

PURPOSE STATEMENT

THE PURPOSE OF THIS SDP AMENDMENT IS TO CREATE ONE TENANT PAD AREA FOR FUTURE DEVELOPMENT.

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT RECORDED DECEMBER, 11, 2024, AT RECEPTION NO. 2024053707, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY BM 2.020020 - ELEVATION 6252.07 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE.

SITE ADDRESS

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

TOWN OF CASTLE ROCK 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.
- THIS SITE IS ZONED "IB" WITHIN THE CASTLE PINES COMMERCIAL PLANNED DEVELOPMENT.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016.
- 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.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- 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 ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- 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 LINE. 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.

TOWN OF CASTLE ROCK 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 68,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND 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.

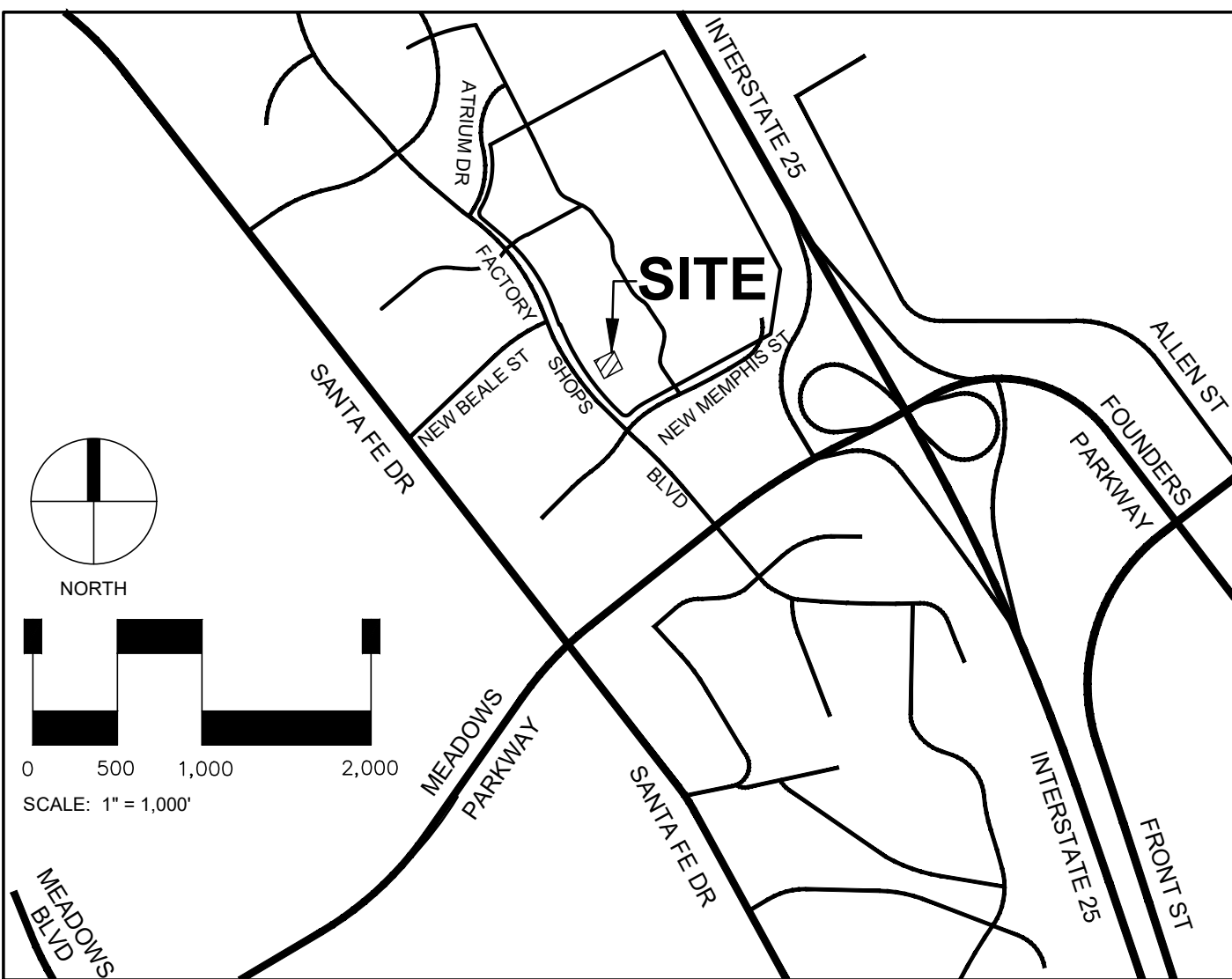
Parking Requirement for the Outlets at Castle Rock		
	REQUIRED	PROVIDED
Total GLA*		477,682
GLA per use		463,645 SF Shopping Center 9,119 SF Fast Food, 2,018 Patio 2,900 SF Bank with drive through
Minimum & Maximum Required Parking	For shopping center 4 spaces per 1,000 SF of GLA minimum and 4.5 spaces per 1,000 SF of GLA maximum. For Fast Food 10 spaces per 1,000 SF of GFA. For Fast Food outdoor dining (> than 500 SF) 10 spaces per 1,000 SF of GFA.	463,645/1,000 x 4 = 1,855 463,645/1,000 x 4.5 = 2,086 9,119/1,000 x 10 = 91 2,018/1,000 x 12 = 20 2,900/1,000 x 3.5 + 5 (EMP) = 15 Total Required: Minimum = 1,981 / Maximum = 2,212 Total Provided for all lots = 2,212
Minimum ADA Parking	Per Municipal Code 1,001 and over total lot spaces requires 20 spaces plus 1 for each 100 over 1,000.	Total ADA spaces required = 40 Total ADA Provided for all lots = 62

* GLA is actual square footage based on recent survey information and is different than square footage shown on SDPs

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15

FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024

VICINITY MAP



Zoning Comparison		
Zoning	Castle Pines Commercial PD	
Use Area	Integrated Business (IB)	
Lot	Lot 1	
Lot Square Footage	2,430,700 SF (55.8012 Acres)	
Permitted Uses	PD Requirement	Provided (This SDP20-0024)
	As per Section V of the PD Zoning Regulations	Retail Shopping Center (existing), Fast Food Restaurant (existing), Bank (proposed)
Gross Leasable Area per use (GLA)	463,645 S.F. Retail shopping center 9,119 S.F. Fast food, 2,018 S.F. Patio 2,900 S.F. Bank	
Total Gross Leasable Area	477,682 S.F.	
Totals Building Square Footage (footprint)	500,720 S.F.	
Maximum Building Coverage	35%	21%
Minimum front yard setback*	25-feet	46-feet (Fast food restaurant, In-N-Out)
Minimum rear yard setback*	25-feet	396-feet (Shopping center)
Minimum side yard setback*	0-feet	74-feet (Fast food restauraunt, Starbucks/Qdoba)
Minimum setback to Public Street	25-feet	46-feet (Fast food restaurant, In-N-Out)
Maximum Buildable Slopes*	3:1	3:1
Maximum Building Height	50-feet	28-feet (Shopping center)
Lot 1 Utilization (SDP24-0024)		
	SF	% of Total
Building Coverage	500,720	21%
Parking/Hardscape Coverage	1,452,614	60%
Landscape/Open Space Coverage	477,366	19%
Street Coverage	0	0
Total	2,430,700	100%
* Per Section 5.5 of the PD Zoning Regulations to provide maximum flexibility for innovative design, minimum building setbacks and maximum buildable slopes are to be determined at time of SDP.		
NOTE: AN SDP AMENDMENT WILL BE REQUIRED TO CONSTRUCT A BUILDING ON ANY PAD AREA.		

History of Outlets at Castle Rock				
Plan name	Reception #	Application	Project #	Description
Castle Rock Factory Shops Plat	199213910	Plat		Original plat of outlets; Lots 1, 2, & 3 of Caste Rock Factory Shops (CRFS)
Castle Rock Factory Shops Final PD Site Plan	199213911	SDP		Original SDP of outlets; Lots 1, 2, & 3 of CRFS planned for 5 buildings
Castle Rock Factory Shops Final PD Site Plan Major Modification	199249155	SDP		Lot 2, Block 1 of CRFS SDP modification of grading and lighting.
Castle Pines Commercial Filing 5 Plat	199664761	Plat		replat of Lot 1 & Lot 2 of CRFS and vacated ROW; became Lot 1 & Lot 2 of Castle Pines Commercial Filing 5 (CPC F5).
Castle Pines Commercial F5	2003082026	SDP		Lot 2 of CPC F5 SDP for two additional buildings and parking.
Castle Pines Commercial F5 1st Amendment	2007068835	SDP		Lot 1 & Lot 2 of CPC F5 amendment for signs.
Castle Pines Commercial F5 Amendment No. 2	2011030983	SDP	PDM10-0007	all lots amendment for LED sign.
Castle Pines Commercial F5, Lot 2, Block 1, Amendment No. 3	2014050326	SDP	SDP13-0008	Lot 2 of CPC F5 SDP amendment to add parking on the north side and rearrange/reduce parking on northeast side.
Castle Pines Commercial F5, Lot 2, Block 1, Amendment No. 4	2014068532	SDP	SDP14-0018	Lot 2 of CPC F5 SDP amendment to reduce an undefined amount of building SF and to rearrange/add parking on west side.
Castle Pines Commercial F5 SDP Amendment No. 5	2015036721	SDP	SDP14-0026	Lot 2 of CPC SDP amendment for monument sign relocation
Castle Rock Factory Shops SDP Amendment No. 1	2015004541	SDP	SDP14-0007	portion of Lot 3 of CRFS SDP amendment for 5,252 sq. ft. fast food restaurants with drive-through, 1,320 sq. ft. dining patio & to rearrange/reduce parking.
Castle Rock Factory Shops SDP Amendment No. 2	Withdrawn	SDP	SDP19-0023	Lot 3 of CRFS SDP for 1,993 sq. ft. building addition.
Site Development Plan, Amendment No. 6	2020103596	SDP	SDP19-0040	portion of Lot 2 of CPC F5 SDP amendment for one tenant pad area, no building and to rearrange/reduce parking.
Site Development Plan, Amendment No. 8	2021004680	SDP	SDP20-0029	portion of Lot 2 of CPC F5 SDP amendment for 3,867 sq. ft. fast food restaurant with drive-through, and 698 sq. ft. dining patio
Outlets at Castle Rock Filing No. 1	2021004687	Plat	PL20-0009	Replat of Lot 1 & Lot 2 of CPC F5 and Lot 3 of CRFS into one lot; became Lot 1 of Outlets at Castle Rock (OCR)
Site Development Plan, Amendment No. 7	202107419	SDP	SDP20-0056	portion of Lot 1 of OCR to widen access drive and realign water main loop
Site Development Plan, Amendment No. 9	2020123791	SDP	SDP20-0009	portion of Lot 1 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 10	2020123836	SDP	SDP20-0010	portion of Lot 1 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 11	2020123971	SDP	SDP20-0011	portion of Lot 2 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 12	2020123978	SDP	SDP20-0012	portion of Lot 2 of CPC F5 SDP amendment for WCF.
Site Development Plan, Amendment No. 13	2020123989	SDP	SDP20-0013	portion of Lot 3 of CRFS SDP amendment for WCF.
Site Development Plan, Amendment No. 14	2023041344	SDP	SDP20-0004	portion of Lot 1 of OCR SDP amendment for three tenant pad areas, no buildings and to reduce parking
Site Development Plan, Amendment No. 15	in process	SDP	SDP24-00XX	portion of Lot 1 of OCR SDP amendment for a single tenant pad area, and to reduce parking

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 OVERALL SITE PLAN
- SHEET 3 SITE PLAN
- SHEET 4 GENERAL GRADING PLAN
- SHEET 5 GENERAL UTILITY PLAN
- SHEET 6 GENERAL LANDSCAPE PLAN
- SHEET 7 GENERAL LANDSCAPE NOTES & WORKSHEETS
- SHEET 8 BUILDING AND DUMPSTER ELEVATIONS
- SHEET 9 ILLUMINATION PLAN
- SHEET 10 ILLUMINATION DETAILS

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTS AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE: _____

CIVIL ENGINEER'S STATEMENT

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

JAY M. NEWELL, P.E. COLORADO REGISTRATION NO. 35219 _____ DATE: _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

DIRECTOR OF DEVELOPMENT SERVICES _____

TITLE CERTIFICATION

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

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION

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

CRAIG REALTY GROUP - CASTLE ROCK, LLC
A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF CRAIG REALTY GROUP - CASTLE ROCK, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JUNE 30, 2022 AT RECEPTION NO. 2022046992 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

EMPOWER ANNUITY INSURANCE COMPANY OF AMERICA, A COLORADO CORPORATION, FKA GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY, A COLORADO CORPORATION

BY: _____

TITLE: _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____

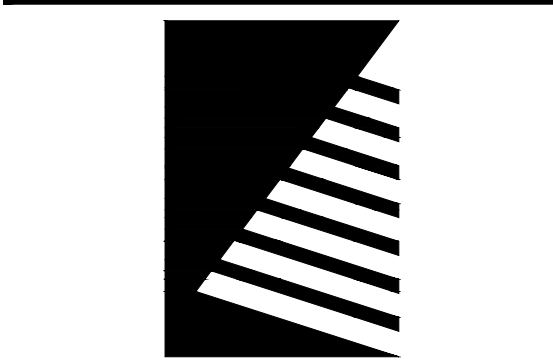
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON THE 14TH DAY OF JUNE, 1995 AT RECEPTION NO. 9531415, AND ACCORDINGLY 1.67 SFE ARE DEBITED FROM THE WATER BANK.



Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

OUTLETS AT
CASTLE ROCK
-PAD B1

OWNER
CRAIG REALTY GROUP
4100 MACARTHUR BLVD, SUITE 220
NEWPORT BEACH, CA 92660
(303) 468-1684
CONTACT: PATRICK WENTLAND

CIVIL ENGINEER
FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: DOUG KLINE, PE

SURVEYOR
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
(303) 337-1593
CONTACT: CHARLES BECKSTROM

LANDSCAPE ARCHITECT
FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: MIKE HAAF, PLA

SHEET NUMBER:

COVER SHEET

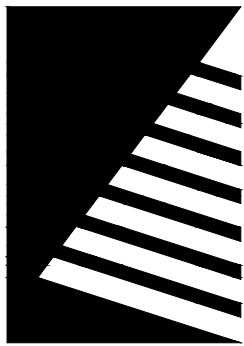
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1 of 10

PROJECT NO. SDP24-0024

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024

LEGEND

- CONCRETE PAVEMENT
- VERTICAL CURB AND GUTTER (CATCH), REFER TO TOCR DETAIL CG-1, VC1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO TOCR DETAIL CG-1, VC1
- WATER WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- UNDERDRAIN CLEANOUT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER SERVICE LINE
- PVC FIRE LINE
- ELECTRIC LINE
- GAS LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MONITORING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL BOX
- EXISTING GAS METER
- EXISTING CABLE RISER
- EXISTING IRRIGATION BOX
- PROPERTY LINE
- EASEMENT LINE
- PROPERTY ADJACENT LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- NEW LIGHT POLE



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

**OUTLETS AT
CASTLE ROCK
-PAD B1**

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: DEK

DRAWN: DJM

REVIEWED: DEK

FIELD BOOK NO.:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

2

2 of 10

I:\mwd\1\2024\020544.00 - Pad B1\04_Drawings\DWG\SDP2 OVERALL SITE PLAN.dwg | 2/10/2025 4:49 PM |

2

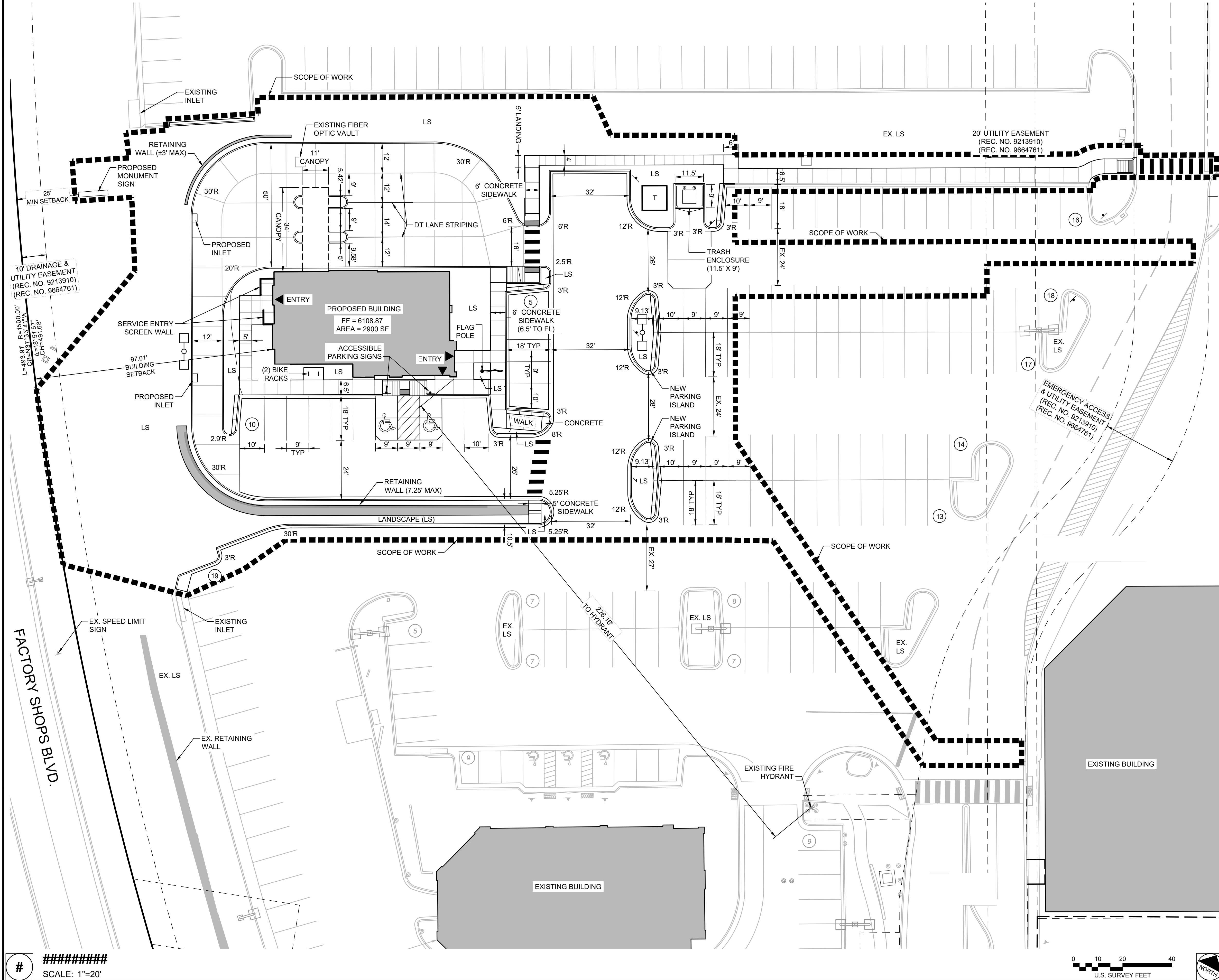
OVERALL SITE PLAN
SCALE: 1"=60'

0 30 60 120
U.S. SURVEY FEET



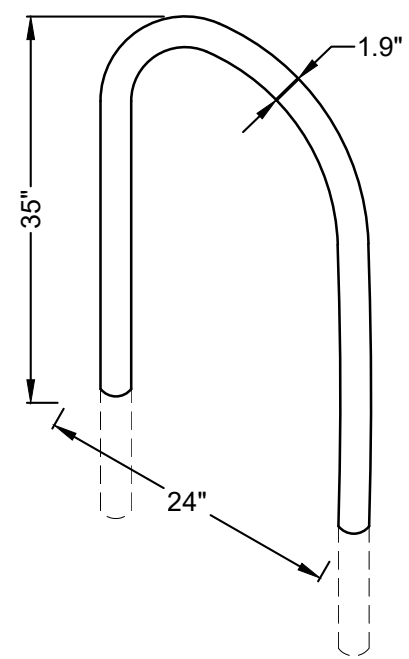
PROJECT NO. SDP24-0024

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



LEGEND

- CONCRETE PAVEMENT
- VERTICAL CURB AND GUTTER (CATCH), REFER TO TOCR DETAIL CG-1, VC1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO TOCR DETAIL CG-1, VC1
- STORM DRAIN INLET
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- PROPERTY ADJACENT LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- NEW LIGHT POLE



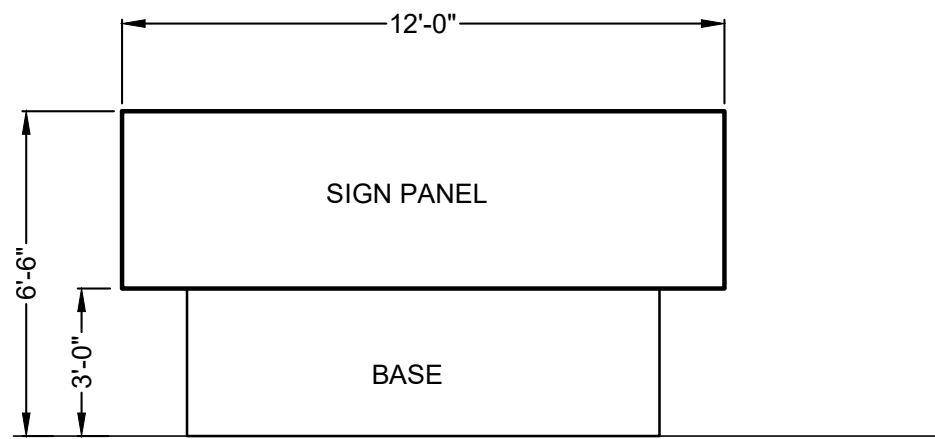
PRODUCT NAME: DERO HOOP RACK
AS MANUFACTURED BY DERO BIKE RACKS

BIKES PARKED PER UNIT: 2

MATERIALS: 1.5\"/>

- NOTES:**
- INSTALL RACK IN THE DIRECTION AND LOCATION AS SHOWN ON PLAN. SPACED AS SHOWN MIN. 30\"/>
 - IN GROUND MOUNT INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - HOT DIPPED GALVANIZED FINISH, POWDERCOAT BLACK COLOR

BIKE RACK A
NOT TO SCALE



- INSTALL MONUMENT SIGN PER TOWN AND OUTLETS AT CASTLE ROCK STANDARDS.
- BASE SHALL BE ALUMINUM COMPOSITE PANEL, COLOR HC-166 KENDALL CHARCOAL TO MATCH BUILDING.
- UPPER BOX SHALL BE ALUMINUM COMPOSITE PANEL, COLOR SW6122 OUTRAGEOUS GREEN TO MATCH BUILDING.

MONUMENT SIGN B
NOT TO SCALE

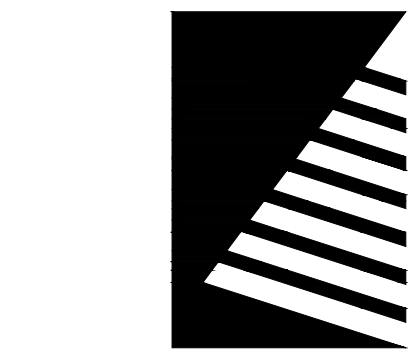
GENERAL NOTES

PARKING TABLE:

CATEGORY:	EXISTING:	SPACES REMOVED:	NEW TOTAL:
PARKING	2,282	70	2,212

RETAINING WALL NOTE

RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT INCLUDING FOOTINGS REQUIRE STRUCTURAL ENGINEERING AND A BUILDING PERMIT.



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Project Status
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PROJECT:
CRAIG REALTY GROUP

**OUTLETS AT
CASTLE ROCK
-PAD B1**

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: DEK

DRAWN: ###

REVIEWED: DEK

FIELD BOOK NO.:

SHEET TITLE:

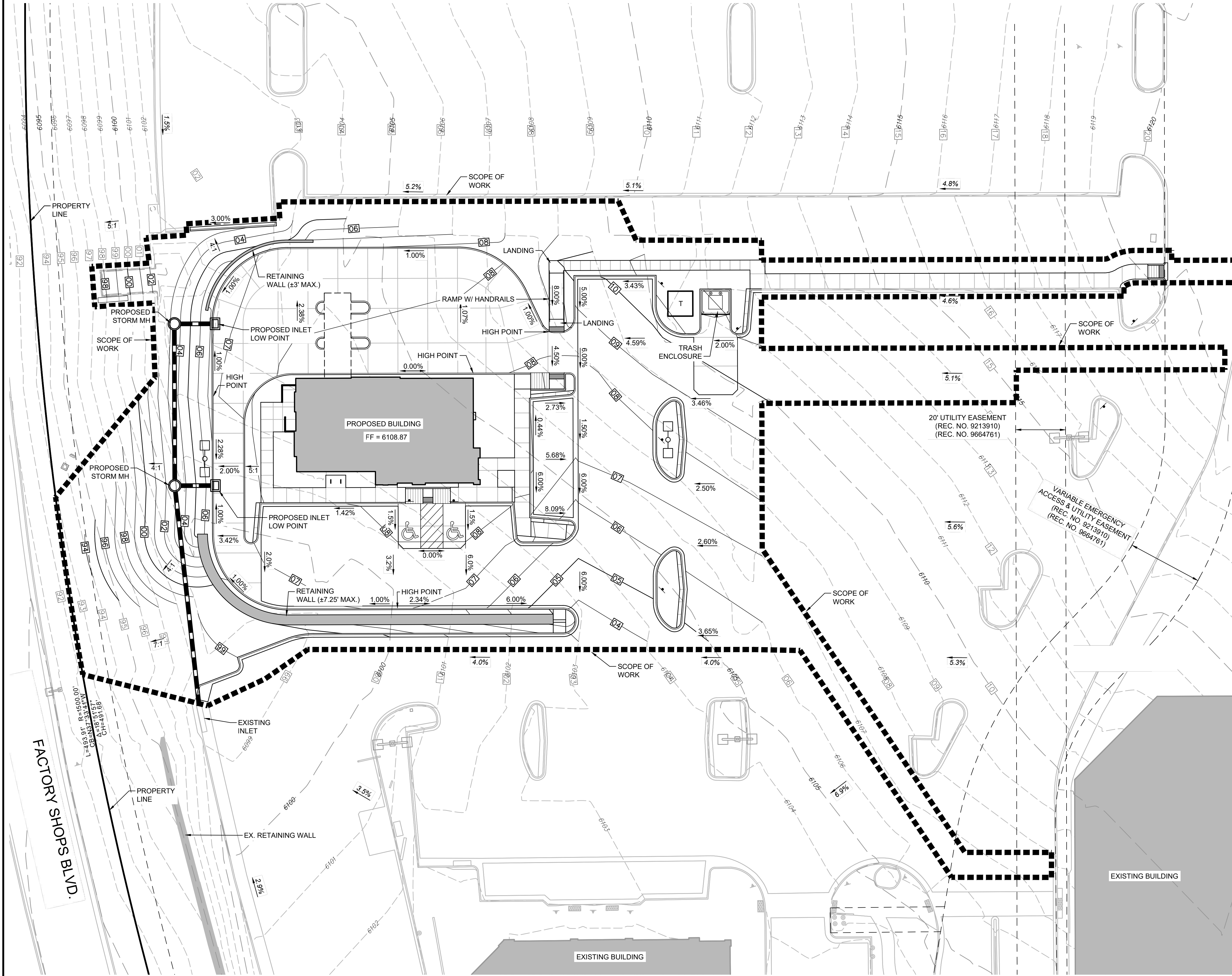
SITE PLAN

SHEET NUMBER:

3

3 of 10

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



LEGEND

- CONCRETE PAVEMENT
- VERTICAL CURB AND GUTTER (CATCH), REFER TO TOCR DETAIL CG-1, VC1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO TOCR DETAIL CG-1, VC1
- SIGN
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SCOPE OF WORK

GENERAL NOTES

FREEBOARD

ADHERENCE TO THE FREEBOARD REQUIREMENTS DESCRIBED IN SECTION 5.4.6 OF THE TOWN OF CASTLE ROCK'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL IS NOT APPLICABLE TO THE SUBJECT SITE.

FLOODPLAIN

AS SHOWN ON THE DESIGN TOPOGRAPHIC SURVEY, LOTS 1, 2 AND 3, BLOCK 1 CASTLE PINES COMMERCIAL FILING NO. 5 SITUATED IN THE N 1/2 OF SECTION 27, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CASTLE ROCK OUTLET SHOPS, PREPARED BY ENGINEERING SERVICE COMPANY, DATED REVISED 09/01/2018; "BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0186G WITH AN EFFECTIVE DATE OF MARCH 16, 2016." PORTIONS OF THE SITE AS SHOWN ON FIRM COMMUNITY PANEL NO. 08035C0187G, EFFECTIVE DATE OF MARCH 16, 2016 ARE ALSO INDICATED TO BE SITUATED IN ZONE "X."

DRAINAGE

STORMWATER CONVEYANCE THROUGH THE SUBJECT SITE IS INTENDED TO BE ACHIEVED THROUGH USE OF CURB, GUTTER, INLETS, AND A STORM SEWER SYSTEM AS GENERALLY SHOWN ON THIS PLAN. DETENTION AND STORMWATER QUALITY FOR THE SUBJECT SITE IS PROVIDED BY THE EXISTING REGIONAL POND LOCATED SOUTH OF LOWE'S ON THE NORTH CORNER OF THE INTERSECTION OF U.S. HIGHWAY 85 AND MEADOWS PARKWAY AS DESCRIBED IN THE PHASE III DRAINAGE REPORT, CASTLE PINES COMMERCIAL FILING 10A, PART 2 - LOWE'S DETENTION PONDS (EAST PLUM CREEK TRIBUTARIES B2 & C PONDS), PREPARED BY CIVIL DESIGN GROUP, INC.; DATED AUGUST 20, 2007.

NATURAL FEATURES

BASED ON REVIEW OF THE DESIGN TOPOGRAPHIC SURVEY, LOTS 1, 2 AND 3, BLOCK 1 CASTLE PINES COMMERCIAL FILING NO. 5 SITUATED IN THE N 1/2 OF SECTION 27, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CASTLE ROCK OUTLET SHOPS, PREPARED BY ENGINEERING SERVICE COMPANY, DATED REVISED 09/01/2018; CONSIDERATION OF SIGNIFICANT NATURAL FEATURES IS NOT APPLICABLE TO THE SUBJECT SITE.



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ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

OUTLETS AT CASTLE ROCK -PAD B1

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: DEK

DRAWN: DJM

REVIEWED: DEK

FIELD BOOK NO.:

SHEET TITLE:

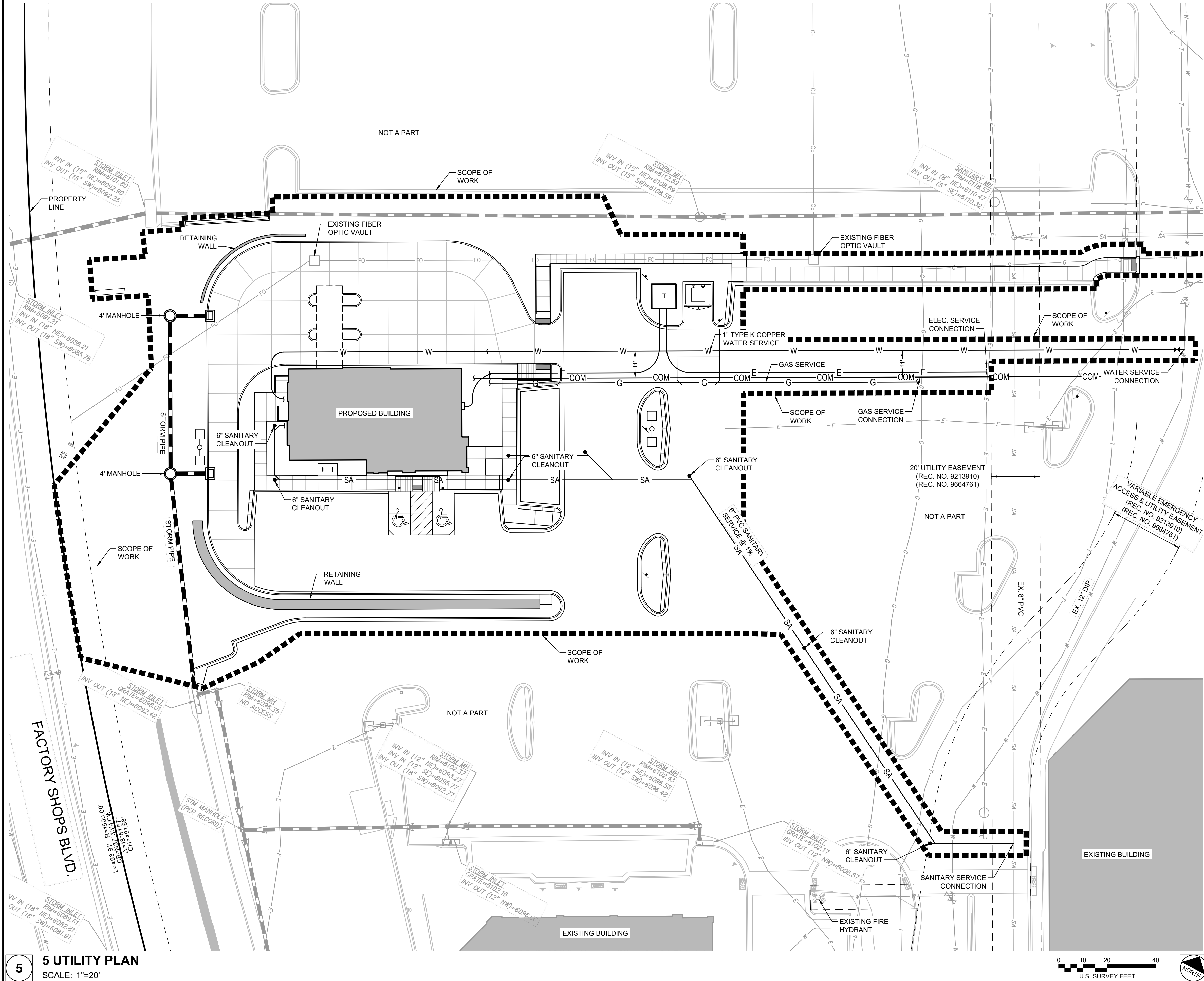
GENERAL GRADING PLAN

SHEET NUMBER:

4

4 of 10

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



LEGEND

- CONCRETE PAVEMENT
- VERTICAL CURB AND GUTTER (CATCH), REFER TO TOCR DETAIL CG-1, VC1
- VERTICAL CURB AND GUTTER (SPILL), REFER TO TOCR DETAIL CG-1, VC1
- WATER WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- UNDERDRAIN CLEANOUT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER SERVICE LINE
- PVC FIRE LINE
- ELECTRIC LINE
- GAS LINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MONITORING WELL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL BOX
- EXISTING GAS METER
- EXISTING CABLE RISER
- EXISTING IRRIGATION BOX
- PROPERTY LINE
- EASEMENT LINE
- PROPERTY ADJACENT LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- NEW LIGHT POLE

GENERAL NOTES

TOWN OF CASTLE ROCK UTILITY NOTES

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



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ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

OUTLETS AT CASTLE ROCK -PAD B1

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: DEK

DRAWN: DJM

REVIEWED: DEK

FIELD BOOK NO.:

SHEET TITLE:

GENERAL UTILITY PLAN

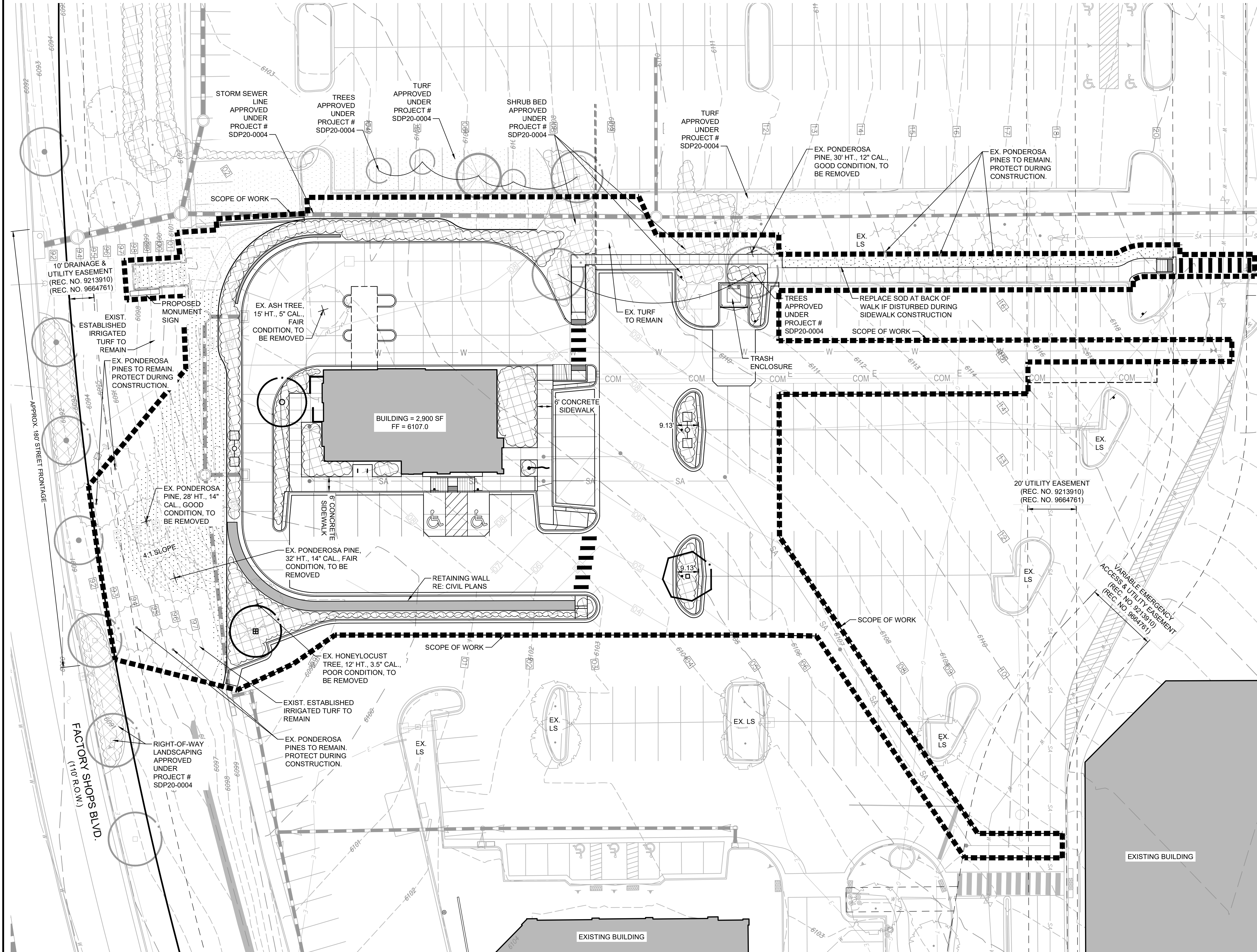
SHEET NUMBER:

5

5 of 10

PROJECT NO. SDP24-0024

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



LEGEND

	CONCRETE PAVEMENT
	VERTICAL CURB AND GUTTER (CATCH), REFER TO COA DETAIL S7.1
	VERTICAL CURB AND GUTTER (SPILL), REFER TO COA DETAIL S7.1
	WATER WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN INLET
	UNDERDRAIN CLEANOUT
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER SERVICE LINE
	PVC FIRE LINE
	ELECTRIC LINE
	GAS LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MONITORING WELL
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING LIGHT POLE
	EXISTING ELECTRICAL BOX
	EXISTING GAS METER
	EXISTING CABLE RISER
	EXISTING IRRIGATION BOX
	PROPERTY LINE
	EASEMENT LINE
	PROPERTY ADJACENT LINE
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	NEW LIGHT POLE

LANDSCAPE KEY

SYMBOL	QTY	DESCRIPTION
	5	DECIDUOUS SHADE TREE (VERY LOW - LOW WATER HYDROZONE)
	2	DECIDUOUS SHADE TREE (SHUMMARD OAK) APPROVED UNDER PROJECT # SDP20-0004 (LOW WATER HYDROZONE)
	4	EXISTING PINE (PONDEROSA) TO REMAIN (LOW HYDROZONE)
	2	EXISTING DECIDUOUS SHADE TREE TO BE REMOVED
	3	EXISTING PINE TO BE REMOVED
		MIXED SHRUB BED (VERY LOW - LOW HYDROZONE)
		TURF MASTERS NATURE'S PRAIRIE IRRIGATED SOD (LOW HYDROZONE)
		MIXED SHRUB BED APPROVED UNDER PROJECT # SDP20-0004 (VERY LOW - MODERATE HYDROZONE)
		TURF MASTERS NATURE'S PRAIRIE IRRIGATED SOD APPROVED UNDER PROJECT # SDP20-0004 (LOW HYDROZONE)
		EXISTING ESTABLISHED IRRIGATED TURF ON REDUCED WATER SCHEDULE (LOW HYDROZONE)

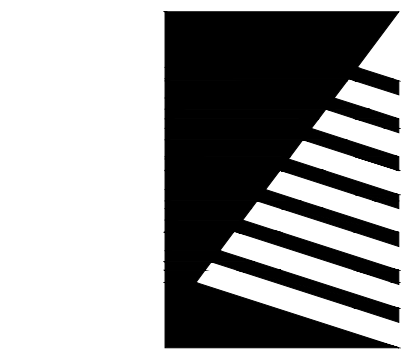
IRRIGATION NOTES

- IRRIGATED LANDSCAPE AREAS GREATER THAN 5,000 SQUARE FEET ARE TO BE SUPPLIED BY A DEDICATED IRRIGATION METER AND SERVICE LINE.
- ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED, ZONED SEPARATE FROM TURF AREAS. TREES IN NON-IRRIGATED SEED AREAS SHALL BE DRIP IRRIGATED. SODDED/SEEDED TURF AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- EXISTING OVERHEAD IRRIGATION IS ALLOWED TO REMAIN IN AREAS OF ESTABLISHED TURF.

PREPARED UNDER THE DIRECT SUPERVISION OF
MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT.
REGISTRATION NO. 854 FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.

CASTLE ROCK WATER
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/25

PROJECT NO. SDP24-0024



Farnsworth GROUP

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Project Status
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PROJECT:
CRAIG REALTY GROUP

OUTLETS AT CASTLE ROCK -PAD B1

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: MH

DRAWN: MH

REVIEWED: JS

FIELD BOOK NO.:

SHEET TITLE:

GENERAL LANDSCAPE PLAN

SHEET NUMBER:

6

6 OF 10

I:\moad\1\A\2024\0240544.00 - Pad B1\04_Drawings\DWG\SDP V LANDSCAPE NOTES & WORKSHEETS.dwg | 11/22/2024, 2:56 PM |

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15

FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:

Michael Haaf

Town of Castle Rock Registration #

15-1105

Company Name:

Farnsworth Group

Phone:

720-743-2793

Project Name:

Outlets @ Castle Rock - Pad B1, TOC Project No. SDP24-000xx

State of Colorado License Landscape Architect #

854

Address:

5613 DTC Parkway, Suite 1100

Email:

mhaaf@f-w.com

Date:

8/13/2024

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)
54,975	5,498	11,255	5,815	11	11	22	158	4 cu. yds./1,000 sf
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	4,123	11,255	5,192	1,374	623	5	5	Yes_X___ No_____

LANDSCAPE AREAS
TO BE TIED TO
EXISTING MALL
SYSTEM

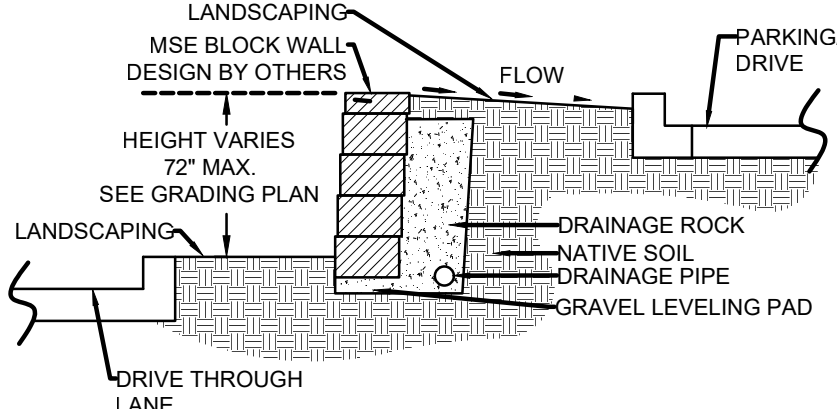
Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
14,793	1,479	911	802	3	3	6	26
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
30	2		2	2	2	8	12

*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.

STREETSCAPE* - SPECIES, SPACING & QUANTITY APPROVED UNDER PROJECT # SDP20-0004

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
Factory Shops Blvd	180	5	0	4	20	31
		0		(FUTURE STORM SEWER LINE RESTRICTS PLACEMENT OF 5TH TREE @ 40' O.C.)	0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	

*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.



TYPICAL RETAINING WALL SECTION



RETAINING WALL A
NOT TO SCALE

PLANT SCHEDULE

NOTE: QUANTITIES FOR LANDSCAPE AREA WITHIN THE SCOPE OF WORK

DECIDUOUS SHADE TREES	HYDROZONE	Very Low - Low	QUANTITY	5
-----------------------	-----------	----------------	----------	---

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

DECIDUOUS SHADE TREES	HYDROZONE		QUANTITY	
-----------------------	-----------	--	----------	--

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

EVERGREEN TREES	HYDROZONE	Very Low - Low	QUANTITY	6
-----------------	-----------	----------------	----------	---

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	Very Low - Low	QUANTITY	134
------------------	-----------	----------------	----------	-----

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

EVERGREEN SHRUBS	HYDROZONE	Very Low - Low	QUANTITY	28
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SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES	HYDROZONE	Very Low - Low	QUANTITY	174
--------------------	-----------	----------------	----------	-----

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

PERENNIAL PLANTING BEDS	HYDROZONE	Very Low - Low	AREA	39
-------------------------	-----------	----------------	------	----

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 TURF	HYDROZONE	Low	AREA	6,553
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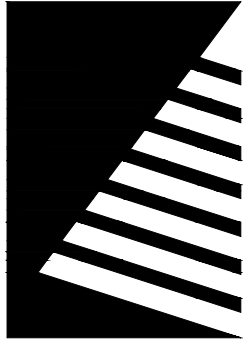
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON

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

*Choose one symbol for each tree category.
**Choose one pattern for each category of ground cover, shrubs, and grasses.

LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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.



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

OUTLETS AT
CASTLE ROCK
-PAD B1

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: MH

DRAWN: MH

REVIEWED: JS

FIELD BOOK NO.:

SHEET TITLE:

GENERAL
LANDSCAPE NOTES
& WORKSHEETS

SHEET NUMBER:

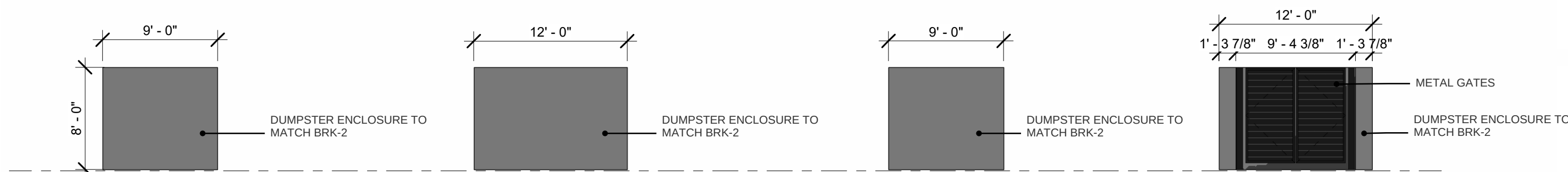
7

7 of 10

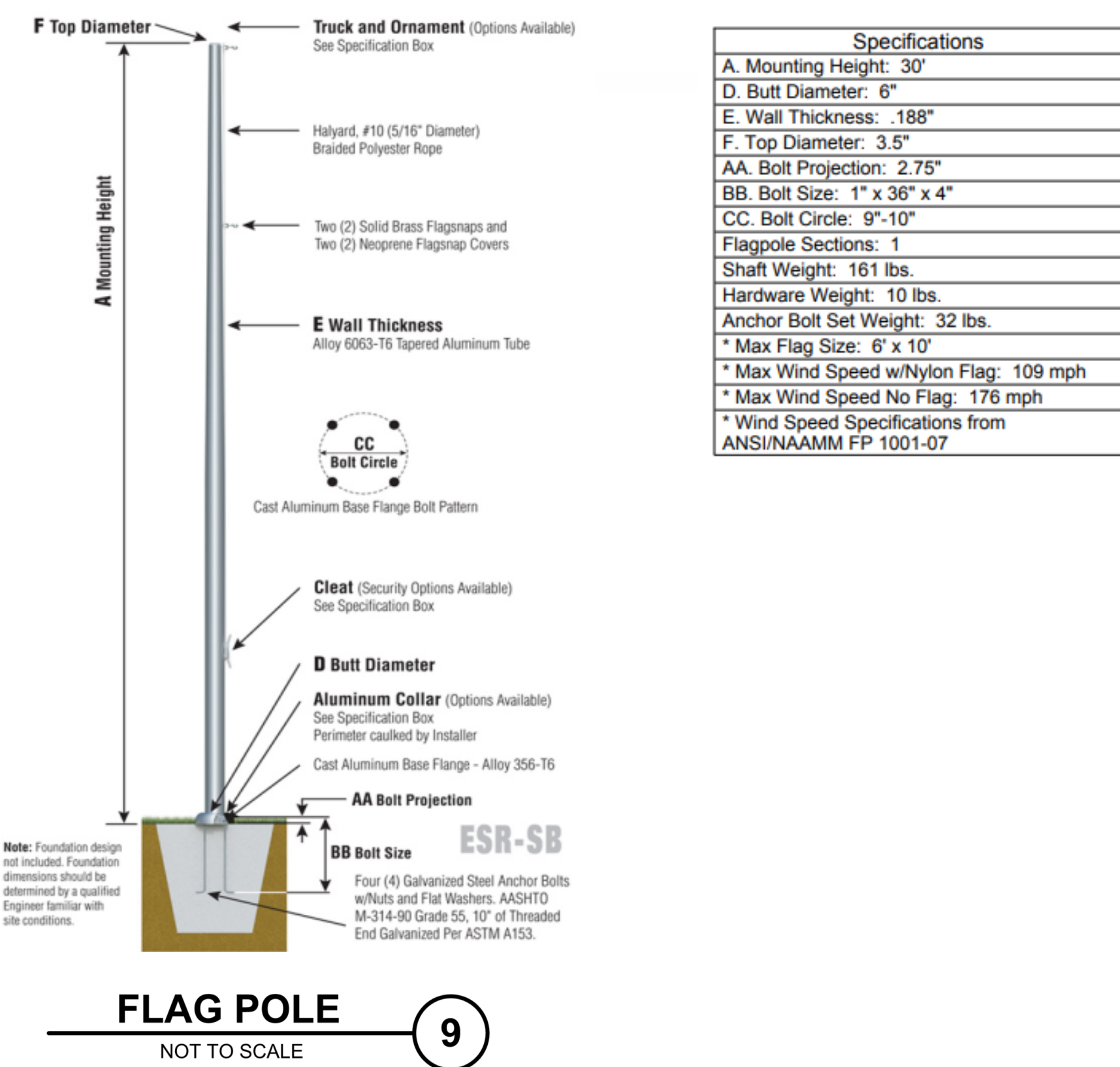
PROJECT NO. SDP24-0024

CASTLE ROCK WATER
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. 15-1105 ISSUED 04/14/15 EXPIRES 04/30/25

SITE DEVELOPMENT PLAN, AMENDMENT NO. 15
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



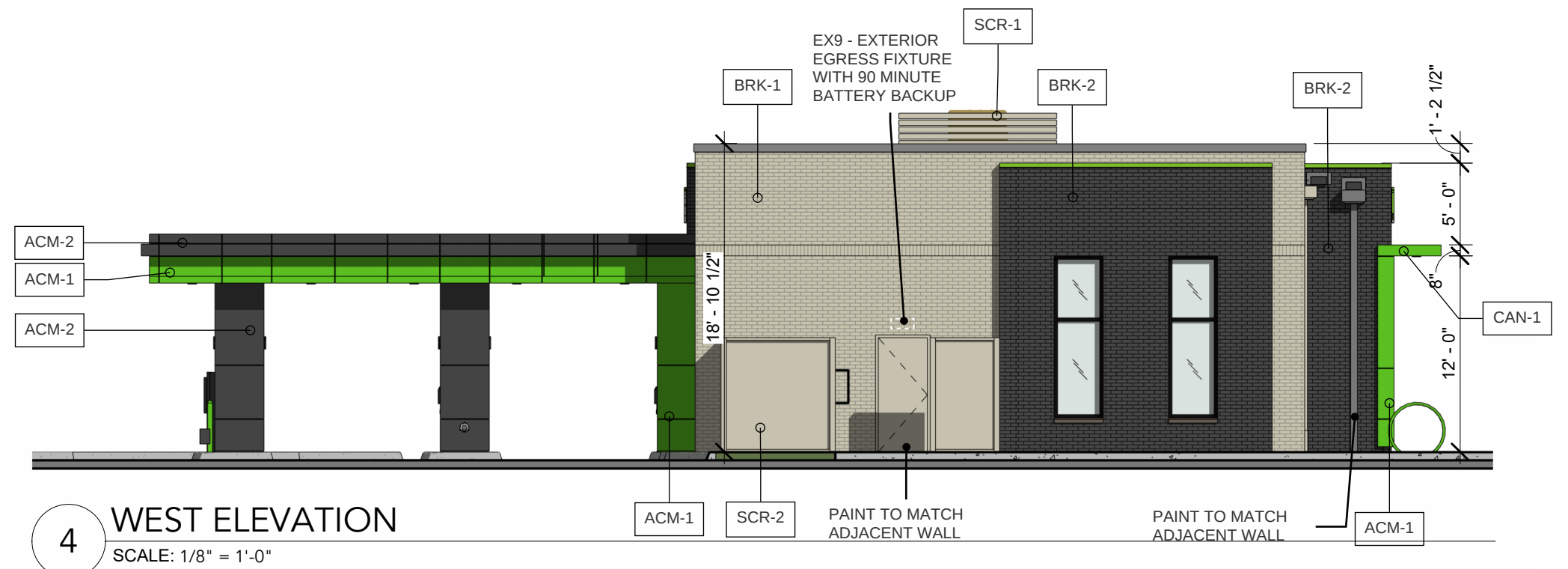
8 DUMPSTER WEST ELEV. SCALE: 1/8" = 1'-0"
7 DUMPSTER NORTH ELEV. SCALE: 1/8" = 1'-0"
6 DUMPSTER EAST ELEV. SCALE: 1/8" = 1'-0"
5 DUMPSTER SOUTH ELEV. SCALE: 1/8" = 1'-0"



FLAG POLE
NOT TO SCALE

EXTERIOR FINISH SCHEDULE

BRICK	MISC
BRK-1 DESCRIP: FIELD BRICK : BUFF MANUF: PALMETTO BRICK COMPANY STYLE: MODULAR COLOR:WHITE STONE WIRECUT NOTE: CONTACT: KEVIN PERCIAK 216-831-9116 EXT. 34	CAN-1 DESCRIP: CANOPY MANUF: MAPES COLOR:TO MATCH SHERWIN WILLIAMS SW6122 OUTRAGEOUS GREEN CONTACT: ADAM BRADFIELD 888-273-1132 NOTE: GC TO COORDINATE W/ STRUCTURAL DRAWINGS & MAPES MFG. SEE SPECIFICATIONS PROJECT MANUAL FOR ADDITIONAL INFO
BRK-2 DESCRIP: ACCENT BRICK : GREY MANUF: ENDICOTT CLAY PRODUCTS CO. STYLE: VELOUR MODULAR COLOR: MANGANESE IRONSPOT NOTE: CONTACT: KEVIN PERCIAK 216-831-9116 EXT. 34	ACM-1 DESCRIP: ALUMINUM COMPOSITE PANEL MANUF: LAMINATORS, INC. COLOR:CUSTOM-MATCH SW6122 OUTRAGEOUS GREEN NOTE: SEE SPECIFICATIONS FOR INSTALLATION
SCR-1 DESCRIP: ALUMINUM LOUVER EQUIPMENT SCREEN MANUF: CURBS PLUS NU-VUE COLOR: WARM WHITE NOTE: MATCH SCREEN HEIGHT TO RTU HEIGHT	ACM-2 DESCRIP: ALUMINUM COMPOSITE PANEL MANUF: LAMINATORS, INC. COLOR:CUSTOM-MATCH HC-166 KENDALL CHARCOAL NOTE: SEE SPECIFICATIONS FOR INSTALLATION
SCR-2 DESCRIP: PERFORATED PANEL EQUIPMENT SCREEN MANUF: TO BE PROVIDED BY GC COLOR: LIGHT IVORY NOTE: STAGGERED PATTERN 3/8" DIAMETER ROUND PERFS. ON 9/16" CENTERS. SEE DETAILS ON AS100 FOR INSTALLATION.	



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

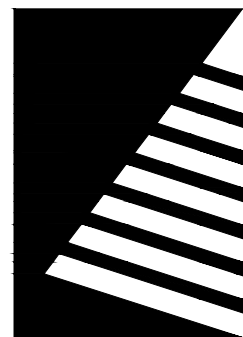


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NO. SDP24-0024



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www.f-w.com
Engineers | Architects | Surveyors | Scientists

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

vocon.partners LLC

ISSUE:	#	DATE:	DESCRIPTION:
	1	06/10/2024	SDP SUBMITTAL
	2	09/11/2024	SDP SUBMITTAL

PROJECT:
CRAIG REALTY GROUP

**OUTLETS AT
CASTLE ROCK
-PAD B1**

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: SA

DRAWN: SA

REVIEWED: EH

FIELD BOOK NO.:

SHEET TITLE:

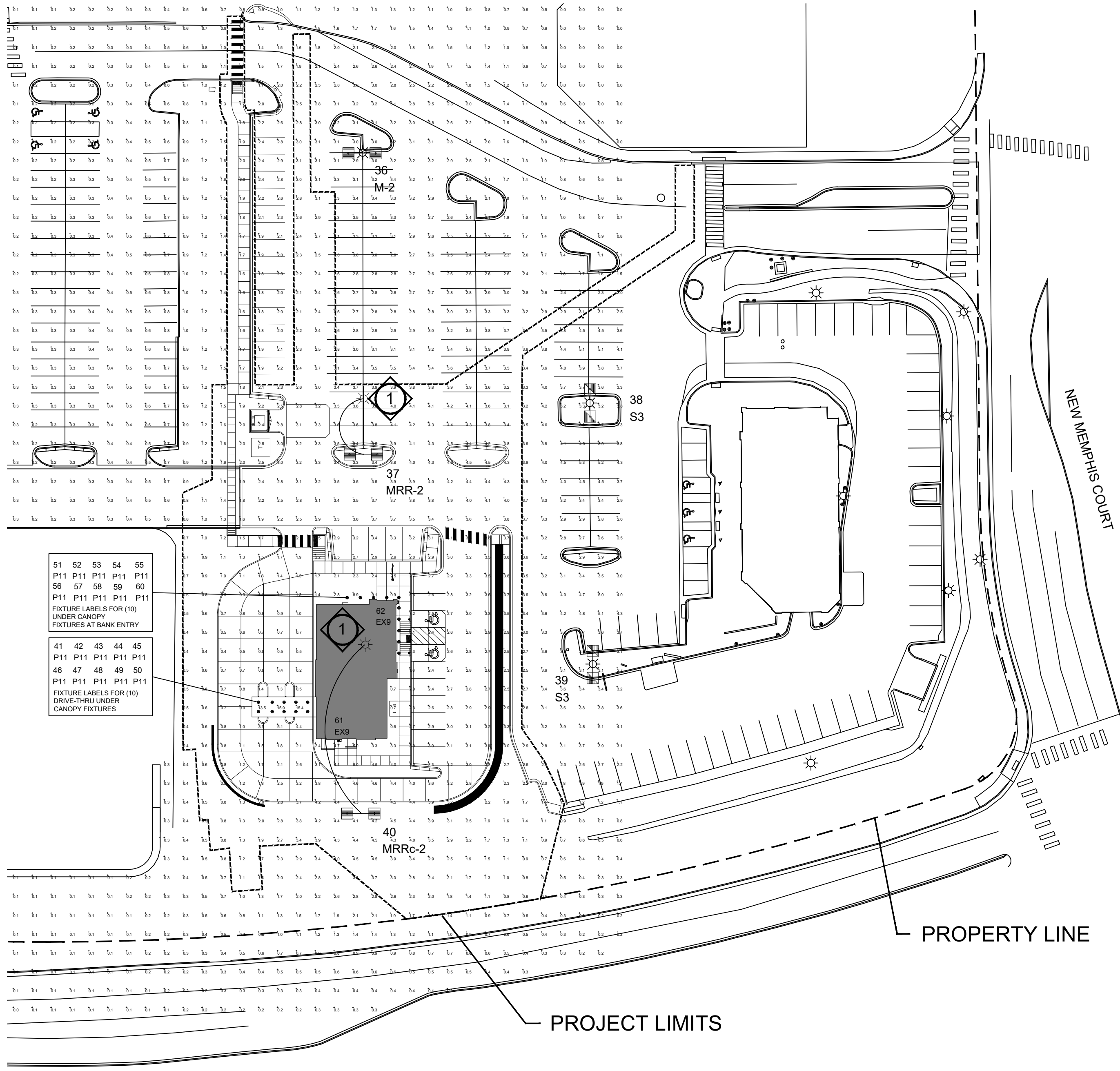
**BUILDING AND
DUMPSTER
ELEVATIONS**

SHEET NUMBER:

8

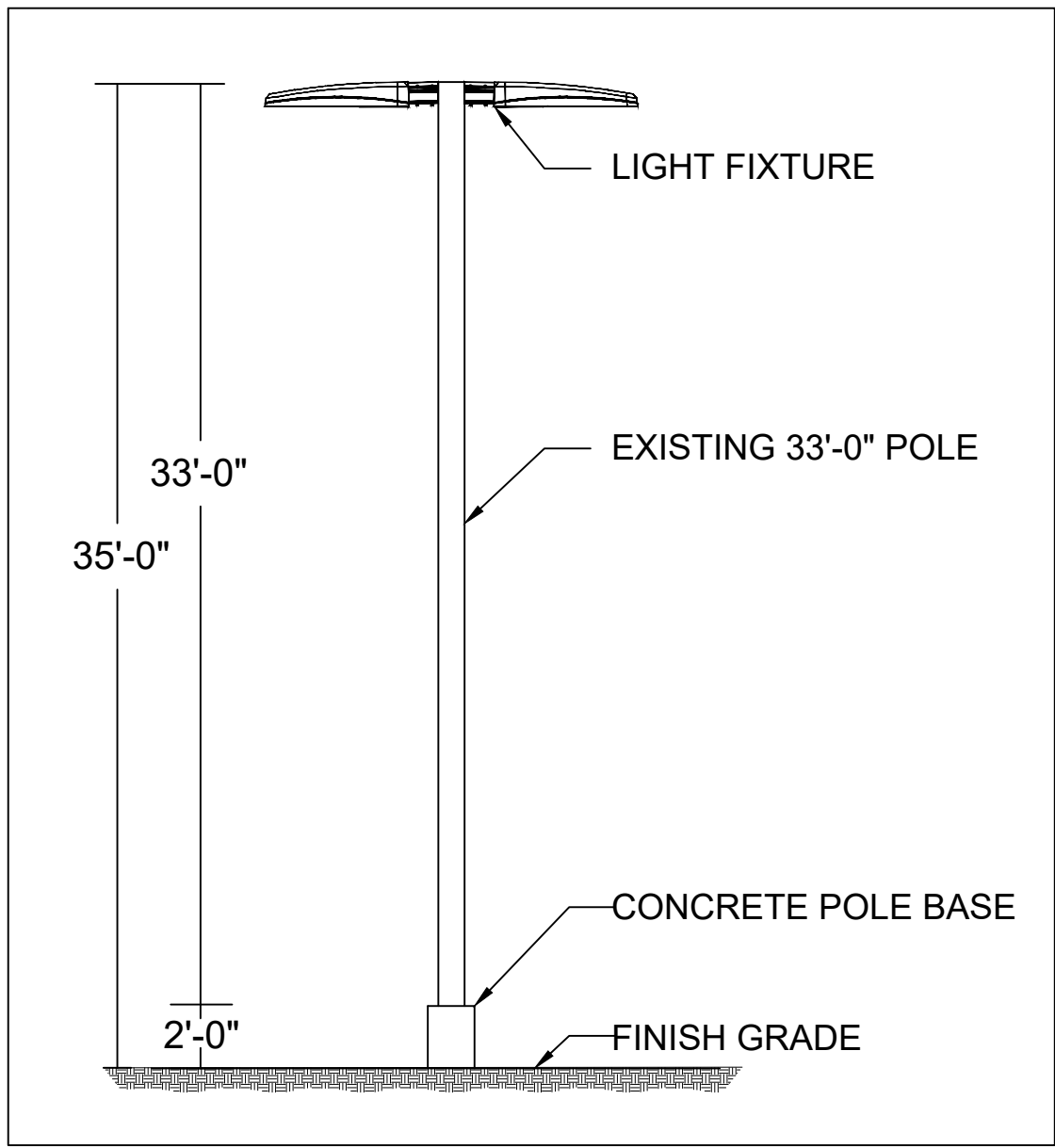
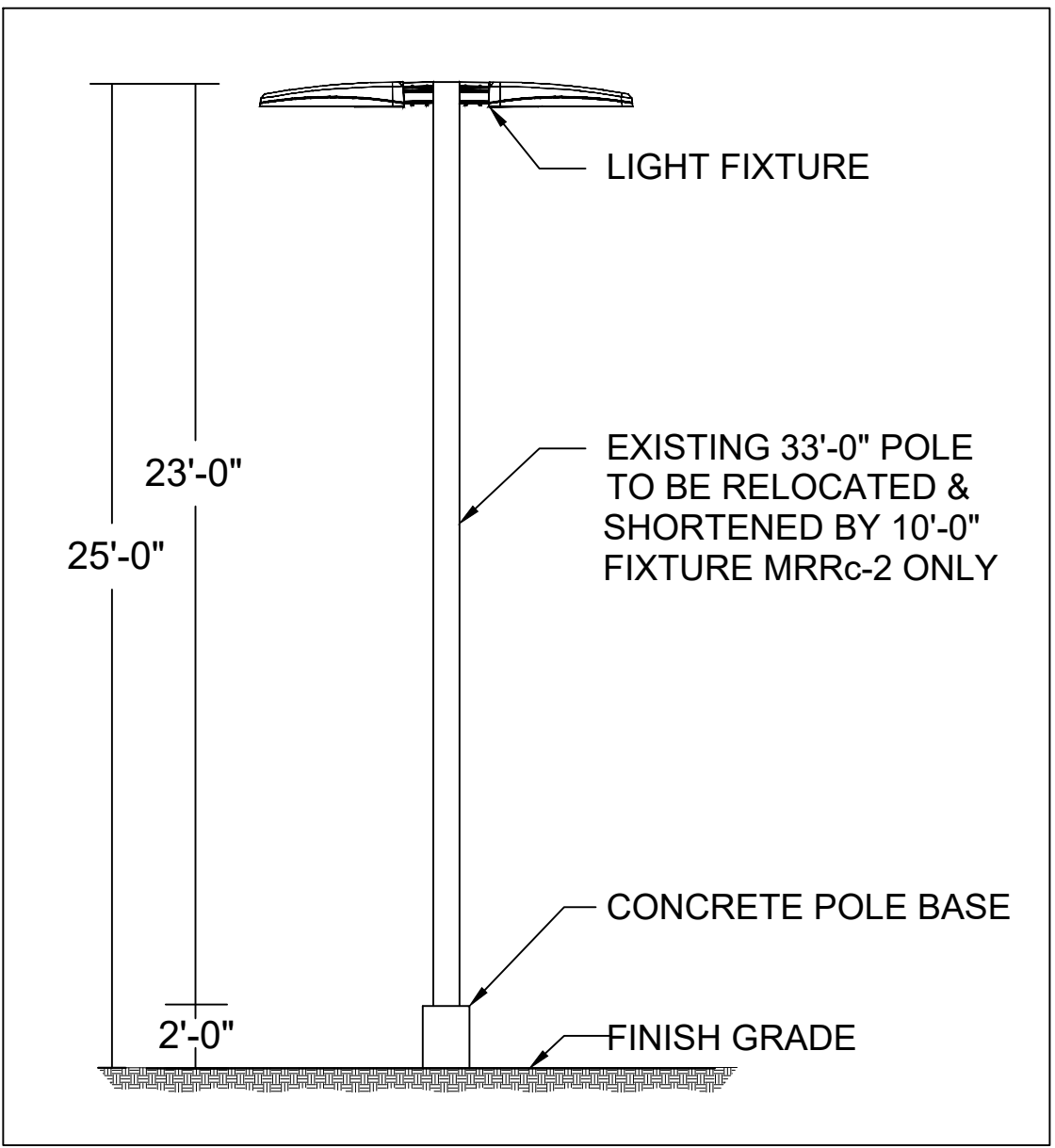
8 of 10

SITE DEVELOPMENT PLAN, AMENDMENT NO.
FOR A PORTION OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE N 1/2 OF SECTION 27, TOWNSHIP 7S., RANGE 67W., OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP24-0024



GENERAL NOTES SDP CHECKLIST

1. LIGHT LOSS FACTOR (LLF) = 1.0 AND IS INDICATED ON THE LUMINAIRE SUMMARY TABLE.
2. HOURS OF LIGHTING ARE 7PM-6AM SUMMER & 4:30PM-6AM WINTER. TIME CLOCKS SHALL BE USED TO CONTROL HOURS OF OPERATION.
3. REDEVELOPMENT AREA INCLUDES PARKING & PEDESTRIAN TRAFFIC. EXISTING LIGHT FIXTURES ARE RELOCATED TO PROVIDE SAFE LIGHT LEVELS AT THE REDEVELOPMENT.
4. FULL CUTOFF FIXTURES ARE EXISTING & ARE BEING REUSED/RELOCATED. THIS WILL MINIMIZE LIGHT POLLUTION AND TRESPASS TO ADJACENT PROPERTIES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.
THIS PROPOSED LIGHTING PLAN DOES NOT HAVE ANY TYPE IV FIXTURES.



KEY NOTES

- 1** EXISTING CONCRETE FOOTINGS FROM RELOCATED POLES TO BE REMOVED FROM SERVICE. TYPICAL (2) LOCATIONS.

1 **SITE LIGHTING PHOTOMETRIC PLAN - PAD B1**
SCALE: 1"= 40'-0"

2 **POLE DETAILS - FIXTURES M-2, MRR-2, S3**
SCALE: NTS

3 **POLE DETAIL - FIXTURE MRRc-2**
SCALE: NTS

LUMINAIRE SCHEDULE - FIXTURES SHOWN ON THIS PLAN ONLY

Symbol	Qty	Label	Arranged	Description	BUG Rating
	2	EX9	SINGLE	NEW EGRESS FIXT 7W LED T3 8'-0 MTG HT (4000K/722 LUMENS) LUMARK XTOR1	B0-U0-G0
	1	M-2	BACK-BACK	NEW PHASE 2 FIXT 264W LED T5 35'-0 MTG HT (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ	B5-U0-G5
	1	MRR-2	BACK-BACK	RELOCATE POLE (PAD B1) NEW BASE & FIXT 264W LED T5 35'-0 MTG HT (4000K/39097 LUMENS) LUMARK PRV-XL-C125-D-UNV-T5-BZ	B5-U0-G5
	1	MRRc-2	BACK-BACK	RELOCATE POLE (PAD B1) NEW BASE & NEW FIXT 176W LED T5 CUT POLE TO 25'-0 MTG HT (4000K/28129 LUMENS) LUMARK PRV-XL-C75-D-UNV-T5-BZ	B5-U0-G5
	20	P11	SINGLE	NEW ROUND RECESSED UNDER CANOPY FIXT 8W LED WIDE OPTIC (4000K/780 LUMENS) LF ILLUMINATION 5911-1AA-T-08C-8040-W-XXX-SS	B1-U1-G0
	2	S3	BACK-BACK	EXIST QDOBA FIXT 344W LED T3 35'-0 MTG HT (4000K/39709 LUMENS) KIM LIGHTING ALTITUDE 300 2SB-ALT-3-P-35-300L-4K	B4-U0-G5

FOR NATIONAL ACCOUNT MATERIAL PURCHASING AND PRICING INFORMATION PLEASE CONTACT:

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

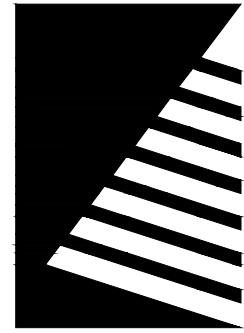
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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.684.1548

PROJECT NO. SDP24-0024



Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status

NOT FOR CONSTRUCTION

PROJECT:
CRAIG REALTY GROUP

**OUTLETS AT
CASTLE ROCK
-PAD B1**

5050 FACTORY SHOPS BLVD.
CASTLE ROCK, CO 80108

DATE: 2/12/2025

DESIGNED: CH

DRAWN: CH

REVIEWED: XX

FIELD BOOK NO.:

SHEET TITLE:

ILLUMINATION PLAN

SHEET NUMBER:

9

9 OF 10

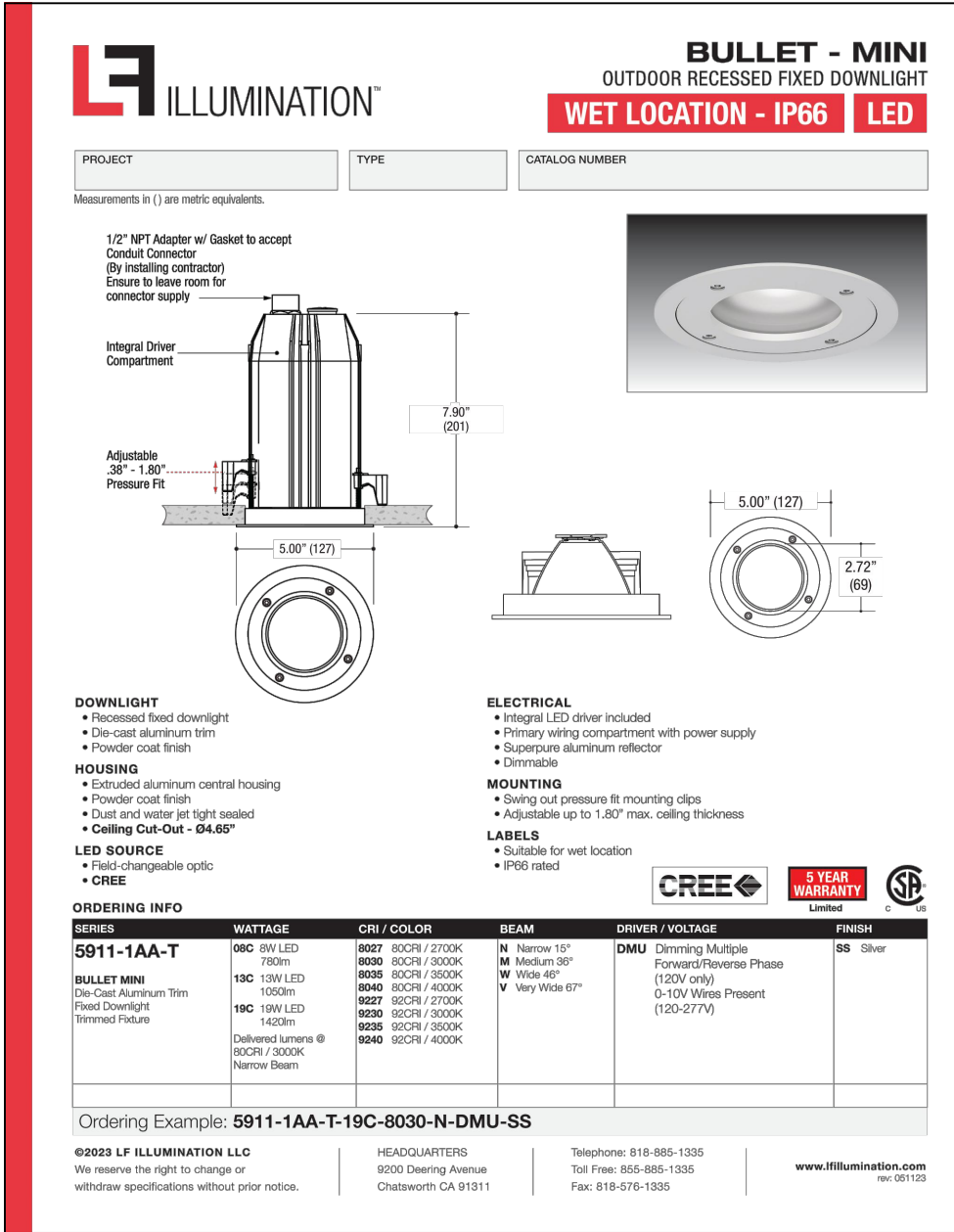
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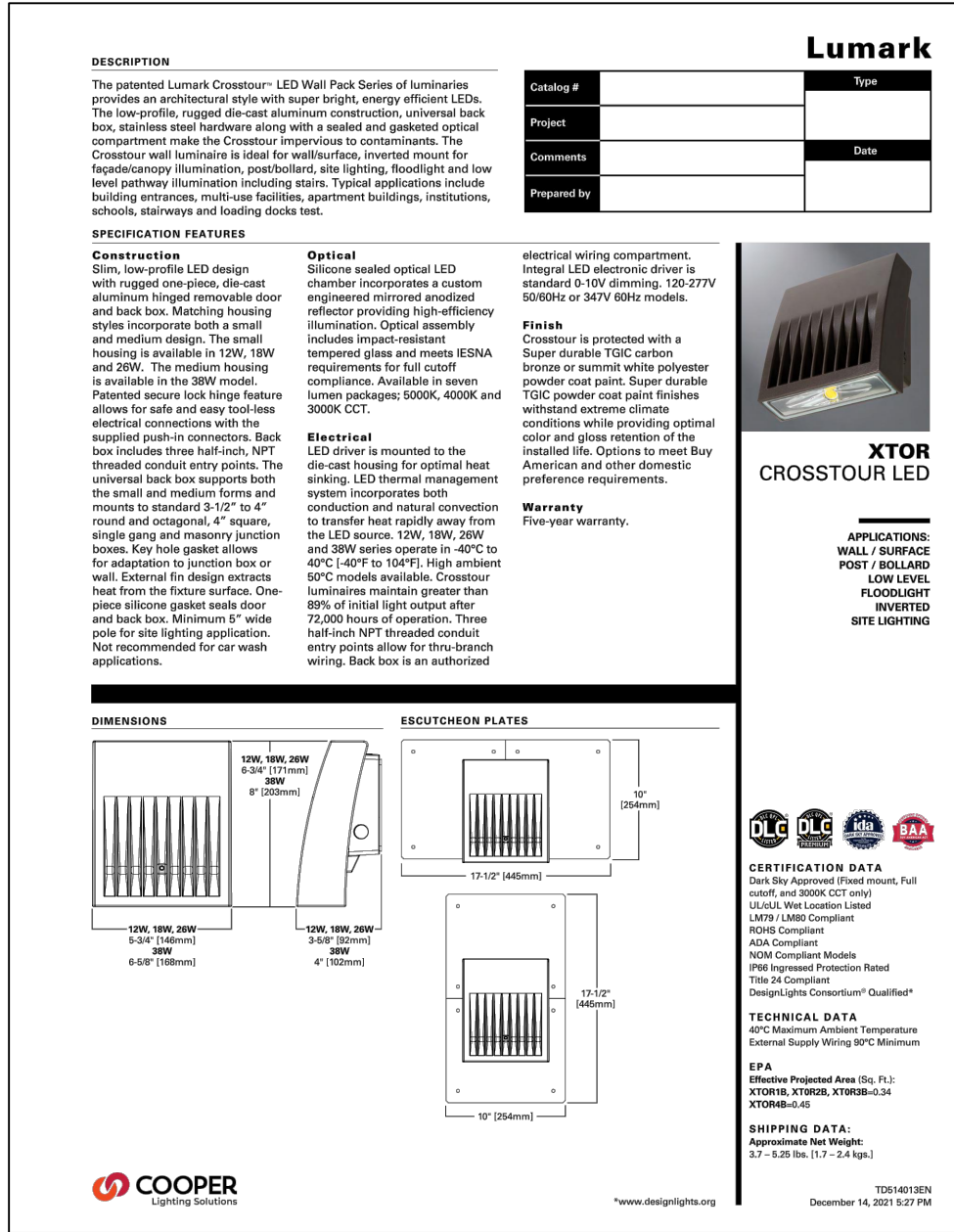
1 FIXTURE TYPE M-2, MRR-2, MRRc-2
SPECIFICATION SHEET



2 EXISTING FIXTURE TYPE S3
FIXTURE IMAGE



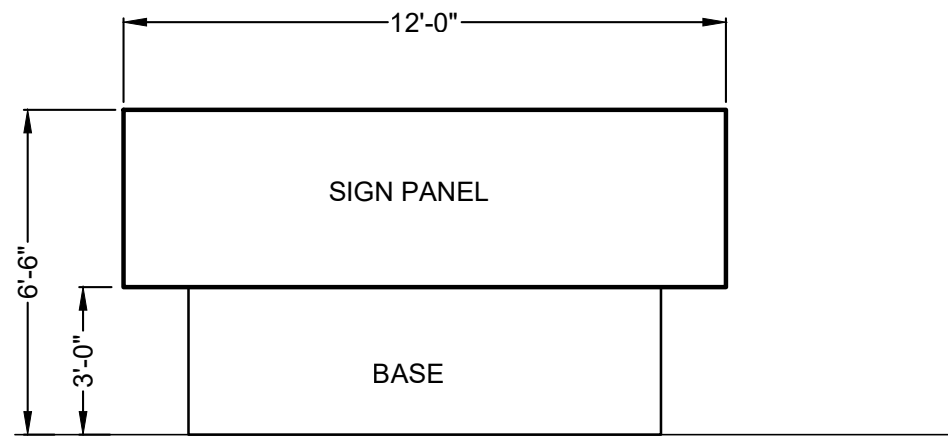
3 FIXTURE TYPE P11
SPECIFICATION SHEET



4 FIXTURE TYPE EX9
SPECIFICATION SHEET

Site Luminaire Summary Table - Fixtures Shown On This Plan Only																		
Luminaire																		
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	Light loss factor	Fixture Finish
M-2	COOPER LIGHTING	Prevail XL	PRV-XL-C125-D-XXX-T5-SA-XX	NEW PHASE 2 FIXT	Y	T5	120-277V	0-10V	1	Arm mount	35'-0"	1	T5	264	39097	4000K	1.0	BRONZE
MRR-2	COOPER LIGHTING	Prevail XL	PRV-XL-C125-D-XXX-T5-SA-XX	RELOCATED POLE, NEW BASE & FIXT	Y	T5	120-277V	0-10V	1	Arm mount	35'-0"	1	T5	264	39097	4000K	1.0	BRONZE
MRRc-2	COOPER LIGHTING	Prevail XL	PRV-XL-C75-D-UNV-T5-BZ	RELOCATED POLE, NEW BASE & FIXT	Y	T5	120-277V	0-10V	1	Arm mount	25'-0"	1	T5	176	28129	4000K	1.0	BRONZE
S3	KIM LIGHTING	Altitude	300 2SB-ALT-3-P-35-300L-4K	EXISTING QDOBA FIXT	Y	T3	120-277V	0-10V	2	Arm mount	35'-0"	2	T3	344	39709	4000K	1.0	BRONZE
P11	LF ILLUMINATION	5911	5911-1AA-T-08C-8040-W-XXX-BZ	ROUND UNDER CANOPY FIXT	Y	T5	120-277V	0-10V	20	Recessed	10' & 12'	20	T5	8	780	4000K	1.0	SILVER
EX9	LUMARK	XTOR	XTOR1	EGRESS FIXTURE	Y	T3	120-277V	NO	2	Wall Mount	8'	2	T3	7	722	4000K	1.0	WHITE_BRONZE

Calculation Summary Pad B1						
Label	Calc Type	Units	Average	Min	Max	Max/Min
PAD B1	Illuminance	Footcandles	2.94	0.2	15.9	79.50



1. INSTALL MONUMENT SIGN PER TOWN AND OUTLETS AT CASTLE ROCK STANDARDS.
2. BASE SHALL BE ALUMINUM COMPOSITE PANEL, COLOR HC-166 KENDALL CHARCOAL TO MATCH BUILDING.
3. UPPER BOX SHALL BE ALUMINUM COMPOSITE PANEL, COLOR SW6122 OUTRAGEOUS GREEN TO MATCH BUILDING.

MONUMENT SIGN

NOT TO SCALE

FOR NATIONAL ACCOUNT MATERIAL
PURCHASING AND PRICING INFORMATION
PLEASE CONTACT:

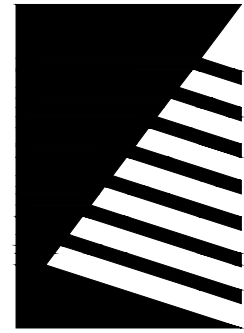
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ILLUMINATION DETAILS

SHEET NUMBER:

10

10 OF 10