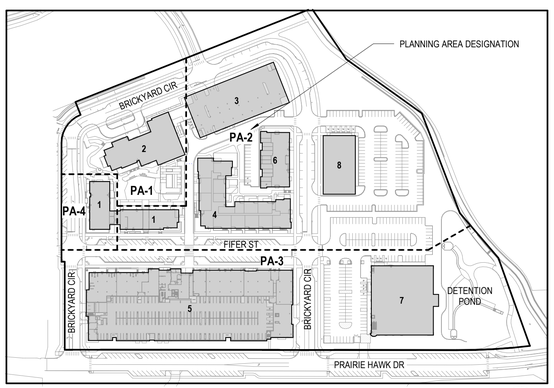
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 Brickyard Planned Development Plan and Zoning Regulations recorded at reception No. 2025036427 on 08/05/2025.
3. This property is located within Zone __X__ as per FEMA FIRM Panel No. 08035C0301G Dated 03/16/2016. Portions of the property are located within a designated 100-year floodplain Zone A/AE.
4. The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on this Site Development Plan.
5. This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code.
6. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and require a building permit.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. The number of parking spaces is based on the proposed uses, number of units and non-residential square footage represented in 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 Regulations will require an amendment to this Site Development Plan.
13. The parking space analysis reflected in the parking tables contained in this Site Development Plan is based on Brickyard Parking Study, dated August 22, 2025, prepared by Walker Consultants, and is incorporated by reference into this Site Development Plan. All future Site Development Plans or Amendments, Building Permit applications and Tenant Finish applications for the Brickyard PD must include a revised Parking Study, a revised Parking Table - Joint Use Parking Space Analysis table and Parking by Phase table and Parking Allocation Plan that capture the changes in uses, square footages and number of dwelling units.
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.
23. Developer will be responsible for the Industrial Tributary Trail improvements and associated infrastructure (walls, railings, etc.) from the Millers Landing development to the entrance of the future grade separated box culvert at existing Prairie Hawk Drive.
24. Regional Industrial Tributary Trail Grade Separated Crossing and Drainage Culvert at Prairie Hawk Drive are preliminary and subject to change per the Town's Industrial Tributary Trail project. The design and alignment of the grade-separated crossing and drainage culvert will be detailed in the Construction Documents.
25. The dog park amenity will be included in the future Site Development Plan Amendment for development of PA-2 north of Brickyard Circle.



ZONING COMPARISON KEY PLAN

BUILDING NAME LEGEND

1 GREAT HALL / SAWTOOTH
2 HOTEL CASTLE ROCK
3 PARKING GARAGE
4 BRICKYARD LUXE
5 BRICKYARD APARTMENTS
6 BRICKYARD FLATS
7 BOWLING ALLEY
8 FUTURE COMMERCIAL BLDG.

FIRE NOTES

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
3. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
4. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
5. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
7. Fire apparatus access roads shall have an ***unobstructed width of not less than 20 feet,*** exclusive of shoulders, except for approved security gates and an ***unobstructed vertical clearance of not less than 13 feet, 6 inches.***
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 pounds, and shall be surfaced so as to provide all weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
9. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Castle Rock Fire Department. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inches high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.
11. The developer understands that as the project develops there may be fire and life safety provisions of the **Town of Castle Rock adopted International Fire Code (IFC) or Community Wildfire Protection Plan (CWPP)** that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

ZONING COMPARISON AND DEVELOPMENT STANDARDS

ELEMENTS	ZONING STANDARDS					PROPOSED SDP24-0022			
ZONING	THE BRICKYARD PLANNED DEVELOPMENT AMENDMENT NO. 1					THE BRICKYARD PLANNED DEVELOPMENT			
PLANNING AREA	PL-1 (PLD)	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)
PERMITTED LAND USES	PUBLIC LAND DEDICATION (RECREATION CENTER)	HOTEL (THE GREAT LAWN, CONFERENCE)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	MIXED-USE (OFFICE, RESTAURANT, RETAIL, MULTIFAMILY, ENTERTAINMENT)	GREAT HALL (CONFERENCE, OFFICE, RETAIL, RESTAURANT, MARKETPLACE)	HOTEL (THE GREAT LAWN, CONFERENCE)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	MIXED-USE (OFFICE, RESTAURANT, RETAIL, MULTIFAMILY, ENTERTAINMENT)	GREAT HALL (OFFICE, RETAIL, RESTAURANT, MARKETPLACE)
BRICKYARD PD TOTAL ACREAGE	31.61 AC					21.14 AC			
[1] AREA (ACRE)	10.47 AC (TOTAL)	2.57 AC	9.29 AC	8.40 AC	0.88 AC	2.57 AC	9.29 AC	8.40 AC	0.88 AC
[1] % OF TOTAL AREA	33%	8%	29%	27%	3%	8%	29%	27%	3%
MAXIMUM # OF DWELLING UNITS / OVERALL PD	NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 520 UNITS		NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 384 UNITS		NOT ALLOWED
[5] GROSS DENSITY OVERALL PD	17 DU/AC					12 DU/AC			
[5] GROSS DENSITY BRICKYARD MIXED USE		25 DU/AC				19 DU/AC			
MAXIMUM # OF DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	[4] 194	[4] 326	NOT ALLOWED	NOT ALLOWED	86 MULTIFAMILY UNITS	298 MULTIFAMILY UNITS	NOT ALLOWED
GROSS DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	21 DU/AC	39 DU/AC	NOT ALLOWED	NOT ALLOWED	9 DU/AC	36 DU/AC	NOT ALLOWED
RESIDENTIAL GROSS SQUARE FOOTAGE			770,000 GSF				459,946 GSF		
MAXIMUM NON-RESIDENTIAL GROSS SQUARE FOOTAGE									
HOTEL (KEYS, CONFERENCE)	99,000 SF (125 KEYS; 200-300 SEATS CONFERENCE)					93,000 SF (123 KEYS) 6,000 SF CONFERENCE (200-300 SEATS)			
OFFICE	49,000 SF						27,800 SF	21,000 SF	
RETAIL	7,000 SF						1,579 SF	5,421 SF	
GREAT HALL (MARKETPLACE / RETAIL, RESTAURANT, OFFICE)	23,000 SF					23,000 SF			
RESTAURANT	16,000 SF						4,200 SF	12,800 SF	
BOWLING ALLEY								67,900 SF	
CASTLE ROCK SPORTS CENTER	145,000 SF					145,134 SF (PLD) NOT A PART OF THIS SDP			
TOTAL NON-RESIDENTIAL SF	339,000 SF					407,834 SF			
TOTAL BRICKYARD MIXED USE MAXIMUM SF	1,109,000 SF					867,780 SF			
MAXIMUM LOT COVERAGE (FAR)	1.0 FAR	2.0 FAR	1.5 FAR	2.0 FAR	1.5 FAR	2.0 FAR	0.8 FAR	1.7 FAR	1.5 FAR
MAXIMUM BUILDING HEIGHT	65'	HOTEL: 90' APPURTENANT: 65'	65'	75'	65'	MAX. 80'	MAX. 55'	MAX. 75'	MAX. 55'
[6]SETBACKS									
MINIMUM FRONT YARD SETBACK FROM PROPERTY LINE	15' 25' IF ABUTTING AN ARTERIAL STREET	TO BE DETERMINED WITH THE SDP				MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'
MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE	15'	TO BE DETERMINED WITH THE SDP				MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'
MINIMUM REAR YARD SETBACK FROM PROPERTY LINE	15'	TO BE DETERMINED WITH THE SDP				MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'

SITE UTILIZATION

	AREA (ACRE)		% TOTAL OF PD		PROVIDED	
	REQUIRED	PD PLAN	REQUIRED	PD PLAN	AREA (ACRE)	% OF SITE
PLANNING AREAS		21.14 AC		67%	15.80 AC	50%
PUBLIC LAND DEDICATION (PLD)	12.40 AC	[3] 10.47 AC	40%	33%	[3] 10.47 AC	33%
OPEN SPACE	6.32 AC	[2] 0 AC	20%	[2] 0%	[2] 5.34 AC	17%
TOTAL PD AREA	31.61 AC	31.61 AC		100%		100%

FOOTNOTES:

[1] THE TOTAL PD IS 31.61 ACRES, WHERE 10.47 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER (PLD); THE REMAINING PLANNING AREAS IS 21.14 ACRES.

[2] MINIMUM OPEN SPACE REQUIRED FOR THE PD IS 6.32 ACRES. THE OPEN SPACE DEDICATIONS, PUBLIC OR PRIVATE, WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN THE PLANNING AREAS. CASH-IN-LIEU OF OPEN SPACE MAY BE PROVIDED AT THE TOWN DISCRETION.

[3] REQUIRED PUBLIC LAND DEDICATION IS 12.40 ACRES. 10.47 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER. THE LOCATION OF THE REMAINING 1.93 ACRES WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN THE PLANNING AREAS. CASH-IN-LIEU MAY BE PROVIDED AT THE TOWN'S DISCRETION.

[4] A MAXIMUM 20% OF DWELLING UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS 2 AND 3, UPON ADMINISTRATIVE APPROVAL OF THE TOWN OF CASTLE ROCK.

[5] GROSS DENSITY IS THE MAXIMUM DENSITY ALLOWED PER PLANNING AREA, WITH THE EXCEPTION OF DWELLING UNIT TRANSFERS DEFINED IN NOTE 4.

[6] GARAGE AREA IS NOT USED FOR LOT COVERAGE (FAR).

[7] PRAIRIE HAWK DRIVE RIGHT-OF-WAY VACATED BY THE TOWN OF CASTLE ROCK PER ORDINANCE 2025-_____.

[8] SETBACK IS MEASURED FROM PROPERTY LINE TO THE FACE OF THE STRUCTURE.

BUILDING PROGRAM

	BUILDING NAME	GROSS SQUARE FOOTAGE (COMMERCIAL)	GROSS SQUARE FOOTAGE (RESIDENTIAL)	DWELLING UNIT TYPE				
				STUDIO	1 BR	2 BR	3 BR	TOTAL
1	GREAT HALL / SAWTOOTH	56,579						
2	HOTEL CASTLE ROCK	99,000						123 KEYS
3	PARKING GARAGE	81,500						
4	BRICKYARD LUXE		108,000	0	8	35	23	66
5	BRICKYARD APARTMENTS	39,221	316,946	36	149	98	15	298
6	BRICKYARD FLATS		35,000	0	10	10	0	20
7	BOWLING ALLEY	67,900						
8	FUTURE COMMERCIAL BLDG.	SEE NOTE 1						
	SUBTOTAL	262,700	459,946					
	GRAND TOTAL	722,646 GSF		36	167	143	38	384

NOTES:
1. BUILDING 8 FOOTPRINT IS CONCEPTUAL ONLY. FUTURE DEVELOPMENT OF PA-2 NORTH OF BRICKYARD CIRCLE REQUIRES SUBMITTAL OF A SITE DEVELOPMENT PLAN AMENDMENT.
2. FLOOR AREA IS THE SUM OF THE GROSS AREAS OF SEVERAL FLOORS OF THE BUILDING.
3. GARAGE GSF IS NOT INCLUDE IN THE COMMERCIAL GSF CALCULATION.

LOT SUMMARY

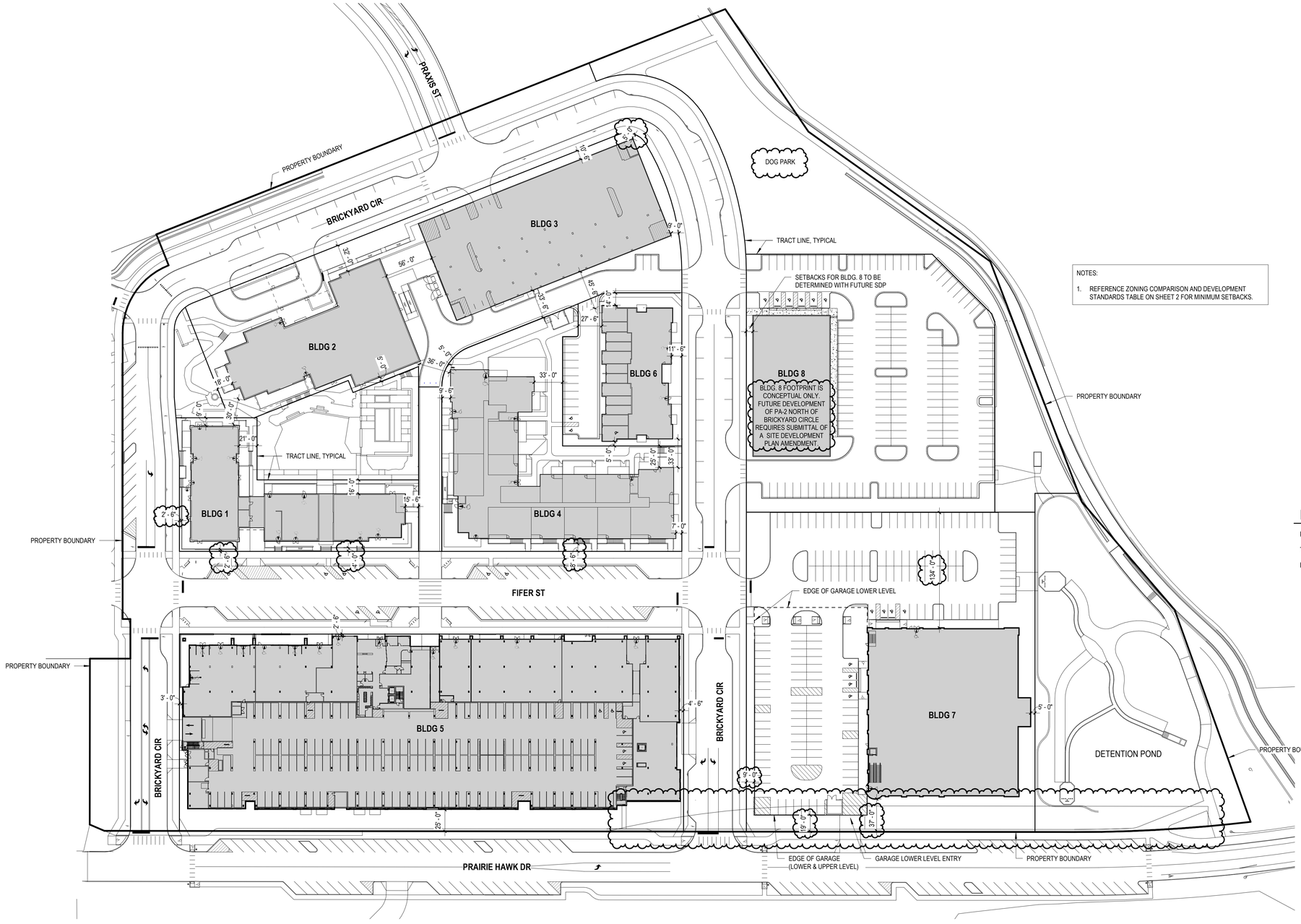
LOT NAME	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)
LOT 1 / BLOCK 1 (FUTURE COMMERCIAL)		1.92		
LOT 2 / BLOCK 1 (BOWLING ALLEY)			2.86	
LOT 1 / BLOCK 2 (BRICKYARD LUXE)		1.21		
LOT 2 / BLOCK 2 (BRICKYARD FLATS)		0.54		
LOT 3 / BLOCK 2 (PARKING GARAGE)		1.23		
LOT 3 / BLOCK 2 (HOTEL)	1.11			
LOT 4 / BLOCK 2 (SAWTOOTH)		0.37		
LOT 4 / BLOCK 2 (GREAT HALL)				0.34
LOT 1 / BLOCK 3 (BRICKYARD APTS.			3.07	
SUBTOTAL	1.11 AC	5.27 AC	5.93 AC	0.34 AC
GRAND TOTAL	12.65 AC			

NOTES:
1. LOT 3 / BLOCK 2 STRADDLES ACROSS PLANNING AREAS 1 & 2.
2. LOT 4 / BLOCK 2 STRADDLES ACROSS PLANNING AREAS 2 & 4.

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. REFERENCE ZONING COMPARISON AND DEVELOPMENT STANDARDS TABLE ON SHEET 2 FOR MINIMUM SETBACKS.

LEGEND

- PROPERTY BOUNDARY
- TRACT LINE
- BUILDING FOOTPRINT

BUILDING NAME LEGEND

1	GREAT HALL / SAWTOOTH
2	HOTEL CASTLE ROCK
3	PARKING GARAGE
4	BRICKYARD LUXE
5	BRICKYARD APARTMENTS
6	BRICKYARD FLATS
7	BOWLING ALLEY
8	FUTURE COMMERCIAL BLDG.

1 BUILDING SETBACKS PLAN
1" = 60'-0"

0' 30' 60' 120'
SCALE: 1" = 60' - 0"

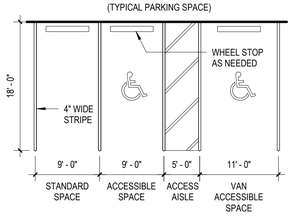
BUILDING SETBACKS PLAN
SHEET 3 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

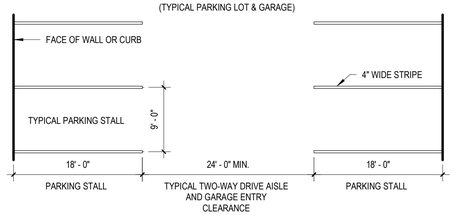
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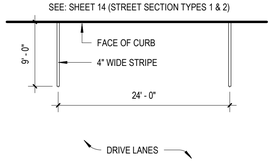
PARKING SPACE TYPES
(TYPICAL PARKING SPACE)



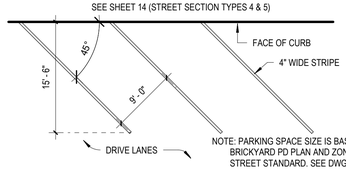
PARKING DRIVE AISLE
(TYPICAL PARKING LOT & GARAGE)



PARALLEL PARKING SPACE
SEE: SHEET 14 (STREET SECTION TYPES 1 & 2)



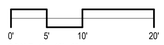
ANGLE PARKING SPACE
SEE SHEET 14 (STREET SECTION TYPES 4 & 5)



NOTE: PARKING SPACE SIZE IS BASED ON THE APPROVED BRICKYARD PD PLAN AND ZONING REGULATIONS STREET STANDARD. SEE DWG 4 / SHEET 14 OF THIS SDP.

PARKING SPACE AND DRIVE AISLE STANDARDS

REFERENCE SITE PLAN FOR SPECIFIC LOCATIONS



PARKING SUMMARY BY PHASE REFERENCE SHEET 5 - PEAK DEMAND STUDY CHART.

TYPE (LOCATION)	PHASE 1	PHASE 2	PHASE 3	RESERVED SPACES	NOTES
CASTLE ROCK SPORTS CENTER	468			0	SURFACE LOT
PRAIRIE HAWK DR.[4]	92			0	ON-STREET
INTERNAL STREETS	95			0	ON-STREET
BUILDING 5: BRICKYARD APTS.	336			174	2 LEVEL GARAGE
BUILDING 3: GARAGE[3]		243		243	3 LEVEL GARAGE
BUILDINGS 6: BRICKYARD FLATS		12		12	1 LEVEL GARAGE
PARKING LOT A		15		15	SURFACE LOT
BUILDING 7: BOWLING ALLEY			165	0	2 LEVEL GARAGE
PARKING LOT B			89	0	SURFACE LOT
PARKING LOT C			158	0	SURFACE LOT
PARKING PROVIDED BY PHASE	991	270	412	444	TOTAL RESERVED
CUMULATIVE PARKING PROVIDED BY PHASE		1,262	1,673		
DEMAND BY PHASE	941	286	293		
CUMULATIVE DEMAND BY PHASE		1,227	1,520		

ACCESSIBLE PARKING

STANDARDS	REQUIREMENT FACTOR		
IBC TABLE 1106.2 ACCESSIBLE SPACES	1 TO 25 REQUIRES 1; 501 TO 1,000 REQUIRES 2% OF TOTAL		
IBC TABLE 1106.6 VAN ACCESSIBLE SPACE	1 PER 6 ACCESSIBLE SPACES		
IBC TABLE 1106.3 GROUP R-2	2% OF TOTAL PROVIDED		
PARKING SPACE TYPE	REQUIRED	PROVIDED	[1] REQUIREMENT CALCULATION
ACCESSIBLE	28	32	NON-RESERVED REQUIRES 25 SPACES
VAN ACCESSIBLE	9	12	RESERVED REQUIRES 12 SPACES
TOTAL	37	44	TOTAL = 37 ACCESSIBLE SPACES

BICYCLE PARKING

STANDARDS	REQUIREMENT FACTOR		
PER CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.54 - OFF-STREET PARKING, 17.54.040.I	5% OF THE TOTAL OFF-STREET VEHICLE PARKING SPACES		
	REQUIRED	PROVIDED	REQUIREMENT CALCULATION
	61	116	5% X 1,207 [1 & 2] VEHICLE SPACES = 61 SPACES

FOOTNOTES:

[1] PER THE BRICKYARD PD PLAN AND ZONING REGULATIONS ALL ON-STREET PARKING SPACES COUNT TOWARD THE REQUIRED PARKING FOR THE SITE AND ARE INCLUDED IN THE POOL OF AVAILABLE PARKING SPACES.

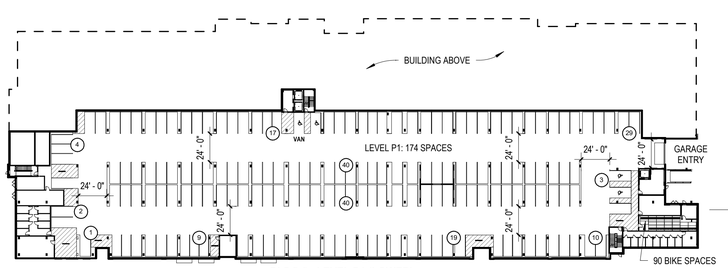
[2] NUMBER OF VEHICLE SPACES USED FOR CALCULATION IS BASED ON: TOTAL SPACES - SPORTS CENTER (1,675 - 468 = 1,207).

[3] PARKING GARAGE SPACES ARE RESERVED FOR HOTEL AND BUILDING 4 RESIDENTS AT ALL TIME.

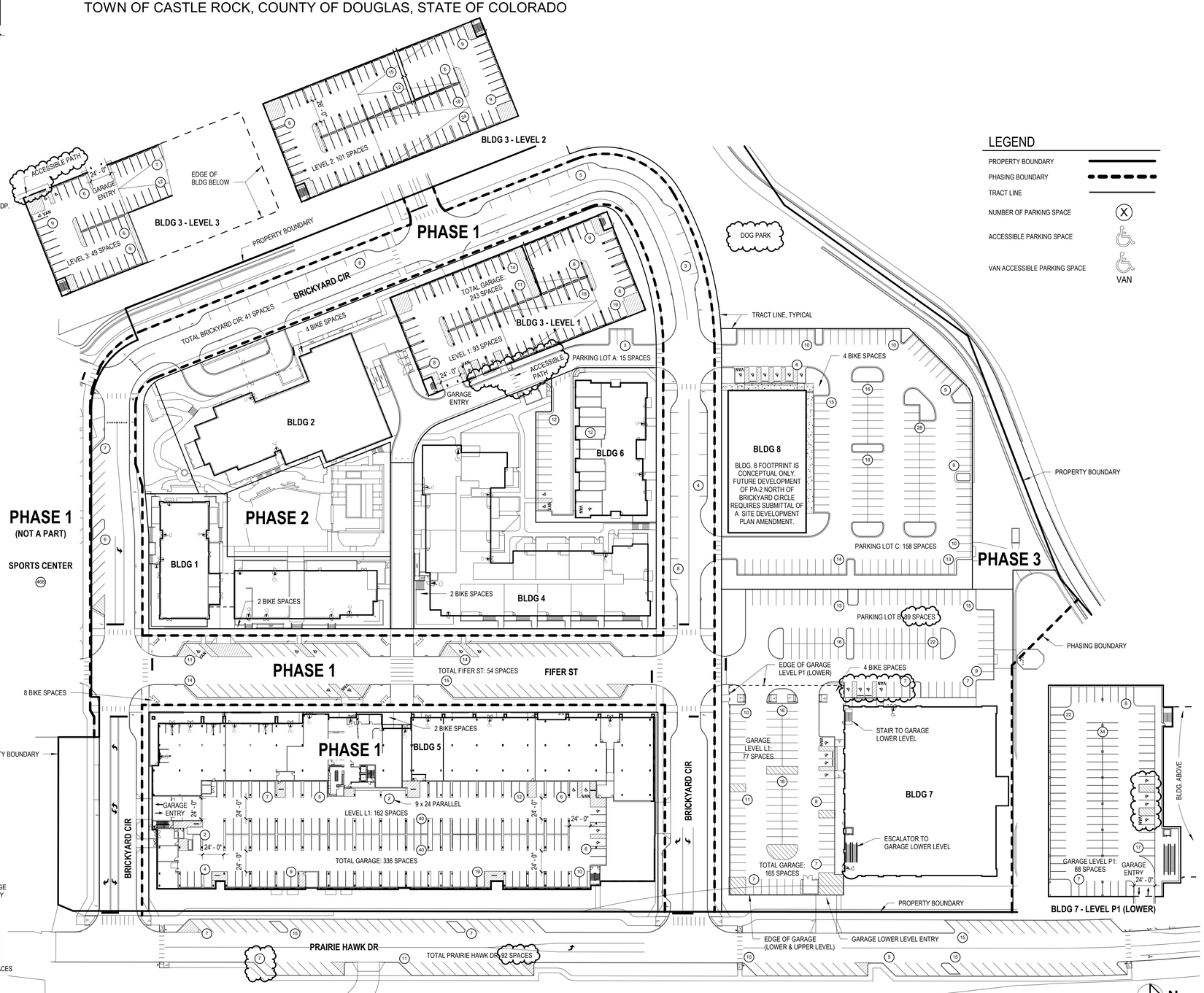
[4] CALCULATION:
NON-RESERVED ACCESSIBLE SPACES ARE LOCATED AT BLDG. 5 LEVEL 1; BLDG. 7 GARAGE; PARKING LOT B; BLDG. 8, PRAIRIE HAWK DR. & INTERNAL STREETS.
RESERVED ACCESSIBLE SPACES ARE LOCATED AT BLDG. 3 (GARAGE), BLDG. 6, AND PARKING LOT A.

[5] REFERENCE SHEET 3 OF THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS (THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE).

GENERAL NOTES:
1. RESIDENTIAL BUILDING 6: 1 ACCESSIBLE GARAGE IS PROVIDED PER BUILDING CODE.
2. RESERVED PARKING SPACES WILL BE FOR RESIDENTS ONLY AND BE MANAGED THROUGH A PARKING MANAGEMENT SYSTEM OR BY ATTACHED GARAGES.



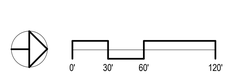
BLDG 5 - LEVEL P1 (LOWER)



LEGEND

- PROPERTY BOUNDARY
- PHASING BOUNDARY
- TRACT LINE
- NUMBER OF PARKING SPACE (X)
- ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE (VAN)

1 PARKING ALLOCATION PLAN
1" = 60'-0"



PARKING ALLOCATION PLAN & DATA
SHEET 4 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKING DEMAND - PHASE 1 REFERENCE PARKING STUDY, DATED AUGUST 22, 2025

Uses	Quantity	Per Unit[6]	Peak Weekday Morning Use[5] (11 AM)	Peak Weekday Afternoon Use[6] (5 PM)	Peak Weekday Evening Use[7] (6 PM)	Peak Weekday Overnight Use[8] (12 AM)[2]	Peak Weekend Morning Use[5] (11 AM)	Peak Weekend Afternoon Use[6] (1 PM)[1]	Peak Weekend Evening Use[7] (7 PM)	Peak Weekend Overnight Use[8] (12 AM)[2]
General Retail	5,421	GSF	14	15	16	0	17	20	13	0
Retail - Market Place	0	GSF	0	0	0	0	0	0	0	0
Retail - Supermarket	0	GSF	0	0	0	0	0	0	0	0
Restaurant - Low Turnover	11,000	GSF	66	107	129	36	39	90	147	77
Bowling Alley[12]	0	GSF	0	0	0	0	0	0	0	0
Hotel - Guest Rooms	0	Rooms	0	0	0	0	0	0	0	0
Hotel - Conference Center[3]	0	GSF	0	0	0	0	0	0	0	0
Multifamily[4, 9]	298	Dwelling Units	378	384	390	596	381	381	415	596
General Office	8,500	GSF	22	13	5	0	4	3	0	0
Medical Office	14,500	GSF	66	57	44	0	0	0	0	0
CR Sports Center[10, 11]	145,000	GSF	166	208	208	0	447	447	224	0
			712	**784**	**792**	**632**	**888**	**941**	**799**	**673**

[1] Outlined figures indicate demand by land use during projected systemwide peak demand period. This is the total parking spaces needed for the maximum proposed number of dwelling units and non-residential square footage.
[2] Grey highlighting indicates that full multi-family residential and hotel requirement per CRMC, Section 17.54.040, is available for use during this time period when multi-family residential demand and hotel demand peak.
[3] 300 non-fixed seats are planned for the conference center.
[4] During off-peak or overnight hours, unreserved or shared apartment spaces are anticipated to be available for use by residents, as parking demand needs for other uses would decrease such that there would not be a need for those spaces during those times. At the discretion of the property management company, such spaces may be signed as "for resident parking only" during off-peak hours for other uses.
[5] Weekday and weekend morning period consists of the hours between 6 AM and 12 PM
[6] Weekday and weekend afternoon period consists of the hours between 12 PM and 5 PM
[7] Weekday and weekend evening period consists of the hours between 5 PM and 9 PM
[8] Weekday and weekend overnight period consists of the hours between 9 PM and 6 AM
[9] 92 parking spaces along existing Prairie Hawk Dr will be provided per the Site Development Plan and will be included in the pool of available spaces. Reference Sheet 4.
[10] Sports Center parking lot may be restricted by the Town of Castle Rock from time to time for Town sponsored events.
[11] 468 spaces provided on the CR Sports Center site based on Parking analysis conducted by the Town Park and Recreation Department.
[12] Parking ratios were calculated based on an assumption of 62 bowling lanes and 14 employees at peak shift.

PARKING DEMAND - FULL BUILDOUT (1, 2 & 3) REFERENCE PARKING STUDY, DATED AUGUST 22, 2025

Uses	Quantity	Per Unit[6]	Peak Weekday Morning Use[5] (11 AM)	Peak Weekday Afternoon Use[6] (5 PM)	Peak Weekday Evening Use[7] (6 PM)	Peak Weekday Overnight Use[8] (12 AM)[2]	Peak Weekend Morning Use[5] (11 AM)	Peak Weekend Afternoon Use[6] (1 PM)[1]	Peak Weekend Evening Use[7] (7 PM)	Peak Weekend Overnight Use[8] (12 AM)[2]
General Retail	7,000	GSF	18	20	21	0	22	25	16	0
Retail - Market Place	1,500	GSF	5	6	5	1	6	6	2	0
Retail - Supermarket	15,000	GSF	45	60	58	5	62	62	19	2
Restaurant - Low Turnover	22,900	GSF	136	222	268	75	81	187	307	160
Bowling Alley[12]	60,000	GSF	111	111	203	3	171	231	243	231
Hotel - Guest Rooms	123	Rooms	37	38	37	148	42	39	41	148
Hotel - Conference Center[3]	6,000	GSF	40	60	56	0	25	26	35	1
Multifamily[4, 9]	384	Dwelling Units	487	495	502	768	491	491	535	768
General Office	25,000	GSF	62	36	15	0	7	6	0	0
Medical Office	31000	GSF	138	120	93	0	0	0	0	0
CR Sports Center[10, 11]	145,000	GSF	166	208	208	0	447	447	224	0
			1,245	**1,376**	**1,466**	**1,000**	**1,354**	**1,520**	**1,422**	**1,310**

[1] Outlined figures indicate demand by land use during projected systemwide peak demand period. This is the total parking spaces needed for the maximum proposed number of dwelling units and non-residential square footage.
[2] Grey highlighting indicates that full multi-family residential and hotel requirement per CRMC, Section 17.54.040, is available for use during this time period when multi-family residential demand and hotel demand peak.
[3] 300 non-fixed seats are planned for the conference center.
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[10] Sports Center parking lot may be restricted by the Town of Castle Rock from time to time for Town sponsored events.
[11] 468 spaces provided on the CR Sports Center site based on Parking analysis conducted by the Town Park and Recreation Department.
[12] Parking ratios were calculated based on an assumption of 62 bowling lanes and 14 employees at peak shift.

PARKING DEMAND - PHASE 2 (1 & 2) REFERENCE PARKING STUDY, DATED AUGUST 22, 2025

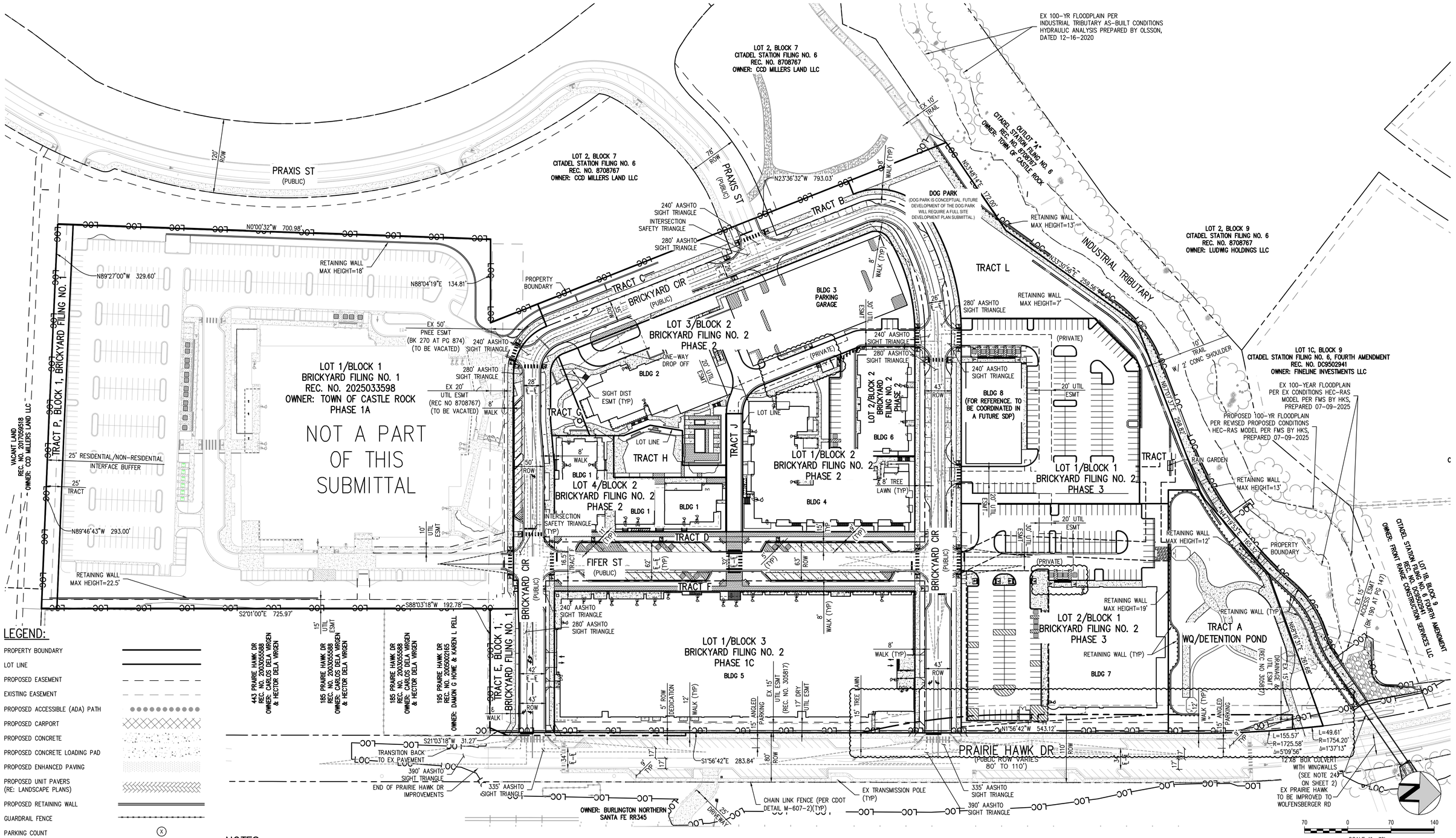
Uses	Quantity	Per Unit[6]	Peak Weekday Morning Use[5] (11 AM)	Peak Weekday Afternoon Use[6] (5 PM)	Peak Weekday Evening Use[7] (6 PM)	Peak Weekday Overnight Use[8] (12 AM)[2]	Peak Weekend Morning Use[5] (11 AM)	Peak Weekend Afternoon Use[6] (1 PM)[1]	Peak Weekend Evening Use[7] (7 PM)	Peak Weekend Overnight Use[8] (12 AM)[2]
General Retail	7,000	GSF	18	20	21	0	22	25	16	0
Retail - Market Place	1,500	GSF	5	6	5	1	6	6	2	0
Retail - Supermarket	0	GSF	0	0	0	0	0	0	0	0
Restaurant - Low Turnover	22,900	GSF	136	222	268	75	81	187	307	160
Bowling Alley[12]	0	GSF	0	0	0	0	0	0	0	0
Hotel - Guest Rooms	123	Rooms	37	38	37	148	42	39	41	148
Hotel - Conference Center[3]	6,000	GSF	40	60	56	0	25	26	35	1
Multifamily[4, 9]	384	Dwelling Units	487	495	502	768	491	491	535	768
General Office	25,000	GSF	62	36	15	0	7	6	0	0
Medical Office	31000	GSF	138	120	93	0	0	0	0	0
CR Sports Center[10, 11]	145,000	GSF	166	208	208	0	447	447	224	0
			1,089	**1,205**	**1,205**	**992**	**1,121**	**1,227**	**1,160**	**1,077**

[1] Outlined figures indicate demand by land use during projected systemwide peak demand period. This is the total parking spaces needed for the maximum proposed number of dwelling units and non-residential square footage.
[2] Grey highlighting indicates that full multi-family residential and hotel requirement per CRMC, Section 17.54.040, is available for use during this time period when multi-family residential demand and hotel demand peak.
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[10] Sports Center parking lot may be restricted by the Town of Castle Rock from time to time for Town sponsored events.
[11] 468 spaces provided on the CR Sports Center site based on Parking analysis conducted by the Town Park and Recreation Department.
[12] Parking ratios were calculated based on an assumption of 62 bowling lanes and 14 employees at peak shift.

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
- PROPOSED CONCRETE LOADING PAD
- PROPOSED ENHANCED PAVING
- PROPOSED UNIT PAVERS (RE: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL
- GUARDRAIL FENCE
- PARKING COUNT (X)
- PROPOSED BUILDING ENTRANCE
- SNOW STORAGE AREAS
- ADA CURB RAMP

NOTES:

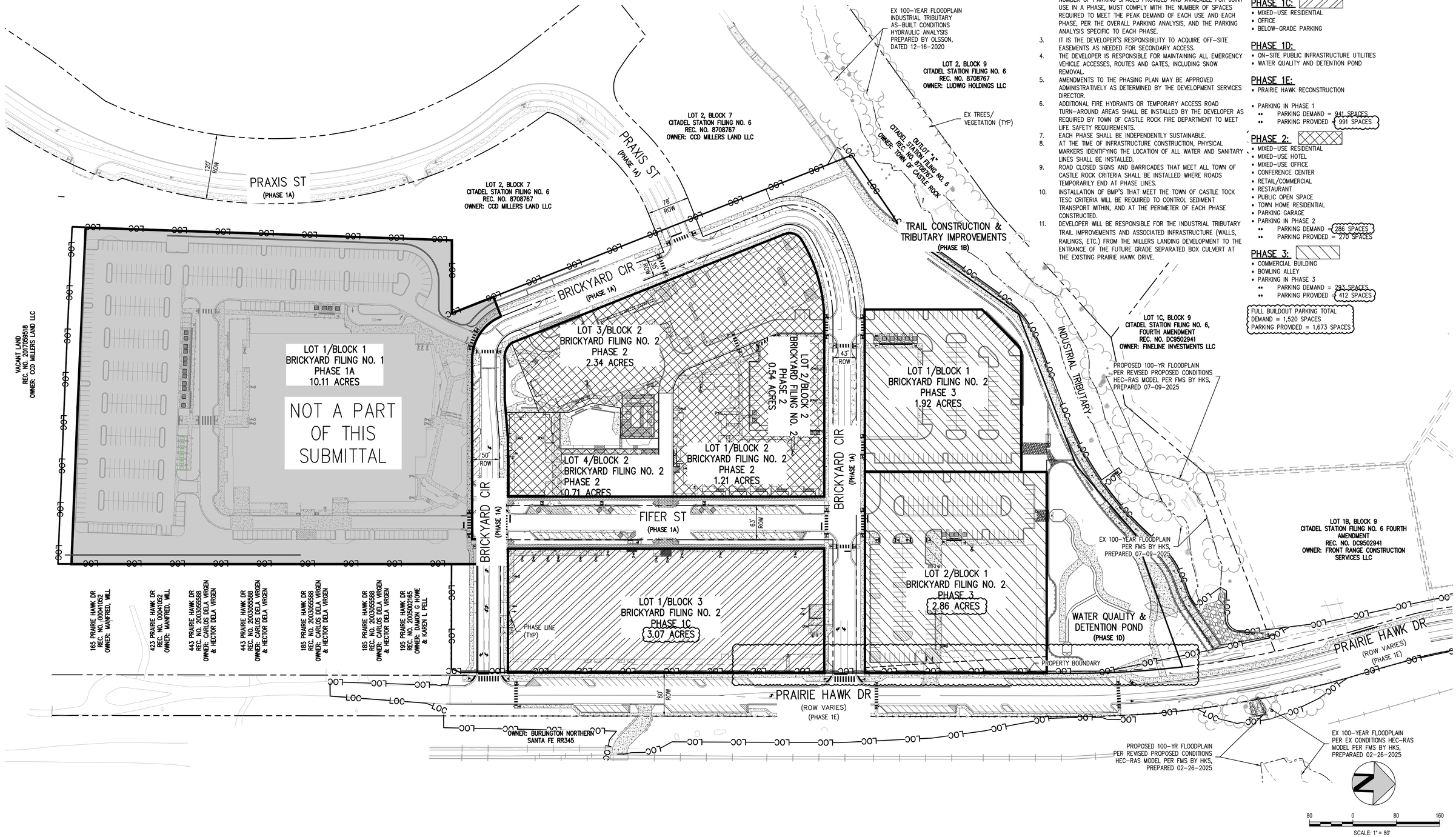
1. DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.

OVERALL SITE PLAN
SHEET 6 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL NOTES:

1. ALL PHASES, ASIDE FROM PHASE 1A, MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS, INCLUDING PARKING SPACES NECESSARY TO MEET DEMAND, ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT.
2. REGARDLESS OF PHASE OR PHASING ORDER, THE COLLECTIVE NUMBER OF PARKING SPACES PROVIDED AND AVAILABLE FOR JOINT USE IN A PHASE, MUST COMPLY WITH THE NUMBER OF SPACES REQUIRED TO MEET THE PEAK DEMAND OF EACH USE AND EACH PHASE, PER THE OVERALL PARKING ANALYSIS, AND THE PARKING ANALYSIS SPECIFIC TO EACH PHASE.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS.
4. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
5. AMENDMENTS TO THE PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
6. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
7. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
8. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LINES SHALL BE INSTALLED.
9. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
10. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE TOCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.
11. DEVELOPER WILL BE RESPONSIBLE FOR THE INDUSTRIAL TRIBUTARY TRAIL IMPROVEMENTS AND ASSOCIATED INFRASTRUCTURE (WALLS, RAILINGS, ETC.) FROM THE MILLERS LANDING DEVELOPMENT TO THE ENTRANCE OF THE FUTURE GRADE SEPARATED BOX CULVERT AT THE EXISTING PRAIRIE HAWK DRIVE.

PHASE 1A:
- ROADWAYS INFRASTRUCTURE
- TOWN OF CASTLE ROCK SPORTS CENTER
- SPORTS CENTER SURFACE PARKING

PHASE 1B:
- PUBLIC OPEN SPACE
- TRAIL CONSTRUCTION
- TRIBUTARY IMPROVEMENTS

PHASE 1C:
- MIXED-USE RESIDENTIAL
- OFFICE
- BELOW-GRADE PARKING

PHASE 1D:
- ON-SITE PUBLIC INFRASTRUCTURE UTILITIES
- WATER QUALITY AND DETENTION POND

PHASE 1E:
- PRAIRIE HAWK RECONSTRUCTION

- PARKING IN PHASE 1
  - PARKING DEMAND = 941 SPACES
  - PARKING PROVIDED = 991 SPACES

PHASE 2:
- MIXED-USE RESIDENTIAL
- MIXED-USE HOTEL
- MIXED-USE OFFICE
- CONFERENCE CENTER
- RETAIL/COMMERCIAL
- RESTAURANT
- PUBLIC OPEN SPACE
- TOWN HOME RESIDENTIAL
- PARKING GARAGE
- PARKING IN PHASE 2
  - PARKING DEMAND = 286 SPACES
  - PARKING PROVIDED = 270 SPACES

PHASE 3:
- COMMERCIAL BUILDING
- BOWLING ALLEY
- PARKING IN PHASE 3
  - PARKING DEMAND = 293 SPACES
  - PARKING PROVIDED = 412 SPACES

FULL BUILDOUT PARKING TOTAL
DEMAND = 1,520 SPACES
PARKING PROVIDED = 1,673 SPACES

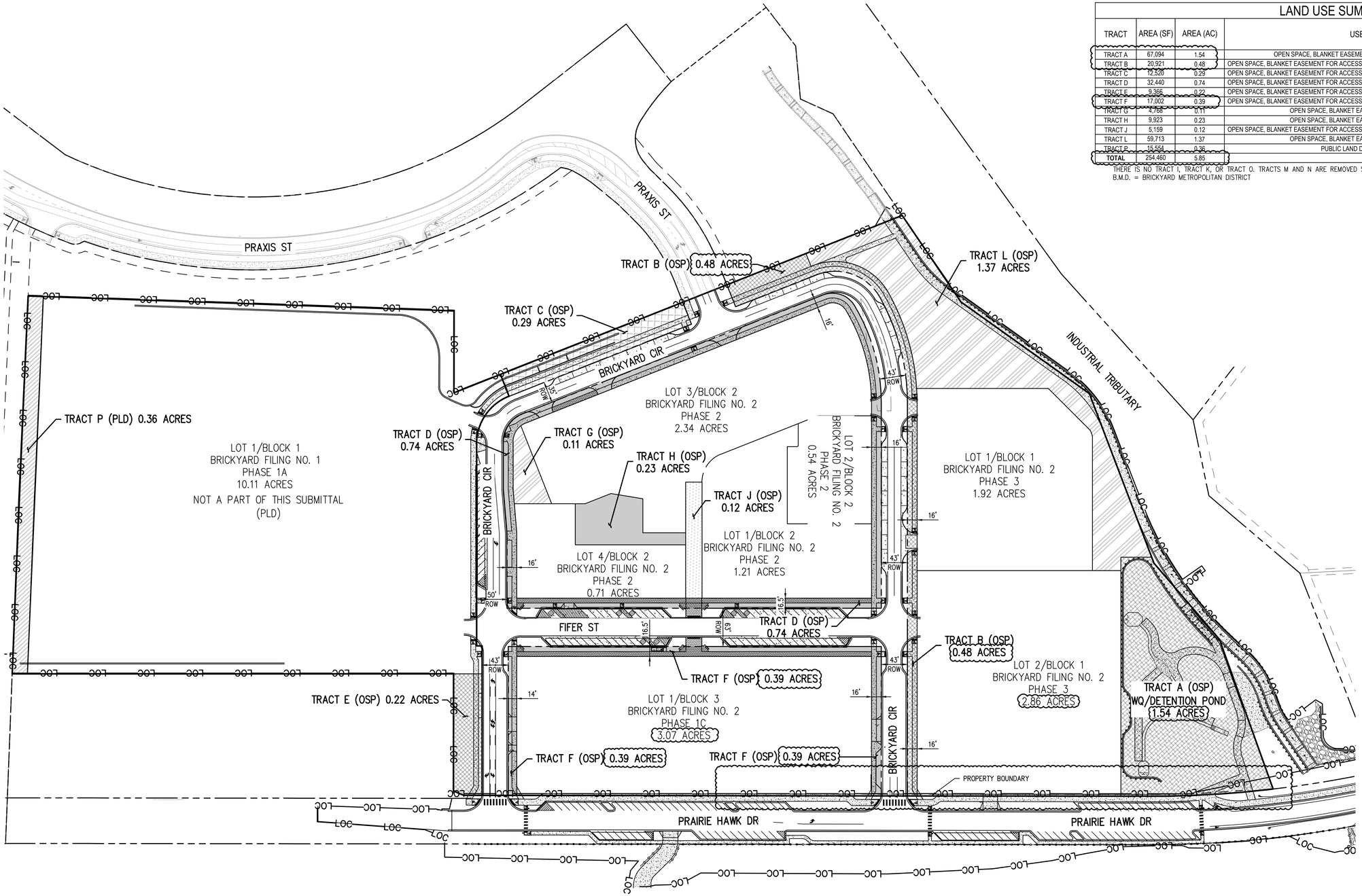
PROJECT # 200726

PHASING PLAN
SHEET 7 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LAND USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNER / MAINTENANCE
TRACT A	67,094	1.54	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.M.D., ASSOCIATION, OR PRIVATE OWNER
TRACT B	20,921	0.48	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT C	12,520	0.29	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT D	32,440	0.74	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT E	9,366	0.22	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT F	17,002	0.39	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT G	4,798	0.11	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT H	9,923	0.23	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT J	5,159	0.12	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT L	59,713	1.37	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT P	15,554	0.36	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK
TOTAL	254,460	5.85		

THERE IS NO TRACT I, TRACT K, OR TRACT O. TRACTS M AND N ARE REMOVED SINCE THEY ARE RIGHT-OF-WAY.
B.M.D. = BRICKYARD METROPOLITAN DISTRICT

SUMMARY TABLE

USE	AREA (SF)	AREA (AC)
PUBLIC LAND DEDICATION (CASTLE ROCK SPORTS CENTER - NOT PART OF THIS SUBMITTAL & TRACT P)	456,013	10.47
PRIVATE OPEN SPACE / TRACT (TRACTS A, B, C, D, E, F, G, H, J, K, L)	238,906	5.49
RIGHT-OF-WAY	129,231	2.97
LOTS	551,138	12.65
DEDICATED OPEN SPACE	0	0.00
TOTAL SITE	1,375,888	31.58

NOTES:

1. IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
2. DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.

LEGEND:

PLD PUBLIC LAND DEDICATION
OSP PRIVATE OPEN SPACE
OSD DEDICATED OPEN SPACE
OS PUBLIC OPEN SPACE

80 0 80 160
SCALE: 1" = 80'

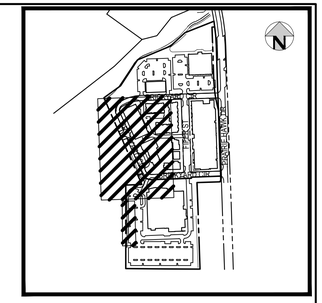
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

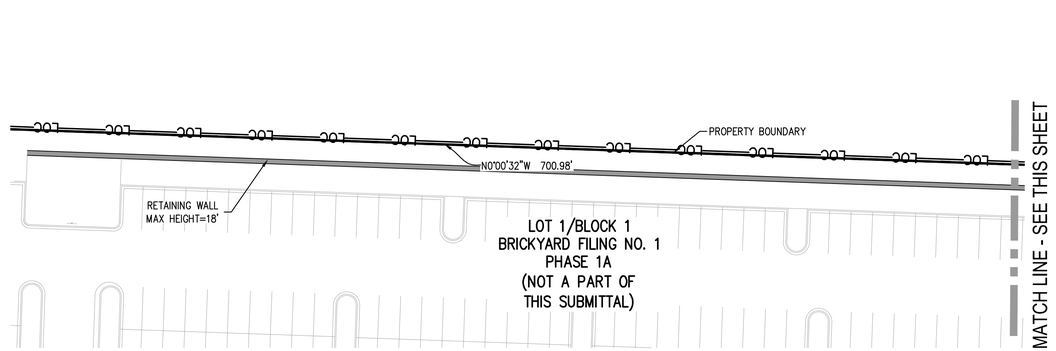
PROJECT # 200726

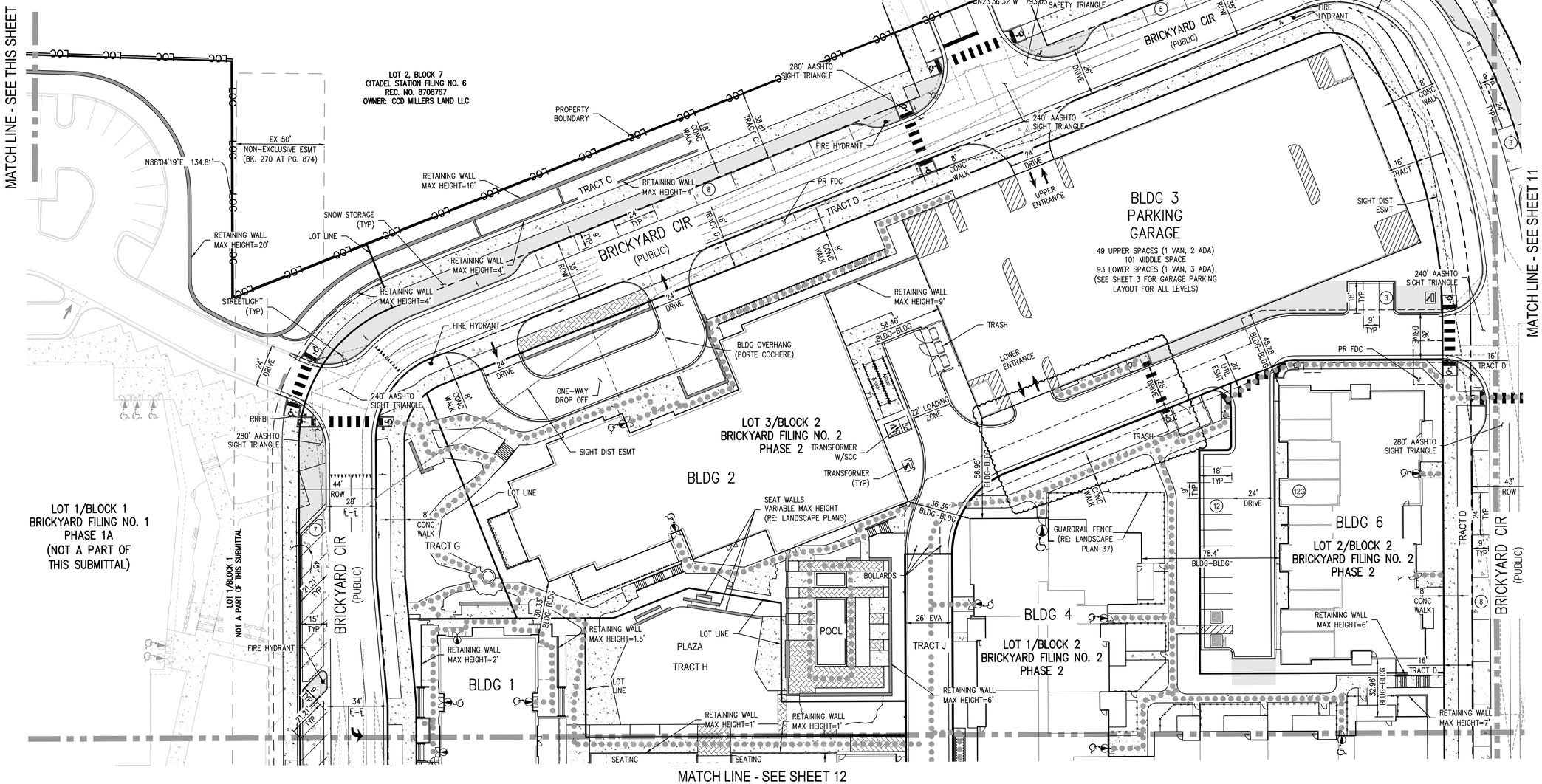
TRACT PLAN
SHEET 8 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO







LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
- PROPOSED CONCRETE LOADING PAD
- PROPOSED ENHANCED PAVING
- PROPOSED UNIT PAVERS (RE: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL
- GUARDRAIL FENCE (RE: LANDSCAPE SHEET 37)
- PARKING COUNT
- PROPOSED BUILDING ENTRANCE
- SNOW STORAGE AREAS
- ADA CURB RAMP

NOTES:

1. REFER TO LANDSCAPE PLANS REGARDING PROPOSED PAVER WALKWAY SPECIFICATIONS
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.

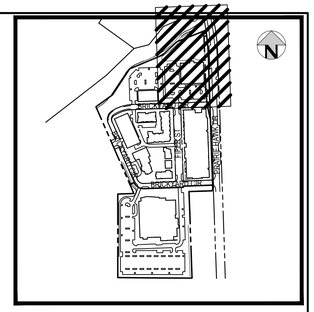
30 0 30 60
SCALE: 1" = 30'

PROJECT # 200726

SITE PLAN
SHEET 10 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12

BRICKYARD CIR (PUBLIC)

BLDG 7

LOT 2/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3

TRACT A
WQ/DETENTION POND

TRACT L

TRACT B

INDUSTRIAL TRIBUTARY

PRAIRIE HAWK DR
(PUBLIC ROW VARIES)

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

LOT 1B BLOCK 9
CITADEL STATION FILING NO. 6 FOURTH AMENDMENT
REC. NO. DC9502941
OWNER: FRONT RANGE CONSTRUCTION SERVICES LLC

OWNER: BURLINGTON NORTHERN SANTA FE RR345

N47°19'53"E 165.32'

S1°56'42"E 543.12'

L=155.57'
R=1725.89'
Δ=5°09'53"

L=49.61'
R=1754.20'
Δ=1°37'13"

LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
- PROPOSED CONCRETE LOADING PAD
- PROPOSED ENHANCED PAVING
- PROPOSED UNIT PAVERS (RE: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL
- GUARDRAIL FENCE (RE: LANDSCAPE SHEET 37)
- PARKING COUNT
- PROPOSED BUILDING ENTRANCE
- SNOW STORAGE AREAS
- ADA CURB RAMP

NOTES:

1. REFER TO LANDSCAPE PLANS REGARDING PROPOSED PAVER WALKWAY SPECIFICATIONS
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.

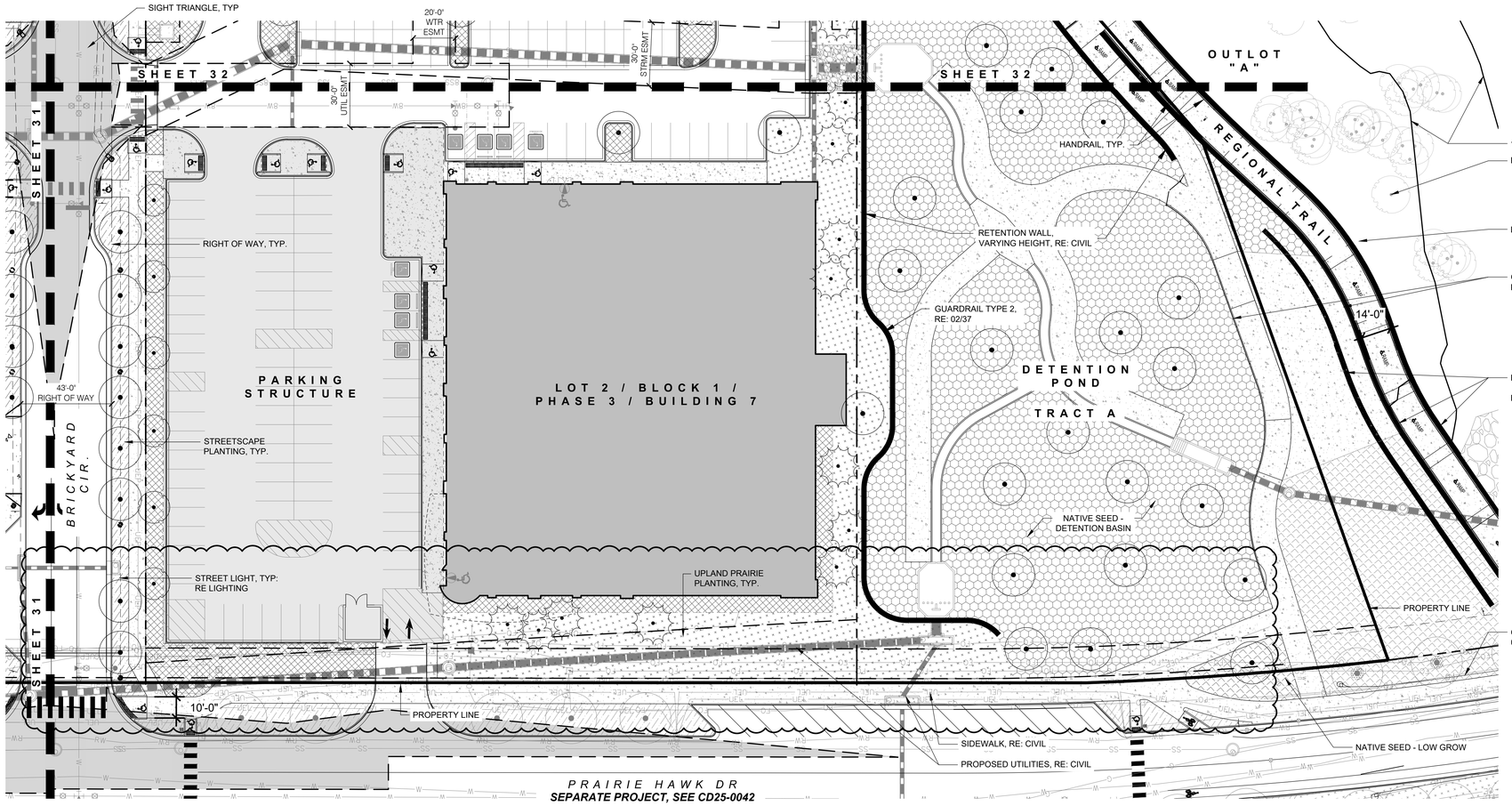
SCALE: 1" = 30'

PROJECT # 200726

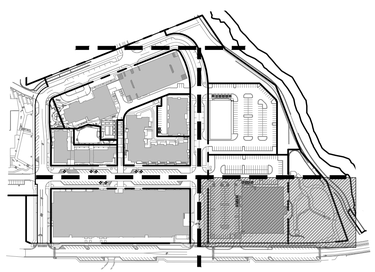
SITE PLAN
SHEET 13 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 ***LANDSCAPE PLAN***
1"=30'-0"



KEY PLAN
N.T.S.

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
- CONCRETE, RE: CIVIL
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- ### — EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

TREE PLANTING NOTE:
1. RESTRICTIONS APPLY TO PLANTING WITHIN AREAS INTENDED TO HAVE GEOGRID. DETAILS AND SPECIFICATIONS WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTATION.

UTILITY LEGEND

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
- STORM
- UT — UNDERGROUND TELEPHONE
- TRANSFORMER
- FIRE HYDRANT

CONCEPT PLANT SCHEDULE

NOTE: PLANT SCHEDULE IS CONCEPTUAL ONLY. FINAL PLANTING PLAN(S) TO BE APPROVED WITH TOWN CD SUBMITTALS. PLANT SCHEDULE TO MEET CASTLE ROCK APPROVED PLANT LIST.

STREETSCAPE (PER ToCR APPROVED PLANT LIST)
AGASTACHE RUPESTRIS / SUNSET HYSSOP
BOUTELOUA GRACILIS / BLUE GRAMA GRASS
CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE' / COMPACT BLUE MIST SPIREA
MUHLENBERGIA MONTANA / MOUNTAIN MUHLY
PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY
RHUS AROMATICA 'GROW-LOW' / GRO-LOW SUMAC
AMORPHA NANA / DWARF LEADPLANT
RUDBECKIA HIRTA / BLACK-EYED SUSAN

FOUNDATION (PER TOCR APPROVED PLANT LIST)
ARCTOSTAPHYLOS X COLORADOENSIS / PANCHITO COLORADOENSIS
BOUTELOUA GRACILIS / BLUE GRAMA GRASS
CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE' / COMPACT BLUE MIST SPIREA
MUHLENBERGIA MONTANA / MOUNTAIN MUHLY
PINUS MUGO VAR. MUGO / MUGO PINE
AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY
ARONIA MELANOCARPA / BLACK CHOKEBERRY
JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION BASIN
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

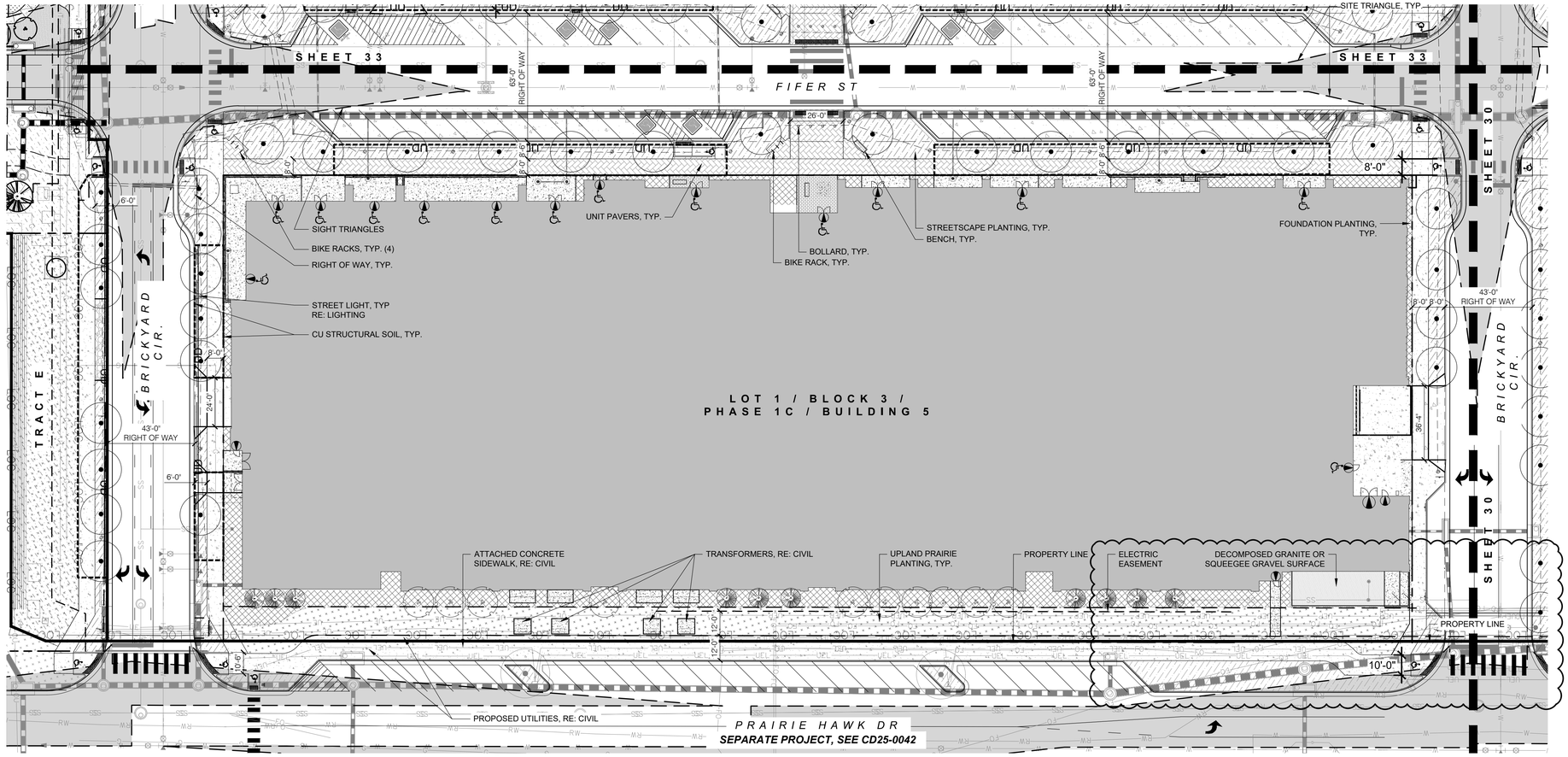
SEED NOTE:
1. AREAS PLANTED WITH ULAND PRAIRIE OR NATIVE SEED WILL HAVE ADDITIONAL SHRUB PLANTINGS FROM THE TOWN OF CASTLE ROCK APPROVED PLANT LIST FOR STRUCTURE INTERSPERSED. ADDITIONAL SHRUB PLANTINGS TO BE PROVIDED DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS.

LANDSCAPE PLAN
SHEET 30 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

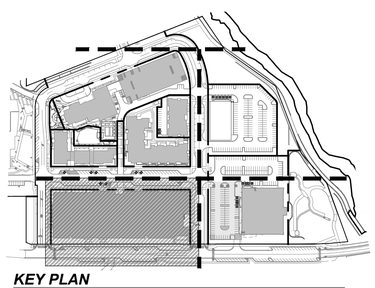
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 ***LANDSCAPE PLAN***
1"=30'-0"

0 15 30 60 FT

KEY PLAN
N.T.S.



LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
- CONCRETE, RE: CIVIL
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

TREE PLANTING NOTE:
1. RESTRICTIONS APPLY TO PLANTING WITHIN AREAS INTENDED TO HAVE GEOGRID. DETAILS AND SPECIFICATIONS WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTATION.

UTILITY LEGEND

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
- STORM
- UT — UNDERGROUND TELEPHONE
- TRANSFORMER
- FIRE HYDRANT

CONCEPT PLANT SCHEDULE

NOTE: PLANT SCHEDULE IS CONCEPTUAL ONLY. FINAL PLANTING PLAN(S) TO BE APPROVED WITH TOWN CD SUBMITTALS. PLANT SCHEDULE TO MEET CASTLE ROCK APPROVED PLANT LIST.

STREETSCAPE (PER TOCR APPROVED PLANT LIST)
AGASTACHE RUPESTRIS / SUNSET HYSSOP
BOUTELOUA GRACILIS / BLUE GRAMA GRASS
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MUHLENBERGIA MONTANA / MOUNTAIN MUHLY
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RHUS AROMATICA 'GROW-LOW' / GRO-LOW SUMAC
AMORPHA NANA / DWARF LEADPLANT
RUDBECKIA HIRTA / BLACK-EYED SUSAN

FOUNDATION (PER TOCR APPROVED PLANT LIST)
ARCTOSTAPHYLOS X COLORADOENSIS / PANCHITO COLORADOENSIS
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ARONIA MELANOCARPA / BLACK CHOKEBERRY
JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION BASIN
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

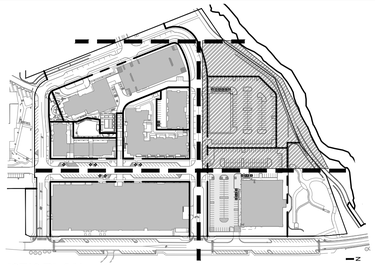
SEED NOTE:
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LANDSCAPE PLAN
SHEET 31 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

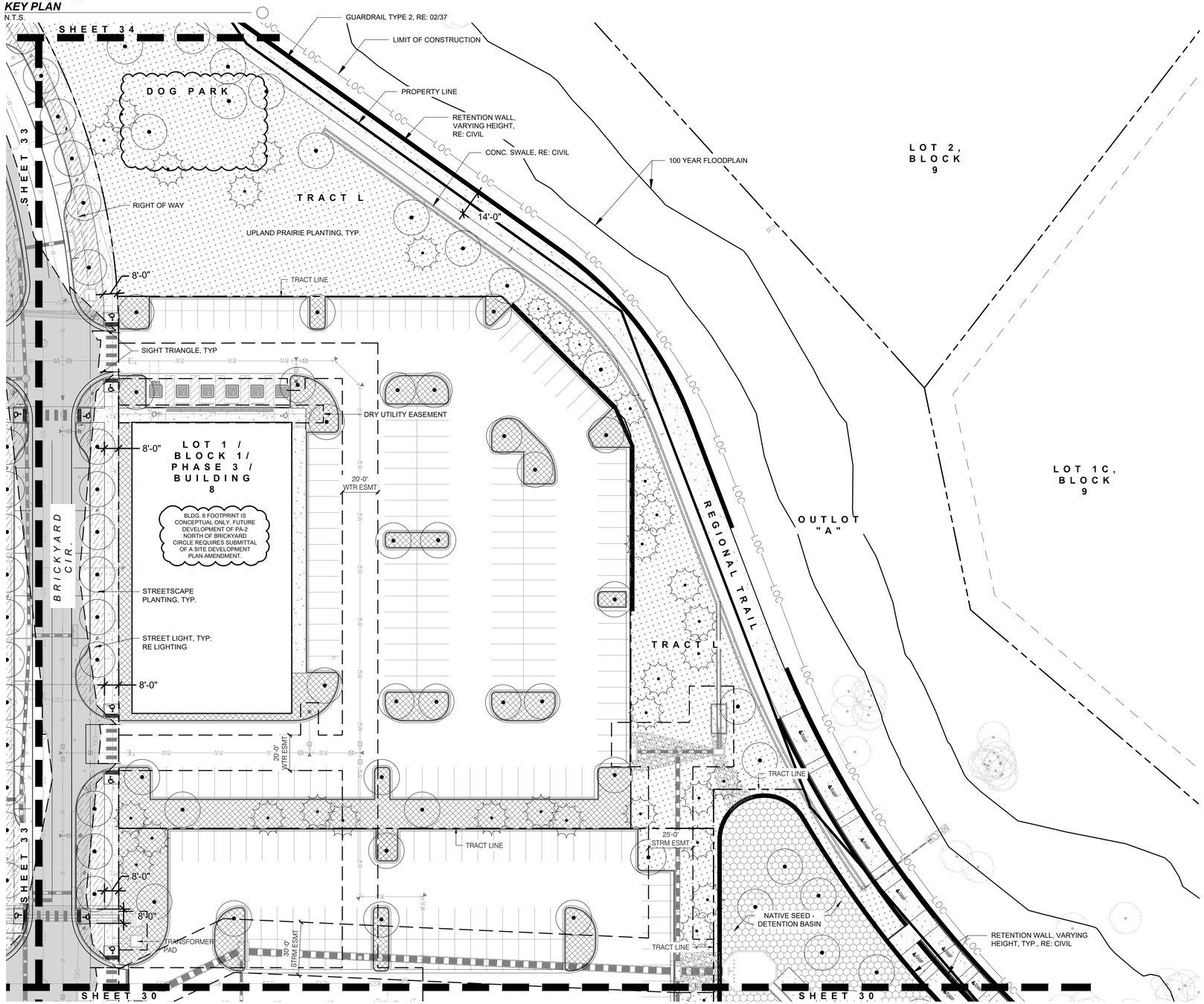
SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY PLAN
N.T.S.



01 ***LANDSCAPE PLAN***
1"=30'-0"

0 15 30 60 FT.

LEGEND

- RIGHT OF WAY
- LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
- CONCRETE, RE: CIVIL
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

TREE PLANTING NOTE:
1. RESTRICTIONS APPLY TO PLANTING WITHIN AREAS INTENDED TO HAVE GEOGRID. DETAILS AND SPECIFICATIONS WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTATION.

UTILITY LEGEND

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
- STORM
- UT — UNDERGROUND TELEPHONE
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- FIRE HYDRANT

CONCEPT PLANT SCHEDULE

NOTE: PLANT SCHEDULE IS CONCEPTUAL ONLY. FINAL PLANTING PLAN(S) TO BE APPROVED WITH TOWN CD SUBMITTALS. PLANT SCHEDULE TO MEET CASTLE ROCK APPROVED PLANT LIST.

STREETSCAPE (PER TOCR APPROVED PLANT LIST)
AGASTACHE RUPESTRIS / SUNSET HYSSOP
BOUTELOUA GRACILIS / BLUE GRAMA GRASS
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JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION BASIN
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

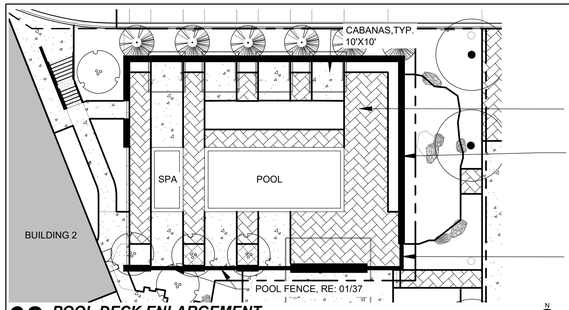
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LANDSCAPE PLAN
SHEET 32 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

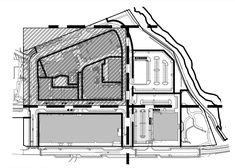
SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



02 POOL DECK ENLARGEMENT
1" = 20'-0"



KEY PLAN
N.T.S.

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
- CONCRETE, RE: CIVIL
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

TREE PLANTING NOTE:
1. RESTRICTIONS APPLY TO PLANTING WITHIN AREAS INTENDED TO HAVE GEOGRID. DETAILS AND SPECIFICATIONS WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTATION.

UTILITY LEGEND

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
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CONCEPT PLANT SCHEDULE

NOTE: PLANT SCHEDULE IS CONCEPTUAL ONLY. FINAL PLANTING PLAN(S) TO BE APPROVED WITH TOWN CD SUBMITTALS. PLANT SCHEDULE TO MEET CASTLE ROCK APPROVED PLANT LIST.

STREETSCAPE (PER TOCR APPROVED PLANT LIST)
AGASTACHE RUPESTRIS / SUNSET HYSSOP
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RHUS AROMATICA 'GROW-LOW' / GRO-LOW SUMAC
AMORPHA NANA / DWARF LEADPLANT
RUDBECKIA HIRTA / BLACK-EYED SUSAN

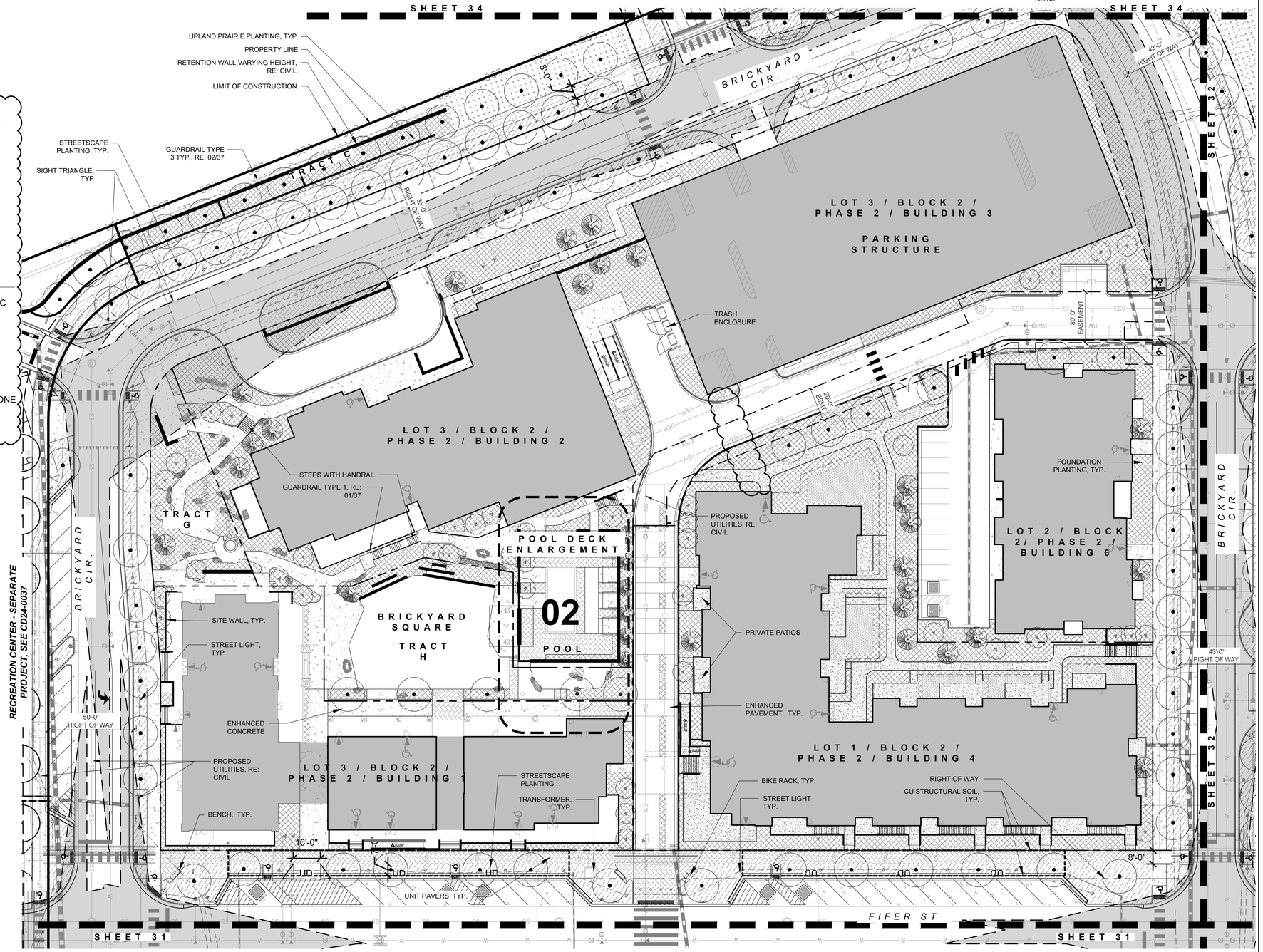
FOUNDATION (PER TOCR APPROVED PLANT LIST)
ARCTOSTAPHYLOS X COLORADOENSIS / PANCHITO COLORADOENSIS
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ARONIA MELANOCARPA / BLACK CHOKEBERRY
JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION BASIN
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

SEED NOTE:
1. AREAS PLANTED WITH ULAND PRAIRIE OR NATIVE SEED WILL HAVE ADDITIONAL SHRUB PLANTINGS FROM THE TOWN OF CASTLE ROCK APPROVED PLANT LIST FOR STRUCTURE INTERSPERSED. ADDITIONAL SHRUB PLANTINGS TO BE PROVIDED DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS.

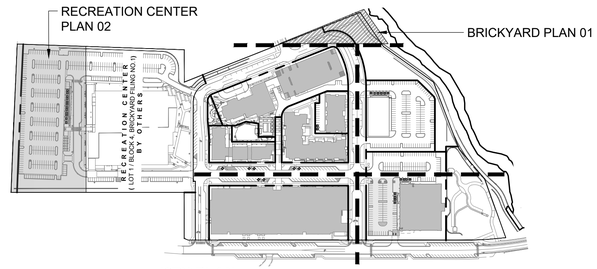


01 LANDSCAPE PLAN
1"=30'-0"

LANDSCAPE PLAN
SHEET 33 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY PLAN
N.T.S.

CONCEPT PLANT SCHEDULE

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STREETSCAPE (PER TOCR APPROVED PLANT LIST)
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UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
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LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
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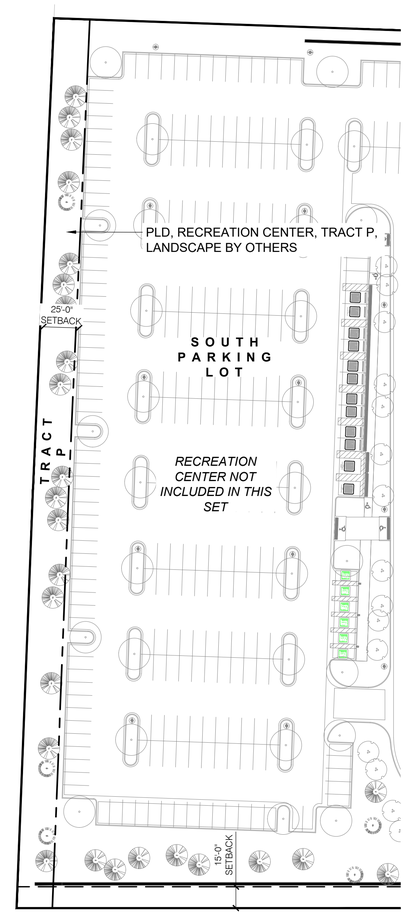
TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

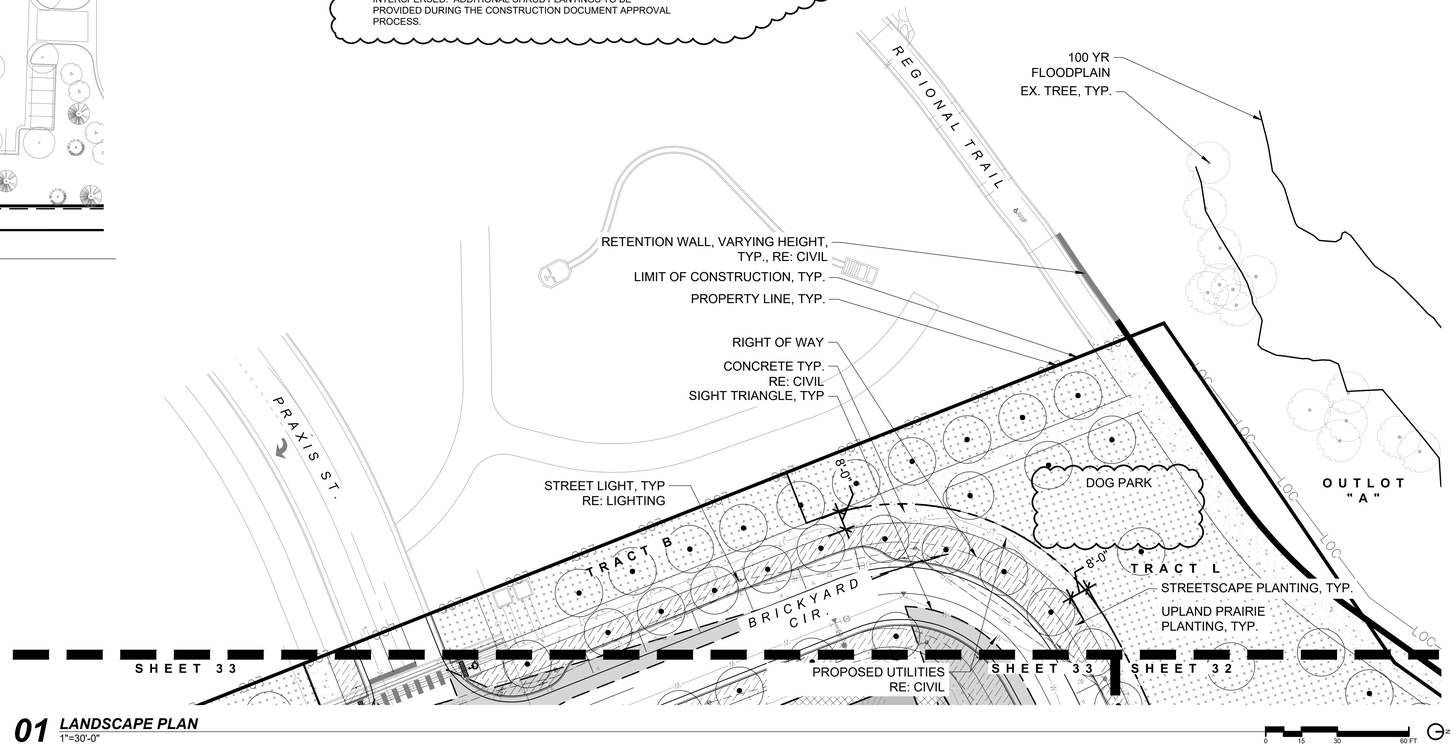
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- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
- STORM
- UT — UNDERGROUND TELEPHONE
- TRANSFORMER
- FIRE HYDRANT



02 TRACT P LANDSCAPE PLAN
1"=50'-0"



01 LANDSCAPE PLAN
1"=30'-0"

LANDSCAPE PLAN
SHEET 34 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPMENT SITE INVENTORY DATA (NOT INCLUDING STREETSCAPE)

Town of Castle Rock Registered Professional: WILLIAM T BOWEN

Town of Castle Rock Registration # **State of Colorado License Landscape Architect #** LA. 0001108

Company Name: BACK40 LANDSCAPE ARCHITECTURE **Address:** 1510 YORK STREET, SUITE 302, DENVER, CO 80206

Phone: 402.841.2858 **Email:** NATHAN@BACK40LA.COM **Date:** 7/16/2025

Project Name: **BRICKYARD**

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape *(10% of the gross site area)*	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees *(2 trees / 1,000 sqft)*	Provided Trees	Required Shrubs *(4 shrubs / 1,000 sqft)*	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
818,029	81,803		191,862	164	241	327	5828	7.4
Turf Grass Square Footage (SF)*	**Required Landscape Coverage Percentage (75% minimum)**	**Existing Landscape (If Applicable)**	**Provided Landscape Coverage at Maturity (SF)**	**Required Nonliving Ornamental Percentage *(25% maximum)***	**Provided Nonliving Ornamental Area in Landscape (SF)**	**Required Large Canopy Decidious Tree (50% minimum)**	**Provided Large Canopy Deciduous Shade Tree**	**Separate Irrigation Service Connections**
0	61,352		143,896	20,451	0	82	109	Yes ____ No __X__

* *STREETSCAPE REQUIREMENTS TABLE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 40 LF)*	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs *(4 shrubs per required tree)*	Provided Street Shrubs
Brickyard Circle - Outer	1,940	49	n/a	57	196	413
Brickyard Circle - Inner	***1,280	32	n/a	38	128	415
Fifer Street - West Side	557	14	n/a	14	56	122
Fifer Street - East Side	557	14	n/a	14	56	120
Total Counts	***4,334	109		123	436	1,070

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.
*** SIGHT DISTANCE EASEMENT EXCLUDED FROM LINEAR FEET CALCULATION

PARKING LOT LANDSCAPE REQUIREMENTS (LOT 1 / BLOCK 1 / PHASE 3 / BUILDING 8)

Parking Lot*

Parking Lot Area	Landscaping Area Required *(10% of square footage)*	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** *(2 large canopy deciduous shade trees / 1,000 sqft)*	Provided Trees	Required Shrubs** *(4 shrubs / 1,000 sqft)*	Provided Shrubs
55,063 SF	5,506 SF	0 SF	10,703 SF	11	30	22	> 22

Parking Lot Peninsula/Islands (40 Spaces or More)**

Number of Parking Spaces	Number of Landscaped Islands Required *(1 island per 15 spaces)*		Number of Landscaped Islands Provided	Required Trees*** *(Minimum of 1 large canopy deciduous shade tree per island/peninsula)*	Provided Trees	Required Shrubs *(Minimum of 4 shrubs per island/peninsula)*	Provided Shrubs
152	11		15	15	22	88	> 88

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

PARKING LOT LANDSCAPE REQUIREMENTS (LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7)

Parking Lot*

Parking Lot Area	Landscaping Area Required *(10% of square footage)*	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** *(2 large canopy deciduous shade trees / 1,000 sqft)*	Provided Trees	Required Shrubs** *(4 shrubs / 1,000 sqft)*	Provided Shrubs
32,256 SF	3,227 SF	0 SF	7,515 SF	7	15	13	> 13

Parking Lot Peninsula/Islands (40 Spaces or More)**

Number of Parking Spaces	Number of Landscaped Islands Required *(1 island per 15 spaces)*		Number of Landscaped Islands Provided	Required Trees*** *(Minimum of 1 large canopy deciduous shade tree per island/peninsula)*	Provided Trees	Required Shrubs *(Minimum of 4 shrubs per island/peninsula)*	Provided Shrubs
75	5		6	6	8	44	> 44

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

DEVELOPMENT PLANT INVENTORY BREAK DOWN (NOT INCLUDING STREETSCAPE)

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES — HYDROZONE 2 — QUANTITY 109

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

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

ORNAMENTAL TREES — HYDROZONE 2 — QUANTITY 57

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

EVERGREEN TREES — HYDROZONE 2 — QUANTITY 86

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

DECIDUOUS SHRUBS — HYDROZONE 1 — QUANTITY 3890

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

EVERGREEN SHRUBS — HYDROZONE 1 — QUANTITY 1938

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

ORNAMENTAL GRASSES — HYDROZONE 1 — QUANTITY 5408

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

PERENNIALS — HYDROZONE 1 — AREA 3062

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

ANNUAL PLANTING BEDS — HYDROZONE — AREA

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

NATIVE SEED — HYDROZONE 1 — AREA 134,867 SQFT

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

APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

LOT / TRACT LANDSCAPE REQUIREMENTS

LOT / BLOCK / PHASE / BUILDING	LAND USE TYPE (RESIDENTIAL OR NON-RESIDENTIAL)	GROSS AREA	REQ NON-RES LANDSCAPE AREA (10% OF GROSS)	REQ RES LANDSCAPE AREA (20% OF GROSS)	REQ TREES (2 PER 1000 SF OF REQUIRED LANDSCAPE AREA	PROVIDED TREES	REQ SHRUBS (4 PER 1000 SF OF REQUIRED LANDSCAPE AREA	PROVIDED SHRUBS
LOT 1 / BLOCK 3 / PHASE 1C / BUILDING 5	RESIDENTIAL	133,658 SF	N / A	*16,925 SF	34	**20	136	136 MIN
LOT 1 / BLOCK 2 / PHASE 2 / BUILDING 4	RESIDENTIAL	52,805 SF	N / A	10,561 SF	22	22	43	43 MIN
LOT 2 / BLOCK 2 / PHASE 2 / BUILDING 6	RESIDENTIAL	23,518 SF	N / A	4,704 SF	10	10	19	19 MIN
LOT 3 / BLOCK 2 / PHASE 2 / BUILDINGS 2 & 3	NON-RESIDENTIAL	102,165 SF	10,217 SF	N / A	21	38	41	41 MIN
LOT 4 / BLOCK 2 / PHASE 2 / BUILDING 1	NON-RESIDENTIAL	31,004 SF	3,100 SF	N / A	7	7	13	13 MIN
LOT 1 / BLOCK 1 / PHASE 3 / BUILDING 8	NON-RESIDENTIAL	83,833 SF	8,383 SF	N / A	17	31	34	34 MIN
LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7	NON-RESIDENTIAL	124,420 SF	12,442 SF	N / A	25	30	50	50 MIN
TRACT A	OPEN SPACE | DETENTION POND	61,417 SF	6,142 SF	N / A	13	22	56	56 MIN
TRACT B (AREA BEHIND PUBLIC SIDEWALK)	OPEN SPACE	3,187	319 SF	N / A	1	4	4	4 MIN
TRACT C (AREA BEHIND PUBLIC SIDEWALK)	OPEN SPACE	7,370 SF	737 SF	N / A	2	13	8	8 MIN
TRACK E	OPEN SPACE	9,366 SF	937 SF	N / A	2	6	8	8 MIN
TRACT G	OPEN SPACE	4,768 SF	477 SF	N / A	2	5	8	8 MIN
TRACT H	OPEN SPACE	9,923 SF	992 SF	N / A	2	5	8	8 MIN
TRACT J	OPEN SPACE	5,159 SF	FIRE LANE (LANDSCAPE IMPROVEMENTS NOT APPLICABLE)					
TRACT L	OPEN SPACE	59,263 SF	5,926	N / A	12	37	48	48 MIN
TRACT P	PUBLIC OPEN SPACE	15,554 SF	RESIDENTIAL BUFFER LANDSCAPE BY OTHERS, SEE DD24-0037					
LOT / BLOCK DEVELOPMENT TOTALS:		727,410 SF	43,746 SF	32,193 SF	158	213	428	428 MIN

* REQUIRED LANDSCAPE AREA REDUCED BY ENCUMBERED UTILITY EASEMENT (9,807 SF)
** PROVIDED TREES TO MEET DEVELOPMENT REQUIREMENT AS A WHOLE (TOTAL TREES PROVIDED NEED TO MEET OR EXCEED TOTAL REQUIRED TREES PER LANDSCAPE AREA. DEVELOPMENT TOB BE REVIEWED AS A WHOLE, THEREFORE THE TOTAL REQUIRED AND PROPOSED TREE/SHRUB QUANTITIES ARE THE GOVERNING LANDSCAPE REQUIREMENT NUMBERS.

LOT / TRACT PARKING LOT LANDSCAPE TAKE-OFFS

LOT / TRACT	GROSS PARKING LOT AREA	REQUIRED LANDSCAPE AREA (10% OF PARKING LOT AREA)	LANDSCAPE AREA PROVIDED
LOT 1 / BLOCK 3 / PHASE 1C / BUILDING 5	0 SF	N / A	N / A
LOT 1 / BLOCK 2 / PHASE 2 / BUILDING 4	0 SF	N / A	N / A
LOT 2 / BLOCK 2 / PHASE 2 / BUILDING 6	0 SF	N / A	N / A
LOT 3 / BLOCK 2 / PHASE 2 / BUILDINGS 2 & 3	0 SF	N / A	N / A
LOT 4 / BLOCK 2 / PHASE 2 / BUILDING 1	0 SF	N / A	N / A
LOT 1 / BLOCK 1 / PHASE 3 / BUILDING 8	55,063 SF	5,506 SF	10,703 SF
LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7	32,256 SF	3,227 SF	7,515 SF

DOUGLAS COUNTY AND CASTLE ROCK SEED MIX INFORMATION

UPLAND PRAIRIE

Douglas County and Castle Rock Permanent Drill Seed Mix

Common Name	Botanical Name	Variety	Notes	%in Mix	Pounds of PLS Per Acres
Big Bluestem	Andropogon gerardi	Kaw	PNWS	10	1.1
Yellow Indiangrass	Sorghastrum nutans	Cheyenne	PNWS	10	1
Switchgrass	Panicum virgatum	Blackwell	PNWS	10	0.4
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB	10	0.9
Western Wheatgrass	Pascopyrum Smithii	Arriba	PNCS	10	1.6
Blue Grama	Bouteloua gracilis	Hachita	PNWB	10	0.3
Thickspike Wheatgrass	Elymus lanceolatus ssp. dasystachyum	Critana	PNCS	10	1
Prairie Sandreed	Calamovilfa longifolia	Goshen	PNWS	10	0.7
Green Needlegrass	Stipa viridula	Lodorm	PNCB	10	1
Slender Wheatgrass	Elymus trachycaulus ssp. Trachycaulus	Pryor	PNCB	5	0.6
Streambank Wheatgrass	Elymus lanceolatus ssp. riparium	Sodar	PNCS	5	0.6

NATIVE SEED - LOW GROWTH

Douglas County and Castle Rock Low Growth Drill Seed Mix

Common Name	Botanical Name	Variety	Notes	%in Mix	Pounds of PLS Per Acres
Buffalograss	Buchloe dactyloides	Texoka	PNWS	20	3.2
Blue Grama	Bouteloua gracilis	Hachita	PNWB	20	0.6
Western Wheatgrass	Pascopyrum smithii	Arriba	PNCS	20	3.2
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB	20	1.8
Thickspike Wheatgrass	Elymus lanceolatus ssp. Dasystachyum	Critana	PNCS	10	1
Streambank Wheatgrass	Elymus lanceolatus ssp. Riparium	Sodar	PNCS	10	1.2

NATIVE SEED - DETENTION BASIN

HIGH PLAINS / FOOTHILLS RIPARIAN SEED MIX		
COMMON NAME	BOTANICAL NAME	% IN MIX
Canada Wildrye	Elymus canadensis	25
Tuffted Hairgrass	Deschampsia cespitosa	20
Big Bluestem	Andropogon gerardii	15
Switchgrass	Panicum virgatum	15
Indian Grass	Sorghastrum nutans	15
Baltic Rush	Juncus balticus	5
Spikerush	Eleocharis palustris	2.5
Alkali Sacaton	Sporobolus airoides	2.5

SUPPLIER RECOMMENDED APPLICATION: WYOMING, COLORADO, AND NEW MEXICO ELEVATION RANGE UP TO 7,000' SEASONALLY OR TEMPORARILY WET SOIL

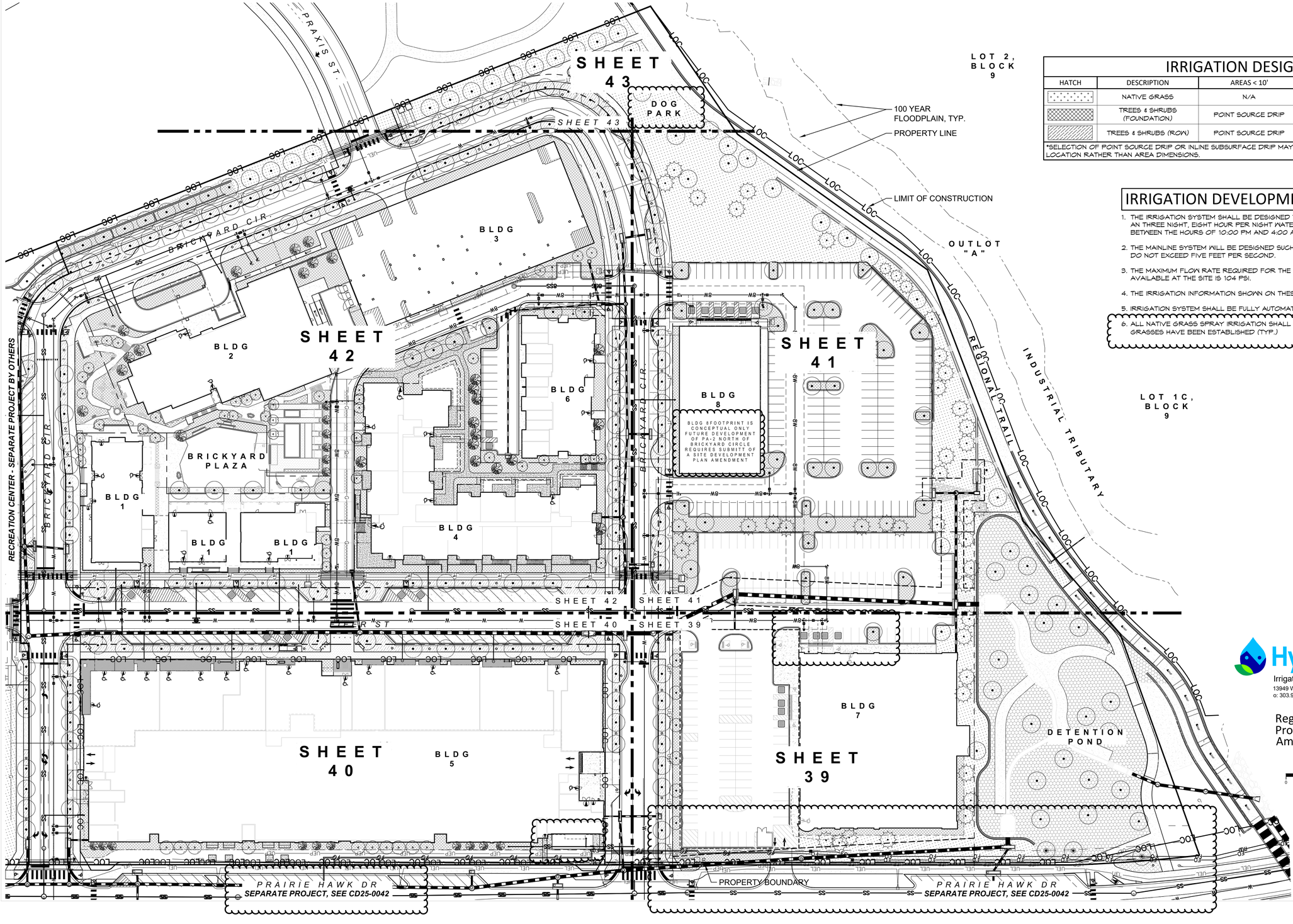
SUPPLIER RECOMMENDED SEED RATE: 8OZ PER 1,000 SQ.FT.

LANDSCAPE REQUIREMENTS
SHEET 35 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



IRRIGATION DESIGN STRATEGY

HATCH	DESCRIPTION	AREAS < 10'	AREAS 10'-25'	AREAS > 25'
	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS (FOUNDATION)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
	TREES & SHRUBS (ROW)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP

*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN THREE NIGHT, EIGHT HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 40 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 104 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.
6. ALL NATIVE GRASS SPRAY IRRIGATION SHALL BE TEMPORARY ONLY, AND REMOVED AFTER GRASSES HAVE BEEN ESTABLISHED (TYP.)

ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS

KDI
HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

0 25 50 100 FT

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

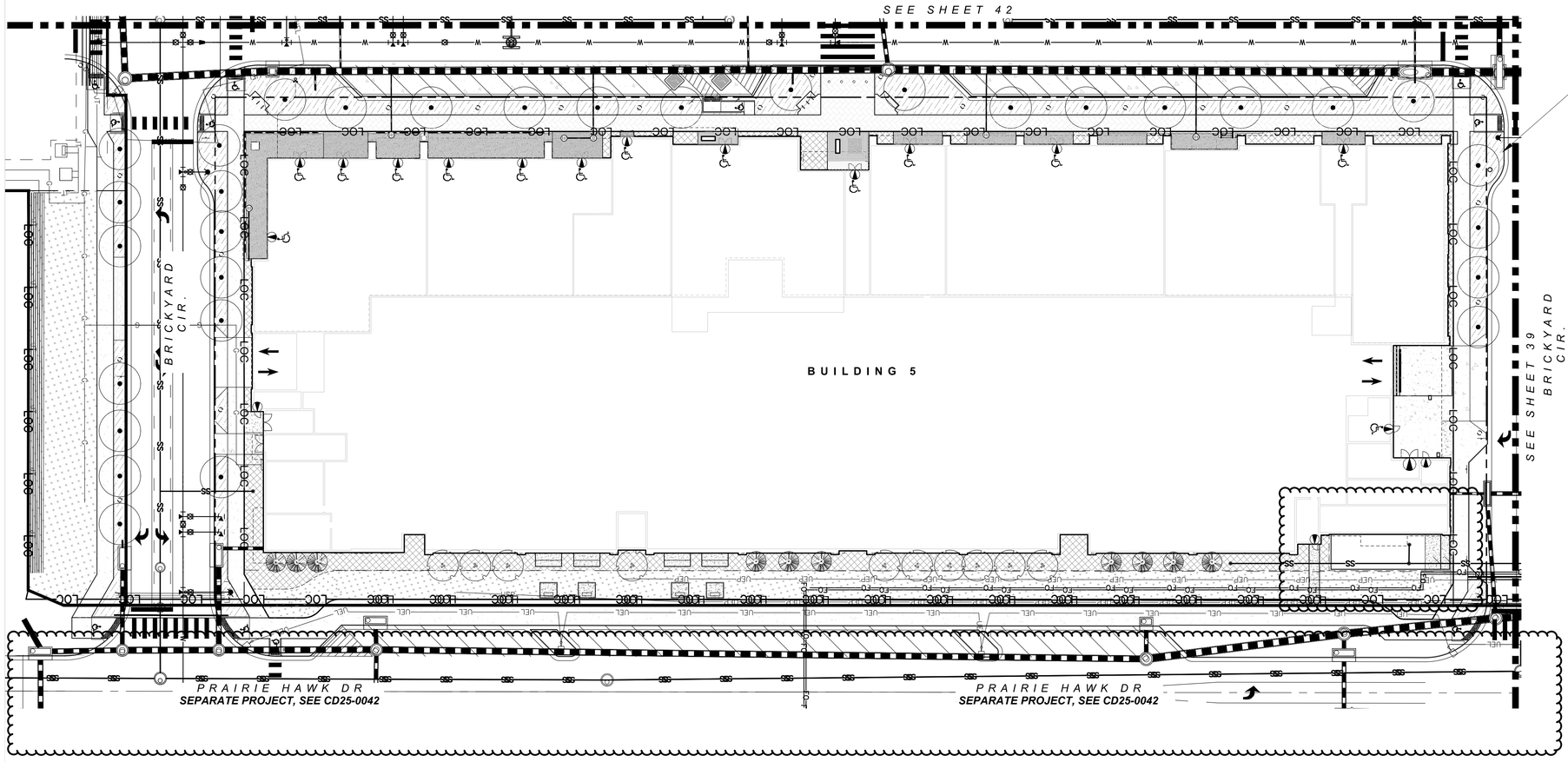
IRRIGATION PLAN INDEX
SHEET 38 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 10'	AREAS 10'-25'	AREAS > 25'
	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS (FOUNDATION)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
	TREES & SHRUBS (ROW)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.				

THE BRICKYARD		
TAP #	TBD	PRESSURE REQUIRED
1	116	PRESSURE AVAILABLE
TAP/METER SIZE	40	GPM MAXIMUM FLOW
1.5"		



01 ***IRRIGATION PLAN***
1"=30'-0"

0 15 30 60 FT N

ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS

HydroSystems KDI
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

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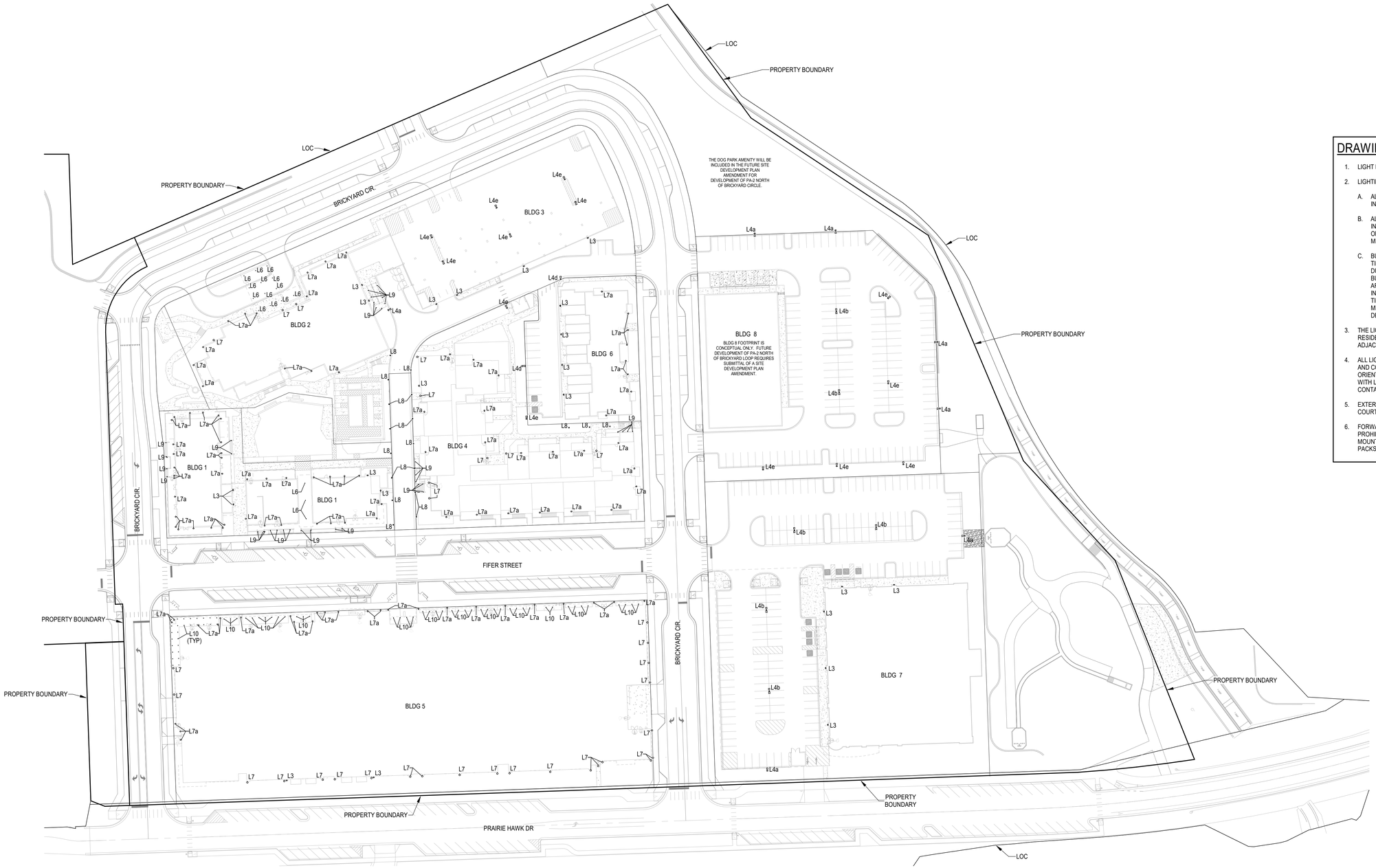
Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

IRRIGATION PLAN
SHEET 40 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DRAWING NOTES:

1. LIGHT LOSS FACTOR FOR ALL LUMINAIRES IS 1.
2. LIGHTING CONTROL NOTES:
   - A. ALL PRIVATE STREET LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND SHALL OPERATE FROM DUSK UNTIL DAWN.
   - B. ALL PARKING LOT POLE LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND OCCUPANCY SENSOR. FIXTURES SHALL REMAIN ON FROM DUSK UNTIL DAWN AND SHALL DIM TO 30% BRIGHTNESS AFTER 20 MINUTES OF NO ACTIVITY BEING DETECTED.
   - C. BUILDING MOUNTED AREA LIGHTS SHALL BE CONTROLLED FROM BUILDING TIMECLOCK AND PHOTOCELL. THEY SHALL BE TURNED ON BY PHOTOCELL AT DUSK AND SHALL BE TURNED OFF BY TIMECLOCK. FOR COMMERCIAL BUILDINGS, THE TIMECLOCK SHALL TURN FIXTURES OFF WITHIN 60 MINUTES AFTER CLOSE OF BUSINESSM, EXCEPT FOR SECURITY LIGHTS AND LIGHTING INTENDED FOR 24 HOUR OPERATION. FOR RESIDENTIAL BUILDINGS, THE TIMECLOCK SHALL DIM FIXTURES TO 50% FULL BRIGHTNESS AFTER MIDNIGHT, AND TURN FIXTURES OFF AT DUSK. ALL SETPOINTS SHALL BE DETERMINED BY OWNER.
3. THE LIGHTING OBJECTIVE FOR THE SITE IS TO PROVIDE ADEQUATE LIGHTING FOR RESIDENTS' SECURITY WHILE LIMITING THE IMPACT OF ON SITE LIGHTING ON ADJACENT SPACES AND PROTECTING NIGHT SKY VISIBILITY.
4. ALL LIGHT FIXTURES ILLUMINATING PRIVATE DRIVES, PARKING LOTS, WALKWAYS, AND COMMON AREAS SHALL BE FULL CUTOFF, DOWNCAST, AND SHALL BE ORIENTED TO LIMIT LIGHT TRESSPASS TO ADJACENT PROPERTIES. FIXTURES WITH LESS THAN 3500 LUMEN OUTPUT MAY PROVIDE UPLIGHTING AS LONG AS IT IS CONTAINED ON BUILDING FACADES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE MUNICIPAL CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LIMINAIRES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADES, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

NORTH

1 OVERALL SITE LIGHTING PLAN

1" = 60'-0"

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com

Given Project # 23069

OVERALL SITE LIGHTING PLAN
SHEET 59 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

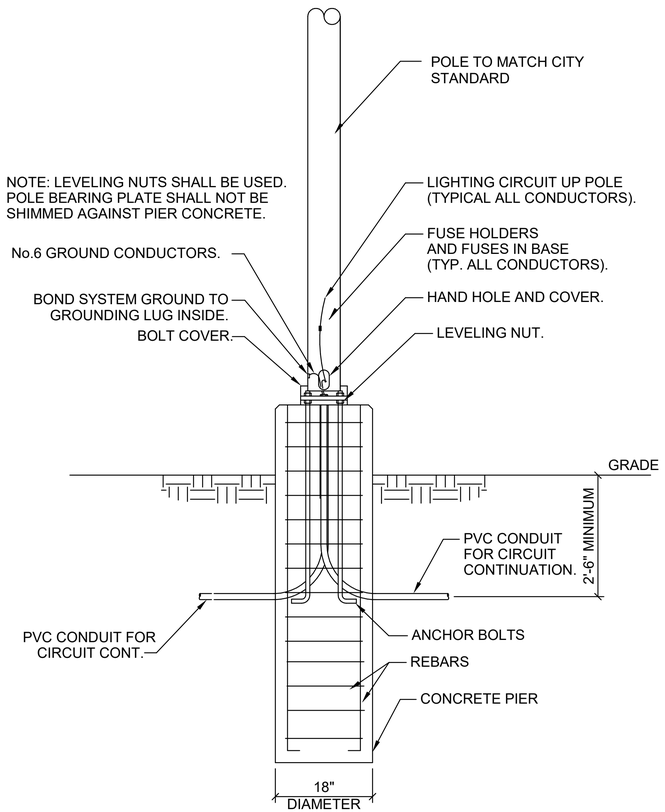
SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

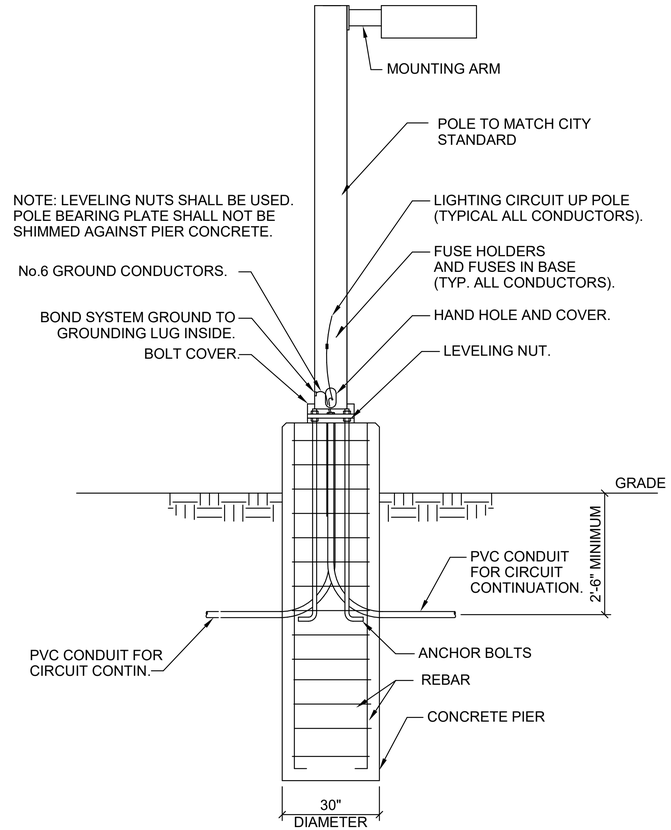
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Site Luminaire Summary Table

Luminaire											Lamps						
ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
L3	NLS	TRAC LINEAR	TWL-T3-16L-175-30K7-UNV-WM	WALL MOUNTED AREA LIGHT	Y	TYPE 3	120	0-10V	33	WALL (BLDG)	10' AFG	1	LED	10	1213	3000K/80CRI	1	GREY
L4a	LIGMAN	HAMILTON 1 POST TOP	UHAM-20002-75W-T3-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 3	208	0-10V	6	POLE	25' AFG	1	LED	75	8949	3000K/CRI>80	1	GREY
L4b	LIGMAN	HAMILTON 2 POST TOP	UHAM-20012-2X75W-T3-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 3	208	0-10V	6	POLE	25' AFG	2	LED	75	8949	3000K/CRI>80	1	GREY
L4d	LIGMAN	HAMILTON 1 POST TOP	UHAM-20002-75W-T2-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 2	208	0-10V	3	POLE	25' AFG	1	LED	75	8949	3000K/CRI>80	1	GREY
L4e	LIGMAN	HAMILTON 1 POST TOP	UHAM-20002-75W-EW-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 5	208	0-10V	13	POLE	25' AFG	1	LED	75	8949	3000K/CRI>80	1	GREY
L6	USAI	BEVELED MINI	B3RA-F-20X3-30KS-4S-S-**-**-NC1-**-UNV-D6E	RECESSED DOWNLIGHT	Y	45 DEG	120	0-10V	13	CEILING, RECESSED	16' AFF	1	LED	20	2725	3000K/CRI>80	1	GREY
L7	BARN LIGHT	UNION WALL SCONCE	BLE-W-WHU14-***-***-NA-NA-LED16-3000K-FL	14" SHADED WALL SCONCE	Y	LAMBERTIAN	120	0-10V	16	WALL (BLDG)	10' AFG	1	LED	16	1235	3000K/CRI>90	1	GREY
L7a	VISUAL COMFORT	ASH 8 OUTDOOR WALL	700OWASHL9308CHUNV	8" SHADED WALL SCONCE	Y	LAMBERTIAN	120	0-10V	107	WALL (BLDG)	7' AFG	1	LED	8	613	3000K/90CRI	1	GREY
L8	HYDREL	WANDER	WANDER3 PM1 H38 P1 90CRI 27K MVOLT MW ZT	PATHWAY BOLLARD LIGHT	Y	MEDIUM WIDE	120	0-10V	17	GROUND	38" AFG	1	LED	12.7	1150	2700K/90CRI	1	GREY
L9	TARGETTI	ZEDGE MINI	ZESRPFWFEL32724-DMLE601242UD	MINIAURE STEP LIGHT	Y	FLOOR WASH	120	0-10V	31	WALL, RECESSED	18" AFF	1	LED	4	68	2700K/90CRI	1	GREY
L10	COOPER	HALO	SMD6R07FS5	6" ROUND SURFACE DOWNLIGHT	Y	LAMBERTIAN	120	ELV	71	CEILING, SURFACE	13' AFF	1	LED	8	800	3000K/CRI>90	1	GREY



2 LIGHT POLE DETAIL - PEDESTRIAN
NO SCALE



1 LIGHT POLE DETAIL - PARKING
NO SCALE

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SITE LIGHTING DETAILS
SHEET 60 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022