

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 recordation information The Milestone Office Campus PD was recorded on 03.16.1999, reception #DC99023455. This site is zoned PD.
3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0186G Dated 3/16/2016.
4. 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.
5. 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.
6. 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 seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, 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.
15. 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 to each occupied structure in the subdivision.
16. 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.
17. 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 site 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.

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.

"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.

SITE DEVELOPMENT PLAN AMENDING THE 1ST AMENDMENT TO THE FINAL PD SITE PLAN MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

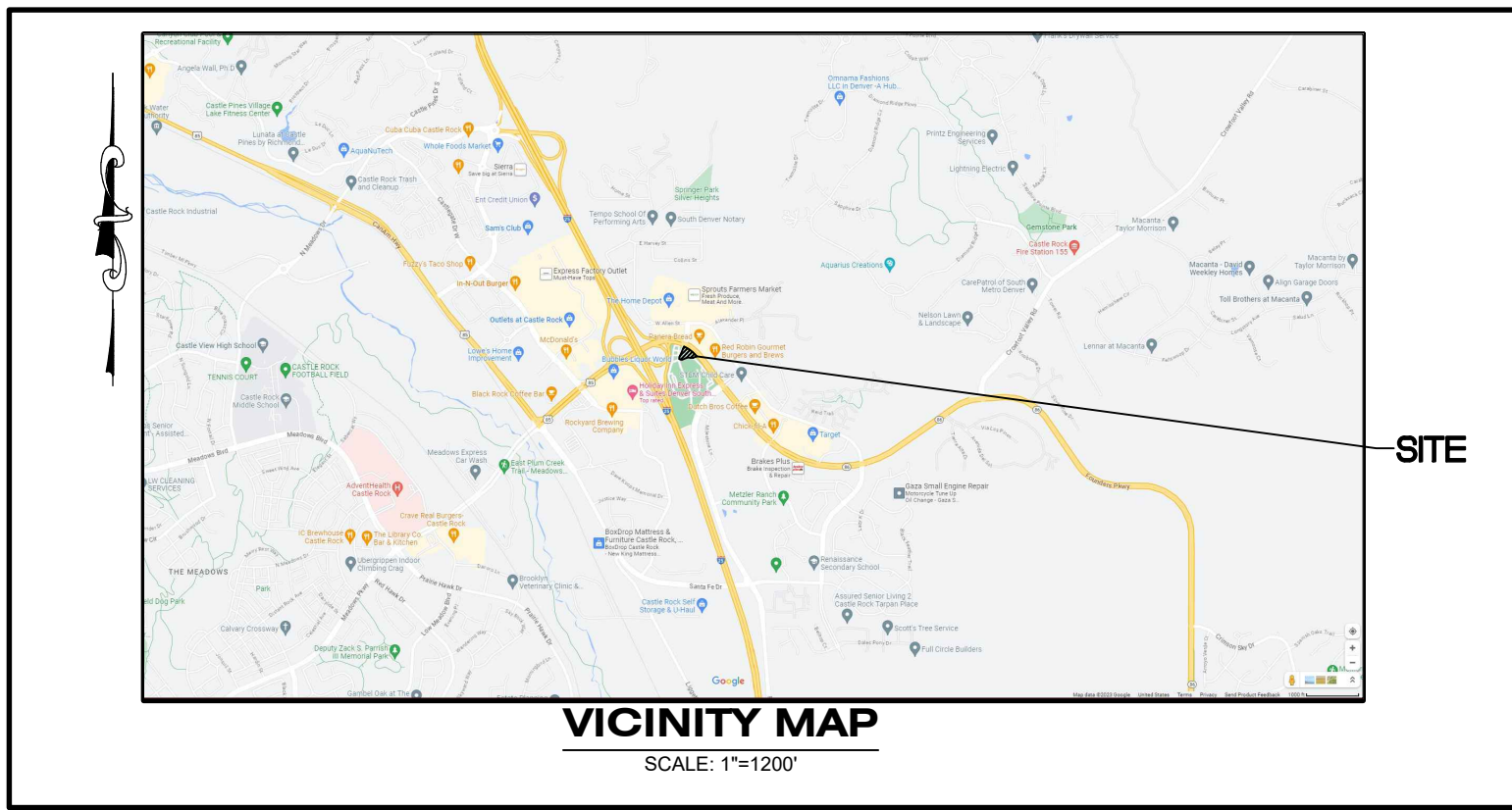
PROJECT TEAM	
DESIGNER NEAR DESIGN & PLANNING, INC. 3928 KENWOOD CIRCLE JOHNSTOWN, CO, 80534 (303) 451-1113 STEVEB@NEARDP.COM CONTACT: STEVE BROWN	SURVEYOR ENGINEERING SERVICES COMPANY 14190 E. EVANS AVE AURORA, CO, 80014 (303) 337-1393 CONTACT: BRETT MILLER
LANDSCAPE ARCHITECT JUMP DESIGN 1733 S. CLARKSON ST. DENVER, CO, 80210 (303) 282-0463 FAX (303) 282-0473 TOMJ@JUMPDDESIGNCO.COM CONTACT: TOM JUMP	ELECTRICAL ENGINEER BIGHORN ENGINEERING 386 INDIAN ROAD GRAND JUNCTION CO, 81501 (970) 241-8709 BLAINE@BIGHORNENG.COM CONTACT: BLAINE BUCK

SHEET INDEX	
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8 OF 8	LIGHTING - IES FOOTCANDLE - SITE PLAN

LEGAL DESCRIPTION
MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5, BLOCK 1, HAVING A RECORD BEARING OF N87°06'34"W AS REFERENCED ON THE PLAT OF MILESTONE FILING NO. 1 AND BOUNDED BY NAIL WITH ILLEGIBLE 3/4" BRASS TAG AND A #4 REBAR WITH ILLEGIBLE 1" YELLOW PLASTIC CAP FOUND AS SHOWN HEREON.

BENCHMARK
BENCHMARK: NGS CONTROL MONUMENT J-23 - NGS BENCHMARK DISK SET IN CONCRETE STAMPED J-23 1929' LOCATED 2.0 MILES NORTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT CASTLE ROCK, 0.5 MILE SOUTH OF MILEPOST 30, 59 FEET EAST OF THE CENTER OF A ROAD CROSSING, 46.7 FEET NORTHEAST OF THE NORTHEAST RAIL, 15 FEET SOUTHEAST OF THE CENTER LINE OF A PRIVATE ROAD, 2 FEET SOUTHWEST OF A FENCE, 2 FEET NORTHWEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.5 FOOT ABOVE THE GROUND. ELEVATION: 6118.73 FEET (NAVD 1988 DATUM).



SITE INFORMATION			
SITE ADDRESS:	210 FOUNDERS PARKWAY		
TENANT:	SONIC RESTAURANT		
ZONE:	MILESTONE OFFICE CAMPUS PD		
USE:	RESTAURANTS, LOUNGES AND FAST FOOD ESTABLISHMENTS		
EXISTING LOT SIZE:	55,080 SF / 1.264 ACRES		
EXISTING BUILDING SQUARE FOOTAGE:	1,485 SF		
EXISTING BUILDING HEIGHT:	17'-0"		
EXISTING CANOPY HEIGHT:	16'-6"		
MAXIMUM BUILDING HEIGHT:	35'-0", 50'-0" BY SPECIAL REVIEW		
	EXISTING SITE CALCULATIONS	REQUIRED SITE CALCULATIONS	
BUILDING SITE COVERAGE:	1,485 SF = 2.7% - .034 ACRES	35%	
LANDSCAPE COVERAGE:	17504 SF = 31.2% - .402 ACRES	25%	
PARKING LOT COVERAGE:	10,904 SF = 34.3% - .434 ACRES	--	
CARPPOOL AREA COVERAGE:	4,112 SF = 0.7% - .109 ACRES	--	
OFF PAD PRIVATE STREETS:	12,410 SF = 22.5% - .285 ACRES	--	
	55,080 SF = 100% - 1.264 ACRES		
PARKING RATIO:	10 SPACES PER 1,000 SF = 15 REQUIRED		
EXISTING PARKING PROVIDED:	STANDARD PARKING: 4		
	DRIVE IN PARKING: 22		
	HANDICAP PARKING: 2		
	TOTAL COMBINED PARKING: 28	15 REQUIRED	
EXISTING DRIVE THRU STACKING PROVIDED:	0		
BUILDING SETBACKS	PROVIDED	REQUIRED	
NORTHWEST (FRONT)	71.4'	25'	
NORTHEAST (SIDE)	75.4'	10'	
SOUTH (SIDE)	74.6'	10'	
SOUTHEAST (REAR)	181.6'	--	
CANOPY SETBACKS	PROVIDED		
NORTH CANOPY #1			
NORTHEAST	14.7'		
NORTHWEST	30.4'		
CURVED CANOPY #2			
NORTHEAST	78.0'		
NORTHWEST	55.3'		
BUILDING MOUNTED CANOPY #3			
SOUTH	61.3'		
NORTHWEST	54.2'		
SOUTH CANOPY #4			
SOUTH	36.9'		
NORTHWEST	40.4'		

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.

MILESTONE BORROWER, LLC.

SIGNED THIS _____ DAY OF _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

2024 BY _____
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.

REGISTERED LAND SURVEYOR _____ DATE _____
CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2024.

DIRECTOR OF DEVELOPMENT SERVICES

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 _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

2024 BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101

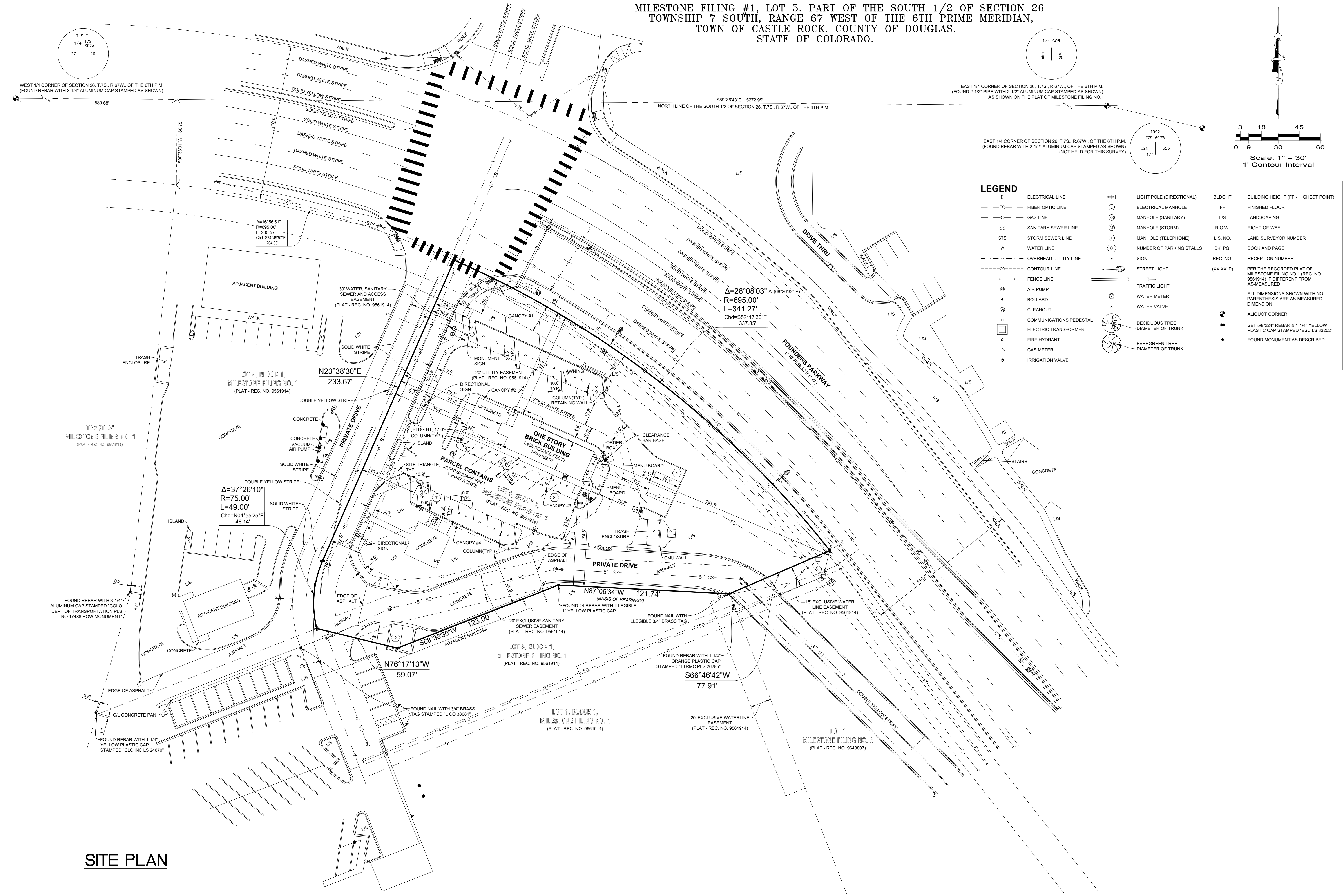
SONIC DRIVE-IN

210 FOUNDERS PARKWAY

SHT. NO.

1 OF 8

SITE DEVELOPMENT PLAN AMENDING THE 1ST
AMENDMENT TO THE FINAL PD SITE PLAN
MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.



SITE PLAN

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101

SONIC DRIVE-IN
210 FOUNDERS PARKWAY

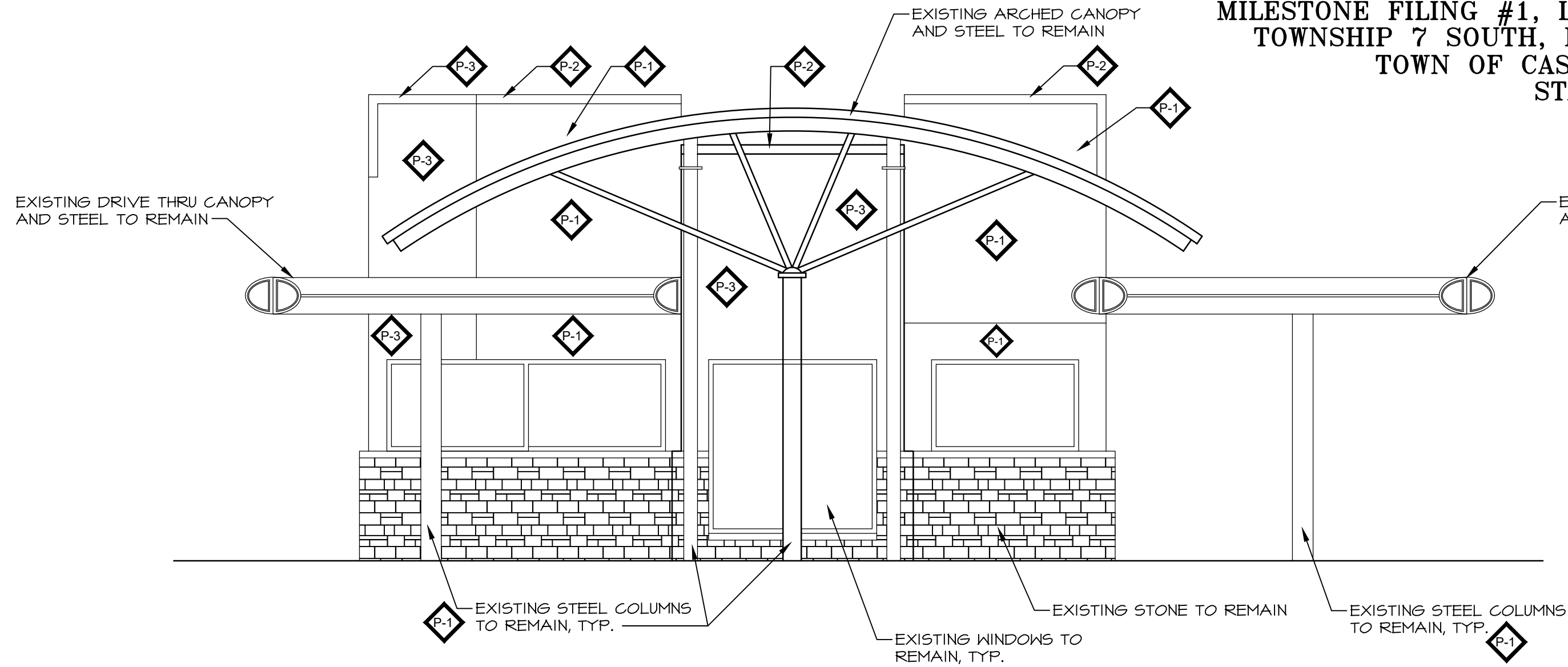
JOB NO.: 23-SON-001
SCALE: SEE PLAN
DATE: 2-21-24
DRAWN: SLB
CHECKED: EEN/DW
REVISIONS:

APPROVED
TENANT

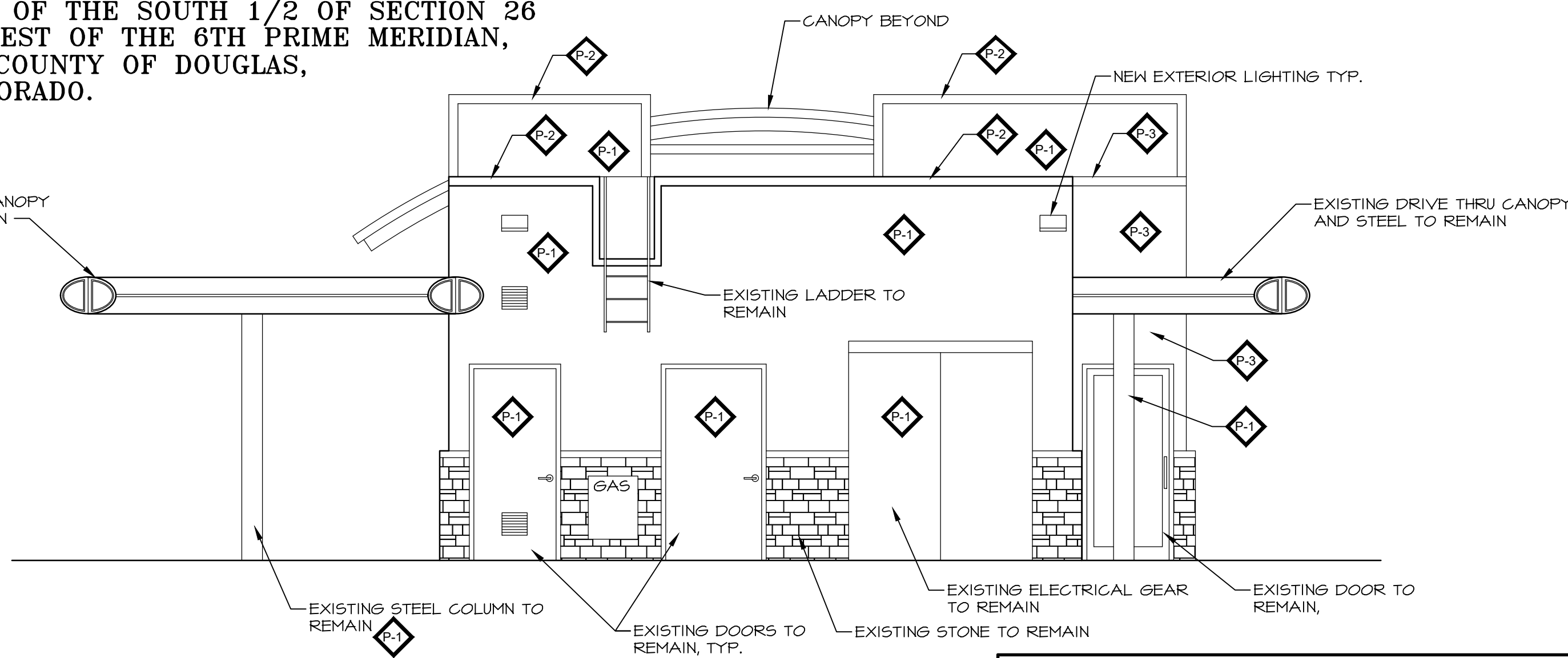
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2 OF 8

SITE DEVELOPMENT PLAN AMENDING THE 1ST
AMENDMENT TO THE FINAL PD SITE PLAN
MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

SIGNAGE TABLE		
CATEGORY - SIGNAGE	ALLOWED PER TOWN OF CASTLE ROCK MUNICIPAL CODE 19.04.052	EXISTING - SIGNAGE
WALL SIGNS - TOTAL NUMBER	1 PER FRONTAGE	NE ELEVATION - 1
WALL SIGNS - TOTAL AREA	27.5' LF X 2.5' = 68.75 SF	NE ELEVATION - 8.74 SF
MONUMENT SIGNS - TOTAL NUMBER	1 PER FRONTAGE	1
MONUMENT SIGNS - TOTAL AREA	50 SF PER SIDE 100 SF TOTAL	33.75 SF PER SIDE 67.5 SF TOTAL

COLOR SCHEDULE

PAINT VENDOR
THE SHERWIN-WILLIAMS COMPANY
PHONE NO.: (405) 409-2358
CONTACT: ERIC ACKERMAN
eric.m.ackerman@sherwin.com

P-1
BUILDING FIELD COLOR
PRODUCT #: 397A - PEBBLESTONE
MANUF.: MATCH DRYVIT COLOR

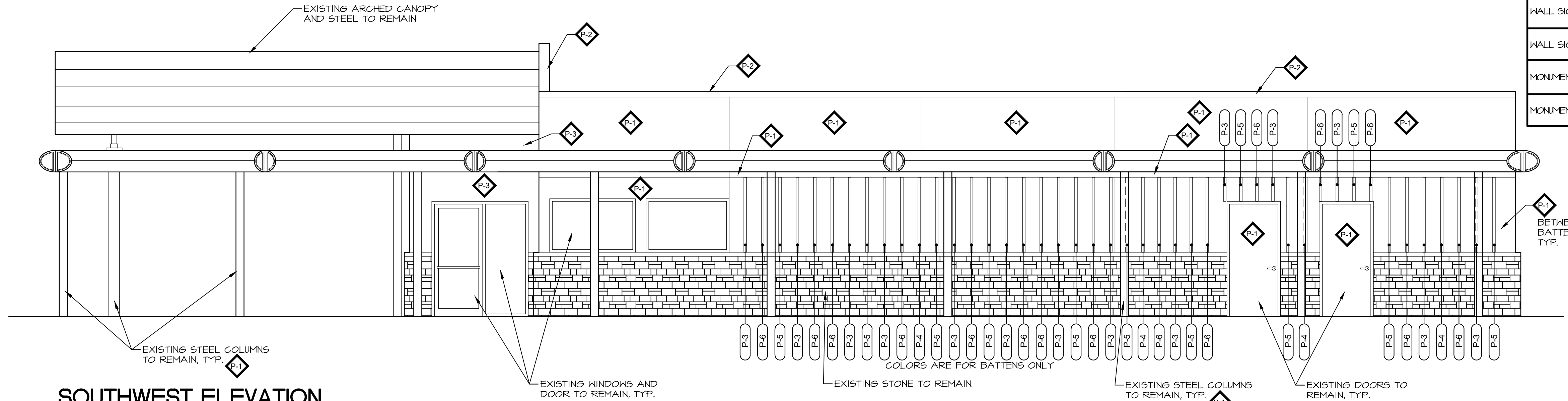
P-2
BUILDING ACCENT COLOR
PRODUCT #: 342 - SERENADE
MANUF.: MATCH DRYVIT COLOR

P-3
DRIVE THRU, ENTRY TOWER, ACCENT PAINT
PRODUCT #: TREASURE KEY 2397
MANUF.: SHERWIN WILLIAMS

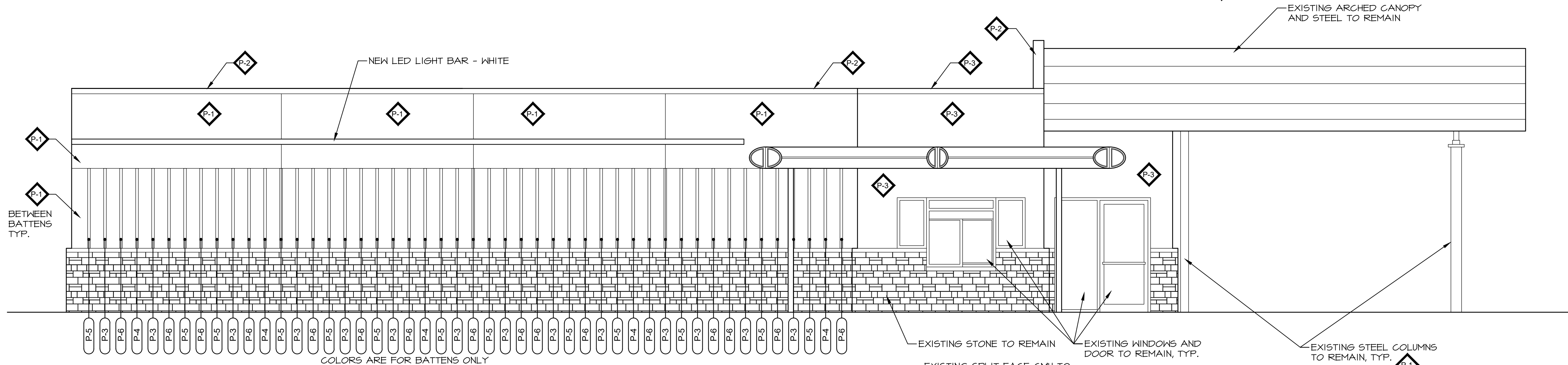
P-4
ACCENT PAINT
PRODUCT: MEDIUM ROSE BEIGE #D 37-1
MANUF.: KELLY MOORE

P-5
ACCENT PAINT
PRODUCT: DARK BEIGE #D 18-2
MANUF.: KELLY MOORE

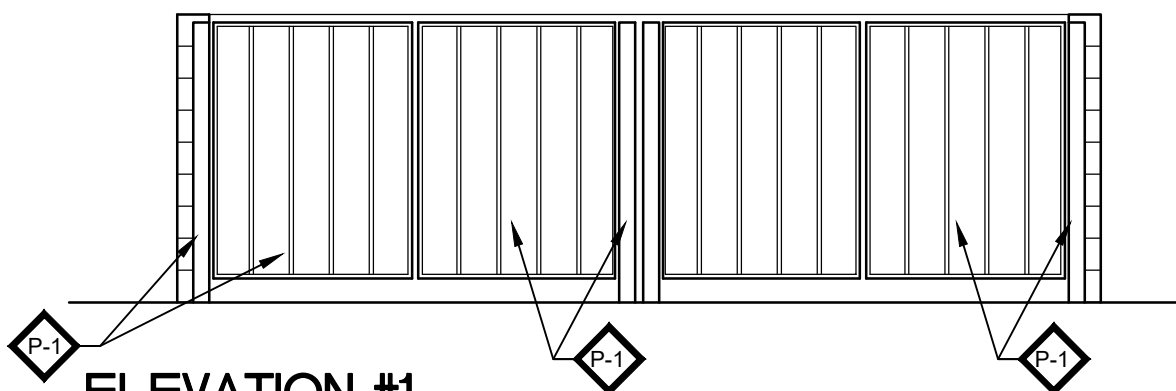
P-6
ACCENT PAINT
PRODUCT: COLONIAL RED
MANUF.: ENGLERT ROOFING



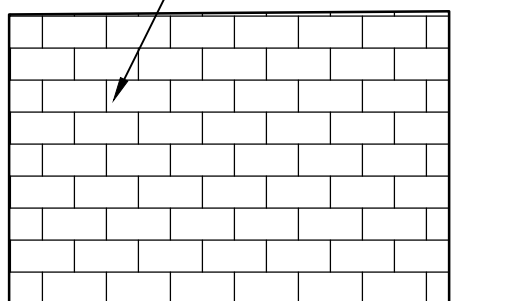
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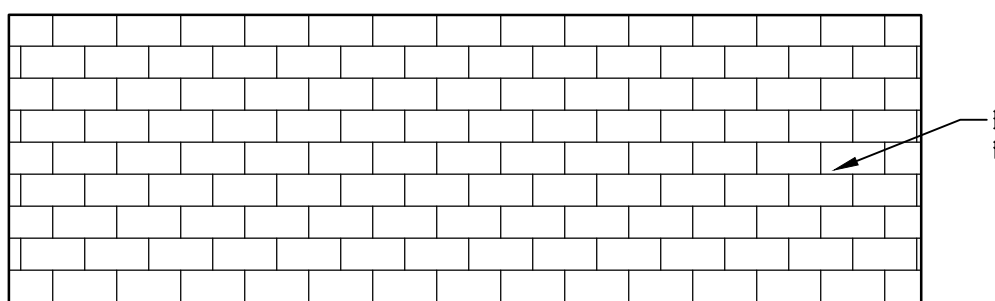
NORTHEAST ELEVATION



ELEVATION #1
TRASH ENCLOSURE ELEVATIONS



ELEVATION #2



ELEVATION #3

DESIGN & PLANNING INC. NEAR

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101

COLORADO

DENVER

SONIC DRIVE-IN

210 FOUNDERS PARKWAY

COLORADO

CASTLE ROCK

JOB NO.: 23-SON-001
SCALE: 1/4"=1'-0"
DATE: 2-21-24
DRAWN: SLB
CHECKED: EEN/DM
REVISIONS:

COMMENTS 5-3-24
COMMENTS 7-15-24

APPROVED
TENANT

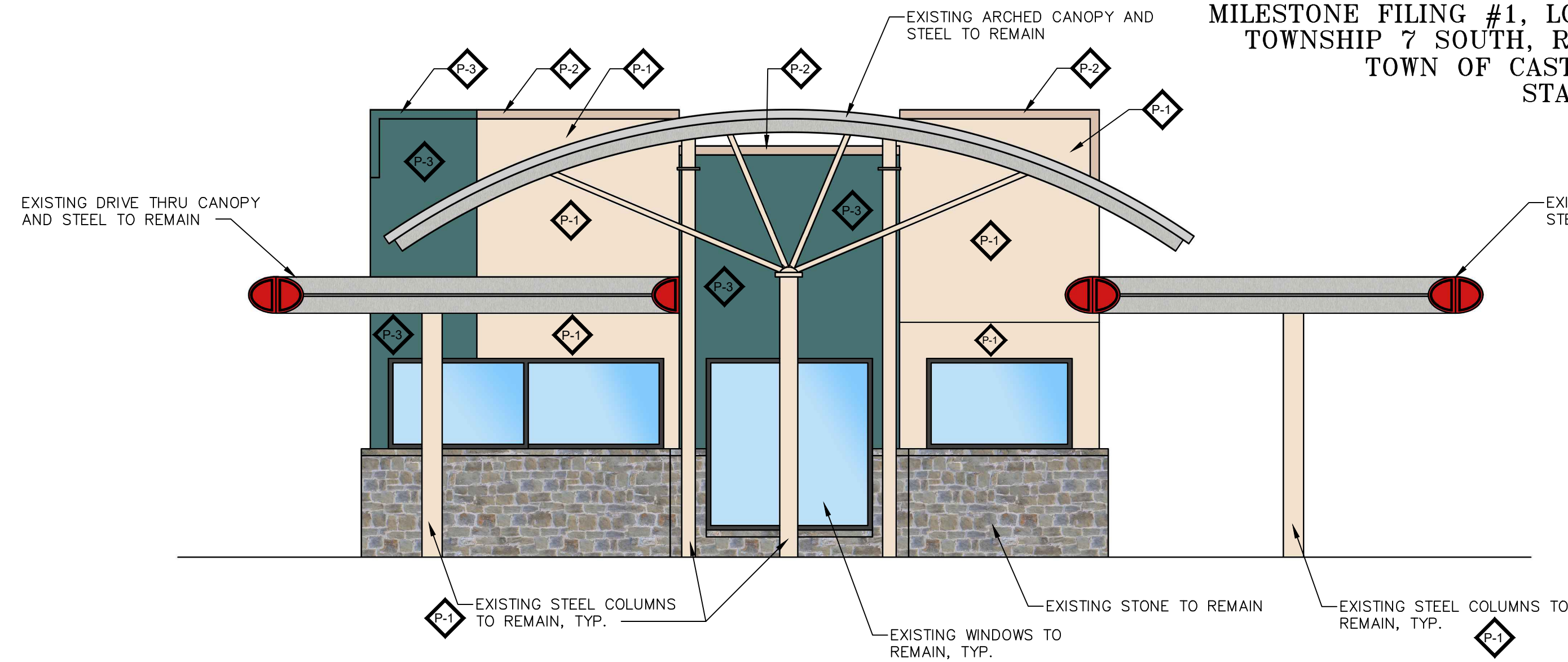
SHT. NO.

3 OF 8

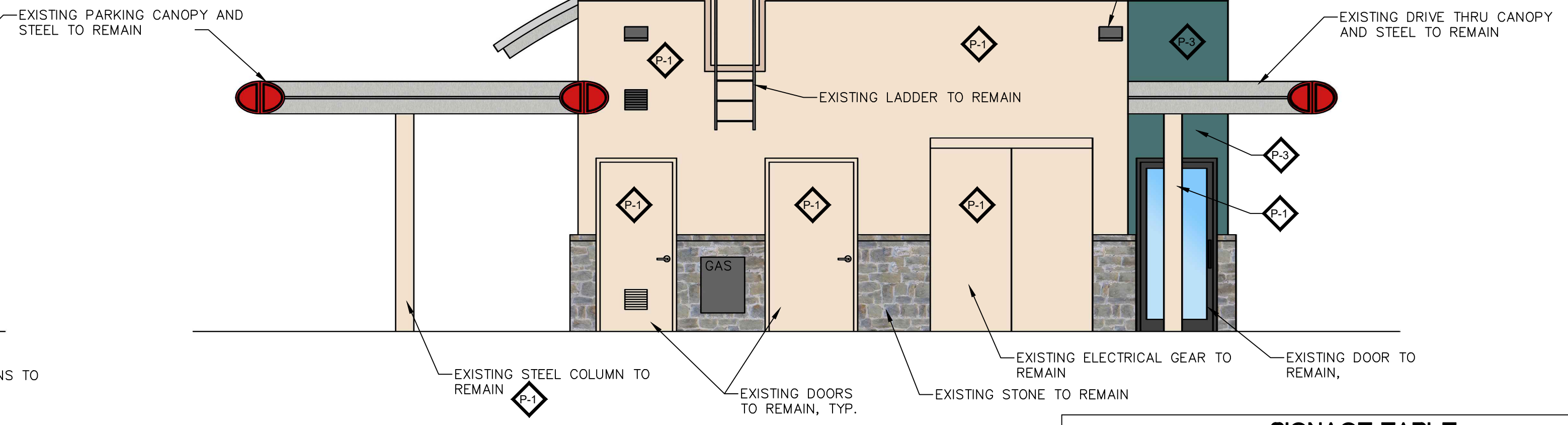
SITE DEVELOPMENT PLAN
MILESTONE FILING #1, LOT 5
TOWN OF CASTLE ROCK PROJECT NO: SDF24-0006

SITE DEVELOPMENT PLAN AMENDING THE 1ST AMENDMENT TO THE FINAL PD SITE PLAN

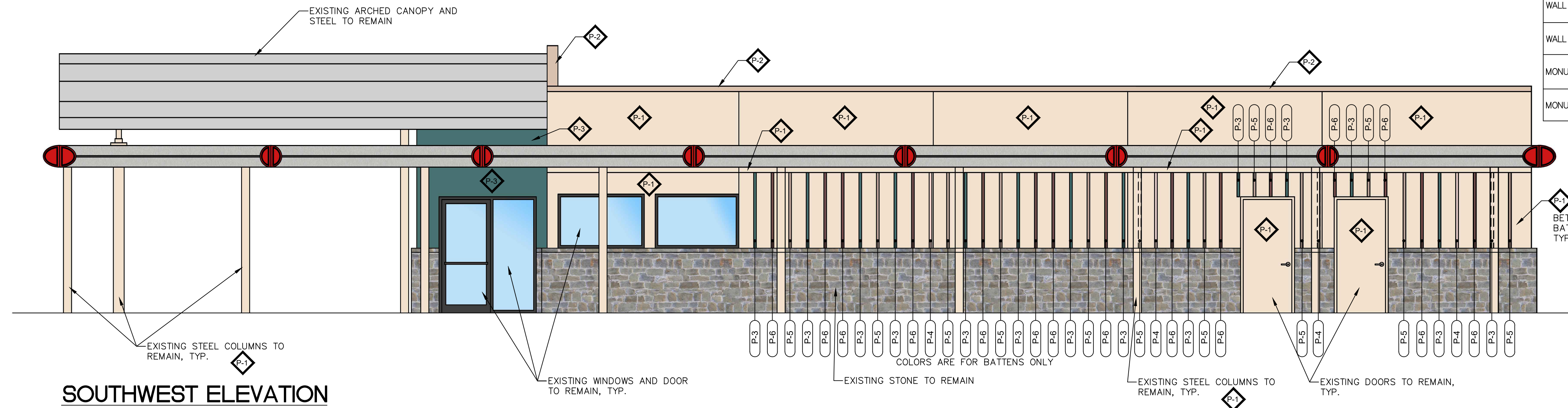
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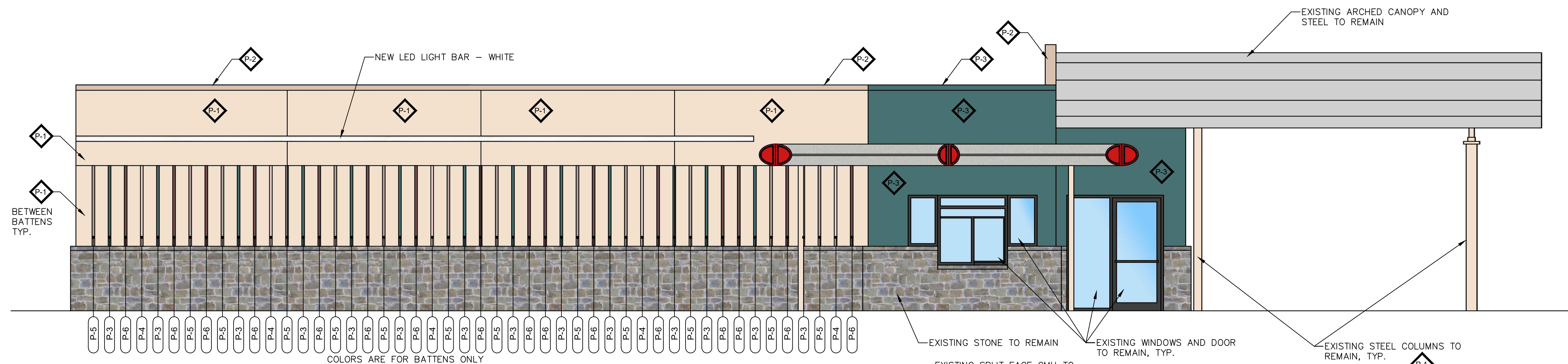
NORTHWEST ELEVATION



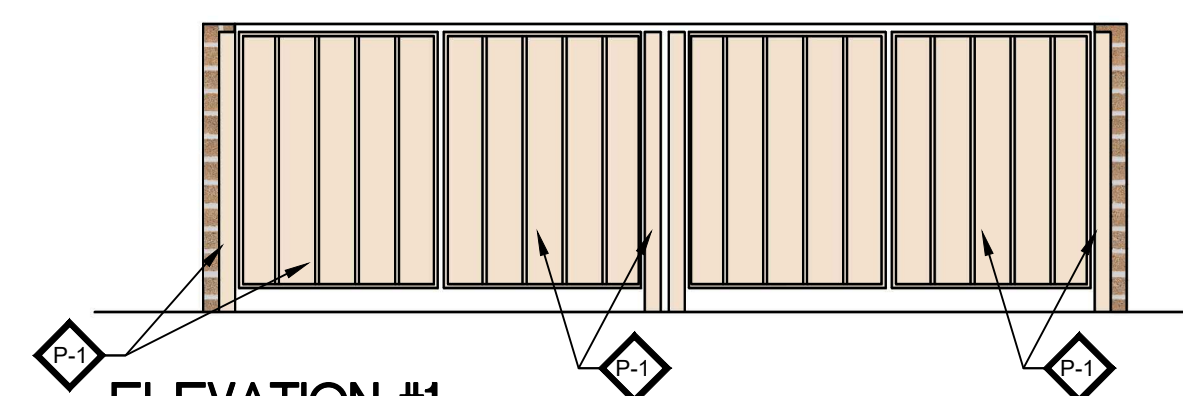
SOUTHEAST ELEVATION



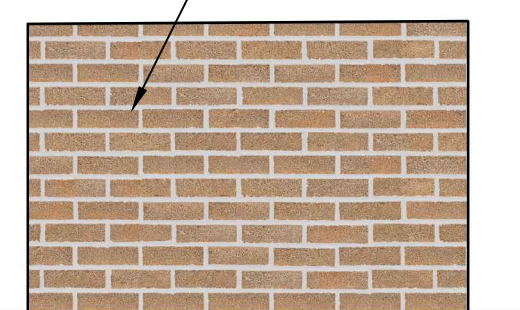
SOUTHWEST ELEVATION



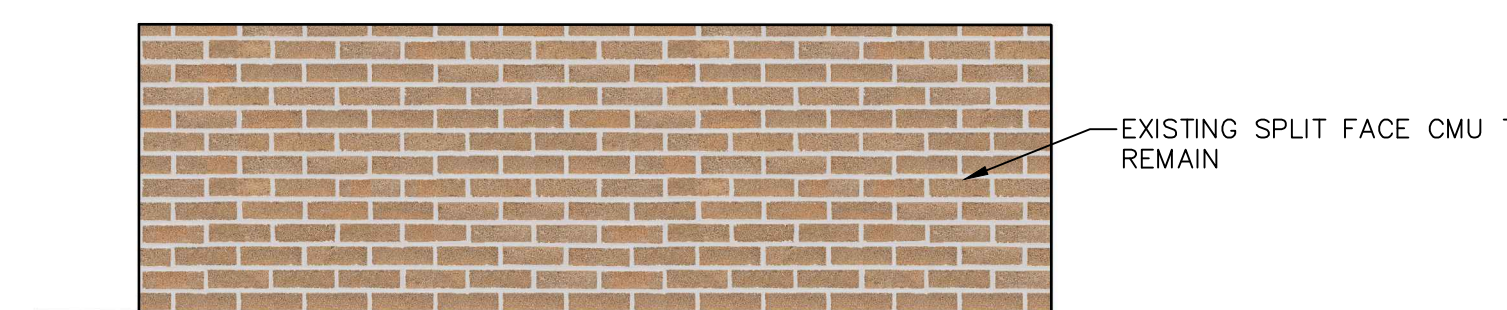
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ELEVATION #1
TRASH ENCLOSURE ELEVATIONS



ELEVATION #2



ELEVATION #3

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COLOR SCHEDULE

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THE SHERWIN-WILLIAMS COMPANY
PHONE NO.: (405) 409-2358
CONTACT: ERIC ACKERMAN
eric.m.ackerman@sherwin.com

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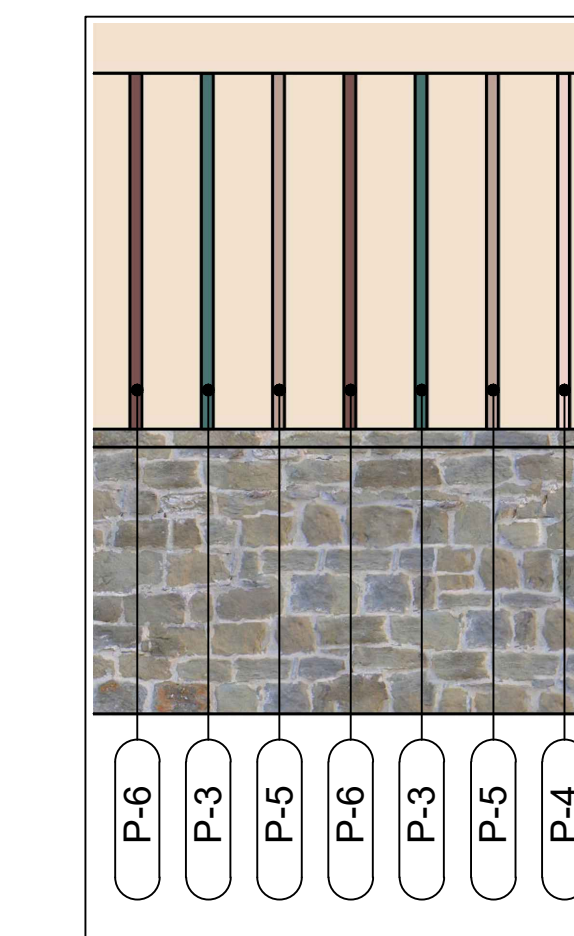
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PRODUCT: COLONIAL RED
MANUF.: ENGLERT ROOFING



ENLARGED BATTENS

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101

COLORADO

DENVER

SONIC DRIVE-IN

210 FOUNDERS PARKWAY

COLORADO

CASTLE ROCK

JOB NO.: 23-SON-001
SCALE: 1/4"=1'-0"
DATE: 2-21-24
DRAWN: SLB
CHECKED: EEN/DM
REVISIONS:

COMMENTS 5-3-24
COMMENTS 7-15-24

APPROVED
TENANT

SHT. NO.

4 OF 8

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NEAR
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210 FOUNDERS PARKWAY

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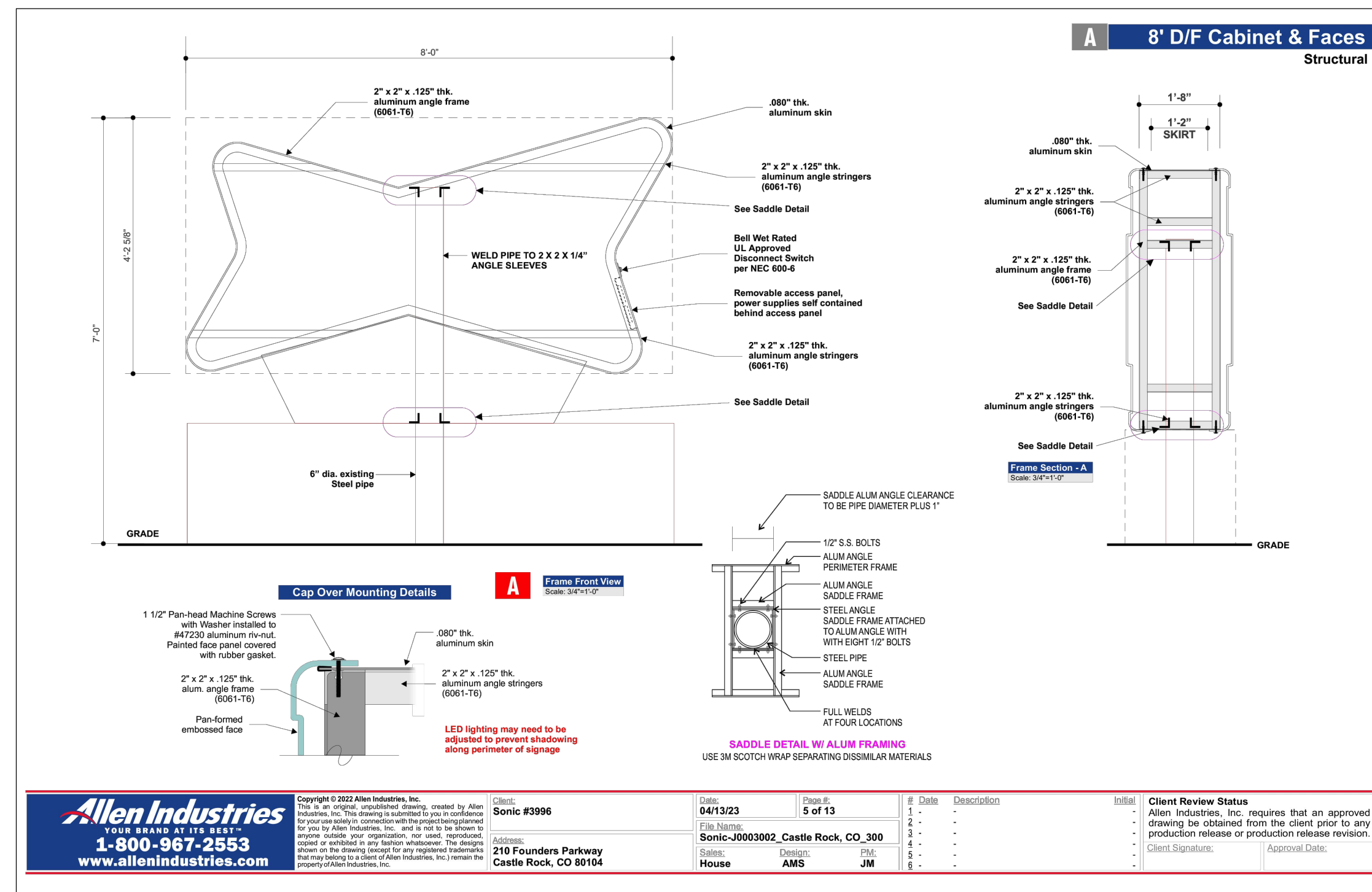
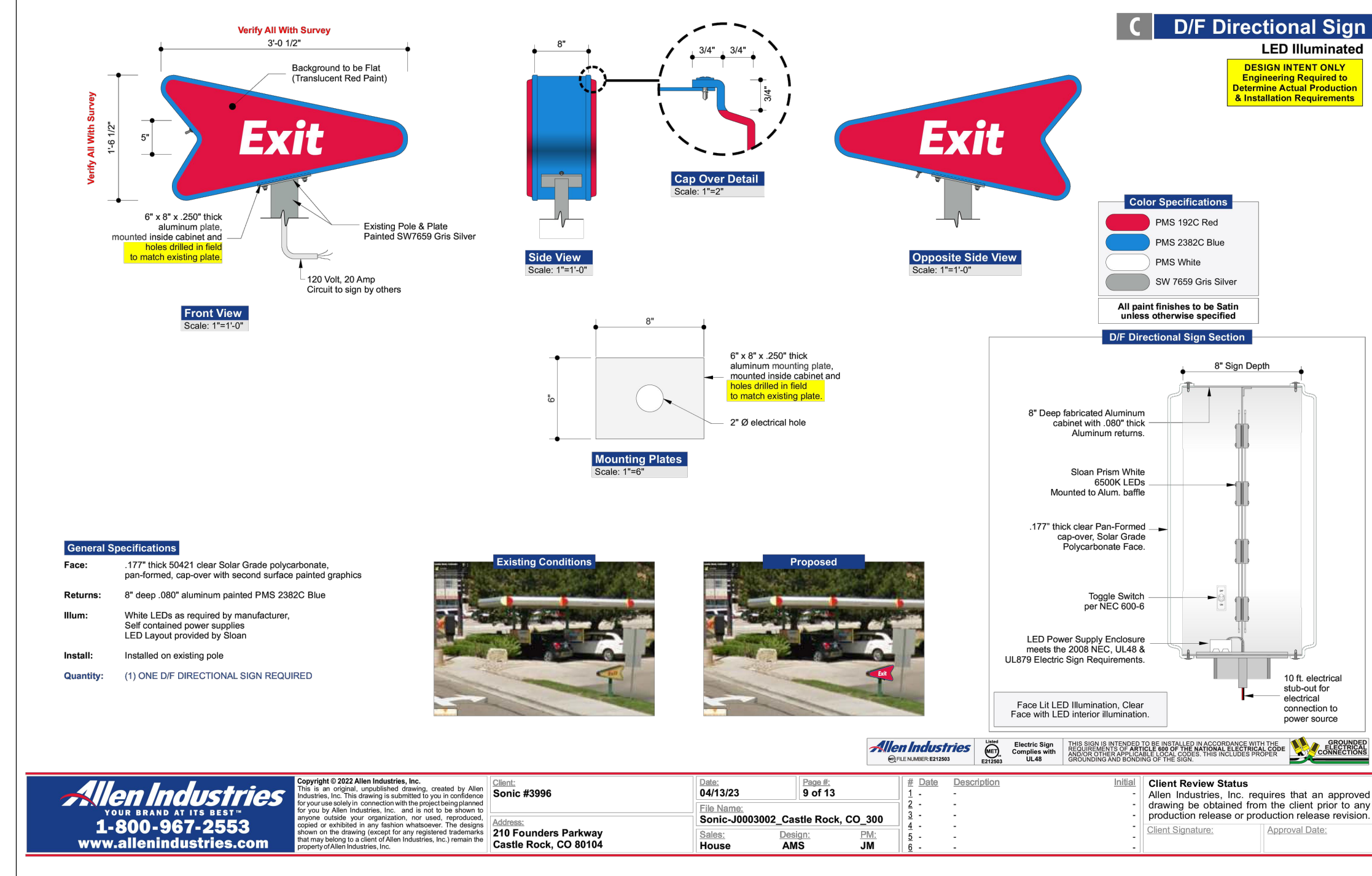
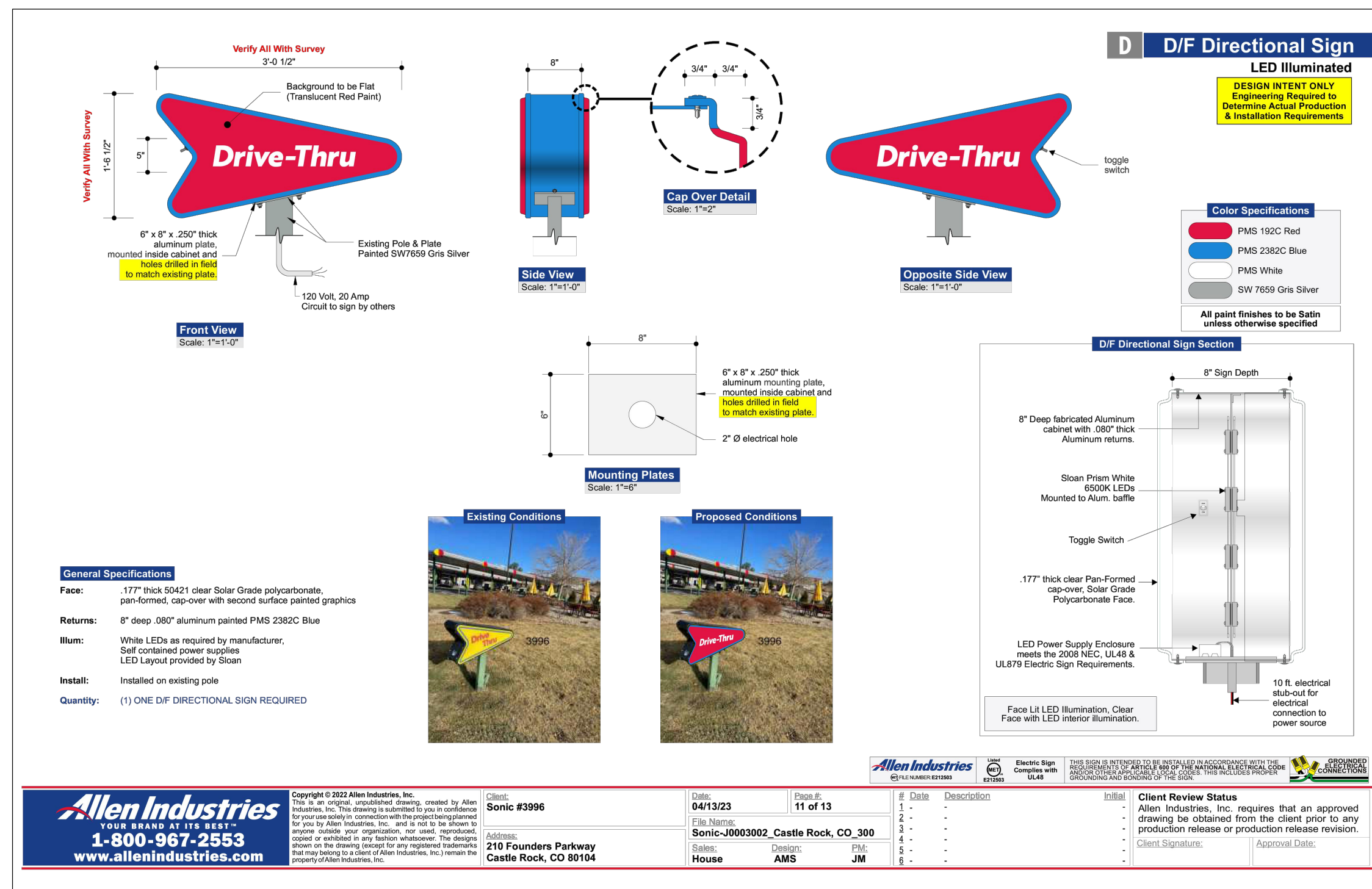
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COMMENTS	5-3-24
COMMENTS	7-15-24

APPROVED
TENANT

SHT. NO.

5 OF 8



MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 26
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

Town of Castle Rock Registered Professional Thomas R. Jump

Town of Castle Rock Registration # 12035 State of Colorado License Landscape Architect # 150

Company Name Jump Design Company Address 1733 S. Clarkson St. Denver, CO 80210-3227

Phone 303-282-0463 Email tomj@jumpdesignco.com Date 2/13/2024

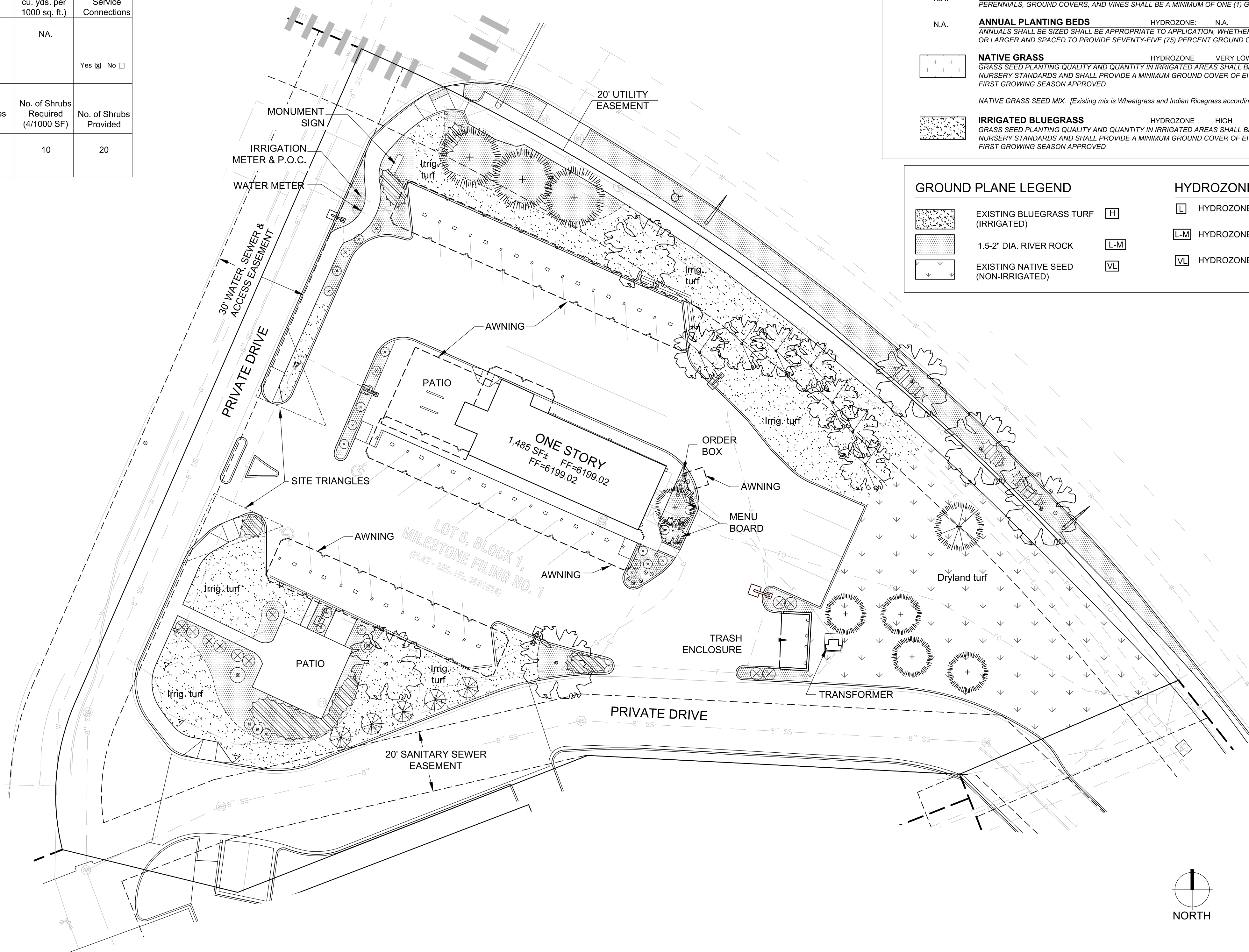
PROJECT NAME Castle Rock Meadows Lot 1 SDP22-0012



Gross Site Area	Landscape Area in Sq. ft. (10% Req'd.)	Turfgrass- List in Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs/ Provided	Soil Prep Amounts (3 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections
55,080 s.f. 1.26 Ac.	Req: 5,508 s.f. Prov: 17,504 s.f. (31.8%) Total Irrig. Area: 11,558 s.f.	Bluegrass: 7,435 Native: 6,256 Wheatgrass & Indian Ricegrass	2,354 s.f.	11	27	22	51	NA.	Yes ☒ No ☐
Parking Lot & Drives Area (in Sq. Ft.)	Parking Lot Landscape Area in Sq. ft. (10% min.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs Provided
16,790 s.f.	Req'd: 1,679 s.f. Prov: 1,841 s.f. (10.9%)	28		1	8'+ varies	2	1	10	20

3. SQUARE FOOTAGES ARE ESTIMATED. FINAL QUANTITIES AND AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REQUIREMENTS 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. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
6. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WUMP.
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
8. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET. SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.
9. 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.
10. NO SOLID OBJECT EXCEEDING 30' IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. 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 OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

1. PROJECTS WHICH IMPACT TWENTY-FIVE (25) PERCENT OR GREATER OF LANDSCAPED AREA ASSOCIATED WITH A SINGLE WATER SERVICE CONNECTION (ONE TAP)
2. PROJECTS WHICH IMPACT TEN THOUSAND (10,000) SQUARE FEET OR GREATER OF LANDSCAPED AREA ASSOCIATED WITH ONE OR MORE WATER SERVICE CONNECTIONS (TAPS).



PLANT SCHEDULE

DECIDUOUS SHADE TREES

HYDROZONE:

LOW

QUANTITY: 6

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRADE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

ORNAMENTAL TREES

HYDROZONE:

LOW-MED

QUANTITY: 7

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES

HYDROZONE:

LOW

QUANTITY: 14

EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

DECIDUOUS SHRUBS

HYDROZONE:

LOW-MED

QUANTITY: 31

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS

HYDROZONE:

LOW

QUANTITY: 21

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

N.A.

ORNAMENTAL GRASSES

HYDROZONE:

N.A.

QUANTITY: N.A.

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

N.A.

PERENNIAL PLANTING BEDS

HYDROZONE:

N.A.

AREA: N.A.

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

N.A.

ANNUAL PLANTING BEDS

HYDROZONE:

N.A.

AREA: N.A.

ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER

NATIVE GRASS

HYDROZONE

VERY LOW

AREA: 6,256 SF

GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON APPROVED

NATIVE GRASS SEED MIX: [Existing mix is Wheatgrass and Indian Ricegrass according to previous plan information.]

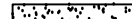
IRRIGATED BLUEGRASS

HYDROZONE

HIGH

AREA: 7,435 SF

GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON APPROVED

GROUND PLANE LEGEND		HYDROZONE KEY	
	EXISTING BLUEGRASS TURF (IRRIGATED)		HYDROZONE: LOW
	1.5-2" DIA. RIVER ROCK		HYDROZONE: LOW-MOD.
	EXISTING NATIVE SEED (NON-IRRIGATED)		HYDROZONE: VERY LOW



Jump Design Company
PLANNING & LANDSCAPE ARCHITECTURE
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463 fax 282.0473
info@jumpdesignco.com

SITE DEVELOPMENT PLAN
MILESTONE FILING #1, LOT 5
TOWN OF CASTLE ROCK PROJECT NO: SDP24-0006

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101

DENVER

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF NEAR DESIGN AND PLANNING AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF NEAR DESIGN AND PLANNING. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

SONIC DRIVE-IN

210 FOUNDERS PARKWAY

CASTLE ROCK

JOB NO.: 23-SON-001
SCALE:
DATE: 02-20-24
DRAWN: JDC
CHECKED: TJ
REVISIONS:

①	COMMENTS	5-3-24
②	COMMENTS	7-15-24

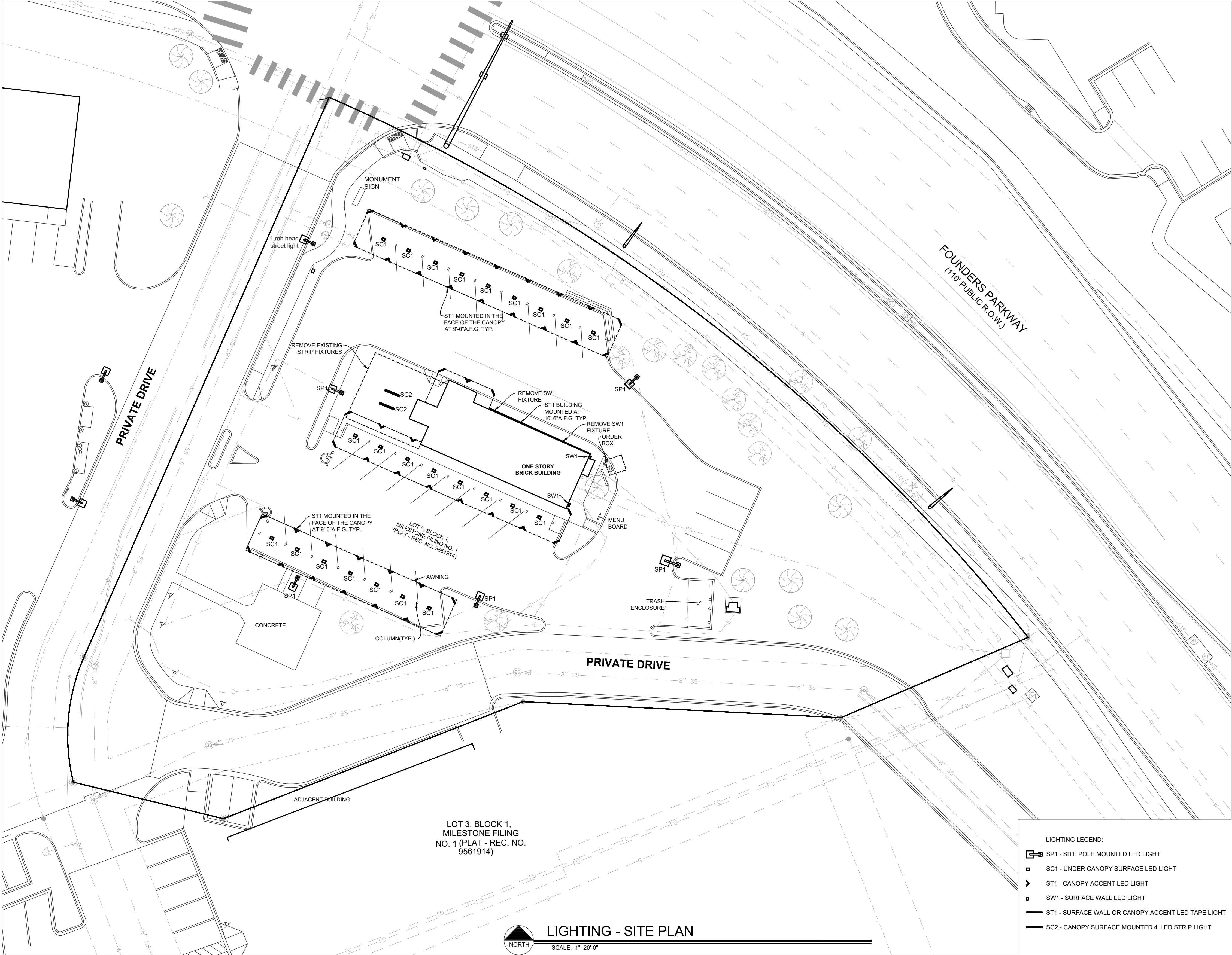
APPROVED
TENANT

SHT. NO.

EXISTING
LANDSCAPE
PLAN
6 OF 8

Site Luminaire Summary Table																		
Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
SC1	SANSI (EX)	UNKNOWN	UNKNOWN	SURFACE DOWNLIGHT	Y	DOWNLIGHT	120V	-	24	CEILING	108"	1	N/A	25	3066	4000K	1	WHITE
SC2	EXISTING	UNKNOWN	UNKNOWN	LINEAR STRIP	Y	DOWNLIGHT	120V	-	2	CEILING	168"	1	N/A	30	2800	4000K	1	WHITE
SP1	MCGRAW-EDISON	GALLEON	GALN-SA1D-730-U-5MQ	POLE LIGHT	Y	DOWNLIGHT	120V	-	5	POLE	300"	1	TYPE 5M	65	8210	4000K/70CRI	1	BLACK
ST1	GM LIGHTING	TAPE	V120-SO-4000K	TAPE LIGHT	Y	DOWNLIGHT	120V	-	42	WALL	120"	1	N/A	2	160	4000K/80CRI	1	WHITE
SW1	MCGRAW-EDISON	IMPACT	IST-SA1-A-740-1-T4FT	WALL PACK	Y	DOWNLIGHT	120V	-	2	WALL	156"	1	TYPE 3	20.1	2778	4000K/70CRI	1	BLACK

SW1 FIXTURE MOUNTED AT 12'-0"A.F.F.
SC1 FIXTURE MOUNTED AT 8'-9"A.F.F.
SC2 FIXTURE MOUNTED AT 15'-0"A.F.F.



SITE DEVELOPMENT PLAN AMENDMENT NO. 2
MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 28
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

LIGHTING - SITE PLAN

DESIGN & PLANNING INC. NEAR

RUBYHILL DEVELOPMENT, LLC.
10515 E. 40TH AVE
SUITE 101

DENVER

COLORADO

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SONIC DRIVE-IN

210 FOUNDERS PARKWAY

CASTLE ROCK

COLORADO

JOB NO.: 23-SON-001
SCALE: 2-21-24
DATE: 2-21-24
DRAWN: SLB
CHECKED: EEN/DW
REVISIONS:

COMMENTS 5-1-24
COMMENTS 6-21-24
COMMENTS 7-16-24

APPROVED
TENANT

SHT. NO.
7 OF 8

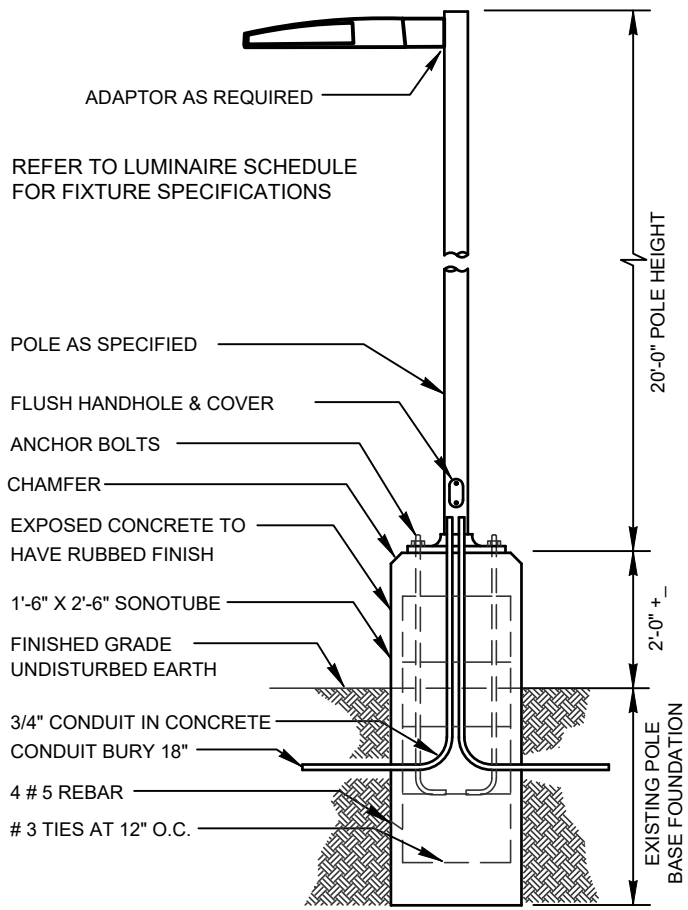
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Luminaire												Lamps									
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SC2	EXISTING	UNKNOWN	UNKNOWN	LINEAR STRIP	Y	DOWNLIGHT	120V	-	2	CEILING	168"	1	N/A	30	2800	4000K	1	WHITE			
SP1	MCGRAW-EDISON	GALLEON	GALN-SA1D-730-U-SMQ	POLE LIGHT	Y	DOWNLIGHT	120V	-	5	POLE	300"	1	TYPE 5M	65	8210	4000K/70CRI	1	BLACK			
ST1	GM LIGHTING	TAPE	V120-SO-4000K	TAPE LIGHT	Y	DOWNLIGHT	120V	-	42	WALL	120"	1	N/A	2	160	4000K/80CRI	1	WHITE			
SW1	MCGRAW-EDISON	IMPACT	IST-SA1-A-740-1-T4FT	WALL PACK	Y	DOWNLIGHT	120V	-	2	WALL	156"	1	TYPE 3	20.1	2778	4000K/70CRI	1	BLACK			

SW1 FIXTURE MOUNTED AT 12'-0" A.F.F.
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SITE DEVELOPMENT PLAN AMENDMENT NO. 2
MILESTONE FILING #1, LOT 5. PART OF THE SOUTH 1/2 OF SECTION 28
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

LIGHTING - IES FOOTCANDLE - SITE PLAN



LIGHT POLE DETAIL
NOT TO SCALE
NOTES:
1. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH THE LOCAL ZONING AND DEVELOPMENT CODE.

Calculation Summary List the Use Area / Zone Type							
Symbol	Label	Calc Type	Units	Average	Min	Max	Avg/Min/Max
[Symbol]	PARKING	HORIZONTAL	FC	6.7	0.7	10.0	9.6/ 1/ 14.3
[Symbol]	DRIVEWAY	HORIZONTAL	FC	2.8	0.8	6.9	3.5/ 1/ 8.6
[Symbol]	WALKWAY	HORIZONTAL	FC	2.4	0.2	9.6	12/ 1/ 48
[Symbol]	AWNING	HORIZONTAL	FC	5.8	1.3	9.8	4.5/ 1/ 7.5
[Symbol]	LANDSCAPE	HORIZONTAL	FC	1.1	0	6.8	1.1/ 0/ 6.8

ILLUMINATION STANDARD NOTES:
1. LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
2. LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINAIRES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN. ALL EXTERIOR LIGHT FIXTURES SHALL BE OPERATED BY ASTRONOMICAL TIME CLOCK, PHOTOCELL OR LIGHTING CONTROL SYSTEM. PARKING LOT LIGHTS AND CANOPY LIGHTS (SC1, SC2, SP1, ST1, & ST2) SHALL OPERATE DUSK TO PRE-SET OFF, SO THAT THEY EXTINGUISH ONE HOUR AFTER CLOSE OF BUSINESS OR NO LATER THAN 12 P.M. BUILDING SECURITY LIGHTS (SW1) WILL OPERATE FROM DUSK TO DAWN.
3. DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING. PARKING: TO ILLUMINATE THE PARKING SPACES FOR GENERAL NAVIGATION OF CLIENTS AND STAFF. DRIVEWAY: TO ILLUMINATE THE DRIVEWAY FOR VISIBILITY FOR BOTH VEHICLES AND PEDESTRIANS. WALKWAY: TO ILLUMINATE THE EGRESS FROM AND TO THE STRUCTURE FOR BOTH CLIENT AND STAFF. AWNING: TO ILLUMINATE THE AREA IN FRONT OF THE ORDER COUNTER, AND DINING AREA FOR CLIENT AND STAFF.
4. LANDSCAPE: GENERAL ILLUMINATION OF THE AREA SPILLED FROM THE ABOVE PURPOSES. DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES. ALL NEW FIXTURES ARE FULL CUTOFF, AND THE FIXTURES IS INSTALLED GREATER THAN 5 TIMES FROM THE PROPERTY AS THE HEIGHT OF THE FIXTURE.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE LOCALLY ADOPTED BUILDING CODE. SEE IES PLAN WHERE A MINIMUM OF 1 FOOTCANDLE IS MET FOR SIDEWALK AND DRIVEWAY LIGHTING.
6. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS. SEE LUMINAIRE SCHEDULE FOR TYPES OF FIXTURES MEETING THIS REQUIREMENT.

NEAR
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6-21-24
7-18-24

APPROVED
TENANT

SHT. NO.

8 OF 8

SITE DEVELOPMENT PLAN
MILESTONE FILING #1, LOT 5
TOWN OF CASTLE ROCK PROJECT NO: CD24-0018