

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

LEGAL DESCRIPTION:

TRACT A AND TRACT E, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

A PARCEL OF LAND BEING A PORTION OF PRAIRIE HAWK DRIVE RIGHT OF WAY DEDICATED AS SANTEE FE BOULEVARD BY THE PLAT OF CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NO. 305817, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE SOUTH 32°33'14" EAST, A DISTANCE OF 787.27 FEET TO A NORTHERLY CORNER OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, BEING THE POINT OF BEGINNING;

THENCE NORTH 88°03'18" EAST ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 23.07 FEET TO AN EASTERLY CORNER OF SAID TRACT A AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 155.57 FEET, SAID CURVE HAVING A RADIUS OF 1,725.58 FEET, A CENTRAL ANGLE OF 05°09'56", AND A CHORD WHICH BEARS SOUTH 04°29'56" EAST A CHORD DISTANCE OF 155.52 FEET;

THENCE SOUTH 01°56'42" EAST, A DISTANCE OF 543.12 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE EAST LINE OF SAID TRACT A;

THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT LENGTH OF 255.15 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 13°32'10", AND A CHORD WHICH BEARS NORTH 08°42'47" WEST A CHORD DISTANCE OF 254.58 FEET;
- 2) NORTH 01°56'42" WEST, A DISTANCE OF 445.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,084 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

PURPOSE STATEMENT:

A SITE DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT LOCATED AT THE VACANT PARCELS OCCUPIED BY THE ACME BRICK COMPANY ADJACENT TO I-25 AND DIRECTLY WEST OF DOWNTOWN CASTLE ROCK. THIS SUBMISSION IS PART OF THE OVERALL 31.61-ACRE BRICKYARD PD SITE, AND INCLUDES INFRASTRUCTURE, LANDSCAPING, MULTIFAMILY RESIDENTIAL, HOTEL, RESTAURANT, OFFICE, RETAIL, ENTERTAINMENT, AND CONFERENCE VENUE. APPROXIMATELY 400 MULTIFAMILY DWELLING UNITS ARE PART OF THE DEVELOPMENT.

BASIS OF BEARINGS:

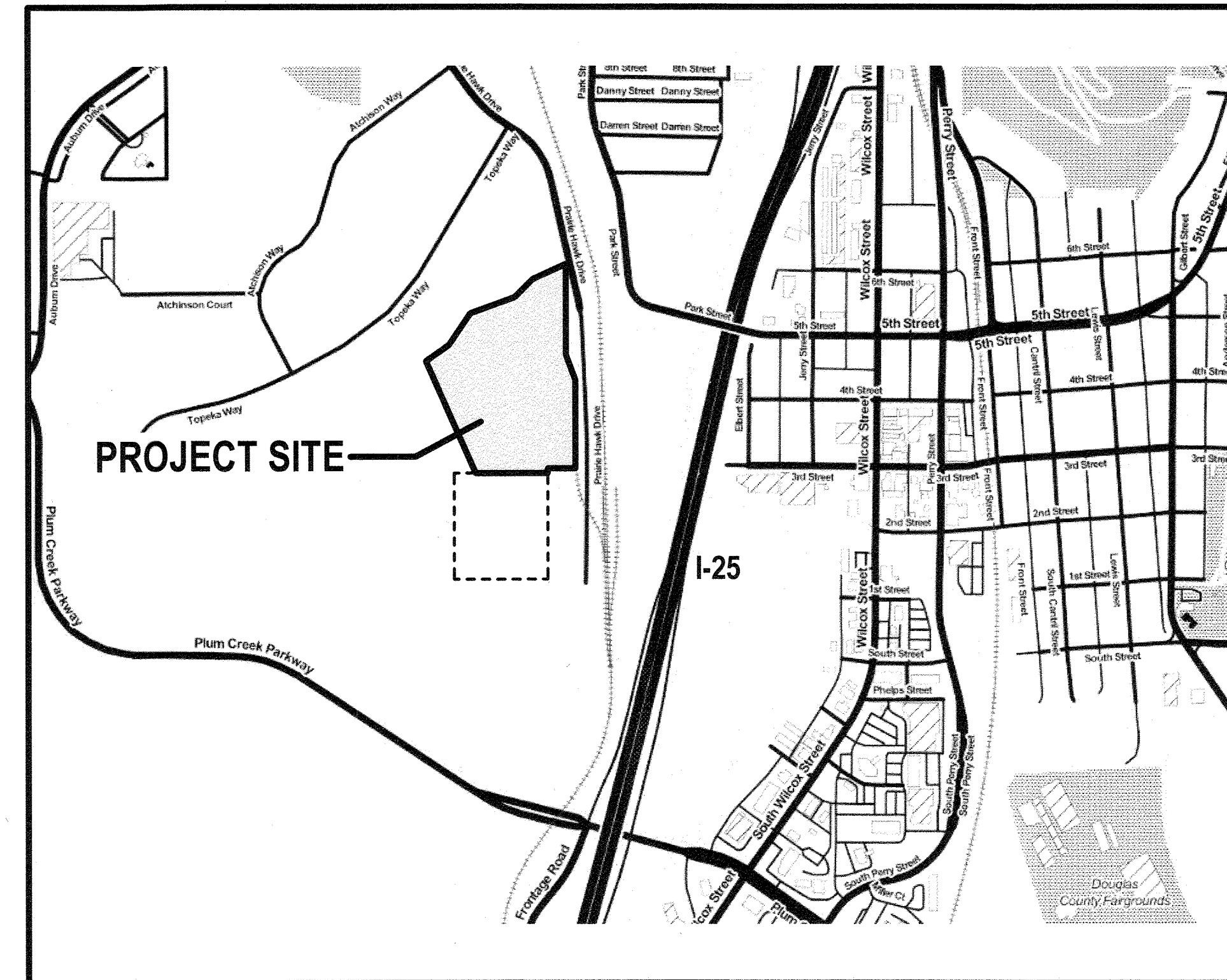
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2.5" ALUM. CAP, STAMPED: PLS 6935, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE WITH A 2" STEEL CAP, STAMPED: PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

BENCHMARK:

BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88

WATER RIGHTS DEDICATION AGREEMENT:

THIS PROPERTY IS LOCATED WITHIN THE IMPLIED CONSENT AREA PER ORDINANCE 91-17 AND PURSUANT TO THE IMPLIED CONSENT PROVISION OF MUNICIPAL CODE, SECTION 13.16.010. WATER RIGHTS WERE DEDICATED TO THE TOWN VIA QUIT CLAIM DEED CONCURRENT WITH THE RECORDING OF THE DEVELOPMENT AGREEMENT.



VICINITY MAP
1" = 400' - 0" 0' 200' 400' 800'

APPROVED VARIANCES		
TCV#	APPROVAL DATE	PURPOSE / DESCRIPTION
TCV25-0018	5/16/2025	ORIFICE DIAMETER VARIANCE
TCV24-0024	3/7/2025	MAXIMUM INTERSECTION APPROACH GRADE VARIANCE
TCV24-0025	3/3/2025	MINIMUM CENTERLINE RADIUS VARIANCE
TCV25-0027	7/10/2025	JUNCTION STRUCTURE AND PIPE CROWN VARIANCE
TCV25-0028	7/10/2025	INLET CAPTURE
TCV25-0030	7/10/2025	TRAIL CLEARANCE TO STORM PIPE VARIANCE
TCV25-0031	7/10/2025	FOOTER AND WALL BELOW EIR VARIANCE
TCV23-0042	7/8/2024	ACCESS POINT DISTANCE AT SPORTS CENTER VARIANCE
TCV24-0051	1/6/2025	POND RETAINING WALLS VARIANCE
TCV24-0060	8/13/2025	WATER STANDARDS VARIANCE

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY Jason Gray
MAYOR

ATTEST:
Lisa Anderson
TOWN CLERK

SIGNED THIS 23rd DAY OF October, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF October, 2025
BY JASON GRAY AS MAYOR AND BY LISA ANDERSON AS TOWN CLERK.
WITNESS MY HAND AND OFFICIAL SEAL.
Shannon Eklund
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2028

SEAL
TOWN OF CASTLE ROCK
APRIL 14, 1991
COLORADO

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SHEET 20 OF 62	GENERAL GRADING PLAN	SHEET 51 OF 62	BUILDING 4 EXTERIOR ELEVATIONS
SHEET 21 OF 62	OVERALL UTILITY PLAN	SHEET 52 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
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SHEET 23 OF 62	GENERAL UTILITY PLAN	SHEET 54 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
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SHEET 25 OF 62	GENERAL UTILITY PLAN	SHEET 56 OF 62	BUILDING 6 EXTERIOR ELEVATIONS
SHEET 26 OF 62	GENERAL UTILITY PLAN	SHEET 57 OF 62	BUILDING 7 EXTERIOR ELEVATIONS
SHEET 27 OF 62	TREE PRESERVATION PLAN	SHEET 58 OF 62	BUILDING 7 EXTERIOR ELEVATIONS
SHEET 28 OF 62	TREE PRESERVATION PLAN	SHEET 59 OF 62	OVERALL SITE LIGHTING PLAN
SHEET 29 OF 62	OVERALL LANDSCAPE PLAN	SHEET 60 OF 62	SITE LIGHTING DETAILS
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SHEET 31 OF 62	LANDSCAPE PLAN	SHEET 62 OF 62	SITE LIGHTING DETAILS



SURVEYOR'S CERTIFICATE:
I, AARON MURPHY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION PRESENTED IN THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

SURVEYOR CO PLS#38162 DATE _____

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

(CD-ACME, LLC, A COLORADO LIMITED LIABILITY COMPANY)
SIGNED THIS 15th DAY OF October, 2025 BY ANTHONY DESIMONE AS OF CD-ACME, LLC.

NOTARY BLOCK
SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF October, 2025 BY ANTHONY DESIMONE
WITNESS MY HAND AND OFFICIAL SEAL.
Anthony Desimone
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-12-2027

CANDACE STANGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20194042776
MY COMMISSION EXPIRES 11/12/2027

CIVIL ENGINEER CERTIFICATE:
I, JOHN O'Rourke, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER JOHN O'Rourke DATE 10/14/25
PE 43327
PE REG # _____

LIENHOLDER SUBORDINATION CERTIFICATE:
THE UNDERSIGNED ARE ALL THE MORTGAGES 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 DECEMBER 16, 2020 AT RECEPTION NO. 2020124739; MODIFICATION RECORDED DECEMBER 19, 2022 AT RECEPTION NO. 2022077403; MODIFICATION RECORDED ON DECEMBER 20, 2023 AT RECEPTION NO. 202305871; AND RECORDED OCTOBER 7, 2024 AT RECEPTION NO. 2024042755; DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(FIRSTBANK) [Signature]
SIGNED THIS 15th DAY OF October, 2025

NOTARY BLOCK
SUBSCRIBE AND SWORN TO BEFORE ME THIS 15th DAY OF October, 2025 BY Tyler Parry
WITNESS MY HAND AND OFFICIAL SEAL.
Tyler Parry
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-12-2027

CANDACE STANGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20194042776
MY COMMISSION EXPIRES 11/12/2027

TITLE CERTIFICATION:
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 Scott Bennett
LAND TITLE GUARANTEE COMPANY
TITLE COMPANY
SIGNED THIS DAY 15th OF October, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF October, 2025 BY SCOTT BENNETT
AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.
Scott Bennett
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 10, 2028

ANDY JOHN STEHMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 2014018515
MY COMMISSION EXPIRES 02/10/2028

PLANNING COMMISSION RECOMMENDATION:
THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY OF September, 2025.

CHAIR [Signature] DATE 10/21/25
ATTEST: [Signature] DATE 10/21/25
DIRECTOR OF DEVELOPMENT SERVICES

TOWN COUNCIL APPROVAL:
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY OF October, 2025.

MAYOR [Signature] DATE 10/21/25
ATTEST: [Signature] DATE 10-21-2025
TOWN CLERK



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

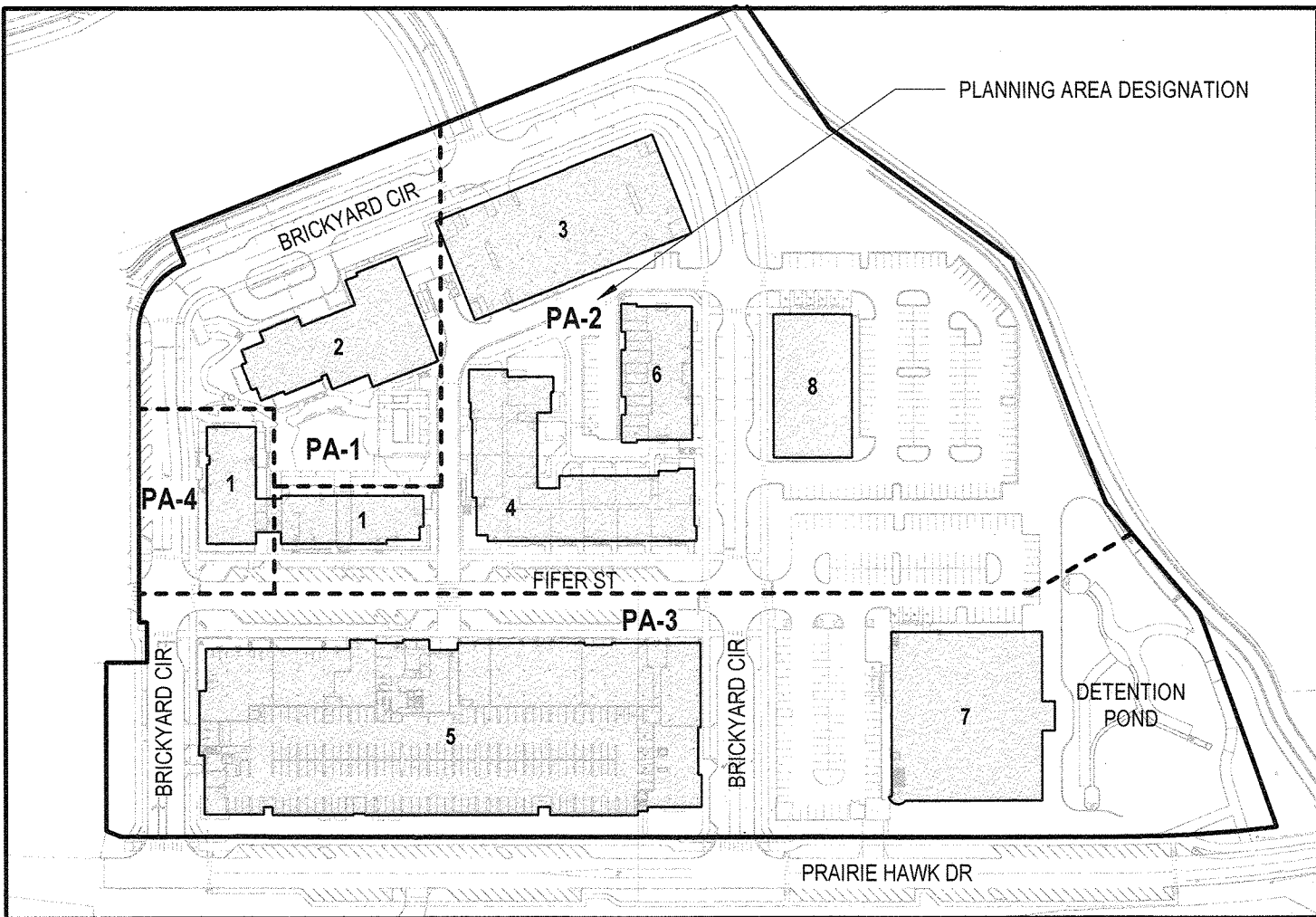
- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
- The Brickyard Planned Development Plan and Zoning Regulations recorded at reception No. 2025036427 on 08/05/2025.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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/Tenish 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.
- 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.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The dog park amenity will be included in the future Site Development Plan Amendment for development of PA-2 north of Brickyard Circle.

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 85,000 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 one side only of fire access roadways, public or private roadways or driveways greater than or equal to 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. Curbings 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) feet 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.

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: 530 UNITS		NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 384 UNITS		NOT ALLOWED					
³ 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	⁴ 204	⁴ 326	NOT ALLOWED	NOT ALLOWED	86 MULTIFAMILY UNITS	298 MULTIFAMILY UNITS	NOT ALLOWED					
GROSS DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	22 DU/AC	39 DU/AC	NOT ALLOWED	NOT ALLOWED	9 DU/AC	36 DU/AC	NOT ALLOWED					
RESIDENTIAL GROSS SQUARE FOOTAGE			770,000 GSF				460,000 GSF							
MAXIMUM NON-RESIDENTIAL GROSS SQUARE FOOTAGE	99,000 SF (125 KEYS; 200-300 SEATS CONFERENCE)					93,000 SF (123 KEYS) 6,000 SF CONFERENCE (200-300 SEATS)								
HOTEL (KEYS, CONFERENCE)														
OFFICE							49,000 SF				27,800 SF	21,000 SF		
RETAIL							7,100 SF				1,600 SF	5,500 SF		
GREAT HALL (MARKETPLACE / RETAIL, RESTAURANT, OFFICE)							23,000 SF						23,000 SF	
RESTAURANT							17,000 SF				4,200 SF	12,800 SF		
BOWLING ALLEY							67,900 SF					67,900 SF		
CASTLE ROCK SPORTS CENTER							145,000 SF		145,000 SF (PLD) NOT A PART OF THIS SDP					
TOTAL NON-RESIDENTIAL SF							408,000 SF		407,800 SF					
TOTAL BRICKYARD MIXED USE MAXIMUM SF	1,178,000 SF					867,800 SF								
MAXIMUM LOT COVERAGE (FAR)	1.0 FAR	1.0 FAR	1.0 FAR	1.5 FAR	1.0 FAR	0.9 FAR	0.2 FAR	0.3 FAR	0.6 FAR					
MAXIMUM BUILDING HEIGHT	65'	HOTEL: 90' APPURTENANT: 65'	65'	75'	65'	MAX. 80'	MAX. 55'	MAX. 75'	MAX. 55'					
⁸ SETBACKS						MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'					
										15'	TO BE DETERMINED WITH THE SDP			
										25' IF ABUTTING AN ARTERIAL STREET				
										15'			TO BE DETERMINED WITH THE SDP	
MINIMUM FRONT YARD SETBACK FROM PROPERTY LINE	15'	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%		15.65 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 5.49 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	56,800						
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	39,300	317,000	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	262,800	460,000					
GRAND TOTAL		722,800 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.							



ZONING COMPARISON KEY PLAN

BUILDING NAME LEGEND

- GREAT HALL / SAWTOOTH
- HOTEL CASTLE ROCK
- PARKING GARAGE
- BRICKYARD LUXE
- BRICKYARD APARTMENTS
- BRICKYARD FLATS
- BOWLING ALLEY
- FUTURE COMMERCIAL BLDG.

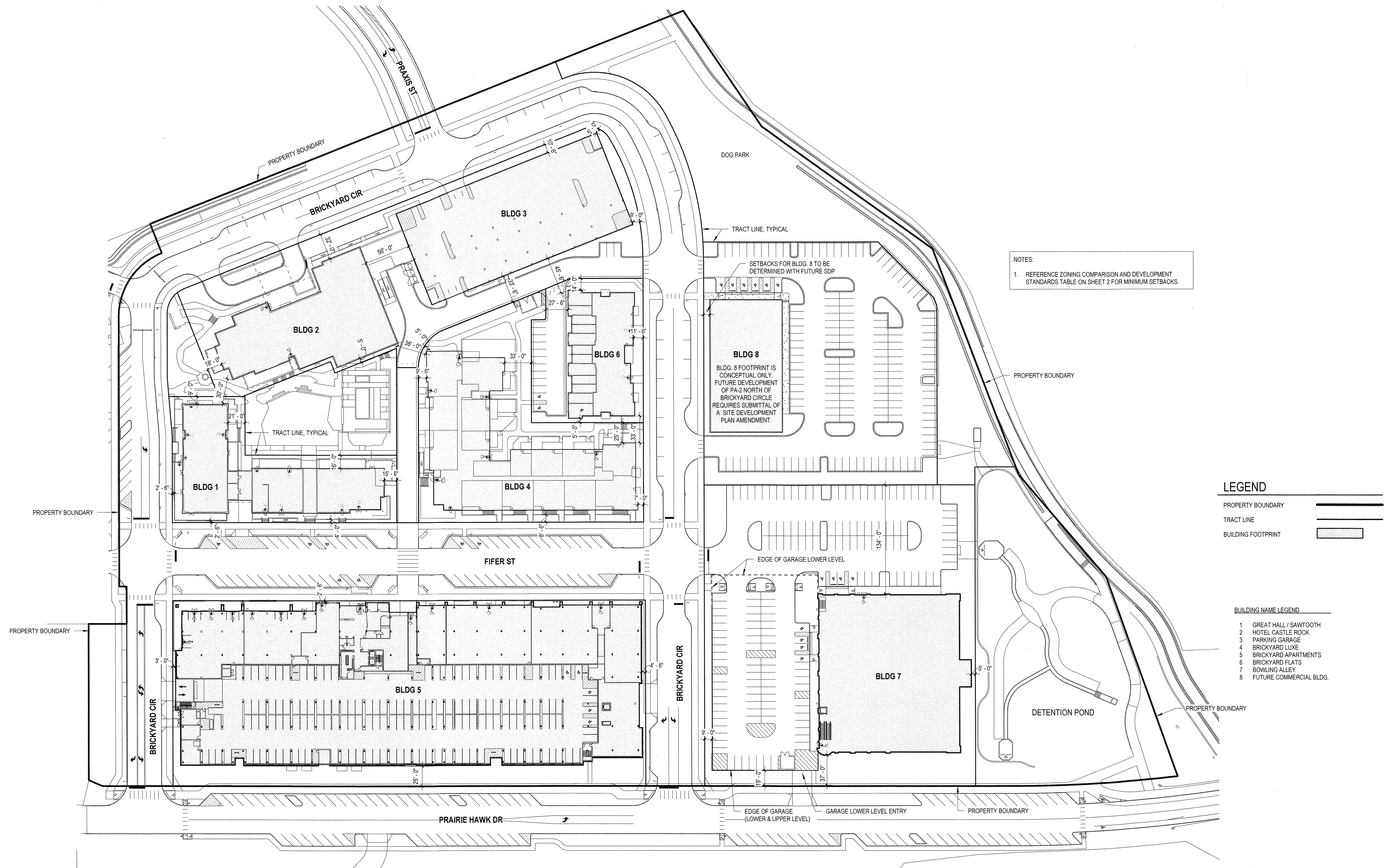
PROJECT DATA & GENERAL NOTES

SHEET 2 OF 62

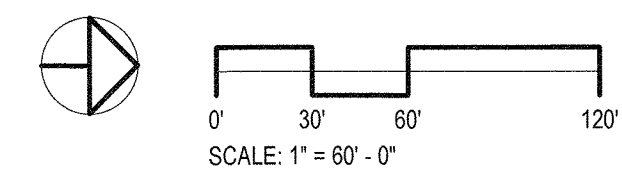
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

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



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



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

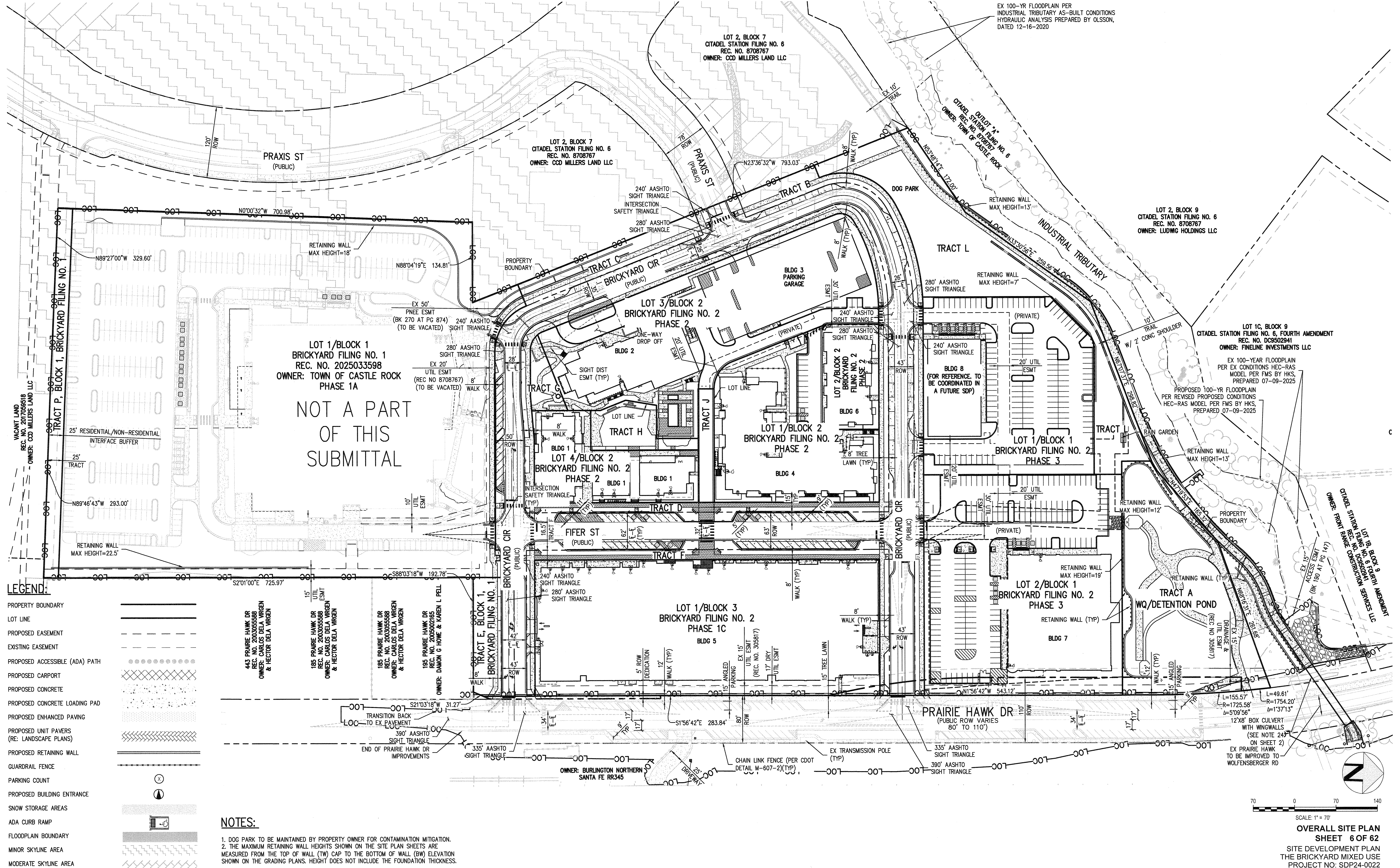
PARKING DEMAND - PHASE 1REFERENCE PARKING STUDY, DATED AUGUST 22, 2025										
Uses	Quantity	Per Unit ⁶	Peak Weekday Morning Use ⁵ (11 AM)	Peak Weekday Afternoon Use ⁶ (5 PM)	Peak Weekday Evening Use ⁷ (6 PM)	Peak Weekday Overnight Use ⁸ (12 AM) ²	Peak Weekend Morning Use ⁵ (11 AM)	Peak Weekend Afternoon 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. 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 - 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. 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.										

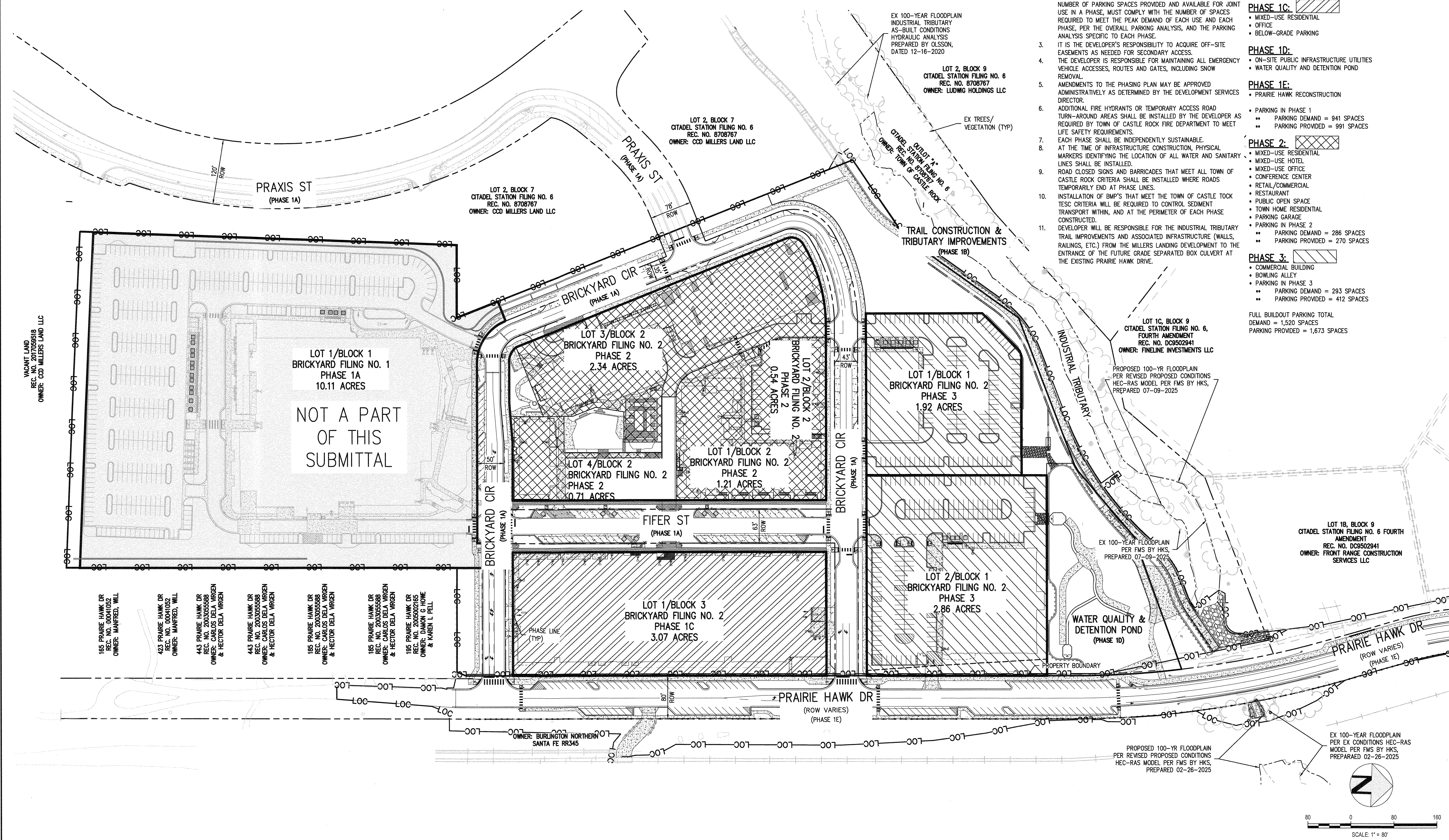
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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 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 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

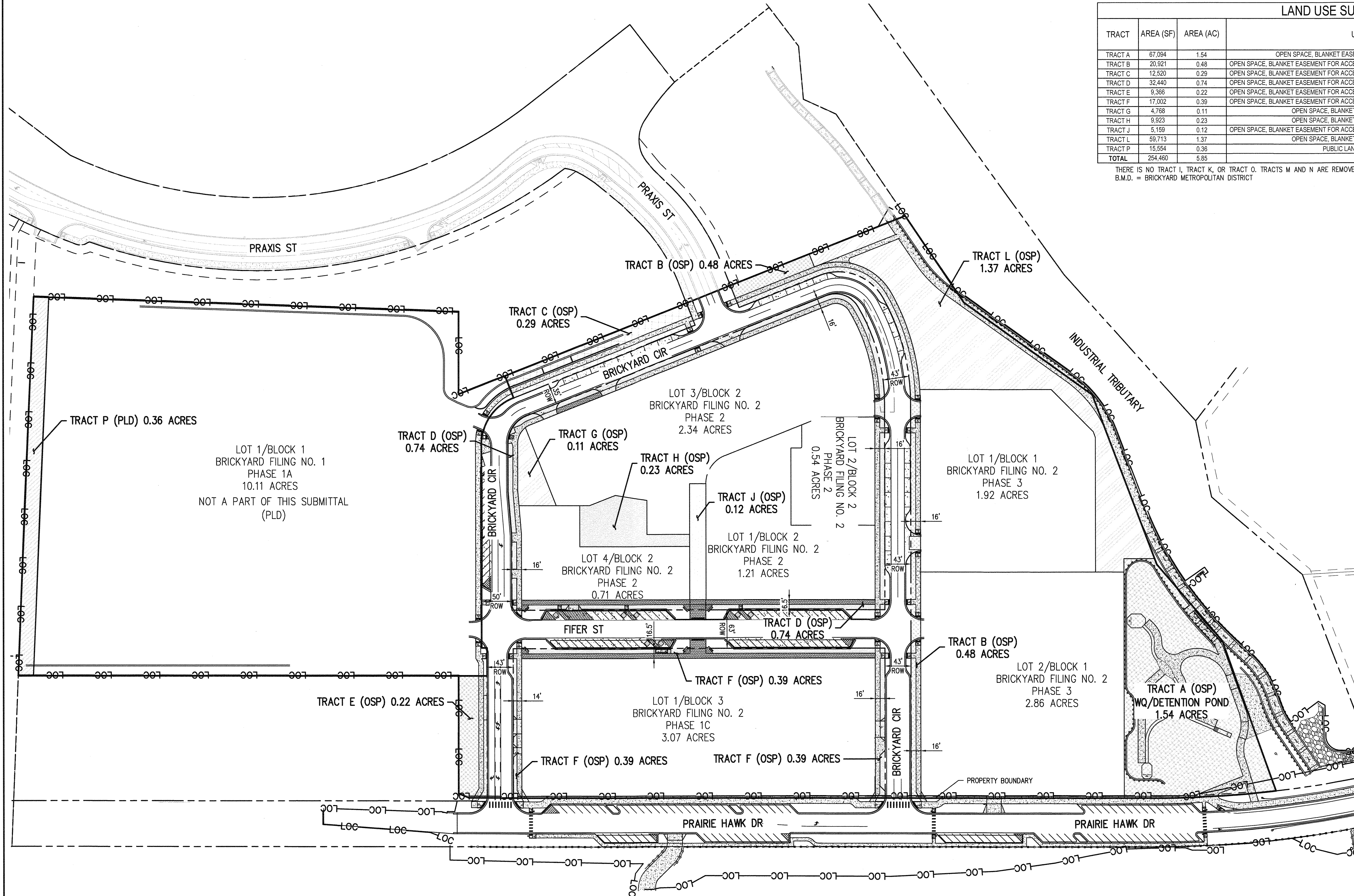
LAND USE SUMMARY TABLE				
TRACT	AREA (SF)	AREA (AC)	USE	OWNER / MAINTENANCE
TRACT A	67,094	1.54	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.M.D., ASSOCIATION, OR PRIVATE OWNER
TRACT B	20,921	0.48	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT C	12,520	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	4,768	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, L)	238,906	5.49
RIGHT-OF-WAY	130,699	3.00
LOTS	551,138	12.65
DEDICATED OPEN SPACE	0	0.00
TOTAL SITE	1,377,356	31.61

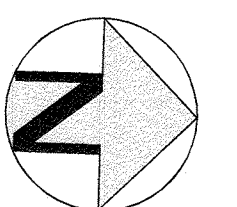
NOTES:

- 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.
- DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.



LEGEND:

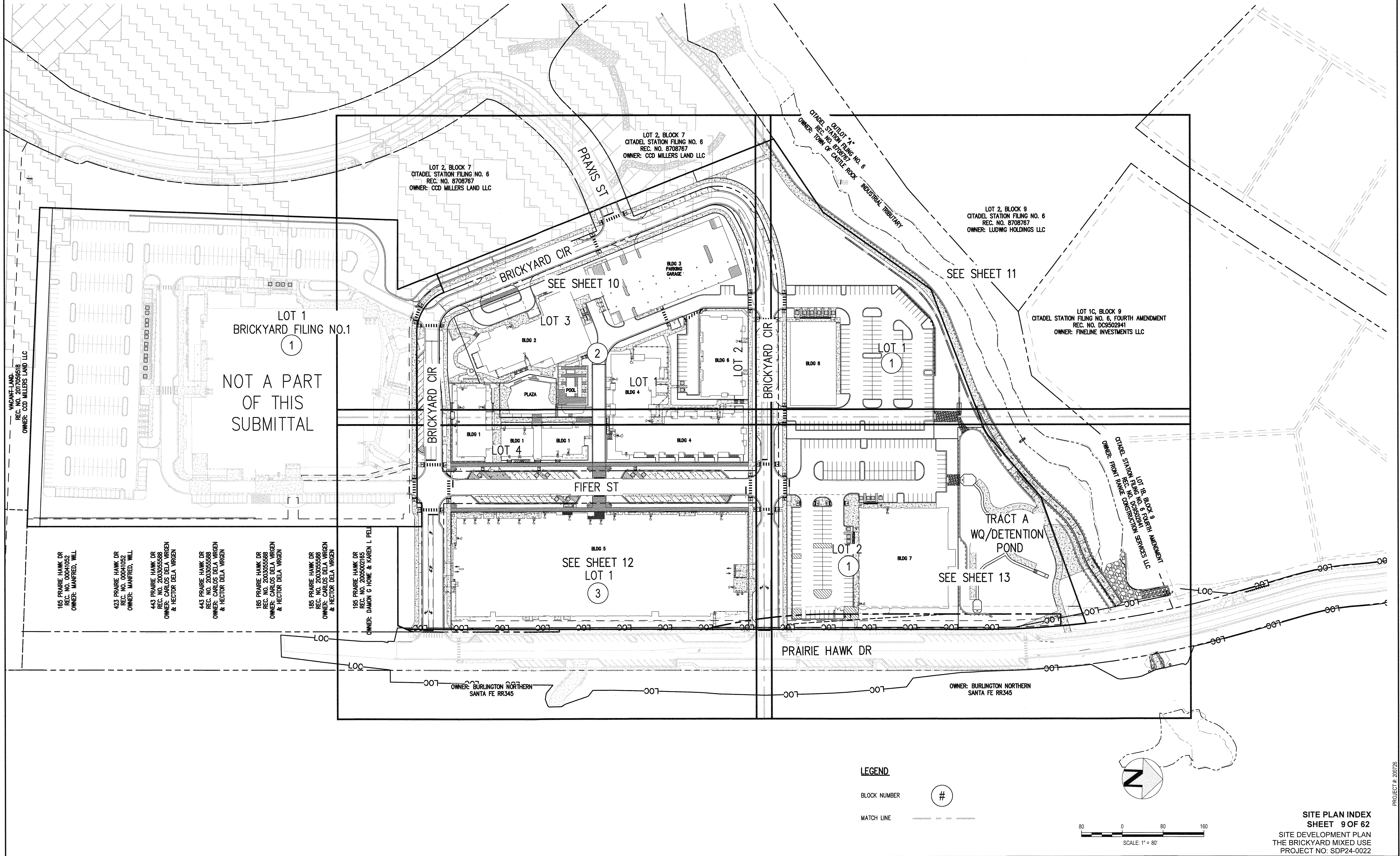
- PLD PUBLIC LAND DEDICATION
- OSP PRIVATE OPEN SPACE
- OSD DEDICATED OPEN SPACE
- OS PUBLIC OPEN SPACE



80 0 80 160
SCALE: 1" = 80'

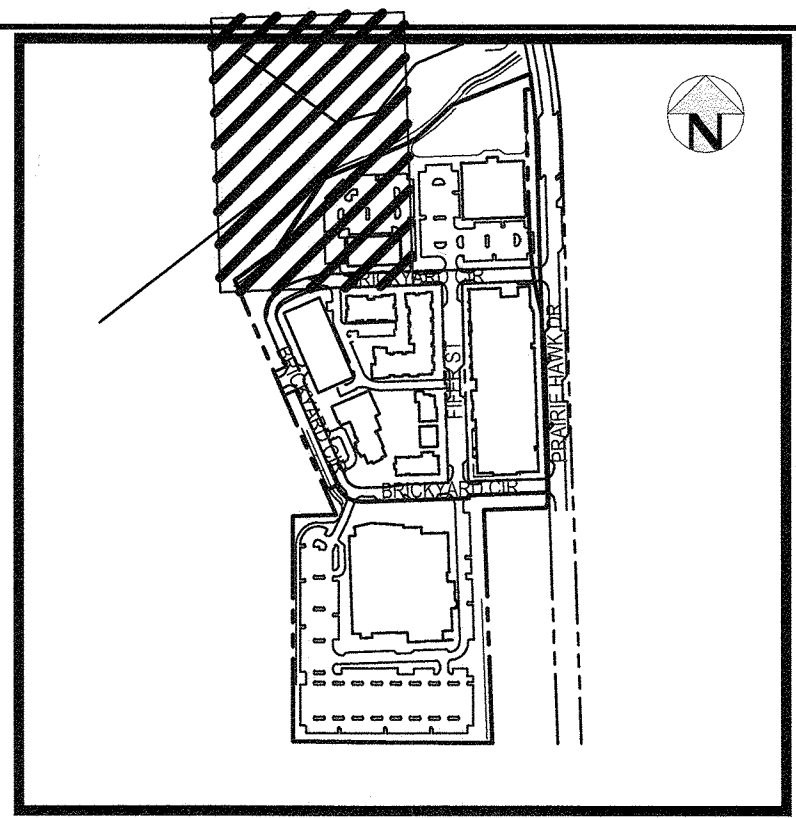
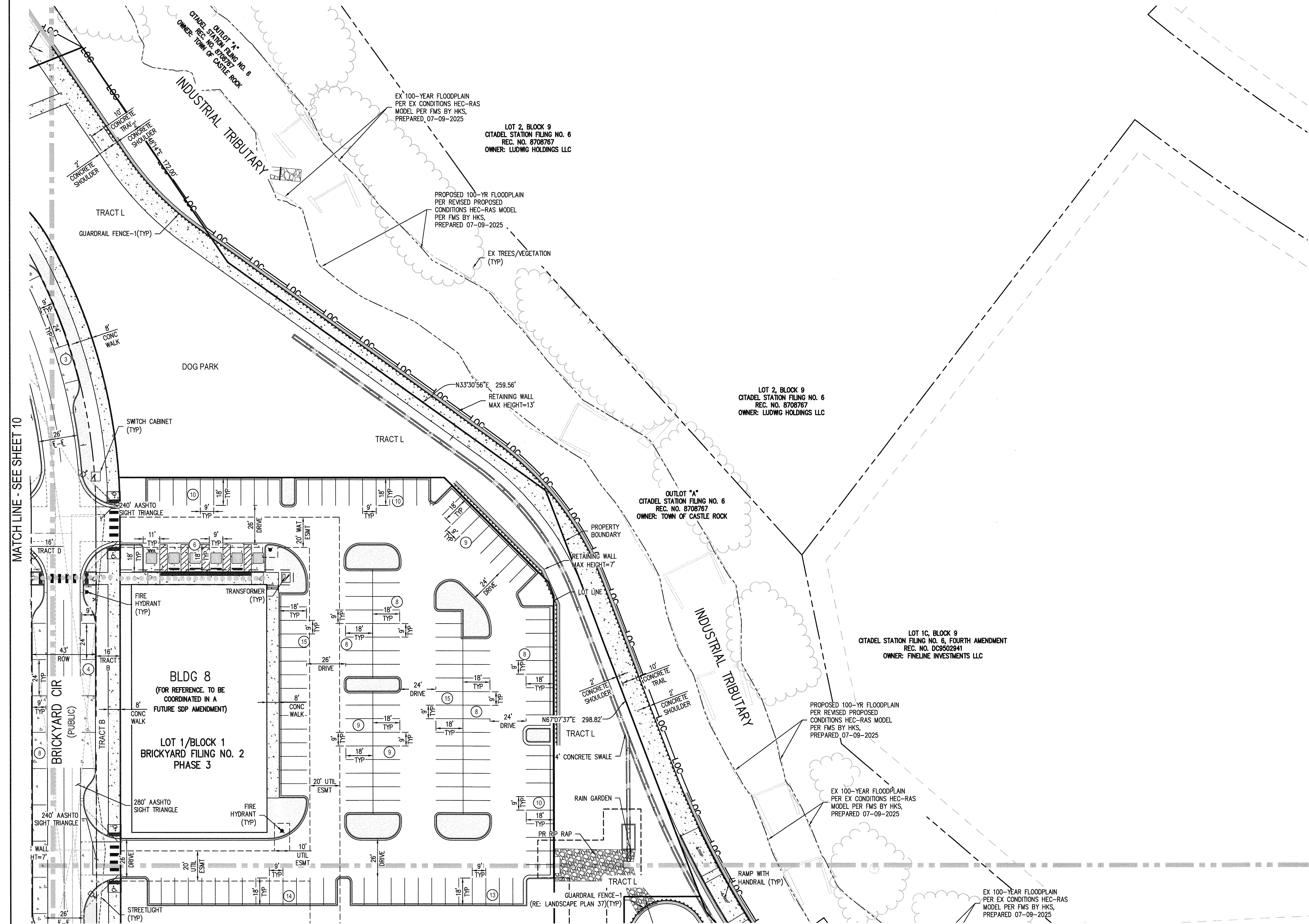
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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 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

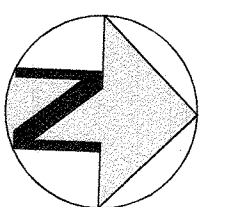


LEGEND:

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'

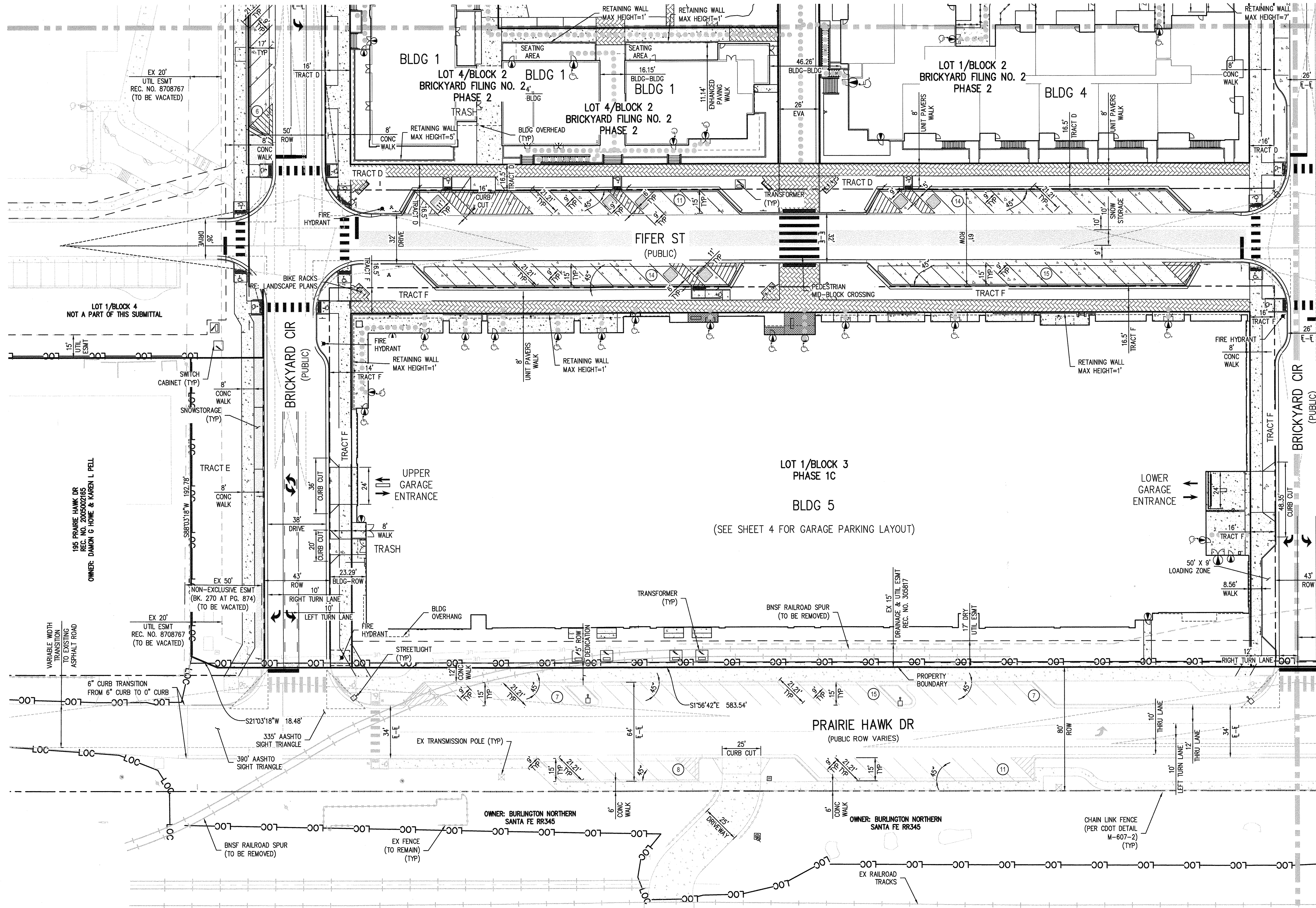
MATCH LINE - SEE SHEET 13

SITE PLAN
SHEET 11 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 10

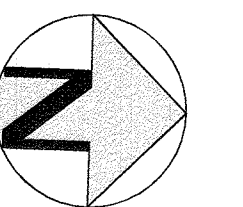
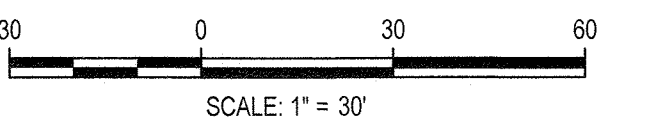


LEGEND:

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:

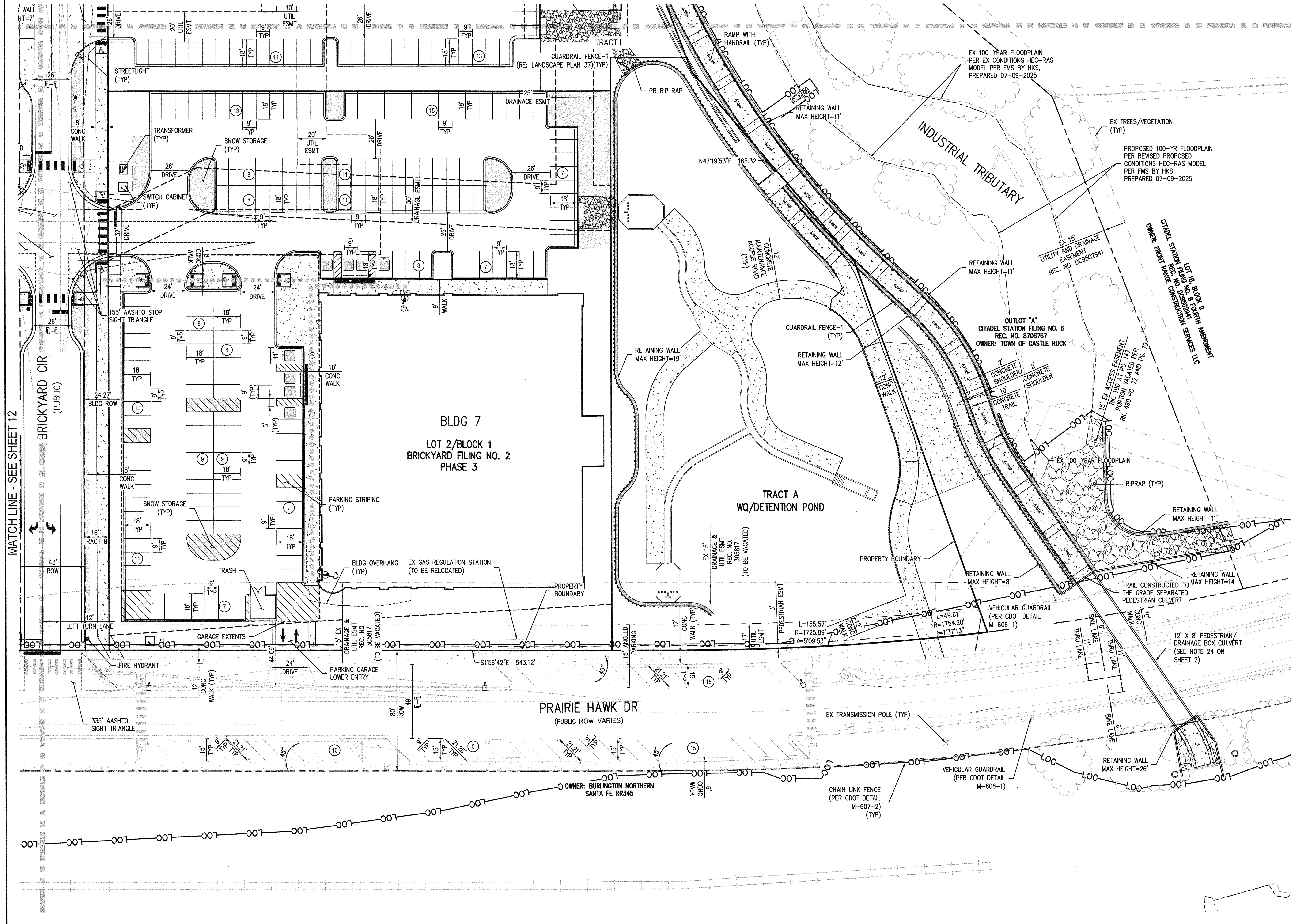
1. REFER TO LANDSCAPE PLANS REGARDING PROPOSED PAVER WALKWAY SPECIFICATIONS
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.



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

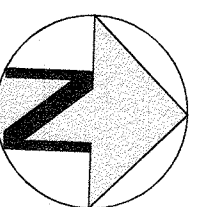


LEGEND:

PROPERTY BOUNDARY	---
LOT LINE	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED ACCESSIBLE (ADA) PATH	
PROPOSED CARPORT	XXXXXX
PROPOSED CONCRETE	
PROPOSED CONCRETE LOADING PAD	
PROPOSED ENHANCED PAVING	
PROPOSED UNIT PAVERS	
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 PAVEMENT 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.

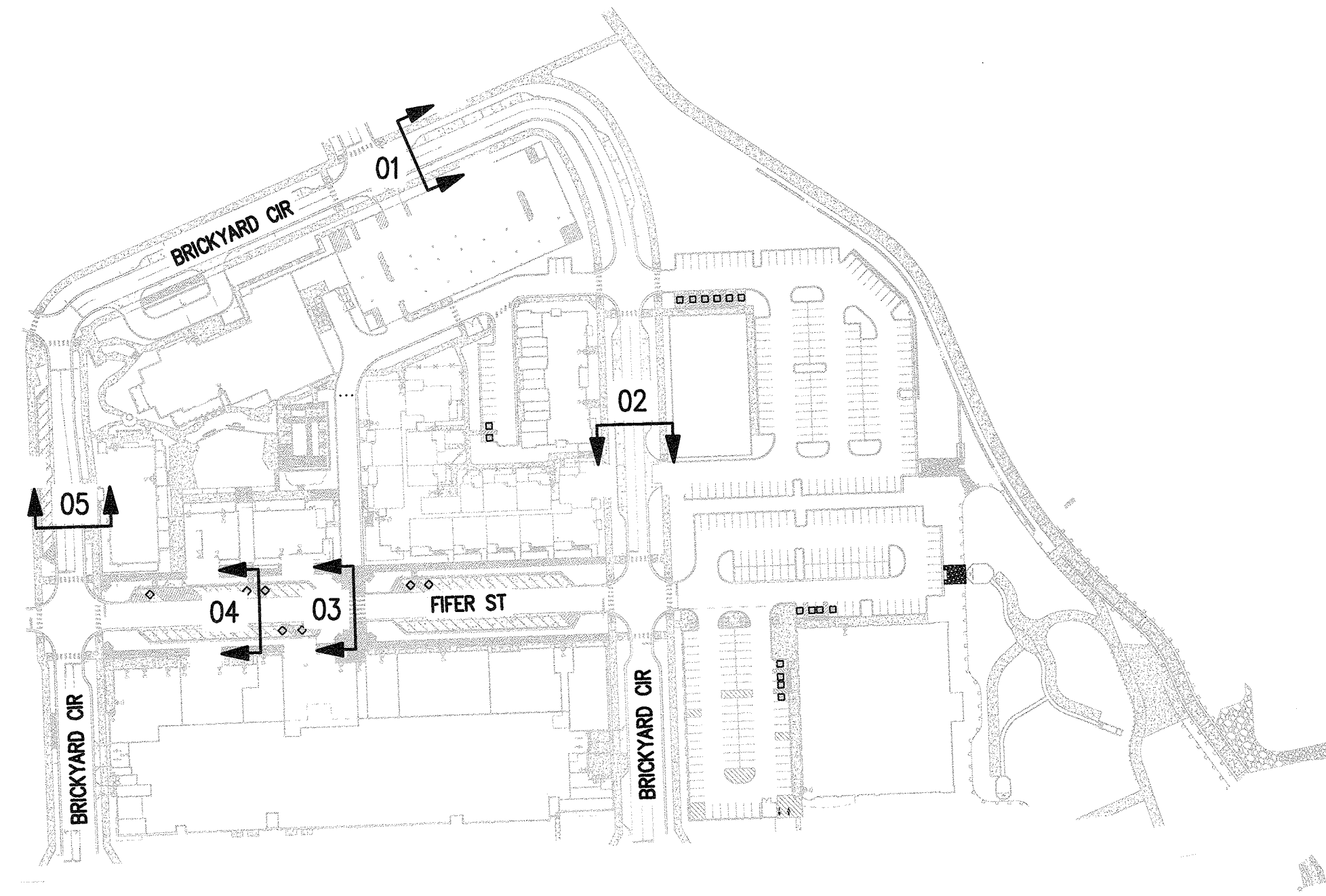


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SCALE: 1" = 30'

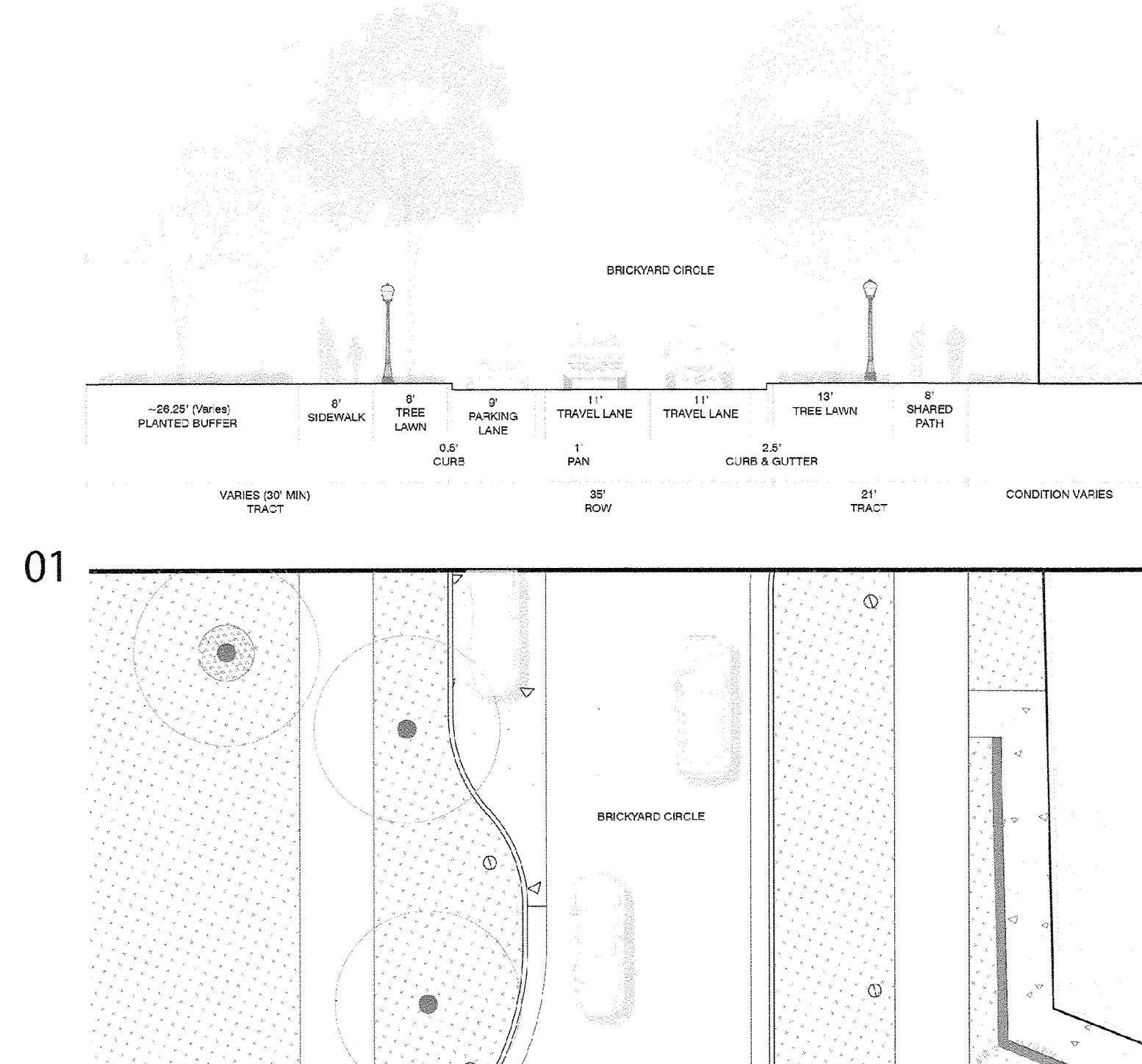
SITE PLAN
SHEET 13 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

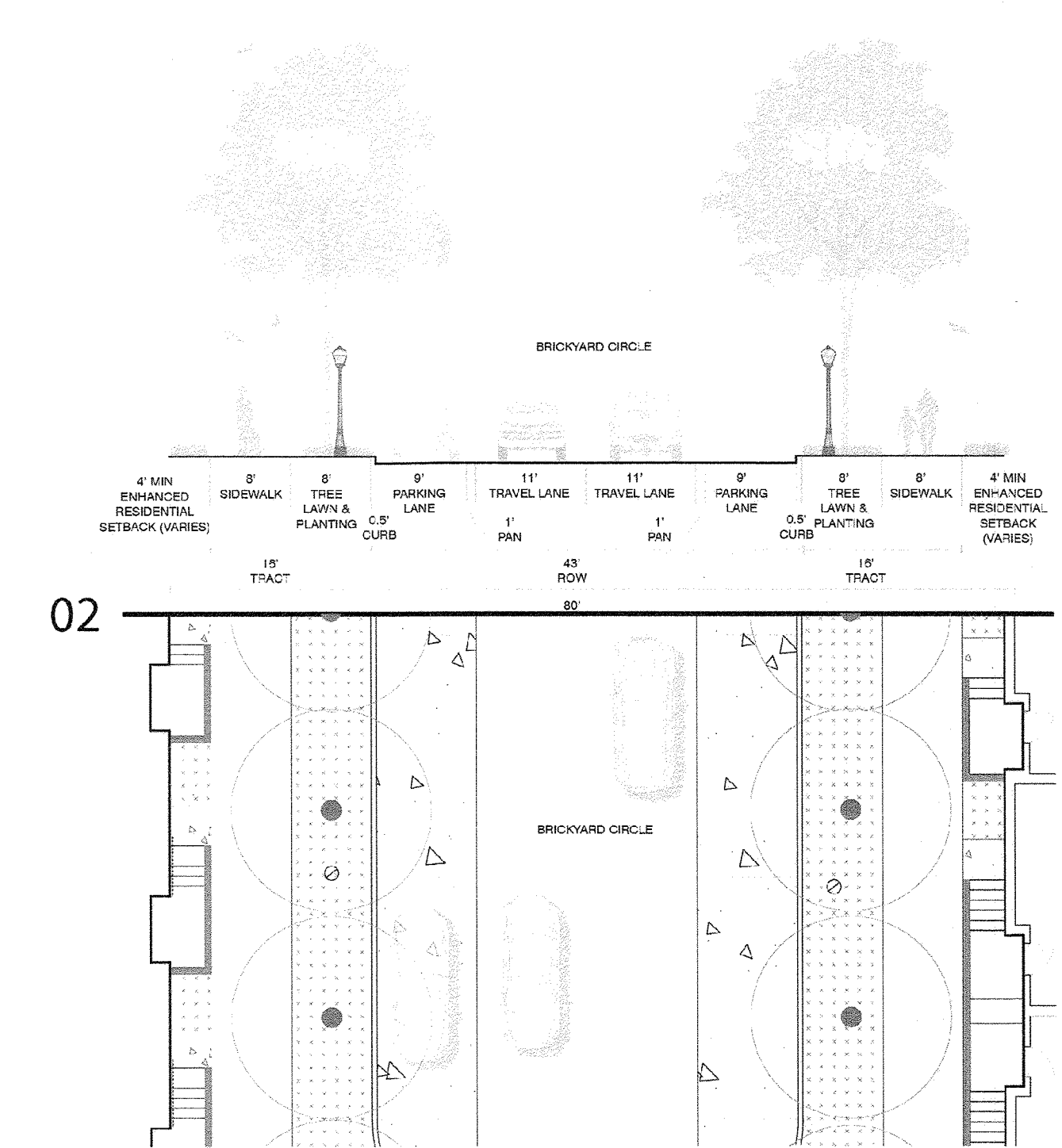
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



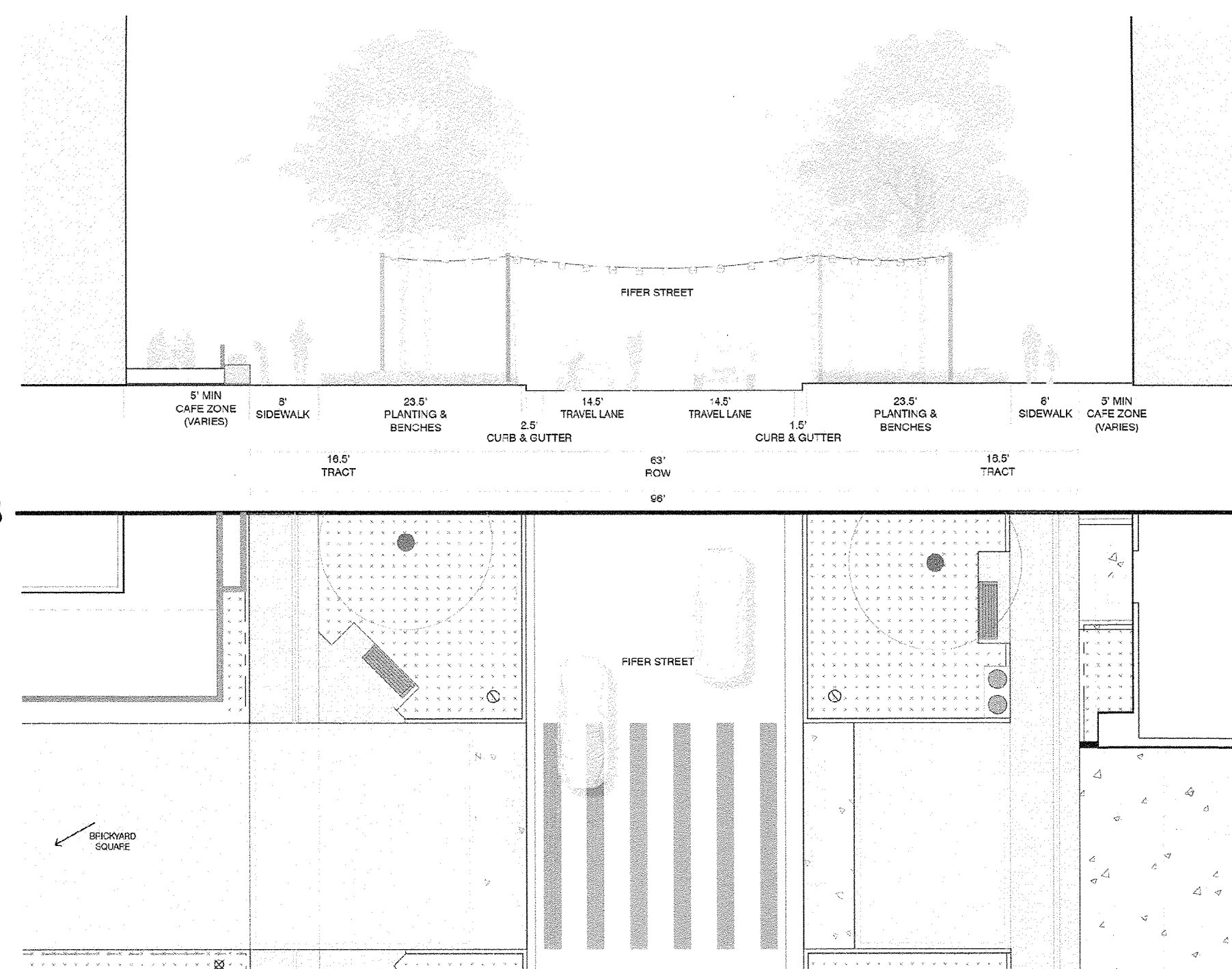
STREET SECTION - KEY PLAN
NTS



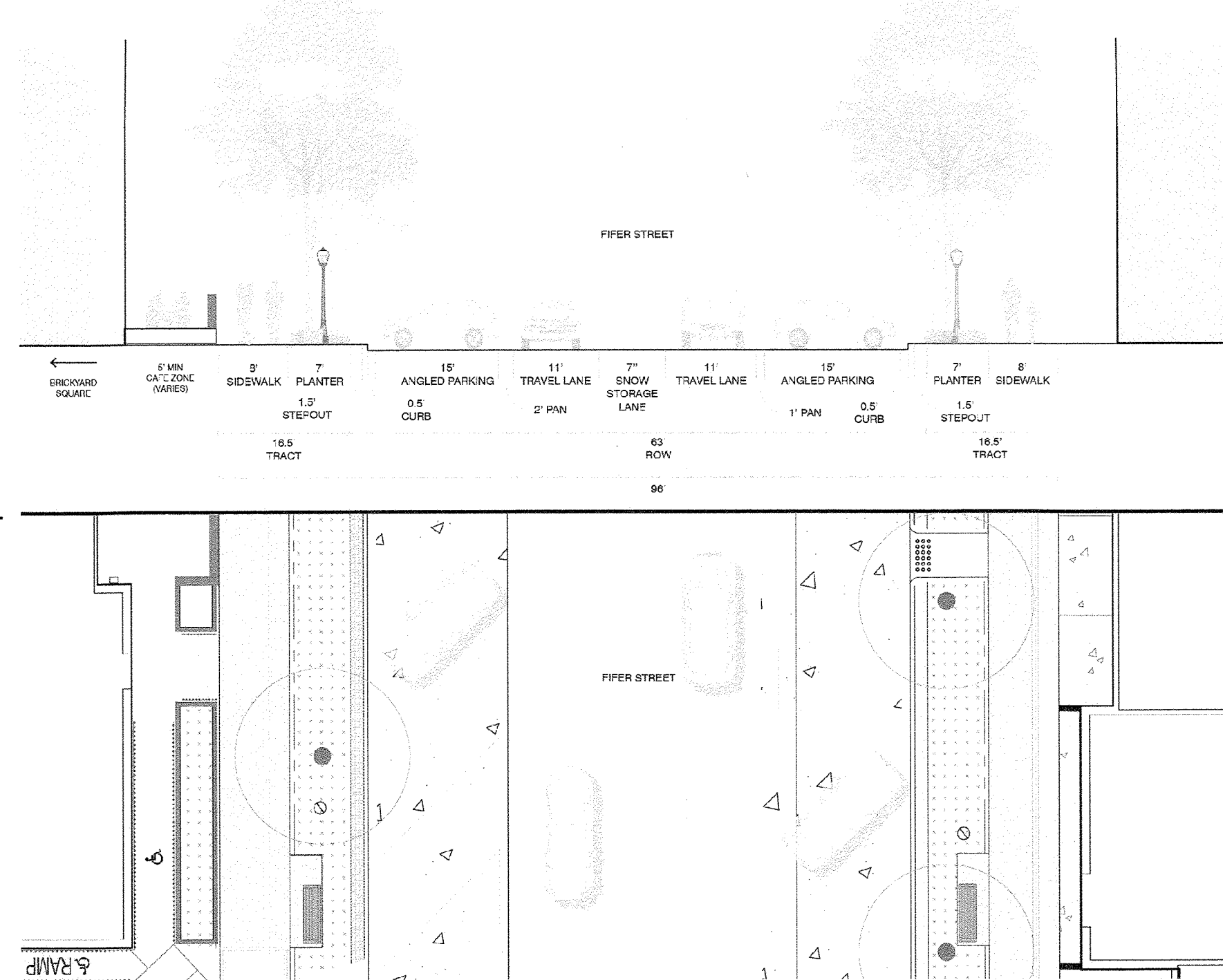
BRICKYARD CIR - PRAXIS ST ENTRANCE SECTION
NTS



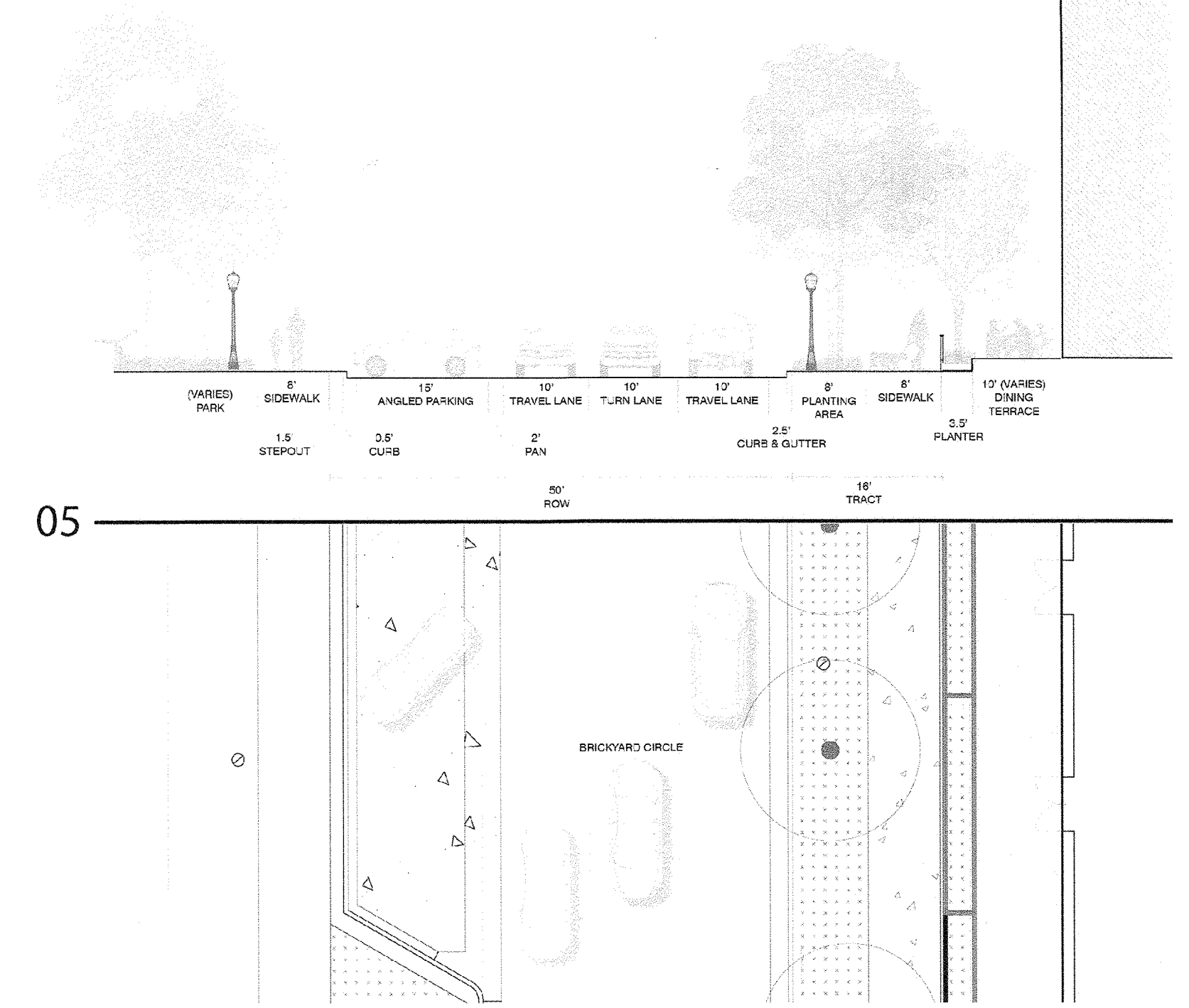
BRICKYARD CIR - AT NORTH RESIDENTIAL TYPICAL SECTION
NTS



FIFER STREET - AT PEDESTRIAN CROSSING SECTION
NTS



FIFER STREET TYPICAL SECTION
NTS

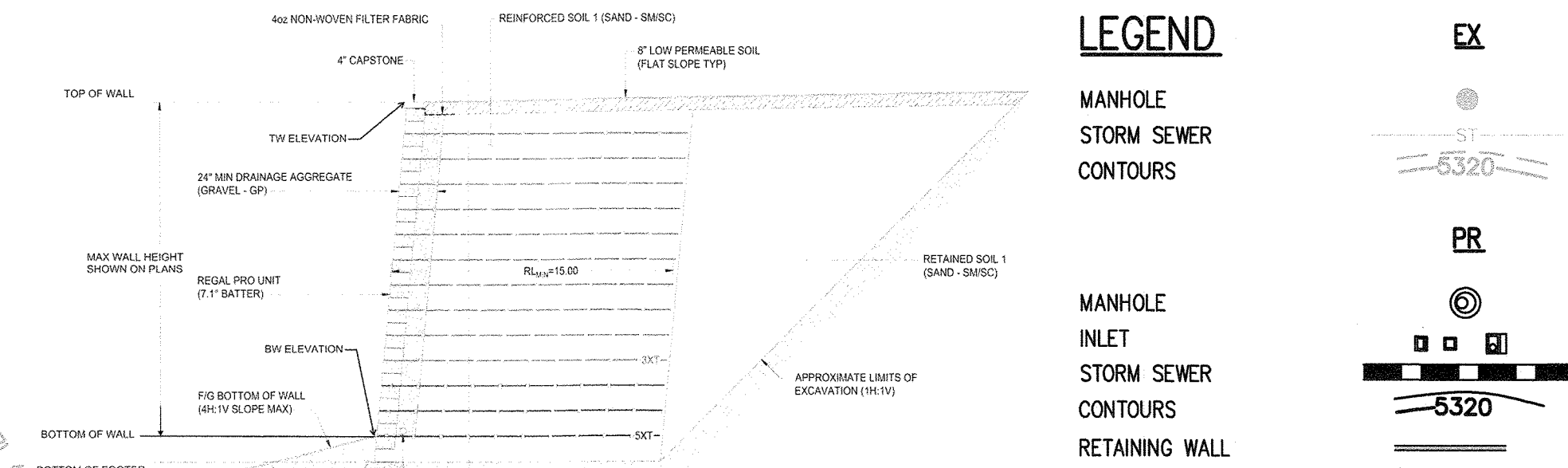


BRICKYARD CIR - AT CASTLE ROCK SPORTS CENTER TYPICAL SECTION
NTS

SITE DEVELOPMENT PLAN

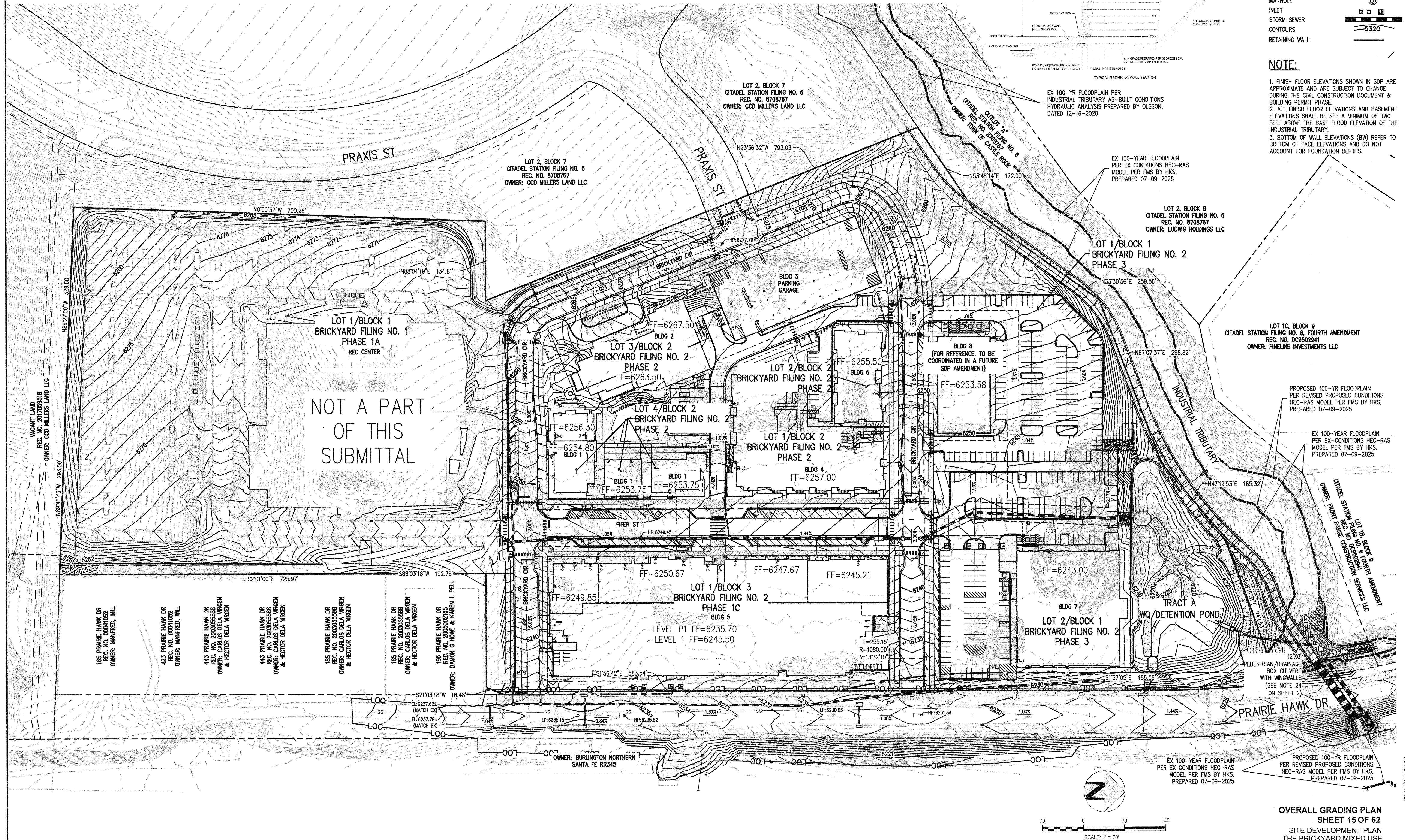
THE BRICKYARD MIXED USE

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



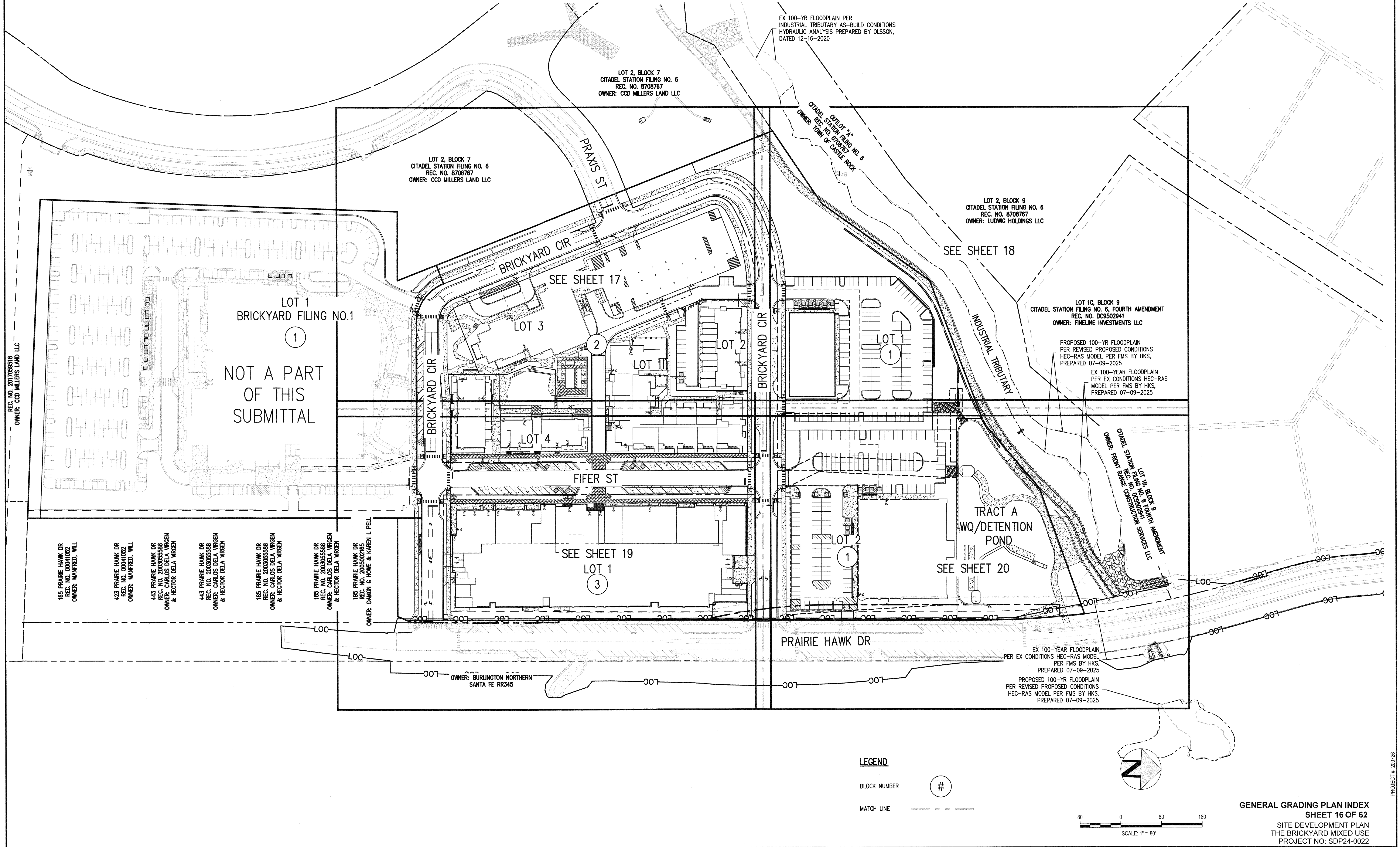
NOTE:

1. FINISH FLOOR ELEVATIONS SHOWN IN SDP ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE CIVIL CONSTRUCTION DOCUMENT & BUILDING PERMIT PHASE.
2. ALL FINISH FLOOR ELEVATIONS AND BASEMENT ELEVATIONS SHALL BE SET A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION OF THE INDUSTRIAL TRIBUTARY.
3. BOTTOM OF WALL ELEVATIONS (BW) REFER TO BOTTOM OF FACE ELEVATIONS AND DO NOT ACCOUNT FOR FOUNDATION DEPTHS.



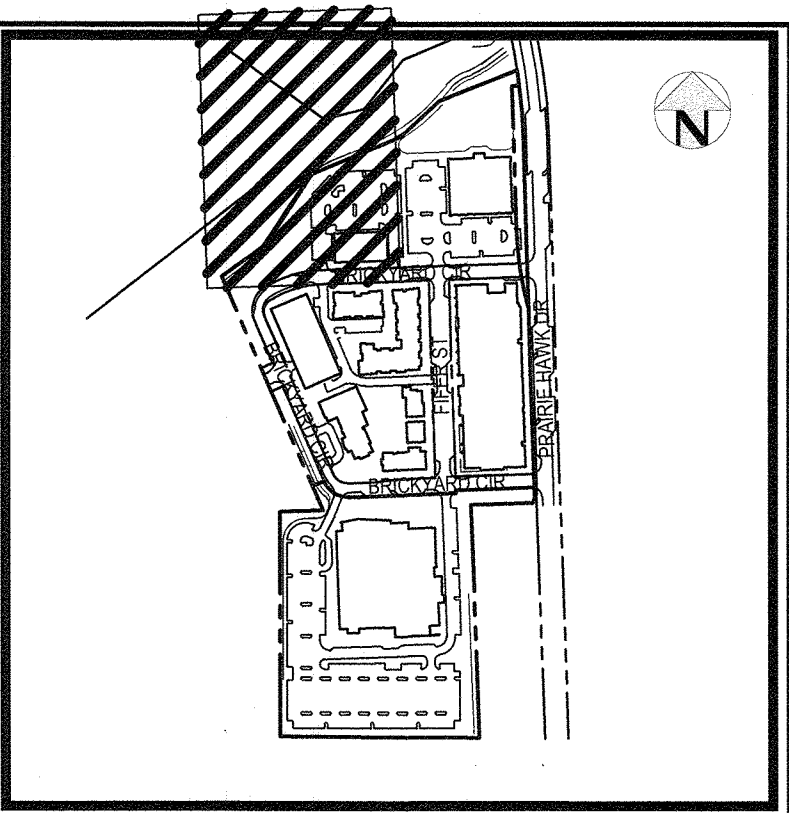
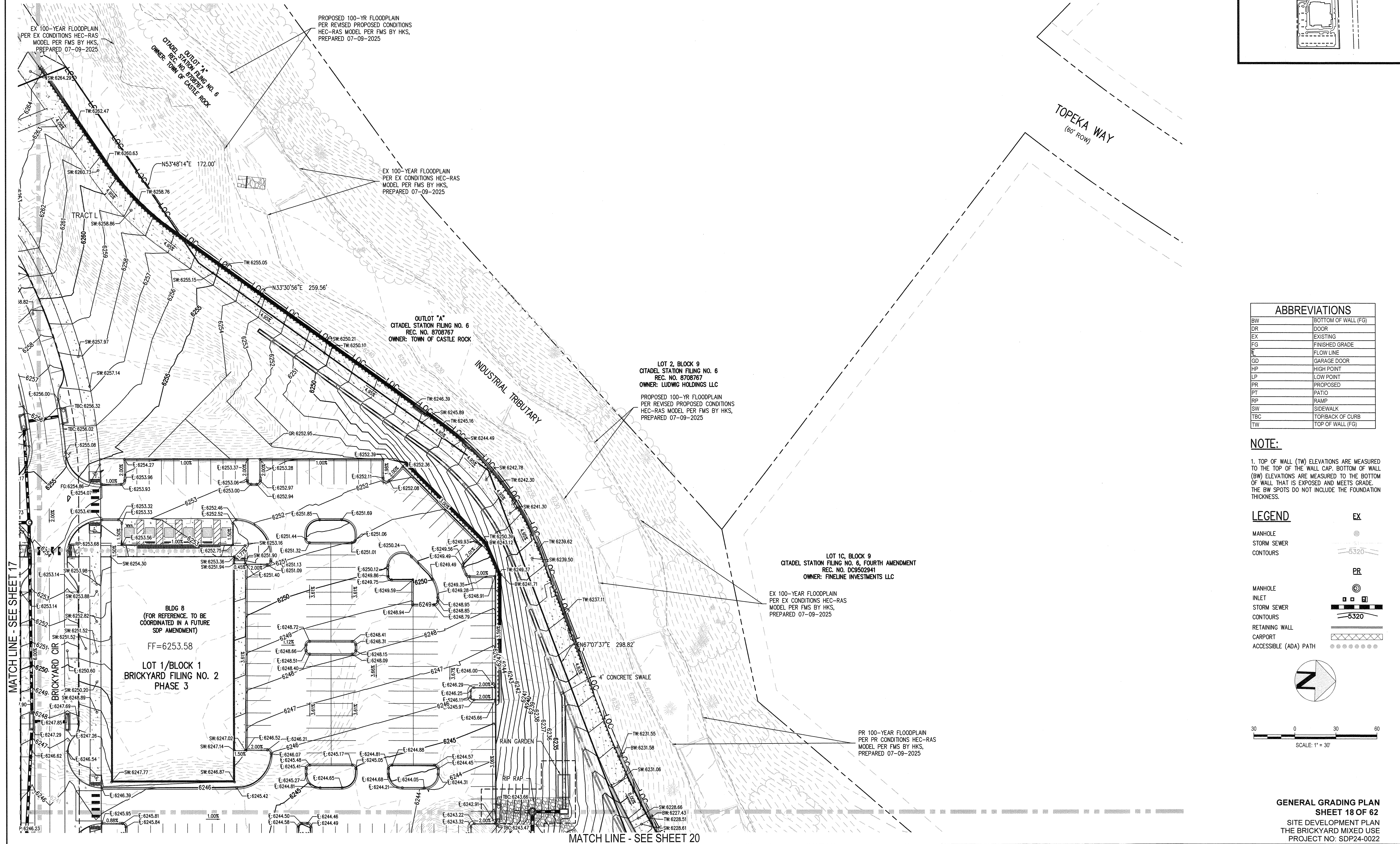
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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 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



ABBREVIATIONS

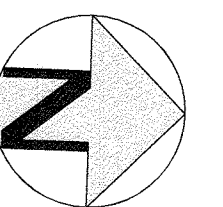
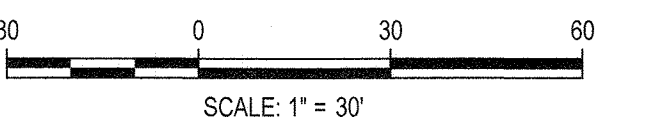
BW	BOTTOM OF WALL (FG)
DR	DOOR
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
GD	GARAGE DOOR
HP	HIGH POINT
LP	LOW POINT
PR	PROPOSED
PT	PATIO
RP	RAMP
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TW	TOP OF WALL (FG)

NOTE:

1. TOP OF WALL (TW) ELEVATIONS ARE MEASURED TO THE TOP OF THE WALL CAP. BOTTOM OF WALL (BW) ELEVATIONS ARE MEASURED TO THE BOTTOM OF WALL THAT IS EXPOSED AND MEETS GRADE. THE BW SPOTS DO NOT INCLUDE THE FOUNDATION THICKNESS.

LEGEND

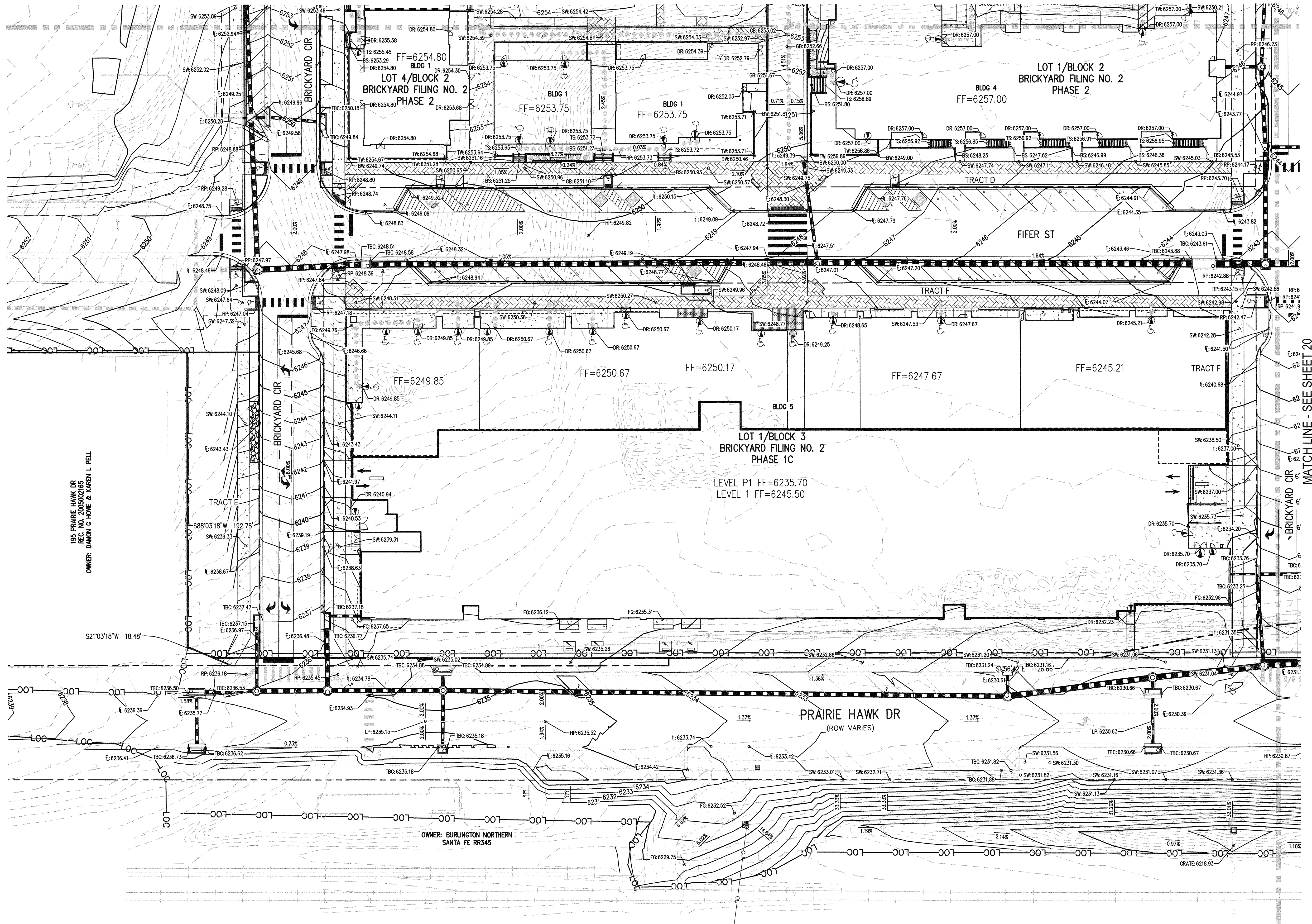
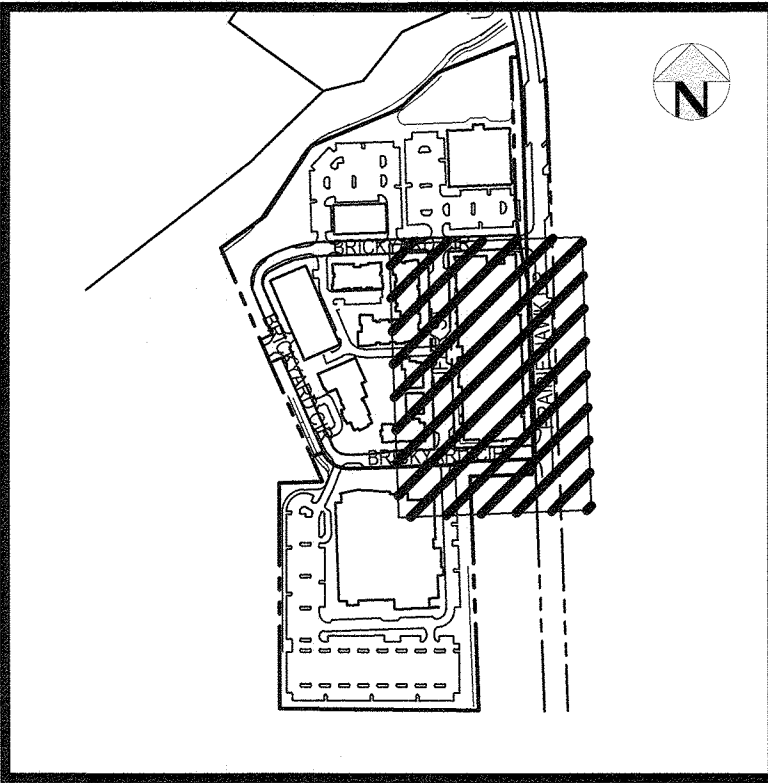
MANHOLE	EX
STORM SEWER	
CONTOURS	
RETAINING WALL	
CARPOT	
ACCESSIBLE (ADA) PATH	



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 17



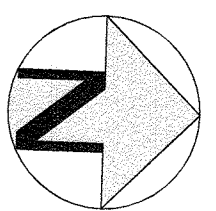
ABBREVIATIONS	
BW	BOTTOM OF WALL (FG)
DR	DOOR
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
GD	GARAGE DOOR
HP	HIGH POINT
LP	LOW POINT
PR	PROPOSED
PT	PATIO
RP	RAMP
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TW	TOP OF WALL (FG)

NOTE:

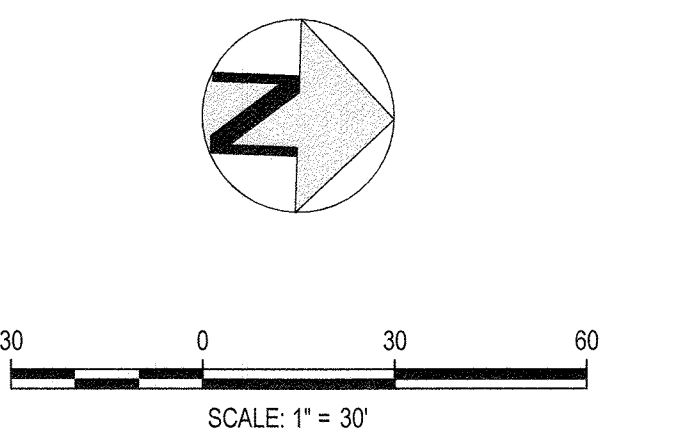
1. TOP OF WALL (TW) ELEVATIONS ARE MEASURED TO THE TOP OF THE WALL CAP. BOTTOM OF WALL (BW) ELEVATIONS ARE MEASURED TO THE BOTTOM OF WALL THAT IS EXPOSED AND MEETS GRADE. THE BW SPOTS DO NOT INCLUDE THE FOUNDATION THICKNESS.

LEGEND

MANHOLE	EX
STORM SEWER	
CONTOURS	
MANHOLE	PR
INLET	
STORM SEWER	
CONTOURS	
RETAINING WALL	
CARPPOOL	
ACCESSIBLE (ADA) PATH	



30 0 30 60
SCALE: 1" = 30'



SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

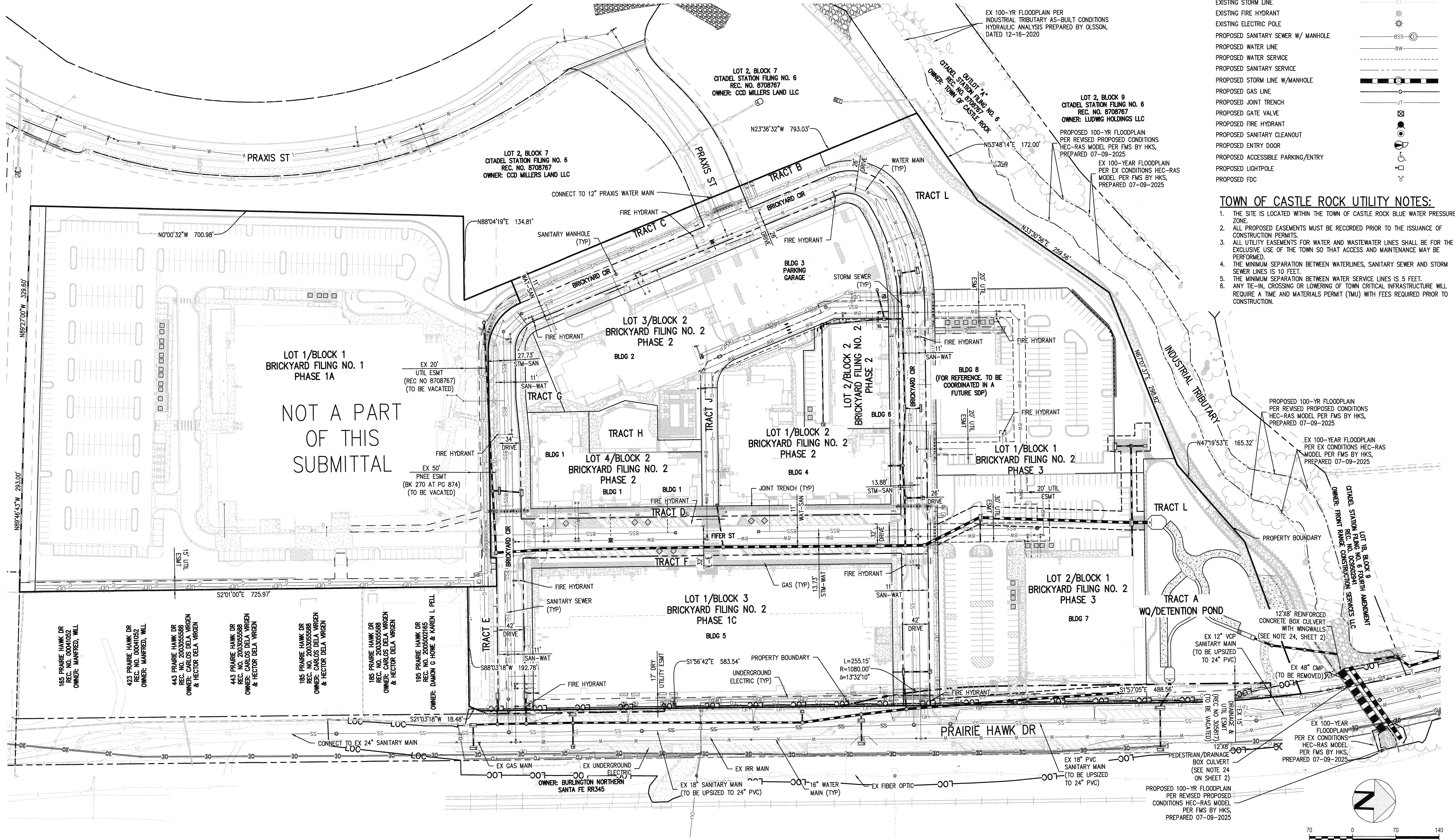
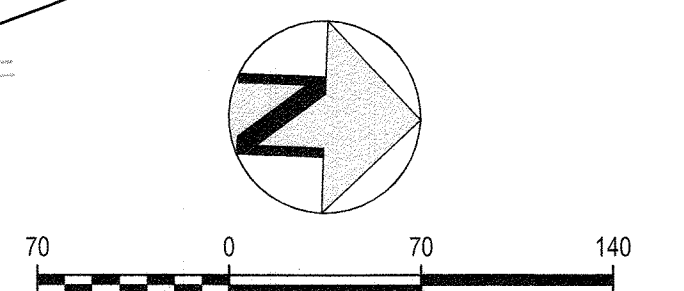
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	---SS---
EXISTING WATER LINE	---W---
EXISTING GAS LINE	---G---
EXISTING OVERHEAD ELECTRIC	---OE---
EXISTING FIBER OPTIC	---FO---
EXISTING FIRE HYDRANT	⊙
EXISTING ELECTRIC POLE	⊙
PROPOSED SANITARY SEWER W/ MANHOLE	⊙-SS-
PROPOSED WATER LINE	⊙-W-
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE W/MANHOLE	⊙-S-
PROPOSED GAS LINE	---
PROPOSED TRENCH	---
PROPOSED GATE VALVE	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED SANITARY CLEANOUT	⊙
PROPOSED ENTRY DOOR	⊙
PROPOSED ACCESSIBLE PARKING/ENTRY	⊙
PROPOSED LIGHTPOLE	⊙
PROPOSED FDC	⊙

TOWN OF CASTLE ROCK UTILITY NOTES:

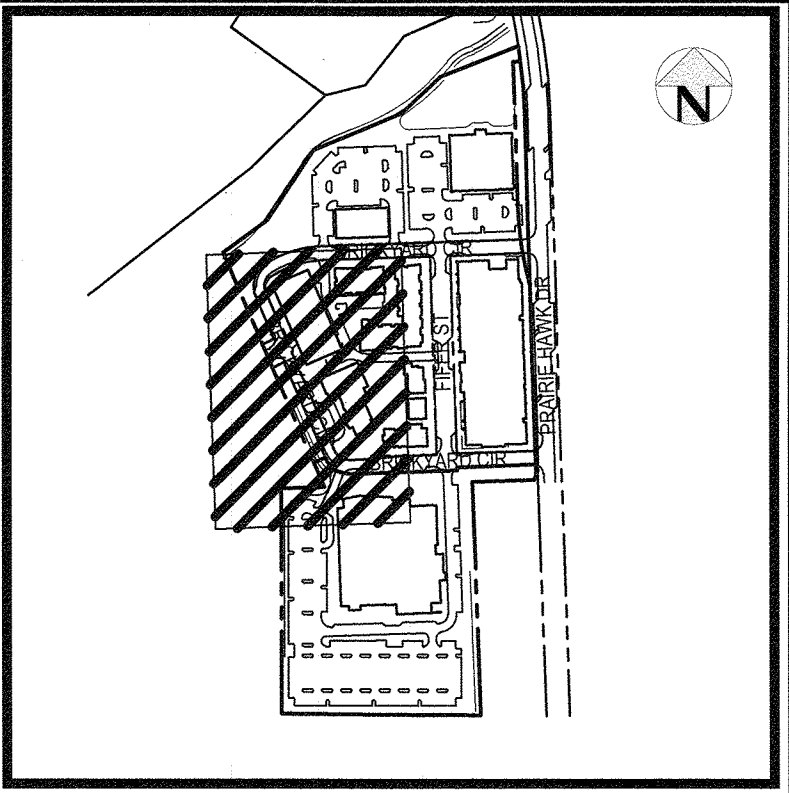
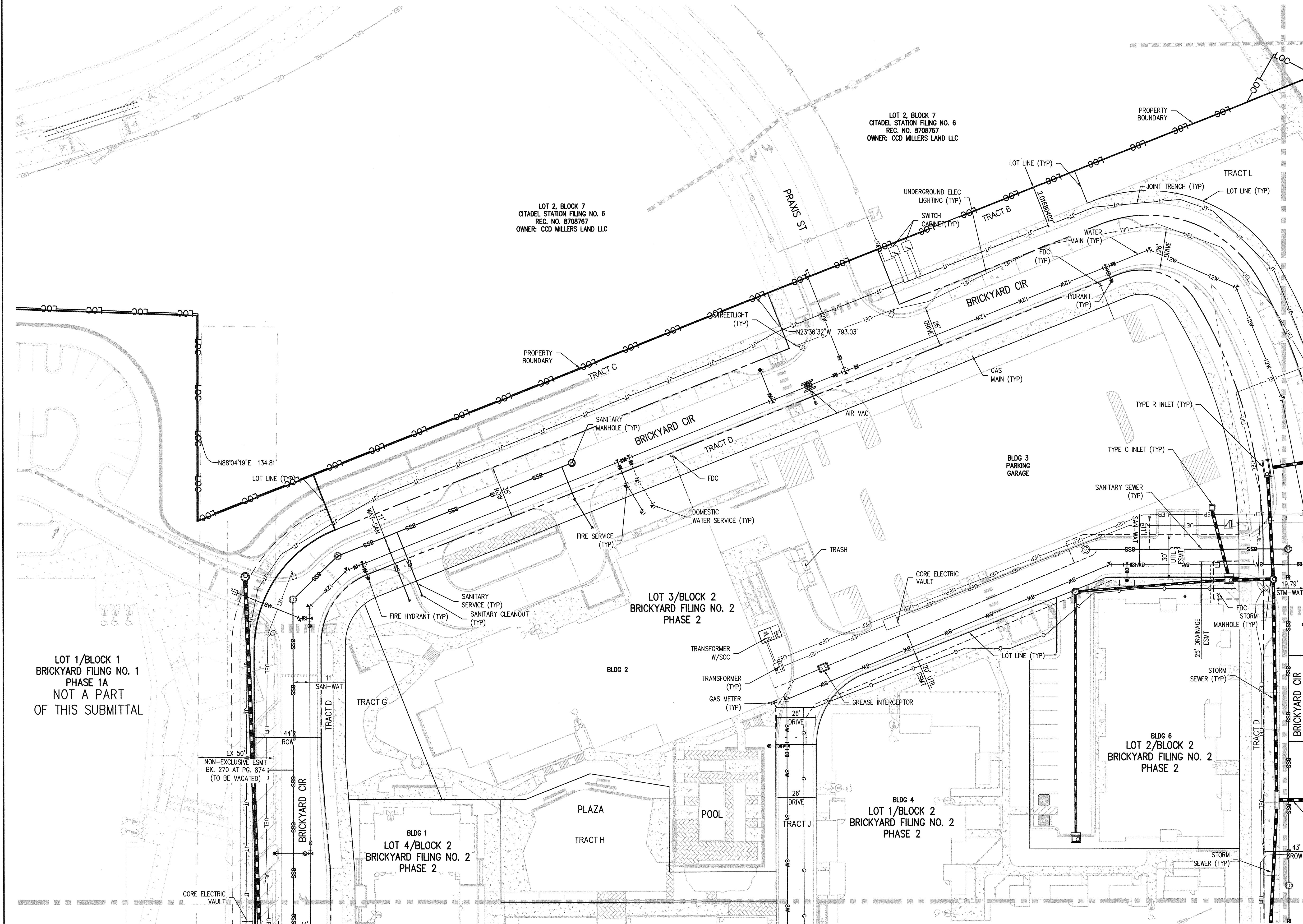
1. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY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



OVERALL UTILITY PLAN
SHEET 21 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

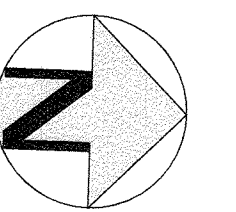
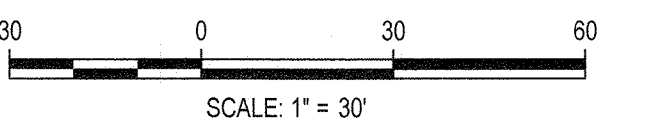
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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	---
EXISTING 100-YR FLOODPLAIN	---
PROPOSED 100-YR FLOODPLAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---
EXISTING RAW WATER LINE	---
EXISTING GAS LINE	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING FIBER OPTIC	---
EXISTING FIRE HYDRANT	---
EXISTING ELECTRIC POLE	---
EXISTING LIGHTPOLE	---
PROPOSED SANITARY SEWER W/ MANHOLE	---
PROPOSED WATER LINE	---
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE W/MANHOLE	---
PROPOSED FIBER OPTIC	---
PROPOSED UNDERGROUND ELECTRIC PRIMARY	---
PROPOSED UNDERGROUND ELECTRIC LIGHTING	---
PROPOSED GAS LINE	---
PROPOSED JOINT TRENCH	---
PROPOSED GATE VALVE	---
PROPOSED FIRE HYDRANT	---
PROPOSED FDC	---
PROPOSED SANITARY CLEANOUT	---
PROPOSED ENTRY DOOR	---
PROPOSED ACCESSIBLE PARKING/ENTRY	---
PROPOSED LIGHTPOLE	---
PROPOSED TRANSFORMER	---
PROPOSED SWITCH CABINET	---
PROPOSED VAULT	---
PROPOSED GREASE INTERCEPTOR	---
PROPOSED GAS METER	---



MATCH LINE - SEE SHEET 24

MATCH LINE - SEE SHEET 25

LOT 1/BLOCK 1
BRICKYARD FILING NO. 1
PHASE 1A
NOT A PART
OF THIS SUBMITTAL

EX 50'
NON-EXCLUSIVE ESMT
BK. 270 AT PG. 874
(TO BE VACATED)

CORE ELECTRIC
VAULT

BLDG 1
LOT 4/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

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

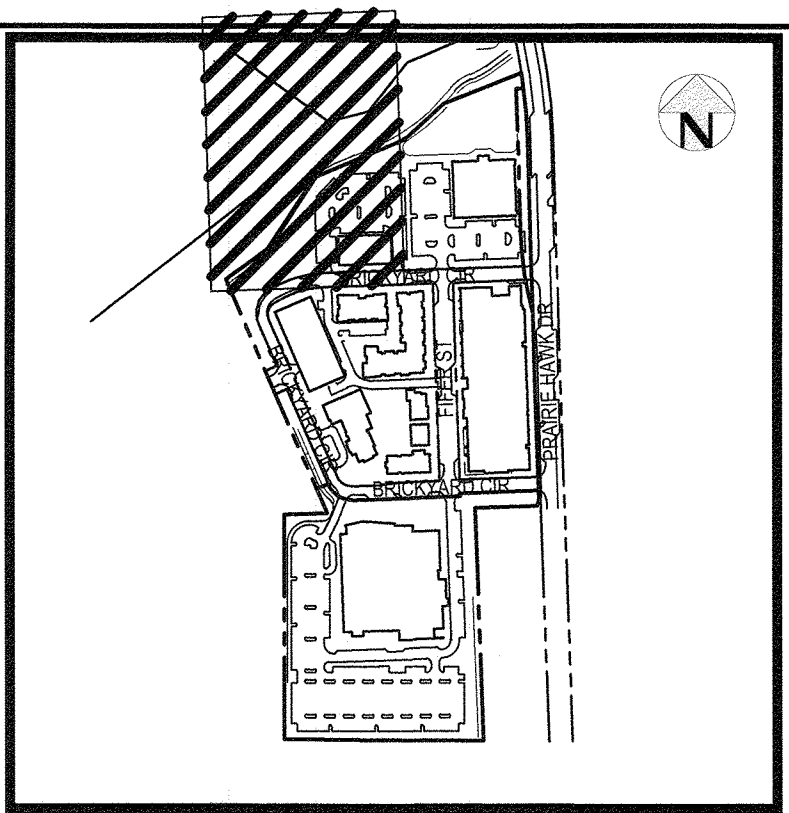
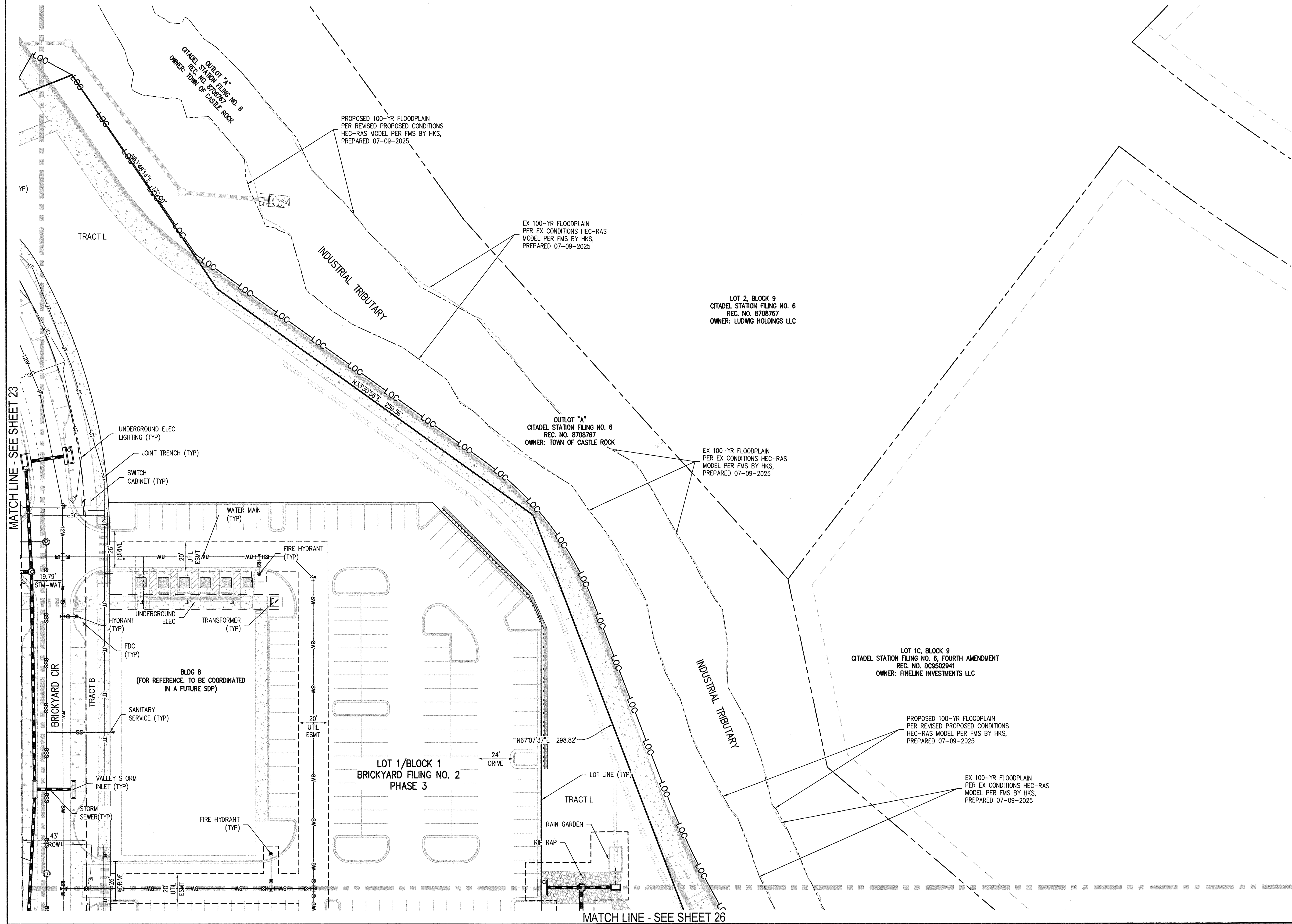
BLDG 4
LOT 1/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

BLDG 6
LOT 2/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

GENERAL UTILITY PLAN
SHEET 23 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

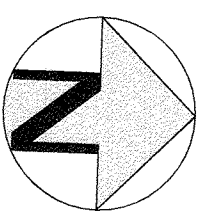
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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	---
EXISTING 100-YR FLOODPLAIN	---
PROPOSED 100-YR FLOODPLAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---
EXISTING RAW WATER LINE	---
EXISTING GAS LINE	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING FIBER OPTIC	---
EXISTING STORM LINE	---
EXISTING FIRE HYDRANT	---
EXISTING ELECTRIC POLE	---
EXISTING LIGHTPOLE	---
PROPOSED SANITARY SEWER W/ MANHOLE	SSS
PROPOSED WATER LINE	SW
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE W/MANHOLE	SSS
PROPOSED FIBER OPTIC	FO
PROPOSED UNDERGROUND ELECTRIC PRIMARY	UEP
PROPOSED UNDERGROUND ELECTRIC LIGHTING	UEL
PROPOSED GAS LINE	G
PROPOSED JOINT TRENCH	JT
PROPOSED FIRE VALVE	---
PROPOSED FIRE HYDRANT	---
PROPOSED FDC	---
PROPOSED SANITARY CLEANOUT	---
PROPOSED ENTRY DOOR	---
PROPOSED ACCESSIBLE PARKING/ENTRY	---
PROPOSED LIGHTPOLE	---
PROPOSED TRANSFORMER	---
PROPOSED SWITCH CABINET	---
PROPOSED VAULT	---
PROPOSED GREASE INTERCEPTOR	---
PROPOSED GAS METER	---

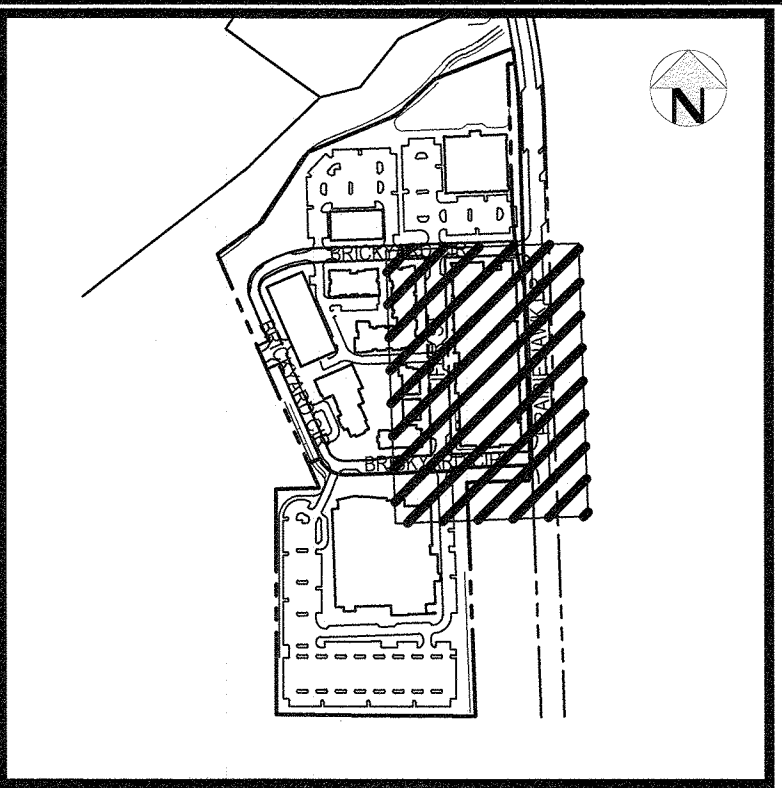
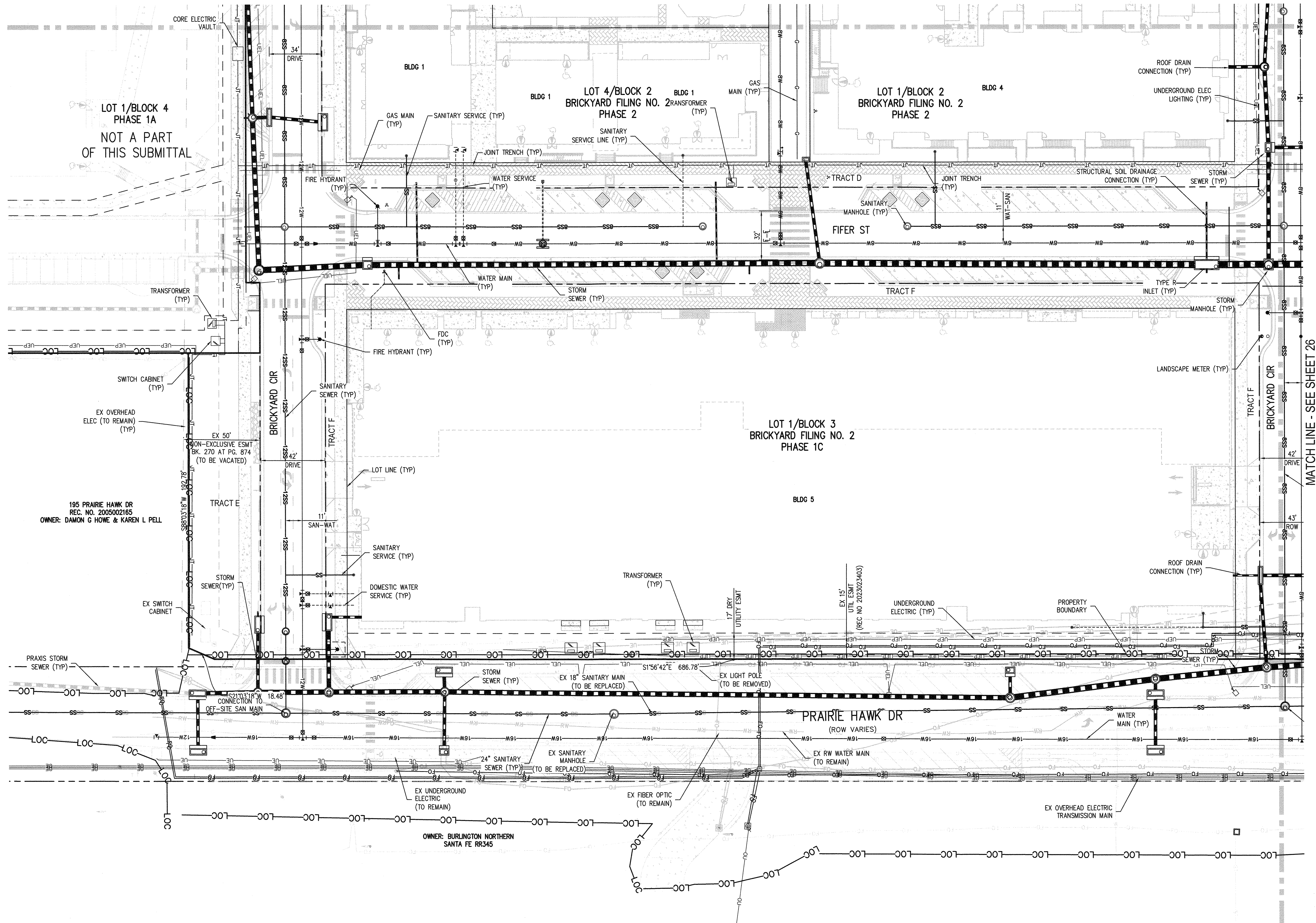


30 0 30 60
SCALE: 1" = 30'

SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

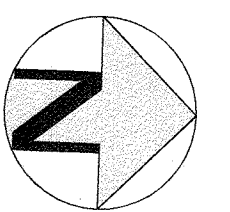
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCH LINE - SEE SHEET 23

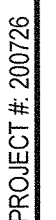


LEGEND:

PROPERTY BOUNDARY	---
EXISTING 100-YR FLOODPLAIN	---
PROPOSED 100-YR FLOODPLAIN	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING RAW WATER LINE	RW
EXISTING GAS LINE	G
EXISTING OVERHEAD ELECTRIC	OE
EXISTING FIBER OPTIC	FO
EXISTING STORM LINE	ST
EXISTING FIRE HYDRANT	●
EXISTING ELECTRIC POLE	○
EXISTING LIGHTPOLE	○
PROPOSED SANITARY SEWER W/ MANHOLE	SS
PROPOSED WATER LINE	W
PROPOSED WATER SERVICE	WS
PROPOSED SANITARY SERVICE	SS
PROPOSED STORM LINE W/MANHOLE	ST
PROPOSED FIBER OPTIC	FO
PROPOSED UNDERGROUND ELECTRIC PRIMARY	UEP
PROPOSED UNDERGROUND ELECTRIC LIGHTING	UEL
PROPOSED GAS LINE	G
PROPOSED JOINT TRENCH	JT
PROPOSED GATE VALVE	GV
PROPOSED FIRE HYDRANT	●
PROPOSED FDC	○
PROPOSED SANITARY CLEANOUT	SC
PROPOSED ENTRY DOOR	ED
PROPOSED ACCESSIBLE PARKING/ENTRY	AP
PROPOSED LIGHTPOLE	○
PROPOSED TRANSFORMER	○
PROPOSED SWITCH CABINET	○
PROPOSED VAULT	○
PROPOSED GREASE INTERCEPTOR	GI
PROPOSED GAS METER	GM



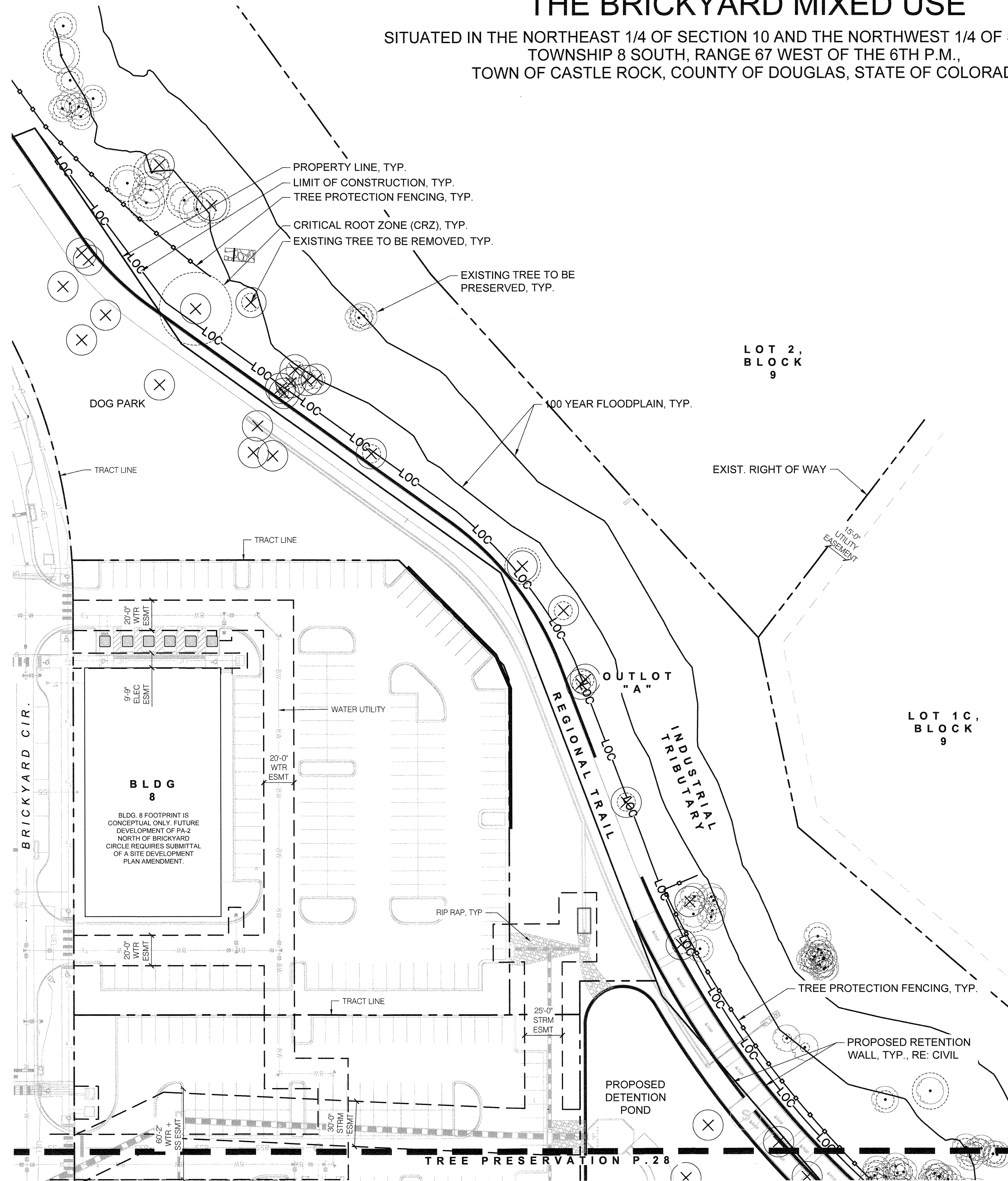
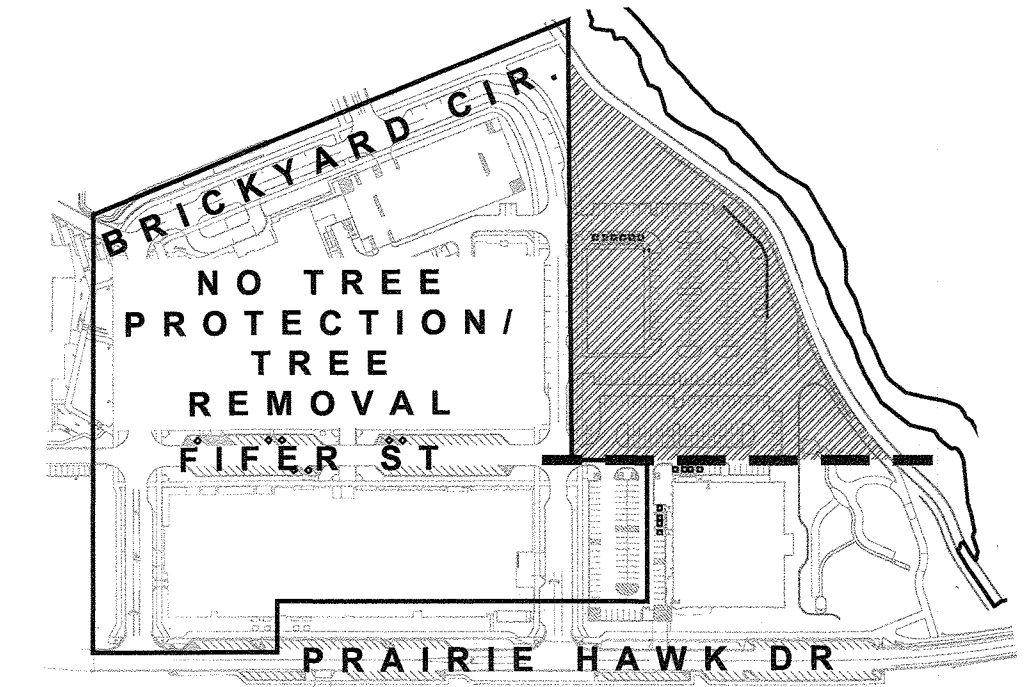
30 0 30 60
SCALE: 1" = 30'



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.

NOTES:

1. ARBORIST TO FIELD VERIFY NEEDED CLEARANCE FROM EXISTING UTILITIES & HEALTH OF TREE PRIOR TO REMOVAL.
2. DRAWINGS BELOW SHOW PROPOSED CONDITIONS OF FUTURE DEVELOPMENT.
3. LIMIT OF CONSTRUCTION LINE HAS BEEN OFFSET BY 5' FOR LEGIBILITY OF PROPERTY LINE ON ALL SHEETS.
4. PROPOSED TREE PROTECTION LOCATIONS AND TOTALS ARE ESTIMATES AND MAY NOT REFLECT FINAL RESULTS DUE TO CHANGES IN GRADING, UTILITIES, AND/OR TREE HEALTH

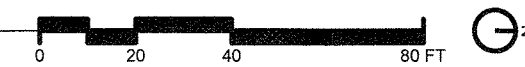
TREE INVENTORY & PRESERVATION TOTALS:

- TOTAL EX TREES ON SITE:	168
- TREES TO BE PRESERVED:	69
- TREE TO BE SPADE	12
- TREES TO DEMO:	87

TREE INVENTORY & PRESERVATION LEGEND

- EXISTING TREE TO BE PRESERVED & ESTIMATED CRITICAL ROOT ZONE (CRZ)
- EXISTING TREE TO BE REMOVED
- TREE TO BE SPADE AND MOVED OFF SITE
- ### = TREE NUMBER TO BE REMOVED
- RIGHT OF WAY
- LOC LIMIT OF CONSTRUCTION
- TREE PROTECTION FENCING
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE

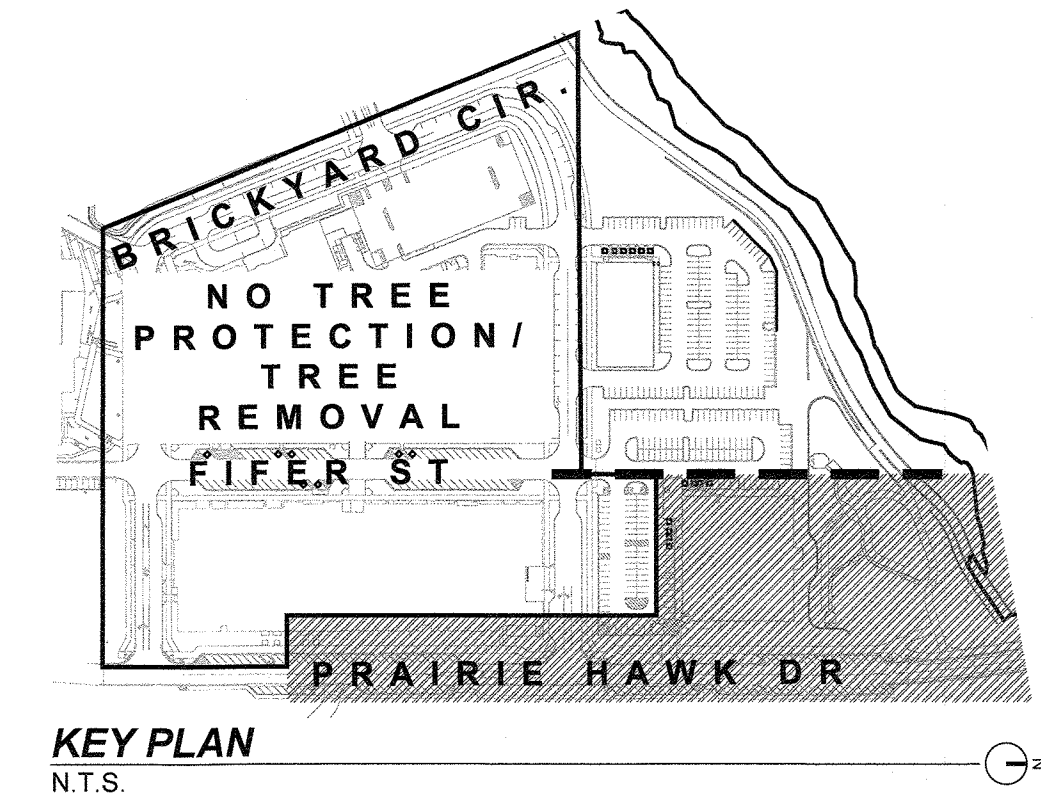
01 TREE INVENTORY AND PRESERVATION
1"=40'-0"



SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

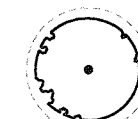
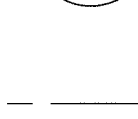
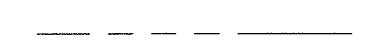
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

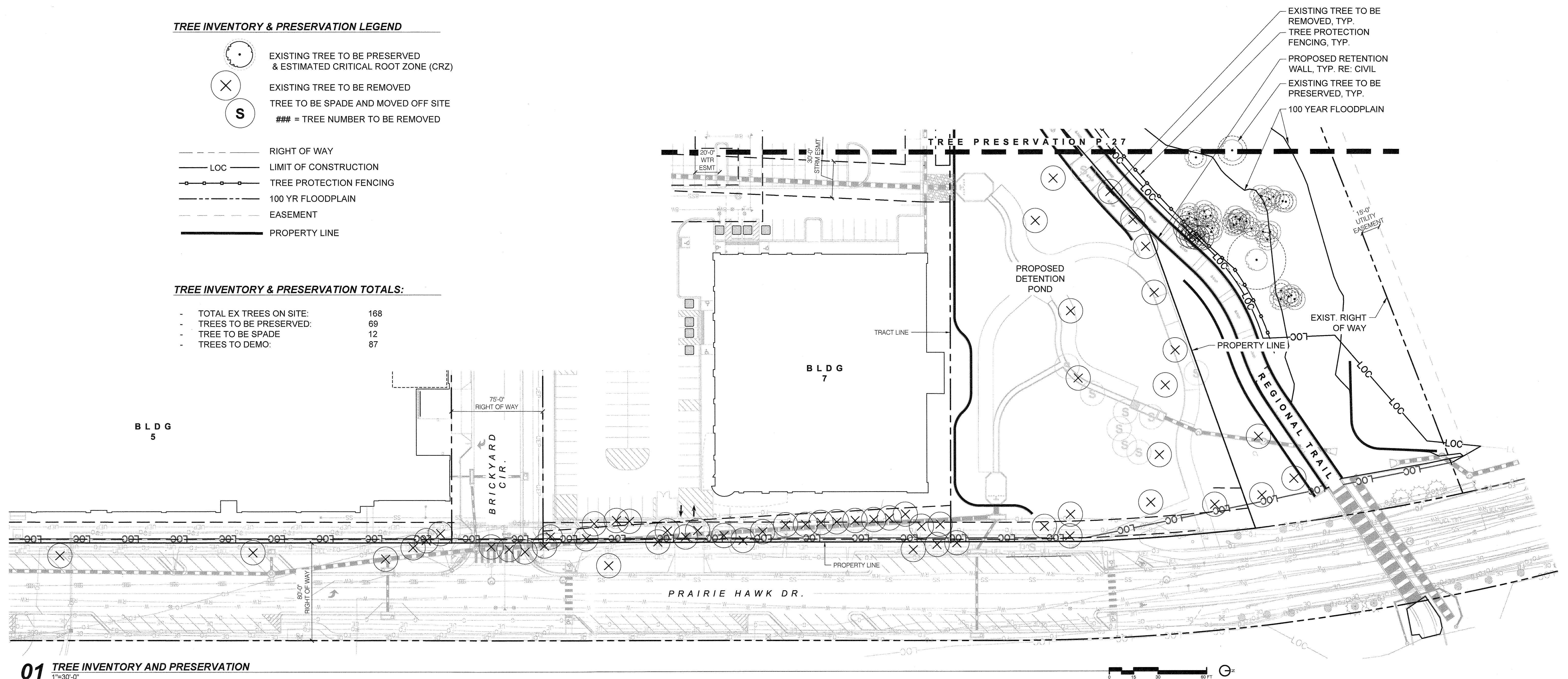
1. ARBORIST TO FIELD VERIFY NEEDED CLEARANCE FROM EXISTING UTILITIES & HEALTH OF TREE PRIOR TO REMOVAL.
2. DRAWINGS BELOW SHOW PROPOSED CONDITIONS OF FUTURE DEVELOPMENT.
3. LIMIT OF CONSTRUCTION LINE HAS BEEN OFFSET BY 5' FOR LEGIBILITY OF PROPERTY LINE ON ALL SHEETS.
4. PROPOSED TREE PROTECTION LOCATIONS AND TOTALS ARE ESTIMATES AND MAY NOT REFLECT FINAL RESULTS DUE TO CHANGES IN GRADING, UTILITIES, AND/OR TREE HEALTH

TREE INVENTORY & PRESERVATION LEGEND

-  EXISTING TREE TO BE PRESERVED & ESTIMATED CRITICAL ROOT ZONE (CRZ)
-  EXISTING TREE TO BE REMOVED
-  TREE TO BE SPADE AND MOVED OFF SITE
-  ### = TREE NUMBER TO BE REMOVED
-  RIGHT OF WAY
-  LOC LIMIT OF CONSTRUCTION
-  TREE PROTECTION FENCING
-  100 YR FLOODPLAIN
-  EASEMENT
-  PROPERTY LINE

TREE INVENTORY & PRESERVATION TOTALS:

- TOTAL EX TREES ON SITE:	168
- TREES TO BE PRESERVED:	69
- TREE TO BE SPADE	12
- TREES TO DEMO:	87



SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

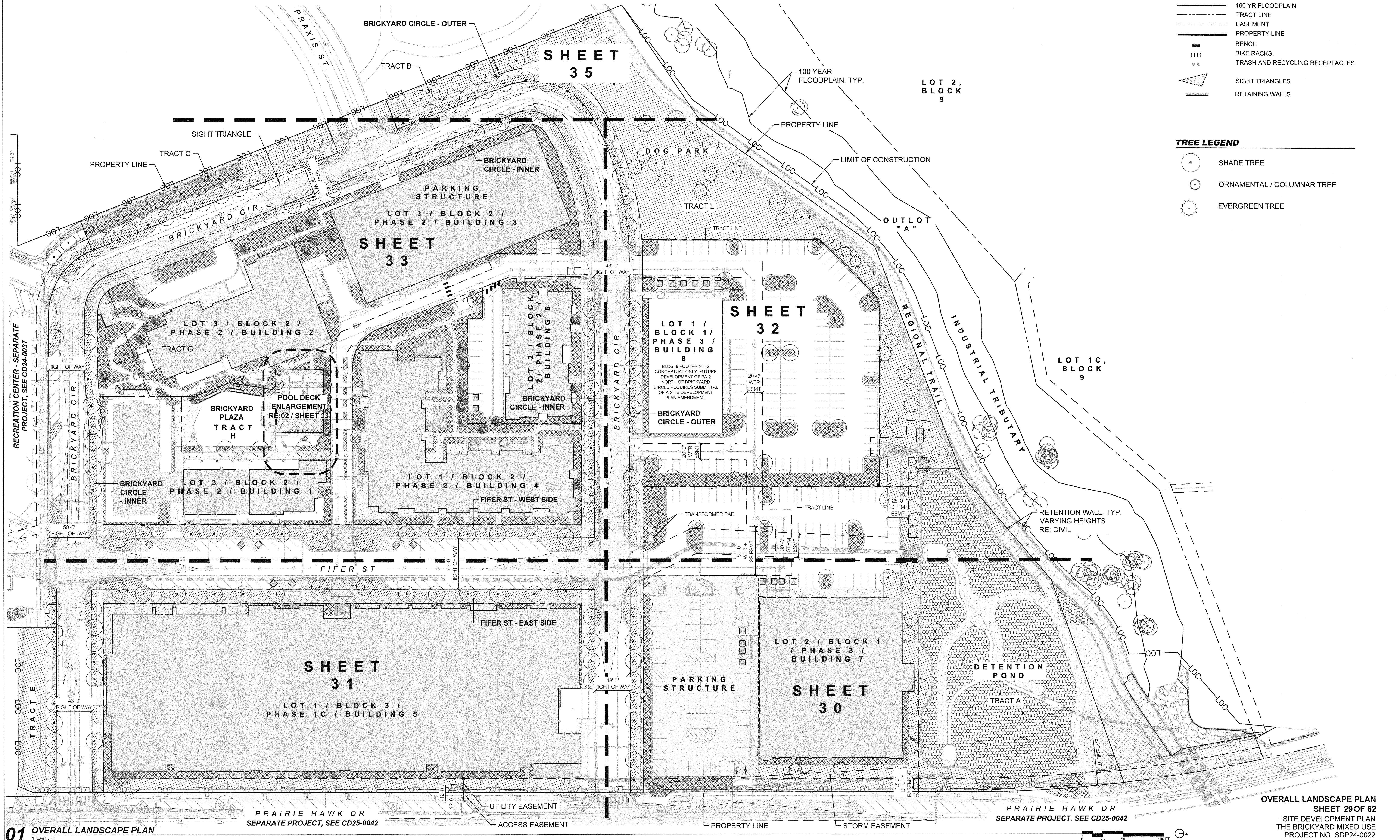
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

	RIGHT OF WAY
	LIMIT OF CONSTRUCTION
	100 YR FLOODPLAIN
	TRACT LINE
	EASEMENT
	PROPERTY LINE
	BENCH
	BIKE RACKS
	TRASH AND RECYCLING RECEPTACLES
	SIGHT TRIANGLES
	RETAINING WALLS

TREE LEGEND

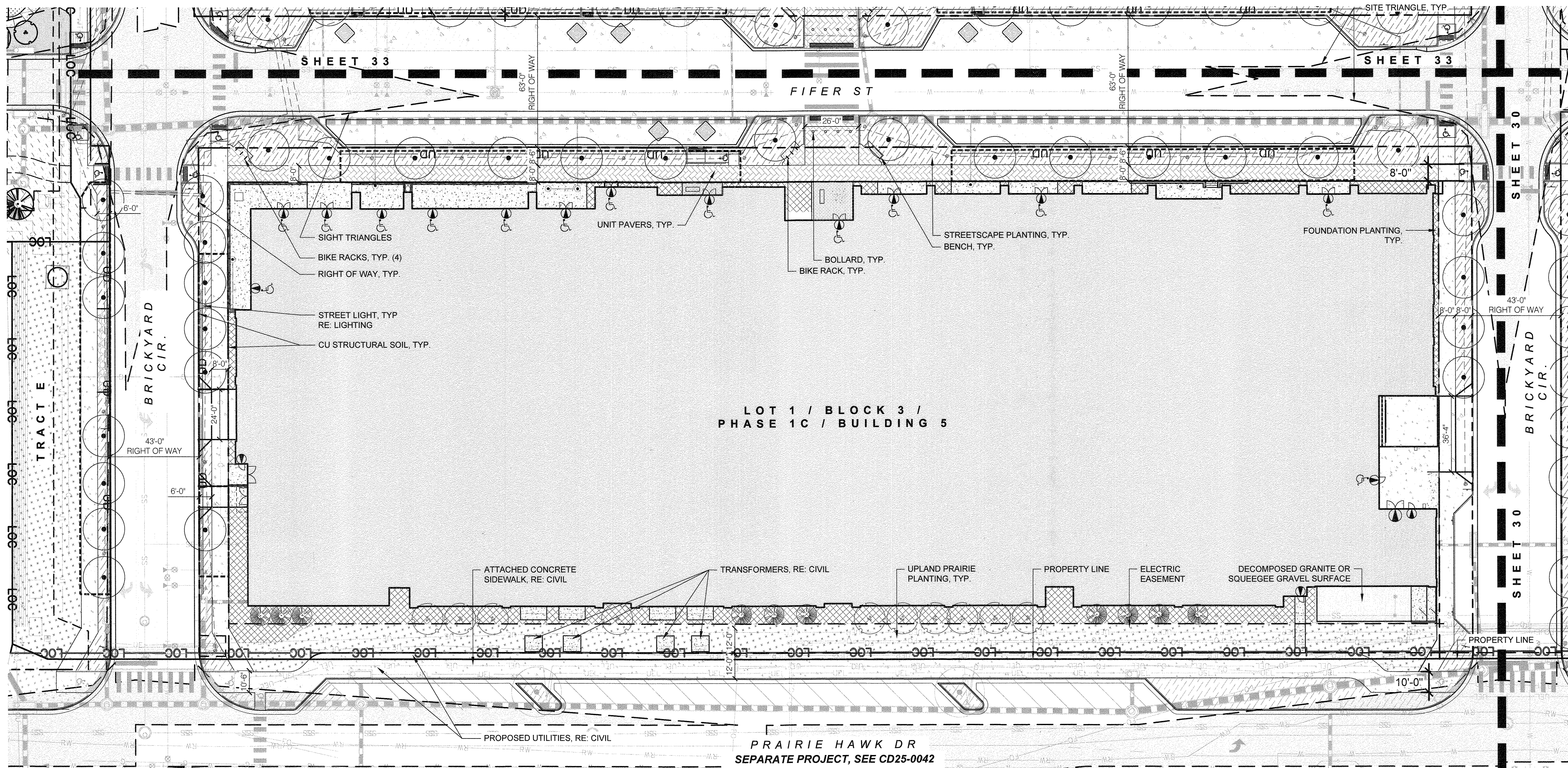
	SHADE TREE
	ORNAMENTAL / COLUMNAR TREE
	EVERGREEN TREE



SITE DEVELOPMENT PLAN

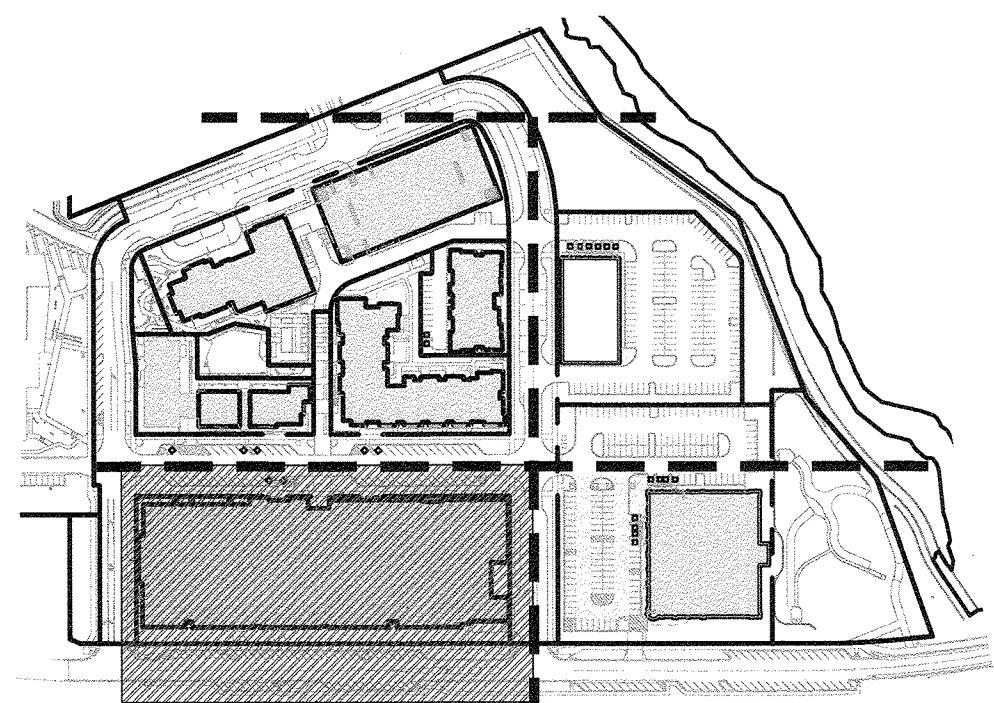
THE BRICKYARD MIXED USE

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.

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
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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 POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS
FOR FULL SEED MIX

SEED NOTE:
1. AREAS PLANTED WITH UPLAND 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.

LEGEND

- RIGHT OF WAY
- LOC
- 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

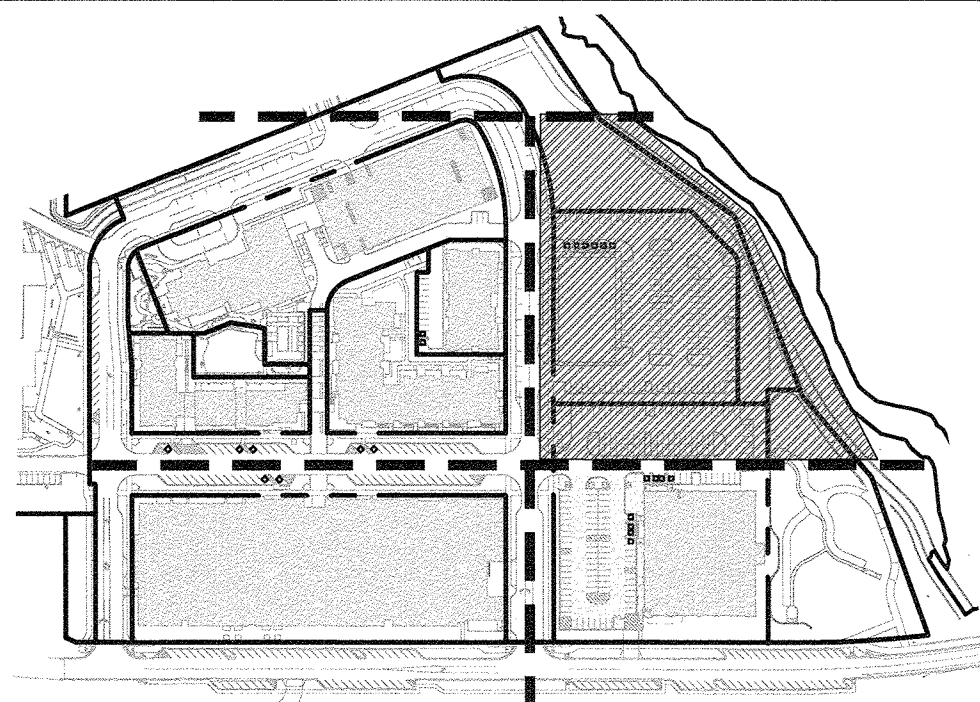
TREE LEGEND

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



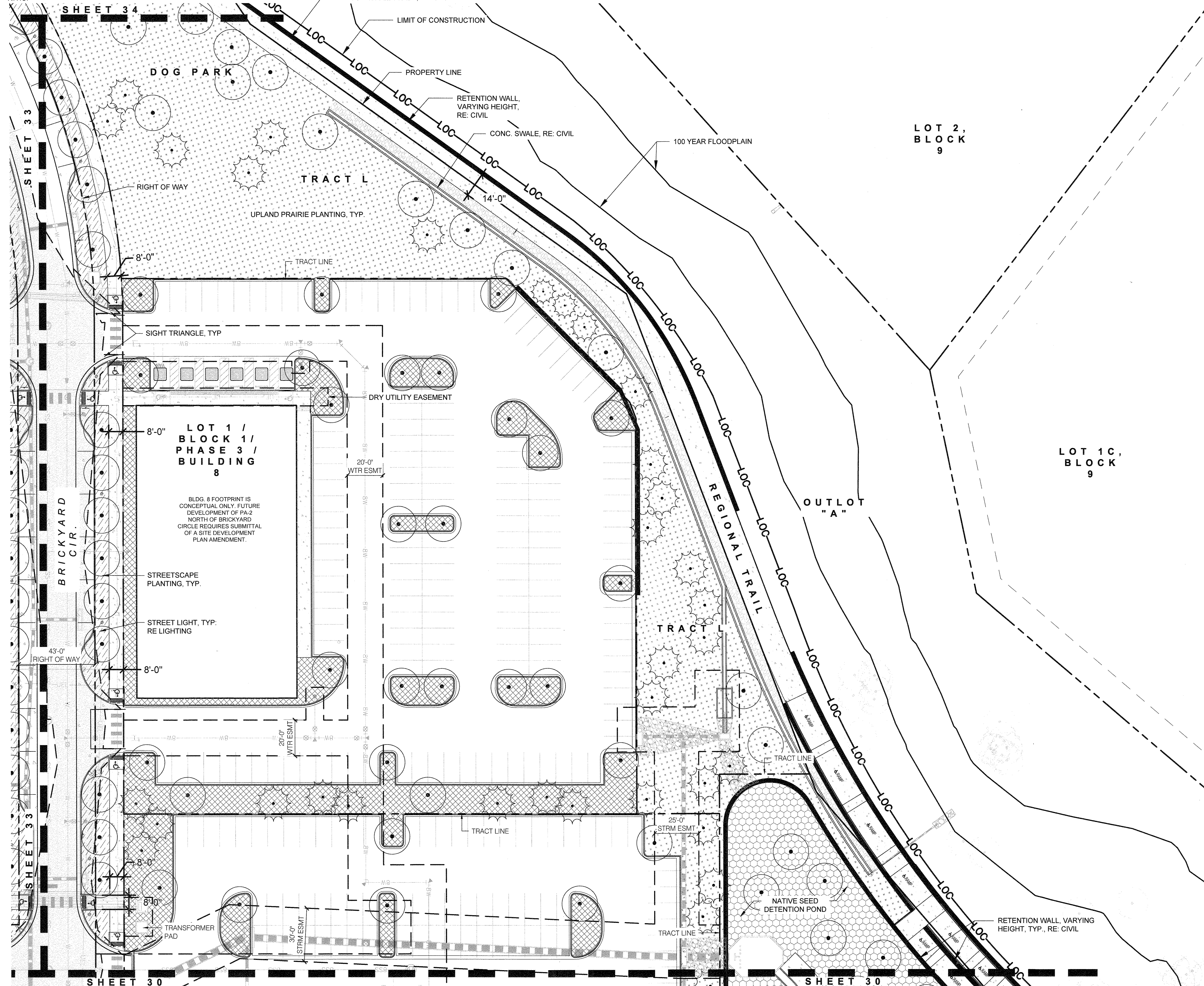
SITE DEVELOPMENT PLAN

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.



LEGEND

- RIGHT OF WAY
- LOC
- 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

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TREE LEGEND

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- ORNAMENTAL / COLUMNAR TREE
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TREE PLANTING NOTE:
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UTILITY LEGEND

- UNDERGROUND ELECTRIC
- WATER
- GAS
- SANITARY
- FIBER OPTIC
- STORM
- UNDERGROUND TELEPHONE
- TRANSFORMER
- FIRE HYDRANT

CONCEPT PLANT SCHEDULE

NOTE: PLANT SCHEDULE IS CONCEPTUAL ONLY. FINAL PLANTING PLAN(S) TO BE APPROVED WITH TOWN CD
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 - AGASTACHE RUPESTRIS / SUNSET HYSSOP
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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

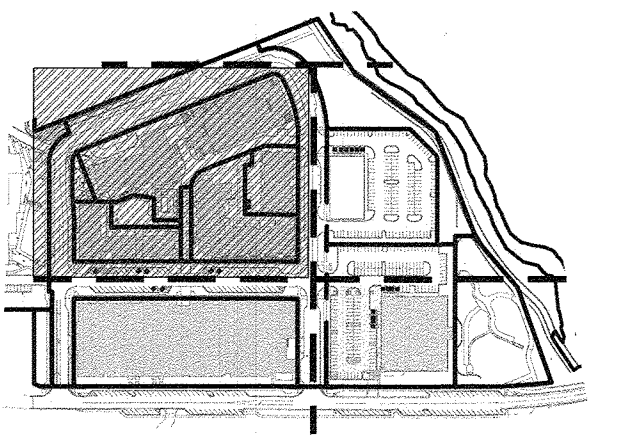
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SEED NOTE:
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SITE DEVELOPMENT PLAN

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.

02 POOL DECK ENLARGEMENT

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
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DOCUMENTATION.

UTILITY LEGEND

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

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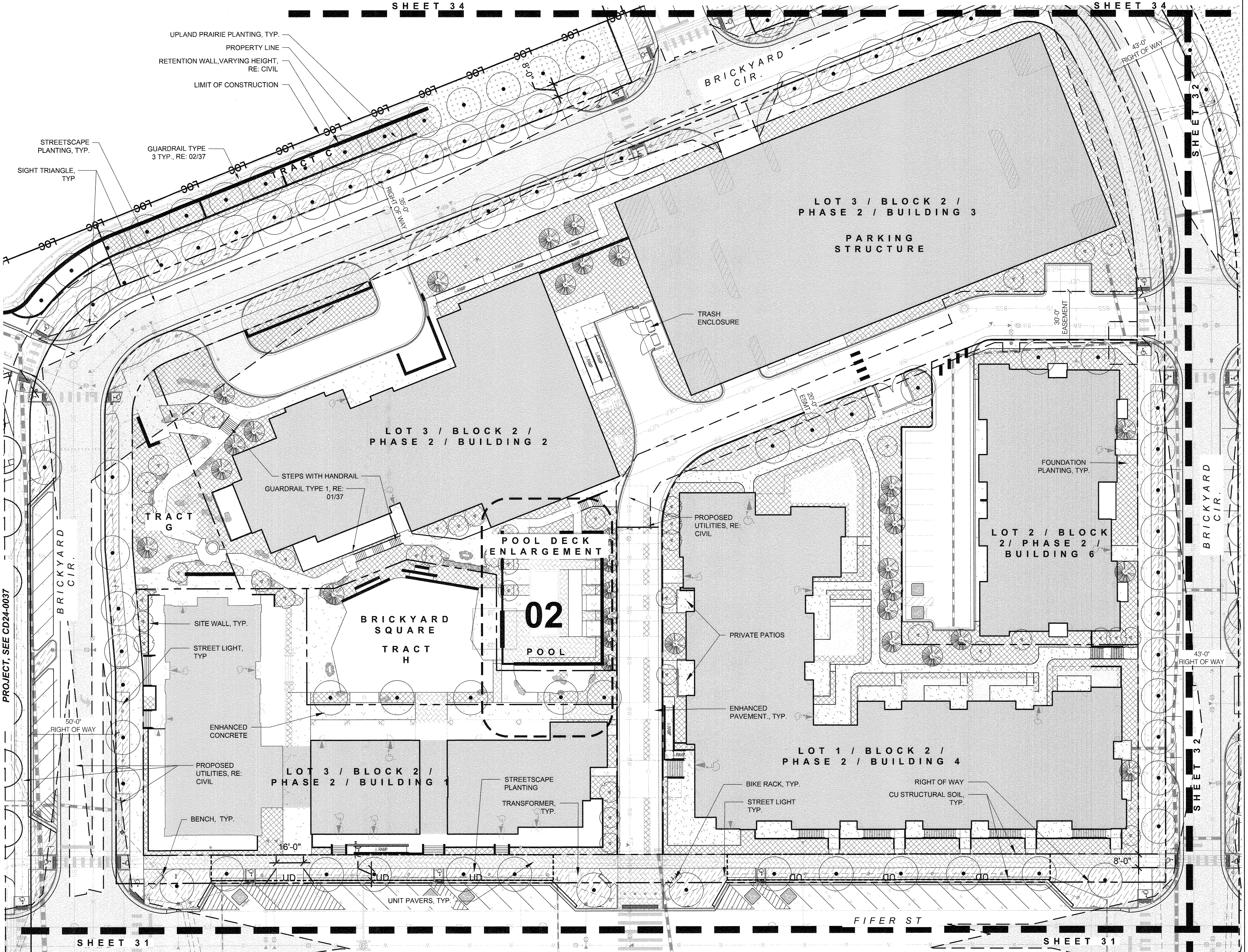
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JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

- 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 POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS
FOR FULL SEED MIX

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01 LANDSCAPE PLAN

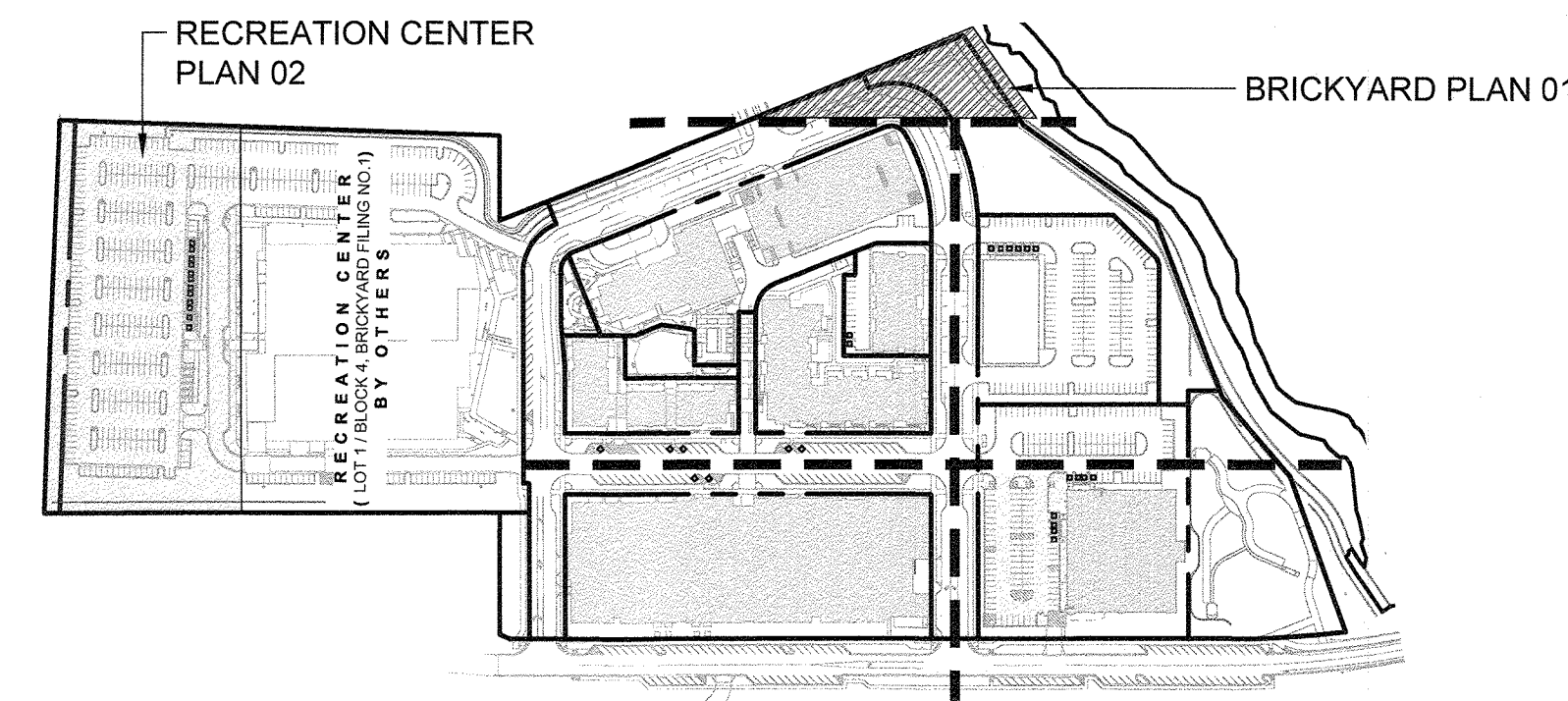
1"=30'-0"

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.

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:
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INTENDED TO HAVE GEOGRID. DETAILS AND
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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

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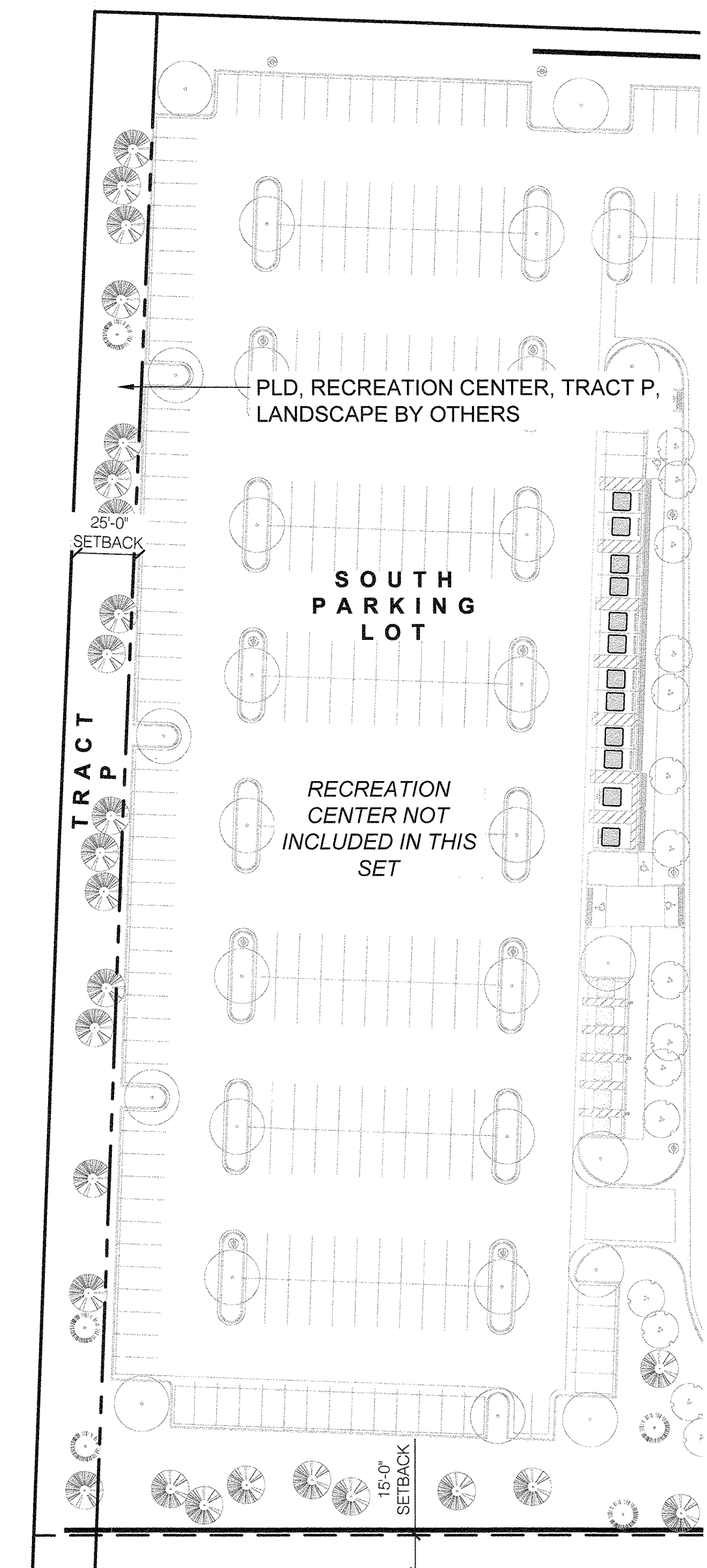
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 - JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

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

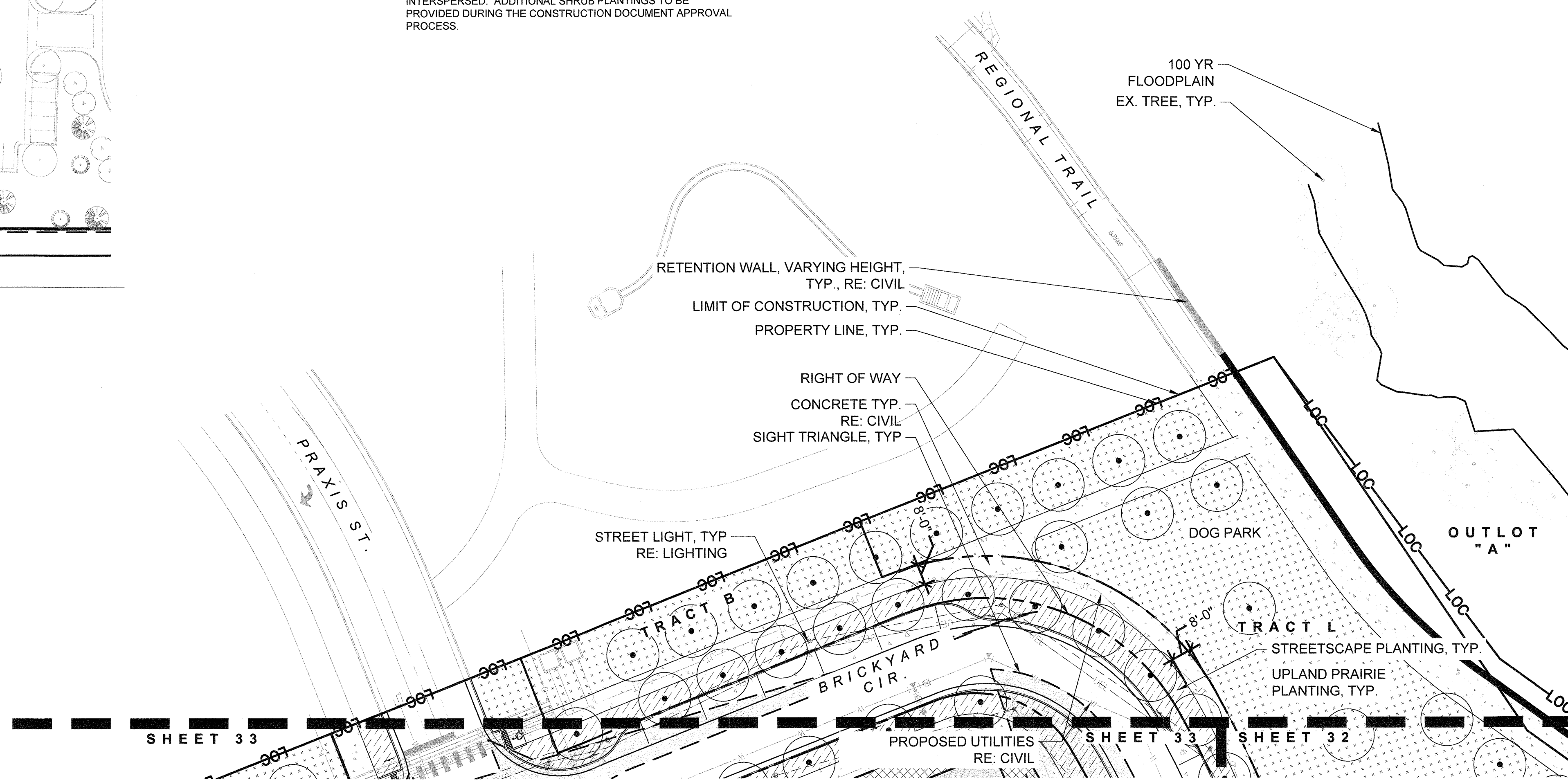
- NATIVE SEED - LOW GROWTH
 - SEE SHEET 35 - LANDSCAPE REQUIREMENTS
FOR FULL SEED MIX

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

SEED NOTE:
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INTERSPERSED. ADDITIONAL SHRUB PLANTINGS TO BE
PROVIDED DURING THE CONSTRUCTION DOCUMENT APPROVAL
PROCESS.



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



01 LANDSCAPE PLAN
1"=30'-0"

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 Deciduous 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)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)
55,063 SF	5,506 SF	0 SF	10,703 SF	11	30	22
Provided Shrubs						
> 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)
152	11		15	15	22	88
Provided Shrubs						
> 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)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)
32,256 SF	3,227 SF	0 SF	7,515 SF	7	15	13
Provided Shrubs						
> 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)
75	5		6	6	8	44
Provided Shrubs						
> 44						

*Parking Lot landscaping can count towards overall site landscape requirements.

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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
TRACT 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 CD24-0037				
LOT / BLOCK DEVELOPMENT TOTALS:		727,410 SF	43,746 SF	32,193 SF	158	213	428	428 MIN

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

* 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.

DOUGLAS COUNTY AND CASTLE ROCK SEED MIX INFORMATION

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. riparius	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. Riparius	Sodar	PNCS	10	1.2

NATIVE SEED - DETENTION POND

HIGH PLAINS / FOOTHILLS RIPARIAN SEED MIX		
COMMON NAME	BOTANICAL NAME	% IN MIX
Canada Wildrye	Elymus canadensis	25
Tufted 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: 80Z 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

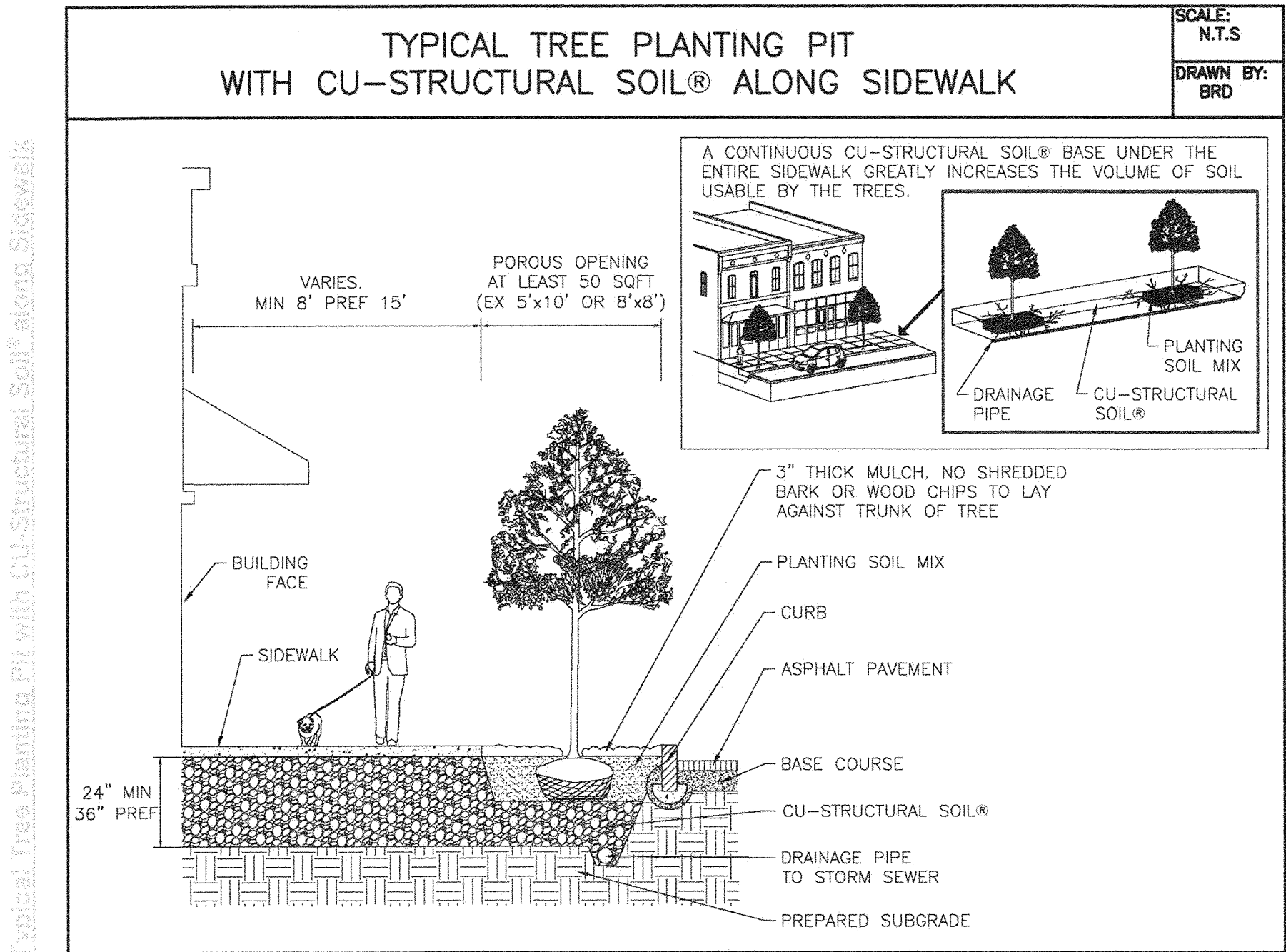
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK STANDARD 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 UTILITIES 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 OUTLINES 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 UNITY, 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 SECTION 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.

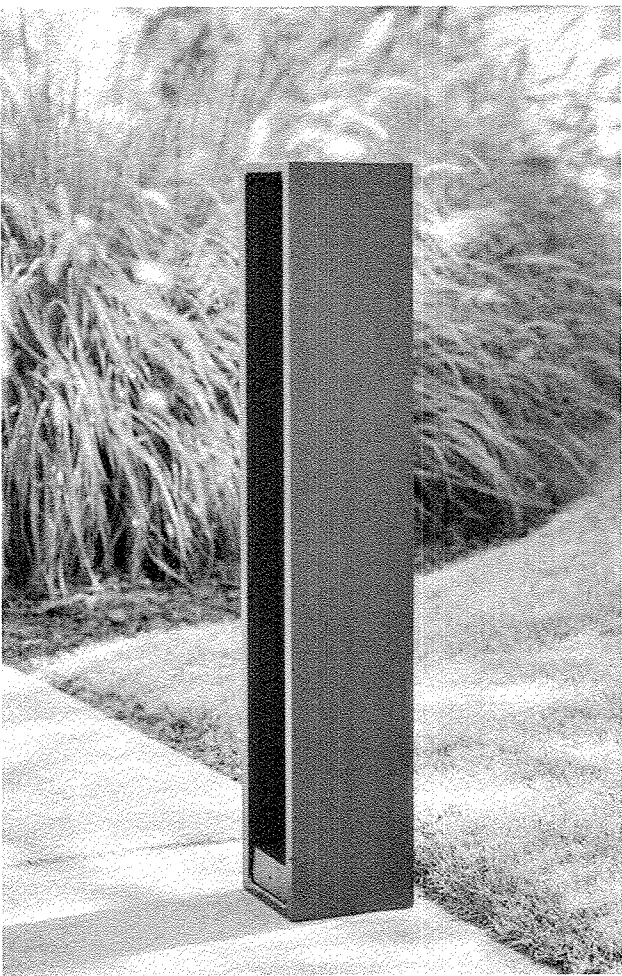
LANDSCAPING NOTES:

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
6. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WUMP.
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL SECTION 4.2.3 AND TO CORRELATE WITH THE SUE OF TYPE ON THE PROPERTY.
8. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE 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 MATERIAL 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.



01 TREE PLANTING AREA WITH STRUCTURAL SOIL

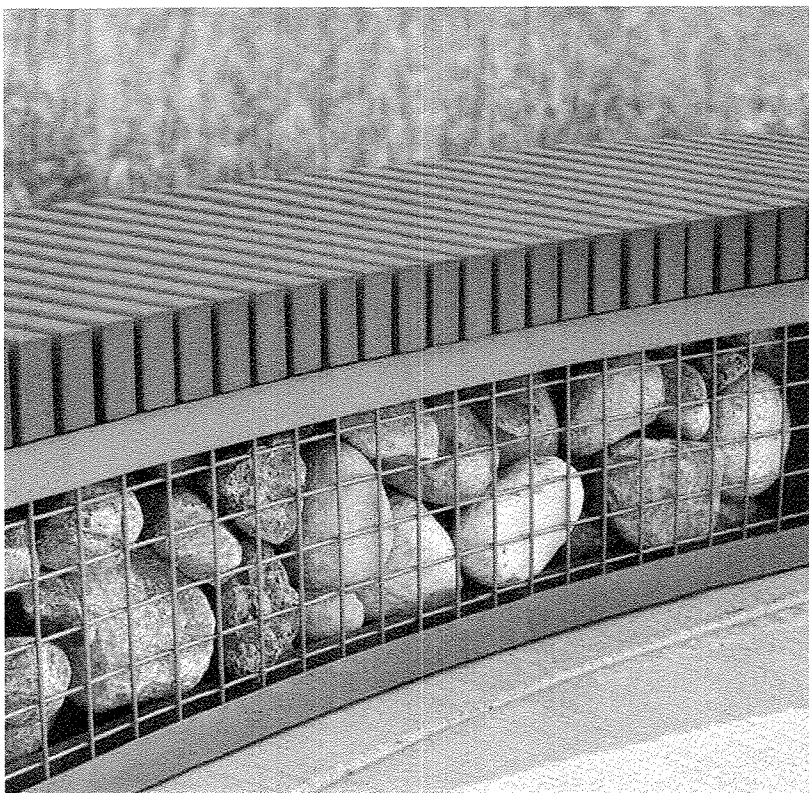
NTS



BENCH
MANUFACTURER: LANDSCAPEFORMS
MODEL: PROFILE BOLLARD
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

03 BOLLARDS

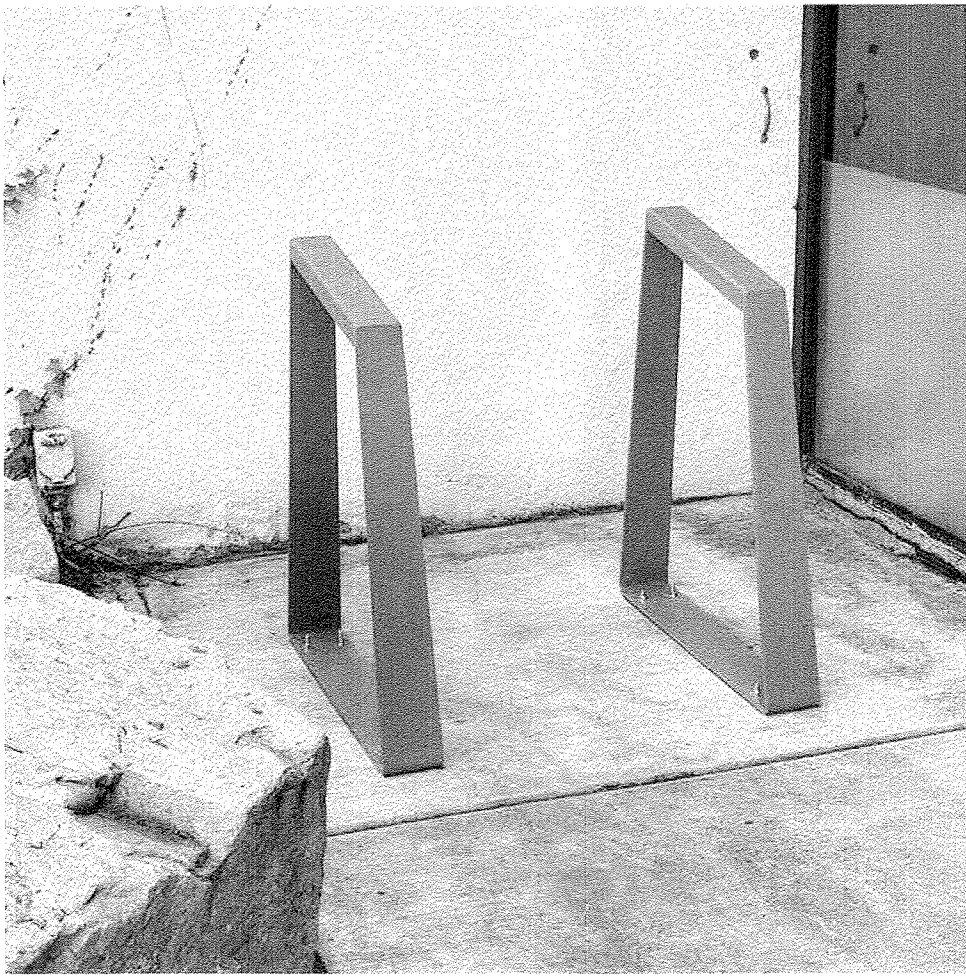
NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: CANYON EDGE RECYCLED PLASTIC GABION-STYLE BENCH
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

06 SITE WALL

NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: VIBE STEEL BIKE RACK, #RLA30
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

04 BIKE RACK

NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: TANDEM 6 CONTOUR BENCH, TAN3280P
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

02 BENCH

NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: VIBE 45 GALLON, #RLA45R
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

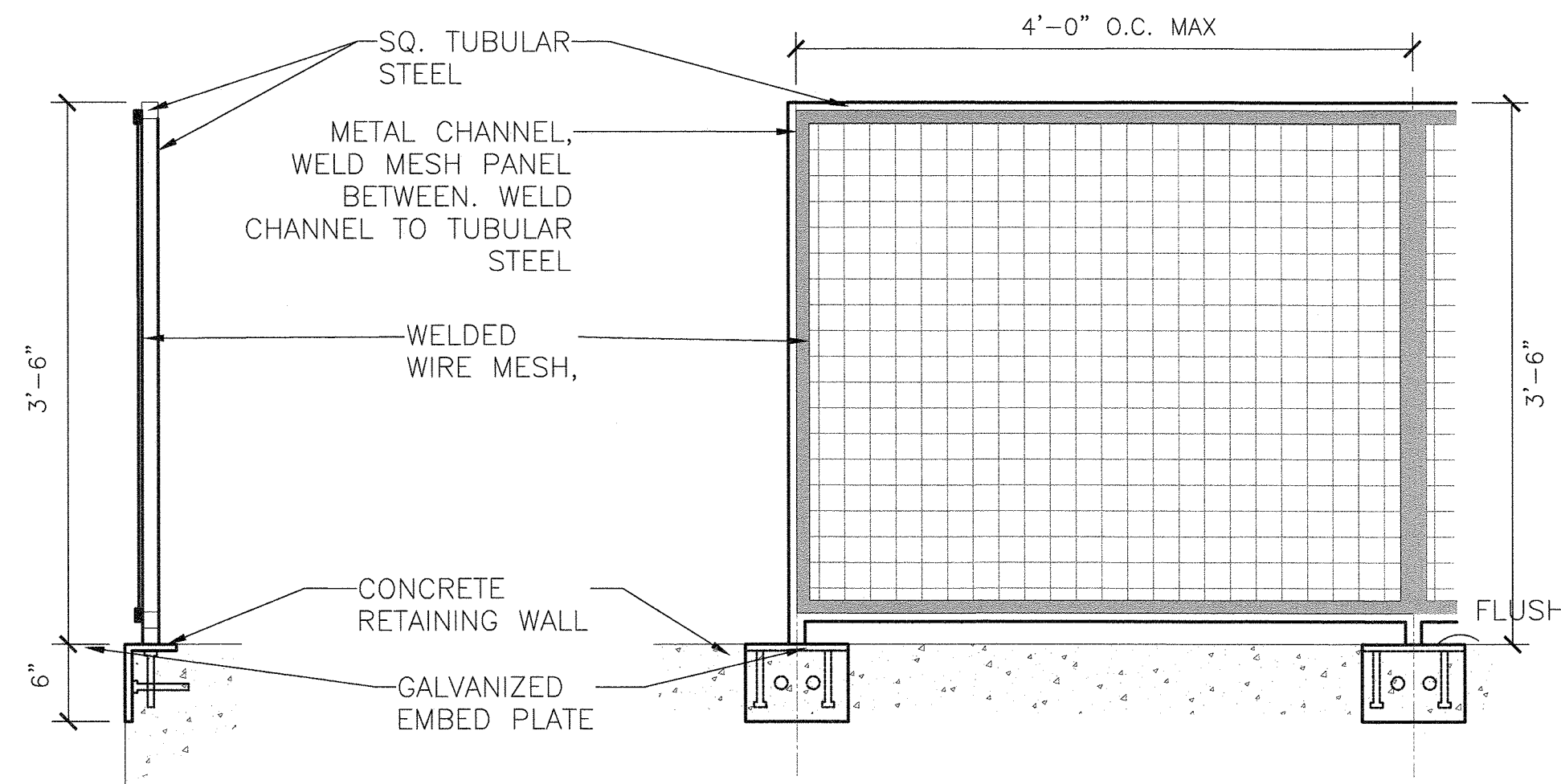
05 TRASH & RECYCLING

NTS

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



GUARDRAIL TYPE 1
MANUFACTURER: CUSTOM
MATERIALS: WELDED WIRE MESH & SQUARE TUBULAR STEEL
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

01 GUARDRAIL FENCE - TYPE 1

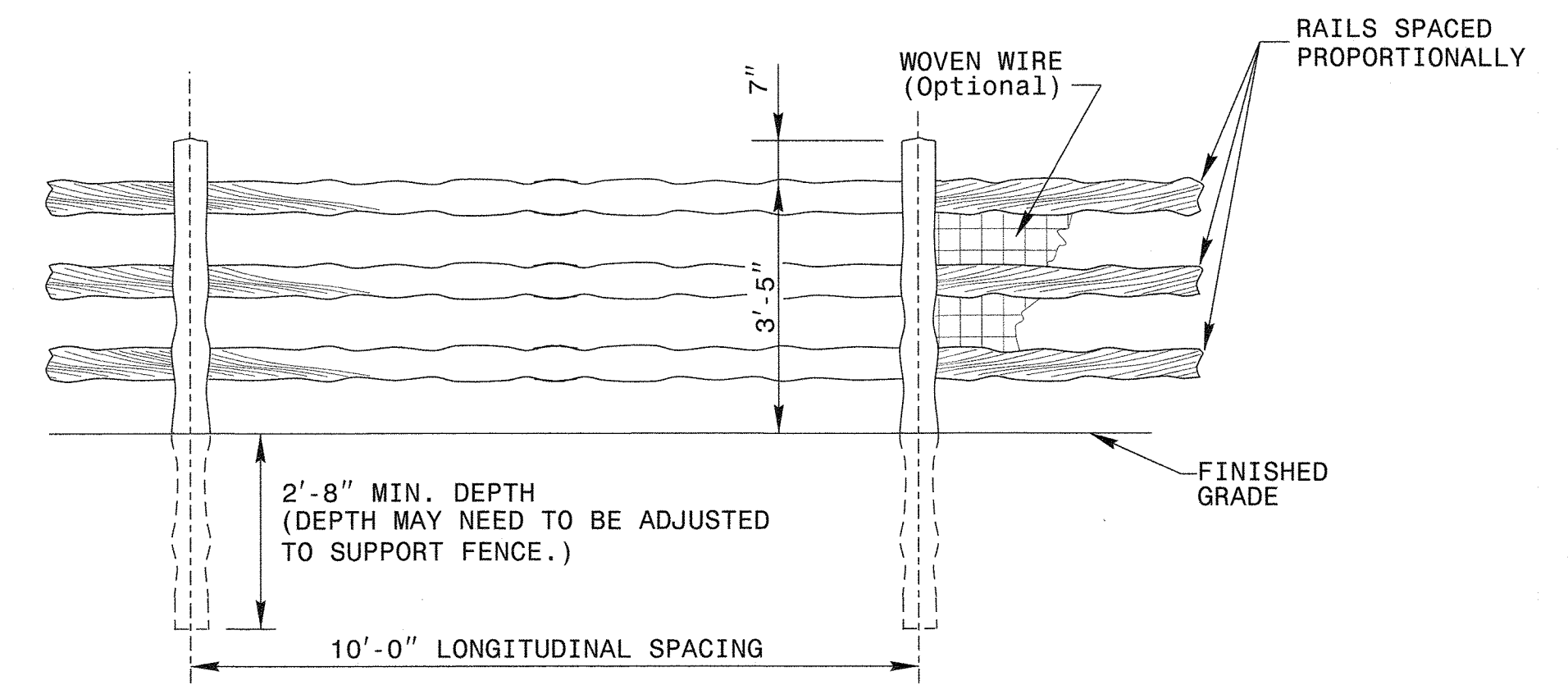
SCALE: 1" = 1'-0"



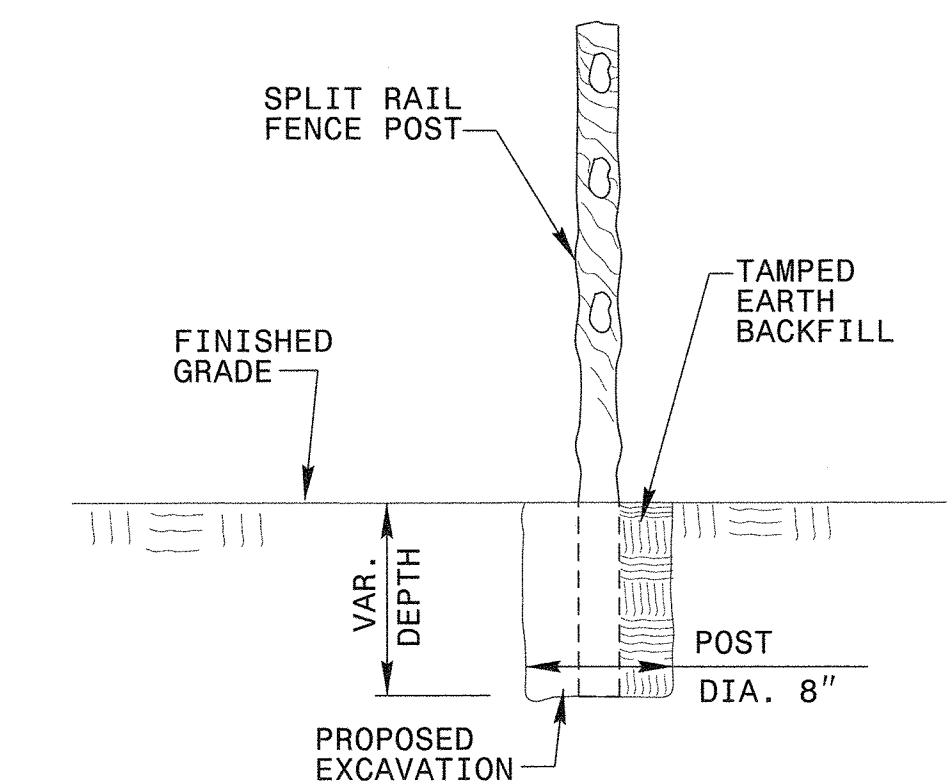
GUARDRAIL TYPE 2
MANUFACTURER: AMERISTAR
MODEL: AEGIS PLUS MAJESTIC 2/3 RAIL W/RING OPTION
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

02 GUARDRAIL FENCE - TYPE 2

NTS



ELEVATION



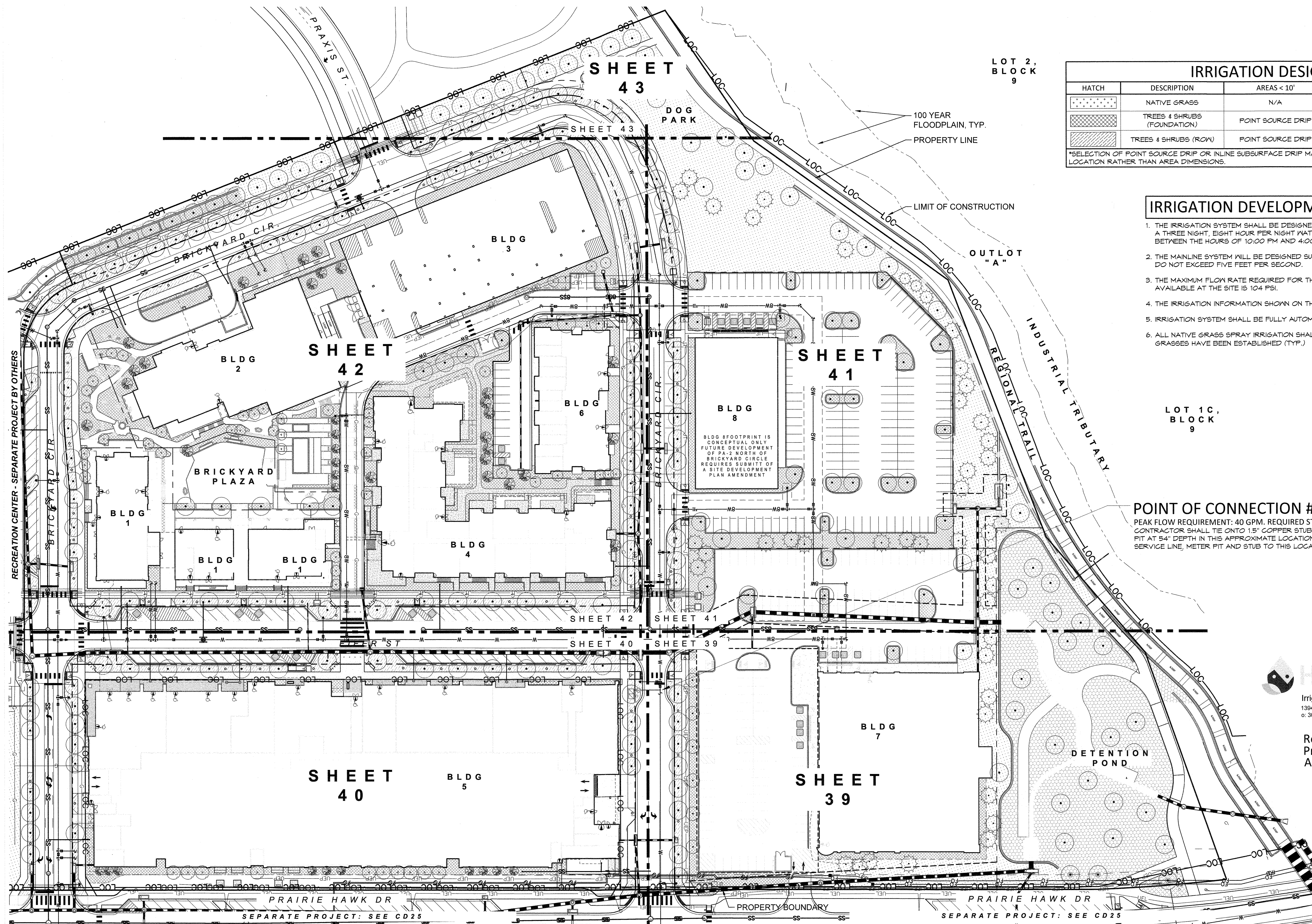
SECTION

03 GUARDRAIL - TYPE 3 - WOOD SPLIT RAIL

NTS

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 A 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.)

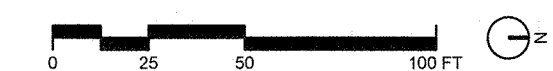
POINT OF CONNECTION #1 - 1.5"

PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN.
CONTRACTOR SHALL TIE ONTO 1.5" COPPER STUB-OUT DOWNSTREAM OF METER
FIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP,
SERVICE LINE, METER FIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL.



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

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

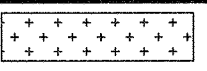


Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

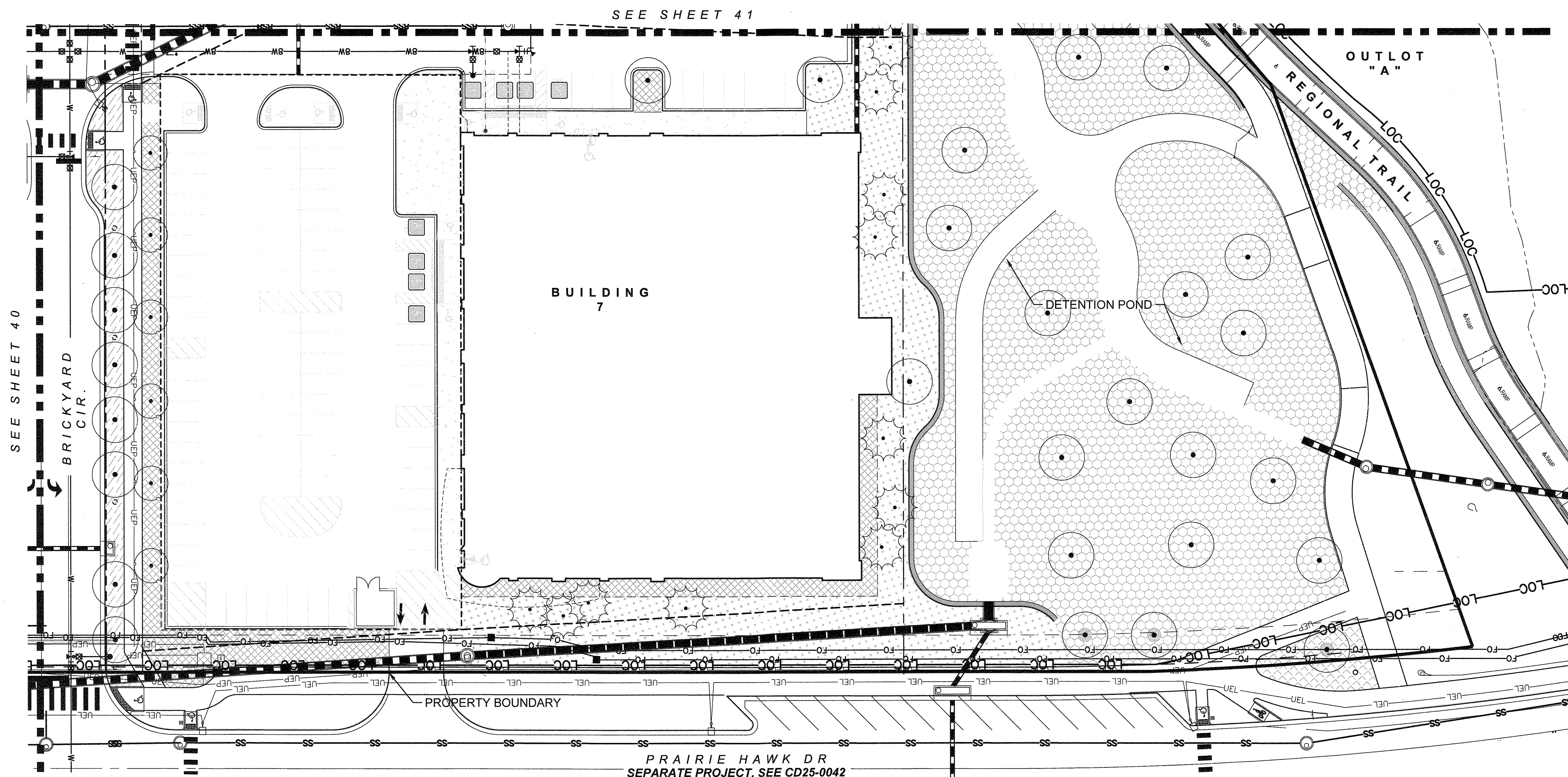
IRRIGATION PLAN INDEX
SHEET 38 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

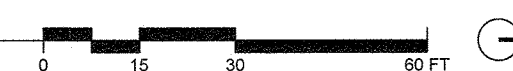
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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.



01 IRRIGATION PLAN
1"=30'-0"




Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
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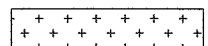
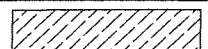
Registered Landscape
Professional/Irrigation Designer:
Amber Clark #15-1133

IRRIGATION PLAN
SHEET 39 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

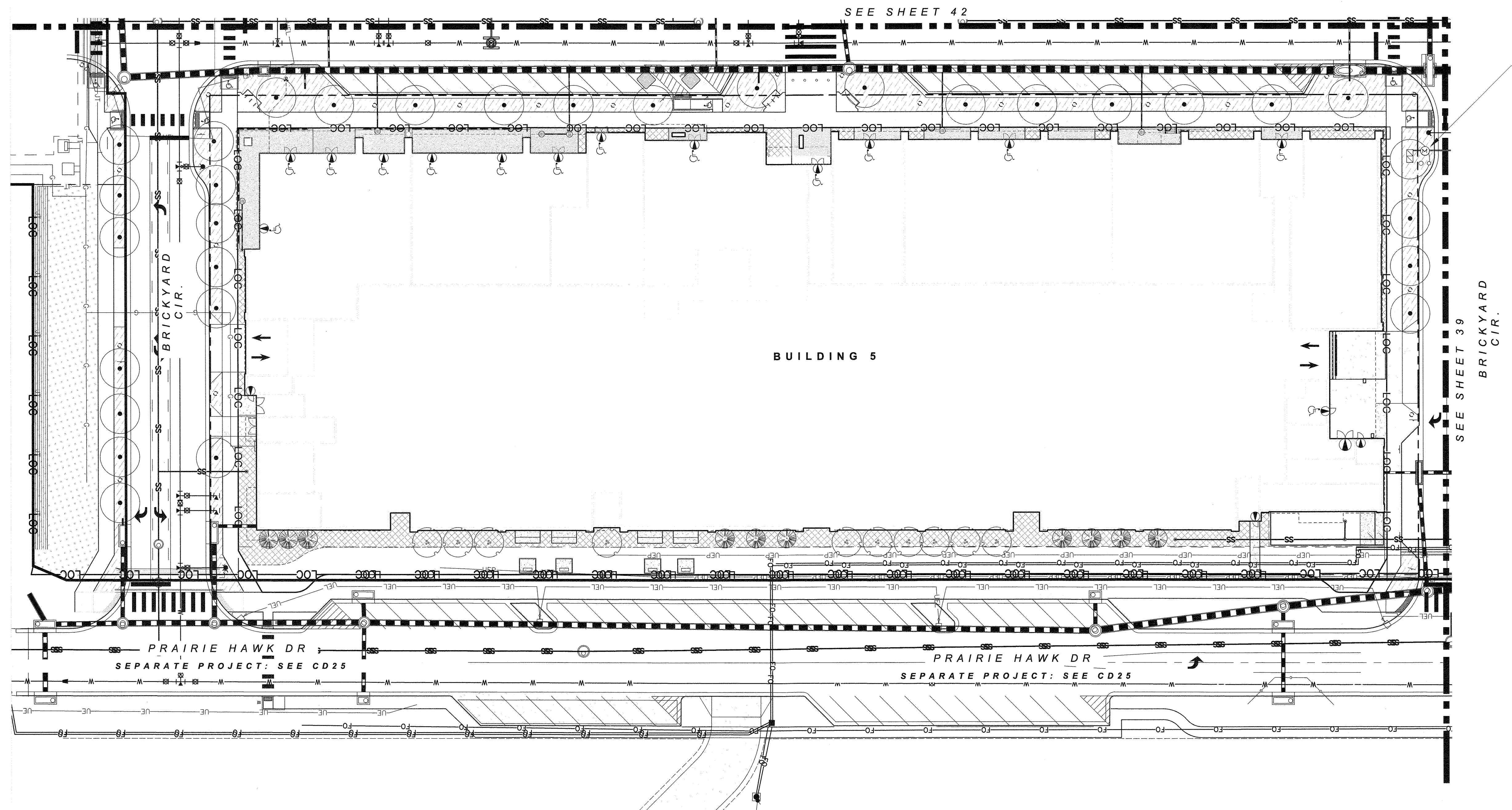
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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.



POINT OF CONNECTION #1 - 1.5"

PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN.
CONTRACTOR SHALL TIE ONTO 1.5" COPPER STUB-OUT DOWNSTREAM OF METER PIT
AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE
LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL. INSTALL ONE
1.5" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS.
CONNECT TO STUB AND EXTEND 1.5" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH
TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1.5" STOP AND WASTE VALVE,
ONE 1.5" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING
VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1.5" FLOW
SENSOR, ONE 1.5" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1.5" MASTER
VALVE, AND EXTEND PVC MAINLINE AS SHOWN. SET PRV AT 90 PSI.

01 IRRIGATION PLAN
1"=30'-0"

0 15 30 60 FT


Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
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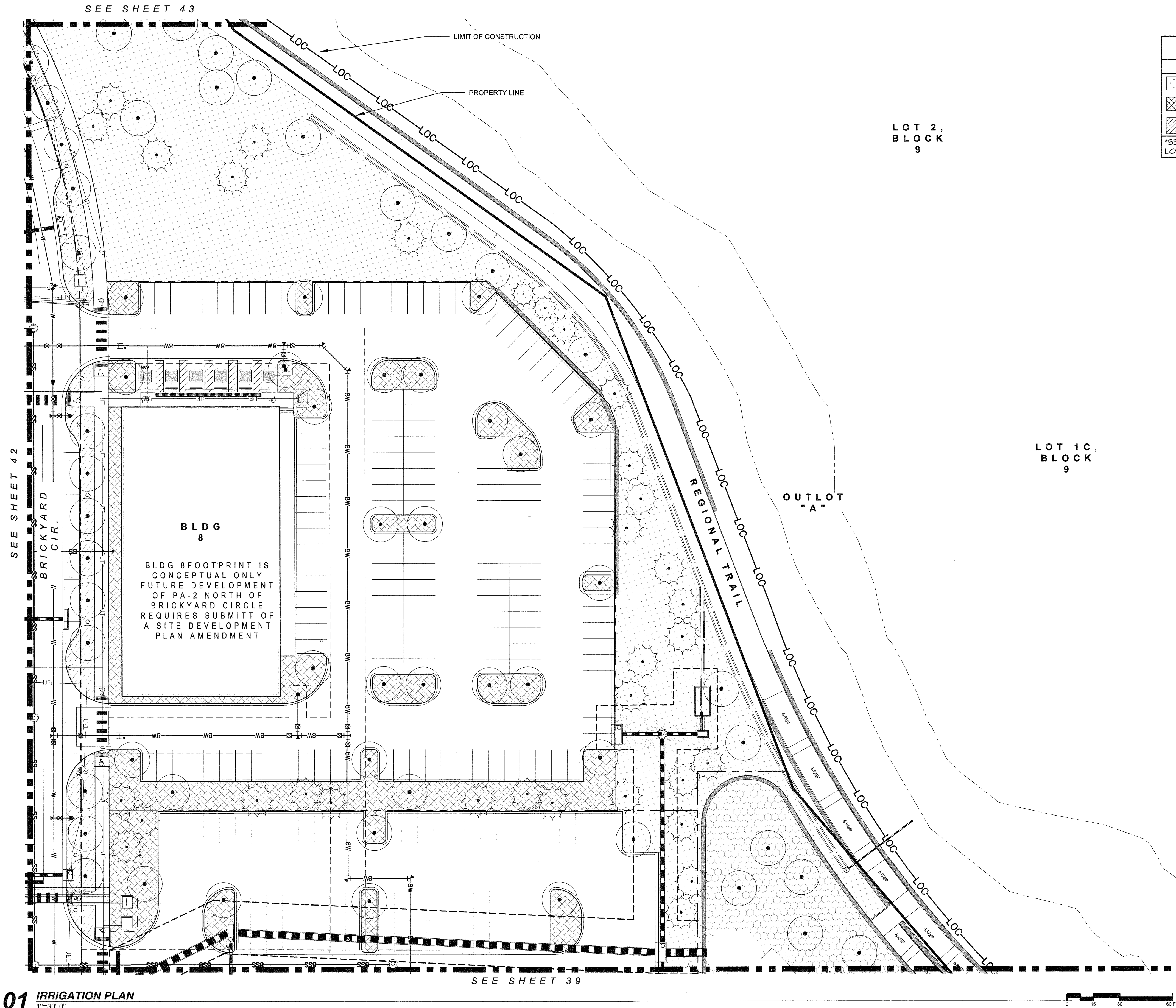

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG. GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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



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.

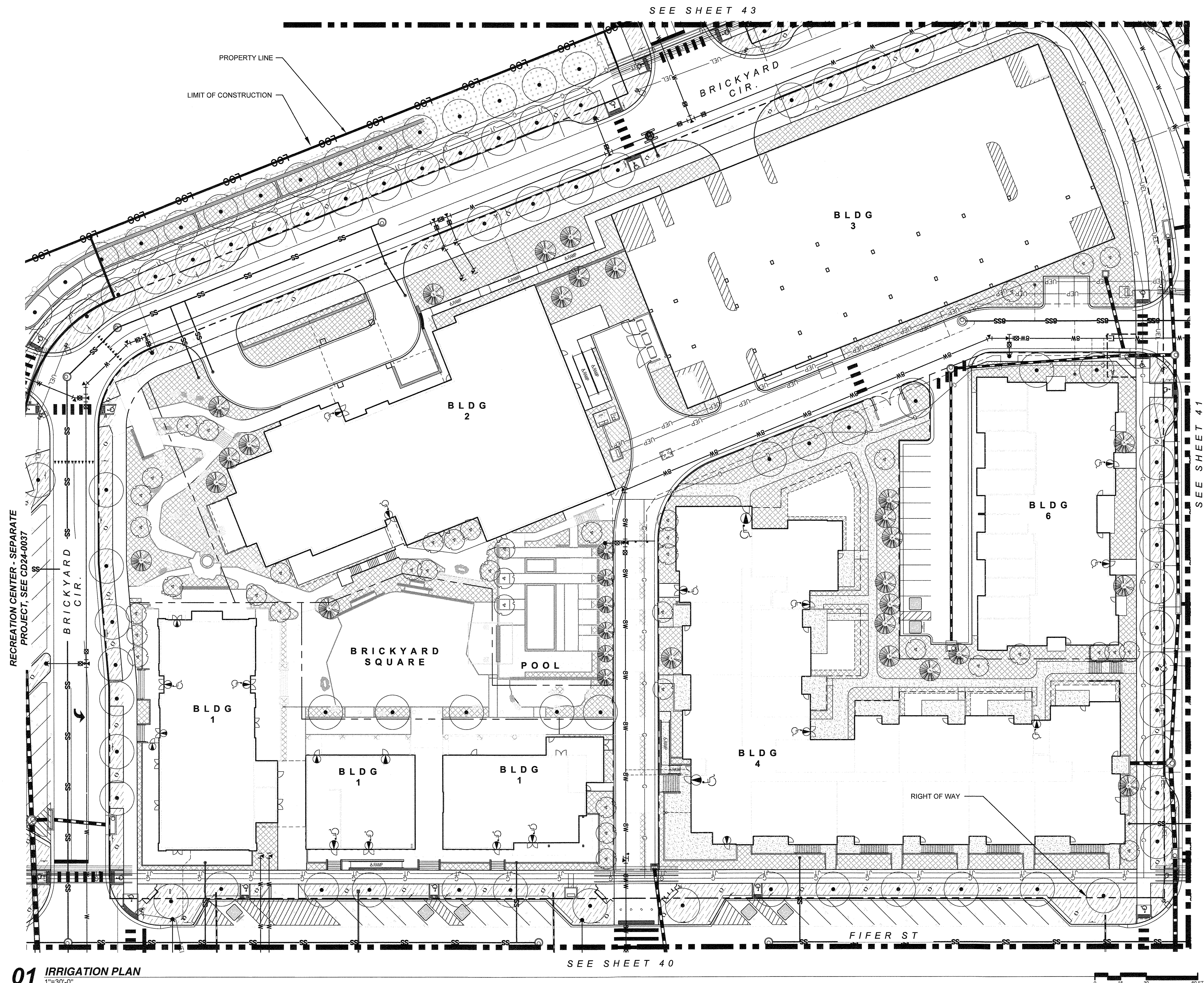
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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

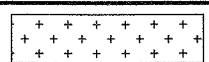
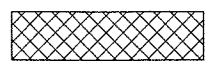
*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.



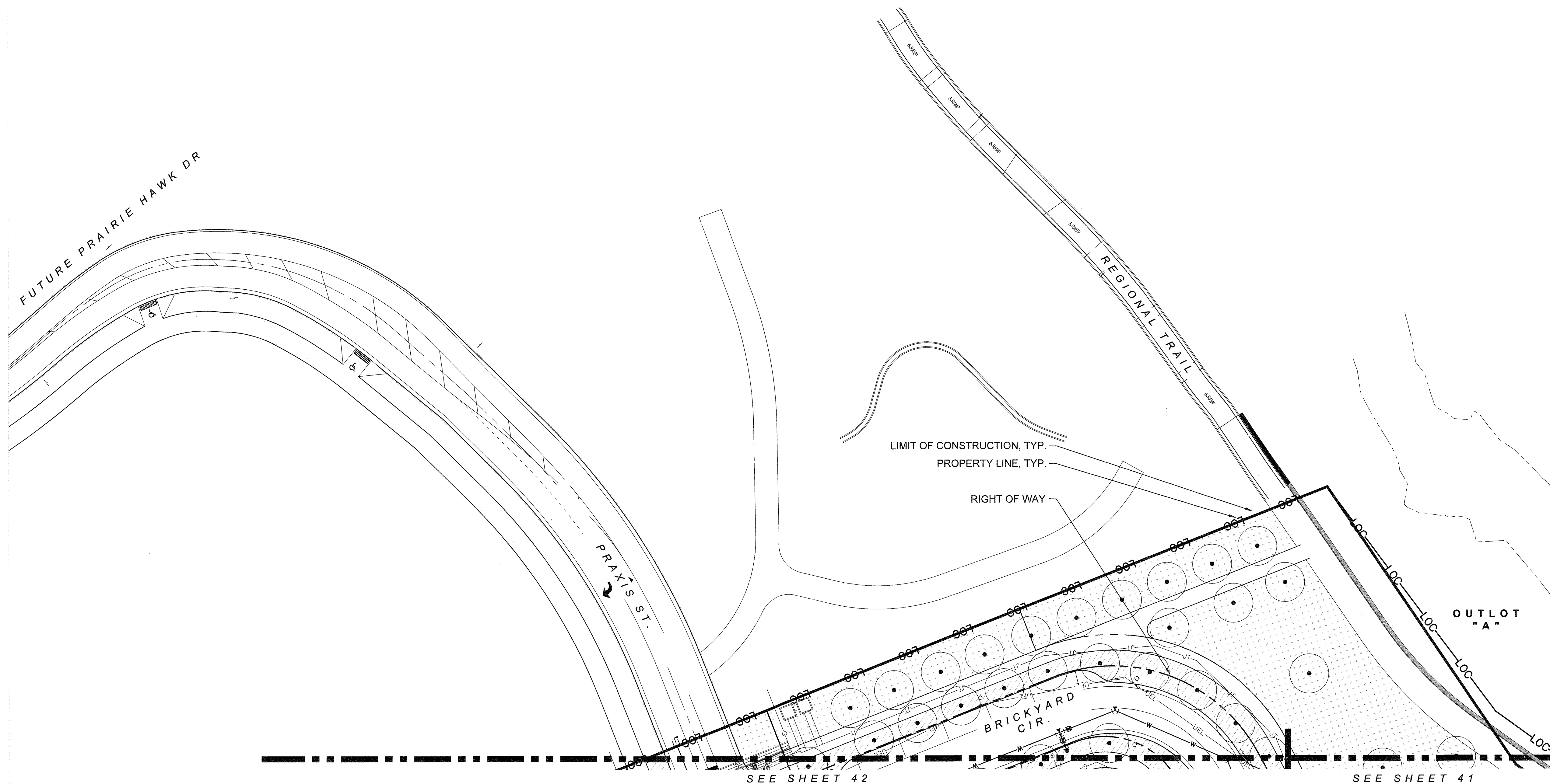
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

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.

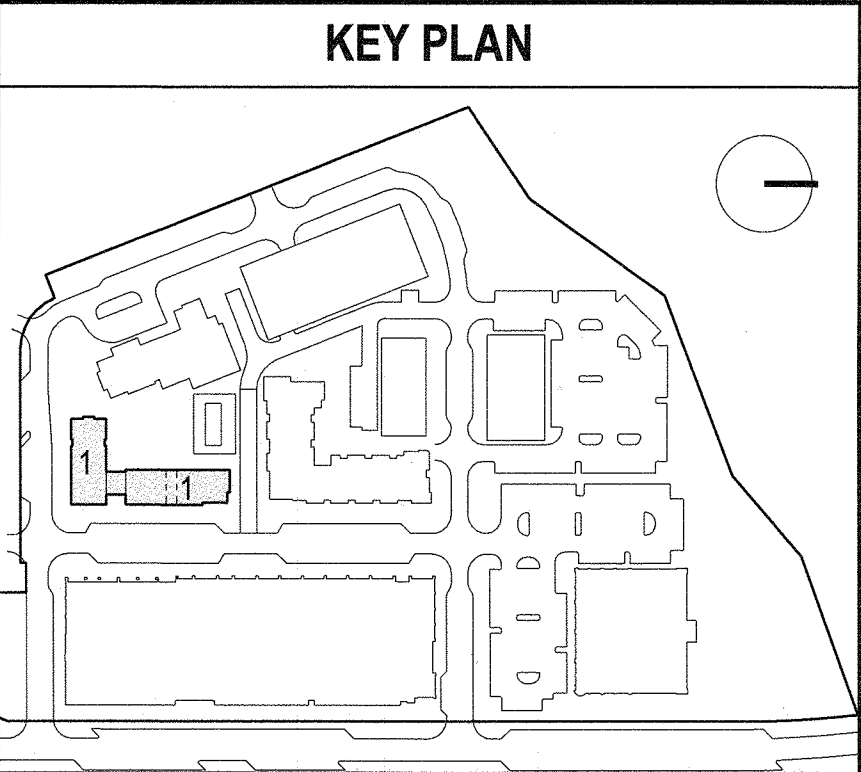


KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
116	EXTERIOR LIGHT
304	CONCRETE PANEL, COLOR: GREY
311	CONCRETE STAIR, COLOR: GREY
316	CONCRETE MSE (MECHANICALLY STABILIZED EARTH) WALL SYSTEM, COLOR: GRAY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.1	BRICK FINISH FACE, COLOR: RED
406	COPING, COLOR: RED
503	CANOPY, COLOR: CHARCOAL GREY
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
524	METAL GATE, COLOR: CHARCOAL GREY
524	METAL DOWNSPOUT, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.2	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

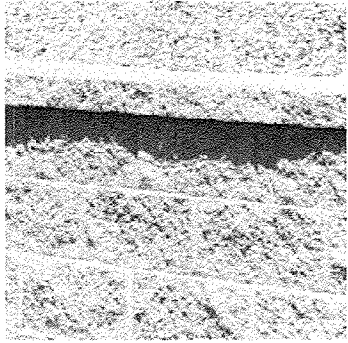
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	METAL PANEL SIDING
	METAL ROOF
	CONCRETE MSE WALL SYSTEM

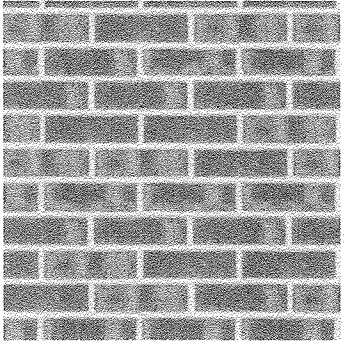


BUILDING 1: GREAT HALL / SAWTOOTH

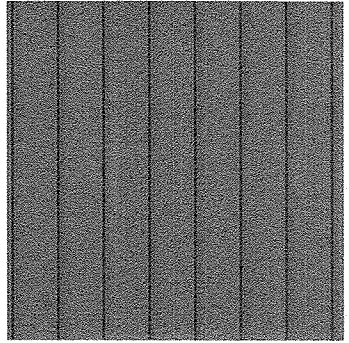
GREAT HALL BUILDING MATERIAL SAMPLES



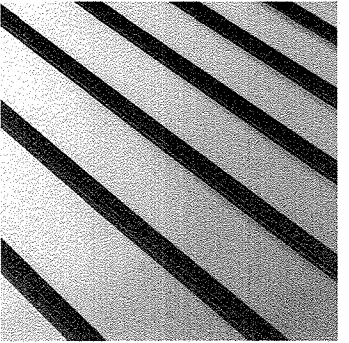
MSE WALL SYSTEM
COLOR: GREY



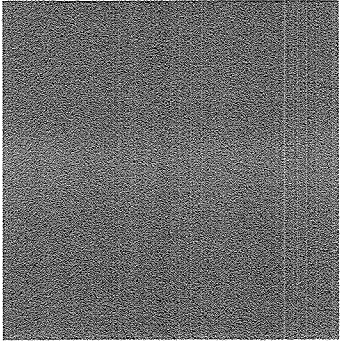
BRICK FINISH FACE
COLOR: RED



METAL PANEL SIDING
COLOR: CHARCOAL GREY

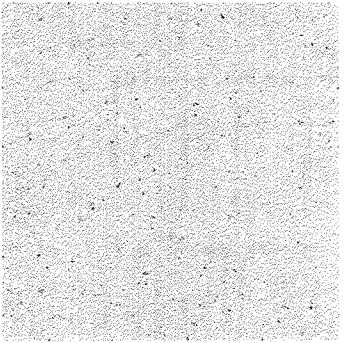


METAL ROOF
COLOR: CHARCOAL GREY

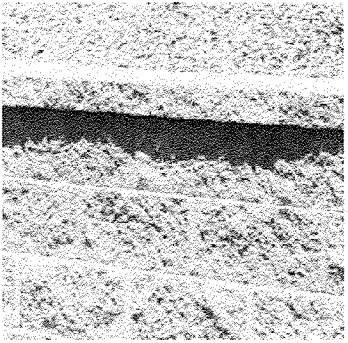


METAL FINISH
COLOR: CHARCOAL GREY

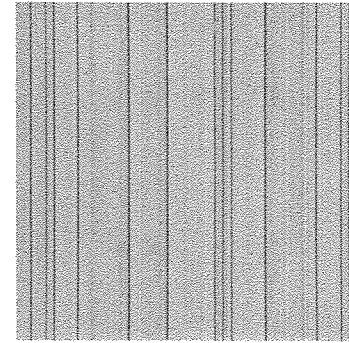
SAWTOOTH BUILDING MATERIAL SAMPLES



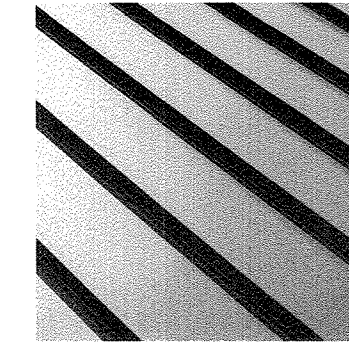
CONCRETE FINISH
COLOR: GREY



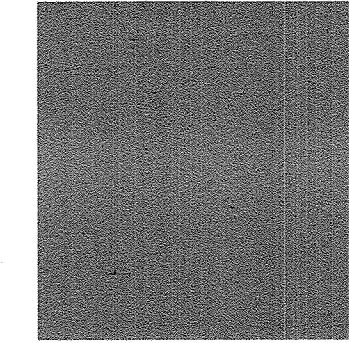
MSE WALL SYSTEM
COLOR: GREY



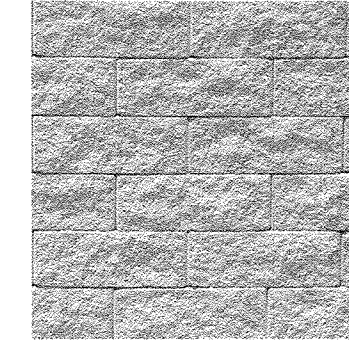
METAL PANEL SIDING
COLOR: PRE-WEATHERED
GALVALUME



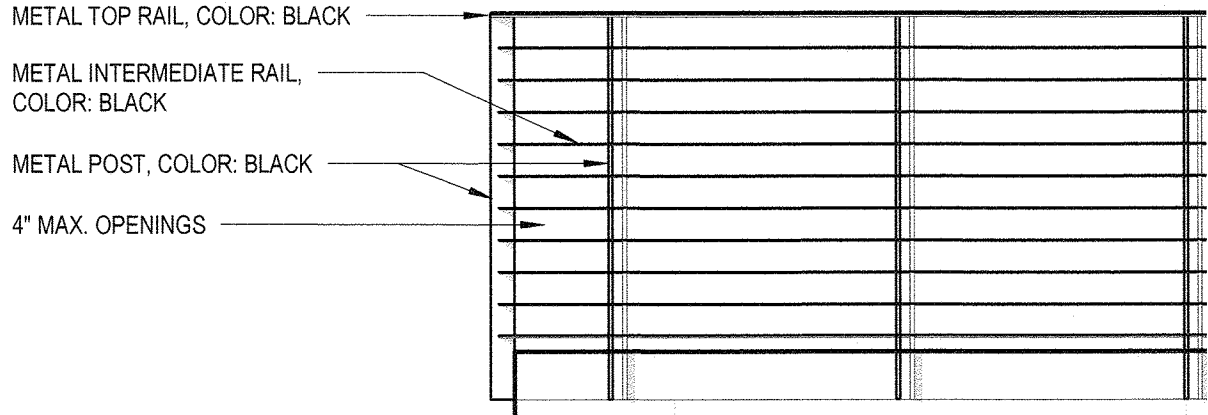
METAL ROOF
COLOR: CHARCOAL GREY



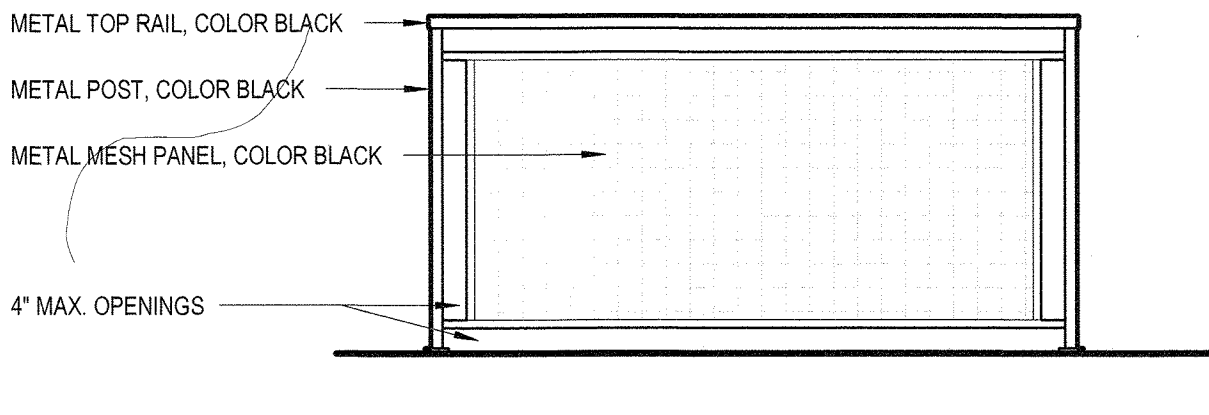
METAL FINISH
COLOR: CHARCOAL GREY



ARCHITECTURAL BLOCK
COLOR: GREY

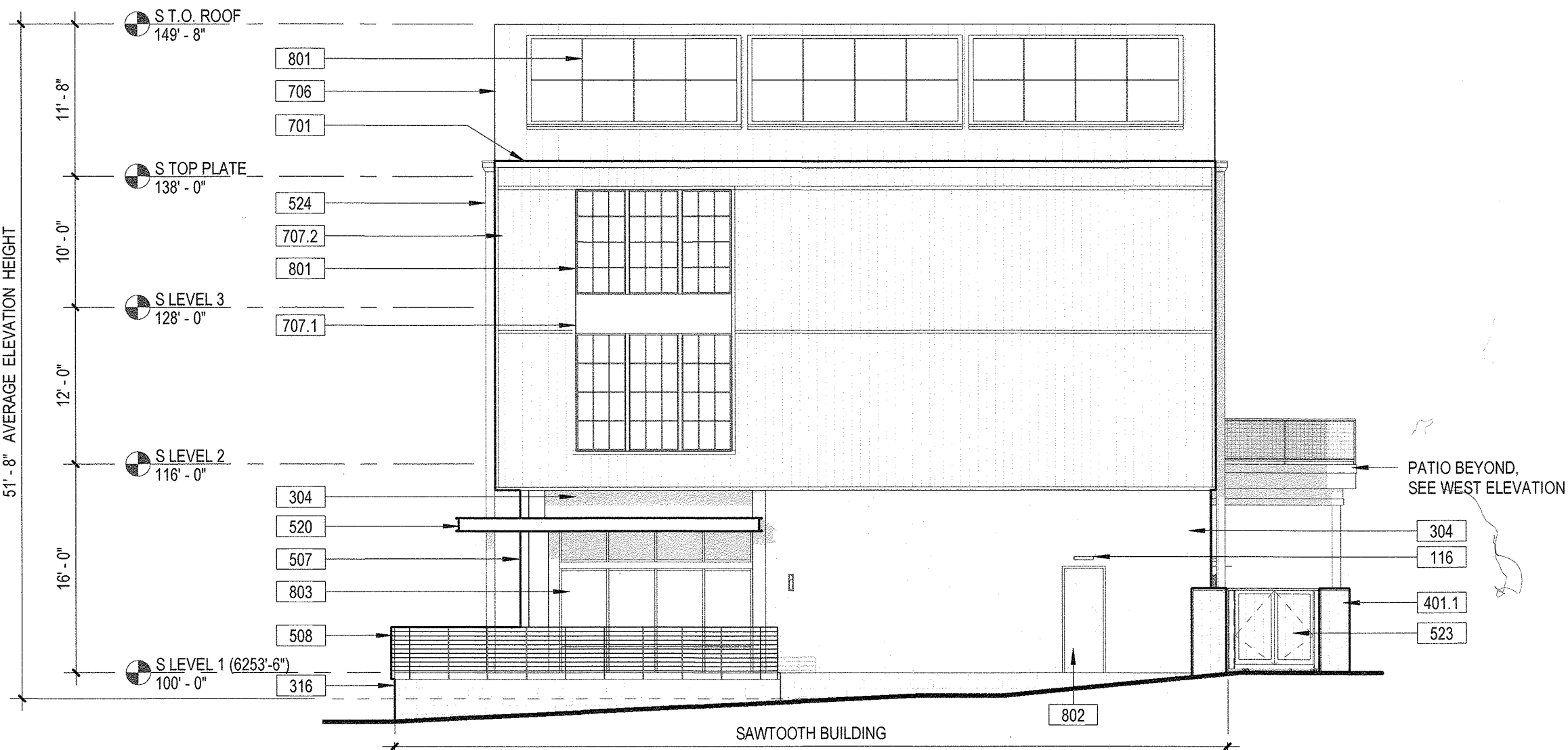


5 GUARDRAIL TYPE 2 ELEVATION
1/2" = 1'-0"

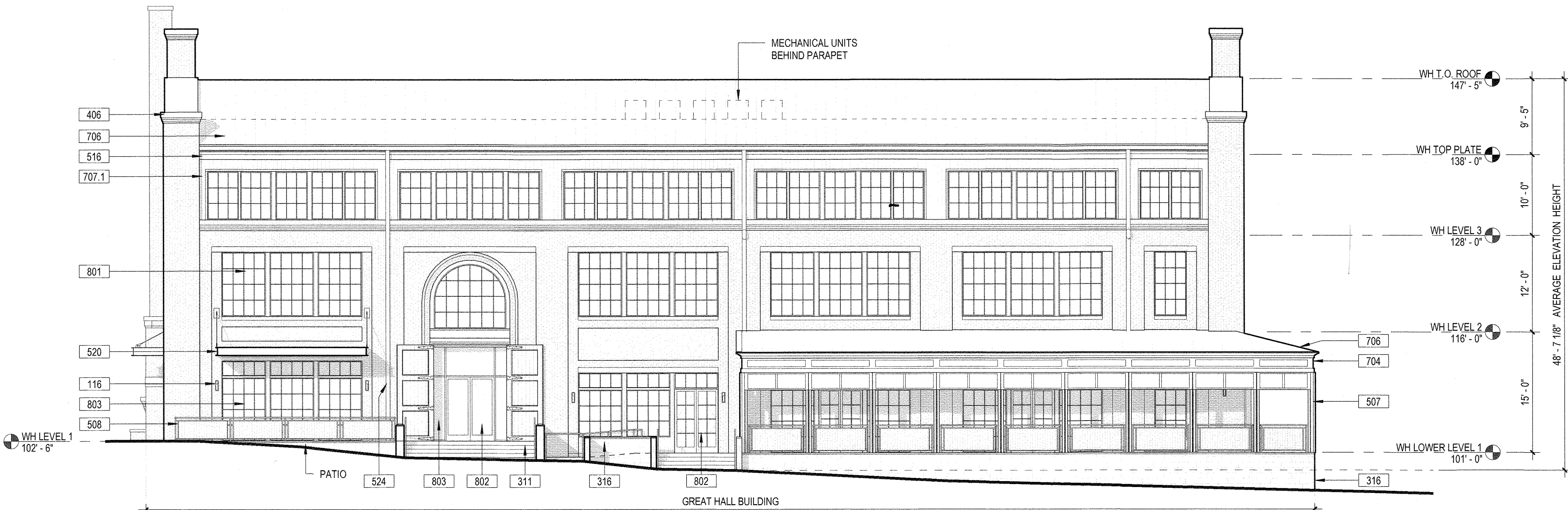


4 GUARDRAIL TYPE 1 ELEVATION
1/2" = 1'-0"

BUILDING HEIGHT	
ALLOWED	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH A	52.25
SOUTH B	51.41
WEST	53.25
NORTH A	51.67
NORTH B	51.67
EAST	56.25
AVERAGE HEIGHT	53.07 FT



3 BUILDING 1 - NORTH ELEVATION - A
1" = 10'-0"



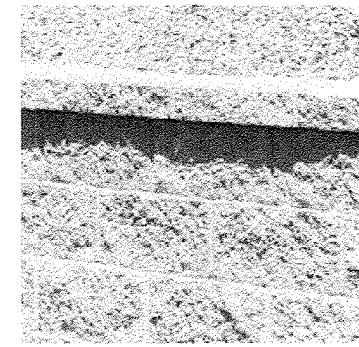
2 BUILDING 1 - SOUTH ELEVATION - A
1" = 10'-0"



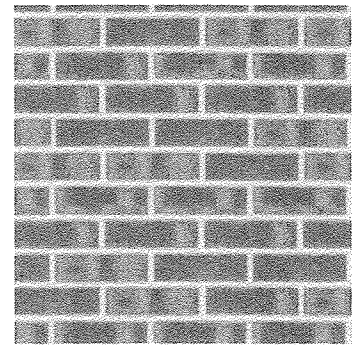
1 BUILDING 1A & 1B - EAST ELEVATION
1" = 10'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
116	EXTERIOR LIGHT
311	CONCRETE STAIR, COLOR: GREY
316	CONCRETE MSE (MECHANICALLY STABILIZED EARTH) WALL SYSTEM, COLOR: GRAY
317	CONCRETE PANEL, COLOR: GRAY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.1	BRICK FINISH FACE, COLOR: RED
406	COPING, COLOR: RED
506	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
524	METAL DOWNSPOUT, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.2	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

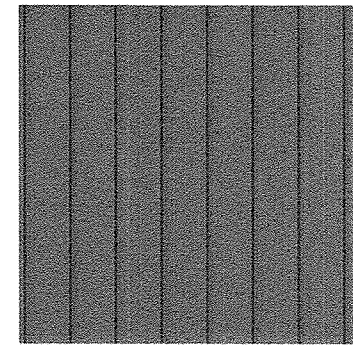
GREAT HALL BUILDING MATERIAL SAMPLES



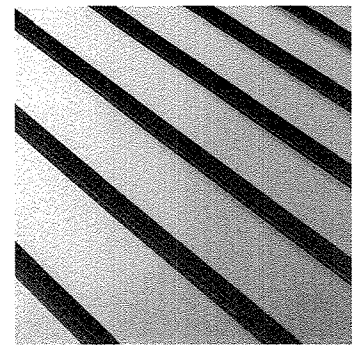
MSE WALL SYSTEM
COLOR: GREY



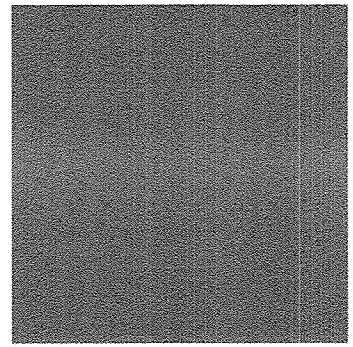
BRICK FINISH FACE
COLOR: RED



METAL PANEL SIDING
COLOR: CHARCOAL GREY

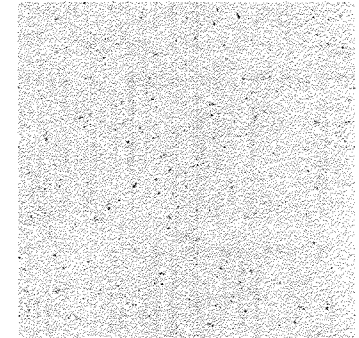


METAL ROOF
COLOR: CHARCOAL GREY

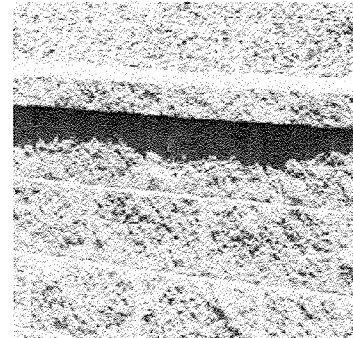


METAL FINISH
COLOR: CHARCOAL GREY

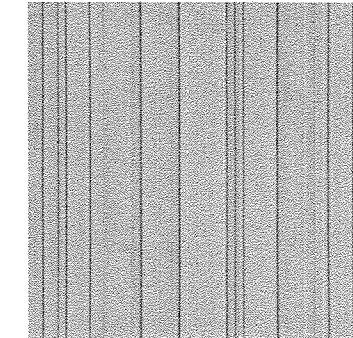
SAWTOOTH BUILDING MATERIAL SAMPLES



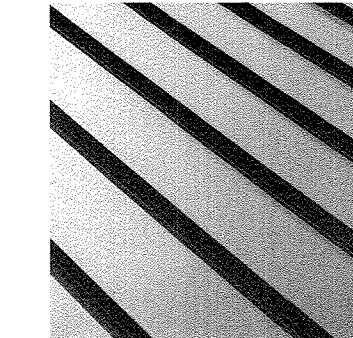
CONCRETE FINISH
COLOR: GREY



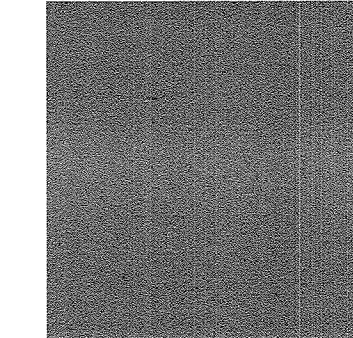
MSE WALL SYSTEM
COLOR: GREY



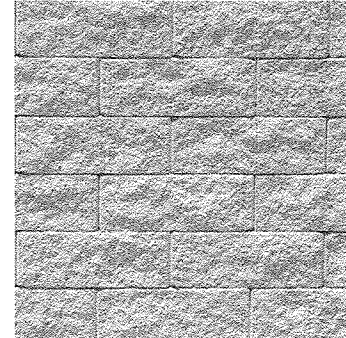
METAL PANEL SIDING
COLOR: PRE-WEATHERED
GALVALUME



METAL ROOF
COLOR: CHARCOAL GREY



METAL FINISH
COLOR: CHARCOAL GREY

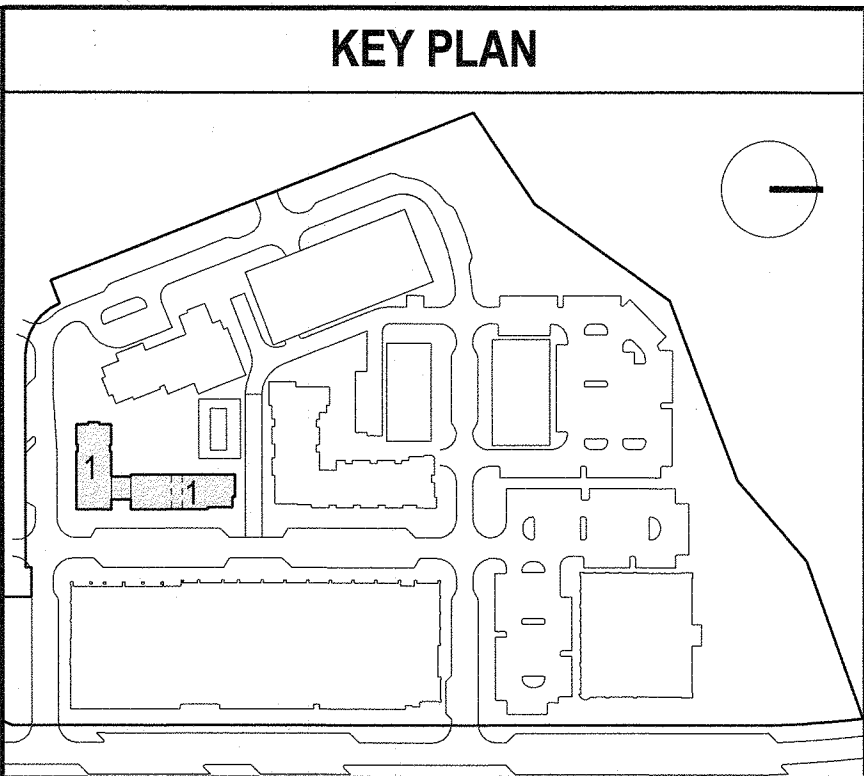


ARCHITECTURAL BLOCK
COLOR: GREY

SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

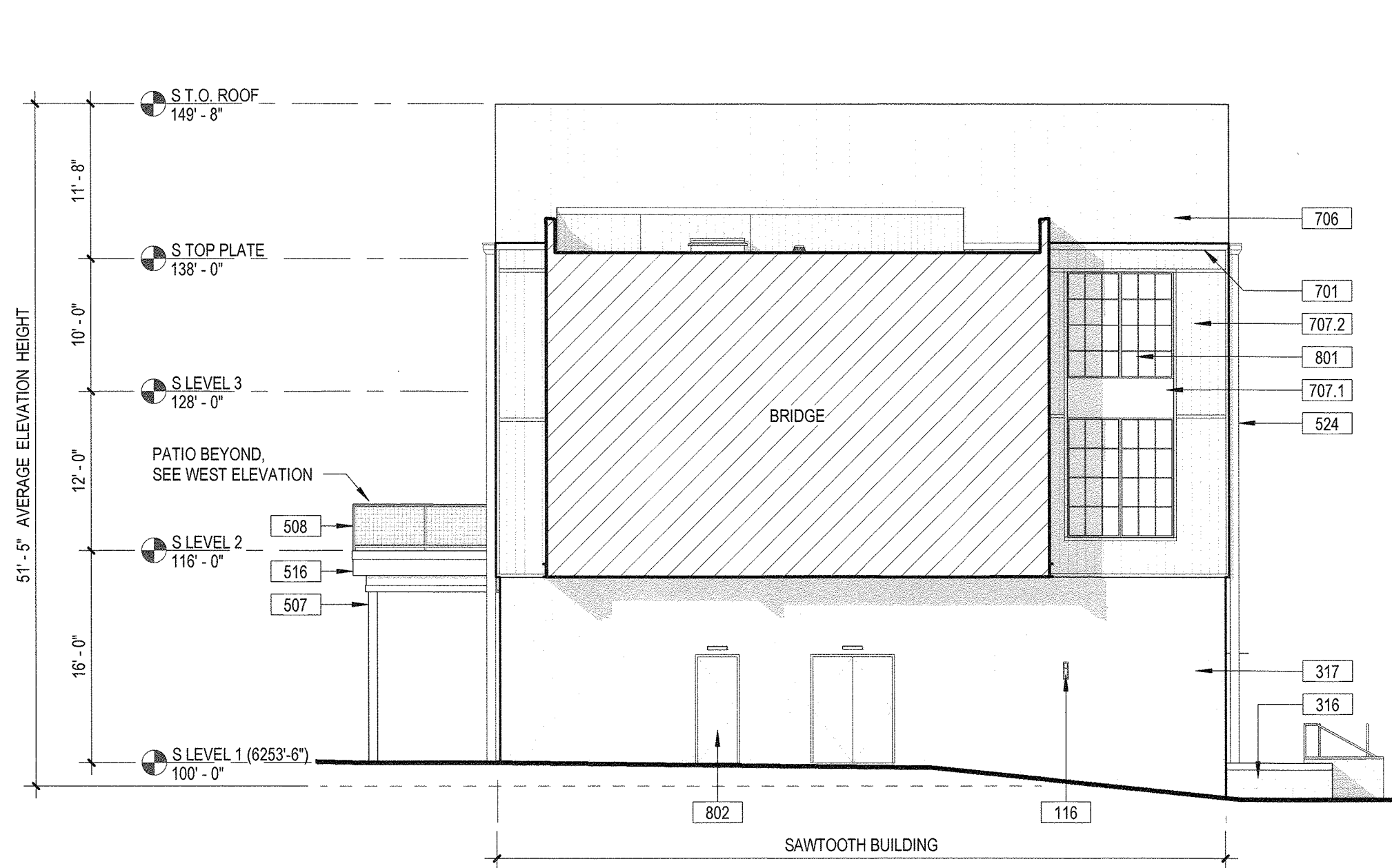
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	METAL PANEL SIDING
	METAL ROOF
	CONCRETE MSE WALL SYSTEM



BUILDING 1: GREAT HALL / SAWTOOTH

BUILDING HEIGHT	
ALLOWED	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH A	52.25
SOUTH B	51.41
WEST	53.25
NORTH A	51.67
NORTH B	51.67
EAST	56.25
AVERAGE HEIGHT	53.07 FT



3 BUILDING 1 - SOUTH ELEVATION - B
1" = 10'-0"



2 BUILDING 1 - NORTH ELEVATION - B
1" = 10'-0"



1 BUILDING 1 - WEST ELEVATION
1" = 10'-0"

BUILDING 1 - EXTERIOR ELEVATIONS

SHEET 45 OF 62

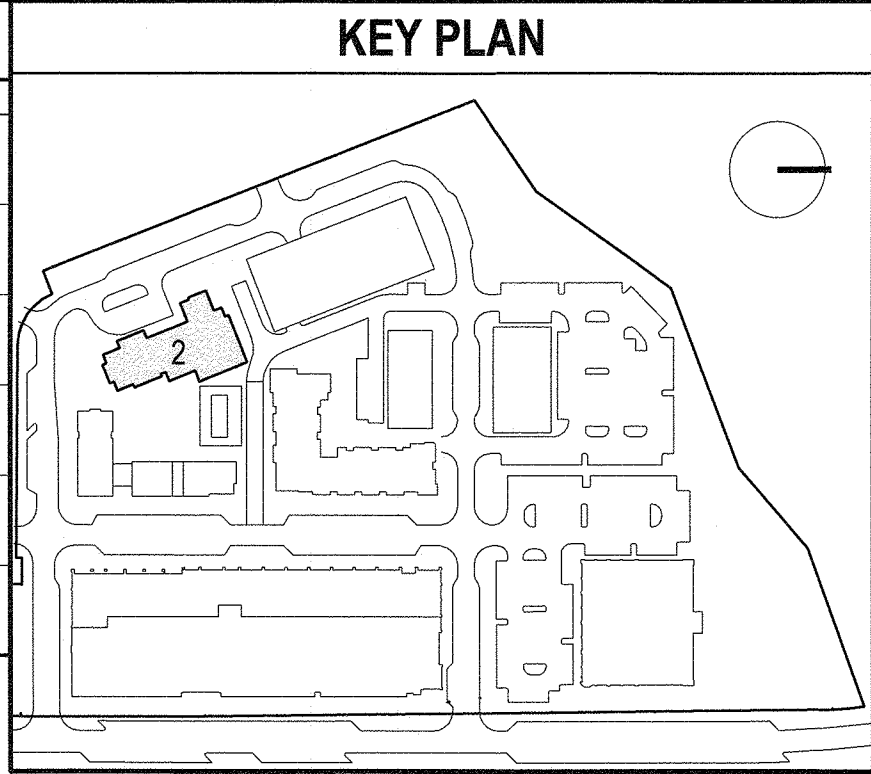
KEYNOTE LEGEND	
Key Value	Keynote Text
116	EXTERIOR LIGHT
307	MASONRY UNTEL, COLOR: GREY
308	MASONRY HORIZONTAL BAND, COLOR: GREY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.2	BRICK FINISH FACE, COLOR: BEIGE
404	MASONRY FINISH PANEL, COLOR: BUFF
505	METAL SCREEN PANEL
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.3	METAL WALL PANEL, COLOR: CORTEN
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
804.1	OVERHEAD GARAGE DOOR, COLOR: CHARCOAL GREY

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

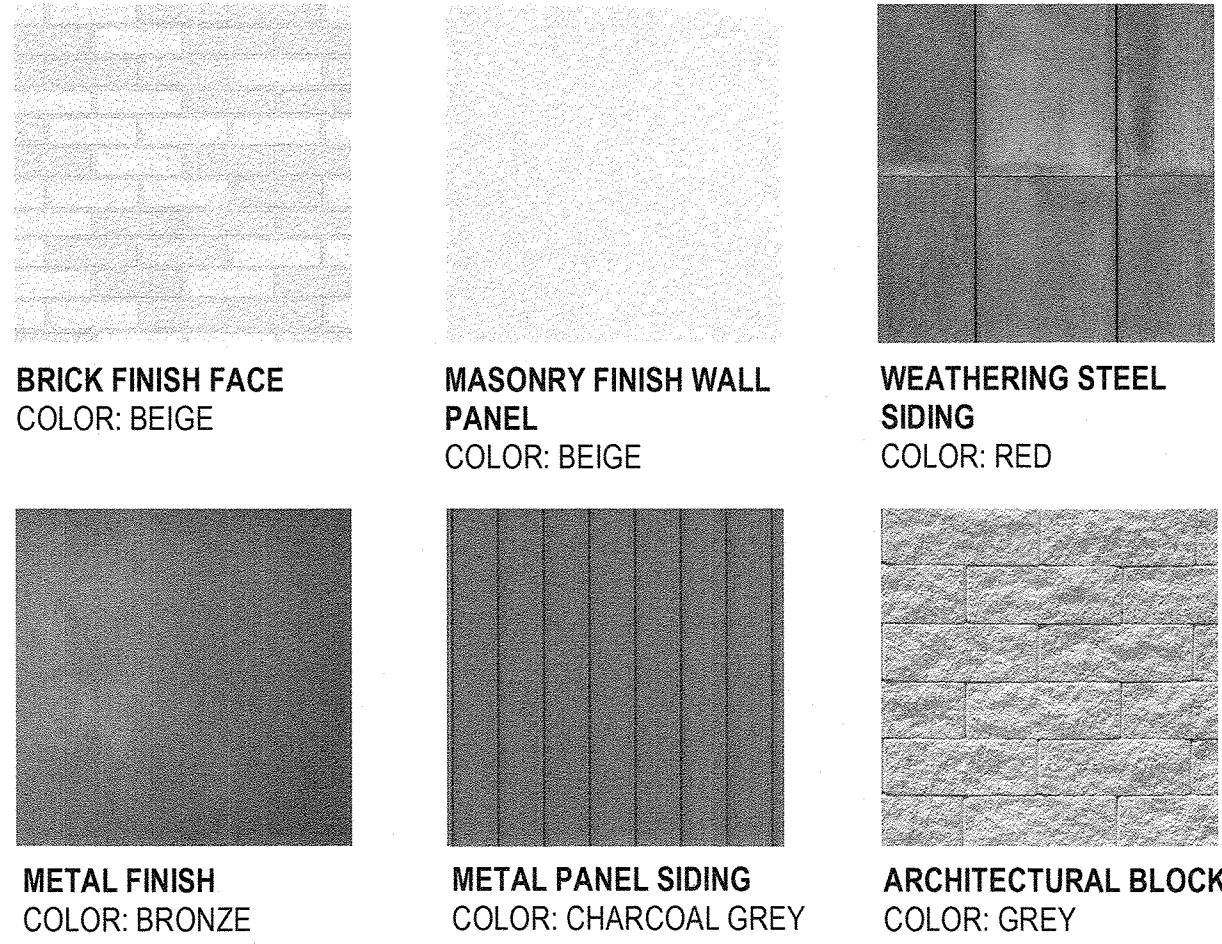
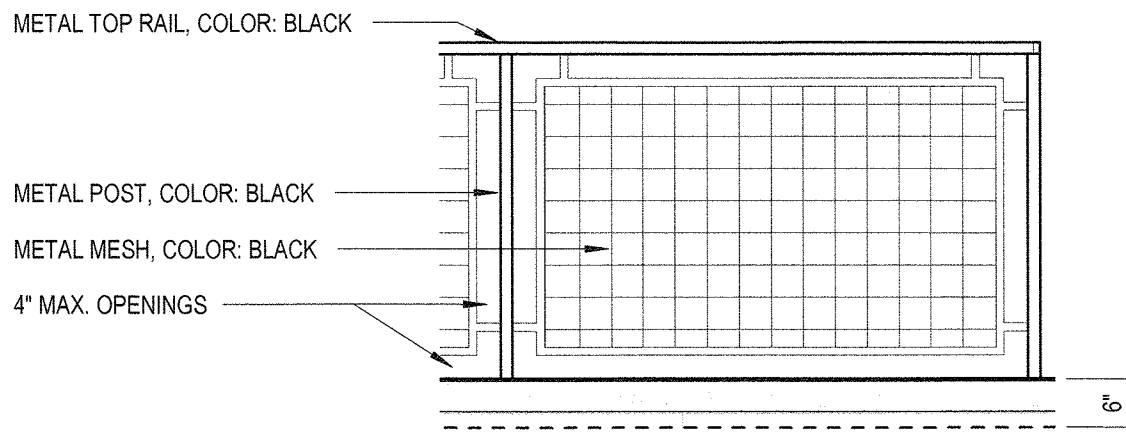
EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	MASONRY FINISH PANEL SIDING
	METAL PANEL SIDING
	METAL ROOF
	ARCHITECTURAL BLOCK



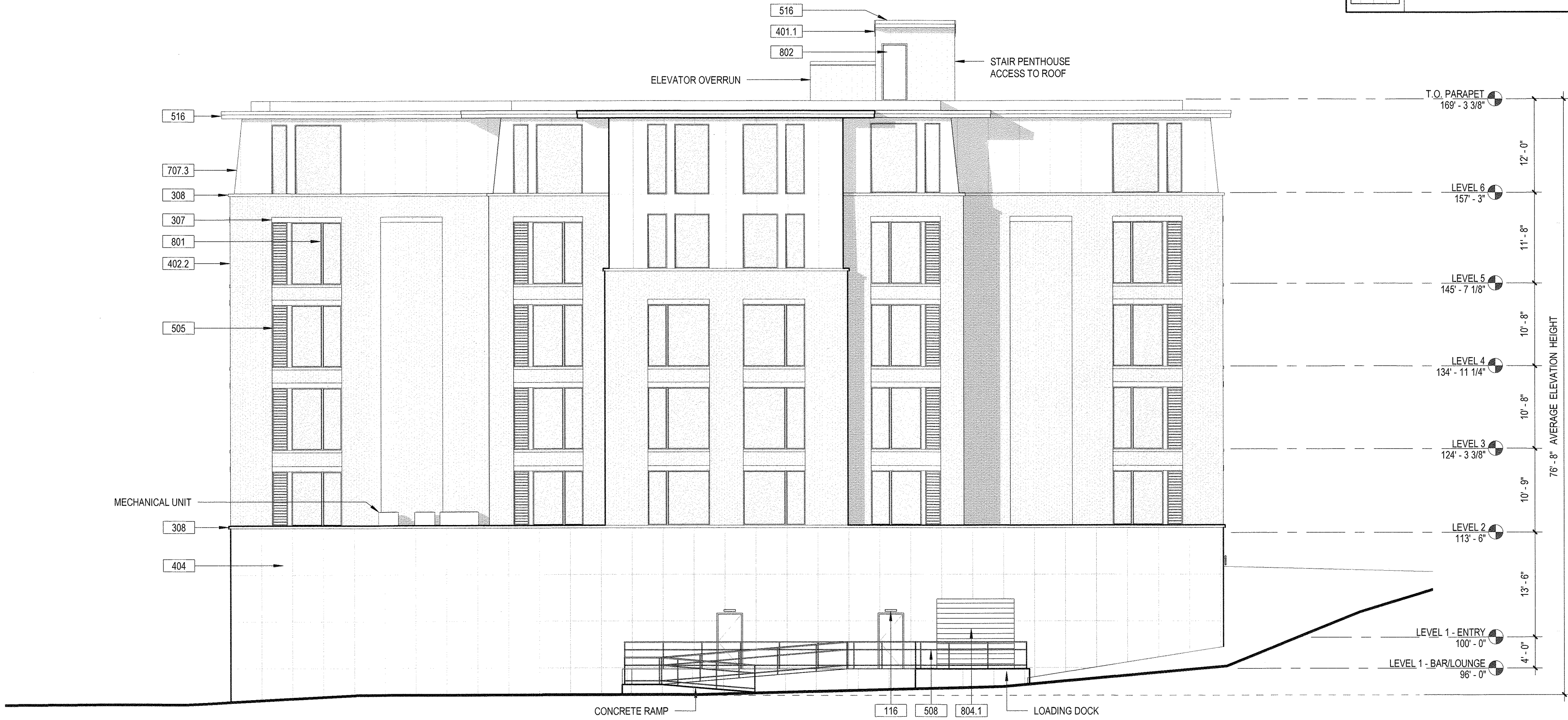
BUILDING 2: THE CASTLE ROCK HOTEL

BUILDING HEIGHT	
HEIGHT ALLOWED: 90 FEET	
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	76.58
WEST	69.25
NORTH	76.67
EAST	73.25
AVERAGE HEIGHT	73.56 FT

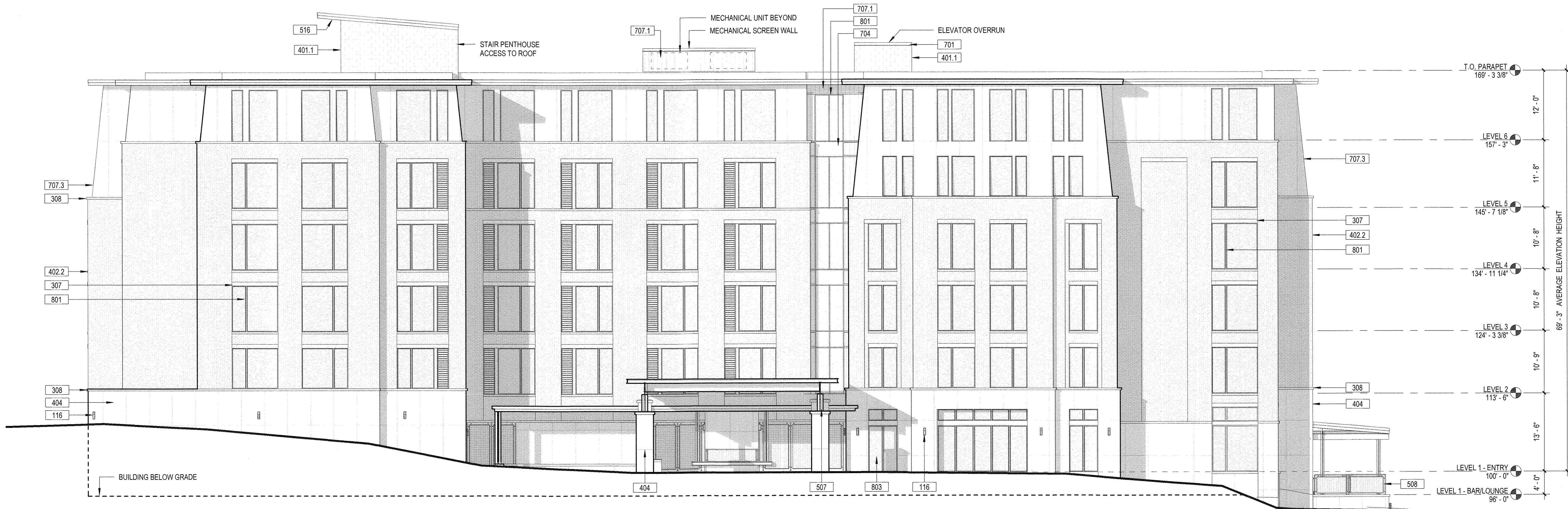
HOTEL BUILDING MATERIAL SAMPLES



3 PATIO GUARDRAIL ELEVATION
1/2" = 1'-0"



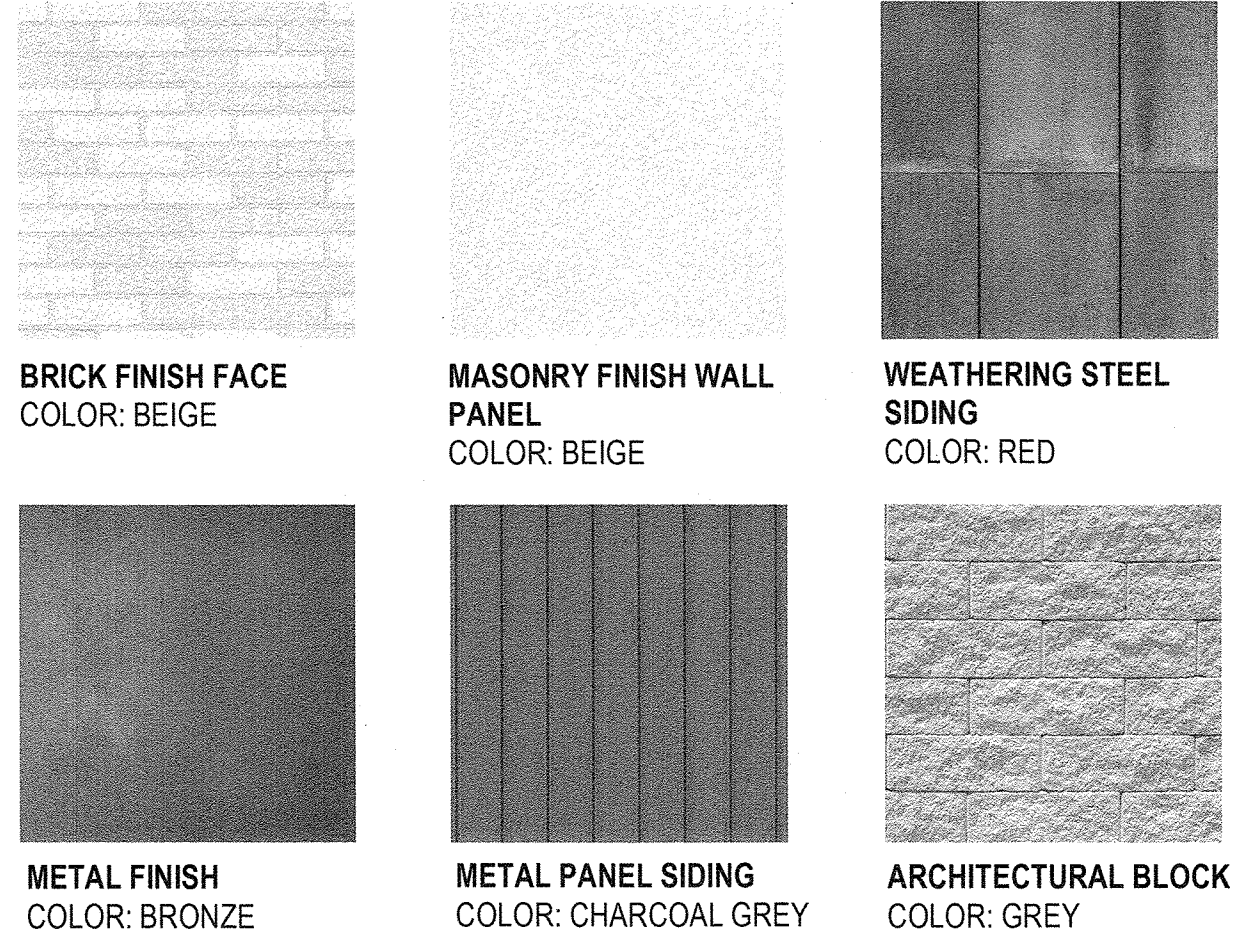
2 BUILDING 2 - NORTH ELEVATION
1" = 10'-0"



1 BUILDING 2 - WEST ELEVATION (STREET)
1" = 10'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
116	EXTERIOR LIGHT
307	MASONRY HORIZONTAL BAND, COLOR: GREY
308	MASONRY HORIZONTAL BAND, COLOR: GREY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.2	BRICK FINISH FACE, COLOR: BEIGE
404	MASONRY FINISH PANEL, COLOR: BUFF
406	COPING, COLOR: RED
505	METAL SCREEN PANEL
507	STEEL COLUMN, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.3	METAL WALL PANEL, COLOR: CORTEN
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

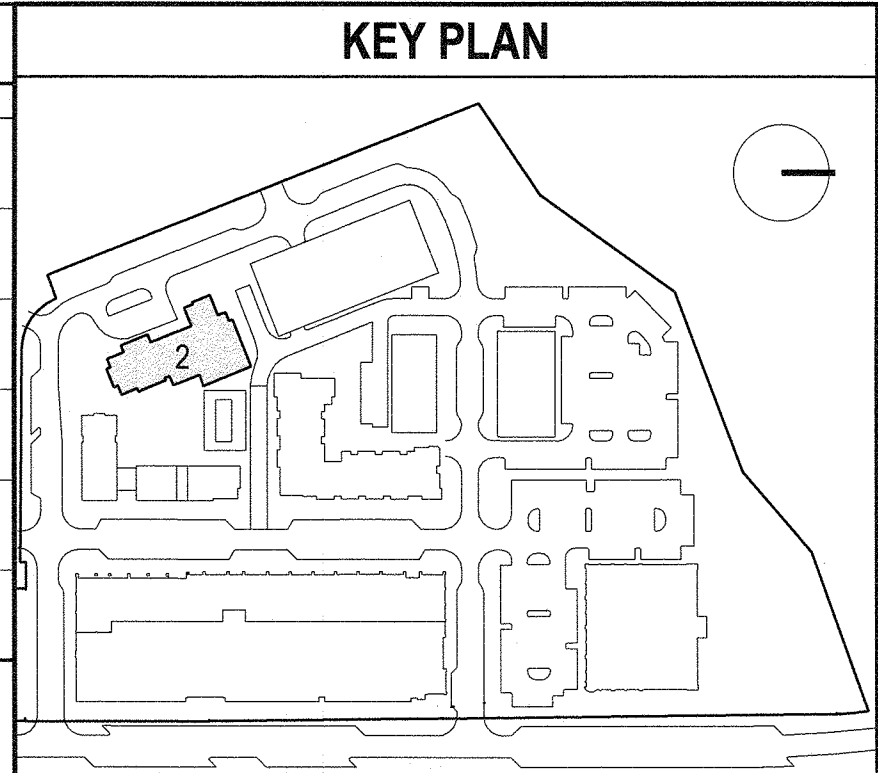
HOTEL BUILDING MATERIAL SAMPLES



SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

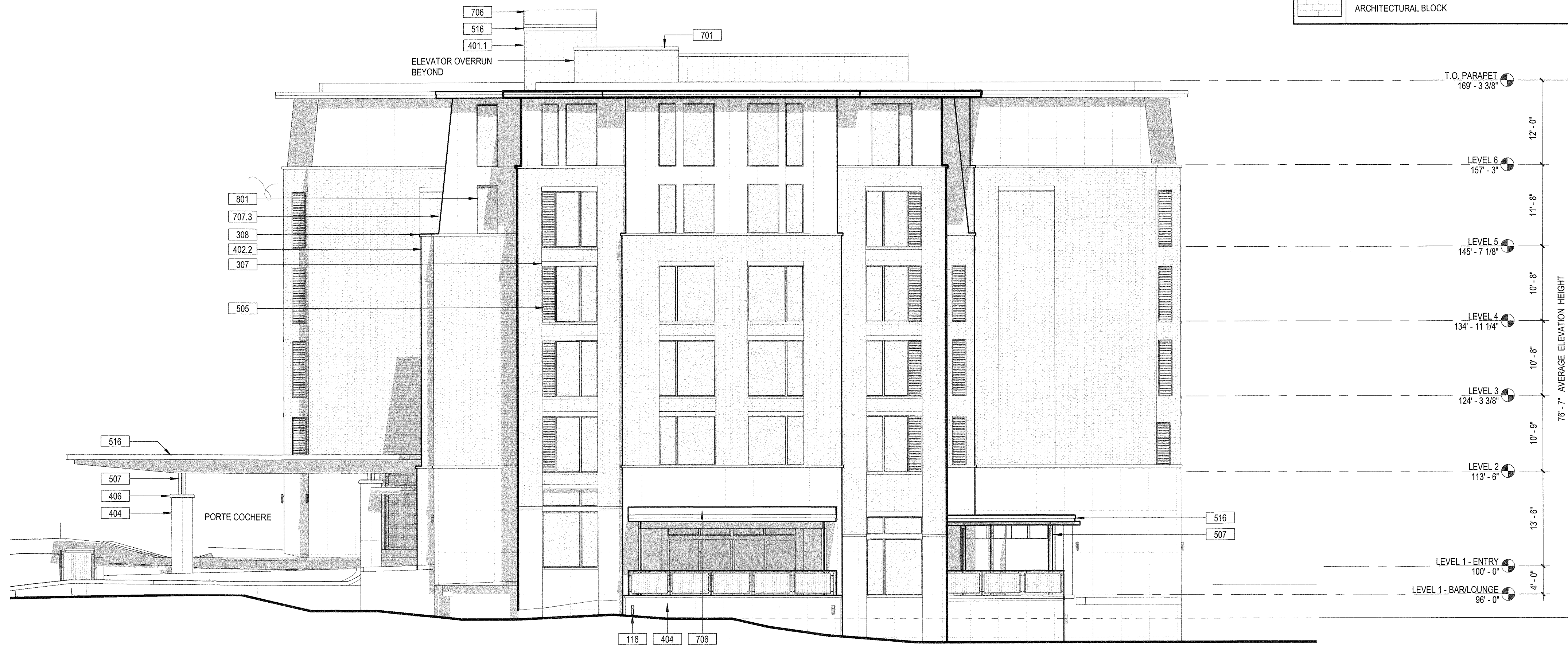
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	MASONRY FINISH PANEL SIDING
	METAL PANEL SIDING
	METAL ROOF
	ARCHITECTURAL BLOCK

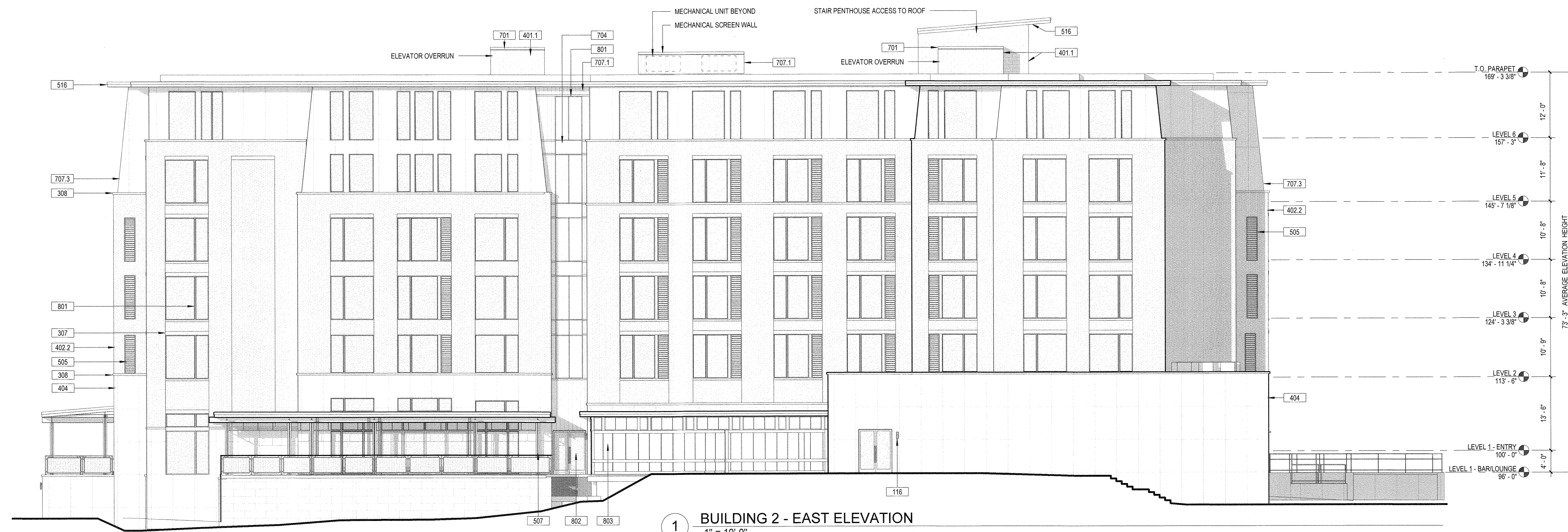


BUILDING 2: THE CASTLE ROCK HOTEL

BUILDING HEIGHT	
HEIGHT ALLOWED:	90 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	76.58
WEST	69.25
NORTH	76.67
EAST	73.25
AVERAGE HEIGHT	73.56 FT



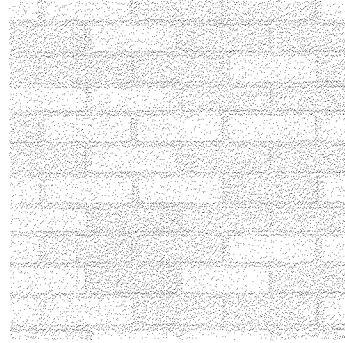
2 BUILDING 2 - SOUTH ELEVATION
1" = 10'-0"



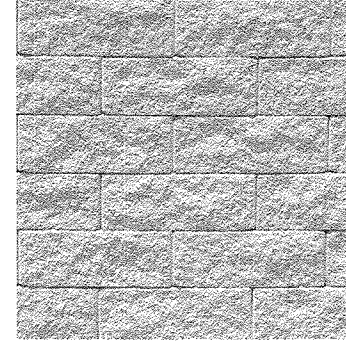
1 BUILDING 2 - EAST ELEVATION
1" = 10'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
103	BALCONY ASSEMBLY
116	EXTERIOR LIGHT
311	CONCRETE STAIR, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
402.2	BRICK FINISH FACE, COLOR: BEIGE
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
523	METAL GATE, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
710.3	FIBER CEMENT SIDING, COLOR: GREY
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

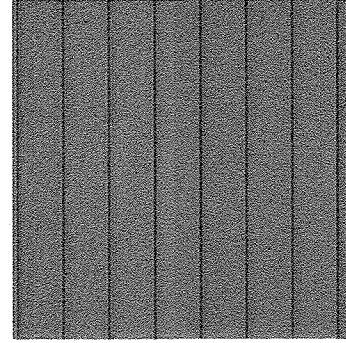
BRICKYARD LUXE BUILDING MATERIAL SAMPLES



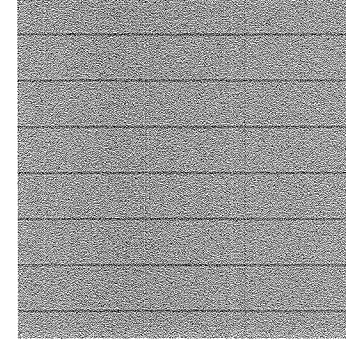
BRICK FINISH FACE
COLOR: BEIGE



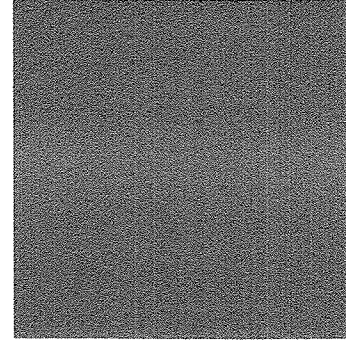
ARCHITECTURAL BLOCK
COLOR: BEIGE



FIBER CEMENT SIDING
COLOR: CHARCOAL GREY



FIBER CEMENT SIDING
COLOR: BEIGE



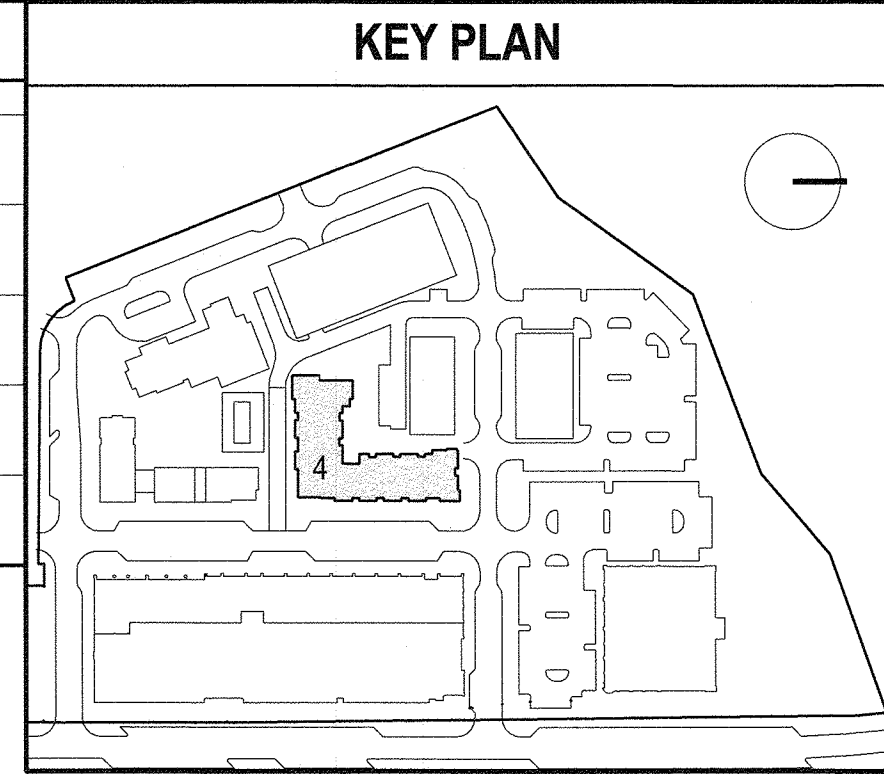
METAL FINISH
COLOR: CHARCOAL GREY

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

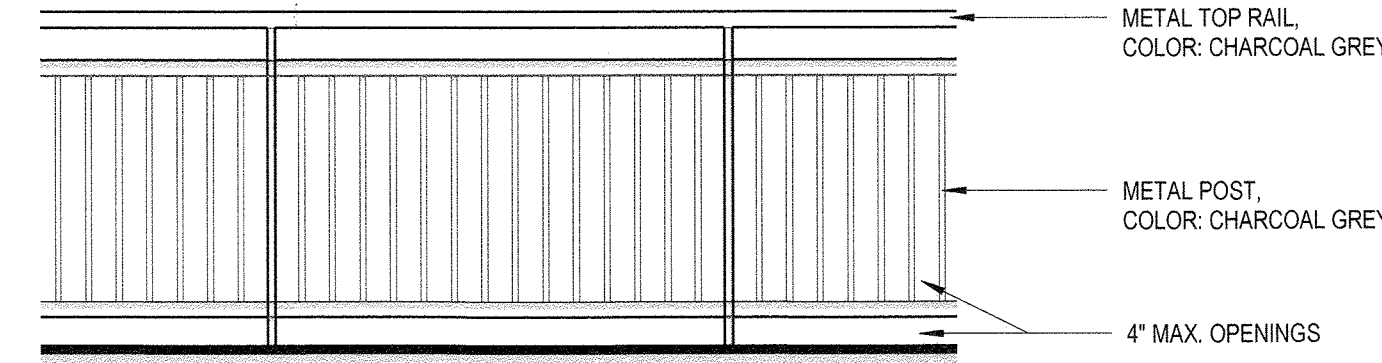
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	FIBER CEMENT SIDING
	FIBER CEMENT SIDING
	ARCHITECTURAL BLOCK



BUILDING 4: THE BRICKYARD LUXE

BUILDING HEIGHT	
HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	53.42
WEST	51.25
NORTH	60.50
EAST	59.83
AVERAGE HEIGHT	56.25 FT



3 GUARDRAIL ELEVATION
1/2" = 1'-0"



2 BUILDING 4 - SOUTH ELEVATION
1" = 10'-0"



1 BUILDING 4 - EAST ELEVATION
1" = 10'-0"

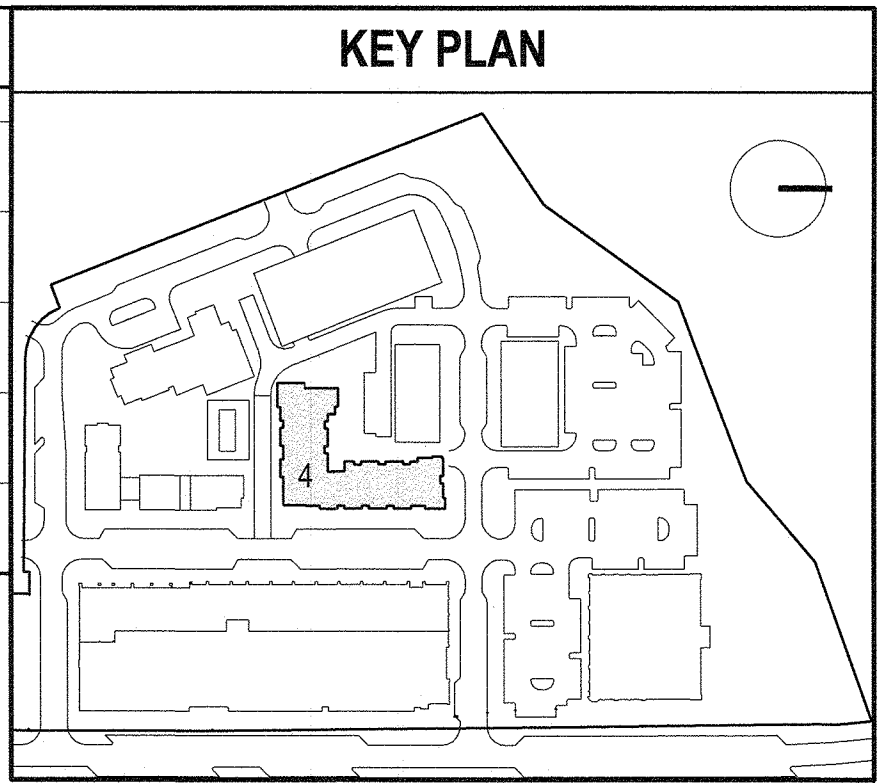
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
103	BALCONY ASSEMBLY
116	EXTERIOR LIGHT
311	CONCRETE STAIR, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
402.2	BRICK FINISH FACE, COLOR: BEIGE
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
710.1	FIBER CEMENT SIDING, COLOR: BEIGE
710.3	FIBER CEMENT SIDING, COLOR: GREY
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

SITE DEVELOPMENT PLAN

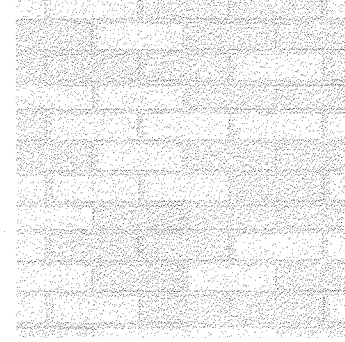
THE BRICKYARD MIXED USE

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

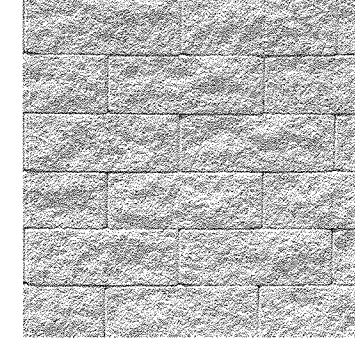
EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	FIBER CEMENT SIDING
	FIBER CEMENT SIDING
	ARCHITECTURAL BLOCK



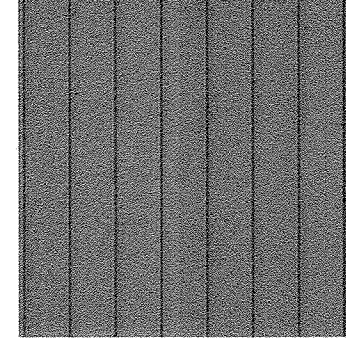
BRICKYARD LUXE BUILDING MATERIAL SAMPLES



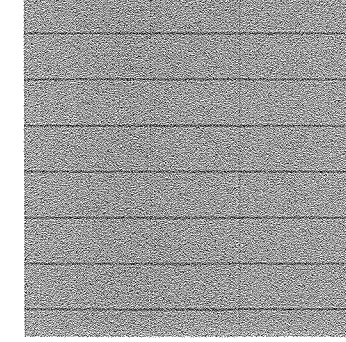
BRICK FINISH FACE
COLOR: BEIGE



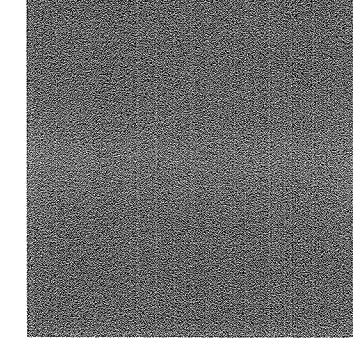
ARCHITECTURAL BLOCK
COLOR: BEIGE



FIBER CEMENT SIDING
COLOR: CHARCOAL GREY



FIBER CEMENT SIDING
COLOR: BEIGE



METAL FINISH
COLOR: CHARCOAL GREY

BUILDING 4: THE BRICKYARD LUXE

BUILDING HEIGHT	
HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	53.42
WEST	51.25
NORTH	60.50
EAST	59.83
AVERAGE HEIGHT	56.25 FT



2 BUILDING 4 - NORTH ELEVATION
1" = 10'-0"

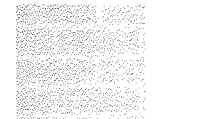
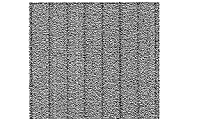
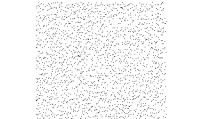
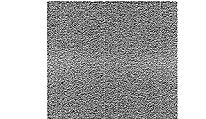
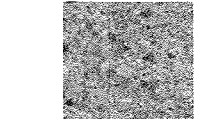


1 BUILDING 4 - WEST ELEVATION
1" = 10'-0"

SITE DEVELOPMENT PLAN

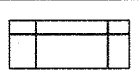
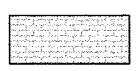
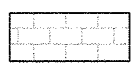
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIALS

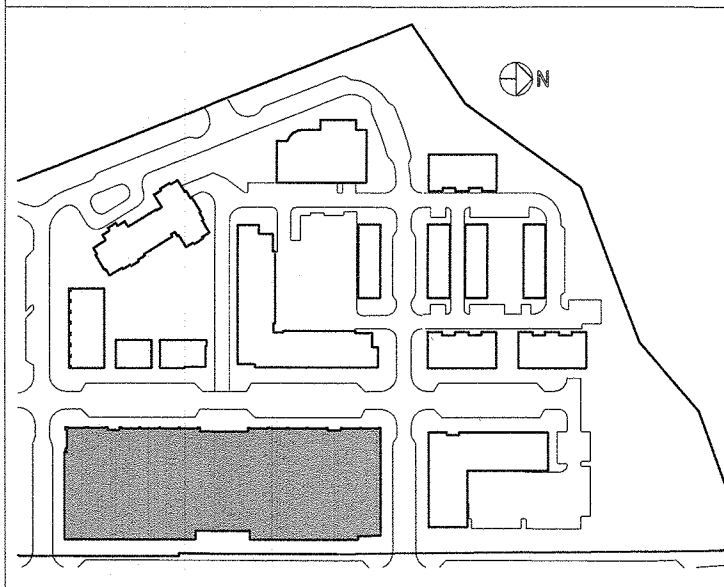
							
DARK BRICK FINISH COLOR: DARK PEWTER MORTAR COLOR: GREY	LIGHT BRICK FINISH COLOR: LIGHT PEWTER MORTAR COLOR: GREY	METAL SIDING COLOR: CHARCOAL GREY	CAST IN PLACE CONCRETE COLOR: GREY	FIBER CEMENT SIDING COLOR: SEA SERPENT	METAL FINISH COLOR: CHARCOAL GREY	GROUND FACE CMU COLOR: 807 WR	STUCCO COLOR: PASSIVE GRAY

BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

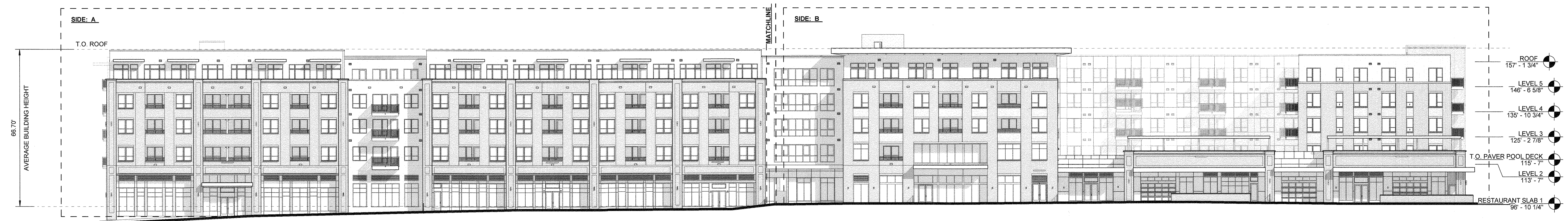
KEY PLAN



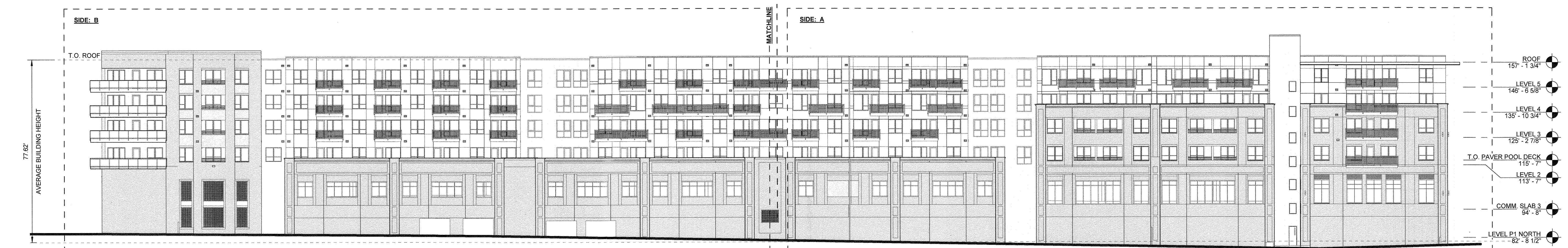
3 BUILDING 5 - NORTH ELEVATION (OVERALL)
1" = 20'-0"



4 BUILDING 5 - SOUTH ELEVATION (OVERALL)
1" = 20'-0"



2 BUILDING 5 - WEST ELEVATION (STREET) (OVERALL)
1" = 20'-0"



1 BUILDING 5 - EAST ELEVATION (OVERALL)
1" = 20'-0"

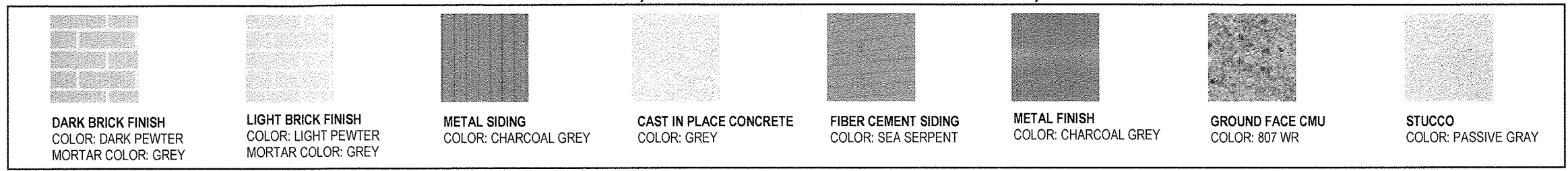
KEYNOTE LEGEND	
Key Value	Keynote Text
112	ELEVATOR PENTHOUSE
116	EXTERIOR LIGHT
118	GLASS GUARDRAIL, CLEAR
402.3	BRICK FINISH FACE, COLOR: IRONCREST
402.4	BRICK FINISH FACE, COLOR: LIGHT GREY
402.5	BRICK SOLDIER COURSE, COLOR: MATCH FIELD BRICK
402.6	BRICK SOLDIER CORNICE DETAIL, COLOR: MATCH FIELD BRICK
402.11	BRICK INSET DETAIL, COLOR: MATCH FIELD COLOR
402.12	BRICK PATTERN DETAILING, COLOR: MATCH FIELD BRICK
501	METAL GUARDRAIL, 42" TO TOP OF RAIL
501.1	BALCONY GUARDRAIL 1, RE: SHEET 66
501.2	BALCONY GUARDRAIL 2, RE: SHEET 66
503	METAL CANOPY, COLOR: MATTE BLACK

KEYNOTE LEGEND	
Key Value	Keynote Text
519	METAL PERGOLA, COLOR: MATTE BLACK
525	METAL SCUPPER, COLOR: CHARCOAL GREY
602	WOOD SOFFIT, T&G FINISH
701	METAL COPING, COLOR: MATTE BLACK
704	METAL PANEL, COLOR: MATTE BLACK
707.1	VERTICAL METAL WALL PANEL, COLOR: MATTE BLACK
711.4	HORIZONTAL FIBER CEMENT SIDING, COLOR: GRAYS HARBOR
801.2	VINYL WINDOW, COLOR: ADOBE
801.5	COMPOSITE WINDOW, COLOR: MATTE BLACK
801.6	COMPOSITE WINDOW, COLOR: ADOBE
804.3	OVERHEAD GARAGE DOOR, COLOR: MATTE BLACK AND CLEAR GLAZING
805	LOUVER, COLOR: MATCH WALL COLOR

SITE DEVELOPMENT PLAN

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

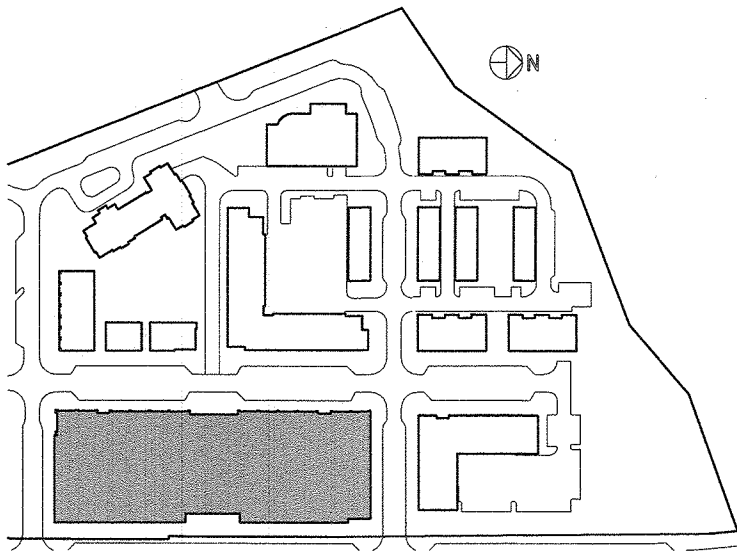
MATERIALS



BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

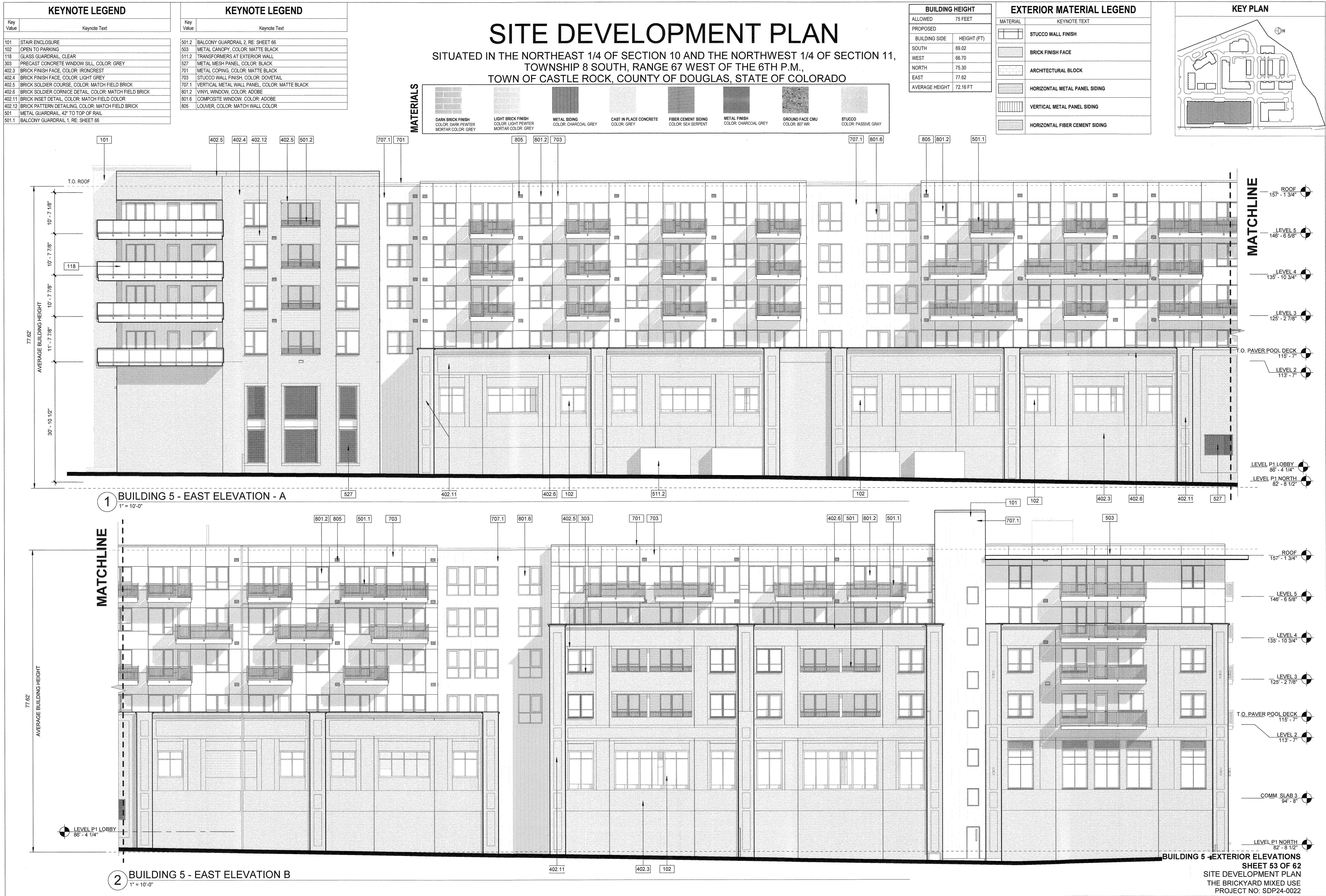
KEY PLAN



2 BUILDING 5 - WEST ELEVATION - A
1" = 10'-0"



1 BUILDING 5 - WEST ELEVATION - B
1" = 10'-0"



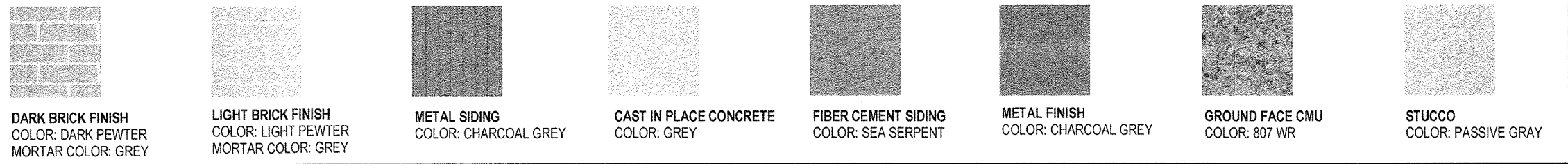


KEYNOTE LEGEND		KEYNOTE LEGEND	
Key	Value	Key	Value
Value	Keynote Text	Value	Keynote Text
101	STAIR ENCLOSURE	602	WOOD SOFFIT, T&G FINISH
112	ELEVATOR PENTHOUSE	701	METAL COPING, COLOR: MATTE BLACK
116	EXTERIOR LIGHT	703	STUCCO WALL FINISH, COLOR: DOVETAIL
303	PRECAST CONCRETE WINDOW SILL, COLOR: GREY	707.1	VERTICAL METAL WALL PANEL, COLOR: MATTE BLACK
402.4	BRICK FINISH FACE, COLOR: LIGHT GREY	710.3	VERTICAL FIBER CEMENT SIDING, COLOR: GREY
402.5	BRICK SOLDIER COURSE, COLOR: MATCH FIELD BRICK	801.2	VINYL WINDOW, COLOR: ADOBE
402.12	BRICK PATTERN DETAILING, COLOR: MATCH FIELD BRICK	801.6	COMPOSITE WINDOW, COLOR: MATTE BLACK
501.1	BALCONY GUARDRAIL 1, RE: SHEET 66	801.6	COMPOSITE WINDOW, COLOR: ADOBE
519	METAL PERGOLA, COLOR: MATTE BLACK	805	LOUVER, COLOR: MATCH WALL COLOR

SITE DEVELOPMENT PLAN

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

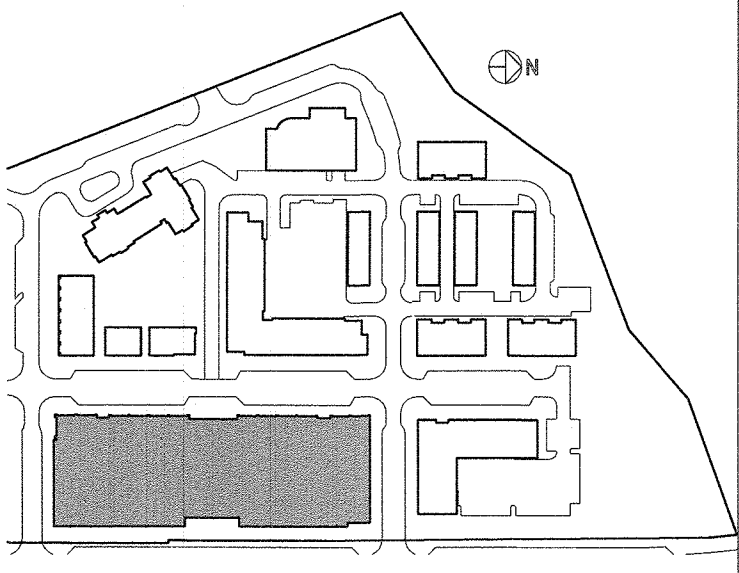
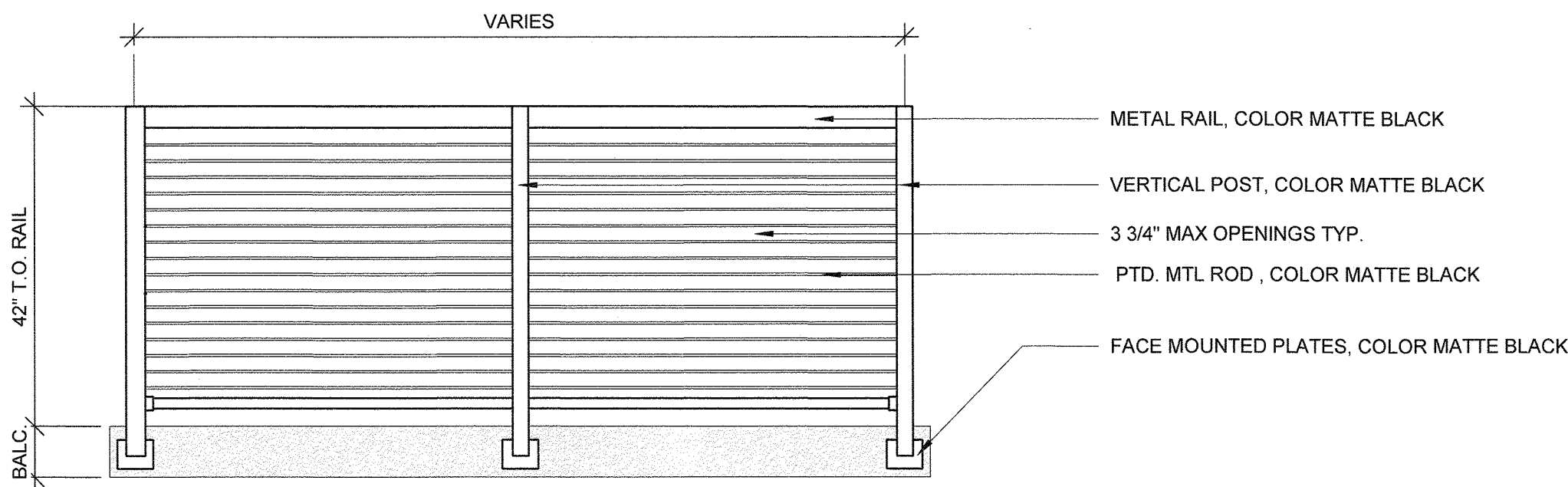
MATERIALS



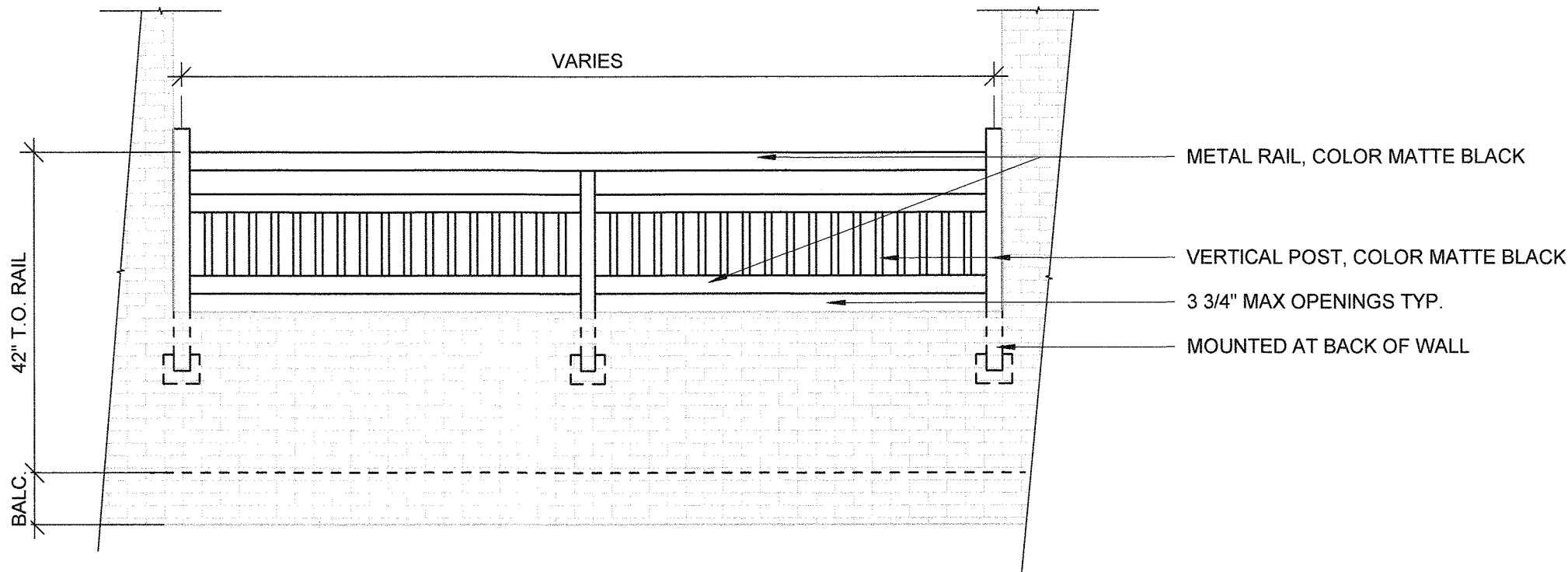
BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

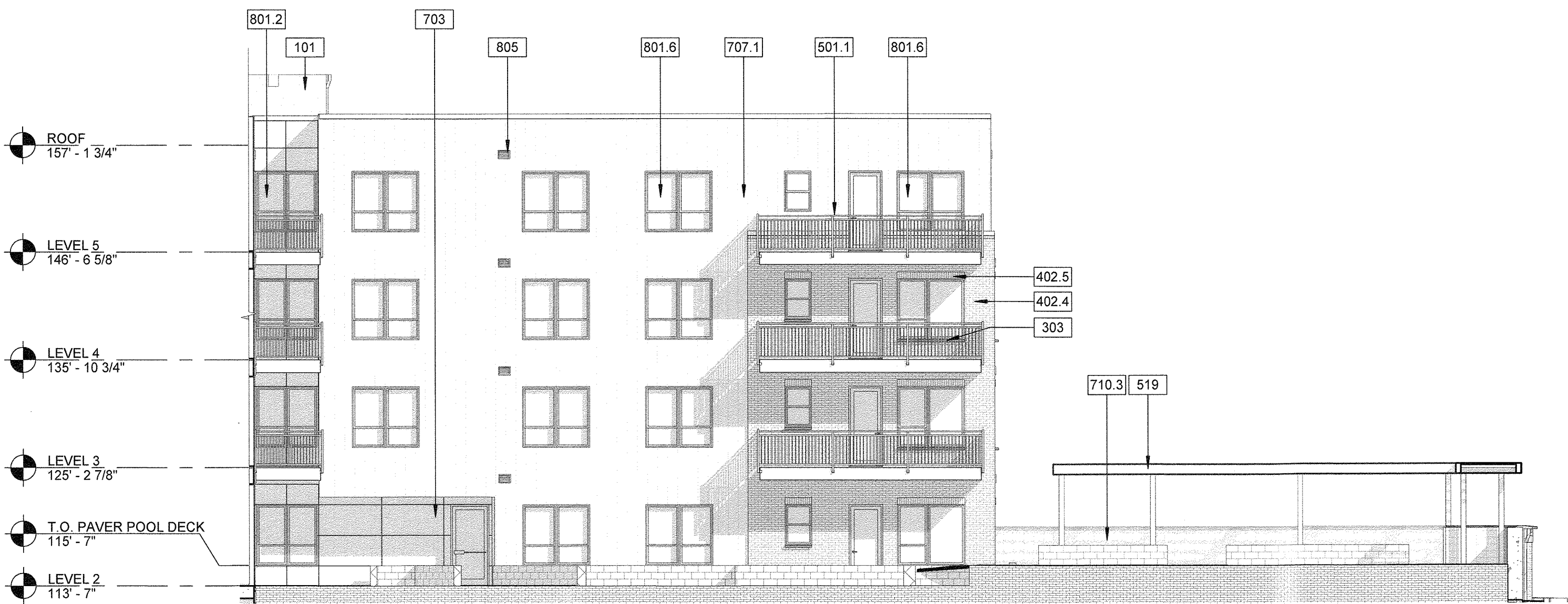
KEY PLAN



4 BALCONY GUARDRAIL 1
3/8" = 1'-0"



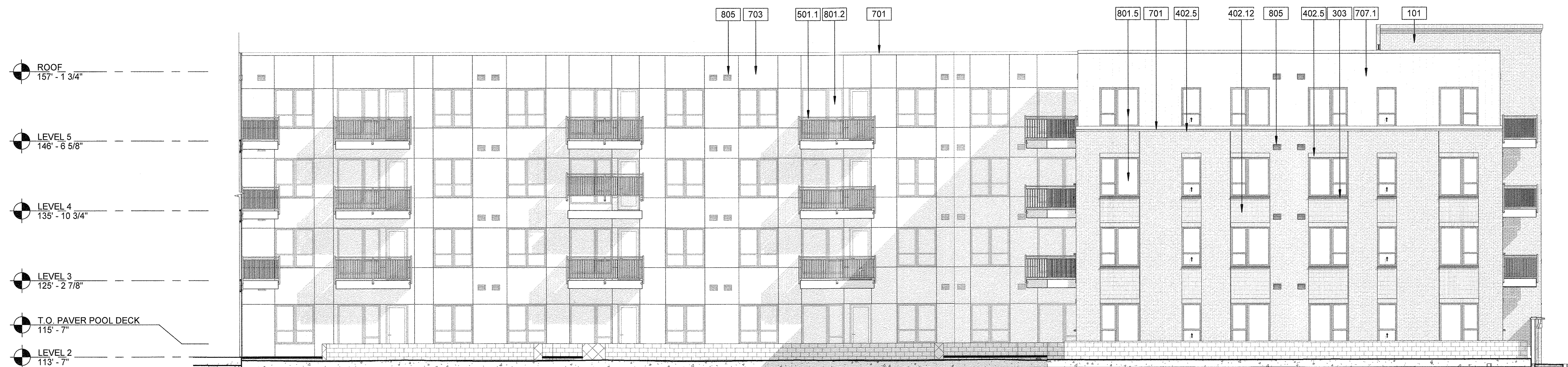
5 BALCONY GUARDRAIL 2
3/8" = 1'-0"



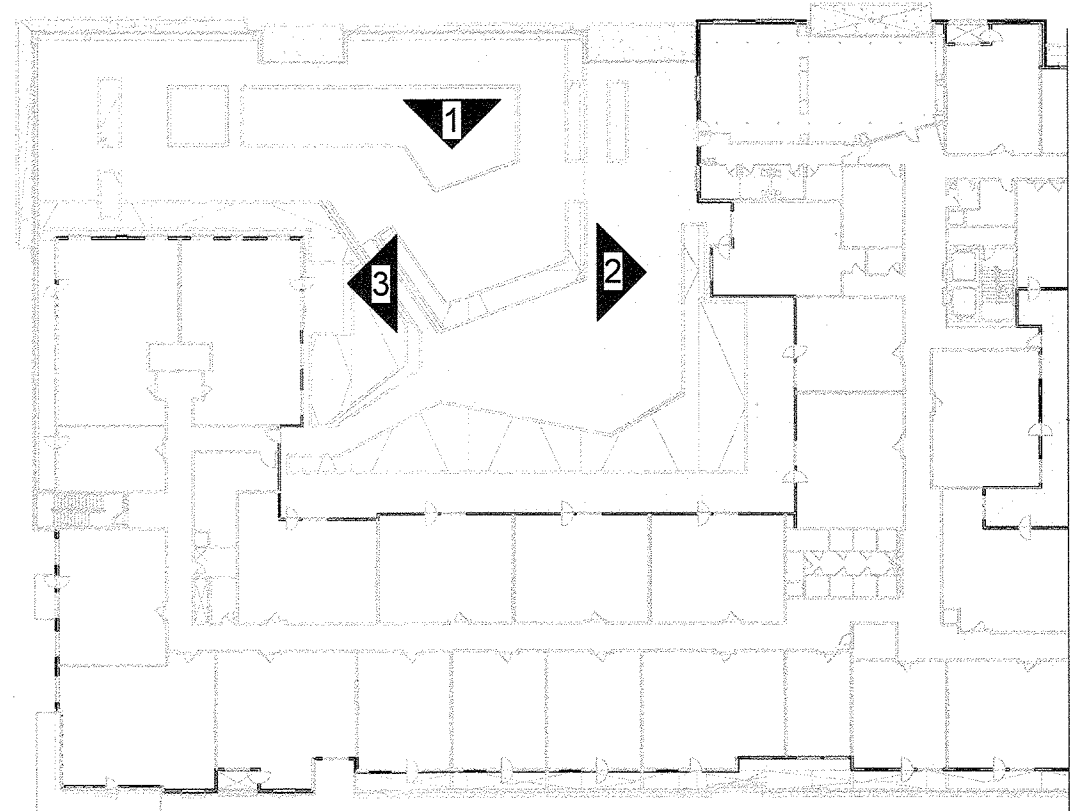
3 BUILDING 5 - POOL DECK SOUTH ELEVATION
1" = 10'-0"



2 BUILDING 5 - POOL DECK NORTH ELEVATION
1" = 10'-0"



1 BUILDING 5 - POOL DECK EAST ELEVATION
1" = 10'-0"



ELEVATION KEYPLAN
1" = 50'-0"

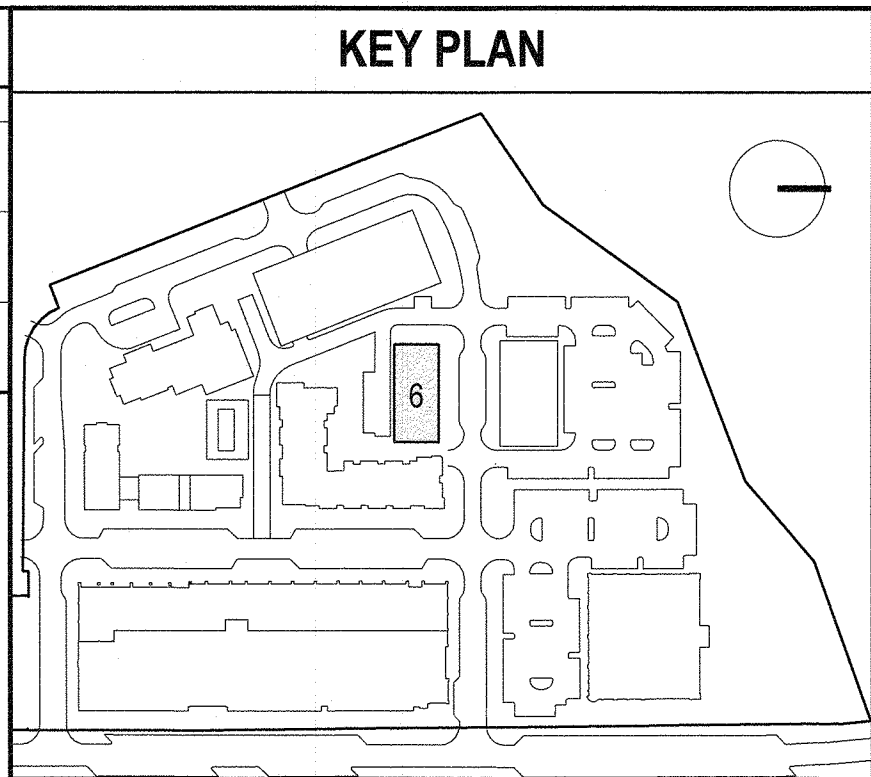
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
103	BALCONY ASSEMBLY
311	CONCRETE STAIR, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
402.2	BRICK FINISH FACE, COLOR: BEIGE
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
710.3	FIBER CEMENT SIDING, COLOR: GREY
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
804.1	OVERHEAD GARAGE DOOR, COLOR: CHARCOAL GREY

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

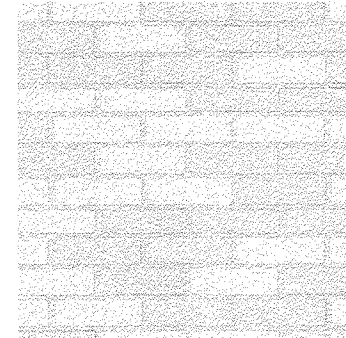
EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	BRICK FINISH FACE
	METAL PANEL SIDING
	ARCHITECTURAL BLOCK



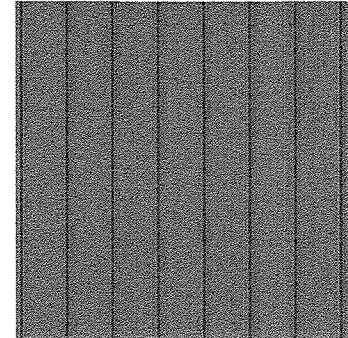
BUILDING 6: THE BRICKYARD LUXE WALKUP

BUILDING HEIGHT	
HEIGHT ALLOWED: 65 FEET	
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	39.25
WEST	39.64
NORTH	43.50
EAST	39.67
AVERAGE HEIGHT	40.52 FT

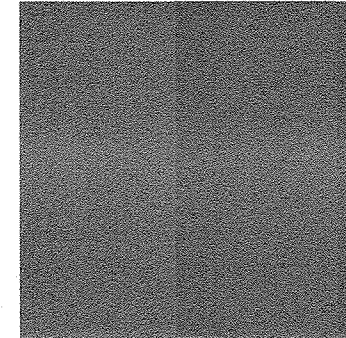
BRICKYARD FLATS BUILDING MATERIAL SAMPLES



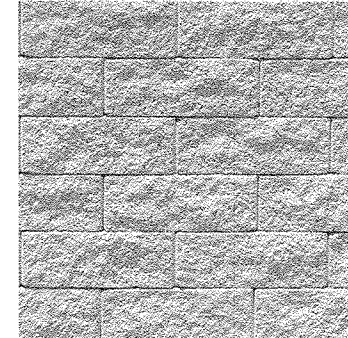
BRICK FINISH FACE
COLOR: BEIGE



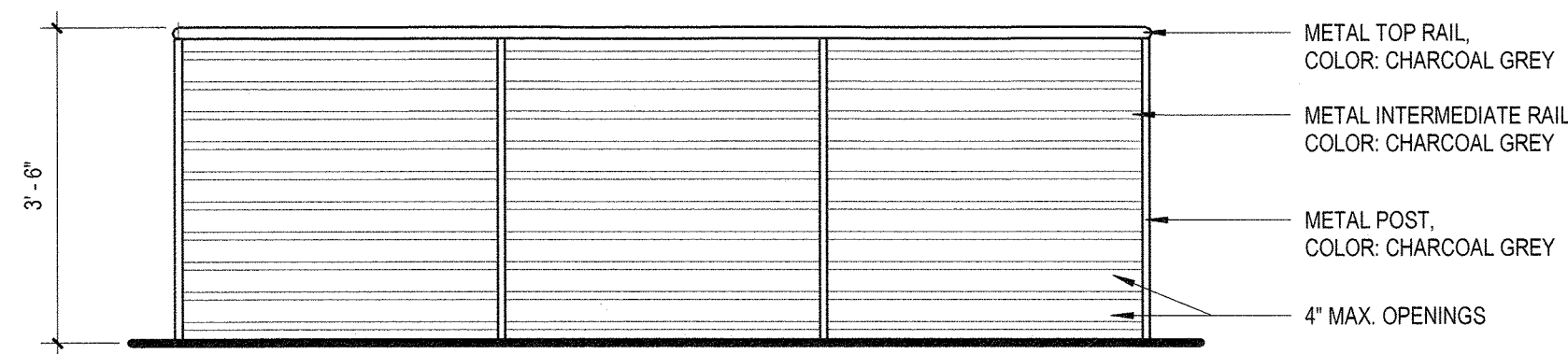
FIBER CEMENT SIDING
COLOR: CHARCOAL GREY



METAL FINISH
COLOR: CHARCOAL GREY



ARCHITECTURAL BLOCK
COLOR: BEIGE



5 GUARDRAIL ELEVATION
1/2" = 1'-0"



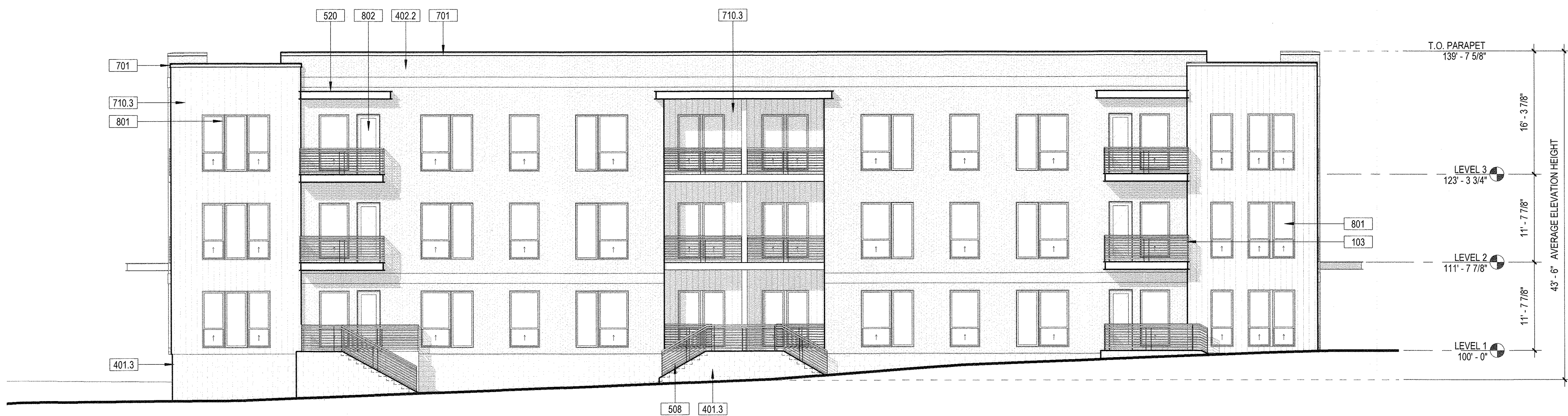
4 BUILDING 6 - WEST ELEVATION
1" = 10'-0"



3 BUILDING 6 - SOUTH ELEVATION
1" = 10'-0"



2 BUILDING 6 - EAST ELEVATION
1" = 10'-0"



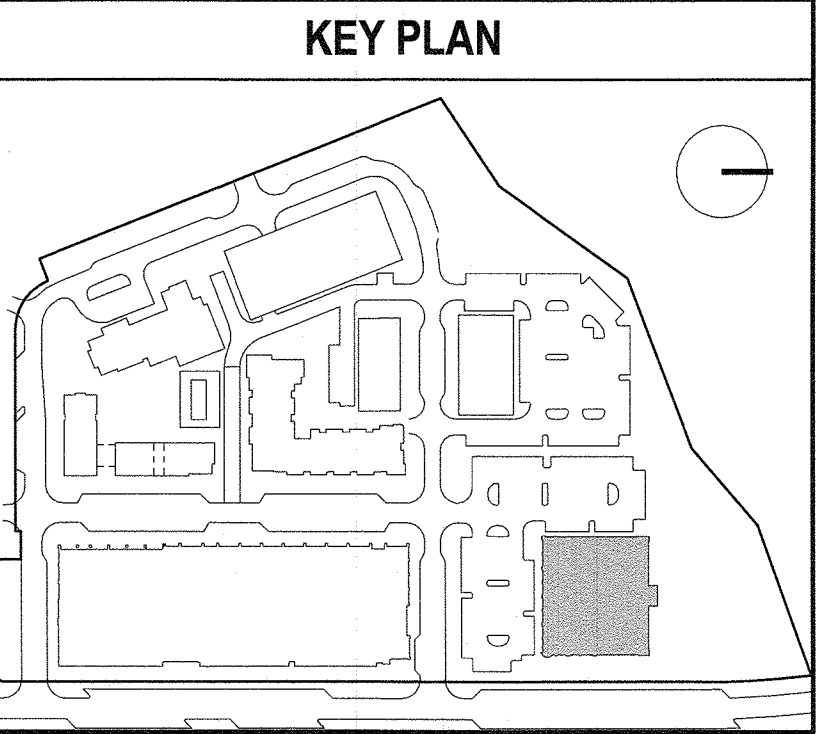
1 BUILDING 6 - NORTH ELEVATION
1" = 10'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
303	CONCRETE RETAINING WALL, COLOR: GREY
305	CONCRETE COPING, COLOR: GREY
402	BRICK FINISH FACE, COLOR: RED
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL BALCONY, COLOR: CHARCOAL GREY
701	METAL COPING AT PARAPET, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
1014	FIBERGLASS MONUMENT: WHITE

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
SITUATED IN THE NORTHEAST 1/4 OF SECTION10 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

EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	CORRUGATED METAL PANEL
	METAL ROOF

REFERENCE APPENDIX B FOR MATERIAL BOARD.

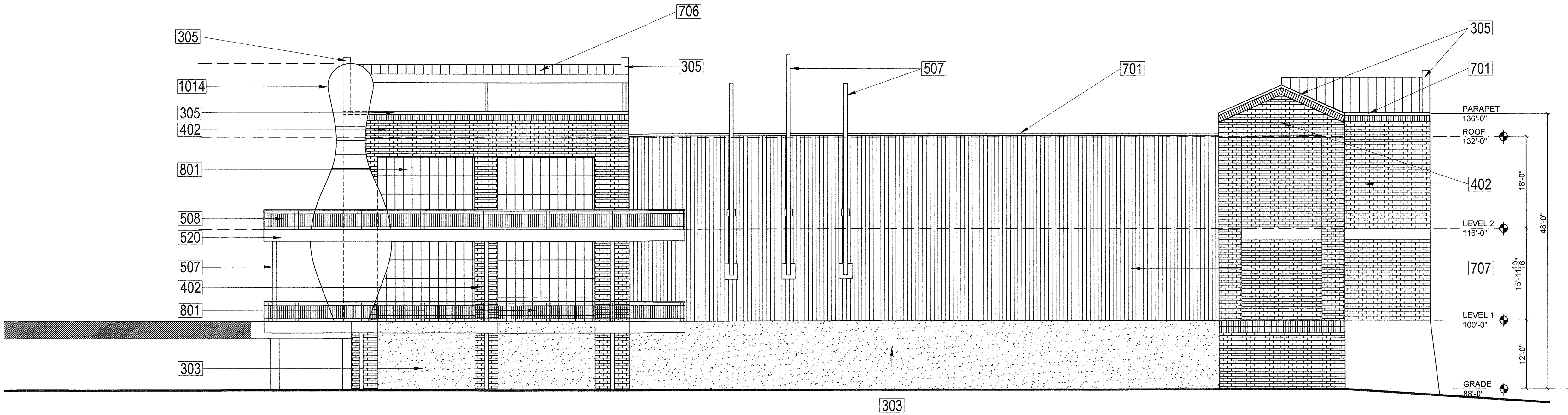


BUILDING #7: BOWL @ CASTLE ROCK

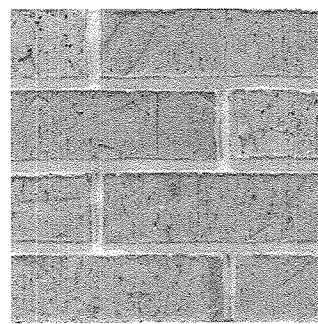
BUILDING HEIGHT	
HEIGHT ALLOWED: 65 FEET	
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	51.5
WEST	45.0
NORTH	36.0
EAST	58.0
AVERAGE HEIGHT	47.63 FT



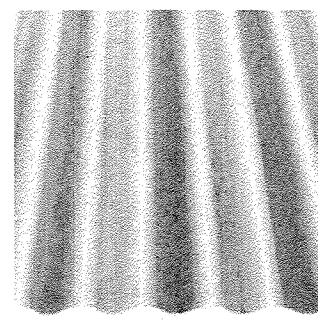
1 BUILDING 7 - SOUTH ELEVATION
1"=10'



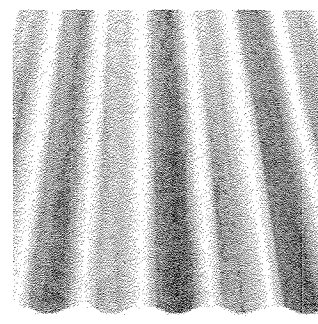
2 BUILDING 7 - EAST ELEVATION
1"=10'



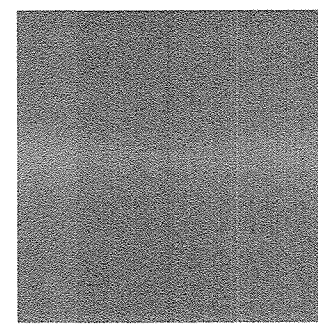
BRICK FINISH FACE
COLOR: RED



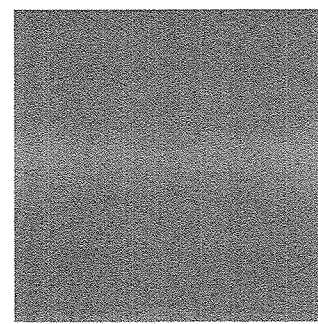
METAL PANEL SIDING
COLOR: PRE-WEATHERED
GALVALUME



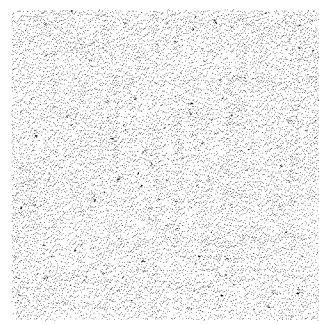
METAL PANEL ROOF
COLOR: PRE-WEATHERED
GALVALUME



METAL FINISH
COLOR: CHARCOAL GREY



STOREFRONT
COLOR: CHARCOAL GREY



CONCRETE FINISH
COLOR: GREY

KEYNOTE LEGEND	
Key Value	Keynote Text
303	CONCRETE RETAINING WALL, COLOR: GREY
305	CONCRETE COPING, COLOR: GREY
402	BRICK FINISH FACE, COLOR: RED
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL BALCONY, COLOR: CHARCOAL GREY
701	METAL COPING AT PARAPET, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
1014	FIBERGLASS MONUMENT: WHITE

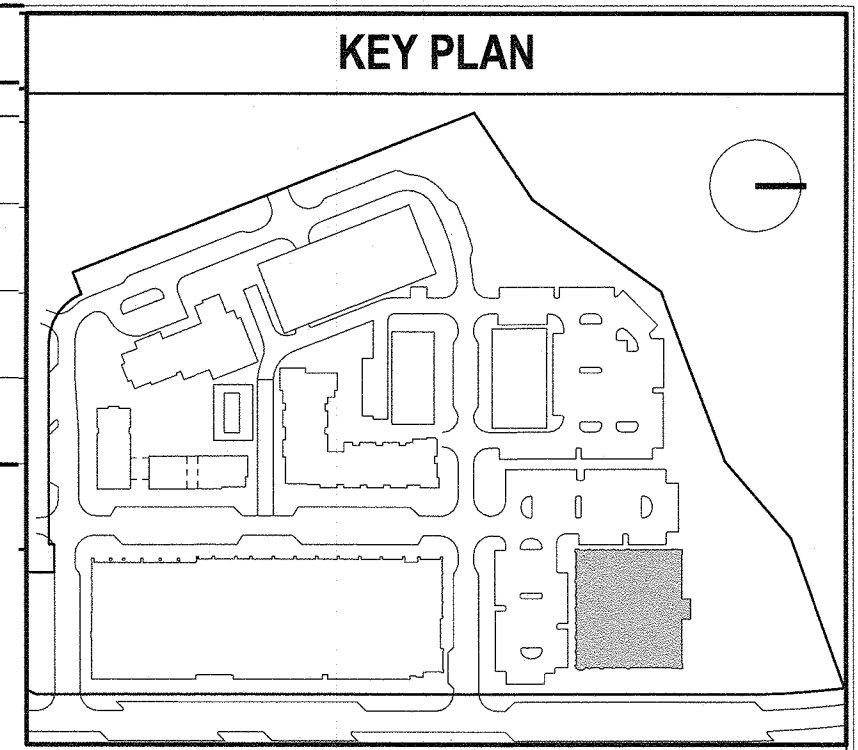
SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION10 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

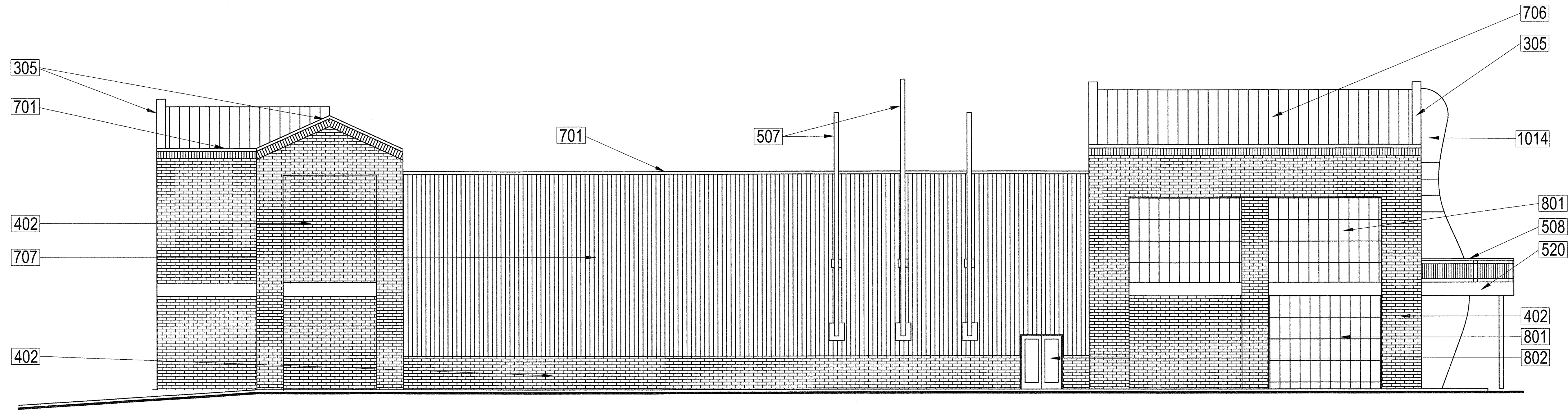
EXTERIOR MATERIAL LEGEND	
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	CORRUGATED METAL PANEL
	METAL ROOF

REFERENCE APPENDIX B FOR MATERIAL BOARD.

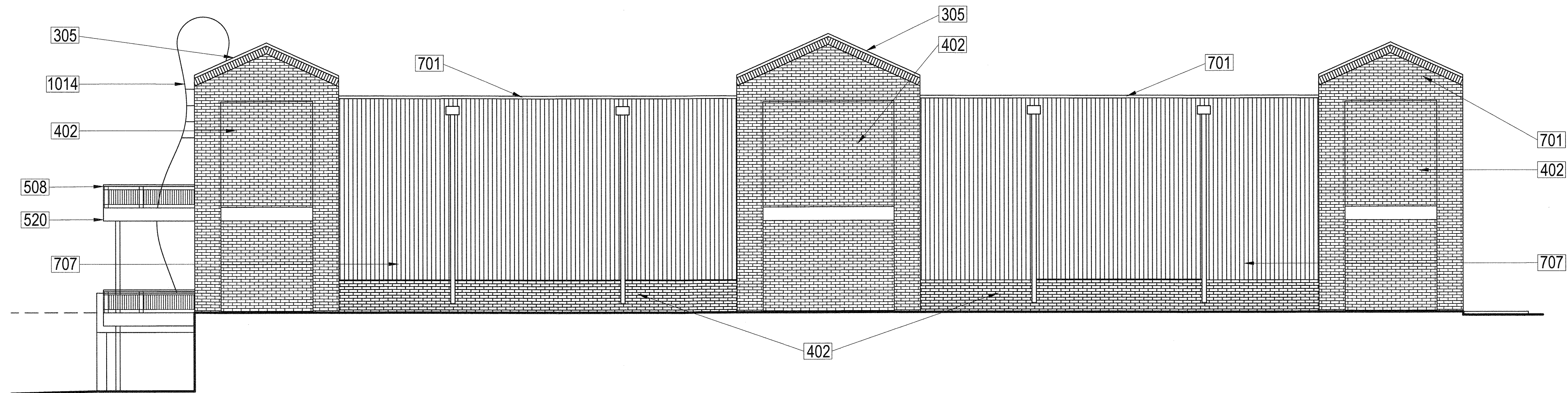


BUILDING #7: BOWL @ CASTLE ROCK

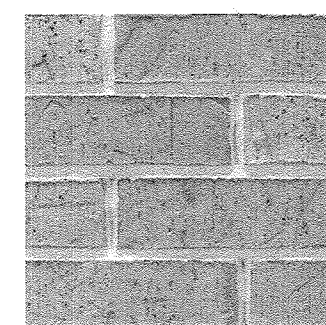
BUILDING HEIGHT	
HEIGHT ALLOWED: 65 FEET	
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	51.5
WEST	45.0
NORTH	36.0
EAST	58.0
AVERAGE HEIGHT	47.63 FT



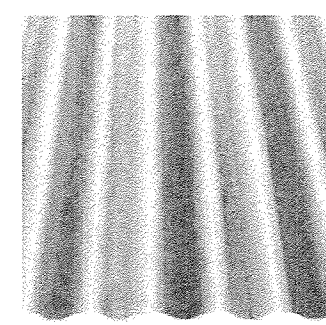
1 BUILDING 7 - WEST ELEVATION
1" = 10'



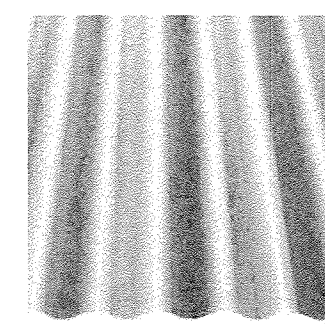
2 BUILDING 7 - NORTH ELEVATION
1" = 10'



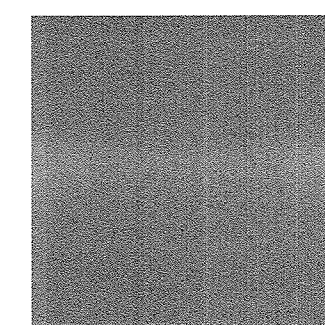
BRICK FINISH FACE
COLOR: RED



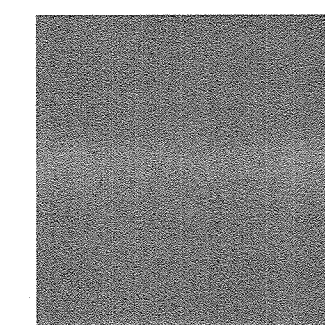
METAL PANEL SIDING
COLOR: PRE-WEATHERED
GALVALUME



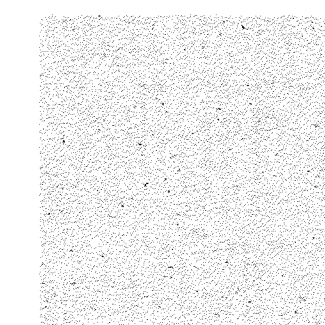
METAL PANEL ROOF
COLOR: PRE-WEATHERED
GALVALUME



METAL FINISH
COLOR: CHARCOAL GREY



STOREFRONT
COLOR: CHARCOAL GREY



CONCRETE FINISH
COLOR: GREY

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

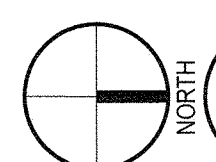


DRAWING NOTES:

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 BUSINESS, 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 LUMINAIRES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADES, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

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Given Project # 23069

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



1 OVERALL SITE LIGHTING PLAN
1" = 60'-0"

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

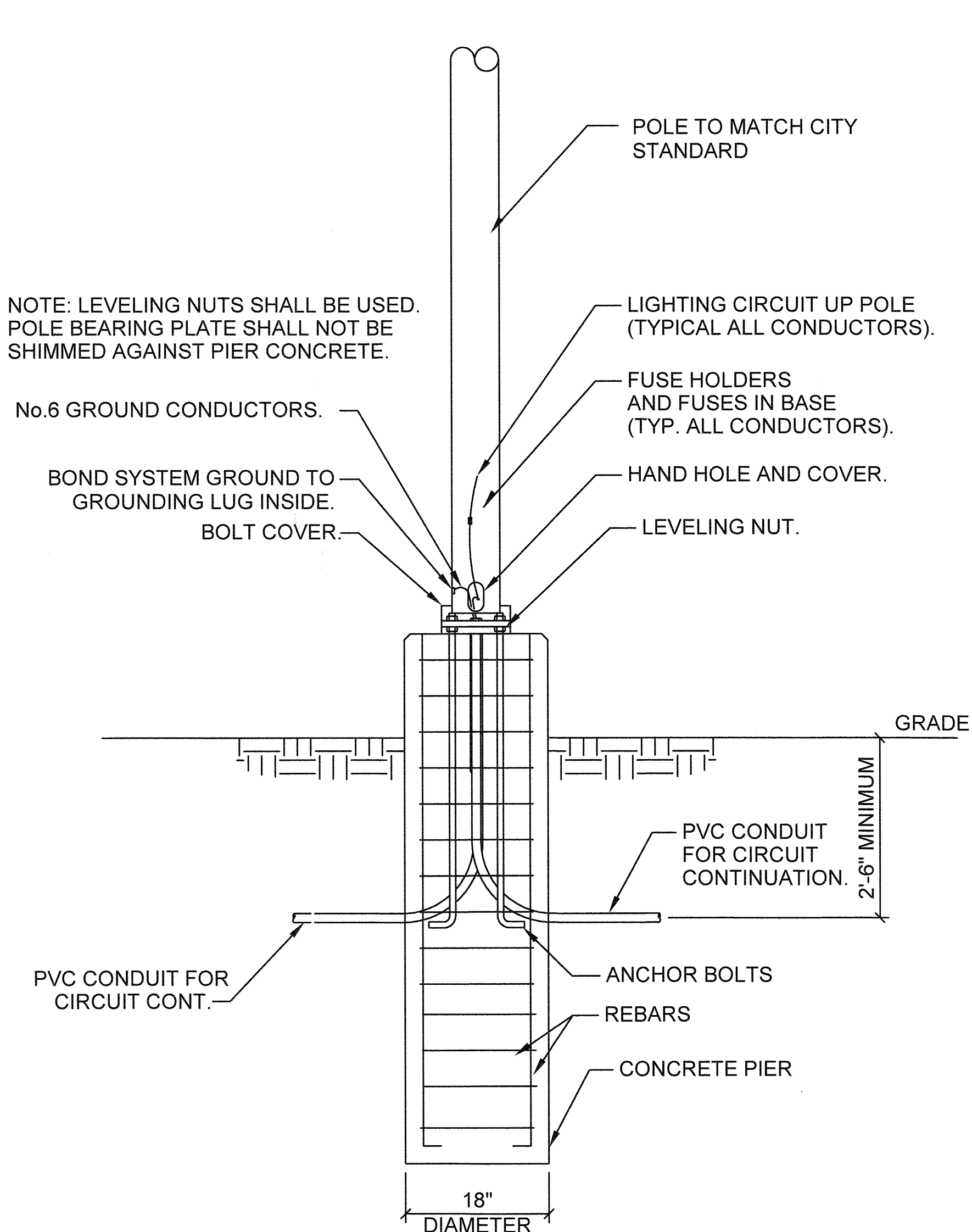
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Site Luminaire Summary Table

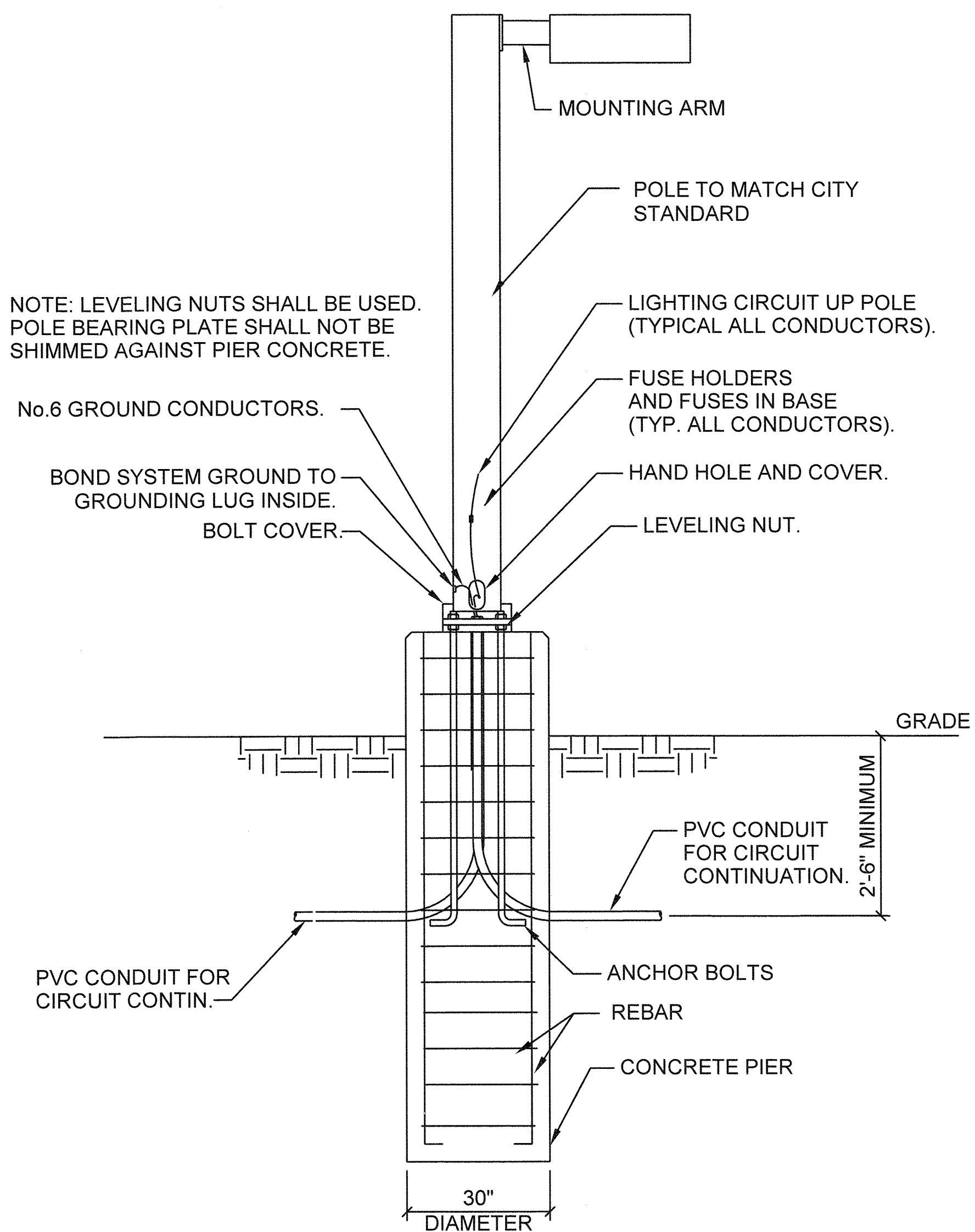
Luminaire												Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
L3	NLS	TRAC LINEAR	TWL-T3-16L-175-30K7-UNV-WM	WALL MOUNTED 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	7000WASHL9308CHUNV	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	

Calculation Summary

Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
COMMERCIAL PARKING LOTS	DIRECTIONAL ILLUMININANCE	FOOT CANDLES	1.5	0.3	7.2	5.0/1 ; 24/1
PARKING GARAGE	DIRECTIONAL ILLUMININANCE	FOOT CANDLES	1.6	0.1	4.8	16/1 ; 48/1
OVERALL	DIRECTIONAL ILLUMININANCE	FOOT CANDLES	0.8	9	0	NA



2 LIGHT POLE DETAIL - PEDESTRIAN
NO SCALE



1 LIGHT POLE DETAIL - PARKING
NO SCALE

