LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DATA				
	AREA (SQ. FT.)	AREA (ACRES)	%	
LOT SIZE	132,911.6	3.051	100.0	
BUILDING	8,975.7	0.206	6.8	
CONVENIENCE STORE	5,092.0			
FUTURE RETAIL	2,106.4			
CAR WASH	1,777.3			
PARKING LOT AREA	47,307.8	1.086	35.6	
SIDEWALK AREA	5,700.1	0.131	4.3	
IRRIGATED LANDSCAPE AREA	30,021.6	0.689	22.5	
NON-IRRIGATED LANDSCAPE AREA	40,906.4	0.939	30.8	
SFE		TBD		

	PARKIN	IG		
PROPOSED USE	CRITERION	REQ	PROPOSED	
PROPOSED USE	CRITERION	VALUE	SPACES	SPACES
CONVENIENCE STORE CAR WASH	1 SPACE PER EMPLOYEE 2 SPACES PER PUMP ISLAND 4 SPACES PER 1,000 S.F. 1 SPACE PER BAY	3 6 5,063 1	3 12 21 1	3 12 21 6
FUTURE RETAIL	5 SPACES PER 1,000 SF	2,106	11	11
TOTAL BICYCLE	TOTAL VEHICLE SPACES SPACES (5% OF VEHICLE SPACES)		48 3	48 4

ZONING COMPARISION	ON TABLE	
	REQUIRED	PROVIDED
MINIMUM SETBACKS - YOUNG AMERICAN PD	PER SECTION 14.1 - TBD THROUGH SITE PLAN	NORTH - 80 FEET SOUTH - 73 FEET EAST - 111 FEET WEST - 46 FEET
MAXIMUM BUILDING HEIGHT - YOUNG AMERICAN PD	PER SECTION 10.2 - 35 FEET	BUILDING: 22' - 9" CANOPY: 17' - 6"
MINIMUM OFF-STREET PARKING - CHAPTER 15.54	48 SPACES	48 SPACES
RESIDENTIAL/NON-RESIDENTIAL INTERFACE - CHAPTER 17.50	30 feet	45 feet

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.

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. 14. If the project is located within 300 feet of the 100-Year floodplain, approval from the U.S. Fish and Wildlife Service will be required for potential disturbance of the Preble's Meadow Jumping Mouse.

13. A sign permit for each sign must be obtained from the Town of Castle Rock Building

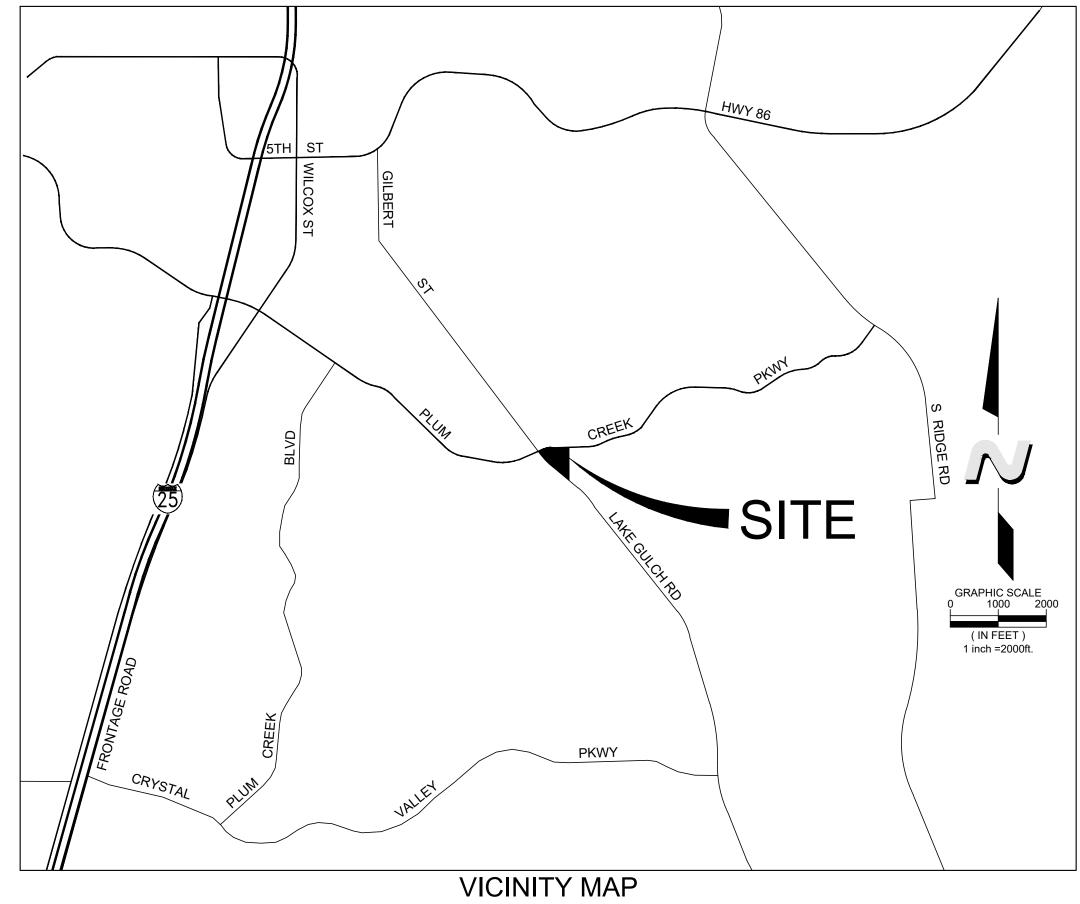
http://www.fws.gov/mountain-prairie/species/mammals/preble/. 15. All landscape maintenance within the right-of-way is the responsibility of the

adjacent property owner. 16. Any temporary structures placed in an easement, including paving and fencing, shall be removed and replaced by the owner upon the request of the utilities department so that maintenance may be performed. The owner of the land shall agree to hold the Town harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities, and all associated

17. All landscape maintenance within the right-of-way is the responsibilty of the adjacent land owner.

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
- 7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- 8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.



1" = 2,000'

Ownership Certification

The undersigned are all of the owners of certain lands known herein as Lot 1, Block 1, Baldwin Park Estates, Filing No. 2, Amendment No. 1, in the Town of Castle Rock. SINCLAIR OIL CORPORATION

STATE OF COUNTY OF The foregoing instrument was acknowledged before me this ____ of Sinclair Oil Corporation.

WITNESS my hand and official seal. My commission expires: _

Notary Public

Title Certification

(Authorized Representative)

WITNESS my hand and official seal.

My commission expires: _____

, an authorized representative of , 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.

STATE OF COLORADO COUNTY OF ____

The foregoing instrument was acknowledged before me this _____ day of , 2020, by ____ Authorized Representative of ___

Notary Public

Water Rights Dedication Agreement

The provision of Municipal Water to this subdivision is subject to the terms and conditions of the Young PUD agreement, recorded on the 30th day of August, 1983 at Book 488, Page 359 and accordingly 10 SFE are debited from the water bank.

Surveyor's Certification

I, Harold J. Ponserella, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Plum Creek Convenience was made under my supervision and the monuments shown thereon actually exist and this Site Plan accurately represents that survey.

Harold J. Ponserella Colorado Registered Professional Land Surveyor License No. 29766

Civil Engineer's Statement

I, Chad A. Wheeler, being a registered professional engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this site plan have been designed and engineered in conformance with all Town of Castle Rock Public Works Construction Standards.

Chad A. Wheeler, PE Colorado Registered Professional License No. 35149 for and on behalf The Dimension Group

SHEET INDEX

- **COVER SHEET**
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- 6 LANDSCAPE NOTES
- HYDROZONE PLAN
- 8 ILLUMINATION PLAN
- 9 ILLUMINATION CUT SHEETS
- 10 BUILDING AND CANOPY ELEVATIONS

CONCEPTUAL LANDSCAPE PLAN

LEGAL DESCRIPTION

LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS.

STATE OF COLORADO

PURPOSE STATEMENT

THIS SITE DEVELOPMENT PLAN ALLOWS FOR A COMMERCIAL DEVELOPMENT OF A CONVENIENCE STORE. CAR WASH, AND FUTURE RETAIL. THE RETAIL WILL HAVE CONVENTIONAL HOURS OF OPERATION OF 7:00 AM TO 10:00 PM. THE CONVENIENCE STORE WILL HAVE 24 HOUR OPERATION.

PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY.

ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88.

TBM: No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B. ELEVATION: 6327.51 NAVD88

PROJECT BASIS OF BEARING

BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31'54" E

Planning Commission Recommendation:

This Site Development Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the _____

Chair	Date	
irector of Development Services		

Town Council Approval:

Town Clerk

This Site Development Plan was approved by the Town Council of the Town of Castle Rock, Colorado, on the _____ day of _____

<u>Mayor</u>	Date	
Attest:		

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 ___ ____day of ___ 2020, at Reception No.

Douglas County Clerk and Recorder

Ву	
Deputy	

COVER SHEET PLUM CREEK CONVENIENCE SITE DEVELOPMENT PLAN L1, B1, BALDWIN PARK ESTATES, F2, AMD. 3/9/2020

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111 TEL: 720-536-3180 www.DimensionGrp.com

PROPERTY OWNER / APPLICANT: SINCLAIR OIL CORPORATION 550 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84102

SITE DEVELOPMENT PLAN NOTES:

water through improper irrigation.

and sight distance easements.

Development Plan.

Castle Rock with the Plat.

The Town of Castle Rock requires that maintenance access be provided to all storm

responsible for the maintenance of all drainage facilities including, but not limited to,

inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins

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

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

Owner Association, as applicable. Landscaping shall be continuously maintained

replacement of dead or diseased plant material. Upon written notice by the Town,

material. In the case of diseased landscape material, a shorter compliance period

Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable

conceptual only and subject to change with review of the Construction Documents.

4. FEMA regulated floodplains and/or wetlands are not present on the site. The site is

within the FEMA FIRM Map No. 08035C0302G, effective 3/16/2016. The site is

subject to Town review with the Construction Documents. These items shall comply

may be specified in said notice. The Town of Castle Rock Water Conservation

maintained by the adjacent private property owner or the Homeowner/Property

including necessary watering, weeding, pruning, mowing, pest control, and

the Owner will have 45 days to cure or replace damaged or dead landscape

3. The landscape and irrigation plans contained in the Site Development Plan are

5. Any street signs, striping, street lights and curb ramps are conceptual only and

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

7. Approval of this conceptual Site Development Plan does not constitute approval of

8. No solid object (excluding fire hydrants, traffic control devices and traffic signs)

Program Implementation Policy", as amended from time to time, for this project.

any deviations from Town of Castle Rock regulations and standards. All deviations

from Town regulations and standards are subject to the appropriate procedures for

exceeding thirty (30) inches in height above the flowline elevations of the adjacent

plantings, crops, cut slopes, and berms shall be placed within sight distance lines

9. The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat

and who will be responsible for maintenance is shown in a table on the Site

10. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail

11. This site is zoned Planned Unit Development - Young American PUD

street, including but not limited to buildings, utility cabinets, walls, fences, landscape

Easements as shown on the Site Development Plan shall be granted to the Town of

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

located within Zone X (Area of Minimal Flood Hazard).

drainage facilities to assure continuous operational capability of the system. The

Property Owner, subsequent owners, heirs, successors and assigns shall be

located on this property, unless modified by the Subdivision Improvements

include all actual costs for labor, equipment and materials and a 25% fee.

Regulations the Property Owner, subsequent owners, heirs, successors and

2. Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape

ARCHITECT: THE DIMENSION GROUP 5600 S. QUEBEC STREET SUITE 325C GREENWOOD VILLAGE, COLORADO 80111 (720)536-3180 MR. STAYTON R. WOOD, AIA

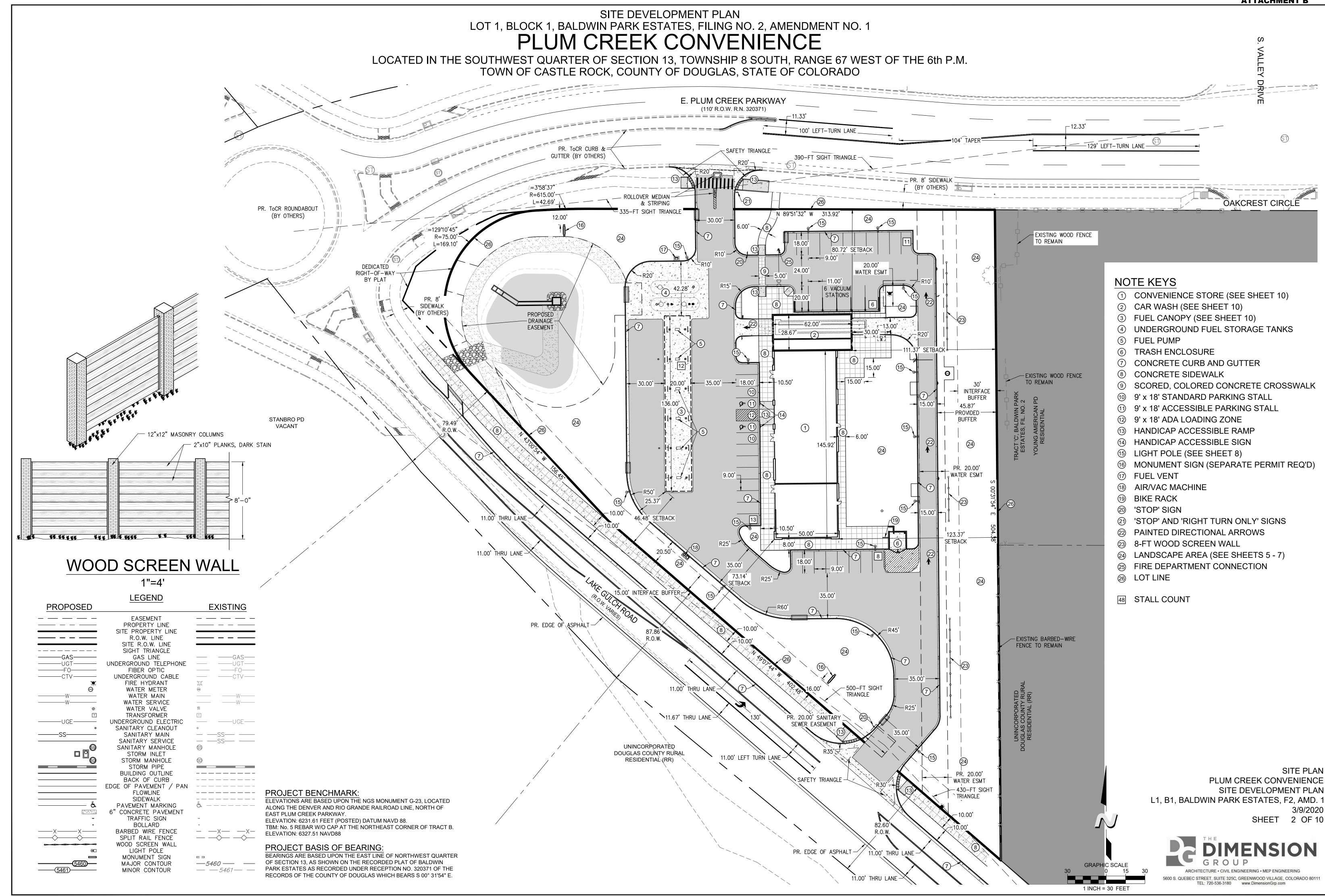
SUITE 325C (720) 536-3180

CIVIL ENGINEER: THE DIMENSION GROUP 5600 S. QUEBEC STREET GREENWOOD VILLAGE, COLORADO 80111

MR. CHAD A. WHEELER. PE

LANDSCAPE ARCHITECT: ROOT PARTNERSHIP 2050 S. ONEIDA ST. SUITE 246 DENVER, COLORADO 80224 (303) 547-5077 MR. MIKE LEUTENEKER, LEED AP

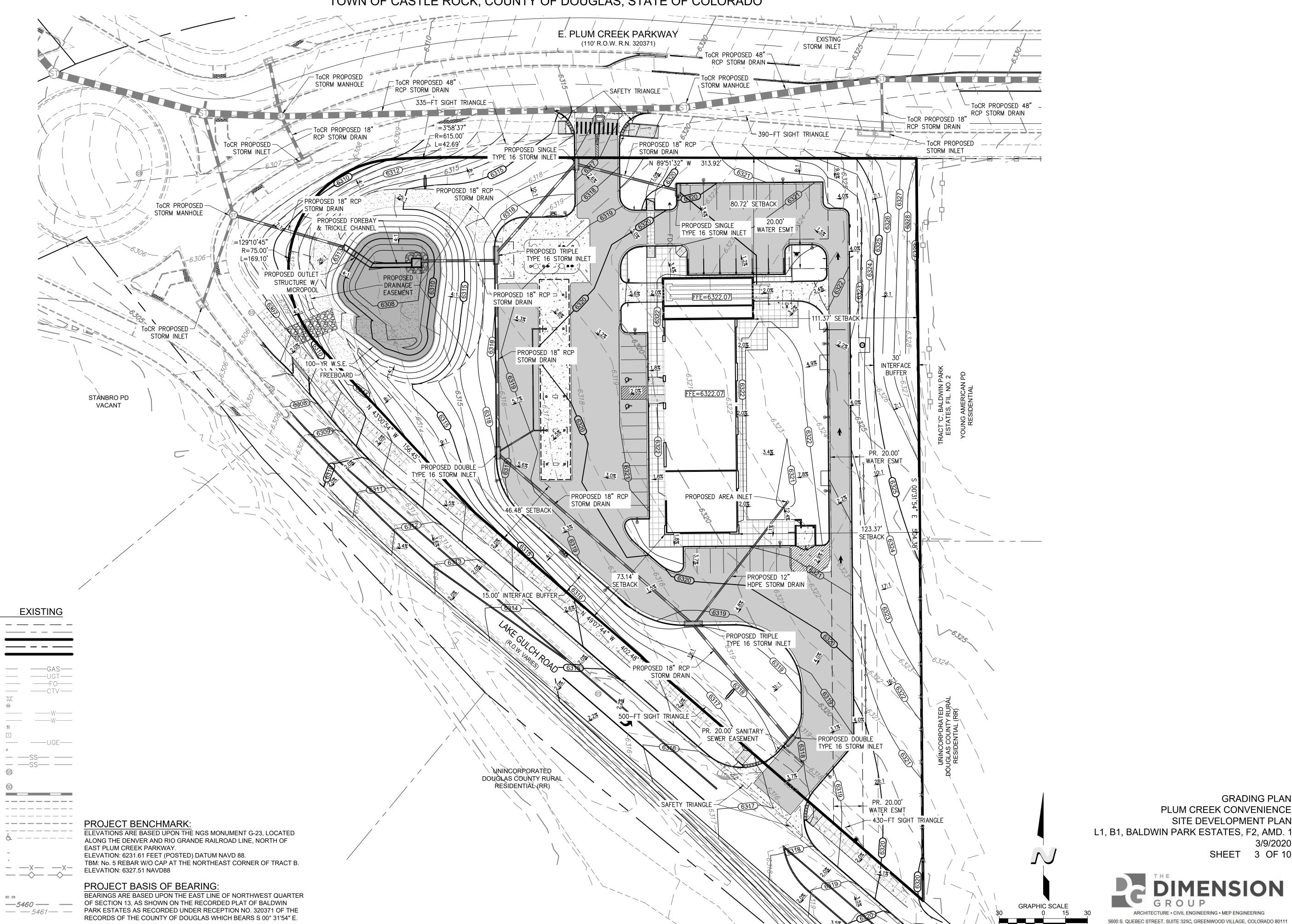
SURVEYOR: COTTONWOOD SURVEYING & ASSOCIATES, INC. P.O. BOX 694 STRASBURG, COLORADO 80136 (303) 549-7992 MR. HAROLD PONSERELLA, PLS SHEET 1 OF 10



LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

EASEMENT PROPERTY LINE

SITE PROPERTY LINE

R.O.W. LINE SITE R.O.W. LINE SIGHT TRIANGLE GAS LINE UNDERGROUND TELEPHONE FIBER OPTIC JNDERGROUND CABLE FIRE HYDRANT WATER METER WATER MAIN

> WATER SERVICE WATER VALVE TRANSFORMER

UNDERGROUND ELECTRIC

SANITARY CLEANOUT SANITARY MAIN SANITARY SERVICE

SANITARY MANHOLE

STORM INLET

STORM MANHOLE STORM PIPE

BUILDING OUTLINE

BACK OF CURB

FLOWLINE SIDEWALK

PAVEMENT MARKING

6" CONCRETE PAVEMENT TRAFFIC SIGN

BOLLARD

BARBED WIRE FENCE

SPLIT RAIL FENCE WOOD SCREEN WALL

LIGHT POLE

MONUMENT SIGN

MAJOR CONTOUR

MINOR CONTOUR

EDGE OF PAVEMENT / PAN

PROPOSED

3/9/2020

GRADING PLAN

SHEET 3 OF 10

TEL: 720-536-3180 www.DimensionGrp.com

1 INCH = 30 FEET

SITE DEVELOPMENT PLAN LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1 PLUM CREEK CONVENIENCE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO E. PLUM CREEK PARKWAY (110' R.O.W. R.N. 320371) — EXISTING 8" DIP-- STORM MANHOLE WATER MAIN (BY OTHERS) 48" RCP STORM STORM INLE EXISTING 8" PVC — (BY OTHERS) SANITARY SEWER MAIN WATER MAIN *1* △=3**.**58′37" (BY OTHERS) 24" RCP STORM-PROPOSED SINGLE DRAIN (BY OTHERS) WATER MAIN TO BE COORDINATED WITH ROADWAY IMPROVEMENTS - PROPOSED FIRE DEPARTMENT CONNECTION - EXISTING UNDERGROUND ELECTRIC LINE PROPOSED 18" RCI PROPOSED 18" RCP TYPE 16 STORM INLET STORM DRAIN STORM DRAIN WATER ESMT - PROPOSED STORM DRAIN PROPÓSED FOREBAY -& TRICKLE CHANNEL EXISTING 15" PVC WATER ESMI -EXISTING GAS LIN PROPOSED RECLAIM TANKS-SANITARY SEWER MAIN Δ=129°10'45" PROPOSED TRIPLE R=75.00'-TYPE 16 STORM INLET PROPOSED SAND/OIL 18" RCP STORM-L=169.10' INTERCEPTOR DRAIN (BY OTHERS) PROPOSED OUTLET -PROPOSED STRUCTURE W/ - DRAINAGE -MICROPOÓL -PROPOSED FIRE HYDRANT 🚽 TPROPOSED 8" C900 PVC EASEMENT ₹4... -PROPOSED 18" RCP ⊐ 📲 T WATER MAIN STORM DRAIN IRRIGATION METER PROPOSED -EXISTING SANITARY WATER SERVICE MANHOLE -10-FT POCKET PROPOSED 18" RCP EASEMENT STORM DRAIN PROPOSED 4" 10-FT POCKET-→ INTERFACE 🕂 FIRE LINE -EASEMENT BUFFER STANBRO PD - PROPOSED EXISTING SANITARY -WATER SERVICE MANHOLE 10-FT POCKET-EASEMENT EXISTING 30" PROPOSED TWO-WAY-PROPOSED WATER ESMT SANITARY CLEANOUT WATER SERVICE PROPOSED DOUBLE -TYPE 16 STORM INLET EXISTING -PROPOSED 18" RCP CABLE LINES STORM DRAIN 46.48' SETBACK - PROPOSED AREA INLET PROPOSED 4" PVC-SANITARY SERVICES TELEPHONE LINE SETBACK EXISTING 15" PVC SANITARY SEWER MAIN PROPOSED 12" HDPE STORM DRAIN LEGEND STORM DRAIN PROPOSED **EXISTING** PROPOSED 4" PVC SANITARY SERVICE EASEMENT PROPERTY LINE - PROPOSED TRIPLE SITE PROPERTY LINE TYPE 16 STORM INLET R.O.W. LINE SITE R.O.W. LINE SIGHT TRIANGLE PROPOSED 18" RCP GAS LINE UNDERGROUND TELEPHONE STORM DRAIN FIBER OPTIC UNDERGROUND CABLE FIRE HYDRANT EXISTING SANITARY WATER METER -500-FT SIGHT TRIANGLE MANHOLE WATER MAIN EXISTING GAS LINE WATER SERVICE - PROPOSED DOUBLE . All proposed easements must be recorded prior to issuance of construction permits. WATER VALVE TYPE 16 STORM INLET 2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet. TRANSFORMER 3. The minimum separation between water service lines is 5 feet. EXISTING -PROPOSED SANITARY UNDERGROUND ELECTRIC TELEPHONE LINE 🔪 4. This site is located within the Town of Castle Rock 3a (Blue-East) water pressure zone, but will MANHOLE SANITARY CLEANOUT PR. 20.00' SANITARY connect to the Purple Zone. SEWER EASEMENT SANITARY MAIN SANITARY SERVICE UNINCORPORATED SANITARY MANHOLE STORM INLET DOUGLAS COUNTY RURAL PROPOSED 8" PVC RESIDENTIAL (RR) STORM MANHOLE SANITARY MAIN STORM PIPE **UTILITY PLAN** WATER ESMT SAFETY TRIANGLE BUILDING OUTLINE PLUM CREEK CONVENIENCE BACK OF CURB EDGE OF PAVEMENT / PAN - 430-FT SIGHT TRIANGLE SITE DEVELOPMENT PLAN ---- PROJECT BENCHMARK FLOWLINE PROPOSED SANITARY SIDEWALK L1, B1, BALDWIN PARK ESTATES, F2, AMD. ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, LOCATED MANHOLE, PAVEMENT MARKING ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF 6" CONCRETE PAVEMENT EAST PLUM CREEK PARKWAY. PROPOSED FIRE HYDRANT TRAFFIC SIGN SHEET 4 OF 10 ELEVATION: 6231.61 FEET (POSTED) DATUM NAVD 88. BOLLARD TBM: No. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B. BARBED WIRE FENCE - -x- -x-ELEVATION: 6327.51 NAVD88 EXISTING 15" PVC $- \longrightarrow - \bigcirc$ SPLIT RAIL FENCE SANITARY SEWER MAIN WOOD SCREEN WALL PROJECT BASIS OF BEARING: LIGHT POLE CABLE LINES BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER MONUMENT SIGN BLOW-OFF VALVE OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN GRAPHIC SCALE PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S 00° 31'54" E 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111 TEL: 720-536-3180 www.DimensionGrp.com 1 INCH = 30 FEET

ATTACHMENT B SITE DEVELOPMENT PLAN LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1 PLUM CREEK CONVENIENCE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO E. PLUM CREEK PARKWAY (110' R.O.W. R.N. 320371) EXISTING WOOD FENCE TO REMAIN 00000 -PROPOSED WOOD PROPOSED — DRAINAGE EASEMENT - EXISTING WOOD FENCE STANBRO PD LEGEND EXISTING TREE TO REMAIN PROPOSED WOOD -SCREEN WALL EXISTING TREE TO BE REMOVED PROPOSED CANOPY TREE PROPOSED ORNAMENTAL TREE PROPOSED EVERGREEN TREE PROPOSED WOOD C $\odot\odot$ PROPOSED DECIDUOUS SHRUBS — EXISTING BARBED—WIRE FENCE TO REMAIN $\oplus (+)$ PROPOSED EVERGREEN SHRUBS PROPOSED ORNAMENTAL **GRASSES** IRRIGATED LOW WATER USE TURF

UNINCÒRPORATED

DOUGLAS COUNTY RURAL

SAFETY TRIANGLE

430-FT SIGHT TRIANGLE -

IRRIGATED NATIVE SEED

LANDSCAPE ARCHITECT'S STATEMENT

REGISTERED LANDSCAPE ARCHITECT

I, NATHAN L. SCHROCK, BEING A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF

COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE

OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA.

DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND DESIGNED IN CONFORMANCE WITH ALL TOWN

DATE

02/06/2009

root partnership
planning + landscape architecture

CONCEPTUAL LANDSCAPE PLAN
PLUM CREEK CONVENIENCE
SITE DEVELOPMENT PLAN
L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1

3/9/2020 SHEET 5 OF 10

DIMENSION
GROUP

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING

5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 720-536-3180 www.DimensionGrp.com

1 INCH = 30 FEET

LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CONCEPTUAL LANDSCAPE PLAN NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- 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.

LANDSCAPE PLAN NOTES

- 1. ALL TURF GRASS SOD AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET MINIMUM.
- 2. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND \$\frac{1}{3}\$ ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
- 3. ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
- 4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCLUDING NON-IRRIGATED NATIVE SEED SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE PROVIDED IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL BE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK REQUIREMENTS.
- 5. SURFACE MATERIAL OF WALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL CONFORM TO ADA REQUIREMENTS AND BE MATERIALS AS NOTED IN THESE SITE AND LANDSCAPE PLANS.
- 6. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 7. A THREE (3) FOOT CLEAR ZONE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.
- 8. PROPOSED LANDSCAPE MATERIAL SHALL NOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED FIRE LANES.
- 9. SHRUB BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.ALL
- 10. SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1 1/2"-3" RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
- 11. TREES IN TURF AREAS ARE TO HAVE ROCK MULCH SQUARES INSTALLED PER PLAN. ROCK MULCH IS TO BE INSTALLED AT THE STANDARD DEPTH, AND CONTAINED BY STEEL EDGER.
- 12. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING BURIED UTILITIES AND OBTAIN ALTERNATE TREE LOCATION APPROVAL WITH THE CITY INSPECTORS, PRIOR TO INSTALLATION IF NECESSARY.
- 13. IT IS ACKNOWLEDGED THAT STREET TREES WILL BE PLACED IN THE R.O.W. AT A SPACING OF 1 TREE PER 40 L.F. OF CURB FRONTAGE PER THE TOWN OF CASTLE ROCK LANDSCAPE PERFORMANCE STANDARDS AND CRITERIA.
- 14. EXISTING TREES TO REMAIN THAT DIE AS A RESULT OF CONSTRUCTION WILL BE REPLACED WITH TREES MATCHING THE PROPOSED TREES.

PLANT LIST

SYM	COMMON NAME BOTANICAL NAME		QTY	SIZE & CONDITION
CANOPY	/ TREES			
HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	12	2 1/2" CAL. B&B
SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	5	2 1/2" CAL. B&B
SUN	SUNBURST LOCUST	GLEDITSIA TRIACANTHOS 'SUNBURST'	10	2 1/2" CAL. B&B
TRK	TURKISH FILBERT	CORYLUS COLUMNA	2	2 1/2" CAL. B&B
EVERGR	REEN TREES			·
AUS	AUSTRIAN PINE	PINUS NIGRA	7	6' HT.
cos	COLORADO SPRUCE	PICEA PUNGENS	12	6' HT.
DGF	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	5	6' HT.
LIM	LIMBER PINE	PINUS FLEXILIS	4	6' HT.
ORNAMI	ENTAL TREES		•	•
PRF	PRAIRIEFIRE CRAB (PINK)	MALLUS 'PRAIRIEFIRE'	3	2 1/2" CAL. B&B
TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLI INERMIS	3	2 1/2" CAL. B&B
SMALL [DECIDUOUS SHRUBS 2'-5' SPREAD	•		
СРВ	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	BERBERIS THUNBERGII 'ATROPURPUREA NANA' 53	
GDP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	24	5 GAL. CONT.
MEDIUM	DECIDUOUS SHRUBS 5'-7' SPREAD			•
MKL	MISS KIM LILAC	SYRINGA PATULA	SYRINGA PATULA 14	
PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	39	10 GAL. CONT.
LARGE [DECIDUOUS SHRUBS >7' SPREAD	•		•
SSK	SASKATOON SERVICEBERRY	KATOON SERVICEBERRY AMELANCHIER ALNIFOLIA		15 GAL. CONT.
SMALL E	EVERGREEN SHRUBS 2'-5' SPREAD	·		•
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	159	5 GAL. CONT.
MEDIUM	EVERGREEN SHRUBS 5'-7' SPREAD	·	•	
MVS	MESA VERDE SPRUCE	PICEA PUNGENS 'MESA VERDE'	8	10 GAL. CONT.
LARGE E	EVERGREEN SHRUBS >7' SPREAD	·		
ВРО	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS "BLUE POINT"	20	15 GAL. CONT.
ORNAMI	ENTAL GRASSES		•	
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	152	5 GAL. CONT.
HMG	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	71	5 GAL. CONT.

COMMERCIAL LANDSCAPE SITE INVENTORY

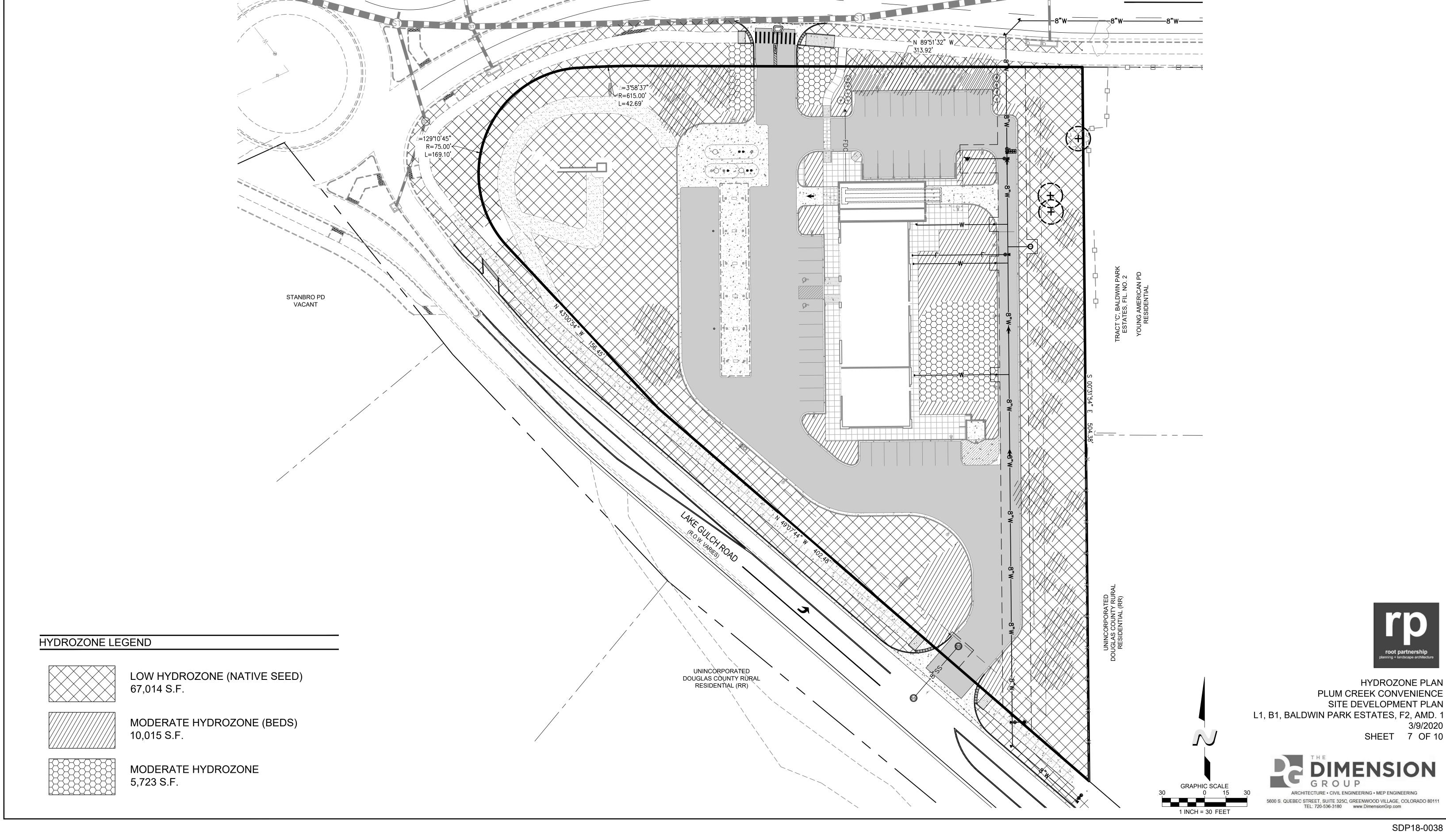
Gross Site Area	Required Landscape Area (s.f.)	Moderate Water Use Turfgrass (Area in s.f.)	Nonliving Ornmantal	No. of Required Trees	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (rate of 4 cu.yds. Per 1000 s.f.)	Separate Irrigation Service Connections
132,986.93	13,298.69	5,723	0	27	*36	54	322	62.95	YES
Parking Lot (Area in s.f.)	Parking Lot Landscape Area (s.f.)	No. of Parking Spaces	Nonliving Ornamental (Area in s.f)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
13,967	1,849	48	0	0	N/A	4.00	4	12.00	94
Plum Creek Streetscape (I.f.)	Lake Gulch Streetscape (I.f.)	Streetscape Trees Required	Streetscape Trees Provided	Streetscape Shrubs Required	Streetscape Shrubs Provided				
434	579	25.33	26	101.3	155				



LANDSCAPE NOTES
PLUM CREEK CONVENIENCE
SITE DEVELOPMENT PLAN
L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1
3/9/2020
SHEET 6 OF 10



ATTACHMENT B SITE DEVELOPMENT PLAN LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1 PLUM CREEK CONVENIENCE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO E. PLUM CREEK PARKWAY (110' R.O.W. R.N. 320371)

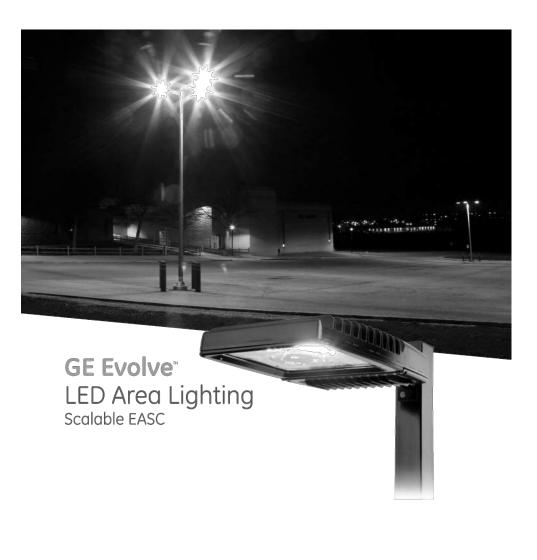


SITE DEVELOPMENT PLAN LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1 PLUM CREEK CONVENIENCE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO E. PLUM CREEK PARKWAY (110' R.O.W. R.N. 320371) GE - EASC Area Lighting GE - EWS Wall Pack - EXISTING WOOD FENCE TO REMAIN POLE MOUNT LIGHT FIXTURE FULL CUT OFF DARK SKY FRIENDLY ∆=129**1**0'45" R=75.00'-L=169.10' GE - ECBB Canopy Light 18-FT STEEL 4-IN DIA. ROUND POLE SUNSET - F6902-31 2-LIGHT BLACK WALL SCONCE PHILIPS LED EMERGENCY LIGHT __ EXISTING BARBED—WIRE FENCE TO REMAIN 2-FT ROUND CONCRETE BASE BATTEN STRIP POLE MOUNT LIGHT FIXTURE DETAIL GENERAL LIGHTING PLAN STANDARD NOTES 1. THE OBJECTIVE OF THE ILLUMINATION PLAN IS TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PATRONS UTILIZING THE FACILITY, BY ILLUMINATING THE SITE TO PROVIDE A SAFE NIGHTTIME ENVIRONMENT, WHILE MINIMIZING LIGHT POLLUTION, LIGHT UNINCORPORATED TRESPASS, AND GLARE ON THE ADJACENT PROPERTIES. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CEPTED) LIGHTING DOUGLAS COUNTY RURAL CONCEPTS INCLUDE THE FOLLOWING: RESIDENTIAL (RR) A. GOOD LIGHTING DISCOURAGES CRIMINAL ACTIVITY, ENHANCES NATURAL SURVEILLANCE OPPORTUNITIES, AND REDUCES FEAR. B. A CONSTANT LEVEL OF LIGHT PROVIDING REASONABLY GOOD VISIBILITY SHOULD BE MAINTAINED AT NIGHT. THE ABSOLUTE LEVEL OF LIGHT IS LESS CRITICAL THAN THE EVENNESS OF THE LIGHT. BRIGHT SPOTS AND SHADOWS SHOULD BE AVOIDED. C. AS USED IN CPTED, LIGHTING CAN INFLUENCE AN INDIVIDUAL'S FEELINGS ABOUT THEIR ENVIRONMENT FROM AN AESTHETIC AS ILLUMINATION PLAN WELL AS A SAFETY STANDPOINT. A BRIGHT, CHEERFUL ENVIRONMENT IS MUCH MORE PLEASING THAN ONE THAT APPEARS DARK PLUM CREEK CONVENIENCE AND LIFELESS. SITE DEVELOPMENT PLAN 2. THE HOURS OF OPERATION FOR THE LIGHTING FIXTURES SHALL BE FROM DUSK UNTIL DAWN. L1, B1, BALDWIN PARK ESTATES, F2, AMD. 1 3. LIGHT TRESPASS ON THE ADJACENT NEIGHBORHOODS SHALL BE MITIGATED THROUGH THE USE OF FULL CUTOFF FIXTURES AND THE PLACEMENT OF POLE MOUNTED LIGHTS THAT DIRECT LIGHT ONTO THE SUBJECT SITE AND LIMIT THE LIGHT SPILLAGE ONTO THE SHEET 8 OF 10 NEIGHBORING RESIDENTIAL DEVELOPMENTS. THE LIGHT FIXTURES AND LUMINAIRES UTILIZE THE LATEST TECHNOLOGIES TO ACCOMPLISH THIS GOAL. 4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: A. FORWARD THROW (TYPE IV) DISTRIBUTION, B. POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE C. UNSHIELDED WALL PACKS ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING 5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111 TEL: 720-536-3180 www.DimensionGrp.com 1 INCH = 30 FEET

LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



current

current powered by GE

The next evolution of the GE Evolve™ LED Area Light continues to deliver outstanding features, while adding greater flexibility, style and scalability. This latest design offers higher lumen outputs and provides photometric combinations with high efficacy, providing the ability to meet even a wider range of area lighting needs. Additionally, the new EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row. Optional programmable motion sensing for Title 24 compliance is available.

prewired with 24-inch (610mm) leads.

 Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

square pole prewired with 24-inch (610mm) leads.

Knuckle Slipfitter mounting for 2.3-3" O.D. pipe,

pre-wired with 24-inch (610mm) leads.

minimum 2.0 mil. thickness. Standard colors: Black & Dark Bronze.

RAL & custom colors available.

 M listed, suitable for wet locations. · Site, area, and general lighting applications listed with option code "J" SKUs. utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution IP66 rated optical enclosure per ANSI C136.25-2009. Temperature rated at -40° to 50°C (-40° to 35°C reduced offsite visibility, reduced on-site glare and

 Upward Light Output Ratio (ULOR) = 0. Ideal for small to large retailers, commercial to Title 24 compliant with "H" motion sensor option. medical properties, and big box retailers. Compliant with the material restriction requirements of RoHS. Die-cast aluminum housing.Slim architectural design incorporates an integral

heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective 10-inch (254mm) mounting arm for square pole Projected Area (EPA). Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

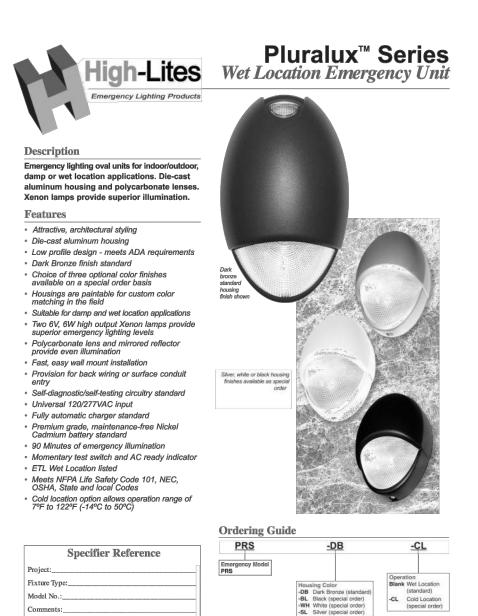
LED & Optical Assembly · Structured LED arrays for optimized area light Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.

• Utilizes high brightness LEDs, 70 CRI at 4000K

Lumen Maintenance Projected L90>100,000 hours per IES TM-21
 Projected Lxx per IES TM-21 at 25°C for reference: Note: "Projected Los based on LMBD (1.0,000 hour testing). ""Projected Los based on LMB DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lume **Lumen Ambient Temperature Factors:**

Electrical 120-277 volt and 347-480 volt available.System power factor is >90% and THD <20%.* Class "A" sound rating.
Photo electric sensors (PE) available for all voltages ANSI C136.41 dimmable PE receptacle is available

For 120-277VAC and 347-480VAC per IEEE/ANSI 6kV/3kA "Basic" surge protection, standard. 10kV/5kA "Enhanced" surge protection available with R option. Ordering Number Logic ede
Sight IRI Not Applicable
[N]



Lighting Batten LED Luminaire Utility Lighting and More. The new Batten LED Luminaire gives you more performance in tight, demanding situations where utilitarian light is required. The GE Batten is suitable for mounting in any ambient application space and it's unique design makes it ideal to mount individually, or run in a continuous row. More Lighting Performance More Savings on Installation and Operation Maximizes coverage through wide, uniform Lambertian Installation is fast and easy with mounting clips Extruded plastic design protects against moisture, Integrated power supply eliminates separate drivers dust and damage Easily daisy chain • No decrease of light output in cold settings—as can (jumper wire & end-to-end) happen with fluorescent up to 40 feet of product Can be used in -40°C to 60°C (-40°F to 140°F) Lumen Output: 400 lumens/foot 4.5 System watts/ft 50,000-hour rated life Input Voltage: 120-277V Color Temperatures: 7100K, 5000K, 4000K, 3000K Damp Rated Applications: LED Luminaire Fixture Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft imagination at work

4 Fixtures per box 4 Fixtures per box 4 Fixtures per box 1 Jumper Cables per bag 12 clips per bag GERBL-02MG-10-JC24IN GE 2ft Jumper Cable
GEMOUNTCLP GE Mounting Clips

EASC Area Lighting

Emergency Light

High-Lites is a Philips group brand

current



Product Features The GE Evolve $^{\text{TM}}$ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

EMI: Title 47 CFR 15 Class A.

6kV/3kA "Basic" standard.

Warranty

 Die -cast aluminum housing, Integral heat sink for maximum heat transfer.
 Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly Structured LED array for optimized area lighting photometric distributions.

• Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.

Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K

with IESNA standards. Lumen Maintenance Projected L90>50,000 hours per IES TM-21. Projected Lxx per IES TM-21 at 25°C for reference:

 32" Escutcheon Plate
 Shoebox Mounting Pendant Mounting

 N/6 Listed, suitable for wet locations per UL 1598.
 IP66 rated optical enclosure per ANSI C136.25-2009. Temperature rated at -40°C to 50°C

 Compliant with the material restriction requirements of RoHS. DLC Listed.

Upward Light Output Ratio (ULOR) = 0.

GE Evolve LED Area Lighting. Canopy Light - ECBB Corrosion resistant poluester powder paint. • 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz. Sustem power factor is >90% and THD<20%. Surge Protection Options: For 120-277VAC and Limited 5-Year Warranty for product launch standard.

Photometrics

Motion Sensing Option: Intended for 8-25ft mounting Provides a coverage area Provides a coverage area radius for walking motion Provides 360° of coverage. Factory pre-set 50% dimmed light output with no occupancy. May be reprogrammed using additional remote programmer. Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634) Photoelectric control is integrated through the motion sensor, and is offered as standard. Approximate Sensor Pattern: Canopy Fixture 15 ft. Mounting Height

Evolve™ LED Area Light Scalable Wall Pack (EWS3)

PHILIPS

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications. Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID sustems. Standard 0-10V dimmina and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

 Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, Die-cast aluminum housing. Sleek architectural design incorporating a heat sink

directly into the unit ensuring maximum heat transfer and long LED life. Meets 1.5 G vibration standards per ANSI LED & Optical Assembly Structured LED array for optimized light distribution Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
 Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K

accordance with IESNA standards. Projected L90>47,000 hours per IES TM-21

Projected Lxx per IES TM-21 at 25°C for reference: EWS3 L94 L89 L80 **Lumen Ambient Temperature Factors:**

 listed, suitable for wet locations.
 listed with option code "J" SKUs. IP 65 rated optical enclosure per ANSI C136.25-2013. Title 24 compliant with motion sensor option. Temperature rated at -40° to 50°C. (35°C for high wattage 90W SKU).
Upward Light Output Ratio (ULOR) = 0 Complies with the material restrictions of RoHS.

Batten Strip

DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information /www.designlights.org/OPL for complete information. Flush wall mount to "J" box with inspection hole

 Corrosion resistant polyester powder paint, Standard colors: Black and Dark Bronze.

 120-277 volt and 347-480 volt available. System power factor is >90% and THD <20%*. Surge protection per ANSI C136.2-2015: EMI: FCC Title 47 CFR Part 15 Class A. Motion sensor with dimming capability available Button PE Sensitivity: Fixture on-3.5Fc

System THD <26% for 347-480v supply with A7 power level Accessories Escutcheon Plates - See page 6 Warranty 5 Year standard

Ordering Number Logic Scalable Wall Pack (EWS3) Table 2: 347-480 Voltage Versions | EWS_CIDISO_SHIPMONIES EWSS_CIDISO_SHIPMONIES EWSS_CIDISO_SHIPMONIE

EWS Wall Pack

ILLUMINATION CUT SHEETS PLUM CREEK CONVENIENCE SITE DEVELOPMENT PLAN L1, B1, BALDWIN PARK ESTATES, F2, AMD. 3/9/2020 SHEET 9 OF 10



ECBB Canopy Light

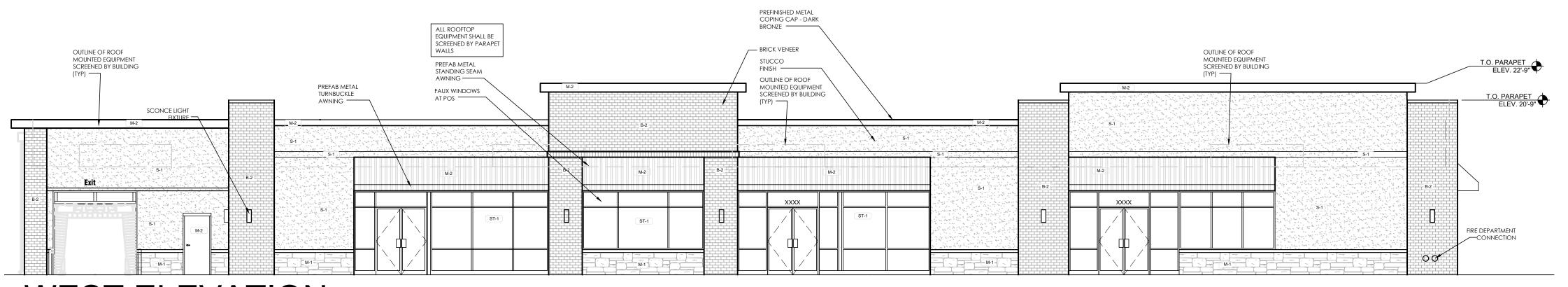
T.O. PARAPET ELEV. 18'-6"

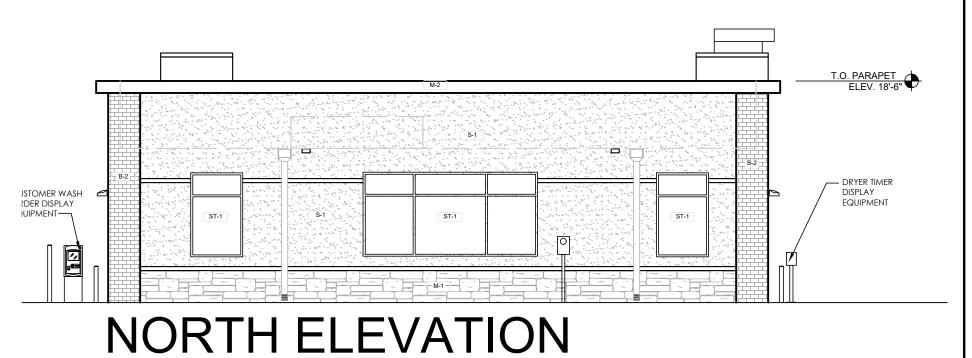
SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1

PLUM CREEK CONVENIENCE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

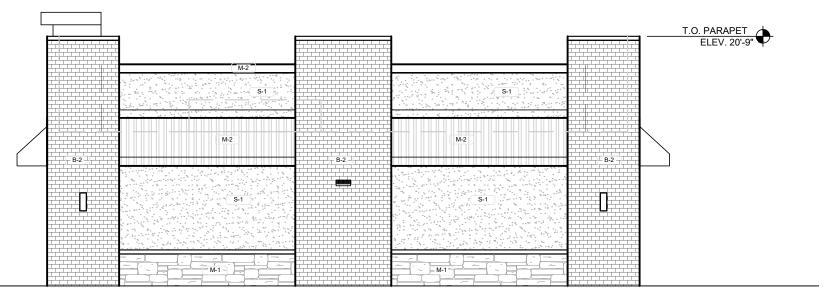




WEST ELEVATION

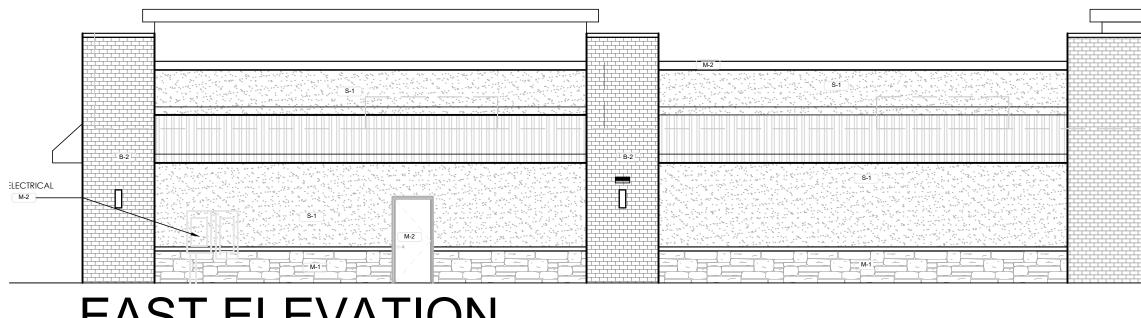
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"



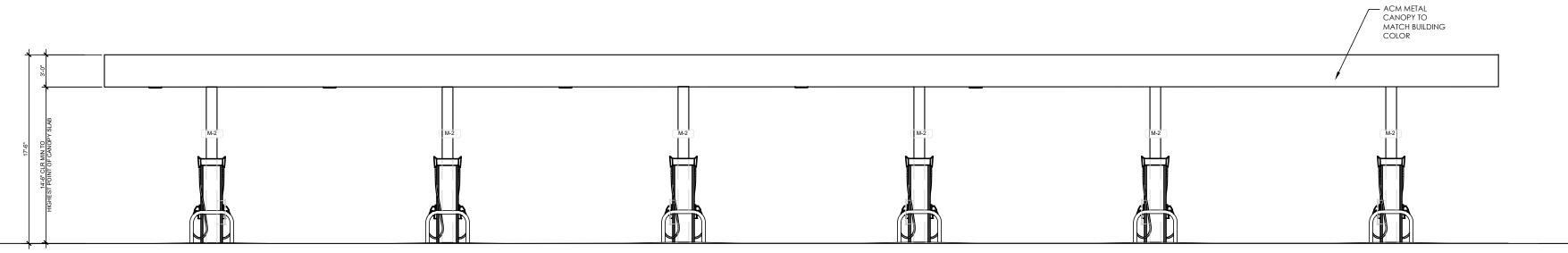
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



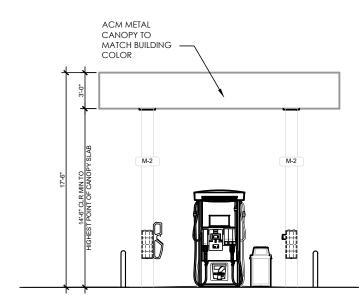
EAST ELEVATION

SCALE: 1/8"=1'-0"



CANOPY WEST / EAST ELEVATION

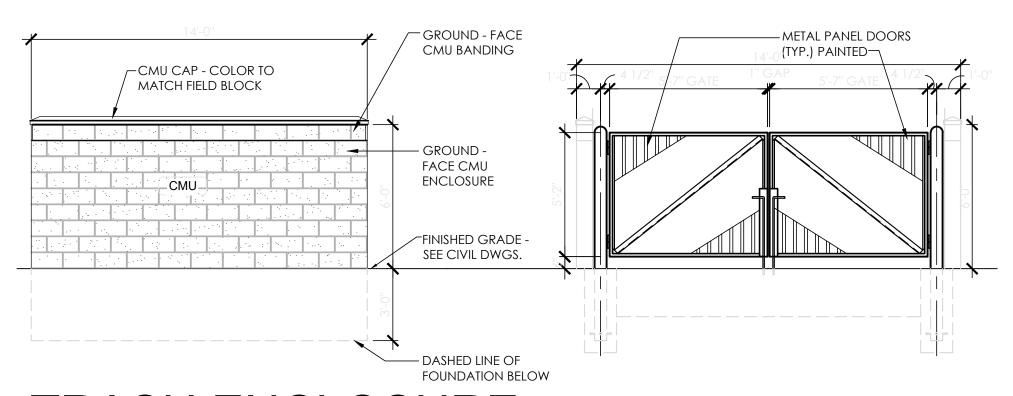
SCALE: 1/8"=1'-0"



CANOPY NORTH / SOUTH ELEVATION

SCALE: 1/8"=1'-0"

	MATERIALS
B-2	BRICK VENEER - ENDICOTT "MEDIUM IRONSPOT"
S-1	STUCCO - 3-COAT SYSTEM - EL REY "106 BUCKSKIN"
M-1	STONE VENEER - EL DORADO - "LIMESTONE" OR SIMILAR
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG "DARK BRONZE"



SCALE: 1/4"=1'-0"

TOTAL SIGN AREA	FRONTAGE ON LAKE GULCH ROAD = 693.39 FEET
PER CHAPTER 19.04.052.C.2.b	200 * 1.5 = 300 SQUARE FEET
	493.39 * .5 = 246 SQUARE FEET
	TOTAL ALLOWED = 546 SQUARE FEET
FREESTANDING SIGNS	MAXIMUM SIGN AREA - 50 SQUARE FEET PER FACE
	MAXIMUM HEIGHT - 20 FEET OR THE HEIGHT OF THE BUILDING
	MINIMUM SETBACK - 1 FOOT FOR EVERY FOOT OF SIGN HEIGHT, BUT IN NO CASE LESS THAN TEN FEET
WALL SIGNS	MAXIMUM SIGN AREA - NOT TO EXCEED 25% OF THE WALL
	MAXIMUM HEIGHT - NOT TO EXCEED THE HEIGHT OF THE WALL
WINDOW SIGNS	MAXIMUM SIGN AREA - 25% OF THE WINDOW AREA
	MAXIMUM HEIGHT - 20 FEET

BUILDING AND CANOPY ELEVATIONS PLUM CREEK CONVENIENCE SITE DEVELOPMENT PLAN L1, B1, BALDWIN PARK ESTATES, F2, AMD. SHEET 10 OF 10

