THIS DOCUMENT, TOGETHER WITH THE CONCEPTS & DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF & IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION & ADAPTATION BY NFOU & KIMLEY-HORN & ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO NFOU & KIMLEY-HORN & ASSOCIATES, INC.

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

TOWN SDP GENERAL NOTES

1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED B-BUSINESS.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0186G DATED 03/16/2016.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 SDP GENERAL NOTES (FIRE NOTES)

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0186G AND DATED MARCH 16, 2016 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

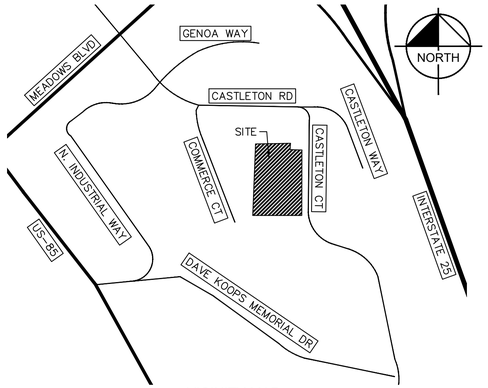
LEGAL DESCRIPTION

LOT 3A, CASTLETON CENTER, FILING NO. 2, 2ND AMENDMENT, AS DESCRIBED IN LOT LINE VACATION APPROVAL CERTIFICATE RECORDED NOVEMBER 26, 2001 IN BOOK 2189 AT PAGE 2159, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK AND BASIS OF BEARINGS STATEMENT

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF LOT 3A, CASTLETON CENTER FILING NO. 2, 2ND AMENDMENT, WHICH BEARS N00°09'06"E BETWEEN THE MONUMENTS SHOWN HEREON.
COUNTY OF DOUGLAS BENCH MARK "257" LOCATED AT 2 MILES NORTH FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD STATION, 0.5 MILES SOUTH OF MILEPOST 30.

ELEVATION = 6118.70 FEET (NAVD 1988)



VICINITY MAP
GRAPHIC SCALE IN FEET
0 250 500 1000

PURPOSE STATEMENT

THE PURPOSE OF THIS SDP IS FOR THE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY.

ZONING COMPARISON TABLE

Zoning Comparison		
Zoning	B-Business	
Use Area	Multi-Family - USBR Use By Special Review	
Lot, Block	3A	
Lot Size SF/ Acre	135,696 SF/ 3.11 Acres	
	Required	Provided
Use		Multi-Family
Maximum Building Coverage	35%	15%
Total Gross Floor Area	N/A	81,696
Minimum Front Yard Setback	15 FT	30.0 FT
Minimum Rear Yard Setback	Zero (0) FT	191.8 FT
Minimum Side Yard Setback	Zero (0) FT	37.9, 99.0 FT
Maximum Building Height	35 FT/ 50 FT By Special Review	50'-0"
Minimum Parking (Including ADA	160 (2 per unit X 80 units)	163
ADA Parking	6 (1 Van)	12 (2 Van)

SITE UTILIZATION TABLE

Site Utilization		
	S.F.	% of Total
Building Coverage	20,424 SF	15%
Parking Coverage	50,697 SF	37%
Landscape/ Open Space Coverage	56,191 SF	41%
Sidewalk/Misc Hardscape Area	8,384 SF	7%
TOTAL SITE AREA:	135,696 SF	100%

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	PARKING PLAN
4	GENERAL GRADING PLAN
5	GENERAL UTILITIES PLAN
6	FIRE ACCESS PLAN
7	FIRE ACCESS DETAILS
8	LANDSCAPE PLAN
9	LANDSCAPE SPECIFICATIONS
10	SITE SECTIONS
11	PHOTOMETRIC PLAN
12	PHOTOMETRIC DETAILS
13	BUILDING ELEVATIONS
14	BUILDING ELEVATIONS
15	3D VIEWS
16	3D VIEWS
17	3D VIEWS

DEVELOPER
TWG DEVELOPMENT
CONTACT SETH ATKINSON
1301 EAST WASHINGTON ST
SUITE 100
INDIANAPOLIS, IN 46202
PHONE (720) 752-9085

ARCHITECT
STUDIO ARCHITECTURE
CHRIS RUSSELL, AIA
3575 RINGSBY CT, SUITE 300
DENVER, CO 80216
(866) 529-9130

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
CHRISTOPHER HEPLER, PLA
6200 SOUTH SYRACUSE WAY
SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 228-2300

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
BRYCE CHRISTENSEN, P.E.
6200 SOUTH SYRACUSE WAY
SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 228-2339

SURVEYOR
ALTURA LAND CONSULTANTS
JESUS A. LUGO, PLS 38081
6950 S. TUCSON WAY
UNIT C
CENTENNIAL, CO 80122
(720) 488-1303

SURVEYOR'S CERTIFICATE

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

_____ _____
JESUS A. LUGO. PLS NO. 38081 DATE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

CIVIL ENGINEER'S STATEMENT

I, BRYCE CHRISTENSEN, BEING A LICENSED 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.

FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE
BRYCE CHRISTENSEN, PE CO 47935

OWNERSHIP CERTIFICATE

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

_____
ENTERPRISE LTD, A COLORADO CORPORATION

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20_____ BY _____AS_____OF_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

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

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF_____

20_____ BY _____AS AN AUTHORIZED REPRESENTATIVE

OF_____.
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF_____, 20_____.

_____ _____ _____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF_____, 20_____.

_____ _____ _____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

3161 N Castleton CT, Castle Rock CO 80104
CASTLETON HEIGHTS 10/06/2025
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OWNER | TWG Development, LLC
1301 E. Washington Street, Suite 100
Indianapolis, IN 46202

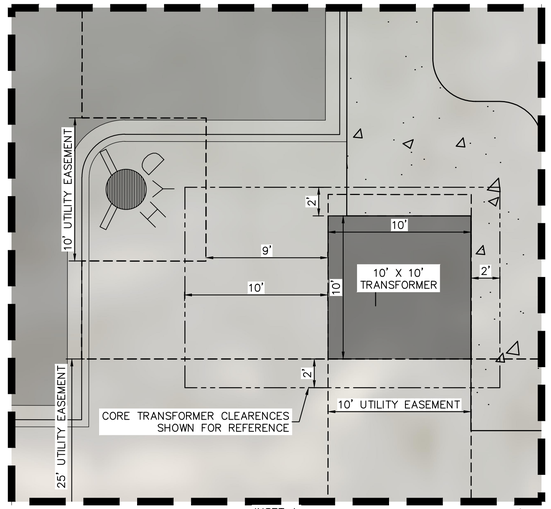
CONSULTANT | STUDIO | Architect Designer
3575 Ringsby Court 300A - Denver, CO - 80216

CONSULTANT | KIMLEY-HORN | Civil Engineer
6200 South Syracuse Way, Suite 300 - Greenwood Village, CO - 80111

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

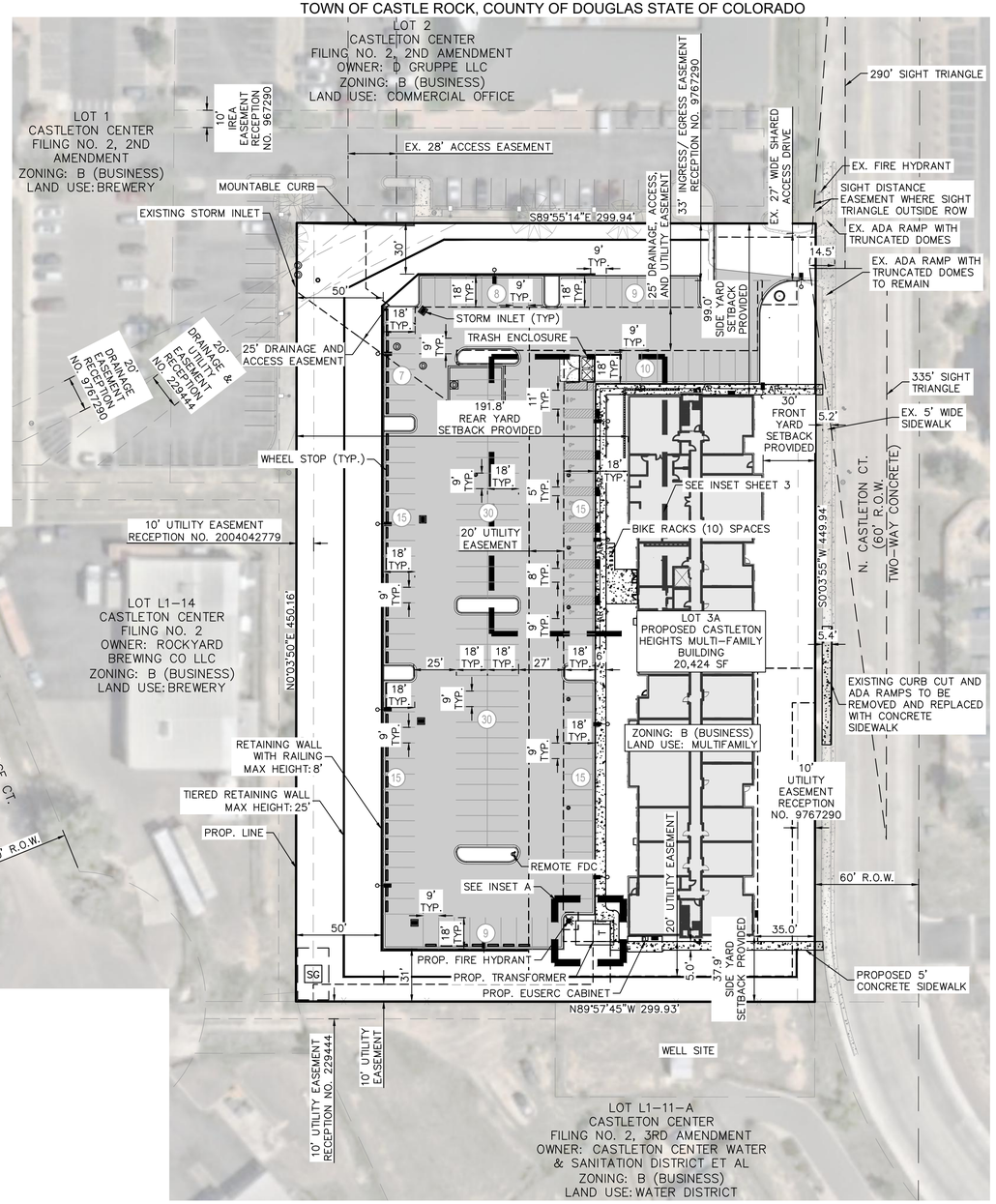
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



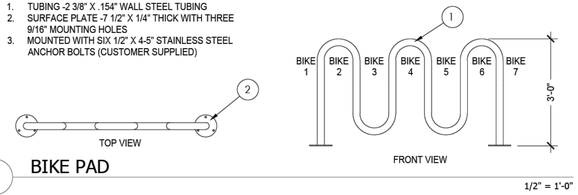
INSET A

GRAPHIC SCALE IN FEET
0 2.5 5 10

NORTH



MATERIALS LIST
1. TUBING -2 3/8" X .154" WALL STEEL TUBING
2. SURFACE PLATE -7 1/2" X 1/4" THICK WITH THREE 9/16" MOUNTING HOLES
3. MOUNTED WITH SIX 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)



2 BIKE PAD

1/2" = 1'-0"

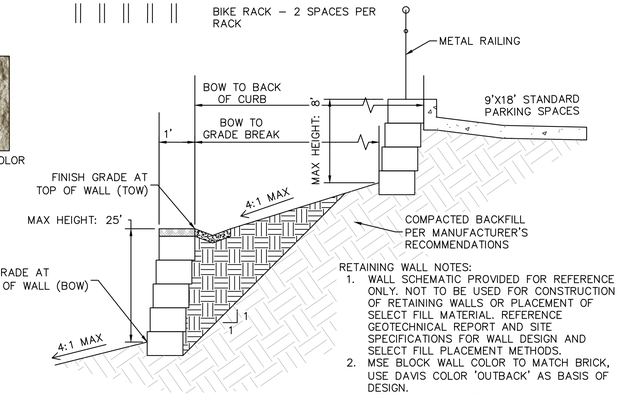
GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- R.O.W.
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING STRIPING
- # OF PROPOSED PARKING SPACES
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT
- PROPOSED RETAINING WALL
- STORM INLET
- STORM MANHOLE
- SEWER MANHOLE
- FDC
- HYDRANT
- BIKE RACK – 2 SPACES PER RACK

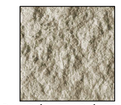
DAVIS 'OUTBACK' COLOR



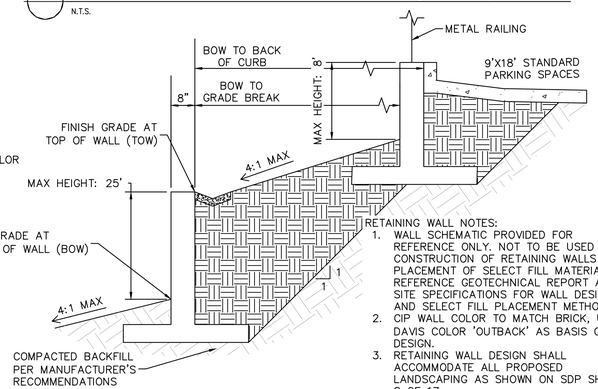
RETAINING WALL NOTES:
1. WALL SCHEMATIC PROVIDED FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION OF RETAINING WALLS OR PLACEMENT OF SELECT FILL MATERIAL. REFERENCE GEOTECHNICAL REPORT AND SITE SPECIFICATIONS FOR WALL DESIGN AND SELECT FILL PLACEMENT METHODS.
2. MSE BLOCK WALL COLOR TO MATCH BRICK, USE DAVIS COLOR 'OUTBACK' AS BASIS OF DESIGN.
3. RETAINING WALL DESIGN SHALL ACCOMMODATE ALL PROPOSED LANDSCAPING AS SHOWN ON SDP SHEET 8 OF 17.

1 MSE RETAINING WALL DETAIL (N.T.S.)

N.T.S.



DAVIS 'OUTBACK' COLOR



RETAINING WALL NOTES:
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2. CIP WALL COLOR TO MATCH BRICK, USE DAVIS COLOR 'OUTBACK' AS BASIS OF DESIGN.
3. RETAINING WALL DESIGN SHALL ACCOMMODATE ALL PROPOSED LANDSCAPING AS SHOWN ON SDP SHEET 8 OF 17.

2 CIP RETAINING WALL DETAIL (N.T.S.)

N.T.S.

3161 N Castleton CT, Castle Rock CO 80104
CASTLETON HEIGHTS 10/06/2025

OWNER | TWG Development, LLC
1301 E. Washington Street, Suite 100
Indianapolis, IN 46202

CONSULTANT | STUDIO | Architect Designer
3575 Ringsby Court 300A - Denver, CO - 80216

CONSULTANT | KIMLEY-HORN | Civil Engineer
6200 South Syracuse Way, Suite 300 - Greenwood Village, CO - 80111

SITE PLAN
2 OF 17
SDP25-0002

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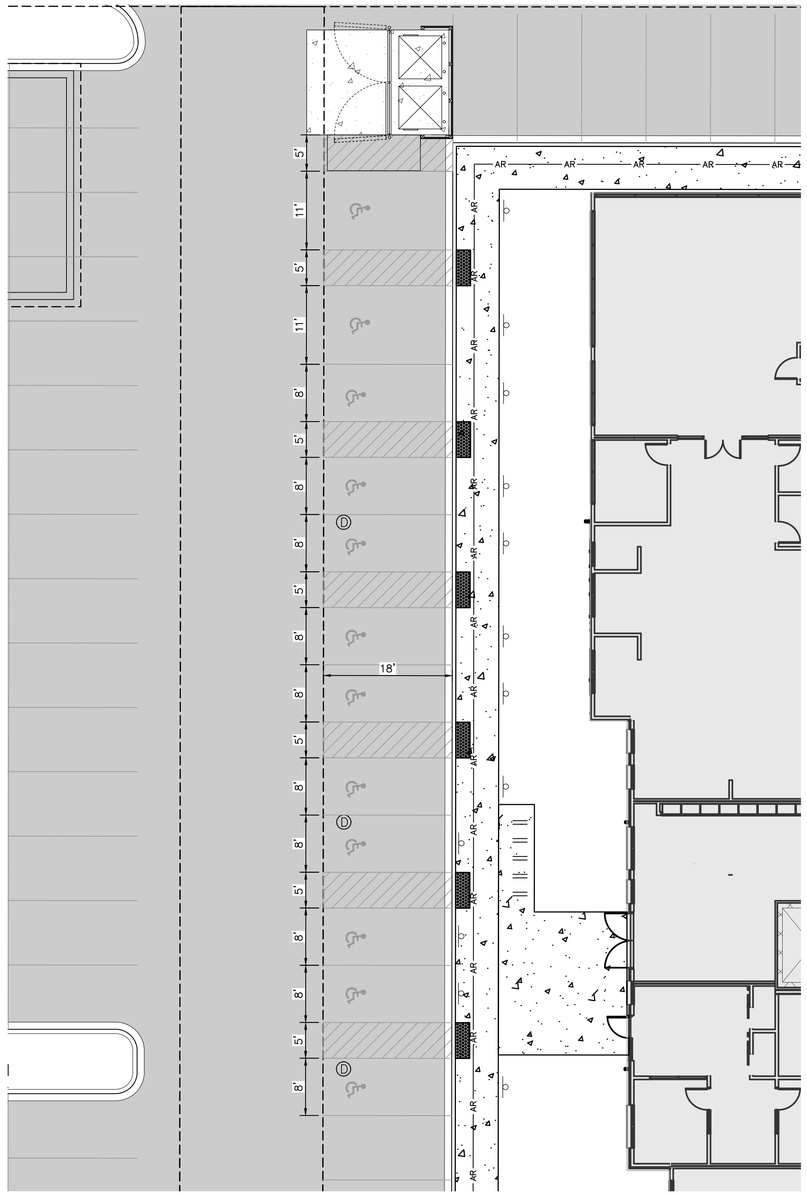
SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



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OWNER | TWG Development, LLC
1301 E. Washington Street, Suite 100
Indianapolis, IN 46202

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

CONSULTANT | STUDIO | Architect Designer
3575 Ringsby Court 300A - Denver, CO - 80216

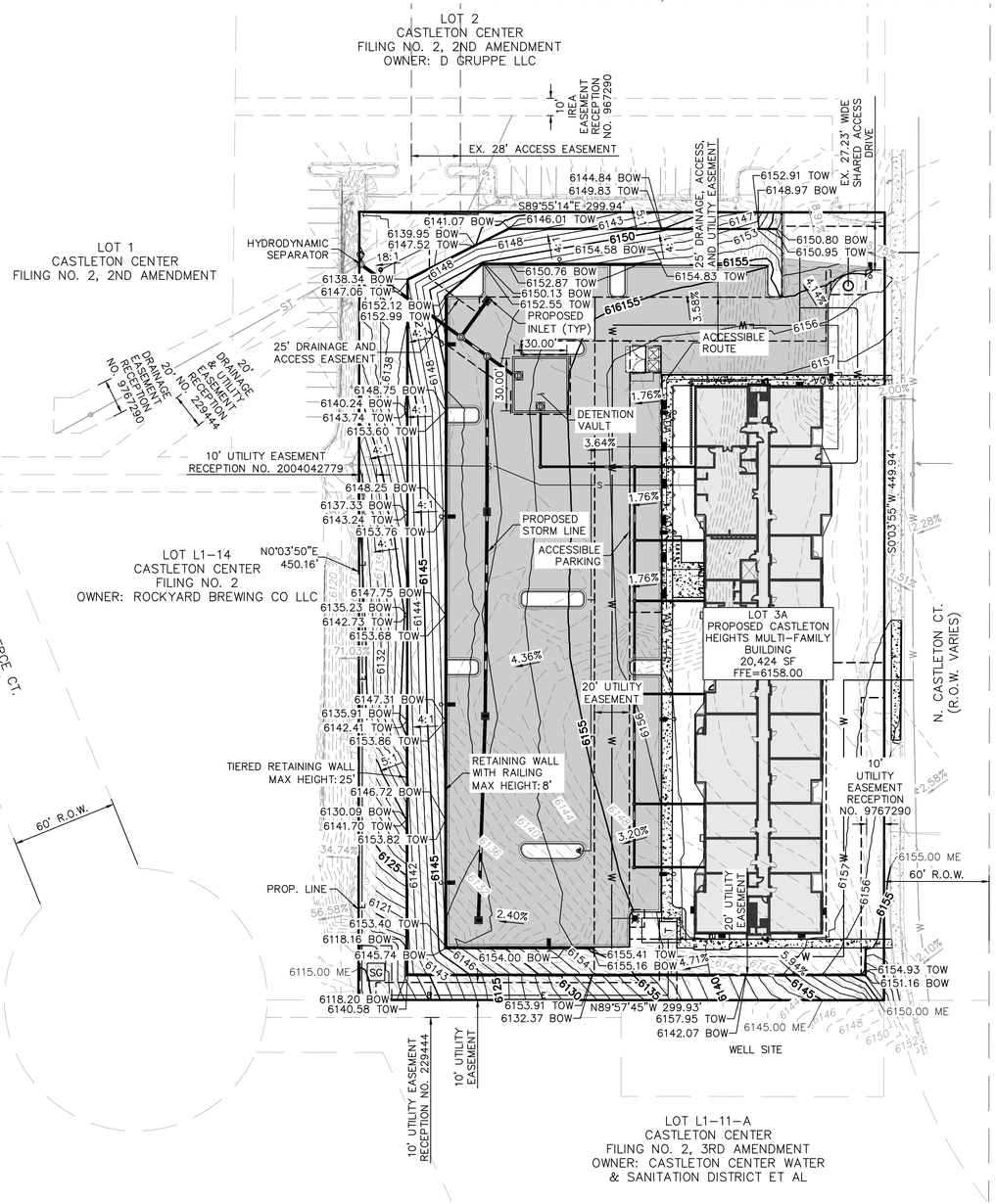
CONSULTANT | KIMLEY-HORN | Civil Engineer
6200 South Syracuse Way, Suite 300 - Greenwood Village, CO - 80111

PARKING PLAN
3 OF 17
SDP25-0002

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- R.O.W.
- XXX — PROPOSED SLOPE
- XXX — EXISTING SLOPE
- XXX — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- W — PROPOSED WATER LINE
- PROPOSED STORM
- ADA — ACCESSIBLE ROUTE
- FL — FLOW LINE
- FG — FINISH GRADE
- ME — MATCH EXISTING ELEVATION
- TBC — TOP BACK OF CURB
- STORM INLET
- STORM MANHOLE
- SEWER MANHOLE
- FLARED END SECTION
- SG — SWITCHGEAR

GRAPHIC SCALE IN FEET
0 20 40 80

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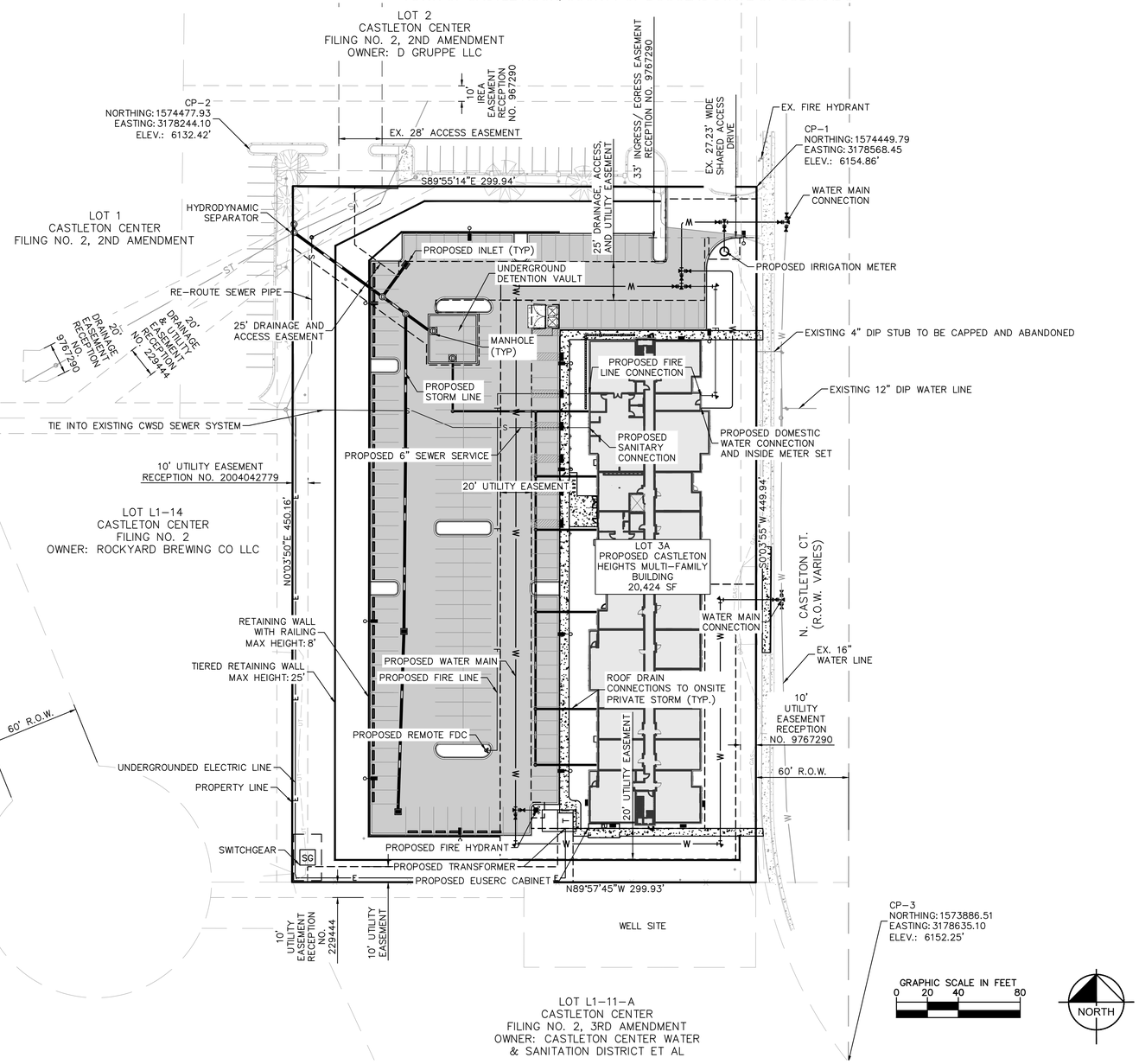
GENERAL GRADING PLAN
4 OF 17
SDP25-0002

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- R.O.W.
- PROPOSED RETAINING WALL
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM LINE
- EXISTING SITE LIGHT
- EXISTING OVERHEAD POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED WATER LINE
- PROPOSED SEWER
- PROPOSED FIRE LINE
- PROPOSED STORM
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED GATE VALVE

TOWN SDP GENERAL NOTES (UTILITY NOTES)

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO 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.

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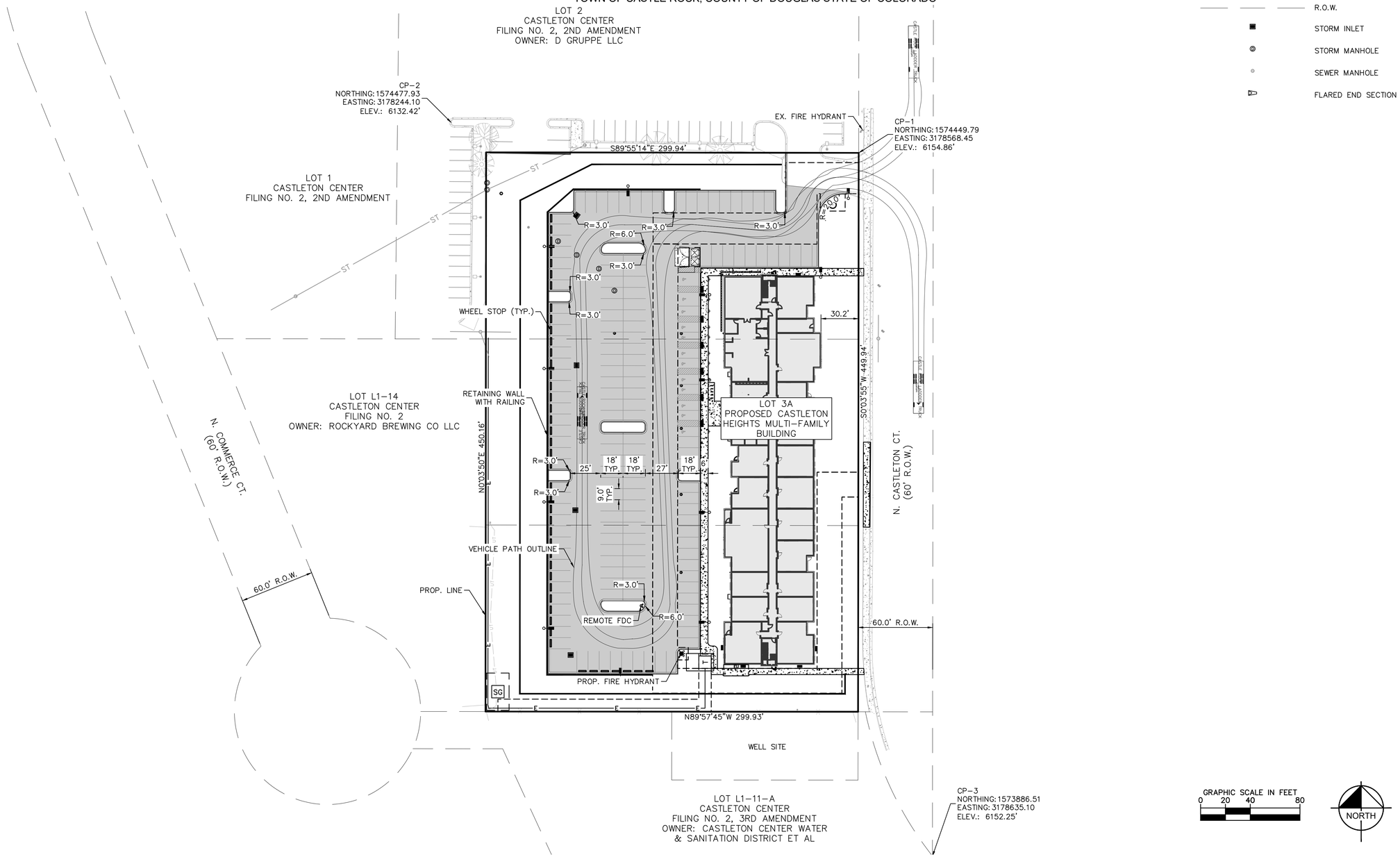
GENERAL UTILITIES PLAN
5 OF 17
SDP25-0002

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



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- PROPOSED EASEMENT
- R.O.W.
- STORM INLET
- STORM MANHOLE
- SEWER MANHOLE
- FLARED END SECTION

GRAPHIC SCALE IN FEET
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6200 South Syracuse Way, Suite 300 - Greenwood Village, CO - 80111

FIRE ACCESS PLAN

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

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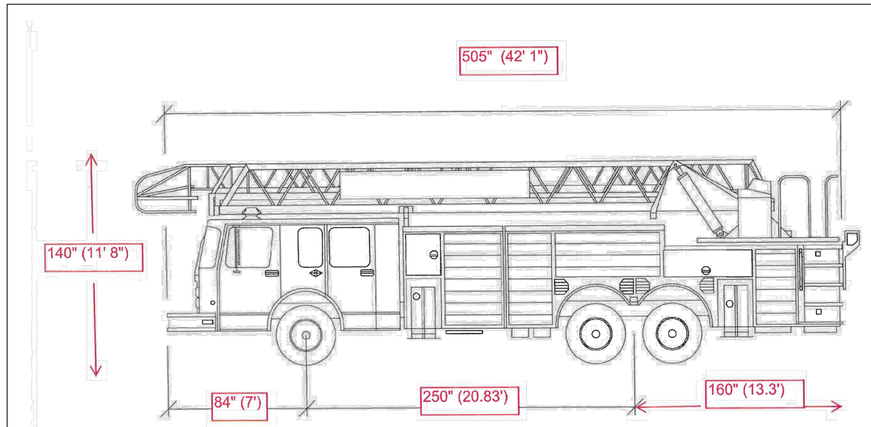


CASTLE ROCK feet

Width	:	8.33
Track	:	8.33
Lock to Lock Time	:	6.00
Steering Angle	:	36.80

CASTLE ROCK FIRE
Outside Turning Radius = 40'7"
Inside Turning Radius = 30'
Curb to Curb = 41'1"
Wall to Wall = 44'2"

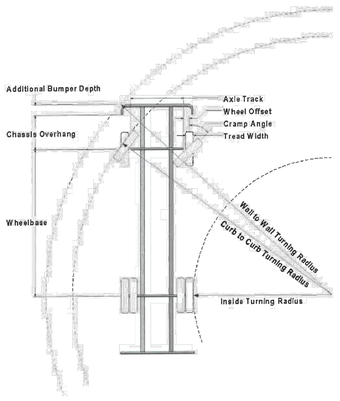
Pierce

Turning Performance Analysis

11/16/2016

Bid Number: 747
Department: Castle Rock Fire Department

Chassis: Velocity Chassis, Aerials/Tankers, Tandem, PUC (Big Block), 2010
Body: Aerial, HD Ladder 105', PUC, Alum Body



Parameters:

Inside Cramp Angle:	45°	
Axle Track:	82.92 in.	6.91
Wheel Offset:	4.68 in.	
Tread Width:	17.4 in.	
Chassis Overhang:	78 in.	6.5
Additional Bumper Depth:	10 in.	
Front Overhang:	88 in.	7.25
Wheelbase:	253 in.	21

Calculated Turning Radii:

Inside Turn:	19 ft. 0 in.	228 In
Curb to curb:	36 ft. 2 in.	
Wall to wall:	40 ft. 8 in.	

Comments:

Apparatus Width: 96.00 in
Equipment Overhang (mirrors, etc): 26.00 in
Apparatus Length: 42' 9.5 in
Lock to Lock time: 6.00

Category	Option	Description
Axle, Front, Custom	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0664500	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Speed Rtng
Bumpers	0790541	Bumper, 10" Extended, Steel Painted, 12" High, Imp/Vel
Aerial Devices	0673136	Aerial, 105' Heavy Duty Ladder, (750 dry/500 water)

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

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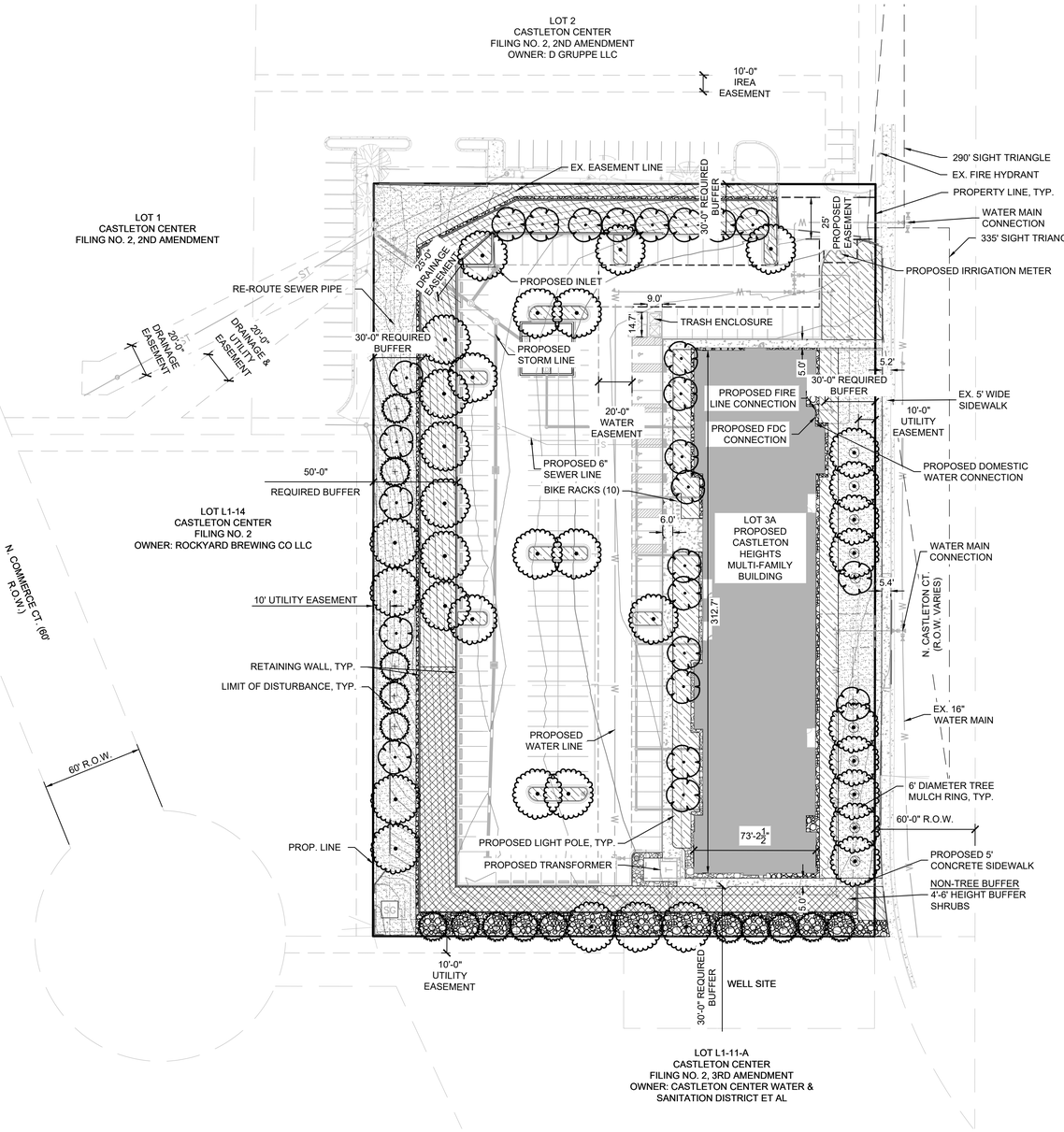
SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES	HYDROZONE	Low/Moderate	QUANTITY	**34**
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	Moderate	QUANTITY	**25**
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	Low/Moderate	QUANTITY	**15**
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				

SHRUB HT					
1'-3' / 4'-6'	DECIDUOUS SHRUBS	HYDROZONE	Low/Moderate	QUANTITY	**14,070 SF**
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
1'-3' / 4'-6'	EVERGREEN SHRUBS	HYDROZONE	Low/Moderate	QUANTITY	**14,070 SF**
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
1'-3' / 4'-6'	ORNAMENTAL GRASSES	HYDROZONE	Low/Moderate	QUANTITY	**150 SF**
	ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
	PERENNIAL PLANTING BEDS	HYDROZONE		AREA	**0**
	PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
	ANNUAL PLANTING BEDS	HYDROZONE		AREA	**0**
	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	Low	AREA	18,900 SF
	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]				

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORSEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. 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.
13. 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.
14. AN IRRIGATION PLAN AND DETAILS ARE REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. A PLANTING PLAN, PLANT SCHEDULE AND DETAILS ARE REQUIRED WITH THE SUBMITTAL OF CONSTRUCTION DOCUMENTS.
16. 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.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2
PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

MULTI-FAMILY SITE INVENTORY

Town of Castle Rock Registered Professional: Christopher Hepler
Town of Castle Rock Registration #: State of Colorado License Landscape LA.0001331
Company Name: Kimley-Horn Address: 6200 S Syracuse Way #300, Greenwood Village, CO 80111
Phone: (303) 228-2319 Email: christopher.hepler@kimley-horn.com Date: 08/12/2025
Project Name: TWG-Castle Rock

Overall Site

Gross Site Area	Required Landscape *(20% 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)
135,018	27,004	-	54,409	54	74	108	130	4 Cu. Yds.
Turf Grass Square Footage (SF)	**Landscape Coverage at Maturity (SF)**	**Existing Landscape (If Applicable)**	**Landscape Coverage Percentage (75% minimum)**	**Nonliving Ornamental Area in Landscape (SF)**	**Nonliving Ornamental Percentage *(25% maximum)***	**Number of Large Canopy Deciduous Shade Tree**	**Percentage *(50% Large Canopy Deciduous Shade Tree)***	**Separate Irrigation Service Connections**
18,900	49,438	-	20,253	4,985	6,751	34	32	Yes __X__ No ____

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	
27,075	2,708	-	2,784	5	5	11	14	

Parking Lot Peninsula/Islands (40 Spaces or More)

Number of Parking Spaces	Number of landscaped islands/peninsulas Required *(1 island per 15 spaces)*		Number of Landscaped islands/peninsulas 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	
163	11		12	12	12	48	58	

STREETSCAPE

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
N. CASTLETON CT.	450	11	0	11	44	44
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	

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SITE DEVELOPMENT PLAN
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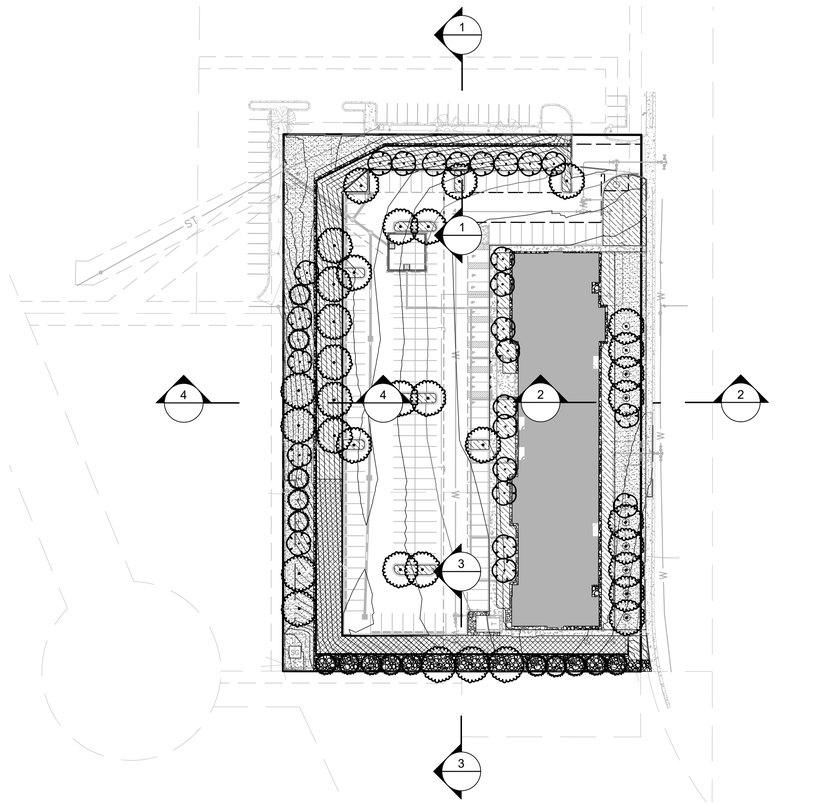
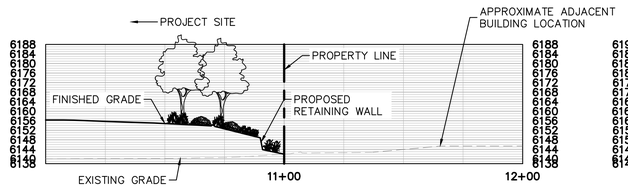
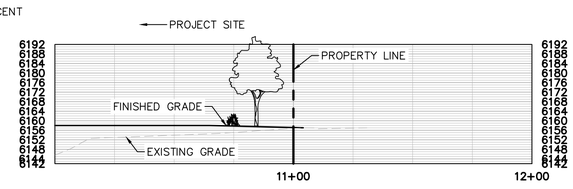
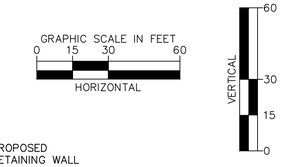


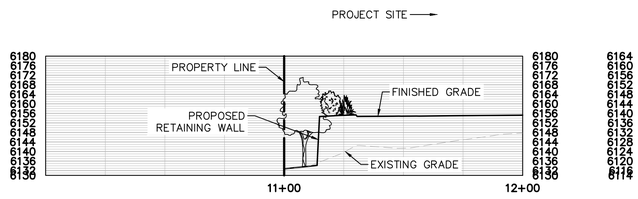


1 - NORTH SECTION LOOKING WEST

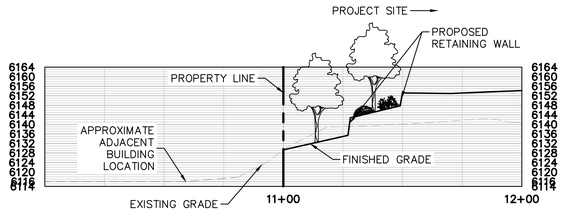


2 - EAST SECTION LOOKING NORTH





3 - SOUTH SECTION LOOKING WEST



4 - WEST SECTION LOOKING NORTH

NORTHERN RENDER

SOUTHWEST RENDER

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SITE SECTIONS

10OF 17
SDP25-0002

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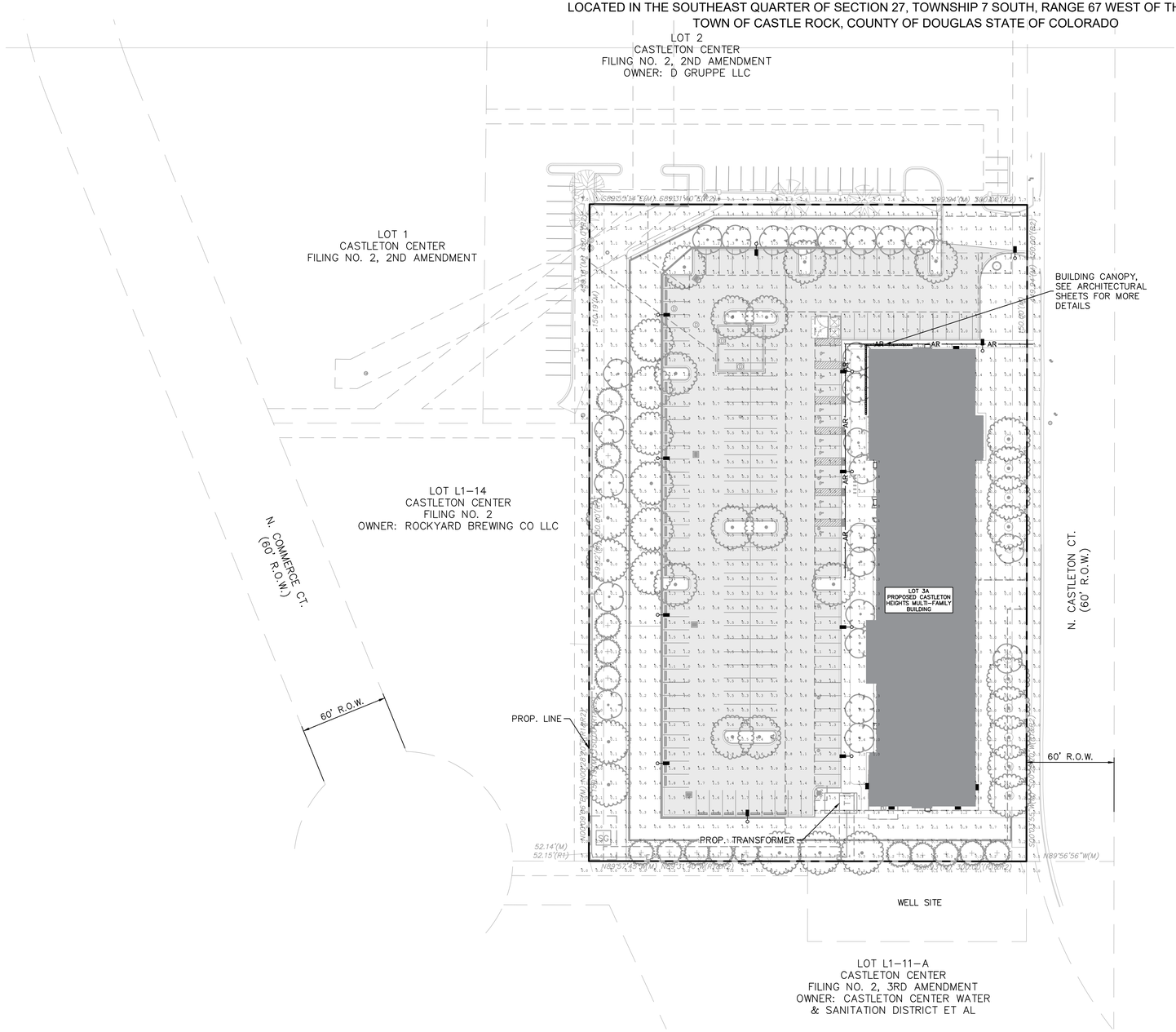
SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- PROPOSED LUMINAIRE
- EXISTING LUMINAIRE
- CANOPY LUMINAIRE
- EGRESS WALL PACK
- BUILDING WALL PACK

LIGHTING SUMMARY TABLE

LABEL	CALC TYPE	UNITS	MAXIMUM	MINIMUM	AVERAGE	UNIFORMITY (AVG/MIN)	UNIFORMITY (MAX/MIN)
PARKING LOT	ILLUMINANCE	FC	2.40	0.20	0.93	4.65	12.00
ACCESSIBLE ROUTE	ILLUMINANCE	FC	5.00	1.20	2.18	1.82	4.17
PROPERTY LINE W/ EXISTING LIGHT	ILLUMINANCE	FC	2.90	0.00	0.67		
PROPERTY LINE W/O EXISTING LIGHT	ILLUMINANCE	FC	1.20	0.00	0.12		
WHOLE SITE	ILLUMINANCE	FC	5.00	0.00	0.82		

LIGHTING NOTES:

1. LIGHT LOSS FACTOR IS 1 AS SHOWN IN LUMINARY SUMMARY TABLE.
2. HOURS OF OPERATION FOR ALL LUMINAIRES IS DUSK TO 11:59 PM. ALL LUMINIARES ARE TO BE CONTRAOLLED BY A PHOTOCELL WITH TIMECLOCK.
3. OBJECTIVE FOR THIS AREA IS TO ILLUMINATE THE PARKING LOT TO A SAFE STANDARD USING APPROVED LUMINAIRES WITH THE SAME DISTRIBUTION.
4. PROPERTY LINE SPILL IS KEPT TO A MINIMAL VALUE EXCLUDING THE DRIVEWAY TO THE NEIGHBORING COMMERICAL PROPERTY AND N. CASTLETON CT.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDINGS FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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PHOTOMETRIC PLAN
11OF 17
SDP25-0002

SITE DEVELOPMENT PLAN
CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2
PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
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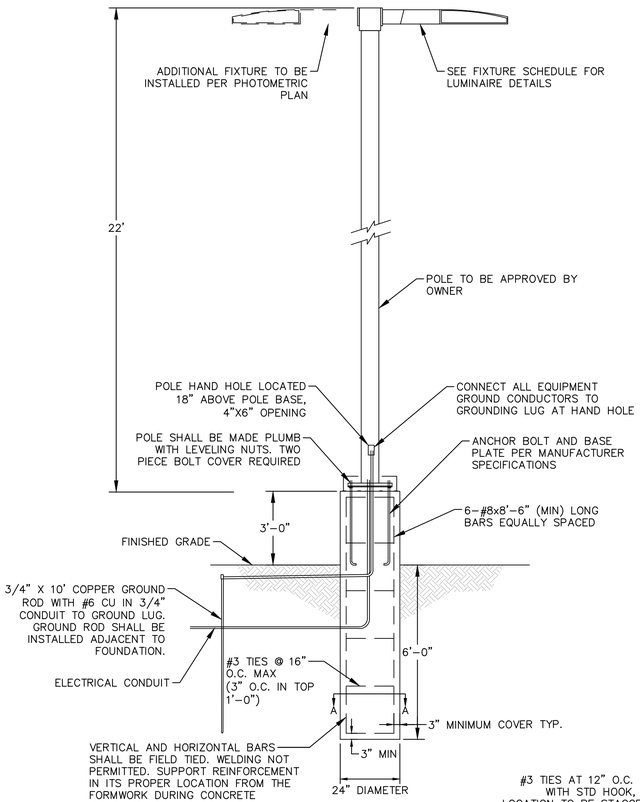

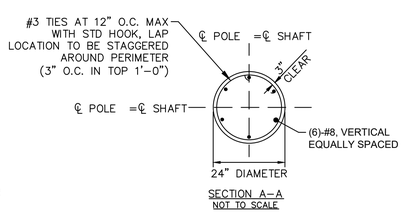

SECTION A-A
NOT TO SCALE

NOTES:

1. 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
SCALE: NTS

LUMINAIRE SCHEDULE

LUMINAIRE													LAMPS						
IMAGE	SYMBOL	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	FULL CUT OFF	DISTRIBUTION	VOLTAGE	DIMMING	QUANTITY	MOUNTING	MOUNTING HEIGHT	QUANTITY	TYPE	WATTS	LUMENS	COLOR TEMP/CRI	LLF	FINISH	NOTES
		COOPER	GLEON	GLEON-SA1C-730-U-T3-DIM	SHORT ARM STYLE LUMINAIRE	YES	TYPE 3	120-277V	0-10V	22	ARM	25'	1	LED	59 W	6,785 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER	
		*COOPER	*GLEON	*GLEON-SA1C-730-U-T3	EXISITING SHORT ARM STYLE LUMINAIRE	YES	TYPE 3	120-277V	0-10V	8	ARM	25'	1	LED	59 W	6,785 LUMENS	70 CRI, 3000K	1.0000	BRONZE	*ASSUMED MODEL OF EXISTING LUMINAIRE
		FOCAL POINT	SEEM 2	FSM2LWL-FL-125LF-30K-1C-UNV-LD1-XFN-WH-8	RECESSED CANOPY LUMINAIRE	YES	TYPE 5	120-277V	0-10V	10	CANOPY	9'	1	LED	6 W	500 LUMENS	70 CRI, 3000K	1.0000	WHITE	PER 17.58 Cd/m²=486.41 < 1700 Cd/m² CALCULATION: Cd=LUMENS/4π=79.58 Cd m²=(L(ft)xW(ft)/3.28)²=0.1636m²
		LITHONIA LIGHTING	WPX	WPX1 LED P1-30K-MVOLT-PE	EGRESS WALL PACK	YES	TYPE 5	120-277V	0-10V	8	WALL	9.5'	1	LED	12 W	1,568 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER	
		LITHONIA LIGHTING	WPX	WPX1 LED P1-30K-MVOLT-PE	WALL PACK	YES	TYPE 5	120-277V	0-10V	7	WALL	20.5'	1	LED	12 W	1,568 LUMENS	70 CRI, 3000K	1.0000	COORDINATE WITH OWNER	

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SITE DEVELOPMENT PLAN

CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

PER LOT LINE VACATION APPROVAL CERTIFICATE #01112674

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

EXTERIOR LIGHTING LEGEND

WP2 - GENERAL EXTERIOR WALL PACK LIGHT RE: ELECTRICAL

WP3 - GENERAL EXTERIOR DOWNLIGHTING RE: ELECTRICAL

A1 - GENERAL EXTERIOR PATIO SCONCE RE: ELECTRICAL

EXTERIOR MATERIALS

SUMMIT BRICK - DARK GRAY

COLOR ELEVATION LEGEND

BM1 - MODULAR BRICK: SUMMIT BRICK - DARK GRAY
*SEE GENERAL NOTE #3

CM1 - ARCHITECTURAL CMU BLOCK, GROUND FACED, COLOR TO MATCH BM1
*SEE GENERAL NOTE #3

LS1 - FIBER CEMENT LAP SIDING - STORM WARNING: SW9555

ST1 - THREE-COAT STUCCO WITH REVEALS - ALABASTER: SW7008

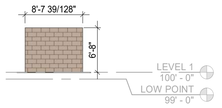
ST2 - THREE-COAT STUCCO WITH REVEALS - STARGAZER: SW9635

BB1 - BOARD AND BATTEN - CORAL CLAY: SW9005

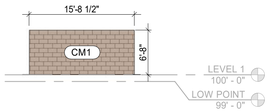
FP1 - FIBER CEMENT PANEL - STORM WARNING: SW9555

GENERAL NOTES

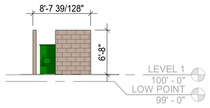
1. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW BY BUILDING PARAPET
2. ALL EXTERIOR BUILDING-MOUNTED ELECTRICAL EQUIPMENT WILL BE PAINTED TO MATCH ADJACENT WALL FINISH.
3. BM1 AND CM1 TO BE CONSISTENT IN COLOR, BASED OFF BM1 AS PER ARCHITECTURAL RENDERING.



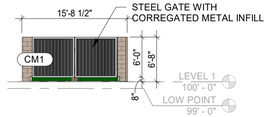
6 TRASH ENCLOSURE ELEVATION - NORTH
3/32" = 1'-0"



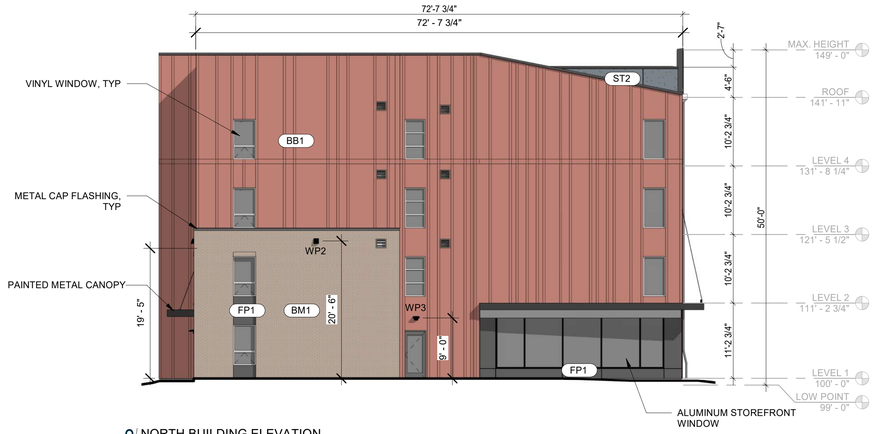
5 TRASH ENCLOSURE ELEVATION - EAST
3/32" = 1'-0"



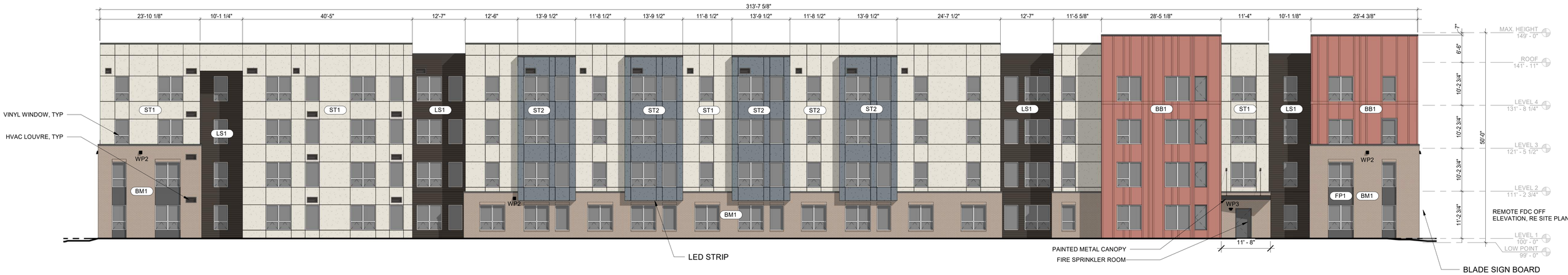
4 TRASH ENCLOSURE ELEVATION - SOUTH
3/32" = 1'-0"



3 TRASH ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"



2 NORTH BUILDING ELEVATION
3/32" = 1'-0"



1 EAST BUILDING ELEVATION
3/32" = 1'-0"

GRAPHIC SCALE
0 11 22 33 44

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SITE DEVELOPMENT PLAN

CASTLETON HEIGHTS
LOT 3A, CASTLETON CENTER FILING NO. 2, AMENDMENT NO. 2

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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
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2 SOUTH BUILDING ELEVATION
3/32" = 1'-0"

1 WEST BUILDING ELEVATION
3/32" = 1'-0"

GRAPHIC SCALE
0 11 22 33 44

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