

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

THE BRINKERHOFF & BAR HUMMINGBIRD

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 PROMENADE AT CASTLE ROCK PDP.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED 3/16/2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 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.
- RETAINING WALLS IN COMMON AREAS OF 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.
- 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 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 OF 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 LINES. ANY VARIATION FROM THIS REQUIRES AND 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 OF 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.

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

UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.

LANDSCAPE NOTES

- 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 HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 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 SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	SPILL GUTTER	
	TRANSITION GUTTER	
	CONCRETE SIDEWALK	
	HANDICAP PARKING	
	SIGHT TRIANGLE	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	GRADE BREAK	
	SPOT ELEVATION	
	RIP RAP	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER FITTINGS	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	TREE	
	TREE LINE	

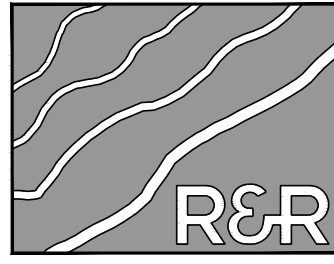
STANDARD ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
ME	MATCH EXISTING
LP	LOW POINT
HP	HIGH POINT
FL	FLOWLINE
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL (FG ELEVATION AT WALL FACE)
BW	BOTTOM OF WALL (FG ELEVATION AT WALL FACE)
INV	INVERT

CHANGES FROM APPROVED SDP

DESCRIPTION	REASONING
UPDATE TO GENERAL NOTES AND FIRE NOTES	NOTES UPDATED TO REFLECT CASTLE ROCK'S MOST CURRENT GENERAL NOTES AND FIRE NOTES

REVISION	BY	DATE
SDP AMENDMENT	TWS	8/9/25
NO.	1	



ENGINEERS-SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
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WWW.RRENGINEERS.COM

THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS

SITE ADDRESS: LOT 1A-3A, BLOCK 2 OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PREPARED FOR: BRINKERHOFF RESTAURANTS, LLC

558 CASTLE PINES PARKWAY, UNIT B4 #101

CASTLE PINES, CO 80108

SITE DEVELOPMENT PLAN
JOB NO. BR21318
SUBM. DATE 5/21/25
DWN: TJS CHKD: TWS
NAME

GENERAL NOTES

NO.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
THE BRINKERHOFF & BAR HUMMINGBIRD
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0007

CHANGES FROM APPROVED SDP
AMENDMENT #1

DESCRIPTION	REASONING
CALL OUTS ADDED TO PLANS WHERE REQUESTED	RAISED PLANTER CALLOUTS MISSING FROM SITE PLAN. DETAILS FOR RAISED PLANTERS TO BE PROVIDED BY LANDSCAPING & ARCHITECTURE
ACCESS GATE AND ASSOCIATED CALL OUT ADDED TO PLANS	GATE PROVIDE TO ALLOW ACCESS TO EUSERC CABINET

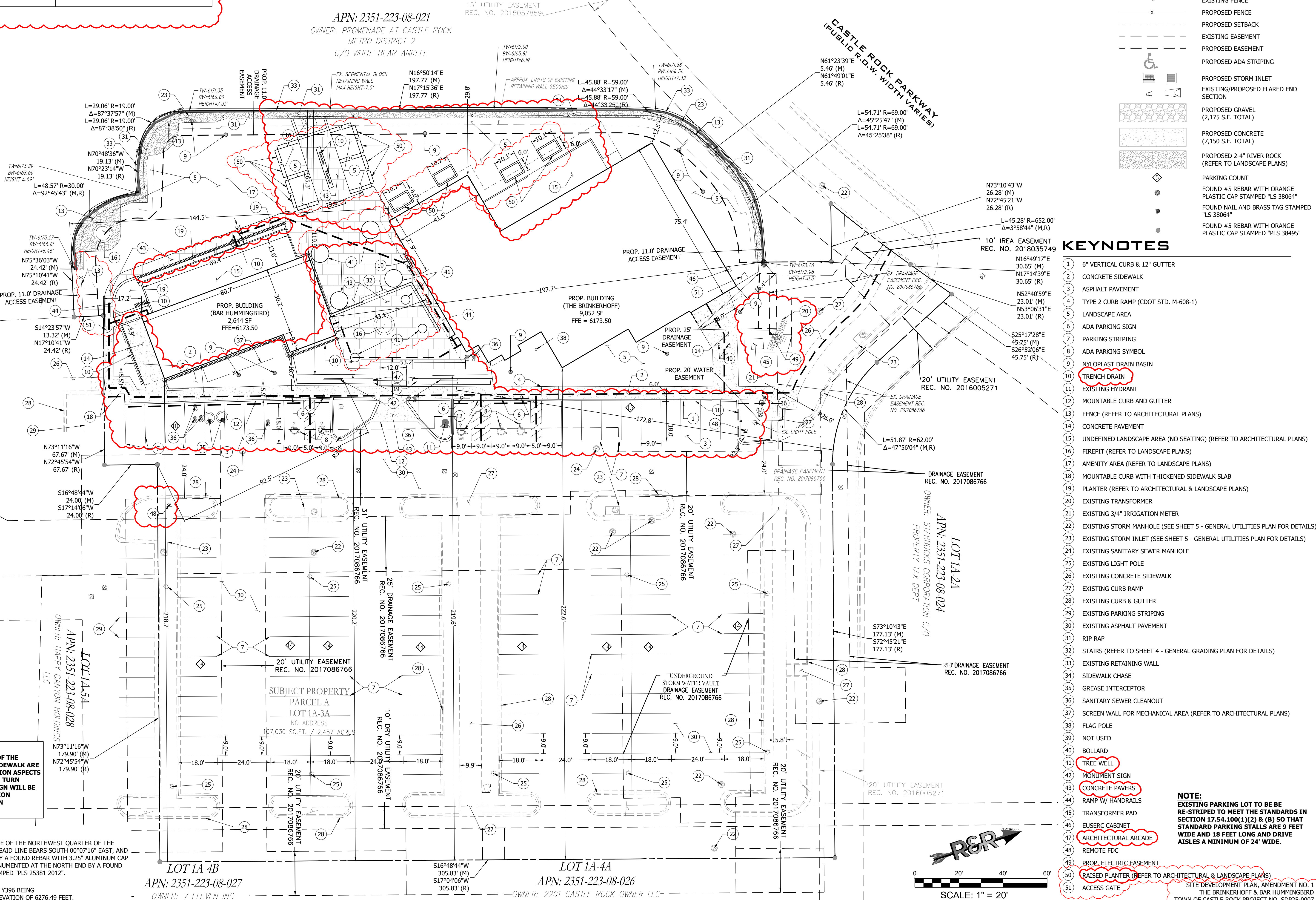
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
THE BRINKERHOFF & BAR HUMMINGBIRD

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

APN: 2351-223-08-021
OWNER: PROMENADE AT CASTLE ROCK
METRO DISTRICT 2
C/O WHITE BEAR ANKLE

15' UTILITY EASEMENT
REC. NO. 2015057859

CASTLE ROCK PARKWAY
(PUBLIC R.O.W. WIDTH VARIES)



LEGEND

---	PROPERTY LINE
---	PROPOSED CURB AND GUTTER (C&G)
---	EXISTING FEMA FLOOD ZONE
---	EXISTING WALL
---	PROPOSED ADA ROUTE
---	PROPOSED SITE TRIANGLE
---	EXISTING ROAD CENTER LINE
---	EXISTING FENCE
---	PROPOSED FENCE
---	PROPOSED SETBACK
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED ADA STRIPING
---	PROPOSED STORM INLET
---	EXISTING/PROPOSED FLARED END SECTION
---	PROPOSED GRAVEL (2,175 S.F. TOTAL)
---	PROPOSED CONCRETE (7,150 S.F. TOTAL)
---	PROPOSED 2-4" RIVER ROCK (REFER TO LANDSCAPE PLANS)
---	PARKING COUNT
---	FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 38064"
---	FOUND NAIL AND BRASS TAG STAMPED "LS 38064"
---	FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"

KEYNOTES

- 6" VERTICAL CURB & 12" GUTTER
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- TYPE 2 CURB RAMP (CDOT STD. M-608-1)
- LANDSCAPE AREA
- ADA PARKING SIGN
- PARKING STRIPING
- ADA PARKING SYMBOL
- NYLOPLAST DRAIN BASIN
- TRENCH DRAIN
- EXISTING HYDRANT
- MOUNTABLE CURB AND GUTTER
- FENCE (REFER TO ARCHITECTURAL PLANS)
- CONCRETE PAVEMENT
- UNDEFINED LANDSCAPE AREA (NO SEATING) (REFER TO ARCHITECTURAL PLANS)
- FIREPIT (REFER TO LANDSCAPE PLANS)
- AMENITY AREA (REFER TO LANDSCAPE PLANS)
- MOUNTABLE CURB WITH THICKENED SIDEWALK SLAB
- PLANTER (REFER TO ARCHITECTURAL & LANDSCAPE PLANS)
- EXISTING TRANSFORMER
- EXISTING 3/4" IRRIGATION METER
- EXISTING STORM MANHOLE (SEE SHEET 5 - GENERAL UTILITIES PLAN FOR DETAILS)
- EXISTING STORM INLET (SEE SHEET 5 - GENERAL UTILITIES PLAN FOR DETAILS)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING CONCRETE SIDEWALK
- EXISTING CURB RAMP
- EXISTING CURB & GUTTER
- EXISTING PARKING STRIPING
- EXISTING ASPHALT PAVEMENT
- RIP RAP
- STAIRS (REFER TO SHEET 4 - GENERAL GRADING PLAN FOR DETAILS)
- EXISTING RETAINING WALL
- SIDEWALK CHASE
- GREASE INTERCEPTOR
- SANITARY SEWER CLEANOUT
- SCREEN WALL FOR MECHANICAL AREA (REFER TO ARCHITECTURAL PLANS)
- FLAG POLE
- NOT USED
- BOLLARD
- TREE WELL
- MONUMENT SIGN
- CONCRETE PAVERS
- RAMP W/ HANDRAILS
- TRANSFORMER PAD
- EUSERC CABINET
- ARCHITECTURAL ARCADE
- REMOTE FDC
- PROP. ELECTRIC EASEMENT
- RAISED PLANTER (REFER TO ARCHITECTURAL & LANDSCAPE PLANS)
- ACCESS GATE

NOTE:
EXISTING PARKING LOT TO BE RE-STRIPED TO MEET THE STANDARDS IN SECTION 17.54.100(1)(2) & (B) SO THAT STANDARD PARKING STALLS ARE 9 FEET WIDE AND 18 FEET LONG AND DRIVE AISLES A MINIMUM OF 24' WIDE.

NOTE:
THE LOCATION AND ALIGNMENT OF THE PROPOSED CURB, GUTTER AND SIDEWALK ARE CONCEPTUAL. OTHER CONSTRUCTION ASPECTS SUCH AS ACCESS IMPROVEMENTS, TURN LANES, PHASING AND FINAL DESIGN WILL BE DETERMINED IN THE CONSTRUCTION DRAWINGS AND THE SUBDIVISION IMPROVEMENT AGREEMENT.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, SAID LINE BEARS SOUTH 00°07'16" EAST, AND IS MONUMENTED AT THE SOUTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 22100 1986" AND IS MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 25381 2012".
BENCHMARK:
ELEVATIONS ARE BASED ON NGS POINT Y396 BEING A ROD IN BOX HAVING A RECORDED ELEVATION OF 6276.49 FEET.

DATE	8/9/25
BY	TWS
REVISION	SDP AMENDMENT
NO.	1

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS
SITE ADDRESS: LOT 1A-3A, BLOCK 2 OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PREPARED FOR: BRINKERHOFF RESTAURANTS, LLC
UNIT B# 401
558 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

SITE DEVELOPMENT PLAN
JOB NO. BR21318
SUBM. DATE 5/21/25
DWN: TJS CHD: TWS
NAME
SITE PLAN
NO.

3 OF 19

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNER: PROMENADE AT CASTLE ROCK
METRO DISTRICT 2

15' UTILITY EASEMENT
REC. NO. 2015057859

CASTLE ROCK PARKWAY
(PUBLIC R.O.W. WIDTH VARIES)

N61°23'39"E
5.46' (M)
N61°49'01"E
5.46' (R)

SPREAD AT
D. DEAK

L=54.71' R=69.00'
Δ=45°25'47" (M)

	NO.	REVISION	BY	ID
PROPERTY LINE				
PROPOSED CURB AND GUTTER				
EXISTING MAJOR CONTOUR				
-6260-				
-6262-				
EXISTING MINOR CONTOUR				
EXISTING FEMA FLOOD ZONE				
PROPOSED MAJOR CONTOUR				
PROPOSED MINOR CONTOUR				
PROPOSED WALL				
EXISTING ROAD CENTER LINE				
	x			
EXISTING FENCE				
	x			
PROPOSED FENCE				
PROPOSED SETBACK				
EXISTING SECTION LINE				
EXISTING EASEMENT				
PROPOSED EASEMENT				
EXISTING STORM SEWER				



		PROPOSED STORM INLET
		EXISTING/PROPOSED FLARED END SECTION



FOUND #5 REBAR WITH ORANGE
PLASTIC CAP STAMPED "LS 38064"

FOUND NAIL AND BRASS TAG STAMPED
"LS 38064"

FOUND #5 REBAR WITH ORANGE
PLASTIC CAP STAMPED "PLS 38495"

BC	BACK OF CURB
FG	FINISHED GRADE
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
TW/BW	TOP OF WALL / BOTTOM OF WALL

[illegible]

ENGINEERS SURVEYORS 

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

SITE ADDRESS: LOT 1A-A, BLOCK 2 OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 PREPARED FOR: BRINKERHOFF RESTAURANTS, LLC
 558 CASTLE PINES PARKWAY, UNIT B4 #101
 CASTLE PINES, CO 80108

TE DEVELOPMENT PLAN	
NO.	BR21318
M. DATE	5/21/25
IN: TJS	CHKD: TWS

GENERAL GRADING PLAN

[illegible]

4 OF 19

DESCRIPTION	REASONING
ING IN REAR OF BUILDING UPDATED	GRADING ADJUSTED TO REFLECT CHANGES MADE IN THE FIELD AND CREATE ACCESSIBLE ROUTES

N.T.S.

NOTE:
THE LOCATION AND ALIGNMENT OF THE PROPOSED CURB, GUTTER AND SIDEWALK ARE CONCEPTUAL. OTHER CONSTRUCTION ASPECTS SUCH AS ACCESS IMPROVEMENTS, TURN LANES, PHASING AND FINAL DESIGN WILL BE DETERMINED IN THE CONSTRUCTION DRAWINGS AND THE SUBDIVISION IMPROVEMENT AGREEMENT.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15. SAID LINE BEARS SOUTH 00°07'16" EAST, AND IS MONUMENTED AT THE SOUTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 22100 1986" AND IS MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 23293 7012".

BENCHMARK:
ELEVATIONS ARE BASED ON NGS POINT Y396 BEING
A ROD IN BOX HAVING A RECORDED ELEVATION OF 6276.49
FEET.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
THE BRINKERHOFF & BAR HUMMINGBIRD
TOWN OF CASTLE ROCK PROJECT NO. SDR25-0007

4 OF 19

CHANGES FROM APPROVED SDP
AMENDMENT #1

DESCRIPTION	REASONING
SANITARY AND WATER LINE ALIGNMENTS SHIFTED	WATER LINES SHIFTED TO MATCH CONTRACTOR'S NOTES ON INSTALL LOCATIONS.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
THE BRINKERHOFF & BAR HUMMINGBIRD

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

APN: 2351-223-08-021

OWNER: PROMENADE AT CASTLE ROCK
METRO DISTRICT 2
C/O WHITE BEAR ANKLE

15' UTILITY EASEMENT
REC. NO. 2015057859

CASTLE ROCK PARKWAY
(PUBLIC R.O.W. WIDTH VARIES)

LEGEND

	PROPERTY LINE
	PROPOSED CURB AND GUTTER
	EXISTING FEMA FLOOD ZONE
	PROPOSED WALL
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED SETBACK
	EXISTING SECTION LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED ADA STRIPING
	PROPOSED RIP RAP
	PROPOSED STORM INLET
	EXISTING/PROPOSED FLARED END SECTION
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	EXISTING GAS LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM SEWER
	FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 38064"
	FOUND NAIL AND BRASS TAG STAMPED "LS 38064"
	FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"

BENCHMARK:
ELEVATIONS ARE BASED ON NGS POINT Y396 BEING
A ROD IN BOX HAVING A RECORDED ELEVATION OF 6276.49
FEET.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 15. SAID LINE BEARS SOUTH
00°07'16" EAST, AND IS MONUMENTED AT THE SOUTH END BY A FOUND
REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 22100 1986" AND IS
MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 3.25"
ALUMINUM CAP STAMPED "PLS 25381 2012".

GENERAL UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.
- WATER UTILITY RESTRAINTS SHALL BE RESTRAINED BY MECHANICAL JOINTS.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
THE BRINKERHOFF & BAR HUMMINGBIRD
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0007

DATE	8/9/25
BY	TWS
REVISION	SDP AMENDMENT
NO.	1

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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

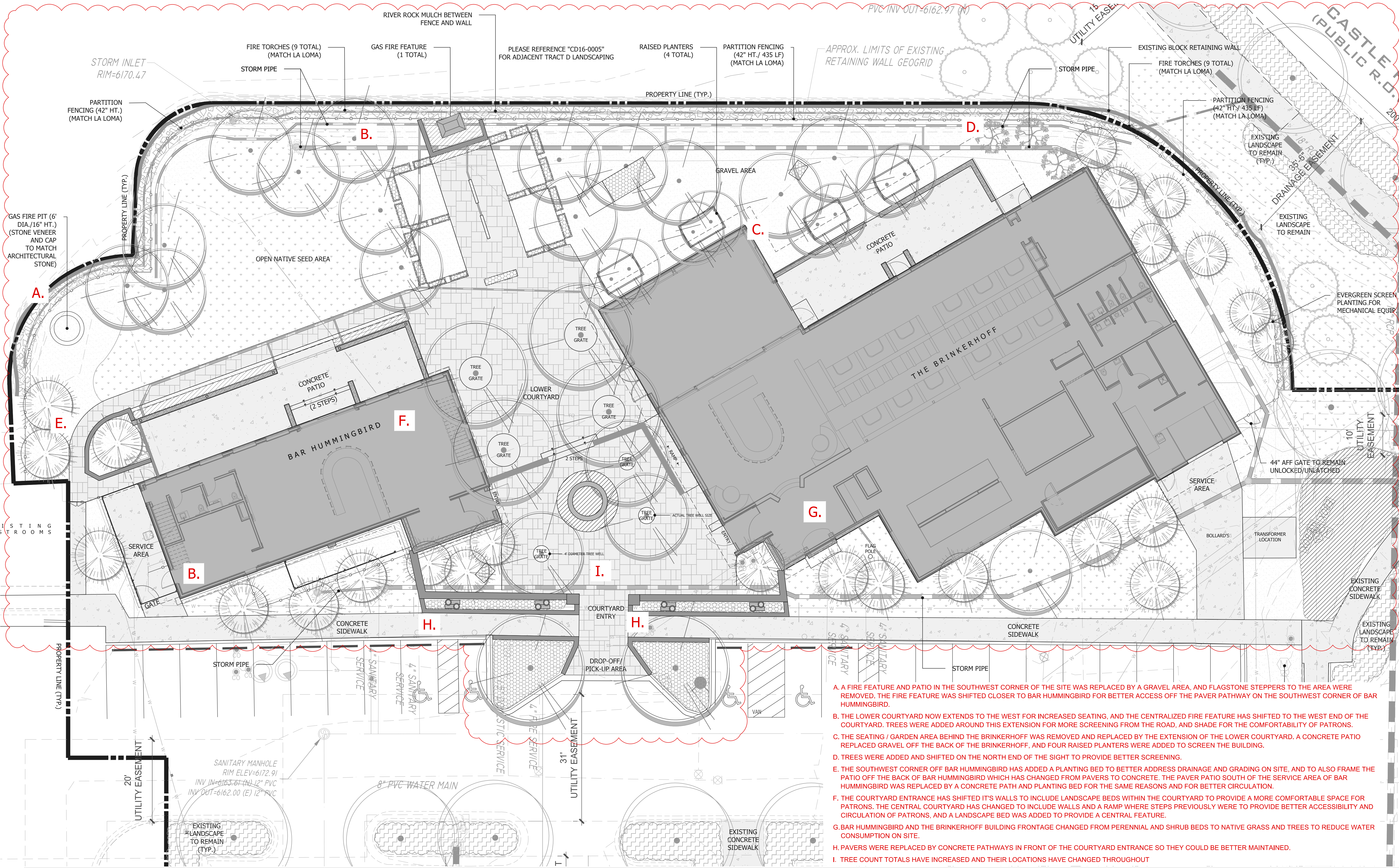
THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS	LOT 1A-3A, BLOCK 2 OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
SITE ADDRESS:	TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PREPARED FOR:	BRINKERHOFF RESTAURANTS, LLC 558 CASTLE PINES PARKWAY, UNIT B4 #101 CASTLE PINES, CO 80108

SITE DEVELOPMENT PLAN
JOB NO. BR21318
SUBM. DATE 5/21/25
DWN: TJS
NAME

GENERAL UTILITIES PLAN

NO.

5 OF 19



- A. A FIRE FEATURE AND PATIO IN THE SOUTHWEST CORNER OF THE SITE WAS REPLACED BY A GRAVEL AREA, AND FLAGSTONE STEPPERS TO THE AREA WERE REMOVED. THE FIRE FEATURE WAS SHIFTED CLOSER TO BAR HUMMINGBIRD FOR BETTER ACCESS OFF THE PAVER PATHWAY ON THE SOUTHWEST CORNER OF BAR HUMMINGBIRD.
- B. THE LOWER COURTYARD NOW EXTENDS TO THE WEST FOR INCREASED SEATING, AND THE CENTRALIZED FIRE FEATURE HAS SHIFTED TO THE WEST END OF THE COURTYARD. TREES WERE ADDED AROUND THIS EXTENSION FOR MORE SCREENING FROM THE ROAD, AND SHADE FOR THE COMFORTABILITY OF PATRONS.
- C. THE SEATING / GARDEN AREA BEHIND THE BRINKERHOFF WAS REMOVED AND REPLACED BY THE EXTENSION OF THE LOWER COURTYARD. A CONCRETE PATIO REPLACED GRAVEL OFF THE BACK OF THE BRINKERHOFF, AND FOUR RAISED PLANTERS WERE ADDED TO SCREEN THE BUILDING.
- D. TREES WERE ADDED AND SHIFTED ON THE NORTH END OF THE SIGHT TO PROVIDE BETTER SCREENING.
- E. THE SOUTHWEST CORNER OFF BAR HUMMINGBIRD HAS ADDED A PLANTING BED TO BETTER ADDRESS DRAINAGE AND GRADING ON SITE, AND TO ALSO FRAME THE PATIO OFF THE BACK OF BAR HUMMINGBIRD WHICH HAS CHANGED FROM PAVERS TO CONCRETE. THE PAVER PATIO SOUTH OF THE SERVICE AREA OF BAR HUMMINGBIRD WAS REPLACED BY A CONCRETE PATH AND PLANTING BED FOR THE SAME REASONS AND FOR BETTER CIRCULATION.
- F. THE COURTYARD ENTRANCE HAS SHIFTED IT'S WALLS TO INCLUDE LANDSCAPE BEDS WITHIN THE COURTYARD TO PROVIDE A MORE COMFORTABLE SPACE FOR PATRONS. THE CENTRAL COURTYARD HAS CHANGED TO INCLUDE WALLS AND A RAMP WHERE STEPS PREVIOUSLY WERE TO PROVIDE BETTER ACCESSIBILITY AND CIRCULATION OF PATRONS, AND A LANDSCAPE BED WAS ADDED TO PROVIDE A CENTRAL FEATURE.
- G. BAR HUMMINGBIRD AND THE BRINKERHOFF BUILDING FRONTAGE CHANGED FROM PERENNIAL AND SHRUB BEDS TO NATIVE GRASS AND TREES TO REDUCE WATER CONSUMPTION ON SITE.
- H. PAVERS WERE REPLACED BY CONCRETE PATHWAYS IN FRONT OF THE COURTYARD ENTRANCE SO THEY COULD BE BETTER MAINTAINED.
- I. TREE COUNT TOTALS HAVE INCREASED AND THEIR LOCATIONS HAVE CHANGED THROUGHOUT

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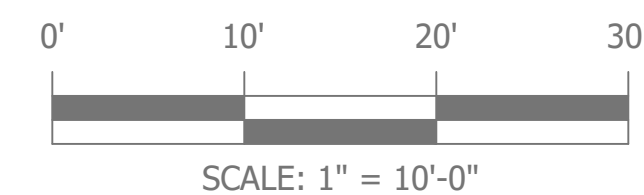


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THE BRINKERHOFF & BAR HUMMINGBIRD

CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108

LANDSCAPE ENLARGEMENT PLAN

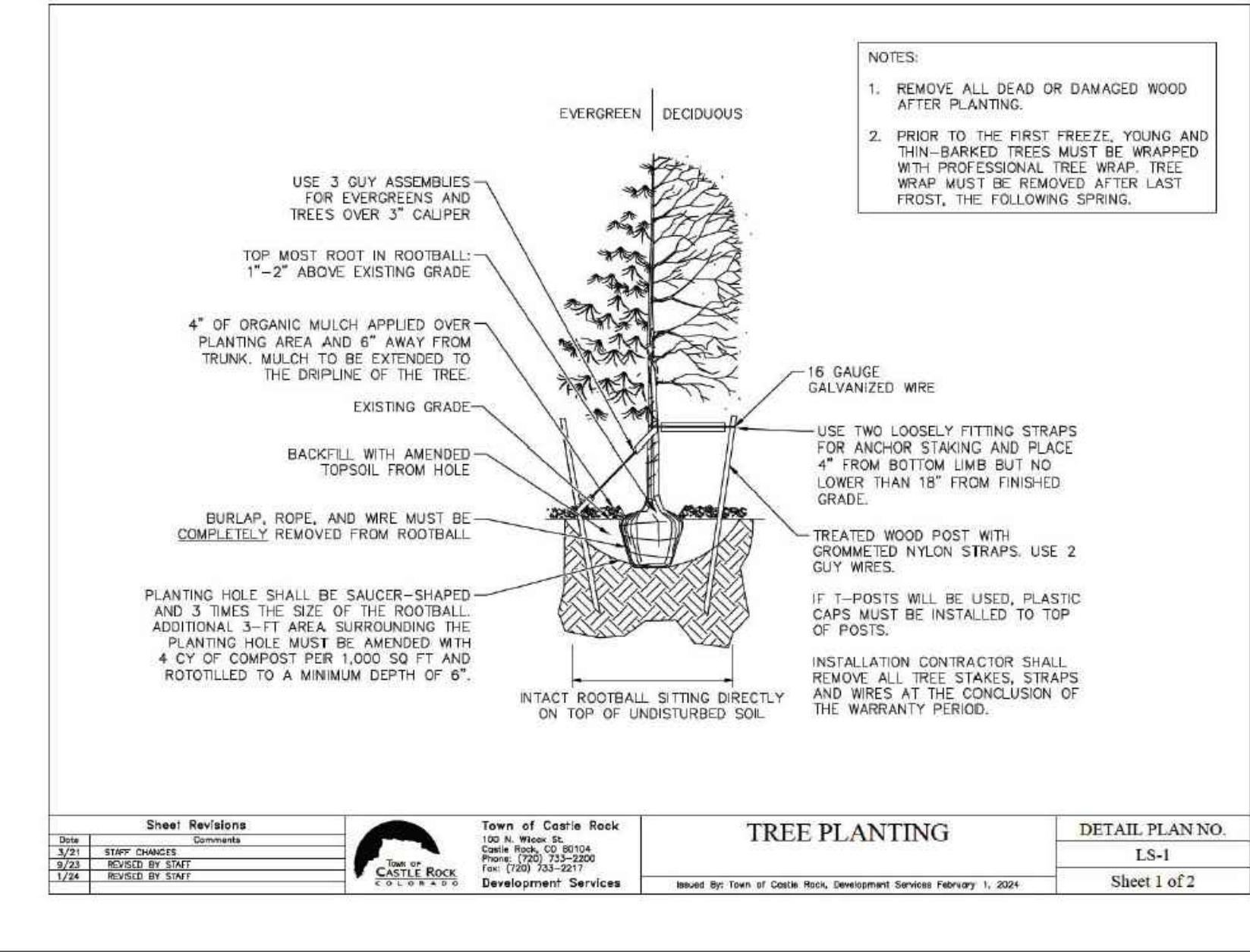


DESIGN BY: KEVEN WINKELMANN
DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE 2025.08.07
REVISIONS

FC025-0027

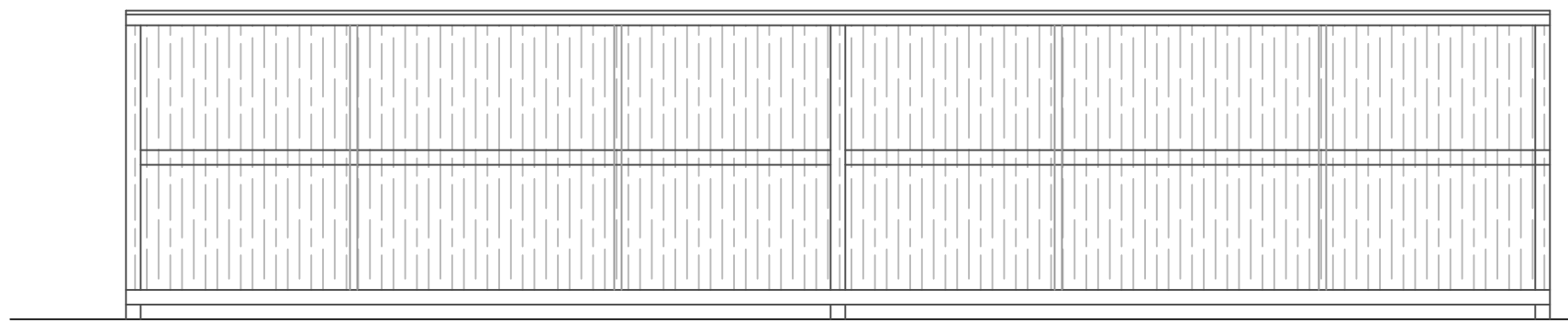




FENCING CONCEPT PHOTO



FENCING GATE CONCEPT PHOTO



A

PERORATED CORRUGATED CORTEN STEEL FENCING

SCALE: $\frac{1}{2}$ "=1'-0"



TORCHES ALONG FENCE

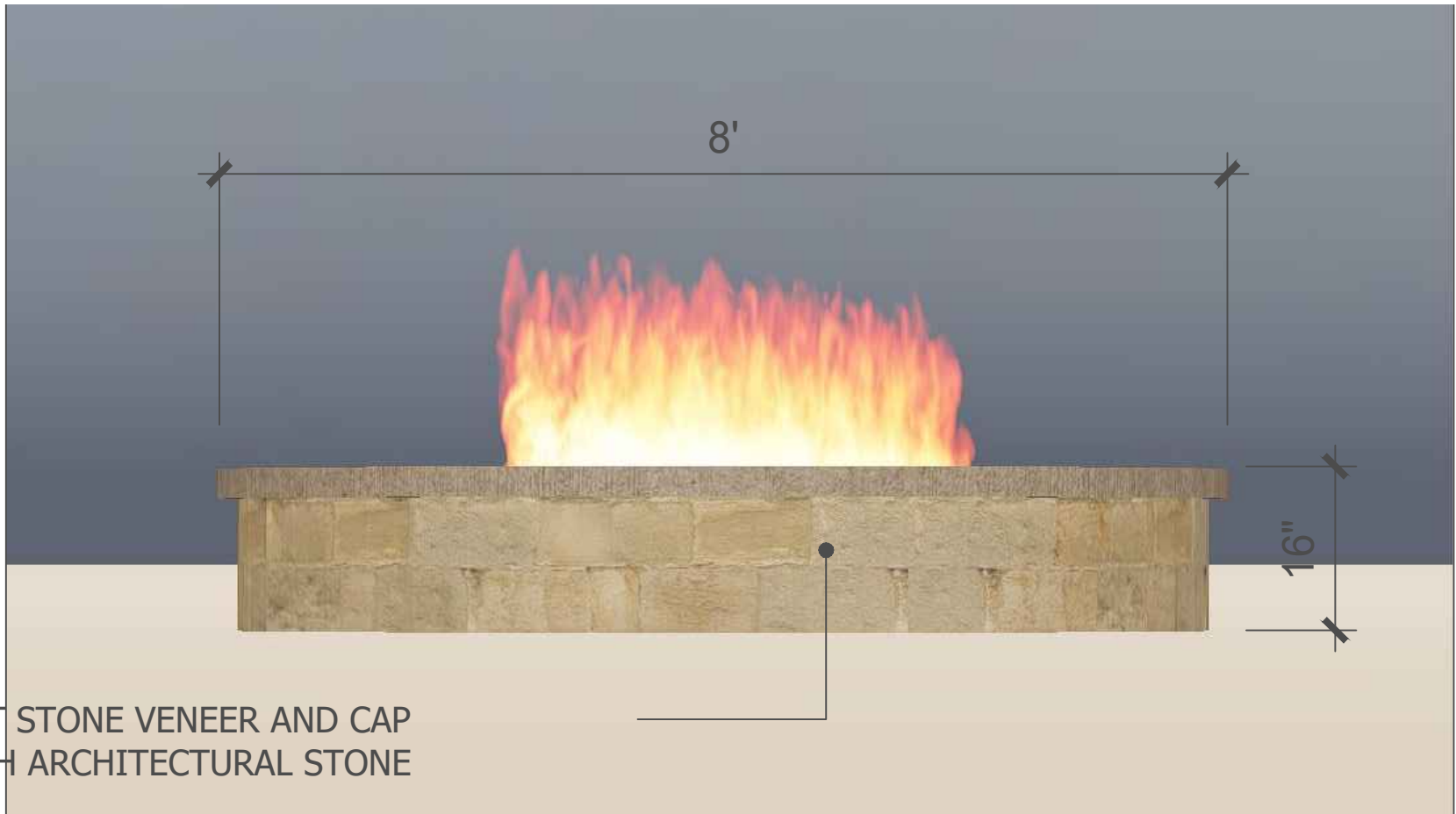


TORCHES AT ENTRY MONUMENT

B

CUSTOM STEEL GAS TORCHES - MATCH LA LOMA

NTS



FIRE PIT STONE VENEER AND CAP
- TO MATCH ARCHITECTURAL STONE

C

FIRE PIT ELEVATION DETAIL

SCALE: $\frac{3}{4}$ "=1'-0"



D

GAS FIRE FEATURE

THE FIRE FEATURE WAS UPDATED TO ALIGN WITH THE EXISTING STEEL TORCHES AND THE OVERALL DESIGN AESTHETIC OF THE PROJECT ON THE WEST EDGE OF THE LOWER COURTYARD.



E

RAISED PLANTER BEDS

NTS



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THE BRINKERHOFF & BAR HUMMINGBIRD

CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108

SITE ELEVATIONS

DESIGN BY: KEVEN WINKELMANN
DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE
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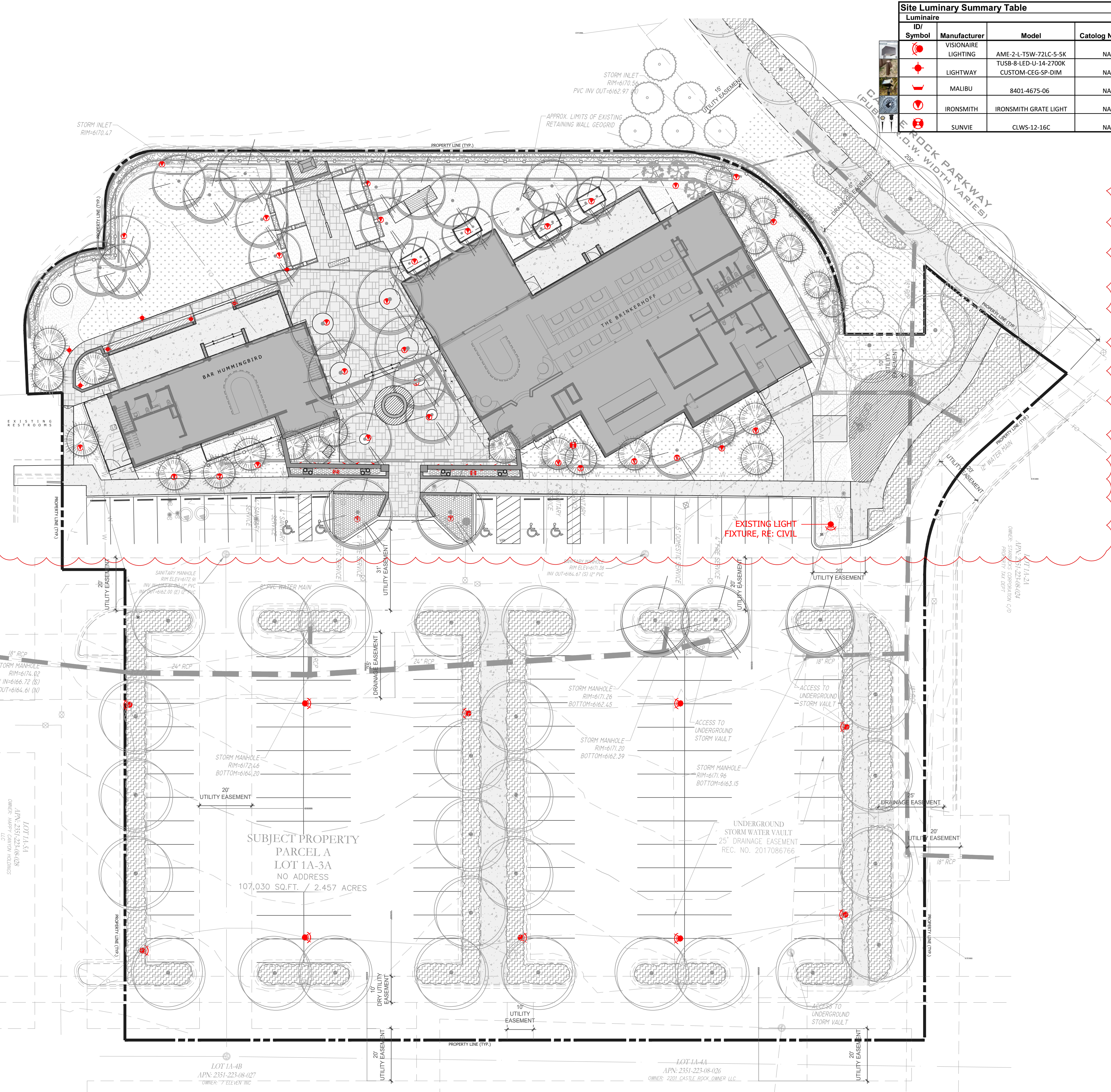
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2025.08.07

THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108

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Site Luminaire Summary Table														Lamps					
Luminaire														Mounting Height					
ID#	Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
1		VISIONAIRE LIGHTING	AME-2-L-T5W-72LC-5-5K	NA	PARKING LOT LIGHT FIXTURE	Y	V	120	0-10	11	SINGLE POLE	25'-0"	11	LED	120	12,845	5000	1.00	BRONZE
2		LIGHTWAY	TUS8-8-LED-U-14-2700K CUSTOM-CEG-SP-DIM	NA	PATH LIGHT FIXTURE	Y	II	120	0-10	7	SINGLE POLE	1'-6"	7	LED	14	800	3000	1.00	TEXT BRONZE
3		MALIBU	8401-4675-06	NA	FLOOD LIGHT	Y	WIDE	120	0-10	12	GROUND	1'-6"	12	LED	18	600	2700	1.00	BLACK
4		IRONSMITH	IRONSMITH GRATE LIGHT	NA	TREE GRATE LIGHT	Y	ASYM	120	0-10	32	TREE GRATE	FLUSH	32	LED	35	250	3000	1.00	WEATHERED BRASS
5		SUNVIE	CLWS-12-16C	NA	SPOT LIGHT	Y	SPOT	120	0-10	3	SINGLE POLE	6"	3	LED	12	900	3000	1.00	BLACK

** REFER TO SHEETS 12-13 FOR PHOTOMETRIC PLAN

- LIGHTING CHANGES:**
- OVERALL LANDSCAPE LIGHTING WAS REDUCED FOR ENERGY SAVINGS AND TO PROVIDE MORE COMFORTABLE AMBIANCE FOR PATRONS.
 - TWO TYPES OF LIGHTING FIXTURES WERE REMOVED, THE STEP / CAP LIGHT FIXTURE AND OUTDOOR CHANDELIER FIXTURE. A NEW FLOODLIGHT WAS ADDED TO THE ENTRANCE WALLS TO PROVIDE MORE VISIBILITY TO THE ENTRANCE.
 - AN EXISTING LIGHT POLE IN THE PARKING LOT WAS SHIFTED FURTHER FROM THE CURB TO AVOID ANY VEHICLE COLLISIONS AND IMPROVE LINE OF SIGHT ON THE NORTH EAST CORNER OFF THE BRINKERHOFF.

GENERAL LIGHTING PLAN NOTES:

- LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
- LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARIES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
- DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
- DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

WALL WASH UP LIGHT NOTE:

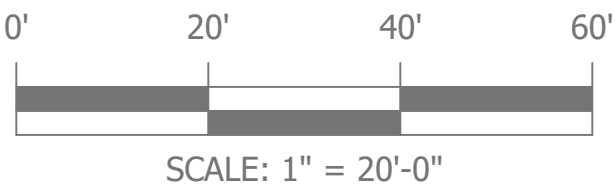
- THE WALL WASH UP LIGHT SPECIFIED MUST CONFORM TO SECTION 17.58.050(B) AND NOT ALLOW ANY ILLUMINATION TO ESCAPE THE FACADE OF THE BUILDING.

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THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108
SITE LIGHTING PLAN



DESIGN BY: KEVEN WINKELMANN
DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE
REVISIONS
2025.08.07

FCO25-0027



GENERAL LIGHTING PLAN NOTES:

- 1. CONCEPTUAL LIGHTING PLAN: FINIAL LIGHTING PLAN TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS
- 2. SITE LIGHTING INSTALLED TO ILLUMINATE PARKING LOT AND SIDEWALKS WITHIN PROPERTY LINE
- 3. SITE LIGHTING CONTROL WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS TO REDUCE LIGHTING BY 50% WITHIN ONE HOUR AFTER END OF BUSINESS HOURS. LIGHTING HOURS ARE PLANNED TO BE 5PM-9PM.
- 4. SITE LIGHTING LAYOUT MITIGATES LIGHT POLLUTION BY UTILIZING FULL CUTOFF FIXTURES
- 5. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT BUILDING FACADE AND UNSHIELDED WALL PACKS

WALL WASH UP LIGHT NOTE:

- 1. THE WALL WASH UP LIGHT SPECIFIED MUST CONFORM TO SECTION 17.58.050(B) AND NOT ALLOW ANY ILLUMINATION TO ESCAPE THE FACADE OF THE BUILDING.

LIGHTING CHANGES:

- OVERALL LANDSCAPE LIGHTING WAS REDUCED FOR ENERGY SAVINGS AND TO PROVIDE MORE COMFORTABLE AMBIANCE FOR PATRONS.
- TWO TYPES OF LIGHTING FIXTURES WERE REMOVED, THE STEP / CAP LIGHT FIXTURE AND OUTDOOR CHANDELIER FIXTURE. A NEW FLOODLIGHT WAS ADDED TO THE ENTRANCE WALLS TO PROVIDE MORE VISIBILITY TO THE ENTRANCE.
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Site Luminaire Summary Table																		
Luminaire											Lamps							
ID/	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
	VISIONAIRE LIGHTING	AME-2-L-T5W-72LC-5-5K	NA	PARKING LOT LIGHT FIXTURE	Y	V	120	0-10	11	SINGLE POLE	25'-0"	11	LED	120	12,845	5000	1.00	BRONZE
	LIGHTWAY	TUSB-8-LED-U-14-2700K CUSTOM-CEG-SP-DIM	NA	PATH LIGHT FIXTURE	Y	II	120	0-10	7	SINGLE POLE	1'-6"	7	LED	14	800	3000	1.00	TEXT BRONZE
	MALIBU	8401-4675-06	NA	FLOOD LIGHT	Y	WIDE	120	0-10	12	GROUND	1'-6"	12	LED	18	600	2700	1.00	BLACK
	IRONSMITH	IRONSMITH GRATE LIGHT	NA	TREE GRATE LIGHT	Y	ASYM	120	0-10	32	TREE GRATE	FLUSH	32	LED	35	250	3000	1.00	WEATHERED BRASS
	SUNVIE	CLWS-12-16C	NA	SPOT LIGHT	Y	SPOT	120	0-10	3	SINGLE POLE	6"	3	LED	12	900	3000	1.00	BLACK

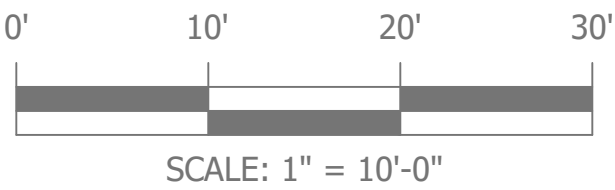
** REFER TO SHEETS 12-13 FOR PHOTOMETRIC PLAN

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THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108
SITE ENLARGEMENT LIGHTING PLAN



DESIGN BY: KEVEN WINKELMANN
DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE
REVISIONS

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THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108

 PARKING LOT LIGHT FIXTURE MANUFACTURER SPEC SHEET

MANUFACTURER SPEC SHEET B SQUARE STEEL POST MANUFACTURER SPEC SHEET

 TREE GRATE FIXTURE MANUFACTURER SPEC SHEET

Lamp Holder Components

Lamp Holder:
Machined 6061-T6 aluminum cap attached to a machined 6061-T6 aluminum body using one 18-8 stainless steel set screw, and sealed with a high temperature silicone O-ring. Cap and body are black anodized. An 1/8" thick, tempered, clear lens is secured to cap with a high temperature UV curing, silicone adhesive. Lamp holder is supplied with 6' of 16-2 cable. Cable exit sealed with a water tight strain relief fitting.

Aiming:
Lamp holder is attached to 304 stainless steel bracket, allowing 28° vertical aiming.

Face Plate:
Mounts to aiming bracket with 8-18 stainless steel hardware, ensuring that lens opening is properly aligned. 1/4" thick, tempered, clear lens, secured to face-plate with a high temperature, UV curing, silicone adhesive.

Certification:
CSA tested & certified for 35W Max MR16 lamp to US and Canadian safety standards for wet location landscape use per UL1838, CSA TLB-588, CAN/CSA C22.2 No.9.

B **SQUARE STEEL POST MANUFACTURER SPEC SHEET**

MANUFACTURER SPEC SHEET

 TREE GRATE FIXTURE MANUFACTURER SPEC SHEET

DIPLOMAT LED Bi-Pin Wall Wash Fixture

ORDERING CODE:
490010

SPECIFICATIONS

HOUSING:
Cast brass. Angled shroud.

FINISH:
Weathered brass. Custom powder coated colors available.

LENS:
Clear and frosted tempered glass lenses included.

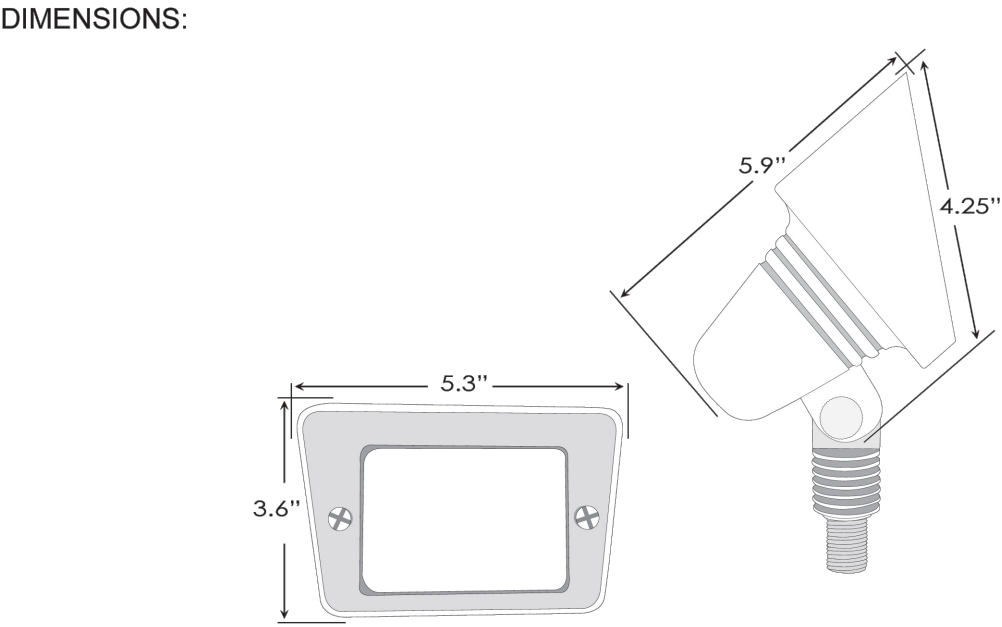
SOCKET/LAMP HOLDER:
One fixed ceramic bi-pin socket accepts bi-pin lamps with G4 or GY6.35 base.

LAMP TYPE:
12V MR16 or bi-pin. LED recommended. 35W halogen or 7W LED maximum.

MOUNTING:
1/2" NPT. Heavy-duty composite stake included with stem. May be mounted into threaded hubs in junction boxes or other mounting accessories.

WIRING:
Pre-wired with 5' pigtail of 18/2 cable.

WARRANTY:
Lifetime.



LED LAMP SPECIFICATIONS

LAMP TYPE:
12V Dauer MR16 lamp or bi-pin with 5-year warranty, dimmable, and suitable for enclosed luminaires.

OPTICS:
Integral optics providing available beam spreads from 15° to 120° for MR16 lamp (or no optics for bi-pin lamp).

COLOR TEMPERATURES:
Color temperature options provide the following qualities: 2700K, 3000K. Decorative color light options include amber, blue, green, red and purple.

FIXTURE ORDERING INFORMATION
To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:
EXAMPLE: 490010-4W-E-2800K-MS-R2

COLOR TEMPERATURES:

Color temperature options provide the following qualities: 2700K, 3000K, Decorative color light options include amber, blue, green, red and purple.

FIXTURE ORDERING INFORMATION

To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490010-4W-E-2800K-MS-R2

FIXTURE	LAMP		COLOR TEMP	MOUNTING	RISER
490010	WATTAGE	BEAM SPREAD		M5 Composite stake (incl.) 490034	R2 2" brass riser 490038
	MR16 2W	25° / 40° / 60° / 100°	2700K / 3000K	M3 Trident Heavy-Duty 3-Prong Stake 490036	R3 3" brass riser 490039
	MR16 3W	25° / 40° / 60°	2700K / 3000K		
	MR16 4W	25° / 40° / 60° / 100°	2700K / 3000K	PM Round pier mount 490057	R6 6" brass riser 490031
	MR16 5W	15° / 25° / 40° / 60° / 100°	2700K / 3000K	MR Round tapered 3-hole surface mount 490048	
		25°	Amber / Blue / Green / Red	R12 12" brass riser 490032	R24 24" brass riser 490033
	MR16 6W	38°	Purple		
	MR16 6W	25° / 40° / 60°	2700K / 3000K	MP PVC/Brass post stake 490037	
	MR16 7W	15° / 30° / 45° / 60° / 120°	2700K / 3000K		
	Bi-pin 2W		2700K / 3000K		
	Bi-pin 3W		2700K / 3000K		
	Bi-pin 3.3W		Amber / Blue / Green / Red		
	Bi-pin 4W		Amber		
	Bi-pin 4W		2700K / 3000K		
	Bi-pin 4W		2700K-HO / 3000K-HO		

A

WALL WASH FIXTURE MANUFACTURER SPEC SHEET

TUSB-LED

Construction:

- Steel housing and chassis
- Bottom lens is clear tempered glass

Post:

- (WP) Select tight knotted cedar direct burial post standard. Comes 48x60" allowing field to define
- (SP) Optional 4" sq steel post 36" tall with square flange base, cover and anchor bolts.

Light Source:

- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:

- Optional Photocell - (Z1) specify voltage 120v or 277v
- Dark-Sky compliant
- UL and CUL listed WET location
- 5-Year Warranty on LED Components
- Companion Wall Fixture - TUSW**

Type: _____

Job Name: _____



Shown with (WP) Wood Post

OSRAM
LED TECHNOLOGY INNOVATION

DIMMABLE

WET LOCATION

MADE IN AMERICA

TUSB-8
Height - 7"
Width - 6 1/4"
Depth - 6 3/4"

WALL

CEILING

PENDANT

OUTDOOR

ORDERING INFORMATION

Example: TUSB-8-LED-U-14W-3-W2-CEG

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
TUSB-8-LED		0 120/277V	2w LED / 2800K 14w LED / 1500lm (114 lm per watt)	2,3000K 3,3500K 4,4000K	B1 Satin Black W2 Gloss White Z1 Satin Bronze Z2 Text Bronze	CEG Clear Tempered Glass	WP Cedar Post (Standard) SP Steel Post (Optional See Price List) Finish to match fixture DIM LED dimming driver (0 - 10v) Dimming to 10% (Included) Z1 Photocell - 01 - 120 volt 02 - 277 volt

Optional
(See Price List)

W1 Yolk
W3 Text White
B2 Text Black
T4 Shimmer Gray
M13 Anod Silver
T6 Pewter
W13 Pearl Beige
P2 Brushed Alum
P9 Brushed Nickel
M16 Antique Brass

28853 Industry Drive, Valencia, California 91355
West Coast Sales: 866-325-4480 / 661-327-8206 • Fax 800-332-2346 / 661-327-8201
East Coast Sales: 866-326-0911 • Fax 866-416-2754
www.lightwayintl.com • sales@lightwayintl.com

Lightway

B

PATH FIXTURE MANUFACTURER SPEC SHEET

C

LED FLOOD LIGHT RECESSED IN ARCHES

Specifications			
General			
Color Temperature (Kelvins)	3000	Manufacturer Color/Finish	Black
Fixture Color Family	Black	Type	Flood light
Fixture Finish	Matte		
Dimensions			
Fixture Height (inches)	12	Weight (lbs.)	1.54
Fixture Length (inches)	2.95	Wire Length (inches)	18
Fixture Width (inches)	9.06		
Features			
Adjustable Lamp Head	Yes	Motion Sensor	No
Batteries Included	N/A (not battery-operated)	Number of Batteries Required	0
Battery Type	N/A (no battery)	Number of Bulbs Required	0
Beam Angle (Degrees)	95	Number of Light Fixtures	1
Bulb Type	LED	Power Source	Plug-in
Bulb(s) Included	No	Run Time (Fully Charged) (Hours)	0
Dusk-to-Dawn Sensor	No	Transformer Required	Yes
Fixture Material	Aluminum	Voltage Type	Low voltage
Glass/Lens Type	Clear	Volts	0
IPX Rating	5 (water jets)	Wattage	32
Low's Exclusive	Yes	Wattage Equivalent	0
Lumens	2500	Warranty	5-year limited

HARBOR BREEZE

• TWO TYPES OF LIGHTING FIXTURES WERE REMOVED, THE STEP / CAP LIGHT FIXTURE AND OUTDOOR CHANDELIER FIXTURE, A NEW FLOODLIGHT WAS ADDED TO THE ENTRANCE WALLS TO PROVIDE MORE VISIBILITY TO THE ENTRANCE.

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LANDSCAPE ARCHITECTURE & CONSTRUCTION
6875 S. SANTA FE DRIVE
LITTLETON, CO 80120
TEL: (303) 789-4400
FAX: (303) 789-4417
www.designsbysundown.com

THE BRINKERHOFF & BAR HUMMINGBIRD

CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108

LIGHTING SPECS/ CUTSHEETS

DESIGN BY: KEVEN WINKELMANN
DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE
REVISIONS

2025.08.07

FCO25-0027

THE BRINKERHOFF & BAR HUMMINGBIRD

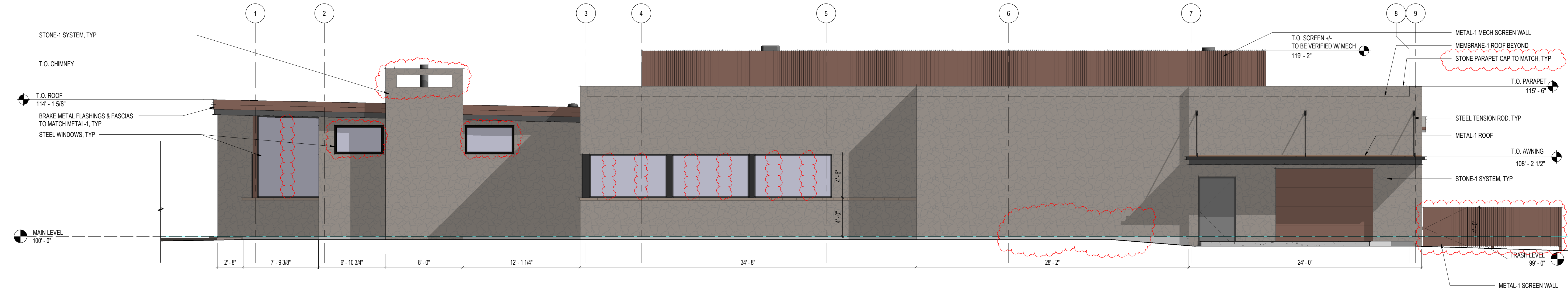
CASTLE ROCK PROMENADE, BLOCK 2

CASTLE ROCK, COLORADO 80108

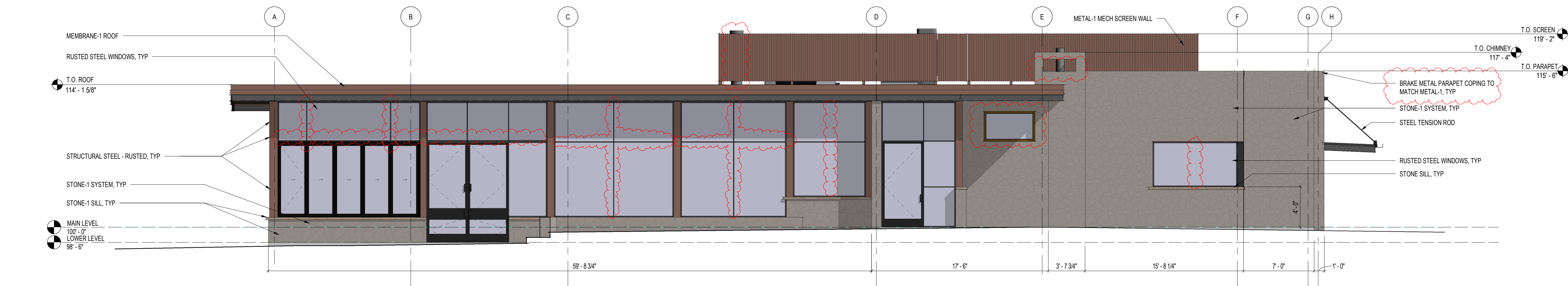
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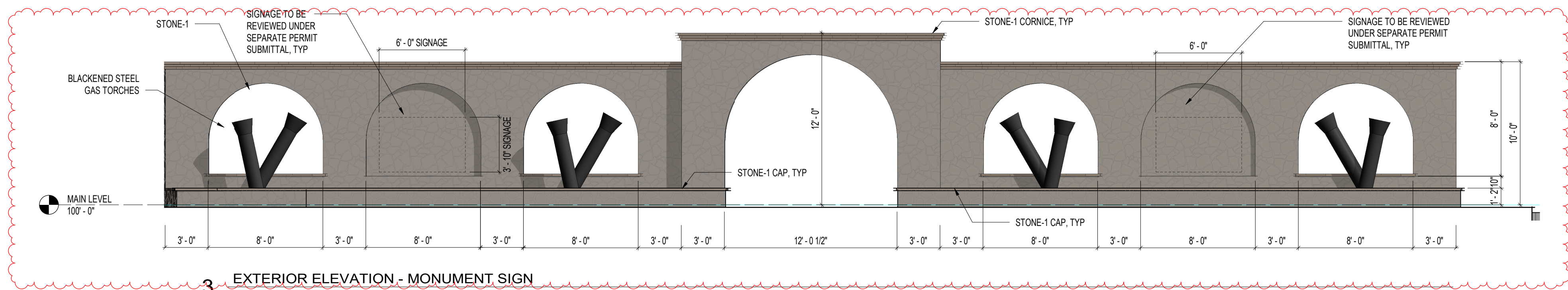
13 OF 19



1 EXTERIOR ELEVATION - BRINKERHOFF EAST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BRINKERHOFF SOUTH
3/16" = 1'-0"



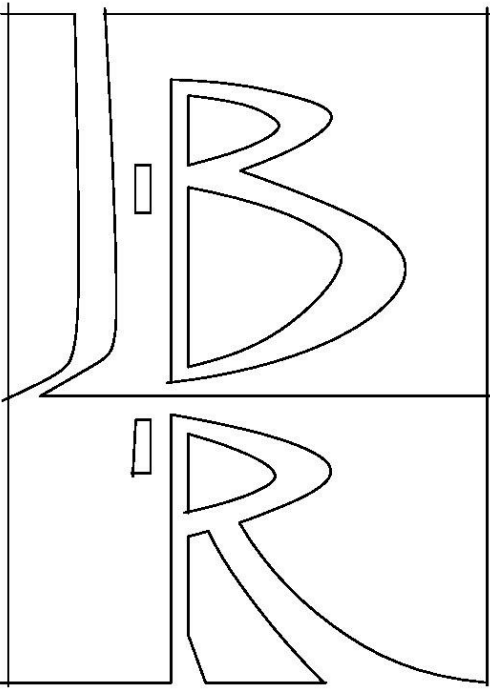
3 EXTERIOR ELEVATION - MONUMENT SIGN
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR

ALL SELECTIONS ARE PRELIMINARY, & SHALL BE VERIFIED W/ SUBMITTAL OF PHYSICAL SAMPLE SUBJECT TO OWNER APPROVAL. EQUAL SUBSTITUTIONS ARE ALLOWED IF APPROVED BY OWNER OR ARCHITECT.

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
METAL-1	CORRUGATED STEEL ROOF & WALL PANELS	WESTERN STATES METAL ROOFING www.westernstatesmetalroofing.com	PROFILE: 7/8" CORRUGATED SUBSTRATE: A606-4 Corten GAUGE: 20 FASTENERS: EXPOSED, REF INSTALLATION INSTRUCT. FIRE RESISTANCE: CLASS A, PER UL 790	A606-4 Corten	
MEMBRANE-1	TPO MEMBRANE ROOF	GAF EverGuard OR EQUAL	60mil FULLY ADHERED MFR'S 30-YEAR LIMITED WARRANTY		
PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMESTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	RUSTED STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
WP-1	SPRAY-APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT	TREMCO	TUFF-A-DRI H-8 SYSTEM 1. SPRAY-APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-A-DRI FOUNDATION BOARD 3. DrainStar STRIP DRAIN		1. EQ SUBSTITUTIONS ALLOWED. 2. APPLY WHEREVER FINISH FLOOR IS LOCATED BELOW FINISH GRADE, & EXTEND HORIZ 18" BEYOND THOSE EXTENTS. APPLY PER MFR'S WRITTEN INSTRUCTIONS & EXTEND TO B.O. FOOTING.



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architecture

60 N Main Street, Cedar City, Utah 84720
www.jbrownrigg.com
435.590.3577

THE BRINKERHOFF

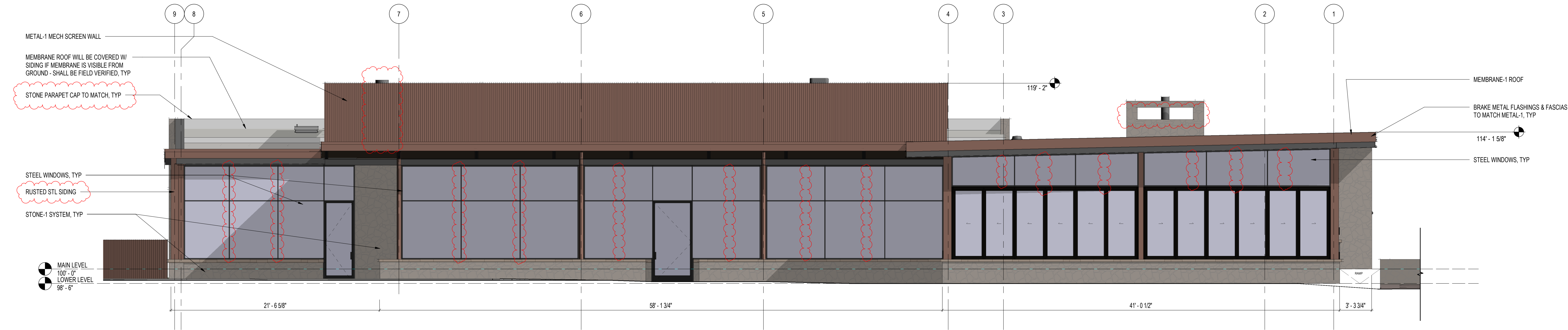
CASTLE ROCK PROMENADE BLOCK 2
6373 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR ELEVATIONS

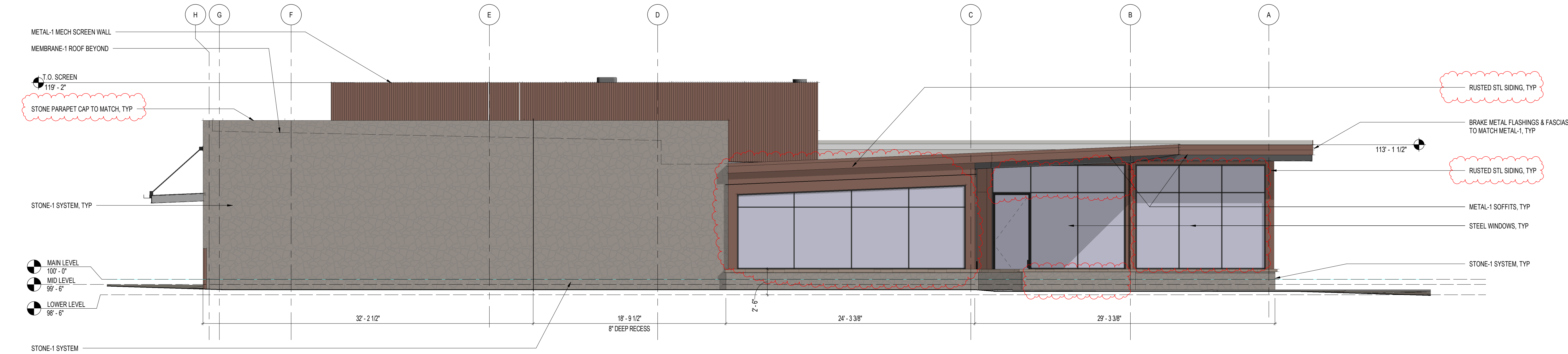
FOR CONSTRUCTION

REVISION: DESCRIPTION: DATE:
ASH-01 SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-A
DATE: 01-17-2025



1 EXTERIOR ELEVATION - BRINKERHOFF WEST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BRINKERHOFF NORTH
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR

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MEMBRANE-1	TPO MEMBRANE ROOF	GAF EverGuard OR EQUAL	60mil FULLY ADHERED MFR'S 30-YEAR LIMITED WARRANTY		
PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMESTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	RUSTED STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
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THE BRINKERHOFF

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6373 PROMENADE PARKWAY
CASTLE ROCK, CO

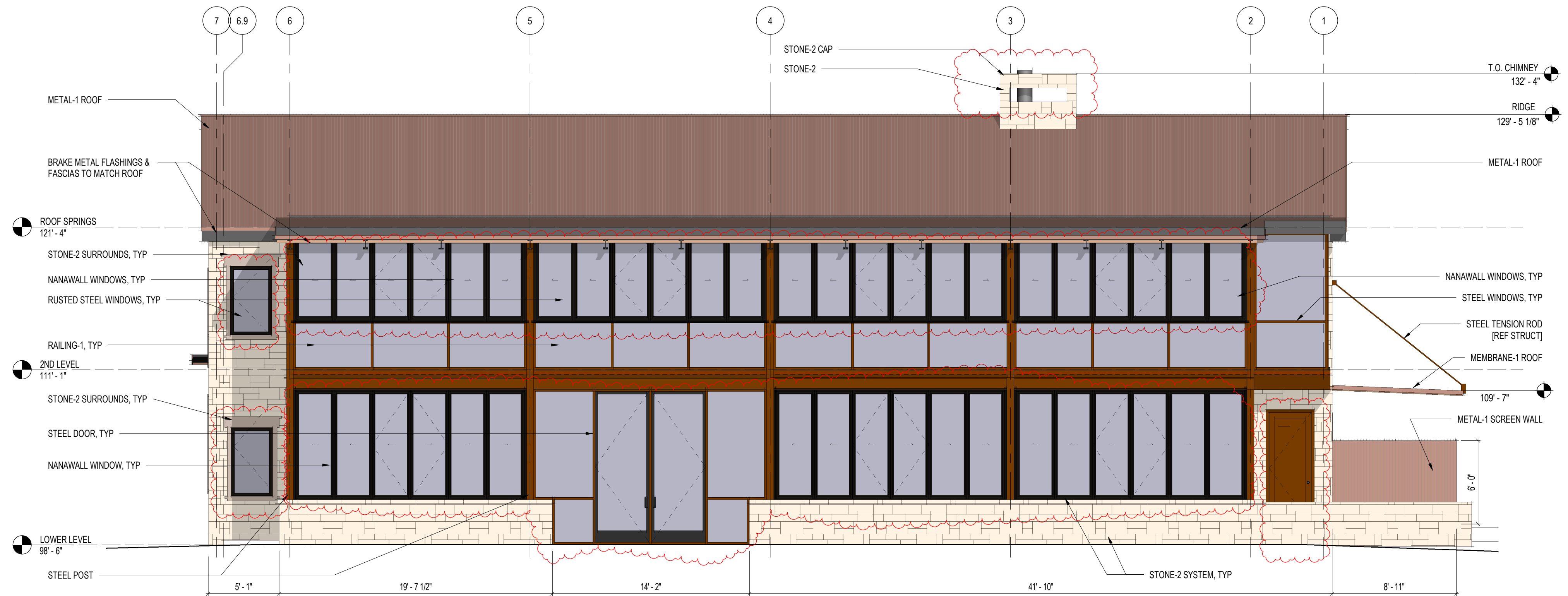
EXTERIOR ELEVATIONS

FOR CONSTRUCTION

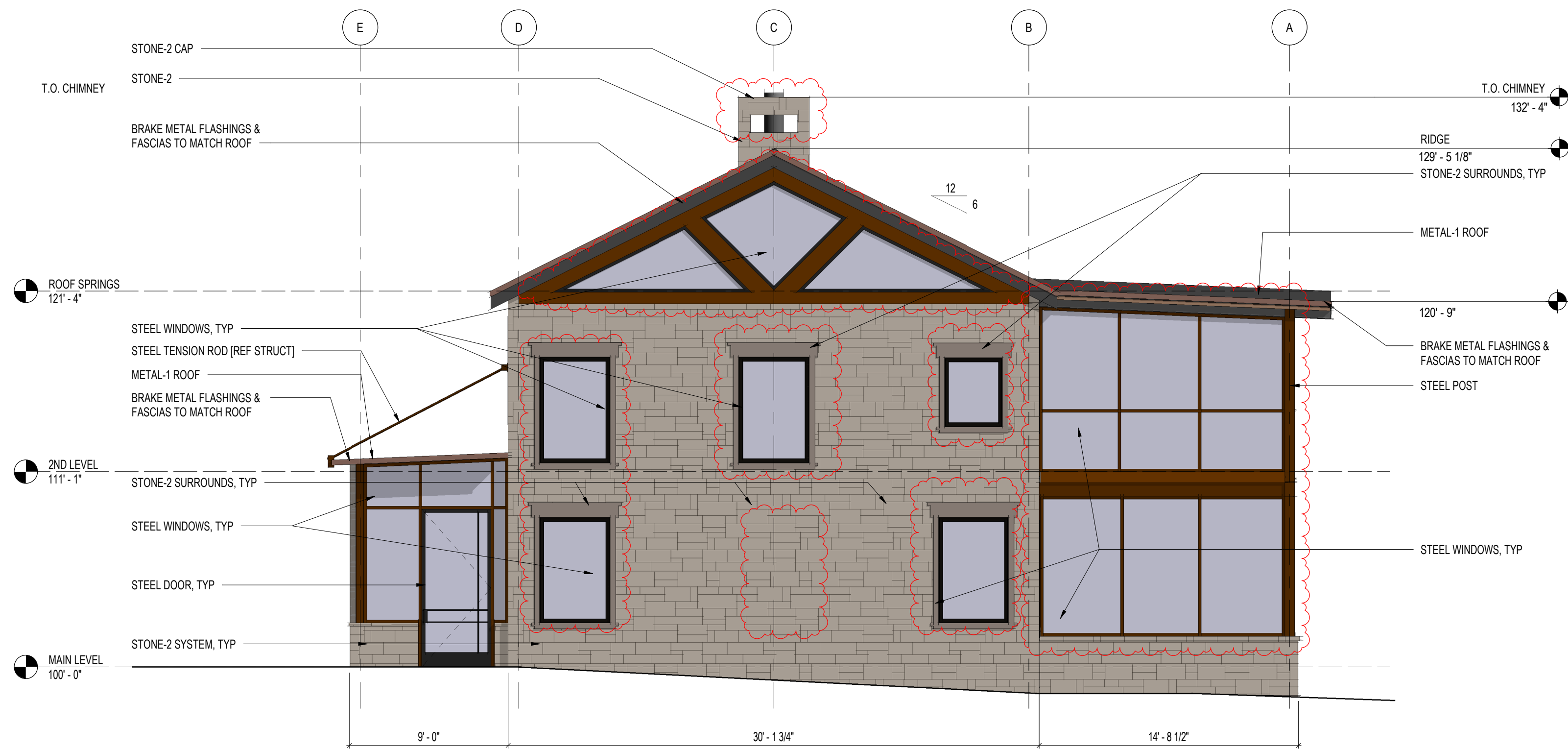
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ASH-01 SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-A
DATE: 01-17-2025

SHEET #:



1 EXTERIOR ELEVATION - BAR HUMMINGBIRD WEST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BAR HUMMINGBIRD NORTH
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR

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PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL THIN STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMSTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
WP-1	SPRAY-APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT	TREMCO	TUFF-N-DRI H-8 SYSTEM 1. SPRAY-APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-N-DRI FOUNDATION BOARD 3. DrainStar STRIP DRAIN		1. EQ SUBSTITUTIONS ALLOWED. 2. APPLY WHEREVER FINISH FLOOR IS LOCATED BELOW FINISH GRADE, & EXTEND HORIZ 18" BEYOND THOSE EXTENTS. APPLY PER MFR'S WRITTEN INSTRUCTIONS & EXTEND TO B.O. FOOTING.

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BAR HUMMINGBIRD

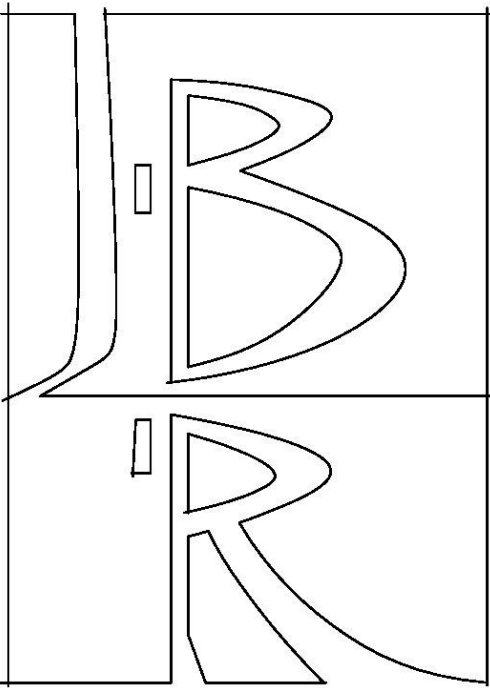
CASTLE ROCK PROMENADE BLOCK 2
6371 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR ELEVATIONS

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REVISION: DESCRIPTION: DATE:
SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-B
DATE: 1-24-2023



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THE BRINKERHOFF

CASTLE ROCK PROMENADE BLOCK 2
6373 PROMENADE PARKWAY
CASTLE ROCK, CO

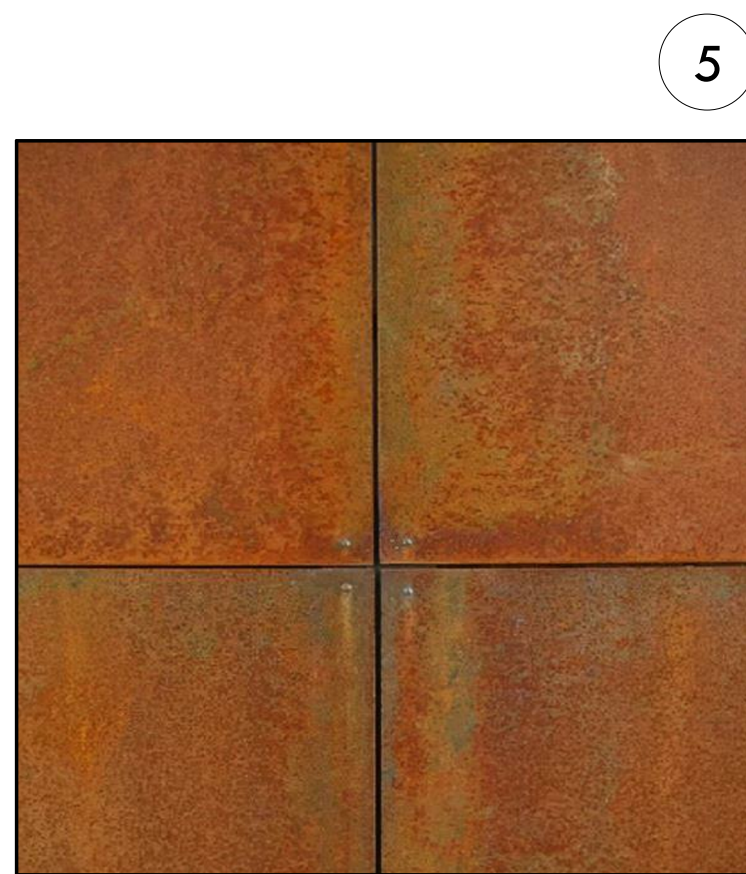
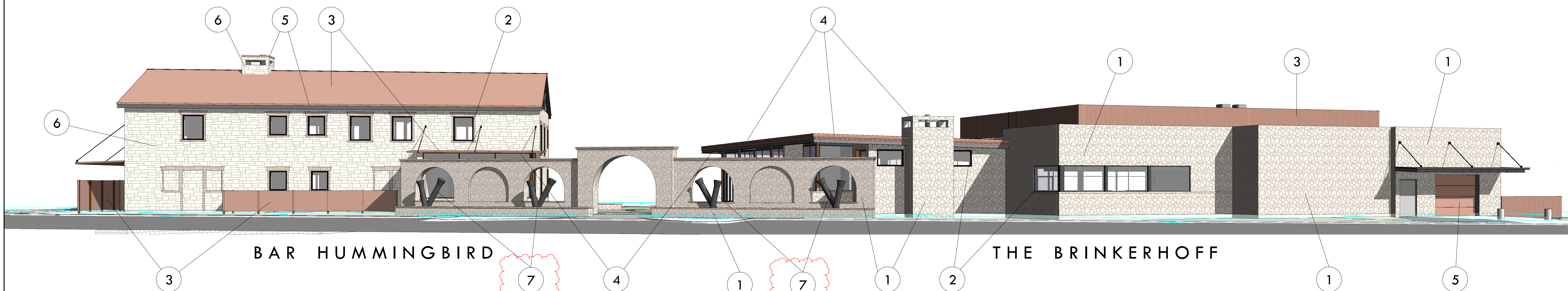
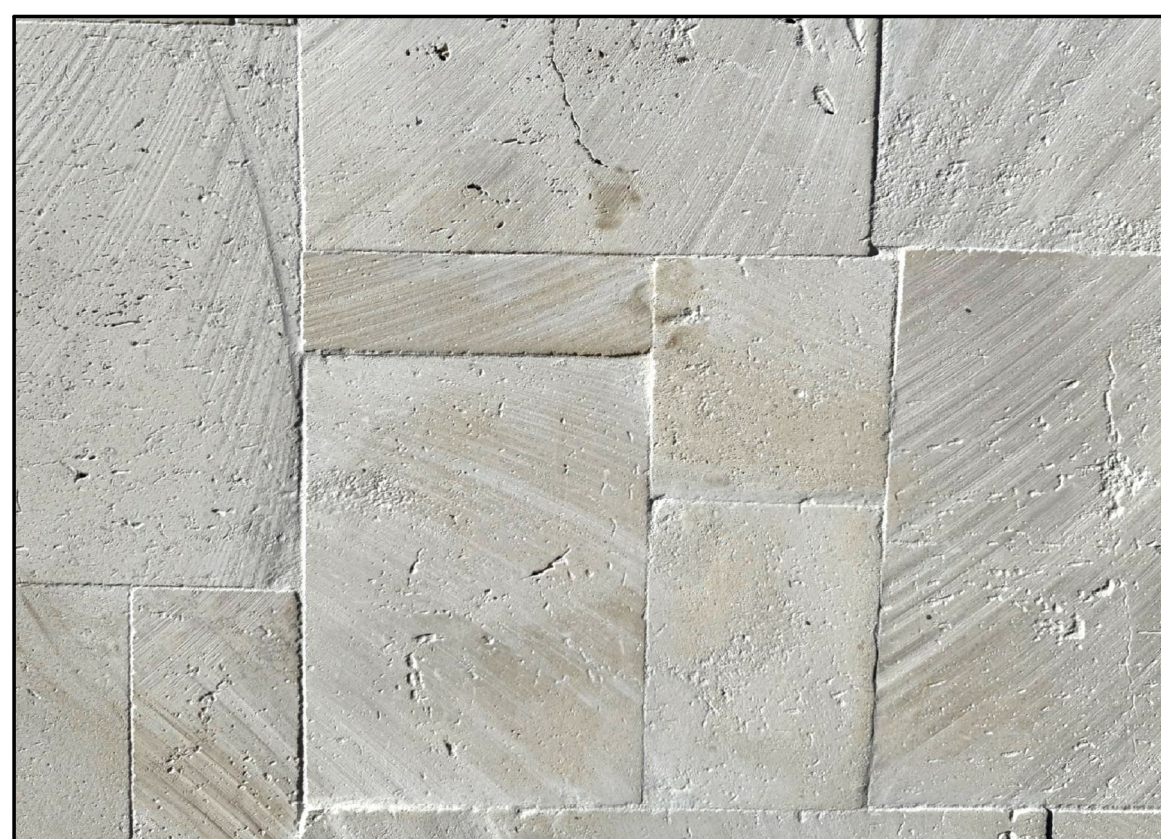
EXTERIOR MATERIAL & FINISHES

FOR CONSTRUCTION

REVISION: DESCRIPTION: DATE:
ASH-01 SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-A
DATE: 01-17-2025

SHEET #:



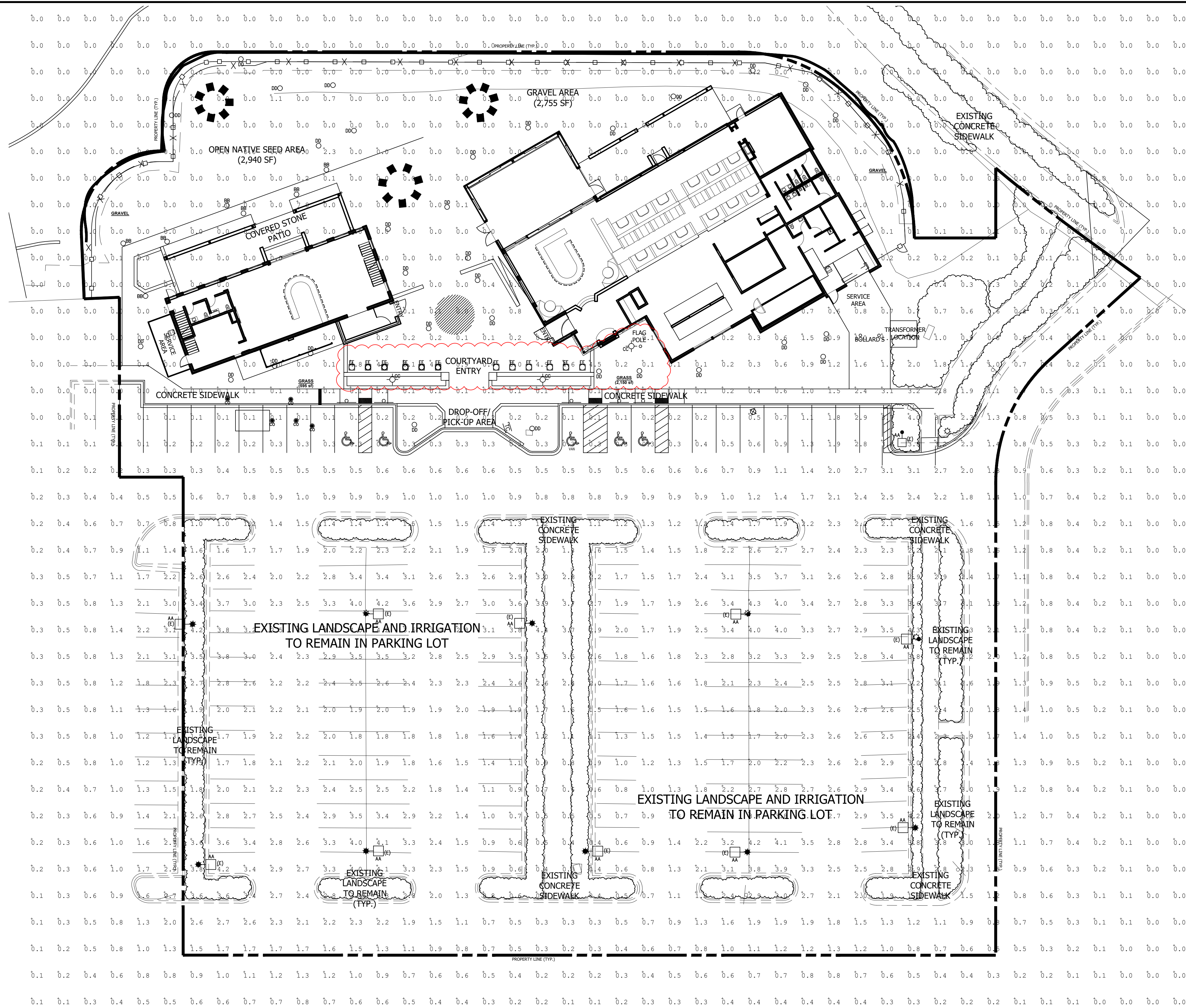
EXTERIOR MATERIAL & FINISH LEGEND

- 1 NATURAL THIN STONE: CANTERA, RUSTICO IRREGULAR, PINON CLARO w/ BRICK INLAYS
- 2 WINDOWS & DOORS: RUSTED STEEL w/ CLEAR GLASS
- 3 ROOFING, AWNINGS & SCREEN WALL SIDING: 7/8" CORRUGATED CORTEN / RUSTED STEEL
- 4 SOFFITS: 7/8" CORRUGATED CORTEN / RUSTED STEEL
- 5 EXPOSED STEEL & FASCIAS & COPINGS: CORTEN / RUSTED STEEL
- 6 NATURAL THIN LIMESTONE TRAVERTINE
- 7 BLACKENED STEEL GAS TORCH

THE MATERIAL PALATTE & CONCEPTUAL DESIGN CONFORMS TO THE INTENT OF PROMENADE AT CASTLE ROCK VISION BOOK. THE DESIGN EMBODIES THE THREE TRAITS EXPLICIT TO THE VISION: RUSTIC, INTIMATE & CASUAL. RUSTIC NATURAL STONES IN A RANDOM RUBBLE FIELD WILL BE JUXTAPOSED WITH DRESSED, SMOOTHER, STONE TO CREATE COMPLEMENTARY TEXTURES. THE REMAINING VERTICAL SURFACES ARE GLASS AND RUSTED STEEL. THE EFFECT IS A CONTRAST OF CLEAN AND WEATHERED SURFACES THAT IS BOTH RUSTIC AND MODERN.

THE TWO BUILDINGS CONTRAST WITH AND COMPLEMENT EACH OTHER. BAR HUMMINGBIRD IS INTENDED TO GIVE THE IMPRESSION OF A UTILITARIAN SHELL OF A STRUCTURE FROM AGES PAST, WHICH HAS BEEN REPURPOSED AND MODERNIZED. THE BRINKERHOFF TAKES IT A STEP FURTHER, INTRODUCING A MODERN VOCABULARY TO THE PROJECT WHILE UTILIZING A MORE RUSTICTI MATERIALS PALETTE.

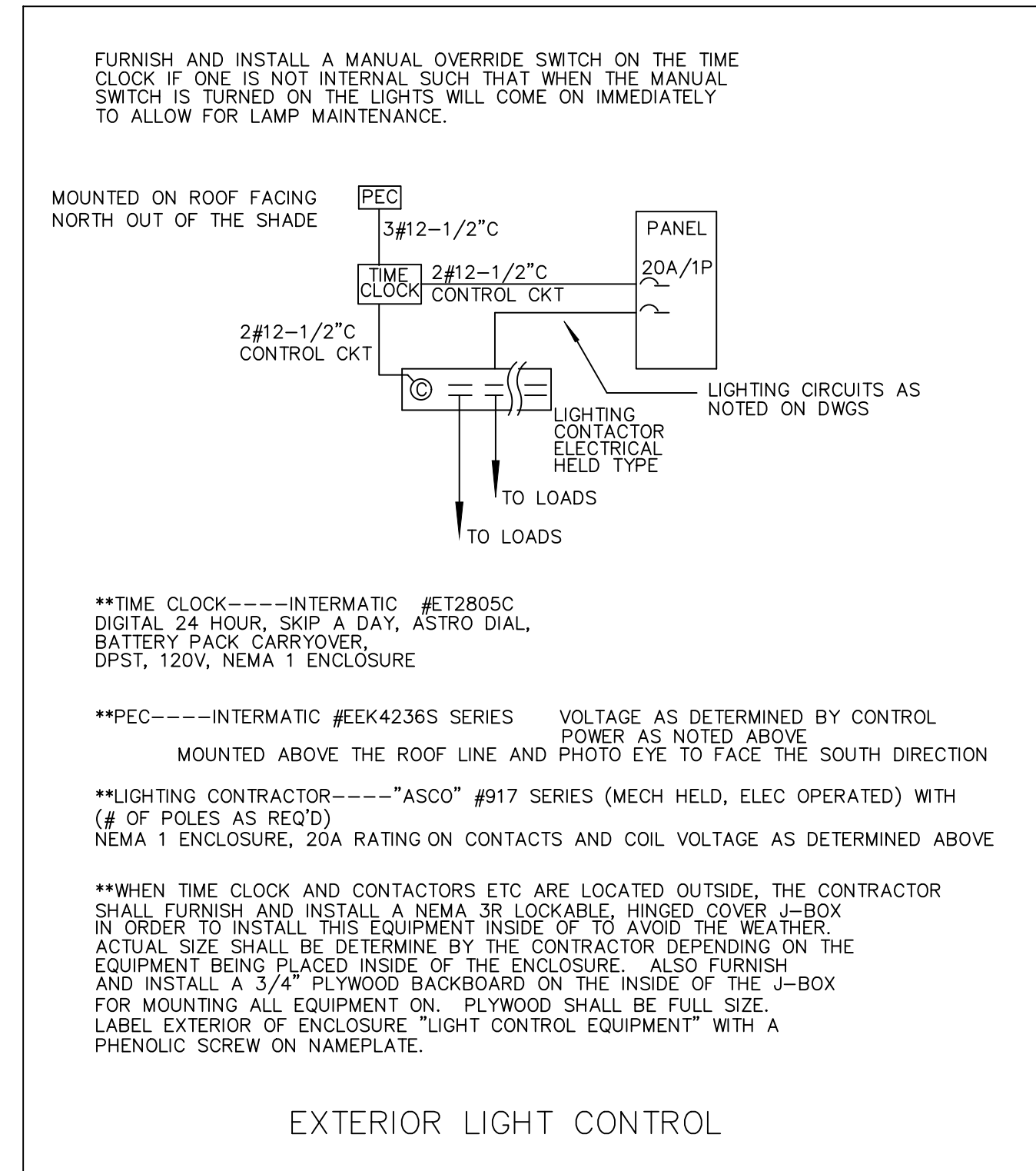
PATH:\JDE DROPBOX\JDE TEAM FOLDER\2022 JOBS\22-005 HUMMINGBIRD RESTAURANT CASTLE ROCK CO\DRAWINGS\PE\ELECTRICAL\PHOTOMETRIC\22005 PHOTOMETRIC 05-19-2025.DWG, PLOT DATE: 5/19/2025 4:29:05 PM, BY: COMPUTER



1 LIGHTING PLAN

SCALE: 1" = 20'-0"

Site Lighting Fixture Schedule													
Luminaire				Lamps									
ID/Symbol	Manufacturer	Model/Catalog Number		Discription	Full Cut-Off	Distribution	Voltage	Dimming	Quantity	Mounting	Quantity	Type	M.H.
AA	VISIONAIRE	AME-2-L-T5W-72LC-5-K		Pole Light	Y	V	120	0-10	11	Pole	11	LED	25'-0"
BB	LIGHTWAY	TUSB-8-LED-U-14-2700K-CUSTOM-CEG-SP-DIM		Path Light	Y	II	120	0-10	7	Bollard	7	LED	1'-6"
CC	SUNVIE	CLWS-12-16C		L.V. Spotlight	Y	SPOT	120	0-10	3	Ground	3	LED	0'-7"
DD	IRONSMITH	GRATE LIGHT		Tree Uplight	Y	ASYM	120	0-10	31	Ground	31	LED	FLUSH
EE	MALIBU	8401-4675-06		Floodlight	Y	WIDE	120	0-10	12	Ground	12	LED	1'-6"



A EXTERIOR LIGHT CONTROL

N.T.S.

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.86	5.1	0.0	N.A.	N.A.

Lighting Hours of Operation						
Sunday	Monday	Tuesday	Weds.	Thurs.	Friday	Saturday
5pm-10pm	5pm-12am	5pm-12am	5pm-12am	5pm-12am	5pm-1am	5pm-1am

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

LIGHTING CHANGES

- 1.) THE TYPE 'CC' FIXTURE HAS CHANGED PART NUMBERS. THIS HAS CHANGED THE LUMENS, WATTAGE & DISTRIBUTION OF THE LIGHT FIXTURE.
- 2.) THE TYPE 'EE' FIXTURE HAS CHANGED MANUFACTURERS. THIS HAS CHANGED THE LUMENS, WATTAGE & DISTRIBUTION OF THE LIGHT FIXTURE.



TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By:

Development Services Date

NO.	REVISION	BY	DATE

ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

HUMMINGBIRD & NEST RESTAURANTS

SITE ADDRESS: LOT 1A-3A, BLOCK 2 OF PROMENADE AT CASTLE ROCK, COLORADO
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PREPARED FOR: BRINKERHOFF RESTAURANT GROUP
558 CASTLE PINES PARKWAY, UNIT B4 #101
CASTLE PINES, CO 80108

JOB NO.	22005
ORG. SUBM. DATE	5/19/2025
DWN:	JCB
NAME	CHKD: JCB
PHOTOMETRIC SITE PLAN	
NO.	

19 of 19