

SITE DEVELOPMENT PLAN

LOTS 1 AND 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT 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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GENERAL NOTES

1. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 0803500301G DATED MARCH 16, 2016. NO PORTION OF THE PROPERTY IS 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 FIVE-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, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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. DRY UTILITY CROSSINGS WILL BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
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 SURFACE 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 FOR POTENTIAL 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.

PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF AN AUTO-BODY SHOP AND A PAVED PARKING LOT.

LEGAL DESCRIPTION

LOTS 1 AND 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

NGS BENCHMARK DESIGNATION "Y 396", 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)

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.

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-DBSPE12, INC., A DELAWARE CORPORATION, ITS MANAGER

NAME: Daniel E. Garces

TITLE: SVP & Director of Acquisitions

SIGNED THIS 10 DAY OF May 2023

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF May

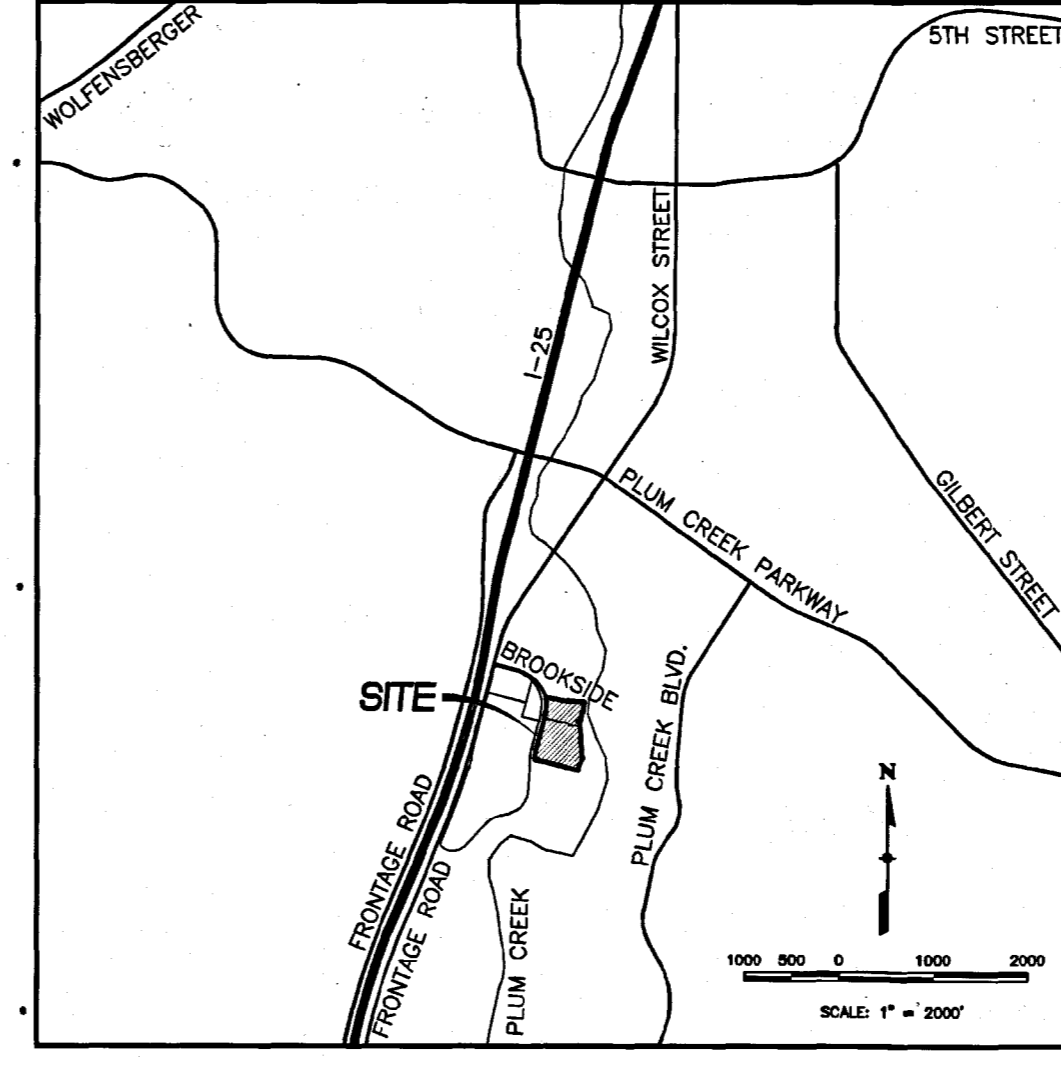
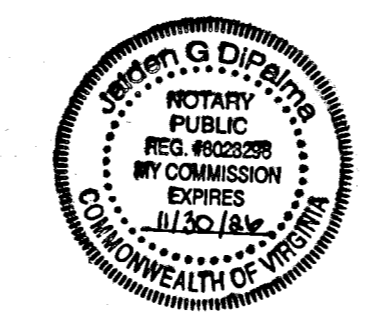
2023 BY DANIEL E. GARCES AS SVP + Director of Acquisitions

OF CARS-DBSPE12, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/20/26



VICINITY MAP SCALE: 1"=200'

SITE UTILIZATION CHART

USE AREA	AREA	% OF TOTAL
BUILDING FOOTPRINT	0.47 AC / 20,672 SF	7.0%
OPEN SPACE PRIVATE (OSP)	2.01 AC / 87,395 SF	29.6%
OPEN SPACE PUBLIC (OSP)	0 AC / 0 SF	0%
PUBLIC LAND DEDICATION (PLD)	0 AC / 0 SF	0%
ROW DEDICATION	0 AC / 0 SF	0%
PARKING AND DRIVE	4.27 AC / 185,905 SF	63.1%
SIDEWALKS	0.02 ACRES / 792 SF	0.3%
TOTAL	6.77 AC / 294,764 SF	100%

ZONING COMPARISON CHART

ZONING	CDR+J PLANNED DEVELOPMENT	
	PD REQUIREMENT	PROPOSED
USE	*	AUTOMOTIVE REPAIR
MAXIMUM GROUND COVERAGE	40%	7.0%
BUILDING SETBACKS		
MIN. FRONT SETBACK (NORTH)	25'	38.5'
MIN. REAR SETBACK (SOUTH)	0'	456.1'
MIN. SIDE SETBACK (WEST)	0'	9.7'
MIN. SIDE SETBACK (EAST)	0'	202.4'
MAXIMUM BUILDING HEIGHT	50'	32'
VEHICLE PARKING (SEE TABLE BELOW)	131.5	542

NOTE: OUTDOOR STORAGE OF JUNKED OR WRECKED VEHICLES IS PROHIBITED. VEHICLES MAY NOT BE STORED TO BE USED FOR PARTS.

- * ALLOWABLE USES PER BROOKSIDE BUSINESS CENTER P.U.D.:
 - a. RETAIL STORES, SALES AND DISPLAY ROOMS AND SHOPS.
 - b. OFFICES, PROFESSIONAL AND COMMERCIAL.
 - c. PERSONAL SERVICE ESTABLISHMENTS.
 - d. FINANCIAL INSTITUTIONS.
 - e. WAREHOUSING AND OFFICE/WAREHOUSE UNITS.
 - f. LIGHT MANUFACTURING FACILITIES- PROVIDED THAT ALL STAGES OF THE MANUFACTURING PROCESS, OTHER THAN THE DELIVERY OF RAW MATERIALS AND SHIPMENT OF FINISHED PRODUCTS BE CONDUCTED ENTIRELY WITHIN ENCLOSED STRUCTURES.
 - g. SERVICE-RELATED BUSINESSES, INCLUDING BUT NOT LIMITED TO:
 1. RESTAURANTS AND LOUNGES.
 2. LODGING FACILITIES.
 3. CULTURAL ACTIVITIES, INCLUDING MOTION PICTURE THEATERS, LEGITIMATE THEATERS, PLAYHOUSES, CONCERT HALLS OR OTHER MUSIC FACILITIES.
 4. RELIGIOUS INSTITUTIONS, PAROCHIAL AND PRIVATE SCHOOLS BOTH ACADEMIC AND TECHNICAL.
 5. PARKING LOTS AND GARAGES.
 6. AMUSEMENT AND RECREATION ESTABLISHMENTS AND AREAS.

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.

TITLE CERTIFICATION

I, Joseph Rose, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMPANY

SIGNED THIS 1st DAY OF June 20 23

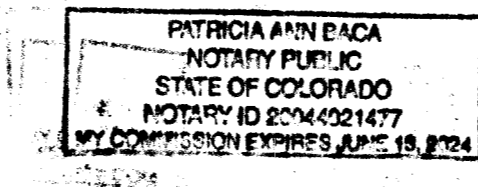
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF June 20 23 BY JOSEPH ROSE as Authorized Representative of First American Title Insurance Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/18/24



PIA NOTE FROM AGR22-0018

THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PUBLIC IMPROVEMENTS AGREEMENT FOR THE CDR+J DEVELOPMENT, PROJECT #SDP21-0034.

STREET IMPROVEMENTS: THE PARTIES AGREE THAT A BUILDING PERMIT MAY BE ISSUED FOR CONSTRUCTION IN PHASE I PRIOR TO CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS TO SOUTH WILCOX STREET AND BROOKSIDE DRIVE. ALL PUBLIC IMPROVEMENTS TO SOUTH WILCOX STREET AND BROOKSIDE DRIVE MUST BE COMPLETED IN PHASE II PRIOR TO THE ISSUANCE OF ANY TOO'S OR COO'S FOR THE CONSTRUCTION COMPLETED IN PHASE I. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND COMMENCEMENT OF ANY CONSTRUCTION IN PHASE II, THE PARTIES ACKNOWLEDGE THAT A TOWN COUNCIL APPROVED VACATION OF RIGHT-OF-WAY (THE "ROW VACATION") FOR BROOKSIDE CIRCLE IS REQUIRED. THE PARTIES AGREE THAT IF THE ROW VACATION IS NOT APPROVED THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED CONSTRUCTION DOCUMENTS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR PHASE II.

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.

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.

REGISTERED ENGINEER BRIAN KROMBEIN, PE, PLS. COLORADO PE NO. 34294

DATE 5/1/23

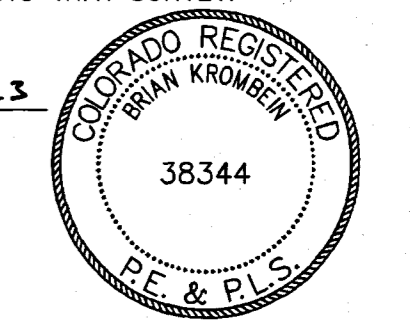


SURVEYOR'S CERTIFICATE

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.

REGISTERED LAND SURVEYOR BRIAN KROMBEIN, PE, PLS. COLORADO PLS NO. 38344

DATE 5/1/23



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12 DAY OF March 20 24

DIRECTOR OF DEVELOPMENT SERVICES DATE 3/12/24

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 9:00 O'CLOCK ON THE 20 DAY OF March 20 24

DOUGLAS COUNTY CLERK AND RECORDER

BY: DEPUTY

USE CATEGORY	REQUIRED PARKING PER MUNICIPAL CODE TABLE 64-1 USE CATEGORY VEHICLE SALES AND LEASING		TOTAL PROVIDED SPACES	
	REQUIRED SPACES PER CATEGORY	PROJECT INFO	REQUIRED SPACES	PROVIDED
OFFICE GENERAL	4 SPACES PER 4,000 SQ. FT.	2,494 SQ. FT.	2,49	
AUTO REPAIR- SERVICE BAYS	3 SPACES PER SERVICE BAY	26 SERVICE BAYS	78.0	542
AUTO REPAIR- EMPLOYEES	1 SPACES PER EMPLOYEE	50 MAX EMPLOYEES	50.0	5
		TOTAL	131.5	547
BICYCLE PARKING	EQUALS 5% OF TOTAL REQUIRED OFF-STREET VEHICLE SPACES	6.6	7	8

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

ARCHITECT

ADRAGNA ARCHITECTURE + DEVELOPMENT
7383 S. ALTON WAY
CENTENNIAL, CO 80112
719-244-4023
CONTACT: CASY ADRAGNA

LANDSCAPE ARCHITECT

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

OWNER/DEVELOPER

FOUNDATION AUTOMOTIVE CORP.
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

COVER SHEET
FOUNDATION AUTO-BODY SHOP
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0025
DATE: MARCH 23, 2023
SHEET 1 OF 11

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

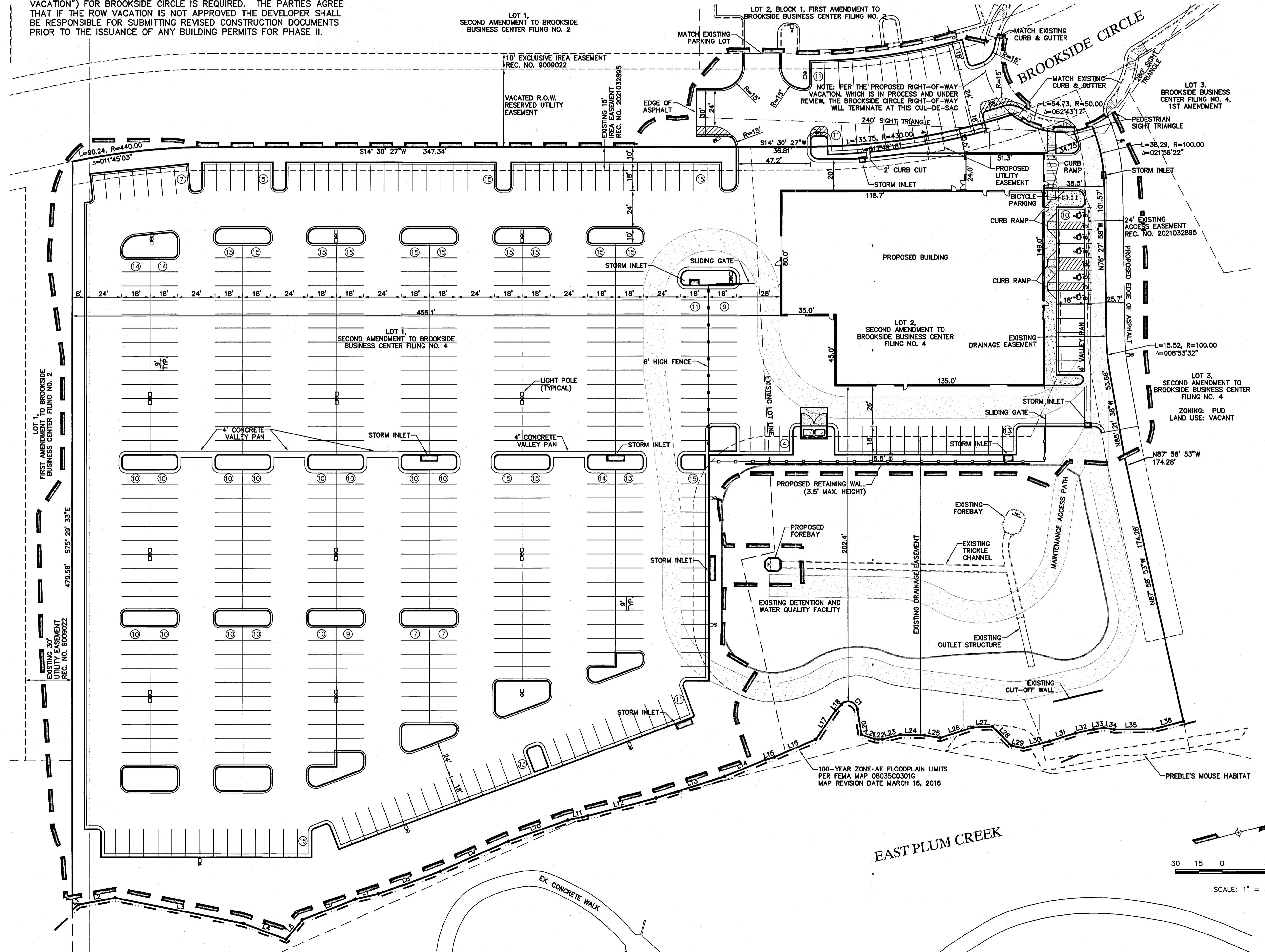
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SITE DEVELOPMENT PLAN

LOTS 1 AND 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 3RD AMENDMENT LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.33	6.00	127.29	S31° 49' 33"W	10.75

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L36	20.25	S0° 04' 14.00"W	L15	6.28	S1° 49' 21.00"E
L35	24.89	S14° 01' 57.00"W	L14	27.84	S7° 41' 17.00"E
L34	6.90	S24° 05' 07.00"W	L13	46.41	S2° 56' 18.00"W
L33	6.60	S5° 58' 04.00"W	L12	45.19	S0° 04' 34.00"W
L32	12.02	S1° 56' 26.00"W	L11	13.46	S2° 21' 31.00"W
L31	17.46	S2° 49' 38.00"E	L10	40.51	S4° 55' 54.00"E
L30	17.63	S0° 39' 16.00"W	L9	47.80	S9° 01' 01.00"E
L29	7.68	S25° 07' 59.00"W	L8	42.44	S5° 51' 08.00"E
L28	17.51	S59° 25' 15.00"W	L7	15.40	S1° 54' 04.00"W
L27	12.71	S11° 33' 00.00"E	L6	36.60	S6° 34' 49.00"E
L26	22.02	S3° 28' 50.00"E	L5	16.06	S35° 36' 44.00"E
L25	10.10	S24° 17' 23.00"W	L4	29.16	S34° 54' 13.00"W
L24	15.66	S15° 50' 03.00"W	L3	84.33	S25° 41' 20.00"W
L23	12.05	S0° 06' 47.00"W	L2	24.24	S4° 21' 21.00"W
L22	4.58	S14° 40' 28.00"W	L1	5.07	S26° 55' 53.00"E
L21	9.46	S33° 12' 46.00"W			
L20	16.49	N84° 31' 41.00"E			
L18	5.64	S31° 48' 52.00"E			
L17	22.37	S41° 07' 43.00"E			
L16	21.11	S8° 25' 19.00"E			



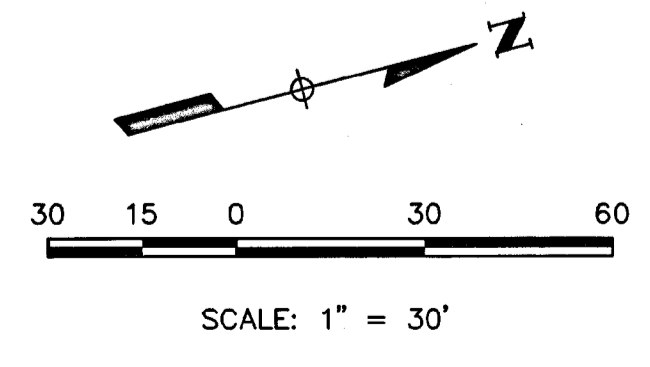
NOTES
1. ALL PARKING STALLS SHALL BE 9' x 18' UNLESS OTHERWISE NOTED.

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
	100-YEAR FEMA FLOODPLAIN
	CONCRETE PAVEMENT
	EXISTING UTILITY POLE
	PARKING COUNT
	PARKING COUNT
	MAINTENANCE ACCESS PATH
	LIMITS OF CONSTRUCTION

SITE PLAN
FOUNDATION AUTO-BODY SHOP
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0025
DATE: MARCH 22, 2023
SHEET 2 OF 11

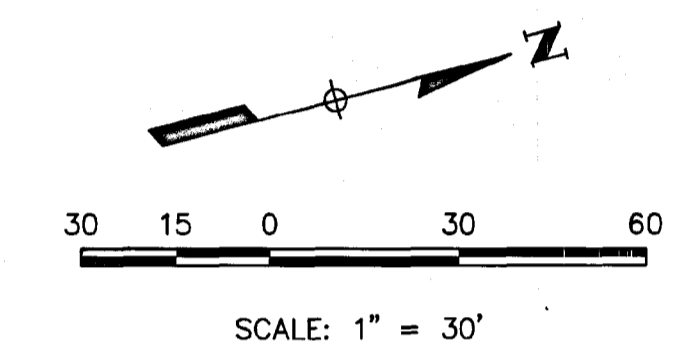
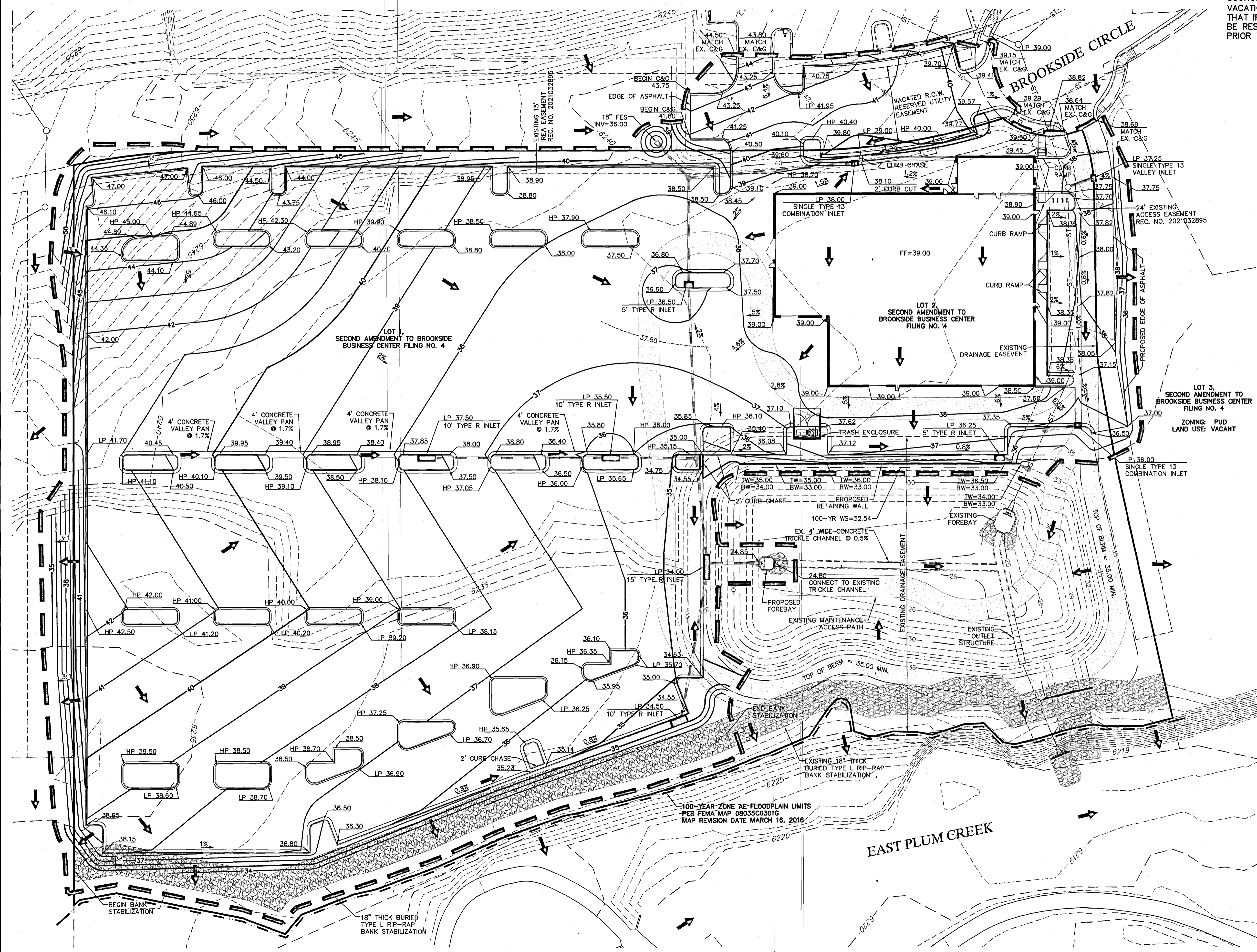
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Highlands Ranch, CO 80129
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SITE DEVELOPMENT PLAN

LOTS 1 AND 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 3RD AMENDMENT LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

STREET IMPROVEMENTS: THE PARTIES AGREE THAT A BUILDING PERMIT MAY BE ISSUED FOR CONSTRUCTION IN PHASE I PRIOR TO CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS TO SOUTH WILCOX STREET AND BROOKSIDE CIRCLE. ALL PUBLIC IMPROVEMENTS TO SOUTH WILCOX STREET AND BROOKSIDE CIRCLE MUST BE COMPLETED IN PHASE II PRIOR TO THE ISSUANCE OF ANY TCO'S OR COO'S FOR THE CONSTRUCTION COMPLETED IN PHASE I. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND COMMENCEMENT OF ANY CONSTRUCTION IN PHASE II, THE PARTIES ACKNOWLEDGE THAT A TOWN COUNCIL APPROVED VACATION OF RIGHT-OF-WAY (THE "ROW VACATION") FOR BROOKSIDE CIRCLE IS REQUIRED. THE PARTIES AGREE THAT IF THE ROW VACATION IS NOT APPROVED THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED CONSTRUCTION DOCUMENTS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR PHASE II.



LEGEND

	PROPERTY LINE
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	1' SPILL CURB
	2' CATCH CURB
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT
	FEMA FLOODPLAIN LIMITS
	PROPOSED EASEMENT
	MAINTENANCE ACCESS PATH

BENCHMARK
 NGS BENCHMARK DESIGNATION "Y 396", PID "KK1332" BEING A STEEL ROD UNDER LOGO CAP 101 FEET EAST OF 1-25 MILEPOST 180, 80.4 FEET SOUTHWEST 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.

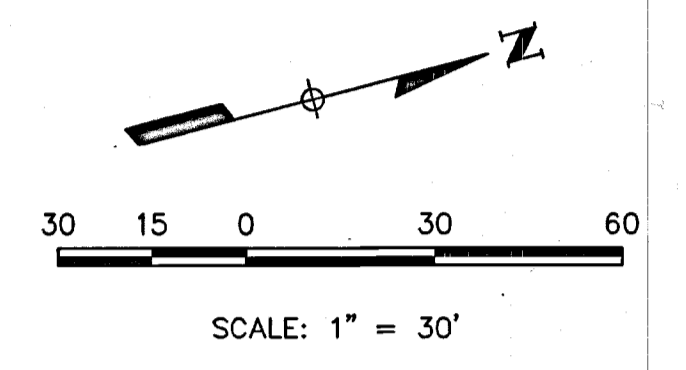
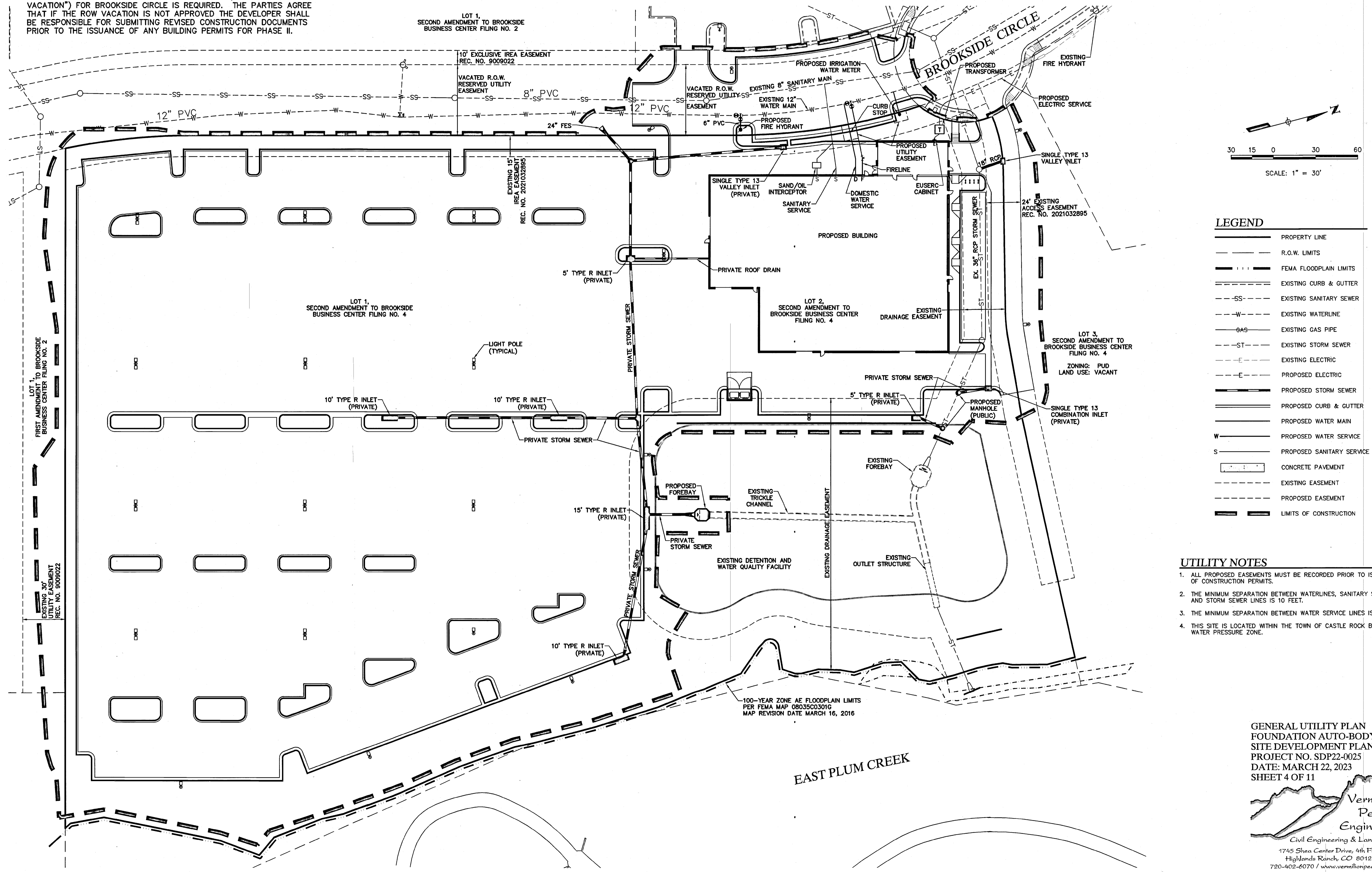
FOUNDATION PLAN
 AUTO-BODY SHOP
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP22-0025
 DATE: MARCH 22, 2023
 SHEET 3 OF 11

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SITE DEVELOPMENT PLAN

LOTS 1 AND 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 3RD AMENDMENT LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	R.O.W. LIMITS
	FEMA FLOODPLAIN LIMITS
	EXISTING CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	CONCRETE PAVEMENT
	EXISTING EASEMENT
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION

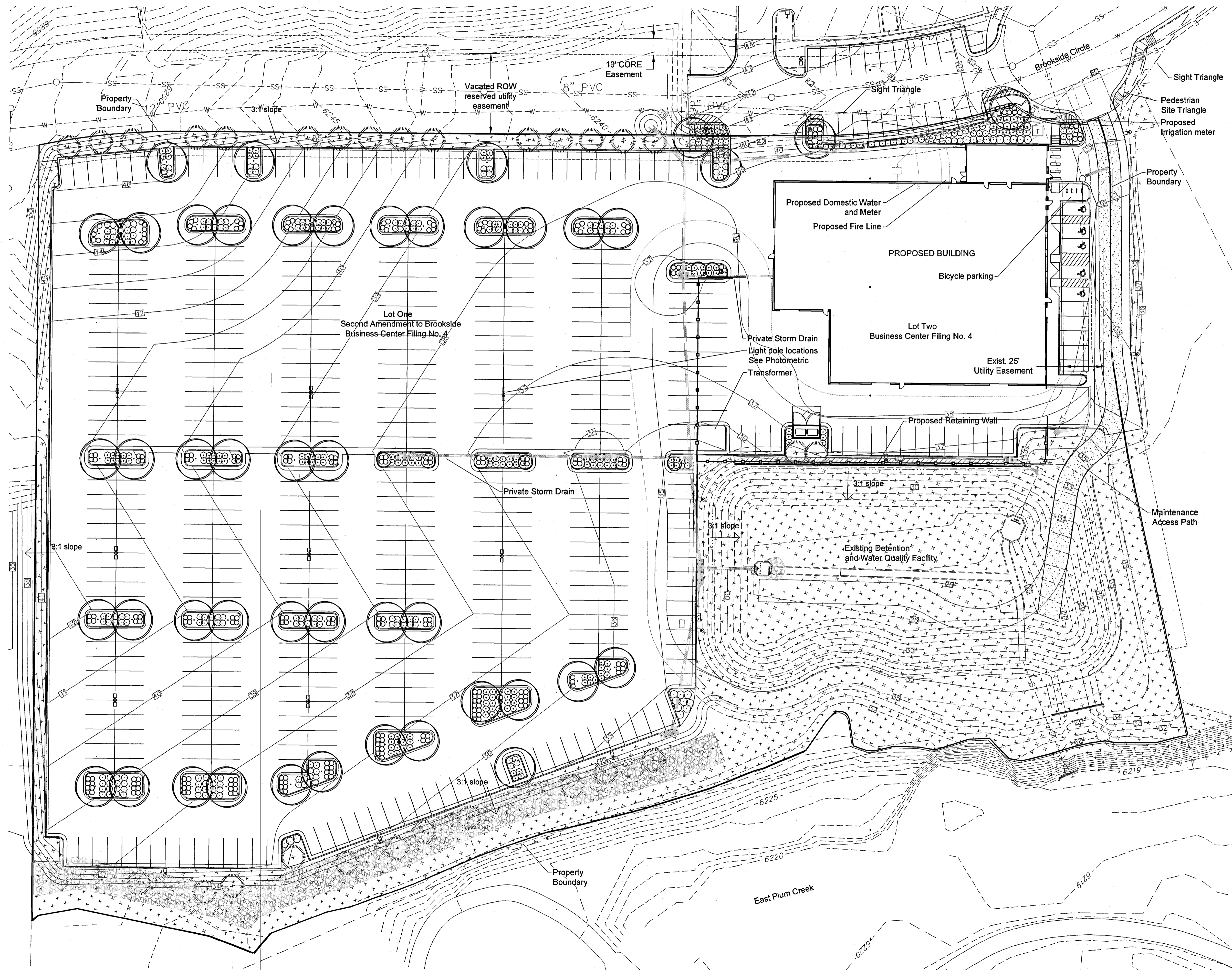
- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE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

GENERAL UTILITY PLAN
FOUNDATION AUTO-BODY SHOP
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0025
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SITE DEVELOPMENT PLAN

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

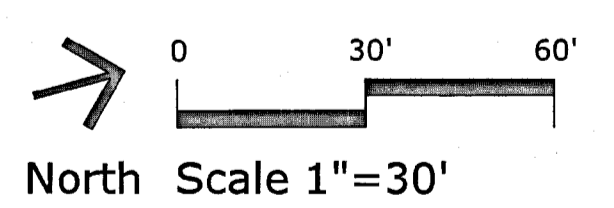


PLANT TYPE	TOTAL ON-SITE	PLANT QUANTITIES RIGHT OF WAY
2" Caliper Deciduous Trees	43	3
1.5" Ornamental Trees	9	
6' Evergreen Trees	28	
TOTAL TREES	80	3
5 Gallon Evergreen Shrubs	187	20
5 Gallon Deciduous Shrubs	257	
TOTAL SHRUBS	444	20

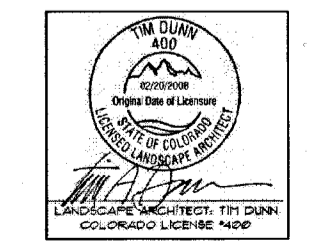
Shrub Hydrozone Type	Quantity
Very Low	40
Low	404
Moderate	0

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

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LANDSCAPE PLAN
 FOUNDATION AUTO-BODY SHOP
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP22-0025
 DATE: JANUARY 13, 2023
 SHEET 5 OF 11



Landscape Plans prepared by:
 Tim Dunn Design Landscape Architecture
 Tim Dunn A.S.L.A. R.L.A.
 720-350-2411 tdunn1958@gmail.com
 www.timdunnlandscapearchitect.com

SITE DEVELOPMENT PLAN

LOTS 1 AND 2, BROOKSIDE BUSINESS CENTER FILING NO. 4, 3RD AMENDMENT LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE UTILIZATION TABLE

Building Footprint	.47 ac	20,672 sf	7.0 %
Open Space Private	2.01 ac	87,395 sf	29.6 %
Parking & Drives	4.27 ac	185,905 sf	63.1 %
Sidewalks	0.02 ac	792 sf	0.35 %
TOTAL	6.77 ac	294,764 sf	100%

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

Irig. 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	
				97%	284,844 sf				
Drip	Shrub beds	2.0	Moderate	3%	12,424 sf	2	12,424 sf	2.0	
TOTALS				100%	297,268 sf		12,424 sf		
Trees in non-irrigated native to receive drip irrigation						TOTAL OF THE CLWUR			2.0

TOTAL OF THE CLWUR 2.0

LANDSCAPE SUMMARY TABLE

Landscape Type	Square Footage	Percentage
Non-irrigated Seed Mix	284,844	97 %
Irrigated Shrub Beds	12,424	3 %
TOTAL LANDSCAPE AREA	297,268 sf	100%

LANDSCAPE BUFFER Per CDR+J Planned Development

	Required	Provided
Front - North	25 ft	38.1 ft
Rear - South	0 ft	456.1 ft
Side - West	0 ft	9.7 ft
Side - East	0 ft	202.4 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
Brookside Circle	203	5	3		3	20	20

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 Davenport Place, Castle Rock, Colorado 80108
Phone: 720-350-2411 Email: tadunn1958@gmail.com Date: 4.29.22
Project Name: Castle Rock Body Shop Site Development Plan

CLWUR Total = 2.0 (LWU rating Low Water Use)

Gross Site	Landscape Area Required 10% landscape 29,476 sf	Turfgrass List Species	Non-Living Ornamental (per 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
294,764 sf Total	87,395 sf Provided	0	4,250 sf	59	80	119	444	5 cy/1,000 sf	yes

Parking Lot (not including drive lanes leading to parking)	Parking Lot Landscape (Over the top)	No. of Parking Spaces (surface parking)	Non-Living Ornamental (per 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
86,400 sf	9,920 sf	452	0	30	8'	30	47	34	365

GENERAL LANDSCAPE NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.

2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORSEEN FIELD CONSTRAINTS.

3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.

4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.

5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.

6. DESIGN MUST ACCOMMODATE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).

7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.

8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE OF THE PROPERTY.

9. 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.

10. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.

11. 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.

12. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.

13. 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.

14. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GENERAL IRRIGATION NOTES

1. ALL SEEDED TURF AREAS TO BE IRRIGATED WITH SPRAY HEADS.

2. TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.

3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS.

4. SOD AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.

5. IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.

6. ALL LANDSCAPE SHOWN ON CONCEPTUAL LANDSCAPE PLAN IS CONSIDERED LOW HYDROZONE EXCEPT FOR THE IRRIGATED TURF GRASS AREAS WHICH ARE CONSIDERED HIGH.

GENERAL GRADING NOTES

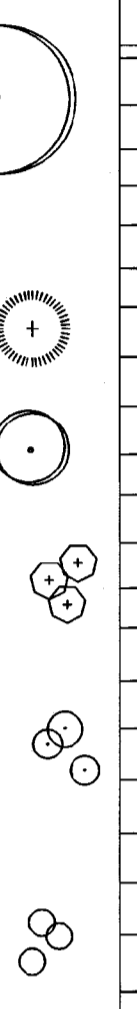
1. ALL AREAS ARE TO BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.

2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.

3. 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
DECIDUOUS CANOPY TREE							
XX	IHL	IMPERIAL HONEY LOCUST	<i>Gleditsia triacanthos inermis 'Inermis'</i>	2" CAL.	B&B	2	45x40'
XX	BUR	BUR OAK	<i>Quercus macrocarpa</i>	2" CAL.	B&B	2	70x50'
XX	BTM	BIG TOOTH MAPLE	<i>Acer grandidentatum</i>	2" CAL.	B&B	2	25x25'
XX	CAT	WESTERN CATALPA	<i>Catalpa speciosa</i>	2" CAL.	B&B	2	80x80'
XX	JPT	JAPANESE PAGODA TREE	<i>Sophora japonica</i>	2" CAL.	B&B	2	40x30'
EVERGREEN TREES							
XX	BOS	BOSNIAN PINE		6' HT.	B&B	2	25x15'
ORNAMENTAL TREES							
XX	CHP	CHANTICLEER PEAR	<i>Pyrus calleryana 'Chanticleer'</i>	1.5" CAL.	CONTAINER	3	20x15'
EVERGREEN SHRUBS							
XX	ARJ	ARMSTRONG JUNIPER	<i>Juniperus chinensis 'Armstrongii'</i>	5 GAL.	CONTAINER	2	4x4'
XX	HOL	HOLBERT JUNIPER	<i>Juniperus chinensis 'Holbert'</i>	5 GAL.	CONTAINER	2	3x4'
DECIDUOUS SHRUBS							
XX	DAR	DARTS GOLD NINEBARK	<i>Physocarpus opulifolius 'Dart's Gold'</i>	5 GAL.	CONTAINER	2	5x5'
XX	GLS	GRO-LOW SUMAC	<i>Rhus aromatica 'Gro-Low'</i>	5 GAL.	CONTAINER	1-2	2'x4'
XX	GFS	GOLD FLAME SPIREA	<i>Juniperus chinensis 'Holbert'</i>	5 GAL.	CONTAINER	2	3x3'
XX	JAC	JACKMAN POTENTILLA	<i>Spiraea japonica 'Goldflame'</i>	5 GAL.	CONTAINER	2	3x4'
XX	WSC	WESTERN SAND CHERRY	<i>Prunus pumila bessyi</i>	5 GAL.	CONTAINER	2	6x5'
CLUMPI ORNAMENTAL GRASS							
XX		BLONDE AMBITION BLUE GRAMMA	<i>Bouteloua gracilis 'Blonde Ambition'</i>	1 GAL.	CONTAINER	1-2	3x2'



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.

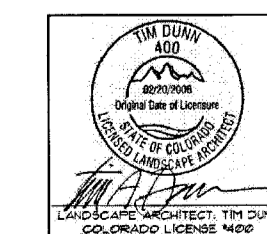
Overhead distribution lines and structures

- 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.

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PLANT SCHEDULE, NOTES & DETAILS CASTLE ROCK DATA

FOUNDATION AUTO-BODY SHOP
SITE DEVELOPMENT PLAN
PROJECT NO. SDP22-0025
DATE: JANUARY 13, 2023
SHEET 6 OF 11

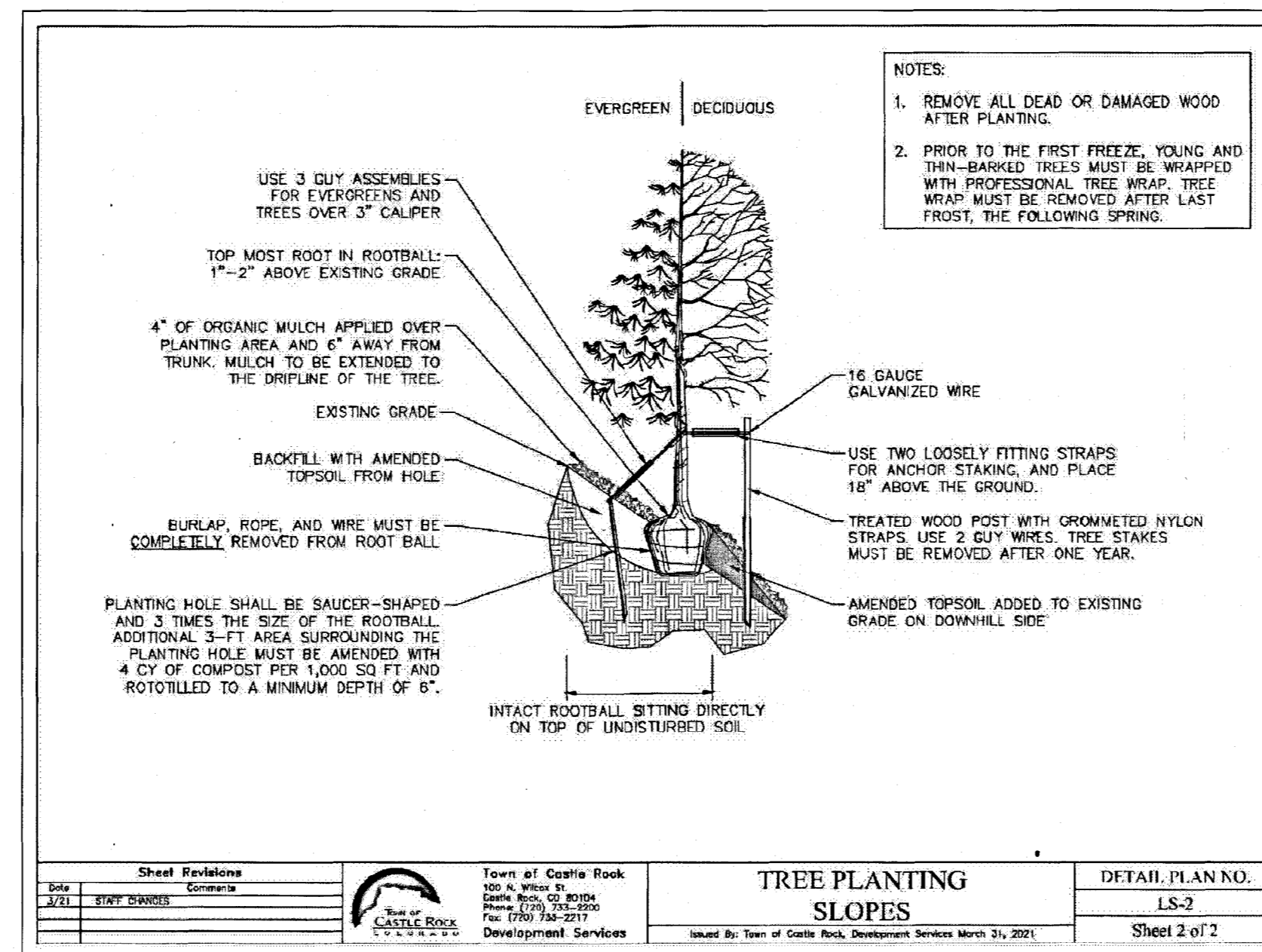
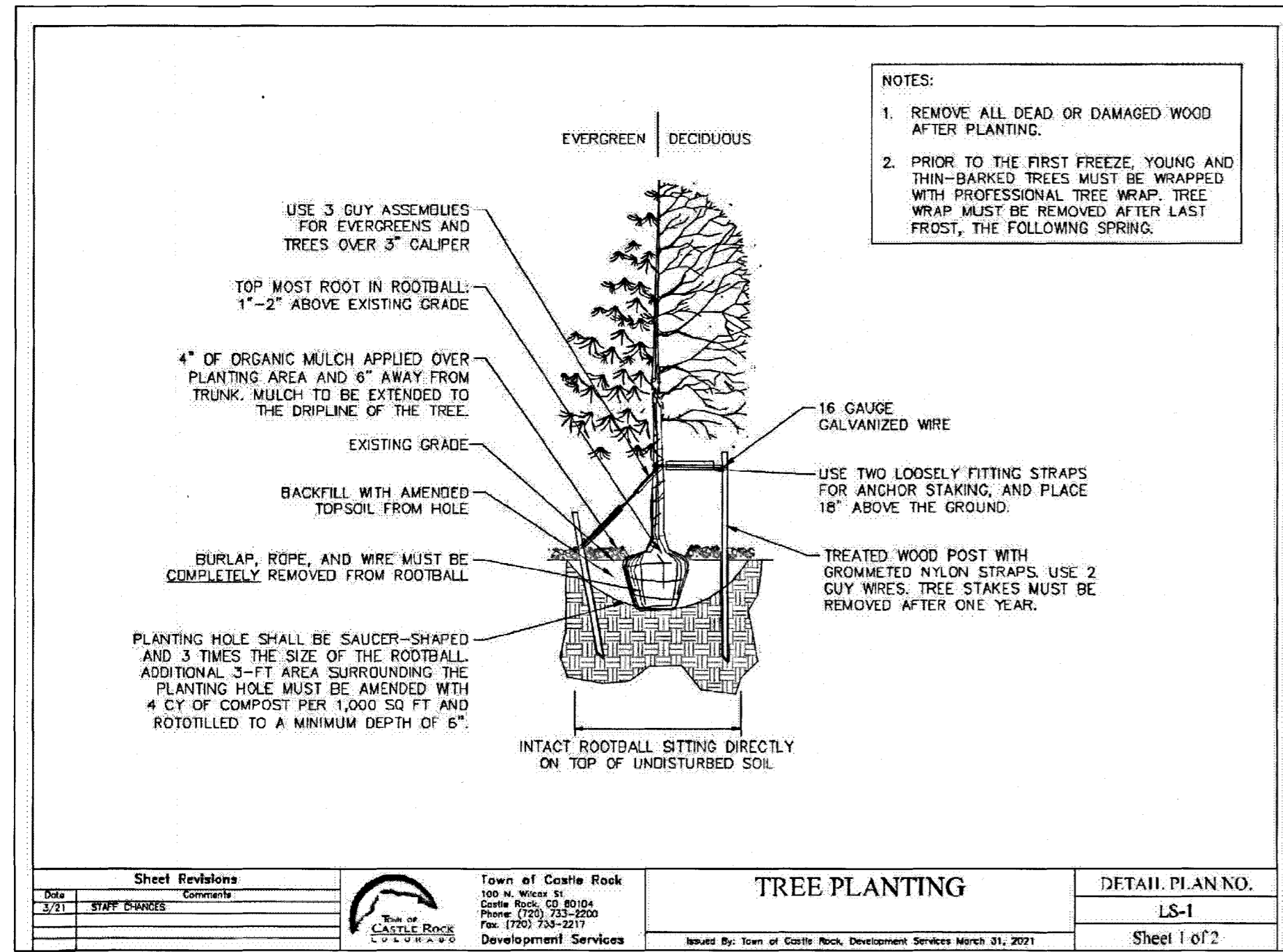


Landscape Plans prepared by:

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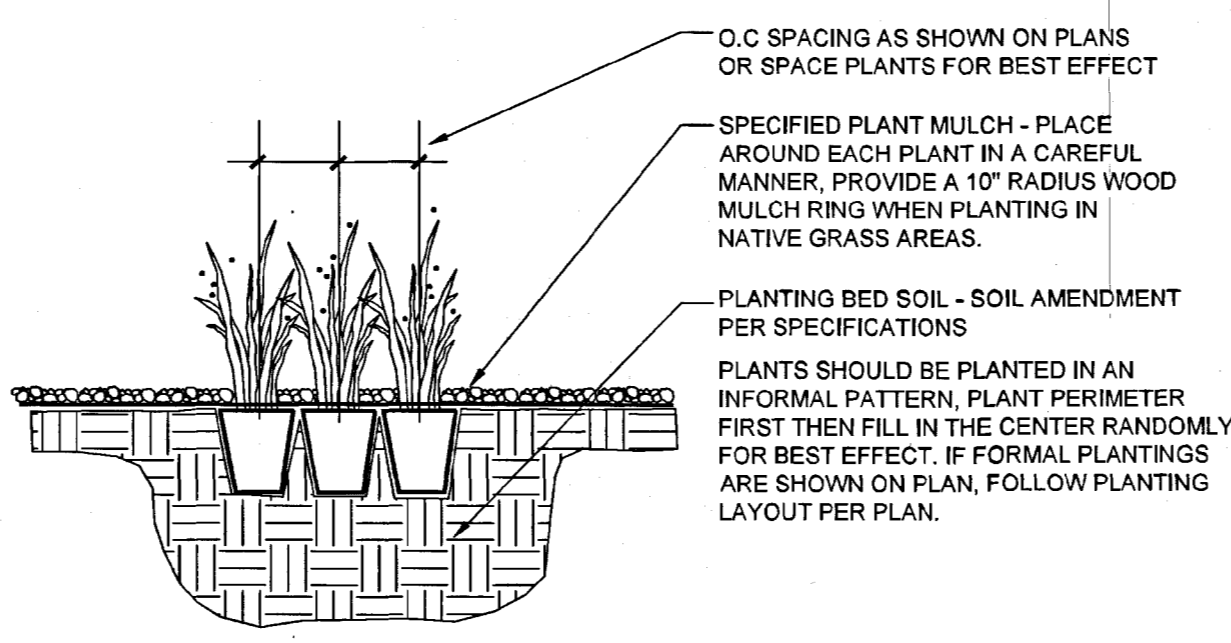
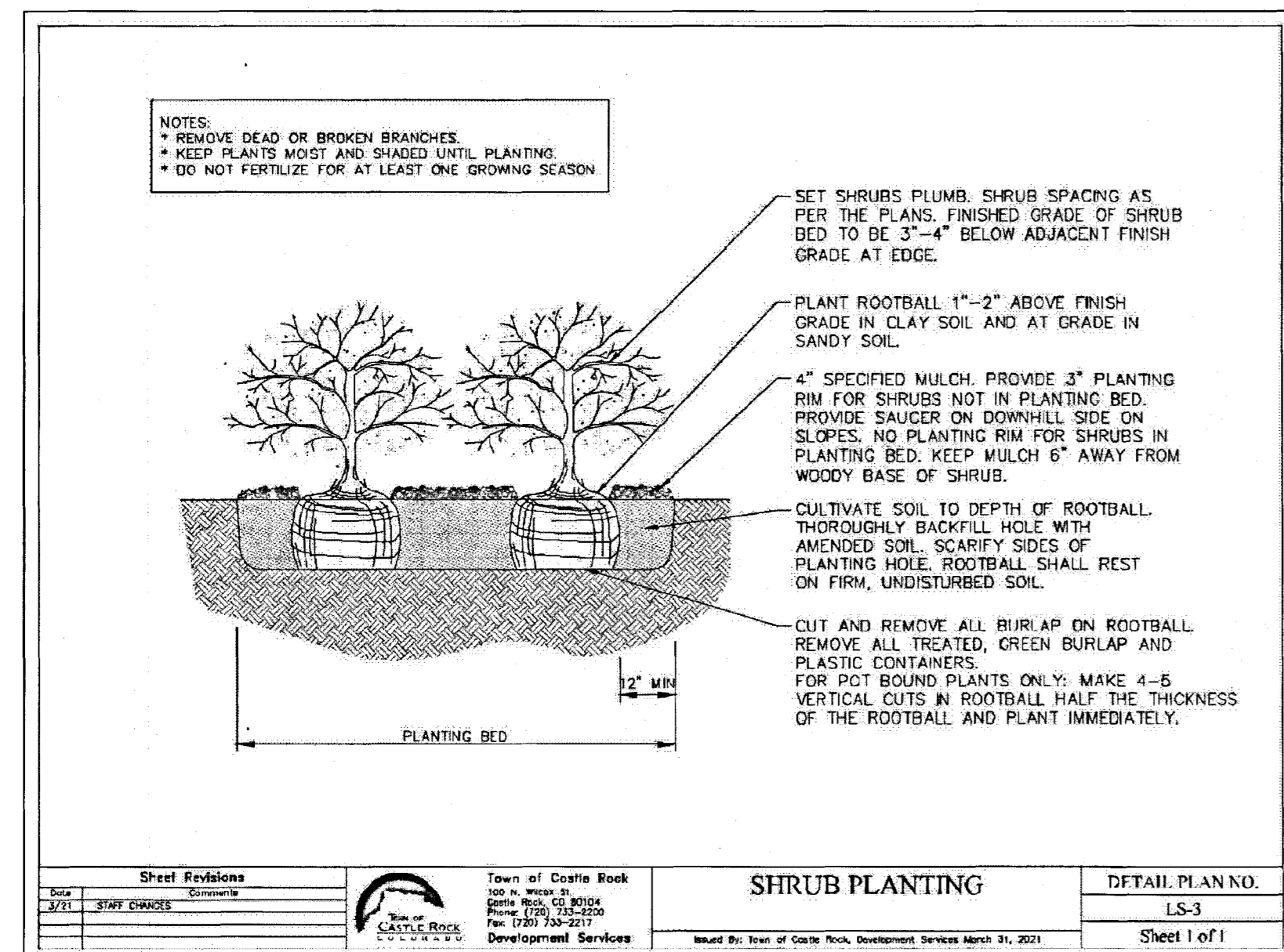
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1 Tree Planting Detail
7 Town of Castle Rock Detail

2 Tree Planting Detail on Slopes
7 Town of Castle Rock Detail

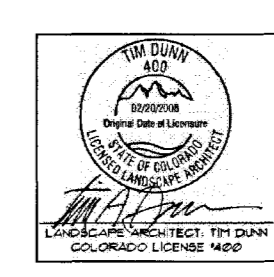


3 Shrub Planting Detail
7 Town of Castle Rock Detail

4 Grass & Perennial Planting Detail
7 Town of Castle Rock Detail

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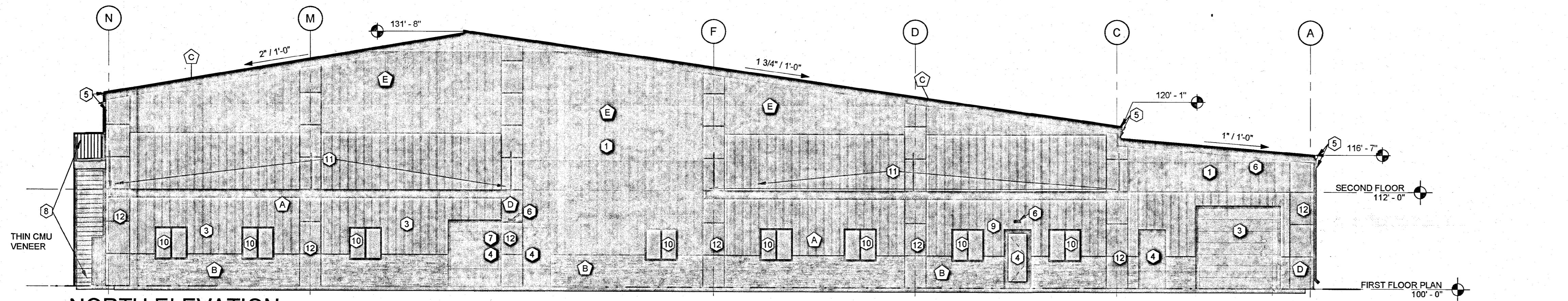
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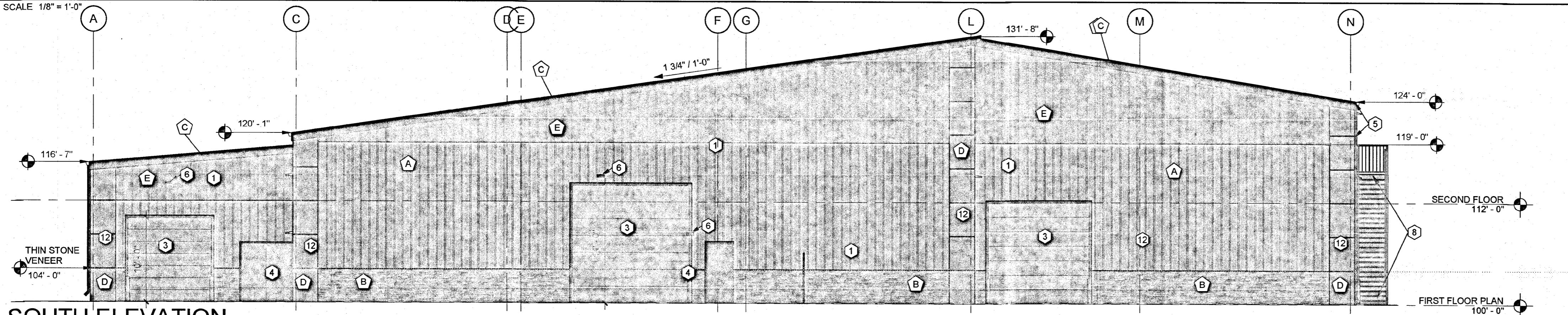
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Tim Dunn A.S.L.A. R.L.A.
720-350-2411 tadunn1958@gmail.com
www.timdunnlandscapearchitect.com

SITE DEVELOPMENT PLAN

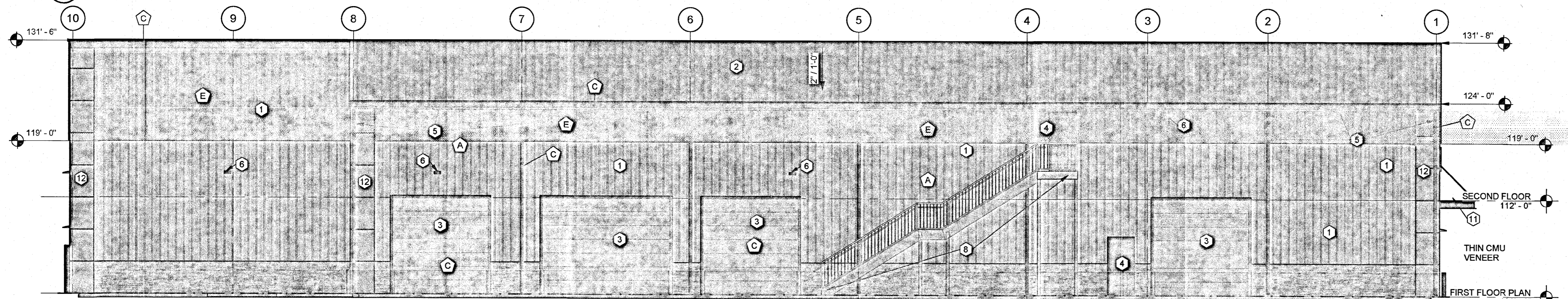
LOTS 1 AND 2 BROOKSIDE BUSINESS CENTER FILING NO. 4, 3RD AMENDMENT
 LOCATED IN THE NW 1/4, SECTION 14, T8S, R67W, 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



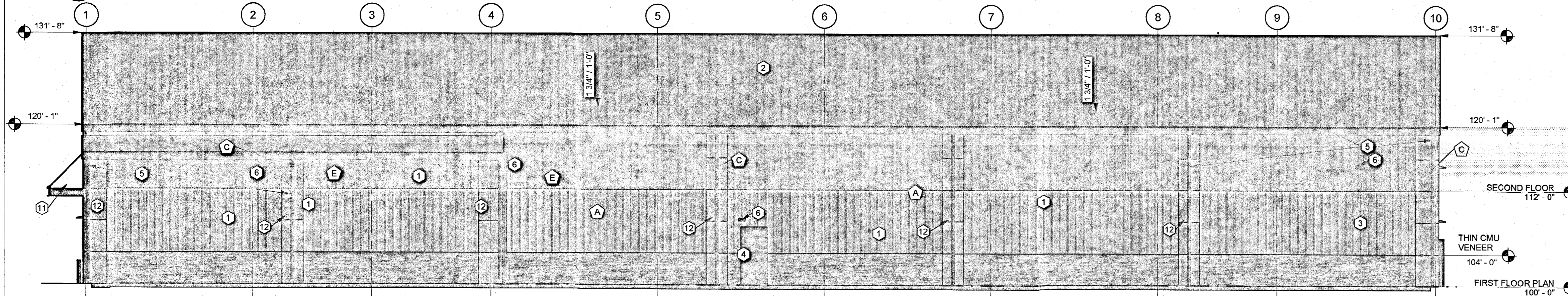
1 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE 1/8" = 1'-0"



4 WEST ELEVATION
 SCALE 1/8" = 1'-0"

STREET IMPROVEMENTS: THE PARTIES AGREE THAT A BUILDING PERMIT MAY BE ISSUED FOR CONSTRUCTION IN PHASE I PRIOR TO CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS TO SOUTH WILCOX STREET AND BROOKSIDE CIRCLE. ALL PUBLIC IMPROVEMENTS TO SOUTH WILCOX STREET AND BROOKSIDE CIRCLE MUST BE COMPLETED IN PHASE II PRIOR TO THE ISSUANCE OF ANY TCO'S OR COO'S FOR THE CONSTRUCTION COMPLETED IN PHASE I. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND COMMENCEMENT OF ANY CONSTRUCTION IN PHASE II, THE PARTIES ACKNOWLEDGE THAT A TOWN COUNCIL APPROVED VACATION OF RIGHT-OF-WAY (THE "ROW VACATION") FOR BROOKSIDE CIRCLE IS REQUIRED. THE PARTIES AGREE THAT IF THE ROW VACATION IS NOT APPROVED THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED CONSTRUCTION DOCUMENTS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR PHASE II.

EXTERIOR FINISH LEGEND

SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A		PREFINISHED METAL PANEL- LIGHT GREY	ASH GRAY
B		THIN MASONRY VENEER	TBD
C		PREFINISHED METAL TRIM- DARK GREY	TBD
D		SMOOTH HARDIE PANEL- PAINTED	TBD
E		PREFINISHED METAL PANEL- CHARCOAL	BURNISHED SLATE ALT: CHARCOAL GRAY

KEY NOTES:

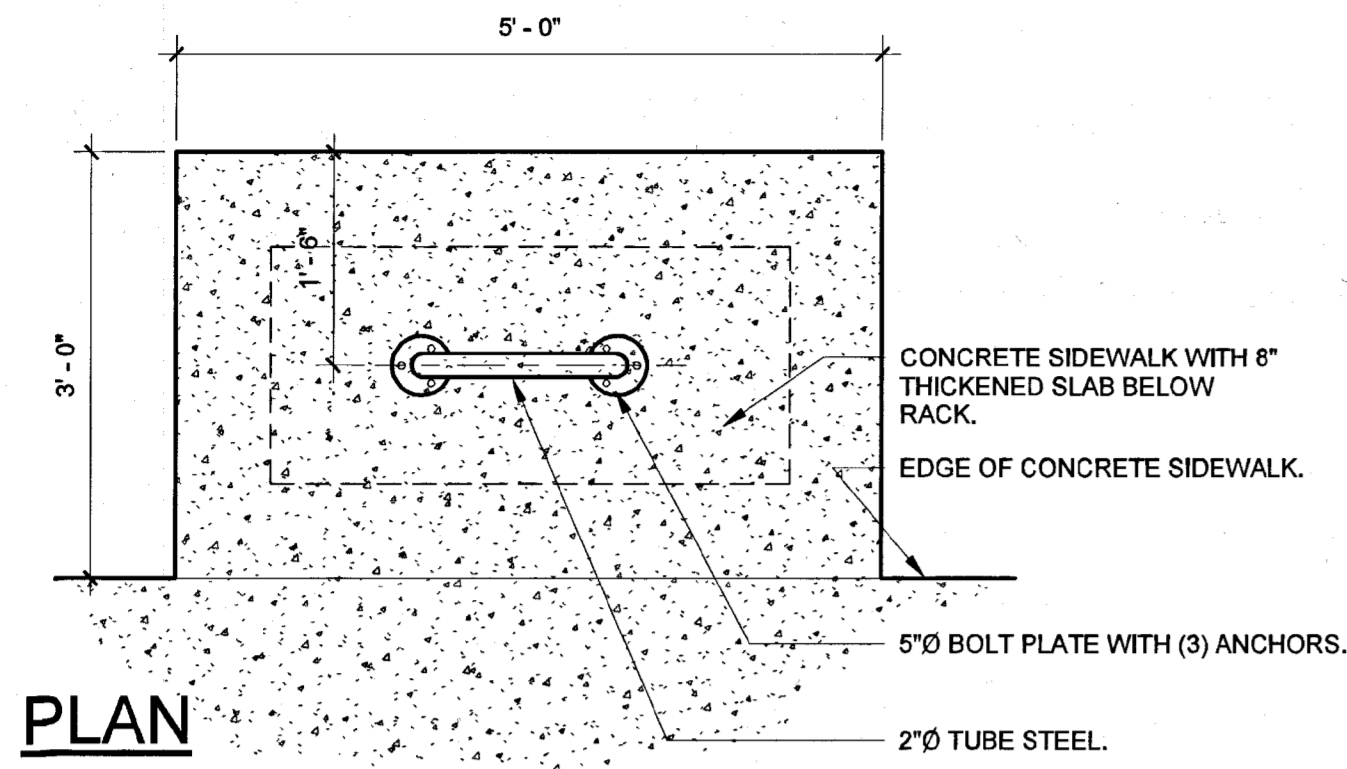
1. PREFINISHED CORRUGATED METAL WALL PANELS.
2. PREFINISHED METAL ROOF.
3. INSULATED METAL OVERHEAD DOOR.
4. INSULATED METAL MAN DOOR.
5. PREFINISHED METAL GUTTERS AND DOWNSPOUTS.
6. EXTERIOR WALL MOUNTED LED LIGHT FIXTURE, SEE ELECTRICAL.
7. FIRE SPRINKLER ROOM.
8. EXTERIOR METAL EGRESS STAIR, WITH ADA COMPLIANT HANDRAIL AND GUARDRAIL.
9. KNOX BOX LOCATION. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE AUTHORITY.
10. DARK BRONZE ALUMINUM STOREFRONT SYSTEM WITH 2-1/2" X 4-1/2" MULLIONS AND INSULATED GLAZING.
11. OPEN FRAMED METAL CANOPY, PAINTED.
12. 5" EXTRUDED, HARDI-PANEL VERTICAL PILLAR ELEMENT. PROVIDE METAL TRIM REVEALS EVERY 4'-0" VERTICALLY.
13. FDC LOCATION.

EXTERIOR ELEVATIONS
 FOUNDATION AUTO-BODY SHOP
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP22-0025
 DATE: JANUARY 16, 2023
 SHEET 8 OF 11

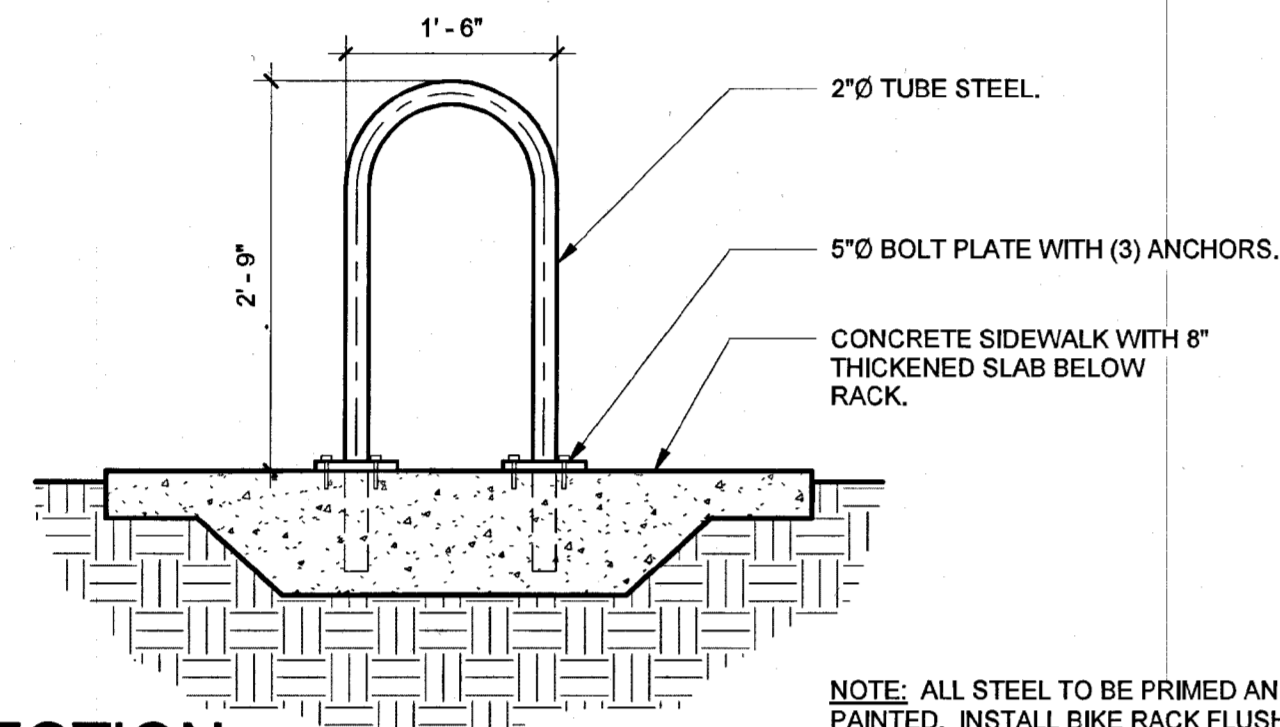
6162 W. CROSS DR. / 719.244.4023
 LITTLETON, CO 80123 / 719.351.4918
 www.adragnaarch.com

SITE DEVELOPMENT PLAN

LOTS 1 AND 2 BROOKSIDE BUSINESS CENTER FILING NO. 4, 3RD AMENDMENT
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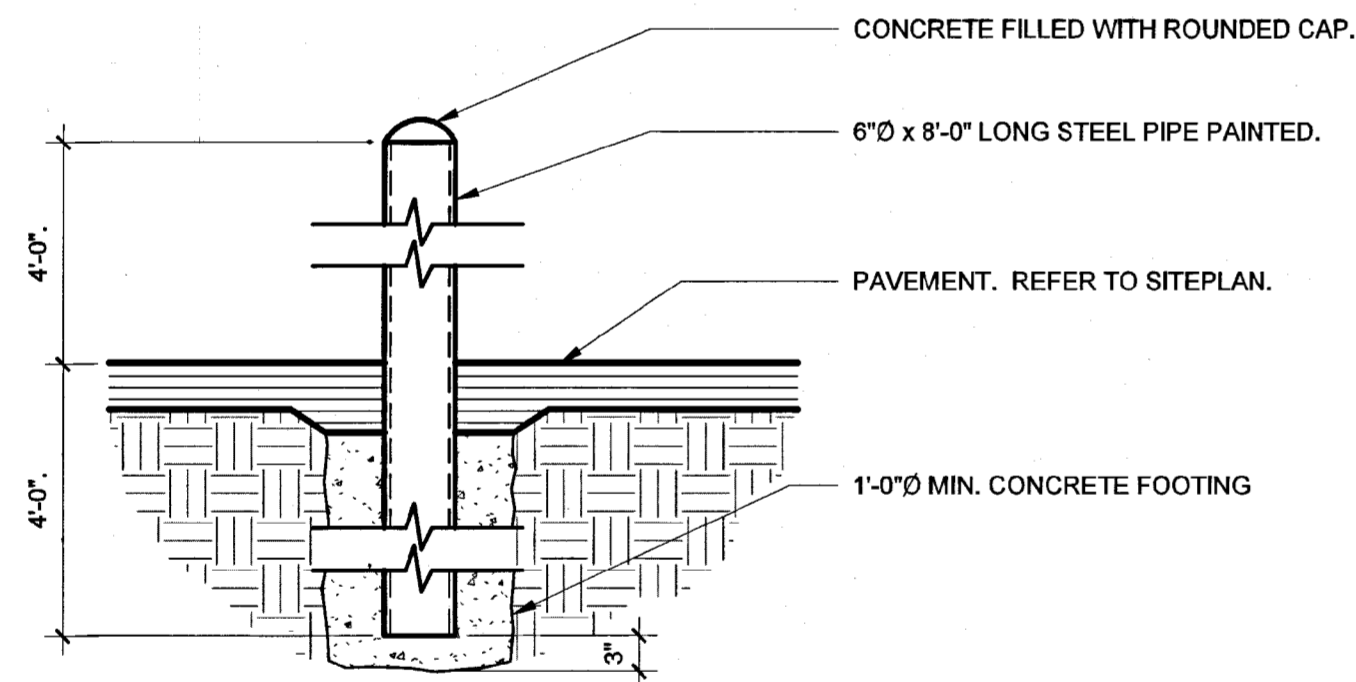
PLAN



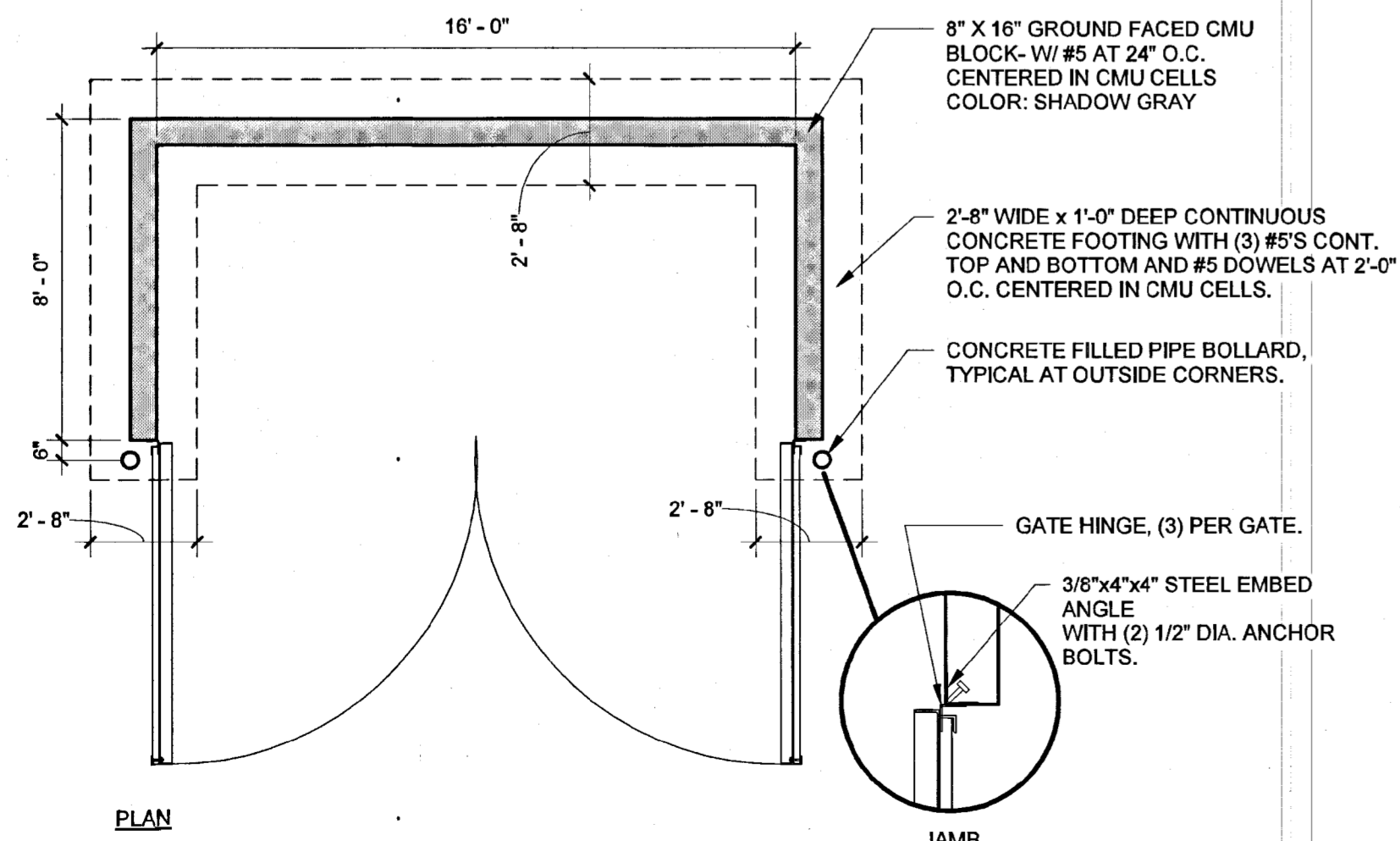
SECTION

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

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



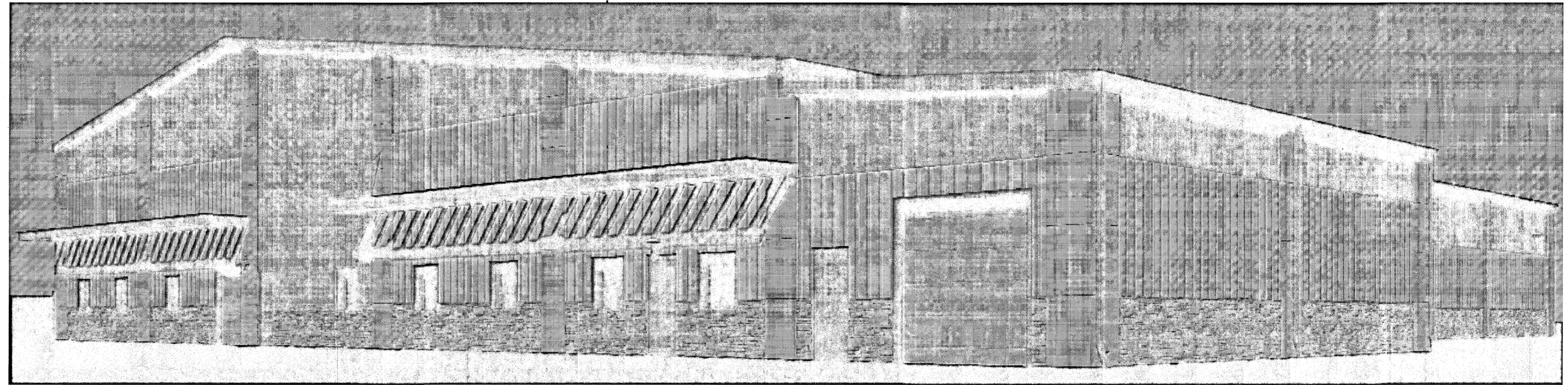
6 BOLLARD DETAIL
 SCALE 3/4" = 1'-0"



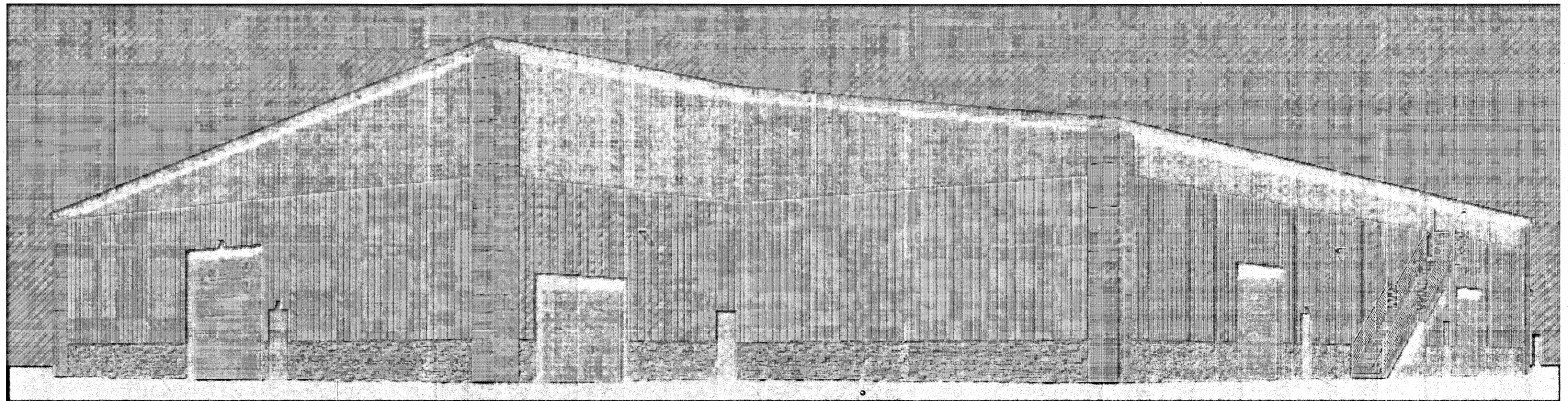
PLAN

JAMB

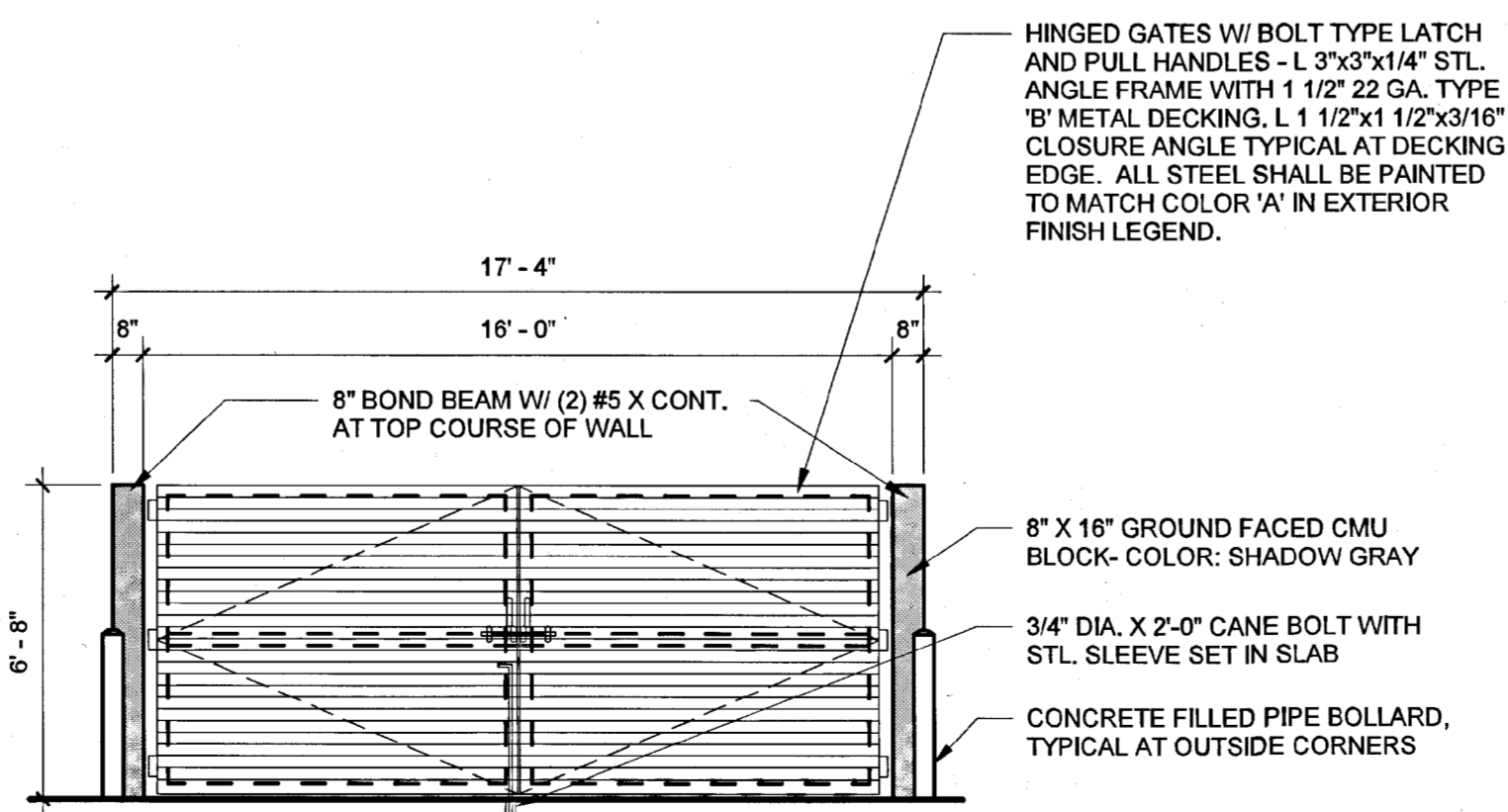
1 TRASH ENCLOSURE DETAIL
 SCALE 1/4" = 1'-0"



RENDERING 1



RENDERING 2



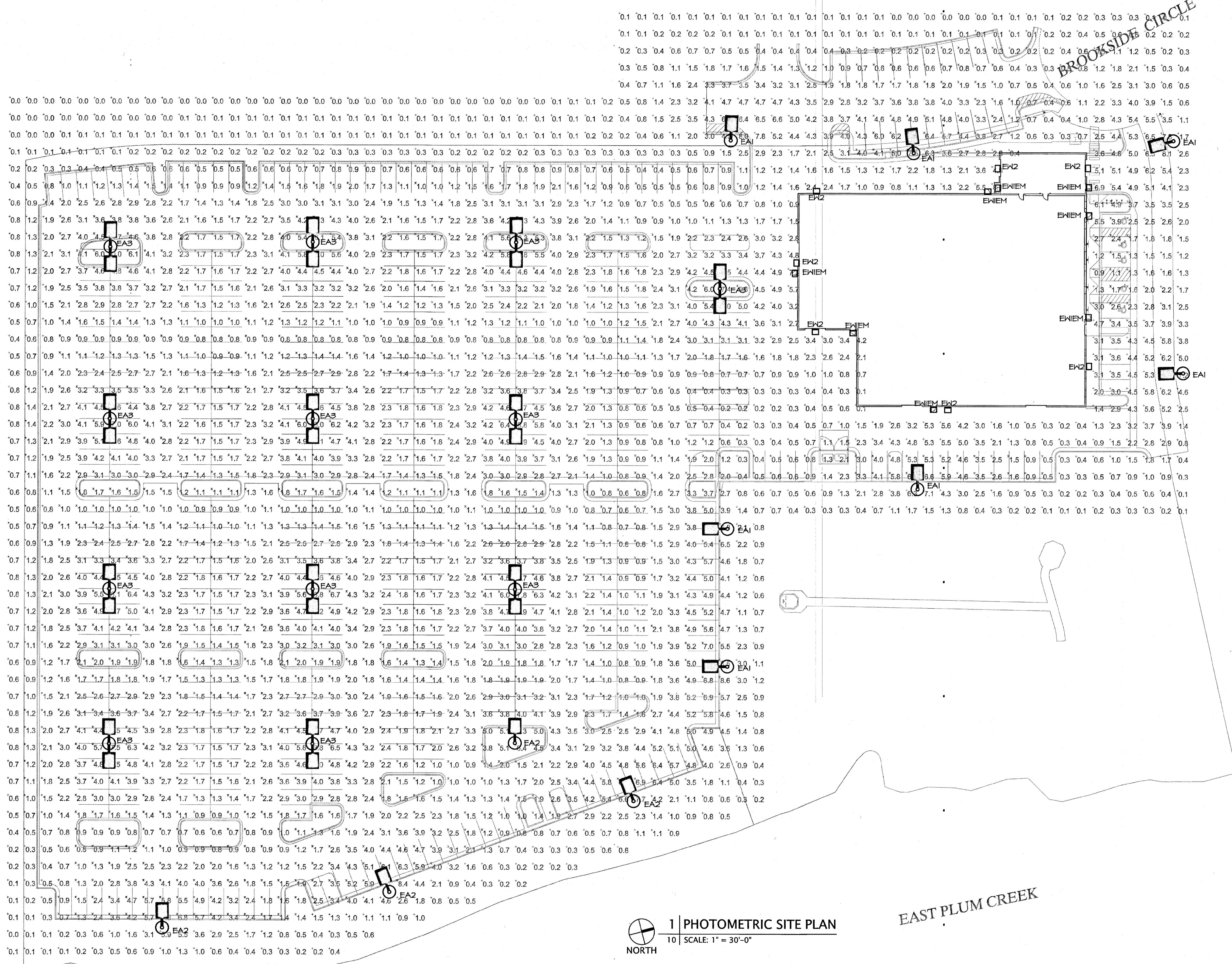
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SITE DETAILS
 FOUNDATION AUTO-BODY SHOP
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP22-0025
 DATE: JANUARY 16, 2023
 SHEET 9 OF 11

Adragna
 architecture + development
 6162 W. CROSS DR. / 719.244.4023
 LITTLETON, CO 80123 / 719.351.4918
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SITE DEVELOPMENT PLAN

LOTS 1 AND 2, 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 SDP22-0025



- GENERAL NOTES**
- A. ALL FIXTURES ARE FULL CUTOFF
 - B. ALL FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK.
 - C. ALL LIGHTING SHALL TURN ON 30 MINUTES 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 11.50.

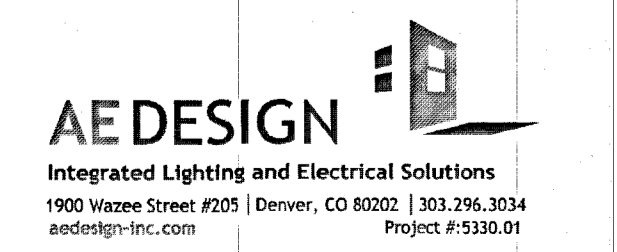
Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING EAST	2.9 fc	6.6 fc	0.4 fc	16.5:1	7.3:1
PARKING NORTH	2.2 fc	3.9 fc	1.1 fc	3.5:1	2.0:1
PARKING SOUTH	2.5 fc	8.8 fc	0.0 fc	N/A	N/A
PARKING WEST	2.7 fc	7.5 fc	0.2 fc	37.5:1	13.5:1
SITE	2.1 fc	8.8 fc	0.0 fc	N/A	N/A

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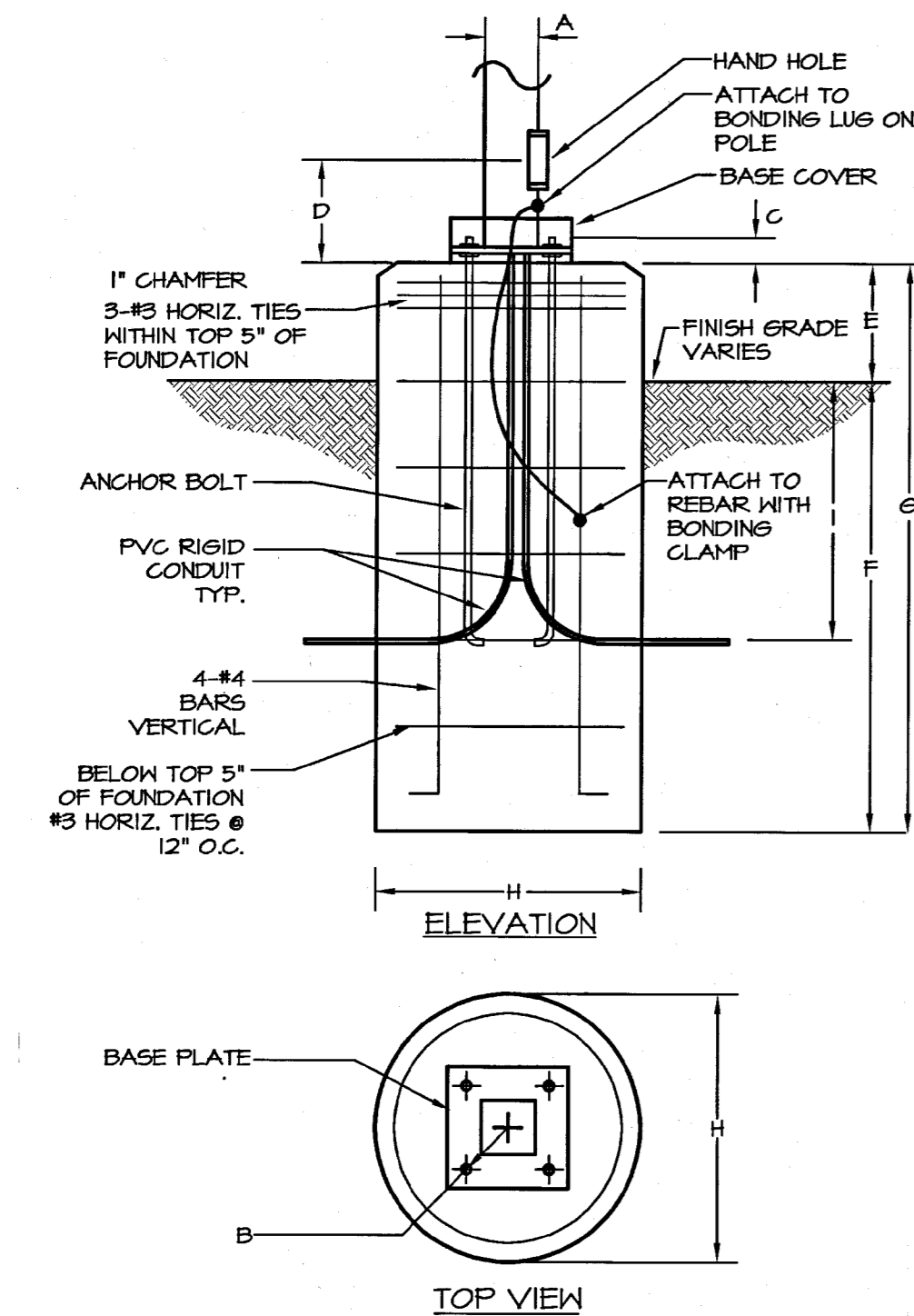
1 | PHOTOMETRIC SITE PLAN
 10 | SCALE: 1" = 30'-0"

PHOTOMETRIC SITE PLAN
 FOUNDATION AUTO-BODY SHOP
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP22-0025
 DATE: JANUARY 13, 2023
 SHEET 10 OF 11



SITE DEVELOPMENT PLAN

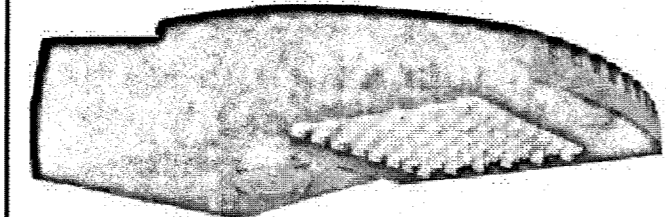
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POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA	B	C	D	E	F	G	H	I
EA1	20'0"	4"	PER MANUFACTURER	3'0"	6'0"	8'0"	24"	36"			
EA2	20'0"	4"	PER MANUFACTURER	3'0"	6'0"	8'0"	24"	36"			
EA3	20'0"	4"	PER MANUFACTURER	3'0"	6'0"	8'0"	24"	36"			

4 | POLE BASE DETAIL
11 | SCALE: NONE

V-Sconce-II LED Specifications



Project Name: _____
Category Number: _____
Type: _____

The VSC-II LED wall mount Series continues the unique contemporary design that is inspired by the V-Collection light series. It combines LED performance and advanced LED thermal management technology and provides lighting that is energy efficient and aesthetically pleasing.

The LED performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access for mounting and maintenance.

The LED light assemblies come with 10, 20, or 48 LEDs.

Choose between 3000, 4000 or 5000 Kelvin temperature for the LEDs.

A durable polyester powder coat finish is guaranteed for five years, and is available in optional or custom colors.

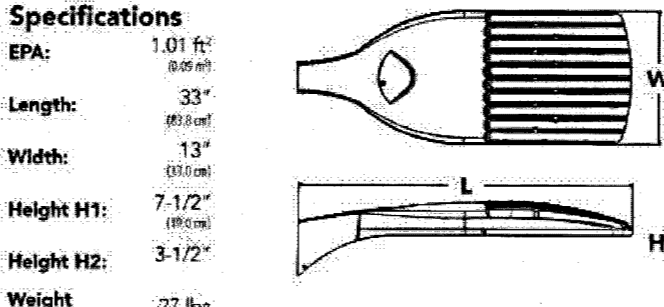
The VSC-II Series is an exceptional choice for office complexes, schools, commercial buildings, and many architectural projects.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSC-II	T1 Type 1	16LC	3.350mA	30K 3000K	UNV 120 2/7V	WM White Mount	BZ Bronze	PG-20B UP Light Orientation. No adjustment with factory sensor LED.	EMERGENCY BATTERY BACKUP
	T2 Type 2	32LC	5.630mA	40K 4000K	24V	VCB Conceal Box Mounting Plate 1/2" x 1/2" Threaded Conduit Holes	BK Black	PG-24D	EMERGENCY BATTERY BACKUP
	T3 Type 3	48LC	7.700mA	5K 5000K	6 48V	WH White	SBK Smooth Black	PG-27T Blutton Type Photocell	EMERGENCY BATTERY BACKUP
	T4 Type 4	FM Flood Medium	10 100mA	Not Available in RFI C		WH White	SWH Smooth White		EMERGENCY BATTERY BACKUP
	FN Flood Narrow					GP Graphite	SL Silver Metallic		EMERGENCY BATTERY BACKUP
						CC Custom Color			EMERGENCY BATTERY BACKUP

3 | EW1 EM, EW2
11 | SCALE: NONE

D-Series Size 1 LED Area Luminaire



Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (843 mm)
Width: 13" (330 mm)
Height H1: 7 1/2" (190 mm)
Height H2: 3 1/2" (89 mm)
Weight (max): 27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

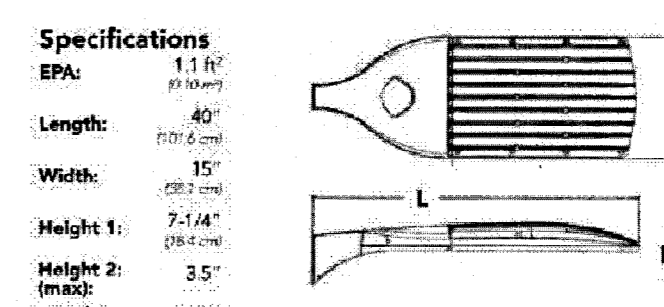
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NILTR2 PIRHN DDBXD

DSX LED	Optics	Temp	Current	Kelvin	Voltage	Mounting	Finish	Options	Options
DSX1 LED	Forward optics P1 P1 P2 P2 P3 P3 P4 P4 P5 P5 P6 P6 P7 P7 P8 P8 P9 P9	30K 3000K 40K 4000K 50K 5000K	3.350mA 5.630mA 7.700mA 10 100mA	30K 3000K 40K 4000K 5K 5000K	UNV 120 2/7V 24V 6 48V	WM White Mount VCB Conceal Box Mounting Plate 1/2" x 1/2" Threaded Conduit Holes	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite SL Silver Metallic CC Custom Color	PG-20B UP Light Orientation. No adjustment with factory sensor LED. PG-24D PG-27T Blutton Type Photocell	EMERGENCY BATTERY BACKUP

2 | EA3
11 | SCALE: NONE

D-Series Size 2 LED Area Luminaire



Specifications

EPA: 1.11 ft² (0.10 m²)
Length: 40" (1016 mm)
Width: 15" (381 mm)
Height H1: 7 1/4" (184 mm)
Height H2: 3 5/8" (91 mm)
Weight: 34 lbs

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NILTR2 PIRHN DDBXD

DSX LED	Optics	Temp	Current	Kelvin	Voltage	Mounting	Finish	Options	Options
DSX2 LED	Forward optics P1 P1 P2 P2 P3 P3 P4 P4 P5 P5 P6 P6 P7 P7 P8 P8 P9 P9	30K 3000K 40K 4000K 50K 5000K	3.350mA 5.630mA 7.700mA 10 100mA	30K 3000K 40K 4000K 5K 5000K	UNV 120 2/7V 24V 6 48V	WM White Mount VCB Conceal Box Mounting Plate 1/2" x 1/2" Threaded Conduit Holes	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite SL Silver Metallic CC Custom Color	PG-20B UP Light Orientation. No adjustment with factory sensor LED. PG-24D PG-27T Blutton Type Photocell	EMERGENCY BATTERY BACKUP

1 | EA1, EA2
11 | SCALE: NONE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE		LUMEN OUTPUT	IESNA CUTOFF	DIMMING	FINISH	MOUNTING LOCATION	BOF/RFD/OFF	NOTES
					QTY	WATT							
EA1	EXTERIOR AREA LIGHT POLE, LED, TYPE III, FULL CUTOFF, SINGLE HEAD	LITHONIA	DSX2-LED-P2-50K-T3M-MVOLT-SPA-DDBXD	277	1	185	24373	FULL CUTOFF	0-10V	DARK BRONZE	POLE GROUND	20'-0" OFH	
EA2	EXTERIOR AREA LIGHT POLE, LED, TYPE III, FULL CUTOFF, SINGLE HEAD	LITHONIA	DSX2-LED-P1-50K-T3M-MVOLT-SPA-DDBXD	277	1	140	19204	FULL CUTOFF	0-10V	DARK BRONZE	POLE GROUND	20'-0" OFH	
EA3	EXTERIOR AREA LIGHT POLE, LED, TYPE III, FULL CUTOFF, DOUBLE HEAD	LITHONIA	DSX1-LED-P4-50K-T3M-MVOLT-SPA-DDBXD	277	2	125	24362	FULL CUTOFF	0-10V	DARK BRONZE	POLE GROUND	20'-0" OFH	
EW1EM	EXTERIOR LED WALL PACK, TYPE III, EMERGENCY BATTERY BACKUP, FULL CUTOFF	VISIONAIRE	VSC-II-T3-16LC-3-5K-UNV-11M-BZ-XX-EBPL-CLD	277	1	18	2260	FULL CUTOFF	0-10V	BRONZE	SURFACE HALL	10'-0" BOF	
EW2	EXTERIOR LED WALL PACK, TYPE III, FULL CUTOFF	VISIONAIRE	VSC-II-T3-16LC-3-5K-UNV-11M-BZ	277	1	18	2260	FULL CUTOFF	0-10V	BRONZE	SURFACE HALL	13'-0" BOF	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), HFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- ALL LED LAMPS AND/OR FIXTURES SHALL BE 5000K COLOR TEMPERATURE AND A MINIMUM OF 10CRI, UON.
- PROVIDE LUMINAIRES NOTED AS EMERGENCY WITH FACTORY INSTALLED 90 MINUTE EMERGENCY BATTERY OR OTHER REMOTE POWER SOURCE, UON. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL EMERGENCY LUMINAIRES SHALL HAVE AN INTEGRAL TEST SWITCH AND VISIBLE INDICATOR LIGHT. CONNECT THE EMERGENCY BATTERY TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.
- FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
- ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
- EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
- REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND HIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAUGE AND MAXIMUM WIRE RUN LENGTHS.
- EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C, AND RATED FOR OUTDOOR USE.

SPECIFIC NOTES:

-

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PHOTOMETRIC DETAILS
FOUNDATION AUTO-BODY SHOP
SITE DEVELOPMENT PLAN
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SHEET 11 OF 11