

# 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

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 5th DAY OF March, 2024  
*[Signature]*  
DIRECTOR OF DEVELOPMENT SERVICES

### GENERAL NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- 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.
- 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.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- 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.
- 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.
- Not Applicable
- 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.)
- This site is zoned Planned Development.
- Not Applicable
- 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.
- Not Applicable
- Not Applicable
- 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.
- Not Applicable
- Not Applicable
- The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the 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.

### PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDE A BUILDING ADDITION 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 A/M/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 Delaware limited partnership  
By: *[Signature]*  
a Delaware corporation  
its General Partner  
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. Superville  
WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/20/2027

### TITLE CERTIFICATION

I, Joseph Rosetta, 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.

*[Signature]*  
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 Rosetta AS AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company  
WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
NOTARY PUBLIC  
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 SOLELY AS INDENTURE TRUSTEE  
BY John Hanson Vice President SIGN *[Signature]*

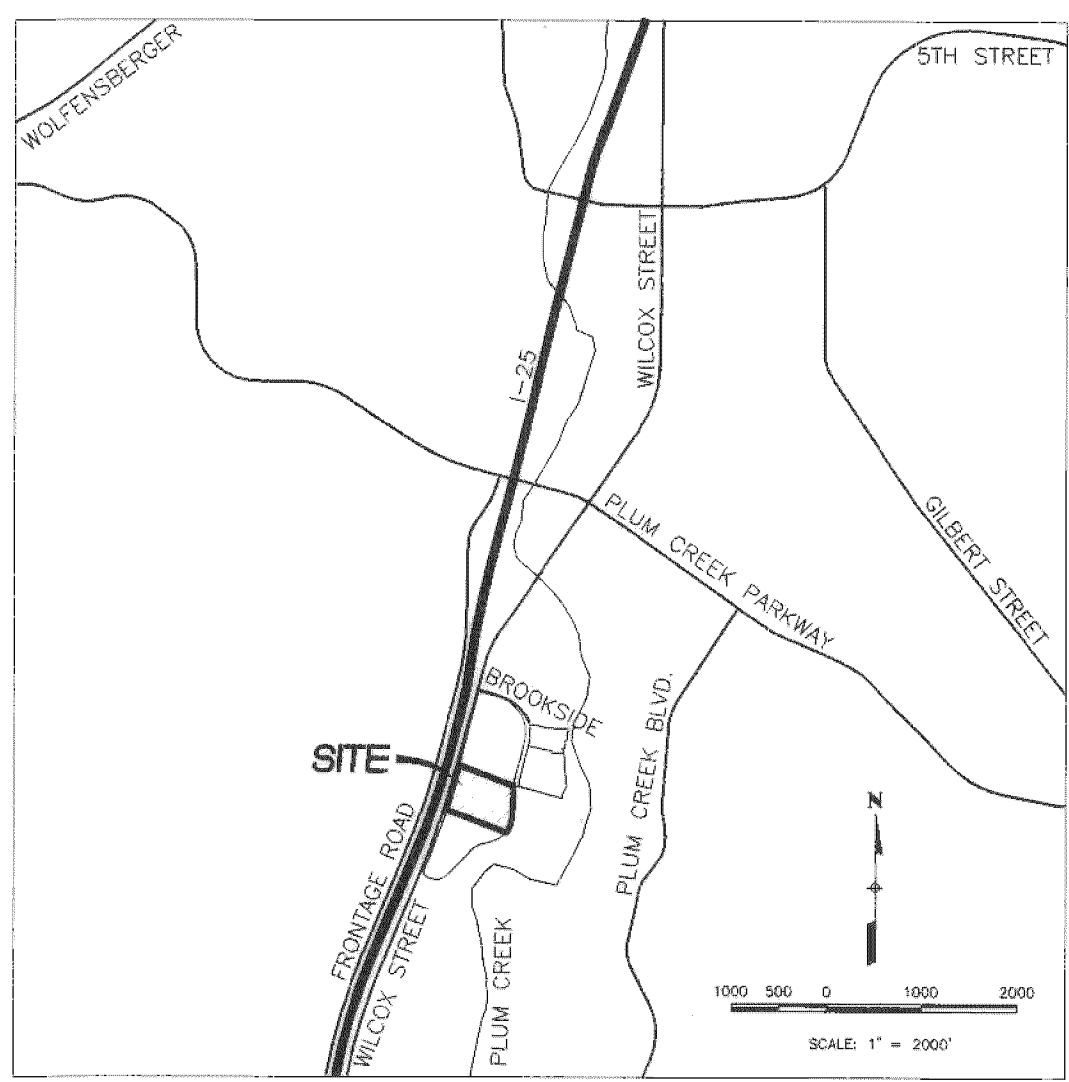
SIGNED THIS 5 DAY OF February, 2024

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

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 11/1/2024

### FIRE NOTES

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 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.
- "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 to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- 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.



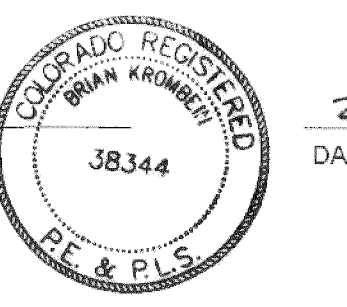
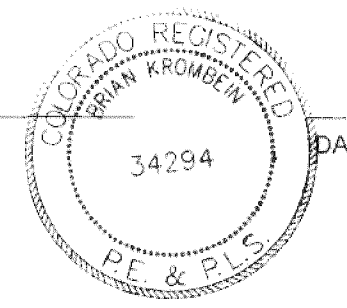
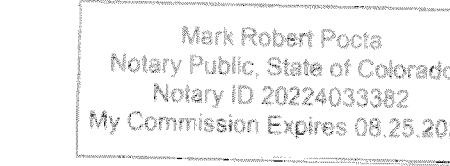
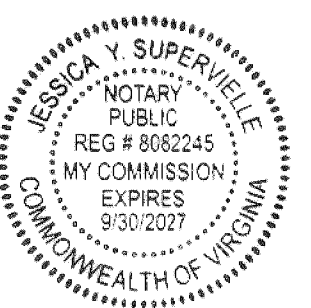
VICINITY MAP  
SCALE: 1" = 2000'

### 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'	60'
WEST	150'	186'
MAX. BUILDING HEIGHT	50'	30'
MIN. PARKING	REQUIRED	PROPOSED
PARKING REQUIREMENTS	INDOOR DISPLAY AREA: 10 SPACES	181 STANDARD SPACES
	SERVICE BAYS: 117 SPACES	6 ACCESSIBLE SPACES (1 VAN)
	EMPLOYEE ON MAX SHIFT: 60 SPACES	187 PARKING SPACES
	TOTAL REQUIRED = 187 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 SPACES REQUIRED = 187 SPACES



### 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.

### 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: 5276.49 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.

### SHEET INDEX

- 1 OF 12 SDP-1 COVER SHEET
- 2 OF 12 SDP-2 SITE PLAN
- 3 OF 12 SDP-3 GRADING PLAN
- 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  
383 GREENWICH 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

**Adragna**  
architecture + development  
PROJECT NO. SDP23-0013  
6162 W. CROSS DR. / 719.244.4023  
LITTLETON, CO 80123 / 719.351.4918  
www.adragnaarch.com

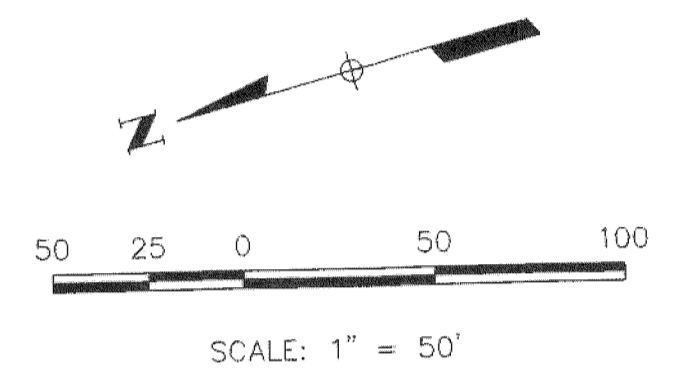
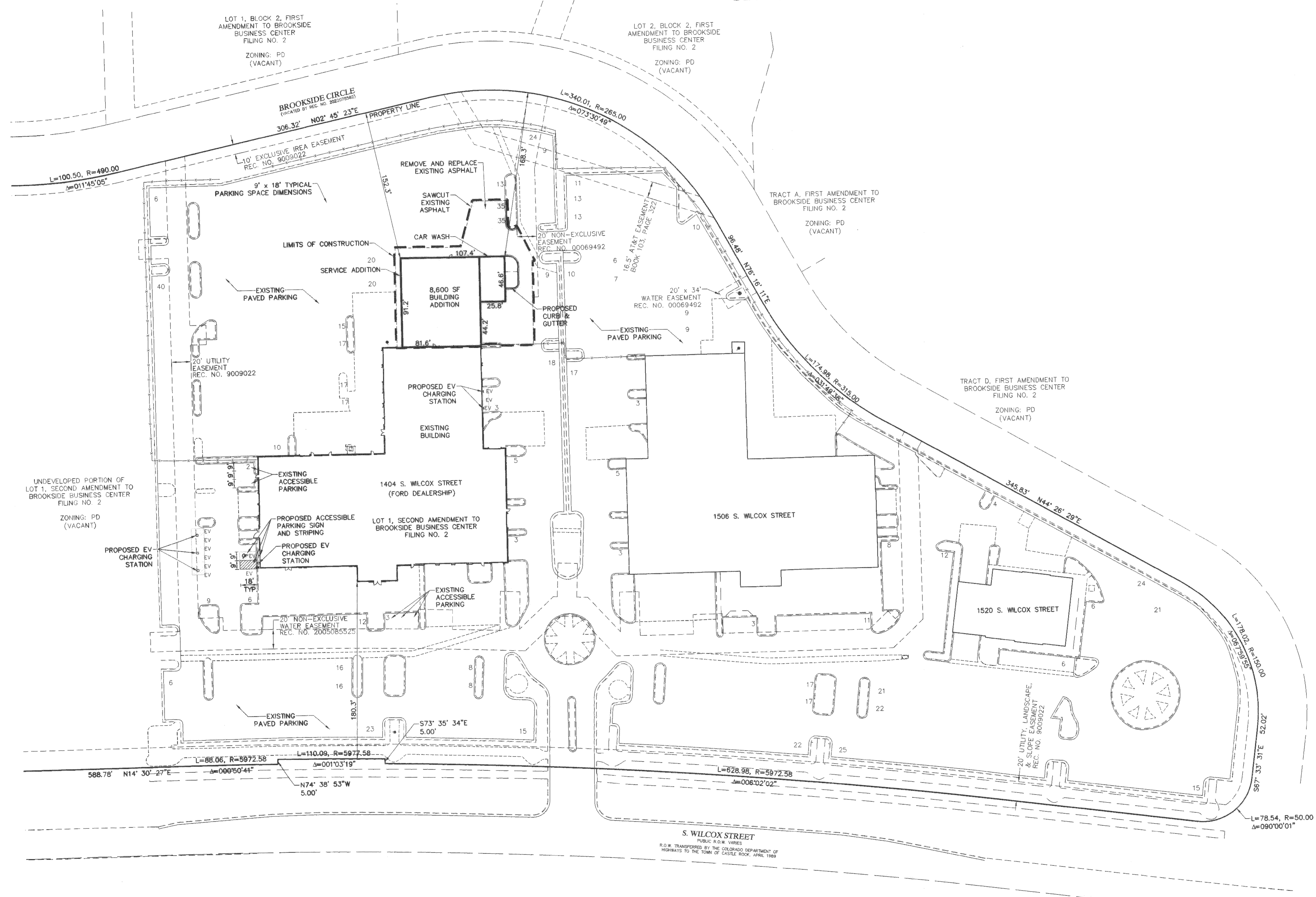
**SDP- 1**  
COVER SHEET  
1 OF 12

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# SITE DEVELOPMENT PLAN AMENDMENT NO. 3

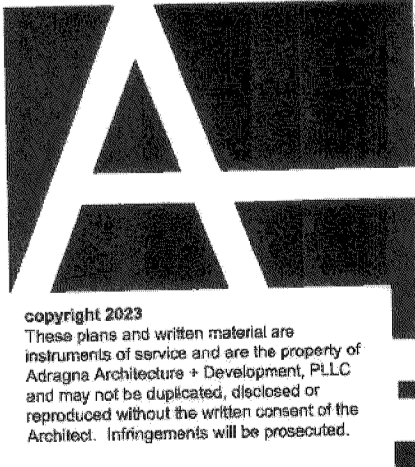
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SDP23-0013



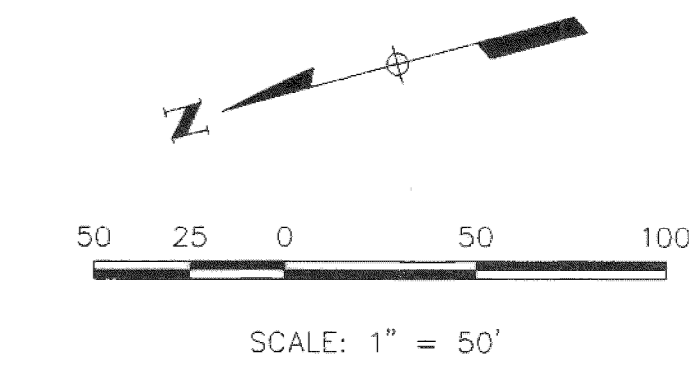
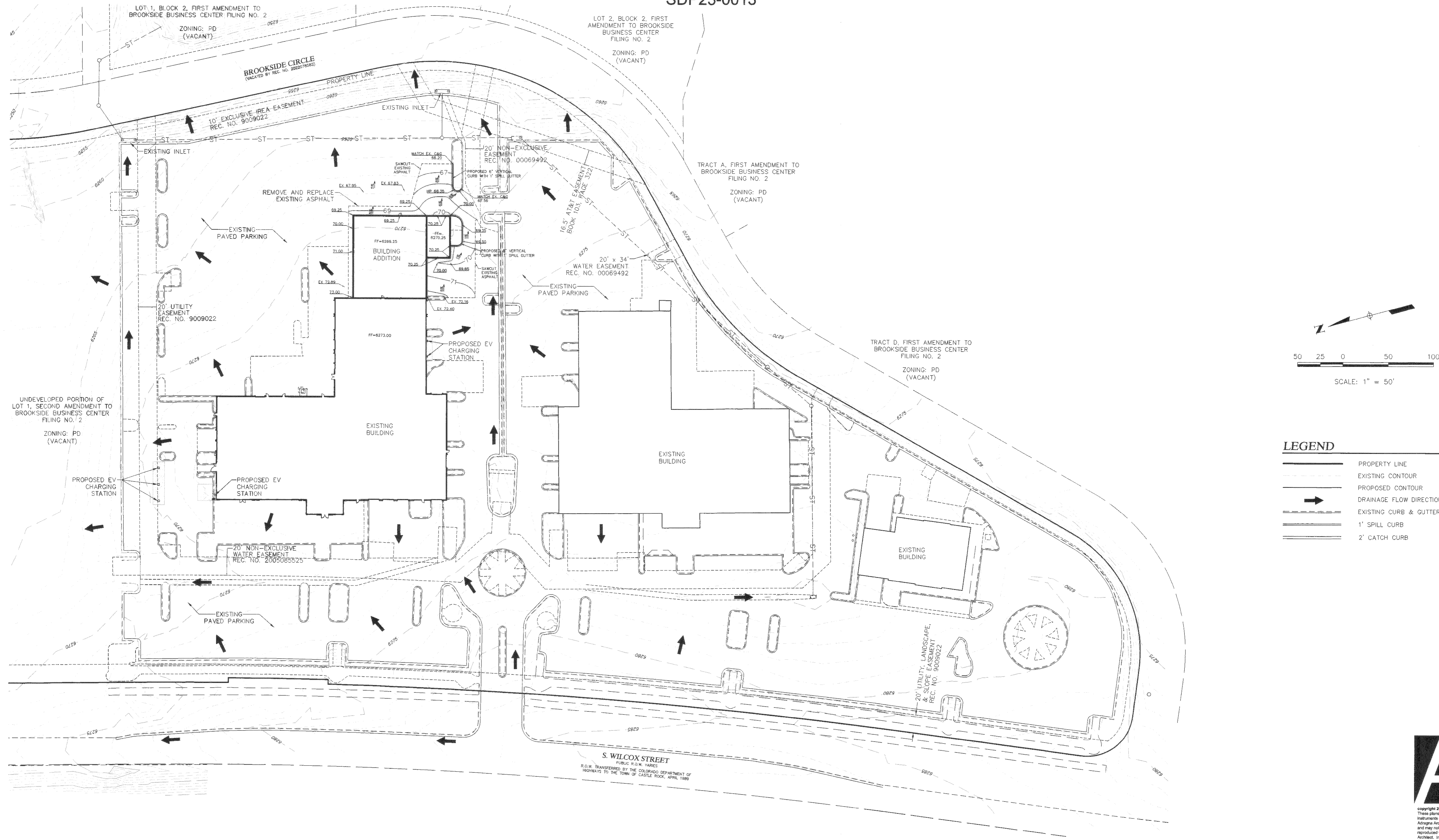
**LEGEND**

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



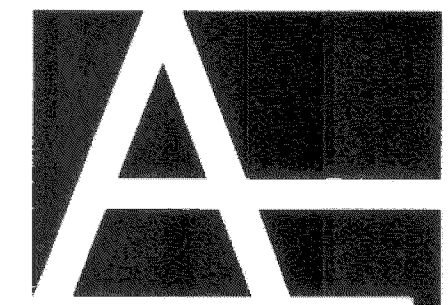
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP23-0013



**LEGEND**

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

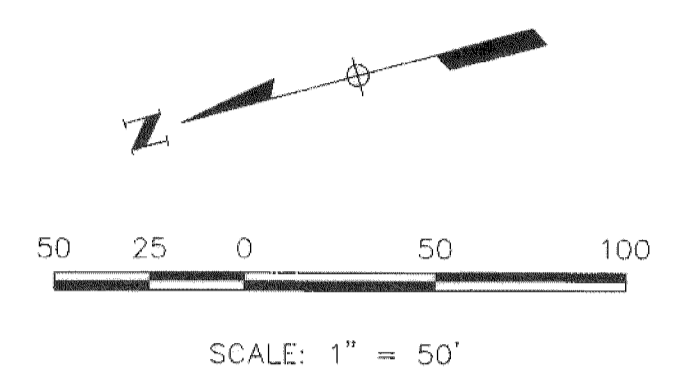
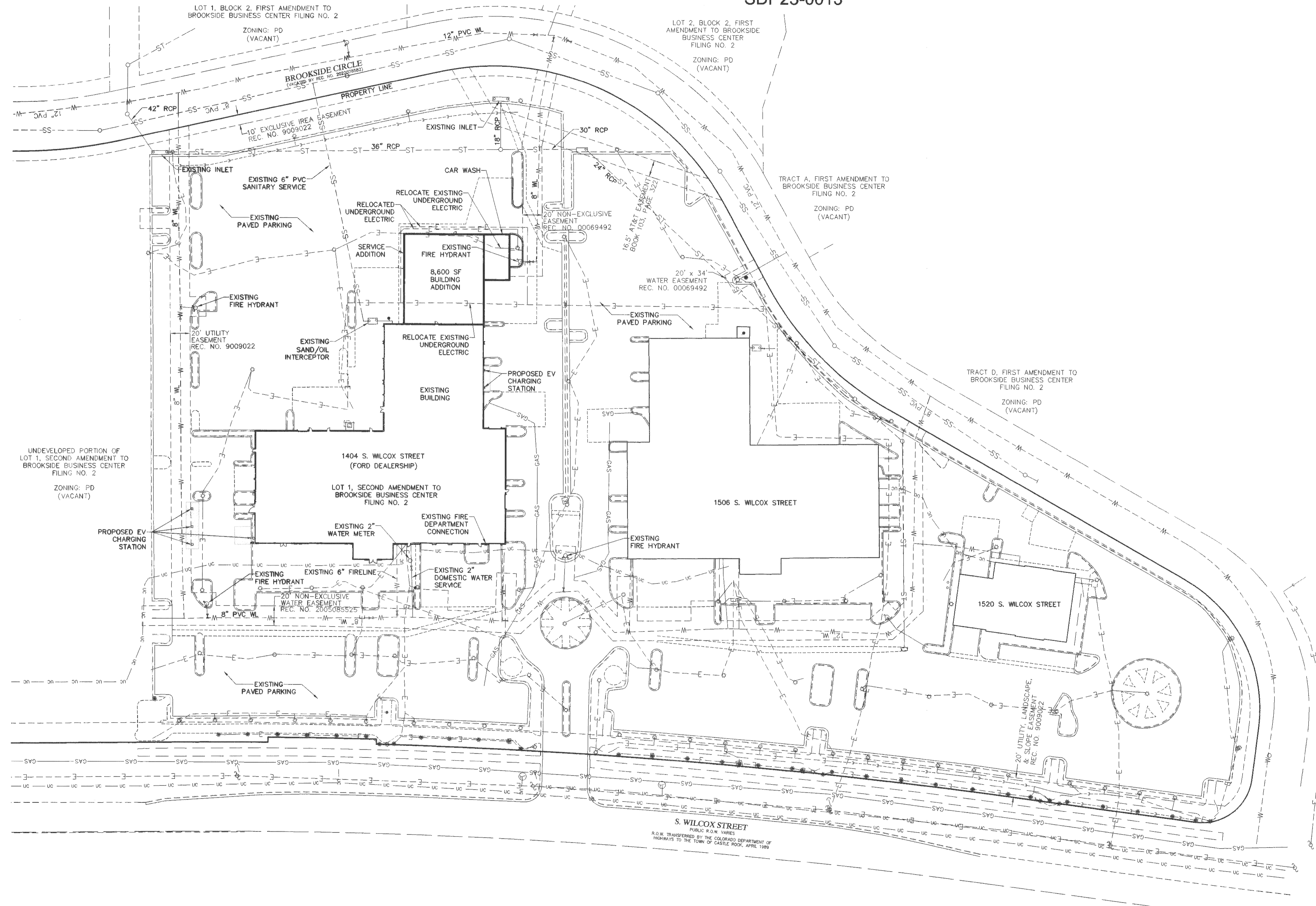


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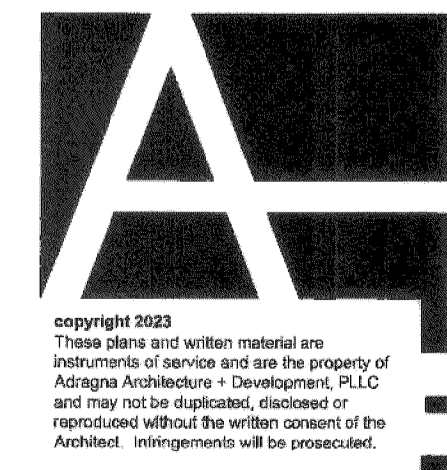


**LEGEND**

	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**

- 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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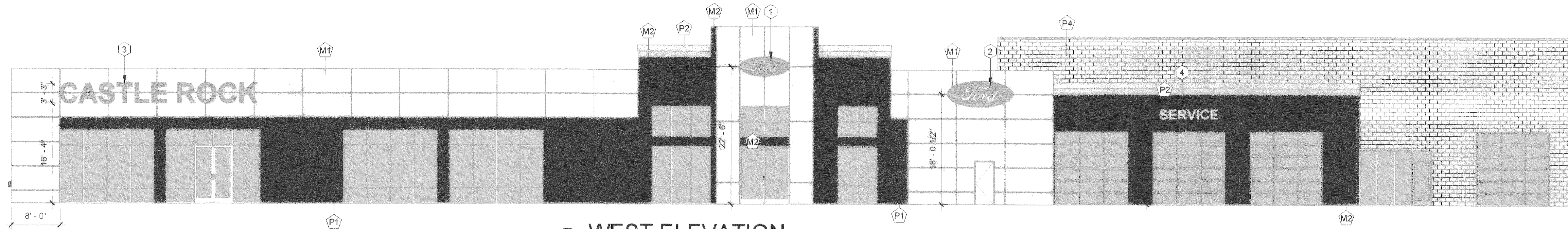
### KEYNOTES - EXTERIOR ELEVATIONS

- 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 36" 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.COM 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.

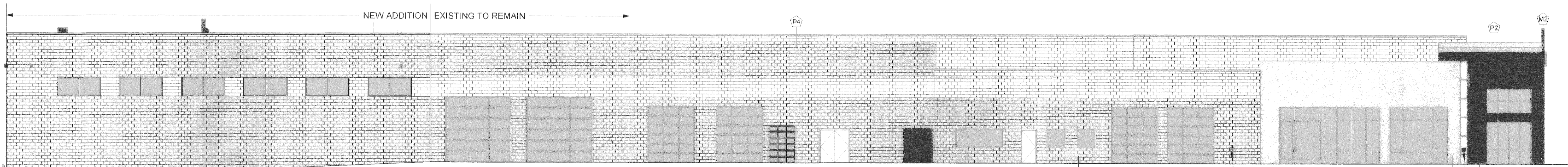
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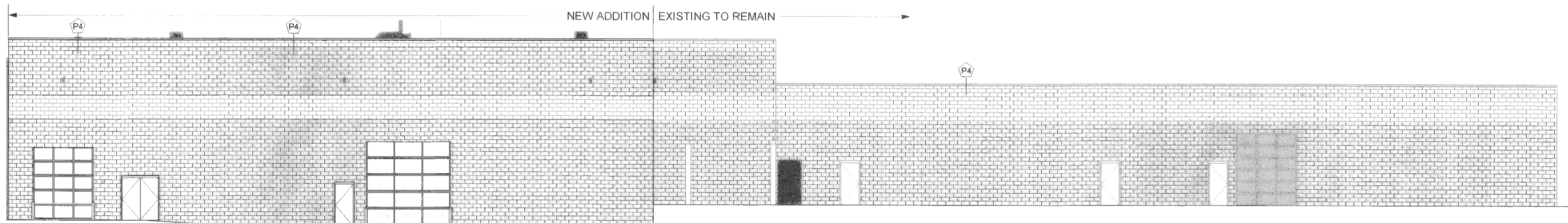
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
M1	[Pattern]	ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT)	ARCONIC REYNOBOND LONG BRUSHED ALUMINUM
M2	[Pattern]	RIBBED METAL PANEL (7.2 RIB SIDING)	ARCONIC, COLORWELD 500 - SLATE GRAY (BNSA1798) 30% GLOSS
P1	[Pattern]	PAINTED EXISTING STUCCO	BENJAMIN MOORE, STEEL WOOL, 2121-20
P2	[Pattern]	PAINTED EXISTING STUCCO	BENJAMIN MOORE, STORMY MONDAY, 2112-50
P4	[Pattern]	PAINTED NEW SPLIT FACE CMU TO MATCH EXISTING	BENJAMIN MOORE, MINERAL ICE, 2132-70
P5	[Pattern]	PAINTED NEW SMOOTH FACE CMU TO MATCH EXISTING	BENJAMIN MOORE, MINERAL ICE, 2132-70



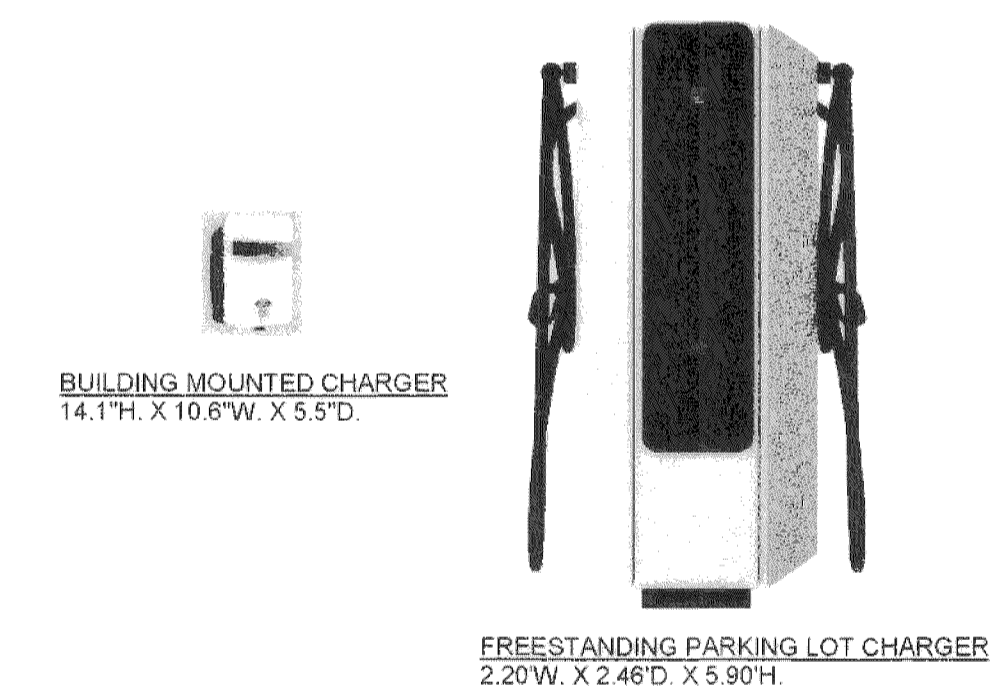
**1 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



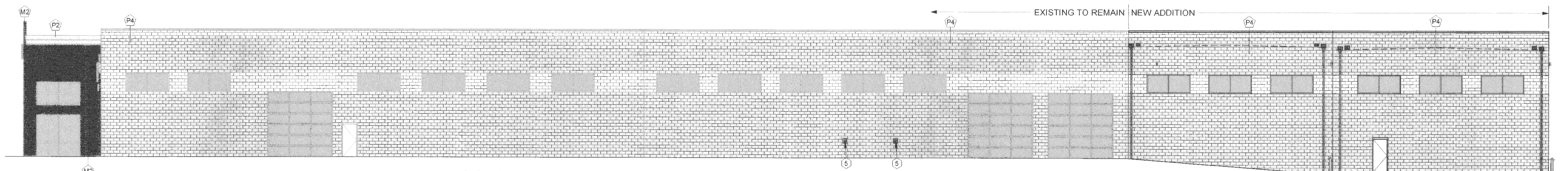
**2 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



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



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

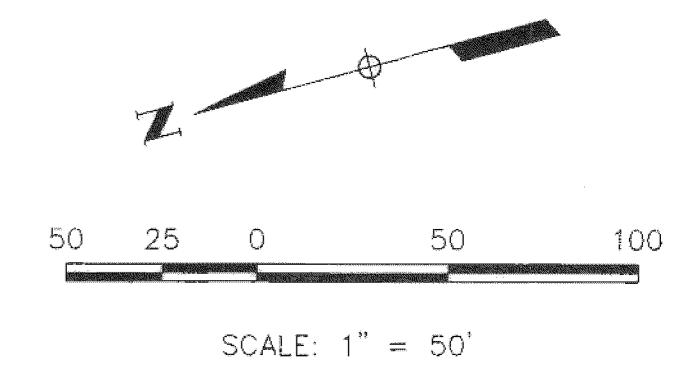
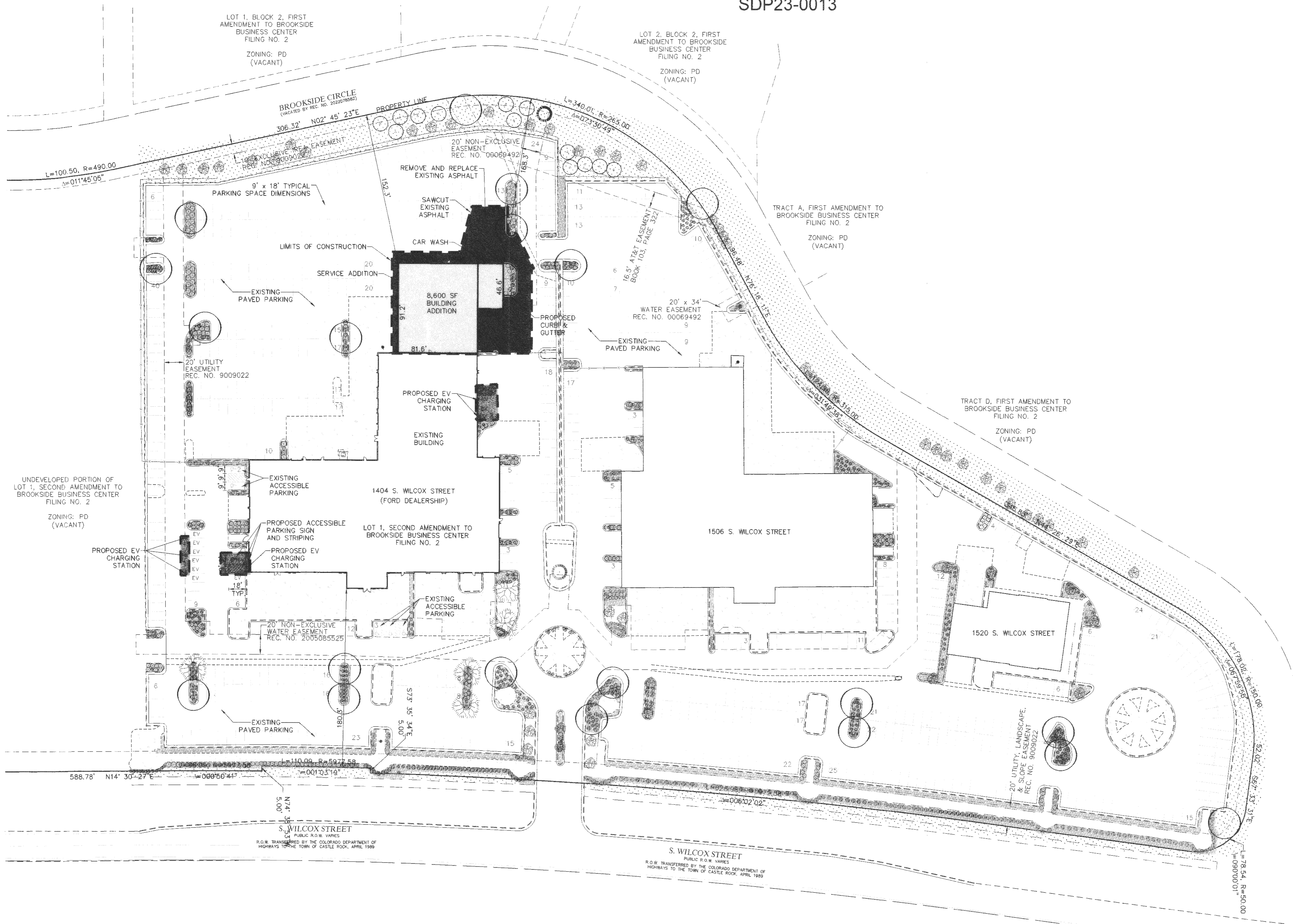


**3 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

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 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP23-0013

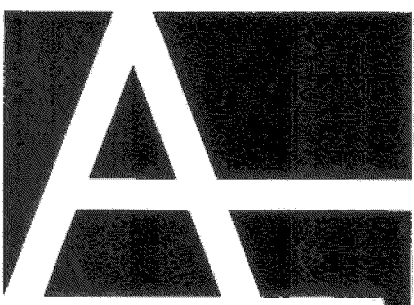
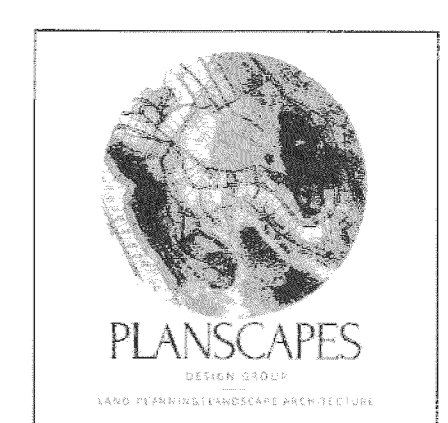


### LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 1" SPILL CURB & GUTTER
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- PARKING COUNT
- 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



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**Adragna**  
 architecture + development

PROJECT NO. SDP23-0013  
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 LITTLETON, CO 80123  
 719.244.4023  
 719.351.4918  
 www.adragnaarch.com

**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,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP23-0013

## LANDSCAPE NOTES (These notes to be placed 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.*

- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- 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.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No 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.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- 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.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant material should 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.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

SYMBOL LEGEND		PLANT SCHEDULE	
	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.



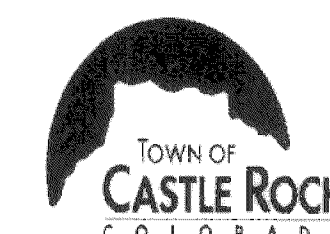
## SITE DEVELOPMENT PLAN NON-RESIDENTIAL SITE INVENTORY

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	105,707 sq 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

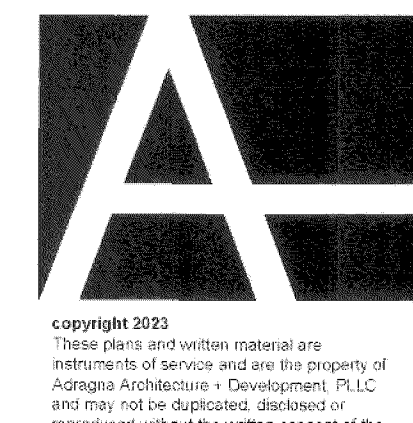
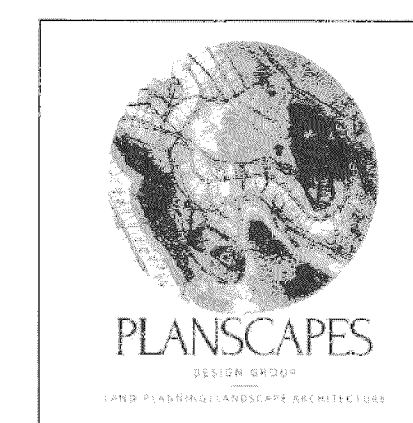
\*Parking Lot landscaping can count towards overall site landscape requirements.  
 \*\*Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.  
 \*\*\*Evergreens are not permitted in landscaped islands/peninsulas.  
 \*\*\*\*Parking Lot Peninsula/Islands criteria for lots over 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 and installed landscape plan does not match today's new standards  
 \*\*\*\*\* Provided trees matched the originally approved and installed landscape plan



## CLWUR (Composite landscape water use rating) Chart

Project Name: SITE DEVELOPMENT PLAN AMENDMENT #3  
 Site Development Plan (SDP) Number: WC-SDP23-0013

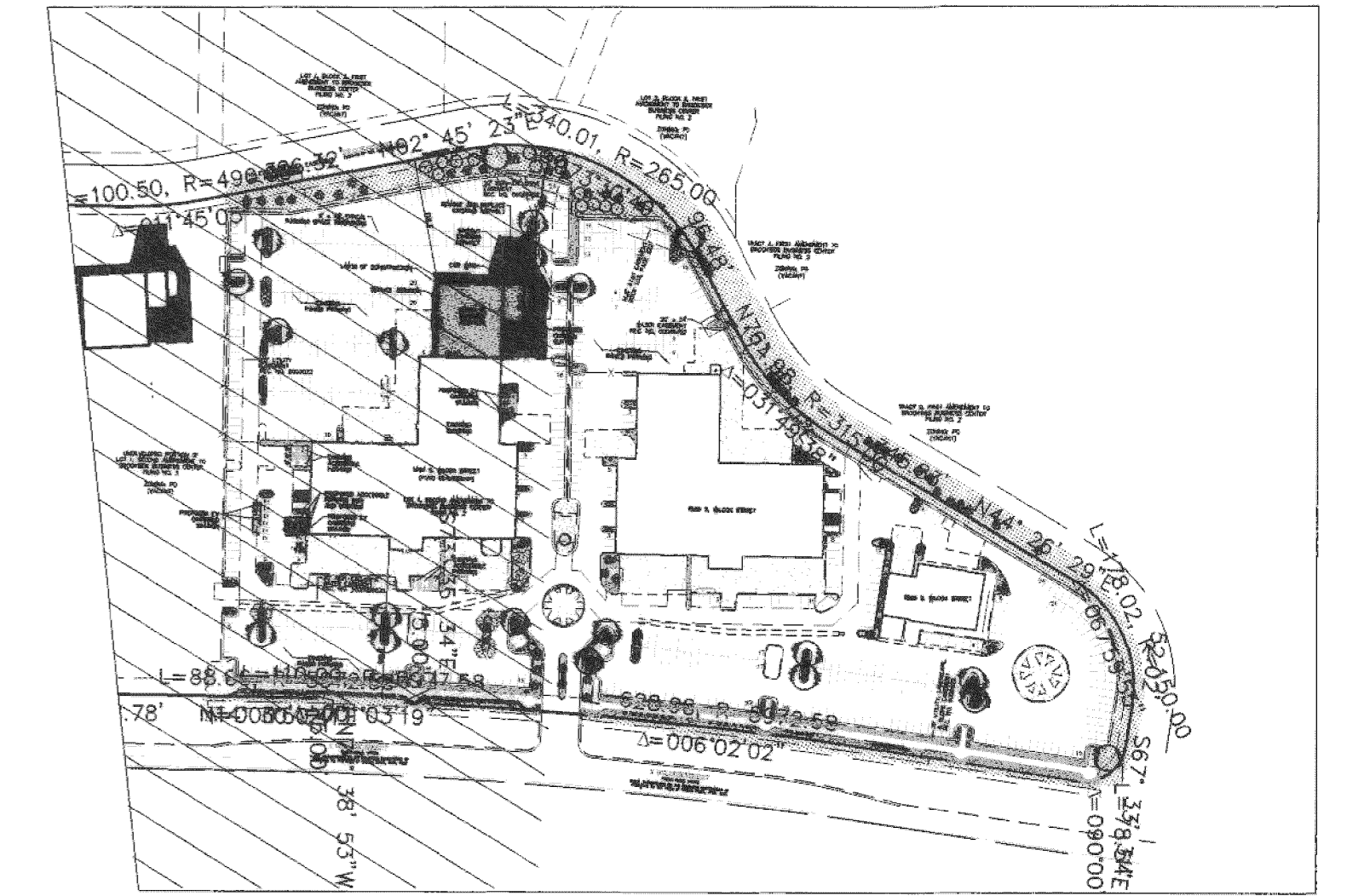
Irrigation Spray or Drip?	Plant Name	Appl. Rate (inches/month)	Zone (V,L,L,Mo d,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWU R Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWU R x IA) /TA
SPRAY/DRIP	TREES & SHRUBS/NON-IRRIGATED NATIVE SEED	2.5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



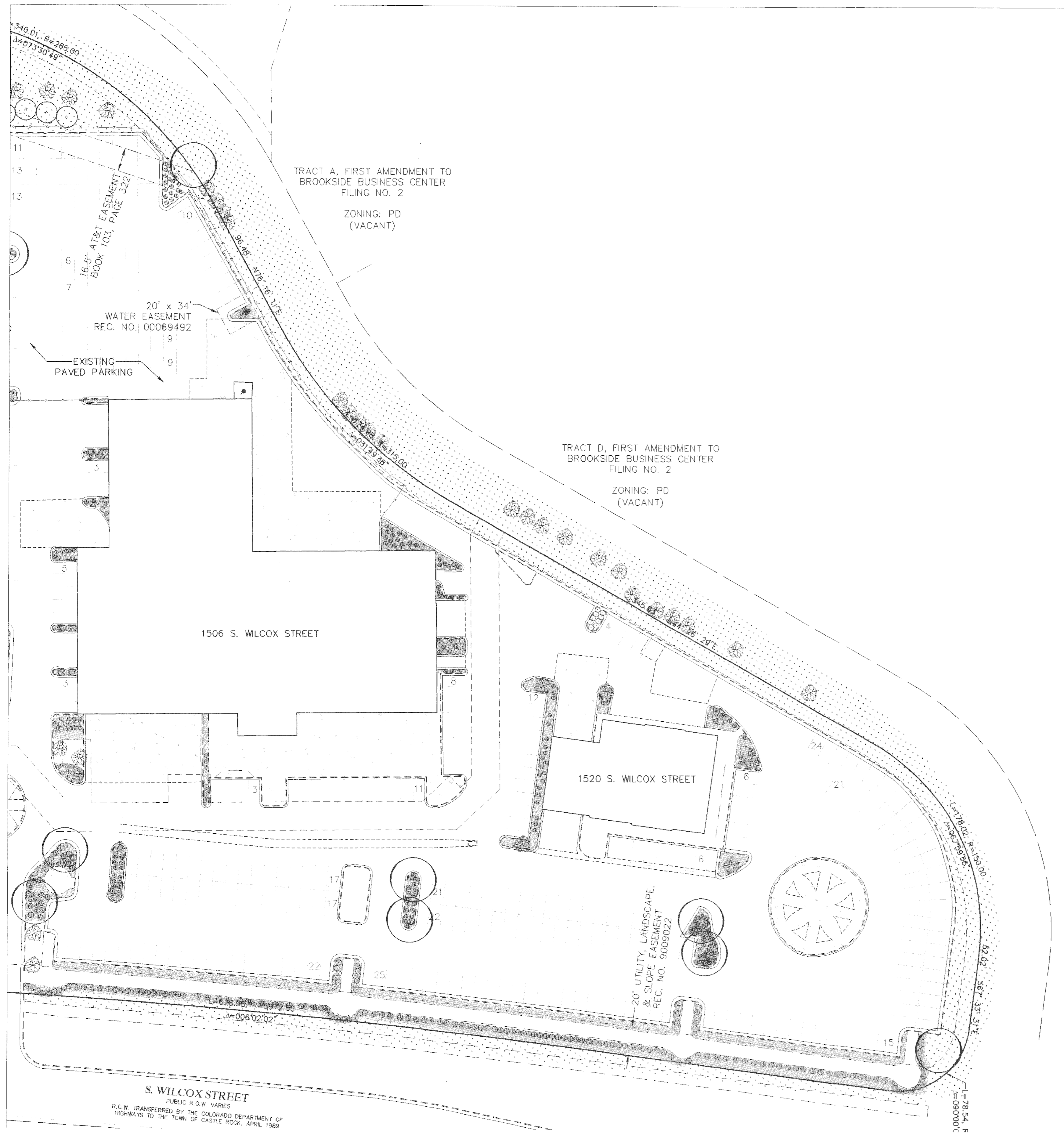


# SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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

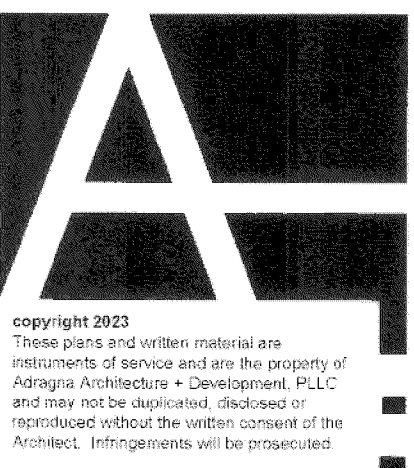
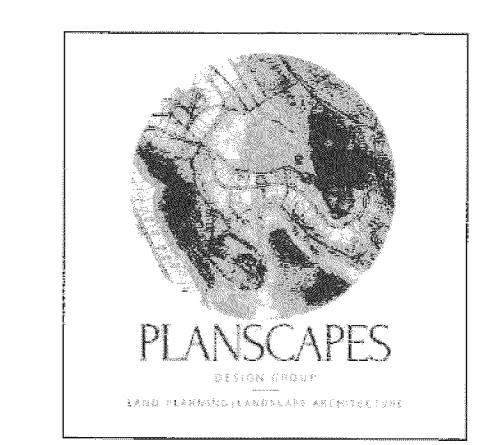
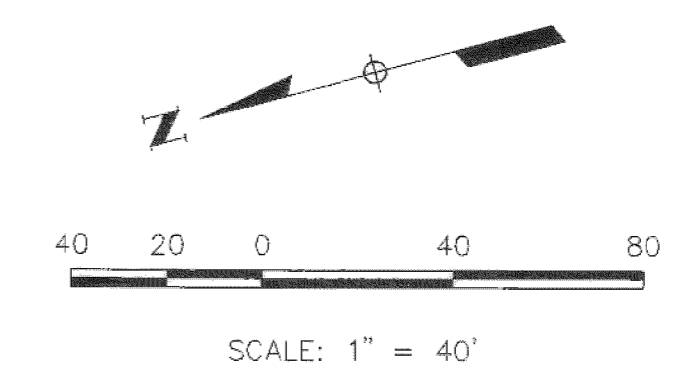


**PLANT LEGEND**

- 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
- ELECTRIC VEHICLE PARKING SPACE



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**SDP-9**  
LANDSCAPE  
SOUTH SIDE  
9 OF 12

S. WILCOX STREET  
PUBLIC R.O.W. VARIES  
R.O.W. TRANSFERRED BY THE COLORADO DEPARTMENT OF  
HIGHWAYS TO THE TOWN OF CASTLE ROCK, APRIL 1989

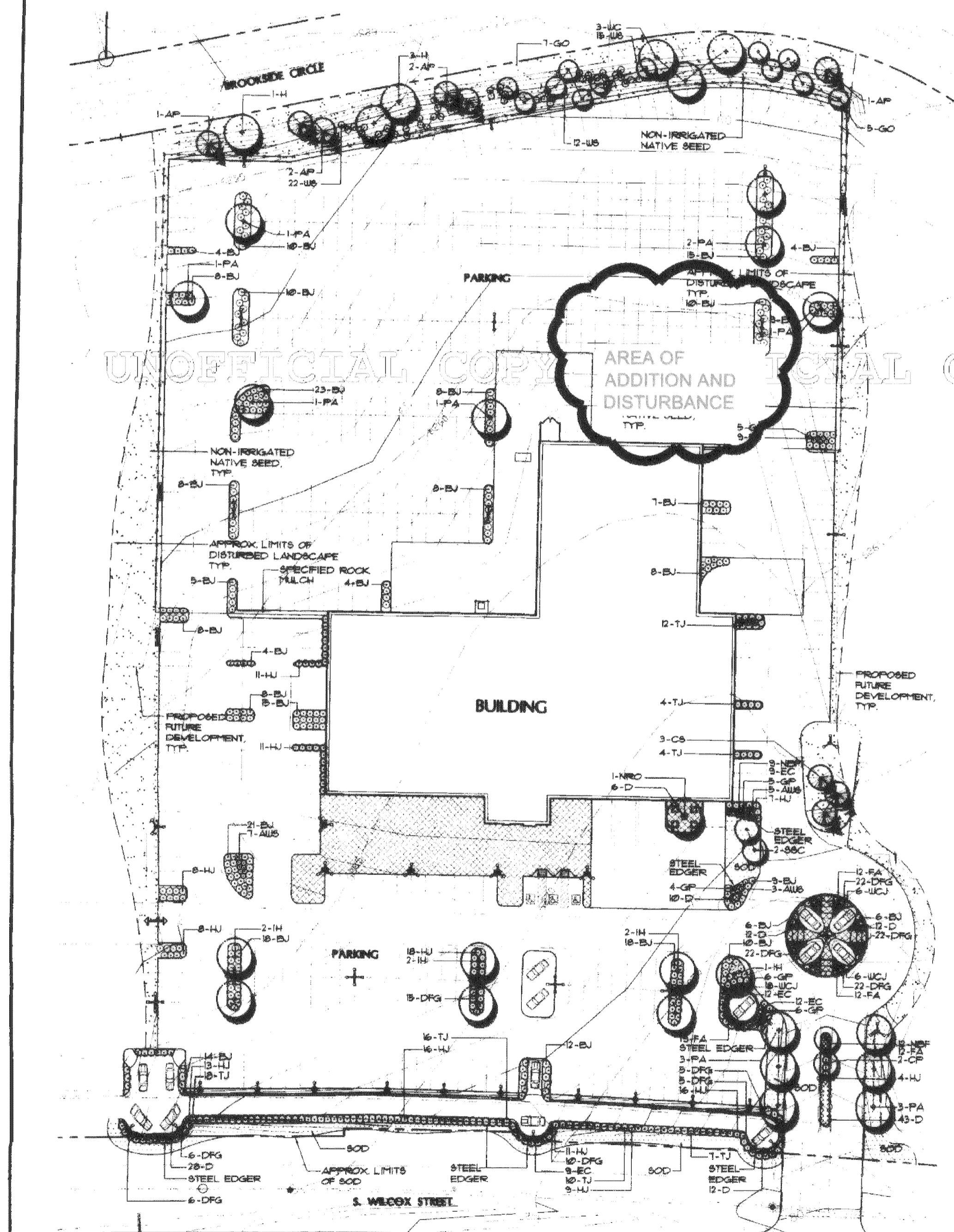
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP23-0013

## 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

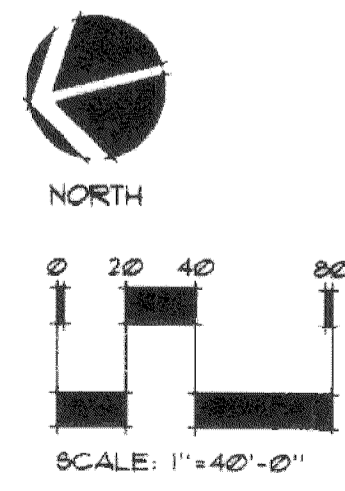
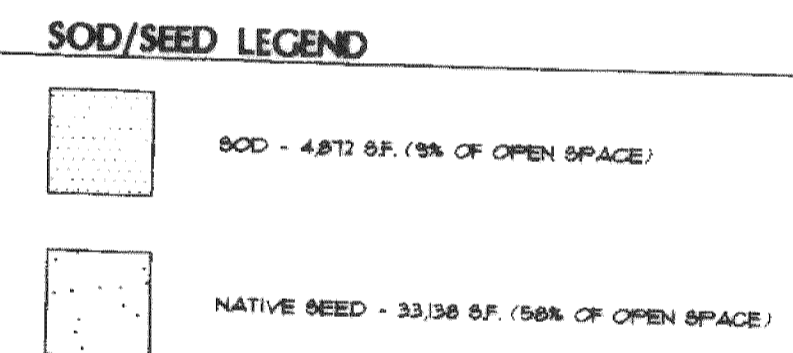
### FINAL PD LANDSCAPE PLAN SHEET 5 OF 7



SYM	QTY	SYM	COMMON/BOTANICAL NAME	SIZE	REMARKS
8	14	H	SHADE TREES: Lepidolobium bicoloratum Gleditsia triacanthos 'harris' 'topool'	2'-1/2" cal.	84B, full crown, specimen quality, staked
3	14	H	Hollyhock Celtis occidentalis	2'-1/2" cal.	84B, full crown, specimen quality, staked
1	NRO	NRO	Northern red oak Quercus rubra	2'-1/2" cal.	84B, full crown, specimen quality, staked
13	PA	PA	Pinkhorn Ash Fraxinus pennsylvanica 'Fatsora'	2'-1/2" cal.	84B, full crown, specimen quality, staked
3	UC	UC	Western Catalpa Catalpa speciosa	2'-1/2" cal.	84B, full crown, specimen quality, staked
2	GO	GO	ORNAMENTAL TREES: Gambel Oak Quercus gambelii	5'-6" ht.	84B, clump form, specimen quality, staked
2	CP	CP	Chantrelle Pear Pyrus calleryana 'Chantrelle'	2" cal.	84B, full crown, specimen quality, staked
3	BOC	BOC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	84B, full crown, specimen quality, staked
6	AP	AP	EVERGREEN TREES: Austin Pine Pinus rigida	6'-10" ht.	84B, full form, specimen quality, staked
3	CS	CS	Colorado Spruce Picea pungens	6'-10" ht.	84B, full form, specimen quality, staked
5	AUS	AUS	DECIDUOUS/EVERGREEN SHRUBS: Aucuba japonica Spiraea japonica 'Anthony Waterer'	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
26	GP	GP	Gold Drop Potentilla Potentilla 'Gold Drop'	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
45	US	US	White Snowberry Symphoricarpos albus	5 gal.	24"-30" ht., 5 canes min, plant 48" o.c.
205	BU	BU	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	24"-30" spread, plant 42" o.c.
15	HJ	HJ	Hughes Juniper Juniperus horizontalis 'Hughes'	5 gal.	24"-30" spread, plant 42" o.c.
71	TJ	TJ	Tammy Juniper Juniperus sabina 'Tamariscifolia'	5 gal.	24"-30" spread, plant 42" o.c.
30	UCJ	UCJ	Wilson Carpet Juniper Juniperus horizontalis 'Wilson'	5 gal.	24"-30" spread, plant 42" o.c.
23	D	D	PERENNIAL SGRASSES: Peach Daylily Hemerocallis 'Frosty Beauty'	1 gal.	Established, plant 18" o.c.
98	FA	FA	Fall Aster Aster novae-angliae 'Purple Dome'	1 gal.	Established, plant 18" o.c.
12	NBF	NBF	Native Blanket Flower Gaillardia aristata	1 gal.	Established, plant 18" o.c.
42	EC	EC	Purple Coneflower Echinacea purpurea	1 gal.	Established, plant 18" o.c.
106	DFG	DFG	Dwarf Fountain Grass Festuca atropurpurea 'Hawaii'	1 gal.	Established, plant 18" o.c.

- NOTES:**
- 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.
  - 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 FIBER MULCH.
  - ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED FIBER MULCH.
  - ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
  - SOD SHALL BE A COLORADO BLUEGRASS BLEND INCORPORATING DROUGHT TOLERANT VARIETIES.
  - NATIVE SEED BLEND (RATE: 35 LBS. P.L.S. PER ACRE)  

GRASS SEED MIX	LBS. P.L.S. PER ACRE
BLUE GRASS	25%
LITTLE BLUESTEM	25%
RICE GRASS	5%
SAUND DROPPED	10%
SIDE OATS GRASS	20%
WESTERN BLEATGRASS	5%
	10%
1. 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.
2. TOTAL OPEN SPACE FOR THIS SITE IS 130 ACRES OR 21% OF THE TOTAL SITE.

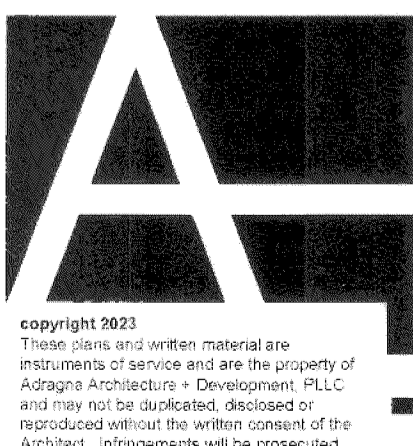
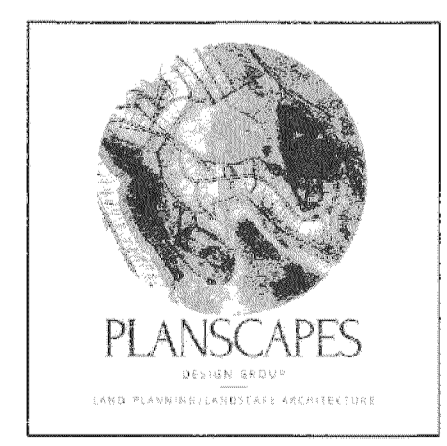


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denver, colorado 80222  
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pl no. 18.102

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



# SITE DEVELOPMENT PLAN AMENDMENT NO. 3

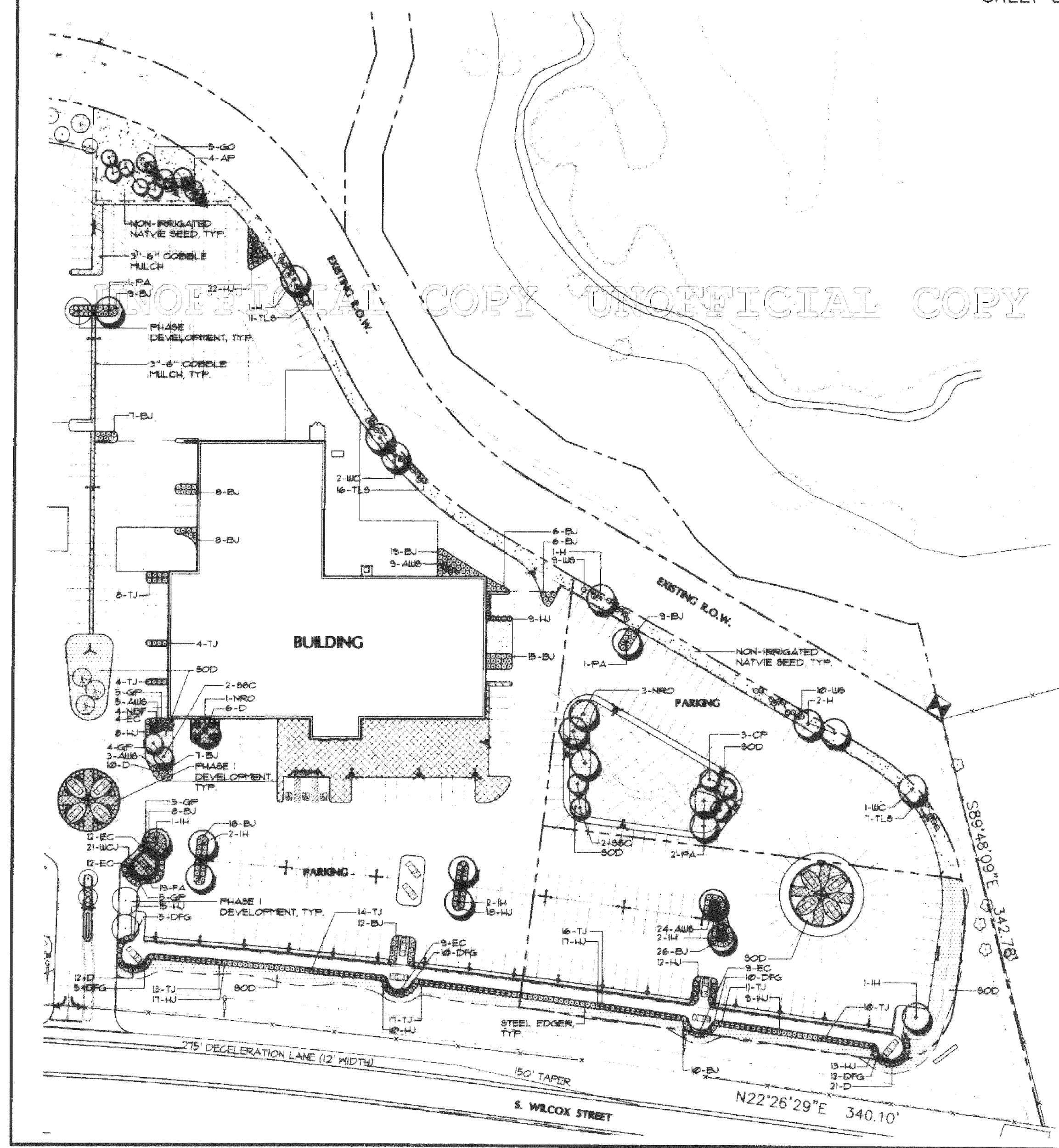
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SDP23-0013

## 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

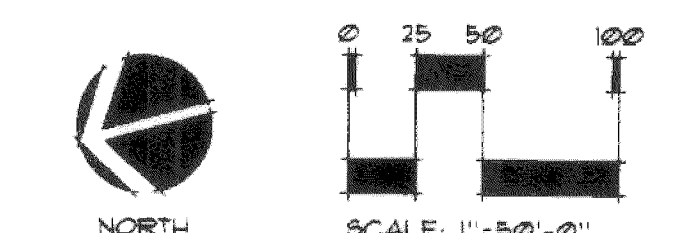
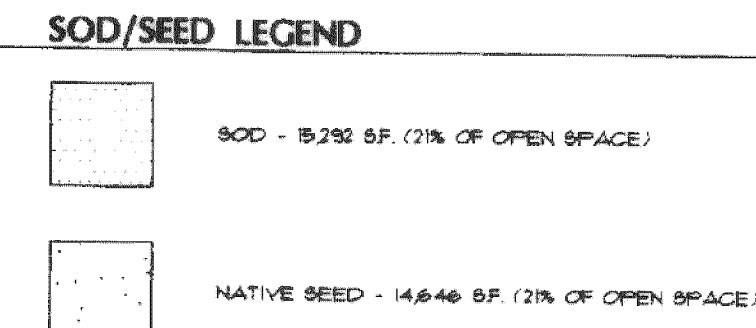


**PLANT LIST:**

SYM	QTY	SYM	COMMON/BOTANICAL NAME	SIZE	REMARKS
⊙	8	1H	SHADE TREES Leporeta Hongkongensis Gleditsia triacanthos 'nana' 'leppola'	2-1/2" cal.	18" DB, full crown, specimen quality, staked
⊙	4	H	Hackberry Celtis occidentalis	2-1/2" cal.	18" DB, full crown, specimen quality, staked
⊙	4	NRO	Northern red Oak Quercus rubra	2-1/2" cal.	18" DB, full crown, specimen quality, staked
⊙	4	PA	Petstone Ash Fraxinus pennsylvanica 'Petstone'	2-1/2" cal.	18" DB, full crown, specimen quality, staked
⊙	3	UC	Western Catalpa Catalpa speciosa	2-1/2" cal.	18" DB, full crown, specimen quality, staked
⊙	9	GO	ORNAMENTAL TREES Gambel Oak Quercus gambelii	5'-6" H.	18" DB, clamp form, specimen quality, staked
⊙	3	CP	Cherokee Pear Pyrus calleryana 'Cherokee'	2" cal.	18" DB, full crown, specimen quality, staked
⊙	4	SSC	Spring Snow Crabapple Malus sp 'Spring Snow'	2" cal.	18" DB, full crown, specimen quality, staked
⊙	4	AP	EVERGREEN TREES Austrian Pine Pinus nigra	6'-10" H.	18" DB, full form, specimen quality, gaged
⊙	41	AUS	DECIDUOUS/EVERGREEN SHRUBS Anthony Ulster Spruce Spruce Japonica Anthony Ulster	5 gal.	12"-18" H., 5 cones min, plant 36" o.c.
⊙	34	TLF	Three-Leaf Suncor Rosa trilobata	5 gal.	24"-30" H., 5 cones min, plant 48" o.c.
⊙	18	GD	Gold Drop Potentilla Potentilla Gold Drop	5 gal.	12"-18" H., 5 cones min, plant 36" o.c.
⊙	18	UB	White Snowberry Symphoricarpos albus	5 gal.	24"-30" H., 5 cones min, plant 48" o.c.
⊙	18	BU	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	24"-30" spread, plant 42" o.c.
⊙	18	HU	Hughes Juniper Juniperus horizontalis 'Hughes'	5 gal.	24"-30" spread, plant 42" o.c.
⊙	21	UCJ	Uttton Carpet Juniper Juniperus horizontalis 'Uttton'	5 gal.	24"-30" spread, plant 42" o.c.
⊙	33	TJ	Tammy Juniper Juniperus sabina 'Tammycroftia'	5 gal.	24"-30" spread, plant 42" o.c.
⊙	49	D	PERENNIALS/GRASSES Peach Drift Hemerocallis 'Peach Beauty'	1 gal.	Established, plant 18" o.c.
⊙	18	FA	Fall Aster Aster novae-angliae 'Purple Dome'	1 gal.	Established, plant 18" o.c.
⊙	28	EC	Purple Coneflower Echinacea purpurea	1 gal.	Established, plant 18" o.c.
⊙	4	NBF	Native Blanket Flower Gallardia 'Burgundy'	1 gal.	Established, plant 18" o.c.
⊙	42	DFG	Deer? Mountain Grass Panicum alopecuroides 'Hansen'	1 gal.	Established, plant 18" o.c.

- NOTES:**
- 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.
  - 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 FIBER MULCH.
  - ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED FIBER MULCH.
  - ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
  - SOD SHALL BE A COLORADO BLUEGRASS BLEND INCORPORATING DROUGHT TOLERANT VARIETIES.
 

GRASS BLEND MIX	LIBS. PLS. PER ACRE
BLUE GRAMA	25%
LITTLE BLUESTEM	20%
RICE GRASS	3%
SAND DROPPED	10%
SIDE OATS GRAMA	25%
SWITCH GRASS	9%
WESTERN WHEATGRASS	10%
  - 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.
  - TOTAL OPEN SPACE FOR THIS SITE IS 1.64 ACRES OR 25% OF THE TOTAL SITE.



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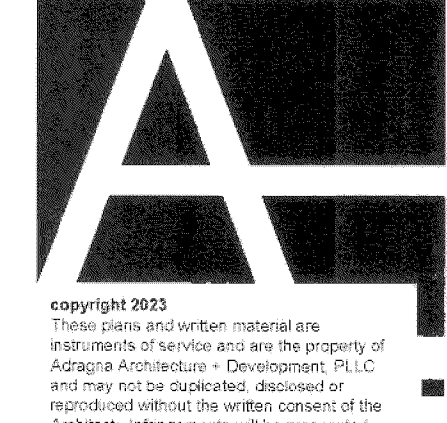
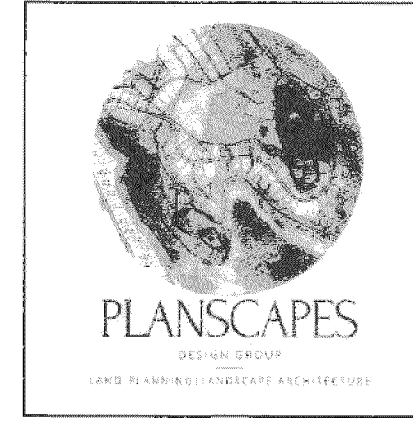
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Landscape Architecture  
Site Planning  
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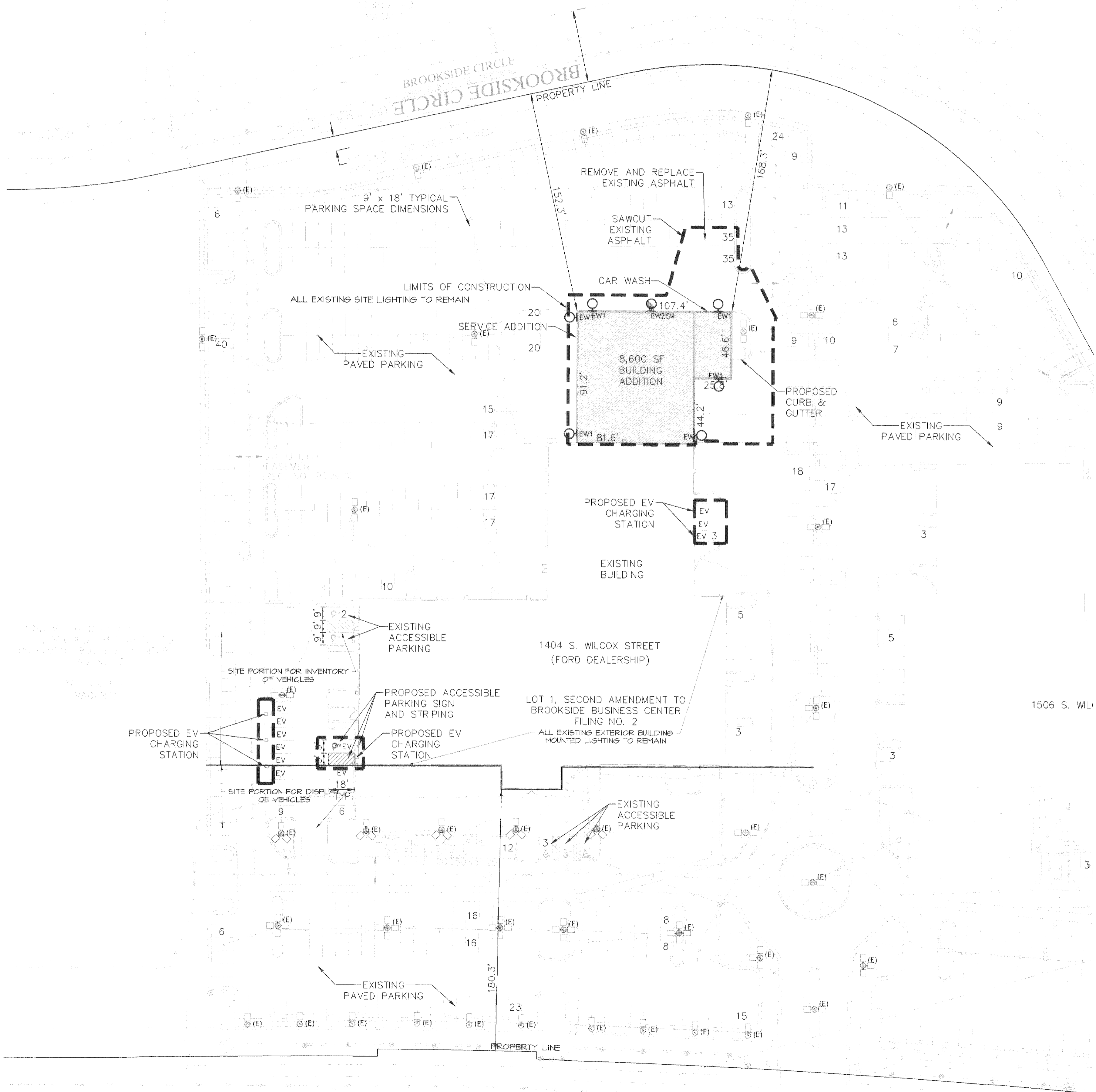
BROOKSIDE BUSINESS CENTER  
FINAL PD LANDSCAPE PLAN  
SHEET 5 OF 7



# 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

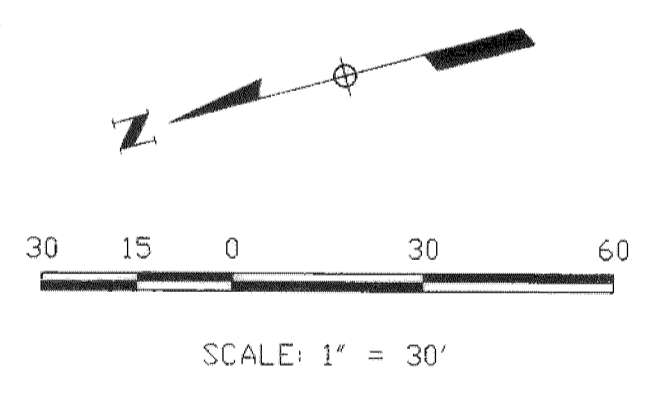
Site Lighting Fixture Schedule																			
Luminaire										Lamps									
ID/	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish	
EW1	LITHONIA	DSK1	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 EXDWC 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	
○	LUMINAIRE TYPE, SPECIFYING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT IF SHOWN, REFERENCES WALL SWITCH
⊙	WALL MOUNTED SCONCE LIGHT
⊕	EXTERIOR POLE AREA LIGHT
⊞	WALL MOUNTED AREA LIGHT

- GENERAL NOTES**
- LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
  - CALCULATIONS POINTS ARE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY ELEVATION CHANGE.
  - 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.
  - LIGHTING AT PARKING LOTS SHALL NOT EXCEED AN INITIAL LIGHTING LEVEL OF 10 FC PER TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.5B.
  - LIGHTING FIXTURE HEIGHTS AT PARKING LOT SHALL NOT EXCEED 25'-0" PER TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.5B.
  - ALL EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK FOR Dusk TO 1 HOUR OUR AFTER CLOSE OF BUSINESS TIME FOR ALL SITE AND BUILDING AREA LIGHTS.
  - LIGHTING IS DESIGNED TO PROVIDE GENERAL LIGHTING FOR BASIC SAFETY AND SECURITY AS WELL AS A UNIFORM LIGHT LEVEL FOR BUSINESS USE.
  - ALL LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMELOCK FOR Dusk TO DAWN OPERATION UNLESS OTHERWISE NOTED. REFER TO LIGHTING FIXTURE SCHEDULE FOR LIGHTING CONTROL INTENT OF EACH FIXTURE TYPE.
  - ALL LIGHTING IS DESIGNED TO MINIMIZE BACKLIGHT AND LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL LOTS, WHERE APPLICABLE. ALL FIXTURES ARE OF THE FULL-CUTOFF TYPE.
  - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED AND HAVE NOT BEEN USED IN THE DESIGN OF THIS PROJECT:
    - FORWARD THROW/TYPER 4 DISTRIBUTION
    - POLE-MOUNTED LIGHTS AIMED AT BUILDING FACADE
    - UNSHIELDED WALL PACKS
  - 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.

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
OVERALL SITE	+	2.8 fc	7.8 fc	0.2 fc	39.0:1
PARKING	⊗	2.7 fc	7.8 fc	0.2 fc	39.0:1



**1 | SITE PHOTOMETRICS AND DETAILS**  
SDP-6 | SCALE: 1" = 30'

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

architecture + development

PROJECT NO. SDP23-0013

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**SDP-12**

PHOTOMETRIC SITE PLAN AND DETAILS

12 OF 12