

SITE DEVELOPMENT PLAN

LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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 MEADOWS FOURTH AMENDMENT - PLANNED DEVELOPMENT
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING.
- 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.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS

FIRE NOTES:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN **UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET**, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN **UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES**.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 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 BACKGROUND 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.

PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDED A CAR DEALERSHIP, CAR WASH AND DETENTION POND EXPANSION.

LEGAL DESCRIPTION

THE MEADOWS 19, LOT 1, FILING NO. 1, 1ST AMENDMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

BENCHMARK

NGS BENCHMARK D 355, ELEVATION = 6014.96 (NAVD88)

ONSITE CONTROL
CONTROL POINT #1: 5/8" REBAR WITH A GREEN PASTIC CAP, STAMPED "GALLOWAY CONTROL" ELEVATION = 6022.96

CONTROL POINT #2: SCRIBED 'X', AT THE NORTH CORNER OF A STORM BOX, ELEVATION = 6022.18

BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTHEAST LINE OF LOT 1, THE MEADOWS 19, LOT 1, FILING NO. 1, AND IS CONSIDERED TO BEAR S36°06'43"E. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 5/8" REBAR WITH A ILLEGIBLE YELLOW PLASTIC CAP, BEING A POINT OF CURVATURE ON THE NORTHEAST LINE OF LOT 1; AND A FOUND 1" BRASS TAG STAMPED "AZTEC PLS 38636", BEING THE SOUTHEAST CORNER OF LOT 1.

OWNERSHIP CERTIFICATION

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

BY: FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

CLIFF FINDLAY
MANAGER OF GENERAL PARTNERSHIP

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 16.67 SFEs ARE DEBITED FROM THE WATER BANK.

TITLE CERTIFICATION

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

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

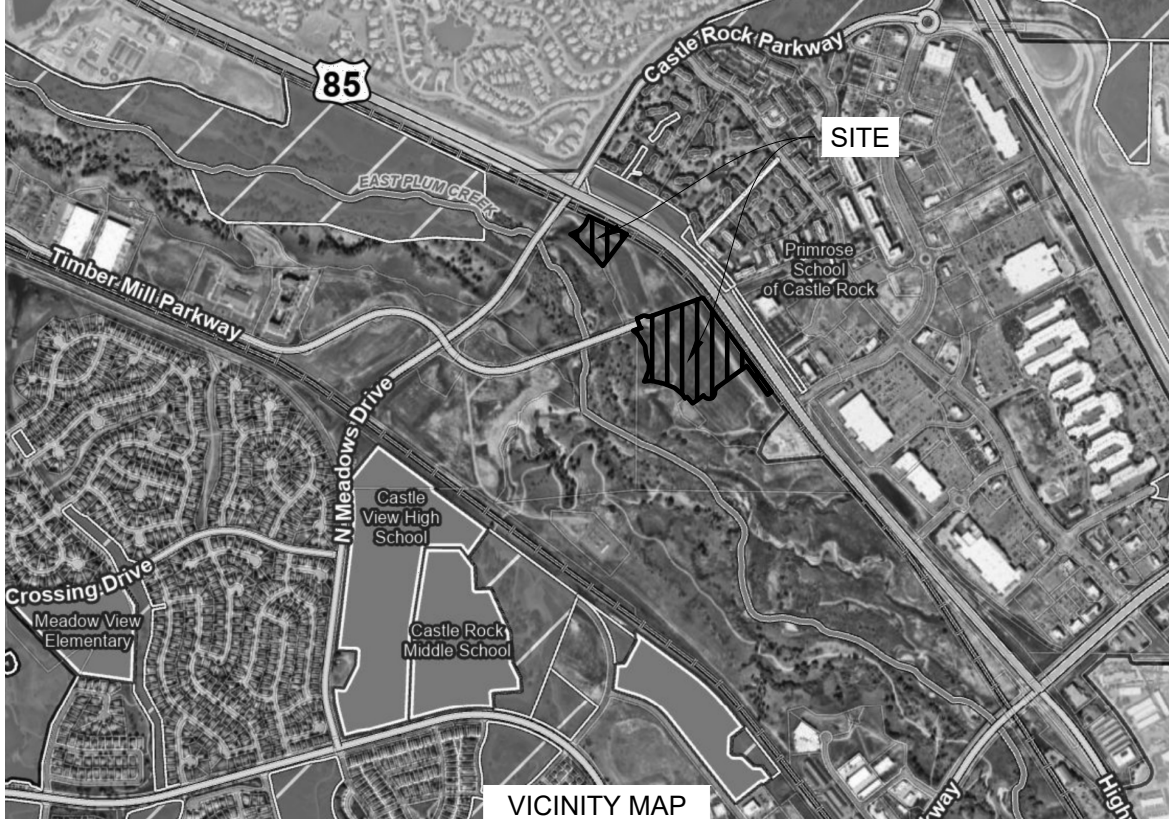
20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.



THE MEADOWS, LOT 1, FILING NO. 1, 1ST AMENDMENT						
LAND USE SUMMARY TABLE						
LOT # / TRACT	SQ.FT	ACRES	OWNERSHIP	PURPOSE	USAGE TYPE	
LOT 2	435,454	9.997	FINDLAY FAMILY PROPERTIES, LP	CD	CD	
LOT SUBTOTAL	1,075,606	24.69				
TRACT A1	83,708	1.92	FINDLAY FAMILY PROPERTIES, LP	AC	AC, U,D	
TOTAL	1,159,314	26.61				

TABLE LEGEND

FD FUTURE DEVELOPMENT
CD CAR DEALERSHIP
AC PRIVATE ACCESS ROAD
U UTILITIES
D DRAINAGE

SITE UTILIZATION CHART		
USE AREA	AREA	% OF TOTAL AREA
LOT 2 AREA (9.9966) AC	435,454 SF	100.0%
SALES AND SERVICE BUILDING		
GROUND FLOOR	82,410 SF	18.93%
SECOND FLOOR	12,247 SF	N/A
TOTAL MAIN BUILDING	94,657 SF	21.74%
CAR WASH/DETAIL BUILDING	5,170 SF	1.19%
TOTAL SURFACE BUILDING AREA	87,580 SF	20.11%
OPEN SPACE PRIVATE (OSP)	63,145 SF	14.50%
OPEN SPACE PUBLIC (OSP)	0 SF	0.00%
PUBLIC LAND DEDICATION (PLD)	0 SF	0.00%
ROW DEDICATION	0 SF	0.00%
PARKING AND DRIVE	257,307 SF	59.09%
SIDEWALKS	27,422 SF	6.30%
TOTAL	435,454 SF	100.0%

TRACT A1 AREA (1.92) AC	83,708 SF	100.0%
OPEN SPACE PRIVATE (OSP)	610 SF	0.73%
OPEN SPACE PUBLIC (OSP)	0 SF	0.00%
PUBLIC LAND DEDICATION (PLD)	0 SF	0.00%
ROW DEDICATION	0 SF	0.00%
PARKING AND DRIVE	82,983 SF	99.13%
SIDEWALKS	115 SF	0.14%
TOTAL	83,708 SF	100.0%

ZONING COMPARISON CHART		
ZONING ITEM	Meadows 4th Amendment PD COI- COMMERCIAL OFFICE, INDUSTRIAL	
	REQUIRED	PROPOSED
		OFFICE, RETAIL (REPAIR SERVICES, SHOWROOMS AND SUPPORT SERVICES), CAR WASHES
USE		*
MAXIMUM GROUND COVERAGE	60%	20.11%
BUILDING SETBACKS (MINIMUM)		
NORTHEAST	0'	209.2'
SOUTHWEST	0'	76.1'
NORTHWEST	0'	148.2'
SOUTHEAST	0'	177.4'
MAXIMUM BUILDING HEIGHT	60'	34'-3" MAX.
VEHICLE PARKING (SEE TABLE BELOW)		

PARKING CALCULATIONS				
USE CATEGORY	REQUIRED SPACES PER CATEGORY		REQUIRED	PROVIDED
INDOOR DISPLAY	1.5 SPACES PER	1,000 SF	8,000 SF	12
SERVICE BAYS	3 SPACES PER	SERVICE BAY	65	195
EMPLOYEE	1 SPACES PER	EMPLOYEE MAX SHIFT	125	125
SUBTOTAL				332
ACCESSIBLE				8
BICYCLE	5%			17
VEHICLE DISPLAY + INVENTORY				285
TOTAL PARKING PLUS DISPLAY				635

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	CIVIL - OVERALL SITE PLAN
3	CIVIL - DETAILED SITE PLAN
4	CIVIL - DETAILED OFFSITE PLAN
5	OVERALL GRADING PLAN - ONSITE
6	OVERALL GRADING PLAN - OFFSITE
7	OVERALL UTILITY PLAN - ONSITE
8	OVERALL UTILITY PLAN - OFFSITE
9	LANDSCAPE PLAN
10	OFFSITE LANDSCAPE PLAN
11	PLANT SCHEDULE & NOTES
12	LANDSCAPE DETAILS
13	LANDSCAPE DETAILS
14	IRRIGATION MASTER PLAN
15	IRRIGATION MASTER PLAN
16	EXTERIOR ELEVATIONS
17	EXTERIOR ELEVATIONS – DETAIL BUILDING
18	SITE DETAILS
19	REFUSE YARD ELEVATIONS
20	PARKING SITE PLAN
21	EXTERIOR MATERIALS
22	PHOTOMETRIC SITE PLAN
23	PHOTOMETRIC SITE PLAN NOTES
24	SIGN DETAILS
25	SIGN DETAILS
26	SIGN DETAILS

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

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

Troy Denning 12/5/25
REGISTERED PROFESSIONAL ENGINEER DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

DIRECTOR OF DEVELOPMENT SERVICES _____

OWNER

FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
CONTACT: TYLER CORDDER
310 N. GIBSON ROAD
HENDERSON, NV 89014

OWNER'S REPRESENTATIVE

TALLYCM
CONTACT: ANNE BRECK
8715 E. VIA DE COMMERCIO
SCOTTSDALE, AZ 85258
(208) 699-3230

CIVIL ENGINEER

ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112
TROY W. DENNING P.E.
(720) 826-3965

ARCHITECT:

JOHN MAHONEY, LLC
CONTACT: TRAVIS MUILENBURG
850 W. ELLIOT ROAD, SUITE 108
TEMPE, AZ 85284
(480) 431-5038

LANDSCAPE ARCHITECT:

CREATIVE PATHWAYS, LLC
CONTACT: SARAH WILLIAMS, PLA, CPSI
7106 OTIS STREET
ARVADA, CO 80003
(719) 331-5823

SURVEYOR:

GALLOWAY
CONTACT: WILLIAM BROOKS, PLS
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
(719) 900-7220

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

COVER SHEET

ACTION CIVIL ENGINEERING

9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112 720.826.3965
tldenning@actioncivileng.com

JOB NO. 2421

SCALE ---

DATE 12/5/2025

SHEETS 25 SHEET 1

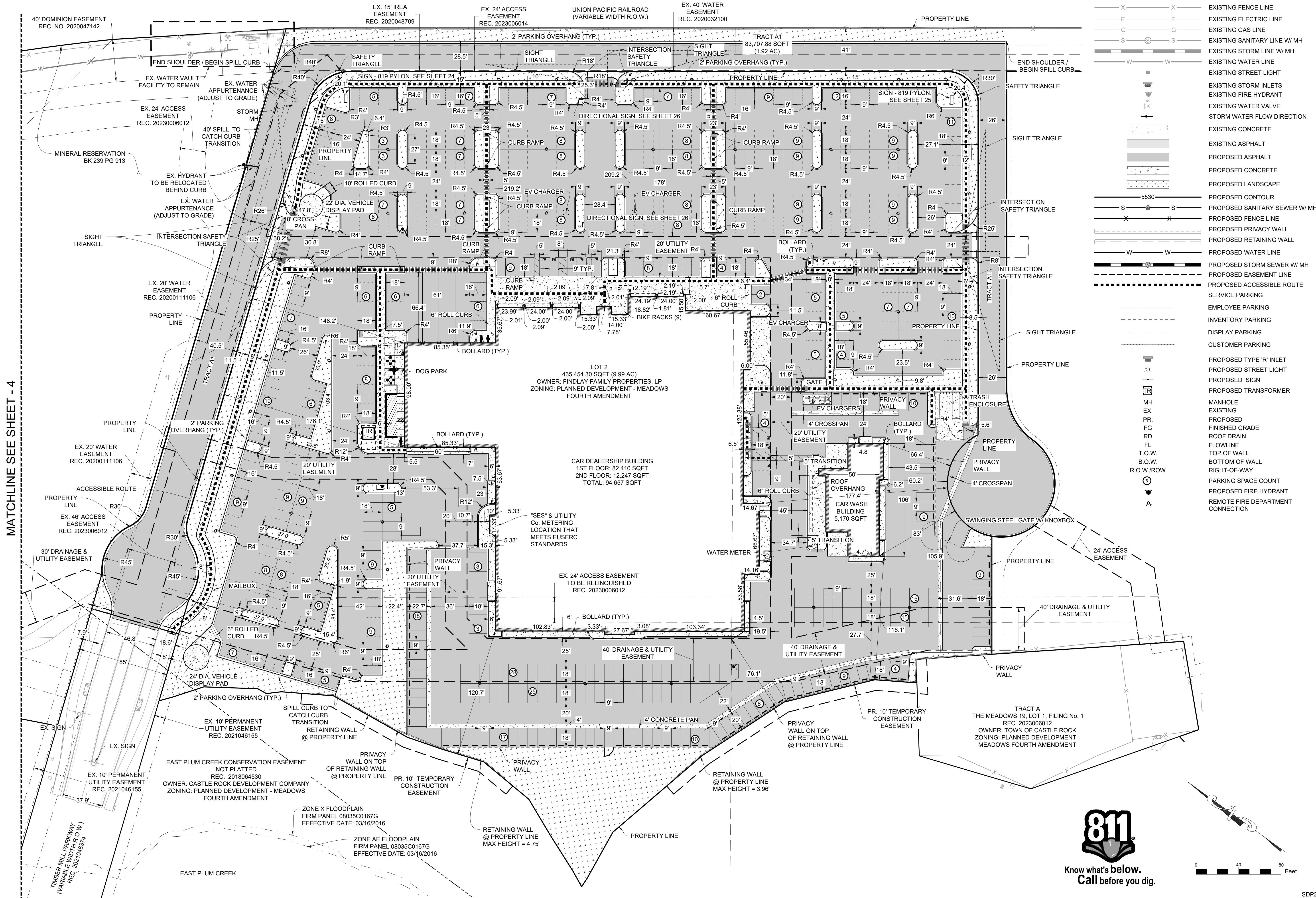
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



JOB NO.		2421
SCALE		---
DATE		12/5/2025
SHEETS	25	SHEET 2

SITE DEVELOPMENT PLAN

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FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

CIVIL - DETAILED SITE PLAN

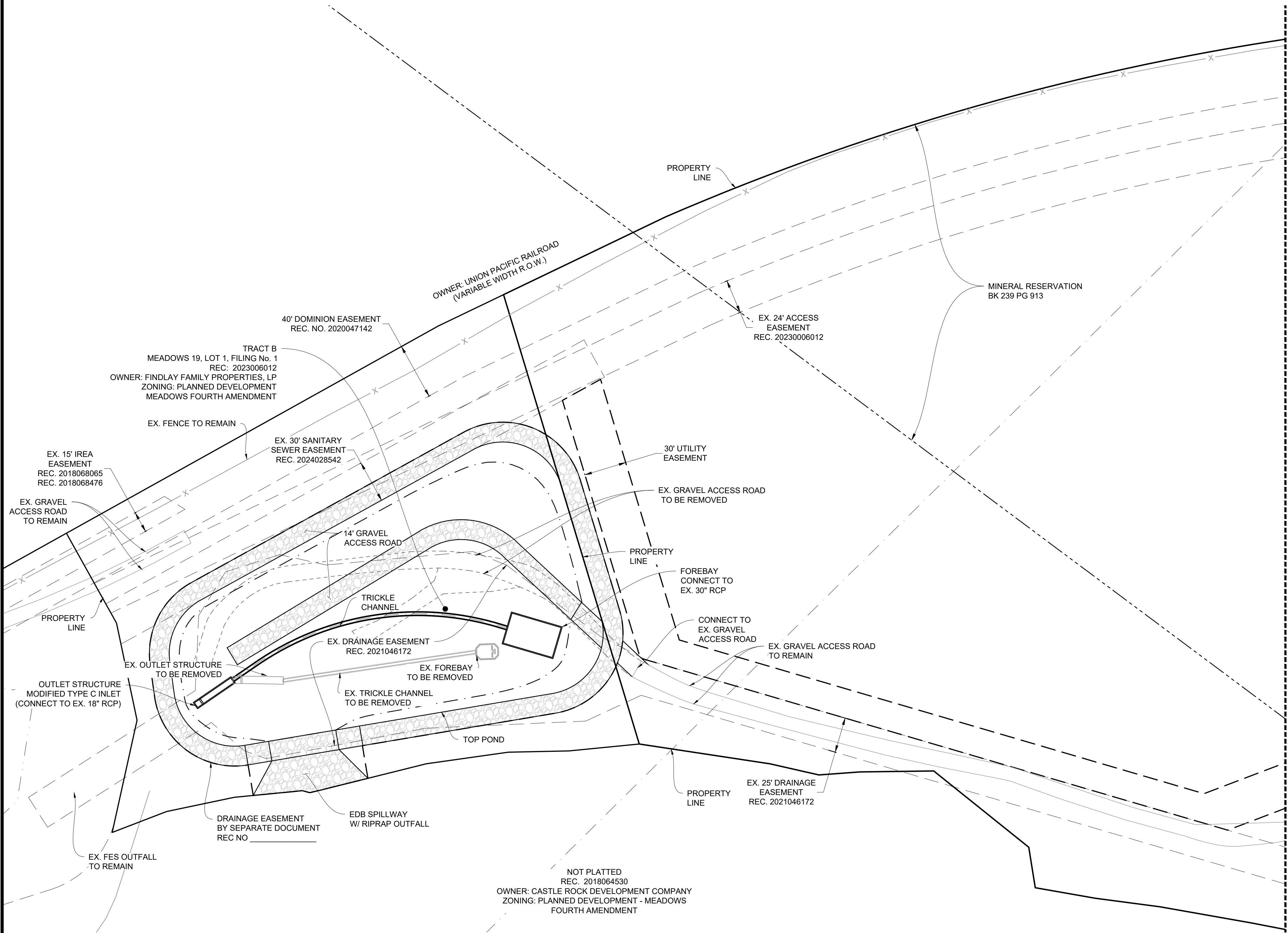
ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
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tdenning@actioncivileng.com

JOB NO.	2421
SCALE	---
DATE	12/5/2025
SHEETS	25
SHEET	3

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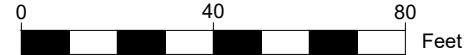
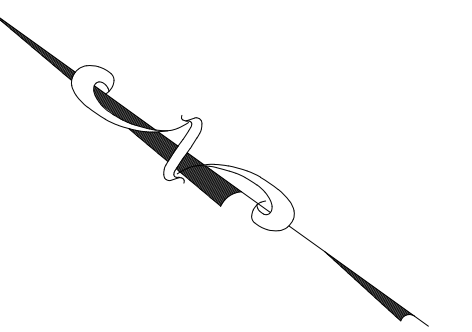
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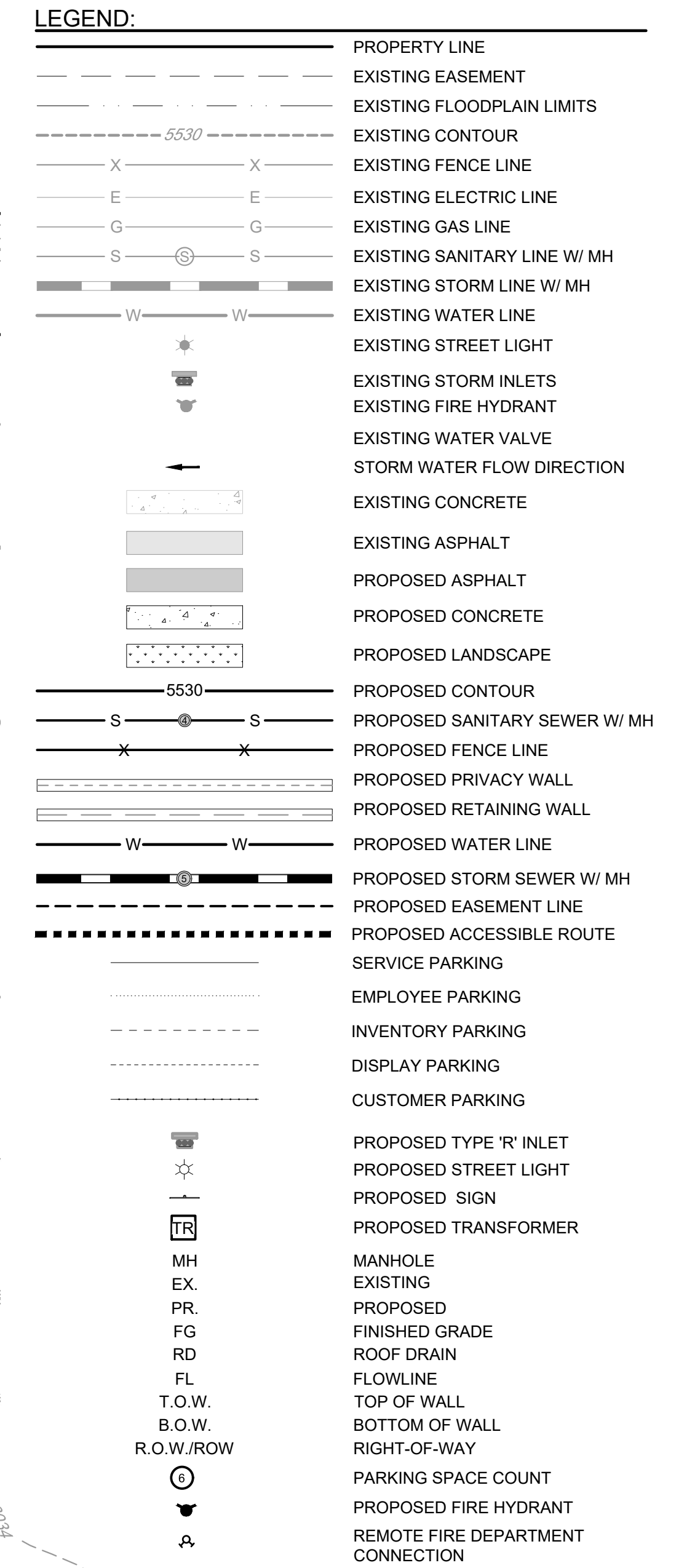
LEGEND:

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FLOODPLAIN LIMITS
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING STREET LIGHT
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	STORM WATER FLOW DIRECTION
	EXISTING CONCRETE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED FENCE LINE
	PROPOSED PRIVACY WALL
	PROPOSED RETAINING WALL
	PROPOSED WATER LINE
	PROPOSED STORM SEWER W/ MH
	PROPOSED EASEMENT LINE
	PROPOSED ACCESSIBLE ROUTE
	SERVICE PARKING
	EMPLOYEE PARKING
	INVENTORY PARKING
	DISPLAY PARKING
	CUSTOMER PARKING
	PROPOSED TYPE 'R' INLET
	PROPOSED STREET LIGHT
	PROPOSED SIGN
	PROPOSED TRANSFORMER
	MANHOLE
	EXISTING
	PROPOSED
	FINISHED GRADE
	ROOF DRAIN
	FLOWLINE
	TOP OF WALL
	BOTTOM OF WALL
	RIGHT-OF-WAY
	PARKING SPACE COUNT
	PROPOSED FIRE HYDRANT
	REMOTE FIRE DEPARTMENT CONNECTION



ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com		JOB NO. 2421	
		SCALE ---	
		DATE 12/5/2025	
SHEETS 25		SHEET 4	
FINDLAY TOYOTA SITE DEVELOPMENT PLAN 			

LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCHLINE SHEET - 6

FINDLAY TOYOTA SITE DEVELOPMENT PLAN

OVERALL GRADING PLAN - ONSITE

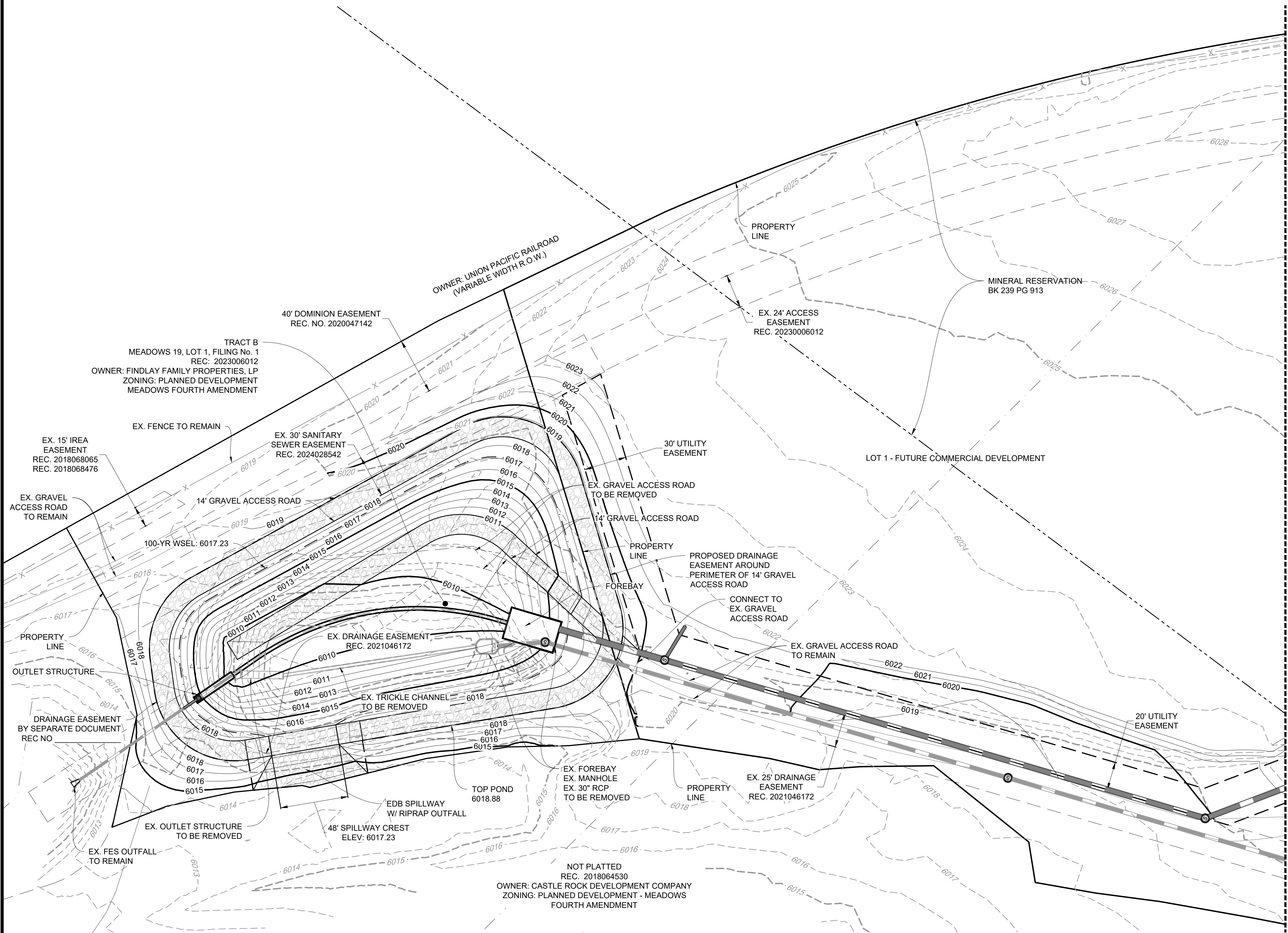
ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112 720.826.3965
tdenning@actioncivleng.com

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SITE DEVELOPMENT PLAN

LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



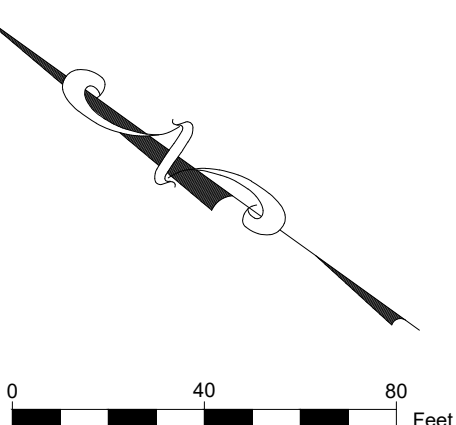
MATCHLINE SEE SHEET - 5

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FLOODPLAIN LIMITS
- EXISTING CONTOUR
- EXISTING FENCE LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE W/ MH
- EXISTING STORM LINE W/ MH
- EXISTING WATER LINE
- EXISTING STREET LIGHT
- EXISTING STORM INLETS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- STORM WATER FLOW DIRECTION
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER W/ MH
- PROPOSED FENCE LINE
- PROPOSED PRIVACY WALL
- PROPOSED RETAINING WALL
- PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ MH
- PROPOSED EASEMENT LINE
- PROPOSED ACCESSIBLE ROUTE
- SERVICE PARKING
- EMPLOYEE PARKING
- INVENTORY PARKING
- DISPLAY PARKING
- CUSTOMER PARKING
- PROPOSED TYPE 'R' INLET
- PROPOSED STREET LIGHT
- PROPOSED SIGN
- PROPOSED TRANSFORMER
- MANHOLE
- EXISTING
- PROPOSED
- FINISHED GRADE
- ROOF DRAIN
- FLOWLINE
- TOP OF WALL
- BOTTOM OF WALL
- RIGHT-OF-WAY
- PARKING SPACE COUNT
- PROPOSED FIRE HYDRANT
- REMOTE FIRE DEPARTMENT CONNECTION



Know what's below.
Call before you dig.



REVISION DESCRIPTION	
SUBMITTED TO CASTLE ROCK	
SUBMITTED TO CASTLE ROCK	

DATE	#
07/21/25	1
12/05/25	2

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FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112 720.826.3965
tdenning@actioncivileng.com

JOB NO.

2421

SCALE

DATE

12/5/2025

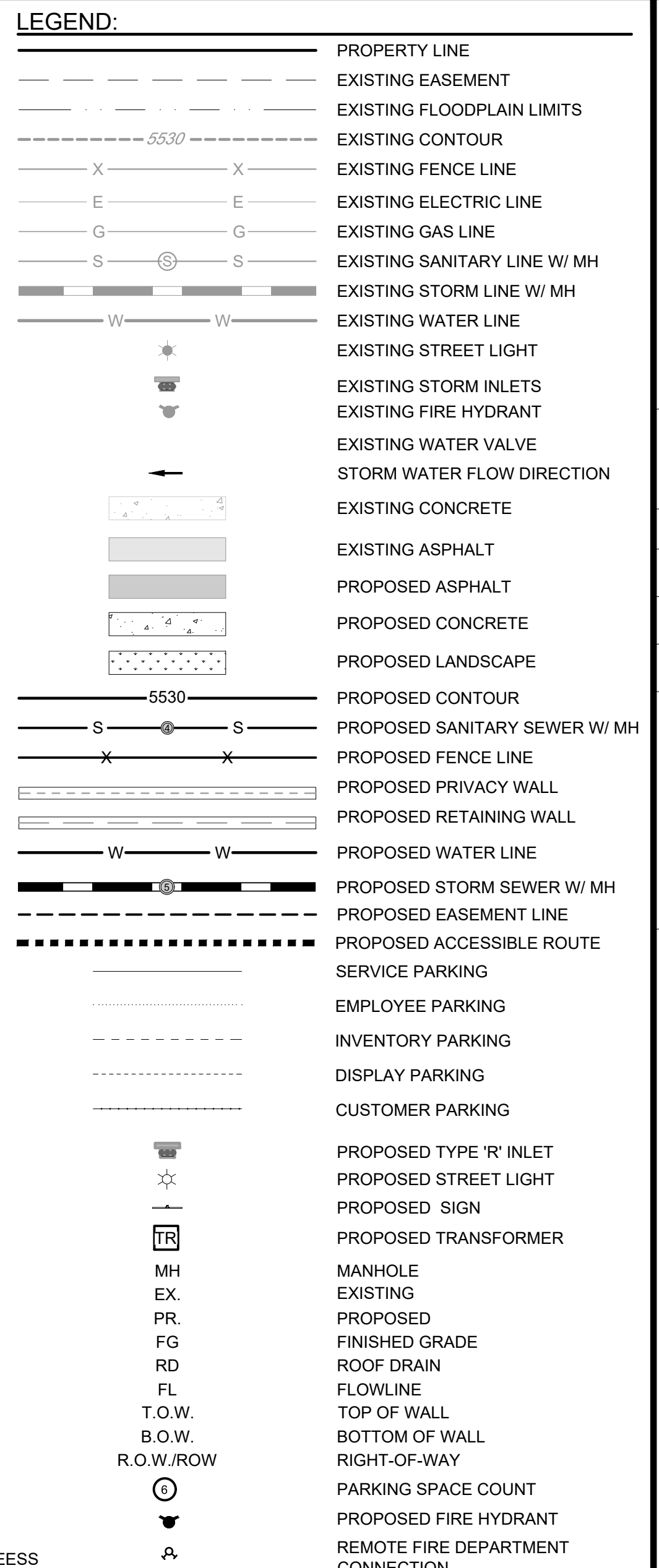
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SHEET

6

LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- ## UTILITY NOTES:
1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK ORANGE PLANNING 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 ANY CRITICAL EXISTING UTILITY WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

WATER SYSTEM NOTE:

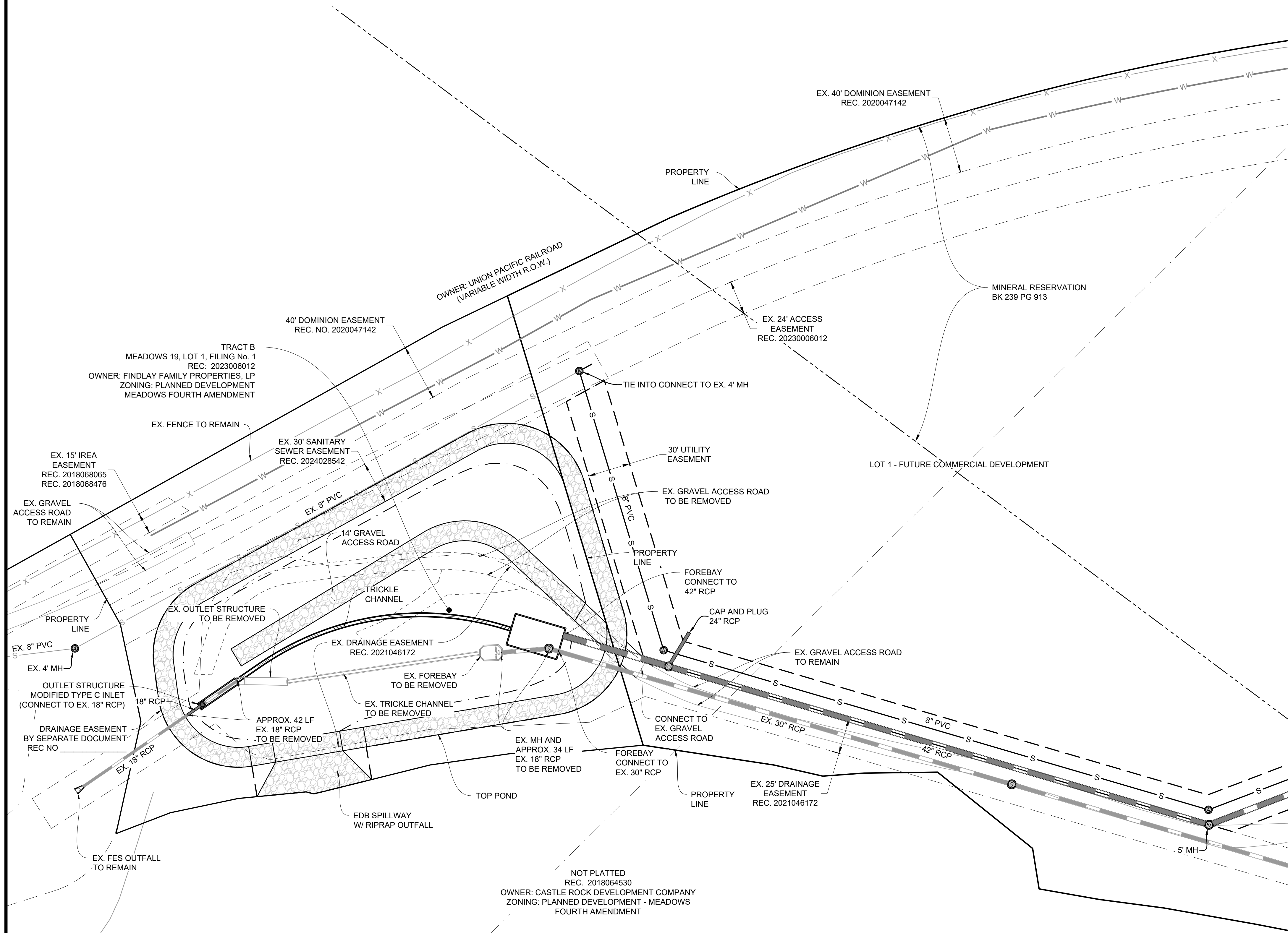
1. THE SITE IS LOCATED WITHIN THE MEADOWS ORANGE PLANNING PRESSURE ZONE. AS SHOWN ON THE ATTACHED UTILITY MAP, AN EXISTING 12-INCH ORANGE PRESSURE WATER LINE IS LOCATED ALONG THE TIMBER MILL ROAD ALIGNMENT. THIS LINE CONNECTS TO A 24-INCH MEADOWS YELLOW PRESSURE TRANSMISSION MAIN SITUATED ADJACENT TO THE UPR RIGHT-OF-WAY THROUGH A PRESSURE REDUCING VALVE (PRV). THE MEADOWS A-11 WELLHOUSE AND EXISTING WELLS ARE LOCATED ON OR NEAR THE SITE.



Know what's **below**.
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ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com		FINDLAY TOYOTA SITE DEVELOPMENT PLAN		OVERALL UTILITY PLAN - ONSITE	
JOB NO.	2421				
SCALE	---				
DATE	12/5/2025				
SHEETS	25				
	SHEET	7			

SITE DEVELOPMENT PLAN
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

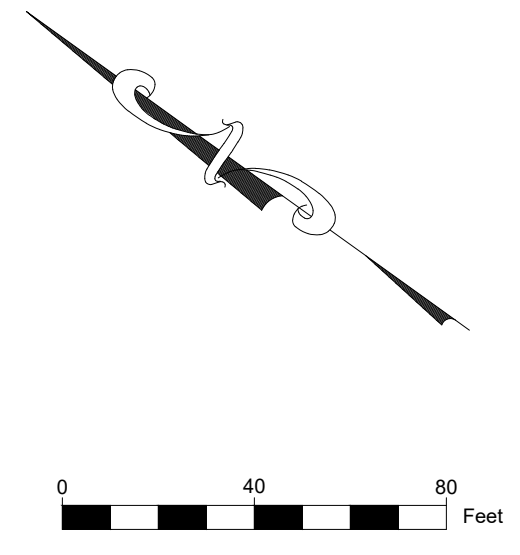


LEGEND:

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FLOODPLAIN LIMITS
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING STREET LIGHT
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	STORM WATER FLOW DIRECTION
	EXISTING CONCRETE
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	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
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	PROPOSED EASEMENT LINE
	PROPOSED ACCESSIBLE ROUTE
	SERVICE PARKING
	EMPLOYEE PARKING
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	PROPOSED SIGN
	PROPOSED TRANSFORMER
	MANHOLE
	EXISTING
	PROPOSED
	FINISHED GRADE
	ROOF DRAIN
	FLOWLINE
	TOP OF WALL
	BOTTOM OF WALL
	RIGHT-OF-WAY
	PARKING SPACE COUNT
	PROPOSED FIRE HYDRANT
	REMOTE FIRE DEPARTMENT CONNECTION

MATCHLINE SEE SHEET - 7

811
Know what's below.
Call before you dig.

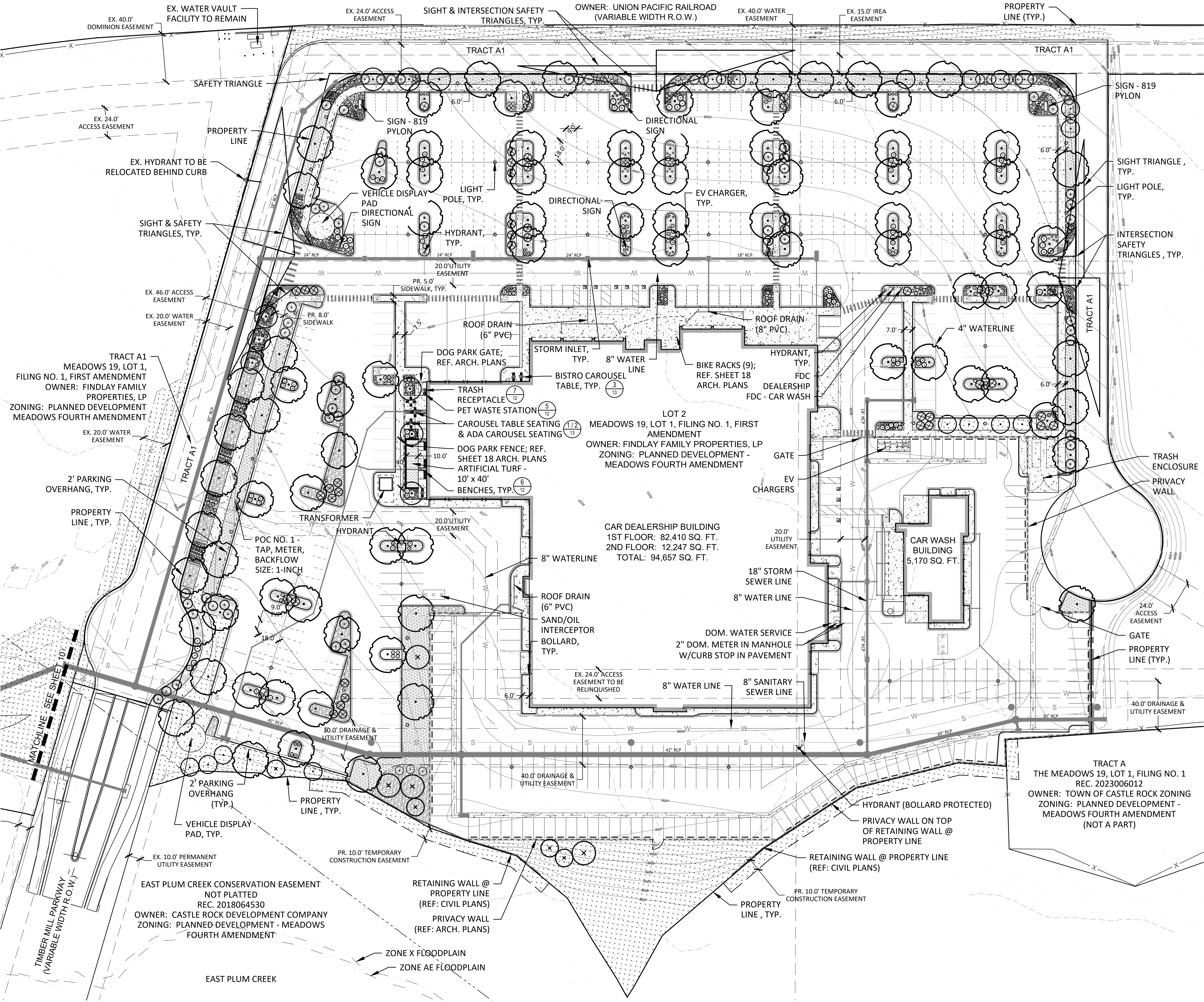


ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com		JOB NO.		2421			
		SCALE		----			
		DATE		12/5/2025			
		SHEETS		25	SHEET		8
FINDLAY TOYOTA SITE DEVELOPMENT PLAN		OVERALL UTILITY PLAN - OFFSITE		REVISION DESCRIPTION			
				SUBMITTED TO CASTLE ROCK			
				SUBMITTED TO CASTLE ROCK			
				DATE			
		#		1		07/21/25	
		2				12/05/25	
		DRN		TWD			
		CHK					
		DSG		TWD			

SITE DEVELOPMENT PLAN
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY LINE / LIMIT OF WORK
- MATCHLINE
- EASEMENT
- METAL EDGER
- 2" CALIPER DECIDUOUS CANOPY TREES
- 1.5" ORNAMENTAL TREES
- 6' HT. EVERGREEN TREES
- 5 GALLON DECIDUOUS SHRUB
- 5 GALLON EVERGREEN SHRUB
- 5 GALLON CACTUS & SUCCULENTS
- 1 GALLON ORNAMENTAL GRASS
- 1 GALLON PERENNIALS
- POLLINATOR WILDFLOWER MIX WITH LOW GROW MIX
- NATIVE SEED - LOW GROW MIX
- ARTIFICIAL TURF
- ROCK MULCH - 3/4" - 1.5" DIA., TAN COLOR, 4" DEPTH
- COBBLE - 2"-4" DIA., TAN COLOR, 4" DEPTH



FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

CREATIVE
PATHWAYS
SARAH WILLIAMS, PLA
719.331.5823
SARAH@CREATIVEPATHWAYS.LLC.NET

811
Know what's below.
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JOB NO. 2421
SCALE ---
DATE 12/04/2025
SHEETS 26 SHEET 9

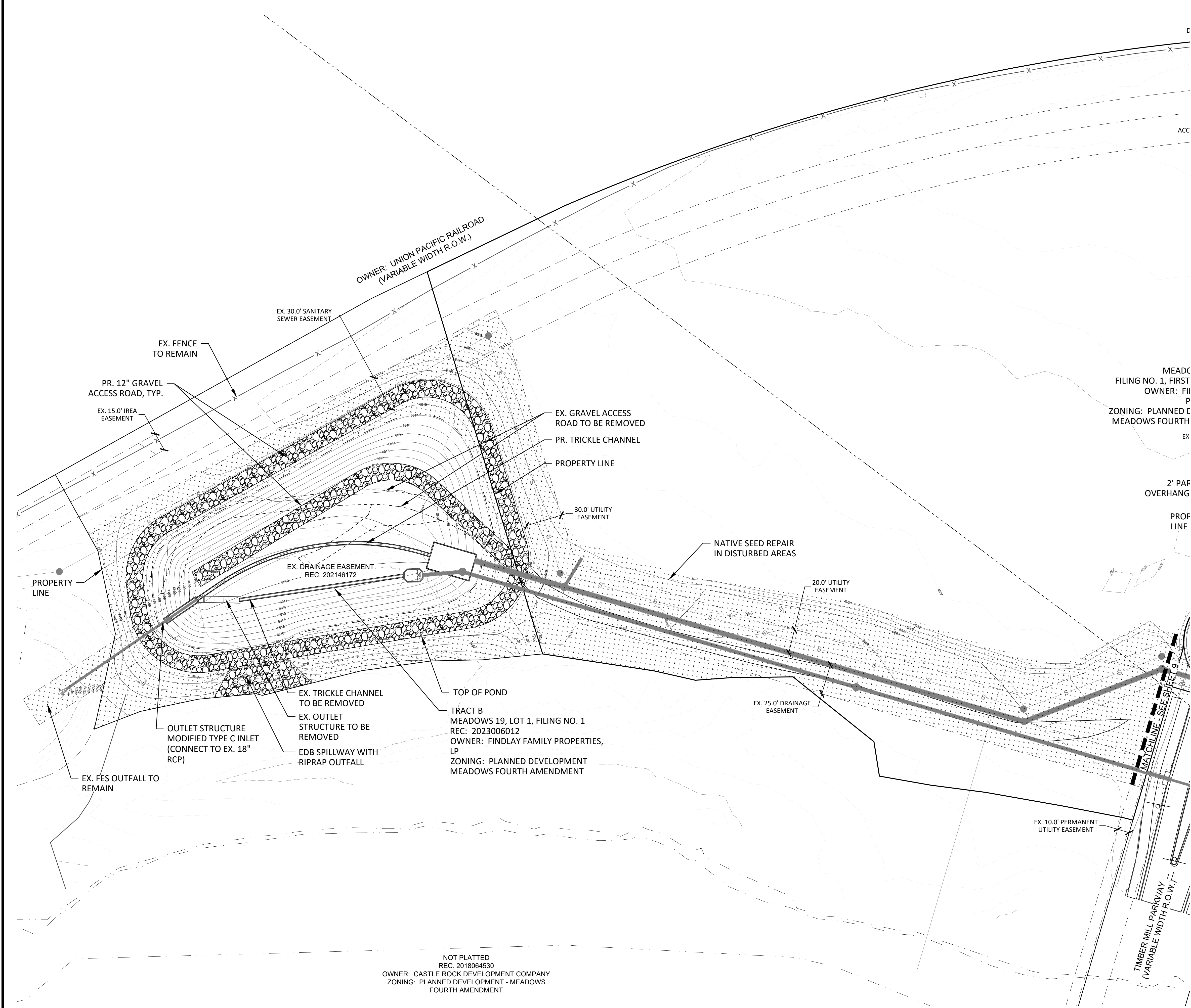
SDP25-0018

SITE DEVELOPMENT PLAN

LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT

NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

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



- LEGEND
- PROPERTY LINE / LIMIT OF WORK
 - MATCHLINE
 - EASEMENT
 - METAL EDGER
 - 2" CALIPER DECIDUOUS CANOPY TREES
 - 1.5" ORNAMENTAL TREES
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 - 1 GALLON ORNAMENTAL GRASS
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 - POLLINATOR WILDFLOWER MIX WITH LOW GROW MIX
 - NATIVE SEED - LOW GROW MIX
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 - ROCK MULCH - 3/4" - 1.5" DIA., TAN COLOR, 4" DEPTH
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REVISION DESCRIPTION	
DATE	1 07/21/25
#	2 12/4/25
DRN	SAW
CHK	
DSG	SAW

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

OFFSITE LANDSCAPE PLAN

CREATIVE PATHWAYS
SARAH WILLIAMS, PLA
719.331.5823
SARAH@CREATIVEPATHWAYS.LLC.NET

811
Know what's below.
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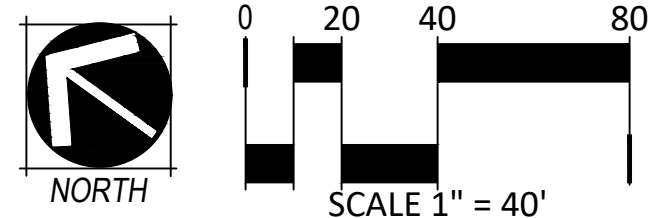
JOB NO. 2421

SCALE ---

DATE 12/04/2025

SHEETS 26 SHEET 10

NOT PLATTED
REC. 2018064530
OWNER: CASTLE ROCK DEVELOPMENT COMPANY
ZONING: PLANNED DEVELOPMENT - MEADOWS
FOURTH AMENDMENT



SDP25-0018

SITE DEVELOPMENT PLAN

LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT SCHEDULE

PLANT SCHEDULE				
Please add values/quantities in the shaded areas				
DECIDUOUS SHADE TREES	HYDROZONE	L, M	QUANTITY	86
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 AND SHALL REQUIRE CU-STRUCTURAL SOIL.				
ORNAMENTAL SHADE TREES	HYDROZONE	L, M	QUANTITY	25
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	VL, L	QUANTITY	8
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	VL, L, M	QUANTITY	273
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	L	QUANTITY	171
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	VL, L, M	QUANTITY	240
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	VL, L, M	AREA	297
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE	0	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	L	AREA	28720
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]				

GENERAL LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2.2 AND 4.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- 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.

GENERAL GRADING NOTES

- ALL AREAS ARE TO BE GRADED TO ACHIEVE POSITIVE DRAINAGE. A MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

STREETSCAPE TABLE

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
TRACT A1	1,275.00	32	0	32	128	131

NON-RESIDENTIAL SITE INVENTORY TABLE



NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:

Town of Castle Rock Registration #

CR22-0700

State of Colorado License Landscape Architect #

LA.0001325

Company Name:

Creative Pathways LLC

Address:

7106 Otis Street, Arvada, CO 80003

Phone:

719-331-5823

Email:

sarah@creativepathwaysllc.net

Date:

12/3/2025

Project Name:

FINDLAY TOYOTA

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

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
435,454	43,545	0	43,762	87	87	174	248	174
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Decidious Tree (50% minimum)	Provided Large Canopy Decidious Shade Tree	Separate Irrigation Service Connections
N/A	32,659	0	32,935	10,886	10,827	44	68	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
181,463	18,146	0	18,302	36	56	73	216
Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
449	30		34	30	52	120	159

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

GENERAL IRRIGATION NOTES

- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO HYDROZONES, GROUPING SIMILAR WATER DEMANDS BY IRRIGATION ZONE.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES AS IDENTIFIED BY TOWN REGULATIONS. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE TO CONSERVE WATER BY USING THE FOLLOWING DEVICES: MATCHED PRECIPITATION RATE TECHNOLOGY, RAIN SENSORS, FLOW SENSORS, AND WI-FI ENABLED SMART IRRIGATION CONTROLLERS ARE REQUIRED. DUE TO COMMON POWER OUTAGES, BATTERY BACKUP OR NON-VOLATILE MEMORY IS REQUIRED ON ALL CONTROLLERS.
- A RESILIENT SHUT-OFF VALVE WITH MANUAL DRAIN, OR STOP AND WASTE VALVE, IS REQUIRED DOWNSTREAM OF THE METER.
- GENERALLY, TREES, SHRUBS, PERENNIALS, AND GROUND COVER SHALL BE IRRIGATED WITH DRIP IRRIGATION. NATIVE SEED APPLICATIONS WILL HAVE PERMANENT AND/OR TEMPORARY IRRIGATION SYSTEMS.
- IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.

CORE NOTES

- TREES GROWING TALLER THAN 10 FEET SHOULD NOT BE PLANTED WITHIN DISTRIBUTION LINES IN RIGHTS-OF-WAY.
- ALL LARGE CANOPY TREES SHOULD BE PLANTED AT LEAST TEN FEET (10') FROM BUILDINGS AND FENCES. THE SPACE PROVIDED MUST ALLOW ADEQUATE ROOM FOR MATURE TREES.
- STANDARD PLANTING AREAS FOR LARGE CANOPY DECIDUOUS TREES SHALL BE NO LESS THAN EIGHT FEET (8') IN WIDTH.
- NO PLANT MATERIAL OTHER THAN TREES SHALL BE PLANTED IN NATIVE GRASS AREAS.
- A MINIMUM OF FOUR CUBIC YARDS OF ORGANIC MATTER SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA SHALL BE REQUIRED FOR ALL PLANTING AREAS. (4 CY / 1,000 SF) SOIL AMENDMENTS FOR NATIVE SEED AREAS MUST BE CONSISTENT WITH TESC DETAIL #17. SOIL AMENDMENT ORGANIC MATTER SHALL CONSIST OF COMPOST. AMENDMENT SHALL BE TILLED TO A MINIMUM DEPTH OF SIX INCHES (6").

REVISION DESCRIPTION

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DRN

SAW

CHK

DSG

SAW

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

PLANT SCHEDULE & NOTES

CREATIVE
PATHWAYS
SARAH WILLIAMS, PLA
719.331.5823
SARAH@CREATIVEPATHWAYSLLC.NET

Know what's below.
Call before you dig.

JOB NO.

2421

SCALE

DATE

12/04/2025

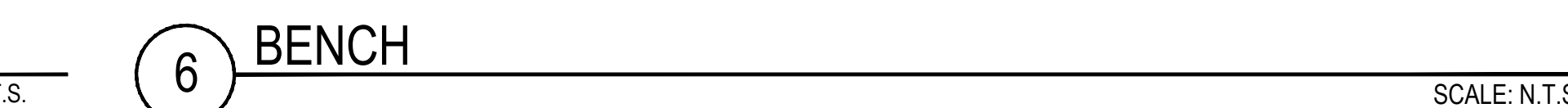
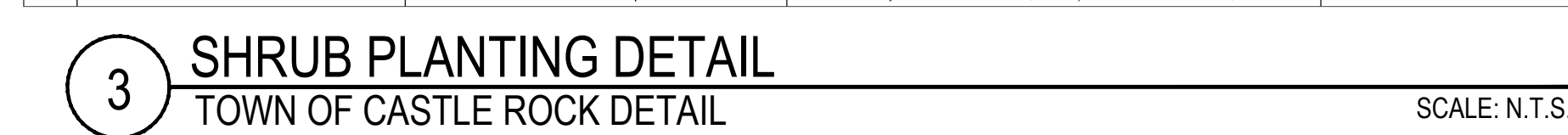
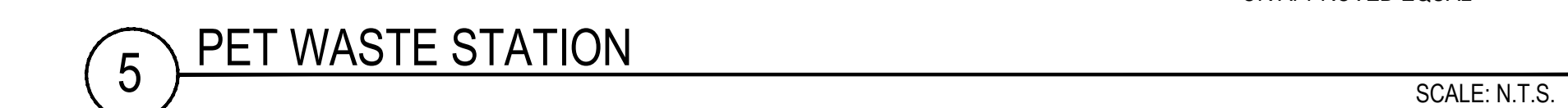
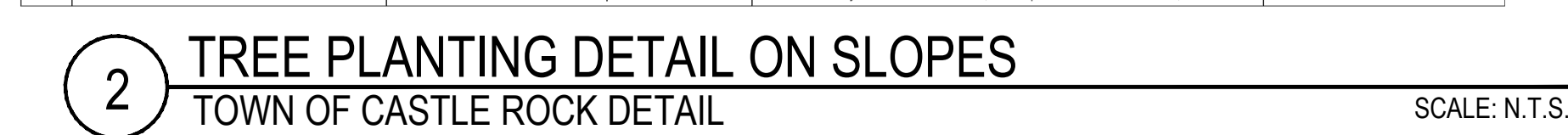
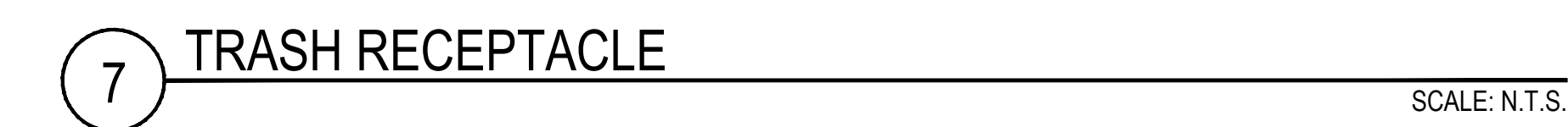
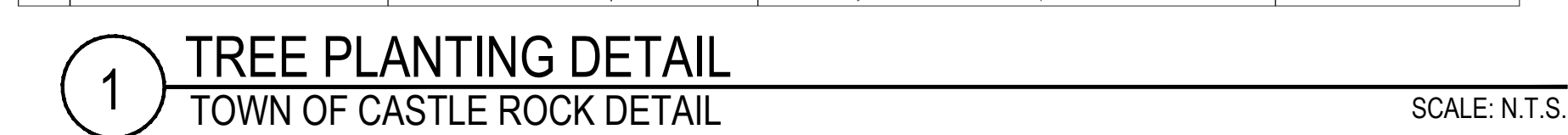
SHEETS

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SHEET

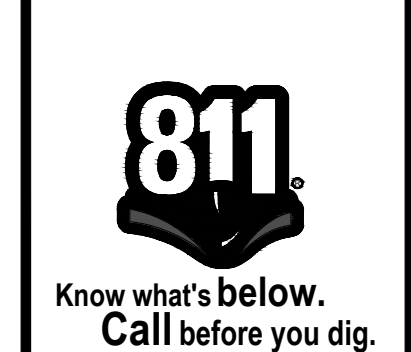
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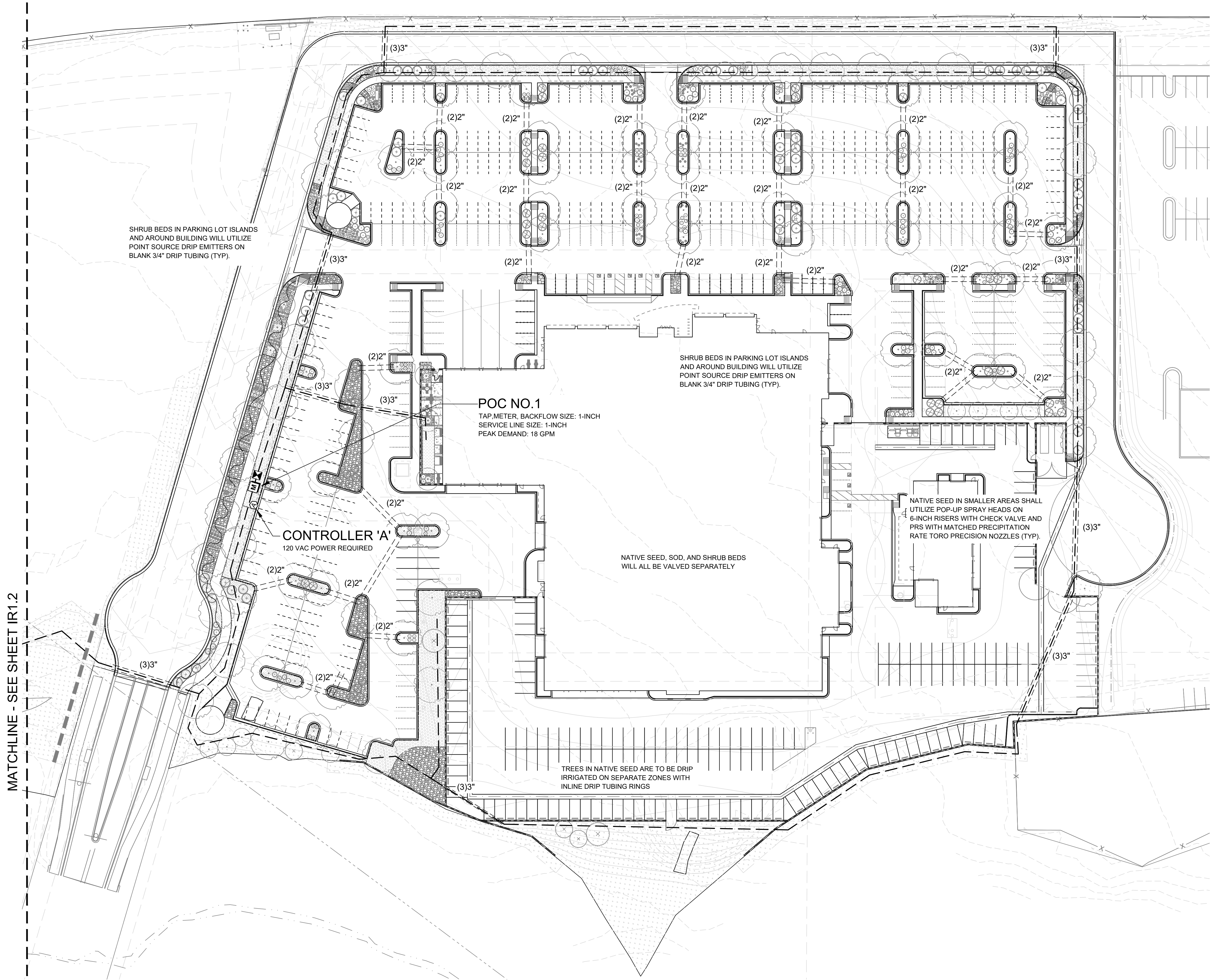


FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

LANDSCAPE DETAILS



SITE DEVELOPMENT PLAN
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SHRUB BEDS IN PARKING LOT ISLANDS
AND AROUND BUILDING WILL UTILIZE
POINT SOURCE DRIP EMITTERS ON
BLANK 3/4" DRIP TUBING (TYP).

POC NO.1
TAP, METER, BACKFLOW SIZE: 1-INCH
SERVICE LINE SIZE: 1-INCH
PEAK DEMAND: 18 GPM

CONTROLLER 'A'
120 VAC POWER REQUIRED

SHRUB BEDS IN PARKING LOT ISLANDS
AND AROUND BUILDING WILL UTILIZE
POINT SOURCE DRIP EMITTERS ON
BLANK 3/4" DRIP TUBING (TYP).

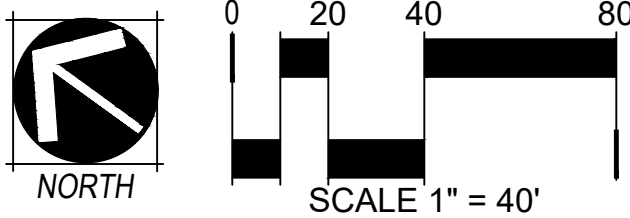
NATIVE SEED IN SMALLER AREAS SHALL
UTILIZE POP-UP SPRAY HEADS ON
6-INCH RISERS WITH CHECK VALVE AND
PRS WITH MATCHED PRECIPITATION
RATE TORO PRECISION NOZZLES (TYP).

NATIVE SEED, SOD, AND SHRUB BEDS
WILL ALL BE VALVED SEPARATELY

TREES IN NATIVE SEED ARE TO BE DRIP
IRRIGATED ON SEPARATE ZONES WITH
INLINE DRIP TUBING RINGS

PRELIMINARY NOT FOR
BIDDING OR CONSTRUCTION

MPi Designs
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com



REVISION DESCRIPTION		DATE	#	DRN	CHK	DSG
SUBMITTED TO CASTLE ROCK	1	07/21/25	1			
	2	12/4/25	2			
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MLP						
FINDLAY TOYOTA SITE DEVELOPMENT PLAN						
IRRIGATION MASTER PLAN						
 SARAH WILLIAMS, PLA 719.331.5823 SARAH@CREATIVEPATHWAYLLC.NET						
 Know what's below. Call before you dig.						
JOB NO.		2421				
SCALE		---				
DATE		12/04/2025				
SHEETS		26		SHEET 14		

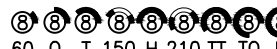
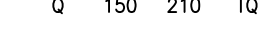
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY NOT FOR
BIDDING OR CONSTRUCTION

NATIVE SEED IN THIS AREA SHALL
UTILIZE POP-UP SPRAY HEADS ON
6-INCH RISERS WITH CHECK VALVE AND
PRS WITH MATCHED PRECIPITATION
RATE ROTARY STYLE NOZZLES

MATCHLINE - SEE SHEET IR1.1

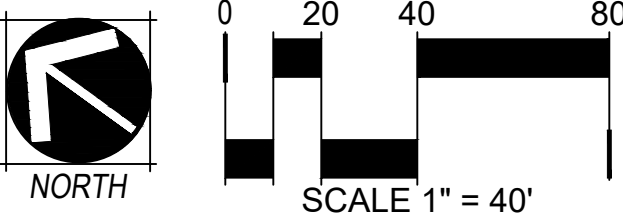
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLES 8 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLES 10 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLES 12 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLES 15 SERIES HUNTER PROS-06-PRS30-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30

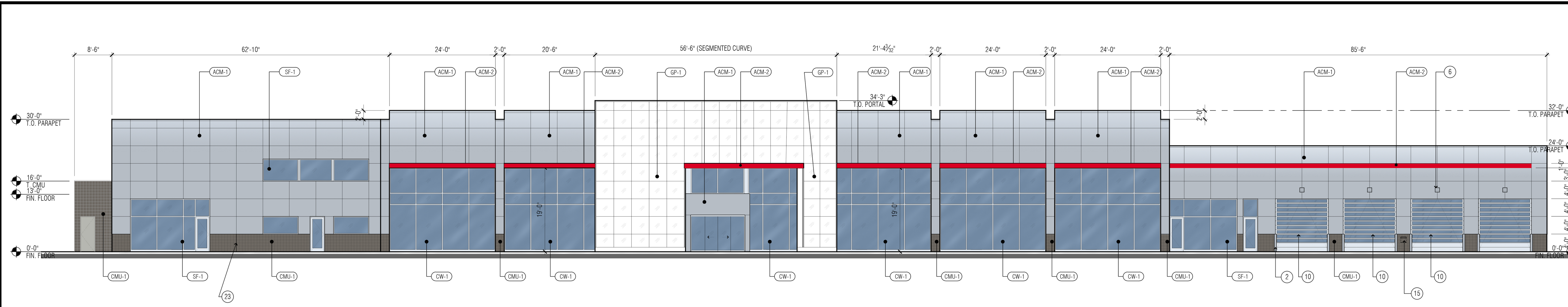
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	NORMALLY CLOSED MASTER VALVE ASSEMBLY SUPERIOR 3000: NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND 3-WAY SOLENOID DESIGN. SIZED PER POC (1" SMALLEST)
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75 STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WITH WIRELESS RAIN SENSOR SOLAR SYNC. INSTALL CENTRALUS CELLULAR CARD A2C-LTEM. COORDINATE WITH GENERAL CONTRACTOR AND OWNER ON MONTHLY SERVICE
	CREATIVE SENSOR TECHNOLOGY FSI-T 1", 1.5", OR 2" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM. 1.5" SIZE FLOW RANGE 1.8-108 GPM. 2" SIZE FLOW RANGE 2.8-170 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION LATERAL LINE: PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	IRRIGATION LATERAL LINE: NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. REFER TO SPECIFICATIONS.
	Valve Callout

#	•	Valve Number
#"	#	Valve Flow
		Valve Size

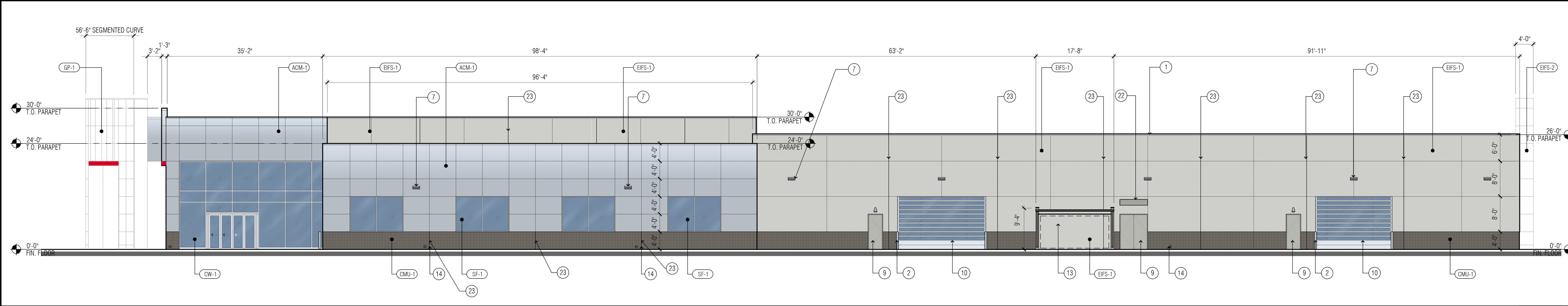
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970-402-3047
Michelle@MPiDesignsllc.com



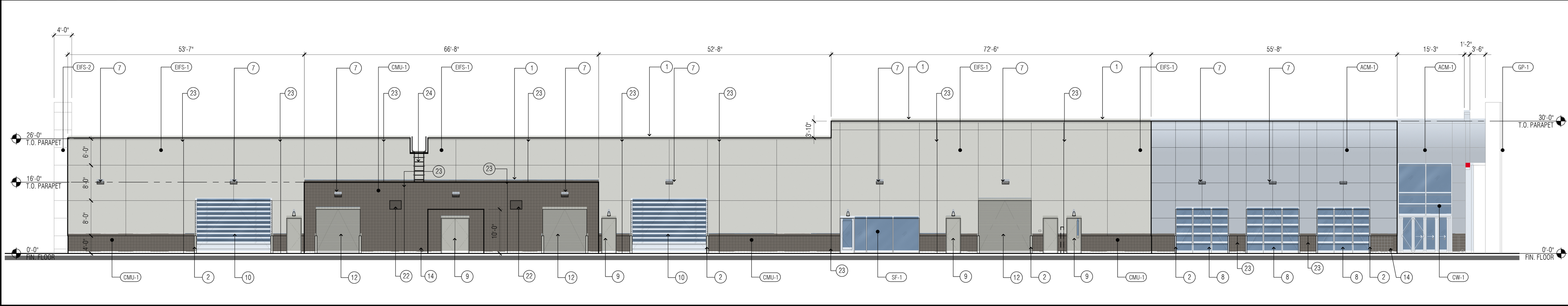
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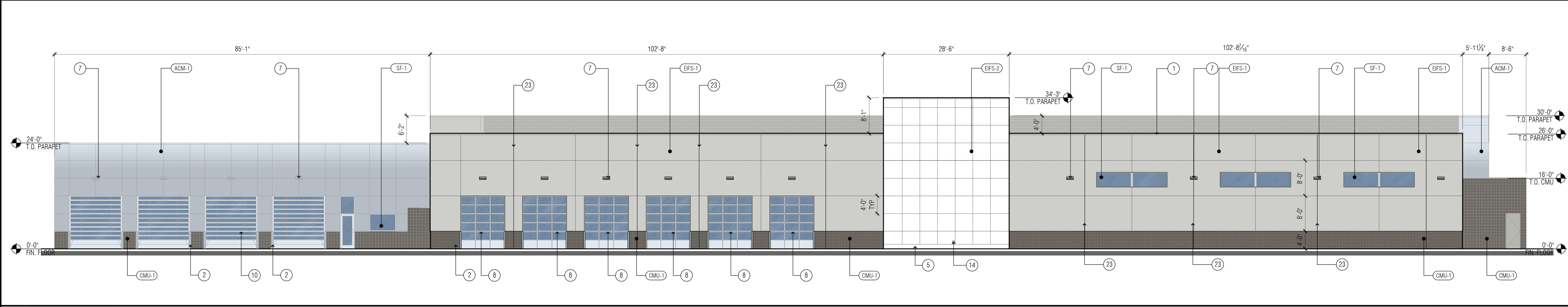
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

GENERAL NOTES

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT.
2. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED EP-1.
3. SEE STRUCTURAL FOR MASONRY CONTROL JOINT LOCATIONS.
4. WATERPROOF MEMBRANE TO BE FURNISHED AND INSTALLED BY ACM FABRICATOR AND MEET AIR AND WATER INFILTRATION SPECIFICATIONS.

KEYNOTES

1. PREFINISHED METAL COPING TO MATCH ADJACENT WALL
 2. TYPICAL BOLLARD W/ COVER
 3. LINE OF ROOF BEYOND
 4. ALIGN ACM JOINT W/ MULLION BELOW
 5. 12" HIGH CONCRETE WALL BASE - PAINTED TO MATCH EFS-2
 6. DIRECTIONAL LANE INDICATORS - SEE ELEC
 7. WALL-MOUNTED LIGHT FIXTURE - SEE ELEC
 8. GLASS & ALUMINUM OVERHEAD SECTIONAL DOOR
 9. HOLLOW METAL PAINTED DOOR
 10. HIGH SPEED OVERHEAD COILING DOOR
 11. ROOF MOUNTED HVAC EQUIPMENT BEHIND PARAPET
 12. OVERHEAD COILING DOOR - PAINT TO MATCH ADJACENT WALL
 13. ELECTRICAL SERVICE ENTRANCE SECTION
 14. ROOF DRAIN/OVERFLOW DRAIN NOZZLE W/ NICKEL FINISH- SEE PLUMBING
 15. KEY DROP
 16. TYPICAL EIFS REVEAL
 17. TYPICAL 10" D. CMU WAINSCOTT
 18. LINE OF ROOFING
 19. PAINTED METAL DOWNSPOUT EP-1
 20. ROOF FLASHING
 21. NON-ILLUMINATED LOGO SIGNAGE - BY SEPARATE PERMIT
 22. WALL LOUVER - PAINT TO MATCH ADJACENT WALL
 23. MASONRY CONTROL JOINT
 24. PARAPET LADDER - PAINT TO MATCH ADJACENT WALL
- NOTE: NOT ALL KEYNOTES MAY APPLY - SEE BALANCE OF EXTERIOR ELEVATIONS

FINISH LEGEND

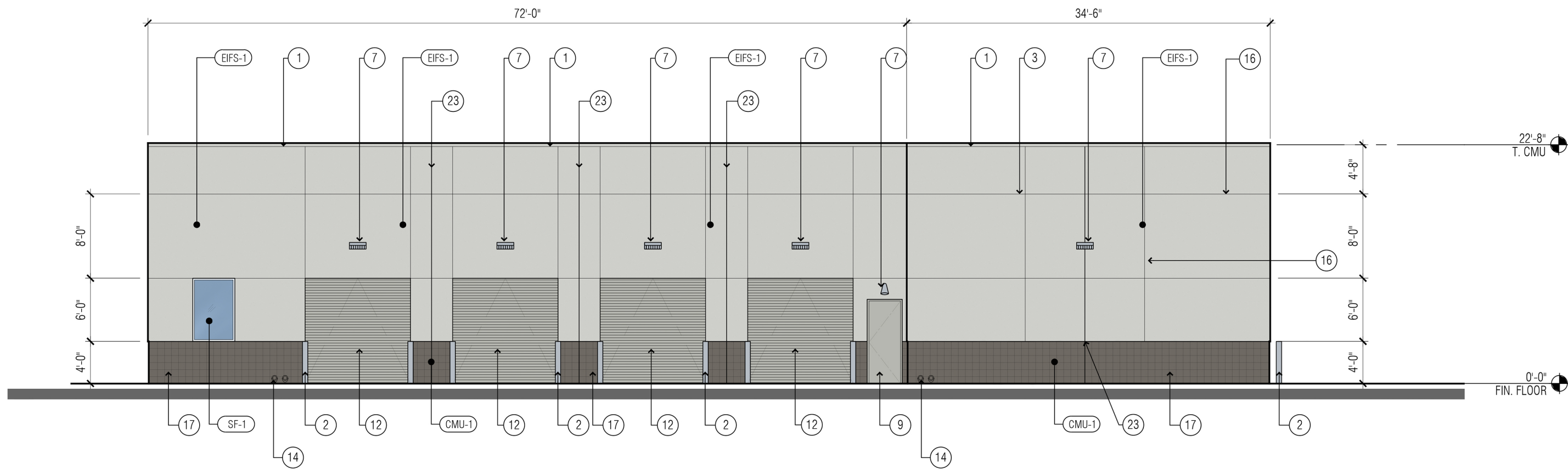
SYMBOL	MATERIAL DESCRIPTION
ACM-1	MATERIAL: ALUMINUM COMPOSITE PANEL MANUF: ALCOA REYNOLDBOND OR MITSUBISHI ACM SYSTEM: 4 MM THICK BONDED METAL PANEL - 3/4" REVEALS TESTED DRY OR RAINSCREEN W/ EXPOSED EXTRUSIONS MATCH PANELS COLOR: TOYOTA SILVER NOTE: FLASHINGS TO MATCH ADJ WALL PANEL
ACM-2	MATERIAL: ALUMINUM COMPOSITE PANEL MANUF: ALCOA REYNOLDBOND OR MITSUBISHI ACM SYSTEM: 4 MM THICK BONDED METAL PANEL - 3/4" REVEALS TESTED DRY OR RAINSCREEN W/ EXPOSED EXTRUSIONS MATCH PANELS COLOR: TOYOTA RED NOTE: FLASHINGS TO MATCH ADJ WALL PANEL
CMU-1	MATERIAL: INTEGRAL-COLOR CONC MASONRY UNIT BASALITE OR EQUAL MANUF: 8" X 8" X 16" SCORED - RAKED JOINTS PRODUCT: 807 MR. (KONK W-2 SEALER) COLOR: GROUND FACE AT FRONT COLUMN BASES NOTES: PRECISION FACE AT OTHER LOCATIONS
CW-1	MATERIAL: ALUMINUM CURTAIN WALL SYSTEM KAWNEER MANUF: 1600 UT SYSTEM 1 (FIBERGLASS PRESSURE PLATE) SYSTEM: VARIES - SEE WINDOW FRAME ELEV SIZE: #14 CLEAR ANODIZED ALUMINUM FINISH:
EFS-1	MATERIAL: EXTERIOR INSULATION & FINISH SYSTEM MANUF: DRYVIT, STO OR EQUAL COLOR: DRYVIT MOONLIGHT WHITE 612 FINISH: DRYVIT REFERENCE TOYAD61021 OR STO N405-0056 LIGHT GREY SANDPEBBLE FINE R-VALUE: R-15 ICC REPORT: ESR-1794
EFS-2	MATERIAL: EXTERIOR INSULATION AND FINISH SYSTEM MANUF: PAREX, DRYVIT, STO COLOR: STANDARD WATERMASTER SUPERSMOOTH FINISH: W/ AQUASOL COLOR COATING COLOR TO MATCH RAL 9010 PURE WHITE EPS: 2" THICK NOTES: EIFS TO COMPLY WITH ESR-1794
MP-1	MATERIAL: GALVANIZED CORRUGATED METAL PANEL MANUF: AEP-SPAN HR-36 COLOR: TO MATCH EFS-1
EP-1	MATERIAL: EXTERIOR PAINT MANUF: SHERWIN WILLIAMS COLOR: SW 7004 CHELSEA GRAY LOCATION: EXTERIOR DOORS & FRAMES
GP-1	MATERIAL: GLASS PORTAL MANUF: NOVUM STRUCTURES SYSTEM: SOLERA TRANSLUCENT GLAZING SYSTEM W/ STEEL SUPPORT FRAME & ACM SURROUND
SF-1	MATERIAL: ALUMINUM STOREFRONT WINDOW MANUF: KAWNEER SYSTEM: TRIFAB 451T FRONT SET SIZE: 2'X 4 1/2' FINISH: #14 CLEAR ANODIZED ALUMINUM



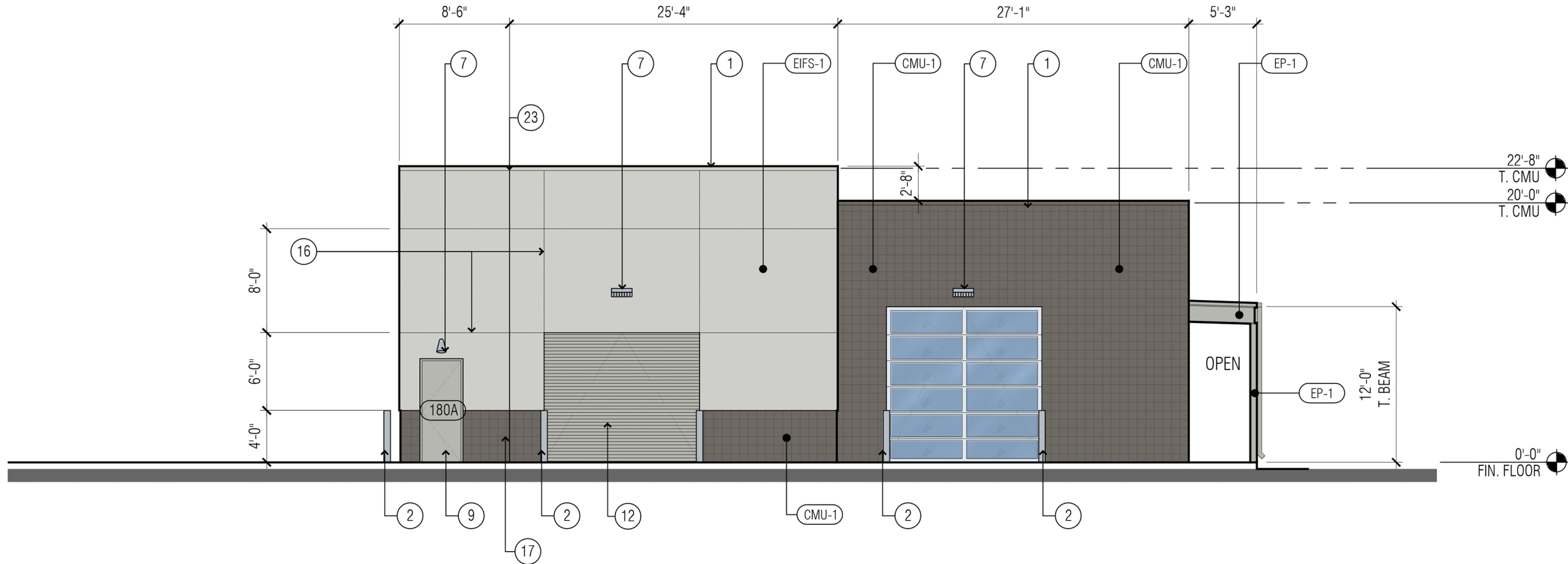
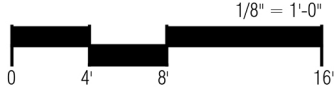
SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING NO. 1, 1ST AMENDMENT NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

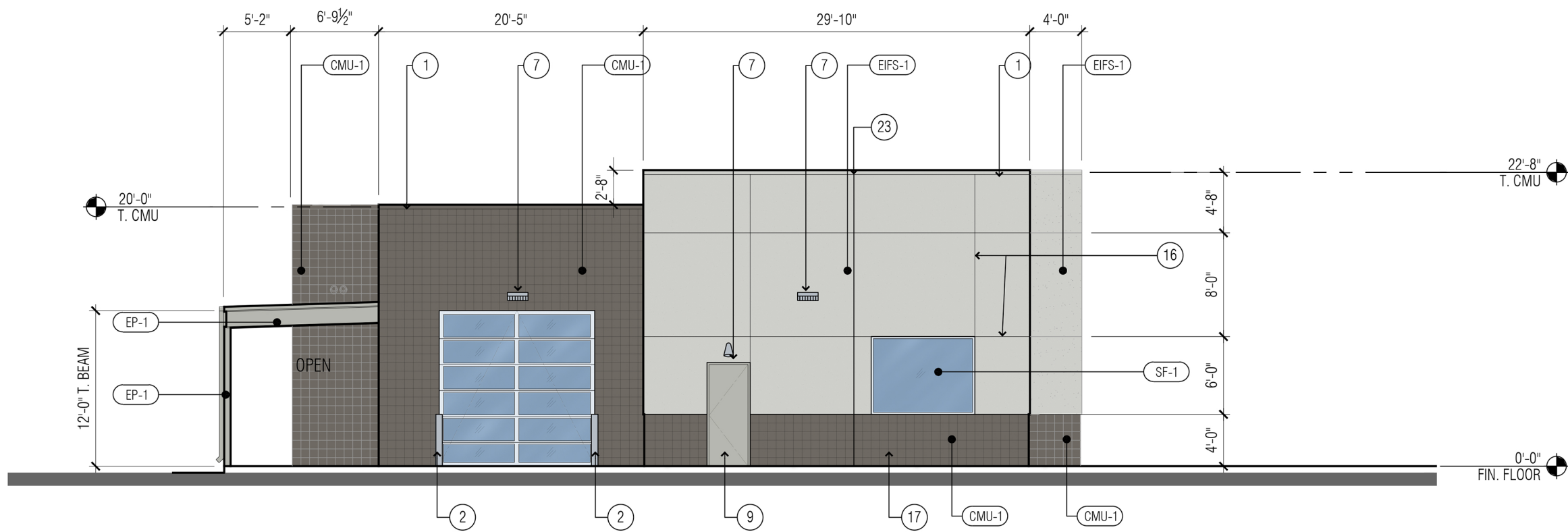
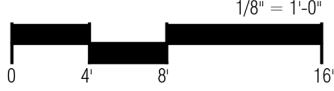
PROJECT NO.: 2423
ISSUE DATE: 12/4/25
EXTERIOR ELEVATIONS
16 of 26



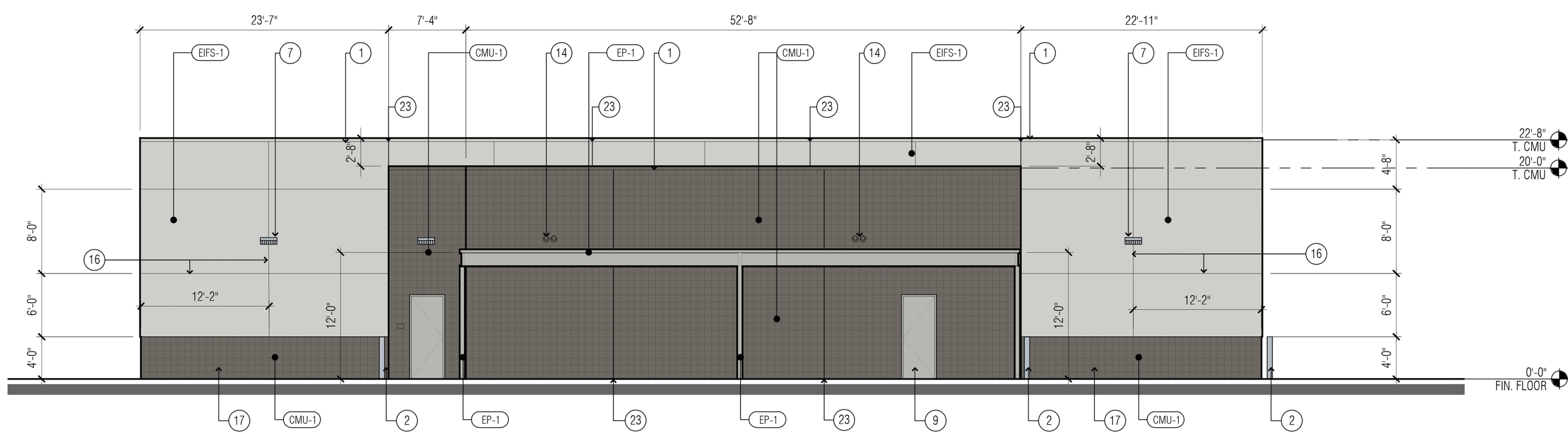
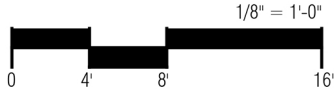
SOUTHEAST ELEVATION



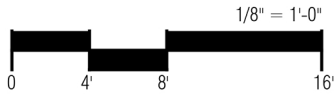
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



GENERAL NOTES

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT.
2. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED EP-1.
3. SEE STRUCTURAL FOR MASONRY CONTROL JOINT LOCATIONS.
4. WATERPROOF MEMBRANE TO BE FURNISHED AND INSTALLED BY ACM FABRICATOR AND MEET AIR AND WATER INFILTRATION SPECIFICATIONS.

KEYNOTES

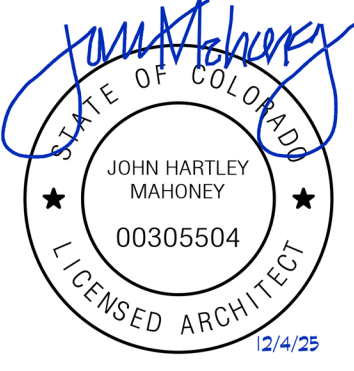
1. PREFINISHED METAL COPING TO MATCH ADJACENT WALL
 2. TYPICAL BOLLARD W/ COVER
 3. LINE OF ROOF BEYOND
 4. ALIGN ACM JOINT W/ MULLION BELOW
 5. INTERNALLY ILLUMINATED SIGNAGE - SEPARATE REVIEW
 6. DIRECTIONAL LANE INDICATORS - SEE ELEC
 7. WALL-MOUNTED LIGHT FIXTURE - SEE ELEC
 8. GLASS & ALUMINUM OVERHEAD SECTIONAL DOOR
 9. HOLLOW METAL PAINTED DOOR
 10. HIGH SPEED OVERHEAD COILING DOOR
 11. ROOF MOUNTED HVAC EQUIPMENT BEHIND PARAPET
 12. OVERHEAD COILING DOOR - PAINT TO MATCH ADJACENT WALL
 13. ELECTRICAL SERVICE ENTRANCE SECTION
 14. ROOF DRAIN/OVERFLOW DRAIN NOZZLE W/ NICKEL FINISH- SEE PLUMBING
 15. KEY DROP
 16. TYPICAL EIFS REVEAL
 17. TYPICAL 10" D. CMU WAINSCOTT
 18. LINE OF ROOFING
 19. PAINTED METAL DOWNSPOUT EP-1
 20. ROOF FLASHING
 21. NON-ILLUMINATED LOGO SIGNAGE - BY SEPARATE PERMIT
 22. WALL LOUVER - PAINT TO MATCH ADJACENT WALL
 23. MASONRY CONTROL JOINT
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- NOTE: NOT ALL KEYNOTES MAY APPLY - SEE BALANCE OF EXTERIOR ELEVATIONS

FINISH LEGEND

SYMBOL	MATERIAL DESCRIPTION
ACM-1	MATERIAL: ALUMINUM COMPOSITE PANEL MANUF: ALCOA REYNOLDBOND OR MITSUBISHI ACM SYSTEM: 4 MM THICK BONDED METAL PANEL - 3/4" REVEALS TESTED DRY OR RAINSCREEN W/ EXPOSED EXTRUSIONS MATCH PANELS COLOR: TOYOTA SILVER NOTE: FLASHINGS TO MATCH ADJ WALL PANEL
ACM-2	MATERIAL: ALUMINUM COMPOSITE PANEL MANUF: ALCOA REYNOLDBOND OR MITSUBISHI ACM SYSTEM: 4 MM THICK BONDED METAL PANEL - 3/4" REVEALS TESTED DRY OR RAINSCREEN W/ EXPOSED EXTRUSIONS MATCH PANELS COLOR: TOYOTA RED NOTE: FLASHINGS TO MATCH ADJ WALL PANEL
CMU-1	MATERIAL: INTEGRAL-COLOR CONC MASONRY UNIT MANUF: BASALITE OR EQUAL PRODUCT: 8" X 8" X 16" SCORED - RAKED JOINTS COLOR: 807 WR (CONC W-2 SEALER) NOTES: GROUND FACE AT FRONT COLUMN BASES PRECISION FACE AT OTHER LOCATIONS
CW-1	MATERIAL: ALUMINUM CURTAIN WALL SYSTEM MANUF: KAWNEER SYSTEM: 1600 UT SYSTEM 1 (FIBERGLASS PRESSURE PLATE) SIZE: VARIES - SEE WINDOW FRAME ELEVS FINISH: #14 CLEAR ANODIZED ALUMINUM
EIFS-1	MATERIAL: EXTERIOR INSULATION & FINISH SYSTEM MANUF: DRYVIT, STO OR EQUAL COLOR: DRYVIT MOONLIGHT WHITE 612 FINISH: SAND/PEBBLE FINE R-VALUE: R-15 ICC REPORT: ESR-1794
EIFS-2	MATERIAL: EXTERIOR INSULATION AND FINISH SYSTEM MANUF: PAREX, DRYVIT, STO COLOR: STANDARD WATERMASTER SUPERSMOOTH FINISH W/ AQUASOL COLOR COATING COLOR TO MATCH RAIL 9010 PURE WHITE EPS: 2" THICK NOTES: EIFS TO COMPLY WITH ESR-1794
MP-1	MATERIAL: GALVANIZED/CORRUGATED METAL PANEL MANUF: AEP-SPAN HR-36 COLOR: TO MATCH EIFS-1
EP-1	MATERIAL: EXTERIOR PAINT MANUF: SHERWIN WILLIAMS COLOR: SW 7004 CHELSEA GRAY LOCATION: EXTERIOR DOORS & FRAMES
GP-1	MATERIAL: GLASS PORTAL MANUF: NOVUM STRUCTURES SYSTEM: SOLERA TRANSLUCENT GLAZING SYSTEM W/ STEEL SUPPORT FRAME & ACM SURROUND
SF-1	MATERIAL: ALUMINUM STOREFRONT WINDOW MANUF: KAWNEER SYSTEM: TRIFAB 4511 FRONT SET SIZE: 2'X 4 1/2' FINISH: #14 CLEAR ANODIZED ALUMINUM

JOHN MAHONEY
ARCHITECT

850 W. ELLIOT ROAD, #108
TEMPE, ARIZONA 85284
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SITE DEVELOPMENT PLAN

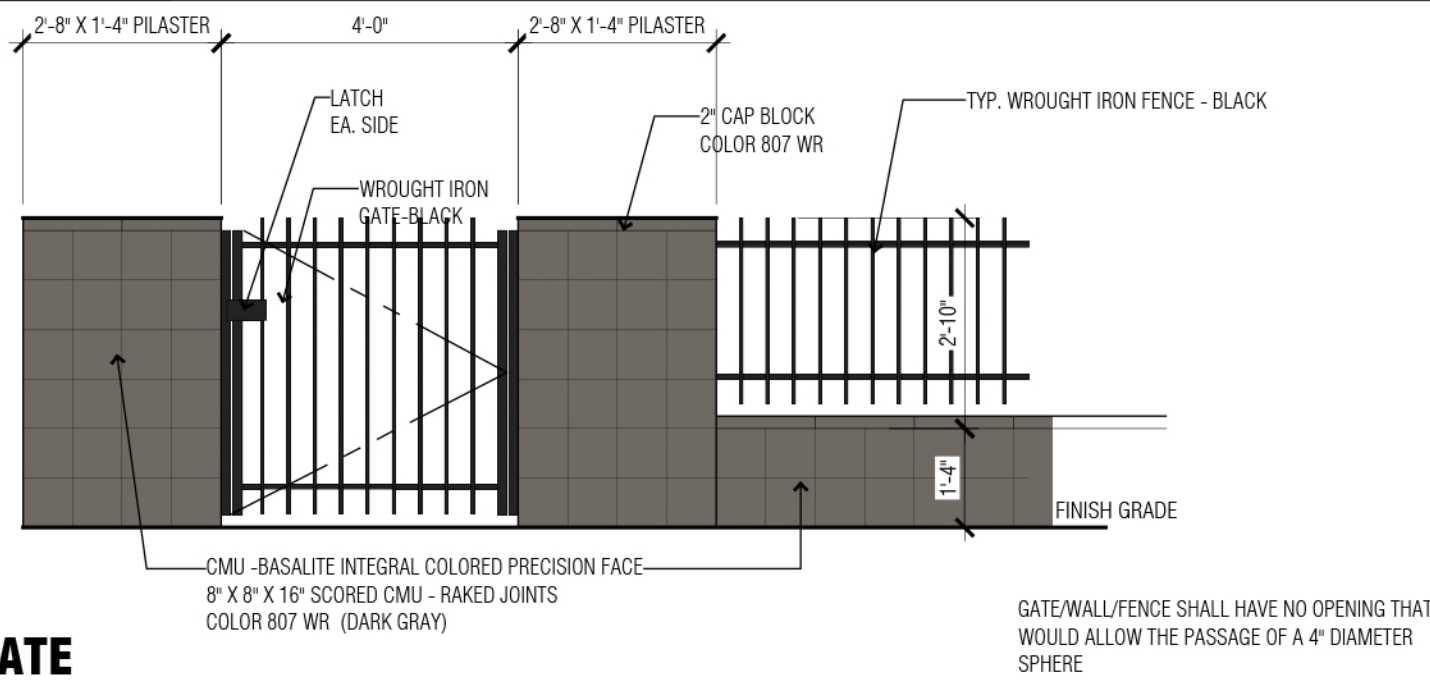
LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING NO. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423

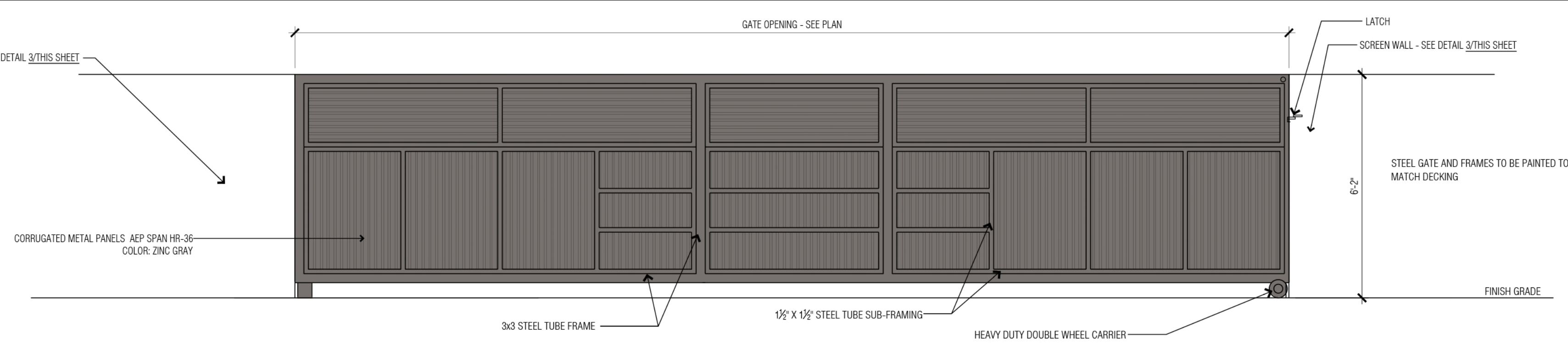
ISSUE DATE: 12/4/25

EXT. ELEVATIONS -
DETAIL BUILDING

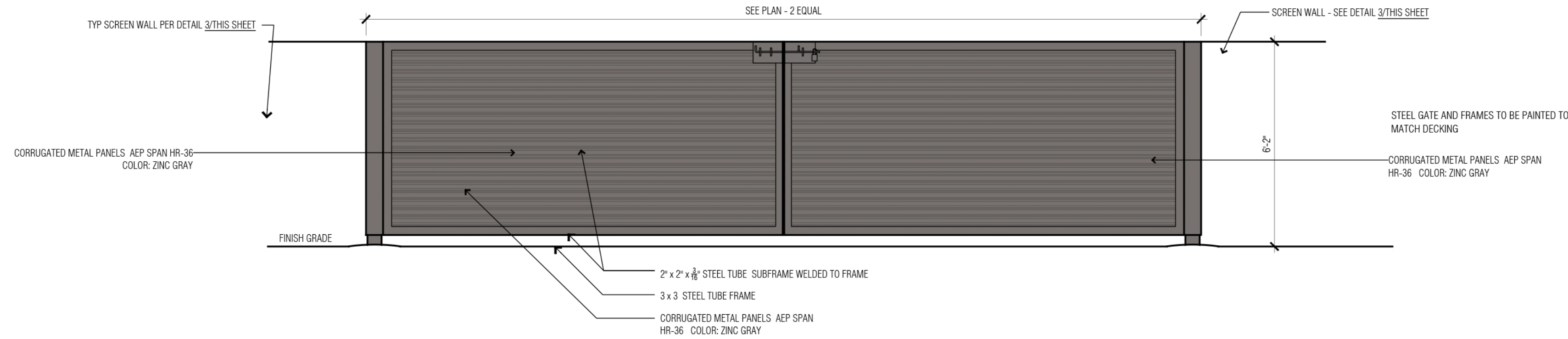
6 DOG PARK GATE



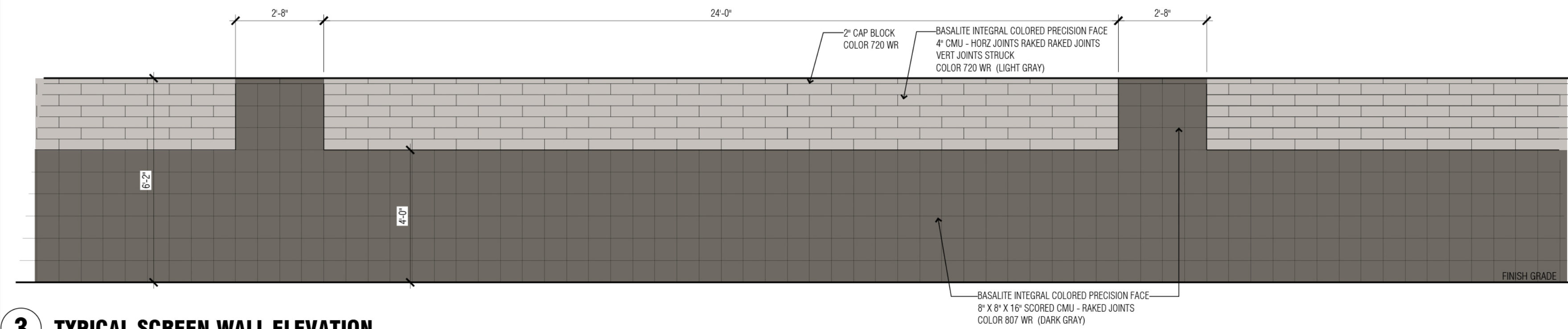
1 ROLLING STEEL GATE (PUBLIC SIDE)



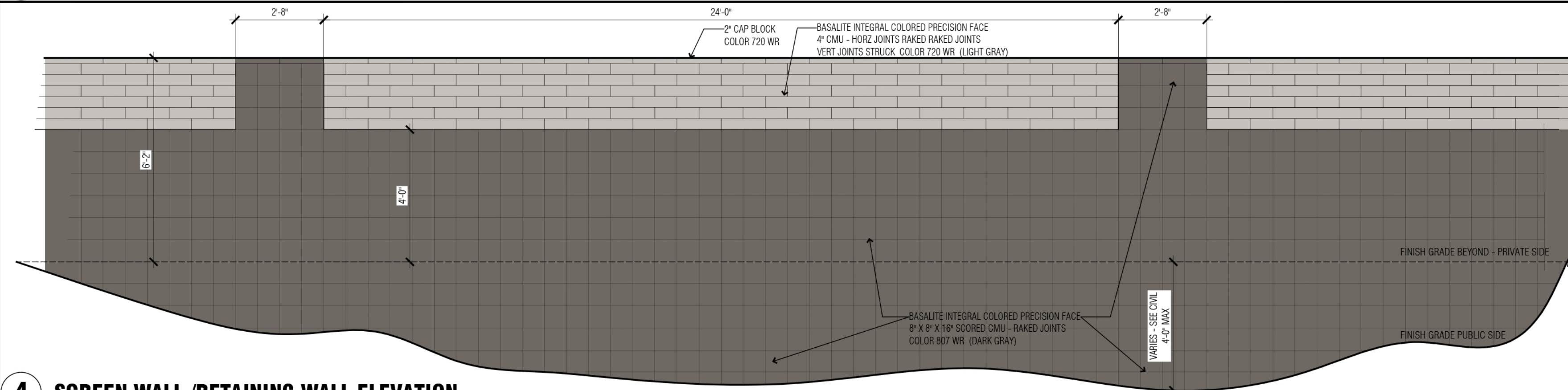
2 SWINGING STEEL GATE (PUBLIC SIDE)



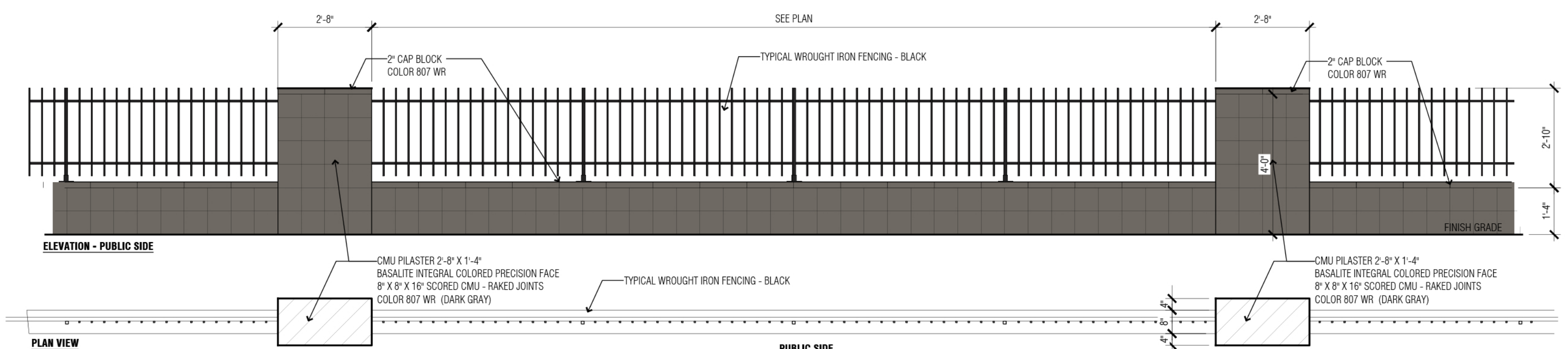
3 TYPICAL SCREEN WALL ELEVATION



4 SCREEN WALL /RETAINING WALL ELEVATION



5 DOG PARK FENCE



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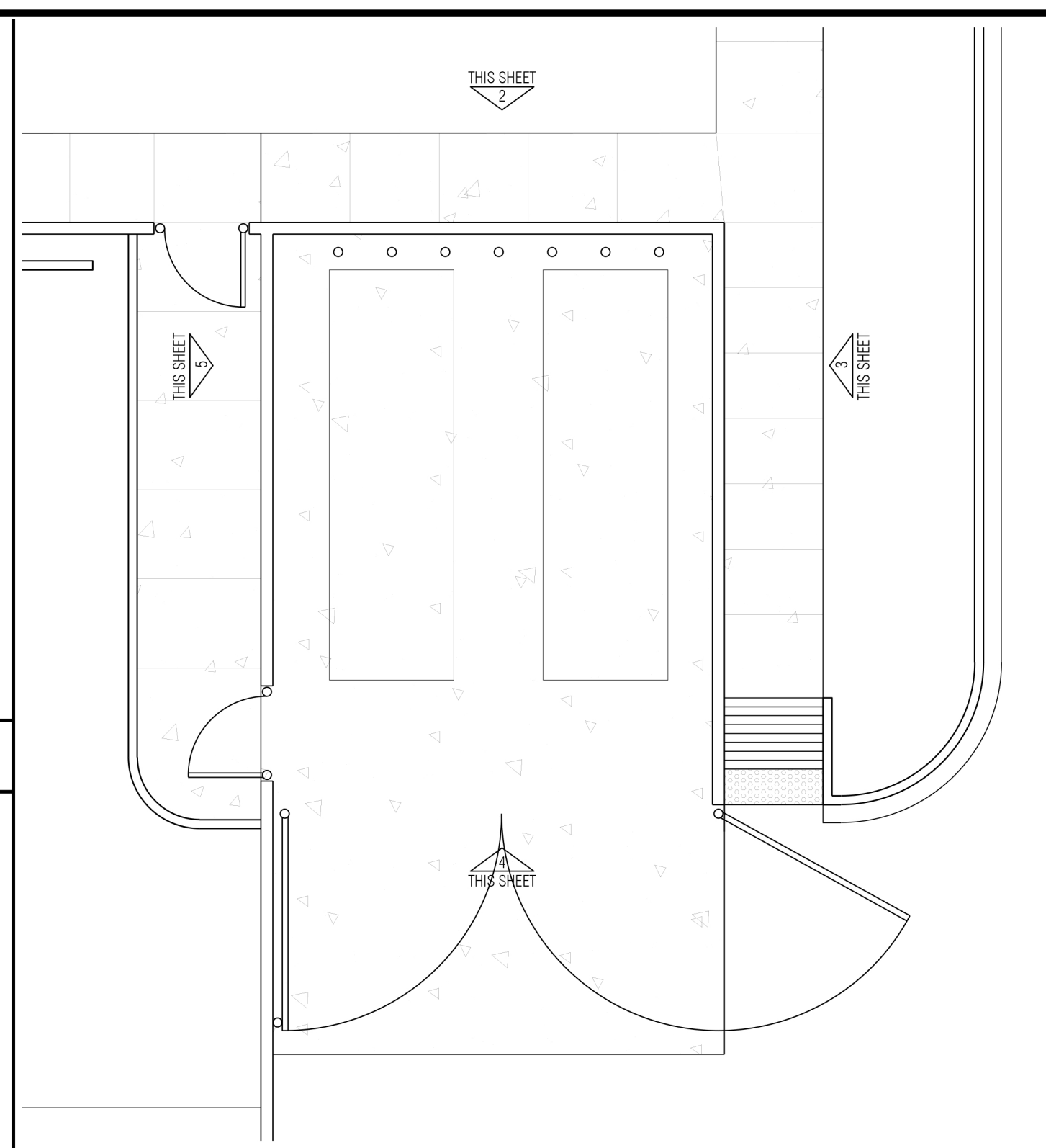
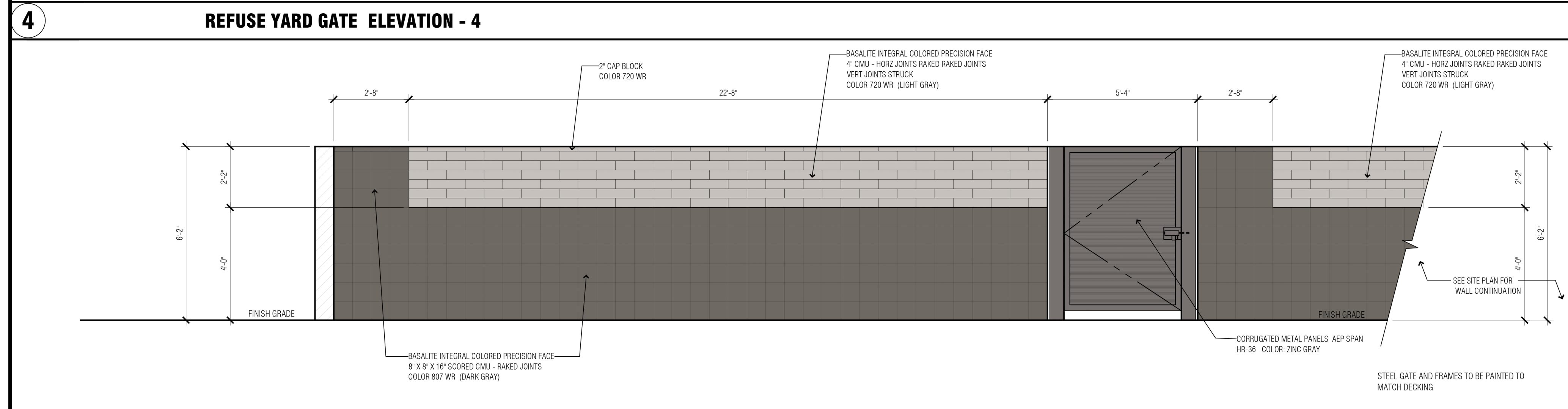
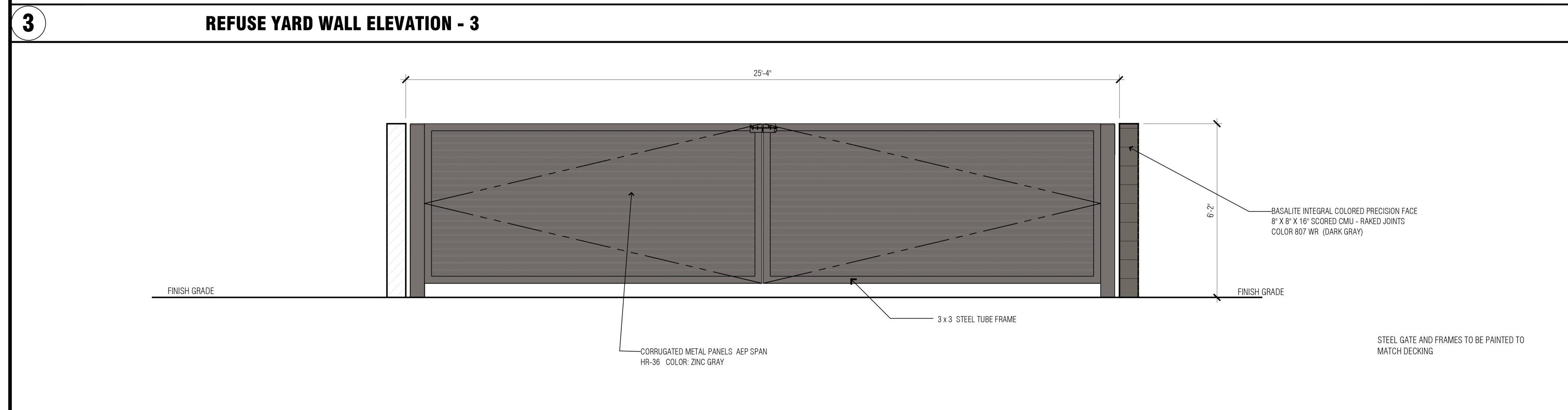
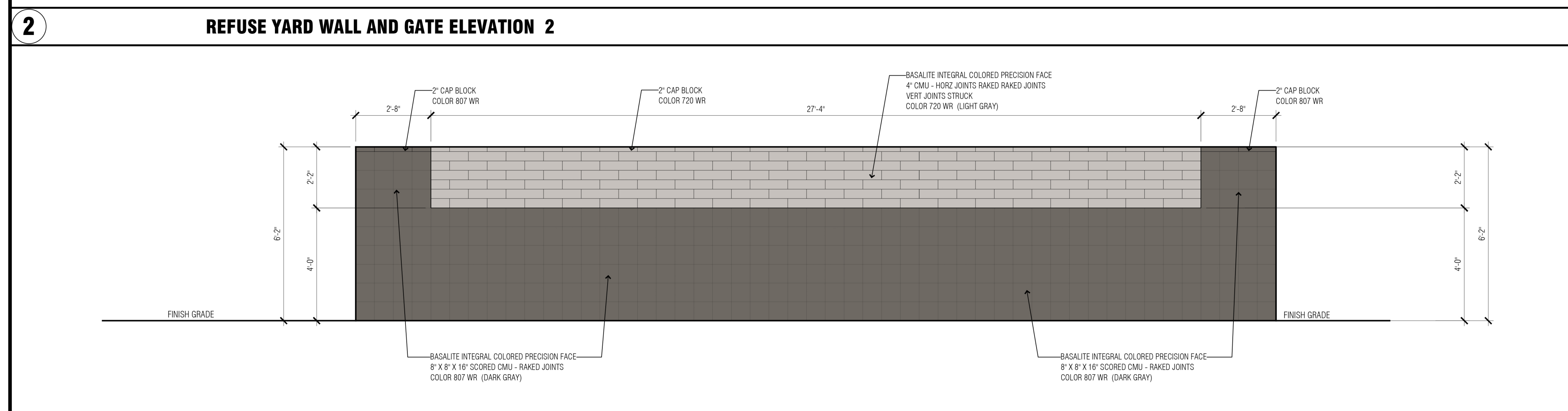
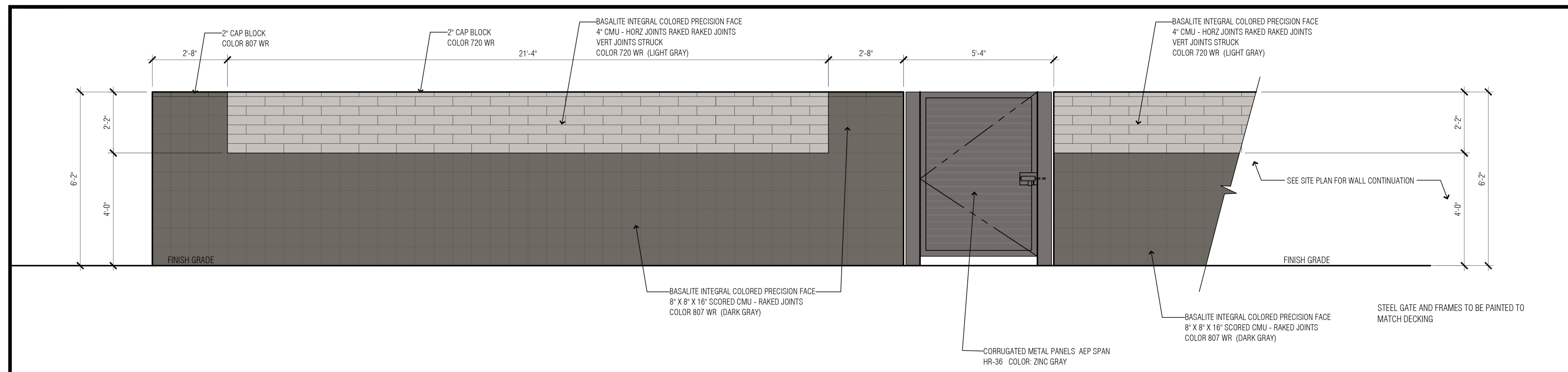
JOHN HARTLEY MAHONEY
00305504
LICENSED ARCHITECT
12/4/25

SITE DEVELOPMENT PLAN
LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423

ISSUE DATE: 12/4/25

SITE DETAILS



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02/24/25

SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 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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REFUSE YARD ELEVATIONS

TRACT A1

TRACT A1

TRACT A1

TRACT A1

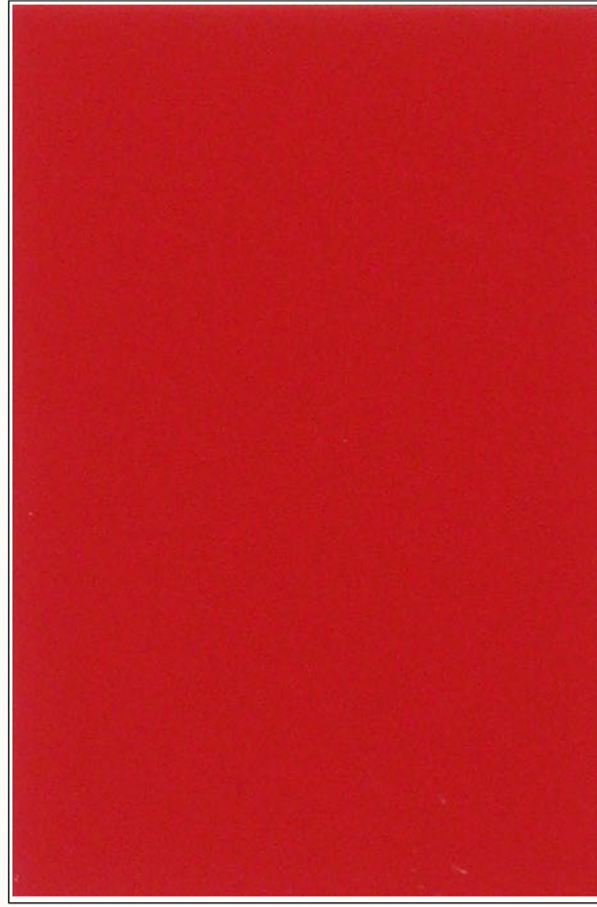
TIMBER MILL PARKWAY

20 of 26

BUILDING MATERIALS



ACM -1 'TOYOTA SILVER' BY REYNOBOND OR APOLIC



ACM -2 'TOYOTA RED' BY REYNOBOND OR APOLIC



GP-1 SOLERA TRANSLUCENT GLAZING SYSTEM BY NOVUM STRUCTURES



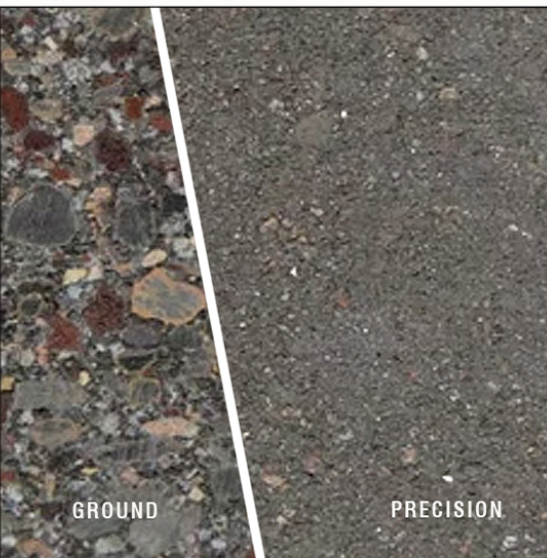
EP-1 SHERWIN WILLIAMS "CHELSEA GRAY" SW2850

CW-1 & SF-1 ALUM WINDOW FRAME



EIFS-1 DRYVIT "MOONLIGHT WHITE" 612 - OR-
STO NA05-0056 "LIGHT GREY"

MP-1 AEP-SPAN, COLOR TO MATCH EIFS-1



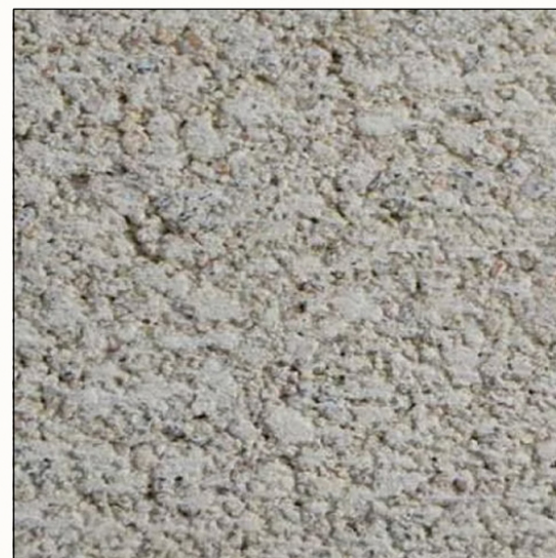
CMU-1 'B07 WR' PRECISION FACE & GROUND FACE BY BASALITE



EIFS-2 COLOR TO MATCH RAL 9010 "PURE WHITE"



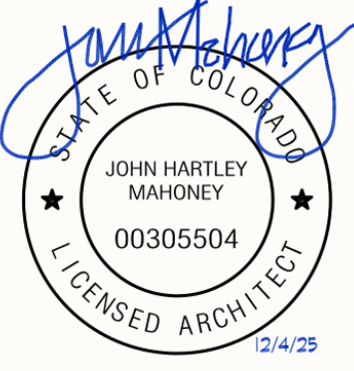
'ZINC GRAY' AEP-SPAN



'720 WR' PRECISION FACE BY BASALITE

JOHN MAHONEY ARCHITECT

850 W. ELLIOT ROAD, #108
TEMPE, ARIZONA 85284
P 480.345.8457 www.mahoneyarch.com



SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT,
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423

ISSUE DATE: 12/4/25

[illegible]

EXTERIOR MATERIALS

PRELIMINARY
NOT FOR
CONSTRUCTION

Plotted: 12/05/2025

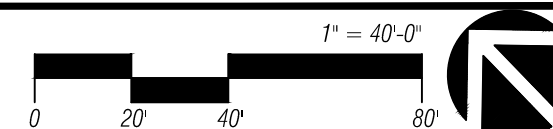
SITE DEVELOPMENT PLAN
LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
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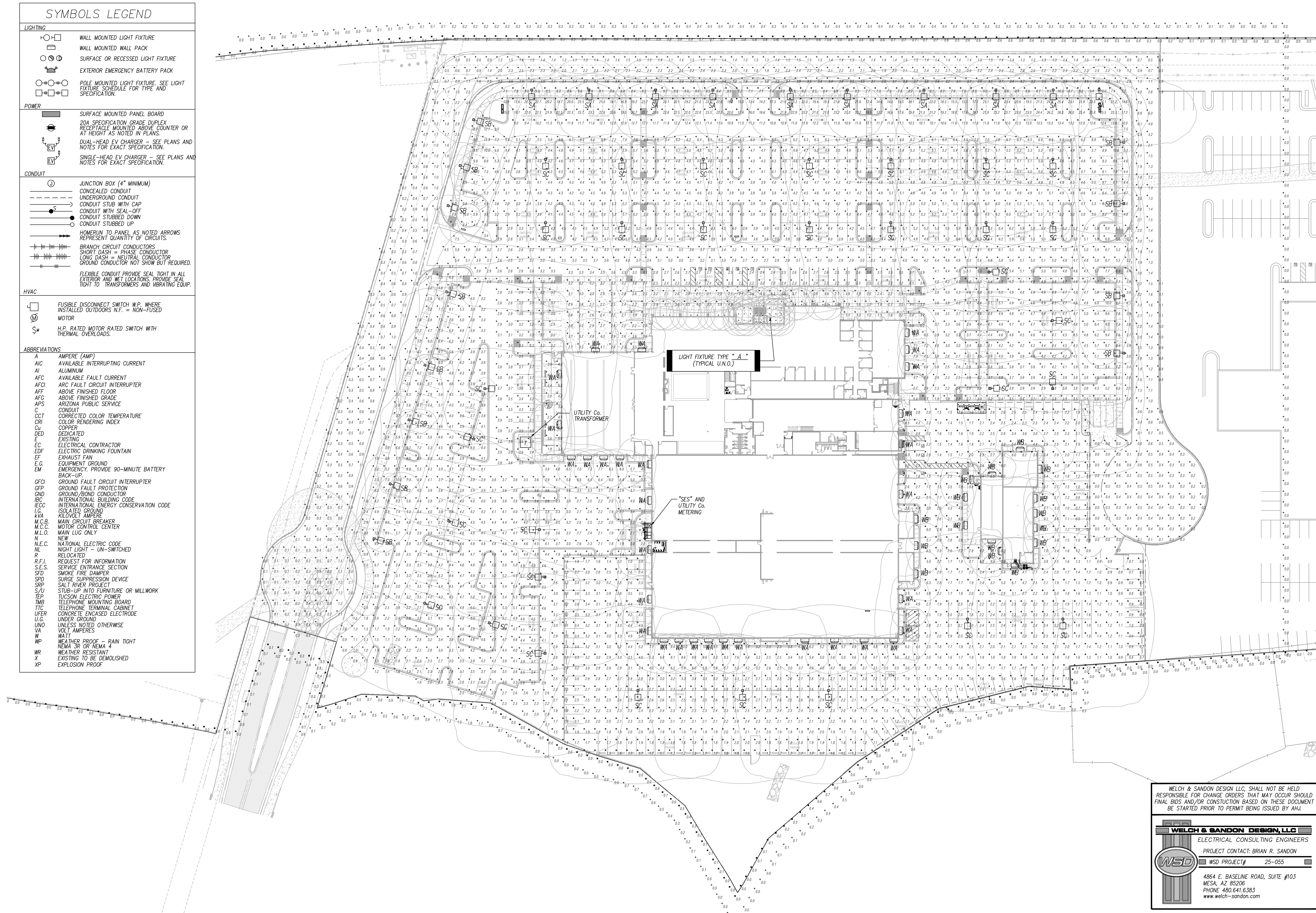
ISSUE DATE: 12/4/25

PHOTOMETRIC
SITE PLAN

WELCH & SANDON DESIGN, LLC
ELECTRICAL CONSULTING ENGINEERS
PROJECT CONTACT: BRIAN R. SANDON
WSD PROJECT# 25-055
4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
PHONE 480.641.6383
www.welch-sandon.com

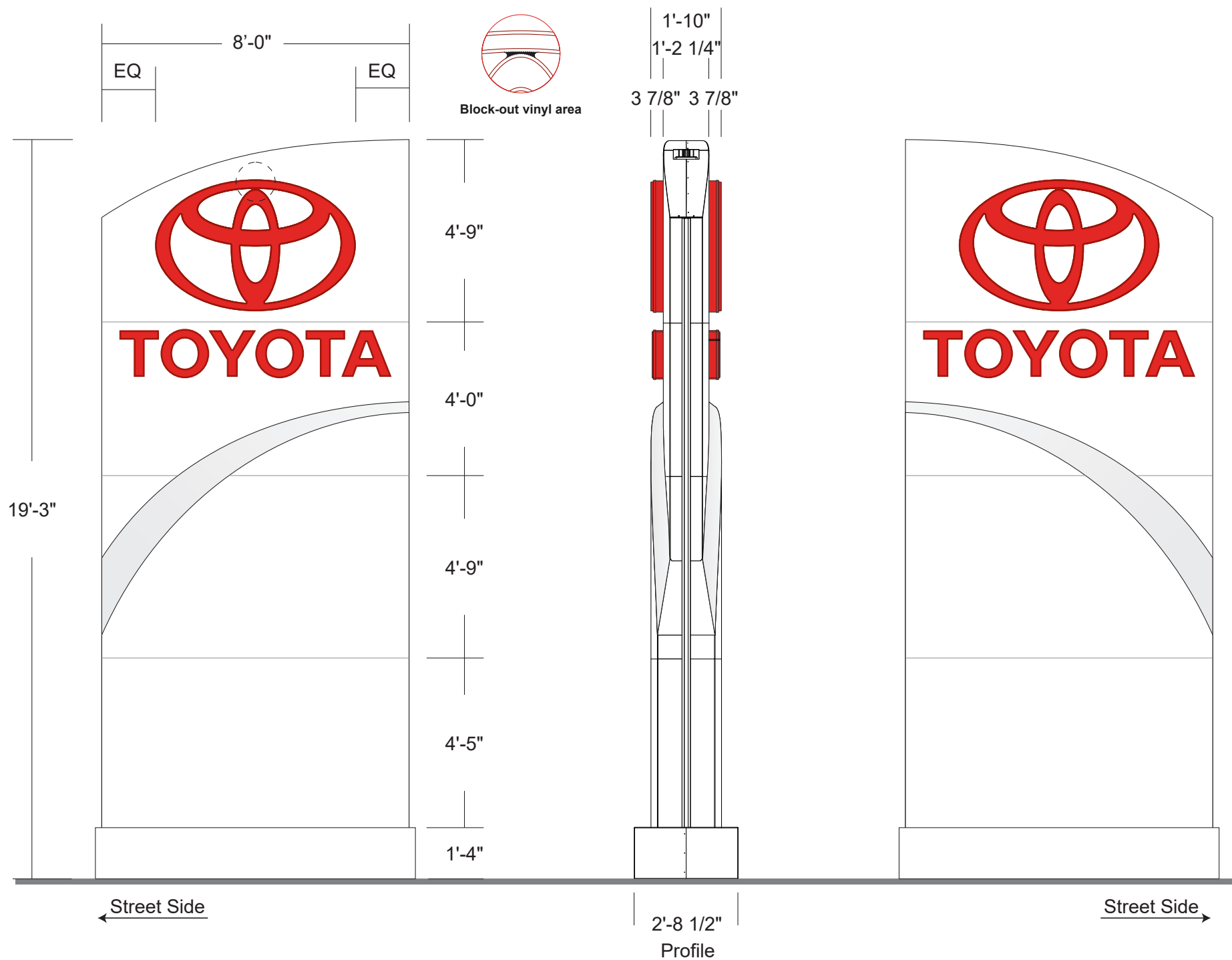


PHOTOMETRIC SITE PLAN



SYMBOLS LEGEND

LIGHTING	
	WALL MOUNTED LIGHT FIXTURE
	WALL MOUNTED WALL PACK
	SURFACE OR RECESSED LIGHT FIXTURE
	EXTERIOR EMERGENCY BATTERY PACK
	POLE MOUNTED LIGHT FIXTURE - SEE LIGHT FIXTURE SCHEDULE FOR TYPE AND SPECIFICATION.
POWER	
	SURFACE MOUNTED PANEL BOARD
	20A SPECIFICATION GRADE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER OR AT HEIGHT AS NOTED IN PLANS.
	DUAL-HEAD EV CHARGER - SEE PLANS AND NOTES FOR EXACT SPECIFICATION.
	SINGLE-HEAD EV CHARGER - SEE PLANS AND NOTES FOR EXACT SPECIFICATION.
CONDUIT	
	JUNCTION BOX (4" MINIMUM)
	CONCEALED CONDUIT
	UNDERGROUND CONDUIT
	CONDUIT STUB WITH CAP
	CONDUIT WITH SEAL-OFF
	CONDUIT STUBBED DOWN
	CONDUIT STUBBED UP
	HOMERUN TO PANEL AS NOTED ARROWS REPRESENT QUANTITY OF CIRCUITS.
	BRANCH CIRCUIT CONDUCTORS
	SHORT DASH = PHASE CONDUCTOR
	LONG DASH = NEUTRAL CONDUCTOR
	GROUND CONDUCTOR NOT SHOWN BUT REQUIRED.
	FLEXIBLE CONDUIT PROVIDE SEAL TIGHT IN ALL EXTERIOR AND WET LOCATIONS. PROVIDE SEAL TIGHT TO TRANSFORMERS AND VIBRATING EQUIP.
HVAC	
	FUSIBLE DISCONNECT SWITCH W.P. WHERE INSTALLED OUTDOORS N.F. = NON-FUSED
	MOTOR
	H.P. RATED MOTOR RATED SWITCH WITH THERMAL OVERLOADS.
ABBREVIATIONS	
A	AMPERE (AMP)
AIC	AVAILABLE INTERRUPTING CURRENT
AI	ALUMINUM
AFC	AVAILABLE FAULT CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
APS	ARIZONA PUBLIC SERVICE
C	CONDUIT
CCT	CORRECTED COLOR TEMPERATURE
CRI	COLOR RENDERING INDEX
CU	COPPER
DED	DEDICATED
E	EXISTING
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
E.G.	EQUIPMENT GROUND
EM	EMERGENCY, PROVIDE 90-MINUTE BATTERY BACK-UP.
GFCl	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND/BOND CONDUCTOR
IBC	INTERNATIONAL BUILDING CODE
IECC	INTERNATIONAL ENERGY CONSERVATION CODE
I.C.	ISOLATED GROUND
KVA	KILOVOLT AMPERE
M.C.B.	MAIN CIRCUIT BREAKER
M.C.C.	MOTOR CONTROL CENTER
M.L.O.	MAIN LUG ONLY
N	NEW
N.E.C.	NATIONAL ELECTRIC CODE
NL	NIGHT LIGHT - UN-SWITCHED
R	RELOCATED
R.F.I.	REQUEST FOR INFORMATION
S.E.S.	SERVICE ENTRANCE SECTION
SFD	SMOKE FIRE DAMPER
SPD	SURGE SUPPRESSION DEVICE
SPP	SALT RIVER PROJECT
S/U	STUB-UP INTO FURNITURE OR MILLWORK
T.E.P.	TUCSON ELECTRIC POWER
TMB	TELEPHONE MOUNTING BOARD
TTC	TELEPHONE TERMINAL CABINET
UTER	CONCRETE ENCASED ELECTRODE
U.G.	UNDER GROUND
U.O.	UNLESS NOTED OTHERWISE
VA	VOLT AMPERES
W	WATT
WP	WEATHER PROOF - RAIN TIGHT
WR	NEMA 3R OR NEMA 4
X	WEATHER RESISTANT
XP	EXISTING TO BE DEMOLISHED
	EXPLOSION PROOF



Specifications

819 - D/F Illuminated Pylon Sign

- 1/8" aluminum fabricated panels
- Painted Toyota white
- Toy-4: Panned & embossed molded Toyota logo (3'-5"h x 5'-3 3/8"w) 14.5 sq.ft.
- Clamshell trim
- Lexan polycarbonate: Bayer Red D99
- 3M 3635-20B block out vinyl applied second surface
- Aluminum coil pre-painted red
- Illuminated with red LED
- Panned & embossed molded Toyota letters (1'-2 5/16"h x 7'-1 15/16"w) 8.76 sq.ft.
- Clamshell trim
- Lexan polycarbonate: Bayer Red D99
- Aluminum coil pre-painted red
- illuminated with red LED
- 1/8" aluminum 3D "Swoosh"
- Painted 31 Medium Gray
- Electrical hook-up by others

Colors

- ☐ White Acrylic Face
- ☒ Bayer Red D99 : Lexan polycarbonate
- ☒ 3M 3635-20B Block out Vinyl
- ☐ 31 Medium Gray

Project ID
JV1-66415

27020
Findlay Toyota
310 N Gibson Rd.
Henderson, NV

Sign Item

Date: 09-JUL-2025

Scale: 1/4"=1'-0"

Contact: J.Villavona

Designer: C.Sabatino

Revision Note

Information Required for Production

Customer Approval

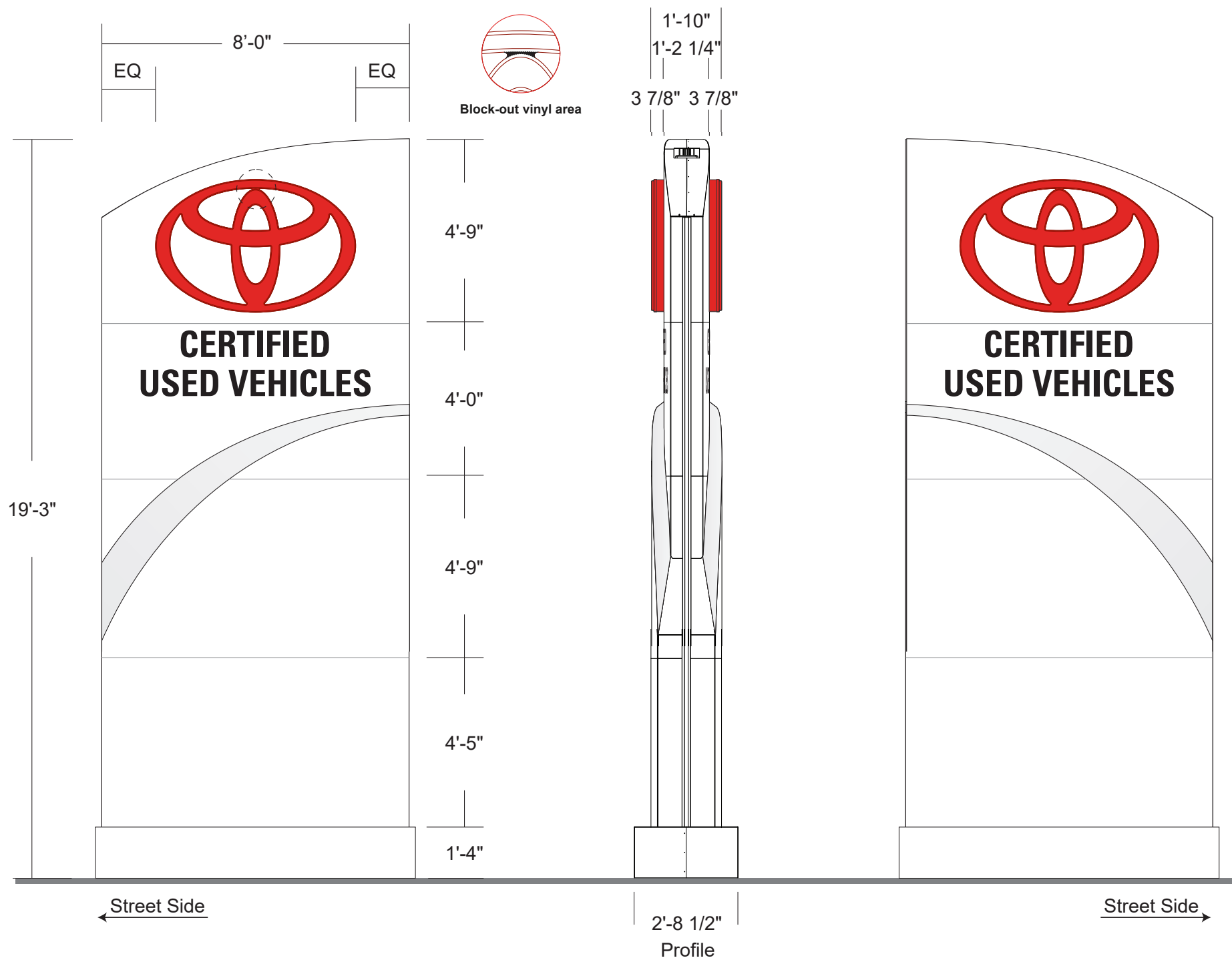
Signature

MM/DD/YYYY

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NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.



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Project ID
JV1-66415

27020
Findlay Toyota
310 N Gibson Rd.
Henderson, NV

Sign Item

Date: 09-JUL-2025

Scale: 1/4"=1'-0"

Contact: J.Villavona

Designer: C.Sabatino

Revision Note

Information Required for Production

Customer Approval

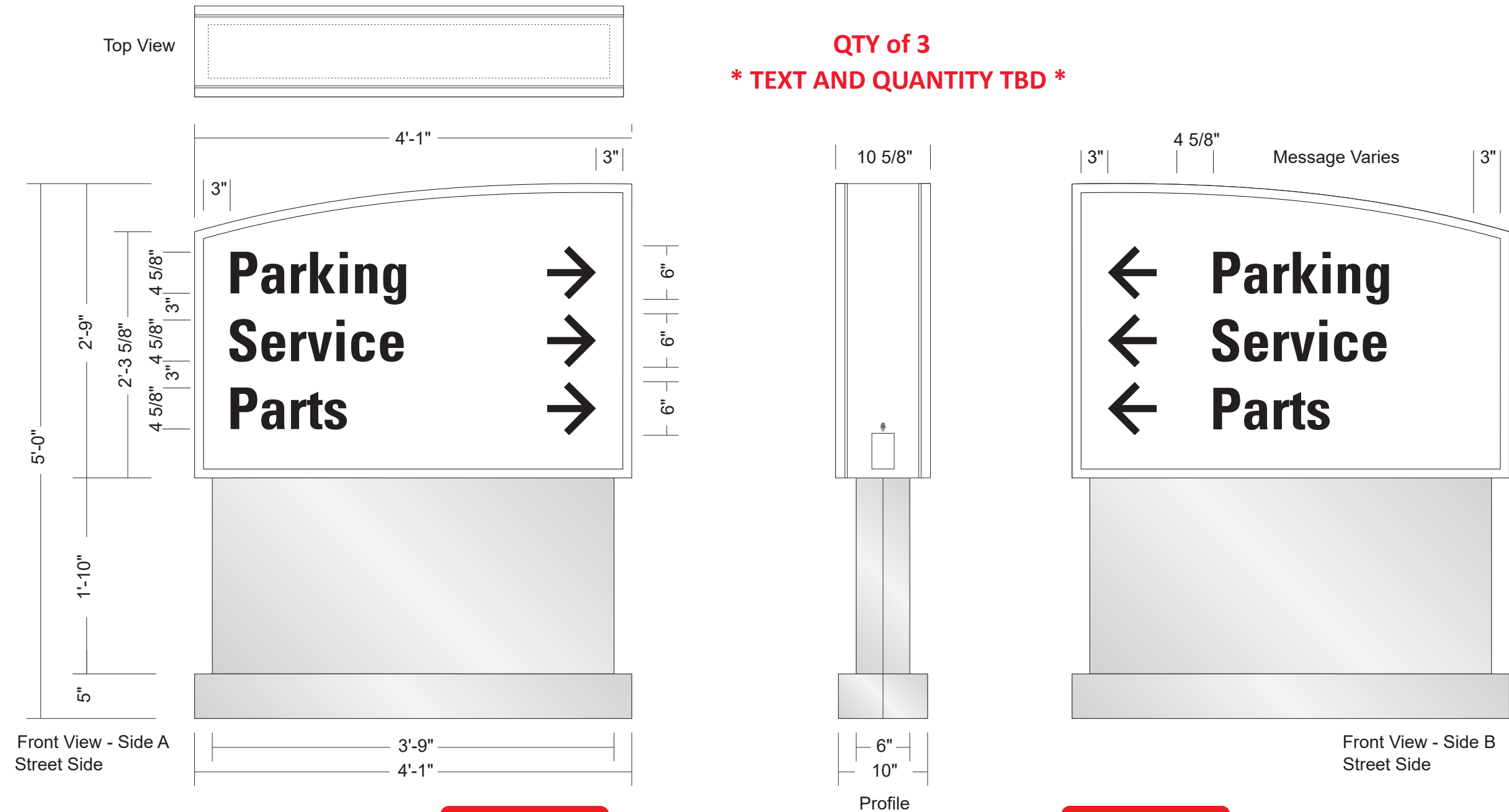
Signature

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Specifications

Quantity of three (3)

- D45-3 D/F Illuminated Directional Sign**
- Aluminum sign cabinet painted toyota white
 - ACM 4mm Silver MTLC BSX decor pedestal & base cover
 - 3/16" white acrylic faces
 - 3M 7725-22 opaque black vinyl graphics face applied
 - Illuminated with white LED
- New concrete base - site survey required

Colors

- ☐ Toyota White
- ☐ ACM 4mm Silver MTLC BSX
- ☐ White Acrylic
- ☒ 3M 7725-22 black

Project ID
JV1-66415

OP00002
Findlay Toyota Castle Rock
Lot 1, Tract B, The meadows 1
Castle Rock,CO

Sign Item

Date: NOV-04-2025
Scale: 3/4"=1'-0"
Contact: J.Villavona
Designer: C.Sabatino

Revision Note

Information Required
for Production

Customer Approval

Signature
MM/DD/YYYY

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