Ref #2024009034, Date: 3/8/2024 12:45 PM, Pages: 1 of 12 ,RECORDING $123.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013

GENERAL NOTES

1. 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.

2. 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.

3. The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.

4. This property is located within Zone X as per FEMA FIRM Panel No. 0301G Dated March 16, 2016. Portions of the property are not located within a designated 100-year floodplain Zone X.

5. 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.

6. 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.

7. 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.

8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline 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.

9. Not Applicable

10. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat. [Modify as appropriate.]

11. This site is zoned Planned Development.

12. Not Applicable

13. 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, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.

14. Not Applicable

15. Not Applicable

16. A sign permit for each sign must be obtained from the Town of Castle Rock Building 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.

17. Not Applicable

18. Not Applicable

19. The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

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. 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.

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

5. 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.

6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 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.

7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. 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 to32 feet wide.

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

9. 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) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDE A BUILDING ADDITON ON THE EAST SIDE OF THE EXISTING FORD DEALERSHIP, THAT INCLUDES 12 NEW VEHICLE SERVICE BAYS AND 1 NEW AUTOMATIC DRIVE-THRU WASH BAY, WHICH IS FOR PRIVATE USE BY THE DEALERSHIP ONLY AND NOT OPEN TO PUBLIC USE. SCOPE OF WORK ALSO INCLUDES ADDING 3 NEW PARKING LOT EV CHARGING STATIONS AND 4 NEW BUILDING MOUNTED EV CHARGING STATIONS.

LEGAL DESCRIPTION

LOT 1 BROOKSIDE BUSINESS CENTER 2 2ND AMD 20.414 AM/L. RECEPTION NO. FOR ASSOCIATED PLAT NO. 2005085525.

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.

CARS-DB4, L.P.

a Deleware limited partnership

By: CARS-DBSPE4, INC.
a Deleware corporation
its General Partner

By: _____

Name: Daniel E. Garces

Title: SVP & Director of Acquisitions

CARS-DB4, L.P., a Delaware limited partnership as to Parcel A

SIGNED THIS 9th DAY OF January, 2024

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF January,
2024 BY Jessica V. Supervielle.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2027

JESSICA V. SUPERVIELLE NOTARY PUBLIC REG # 8062245 MY COMMISSION EXPIRES 9/30/2027 COMMONWEALTH OF VIRGINIA

TITLE CERTIFICATION

I, Joseph Rosetti, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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.

_____
AUTHORIZED REPRESENTATIVE

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMPANY

SIGNED THIS 14th DAY OF February, 2024.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF February,
2024 BY Joseph Rosetti AS AUTHORIZED REPRESENTATIVE
OF First American Title Insurance Company

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/25/2026

Mark Robert Pocta
Notary Public, State of Colorado
Notary ID 20224033382
My Commission Expires 08.25.2026

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED February 4, 2021 AT RECEPTION NO. 2021014488 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS INDENTURE TRUSTEE

BY John Hannon Vice President _____
NAME AND TITLE SIGN

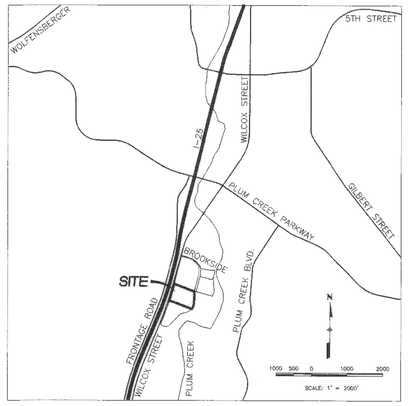
SIGNED THIS 5 DAY OF February, 2024

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF February,
2024 BY Peter J Lopez.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/2024

Peter J. Lopez
Notary Public, State of New York
No. 01LO6367 Qualified in Suffolk County
Certificate Filed in New York County
Commission Expires November 1, 2024



VICINITY MAP
SCALE: 1"=2000'

ZONING COMPARISON CHART

ZONING	PLANNED DEVELOPMENT	
USE AREA	AUTOMOBILE DEALERSHIP	
LOT	PORTION OF LOT 3, BLOCK 1	
SITE AREA SF / ACRES	278,784 SF / 6.4 ACRES	
	REQUIRED	PROPOSED
MAX BUILDING AREA (EACH BUILDING)	78,000 SF	49,422 SF
		EXISTING BLD: 40,810 SF NEW SERVICE AREA: 7,391 SF NEW CAR WASH: 1,221 SF
		AREA BY USE AUTOMOBILE SALES: 13,338 SF AUTOMOBILE SERVICE: 36,084 SF TOTAL: 49,422 SF
PERMITTED USE	PER APPROVED PD	AUTOMOBILE DEALERSHIP
MAXIMUM BUILDING COVERAGE	40%	17.7 %
SETBACKS:		
NORTH	10'	105'
EAST	25'	142'
SOUTH	10'	80'
WEST	150'	166'
MAX. BUILDING HEIGHT	50'	30'
MIN. PARKING	REQUIRED	PROPOSED
PARKING REQUIREMENTS 1.5 spaces per 1,000 sq. ft. of indoor display area plus 3 spaces per service bay plus 1 space per employee on maximum shift.	INDOOR DISPLAY AREA: **10 SPACES** SERVICE BAYS: **117 SPACES** EMPLOYEE ON MAX SHIFT: **60 SPACES** **TOTAL REQUIRED = 187 SPACES**	181 STANDARD SPACES 6 ACCESSIBLE SPACES (1 VAN) **187 PARKING SPACES** 11 EV CHARGING STATIONS 176 VEHICLE INVENTORY SPACES **390 TOTAL SPACES ON SITE**
BUILDING ADDITION PARKING	REQUIRED	
	13 NEW SERVICE BAYS = 36 SPACES (THIS INCLUDES 1 CAR WASH BAY AND 12 VEHICLE SERVICE BAYS) NEW SERVICE AREA: 7,391 SF NEW CAR WASH: 1,221 SF THESE ARE INCLUDED IN THE OVERALL REQUIRED SPACES ABOVE	
SITE UTILIZATION		
	S.F.	% OF TOTAL
BUILDING AREA	49,422 SF	17.7%
PARKING AND DRIVE AISLES	180,575 SF	64.8%
OPEN SPACE AND LANDSCAPING	48,787 SF	17.5%
TOTAL	278,784 SF	100%

VEHICLE PARKING CALCULATIONS: CASTLE ROCK MUNICIPAL CODE SECTION 17.54.040 TABLE 64-1
VEHICLE SALES AND LEASING REQUIREMENTS: "1.5 spaces per 1,000 sq. ft. of indoor display area plus 3 spaces per service bay plus 1 space per employee on maximum shift."

INDOOR DISPLAY AREA: 6,414 SF / 1,000 SF = 6.414 X 1.5 = 9.6 = **10 SPACES**
SERVICE BAYS: 26 EXISTING + 13 NEW = 39 SERVICE BAYS X 3 SPACES PER BAY = **117 SPACES**
1 SPACE PER EMPLOYEE ON MAX SHIFT: 60 MAX SHIFT EMPLOYEES = **60 SPACES**
TOTAL PARKING SPACED REQUIRED = 187 SPACES

SHEET INDEX

1 OF 12	SDP-1	COVER SHEET
2 OF 12	SDP-2	SITE PLAN
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4 OF 12	SDP-4	UTILITY PLAN
5 OF 12	SDP-5	EXTERIOR ELEVATIONS
6 OF 12	SDP-6	OVERALL LANDSCAPE PLAN
7 OF 12	SDP-7	LANDSCAPE DETAILS AND NOTES
8 OF 12	SDP-8	LANDSCAPE PLAN NORTH
9 OF 12	SDP-9	LANDSCAPE PLAN SOUTH
10 OF 12	SDP-10	ORIGINAL LANDSCAPE PLAN NORTH
11 OF 12	SDP-11	ORIGINAL LANDSCAPE PLAN SOUTH
12 OF 12	SDP-12	PHOTOMETRIC SITE PLAN AND DETAILS

ARCHITECT

ADRAGNA ARCHITECTURE + DEVELOPMENT
8695 THUNDERBIRD CIRCLE PARKER, CO 80134
719-351-4918
CONTACT: CASEY ADRAGNA

OWNER/DEVELOPER

FOUNDATION AUTOMOTIVE CORP.
1404 S. WILCOX STREET
CASTLE ROCK, CO 80104
701.390.0211
CONTACT: DOUG KEITH

LIEN HOLDER

CITIBANK, N.A.
ATTENTION: AGENCY & TRUST- CARS-DB4, L.P. 2021-1
388 GREENWHICH STREET
NEW YORK, NEW YORK 10013

CIVIL ENGINEER/ LAND SURVEYOR

Brian Krombein, PE, PLS
Vermilion Peak Engineering
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070
brian2@vermilionpeak.com

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 27th DAY OF March, 2024.

_____
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF ORDINANCE 97-17, DATED JUNE 12, 1997 AND IS PART OF THE IMPLIED CONSENT AREA.

CIVIL ENGINEER'S STATEMENT

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

_____ 2/14/24
LICENSED ENGINEER DATE
BRIAN KROMBEIN, PE, PLS.
COLORADO PE NO. 34294

COLORADO REGISTERED BRIAN KROMBEIN 34294 PE & PLS

SURVEYOR'S STATEMENT

I, BRIAN KROMBEIN, 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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ 2/14/24
LICENSED LAND SURVEYOR DATE
BRIAN KROMBEIN, PE, PLS.
COLORADO PLS NO. 38344

COLORADO REGISTERED BRIAN KROMBEIN 38344 PE & PLS

BENCHMARK

NGS BENCHMARK DESIGNATION "Y 396", PID "KK1332" BEING A STEEL ROD UNDER LOGO CAP 101 FEET EAST OF I-25 MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE PIPE, 42.3 FEET EAST OF THE CENTERLINE OF A FRONTAGE ROAD, 3.3 FEET SOUTH OF A UTILITY POLE.
ELEVATION: 6276.49 FEET (NAVD88)

BASIS OF BEARINGS

THE NORTHWEST LINE OF LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2 BEARS N14°30'27"E PER SAID PLAT.

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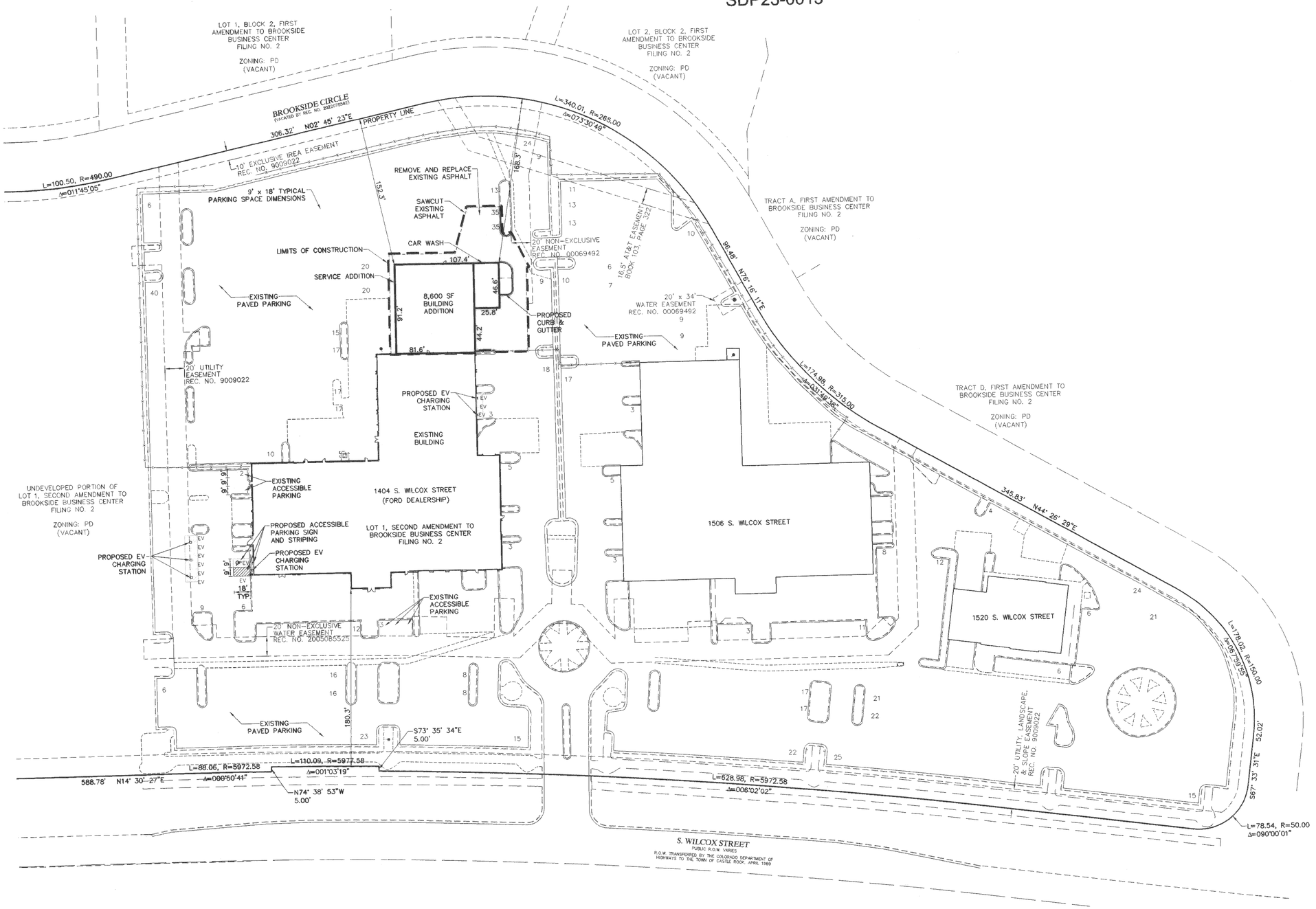
Adragna architecture + development
6162 W. CROSS DR.
LITTLETON, CO 80123
719.244.4023
719.351.4918
www.adragnaarch.com

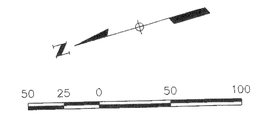
PROJECT NO. SDP23-0013

SDP- 1
COVER SHEET
1 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013





LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- PARKING COUNT
- EV ELECTRIC VEHICLE PARKING SPACE

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PROJECT NO. SDP23-0013

SDP-2
SITE PLAN
2 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
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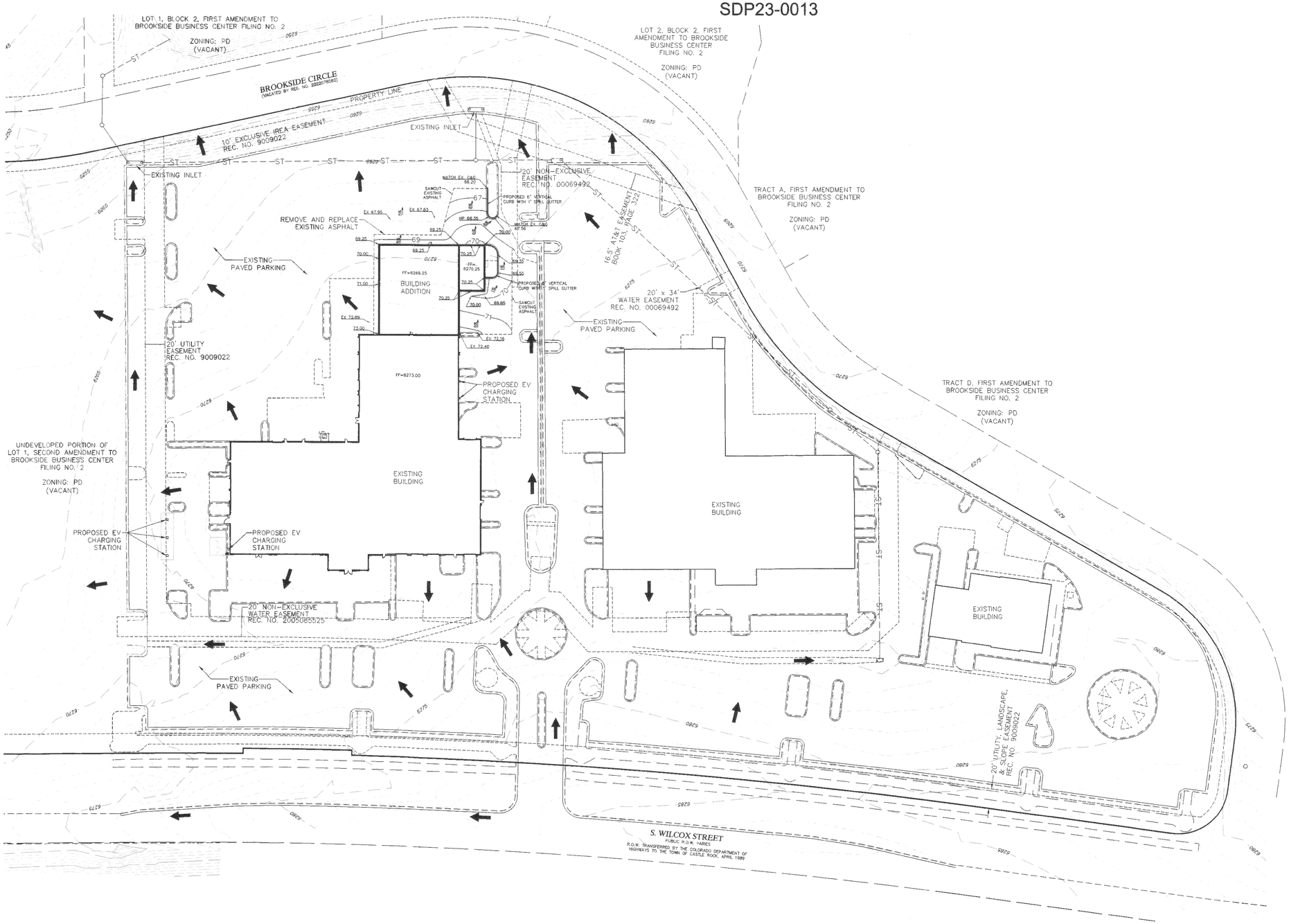
SDP23-0013



50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB

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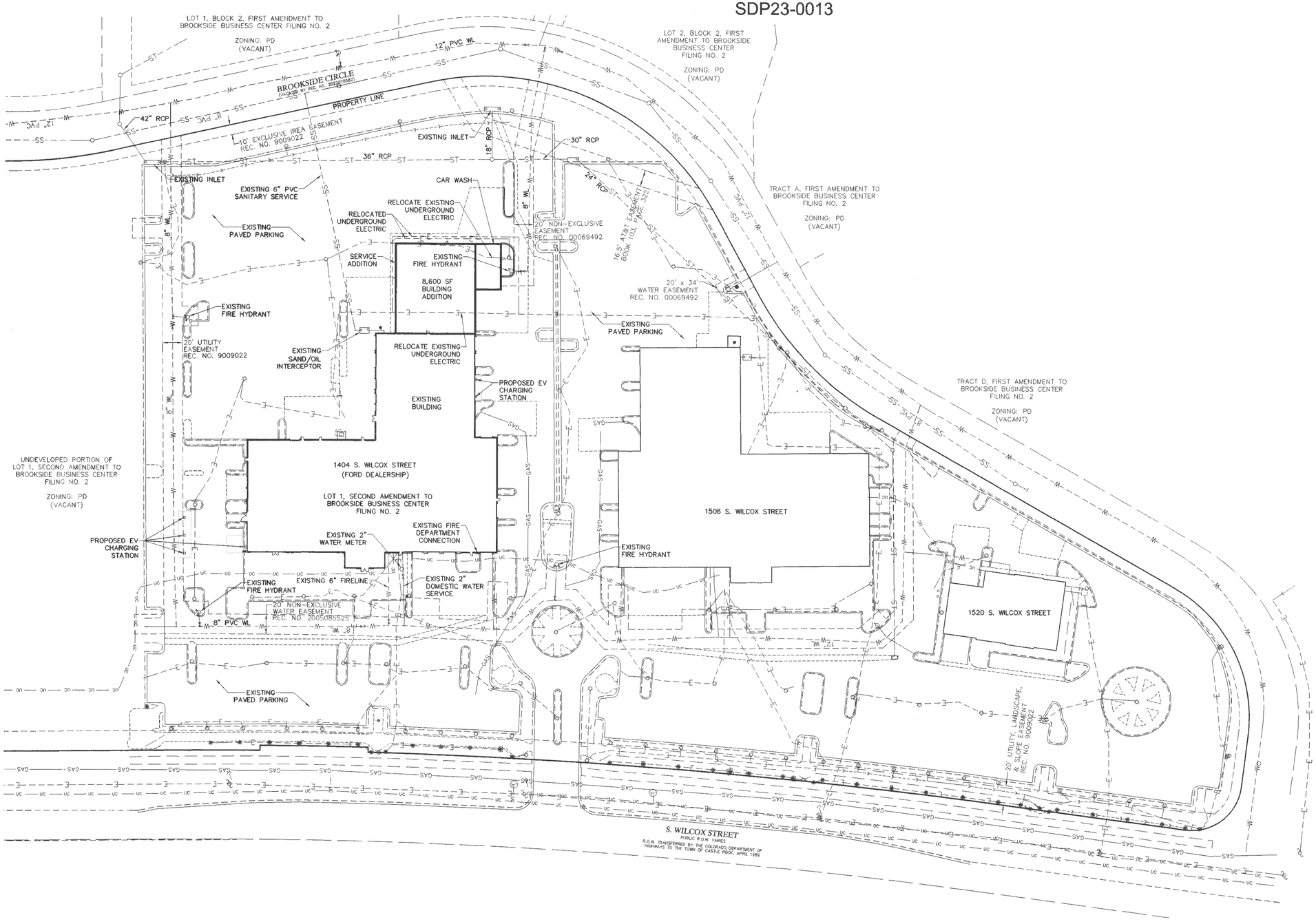
PROJECT NO. SDP23-0013

SDP-3
GRADING PLAN
3 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013



50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- R.O.W. LIMITS
- EXISTING CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING GAS PIPE
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- PROPOSED CURB & GUTTER
- EXISTING EASEMENT

NOTES

1. FIRE SPRINKLER AND DOMESTIC WATER SERVICE TO THE BUILDING ADDITION WILL BE PROVIDED BY INTERNAL CONNECTIONS TO THE EXISTING BUILDING WATERLINES. NO NEW WATER OR SEWER CONNECTIONS NOR UPSIZING OF EXISTING SERVICE LINES IS REQUIRED.

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PROJECT NO. SDP23-0013

SDP-4
UTILITY PLAN
4 OF 12

KEYNOTES - EXTERIOR ELEVATIONS

1 21 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880

2 31 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880

3 39" HIGH DEALER NAME LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

4 19" HIGH SERVICE LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.CO M FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

5 NEW WALL MOUNTED EV CHARGING STATION. SEE DETAIL ON THIS SHEET.

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
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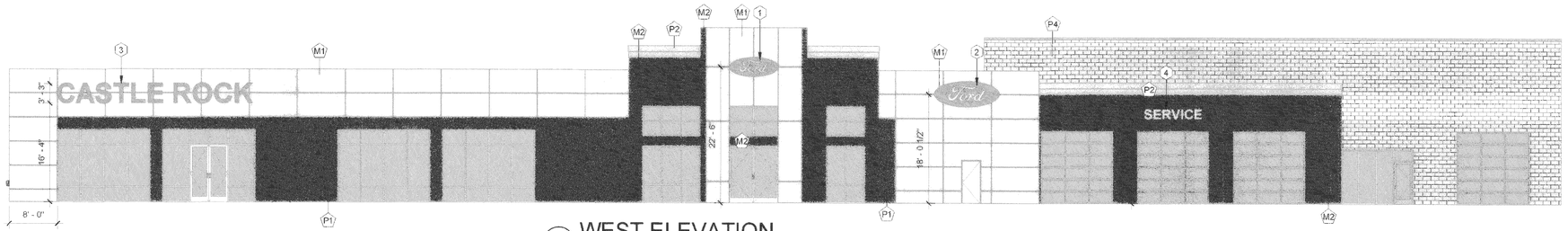
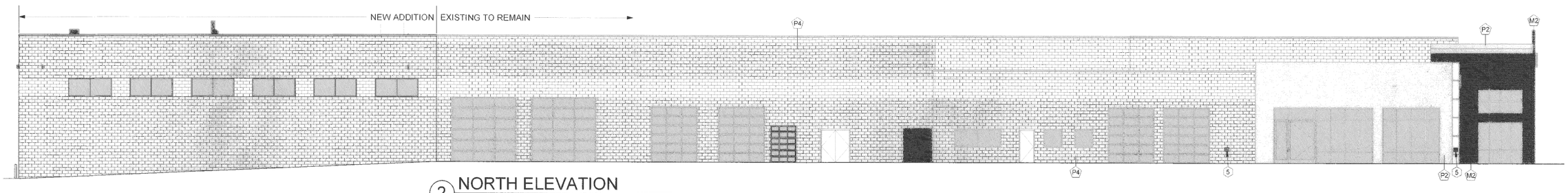
SDP23-0013

EXTERIOR FINISH LEGEND

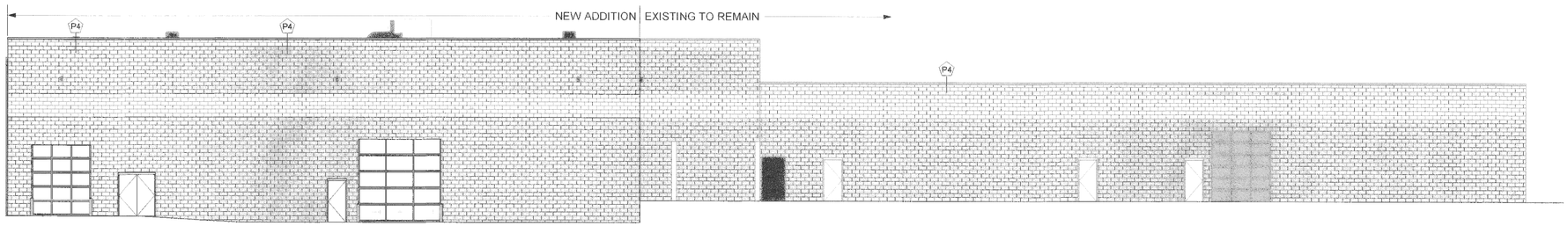
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
M1		ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT)	ARCONIC REYNOBOND LONG BRUSHED ALUMINUM
M2		RIBBED METAL PANEL (7.2 RIB SIDING)	ARCONIC, COLORWELD 500 - SLATE GRAY (BN5A179B) 30% GLOSS
P1		PAINTED EXISTING STUCCO	BENJAMIN MOORE, STEEL WOOL, 2121-20
P2		PAINTED EXISTING STUCCO	BENJAMIN MOORE, STORMY MONDAY, 2112-50
P4		PAINTED NEW SPLIT FACE CMU TO MATCH EXISTING	BENJAMIN MOORE, MINERAL ICE, 2132-70
P5		PAINTED NEW SMOOTH FACE CMU TO MATCH EXISTING	BENJAMIN MOORE, MINERAL ICE, 2132-70



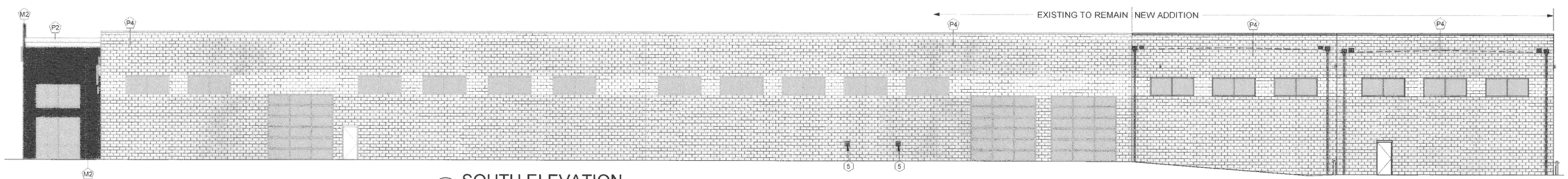
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



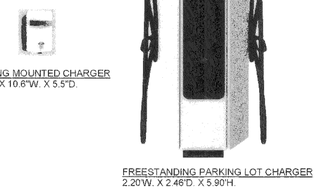
2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING MOUNTED CHARGER
14.1"H. X 10.6"W. X 5.5"D.

FREESTANDING PARKING LOT CHARGER
2.20W. X 2.46"D. X 5.90"H.

5 EV CHARGER DETAILS
SCALE: 1/2" = 1'-0"

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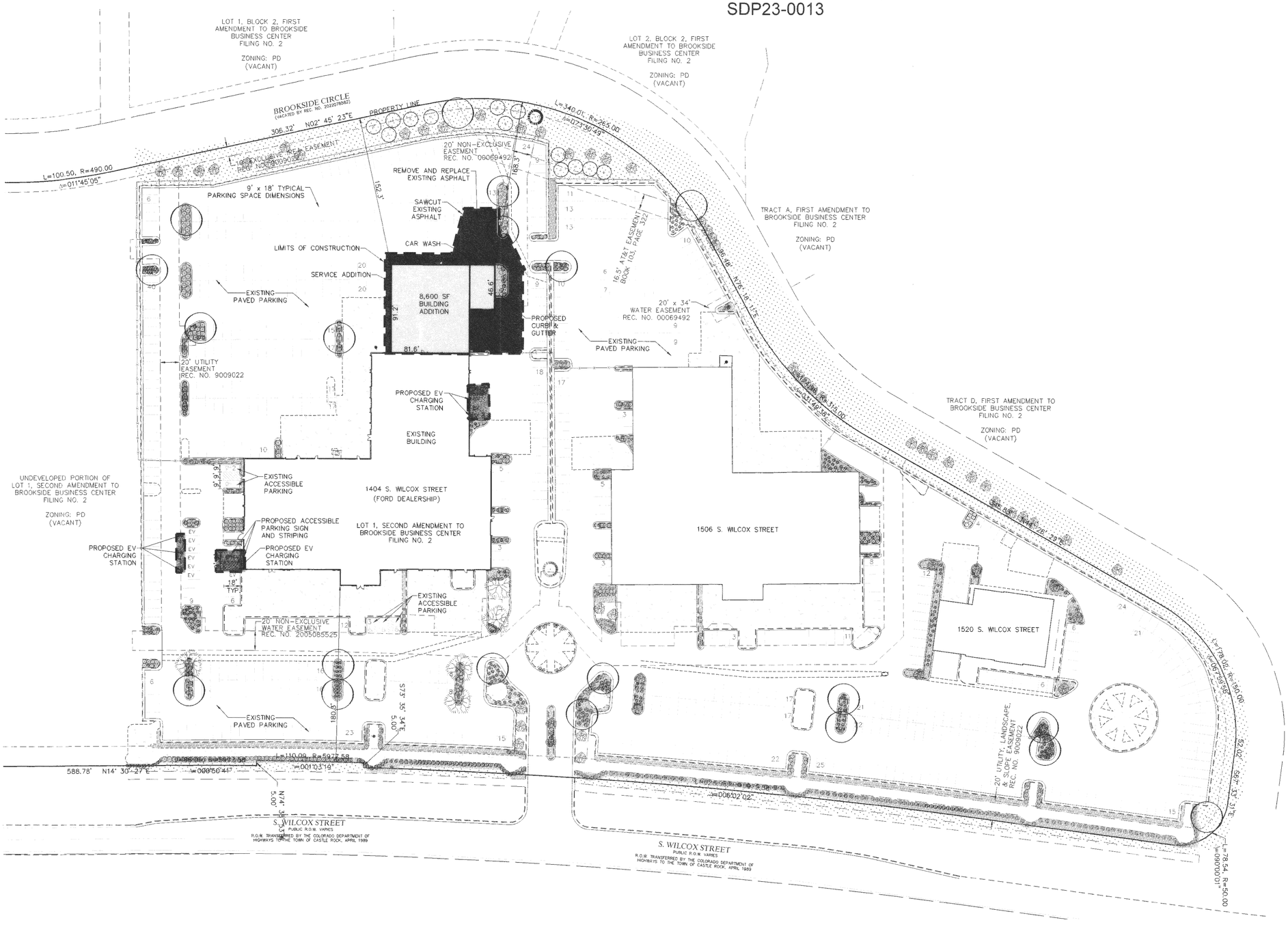
PROJECT NO. SDP23-0013

SDP- 5
EXTERIOR ELEVATIONS
5 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013



N

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING EASEMENT
- E — E — EXISTING ELECTRIC
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- PARKING COUNT
- EV ELECTRIC VEHICLE PARKING SPACE

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EVERGREEN SHRUBS
- EXISTING ROCK MULCH
- EXISTING NATIVE GRASS
- EXISTING IRRIGATED TURF

PLANSCAPES
URBAN DESIGN
LAND PLANNING | LANDSCAPE ARCHITECTURE

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PROJECT NO. SDP23-0013

SDP-6
OVERALL LANDSCAPE PLAN
6 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013

LANDSCAPE NOTES (These notes to be places on Landscape Plan sheet.)

Note: *Current TOCR Landscape and Irrigation Criteria Manual tree requirement not met as original SDP requirements still apply and original approved plan provided.*

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
9. 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.
10. No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. 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.
15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

PLANT SCHEDULE

SYMBOL LEGEND

DECIDUOUS SHADE TREES — HYDROZONE Low — QUANTITY **68 Trees**

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

EXISTING LARGE CANOPY DECIDUOUS SHADE TREES

ORNAMENTAL TREES — HYDROZONE Low — QUANTITY **18 Trees**

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE **Low** — QUANTITY **16 Trees**

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 **Low** — QUANTITY **85 Shrubs**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE **Low** — QUANTITY **940 Shrubs**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EXISTING SHRUBS

ORNAMENTAL GRASSES — HYDROZONE **N/A** — QUANTITY 0

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS — HYDROZONE **N/A** — AREA 0

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS — HYDROZONE **N/A** — AREA 0

ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER

NATIVE SEED — HYDROZONE **Low** — AREA **64,413 Sq Ft**

GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON

APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

**Choose one symbol/hatch for each plant category. Show symbol next to the corresponding category.*

SITE DEVELOPMENT PLAN NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: _____

Town of Castle Rock Registration # _____ Architect # 1064

Company Name: Planscapes Address: 980 Norway Maple Drive

Phone: 970-988-5301 Email: rmmolloy@msn.com Date: 7/25/2023

Project Name: _____

Gross Site Area	Required Landscape *(10% of the gross site area)*	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)
604854 SqFt	60,485 sq ft	105,707sq ft = 17.5 Landscape area	60,485/1000*2 = 121 Trees	61 Existing Trees 31 Proposed Trees	60,485/1000*4 = 242 shrubs	142 Proposed Shrubs 587 Existing Shrubs	Existing
Turf Grass Square Footage (SF)*	Landscape Coverage at Maturity (SF)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (SF)	Nonliving Ornamental Percentage *(25% maximum)*	Number of Large Canopy Deciduous Shade Tree	Percentage *(50% Large Canopy Deciduous Shade Tree)*	Separate Irrigation Service Connections
3,842 sq ft Existing Irrigated Turf Grass	60,485 sq ft	95% coverage	5,276 sq ft of non-living islands	5,276/105,707 = 5% non-living	30 Existing 31 Proposed	61 Shade Trees/92 tree = 66% Shade Trees	Yes ___x_ No ____

Parking Lot Peninsula/Islands (40 Spaces or More)****

Number of Parking Spaces	Number of Landscaped Islands Required *(1 island per 15 spaces)*	Number of Landscaped Islands Provided	Required Trees*** *(Minimum of 1 large canopy deciduous shade tree per island/peninsula)*	Provided Trees	Required Shrubs *(Minimum of 4 shrubs per island/peninsula)*	Provided Shrubs
spaces 689 display spaces	786/15 = 53 islands	73 Islands	53 Required Trees	56 Provided	212 Shrubs Required	441 Shrubs Provided

*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 less than 40 spaces can be found in Section 17.54.100(F) of the Castle Rock Municipal Code.
*****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.
****** Original approved aand installed landscape plan does not match todays new standards
******* Provided trees matched the originally approved and installed landscape plan

TOWN OF CASTLE ROCK COLORADO

CLWUR (Composite landscape water use rating) Chart

Project Name: SITE DEVELOPMENT PLAN AMENDMENT #3

Site Development Plan (SDP) Number: WC-SDP23-0013

Irrigation Spray or Drip?	Plant Name	Appl. Rate (inches/ month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
SPRAY/DRIP	TREES & SHRUBS/NON-IRRIGATED NATIVE SEED	2.5	LOW	35%	36,382	1.5	105,707	0.516267
						Total of the CLWUR		0.5163

PLANSCAPES

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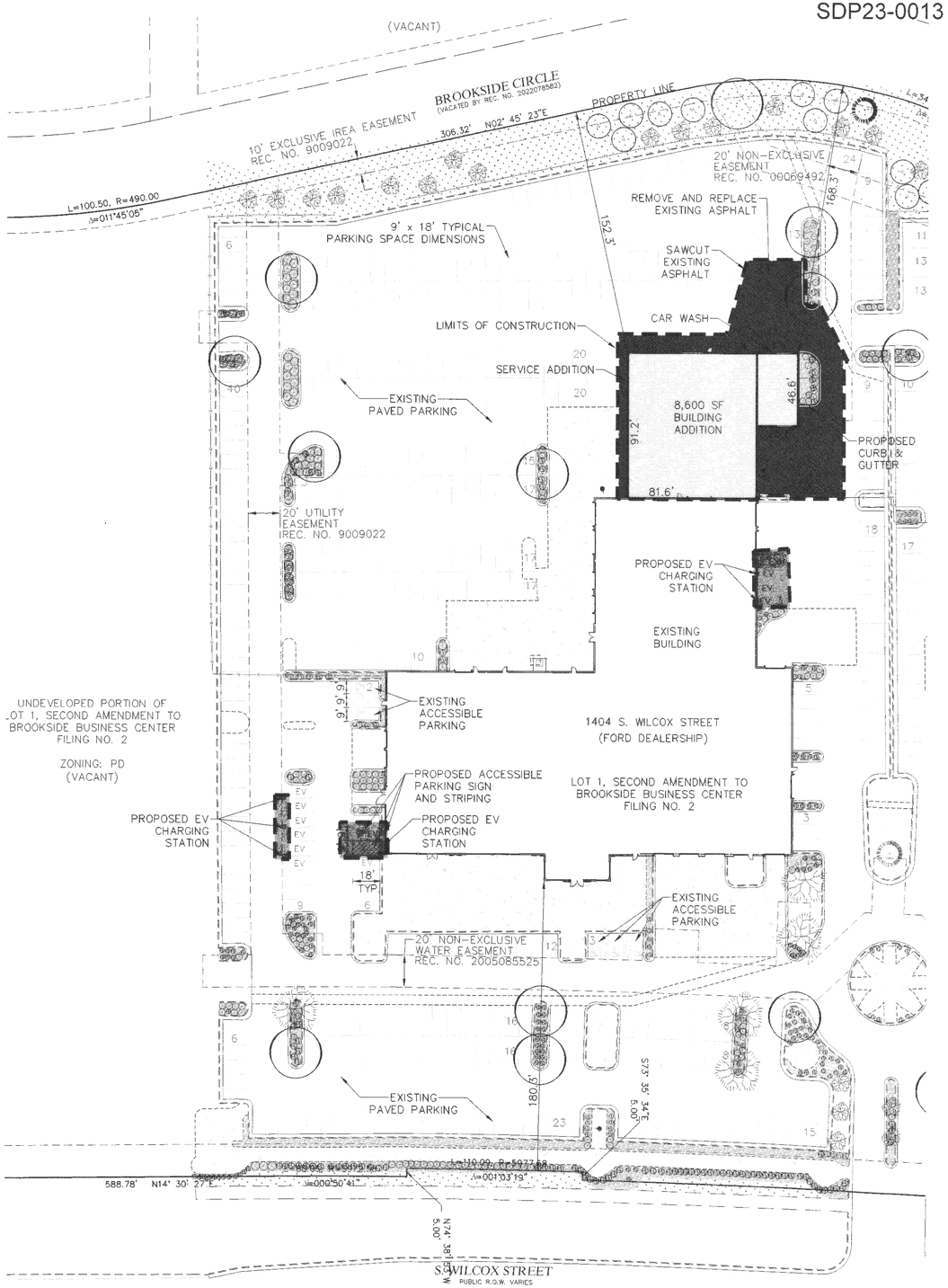
PROJECT NO. SDP23-0013

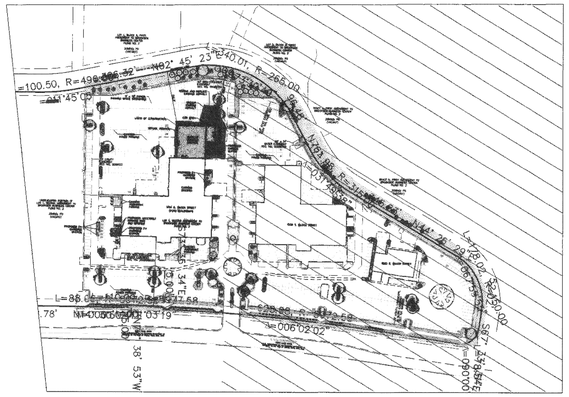
SDP- 7

LANDSCAPE DETAILS AND NOTES

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013





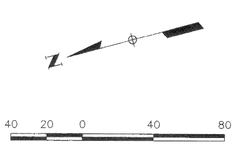
KEY MAP

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EVERGREEN SHRUBS
- EXISTING ROCK MULCH
- EXISTING NATIVE GRASS
- EXISTING IRRIGATED TURF

LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING EASEMENT
- E — E — EXISTING ELECTRIC
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- PARKING COUNT
- EV ELECTRIC VEHICLE PARKING SPACE



SCALE: 1" = 40'

PLANSCAPES

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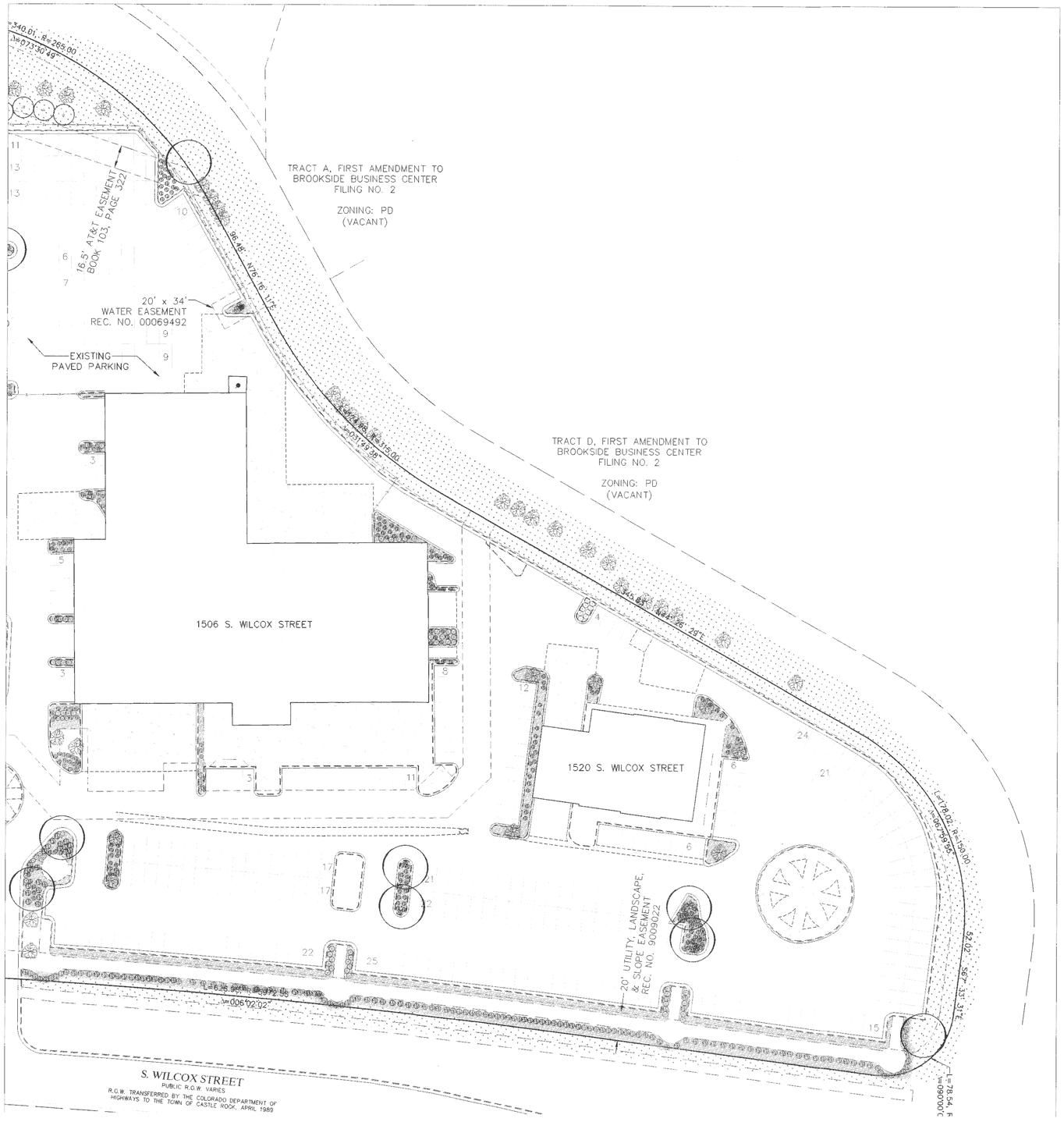
PROJECT NO. SDP23-0013

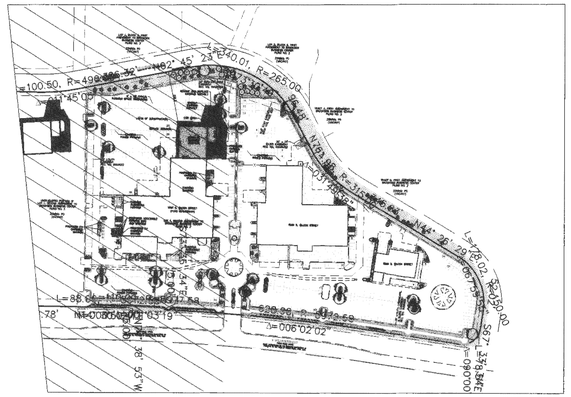
SDP-8

LANDSCAPE
NORTH SIDE
8 OF 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013





KEY MAP

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EVERGREEN SHRUBS
- EXISTING ROCK MULCH
- EXISTING NATIVE GRASS
- EXISTING IRRIGATED TURF

LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- PARKING COUNT
- EV — ELECTRIC VEHICLE PARKING SPACE

40 20 0 40 80

SCALE: 1" = 40'

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PROJECT NO. SDP23-0013

SDP- 9
LANDSCAPE SOUTH SIDE
9 OF 12

Ref # 2024009034, Pages: 10 of 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013

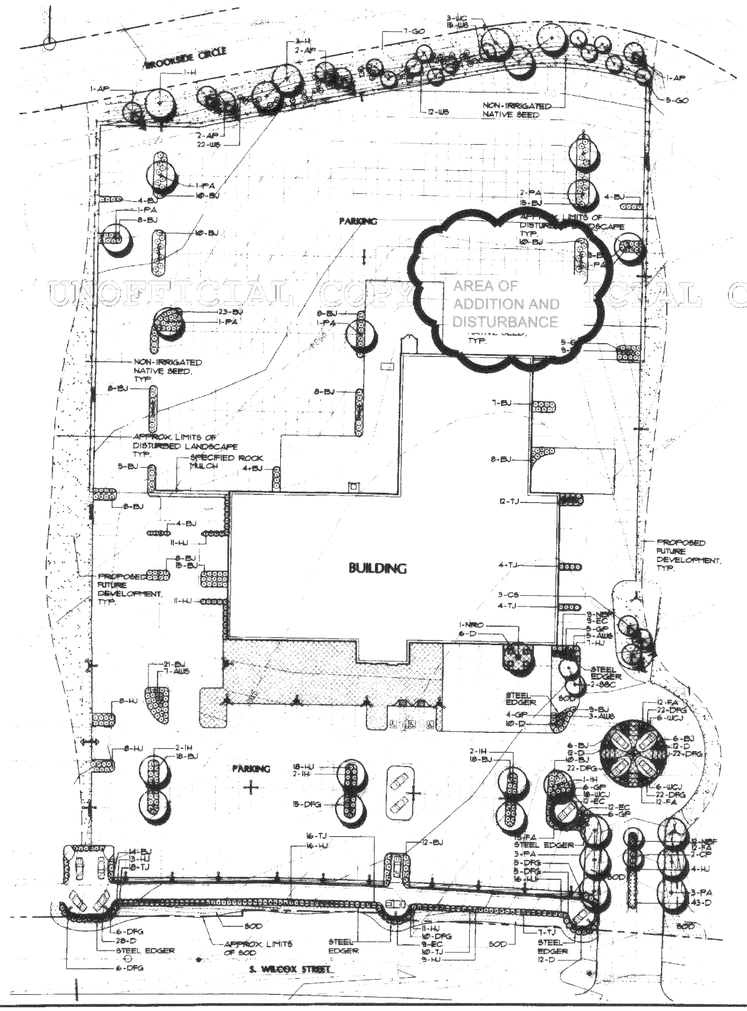
BROOKSIDE BUSINESS CENTER

FILING NO. 2, LOT 3, 1ST AMENDMENT, PHASE I

BEING A PART OF THE NW 1/4 OF SECTION 14, AND THE NE 1/4 OF SECTION 15,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD LANDSCAPE PLAN

SHEET 5 OF 7



NORTH

SCALE: 1"=40'-0"

PLANT LIST:

SYM.	QTY.	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS
			SHADE TREES:		
	8	IH	Imperial Honeylocust Gleditsia triacanthos inermis 'Impcole'	2-1/2" cal.	B&B, full crown, specimen quality, staked
	3	H	Hackberry Celtis occidentalis	2-1/2" cal.	B&B, full crown, specimen quality, staked
	1	NRO	Northern red Oak Quercus rubra	2-1/2" cal.	B&B, full crown, specimen quality, staked
	15	PA	Patmore Ash Fraxinus pennsylvanica 'Patmore'	2-1/2" cal.	B&B, full crown, specimen quality, staked
	3	WC	Western Catalpa Catalpa speciosa	2-1/2" cal.	B&B, full crown, specimen quality, staked
			ORNAMENTAL TREES:		
	12	GO	Gambel Oak Quercus gambelii	5'-6" ht.	B&B, clump form, specimen quality, staked
	7	CP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	B&B, full crown, specimen quality, staked
	3	SGC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	B&B, full crown, specimen quality, staked
			EVERGREEN TREES:		
	6	AP	Austrian Pine Pinus nigra	6'-10" ht.	B&B, full form, specimen quality, staked
	3	CS	Colorado Spruce Picea pungens	6'-10" ht.	B&B, full form, specimen quality, staked
			DECIDUOUS/EVERGREEN SHRUBS:		
	15	AWS	Antony Waterer Spirea Spiraea japonica 'Anthony Waterer'	5 gal.	12"-18" ht., 5 canes min., plant 36" o.c.
	26	GP	Gold Drop Potentilla Potentilla 'Gold Drop'	5 gal.	12"-18" ht., 5 canes min., plants 36" o.c.
	49	WS	White Snowberry Symphoricarpos albus	5 gal.	24"-36" ht., 5 canes min, plant 48" o.c.
	298	BJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	24"-36" spread, plant 42" o.c.
	132	HJ	Hughes Juniper Juniperus horizontalis 'Hughes'	5 gal.	24"-36" spread, plant 42" o.c.
	71	TJ	Tamy Juniper Juniperus sabina 'Tamariscifolia'	5 gal.	24"-36" spread, plant 42" o.c.
	36	WCJ	Wilton Carpet Juniper Juniperus horizontalis 'Wiltonii'	5 gal.	24"-36" spread, plant 42" o.c.
			PERENNIALS/GRASSES:		
	123	D	Peach Daylilly Hemerocallis 'Pretty Beauty'	1 gal.	Established, plant 18" o.c.
	58	FA	Fall Aster Aster novae-angliae 'Purple Dome'	1 gal.	Established, plant 18" o.c.
	12	NBF	Native Blanket Flower Gaillardia aristata	1 gal.	Established, plant 18" o.c.
	42	EC	Purple Coneflower Echinacea purpurea	1 gal.	Established, plant 18" o.c.
	136	DFG	Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln'	1 gal.	Established, plant 18" o.c.

NOTES:

1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED ROCK MULCH OVER SPECIFIED FILTER FABRIC IN AND AROUND PARKING LOTS. ALL OTHER SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED FIR FIBER MULCH.
3. ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED FIR FIBER MULCH.
4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
5. SOD SHALL BE A COLORADO BLUEGRASS BLEND INCORPORATING DROUGHT TOLERANT VARIETIES.
6. NATIVE SEED BLEND (RATE: 35 LBS. P.L.S. PER ACRE)

GRASS SEED MIX	LBS. P.L.S./ACRE
BLUE GRAMA	25%
LITTLE BLUESTEM	20%
RICE GRASS	5%
SAND DROPSEED	10%
SIDE OATS GRAMA	25%
SMOOTH BROME	5%
WESTERN WHEATGRASS	10%

7. ALL LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL SOD AREAS LESS THAN 25' WILL HAVE A POP-UP SPRAY SYSTEM AND ALL SOD AREAS GREATER THAN 25' WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH DRIP OR POP-UP HEADS.
8. TOTAL OPEN SPACE FOR THIS SITE IS 1.36 ACRES OR 21% OF THE TOTAL SITE.

SOD/SEED LEGEND

SOD - 4,872 S.F. (9% OF OPEN SPACE)

NATIVE SEED - 33,138 S.F. (58% OF OPEN SPACE)

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revised: june 24, 1999, oct. 13, 1999, nov. 12 1999

mewhinney
site design
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denver, colorado 80222
303.512.0545 fax 303.756.5336
job no. 98.102

MEDVED - BRUTYN FORD AUTOPLEX PHASE I
FINAL PD LANDSCAPE PLAN
SHEET 5 OF 7

MEDVED - BRUTYN - AUTOPLEX

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PLANSCAPES
JAYLEN GROOT
LAND PLANNING/LANDSCAPE ARCHITECTURE

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PROJECT NO. SDP23-0013

SDP-10
ORIGINAL APPROVED PLAN NORTH
10 of 12

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2
SITUATED IN THE NE 1/4, SECTION 15 AND THE NW 1/4, SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0013

BROOKSIDE BUSINESS CENTER

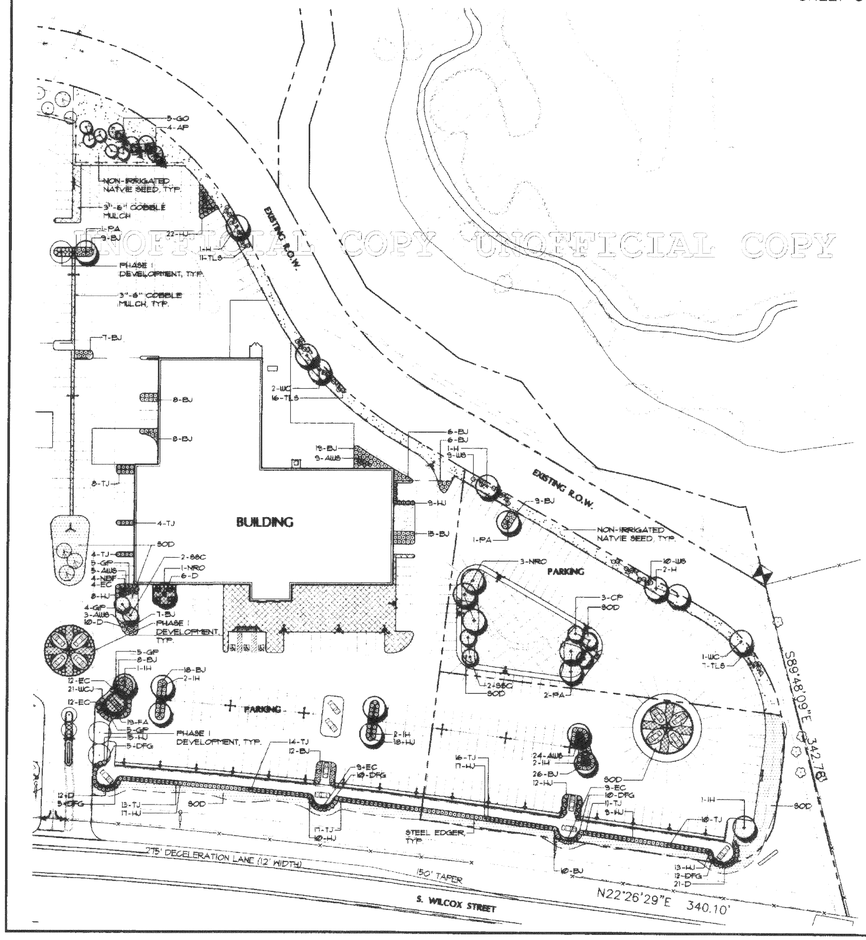
FILING NO. 2, 1ST AMENDMENT, PHASE II

A PORTION OF LOT 3 AND LOTS 4 & 5, BLOCK 1

BEING A PART OF THE NW 1/4 OF SECTION 14, AND THE NE 1/4 OF SECTION 15,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD LANDSCAPE PLAN

SHEET 5 OF 7



PLANT LIST:

SYM.	QTY.	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS
			SHADE TREES:		
	8	IH	Imperial Honeylocust Gleditsia triacanthos inermis 'Impcole'	2-1/2" cal.	B&B, full crown, specimen quality, staked
	4	H	Hackberry Celtis occidentalis	2-1/2" cal.	B&B, full crown, specimen quality, staked
	4	NRO	Northern red Oak Quercus rubra	2-1/2" cal.	B&B, full crown, specimen quality, staked
	4	PA	Patmore Ash Fraxinus pennsylvanica 'Patmore'	2-1/2" cal.	B&B, full crown, specimen quality, staked
	3	UC	Western Catalpa Catalpa speciosa	2-1/2" cal.	B&B, full crown, specimen quality, staked
			ORNAMENTAL TREES:		
	5	GO	Gambel Oak Quercus gambelii	8'-6" ht.	B&B, clump form, specimen quality, staked
	3	CP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	B&B, full crown, specimen quality, staked
	4	SSC	Spring Snow Crabapple Malus sp 'Spring Snow'	2" cal.	B&B, full crown, specimen quality, staked
			EVERGREEN TREES:		
	4	AP	Austrian Pine Pinus nigra	6'-10" ht.	B&B, full form, specimen quality, guyed
			DECIDUOUS/EVERGREEN SHRUBS:		
	41	AWB	Antony Waterer Spirea Spiraea japonica 'Anthony Waterer'	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
	34	TLS	Three-Leaf Sumac Rhus Trilobata	5 gal.	24"-30" ht., 5 canes min, plant 48" o.c.
	15	GP	Gold Drop Potentilla Potentilla 'Gold Drop'	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
	19	WS	White Snowberry Symphoricarpos albus	5 gal.	24"-30" ht., 5 canes min, plant 48" o.c.
	168	BJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	24"-30" spread, plant 42" o.c.
	150	HJ	Hughes Juniper Juniperus horizontalis 'Hughes'	5 gal.	24"-30" spread, plant 42" o.c.
	21	WCJ	Wilton Carpet Juniper Juniperus horizontalis 'Wiltoni'	5 gal.	24"-30" spread, plant 42" o.c.
	93	TJ	Tammy Juniper Juniperus sabina 'Tamariscifolia'	5 gal.	24"-30" spread, plant 42" o.c.
			PERENNIAL/GRASSES:		
	45	D	Peach Delight Hemerocallis 'Frosty Beauty'	1 gal.	Established, plant 18" o.c.
	19	FA	Fall Aster Aster novae-angliae 'Purple Dome'	1 gal.	Established, plant 18" o.c.
	29	EC	Purple Coneflower Echinacea purpurea	1 gal.	Established, plant 18" o.c.
	4	NBF	Native Blanket Flower Gaillardia 'Burgundy'	1 gal.	Established, plant 18" o.c.
	42	DPG	Dwarf Fountain Grass Pennisetum alopecuroides 'Hamelin'	1 gal.	Established, plant 18" o.c.

NOTES:

1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED ROCK MULCH OVER SPECIFIED FILTER FABRIC IN AND AROUND PARKING LOTS. ALL OTHER SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED FIR FIBER MULCH.
3. ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED FIR FIBER MULCH.
4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
5. SOD SHALL BE A COLORADO BLUEGRASS BLEND INCORPORATING DROUGHT TOLERANT VARIETIES.
6. NATIVE SEED BLEND (RATE: 35 LBS. P.L.S. PER ACRE)

GRASS SEED MIX	LBS. P.L.S./ACRE
BLUE GRAMA	25%
LITTLE BLUESTEM	20%
RICE GRASS	5%
SAND DROPSEED	10%
SIDE OATS GRAMA	25%
SMITCH GRASS	5%
WESTERN WHEATGRASS	10%

7. ALL LANDSCAPE AREAS WILL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL SOD AREAS LESS THAN 25' WILL HAVE A POP-UP SPRAY SYSTEM AND ALL SOD AREAS GREATER THAN 25' WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL COVERAGE WITH DRIP OR POP-UP HEADS.
8. TOTAL OPEN SPACE FOR THIS SITE IS 1.60 ACRES OR 25% OF THE TOTAL SITE.

SOD/SEED LEGEND

SOD - 15,282 S.F. (21% OF OPEN SPACE)

NATIVE SEED - 14,646 S.F. (21% OF OPEN SPACE)

NORTH

SCALE: 1" = 50'-0"

M Architects Inc — Architecture, Planning, Engineering — 427 South Colorado Blvd. Suite 300, Denver, Colorado 80246, (303) 220-0020, (303) 220-0700 Fax

ROCKY MOUNTAIN CONSULTANTS, INC. — CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING — RMC — 8301 E. Prentice Ave. Suite 101, Englewood, CO. 80111, (303) 741-6000, FAX (303) 741-6106

rev. sept. 20, 1999, rev. 12, 1999

mountain design studio — site design, landscape architecture, site planning — july 28, 1999, rev. july 17, 2000 — 1805 south bellaire street, suite 340, denver, colorado 80222, 303.512.0549 fax 303.756.5238, job no. 99.115

BROOKSIDE BUSINESS CENTER
FINAL PD LANDSCAPE PLAN
SHEET 5 OF 7

MEDVED-BRUTYN-AUTOPLEX

PLANSCAPES — LANDSCAPE ARCHITECTURE, LAND PLANNING & MANAGEMENT, ARCHITECTURE

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PROJECT NO. SDP23-0013

SDP-11

ORIGINAL APPROVED PLAN SOUTH

SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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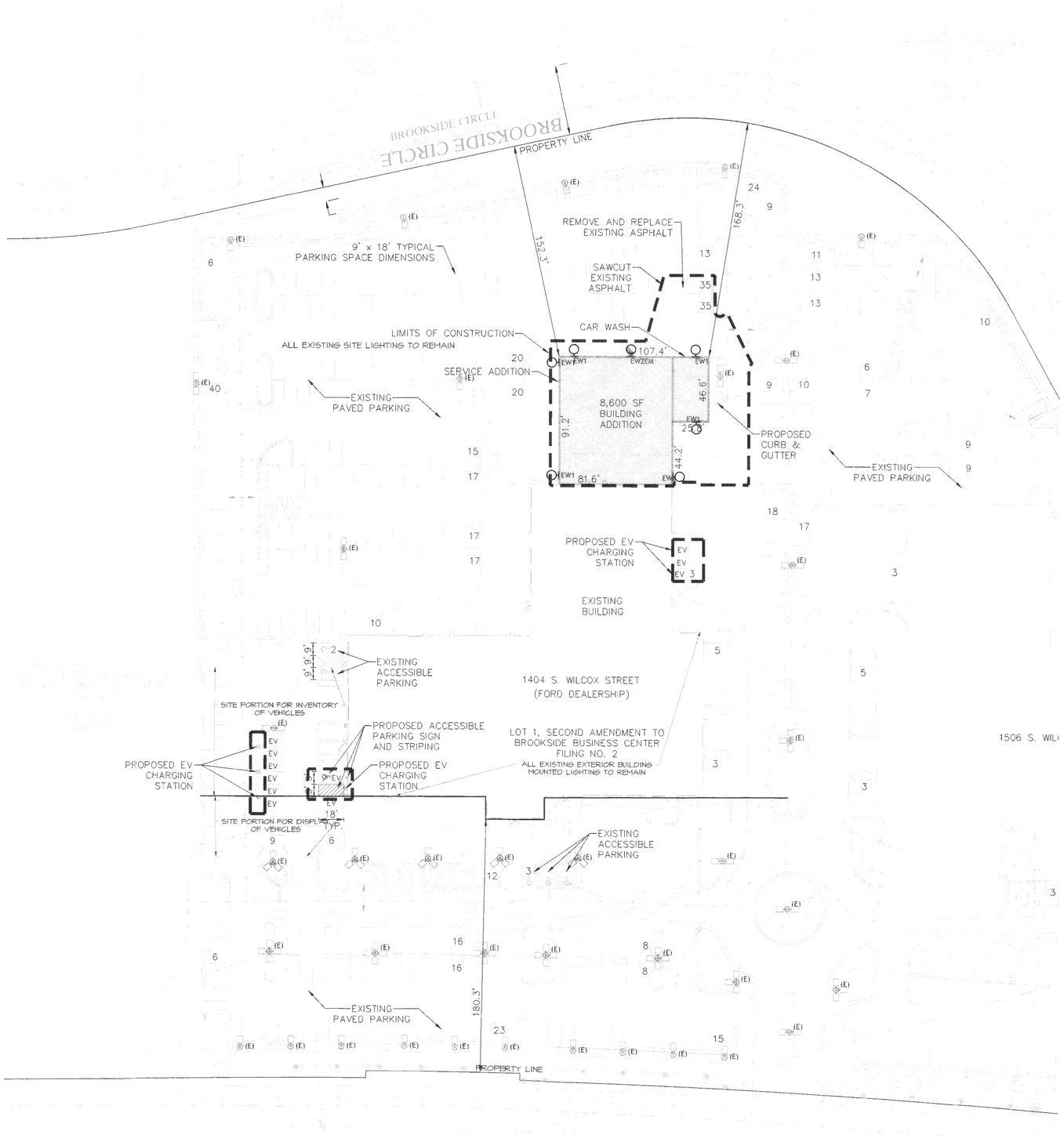

Site Lighting Fixture Schedule

Luminaire ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Lamps: Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
EW1	LITHONIA	DSX1	DSX1 LED P3 30K 70CRI T3M MVOLT WBA HS DBLXD	SURFACE MOUNTED WALL SCONCE	YES	TYPE 3	277	NO	6	WALL	20'-0"	1	LED	102	14065	3000K/70CRI	1	BLACK
EW2EM	LITHONIA	WDGE2	WDGE2 LED P3 30K 70CRI T3M MVOLT SRM E2DWC DBLXD	SURFACE MOUNTED WALL SCONCE	YES	TYPE 3	277	NO	1	WALL	12'-0"	1	LED	32	3216	3000K/70CRI	1	BLACK

LIGHTING FIXTURES LEGEND

- A — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH
- WALL MOUNTED SCONCE LIGHT
- EXTERIOR POLE AREA LIGHT
- WALL MOUNTED AREA LIGHT

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	2.8 fc	7.8 fc	0.2 fc	39.0:1	14.0:1
PARKING	×	2.7 fc	7.8 fc	0.2 fc	39.0:1	13.5:1

GENERAL NOTES

A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.

B. CALCULATIONS POINTS ARE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY ELEVATION CHANGE.

C. ILLUMINANCE VALUES SHOWN REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING, WITH THE EXCEPTION OF LIGHTS LOCATED ON ADJACENT PHASE 2, TO THE EAST. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING, AND OTHER ADJACENT PROPERTIES ARE NOT INCLUDED IN CALCULATIONS.

D. LIGHTING AT PARKING LOTS SHALL NOT EXCEED AN INITIAL LIGHTING LEVEL OF 10 FC PER TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.58.

E. LIGHTING FIXTURE HEIGHTS AT PARKING LOT SHALL NOT EXCEED 25'-0" PER TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.58.

F. ALL EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK FOR DUSK TO 1 HOUR OUR AFTER CLOSE OF BUSINESS TIME FOR ALL SITE AND BUILDING AREA LIGHTS.

G. LIGHTING IS DESIGNED TO PROVIDE GENERAL LIGHTING FOR BASIC SAFETY AND SECURITY AS WELL AS A UNIFORM LIGHT LEVEL FOR BUSINESS USE.

H. ALL LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK FOR DUSK TO DAWN OPERATION, UNLESS OTHERWISE NOTED. REFER TO LIGHTING FIXTURE SCHEDULE FOR LIGHTING CONTROL INTENT OF EACH FIXTURE TYPE.

I. ALL LIGHTING IS DESIGNED TO MINIMIZE BACKLIGHT AND LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL LOTS, WHERE APPLICABLE. ALL FIXTURES ARE OF THE FULL-CUTOFF TYPE.

J. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED AND HAVE NOT BEEN USED IN THE DESIGN OF THIS PROJECT:
-FORWARD THROW/TYPE 4 DISTRIBUTION
-POLE-MOUNTED LIGHTS AIMED AT BUILDING FACADE
-UNSHIELDED WALL PACKS

K. REFER TO OVERALL FIXTURE HEIGHT (OFH) DIMENSION IN LIGHTING FIXTURE SCHEDULE. OVERALL FIXTURE HEIGHT IS MEASURED FROM GROUND LEVEL TO THE TOP OF THE LIGHT POLE.

N

30 15 0 30 60

SCALE: 1" = 30'

1 SITE PHOTOMETRICS AND DETAILS

SDP-6 | SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- R.O.W. LIMITS
- EXISTING CURB & GUTTER
- -SS- EXISTING SANITARY SEWER
- -W- EXISTING WATERLINE
- GAS EXISTING GAS PIPE
- -ST- EXISTING STORM SEWER
- EXISTING ELECTRIC
- -E- PROPOSED ELECTRIC
- PROPOSED CURB & GUTTER
- EXISTING EASEMENT

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PROJECT NO. SDP23-0013

SDP-12
PHOTOMETRIC SITE PLAN AND DETAILS
12 OF 12