

X:\PROJECTS\ALEXANDER WAY - HAFTEMAN\CAD\2024-02-06 SDP PRINTED ON: 2/28/2024 3:16 PM

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE AN ENVIRONMENTALLY SENSITIVE RESIDENTIAL NEIGHBORHOOD OF 55 SINGLE-FAMILY LOTS AND 22 LIVE/WORK PAIRED HOMES INCLUDING 40% OPEN SPACE, NATURAL TRAILS, ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN PLANNING AREAS 1 AND 2 OF THE ALEXANDER WAY PRELIMINARY PD PLAN.

BENCHMARK

DOUGLAS COUNTY SURVEY CONTROL POINT #2020020 ELEVATION: 6,252.07 ON NAVD 88 DATUM

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING SAID NORTH LINE TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155".

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1,292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES; 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, SOUTH 89°11'37"EAST, 359.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL THE FOLLOWING TWO COURSES; 1) SOUTH 39°44'05"EAST, 253.32 FEET; 2) SOUTH 25°03'40"EAST, 528.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°41'25"WEST, 2393.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SOUTHEAST RENAISSANCE PARCEL:

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO BEAR SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 34 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 802.20 FEET ALONG A LINE CONNECTING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2, A DISTANCE OF 478.38 FEET WESTERLY FROM THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 328.33 FEET; THENCE NORTH 26 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 528.12 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 253.20 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 46 MINUTES 33 SECONDS EAST, A DISTANCE OF 269.19 FEET TO THE POINT OF BEGINNING, COUNTRY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP CERTIFICATE

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

INSERT LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF 20 ____ BY ____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYORS CERTIFICATE

I, _____ BEING 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.

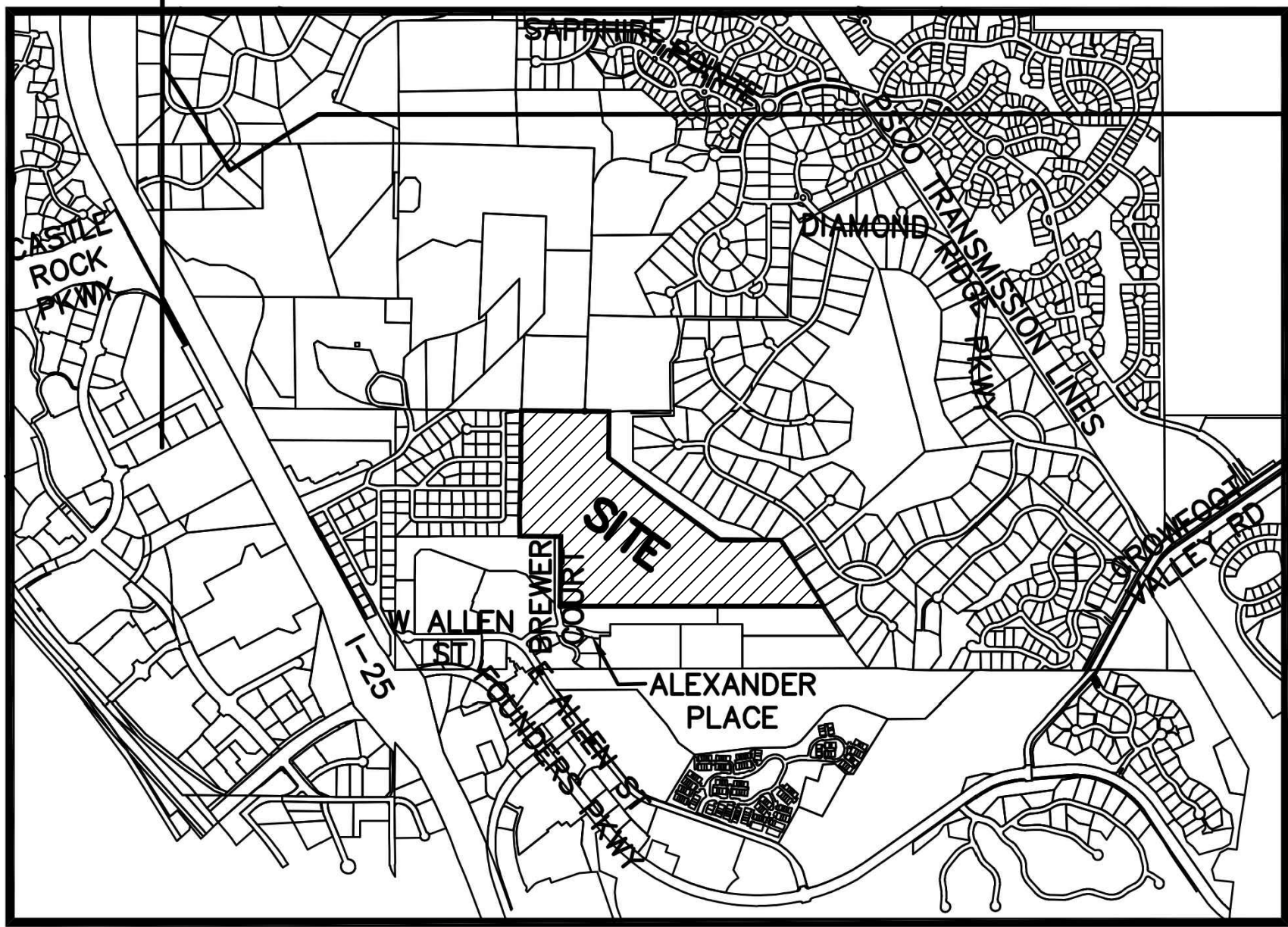
LICENSED LAND SURVEYOR

DATE

SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 2,000'



CIVIL ENGINEER'S STATEMENT

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL 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.

LICENSED PROFESSIONAL ENGINEER

DATE

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 ____.

BY: _____ AS AUTHORIZED REPRESENTATIVE OF

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

____ ON THE ____ DAY OF _____, 20 ____ AT

RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

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 ____ DAY OF _____, 20 ____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

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SOLEANA

TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

ProJ. Name:

Location:

Plan Set:

Sheet Name:

Sheet:

1

Revision Type:

1

2

3

4

5

6

Designed By: AS

Prepared By: AR

Checked By: KZH

Date: 02/28/2024

Sheet:

Job No.:

COVER SHEET



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SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY. UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE INDICATED IN THE SITE DEVELOPMENT PLAN IS CONCEPTUAL AND THE MINIMUM REQUIRED COUNTS. ACTUAL LANDSCAPE COUNTS SHALL BE PROVIDED AT THE TIME OF LANDSCAPE CONSTRUCTION PLANS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS AS INDICATED ON THE CONSTRUCTION PLANS SHALL REQUIRE AN AMENDMENT TO THE CONSTRUCTION PLANS. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.

ZONING COMPARISON CHART						
ZONING	SOLEANA (ALEXANDER WAY PRELIMINARY PD PLAN)					
PLANNING AREA (PA)	PA 1		PA 2		PL 2	
ACREAGE	41.56		5.15		31.25	
	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)
PERMITTED USES	SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	55 SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	PAIRED LIVE/WORK UNITS; SINGLE- FAMILY DETACHED RESIDENCES; GARAGES	PAIRED LIVE/WORK UNITS; SINGLE FAMILY DETACHED RESIDENCES; GARAGES	OPEN SPACE	OPEN SPACE
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	1.32 DU/AC	1.32 DU/AC	4.27 DU/AC	4.27 DU/AC	NA	NA
MAXIMUM UNITS	55	55	22	22		
MAXIMUM BUILDING HEIGHTS	35-FEET	35-FEET	35-FEET	35-FEET		
MINIMUM SETBACKS (FEET) ⁽¹⁾						
FRONT TO GARAGE	25-FEET	25-FEET	20-FEET	20-FEET		
FRONT TO SIDE GARAGE	7.5-FEET	7.5-FEET	10-FEET	10-FEET		
FRONT TO LIVING AREA	20-FEET	20-FEET	15-FEET	15-FEET		
REAR TO STRUCTURE	25-FEET	25-FEET	15-FEET	15-FEET		
REAR TO STRUCTURE - ALLEY LOADED	NA	NA	6-FEET	6-FEET		
SIDE INTERIOR LOT TO STRUCTURE	7.5-FEET	7.5-FEET	5-FEET/0-FEET ON ATTACHED SIDE	5-FEET/0-FEET ON ATTACHED SIDE		
SIDE TO STREET	10-FEET	10-FEET	10-FEET	10-FEET		
MINIMUM PARKING	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2 SPACES IN AN ATTACHED GARAGE AND AN ADDITIONAL 2 GUEST SPACES FOR VISITORS FOR L/W; 2 SPACES FOR EACH SINGLE-FAMILY DETACHED ⁽²⁾	2 SPACES IN AN ATTACHED GARAGE AND AN ADDITIONAL 2 GUEST SPACES FOR VISITORS FOR L/W; 2 SPACES FOR EACH SINGLE-FAMILY DETACHED ⁽²⁾		

(1) A 30-FOOT "NO-BUILD" ZONE ON A SIDE LOT LINE AND A 50-FOOT WIDE "NO BUILD" ZONE ON A REAR LOT LINE SHALL BE PROVIDED ON LOTS ADJACENT TO THE SILVER HEIGHTS SUBDIVISION AND ALONG THE NORTHERN PROPERTY LINE WHERE ADJACENT TO DOUGLAS COUNTY UNPLATTED. NO PRIMARY STRUCTURE OR ACCESSORY STRUCTURES ARE PERMITTED IN THE "NO-BUILD" ZONES SHALL SATISFY SETBACK REQUIREMENTS.

(2) THE ADDITIONAL TWO (2) GUEST SPACES FOR VISITORS MAY BE INCLUDED IN THE TANDEM DRIVEWAY OR ON-SITE.

- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THE SITE IS ZONED ALEXANDER WAY PRELIMINARY PD PLAN, RECORDED (INSERT DATE) WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. (INSERT NUMBER)
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT NO-EXCLUSIVE UTILITY EASEMENT BY CORE AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 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 REGARDING MITIGATION PROCEDURES.
- 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 MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE FHAD ASSOCIATED WITH THE TOWN'S TRIBUTARY C OF PLUM CREEK IS LOCATED OFFSITE TO THE SOUTH OF SOLEANA. HOWEVER, PROPOSED PAIRED LOTS NO. 5.6, AND 11-22 IN THE LIVE/WORK AREA ARE LOCATED WITHIN 300 FEET OF THE 100 YEAR FLOODPLAIN. APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.

FIRE NOTES

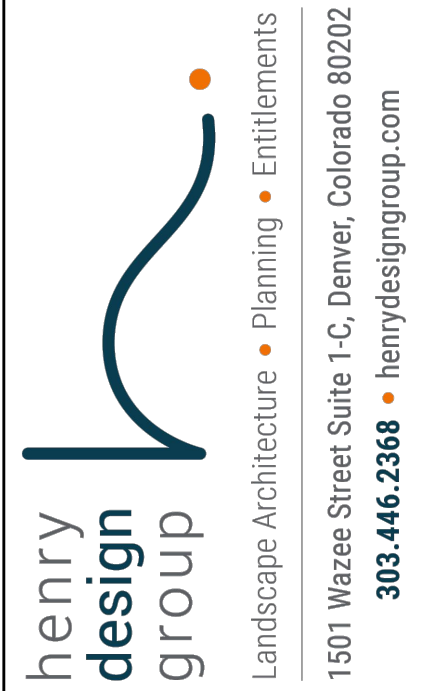
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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) 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 Utilization Chart		
Use Area	Acres	% of Total
Planning Area 1 (PA 1)	41.56	53%
Planning Area 2 (PA 2)	5.15	7%
Residential Total	46.71	60.0%
Public Land - 3 (PL3)	31.25	40%
Private Open Space (Accounted for in Planning Areas)(1)	(4.23)	(5%)
Open Space Total	31.25	(40%)
ROW Dedication (Accounted for in Planning Area) (2)	(6.78)	(9%)
TOTAL	77.96	100%

(1) 4.23 Acres of Private Open Space is included in the overall Planning Area acreages and will remain as private open space in perpetuity.

(2) 6.78 Acres of local road right-of-way is accounted for in the overall Planning Area acreages.

TRACT SUMMARY					
TRACT	SF	ACRES	USE	OWNERSHIP	MAINTANANCE
A	49,551.21	1.138	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
B	7,834.08	0.180	ACCESS/UTILITIES	HOA/METRO DIST	HOA/METRO DIST
C	7,096.55	0.163	ACCESS/UTILITIES	HOA/METRO DIST	HOA/METRO DIST
D	10,109.13	0.232	LANDSCAPE/TRAIL	HOA/METRO DIST	HOA/METRO DIST
E	1,362,318.89	31.275	PUBLIC OPEN SPACE (PL)	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
F	10,318.32	0.237	TRAIL	HOA/METRO DIST	HOA/METRO DIST
G	25,501.36	0.585	POCKET PARK	HOA/METRO DIST	HOA/METRO DIST
H	15,280.00	0.351	UTILITES/ACCESS	HOA/METRO DIST	HOA/METRO DIST
J	5,640.27	0.129	TRAIL	HOA/METRO DIST	HOA/METRO DIST
K	33,955.40	0.780	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
L	16,544.98	0.380	LANDSCAPE/PARKING	HOA/METRO DIST	HOA/METRO DIST



No.	Rev.	Date:	Revision Type:
1			
2			
3			
4			
5			
6			
Designed By: AS		Date: 02/28/2024	Sheet:
Prepared By: AR			Job No.:
Checked By: KZH			

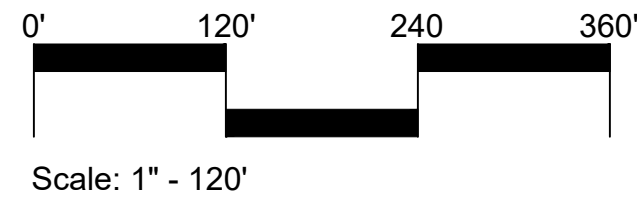
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	Location:	SITE DEVELOPMENT PLAN	
	Plan Set:	NOTES AND CHARTS	
	Sheet Name:		
Sheet:		2 OF 22	

SOLEANA
LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

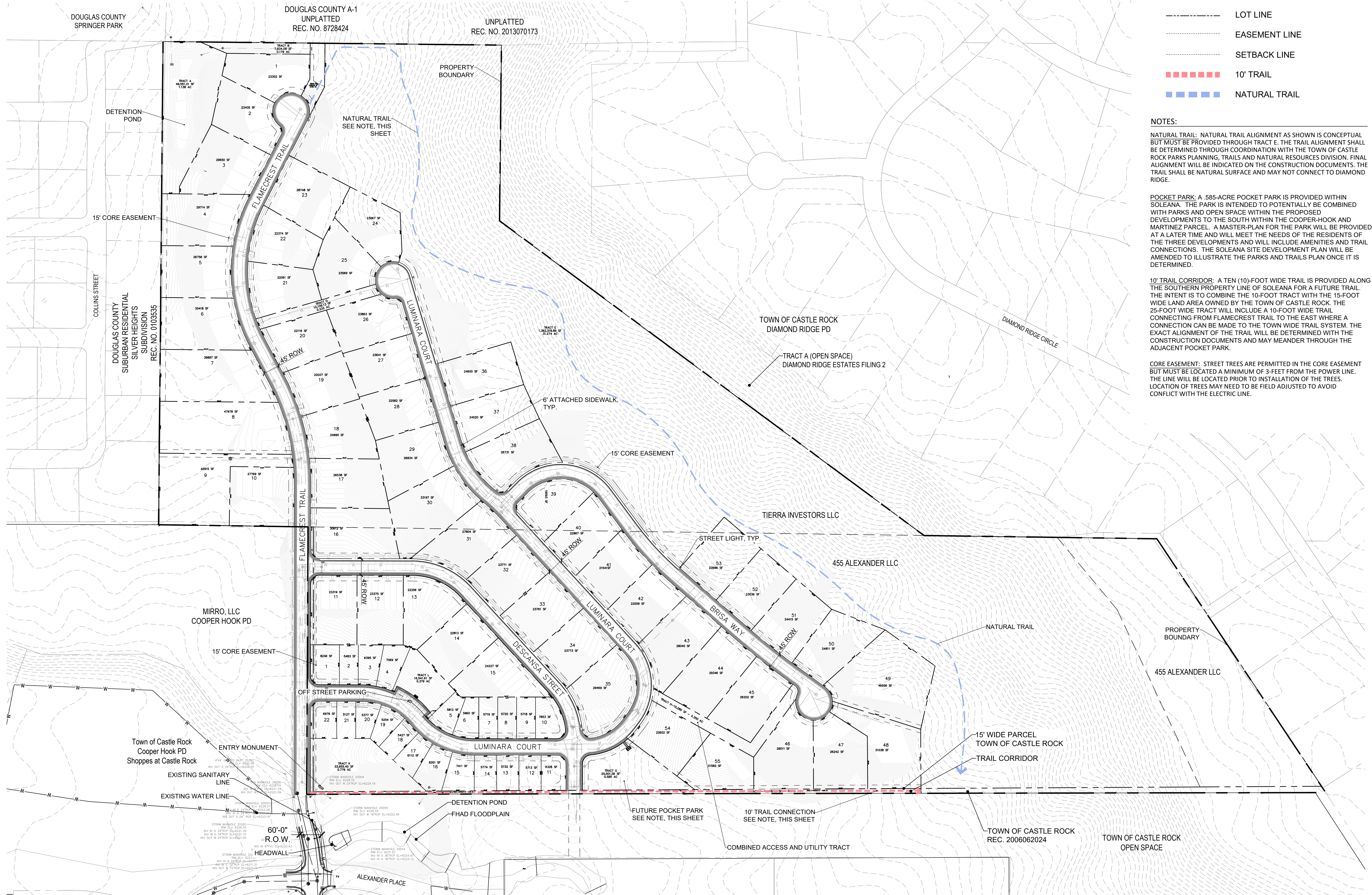
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



North



Scale: 1" - 120'



LEGEND

- | | |
|---|-------------------|
|  | PROPERTY LINE |
|  | RIGHT OF WAY LINE |
|  | LOT LINE |
|  | EASEMENT LINE |
|  | SETBACK LINE |
|  | 10' TRAIL |
|  | NATURAL TRAIL |

NOTES:

NATURAL TRAIL: NATURAL TRAIL ALIGNMENT AS SHOWN IS CONCEPTUAL BUT MUST BE PROVIDED THROUGH TRACT E. THE TRAIL ALIGNMENT SHALL BE DETERMINED THROUGH COORDINATION WITH THE TOWN OF CASTLE ROCK PARKS PLANNING, TRAILS AND NATURAL RESOURCES DIVISION. FINAL ALIGNMENT WILL BE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE TRAIL SHALL BE NATURAL SURFACE AND MAY NOT CONNECT TO DIAMOND RIDGE.

POCKET PARK; A .585-ACRE POCKET PARK IS PROVIDED WITHIN SOLEANA. THE PARK IS INTENDED TO POTENTIALLY BE COMBINED WITH PARKS AND OPEN SPACE WITHIN THE PROPOSED DEVELOPMENTS TO THE SOUTH WITHIN THE COOPER-HOOK AND MARTINEZ PARCEL. A MASTER-PLAN FOR THE PARK WILL BE PROVIDED AT A LATER TIME AND WILL MEET THE NEEDS OF THE RESIDENTS OF THE THREE DEVELOPMENTS AND WILL INCLUDE AMENITIES AND TRAIL CONNECTIONS. THE SOLEANA SITE DEVELOPMENT PLAN WILL BE AMENDED TO ILLUSTRATE THE PARKS AND TRAILS PLAN ONCE IT IS DETERMINED.

10' TRAIL CORRIDOR: A TEN (10)-FOOT WIDE TRAIL IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A FUTURE TRAIL. THE INTENT IS TO COMBINE THE 10-FOOT TRACT WITH THE 15-FOOT WIDE LAND AREA OWNED BY THE TOWN OF CASTLE ROCK. THE 25-FOOT WIDE TRAIL WILL INCLUDE A 10-FOOT WIDE TRAIL CONNECTING FROM FLAMECREST TRAIL TO THE EAST WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK.

CORE EASEMENT: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3- FEET FROM THE POWER LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

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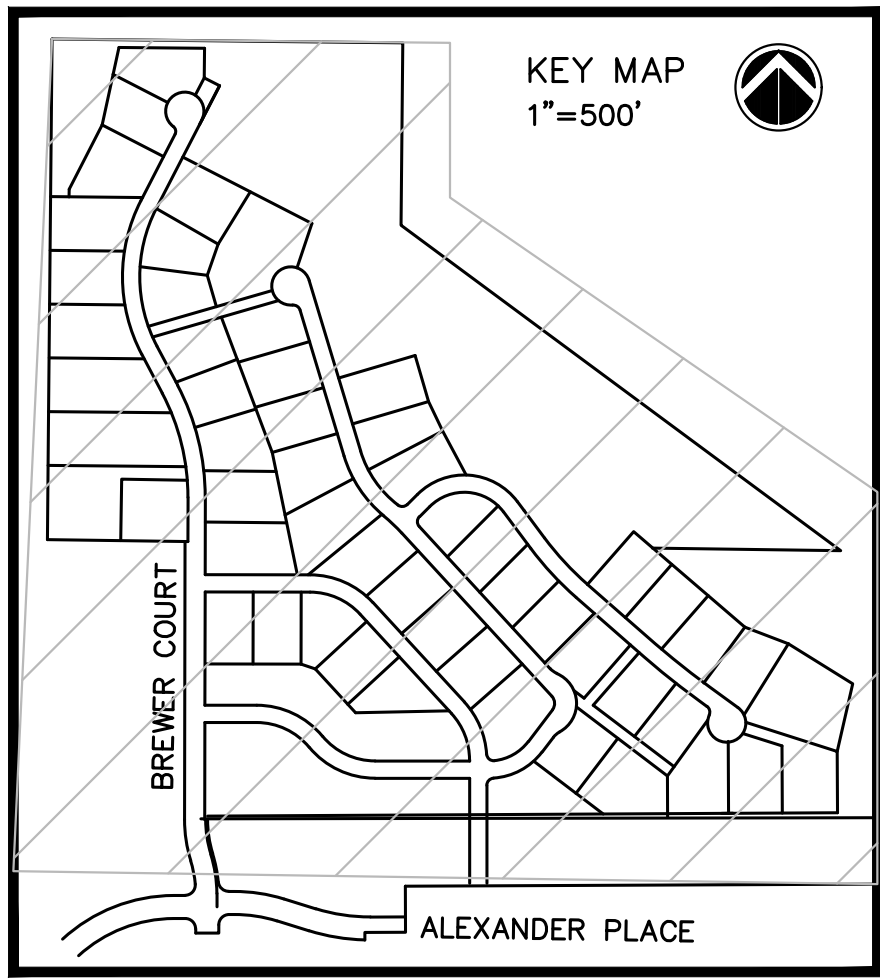
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Sheet:	3 OF 22
Proj. Name:	SOLEANA
Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	OVERALL SITE PLAN

SITE DEVELOPMENT PLAN

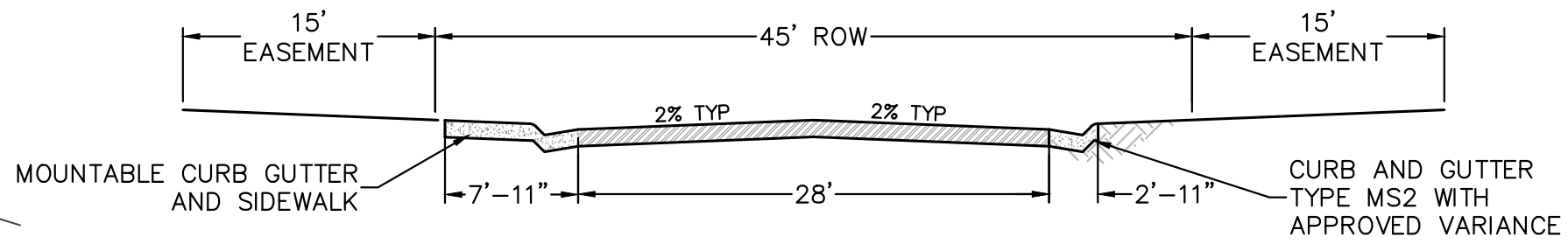
SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



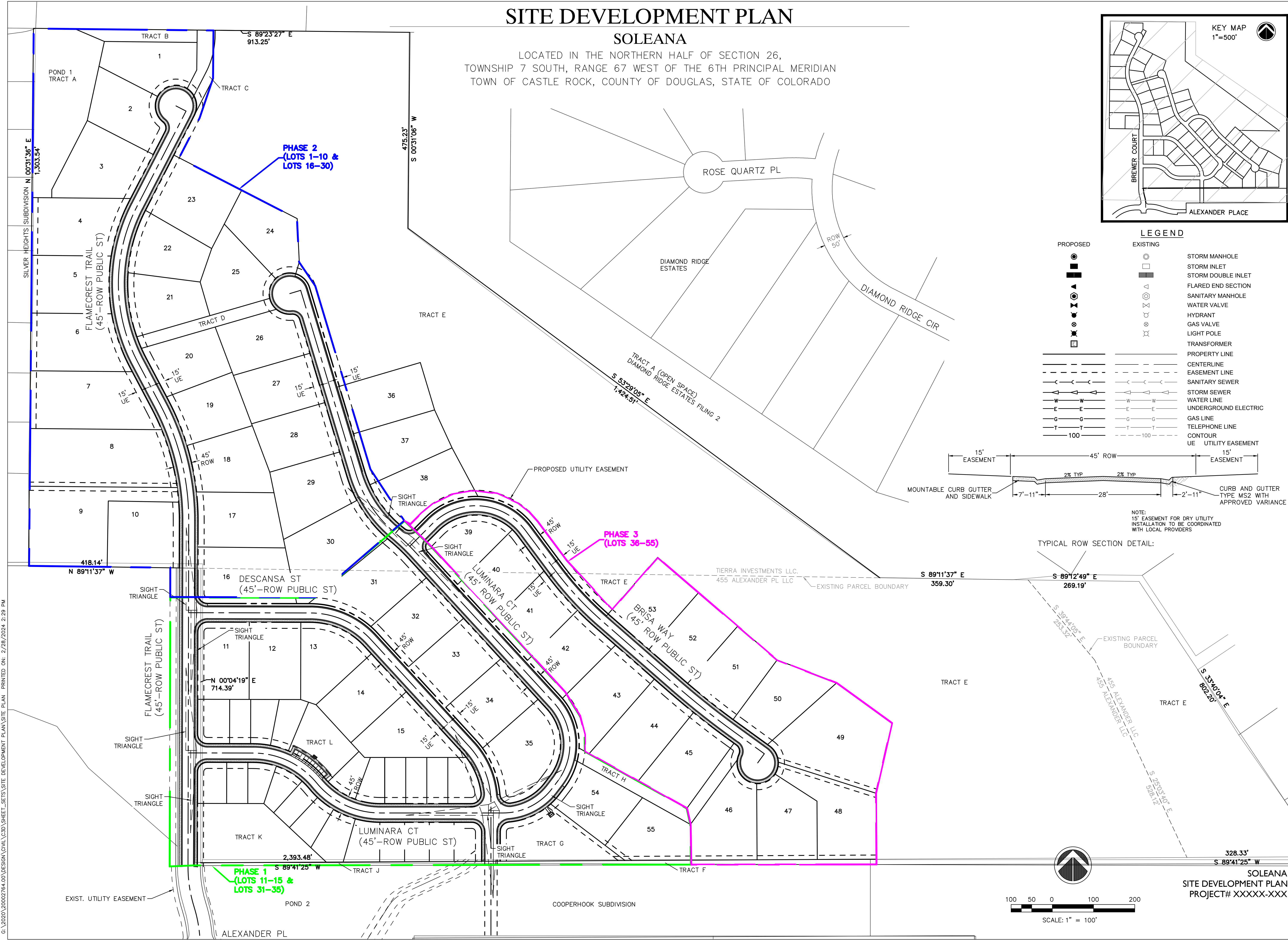
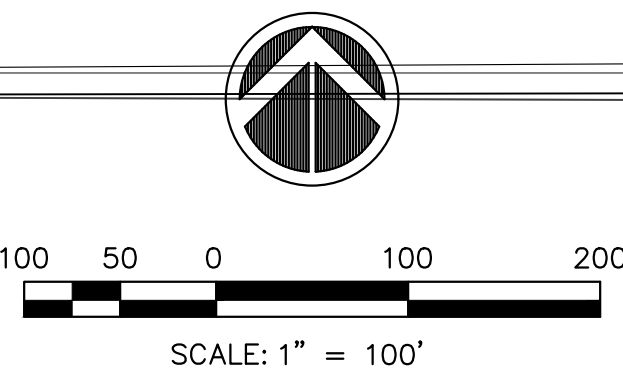
LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		UE UTILITY EASEMENT



NOTE:
15' EASEMENT FOR DRY UTILITY
INSTALLATION TO BE COORDINATED
WITH LOCAL PROVIDERS

TYPICAL ROW SECTION DETAIL:



SOLEANA
SITE DEVELOPMENT PLAN
PROJECT# XXXXX-XXX

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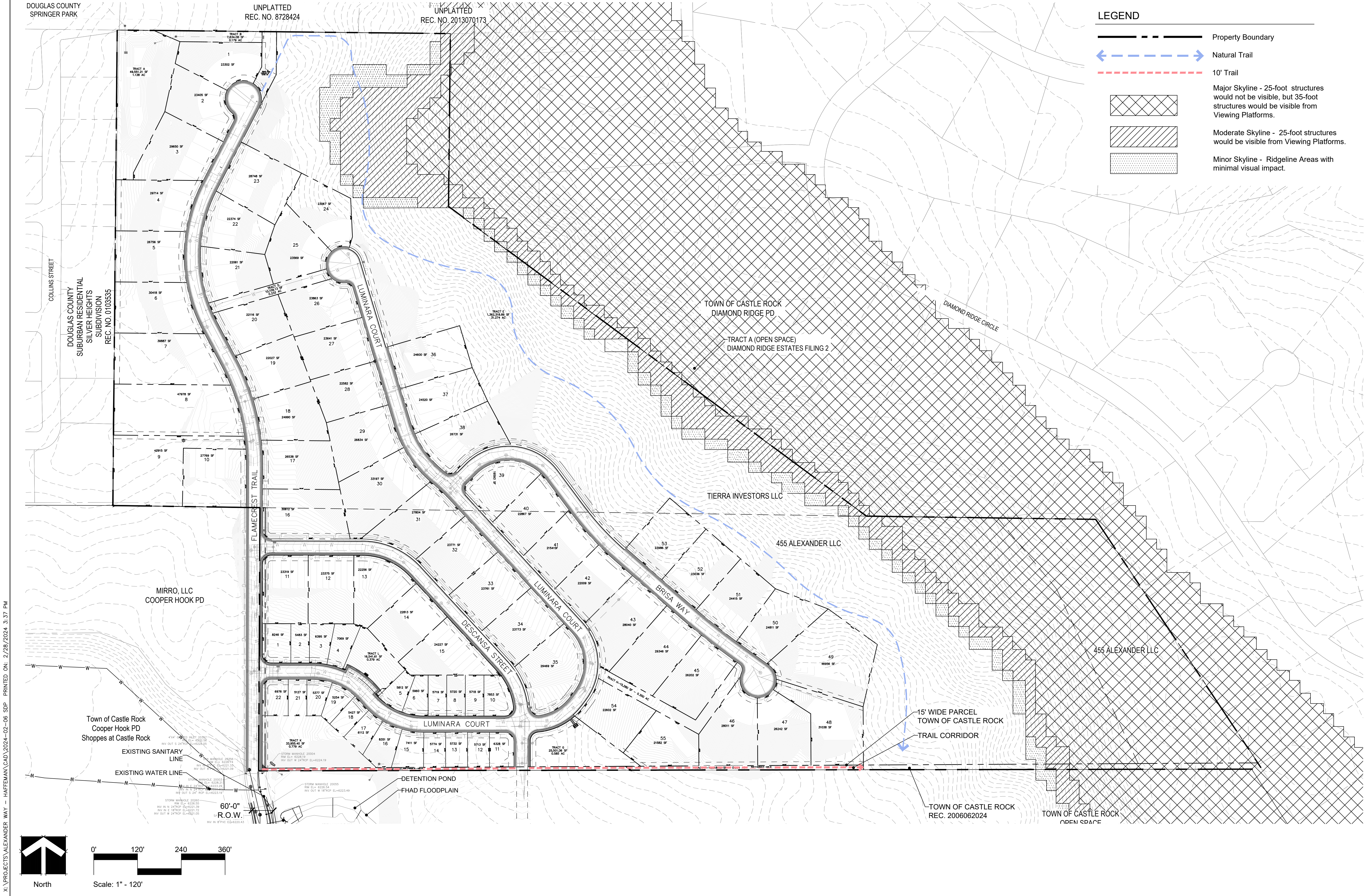
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SOLEANA	TOWN OF CASTLE ROCK, COLORADO	20002764
	SITE DEVELOPMENT PLAN	
	PHASING PLAN	
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Sheet:	4	22

SITE DEVELOPMENT PLAN

SOLEANA

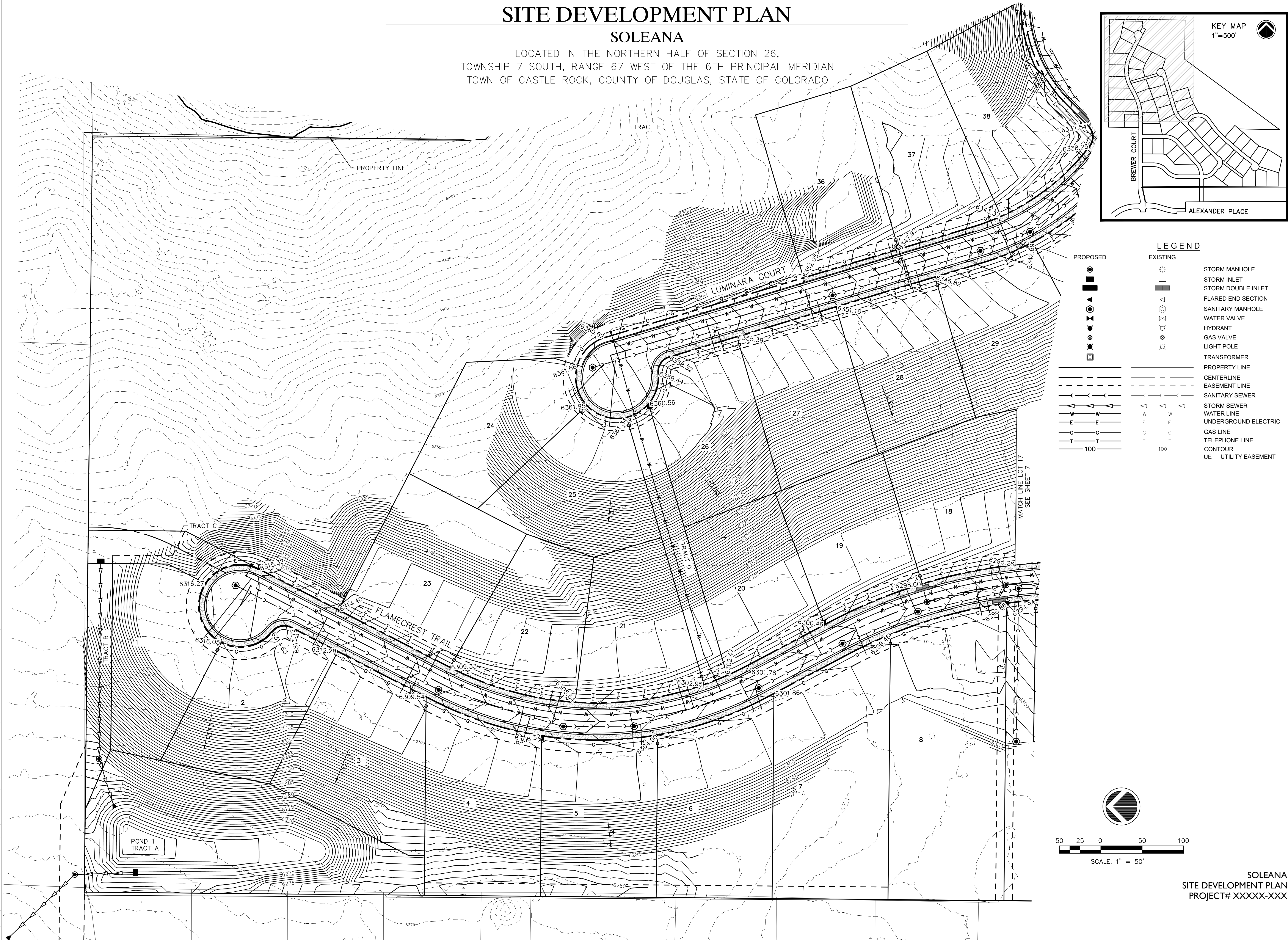
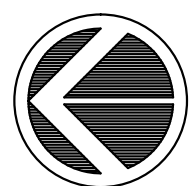
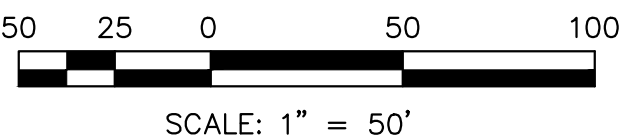
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN

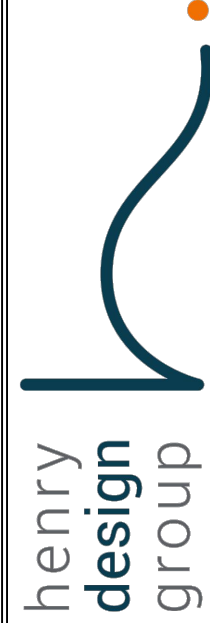
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- | PROPOSED | EXISTING | |
|----------|----------|----------------------|
| | | STORM MANHOLE |
| | | STORM INLET |
| | | STORM DOUBLE INLET |
| | | FLARED END SECTION |
| | | SANITARY MANHOLE |
| | | WATER VALVE |
| | | HYDRANT |
| | | GAS VALVE |
| | | LIGHT POLE |
| | | TRANSFORMER |
| | | PROPERTY LINE |
| | | CENTERLINE |
| | | EASEMENT LINE |
| | | SANITARY SEWER |
| | | STORM SEWER |
| | | WATER LINE |
| | | UNDERGROUND ELECTRIC |
| | | GAS LINE |
| | | TELEPHONE LINE |
| | | CONTOUR |
| | | UE UTILITY EASEMENT |



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Prepared By: AHC	Horiz. Scale:	Job No.:
Approved By: ***	Vert. Scale:	

SOLEANA

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

GRADING PLAN

Project Name: SOLEANA

Location: TOWN OF CASTLE ROCK, COLORADO

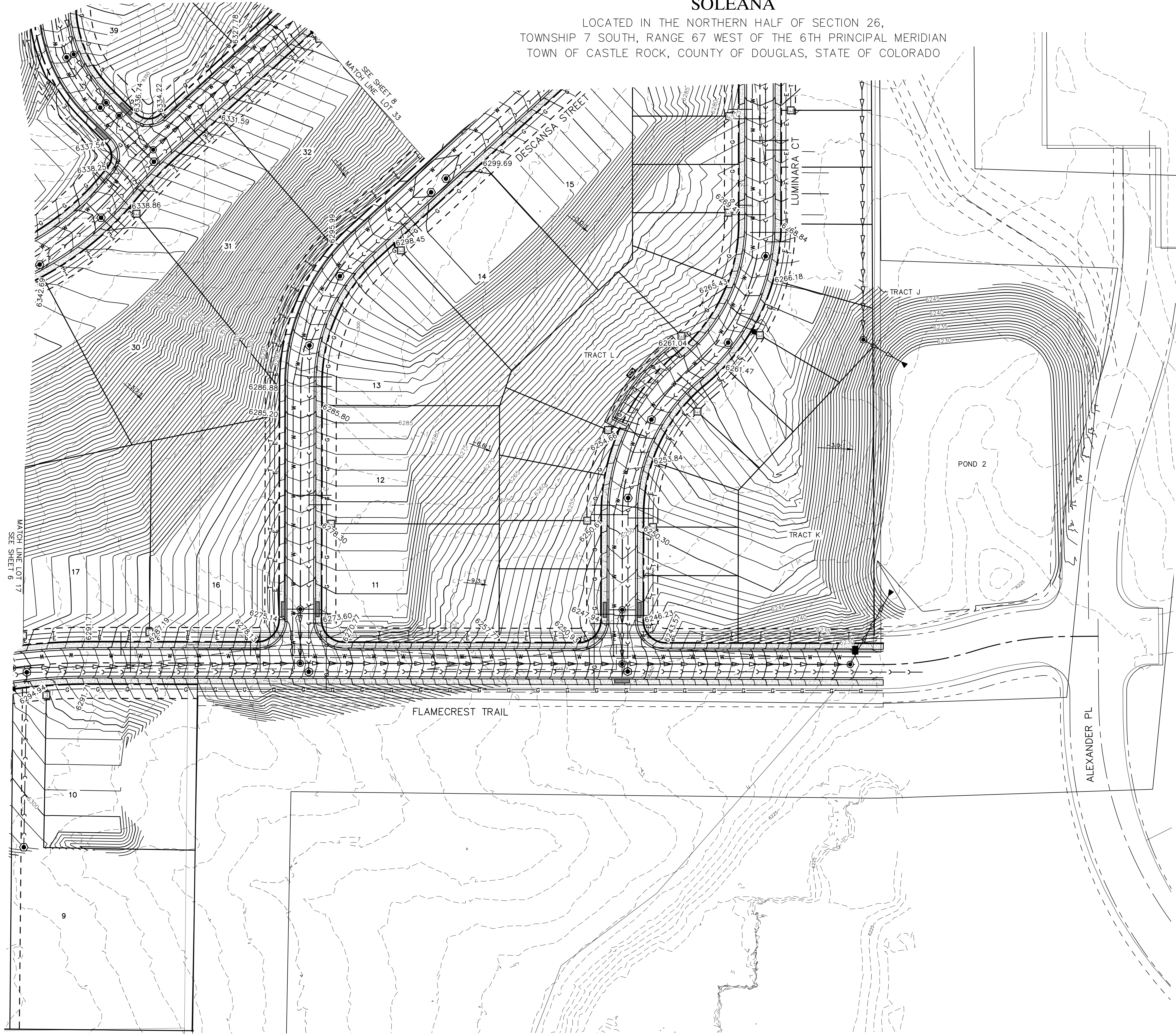
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Sheet Name: GRADING PLAN

20002764

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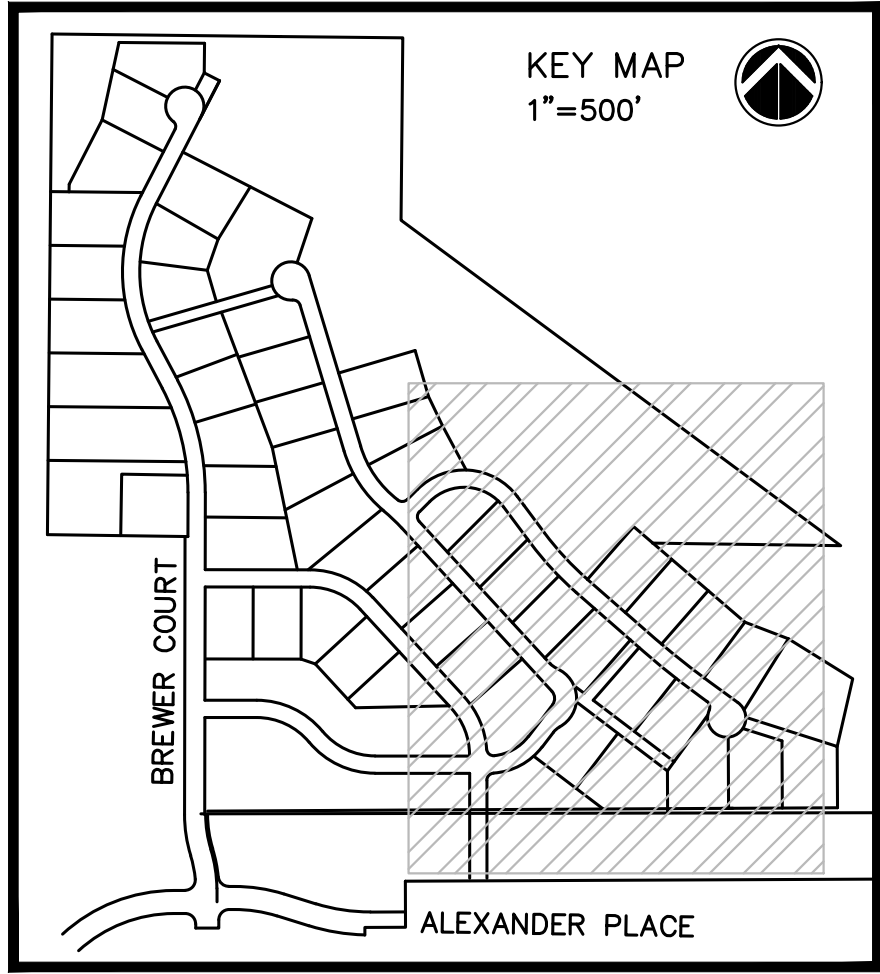
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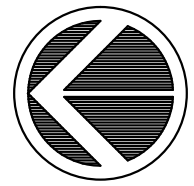
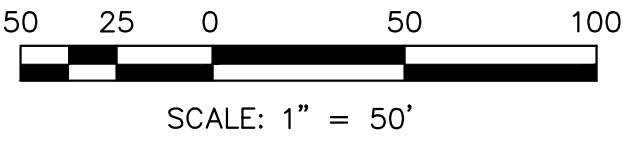
SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND		
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		UE UTILITY EASEMENT



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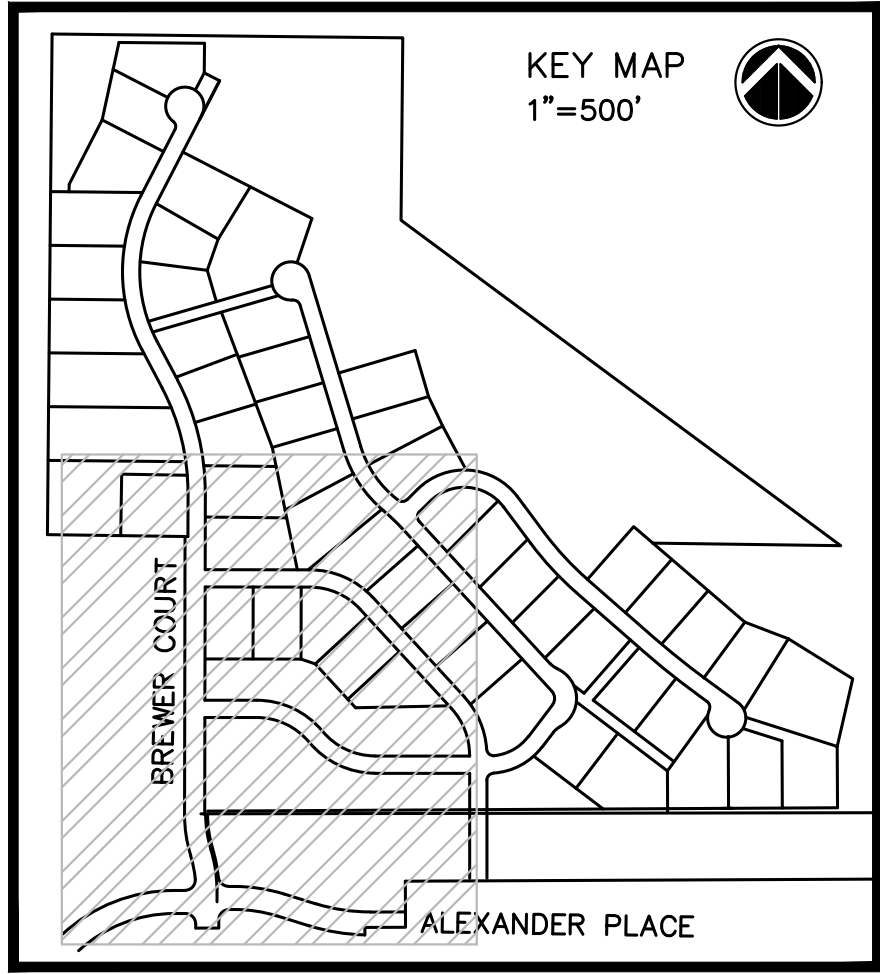
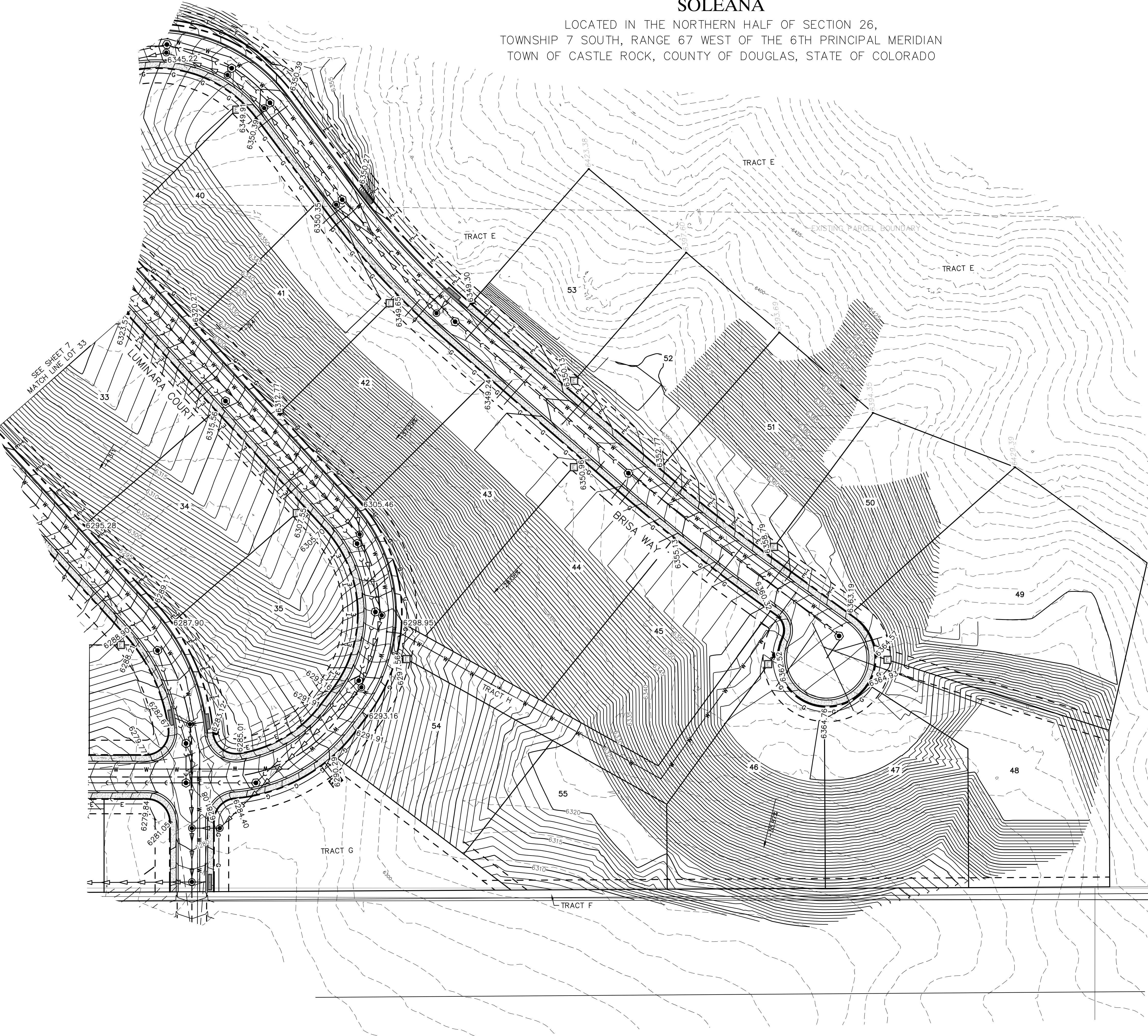
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SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

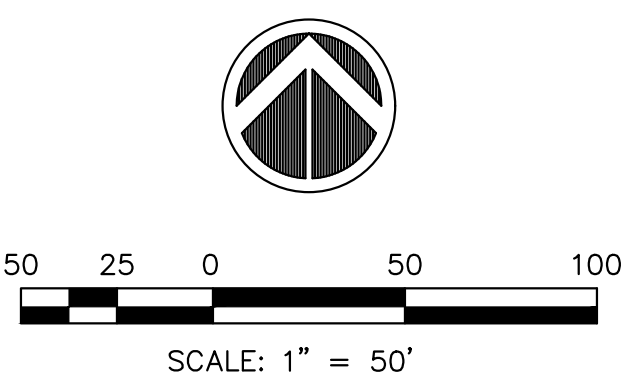


PROPOSED

EXISTING

LEGEND

- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- FLARED END SECTION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- GAS VALVE
- LIGHT POLE
- TRANSFORMER
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- CONTOUR
- UE UTILITY EASEMENT



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TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

GRADING PLAN 3

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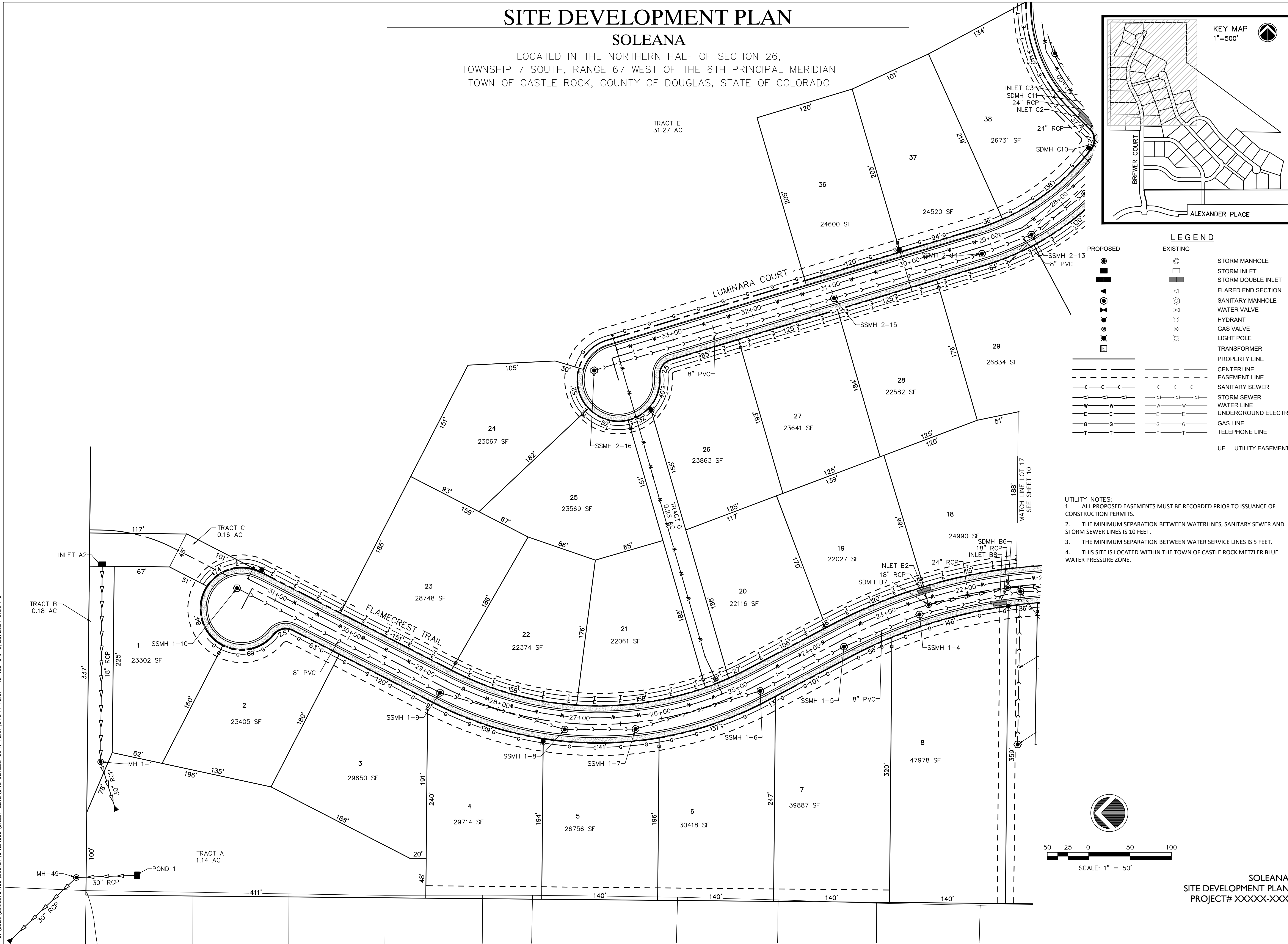
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SITE DEVELOPMENT PLAN

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LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

UTILITIES PLAN

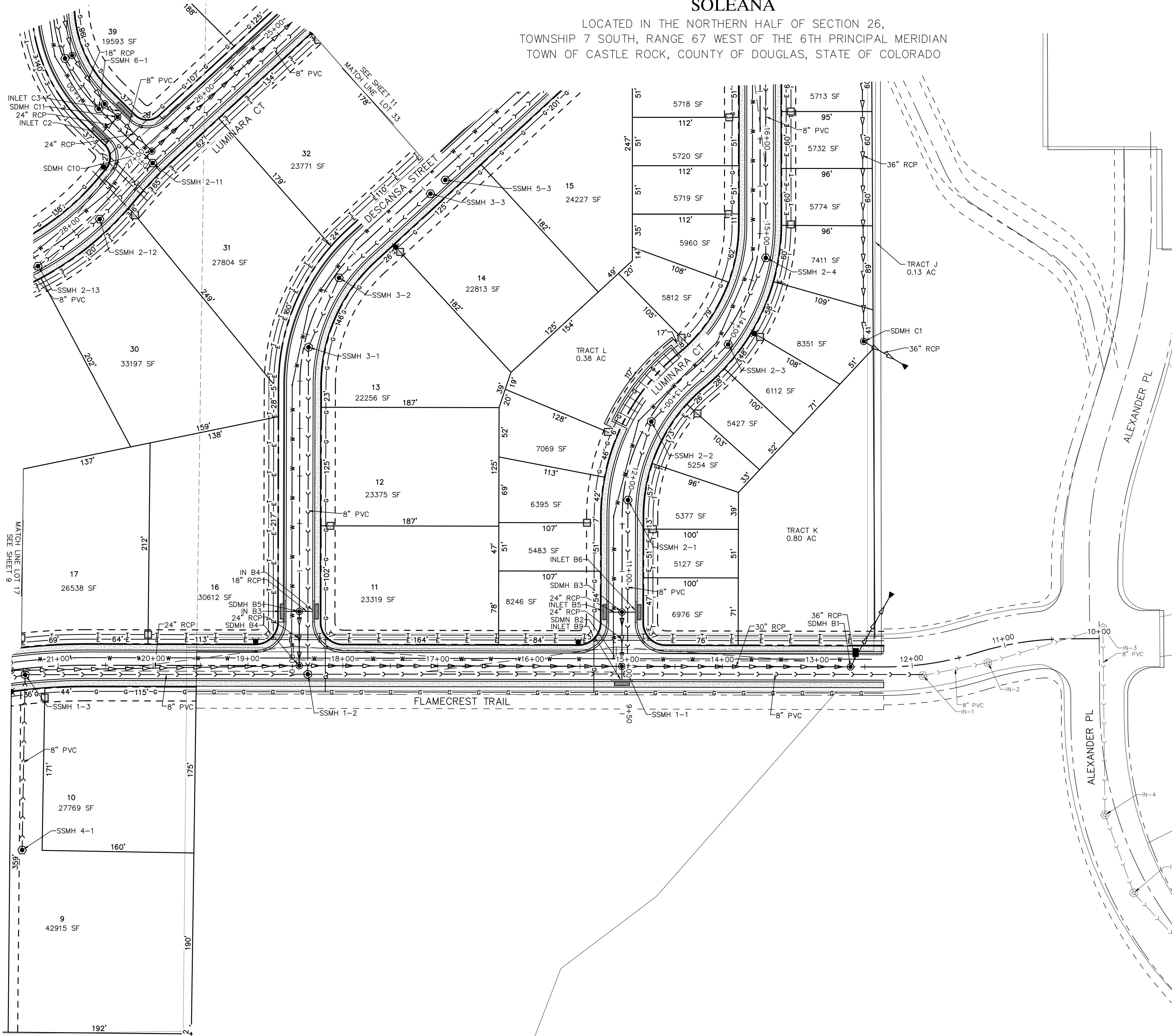
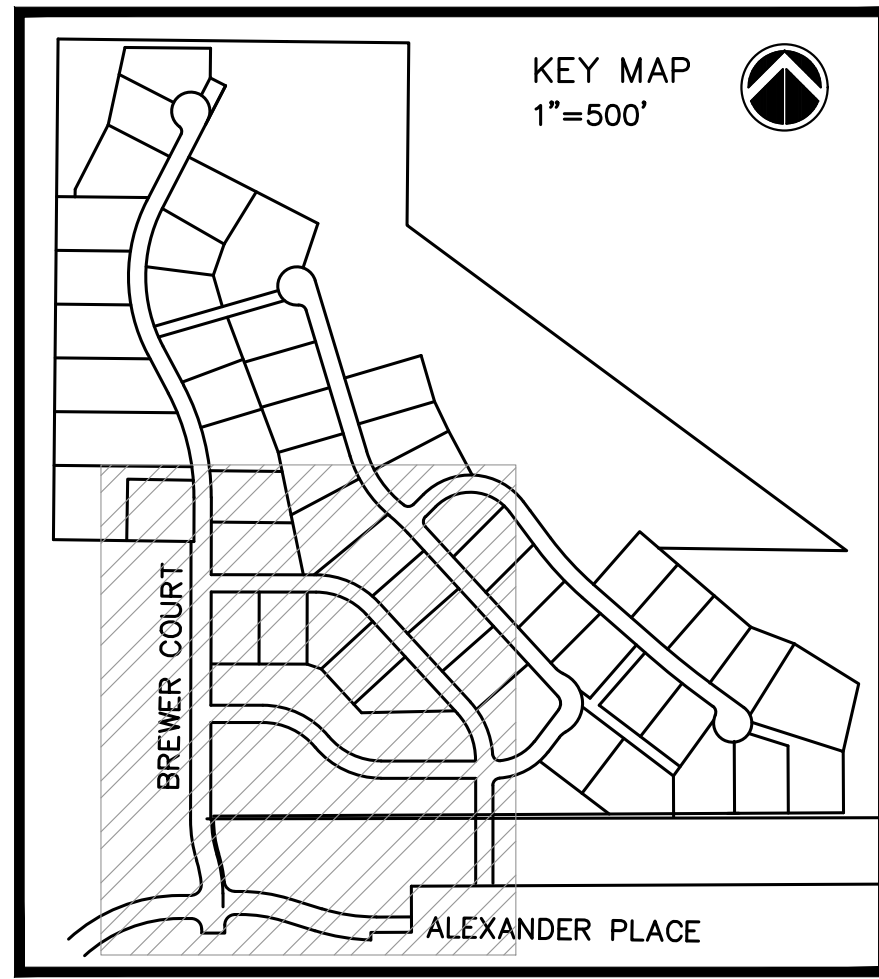
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SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

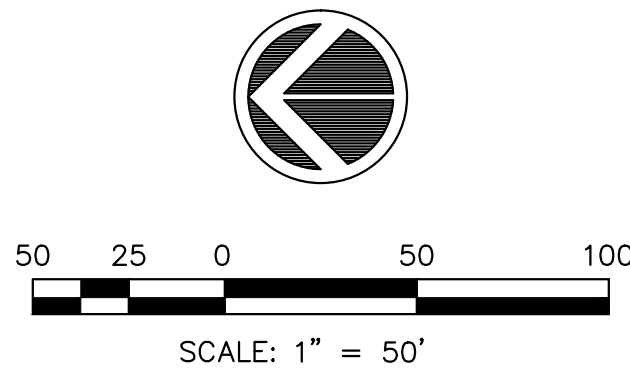


LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		UE UTILITY EASEMENT

UTILITY NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER BLUE WATER PRESSURE ZONE.



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SITE DEVELOPMENT PLAN
PROJECT# XXXXX-XXX



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Prepared By: AHC	Horiz. Scale:	Job No.:
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TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

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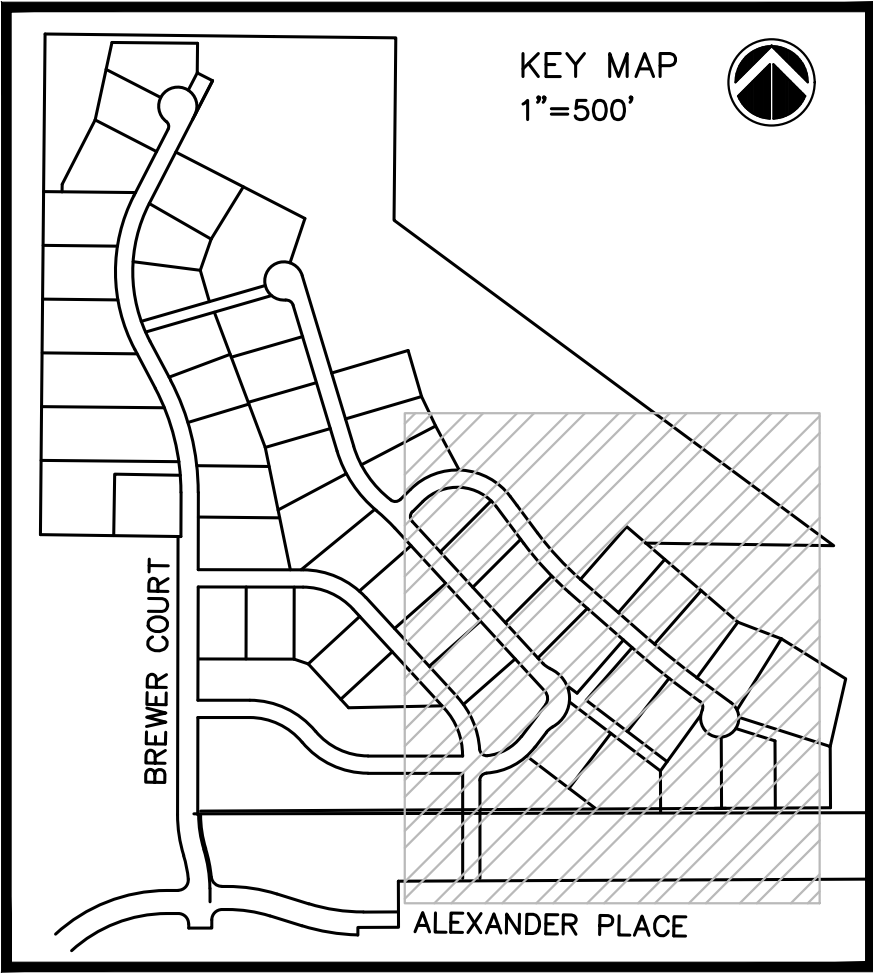
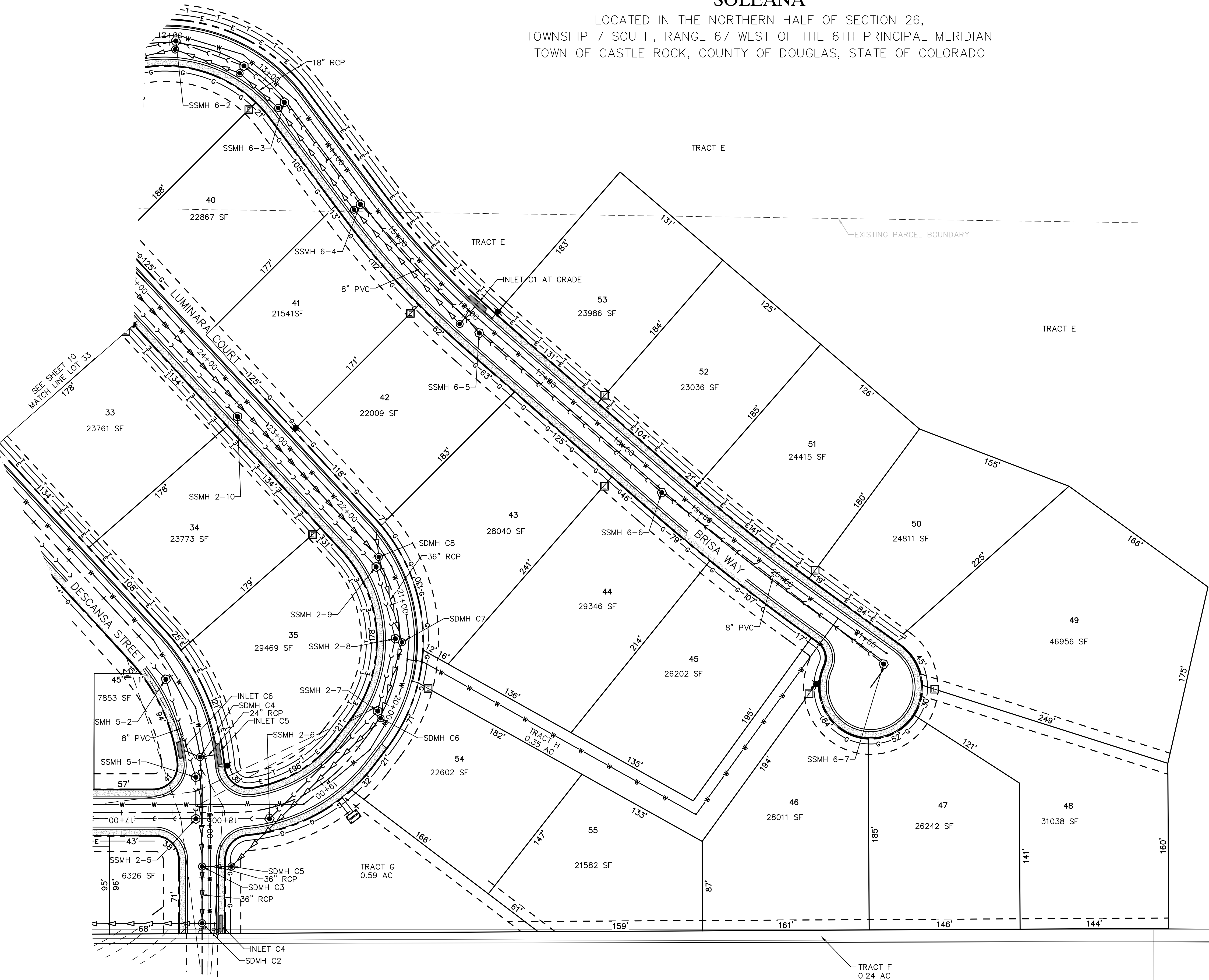
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UTILITIES PLAN 2

SITE DEVELOPMENT PLAN

SOLEANA

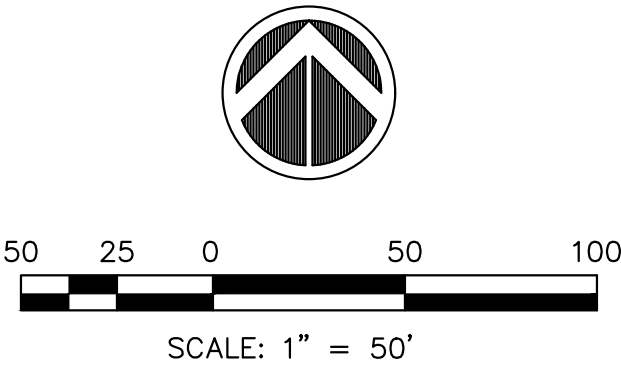
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
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		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		UE UTILITY EASEMENT

UTILITY NOTES:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER BLUE WATER PRESSURE ZONE.



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Approved By: ***	Horiz. Scale:	Job No.:
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SOLEANA
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITIES PLAN 3

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SOLEANA
SITE DEVELOPMENT PLAN
PROJECT# XXXXX-XXX

SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES:

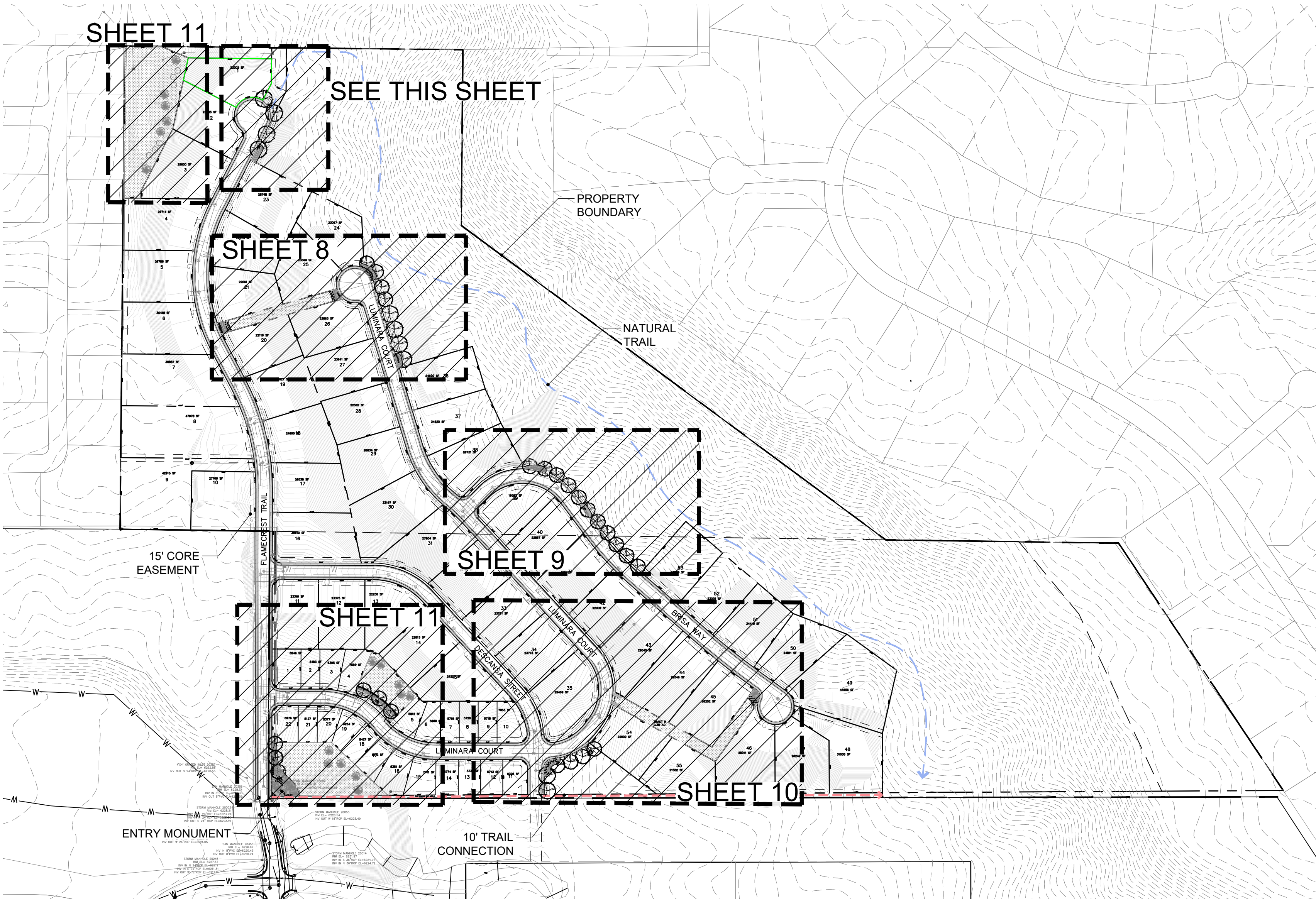
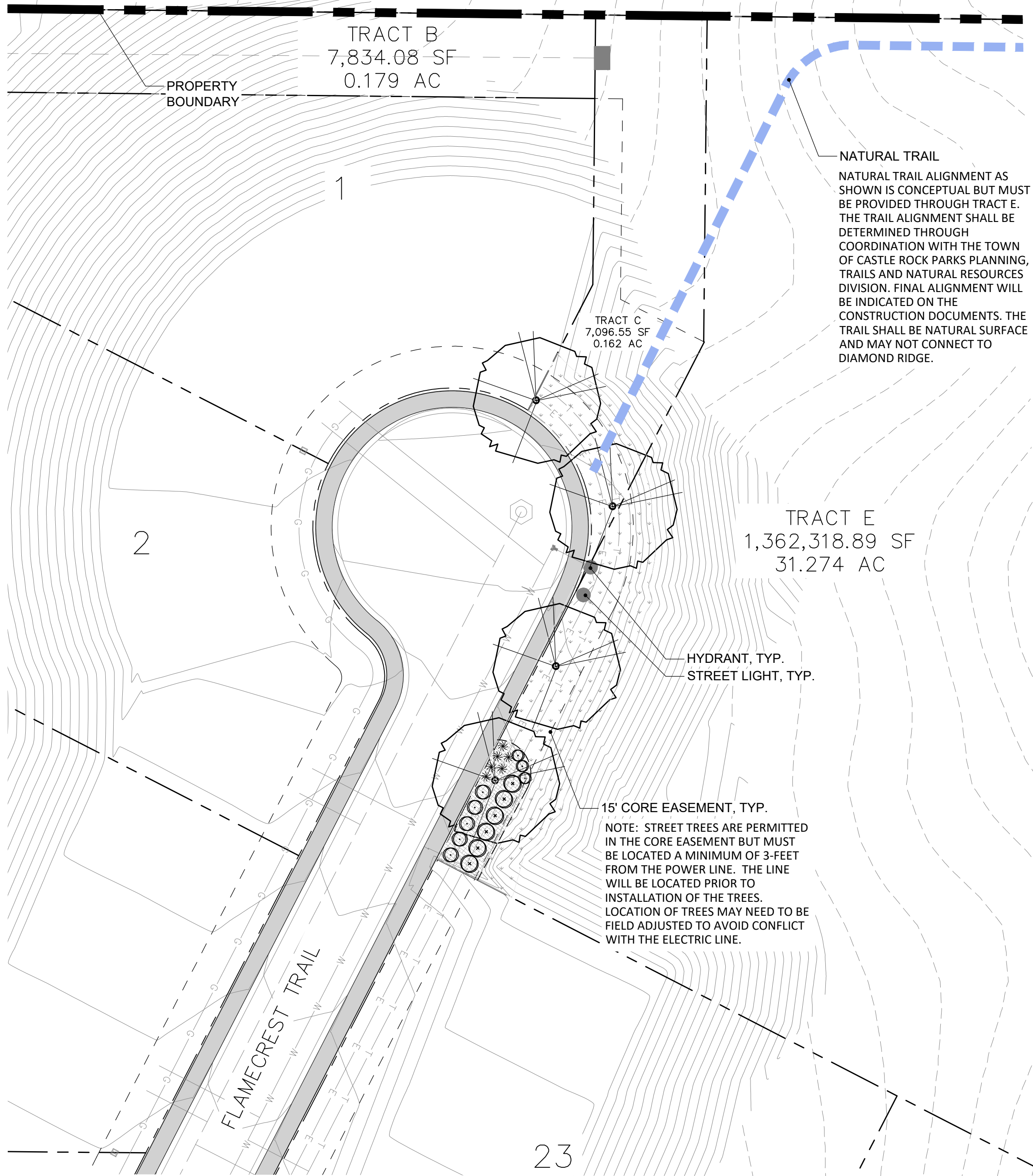
1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO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

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 WET 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 OF 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.
16. WHERE SIDEWALK IS ATTACHED, ONE TREE PER LOT NEEDS TO BE PROVIDED IN FRONT YARD TO MEET STREET TREE REQUIREMENTS.
17. PROTECTION METHODS FOR EXISTING NATIVE VEGETATION TO BE PROTECTED IN PLACE WILL BE DETAILED IN THE CONSTRUCTION DOCUMENTS. IF VEGETATION TO BE PROTECTED IS REMOVED, IT SHALL BE REPLACED WITH LIKE KIND, QUANTITY AND SIZE PLANT TYPES.

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- SHRUB BED - 1 1/2" RIVER ROCK MULCH (LOW HYDROZONE)
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- NATURAL TRAIL
- 10' TRAIL



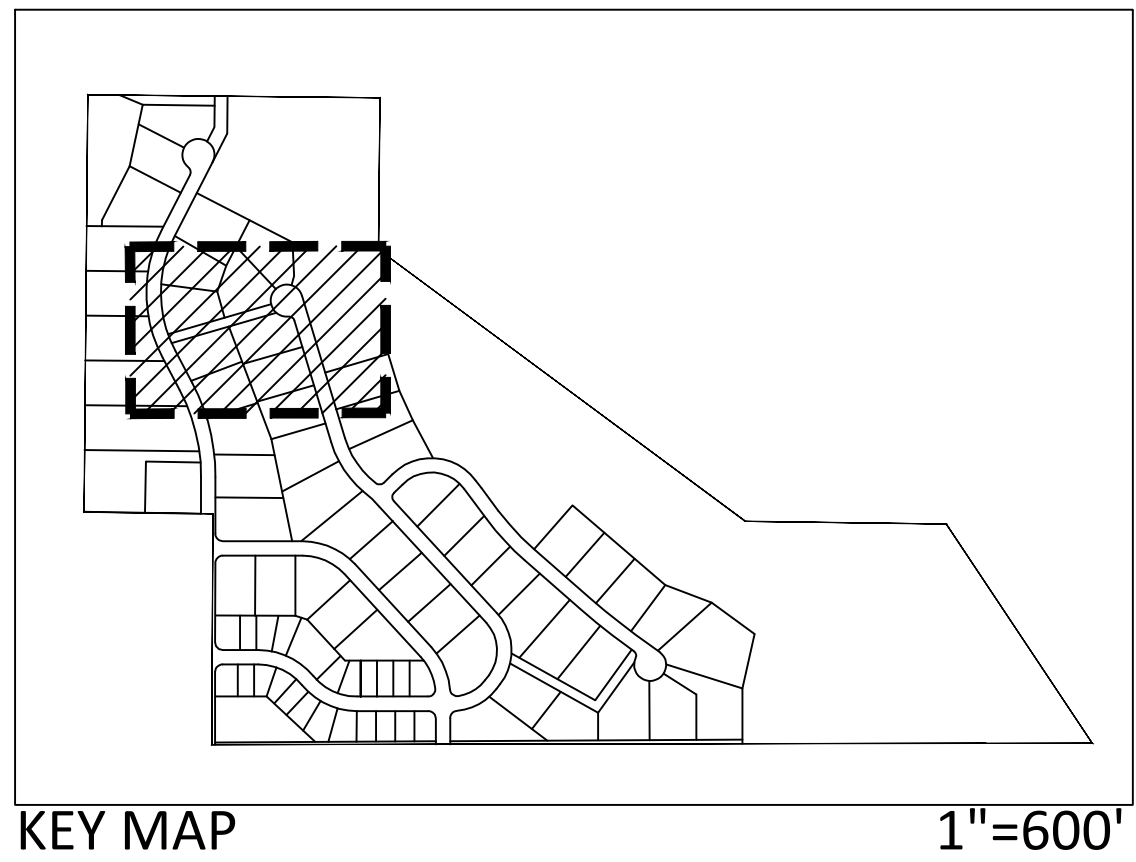
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Designed By: AS	Date: 02/28/2024	Sheet:	Job No.:
Prepared By: AR			
Checked By: KZH			

SOLEANA	TOWN OF CASTLE ROCK, COLORADO	SITE DEVELOPMENT PLAN	LANDSCAPE PLAN
Proj. Name:	Location:	Plan Set:	Sheet Name:
Sheet:	12 OF 22		

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SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- SHRUB BED - 1 1/2" RIVER ROCK MULCH (LOW HYDROZONE)
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- NATURAL TRAIL
- 10' TRAIL

PROPERTY
BOUNDARY

NATURAL TRAIL
NOTE: NATURAL TRAIL ALIGNMENT AS SHOWN IS CONCEPTUAL BUT MUST BE PROVIDED THROUGH TRACT E. THE TRAIL ALIGNMENT SHALL BE DETERMINED THROUGH COORDINATION WITH THE TOWN OF CASTLE ROCK PARKS PLANNING, TRAILS AND NATURAL RESOURCES DIVISION. FINAL ALIGNMENT WILL BE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE TRAIL SHALL BE NATURAL SURFACE AND MAY NOT CONNECT TO DIAMOND RIDGE.

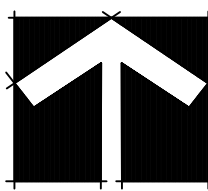
HYDRANT, TYP.

TRACT D
10,109.13 SF
0.232 AC

TRACT E
1,362,318.39 SF
31.274 AC

15' CORE EASEMENT, TYP.
NOTE: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3- FEET FROM THE POWER LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

STREET LIGHT, TYP.



North



Scale: 1" = 30'

SOLEANA

TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

No.	Rev.	Date:	Revision Type:
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3			
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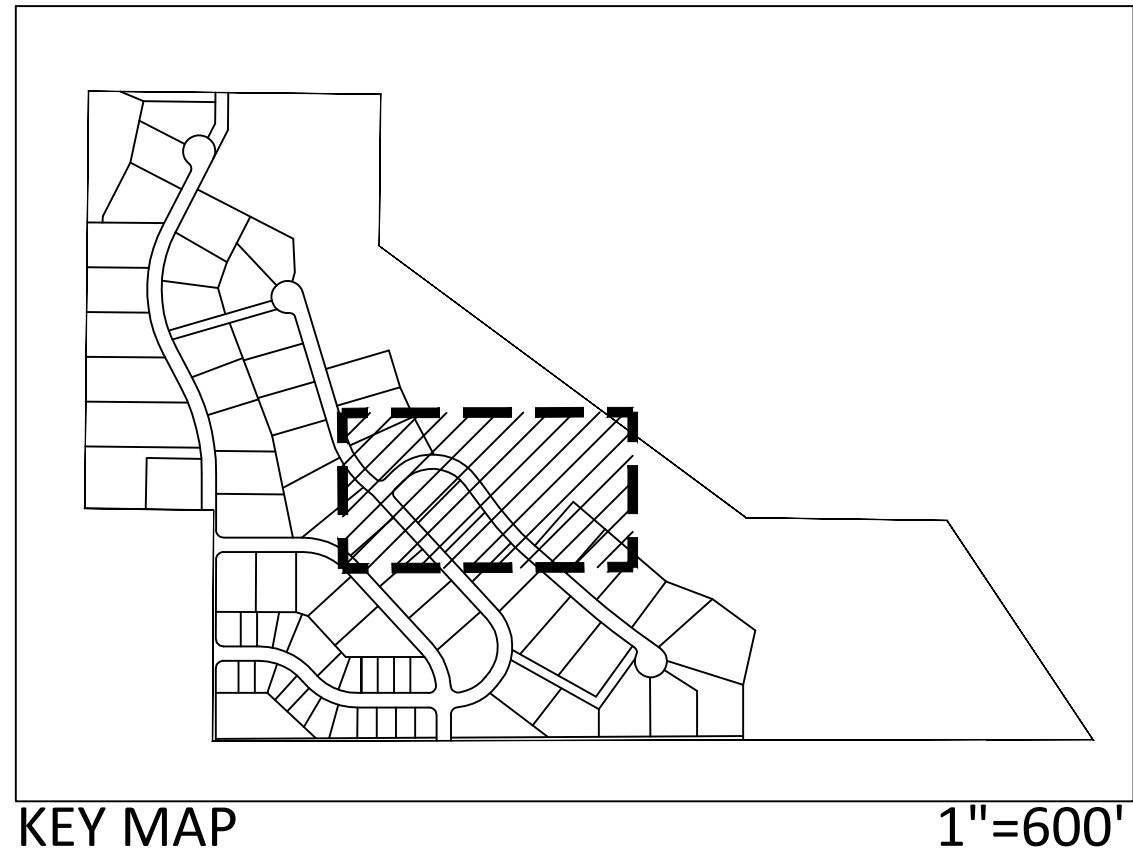
Designed By: AS	Date: 02/28/2024	Sheet: x of x
Prepared By: AR		Job No.:
Checked By: KZH		



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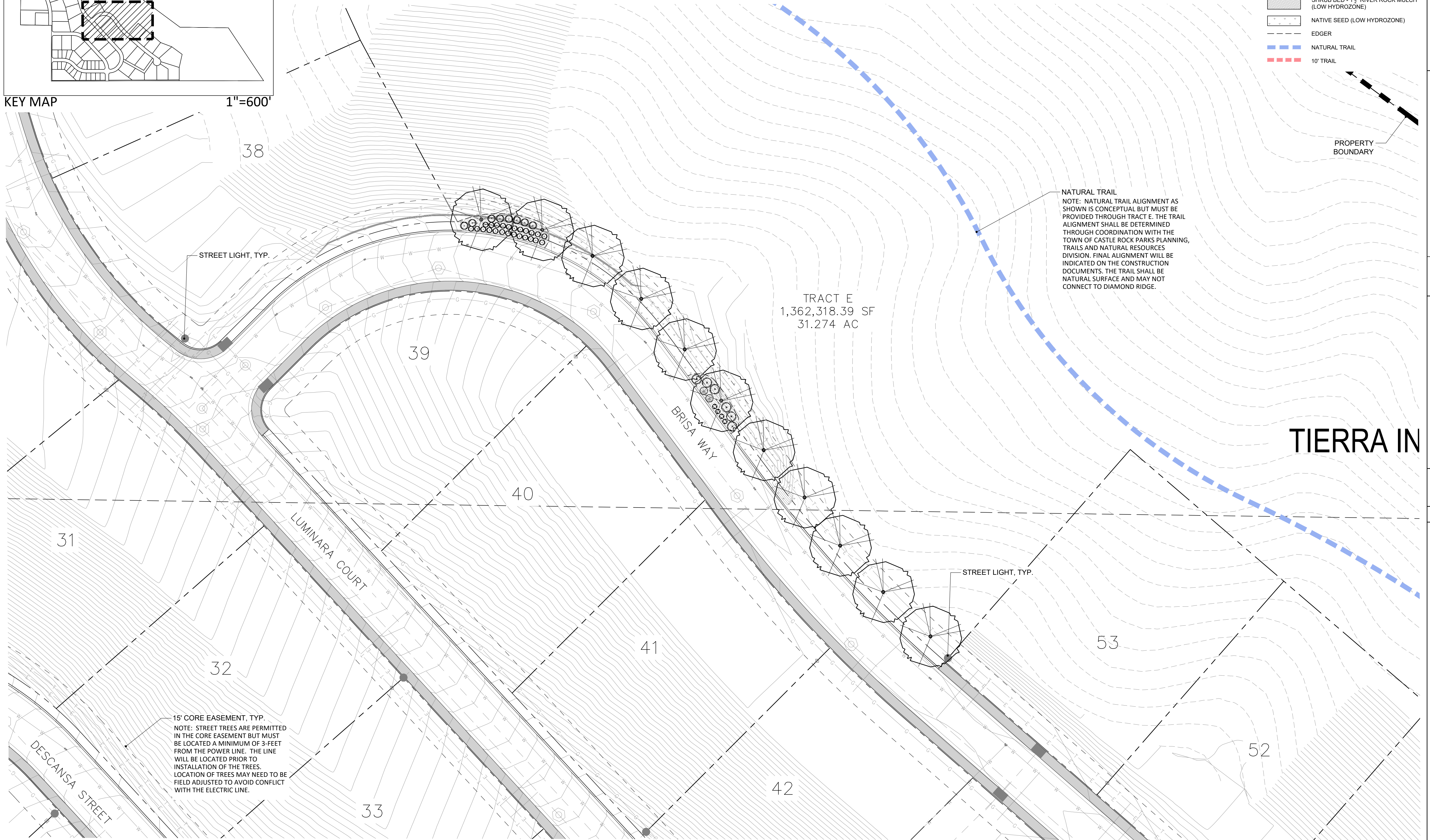
KEY MAP

1"=600'

SITE DEVELOPMENT PLAN

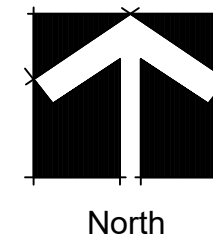
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LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

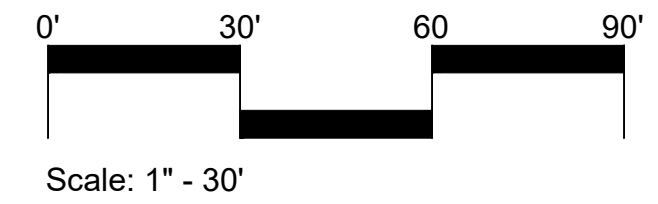


LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- SHRUB BED - 1 1/2" RIVER ROCK MULCH (LOW HYDROZONE)
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- NATURAL TRAIL
- 10' TRAIL



North



Scale: 1" = 30'

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				TOWN OF CASTLE ROCK, COLORADO			
				SITE DEVELOPMENT PLAN			
				LANDSCAPE PLAN			
				Designed By: AS	Date: 02/28/2024	Sheet:	Job No.:
				Prepared By: AR	Checked By: KZH		

Project Name:

Location:

Plan Set:

Sheet Name:

Sheet: 14 OF 22

SOLEANA
LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LARGE DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUBS

ORNAMENTAL GRASSES / PERENNIALS

SHRUB BED - 1 1/2' RIVER ROCK MULCH (LOW HYDROZONE)

NATIVE SEED (LOW HYDROZONE)

EDGER

NATURAL TRAIL

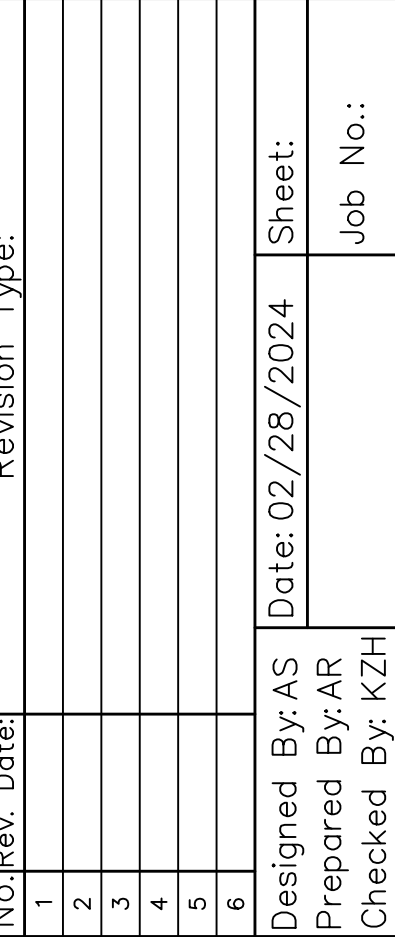
10' TRAIL

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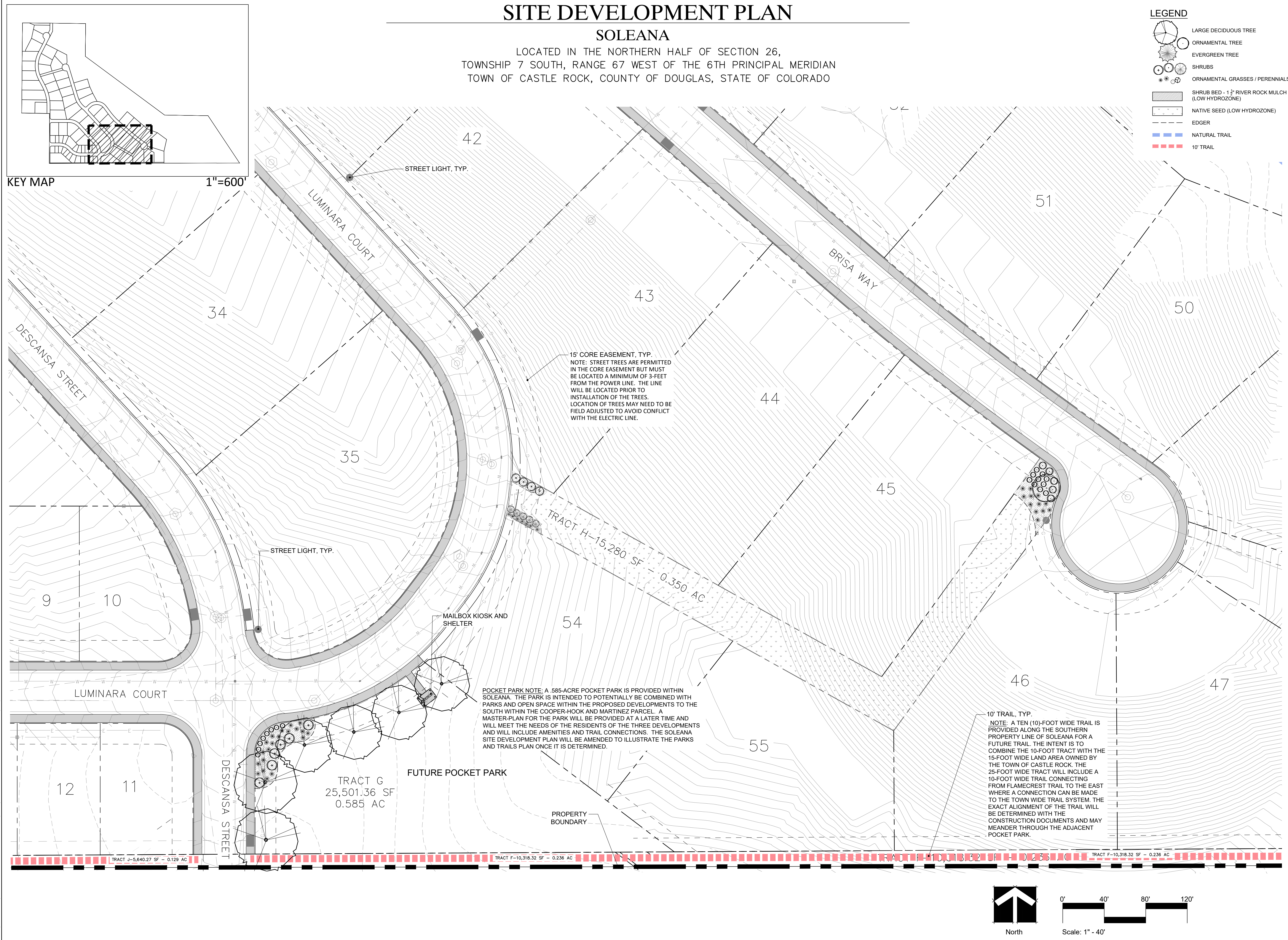
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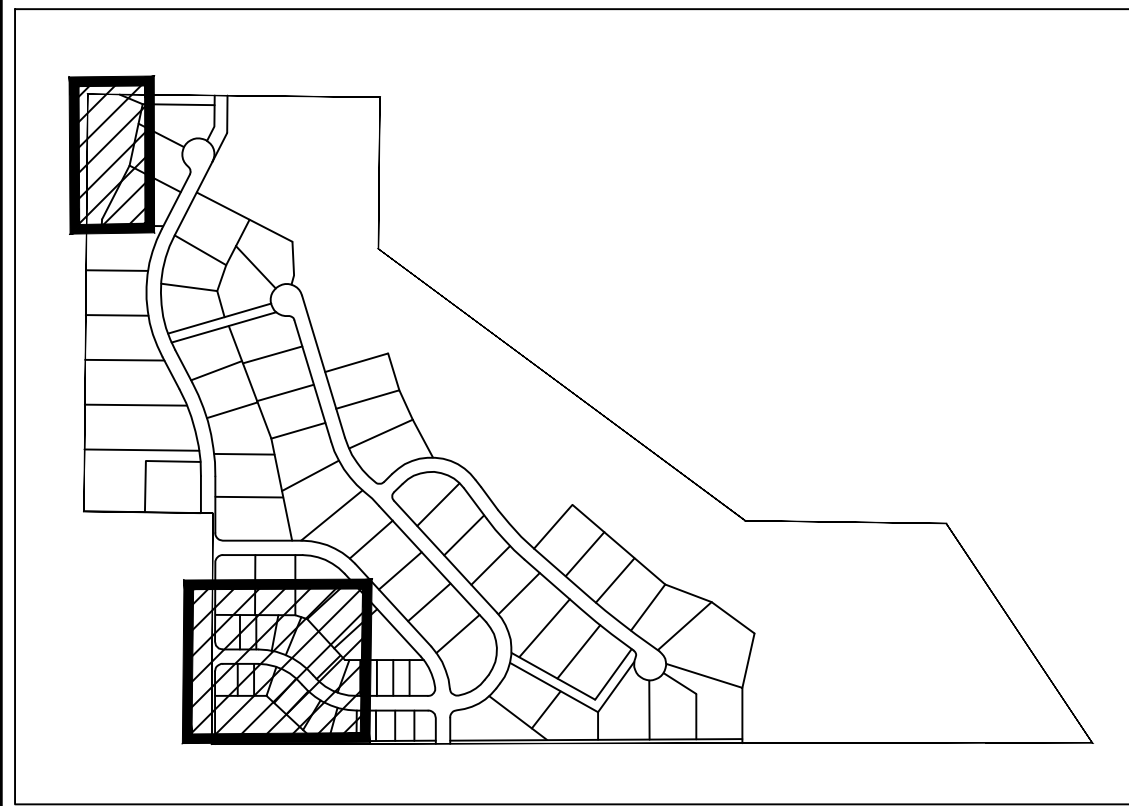
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

Name:	Location:	Plan S	Sheet Name:
Sheet:	15 OF 22		





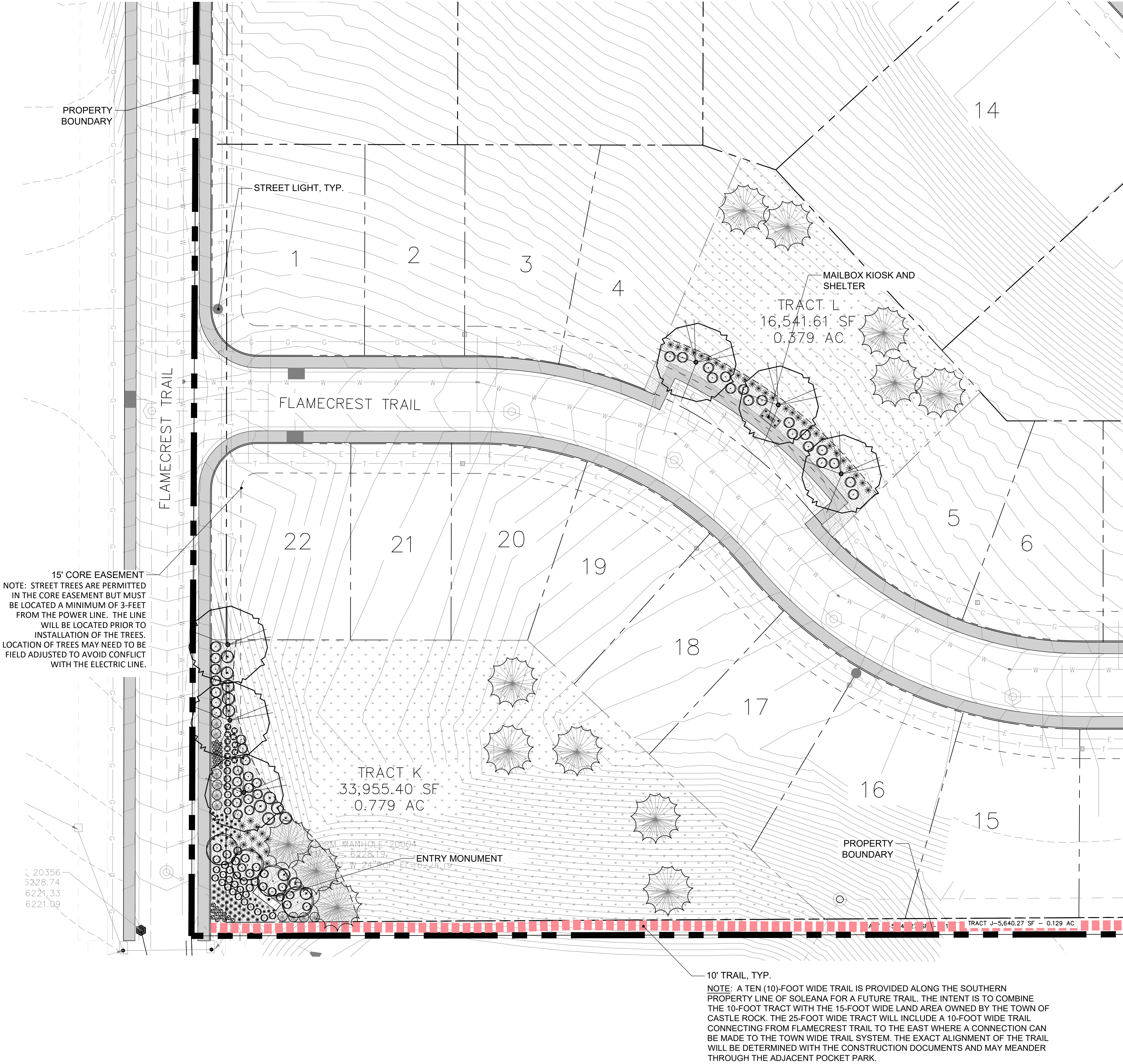
KEY MAP 1"=600'

SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND**
- LARGE DECIDUOUS TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - ORNAMENTAL GRASSES / PERENNIALS
 - SHRUB BED - 1 1/2" RIVER ROCK MULCH (LOW HYDROZONE)
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Designed By: AS
Prepared By: AR
Checked By: KZH

Date: 02/28/2024
Sheet:
Job No.:

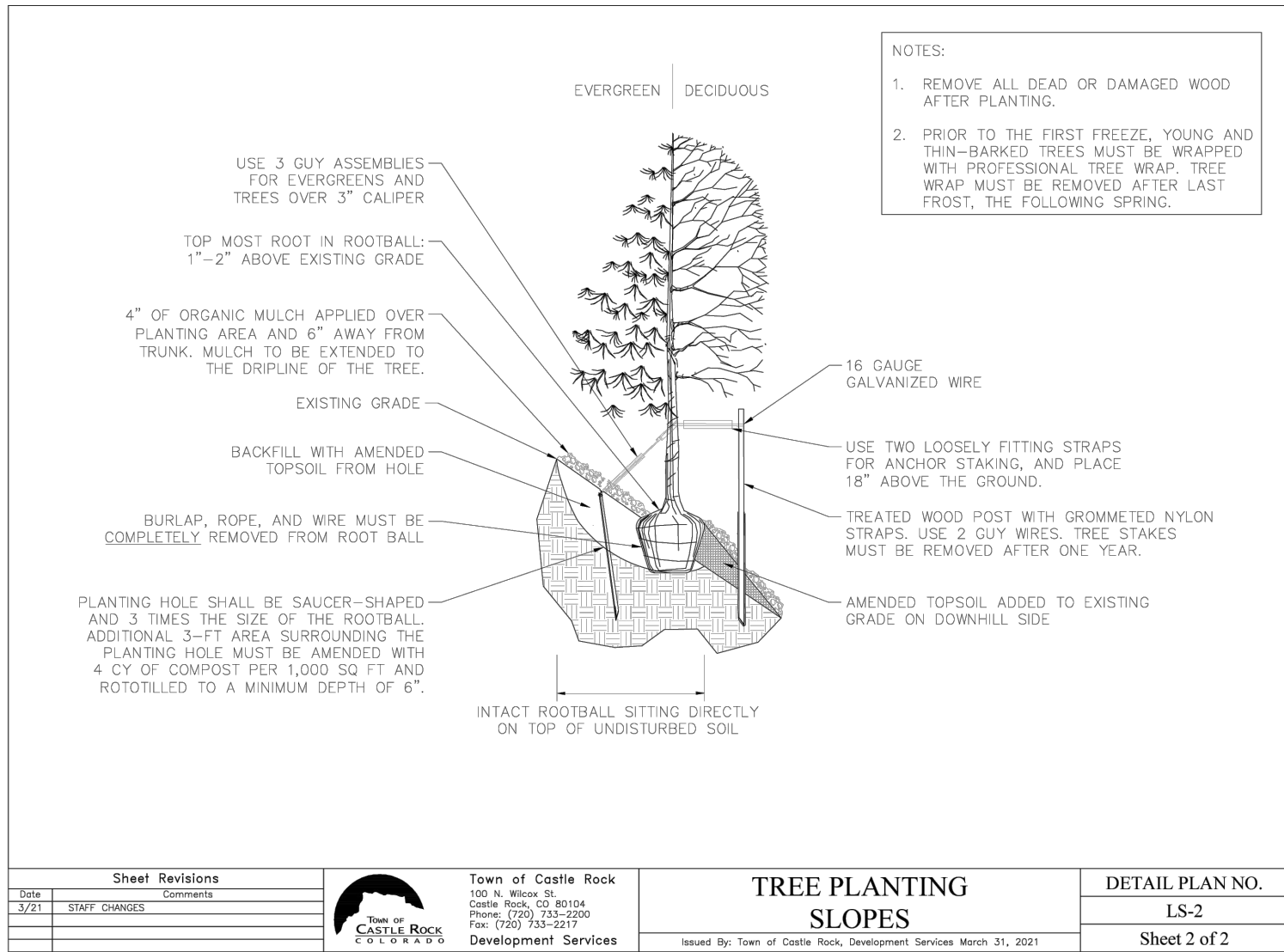
SOLEANA
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

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ENTRY MONUMENT - TO BE DETERMINED

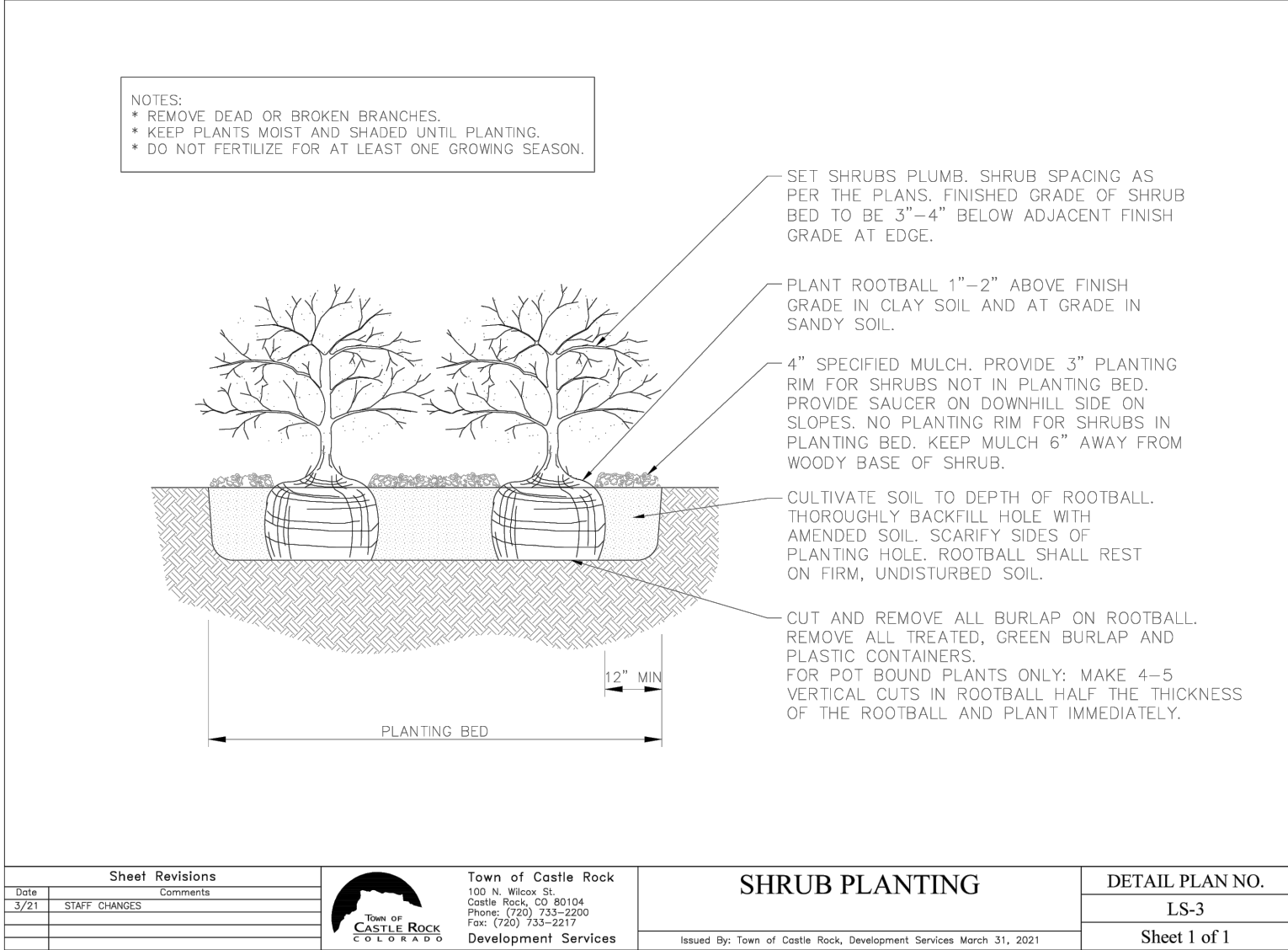
N.T.S.



TREE PLANTING DETAIL - SLOPES

TOWN OF CASTLE ROCK

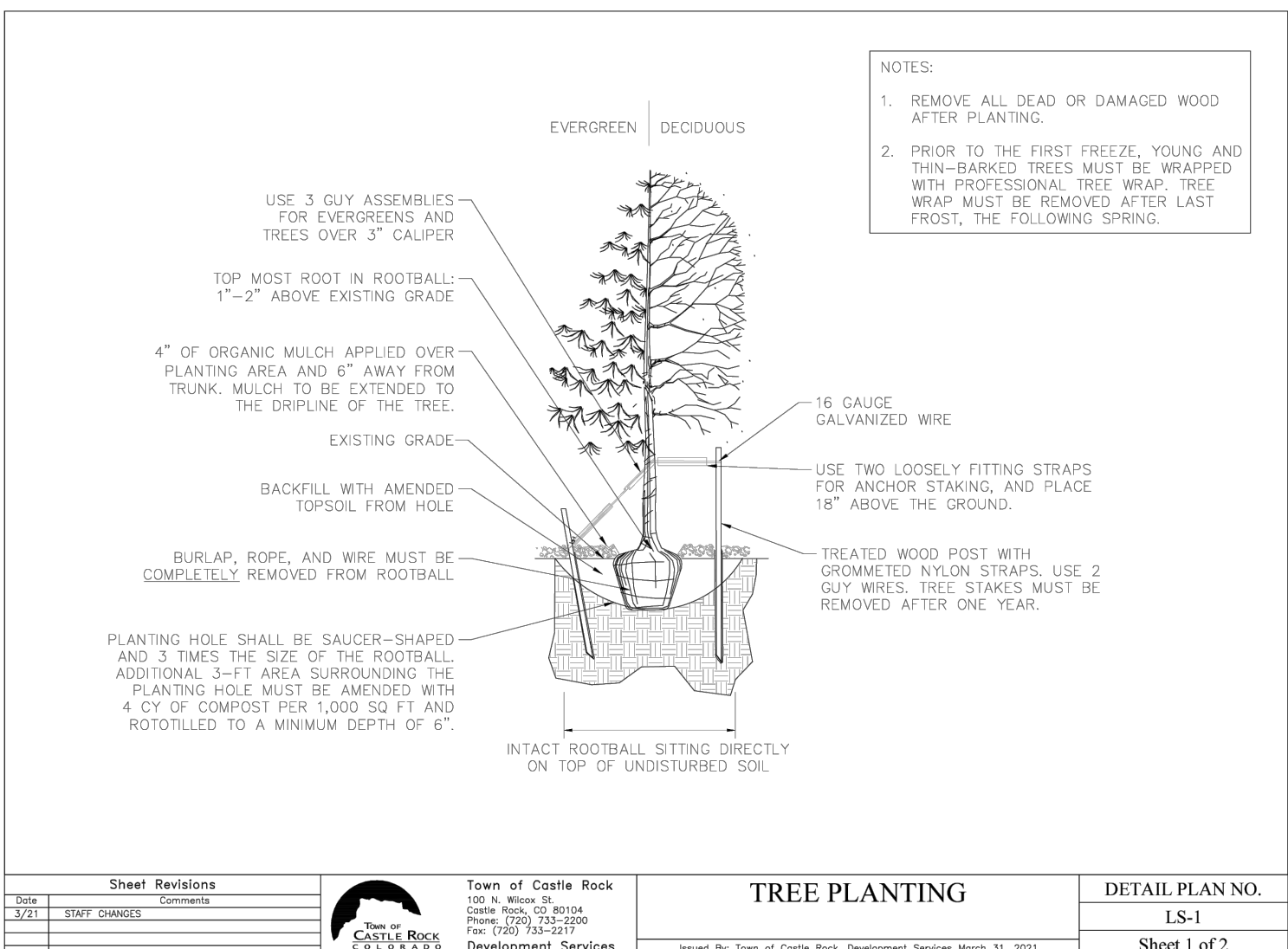
N.T.S.



SHRUB PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.



TREE PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.

SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

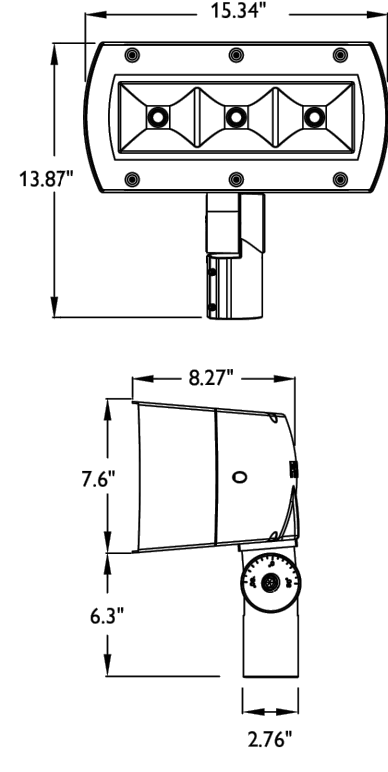
LPF3



Slipfitter mount

NOTES:

1. SPOT LIGHTS ARE ONLY TO BE USED AT ENTRY MONUMENT LOCATION
2. LIGHTS WILL ONLY BE OPERATED FROM DUSK UNTIL DAWN, AND BE CONTROLLED BY A TIMER THAT WILL HAVE A LIGHT SENSOR.
3. NO MITIGATION WILL BE NECESSARY FOR THIS TYPE LIGHTING.
4. 85W LED SPOT LIGHTS WILL HAVE MAX. 7,012 LUMEN OUTPUT AND WILL BE MOUNTED WITH A SLIPFITTER MOUNT.



ENTRY MONUMENT,
SEE DETAIL THIS SHEET

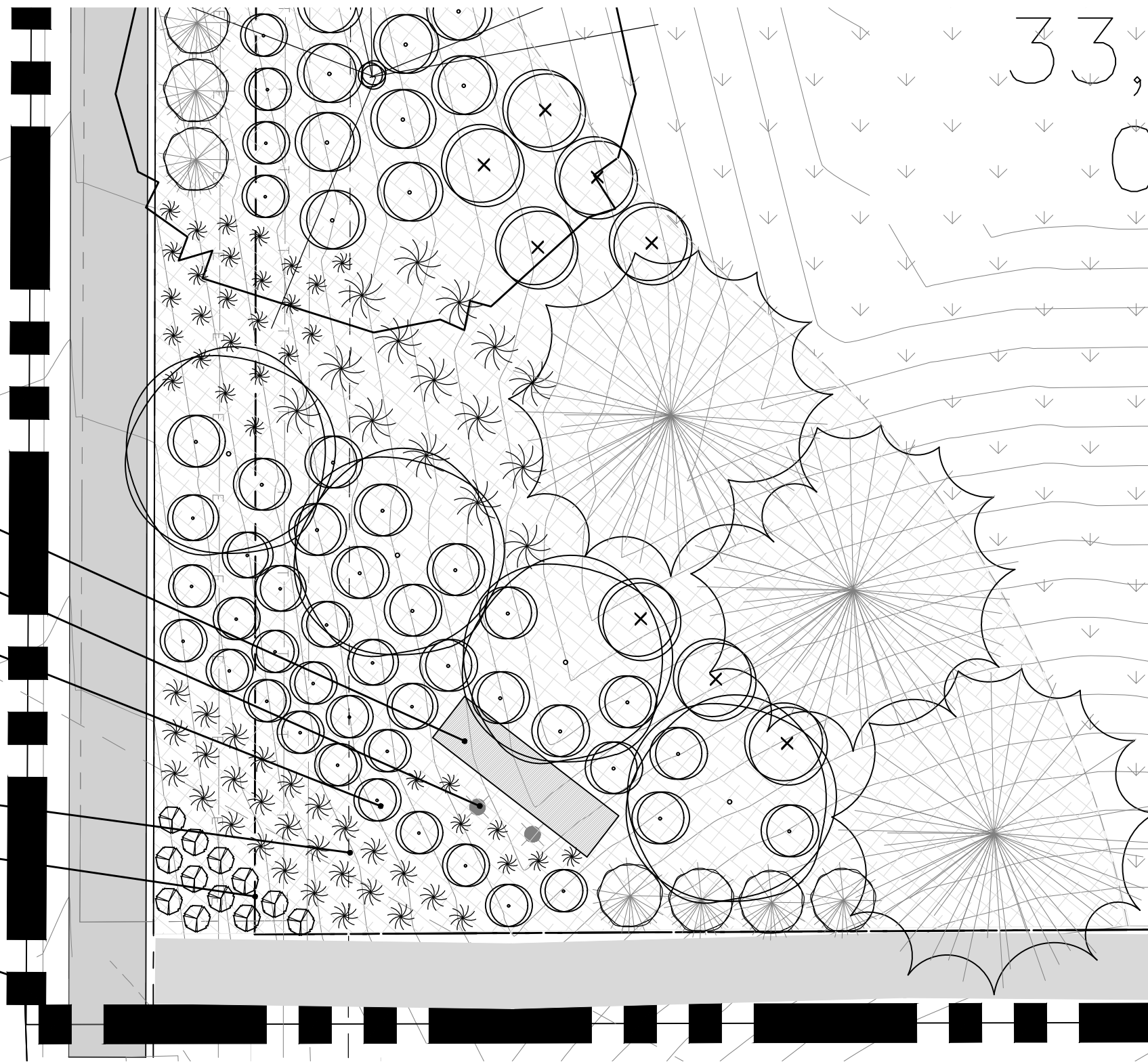
LED SPOT LIGHT, SEE
DETAIL THIS SHEET

ENTRY PLANTINGS

CORE EASEMENT

RIGHT-OF-WAY

PROPERTY
BOUNDARY



1"=10'

ENTRY MONUMENT LIGHTING - DETAIL AND PLAN

LYTEPRO LPF3 - PHILIPS LIGHTING

LANDSCAPE REQUIREMENT CHART:

STREETSCAPE REQUIREMENT					
DESCRIPTION	LINEAR FEET	REQUIRED TREES (1 TREE PER 40 LF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED SHRUBS
LUMINARA COURT	604	15	16	64	72
BRISA WAY	485	12	12	48	61
FLAMECREST TRAIL	356	9	9	36	36
DESCANSA STREET	80	2	2	8	10
TOTAL	1,525	37.99	39	156	179

CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	2.5	LOW	100.0%	143,538	1.5	143,538	1.5
TOTAL				100.0%	143,538			1.5

PLANT SCHEDULE

SYMBOL	HYDROZONE	SIZE	CONT.	QUANTITY
DECIDUOUS SHADE TREES				
	LOW	2" CAL.	B&B	35
DECIDUOUS ORNAMENTAL TREE				
	LOW	1.5" CAL.	B&B	13
EVERGREEN TREES				
	LOW	6' HT.	B&B	19
SHRUBS				
	LOW		5 GALLON	242
EVERGREEN SHRUBS				
	LOW		5 GALLON	28
ORNAMENTAL GRASSES				
	LOW		5 GALLON	193
PERENNIALS				
	LOW		1 GALLON	34

SOLEANA

TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

LANDSCAPE DETAILS

Revision Type:

No. Rev. Date:

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3

4

5

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Designed By: AS

Prepared By: AR

Checked By: KZH

Date: 02/28/2024

Sheet:

Job No.:

Sheet:

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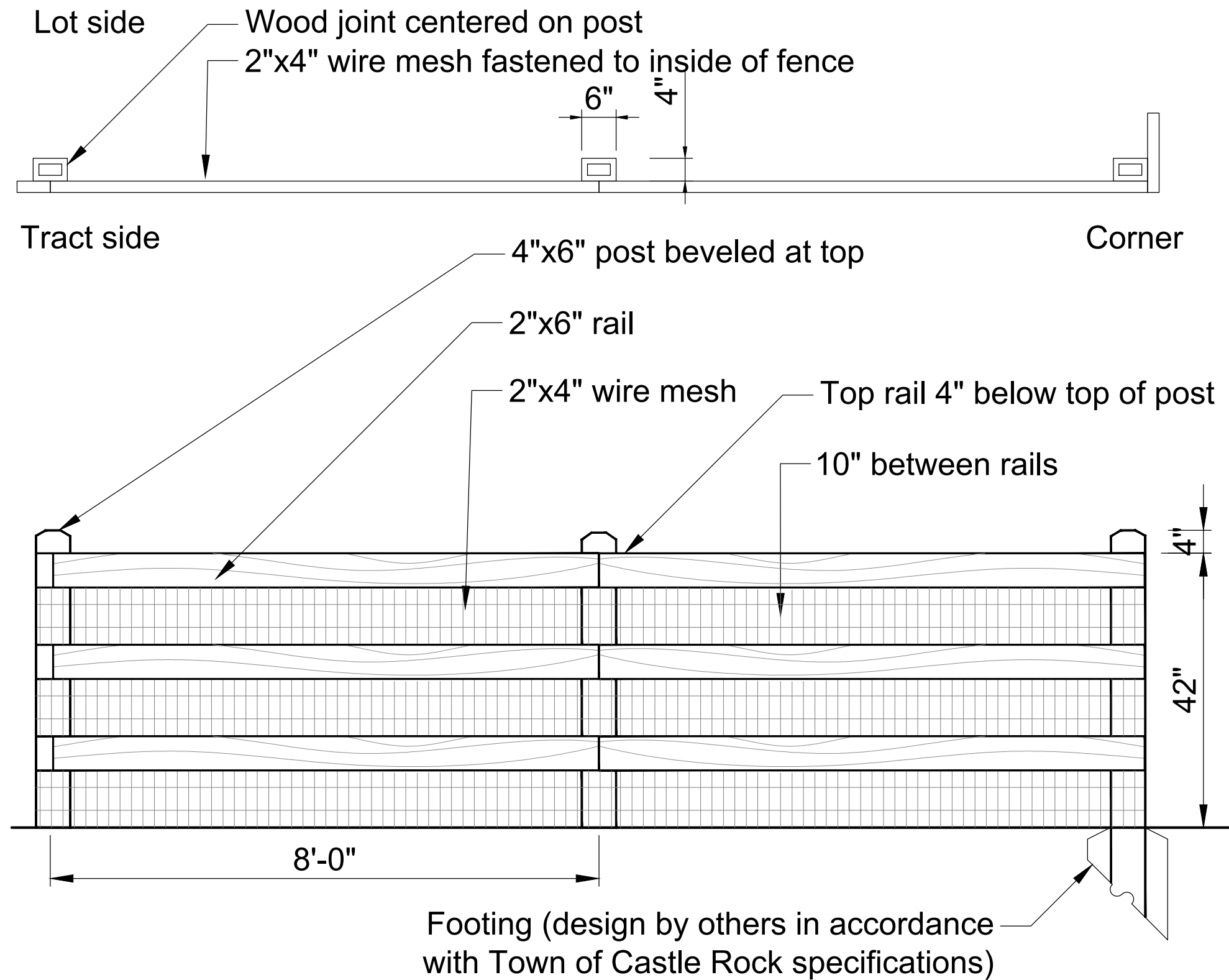
SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

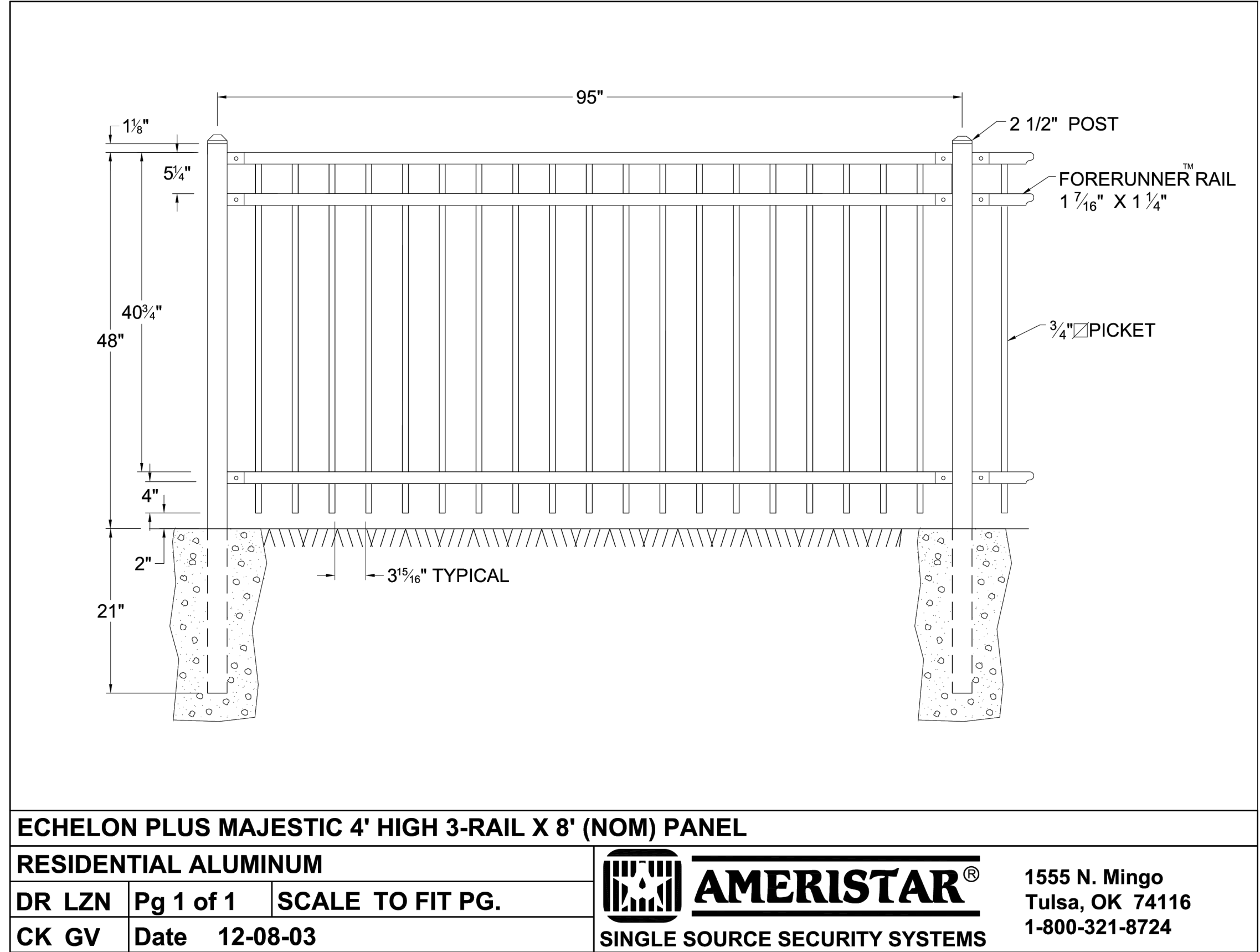
FENCING NOTES

- ALL FENCING IS OPTIONAL AND SHALL BE DETERMINED BY THE HOMEOWNER.
- A FULL ENCLOSURE SHOULD BE RESTRICTED TO THE SIDE OR REAR BUILDING AREAS OF THE LOTS AND SHOULD TYPICALLY NOT EXCEED 1,000 SF OF ENCLOSURE.
- THE FENCE SHOULD BE INTEGRATED WITH THE LANDSCAPE.
- A THREE-BOARD OPEN RAIL FENCE IS REQUIRED WHERE THE LOT LINE IS ADJACENT TO OPEN SPACE. THE OPEN RAIL FENCE SHALL BE A MAXIMUM OF 42-INCHES IN HEIGHT. WIRE MESH FASTENED TO THE INSIDE OF THE FENCE IS PERMITTED FOR PET ENCLOSURES.
- THE FENCE BOARDS AND POSTS SHALL BE PAINTED OR STAINED TO COMPLEMENT THE COLORS OF THE HOME.
- ORNAMENTAL METAL FENCES ARE PERMITTED FOR POOL ENCLOSURES OR IN LIEU OF OPEN RAIL FENCE WHERE ADJACENT TO OPEN SPACE.
- TO MAINTAIN A MORE OPEN, SPACIOUS FEELING FOR THE NEIGHBORHOOD, PERIMETER FENCES ARE ONLY PERMITTED IN CIRCUMSTANCES TO BUFFER ADJACENT DISSIMILAR PROPERTIES.



OPEN RAIL FENCE

Paint/Stain Color: To be coordinated with color of home
Wire Mesh: Galvanized 14 gauge installed between post and rail.



ECHELON PLUS MAJESTIC 4' HIGH 3-RAIL X 8' (NOM) PANEL

RESIDENTIAL ALUMINUM

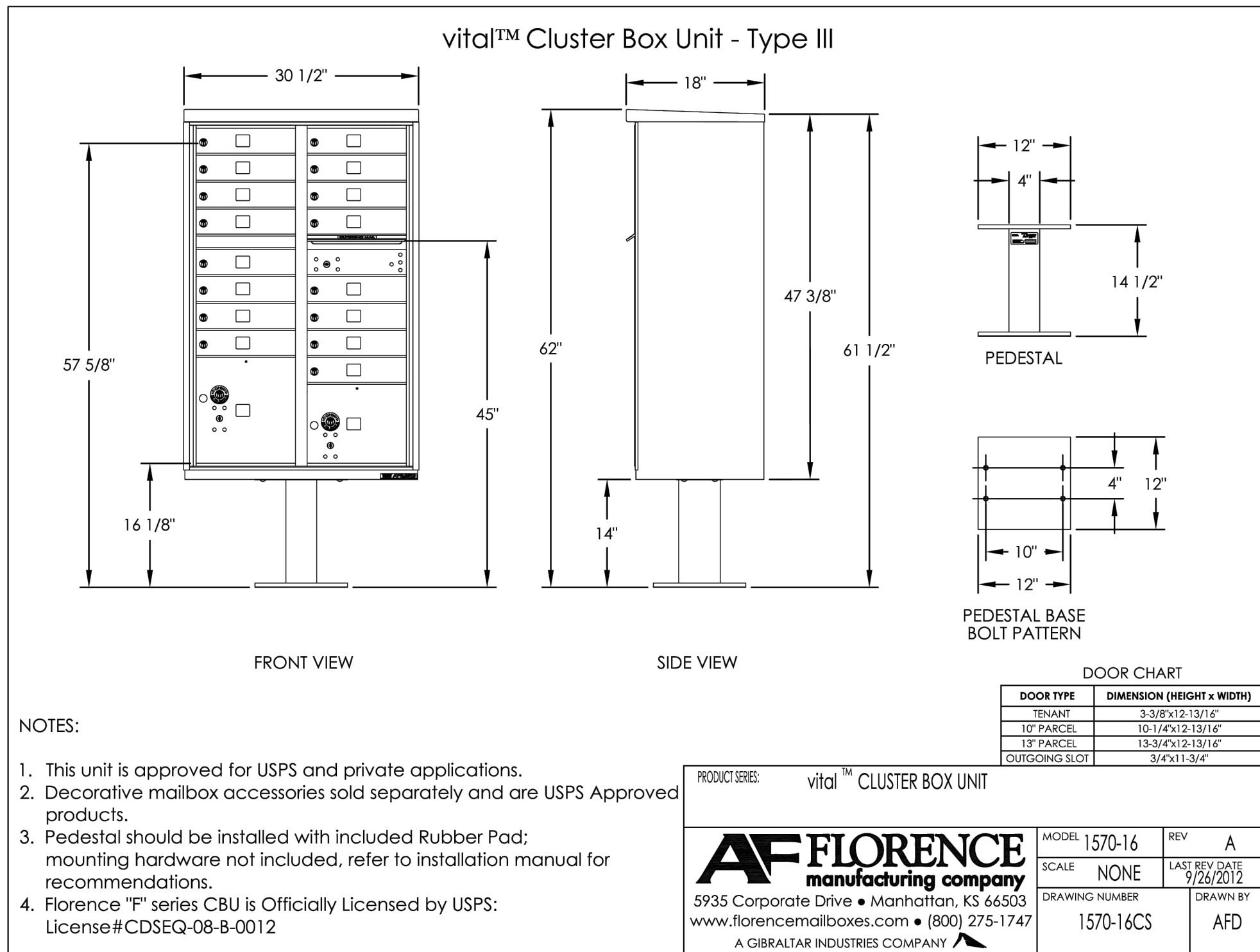
DR LZN Pg 1 of 1 SCALE TO FIT PG.

CK GV Date 12-08-03



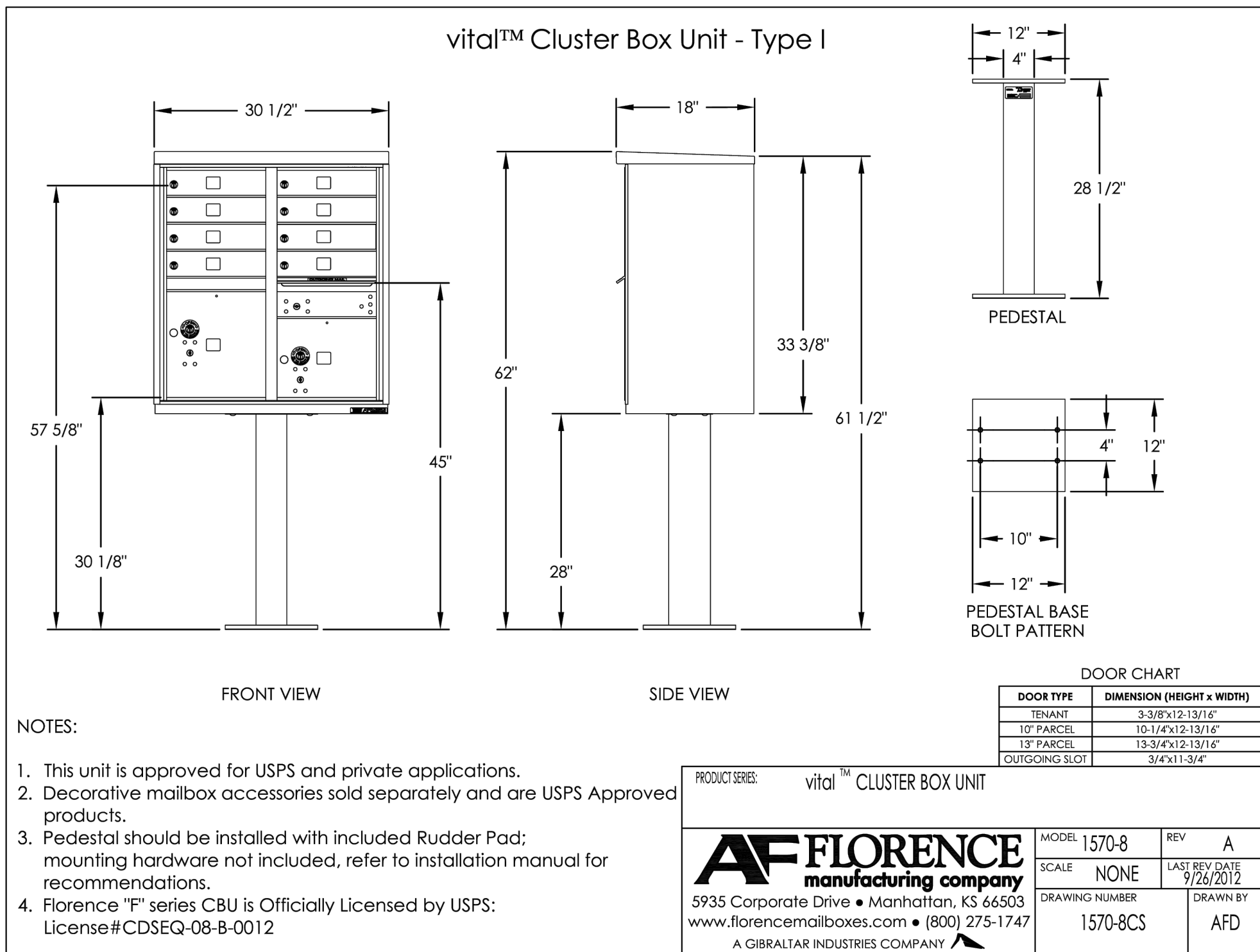
1555 N. Mingo
Tulsa, OK 74116
1-800-321-8724

SINGLE SOURCE SECURITY SYSTEMS



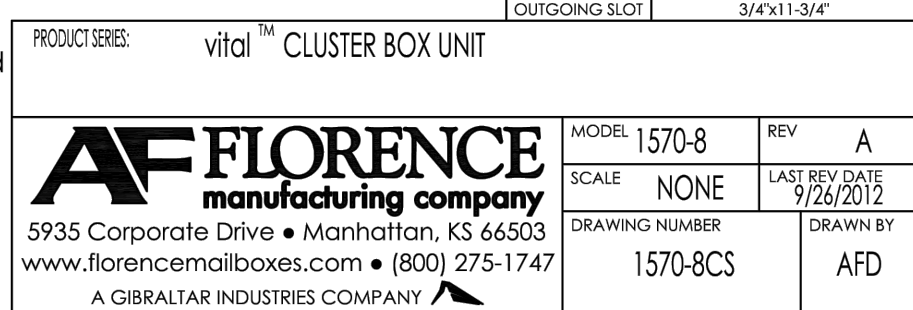
NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012



NOTES:

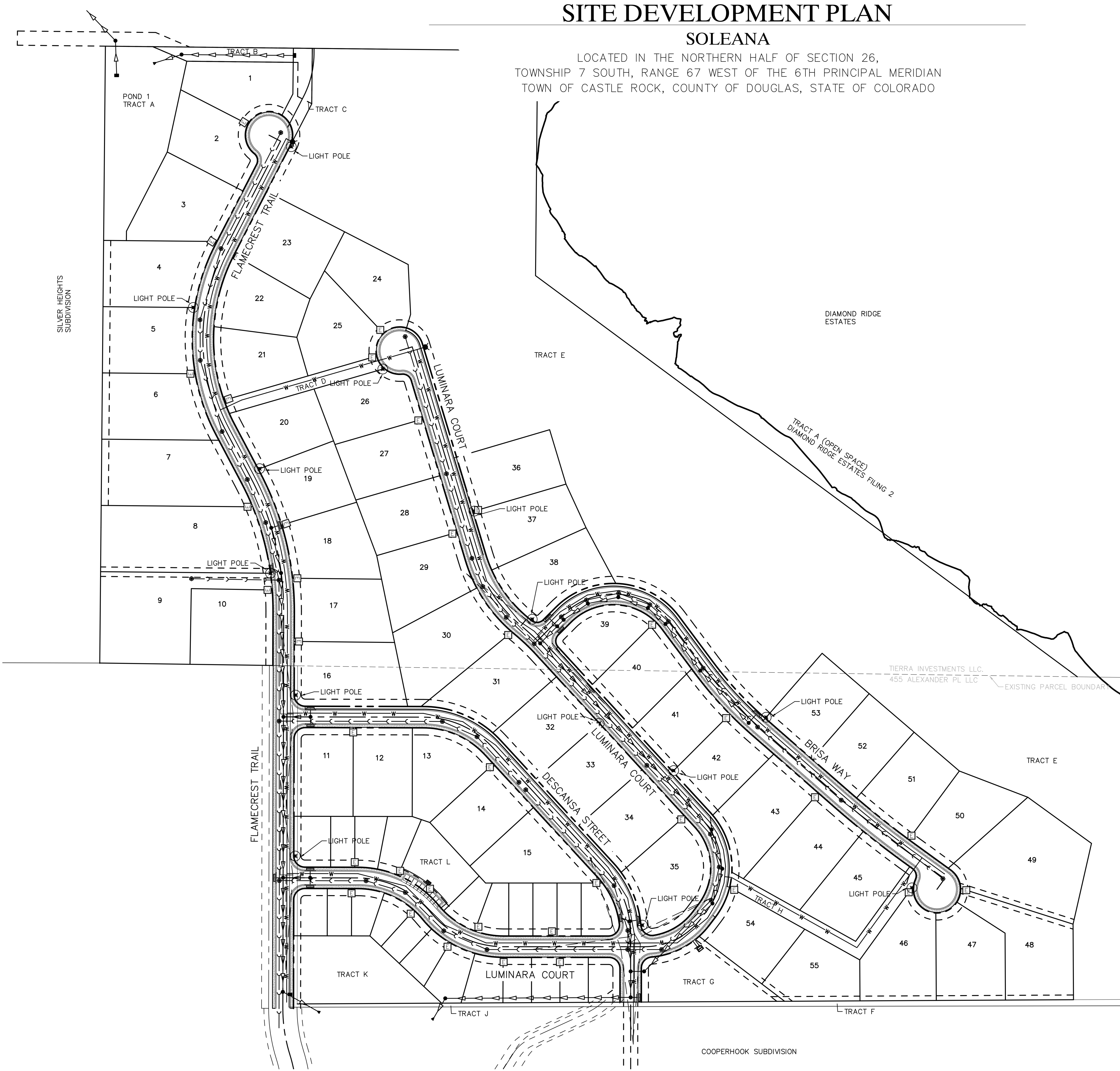
- This unit is approved for USPS and private applications.
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- Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012



MAIL KIOSK SHELTER - POLIGON "SANTA FE" COLOR TO BE DETERMINED

N.T.S.

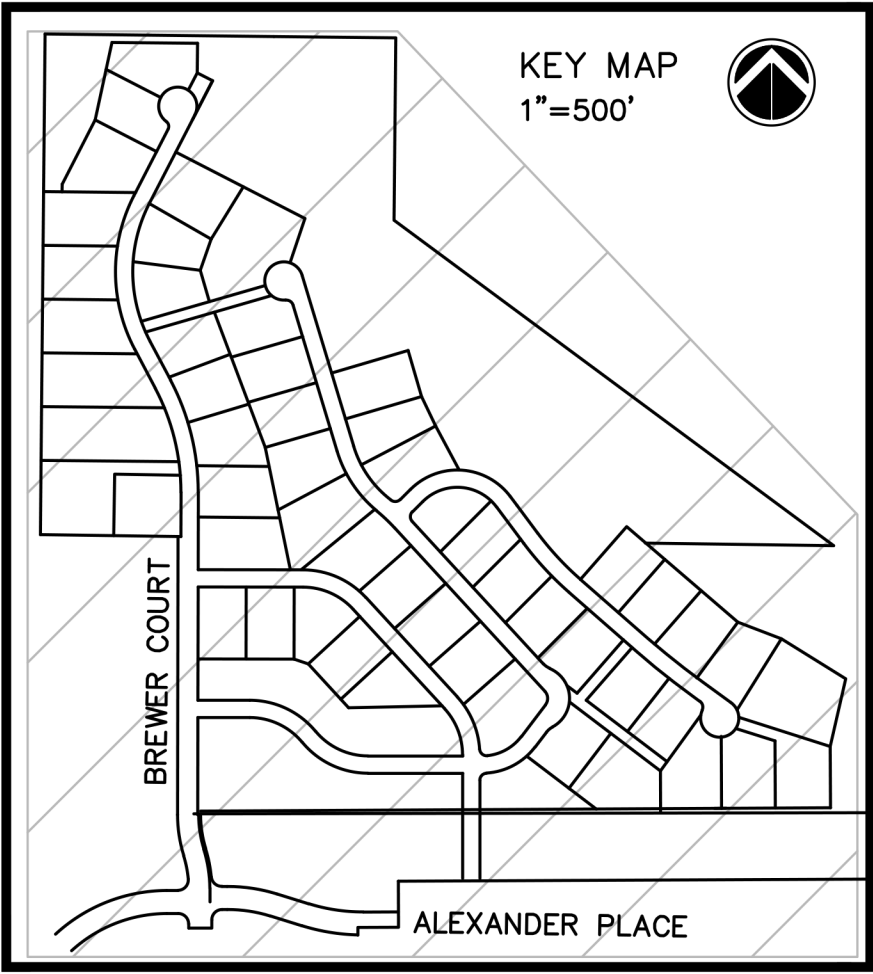
G:\2020\20002764.00\DESIGN\CIVIL\C3D\SET\SITE DEVELOPMENT PLAN\LIGHTING PLAN PRINTED ON: 2/28/2024 2:30 PM



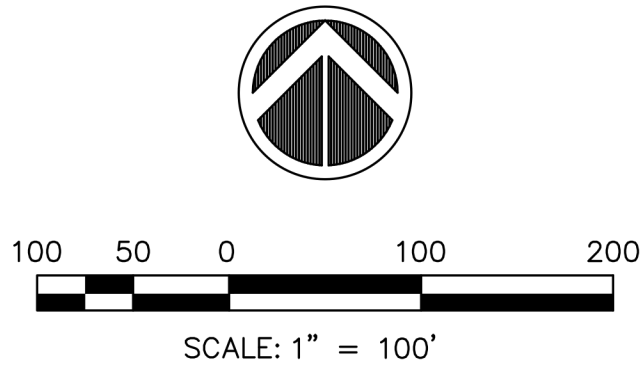
SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



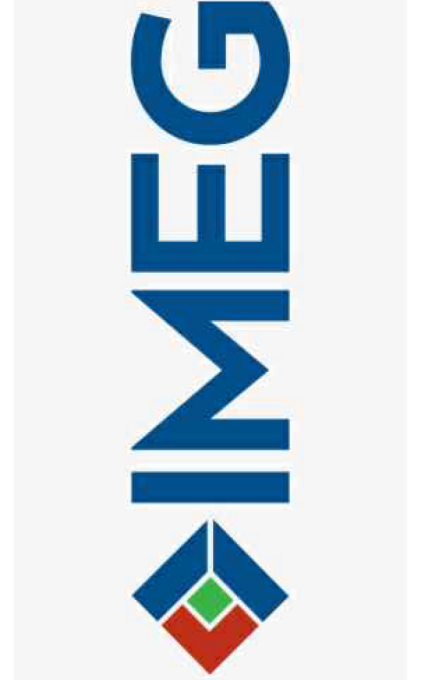
LEGEND		
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		UTILITY EASEMENT



SOLEANA
SITE DEVELOPMENT PLAN
PROJECT# XXXXX-XXX

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Designed By: AHC	Date: 11-13-23	Sheet: 19
Prepared By: AHC	Horiz. Scale:	Job No.:
Approved By: ***	Vert. Scale:	

SOLEANA	
TOWN OF CASTLE ROCK, COLORADO	
SITE DEVELOPMENT PLAN	
ILLUMINATION PLAN	
Proj. Name:	20002764
Location:	
Plan Set:	
Sheet Name:	
Sheet: 19	22

D:\DISKBOX (FREE)STUDIO LIGHTNING\2024\2024-011 SOLEANA\SITEPHOTOMETRIC 2024-011 SOLEANA- PRINTED ON: 2/27/2024 4:47 PM

SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Revision Type:		No.		Rev. Date:	
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Prepared By:		Horiz. Scale:		Job No.:	
Approved By:		Vert. Scale:			

SOLEANA		TOWN OF CASTLE ROCK, COLORADO		SITE DEVELOPMENT PLAN		SITE LIGHTING PHOTOMETRIC	
Project Name:		Location:		Plan Set:		Sheet Name:	
						LP1	

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 60'-0"

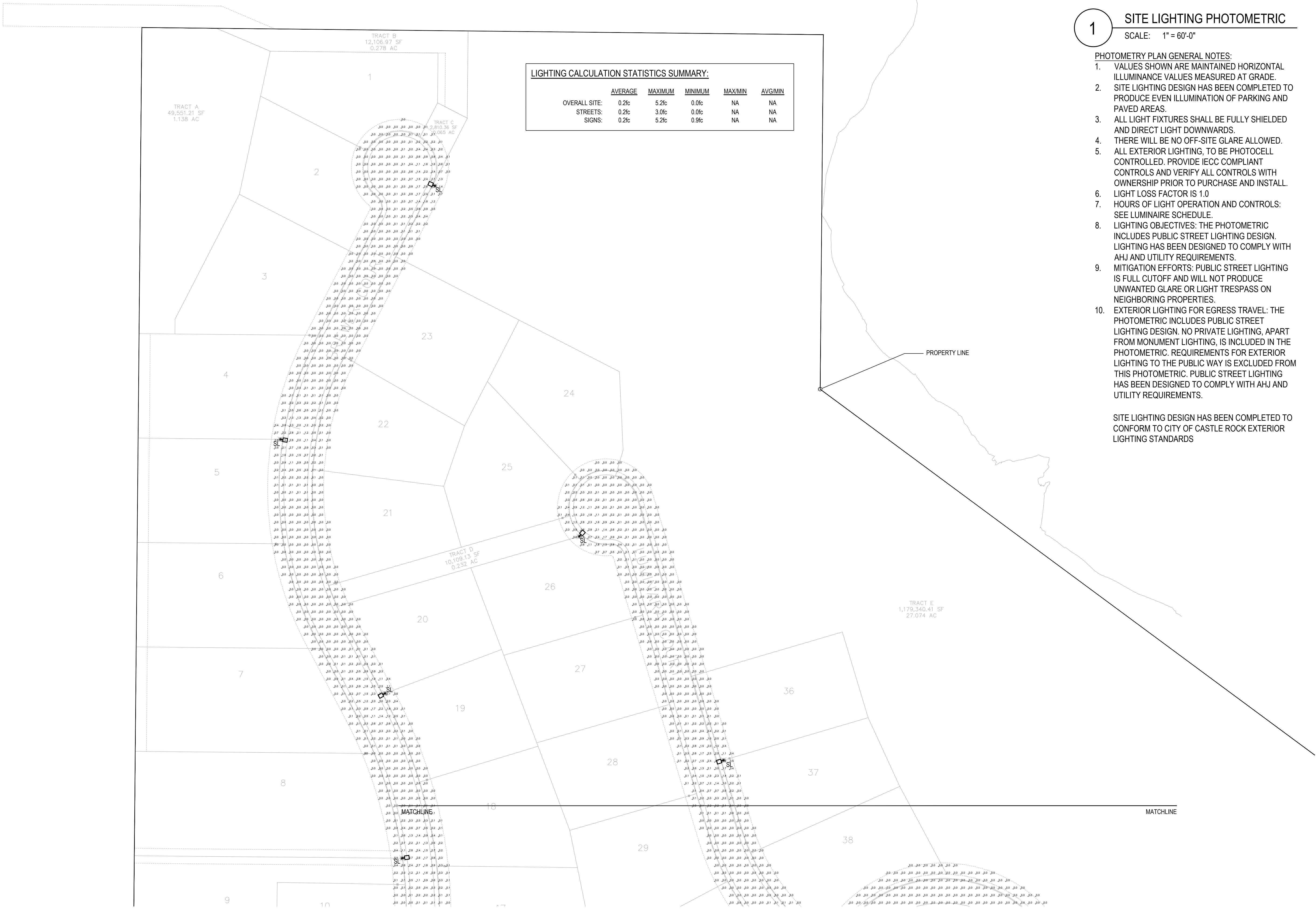
PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- ALL EXTERIOR LIGHTING, TO BE PHOTOCCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL. LIGHT LOSS FACTOR IS 1.0
- HOURS OF LIGHT OPERATION AND CONTROLS: SEE LUMINAIRE SCHEDULE.
- LIGHTING OBJECTIVES: THE PHOTOMETRIC INCLUDES PUBLIC STREET LIGHTING DESIGN. LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.
- MITIGATION EFFORTS: PUBLIC STREET LIGHTING IS FULL CUTOFF AND WILL NOT PRODUCE UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL: THE PHOTOMETRIC INCLUDES PUBLIC STREET LIGHTING DESIGN. NO PRIVATE LIGHTING, APART FROM MONUMENT LIGHTING, IS INCLUDED IN THE PHOTOMETRIC. REQUIREMENTS FOR EXTERIOR LIGHTING TO THE PUBLIC WAY IS EXCLUDED FROM THIS PHOTOMETRIC. PUBLIC STREET LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS

LIGHTING CALCULATION STATISTICS SUMMARY:

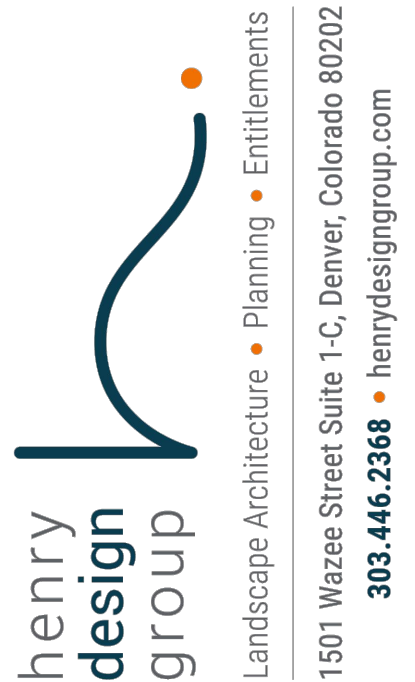
	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	0.2fc	5.2fc	0.0fc	NA	NA
STREETS:	0.2fc	3.0fc	0.0fc	NA	NA
SIGNS:	0.2fc	5.2fc	0.9fc	NA	NA



SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1

SITE LIGHTING PHOTOMETRIC

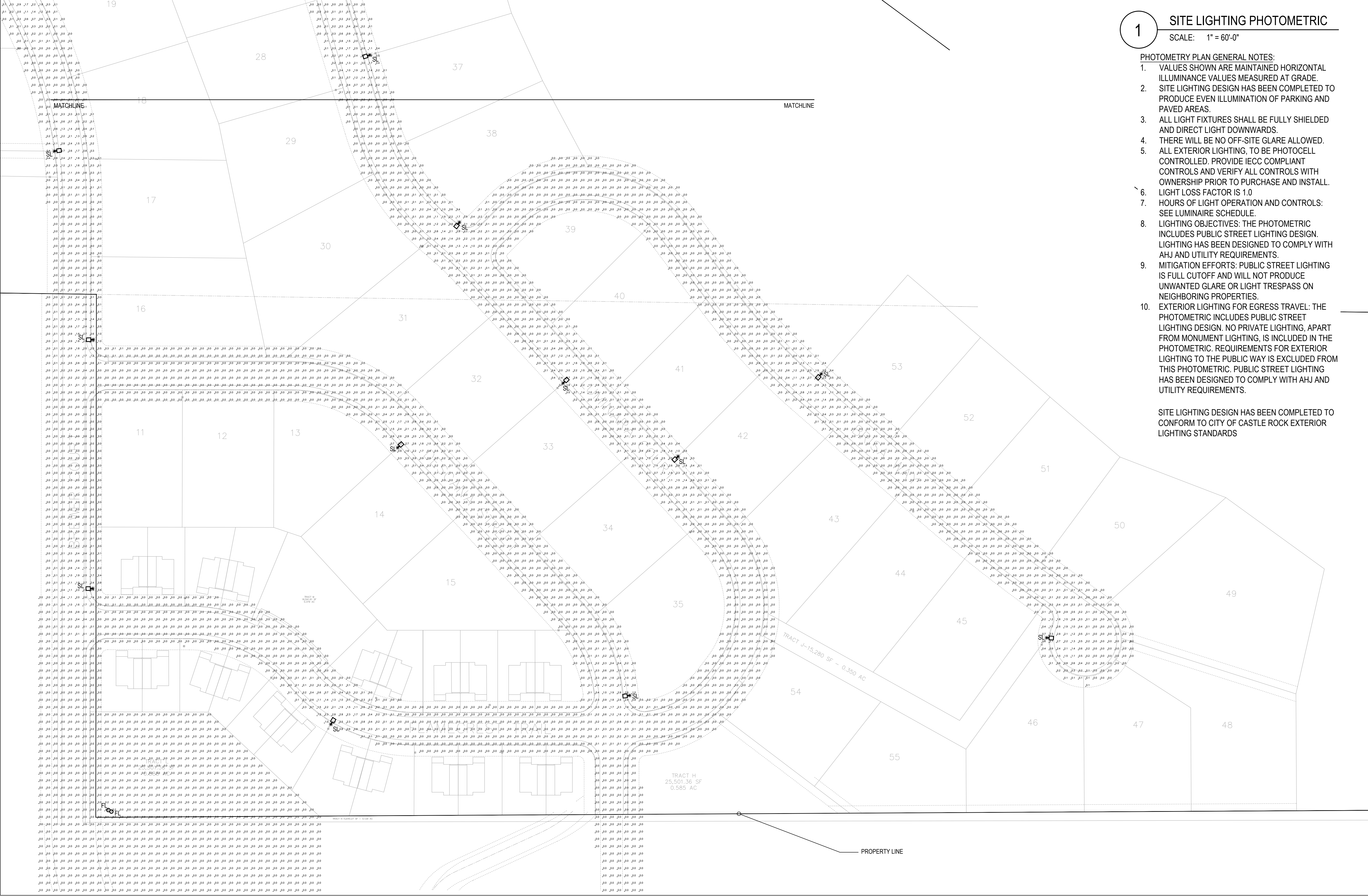
SCALE: 1" = 60'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- ALL EXTERIOR LIGHTING, TO BE PHOTOCCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
- LIGHT LOSS FACTOR IS 1.0
- HOURS OF LIGHT OPERATION AND CONTROLS: SEE LUMINAIRE SCHEDULE.
- LIGHTING OBJECTIVES: THE PHOTOMETRIC INCLUDES PUBLIC STREET LIGHTING DESIGN. LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.
- MITIGATION EFFORTS: PUBLIC STREET LIGHTING IS FULL CUTOFF AND WILL NOT PRODUCE UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL: THE PHOTOMETRIC INCLUDES PUBLIC STREET LIGHTING DESIGN. NO PRIVATE LIGHTING, APART FROM MONUMENT LIGHTING, IS INCLUDED IN THE PHOTOMETRIC. REQUIREMENTS FOR EXTERIOR LIGHTING TO THE PUBLIC WAY IS EXCLUDED FROM THIS PHOTOMETRIC. PUBLIC STREET LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF CASTLE ROCK EXTERIOR LIGHTING STANDARDS

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SOLEANA
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN

Proj. Name:
Location:
Plan Set:
Sheet Name:
LP2

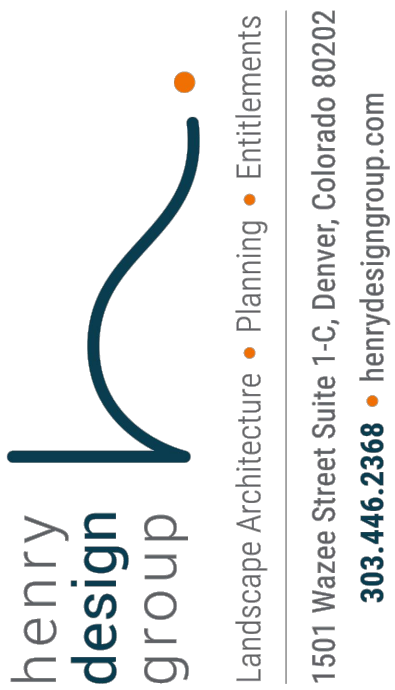
Revision Type:		No.	Rev. Date:
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Designed By:	Date:	Sheet:
Prepared By:	Horiz. Scale:	Job No.:
Approved By:	Vert. Scale:	

SITE DEVELOPMENT PLAN

SOLEANA

LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LUMINAIRE SCHEDULE																
Symbol	Label	General Description	Mounting Height & Type	Color	Catalog Number	Lamp	LLF	Watts	Lumens	SHIELDING	Distribution	Voltage	Dimming	Quantity	Color Temp.	Control
○	FL	FLOOD LIGHT ENTRY MONUMENT	1'-0" AFG	GREY	PHILLIPS LPF3-C-4K-FL-S-8-DGY	LED	1.00	85W	7,012	FULL CUTOFF	FLOOD	120-277	NO	2	4,000K	PHOTOCELL DUSK TO DAWN
□ ○	SL	MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE AS SPECIFIED BY UTILITY	18'-0" AFG POLE MOUNTED	VERIFY	FIXTURE: UML-MLED POLE: UMP-23	LED	1.00	50W	VERIFY	FULL CUTOFF	VERIFY	120	VERIFY	16	VERIFY	VERIFY

ITEM	QTY	ASSET #	INVENTORY NO.
1	1	DT SL 373003	49500023
2	1	DT SL 373053	39303000
4	1	DT SV 369077	09350602

NOTES:

1. FOR DOUBLE FIXTURE SPECIFY UML-MLED DBL.
2. REFER TO STREET LIGHT DATA COLLECTION REPORTING AND FIELD IDENTITY PROCEDURE.
3. FOR LED FIXTURE USE ONLY SOLID STATE PHOTO CONTROL.
4. 3" TENON WITH 8" ARM STANDARD FIXTURE.
5. INDICATE THE VOLTAGE ON FIXTURE IF VOLTAGE IS HIGHER THAN 120 VOLTS.

Bulb Type	Wattage	Full Unit Spec.	Fixture Spec.	Pole Spec.	INVENTORY #
LED	50W	UML-MLED	UMF-MLED	UMP-23	39303000

ITEM	#	MATERIAL	SPEC #	INVENTORY #
1	1	BLACK ROUND TAPERED FIBERGLASS DIRECT BURIAL 23 POLE - (3" POLE TOP)	UMP-23	49500023
2	1	SHOE BOX FIXTURE WITH TENON, 50W LED	UML-MLED	39303000
3	1	PHOTO CELL		44501000
4	1	#6 DUPLEX SECONDARY WIRE AS REQUIRED		09350602
5	1	METAL ID TAG AND STRAP		-
6	1	TENON, SINGLE, WITH 8" ARM		39501000
7	1	FUSE, ST. LT. (20 AMP)		24501495
8	1	FUSE HOLDER, ST. LT.		24501501
9	2	FUSE HOLDER COVER, ST. LT.		24501502

MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE

UML-MLED

FILE NAME: StreetLight1

A perfect blend of
design,
performance
and value

PHILIPS KEENE LYTEPRO LED MEDIUM FLOODLIGHT
85W LPF3

The Philips Keene LytePro LED Medium Floodlight allows precision and flexibility in a compact design. The LPF3 features state-of-the-art long-life LED technology and is ideal for landscapes, accending signage or displays, facades, and many other lighting applications.

Ordering guide¹

Series / # of COB¹	Drive Current	Color Temperature	Distribution	Mounting	Options	Voltage	Finish
LPF3	-	C	-	-	-	-	-
LPF3	LytePro LED Medium Floodlight: 85W	C 700 mA 4K 4000K¹ 3K 5000K¹	FL Flood SP Spot	S Slipfitter 2-3/8" O.D. T Trunion	P1¹ Single Fusing P2¹ Double Fusing P3¹ Double Fusing, Canada PCB¹ Photocentral DM25¹¹ Dynadimmer	1 120V 2 208V 3 240V 4 277V 6 347V 8 120-277V	BZ Textured Dark Bronze WH Textured White DGY Textured Dark Gray

Accessories – Ordering Guide (must be ordered separately)

Catalog #	Description
LPF3WG¹¹¹	Wire Guard
LPF3SG¹¹¹	Shove Guard
BT10	Universal bracket converts trunion mount to slipfitter mount

Stocked Luminaires – Ordering Guide¹,¹¹,¹¹¹

Catalog #	Description	Master Pack, QTY	UPC Code
STKLFP3JT-8	LPF3, Trunion Mount, 120-277V	Yes, 2	786034957779
STKLFP3JT-6	LPF3, Trunion Mount, 347V	Yes, 2	786034957786

Footnotes:
1. MTIO configurations are assembled in the USA.
2. COB denotes Chip On Board LED platform.
3. Both 4K and 5K options have a minimum 80 CRI.
4. 1" for 120, 277, 347V.
5. 1/2" for 208-240V.
6. 1/2" for 208, 240V Canadian double pull.
7. Specify voltage. 1"COB not available with 1" universal voltage option.
8. 1"COB only available 120-277V and dims to 20% for 6 hours.
9. Dynadimmer is suitable for use from -30°C to 40° temperature ambient only.
10. Limited quantities stocked in our Cornwall Distribution facility.
11. Contact factory for availability of large order quantities.
12. All stock products are 80° Tested Dark Bronze, 80° Neutral White and 91° Flood Optics.
13. Stock LPF products ship out of our Cornwall Distribution facility.
14. Always consult factory for current inventory levels. Larger quantities may be converted to MTIO if necessary.
15. LPF3 is provided with full 4-color PCF packaging.

LytePro_LP3_K_ 08/14 page 1 of 3

No.	Rev.	Date:	Revision Type:
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Prepared By:	Horiz. Scale:	Job No.:
Approved By:	Vert. Scale:	

SOLEANA
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LIGHTING DETAILS

Proj. Name:
Location:
Plan Set:
Sheet Name:

Sheet: LP3