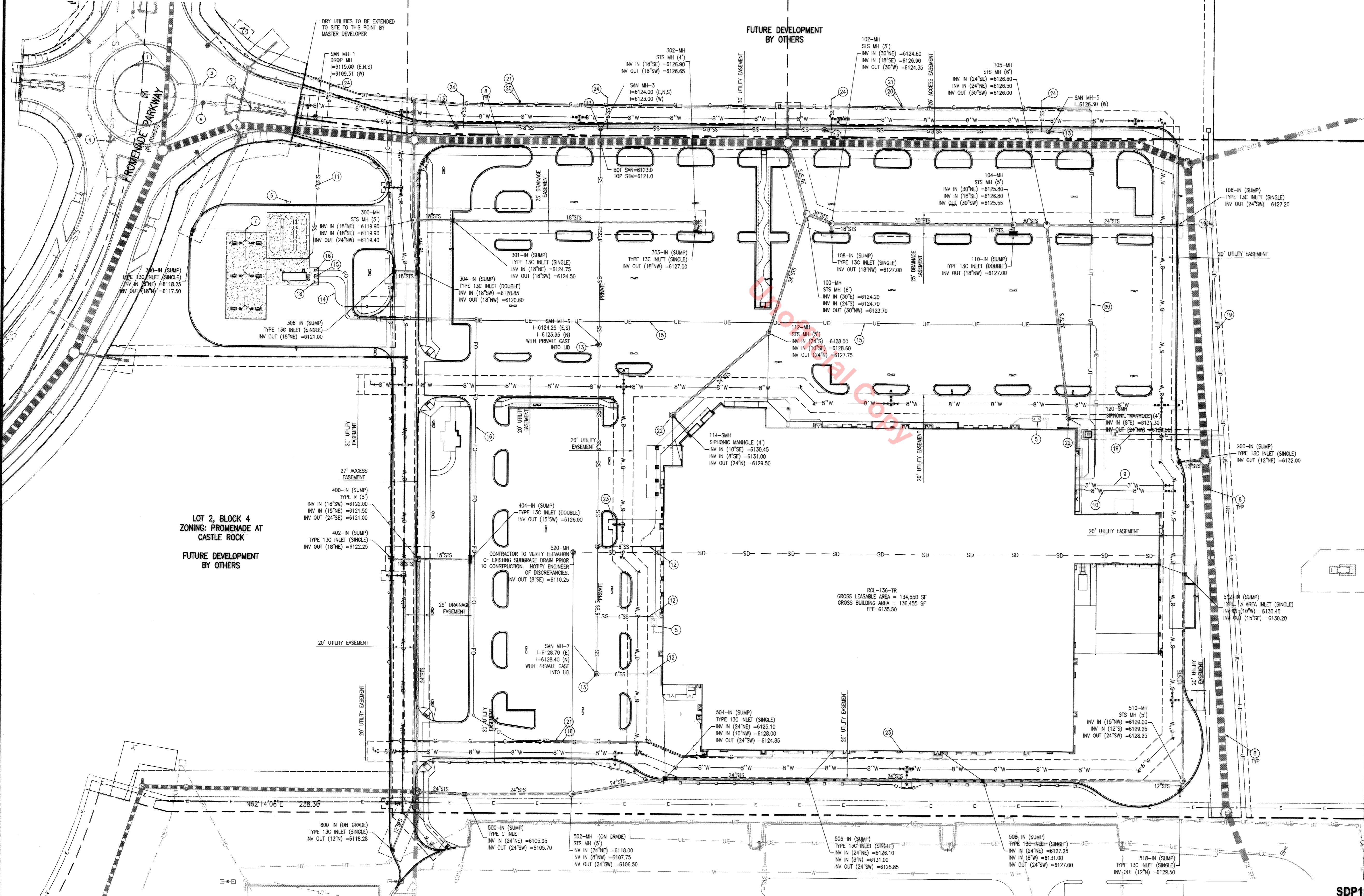
SCHEDULE

- 1 PROPOSED 12-INCH WATER LINE (BY OTHERS)
- 2 PROPOSED 8-INCH SANITARY SEWER (BY OTHERS)
- 3 PROPOSED WATER VALVE (BY OTHERS)
- 4 PROPOSED SANITARY SEWER MANHOLE (BY OTHERS)
- 5 PROPOSED GREASE INTERCEPTOR
- 6 PROPOSED REMOTE VENT, REFERENCE ARCH. PLANS.
- 7 PROPOSED STORM CLEAN OUT
- 8 PROPOSED 84" STORM SEWER (BY OTHERS)
- 9 PROPOSED 3"-INCH WATER SERVICE
- 10 PROPOSED 8"-INCH FIRE LINE
- 11 PROPOSED 4"-INCH SANITARY SEWER SERVICE TO FUEL STATION.
- 12 PROPOSED SANITARY SEWER CLEANOUT.
- 13 PROPOSED SANITARY SEWER MANHOLE.
- 14 PROPOSED 1-INCH WATER SERVICE TO FUEL STATION.
- 15 PROPOSED ELECTRICAL SERVICE TO FUEL STATION.
- 16 PROPOSED FIBER OPTIC SERVICE TO FUEL STATION.
- 17 PROPOSED ELECTRICAL SERVICE TO FUEL STATION.
- 18 PROPOSED WATER METER FOR FUEL KIOSK.
- 19 PROPOSED UNDERGROUND ELECTRIC.
- 20 PROPOSED SEWER SERVICE.
- 21 PROPOSED TELEPHONE SERVICE.
- 22 PROPOSED GAS SERVICE.
- 23 PROPOSED SIPHONIC MANHOLE.
- 24 PROPOSED REMOTE FIRE DEPARTMENT CONNECTION.
- 25 PROPOSED 6" SANITARY SERVICE TO FUTURE OUTLOTS

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**RETAIL AND FUEL DEVELOPMENT
 LOT 1, BLOCK 4
 PROMENADE AT CASTLE ROCK
 CASTLE ROCK, COLORADO
 FILING NO. 1**



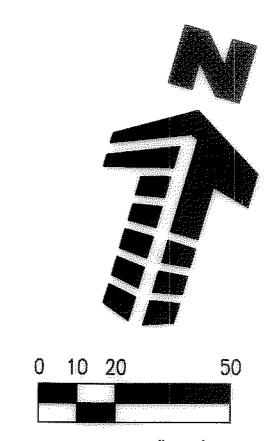
LOT 2, BLOCK 4
 ZONING: PROMENADE AT
 CASTLE ROCK
 FUTURE DEVELOPMENT
 BY OTHERS

CASTLE PINES COMMERCIAL FILING 5
 BLOCK 1, LOT 2

SDP15-0001 - SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 4, PROMENADE
 AT CASTLE ROCK FILING NO. 1

#	Date	Issue / Description
-	01/05/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

Project No: WM1004853
 Drawn By: RDG
 Checked By: PMG
 Date: 01/05/2015
 Disk File: WM14853_P_04-UTIL.dwg
SHEET TITLE:
 UTILITY PLAN



I:\Work\15082667_Castle Rock - Storm Out - MW15082667 - Factory Shop & Admin\DWG\15082667_P_04-UTIL.dwg - Patrick Dunn - 2015/02/10

SITE DEVELOPMENT PLAN

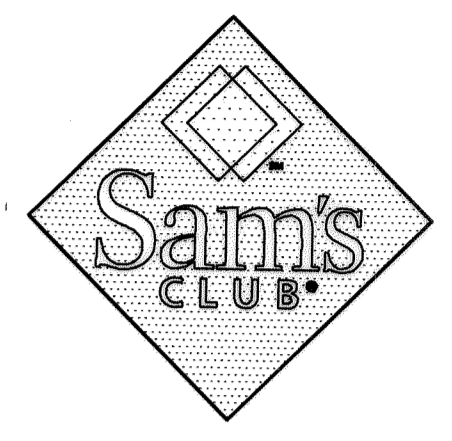
LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

PLANTING LEGEND

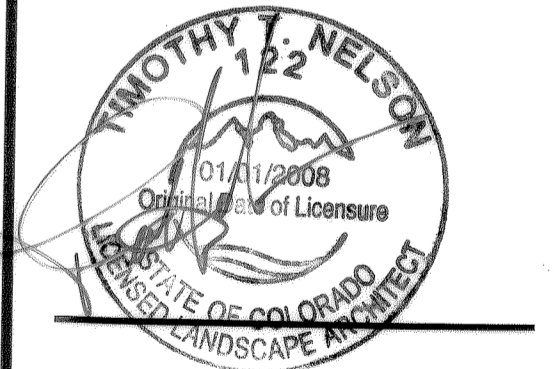
(BASED ON TOWN OF CASTLE ROCK LANDSCAPE MANUAL AND PROMENADES AT CASTLE ROCK FRAMEWORK DEVELOPMENT PLAN.)

SYMBOL	LEGEND ABBREV	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES			
○	CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
○	GLTR	GLEDITSIA TRIACANTHOS 'INERMIS SHADENMASTER'	SHADEMASTER LOCUST
○	GYDI	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE
○	TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
ORNAMENTAL DECIDUOUS TREES			
○	ACGI	ACER GINNALA	AMUR MAPLE
○	AMGR	AMERLANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SUCKER PUNCH RED CHOKECHERRY
○	PRVI	PRUNUS VIRGINIANA 'SUCKER PUNCH'	AUTUMN BRILLIANCE SERVICEBERRY
○	QUCA	QUERCUS GAMBELII	GAMBEL OAK
○	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC
EVERGREEN TREES			
○	PIED	PINUS EDULIS	PINYON PINE
○	PINI	PINUS NIGRA	AUSTRIAN PINE
○	PIPO	PINUS PONDEROSA	PONDEROSA PINE
○	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE
DECIDUOUS SHRUBS			
○	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
○	CEIN	CEROCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGANY
○	CHNA	CHRYSOTHAMNUS NAUSEOSUS 'DWARF BLUE'	DWARF RABBITBRUSH
○	FONE	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET
○	PEAT	PEROVSKIA ATRIPPLICIFOLIA	RUSSIAN SAGE
○	PHOP	PHYSOCARPUS 'OPULIFOLIUS' 'DONNA MAY'	LITTLE DEVIL NINEBARK
○	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
○	PRBW	PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY
○	RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
○	RHGL	RHUS GLABRA 'SISMONTANA'	ROCKY MOUNTAIN SUMAC
○	RIAL	RIBES ALPINUM	ALPINE CURRANT
○	SPNI	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA
○	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
○	SYJU	SYRINGA VULGARIS	COMMON PURPLE LILAC
EVERGREEN SHRUBS			
○	CYPU	CYTISUS PURGAN 'SPANISH GOLD CHIP'	SPANISH GOLD BROOM
○	JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
○	JUMA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
○	JUSE	JUNIPERUS X MEDIA	SEA GREEN JUNIPER
○	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
ORNAMENTAL GRASSES			
○	ANGE	ANDROPOGON GERARDII	BIG BLUESTEM
○	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
○	HESE	HELICOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
○	MISI	MISCANTHUS SIMENSIS	MAIDEN GRASS
○	NATE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
○	PAVI	PANICUM VIRGATUM 'SHANADOAH'	RED SWITCH GRASS
PERENNIALS			
○	CETO	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
○	ECPU	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER
○	LISP	LIASTRIS SPICATA	GAYFEATHER
○	NEFA	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT

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RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO



LANDSCAPE DATA:

DESCRIPTION:	TOTAL AREA	100.0%	715,912 S.F.
REQUIRED LANDSCAPE MINIMUM	10.0%	71,591 S.F.	
PROVIDED LANDSCAPE	10.9%	77,802 S.F.	
MAXIMUM IRRIGATED TURF ALLOWED	60.0%	46,891 S.F.	
PROVIDED LANDSCAPE TURF	22.1%	17,177 S.F.	

MINIMUM LANDSCAPE REQUIREMENTS:
 A MINIMUM OF (2) TWO LARGE CANOPY TREES AND (4) FOUR SHRUBS FOR EACH 1000 S.F. OF REQUIRED LANDSCAPE AREA. (1) ONE ADDITIONAL TREE MAY BE SUBSTITUTED IN LIEU OF EACH (4) FOUR SHRUBS REQUIRED.

REQUIRED:
 71,591 SF/1000 S.F. LANDSCAPE AREA = 71.6
 SHRUBS 71.8 x 4 = 286
 LARGE CANOPY TREES 71.5 x 2 = 144

PROVIDED:
 PERENNIALS/GRASSES 1,720
 SHRUBS (67.0% DECIDUOUS, 33.0% EVERGREEN) 1,021
 DECIDUOUS TREES 100
 EVERGREEN TREES 53

IRRIGATED SOD AREA	17,177 S.F. (22.1%)*
SHRUBS & MULCH AREA	60,625 S.F. (77.9%)*
SEED AREA	33,820 S.F. (77.9%)*
LIVING GROUND COVER	68,584 S.F. (88.2%)*
NON-LIVING GROUND COVER	9,218 S.F. (11.8%)*
TOTAL STEEL EDGING	2,600 LF

*NOTE: TURF AREAS SHALL BE LEGACY BUFFALO GRASS PER LEGEND

LANDSCAPE PLAN EAST

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT - JOSEPH L. WILSON
 TOWN OF CASTLE ROCK REGISTRATION NUMBER
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO #15-1175
 LA-304

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

Project No:	WM1004853
Drawn By:	RDG
Checked By:	PMG
Date:	01/05/2015
Disk File:	WM14853_P_05-07-Land.Dwg
SHEET TITLE:	LANDSCAPE PLAN EAST

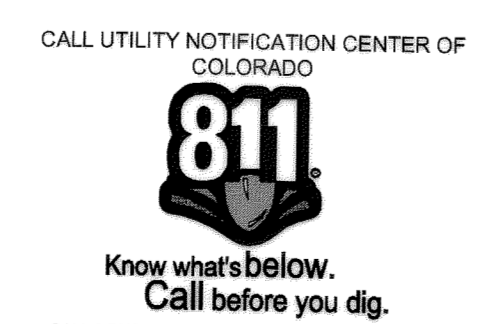
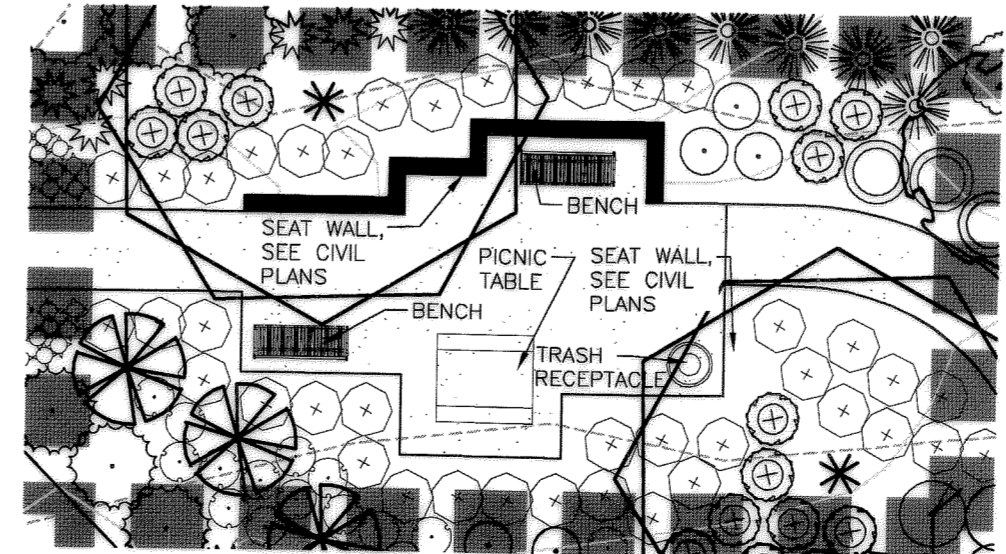
COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA	LANDSCAPE AREA IN SQ.FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF DECIDUOUS LARGE CANOPY TREES REQUIRED	# OF DECIDUOUS LARGE CANOPY TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (IN CU. YDS. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICES CONNECTIONS
16.435 AC 715,912 SF	71,581 SF REQUIRED LANDSCAPE AREA 77,802 SF PROPOSED LANDSCAPE AREA	17,177 SF LEGACY BUFFALO GRASS SOD	9,218 SF	2/1,000 SF	144	4/1,000 SF	1,021	567	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE AREA (SQ. FT.)	# OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF INTERIOR LANDSCAPE ISLAND	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
296,739 SF	29,673 SF PROVIDED: 42,475 SF	546	2,883 SF	40	8.0'	60	70	120	646

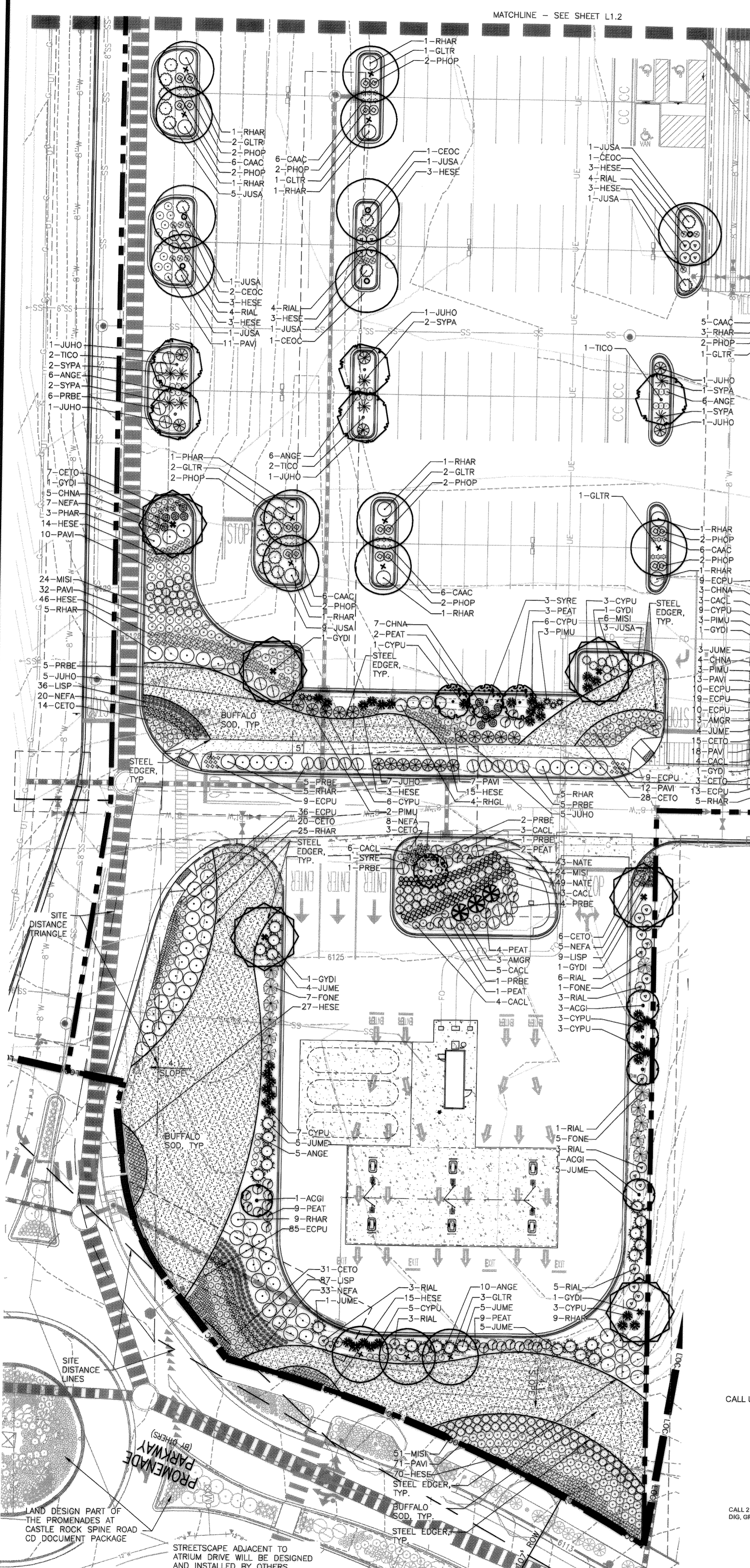
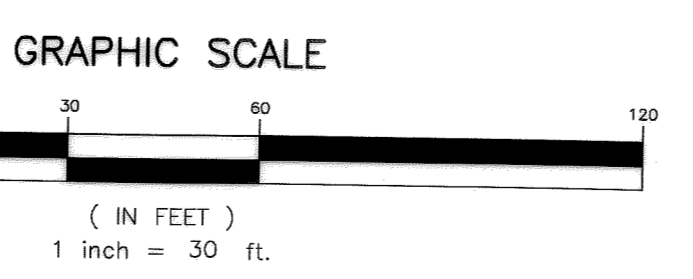
CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT NAME (COMMON)	APP. RATE (INCHES/MONTH)	ZONE (V. LOW, LOW, MODERATE, HIGH)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR X IA / TA)
TURF	LEGACY BUFFALO GRASS	1.43 IN/MONTH	LOW	22%	17,177 SF	1.43	77,802	0.316
DRIP	SHRUB BED (IRRIGATION, FABRIC, ROCK MULCH & EDGER)	1.43 IN/MONTH	LOW	78%	60,625 SF	1.43	77,802	1.114
TOTAL OF THE CLWUR:		1.43 IN/MONTH	LOW	100.0%	77,802 SF	---	75,223	1.43

PLAZA AMENITIES (NOT TO SCALE)



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



H:\M\Projects\2015\15082667 - Site Dev - MDC0803.01 - Facility Shop & Admin\LD000\Plan\WML053_P_05-07-Land.dwg - Plot: 01/05/15

LANDSCAPE GAURENTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE...
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS...
3. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS...
4. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT...

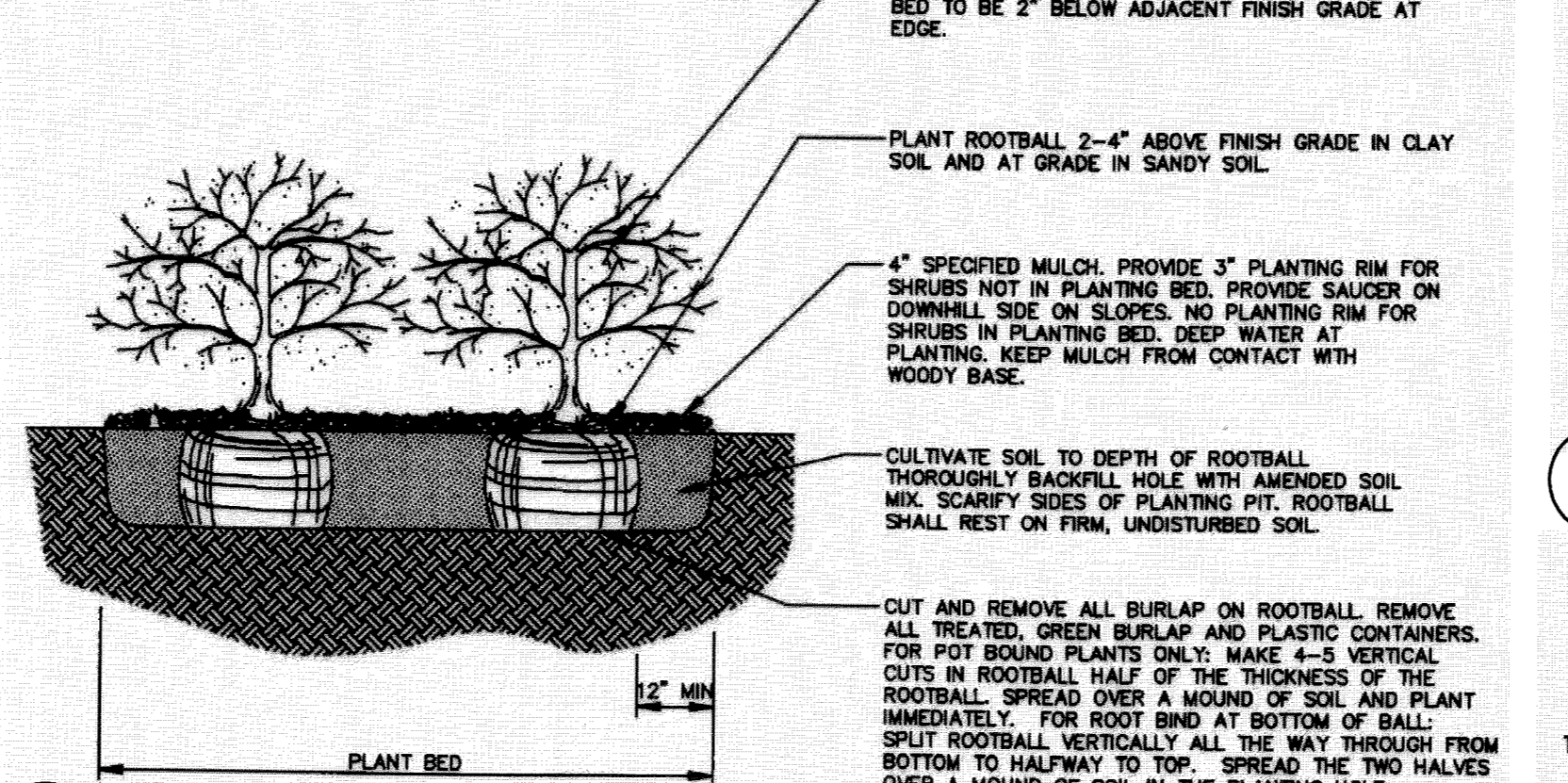
PLANTING LEGEND BASED ON TOWN OF CASTLE ROCK LANDSCAPE MANUAL AND PROMENADES AT CASTLE ROCK FRAMEWORK DEVELOPMENT PLAN.

Table with columns: SYMBOL, IRRIGATION (ORIP, SPRAY, OR ROTOR), BOTANICAL NAME, COMMON NAME, PLANTING SIZE, LEGEND ABBREV., MATURE SIZE (HxW), QUANTITY, WATER REQ. (IN/MONTH), WATER USE (Yr, L, M, H), SQ. FT. OF ZONE (TURF ONLY), SF./FT. OF TOTAL LANDSCAPED AREA. Includes sections for Overstory Deciduous Trees, Ornamental Deciduous Trees, Evergreen Trees, Deciduous Shrubs, Evergreen Shrubs, Ornamental Grasses, and Perennials.

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M., COUNTY OF DOUGLAS, STATE OF COLORADO

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



1 SHRUB PLANTING SCALE: NOT TO SCALE

SEED NOTES

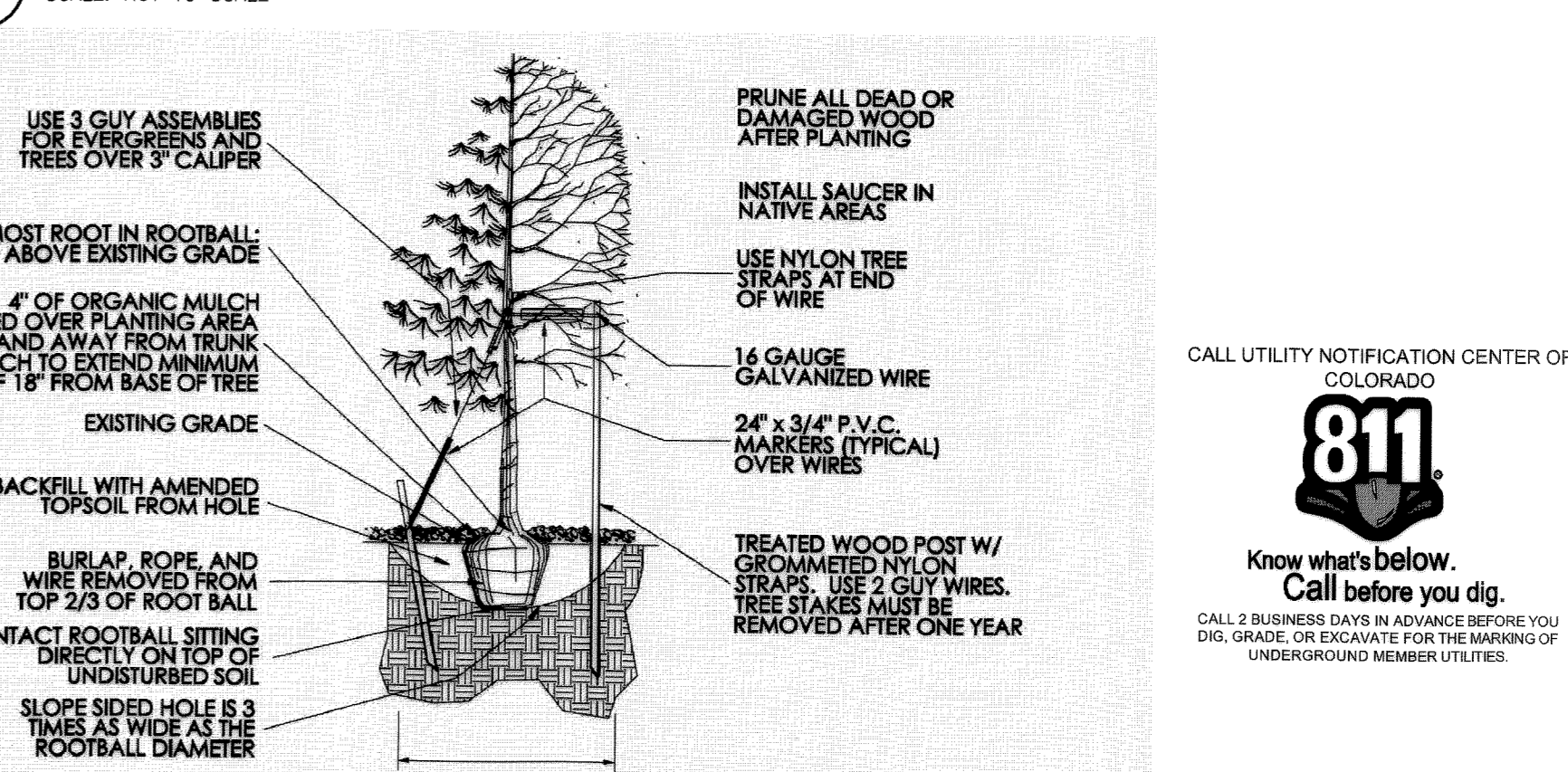
- 1) SEED MIXES ARE RECOMMENDED THROUGH: 50% - "HIGH PLAINS/FOOTHILLS GRASS MIX"
WESTERN NATIVE SEED COMPANY
P.O. BOX 181
COALDALE, CO 81222
(719) 942-3935
2) ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS...
'HIGH PLAINS/FOOTHILLS GRASS MIX' SEEDING RATE: 2 LBS/1000 SQ.FT.
% SCIENTIFIC NAME COMMON NAME
35 BOUTELOUA CURTIPENDULA SIDE-OATS GRAMA
15 PASPOPYRUM SMITHII WESTERN WHEATGRASS
10 ELYMUS ELYMIDES BOTTLEBRUSH SQUIRRELTAIL
10 ELYMUS TRACHYCAULUS SLENDER WHEATGRASS
5 ANDROPOGON GERARDII BIG BLUESTEM
5 BOUTELOUA GRAUOLIS BLUE GRAMA
5 ORYZOPSIS HYMENOIDES INDIAN ICEGRASS
5 SCHIZACHRYM SCOPARIUM LITTLE BLUESTEM
5 SPOROBOLUS CRYPTANDRUS SAND DRYPSEED
5 STIPA VIRIDULA GREEN NEEDLEGRASS

PLANTING NOTES

- 1. CALL UNCC AT (303) 232-1991 PRIOR TO ANY EXCAVATION.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
3. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE... THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY...
4. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES...
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE...
6. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS 'TO REMAIN'...
7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED...
8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED UP PRIOR TO INSTALLATION...
9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS...
10. ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS...
11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
12. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
13. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS...
14. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
15. FINISH GRADING AND SOIL PREPARATION
CONTRACTOR SHALL MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT...
16. AFTER FINISH GRADES HAVE BEEN ESTABLISHED... IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED...
17. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT...
18. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH THE FOLLOWING:
-NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET...
-AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET.
19. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6\"/>

- Shredded, aged mulch 3" deep for perennials, for ground covers.
Undisturbed soil.
Keep plants moist and shaded until planting.
Plant ground cover and perennials level and at grade.
Soil to be well cultivated to a minimum depth of 6".
In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
No scale.

2 PERENNIAL PLANTING SCALE: NOT TO SCALE



3 TREE PLANTING SCALE: NOT TO SCALE

- 20. ALL EVERGREEN TREES SHALL HAVE FULL, WELL-SHAPED HEADS...
21. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE...
22. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS...
23. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF YIELD, BROKEN ROOT BALLS...
24. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL...
25. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR...
26. LEGACY BUFFALO TURF IS REQUIRED THROUGH GREEN VALLEY TURF COMPANY...
27. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
28. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER...
29. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE...
30. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
31. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS...
32. ALL LANDSCAPING SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
33. WHEN NECESSARY, INSTALL STANDARD NURSERY CREPE TAPE NOT LESS THAN 4\"/>

IRRIGATION CONCEPT

- 1. A IRRIGATION PLAN SHALL BE SUBMITTED AFTER THE APPROVAL OF THE LANDSCAPE PLANS.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION...
3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER...
4. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED...
5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS...
7. IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING...
8. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

LANDSCAPE NOTES AND DETAILS

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
CERTIFIED LANDSCAPE ARCHITECT - JOSEPH L. WILSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER - LA-304
LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO #15-1175
SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1

Galloway Planning, Architecture, Engineering. 6162 Willow Drive, Suite 320 Greenwood Village, CO 80111 303.770.8884 O 303.770.3838 F www.gallowayUS.com

Sam's CLUB logo

TOWN OF CASTLE ROCK COLORADO logo and 811 logo with text 'Know what's below. Call before you dig. CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.

RETAIL AND FUEL DEVELOPMENT LOT 1, BLOCK 4 PROMENADE AT CASTLE ROCK FILING NO. 1 CASTLE ROCK, COLORADO

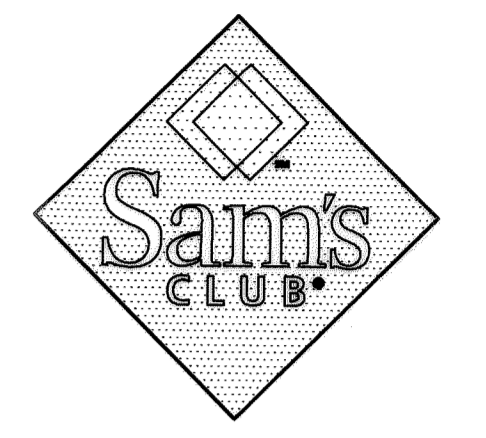
TIMOTHY T. NELSON 122 01/17/2008 Official Seal of Colorado Licensed Professional Landscaper

Table with columns: Date, Issue / Description. Includes entries for SDP SUBMITTAL, SDP RE-SUBMITTAL, MYLAR RELEASE, and MYLAR RELEASE.

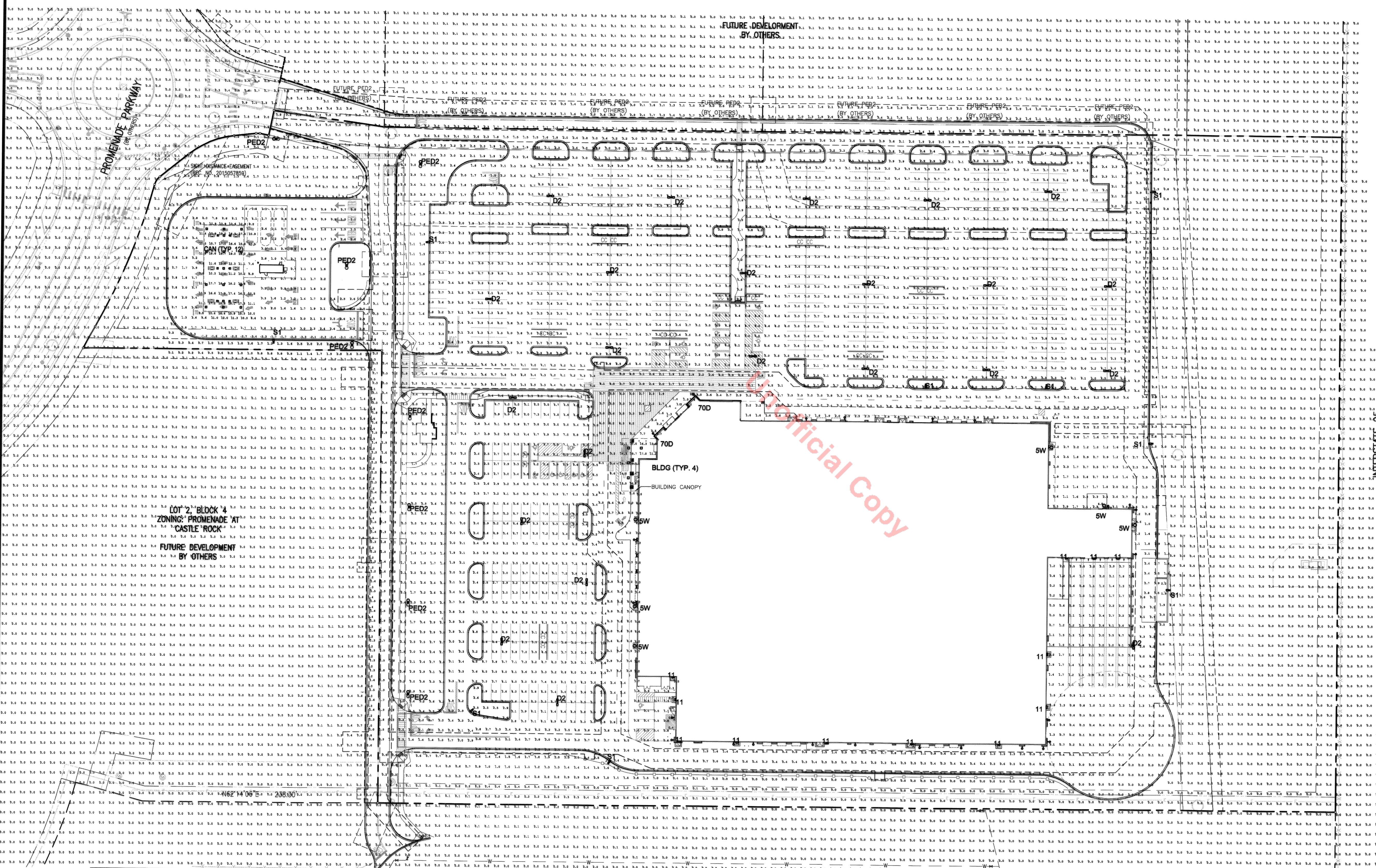
SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

Galloway
Planning, Architecture, Engineering
6162 Willow Drive, Suite 320
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303.770.8884 O
303.770.3636 F
www.gallowayUS.com
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**RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
CASTLE ROCK, COLORADO**
FILING NO. 1



LOT 2, BLOCK 4
ZONING: PROMENADE AT
CASTLE ROCK

FUTURE DEVELOPMENT
BY OTHERS

Official Copy

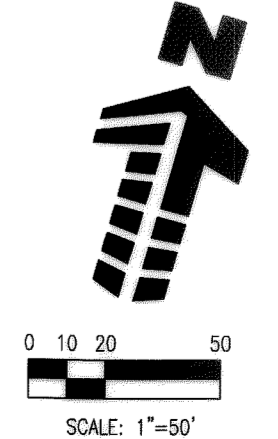
INTERSTATE 25

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	MODEL NUMBER	DESCRIPTION	LUMENS	WATTS
□	9	S1	SINGLE	POLE	28'-0"	1.000	AME-2-L-T3-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25"-0" SQUARE POLE ON 3" CONCRETE BASE	10508	120
□	23	D2	D180°	POLE	28'-0"	1.000	AME-2-L-T5W-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25"-0" POLE ON 3" CONCRETE BASE	25690	240
□	9	PED2	D180°	POLE	25'-0"	1.000	ODN-3-L-T5-84LC-5-55K-UNV-BK/VA112-D2-4-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 84 DIODE, MOUNT ON 28"-0" ROUND POLE	19208	244
□	6	FUTURE	D180°	POLE	25'-0"	1.000	ODN-3-L-T5-84LC-5-55K-UNV-BK/VA112-D2-4-BK	FUTURE PED2 LIGHTS BY OTHERS	19208	244
□	6	5W	SINGLE	WALL	18'-0"	1.000	CSX1 LED-1-308700/40K SR3 MVLDT DNAXD	LITHONIA LIGHTING, COUNTEROUT SERIES, LED LUMINAIRE, 30 DIODE, WALL MOUNTED	5563	74
□	12	11	SINGLE	WALL	18'-0"	1.000	CRS1 LED-1-10A700/40K SR2 MVLDT DNAXD	LITHONIA LIGHTING, COUNTEROUT SERIES, LED LUMINAIRE, 30 DIODE, WALL MOUNTED	2011	24
□	12	CAN	SINGLE	CANOPY	13'-0"	1.000	WSTJ-SC-LED-VLW-CW-UE-WHT	LSI LIGHTING, LEGACY SERIES, LED CANOPY FIXTURE	8842	79
□	4	BLDG	SINGLE	CANOPY	13'-0"	1.000	CRUS-SC-LED-VLW-CW-UE-WHT	LSI LIGHTING, LEGACY SERIES, LED CANOPY FIXTURE	8842	79
□	24	70D	SINGLE	WALL	12'-0"	1.000	BLE-G-WHS-PC-G19	BARNLIGHT ELECTRIC DECORATIVE GOOSENECK FIXTURE, 20 in SHADE, COLOR BLACK, 100 WATT ON G19 ARM	8842	100

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	MAX/MIN
MAIN PARKING ZONE-NORTH	FC	4.23	7.4	1.5	4.93
MAIN PARKING ZONE-WEST	FC	4.46	7.5	2.3	3.26
FRONT DRIVE AISLE	FC	4.00	6.8	1.7	4.00
BUILDING CANOPY	FC	11.29	19.7	3.4	6.18
BUILDING SURROUNDS	FC	2.43	4.9	0.6	12.25
ENTRY	FC	2.55	6.9	0.8	8.63
BALE, PALLET, ORGANICS	FC	2.00	3.9	0.6	6.50
FUEL CANOPY	FC	13.81	19.7	6.9	2.86
FUEL CENTER	FC	2.31	9.5	0.5	19.00



#	Date	Issue / Description
-	01/08/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	08/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

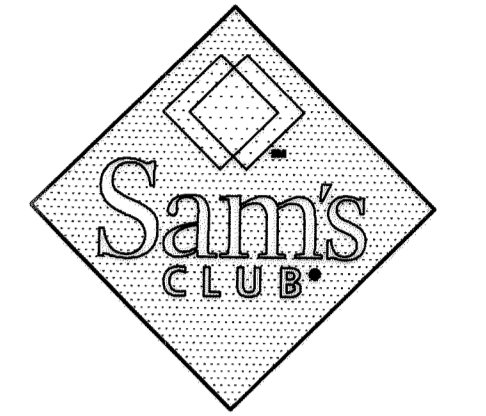
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Drawn By: RGC
Checked By: PMC
Date: 01/05/2015
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SHEET TITLE:
PHOTOMETRIC PLAN

SDP15-001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE NO. 1 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M., COUNTY OF DOUGLAS, STATE OF COLORADO

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RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
CASTLE ROCK, COLORADO
FILING NO. 1

Oden LED

Project Name: _____ **Category Number:** _____ **View:** _____

Dimensional Drawings:

Fixture	A	B	C	Stripe	Max. Watts	Lbs.
ODN-2-L	24"	22 1/2"	84"		53	
ODN-3-L	36"	24"	74"		74	

Options: CAP 1 (C1), CAP 2 (C2), CAP 3 (C3), HOUSING 1 (H1), HOUSING 2 (H2), HOUSING 3 (H3), CAP 4 (C4), CAP 5 (C5), CAP 6 (C6), HOUSING 4 (H4), HOUSING 5 (H5), HOUSING 6 (H6)

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

Oden LED

Project Name: _____ **Category Number:** _____ **View:** _____

Dimensional Drawings:

Fixture	A	B	C	Stripe	Max. Watts	Lbs.
ODN-2-L	24"	22 1/2"	84"		53	
ODN-3-L	36"	24"	74"		74	

Options: CAP 1 (C1), CAP 2 (C2), CAP 3 (C3), HOUSING 1 (H1), HOUSING 2 (H2), HOUSING 3 (H3), CAP 4 (C4), CAP 5 (C5), CAP 6 (C6), HOUSING 4 (H4), HOUSING 5 (H5), HOUSING 6 (H6)

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

VA112 MOUNTING ARM

Project Name: _____ **Category Number:** _____ **View:** _____

Specifications:

- Pole Shaft:** ASTM A303 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base pole.
- Base Plate:** Steel plate base is ASTM A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI. Base brackets provided with order. Do not pre-pour.
- Base Cover:** Deformed from heavy gauge quality aluminum. Two piece cover for easy installation. Consult factory for DCB bolt circle info.
- Pole Cap:** Color-impregnated to your snap-on-close pole cap provided in back.
- Finish:** All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Dual-Quartz™ baked thermal polyester powder coat is then applied to a minimum of 3 mils and then oven-baked at a temperature of 400°F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (prime coat and rust-inhibiting coating).
- Anchor Bolts:** Poles are provided with hot-dip galvanized anchor bolts with a 1/2" band on one end and two 1/2" flat top nuts and two 1/2" flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1930-F1934 grade J6 and are pre-coated.

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

RNTS

Project Name: _____ **Category Number:** _____ **View:** _____

Specifications:

- Pole Shaft:** ASTM A303 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base pole.
- Base Plate:** Steel plate base is ASTM A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI. Base brackets provided with order. Do not pre-pour.
- Base Cover:** Deformed from heavy gauge quality aluminum. Two piece cover for easy installation. Consult factory for DCB bolt circle info.
- Pole Cap:** Color-impregnated to your snap-on-close pole cap provided in back.
- Finish:** All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Dual-Quartz™ baked thermal polyester powder coat is then applied to a minimum of 3 mils and then oven-baked at a temperature of 400°F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (prime coat and rust-inhibiting coating).
- Anchor Bolts:** Poles are provided with hot-dip galvanized anchor bolts with a 1/2" band on one end and two 1/2" flat top nuts and two 1/2" flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1930-F1934 grade J6 and are pre-coated.

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

MANUFACTURER SPECIFICATION SHEET FOR DECORATIVE AREA FIXTURES 'PED2', POLE, POLE BASE, AND MOUNTING ARM

American LED

Project Name: _____ **Category Number:** _____ **View:** _____

Dimensional Drawings:

Fixture	A	B	C	Stripe	Max. Watts	Lbs.
AME-2-L	24"	18"	72"		58	
AME-4-L	24"	23 1/2"	157"		273	58

Options: BOA10 (B10), BOA11 (B11), BOA12 (B12), BOA13 (B13), BOA14 (B14), BOA15 (B15), BOA16 (B16), BOA17 (B17), BOA18 (B18), BOA19 (B19), BOA20 (B20), BOA21 (B21), BOA22 (B22), BOA23 (B23), BOA24 (B24), BOA25 (B25), BOA26 (B26), BOA27 (B27), BOA28 (B28), BOA29 (B29), BOA30 (B30)

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

Oden LED

Project Name: _____ **Category Number:** _____ **View:** _____

Dimensional Drawings:

Fixture	A	B	C	Stripe	Max. Watts	Lbs.
ODN-2-L	24"	22 1/2"	84"		53	
ODN-3-L	36"	24"	74"		74	

Options: CAP 1 (C1), CAP 2 (C2), CAP 3 (C3), HOUSING 1 (H1), HOUSING 2 (H2), HOUSING 3 (H3), CAP 4 (C4), CAP 5 (C5), CAP 6 (C6), HOUSING 4 (H4), HOUSING 5 (H5), HOUSING 6 (H6)

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

SNTS

Project Name: _____ **Category Number:** _____ **View:** _____

Specifications:

- Pole Shaft:** ASTM A303 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base pole.
- Base Plate:** Steel plate base is ASTM A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI. Base brackets provided with order. Do not pre-pour.
- Base Cover:** Deformed from heavy gauge quality aluminum. Two piece cover for easy installation. Consult factory for DCB bolt circle info.
- Pole Cap:** Color-impregnated to your snap-on-close pole cap provided in back.
- Finish:** All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Dual-Quartz™ baked thermal polyester powder coat is then applied to a minimum of 3 mils and then oven-baked at a temperature of 400°F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (prime coat and rust-inhibiting coating).
- Anchor Bolts:** Poles are provided with hot-dip galvanized anchor bolts with a 1/2" band on one end and two 1/2" flat top nuts and two 1/2" flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1930-F1934 grade J6 and are pre-coated.

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68

Square Non Tapered Steel Pole

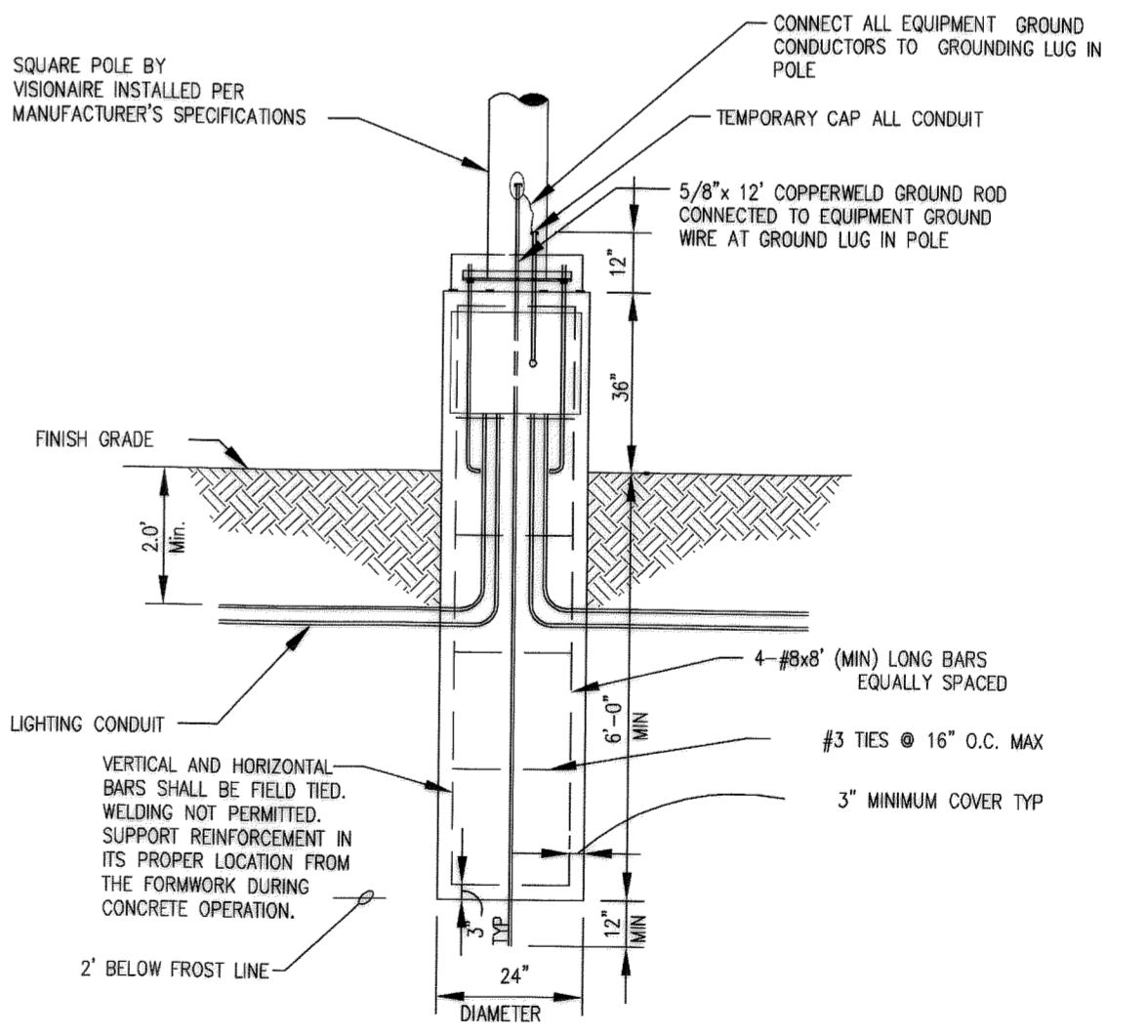
Project Name: _____ **Category Number:** _____ **View:** _____

Specifications:

- Pole Shaft:** ASTM A303 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base pole.
- Base Plate:** Steel plate base is ASTM A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI. Base brackets provided with order. Do not pre-pour.
- Base Cover:** Deformed from heavy gauge quality aluminum. Two piece cover for easy installation. Consult factory for DCB bolt circle info.
- Pole Cap:** Color-impregnated to your snap-on-close pole cap provided in back.
- Finish:** All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Dual-Quartz™ baked thermal polyester powder coat is then applied to a minimum of 3 mils and then oven-baked at a temperature of 400°F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (prime coat and rust-inhibiting coating).
- Anchor Bolts:** Poles are provided with hot-dip galvanized anchor bolts with a 1/2" band on one end and two 1/2" flat top nuts and two 1/2" flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1930-F1934 grade J6 and are pre-coated.

LED Data Chart for 5500K:

# Bars	# LEDs	Output mA	Type 1	Type 2	Type 3	Type 4	Type 5	System Watts	L70 Hours
1	42	350	3,840	3,941	3,754	3,811	3,988	4,140	46
2	84	530	4,647	5,132	4,925	4,855	5,410	5,644	68



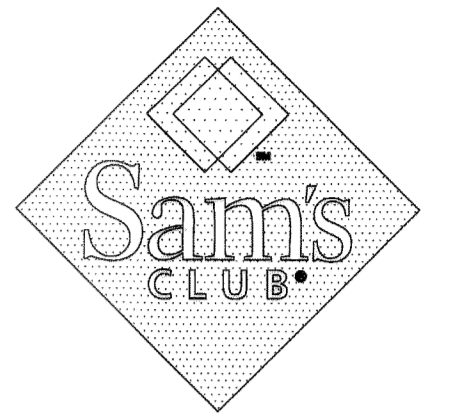
- NOTES:**
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AFOUR IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF 'EMBEDMENT OF POSTS WITH OVERTURNING LOADS'.
 - DETAIL FOR 25' POLE WITH MAX. FIXTURE EPA 6.1 SO.LT. SUITABLE FOR WIND ZONES UP TO 100 MPH.
 - ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE, PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
 - SQUARE STEEL POLE TO BE BY VISIONAIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TYPICAL LIGHT POLE BASE
NOT TO SCALE

□ S1 SINGLE AME-2-L-T3-72LC-5-5K-UNV-BOA10-BK
○ D2 D180T AME-2-L-T5W-144LC-5-5K-UNV-BOA10-BK

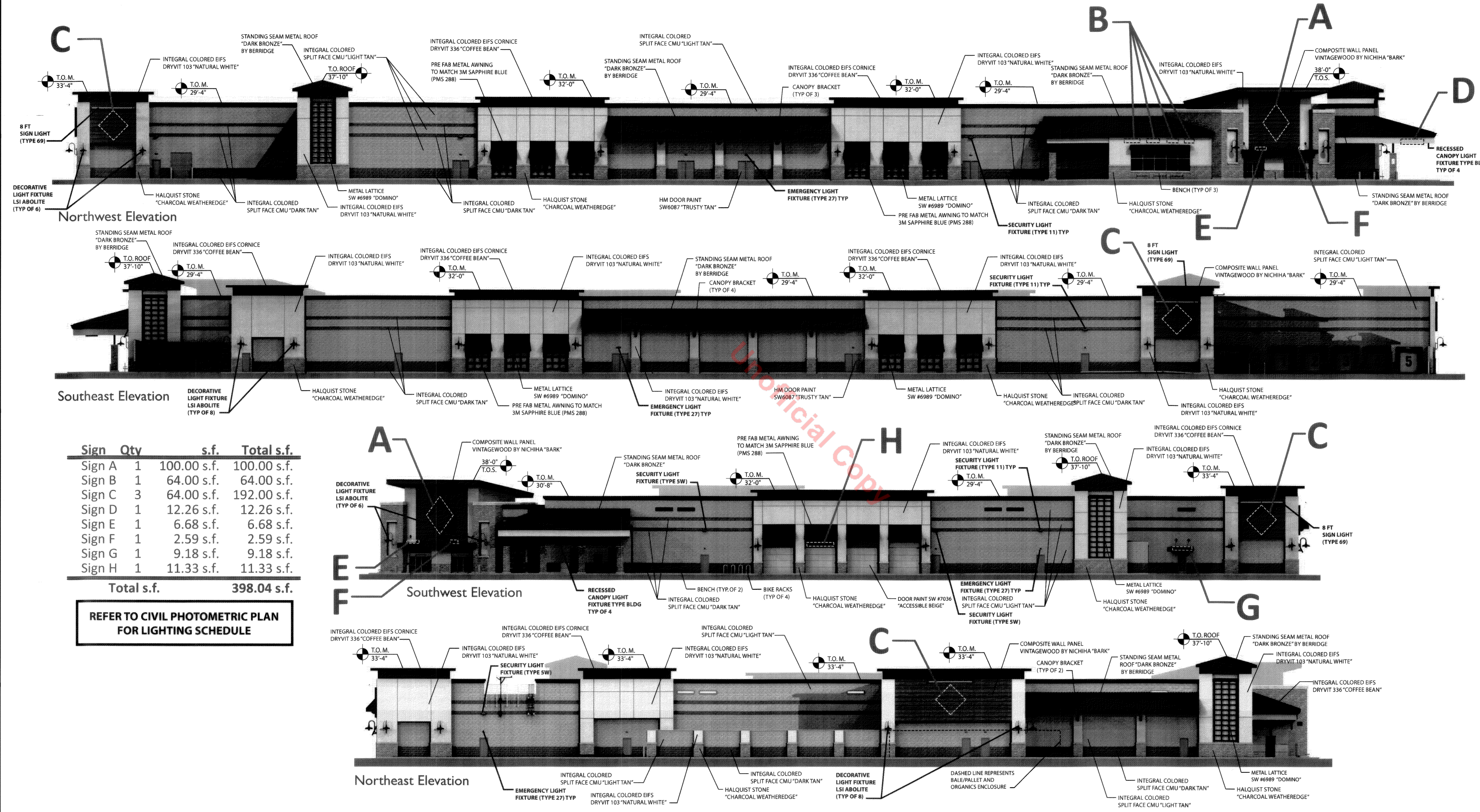
MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'S1' & 'D2', POLE, AND POLE BASE

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1



SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



Sign	Qty	s.f.	Total s.f.
Sign A	1	100.00 s.f.	100.00 s.f.
Sign B	1	64.00 s.f.	64.00 s.f.
Sign C	3	64.00 s.f.	192.00 s.f.
Sign D	1	12.26 s.f.	12.26 s.f.
Sign E	1	6.68 s.f.	6.68 s.f.
Sign F	1	2.59 s.f.	2.59 s.f.
Sign G	1	9.18 s.f.	9.18 s.f.
Sign H	1	11.33 s.f.	11.33 s.f.
Total s.f.		398.04 s.f.	

REFER TO CIVIL PHOTOMETRIC PLAN FOR LIGHTING SCHEDULE

RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO

#	Date	Issue / Description
-	01/05/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	08/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

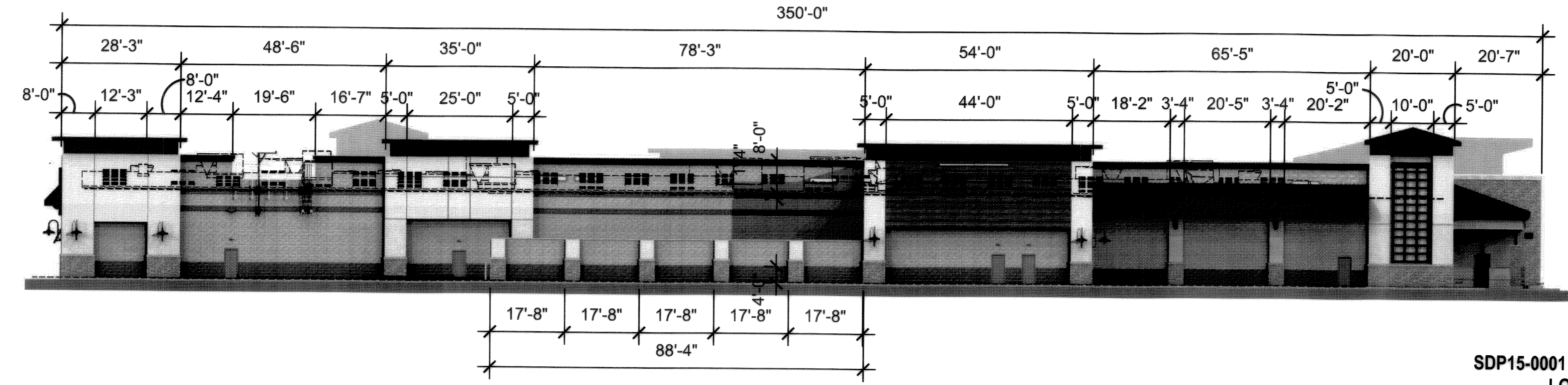
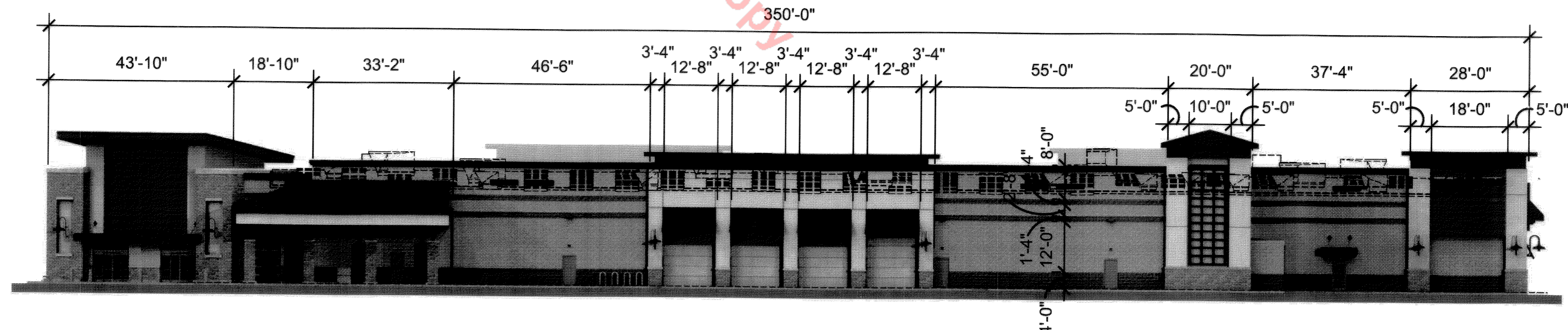
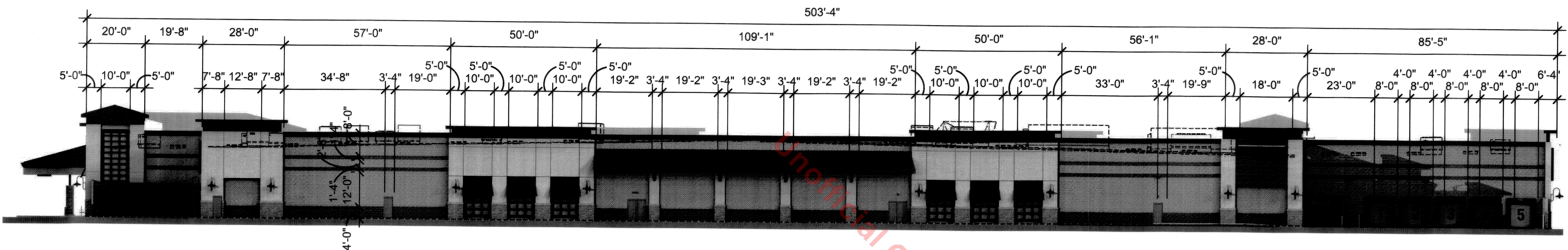
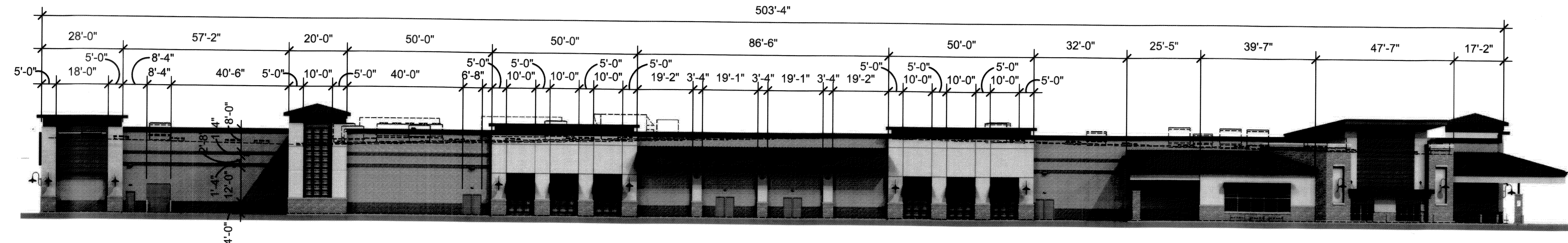
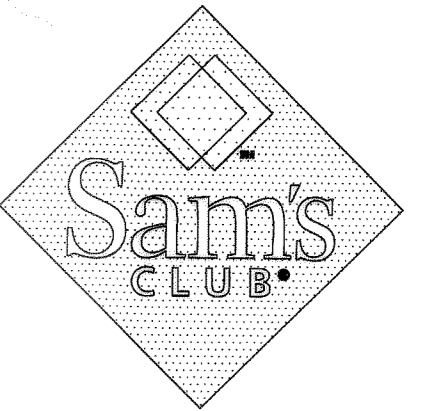
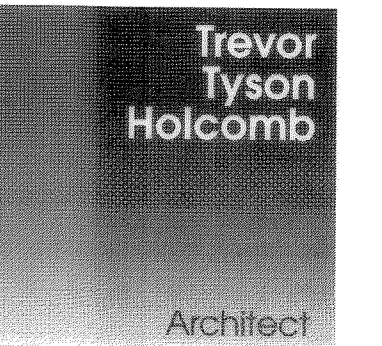
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 Drawn By: RDG
 Checked By: PMG
 Date: 01/05/2015
 Disk File:

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

SHEET TITLE:
Building Elevations

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO



RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO

#	Date	Issue / Description
-	01/05/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	08/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

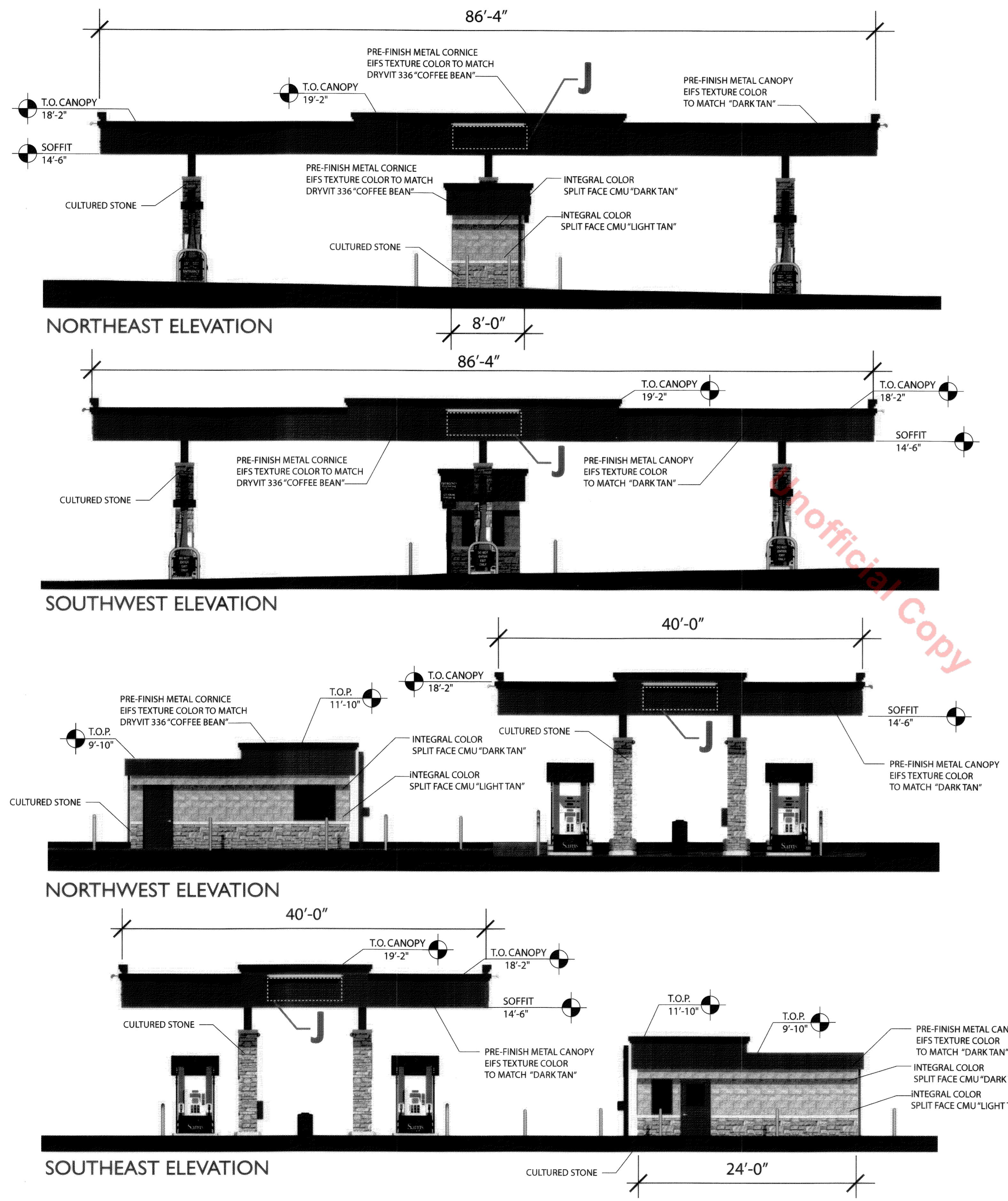
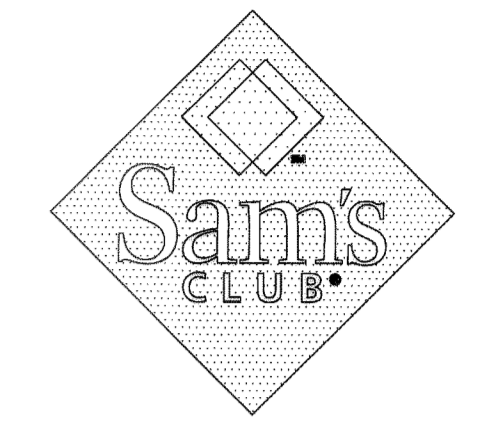
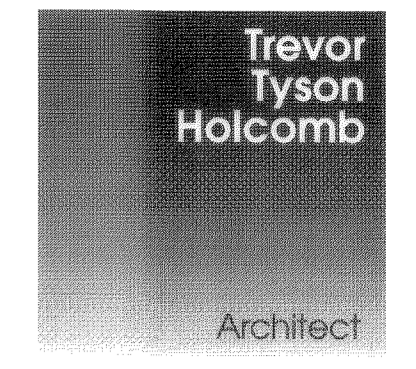
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 Drawn By: RDG
 Checked By: PMG
 Date: 01/05/2015
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SHEET TITLE:
 Dimensioned Building Elevations

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO



Sign	Qty	s.f.	Total s.f.
Sign J	4	19.01 s.f.	76.04 s.f.
		Total s.f.	76.04 s.f.

RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO

#	Date	Issue / Description
-	01/05/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

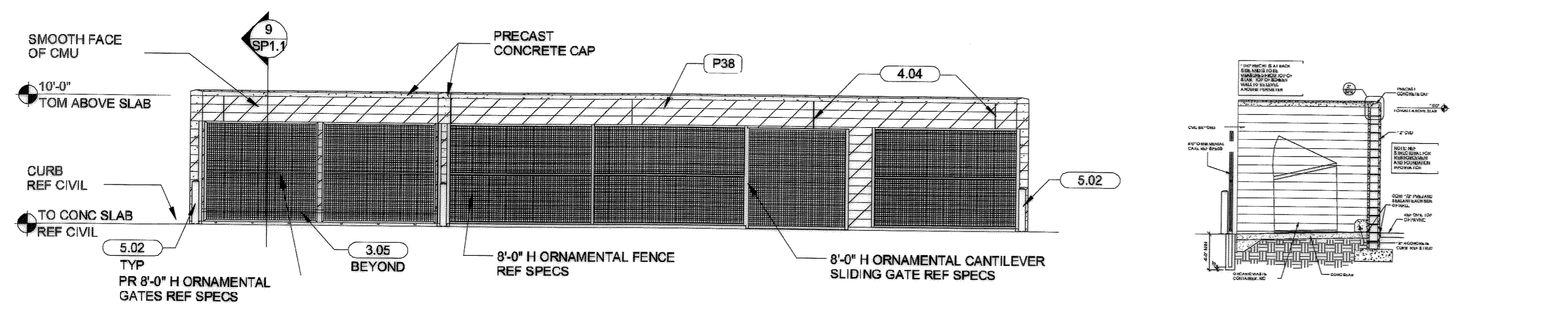
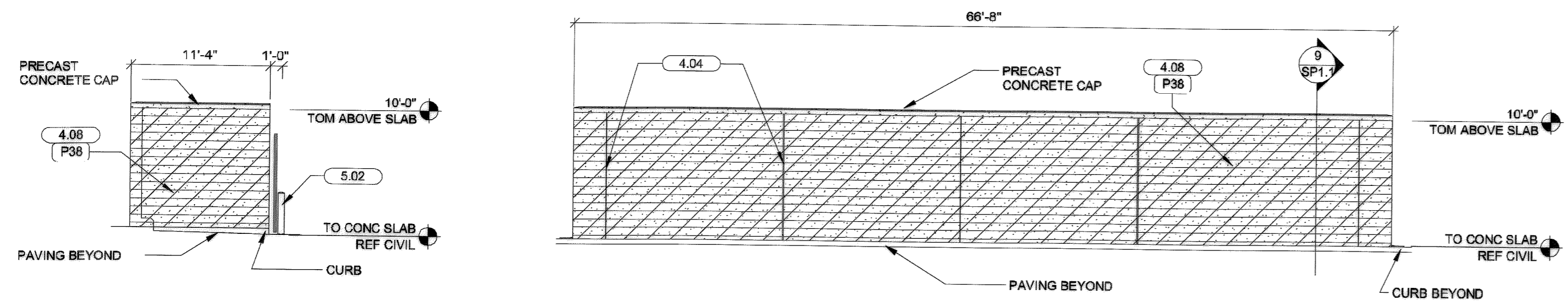
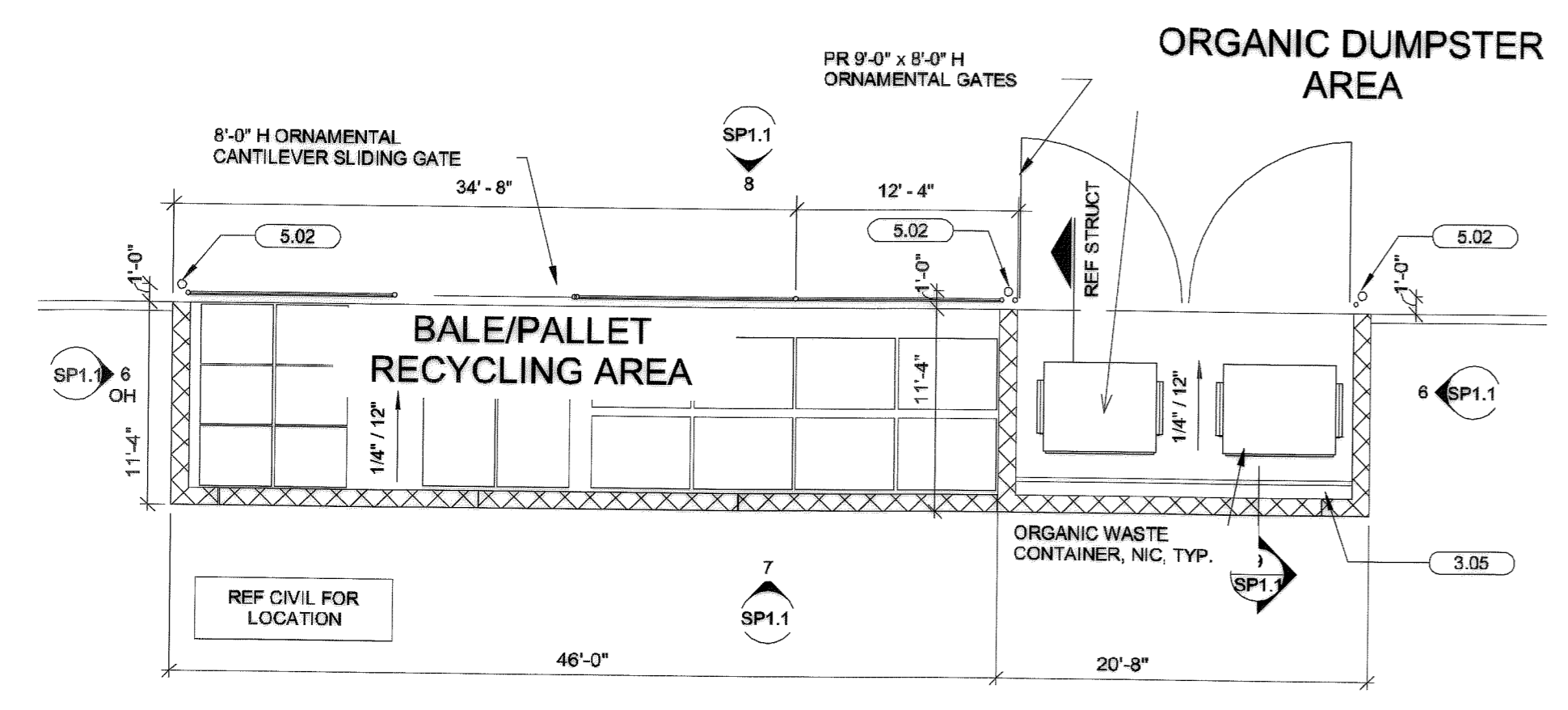
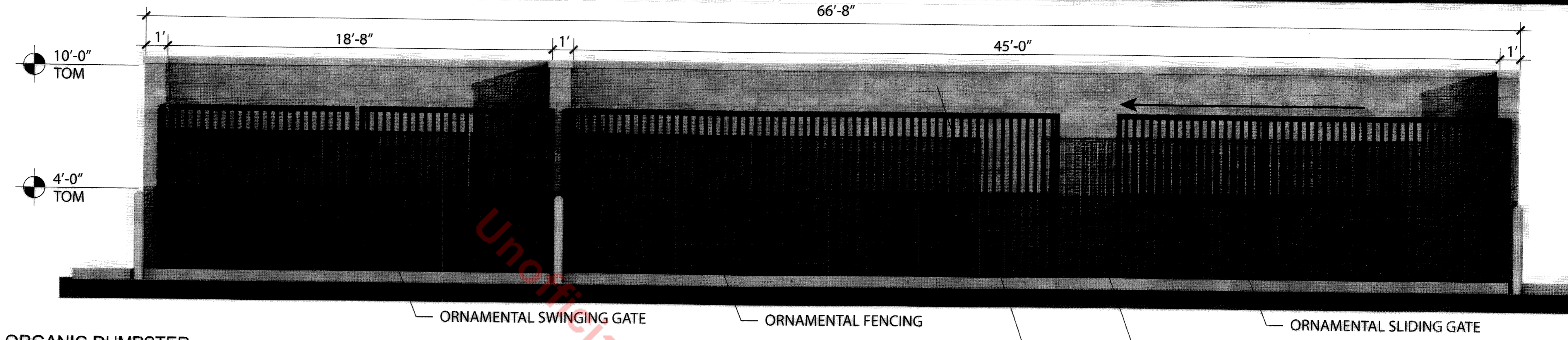
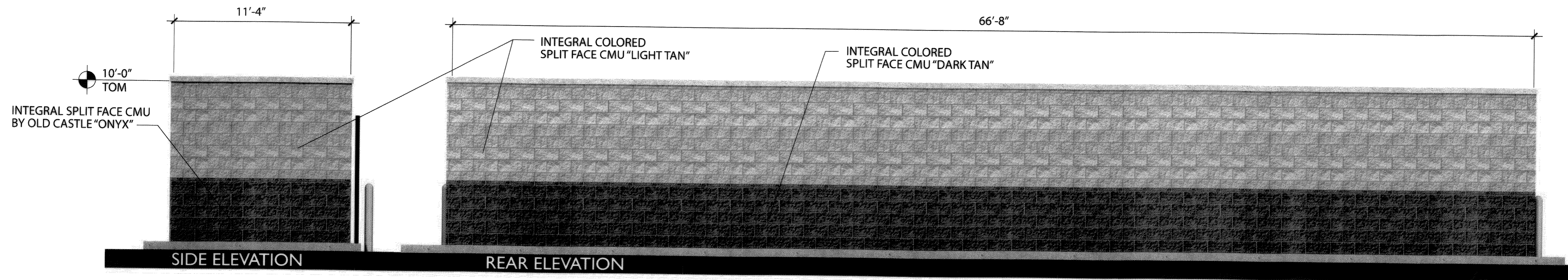
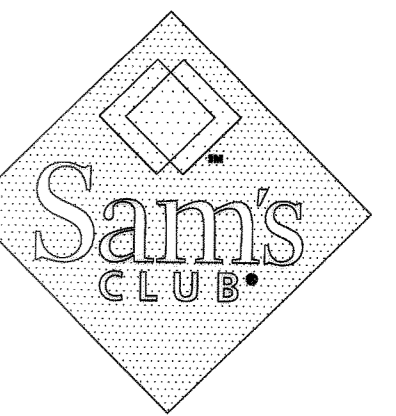
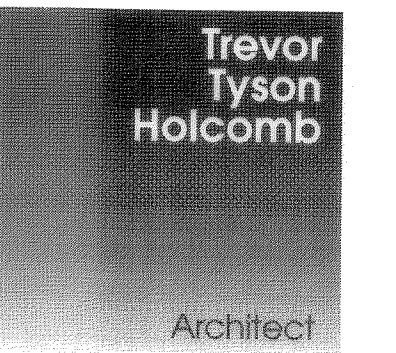
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 Drawn By: RDG
 Checked By: PMG
 Date: 01/05/2015
 Disk File:

SHEET TITLE:
Fuel Station Elevations

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1
 LOCATED IN THE N. 1/2 OF SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P. M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO



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RETAIL AND FUEL DEVELOPMENT
LOT 1, BLOCK 4
PROMENADE AT CASTLE ROCK
FILING NO. 1
CASTLE ROCK, COLORADO

#	Date	Issue / Description
-	01/05/15	SDP SUBMITTAL
-	02/18/15	SDP RE-SUBMITTAL
-	06/30/15	SDP RE-SUBMITTAL
-	07/20/15	SDP RE-SUBMITTAL
-	08/04/15	SDP RE-SUBMITTAL
-	09/04/15	MYLAR RELEASE
-	10/02/15	MYLAR RELEASE

Project No: WMT004853
 Drawn By: RDG
 Checked By: PMG
 Date: 01/05/2015
 Disk File:

SHEET TITLE:
 Bale/Pallet and Organics Enclosure

SDP15-0001 - SITE DEVELOPMENT PLAN
LOT 1, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO. 1

