

PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDING THE EXPANSION OF THE EXISTING AUTOMOTIVE SALES AND SERVICE BUILDING ON LOT 1. THE SURROUNDING PARKING LOT WILL BE EXPANDED TO INCLUDE LOT 2 AND A SMALL PIECE OF THE VACANT PARCEL TO THE SOUTH.

PHASING NOTE

CONSTRUCTION CANNOT BEGIN IN PHASE 2 OF THIS PROJECT UNTIL THE HABITAT CONSERVATION PLAN HAS BEEN APPROVED BY US FISH & WILDLIFE.

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 SECTION 4.7 AND 9.3.2 OF 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 AE AND ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2019. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE AE.
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. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED PD (BROOKSIDE BUSINESS CENTER AMENDED), RECORDED ON JUNE 12, 1987 AT RECEPTION NUMBER 8717467.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
14. 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.
15. THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN. THEREFORE, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED. MINIMAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/
16. 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 TO 32 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.

SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2 AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4
LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0034

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
BY: CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: CARS-DBSPE4, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER
NAME: Daniel Garces
TITLE: SVP & Director of Acquisitions
SIGNED THIS 7 DAY OF July, 2022
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF July, 2022 BY Daniel Garces AS SVP & Director of Acquisitions of CARS-DBSPE4, INC.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 30, 2025

OWNERSHIP CERTIFICATION

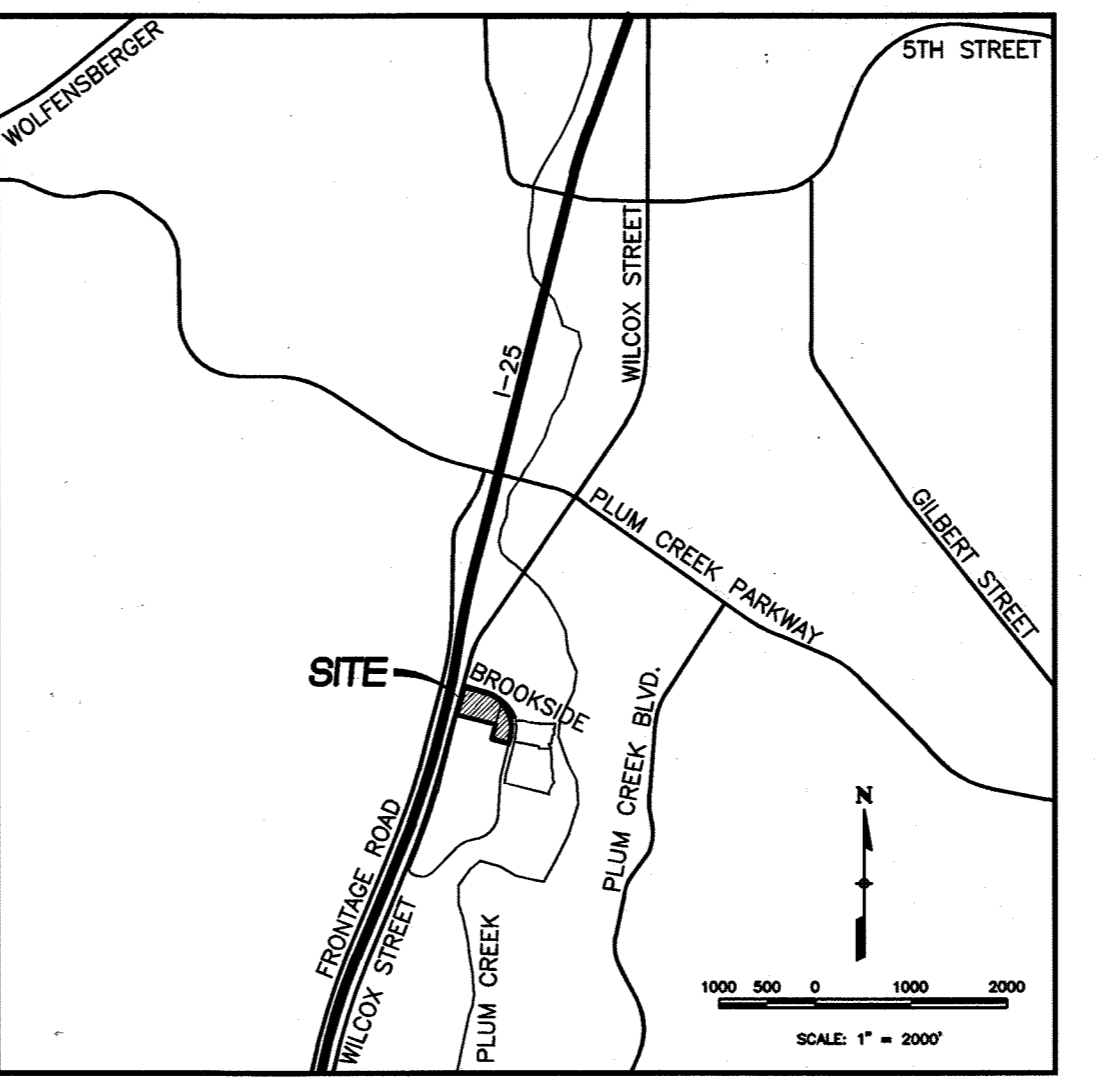
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
BY: CARS-DB12, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
BY: CARS-DB-12 L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
BY: CARS-DBSPE12, INC., A DELAWARE CORPORATION, ITS MANAGER
NAME: Daniel Garces
TITLE: SVP & Director of Acquisitions
SIGNED THIS 7 DAY OF July, 2022
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF July, 2022 BY Daniel Garces AS SVP & Director of Acquisitions of CARS-DBSPE12, INC.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 30, 2025

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS PLATTED AS LOT 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT.
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON September 23, 2021, RECEPTION NO. 2021094931 SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
EXECUTED THIS 21st DAY OF JULY, 2022
CREDIT SUISSE AG, NEW YORK BRANCH
BY: [Signatures]
NAME: [Names]
TITLE: [Titles]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF July, 2022 BY [Signatures]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: [Date]

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS PLATTED AS LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2.
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON February 4, 2021, RECEPTION NO. 2021014468 SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
EXECUTED THIS 15th DAY OF July, 2022
CITIBANK, N.A.
BY: [Signatures]
NAME: [Names]
TITLE: [Titles]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF July, 2022 BY [Signatures]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 20, 2023



VICINITY MAP SCALE: 1"=2000'

LEGAL DESCRIPTION

PARCEL A: LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.
PARCEL B: BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

ZONING COMPARISON CHART

Table with columns: ZONING, ITEM, PD REQUIREMENT, EXISTING, PROPOSED. Rows include Maximum Ground Coverage, Building Setbacks, Maximum Building Height, and Vehicle Parking.

SITE UTILIZATION CHART

Table with columns: USE AREA, AREA, % OF TOTAL. Rows include Building Footprint, Open Space Private (OSP), Open Space Public (OSD), Row Dedication, Parking and Drive, Sidewalks, and Total.

Table with columns: USE CATEGORY, REQUIRED SPACED PER CATEGORY, PROJECT INFO, REQUIRED SPACES, TOTAL PROVIDED SPACES. Rows include Indoor Showroom, Service Bays, Max Shift Employees, and Bicycle Parking.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THE 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/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070
CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

TIM DUNN LANDSCAPE ARCHITECTURE
720-350-2411
CONTACT: TIM DUNN

BENCHMARK

STEELE 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)

SHEET INDEX

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2 OF 13 SITE PLAN
3 OF 13 GENERAL GRADING PLAN
4 OF 13 GENERAL UTILITY PLAN
5 OF 13 LANDSCAPE PLAN
6 OF 13 PLANT SCHEDULES AND CASTLE ROCK DATA
7 OF 13 PLANTING DETAILS
8 OF 13 SITE EXHIBIT
9 OF 13 EXTERIOR ELEVATIONS
10-11 OF 13 EXTERIOR ELEVATION DETAILS
12 OF 13 PHOTOMETRIC SITE PLAN
13 OF 13 PHOTOMETRIC DETAILS

TITLE CERTIFICATION First American Title Insurance

I, Ernest Shively, 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.
Ernest Shively
AUTHORIZED REPRESENTATIVE
First American
TITLE COMPANY
SIGNED THIS 1st DAY OF August, 2022

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF August, 2022 BY Ernest Shively
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES December 2, 2025

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
BRIAN KROMBEIN, PE, PLS.
REGISTERED ENGINEER
DATE: 6/22/22
COLORADO REGISTERED ENGINEER 34294

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
BRIAN KROMBEIN, PE, PLS.
REGISTERED LAND SURVEYOR
DATE: 6/22/22
COLORADO REGISTERED SURVEYOR 38344

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF August, 2022.
DIRECTOR OF DEVELOPMENT SERVICES DATE: 6/9/22

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:01 AM, CLOCK ON THE 10th DAY OF August, 2022 AT RECEPTION NO. 2022054502.
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY

COVER SHEET
CDR #V
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-0034
DATE: JUNE 22, 2022
SHEET 1 OF 13
Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2 AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4

### LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

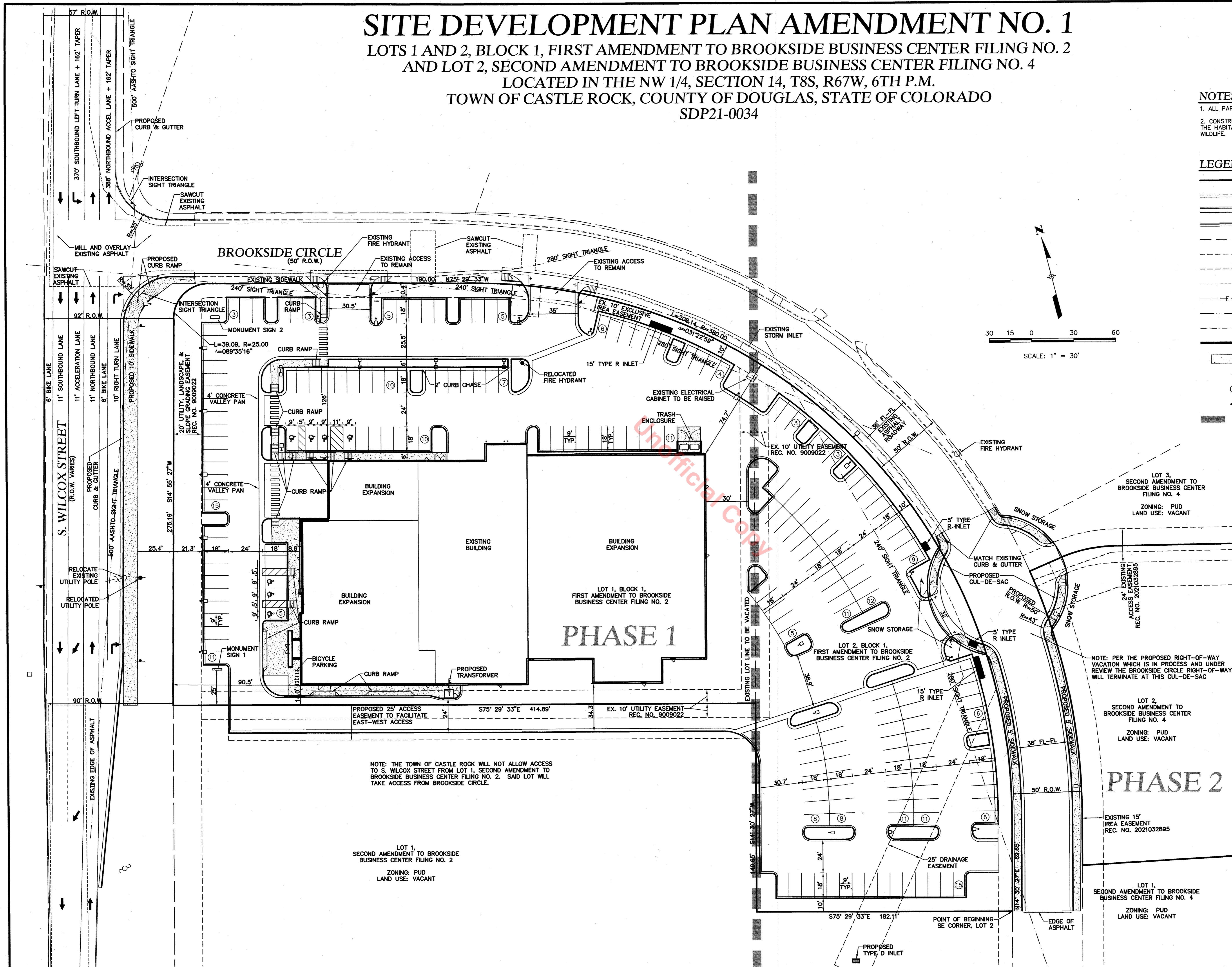
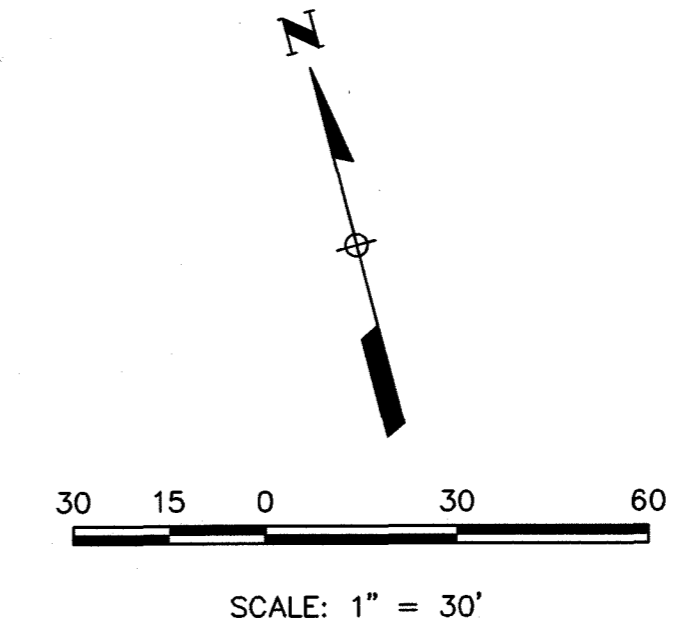
SDP21-0034

#### NOTES

1. ALL PARKING STALLS SHALL BE 9' x 18' UNLESS OTHERWISE NOTED.
2. CONSTRUCTION CANNOT BEGIN IN PHASE 2 OF THIS PROJECT UNTIL THE HABITAT CONSERVATION PLAN HAS BEEN APPROVED BY US FISH & WILDLIFE.

#### LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 2' CATCH CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SETBACK LINE
- EXISTING ELECTRIC
- SIGHT DISTANCE LINE
- INTERSECTION SAFETY SIGHT TRIANGLE
- PROPOSED RETAINING WALL
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- PARKING COUNT
- PARKING COUNT
- PHASE LINE



NOTE: THE TOWN OF CASTLE ROCK WILL NOT ALLOW ACCESS TO S. WILCOX STREET FROM LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2. SAID LOT WILL TAKE ACCESS FROM BROOKSIDE CIRCLE.

NOTE: PER THE PROPOSED RIGHT-OF-WAY VACATION WHICH IS IN PROCESS AND UNDER REVIEW THE BROOKSIDE CIRCLE RIGHT-OF-WAY WILL TERMINATE AT THIS CUL-DE-SAC

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2  
ZONING: PUD  
LAND USE: VACANT

LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
ZONING: PUD  
LAND USE: VACANT

EXISTING 15' IREA EASEMENT  
REC. NO. 2021032895

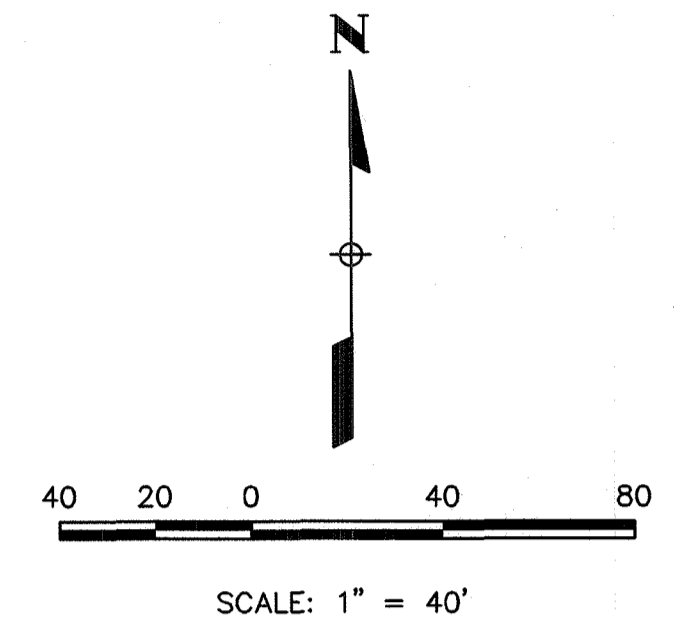
LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
ZONING: PUD  
LAND USE: VACANT

SITE PLAN  
CDR+J  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP21-034  
DATE: JUNE 8, 2022  
SHEET 2 OF 13

**Vermilion Peak Engineering**  
Civil Engineering & Land Surveying  
1745 Shea Center Drive, 4th Floor  
Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2  
 AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
 LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP21-0034



### LEGEND

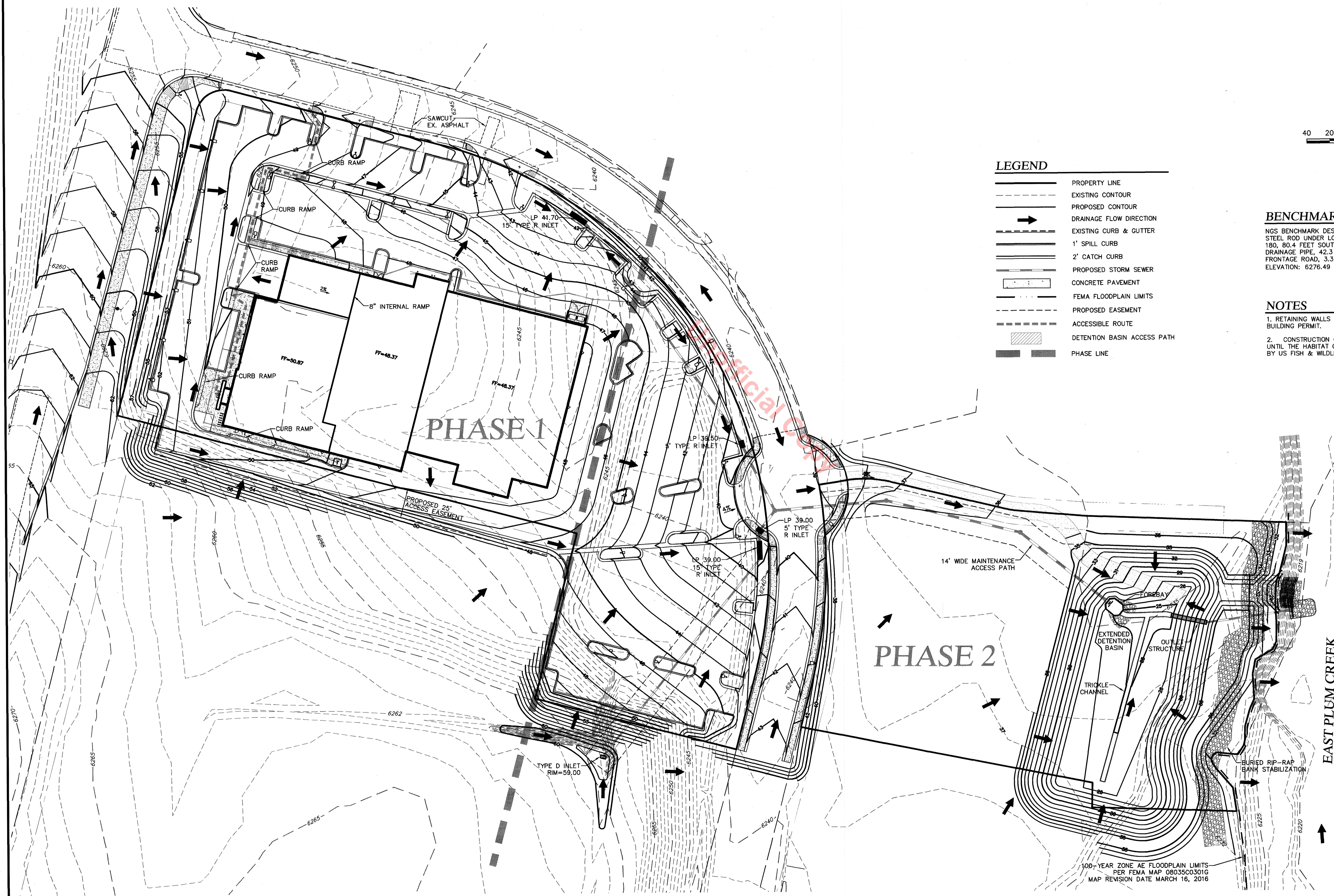
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB
- PROPOSED STORM SEWER
- CONCRETE PAVEMENT
- FEMA FLOODPLAIN LIMITS
- PROPOSED EASEMENT
- ACCESSIBLE ROUTE
- DETENTION BASIN ACCESS PATH
- PHASE LINE

### BENCHMARK

NGS BENCHMARK DESIGNATION "Y 398", PID "KK1332" BEING A STEEL ROD UNDER LOGO CAP 101 FEET EAST OF 1-25 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)

### NOTES

1. RETAINING WALLS GREATER THAN 4 FEET REQUIRE A SEPARATE BUILDING PERMIT.
2. CONSTRUCTION CANNOT BEGIN IN PHASE 2 OF THIS PROJECT UNTIL THE HABITAT CONSERVATION PLAN HAS BEEN APPROVED BY US FISH & WILDLIFE.



EAST PLUM CREEK

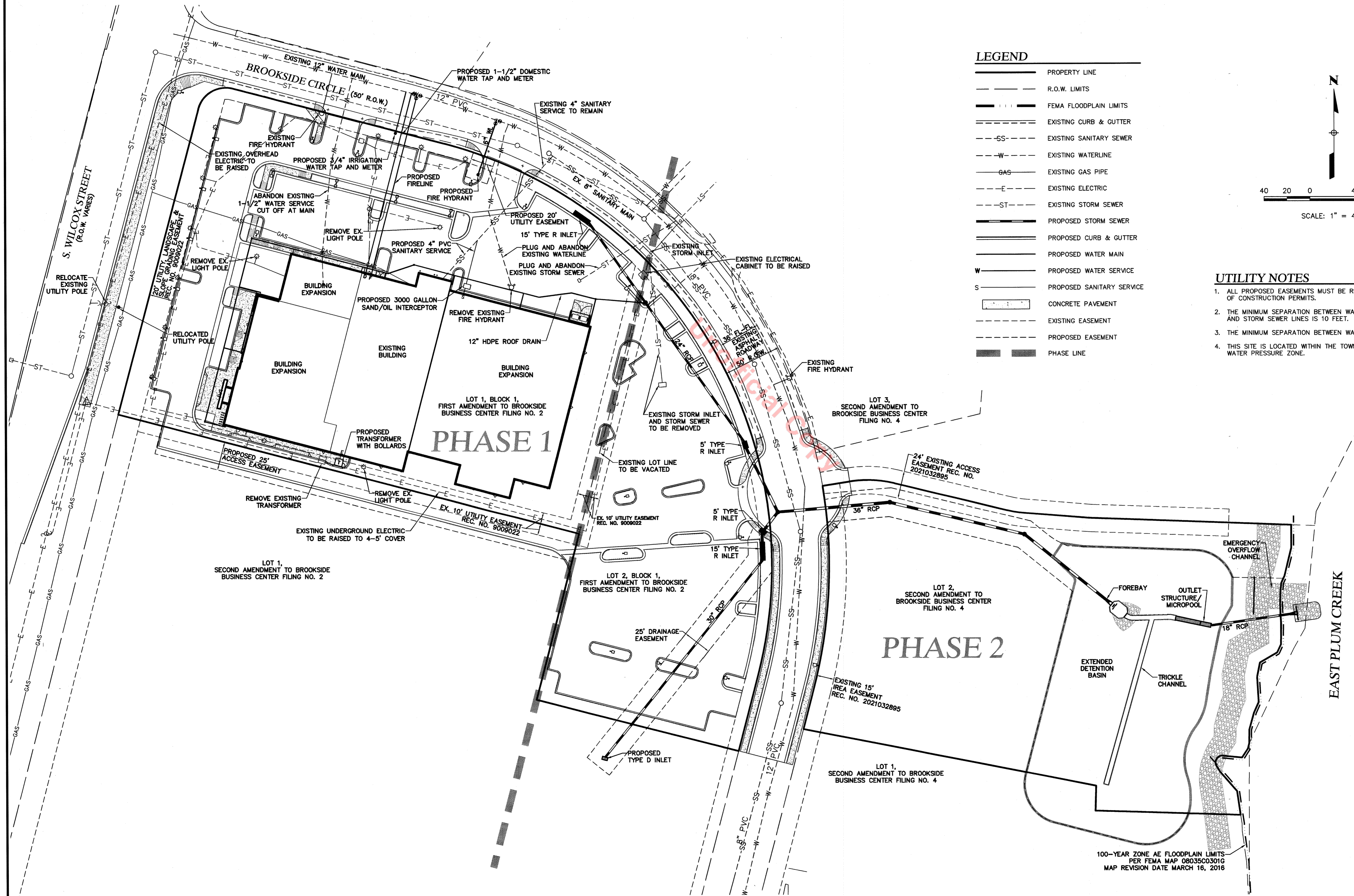
GENERAL GRADING PLAN  
 CDR+J  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP21-0034  
 DATE: JUNE 8, 2022  
 SHEET 3 OF 13

**Vermilion Peak Engineering**  
 Civil Engineering & Land Surveying  
 1745 Shea Center Drive, 4th Floor  
 Highlands Ranch, CO 80129  
 720-402-6070 / www.vermilionpeak.com

100-YEAR ZONE AE FLOODPLAIN LIMITS  
 PER FEMA MAP 0803500301G  
 MAP REVISION DATE MARCH 16, 2016

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

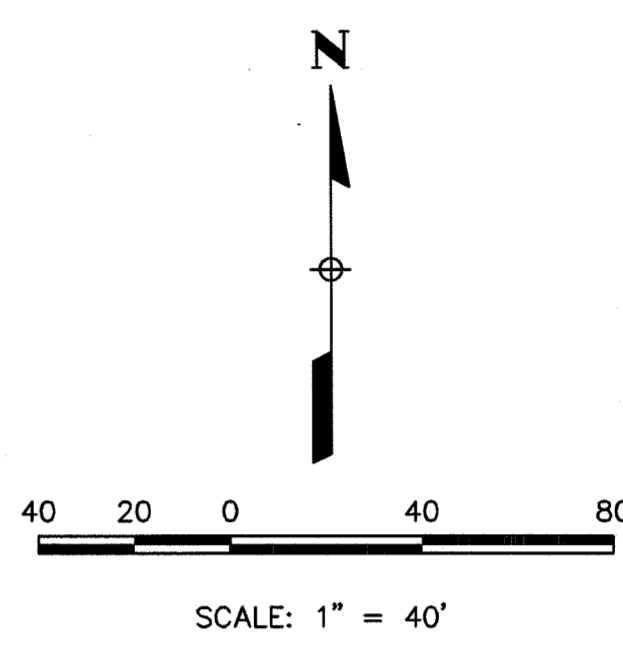
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 AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
 LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP21-0034



**LEGEND**

—	PROPERTY LINE
- - -	R.O.W. LIMITS
—	FEMA FLOODPLAIN LIMITS
—	EXISTING CURB & GUTTER
- - - SS - - -	EXISTING SANITARY SEWER
- - - W - - -	EXISTING WATERLINE
- - - GAS - - -	EXISTING GAS PIPE
- - - E - - -	EXISTING ELECTRIC
- - - ST - - -	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	PROPOSED CURB & GUTTER
—	PROPOSED WATER MAIN
—	PROPOSED WATER SERVICE
—	PROPOSED SANITARY SERVICE
—	CONCRETE SANITARY
—	EXISTING EASEMENT
—	PROPOSED EASEMENT
—	PHASE LINE

- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

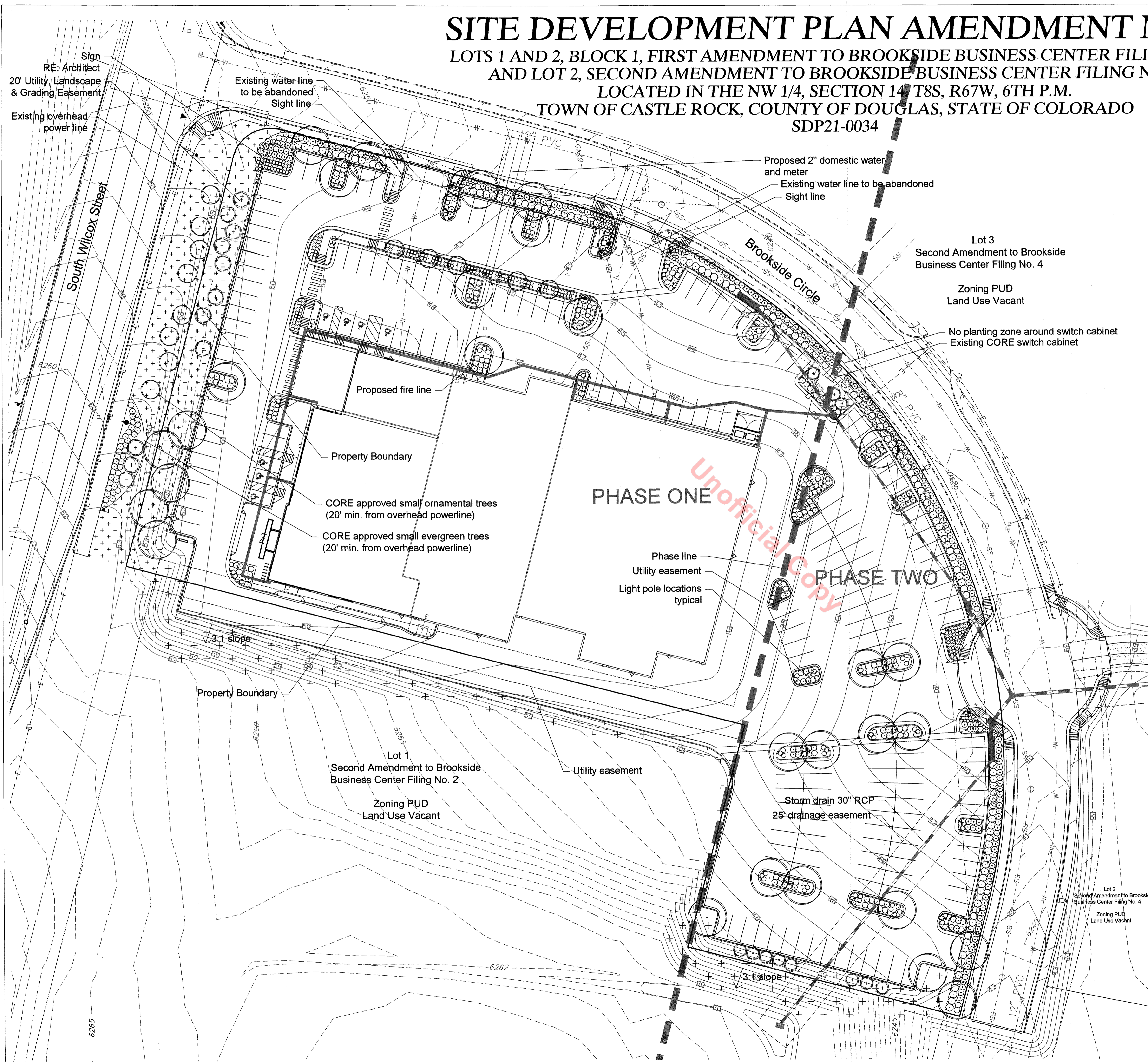


GENERAL UTILITY PLAN  
 CDR+J  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP21-0034  
 DATE: JUNE 8, 2022  
 SHEET 4 OF 13

**Vermilion Peak Engineering**  
 Civil Engineering & Land Surveying  
 1745 Shea Center Drive, 4th Floor  
 Highlands Ranch, CO 80129  
 720-402-6070 / www.vermilionpeak.com

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2  
 AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
 LOCATED IN THE NW 1/4, SECTION 14 T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP21-0034

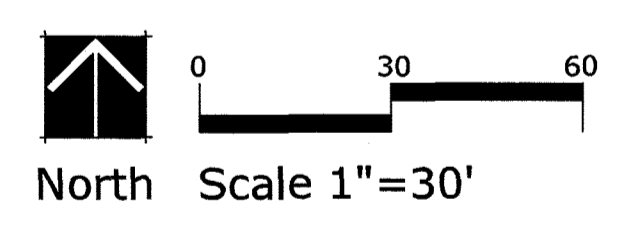


PLANT TYPE	TOTAL PLANT QUANTITIES	
	ON-SITE	RIGHT OF WAY
2" Caliper Deciduous Trees	25	
Ornamental Trees 1.5" cal. or 6'-8" ht. multi-stem	8	8
6' Evergreen Trees	19	3
<b>TOTAL TREES</b>	<b>52</b>	<b>11</b>
5 Gallon Evergreen Shrubs	217	
5 Gallon Deciduous Shrubs	308	31
<b>TOTAL SHRUBS</b>	<b>525</b>	<b>31</b>

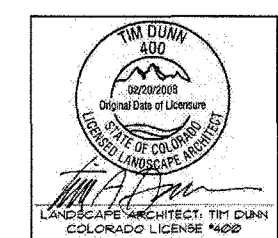
Shrub Hydrozone Type	Quantity
Very Low	134
Low	391
Moderate	0

- LEGEND**
- 2" Caliper Deciduous Trees
  - 1.5" Caliper Ornamental Trees
  - 6' Evergreen Trees
  - 5 Gallon Evergreen Shrubs
  - 5 Gallon Deciduous Shrubs
  - 1 Gallon Ornamental Grasses

- IRRIGATED FESCUE TURF SEED MIX
- IRRIGATED SEED MIX
- NON-IRRIGATED SEED MIX



LANDSCAPE PLAN  
 CDR+J  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP21-0034  
 DATE: March 21, 2022  
 SHEET 5 OF 13



Landscape Plans prepared by:  
 Tim Dunn Design Landscape Architecture  
 Tim Dunn A.S.L.A. R.L.A.  
 720-350-2411 tadunn1958@gmail.com  
 www.timdunnlandscapearchitect.com

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2 AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4

LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP21-0034

**SITE UTILIZATION TABLE**

Open Space/Landscaping	.49 ac	21,238 sf	12.1 %
Sidewalks	.10 ac	4,481 sf	2.6 %
Building Coverage	1.04 ac	45,114 sf	25.8%
Parking & Drive	2.39 ac	104,074 sf	59.5 %
<b>TOTAL</b>	<b>4.02 ac</b>	<b>174,907 sf</b>	<b>100%</b>

**COMPOSIT LANDSCAPE WATER USE RATING CHART**

Landscape Zone	LWU Rating Range
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

**CLWUR CHART FOR THE TOWN OF CASTLE ROCK - (LWUR x IA) / TA**

Irrig. Zone	Plant Name (Common)	App. rate Inches / month	Landscape Zone	% of total area	IA (Irrigated area in sf for each zone)	LWUR Landscape water use rating	TA Total area of all irrigated landscape zones	CLWUR LWUR x IA/TA
	Non Irrigated Native Seed Mix			10%	2,541 sf			
Drip	Shrub beds	3.0	Moderate	30%	6,620 sf	2	21,238 sf	0.62
Spray	Irrigated Native Seed Mix	2.0	Low	60%	12,077 sf	2	21,238 sf	1.12
<b>TOTALS</b>				<b>100%</b>	<b>21,238 sf</b>		<b>21,238 sf</b>	
Trees in non-irrigated native to receive drip irrigation						TOTAL OF THE CLWUR		1.74

TOTAL OF THE CLWUR 1.74 (2)

**LANDSCAPE SUMMARY TABLE**

Landscape Type	Square Footage	Percentage
Irrigated Fescue Turf Seed	2,426	12%
Irrigated Native Seed Mix	12,426	60%
Non-irrigated Seed Mix	2,650	13%
Irrigated Shrub Beds	3,736	15%
<b>TOTAL LANDSCAPE AREA</b>	<b>21,238 sf</b>	<b>100%</b>

**LANDSCAPE BUFFER**

Location	Width
South Wilcox Street	20 FT
Brookside Circle	10 FT
South Boundary	15 FT

**STREETSCAPE REQUIREMENT TABLE**

Street Name	Frontage Linear Feet (LF)	Trees				Shrubs	
		Required trees	Canopy shade trees min. 75% of total provided	Non-canopy shade trees provided	Provided trees total	Required shrubs	Provided shrubs
S. Wilcox Street	307	8		11	11	31	31
*Brookside Circle	872	22	15	6	16	88	301

- \*Notes:  
 1) There is no planting area along Brookside Circle with attached walk. Right-of-way is at back of walk.  
 Street trees and shrubs are provided per standards, plants are planted on site adjacent to walk.  
 2) Due to CORE regulations, no trees can be planted within 20' of the existing overhead power line. A variance is has been granted to plant trees east of the walk and a minimum of 20' from the power line. See TCV21-0090.  
 3) Due to sight distance lines along Brookside Circle, the required street tree minimum cannot be met. Additional peninsulas with canopy tree plantings have been added to the site plan. A variance is has been granted for this condition. See TCV-0060

**COMMERCIAL LANDSCAPE SITE INVENTORY**

Town of Castle Rock Registered Landscape Professional: Tim A. Dunn  
 State of Colorado License Landscape Architect # 400  
 Company Name: Tim Dunn Design Address: 6948 Daventry Place, Castle Rock, Colorado 80108  
 Phone: 720-350-2411 Email: tadunn1958@gmail.com Date: 7.7.21  
 Project Name: CDR+J Site Development Plan

CLWUR Total = 1.77 (LWU rating Low Water Use)

Gross Site	Landscape Area Required 10% landscape 17,490 sf	Turfgrass List Species	Non-Living Ornamental (area in sq ft)	Number of Trees Required	Number of Trees Provided	Number of Shrubs Required	Number of Shrubs Provided	Soil Prep. Amounts (in cu yds/1,000 sf)	Separate Irrigation Service Connections
174,907 sf Total	21,238 sf Provided	Fescue Turf 2,426 sf	262 sf	35	41	72	301	5 cy/1,000 sf	yes

Parking Lot (not including other lots being developed)	Parking Lot Landscape (area in sq ft)	No. of Parking Spaces (surface parking)	Non-Living Ornamental (area in sq ft)	No. of Interior Landscape Medians	Min. width of Landscape Medians	Number of Trees Required	Number of Trees Provided	Number of Shrubs Required	Number of Shrubs Provided
83,767 sf	9,180 sf	209	0	13	8'	20	20	40	198

**GENERAL LANDSCAPE NOTES**

- 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 UNFORSEEN 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 LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE 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 OF THE PROPERTY.
- NO SOLID OBJECT EXCEEDING 30 INCHES 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 WITHIN THE SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLANS.
- 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 MATERIALS SHALL BE REMOVED AND REPLACE 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.

**GENERAL IRRIGATION NOTES**

- ALL SEEDED TURF AREAS TO BE IRRIGATED WITH SPRAY HEADS.
- TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS.
- SOD AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.
- IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.
- ALL LANDSCAPE SHOWN ON CONCEPTUAL LANDSCAPE PLAN IS CONSIDERED LOW HYDROZONE EXCEPT FO THE IRRIGATED TURF GRASS AREAS WHICH ARE CONSIDERED HIGH.

**GENERAL GRADING NOTES**

- ALL AREAS ARE TO BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

**PLANT SCHEDULE / LEGEND**

QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	HYDROZONE	MATURE SIZE (height/width)
<b>DECIDUOUS CANOPY TREE</b>							
XX	IHL	IMPERIAL HONEY LOCUST	Gleditsia tricanthos var. inermis 'Imperial'	2" CAL.	B&B	2	45'x40'
XX	BUR	BUR OAK	Quercus robur	2" CAL.	B&B	2	70'x50'
XX	NRO	NORTHERN RED OAK	Quercus rubrum	2" CAL.	B&B	2	60'x40'
XX	SWO	SWAMP WHITE OAK	Quercus bicolor	2" CAL.	B&B	2	60'x60'
XX	JPT	JAPANESE PAGODA TREE	Sophora japonica 'Millstone'	2" CAL.	B&B	2	40'x50'
<b>ORNAMENTAL TREE</b>							
XX	TAR	TARTARIAN MAPLE	Acer tartaricum	1.5" CAL.	B&B	2	20'x20'
XX	CHP	CHANTICLEER PEAR	Pyrus calleryana 'Chanticleer'	1.5" CAL.	B&B	2-3	15'x35'
<b>EVERGREEN TREES</b>							
XX	AUS	AUSTRIAN PINE	Pinus nigra	6" HT.	B&B	2	50'x30'
XX	BOS	BOSNIAN PINE	Pinus heldreichii	6" HT.	B&B	2	25'x15'
<b>EVERGREEN SHRUBS</b>							
XX	ARJ	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	5 GAL.	CONTAINER	2	2'x4'
XX	HUJ	HUGHES JUNIPER	Juniperus horizontalis 'Hughes'	5 GAL.	CONTAINER	2	2'x8'
<b>DECIDUOUS SHRUBS</b>							
XX	DAR	DARTS GOLD NINEBARK	Physocarpus opulifolius 'Darts Gold'	5 GAL.	CONTAINER	2	5'x5'
XX	GLS	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	5 GAL.	CONTAINER	1-2	2'x4'
XX	GFS	GOLD FLAME SPIREA	Spiraea japonica 'Goldflame'	5 GAL.	CONTAINER	2	3'x3'
XX	JAC	JACKMAN POTENTILLA	Potentilla fruticosa 'Jackmannii'	5 GAL.	CONTAINER	2	3'x4'
XX	CUR	ALPINE CURRANT	Ribes alpinum	5 GAL.	CONTAINER	2-3	6'x6'
<b>CLUMPI ORNAMENTAL GRASS</b>							
XX	MLM	MORNING LIGHT MISCANTHUS	Miscanthus sinensis 'Morning Light'	1 GAL.	CONTAINER	3	5'x3'
XX	OFG	ORNAMENTAL FOUNTAIN GRASS	Pennisetum orientale	1 GAL.	CONTAINER	2	3'x2'
XX	BIF	BLUE IDAHO FESCUE GRASS	Festuca idahoensis 'Siskiyou Blue'	1 GAL.	CONTAINER	2	1.5'x2'
XX	FRG	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 GAL.	CONTAINER	2	4'x2'

NOTE: NO TREES WILL BE PLANTED WITHIN 20' OF THE EXISTING OVERHEAD POWER LINE

**CORE NOTES**

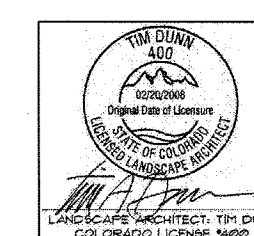
**Overhead distribution lines and structures**

- TREES GROWING TALLER THAN 10 FEET SHOULD NOT BE PLANTED WITHIN DISTRIBUTION LINE IN RIGHTS-OF-WAY, HOWEVER, THEY MAY BE PLANTED AT LEAST 20 FEET (HORIZONTALLY FROM OVERHEAD ELECTRIC DISTRIBUTION LINES, REGARDLESS OF THE WIDTH OF THE RIGHT-OF-WAY.
- ALL TREES SHOULD BE PLANTED AT LEAST 20 FEET FROM POLES AND STRUCTURES.
- SHRUBS, GROUND COVERS AND FLOWERBEDS MAY BE PLANTED UP TO THE BASE OF POLES AND STRUCTURES. HOWEVER, PLANT MATERIAL MAY BE DESTROYED DURING OPERATIONS AND MAINTENANCE OF LINES. DAMAGED OR DESTROYED MATERIAL WILL NOT BE REPLACED.

**Overhead distribution lines and structures**

- ALL TREES SHOULD BE PLANTED AT LEAST 10 FEET FROM EQUIPMENT.
- SHRUBS, GROUND COVERS, AND FLOWERBEDS MAY BE PLANTED UP TO 3 FEET FROM EQUIPMENT EXCEPT AT LEAST 10 FEET SHALL BE KEPT CLEAR IN FRONT OF TRANSFORMER SWITCH DOORS. HOWEVER, PLANT MATERIAL MAY BE DESTROYED DURING OPERATIONS AND MAINTENANCE OF LINES. DAMAGED OR DESTROYED MATERIAL WILL NOT BE REPLACED.

PLANT SCHEDULE & CASTLE ROCK DATA  
 CDR+J  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP21-0034  
 DATE: March 21, 2022  
 SHEET 6 OF 13

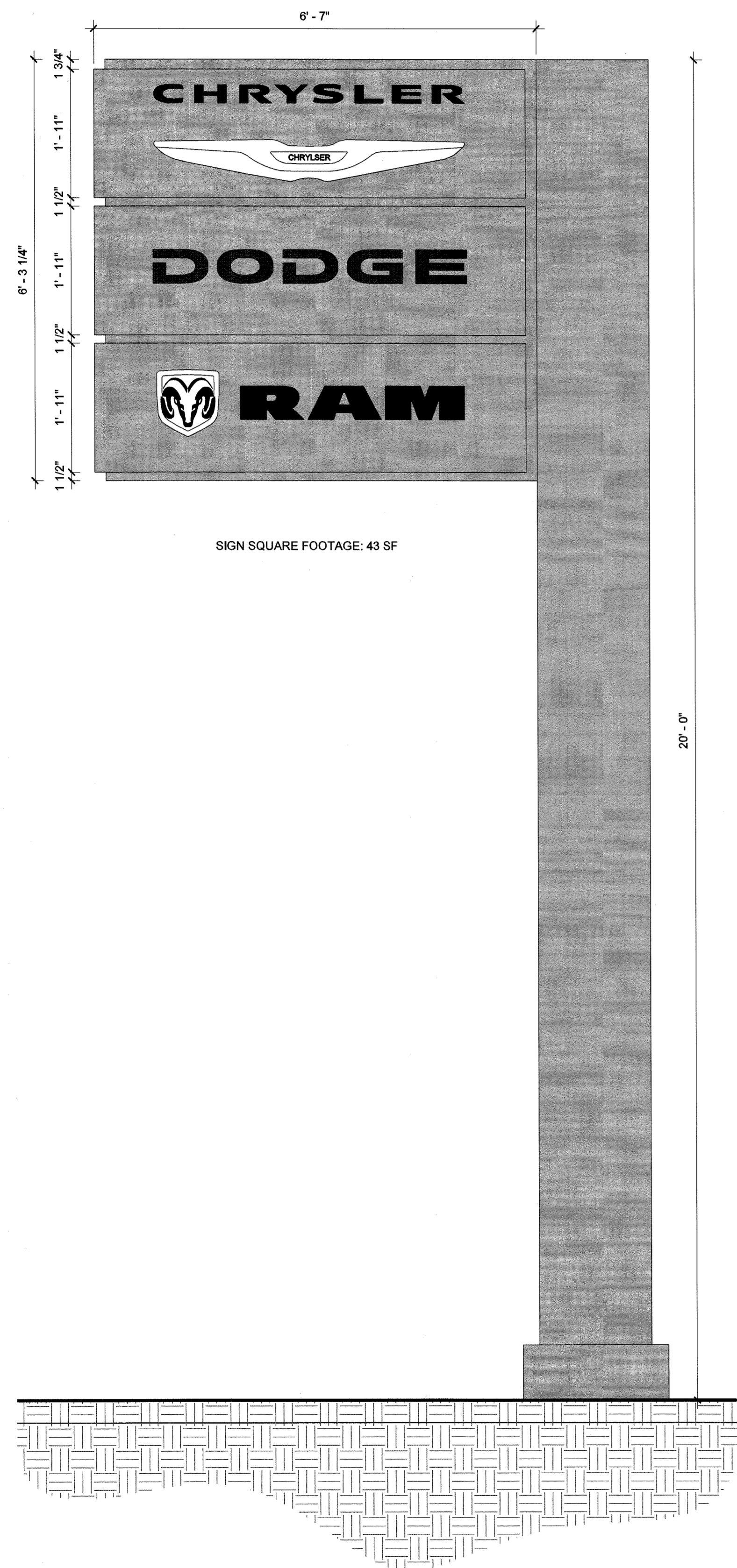


Landscape Plans prepared by:  
 Tim Dunn Design Landscape Architecture  
 Tim Dunn A.S.L.A. R.L.A.  
 720-350-2411 tadunn1958@gmail.com  
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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

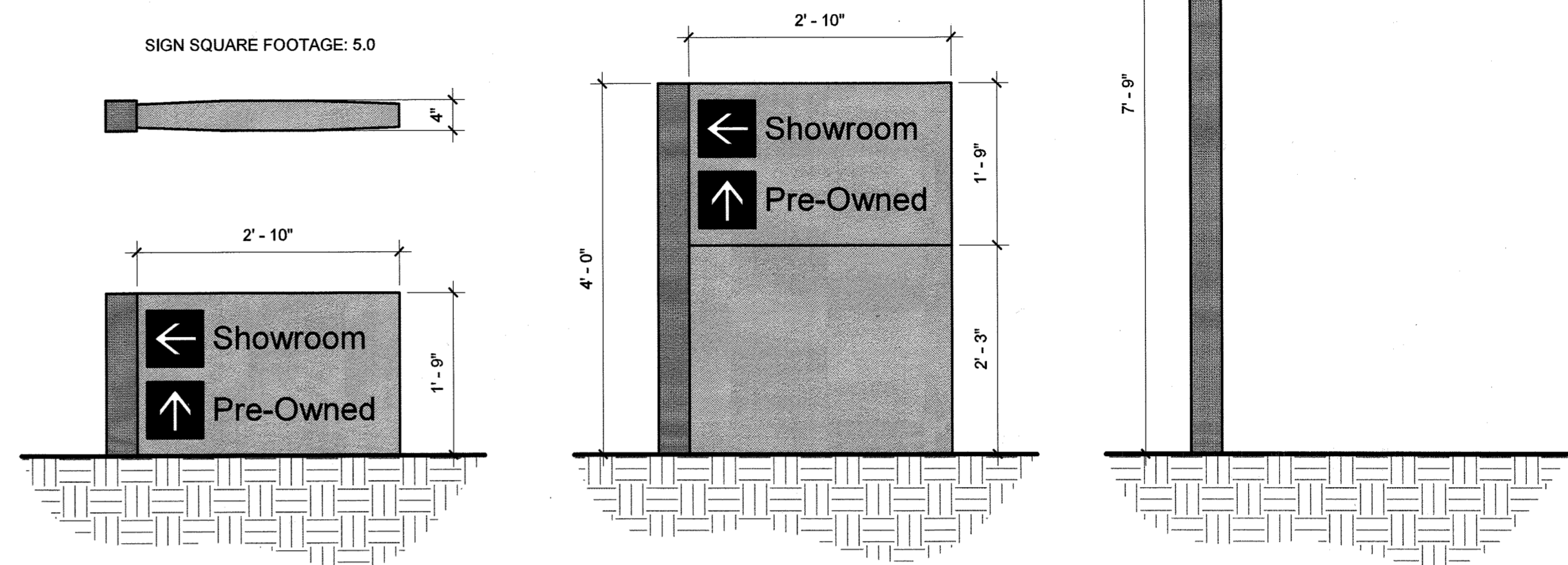
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AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
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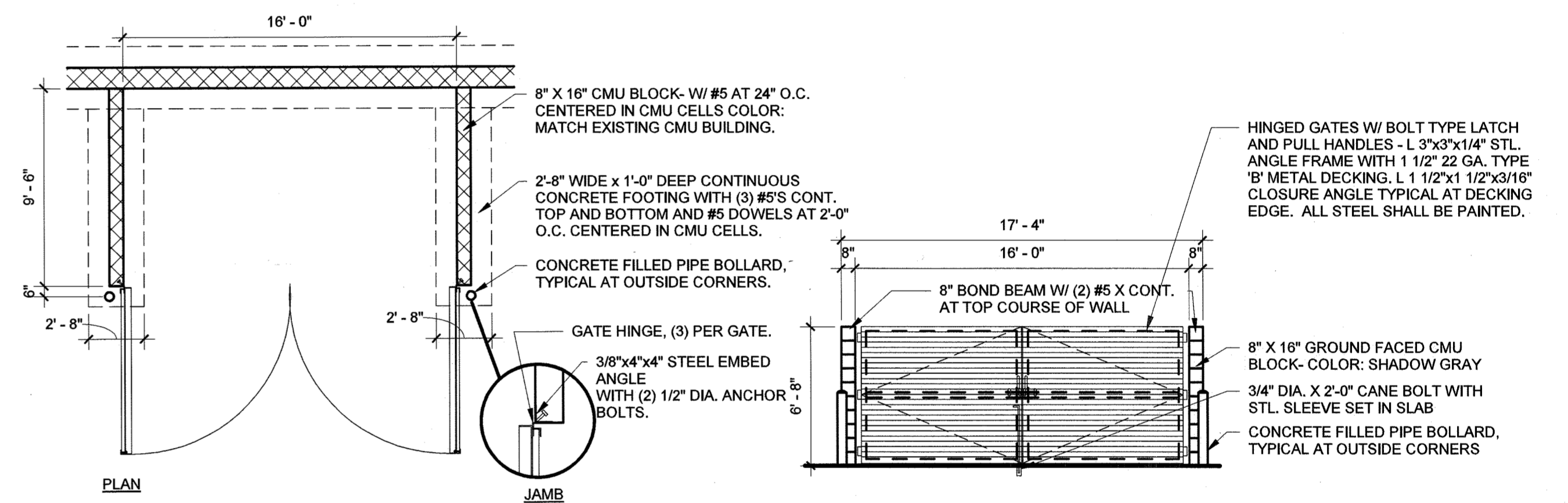
**4 MONUMENT SIGN 1**  
SCALE 3/4" = 1'-0"



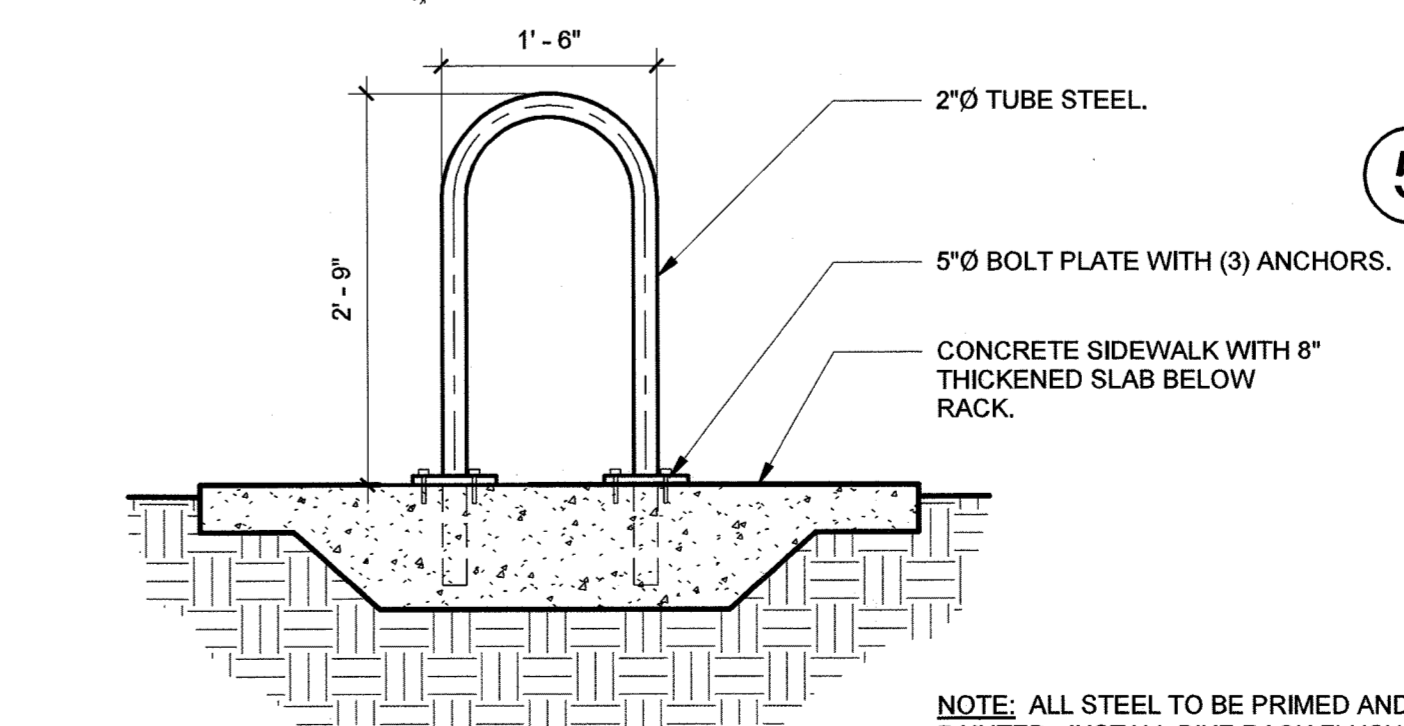
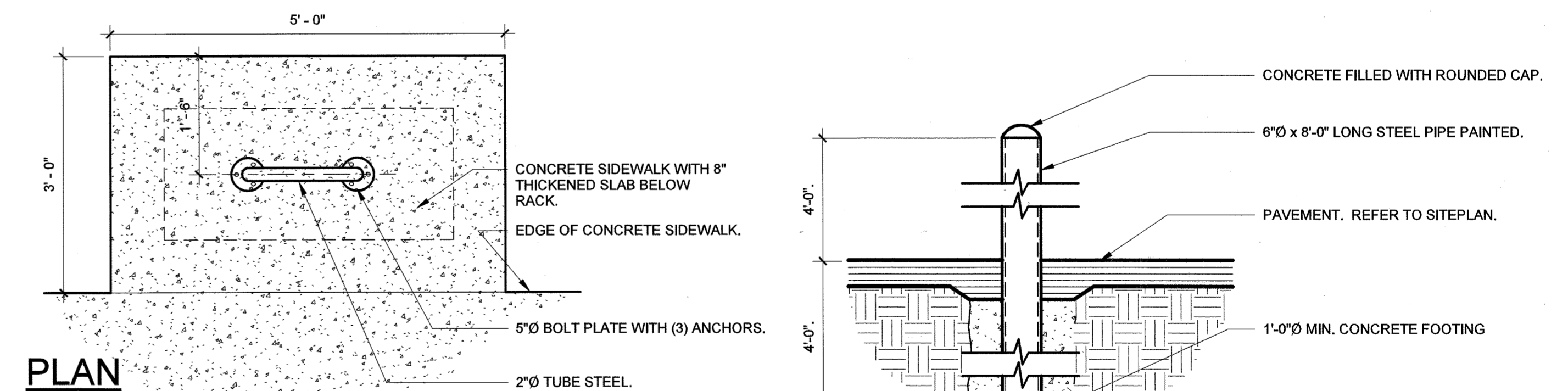
**2 MONUMENT SIGN 2**  
SCALE 3/4" = 1'-0"



**A CDR DIRECTIONAL SIGNAGE - NON ILLUMINATED**  
SCALE 3/4" = 1'-0"



**1 TRASH ENCLOSURE**  
SCALE 3/16" = 1'-0"



**8 BIKE RACK DETAIL**  
SCALE 3/4" = 1'-0"

NOTE: ALL STEEL TO BE PRIMED AND PAINTED. INSTALL BIKE RACK FLUSH MOUNTED WITH VANDAL-RESISTANT SCREWS OR EXPANSION BOLTS.

SITE EXHIBIT  
CDR+J  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP21-0034  
DATE: June 8, 2022  
8 OF 13

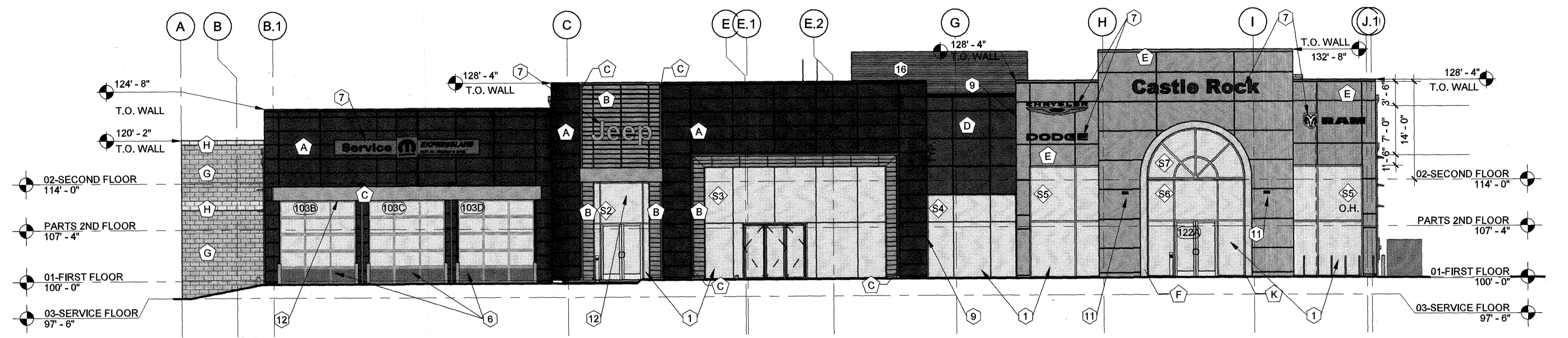
EXTERIOR FINISH LEGEND			
SEE DETAILED EXTERIOR FINISH LEGEND ON SHEET A4.8			
SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A		AMC-J1: ALUMINUM COMPOSITE METAL PANEL	ALPOLIC, STACK BOND "MICA MRO ANTHRACITE GREY" (4MM)
B		AMC-J2: ALUMINUM COMPOSITE METAL PANEL	ALPOLIC, STACK BOND "HARVEST TRAIL BAMBOO"
C		AMC-J3: ALUMINUM COMPOSITE METAL PANEL	ALPOLIC, STACK BOND "POLISHED W/ INTEGRAL LED LIGHT STRIP"
D		EIFS-2: EXTERIOR INSULATION FINISH SYSTEM	STO CORP, PAINTED EXP-J2: "BLACK MAGIC" #6691, SATIN
E		AMC-C1: ALUMINUM COMPOSITE METAL PANEL	ALPOLIC, STACK BOND "SILVER METALLIC" (MTLC BSX SILVER)
F		AMC-C2: ALUMINUM COMPOSITE METAL PANEL	ALPOLIC "HIGH POLISHED ALUMINUM" (DM HPA SLVR)
G		CMU SPLIT-FACE BLOCK	PAINTED EXP-J1: "CITYSCAPE" #7067, SATIN
H		CMU SMOOTH FACE BLOCK	PAINTED EXP-J1: "CITYSCAPE" #7067, SATIN
J		EIFS-1: EXTERIOR INSULATION FINISH SYSTEM	STO CORP, PAINTED EXP-C1: "PELICAN GREY" #1612, FLAT
K		CW-1: CURTAIN WALL FRAMING- JEEP	KAWNEER, BUTT JOINTED, CLEAR ANODIZED, USE WITH GL-1
L		CW-2: CURTAIN WALL FRAMING- CDR	KAWNEER, STANDARD FRAME, CLEAR ANODIZED, USE WITH GL-2
M		SF-1: STOREFRONT FRAMING- JEEP	KAWNEER, BUTT JOINTED, CLEAR ANODIZED, USE WITH GL-1
N		SF-2: STOREFRONT FRAMING- CDR	KAWNEER, STANDARD FRAME, CLEAR ANODIZED, USE WITH GL-2
P		AMC-4: BRAKE METAL	ALPOLIC, PARAPET CAP, COLOR TO MATCH ADJACENT ACM
Q		GL-1: GLAZING JEEP	VITRO GLASS, BUTT JOINTED, LOW E, 1" INSULATED CLEAR GLASS
R		GL-2: GLAZING CDR	VITRO GLASS, STANDARD FRAMED GLAZING, LOW E, 1" INSULATED CLEAR GLASS

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

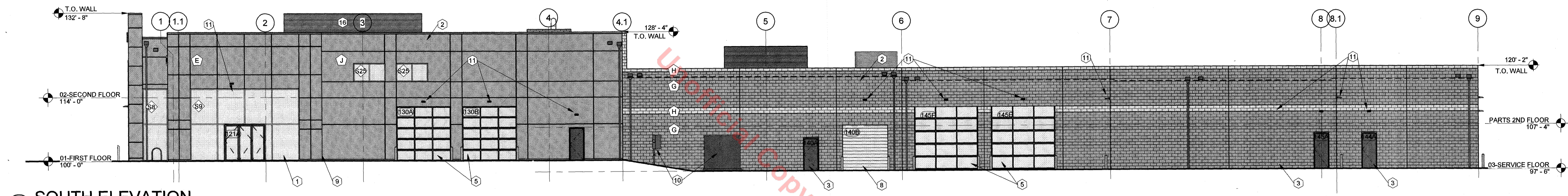
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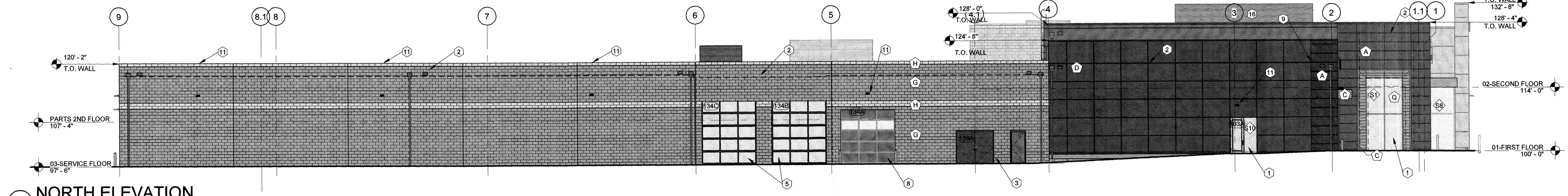
- KEY NOTES:**
- 1" INSULATED GLAZING, IN ALUMINUM STOREFRONT/CURTAIN WALL SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLOR.
  - LINE OF ROOF BEYOND.
  - HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
  - INSULATED OVERHEAD DOOR WITH VISION PANELS. PAINT PER FINISH SCHEDULE.
  - ALUMINUM AND GLASS OVERHEAD DOOR.
  - OVERHEAD DOOR.
  - SIGNAGE PER HOMETOWN STANDARDS.
  - ROLLTOP DOOR.
  - ACME/FS JOINT.
  - EUSERC CABINET AND UTILITY XFMR.
  - EXTERIOR LED WALL LIGHT. SEE ELECTRICAL.
  - EXTERIOR LED DOWNLIGHTS IN CANOPY SOFFIT. SEE ELECTRICAL.
  - THRU-WALL SCUPPER TO DOWNSPOUT AND OVERFLOW SCUPPER, PROVIDE PAINTED GALVANIZED METAL DOWNSPOUT. PROVIDE CRICKETING TO DOWNSPOUT AS REQUIRED. SEE DETAIL.
  - RTU SCREEN, "B" DECK ON TUBE STEEL FRAME. ALL POSTS MUST ATTACH TO BEAMS BELOW. COORDINATE IN FIELD.
  - EXTERNAL FIXED ROOF LADDER. INSTALL PER MANUFACTURERS DETAILS.
  - RTU SCREEN, "B" DECK ON TUBE STEEL FRAME. ALL POSTS MUST ATTACH TO BEAMS BELOW. COORDINATE IN FIELD.
  - MASONRY CONTROL JOINT. MAX DISTANCE BETWEEN CONTROL JOINTS IS 30'.
  - ACCESSIBLE PUBLIC ENTRANCE PER IBC 1105.



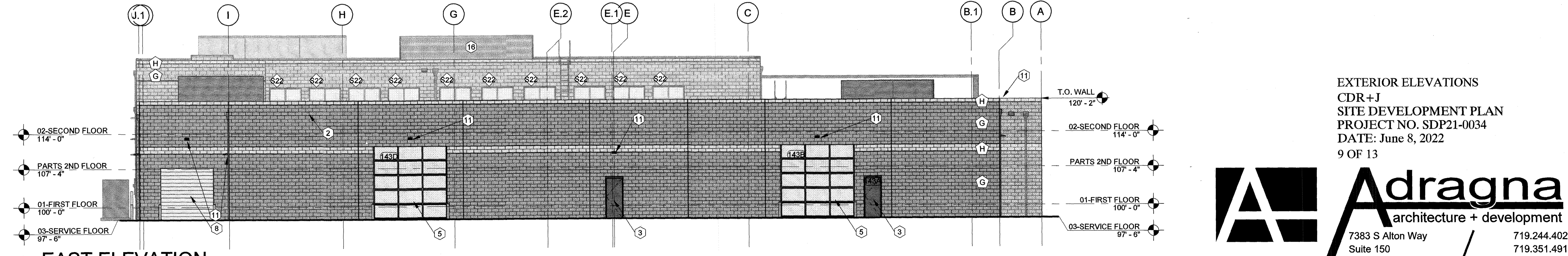
**4 WEST ELEVATION**  
SCALE 3/32" = 1'-0"



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



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



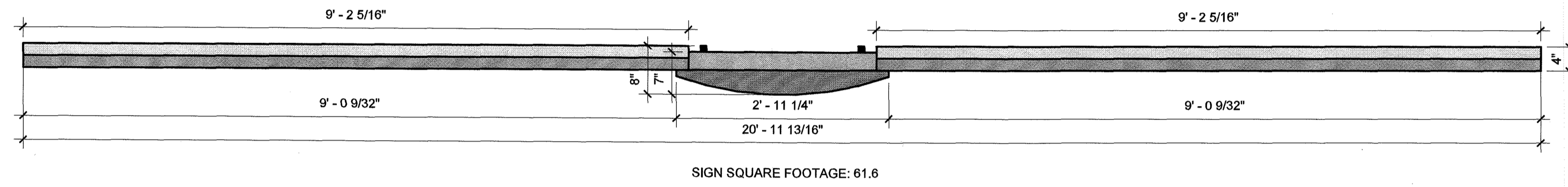
**1 EAST ELEVATION**  
SCALE 3/32" = 1'-0"

EXTERIOR ELEVATIONS  
CDR + J  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP21-0034  
DATE: June 8, 2022  
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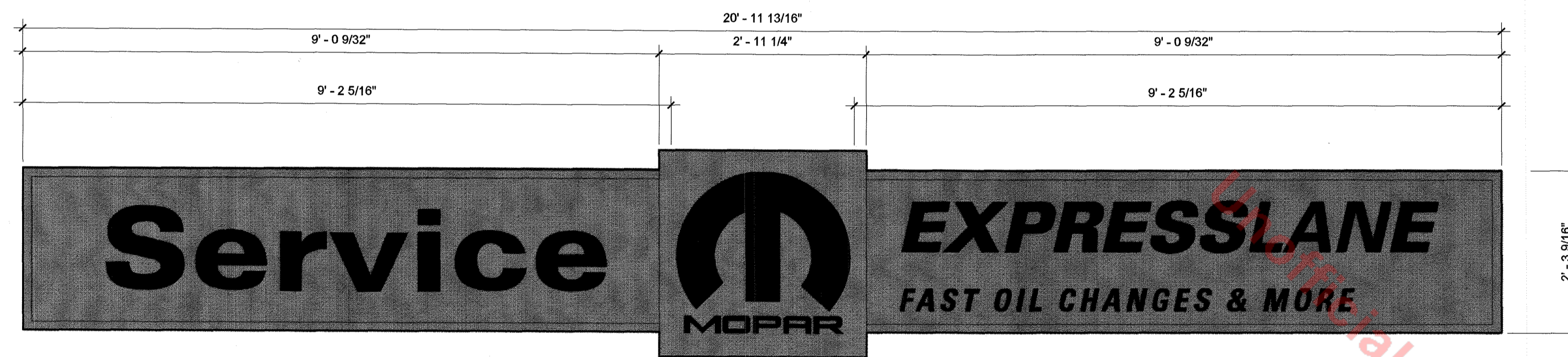
**Adragna**  
architecture + development  
7383 S Alton Way Suite 150 Centennial, CO. 80112 719.244.4023 719.351.4918 www.adragnaarch.com

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2  
AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP21-0034

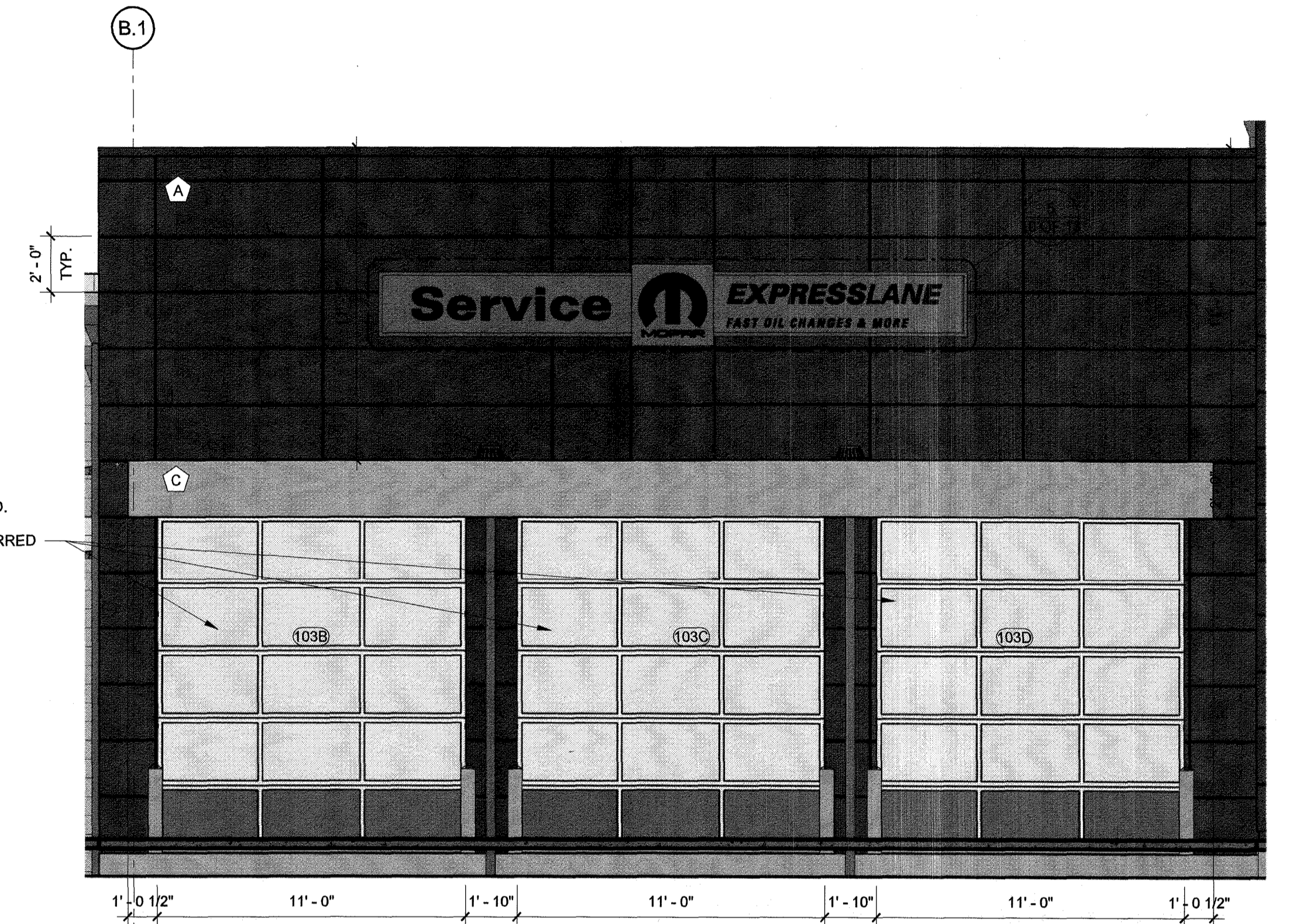


6 MOPAR SERVICE SIGNAGE SECTION  
SCALE 3/4" = 1'-0"

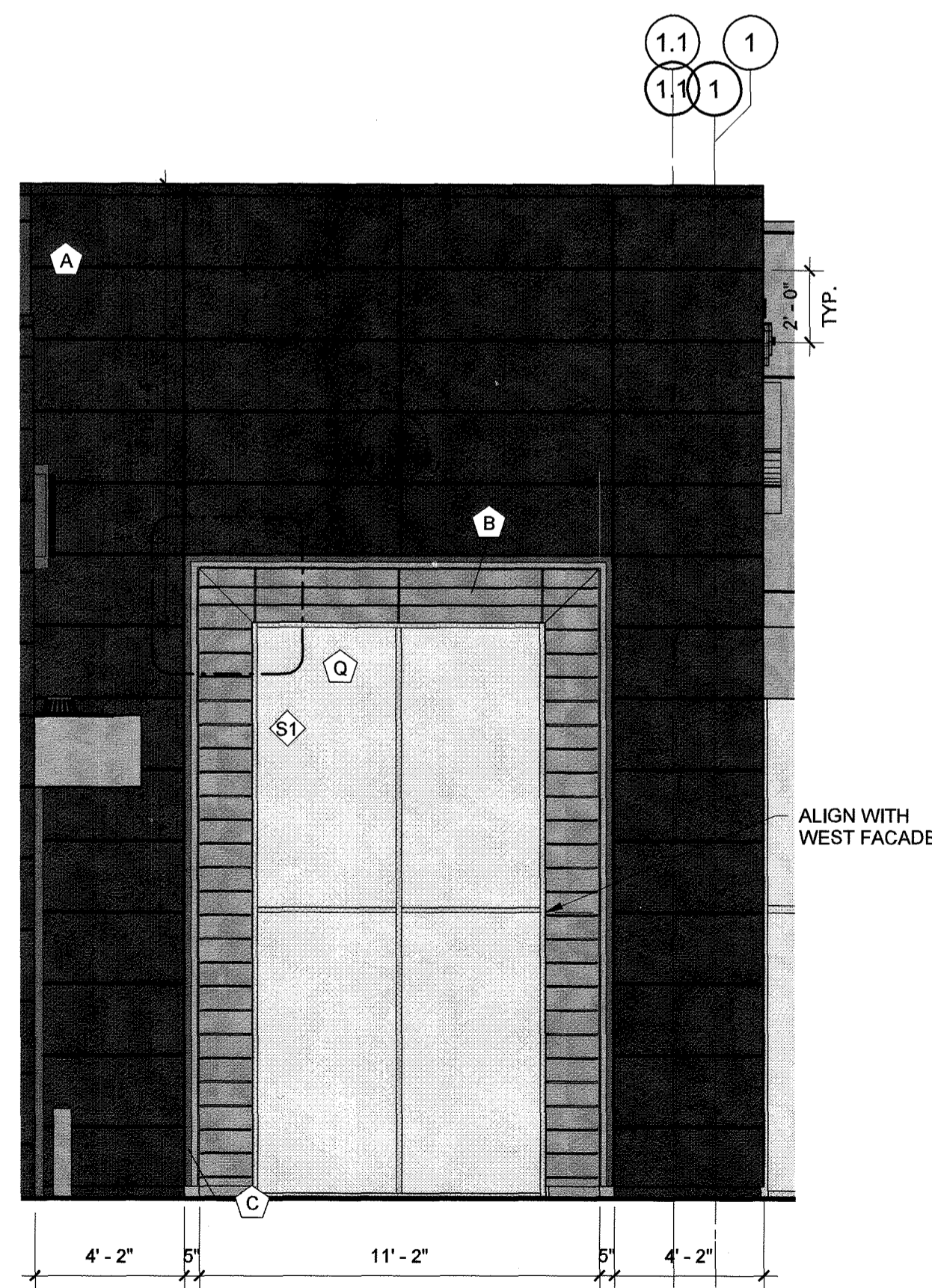


5 MOPAR SERVICE SIGNAGE  
SCALE 3/4" = 1'-0"

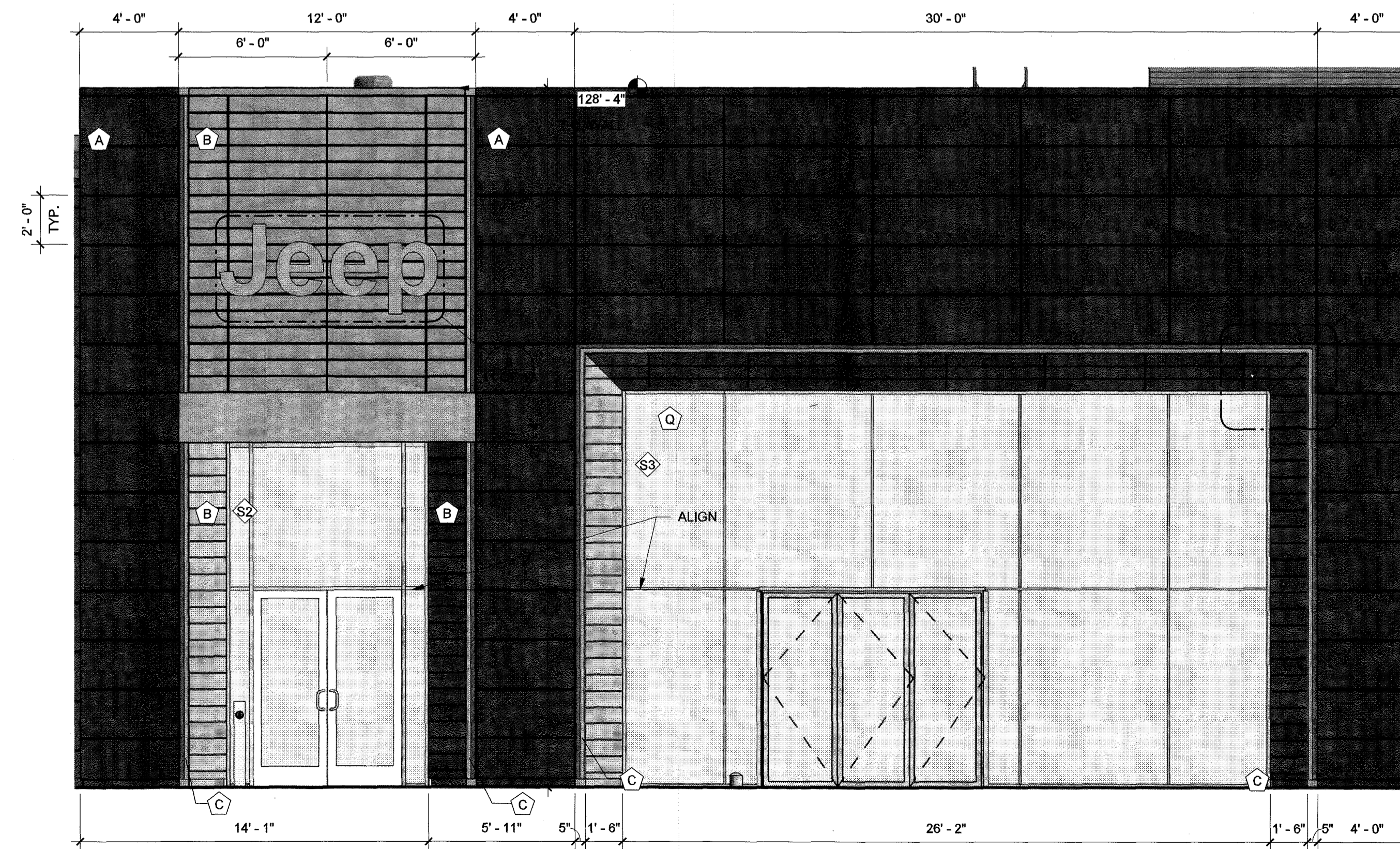
NOTE: GLASS AND ALUMINUM OVERHEAD DOORS REQUIRED.  
HIGH-SPEED ROLLING PREFERRED



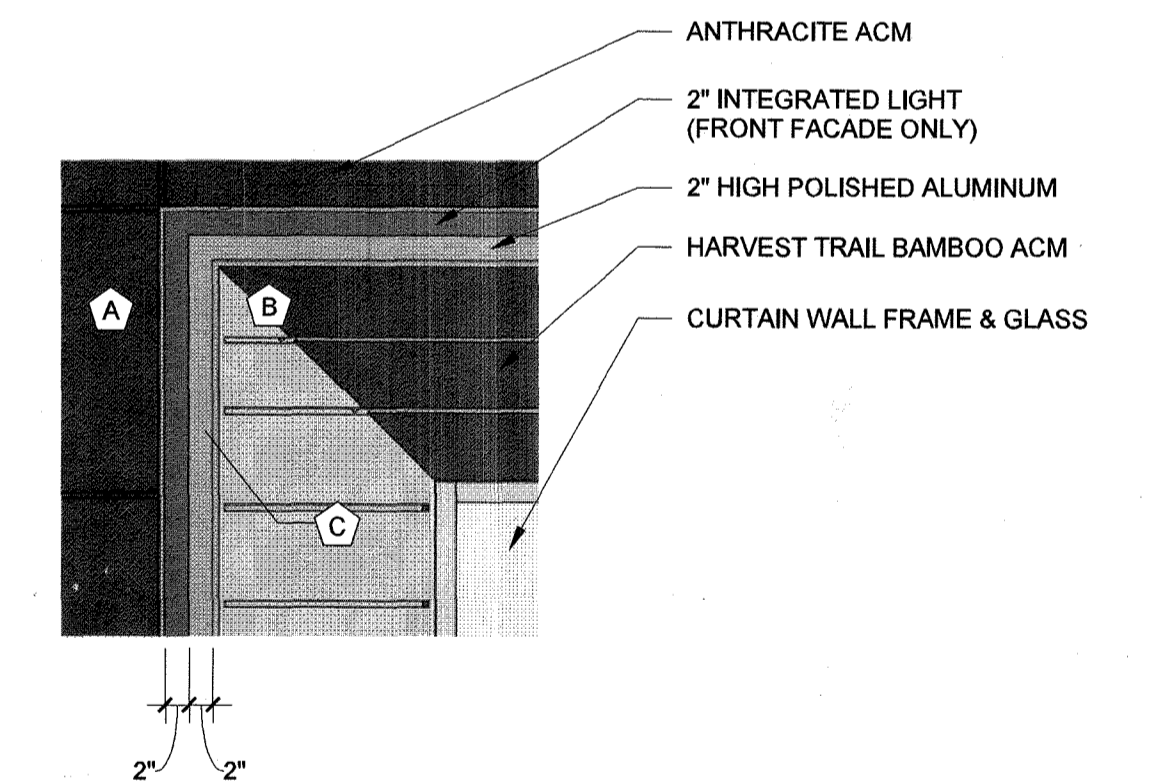
4 WEST ELEVATION SERVICE DRIVE PORTAL  
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION JEEP DETAIL  
SCALE 1/4" = 1'-0"



1 WEST ELEVATION JEEP DETAIL  
SCALE 1/4" = 1'-0"



3 WEST - FRAME DETAIL  
SCALE 3/4" = 1'-0"

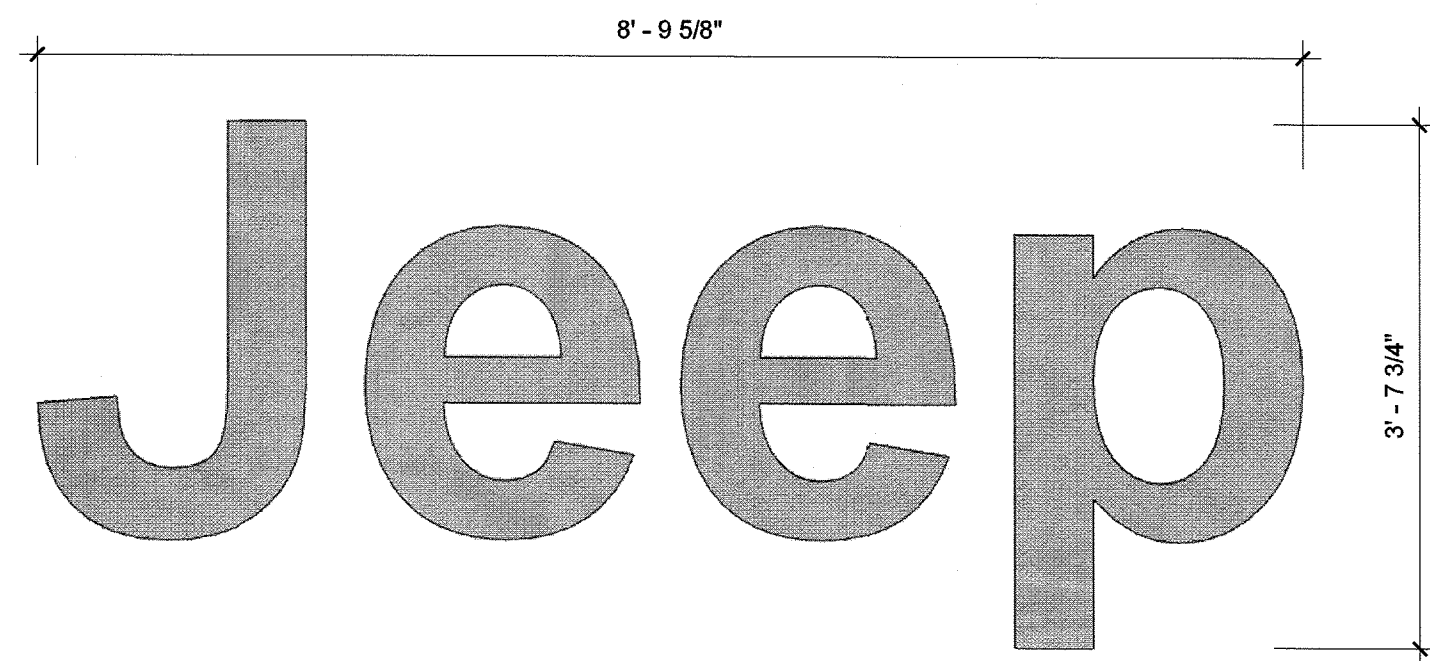
EXTERIOR ELEVATION DETAILS  
CDR+J  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP21-0034  
DATE: June 8, 2022  
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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2  
AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP21-0034

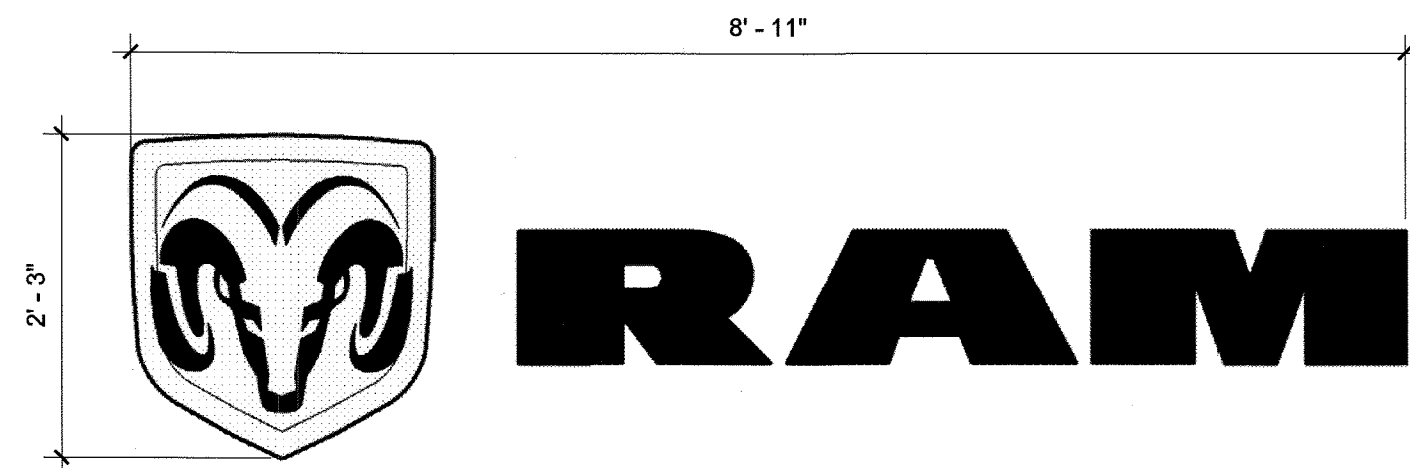
WEST ELEVATION SIGN TABLE		
SIGNAGE	QUANTITY	AREA
JEOP	1	32.1 SF
CHRYSLER	1	15.5 SF
DODGE	1	8.2 SF
RAM	1	10.1 SF
CASTLE ROCK	1	57.1 SF
TOTAL	5	123 SF

NOTE: THERE ARE NO OTHER BUILDING SIGNS PROPOSED ON OTHER ELEVATIONS.



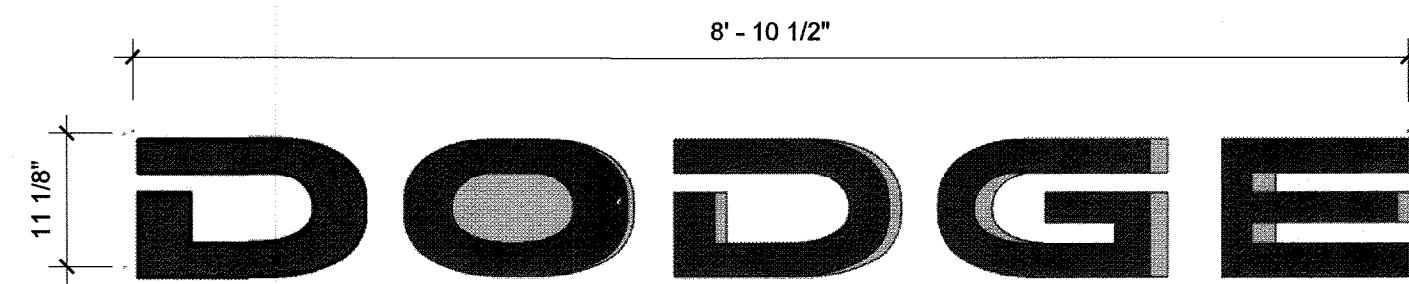
SIGN SQUARE FOOTAGE: 32.1

8 JEEP BUILDING SIGNAGE  
SCALE 3/4" = 1'-0"



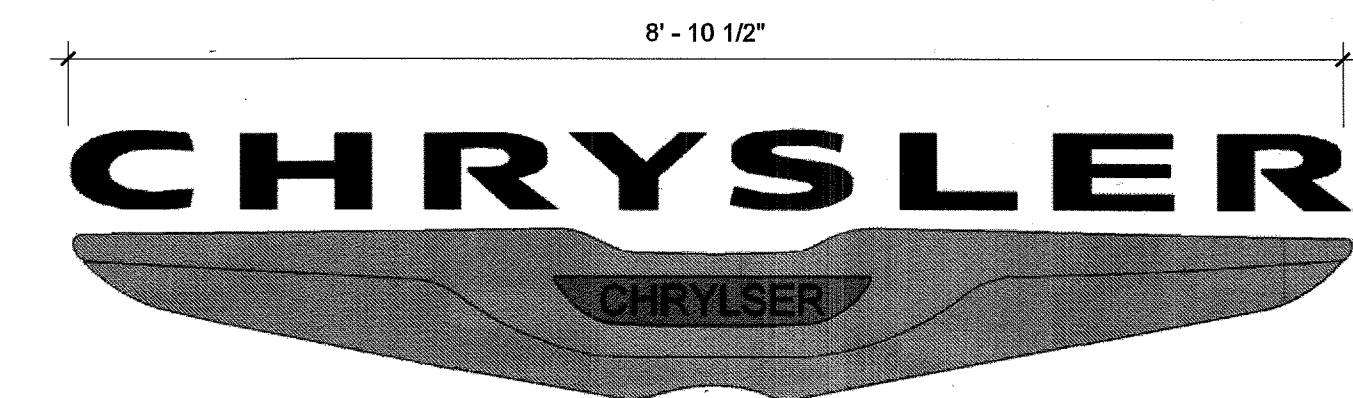
SIGN SQUARE FOOTAGE: 10.1

7 RAM BUILDING SIGNAGE  
SCALE 3/4" = 1'-0"



SIGN SQUARE FOOTAGE: 8.2

6 DODGE BUILDING SIGNAGE  
SCALE 3/4" = 1'-0"



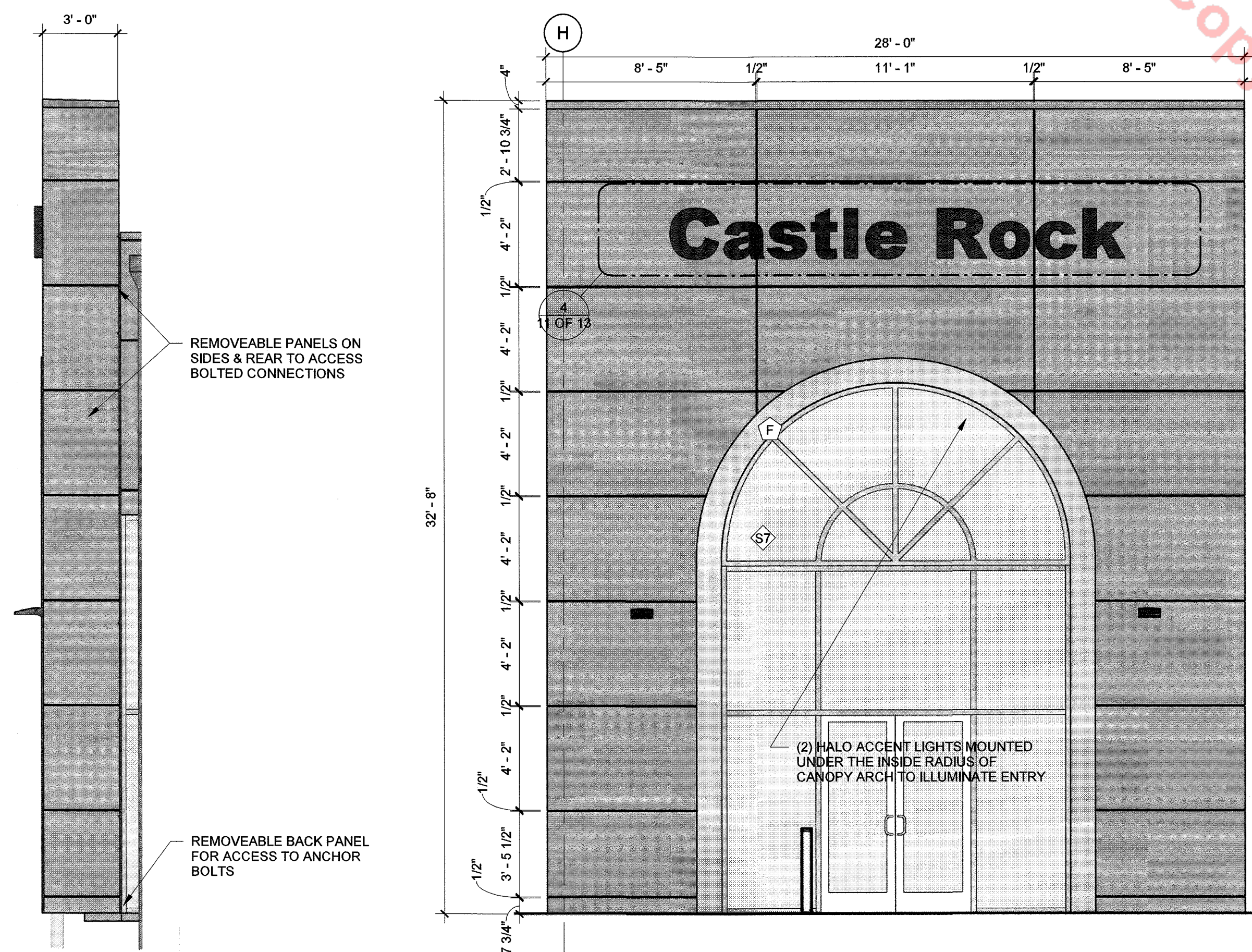
SIGN SQUARE FOOTAGE: 15.5

5 CHRYSLER BUILDING SIGNAGE  
SCALE 3/4" = 1'-0"



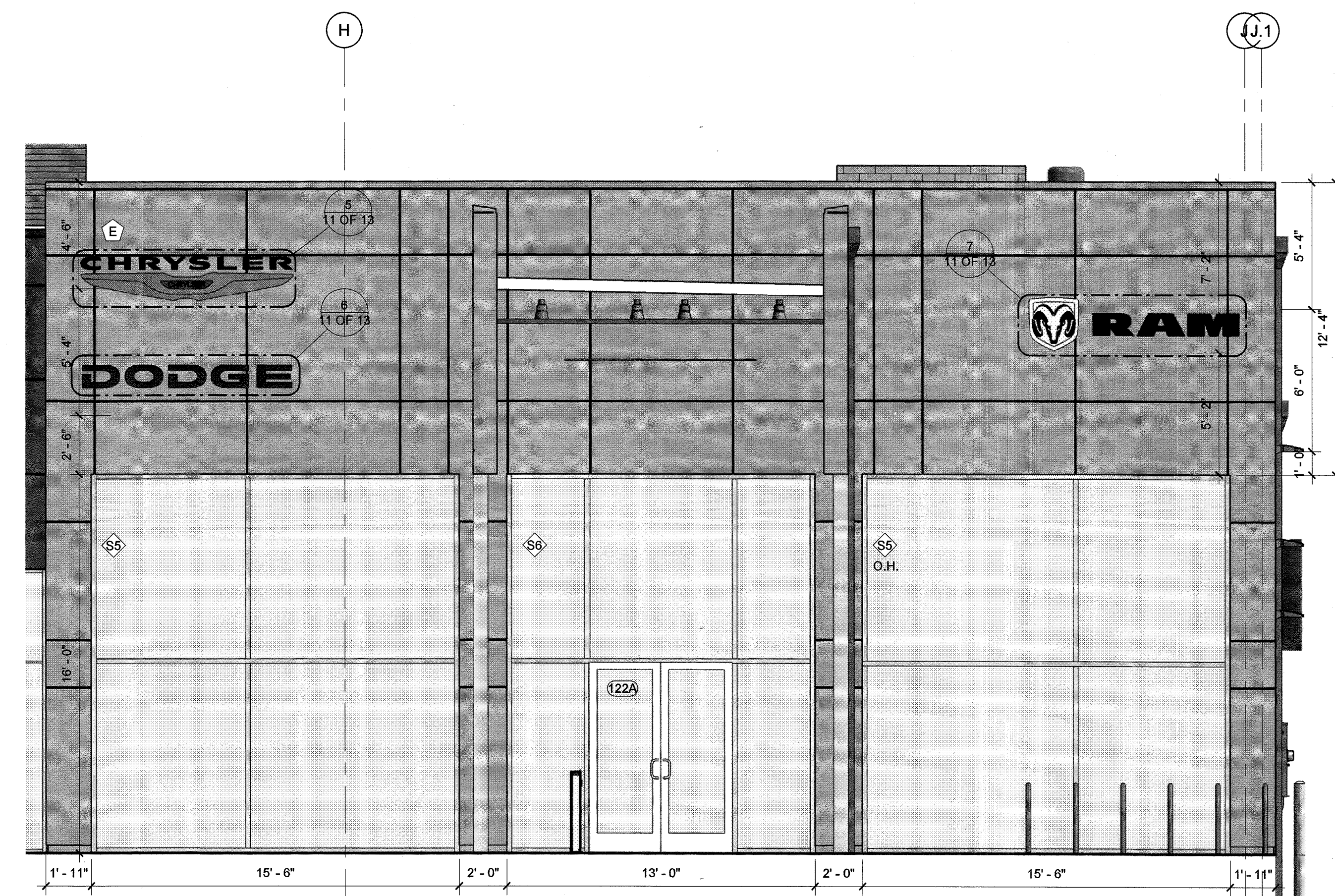
SIGN SQUARE FOOTAGE: 57.1

4 HOMETOWN BUILDING SIGNAGE  
SCALE 1/2" = 1'-0"



3 SOUTH ELEVATION - CDR ARCH  
SCALE 1/4" = 1'-0"

2 WEST ELEVATION CDR ARCH  
SCALE 1/4" = 1'-0"

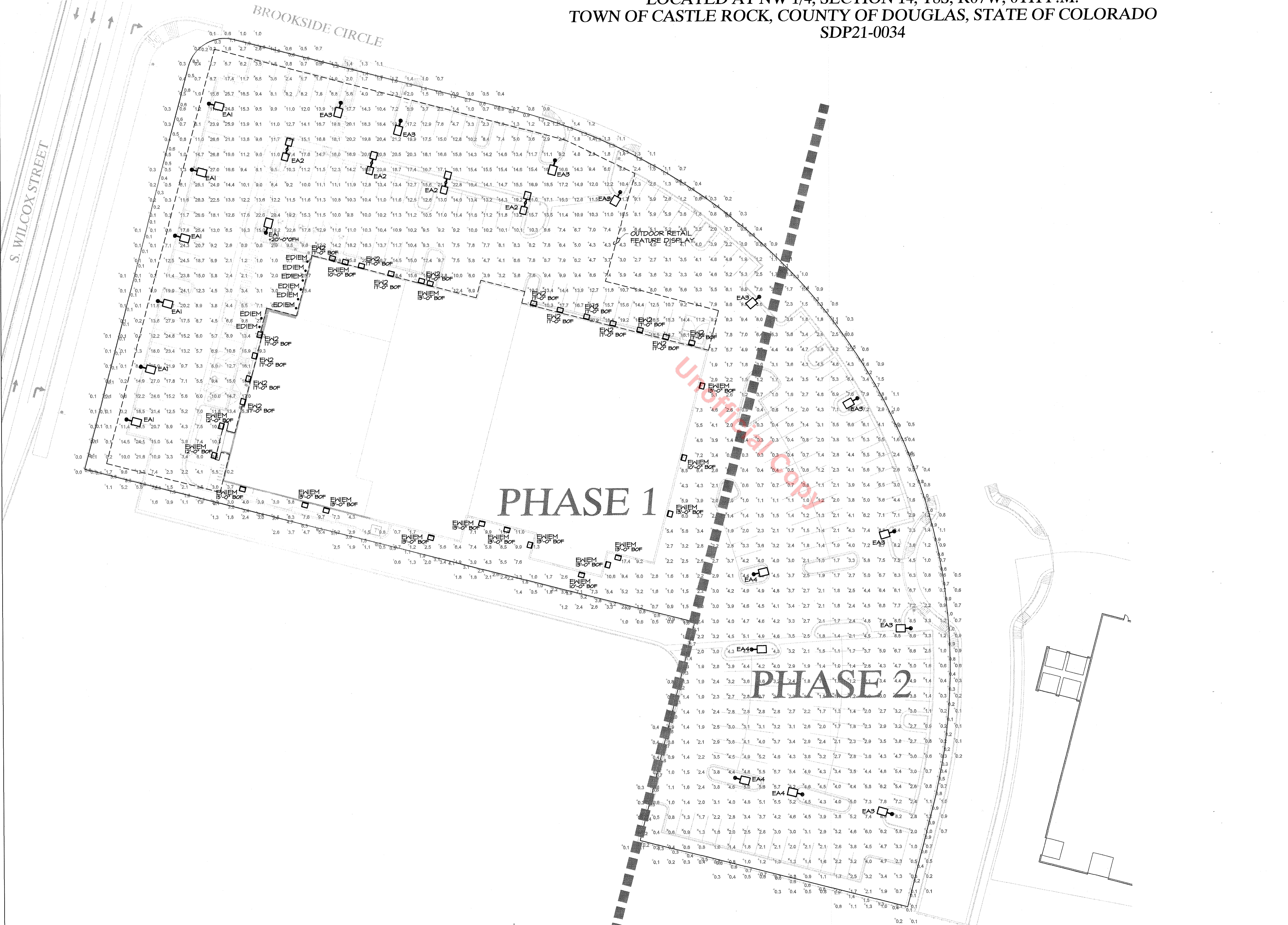


1 WEST ELEVATION CDR FACADES  
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION DETAILS  
CDR+J  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP21-0034  
DATE: June 8, 2022  
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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 1 AND 2, BLOCK 1, FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2  
AND LOT 2, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 4  
LOCATED AT NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP21-0034



- GENERAL NOTES**
- A. ALL FIXTURES ARE FULL CUTOFF
  - B. ALL FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMELOCK.
  - C. ALL LIGHTING SHALL TURN ON 30 BEFORE SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE. ONE HOUR AFTER CLOSE OF BUSINESS, ALL LIGHTING ALONG THE FRONT ROW OF PARKING FOR DISPLAY SHALL REMAIN AT 100%. ALL OTHER LIGHTING SHALL BE REDUCED TO 50%.
  - D. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
  - E. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
  - F. LIGHTING WAS DESIGNED PER CASTLE ROCK COLORADO'S MUNICIPAL CODE CHAPTER 17.5B.

**Statistics**

Description	Avg	Max	Min	Max/Min	Avg/Min
DISPLAY/GUEST PARKING	11.9 fc	22.8 fc	1.7 fc	13.4:1	7.0:1
EMPLOYEE/SERVICE/INVENTORY PARKING	2.9 fc	9.1 fc	0.3 fc	30.3:1	9.6:1
FRONT ROW PARKING	21.7 fc	28.3 fc	10.0 fc	2.8:1	2.2:1
OVERALL SITE	5.9 fc	28.3 fc	0.0 fc	N/A	N/A
PROPERTY LINE	1.2 fc	5.5 fc	0.0 fc	N/A	N/A

1 PHOTOMETRIC SITE PLAN  
12 SCALE: 1" = 30'-0"

PHOTOMETRIC SITE PLAN  
CDR+J  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP21-0034  
DATE: JUNE 8, 2022  
SHEET 12 OF 13



