

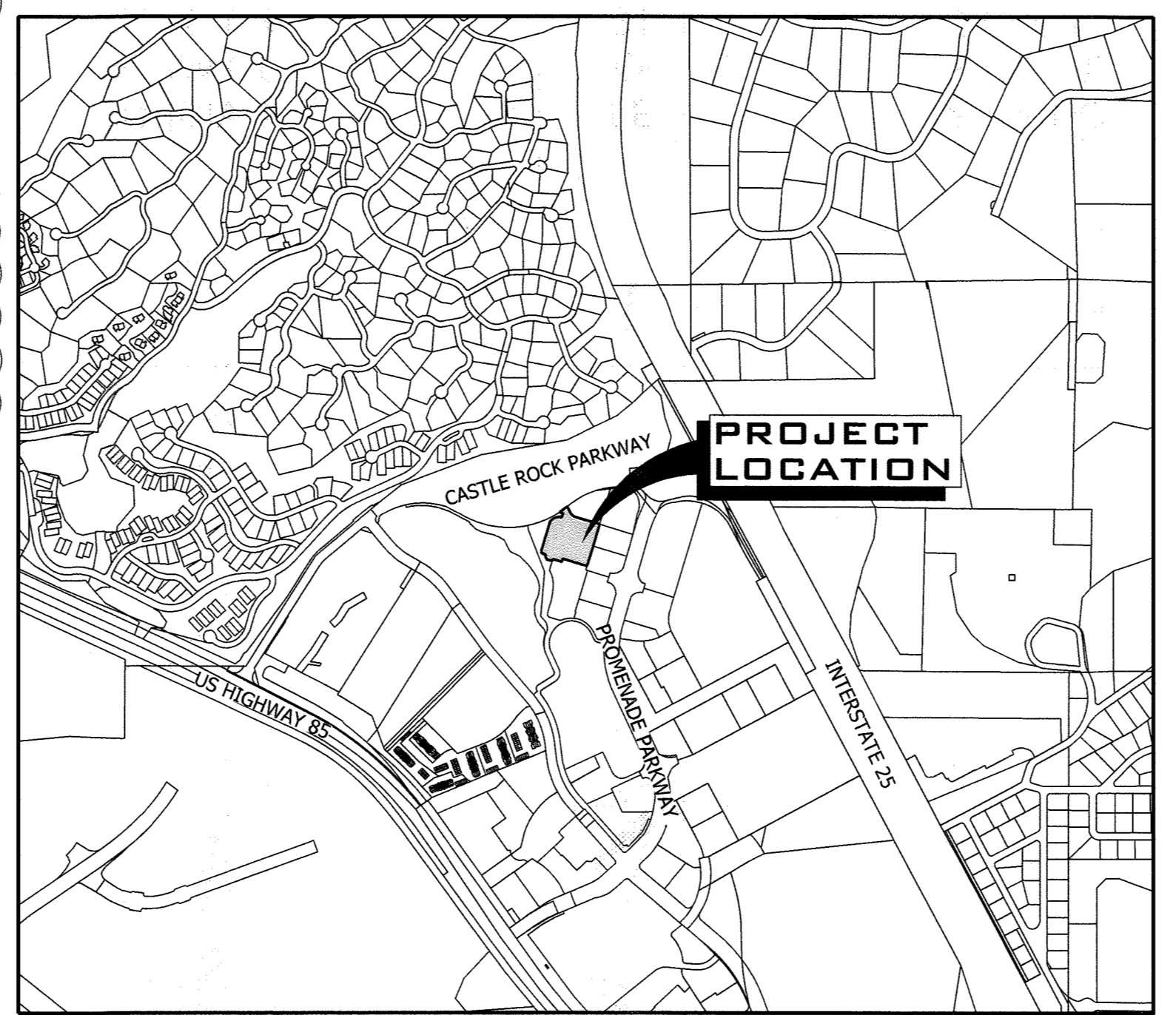
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 THE BRINKERHOFF & BAR HUMMINGBIRD

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VARIANCE ID	DATE	DESCRIPTION	CONDITIONS OF APPROVAL	APPROVAL
TCV22-0095	1/25/2023	REDUCTION OF REQUIRED PARKING SPACES		APPROVED
TCV22-0125	3/2/2023	TO ALLOW FOR ONE WATER AND SEWER TAP TO SERVE TWO BUILDINGS	IF OWNER EVER SELLS ONE OF THE BUILDINGS OR SUBDIVIDES, SEPARATE TAPS WILL BE REQUIRED	APPROVED
TCV25-0037	8/7/2025	TO ALLOW FOR 4" DIAMETER TREE WELLS TO ACCOMMODATE 3 SMALLER TREES.		APPROVED

CHANGES FROM APPROVED SDP AMENDMENT #1

DESCRIPTION	REASONING
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE REMOVED	CERTIFICATE IS NO LONGER REQUIRED AS OF 1/1/2024
WATER RIGHTS DEDICATION AGREEMENT TEXT ADJUSTED	TEXT ADJUSTED PER COMMENTS FROM DS DEVELOPMENT REVIEW
TEXT UPDATES TO STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL, SURVEYOR'S CERTIFICATE, AND CIVIL ENGINEER'S STATEMENT	TEXT ADJUSTED PER COMMENTS FROM DS DEVELOPMENT REVIEW
LIENHOLDER SUBORDINATION CERTIFICATE BLOCK ADDED	LIENHOLDER SUBORDINATION CERTIFICATE ADDED TO COVER PAGE PER COMMENTS FROM DS DEVELOPMENT REVIEW
SDP NUMBER REMOVED FROM COVER PAGE HEADER	REPLACED SPD NUMBER WITH "AMENDMENT NO. 1" PER COMMENTS FROM DS DEVELOPMENT REVIEW
ADD TEXT: "SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 THE BRINKERHOFF & BAR HUMMINGBIRD TOWN OF CASTLE ROCK PROJECT NO. SDP25-007" TO BOTTOM RIGHT CORNER OF EACH SHEET	TEXT ADDED TO EACH SHEET PER COMMENTS FROM DS DEVELOPMENT REVIEW
REVISE AND CLOUD SHEETS CONTAINING REVISIONS	ADJUST SHEET LIST TABLE TO DISPLAY CORRECT NUMBER AND ORGANIZATION OF SHEETS DUE TO DS DEVELOPMENT REVIEW REQUEST TO REMOVE PAGES FROM THE SET AND CLOUD ALL SHEETS THAT CONTAIN REVISIONS



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1 OF 19	COVER SHEET
2 OF 19	GENERAL NOTES
3 OF 19	SITE PLAN
4 OF 19	GENERAL GRADING PLAN
5 OF 19	GENERAL UTILITIES PLAN
6 OF 19	CONCEPTUAL LANDSCAPE SITE PLAN
7 OF 19	CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
8 OF 19	PLANTING NOTES/CALCULATIONS/DETAILS
9 OF 19	CONCEPTUAL SITE ELEVATIONS
10 OF 19	CONCEPTUAL SITE LIGHTING PLAN
11 OF 19	CONCEPTUAL SITE ENLARGEMENT LIGHTING PLAN
12 OF 19	LIGHTING SPECS / CUTSHEETS
13 OF 19	LIGHTING SPECS / CUTSHEETS
14 OF 19	EXTERIOR ELEVATIONS
15 OF 19	EXTERIOR ELEVATIONS
16 OF 19	EXTERIOR ELEVATIONS
17 OF 19	EXTERIOR ELEVATIONS
18 OF 19	EXTERIOR MATERIALS & FINISHES
19 OF 19	PHOTOMETRIC SITE PLAN

WATER RIGHTS DEDICATION AGREEMENT:
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492 AND ACCORDINGLY 3.33 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK WITH SDP22-0029, RECORDED ON MAY 25, 2023 AT RECEPTION NO. 2023022154.

LEGAL DESCRIPTION
PARCEL 1:
LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, COUNTY OF DOUGLAS, STATE OF COLORADO.
PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS ROADS AND SIDEWALKS FOR USE OF COMMON UTILITY FACILITIES AND FOR USE OF THE COMMON AREAS FOR THE PURPOSES DESIGNATED, ALL AS MORE FULLY DEFINED AND DESCRIBED IN PROMENADE AT CASTLE ROCK MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 16, 2015, UNDER RECEPTION NO. 2015024611, AS AMENDED BY FIRST AMENDMENT TO MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 26, 2015, UNDER RECEPTION NO. 2015077070, ALL IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO
PARCEL 3:
NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS ROADS AND SIDEWALKS FOR USE OF COMMON UTILITY FACILITIES AND FOR USE OF THE COMMON AREAS FOR THE PURPOSES DESIGNATED, ALL AS MORE FULLY DEFINED AND DESCRIBED IN BLOCK 2 SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 29, 2015 UNDER RECEPTION NO. 2015078596, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 24, 2016 UNDER RECEPTION NO. 2016010698, ALL IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARING:
BEARINGS ARE BASED ON A LINE EXTENDING FROM THE SOUTHWEST CORNER OF LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13 TO THE NORTHWEST CORNER OF SAID LOT. SAID LINE BEARS NORTH 31°41'25" EAST, AND IS MONUMENTED AT THE SOUTHWEST END BY A NAIL & BRASS TAG STAMPED "LS 38064" AND IS MONUMENTED AT THE NORTHEAST END BY A #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 38064".

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS: SITE BENCHMARK CONTROL POINT 1, ELEVATIONS WERE DERIVED USING OPUS SOLUTION. ELEVATION: 6173.71 FEET (NAVD 1988 DATUM).

PURPOSE STATEMENT
THE PURPOSE OF THIS SDP IS TO ESTABLISH THE DESIGN OF A 9,012 SQUARE-FOOT RESTAURANT AND 2,552 SQUARE FOOT BAR EVENT SPACE LOCATED SOUTHWEST OF THE INTERSECTION OF CASTLE ROCK PARKWAY AND PROMENADE PARKWAY IN THE TOWN OF CASTLE ROCK.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 29 DAY OF September, 2025.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

OWNER	CIVIL ENGINEER	SURVEYOR	ARCHITECT	LANDSCAPE ARCHITECT
BRINKERHOFF CASTLE ROCK, LLC	R&R ENGINEERS & SURVEYORS, LLC	R&R ENGINEERS & SURVEYORS, LLC	J:BROWN:RIGG ARCHITECTURE	DESIGNS BY SUNDOWN
558 CASTLE PINES PARKWAY, UNIT B4 #101, CASTLE PINES, CO 80108 CONTACT: MARK BRINKERHOFF	1635 WEST 13TH AVENUE, STE 310 DENVER, CO 80204 (303) 753-6730 CONTACT: DOUGLAS DUNKIN, P.E.	1635 WEST 13TH AVENUE, STE 310 DENVER, CO 80204 (303) 753-6730 CONTACT: KEVIN KUCHARCZYK, P.L.S.	60 NORTH MAIN STREET CEDAR CITY, UT 84720 (435) 590-3577 CONTACT: JUSTIN STEIN	6875 S. SANTA FE DRIVE LITTLETON, CO 80120 (303) 789-4400 CONTACT: KEVEN WINKELMANN

ZONING COMPARISON AND DEVELOPMENT STANDARDS

ZONING	PROMENADE AT CASTLE ROCK PDP		
	EXISTING/REQUIRED	PROPOSED	
USE AREA		RESTAURANT	
USES	PROMENADE AT CASTLE ROCK PDP	RESTAURANT (THE BRINKERHOFF)	RESTAURANT (BAR HUMMINGBIRD)
MIN. FRONT YARD SETBACK		12.5'	65.3'
MIN. REAR YARD SETBACK		222.6'	218.7'
MIN. SIDE YARD SETBACK	SETBACKS ESTABLISHED WITH SDP	144.5'	17.1'
MIN. SIDE TO STREET SETBACK		16.4'	197.4'
MAX. BUILDING HEIGHT	50'	18.7'	32.5'
MIN. PARKING SPACES	12 SPACES PER 1,000 GFA RESTAURANT (15,000 SF x 12)/1000 = 180 SPACES REQUIRED 25% REDUCTION PER TCV22-0095 180 - (180 * 0.25) = 135 SPACES (136 PROVIDED)		136*
MIN. ADA SPACES	FOR 101-150 TOTAL SPACES, 5 REQUIRED ADA SPACES		5

SITE UTILIZATION

	SF/ACREAGE	% OF TOTAL
TOTAL LOT AREA	107,030 S.F./2.46 AC.	100.00%
BUILDING COVERAGE	11,716 S.F./0.27 AC.	10.80%
HARDSCAPE/IMPERVIOUS	67,834 S.F./1.56 AC.	63.53%
LANDSCAPE/OPEN SPACE COVERAGE	27,480 S.F./0.63 AC.	25.67%
RIGHT-OF-WAY	0 S.F./0 AC.	0.00%

*NOTE: THE REDUCED PARKING REQUIREMENT IS APPROVED PER TCV22-0095. IF PARKING CAPACITY BECOMES A FUTURE CONCERN, THE TOWN MAY DIRECT THE OWNER TO REQUIRE EMPLOYEE PARKING OFF SITE.

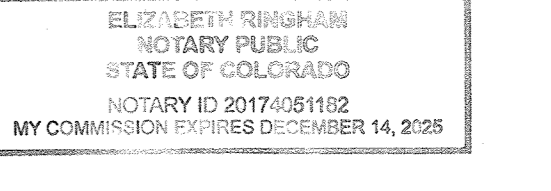
OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

[Signature]
BRINKERHOFF CASTLE ROCK, LLC
SIGNED THIS 17th DAY OF September, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF September, 2025 BY MARK BRINKERHOFF

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: dec. 14, 2025



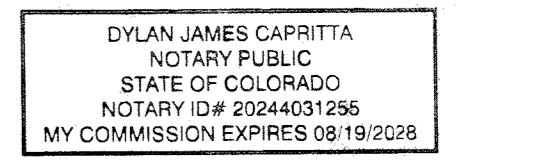
LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENTS RECORDED OCTOBER 12, 2023 AT RECEPTION NO. 2023043901 AND RECEPTION NO. 2023043902, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
COMMUNITY BANKS OF COLORADO, A DIVISION OF NBH BANK
SIGNED THIS 17th DAY OF September, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF September, 2025 BY Dylan J Capritta

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/19/2028



TITLE CERTIFICATION

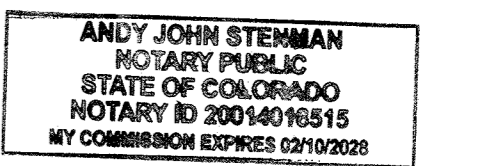
I, David Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE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

[Signature]
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY
SIGNED THIS 17th DAY OF September, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF September, 2025 BY David Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.

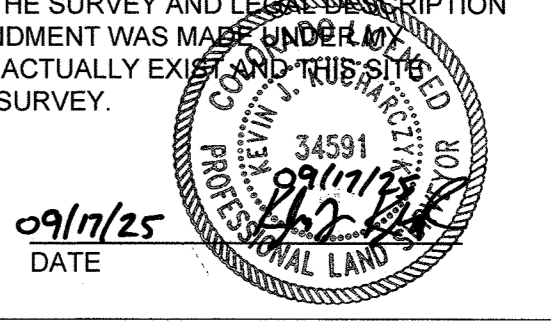
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: February 10, 2028



SURVEYOR'S CERTIFICATE

I, KEVIN KUCHARCZYK, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

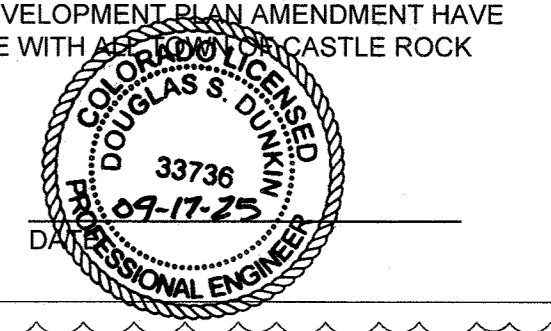
[Signature]
REGISTERED LAND SURVEYOR
KEVIN KUCHARCZYK, P.L.S., COLORADO REG. NO. 34591



CIVIL ENGINEER'S STATEMENT

I, (DOUGLAS DUNKIN, 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 AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

[Signature]
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS DUNKIN, P.E., COLORADO P.E. NO. 33736



DATE 8/25

REVISION SDP AMENDMENT

NO. 1

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

WWW.RRENINEERS.COM

THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS
SITE ADDRESS: LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PREPARED FOR: BRINKERHOFF RESTAURANTS, LLC
558 CASTLE PINES PARKWAY, UNIT B4 #101
CASTLE PINES, CO 80108

SITE DEVELOPMENT PLAN
JOB NO: BR21318
SUBM. DATE: 5/21/25
DWN: TJS
NAME: TJS

COVER SHEET

NO. 1 OF 19

P:\P\19-21318-HUMMINGBIRD & NEST\LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK\ENGINEERING\DRAWINGS\PLANS\SDP\BR21318-CAR.DWG, PLOT DATE: 8/16/2025, 10:39:46 AM, BY: RECORDER, SMITH

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 THE BRINKERHOFF & BAR HUMMINGBIRD

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	LIMITS OF DISTURBANCE	---
---	SWALE / STREAM FLOWLINE	---
---	OVERFLOW RELIEF PATH	---
---	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	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	GRADE BREAK	---
---	SPOT ELEVATION	---
---	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	---
---	OVERHEAD ELECTRIC	---
---	UTILITY POLE	---
---	STREET LIGHT	---
---	CABLE TV SERVICE	---
---	TELECOM SERVICE	---
---	FIBER OPTIC SERVICE	---
---	NATURAL GAS SERVICE	---
---	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

- 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED PROMENADE AT CASTLE ROCK PDP.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED 3/16/2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 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 REQUIRE A BUILDING PERMIT.
- RETAINING WALLS IN COMMON AREAS OF THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- 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 25% FEE.
- 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 OF 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.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- 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 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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 PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- 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, WATER METERS, FIRE HYDRANTS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AND APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OF PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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.
- 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 ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 38,000 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 CASTLE ROCK FIRE DEPARTMENT. 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.
- "FIRE LANE NO PARKING" CURB MARKING: ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

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 MEADOWS YELLOW WATER PRESSURE ZONE.

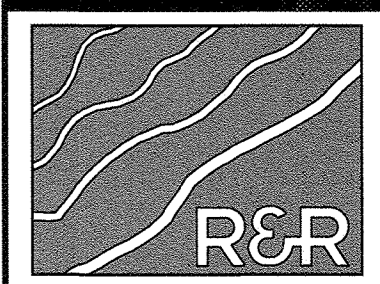
LANDSCAPE NOTES

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 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.
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

CHANGES FROM APPROVED SDP

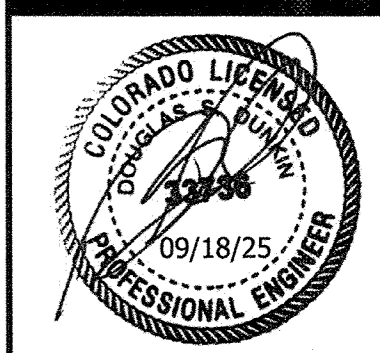
DESCRIPTION	REASONING
UPDATE TO GENERAL NOTES AND FIRE NOTES	NOTES UPDATED TO REFLECT CASTLE ROCK'S MOST CURRENT GENERAL NOTES AND FIRE NOTES

REVISION	BY	DATE
1	TWS	8/19/25



R&R ENGINEERS SURVEYORS

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



THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS
SITE ADDRESS: LOT 1A-3A, BLOCK 2, OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PREPARED FOR: BRINKERHOFF RESTAURANTS, LLC
558 CASTLE PINES PARKWAY, UNIT B4 #101
CASTLE PINES, CO 80108

NO.	DESCRIPTION
BR21318	JTS

GENERAL NOTES

CHANGES FROM APPROVED SDP AMENDMENT #1

DESCRIPTION	REASONING
CALL OUTS ADDED TO PLANS WHERE REQUESTED	RAISED PLANTER CALLOUTS MISSING FROM SITE PLAN, DETAILS FOR RAISED PLANTERS TO BE PROVIDED BY LANDSCAPING & ARCHITECTURE
ACCESS GATE AND ASSOCIATED CALL OUT ADDED TO PLANS	GATE PROVIDE TO ALLOW ACCESS TO EUSERC CABINET

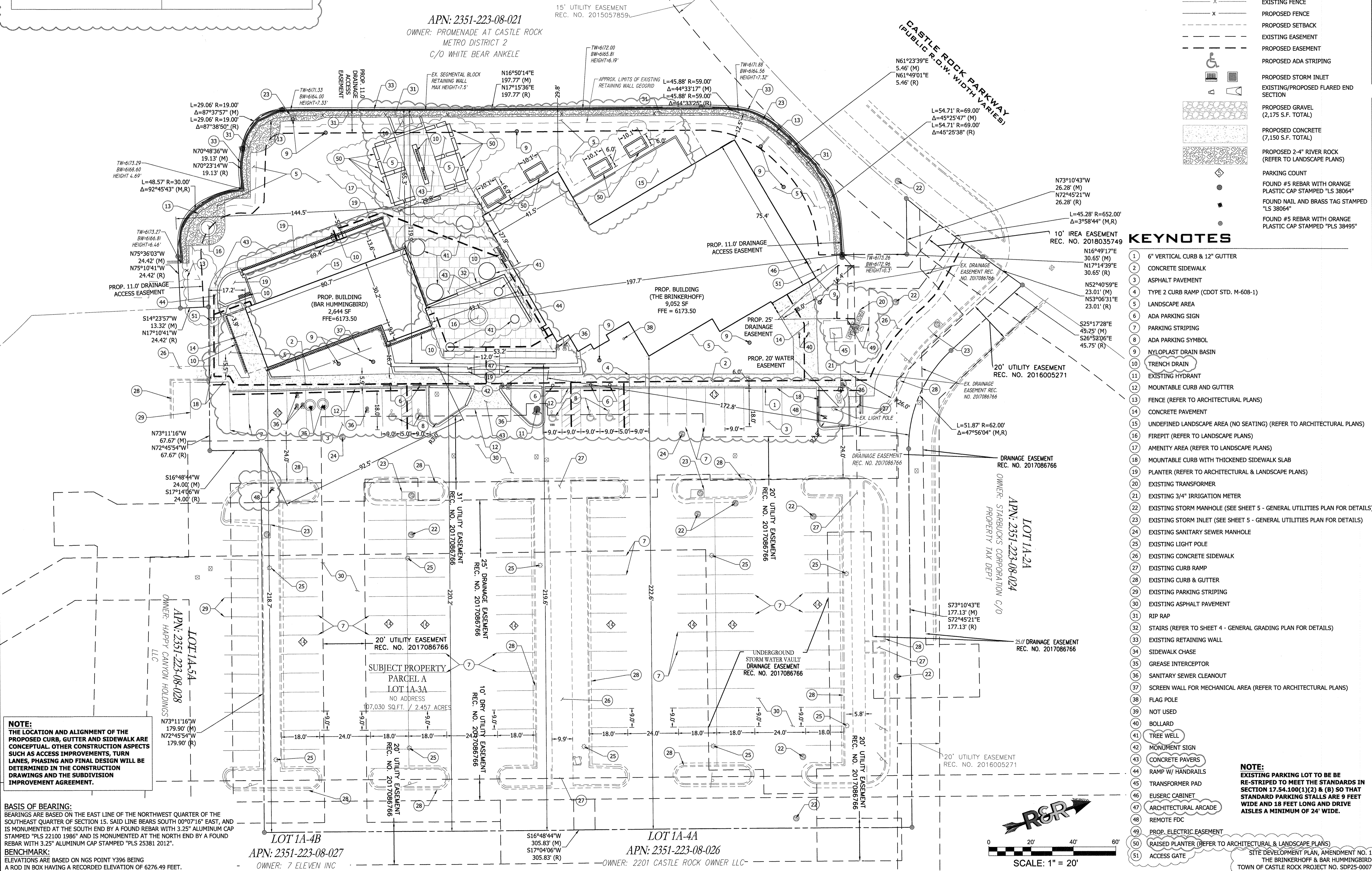
THE BRINKERHOFF & BAR HUMMINGBIRD

LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SW QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

APN: 2351-223-08-021
OWNER: PROMENADE AT CASTLE ROCK
METRO DISTRICT 2
C/O WHITE BEAR ANKELE

15' UTILITY EASEMENT
REC. NO. 2015057859

CASTLE ROCK PARKWAY
(PUBLIC R.O.W. WIDTH VARIES)



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER (C&G)
- EXISTING FEMA FLOOD ZONE
- EXISTING WALL
- PROPOSED ADA ROUTE
- PROPOSED SITE TRIANGLE
- EXISTING ROAD CENTER LINE
- x- EXISTING FENCE
- x- PROPOSED FENCE
- PROPOSED SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED ADA STRIPING
- PROPOSED STORM INLET
- EXISTING/PROPOSED FLARED END SECTION
- PROPOSED GRAVEL (2,175 S.F. TOTAL)
- PROPOSED CONCRETE (7,150 S.F. TOTAL)
- PROPOSED 2-4" TOWER ROCK (REFER TO LANDSCAPE PLANS)
- PARKING COUNT
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "LS 38064"
- FOUND NAIL AND BRASS TAG STAMPED "LS 38064"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"

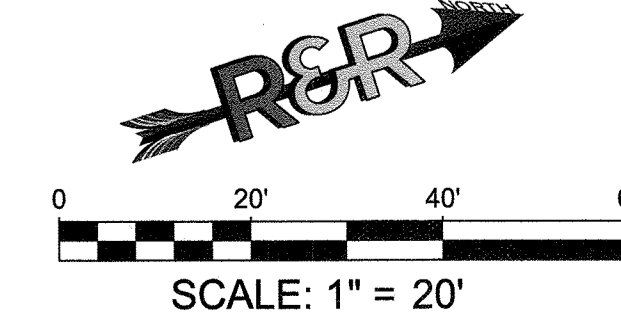
KEYNOTES

- 1 6" VERTICAL CURB & 12" GUTTER
- 2 CONCRETE SIDEWALK
- 3 ASPHALT PAVEMENT
- 4 TYPE 2 CURB RAMP (CDOT STD. M-608-1)
- 5 LANDSCAPE AREA
- 6 ADA PARKING SIGN
- 7 PARKING STRIPING
- 8 ADA PARKING SYMBOL
- 9 NYLOPLAST DRAIN BASIN
- 10 TRENCH DRAIN
- 11 EXISTING HYDRANT
- 12 MOUNTABLE CURB AND GUTTER
- 13 FENCE (REFER TO ARCHITECTURAL PLANS)
- 14 CONCRETE PAVEMENT
- 15 UNDEFINED LANDSCAPE AREA (NO SEATING) (REFER TO ARCHITECTURAL PLANS)
- 16 FIREPIT (REFER TO LANDSCAPE PLANS)
- 17 AMENITY AREA (REFER TO LANDSCAPE PLANS)
- 18 MOUNTABLE CURB WITH THICKENED SIDEWALK SLAB
- 19 PLANTER (REFER TO ARCHITECTURAL & LANDSCAPE PLANS)
- 20 EXISTING TRANSFORMER
- 21 EXISTING 3/4" IRRIGATION METER
- 22 EXISTING STORM MANHOLE (SEE SHEET 5 - GENERAL UTILITIES PLAN FOR DETAILS)
- 23 EXISTING STORM INLET (SEE SHEET 5 - GENERAL UTILITIES PLAN FOR DETAILS)
- 24 EXISTING SANITARY SEWER MANHOLE
- 25 EXISTING LIGHT POLE
- 26 EXISTING CONCRETE SIDEWALK
- 27 EXISTING CURB RAMP
- 28 EXISTING CURB & GUTTER
- 29 EXISTING PARKING STRIPING
- 30 EXISTING ASPHALT PAVEMENT
- 31 RIP RAP
- 32 STAIRS (REFER TO SHEET 4 - GENERAL GRADING PLAN FOR DETAILS)
- 33 EXISTING RETAINING WALL
- 34 SIDEWALK CHASE
- 35 GREASE INTERCEPTOR
- 36 SANITARY SEWER CLEANOUT
- 37 SCREEN WALL FOR MECHANICAL AREA (REFER TO ARCHITECTURAL PLANS)
- 38 FLAG POLE
- 39 NOT USED
- 40 BOLLARD
- 41 TREE WELL
- 42 MONUMENT SIGN
- 43 CONCRETE PAVERS
- 44 RAMP W/ HANDRAILS
- 45 TRANSFORMER PAD
- 46 EUSERC CABINET
- 47 ARCHITECTURAL ARCADE
- 48 REMOTE FDC
- 49 PROP. ELECTRIC EASEMENT
- 50 RAISED PLANTER (REFER TO ARCHITECTURAL & LANDSCAPE PLANS)
- 51 ACCESS GATE

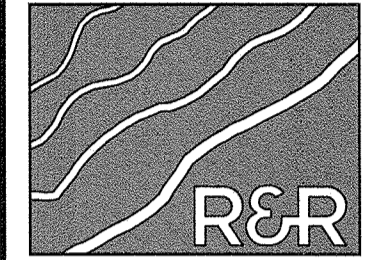
NOTE:
THE LOCATION AND ALIGNMENT OF THE PROPOSED CURB, GUTTER AND SIDEWALK ARE CONCEPTUAL. OTHER CONSTRUCTION ASPECTS SUCH AS ACCESS IMPROVEMENTS, TURN LANES, PHASING AND FINAL DESIGN WILL BE DETERMINED IN THE CONSTRUCTION DRAWINGS AND THE SUBDIVISION IMPROVEMENT AGREEMENT.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15. SAID LINE BEARS SOUTH 00°07'16" EAST, AND IS MONUMENTED AT THE SOUTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 22100 1986" AND IS MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 25381 2012".
BENCHMARK:
ELEVATIONS ARE BASED ON NGS POINT Y396 BEING A ROD IN BOX HAVING A RECORDED ELEVATION OF 6276.49 FEET.

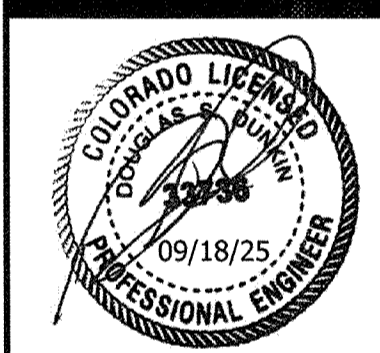
NOTE:
EXISTING PARKING LOT TO BE RE-STRIPED TO MEET THE STANDARDS IN SECTION 17.54.100(1)(2) & (8) SO THAT STANDARD PARKING STALLS ARE 9 FEET WIDE AND 18 FEET LONG AND DRIVE AISLES A MINIMUM OF 24' WIDE.



DATE	BY	REVISION	NO.
8/8/25	TWS	SDP AMENDMENT	1



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

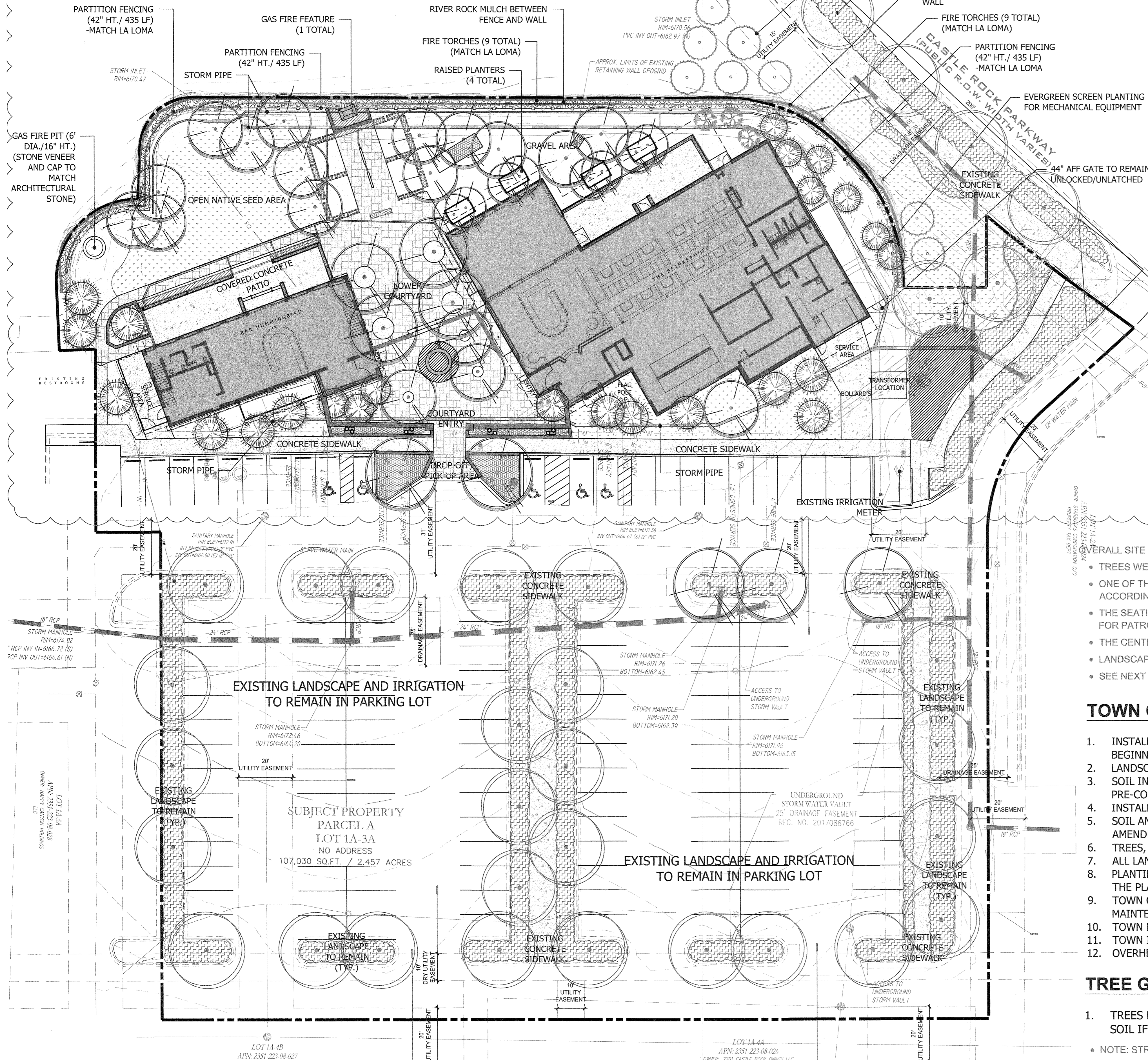


THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS
SITE DEVELOPMENT PLAN
JOB NO. BR21318
SUBM. DATE 5/21/25
DWN: TJS CHD: TWS
NAME

SITE PLAN
NO. 3 OF 19

PLOT: 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK ENGINEERING & SURVEYING, INC. DRAWINGS: PLAN, SDP, BR21318, SITE DWG. PLOT DATE: 8/7/2025, 3:46:50 PM, BY: TREVOR SMITH

PLEASE REFERENCE "CD16-0005" FOR ADJACENT TRACT D LANDSCAPING



CONCEPT PLANT SCHEDULE

Table with 2 columns: Plant Type and Quantity. Includes categories like Existing Deciduous Shade Trees, Proposed Deciduous Shade Trees, Evergreen Trees, and Annual Color.

CONCEPT HARDSCAPE MATERIAL SCHEDULE

Table with 2 columns: Material Name and Area. Includes items like Grey Concrete w/ Broom Finish, Natural Stone Patios, 3/8" Chipped Granite, and Custom Steel Gas Torch.

OVERALL SITE CHANGES:

- List of 6 site changes including tree adjustments, fire feature relocations, seating area shifts, and irrigation area reductions.

TOWN OF CASTLE ROCK LANDSCAPE NOTES

- Numbered list of 12 landscape installation and maintenance notes for the contractor.

TREE GRATE NOTE

- Notes regarding tree grates, including structural soil requirements and a note that structural soil was not used at specific locations.

DESIGNS BY SUNDOWN LANDSCAPE ARCHITECTURE & CONSTRUCTION

THE BRINKERHOFF & BAR HUMMINGBIRD CASTLE ROCK PROMENADE, BLOCK 2 CASTLE ROCK, COLORADO 80108



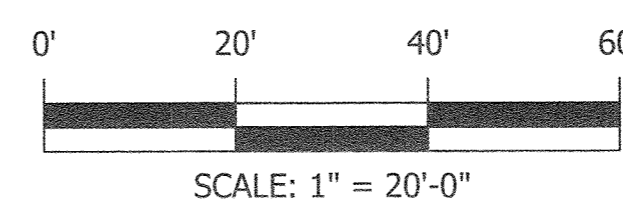
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DATE REVISIONS 2025.08.07

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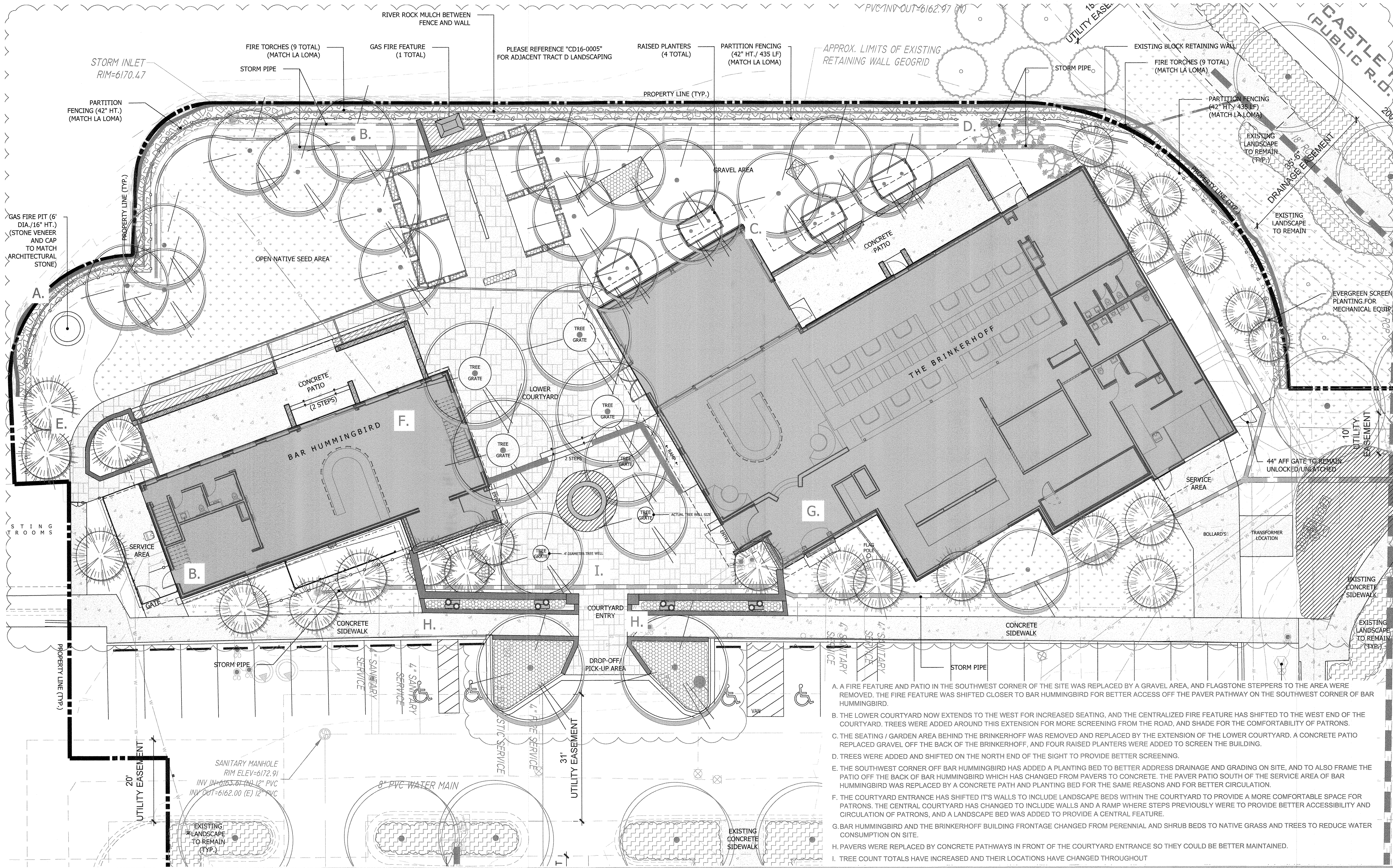
DESIGNS BY SUNDOWN LANDSCAPE ARCHITECTURE & CONSTRUCTION contact information.

THE BRINKERHOFF & BAR HUMMINGBIRD CASTLE ROCK PROMENADE, BLOCK 2 LANDSCAPE SITE PLAN



DESIGN BY: KEVEN WINKELMANN DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR



- A. A FIRE FEATURE AND PATIO IN THE SOUTHWEST CORNER OF THE SITE WAS REPLACED BY A GRAVEL AREA, AND FLAGSTONE STEPPERS TO THE AREA WERE REMOVED. THE FIRE FEATURE WAS SHIFTED CLOSER TO BAR HUMMINGBIRD FOR BETTER ACCESS OFF THE PAVER PATHWAY ON THE SOUTHWEST CORNER OF BAR HUMMINGBIRD.
- B. THE LOWER COURTYARD NOW EXTENDS TO THE WEST FOR INCREASED SEATING, AND THE CENTRALIZED FIRE FEATURE HAS SHIFTED TO THE WEST END OF THE COURTYARD. TREES WERE ADDED AROUND THIS EXTENSION FOR MORE SCREENING FROM THE ROAD, AND SHADE FOR THE COMFORTABILITY OF PATRONS.
- C. THE SEATING / GARDEN AREA BEHIND THE BRINKERHOFF WAS REMOVED AND REPLACED BY THE EXTENSION OF THE LOWER COURTYARD. A CONCRETE PATIO REPLACED GRAVEL OFF THE BACK OF THE BRINKERHOFF, AND FOUR RAISED PLANTERS WERE ADDED TO SCREEN THE BUILDING.
- D. TREES WERE ADDED AND SHIFTED ON THE NORTH END OF THE SIGHT TO PROVIDE BETTER SCREENING.
- E. THE SOUTHWEST CORNER OFF BAR HUMMINGBIRD HAS ADDED A PLANTING BED TO BETTER ADDRESS DRAINAGE AND GRADING ON SITE, AND TO ALSO FRAME THE PATIO OFF THE BACK OF BAR HUMMINGBIRD WHICH HAS CHANGED FROM PAVERS TO CONCRETE. THE PAVER PATIO SOUTH OF THE SERVICE AREA OF BAR HUMMINGBIRD WAS REPLACED BY A CONCRETE PATH AND PLANTING BED FOR THE SAME REASONS AND FOR BETTER CIRCULATION.
- F. THE COURTYARD ENTRANCE HAS SHIFTED IT'S WALLS TO INCLUDE LANDSCAPE BEDS WITHIN THE COURTYARD TO PROVIDE A MORE COMFORTABLE SPACE FOR PATRONS. THE CENTRAL COURTYARD HAS CHANGED TO INCLUDE WALLS AND A RAMP WHERE STEPS PREVIOUSLY WERE TO PROVIDE BETTER ACCESSIBILITY AND CIRCULATION OF PATRONS, AND A LANDSCAPE BED WAS ADDED TO PROVIDE A CENTRAL FEATURE.
- G. BAR HUMMINGBIRD AND THE BRINKERHOFF BUILDING FRONTAGE CHANGED FROM PERENNIAL AND SHRUB BEDS TO NATIVE GRASS AND TREES TO REDUCE WATER CONSUMPTION ON SITE.
- H. PAVERS WERE REPLACED BY CONCRETE PATHWAYS IN FRONT OF THE COURTYARD ENTRANCE SO THEY COULD BE BETTER MAINTAINED.
- I. TREE COUNT TOTALS HAVE INCREASED AND THEIR LOCATIONS HAVE CHANGED THROUGHOUT

DESIGNS BY SUNDOWN
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 FAX: (303) 789-4417
 www.designsbysundown.com

THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108

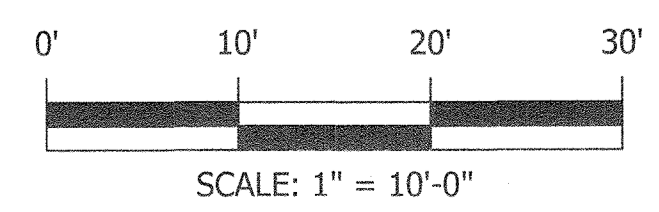


FC025-0027

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THE BRINKERHOFF & BAR HUMMINGBIRD
 CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108
LANDSCAPE ENLARGEMENT PLAN



DESIGN BY: KEVEN WINKELMANN
 DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE: 2025.08.07
 REVISIONS:



NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: _____ State of Colorado License Landscape Architect # **KEVEN WINKELMANN, PLA #778**
 Town of Castle Rock Registration # _____ Address: **6875 S. Santa Fe Drive Littleton CO 80120**
 Company Name: _____ Designs By Sundown Email: **kwinkelmann@designsbysundown.com** Date: **3.4.2025**
 Phone: **303.789.4400** Email: _____
 Project Name: _____ The Brinkerhoff & Bar Hummingbird, Castle Rock Promenade Block 2

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 (10% 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)
107,030	10,703	7,820	15,710	21	90	43	44	4
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (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	8,027	7,820	7,855	2,676	24,713	11	63	Yes ___ No ___

*Units are in SF

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
62,625	6,263	6,020	655	13	30	25	230

Parking Lot Peninsula/Islands (40 Spaces or More)***							
Number of Parking Spaces	Number of Landscaped Islands Required (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	
135	9	23	9	30	36	230	

*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 7.2.1.1.2(c) of the Landscape and Irrigation Criteria Manual.

STREETSCAPE

STREET NAME	LINEAR FEET (LF)*	REQUIRED STREET TREES (1 TREE PER 40 LF)	EXISTING STREET TREES	PROVIDED STREET TREES	REQUIRED STREET SHRUBS (4 SHRUBS PER 40 LF)	PROVIDED STREET SHRUBS
CASTLE ROCK PARKWAY	200 LINEAR FEET	5 TREES REQUIRED	5 TREES	0 TREES	20 SHRUBS REQUIRED	50 SHRUBS PROVIDED (EXISTING)

*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/tracks.

TOWN OF CASTLE ROCK LANDSCAPE NOTES

- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OR ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THE SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANTING SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
- TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OR THE LANDSCAPE AND IRRIGATION.
- TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
- OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

TREE GRATE NOTE

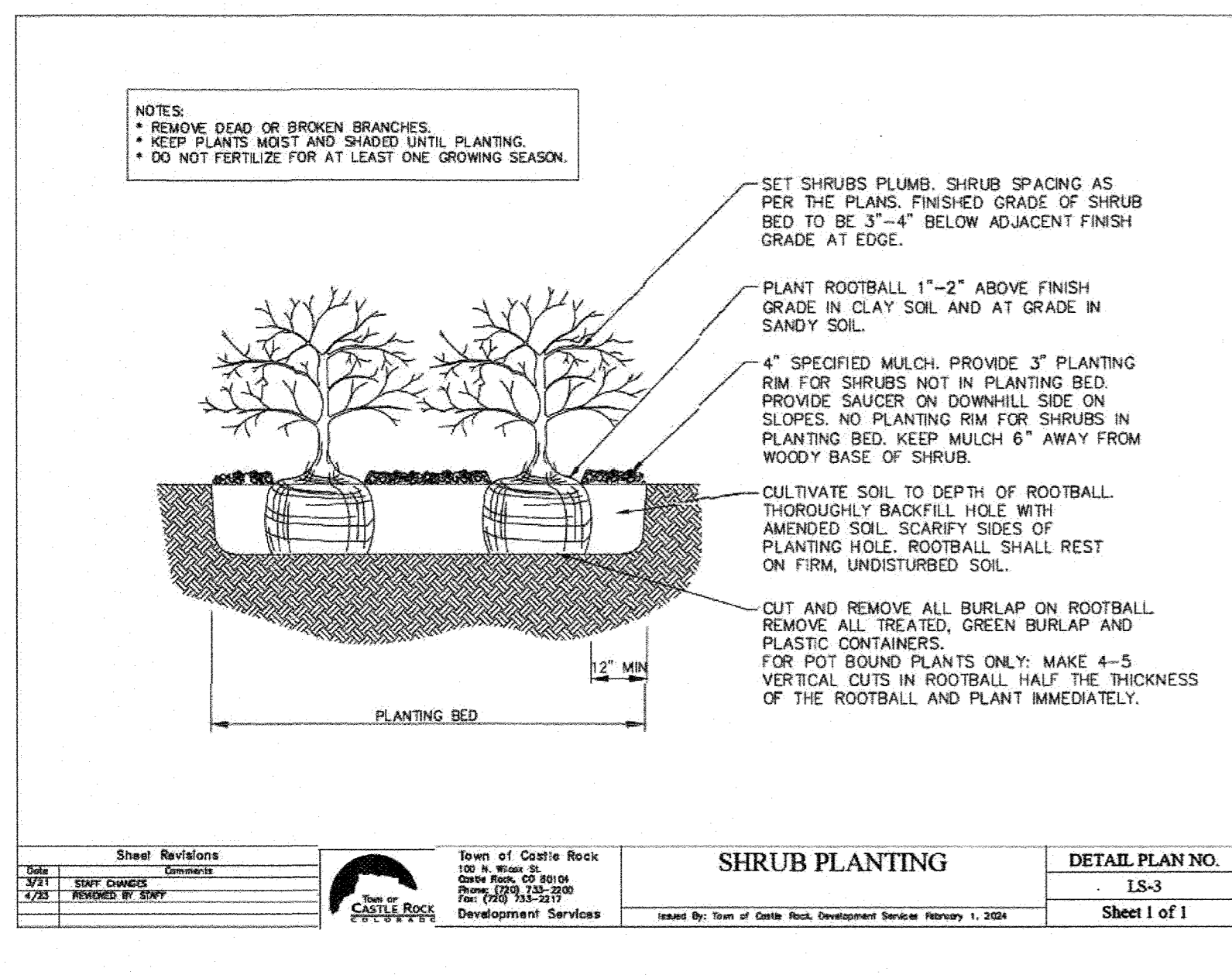
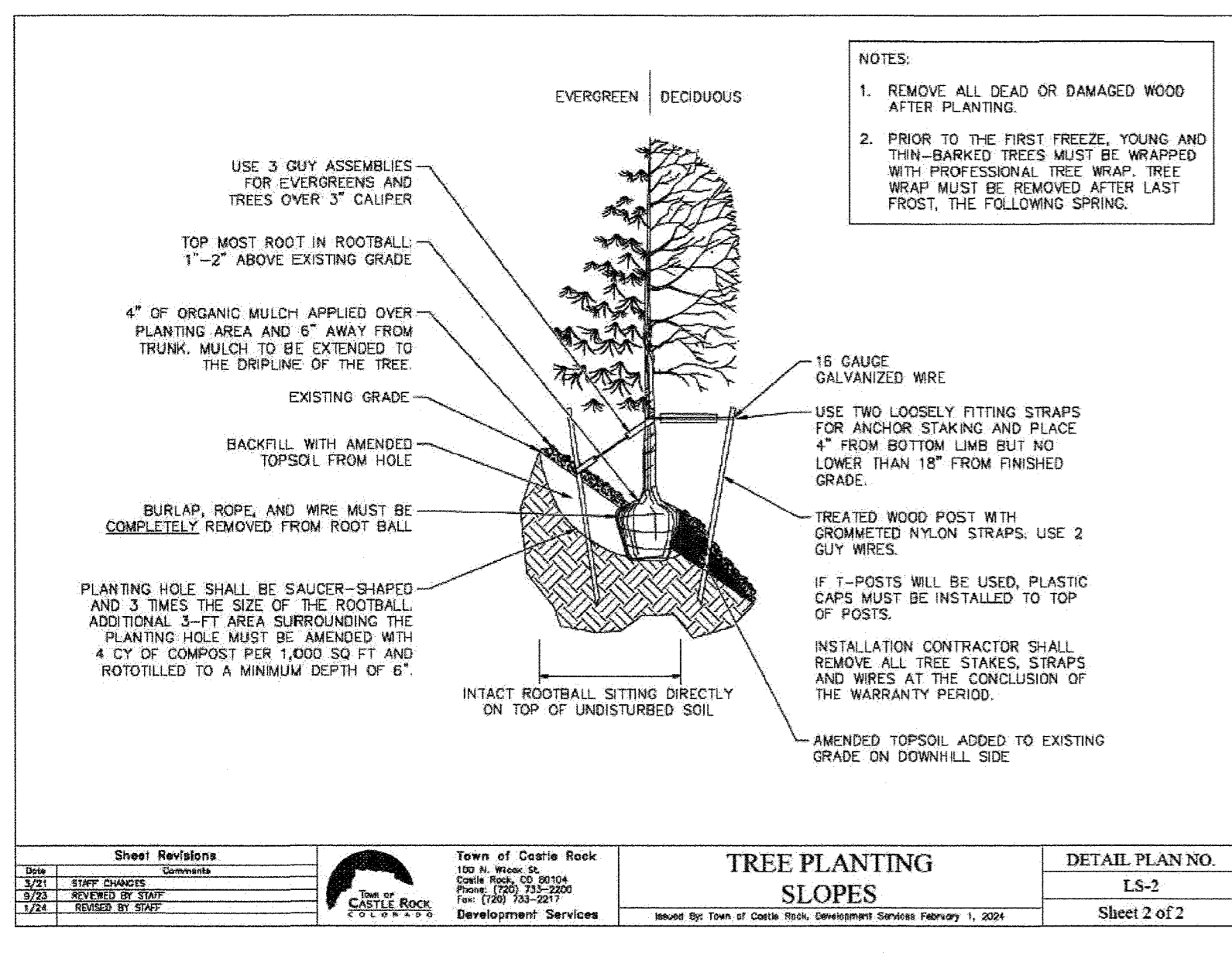
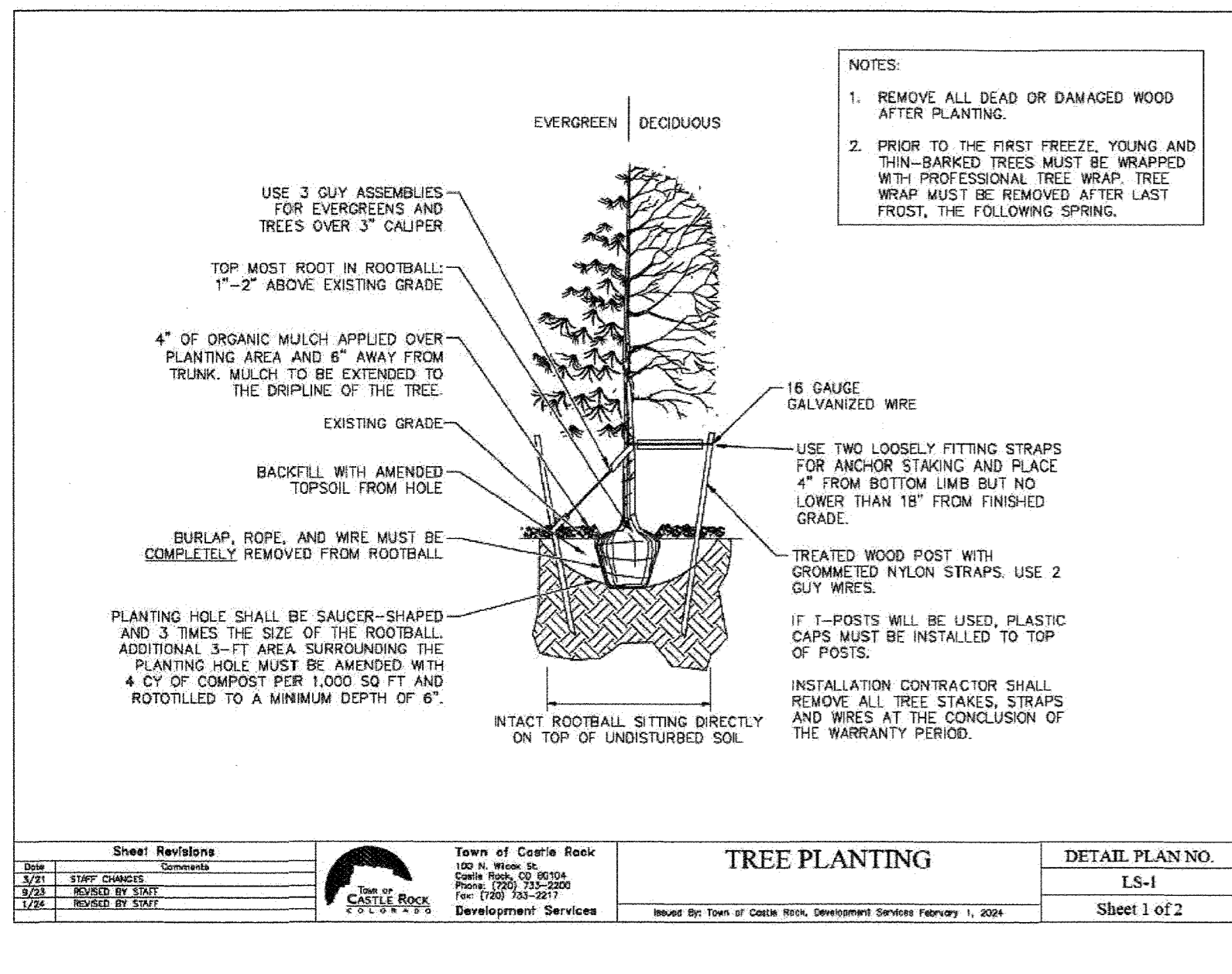
- TREES PLANTED IN TREE GRATES, WITHIN CONTAINED IMPERVIOUS AREAS, MUST USE CU STRUCTURAL SOIL IF GRATE/ PLANTING AREA PROVIDED IS LESS THAN 8'x8'.
- SMALLER GRATE SIZES TO BE APPROVED IN TCV25-0037

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES	HYDROZONE	MODERATE	QUANTITY	63
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN 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 SHADE TREES	HYDROZONE	MODERATE	QUANTITY	0
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	27
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	200
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	30
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY	100
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE	LOW	AREA	8,489
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE	MODERATE	AREA	328
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE	LOW	AREA	6,448
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				
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				

- TABLES WERE UPDATED TO MATCH THE TOWN'S CURRENT AND APPROVED LANDSCAPE TABLES.
- OVERALL SHRUB AND GRASS COUNTS WERE REDUCED AND REPLACED BY NATIVE SEED AREAS.
- TREE COUNTS INCREASED FROM 80 TO 92 ON SITE.



THE BRINKERHOFF & BAR HUMMINGBIRD

CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108

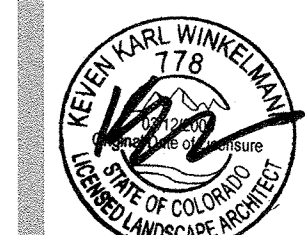
PLANTING NOTES/ CALCULATIONS/ DETAILS

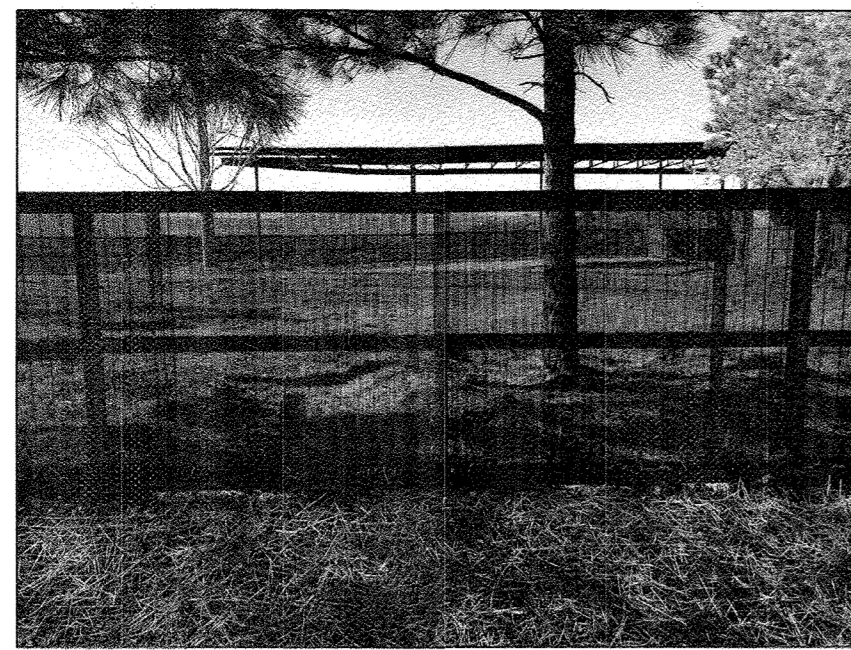
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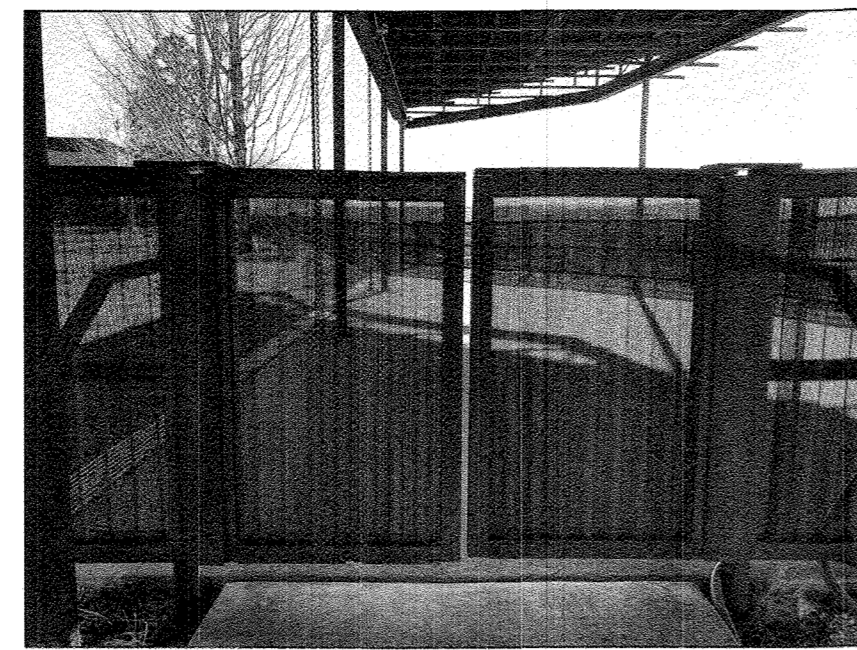
DESIGN BY: KEVEN WINKELMANN
 DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

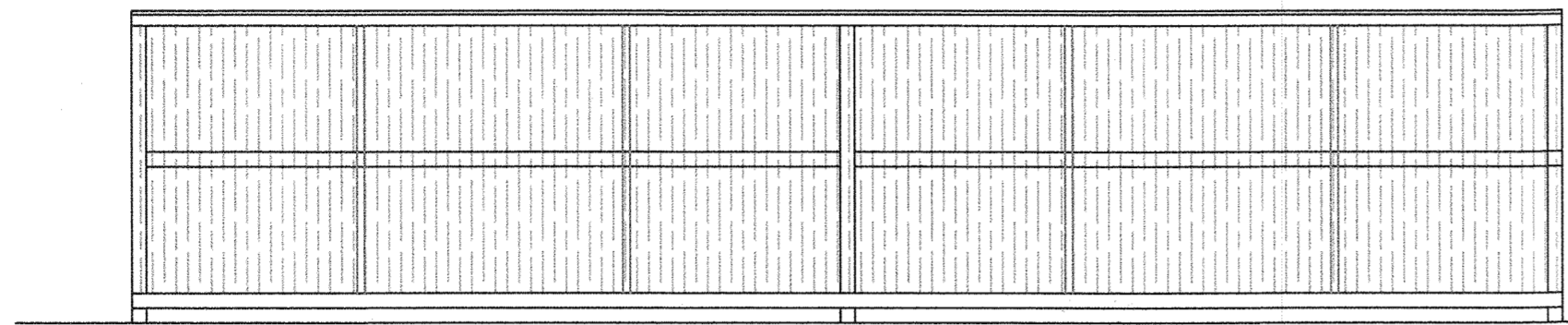




FENCING CONCEPT PHOTO



FENCING GATE CONCEPT PHOTO



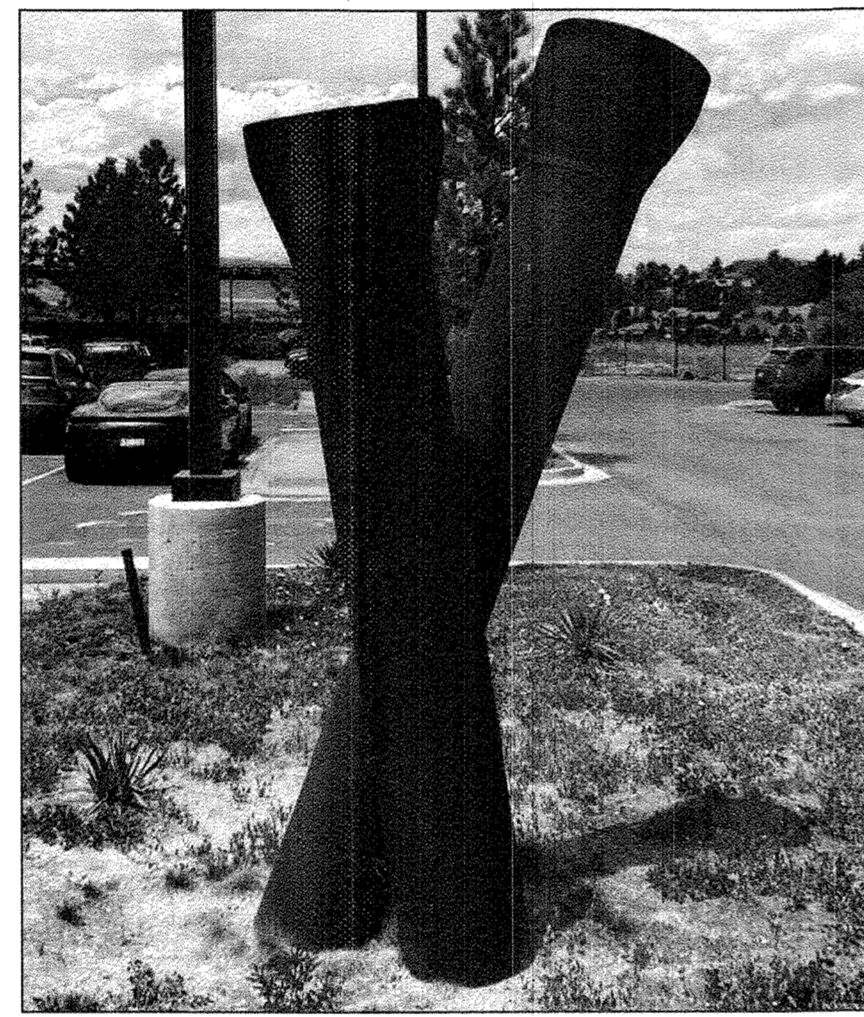
PERFORATED CORRUGATED CORTEN STEEL FENCING

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

A



TORCHES ALONG FENCE

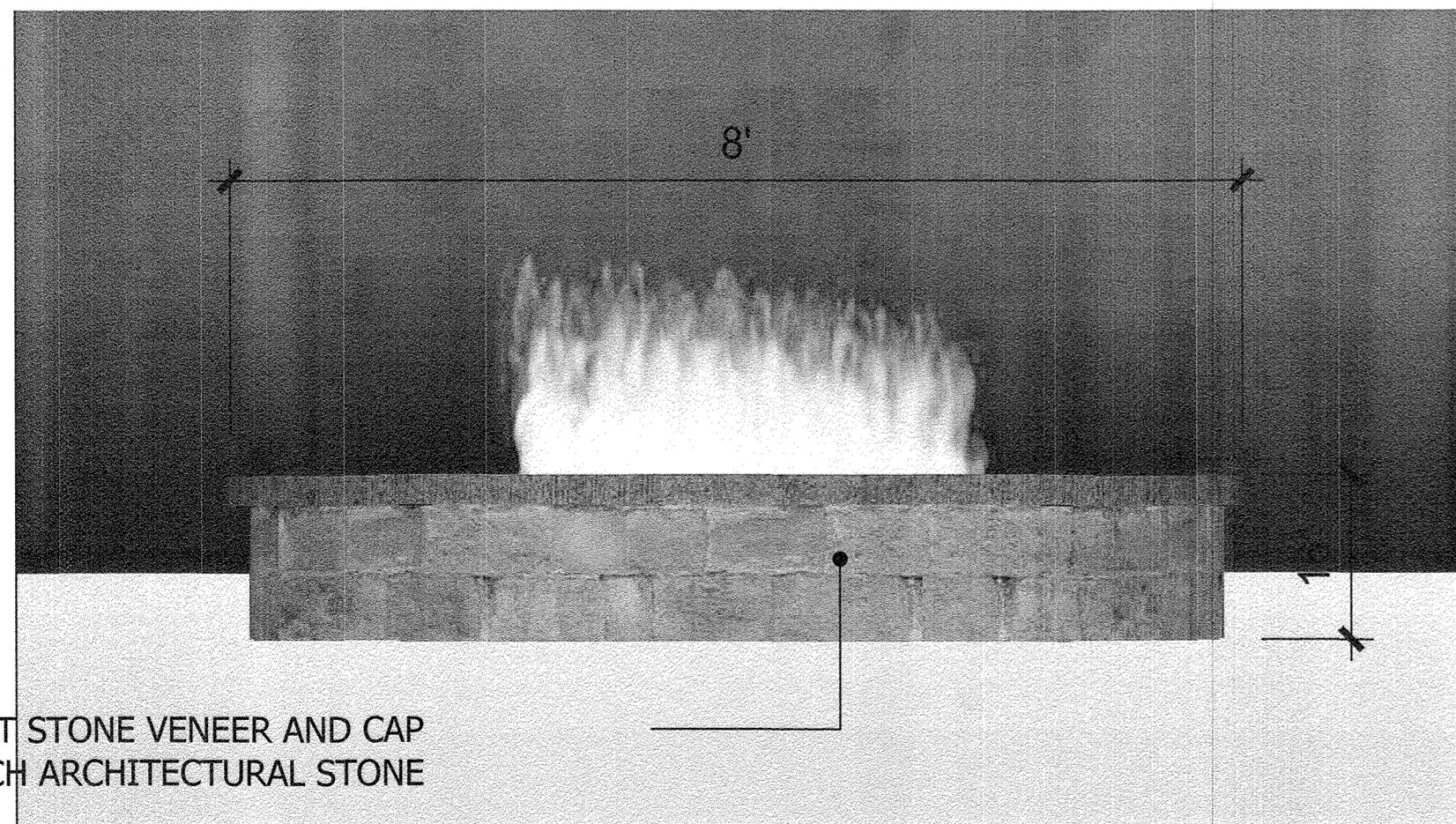


TORCHES AT ENTRY MONUMENT

CUSTOM STEEL GAS TORCHES - MATCH LA LOMA

NTS

B

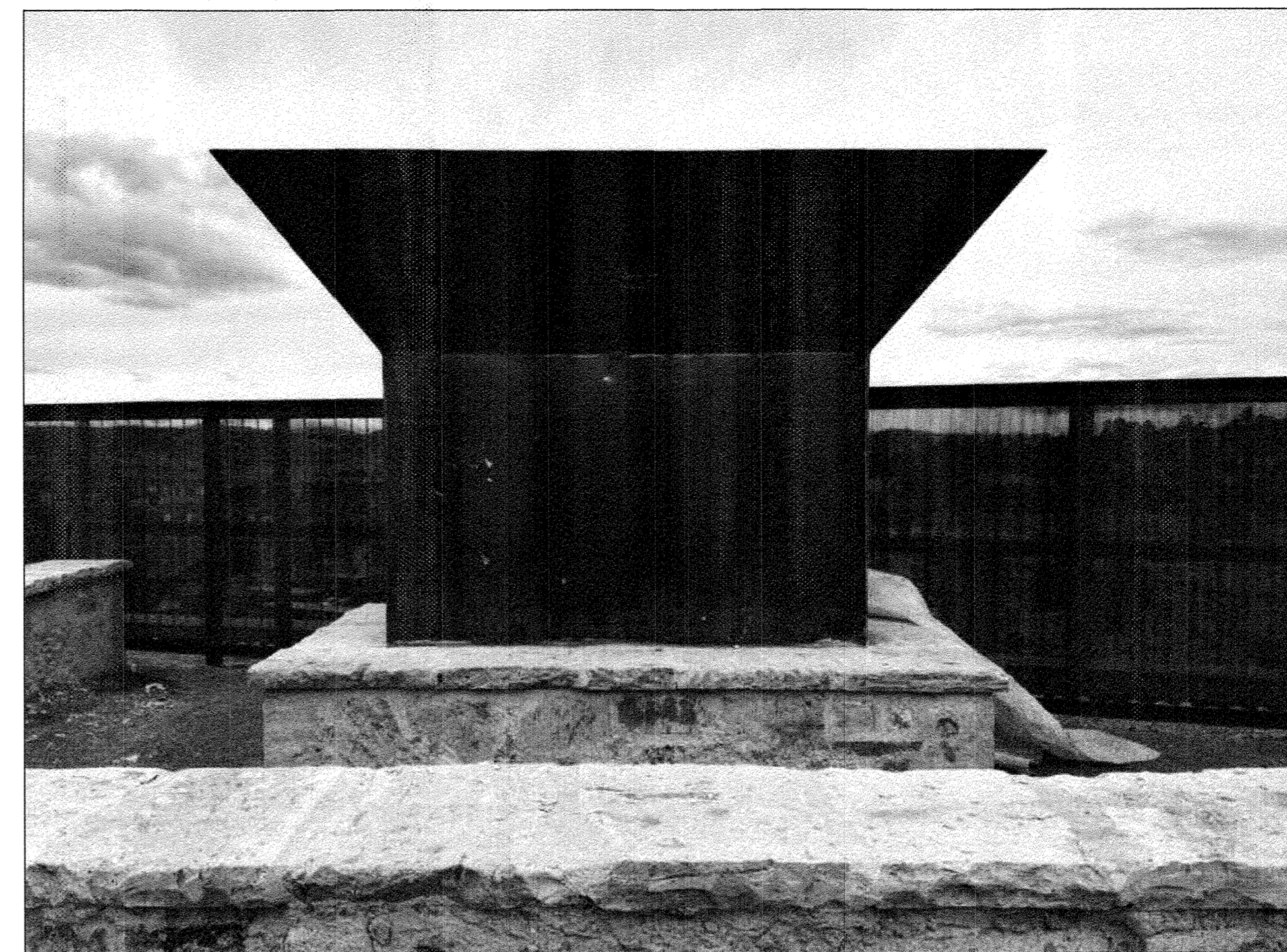


FIRE PIT STONE VENEER AND CAP
- TO MATCH ARCHITECTURAL STONE

FIRE PIT ELEVATION DETAIL

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

C



GAS FIRE FEATURE

D

THE FIRE FEATURE WAS UPDATED TO ALIGN WITH THE EXISTING STEEL TORCHES AND THE OVERALL DESIGN AESTHETIC OF THE PROJECT ON THE WEST EDGE OF THE LOWER COURTYARD.



RAISED PLANTER BEDS

NTS

E



FCO25-0027

Site Luminaire Summary Table																			
Luminaire	Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Lamps	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
VISIONAIRE LIGHTING		AME-2-L-TSW-72LC-5-5K	NA	NA	PARKING LOT LIGHT FIXTURE	Y	V	120	0-10	11	SINGLE POLE	25'-0"	11	LED	120	12,845	5000	1.00	BRONZE
LIGHTWAY		TUSB-8-LED-U-14-2700K CUSTOM-CEG-SP-DIM	NA	NA	PATH LIGHT FIXTURE	Y	II	120	0-10	7	SINGLE POLE	1'-6"	7	LED	14	800	3000	1.00	TEXT BRONZE
MALIBU		8401-4675-06	NA	NA	FLOOD LIGHT	Y	WIDE	120	0-10	12	GROUND	1'-6"	12	LED	38	600	2700	1.00	BLACK
IRONSMITH		IRONSMITH GRATE LIGHT	NA	NA	TREE GRATE LIGHT	Y	ASYM	120	0-10	32	TREE GRATE	FLUSH	32	LED	35	250	3000	1.00	WEATHERED BRASS
SUNVIE		CLWS-12-16C	NA	NA	SPOT LIGHT	Y	SPOT	120	0-10	3	SINGLE POLE	6"	3	LED	12	900	3000	1.00	BLACK

** REFER TO SHEETS 12-13 FOR PHOTOMETRIC PLAN

LIGHTING CHANGES:

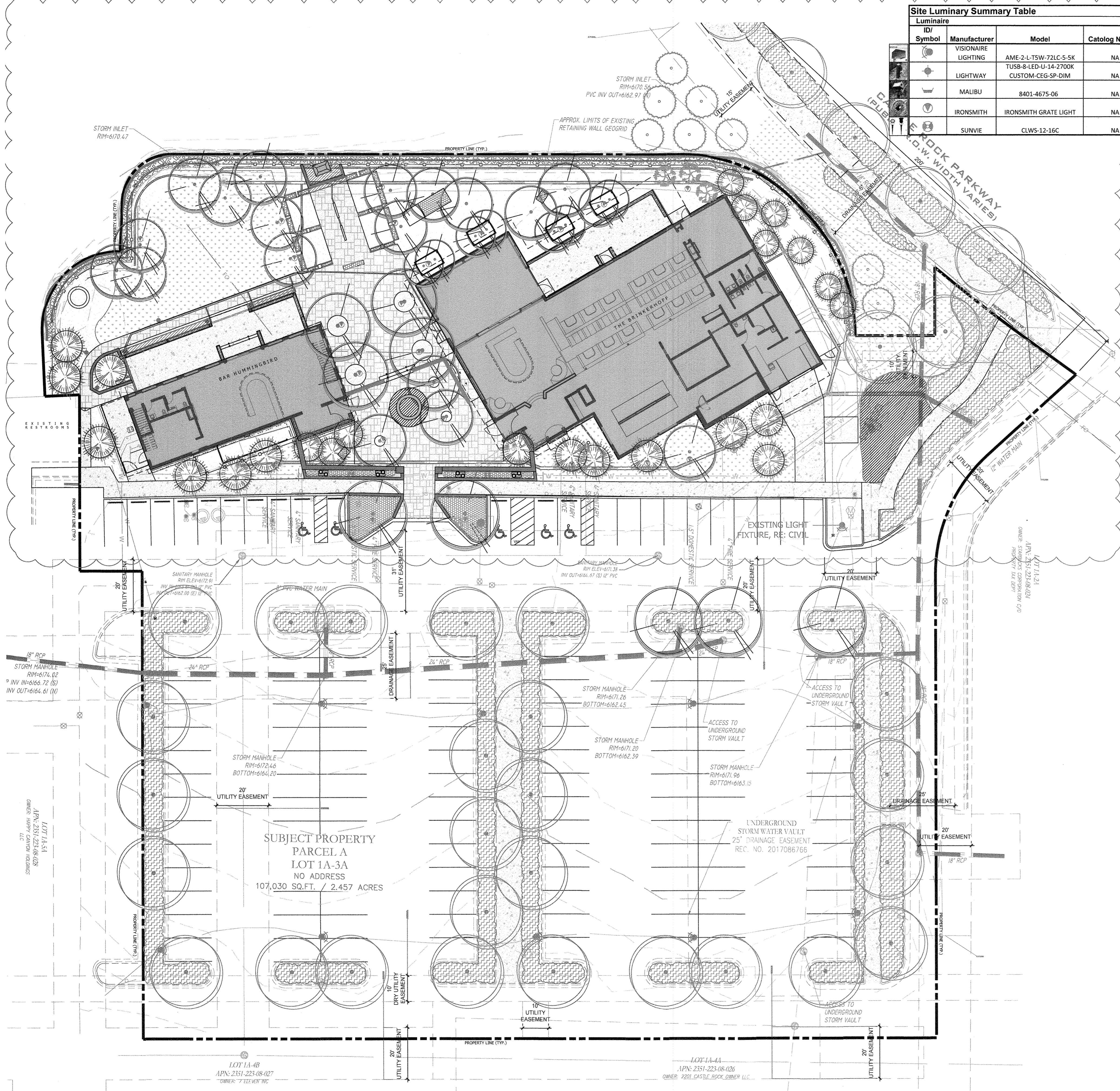
- OVERALL LANDSCAPE LIGHTING WAS REDUCED FOR ENERGY SAVINGS AND TO PROVIDE MORE COMFORTABLE AMBIANCE FOR PATRONS.
- TWO TYPES OF LIGHTING FIXTURES WERE REMOVED, THE STEP / CAP LIGHT FIXTURE AND OUTDOOR CHANDELIER FIXTURE. A NEW FLOODLIGHT WAS ADDED TO THE ENTRANCE WALLS TO PROVIDE MORE VISIBILITY TO THE ENTRANCE.
- AN EXISTING LIGHT POLE IN THE PARKING LOT WAS SHIFTED FURTHER FROM THE CURB TO AVOID ANY VEHICLE COLLISIONS AND IMPROVE LINE OF SIGHT ON THE NORTH EAST CORNER OF THE BRINKERHOFF.

GENERAL LIGHTING PLAN NOTES:

- LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINAIRE SUMMARY TABLE)
- LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARIES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
- DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
- DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
- EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

WALL WASH UP LIGHT NOTE:

- THE WALL WASH UP LIGHT SPECIFIED MUST CONFORM TO SECTION 17.58.050(B) AND NOT ALLOW ANY ILLUMINATION TO ESCAPE THE FAÇADE OF THE BUILDING.



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THE BRINKERHOFF & BAR HUMMINGBIRD
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 CASTLE ROCK, COLORADO 80108

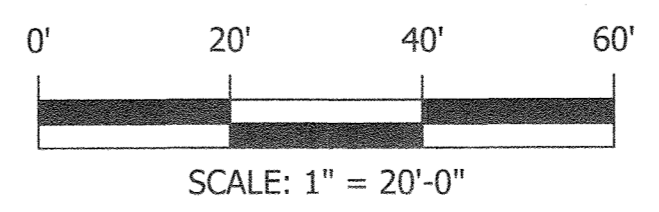


FCO25-0027

DATE 2025.08.07
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THE BRINKERHOFF & BAR HUMMINGBIRD
 CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108
SITE LIGHTING PLAN



DESIGN BY: KEVEN WINKELMANN
 DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR



GENERAL LIGHTING PLAN NOTES:

1. CONCEPTUAL LIGHTING PLAN: FINIAL LIGHTING PLAN TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS
2. SITE LIGHTING INSTALLED TO ILLUMINATE PARKING LOT AND SIDEWALKS WITHIN PROPERTY LINE
3. SITE LIGHTING CONTROL WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS TO REDUCE LIGHTING BY 50% WITHIN ONE HOUR AFTER END OF BUSINESS HOURS. LIGHTING HOURS ARE PLANNED TO BE 5PM-9PM.
4. SITE LIGHTING LAYOUT MITIGATES LIGHT POLLUTION BY UTILIZING FULL CUTOFF FIXTURES
5. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AT BUILDING FACADE AND UNSHIELDED WALL PACKS

WALL WASH UP LIGHT NOTE:

1. THE WALL WASH UP LIGHT SPECIFIED MUST CONFORM TO SECTION 17.58.050(B) AND NOT ALLOW ANY ILLUMINATION TO ESCAPE THE FACADE OF THE BUILDING.

LIGHTING CHANGES:

- OVERALL LANDSCAPE LIGHTING WAS REDUCED FOR ENERGY SAVINGS AND TO PROVIDE MORE COMFORTABLE AMBIANCE FOR PATRONS.
- TWO TYPES OF LIGHTING FIXTURES WERE REMOVED, THE STEP / CAP LIGHT FIXTURE AND OUTDOOR CHANDELIER FIXTURE. A NEW FLOODLIGHT WAS ADDED TO THE ENTRANCE WALLS TO PROVIDE MORE VISIBILITY TO THE ENTRANCE.
- AN EXISTING LIGHT POLE IN THE PARKING LOT WAS SHIFTED FURTHER FROM THE CURB TO AVOID ANY VEHICLE COLLISIONS AND IMPROVE LINE OF SIGHT ON THE NORTH EAST CORNER OFF THE BRINKERHOFF.

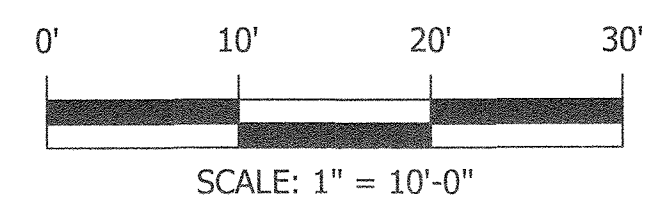
Site Luminaire Summary Table

Luminaire													Lamps					
ID/ Symbol	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
VISIONAIRE LIGHTING		AME-2-L-TSW-72LC-5-5K	NA	PARKING LOT LIGHT FIXTURE	Y	V	120	0-10	11	SINGLE POLE	25'-0"	11	LED	120	12,845	5000	1.00	BRONZE
LIGHTWAY		TUSB-8-LED-U-14-2700K CUSTOM-CEG-SP-DIM	NA	PATH LIGHT FIXTURE	Y	II	120	0-10	7	SINGLE POLE	1'-6"	7	LED	14	800	3000	1.00	TEXT BRONZE
MALIBU		8401-4675-06	NA	FLOOD LIGHT	Y	WIDE	120	0-10	12	SINGLE POLE	1'-6"	12	LED	18	600	2700	1.00	BLACK
IRONSMITH		IRONSMITH GRATE LIGHT	NA	TREE GRATE LIGHT	Y	ASYM	120	0-10	32	TREE GRATE	FLUSH	32	LED	35	250	3000	1.00	WEATHERED BRASS
SUNVIE		CLWS-12-16C	NA	SPOT LIGHT	Y	SPOT	120	0-10	3	SINGLE POLE	6"	3	LED	12	900	3000	1.00	BLACK

** REFER TO SHEETS 12-13 FOR PHOTOMETRIC PLAN

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THE BRINKERHOFF & BAR HUMMINGBIRD
 CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108
SITE ENLARGEMENT LIGHTING PLAN



DESIGN BY: KEVEN WINKELMANN
 DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

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THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108



American LED

Project Name: _____ Catalog Number: _____ Type: _____

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology while maintaining a traditional fixture image. The LEDs Performance and Life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the drivers is simplified by making them easily accessible and provided with quick wiring connections.

72, 144 or 224 LEDs are available in 350 or 530 mA rating providing up to 33,000 lumens. Six optical distribution patterns are available and feature a unique Type T-4A automotive pattern for the front row of auto dealerships. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs. A durable Polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors. The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
AME-2-L	Type II (T2) Type III (T3) Type IV (T4) Type V (T5) Type VI (T6) Type VII (T7)	72 (T2LC) 144 (T4L) 224 (T24LC)	350 (S) 530 (S)	3000K (3K) 4000K (4K) 5000K (5K)	120-277 (UNV) 480 (S) 347 (S)	Exit-On Arm 6" (BOA6) Exit-On Arm 10" (BOA10) Knuckle Mount (KM) Wall Mount (WM) Spider Mount (SM)	Black (BK) Smooth Black (SBK) White (WH) Smooth White (SWH) Graphite (GR) Grey (GY) Silver Metallic (SL) Custom Color (CC)	PhotoCell & Receptacle (PC120) (PCR208) (PCR240) (PCR277) Photo Receptacle (PER) Button Type PhotoCell (PC120) (PC208) (PC240) (PC277) House Side Light Shield (LS) Round Pole Plate Adaptor For 3" Pole (RPP4) For 5" Pole (RPP5) 0-10v Dimming Driver (DIM) Motion Sensor (MS) Wireless Controls (WS)

American LED

Project Name: _____ Catalog Number: _____ Type: _____

Housing
All housings are manufactured using advanced computerized numerical control (CNC) machinery. Precision sheared and formed from one-piece, corrosion-resistant aluminum, with toolcut external reveal.

Door Assembly
Removable hinged door assembly is CNC precision, sheared and formed from one-piece, corrosion-resistant aluminum with captive stainless steel fastener. The LEDs and drivers are mounted to an aluminum heat sink that is attached to the door frame.

Optical System
The LED light assemblies come with up to 224 LEDs. Six IES distribution patterns are offered as standard, with a unique Type 4 Automotive optic available for Dealerships. The optical system qualifies as IES full cutoff; to restrict light trespass, glare, and light pollution.

Quail-Guard® Finish
The finish is Quail-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

Mounting
Anodized extruded aluminum. Bolt-On Arm (BOA), with an in-360° rot plate. Securing (2) 1/2 inch zinc running bolts with stainless steel hardware is standard. A Round Pole Plate Adaptor (RPP) is required for mounting to 3" - 5" round poles.

Specifications
The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that accept 120 V thru 480V, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C to 60°C.

Warranty
Five (5) year Limited Warranty on entire system, including finish. For full warranty information, visit www.visionairelighting.com

Options
PhotoCell & Receptacle
Photo Receptacle
Button type photocell
House side light shield
Round pole plate adaptor
Dimming Driver
Motion Sensor
Wireless Controls
IP65 Rated
LM79 and LM80
EISA compliant
RoHS compliant
Powder Coat Tough™

IP65 LISTED

SNTS

Project Name: _____ Catalog Number: _____ Type: _____

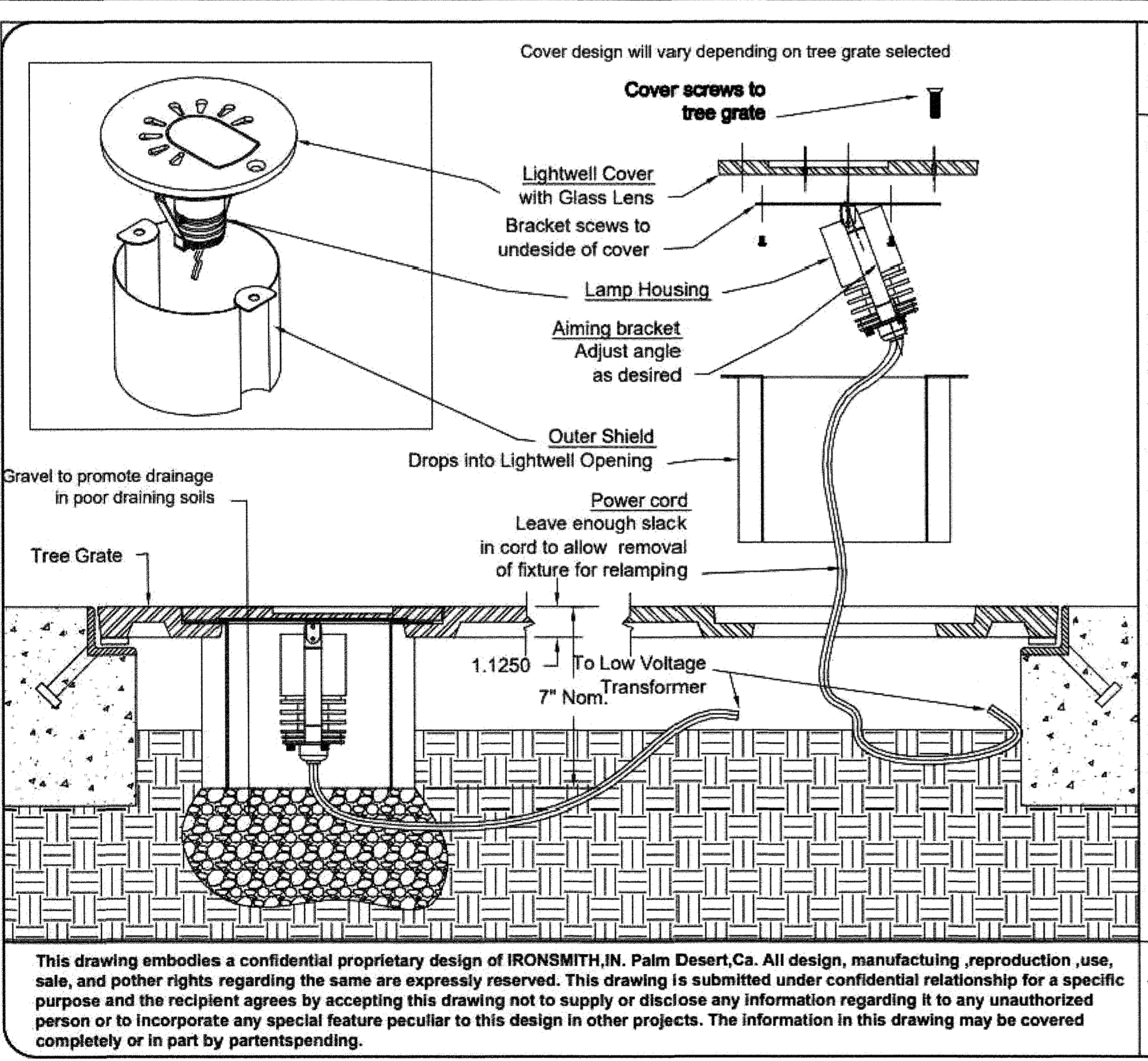
Specifications
Square Non Tapered Steel Pole
Pole Shaft: ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug main pole, opposite head hole opening. Center line of hand hole is 1/2" from base plate.
Base Plate: Steel Plate base is ASTM A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
Base Cover: Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.
Pole Cap: Color-matched polymer snap-to-close pole cap provided in black.
Finish: All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quail-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full five (5) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).
Anchor Bolts: Poles are provided with hot-dip galvanized anchor bolts, with a "J" bend on one end and two flat hex bolts and end two flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1554 grade 36 and are provided.

Pole Height	Maximum Allowable EPA (ft) with 1.5 gust factor						Pole O.D.	Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph					
10'	26.1	23.5	19.4	11.0	10.3	7.6	6.1	4"	11"	9.316"	1" x 36"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11"	9.316"	1" x 36"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11"	9.316"	1" x 36"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11"	9.316"	1" x 36"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11"	9.316"	1" x 36"
20'	9.3	6.4	4.5	2.4	1.7	1.3	-	4"	11"	9.316"	1" x 36"
20'	15.5	10.9	8.2	5.0	4.2	3.1	2.0	4"	7"	9.316"	1" x 36"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11"	12.34"	1" x 36"
22'	11.8	8.0	6.4	3.5	2.3	2.0	-	4"	7"	12.34"	1" x 36"
22'	12.8	8.4	6.4	3.2	1.9	1.6	-	5"	11"	12.34"	1" x 36"
22'	15.4	10.4	11.1	6.9	5.0	4.3	2.3	5"	7"	12.34"	1" x 36"
22'	11.8	8.0	6.4	3.5	2.3	2.0	-	4"	7"	12.34"	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7"	12.34"	1" x 36"
25'	19.2	6.6	4.0	1.6	-	-	-	5"	11"	12.34"	1" x 36"
25'	18.8	13.0	9.5	4.6	3.7	2.7	-	5"	7"	12.34"	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7"	12.34"	1" x 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11"	12.34"	1" x 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7"	12.34"	1" x 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7"	12.34"	1" x 36"
30'	4.0	2.2	-	-	-	-	-	5"	11"	12.34"	1" x 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7"	12.34"	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7"	12.34"	1" x 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7"	12.34"	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7"	12.34"	1" x 36"

For Direct Burial EPA, consult factory.

CAUTION: If any additional stress such as flags, banners, streamers, ropes, or any other such items are added to poles, Visionaire Lighting's normal product guarantee is null and void. Additionally adding such items to any pole may create severely hazardous conditions. Poles are calculated to withstand steady wind velocities of between 70 and 100 mph wind zones with a 1.5 gust factor depending on height, wall thickness, and wall diameter. For an exact rating on a specific order, contact Visionaire directly.

A PARKING LOT LIGHT FIXTURE MANUFACTURER SPEC SHEET



TGL Series Low Voltage Tree Grate Up Light

Cover is shipped installed in tree grate

Lamp Assembly with housing bracket and shield are shipped separately.

Use 12 volt 35Watt Max MR16 lamp. (supplied with lamp of choice)

Outer shield must be used to keep earth away from Lamp Housing and prevent overheating.

If Shield is to be partially buried place a bed of gravel at the shield base sufficient to keep the light well clear of standing water and to help minimize intrusion of dirt.

Connect fixtures to appropriate 12 volt transformer of your choice. (Not Supplied)

IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5880 Fax

C TREE GRATE FIXTURE MANUFACTURER SPEC SHEET

This drawing embodies a confidential proprietary design of IRONSMITH, IN. Palm Desert, Ca. All design, manufacturing, reproduction, use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by patents pending.

B SQUARE STEEL POST MANUFACTURER SPEC SHEET

A low voltage in ground up lighting solution designed specifically for IRONSMITH Tree Grates

- Easy Assembly
- Minimal intrusion below finish grade
- Includes
 - Easy drop in housing to maintain space for assembly
 - 6 foot power cord
 - Aimable fixture
 - Cover to match selected tree grate with tempered glass window
- Low voltage lamp options
 - Standard halogen MR16 lamp 20 watt or 35 watt spot or flood
 - MR16 LED lamp 6 watt (20watt eq.)
 - TERRALUX switchable LED module 7 or 10 watt (20/35 w eq.) option on same module - 12 or 24 volt input option on same module.

Up Light Components

Lamp Holder: Machined 6061-T6 aluminum cap attached to a machined 6061-T6 aluminum body using one 18-8 stainless steel set screw, and sealed with a high temperature silicone O-ring. Cap and body are black anodized. An 1/8" thick, tempered, clear lens is secured to cap with a high temperature, UV curing, silicone adhesive. Lamp holder is supplied with 6' of 16-2 cable. Cable exit sealed with a water tight strain relief fitting.

Aiming: Lamp holder is attached to 304 stainless steel bracket, allowing 28° vertical aiming.

Face Plate: Mounts to aiming bracket with 8-18 stainless steel hardware, ensuring that lens opening is properly aligned. 1/4" thick, tempered, clear lens, secured to face-plate with a high temperature, UV curing, silicone adhesive.

Certification: CSA tested & certified for 35W Max MR16 lamp to US and Canadian safety standards for wet location landscape use per UL1838, CSA T1L8-S98, CAN/CSA C22.2 No.9.

DESIGNS BY SUNDOWN

LANDSCAPE ARCHITECTURE & CONSTRUCTION

6875 S. SANTA FE DRIVE
LITTLETON, CO 80120
TEL: (303) 789-4400
FAX: (303) 789-4417
www.designsbysundown.com

THE BRINKERHOFF & BAR HUMMINGBIRD
CASTLE ROCK PROMENADE, BLOCK 2
CASTLE ROCK, COLORADO 80108

DESIGN BY: KEVEN WINKELMANN
DRAWN BY: KW

NOTE: ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

DATE REVISIONS: 2025.08.07

FCO25-0027

12 OF 19

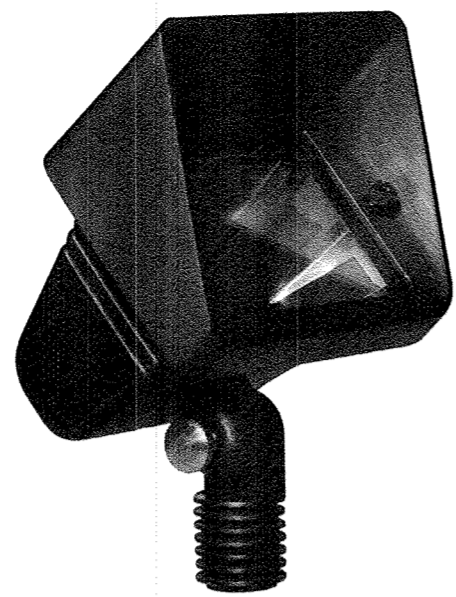
Dauer MANUFACTURING® SPECIFICATION SHEET
 Type: _____
 Model: _____

DIPLOMAT LED BI-Pin Wall Wash Fixture

ORDERING CODE:
490010

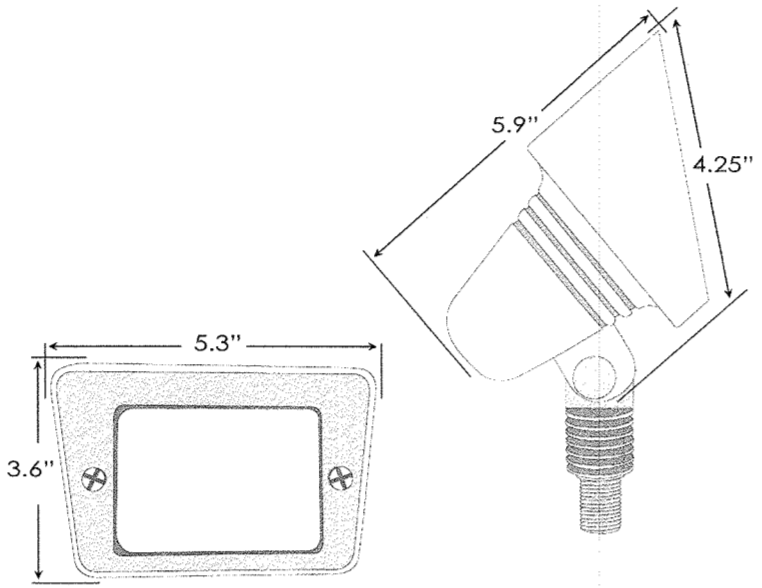
SPECIFICATIONS

- HOUSING:**
Cast brass. Angled shroud.
- FINISH:**
Weathered brass. Custom powder coated colors available.
- LENS:**
Clear and frosted tempered glass lenses included.
- SOCKET/LAMP HOLDER:**
One frosted ceramic bi-pin socket accepts bi-pin lamps with G4 or GY6.35 base.
- LAMP TYPE:**
12V MR16 or bi-pin. LED recommended. 35W halogen or 7W LED maximum.
- MOUNTING:**
1/2" NPT. Heavy-duty composite stake included with stem. May be mounted into threaded hubs in junction boxes or other mounting accessories.
- WIRING:**
Pre-wired with 5' pigtail of 18/2 cable.
- WARRANTY:**
Lifetime.



The Diplomat large wall wash casts a very broad and even light on surfaces and scenery. Choose between the included clear and frosted lens options. The lens is gasketed onto an angled shroud. Dozens of bi-pin lamp options maximize your creative expression for wall washing applications, or install an MR16 LED lamp if you desire a longer throw or narrower, more directional beam-spread options ranging from 15° to 120°. Heavy-duty stake included.

DIMENSIONS:



HQ: 10100 NW 116th Way, Suite 14 | Medley, FL 33178 • Plant: 1430 Gould Blvd., Suite 3, La Verne, TN 37089
 800.883.2590 DauerManufacturing.com **20 years strong**

Dauer MANUFACTURING® SPECIFICATION SHEET Page 2
 DIPLOMAT LED BI-Pin Wall Wash Fixture

LED LAMP SPECIFICATIONS

LAMP TYPE:
12V Dauer MR16 lamp or bi-pin with 5-year warranty, dimmable, and suitable for enclosed luminaires.

OPTICS:
Integral optics providing available beam spreads from 15° to 120° for MR16 lamp (or no optics for bi-pin lamp).

COLOR TEMPERATURES:
Color temperature options provide the following qualities: 2700K, 3000K. Decorative color light options include amber, blue, green, red and purple.

FIXTURE ORDERING INFORMATION
To order a luminaire fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490010-4W-E-2800K-MS-R2

FIXTURE	LAMP	COLOR TEMP	MOUNTING	RISER	
490010	MR16 2W	25° / 40° / 60° / 100°	2700K / 3000K	M3 Composite stake (incl.) 490034	R2 2" brass riser 490038
	MR16 3W	25° / 40° / 60°	2700K / 3000K	M5 Trident Heavy-Duty 3-Prong Stake 490036	R3 3" brass riser 490039
	MR16 4W	25° / 40° / 60° / 100°	2700K / 3000K	PM Round pier mount 490057	R6 6" brass riser 490031
	MR16 5W	15° / 25° / 40° / 60° / 100°	2700K / 3000K	MR Round tapered 3-hole surface mount 490048	R12 12" brass riser 490032
	MR16 6W	25°	Amber / Blue / Green / Red		R24 24" brass riser 490033
	MR16 8W	38°	Purple		
	MR16 9W	25° / 40° / 50°	2700K / 3000K	MP PVC/Brass post stake 490037	
	MR16 7W	15° / 30° / 45° / 60° / 120°	2700K / 3000K		
	Bi-pin 2W		2700K / 3000K		
	Bi-pin 3W		2700K / 3000K		
	Bi-pin 3.3W		Amber / Blue / Green / Red		
	Bi-pin 4W		Amber		
	Bi-pin 4W		2700K / 3000K		
	Bi-pin 4W		2700K-HO / 3000K-HO		

HQ: 10100 NW 116th Way, Suite 14 | Medley, FL 33178 • Plant: 1430 Gould Blvd., Suite 3, La Verne, TN 37089 800.883.2590 DauerManufacturing.com **20 years strong**

A WALL WASH FIXTURE MANUFACTURER SPEC SHEET

• TWO TYPES OF LIGHTING FIXTURES WERE REMOVED, THE STEP / CAP LIGHT FIXTURE AND OUTDOOR CHANDELIER FIXTURE. A NEW FLOODLIGHT WAS ADDED TO THE ENTRANCE WALLS TO PROVIDE MORE VISIBILITY TO THE ENTRANCE.

TUSB-LED

Construction:
 • Steel housing and chassis
 • Bottom lens is clear tempered glass

Post:
 • (WP) Select tight knotted cedar direct burial post standard. Comes 4x6x60" allowing field to define
 • (SP) Optional 4"x4" steel post 36" tall with square flange base, cover and anchor bolts.

Light Source:
 • LED
 • Dimming (0 - 10v) to 10% included

Notes:
 • Optional Photocell - (Q1) specify voltage 120v or 277v
 • Dark Sky compliant
 • UL and CUL listed WET location
 • 5-Year Warranty on LED Components
 • Companion Wall Fixture - TUSW

Type: _____
 Job Name: _____

OSRAM DIMMABLE

TUSB-8
 Height - 7"
 Width - 8 1/4"
 Depth - 8 3/4"

ORDERING INFORMATION
 Example: TUSB-8-LED-U-14W-3-W2-CEG

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
TUSB-8-LED	U	120/277v	7w LED / 800lm 14w LED / 1600lm (114 lm per watt)	2,300K 3,500K 4,000K	B1 Satin Black B2 Gloss White B3 Satin Bronze B3 Text Bronze	CE6 Clear Tempered Glass	WP Cedar Post (Standard) SP Steel Post (Optional See Price List) Flex to match fixture DIM LED dimming driver (0 - 10v) Dimming to 10% (Included) 21 Photocell 01 - 120 volt 02 - 277 volt

Optional (See Price List)
 W1 Yolk
 W2 Sat White
 B2 Text Black
 T4 Shimmer Gray
 M13 Anod Silver
 T6 Frosted
 M13 Pearl Beige
 P2 Brushed Nickel
 P9 Brushed Nickel
 M16 Antique Brass

Lightway

B PATH FIXTURE MANUFACTURER SPEC SHEET

Specifications

General

Color Temperature (Kelvin)	3000	Manufacturer Color/Finish	Black
Fixture Color Family	Black	Type	Flood light
Fixture Finish	Matte		

Dimensions

Fixture Height (Inches)	12	Weight (lbs.)	1.54
Fixture Length (Inches)	2.95	Wire Length (Inches)	18
Fixture Width (Inches)	9.06		

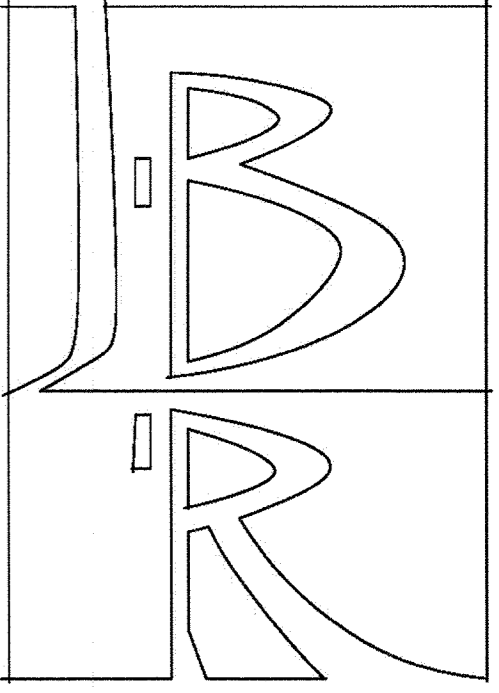
Features

Adjustable Lamp Head	Yes	Motion Sensor	No
Batteries Included	NA (not battery-operated)	Number of Batteries Required	0
Battery Type	NA (no battery)	Number of Bulbs Required	0
Beam Angle (Degree)	95	Number of Light Fixtures	1
Bulb Type	LED	Power Source	Plug-In
Bulb(s) Included	No	Run Time (Fully Charged) (Hours)	0
Dark-to-Down Sensor	No	Transformer Required	Yes
Fixture Material	Aluminum	Voltage Type	Low voltage
Glass/Lens Type	Clear	Volts	0
IPX Rating	5 (water jets)	Wattage	32
Lower's Exclusive	Yes	Wattage Equivalent	0
Lumens	2500	Warranty	5-year limited



C LED FLOOD LIGHT RECESSED IN ARCHES





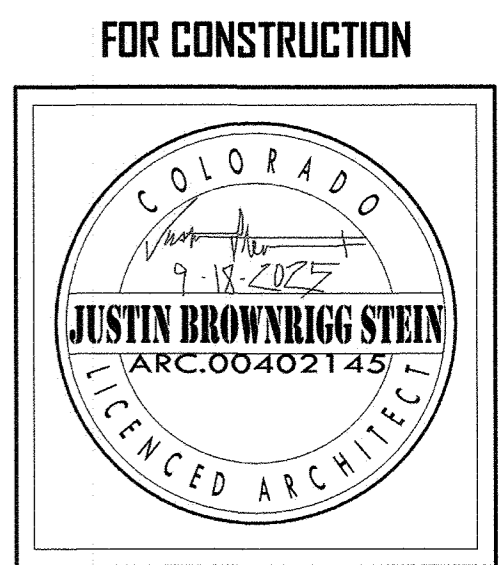
J. BROWN RIGG
architecture

60 N Main Street, Cedar City, Utah 84720
www.jbrownrigg.com
435.590.3577

THE BRINKERHOFF

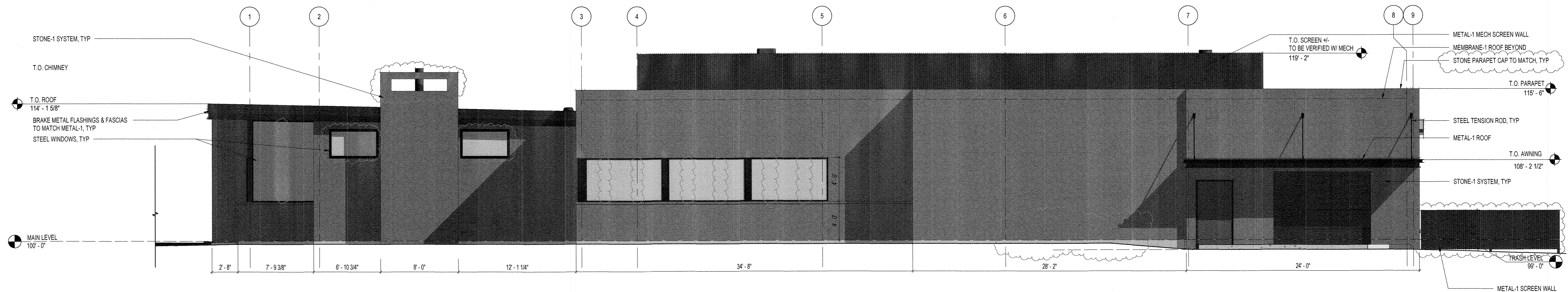
CASTLE ROCK PROMENADE BLOCK 2
6373 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR ELEVATIONS

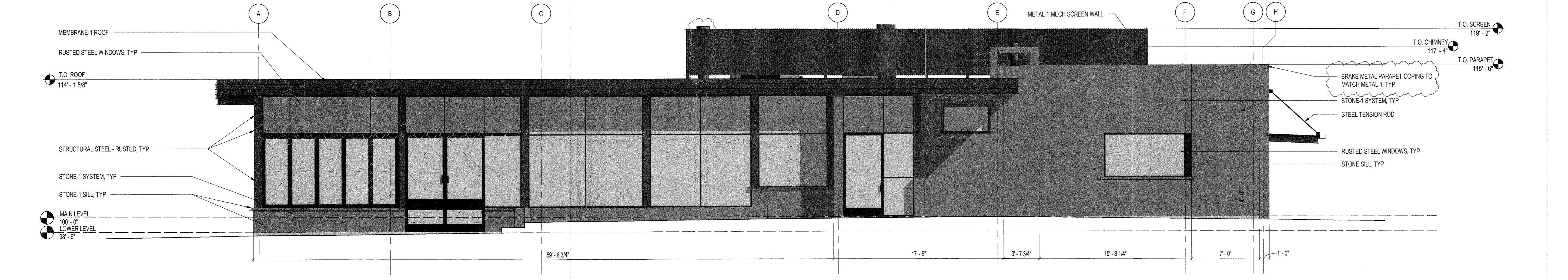


REVISION: DESCRIPTION: DATE:
ASI-01 SDP AMENDMENT 03-11-2025

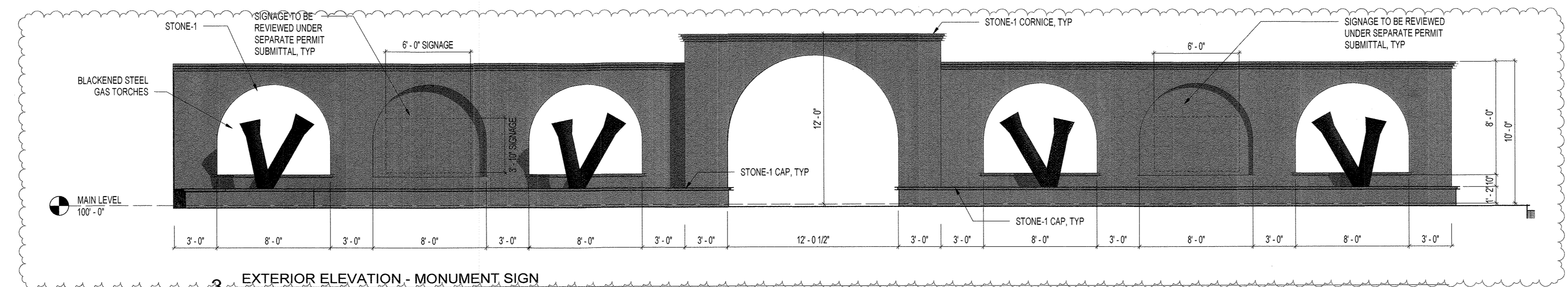
PROJECT #: 2122-A
DATE: 01-17-2025



1 EXTERIOR ELEVATION - BRINKERHOFF EAST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BRINKERHOFF SOUTH
3/16" = 1'-0"



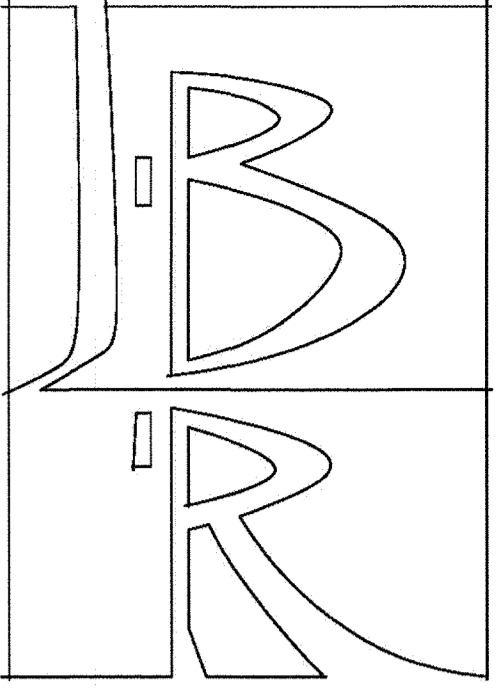
3 EXTERIOR ELEVATION - MONUMENT SIGN
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR

ALL SELECTIONS ARE PRELIMINARY, & SHALL BE VERIFIED BY SUBMITTAL OF PHYSICAL SAMPLE SUBJECT TO OWNER APPROVAL. EQUAL SUBSTITUTIONS ARE ALLOWED IF APPROVED BY OWNER OR ARCHITECT.

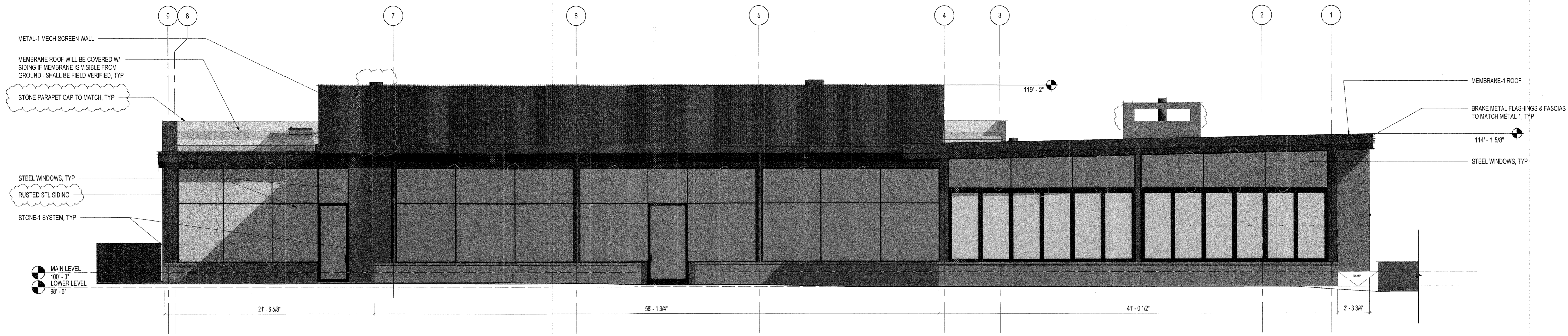
SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
METAL-1	CORRUGATED STEEL ROOF & WALL PANELS	WESTERN STATES METAL ROOFING www.westernstatesmetalroofing.com	PROFILE: 78" CORRUGATED SUBSTRATE: A606-4 Corten GUAGE: 20 FASTENERS: EXPOSED, REF INSTALLATION INSTRUCT. FIRE RESISTANCE: CLASS A, PER UL 790	A606-4 Corten	
MEMBRANE-1	TPO MEMBRANE ROOF	GAF EverGuard OR EQUAL	60mil FULLY ADHERED MFR'S 30-YEAR LIMITED WARRANTY		
PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMESTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	RUSTED STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
WP-1	SPRAY-APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT	TREMCO	TUFF-N-DRY H-S SYSTEM 1. SPRAY-APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-N-DRY FOUNDATION BOARD 3. DrainStar STRIP DRAIN		1. EQ SUBSTITUTIONS ALLOWED. 2. APPLY WHEREVER FINISH FLOOR IS LOCATED BELOW FINISH GRADE, & EXTEND HORIZ 18" BEYOND THOSE EXTENTS. APPLY PER MFR'S WRITTEN INSTRUCTIONS & EXTEND TO B.O. FOOTING.

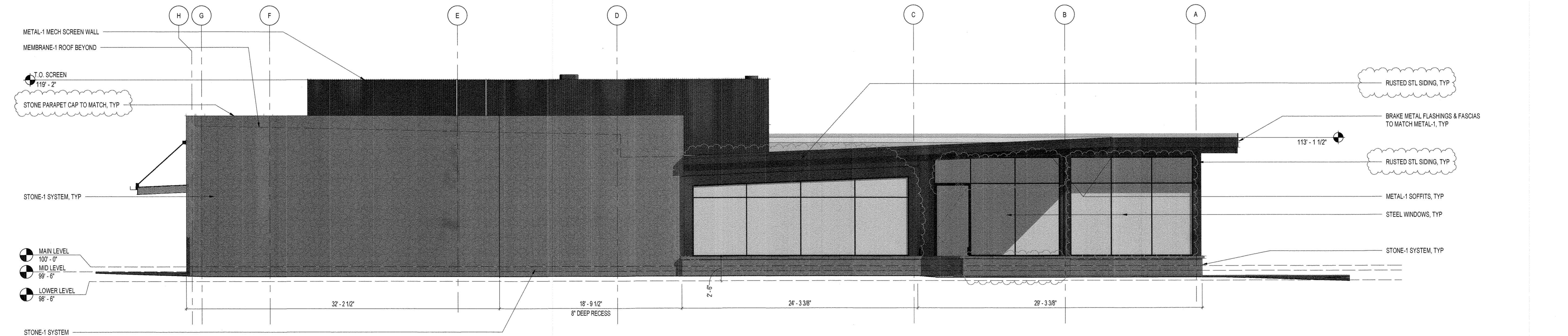


J : BROWN : RIGG
architecture

60 N Main Street, Cedar City, Utah 84720
www.jbrownrigg.com
435.590.3577



1 EXTERIOR ELEVATION - BRINKERHOFF WEST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BRINKERHOFF NORTH
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR
ALL SELECTIONS ARE PRELIMINARY, & SHALL BE VERIFIED W/ SUBMITTAL OF PHYSICAL SAMPLE SUBJECT TO OWNER APPROVAL. EQUAL SUBSTITUTIONS ARE ALLOWED IF APPROVED BY OWNER OR ARCHITECT.

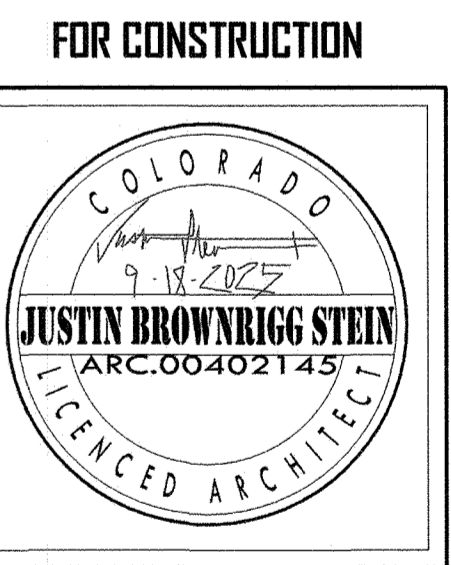
SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
METAL-1	CORRUGATED STEEL ROOF & WALL PANELS	WESTERN STATES METAL ROOFING www.westernstatesmetalroofing.com	PROFILE: 7/8" CORRUGATED SUBSTRATE: A606-4 Corten GAUGE: 20 FASTENERS: EXPOSED, REF INSTALLATION INSTRUCT. FIRE RESISTANCE: CLASS A, PER UL 790	A606-4 Corten	
MEMBRANE-1	TPO MEMBRANE ROOF	GAF EverGuard OR EQUAL	60mil FULLY ADHERED MFR'S 30-YEAR LIMITED WARRANTY		
PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMESTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	RUSTED STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
WP-1	SPRAY-APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT	TREMCO	TUFF-N-DRI H-S SYSTEM 1. SPRAY-APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-N-DRY FOUNDATION BOARD 3. DrainStar STRIP DRAIN		1. EQ SUBSTITUTIONS ALLOWED. 2. APPLY WHEREVER FINISH FLOOR IS LOCATED BELOW FINISH GRADE, & EXTEND HORIZ 18" BEYOND THOSE EXTENTS. APPLY PER MFR'S WRITTEN INSTRUCTIONS & EXTEND TO B.O. FOOTING.

THE BRINKERHOFF

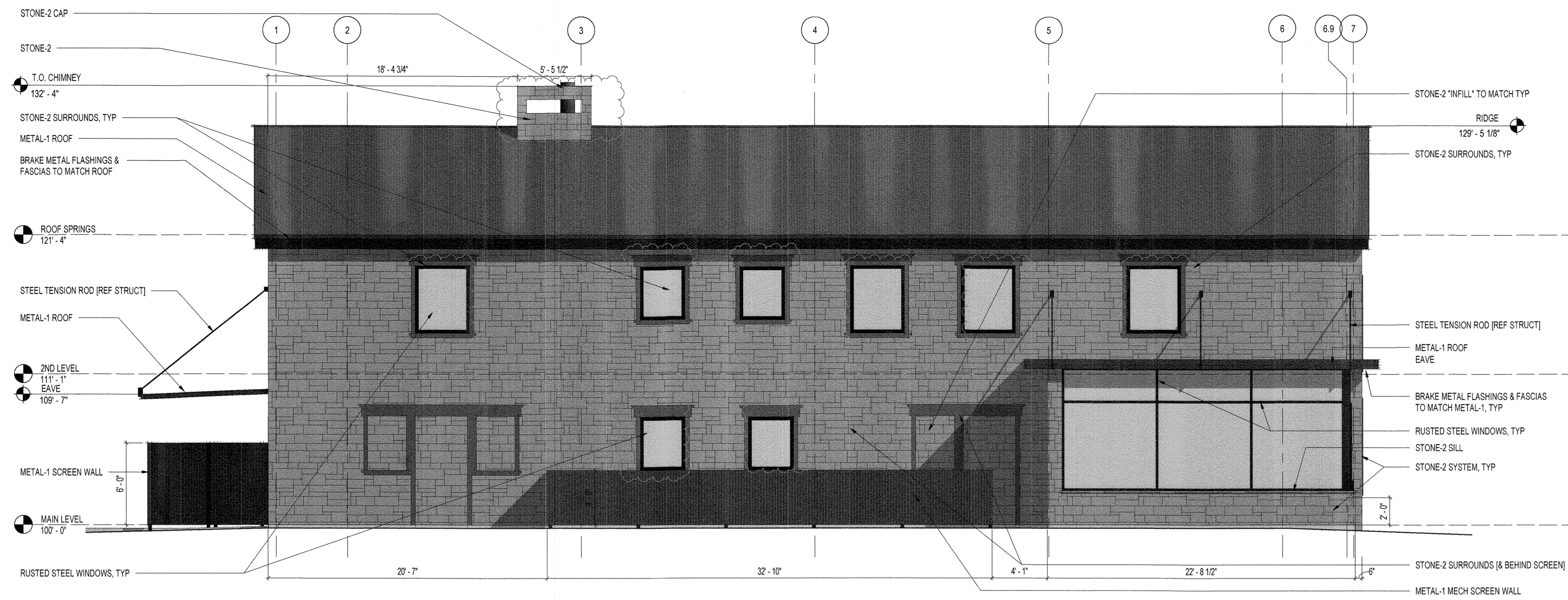
CASTLE ROCK PROMENADE BLOCK 2
6373 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR ELEVATIONS

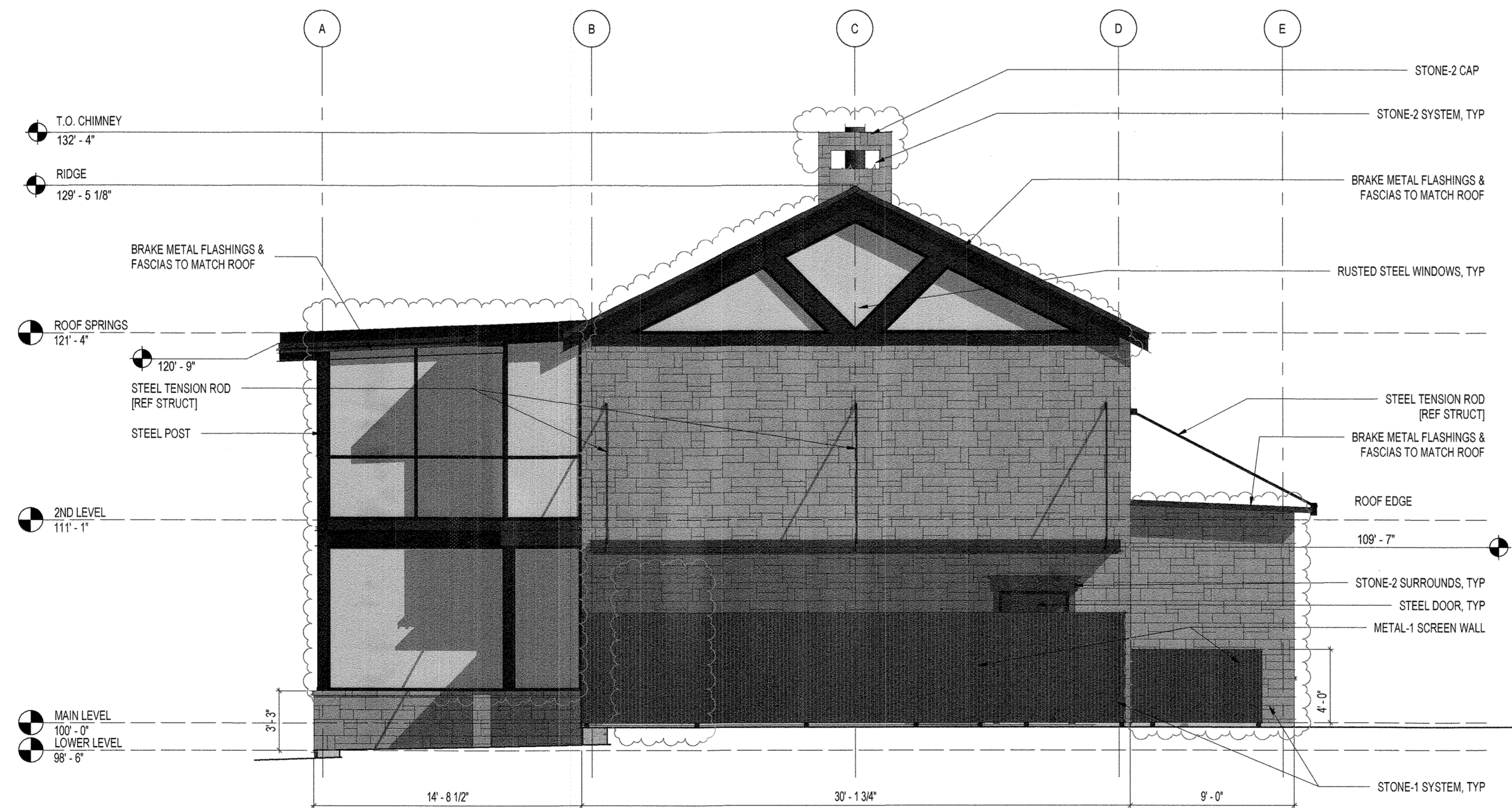


REVISION: DESCRIPTION: DATE:
ASI-01 SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-A
DATE: 01-17-2025



1 EXTERIOR ELEVATION - BAR HUMMINGBIRD EAST
3/16" = 1'-0"



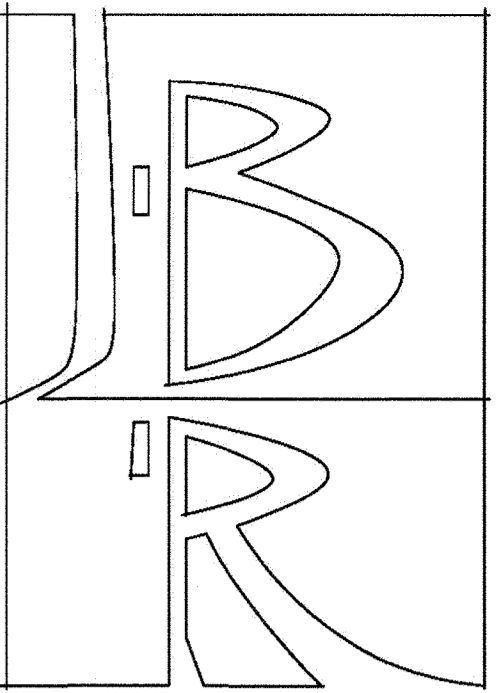
2 EXTERIOR ELEVATION - BAR HUMMINGBIRD SOUTH
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR

ALL SELECTIONS ARE PRELIMINARY, & SHALL BE VERIFIED W/ SUBMITTAL OF PHYSICAL SAMPLE SUBJECT TO OWNER APPROVAL. EQUAL SUBSTITUTIONS ARE ALLOWED IF APPROVED BY OWNER OR ARCHITECT.

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
METAL-1	CORRUGATED STEEL ROOF & WALL PANELS	WESTERN STATES METAL ROOFING www.westernstatesmetalroofing.com	PROFILE: 7/8" CORRUGATED SUBSTRATE: A606-4 Corten GAUGE: 20 FASTENERS: EXPOSED, REF INSTALLATION INSTRUCT. FIRE RESISTANCE: CLASS A, PER UL 790	A606-4 Corten	
PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL THIN STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMSTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	STEEL WINDOW SYSTEM	BLISS NORAM	TS5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
WP-1	SPRAY-APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT	TREMCO	TUFF-N-DRI H-8 SYSTEM 1. SPRAY-APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-N-DRI FOUNDATION BOARD 3. DrainStar STRIP DRAIN		1. EQ SUBSTITUTIONS ALLOWED. 2. APPLY WHEREVER FINISH FLOOR IS LOCATED BELOW FINISH GRADE, & EXTEND HORIZ 18" BEYOND THOSE EXTENTS. APPLY PER MFR'S WRITTEN INSTRUCTIONS & EXTEND TO B.O. FOOTINGS.



J : BROWN : RIGG
architecture

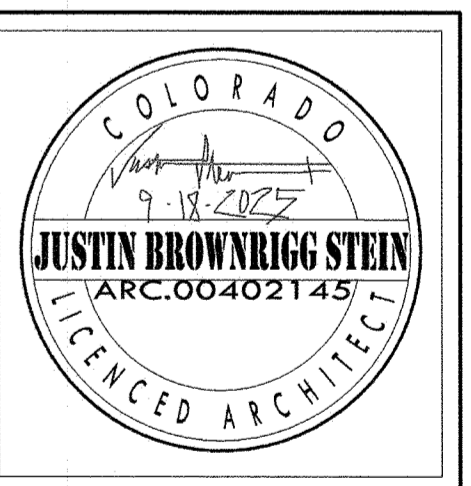
60 N Main Street, Cedar City, Utah 84720
www.jbrownrigg.com
435.590.3577

BAR HUMMINGBIRD

CASTLE ROCK PROMENADE BLOCK 2
6371 PROMENADE PARKWAY
CASTLE ROCK, CO

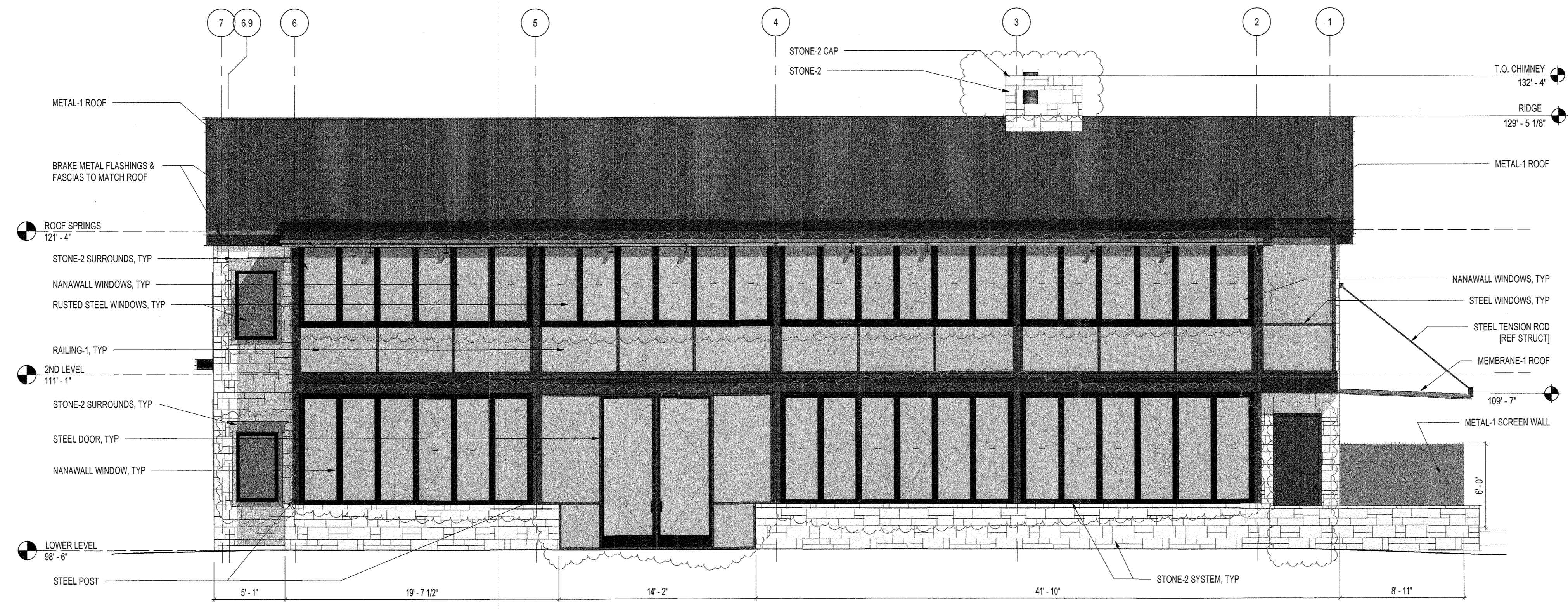
EXTERIOR ELEVATIONS

FOR CONSTRUCTION

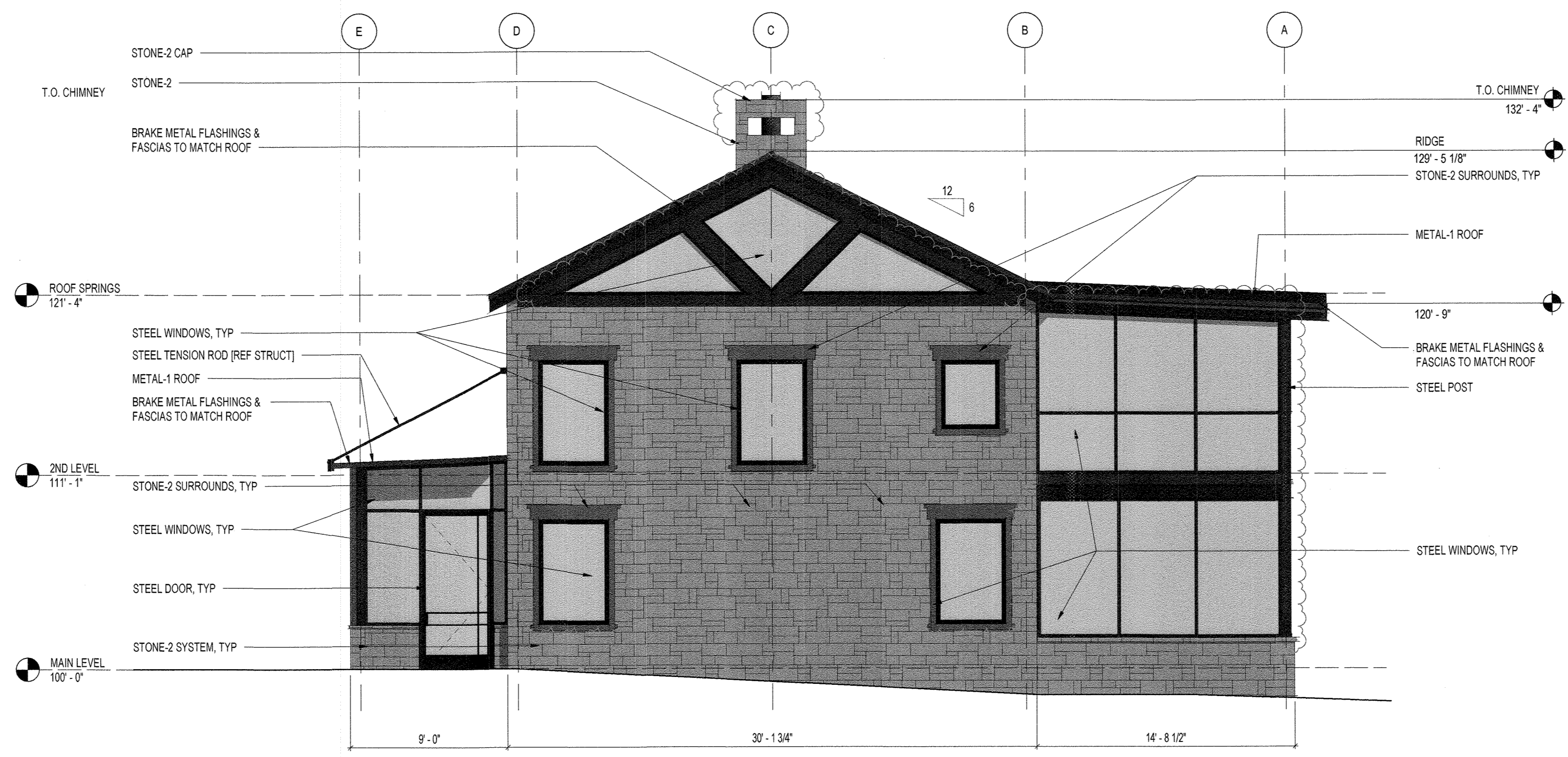


REVISION: DESCRIPTION: DATE:
SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-B
DATE: 1-24-2023



1 EXTERIOR ELEVATION - BAR HUMMINGBIRD WEST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - BAR HUMMINGBIRD NORTH
3/16" = 1'-0"

BASIS-OF-DESIGN PRODUCT SPECIFICATIONS - EXTERIOR

ALL SELECTIONS ARE PRELIMINARY, & SHALL BE VERIFIED W/ SUBMITTAL OF PHYSICAL SAMPLE SUBJECT TO OWNER APPROVAL. EQUAL SUBSTITUTIONS ARE ALLOWED IF APPROVED BY OWNER OR ARCHITECT.

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
METAL-1	CORRUGATED STEEL ROOF & WALL PANELS	WESTERN STATES METAL ROOFING www.westernstatesmetalroofing.com	PROFILE: 7/8" CORRUGATED SUBSTRATE: A806-4 Corten GAUGE: 20 FASTENERS: EXPOSED, REF INSTALLATION INSTRUCT. FIRE RESISTANCE: CLASS A, PER UL 750	A806-4 Corten	
PNT-EXT-1	PAINT	SHERWIN WILLIAMS OR BAHR			
PNT-EXT-2	PAINT	SHERWIN WILLIAMS OR BAHR			

SCHEDULE ABBREVIATION	PRODUCT CATEGORY	MANUFACTURER	SERIES & DESCRIPTION	COLOR & FINISH	NOTES
STONE-1	NATURAL THIN STONE VENEER - RUBBLE FIELD W/ BRICK INLAY		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - THIN TRAVERTINE LIMSTONE		NATURAL WHITE NOM 1" THICK RECTANGULAR CUT		
WINDOW-1	STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	RUSTED STEEL	1. CONTRACTOR FIELD FABRICATED THERMALLY-BROKEN WINDOW ASSEMBLY AS ALTERNATE. 2. COORDINATE SYSTEM W/ ADJACENT DOORS AS SCHEDULED.
WP-1	SPRAY APPLIED WATERPROOFING SYSTEM W/ DRAINAGE MAT	TREMCO	TUFF-N-DRI H-8 SYSTEM 1. SPRAY APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-N-DRI FOUNDATION BOARD 3. DrainStar STRIP DRAIN		1. EQ SUBSTITUTIONS ALLOWED 2. APPLY WHEREVER FINISH FLOOR IS LOCATED BELOW FINISH GRADE, & EXTEND HORIZ 18" BEYOND THOSE EXTENTS. APPLY PER MFR'S WRITTEN INSTRUCTIONS & EXTEND TO B.O. FOOTING.

J : BROWN : RiGG
architecture

60 N Main Street, Cedar City, Utah 84720
www.jbrownrigg.com
435.590.3577

BAR HUMMINGBIRD

CASTLE ROCK PROMENADE BLOCK 2
6371 PROMENADE PARKWAY
CASTLE ROCK, CO

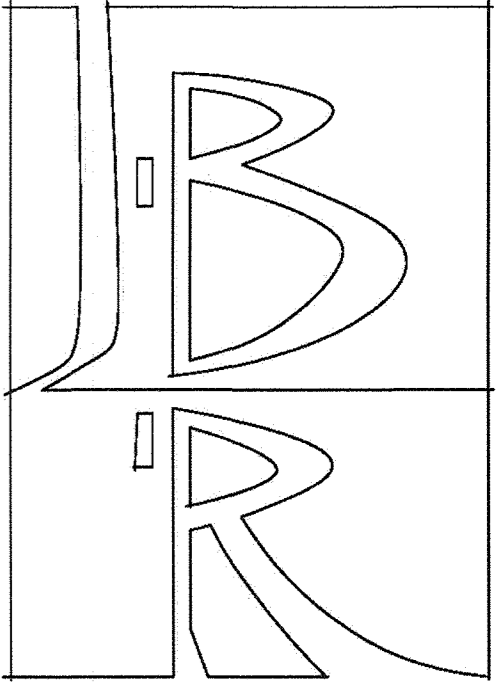
EXTERIOR ELEVATIONS

FOR CONSTRUCTION

JUSTIN BROWNRIGG STEIN
ARCH. 00402143
LICENSED ARCHITECT

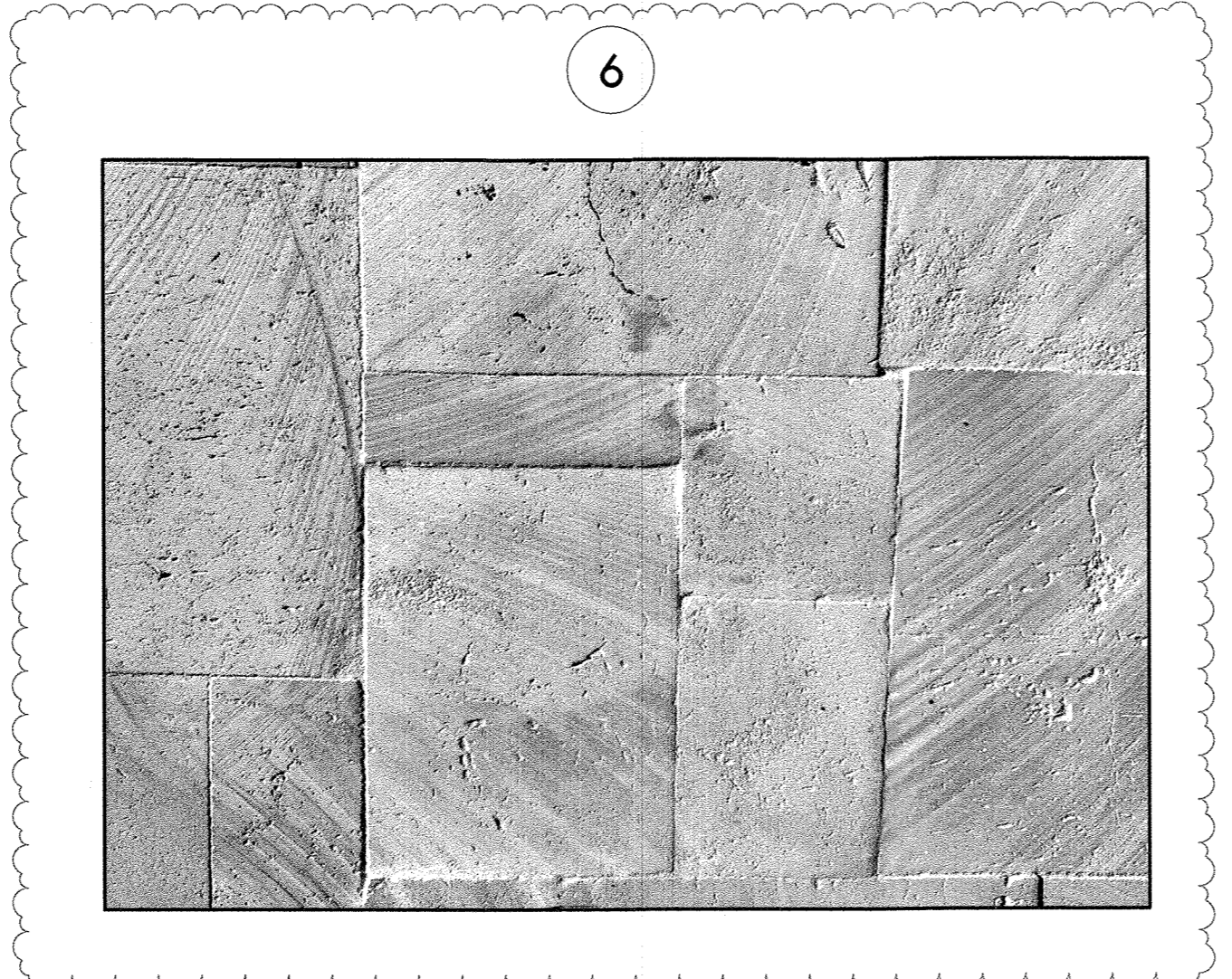
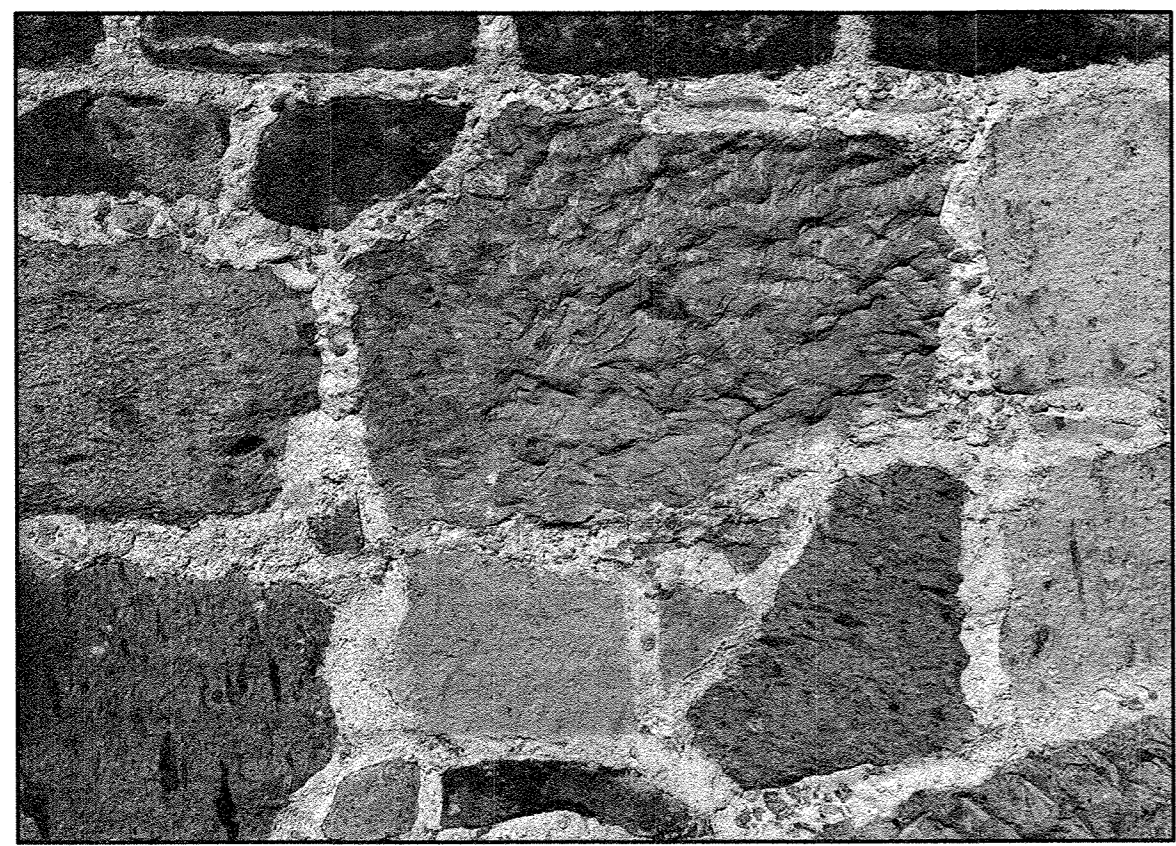
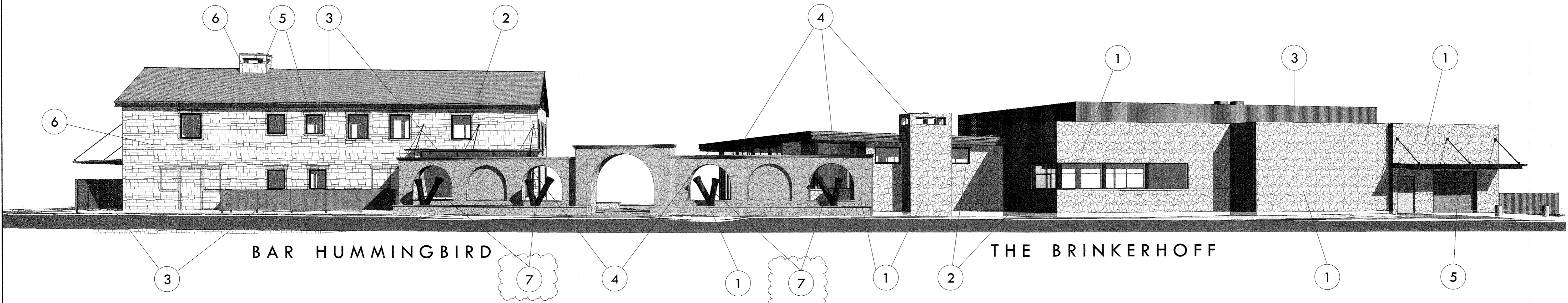
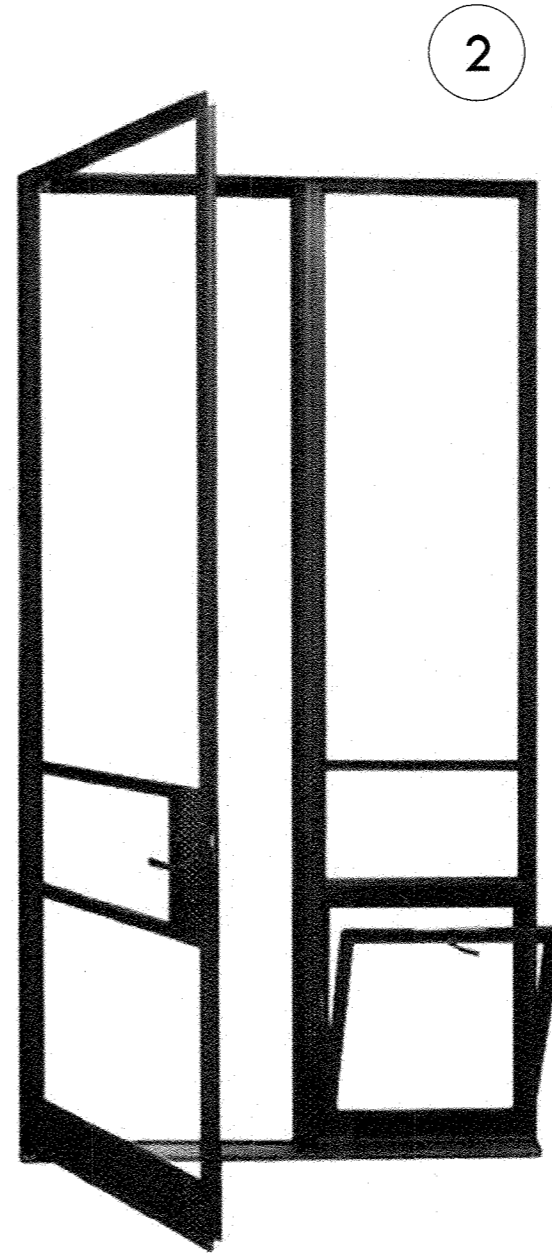
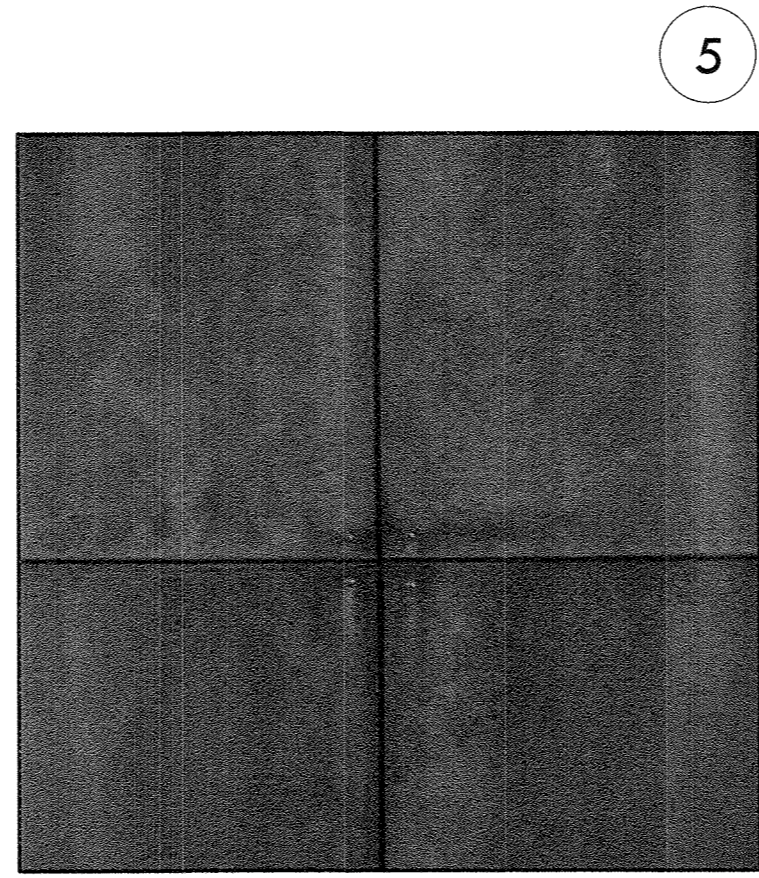
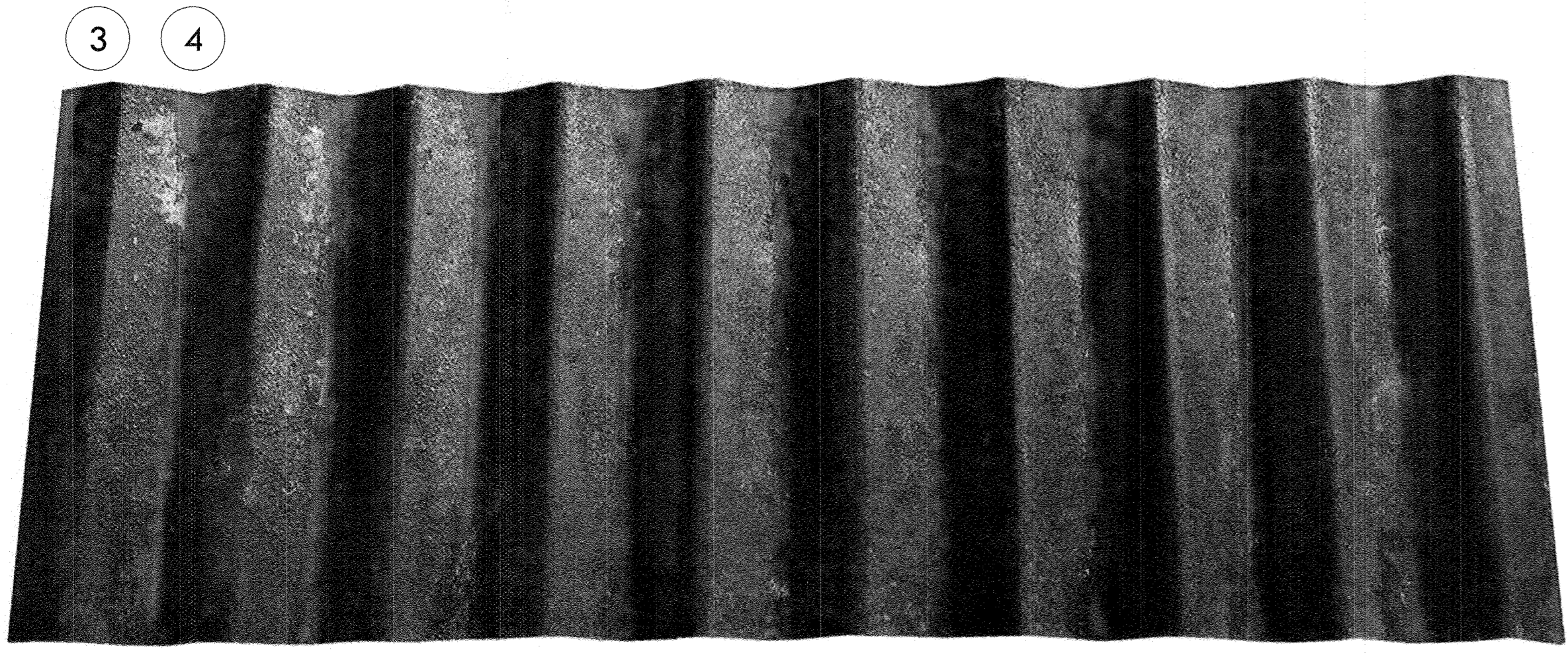
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SDP AMMENDMENT 03-11-2025

PROJECT #: 2122-B
DATE: 1-24-2023



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architecture

60 N Main Street, Cedar City, Utah 84720
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435.590.3577



EXTERIOR MATERIAL & FINISH LEGEND

- 1 NATURAL THIN STONE: CANTERA, RUSTICO IRREGULAR, PINON CLARO w/ BRICK INLAYS
- 2 WINDOWS & DOORS: RUSTED STEEL w/ CLEAR GLASS
- 3 ROOFING, AWNINGS & SCREEN WALL SIDING: 7/8" CORRUGATED CORTEN / RUSTED STEEL
- 4 SOFFITS: 7/8" CORRUGATED CORTEN / RUSTED STEEL
- 5 EXPOSED STEEL & FASCIAS & COPINGS: CORTEN / RUSTED STEEL
- 6 NATURAL THIN LIMESTONE TRAVERTINE
- 7 BLACKENED STEEL GAS TORCH

THE MATERIAL PALATTE & CONCEPTUAL DESIGN CONFORMS TO THE INTENT OF PROMENADE AT CASTLE ROCK VISION BOOK. THE DESIGN EMBODIES THE THREE TRAITS EXPLICIT TO THE VISION: RUSTIC, INTIMATE & CASUAL. RUSTIC NATURAL STONES IN A RANDOM RUBBLE FIELD WILL BE Juxtaposed WITH DRESSED, SMOOTHER, STONE TO CREATE COMPLIMENTARY TEXTURES. THE REMAINING VERTICAL SURFACES ARE GLASS AND RUSTED STEEL. THE EFFECT IS A CONTRAST OF CLEAN AND WEATHERED SURFACES THAT IS BOTH RUSTIC AND MODERN.

THE TWO BUILDINGS CONTRAST WITH AND COMPLIMENT EACH OTHER. BAR HUMMINGBIRD IS INTENDED TO GIVE THE IMPRESSION OF A UTILITARIAN SHELL OF A STRUCTURE FROM AGES PAST, WHICH HAS BEEN REPURPOSED AND MODERNIZED. THE BRINKERHOFF TAKES IT A STEP FURTHER, INTRODUCING A MODERN VOCABULARY TO THE PROJECT WHILE UTILIZING A MORE RUSTICT MATERIALS PALETTE.

THE BRINKERHOFF

CASTLE ROCK PROMENADE BLOCK 2
6373 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR MATERIAL & FINISHES

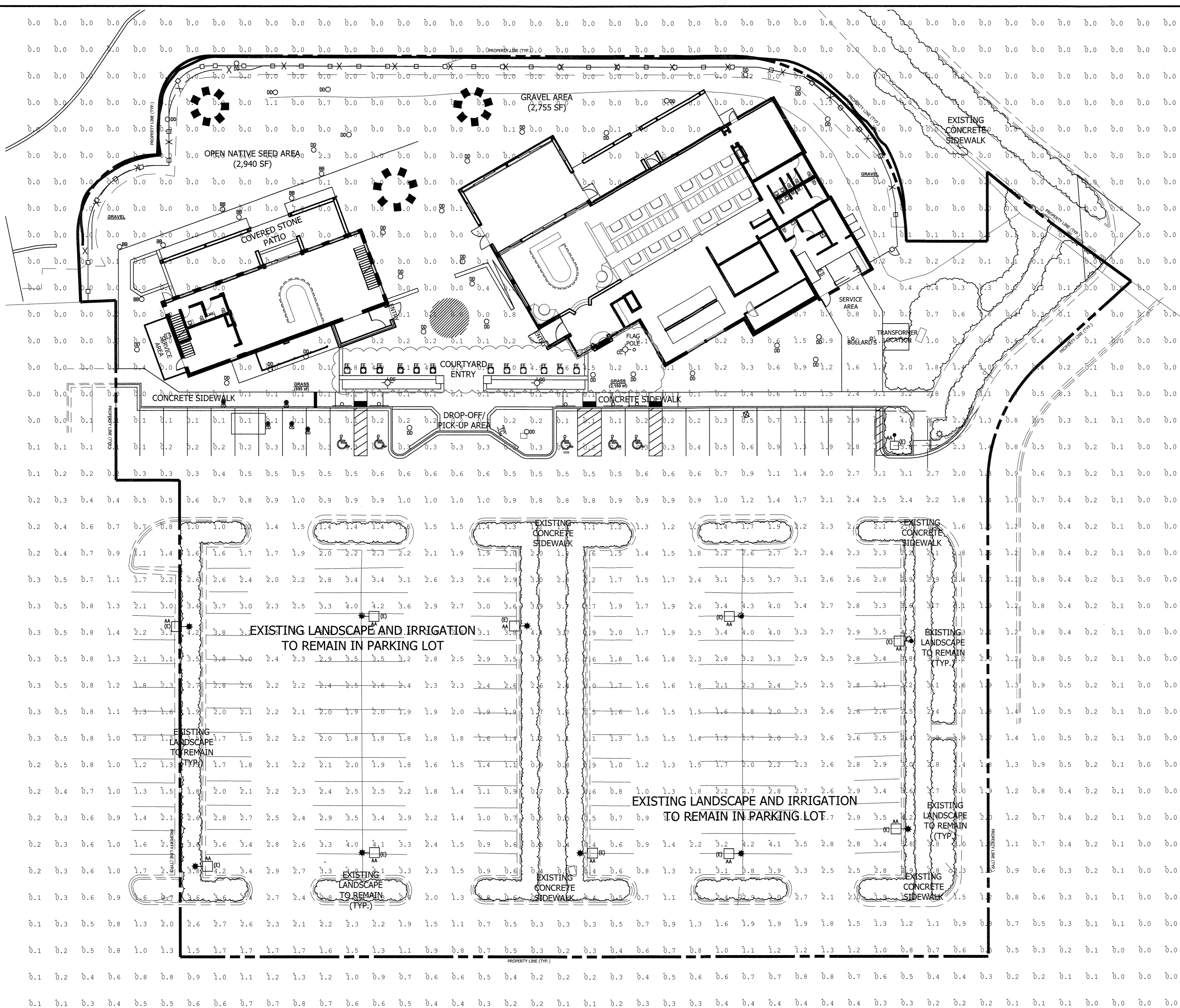
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REVISION	DESCRIPTION	DATE
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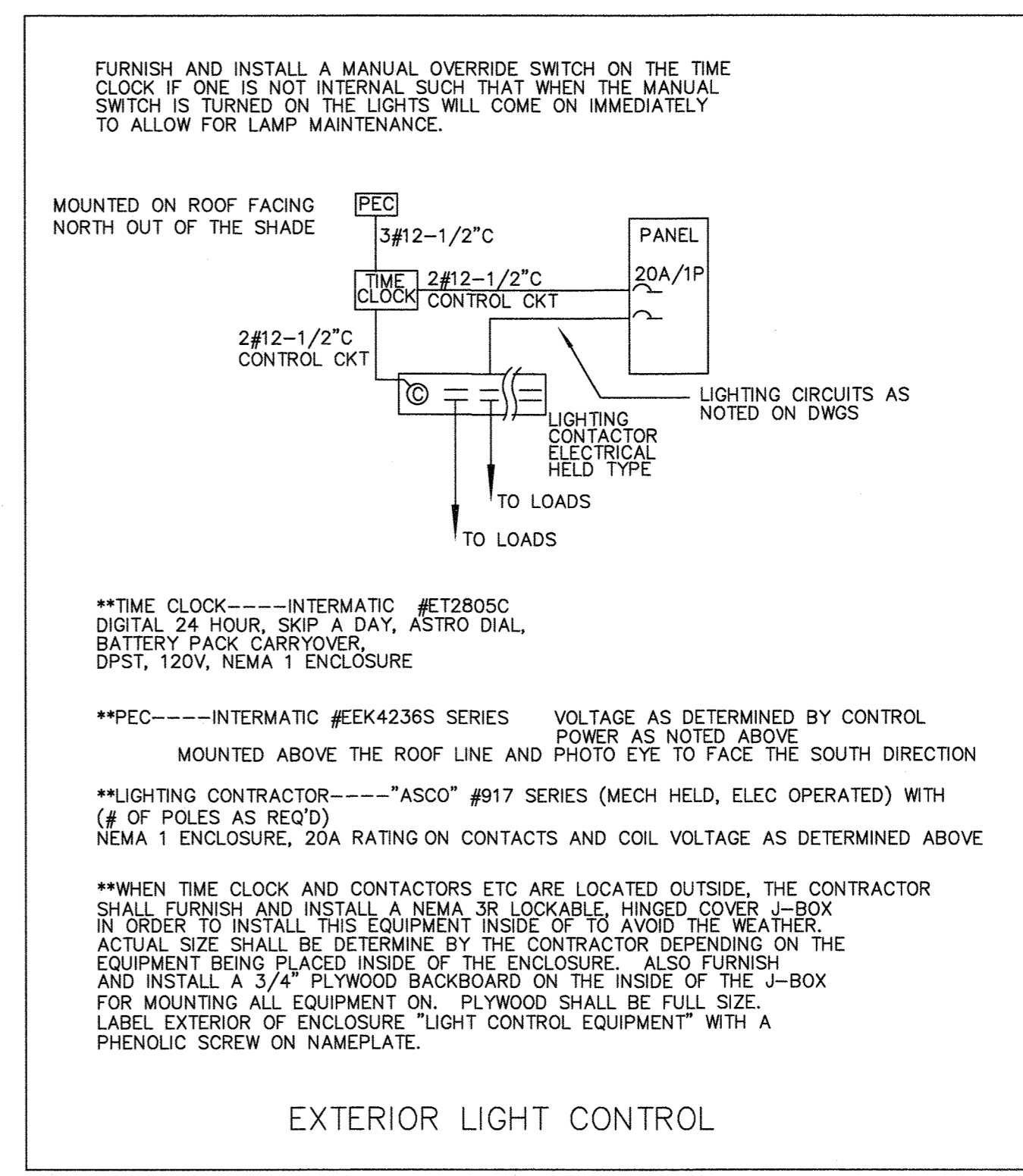
PROJECT #: 2122-A
DATE: 01-17-2025

PATH: D:\PROJECTS\2022\JOBS\22-005 HUMMINGBIRD RESTAURANT - CASTLE ROCK, CO\DRAWINGS\ELECTRICAL\PHOTOMETRIC\22005_PHOTO\METRIC_05-19-2025.DWG, PLOT DATE: 5/19/2025 4:29:05 PM, BY: COMPUTER



1 LIGHTING PLAN
SCALE: 1" = 20'-0"

Luminaire		Lamps														
ID/Symbol	Manufacturer	Model/Catalog Number	Description	Full Cut-Off	Distribution	Voltage	Dimming	Quantity	Mounting	Quantity	Type	Watts	Lumens	Color Temp / CRI	LLF	M.H.
AA	VISIONAIRE	AME-2-L-TSW-72LC-5-5K	Pole Light	Y	V	120	0-10	11	Pole	11	LED	120	12845	4000/80	1.000	25'-0"
BB	LIGHTWAY	TUSB-8-LED-U-14-2700K-CUSTOM-CEG-SP-DIM	Path Light	Y	II	120	0-10	7	Bollard	7	LED	14.0	200	3000/80	1.000	1'-6"
CC	SUNVIE	CLWS-12-16C	L.V. Spotlight	Y	SPOT	120	0-10	3	Ground	3	LED	12.0	900	2700/80	1.000	0'-7"
DD	IRONSMITH	GRATE LIGHT	Tree Uplight	Y	ASYM	120	0-10	31	Ground	31	LED	35.0	250	3000/80	1.000	FLUSH
EE	MALIBU	8401-4675-06	Floodlight	Y	WIDE	120	0-10	12	Ground	12	LED	18.0	600	2700/80	1.000	1'-6"



A EXTERIOR LIGHT CONTROL
N.T.S.

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.86	5.1	0.0	N.A.	N.A.

Lighting Hours of Operation						
Sunday	Monday	Tuesday	Weds.	Thurs.	Friday	Saturday
5pm-10pm	5pm-12am	5pm-12am	5pm-12am	5pm-12am	5pm-1am	5pm-1am

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

LIGHTING CHANGES

- 1.) THE TYPE 'CC' FIXTURE HAS CHANGED PART NUMBERS. THIS HAS CHANGED THE LUMENS, WATTAGE & DISTRIBUTION OF THE LIGHT FIXTURE.
- 2.) THE TYPE 'EE' FIXTURE HAS CHANGED MANUFACTURERS. THIS HAS CHANGED THE LUMENS, WATTAGE & DISTRIBUTION OF THE LIGHT FIXTURE.



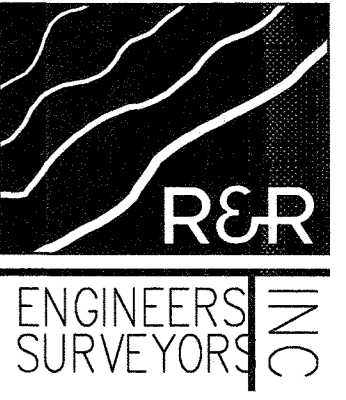
TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By:

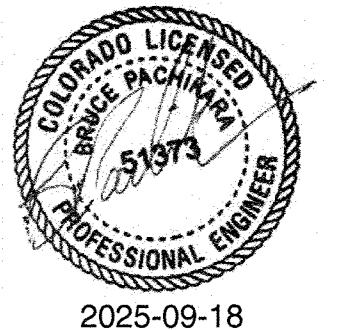
Development Services Date

NO.	REVISION	BY	DATE



R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6750

WWW.RRENGINEERS.COM



HUMMINGBIRD & NEST RESTAURANTS
SITE ADDRESS: LOT 14-38, BLOCK 2 OF PROMENADE AT CASTLE ROCK PHASE NO. 1, AMENDMENT 13
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
BRINKERHOFF RESTAURANT GROUP
558 CASTLE PINES PARKWAY, UNIT B4 #101
CASTLE PINES, CO 80108

SITE DEVELOPMENT PLAN	
JOB NO.	22005
ORG. SUBM. DATE	5/19/2025
DRAWN:	JCB
CHKD:	JCB
PHOTOMETRIC SITE PLAN	
NO.	19 of 19