

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

LEGAL:

LOT 6A-2, BLOCK 1, PROMENADE AT CASTLE ROCK FILING 1, AMENDMENT 24, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS:

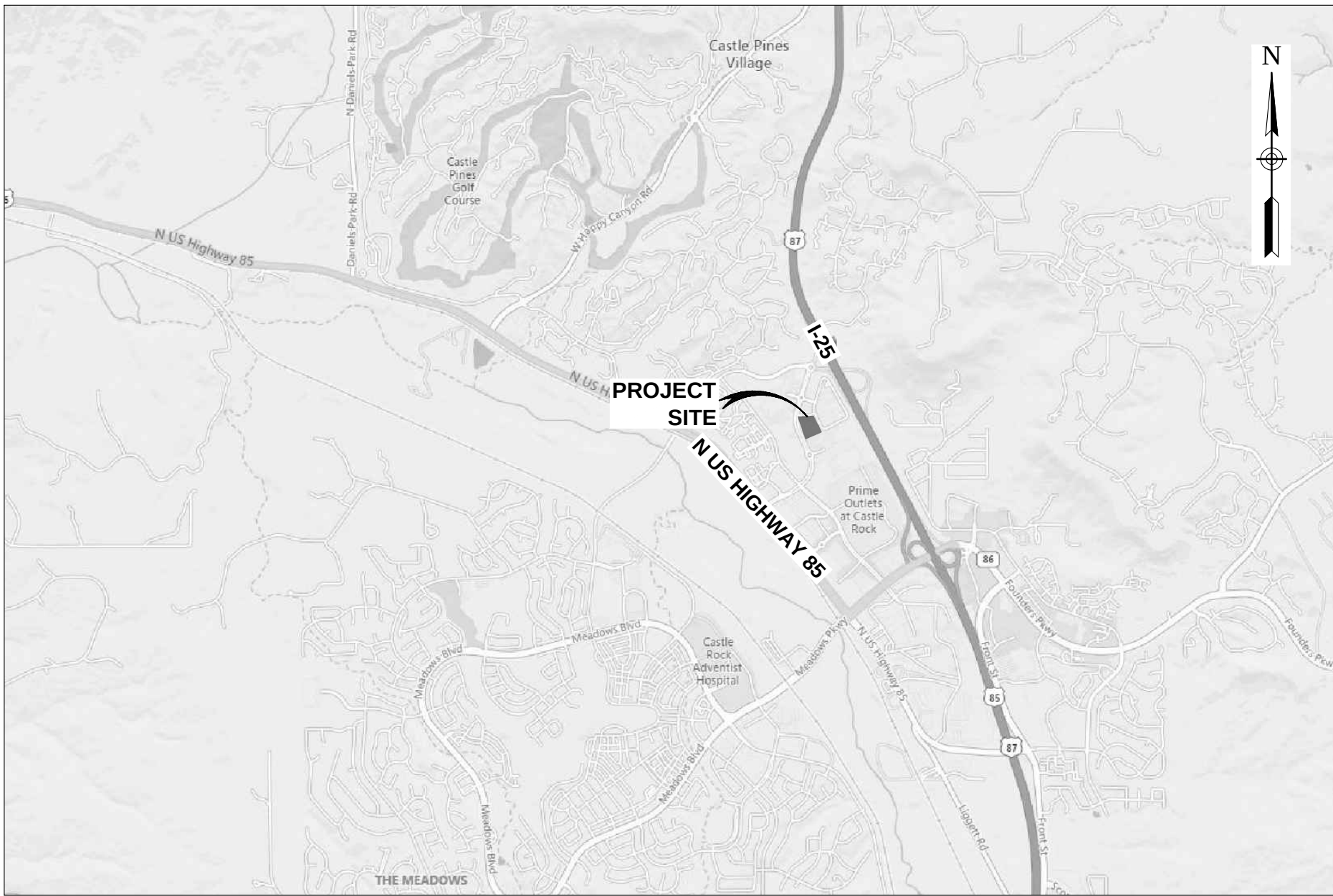
BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE..

BENCHMARK:

NGS CONTROL POINT NUMBER K 23 BEING A 3" BRASS CAP SET IN CONCRETE STAMPED "K 23 1929" LOCATED ON THE SOUTH SIDE OF SANTA FE DRIVE, 1,500 FEET NORTHWEST OF THE INTERSECTION OF SANTA FE DRIVE AND HAPPY CANYON ROAD, AND 48 FEET NORTH OF THE NORTH RAIL OF UNION PACIFIC RAILROAD TRACKS AND NEXT TO A CDOT CARSONITE POST. ELEVATION = 5984.85' (NAVD88)

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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM 'ALL-WEATHER DRIVING CAPABILITIES' HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



VICINITY MAP
SCALE 1" = 2000'

SUMMARY TABLE

ZONING: PROMENADE AT CASTLE ROCK PDP				
NEIGHBORHOOD USE AREA: NA				
ZONE LOT SIZE (GROSS PROJECT AREA)		1.674 ACRES		
GROSS FLOOR AREA		6867 SF		
PROPOSED USE		RESTAURANT		
BUILDING SETBACKS		REQ'D PER PD	PROVIDED	
NORTH (FRONT)		TBD	159'	
EAST (SIDE)		TBD	24'	
SOUTH (BACK)		TBD	17.5'	
WEST (SIDE)		TBD	30'	
HEIGHT OF BUILDING		MAX 50'	28.5'	
GROUND COVERAGE		EXISTING	PROPOSED	TOTAL
BUILDING		0	7469 SF (0.17 AC)	7469 SF (0.17 AC)
PARKING		41487 SF (0.95 AC)	0	41487 SF (0.95 AC)
SIDEWALK		0	3128 SF (0.07 AC)	3128 SF (0.07 AC)
PATIO		0	2070 SF (0.05 AC)	2070 SF (0.05 AC)
LANDSCAPE		15524 SF (0.36 AC)	3241 SF (0.07 AC)	18765 SF (0.43 AC)
TOTAL		57011 (1.31 AC)	15908 (0.37 AC)	72919 SF (1.67 AC)
SINGLE FAMILY EQUIVALENTS				
WATER			51.5	
WASTEWATER			51.5	
PARKING	REQ'D PER CODE	EXISTING	PROPOSED	TOTAL
ONSITE	111	111	0	111
ADA	2	5	0	5
VAN	1	1	0	1
BICYCLE	5% OF SPACES	6	0	6
PARKING CALCULATIONS:				
1 space for each 3 fixed seats (indoor and outdoor)			331 seats/ 3 = 111 spaces	
12 spaces per 1,000 sq. ft. of GFA			8243 sq. ft.	
			therefore 8243 sf/1000 = 8.243 @ 8.243*12= 99 spaces	

SITE PLAN AMENDMENT PURPOSE STATEMENT:

THE PURPOSE FOR THIS SITE PLAN AMENDMENT IS TO EXPAND THE EXISTING TRASH ENCLOSURE.

SHEET INDEX:

- COVER SHEET
- NOTES
- SITE PLAN
- GRADING PLAN
- OVERALL UTILITY PLAN
- LANDSCAPE DETAILS
- LANDSCAPE PLAN
- BUILDING ELEVATIONS (SHEET 1 OF 2)
- BUILDING ELEVATIONS (SHEET 2 OF 2)
- LIGHTING PLAN
- LIGHTING DETAILS

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 25, 2022 AT RECEPTION NO. 2022069025 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(FIRSTBANK)

SIGNED THIS _____ DAY OF _____, 20____.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CIVIL ENGINEER:

KURT A. LANG



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

OWNER:

LOS DOS POTRILLOS CASTLE ROCK
7950 S LINCOLN STREET
LITTLETON, CO 80122
303-523-2254

PHOTOMETRICS:

KAZIN AND ASSOCIATES
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
O 720-489-1607

ARCHITECT:

RUSSELL ELY
ELY ARCHITECTURE
4920 PENNELL ROAD, #303
ASTON, PA 19014
303-818-8586
RUSSELL@ELYARCHITECTURE.COM

LANDSCAPE ARCHITECT:

BROOKE ALEXANDER
OUTDOOR DESIGN GROUP
BALEXANDER@ODGESIGN.COM
303-993-4811

SURVEYOR:

TONY PEALL
AZTEC CONSULTANTS, INC
TPEALL@AZTECCONSULTANTS.COM
303-713-1898

OWNERSHIP CERTIFICATION

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

LOS DOS POTRILLOS CASTLE ROCK REAL ESTATE, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____
OF OWNER

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20____ BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CIVIL ENGINEER'S STATEMENT

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

KURT LANG NO. 32249

SURVEYOR'S CERTIFICATION

I TONY PEALL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THIS SITE DEVELOPMENT AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

TONY PEALL PLS #38636

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICE APPROVAL

THIS SITE DEVELOPMENT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY _____, 2015 AT RECEPTION NO.2015051492
_____ AND ACCORDINGLY _____ 4.33_ SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK.

WATER METER SIZING

DOMESTIC = 1.5" = 3.33 SFE
IRRIGATION = 0.75" = 1 SFE

COVER SHEET

SHEET NUMBER:

1

1 of 11

TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0020

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. THIS SITE IS ZONED THE PROMENADE AT CASTLE ROCK.
- 3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- 5. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 6. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- 7. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- 8. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- 9. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- 10. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- 11. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- 12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 13. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- 14. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- 15. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- 16. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- 17. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND 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

2 of 11

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

EXISTING

5280

5279

E E

FO FO

G G

IRR IRR

W W

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

5280

5279

E E

FO FO

G G

IRR IRR

W W

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

EM

GM

RD

2.0%

80.00

80.00

D

T

1

HATCHING LEGEND

ADA RAMP

CONCRETE PAVING

SIDEWALK CHASE

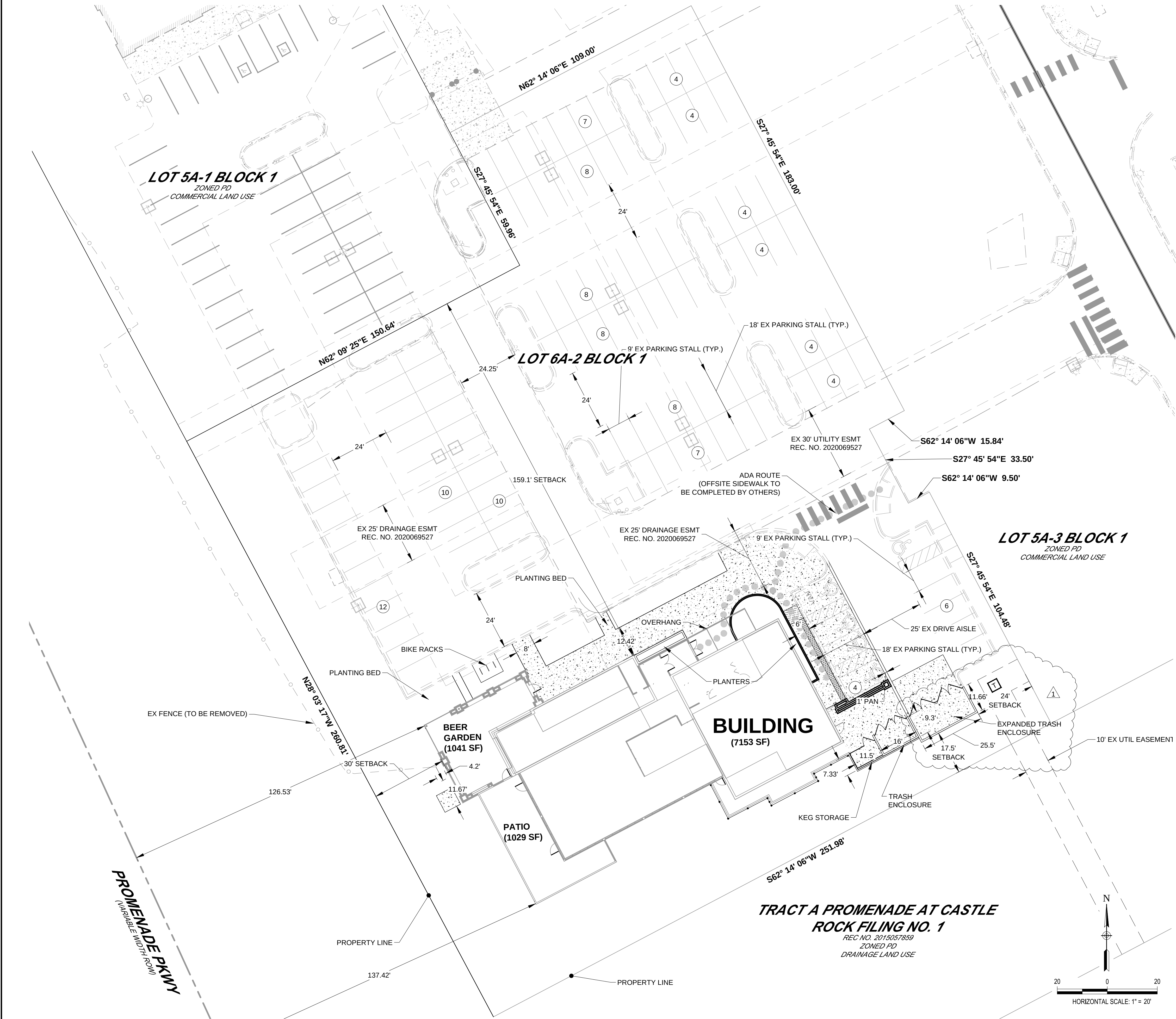
TRUNCATED DOMES

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

5280

5279

E

FO

F

G

IRR

RR

T

W

EXISTING

5280

5279

E

FO

F

G

IRR

RR

T

W

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

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

ADA RAMP

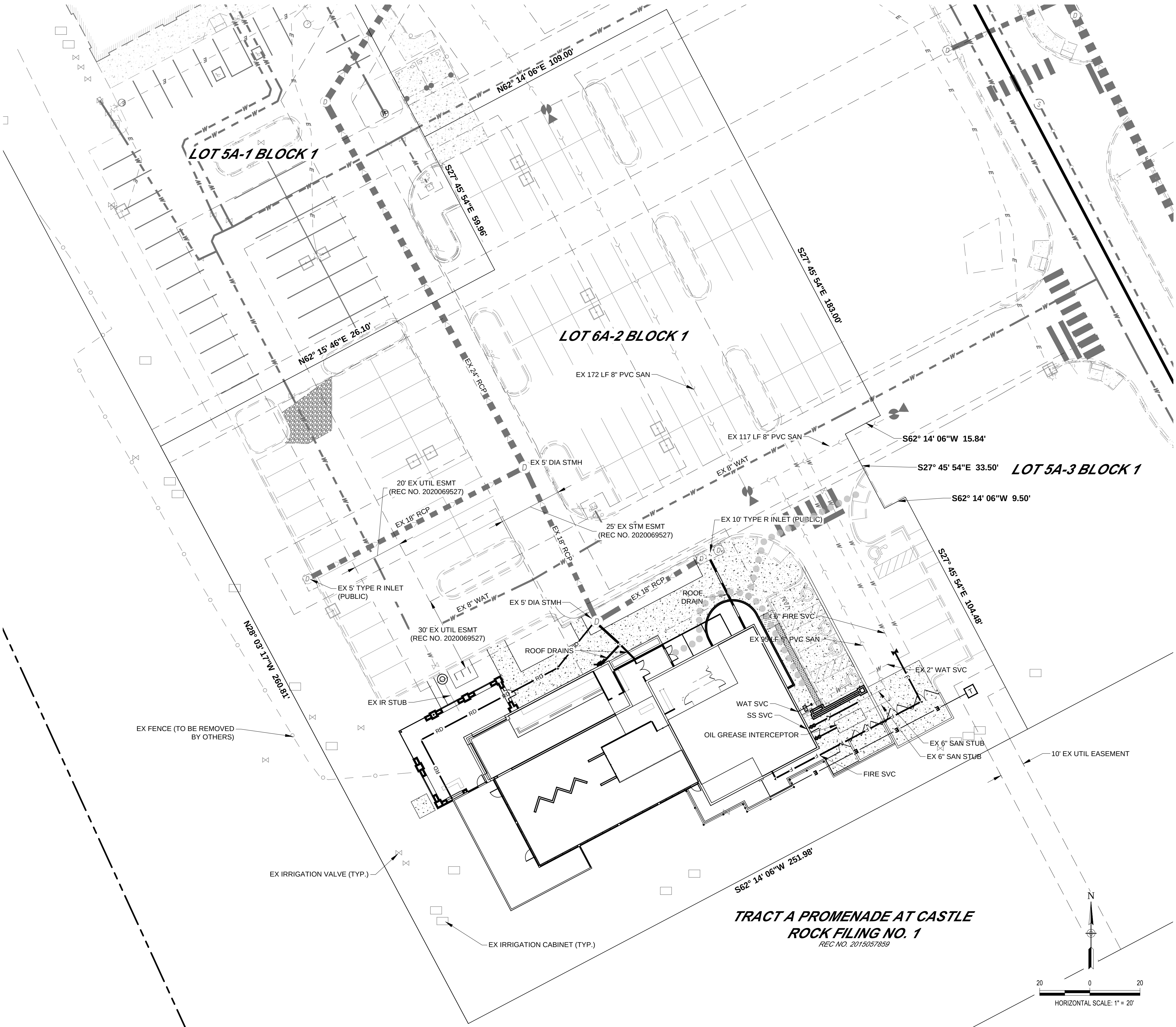
CONCRETE PAVING

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
	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

UTILITY NOTES:

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW 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.

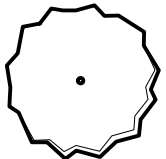
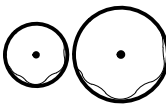
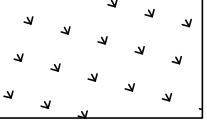
TOWN OF CASTLE ROCK LANDSCAPE NOTES

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.

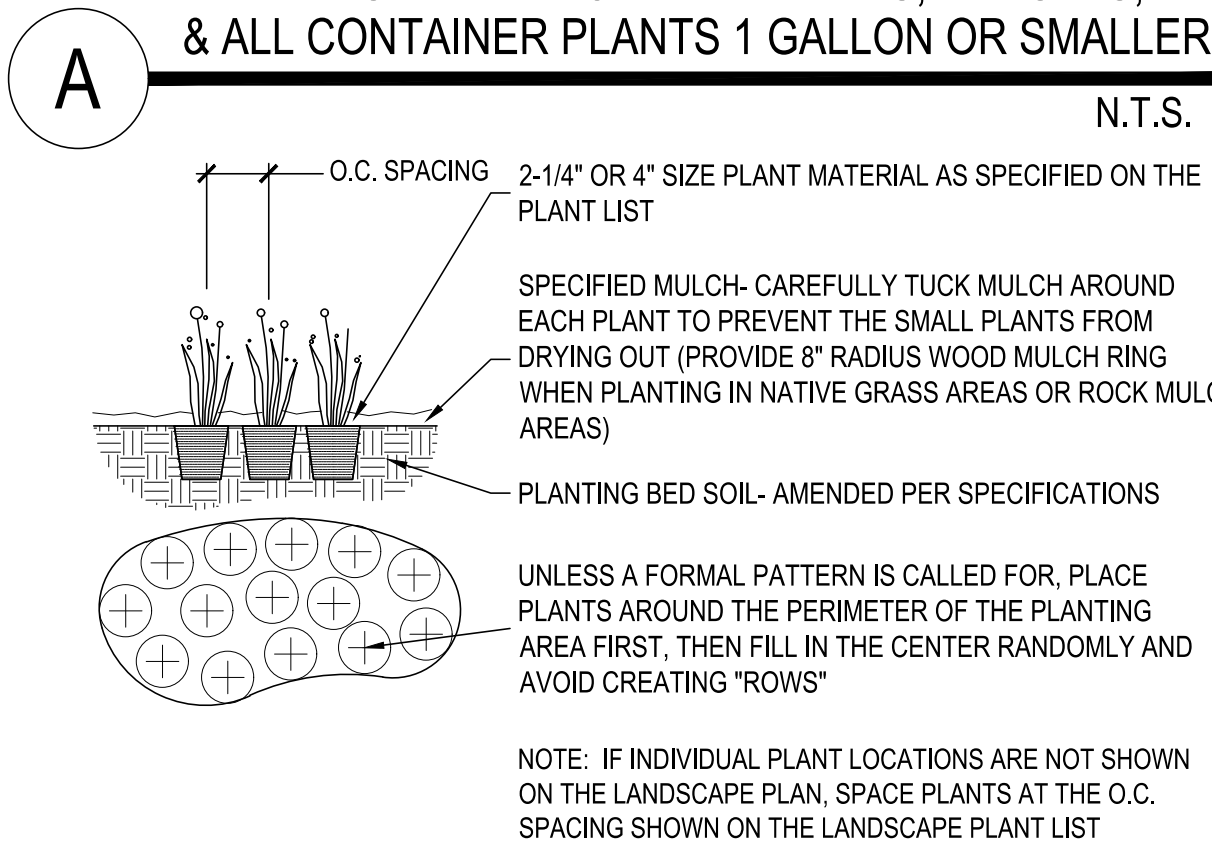
CLWUR CHART FOR THE TOWN OF CASTLE ROCK

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

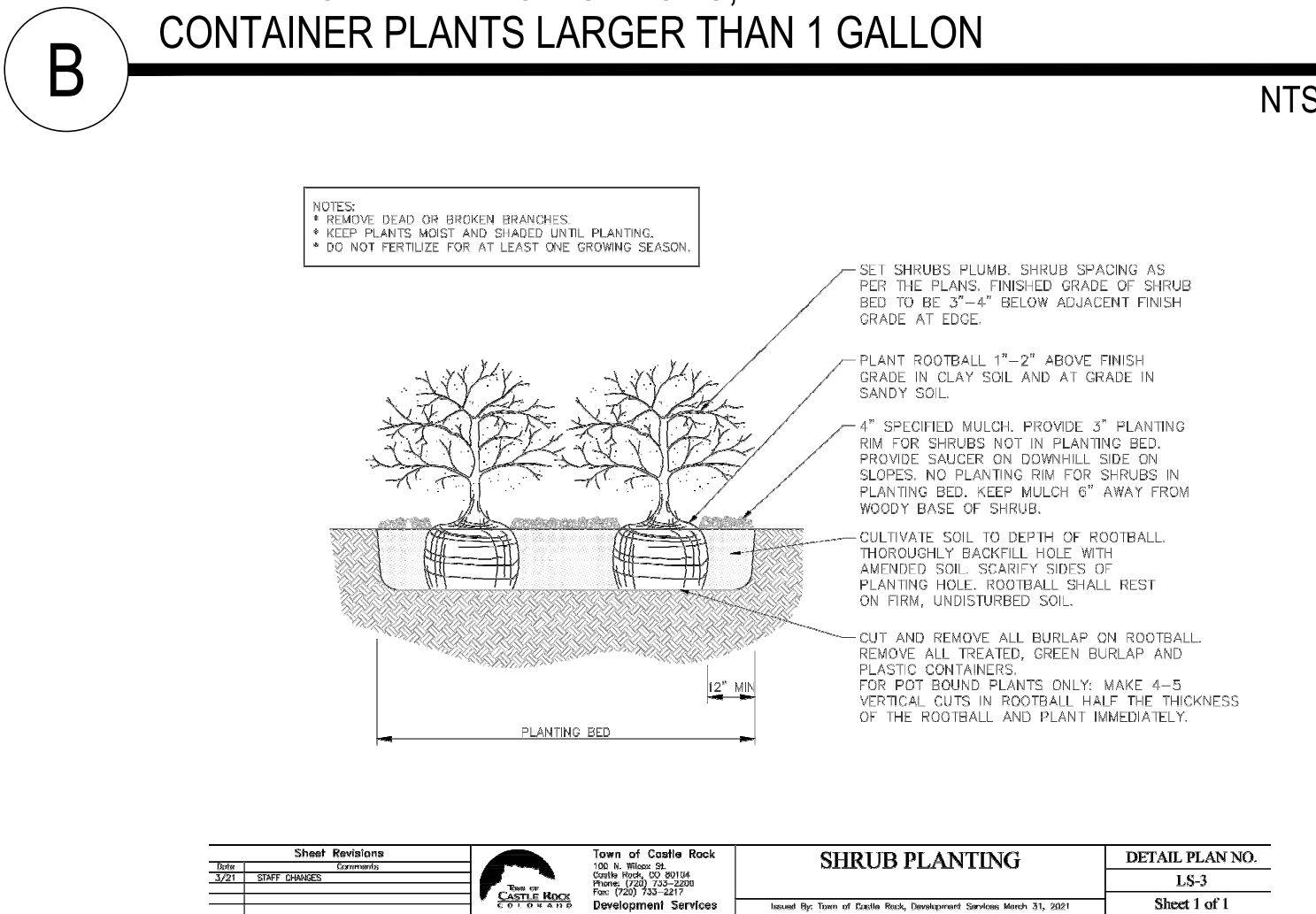
LANDSCAPE PLANT LIST

	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	

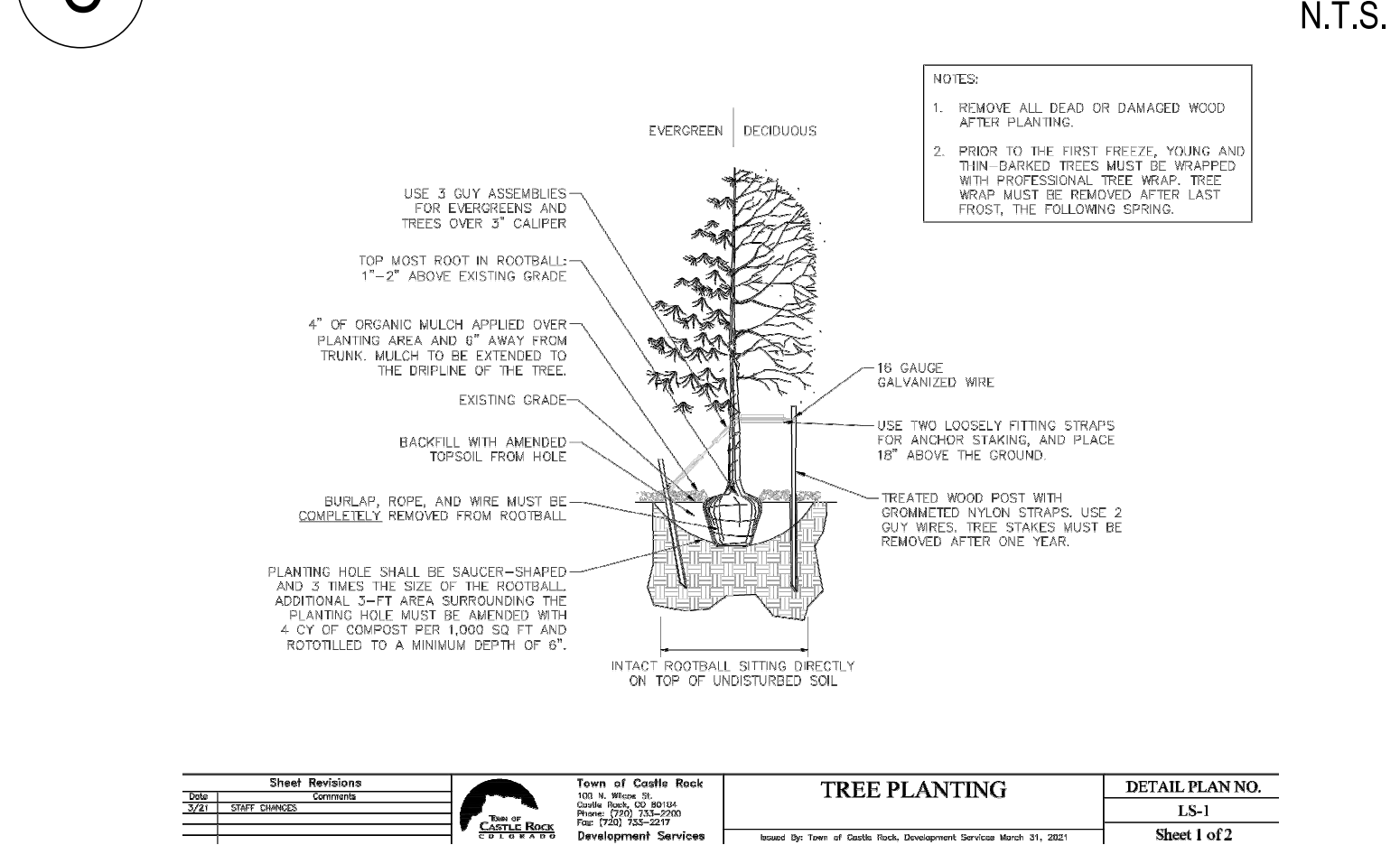
PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



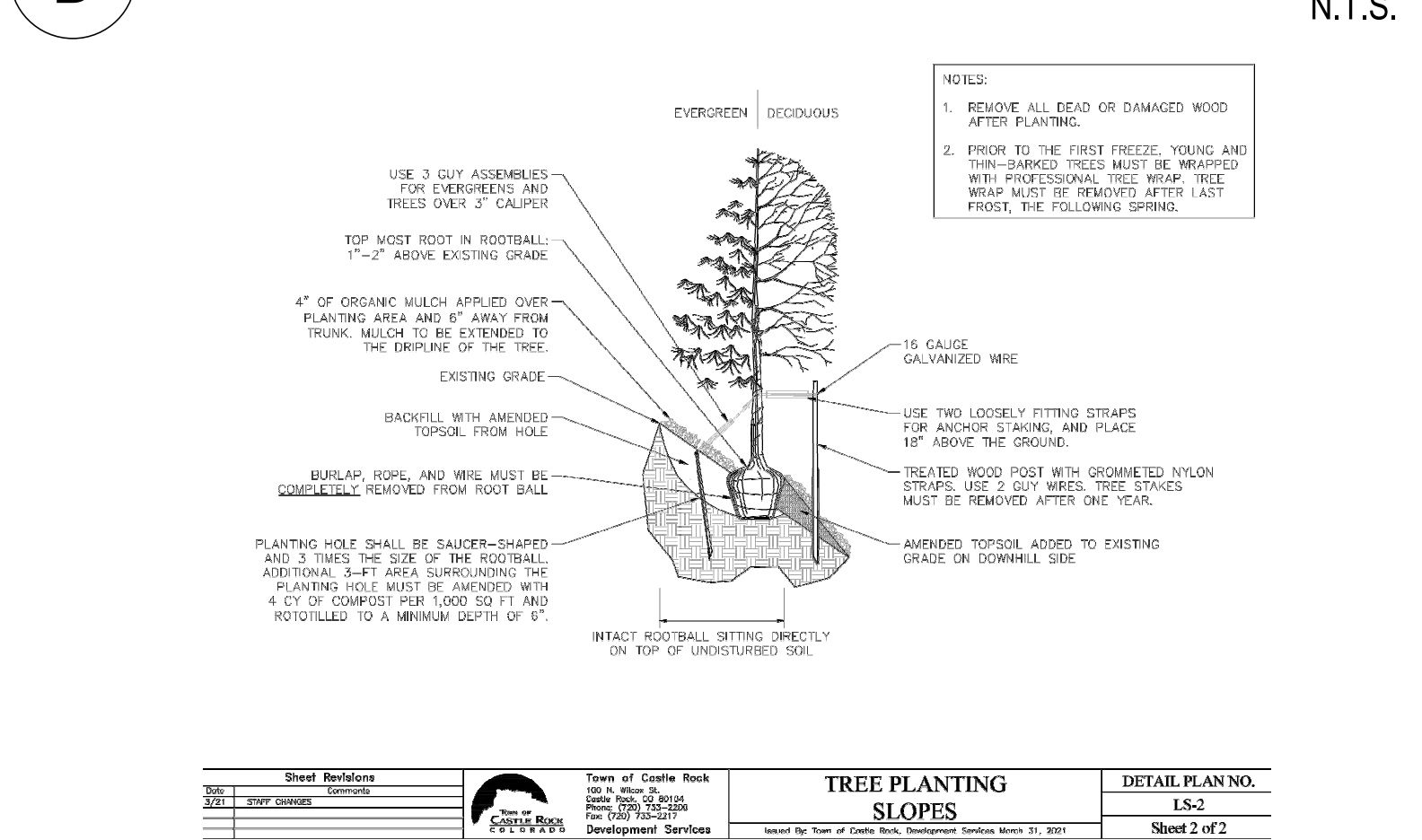
PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



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



COMMERCIAL LANDSCAPE SITE INVENTORY

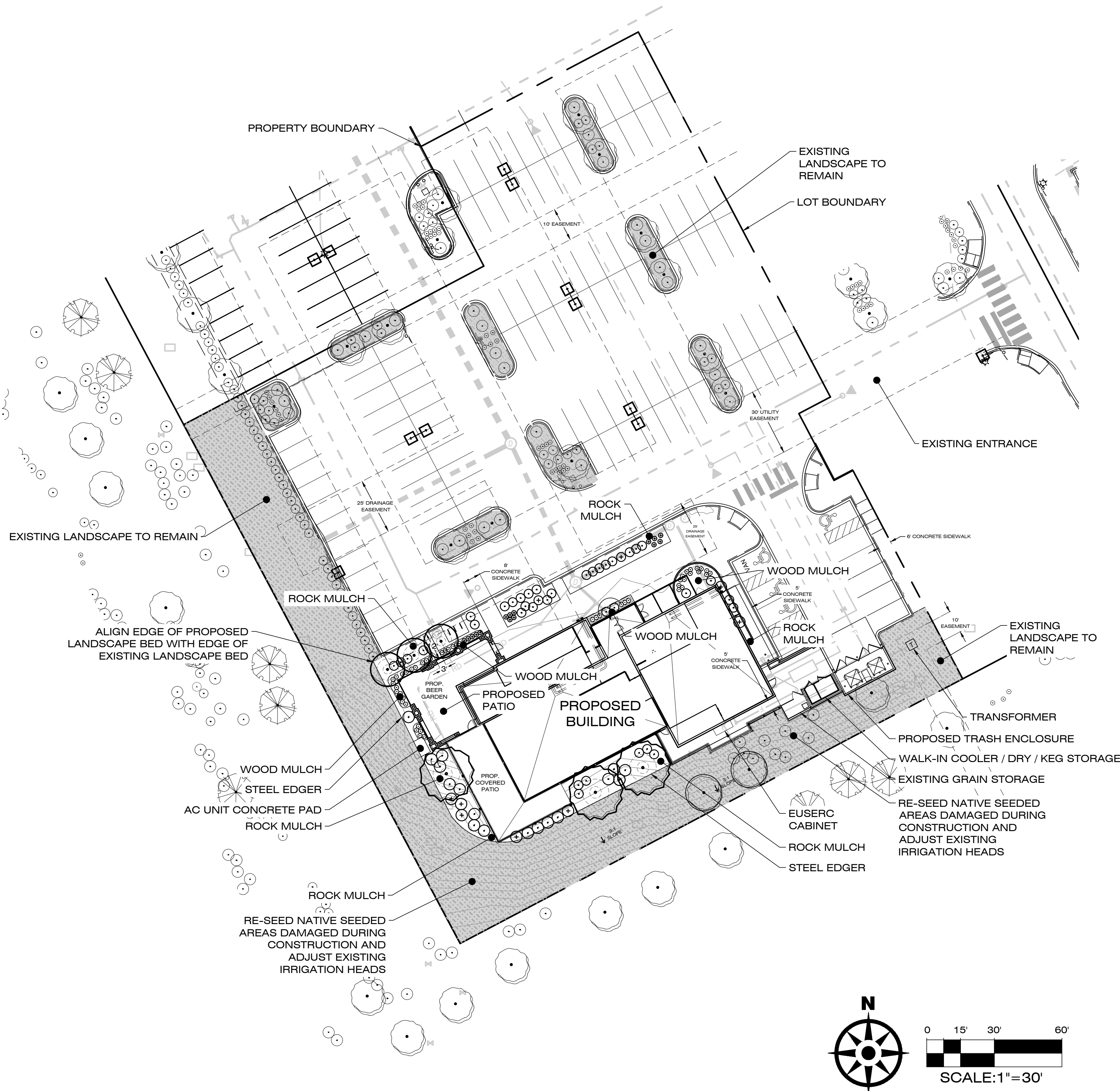
Gross Site Area sq.ft	Required Landscape Area in Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Irrigated Low Grow Seed (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Proposed	Soil Prep Amounts (in cu.yds per 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 ☒
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)

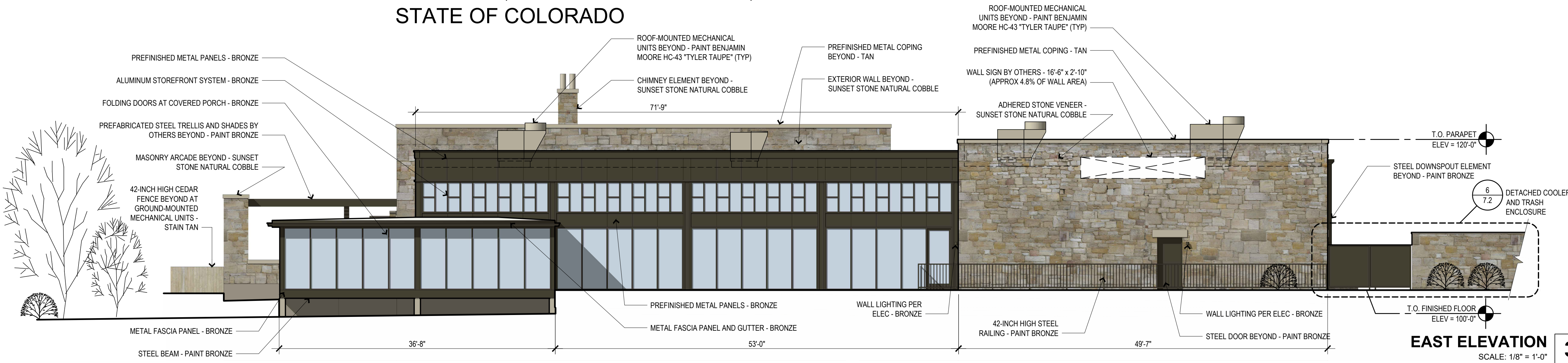
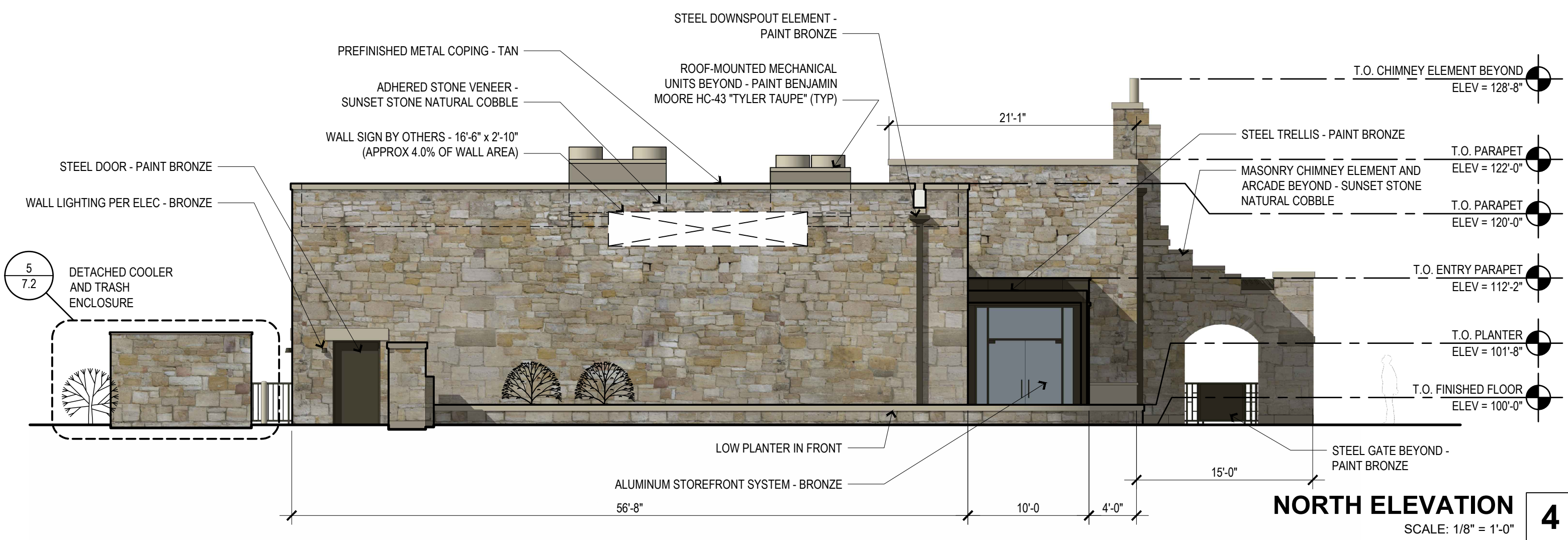
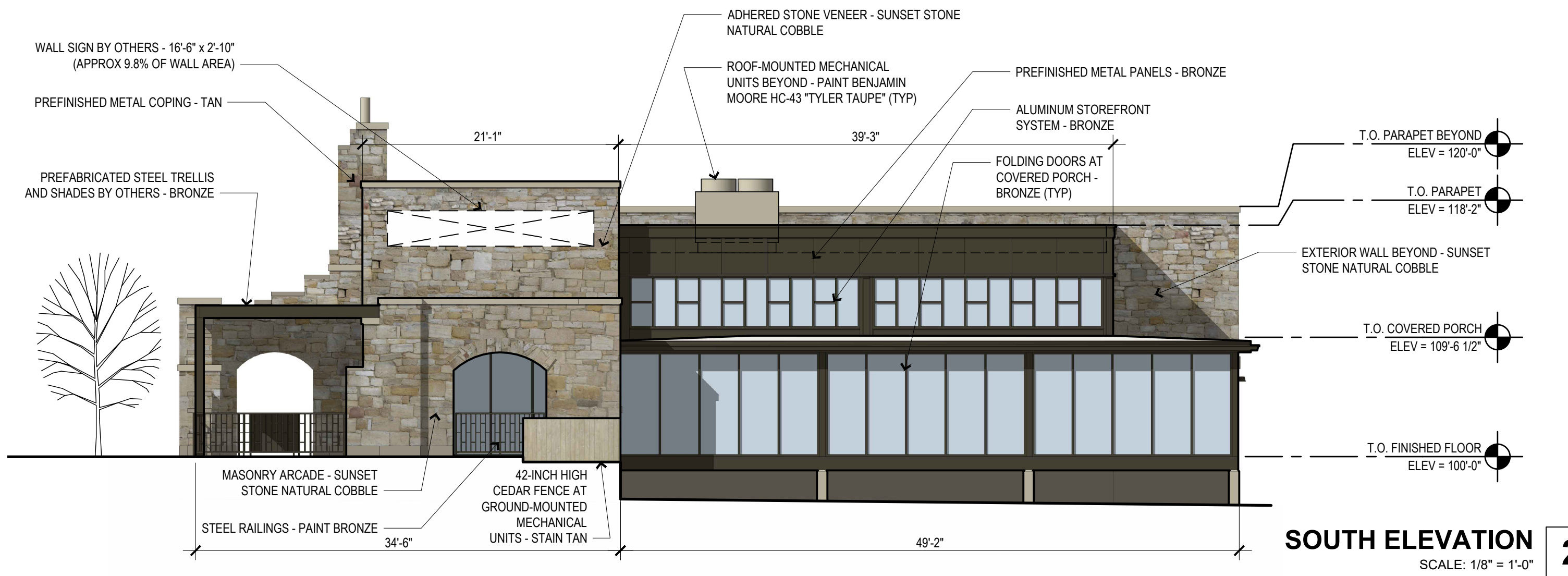
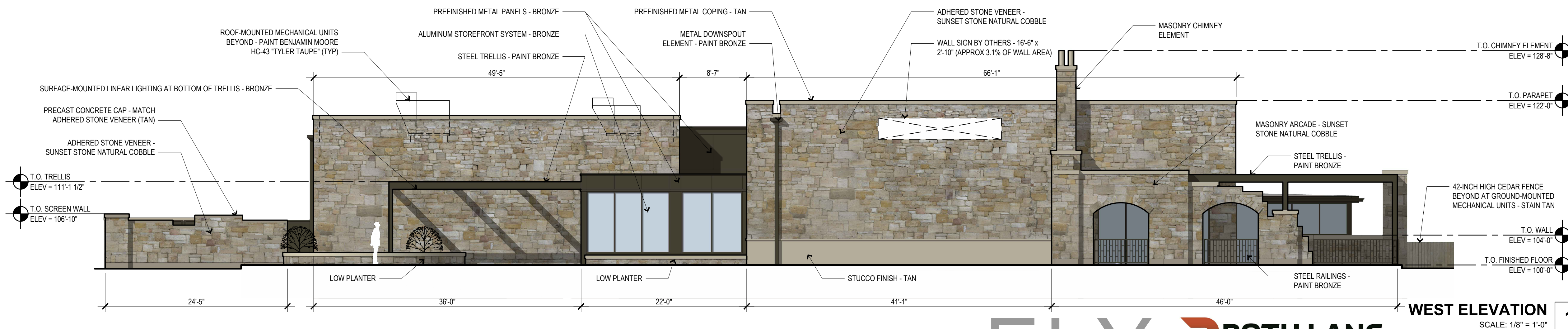
LOS DOS POTRILLOS CASTLE ROCK

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

EXTERIOR MATERIALS LEGEND	
STONE CLADDING	SUNSET STONE NATURAL COBBLE
STEEL & ALUMINUM ELEMENTS	DARK BRONZE PAINT/ANODIZED FINISH
CEMENT STUCCO	OMEGA, 9211-QUAKE
ROOF-MOUNTED MECHANICAL EQUIP.	PAINT BENJAMIN MOORE HC-43 "TYLER TAUPE" (TYP)

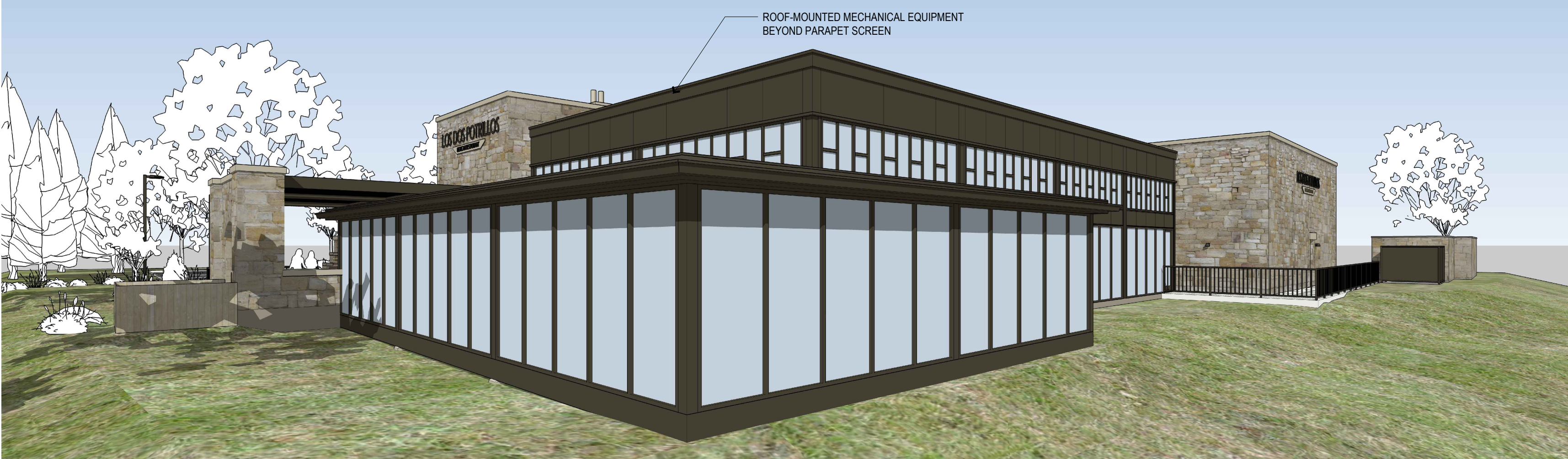
BUILDING SIGN COMPARISON TABLE			
	LINEAR BUILDING FRONTAGE	SIGNAGE ALLOWED (2-1/2 S.F./LN.FT.)	SIGNAGE PROPOSED
EAST ELEVATION	139'-3"	348.33 s.f.	47 s.f.
NORTH ELEVATION	56'-7"	141.45 s.f.	47 s.f.
SOUTH ELEVATION	70'-3"	175.63 s.f.	47 s.f.
WEST ELEVATION	124'-1"	310.2 s.f.	47 s.f.



LOS DOS POTRILLOS CASTLE ROCK

SITE DEVELOPMENT PLAN

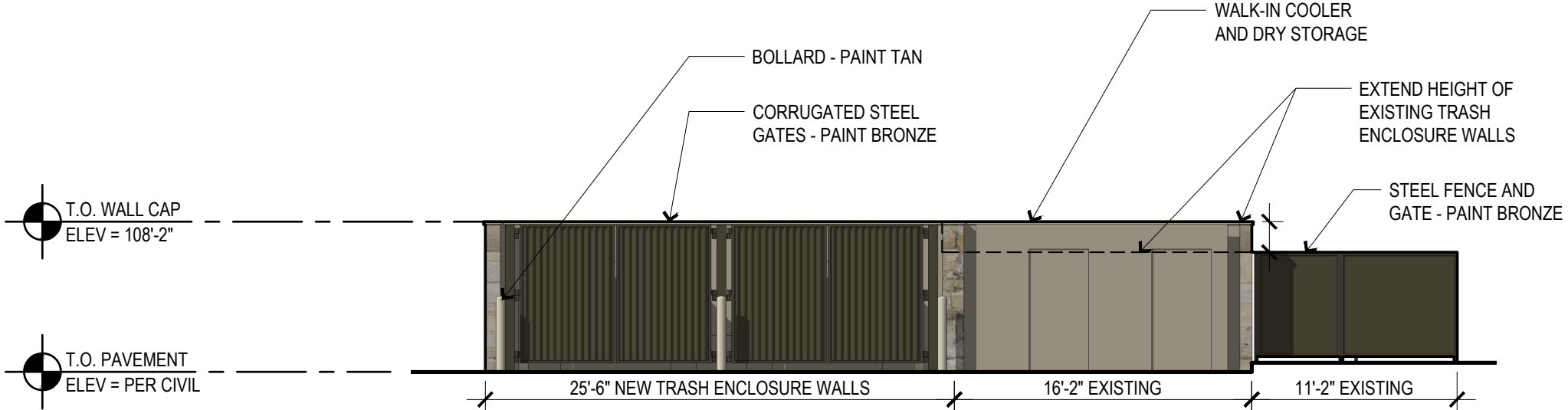
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



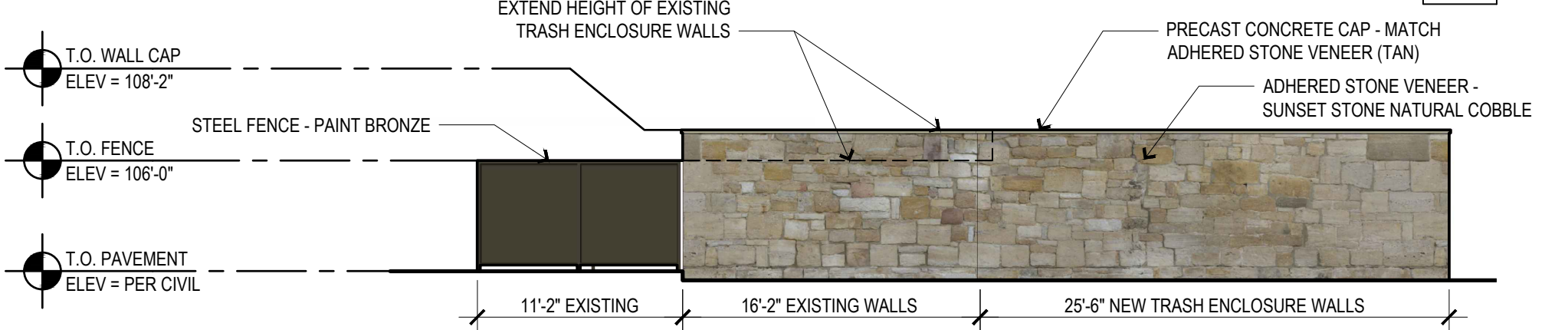
PERSPECTIVE SKETCH AT SOUTH ELEVATION
SCALE: NTS 3



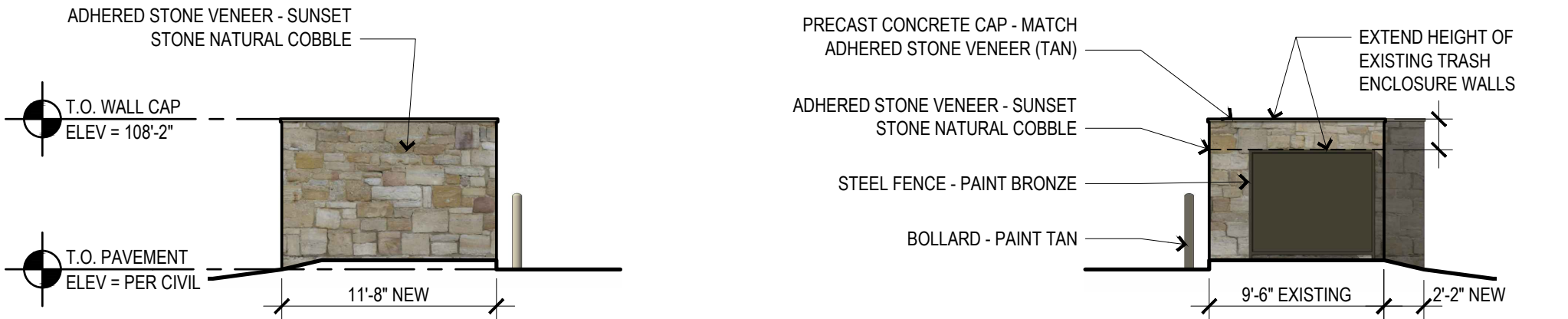
PERSPECTIVE SKETCH AT EAST ELEVATION
SCALE: NTS 2



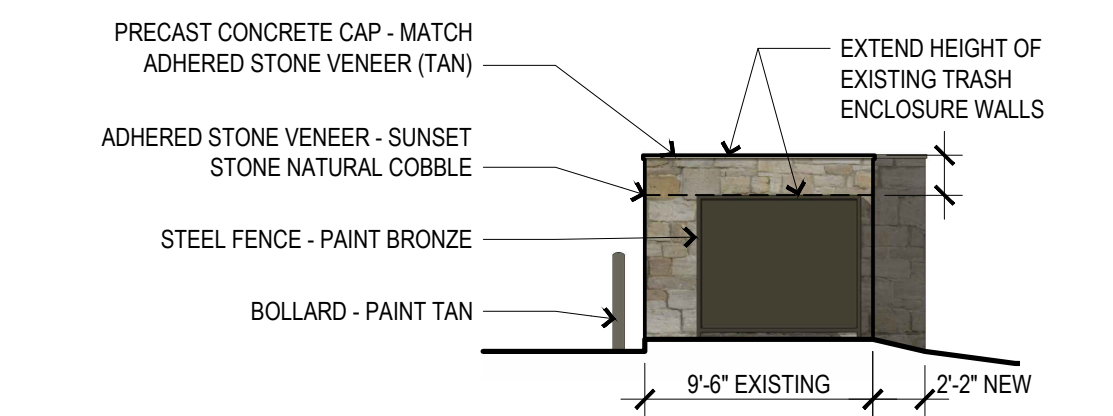
DETACHED COOLER AND TRASH ENCLOSURE WEST ELEVATION
SCALE: 1/8" = 1'-0" 7



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



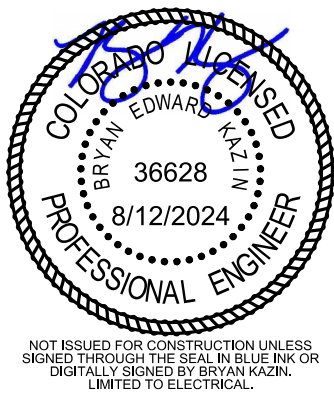
TRASH/COOLER EAST ELEVATION
SCALE: 1/8" = 1'-0" 5



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

REVISIONS		BY
DATE		

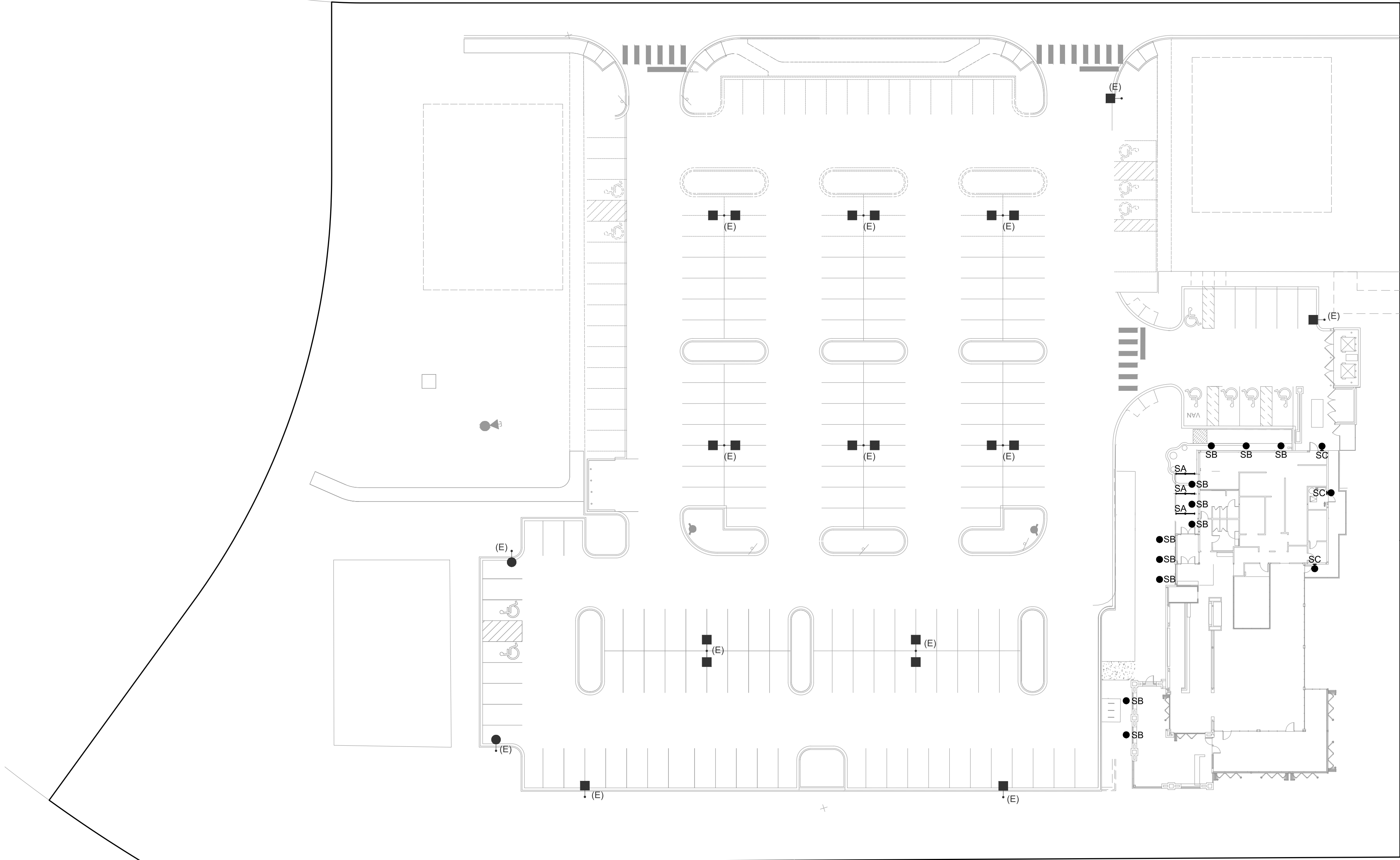
DESIGNED BY: BEK

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.

VIA WET LED

SURFACE

3

LUMENWERX
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.

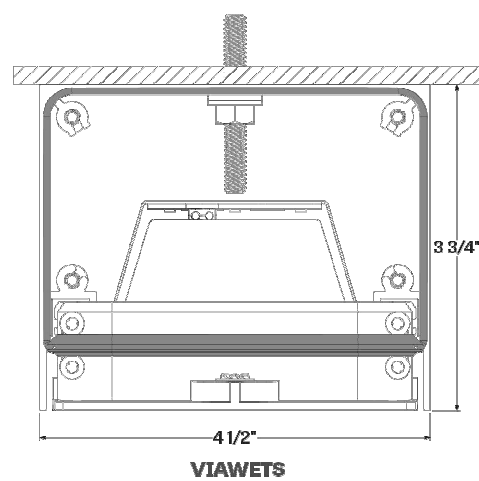
ORDER GUIDE

VIAWETS		LED	
LUMINAIRE ID	PROTECTIVE OPTICS	OPTICS	LIGHT SOURCE
VIAWETS - via wet surface	TMG - Tempered Clear Glass PFG - Clear Polycarbonate	HLD - High Efficiency Lambertian Optic PMO - Precision Micro-Prism Optic	LED - High Performance 80 - 80CRI 80 - 90CRI

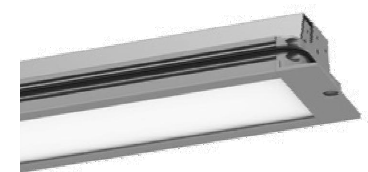
LUMINAIRE LENGTH	VOLTAGE	DRIVER	ELECTRICAL	INSTALLATION	POWER FEED	FINISH
Standard sections - 2', 4', 8' For all other specify length aFT - nominal length in feet Continuous Run - 4' sections Join together	120V - 120V 277V - 277V UNV - 120V-277V 347V - 347V	D1 - 1% dimming 0-10V DA - Dim UNV - 120V-277V 347V - 347V	1 - 1 circuit +REM - emergency light circuit +NHL - 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 CF - 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.

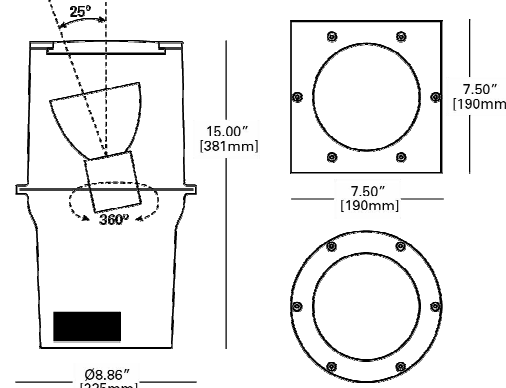
Recessed Housing
Recessed housing is provided with two 3/4 inch NPS threaded conduit entries. The recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order recessed housing and accompanying components from below:

Recessed housing:
3000-BBR
3000-BBS
Recessed housing with fusing:
3000-BBR-FUS
3000-BBS-FUS



MONACO
3002A
LED

APPLICATIONS:
ADJUSTABLE INGROUND



CERTIFICATION DATA
UL and cUL Wet Location Listed
UL79 / LMB9 Compliant
7000S 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
BAA-Bay American Act BAA-Bay American Act	3002A-Monaco 3002-LED-RD Just-Aim-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-25° Medium Flood WFL-WFL Wide Flood	CLR-Clear Top Glass NRL-NRL Narrow Flood NRL-NRL Medium Flood NRL-NRL Wide Flood	UNV-120 277V 60/60Hz Electronic driver	Painted RR-Black CC-Charcoal VS-Very 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

PS626101EN
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's 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"

LOS DOS POTRILLOS
CONSTRUCTION DOCUMENTS
ILLUMINATION DETAILS

LOS DOS POTRILLOS CASTLE ROCK

PREPARED
FOR:

ISSUE DATE: 06/07/2024

DATE

REVISIONS

BY

DESIGNED BY: BEK

DRAWN BY: BEK

JOB NUMBER: 24140

SHEET NUMBER:

11

11 of 11