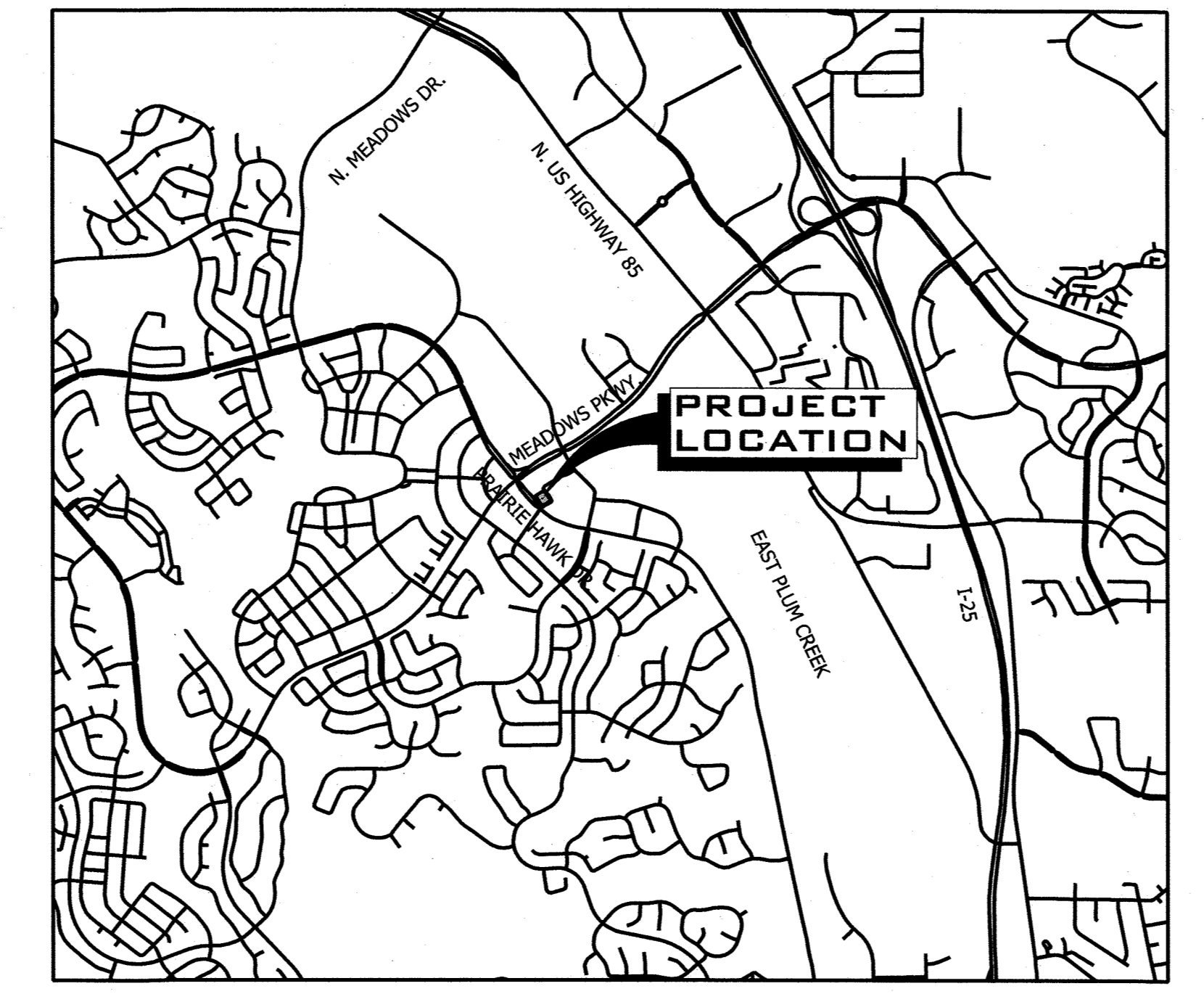


SITE DEVELOPMENT PLAN

LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
 LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP22-0028



VICINITY MAP
 SCALE 1" = 2,000'

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.

SIMONCRE C550 III, LLC

BY: SIMON & COMPANY, INC., ITS MANAGER

BY: [Signature]
 JOSHUA SIMON, ITS PRESIDENT

SIGNED THIS 31st DAY OF May, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF May, 2023 BY Joshua Simon

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 15, 2024

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 4:58 PM ON THE 14th DAY OF June, 2023 AT RECEPTION NO. 2023025440

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
 DEPUTY

CONTACT LIST

OWNER	DEVELOPER	CIVIL ENGINEER	SURVEYOR	ARCHITECT	LANDSCAPE ARCHITECT
SIMONCRE C550 III, LLC	SIMONCRE C550 III, LLC C/O ALEX PITROFSKY DEVELOPMENT ASSOCIATE SIMON CRE	R&R ENGINEERS & SURVEYORS, LLC	LANDMARK EPC	GREY WOLF ARCHITECTURE	TJ MCQUEEN & ASSOC. INC.
16278 EAST OAKWOOD DRIVE AURORA, CO 80016 (720) 217-3864 KENGUYEN@HOTMAIL.COM	6900 E. 2ND STREET SCOTTSDALE, AZ 85251 D: (480) 566-8955 C: (858) 731-6413 O: (480) 745-1956 ALEX.PITROFSKY@SIMONCRE.COM	1635 WEST 13TH AVENUE, STE 310 DENVER, CO 80204 (303) 753-6790 CONTACT: ROBERT DEVENNEY, P.E.	5803 LOCKHEED AVENUE LOVELAND, CO 80538 (970)541-4570 CONTACT: JEFF VAN HORN	17301 WEST COLFAX AVENUE GOLDEN, CO 80401 CONTACT: KEN HARSHMAN, AIA	10450 N. 74TH ST. SUITE 120 SCOTTSDALE, AZ 85258 (602)265-0320 CONTACT: TJM MCQUEEN

ZONING COMPARISON AND DEVELOPMENT STANDARDS

ZONING	THE MEADOWS PD, 4TH AMENDMENT	
USE AREA	COMMERCIAL, OFFICE, INDUSTRIAL (COI)	
	EXISTING/REQUIRED	PROPOSED
USES	PD ZONING REGULATIONS, SECTION 5.4	AUTO SERVICES - REPAIR
MIN. FRONT YARD SETBACK	SETBACKS ESTABLISHED WITH SDP	51.4'
MIN. REAR YARD SETBACK		55.3'
MIN. SIDE YARD SETBACK		51.6'
MIN. SIDE TO STREET SETBACK		84.3'
MAX. BUILDING HEIGHT	60'	35'
MIN. PARKING SPACES	1 SPACE/EMPLOYEE + 3 SPACES PER BAY = (1 SPACE*2 EMPLOYEES + 3 SPACES*8 BAYS) = 26	27
MIN. ADA SPACES	1 ADA SPACE PER 25 STANDARD SPACES = 2	2

SITE UTILIZATION

	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	37,176 S.F./0.85 AC.	100.00%
BUILDING COVERAGE (ROOF)	4,599 S.F./0.10 AC.	12.40%
HARDSCAPE/IMPERVIOUS	24,394 S.F./0.56 AC.	65.60%
LANDSCAPE/OPEN SPACE COVERAGE	8,183 S.F./0.19 AC.	22.00%
EASEMENT AREAS (NO LANDSCAPE PERMITTED)	2,847 S.F./0.065 AC.	-
BUILDING FLOOR AREA	4,442 S.F./0.10 AC.	-
RIGHT-OF-WAY	0 S.F./0 AC.	0.00%

BASIS OF BEARING:
 BEARINGS ARE BASED ON THE SOUTHWEST CURVE OF LOT 6G-1B OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8. SAID SOUTHWEST CURVE WITH A RADIUS OF 840.00 FEET AND A LENGTH OF 84.91. SAID CURVE MARKED ON THE NORTH END WITH A #5 REBAR WITH A 1.25 INCH PLASTIC CAP STAMPED PLS 37054 AND MARKED ON THE SOUTH END WITH A NAIL AND 1 INCH DISK THAT IS ILLEGIBLE. SAID CURVE HAVING A CHORD OF SOUTH 41°34'02" EAST WITH A DISTANCE OF 112.36 FEET. WITH A LL BEARING RELATIVE HERETO.

BENCHMARK:
 ELEVATIONS ARE BASED ON NGS POINT Y396 BEING A ROD IN BOX HAVING A RECORDED ELEVATION OF 6276.49 FEET. ELEVATIONS ARE BASED ON NAVD 88 DATUM, USING THE GEOID18, STATE PLANE COORDINATE SYSTEM COLORADO CENTRAL (0501 CO N). ALL COORDINATES ARE GROUND COORDINATES. SCALE FACTOR 0.99994965.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1 OF 11	COVER SHEET
2 OF 11	STANDARD NOTES
3 OF 11	SITE PLAN
4 OF 11	GRADING PLAN
5 OF 11	UTILITY PLAN
6 OF 11	LANDSCAPE PLAN
7 OF 11	EXTERIOR ELEVATIONS
8 OF 11	EXTERIOR ELEVATIONS
9 OF 11	EXTERIOR ELEVATIONS
10 OF 11	PHOTOMETRIC PLAN
11 OF 11	PHOTOMETRIC DETAILS

TITLE CERTIFICATION

I, Maximilian A. Permenter, AN AUTHORIZED REPRESENTATIVE OF First American Title Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature]
 AUTHORIZED REPRESENTATIVE

First American Title Company
 TITLE COMPANY

SIGNED THIS 7th DAY OF June, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF June, 2023 BY Maximilian Augustus Permenter AS AUTHORIZED REPRESENTATIVE OF First American Title Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: December 2, 2025

SURVEYOR'S CERTIFICATE

I, JEFFREY LEE VAN HORN, 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 THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
 REGISTERED LAND SURVEYOR
 CO. P.L.S. NO. 38682

DATE: 5/25/2023

CIVIL ENGINEER'S STATEMENT

I, ELIZABETH ST ANGELO JONES, 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.

[Signature]
 REGISTERED PROFESSIONAL ENGINEER
 CO. P.E. NO. 58245

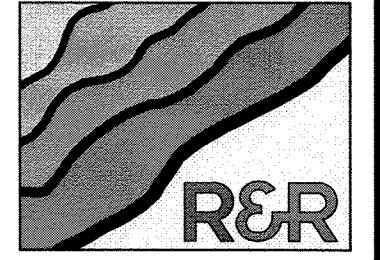
DATE: 5/19/23

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 17th DAY OF June, 2023.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

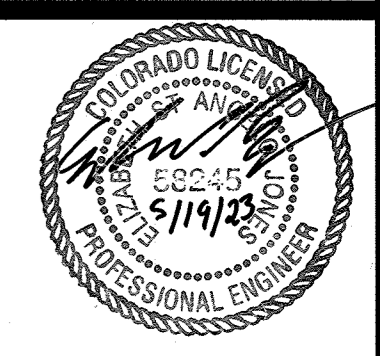
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2	3RD SUBMISSION	RSD	12/28/22
3	4TH SUBMISSION	RSD	3/27/23
4	5TH SUBMISSION	RSD	4/27/23



ENGINEERS & SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENINEERS.COM



SERVICE STREET CAR SHOP
 NE CORNER OF PRAIRIE HAWK DR. & SOL DANZA DR., CASTLE ROCK, CO

PREPARED FOR:
 SIMONCRE C550 III, LLC
 6900 E. 2ND STREET
 SCOTTSDALE, AZ 85251

SITE DEVELOPMENT PLAN
 JOB NO. SC22064
 ORG. SUBM. DATE 5/20/2022
 DWN: MAD CHKD: RSD

COVER SHEET

NO. 1 OF 11

SITE DEVELOPMENT PLAN

LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
 LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP22-0028

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	LIMITS OF DISTURBANCE	LOD
---	SWALE / STREAM FLOWLINE	---
---	OVERFLOW RELIEF PATH	---
X	FENCE LINE	X
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	MOUNTABLE CURB AND GUTTER	---
---	SPILL GUTTER	---
---	TRANSITION GUTTER	---
---	CONCRETE SIDEWALK	---
---	HANDICAP PARKING	---
---	SIGHT TRIANGLE	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
5825	MAJOR CONTOUR	5825
5822	MINOR CONTOUR	5822
---	GRADE BREAK	---
52 22 FG	SPOT ELEVATION	5236 22 FG
---	RIP RAP	---
---	WATER LINE	---
---	WATER METER	---
---	WATER VALVE	---
---	WATER FITTINGS	---
---	FIRE HYDRANT	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	UNDERGROUND ELECTRIC	---
OHE	OVERHEAD ELECTRIC	OHE
---	UTILITY POLE	---
---	STREET LIGHT	---
CATV	CABLE TV SERVICE	CATV
T	TELECOM SERVICE	T
FO	FIBER OPTIC SERVICE	FO
G	NATURAL GAS SERVICE	G
---	TREE	---
---	TREE LINE	---

STANDARD ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
ME	MATCH EXISTING
LP	LOW POINT
HP	HIGH POINT
FL	FLOWLINE
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
TOS	TOP OF STEP
BOS	BOTTOM OF STEP
TW	TOP OF WALL (FG ELEVATION AT WALL FACE)
BW	BOTTOM OF WALL (FG ELEVATION AT WALL FACE)
INV	INVERT

GENERAL NOTES

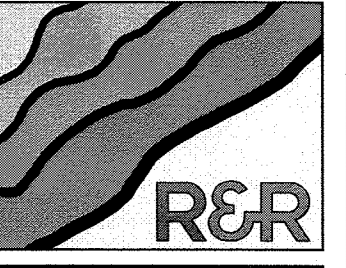
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 0803C0169G DATED 3/16/2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED FLOODPLAIN.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED MEADOWS PLANNED DEVELOPMENT.
- 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.
- 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.
- 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.
- 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.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

FIRE NOTES

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

Unofficial Copy

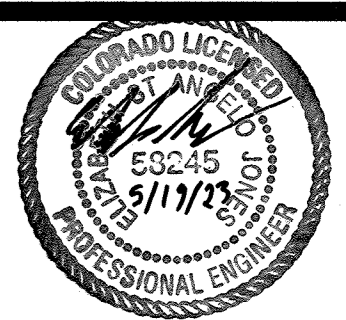
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5TH SUBMISSION	RSD	4/27/23



ENGINEERS-SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM



SERVICE STREET CAR SHOP
 NE CORNER OF PRAIRIE HAWK DR. & SOL DANZA DR., CASTLE ROCK, CO
 SIMONCRE C550 III, LLC
 6900 E. 2ND STREET
 SCOTTSDALE, AZ 85251

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JOB NO.	SC22064
ORG. SUBM. DATE	5/20/2022
DWN: NAME	MAD CHKD: RSD

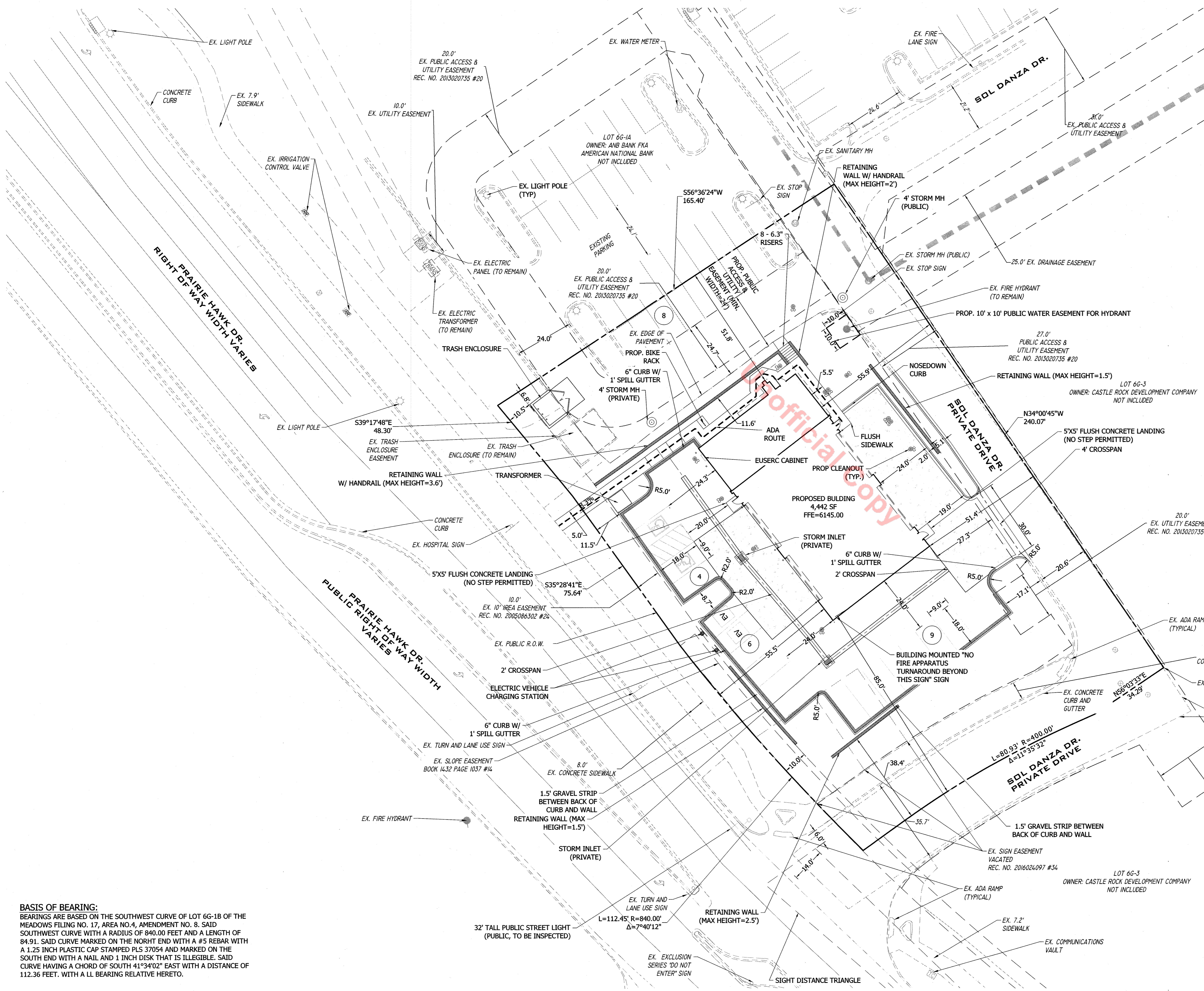
GENERAL NOTES

SITE DEVELOPMENT PLAN

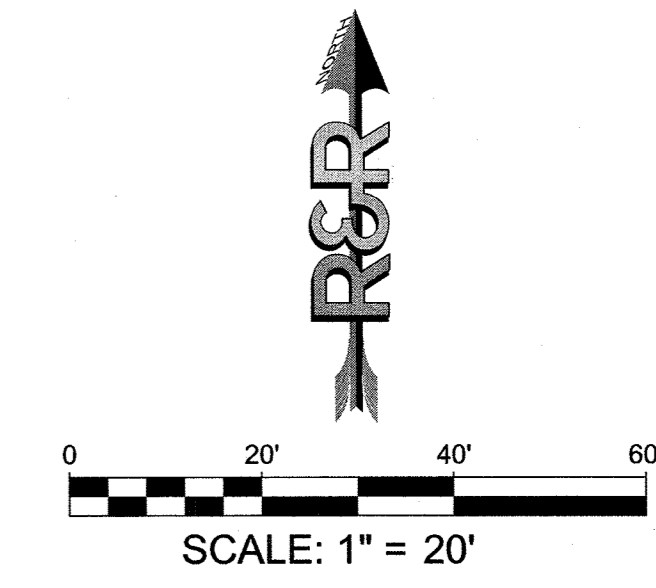
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP22-0028

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	MOUNTABLE CURB AND GUTTER	---
---	SPILL GUTTER	---
---	TRANSITION GUTTER	---
---	CONCRETE SIDEWALK	---
---	HANDICAP PARKING	---
---	SIGHT TRIANGLE	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
---	RIP RAP	---
---	WATER METER	---
---	WATER VALVE	---
---	WATER FITTINGS	---
---	FIRE HYDRANT	---
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEAD WALL	---
---	UTILITY POLE	---
---	STREET LIGHT	---
---	TREE	---
---	TREE LINE	---



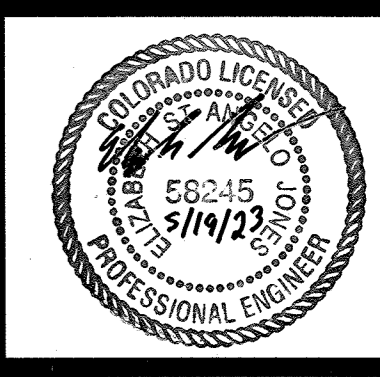
BASIS OF BEARING:
BEARINGS ARE BASED ON THE SOUTHWEST CURVE OF LOT 6G-1B OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8. SAID SOUTHWEST CURVE WITH A RADIUS OF 840.00 FEET AND A LENGTH OF 84.91. SAID CURVE MARKED ON THE NORTH END WITH A #5 REBAR WITH A 1.25 INCH PLASTIC CAP STAMPED PLS 37054 AND MARKED ON THE SOUTH END WITH A NAIL AND 1 INCH DISK THAT IS ILLEGIBLE. SAID CURVE HAVING A CHORD OF SOUTH 41°34'02" EAST WITH A DISTANCE OF 112.36 FEET. WITH A LL BEARING RELATIVE HERETO.



NO.	REVISION	DATE
1	2ND SUBMISSION	8/31/22
2	3RD SUBMISSION	12/28/22
3	4TH SUBMISSION	3/27/23
4	5TH SUBMISSION	4/27/23

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-759-6730

WWW.RRENINEERS.COM



SERVICE STREET CAR SHOP
SITE ADDRESS: NE CORNER OF PRAIRIE HAWK DR. & SOL DANZA DR., CASTLE ROCK, CO
PREPARED FOR: SIMONCRE C550 III, LLC
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251

SITE DEVELOPMENT PLAN
JOB NO: SC22064
ORG. SUBM. DATE: 5/20/2022
DWN: MAD | CHR: RSD
NAME: _____
SITE PLAN
NO. 3 OF 11

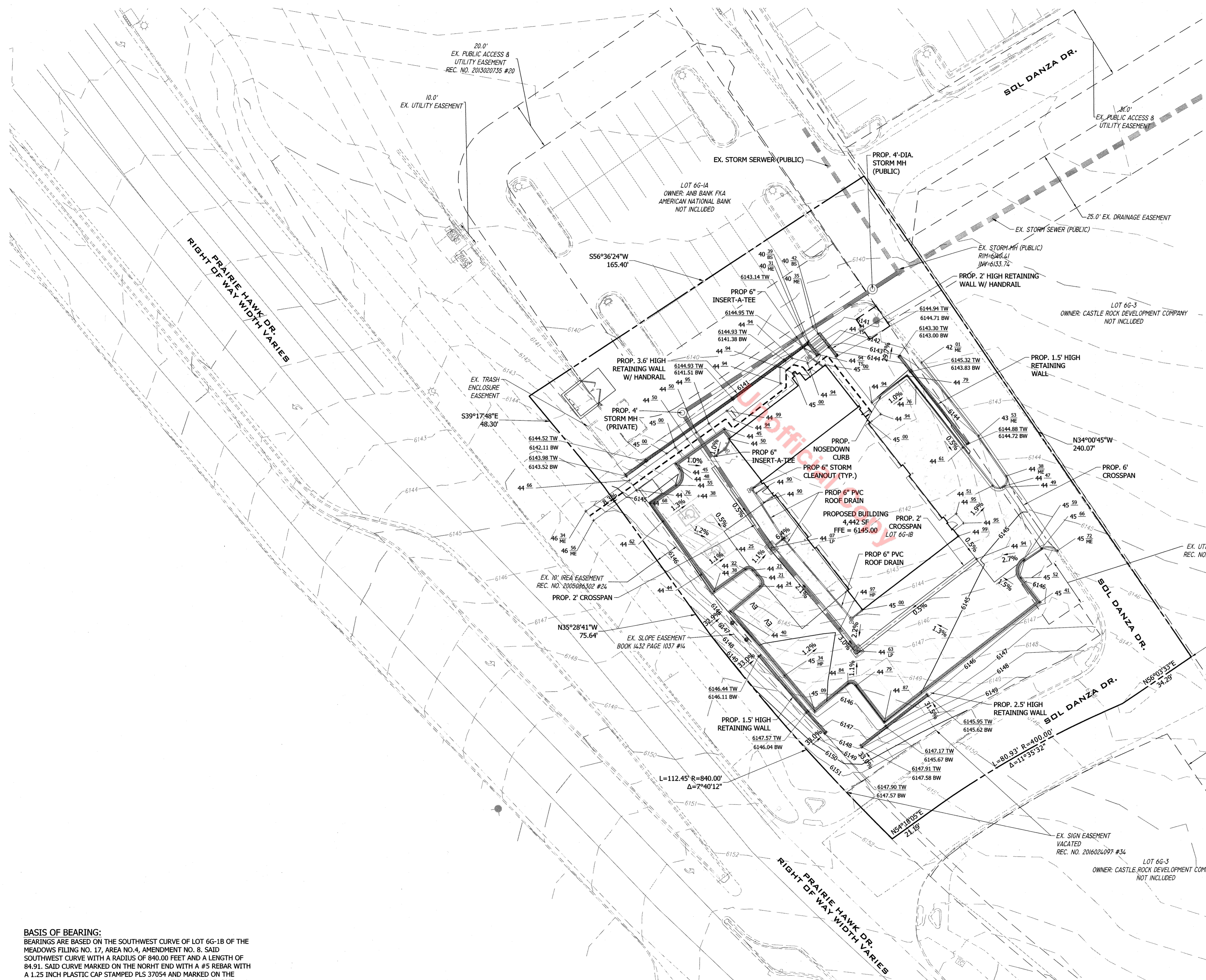
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SITE DEVELOPMENT PLAN

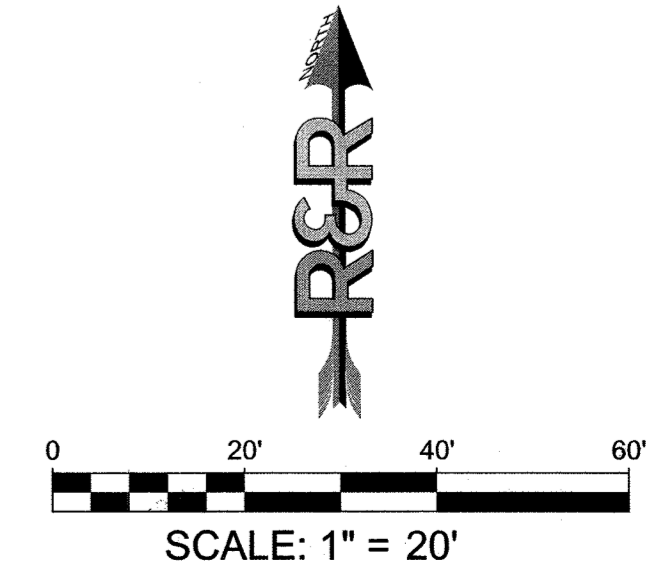
LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP22-0028

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	SWALE / STREAM FLOWLINE	---
X	FENCE LINE	X
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	MOUNTABLE CURB AND GUTTER	---
---	SPILL GUTTER	---
---	TRANSITION GUTTER	---
---	CONCRETE SIDEWALK	---
---	HANDICAP PARKING	---
---	SIGHT TRIANGLE	---
---	SIGN(S)	---
---	MAJOR CONTOUR	5825
---	MINOR CONTOUR	5822
---	GRADE BREAK	---
---	SPOT ELEVATION	52 22 FG 5236 22 FG
---	RIP RAP	---
---	WATER METER	---
---	WATER VALVE	---
---	WATER FITTINGS	---
---	FIRE HYDRANT	---
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	UTILITY POLE	---
---	STREET LIGHT	---
---	TREE	---
---	TREE LINE	---



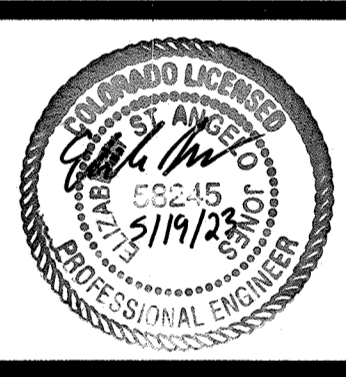
BASIS OF BEARING:
BEARINGS ARE BASED ON THE SOUTHWEST CURVE OF LOT 6G-1B OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8. SAID SOUTHWEST CURVE WITH A RADIUS OF 840.00 FEET AND A LENGTH OF 84.91. SAID CURVE MARKED ON THE NORTH END WITH A #5 REBAR WITH A 1.25 INCH PLASTIC CAP STAMPED PLS 37054 AND MARKED ON THE SOUTH END WITH A NAIL AND 1 INCH DISK THAT IS ILLEGIBLE. SAID CURVE HAVING A CHORD OF SOUTH 41°34'02" EAST WITH A DISTANCE OF 112.36 FEET. WITH A LL BEARING RELATIVE HERETO.



NO.	REVISION	DATE
1	2ND SUBMISSION	8/31/22
2	3RD SUBMISSION	12/28/22
3	4TH SUBMISSION	3/27/23
4	5TH SUBMISSION	4/27/23

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM



SERVICE STREET CAR SHOP
SITE ADDRESS: NE CORNER OF PRAIRIE HAWK DR. & SOL DANZA DR., CASTLE ROCK, CO
PREPARED FOR: SIMONCRE C550 III, LLC
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251

SITE DEVELOPMENT PLAN	
JOB NO.	SC22064
ORG. SUBM. DATE	5/20/2022
DWN:	MAD
CHKD:	RSO
NAME	

GRADING PLAN
NO. **4 OF 11**

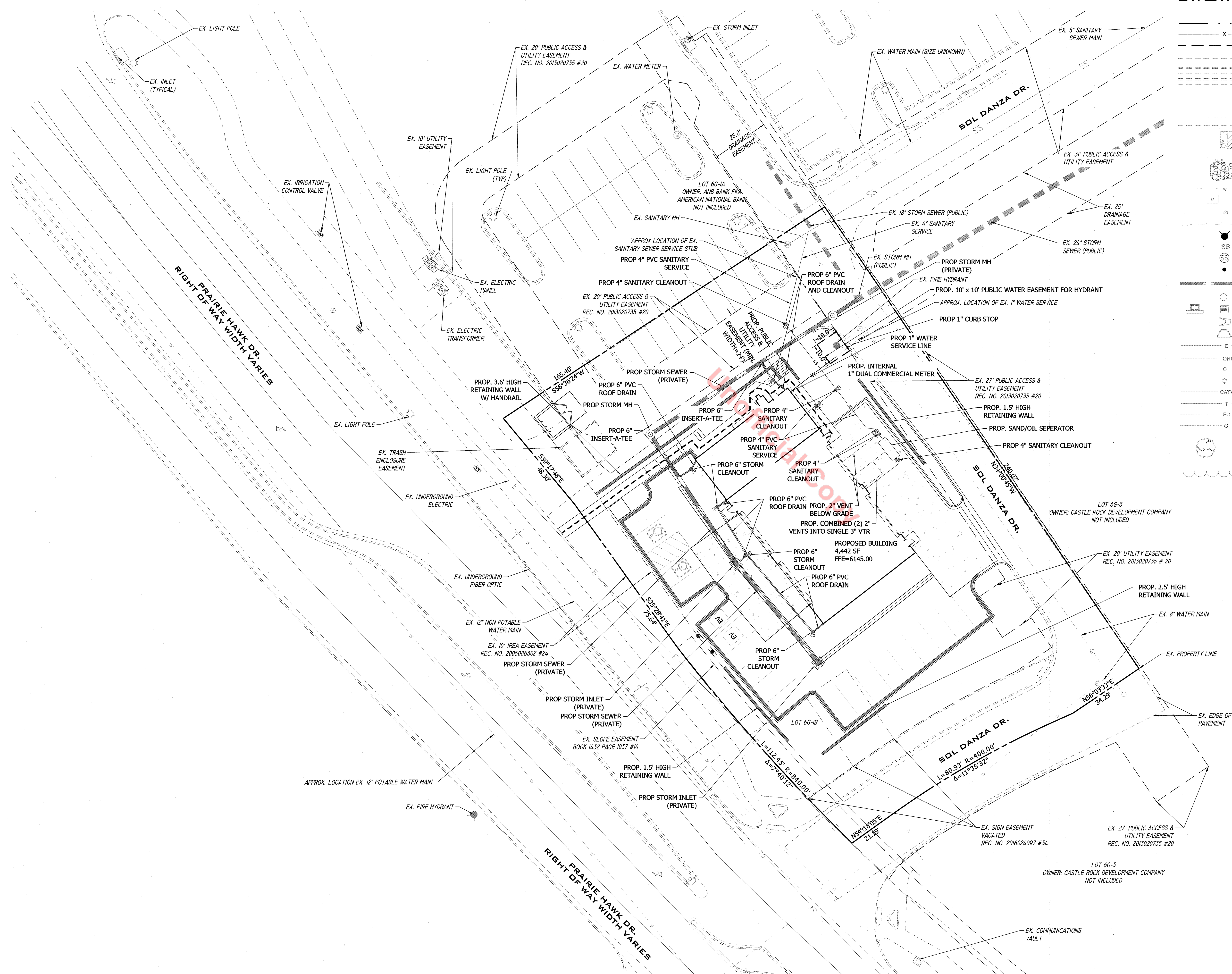
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SITE DEVELOPMENT PLAN

LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
 LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP22-0028

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	FENCE LINE	---
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	MOUNTABLE CURB AND GUTTER	---
---	SPILL GUTTER	---
---	TRANSITION GUTTER	---
---	CONCRETE SIDEWALK	---
---	HANDICAP PARKING	---
---	SIGN(S)	---
---	RIP RAP	---
---	WATER METER	---
---	WATER VALVE	---
---	WATER FITTINGS	---
---	FIRE HYDRANT	---
---	SANITARY LINE	---
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	UTILITY POLE	---
---	STREET LIGHT	---
---	CABLE TV SERVICE	---
---	TELECOM SERVICE	---
---	FIBER OPTIC SERVICE	---
---	NATURAL GAS SERVICE	---
---	TREE	---
---	TREE LINE	---



BASIS OF BEARING:
 THE BEARINGS ARE BASED ON THE SOUTHWEST CURVE OF LOT 6G-1B OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8. SAID SOUTHWEST CURVE WITH A RADIUS OF 840.00 FEET AND A LENGTH OF 84.91. SAID CURVE MARKED ON THE NORTH END WITH A #5 REBAR WITH A 1.25 INCH PLASTIC CAP STAMPED PLS 37054 AND MARKED ON THE SOUTH END WITH A NAIL AND 1 INCH DISK THAT IS ILLEGIBLE. SAID CURVE HAVING A CHORD OF SOUTH 41°34'02" EAST WITH A DISTANCE OF 112.36 FEET. WITH A LL BEARING RELATIVE HERETO.

- TOWN OF CASTLE ROCK - STANDARD UTILITY NOTES**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE AND IS SERVED BY TANKS 12A AND 12B.

NOTE:
 WATER UTILITY RESTRAINTS SHALL BE RESTRAINED BY MECHANICAL JOINTS.
 THE FINAL SIZE AND DESIGN OF THE SAND/OIL INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.

R&R

SCALE: 1" = 20'

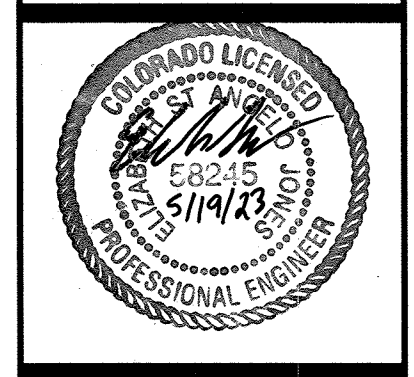
0 20' 40' 60'

NO.	REVISION	BY	DATE
1	2ND SUBMISSION	RSD	8/31/22
2	3RD SUBMISSION	RSD	12/28/22
3	4TH SUBMISSION	RSD	3/27/23
4	5TH SUBMISSION	RSD	4/27/23

R&R
ENGINEERS & SURVEYORS, INC.

1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM



SERVICE STREET CAR SHOP

SITE ADDRESS: NE CORNER OF PRAIRIE HAWK DR. & SOL DANZA DR., CASTLE ROCK, CO

PREPARED FOR: SIMONCRE C560 III, LLC
 6900 E. 2ND STREET
 SCOTTSDALE, AZ 85251

SITE DEVELOPMENT PLAN

JOB NO: SC22064
 ORG. SUBM. DATE: 5/20/2022
 DWN: MAD | CHKD: RSD

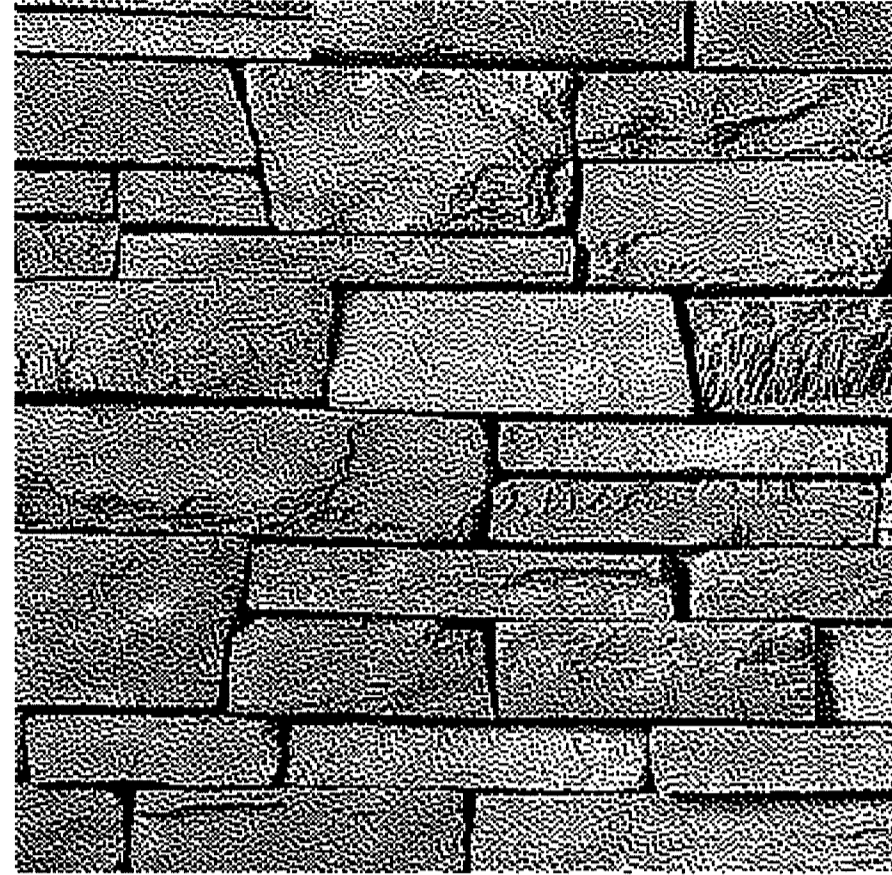
UTILITY PLAN

NO. **5 OF 11**

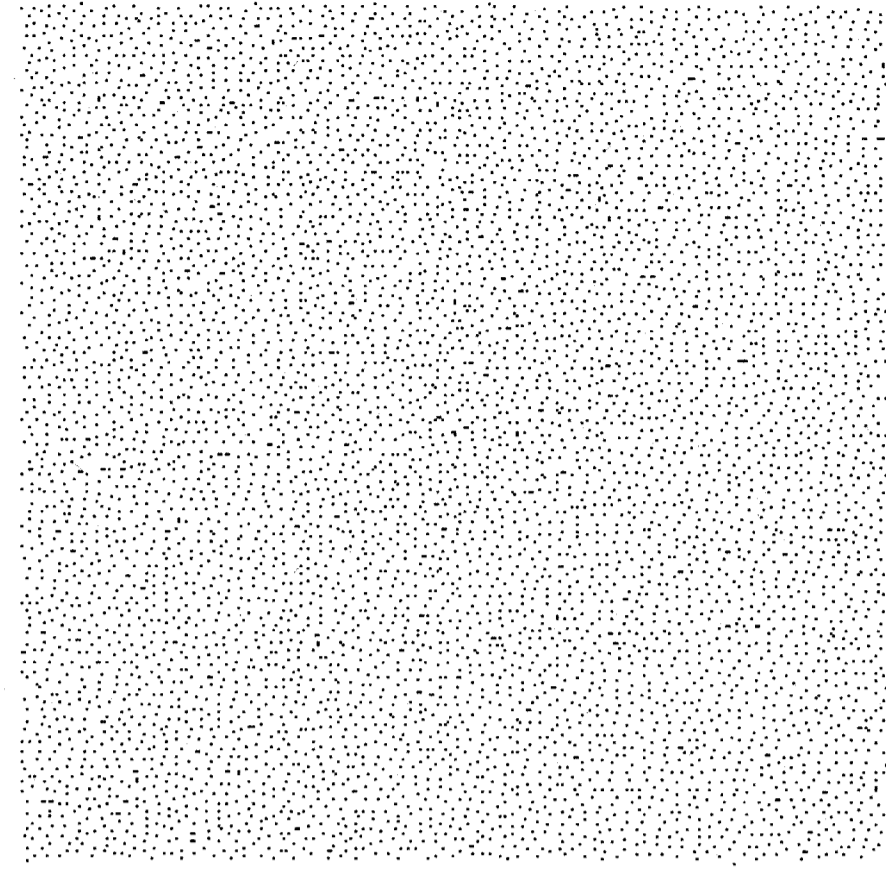
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SITE DEVELOPMENT PLAN

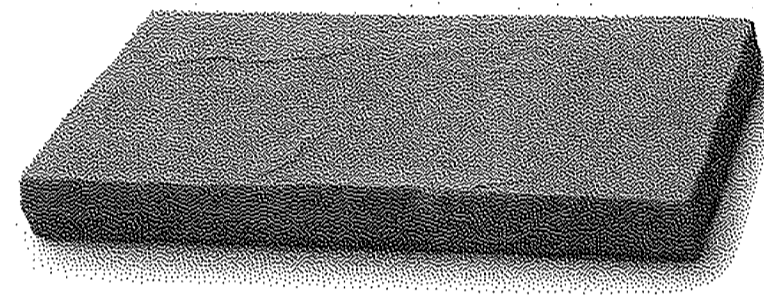
LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
 LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
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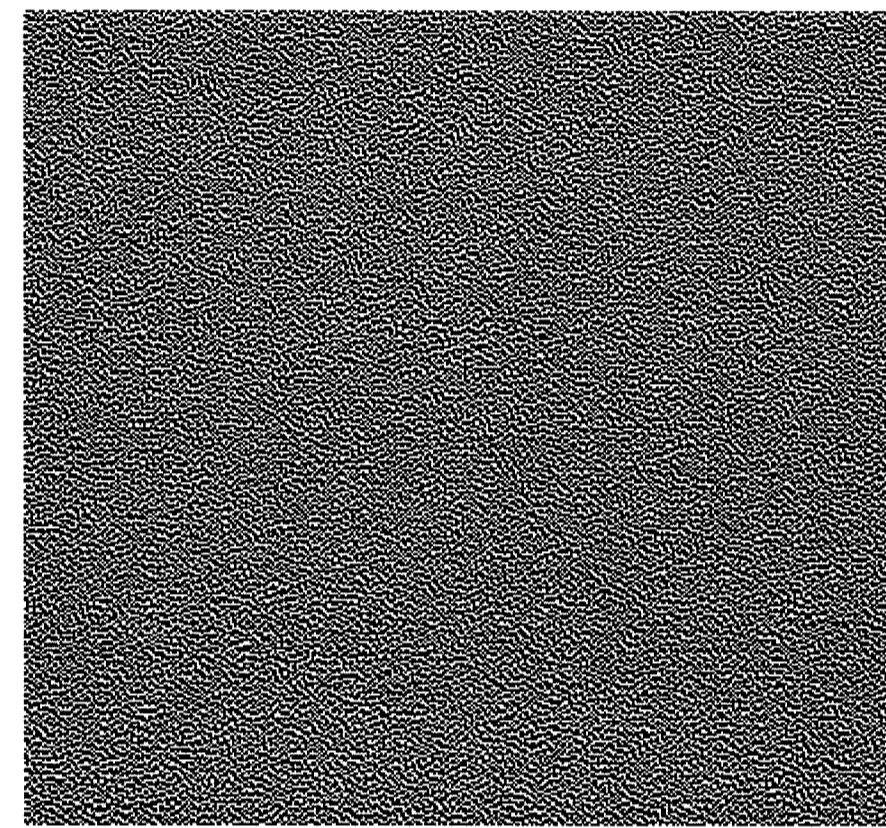
BASE: OWENS CORNING,CULTURED STONE,
 COUNTRY LEDGESTONE,HUDSON BAY



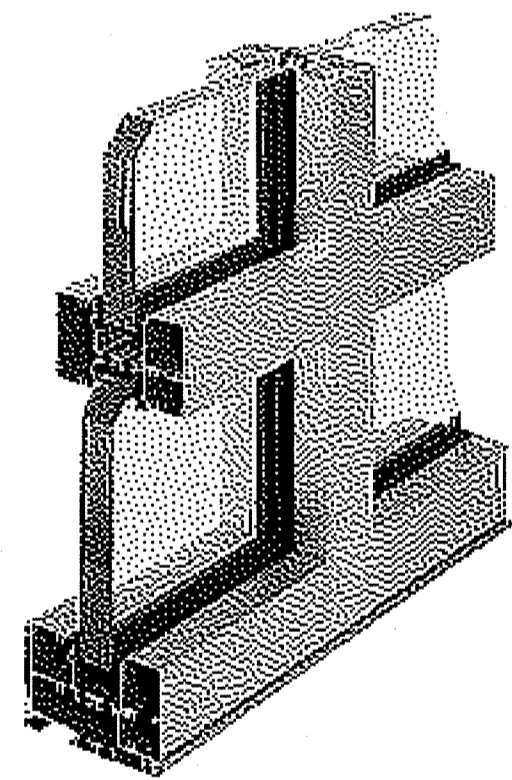
ACCENT EIFS COLOR: DRYVIT, 456 OYSTER SHELL



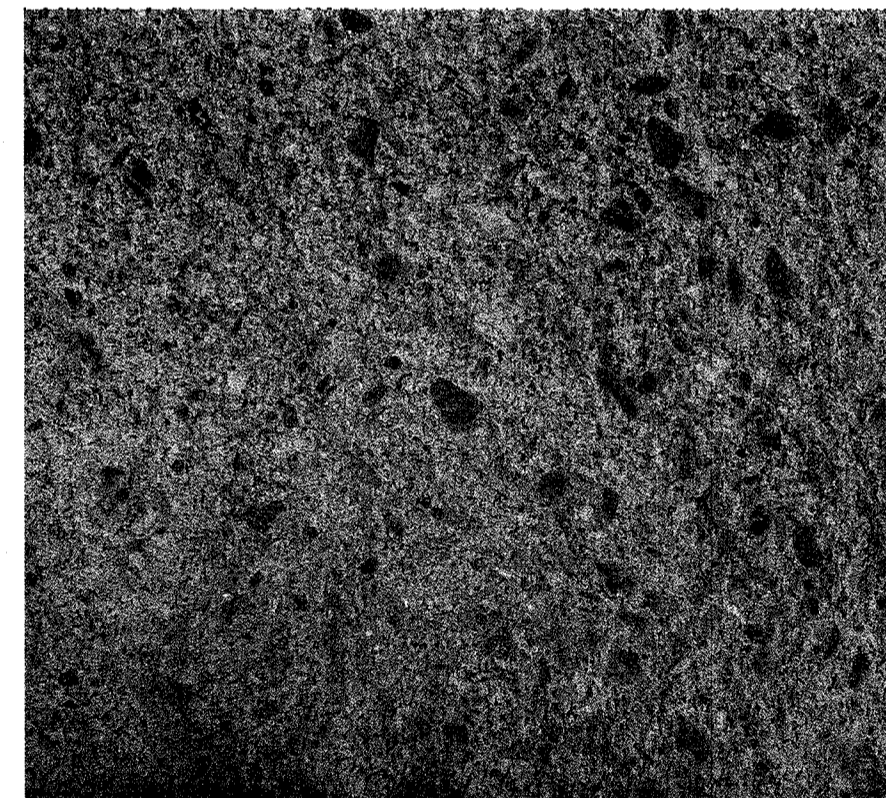
CAP STONE: OWENS CORNING,CULTURED STONE,
 TAUPE



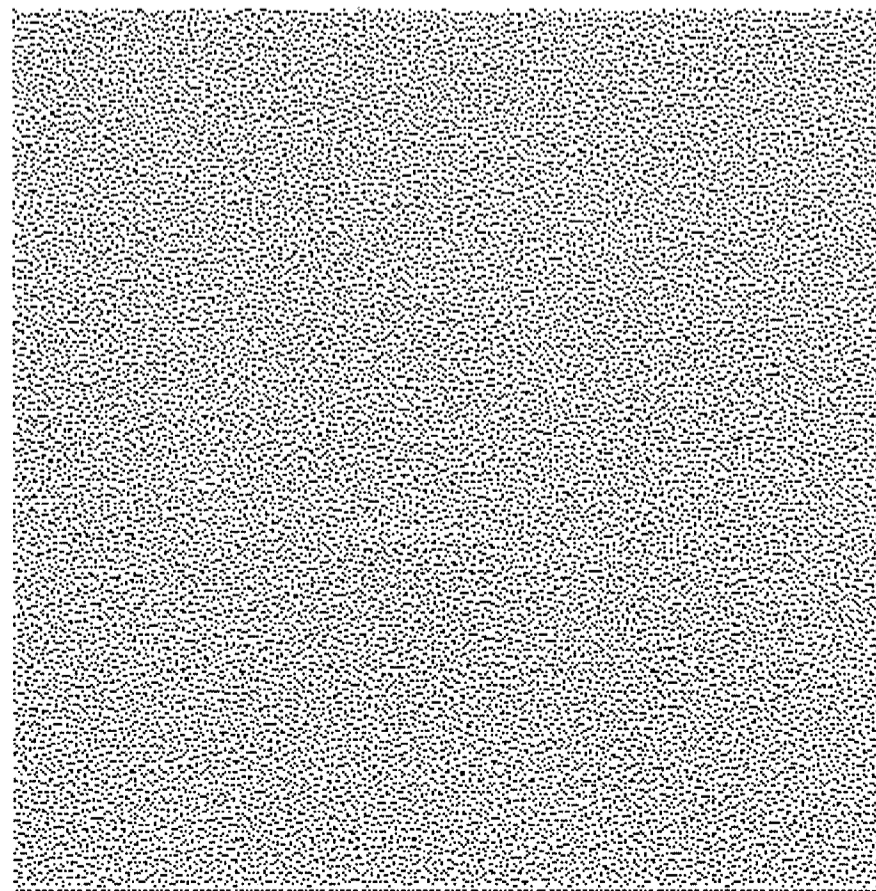
ACCENT EIFS COLOR: DRYVIT, 356 RED CLAY



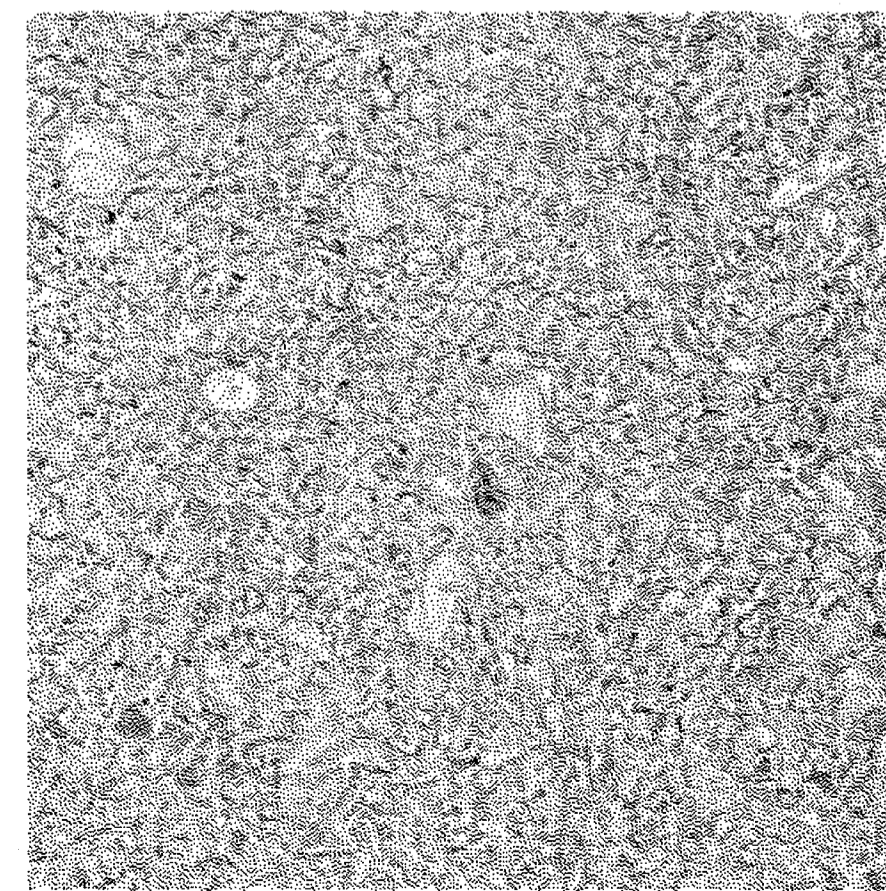
STOREFRONT: ANODIZED ALUMINUM W/ GREY
 TINTED 1" INSULATED GLAZING



CMU MAIN: BEST BLOCK, SPLIT FACE, 637 SAVIO TAN



FIELD EIFS COLOR: DRYVIT, 110 VAN DYKE



CMU MAIN: BEST BLOCK, SPLIT FACE, 315 BIRCH

Unofficial Copy

EXTERIOR MATERIALS LEGEND

	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR	DESCRIPTION
1	CULTURED STONE	OWENS CORNING	COUNTRY LEDGESTONE	HUDSON BAY	STONE BASE WITH CAP
2	ANODIZED ALUMINUM STOREFRONT	KAWNEER	451 TRIFAB (OR EQUAL)	CLEAR ANODIZED	WITH 1" INSULATING GREY TINTED GLASS
3	STUCCO	DRYVIT	3 PART STUCCO	110 VAN DYKE	BASE STUCCO COLOR
4	LIGHT FIXTURE	LBL	WALL SCONCE	BLACK TRIM	WALL MOUNTED LIGHT FIXTURE
5	STUCCO - HORIZONTAL TRIM	DRYVIT	3 PART STUCCO	456 OYSTER SHELL	ACCENT STUCCO COLOR
6	PREFINISHED METAL CANOPY	KAWNEER (OR EQUAL)	METAL FLAT PANEL	MATCH OYSTER SHELL	PREFINISHED TO MATCH STUCCO TRIM
7	STUCCO - ACCENT	DRYVIT	3 PART STUCCO	356 RED CLAY	ACCENT WALL COLOR
8	PREFINISHED CAP FLASHING	KAWNEER (OR EQUAL)	CAP FLASHING	MATCH OYSTER SHELL	PREFINISHED CAP FLASHING
9	STUCCO - ACCENT	DRYVIT	3 PART STUCCO	456 OYSTER SHELL	ACCENT COLOR
10	LINE OF ROOF BEYOND	-	-	-	ROOF LINE BELOW PARAPET
11	BUILDING SIGNAGE	BY TENANT	BY TENANT	BY TENANT	UNDER SEPARATE PERMIT
12	CANOPY COLUMN	STEEL COLUMN	STEEL COLUMN	TO MATCH OYSTER SHELL	FIELD PAINT TO MATCH OYSTER SHELL
13	ROOF TOP MECHANICAL	-	ROOF TOP MECHANICAL	HIDDEN	LINE TO SHOW RTU HIDDEN BEHIND PARAPET
14	CANOPY	DRYVIT	3 PART STUCCO	110 VAN DYKE	CANOPY PROJECTION
15	CONTROL JOINT	-	-	-	CONTROL JOINT FOR VISUAL SCALE
16	HOLLOW MTL DOOR	-	HM MAN-DOOR	PAINT TO MATCH ADJACENT SURFACE	FIELD PAINTED
17	GLASS OVERHEAD GARAGE DOOR	OH DOOR COMPANY	OVERHEAD DOOR	WITH INSULATED GLASS PANELS	INSULATED GLASS OVERHEAD DOOR
18	SPLIT-FACE CMU INTEGRAL COLOR	BEST BLOCK	INTEGRAL COLOR CMU	637 SAVIO TAN	INTEGRAL COLOR SPLIT FACE BLOCK
19	SPLIT-FACE CMU INTEGRAL COLOR	BEST BLOCK	INTEGRAL COLOR CMU	315 BIRCH	INTEGRAL COLOR SPLIT FACE BLOCK
20	HOSE BIBB RE: PLUMBING	-	HOSE BIBB	-	EXTERIOR HOSE BIBB
21	LOUVER	-	METAL LOUVER	PAINT TO MATCH ADJACENT SURFACE	FIELD PAINTED METAL LOUVER
22	4" PIPE BOLLARD	STEEL	STEEL BOLLARD	PAINT TO MATCH OYSTER SHELL	FIELD PAINTED STEEL BOLLARD
24	OVERFLOR SCUPPER	-	OVERFLOW SCUPPER	PAINT TO MATCH ADJACENT SURFACE	FIELD PAINTED METAL SCUPPER
25	EXTERIOR WALL MTD LIGHT FIXTURE	LIGHTOLIER	WALL SCONCE	WALL MTD WALL SCONCE	
26	KNOX BOX	-	FD KNOX BOX	FIRE DEPARTMENT ACCESS KNOX BOX	WALL MTD KNOX BOX
27	20" X 30" ACCESS PANEL	-	MECH ACCESS PANEL	ROOF MECHANICAL ACCESS PANEL	PAINT TO MATCH ADJACENT SURFACE
29	EGRESS LIGHT	LIGHTOLIER	EGRESS LIGHT	FACTORY FINISH WHITE	FACTORY FINISH

NO.	REVISION	BY	DATE



ENGINEERS
 SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PHONE: 303-753-6730

WWW.RRENGINEERS.COM

SERVICE STREET CAR SHOP

NE CORNER OF PRAIRIE HAWK DR. &
 SOL DANZA DR., CASTLE ROCK, CO

SIMONCRE C550 III, LLC
 6900 E. 2ND STREET
 SCOTTSDALE, AZ 85251

SITE DEVELOPMENT PLAN

JOB NO. 21-623.3
 ORG. SUBM. DATE 8/12/2022
 DWN: ASF CHKD: KWH

NAME

EXTERIOR
 ELEVATIONS

NO.

SITE DEVELOPMENT PLAN

LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
 LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP22-0028

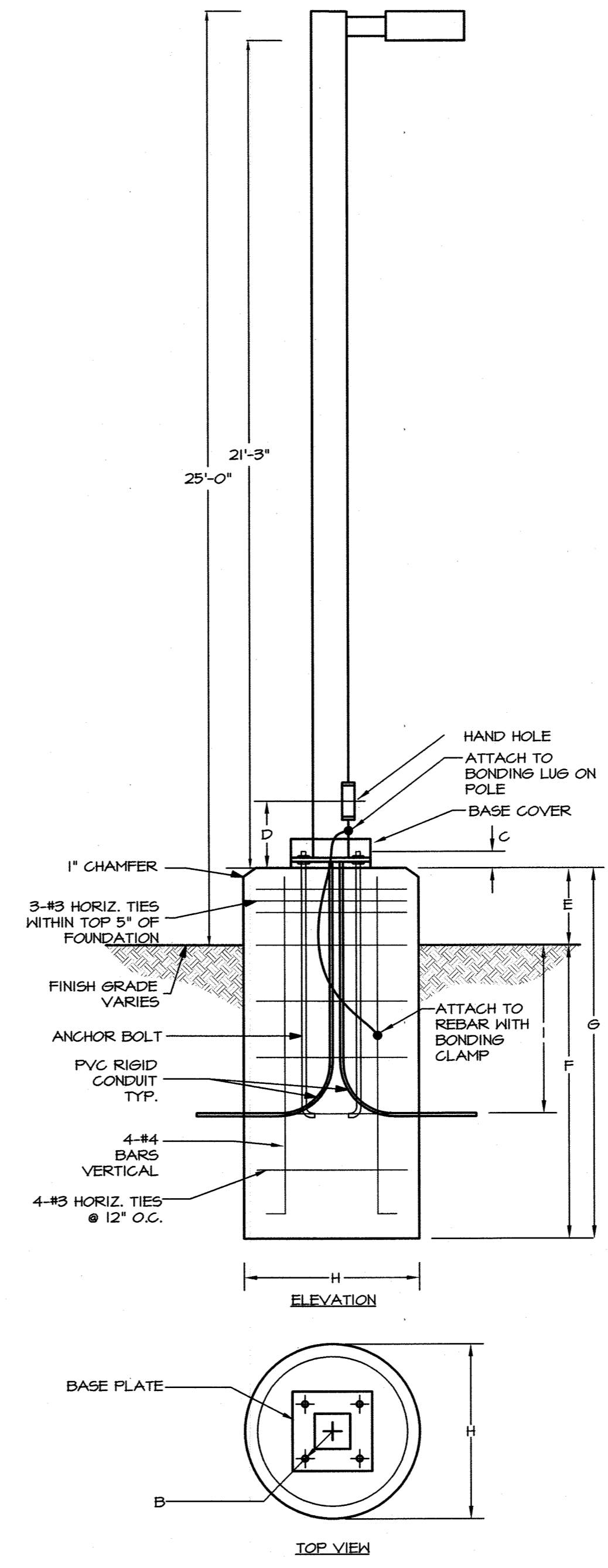
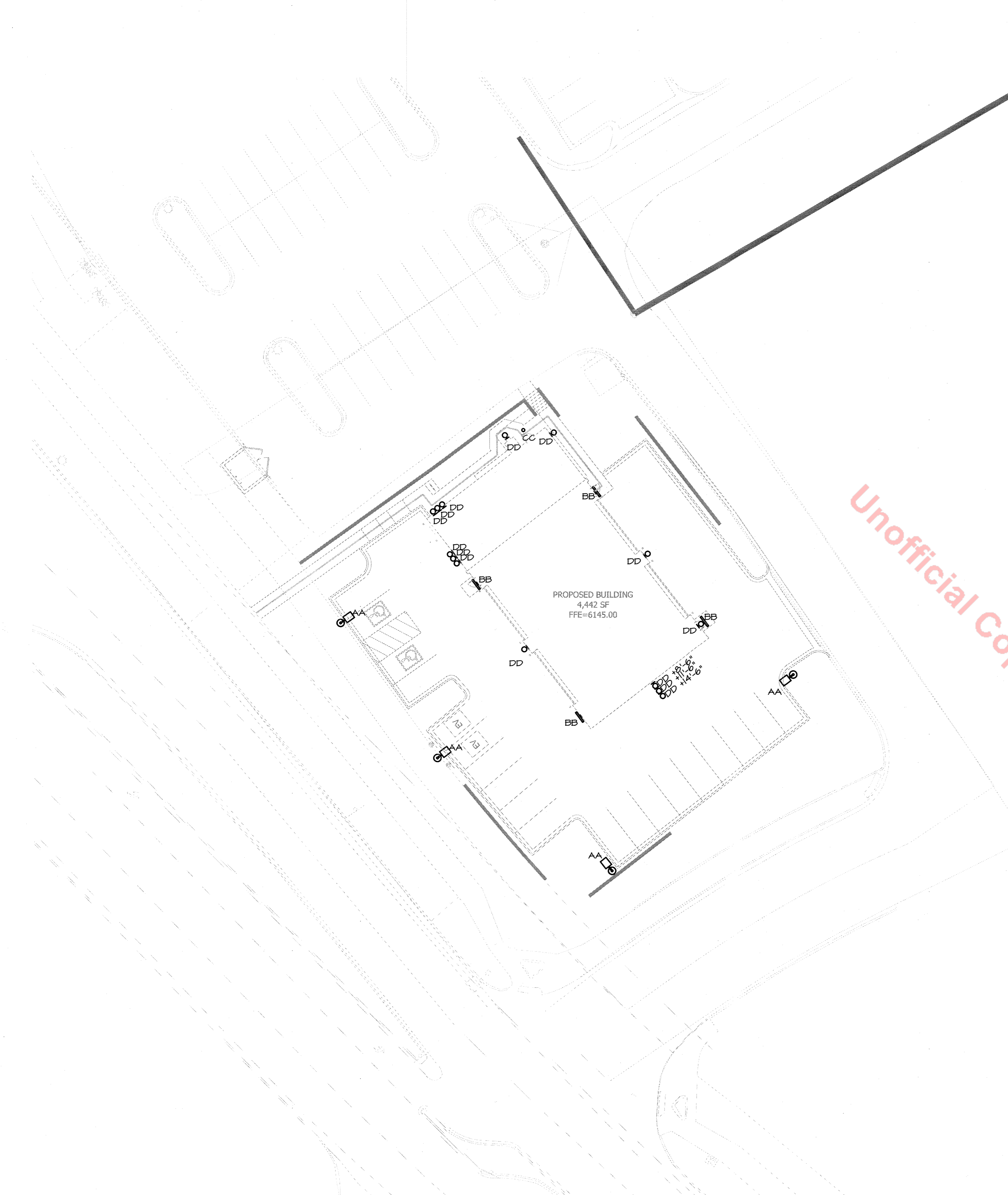
AEDSIGN
 Integrated Lighting and Electrical Solutions
 1700 W. 1st Street #205 | Denver, CO 80202 | 303.296.3034
 aesign-inc.com Project #: 5665.01

NO.	REVISION	BY	DATE

LIGHTING FIXTURES LEGEND

	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCING WALL SWITCH
	WALL MOUNTED SCONCE LIGHT
	EXTERIOR POLE AREA LIGHT
	WALL MOUNTED AREA LIGHT

- LIGHTING GENERAL NOTES**
- LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
 - CALCULATIONS POINTS ARE TAKEN AT GRADE LEVEL ON A 10'X10' GRID, CALCULATIONS DO NOT REPRESENT ANY ELEVATION CHANGE.
 - ILLUMINANCE VALUES SHOWN REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING, WITH THE EXCEPTION OF LIGHTS LOCATED ON ADJACENT PHASE 2, TO THE EAST. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING, AND OTHER ADJACENT PROPERTIES ARE NOT INCLUDED IN CALCULATIONS.
 - LIGHTING AT PARKING LOTS SHALL NOT EXCEED AN INITIAL LIGHTING LEVEL OF 10 FC PER TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 11.5B.
 - LIGHTING FIXTURE HEIGHTS AT PARKING LOTS SHALL NOT EXCEED 25'-0" PER TOWN OF CASTLE ROCK MUNICIPAL CODE, CHAPTER 11.5B.
 - ALL EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK FOR DUSK TO DAWN OPERATION, UNLESS OTHERWISE NOTED. REFER TO LIGHTING FIXTURE SCHEDULE FOR LIGHTING CONTROL INTENT OF EACH FIXTURE TYPE.
 - ALL LIGHTING IS DESIGNED TO PROVIDE GENERAL LIGHTING FOR BASIC SAFETY AND SECURITY AS WELL AS A UNIFORM LIGHT LEVEL FOR BUSINESS USE.
 - ALL LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMELOCK FOR DUSK TO DAWN OPERATION, UNLESS OTHERWISE NOTED. REFER TO LIGHTING FIXTURE SCHEDULE FOR LIGHTING CONTROL INTENT OF EACH FIXTURE TYPE.
 - ALL LIGHTING IS DESIGNED TO MINIMIZE BACKLIGHT AND LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL LOTS, WHERE APPLICABLE. ALL FIXTURES ARE OF THE FULL-CUTOFF TYPE.
 - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED AND HAVE NOT BEEN USED IN THE DESIGN OF THIS PROJECT:
 - FORWARD THROW TYPE 4 DISTRIBUTION
 - POLE-MOUNTED LIGHTS AIMED AT BUILDING FACADE
 - UNSHIELDED WALL PACKS
 - REFER TO OVERALL FIXTURE HEIGHT (OFH) DIMENSION IN LIGHTING FIXTURE SCHEDULE. OVERALL FIXTURE HEIGHT IS MEASURED FROM GROUND LEVEL TO THE TOP OF THE LIGHT POLE.



POLE KEY	OVERALL HEIGHT	ANCHOR BOLT DATA	DIMENSIONS							
			A	B	C	D	E	F	G	H
AA	25'-0"	4" PER MANUFACTURER	3'0"	8'-0"	11'0"	24"	36"			

2 | POLE BASE DETAIL
 SCALE: NONE

1 | GENERAL LIGHTING PLAN
 SCALE: 1" = 20'

R&R ENGINEERS-SURVEYORS, INC.
 1635 WEST 13TH AVENUE, SUITE 310
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SERVICE STREET CAR SHOP
 NE CORNER OF PRAIRIE HAWK DR. & SOL DANZA DR., CASTLE ROCK, CO
 PREPARED FOR: SIMONCRE C550 III LLC
 6900 E. 2ND STREET
 SCOTTSDALE, AZ 85251

SITE DEVELOPMENT PLAN

JOB NO.	21-623.3
ORG. SUBM. DATE	8/12/2022
DWN:	ASF CHRD: KWH
NAME	

GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN
LOT 6G-1B, THE MEADOWS FILING 17, AREA 4, AMENDMENT 8
LOCATED IN THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP22-0028



Table with columns: TYPE, DESCRIPTION, MANUFACTURER, CATALOG NUMBER, VOLTAGE, QTY, SOURCE, WATT, TYPE, CCT/CRI, MAX WATTS, LUMEN OUTPUT, LIGHT LOSS FACTOR, IESNA CUTOFF, DIMMING, FIXTURE FINISH, MOUNTING LOCATION, INFORMATION, NOTES. Rows AA-DD describe various lighting fixtures like LED pole mounted area light, wall mount area fixture, recessed downlight, and round enclosed led wall sconce.

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH
GENERAL NOTES:
A. LIGHTING IS DESIGNED TO PROVIDE GENERAL LIGHTING FOR BASIC SAFETY AND SECURITY AS WELL AS A UNIFORM LIGHT LEVEL FOR BUSINESS USE.
B. ALL EXTERIOR LIGHT FIXTURES ARE TO BE IESNA FULL CUTOFF FOR MITIGATION TO CLOCK FOR DUSK TO DAWN OR ONE HOUR AFTER CLOSE OF BUSINESS TIME FOR ALL SITE AND BUILDING AREA LIGHTS.
C. ALL EXTERIOR LIGHT FIXTURES INCLUDE IESNA FULL CUTOFF FOR MITIGATION TO CLOCK FOR DUSK TO DAWN OR ONE HOUR AFTER CLOSE OF BUSINESS TIME FOR ALL SITE AND BUILDING AREA LIGHTS.
D. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

SPECIFIC NOTES:
1. OVERALL FIXTURE HEIGHT IS MEASURED FROM GROUND LEVEL TO THE TOP OF THE LIGHT POLE.

LIGHTING SEQUENCE OF OPERATION table with columns: SEQUENCE OF OP., ON, OFF, SENSOR TYPE, TIME OUT, DIMMING/SWITCHING, DAYLIGHT HARVESTING (YES/NO, TARGET ILLUMINANCE (FC)), COMMENTS. Includes ETI and TIMELOCK AUTOMATIC ON/OFF settings.

Greenbriar (XGBM) Outdoor Area Light. Overview table showing Lumens Output Range (12,000 - 30,000), Wattage Range (136 - 301), Efficacy Range (LPW) 71-123, Weight lbs (49.5 (22.5)). Features & Specifications: Construction (Square, die-formed aluminum housing), Electrical (Optical unit can be easily field rotated), Installation (2-1/2" x 5-3/8" x 12" extruded aluminum arm), Warnings (LSI luminaires carry a 5-year limited warranty), Lists (UL 1598 and UL 8750), Controls (Optional integral passive infrared motion sensor).

LED GREENBRIAR® WALL SCONCE (XGBWM3). SMARTTEC™ ENERGY SAVING FEATURES: THERMAL CONTROL™, OPTIONAL INTEGRAL MOTION SENSOR. Construction: Square, die-formed aluminum housing. Electrical: Optical unit can be easily field rotated. Installation: 2-1/2" x 5-3/8" x 12" extruded aluminum arm. Warnings: LSI luminaires carry a 5-year limited warranty. Lists: UL 1598 and UL 8750. Controls: Optional integral passive infrared motion sensor.

LITHONIA LIGHTING LDN6. FEATURES & SPECIFICATIONS: 6" Open and Wall/Wall LED Non-IC New Construction Downlight. Construction: 6" x 6" square, die-formed aluminum housing. Electrical: Optical unit can be easily field rotated. Installation: 2-1/2" x 5-3/8" x 12" extruded aluminum arm. Warnings: LSI luminaires carry a 5-year limited warranty. Lists: UL 1598 and UL 8750. Controls: Optional integral passive infrared motion sensor.

LIGMAN LIGHTING USA UAB-30003 Abacus 3 Large. Construction: Surface-mount slim integral-driver wall luminaires. Construction: 6" x 6" square, die-formed aluminum housing. Electrical: Optical unit can be easily field rotated. Installation: 2-1/2" x 5-3/8" x 12" extruded aluminum arm. Warnings: LSI luminaires carry a 5-year limited warranty. Lists: UL 1598 and UL 8750. Controls: Optional integral passive infrared motion sensor.

Table with 2 columns: TYPE AA, TYPE BB. Row 1: TYPE AA, SCALE: NONE. Row 2: TYPE BB, SCALE: NONE.

Table with 2 columns: TYPE CC, TYPE DD. Row 1: TYPE CC, SCALE: NONE. Row 2: TYPE DD, SCALE: NONE.

REVISION BY DATE table. R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PHONE: 303-753-6730. SERVICE STREET CAR SHOP. SIMONCRE C550 III, LLC 6900 E. 2ND STREET SCOTTSDALE, AZ 85251. SITE DEVELOPMENT PLAN. JOB NO. 21-623-3. ORG. SUBM. DATE 8/12/2022. DWN: ASF CHKD: KWH. GENERAL LTG. DETAILS. 11 OF 11.