

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 RECDORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER _____ OR "THIS SITE IS ZONED _____."
3. [IF APPLICABLE] THIS PROPERTY IS LOCATED WITHIN ZONE _____ AS PER FEMA FIRM PANEL NO. _____ DATED _____. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
4. [IF APPLICABLE.] THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
5. [IF APPLICABLE.] THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
6. [IF APPLICABLE.] RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
7. [IF APPLICABLE] LOTS _____ - _____ ARE TO BE REMOVED FROM THE 100-YEAR FLOODPLAIN AS PER (PRELIMINARY FMS OR CLOMR). SUCH LOTS ARE TO BE RESTRICTED FROM BUILDING PERMITS UNTIL SUCH TIME THAT A LOMR IS APPROVED THROUGH FEMA.
8. [IF APPLICABLE] IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

NOTES

SHEET NUMBER:

2

00/00/00

SITE DEVELOPMENT PLAN, AMENDMENT NO. 11

LOT 6A-2, BLOCK 1, PROMENADE AT CASTLE ROCK,
FILING NO. 1, AMENDMENT 24, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP22-0040

ZONED PROMENADE AT CASTLE ROCK PD

PROPOSED

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5279

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IRR IRR

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EXISTING

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IRR IRR

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LINETYPE LEGEND

CONTOUR - MAJOR

CONTOUR - MINOR

ELECTRIC - UNDERGROUND

EXPOSED FOUNDATION

FIBER OPTIC LINE

FIRE SERVICE

GAS LINE

GUARDRAIL

HANDRAIL

IRRIGATION

RETAINING WALL

SANITARY SEWER

STEM WALL

STORM SEWER

TELEPHONE

WATER LINE

SYMBOLS LEGEND

CROSSWALK

DOOR

ELECTRIC METER

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

GAS METER

GATE VALVE

LIGHT POLE

ROOF DRAIN

SANITARY MANHOLE

SLOPE

SPOT ELEVATION

STORM INLET

STORM MANHOLE

TRANSFORMER

UTILITY POLE

WATER METER

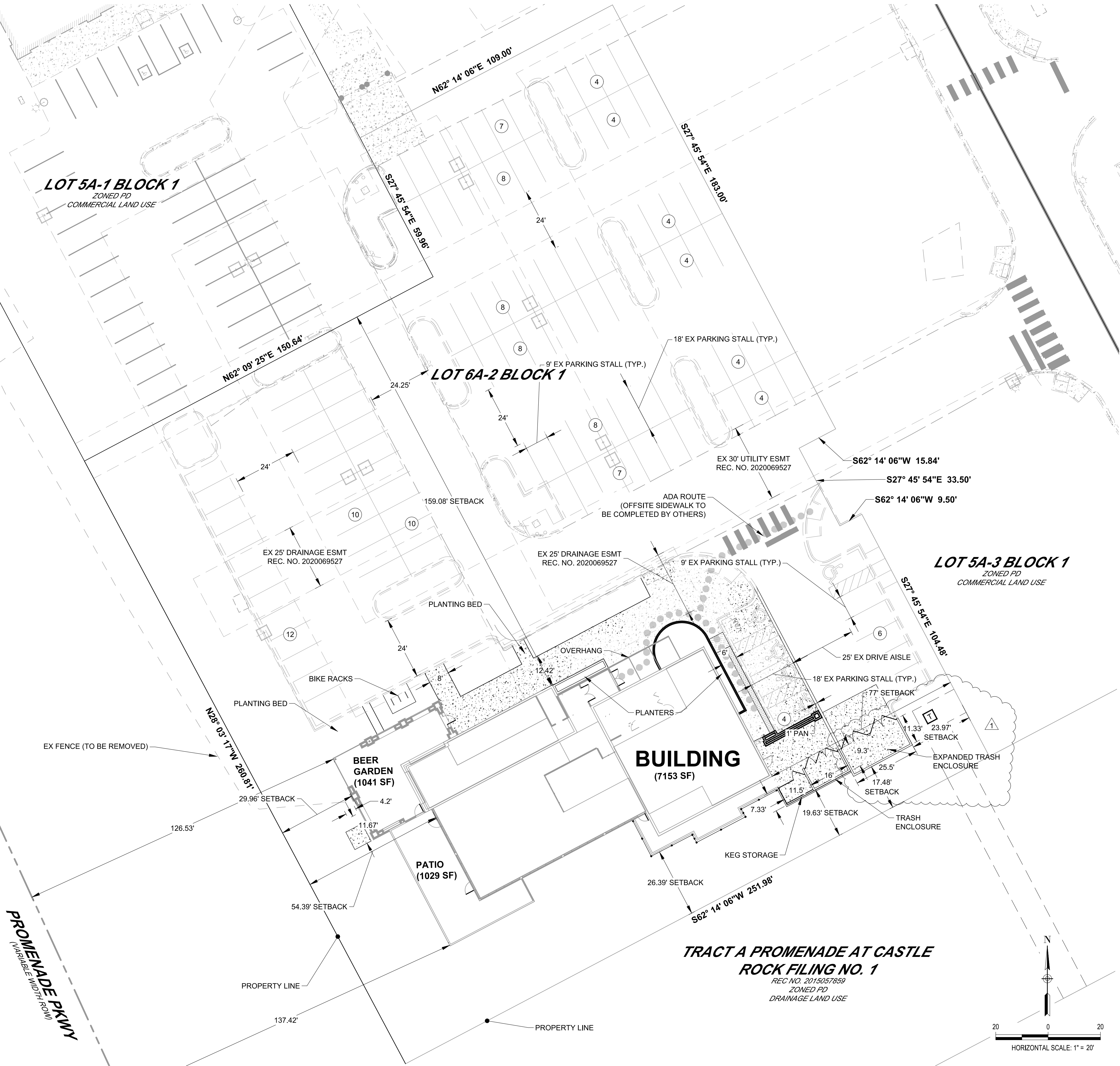
HATCHING LEGEND

ADA RAMP

CONCRETE PAVING

SIDEWALK CHASE

TRUNCATED DOMES



TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0020

SITE PLAN
SHEET NUMBER:
3
3 of 11

SITE DEVELOPMENT PLAN, AMENDMENT NO. 11

LOT 6A-2, BLOCK 1, PROMENADE AT CASTLE ROCK,
FILING NO. 1, AMENDMENT 24, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP22-0040



PROPOSED

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CONTOUR - MAJOR

CONTOUR - MINOR

ELECTRIC - UNDERGROUND

EXPOSED FOUNDATION

FIBER OPTIC LINE

FIRE SERVICE

GAS LINE

GUARDRAIL

HANDRAIL

IRRIGATION

RETAINING WALL

SANITARY SEWER

STEM WALL

STORM SEWER

TELEPHONE

WATER LINE

SYMBOLS LEGEND

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ROOF DRAIN

SANITARY MANHOLE

SLOPE

SPOT ELEVATION

STORM INLET

STORM MANHOLE

TRANSFORMER

UTILITY POLE

WATER METER

HATCHING LEGEND

ADA RAMP

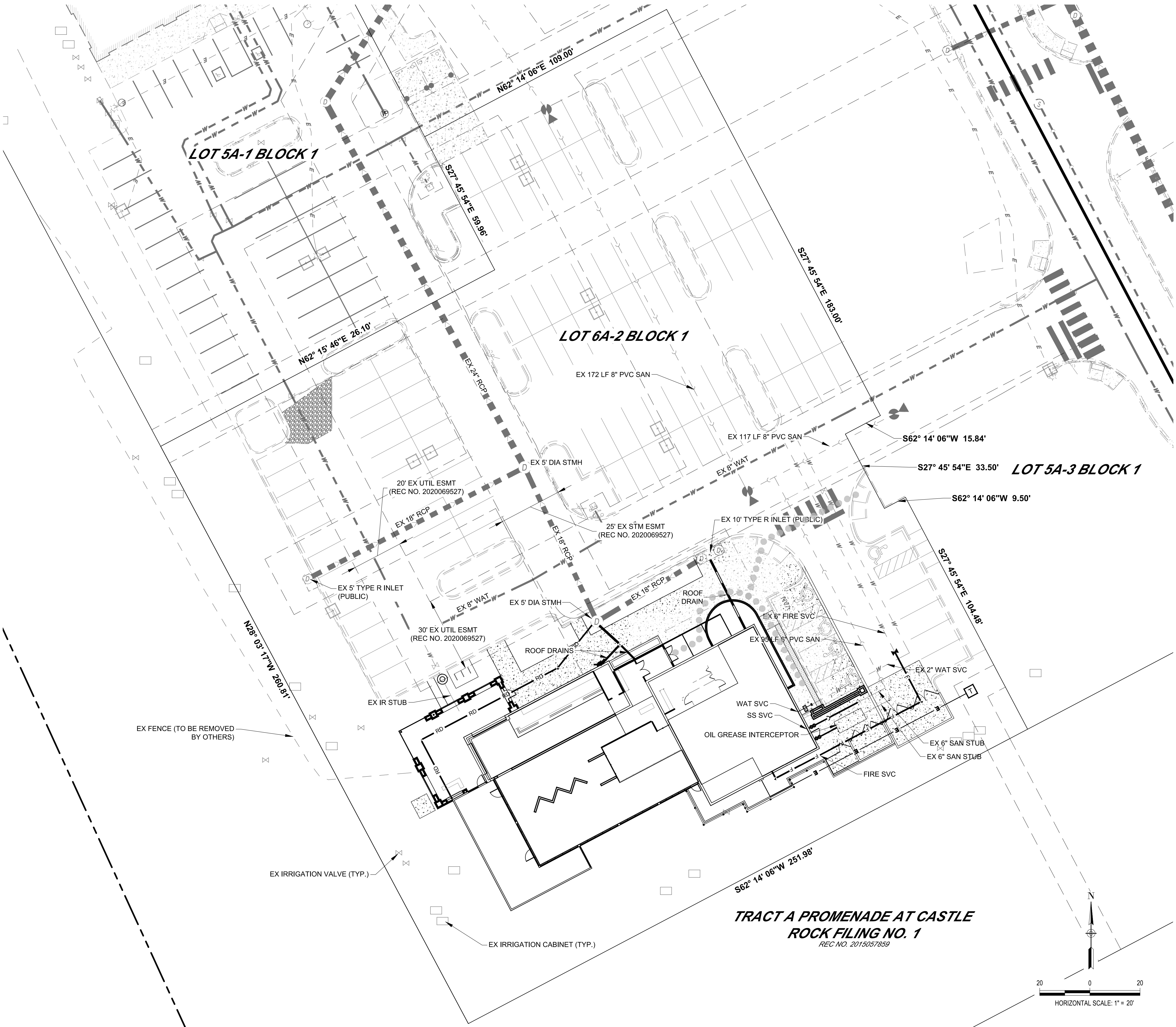
CONCRETE PAVING

SIDEWALK CHASE

TRUNCATED DOMES

SITE DEVELOPMENT PLAN, AMENDMENT NO. 11

LOT 6A-2, BLOCK 1, PROMENADE AT CASTLE ROCK,
FILING NO. 1, AMENDMENT 24, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO
SDP22-0040



LINETYPE LEGEND

PROPOSED		EXISTING
5280	CONTOUR - MAJOR	5280
5279	CONTOUR - MINOR	5279
E	ELECTRIC - UNDERGROUND	E
FO	EXPOSED FOUNDATION	FO
F	FIBER OPTIC LINE	F
G	FIRE SERVICE	G
IRR	GAS LINE	IRR
W	GUARDRAIL	W
	HANDRAIL	
	IRRIGATION	
	RETAINING WALL	
	SANITARY SEWER	
	STEM WALL	
	STORM SEWER	
	TELEPHONE	
	WATER LINE	

SYMBOLS LEGEND

CROSSWALK	
DOOR	
ELECTRIC METER	EM
FIRE DEPARTMENT CONNECTION	
FIRE HYDRANT	
GAS METER	GM
GATE VALVE	
LIGHT POLE	
ROOF DRAIN	
SANITARY MANHOLE	S
SLOPE	
SPOT ELEVATION	
STORM INLET	
STORM MANHOLE	
TRANSFORMER	
UTILITY POLE	
WATER METER	

HATCHING LEGEND

ADA RAMP
CONCRETE PAVING
SIDEWALK CHASE
TRUNCATED DOMES

UTILITY NOTES:

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK [] WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0020

OVERALL
UTILITY PLAN

SHEET NUMBER:

5

5 of 11

LOS DOS POTRILLOS CASTLE ROCK

SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

GENERAL LANDSCAPE NOTES

1. ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 4". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
2. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

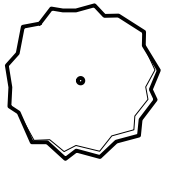
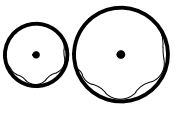
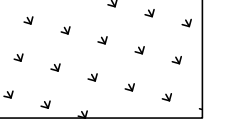
TOWN OF CASTLE ROCK LANDSCAPE NOTES

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.

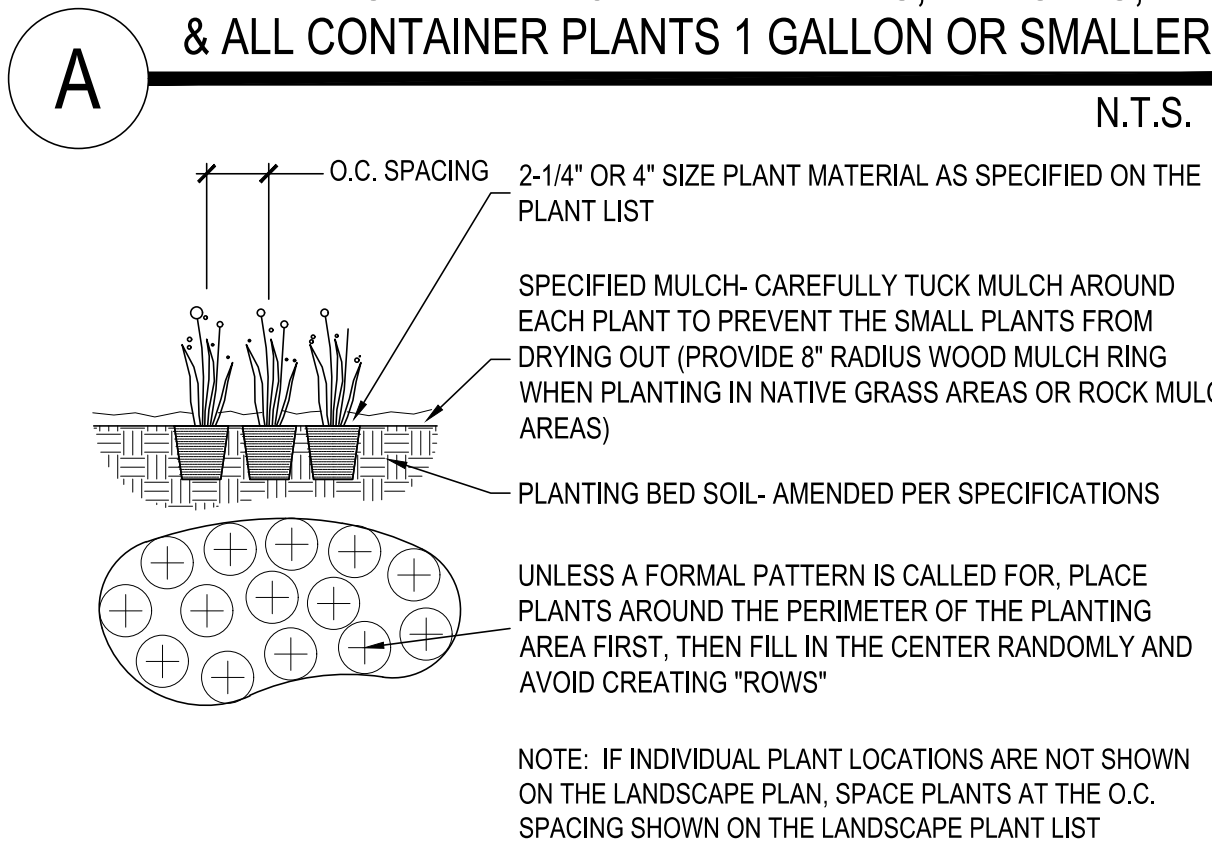
CLWUR CHART FOR THE TOWN OF CASTLE ROCK

Irrig. Zone	Plant Name	App. Rate (inches/month)	Zone (VL, L, Mod, HW)	% of total Area	IA (Irrigated area in sq. ft. for each zone)	LWUR (Landscape Water Use Rating)	TA (Total area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
Drip	All plants are Low	2	Low	100%	3,241	2.5	3,241	2.5

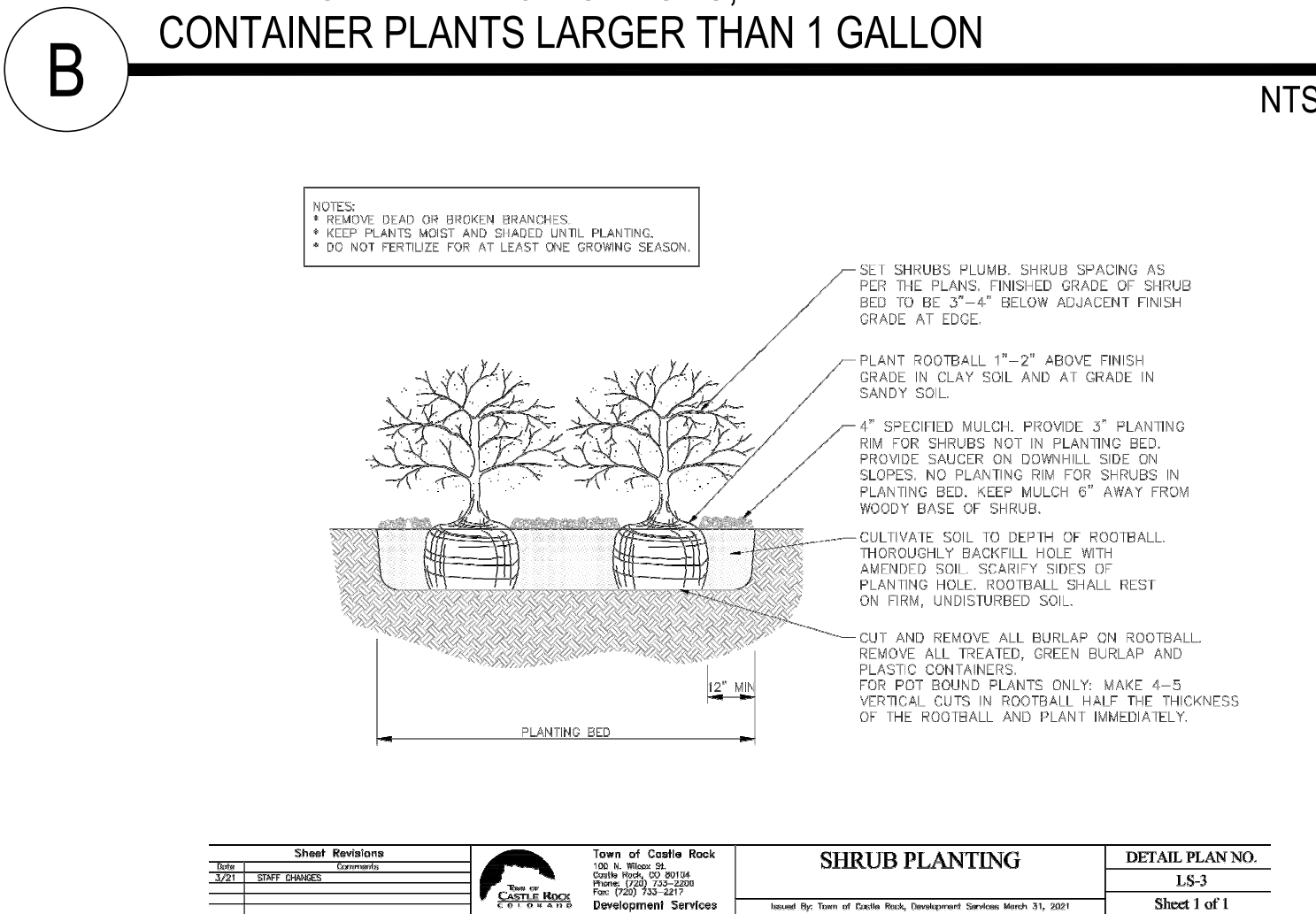
LANDSCAPE PLANT LIST

	DECIDUOUS SHADE TREES	3
	ORNAMENTAL TREES	3
	DECIDUOUS SHRUBS	56
	EVERGREEN SHRUBS	24
	PERENNIALS	48
	NATIVE SEEDING - DRYLAND MIX Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com): PBSI Low Grow Mix Application Rate: 5 LBS/1,000 SF	

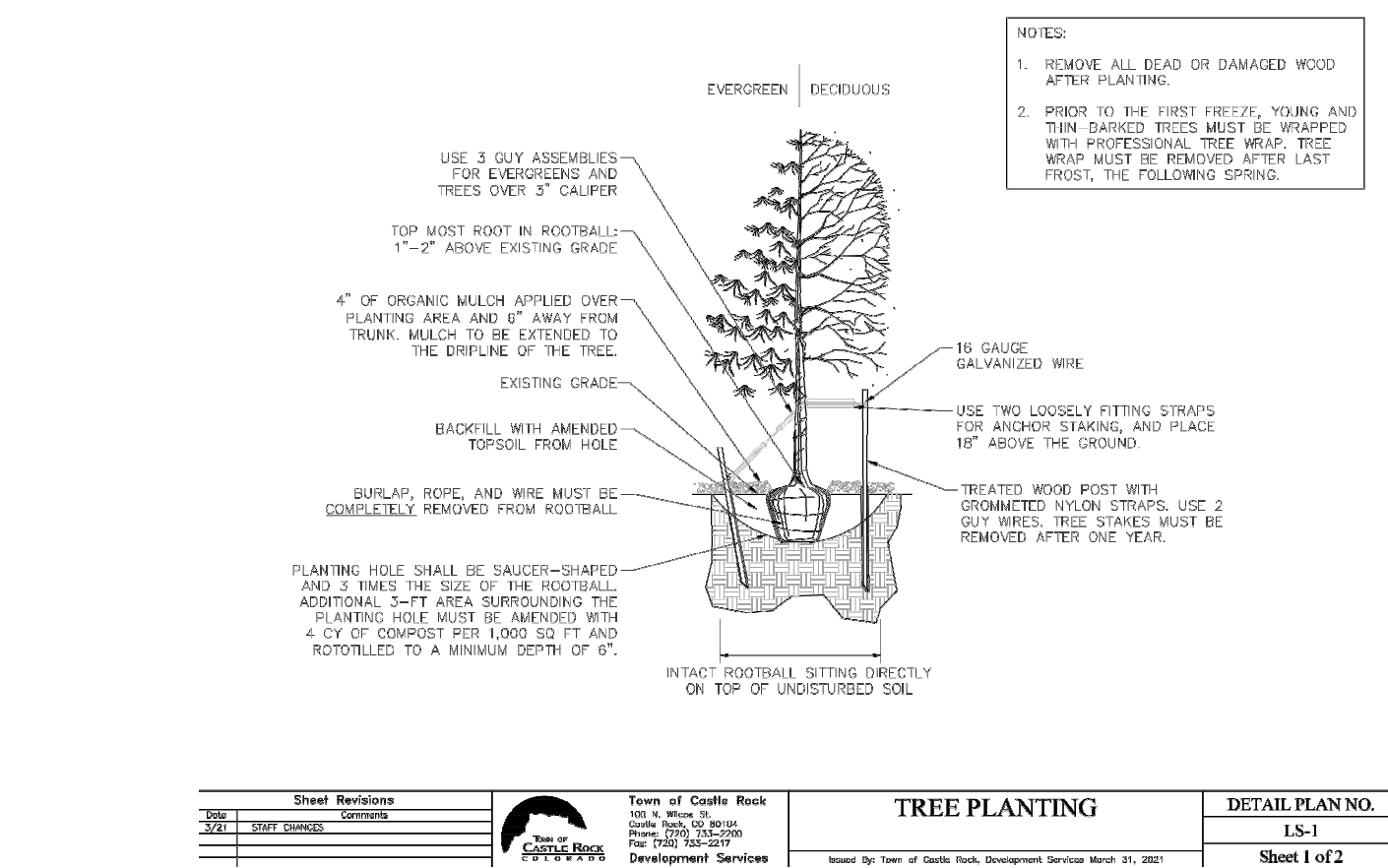
PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



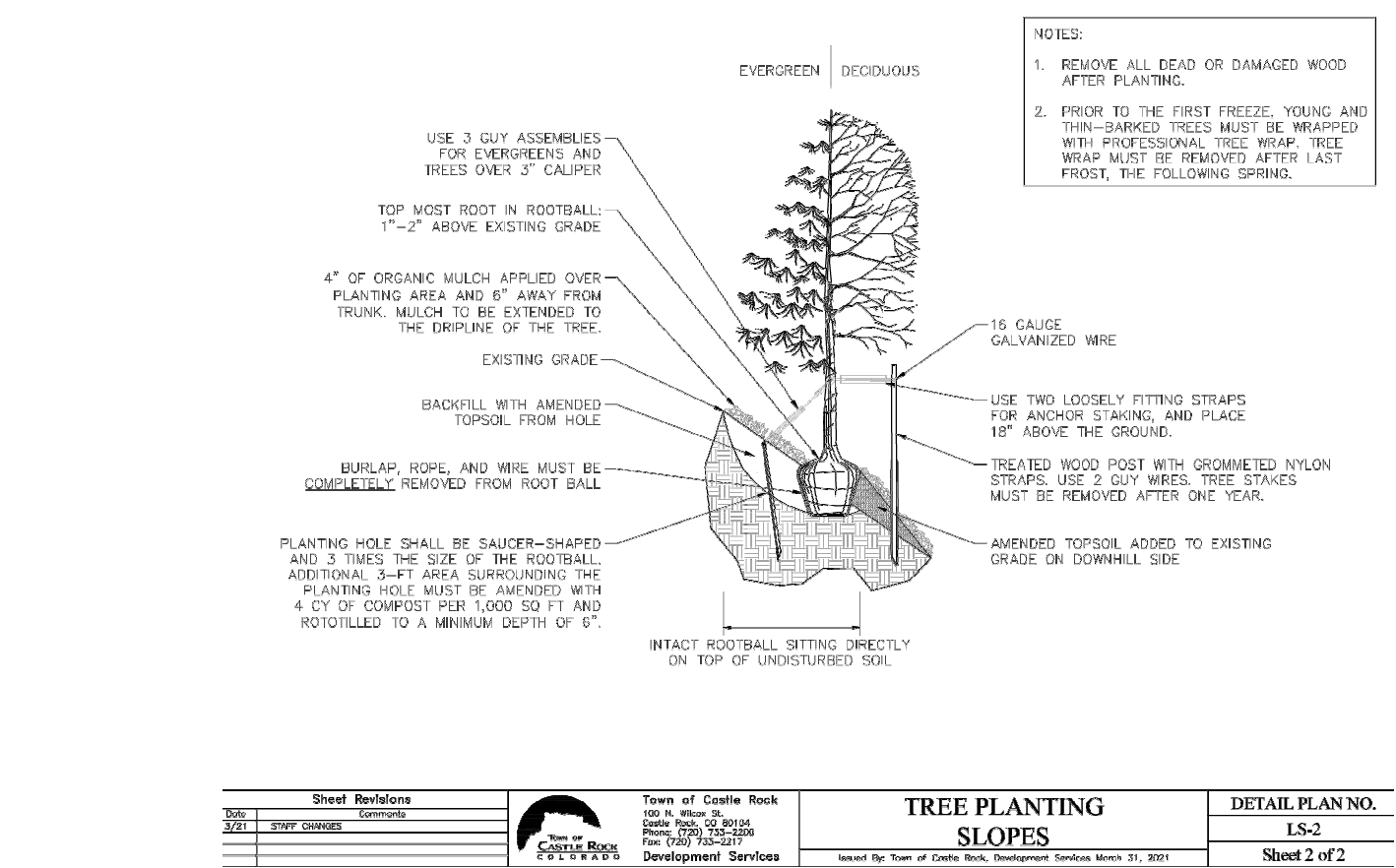
PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



PLANTING DETAIL FOR ALL TREES & B&B SHRUBS ON A SLOPE



COMMERCIAL LANDSCAPE SITE INVENTORY

Gross Site Area sq.ft	Required Landscape Area in Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Irrigated Low Grow Seed (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Proposed	Soil Prep Amounts (in cu.yds per 1000 sq.ft.)	Separate Irrigation Service Connections
72,919	7,292 (18,765 Provided)	0	0	0	15	Shade: 19 Ornamental: 3	30	224	5	Yes ___ No <u>X</u>
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	-	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Min. Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
34,871	3,487 (Provided 3,706.8)	111	0	0	9	8'	9	16	36	104

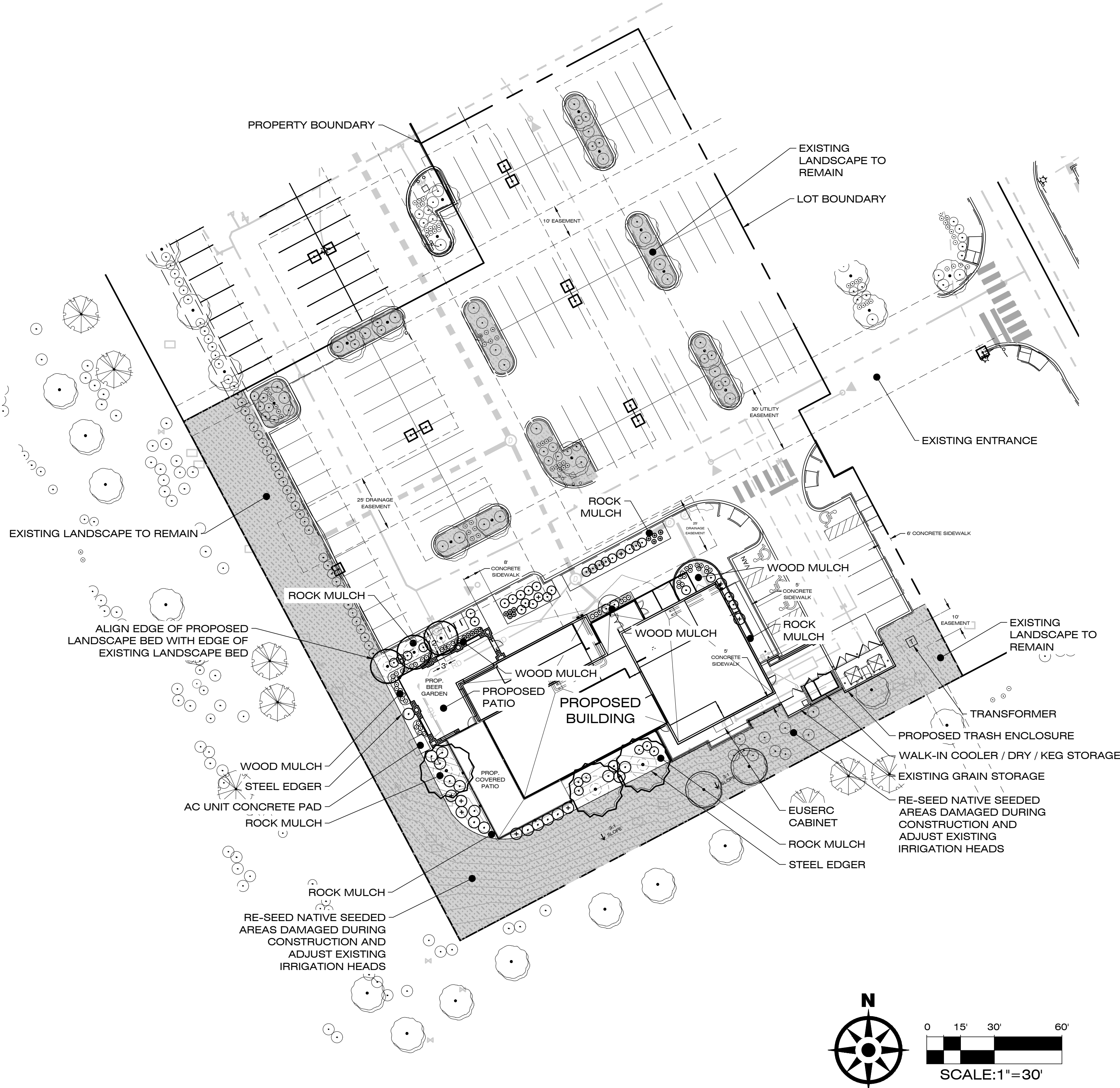
LOS DOS POTRILLOS CASTLE ROCK

SITE DEVELOPMENT PLAN

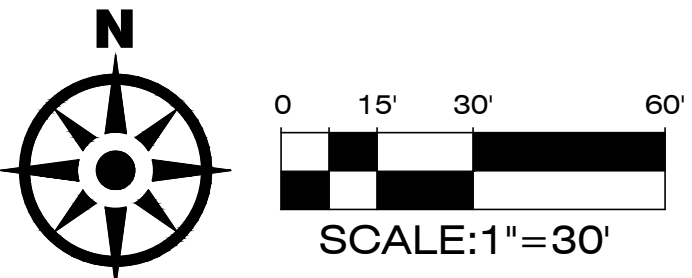
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

LANDSCAPE PLAN

LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)



- TREE SIZE AT PLANTING
TREE SIZE AT 5-7 YEARS
- DECIDUOUS SHADE TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - PERENNIALS
 - EXISTING TREES TO REMAIN ((BY OTHERS)
 - EXISTING SHRUBS TO REMAIN ((BY OTHERS)
 - EXISTING LANDSCAPE & IRRIGATION TO REMAIN (BY OTHERS)



LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

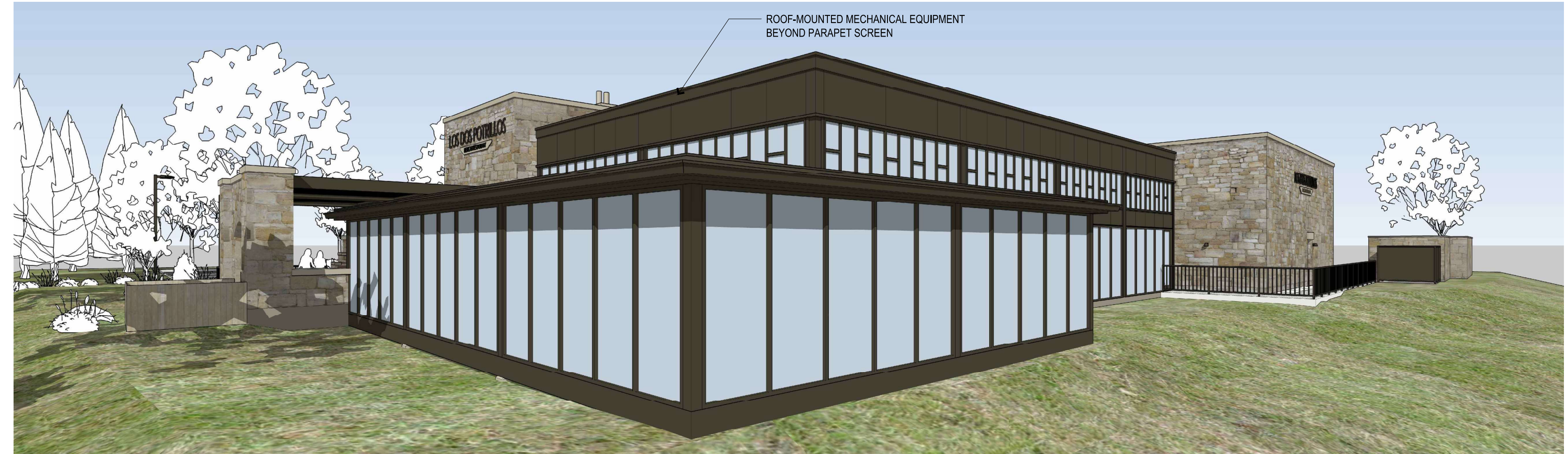
BUILDING SIGN COMPARISON TABLE			
	LINEAR BUILDING FRONTAGE	SIGNAGE ALLOWED (2-1/2 S.F./LN.FT.)	SIGNAGE PROPOSED
FAST ELEVATION	139'-3"	348.33 s.f.	47 s.f.
NORTH ELEVATION	56'-7"	141.45 s.f.	47 s.f.
SOUTH ELEVATION	70'-3"	175.63 s.f.	47 s.f.
WEST ELEVATION	124'-1"	310.2 s.f.	47 s.f.



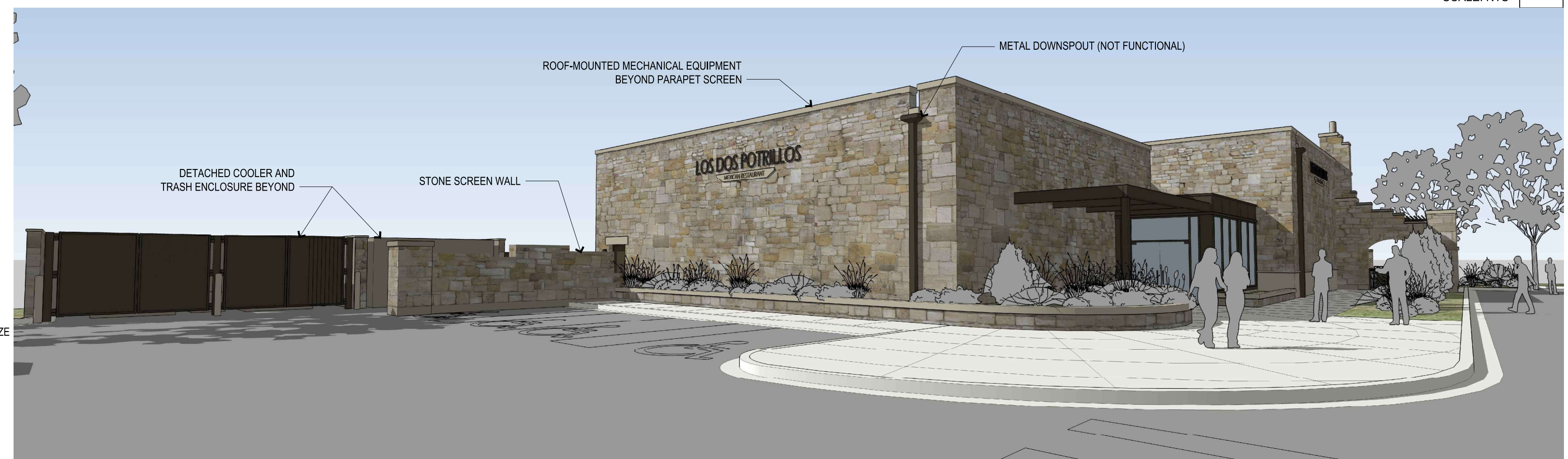
LOS DOS POTRILLOS CASTLE ROCK

SITE DEVELOPMENT PLAN

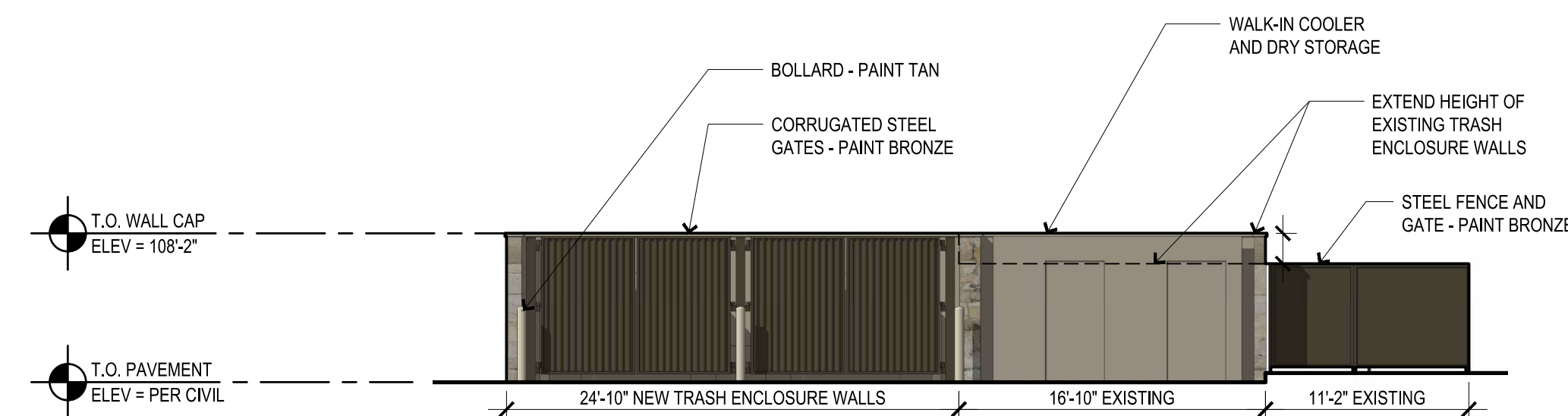
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



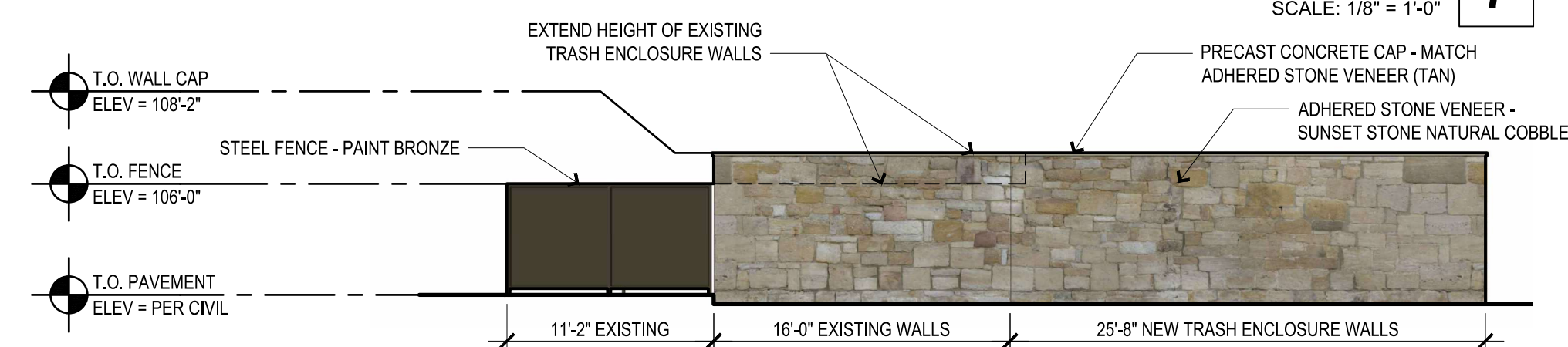
PERSPECTIVE SKETCH AT SOUTH ELEVATION
SCALE: NTS **3**



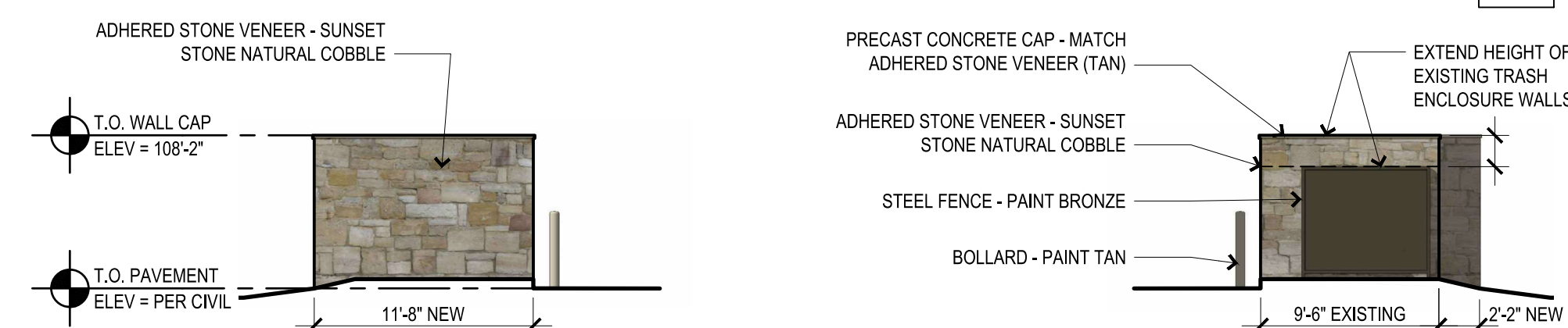
PERSPECTIVE SKETCH AT EAST ELEVATION
SCALE: NTS **2**



DETACHED COOLER AND TRASH ENCLOSURE WEST ELEVATION
SCALE: 1/8" = 1'-0" **7**



DETACHED COOLER AND TRASH ENCLOSURE EAST ELEVATION
SCALE: 1/8" = 1'-0" **6**



TRASH/COOLER EAST ELEVATION
SCALE: 1/8" = 1'-0" **5**

TRASH/COOLER SOUTH ELEVATION
SCALE: 1/8" = 1'-0" **4**



PERSPECTIVE SKETCH AT NORTH ELEVATION
SCALE: NTS **1**



LOS DOS POTRILLOS
CONSTRUCTION DOCUMENTS
ILLUMINATION PLAN

LOS DOS POTRILLOS CASTLE ROCK

PREPARED FOR:

ISSUE DATE: 06/07/2024

BY		REVISIONS	
DATE			

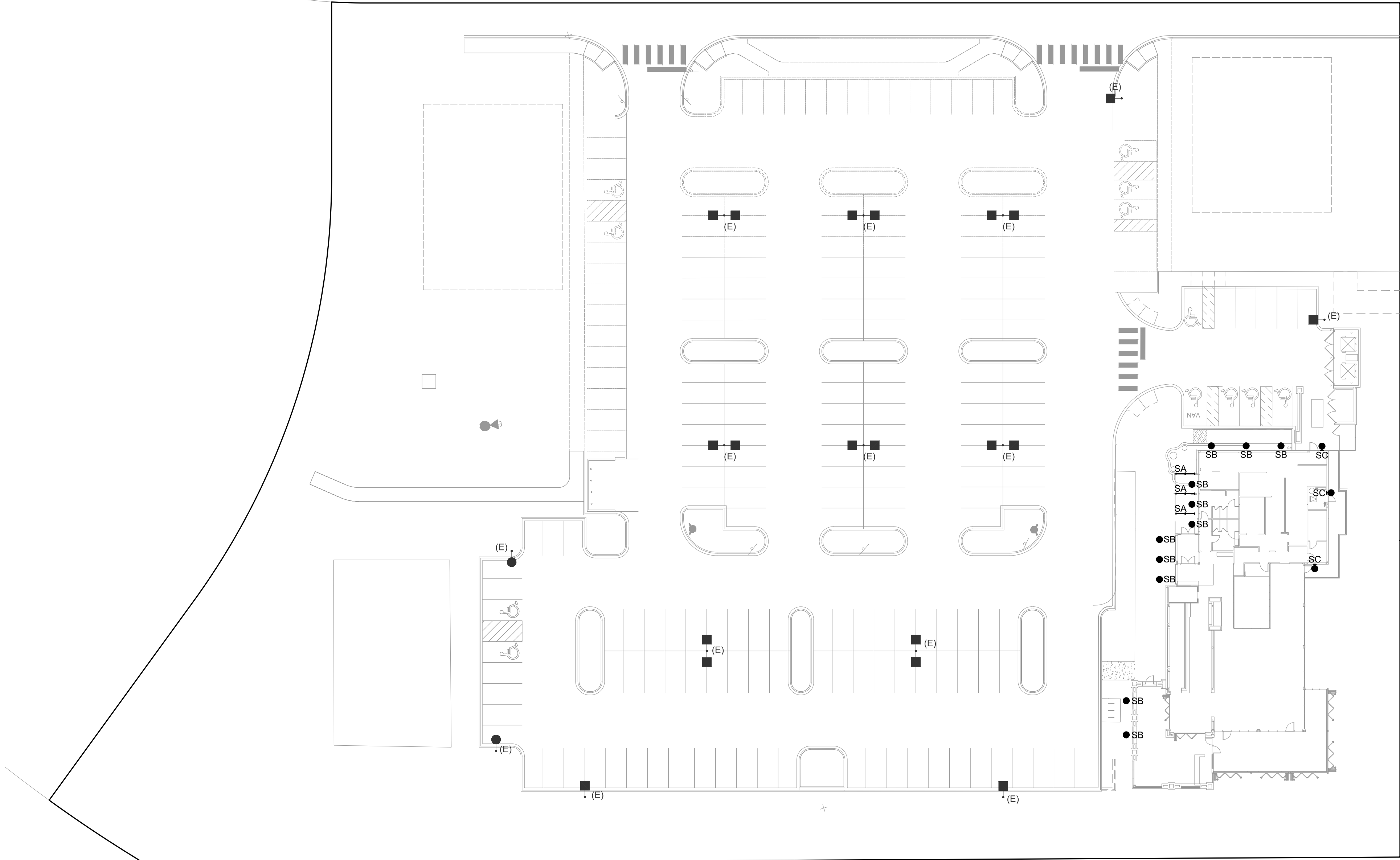
DESIGNED BY: BEK

DRAWN BY: BEK

JOB NUMBER: 24140

SHEET NUMBER:

10
10 OF 11



1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

LEGEND	
(E)	EXISTING
●	LIGHT FIXTURE - PER SCHEDULE
⊙	WALL-MOUNTED LIGHT FIXTURE
—○—	LINEAR LIGHT FIXTURE
■	POLE MOUNTED AREA LIGHT, 1 HEAD
⊞	POLE MOUNTED AREA LIGHT, 2 HEADS
●	POLE-MOUNTED AREA LIGHT, 1 HEAD, ROUND

POLE LIGHTING MARKED WITH (E) ARE EXISTING FIXTURES BEING INSTALLED WITH THE SITE DEVELOPMENT BY OTHERS. THE SUBMITTAL FOR THE SITE DEVELOPMENT IS SDP 22-0008.

SITE ILLUMINANCE STATISTICS

AVERAGE = 1.46
MAXIMUM = 7.5
MINIMUM = 0.0
MAX/AVG RATIO = 5.14

BUILDING PERIMETER LIGHTING CONTROLS:

ASTRONOMICAL TIME SWITCH: ON-DUSK, OFF-DAWN

GENERAL LIGHTING PLAN STANDARD NOTES:

1. OBJECTIVES FOR LIGHTING IN DIFFERENT AREAS OF THE SITE:

BUILDING PERIMETER: DECORATIVE FACADE LIGHTING
PATHWAY LIGHTING UNDER ENTRANCE AWNING
SCONCES ADJACENT TO EGRESS DOORS

2. HOURS OF LIGHT OPERATION: 9 AM - 10 PM

3. MITIGATION TO NEIGHBORHOODS/ADJACENT PROPERTIES:

BUILDING PERIMETER FIXTURE ARE ALL UNDER 2000 LUMENS

4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW
(TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S
FACADE, AND UNSHIELDED WALL PACKS.

NO PROHIBITED FIXTURES ARE INCLUDED IN THIS PROJECT

POLE LIGHTING MARKED WITH (E) ARE EXISTING FIXTURES BEING
INSTALLED WITH THE SITE DEVELOPMENT BY OTHERS. THE SUBMITTAL
FOR THE SITE DEVELOPMENT IS SDP 22-0008.

LIGHTING FIXTURE SCHEDULE

KAZIN & ASSOCIATES, INC											
DESCRIPTION OF LUMINAIRE						BASIS OF DESIGN					
ID	QUANTITY	DESCRIPTION	CLASSIFICATION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMER OR SERIES	DESIGN LOAD (VA)	LUMENS	LIGHT LOSS FACTOR	VOLTAGE
* SA	3	LINEAR LED BUG RATING: B1-U0-G1	UPLIGHT OF 0, EQUIVALENT TO FULL-CUTOFF	DARK BRONZE	SURFACE @ ~11' AFF	LUMENWERX OR EQUAL	VIAWETS-TMG-HLO-LED-80-250-30-8'-UNV-D1-1-GSM-DARK BRONZE	22.0	2,000	1	120
* SB	11	LED WELL LIGHT BUG RATING: B1-U4-G0	LESS THAN 2000LUMENS, COMPLIES WITH 17.58.50	BRONZE	RECESSED	LUMIERE OR EQUAL	3002A-RD-18LED3000-MFL-NSL-UNV-BZ	16.6	967	1	120
* SC	3	WALL SCONCE BUG RATING: B1-U0-G0	UPLIGHT OF 0, EQUIVALENT TO FULL-CUTOFF	BRONZE	WALL @ ~7' AFF	TECH LIGHTING OR EQUAL	700WSBOW-4-Z-LED830	17.8	697	1	120
(E)	14	POLE LIGHTING MARKED WITH (E) ARE EXISTING FIXTURES BEING INSTALLED WITH THE SITE DEVELOPMENT BY OTHERS. THE SUBMITTAL FOR THE SITE DEVELOPMENT IS SDP 22-0008.	PER SDP 22-0008	BLACK	POLE	VISIONAIRE LIGHTING	AMERICAN LED SERIES	PER SDP 22-0008	PER SDP 22-0008	1	PER SITE ELEC PLANS

* FIXTURE INSTALLED DURING CONSTRUCTION OF RESTAURANT. NO NEW FIXTURES ARE BEING INSTALL FOR THE TRASH ENCLOSURE PROJECT.

PROFESSIONAL ENGINEER CERTIFICATION

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BRYAN KAZIN
COLORADO P.E., 36628

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
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DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:

DEVELOPMENT SERVICES DATE

VIA WET LED

SURFACE

3
YEAR WARRANTYLUMENWERX
WWW.LUMENWERX.COM

DESCRIPTION
Via Wet offers architectural lighting for wet locations in both exterior and interior applications. With a simple 3/4" high by 4 1/2" wide profile of extruded aluminum, Via Wet can be installed in recessed, ceiling, wall, or pendant mounting.
Fully sealed, Via Wet is suitable for extreme weather condition, -20°C/-4°F to 40°C/104°F.
A choice of output options provides up to 1000 lumens per foot section.

PROJECT: _____
TYPE: _____
NOTES: _____

IMPORTANT: Fixture must be installed with lens facing down.

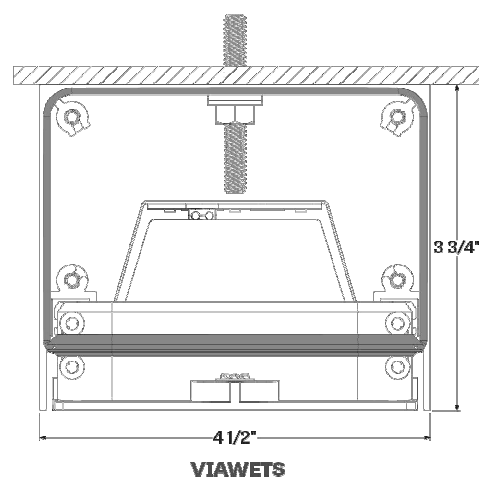
ORDER GUIDE

VIAWETS		LED		LUMEN PACKAGES		COLOR TEMP.	
LUMINAIRE ID	PROTECTIVE OPTICS	OPTICS	LIGHT SOURCE	CRI			
VIAWETS - via wet surface	TMG - Tempered Clear Glass PFG - Clear Polycarbonate	HLD - High-Efficiency Lambertian Optic PMO - Precision Micro-Prism Optic	LED - High Performance LED	80 - 80CRI 90 - 90CRI	500 - min. low output 500lm/ft 750 - medium output 750lm/ft 1000 - max. high output 1000lm/ft ### - other required inv't	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K	

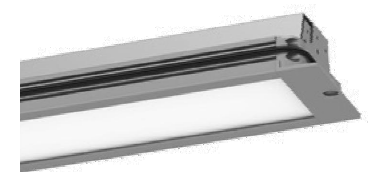
LUMINAIRE LENGTH	VOLTAGE	DRIVER	ELECTRICAL	MOUNTING	POWER FEED	FINISH
Standard sections - 2', 4', 8' For all other specify length #FT - nominal length in feet Continuous Run - 4' sections Join together	120 - 120V 277 - 277V 347 - 347V	D1 - 1% dimming 0-10V DA - Dali UNV - 120V-277V	1 - 1 circuit +REM - emergency light circuit +NUL - night light circuit +GTDense - generator transfer device, 120V or 277V	GSM - Gasketed surface mount	EF - end feed TF - top feed	W - matte white AL - aluminum CFE - custom finish specify RAL

See page 2 for ordering code detailed information

CROSS SECTION



OPTICS AND PROTECTIVE OPTICS



TMG + HLD - Tempered Clear Glass with High Efficiency Lambertian Optic

1 FIXTURE TYPE "SA"

Lumière

DESCRIPTION

Monaco 3002A is a small scale, versatile and adjustable LED inground illuminator providing up to 25° tilt and 360° rotation of lamp beam allowing for precision aiming. The Monaco 3002A is ideal for uplighting building facades, trees, columns, and other interesting site features.

SPECIFICATION FEATURES

Material
Recessed housing is constructed from corrosion-proof, injection molded polyphenylene sulfide (PPS). Trim ring is constructed from corrosion-resistant brass or stainless steel.

Finish
Painted trim rings are constructed from solid brass with a polyester powdercoat paint finish. A variety of standard colors is available. Machined natural brass or stainless steel trim rings are unpainted and available in either round or square forms. Brass will patina naturally over time. Options to meet Bay American Act requirements

Lens
Domed 1/2" thick tempered glass lens, factory sealed with high temperature gasket to prevent water intrusion. Suitable for drive-

over* applications to 5000 lbs.

Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance. Outer trim ring includes captive fasteners.

Electrical
LED fixtures include an integral, universal input driver (120V - 277V).
LED Light Engine
LED light engine is included and comes equipped with (7) 3-watt, white LEDs. Factory configurable optics allow for four optical distributions. High CRI of 85 with excellent color consistency of +/-50K color temperature.

Dimming
The LED light engine is dimmable to 15% with electronic low voltage equipment ELV dimmers need a

neutral connection in the wall box.

Warranty
Lumière warrants it's fixtures against defects in materials & workmanship for three (3) years. Driver carries the original manufacturer's warranty.

Recessed Housing
Recessed housing is provided with two 3/4 inch NPS threaded conduit entries. The recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -L89 and order recessed housing and accompanying components from below:

Recessed housing:
3000-B8R
3000-B8S

Recessed housing with fusing:
3000-B8R-FUS
3000-B8S-FUS



MONACO
3002A
LED

APPLICATIONS:
ADJUSTABLE INGROUND



CERTIFICATION DATA
UL and cUL Wet Location Listed
UL79 / LM90 Compliant
70088 Compliant
IP68 Ingress Protection Rated

TECHNICAL DATA
25 Watt Max. LED
50°C Maximum Temperature Rating

ORDERING INFORMATION

Sample Numbers: 3002A-RD-1LED3000-WELCLR-UNV-8Z

Domestic Preferences *	Series	Trim	Source	Distribution	Top Glass	Voltage	Finish **	Other
Black - Standard BAA-Bay American Act	3002A-Monaco 3002-TEST-RD Just-Able-Aiming	RD-Round SQ-Square	1LED2700K-18W LED, 2700K, 85 CRI 1LED3000K-18W LED, 3000K, 85 CRI 1LED4000K-18W LED, 4000K, 85 CRI 1LED5000K-18W LED, 5000K, 85 CRI 1LED6000K-18W LED, 6000K, 85 CRI 1LED7000K-18W LED, 7000K, 85 CRI 1LED8000K-18W LED, 8000K, 85 CRI 1LED9000K-18W LED, 9000K, 85 CRI 1LED10000K-18W LED, 10000K, 85 CRI	SP-SP Spot NRL-16° Narrow Flood NRL-36° Medium Flood WFL-WFL Wide Flood	CLR-Clear Top Glass NLS-Narrow Top Glass NLS-Medium Top Glass NLS-Wide Top Glass	UNV-120- 277V 60/60Hz, Electronic driver	Painted: B-Black C-Charcoal S-Silver W-White WT-White	LBB-Low Back Box FUS-Fusing

*Drive over fixtures not qualified for roadway or heavy traffic applications.

NOTES: 1 Only product configurations with this designated prefix are built to be compliant with the Bay American Act of 1993 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 2 Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 3. Consult factory for premium/natural metals material finish.

COOPER
Lighting Solutions

PS1620101EN
March 21, 2022
1 of 3

2 FIXTURE TYPE "SB"

BOWMAN 4 WALL SCONCE

TECH LIGHTING

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman 4 die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	696.6
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTINGS	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1.7 lbs.

* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	4' 4"	B - BLACK Z - BRONZE H - CHARCOAL S - SILVER W - WHITE	-LED827 LED 90 CRI 2700K 120V** -LED827-277 LED 90 CRI 2700K 277V** -LED830 LED 90 CRI 3000K 120V -LED830-277 LED 90 CRI 3000K 277V

*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

techlighting.com

UPDATED 5/24/22



BOWMAN 4
Shown in Black



BOWMAN 4
Shown in Bronze



BOWMAN 4
Shown in Charcoal



BOWMAN 4
Shown in Silver



BOWMAN 4
Shown in White

3 FIXTURE TYPE "SC"

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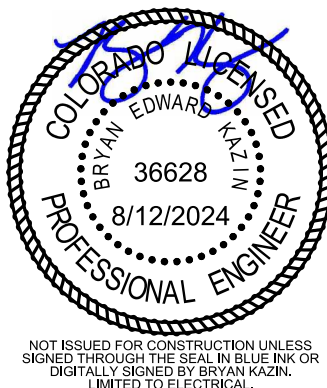
SHEET NUMBER:

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11 OF 11

LOS DOS POTRILLOS
CONSTRUCTION DOCUMENTS
ILLUMINATION DETAILS

LOS DOS POTRILLOS CASTLE ROCK

PREPARED
FOR:



NOT REQUIRED FOR THE STATE OF COLORADO
SEALS THROUGH THE 2024 BILLY BARK OR
DIGITALLY SIGNED BY BRYAN KAZIN
LIMITED TO ELECTRICAL

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
3984 TEDDY LANE, SUITE 101
LOVE TREE, CO 80124
(720) 488-1609
PROJECT #: 24140
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