

Surveyor's Certification

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

ERIC D. CARSON REG. # 37840 DATE
CNC CONSULTING GROUP, INC

Civil Engineer's Certificate

I, BRYAN M. FRANTZ, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

BRYAN M. FRANTZ PE, # 37862 DATE
Collins Engineers Inc.

Ownership Certificate

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

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ OF HSC PLUM CREEK, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Title Certification

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

AUTHORIZED REPRESENTATIVE _____

TITLE INSURANCE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS AUTHORIZED

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 _____ DATE _____

Site Development Plan

General Notes:

1. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town of Castle Rock regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.

2.This site is zoned as Planned Development in Plum Creek First Amendment.

3.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.

4.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.

5.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 assignshall 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.

6.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.

7.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 SPD amendment.

8.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 17.34 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.

9.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 18 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.

10. 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.

11.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.

12. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches 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.

13. 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.

14. Unless otherwise noted, all lotshall have a 10-foot Utility Easement along the front and rear lot lines and along all public right-of-way lines 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 facilitiesincluding, but not limited to street lights, electric lines, gaslines, 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 line. Any variation from this requires an approved Technical Criteria Variance.

20. 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.

21. 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.

22. 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:

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.

2.Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3.It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

4.All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.

5.Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

6.Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

7.Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

8.Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.

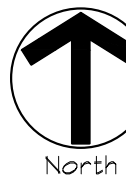
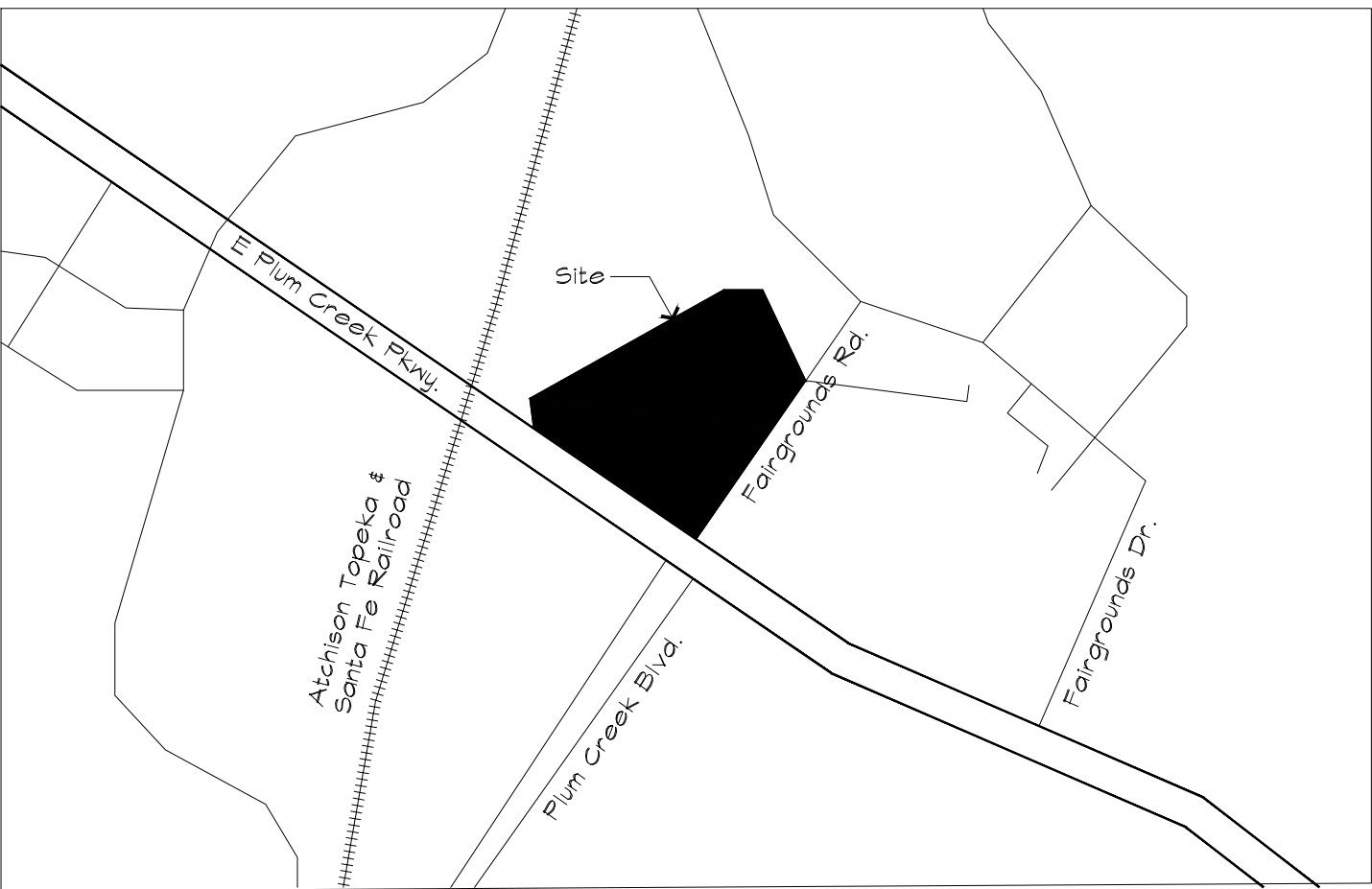
9.No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Castle Rock Fire Department. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.

10. Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inches high with white lettering on a red background and placed on the face and top of the curb. Lettering shall be located no more than 1ft3/4 (30") apart and within five feet of the beginning and end of any fire lane.

11.The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock, adopted International Fire Code (IFC) or Community Wildfire Protection Plan (CWPP) that may arise and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

SITE DEVELOPMENT PLAN

LOT 1A, BLOCK 1, PLUM CREEK COMMERCIAL FILING NO. 2 AMENDMENT NO. 2
LOCATED IN THE QUARTER: SE; SECTION: 11; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Vicinity Map
1"=400'-0"

0 400' 800' 1200'

Zoning Comparison And Development Standards

Zoning: Plum Creek First Amendment (PD)		
Use Area: Commercial		
Uses:	PD Zoning Allowance/Required	Proposed
Min. Front Yard Setback	10'-0"	30'-0"
Min. Rear Yard Setback	10'-0"	25'-10"
Min. Side Yard Setback	10'-0"	24'-7"
Min. Side to Street Setback	10'-0"	32'-6"
Building Height	50'	21'
Building Coverage	35%	7.4% (14,061 / 189,348)
Parking Spaces		
Standard Parking Spaces (Dimensions)	81 (9'x18')	208
ADA Parking Spaces (Dimensions)	7 (10'x18')	8 (2 Van)
Total Parking Provided		216
Single Family Equivalents (SFEs)	N/A	N/A

Site Utilization (Show SF/Acreage and %)

	SF/Acreage
Total Lot Area	189,348 SF/4.347 Acres
Lot Coverage	
Buildings	14,062 SF / 7.4%
Internal Drives and Parking Lot	92,447 SF / 48.8%
Sidewalks, Trash Enclosures, Misc.	12,112 SF / 6.4%
Common Public Access Drives	N/A
RON Coverage	N/A
Landscape/Open Space Coverage	70,727 SF / 37.4%
Other Coverage	N/A

Parking

Office - General 4 Spaces Per 1,000 sq. ft. of GLA (8,416 sq. ft. /1000) x 4	34
Indoor Assembly/Event Space 5 Space Per 1,000 sq. ft. of GFA (3,506 sq. ft. /1000) x 4	23
Outdoor Event Space 5 Space Per 1,000 sq. ft. of GFA (3,914 sq. ft./1000) x 4	16
Total Parking Spaces Required	81 Spaces
ADA Required (1 per 201-300 Total, 1 Van Per 6)	7 Spaces (2 Van)
ADA Provided (1 per 201-300 Total, 1 Van Per 6)	8 Spaces (2 Van)
Total Parking Spaces Provided (Including ADA)	216

Water Rights Dedication Agreement

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT AND FIRST AMENDMENT TO DEVELOPMENT CONTRACT, DATED ON THE 22ND DAY OF JUNE, 1988, AT RECEPTION NUMBER #880421. 1.00 SFES WILL BE DEDUCTED FOR COMMERCIAL USE AND (X) SFES WILL BE DEDUCTED FOR IRRIGATION.

Basis of Bearings

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID TO BEAR S88°28'34"E, A DISTANCE OF 1281.54 FEET FROM THE SOUTHEAST ONE-SIXTEENTH CORNER OF SECTION 11 AS MONUMENTED BY A FOUND #6 REBAR AND REFERENCE TIES AS SHOWN TO THE SOUTHEAST CORNER OF SECTION 11 FOUND 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC, T85 R67N S11 S12, + S14 S13, 2005, L5 S6580" FLUSH WITH GROUND SURFACE.

Benchmarks

ELEVATIONS ARE BASED ON THE NAVD 88 DATUM. THE PRIMARY BENCHMARK UTILIZED FOR THIS SITE IS DOUGLAS COUNTY CONTROL POINT 3020010, AN OFFICIAL DEDICATED REFERENCE MONUMENT OF RECORD.
ELEVATION = 6,295.22 FEET

Name & Addresses

Owner:
Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104
PH:####-####-####

Plan Preparer:
DLH Architecture, LLC
200 Front Street
Castle Rock, Colorado 80104
Contact: Dave Hieronymus
PH: 303-688-5273
Email: dhl@dlharchitecture.com

Civil Engineer:
Collins Engineers, INC.
455 Sherman, Suite 160
Denver, Colorado 80203
Contact: Bryan Frantz
PH: 303-447-0040
Email: bfrantz@collinsengr.com

Electrical Engineer:
PE Electrical Inc.
4601 DTC Blvd #140
Denver, Colorado 80237
Contact:hschmidt@pelectrical.com

Surveyor:
CNC Consulting Group Inc
4360 Teddy Lane
Lone Tree, Colorado 80124
Contact: Eric D. Carson

Landscape Architect:
Natural Design Solutions
5534 Cola Drive
Longmont, Colorado 80503
Contact: Neil McLane
Email: neil@landscolorado.com
PH: 303-746-2154

Black Hills Energy:
P.O. Box 6006
Rapid City, SD 57709
PH: 1-888-840-5554

CORE:
5496 US-85
Sedalia, CO, 80135
PH: 303-688-3100

Town of Castle Rock Public Works:
4175 N. Gastleton Court
Castle Rock, Colorado 80104
PH: 720-733-2462

Castle Rock Water:
175 Kellogg Court
Castle Rock, Colorado 80104
PH: 720-733-6000

Sheet Index

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Legal Description

Lot 1A, Block 1, Plum Creek Commercial Filing No. 2, Amendment No. 2

Building Location Summary

Location:
595 Fairgrounds Road
Castle Rock, CO 80104
County:
Douglas County
Fire District:
Town of Castle Rock Fire Department

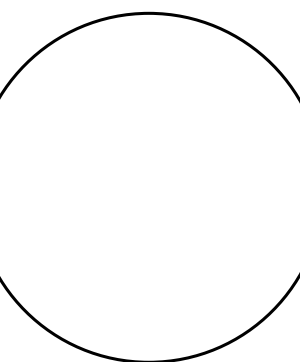
Approved Variances

N/A

Purpose Statement

The Project Will Be a 14,000 sqft Office Building and Meeting Hall Designed to Support The Veterans of Douglas County. The Proposed Project Will Include Event Space, Conference Rooms, Reception, 10 Offices, 4 Breakout Rooms, and a catering/future commercial kitchen.

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
DLH Architecture is a Limited Liability Corporation Established in 1992



Rev. #	Description	Date
1	2nd Submittal	6/11/26
2		
3		
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6		

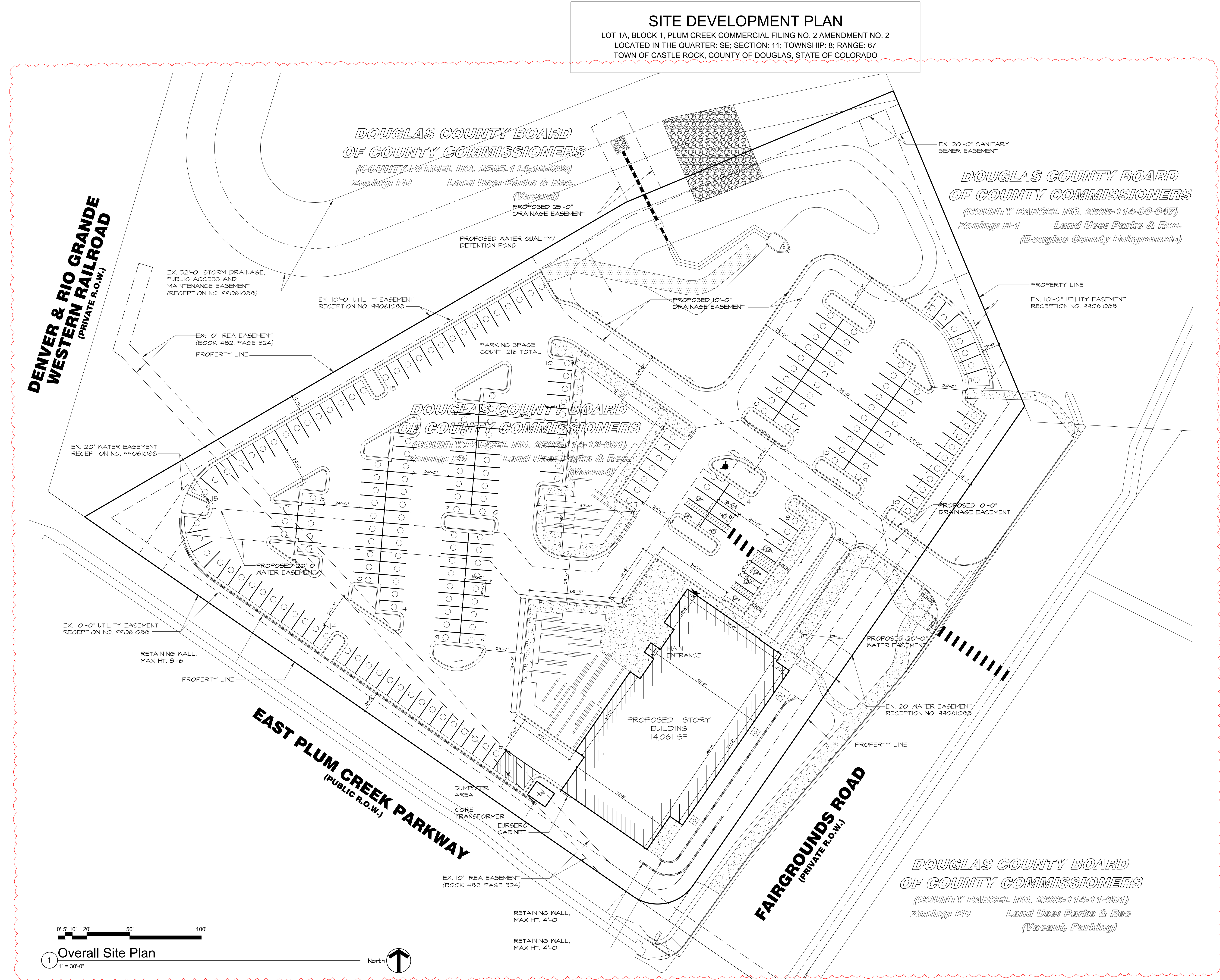
HEROES HALL
595 Fairgrounds Road
Castle Rock, CO 80104

Project #: 2421
Date: 6/11/26
Drawn By: JTR
Checked By: DLH
Scale: as noted

Sheet 1 of 11

Cover Sheet
G1.0

Lot 1A Block 1 Plum Creek
Commercial Filing No. 2 Am. No. 2



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HEROES HALL
595 Fairgrounds Road
Castle Rock, CO 80104

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Sheet 2 of 11

Site Plan
SP1.0

Lot 1A Block 1 Plum Creek
Commercial Filing No. 2 Am. No. 2

SITE DEVELOPMENT PLAN

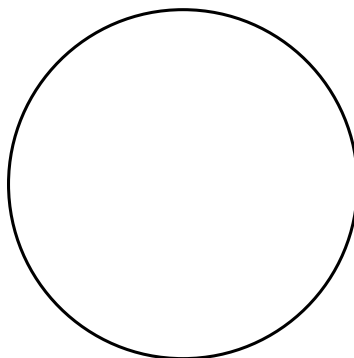
LOT 1A, BLOCK 1, PLUM CREEK COMMERCIAL FILING NO. 2 AMENDMENT NO. 2
LOCATED IN THE QUARTER: SE; SECTION: 11; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Elevation Legend

- 1 Vertical Aluminum Sun Shading System, White.
- 2 Vertical Corrugated Sheathing, Zinc Gray
- 3 24"x60" Composite Limestone Panel
- 4 Aluminum Storefront Door.
- 5 Aluminum Access Door.
- 6 Aluminum Storefront Window.
- 7 Aluminum Curtain Wall System.
- 8 EUSERC Cabinets
- 9 Exterior Wall Mounted Lighting
- 10 Metal Trash Enclosure
- 11 Aluminum Smooth Fascia, White.
- 12 Operable Garage Doors to Patio

- Indoor Assembly/Event Space
- Office - General
- Outdoor Event Space

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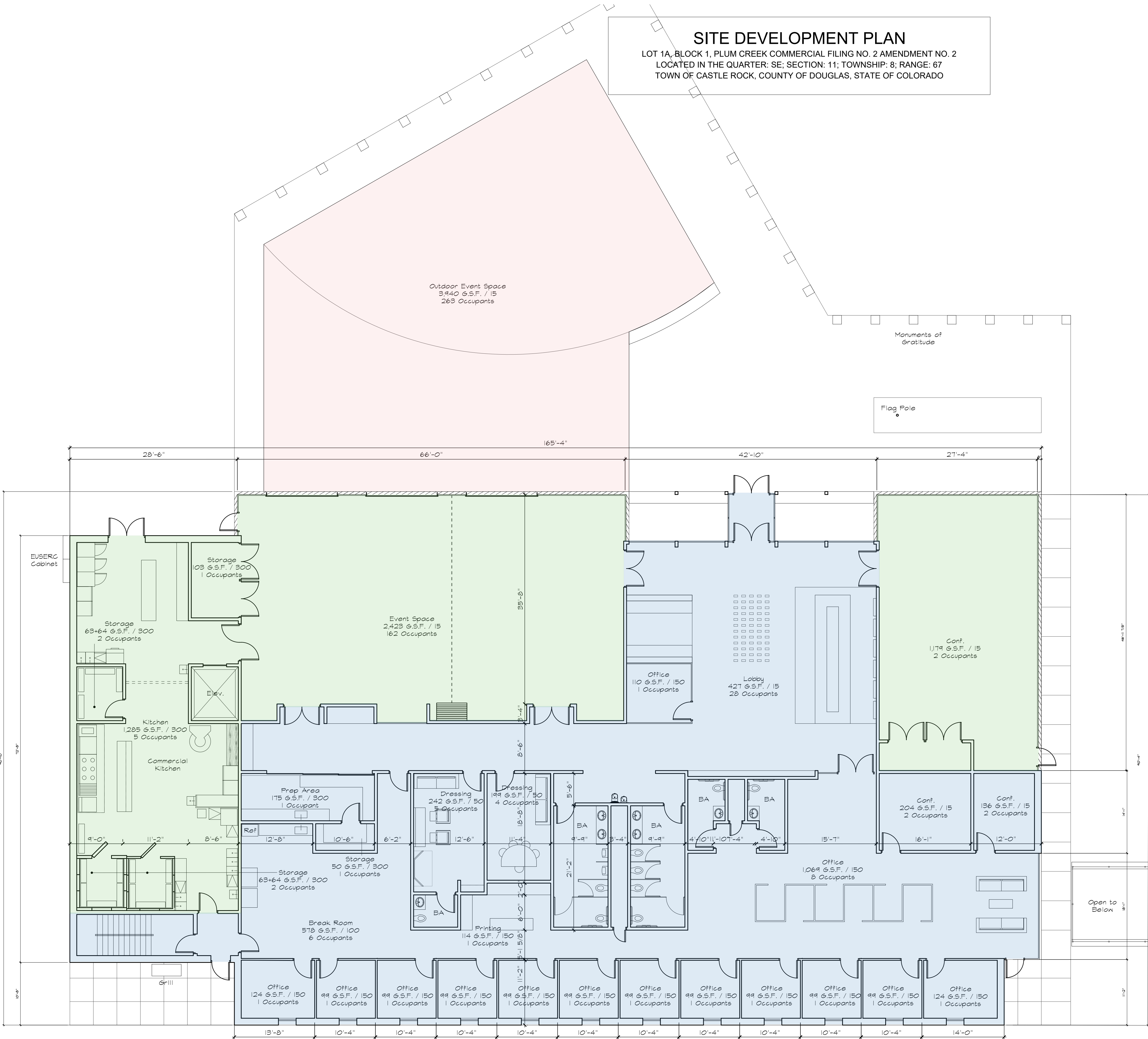
HEROES HALL
595 Fairgrounds Road
Castle Rock, CO 80104

Project #: 2421
Date: 6/11/26
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Sheet 3 of 11

Overall Floor Plan
A1.0

Lot 1A Block 1 Plum Creek
Commercial Filing No. 2 Am. No. 2



0' 1' 2' 4' 10' 20'

First Floor Plan

1/8" = 1'-0"

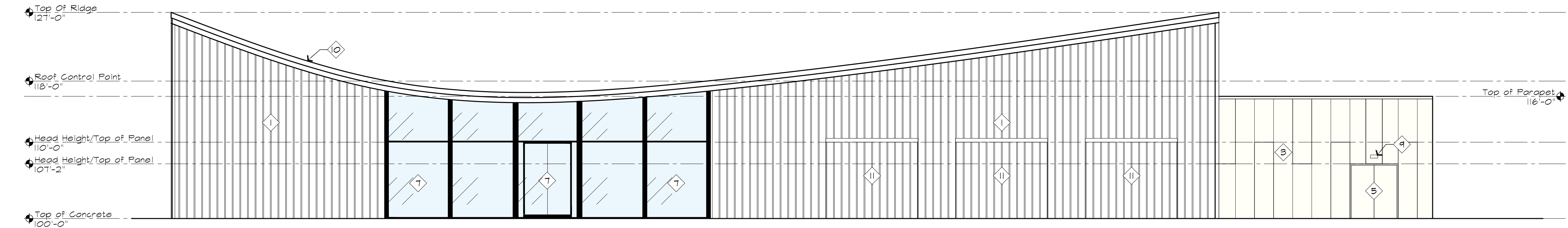


SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 1, PLUM CREEK COMMERCIAL FILING NO. 2 AMENDMENT NO. 2
LOCATED IN THE QUARTER: SE; SECTION: 11; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Elevation Legend

- 1 Vertical Aluminum Sun Shading System, Basis of Design: Airo-lite TSCB Custom Bone White.
2 Vertical Corrugated Metal Panel, Basis of Design: Nu-Wave Corrugated Winter White.
3 24"x68" Composite Stone Panel, Basis of Design: Gammastone Natural Air Limestone (Tan).
4 Aluminum Storefront Door, Black Trim.
5 Aluminum Access Door, Ptd to Match.
6 Aluminum Storefront Window, Black Trim.
7 Aluminum Curtain Wall System, Black Trim.
8 EUSERC Cabinet, Ptd to Match Limestone.
9 Exterior Wall Mounted Lighting
10 Aluminum Smooth Fascia, White.
11 Operable Patio Doors, Glad in 1 Shading System

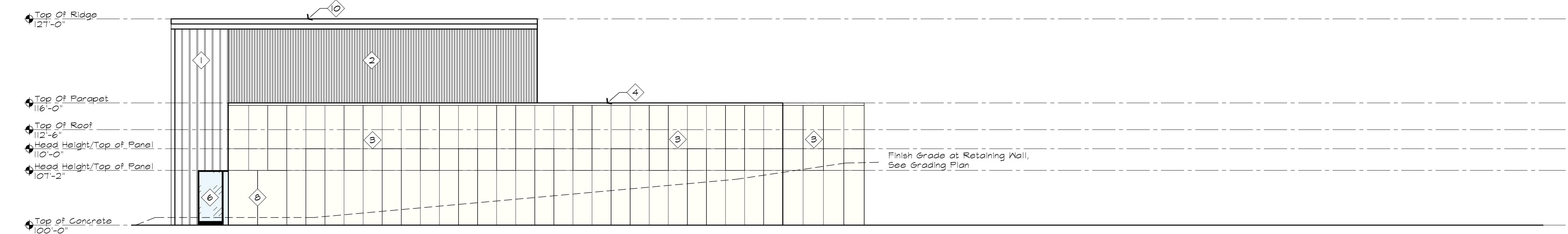
See Digital Material Board on A2.1



A West Elevation

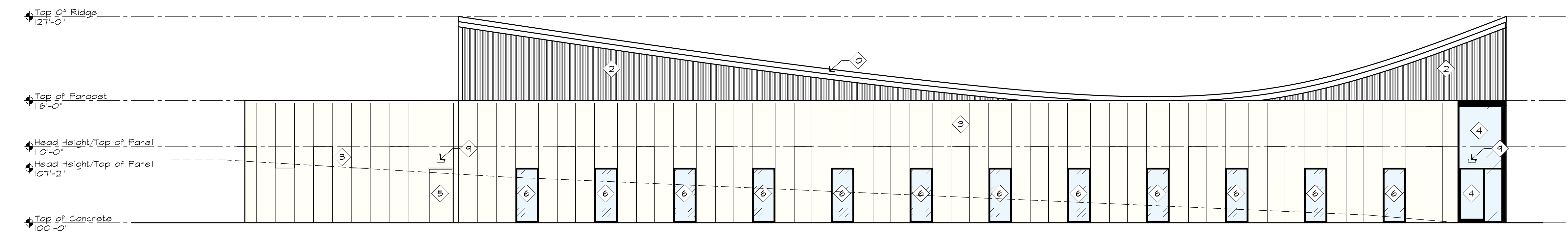
1/8" = 1'-0"

0' 1' 2' 4' 10' 20'



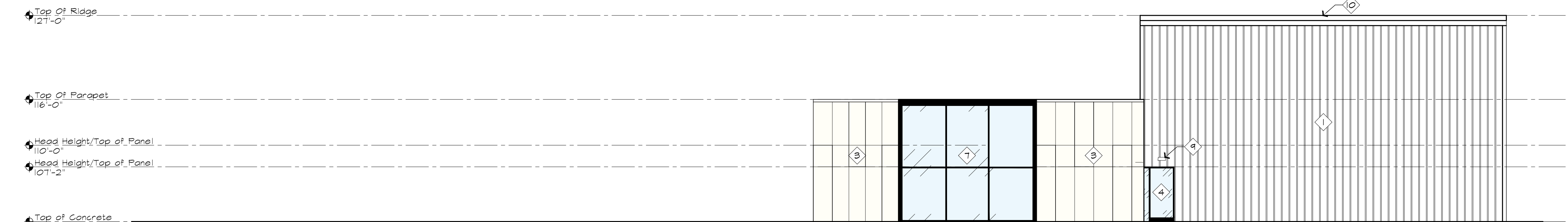
B South Elevation

1/8" = 1'-0"



C East Elevation

1/8" = 1'-0"



D North Elevation

1/8" = 1'-0"

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SITE DEVELOPMENT PLAN

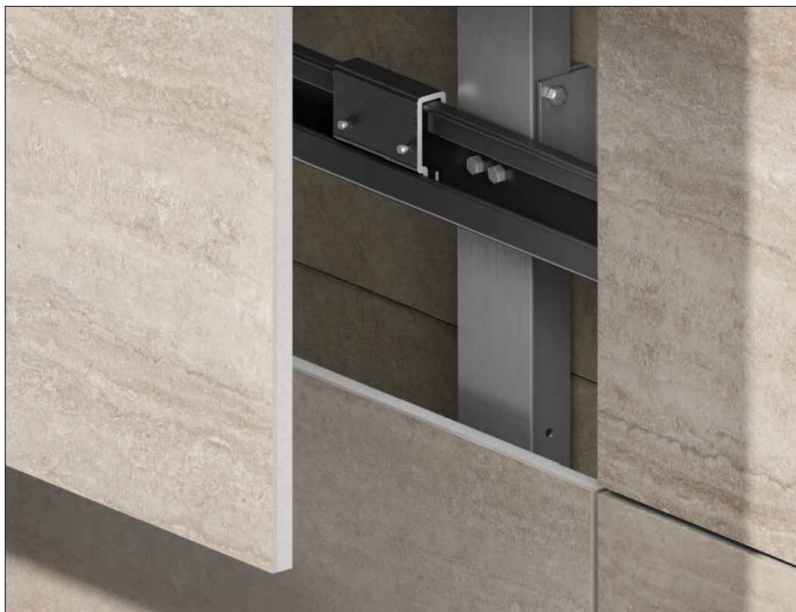
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 Vertical Aluminum Shading System



2 Vert. Corrugated Metal Panel



3 Limestone Panel Cladding*



4 Storefront Door, Black Trim



5 Aluminum Access Door, Ptd.



6 Storefront Window, Black Trim



7 Alum. Curtain Wall, Black Trim



8 Painted Euserc Cabinet



9 Exterior Wall Mounted Lighting

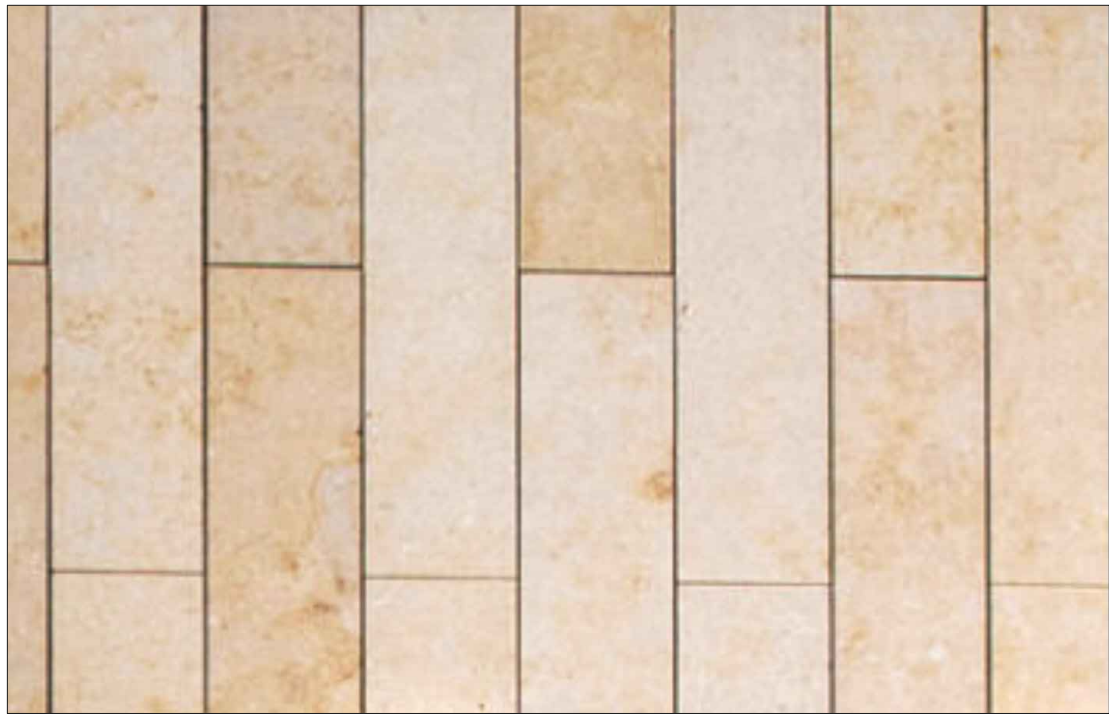
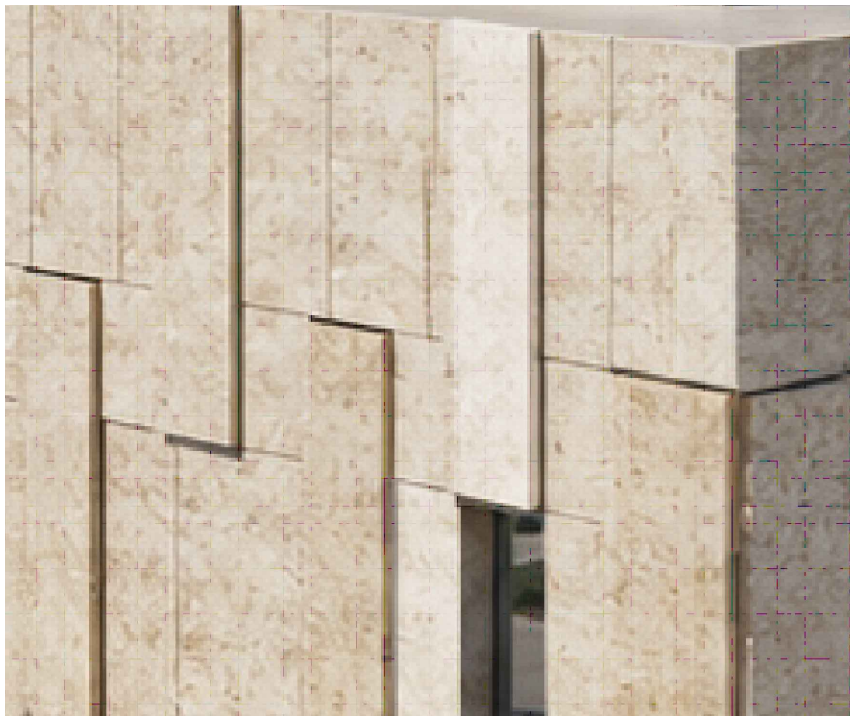


10 Alum. Smooth Facia, White



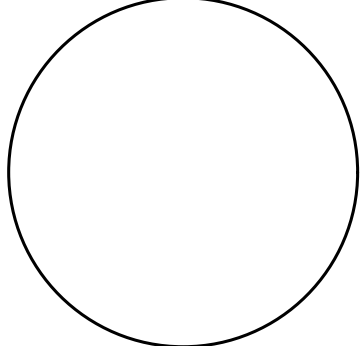
11 Operable Patio Doors

* MATERIAL NOTE: THIS PRODUCT IS A NATURAL MATERIAL WITH INHERENT SURFACE VARIATION. EXPRESSED MATERIAL SEAMS AND CONTROL JOINTS ARE INTENTIONALLY LAID OUT TO PROVIDE DEPTH AND ARTICULATION ACROSS THE FACADE.



Elevation Legend

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- 8 EUSERC Cabinet, Ptd to Match Limestone.
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- 11 Operable Patio Doors, Clad in 1 Shading System



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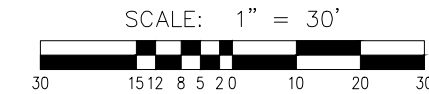


BENCHMARK:
ELEVATIONS ARE BASED ON THE NORTH AMERICAN
VERTICAL DATUM (NAV88 -- DOUGLAS COUNTY CONTROL
NETWORK) FROM GPS OBSERVATIONS. PROJECT
BENCHMARK IS DOUGLAS COUNTY BENCHMARK, ELEVATION
US FEET: 6260.41, DESCRIPTION: 3 1/4" DIAMETER
ALUMINUM DISK (DOUGLAS COUNTY CONTROL POINT
3.020010) NORTH OF PLUM CREEK PARKWAY, 1000 FEET
WEST OF GILBERT STREET +/-, ON NORTH SIDE OF DIRT
ROAD AND 40 FEET EAST OF SOUTHEASTERLY CORNER OF
BASEBALL FIELD +/-.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE
SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE
QUARTER SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67
WEST, 6TH PRINCIPAL MERIDIAN, SAID TO BE A
58°28'34"E, A DISTANCE OF 1287.95 FEET, FROM THE
SOUTHEAST ONE-SIXTEENTH CORNER OF SECTION 11 AS
MONUMENTED BY A FOUND #6 REBAR AND REFERENCE
TIES AS SHOWN TO THE SOUTHEAST CORNER OF SECTION
11 FOUND 3.25" ALUMINUM CAP STAMPED "AZTEC
CONSULTANTS INC, T8S R67W, S11 S12, +/-, S14 S13,
2005, LS 36580" FLUSH WITH GROUND SURFACE.

NOTES:
ALL SPOT GRADES ARE FLOW LINE UNLESS OTHERWISE
NOTED.

*RECEPTION NO. 99061088



SITE DEVELOPMENT PLAN
LOT 1A, BLOCK 1, PLUM CREEK COMMERCIAL FILING NO. 2 AMENDMENT NO. 2
LOCATED IN THE QUARTER: SE; SECTION: 11; TOWNSHIP: 8; RANGE: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



BENCHMARK:
ELEVATIONS ARE BASED ON THE NORTH AMERICAN
VERTICAL DATUM (NAV88) - DOUGLAS COUNTY CONTROL
POINT NETWORK) FROM GPS OBSERVATIONS. PROJECT
BENCHMARK IS DOUGLAS COUNTY BENCHMARK, ELEVATION
55 FEET; 6260.41, DESCRIPTION: 3 1/4" DIAMETER
ALUMINUM DISK (DOUGLAS COUNTY CONTROL POINT
3,020010) NORTH OF PLUM CREEK PARKWAY, 1000 FEET
WEST OF GILBERT STREET +/-, ON NORTH SIDE OF DIRT
ROAD AND 40 FEET EAST OF SOUTHEASTERLY CORNER OF
BASEBALL FIELD +/-.

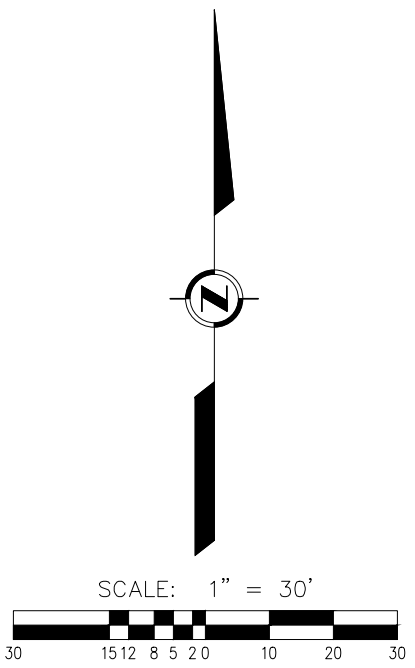
EXISTING UTILITY LOCATIONS:
COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY
FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR
VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE
INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

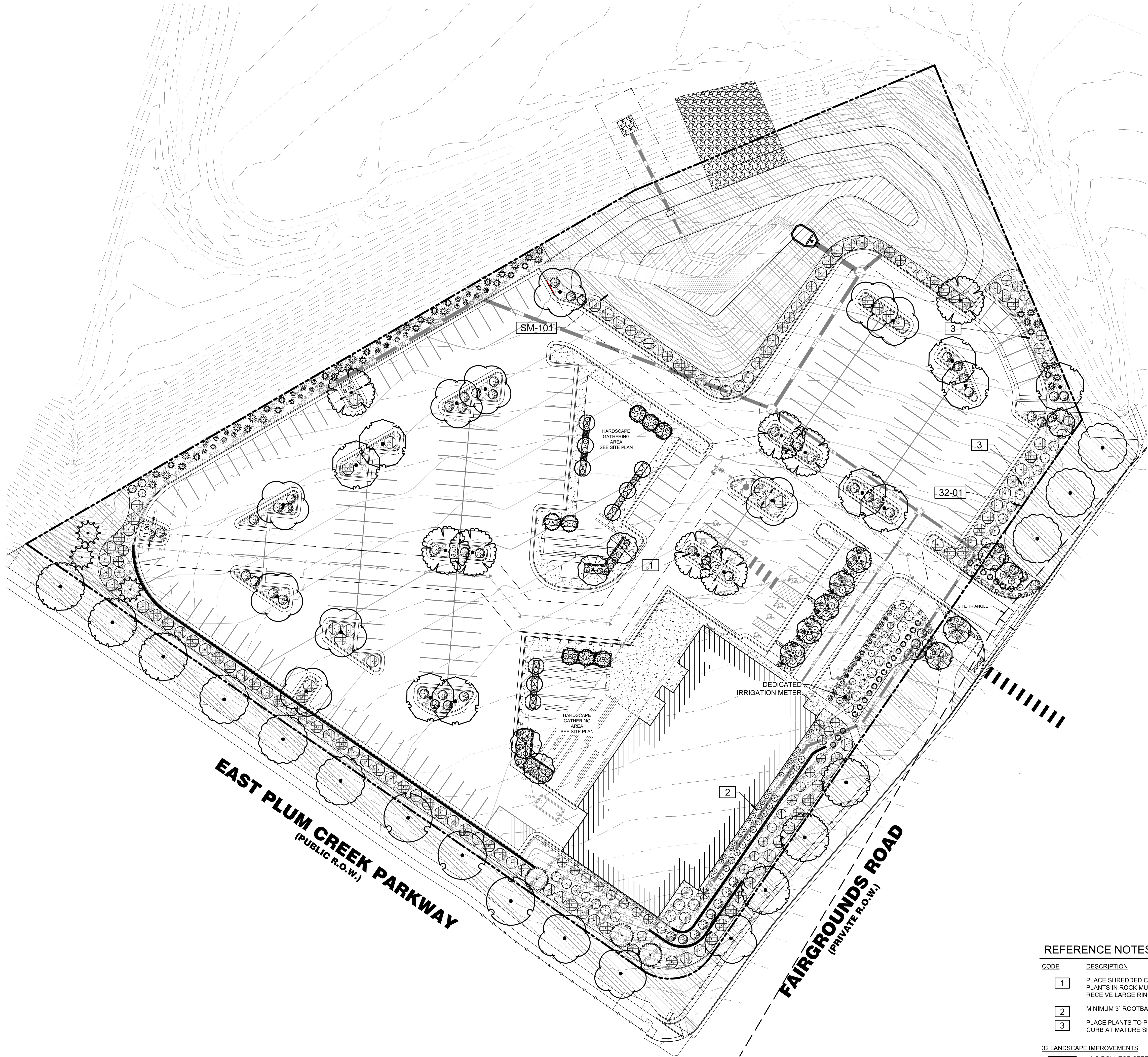


HEROES HALL
595 Fairgrounds Road
Castle Rock, CO 80104

Sheet 6 of 10

Lot 1A Block 1 Plum Creek
Commercial Filing No. 2 Am. No.





PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
EVERGREEN TREES			
	PE	3	EVERGREEN TREE
	PFV	3	EVERGREEN TREE
ORNAMENTAL TREES			
	AH	5	ORNAMENTAL TREE
	MS	9	ORNAMENTAL TREE
SHADE TREES			
	AG	13	DECIDUOUS TREE
	CS	6	DECIDUOUS TREE
	CO	8	DECIDUOUS TREE
	CP	8	DECIDUOUS TREE
	GBA	6	DECIDUOUS TREE
	GTS	9	DECIDUOUS TREE
	QM	3	DECIDUOUS TREE
	QSG	9	DECIDUOUS TREE
SHRUBS			
	CMF	45	SHRUB
	CSK	46	SHRUB
	DVR	34	SHRUB
	EN	3	SHRUB
	RRF	21	SHRUB
	JSMG	2	SHRUB
	POD	38	SHRUB
	POL	24	SHRUB
	PFC	44	SHRUB
	PBP	69	SHRUB
	RG	116	SHRUB
GRASSES			
	BB	33	ORNAMENTAL GRASS
	FS	82	ORNAMENTAL GRASS
	HSO	63	ORNAMENTAL GRASS
	SW	47	ORNAMENTAL GRASS
GROUND COVERS			
	PEA	1,585 SF	3/8 TO 3/4" PEA GRAVEL / WASHED PEA GRAVEL
MULCHES			
	RMW	31,384 SF	ROCK MULCH / RIVER ROCK 1"-2"
SOD/SEED			
	LGS	42,232 SF	NATIVE LOW GROW SEED MIX / PBSI SEED MIX
	NWM	3,653 SF	PRAIRIE WETLAND MIX / PBSI PRAIRIE WETLAND MIX

REFERENCE NOTES SCHEDULE

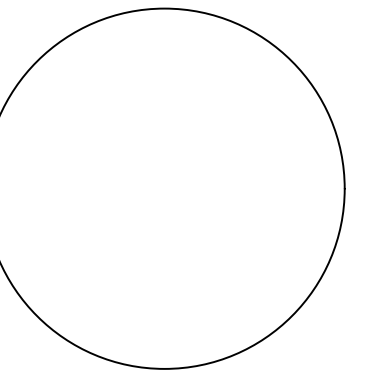
CODE	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PLANTS IN ROCK MULCH AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.
3	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.
32 LANDSCAPE IMPROVEMENTS	
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
32-02	SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED.
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

Neil A McLane
Colorado License No. LA-405
Castle Rock Registered Landscape
Professional No: 16-1607



Douglas County Fairgrounds Heroes Hall
500 Fairgrounds Rd
Castle Rock, CO. 80104
Douglas County Government

Project #: 2319
Date: 10/31/25
Drawn By: JRO
Checked By: NAM
Scale: as noted



LANDSCAPE PLAN

SCALE: 1" = 30'

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH APPROVED ORGANIC COMPOST. PROVIDE 4 CY PER 1000 SF FOR TURF AREAS; 2 CYDS PER 1000 SF FOR SEEDED NATIVE AREAS; AND PROVIDE 2:1 MIXTURE OF AMENDMENT FOR FILL DIRT IN TREE/SHRUB HOLES. MINIMUM TILL DEPTH OF 6".
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH. 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH. 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN. ALL BEDS MUST BE MULCHED.
- TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH. 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH. 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.
- ALL PLANTING BEDS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH OF MULCH USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. ALL CONTRASTING GROUND COVER MATERIALS SHALL UTILIZE PROFESSIONAL GRADE STEEL (WITH ROLLED OR SAFETY CAP TOP EDGE), BRICK, STONE, DECORATIVE CONCRETE OR OTHER EDGING APPROVED BY THE MRC TO DEFINE THE AREAS AND PROVIDE A CLEAN MAINTENANCE EDGE. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

STREET TREES, STREETScape IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER

IRRIGATION NOTES
ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

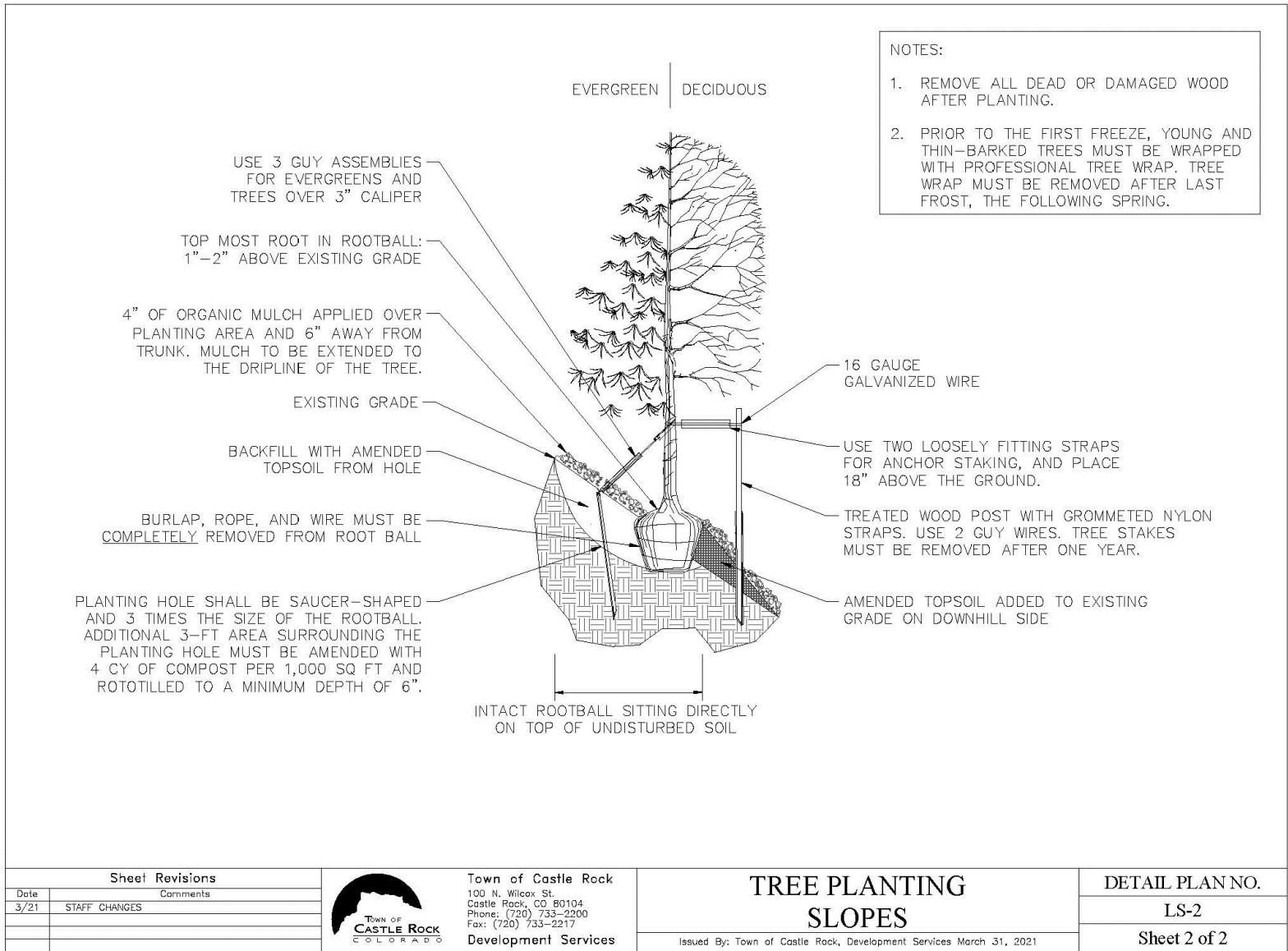
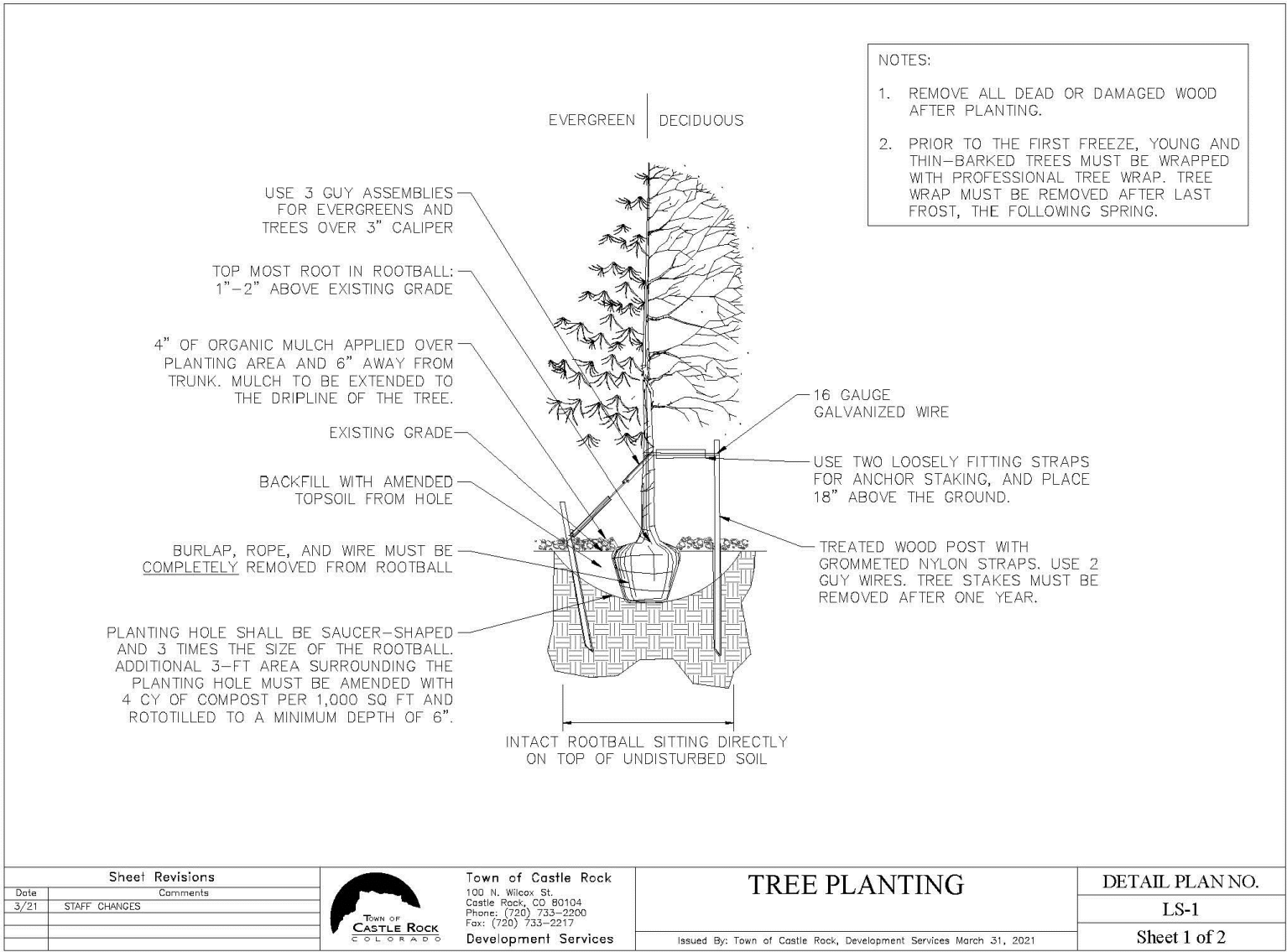
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED.

LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS

ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE PROPERTY OWNER



NATIVE GRASSES MUST BE MAINTAINED IN THEIR NATURAL FORM. NATIVE GRASSES SHOULD NOT BE MOWED AND/OR MAINTAINED AS A TURF GRASS. REMOVE MOW NATIVE SEE MIX TO A THREE (3) INCH HEIGHT

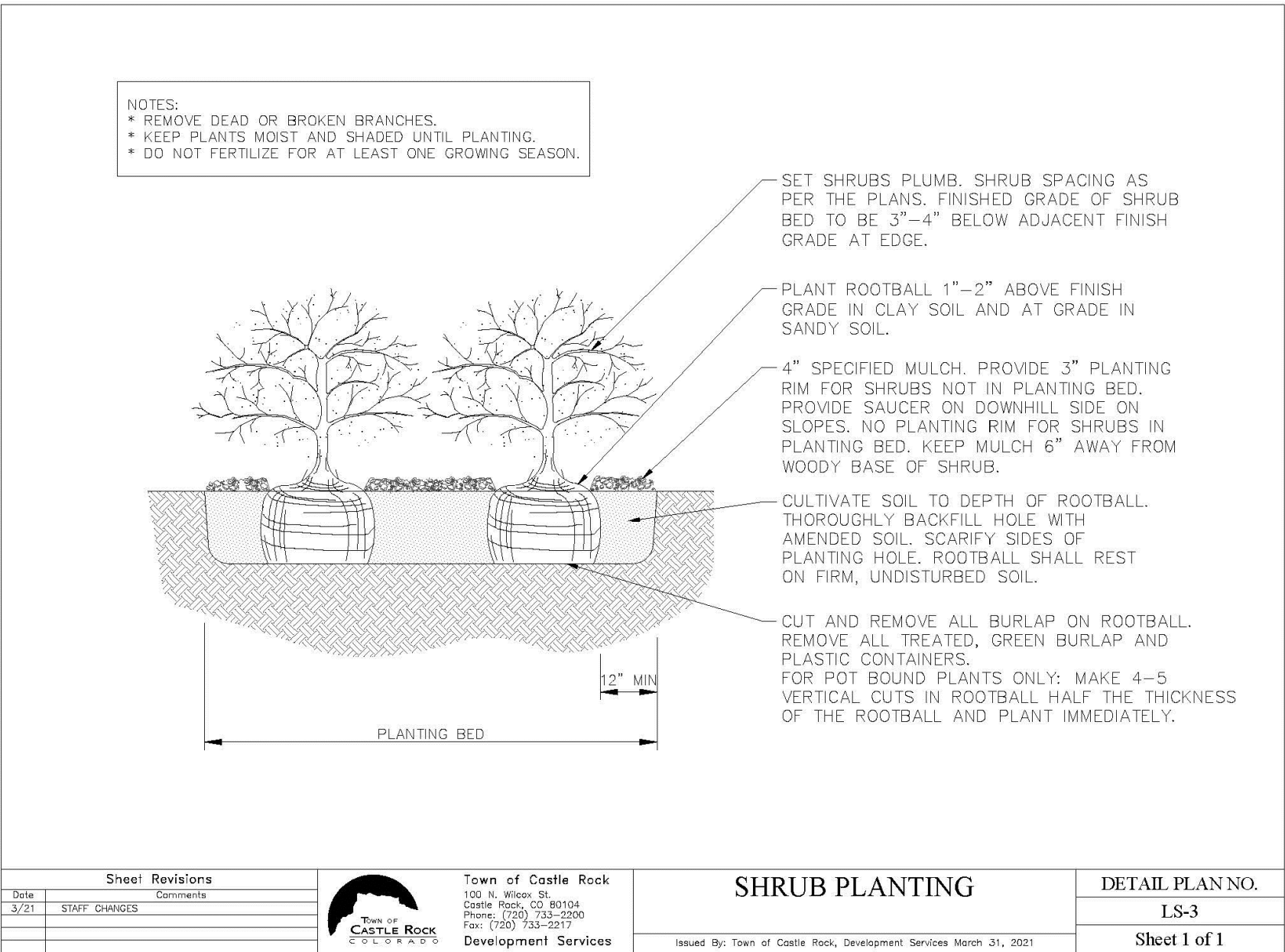
DISTURBED AREAS TO BE RESEEDED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

Native Seed Mix	
Pawnee Buttes Seed Inc. (PBSI) PBSI Low Grow Native Mix	
Rocky Mountain Fescue Sandberg Bluegrass Canby Bluegrass	
Rate: 5 lbs/1000 sf (PLS)	

Prairie Wetland Seed Mix	
PBSI Prairie Wetland Mix	
(14%) Alkali Bulrush (14%) Prairie Cordgrass (10%) Indian Grass (14%) Big Bluestem (6%) Three Square Bulrush (6%) Soft Stem Bulrush (6%) Olney's Threesquare Bulrush (6%) Meadow Sedge (6%) Baltic Rush (6%) Popcorn Sedge (6%) Wedgeleaf Duck Potato (4%) Lens Sedge (2%) Woolly Grass	
BROADCAST @ 10 lbs/Acre (PLS)	

LANDSCAPE NOTES

1. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
2. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.
3. Distance of trees to wet utility lines should be a minimum of ten (10) feet.
4. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
5. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
6. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
7. All plants are to be properly hydro zoned per Town of Castle Rock Plant list.
8. Distance of trees to wet utility lines should be a minimum of 10 feet.
9. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
10. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. Nonliving landscape material such as rock, stone, bark chips, and shavings which no longer cover the area in which they were originally installed, shall be regularly replenished to maintain the full coverage to a minimum depth of two (2) inches for rock mulch and four (4) inches for wood mulch.
13. Plants and vegetation under the Town of Castle Rock's plant list shall be in line with the adopted CWPP and fire resistive vegetation for the region to meet the adopted fire codes by the Town of Castle Rock.
14. An irrigation plan is required with the submittal of the Construction Documents.
15. 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.



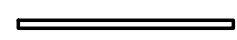
NON-RESIDENTIAL SITE INVENTORY

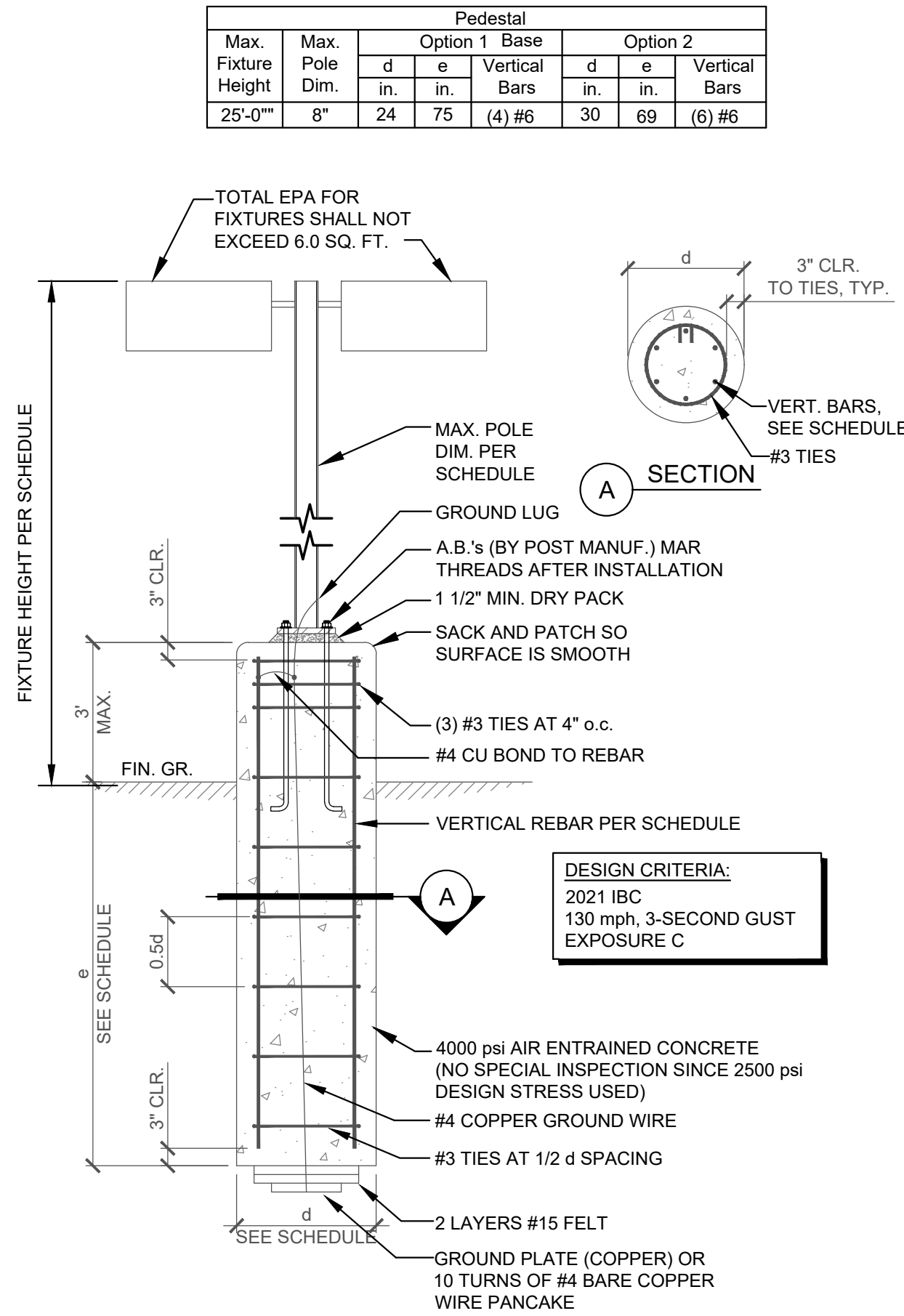
Town of Castle Rock Registered Professional:								Neil A McLane			
Town of Castle Rock Registration #		16-1607		State of Colorado License Landscape Architect #						LA-405	
Company Name:		Natural Design Solutions				Address:		5339 Colt Drive - Longmont, CO 80503			
Phone:		303-443-0388		Email:		neil@ndscolorado.com		Date:		06.03.26	
Project Name:		Heroes Hall - Douglas County									
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)			
189,348	18,935	0	78,833	38	40	76	445	3 cy / 1000 sf			
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% in minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections			
N/A	14,201	0	16,250	4,734	4,235	19	19	Yes No			

Parking Lot*						
Parking Lot Area	Landscape Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)
94,062	9,406		10320	19	19	38
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)
258	17		26	17	17	69

*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.

Site Luminary Summary Table

Luminaire													Lamps							
ID/ Symbol		Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
S1			LITHONIA	EAX1	EAX1 P2 SWW2 SO XVOLT SRA DMG BL	POLE MOUNTED SITE LIGHT	Y	TPE 3	277/480	0-10V	37	POLE	25' AFG	1	LED	46.46	7,934	40K	1	BLACK
L1			LUMENPULSE	LUMENFACADE NANO	LOGN-2W-48V-48-35K-80-WW-HFR-UMPN-BK-NO	LINEAR WALL GRAZING OF VERTICAL SURFACE OF FAÇADE. ZERO UPLIGHT	N	ASYMMETRIC	120V	0-10V	38	BUILDING MOUNTED UNDER FASCIA REVEAL	27' TO 16' AFG	1	LED	8	725	40K	1	BLACK
B1			LITHONIA	RADEAN BOLLARD	RADB LED P2 40K SYM DBLXD	BOLLARD LIGHT	N	TYPE IV	277 V	0-10V	15	BOLLARD	3' AFG	1	LED	8	617	40K	1	BLACK
O1			TESLYTE	BULLET TL7066	TL7066-10W-3000K-36	SHIELDED OBJECT LIGHTING	N	15 DEGREE ANGLE,RETRACTABL E SHROUD	120-277V	0-10V	12	JUNCTION BOX MOUNTING	0' AFG	1	LED	10.6	997	40K	1	BLACK
M1			KICHLER	16103	CTR180535-04	LINEAR WALL GRAZING OF VERTICAL SURFACE OF LANDSCAPE FEATURE. ZERO UPLIGHT	N	ASYMMETRIC	12V		25	MASONRY	3'AFG	1	LED	2.7	132	30K	1	BLACK
W1			LITHONIA	WDGE2 LED	WDGE2LED P1 40K 80CRI T1S M VOLT	WALL PACK FOR EGRESS ILLUMINATION	Y	TYPE 1 SHORT	120-277V	0-10V	4	WALL	10'AFG	1	LED	11.16	1215	40K	1	BLACK



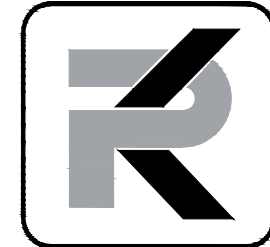
A POLE BASE - PEDESTAL
E0.0 SCALE: NONE

LIGHTING STANDARD NOTES

- LIGHT LOSS FACTOR IS 1.
- ALL EXTERIOR LIGHTING SHALL BE BE CONTROLLED VIA PHOTOCELL TO ILLUMINATE ALL EXTERIOR LIGHTING 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE. A PROGRAMMABLE ASTRONOMICAL TIME CLOCK SHALL BET SET TO DIM ALL LIGHTING TO 50% OUTPUT BETWEEN THE HOURS OF 12:00AM AND 5:00AM.
- THE LIGHTING OBJECTIVE FOR EACH AREA OF THE SITE:
 - A. PARKING LOT- TO PROVIDE FUNCTIONAL ILLUMINATION OF DRIVE LANES, CROSSWALKS AND PARKING SPACES FOR SAFETY AND NAVIGATION VIA POLE MOUNTED AREA LIGHTS.
 - B. MAIN ENTRANCE- TO PROVIDE FUNCTIONAL ILLUMINATION OF ENTRY POINTS FOR SAFETY AND NAVIGATION AND TO ENHANCE ARCHITECTURAL APPEARANCES VIA BUILDING MOUNTED WALL PACKS AND WALL GRAZING LINEAR LIGHTS.
 - C. OUTDOOR EVENT LAWN- TO PROVIDE FUNCTIONAL ILLUMINATION OF PATHWAYS AND CIRCULATION AREAS FOR SAFETY AND NAVIGATION VIA BOLLARD LIGHTS AND TO ACCENT LANDSCAPE FEATURES VIA SURFACE GRAZING LINEAR LIGHTS AND SHIELDED LANDSCAPE BULLET LIGHT.
- THE SITE LIGHTING HAS BEEN DESIGNED TO MINIMIZE LIGHT TRESPASS FOR NEIGHBORING PROPERTIES BY ENSURING ALL BUILDING MOUNTED LIGHTS AND BOLLARDS HAVE A LUMEN OUTPUT OF LESS THAN THE ALLOWABLE 3500LM. ALL POLE MOUNTED LIGHT FIXTURES ARE FULL CUT OFF.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

DRAWING SCHEDULE

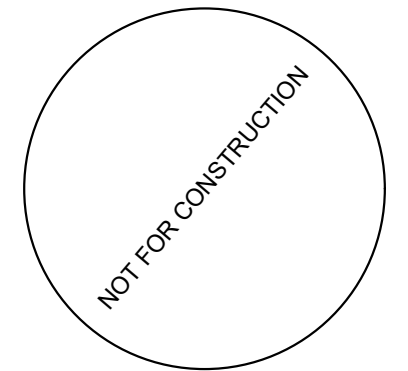
SHEET	DESCRIPTION	SITE DEVELOPMENT 11/25/2025	SITE DEVELOPMENT 05/12/2026
E0.0	SITE LUMINARY SCHEDULE, DRAWING LIST, AND GENERAL NOTES	●	●
E1.0	LIGHTING PHOTOMETRICS SITE PLAN	●	●
TOTAL SHEETS IN ISSUE:		2	2



PK Electrical, Inc.

ENGINEERING | DESIGN | CONSULTING

685 Sierra Road Dr., Ste B | Reno, NV 89511 | 775.826.9010
4801 OTT Road, Ste 200 | Denver, CO 80231 | 720.841.3200
8312 Maryland Ave., Ste 400 | Clayton, MO 63105
pk-electrical.com | PH021518



Rev. #	Description	Date
1	1st Submittal	11/25/25
2	2nd Submittal	05/12/26
3		
4		
5		
6		

Heroes Hall
500 Fairgrounds Rd
Castle Rock, CO. 80104
Douglas County Government

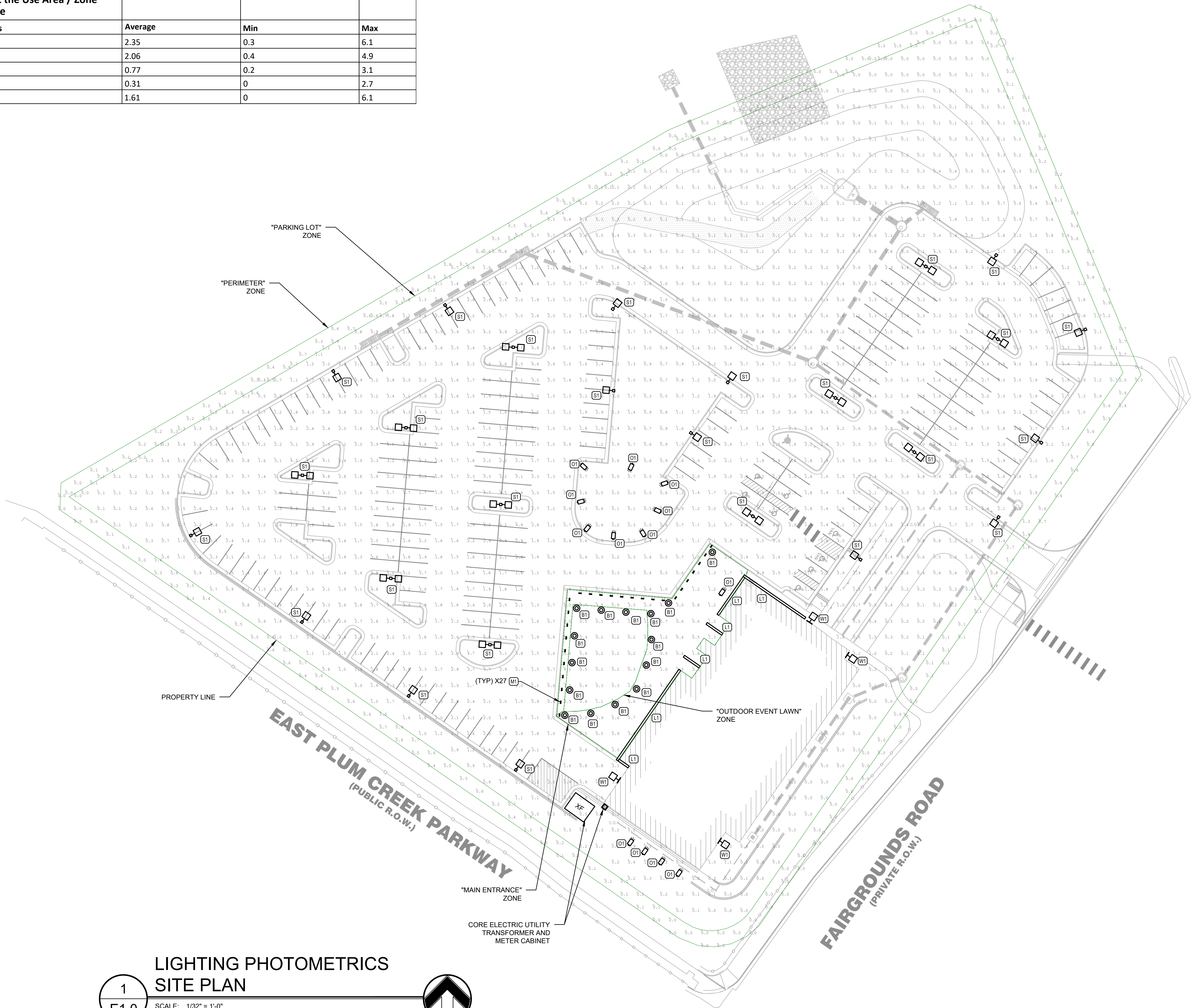
Project #: 2319
Date: 05/12/26
Drawn By: MB
Checked By: HMS
Scale: As Noted

Sheet 1 of 2

E0.0

Site Development Plan
Lot 1 Block 1 Plum Creek
Commercial Filing No. 2
3.347 AMIL
SDP25-0064

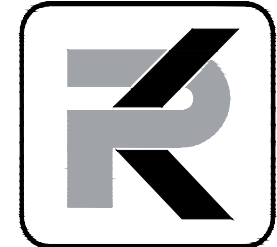
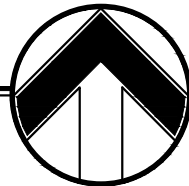
Calculation Summary		List the Use Area / Zone Type			
Label	Calc Type	Units	Average	Min	Max
Parking lot	Illuminance	FC	2.35	0.3	6.1
Main Entrance	Illuminance	FC	2.06	0.4	4.9
Outdoor Event Lawn	Illuminance	FC	0.77	0.2	3.1
Perimeter	Illuminance	FC	0.31	0	2.7
Total Site Area	Illuminance	FC	1.61	0	6.1



1
E1.0

LIGHTING PHOTOMETRICS SITE PLAN

SCALE: 1/32" = 1'-0"



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NOT FOR CONSTRUCTION

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Sheet 2 of 2

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