Ref #2017046145, Date: 7/7/2017 1:16 PM, Pages: 1 of 23 ,RECORDING $233.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK

BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

LEGAL DESCRIPTION:

NORTH PARCEL

BEING ALL OF LOT 18 OF BLOCK 23 OF THE PLAT OF THE TOWN OF CASTLE ROCK, TOGETHER WITH ALL OF LOT 13A OF THE TOWN OF CASTLE ROCK 16TH AMENDMENT, ALSO TOGETHER WITH ALL OF PARCEL 14X AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED MAY 20, 1997 IN BOOK 1432 AT PAGE 1285, ALSO TOGETHER WITH A PORTION OF A 20' WIDE PUBLIC ALLEY, ALL LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF THIRD STREET AND WILCOX STREET, FROM WHENCE THE POINT OF INTERSECTION OF THE CENTERLINES OF FIRST STREET AND WILCOX STREET BEARS SOUTH 00°44'00" WEST A DISTANCE OF 760.31 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE CENTERLINE OF WILCOX STRFET, SOUTH 00°44'00" WEST, 190.00 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13A, SAID POINT ALSO BEING ON THE WEST LINE OF SAID WILCOX STREET, AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF WILCOX STREET, SOUTH 00°44'00" WEST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 14X;
THENCE LEAVING SAID WEST LINE OF SAID WILCOX STREET, ALONG THE BOUNDARY OF SAID PARCEL 14X THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°16'00" WEST, 160.00 FEET TO A POINT;
2. SOUTH 00°44'00" WEST, 5.42 FEET TO A POINT;
3. NORTH 76°47'42" WEST, 143.38 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 14X, AND BEING ON THE WEST LINE OF SAID BLOCK 23;

THENCE ALONG SAID WEST LINE, NORTH 00°44'00" EAST, 124.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 OF SAID BLOCK 23, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 20' WIDE PUBLIC ALLEY AS SHOWN AND DEDICATED PER SAID PLAT OF THE TOWN OF CASTLE ROCK;
THENCE ALONG SAID SOUTH LINE AND ITS SUBSEQUENT PROLONGATION, SOUTH 89°16'00" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±43,591 SQUARE FEET OR ±1.001 ACRES OF LAND, MORE OR LESS.

SOUTH PARCEL
(TOWN OF CASTLE ROCK, 29TH AMENDMENT)

BEING ALL OF LOT 5 OF BLOCK 28 OF TOWN OF CASTLE ROCK, TOGETHER WITH ALL OF LOTS 3A, 9A, 10A AND 11A OF TOWN OF CASTLE ROCK THIRD AMENDMENT, ALSO TOGETHER WITH LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28, ALSO TOGETHER WITH A PORTION OF THAT CERTAIN ALLEY AS DEDICATED ON SAID PLATs OF TOWN OF CASTLE ROCK AND TOWN OF CASTLE ROCK THIRD AMENDMENT, ALL LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF FIRST STREET AND WILCOX STREET, FROM WHENCE THE POINT OF INTERSECTION OF THE CENTERLINES OF THIRD STREET AND WILCOX STREET BEARS NORTH 00°44'00" EAST A DISTANCE OF 760.31 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE CENTERLINE OF WILCOX STREET, NORTH 00°44'00" EAST, 90.00 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 OF BLOCK 28 OF TOWN OF CASTLE ROCK, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND CONTINUING ALONG ITS PROLONGATION, AND ALONG THE SOUTHERLY LINE OF SAID LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28, NORTH 89°16'00" WEST, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2A;
THENCE ALONG THE WEST LINE OF SAID LOT 2A AND ALONG ITS PROLONGATION, NORTH 00°44'00" EAST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9A OF SAID TOWN OF CASTLE ROCK THIRD AMENDMENT;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TOWN OF CASTLE ROCK THIRD AMENDMENT,
SOUTH 89°16'00" EAST, 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A;
THENCE ALONG THE EAST LINE OF SAID LOT 3A AND ITS PROLONGATION, SOUTH 00°44'00" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±60,000 SQUARE FEET OR ±1.377 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK:

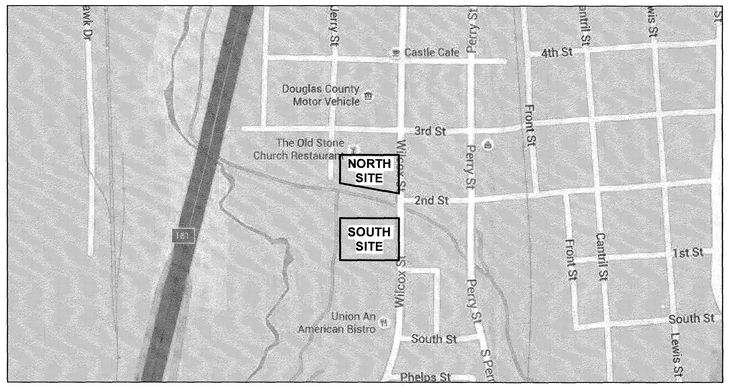
FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

SITE DEVELOPMENT PLAN 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 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.
2. 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 REVIVE 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 LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. FLOOD ZONE DESIGNATION: BY GRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AND ZONE AE (AREAS OF SPECIAL FLOOD HAZARD, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE AE FLOODWAY (AREAS OF SPECIAL FLOOD HAZARD), AS SHOWN ON (MAP NUMBER 08035C0301G) WITH AN EFFECTIVE DATE OF MARCH 16, 2016.
5. ALL 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.
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 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.
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 B - BUSINESS COMMERCIAL DISTRICT, AND RESIDES IN THE DOWNTOWN OVERLAY DISTRICT.
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 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
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.

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 TO32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



VICINITY MAP

0 250' 500' 1000'

SCALE: 1" = 500'

NORTH

PROJECT TEAM

DEVELOPER	ARCHITECT	CIVIL ENGINEER	SURVEYOR	LANDSCAPE ARCHITECT
CONFLUENCE DEVELOPMENT 15710 W COLFAX AVE, SUITE 202 GOLDEN, CO 80401 CONTACT: MR. TONY DE SIMONE PHONE: 303.643.5799	CRAINE ARCHITECTURE 2190 EAST 17TH AVE DENVER, CO 80206 CONTACT: MR. KIERAN MCGUIRE PHONE: 720.457.2012	2N CIVIL, LLC 6 INVERNESS COURT EAST, SUITE 125 ENGLEWOOD, CO 80122 CONTACT: MR. ERIC TUIN PHONE: 303.925.0547	POWER SURVEYING COMPANY, INC. 120 W. 84TH AVENUE THORNTON, CO 80260 CONTACT: MR. RICHARD B. GABRIEL, P.L.S. PHONE: 303.702.1617	STUDIO INSITE 3457 RINGSBY COURT, UNIT 223 DENVER, CO 80216 CONTACT: MR. ART MALITO PHONE: 303.433.7100

VARIANCE REQUESTS

PROJECT SDP 16-0020: RIVERWALK
TOWN OF CASTLE ROCK

CODE SECTION:
TOWN OF CASTLE ROCK TRANSPORTATION DESIGN CRITERIA MANUAL, SECTION 2.4.8.

CODE SECTION DESCRIPTION:
NO SOLID OBJECTS EXCEEDING (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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 TRIANGLES.

VARIANCE REQUEST DESCRIPTION:
THE PLACEMENT ALONG THE STREET WILL CREATE A STRONGER BUFFER BETWEEN VEHICULAR AND PEDESTRIAN TRAFFIC. ADDITIONALLY, THIS PLACEMENT WILL ALLOW FOR FEWER OBSTRUCTIONS AND CONGESTION ADJACENT TO THE BUILDING ENTRIES WHICH WILL ALLOW FOR BETTER EMERGENCY AND EXTERIOR RETAIL SPILL OUT SPACE. REMOVING THE BIKE RACKS WILL ENCOURAGE CYCLISTS TO LOCK THEIR BIKES TO ADJACENT TREES, LIGHT POLES, RAILINGS, AND OTHER ITEMS WHICH MAY CAUSE PROPERTY DAMAGE. NO ADVERSE IMPACTS ARE SEEN THAT WOULD CREATE A DETRIMENT TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

CODE SECTION:
DOWNTOWN OVERLAY DISTRICT (TITLE 17.42.080.B.6)

CODE SECTION DESCRIPTION:
CODE REQUIRES (1) CANOPY TREE PER 22' OF FRONTAGE AND (5) SHRUBS OR (7) PERENNIALS PER REQUIRED TREE. BASED UPON THESE REQUIREMENTS, A TOTAL OF (16) STREET TREES AND (112) PERENNIALS ARE REQUIRED.

VARIANCE REQUEST DESCRIPTION:
APPROXIMATELY 33'-6" OF BUILDING FRONTAGE ON THE SOUTH PROPERTY FRONTS THE EXISTING BRIDGE MAKING IT UNUSABLE FOR TREE PLACEMENT. AS AN EXTENSION TO THE BRIDGE, EGRESS SPACE IS NECESSARY FOR THE EXISTING ATTACHED BRIDGE WALKWAY. ADDITIONALLY, TREES HAVE BEEN EXCLUDED TO ALLOW OPEN VIEWS TO THE ADJACENT GULCH, ARCHITECTURE, AND TO AVOID CONFLICT WITH THE EXISTING 24" STORM LINE ON THE SOUTHEAST CORNER OF THE NORTH SITE. THIS SPACING ALLOWS FOR PROPER LIGHT FIXTURE SPACING BETWEEN TREES THAT IS CONSISTENT WITH THE WILCOX STREETSCAPE. A TOTAL OF (8) STREET TREES AND (235) PERENNIALS ARE PROPOSED ALONG WILCOX.

SUMMARY TABLES:

SUMMARY TABLE - NORTH SITE		
GENERAL ZONE LOT INFORMATION	**SQ. FT.**	**ACRES**
LOT AREA	43,591 SF.	1.001 ACRES
	PERMITTED	**PROPOSED**
BUILDING GROUND COVERAGE	43,591 SF.	37,202.5 SF.
BUILDING HEIGHT - NORTH SITE	**PERMITTED**	**PROPOSED**
BUILDING HEIGHT, STORIES (MAX)	4	5
VARIANCE FOR ADDITIONAL STORY FOR BUILDING LOCATED WITHIN DOWNTOWN CORE DISTRICT, APPROVED BY DRB 9/14/16		
BUILDING HEIGHT, FEET (MAX)	60'	59'-0"
PARKING	**REQUIRED / PERMITTED**	**PROVIDED**
STANDARD	NA	158
ACCESSIBLE	6	6
COMPACT (30% PERMITTED)	47 (PERMITTED)	0
TOTAL	NA	158
SETBACKS	**REQUIRED (MIN)**	**PROVIDED**
FRONT YARD	0	9'-4"
SIDE YARD - NORTH	0	0'-6"
SIDE YARD - SOUTH	0	9'-9 1/2"
REAR YARD	0	5'-8"
MAXIMUM BUILDING SETBACK - *MIN 25% FRONTAGE, SETBACK 0'/20' **(25% x 127'-9 1/2" = 31'-11")***	31'-11"	127'-9 1/2"
PROGRAM SUMMARY		
RETAIL	7,943 SF	
RESIDENTIAL	104,409 SF	
TOTAL DWELLING UNITS (DU)	114 DU	
DENSITY	114 DU / ACRE	
SINGLE FAMILY EQUIVALENT UNITS	121.97 SFE	
PARKING	58,854 SF	
LANDSCAPE SUMMARY		
BUILDING COVERAGE	35,229 SF	
PAVEMENT COVERAGE	5,490 SF	
LANDSCAPE COVERAGE	3,095 SF	
TOTAL	43,814 SF	

SUMMARY TABLE - SOUTH SITE		
GENERAL ZONE LOT INFORMATION	**SQ. FT.**	**ACRES**
LOT AREA	60,000 SF.	1.377 ACRES
	PERMITTED	**PROPOSED**
BUILDING GROUND COVERAGE	60,000 SF.	38,206 SF.
BUILDING HEIGHT - NORTH SITE	**PERMITTED**	**PROPOSED**
BUILDING HEIGHT, STORIES (MAX)	6	6
BUILDING HEIGHT, FEET (MAX)	NA	70'-0"
PARKING	**REQUIRED / PERMITTED**	**PROVIDED**
STANDARD	NA	143
ACCESSIBLE	6	6
COMPACT (30% PERMITTED)	52 (PERMITTED)	20
TOTAL	NA	169
SETBACKS	**REQUIRED (MIN)**	**PROVIDED**
FRONT YARD	0	5'-4"
SIDE YARD - NORTH	0	0'-7"
SIDE YARD - SOUTH	0	50'-4 1/4"
REAR YARD	0	14'-9"
MAXIMUM BUILDING SETBACK - *MIN 25% FRONTAGE, SETBACK 0'/20' **(25% x 112'-8" = 28'-2")***	28'-2"	112'-8"
PROGRAM SUMMARY		
RETAIL	5,065 SF	
OFFICE	34,520 SF	
RESIDENTIAL	113,500 SF	
TOTAL DWELLING UNITS (DU)	114 DU	
DENSITY	82.79 DU / ACRE	
SINGLE FAMILY EQUIVALENT UNITS	151.6 SFE	
PARKING	68,275 SF	
LANDSCAPE SUMMARY		
BUILDING COVERAGE	38,206 SF	
PAVEMENT COVERAGE	16,217 SF	
LANDSCAPE COVERAGE	5,577 SF	
TOTAL	60,000 SF	

SHEETS INDEX (CCOD)	
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SHEET 2	SITE PLAN - NORTH BUILDING
SHEET 3	SITE PLAN - SOUTH BUILDING
SHEET 4	GRADING PLAN - NORTH BUILDING
SHEET 5	GRADING PLAN - SOUTH BUILDING
SHEET 6	UTILITIES PLAN - NORTH BUILDING
SHEET 7	UTILITIES PLAN - SOUTH BUILDING
SHEET 8	BUILDING ELEVATIONS - NORTH BUILDING
SHEET 9	BUILDING ELEVATIONS - NORTH BUILDING
SHEET 10	BUILDING ELEVATIONS - SOUTH BUILDING
SHEET 11	BUILDING ELEVATIONS - SOUTH BUILDING
SHEET 12	BIRDSEYE PERSPECTIVES

SHEETS INDEX (CCOD)	
Sheet Number	Sheet Name
SHEET 13	STREET PERSPECTIVES
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SHEET 15	NORTH SITE PLAN
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SHEET 17	NORTH LANDSCAPE PLAN
SHEET 18	SOUTH LANDSCAPE PLAN
SHEET 19	PLANTING NOTES AND DETAILS
SHEET 20	PRELIMINARY SITE FURNISHING ALTERNATIVES
SHEET 21	PHOTOMETRIC PLAN - NORTH BUILDING
SHEET 22	PHOTOMETRIC PLAN - SOUTH BUILDING
SHEET 23	PHOTOMETRIC DETAILS

SURVEYOR'S CERTIFICATION:

I, RICHARD B. GABRIEL 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 THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR — DATE 5/31/17

RICHARD B. GABRIEL, P.L.S.
COLORADO LICENSE NUMBER 37929
120 W. 84TH AVENUE
THORNTON, CO 80260
(303) 702-1617

CIVIL ENGINEER'S STATEMENT

I, Eric P. Tuin 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 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER — DATE 5/30/17

ERIC TUIN
2N CIVIL, LLC
6 INVERNESS COURT EAST, SUITE 125
ENGLEWOOD, CO 80122
303.925.0547

TITLE CERTIFICATION:

I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE — Land Title Guarantee Company TITLE COMPANY — SIGNED THIS 22nd DAY OF May 2017

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 2017 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES: 10/21/17

JESSICA CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067315
My Commission Expires October 21, 2017

DESIGN REVIEW BOARD APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26TH DAY OF April 2017

CHAIR — 7/7/2017 DATE — DEVELOPMENT SERVICES DIRECTOR — 7/7/2017 DATE

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED NOVEMBER 3, 2015 AT RECEPTION NO. 2015079682, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(FIRST BANK) — SIGNED THIS 12nd DAY OF May 2017

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 2017 BY Chad Mitchell AS EVP OF FIRST BANK.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 12/29/19

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:16pm ON THE 7th DAY OF July 2017 AT RECEPTION NO. 2017046145

DOUGLAS COUNTY CLERK AND RECORDER
BY: Sandra C. Sierra DEPUTY

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 HEREON.

BATES LEASING COMPANY, LTD., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY Roxanne J. Anderson

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 2017 BY Roxanne Anderson AS Manager OF BATES LEASING COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES: 1-13-2020

ANGELA NELSON
NOTARY PUBLIC
STATE OF COLORADO

CD - WILCOX, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY Cathy Cashmore

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 2017 BY Anthony DeSimone AS President OF CD-WILCOX, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES: 1-13-2020

ANGELA NELSON
NOTARY PUBLIC
STATE OF COLORADO

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ MAYOR — ATTEST: _____ TOWN CLERK — SIGNED THIS _____ DAY OF _____, 20___

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES: _____

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

BY: _____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES: _____

COVER SHEET
SHEET 1
4/5/2017 5:10:56 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJO

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK

BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

Prepared by:
2N Civil, LLC
6 Inverness Court E, Suite 125
Englewood, Colorado 80112
Ph. 303.925.0544
www.2ncivil.com

1"=20'

THIRD STREET
(80' ROW)

N 89°16'00" W (C) 380.00'(C)(R)

S 89°16'00" E 300.00'

N 00°44'00" E 124.46'

N 76°47'42" W 143.38'

S 00°44'00" W 5.42'

N 89°16'00" W 160.00

S 00°44'00" W 760.00'

N WILCOX STREET (80' ROW)

SECOND STREET (80' ROW)

WILCOX STREET BRIDGE

LOT 18 | LOT 17 | LOT 16 | LOT 15 | LOT 13A | LOT 12 | LOT 11 | LOT 10A | BLOCK 23 LOT 6A-1 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

PROPOSED SITE RESIDENTIAL/RETAIL 43,591 SQ FT 1.000 ACRES +/-

ZONING B BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT

REMAINDER OF LOT 16 (NOT A PART)

MATCHLINE SEE SHEET 3

Existing Masonry & Stone Address: 210 Third Street

Existing Masonry Offices and Parking Garage

Existing 1-Story Masonry Address: 221 Wilcox Street

OLD STONE CHURCH LLC

MERCHANTILE COMMONS LLC

211 WILCOX LLC (NIEBUR DEVELOPMENT PROJECT)

BOARD OF COUNTY COMMISSIONERS DOUGLAS COUNTY

TOWN OF CASTLE ROCK

COLORADO DEPT OF TRANSPORTATION

(VACATED PORTION OF JERRY STREET REC NO. 1874010001)

EX. ASPHALT

EX. CONCRETE

EX. GRAY CONCRETE PVMT., STANDARD

EX. BUILDING

PR. GRAY CONCRETE PVMT., STANDARD

PR. BUILDING

EX. ASPHALT, CURB AND GUTTER TO BE REMOVED

EX. CONCRETE RETAINING WALL (TO REMAIN)

EX. ASPHALT PARKING (PRIVATE)

EX. 4' WIDE CONCRETE WALK

EX. 10' WIDE CONCRETE TRAIL

EX. GABION WALL

EX. 2 HR. PARKING SIGN (TO BE RELOCATED)

EX. UTILITY EASEMENT BK 960 PG 660, 661 (TO BE VACATED)

EX. 20.0' ALLEY R.O.W. (TO BE VACATED)

EX. 20.0' VACATED ALLEY

EX. 80' VACATED SECOND STREET

EX. CURB CUT

EX. LOT LINE (TYP.)

EX. LIGHT POLE

EX. PARKING

EX. PARKING (PRIVATE)

EX. CURB CUT

EX. 10.5' SIDEWALK

EX. 5.1' SIDEWALK

EX. 6.5' WALK

EX. 8' CONCRETE WALK

EX. 6.4'

EX. 11.5'

EX. 40'

EX. 80' R.O.W.

EX. 54.9' FL-FL

EX. 54.6' FL-FL

EX. 14.0'

EX. 12.0'

EX. 17.6'

EX. 11.0'

EX. 10.5'

EX. 5.0'

EX. 2.0'

EX. 8.0' PL-BL

EX. 4.0' FL-FL

EX. 11.0' PL-FL

EX. 9.2' PL-BL

EX. 8.8' PL-BL

EX. 21.6' PL-BL

EX. 18.0' PL-BL

EX. 10.0' PL-BL

EX. 33.0' R.O.W.

EX. 26.5' R.O.W.

EX. 28.0' R.O.W.

EX. 4.5' ROW-FL

EX. 4.5'

EX. 8.0'

EX. CONCRETE ENTRY DRIVE

EX. EXISTING PARKING (2-STALLS TO BE REMOVED)

EX. PAVEMENT MARKINGS (TYP)

EX. N.W. COR. BLOCK 23

EX. CONCRETE

EX. ASPHALT

PROPOSED PAVED ALLEY RECONSTRUCTION

PROPOSED PAVED ALLEY

PROPOSED STOP SIGN MUTCD R1-1

PROPOSED RETAINING WALL, MAX HEIGHT=2'

PROPOSED 6" VERTICAL CURB & GUTTER

PROPOSED RELOCATED PARKING GARAGE ENTRY

PROPOSED 6" VERTICAL CURB AND GUTTER W/ ATTACHED WALK PER TOWN OF CASTLE ROCK DETAIL CG-2

PROPOSED PATIO

PR. PROPERTY LINE

PR. DRAINAGE EASEMENT (FOR SAND FILTER BASIN)

PR. UTILITY EASEMENT (FOR EX. STORM PIPES)

PR. WALL H=10'

PR. WALL FF=11'

PR. PLANTINGS RE: LANDSCAPE PLANS (TYP).

PR. DRIVEWAY CUT PER TOWN OF CASTLE ROCK DETAIL CG-4

PR. L/S STRIP

PR. CURB

PEDESTRIAN WALKWAY

100 YR FLOODPLAIN

FUTURE ALLEY RIGHT-OF-WAY

FUTURE BUILDING LINE MERCHANTILE COMMONS (APPROXIMATE)

FUTURE BUILDING LINE NIEBUR DEVELOPMENT (APPROXIMATE)

FUTURE GARAGE ENTRY NIEBUR DEVELOPMENT (APPROXIMATE)

ROADWAY SIGHT TRIANGLE PER AASHTO @ 25 MPH

ROADWAY SIGHT TRIANGLE PER AASHTO (SEE TABLE THIS SHEET)

15'x15' INTERSECTION SAFETY TRIANGLE

CONNECT TO EX. FLOWLINE

CONNECT TO EX. SIDEWALK

BUILDING OUTLINE LEVEL P1 [LOWER PARKING LEVEL]

BUILDING OUTLINE LEVEL 1 [STREET LEVEL]

PARKING GARAGE ENTRY/EXIT TO LEVEL P1 [LOWER PARKING LEVEL]

PARKING GARAGE ENTRY/EXIT TO LEVEL L1 [UPPER PARKING LEVEL]

BIKE STORAGE ROOM

TRASH ROOM

MAIL

VACATED ALLEY

TIE TO EX. ASPHALT

TIE TO EX. CURB AND GUTTER

TIE TO EXISTING GABION RETAINING WALL

TIE TO EXISTING RETAINING WALL TO BUILDING WALL H=20'

EXISTING CURB & GUTTER TO BE REMOVED

ASPHALT (TO REMAIN)

REMOVE AND REPLACE ADA RAMP ALIGN WITH FESTIVAL PARK IMPROVEMENTS

EXISTING CROSSWALK TO BE REMOVED AS A PART OF FESTIVAL PARK IMPROVEMENTS

CURB AND GUTTER, CROSSWALK, AND ADA RAMP TO BE CONSTRUCTED AS A PART OF FESTIVAL PARK IMPROVEMENTS

ROAD RE-STRIPING TO BE CONSTRUCTED AS A PART OF FESTIVAL PARK IMPROVEMENTS

END NEW WALK, CONNECT TO EX. SIDEWALK

PRIOR TO OBTAINING BUILDING PERMIT FOR NORTH BUILDING, PEDESTRIAN WALKWAY MUST RECEIVE PERMISSION FROM US FISH & WILDLIFE.

SELLARS GULCH FLOWLINE (APPROX.)

ROADWAY SIGHT TRIANGLE PER AASHTO @ 25 MPH

PROPOSED PAVED ALLEY

PROPOSED STOP SIGN MUTCD R1-1

PROPOSED RETAINING WALL, MAX HEIGHT=2'

6.4' OF EX. BLOCK WALL TO BE REMOVED FROM NEW ALLEY R.O.W.

15'x15' INTERSECTION SAFETY TRIANGLE

PROPOSED 6" VERTICAL CURB & GUTTER

PROPOSED RELOCATED PARKING GARAGE ENTRY

Existing Masonry Parking Garage

ZONING B BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT

Internal Copy

MATERIAL LEGEND

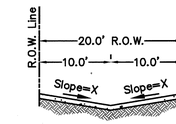
- EX. GRAY CONCRETE PVMT., STANDARD
- EX. ASPHALT
- EX. BUILDING
- PR. GRAY CONCRETE PVMT., STANDARD
- PR. BUILDING

SIGHT TRIANGLES

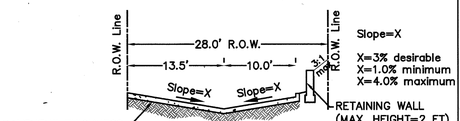
TYPE:	SIZE:	RESTRICTIONS:
INTERSECTION SAFETY	15' LEG x 15' LEG	WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION
AASHTO ROADWAY (PRIVATE DRIVE)	335' LEG x **10'** BEHIND FLOWLINE WILCOX POSTED AT 25 MPH	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET
AASHTO ROADWAY (PUBLIC DRIVE)	335' LEG x **14.5'** BEHIND FLOWLINE WILCOX POSTED AT 25 MPH	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET
AASHTO ROADWAY (PUBLIC DRIVE)	335' LEG x **14.5'** BEHIND FLOWLINE ALLEY POSTED AT 10 MPH [335' LEG RESTRICTED BY STREET GRID; GREATEST LENGTH SHOWN]	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET

PHASING NOTE:

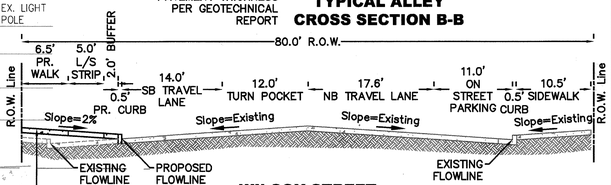
THE RIVERWALK PROJECT WILL BE BUILT IN TWO PHASES. RIVERWALK SOUTH WILL BE CONSTRUCTED FIRST AS PHASE 1, FOLLOWED BY RIVERWALK NORTH AS PHASE 2.



TYPICAL ALLEY CROSS SECTION A-A



TYPICAL ALLEY CROSS SECTION B-B



WILCOX STREET TYPICAL CROSS SECTION C-C

BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

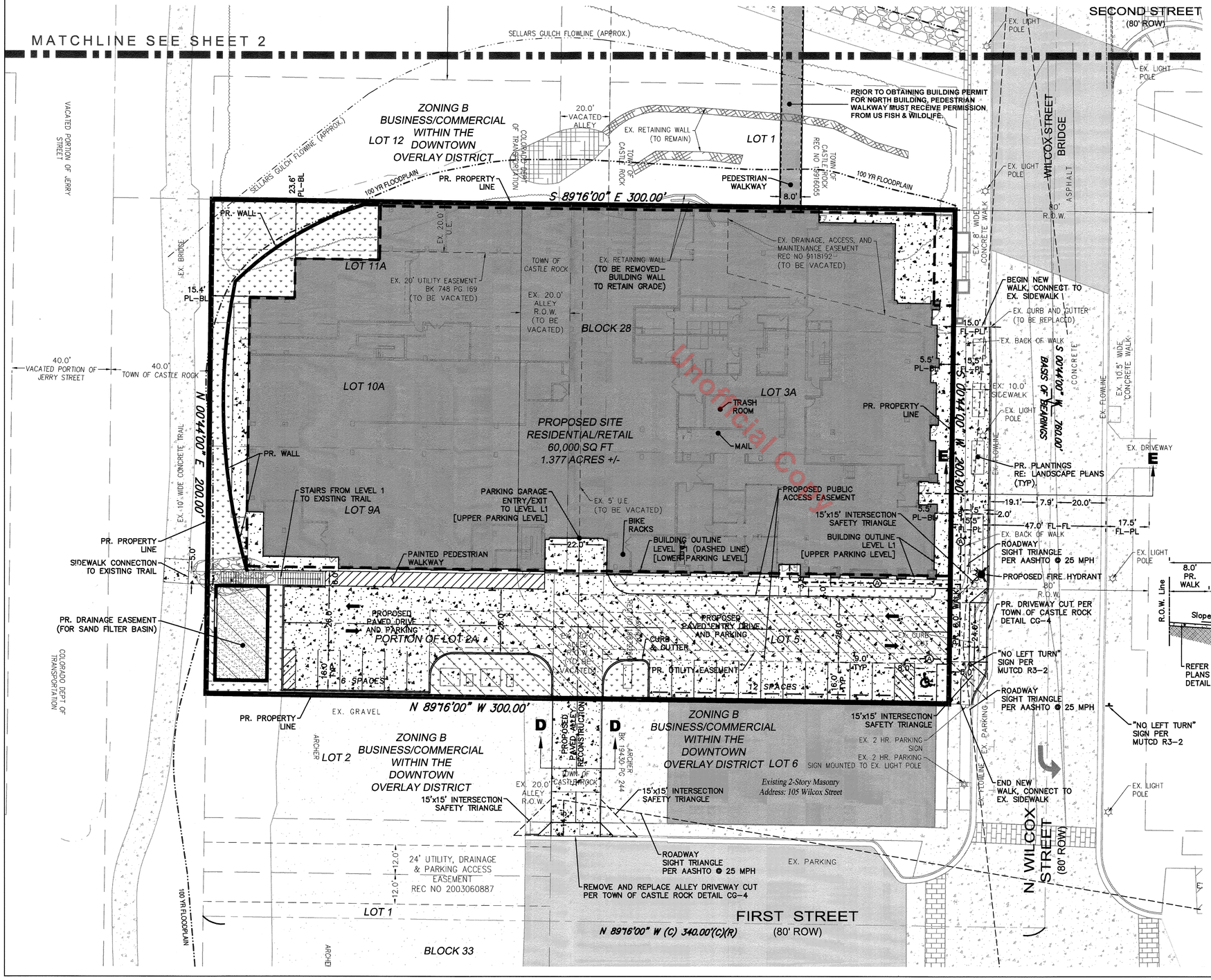
BENCHMARK

PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

GENERAL SITE PLAN - NORTH BUILDING
SHEET 2
04/05/2017

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET
PROJECT NO. SDP16-0020

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



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Englewood, Colorado 80112
Ph. 303.925.0544
www.2ncivil.com

0 20 40 Feet
1"=20'

MATERIAL LEGEND

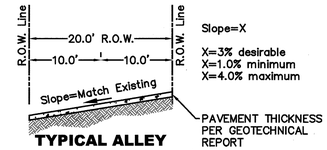
- EX. GRAY CONCRETE PVMT., STANDARD
- EX. ASPHALT
- EX. BUILDING
- PR. GRAY CONCRETE PVMT., STANDARD
- PR. BUILDING
- ACCESSIBLE ROUTE

SIGHT TRIANGLES

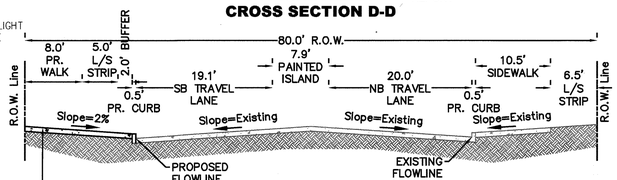
TYPE:	SIZE:	RESTRICTIONS:
INTERSECTION SAFETY	15' LEG x 15' LEG	WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE STREET ELEVATION
AASHTO ROADWAY (PRIVATE DRIVE)	335' LEG x **10'** BEHIND FLOWLINE WILCOX POSTED AT 25 MPH	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET
AASHTO ROADWAY (PUBLIC DRIVE)	335' LEG x **14.5'** BEHIND FLOWLINE WILCOX POSTED AT 25 MPH	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET
AASHTO ROADWAY (PUBLIC DRIVE)	335' LEG x **14.5'** BEHIND FLOWLINE ALLEY POSTED AT 10 MPH [335' LEG RESTRICTED BY STREET GRID; GREATEST LENGTH SHOWN]	NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET

PHASING NOTE:

THE RIVERWALK PROJECT WILL BE BUILT IN TWO PHASES. RIVERWALK SOUTH WILL BE CONSTRUCTED FIRST AS PHASE 1, FOLLOWED BY RIVERWALK NORTH AS PHASE 2.



TYPICAL ALLEY CROSS SECTION D-D



WILCOX STREET TYPICAL CROSS SECTION E-E

BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK

PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

GENERAL SITE PLAN - SOUTH BUILDING
SHEET 3
04/05/2017

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK

BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

THIRD STREET
(80' ROW)

CONCRETE

EX. CONCRETE ENTRY DRIVE

PROPOSED PAVED ALLEY

PR. RETAINING WALL 75' IN LENGTH, 3' TALL

BW=6200.78
TW=6201.00

BW=6199.06
TW=6201.00

BW=6199.02
TW=6200.50

BW=6198.46
TW=6200.00

PROPOSED RETAINING WALL, MAX HEIGHT=2'

Existing Masonry Offices and Parking Garage

Existing Masonry & Stone Address: 317 Third Street

APPROX. BOUNDARY OF VEGETATION

OLD STONE CHURCH LLC

8.4' OF EX. MANSONRY WALL TO BE REMOVED FROM NEW ALLEY R.O.W.

FUTURE BUILDING LINE MERCHANTILE COMMONS (APPROXIMATE)

MERCHANTILE COMMONS LLC

FUTURE BUILDING LINE NIEBUR DEVELOPMENT (APPROXIMATE)

Existing 1-Story Masonry Address: 221 Wilcox Street

211 WILCOX LLC
(NIEBUR DEVELOPMENT PROJECT)

NEW ALLEY GRADE TO BE ABOVE EX. GRADE BY APPROX. 5'

EX. CONCRETE RETAINING WALL (TO REMAIN)

FUTURE GARAGE ENTRY NIEBUR DEVELOPMENT (APPROXIMATE)

ROADWAY SIGHT TRIANGLE PER AASHTO @ 25 MPH

15'x15' INTERSECTION SAFETY TRIANGLE

CONNECT TO EX. FLOWLINE

27" RCP

18" RCP

18" RCP

N. WILCOX STREET
(80' ROW)

PR. DRIVEWAY CUT PER TOWN OF CASTLE ROCK DETAIL CG-4

PROPOSED PAVED ALLEY RECONSTRUCTION

S 89°16'00" E 300.00

15'x15' INTERSECTION SAFETY TRIANGLE

15'x15' INTERSECTION SAFETY TRIANGLE

EX. 20.0' ALLEY (TO BE VACATED)

PARKING GARAGE ENTRY/EXIT TO LEVEL L1 [UPPER PARKING LEVEL] DRIVEWAY ELEVATION AT PROPERTY LINE=6203.4±

ROADWAY SIGHT TRIANGLE PER AASHTO @ 25 MPH

80' R.O.W.

EX. 30" RCP

S 00°44'00" W 760.00'
BASIS OF BEARINGS

S 00°44'00" W 150.00'
PROPOSED SIDEWALK

Existing Masonry Parking Garage

N 00°44'00" E 124.46'

EXISTING CURB & GUTTER TO BE REMOVED

PARKING GARAGE ENTRY/EXIT TO LEVEL P1 [LOWER PARKING LEVEL] DRIVEWAY ELEVATION AT PROPERTY LINE=6194.1±

EX. UTILITY EASEMENT BK 960 PG 660, 661 (TO BE VACATED)

EX. UTILITY EASEMENT BK 960 PG 660, 661 (TO BE VACATED)

ALL ROOF DRAINS SHALL BE ROUTED TO PROPOSED SAND FILTER BASIN

PR. DRAINAGE EASEMENT (FOR SAND FILTER BASIN)

EX. RCP STORM (TO BE REMOVED OR ABANDONED)

EX. TYPE R INLET AND RCP STORM (TO BE REMOVED AND RELOCATED)

EXISTING DETENTION POND

100 YR FLOODPLAIN

PROPOSED SAND FILTER BASIN

CLEANOUT (TYP)

PEDESTRIAN WALKWAY CONNECTING LEVELS P2 DECK ELEVATION=6217.4±

PR. TYPE 16 INLET

PR. 24" RCP

PR. 5' DIA. STORM MANHOLE

PR. 24" RCP

PR. 5' DIA. STORM MANHOLE

REMOVE AND REPLACE ADA RAMP

TIE TO EXISTING GABION RETAINING WALL

CDOT TYPE C OUTLET BOX

WEIR WALL TO PASS MAJOR STORM

PR. WALL H=10'

PERFORATED PVC PIPE

N 76°47'42" W 143.38'

24" RCP

PR. WALL H=11'

N 89°16'00" W 160.00'

S 00°44'00" W 5.42'

8.0'

100 YR FLOODPLAIN

EX. CONCRETE TRAIL

EX. 30" RCP

EX. 24" RCP

EX. 24" FES

PROPOSED 18" RCP FLARED END SECTION PROVIDE RIPRAP ENERGY DISSIPATION

TIE TO EXISTING RETAINING WALL

APPROX. BOUNDARY OF VEGETATION

EX. 10' WIDE CONCRETE TRAIL

EX. 10' WIDE CONCRETE TRAIL

END NEW WALK

SECOND STREET
(80' ROW)

WILCOX STREET BRIDGE

SELLARS GULCH FLOWLINE (APPROX.)

EX. 30" FES
INV OUT=6182.63

EX. 24" RCP
INV OUT=6181.87

PRIOR TO OBTAINING BUILDING PERMIT FOR NORTH BUILDING, PEDESTRIAN WALKWAY MUST RECEIVE PERMISSION FROM US FISH & WILDLIFE.

MATCHLINE SEE SHEET 5

Official Copy

LEGEND

EXISTING		PROPOSED	
	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	STORM SEWER MAIN		BUILDING LINE
	STORM SEWER INLET		STORM SEWER MAIN
	STORM SEWER MANHOLE		STORM SEWER MAHOLE
5225	MAJOR CONTOUR		STORM INLET
5227	MINOR CONTOUR		STORM PERFORATED PIPE
45.1%	EXISTING SLOPE		STORM CLEANOUT
		5225	PROPOSED MAJOR CONTOUR
		5227	PROPOSED MINOR CONTOUR
		6203.07	PROPOSED SPOT ELEVATION
		2.0%	PROPOSED SLOPE

0 20 40 Feet
1"=20'

N

Riverwalk North - Summary Volume Table

BMP TYPE	WATERSHED AREA (ac)	REQUIRED VOLUME (cf)	REQUIRED VOLUME (ac-ft)
SAND FILTER	0.90	1,054	0.024

NOTES:

1. Flood Zone Designation: By graphic plotting a portion of the subject property lies within Zone X (areas determined to be outside the 0.2% percent annual chance floodplain), and Zone AE (areas of special flood hazard, base flood elevations determined), and Zone AE Floodway (areas of special flood hazard), as shown on FEMA/FIRM Map Number 08035C0301G with an effective date of March 16, 2016.

2N CIVIL

Prepared by:
2N Civil, LLC
6 Inverness Court E, Suite 125
Englewood, Colorado 80112
Ph. 303.925.0544
www.2ncivil.com

BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

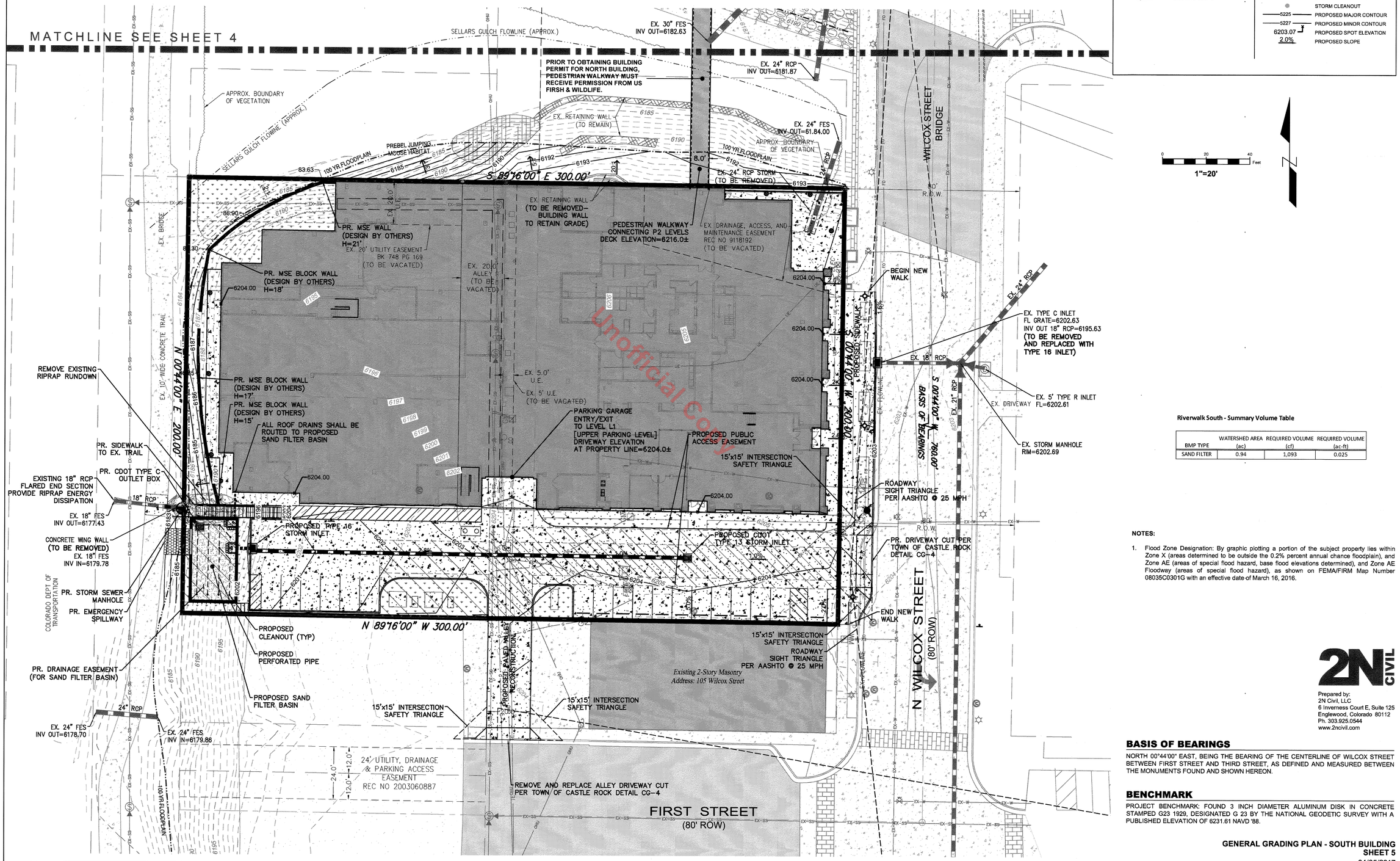
BENCHMARK

PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

GENERAL GRADING PLAN - NORTH BUILDING
SHEET 4
04/05/2017

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET
PROJECT NO. SDP16-0020

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



LEGEND

EXISTING	PROPOSED
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
STORM SEWER MAIN	BUILDING LINE
STORM SEWER INLET	STORM SEWER MAIN
STORM SEWER MANHOLE	STORM SEWER MAHOLE
5225 MAJOR CONTOUR	STORM INLET
5227 MINOR CONTOUR	STORM PERFORATED PIPE
45.1% EXISTING SLOPE	STORM CLEANOUT
	5225 PROPOSED MAJOR CONTOUR
	5227 PROPOSED MINOR CONTOUR
	6203.07 PROPOSED SPOT ELEVATION
	2.0% PROPOSED SLOPE

0 20 40 Feet
1"=20'

Riverwalk South - Summary Volume Table

BMP TYPE	WATERSHED AREA (ac)	REQUIRED VOLUME (cf)	REQUIRED VOLUME (ac-ft)
SAND FILTER	0.94	1,093	0.025

NOTES:

1. Flood Zone Designation: By graphic plotting a portion of the subject property lies within Zone X (areas determined to be outside the 0.2% percent annual chance floodplain), and Zone AE (areas of special flood hazard, base flood elevations determined), and Zone AE Floodway (areas of special flood hazard), as shown on FEMA/FIRM Map Number 08035C0301G with an effective date of March 16, 2016.

2N CIVIL
Prepared by:
2N Civil, LLC
6 Inverness Court E, Suite 125
Englewood, Colorado 80112
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BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK

PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

GENERAL GRADING PLAN - SOUTH BUILDING
SHEET 5
04/05/2017

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

THIRD STREET (80' ROW)

EX. FIRE HYDRANT (30' NORTH OF THIS LOCATION AT NORTHWEST CORNER OF JERRY ST & THIRD ST)
EX. SANITARY SEWER MANHOLE
EX. 1" TYPE K WATER SERVICE
EX. 6" DIP WATERLINE
EX. FIRE HYDRANT AT SOUTHWEST CORNER OF N WILCOX ST & THIRD STREET
EX. FIRE HYDRANT AT NORTHEAST CORNER OF N WILCOX ST & THIRD STREET
115' HYDRANT SPACING
383' HYDRANT SPACING

REMOVED EX. CURB HEAD ALONG EX. DRIVE
PROPOSED PAVED ALLEY
EX. SANITARY SEWER MAIN
Existing Masonry Offices and Parking Garage
Existing Masonry & Stone Address: 210 Third Street
Existing 1-Story Masonry Address: 221 Wilcox Street
FUTURE BUILDING LINE MERCHANTILE COMMONS (APPROXIMATE)
FUTURE BUILDING LINE NIEBUR DEVELOPMENT (APPROXIMATE)
EX. 1" TYPE K WATER SERVICE
EX. 6" DIP WATERLINE
PROPOSED 4' DIA. SANITARY SEWER MANHOLE
20.0' EL-FL
PROPOSED 6" SANITARY SEWER SERVICE CONNECTION
PROPOSED 6 LF 6" SEWER SERVICE EXTENSION @ 2%
PROPOSED 6" SANITARY SEWER SERVICE CONNECTION
EX. SANITARY SEWER MANHOLE RIM=6195.72
INV IN(SW)=6191.10 (SIZE UNKNOWN)
INV IN(E)=6191.02 8"VCP
INV OUT(W)=6190.92 8"VCP
(TO BE REMOVED)
314 LF ~ PR. 8" PVC SANITARY SEWER MAIN
S 89°16'00" E 300.00'
EX. SANITARY SEWER MAIN (TO BE ABANDONED)
PROPOSED PAVED ALLEY RECONSTRUCTION
EX. SANITARY SEWER MAIN (TO BE ABANDONED)
PROPOSED 4' DIA. SANITARY SEWER MANHOLE
PR. PROPERTY LINE
9 LF ~ PR. 8" PVC SANITARY SEWER MAIN
PARKING GARAGE ENTRY/EXIT TO LEVEL L1 [UPPER PARKING LEVEL]
EX. GREASE TRAP (TO BE REMOVED)
EX. ELEC METER/PEDESTALS TO BE REMOVED OR RELOCATED COORDINATE WORK WITH INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
EX. UTILITY EASEMENT BK 960 PG 660, 661 (TO BE VACATED)
Existing Masonry Parking Garage
RELOCATE ENTRY/EXIT TO PARKING GARAGE TO THIS LOCATION RE: STRUCTURAL PLANS
EX. OVERHEAD ELECTRIC LINE (TO BE RELOCATED)
EX. SANITARY SEWER MANHOLE RIM=6196.02
INV IN(E)=6189.97 8" VCP
INV OUT(N)=6189.92 8" VCP
(TO BE REMOVED)
EX. 6" SANITARY SEWER SERVICE FROM PARKING GARAGE
N 00°44'00" E 124.49'
PARKING GARAGE ENTRY/EXIT TO LEVEL P1 [LOWER PARKING LEVEL]
ALL ROOF DRAINS SHALL BE ROUTED TO PROPOSED SAND FILTER BASIN
PR. DRAINAGE EASEMENT (FOR SAND FILTER BASIN)
EX. RCP STORM (TO BE REMOVED)
EX. OVERHEAD ELECTRIC LINE (TO BE RELOCATED)
BUILDING OUTLINE LEVEL P1 [LOWER PARKING LEVEL]
EX. TYPE R INLET AND RCP STORM (TO BE REMOVED AND RELOCATED)
PR. PROPERTY LINE
EX. WATER SERVICE (SERVICE AND METER TO BE REMOVED)
PROPOSED DOMESTIC WATER SERVICE
PROPOSED ISOLATION VALVE
PROPOSED FIRELINE
PROPOSED TRANSFORMER
100 YR FLOODPLAIN
TIE TO EXISTING GABION RETAINING WALL
BUILDING OUTLINE LEVEL 1 [STREET LEVEL]
TIE TO EXISTING RETAINING WALL
PR. UTILITY EASEMENT (FOR EX. STORM PIPES)
PROPOSED TYPE 16 INLET
EX. SANITARY SEWER MANHOLE (SECURED LID) RIM=6181.47
INV IN(S)=21" PVC
INV OUT(W)=21" PVC
PROPOSED SAND FILTER BASIN
N 76°45'42" W 143.38'
24" RCP
PROPOSED PATIO
N 89°16'00" W 160.00'
S 00°44'00" W 5.42'
PR. PROPERTY LINE
PEDESTRIAN WALKWAY
EX. 24" FES
PROPOSED 18" RCP FLARED END SECTION PROVIDE RIPRAP ENERGY DISSIPATION
PRIOR TO OBTAINING BUILDING PERMIT FOR NORTH BUILDING, PEDESTRIAN WALKWAY MUST RECEIVE PERMISSION FROM US FISH & WILDLIFE.
EX. 30" FES INV OUT=6182.63
MATCHLINE SEE SHEET 7

27" RCP
18" RCP
18" RCP
EX. SANITARY SEWER MAIN
EX. 12" DIP WATERLINE
N WILCOX STREET (80' ROW)
BASIS OF BEARINGS S 00°44'00" W 760.00'
EX. 30" RCP
54.9' FL-FL
11.0' PL-FL
14.0' FL-FL
5.0' MIN.
EX. 30" RCP
EX. 24" RCP
EX. FIRE HYDRANT AT NORTHEAST CORNER OF WILCOX/SECOND ST.
SECOND STREET (80' ROW)
WILCOX STREET BRIDGE

LEGEND

EXISTING	PROPOSED
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
SANITARY SEWER MAIN	BUILDING LINE
SANITARY SEWER MANHOLE	SANITARY SEWER SERVICE
SANITARY SERVICE LINE	STORM SEWER MAIN
STORM SEWER MAIN	PERFORATED PIPE
STORM SEWER INLET	STORM SEWER CLEANOUT
STORM SEWER MANHOLE	STORM SEWER MANHOLE
EXISTING WATER LINE	FIRE LINE
FIRE HYDRANT	FIRE HYDRANT
VALVE	WATER SERVICE & METER
WATER SERVICE & METER	WATER VALVE
OVERHEAD UTILITY LINE	
ELECTRIC MANHOLE	
LIGHT POLE	
POWER POLE	
ELECTRIC BOX	
TRAFFIC BOX	
BURIED COMM. LINE	
GAS LINE	
BURIED ELECTRIC LINE	
GAS METER	
CLEANOUT	
FIBER OPTIC	

0 20 40 Feet
1"=20'

UTILITY NOTES

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

FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS: 2,250 GPM

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 2 FIRE HYDRANTS

CODE USED FOR ANALYSIS: 2012 IFC APPENDIX B
OCCUPANCY GROUP(S): A-2, S-2, B, M, R-2, A-3

FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE I-A: 66,263 SF
FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE V-A: 98,169 SF

THIS BUILDING IS FULLY SPRINKLERED

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BASIS OF BEARINGS

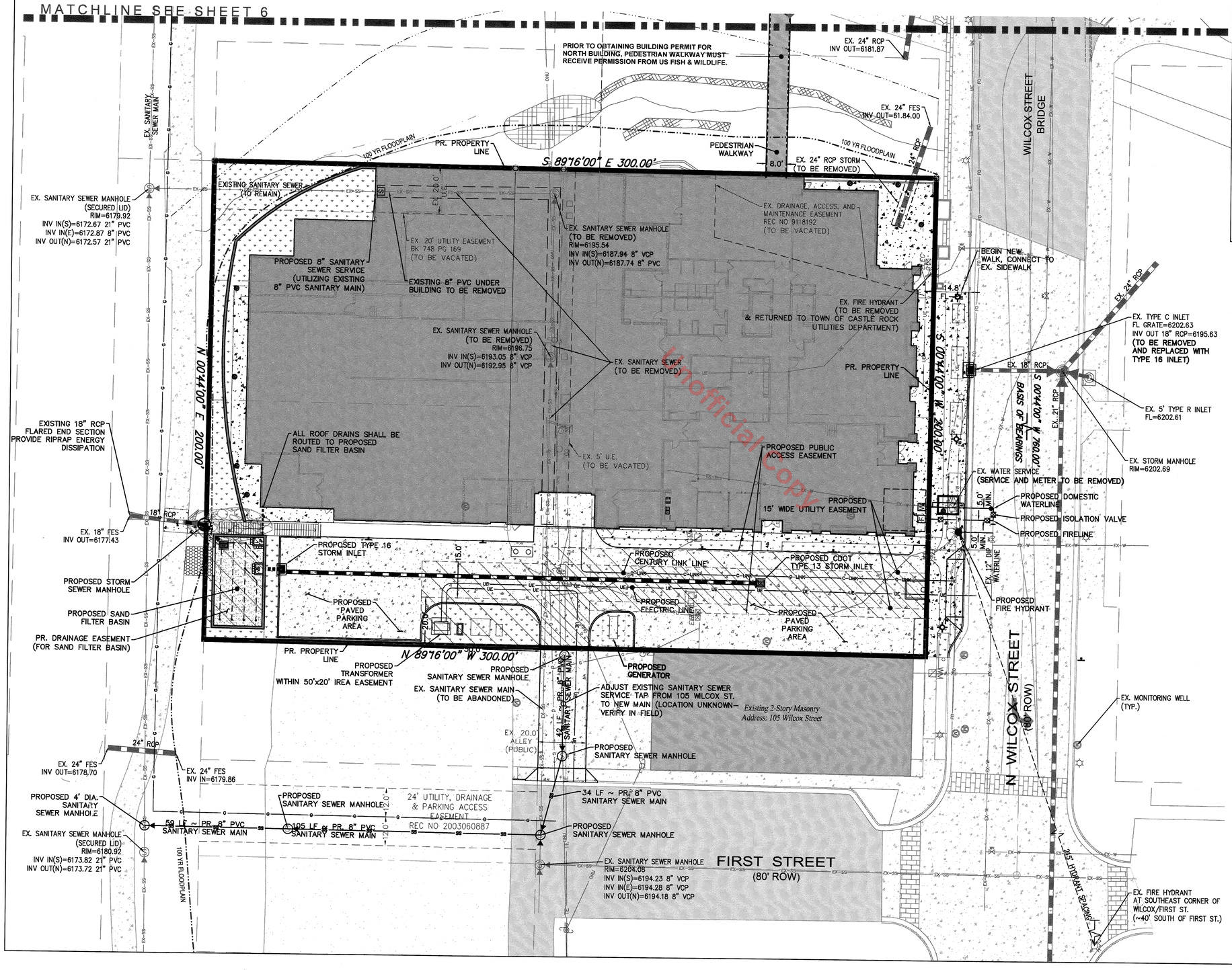
NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

BENCHMARK

PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

GENERAL UTILITIES PLAN - NORTH BUILDING
SHEET 6
01/18/2017

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



LEGEND

EXISTING	PROPOSED
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
SANITARY SEWER MAIN	BUILDING LINE
SANITARY SEWER MANHOLE	SANITARY SEWER SERVICE
SANITARY SERVICE LINE	STORM SEWER MAIN
STORM SEWER MAIN	PERFORATED PIPE
STORM SEWER INLET	STORM SEWER CLEANOUT
STORM SEWER MANHOLE	STORM SEWER MANHOLE
EXISTING WATER LINE	FIRE LINE
FIRE HYDRANT	FIRE HYDRANT
VALVE	WATER SERVICE & METER
WATER SERVICE & METER	WATER VALVE
OVERHEAD UTILITY LINE	
ELECTRIC MANHOLE	
LIGHT POLE	
POWER POLE	
ELECTRIC BOX	
TRAFFIC BOX	
BURIED COMM. LINE	
GAS LINE	
BURIED ELECTRIC LINE	
GAS METER	
CLEANOUT	
FIBER OPTIC	

0 20 40 Feet
1"=20'

UTILITY NOTES

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

FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS: 2,500 GPM

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 3 FIRE HYDRANTS

CODE USED FOR ANALYSIS: 2012 IFC APPENDIX B
OCCUPANCY GROUP(S): S-2, M, B, R-2

FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE I-A: 112,985 SF
FIRE FLOW CALCULATION AREA, CONSTRUCTION TYPE V-A: 112,652 SF

THIS BUILDING IS FULLY SPRINKLERED

2N CIVIL
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BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

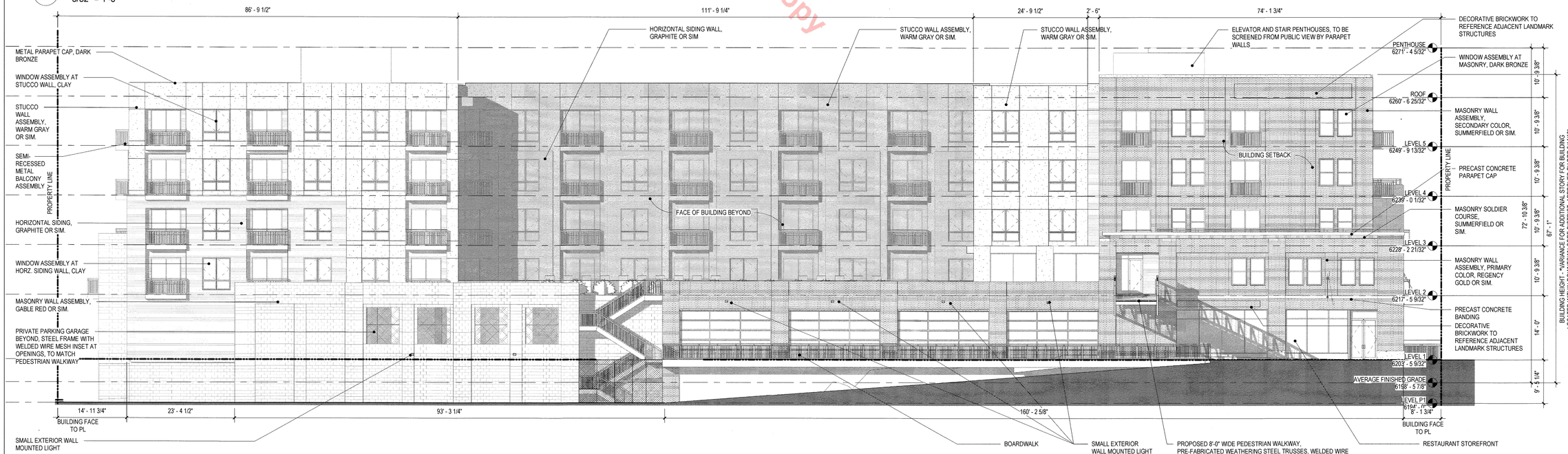
BENCHMARK

PROJECT BENCHMARK: FOUND 3 INCH DIAMETER ALUMINUM DISK IN CONCRETE STAMPED G23 1929, DESIGNATED G 23 BY THE NATIONAL GEODETIC SURVEY WITH A PUBLISHED ELEVATION OF 6231.61 NAVD '88.

GENERAL UTILITIES PLAN - SOUTH BUILDING
SHEET 7
04/05/2017

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

2 NORTH BUILDING - WEST ELEVATION
3/32" = 1'-0"

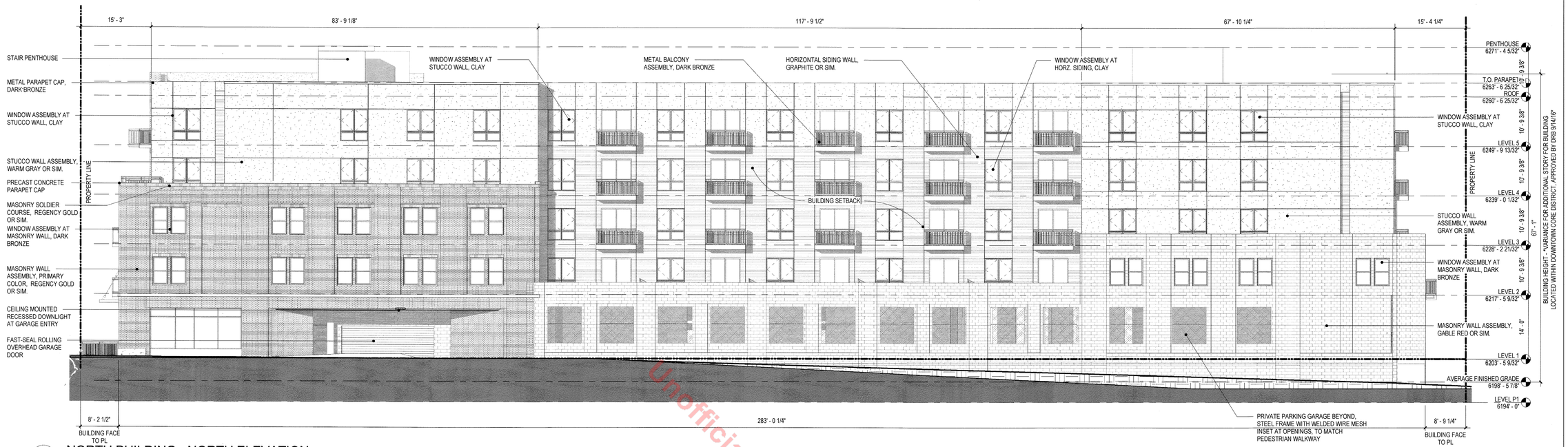


1 NORTH BUILDING - SOUTH ELEVATION
3/32" = 1'-0"

Unofficial Copy

BUILDING ELEVATIONS - NORTH BUILDING
SHEET 8
4/5/2017 3:37:12 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 NORTH BUILDING - NORTH ELEVATION
3/32" = 1'-0"

1 NORTH BUILDING - EAST ELEVATION
3/32" = 1'-0"

Unofficial Copy

BUILDING ELEVATIONS - NORTH BUILDING
SHEET 9
4/5/2017 3:37:35 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

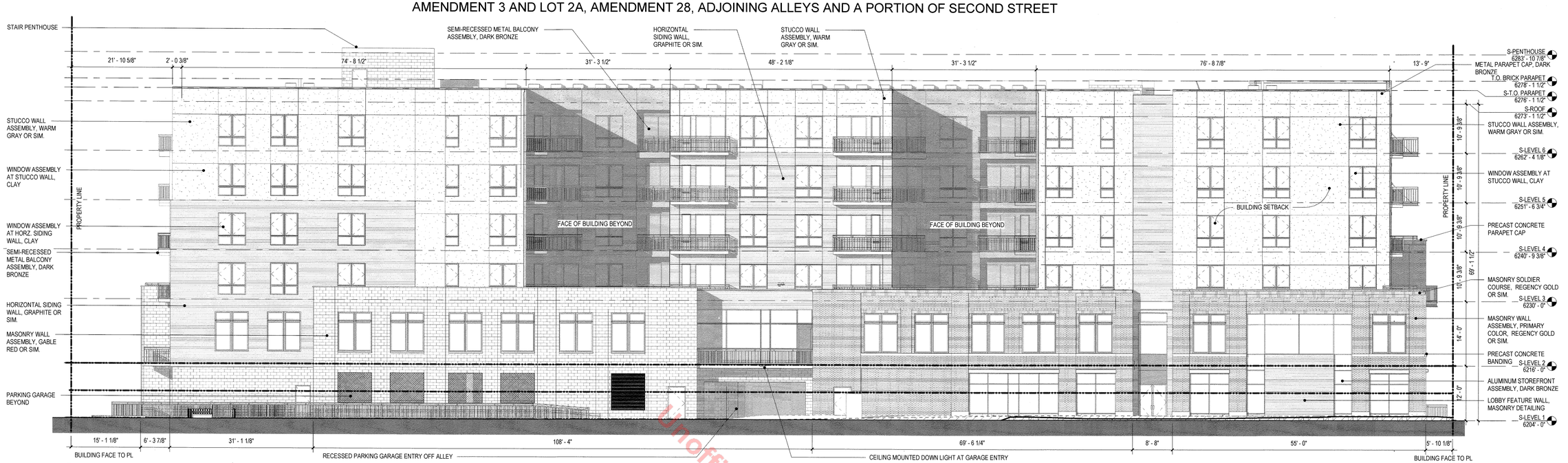
2 SOUTH BUILDING - EAST ELEVATION
3/32" = 1'-0"

1 SOUTH BUILDING - NORTH ELEVATION
3/32" = 1'-0"

Unofficial Copy

BUILDING ELEVATIONS - SOUTH BUILDING
SHEET 10
4/5/2017 3:37:58 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 SOUTH BUILDING - SOUTH ELEVATION
3/32" = 1'-0"

1 SOUTH BUILDING - WEST ELEVATION
3/32" = 1'-0"

Unofficial Copy

BUILDING ELEVATIONS - SOUTH BUILDING
SHEET 11
4/5/2017 3:38:41 PM

Ref # 2017046145, Pages: 12 of 23

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

2 AERIAL PERSPECTIVE - FROM SOUTH EAST
1" = 10'-0"

Unofficial Copy

1 AERIAL PERSPECTIVE - FROM NORTHEAST
1" = 10'-0"

BIRDSEYE PERSPECTIVES
SHEET 12
4/5/2017 3:38:43 PM
SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET
PROJECT NO. SDP16-0020

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

3 STREET PERSPECTIVE - SOUTH WILCOX
1" = 10'-0"

Unofficial Copy

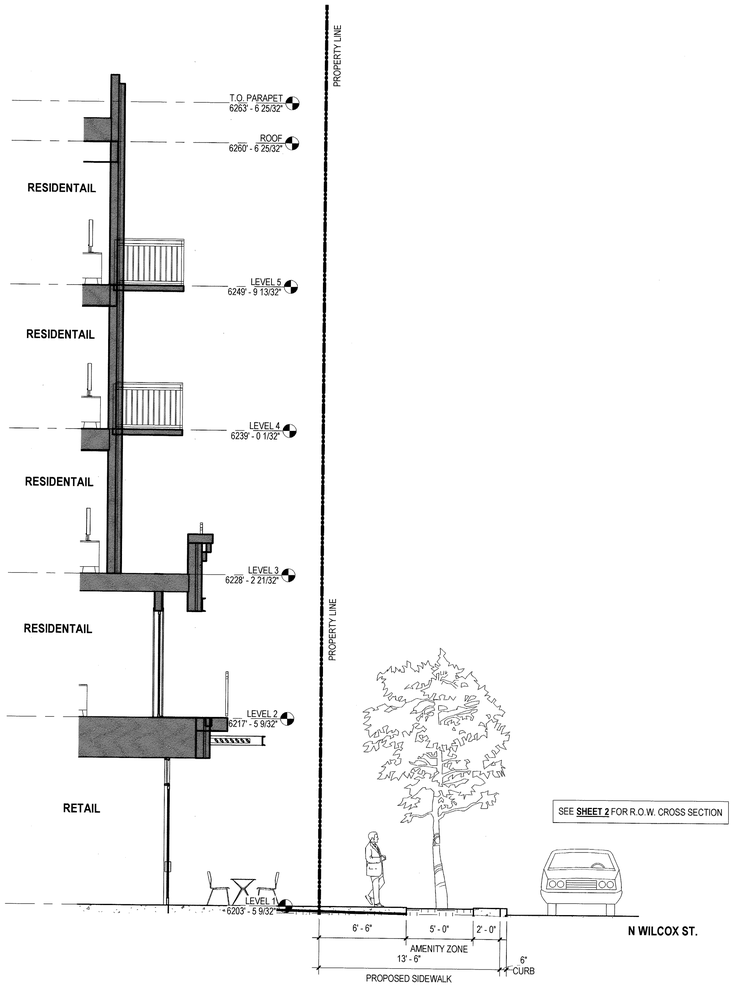
2 STREET PERSPECTIVE - NORTH WILCOX
1" = 10'-0"

1 STREET PERSPECTIVE - NORTH BUILDING AND PROPOSED NEIBUR DEVELOPMENT
1" = 10'-0"

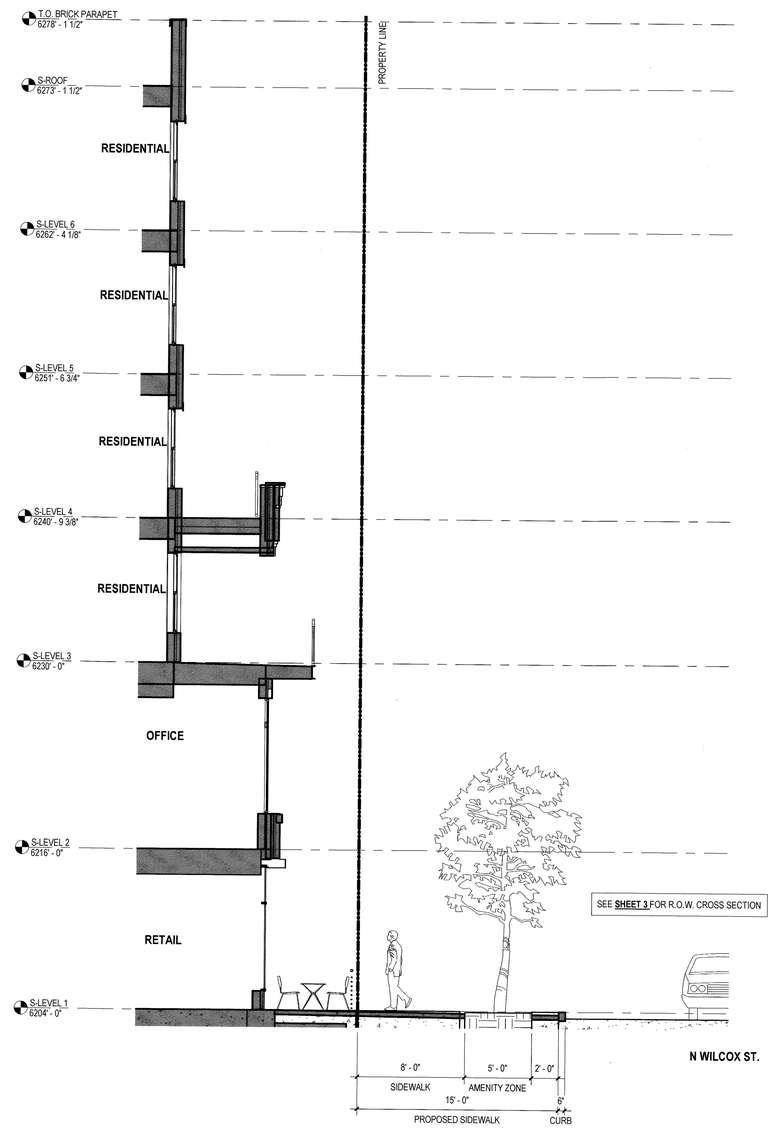
STREET PERSPECTIVES
SHEET 13
4/5/2017 3:38:51 PM

Ref # 2017046145, Pages: 14 of 23

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



2 NORTH BUILDING STREET SECTION
3/16" = 1'-0"



1 SOUTH BUILDING STREET SECTION
3/16" = 1'-0"

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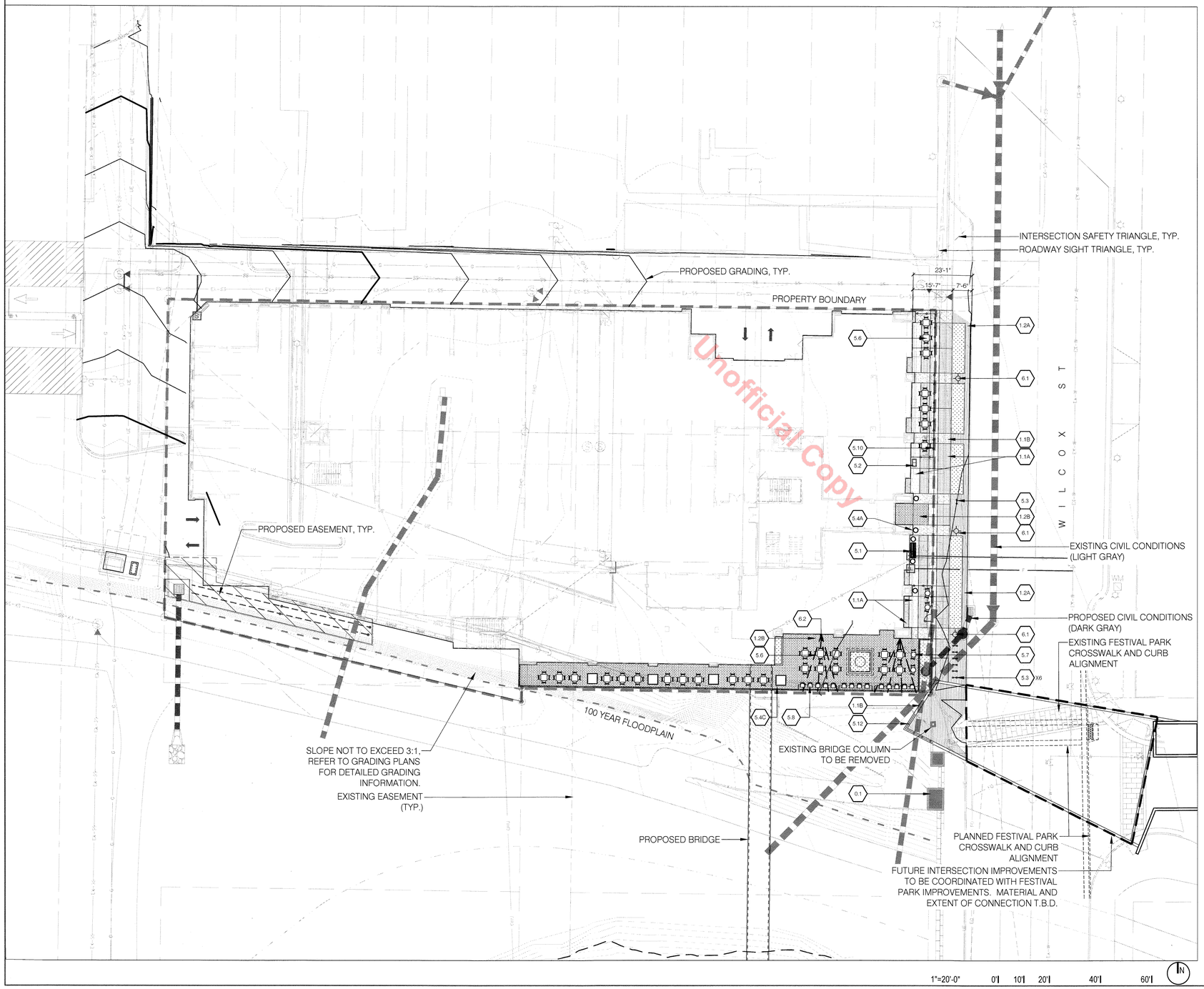
STREET SECTIONS
SHEET 14
4/5/2017 3:38:57 PM
SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET
PROJECT NO. SDP16-0020

Ref # 2017046145, Pages: 15 of 23

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



Unofficial Copy

- 0.0 EXISTING FEATURES
  - 0.1 EXISTING BRIDGE COLUMN
- 1.0 PAVING
  - 1.1A CIP CONC PAVING, NATURAL COLOR, ALT BROOM FINISH
  - 1.1B CIP CONC PAVING, INTEGRAL COLOR, LITHOCRETE FINISH
  - 1.2A CONC UNIT PAVER TYPE 1
  - 1.2B CONC UNIT PAVER TYPE 2
- 2.0 JOINTING
  - 2.1 UNUSED
- 3.0 CURBS, EDGES, STEPS
  - 3.1 CONCRETE CURB-CUT PER CIVIL
  - 3.2 EXISTING PAVEMENT CONNECTION
- 4.0 WALLS
  - 4.1 CIP CONC RETAINING WALL (PER CIVIL)
  - 4.2 CIP CONC SEATWALL
  - 4.3 STONE VENEER WALL (PER CIVIL)
- 5.0 SITE FURNISHINGS & SITE ELEMENTS
  - 5.1 BENCH
  - 5.2 LITTER/RECYCLING RECEPTACLE
  - 5.3 LOOP BIKE RACK
  - 5.4A PLANTER
  - 5.4B CASTLE ROCK DOWNTOWN PLANTER - NOT USED
  - 5.4C PLANTER PER TENANT
  - 5.4D PLANTER PER TENANT
  - 5.5 ART FEATURE PER TENANT
  - 5.6 4-TOP SEATING PER TENANT
  - 5.7 BISTRO SEATING PER TENANT
  - 5.8 BAR SEATING PER TENANT
  - 5.9 LOUNGE CHAIR PER TENANT
  - 5.10 HAND RAIL PER TENANT
  - 5.11 FIRE FEATURE PER TENANT - NOT USED
  - 5.12 GUARD RAIL
- 6.0 SITE LIGHTING
  - 6.1 STREET LIGHT PER LIGHTING
  - 6.2 FESTOON LIGHTING

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DENNIS RUBBA

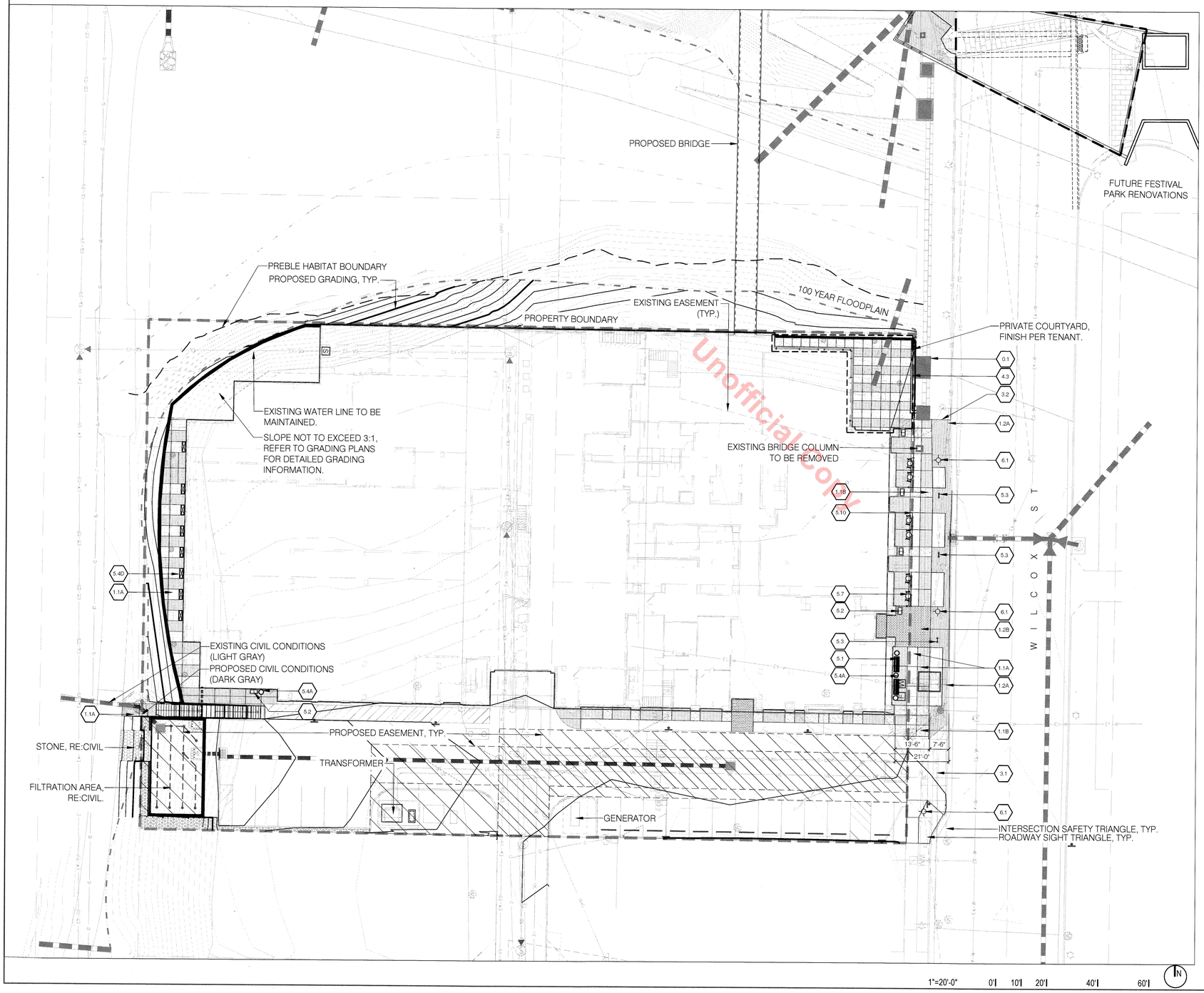
PROFESSIONAL LANDSCAPE ARCHITECT COLORADO: LA-230

NORTH SITE PLAN
SHEET 15

12/27/2016 3:29:28 PM

Ref # 2017046145, Pages: 16 of 23

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



- 0.0 EXISTING FEATURES
  - 0.1 EXISTING BRIDGE COLUMN
- 1.0 PAVING
  - 1.1A CIP CONC PAVING, NATURAL COLOR, ALT BROOM FINISH
  - 1.1B CIP CONC PAVING, INTEGRAL COLOR, LITHOCRETE FINISH
  - 1.2A CONC UNIT PAVER TYPE 1
  - 1.2B CONC UNIT PAVER TYPE 2
- 2.0 JOINTING
  - 2.1 UNUSED
- 3.0 CURBS, EDGES, STEPS
  - 3.1 CONCRETE CURB-CUT PER CIVIL
  - 3.2 EXISTING PAVEMENT CONNECTION
- 4.0 WALLS
  - 4.1 CIP CONC RETAINING WALL (PER CIVIL)
  - 4.2 CIP CONC SEATWALL
  - 4.3 STONE VENEER WALL (PER CIVIL)
- 5.0 SITE FURNISHINGS & SITE ELEMENTS
  - 5.1 BENCH
  - 5.2 LITTER/RECYCLING RECEPTACLE
  - 5.3 LOOP BIKE RACK
  - 5.4A PLANTER
  - 5.4B CASTLE ROCK DOWNTOWN PLANTER - NOT USED
  - 5.4C PLANTER PER TENANT
  - 5.4D PLANTER PER TENANT
  - 5.5 ART FEATURE PER TENANT
  - 5.6 4-TOP SEATING PER TENANT
  - 5.7 BISTRO SEATING PER TENANT
  - 5.8 BAR SEATING PER TENANT
  - 5.9 LOUNGE CHAIR PER TENANT
  - 5.10 HAND RAIL PER TENANT
  - 5.11 FIRE FEATURE PER TENANT - NOT USED
  - 5.12 GUARD RAIL
- 6.0 SITE LIGHTING
  - 6.1 STREET LIGHT PER LIGHTING
  - 6.2 FESTOON LIGHTING

Unofficial Copy

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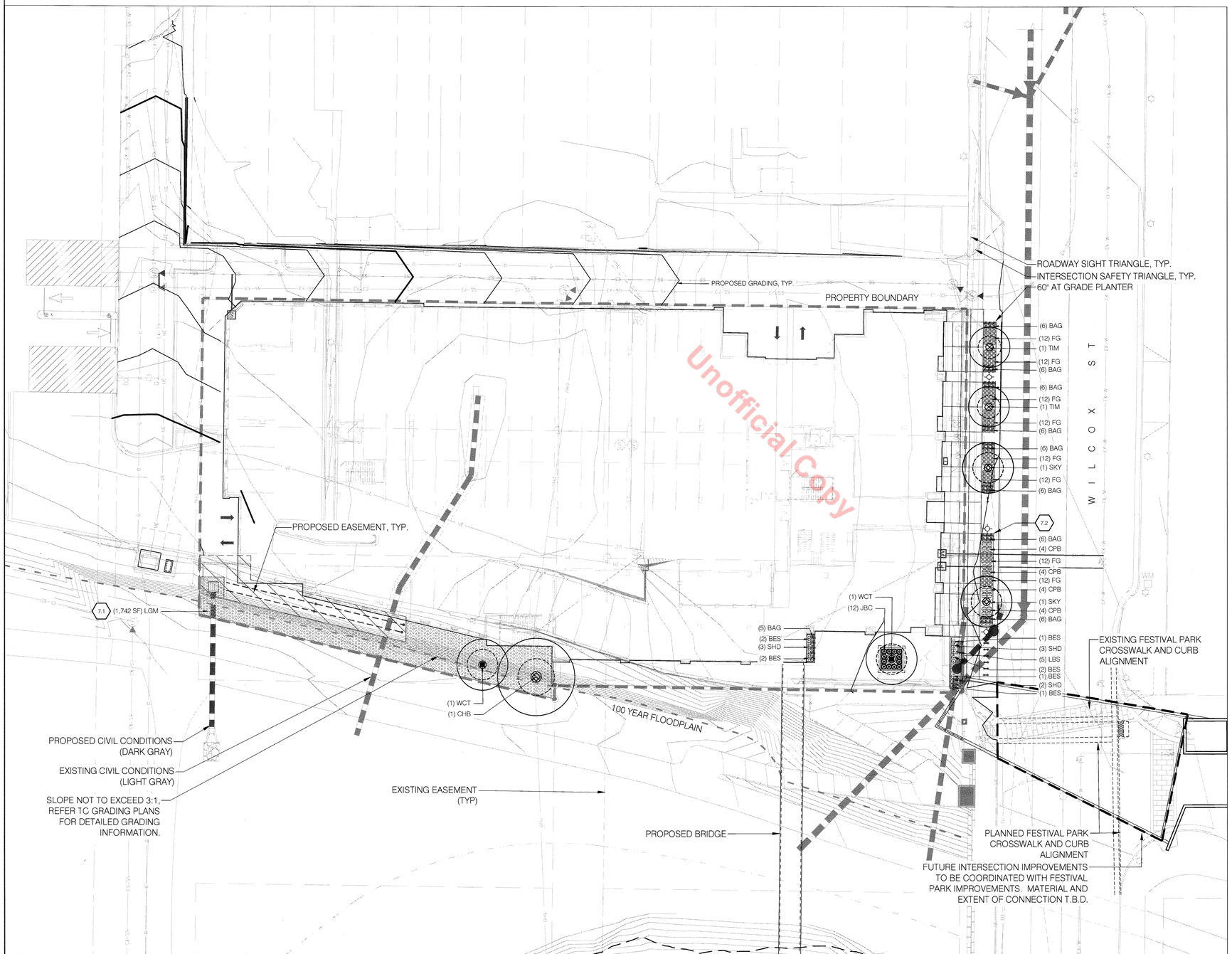
studio-insite.com

DENNIS RUBBA

PROFESSIONAL LANDSCAPE ARCHITECT COLORADO: LA-230

SOUTH SITE PLAN
SHEET 16
12/27/2016 3:29:28 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



7.0 PLANTING

7.1 TCR LOW GROW MIX (LGM)

7.2 MULCH

7.3 ENVIROTURF (ENV)

7.4 PREBLE SEED BLEND AS APPROVED BY ARMY CORPS/USFWS - BASED UPON PREBLE HABITAT BOUNDARY (ENS)

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DENNIS RUBBA

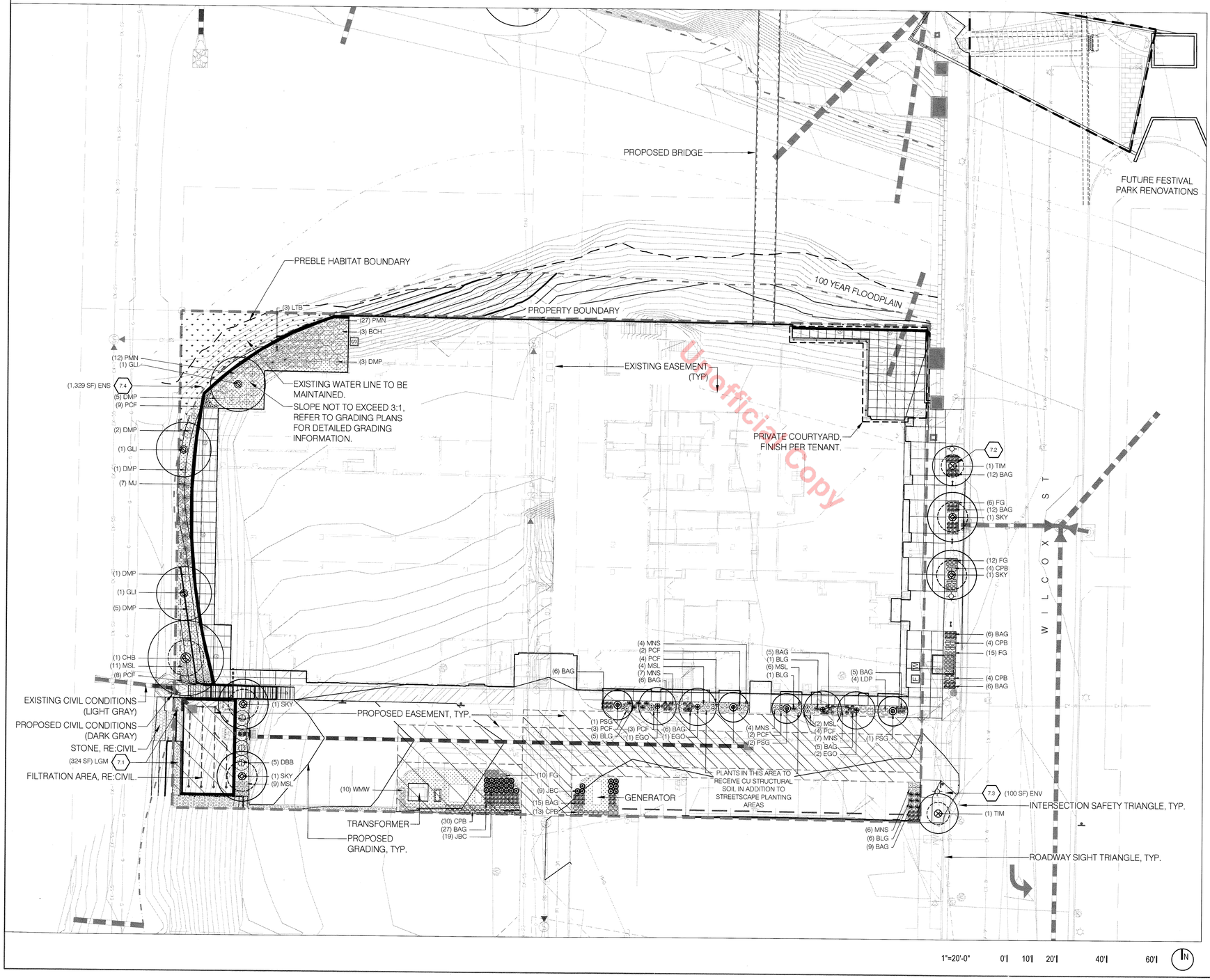
PROFESSIONAL LANDSCAPE ARCHITECT COLORADO: LA-230

NORTH LANDSCAPE PLAN
SHEET 17

12/27/2016 3:29:28 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET
PROJECT NO. SDP16-0020

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



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DENNIS RUBBA

PROFESSIONAL LANDSCAPE ARCHITECT COLORADO: LA-230

SOUTH LANDSCAPE PLAN
SHEET 18
12/27/2016 3:29:28 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET
PROJECT NO. SDP16-0020

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

Quantity	SYM	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	NOTES	SPACING	HYDRO
DECIDUOUS TREES							
2	WCT	Catalpa speciosa	Catalpa, Western	3" CAL	B&B	As shown	2
3	GLI	Tilia cordata 'Greenspire'	Linden, Greenspire	3" CAL	B&B	As shown	3
4	PSG	Ginkgo biloba 'Princeton Sentry'	Ginkgo, Princeton Sentry	3" CAL	B&B	As shown	-
2	CHB	Celtis occidentalis	Hackberry, Common	3" CAL	B&B	As shown	2-3
6	SKY	Gleditsia triacanthos inermis Skyline	Honeylocust, Skyline	3" CAL	B&B	As shown	2-3
4	TIM	Tilia mongolica	Linden, Mongolian	3" CAL	B&B	As shown	3
4	EGO	Quercus robur 'Fastigiata'	Oak, English	3" CAL	B&B	As shown	3
DECIDUOUS SHRUBS							
71	CPB	Berberis thunbergii 'Crimson Pygmy'	Barberry, Crimson Pygymy Japanese	5 GAL	CONT	As shown	2-3
4	DBB	Euonymus alatus 'Compactus'	Burning Bush, Dwarf	5 GAL	CONT	As shown	2-3
4	LDP	Amorpha canescens	Leadplant	5 GAL	CONT	As shown	1-2
EVERGREEN SHRUBS							
3	LTB	Cytisus scoparius x C. dallimorei 'Lilac Time'	Broom, Lilac Time	5 GAL	B&B	As shown	2
17	DMP	Pinus mugo 'Pumilio'	Mugo Pine, Dwarf	5 GAL	CONT	As shown	2
32	MSL	Pinus mugo 'Slowmound'	Mugo Pine, Slowmound	5 GAL	CONT	As shown	2
ORNAMENTAL GRASSES							
7	MJ	Juniperus scopulorum 'Medora'	Medora Juniper	6-10' HT	CONT	As shown	-
3	BCH	Juniperus horizontalis 'Blue Chip'	Juniper, Blue Chip	5 GAL	CONT	As shown	2
39	PMN	Arctostaphylos 'Panchito'	Panchito Manzanita	5 GAL	CONT	As shown	2
173	BAG	Boutelous gracilis 'Blonde Ambition'	Blue Grama Grass, Blonde Ambition	5 GAL	CONT	As shown	1-2
13	BLG	Leymus arenarius	Blue Lyme Grass	5 GAL	CONT	As shown	-
133	FG	Pennisetum orientale	Fountain Grass	5 GAL	CONT	As shown	1-2
5	LBS	Schizachyrium scoparium	Little Blue Stem	5 GAL	CONT	As shown	1-2
PERENNIALS							
9	BES	Rudbeckia fulgida	Black Eyed Susan	1 GAL	CONT	As shown	2-3
34	PCF	Echinacea purpurea	Coneflower, Purple	1 GAL	CONT	As shown	2-3
40	JBC	Geranium 'Johnson's Blue'	Cranesbill, Johnson's Blue	1 GAL	CONT	As shown	2-3
12	SHD	Leucanthemum x superbum 'Alaska'	Daisy, Shasta	1 GAL	CONT	As shown	3
10	WMW	Artemisia 'Powis Castle'	Sage, Mountain Desert	1 GAL	CONT	As shown	2
28	MNS	Salvia sylvestris 'May Night'	Salvia, Purple 'May Night'	1 GAL	CONT	As shown	1-2
PLANT MIXES & TURF							
2,066 SF	LGM	N/A	TCR LOW GROW MIX	SEED	RATE PER TCR STANDARD	N/A	2
100 SF	ENV	N/A	ENVIROTURF	SEED	DROUGHT TOLERANT BLEND	N/A	-
1,329 SF	ENS	N/A	PREBLE SEED BLEND	SEED	APPROVED BLEND FROM ARMY CORP/USFWS	N/A	-

LANDSCAPE COVERAGE SUMMARY

NORTH SITE PROGRAM			
ITEM	QTY	UNITS	PERCENTAGE
BUILDING COVERAGE	35,229	SF	80.4%
PAVEMENT COVERAGE	5,490	SF	12.5%
LANDSCAPE COVERAGE	3,095	SF	7.1%
TOTAL	**43,814**	**SF**	**100%**

SOUTH SITE PROGRAM			
ITEM	QTY	UNITS	PERCENTAGE
BUILDING COVERAGE	38,217	SF	63.7%
PAVEMENT COVERAGE	15,612	SF	26.0%
LANDSCAPE COVERAGE	6,171	SF	10.3%
TOTAL	**60,000**	**SF**	**100%**

PLANTING TYPE		
ITEM	QTY	UNITS
EVERGREEN TREES	0	EA
DECIDUOUS TREES	25	EA
TOTAL	**25**	EA
EVERGREEN SHRUBS	52	EA
DECIDUOUS SHRUBS	79	EA
GRASSES	373	EA
GROUNDCOVER	0	EA
PERENNIALS	133	EA
TOTAL	**637**	**EA**
TOWN OF CASTLE ROCK LOW GROW MIX	2,066	SF
SHRUBS, GRASSES, GROUNDCOVER, PERENNIALS	4,365	SF
IRRIGATED TURF	100	SF
PREBLE SEED BLEND	1,329	SF
TOTAL	**7,860**	**SF**

STREET TREE REQUIREMENT SUMMARY

ITEM	LENGTH	UNITS	TREES REQUIRED	TREES PROVIDED	PERENNIALS REQUIRED	PERENNIALS PROVIDED
NORTH FRONTAGE	150	FEET	7	4	49	154
SOUTH FRONTAGE	200	FEET	9	4	63	81
		TOTAL	**16**	**8**	**112**	**235**

Note:

a. Additional landscape areas provided outside of ROW in planters and private courtyards that front the road.

b. Approximately 33'-6" of south frontage includes the Wilcox bridge

PARKING LOT PLANTING SUMMARY

AREA	TOTAL AREA IN SF	REQUIRED AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
Parking	7,771	777.1	2	10	4	267

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. ALL PLANTED AREAS SHALL BE MULCHED WITH 4" ORGANIC SHREDDED HARDWOOD MULCH.
2. ALL DISTURBED LANDSCAPED AREAS SHALL BE SEEDED WITH A DROUGHT TOLERANT NATIVE SEED GRASS MIX OR DROUGHT TOLERANT TURF MIX AS RECOMMENDED IN THE TOWN OF CASTLE ROCK RECOMMENDED PLANT LIST. THESE AREAS SHALL RECEIVE INITIAL SPRAY IRRIGATION TO ESTABLISH PLANT MATERIAL AND SHALL DECREASE IRRIGATION VOLUME AND FREQUENCY AS PLANTS BECOME ESTABLISHED.
3. ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND TREE AREAS SHALL BE DRIP IRRIGATED UNLESS OTHERWISE SPECIFIED.
4. CORNELL UNIVERSITY (CU) STRUCTURAL SOIL REQUIRED FOR ALL STREETSCAPE PLANTING AREAS LESS THAN 8'-0" IN WIDTH. SOIL MIX TO BE APPROVED BY TOWN OF CASTLE ROCK.
5. TOWN MINIMUM IS 4 CU YDS OF ORGANIC MATTER PER 1,000 SF OF LANDSCAPE AREA. THIS IS TO BE ROTOTILLED TO A DEPTH OF 6 INCHES. CLASS I OR II COMPOST IS REQUIRED.

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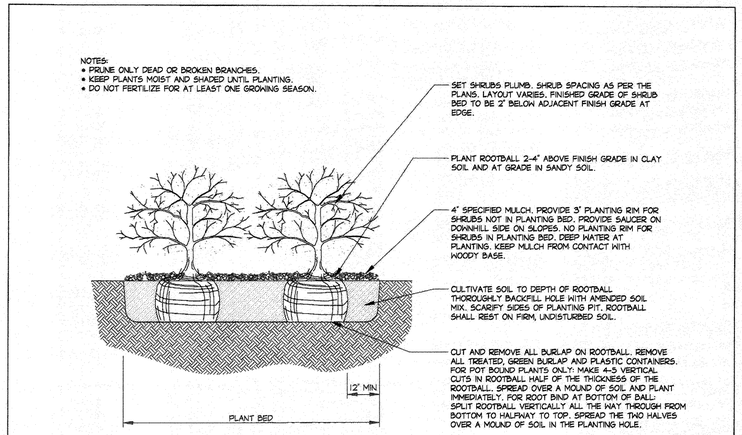
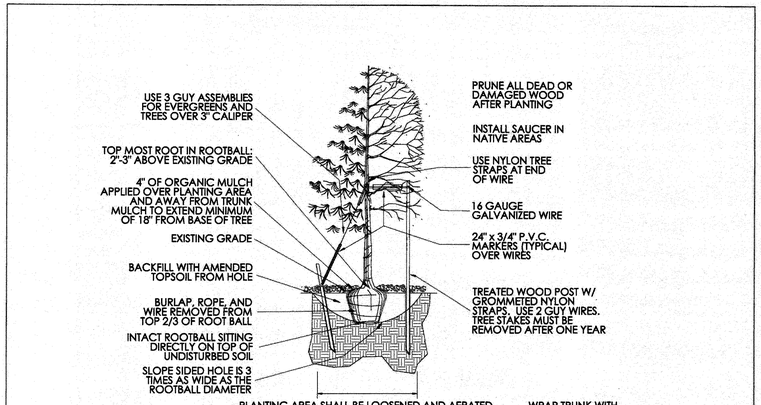


Sheet Revisions		Town of Castle Rock	SHRUB PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		LS-3
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1



Sheet Revisions		Town of Castle Rock	TREE PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		LS-1
			Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 2

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PROFESSIONAL LANDSCAPE ARCHITECT COLORADO: LA-230

PLANTING NOTES AND DETAILS
SHEET 19
12/27/2016 3:29:28 PM

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A,
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

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MANUFACTURER: DERO
MODEL: HOOP RACK HEAVY DUTY
FINISH: MATCH CITY STANDARD

OR APPROVED EQUAL

2 BIKE RACK

SCALE: NTS

MANUFACTURER: LANDSCAPE FORMS
MODEL: PLAINWELL
FINISHES: POWDERCOATED FRAME WITH UNFINISHED EXTERIOR GRADE WOOD

OR APPROVED EQUAL

1 BENCH

SCALE: NTS

NOTE:

1. ITEMS INCLUDED ON THIS PAGE ARE PRELIMINARY AND ARE SUBJECT TO CHANGE. FINAL FURNISHINGS TO BE APPROVED THROUGH THE TOWN OF CASTLE ROCK.

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DENNIS RUBBA

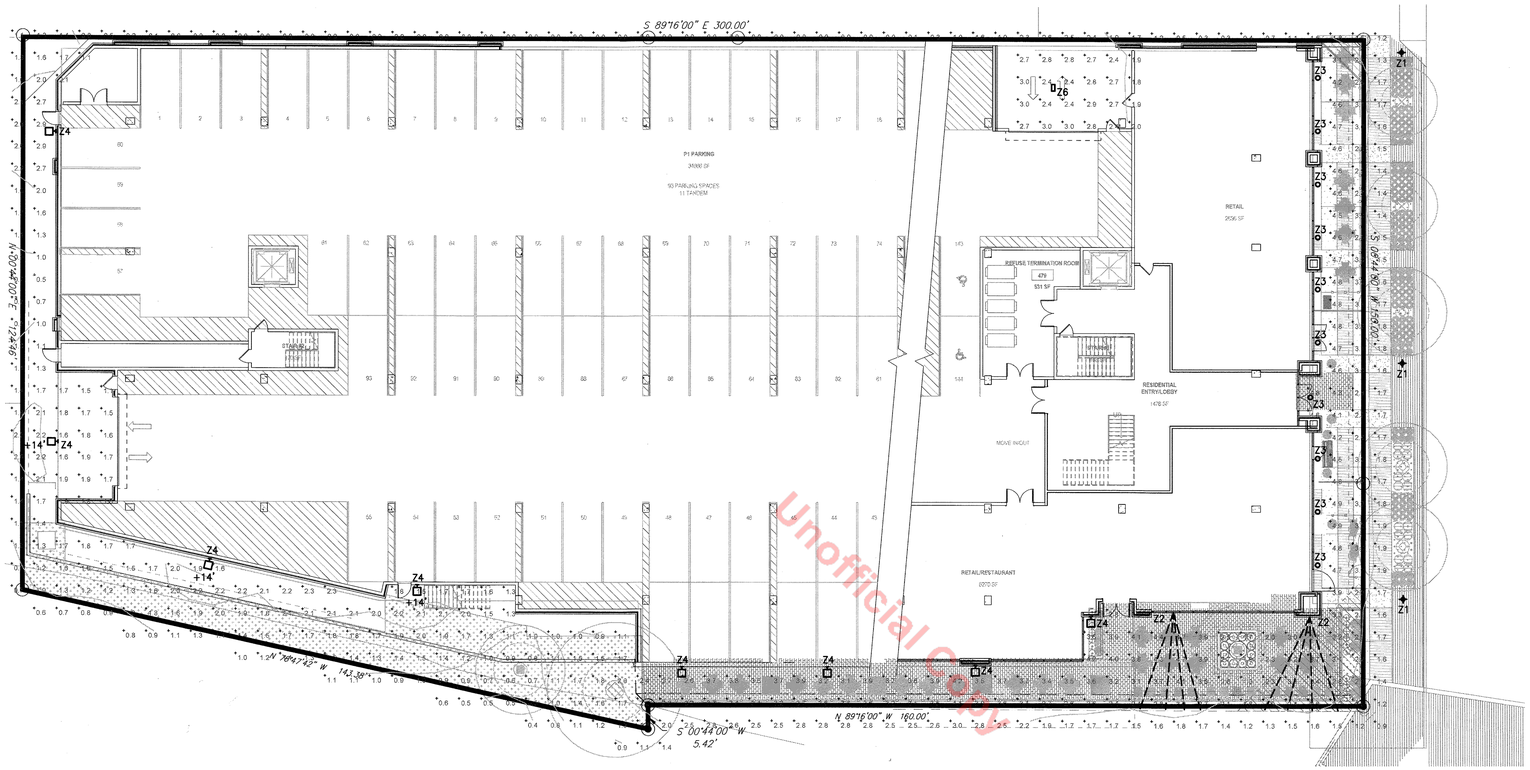
PROFESSIONAL LANDSCAPE
ARCHITECT COLORADO: LA-230

PRELIMINARY SITE FURNISHING ALTERNATIVES
SHEET 20

12/27/2016 3:29:28 PM

Ref # 2017046145, Pages: 21 of 23

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



GENERAL LIGHTING NOTES

1. REFER TO LUMINAIRE SCHEDULE FOR LIGHTING USES/OBJECTIVES.
2. EXTERIOR LIGHTING OPERATION IS DUSK TO DAWN, WITH PHOTOCELL & TIMESWITCH CONTROL.
3. MITIGATION TO ADJACENT PROPERTIES:
   A. FIXTURE TYPES Z3–Z6 ARE FULL CUT–OFF OR DOWNLIGHT ONLY.
   B. TYPE Z1 IS PER THE TOWN STANDARD.
   C. TYPE Z2 FESTOON LIGHTING IS UNSHEILDED, LOW–OUTPUT LED; EFFECTS ARE MINIMAL AT PROPERTY LINE. ADJACENT PROPERTY TO THE SOUTH IS PART OF THIS PROJECT.
4. NO FORWARD THROW (TYPE IV), POLE–MOUNTED FACADE, OR UNSHIELDED WALL PACKS ARE UTILIZED HEREIN.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH	+	2.0 fc	4.9 fc	0.0 fc	N / A	N / A

NORTH

16' 8' 0 16' 32'

1/16"=1'–0"

LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	LLF	REMARKS	USE
Z1	POST TOP	12' HEIGHT	STERNBERG PT–B750 W/ 09L45T5–MDL14 SOURCE	120	–	44W LED	1.0	VERIFY HEIGHT, POLE, AND OPTIONS WITH CITY	STREET–SIDE TO MATCH EXISTING
Z2	SUSPENDED +12'	FESTOON	MARKETLITE ML2000–IN–12" O/C–12V–WET	12	–	2.6W LED	1.0	18" O/C PROVIDE XFMR AS REQ'D	GENERAL LIGHTING SEATING
Z3	SURFACE +12'	EXTERIOR DOWNLIGHT	LIGHTOLIER S7R–8–40K–10–xx	120	–	14.2W LED	1.0	COLOR SELECTED BY OWNER	STORE FRONT & ENTRANCE SOFFITS
Z4	WALL +12' UNO	WALL PACK SMALL	STONCO LPW16–78BZ	120	–	40W LED	1.0	MOUNT AT +12' UNLESS NOTED OTHERWISE	NARROW WALKS/ DRIVES EXIT DOORS
Z5	WALL +17'	AREA LIGHT	STONCO ELA16–W–4–80LA–NW–UNIV–xx	120	–	78W LED	1.0	COLOR SELECTED BY OWNER	DRIVE & PARKING
Z6	CEILING +10'	PARKING	LITHONIA DSXPG LED–20C–530–40K0T5M–MVOLT	120	–	37W LED	1.0		GARAGE ENTRY
Z7	WALL +10'	WALL PACK SMALL	STONCO LPW16–58BZ	120	–	30W LED	1.0		SOUTH BUILDING RETAIL ENTRIES

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Lakewood, Colorado 80228
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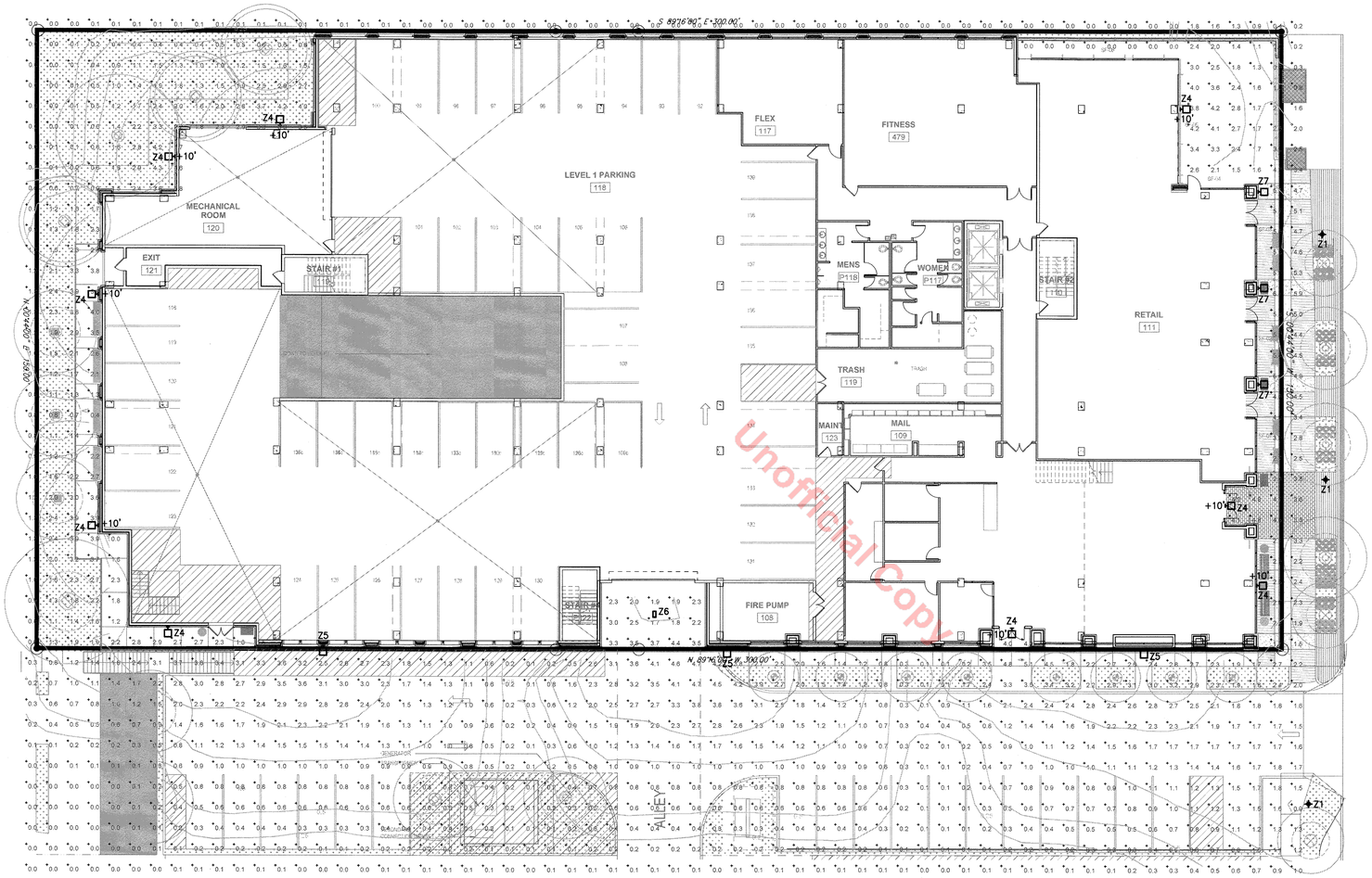
Project # 16034

PHOTOMETRIC PLAN - NORTH BUILDING
SHEET 21
1/23/2017 3:10:36 PM

Ref # 2017046145, Pages: 22 of 23

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 23: LOTS 15-18 AND LOT 13A, AMENDMENT 16, BLOCK 28: LOT 5, LOTS 3A AND 9A-11A, AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET



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4. NO FORWARD THROW (TYPE IV), POLE–MOUNTED FACADE, OR UNSHIELDED WALL PACKS ARE UTILIZED HEREIN.

LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	LLF	REMARKS	USE
Z1	POST TOP	12' HEIGHT	STERNBERG PT–B750 W/ 09L45T5–MDL14 SOURCE	120	–	44W LED	1.0	VERIFY HEIGHT, POLE, AND OPTIONS WITH CITY	STREET–SIDE TO MATCH EXISTING
Z2	SUSPENDED +12'	FESTOON	MARKETLITE ML2000–IN–12" O/C–12V–WET	12	–	2.6W LED	1.0	18" O/C PROVIDE XFMR AS REQ'D	GENERAL LIGHTING SEATING
Z3	SURFACE +12'	EXTERIOR DOWNLIGHT	LIGHTOLIER S7R–8–40K–10–xx	120	–	14.2W LED	1.0	COLOR SELECTED BY OWNER	STORE FRONT & ENTRANCE SOFFITS
Z4	WALL +12' UNO	WALL PACK SMALL	STONCO LPW16–78BZ	120	–	40W LED	1.0	MOUNT AT +12' UNLESS NOTED OTHERWISE	NARROW WALKS/ DRIVES EXIT DOORS
Z5	WALL +17'	AREA LIGHT	STONCO ELA16–W–4–80LA–NW–UNIV–xx	120	–	78W LED	1.0	COLOR SELECTED BY OWNER	DRIVE & PARKING
Z6	CEILING +10'	PARKING	LITHONIA DSXPG LED–20C–530–40K0T5M–MVOLT	120	–	37W LED	1.0		GARAGE ENTRY
Z7	WALL +10'	WALL PACK SMALL	STONCO LPW16–58BZ	120	–	30W LED	1.0		SOUTH BUILDING RETAIL ENTRIES

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SOUTH	+	1.3 fc	6.1 fc	0.0 fc	N / A	N / A

NORTH

16' 8' 0 16' 32'

1/16"=1'–0"

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PHOTOMETRIC PLAN - SOUTH BUILDING
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SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
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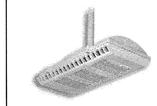
AMENDMENT 3 AND LOT 2A, AMENDMENT 28, ADJOINING ALLEYS AND A PORTION OF SECOND STREET

Z6

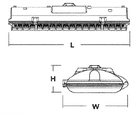
D-Series
LED Parking Garage



Catalog Number: DSXPG LED-20C-530-40K-T5M-MVOLT
Notes:
Type: Z6

Specifications

Length: 17-3/4" (45.1 cm)
Width: 8-1/2" (21.6 cm)
Height: 3-7/16" (8.7 cm)
Weight (max): 16 lbs (7.3 kg)



Introduction

The D-Series LED Parking Garage luminaire provides energy savings of 88% when replacing 175W metal halide luminaires. With an expected service life of over 100,000 hours (10+ years of 24/7 operation), up to ten metal halide lamp changes are avoided over the life of the product. All of this adds up to quick paybacks and a very low total cost of ownership.

Five dedicated precision refractive optics allow the D-Series Parking Garage luminaire to meet the desired criteria for minimums, verticals and uniformity. Exceptional glare control is achieved while delivering the required vertical illumination.

Ordering Information EXAMPLE: DSXPG LED 20C 1000 40K T5M MVOLT DWHXD

DSXPG LED	20C	530	40K	T5M	MVOLT	
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSXPG LED	10C 10 LEDs (one engine)[1,2]	350 350 mA	30K 3000 K	T1S Type I, very short	MVOLT[3] 120 - 277 V	Shipped included
	20C 20 LEDs (two engines)	530 530 mA	40K 4000 K	T1M Type I, medium	208[3] 208 V	(Blank) Pendant mount [3] (36-inch length supply leads)
	30C 30 LEDs (three engines)	700 700 mA	50K 5000 K	T2M Type II, short	240[3] 240 V	SRM Surface mount (12-inch length supply leads)
		1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3R Type III, medium	277[3] 277 V	
				AST Asymmetric	347[3,4] 347 V	Shipped separately
					480[3,4] 480 V	YK Yoke/trunnion mount

Options			Finish (required)
Shipped installed	Shipped installed	Shipped separately	
HS House-side shield (looping visor)[5]	PIR Motion/ambient sensor for 8-15' mounting heights[6,7]	SLVRD Pendant swivel coarse for round or octagonal x 3 tenon	DWHXD White
SF Single fuse (120, 277, 347V)[8]	PIRH Motion/ambient sensor for 15-30' mounting heights[6,7]	SLVSQ Pendant swivel coarse for 4" square x 3 tenon	DNAXD Natural aluminum
DF Double fuse (208, 240, 480V)[8]	PIRHFC3V Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance[7]	BDS Bird-Shield[9]	DDBXD Dark bronze
SPD Separate surge protection[10]	PIRHFC4V Motion/ambient sensor for 15-30' mounting heights and typical applications requiring daylight harvesting and Title 24 compliance[7]		
CHWH Cover finish matches housing[11]	XAD iPort™ Wireless enabled[12]		
	SADN iPort™ Wireless enabled for emergency circuit[13]		
	XAD PIR iPort™ Wireless-enabled motion/ambient sensor for 8-15' mounting heights[12,14]		
	XAD PIRH iPort™ Wireless-enabled motion/ambient sensor for 15-30' mounting heights[12,14]		

Accessories Ordered and shipped as separate catalog numbers.

DSXPGSRM U Surface mount kit
DSXPGTBRKT U Tube/trunnion accessory, white (other finishes available)
DSXPGHS U House-side shield (1 per light engine)
DSXPGBDS DWHXD U Bird shield for pendant or yoke, white (other finishes available)
DSXPGBDSU DWHXD U Bird shield for SRM on surface 3-hole only, white (other finishes available)

NOTES
1. Available with 700mA or 1000mA option only.
2. Not available with 30K or 40K.
3. AMBPC only available with 530mA or 700mA.
4. 347V and 480V only available in 30K and 40K from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
5. Not available in light engine 1 (1C). Only available with 700mA or 1000mA.
6. Compatible with 3/4" NPT pendant stem, by others.
7. Also available as a separate accessory, see Accessories information at left.
8. Specify operating voltage for luminaires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. Not available with XAD.
10. See the electrical section on page 3 for more details.
11. Available with DNAXD or DDBXD only.
12. PIR & PIRH3C3V specifies the Acuity Controls ISF24-1T-DLD+ motion/ambient sensor and PIRHFC3V specifies the Acuity Controls ISF24-1T-DLD+ motion/ambient sensor.
13. Dimming driver standard. Not available with 347V or 480V. Not available with fusing.
14. XAD PIR specifies the Acuity Controls WSP-SDOMT wireless controller, the SADN option specifies the Acuity Controls WSP-SDOMT wireless controller, the XAD PIRH specifies the Acuity Controls WSP-SDOMT wireless controller, and the XADN PIRH specifies the WSP-SDOMS wireless controller.

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DSXPG Rev. 02/29/16

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engine	Wattage (watts)[1]	Input Current (mA)	Optics	25C			40C			50C			70C		
				Lumens	LPW	TM-30 Rf	Lumens	LPW	TM-30 Rf	Lumens	LPW	TM-30 Rf	Lumens	LPW	TM-30 Rf
10C (1A700)	98 watt	200	BLC	2,687	81	71	2,580	78	71	2,482	75	71	2,187	66	71
			LCCO	2,705	82	71	2,597	79	71	2,498	76	71	2,201	67	71
			LEFT	2,742	83	71	2,632	80	71	2,532	77	71	2,231	68	71
			RCCO	2,748	83	71	2,638	80	71	2,538	77	71	2,236	68	71
			RIGHT	2,742	83	71	2,632	80	71	2,532	77	71	2,231	68	71
			TBLR	2,570	78	71	2,467	75	71	2,373	72	71	2,091	64	71
	160 watt	350	BLC	3,647	71	71	3,501	68	71	3,367	66	71	2,967	58	71
			LCCO	3,636	71	71	3,490	68	71	3,357	66	71	2,958	58	71
			LEFT	3,686	72	71	3,538	69	71	3,403	67	71	2,999	59	71
			RCCO	3,696	72	71	3,548	69	71	3,412	67	71	3,007	59	71
			RIGHT	3,686	72	71	3,538	69	71	3,403	67	71	2,999	59	71
			TBLR	3,454	68	71	3,315	65	71	3,188	62	71	2,810	55	71
20C (1A1050)	175 watt	700	BLC	6,859	76	71	6,585	73	71	6,333	70	71	5,581	62	71
			LCCO	6,906	77	71	6,630	74	71	6,376	71	71	5,619	62	71
			LEFT	7,000	78	71	6,720	75	71	6,463	72	71	5,696	63	71
			RCCO	7,018	78	71	6,737	75	71	6,479	72	71	5,710	63	71
			RIGHT	7,000	78	71	6,720	75	71	6,463	72	71	5,696	63	71
			TBLR	6,559	73	71	6,297	70	71	6,055	67	71	5,334	59	71
	350 watt	1400	BLC	13,718	76	71	13,170	73	71	12,665	70	71	11,161	62	71
			LCCO	13,812	77	71	13,260	74	71	12,752	71	71	11,238	62	71
			LEFT	13,999	78	71	13,440	75	71	12,926	72	71	11,392	63	71
			RCCO	14,036	78	71	13,474	75	71	12,958	72	71	11,420	63	71
			RIGHT	13,999	78	71	13,440	75	71	12,926	72	71	11,392	63	71
			TBLR	13,117	73	71	12,593	70	71	12,110	67	71	10,668	59	71
30C (1A1500)	530 mA	1050	BLC	20,577	76	71	19,755	73	71	18,997	70	71	16,742	62	71
			LCCO	20,718	77	71	19,890	74	71	19,128	71	71	16,857	62	71
			LEFT	20,999	78	71	20,160	75	71	19,389	72	71	17,088	63	71
			RCCO	21,054	78	71	20,211	75	71	19,437	72	71	17,136	63	71
			RIGHT	20,999	78	71	20,160	75	71	19,389	72	71	17,088	63	71
			TBLR	19,676	73	71	18,889	70	71	18,165	67	71	16,002	59	71
	700 mA	1400	BLC	27,436	76	71	26,340	73	71	25,329	70	71	22,322	62	71
			LCCO	27,624	77	71	26,520	74	71	25,504	71	71	22,476	62	71
			LEFT	27,998	78	71	26,880	75	71	25,852	72	71	22,784	63	71
			RCCO	28,072	78	71	26,948	75	71	25,916	72	71	22,848	63	71
			RIGHT	27,998	78	71	26,880	75	71	25,852	72	71	22,784	63	71
			TBLR	26,235	73	71	25,186	70	71	24,220	67	71	21,336	59	71
	1000 mA (1 A)	2000	BLC	38,153	76	71	36,627	73	71	35,220	70	71	31,039	62	71
			LCCO	38,410	77	71	36,874	74	71	35,465	71	71	31,250	62	71
			LEFT	38,931	78	71	37,374	75	71	35,945	72	71	31,678	63	71
			RCCO	39,034	78	71	37,473	75	71	36,040	72	71	31,768	63	71
			RIGHT	38,931	78	71	37,374	75	71	35,945	72	71	31,678	63	71
			TBLR	36,481	73	71	35,022	70	71	33,685	67	71	29,677	59	71

Note: Available with phosphor-converted amber LEDs (nomenclature AMBPC). These LEDs produce light with 89 ≤ x ≤ 136 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files for 530mA and 700mA (dim current only).

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Fahrenheit (°F)	Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
25°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

Configuration	System Watts	Current (A)				
		120V	208V	240V	277V	347V	480V
10C (1A700)	98	0.82	0.47	0.41	0.36	–	–
	160	1.34	0.77	0.67	0.58	–	–
20C (1A1050)	175	1.46	0.84	0.73	0.63	–	–
	350	2.92	1.69	1.46	1.27	–	–
	700	5.83	3.37	2.92	2.53	–	–
30C (1A1500)	530	4.42	2.55	2.21	1.92	1.66	1.11
	700	5.83	3.37	2.92	2.53	2.19	1.46
	1000	8.33	4.81	4.17	3.61	3.13	2.08

Projected LED Lumen Maintenance

Data references the extrapolated lumen maintenance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate ELP, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor		1.0	0.96	0.92	0.85
		1.0	0.97	0.94	0.90
		1.0	0.98	0.96	0.92
		1.0	0.99	0.98	0.95
		1.0	0.99	0.98	0.96
		1.0	0.99	0.98	0.96

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DSXPG Rev. 02/29/16

Z4
Z7

PHILIPS
Stonco
Wall mount
LytePro LED Sconce
LPW16

Project:
Location:
Cat No.
Type:
Quantity:
Notes:

The Philips Stonco LytePro LED Small Wall Sconce LPW16 features outstanding value in a compact, architectural design. This wall sconce features state-of-the-art, long-life and maintenance savings, in a combined discreet LED package with high precision over-optic design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Stocked luminaires – Ordering guide (LPW16 products are only available in the following stock luminaire configurations shown)

Catalog Number	Description	Master Pack. Qty	UPC Code
LPW16-5882	LPW16, 30W, 530mA, 4000K, 120-277V, Bronze textured paint	6	786034960540
LPW16-7882	LPW16, 40W, 700mA, 4000K, 120-277V, Bronze textured paint	6	786034960502

Z5

PHILIPS
Stonco
Site & Area
ELA
36" area luminaire

Projects:
Location:
Cat No.
Type:
Qty:
Notes:

Philips Stonco's ELA luminaires combine low profile style, advanced LED performance and advanced thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical. Versions are available with automatic profile dimming and motion response capability as well.

Ordering guide example: ELA16-DIM-1-90LA-NW-UNIV-NP-BRP

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ELA16	–	1	2	350mA	CW	120	BRP	F[1] Fusing in head
36" Area Luminaire	Constant Wattage	Standard	Type 2	35LA	Cool White 5,700K (nominal)	120V	Bronze Paint	LF[1] In-line/in-pole Fusing
	DIM	2	3	55LA	70CRI	208	BLP	PC[1,2] Receptacle with Photocell (includes PCR)
	0-10V Dimming	2@180	Type 2	70LA	Neutral White 4,000K (nominal)	208V	Black Paint	PCB[1] Photocell Button only
	APD[1]	2@90	4	90LA[1]	70CRI	240	WP	PCR5[1] Photocell Receptacle only with 2 dimming connections
	Auto Profile Dimming	2@90	Type 4	530mA	70CRI	240V	White Paint	PCR7[1,3] Photocell Receptacle only with 2 dimming and 2 auxiliary connections
	APD-MHO[1]	3	5	80LA	Warm White 3,000K (nominal)	277	NP	PTF2 Pole Top Fitter for 2-1/4" x 2-1/4" Tenon
	Auto Profile Dimming and Motion Response Override pole mounted sensor	3@120	Type 5	100LA[1]	80CRI	277V	Natural Paint	PTF3 Pole Top Fitter for 3" x 3" Tenon
	APD-MRI[1]	3@90		140LA[1]	80CRI	347	OC	PTF4 Pole Top Fitter for 3-1/4" x 4" Tenon
	APD with Motion Response Override luminaire mounted sensor	4		750mA	WW Warm White 3,000K (nominal)	347V	Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)	DL Diffusing Lens (reduces performance significantly)
	MRS[1]	4@90		75LA	80CRI	480	SC	H5 External Houseside Shield
	Motion Response at 50% low, luminaire mounted sensor	W		100LA-700	80CRI	UNIV	Special color Specify, must supply color chip. Requires factory quote.	
	MRSO[1]	Wall mount		134LA	80CRI	HVU		
	Motion Response at 50% low, pole mounted sensor	WS				347-480V 50Hz/60Hz		
		Wall mount including surface conduit						
		MA						
		Mast Arm Mount (requires 2-1/2" O.D. Mast Arm)						

1. Available with 120V-277V (UNIV) input only.
2. Available with 120 or 277V only.
3. Luminaires require one area motion sensor per pole (minimum) ordered separately. See Accessories on page 4.
4. 347V–480V (HVU) is NOT available in 90LA or 140LA LED Wattages.
5. Provides specific input voltage
6. Not available with 480V
7. Works with 3-pin or 5-pin NEMA photocell/dimming device.
8. Works with 3-pin or 5-pin NEMA photocell/dimming device
9. Pole mounted only. Connections are not connected (for fixture use only).
10. If ordered with DIM, APD, MRI, MRSO, APD-MRO, APD-MRO, dimming will not be connected to NEMA receptacle

ELA Area Luminaire
Site & Area

Area Luminaire Accessories (order separately)

MS-A-120V
120V Input Area Motion Sensor
For Pole Mounting with MRSO and APD-MRO luminaires

MS-A-277V
277V Input Area Motion Sensor
For Pole Mounting with MRSO and APD-MRO luminaires

Note: Motion Sensors for pole mounting are ordered separately, with one (1) motion sensor required per pole (or bracket) for MRSO and APD-MRO luminaires. See Luminaire Configuration information on pages 4 for more details. Area motion sensor color is Arctic White only.

Description

LED Area luminaires combine a low profile style with advanced LED performance and thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical. ELA luminaires are available as part of the Philips Solar Solution. See Solar Specification sheet for details.

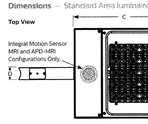
LED Wattage and Lumen Values (standard Area luminaire)

Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts[1]	LED Selection	Initial Absolute Lumens[2] Type 2	Type 3	Type 4	Type 5
80LA	1	48	530	78	NW	6,392 (s)	6,851 (s)	6,458 (s)	6,372 (s)

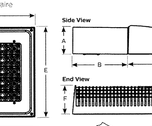
1. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage. Actual test system wattage is shown in individual IES files on www.philips-stonco.com
2. Lumen values based on photometric tests performed in consistance with IESNA LM-79.
(s) Data is scaled based on tests of similar, but not identical, luminaires

Dimensions – Standard Area luminaire

Top View



Side View



Sizes	ELA16®
A	4.5" 11.43 cm
B	6.28" 15.95 cm
C	16.53" 41.99 cm
D	2" 5.08 cm
E	15.2" 38.61 cm
F	4.6" 11.68 cm
G	1.53" 3.89 cm

Effective Projected Area (ft²/m²)				Approximate Weight (Single Luminaire)
Model	Single	Twin	3/4	
ELA16®	1.08 / 0.100	1.52 / 0.141	2.67 / 0.248	21 lbs / 9.53 kg

Bird Deterrent Wires (3) (Always Included)

ELA 02/15 page 2 of 5

Unofficial Copy

Z2

marketLITE™
Manufactured in the U.S.A.

MODEL NUMBER: **ML2000-IN**
FIXTURE STYLE: Z2

FEATURES

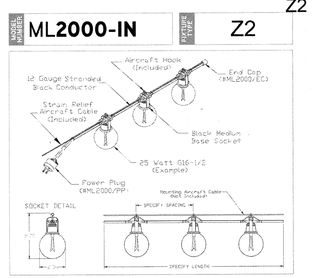
APPLICATIONS	Indoor and Outdoor
VOLTAGE	120V, 24V, or 12V
SOCKET BASE	Medium Base
LENGTH	Built to Order
FINISH	Black
FEED	Standard 6' Leads
STRAIN RELIEF	Aircraft Cable Included
LISTING	Dry or Wet Location
OPTIONS	LED Lamps, Mesh Canopies Canopies w/ Cages

APPLICATIONS

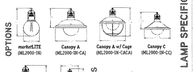
Designed for indoor and outdoor use, *marketLITE* is ideal for many applications including the amusement, recreation, and architectural industries.

ELECTRICAL

marketLITE is available in 120 Volts, 24 Volts, or 12 Volts. *marketLITE* is a 20 amp system (12 gauge wire). It using 24 Volt or 12 Volt lamps, a transformer is required. Our standard transformer primary side voltage is 120 Volts or 277 Volts. Consult factory for other voltages.



OPTIONS



ACCESSORIES

LAMP SPECIFICATIONS

LAMP #	BULB SHAPE	VOLTS	WATTS	COLOR	MAX. WATTS PER RUN
120V*	Lamp Not Included				1920W
120V/25WGC (Clear)	G16 1/2	120V	25W	CLEAR	1920W (75 Lamps)
120V/25WGF (Frosted)	G16 1/2	120V	25W	WHITE	1920W (75 Lamps)
120V/25W	A15	120V	25W	CLEAR	1920W (75 Lamps)
120V/15W	A15	120V	15W	CLEAR	1920W (128 Lamps)
24V/25W	A15	24V	25W	CLEAR	480W (19 Lamps)
24V/10W	A15	24V	10W	CLEAR	480W (48 Lamps)
12V/25W	A15	12V	25W	CLEAR	240W (9 Lamps)
12V/10W	A15	12V	10W	CLEAR	240W (24 Lamps)
12V/5W	A15	12V	5W	CLEAR	240W (48 Lamps)

*Custom spacing available. *Lamps not included.*

HOW TO ORDER OR SPECIFY Product Code: (Fill in the Blanks)

SERIES	SPACING	LAMP #		DRY OR WET
Example: ML2000-IN-CA	12"	24V/10W		WET
ML2000-IN	12" O/C	120V*	24V/25W	Indoor (DRY)
ML2000-IN-CA	18" O/C	120V/25WGC	24V/10W	Outdoor (WET)
ML2000-IN-CACA	24" O/C	120V/25WGF	12V/25W	
ML2000-IN-CC	36" O/C	120V/25W	12V/10W	
ML2000-IN-CCCA	48" O/C	120V/15W	12V/5W	
ML2000-IN-CM	60" O/C			

CALI

CALIFORNIA ACCENT LIGHTING, INC.
2034 E. Lincoln Ave. #431, Anaheim, CA 92806
ph. 800.921.CALI (2254) or 714.535-7900 \ fx. 714.535.7902
info@calilighting.com \ calilighting.com
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Z3

PHILIPS
LIGHTOLIER
Downlighting
SlimSurface LED
5" and 7" round aperture surface mount downlight

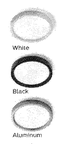
Project:
Location:
Cat No.
Type:
Lamps: Qty:
Notes:

SlimSurface LED is a 5/8" thick surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface LED round apertures are available in a 5" 650 lm and 7" 1000 lm fixture.

Ordering guide example: SSR830N7AL

Family	CRI	CCT	Lumens	Finish	Dimming	UL listing
SSR Slim 5" Round	8 80	27K 2700K	7 650 lm	blank White	blank Triac 120V	blank Wet
	9 90	30K 3000K		AL Aluminum		
		35K 3500K		BK Black		
		40K 4000K		W White	Z10U 0-10V 120V-277V	
				AL Aluminum		
				BK Black		
	8 80	30K 3000K	7 650 lm	blank White	blank Triac 120V	-D Damp
4IN Slim 4" Round	9 90	27K 2700K	10 1000 lm	blank White	blank Triac 120V	blank Wet
		30K 3000K		AL Aluminum		
		35K 3500K		BK Black		
		40K 4000K		W White	Z10U 0-10V 120V-277V	
				AL Aluminum		
				BK Black		
	8 80	30K 3000K	10 1000 lm	blank White	blank Triac 120V	-D Damp

1.5Q CRI is only available with 2700K



Features

1. **Flange:** One piece plastic flange. Injection molded white, applied aluminum, or black.
2. **Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
3. **Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications).
4. **LED Strip:** Utilizes Philips LEDs.
5. **Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty (see Philips.com/warranties for details).
6. **Compliance:** Non-conductive fixture for shower light application. The 7" round product complies with the requirements of the California Energy Commission regulated under Title 24, and has been listed in the Title 20 database.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open-circuit and short circuit output conditions without damage.

Dimming: Intended for Triac (120V) or 0-10V dimming (120V-277V) based on the configuration.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 5" 630lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 7" 980lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C

Labels

cULus listed for damp locations (wall mount applications and wet locations (covered ceilings). ENERGY STAR® certified.

SSR-S7R_3.3.16 04/16 page 1 of 4

Z1

MATCH EXISTING PEDESTRIAN LIGHTING AND PROVIDE ALTERNATE LED LIGHT SOURCE.

B750 AVENUE SERIES
HID

EPA 1.11 (ft²) WEIGHT 9 LBS
5 YEAR WARRANTY
MAXIMUM WATTAGE 250W
UL LISTED

JOB NAME
FIXTURE TYPE
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-**B750-SP-100HPSI20-MED-RES-A**-PEC-FHS/50PM/34127#/BKT

Mounting Config	Fixture	Fitter	Ballast	Volts	Socket	Optic	Lens	Option Ring	System Photocontrol	Option DFI	Option Term. Block	Option Fuse	Option Lamps (Includes Spec Sheet)	Arm (Specify Type, Length)	Pole (Specify Type, Arm Length)	Finish

Mounting Configuration
(Click here to view mounting configuration sheet)
• NV • 2A • 3A90 • 1AM
• PT • 2A90 • 3APT • 2AM
• IA • 2APT • 4A • 450PB
• IAPT • 3A • 4APT

W = Wall Mount PT = Post Top APT = Post Top Arm Mid-Mount
A = Arm Mount AM = Arm Mid-Mount PB = Pier Base

Fixture
• B750 • B750CF

Fitter
• SP • 99I[1] • 99S[1] • OLF3
• 73 • 99Z[1] • BDA • OLF4[1]
• 74 • 993[1] • BDS • 588
• 990[1] • 994[1] • BDT • C2997[1]

[1] Add "T" after fitter designation for optional "Twist-lock" fitter.

Ballast[2,3]
• 35HPS • 70MHP • 320CL
• 50HPS • 100MHP • 400CL
• 70HPS • 150MHP • 700CL
• 100HPS • 250MHP • QLSS
• 150HPS • 250MHP • INCAND
• 250HPS • 250CL
• 50MHP • 320CL

[2] Metal halide systems are pulse start.
[3] Medium base sockets standard with ballasts up to 150 watts. Mogul base sockets are standard with ballasts 250 watts and over. A PIN for CFL.
[4] Quartz is 120 volt only.

Volts
• 120 • 208 • 240 • 277 • 347 • 480

Socket
• MED • MOG • QL • AP (4-PIN)[4]

Optic
• NONE • REI • RES • LO3 • LO5 • ALZAK • HSS

Lens
• A (Acrylic) • P (Polycarbonate)
• WA (White Acrylic) • WP (White Polycarbonate)

Options
• **CDR** Cast Decorative Ring
• **CDR-CL** Cast Decorative Ring with Custom Logo
• **PDDR**[1] Perforated Brass Decorative Ring
• **PEC** Electronic Photocontrol 120-277 Volt
• **R**[1] Receptacle Only for Twist-Lock Photocontrol
• **RP** Twist-Lock Photocontrol & Receptacle (120v-277v)
• **O**[1] ISA Duplex CFI for Utility Fitter
• **TB**[1] Terminal Block
• **FHS**[2] Single Fuse (6 Holder - 120, 277 Volt
• **FHD**[2] Dual Fuse (6 Holder - 208, 240, 480 Volt
• **LAMPS** See Lamp Spec Sheet

[1] Standard is polished. If painted specify PBDR-P.
[2] For 900 series utility fitter only.
[3] Ships loose for installation in base.

Arm (Click here to view arm website page)
See Arms & Wall Brackets specification sheets.
• 50 • 70 • 480 • 6236 • TA • BA
• 478 • 80 • 55 • 579 • TASCR

Pole (Click here to view pole website page)
See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes*
• **BKT** Black Textured
• **WHT** White Textured
• **PGT** Parh Green Textured
• **AZLT** Architectural Medium Bronze Textured
• **DBT** Darh Bronze Textured

*Smooth finishes are available upon request.

Custom Finishes*
• **CM** Custom Match
• **OI** Old Iron
• **RT** Rust
• **WBR** Weathered Brown
• **CD** Cedar
• **WBK** Weathered Black
• **TT** Two Tone

*Custom colors require upcharge.
Sternberg Select Finishes
• **VC** Verde Green
• **SI** Swedish Iron
• **OWGT** Old World Gray Textured

see next page

Specifications

Fixture
The fixture shall be 15" in diameter and 32" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured is also available. The optional perforated brass decorative ring (PDDR) is available in polished brass or painted finish. The 2-1/4" wide brass filigree allows light transfer through the decorative openings. The optional (CDR) is a heavy cast aluminum ring with four cast decorative medallions finished in accent gold. Also available are 3" custom medallions that can be specified with a name, initial or logo.

Fitter - Standard
The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8