

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 LABELLED, "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 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 DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT NOT CLEARLY VISIBLE DUE TO FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
- ARE NOT LIMITED TO: FIRE

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. **2026020887** 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 S38°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
CLIFF FINDLAY
MANAGER OF GENERAL PARTNERSHIP

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS **6TH** DAY OF **APRIL**

20**26** BY *Cliff Findlay*

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: **JUNE 29, 2026**

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, **DAN BENNETTS**, AN AUTHORIZED REPRESENTATIVE OF **LAND TITLE GUARANTEE COMPANY**, 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.

Dan Bennetts
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
TITLE COMPANY

SIGNED THIS **1ST** DAY OF **APRIL**, 20**26**

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS **1st** DAY OF **APRIL**

20**26** BY *Dan Bennetts* AS AUTHORIZED REPRESENTATIVE

OF *Land Title Guarantee Company*

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: **4/15/26**

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	350
ACCESSIBLE			8	8
BICYCLE	5%		17	18
VEHICLE DISPLAY + INVENTORY				285
TOTAL PARKING PLUS DISPLAY				635



THE MEADOWS, LOT 1, FILING NO. 1, 1ST AMENDMENT					
LAND USE SUMMARY TABLE					
LOT # / TRACT	SQ. FT.	ACRES	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 1	338,026	7.76	FINDLAY FAMILY PROPERTIES, LP	FD	FD
LOT 2	435,164	9.99	FINDLAY FAMILY PROPERTIES, LP	FD	FD
LOT 3	165,783	3.81	FINDLAY FAMILY PROPERTIES, LP	FD	FD
LOT 4	136,343	3.13	FINDLAY FAMILY PROPERTIES, LP	FD	FD
LOT SUBTOTAL	1,075,316	24.69			
TRACT A1	83,708	1.92	FINDLAY FAMILY PROPERTIES, LP	AC	AC, U.D
TOTAL	1,159,024	26.61			

TABLE LEGEND

FD FUTURE DEVELOPMENT
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	100.00%
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	100.00%

LOT 1 AREA (7.76) AC	338,357 SF	100.00%
OPEN SPACE PRIVATE (OSP)	338,357 SF	100.00%
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	0 SF	0.00%
SIDEWALKS	0 SF	0.00%
TOTAL	338,357 SF	100.00%

TRACT A1 AREA (1.92) AC	83,708 SF	100.00%
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	100.00%

ZONING COMPARISON CHART			
ZONING		Meadows 4th Amendment PD	
ITEM		REQUIRED	PROPOSED
		RETAIL (REPAIR SERVICES, SHOWROOMS AND SUPPORT SERVICES), CAR WASHES	RETAIL (REPAIR SERVICES, SHOWROOMS AND SUPPORT SERVICES), CAR WASHES
USE			
MAXIMUM GROUND COVERAGE		60%	20.11%
BUILDING SETBACKS (MINIMUM)			
NORTHEAST (DEALERSHIP)		0'	209.2'
NORTHWEST (DEALERSHIP)		0'	148.2'
SOUTHWEST (DEALERSHIP)		0'	76.1'
SOUTHEAST (DEALERSHIP)		0'	177.4'
NORTHEAST (CAR WASH)		0'	349.2'
NORTHWEST (CAR WASH)		0'	555.7'
SOUTHWEST (CAR WASH)		0'	116.1'
SOUTHEAST (CAR WASH)		0'	60.2'
MAXIMUM BUILDING HEIGHT (DEALERSHIP)		60'	34'-3" MAX.
MAXIMUM BUILDING HEIGHT (CAR WASH)		60'	22'-8" MAX.

SURVEYOR'S CERTIFICATE

I, **ANTHONY J. LINDY**, 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.

Anthony J. Lindy
REGISTERED LAND SURVEYOR
DATE **4/11/26**

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 W. Denning
REGISTERED PROFESSIONAL ENGINEER
DATE **4/11/26**

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 CORDER
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

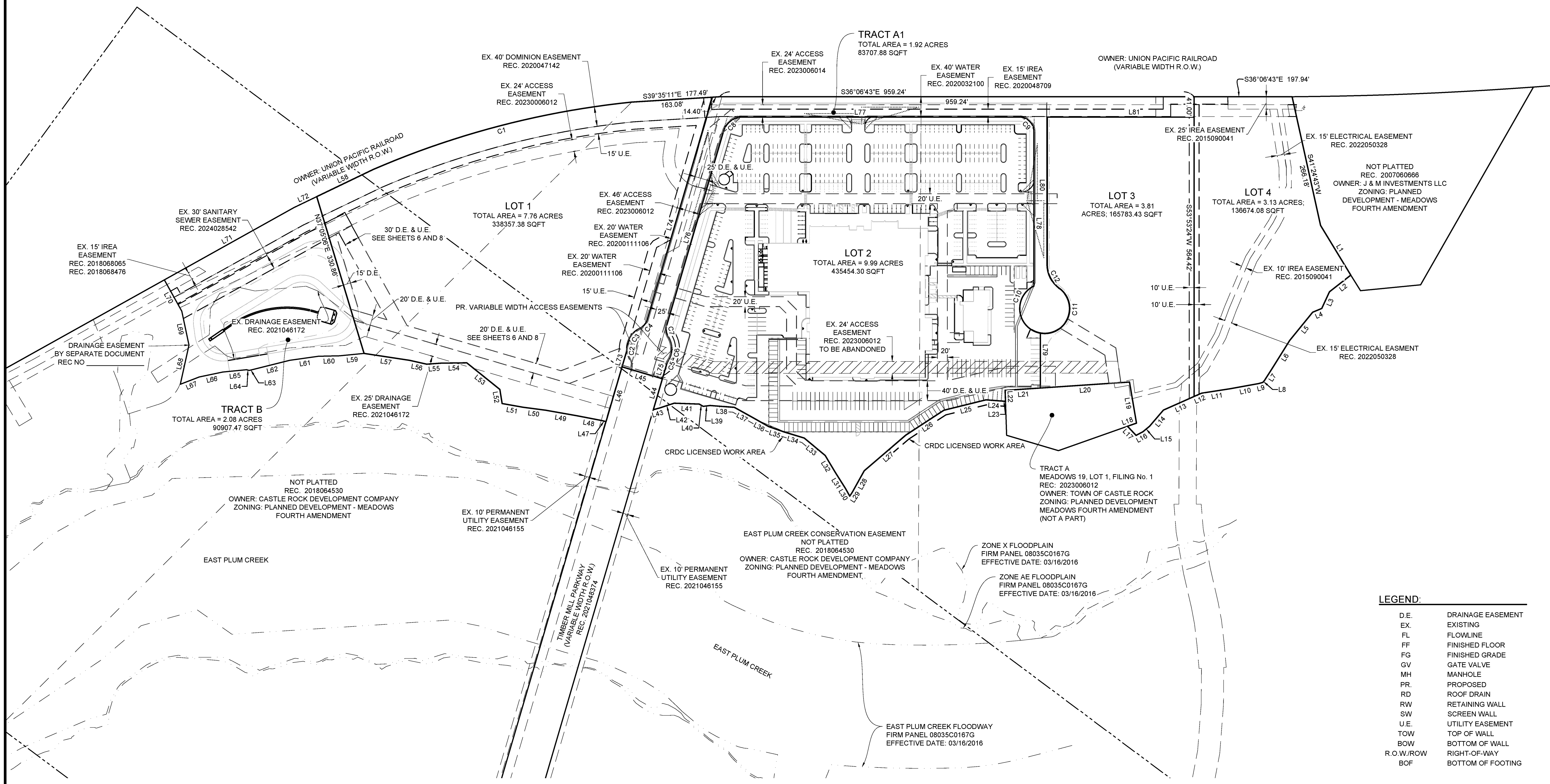
LANDSCAPE ARCHITECT:
CREATIVE PATHWAYS, LLC
CONTACT: SARAH WILLIAMS, PLA, CPSI
7106 OTIS STREET
ARVADA, CO 80003
(719) 331-5823

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

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	REFUSE YARD
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

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

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	

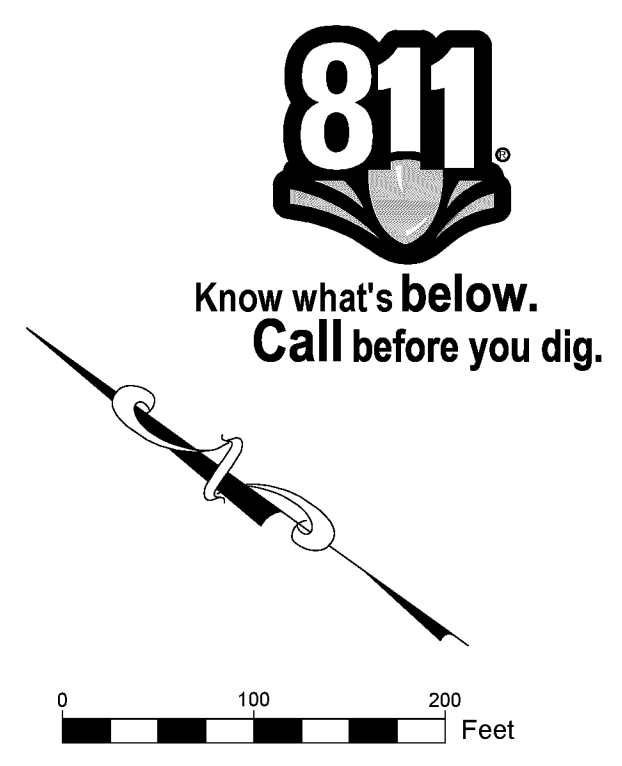
Parcel Line Table			
Line #	Length	Direction	
L37	47.56	N7° 01' 33.91"W	
L38	49.06	N31° 43' 25.10"W	
L39	14.12	N43° 00' 09.07"W	
L40	9.29	N6° 41' 53.92"W	
L41	50.73	N34° 07' 45.20"W	
L42	30.95	N54° 17' 51.64"W	
L43	13.02	N51° 23' 22.59"W	
L44	65.27	N70° 12' 53.60"E	
L45	85.00	N19° 47' 06.40"W	
L46	115.24	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	N28° 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	
L59	29.45	N70° 12' 53.60"E	
L60	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

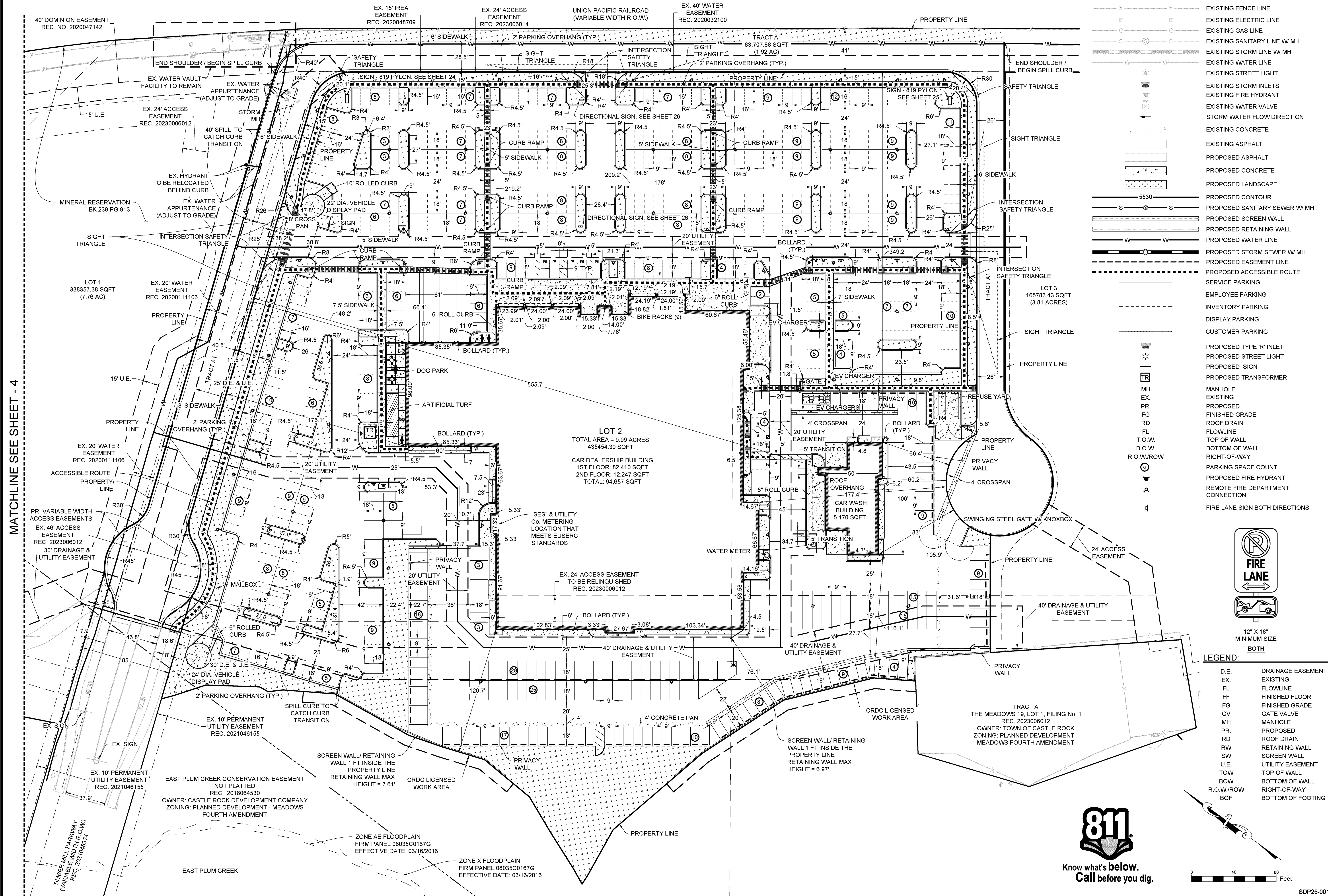
- LEGEND:
- D.E. DRAINAGE EASEMENT
 - EX. EXISTING
 - FL FLOWLINE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - GV GATE VALVE
 - MH MANHOLE
 - PR PROPOSED
 - RD ROOF DRAIN
 - RW RETAINING WALL
 - SW SCREEN WALL
 - U.E. UTILITY EASEMENT
 - TOW TOP OF WALL
 - BOW BOTTOM OF WALL
 - R.O.W./ROW RIGHT-OF-WAY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



REVISION DESCRIPTION		DATE		#		DRN		CHK		DSG											
SUBMITTED TO CASTLE ROCK		07/21/25		1																	
SUBMITTED TO CASTLE ROCK		12/05/25		2																	
SUBMITTED TO CASTLE ROCK		2/6/26		3																	
SUBMITTED TO CASTLE ROCK		2/27/26		4																	
SUBMITTED TO CASTLE ROCK		3/24/26		5																	
TWD																					
TWD																					
FINDLAY TOYOTA SITE DEVELOPMENT PLAN																					
CIVIL - OVERALL 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 2																					

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



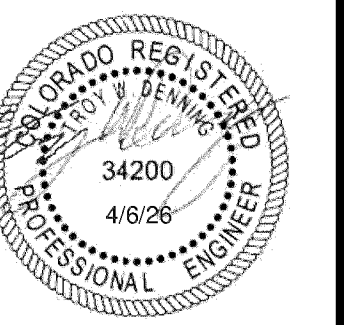
LEGEND:

	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
	EXISTING 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

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

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

DRN	TWD
CHK	
DSG	TWD



FINDLAY TOYOTA	CIVIL - DETAILED SITE PLAN
SITE DEVELOPMENT PLAN	

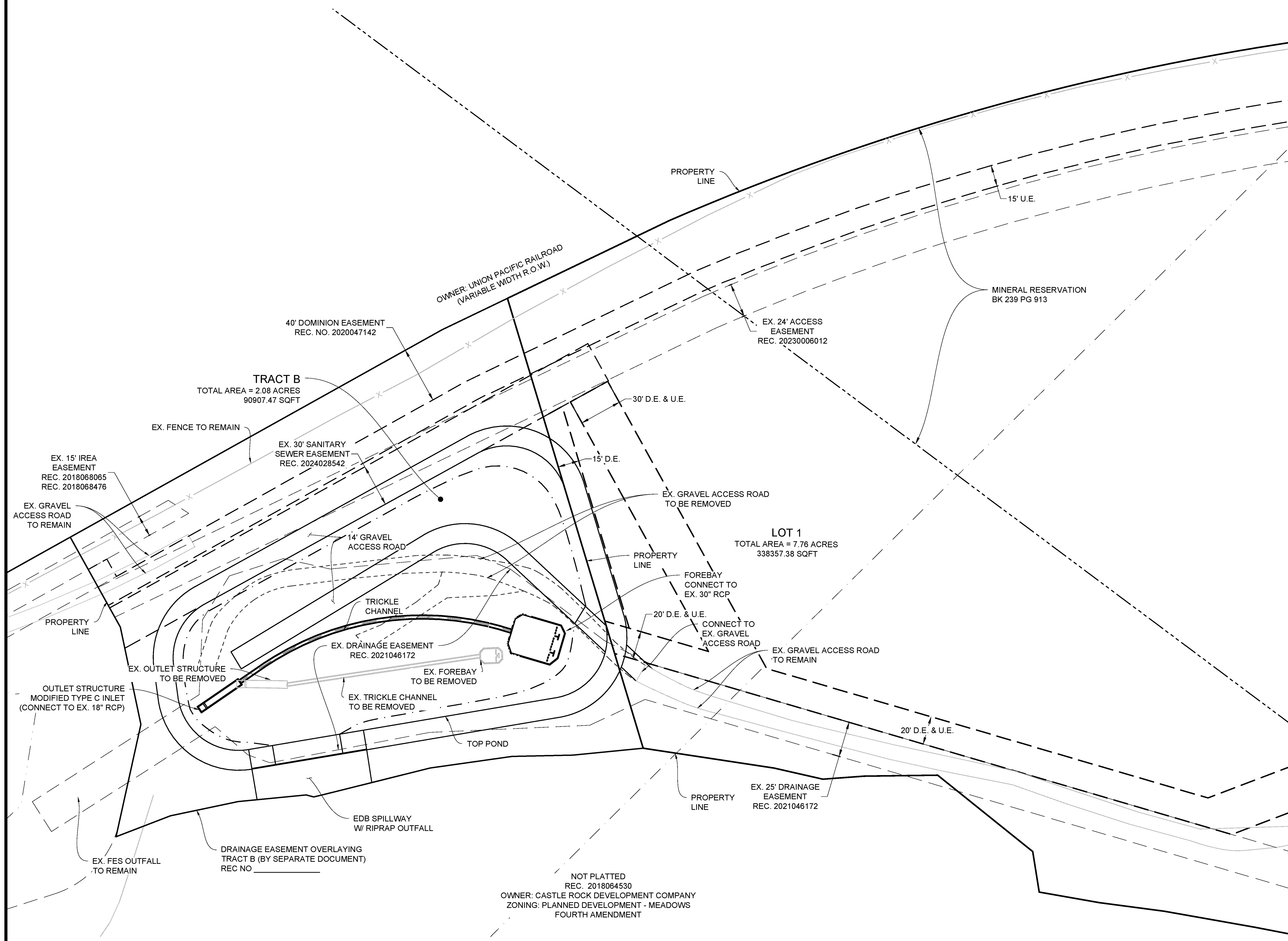
ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112 720.826.3965
tdenning@actioncivileng.com

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

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

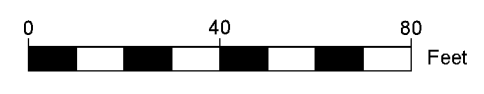


- LEGEND:**
- PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING FLOODPLAIN LIMITS
 - EXISTING CONTOUR
 - EXISTING FENCE LINE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING SANITARY LINE W/ MH
 - EXISTING STORM LINE W/ MH
 - EXISTING WATER LINE
 - EXISTING STREET LIGHT
 - EXISTING STORM INLETS
 - 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	1 07/21/25
1	SUBMITTED TO CASTLE ROCK
2	12/05/25
2	SUBMITTED TO CASTLE ROCK
3	2/6/26
3	SUBMITTED TO CASTLE ROCK
4	2/27/26
4	SUBMITTED TO CASTLE ROCK
5	3/24/26
5	SUBMITTED TO CASTLE ROCK

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

DRN TWD

CHK

DSG TWD

PROFESSIONAL ENGINEER
34200
4/6/26

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

CIVIL - DETAILED OFFSITE PLAN

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

JOB NO. 2421

SCALE ---

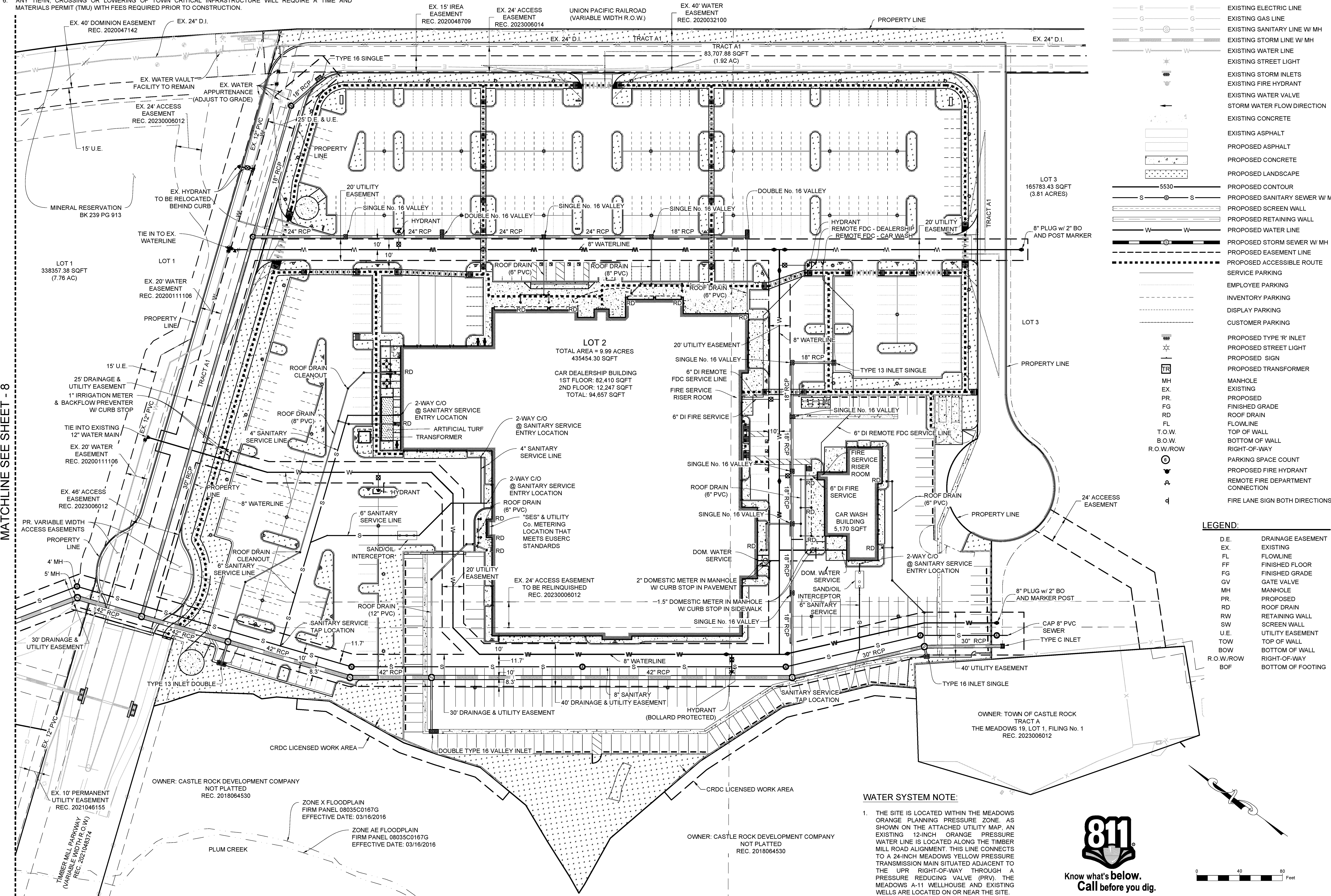
DATE 3/24/2026

SHEETS 26 SHEET 4

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 WATER LINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

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 FIRE HYDRANT
 - EXISTING WATER VALVE
 - STORM WATER FLOW DIRECTION
 - EXISTING CONCRETE
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - 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

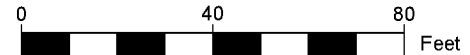
- LEGEND:**
- D.E. DRAINAGE EASEMENT
 - EX. EXISTING
 - FL FLOWLINE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
 - GV GATE VALVE
 - MH MANHOLE
 - PR PROPOSED
 - RD ROOF DRAIN
 - RW RETAINING WALL
 - SW SCREEN WALL
 - U.E. UTILITY EASEMENT
 - TOW TOP OF WALL
 - BOW BOTTOM OF WALL
 - R.O.W./ROW RIGHT-OF-WAY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

WATER SYSTEM NOTE:

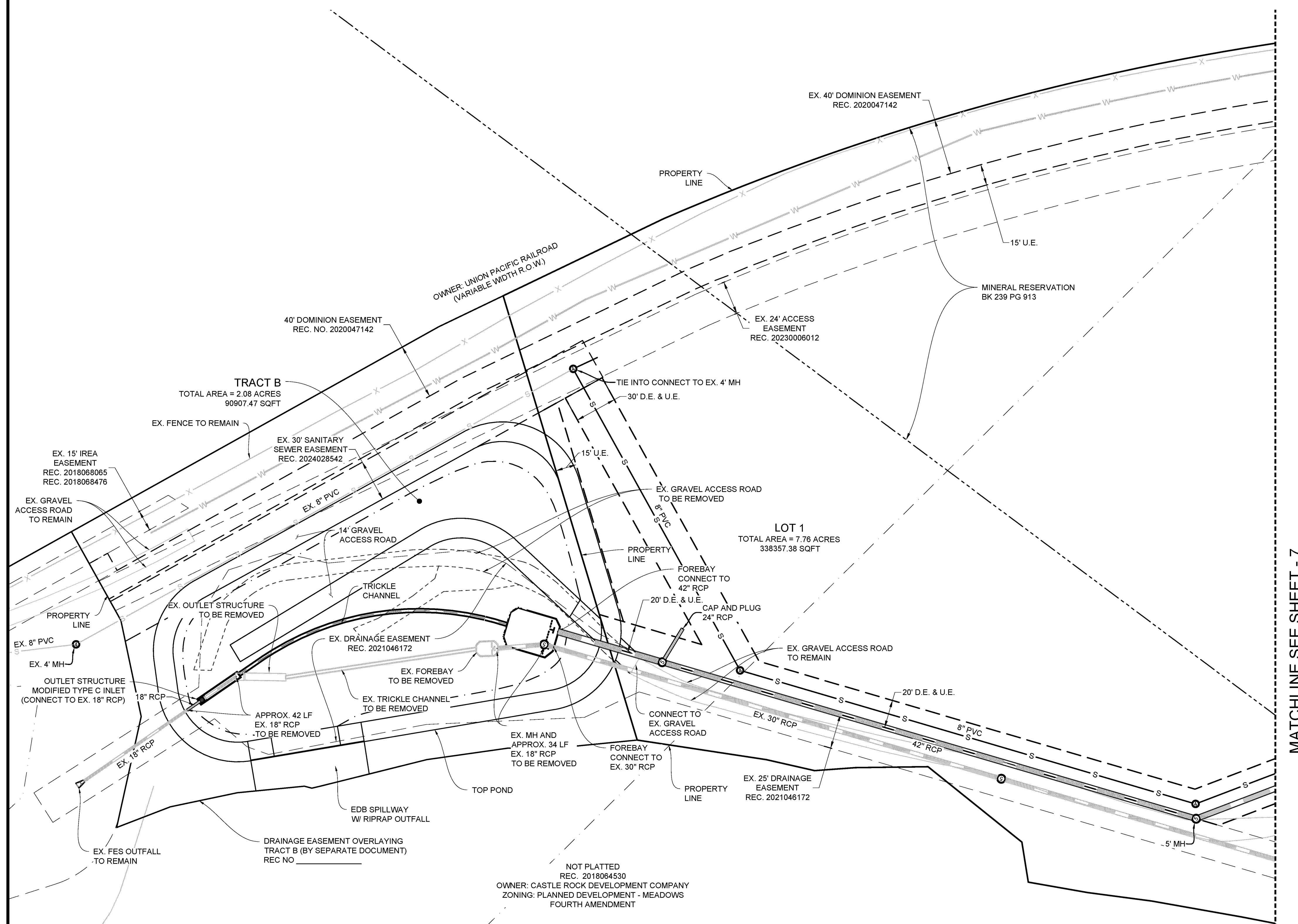
1. THE SITE IS LOCATED WITHIN THE MEADOWS ORANGE PLANNING PRESSURE ZONE. AS SHOWN ON THE ATTACHED UTILITY MAP, AN EXISTING 12-INCH ORANGE PRESSURE WATER LINE IS LOCATED ALONG THE TIMBER MILL ROAD ALIGNMENT. THIS LINE CONNECTS TO A 24-INCH MEADOWS YELLOW PRESSURE TRANSMISSION MAIN SITUATED ADJACENT TO 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.
Call before you dig.



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				REVISION DESCRIPTION	
						DATE	
						#	
						DRN	
						CHK	
						DSG	
JOB NO.		2421		SCALE		---	
DATE		3/24/2026		SHEETS		26	
				SHEET		7	



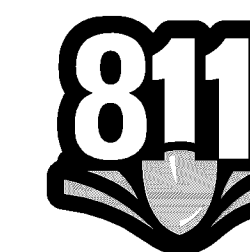
MATCHLINE SEE SHEET - 7

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 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
MH	MANHOLE
EX.	EXISTING
PR.	PROPOSED
FG	FINISHED GRADE
RD	ROOF DRAIN
FL	FLOWLINE
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL
R.O.W./ROW	RIGHT-OF-WAY
	PARKING SPACE COUNT
	EXISTING 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.



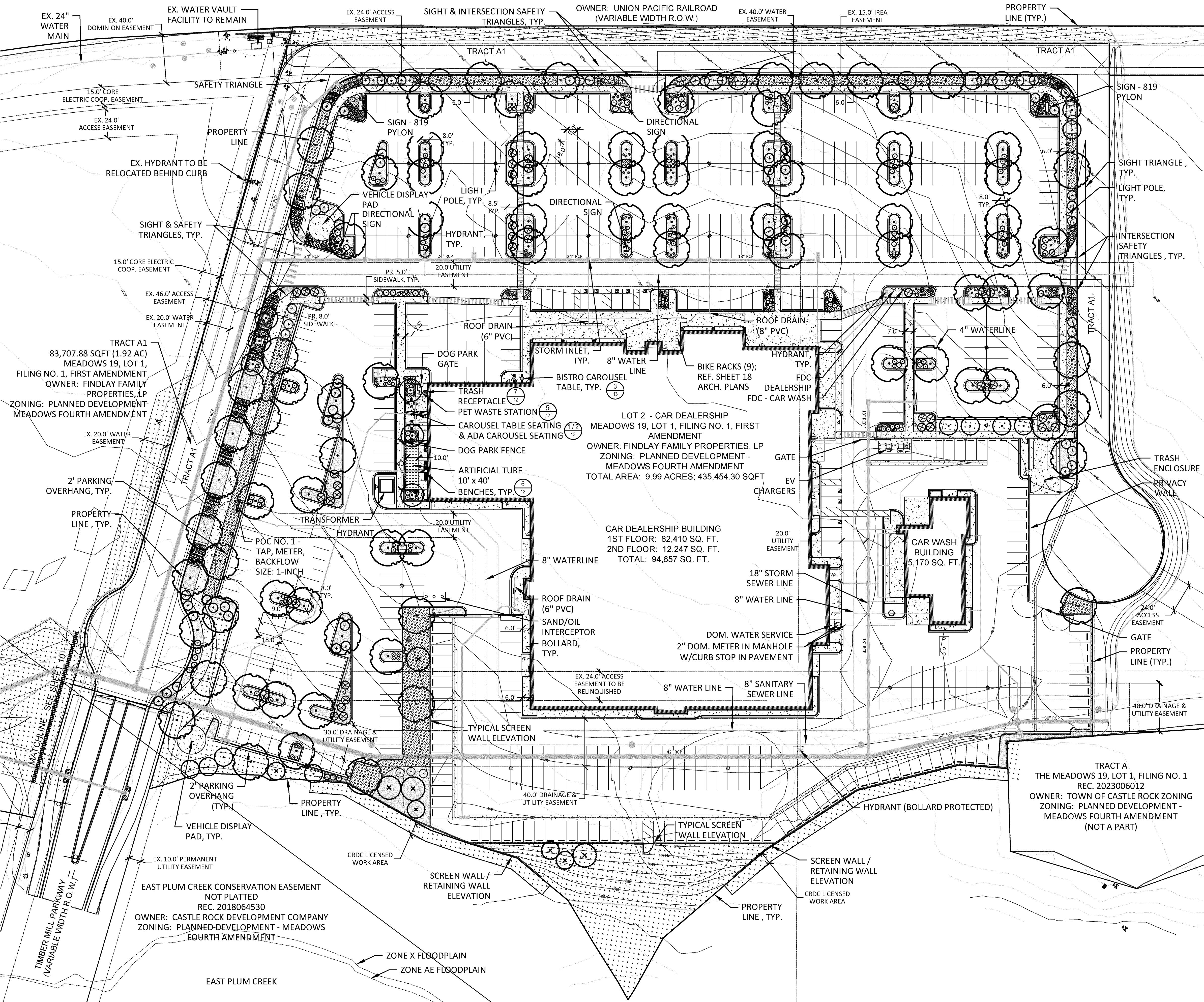
ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivleng.com		FINDLAY TOYOTA SITE DEVELOPMENT PLAN		OVERALL UTILITY PLAN - OFFSITE	
JOB NO.	2421				
SCALE	---				
DATE	3/24/2026				
SHEETS	26				
SHEET					

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

DRN	#	DATE
TWO		
CHK		
DSG	TWO	

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

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

REVISION DESCRIPTION	
#	DATE
1	07/21/25
2	12/4/25
3	02/06/26
4	02/25/26
5	03/13/26
6	04/01/26

SAW

CHK

DSG

SAW

SARAH ANN DOYLE WILLIAMS
1325
Original Date of License
8/19/2018
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

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

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

JOB NO. 2421

SCALE ---

DATE 12/04/2025

SHEETS 26 SHEET 9

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

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



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	
Date:		3/12/2026	
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	43,723	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 Deciduous 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 Shrubs*** (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

SUBMITTED TO CASTLE ROCK

12/4/25

SUBMITTED TO CASTLE ROCK

02/6/26

SUBMITTED TO CASTLE ROCK

02/25/26

SUBMITTED TO CASTLE ROCK

03/13/26

#

#

#

#

DATE

07/21/25

12/4/25

02/6/26

02/25/26

03/13/26

#

#

#

#

DRN

1

2

3

4

5

#

#

#

#

SAW

CHK

DSG

SAW

SARAH ANN DOYLE WILLIAMS

1325

8/12/2018

Original Date of Signature

CREATIVE PATHWAYS

LANDSCAPE ARCHITECT

STATE OF COLORADO

FINDLAY TOYOTA

SITE DEVELOPMENT PLAN

PLANT SCHEDULE & NOTES

CREATIVE
PATHWAYS

SARAH WILLIAMS, PLA

719.331.5823

SARAH@CREATIVEPATHWAYSLLC.NET

811

Know what's below.
Call before you dig.

JOB NO.

2421

SCALE

DATE

12/04/2025

SHEETS

26

SHEET

11

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 FEE 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		MLP		SIGNED AND STAMPED	
SUBMITTED TO CASTLE ROCK	1	07/21/25		1		1									
SUBMITTED TO CASTLE ROCK	2	12/4/25		2		2									
SUBMITTED TO CASTLE ROCK	3	02/06/26		3		3									
SUBMITTED TO CASTLE ROCK	4	02/25/26		4		4									
SUBMITTED TO CASTLE ROCK	5	03/13/26		5		5									
SUBMITTED TO CASTLE ROCK	6	04/01/26		6		6									
SIGNED AND STAMPED	7			7		7									

FINDLAY TOYOTA
SITE DEVELOPMENT PLAN

IRRIGATION MASTER PLAN

**CREATIVE**
PATHWAYS

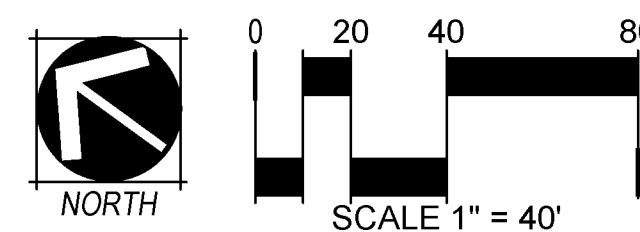
SARAH WILLIAMS, PLA
719.331.5823
SARAH@CREATIVEPATHWAYSLLC.NET

**811**

Know what's below.
Call before you dig.

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

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



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

SDP25-0018

NATIVE SEED IN SMALLER AREAS SHALL UTILIZE POP-UP SPRAY HEADS ON 12-INCH RISERS WITH CHECK VALVE AND PRS WITH MATCHED PRECIPITATION RATE TORO PRECISION NOZZLES (TYP). IRRIGATION IN NATIVE SEED SHALL BE INSTALLED ABOVE GRADE, PER GENERAL NOTE NO.8

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

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

WILDFLOWER NATIVE SEED IN SMALLER AREAS SHALL UTILIZE POP-UP SPRAY HEADS ON 12-INCH RISERS WITH CHECK VALVE AND PRS WITH MATCHED PRECIPITATION RATE TORO PRECISION NOZZLES (TYP). IRRIGATION IN WILDFLOWER SEED AREAS SHALL BE INSTALLED ABOVE GRADE, PER GENERAL NOTE NO.8

NATIVE SEED IN SMALLER AREAS SHALL UTILIZE POP-UP SPRAY HEADS ON 12-INCH RISERS WITH CHECK VALVE AND PRS WITH MATCHED PRECIPITATION RATE TORO PRECISION NOZZLES (TYP). IRRIGATION IN NATIVE SEED SHALL BE INSTALLED ABOVE GRADE, PER GENERAL NOTE NO.8

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

OFFSITE IRRIGATION TO BE INSTALLED ABOVE GRADE AND REMOVED UPON ESTABLISHMENT OF NATIVE SEED

MATCHLINE - SEE SHEET IR1.2

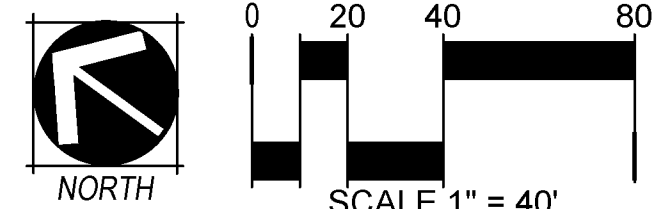
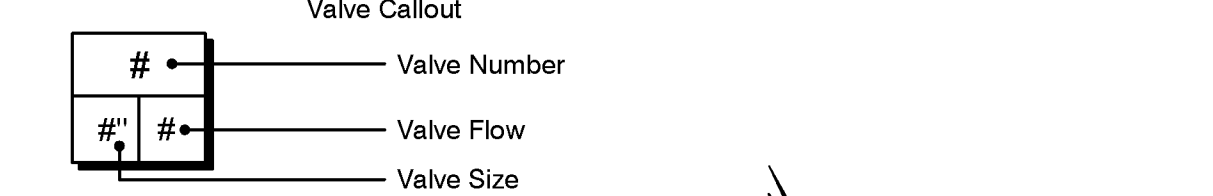
SITE DEVELOPMENT PLAN
LOTS 1-4 AND TRACT A OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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 FEDCO 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.



REVISION DESCRIPTION

1	07/21/25	SUBMITTED TO CASTLE ROCK
2	12/4/25	SUBMITTED TO CASTLE ROCK
3	02/08/26	SUBMITTED TO CASTLE ROCK
4	02/25/26	SUBMITTED TO CASTLE ROCK
5	03/13/26	SUBMITTED TO CASTLE ROCK
6	04/01/26	SIGNED AND STAMPED

#

1	2	3	4	5	6	7
DRN						
MLP						
CHK						
DSG						
MLP						

FINDLAY TOYOTA

SITE DEVELOPMENT PLAN

IRRIGATION MASTER PLAN

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

26

SHEET

15

SDP25-0018

IF SHEET IS NOT 30" X 42" DO NOT USE GRAPHIC SCALE

16 of 26



SITE DEVELOPMENT PLAN

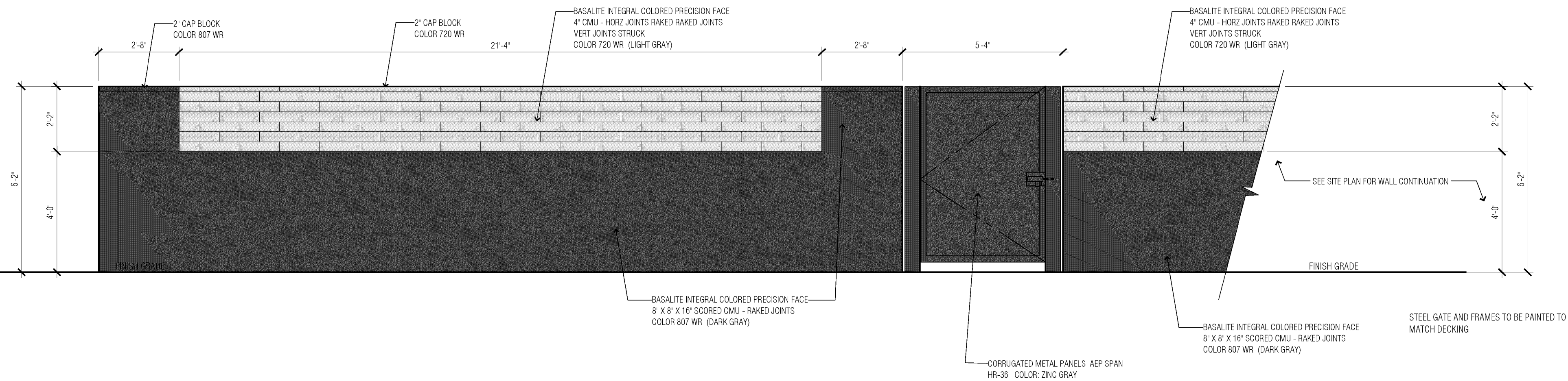
LOTS 1-4 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING No. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423

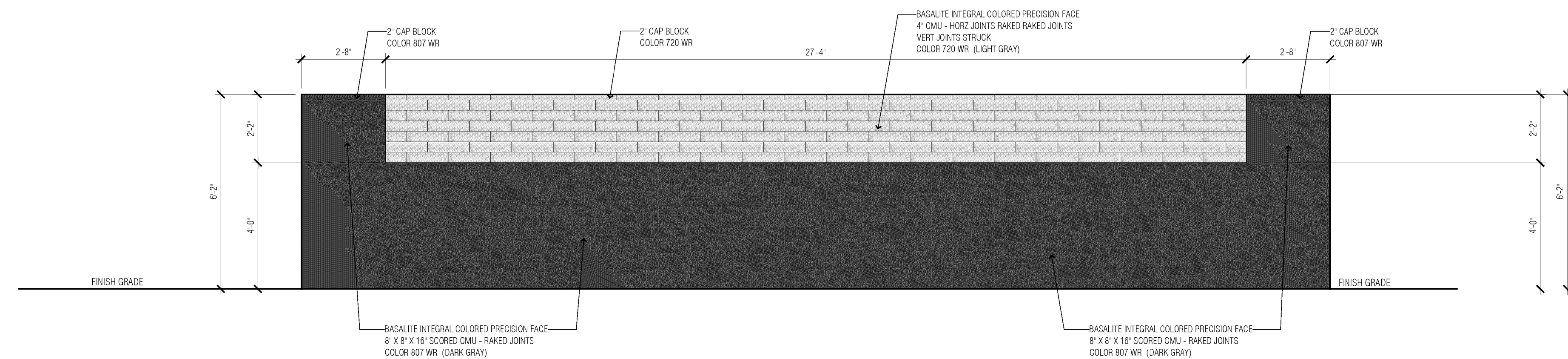
ISSUE DATE: 12/4/25

REFUSE YARD ELEVATIONS

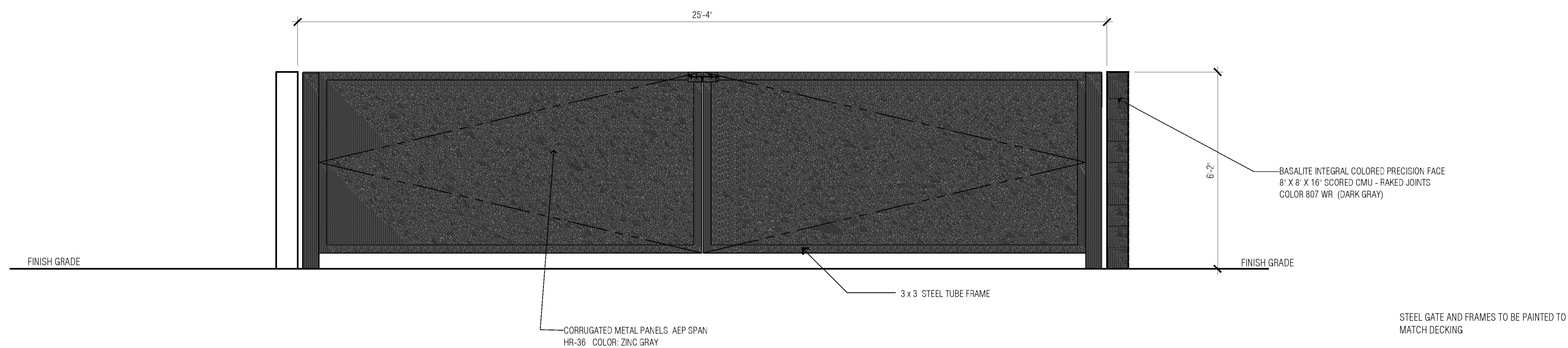
19 of 26



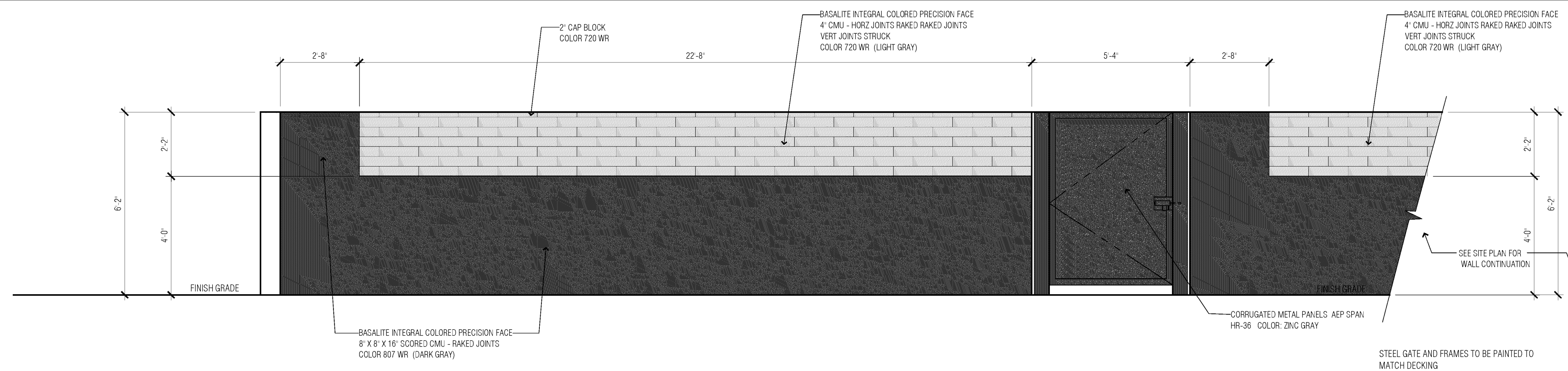
2 REFUSE YARD WALL AND GATE ELEVATION 2



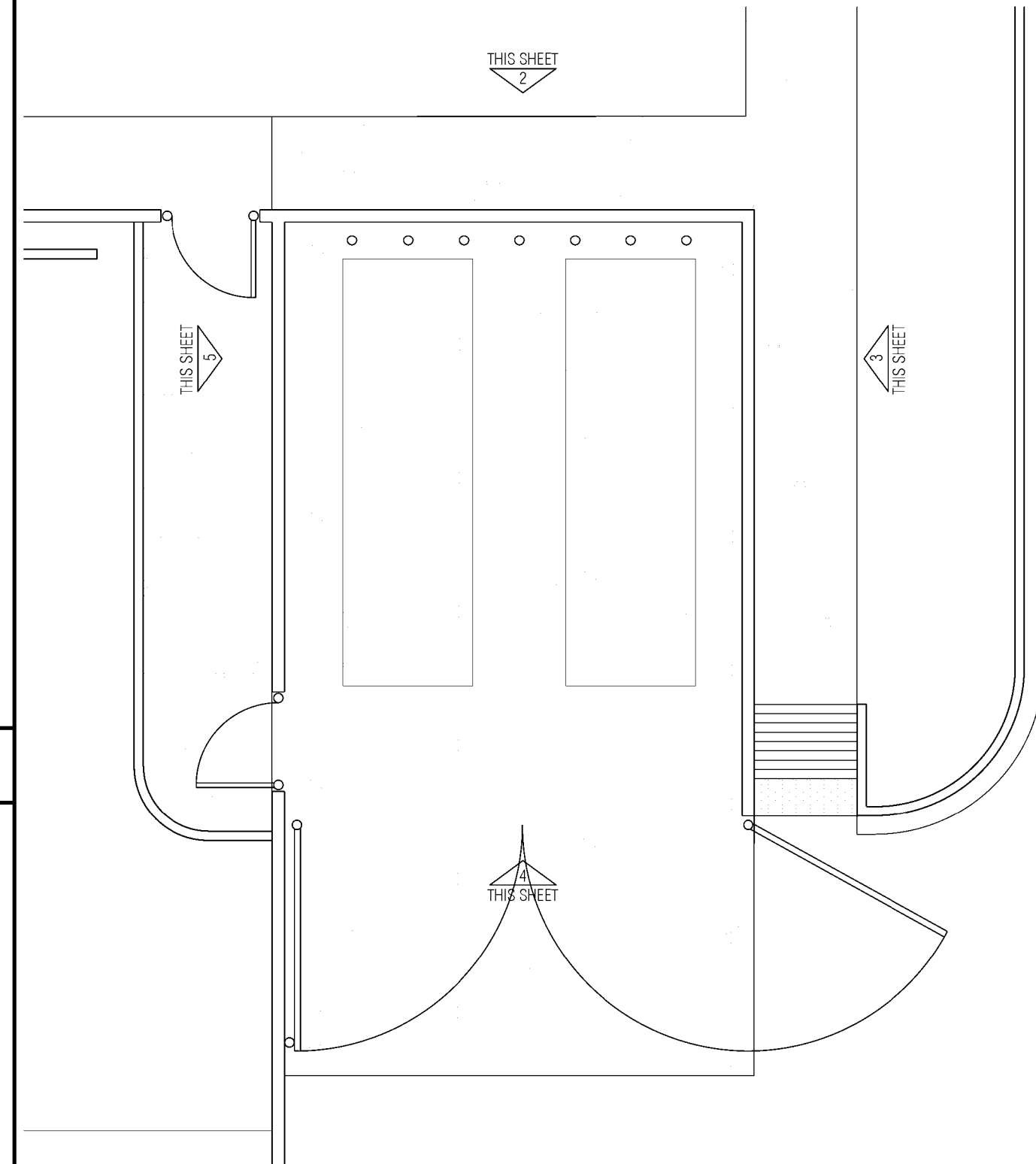
3 REFUSE YARD WALL ELEVATION - 3



4 REFUSE YARD GATE ELEVATION - 4

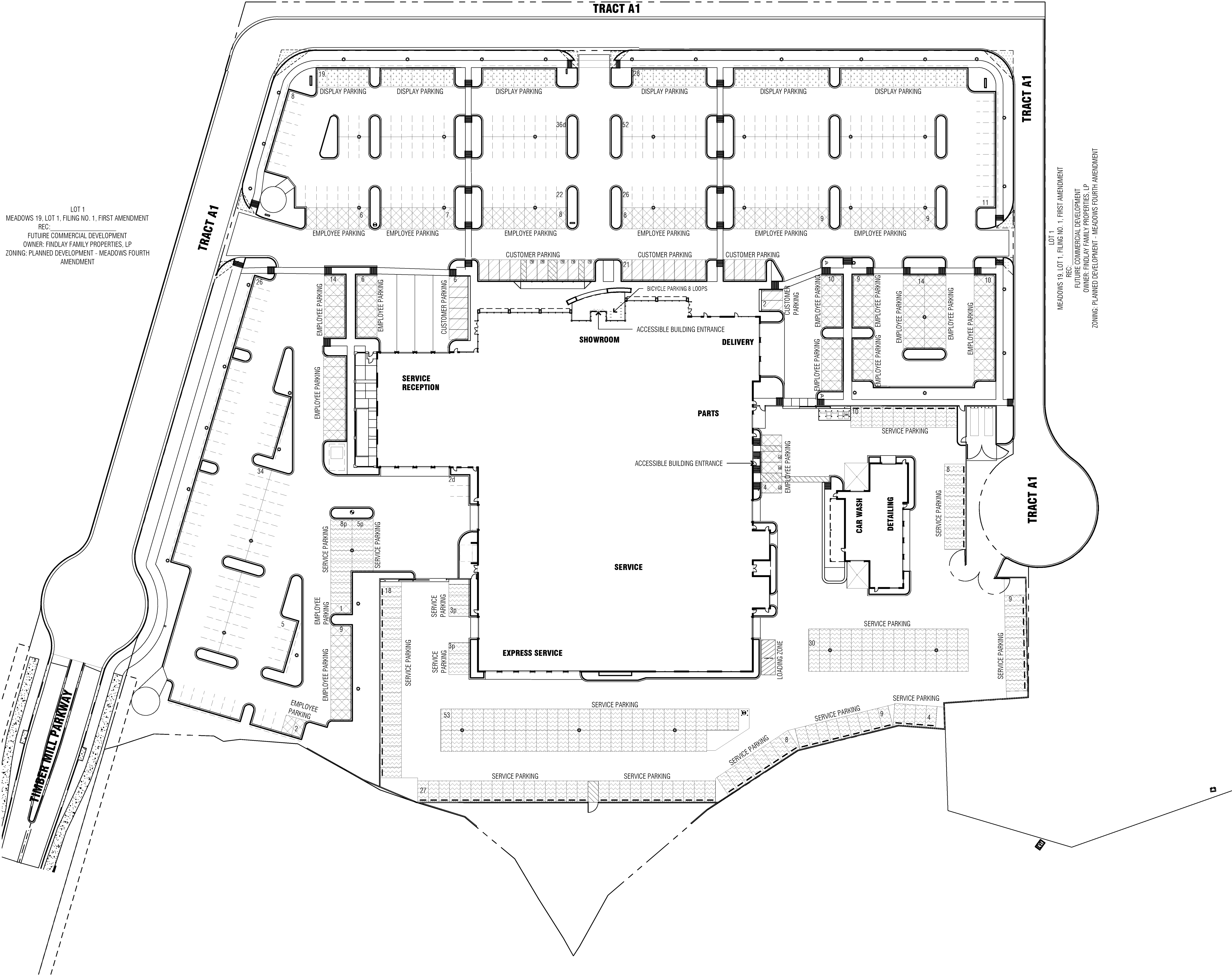


5 REFUSE YARD GATE ELEVATION - 4



1 REFUSE YARD ELEVATIONS - KEY PLAN

UNION PACIFIC RAILROAD
VARIABLE WIDTH R.O.W.



LOT 1
MEADOWS 19, LOT 1, FILING NO. 1, FIRST AMENDMENT
REC:
FUTURE COMMERCIAL DEVELOPMENT
OWNER: FINDLAY FAMILY PROPERTIES, LP
ZONING: PLANNED DEVELOPMENT - MEADOWS FOURTH
AMENDMENT

LOT 1
MEADOWS 19, LOT 1, FILING NO. 1, FIRST AMENDMENT
REC:
FUTURE COMMERCIAL DEVELOPMENT
OWNER: FINDLAY FAMILY PROPERTIES, LP
ZONING: PLANNED DEVELOPMENT - MEADOWS FOURTH AMENDMENT

PARKING CALCULATONS

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 REQUIRED = 332 SPACES
BICYCLE PARKING REQ'D (5%) = 17 (9 LOOPS)
ACCESSIBLE PARKING REQUIRED = 8 SPACES (2 VAN)

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

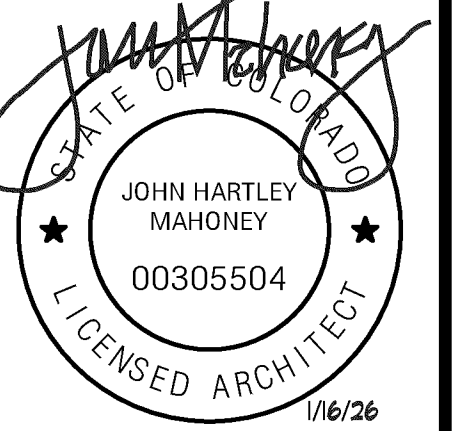
VEHICLE DISPLAY + INVENTORY = 285 SPACES
TOTAL PARKING + DISPLAY & INVENTORY = 635 SPACES

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

JOHN MAHONEY
ARCHITECT

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



SITE DEVELOPMENT PLAN

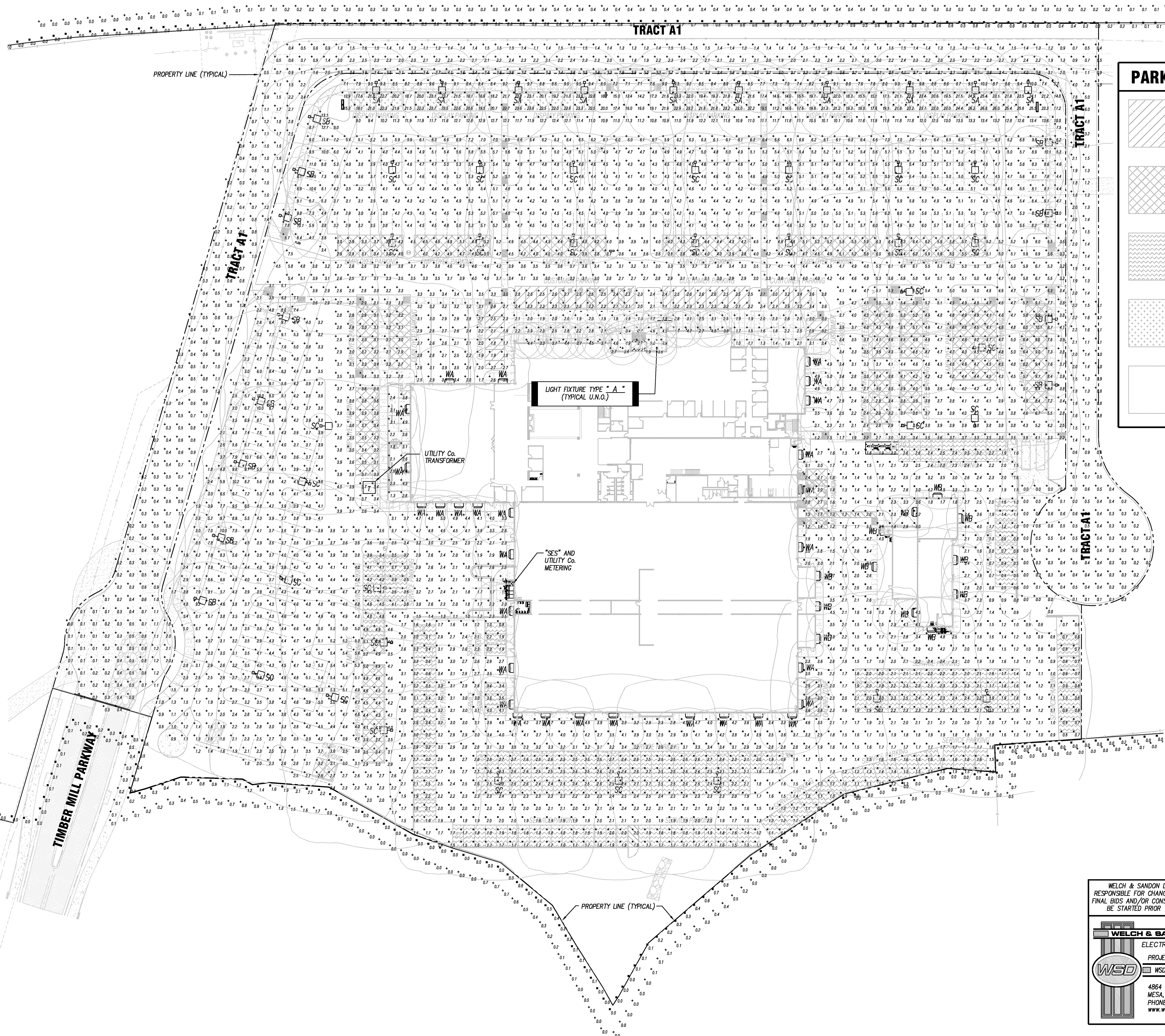
LOT 2 AND TRACT A1 OF THE MEADOWS 19, LOT 1, FILING NO. 1, 1ST AMENDMENT
NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 2423

ISSUE DATE: 1/16/26

PARKING
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	
	CONCEALED CONDUIT (4" MINIMUM)
	UNDERGROUND CONDUIT
	CONDUIT STUB WITH CAP
	CONDUIT WITH SEAL-OFF
	CONDUIT STUBBED DOWN
	HOME RUN 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.
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
CR	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
SUP	STUB-UP INTO FURNITURE OR MILLWORK
T.E.P.	TUCSON ELECTRIC POWER
TMB	TELEPHONE MOUNTING BOARD
TTC	TELEPHONE TERMINAL CABINET
UFER	CONCRETE ENCASED ELECTRODE
U.G.	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLT
WA	WEATHER RESISTANT
WP	WEATHER PROOF - RAIN TIGHT
WR	WEATHER RESISTANT
XP	EXPLOSION PROOF



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

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

WELCH & SANDON DESIGN, LLC SHALL NOT BE HELD RESPONSIBLE FOR CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENTS 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

PROJECT NO.: 2423
ISSUE DATE: 1/16/26
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
AL	ALUMINUM
AFC	AVAILABLE FAULT CURRENT
AFOI	ARC FAULT CIRCUIT INTERRUPTER
AFI	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.
GFI	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
STD	SMOKE FIRE DAMPER
SPD	SURGE SUPPRESSION DEVICE
SRP	SALT RIVER PROJECT
SYU	STUB-UP INTO FURNITURE OR MILLWORK
TEP	TUJESON ELECTRIC POWER
TMB	TELEPHONE MOUNTING BOARD
TTC	TELEPHONE TERMINAL CABINET
UTER	CONCRETE ENCASED ELECTRODE
U.G.	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
VA	VOLT AMPERES
W	WATT
WP	WEATHER PROOF - RAIN TIGHT
WR	NEMA 3R OR NEMA 4
X	WEATHER RESISTANT
X	EXISTING TO BE DEMOLISHED
XP	EXPLOSION PROOF

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fixture	Lumens Per Luminaire	Lumen Multiple	Light Loss Factor	Wattage
	SA	10	Lithonia Lighting	DS52 LED P8-40K-BC0R-A/R-HS-655-F1-RSS-27	SINGLE HEAD D-Series Slim 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI 40W Automator Front Row W/ Housings Shield Forward External Glass Shield OVERALL HEIGHT 30"	LED - 4000K COLOR TEMP	1	DS52_LED_P8_40K-BC0R-A/R-HS_655-F1-RS	29070	1	1	462.45
	SB	12	Lithonia Lighting	DS52 LED P1-40K-BC0R-A/R-HS-655-F1-RSS-27	D-Series Slim 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI 40W Automator Front Row Housings Shield Forward External Glass Shield OVERALL HEIGHT 30"	LED - 4000K COLOR TEMP	1	DS52_LED_P1_40K-BC0R-A/R-HS_655-F1-RS	13515	1	1	134.5
	SC	32	Lithonia Lighting	DS52 LED P4-40K-BC0R-T5W-1-RSS-27	SINGLE HEAD D-Series Slim 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 5 White / OVERALL HEIGHT 30"	LED - 4000K COLOR TEMP	1	DS52_LED_P4_40K-BC0R-T5W-RS	34116	1	1	272.65
	WA	20	Lithonia Lighting	WD52 LED P2-40K-BC0R-VW	WD52 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, BC0R, VISUAL COMFORT WIDE OPTIC / MOUNT AT 17"	LED - 4000K COLOR TEMP	1	WD52_LED_P2_40K-BC0R-VW-RS	2028	1	1	15.0
	WB	12	Lithonia Lighting	WD52 LED P2-40K-BC0R-VW	WD52 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, BC0R, VISUAL COMFORT WIDE OPTIC / MOUNT AT 14"	LED - 4000K COLOR TEMP	1	WD52_LED_P2_40K-BC0R-VW-RS	2028	1	1	15.0
	A	18	GOTHAM	IVD-0-D7-07LM-40K-WD-P-AR-LSS	IVD-Downlight 700 Lumens 4000K 60" x 6" Mdb Bunting Open Parabolic Clear Anodized Semi-Specular / MOUNT AT 19"	LED - 4000K COLOR TEMP	1	IVD_D_07LM_40K-WD-P_AR_LSS-RS	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 Luminary Summary Table														
Label	Image	Manufacturer	Model	Catalog Number	Description	Ful Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Notes
SA		LITHONIA	D-SERIES SIZE 2	DS52 LED P8-40K-BC0R-A/R-HS-655-F1-RSS-27	SINGLE HEAD LED LIGHT POLE WITH HOUSE SIDE SHIELD AND EXTERNAL GLASS SHIELD	Y	TYPE 1 (A/R)	120-277V	0-10V	10	POLE	30"	3	LED, 463, 35,070, 4000K/BC0R, 1, NATURAL ALUMINUM
SB		LITHONIA	D-SERIES SIZE 2	DS52 LED P1-40K-BC0R-A/R-HS-655-F1-RSS-27	SINGLE HEAD LED LIGHT POLE WITH HOUSE SIDE SHIELD AND EXTERNAL GLASS SHIELD	Y	TYPE 1 (A/R)	120-277V	0-10V	12	POLE	30"	3	LED, 135, 33,515, 4000K/BC0R, 1, NATURAL ALUMINUM
SC		LITHONIA	D-SERIES SIZE 2	DS52 LED P4-40K-BC0R-T5W-1-RSS-27	SINGLE HEAD LED LIGHT POLE	Y	TYPE 5	120-277V	0-10V	32	POLE	30"	3	LED, 273, 34,116, 4000K/BC0R, 1, NATURAL ALUMINUM
WA		LITHONIA	WD52	WD52 LED P2-40K-BC0R-VW	LED WALL PACK	Y	TYPE 3 (C/W)	120-277V	0-10V	20	WALL	17"	3	LED, 15, 2,028, 4000K/BC0R, 1, NATURAL ALUMINUM
WB		LITHONIA	WD52	WD52 LED P2-40K-BC0R-VW	LED WALL PACK	Y	TYPE 3 (C/W)	120-277V	0-10V	12	WALL	13-14"	3	LED, 15, 2,028, 4000K/BC0R, 1, NATURAL ALUMINUM
A		GOTHAM	IVD	IVD-0-D7-07LM-40K-WD-P-AR-LSS	6" LED DOWNLIGHT	Y	TYPE 5	120-277V	0-10V	18	RECESSED IN CANOPY	10"	3	LED, 7.3, 759, 4000K/BC0R, 1, CLEAR ANODIZED / 3500-3000K

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		5	4.5:1 / 8.7:1
FRONT LOT: INVENTORY PARKING	ILLUMINANCE	FOOT-CANDLES	5.3		13.1	1.8:1 / 4.5:1
FRONT LOT: EMPLOYEE PARKING & DRIVES	ILLUMINANCE	FOOT-CANDLES	4.2		10	3.5:1 / 8.4:1
PROPERTY LINE	ILLUMINANCE	FOOT-CANDLES	0.1		2.2	N/A
RETAIL: DISPLAY PARKING	ILLUMINANCE	FOOT-CANDLES	15.5		26.8	2.7:1 / 4.7:1
SIDE LOT: INVENTORY PARKING	ILLUMINANCE	FOOT-CANDLES	4.1		10	5.1:1 / 13.3:1
SIDE LOT: EMPLOYEE PARKING	ILLUMINANCE	FOOT-CANDLES	4.2		5.2	1.4:1 / 1.8:1
TRACT A1 (DRIVE LANE)	ILLUMINANCE	FOOT-CANDLES	1.2		8.9	N/A
BACK LOT: SERVICE/EMPLOYEE PARKING	ILLUMINANCE	FOOT-CANDLES	2.2		5	5.5:1 / 16.3:1
DOG PARK	ILLUMINANCE	FOOT-CANDLES	3.2		5	2.5:1 / 3.8:1

ILLUMINATION PLAN STANDARD NOTES:

- LIGHT LOSS FACTOR: LFF 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 PROVIDED 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

PROJECT# 25-055

4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
PHONE 480.641.6383
www.welch-sandon.com

JOHN MAHONEY ARCHITECT

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



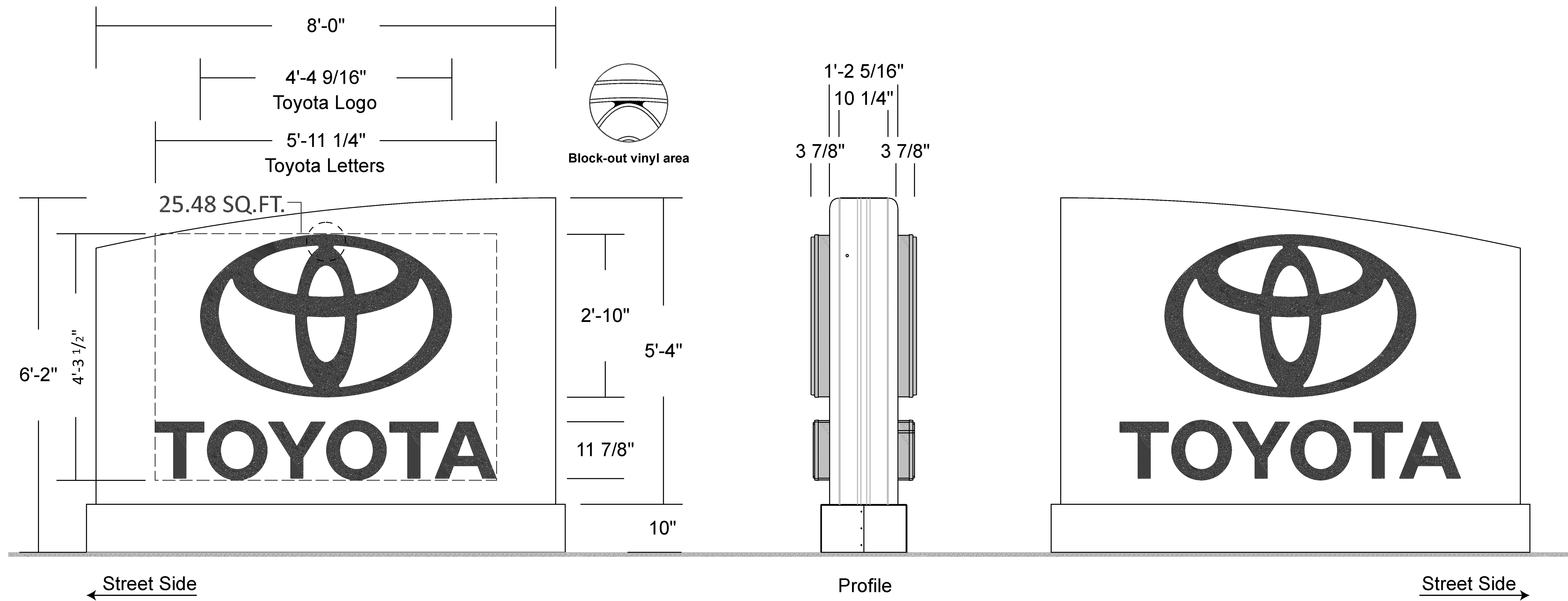
SITE DEVELOPMENT PLAN

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 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 NOTES



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

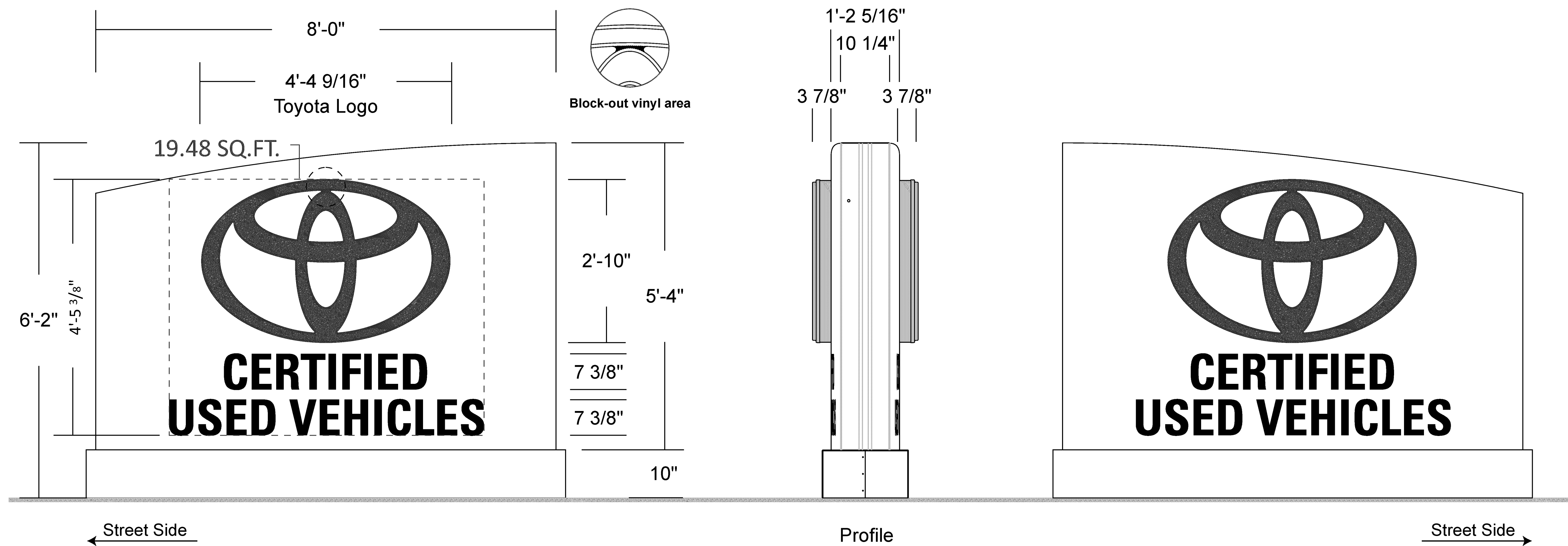
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

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

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

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

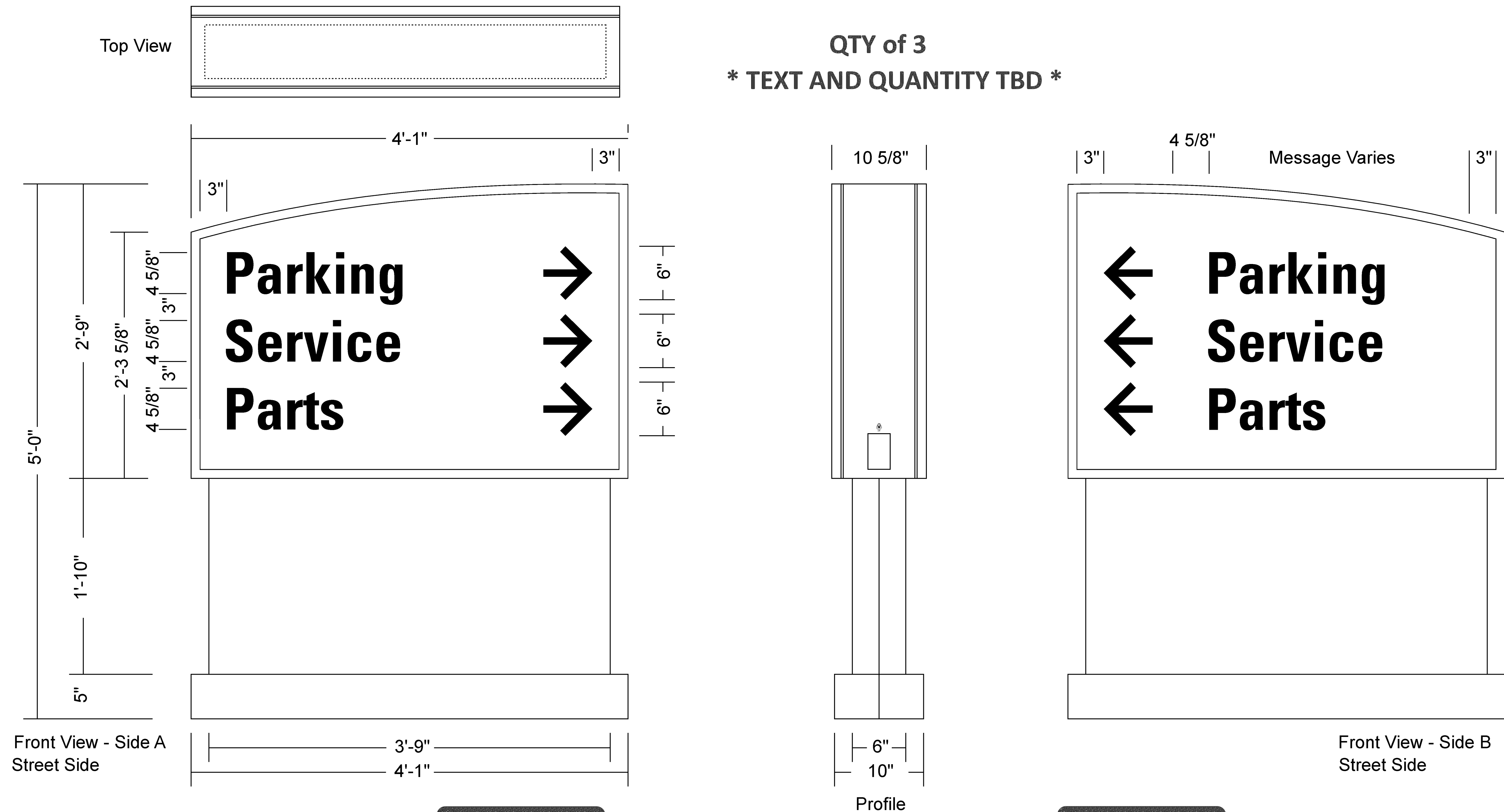
Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

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

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

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

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.

Pattison


1.866.635.1110
pattisonid.com

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