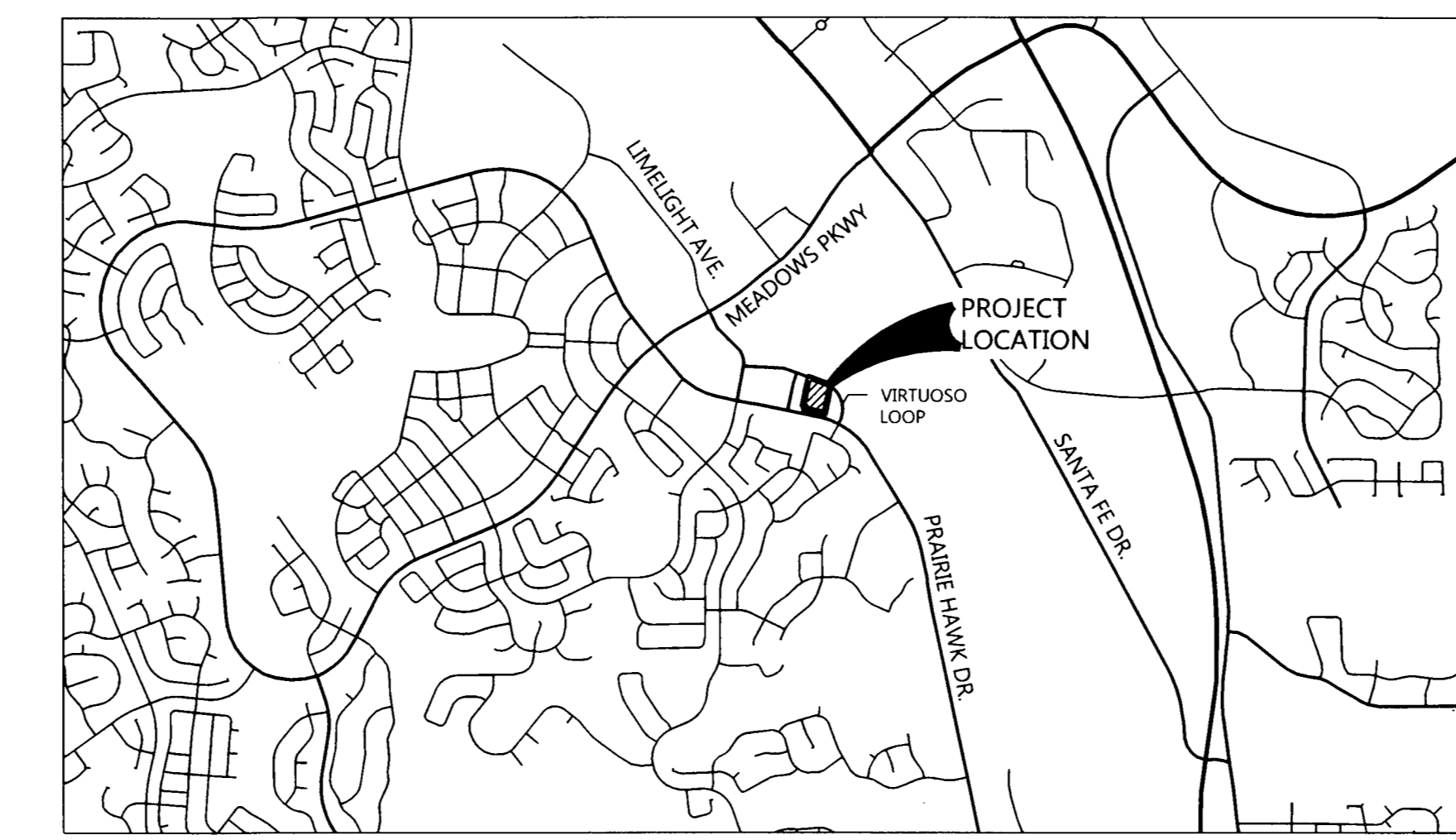


SITE DEVELOPMENT PLAN
VA CASTLE ROCK CBOC
LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16,
LOCATED IN THE NORTH HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0011

Table with 2 columns: Date, Submission / Revision. Rows include dates from 05/19/2023 to 11/17/2023 and corresponding submission types like SITE DEVELOPMENT PLAN, TOWN COMMENTS.

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. 08035CO169G DATED 3/16/2016.
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 ACCESS, 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 COI OF MEADOWS FOURTH AMENDMENT PD.
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 LIGHT 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.



SURVEY NOTES:

LEGAL DESCRIPTION
LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16
LOCATED IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
BASIS OF BEARING
BEARINGS ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 BEARS NORTH 89°27'31" WEST.
BENCHMARK
DOUGLAS COUNTY MONUMENT 2.015030 BEIGN A 3-1/4" ALUMINUM CAP STAMPED "DCGIS 2.015030" LOCATED 425' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY. ELEVATION = 6082.185' (NAVD88)

SHEET INDEX

- 1 COVER
2 SITE PLAN
3 GRADING PLAN
4 UTILITY PLAN
5 LANDSCAPE PLAN
6 LANDSCAPE NOTES
7 LANDSCAPE DETAILS
8 BUILDING ELEVATIONS
9 SITE DETAILS
10 SITE PHOTOMETRIC PLAN
11 LIGHTING CUTSHEETS

PURPOSE STATEMENT:

THE DEVELOPMENT WILL INCLUDE APPROXIMATELY 25,000 SQUARE FEET OF OUTPATIENT CLINIC USE ORIENTED WITH PRIME FRONTAGE ALONG PRAIRIE HAWK DRIVE TO THE SOUTH, WITH ACCESS FROM VIRTUOSO LOOP. THE NEW CLINIC WILL SERVE AS A COMMUNITY BASED OUTPATIENT CLINIC FOR THE DEPARTMENT OF VETERANS AFFAIRS. THE PROPOSED DESIGN OFFERS 4-SIDED ARCHITECTURE AND CHANGES IN MATERIAL PALETTE ALONG WITH ARTICULATION TO VISUALLY BREAK UP THE BUILDING ELEVATIONS INTO SMALLER MASSES.

ZONING COMPARISON CHART

Table comparing zoning requirements for 'OFFICE / HEALTH CARE' and 'COI OF MEADOWS FOURTH AMENDMENT PD'. Columns include ZONING, USE, LOT SIZE, BUILDING FOOTPRINT, PD REQUIREMENTS (MAX. BUILDING COVERAGE, MAX. NON-RESIDENTIAL FLOOR AREA/F.A.R., MAX. BUILDING HEIGHT), BUILDING SETBACKS (NORTH/REAR, SOUTH/FRONT, WEST/SIDE, EAST/SIDE), OFF-STREET PARKING (MIN. TOTAL SPACES, LOADING SPACES, MIN. ADA SPACES), and SITE UTILIZATION (BUILDING COVERAGE, LANDSCAPE COVERAGE, PARKING COVERAGE, STREET COVERAGE).

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.

CONTACTS:

OWNER/DEVELOPER
CASTLE ROCK CBOC LLC
5655 S. YOSEMITE ST., SUITE 460
GREENWOOD VILLAGE, CO 80111
PH: 303.220.0500
TORRANCE DELGADO, MBA
ARCHITECT
DCB CONSTRUCTION COMPANY, INC.
909 E. 62ND AVE
DENVER, CO 80216
303.287.5525
KATHERINE HAWKINS, AIA, NCARB
CIVIL ENGINEER
PROOF CIVIL
600 GRANT ST, SUITE 210
DENVER, CO 80203
PH: 303.325.5709
MATHEW ADAMS, PE
SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., STE 1
LITTLETON, CO 80122
PH: 303.713.1898
MICHAEL J. NOFFSINGER, PLS
LANDSCAPE ARCHITECT
STACKLOT
5639 S. CURTICE STREET
LITTLETON, CO 80120
STEVE WIENS
PHOTOMETRICS
MEP ENGINEERING, INC.
IN COLLABORATION W/ CHOICE ELECTRIC
6402 S TROY CIRCLE, SUITE 100
CENTENNIAL, CO 80111
303.936.1633
THERESA SANTOS

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.
MARC M. BIGLIOTTI
PRESIDENT OF DCB INC.
THE MANAGER OF CASTLE ROCK CBOC, LLC
SIGNED THIS 14th DAY OF November, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF November, 2023
BY Marc M. Bigliotti

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public signature and seal area.

MY COMMISSION EXPIRES: September 13, 2027

TITLE CERTIFICATION

I, SCOTT BENNETTS, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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.

SCOTT BENNETTS, TITLE OFFICER

Signed by Scott Bennetts

LAND TITLE GUARANTEE COMPANY

SIGNED THIS 10th DAY OF November, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF November, 2023
BY Scott Bennetts

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public signature and seal area.

MY COMMISSION EXPIRES: September 13, 2027

SURVEYOR'S CERTIFICATE

I, MICHAEL J. NOFFSINGER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

MICHAEL J. NOFFSINGER, PLS 38367

11-10-2023 DATE

CIVIL ENGINEER'S STATEMENT

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

MATHEW A. ADAMS, PE 42628

11-13-2023 DATE

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 23rd DAY OF November, 2023.

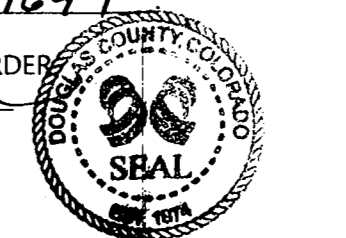
DIRECTOR OF DEVELOPMENT SERVICES

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 11:14 a.m. ON THE 27th DAY OF November, 2023. AT RECEPTION NO. 2023049697

DOUGLAS COUNTY CLERK AND RECORDER

BY Sheri Davis, Deputy



Vertical banner for dcb construction company, inc. with contact information: 950 East 62nd Avenue, Denver, Colorado 80216 - 303.287.5525 - Fax: 303.281.3989 - www.dcb.com

Logo for PROOF CIVIL consulting engineers, featuring a stylized mountain peak.

Vertical banner for VA CASTLE ROCK CBOC, CASTLE ROCK, COLORADO.

Design Project No. 23004, Drawing Title COVER SHEET, Drawing No. 1, PROJECT NO: SDP23-0011, OF 11.

SITE DEVELOPMENT PLAN VA CASTLE ROCK CBOC

LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16,
LOCATED IN THE NORTH HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0011

Date	Submission / Revision
05/19/2023	SITE DEVELOPMENT PLAN
07/18/2023	TOWN COMMENTS
08/23/2023	TOWN COMMENTS
10/13/2023	TOWN COMMENTS
11/7/2023	TOWN COMMENTS

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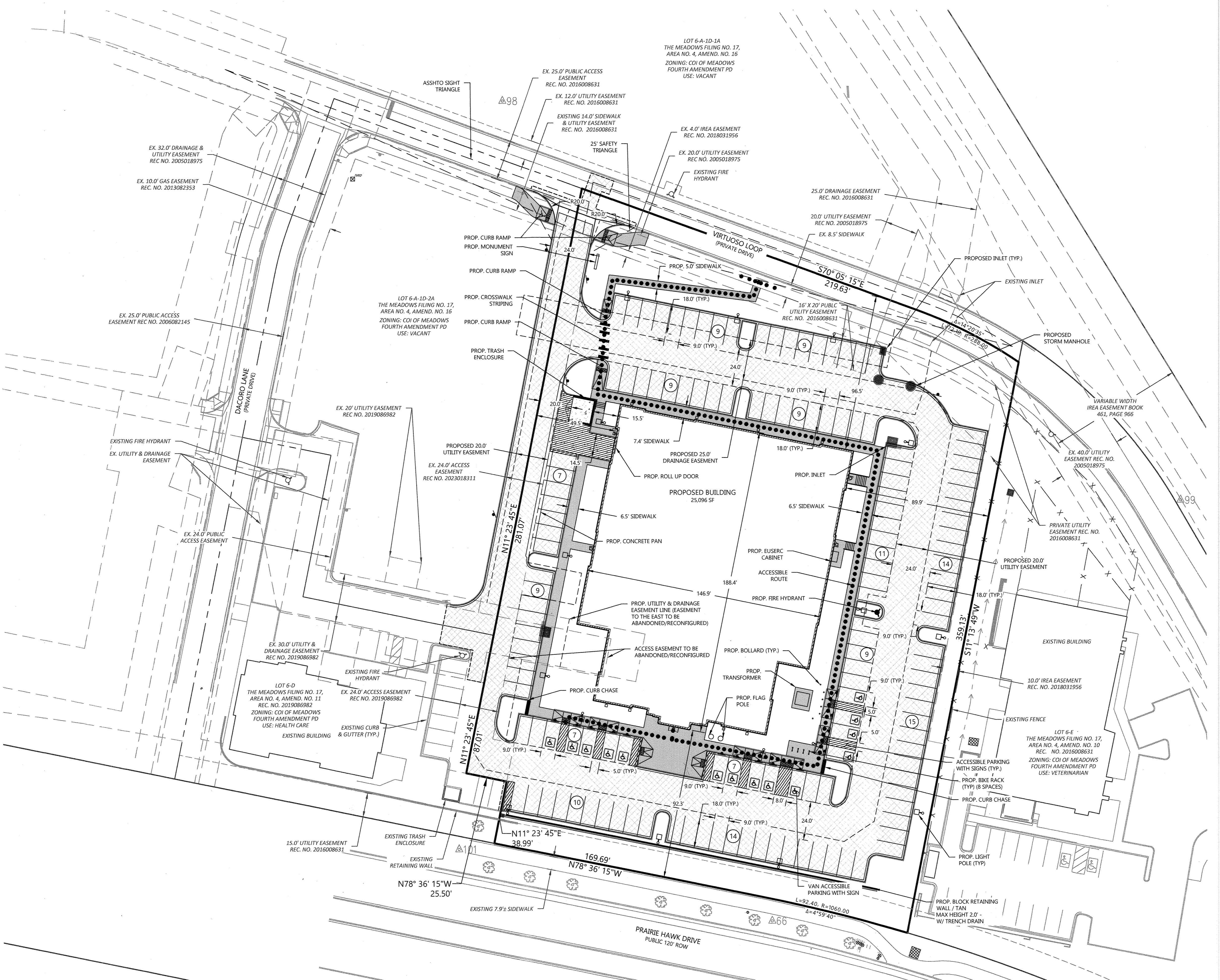
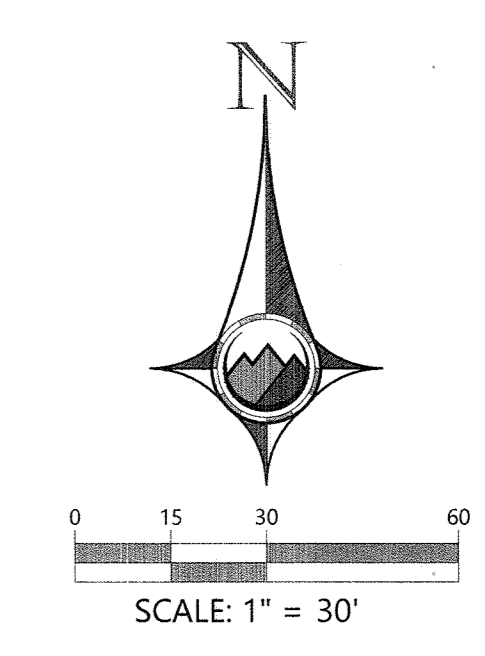


VA CASTLE ROCK CBOC
 CASTLE ROCK, COLORADO

Design Project No. 23004
 Drawing Title **SITE PLAN**
 Drawing No. **2**
 OF 11

- LEGEND:**
- PROPERTY LINE
 - ADA ACCESSIBLE ROUTE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED ASPHALT
 - PROPOSED WALK
 - PROPOSED LIGHT POLE & WALL MOUNTED LIGHT
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - EXISTING SIGN

- NOTES:**
- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



SITE DEVELOPMENT PLAN VA CASTLE ROCK CBQC

LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16,
LOCATED IN THE NORTH HALF OF SECTION OF 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0011

PLANT SCHEDULE

SYMBOL	DECIDUOUS SHADE TREES	HYDROZONE - 2 & 3	QUANTITY: 19
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER CALIPER MEASURED SIX (6) INCHES ABOVE GROUND		
	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH.		
	DECIDUOUS ORNAMENTAL TREES	HYDROZONE - 1, 2 & 3	QUANTITY: 8
	ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND		
	EVERGREEN TREES	HYDROZONE - 1 & 2	QUANTITY: 3
	EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH.		
	SHRUBS	HYDROZONE - 1, 2 & 3	QUANTITY: 266
	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.		
	ORNAMENTAL GRASS	HYDROZONE - 1, 2 & 3	QUANTITY: 128
	ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.		
	NATIVE SEED	HYDROZONE - 3	AREA: 4,176 sf.
	GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON		
	NATIVE GRASS SEED MIX: [Low Grow Mix/Foothills Mix/Colorado Native Mix]		

LANDSCAPE LEGEND:

- LOW GROW FOOTHILLS MIX
- 3"-6" ROUNDED RIVER COBBLE - GLACIER WHIT
- 1"-3" ROUND COBBLE - GLACIER WHITE
- SHREDDED HARDWOOD MULCH
- EXISTING STREETSCAPE LANDSCAPE
- STEEL EDGING WITH ROLLED TOP EDGE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE

CLWUR (Composite landscape water use rating) Chart

TOWN OF CASTLE ROCK, COLORADO
VA Castle Rock CBQC
Site Development Plan (SDP) Number: SDPxx-xxxx

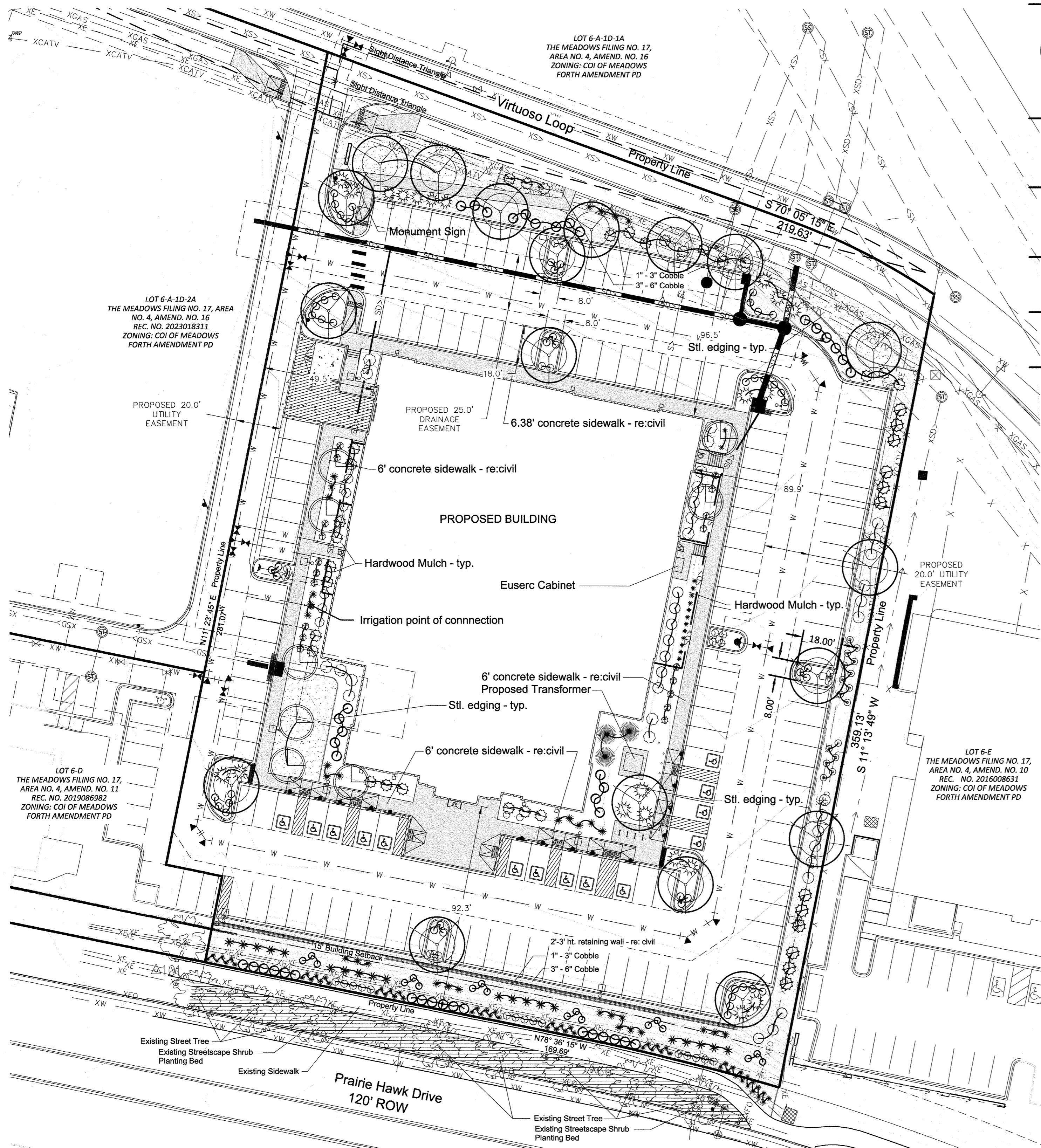
Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (V,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Drip	Shrub Bed	0.6	V,L	0.6684706	13789	2	19393	1.42
Drip	Shrub Bed	0.6	L,Mod	0.6684706	5609	3	19393	0.87
Total of the CLWUR								2.29

Reference Chapter 13.20 of the Castle Rock Municipal Code

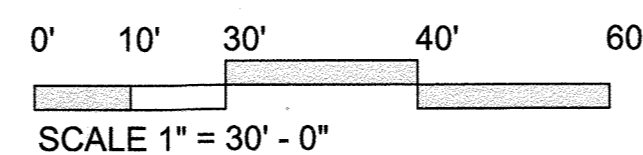
SITE DEVELOPMENT PLAN STREETScape*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Virtuoso Loop	276	7	7	27	41
Prairie Hawk Drive	262	7	9	27	91

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
 **Streetscape does not count towards overall site landscape requirements
 *Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
 **Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

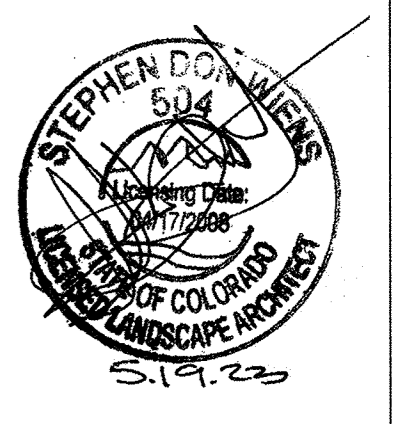


LANDSCAPE PLAN



Date	Submission / Revision
05/19/2023	SITE DEVELOPMENT PLAN
07/18/2023	TOWN COMMENTS
08/23/2023	TOWN COMMENTS
10/13/2023	TOWN COMMENTS
11/7/2023	TOWN COMMENTS

dcb construction company, inc.
 909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax: 303.287.2887 • www.dcb.com



VA CASTLE ROCK CBQC

CASTLE ROCK, COLORADO

Design Project No.	2390-197
Drawing Title	LANDSCAPE PLAN
Drawing No.	5

SITE DEVELOPMENT PLAN VA CASTLE ROCK CB0C

LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16,
LOCATED IN THE NORTH HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0011

EVERGREEN DECIDUOUS

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER

TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE

4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND 6" AWAY FROM TRUNK. MULCH TO BE EXTENDED TO THE DRIPLINE OF THE TREE.

EXISTING GRADE

BACKFILL WITH AMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE MUST BE COMPLETELY REMOVED FROM ROOTBALL

PLANTING HOLE SHALL BE SAUCER-SHAPED AND 3 TIMES THE SIZE OF THE ROOTBALL. ADDITIONAL 3-FT AREA SURROUNDING THE PLANTING HOLE MUST BE AMENDED WITH 4 CY OF COMPOST PER 1,000 SQ FT AND ROTOTILLED TO A MINIMUM DEPTH OF 6".

INTACT ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

NOTES:

- REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
- PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

Date	Revisions	Comments	Staff
3/21	STAFF CHANGES		

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2000
Fax: (720) 733-2217
Development Services

TREE PLANTING

DETAIL PLAN NO.
LS-1

Sheet 1 of 2

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2000
Fax: (720) 733-2217
Development Services

EVERGREEN DECIDUOUS

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER

TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE

4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND 6" AWAY FROM TRUNK. MULCH TO BE EXTENDED TO THE DRIPLINE OF THE TREE.

EXISTING GRADE

BACKFILL WITH AMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE MUST BE COMPLETELY REMOVED FROM ROOTBALL

PLANTING HOLE SHALL BE SAUCER-SHAPED AND 3 TIMES THE SIZE OF THE ROOTBALL. ADDITIONAL 3-FT AREA SURROUNDING THE PLANTING HOLE MUST BE AMENDED WITH 4 CY OF COMPOST PER 1,000 SQ FT AND ROTOTILLED TO A MINIMUM DEPTH OF 6".

INTACT ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

NOTES:

- REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
- PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

Date	Revisions	Comments	Staff
3/21	STAFF CHANGES		

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2000
Fax: (720) 733-2217
Development Services

TREE SLOPES

DETAIL PLAN NO.
LS-2

Sheet 2 of 2

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2000
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SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. FINISH GRADE OF SHRUB BED TO BE 3"-4" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT ROOTBALL 1"-2" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH 6" AWAY FROM WOODY BASE OF SHRUB.

CULTIVATE SOIL TO DEPTH OF ROOTBALL. THOROUGHLY BACKFILL HOLE WITH AMENDED SOIL. SCARIFY SIDES OF PLANTING HOLE. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

CUT AND REMOVE ALL BURLAP ON ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL HALF THE THICKNESS OF THE ROOTBALL AND PLANT IMMEDIATELY.

NOTES:

- REMOVE DEAD OR BROKEN BRANCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

Date	Revisions	Comments	Staff
3/21	STAFF CHANGES		

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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SHRUB PLANTING

DETAIL PLAN NO.
LS-3

Sheet 1 of 1

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2000
Fax: (720) 733-2217
Development Services

NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: Stephen Don Wiens State of Colorado License Landscape Architect # 504

Company Name: StackLot L.L.C. Address:

Phone: (933) 808-4523 Email: Steve@StackLot.com Date: 10/12/2023

Project Name: VA Castle Rock CB0C

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape (20% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
109,564	10,956	0	26,188	22	22	44	265	4
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage as a Percentage (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
N/A	8,217	0	23,569	2,739	2,619	11	19	Yes X No

Parking Lot*							
Parking Lot Area	Landscape Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
27,006	2,701		2,723	5	5	11	11

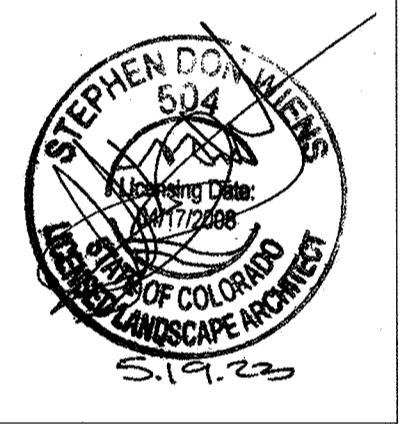
Parking Lot Peninsula/Islands (40 Spaces or More)***						
Number of Parking Spaces	Number of Landscaped Islands (1 island per 15 spaces)	Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
141	9	9	9	9	38	64

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(c) of the Landscape and Irrigation Criteria Manual.

Date	Submission / Revision
05/19/2023	SITE DEVELOPMENT PLAN
07/18/2023	TOWN COMMENTS
08/23/2023	TOWN COMMENTS
10/13/2023	TOWN COMMENTS
11/7/2023	TOWN COMMENTS

construction company, inc.

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VA CASTLE ROCK CB0C

CASTLE ROCK, COLORADO

Design Project No. **2390-197**

Drawing Title
LANDSCAPE DETAILS

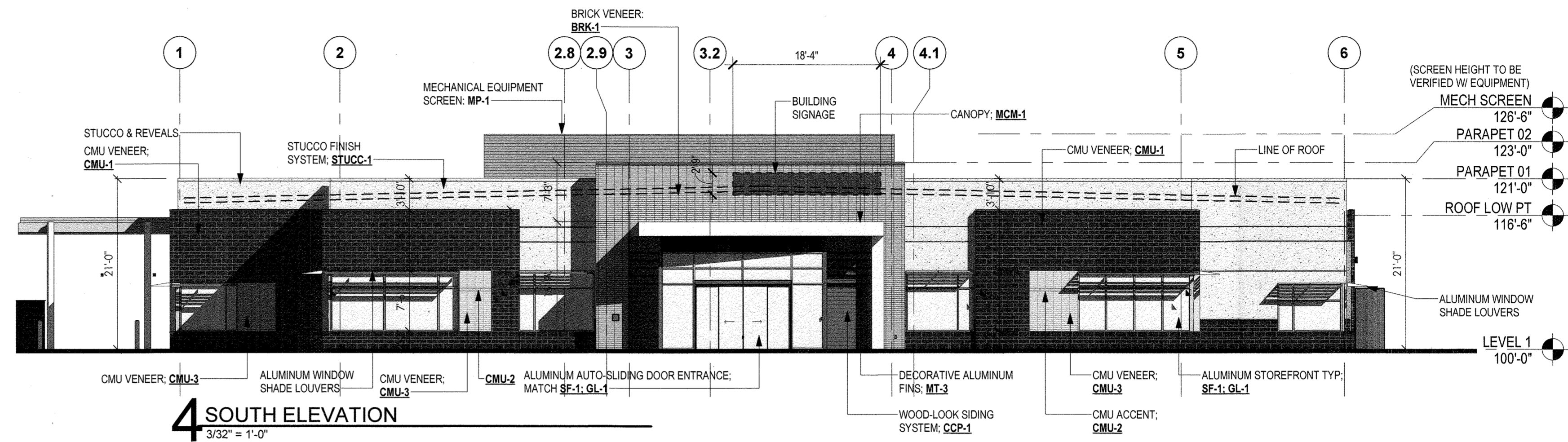
Drawing No.
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SITE DEVELOPMENT PLAN VA CASTLE ROCK CBOC

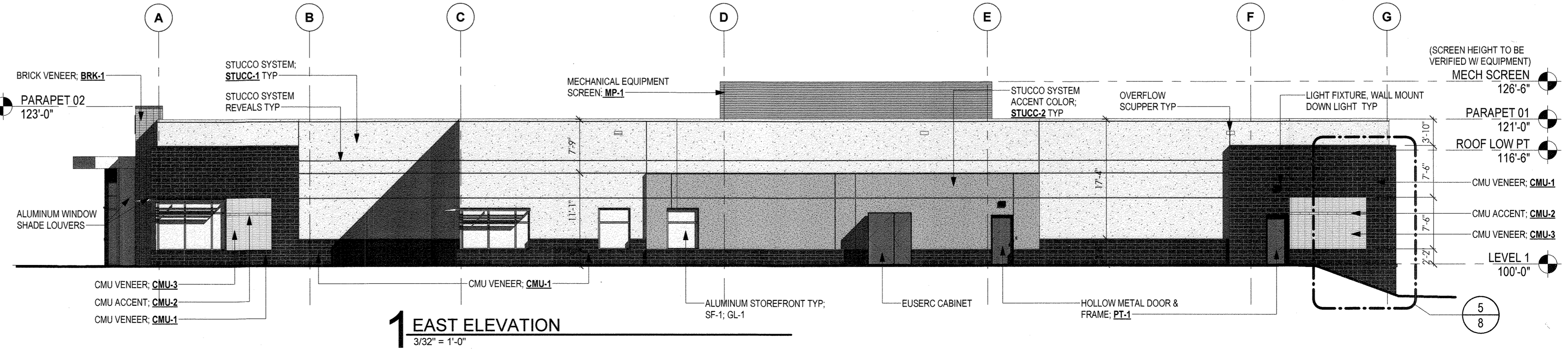
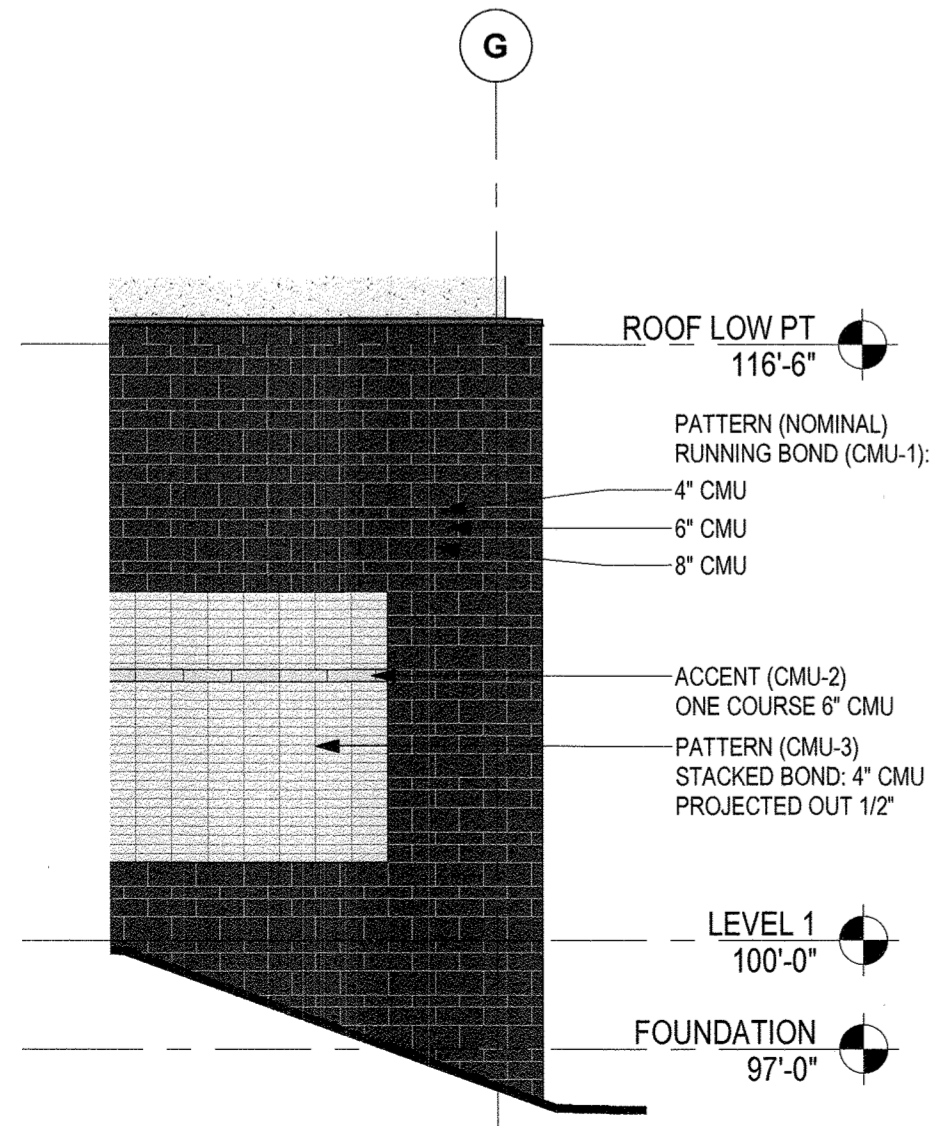
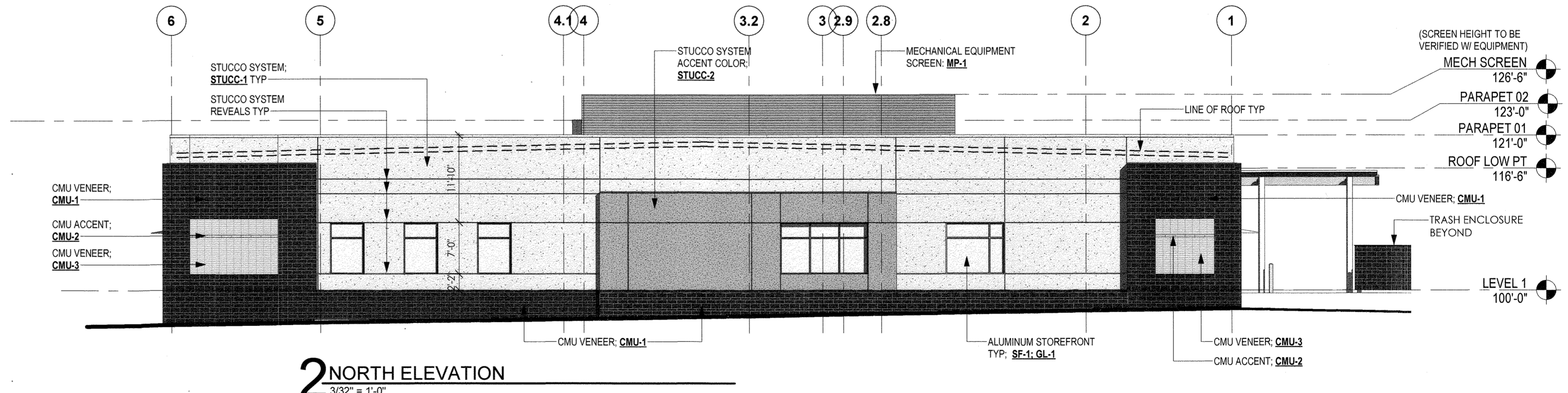
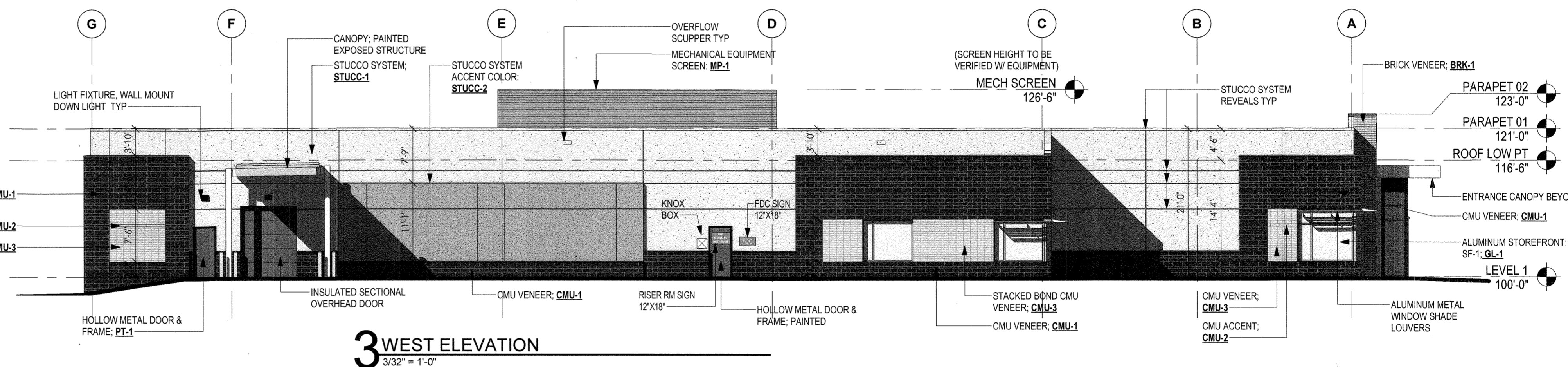
LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16,
LOCATED IN THE NORTH HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0011

Date	Submission / Revision
05/05/2023	SITE DEVELOPMENT PLAN
07/18/2023	TOWN COMMENTS
08/23/2023	TOWN COMMENTS
10/13/2023	TOWN COMMENTS
11/07/2023	TOWN COMMENTS

EXTERIOR FINISH AND COLOR SCHEDULE					
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR	NOTES
CMU-1	CMU VENEER, NOM 4" THICK	BASALITE OR EQ	GROUND FACE, 8"X16" RUNNING BOND PATTERN	638R	16" LONG
CMU-2	CMU ACCENT VENEER, NOM 4" THICK	BASALITE OR EQ	GROUND FACE, 6" STACKED BOND PATTERN	807R	16" LONG
CMU-3	CMU VENEER, NOM 4" THICK	BASALITE OR EQ	GROUND FACE, 4" STACKED BOND PATTERN	720R	16" LONG
BRK-1	BRICK VENEER (SIZE PER ARCH DWGS)	INTERSTATE BRICK OR EQ	STACKED BOND PATTERN	ARCTIC WHITE (VERIFY W/ ARCH)	
CCP-1	CERAMIC-COATED FIBER CEMENT PANEL (WOOD LOOK)	CERACLAD OR EQ	URBAN CEDAR, 6" HORIZONTAL JOINT PATTERN	HONEY (VERIFY W/ ARCH)	
STUCC-1	STUCCO FINISH SYSTEM ON FOAM INSULATION (PRIMARY COLOR)	STO OR EQ		COLOR: SW 7016 MINDFUL GRAY; TEXTURE: FINE	
STUCC-2	STUCCO FINISH SYSTEM ON FOAM INSULATION (ACCENT COLOR)	STO OR EQ		COLOR: SW 7019 GAUNTLET GRAY; TEXTURE: FINE	
MCM-1	METAL COMPOSITE MATERIAL (MCM) WALL PANEL (CANOPY)	CITADEL OR EQ	ENVELOPE 2000 ROLIT AND RETURN SYSTEM (R&R)	COLOR: CLASSIC WHITE; TEXTURE: SMOOTH	
MP-1	HORIZ METAL PANEL (MECH SCREEN & GATES)	MBCI OR EQ	7.2 SERIES EXPOSED FASTENER	PREFINISHED, COLOR: SLATE GRAY	
MP-2	HORIZ METAL PANEL (TRASH GATES)				
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR EQ	451T THERMALLY BROKEN CENTER-GLAZED	CLEAR ANODIZED	
GL-1	STOREFRONT GLAZING	VITRO ARCH GLASS	1" INSULATED LOW-E	SOLARGRAY-SOLARBAN 60 CLEAR; SHGC = .29	
MT-1	METAL FASCIAS, SCUPPERS, TRIM; CAP FLASHING; MISC METALS		PREFINISHED METAL		
MT-2	METAL FASCIAS, SCUPPERS, TRIM; CAP FLASHING; MISC METALS		PREFINISHED METAL		
MT-3	METAL FINIS (AT ENTRANCE)		PREFINISHED EXTRUDED ALUMINUM	BLACK ANODIZED	
PT-1	EXTERIOR PAINT - HM DOORS, RAILINGS; EXP. STRUCTURE	SHERWIN WILLIAMS OR EQ		SW 7019 GAUNTLET GRAY	



EXTERIOR SIGNAGE TABLE		
SIGN TYPE	SIGN AREA MAX ALLOWED	PROPOSED SIGN AREA
FREE-STANDING (MONUMENT) SIGNS	PER TOWN OF CASTLE ROCK MUNICIPAL CODE, TITLE 19, AND THE MEADOWS P.D. SIGNAGE CRITERIA	50 SF EACH FACE OF MONUMENT SIGN
WALL-MOUNTED SIGNS	25% OF WALL AREA FOR THE FIRST TWO HUNDRED (200) FEET OF BUILDING FRONTAGE; HORIZONTAL WALL SIGN MAX HEIGHT: 6' VERTICAL WALL SIGN MAX WIDTH: 6'	51 SF, (5.8% OF WALL AREA)



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VA CASTLE ROCK CBOC
CASTLE ROCK, COLORADO

Design Project No. 2390-197
Drawing Title
BUILDING ELEVATIONS

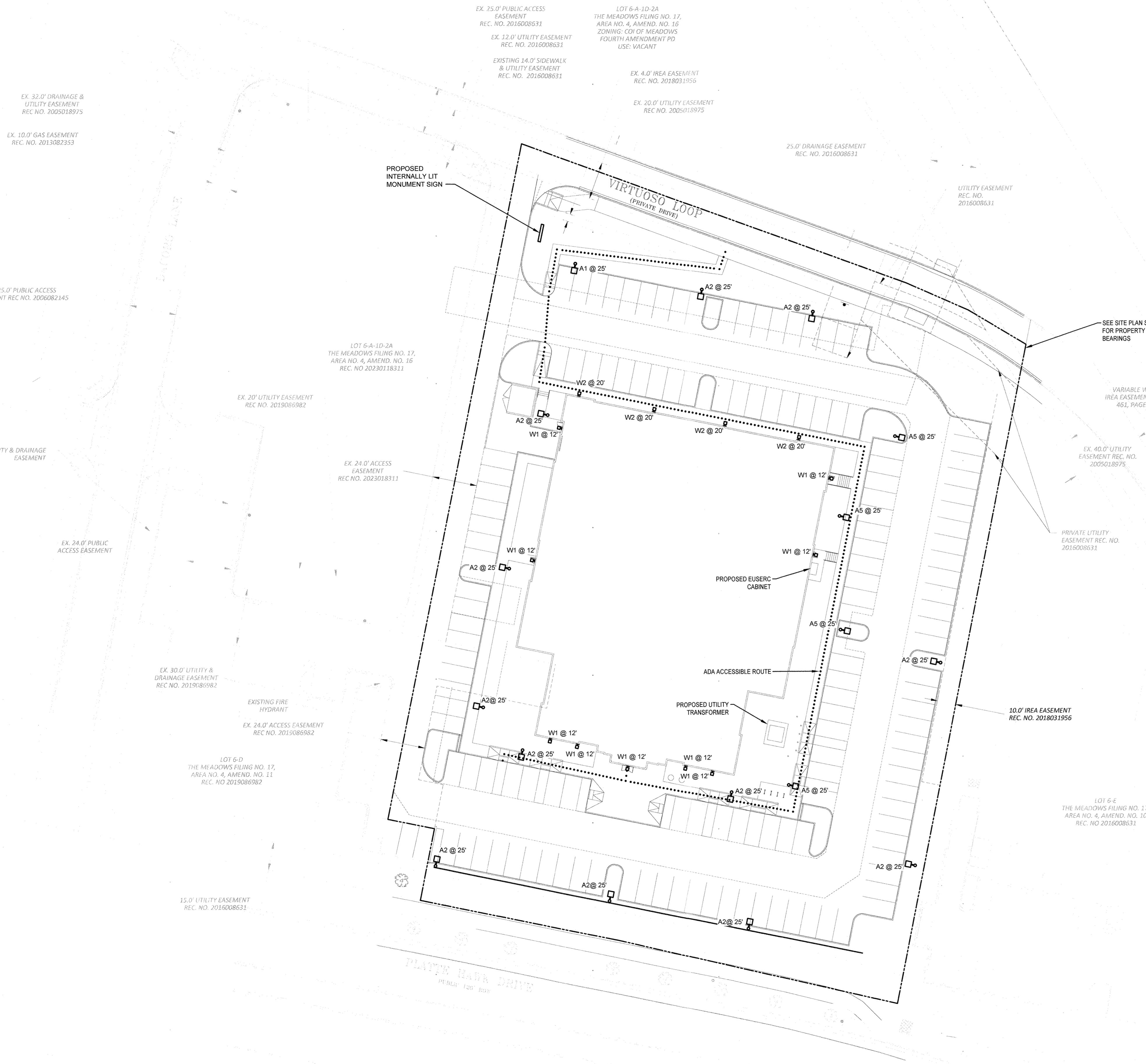
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8

SITE DEVELOPMENT PLAN VA CASTLE ROCK CBOC

LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMEND. NO. 16, LOCATED WITHIN THE NW SECTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0011

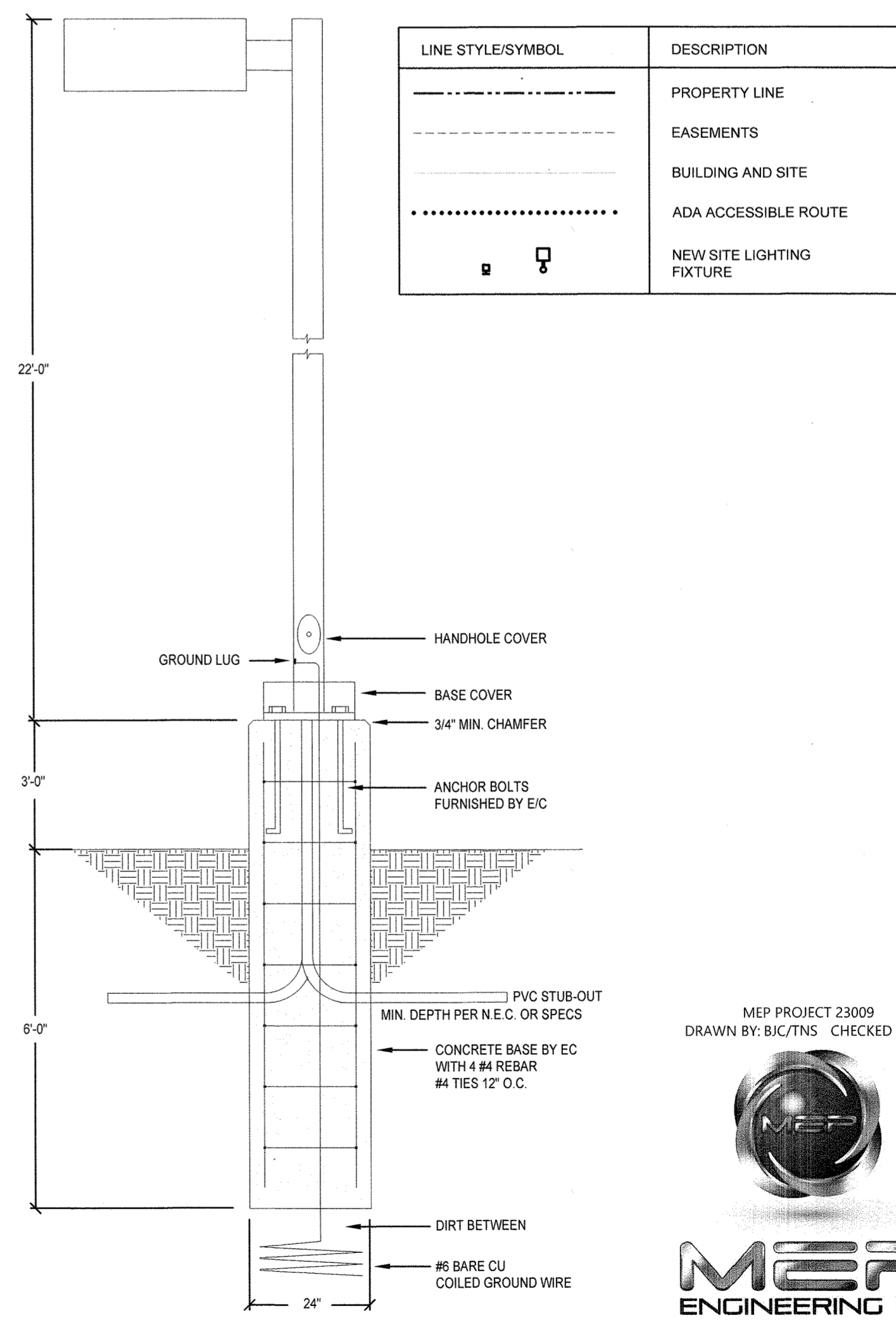
Date	Submission / Revision
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Luminaire Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Lamps Quantity	Type	Watts	Lumens	Color Temp	CR	Light loss factor	Finish
A1	UTRONIA	RSK1	RSK1 LED P2 40X R3	RSK AREA FIXTURE SIZE 1 P2 LUMEN PACKAGE 4000K CCT TYPE R3 DIST	Y	R3	277V	0.50V	1	POLE	25'	1	LED	75	9972	4000/90		1	BLACK
A2	UTRONIA	RSK1	RSK1 LED P2 40X R3 HS	RSK AREA FIXTURE SIZE 1 P2 LUMEN PACKAGE 4000K CCT TYPE R3 DIST HOUSE SIDE SHIELD	Y	R3	277V	0.50V	4	POLE	25'	1	LED	75	6809	4000/90		1	BLACK
A5	UTRONIA	RSK1	RSK1 LED P2 40X R3	RSK AREA FIXTURE SIZE 1 P2 LUMEN PACKAGE 4000K CCT TYPE R3 DIST	Y	R3	277V	0.50V	3	POLE	25'	1	LED	75	9972	4000/90		1	BLACK
W1	UTRONIA	EDGE	WEDGE LED P4 40X 80CH 1FTM	WEDGE 2 LED WITH P4 PERFORMANCE PACKAGE 4000K 90 OR TYPE I MEDIUM OPTIC	Y	F	277V	0.50V	9	WALL MOUNTED	20'	1	LED	19	2030	4000/70		1	BLACK
W2	UTRONIA	EDGE	WEDGE LED P4 40X 70CH 1664	WEDGE 2 LED WITH P4 PERFORMANCE PACKAGE 4000K 70 OR TYPE 4 MEDIUM OPTIC	Y	F	277V	0.50V	4	WALL MOUNTED	20'	1	LED	46	4734	4000/90		1	BLACK



GENERAL LIGHTING PLAN STANDARD NOTES

- THE OBJECTIVE FOR THE PARKING LOT LIGHTING IS CONSISTENT WITH THE OVERALL DEVELOPMENT LIGHTING IS SPACED TO PROVIDE ADEQUATE LIGHT DISTRIBUTION TO CREATE A SAFE ENVIRONMENT FOR PEDESTRIANS AND MOTORISTS. THE OBJECTIVE FOR THE BUILDING MOUNTED LIGHTING IS TO ILLUMINATE THE BUILDING AND HIGHLIGHT ARCHITECTURAL FEATURES.
- THE HOURS OF LIGHT OPERATION SHALL BE BETWEEN 5AM TO DAWN, AND DUSK TO MIDNIGHT. THE SITE AND BUILDING MOUNTED LIGHTS SHALL BE CONTROLLED VIA PHOTOCELL AND TIME-CLOCK.
- LIGHT SPILL INTO NEIGHBORHOODS AND ADJACENT PROPERTIES HAS BEEN MITIGATED BY ORIENTING FIXTURES INTO THE SITE AND USING A FULL CUT-OFF TYPE III DISTRIBUTION.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION POLE-MOUNTED LIGHTS AIMED AT THE BUILDING'S FACADE, AND UNSHIELDED WALL PACKS. THESE FIXTURE TYPES HAVE NOT BEEN SPECIFIED AND WILL NOT BE ACCEPTED AS ALTERNATES.



POLE BASE DIAGRAM

NOT TO SCALE

NOTE: CONCRETE BASE DESIGNED BY A STRUCTURAL ENGINEER FOR WIND LOADS AND SOIL CONDITIONS. DETAIL SHOWN IS FOR REFERENCE ONLY.

MEP PROJECT 23009
DRAWN BY: BJC/TNS CHECKED BY: RCC

MEP ENGINEERING INC.
CLIENT CENTRIC CONSULTING

6402 S. Troy Circle, Suite 100 (W) 303.936.1633
Centennial, CO 80111 (F) 303.934.3299
info@mep-eng.com www.mep-eng.com

CHOICE ELECTRIC
1555 E. 100th Ave., Suite 100, Centennial, CO 80112
PROJECT NO: SDP23-0011

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VA CASTLE ROCK CBOC
CASTLE ROCK, COLORADO

Design Project No. 23004
Drawing Title SITE LIGHTING PLAN
Drawing No. 10
OF 11

SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

