Ref #2024000398, Date: 1/3/2024 3:28 PM, Pages: 1 of 10 ,RECORDING $103.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

SITE DEVELOPMENT PLAN

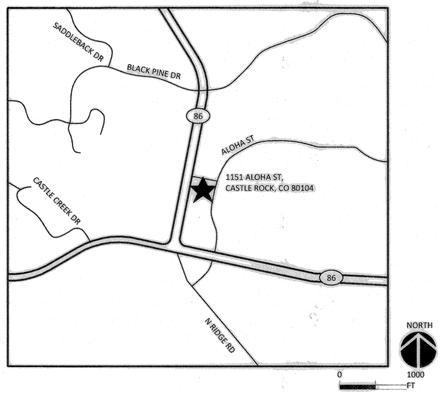
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP SHEET INDEX

1 OF 10	COVER SHEET
2 OF 10	STANDARD NOTES
3 OF 10	SITE PLAN
4 OF 10	GENERAL GRADING PLAN
5 OF 10	GENERAL UTILITY PLAN
6 OF 10	LANDSCAPE NOTES
7 OF 10	GENERAL LANDSCAPE PLAN
8 OF 10	SITE DETAILS
9 OF 10	BUILDING ELEVATIONS
10 OF 10	LIGHTING DETAILS

COVER - VICINITY MAP



LEGAL DESCRIPTION

LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO.2

PURPOSE STATEMENT

TO BETTER SERVE THE COMMUNITY'S GROWING POPULATION AND NEEDS, PORTER CARE ADVENTIST HEALTH SYSTEM IS PROPOSING TO BUILD A NEW ONE-STORY, APPROXIMATELY 10,500SF FREE-STANDING, PRIMARY CARE CLINIC AT 1151 ALOHA STREET.

BENCHMARK STATEMENT AND BASIS OF BEARINGS STATEMENT

BENCHMARK:
ELEVATIONS ARE BASED ON THE SOUTHWEST QUARTER OF SECTION 6, T8S, R66W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #12046 FLUSH WITH THE GROUND.
ELEVATION = 6611.41 (NAVD 1988)

BASIS OF BEARING:
BEARINGS ARE BASED ON AN ASSUMED BEARING OF N01°18'43"W ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T8S, R66W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #12046 FLUSH WITH THE GROUND AT THE SOUTH WEST CORNER AND A 5' WITNESS CORNER SOUTH OF THE WEST QUARTER CORNER MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #23521 ON A 6# REBAR.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION AGREEMENT, RECORDED ON THE 5TH DAY OF AUGUST 2004 AT RECEPTION NO. 200408106 AND ACCORDINGLY 4.33 SFE ARE DEBITED FROM THE WATER BANK.

1 1/2" DOMESTIC WATER METER = 3.33 SFE
3/4" IRRIGATION METER = 1 SFE

PROJECT DIRECTORY

OWNER
PORTERCARE ADVENTIST HEALTH SYSTEM
D/B/A CASTLE ROCK ADVENTIST HOSPITAL
2525 SOUTH DOWNING STREET
DENVER, CO 80210
PHONE: 303-778-1955

ARCHITECT
BOULDER ASSOCIATES, INC.
1426 PEARL ST, STE 300
BOULDER, CO 80302
PHONE: 303.499.7795

CIVIL ENGINEER
S.A. MIRO
4582 S. ULSTER
STREET, STE 750
DENVER, CO 80237
PHONE: 303-741-3737

LANDSCAPE ARCHITECT
OXBOW DESIGN
209 N. KALAMATH ST, UNIT 6
DENVER, CO 80223
PHONE: 720.465.6168

LAND SURVEYOR
MARTIN/MARTIN INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215
PHONE: 303.431.6100

STRUCTURAL ENGINEER
MGA STRUCTURAL ENGINEERS
115 S. WEBER ST, STE 101
COLORADO SPRINGS, CO 80903
PHONE: 719.635.4473

MECHANICAL ENGINEER
WSP
1600 BROADWAY, STE 1100
DENVER, CO 80202
PHONE: 303.832.9091

PLUMBING ENGINEER
WSP
1600 BROADWAY, STE 1100
DENVER, CO 80202
PHONE: 303.832.9091

ELECTRICAL ENGINEER
WSP
1600 BROADWAY, STE 1100
DENVER, CO 80202
PHONE: 303.832.9091

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2 DAY OF January, 20 24.

ATT: DIRECTOR OF DEVELOPMENT SERVICES

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.

MATTHEW GAL DBA PORTERCARE ADVENTIST HEALTH SYSTEM
SIGNED THIS 20th DAY OF December, 20 23
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF December 20 23 BY Stacy F. Farmer.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-26-23.

STACY F FARMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194037035
MY COMMISSION EXPIRES SEPTEMBER 26, 2027

ZONING COMPARISON AND SITE UTILIZATION TABLE

ZONING COMPARISON		
ZONING	PD-PLANNED DEVELOPMENT	
USE AREA	CLINIC, ONE STORY	
LOT	FOUNDER'S CROSSING LOT 3	
SITE AREA SQ.FT./ACRES	50931 SQ.FT./ 1.169 ACRES	
	REQUIRED	PROPOSED
BUILDING AREA	N.A.	10,886 SF
PERMITTED USE	PER APPROVED PD	CLINIC, B-OCCUPANCY
MINIMUM LOT SIZE	1 ACRE	1.169 ACRES
MAXIMUM BUILDING COVERAGE	35%	21.37%
MINIMUM FRONT YARD SETBACK	15'	83'
MINIMUM REAR YARD SETBACK	PER APPROVED PD	21'
MINIMUM SIDE YARD SETBACK	15'	88'
MINIMUM SIDE TO STREET SETBACK	25'	28'
MAXIMUM BUILDING HEIGHT	35 FEET (MINOR SKYLINE)	1 FLOOR, 23' TO T.O. SCREENWALL
MAXIMUM BUILDING HEIGHT	25 FEET (MODERATE SKYLINE)	1 FLOOR, 23' TO T.O. SCREENWALL
MAXIMUM BUILDING SLOPE	1:12 PITCH	3/8" / 12"
MINIMUM PARKING	5 SPACES/1,000 GROSS LEASEABLE AREA	49 SPACES
MINIMUM ADA PARKING	3	4
SITE UTILIZATION		
	SQUARE FEET	PERCENTAGE OF TOTAL SITE UTILIZATION
BUILDING COVERAGE	10,886	21.37%
PARKING COVERAGE	16,628	32.65%
STREET COVERAGE	3,842	7.54%
LANDSCAPING/OPEN SPACE COVERAGE	11,161	21.91%
CONCRETE SIDEWALK COVERAGE	3,699	7.26%

DOUGLAS COUNTY CLERK AND CERTIFICATE

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

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

TITLE CERTIFICATION

I, Anna Haberth, AN AUTHORIZED REPRESENTATIVE OF First American, 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.

Anna Haberth
AUTHORIZED REPRESENTATIVE
First American
TITLE COMPANY
SIGNED THIS 20 DAY OF December, 20 23.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF December, 20 23 BY Anna Haberth AS AUTHORIZED REPRESENTATIVE OF First American.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: December 2, 2026

JESUS NAVARRO LUNA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214009303
MY COMMISSION EXPIRES DECEMBER 2, 2026

SURVEYOR'S CERTIFICATE

I, RICHARD A. NOBBY PLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (NAME OF DOCUMENT) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE

COLORADO LICENSED RICHARD A. NOBBY 23899 12/06/23 PROFESSIONAL LAND SURVEYOR

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER 12/6/2023 DATE

COLORADO LICENSED JASON D. CARR 33854 12-6-23 PROFESSIONAL ENGINEER

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 225513.00

CASTLE ROCK NHC

FOUNDERS MARKETPLACE
FILING NO. 1,
AMENDMENT NO. 2, LOT 3
1151 ALOHA STREET
CASTLE ROCK, CO 80104

SDP SET

DATE 9/22/2023

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

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THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

CASTLE ROCK SDP GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 0189G DATED MARCH 16, 2016.
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 AND DRAINAGE 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 CASTLE ROCK PD "THE VILLAGES MALL AND OFFICE CENTER" PER ORDINANCE 3.71A, APPROVED JULY 18, 1985. PER AFOREMENTIONED ZONING AMENDMENT, FOUNDER'S CROSSING IS DESIGNATED AS INTEGRATED BUSINESS (IB). PLAT ID 8603131.
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 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.

CASTLE ROCK SDP FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

Unofficial Copy

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 225513.00

CASTLE ROCK NHC

FOUNDERS MARKETPLACE
FILING NO. 1,
AMENDMENT NO. 2, LOT 3
1151 ALOHA STREET
CASTLE ROCK, CO 80104

SDP SET

DATE 9/22/2023

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

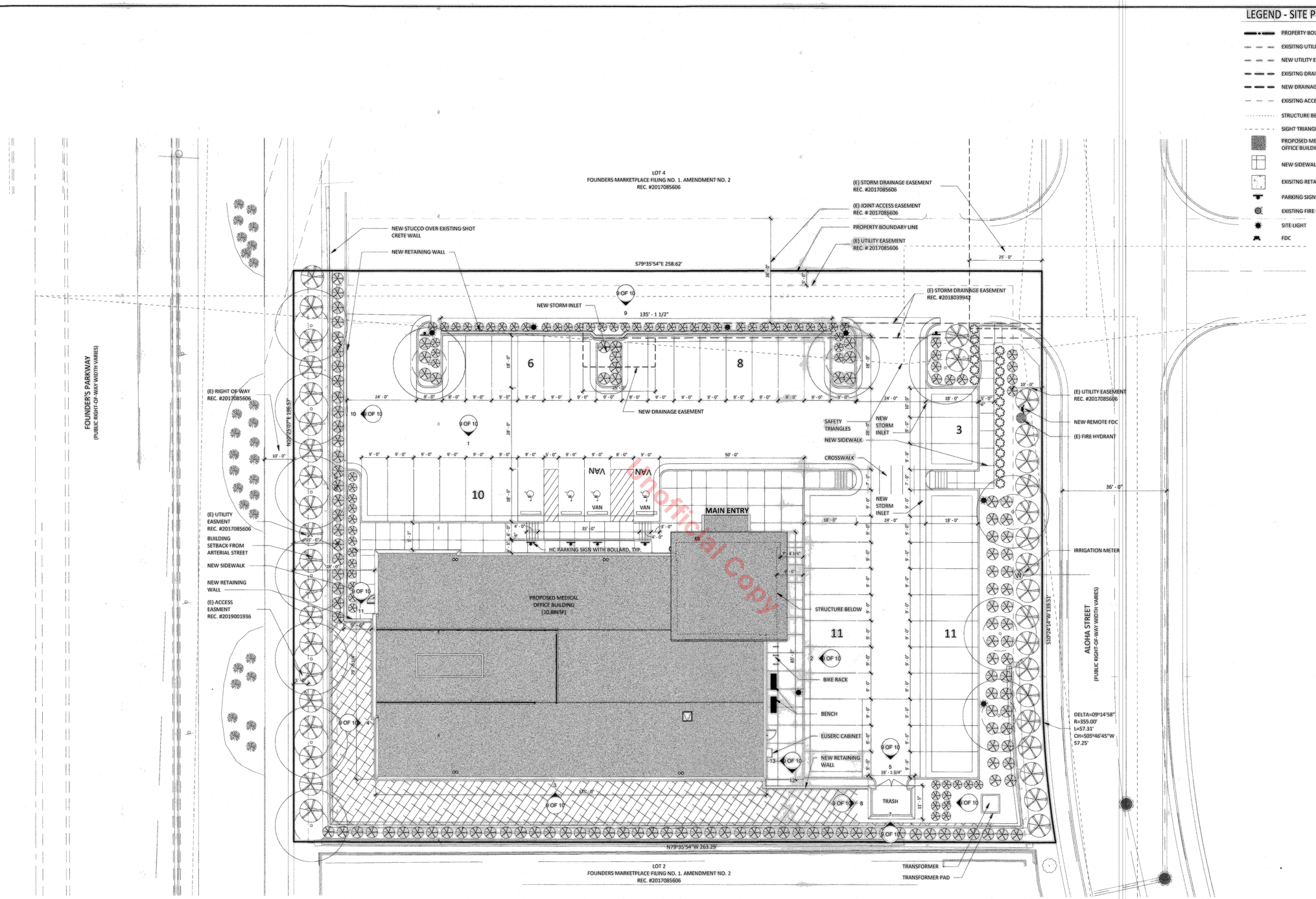
STANDARD NOTES

SHEET NUMBER

2 OF 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

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1 SITE PLAN
3 OF 10 1/16" = 1'-0"

LEGEND - SITE PLAN

- PROPERTY BOUNDARY LINE
- EXISITNG UTILITY EASEMENT
- NEW UTILITY EASEMENT
- EXISITNG DRAINAGE EASEMENT
- NEW DRAINAGE EASEMENT
- EXISITNG ACCESS EASEMENT
- STRUCTURE BELOW
- SIGHT TRIANGLE
- PROPOSED MEDICAL OFFICE BUILDING
- NEW SIDEWALK PAVEMENT
- EXISITNG RETAINING WALL
- PARKING SIGN WITH BOLLARD
- EXISTING FIRE HYDRANT
- SITE LIGHT
- FDC

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
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CASTLE ROCK NHC

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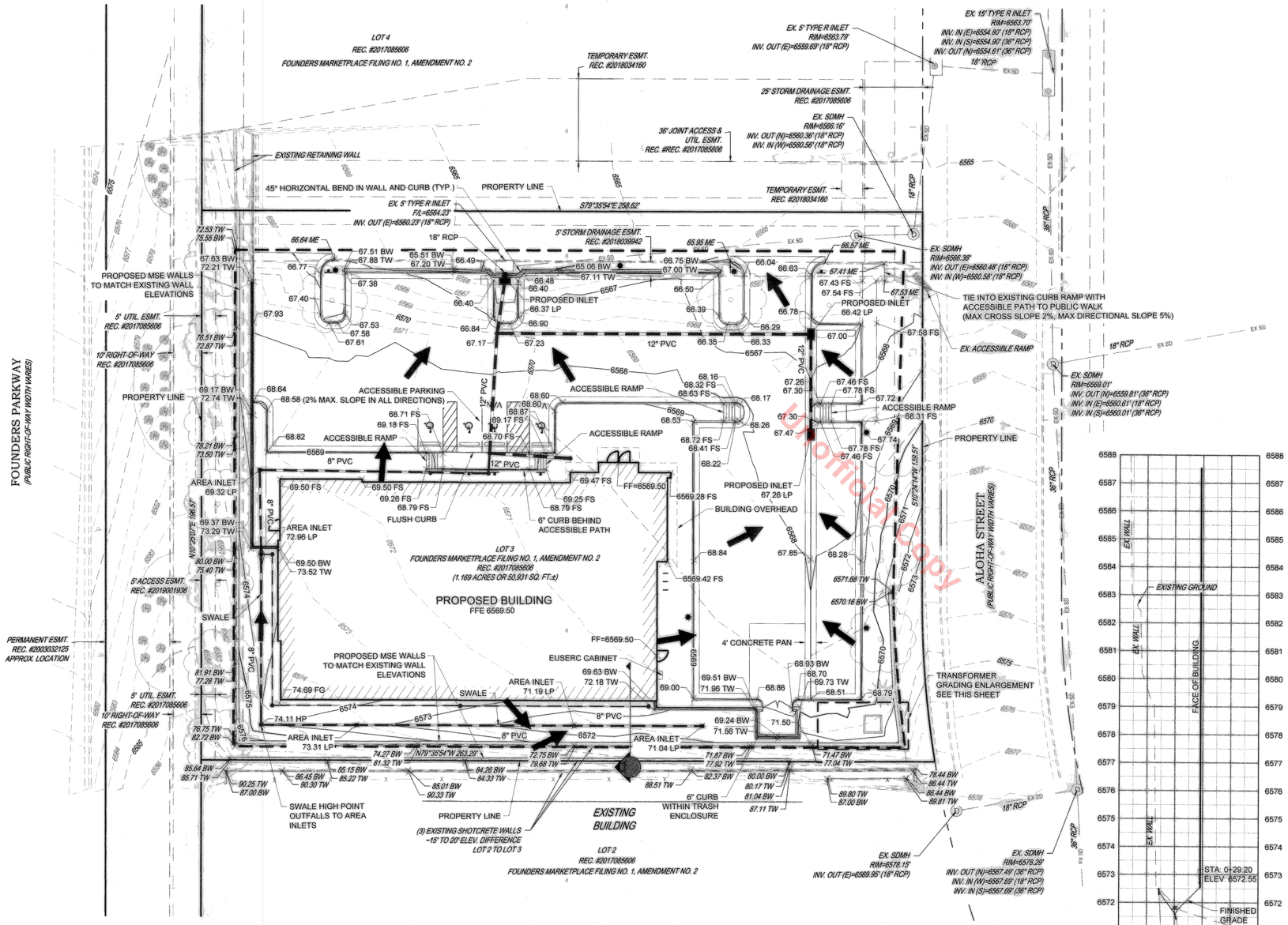
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SITE PLAN

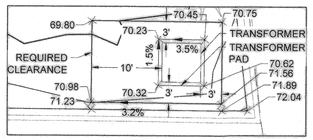
SHEET NUMBER
3 OF 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

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TRANSFORMER GRADING ENLARGEMENT

SCALE: 1"=10'

NOTE: LEVEL TRANSFORMER PAD TO BE SET ABOVE SURROUNDING GRADE AS REQUIRED TO MAINTAIN ALLOWABLE SLOPES

SECTION A-A

SWALE CROSS SECTION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'
100-YR FLOW (BASIN B-5.2) = 0.47 CFS
DEPTH = 0.17'
OVERFLOW WSE = 6571.77
BUILDING FFE = 6572.5 (SOUTH SIDE)

20 0 20

SCALE: 1" = 20'

LEGEND:

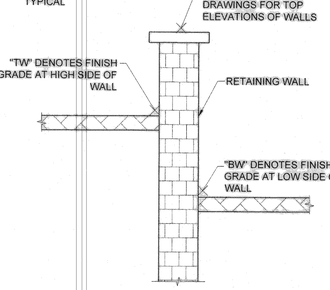
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED SPOT ELEVATION
- EXISTING STORM LINE
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- PROPOSED STORM LINE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- LIMITS OF CONSTRUCTION
- FLOW DIRECTION ARROW

NOTES:

1. THE PROPOSED DEVELOPMENT IS WITHIN ZONE X PER FEMA MAP NUMBER 08034C0189G REVISED MARCH 16, 2016 AND IS LOCATED OUTSIDE OF FLOODPLAIN.
2. SPOT ELEVATIONS WITHOUT AN ABBREVIATION DENOTE THE FLOWLINE ELEVATION.
3. SPOT ELEVATIONS HAVE BEEN ABBREVIATED FOR CLARITY. REFER TO THE ADJACENT CONTOUR LABELS FOR FULL ELEVATIONS.

ABBREVIATIONS:

BW	BOTTOM OF WALL @ FINISHED GRADE
CL	CENTERLINE
ELEV.	ELEVATION
EX	EXISTING
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV.	INVERT
IRR	IRRIGATION
KB	KICK BLOCK
LF	LINEAR FEET
LP	LOW POINT
ME	MATCH EXISTING
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAINAGE SEWER
SS	SANITARY SEWER
STRM	STORM SEWER
TOP	TOP OF PIPE
TW	TOP OF WALL @ FINISHED GRADE
TYP.	TYPICAL



RETAINING WALL GRADING LABEL DETAIL

NOT TO SCALE

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

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#	DESCRIPTION	DATE

SHEET TITLE

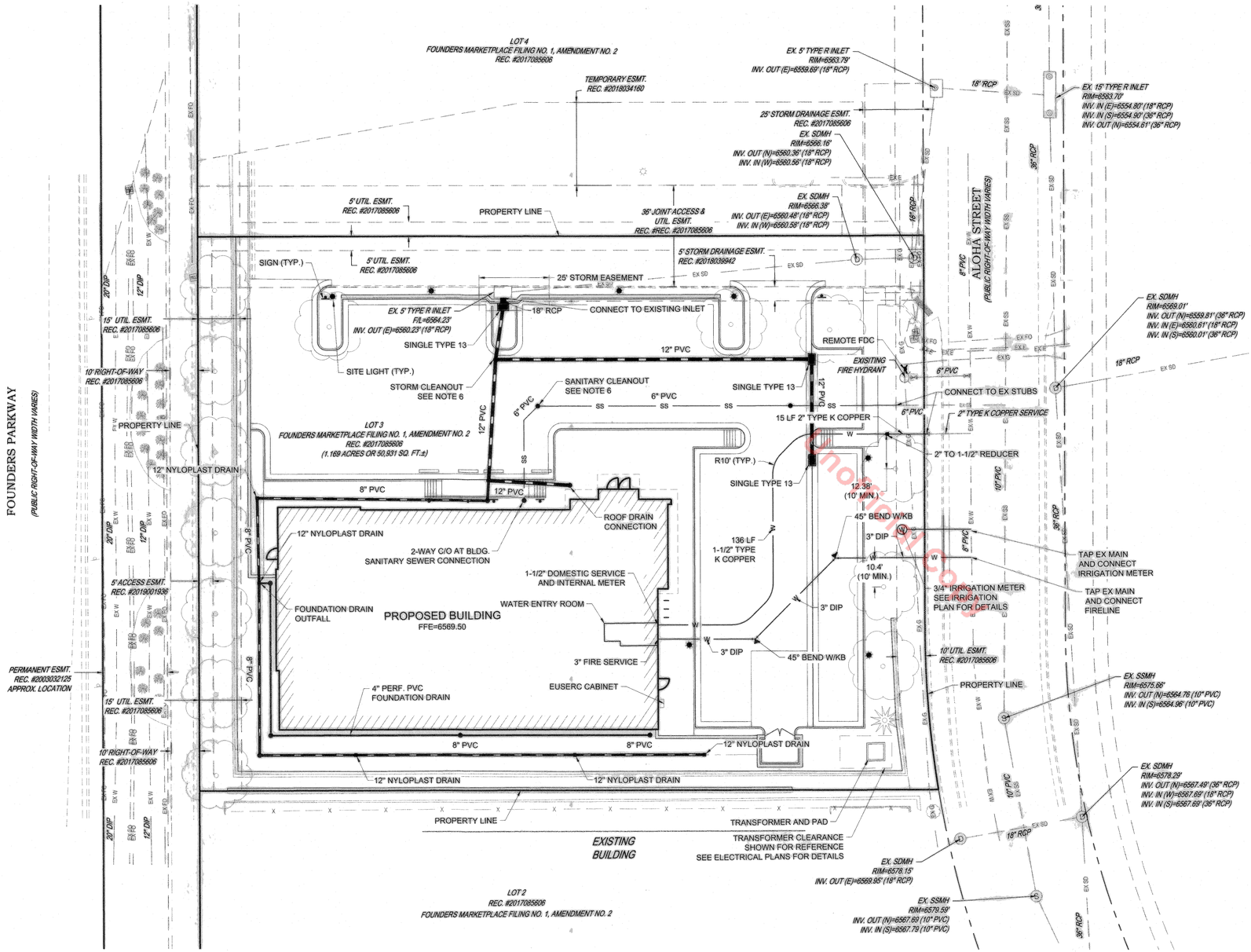
GENERAL GRADING PLAN

SHEET NUMBER

4 OF 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE



20 0 20

SCALE: 1" = 20'

LEGEND:

- EX E — EXISTING ELECTRICAL LINE
- EX FO — EXISTING FIBER OPTIC LINE
- EX G — EXISTING GAS LINE
- EX T — EXISTING TELEPHONE LINE
- EX SS — EXISTING SANITARY LINE
- EX SD — EXISTING STORM LINE
- EX W — EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING STORM INLET
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLES
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED STORM INLET
- PROPOSED CLEANOUT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVES
- PROPOSED WATER FITTINGS
- PROPOSED MANHOLES

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'S TANK 6 GREEN WATER PRESSURE ZONE AND WITHIN THE CASTLE OAKS LIFT STATION BASIN.
5. SEE GRADING PLAN FOR ABBREVIATIONS.
6. ALL CLEANOUTS LOCATED IN THE ROADWAY SHALL BE VEHICULAR RATED FOR H-20 LOADING.

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 225513.00

CASTLE ROCK NHC

FOUNDERS MARKETPLACE
FILING NO. 1,
AMENDMENT NO. 2, LOT 3
1151 ALOHA STREET
CASTLE ROCK, CO 80104

SDP SET

DATE 9/22/2023

REVISIONS

	DESCRIPTION	DATE

SHEET TITLE

GENERAL UTILITIES PLAN

SHEET NUMBER

5 OF 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

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Ref # 2024000398, Pages: 6 of 10

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 UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

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oxbow DESIGN COLLABORATIVE
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DENVER, COLORADO 80223
720.465.6168

PROJECT 225513.00

CENTURA CASTLE ROCK NHC

FOUNDERS MARKETPLACE
FILING NO. 1,
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1151 ALOHA STREET
CASTLE ROCK, CO 80104

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REVISIONS

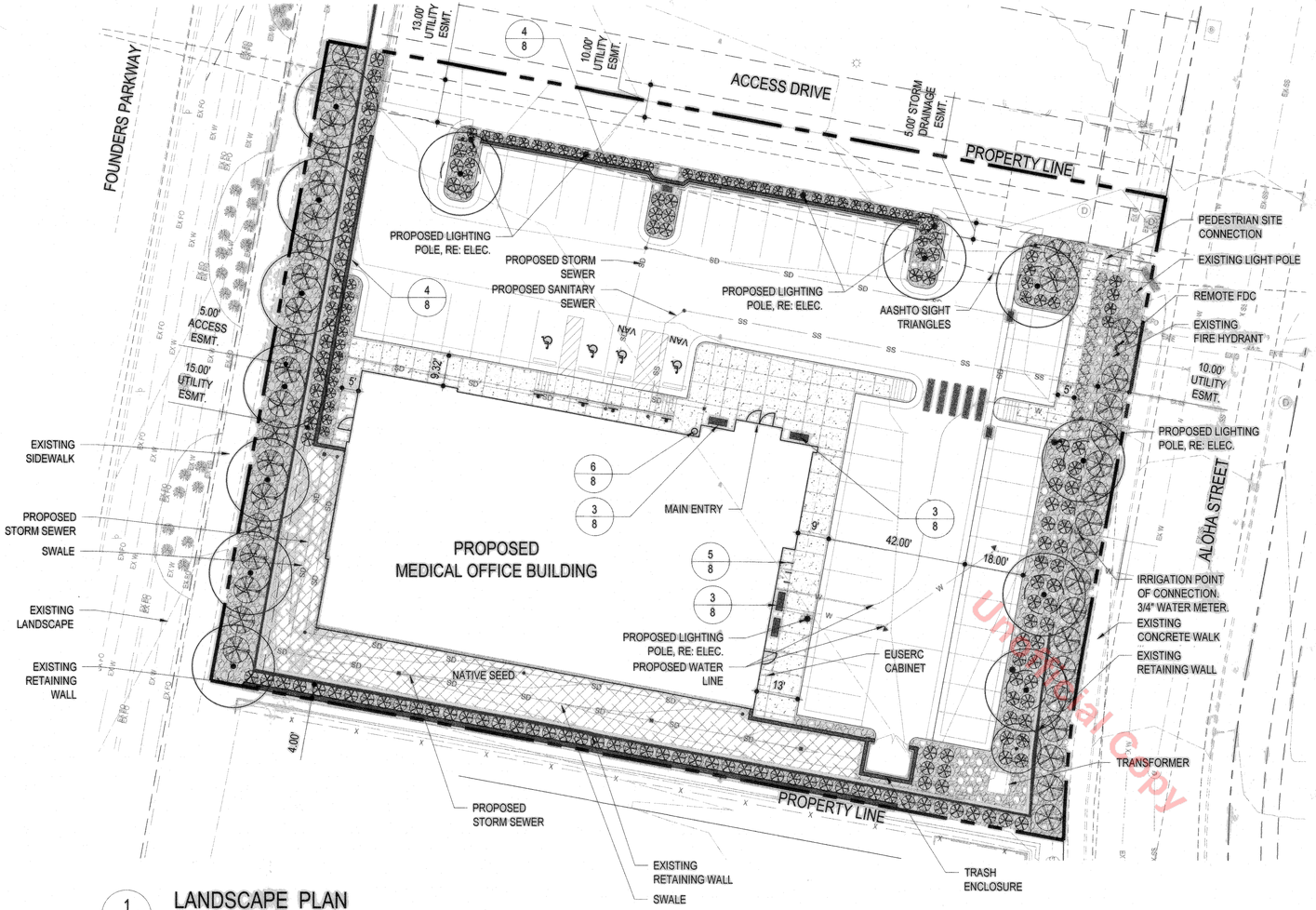
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SHEET TITLE
LANDSCAPE NOTES

SHEET NUMBER
6 OF 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

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1/7 LANDSCAPE PLAN
SCALE: 1" = 20'

SCALE: 1"=20' (0, 10, 20, 40)

NORTH

PLANTING SCHEDULE:

SYMBOL	PLANT TYPE	PLANT SIZE	HYDROZONE	QUANTITY/ AREA
	DECIDUOUS SHADE TREE	2" CALIPER	L	13
	DECIDUOUS ORNAMENTAL TREE	1-1/2" CALIPER	L	1
	SHRUBS	5 GALLON	L	229
	PERENNIALS	1 GALLON	L	256 SQ. FT.
	NATIVE SEED	SEED	VL	3,647 SQ. FT.

MATERIAL LEGEND:

- PROPERTY LINE
- RETAINING WALL
- EXISTING RETAINING WALL
- CONCRETE PAVING - PEDESTRIAN (4" TH) LIGHT BROOM FINISH W/ TOOLED JOINTS
- ROCK MULCH 1 1/2" RIVER COBBLE - 2" MIN. DEPTH
- BENCH
- BIKE RACK
- WASTE RECEPTACLE
- LIGHT POLE

GROSS SITE:

GROSS SITE AREA	REQUIRED LANDSCAPE (10% OF THE GROSS SITE AREA)	PROVIDED LANDSCAPE AREA	REQUIRED TREES (2 TREES/1,000 SF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS/1,000 SF)	PROVIDED SHRUBS	SOIL PREP AMOUNTS (CU. YDS. PER 1,000 SF)
50,931 SF	5,093 SF	12,855 SF	10	10	20	212	52 CU. YDS.
TURF GRASS AREA	REQUIRED LANDSCAPE COVERAGE PERCENTAGE (75% MIN.)	PROVIDED LANDSCAPE COVERAGE AT MATURITY (SF)	REQUIRED NONLIVING ORNAMENTAL PERCENTAGE (25% MAX.)	PROVIDED NONLIVING ORNAMENTAL AREA IN LANDSCAPE (SF)	REQUIRED LARGE CANOPY DECIDUOUS TREE (50% MIN.)	PROVIDED LARGE CANOPY DECIDUOUS SHADE TREE	SEPARATE IRRIGATION SERVICE CONNECTIONS
N/A	3,820 SF	9,350 SF	1,273 SF	3,111 SF	5	9	YES

PARKING LOT:

PARKING LOT AREA	LANDSCAPING AREA REQUIRED (10% OF SQUARE FOOTAGE)	PROVIDED LANDSCAPE AREA	REQUIRED TREES (2 LARGE CANOPY DECIDUOUS SHADE TREES/1,000 SF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS/1,000 SF)	PROVIDED SHRUBS
16,787 SF	1,678 SF	1,684 SF	3	4	7	68

PARKING LOT PENINSULA/ISLANDS:

NUMBER OF PARKING SPACES	NUMBER OF LANDSCAPED ISLANDS REQUIRED (1 ISLAND PER 15 SPACES)	NUMBER OF LANDSCAPED ISLANDS PROVIDED	REQUIRED TREES (MIN. 1 LARGE CANOPY DECIDUOUS SHADE TREE PER ISLAND/PENINSULA)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS MIN. PER ISLAND/PENINSULA)	PROVIDED SHRUBS
49	3	4	3	3	13	28

STREETSCAPE CALCULATIONS:

STREET NAME	LINEAR FEET (LF)	REQUIRED STREET TREES (1 PER 40 LF)	PROVIDED STREET TREES	REQUIRED STREET SHRUBS	PROVIDED STREET SHRUBS
ALOHA ST.	179 LF	4	4	16	17

CLWUR CHART:

IRRIGATION TYPE	PLANT GROUP BY HYDROZONE	ZONE (VL, L , MOD, HW)	IA (IRRIGATED AREA IN SF)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL IRRIGATED LANDSCAPE ZONES)	CLWUR (LWUR X IA / TA)
DRIP	LOW HYDROZONE	100%	9,165 SF	2	9,165	2

LANDSCAPE ARCHITECT INFORMATION:

COMPANY NAME: OXBOW DESIGN COLLABORATIVE
ADDRESS: 209 KALAMATH ST. UNIT 6, DENVER, CO 80223
PHONE: 720-465-6168
EMAIL: DAVID@OXBOWDC.COM
DATE: 08/10/2023
COLORADO LICENSE LANDSCAPE ARCHITECT #: LA-001011

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
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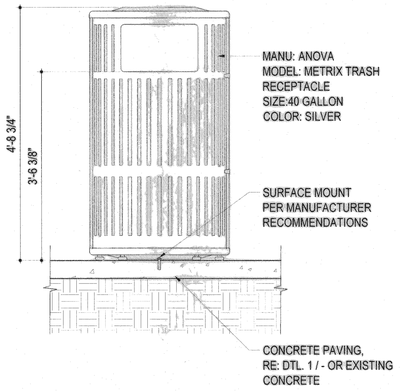
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SHEET TITLE
GENERAL LANDSCAPE PLAN

SHEET NUMBER
7 OF 10

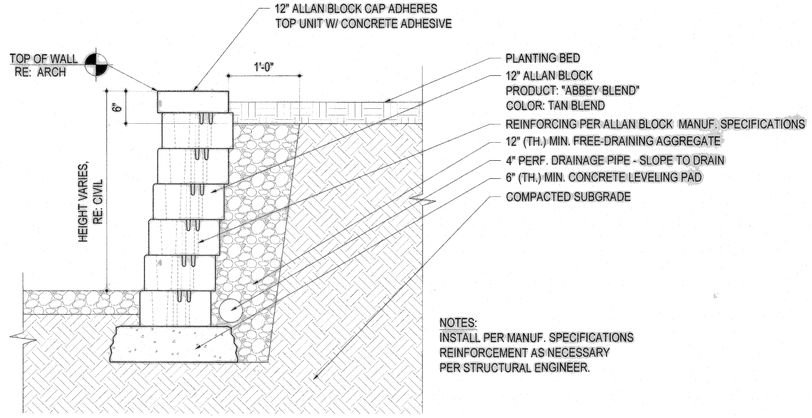
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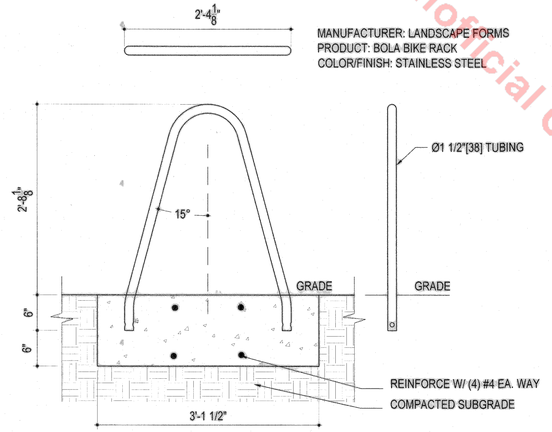
6/8 TRASH RECEPTACLE DETAIL

SCALE: 3/4= 1'-0"



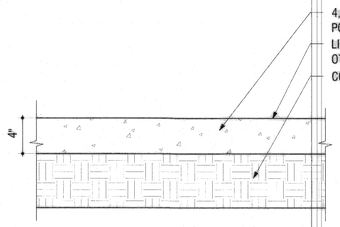
4/8 MSE BLOCK RETAINING WALL DETAIL

SCALE: 1" = 1'-0"



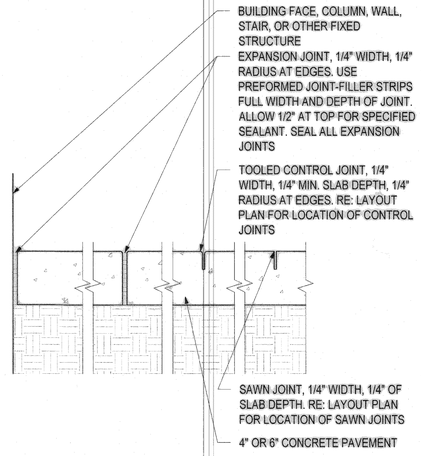
5/8 BIKE RACK DETAIL

SCALE: 1" = 1'-0"



1/8 CONCRETE PAVING DETAIL - PEDESTRIAN

SCALE: 1 1/2" = 1'-0"

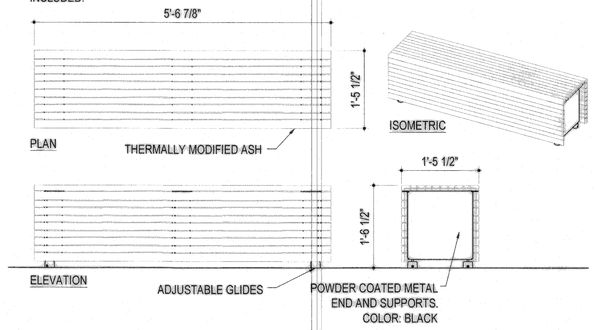


2/8 CONCRETE JOINTING

SCALE: 1 1/2" = 1'-0"

MANUFACTURER: LANDSCAPE FORMS
PRODUCT: PARALLEL 42 BENCH, STRAIGHT, BACKLESS
METAL COLOR: METALLIC SILVER
WOOD: THERMALLY MODIFIED ASH

*INCLUDES (2) STAINLESS STEEL 3/8-16 DROP-IN ANCHORS AND MOUNTING BLOCKS FOR OPTIONAL SURFACE MOUNTING. ANCHORING HARDWARE INCLUDED.



3/8 BENCH DETAIL

SCALE: 3/4" = 1'-0"

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DAVID G. GREGORY LA-0010011 REGISTERED LANDSCAPE ARCHITECT

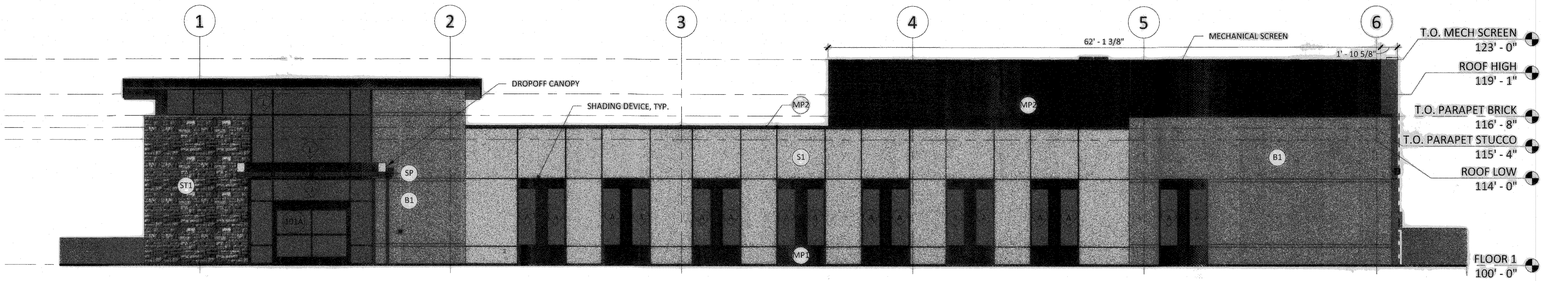
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SITE DETAILS

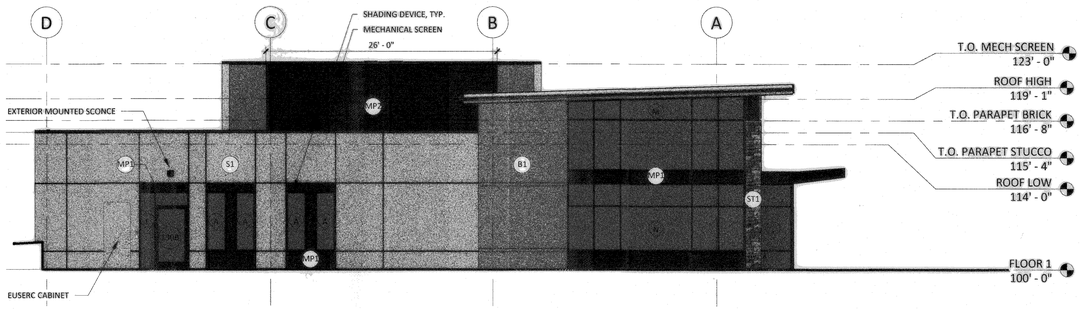
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8 OF 10

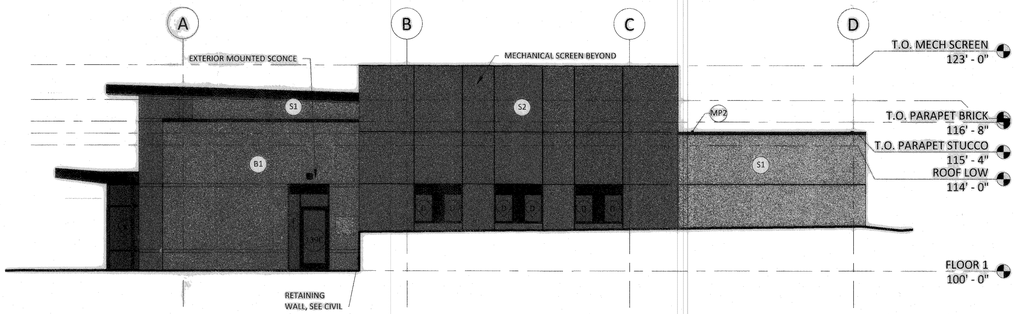
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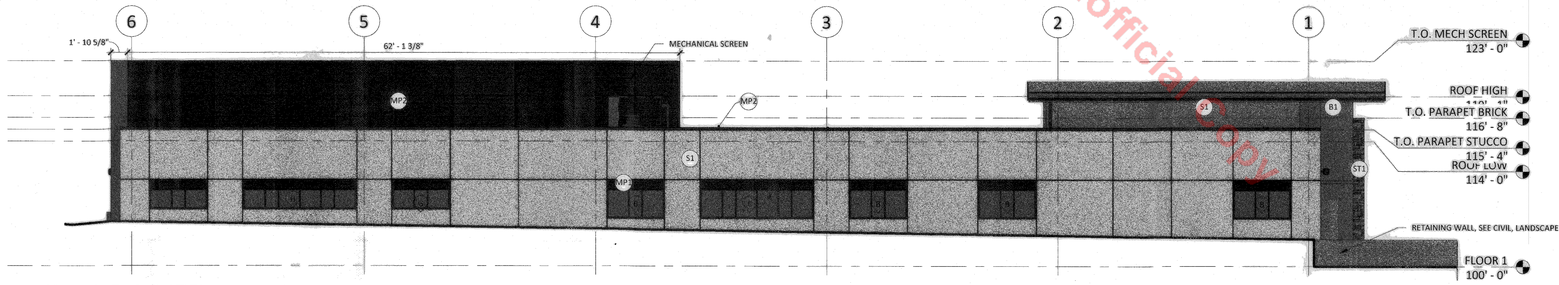
SDP - NORTH ELEVATION



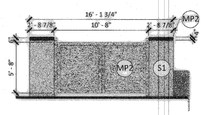
SDP - EAST ELEVATION



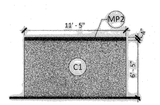
SDP - WEST ELEVATION



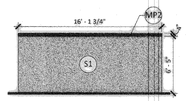
SDP - SOUTH ELEVATION



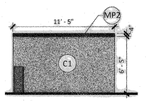
TRASH ENCLOSURE - NORTH SDP



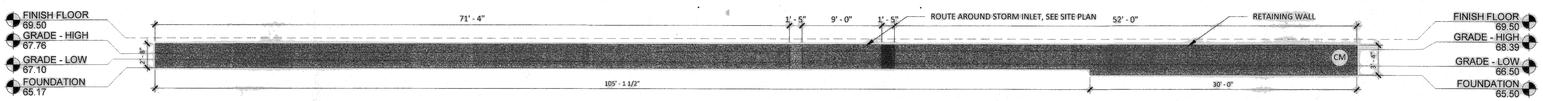
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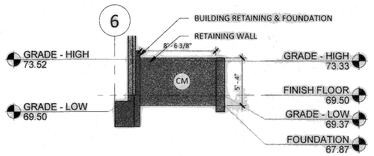
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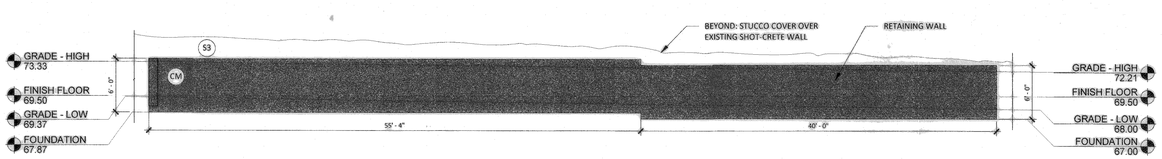
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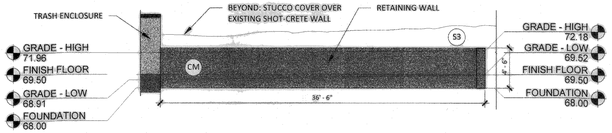
NORTH RETAINING WALL - E/W



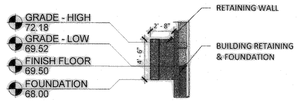
WEST RETAINING WALL - E/W SEGMENT



WEST RETAINING WALL - N/S SEGMENT



EAST RETAINING WALL - E/W SEGMENT



EAST RETAINING WALL - N/S SEGMENT



EXAMPLE OF STUCCO COVERING OVER EXISTING SHOT-CRETE. MOCK-UP ON SITE WILL BE PROVIDED FOR FINAL OWNER & PLANNING REVIEW.

EXTERIOR ELEVATION MATERIAL LEGEND

- B1 — BRICK 1 - BASIS OF DESIGN: SUMMIT BRICK, COLOR TAN/DARK TAN
- ST1 — STONE 1 - BASIS OF DESIGN: SUNSET STONE, VAIL VALLEY LEDGESTONE
- MP1 — METAL PANEL 1 - BASIS OF DESIGN: BERRIDGE 22GA., COLOR DARK BRONZE
- MP2 — METAL PANEL 2 - BASIS OF DESIGN: BERRIDGE 22GA., HS-12, COLOR DARK BRONZE
- S1 — STUCCO 1 - BASIS OF DESIGN: STO POWERWALL, SAND PEBBLE, COLOR AUTUMN WHEAT
- S2 — STUCCO 2 - BASIS OF DESIGN: STO POWERWALL, SAND PEBBLE, COLOR SPECTRAL
- SP — STEEL PAINTED - HIGH PERFORMANCE PAINT, DARK BRONZE
- CM — RETAINING WALL CMU BLOCK - BASIS OF DESIGN - ALLANBLOCK ABBEYBLEND, COLOR MIX TO MATCH ADJACENT SITE RETAINING
- S3 — NEW STUCCO OVER EXISTING SHOT-CRETE WALL

SITE DEVELOPMENT PLAN
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#	DESCRIPTION	DATE

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

9 OF 10

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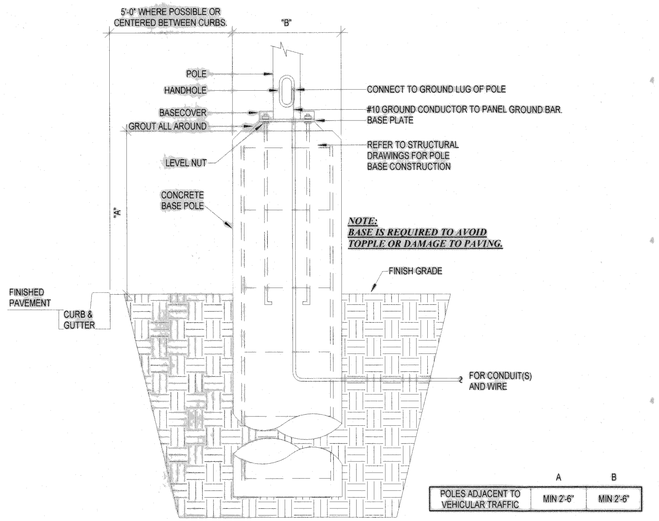
SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ELECTRICAL EXTERIOR LUMINAIR FIXTURE SCHEDULE

						LUMINAIRE								LAMPS						
SYMBOL	FIXTURE TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	FULL CUT OFF (Y/N)	DISTRIBUTION	VOLTAGE	DIMMING	QUANTITY	MOUNTING	MOUNTING HEIGHT	QUANTITY	TYPE	WATTS	LUMENS	COLOR TEMP/CRI	LIGHT LOSS FACTOR	FIXTURE FINISH
	S1	GARDCO	PUREFORM	P20-C-A03-840-TSS-AR1-277-EM	ARCHITECTURAL SINGLE HEAD LED SITE FIXTURE, SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, 80 CRI OR HIGHER, TYPE 5 DISTRIBUTION	Y	TYPE 5 SHORT	277 V	INTEGRAL LED DRIVER	1	POLE MOUNTED, 22'6" ROUND ALUMINUM POLE ON 2'-6" CONCRETE BASE	25'	1	LED	52	6,000 LM	4,000K	1	DARK BRONZE
	S1A	GARDCO	PUREFORM	P20-A-A03-840-TSS-AR1-277-EM	ARCHITECTURAL SINGLE HEAD LED SITE FIXTURE, SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, 80 CRI OR HIGHER, TYPE 2 DISTRIBUTION	Y	TYPE 5 SHORT	277 V	INTEGRAL LED DRIVER	6	POLE MOUNTED, 22'6" ROUND ALUMINUM POLE ON 2'-6" CONCRETE BASE	25'	1	LED	52	6,000 LM	4,000K	1	DARK BRONZE
	S3	LUMENART	AWL.18	AWL.18-11WLED-UNV-4000K-W-BRONZE	WALL MOUNTED CYLINDRICAL EXTERIOR SCONCE, 5"H, 4.5"W, AND 4"D.	N	N/A	277 V	INTEGRAL 1-10V DIMMING	6	WALL SURFACE, REFER TO ARCH ELEVATION	6'8"	1	LED	11	987 LM	4,000K	1	DARK BRONZE
	S5	PINNACLE	EDGE	EV3-WET-840-4'-IND-FLF-2-FSD-E	4' LONG LED RECESS EXTERIOR STRIPLIGHT	N	N/A	277 V	INTEGRAL 1-10V DIMMING	3	CEILING RECESSED	10'	1	LED	18.8	1,800 LM	4,000K	1	DARK BRONZE

LIGHTING CONTROL REQUIREMENTS AND SEQUENCE OF OPERATION

SPACE TYPE	NORMAL BUSINESS HOURS LIGHTING	AFTER BUSINESS HOURS LIGHTING	CONTROL SYSTEM TYPE	PHOTOCELL CONTROL	OCCUPANCY SENSOR		TIME SETPOINTS REQUIRED	
					TYPE/LOCATION	SETPOINT	ON	OFF
MOUNTED EXTERIOR LTG	100% ON PER PROGRAMMABLE TIME SWITCH	100% OFF PER PROGRAMMABLE TIME SWITCH	PROGRAMMABLE FOR MIN. 7 DAYS	N/A	N/A	N/A	16:00 (ADJUSTABLE)	05:00 (ADJUSTABLE)
SITE (PARKING)	100% ON PER PROGRAMMABLE TIME SWITCH	100% OFF PER PROGRAMMABLE TIME SWITCH	PROGRAMMABLE FOR MIN. 7 DAYS	N/A	N/A	N/A	16:00 (ADJUSTABLE)	05:00 (ADJUSTABLE)



1 LIGHT POLE BASE DETAIL
N.T.S.

Illumination Plan Standard Notes
1. Objectives: Exterior Lighting for parking spaces per code requirements for safety and egress illumination.
2. Hours of light operation: Hours of light operation from sunrise to sunset. See lighting control schedule for more information.
3.Migation to adjacent properties: Foot candles are at 0.0 or as close to 0.0 as possible near property line and adjacent properties.
4. The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at building's façade, and unshielded wall packs.

Official Copy

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PROJECT 225513.00

CASTLE ROCK NHC

FOUNDERS MARKETPLACE
FILING NO. 1,
AMENDMENT NO. 2, LOT 3
1151 ALOHA STREET
CASTLE ROCK, CO 80104

SDP SET

DATE 09/22/2023

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE
LIGHTING DETAILS

SHEET NUMBER
10 of 10

SITE DEVELOPMENT PLAN
LOT 3, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0018

9/22/2023 10:57:52 AM
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THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE