

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SUB-DIVIDE TRACT C OF CRYSTAL VALLEY RANCH NO. 18 TO DEVELOP SINGLE-FAMILY DWELLINGS WITH ASSOCIATED RIGHT-OF-WAYS AND RETAIL AND SERVICE COMMERCIAL SPACES.

LEGAL DESCRIPTION

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT, IN THE TOWN OF CASTLE ROCK, COUNTRY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED MARCH 13, 2020 AT RECEPTION NO. 2020010779 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SAID TOWN, COUNTY, AND STATE.

CONTAINING 174,503 SQUARE FEET OR 4.006 ACRES, MORE OR LESS

SITE DEVELOPMENT PLAN GENERAL NOTES

1. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.

2. The zoning for the property is per the Crystal Valley Ranch Planned Development Plan Amendment #6, recorded November 18, 2018 at Reception No. 2018067903.

3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0304G Dated 3/16/2016. No Portions of the property are located within a designated 100-year floodplain .

4. 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 this Site Development Plan.

5. This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code.

6. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and require a building permit.

7. Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.

8. 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.

9. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.

10. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.

11. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.

12. A sign permit for each sign must be obtained from the Town of Castle Rock Zoning 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 or applicable Planned Development Zoning regulations.

13. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

14. 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.

15. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line 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.

16. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.

17. Unless otherwise noted, all lots shall have a 15-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 exterior 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, water meters, fire hydrants and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.

18. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility occupied structure in the subdivision.

19. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.

20. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

21. No improvements that conflict with or interfere with construction, maintenance, or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, monuments, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components, and other objects that may interfere with the utility facilities or access, use, and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services.

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. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

4. 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.

5. 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.

6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

7. 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**.

8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 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.

9. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Castle Rock Fire Department. 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.

10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inches high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.

11. The developer understands that as the project develops there may be fire and life safety provisions of the **Town of Castle Rock adopted International Fire Code (IFC) or Community Wildfire Protection Plan (CWPP)** that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF _____, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS _____ FOR THE PURPOSE OF _____. TRACTS _____ WILL BE DEDICATED TO _____ BY SEPARATE INSTRUMENT FOR THE PURPOSE OF _____.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

PINNACLE VIEW DEVELOPMENT, LLC.

SIGNED THIS ___ DAY OF _____, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20__ BY _____ AS _____ OF _____, WITNESS MY HAND AND OFFICIAL

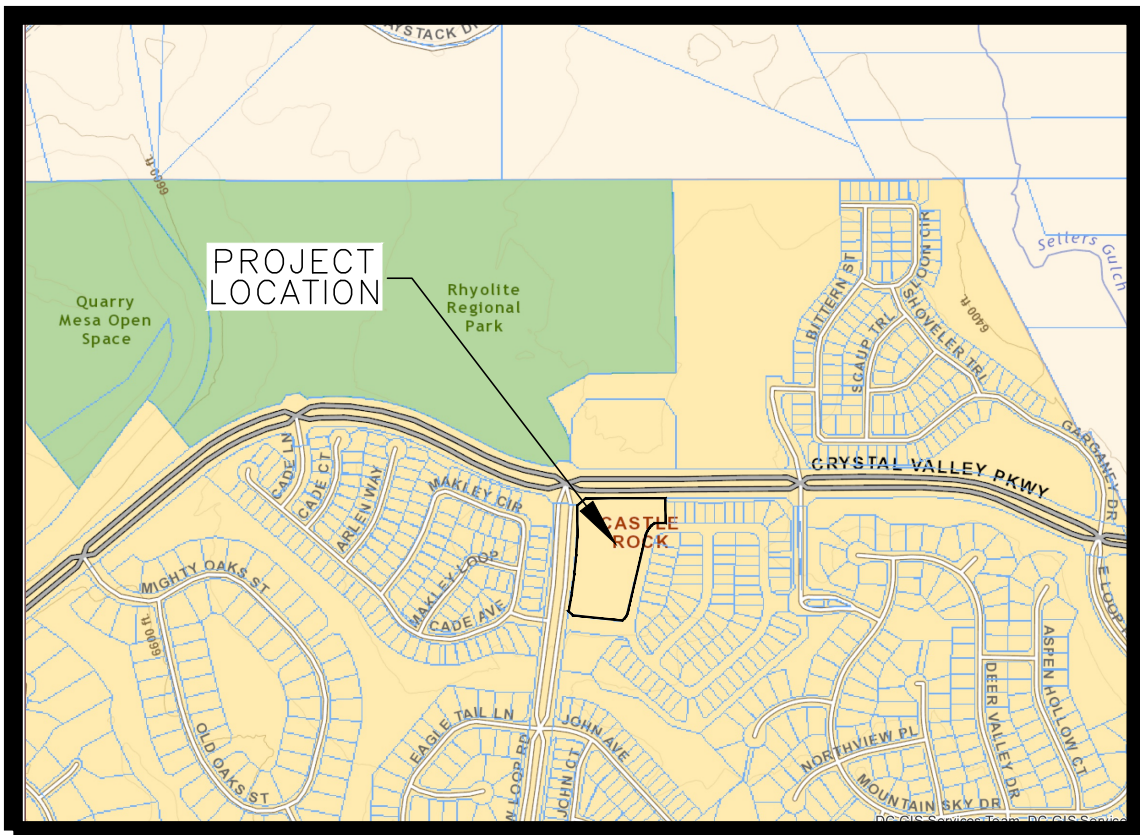
SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
FILING NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



VICINITY MAP
SCALE: 1"=1500'

OWNERSHIP CERTIFICATION

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

PINNACLE VIEW DEVELOPMENT, LLC.

SIGNED THIS ___ DAY OF _____, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ BY

____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED 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.

SAMUEL L. GALLUCCI III PLS # 38584

DATE

FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

CIVIL ENGINEER'S STATEMENT

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

GARY A. WALTER P.E. # 42246

DATE

LICENSED PROFESSIONAL ENGINEER

TITLE CERTIFICATION

I, _____, 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.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ___ DAY OF _____, 20__.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ BY

____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ___ DAY OF ___, 20__.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ___ DAY OF ___, 20__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SHEET INDEX

- 1 COVER SHEET
- 2 OVERALL SITE PLAN
- 3 OVERALL GRADING PLAN
- 4 OVERALL UTILITY PLAN
- 5 OVERALL LANDSCAPE PLANS
- 6-7 LANDSCAPE PLAN
- 8 LANDSCAPE REQUIREMENTS
- 9 LANDSCAPE DETAILS
- 10 COMMERCIAL FLOOR PLAN
- 11 ELEVATIONS
- 12 DUMPSTER ENCLOSURE
- 13 PHOTOMETRIC
- 14 PHOTPMETRIC DETAILS

PROJECT BENCHMARK

PROJECT BENCHMARK: FOUND 3 1/2" ALUMINUM CAP, DOUGLAS COUNTY GIS 025011, THE CAP IS APPROXIMATELY LOCATED AT THE NORTHWEST CORNER OF A TYPE 'R' INLET ALONG EMERALD DRIVE, APPROXIMATELY 1/4 MILE SOUTH OF PLUM CREEK PARKWAY. NAVD 88, ELEVATION = 6374.18 FEET (1942.85 METERS)

BASIS OF BEARINGS

20. BENCHMARKS (NAVD 88): BM "A" (TBM 910): CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD @ CL STATION 37+75 (APPROX.) EL.= 6569.94 FEET (NAVD 88). BM "B" (TBM 951): CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD @ CL STATION 91+12 (APPROX.) EL.= 6533.10 FEET (NAVD 88). *THE ABOVE BENCHMARKS WERE SET OFF DOUGLAS COUNTY GIS POINT 3.04010 OR NAVD88

21. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, THE EAST TERMINUS BEING THE SOUTHEAST CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935". THE WEST TERMINUS BEING THE SOUTH QUARTER CORNER OF SAID SECTION 23 AND MONUMENTED "BY A FOUND 2 1/2" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935". THE BEARING BEING S89°47'24" W PER ALTAACSM LAND TITLE SURVEY DEPOSITED WITH THE OFFICE OF THE RECORDER, COUNTY OF DOUGLAS AT RECEPTION NUMBER LSP-2682, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

TRACT SUMMARY TABLE					
	AREA (SQ. FT.)	ACREAGE (ACRE)	USE	OWNER	MAINTENANCE
TRACT A	14,559	0.334	COMMERCIAL	RETAINED BY OWNER	OWNER
TRACT B	33,917	0.779	PUBLIC ACCESS, UTILITY, DRAINAGE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT C	1,993	0.046	LANDSCAPE, UTILITY	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT D	5,935	0.136	LANDSCAPE, UTILITY	HOA/METRO DISTRICT	HOA/METRO DISTRICT

NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH TH EHOA TO WHICH THE TOWN IS A PART TO.

Zoning Comparison and Development Standards		
Zoning	Crystal Valley Ranch PD, 6th Amendment	
Use Area	Filing 18, Tract C	
	PD Zoning Allowance/Required	Proposed
Uses	Commercial, single family dwellings	Commercial, single family dwellings
Maximum Gross Density	12.0	7.24
Maximum Dwelling Units	48	29
Residential Lot Standards (R-TH-12)		
Min. front yard setback to garage		20-feet
Min. front yard setback to porch		15-feet
Min. driveway depth (back of walk to garage face)		20-feet
Min. side yard setback	Setback to be established at Final PD Site Plan / Final Plat	5-feet
Min. side to street setback		10-feet
Min. rear setback to covered patio		5-feet
Min. rear lot setback to Loop Rd. ROW		15-feet
Min. rear lot setback to Crystal Valley Pkwy. ROW		15-feet
Max. Building Coverage	40%	40%
Max. Building Height	45 - feet	35-feet 8-inches
Min. Parking Spaces - SFD & SFA	58 per ToCR Standards	60
Commercial Standards (C-1)		
Min. setback Loop Rd. ROW		45-feet
Min. setback Magway Dr. ROW	Setback to be established at Final PD Site Plan / Final Plat	15-feet
Min. setback Perro Dorado Trl. ROW		16-feet
Max. Floor Area Ratio	0.4	0.2
Max. Building Coverage	35%	14%
Max. Building Height	35 - feet	28-feet 10-inches
Min. Parking Spaces - Commercial	30 (see calculation below)	30
Parking Calculation - 17.54.040 Table 64-1 "Tavern or lounge"	12 spaces per 1,000 GFA	2,057 SF (commercial building GFA)+443 SF (patio area in excess of 500 sf) = 2,500 / 1,000 * 12 = 30 parking spaces
Standard parking spaces [dimensions]	ToCR Standards	9-foot x 18-foot OR 9-foot x 16-foot + 2-foot clear for bumper overhang
ADA parking spaces [dimensions]	ToCR Standards	8-foot x 18-foot (standard), 11-foot x 18-foot (van) + 6-foot aisle
Site Utilization (Show SF/Acreage and %)		
Area	SF/Acreage	% of Total
Total Lot Area (Residential and Commercial)	174,503 SF / 4.006 Ac.	100%
Attached Single Family Lots and Detached Single Family Lot Area (Excluding Residential Building Coverage)	56,409 SF / 1.294 Ac.	32%
Residential Building(s)	35,038 SF / 0.804 Ac.	20%
Commercial Building	2,057 SF / 0.047 Ac.	1%
Internal Drives and Parking Lots (Portion of Tract A and C)	5,793 SF / 0.133 Ac.	3%
Sidewalks (not in ROW), Trash Enclosures, Comm. Patio	5,184 SF / 0.119 Ac.	3%
ROW Coverage	26,666 SF / 0.612 Ac.	15%
Landscape/Open Space Coverage	43,451 SF / 0.997 Ac.	25%

OWNER/APPLICANT:

Pinnacle View Development, LLC
16810 Avenue of the Fountains
Fountain Hills AZ, 85269
602-361-3607

ENGINEER/SURVEYOR:

EMK Consultants, Inc.
7006 S. Alton Way Bldg. F
Centennial, CO 80112
303-694-1520

PLANNER/LANDSCAPE:

The Henry Design Group
1501 Wazee St. Ste 1-C
Denver, CO 80202
303-446-2368

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0057

OWNER:

Pinnacle View
Development, LLC

16810 Avenue of the Fountains,
Fountain Hills, AZ 85269

ENGINEER / SURVEYOR:

EMK Consultants, Inc.

7006 S. Alton Way, Bldg. F
Centennial, CO 80112
Office: 303-694-1520 x107



PLANNER / LANDSCAPE:

henry
design
group
Landscape Architecture • Planning • Entertainments
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ARCHITECT:

EVstudio
5335 W. 48th Ave. Suite 300
Denver, CO 80212
Office: 303-670-7242

IRRIGATION:

Arocel IRRIGATION
DESIGN
7714 W. Jefferson Ave.
Lakewood, CO 80235
Office: 303-986-2175

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: JDS

CHECK BY: GAW

ISSUE DATE: 3/16/2026

REVISIONS:

STAMPED:

REVISED:

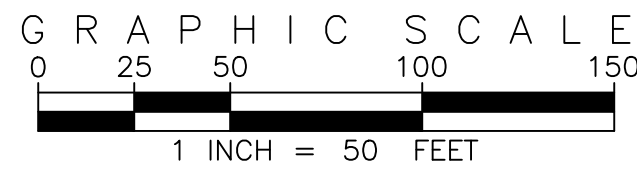
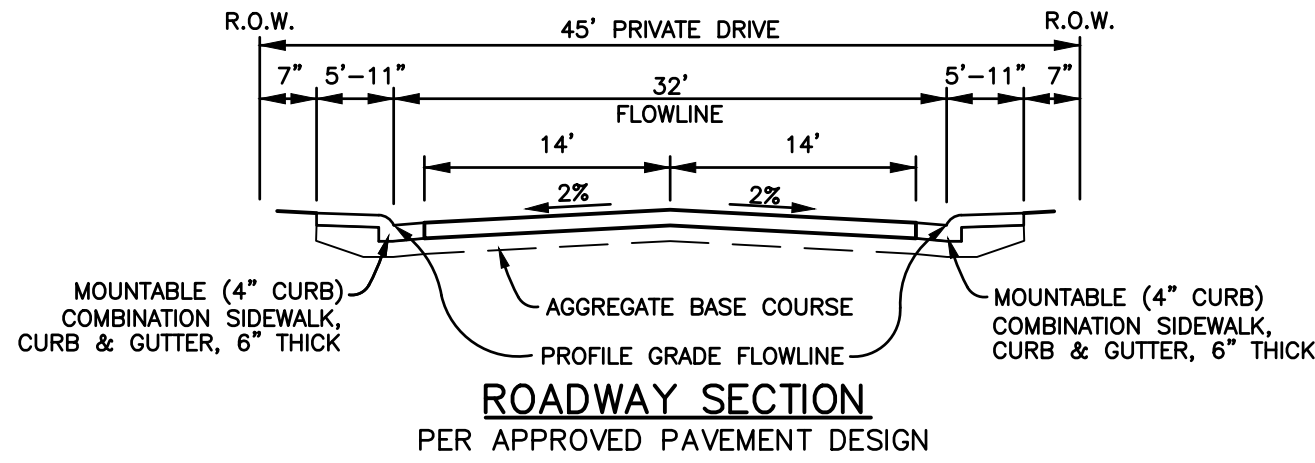
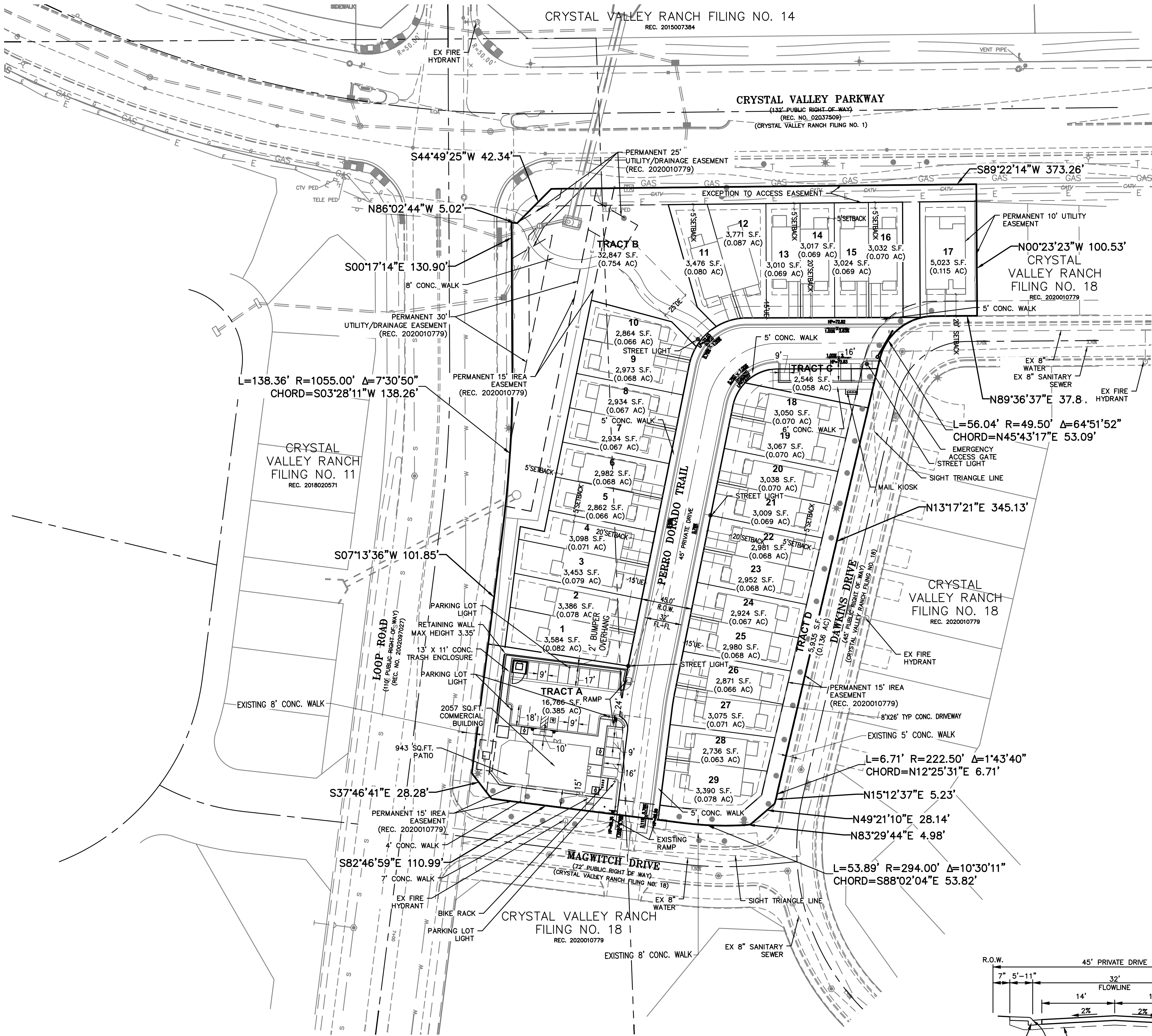
COVER SHEET

SHEET TITLE
1 OF 14

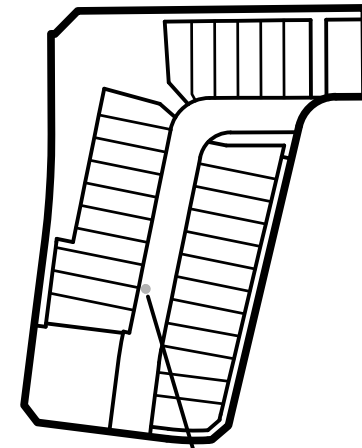
SHEET NUMBER

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
FILING NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



KEY MAP
SCALE 1"=250'



THIS SHEET

LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- SIGHT TRIANGLE
- BUILDING FOOTPRINT
- STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED PARKING LOT LIGHT
- RAMP
- PARKING SPACE LINE
- RETAINING WALL
- BIKE PARKING
- TREE GATE

Building Coverage			
Lot #	Combined Lot SF	Building SF	% Coverage
Lot 1 and 2	6,969.61	2,359	33.85%
Lot 3 and 4	6,551.79	2,348	35.84%
Lot 5 and 6	5,844.25	2,359	40.36%
Lot 7 and 8	5,868.12	2,370	40.39%
Lot 9 and 10	5,836.87	2,359	40.42%
Lot 11 and 12	7,195.46	2,359	32.78%
Lot 13 and 14	6,024.70	2,370	39.34%
Lot 15 and 16	6,053.23	2,359	38.97%
Lot 17	5,026.00	2,001	39.81%
Lot 18 and 19	6,116.36	2,359	38.57%
Lot 20 and 21	6,047.29	2,359	39.01%
Lot 22 and 23	5,930.53	2,370	39.96%
Lot 24 and 25	5,903.67	2,359	39.96%
Lot 26 and 27	5,947.47	2,359	39.66%
Lot 28 and 29	6,126.94	2,370	38.68%

NOTES

- ALL CONSTRUCTION TO BE COMPLETED IN ONE PHASE

OWNER:
Pinnacle View
Development, LLC

16810 Avenue of the Fountains,
Fountain Hills, AZ 85269

ENGINEER / SURVEYOR:
EMK Consultants, Inc.

7006 S. Alton Way, Bldg. F
Centennial, CO 80112
Office: 303-694-1520 x107



PLANNER / LANDSCAPE:

henry
design
group
Landscape Architecture • Planning • Entertainments
1801 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2808 • henydesigngroup.com

ARCHITECT:

EVstudio

5335 W. 48th Ave. Suite 300
Denver, CO 80212
Office: 303-670-7242

IRRIGATION:

Aracet
IRRIGATION
DESIGN

7714 W. Jefferson Ave.
Lakewood, CO 80235
Office: 303-986-2175

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CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: JDS

CHECK BY: GAW

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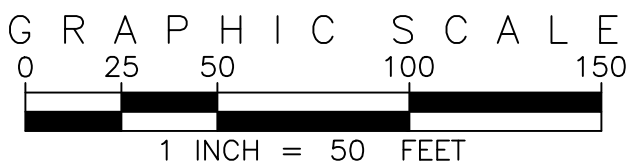
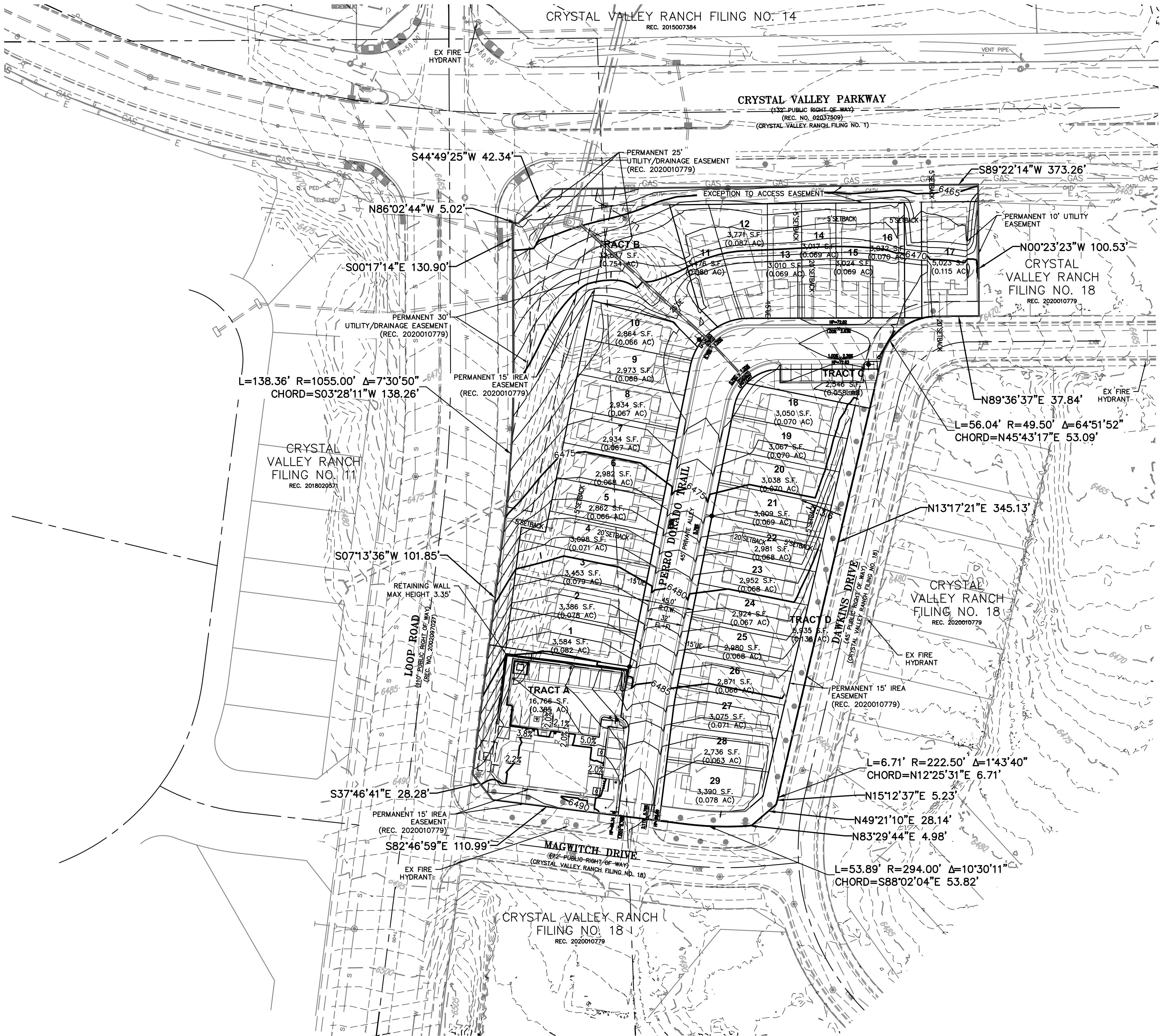
OVERALL SITE PLAN

SHEET TITLE
2 OF 14

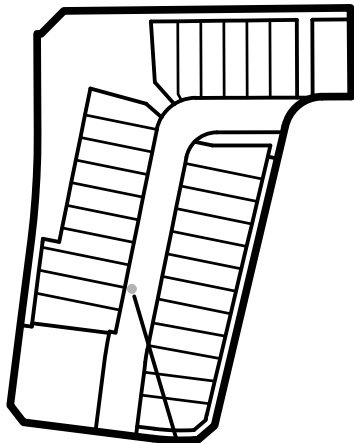
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LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



KEY MAP
SCALE 1"=250'



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- SIGHT TRIANGLE
- BUILDING FOOTPRINT
- STOP SIGN
- RAMP
- PARKING SPACE LINE
- RETAINING WALL
- BIKE PARKING
- TREE GATE
- STORM INLET

GRADING LEGEND

- LOT TYPE
- FLOW ARROW
- LOT CORNER ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW DIRECTION AND PERCENT SLOPE
- LOW POINT LOCATION & ELEVATION
- HIGH POINT LOCATION & ELEVATION
- TOP OF FOUNDATION ELEVATION
- FINISHED GRADE ELEVATION

NOTES

OWNER:
Pinnacle View
Development, LLC

16810 Avenue of the Fountains,
Fountain Hills, AZ 85269

ENGINEER / SURVEYOR:
EMK Consultants, Inc.

7006 S. Alton Way, Bldg. F
Centennial, CO 80112
Office: 303-694-1520 x107



PLANNER / LANDSCAPE:

henry
design
group
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1801 Wazee Street Suite 1-C, Denver, Colorado 80202
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ARCHITECT:

EVstudio

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IRRIGATION:

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DESIGN

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UTILITY NOTIFICATION CENTER OF COLORADO



CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: JDS

CHECK BY: GAW

ISSUE DATE: 3/16/2026

REVISIONS:

STAMPED:

REVISED:

OVERALL GRADING
PLAN

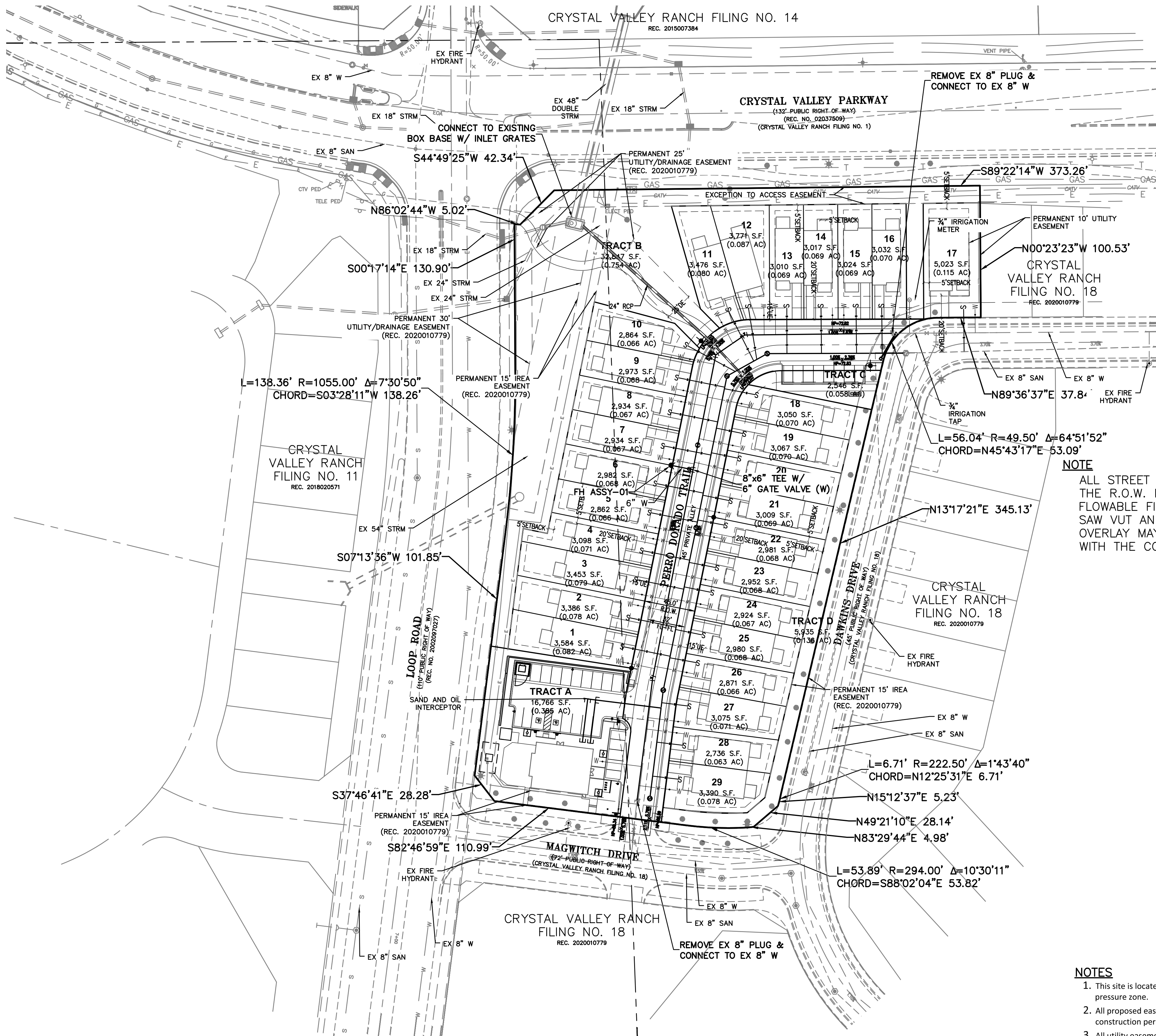
SHEET TITLE
3 OF 14

SHEET NUMBER

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0057

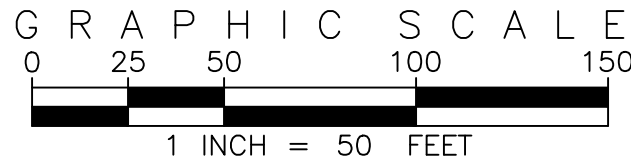
SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
FILING NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

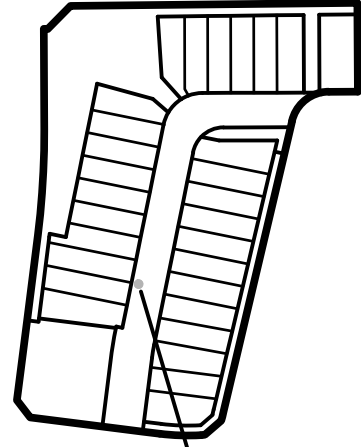


NOTE
ALL STREET CUTS FOR UTILITY WITHIN THE R.O.W. MUST BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW VUT AND EDGE MILLED, A MILL AND OVERLAY MAY BE REQUIRED, COORDINATE WITH THE CONSTRUCTION INSPECTOR

- NOTES
1. This site is located within the Town of Castle Rock RED water pressure zone.
 2. All proposed easements must be recorded prior to issuance of construction permits.
 3. All utility easements for water and wastewater lines shall be for the exclusive use of the Town so that access and maintenance may be performed.
 4. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 5. The minimum separation between water service lines is 5 feet.
 6. Any tie-in, crossing or lowering of Town critical infrastructure will require a Time and Materials Permit (TMU) with fees required prior to construction.



KEY MAP
SCALE 1"=250'



LEGEND

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED CURB & GUTTER
- SIDEWALK
- SIGHT TRIANGLE
- BUILDING FOOTPRINT
- STOP SIGN
- RAMP
- PARKING SPACE LINE
- RETAINING WALL
- BIKE PARKING
- TREE GATE
- STORM INLET

UTILITIES LEGEND

- PROPOSED STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, TEE, VALVE, & REDUCER
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
- 3/4" IRRIGATION TAP AND METER
- WATER SERVICE
- SANITARY SEWER SERVICE

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CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: JDS

CHECK BY: GAW

ISSUE DATE: 3/16/2026

REVISIONS:

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REVISED:

OVERALL UTILITY
PLAN

SHEET TITLE
4 OF 14

SHEET NUMBER



30' 0 30' 60'
SCALE 1"=30'

SITE DEVELOPMENT PLAN CRYSTAL VALLEY RANCH NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



LANDSCAPE LEGEND

- Deciduous Shade Tree (Low Hydrozone)
- Ornamental Tree (Low & Moderate Hydrozone)
- Evergreen Tree (Very Low & Low Hydrozone)
- Street Tree
- Existing Tree - To Remain (Deciduous/Evergreen)
- Existing Tree - To Remove
- Existing Landscape
- Shrub Bed - Drip Irrigation (Low Hydrozone)
- Shrub Bed - Drip Irrigation (Moderate Hydrozone)
- Native Seed - Temporary Spray (Low Hydrozone)
- Concrete Patio
- Edger
- 3-Rail Perimeter Fence
- 5' Privacy Fence
- Ornamental Metal Fence
- Entry Monument
- Existing Column
- Geogrid
- Tree Grate

SITE PLAN LEGEND

- Proposed Lot Line
- Proposed Right-of-Way
- Proposed Easement
- Proposed Sidewalk
- Proposed Curb
- Proposed Edge of Pavement
- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Major Contour
- Proposed Minor Contour
- Sight Visibility Triangle
- Proposed Stop Sign
- 3/4" Irrigation Tap
- Proposed Storm Sewer
- Property Line
- Existing Lot Line
- Existing Right-of-Way
- Existing Easement
- Existing Sidewalk
- Proposed Curb
- Proposed Gutter
- Existing Sanitary Sewer
- Existing Water Line
- Existing Major Contour
- Existing Minor Contour
- Existing Electrical Line
- Existing Gas Line
- Existing Cable Line
- Existing Telephone Line

LANDSCAPE NOTES:

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NONLIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2") INCHES FOR ROCK MULCH AND FOUR (4") INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES FOR THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
 - COMMERCIAL LANDSCAPE SHALL BE IRRIGATED OFF OF THE COMMERCIAL TAP, UTILIZING A DUAL METER. COMMERCIAL LANDSCAPE AREA IS LESS THAN 5,000 SF.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENT.
- DEAD PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIAL OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

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ENGINEER / SURVEYOR:

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IRRIGATION:

Avocet IRRIGATION
DESIGN
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Lakewood, CO 80235
Office: 303-562-5698

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: SA

CHECK BY: KH

ISSUE DATE: 04-12-22

REVISIONS: 11/17/2025

04/01/2026, 07/01/2026

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REVISED:

LICENSED LANDSCAPE
ARCHITECT SIGNATURE BLOCK



SHEET TITLE

LANDSCAPE
PLAN

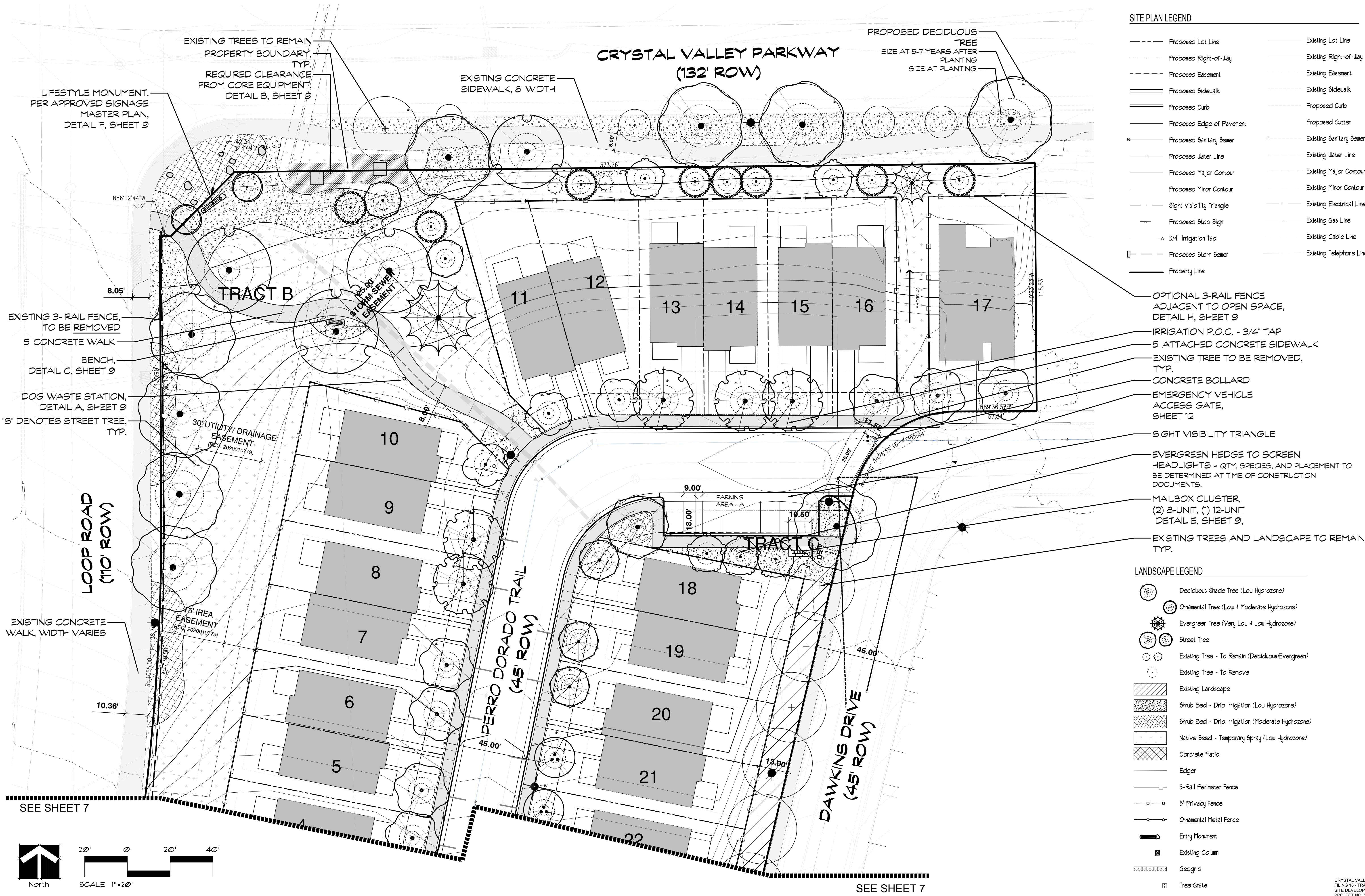
SHEET NUMBER

5 OF 14

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0067

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



SITE PLAN LEGEND	
--- Proposed Lot Line	--- Existing Lot Line
--- Proposed Right-of-Way	--- Existing Right-of-Way
--- Proposed Easement	--- Existing Easement
--- Proposed Sidewalk	--- Existing Sidewalk
--- Proposed Curb	--- Proposed Curb
--- Proposed Edge of Pavement	--- Proposed Gutter
--- Proposed Sanitary Sewer	--- Existing Sanitary Sewer
--- Proposed Water Line	--- Existing Water Line
--- Proposed Major Contour	--- Existing Major Contour
--- Proposed Minor Contour	--- Existing Minor Contour
--- Sight Visibility Triangle	--- Existing Electrical Line
--- Proposed Stop Sign	--- Existing Gas Line
--- 3/4" Irrigation Tap	--- Existing Cable Line
--- Proposed Storm Sewer	--- Existing Telephone Line
--- Property Line	

- OPTIONAL 3-RAIL FENCE ADJACENT TO OPEN SPACE, DETAIL H, SHEET 9
- IRRIGATION P.O.C. - 3/4" TAP
- 5' ATTACHED CONCRETE SIDEWALK
- EXISTING TREE TO BE REMOVED, TYP.
- CONCRETE BOLLARD
- EMERGENCY VEHICLE ACCESS GATE, SHEET 12
- SIGHT VISIBILITY TRIANGLE
- EVERGREEN HEDGE TO SCREEN HEADLIGHTS - QTY, SPECIES, AND PLACEMENT TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTS.
- MAILBOX CLUSTER, (2) 8-UNIT, (1) 12-UNIT DETAIL E, SHEET 9,
- EXISTING TREES AND LANDSCAPE TO REMAIN, TYP.

LANDSCAPE LEGEND	
	Deciduous Shade Tree (Low Hydrozone)
	Ornamental Tree (Low & Moderate Hydrozone)
	Evergreen Tree (Very Low & Low Hydrozone)
	Street Tree
	Existing Tree - To Remain (Deciduous/Evergreen)
	Existing Tree - To Remove
	Existing Landscape
	Shrub Bed - Drip Irrigation (Low Hydrozone)
	Shrub Bed - Drip Irrigation (Moderate Hydrozone)
	Native Seed - Temporary Spray (Low Hydrozone)
	Concrete Patio
	Edger
	3-Rail Perimeter Fence
	5' Privacy Fence
	Ornamental Metal Fence
	Entry Monument
	Existing Column
	Geogrid
	Tree Grate

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Office: 303-494-1520 x107

PLANNER / LANDSCAPE:
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design
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ARCHITECT:
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IRRIGATION:
Avocet IRRIGATION
DESIGN
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CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: SA
CHECK BY: KH
ISSUE DATE: 04-12-22
REVISIONS: 11/11/2025
04/01/2026, 06/30/2026

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SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
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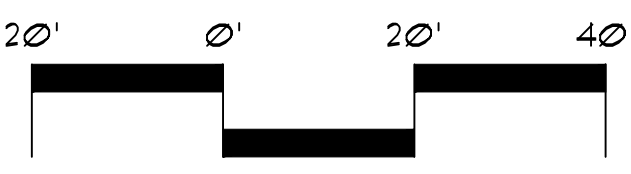
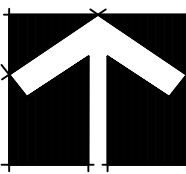
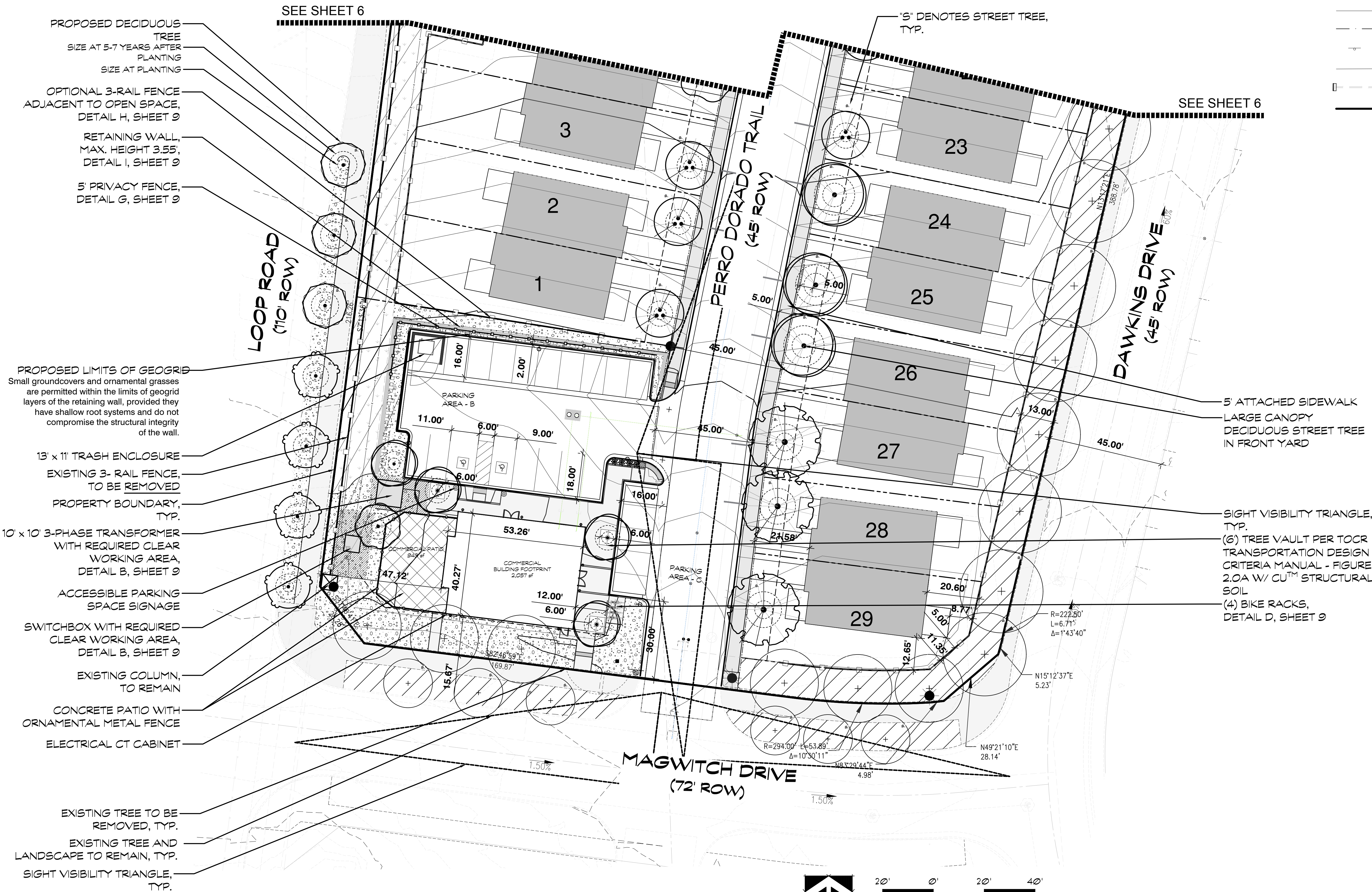
CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0067

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

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LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

SITE PLAN LEGEND			
	Proposed Lot Line		Existing Lot Line
	Proposed Right-of-Way		Existing Right-of-Way
	Proposed Easement		Existing Easement
	Proposed Sidewalk		Existing Sidewalk
	Proposed Curb		Proposed Curb
	Proposed Edge of Pavement		Proposed Gutter
	Proposed Sanitary Sewer		Existing Sanitary Sewer
	Proposed Water Line		Existing Water Line
	Proposed Major Contour		Existing Major Contour
	Proposed Minor Contour		Existing Minor Contour
	Sight Visibility Triangle		Existing Electrical Line
	Proposed Stop Sign		Existing Gas Line
	3/4\"/>		Existing Cable Line
	Proposed Storm Sewer		Existing Telephone Line
	Property Line		

LANDSCAPE LEGEND	
	Deciduous Shade Tree (Low Hydrozone)
	Ornamental Tree (Low & Moderate Hydrozone)
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	Street Tree
	Existing Tree - To Remain (Deciduous/Evergreen)
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	Shrub Bed - Drip Irrigation (Moderate Hydrozone)
	Native Seed - Temporary Spray (Low Hydrozone)
	Concrete Patio
	Edger
	3-Rail Perimeter Fence
	5' Privacy Fence
	Ornamental Metal Fence
	Entry Monument
	Existing Column
	Geogrid
	Tree Grate



SCALE 1"=20'

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CRYSTAL VALLEY RANCH
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DRAWN BY: SA

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SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

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CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
SITE DEVELOPMENT PLAN
PROJECT NO. SDF22-0067

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

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LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

Non - Residential Site Inventory - Tract A								
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
15,014	1,501	3 trees	4,619	3	8 (5 Proposed + 3 Existing)	4	18	4 cu. Yds. Per 1000 SF
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	1,126	N/A	3,464	375	1,155	2	4	Yes __X__ No ____
Parking Lot - Tract A*								
Parking Area Name	Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
Parking Area B	5,010	501	N/A	596	1.0	1	2	4
Parking Area C	1,079	108	N/A	161	0.2	2	0	4

Non - Residential Site Inventory - Tract B								
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
32,836	3,284	4 Trees	31,153	7	22 (18 Proposed, 4 Existing)	13	125	4 cu. Yds. Per 1000 SF
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections

Non - Residential Site Inventory - Tract C								
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
2,546	255	N/A	1,169	1	3	1	5	4 cu. Yds. Per 1000 SF
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	191	N/A	877	64	292	0	0	Yes ____ No __X__
Parking Lot - Tract C*								
Parking Area Name	Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
Parking Area A	1,383	138	N/A	596	0.3	3	1	5

Non - Residential Site Inventory - Tract D								
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
5,935	593	3 TREES	1,165	1	3	2	5	4 cu. Yds. Per 1000 SF
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	445	N/A	874	148	291	1	3	Yes ____ No __X__

STREETSCAPE*								
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Proposed Street Trees	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs	***Proposed Hydrozone
CRYSTAL VALLEY PARKWAY	395	10	4	6	10	40	40	2
LOOP ROAD	385	10	N/A	12	12	40	40	2
MAGWITCH DRIVE	134	3	3	0	3	13	13	2
MAGWITCH DRIVE (TRACT D)	87	2	6	0	6	9	9	2
DAWKINS DRIVE (TRACT D)	470	12	13	1	14	47	47	2
PERRO DORADO TRAIL	1047	26	N/A	32	32	105	105	2

*Streetscape requirements can be found in Section 9.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.
*** Plant material within streetscape must be hydrozone 1 or 2 from the Town of Castle Rock Plant List

OWNER:
Pinnacle View
Development, LLC

16810 Avenue of the Fountains,
Fountain Hills, AZ 85269

ENGINEER / SURVEYOR:

EMK Consultants, Inc.

7006 S. Alton Way, Bldg. F
Centennial, CO 80112
Office: 303-694-1520 x107



PLANNER / LANDSCAPE:



Landscape Architecture • Planning • Entitlements
1581 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ARCHITECT:



5335 W. 48th Ave. Suite 300
Denver, CO 80235
Office: 303-670-7242

IRRIGATION:



7714 W. Jefferson Ave.
Lakewood, CO 80235
Office: 303-562-5698

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: SA

CHECK BY: KH

ISSUE DATE: 04-12-22

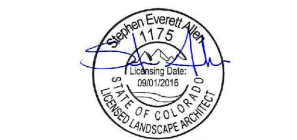
REVISIONS: 11/17/2025

04/01/2026, 06/01/2026

STAMPED:

REVISED:

LICENSED LANDSCAPE
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SHEET TITLE

LANDSCAPE
REQUIREMENTS

SHEET NUMBER

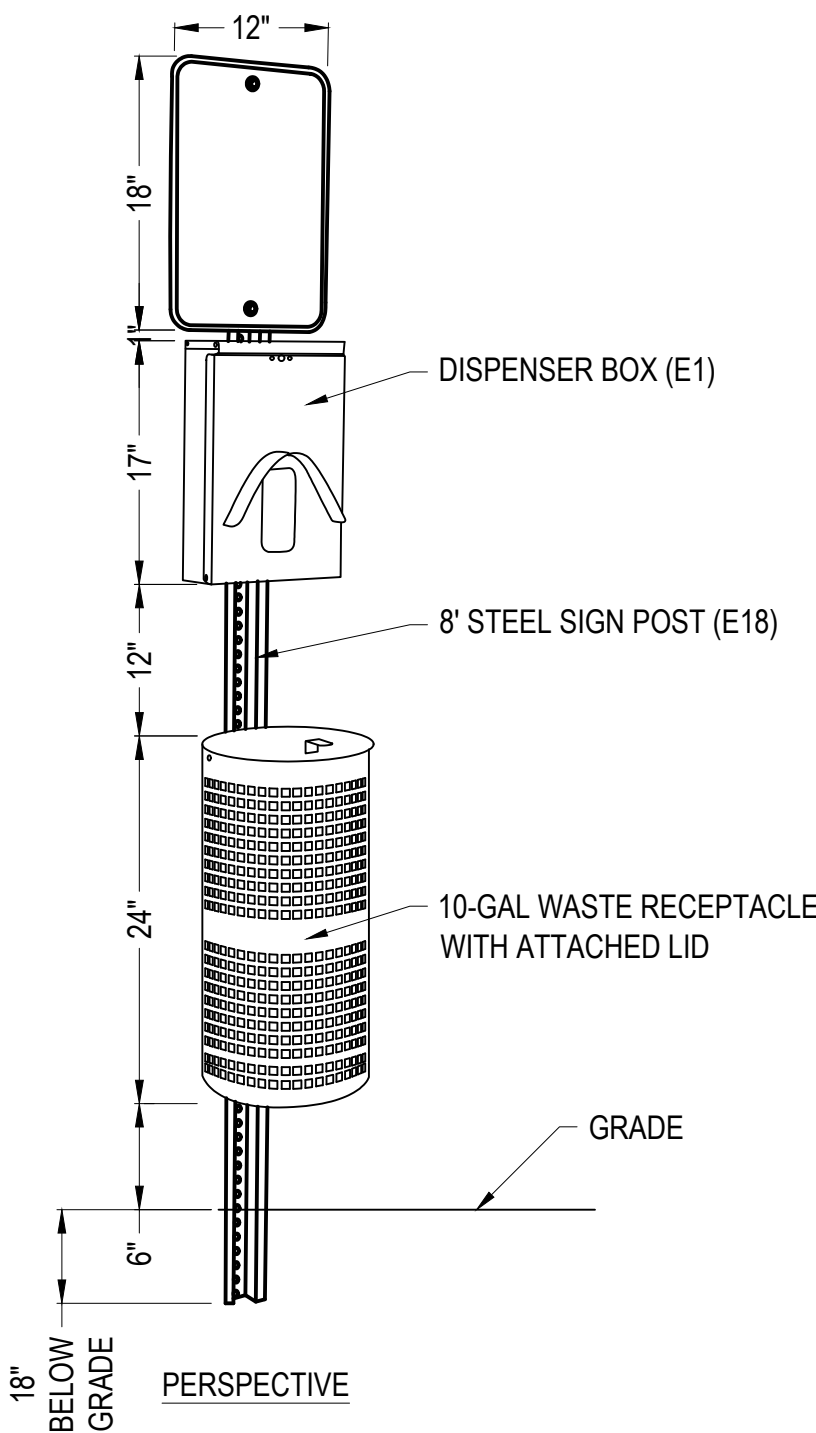
8 OF 14

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

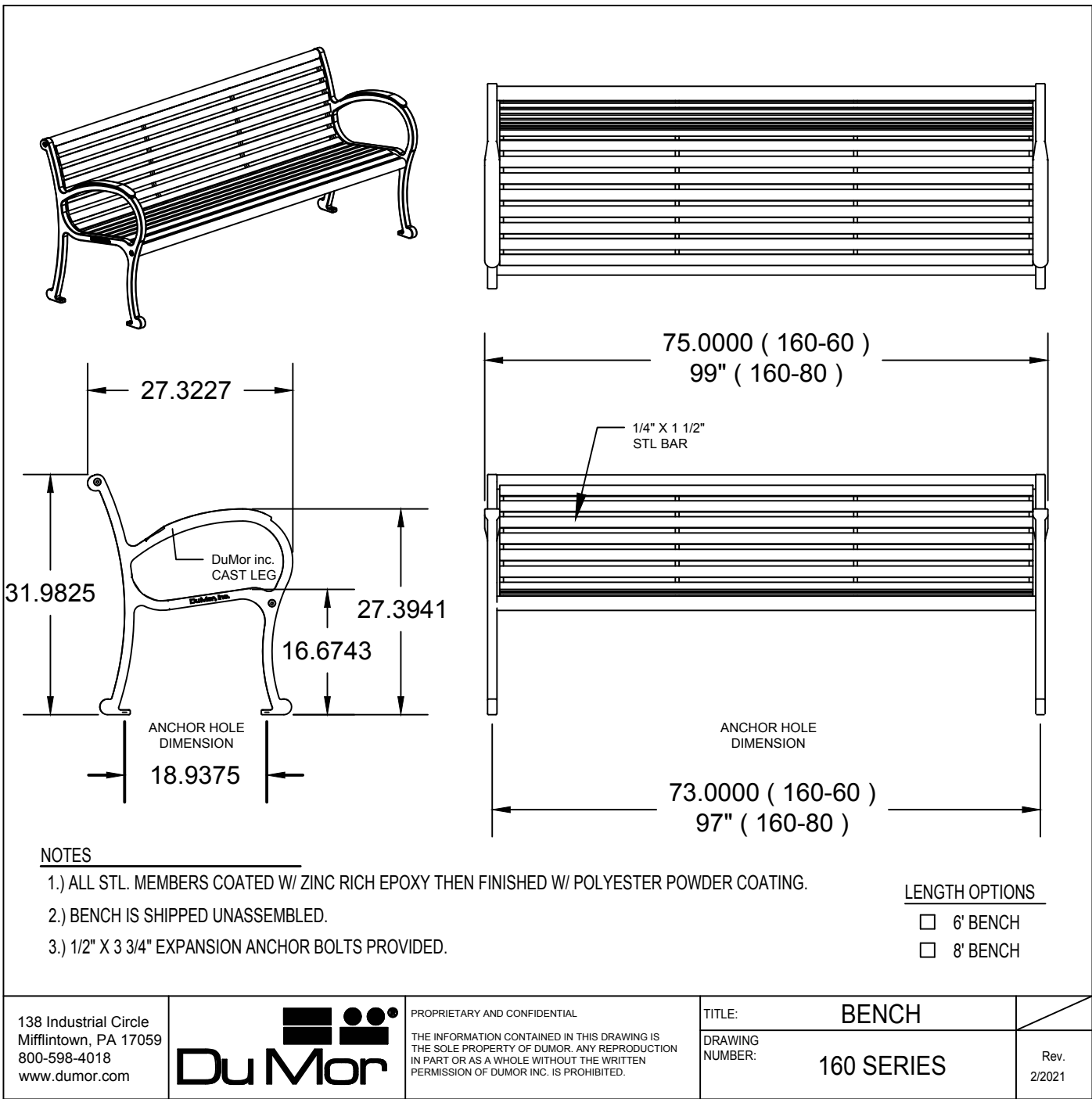
TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

SITE AMENITY SCHEDULE

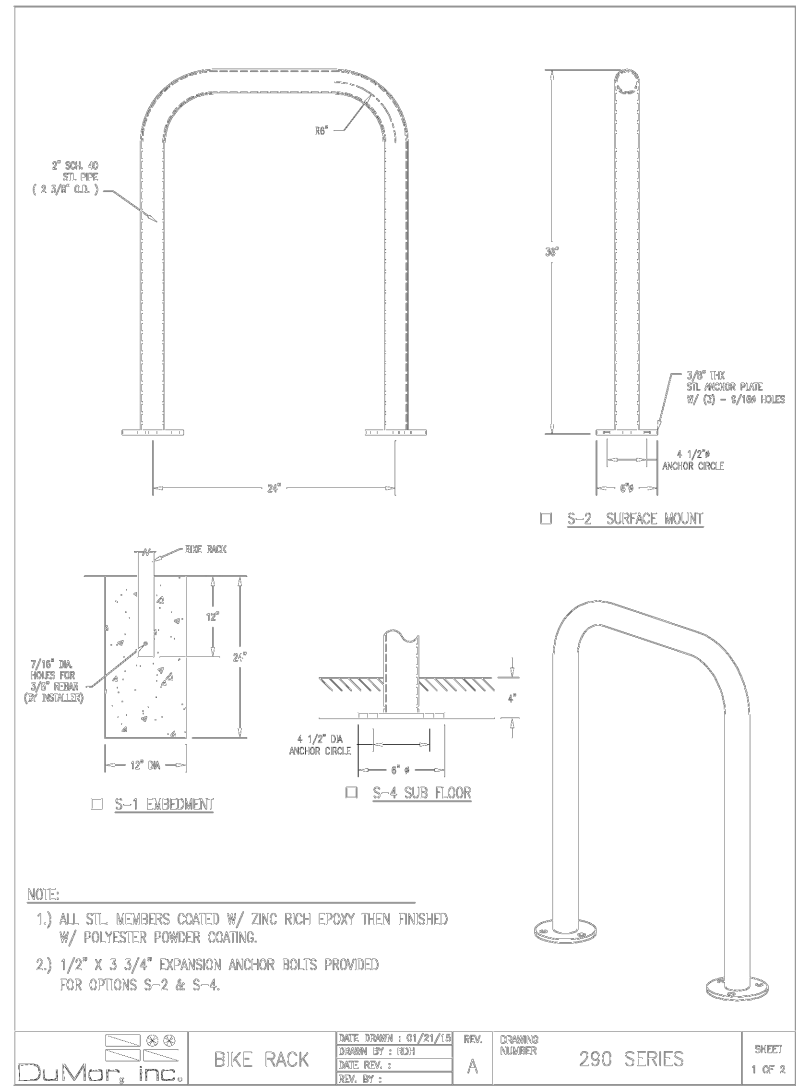
ITEM	QUANTITY	MANUFACTURER	MODEL	NOTES
BENCH	1 EA	DUMOR	160 SERIES	COLOR: BLACK
DOG WASTE STATION	1 EA	PET WASTE ELIMINATOR	E3GRE	COLOR: GREEN
BIKE RACK	4 EA	DUMOR INVERTED U	290 - SURFACE MOUNT	COLOR: BLACK
MAILBOX CLUSTER	3 EA	FLORENCE COMMERCIAL MAILBOXES	TBD	SURFACE MOUNT
RETAINING WALL	183 LF	ALLAN BLOCK	CLASSIC	COLOR: GREY BLEND



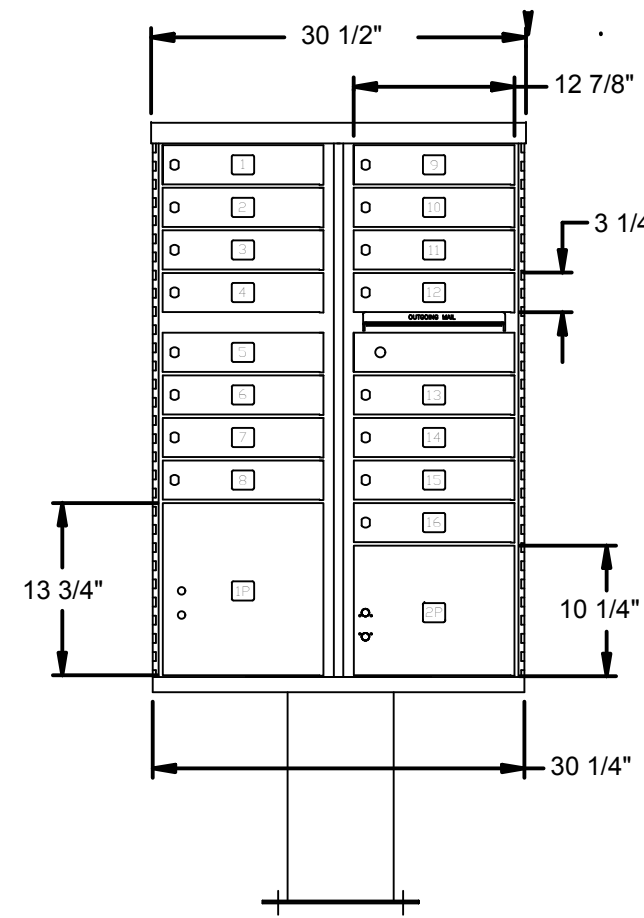
A DOG WASTE STATION
TYPE: PER WASTE ELIMINATOR - E3GRE



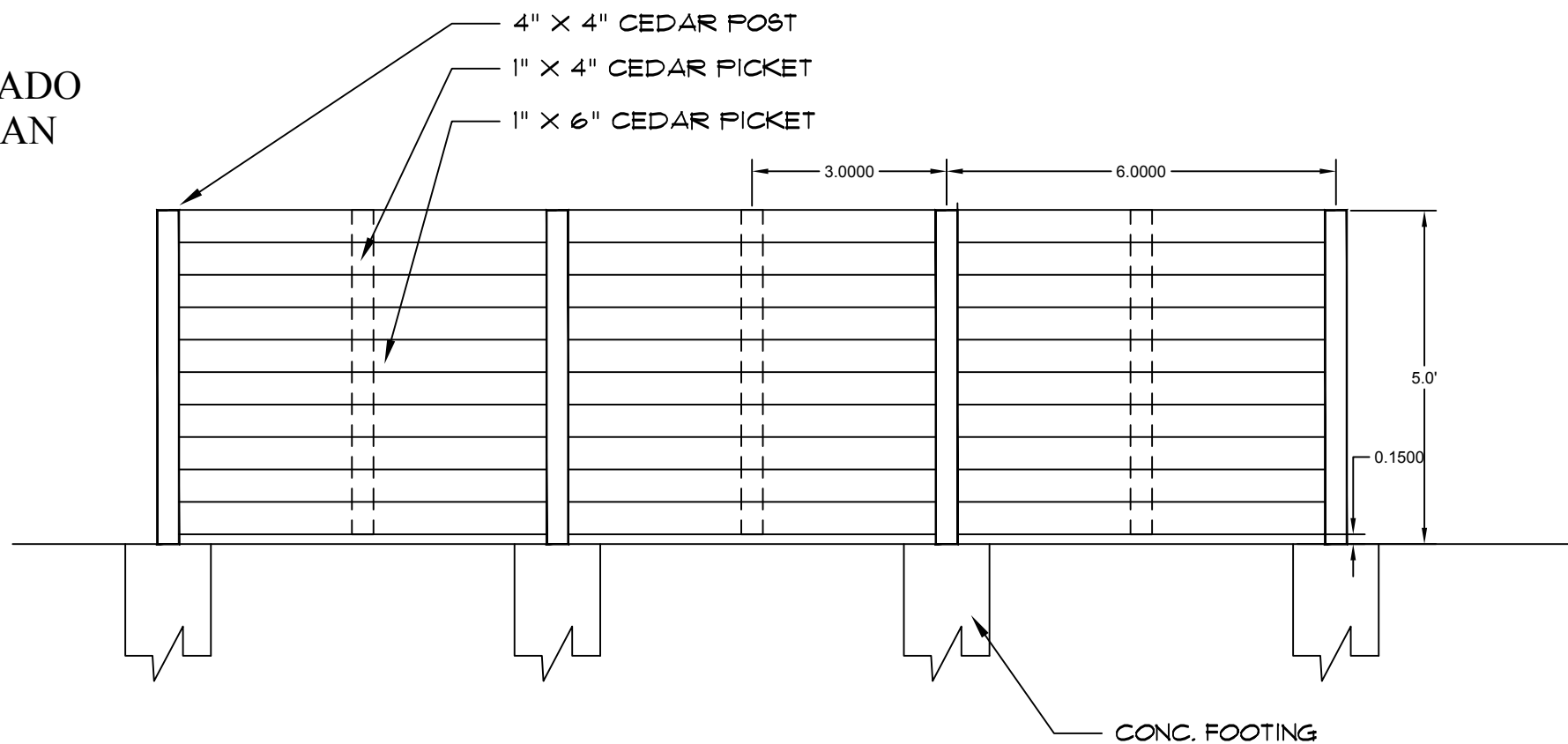
C BENCH



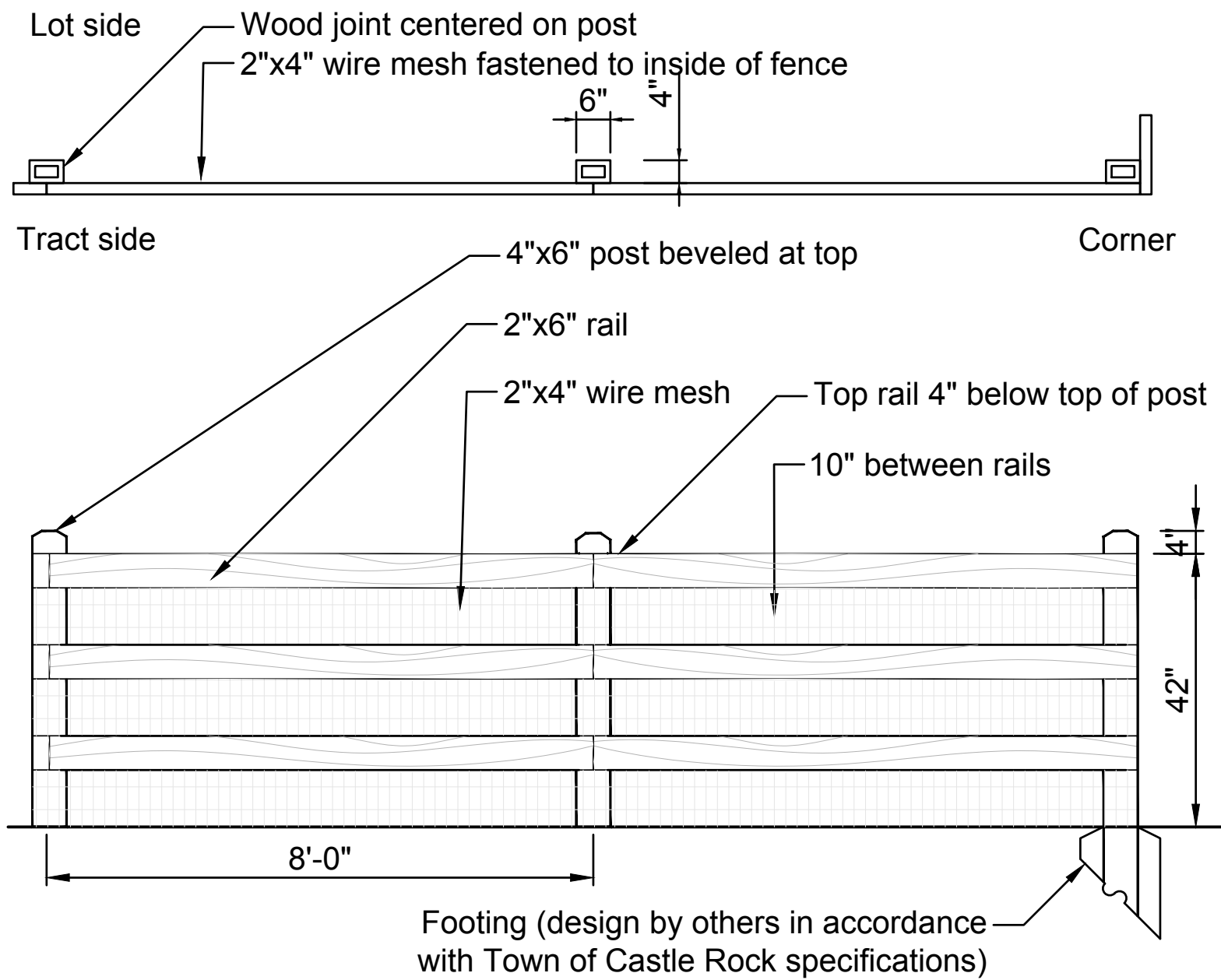
D BIKE RACK



E MAILBOX CLUSTER
COLOR: BLACK
QUANTITIES:
(2) - 8 BOX UNIT
(1) - 16 BOX UNIT

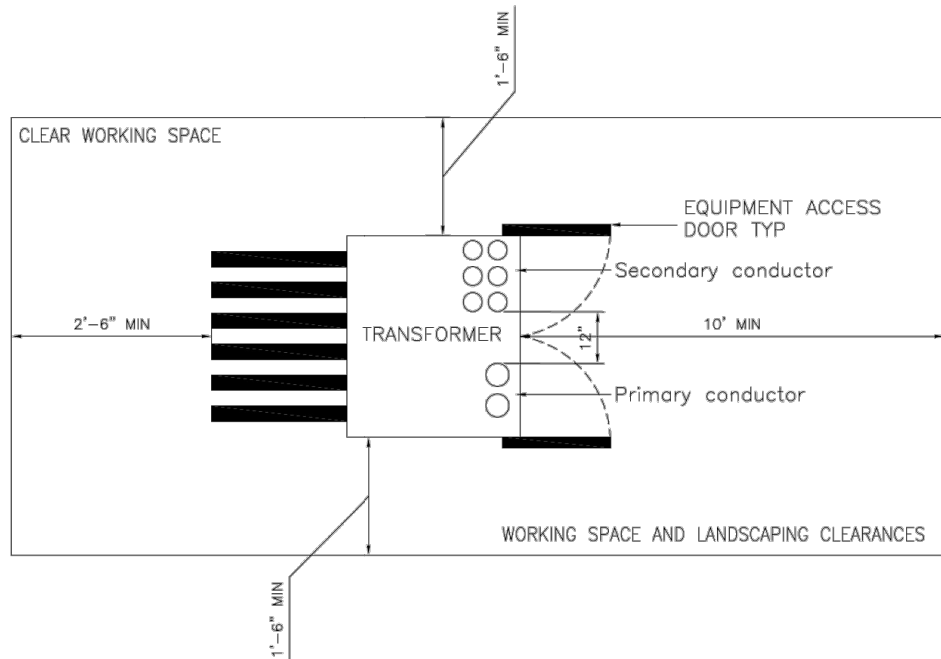


G 5' TALL CEDAR PRIVACY FENCE
COLOR: TO BE DETERMINED



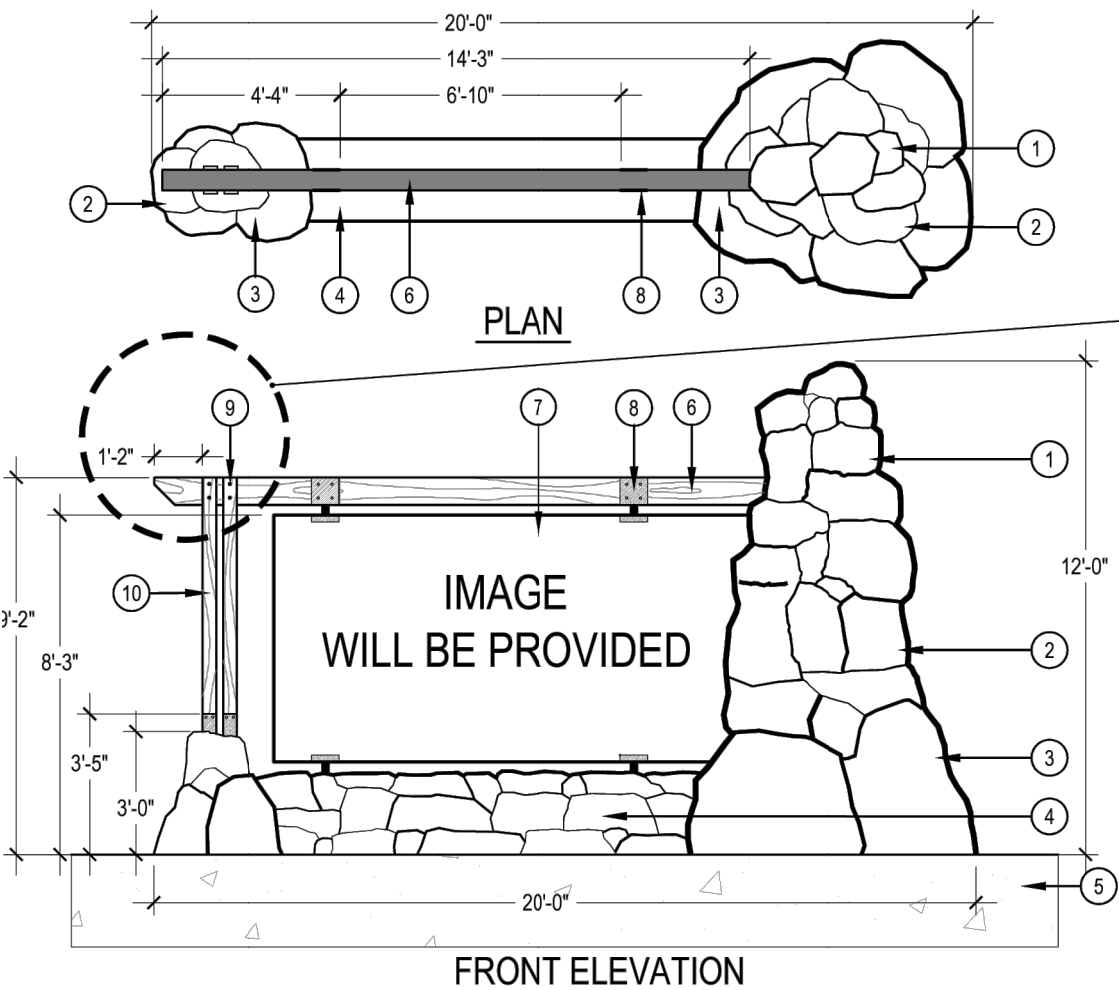
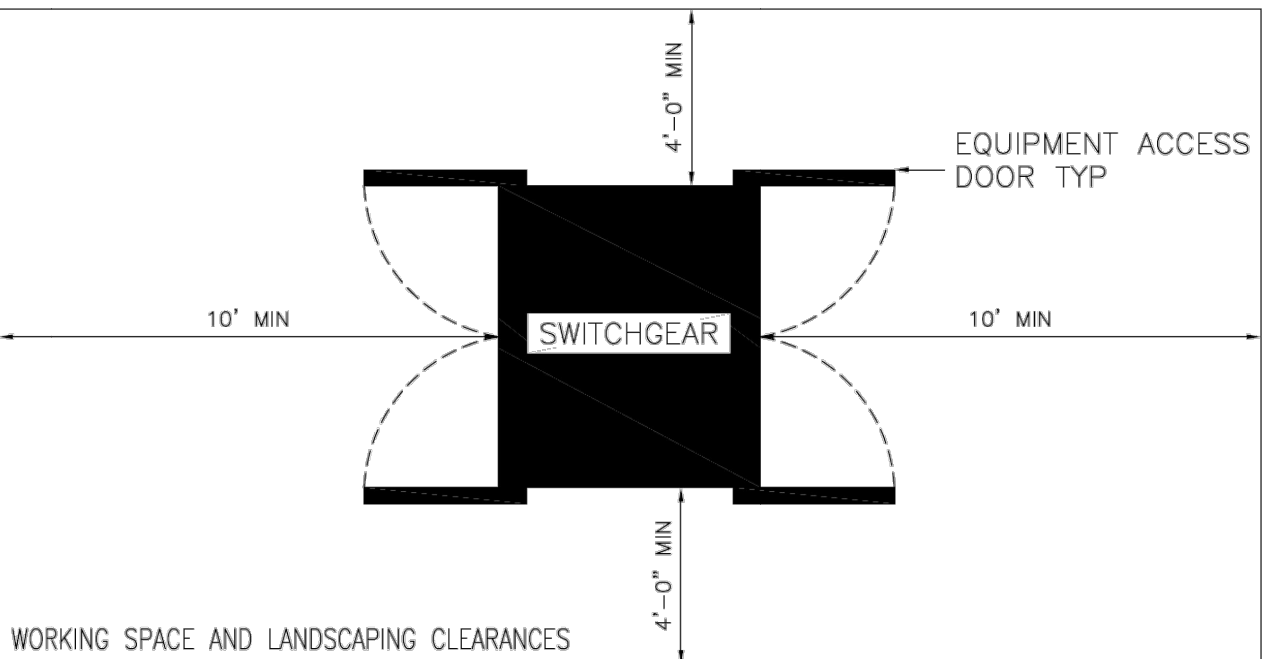
H CEDAR OPEN RAIL FENCE

PLAN VIEW OF THREE-PHASE PAD MOUNTED EQUIPMENT
WORKING SPACE AND LANDSCAPING CLEARANCES



B CORE CLEARANCES

PLAN VIEW OF PAD MOUNTED SWITCHGEAR WITH DOORS
ON BOTH SIDES WORKING SPACE AND LANDSCAPING CLEARANCES



F LIFESTYLE MONUMENT
PER APPROVED SIGN MASTER PLAN



I RETAINING WALL
TYPE: ALLAN BLOCK - CLASSIC
COLOR: GREY BLEND

OWNER:
Pinnacle View
Development, LLC

16810 Avenue of the Fountains,
Fountain Hills, AZ 85269

ENGINEER / SURVEYOR:

EMK Consultants, Inc.

7006 S. Alton Way, Bldg. F
Centennial, CO 80112
Office: 303-494-1520 x107



PLANNER / LANDSCAPE:

henry
design
group

Landscape Architecture • Planning • Entitlements
1501 W. 86th Street Suite 1-C, Denver, Colorado 80232
303.446.2368 • henrydesigngroup.com

ARCHITECT:

EVstudio

5335 W. 48th Ave. Suite 300
Denver, CO 80212
Office: 303-670-7242

IRRIGATION:

Avacet IRRIGATION
DESIGN

7714 W. Jefferson Ave.
Lakewood, CO 80235
Office: 303-562-5698

CRYSTAL VALLEY RANCH
FILING 18 - TRACT C
Castle Rock, Colorado
Site Development Plan

DRAWN BY: SA

CHECK BY: KH

ISSUE DATE: 04-12-22

REVISIONS: 11/17/2025

04/01/2026, 06/01/2026

STAMPED:

REVISED:

LICENSED LANDSCAPE
ARCHITECT SIGNATURE BLOCK



SHEET TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

9 OF 14

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

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Contact:

GAMBEL GROVE
COMMERCIAL BUILDING
CASTLE ROCK, CO

AD25003



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1	SDP COMMENTS	03/13/2026
2	SDP COMMENTS	06/19/2026

100% SCHEMATIC DESIGN

DATE: 11/08/2025

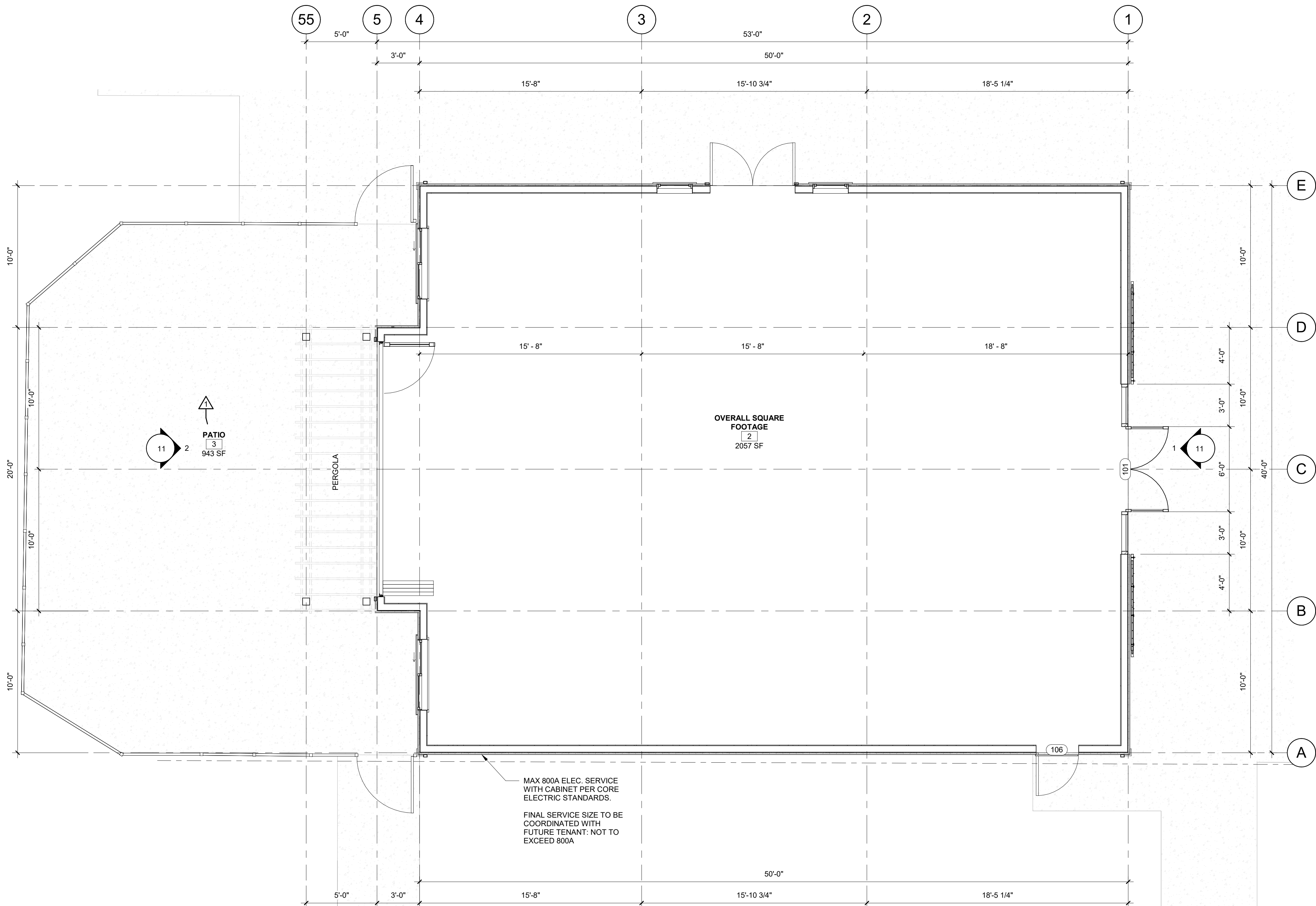
DRAWN BY: MJN

CHECKED BY: ---

FLOOR PLAN

10
of 14

6/25/2026 6:52:35 PM



1 FLOOR PLAN

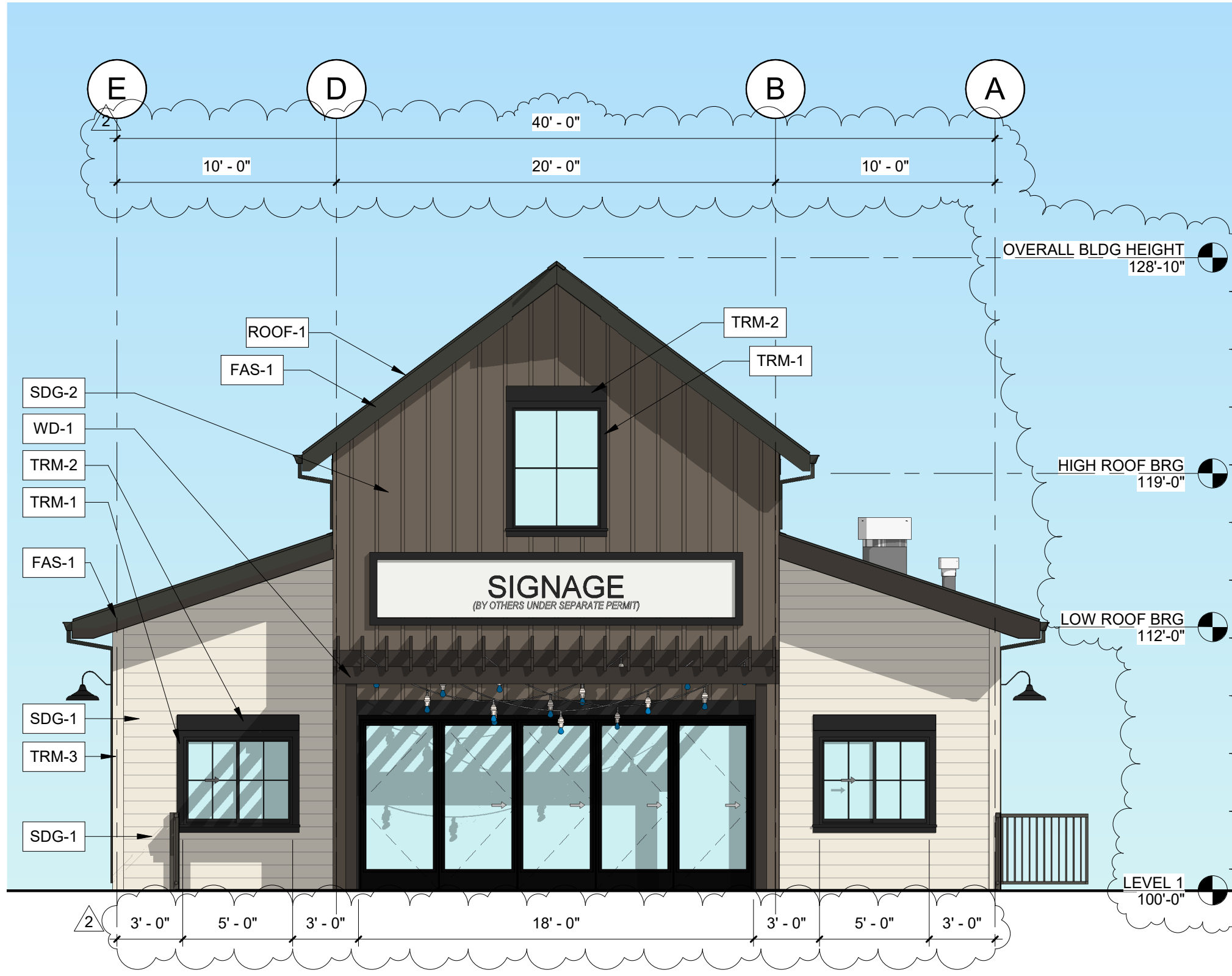
1/4" = 1'-0"

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

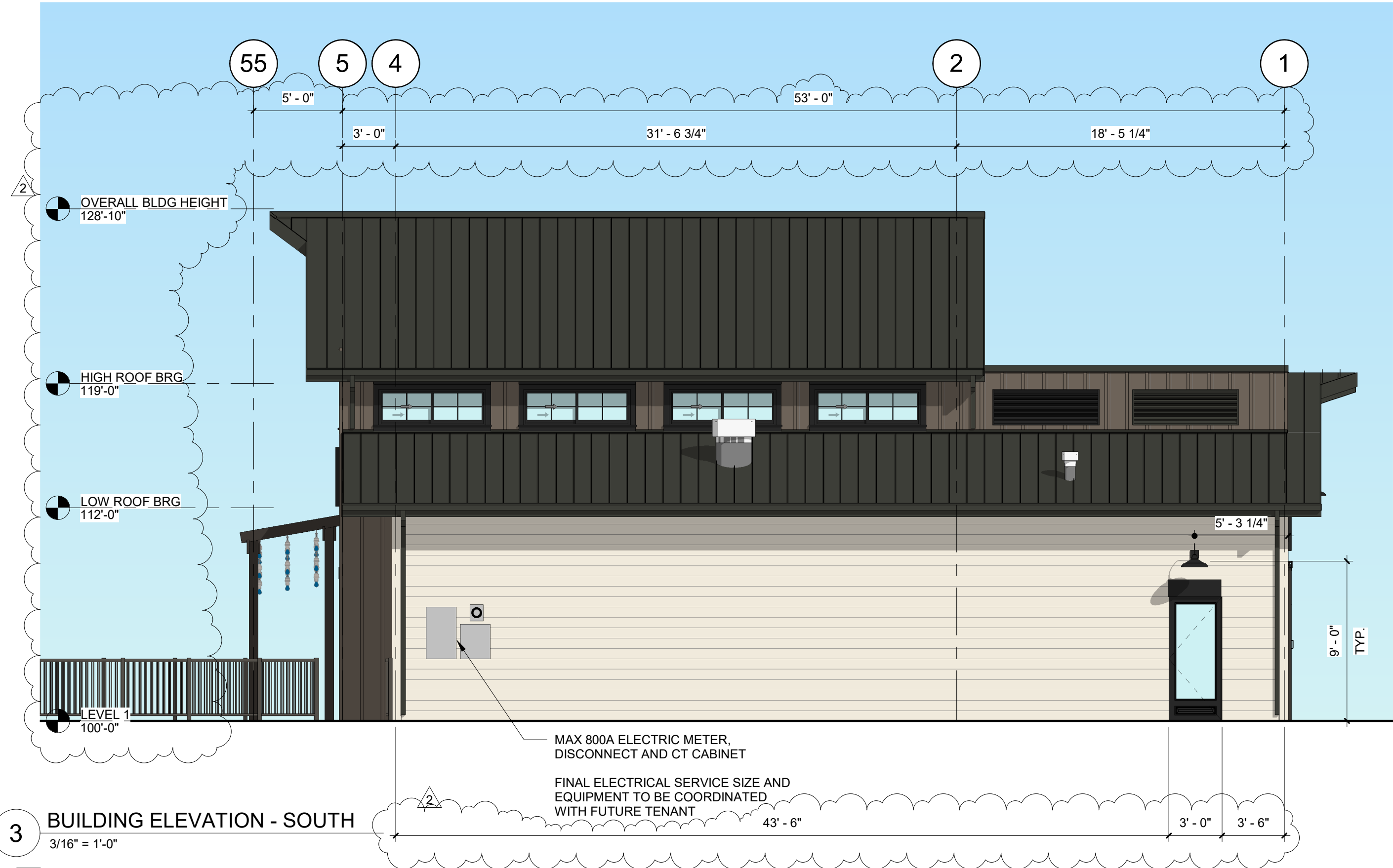
TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



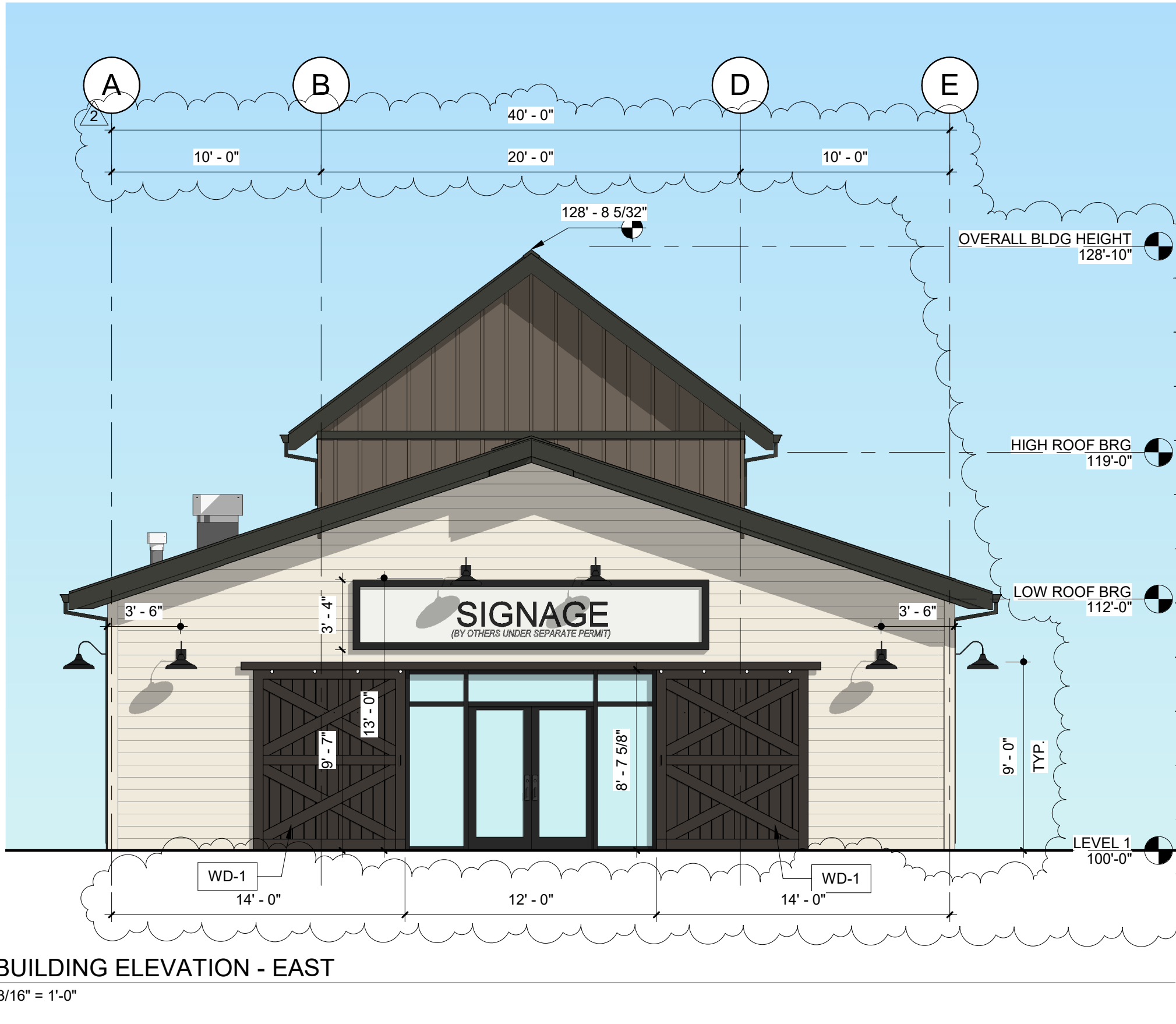
4 BUILDING ELEVATION - NORTH
3/16" = 1'-0"



2 BUILDING ELEVATION - WEST
3/16" = 1'-0"



3 BUILDING ELEVATION - SOUTH
3/16" = 1'-0"



1 BUILDING ELEVATION - EAST
3/16" = 1'-0"

EXTERIOR MATERIALS
LEGEND

MARK	DESCRIPTION
SDG-1	HORIZONTAL LAP SIDING 7" EXPOSURE BASIS OF DESIGN: JAMES HARDIE OR APPROVED EQUAL COLOR: SW 6385 "DOVER WHITE"
SDG-2	HORIZONTAL LAP SIDING 7" EXPOSURE BASIS OF DESIGN: JAMES HARDIE OR APPROVED EQUAL COLOR: WOODTONE RUSTICSERIES, "RIVER ROCK"
SDG-3	BOARD & BATTEN SIDING @ 16" O.C. BASIS OF DESIGN: JAMES HARDIE OR APPROVED EQUAL COLOR: WOODTONE RUSTICSERIES, "RIVER ROCK"
ROOF-1	STANDING SEAM METAL ROOF 12" PANEL BASIS OF DESIGN: PAC-CLAD SNAP- CLAD METAL ROOFING PANELS OR APPROVED EQUAL COLOR: "AGED BRONZE"
TRM-1	3-1/2" WIDE WINDOW TRIM COLOR: PAINT TO MATCH PAC-CLAD "AGED BRONZE"
TRM-2	8" WIDE WINDOW TRIM COLOR: PAINT TO MATCH PAC-CLAD "AGED BRONZE"
TRM-3	6" WIDE CORNER TRIM BASIS OF DESIGN: JAMES HARDIE OR APPROVED EQUAL COLOR: SW 6385 "DOVER WHITE"
FAS-1	1x12 FASCIA COLOR: PAINT TO MATCH PAC-CLAD "AGED BRONZE"
MTL-1	KYNAR-PAINTED METAL COLOR: TO MATCH PAC-CLAD "AGED BRONZE"
MTL-2	SHOP-FINISHED POWDER-COAT COLOR: "BLACK"
WD-1	PAINTED WOOD COLOR: TO MATCH MTL-1. *FINAL COLOR TO BE APPROVED IN THE FIELD BASED ON MOCKUPS

NOTE: MATERIALS TAGGED IN ELEVATIONS ARE
TYPICAL OF ALL SIMILAR LOCATIONS, UON

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
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design@evstudio.com
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Contact:

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COMMERCIAL BUILDING
CASTLE ROCK, CO
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2	SDP COMMENTS	06/19/2026

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ELEVATIONS

11
of 14

7/15/2025 5:52:02 PM

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2	SDP COMMENTS	06/19/2026

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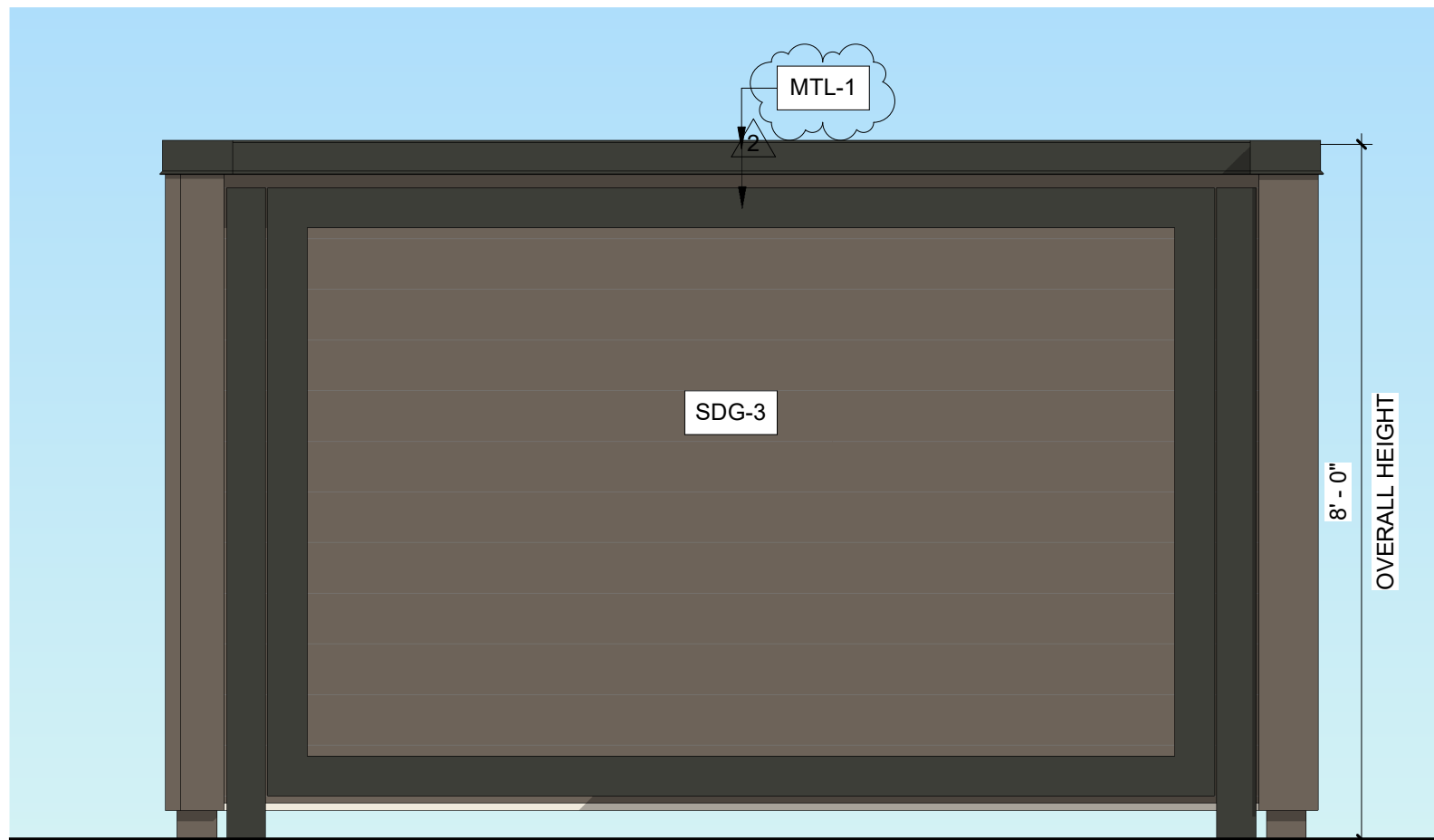
DATE: 11/08/2025
DRAWN BY: MJN
CHECKED BY: ---

DUMPSTER ENCLOSURE

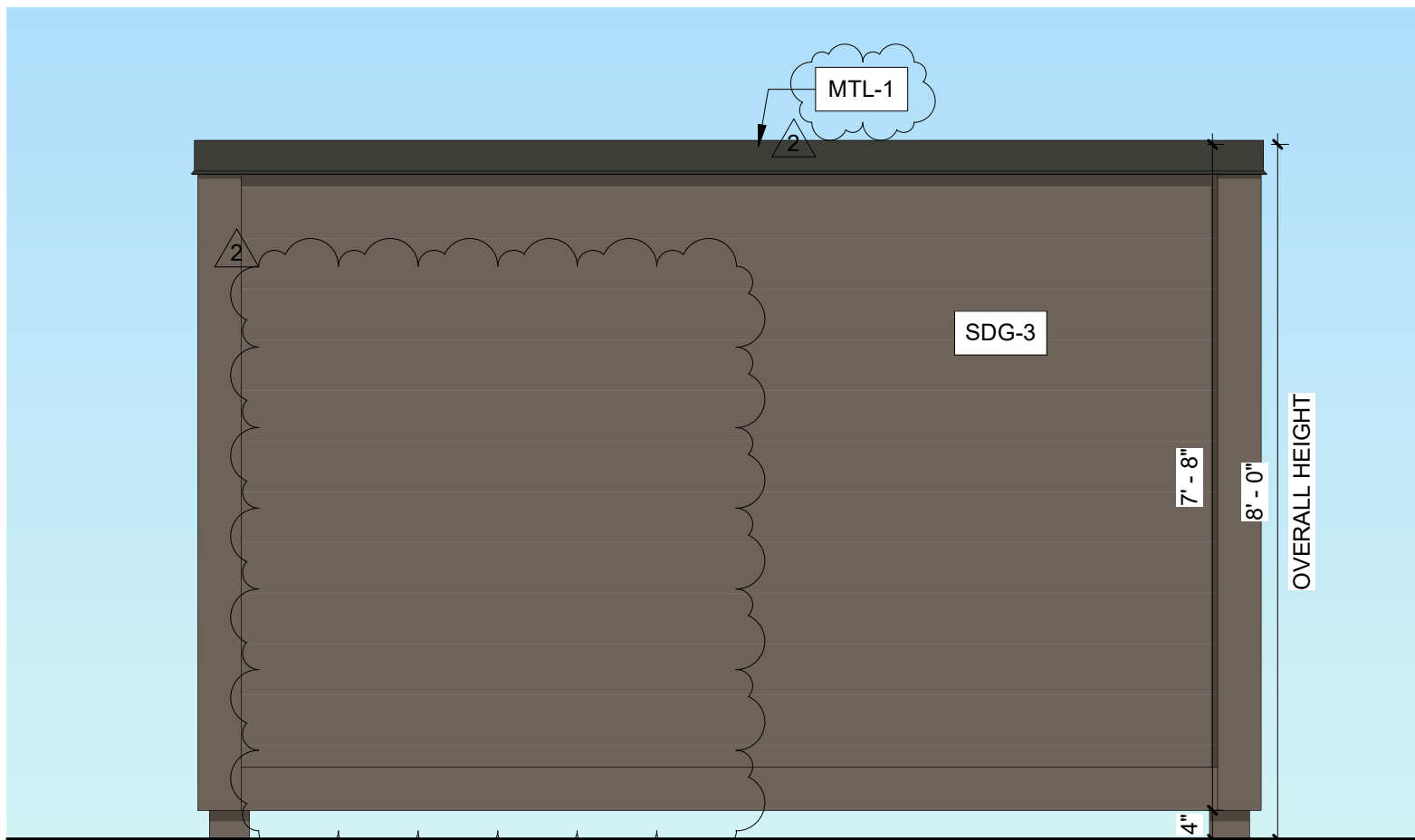
12
of 14

SITE DEVELOPMENT PLAN CRYSTAL VALLEY RANCH NO. 18 - TRACT C

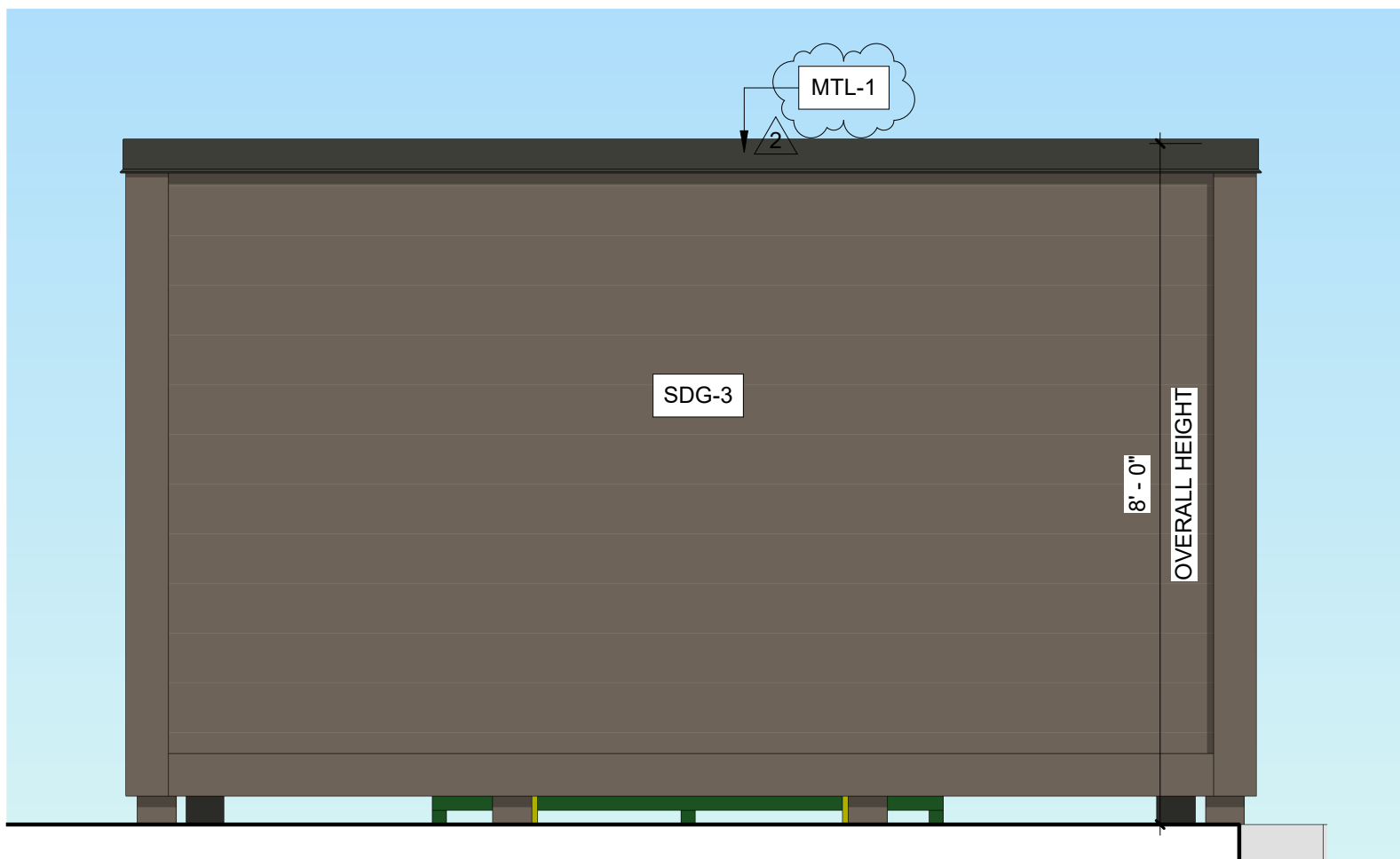
TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



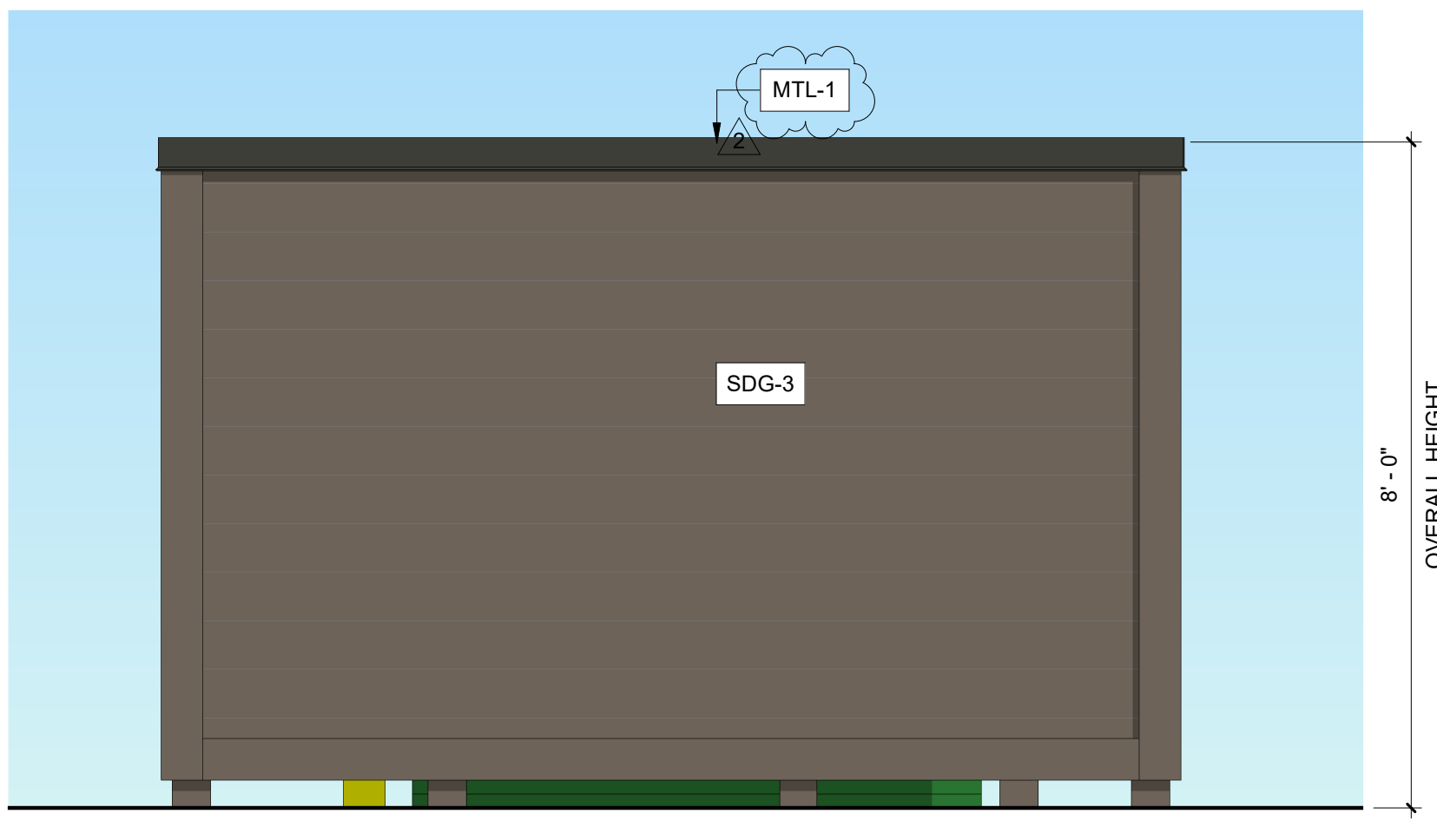
3 DUMPSTER ELEVATION - SOUTH
1/2" = 1'-0"



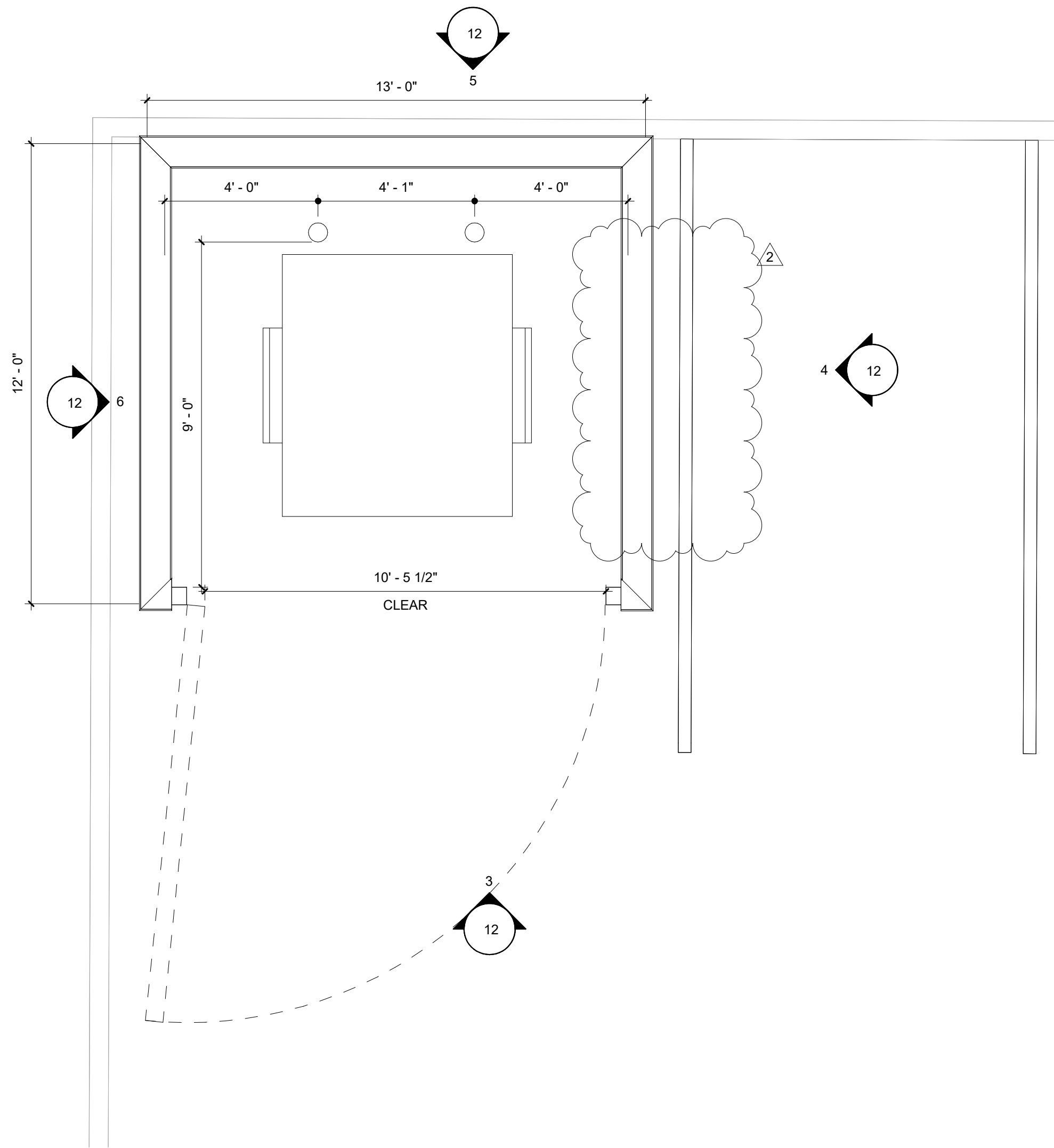
4 DUMPSTER ELEVATION - EAST
1/2" = 1'-0"



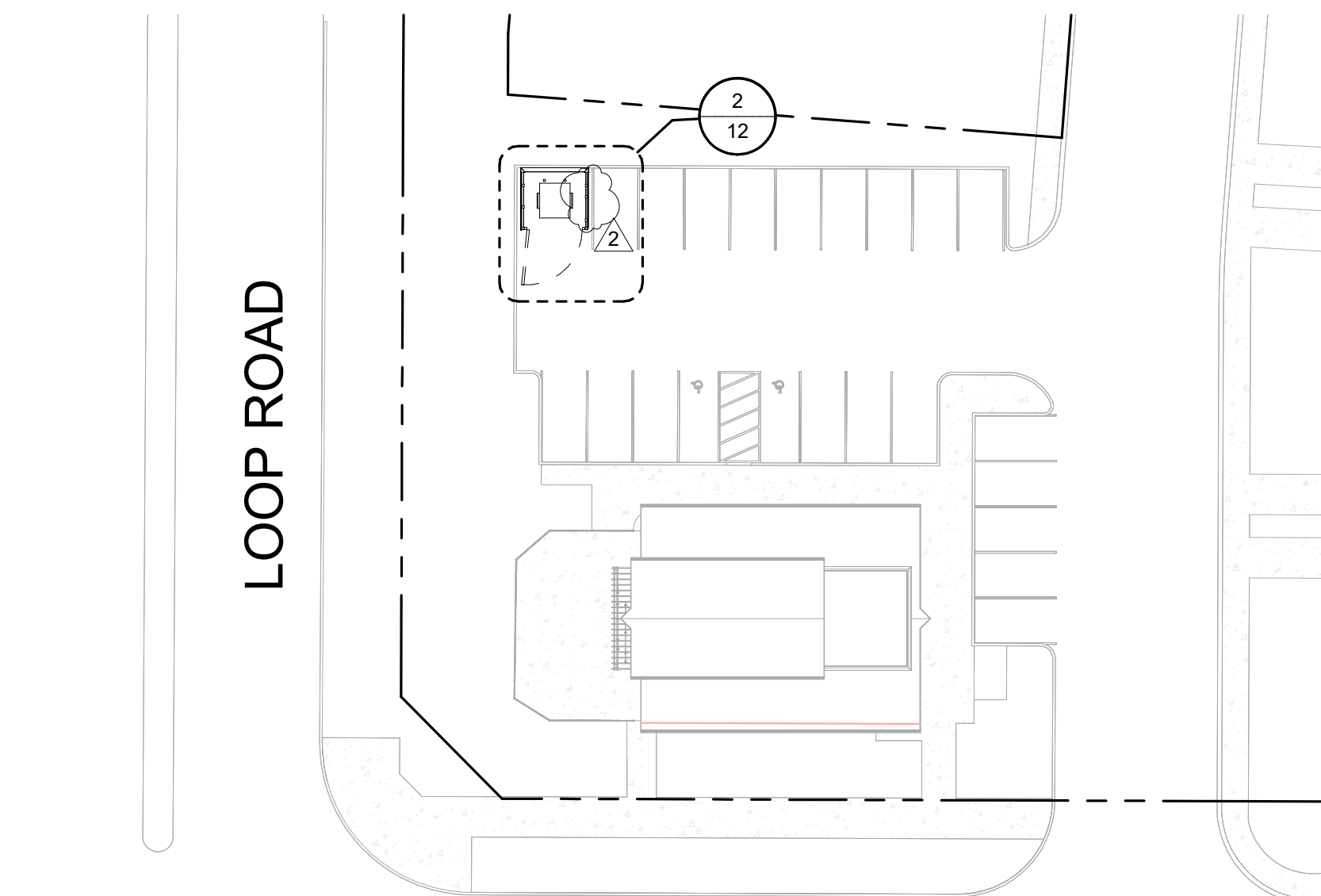
5 DUMPSTER ELEVATION - NORTH
1/2" = 1'-0"



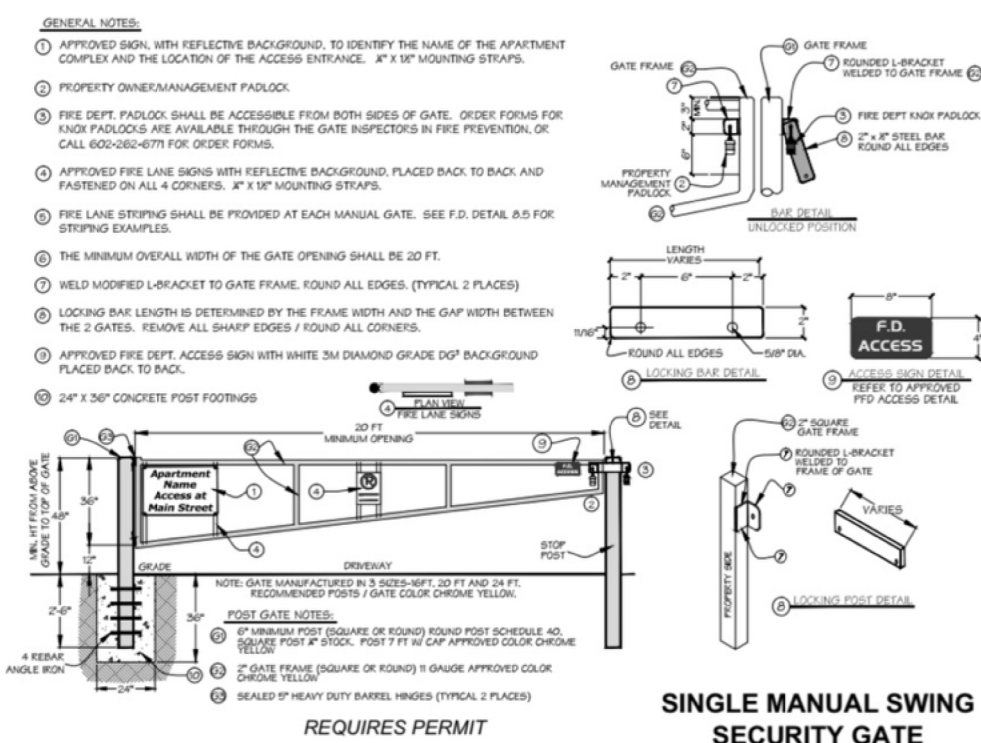
6 DUMPSTER ELEVATION - WEST
1/2" = 1'-0"



2 ENLARGED DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"



1 SITE KEY PLAN
1" = 30'-0"



EXTERIOR MATERIALS LEGEND

MARK	DESCRIPTION
SDG-3	BOARD & BATTEN SIDING @ 16" O.C. BASIS OF DESIGN: JAMES HARDIE OR APPROVED EQUAL COLOR: WOODTONE RUSTICSERIES, "RIVER ROCK"
MTL-1	KYNAR-PAINTED METAL COLOR: TO MATCH PAC-CLAD "AGED BRONZE"

NOTE: MATERIALS TAGGED IN ELEVATIONS ARE
TYPICAL OF ALL SIMILAR LOCATIONS, UON

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT C

TRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

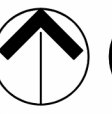
LOOP ROAD

MAGWITCH DRIVE

PHOTOMETRIC PLAN NOTES:

1. LIGHT LOSS FACTOR IS 1, SHOWN ON THE CALCULATION SUMMARY TABLE SHEET 14.
2. REFER TO LIGHTING CONTROL SCHEME SCHEDULE FOR HOURS OF OPERATION AND CONTROL TYPE FOR LIGHT FIXTURES, SHEET 14.
3. REFER TO LIGHTING CONTROL SCHEME SCHEDULE FOR LIGHTING OBJECTIVE FOR LIGHT FIXTURES, SHEET 14.
4. REFER TO LUMINAIRE SCHEDULE SHEET 14 FOR EXACT LIGHT FIXTURE TYPE, TYPE AND SPREAD SPILL.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

ELECTRICAL SYMBOL LIST		ABBREVIATIONS	
LIGHTING		(E)	EXISTING
⊙	WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE	EM	EMERGENCY
⊙	POLE MOUNTED LUMINAIRE (CIRCLE INDICATES POLE, BOXES INDICATE HEADS) - REFER TO LUMINAIRE SCHEDULE	GC	GENERAL CONTRACTOR
⊙	FESTOON LUMINAIRE - REFER TO LUMINAIRE SCHEDULE	KV	KILOVOLT
		KVA	KILOVOLT AMPERES
		KW	KILOWATT
		MFR	MANUFACTURER
		(N)	NEW
		NIC	NOT IN CONTRACT
		OWR	OWNERS AUTHORIZED REPRESENTATIVE
		TYP	TYPICAL
		V	VOLT
		XFMR	TRANSFORMER



1 PHOTOMETRIC SITE PLAN
1" = 10'-0"

EVstudio

Denver, CO
Evergreen, CO
Boise, ID
Austin, TX
Main Office: 303.670.7242
inspections@evstudio.com
design@evstudio.com
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COMMERCIAL BUILDING
CASTLE ROCK, CO
AD25003



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PLANNING SUBMITTAL
DATE: 03/13/2026
DRAWN BY: DCH
CHECKED BY: MN

PHOTOMETRIC
SITE PLAN

13
of 14

03/13/2026 1:54:37 PM

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AD25003

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1	SDP COMMENTS	03/13/2026
2	SDP COMMENTS	06/19/2026

PLANNING SUBMITTAL

DATE:	03/13/2026
DRAWN BY:	DCH
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PHOTOMETRIC
DETAILS14
of 14SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH
NO. 18 - TRACT CTRACT C, CRYSTAL VALLEY RANCH FILING 18 PLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

Self Ballasted Cone - Gooseneck Mounted

SELF BALLASTED CONE FINISH LAMP TYPE GOOSENECK GOOSENECK FINISH

A Self Ballasted Cone

Code	Name	Wattage
110B	10" Self Ballasted Cone	
116B	16" Self Ballasted Cone	
120B	20" Self Ballasted Cone	

B Finish

Code	Name
G0	To be determined.
G1	White
G2	Black
G3	Blue
G4	Green
G5	Brown
G6	Dark Bronze
G9	Silver
G10	Dark Green

C Lamp Type

Code	Name
ME05	E26 Medium Base Socket

D Gooseneck

Code	Name
GN23A	23" Style A Gooseneck
GN23H	23" Style H Gooseneck
GN24	24" Style D Gooseneck
GN24D	24" Style D Gooseneck
GN25J	25" Style J Gooseneck
GN25C	30" Style G Gooseneck
GN25S	32" Style G Gooseneck
GN40E	40" Style G Gooseneck
GN48B	48" Style B Gooseneck
GN56F	56" Style F Gooseneck

E Gooseneck Finish

Code	Name
LAC02	LAC02 1500-2400LM, 30-50K, 23W, 80CRI
LAC03	LAC03 1650-2750LM, 27-50K, 23W, 80CRI
LAC01	LAC01 1400
LAC02	LAC02 3300-5250LM, 27-50K, 43W, 80CRI

IGXX for Interior, eGXX for Exterior

Powder Coat Finishes:

Code	Name
GXX	To be determined.
G1	White
G2	Black
G3	Blue
G4	Green
G5	Brown
G6	Dark Bronze
G9	Silver
G10	Dark Green

Adjustable LED Lumens & Kelvin Module - Indoor/Outdoor:

Code	Name
LAC02	LAC02 1500-2400LM, 30-50K, 23W, 80CRI
LAC03	LAC03 1650-2750LM, 27-50K, 23W, 80CRI
LAC01	LAC01 1400
LAC02	LAC02 3300-5250LM, 27-50K, 43W, 80CRI

Fixture Size Option

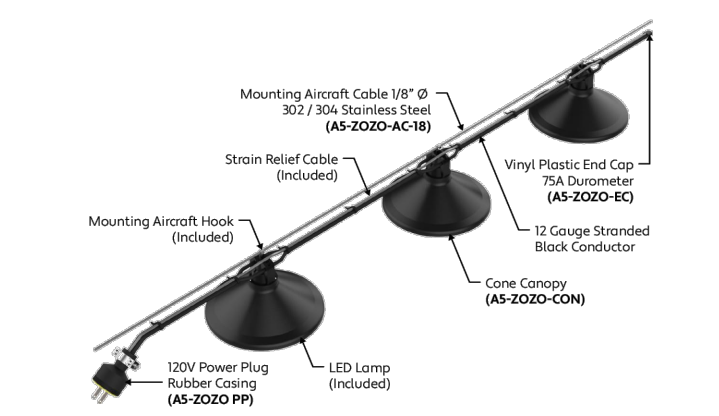
BockLighting

2476 Edison Blvd
Twinsburg, Ohio 44087

p: (216) 912-7050
e: sales@bocklighting.com

PAGE 1 OF 3

ALUZ



END VIEWS / DIMENSIONS



ELECTRICAL

Dimming	Forward Phase
Maximum Run	100'
System	20 Amps (12 Gauge Wire)
Wattage	1W or 3W Lamps (+/- 0.25W Tolerance)
Operating Temperature	-25°C to +45°C (-13°F to +113°F)
Luminaire Voltage	120V

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series	Specing	Lamp	Dimming	Listing	Canopy Finish Inside	Canopy Finish Outside	Luminaire Length
A5-ZOZO-CON	12" on Center (3")	2700K, C-Shape (27K-GSF)	3000K, C-Shape (30K-GSF)	Forward Phase (DM)	Indoor (DRY)	Polished Silver (NA)	Specify Length in Feet. Example: 100'
	18" on Center (6")	5000K, C-Shape (50K-GSF)	2700K, S-Shape (27K-SGF)	Leave Blank for Non-Dimming	Outdoor (WET)	Polished (PA)	
	24" on Center (24")	Red, G-Shape (R-GSF)	5000K, S-Shape (50K-SGF)			White (WH)	
	36" on Center (36")	Green, C-Shape (C-GSF)	Orange, S-Shape (OR-SGF)			Black (BK)	
	48" on Center (48")	Blue, C-Shape (B-GSF)	2700K, S-Shape (27K-SGF)			Green (GN)	
	60" on Center (60")	Amber, C-Shape (A-GSF)	3000K, S-Shape (30K-SGF)			Bronze (BR)	
		2400K, C-Shape (24K-GSF)	Red, S-Shape (R-SGF)			Silver (SR)	
		2700K, C-Shape (27K-GSF)	Green, S-Shape (G-SGF)			Red (RD)	
		3000K, C-Shape (30K-GSF)	Blue, S-Shape (B-SGF)				
		3000K, C-Shape (30K-GSF)	Amber, S-Shape (A-SGF)				
		4200K, C-Shape (42K-GSF)	No Lamp(s) (NL)				

Note: C-Shape Lamps with 24K, 27K, or 30K LEDs must be used to meet EIA Certification for Dark Sky Compliance.
* Lighting will be shipped without lamps.
* Standard Canopy Inside / Outside Finish is Black.

1170 N Red Gum St, Anaheim, CA 92806
aluz.lighting info@aluz.lighting 866.ALUZ.LTC | 714.535.7900

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A5 Series | String / Festoon
Zozo Cone
(A5-ZOZO-CON)

TYPE

GENERAL FEATURES

Applications Indoor and Outdoor

Length (Built to Order +/- 1/8" Tolerance)

Canopy Material Aluminum

Finish Black

Feed Standard 6' Power Lead

Strain Relief Cable (Included, Not for Mounting)

Mounting Mounting Aircraft Cable (Sold Separately)

Listing Dry or Wet Location
ANSI/UL 1598
CSA 22.2 No. 250.0-04, 2nd Edition

UV Rating Sun Light Resistance

Bug Rating B0-UD-G0

Dark Sky (DA Dark Sky Compliant)
(C-Shape Lamps with 24K, 27K, or 30K LEDs must be used to meet IDA Certification for Dark Sky Compliance)

Installation Link Link to Installation Instructions

Series	Specing	Lamp	Dimming	Listing	Canopy Finish Inside	Canopy Finish Outside	Luminaire Length
A5-ZOZO-CON	12" on Center (3")	2700K, C-Shape (27K-GSF)	3000K, C-Shape (30K-GSF)	Forward Phase (DM)	Indoor (DRY)	Polished Silver (NA)	Specify Length in Feet. Example: 100'
	18" on Center (6")	5000K, C-Shape (50K-GSF)	2700K, S-Shape (27K-SGF)	Leave Blank for Non-Dimming	Outdoor (WET)	Polished (PA)	
	24" on Center (24")	Red, G-Shape (R-GSF)	5000K, S-Shape (50K-SGF)			White (WH)	
	36" on Center (36")	Green, C-Shape (C-GSF)	Orange, S-Shape (OR-SGF)			Black (BK)	
	48" on Center (48")	Blue, C-Shape (B-GSF)	2700K, S-Shape (27K-SGF)			Green (GN)	
	60" on Center (60")	Amber, C-Shape (A-GSF)	3000K, S-Shape (30K-SGF)			Bronze (BR)	
		2400K, C-Shape (24K-GSF)	Red, S-Shape (R-SGF)			Silver (SR)	
		2700K, C-Shape (27K-GSF)	Green, S-Shape (G-SGF)			Red (RD)	
		3000K, C-Shape (30K-GSF)	Blue, S-Shape (B-SGF)				
		3000K, C-Shape (30K-GSF)	Amber, S-Shape (A-SGF)				
		4200K, C-Shape (42K-GSF)	No Lamp(s) (NL)				

Specification Submittal
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Project	Catalog #	Type
Prepared by	Notes	Date

Streetworks

Epic

Decorative Pendant Luminaire

Product Certifications & Features

- UL Listed
- ETL Listed
- FDA Listed
- BAA Listed
- TAA Listed
- BABA Listed
- Light Allocated

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Product Specifications

OPTICAL

- 8 patented, high-efficiency Accul ED Optic technology options and five wavestream optics
- 9 Color Temperature (CCT) options
 - 70 CR: 2200K, 2700K, 3000K, 4000K, 5000K, 5000K
 - 80 CR: 3000K, 4000K
- Amber: wildlife-friendly and observatory applications
- 2 versions of field-installable shielding for superior spill light control (discrete LEDs only)
- Single-piece snap-on square shields
- Multiple-piece configurable vertical perimeter shielding

CONTROLS

- Optional ANSI C136.10 7-pin receptacle for photocells or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control (FADC) module allows for manual adjustment of lumen output and power usage, factory preset to highest output level. Enables a single SDU to cover multiple field applications
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and 0-10V enabled drivers

COMPLIANCE

- Meets ANSI C136.25 for IP66 optical enclosure rating
- Meets ANSI C136.22 internal label standard
- Safety listing: Wet Location (UL 1598)
- 3,000 hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Dark Sky approved for 3000K CCT and warmer, with mounting options less than 10" of fall.

SHIPPING DATA

- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- EPA: 0.70 (tall); 0.50 (short)
- Carton Size: 27" x 27" x 27.5" (in)
- Pallet Size: 30" x 46"
- Cartons/Pallet: 2

WARRANTY

- Five year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details

Maximum Height: 16.83 inches (427mm)

Maximum Width: 24.41 inches (620mm)

See configurations for more detailed information.

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TYPE EW1

TYPE EF1

TYPE EA1 & EA2

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MFR	CATALOG	WATTS	LUMENS	BUG	LLF	MTG HT	MITIGATION METHOD
⊕	4	EA1	STREETWORKS	MEM2-HTN-SA-30-730-U-T3-HSS	32.8	3265	B0-U0-G1	0.900	20	DISCRETE LEDS, T3 DISTRIBUTION, HOUSE SIDE SHIELDS, EXACT LOCATIONS.
⊖	1	EA2	STREETWORKS	MEM2-HSN-SA-30-730-U-T3	32.8	4690	B1-U0-G1	1.000	20	DISCRETE LEDS, T3 DISTRIBUTION, EXACT LOCATIONS.
3	1	EF1	ALUZ	A5-ZOZO-CON-18"-30K-GSFL-WET-BK-BK-28'-3W	58.52	2318	N.A.	0.900	8	NONE, DUE TO LOCATION ON SITE.
⊙	7	EW1	BOCK	110B-eG0-iG0-LVfV1-1250-30K-41SF-GN08J-4R-G0	13	1215	N.A.	0.900	9, 13	FULLY SHIELDED CONE, GOOSENECK POSITIONING/AIMING

CALCULATION STATISTICS

REFLECTANCES	CALCULATION SPACING	CALCULATION HEIGHTS
DIRECT METHOD ONLY	10'-0" x 10'-0"	SITE: 0'-0" A.F.G. / PROPERTY LINE: 0'-0" A.F.G.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	Fc	0.5	4.7	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.1	0.3	0.0	N.A.	N.A.
PARK & DRIVE	Fc	1.2	2.6	0.3	3.83	8.67
PATIO	Fc	1.5	3.7	0.3	5.10	12.33
SIDEWALK	Fc	2.7	4.7	1.0	2.73	4.70

LIGHTING CONTROL SCHEME

LUMINAIRE TYPE	TYPE OF CONTROLS	HOURS OF OPERATION	LIGHTING OBJECTIVE
EA1 & EA2	ASTRONOMICAL TIMECLOCK	DUSK TO 1 HOUR AFTER CLOSE OF BUSINESS	SECURITY LIGHTING FOR PARKING LOT
EF1	ASTRONOMICAL TIMECLOCK	DUSK TO CLOSE OF BUSINESS	DECORATIVE/AMBIANCE LIGHTING
EW1	ASTRONOMICAL TIMECLOCK	DUSK TO DAWN	SECURITY LIGHTING FOR BUILDING AND OCCUPANTS

PHOTOMETRIC PLAN NOTES:

- LIGHT LOSS FACTOR IS 1. SHOWN ON THE CALCULATION SUMMARY TABLE SHEET 14.
- REFER TO LIGHTING CONTROL SCHEME SCHEDULE FOR HOURS OF OPERATION AND CONTROL TYPE FOR LIGHT FIXTURES. SHEET 14.
- REFER TO LIGHTING CONTROL SCHEME SCHEDULE FOR LIGHTING OBJECTIVE FOR LIGHT FIXTURES. SHEET 14.
- REFER TO LUMINAIRE SCHEDULE, SHEET 14, FOR EXACT LIGHT FIXTURE TYPE UTILIZED, AND SPILL MITIGATION MEASURES PROPOSED.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

TYP. PARKING LOT LIGHT POLE

20'-0" A.F.G.
UNLESS OTHERWISE NOTED