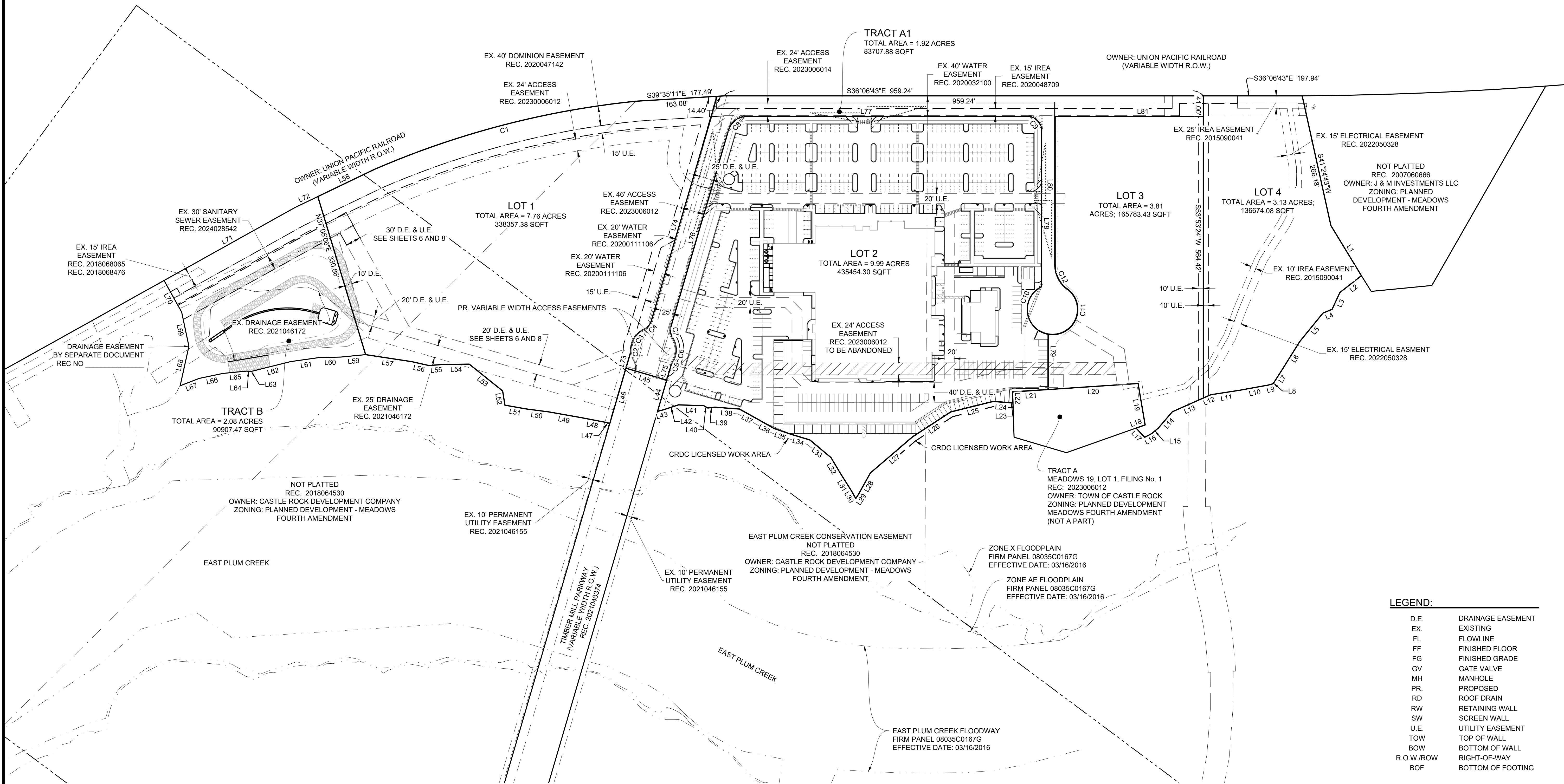


SITE DEVELOPMENT PLAN

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



Parcel Line Table		
Line #	Length	Direction
L1	117.57	S22° 34' 02.60"W
L2	54.70	N74° 04' 02.40"W
L3	37.16	S78° 41' 51.60"W
L4	19.82	N58° 24' 48.40"W
L5	73.60	N86° 59' 25.40"W
L6	67.43	S85° 54' 59.60"W
L7	28.71	S86° 38' 06.60"W
L8	4.64	N83° 59' 47.40"W
L9	8.73	N51° 21' 46.40"W
L10	58.35	N46° 25' 13.40"W
L11	58.61	N44° 55' 59.57"W
L12	16.34	N60° 00' 43.83"W

Parcel Line Table		
Line #	Length	Direction
L13	67.93	N60° 00' 43.83"W
L14	43.06	N85° 27' 16.78"W
L15	17.41	N75° 55' 22.96"W
L16	15.63	N63° 55' 36.54"W
L17	25.27	N10° 31' 00.26"E
L18	19.27	S55° 31' 24.40"E
L19	84.19	N44° 13' 34.60"E
L20	180.51	N39° 57' 39.40"W
L21	71.33	N39° 57' 39.40"W
L22	22.12	S52° 00' 33.87"W
L23	6.55	N31° 50' 05.73"W
L24	33.12	N31° 50' 05.73"W

Parcel Line Table		
Line #	Length	Direction
L25	87.56	N49° 58' 34.88"W
L26	91.81	N69° 15' 49.54"W
L27	110.64	N76° 41' 43.01"W
L28	49.49	S83° 00' 00.23"W
L29	9.60	S86° 56' 07.55"W
L30	17.25	N24° 38' 16.92"E
L31	39.14	N21° 33' 56.53"E
L32	39.64	N23° 06' 54.30"E
L33	55.00	N3° 34' 38.31"E
L34	41.75	N19° 12' 58.34"W
L35	33.59	N17° 05' 49.05"W
L36	32.15	N6° 32' 51.45"W

Parcel Line Table		
Line #	Length	Direction
L37	47.56	N7° 01' 33.91"W
L38	49.06	N31° 43' 25.10"W
L39	14.12	N43° 00' 09.07"W
L40	9.29	N6° 41' 53.92"W
L41	50.73	N34° 07' 45.20"W
L42	30.95	N54° 17' 51.64"W
L43	13.02	N51° 23' 22.59"W
L44	65.27	N70° 12' 53.60"E
L45	85.00	N19° 47' 06.40"W
L46	115.24	S70° 12' 53.60"W
L47	8.08	N21° 39' 38.40"W
L48	50.97	N25° 11' 09.40"W

Parcel Line Table		
Line #	Length	Direction
L49	65.09	N26° 05' 47.02"W
L50	46.08	N28° 34' 18.68"W
L51	42.95	N26° 09' 53.13"W
L52	28.90	N44° 47' 17.87"E
L53	85.87	N2° 38' 47.62"E
L54	51.83	N36° 49' 42.76"W
L55	29.16	N40° 18' 52.56"W
L56	35.32	N23° 19' 13.55"W
L57	93.19	N27° 28' 52.38"W
L58	126.76	S61° 45' 49.11"E
L75	29.45	N70° 12' 53.60"E
L76	408.31	N70° 12' 51.66"E

Parcel Line Table		
Line #	Length	Direction
L77	559.77	S36° 06' 42.83"E
L78	311.88	S53° 53' 24.00"W
L79	110.76	S53° 53' 17.17"W
L81	296.79	S36° 06' 42.83"E
L80	297.94	N53° 53' 24.00"E
L73	29.45	N70° 12' 51.66"E
L74	467.70	N70° 12' 51.66"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	541.99	1765.53	17° 35' 20"	S50° 42' 30"E	539.86
C2	8.37	29.50	16° 15' 37"	N62° 05' 03"E	8.34
C3	51.18	45.50	64° 27' 00"	N86° 10' 45"E	48.53
C4	24.81	29.50	48° 11' 23"	S85° 41' 27"E	24.09
C5	8.37	29.50	16° 15' 41"	N78° 20' 44"E	8.34
C6	51.18	45.50	64° 27' 09"	N54° 15' 00"E	48.53
C7	24.81	29.50	48° 11' 26"	N46° 07' 09"E	24.09
C8	50.79	39.50	73° 40' 26"	S72° 56' 56"E	47.36
C9	46.34	29.50	90° 00' 07"	S8° 53' 21"W	41.72
C10	127.22	50.50	144° 20' 23"	S46° 06' 22"W	96.15
C11	135.77	50.50	154° 02' 18"	N76° 55' 01"E	98.42
C12	56.07	59.50	53° 59' 32"	N26° 53' 38"E	54.02



0 100 200 Feet

- LEGEND:
- D.E. DRAINAGE EASEMENT
 - EX. EXISTING
 - FL FLOWLINE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - GV GATE VALVE
 - MH MANHOLE
 - PR. PROPOSED
 - RD ROOF DRAIN
 - RW RETAINING WALL
 - SW SCREEN WALL
 - U.E. UTILITY EASEMENT
 - TOW TOP OF WALL
 - BOW BOTTOM OF WALL
 - R.O.W./ROW RIGHT-OF-WAY
 - BOF BOTTOM OF FOOTING

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

CIVIL - OVERALL SITE PLAN

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

JOB NO. 2421

SCALE ---

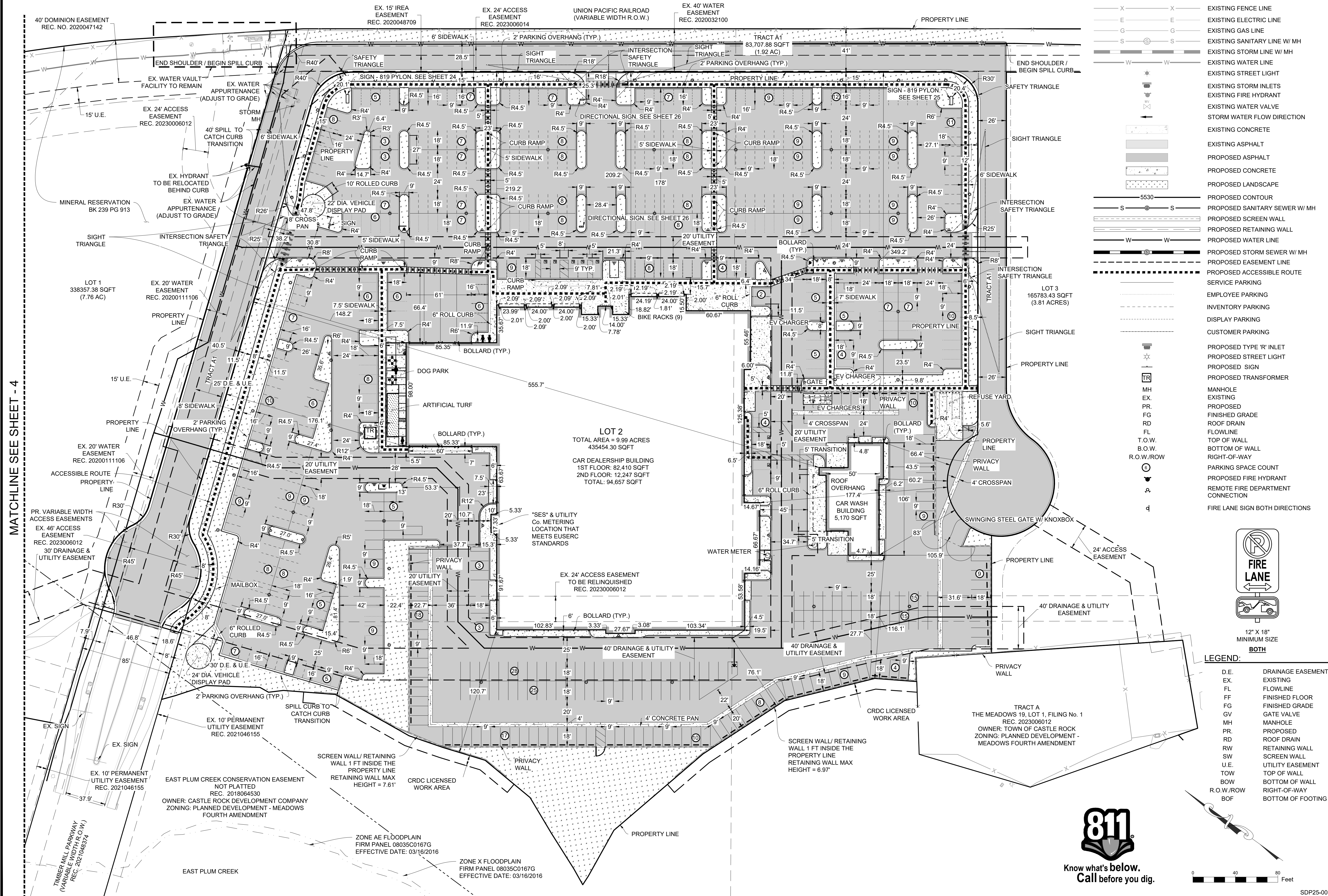
DATE 3/24/2026

SHEETS 26 SHEET 2

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



REVISION DESCRIPTION		DATE	
1	SUBMITTED TO CASTLE ROCK	07/21/25	
2	SUBMITTED TO CASTLE ROCK	12/05/25	
3	SUBMITTED TO CASTLE ROCK	2/6/26	
4	SUBMITTED TO CASTLE ROCK	2/27/26	
5	SUBMITTED TO CASTLE ROCK	3/24/26	

DRN	TWD
CHK	
DSG	TWD

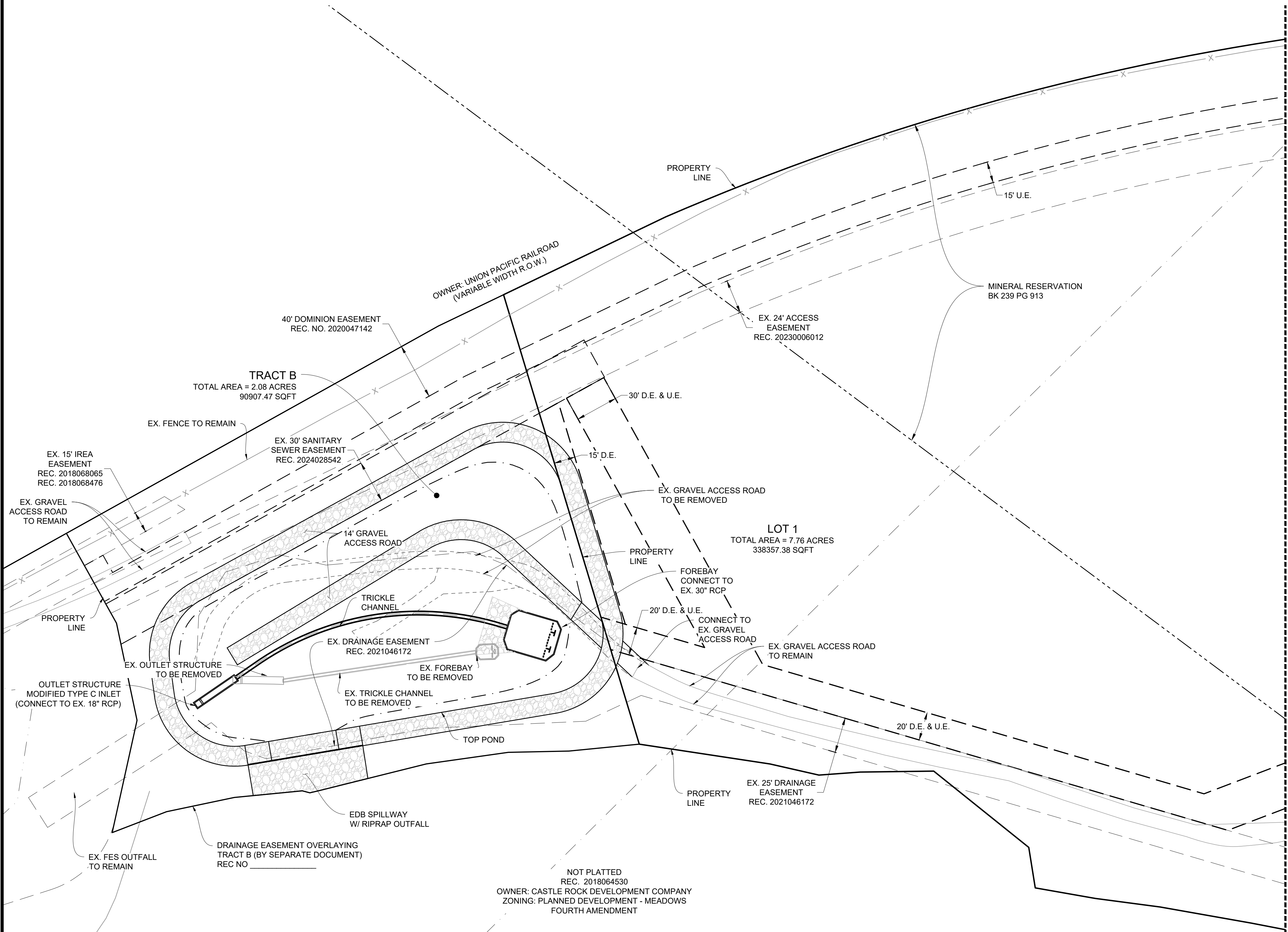
FINDLAY TOYOTA	
SITE DEVELOPMENT PLAN	
CIVIL - DETAILED SITE PLAN	

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

JOB NO.	2421
SCALE	---
DATE	3/24/2026
SHEETS	26
SHEET	3

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:

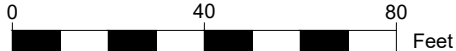
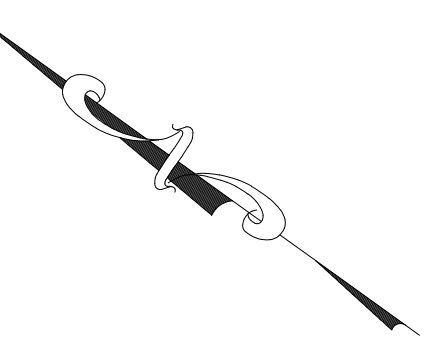
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	EXISTING EASEMENT
	EXISTING FLOODPLAIN LIMITS
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY LINE W/ MH
	EXISTING STORM LINE W/ MH
	EXISTING WATER LINE
	EXISTING STREET LIGHT
	EXISTING STORM INLETS
	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 SCREEN 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
	FIRE LANE SIGN BOTH DIRECTIONS

LEGEND:

D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FL	FLOWLINE
FF	FINISHED FLOOR
FG	FINISHED GRADE
GV	GATE VALVE
MH	MANHOLE
PR.	PROPOSED
RD	ROOF DRAIN
RW	RETAINING WALL
SW	SCREEN WALL
U.E.	UTILITY EASEMENT
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
R.O.W./ROW	RIGHT-OF-WAY
BOF	BOTTOM OF FOOTING



Know what's below.
Call before you dig.



REVISION DESCRIPTION	
DATE	07/21/25
#	1
DATE	12/05/25
#	2
DATE	2/6/26
#	3
DATE	2/27/26
#	4
DATE	3/24/26
#	5

DRN	TWD
CHK	
DSG	TWD

DRN	TWD
CHK	
DSG	TWD

DRN	TWD
CHK	
DSG	TWD

DRN	TWD
CHK	
DSG	TWD

DRN	TWD
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DSG	TWD

DRN	TWD
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DRN	TWD
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DSG	TWD

DRN	TWD
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DRN	TWD
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DRN	TWD
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DRN	TWD
CHK	
DSG	TWD

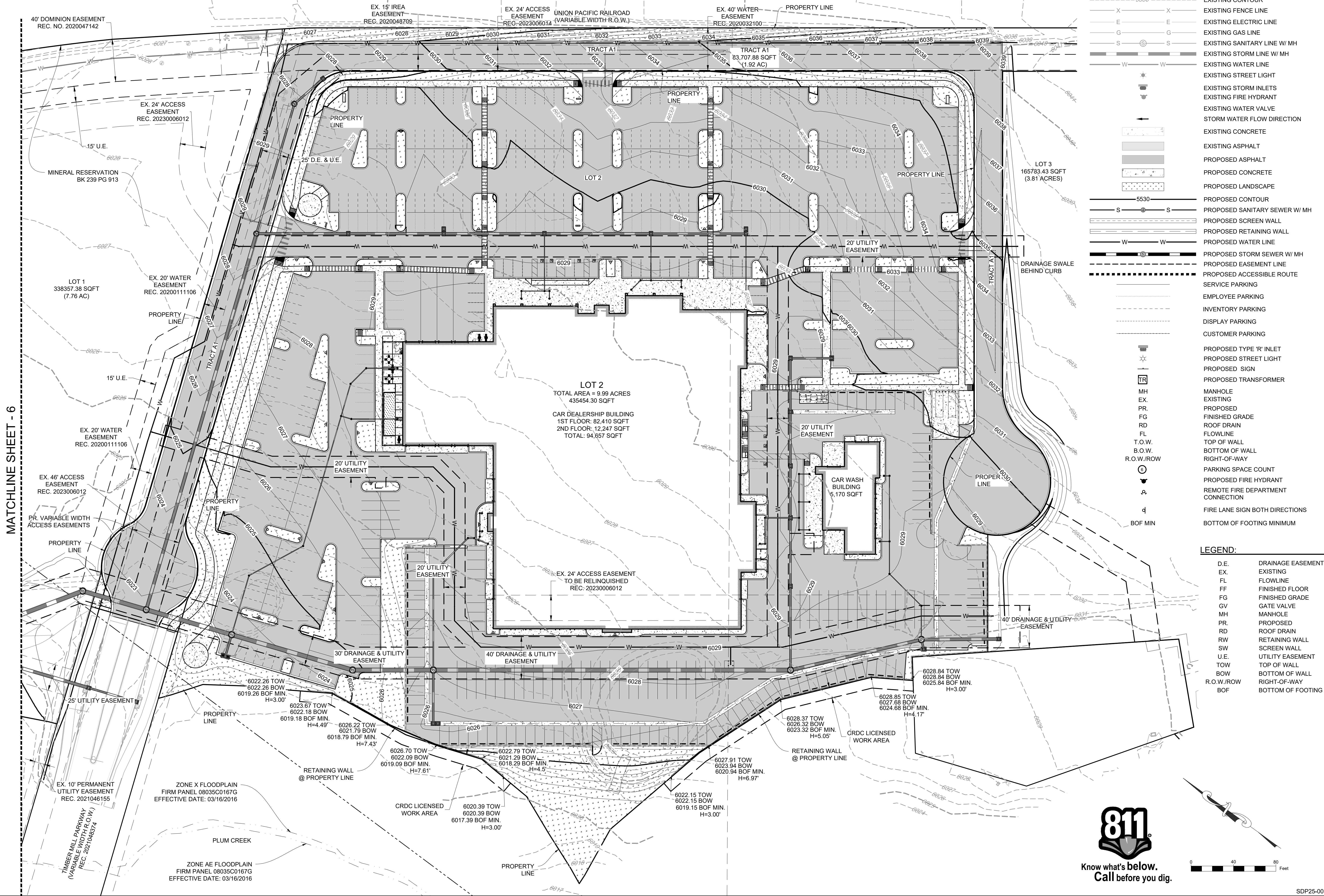
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CHK	
DSG	TWD

DRN	TWD
CHK	
DSG	TWD

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
	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 LANDSCAPE
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER W/ MH
	PROPOSED SCREEN WALL
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	PROPOSED WATER LINE
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	PROPOSED EASEMENT LINE
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	SERVICE PARKING
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	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
	FIRE LANE SIGN BOTH DIRECTIONS
	BOTTOM OF FOOTING MINIMUM

LEGEND:	
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FL.	FLOWLINE
FF.	FINISHED FLOOR
FG.	FINISHED GRADE
GV.	GATE VALVE
MH.	MANHOLE
PR.	PROPOSED
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RW.	RETAINING WALL
SW.	SCREEN WALL
U.E.	UTILITY EASEMENT
TOW.	TOP OF WALL
BOW.	BOTTOM OF WALL
R.O.W./ROW.	RIGHT-OF-WAY
BOF.	BOTTOM OF FOOTING

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

OVERALL GRADING PLAN - ONSITE

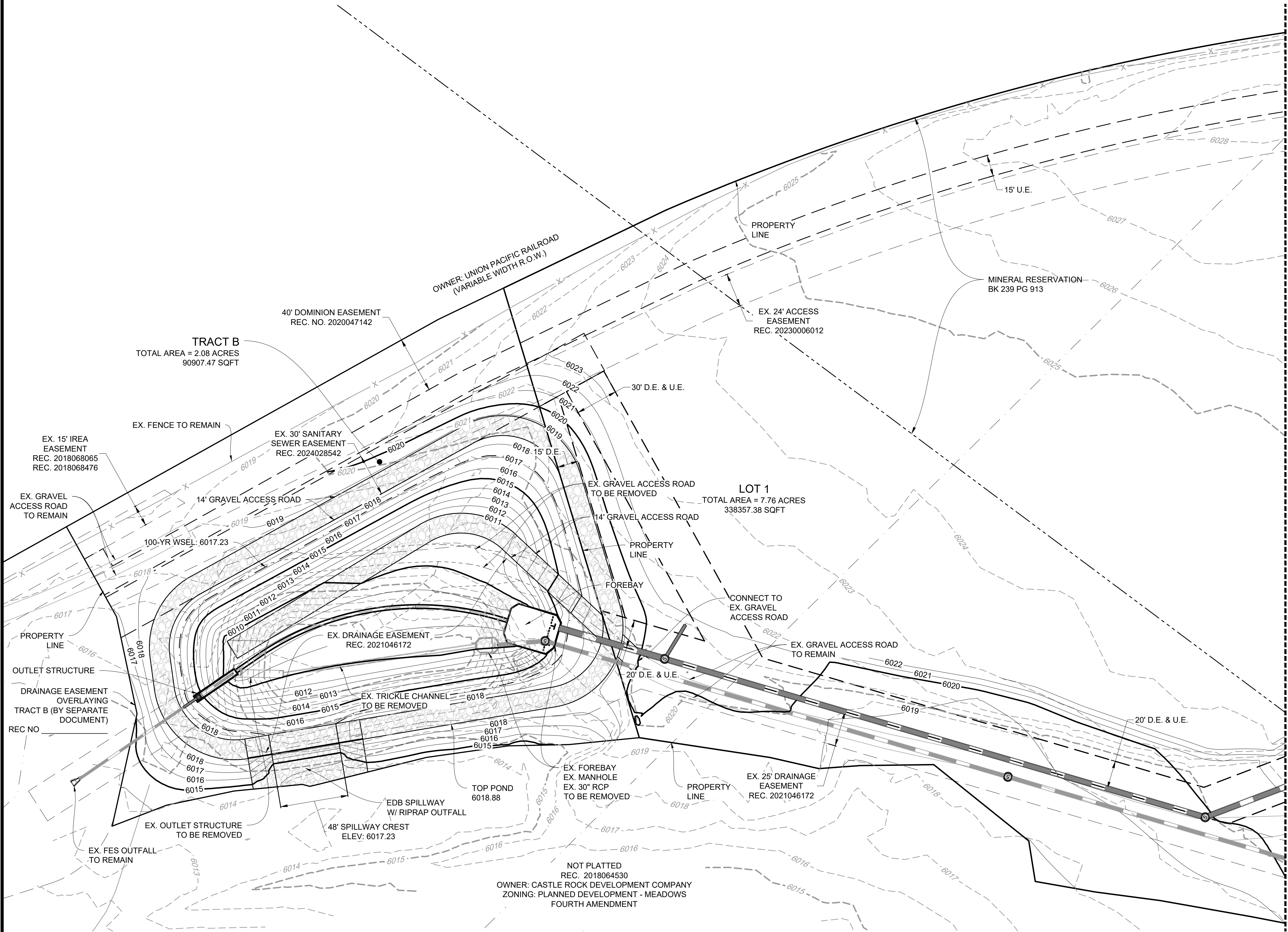
ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112 720.826.3965
tdenning@actioncivileng.com

JOB NO.	2421
SCALE	---
DATE	3/24/2026
SHEETS	26
SHEET	5

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



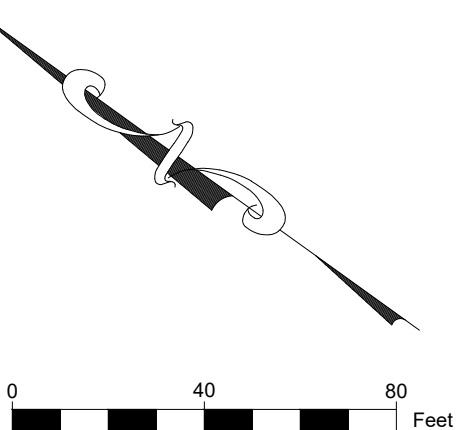
MATCHLINE SEE SHEET - 5

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
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	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	STORM WATER FLOW DIRECTION
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	EXISTING ASPHALT
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	DISPLAY PARKING
	CUSTOMER PARKING
	PROPOSED TYPE 'R' INLET
	PROPOSED STREET LIGHT
	PROPOSED SIGN
	PROPOSED TRANSFORMER
	MANHOLE
	EXISTING
	PROPOSED
	FG
	RD
	FL
	T.O.W.
	B.O.W.
	R.O.W./ROW
	PARKING SPACE COUNT
	PROPOSED FIRE HYDRANT
	REMOTE FIRE DEPARTMENT CONNECTION
	FIRE LANE SIGN BOTH DIRECTIONS

LEGEND:	
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FL	FLOWLINE
FF	FINISHED FLOOR
FG	FINISHED GRADE
GV	GATE VALVE
MH	MANHOLE
PR.	PROPOSED
RD	ROOF DRAIN
RW	RETAINING WALL
SW	SCREEN WALL
U.E.	UTILITY EASEMENT
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
R.O.W./ROW	RIGHT-OF-WAY
BOF	BOTTOM OF FOOTING



Know what's below.
Call before you dig.



REVISION DESCRIPTION	
DATE	07/21/25
#	1
DATE	12/05/25
#	2
DATE	2/6/26
#	3
DATE	2/27/26
#	4
DATE	3/24/26
#	5

DRN	TWD
CHK	
DSG	TWD

DRN	TWD
CHK	
DSG	TWD

DRN	TWD
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DRN	TWD
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DRN	TWD
CHK	
DSG	TWD

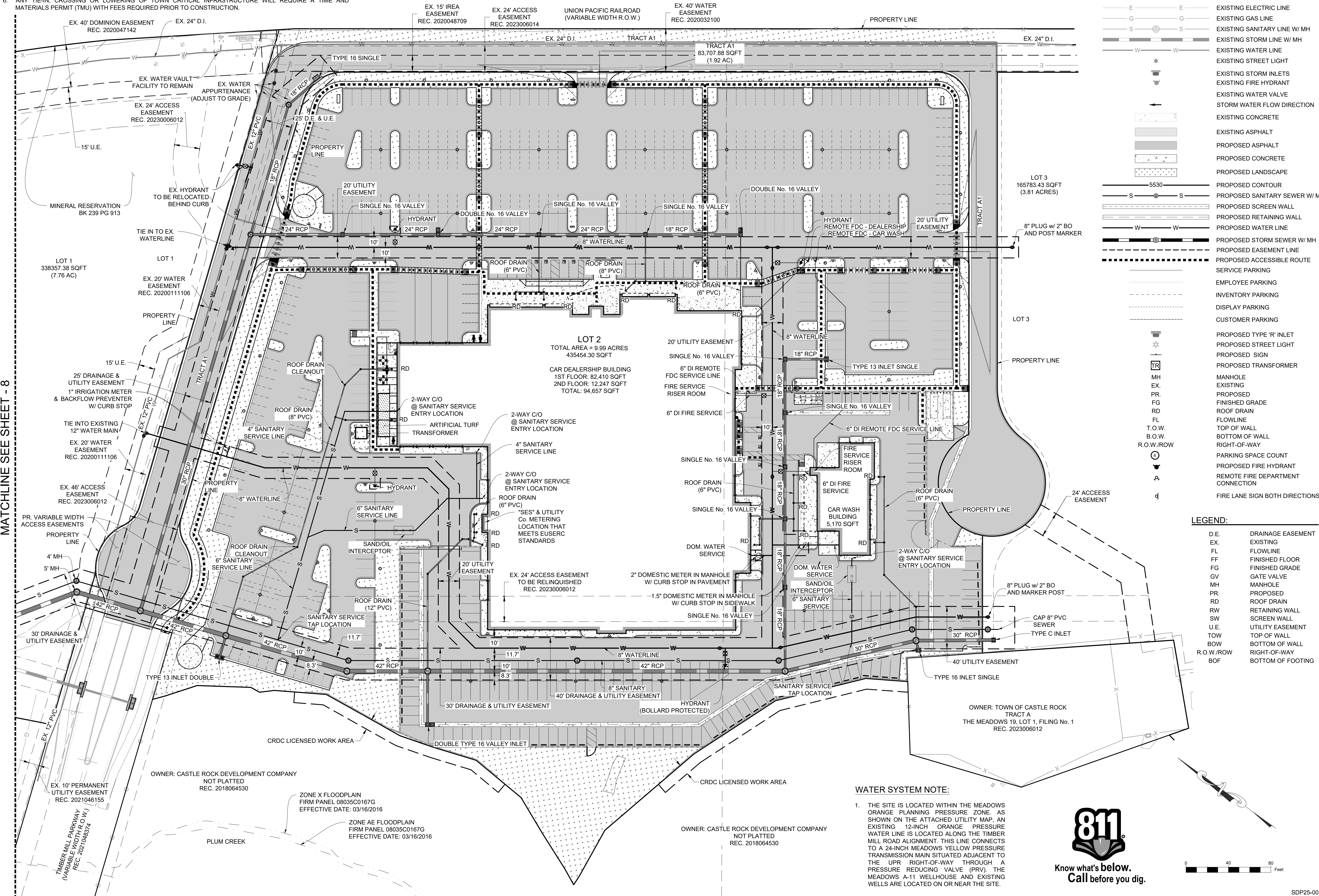
DRN	TWD
CHK	
DSG	TWD

DRN	TWD
CHK	
DSG	TWD

UTILITY NOTES:

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

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
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- EXISTING WATER VALVE
- STORM WATER FLOW DIRECTION
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- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
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- SERVICE PARKING
- EMPLOYEE PARKING
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- 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
- FIRE LANE SIGN BOTH DIRECTIONS

LEGEND:

- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- FL FLOWLINE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- GV GATE VALVE
- MH MANHOLE
- PR PROPOSED
- RD ROOF DRAIN
- RW RETAINING WALL
- SW SCREEN WALL
- U.E. UTILITY EASEMENT
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- R.O.W./ROW RIGHT-OF-WAY
- BOF BOTTOM OF FOOTING

WATER SYSTEM NOTE:

- 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.

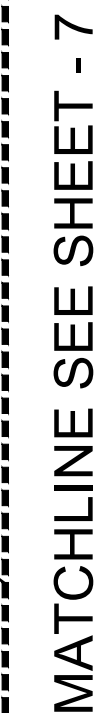


Know what's below.
Call before you dig.



ACTION CIVIL ENGINEERING		FINDLAY TOYOTA	
9777 PYRAMID CT, SUITE 150		SITE DEVELOPMENT PLAN	
ENGLEWOOD, CO 80112 720.826.3965			
tdenning@actioncivileng.com		OVERALL UTILITY PLAN - ONSITE	
JOB NO.	2421		
SCALE	--		
DATE	3/24/2026		
SHEETS	26		
SHEET	7		

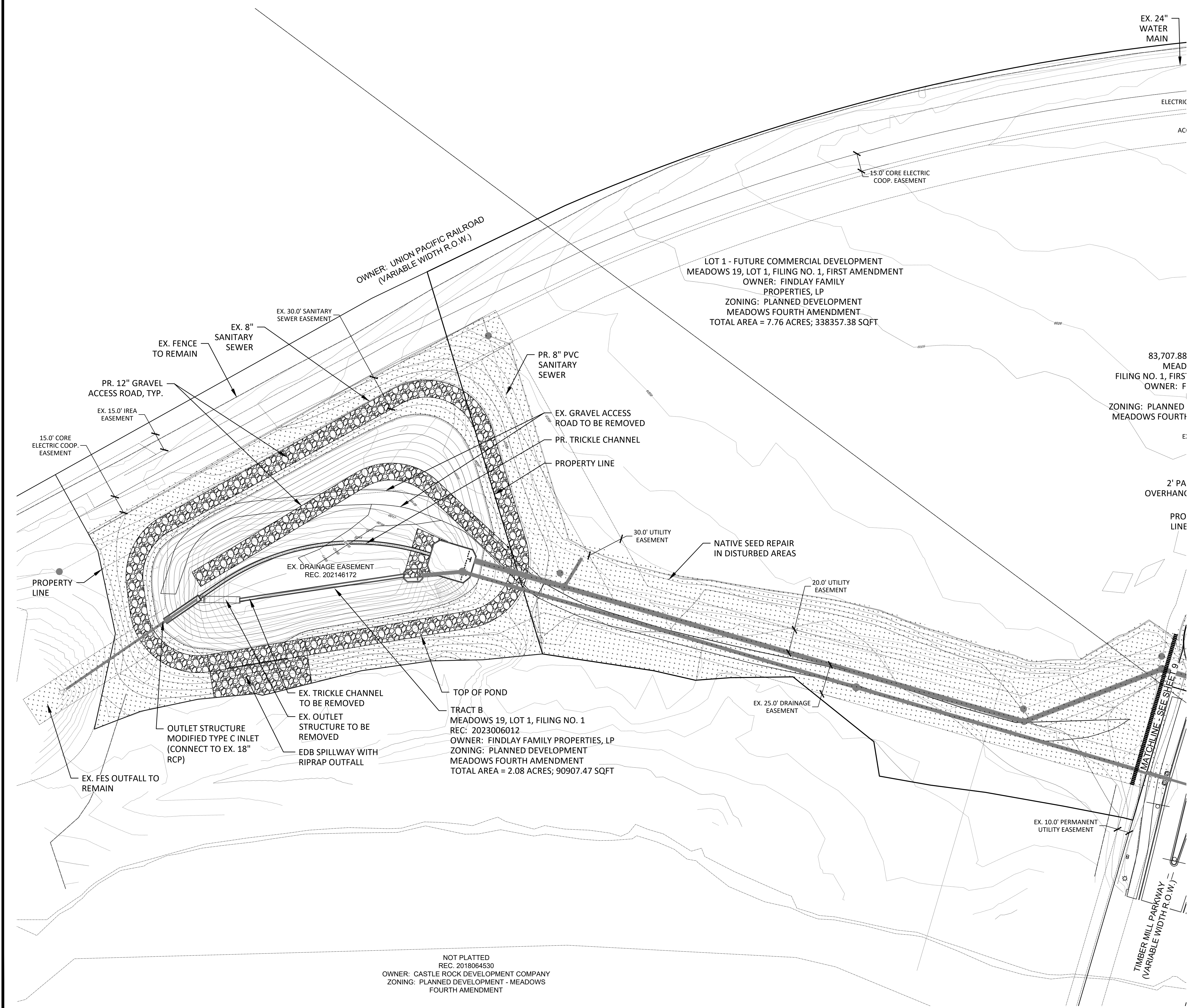
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:	
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FL	FLOWLINE
FF	FINISHED FLOOR
FG	FINISHED GRADE
GV	GATE VALVE
MH	MANHOLE
PR.	PROPOSED
RD	ROOF DRAIN
RW	RETAINING WALL
SW	SCREEN WALL
U.E.	UTILITY EASEMENT
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
R.O.W./ROW	RIGHT-OF-WAY
BOF	BOTTOM OF FOOTING

SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACT A 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

PROPOSED ASPHALT

PROPOSED CONCRETE

TYPICAL SCREEN WALL ELEVATION

SCREEN WALL / RETAINING WALL ELEVATION

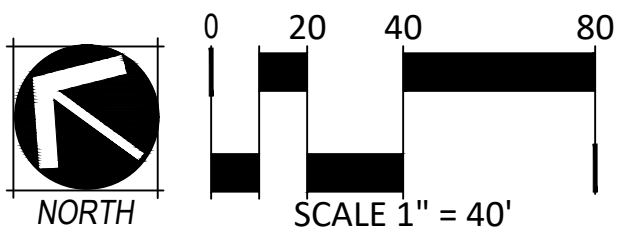
DOG PARK FENCE

NOTES

1. ALL NATIVE SEED AREAS TO BE TEMPORARY IRRIGATED ONLY. IRRIGATION MUST BE REMOVED AFTER SEED HAS BEEN ESTABLISHED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL: SECTION 4.6.3.3.a.

2. NATIVE GRASSES MUST BE MAINTAINED IN THEIR NATURAL FORM AND SHALL NOT BE MAINTAINED AS A TURF GRASS PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL: SECTION 4.6.3.3.b.

3. NATIVE GRASSES MAY BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT PURPOSES AND SHALL NOT RECEIVE REGULAR IRRIGATION.



REVISION DESCRIPTION		DATE	#
SUBMITTED TO CASTLE ROCK		07/21/25	1
SUBMITTED TO CASTLE ROCK		12/4/25	2
SUBMITTED TO CASTLE ROCK		02/6/26	3
SUBMITTED TO CASTLE ROCK		02/25/26	4
SUBMITTED TO CASTLE ROCK		03/13/26	5
#		#	#
#		#	#

DRN	SAW
CHK	
DSG	SAW

FINLAY TOYOTA SITE DEVELOPMENT PLAN	
OFFSITE LANDSCAPE PLAN	



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719.331.5823
SARAH@CREATIVEPATHWAYS.LLC.NET



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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

LOT 1 - FUTURE COMMERCIAL DEVELOPMENT
MEADOWS 19, LOT 1, FILING NO. 1, FIRST AMENDMENT
OWNER: FINDLAY FAMILY
PROPERTIES, LP
ZONING: PLANNED DEVELOPMENT
MEADOWS FOURTH AMENDMENT
TOTAL AREA = 7.76 ACRES; 338357.38 SQFT

TRACT B
MEADOWS 19, LOT 1, FILING NO. 1
REC: 2023006012
OWNER: FINDLAY FAMILY PROPERTIES, LP
ZONING: PLANNED DEVELOPMENT
MEADOWS FOURTH AMENDMENT
TOTAL AREA = 2.08 ACRES; 90907.47 SQFT

83,707.88
MEAD
FILING NO. 1, FIRS
OWNER: F
ZONING: PLANNED
MEADOWS FOURTH

SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACT A 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	87
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	284
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	L	QUANTITY	173
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	307
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 & WILDFLOWER SEED	HYDROZONE	L	AREA	128186
GRASS SEED PLANTING QUALITY AND QUANTITY IN TEMPORARY 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	132
*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual *Streetscape does not count towards overall site landscape requirements *Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway. **Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.						

NON-RESIDENTIAL SITE INVENTORY TABLE



Town of Castle Rock

Colorado

NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:

SARAH WILLIAMS, PLA

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

Project Name:

Date:

3/12/2026

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	43,723	87	120	174	457	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 Deciduous Shade Tree	Separate Irrigation Service Connections
0	32,659	0	32,665	10,886	11,047	44	87	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
181,526	18,153	0	18,377	36	57	73	229
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	34	52	136	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 TEMPORARY IRRIGATION SYSTEMS PER TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL: SECTION 4.6.3.3.a.
- 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

DATE	1	07/21/25	SUBMITTED TO CASTLE ROCK
#	2	12/4/25	SUBMITTED TO CASTLE ROCK
	3	02/6/26	SUBMITTED TO CASTLE ROCK
	4	02/25/26	SUBMITTED TO CASTLE ROCK
	5	03/13/26	SUBMITTED TO CASTLE ROCK
	#	#	#
	#	#	#

DRN

SAW

CHK

DSG

SAW

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

PLANT SCHEDULE & NOTES



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SARAH@CREATIVEPATHWAYSLLC.NET



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JOB NO.

2421

SCALE

DATE

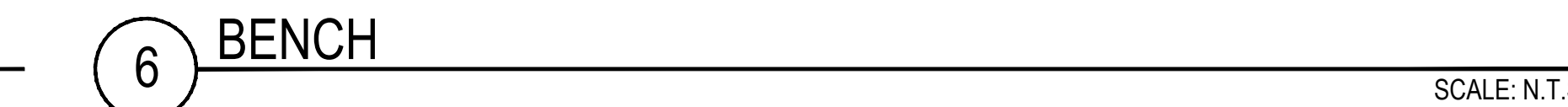
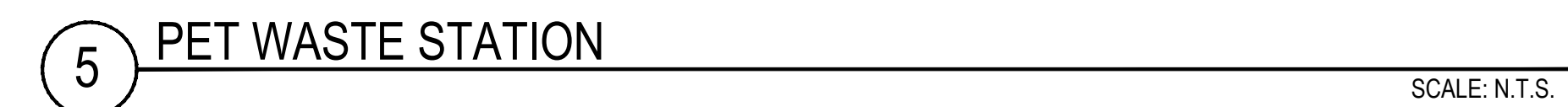
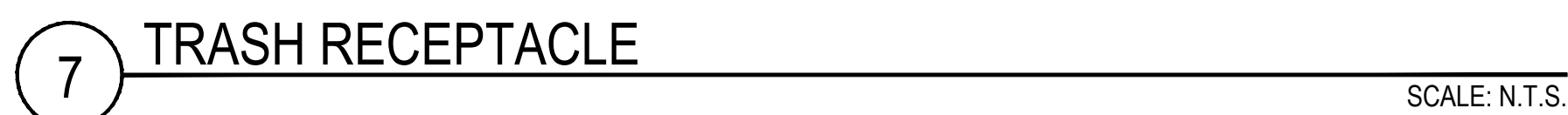
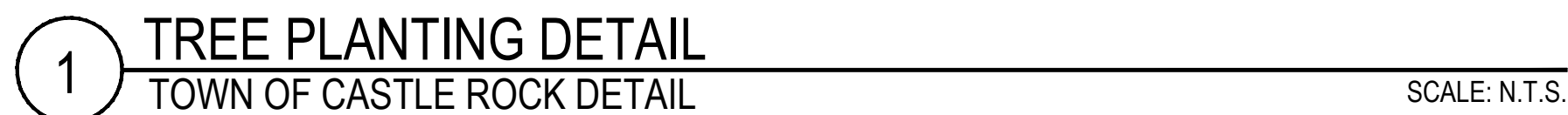
12/04/2025

SHEETS

26

SHEET

11



FINDLAY TOYOTA

SITE DEVELOPMENT PLAN

LANDSCAPE DETAILS



SITE DEVELOPMENT PLAN
LOTS 1-4 AND TRACT A 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

TOWN NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
 - 3.1. IRRIGATION BACKFLOW TYPE AND INSTALLATION TO COMPLY WITH THE COLORADO CROSS CONNECTION MANUAL FIFTH EDITION.
 - 3.2. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
4. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER, AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
5. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
6. OVERHEAD IRRIGATION INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
7. OVERHEAD IRRIGATION INSTALLED IN AREAS LESS THAN 10 FEET IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
8. TEMPORARY IRRIGATION IS REQUIRED TO BE ABOVE GROUND AND SHALL FOLLOW THE TOWN OF CASTLE ROCK TEMPORARY IRRIGATION FOR NATIVE AREAS CRITERIA.
 - 8.1. ALL LATERAL PIPE SHALL BE INSTALLED ON GRADE AND STAKED IN PLACE PER DETAILS.
 - 8.2. LATERAL LINES CROSSING HARDSCAPE SHALL BE SLEEVED AS SHOWN.
 - 8.3. SPRINKLER HEADS SHALL BE 6" RISER HEIGHT TO ACHIEVE 12" TOTAL POP-UP HEIGHT WHEN OPERATIONAL.
9. BASED ON APPROVED PLANT MATERIAL, DESIGN IS ABLE TO UTILIZE THE APPROVED TAP WATERING ON A THREE DAY/WEEK SCHEDULE, FROM 10PM TO 6AM.
10. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED AND/OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST, OR SEPTEMBER. EXEMPTIONS WILL NOT BE ISSUED IN THE MONTH OF JULY.
11. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS AND BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
12. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.
13. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
14. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.

REVISION DESCRIPTION		DATE	#	DRN	CHK	DSG
SUBMITTED TO CASTLE ROCK	1	07/21/25	1			
SUBMITTED TO CASTLE ROCK	2	12/4/25	2			
SUBMITTED TO CASTLE ROCK	3	02/06/26	3			
SUBMITTED TO CASTLE ROCK	4	02/25/26	4			
SUBMITTED TO CASTLE ROCK	5	03/19/26	5			
SUBMITTED TO CASTLE ROCK	6		6			
SUBMITTED TO CASTLE ROCK	7		7			

FINDLAY TOYOTA	IRRIGATION MASTER PLAN
SITE DEVELOPMENT PLAN	

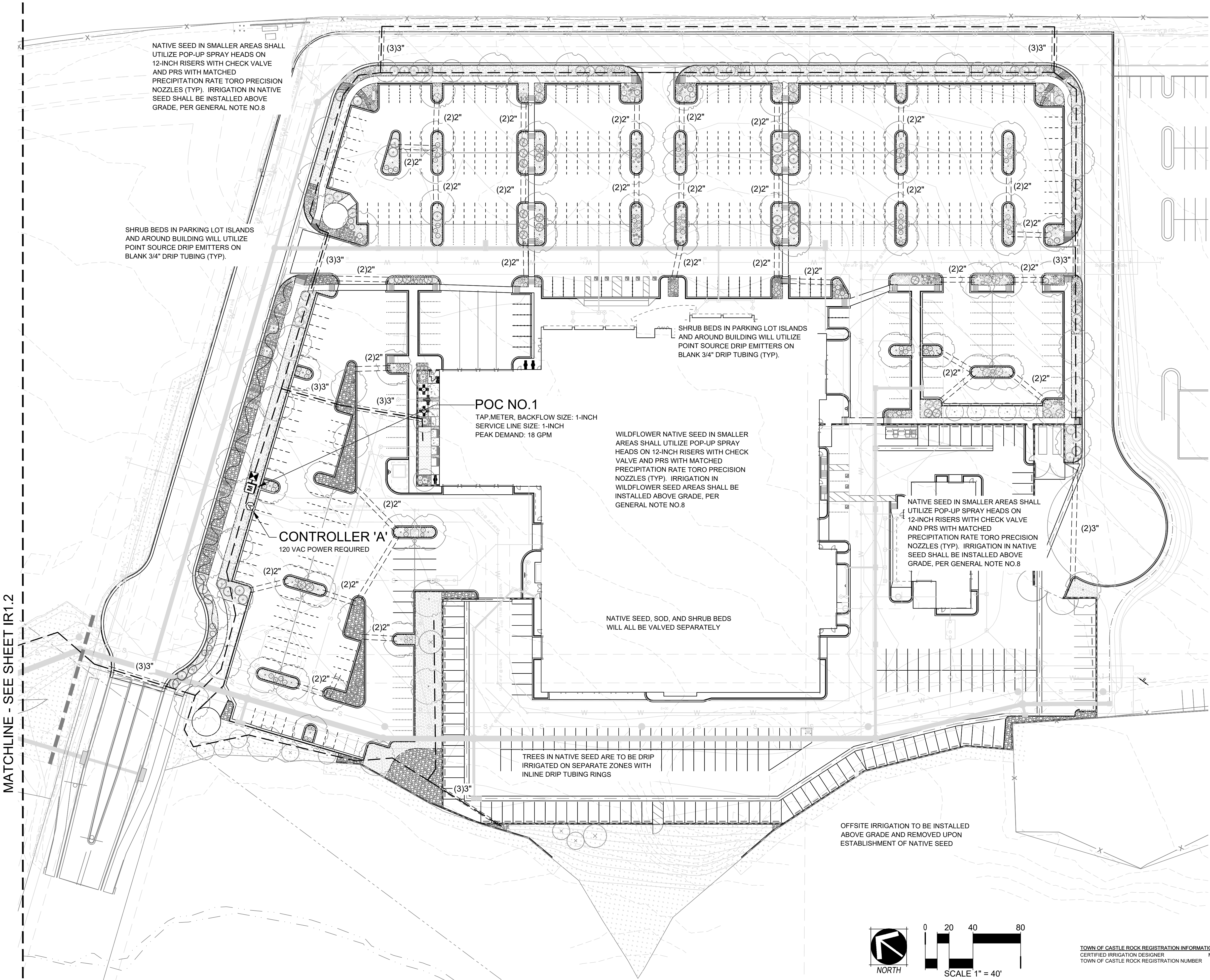


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811
Know what's below.
Call before you dig.

JOB NO.	2421
SCALE	---
DATE	12/04/2025
SHEETS	26
SHEET	14



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
CERTIFIED IRRIGATION DESIGNER MICHELLE PETERSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-1098

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

SDP25-0018

SITE DEVELOPMENT PLAN

LOTS 1-4 AND TRACT A 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



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

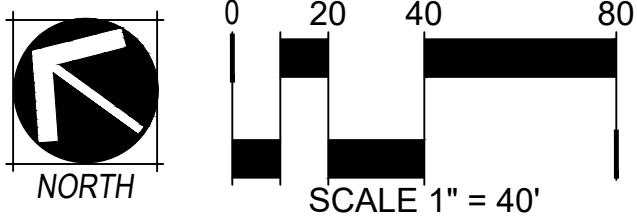
MATCHLINE - SEE SHEET IR.1.

MPi Designs

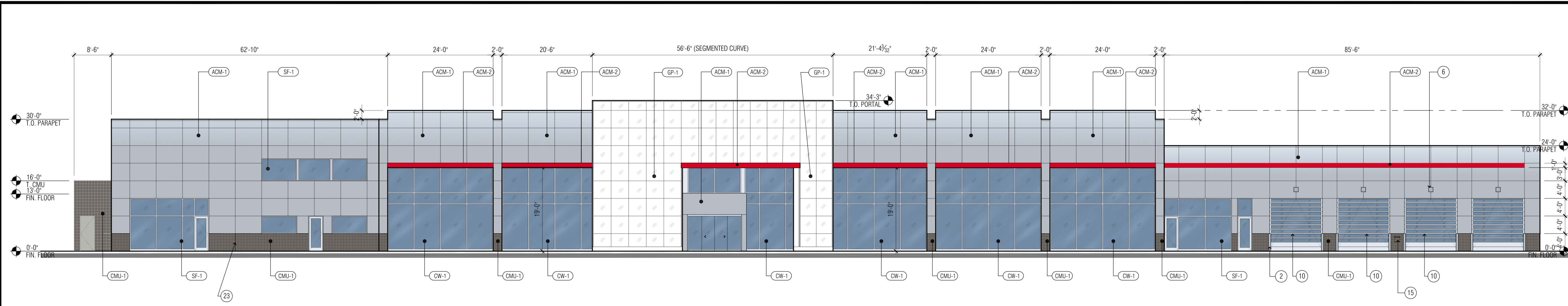
PO BOX 369 • AULT, CO • 80610

970-402-3047

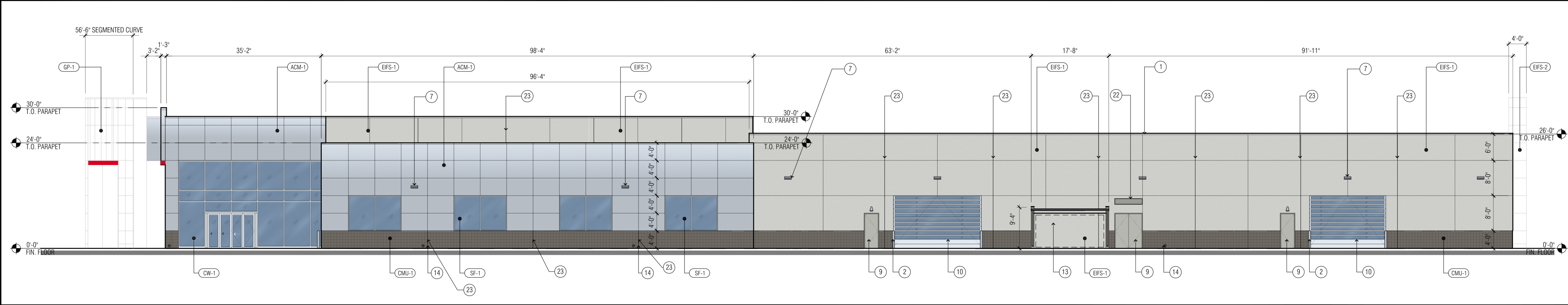
Michelle@MPiDesignsllc.com



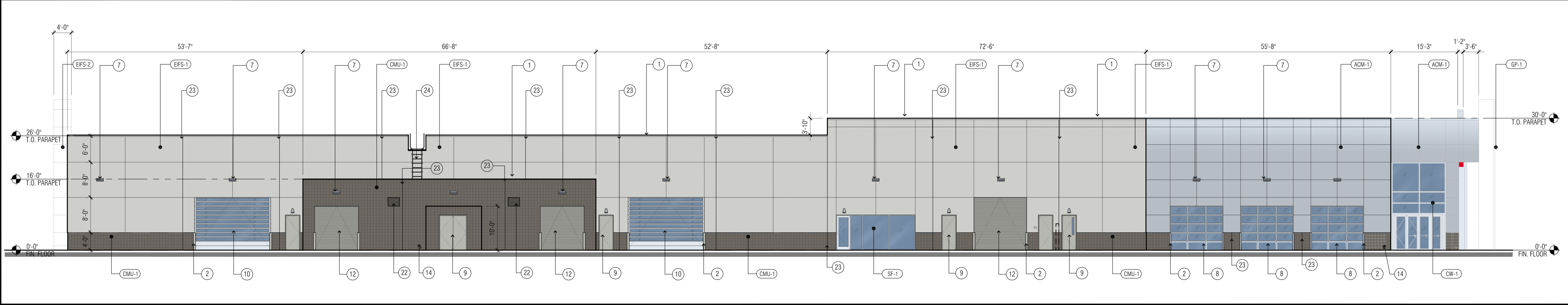
 CREATIVE PATHWAYS SARAH WILLIAMS, PLA 719.331.5823 SARAH@CREATIVEPATHWAYLLC.NET  Know what's below. Call before you dig.		FINDLAY TOYOTA SITE DEVELOPMENT PLAN IRRIGATION MASTER PLAN		SUBMITTED TO CASTLE ROCK		5	03/13/26	
				SUBMITTED TO CASTLE ROCK		4	02/25/26	
				SUBMITTED TO CASTLE ROCK		3	02/06/26	
				SUBMITTED TO CASTLE ROCK		2	12/4/25	
				SUBMITTED TO CASTLE ROCK		1	07/21/25	
				REVISION DESCRIPTION		#	DATE	
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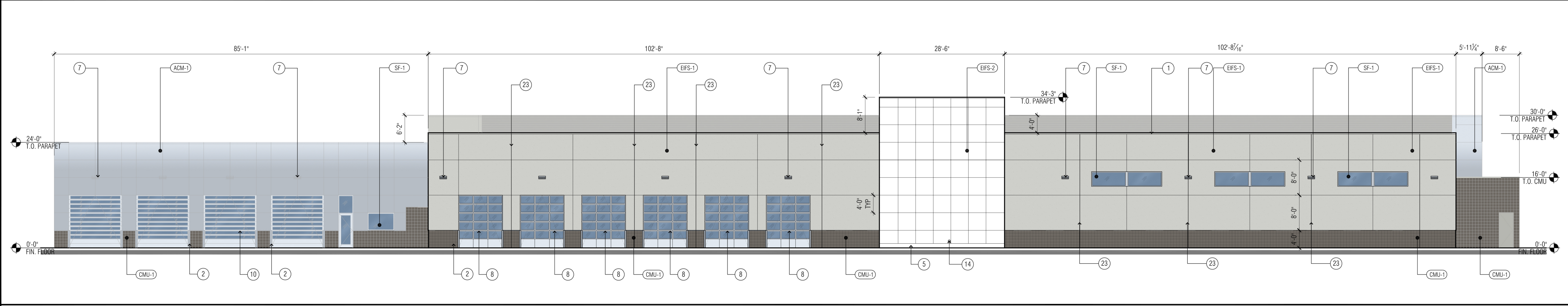
NORTHEAST ELEVATION



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 MANUF: BASALITE OR EQUAL PRODUCT: 8" X 8" X 16" SCORED - RAKED JOINTS COLOR: 807 MR. (OKON 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 ELEV FINISH: #14 CLEAR ANODIZED ALUMINUM
EIFS-1	MATERIAL: EXTERIOR INSULATION & FINISH SYSTEM MANUF: DRYVIT, STO OR EQUAL COLOR: DRYVIT MOONLIGHT WHITE 612 FINISH: DRYVIT REFERENCE TOYAK061021 OR STO NA05-0056 LIGHT GREY ICC REPORT: SANDPEBBLE FINE R-15 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 451T FRONT SET SIZE: 2'X 4'6" FINISH: #14 CLEAR ANODIZED ALUMINUM

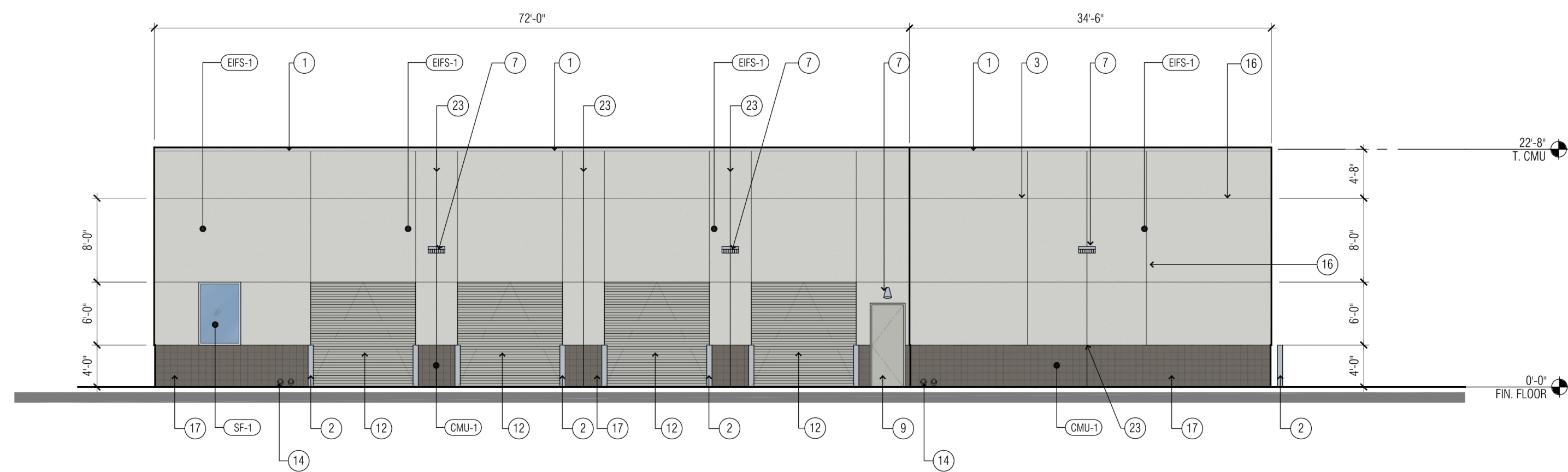


SITE DEVELOPMENT PLAN

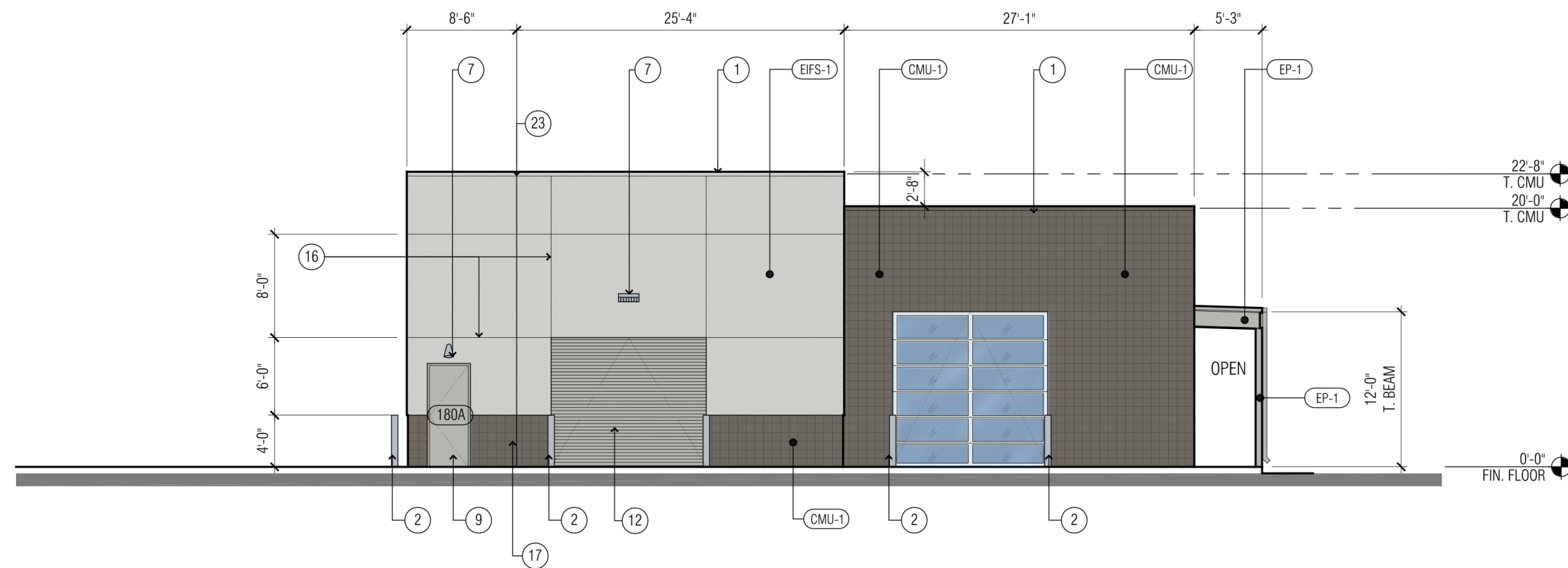
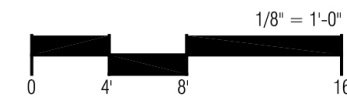
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING NO. 1, 1ST AMENDMENT NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423
ISSUE DATE: 1/16/26

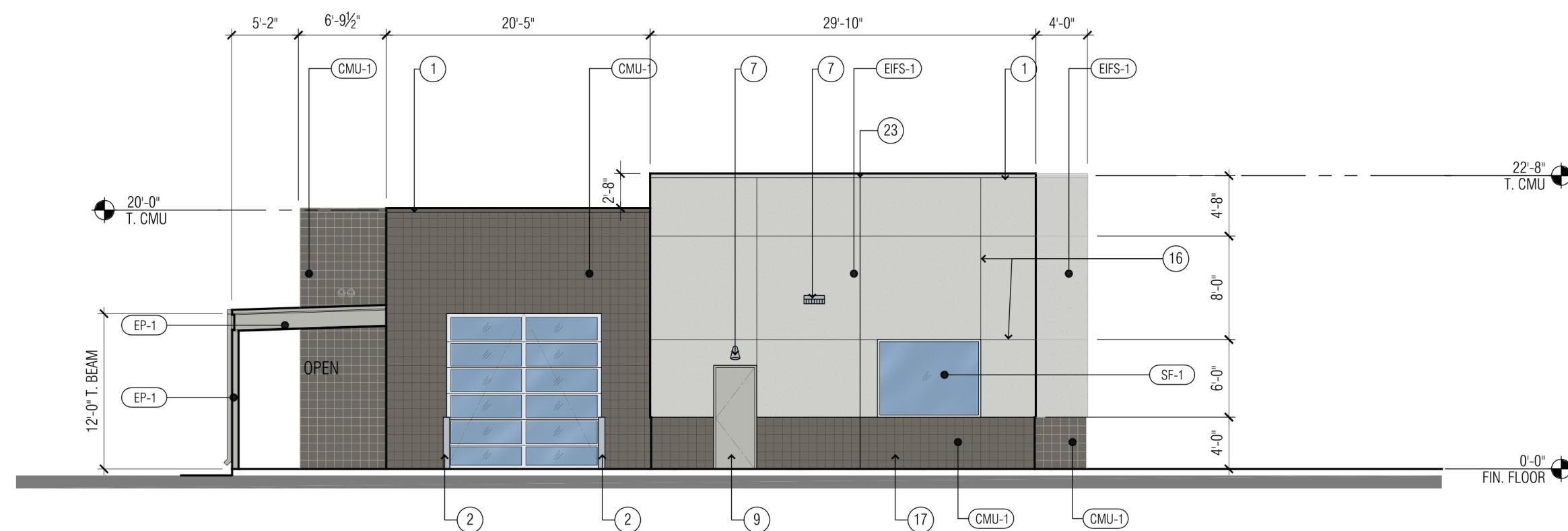
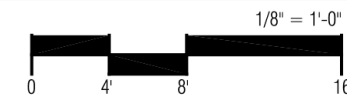
EXTERIOR ELEVATIONS



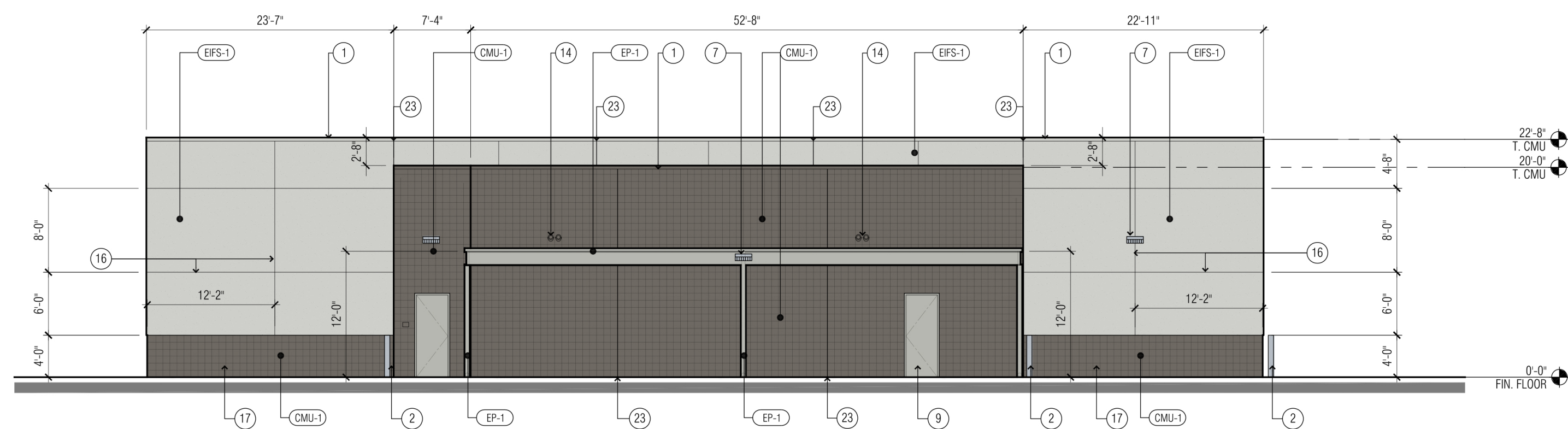
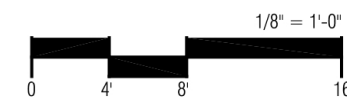
SOUTHEAST ELEVATION



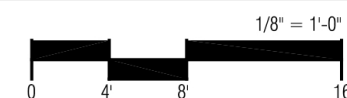
NORTHEAST ELEVATION



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 ACH JOINT W/ MULLION BELOW
- 5 12" HIGH CONCRETE WALL BASE - PAINTED TO MATCH EIFS-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

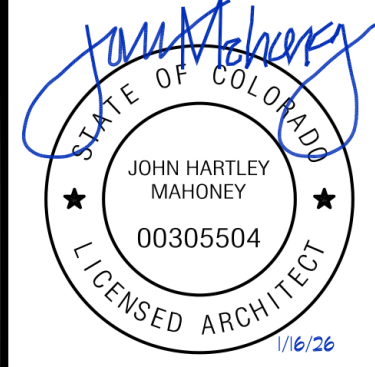
NOTE: NOT ALL KEYNOTES MAY APPLY - SEE BALANCE OF EXTERIOR ELEVATIONS

FINISH LEGEND

SYMBOL	MATERIAL DESCRIPTION	
ACM-1	MATERIAL: MANUF: SYSTEM:	ALUMINUM COMPOSITE PANEL ALUMA REYNOLDO OR MITSUBISHI ACM 4 MM THICK BONDED METAL PANEL - 3/4" REVEALS TESTED DRY OR REINSCREW W/ EXPOSED EXTRUSIONS MATCH PANELS
ACM-2	COLOR: NOTE:	TOYOTA SILVER FLUSHINGS TO MATCH ADJ. WALL PANEL
	MATERIAL: MANUF: SYSTEM:	ALUMINUM COMPOSITE PANEL ALUMA REYNOLDO OR MITSUBISHI ACM 4 MM THICK BONDED METAL PANEL - 3/4" REVEALS TESTED DRY OR REINSCREW W/ EXPOSED EXTRUSIONS MATCH PANELS
	COLOR: NOTE:	TOYOTA RED FLUSHINGS TO MATCH ADJ. WALL PANEL
CMU-1	MATERIAL:	INSULATED CONC. MASONRY UNIT PANEL
	MANUF:	BEGAL-OR OF EQUAL
	PRODUCT:	8" X 8" X 16" SCORING - RAKED JOINTS
	COLOR:	802 WF. (KONK W-2 SEALER)
	NOTES:	GRIND W/ CEMENT AT FRONT CORNER BASES PRECISION FACE AT OTHER LOCATIONS
CW-1	MATERIAL: MANUF: SYSTEM:	ALUMINUM CURTAIN WALL SYSTEM 1600 LT SYSTEM 1 (FIBERGLASS PRESSURE PLATE)
	SIZE:	VARIES - SEE WINDOW FRAME ELEV
	FINISH:	#14 CLEAR ANODIZED ALUMINUM
EFPS-1	MATERIAL:	EXTERIOR INSULATION AND FINISH SYSTEM
	MANUF:	DRYVIT, STUCCO
	COLOR:	DRYVIT MOONLIGHT WHITE #12 DRYVIT REFERENCE TOYAG6121 OR STU NAOS-0056 LIGHT GRAY SANDPAPER FINE
	R-VALUE:	R-15
	ICC REPORT:	ESR-1794
EFPS-2	MATERIAL:	EXTERIOR INSULATION AND FINISH SYSTEM
	MANUF:	PAREX, DRYVIT, STU
	COLOR:	STANDARD WATERMASTER SUPERSMOOTH FINISH W/ AJQSOL, COAT COATING COLOR TO MATCH RAL 9010 PURE WHITE
	EPFS:	2" THICK
	NOTES:	EFPS TO COMPLY WITH ESR-1794
MP-1	MATERIAL: MANUF: COLOR:	ALUMINUM CORRUGATED METAL PANEL GA-SPAN H-36 TO MATCH EFPS-1
EP-1	MATERIAL:	EXTERIOR PAINT
	MANUF:	SHERWIN WILLIAMS
	COLOR:	SW 7004 CHELSEA GRAY
	LOCATION:	EXTERIOR DOORS & FRAMES
GP-1	MATERIAL:	GLASS PANEL
	MANUF:	NONV STRUCTURES
	SYSTEM:	STOLEA TRANSLUCENT GLAZING SYSTEM W/ STEEL SUPPORT FRAME & ACM SURROUND
SF-1	MATERIAL:	ALUMINUM STOREFRONT WINDOW
	MANUF:	KAWNEER
	TYPE:	THIRFA 4511 FRONT SET
	SIZE:	2'X 4'
	FINISH:	#14 CLEAR ANODIZED ALUMINUM

EXT. ELEVATIONS - DETAIL BUILDING

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



SITE DEVELOPMENT PLAN

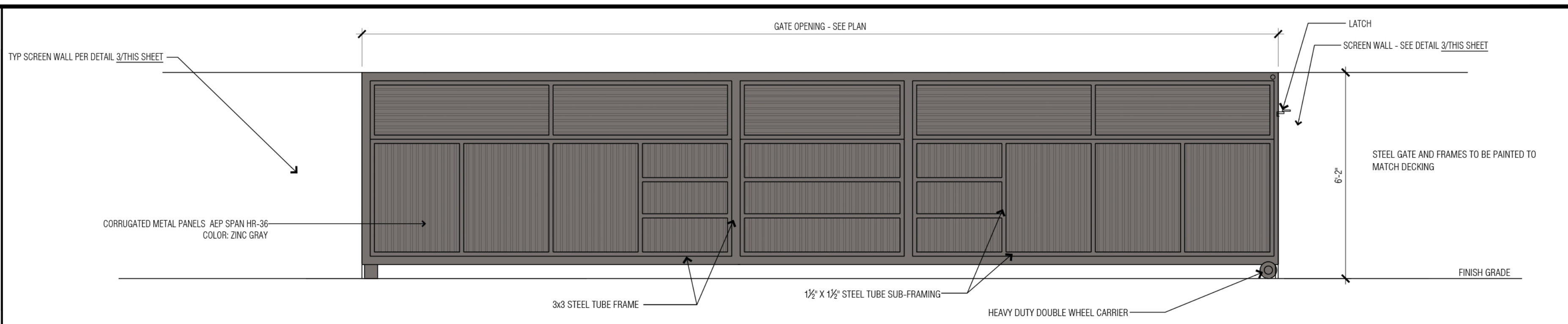
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423

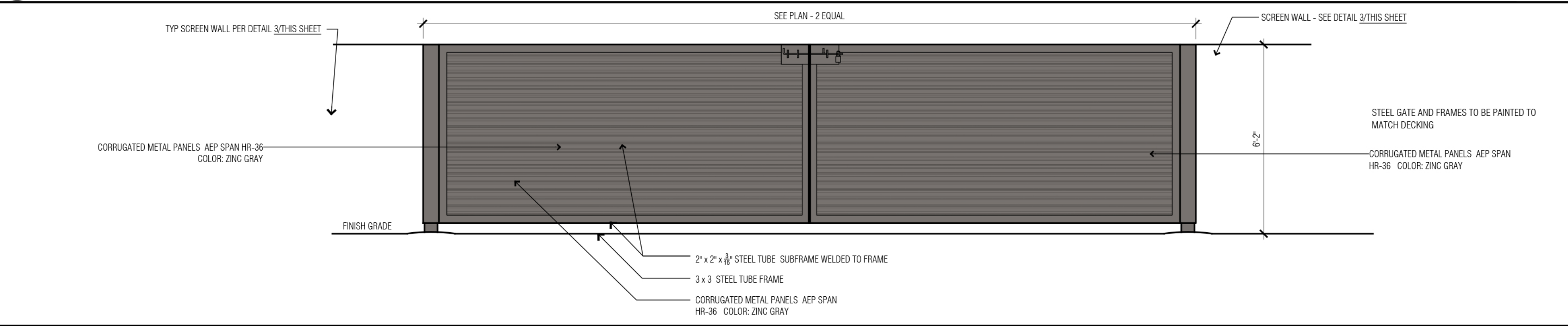
ISSUE DATE: 1/16/26

**EXT. ELEVATIONS -
DETAIL BUILDING**

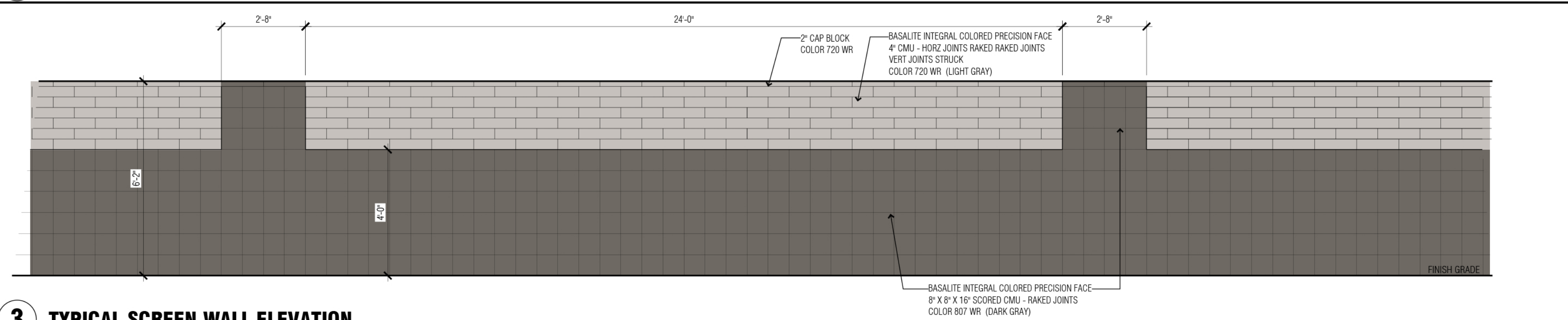
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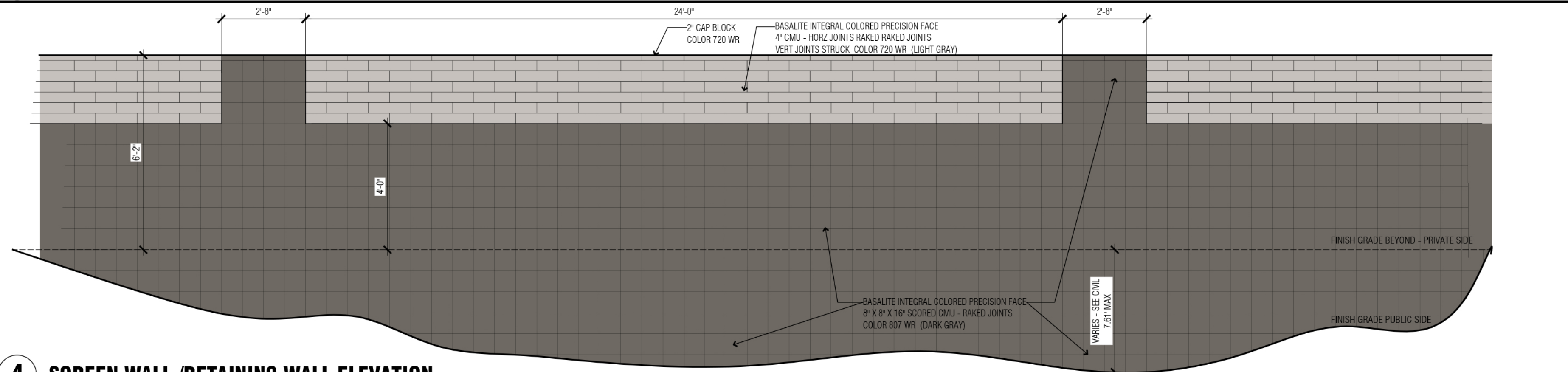
1 ROLLING STEEL GATE (PUBLIC SIDE)



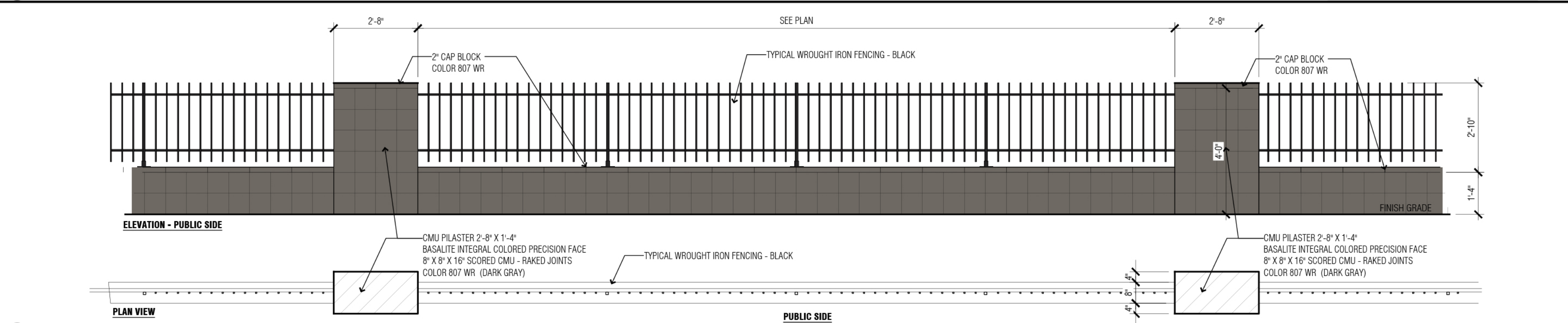
7 WALL AND GATE ELEVATION AT MAINTENANCE ACCESS



3 TYPICAL SCREEN WALL ELEVATION

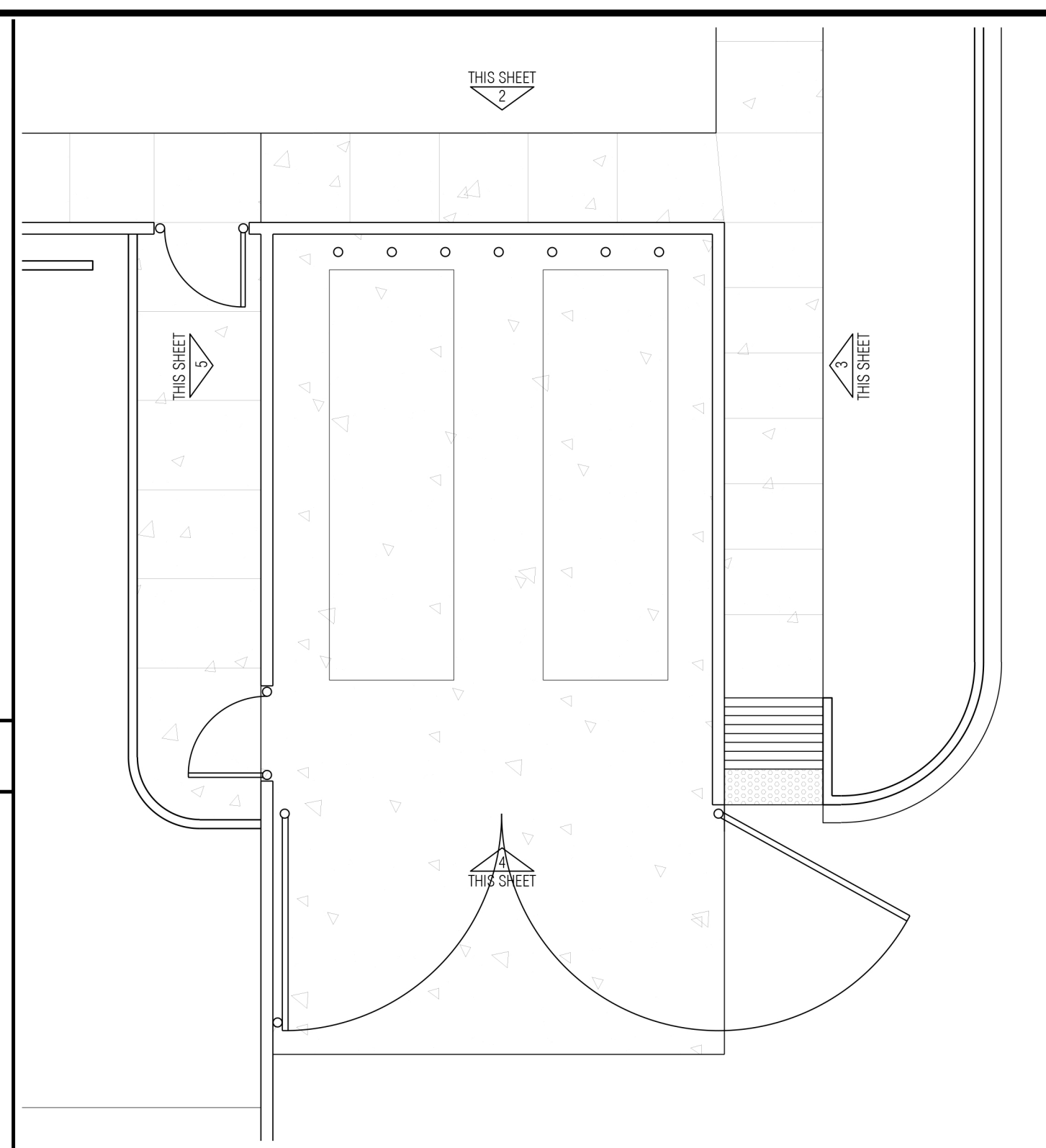
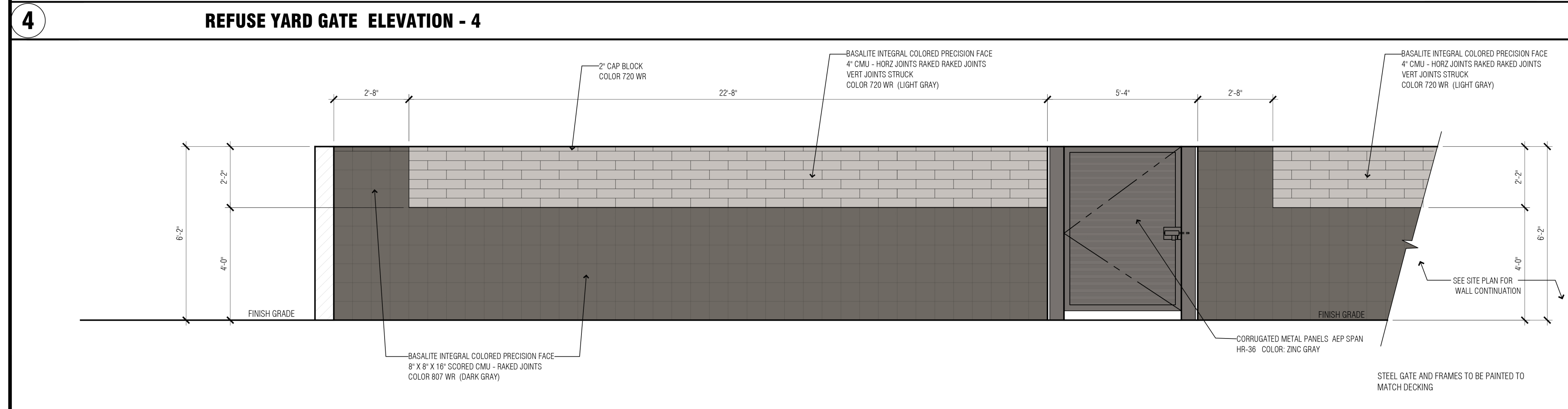
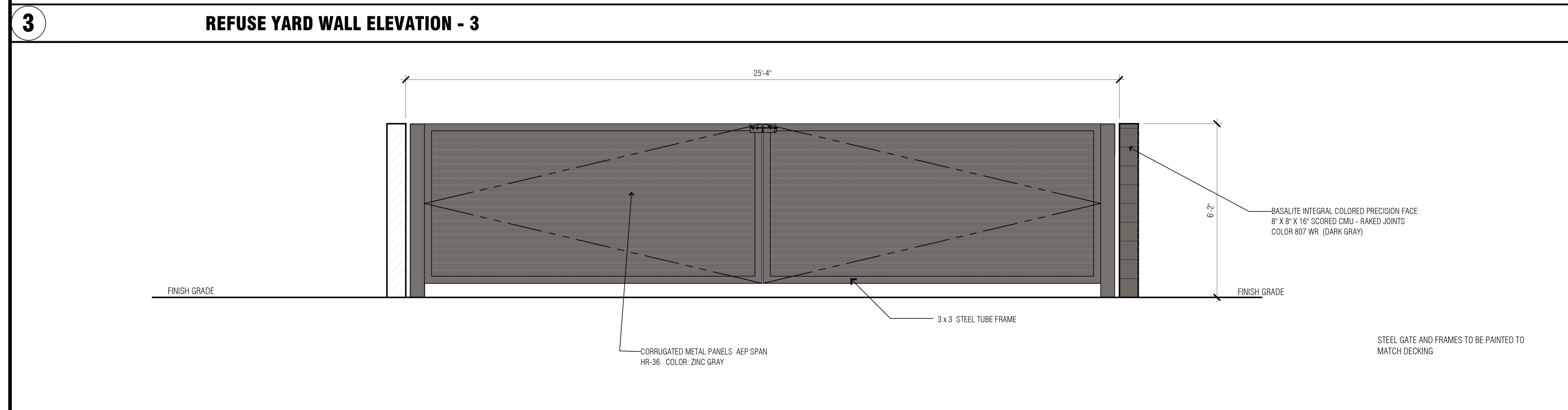
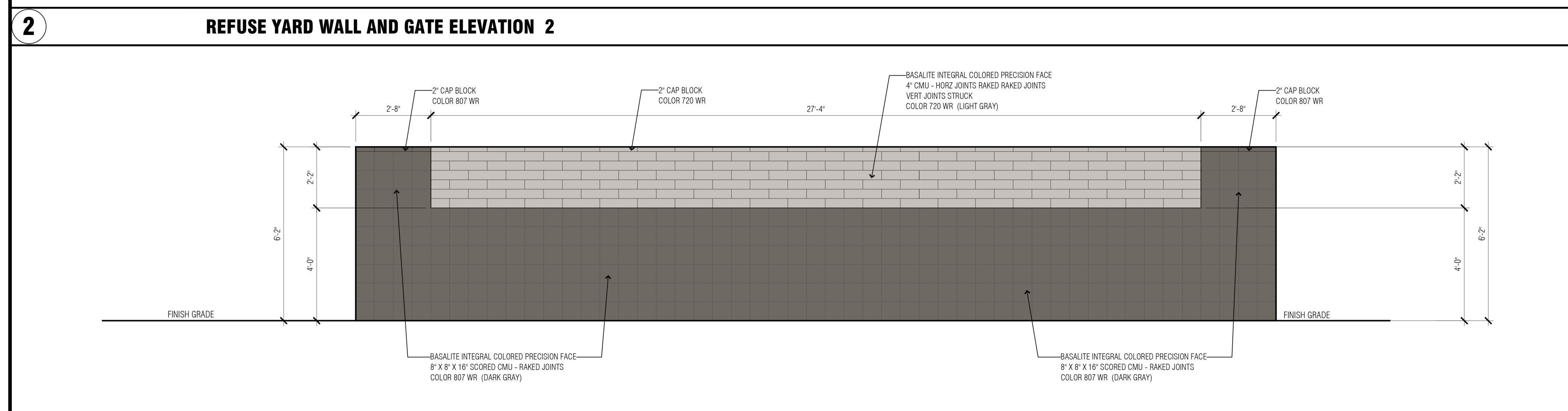
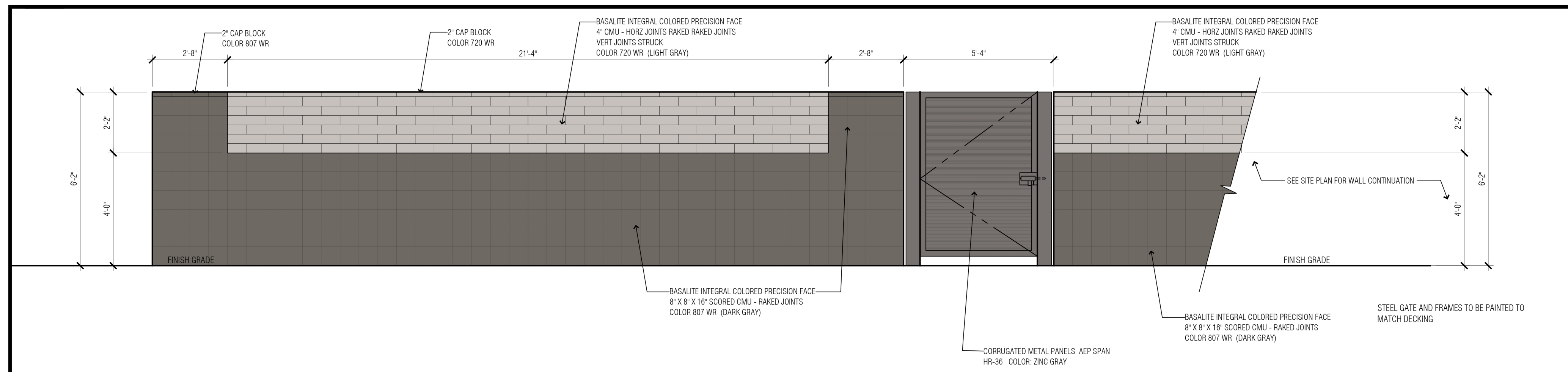


4 SCREEN WALL /RETAINING WALL ELEVATION



5 DOG PARK FENCE

WALL/FENCE SHALL HAVE NO OPENING THAT WOULD
ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE



**JOHN MAHONEY
ARCHITECT**

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

John Mahoney

STATE OF COLORADO

JOHN HARTLEY
MAHONEY

00305504

LICENSED ARCHITECT

2/4/25

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

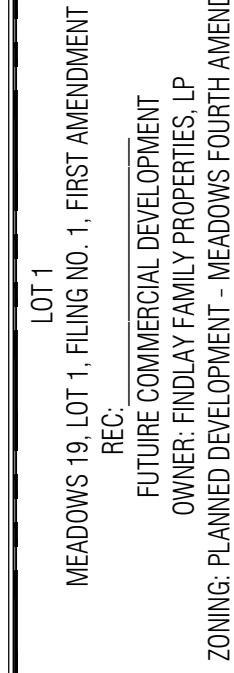
PROJECT NO.: 2423

ISSUE DATE: 12/4/25

REFUSE YARD ELEVATIONS

TRACT A1

VARIABLE WIDTH R.O.W



PARKING REQUIRED = 1.5 SPACE PER 1000 S.F. INDOOR DISPLAY
8000 S.F./1000 X 1.5 = 12
= 3 SPACES PER SERVICE BAY
65 BAYS X 3 = 195
= 1 SPACE PER EMPLOYEE ON MAX. SHIFT
125

TOTAL PARKING PROVIDED	=350 SPACES
ACCESSIBLE PARKING PROVIDED	= 8 (2 VAN)
BICYCLE PARKING PROVIDED	=18 (9 LOOPS)

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

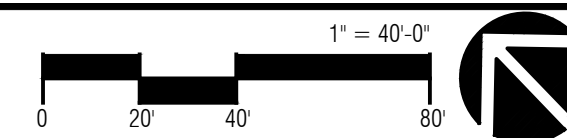


	DENOTES CUSTOMER PARKING 12 REQUIRED 29 PROVIDED
	DENOTES EMPLOYEE PARKING 125 REQUIRED 126 PROVIDED
	DENOTES SERVICE PARKING 195 REQUIRED 195 PROVIDED
	DENOTES DISPLAY PARKING 47 PROVIDED
	DENOTES INVENTORY PARKING 238 PROVIDED

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

20 of 26

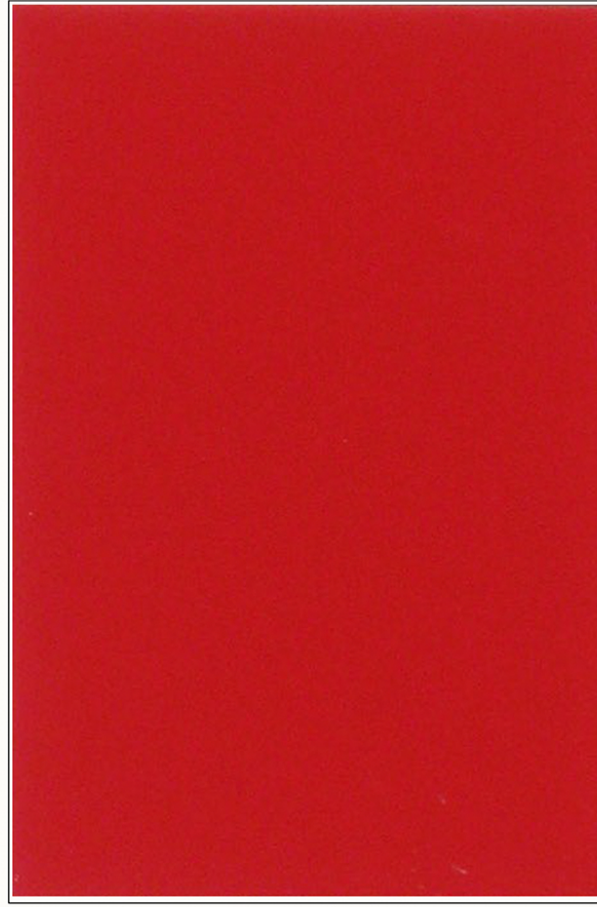
PARKING SITE PLAN



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



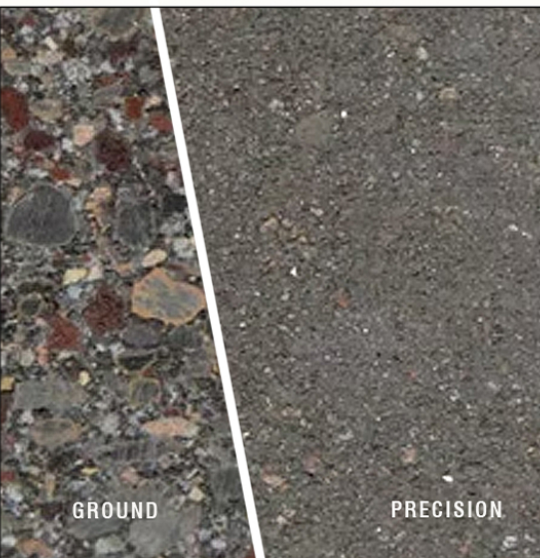
EP-1 SHERWIN WILLIAMS "CHELSEA GRAY" SW2850

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



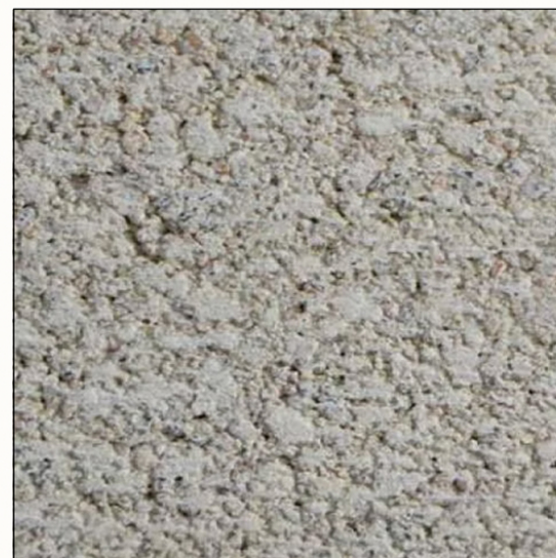
CMU-1 'B07 WR' PRECISION FACE & GROUND FACE BY BASALITE



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



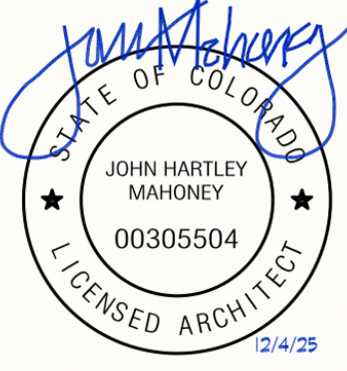
'ZINC GRAY' AEP-SPAN



'720 WR' PRECISION FACE BY BASALITE

JOHN MAHONEY
ARCHITECT

850 W. ELLIOT ROAD, #108
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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
ON 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

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.

GFCI

GROUND FAULT CIRCUIT INTERRUPTER

GFP

GROUND FAULT PROTECTION

GND

GROUND/BOND CONDUCTOR

IBC

INTERNATIONAL BUILDING CODE

IECC

INTERNATIONAL ENERGY CONSERVATION CODE

I.G.

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

TEP

TUCSON ELECTRIC POWER

TMB

TELEPHONE MOUNTING BOARD

TTC

TELEPHONE TERMINAL CABINET

UFER

CONCRETE ENCASED ELECTRODE

U.G.

UNDER GROUND

U.N.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

The figure is a detailed photometric site plan for Tract A1. It shows the layout of a commercial development, including building footprints, parking areas, and various utility features. The plan is overlaid with a grid of footcandle readings, indicating the predicted light levels across the site. Key features include:
 - **Tract A1**: The main area of the development.
 - **Timber Mill Parkway**: A major road running along the left side of the tract.
 - **Customer Parking**: Large parking areas at the top and bottom of the tract.
 - **Service Parking**: A parking area on the right side.
 - **Inventory Parking**: A parking area on the right side.
 - **Light Fixture Type "A"**: A typical fixture shown in the center.
 - **Utility Co. Transformer**: Located near the center of the tract.
 - **"SES" and Utility Co. Metering**: Located near the center of the tract.
 - **Property Line (Typical)**: Indicated by a dashed line.
 - **Footcandle Readings**: Numerical values ranging from 0.0 to 100.0, indicating light levels.
 - **Scale**: 1" = 40'-0".
 - **North Arrow**: Located in the bottom right corner.

PARKING LEGEND

DENOTES CUSTOMER PARKING

12 REQUIRED

29 PROVIDED

DENOTES EMPLOYEE PARKING

125 REQUIRED

126 PROVIDED

DENOTES SERVICE PARKING

195 REQUIRED

195 PROVIDED

DENOTES DISPLAY PARKING

47 PROVIDED

DENOTES INVENTORY PARKING

238 PROVIDED

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

JOHN MAHONEY ARCHITECT

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TEMPE, ARIZONA 85284

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PRELIMINARY

NOT FOR CONSTRUCTION

Plotted: 02/02/2026

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

PROJECT NO.: 2423

ISSUE DATE: 1/16/26

PHOTOMETRIC SITE PLAN

22 of 26

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 SHOW 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
Al	ALUMINUM
AFC	AVAILABLE FAULT CURRENT
AFOI	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
EC	EXISTING
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
E.G.	EQUIPMENT GROUND
EM	EMERGENCY, PROVIDE 90-MINUTE BATTERY BACK-UP.
GFOI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND/BOND CONDUCTOR
IBC	INTERNATIONAL BUILDING CODE
IECC	INTERNATIONAL ENERGY CONSERVATION CODE
I.G.	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
SRP	SALT RIVER PROJECT
S/U	STUB-UP INTO FURNITURE OR MILLWORK
TEP	TUCSON ELECTRIC POWER
TMB	TELEPHONE MOUNTING BOARD
TC	TELEPHONE TERMINAL CABINET
UFER	CONCRETE ENCASED ELECTRODE
U.G.	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
VA	VOLT AMPERES
W	WATT
WP	WEATHER PROOF - RAIN TIGHT
	NEMA 3R OR NEMA 4
WR	WEATHER RESISTANT
X	EXISTING TO BE DEMOLISHED
XP	EXPLOSION PROOF

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Joints	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	SA	10	Lithonia Lighting	DSX2 LED P8-40K-80CRI-APR-HS-EGS-F1-RSS-27	SINGLE HEAD D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Automotive Front Row W/ Housecode Shield Forward External Glare Shield OVERALL HEIGHT 30"	LED - 4000K COLOR TEMP	1	DSX2_LED_P8_40K_80CRI-APR-HS-EGS-F.asx	39070	1	1	462.45
	SB	12	Lithonia Lighting	DSX2 LED P1-40K-80CRI-APR-HS-EGS-F1-RSS-27	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Automotive Front Row Housecode Shield Forward External Glare Shield OVERALL HEIGHT 30"	LED - 4000K COLOR TEMP	1	DSX2_LED_P1_40K_80CRI-APR-HS-EGS-F.asx	13515	1	1	134.5
	SC	32	Lithonia Lighting	DSX2 LED P4-40K-80CRI-TSW-1-RSS-27	SINGLE HEAD D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type S Wide / OVERALL HEIGHT 30"	LED - 4000K COLOR TEMP	1	DSX2_LED_P4_40K_80CRI-TSW.asx	34116	1	1	272.65
	WA	29	Lithonia Lighting	WDS62 LED P2-40K-80CRI-VW	WDS62 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC / MOUNT AT 17"	LED - 4000K COLOR TEMP	1	WDS62_LED_P2_40K_80CRI-VW.asx	2028	1	1	15.0
	WB	12	Lithonia Lighting	WDS62 LED P2-40K-80CRI-VW	WDS62 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC / MOUNT AT 14"	LED - 4000K COLOR TEMP	1	WDS62_LED_P2_40K_80CRI-VW.asx	2028	1	1	15.0
	A	18	GOYARM	NOV-D-07-40K-80CRI-WD-P-AIR-LSS	NOV Downlight 700 Lumens 4000K 80+ CRI Web Basking Open Parabolic Clear Anodized Semi-Specular / MOUNT AT 19"	LED - 4000K COLOR TEMP	1	NOV_D_07LUM_40K_80CRI-WD_P_AB_LSS.asx	759	1	1	7.34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BACK LOT: SERVICE-EMPLOYEE PARKING	☐	2.2 fc	5.0 fc	0.4 fc	16.3:1	5.5:1
FRONT LOT: CUSTOMER PARKING	+	2.7 fc	5.0 fc	1.0 fc	8.7:1	4.5:1
FRONT LOT: INVENTORY PARKING	+	5.3 fc	13.1 fc	2.9 fc	4.5:1	1.8:1
FRONT LOT: EMPLOYEE PARKING & DRIVES	+	4.2 fc	10.0 fc	1.2 fc	8.4:1	3.5:1
PROPERTY LINE	✕	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
RETAIL: DISPLAY PARKING	☐	15.5 fc	26.8 fc	5.7 fc	4.7:1	2.7:1
SIDE LOT: INVENTORY PARKING	+	4.1 fc	10.0 fc	0.8 fc	13.3:1	5.1:1
SIDE LOT: EMPLOYEE PARKING	+	4.2 fc	5.2 fc	2.9 fc	1.8:1	1.4:1
TRACT A1 (DRIVE LANE)	+	1.2 fc	8.9 fc	0.0 fc	N/A	N/A
DOG PARK	+	3.2 fc	5.0 fc	1.3 fc	3.8:1	2.5:1
** THIS AREA EXCEEDS 10FC IN (4) LOCATIONS DUE TO ADJOINING RETAIL FEATURE DISPLAY AREAS.						

Site Luminaire Summary Table																			
Luminaire Symbol	IMAGE	Manufacturer	Model	Catalog Number	Description	Full Cut Off (FOC)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	LUMENS						
													Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
SA		LITHONIA	D-SERIES SIZE 2	DSX2-LED-P8-40K-80CRI-APR- MVOLT-DMS-DNAKD-HS-EGS-F1-RSS-27	SINGLE HEAD LED LIGHT POLE WITH HOUSE SIDE SHIELD AND EXTERNAL GLARE SHIELD	Y	TYPE S (AFR)	MVOLT (120-277V)	0-30V	10	POLE	30"	3	LED	460	39,070	4000K/80CRI	1	NATURAL ALUMINUM
SB		LITHONIA	D-SERIES SIZE 2	DSX2-LED-P1-40K-80CRI-APR- MVOLT-DMS-DNAKD-HS-EGS-F1-RSS-27	SINGLE HEAD LED LIGHT POLE WITH HOUSE SIDE SHIELD AND EXTERNAL GLARE SHIELD	Y	TYPE S (AFR)	MVOLT (120-277V)	0-30V	12	POLE	30"	3	LED	135	13,515	4000K/80CRI	1	NATURAL ALUMINUM
SC		LITHONIA	D-SERIES SIZE 2	DSX2-LED-P4-40K-80CRI-TSW- MVOLT-DMS-DNAKD-RSS-27	SINGLE HEAD LED LIGHT POLE	Y	TYPE S	MVOLT (120-277V)	0-30V	32	POLE	30"	3	LED	273	34,116	4000K/80CRI	1	NATURAL ALUMINUM
WA		LITHONIA	WDS62	WDS62-LED-P2-40K-80CRI-VW- MVOLT-30MS-DMS-DNAKD-RSS-27	LED WALL PACK	Y	TYPE S (VCW)	MVOLT (120-277V)	0-30V	29	WALL	17"	3	LED	15	2,028	4000K/80CRI	1	NATURAL ALUMINUM
WB		LITHONIA	WDS62	WDS62-LED-P2-40K-80CRI-VW- MVOLT-30MS-DMS-DNAKD-RSS-27	LED WALL PACK	Y	TYPE S (VCW)	MVOLT (120-277V)	0-30V	12	WALL	13-16"	3	LED	15	2,028	4000K/80CRI	1	NATURAL ALUMINUM
A		GOYARM	NOV	NOV-D-07LUM-40K-80CRI-WD- MR16-MVOLT-27V-10W-80W- P-AIR-LSS-F	6" LED DOWNLIGHT	Y	TYPE S	MVOLT (120-277V)	0-30V	18	RECESSED IN CANOPY	30"	3	LED	7.3	759	4000K/80CRI	1	CLEAR / Semi-Transparent

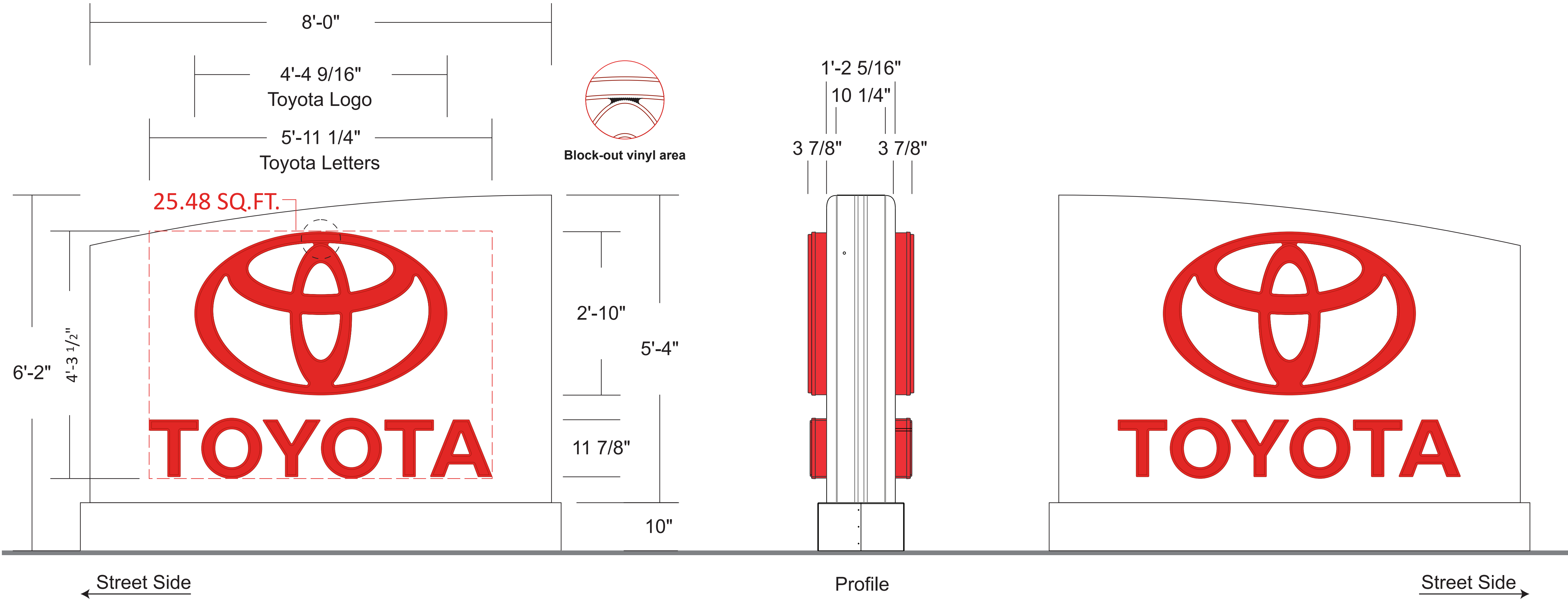
Calculation Summary		List the Use Area / Zone Type					
Label	Calc Type	Units	Average	Min	Max	AVG Min Max	
FRONT LOT: CUSTOMER PARKING	ILLUMINANCE	FOOT-CANDLES	2.7		1	5	4.5:1 / 8.7:1
FRONT LOT: INVENTORY PARKING	ILLUMINANCE	FOOT-CANDLES	5.3		2.9	13.1	1.8:1 / 4.5:1
FRONT LOT: EMPLOYEE PARKING & DRIVES	ILLUMINANCE	FOOT-CANDLES	4.2		1.2	10	3.5:1 / 8.4:1
PROPERTY LINE	ILLUMINANCE	FOOT-CANDLES	0.1		0	2.2	N/A
RETAIL: DISPLAY PARKING	ILLUMINANCE	FOOT-CANDLES	15.5		5.7	26.8	2.7:1 / 4.7:1
SIDE LOT: INVENTORY PARKING	ILLUMINANCE	FOOT-CANDLES	4.1		0.8	10	5.1:1 / 13.3:1
SIDE LOT: EMPLOYEE PARKING	ILLUMINANCE	FOOT-CANDLES	4.2		2.9	5.2	1.4:1 / 1.8:1
TRACT A1 (DRIVE LANE)	ILLUMINANCE	FOOT-CANDLES	1.2		0	8.9	N/A
BACK LOT: SERVICE/EMPLOYEE PARKING	ILLUMINANCE	FOOT-CANDLES	2.2		0.4	5	5.5:1 / 16.3:1
DOG PARK	ILLUMINANCE	FOOT-CANDLES	3.2		1.3	5	2.5:1 / 3.8:1

ILLUMINATION PLAN STANDARD NOTES:

- LIGHT LOSS FACTOR: LLF IS 1 AS SHOWN ON THE LUMINARY SUMMARY TABLE.
- HOURS OF LIGHT OPERATION: DUSK TO DAWN VIA PHOTOCELL AND LIGHTING CONTROL RELAY PANEL.
 - SITE LIGHT POLES:
 - POLES SHALL TURN ON AT DUSK VIA PHOTOCELL.
 - POLES SHALL DIM TO 30% 1-HOUR AFTER CLOSE OF BUSINESS (OR POST-CURFEW) VIA TIME SCHEDULE IN LIGHTING RELAY CONTROL PANEL.
 - POLES SHALL TURN OFF AT DAWN VIA PHOTOCELL.
 - BUILDING MOUNTED WALL PACKS:
 - WALL PACKS SHALL TURN ON AT DUSK VIA PHOTOCELL.
 - WALL PACKS SHALL DIM TO 30% 1-HOUR AFTER CLOSE OF BUSINESS (OR POST-CURFEW) VIA TIME SCHEDULE IN LIGHTING RELAY CONTROL PANEL.
 - WALL PACKS SHALL TURN OFF AT DAWN VIA PHOTOCELL.
 - CANOPY DOWNLIGHTS:
 - DOWNLIGHTS SHALL TURN ON AT DUSK VIA PHOTOCELL.
 - DOWNLIGHTS SHALL TURN OFF AT DAWN VIA PHOTOCELL.
- LIGHTING OBJECTIVE FOR EACH AREA OF SITE:
 - FRONT-OF-HOUSE: SALES LOT/CUSTOMER PARKING:
 - LIGHT POLES SHALL BE USED TO PROVIDE LIGHT LEVELS CONSISTENT WITH TOYOTA STANDARDS.
 - BACK-OF-HOUSE: INVENTORY/SERVICE/EMPLOYEE PARKING:
 - LIGHT POLES AND BUILDING MOUNTED WALLPACKS SHALL BE USED TO PROVIDE LIGHT LEVELS CONSISTENT WITH TOYOTA STANDARD
- LIGHT MITIGATION EFFORTS ON NEIGHBORING PROPERTIES: ALL PROPOSED SITE LIGHTING FIXTURES ARE DARK-SKY COMPLIANT WITH HIGH PERFORMANCE OPTICS. WALL PACKS SHALL BE PROVIDE WITH VISUAL COMFORT OPTICS TO REDUCE GLARE. INTERNAL HOUSE SIDE SHIELD WILL BE PROVIDED AS NECESSARY TO MINIMIZE LIGHT SPILL ONTO ADJACENT PROPERTIES OF PUBLIC-RIGHT-OF-WAYS.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODE.
- FORWARD THROW LUMINARIES: THE FOLLOWING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD RESPONSIBLE FOR CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENT BE STARTED PRIOR TO PERMIT BEING ISSUED BY AHJ.

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



Specifications

- M86 D/F Illuminated Monument Sign**
- 1/8" aluminum fabricated panels & base cover painted Toyota white
- Toy-3: Panned & embossed molded Toyota logo
(2'-10"h x 4'-4 9/16"w) **9.74 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
(11 7/8"h x 5'-11 1/4"w) **6.24 sq.ft.**
Clamshell trim
Lexan polycarbonate: Bayer Red D99
Aluminum coil pre-painted red
Illuminated with red LED
- Electrical hook-up by others

Colors

- ☐ Toyota White
- ☒ Bayer Red D99
- ☒ 3M 3635-20B Block Out Vinyl

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: 3/8"=1'-0"
Contact: J.Villavona
Designer: C.Sabatino

Revision Note

R1-16JAN2026
reduce size - permit
requirements

Information Required
for Production

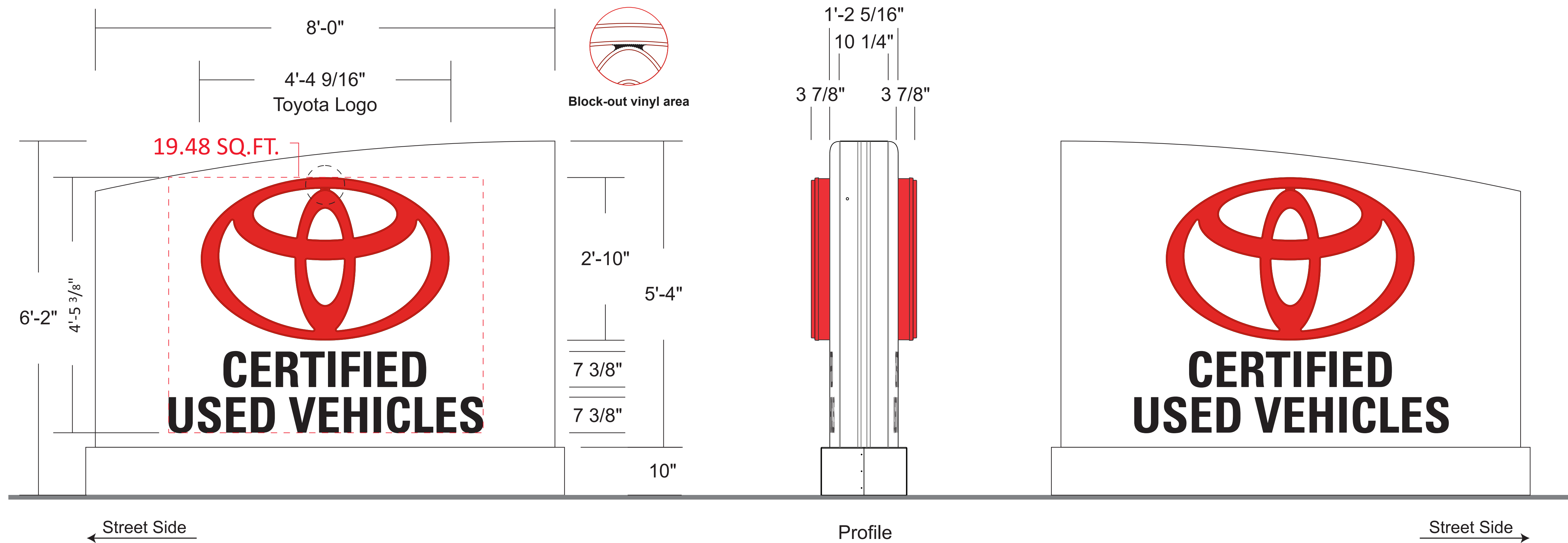
Customer Approval

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



Specifications

M86cuv.1
D/F Illuminated Monument Sign

1/8” aluminum fabricated panels & base cover painted Toyota white

Toy-3: Panned & embossed molded Toyota logo
(2'-10"h x 4'-4 9/16"w) **9.74 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

Certified Used Vehicles
Overall Copy Area (1'-5"h X 5'- 5 5/8"w) **7.75 Sq.ft.**
Certified Letters (7 3/8"h X 3'-6 3/8"w) **2.17 Sq.ft.**
Used Vehicles Letters (7 3/8"h X 5'-5 5/8"w) **3.36 Sq.ft.**
Routed out and backed-up with flat 3/16” clear polycarbonate
3M 3635-222 black dual vinyl applied first surface
Backed-up with a second 3/16” white polycarbonate
Illuminated with white LED

Electrical hook-up by others

Colors

- ☐ Toyota White
- ☒ Bayer Red D99
- ☒ 3M 3635-20B Block Out Vinyl
- ☒ 3M 3635-222 Black dual vinyl

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: 3/8”=1'-0”
Contact: J.Villavona
Designer: C.Sabatino

Revision Note

R1-16JAN2026
reduce size - permit
requirements

Information Required
for Production

Customer Approval

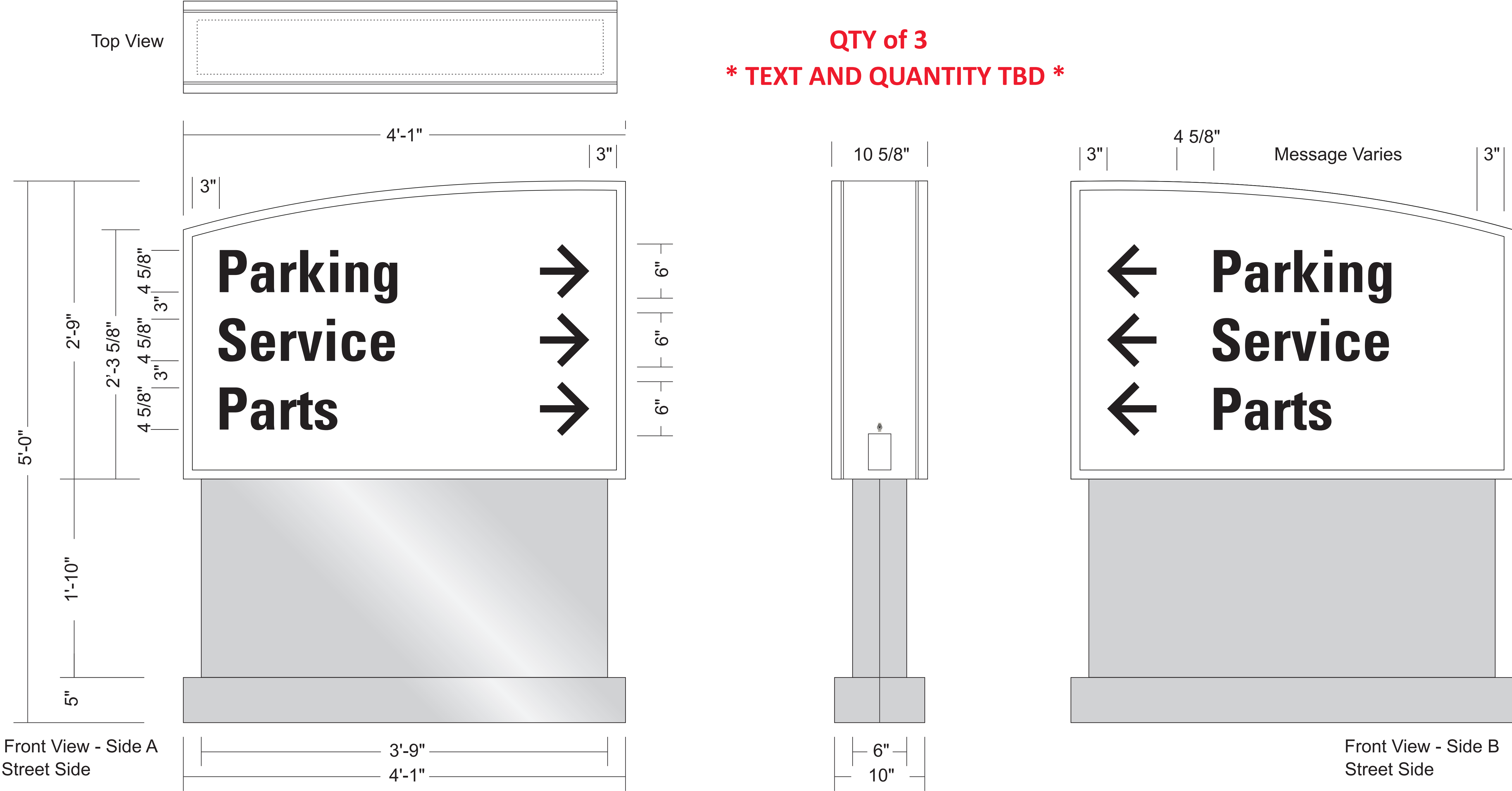
Signature

MM/DD/YYYY

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



QTY of 3
* TEXT AND QUANTITY TBD *

Specifications

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

Quantity of three (3)

Colors

☐

Toyota White

☐

ACM 4mm Silver MTLC BSX

☐

White Acrylic☒

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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