

SITE DEVELOPMENT PLAN - SDP22-0049 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

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.

Mark Brinkerhoff
BRINKERHOFF CASTLE ROCK, LLC
SIGNED THIS 18 DAY OF Mar, 2023

NOTARY BLOCK

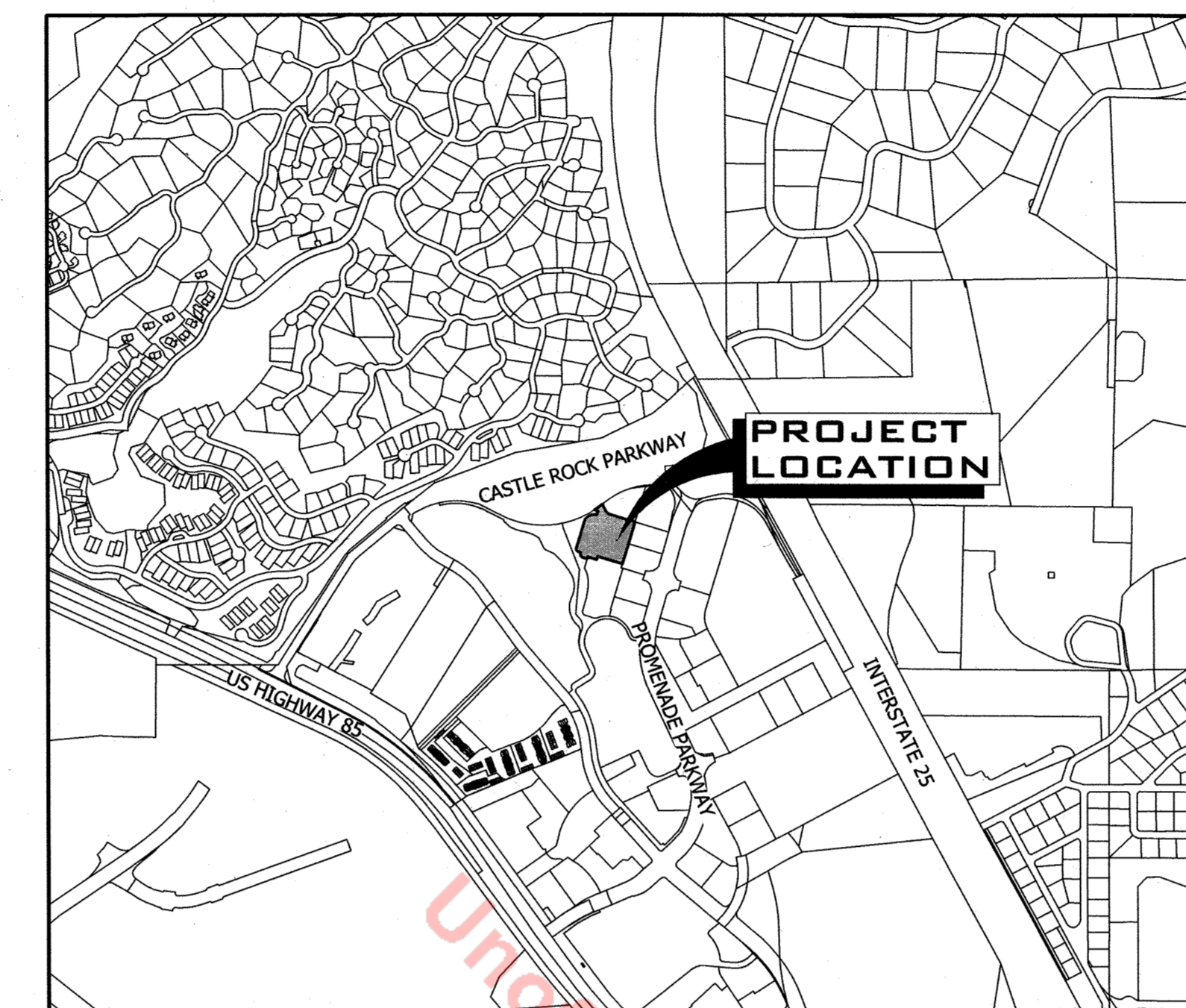
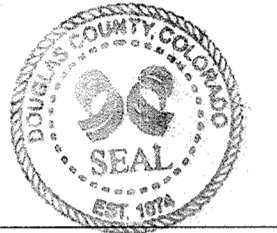
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF MAY 2023 BY MARK BRINKERHOFF

WITNESS MY HAND AND OFFICIAL SEAL.
Clayton Ryman
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 14, 2025

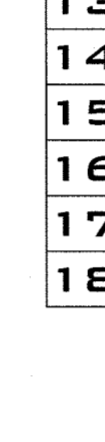
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:04 AM ON THE 25th DAY OF May 2023 AT RECEPTION NO. 2023022164

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Mitchell Weiner*
DEPUTY



VICINITY MAP
SCALE 1" = 1,000'



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

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 ARE DEBITED FROM THE WATER BANK.

ONE, 1.5" DOMESTIC WATER METER = 3.33 SFE'S

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 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 24th DAY OF May, 2023.

David Knapp
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: ROBERT DEVENNEY, 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 PROVIDED		135*
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.

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.

David Knapp
AUTHORIZED REPRESENTATIVE
Vice President - Land Title Guarantee Company
TITLE COMPANY
SIGNED THIS 18th DAY OF May, 2023.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF May 2023 BY David Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.
Andy John Stenman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 2021076616
My Commission Expires February 10, 2024

MY COMMISSION EXPIRES: FEBRUARY 10, 2024

SURVEYOR'S CERTIFICATE

I, KEVIN KUCHARCZYK, P.L.S., 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.

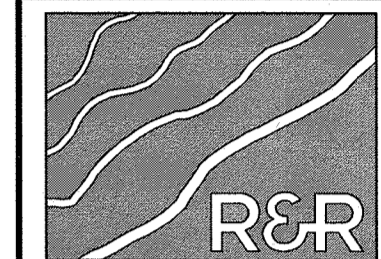
Kevin Kucharczyk
REGISTERED LAND SURVEYOR
KEVIN KUCHARCZYK, P.L.S., COLORADO REG. NO. 34591
DATE: 05/18/2023

CIVIL ENGINEER'S STATEMENT

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

Robert Devenney
REGISTERED PROFESSIONAL ENGINEER
ROBERT DEVENNEY, P.E., COLORADO P.E. NO. 51674
DATE: 05/18/2023

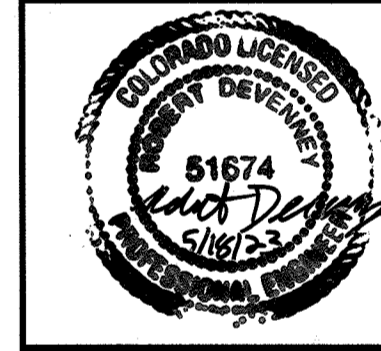
REVISION	BY	DATE
2ND SUBMISSION	RSD	11/21/22
3RD SUBMISSION	RSD	2/22/23
4TH SUBMISSION	RSD	3/21/23
5TH SUBMISSION	RSD	3/31/23



ENGINEERS SURVEYORS

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
ORG. SUBM. DATE 9/6/2022
DWN: ISL CHKD: RSD

COVER SHEET

NO. 1 OF 18

SITE DEVELOPMENT PLAN - SDP22-0049

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

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 4.7 AND 9.3.2 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, 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.
- 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. 08035C0167G DATED 3/16/2016. NO PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE.
- 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/TRAFFIC EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED BUSINESS/COMMERCIAL, WITHIN THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT AMENDMENT NO. 1 RECORDED APRIL 15, 2021 AT REF #2021049642.
- 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.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED 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 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 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.

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 OR 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.

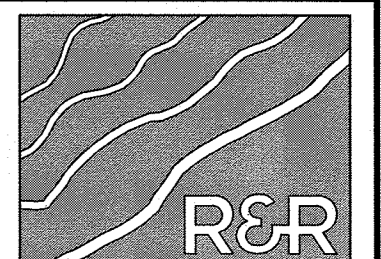
MASTER LEGEND

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

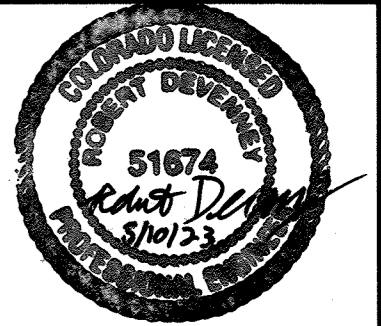
NO.	REVISION	DATE
1	2ND SUBMISSION	11/21/22
2	3RD SUBMISSION	2/22/23
3	4TH SUBMISSION	3/21/23
4	5TH SUBMISSION	3/31/23



R&R ENGINEERS-SURVEYORS, INC.

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

WWW.RRENGINERS.COM



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

JOB NO.	BR21318
ORG. SUBM. DATE	9/6/2022
DWN:	ISL CHKD: RSD
NAME:	

GENERAL NOTES

SITE DEVELOPMENT PLAN - SDP22-0049

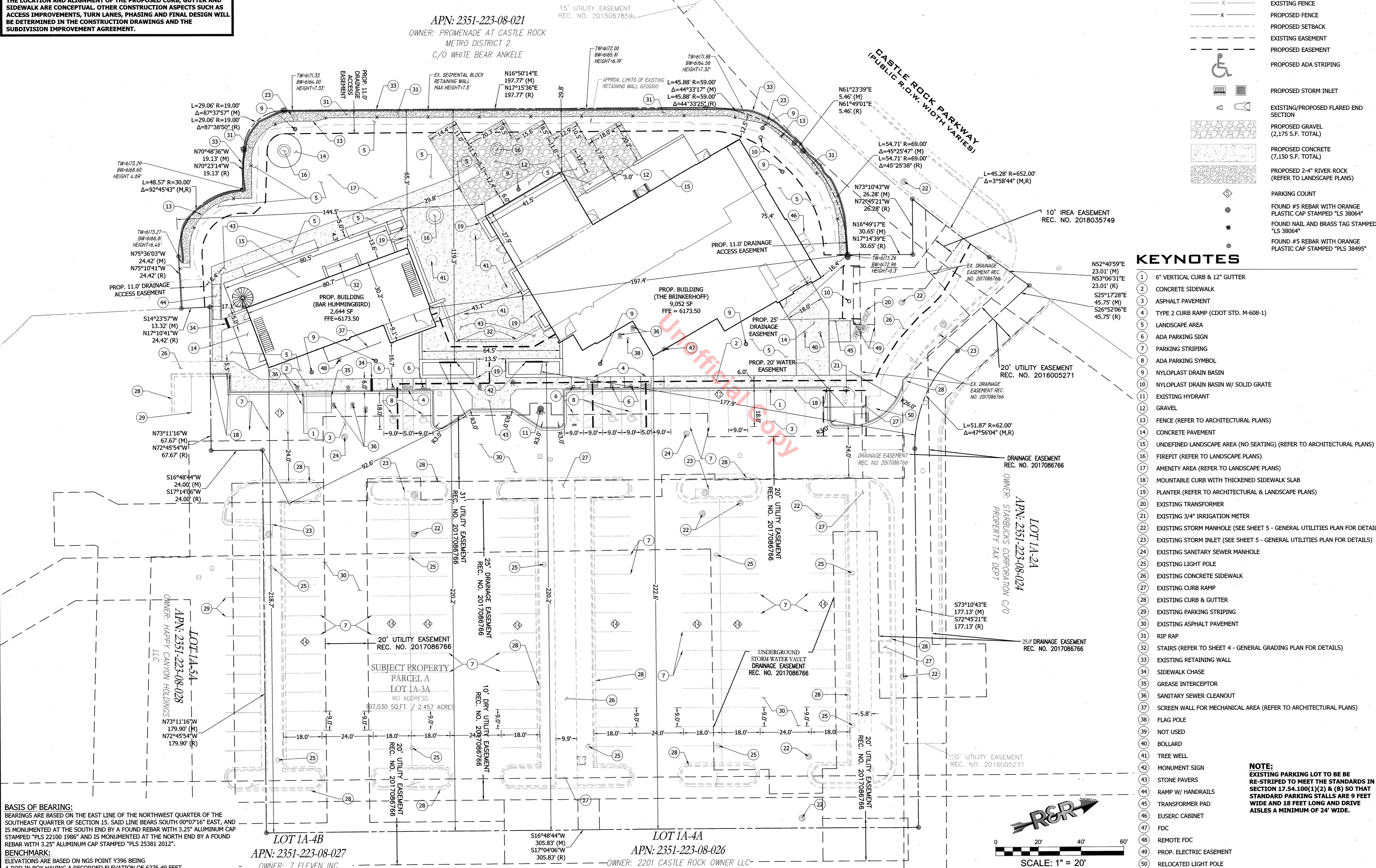
THE BRINKERHOFF & BAR HUMMINGBIRD

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

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.

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

15' UTILITY EASEMENT
REC. NO. 2015057859



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
	EXISTING FENCE
	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" RIVER 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 (C/OOT STD. M-608-1)
5	LANDSCAPE AREA
6	ADA PARKING SIGN
7	PARKING STRIPING
8	ADA PARKING SYMBOL
9	NYLOPLAST DRAIN BASIN
10	NYLOPLAST DRAIN BASIN W/ SOLID GRATE
11	EXISTING HYDRANT
12	GRAVEL
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	SANITARY SEWER FOR MECHANICAL AREA (REFER TO ARCHITECTURAL PLANS)
38	FLAG POLE
39	NOT USED
40	BOLLARD
41	TREE WELL
42	MONUMENT SIGN
43	STONE PAVERS
44	RAMP W/ HANDRAILS
45	TRANSFORMER PAD
46	EUSERC CABINET
47	FDC
48	REMOTE FDC
49	PROP. ELECTRIC EASEMENT
50	RELOCATED LIGHT POLE

NO.	REVISION	BY	DATE
1	2ND SUBMISSION	RSD	11/21/22
2	3RD SUBMISSION	RSD	2/22/23
3	4TH SUBMISSION	RSD	3/21/23
4	5TH SUBMISSION	RSD	3/31/23

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

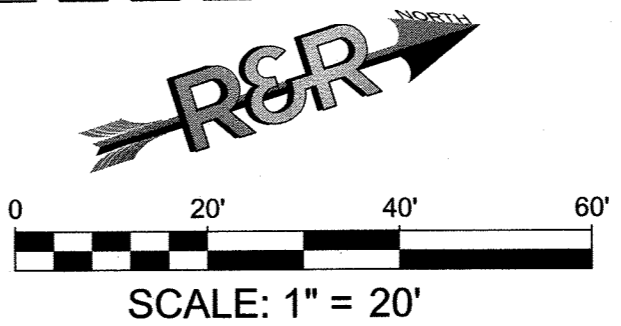


THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS
SITE ADDRESS: LOT 1A-3A, BLOCK 2 OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PREPARED FOR: BRINKERHOFF RESTAURANTS, UNIT B4 #101
558 CASTLE PINES PARKWAY, UNIT B4 #101
CASTLE PINES, CO 80108

SITE DEVELOPMENT PLAN	
JOB NO.	BR21318
ORG. SUBM. DATE	9/6/2022
DWN:	ISL
CHKD:	RSD
NAME	
SITE PLAN	
NO.	3 OF 18

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.



PATH: P:\BR21318_HUMMINGBIRD & BAR HUMMINGBIRD RESTAURANTS\DRAWINGS\PLANS\SDP\BR21318-SDP.DWG, PLOT DATE: 5/9/2023 8:55:19 AM, BY: LIZ JONES

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

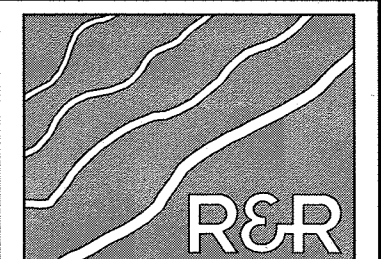
LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FEMA FLOOD ZONE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WALL
- EXISTING ROAD CENTER LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SETBACK
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STORM SEWER
- PROPOSED ADA STRIPING
- PROPOSED STORM INLET
- EXISTING/PROPOSED FLARED END SECTION
- PROPOSED STORM SEWER
- PROPOSED RIP RAP
- 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"

SPOT ELEV. ABBREVIATIONS

- BC BACK OF CURB
- FG FINISHED GRADE
- FL FLOWLINE
- HP HIGH POINT
- LP LOW POINT
- TW/BW TOP OF WALL / BOTTOM OF WALL

NO.	REVISION	BY	DATE
1	2ND SUBMISSION	RSD	11/21/22
2	3RD SUBMISSION	RSD	2/22/23
3	4TH SUBMISSION	RSD	3/21/23
4	5TH SUBMISSION	RSD	3/31/23



ENGINEERS SURVEYORS

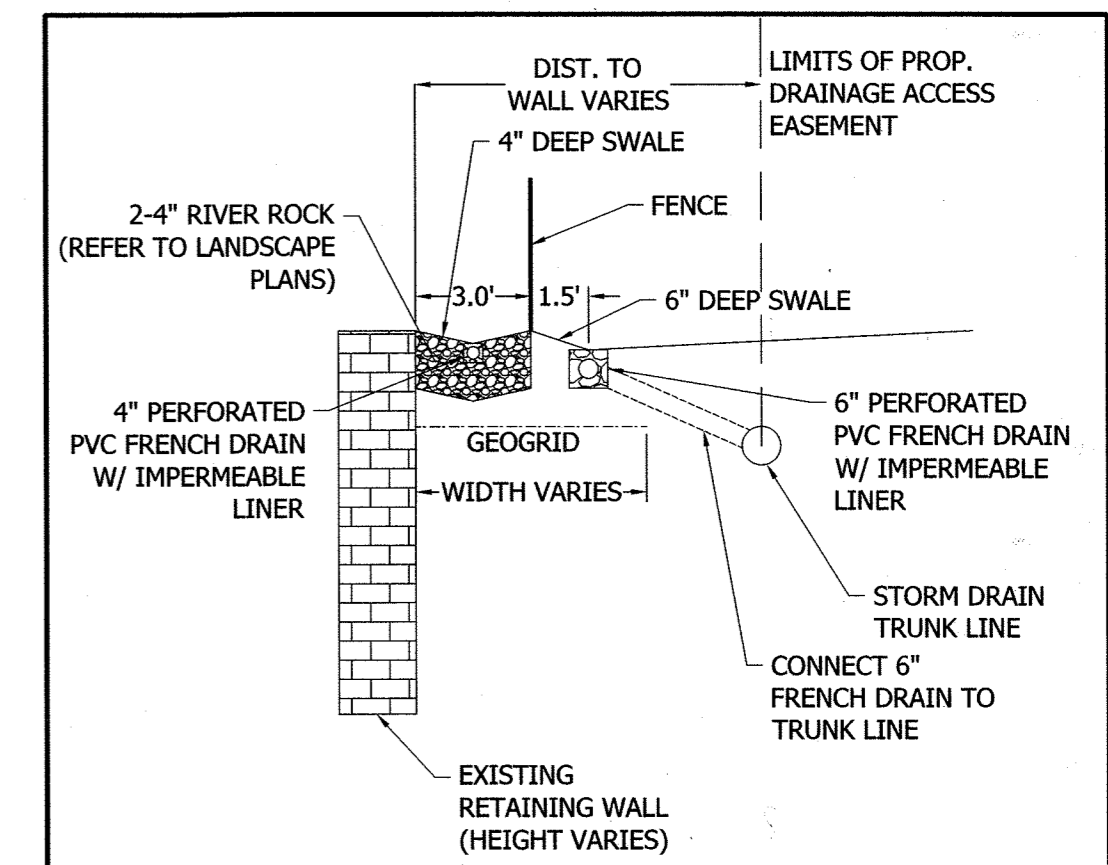
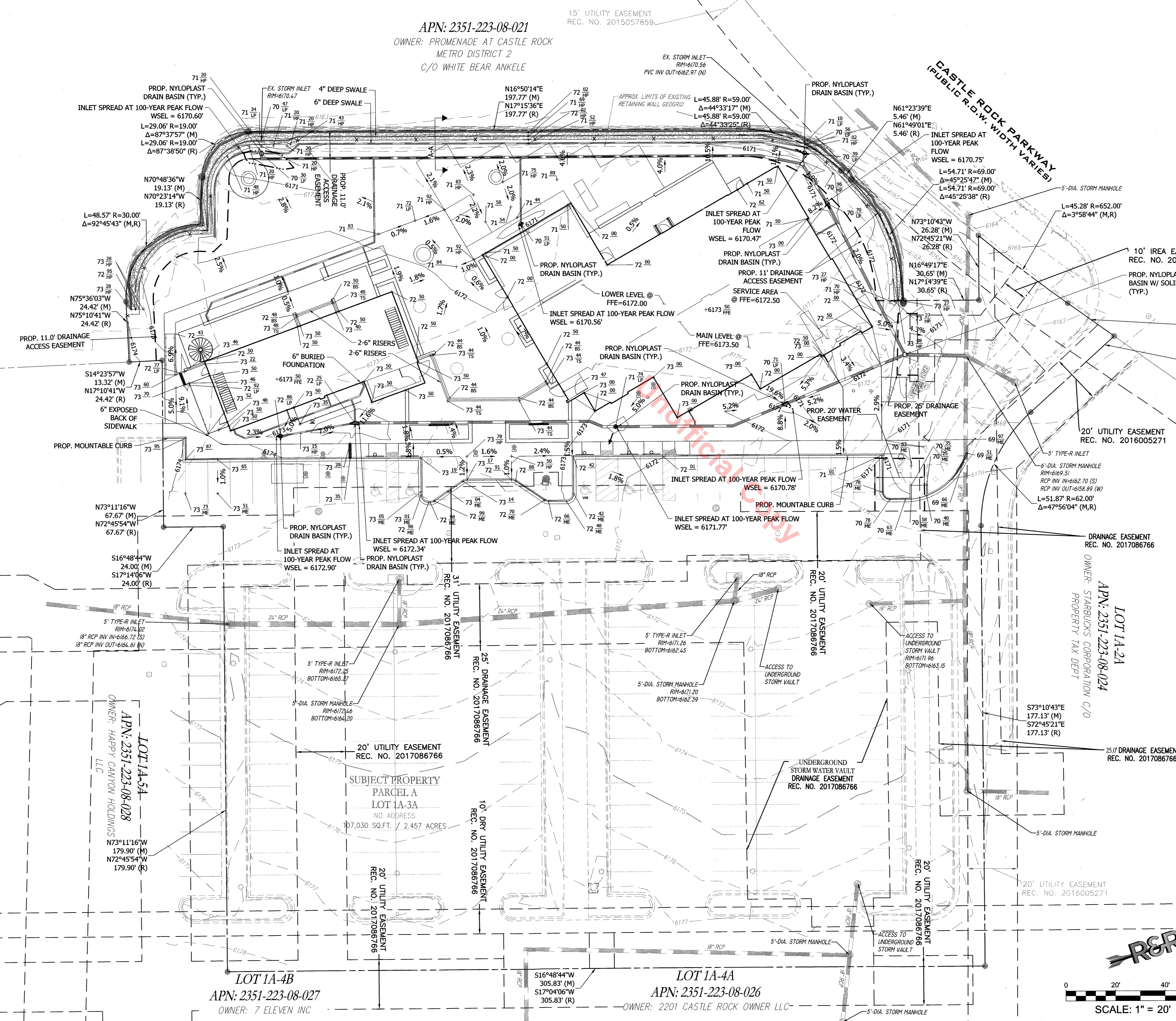
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1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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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 80100

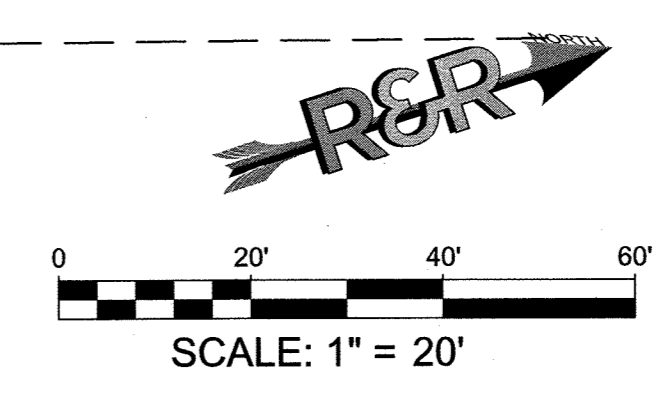
JOB NO.	BR21318
ORG. SUBM. DATE	9/6/2022
DWN: ISL	CHKD: RSD
NAME	
GENERAL GRADING PLAN	
NO.	4 OF 18



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.



PATH: L:\BR21318_HUMMINGBIRD & NEST (LOT 1A-3A, BLOCK 2, PROMENADE AT CASTLE ROCK)\ENGINEERING\4. DRAWINGS\PLANS\BR21318-GRAD.DWG, PLOT DATE: 5/8/2023, 8:55:28 AM, BY: LUZ JONES

SITE DEVELOPMENT PLAN - SDP22-0049

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

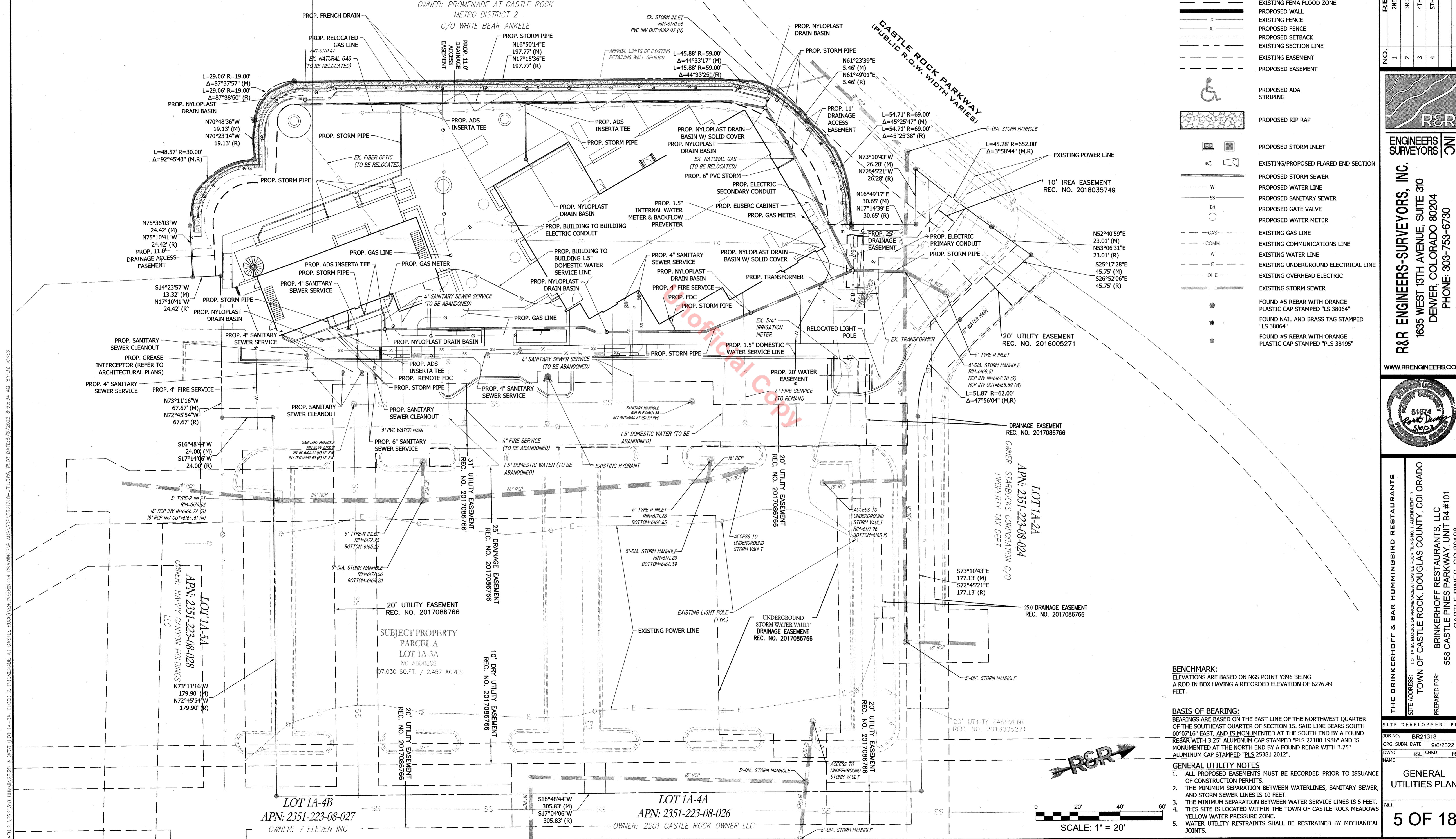
15' UTILITY EASEMENT
REC. NO. 2015057859

EX. STORM INLET
RIM=6170.56
PVC INV OUT=6162.97 (0)

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

LEGEND

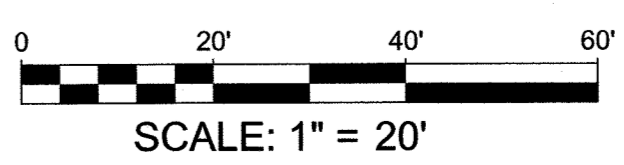
- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING FEMA FLOOD ZONE
- PROPOSED WALL
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SETBACK
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED ADA STRIPING
- PROPOSED RIP RAP
- PROPOSED STORM INLET
- EXISTING/PROPOSED FLARED END SECTION
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING STORM SEWER
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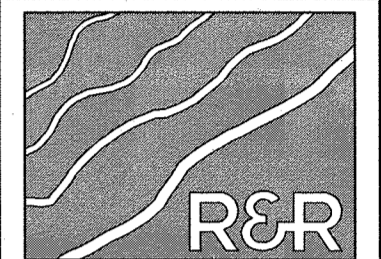
BENCHMARK:
ELEVATIONS ARE BASED ON NGS POINT Y396 BEING
A ROD IN BOX HAVING A RECORDED ELEVATION OF 6276.49
FEET.

BASIS OF BEARING:
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OF THE SOUTHWEST 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".

- GENERAL 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.
 - WATER UTILITY RESTRAINTS SHALL BE RESTRAINED BY MECHANICAL JOINTS.



NO.	REVISION	BY	DATE
1	2ND SUBMISSION	RSD	11/21/22
2	3RD SUBMISSION	RSD	2/22/23
3	4TH SUBMISSION	RSD	3/21/23
4	5TH SUBMISSION	RSD	3/31/23



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

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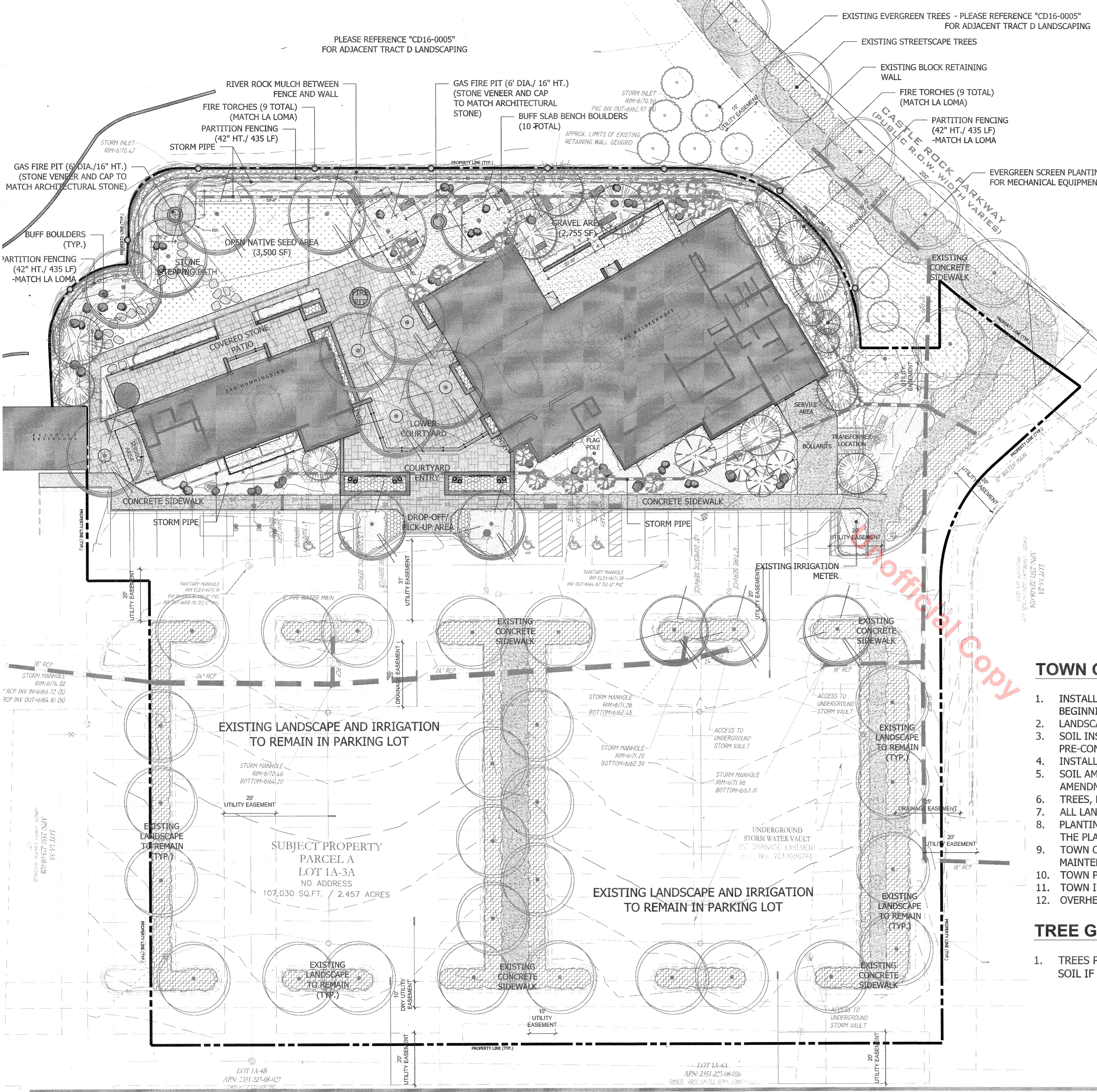


THE BRINKERHOFF & BAR HUMMINGBIRD RESTAURANTS
SITE DEVELOPMENT PLAN
JOB NO. BR21318
ORG. SUBM. DATE 9/6/2022
DWN: ISL CHKD: RSD
NAME

LOT 1A-3A, BLOCK 2 OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
BRINKERHOFF RESTAURANT, UNIT B4 #101
558 CASTLE PINES PARKWAY, UNIT B4 #101
CASTLE PINES, CO 80108

PATH: L:\BR21318_HUMMINGBIRD & WEST LOT 1A-3A_BLOCK 2_PROMENADE AT CASTLE ROCK\ENGINEERING & DRAWINGS\PLANS\SDP\BR21318-118-DWG_PLOT DATE: 5/8/2023 8:55:34 AM BY: LIZ JONES

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



CONCEPT PLANT SCHEDULE

Table listing plant species and quantities: EXISTING DECIDUOUS SHADE TREES - MODERATE HYDROZONE (28), PROPOSED DECIDUOUS SHADE TREES - MODERATE HYDROZONE (16), EVERGREEN TREES - LOW HYDROZONE (15), etc.

CONCEPT HARDSCAPE MATERIAL SCHEDULE

Table listing materials and quantities: GREY CONCRETE W/ BROOM FINISH (5,065 SF), NATURAL STONE PATIOS (6,200 SF), 3/8" CHIPPED GRANITE (2,755 SF), etc.

TOWN OF CASTLE ROCK LANDSCAPE NOTES

- 1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.

TREE GRATE NOTE

- 1. TREES PLANTED IN TREE GRATES, WITHIN CONTAINED IMPERVIOUS AREAS, MUST USE CU STRUCTURAL SOIL IF GRATE/ PLANTING AREA PROVIDED IS LESS THAN 8'x8'.

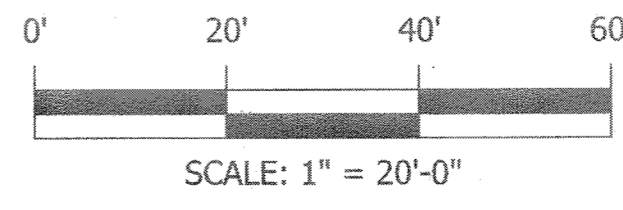
DESIGNS BY SUNDOWN LANDSCAPE ARCHITECTURE & CONSTRUCTION 6875 S. SANTA FE DRIVE LITTLETON, CO 80120 TEL: (303) 789-4400 FAX: (303) 789-4417 www.designsbysundown.com

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

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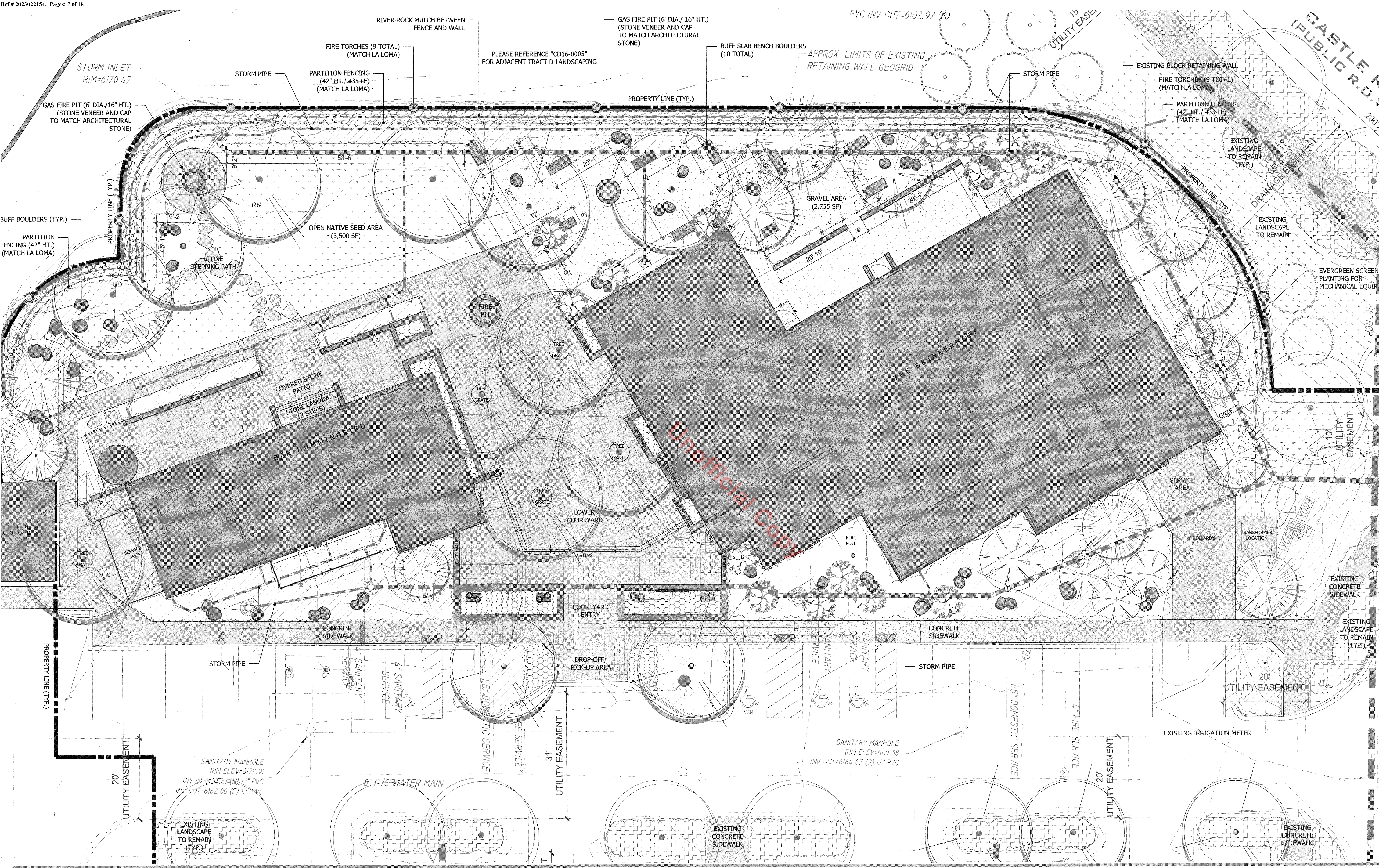
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THE BRINKERHOFF & BAR HUMMINGBIRD CASTLE ROCK PROMENADE, BLOCK 2 CASTLE ROCK, COLORADO 80108 CONCEPTUAL LANDSCAPE SITE PLAN



DATE REVISIONS 2022.08.31 2022.11.21 2023.02.22 2023.03.20 2023.04.17 DESIGN BY KEVEN WINKELMANN DRAWN BY KW NOTE ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR





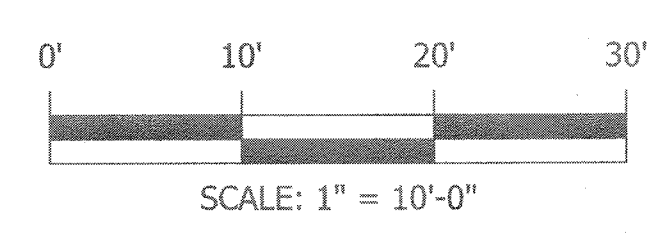
DESIGNS BY SUNDOWN
 LANDSCAPE ARCHITECTURE & CONSTRUCTION
 6875 S. SANTA FE DRIVE
 LITTLETON, CO 80120
 TEL: (303) 789-4400
 FAX: (303) 789-4417
 www.designsbysundown.com

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

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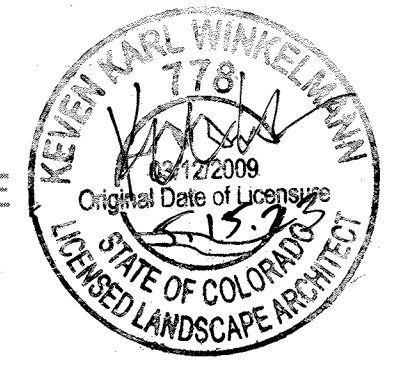
THE BRINKERHOFF & BAR HUMMINGBIRD
 CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108
CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

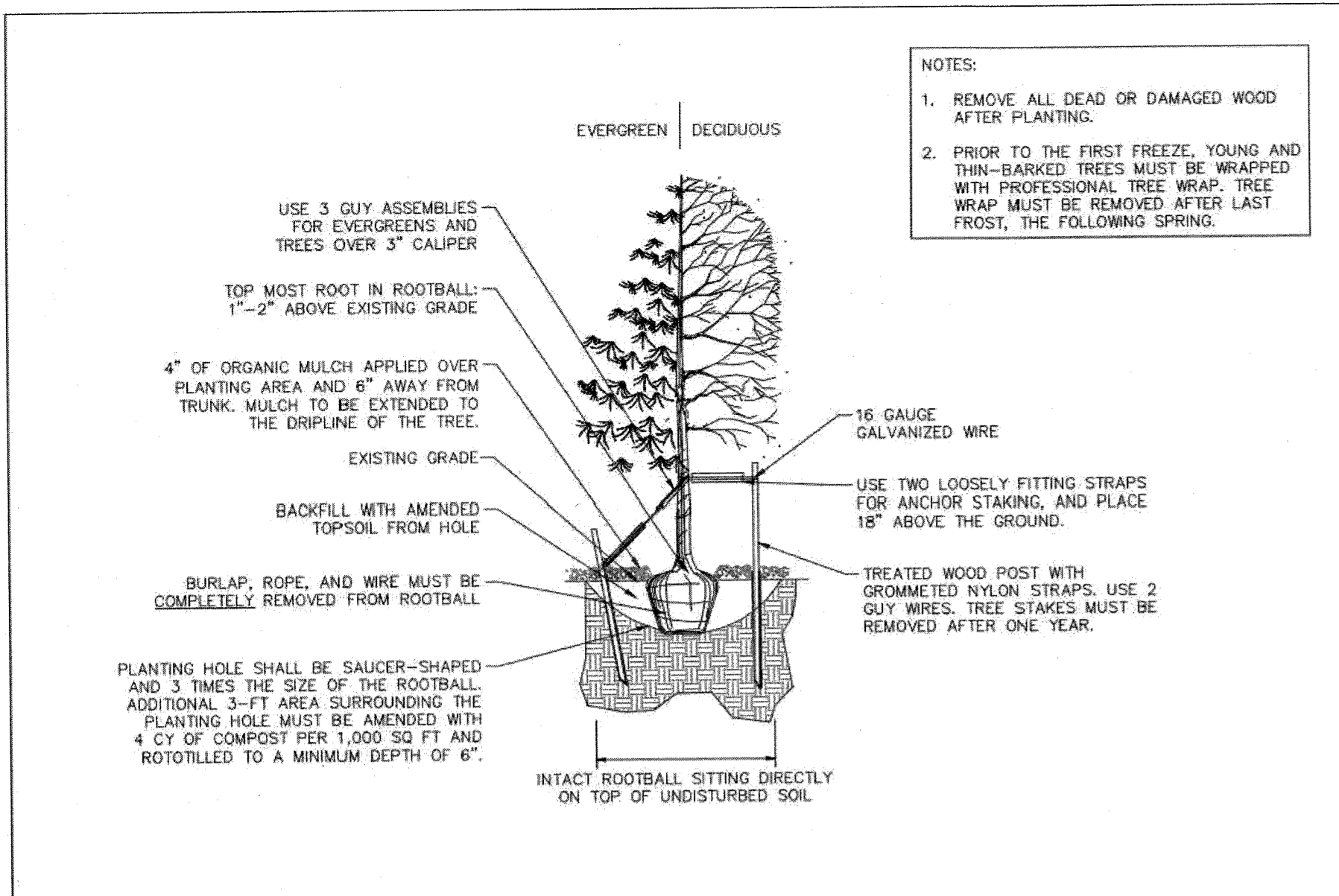


DATE 2022.08.31
 REVISIONS 2022.11.21
 2023.02.22
 2023.03.20
 2023.04.17

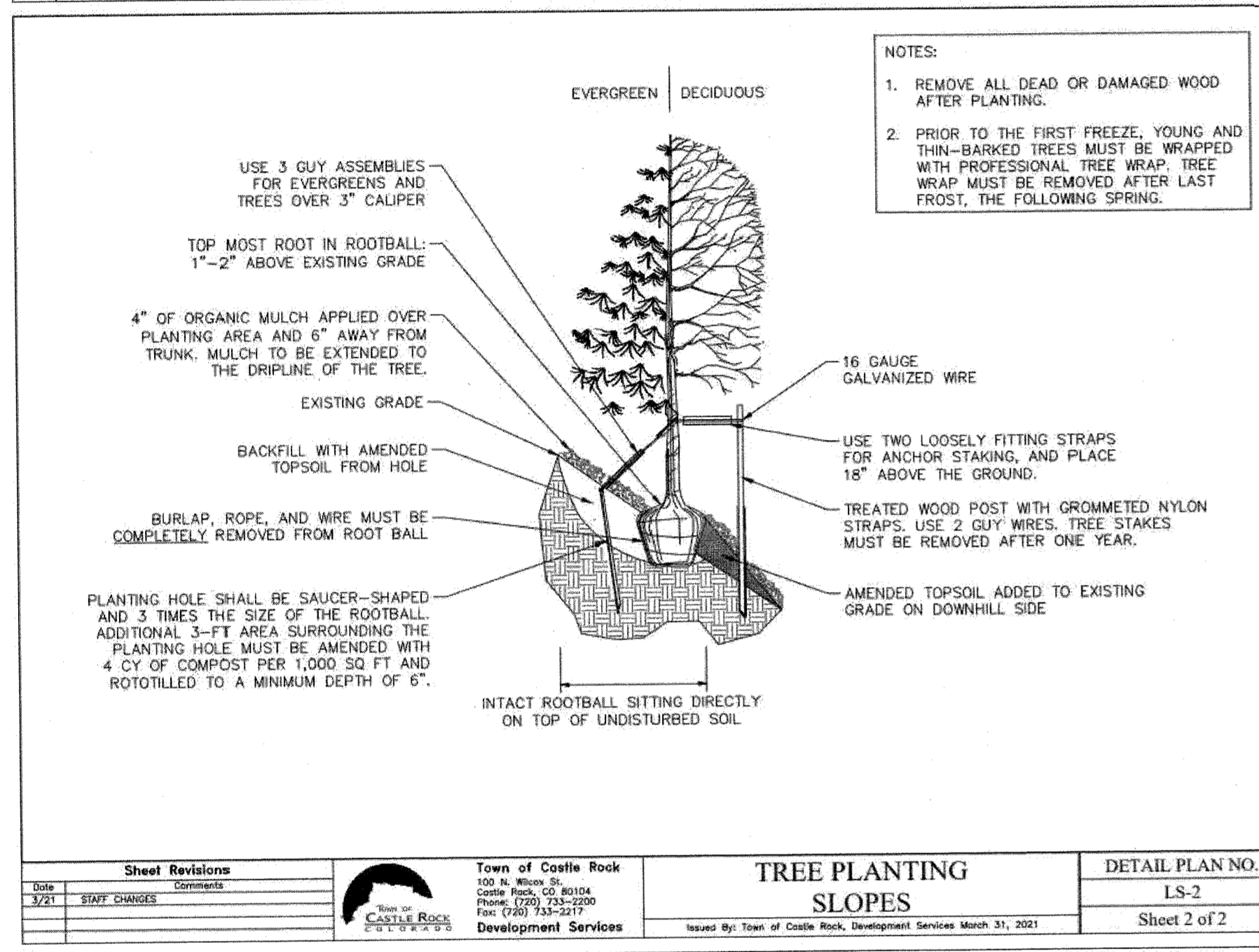
DESIGN BY KEVEN WINKELMANN
 DRAWN BY KW

NOTE ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR

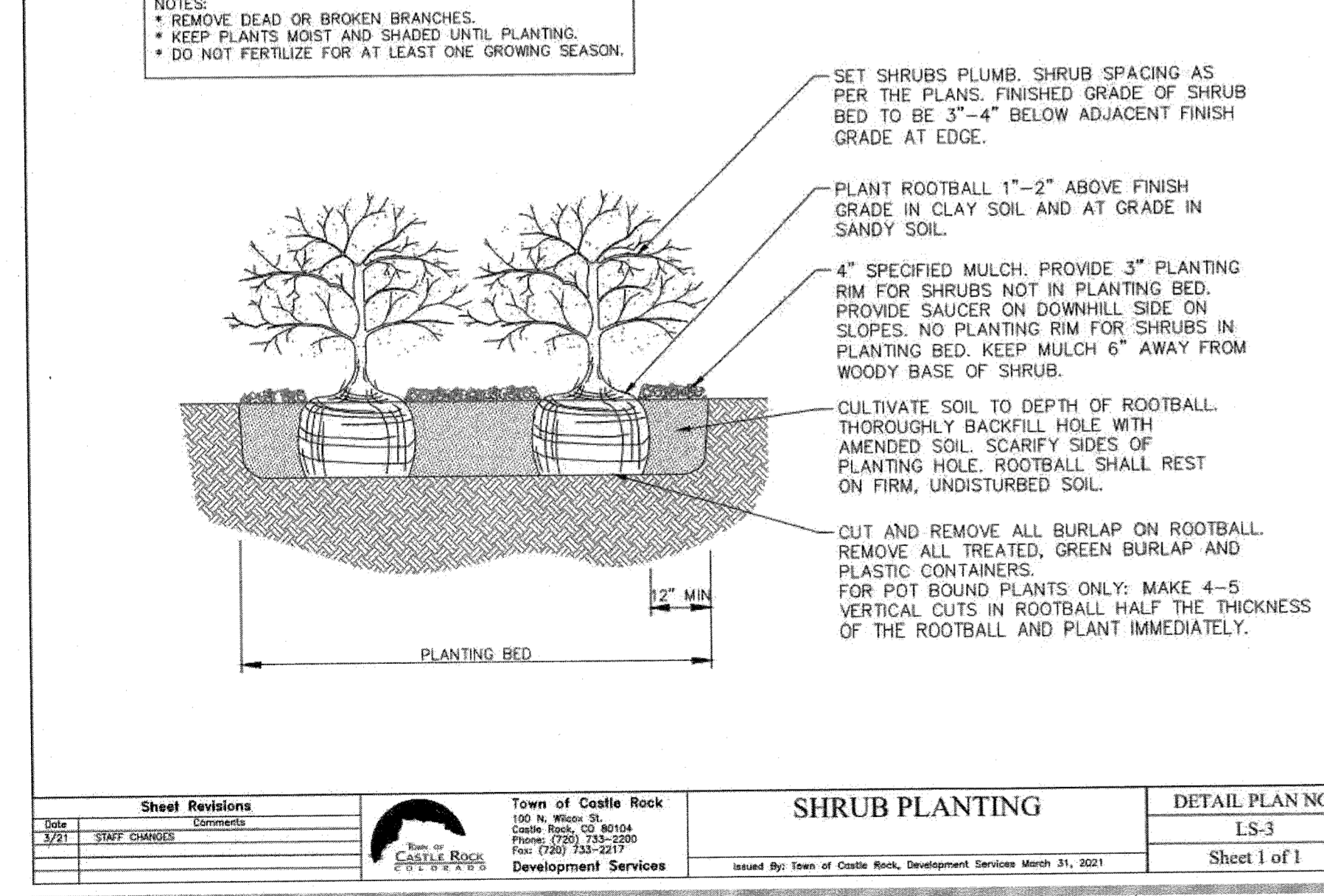




Sheet Revisions	Town of Castle Rock	TREE PLANTING	DETAIL PLAN NO.
Date: 3/21 BY: [Signature] Comments: [Blank]	100 N. Wilson St. Castle Rock, CO 80104 Phone: (780) 733-2200 Fax: (780) 733-2217 Development Services	LS-1	Sheet 1 of 2



Sheet Revisions	Town of Castle Rock	TREE PLANTING SLOPES	DETAIL PLAN NO.
Date: 3/21 BY: [Signature] Comments: [Blank]	100 N. Wilson St. Castle Rock, CO 80104 Phone: (780) 733-2200 Fax: (780) 733-2217 Development Services	LS-2	Sheet 2 of 2



Sheet Revisions	Town of Castle Rock	SHRUB PLANTING	DETAIL PLAN NO.
Date: 3/21 BY: [Signature] Comments: [Blank]	100 N. Wilson St. Castle Rock, CO 80104 Phone: (780) 733-2200 Fax: (780) 733-2217 Development Services	LS-3	Sheet 1 of 1

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CLWUR (Composite landscape water use rating) Chart

Project Name: THE BRINKERHOFF & BAR HUMMINGBIRD
Site Development Plan (SDP) Number:

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
DRIP	DECIDUOUS TREES	2 1/2 MONTH	LOW	1.90%	432	1.5	22,660	0.028596646
DRIP	EVERGREEN TREES	>2 1/2 MONTH	LOW	1.00%	253	1.5	22,660	0.016747573
DRIP	PLANTING BEDS	>2 1/2 MONTH	LOW	66.90%	16,650	1.5	22,660	1.102162401
DRIP	ANNUAL BEDS	2 1/2 MONTH	MOD	2.70%	595	3	22,660	0.078773169
SPRAY (temporary)	NATIVE SEED	>2 1/2 MONTH	LOW	11%	6,070	1.5	22,660	0.401809356
Total of the CLWUR								1.628089144

Reference Chapter 13.20 of the Castle Rock Municipal Code



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional _____
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # KEVEN WINKELMANN, PLA #778
 Company Name DESIGNS BY SUNDOWN Address 6875 S. SANTA FE DRIVE LITTLETON CO 80120
 Phone 303.789.4400 Email KWINKELMANN@DESIGNSBYSUNDOWN.COM Date 4.17.2023
 PROJECT NAME THE BRINKERHOFF & BAR HUMMINGBIRD, CASTLE ROCK PROMENADE BLOCK 2

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
107,030 SF/ 2.46 AC. 100%	REQUIRED: 10,703 SF/ 0.25 AC. 10% PROVIDED: 24,725 SF/ 0.56 AC. 23.10%	NATIVE SEED 6,070 SF/ 0.13 AC. 5.67%	15,460 SF/ 0.35 AC. 14.44 %	22 TREES	80 TREES (INCLUDING EXISTING)	44 SHRUBS	44 - SHRUBS 683- GRASSES	4 CY	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
62,625 SF	REQUIRED: 6,263 SF/ 0.14 AC. 10% PROVIDED: 7,350 SF/ 0.17 AC. 11.74%	135	7,350 SF/ 11.74%	10	8.0'	13 TREES	31 TREES	25 SHRUBS	230 SHRUBS

SITE DEVELOPMENT PLAN STREETSCAPE

STREET NAME	LINEAR FEET (LF)	REQUIRED STREET TREES (1 TREE PER 40 LF)	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 PROVIDED (EXISTING)	20 SHRUBS REQUIRED	50 SHRUBS PROVIDED (EXISTING)

NOTE: ALL STREETSCAPE TREES AND SHRUBS ARE EXISTING

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'.

DESIGNS BY SUNDOWN
 LANDSCAPE ARCHITECTURE & CONSTRUCTION
 6875 S. SANTA FE DRIVE
 LITTLETON, CO 80120
 TEL: (303) 789-4417
 FAX: (303) 789-4417
 www.designsbysundown.com

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

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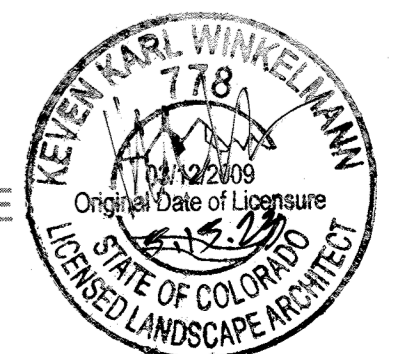
THE BRINKERHOFF & BAR HUMMINGBIRD

CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108

PLANTING NOTES/ CALCULATIONS/ DETAILS

DESIGN BY KEVEN WINKELMANN
 DRAWN BY KW

NOTE ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR



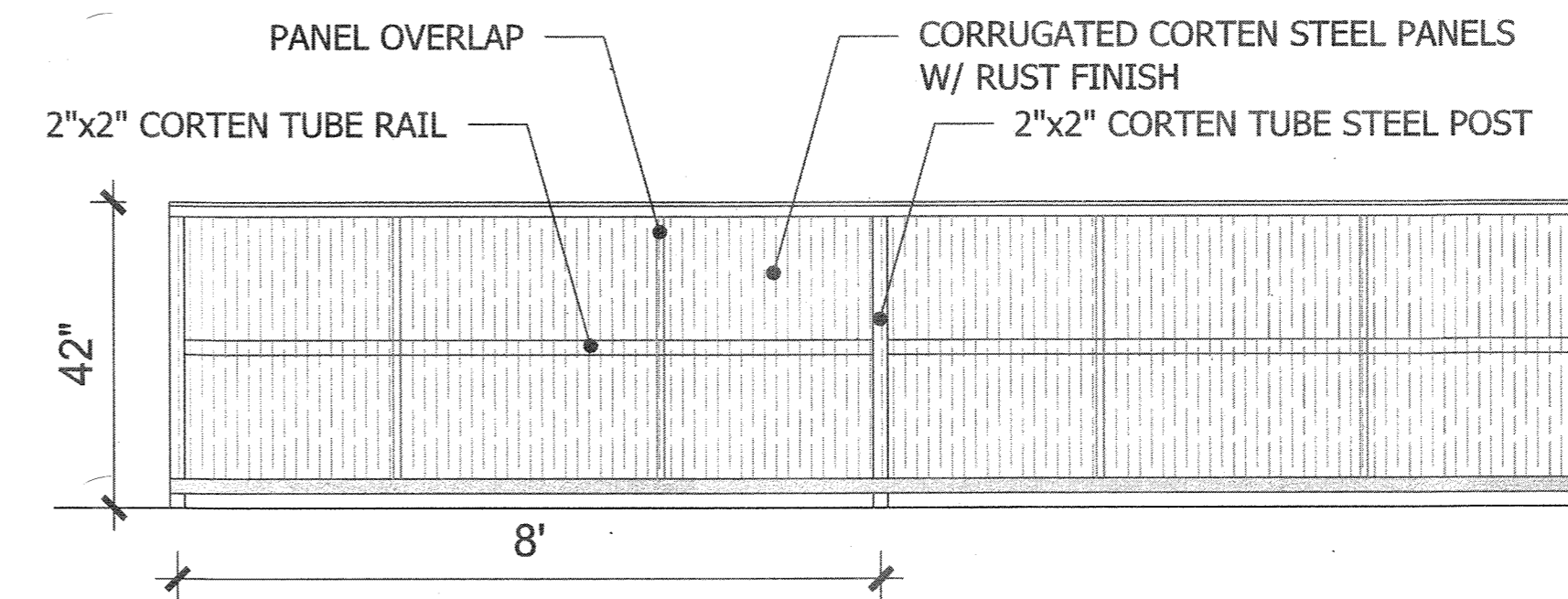
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FENCING CONCEPT PHOTO



FENCING GATE CONCEPT PHOTO



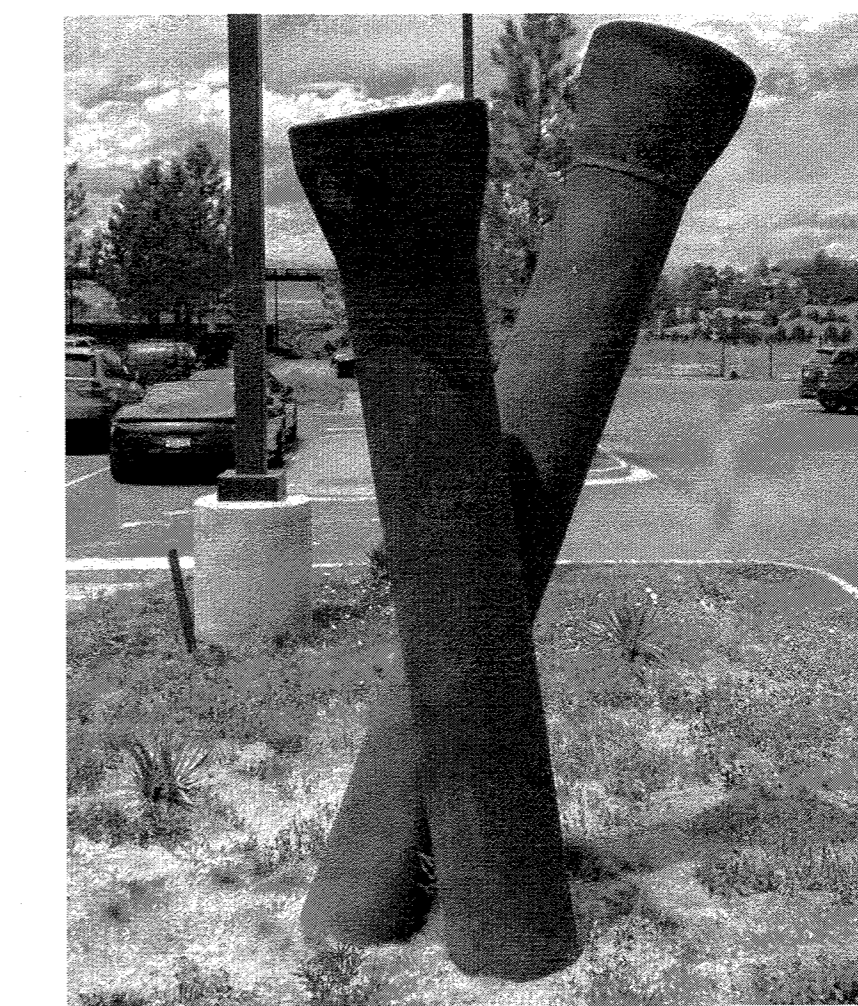
A

PERFORATED CORRUGATED CORTEN STEEL FENCING

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



TORCHES ALONG FENCE



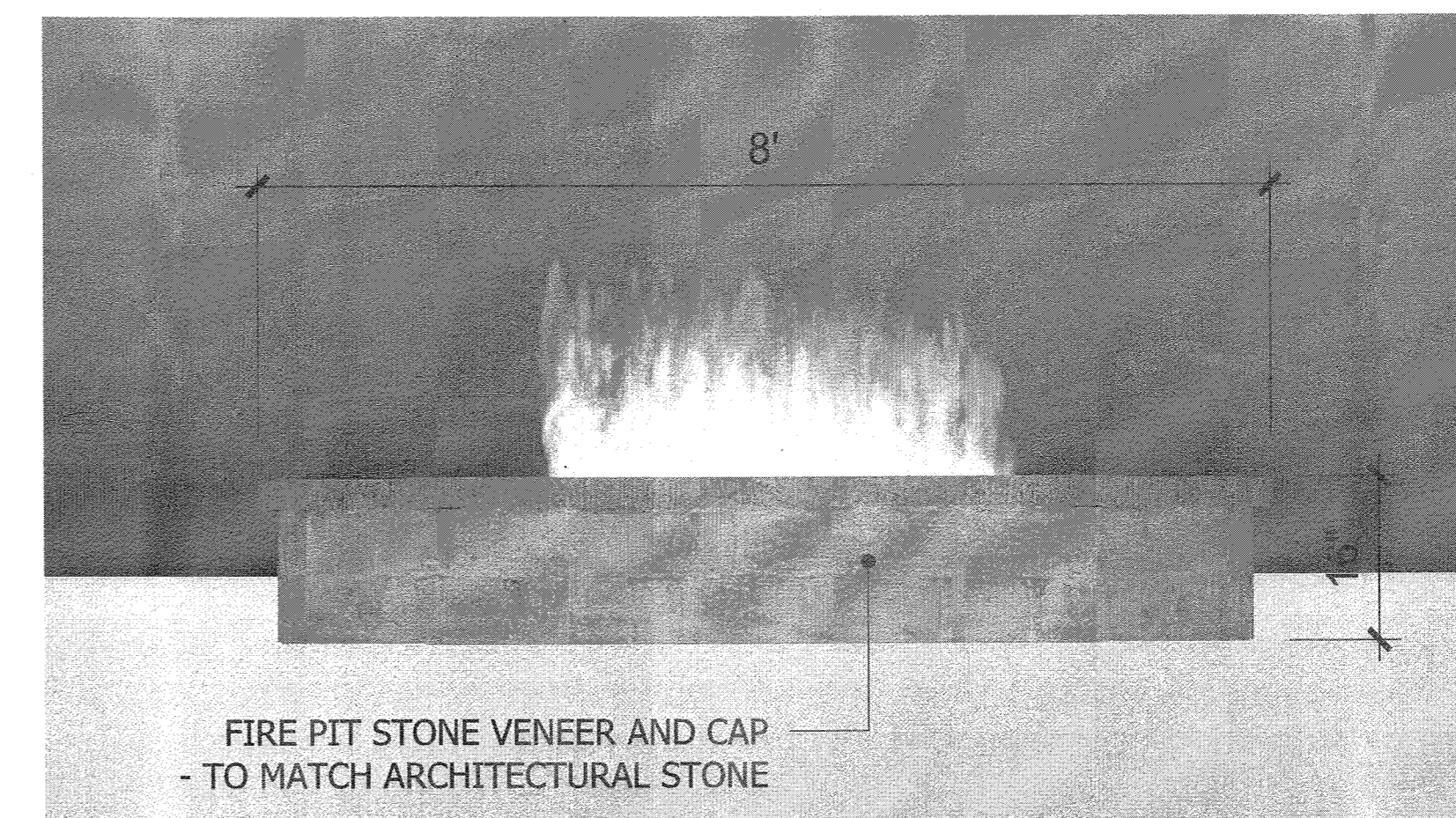
TORCHES AT ENTRY MONUMENT

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B

CUSTOM STEEL GAS TORCHES - MATCH LA LOMA

NTS

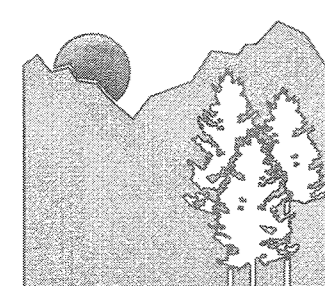


C

FIRE PIT ELEVATION DETAIL

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

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

DESIGN BY KEVEN WINKELMANN
 DRAWN BY KW

NOTE ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR



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THE BRINKERHOFF & BAR HUMMINGBIRD
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SITE AND LANDSCAPE LIGHTING LEGEND

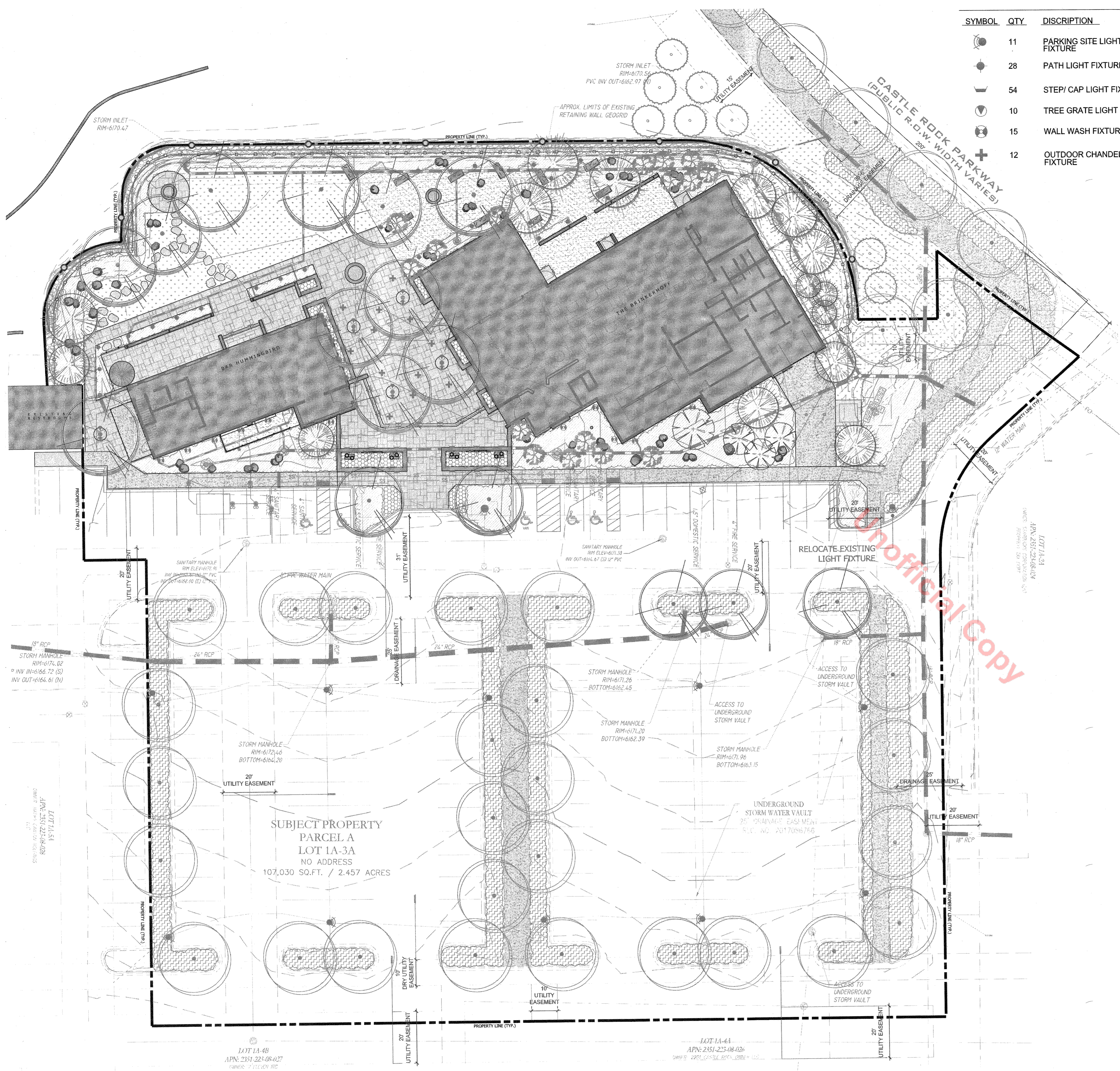
SYMBOL	QTY	DISCRIPTION	MODEL NUMBER	LUMENS	MOUNTING TYPE/ HEIGHT	FIXTURE FINISH	IESNA CUTOFF DISTRIBUTION	NOTES
	11	PARKING SITE LIGHT FIXTURE	AME-2-L-T5W-72L-C-5-5K (EXISTING FIXTURES)	12,845	SINGLE POLE/ 25'-0" HT.	PER DETAIL	FULL CUTOFF DISTRIBUTION	REFER TO SHEET 12, DETAIL A & B
	28	PATH LIGHT FIXTURE	TUSB-8-LED-U-14-2700K CUSTOM-CEG-SP-DIM	200	SINGLE PATH/ 16" HT.	WEATHERED BRASS	FULL CUTOFF DISTRIBUTION	REFER TO SHEET 13, DETAIL B
	54	STEP/ CAP LIGHT FIXTURE	490082-3000K	313	STEP & CAP/ FLUSH	WEATHERED BRASS	FULL CUTOFF DISTRIBUTION	REFER TO SHEET 13, DETAIL C
	10	TREE GRATE LIGHT	IRONSMTIH GRATE LIGHT	250	TREE GRATE LIGHT/ FLUSH	WEATHERED BRASS	SEMI CUTOFF DISTRIBUTION	REFER TO SHEET 12, DETAIL C
	15	WALL WASH FIXTURE	490010-4W-E-2800K-MS-R2	250	WALL WASH/ 10" HT.	WEATHERED BRASS	SEMI CUTOFF DISTRIBUTION	REFER TO SHEET 13, DETAIL A
	12	OUTDOOR CHANDELIER FIXTURE	ROCOCO IRON & CRYSTAL OUTDOOR CHANDELIER 32"	2,400	TREE CHANDELIER/ 10'-0" HT.	PER DETAIL	NO CUTOFF DISTRIBUTION	REFER TO SHEET 12, DETAIL D

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 AIMED 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.



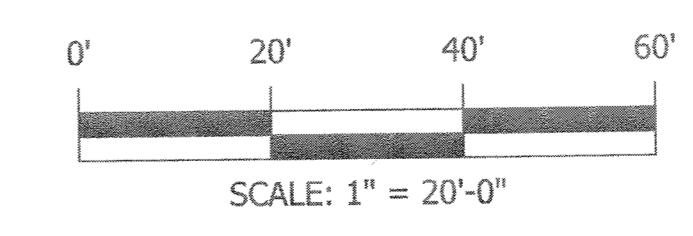
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THE BRINKERHOFF & BAR HUMMINGBIRD
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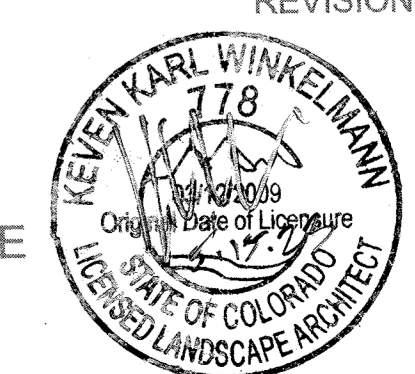
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CONCEPTUAL SITE LIGHTING PLAN

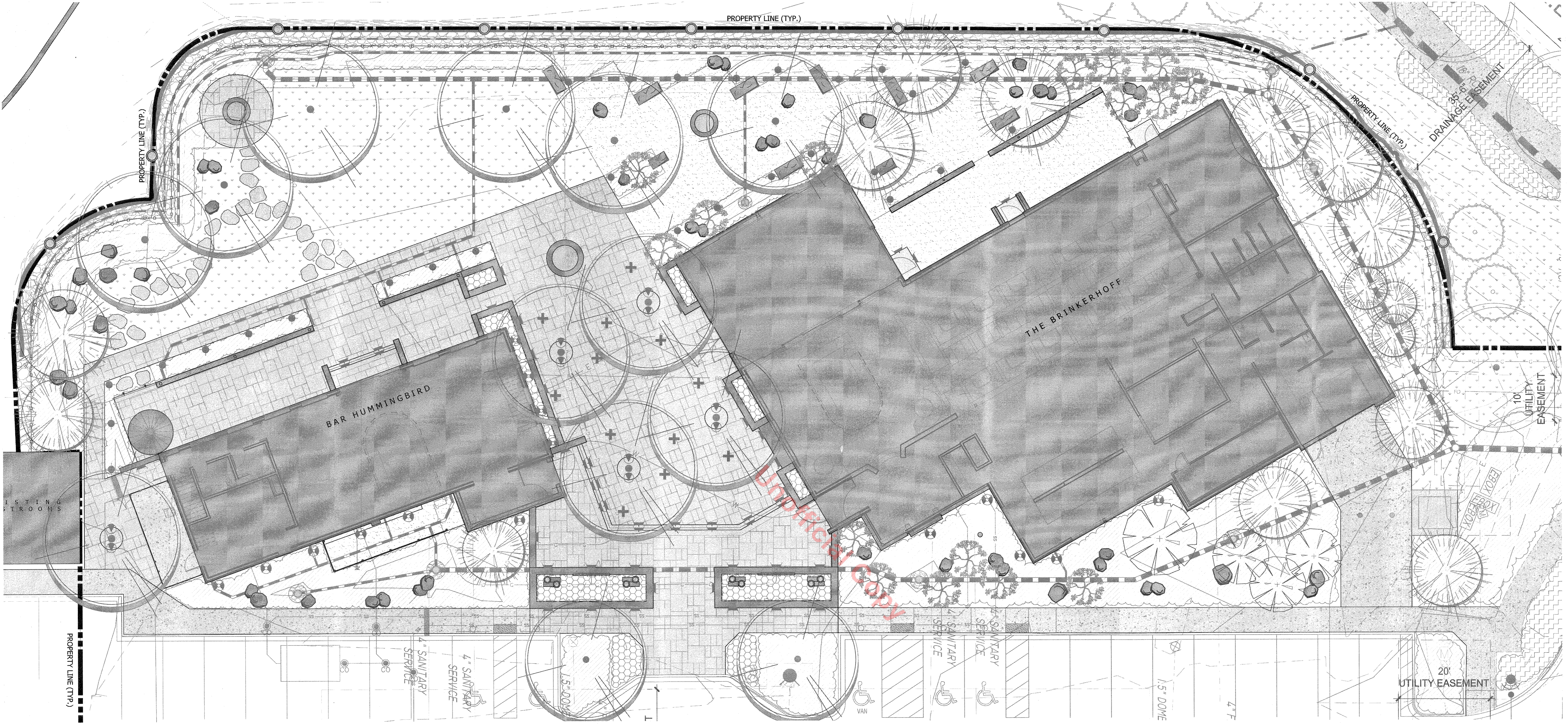


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GENERAL LIGHTING PLAN NOTES:

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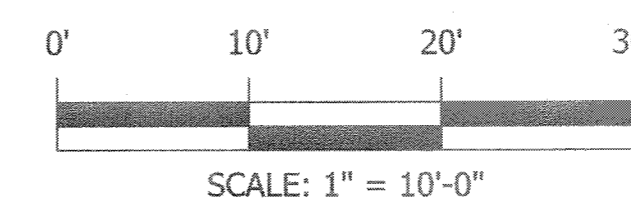
SITE AND LANDSCAPE LIGHTING LEGEND

SYMBOL	QTY	DISCRIPTION	MODEL NUMBER	LUMENS	MOUNTING TYPE/ HEIGHT	FIXTURE FINISH	IESNA CUTOFF DISTRIBUTION	NOTES
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	54	STEP/ CAP LIGHT FIXTURE	490082-3000K	313	STEP & CAP/ FLUSH	WEATHERED BRASS	FULL CUTOFF DISTRIBUTION	REFER TO SHEET 13, DETAIL C
	10	TREE GRATE LIGHT	IRONSMITH GRATE LIGHT	250	TREE GRATE LIGHT/ FLUSH	WEATHERED BRASS	SEMI CUTOFF DISTRIBUTION	REFER TO SHEET 12, DETAIL C
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THE BRINKERHOFF & BAR HUMMINGBIRD
 CASTLE ROCK PROMENADE, BLOCK 2
 CASTLE ROCK, COLORADO 80108
CONCEPTUAL SITE ENLARGEMENT LIGHTING PLAN



DESIGN BY KEVEN WINKELMANN
 DRAWN BY KW

NOTE ALL NECESSARY PERMITS TO BE OBTAINED BY CONTRACTOR



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American LED

Project Name: _____ Catalog Number: _____ Type: _____

Dimensional Drawings

Model	Type	Height	Width	Depth	Weight
AME-2-L	19"	19"	12"	2"	238 W
AME-4-L	23"	23"	15"	2"	373 W

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 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.

The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Type	Height	Width	Depth	Weight
AME-2-L	19"	19"	12"	2"	238 W
AME-4-L	23"	23"	15"	2"	373 W

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 tool external reveal.
- The computerized CNC machinery enables all American housings to be constructed quickly, efficiently and adhering to standard ISO 9000 standards. All external hardware is stainless steel.

Electrical Assembly

- The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that operate at 120 v thru 480v, 60 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.

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
- Houston side light shield
- Round pole plate adaptor
- Dimming Driver
- Motion Sensor
- Wireless Controls

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 A Automotive optic available for Dealerships. The optical system qualifies as IES full cutoff; to restrict light trespass, glare, and light pollution.

Quali-Guard® Finish

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

Mounting

- A rounded extruded aluminum, Bolt-On Arm (BOA), with an in-place nut plate, securing (2) 1/2 inch zinc-nutting pole with stainless steel hardware is standard. A Round Pole Plate Adaptor (RPP) is required for mounting to 3" x 5" round poles.

IP65 LISTED

EPA Data

Model	Type	Height	Width	Depth	Weight
AME-2	19"	19"	12"	2"	238 W
AME-4	23"	23"	15"	2"	373 W

SNTS

Project Name: _____ Catalog Number: _____ Type: _____

Specifications

Square Non Tapered Steel Pole

- ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug base plate, opposite hand hole opening. Center line of hand hole is 12" 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 (optional) furnished with quality aluminum. Do not pre-pour.

Base Cover

- Die formed from heavy gauge quality aluminum. Two piece cover for easy installation.

Pole Cap

- Color-matched polyurethane 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 Quali-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 adhesion and finish hardness. Final finish is warranted for a full five (5) years. An optional five (5) year extended warranty is also available (external price cost and internal nut painting coating).

Anchor Bolts

- Plates are provided with hot dip galvanized anchor bolts with a "T" bend on one end and two flat hex bolts and two flat washers per bolt. Anchor bolts must exceed a minimum of 30,000 PSI. Anchor bolts conform to ASTM F1554 grade 36 and are provided.

POLES + BASES

Model	Shaft Size	Height	Base	Anchorage	Mounting	Finish	Options
SNTS	4" x 4" (45)	11 (19)	12" Base (12BC)	1" x 36" (136)	11 1/2" NPT (111/2NPT)	Black (BK)	GF1 Receptacle (GF1R), Coupling (COU), Round Pole Plate Adaptor (RPP), Motion Sensor (MS), Wireless Controls (WC), Custom Color (CC)
	5" x 5" (55)	11 (19)	12" Base (12BC)	1" x 36" (136)	11 1/2" NPT (111/2NPT)	Black (BK)	GF1 Receptacle (GF1R), Coupling (COU), Round Pole Plate Adaptor (RPP), Motion Sensor (MS), Wireless Controls (WC), Custom Color (CC)

SNTS

Project Name: _____ Catalog Number: _____ Type: _____

Specifications

Pole Gauge for Square Non Tapered Steel Poles

Pole Height	60 mph	70 mph	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	Pole O.D.	Pole Gauge	Base Plate	Bolt Grade	Anchor Bolt
10'	30.1	22.5	18.4	11.0	10.3	7.6	6.1	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
14'	18.8	13.9	10.6	6.6	5.7	4.3	3.1	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
22'	19.8	10.8	9.2	5.0	4.2	3.1	2.0	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
24'	17.1	12.3	8.8	5.0	4.1	3.0	1.4	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
26'	21.8	22.1	16.7	13.2	8.3	6.0	3.9	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
28'	6.3	3.7	1.9	1.9	-	-	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1/2" x 30"
22'	11.4	8.0	5.4	3.5	2.3	2.0	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1" x 36"
22'	21.4	18.4	11.1	8.9	5.0	4.3	2.3	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
22'	5.0	2.9	1.3	1.3	-	-	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
25'	10.2	6.6	4.0	1.8	-	-	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1" x 36"
25'	16.8	13.0	9.5	4.8	3.7	2.7	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
28'	5.5	3.0	1.3	1.1	-	-	-	4.4	4.4	4"	11	9/16" x 3/4"	9-316	1" x 36"
28'	12.0	7.5	4.4	2.8	1.3	1.1	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
30'	5.0	2.8	1.1	0.4	0.7	0.6	0.1	-	4.4	4"	11	9/16" x 3/4"	9-316	1" x 36"
30'	11.4	6.6	4.0	1.7	-	-	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
35'	8.7	2.3	1.8	-	-	-	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	4.4	4.4	4"	7	1/2" x 3/4"	12-316	1" x 36"

For Direct Bustle 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 warranties are 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 150 mph wind zones with a 1.3 gust factor depending on height, wall thickness, and wall diameter. For an exact rating on a specific order, contact Visionaire directly.

2 x 4 BOA Drill Pattern

2 x 6 BOA Drill Pattern

A SITE LIGHT FIXTURE MANUFACTURER SPEC SHEET

Cover design will vary depending on tree grate selected.

Cover screws to tree grate.

Lightwell Cover with Glass Lens. Bracket screws to underside of cover.

Lamp Housing.

Aiming adjust bracket as desired.

Outer Shield. Drops into Lightwell Opening.

Gravel to promote drainage in poor draining soils.

Tree Grate.

Power cord. Leave enough slack in cord to allow removal of fixture for relamping.

1.1250" To Low Voltage Transformer.

7" Nom.

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) 776-5080 Fax

C TREE GRATE FIXTURE 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 base for assembly
 - 6 foot power cord
 - Amiable 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.)
 - TERALUX 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 aiming bracket with 8-18 stainless steel hardware, ensuring that lens opening is properly faced. 1/4" thick, tempered, clear lens, secured to face-plate with a high temperature, UV curing, silicone adhesive.

Certification: Certified for 35W Max MR16 lamp to US and Canadian safety standards for wet location landscape use per UL1838, CSA TILB-588, CAN/CSA C22.2 No.9.

B SQUARE STEEL POLE MANUFACTURER SPEC SHEET

RESTORATION HARDWARE
ROCK IRON AND CRYSTAL OUTDOOR CHANDELIER 32"

PARTS ENCLOSED

ITEMS	DIAGRAM	DESCRIPTION	QTY.
(A)		Junction Boxes - 2 pieces 1/2" x 1/2" x 1/2"	2
(B)		Mounting Screws - 1/2" x 1/2" x 1/2"	2
(C1)		Ceiling Hook	1
(C2)		Canopy	1
(D1)		Quick link	1
(D2)		Quick link	1
(E)		Quick link	1
(F)		Nut	3
(G)		Candle Sleeve	18
(H)		Bulb - Spare	18 x 1
(I)		Glass Cover - Spare	18 x 1
(J)		Glass bottle	1
(K)		Body	1

IMPORTANT SAFETY INSTRUCTIONS:

- Use an authorized and certified electrician for consultation and installation.
- This fixture has been rated for 18 x 15-watt maximum E12 standard bulbs.
- To avoid the risk of fire, do not exceed the recommended wattage.
- The ceiling must have at least the capacity of 6 times the weight of the ceiling light. For this light at least a ceiling capacity of 109lbs. (31.63 kg) is required.
- THIS LUMINAIRE MUST BE MOUNTED OR SUPPORTED INDEPENDENTLY OF AN OUTLET BOX.
- The manufacturer and distributor accept no liability for incorrect installation.
- Suitable for wet locations.
- Keep away from children.

Warnings:

- Turn off electricity supply at main circuit panel before installing. Do not connect electricity supply until your ceiling light is fully assembled and installed.
- All wires are concealed. Do not remove the ceiling light from its packaging by pulling on the power cord, as a bad connection may result.
- To reduce the risk of fire, electrical shock, or personal injury, always turn off the ceiling light and allow it to cool prior to replacing light bulbs. Do not touch bulb when fixture is turned on or look directly at light bulb. Keep flammable materials away from light bulb.
- Caution from instructions may result in a risk of fire or electric shock.

PRODUCT DESCRIPTION:

General material: Chrome Crystal & Iron
Height: 70.0 cm (27.56 in)
Diameter: 82.0 cm (32.28 in)
Weight: 21.0 kg (46.3 lb)
Grounded / Hardwired

TO ASSEMBLE:

- Remove all parts from the box and remove all plastic covering.
- Turn OFF power to the junction box where the ceiling light will be installed.
- Unhook the quick link (C1) at the opposite end of the glass bottle (J) to install the body (K).
- Unhook the quick link (D1) at the opposite end of the canopy (C2) to attach the glass bottle (J).
- Loosen the bulb (G) and remove the ceiling hook (C1) from canopy (C2).
- Attach the ceiling hook (C1) to the ceiling with mounting screws (B).
- The grounding wire from the outlet box shall connect to the green wire of luminaire and wrap around the green headed grounding terminal on the ceiling hook (C1) and wrap the connection with electrical tape. Connect the hot wire to the hot junction box wire (A) (usually black or smooth) with a plastic wire nut (E) and wrap the connection with electrical tape. Connect the neutral wire to the neutral junction box wire (A) (usually white or ribbed) with a plastic wire nut (E) and wrap the connection with electrical tape.
- Slide the canopy (C2) up to the ceiling hook (C1). Then fasten the bulb (G).
- Unhook the quick link (D1) at the opposite end of the chain (D2) to attach the canopy (C2).
- Loosen metal part (K1) and detach round lid (K2) from body (K). Then loosen the nut (K3) and attach from the body (K).
- Fix glass dish (D1) onto body (K), and secure with nut (K3).
- Re-attach round lid (K2) to body (K) and secure with metal part (K1).
- Position glass dishes (H) and candle sleeves (G), and hang the crystals as per drawing on left.
- Fasten light bulbs (I) to the lampholders, then Glass Cover (I) spin into body(K).
- Restore power to the junction box and test ceiling light fixture.

CARE INSTRUCTIONS:

- Make sure that the power is turned off and bulb has cooled before handling.
- Wipe clean with a dry cloth / mild soapy solution. Do not use abrasive cleaners.
- The capacitor of this ceiling light cannot be replaced. If the cable is damaged, do not use the light.

ENVIRONMENT:

Special waste handling may be required. Please contact your local authorities for more information.

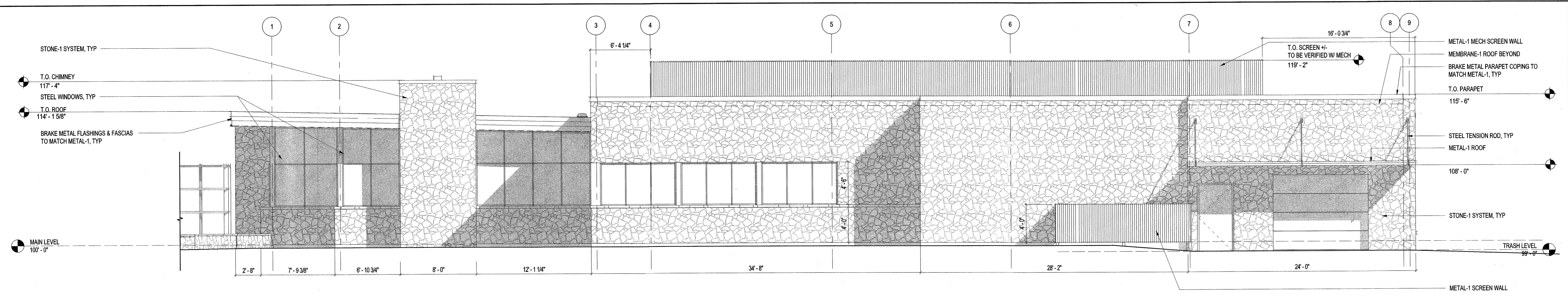
DETAILS

- Custom hand-blown glass candlestick sleeves protect bulbs from moisture
- Strung with hundreds of light-refracting glass crystals
- Curved arms raise candlestick-style sockets
- Crystal drops hang below the metal arms
- Rustic Antiqued rust and matte lacquer finish
- 20" chandelier is rated for twelve 15W max. E12 candelabra bulbs; 16 bulbs included
- 32" chandelier is rated for eighteen 15W max. E12 candelabra bulbs; 24 bulbs included
- Dimmer switch compatible
- Chain included, length can be adjusted at time of professional installation
- 21" of chain minimum recommended between the canopy and the body of the chandelier
- Optional extension chain (sold separately) adds length to fixture
- Can be mounted on a vaulted ceiling
- 110-120V manufactured to US standards for US and Canadian markets
- Certified to Wet UL electrical standards for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardware
- Requires professional assembly and installation by a licensed electrician. RH delivery service does not include assembly or installation.
- Wipe with a soft, dry cloth; avoid the use of all cleaners and abrasives, as they will damage the finish

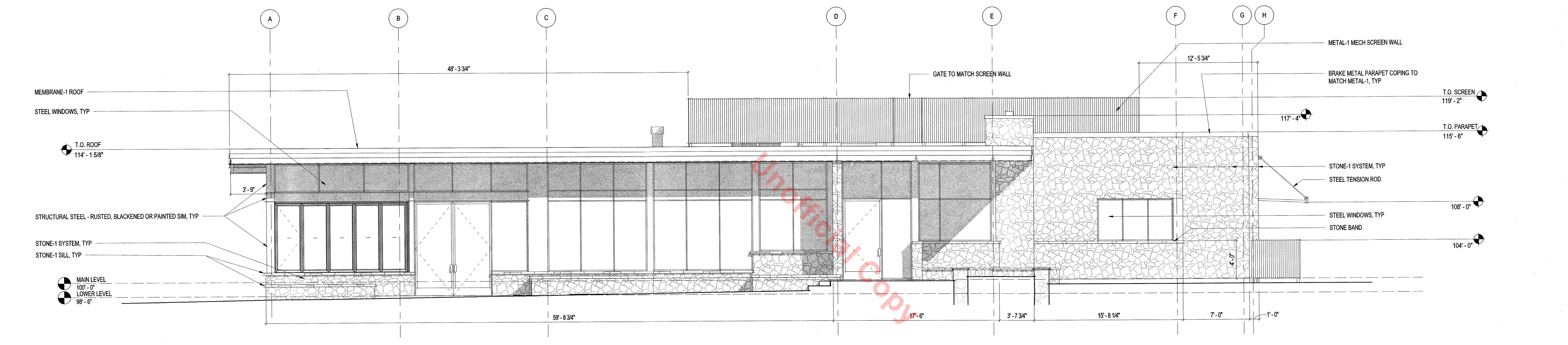
D OUTDOOR CHANDELIER FIXTURE MANUFACTURER SPEC SHEET

DETAILS

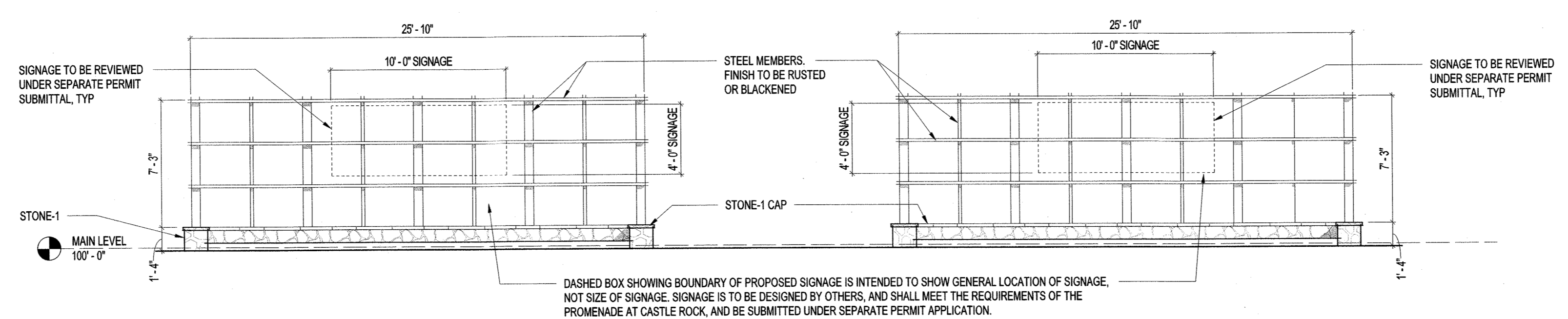
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1 EXTERIOR ELEVATION - BRINKERHOFF EAST
3/16" = 1'-0"



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 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 THIN STONE VENEER - RUBBLE FIELD		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - DRESSED SURROUNDS		NATURAL CANTERA NOM 2" - 3" THICK FACE SIZES AS SHOWN ON DRAWINGS		
WINDOW-1	STEEL WINDOW SYSTEM	BLISS NORAM	TS5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	BLACKENED	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-ORI H-8 SYSTEM 1. SPRAY-APPLIED FLEXIBLE WATERPROOFING MEMBRANE 2. WARM-N-ORI 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

THE BRINKERHOFF

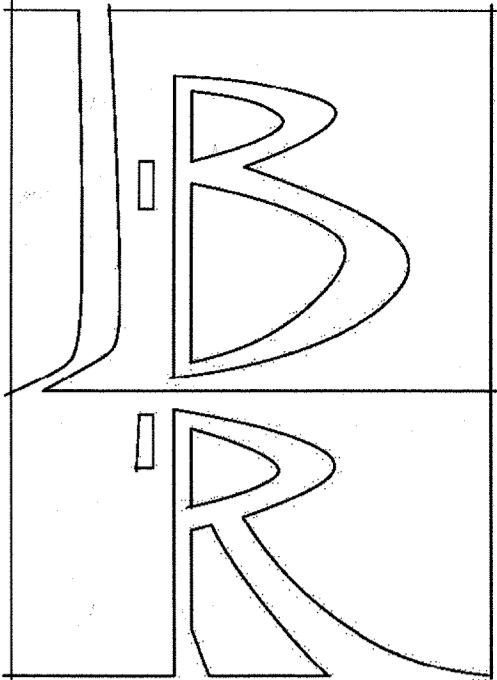
CASTLE ROCK PROMENADE BLOCK 2
6373 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR ELEVATIONS

SDP revision 3

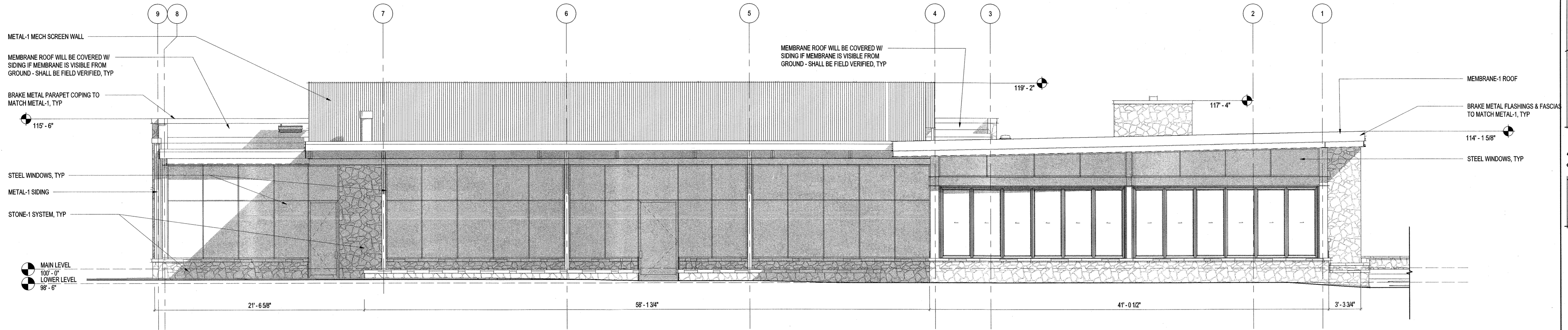
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PROJECT #: 2122-A
DATE: 3-17-2023

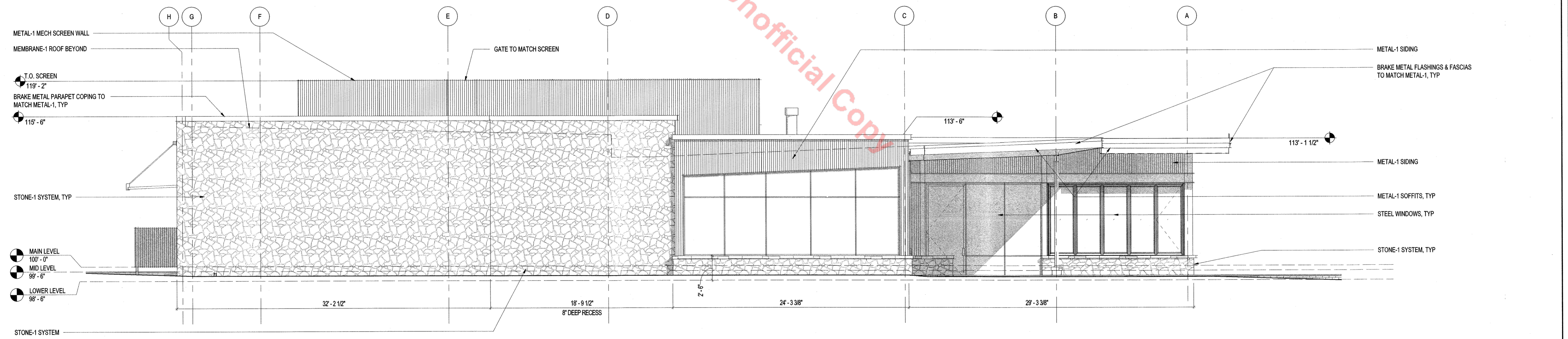


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1 EXTERIOR ELEVATION - BRINKERHOFF WEST
3/16" = 1'-0"



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

Unofficial Copy

THE BRINKERHOFF

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

EXTERIOR ELEVATIONS

SDP revision 3

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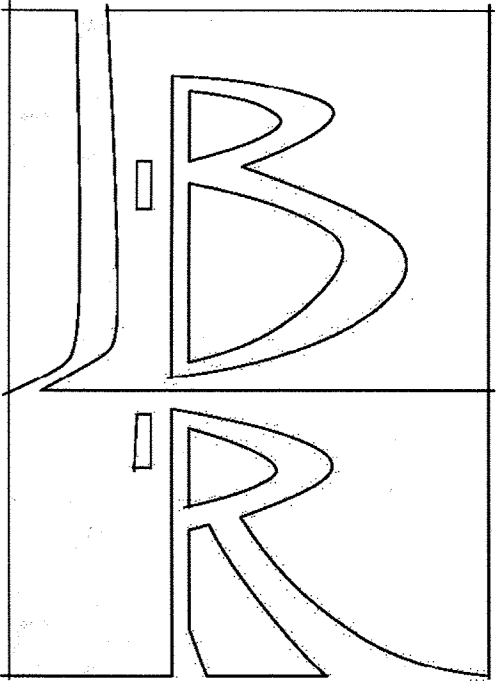
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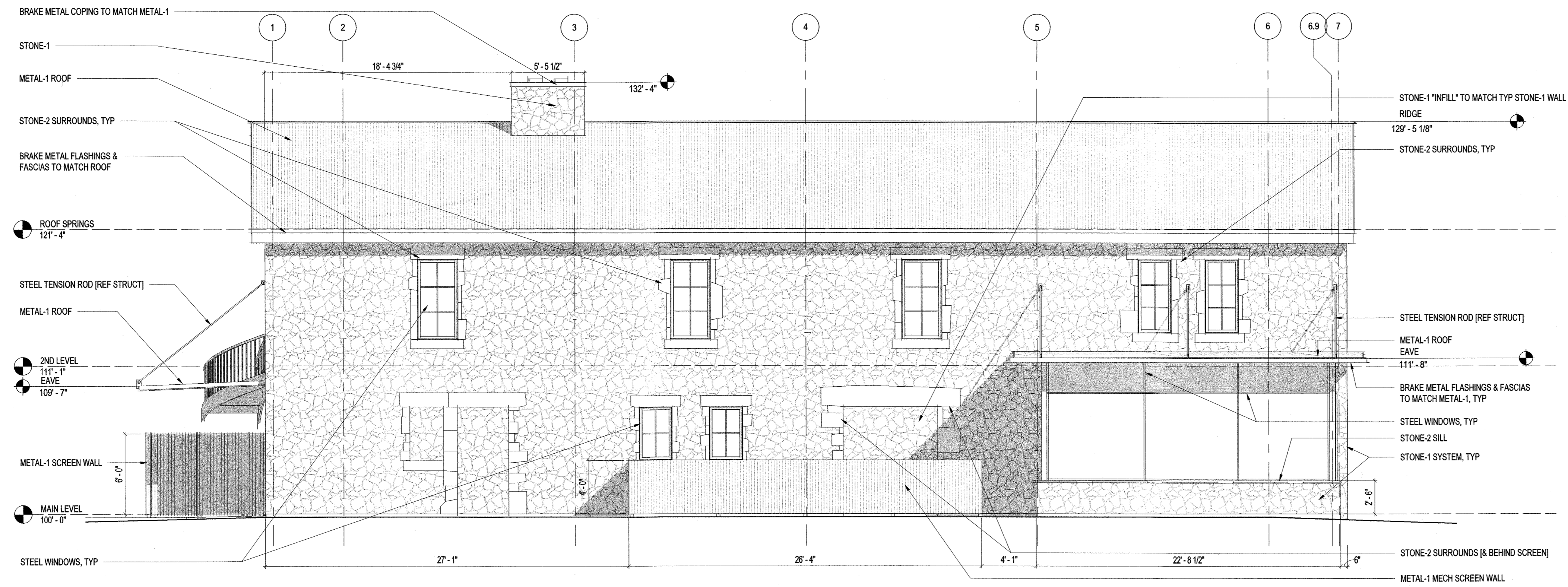
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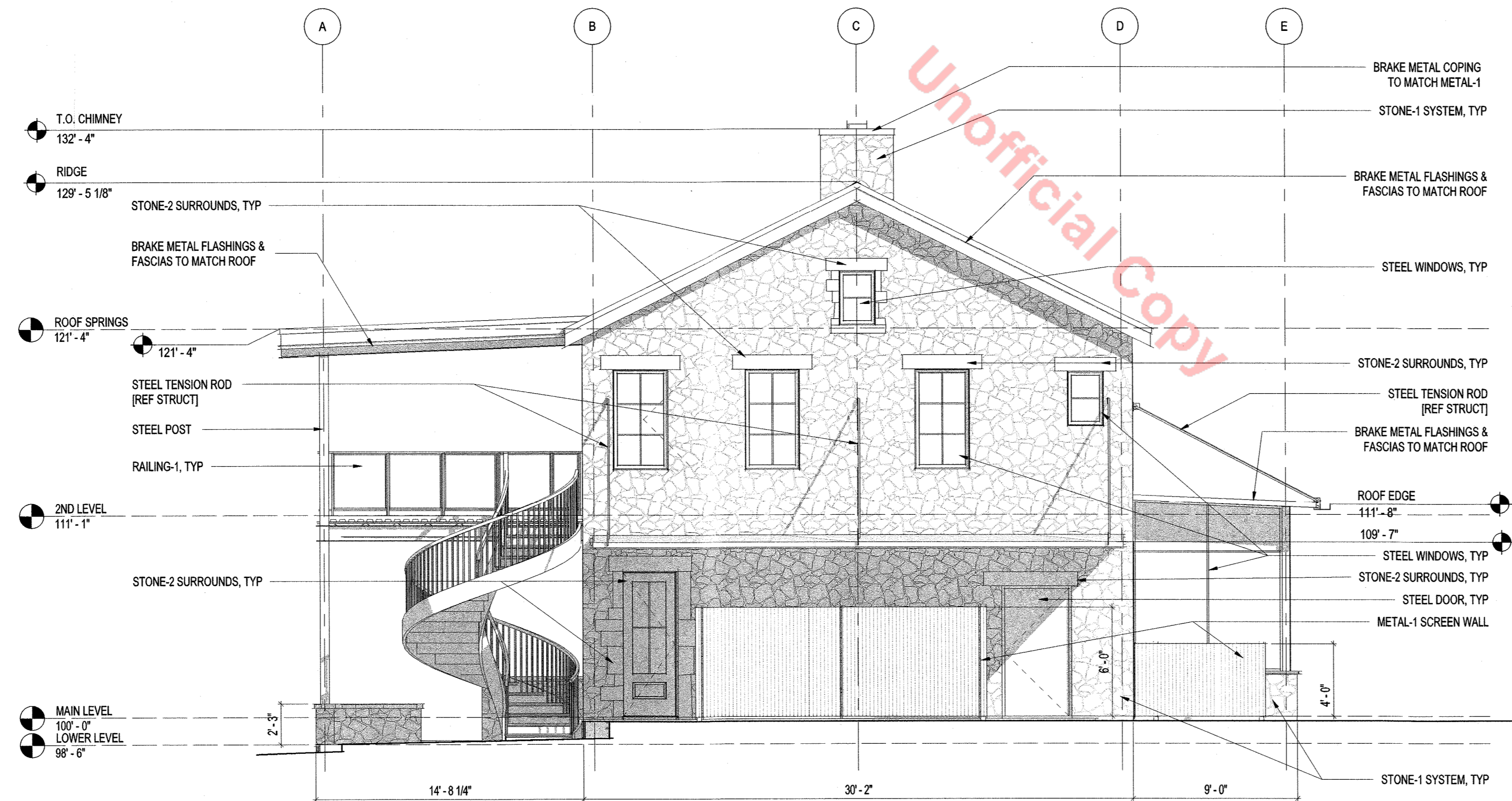


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architecture

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



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



2 EXTERIOR ELEVATION - BAR HUMMINGBIRD SOUTH
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BAR HUMMINGBIRD

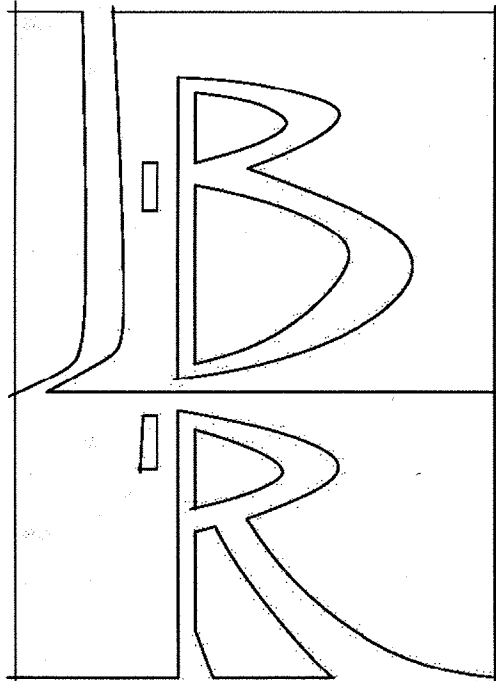
CASTLE ROCK PROMENADE BLOCK 2
6371 PROMENADE PARKWAY
CASTLE ROCK, CO

EXTERIOR ELEVATIONS

SDP revision 2

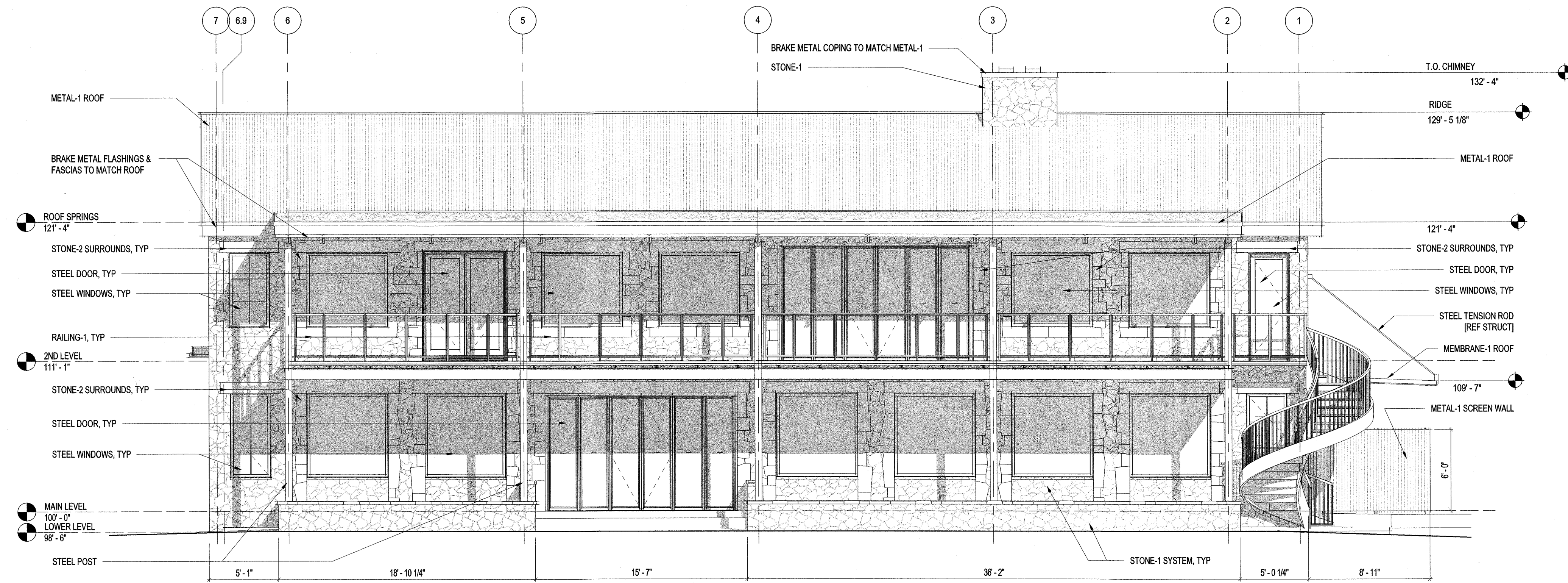
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DATE: 2-17-2023

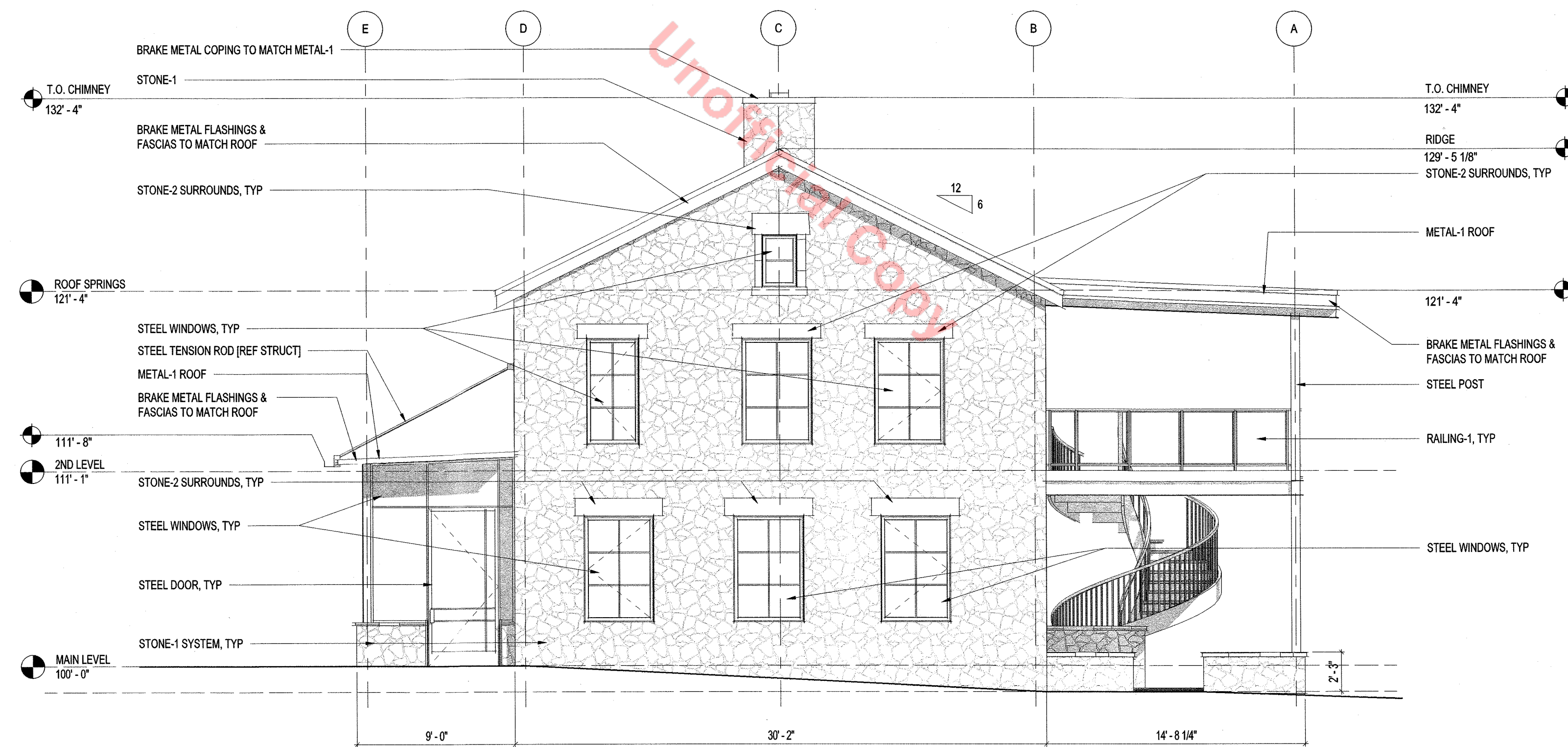


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www.jbrownrigg.com
435.590.3577



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 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: 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		NATURAL CANTERA NOM 2" THICK x RANDOM FACE SIZES	COLOR: PINON CLARO FINISH: RUSTICO IRREGULAR	
STONE-2	NATURAL STONE VENEER - DRESSED SURROUNDS		NATURAL CANTERA NOM 2" - 3" THICK FACE SIZES AS SHOWN ON DRAWINGS		
WINDOW-1	STEEL WINDOW SYSTEM	BLISS NORAM	T5000 SERIES, THERMALLY BROKEN FIT 1" INSULATED GLASS UNIT GL-1 & GL-2	BLACKENED	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.

BAR HUMMINGBIRD

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

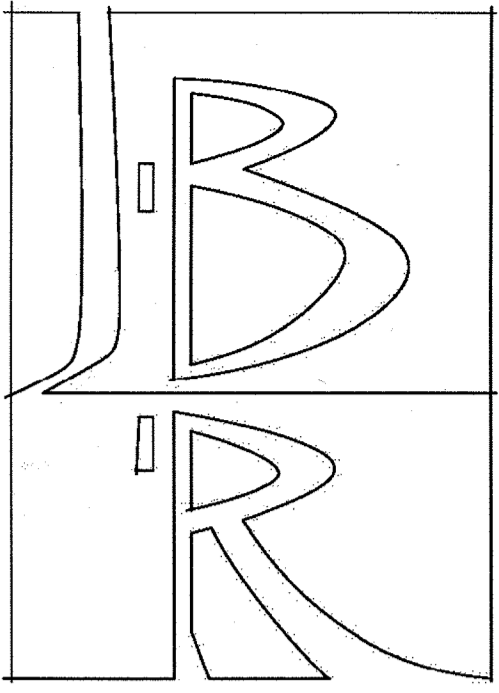
EXTERIOR ELEVATIONS

SDP revision 2

REVISION: DESCRIPTION: DATE:

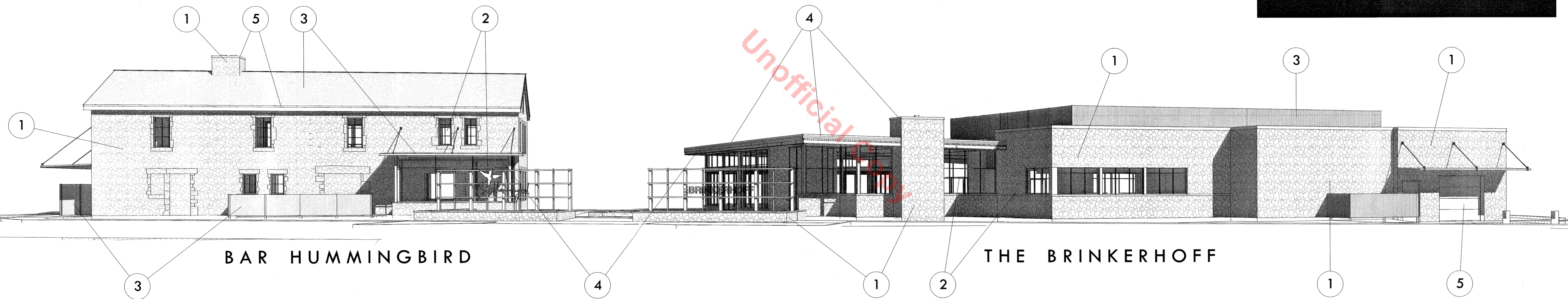
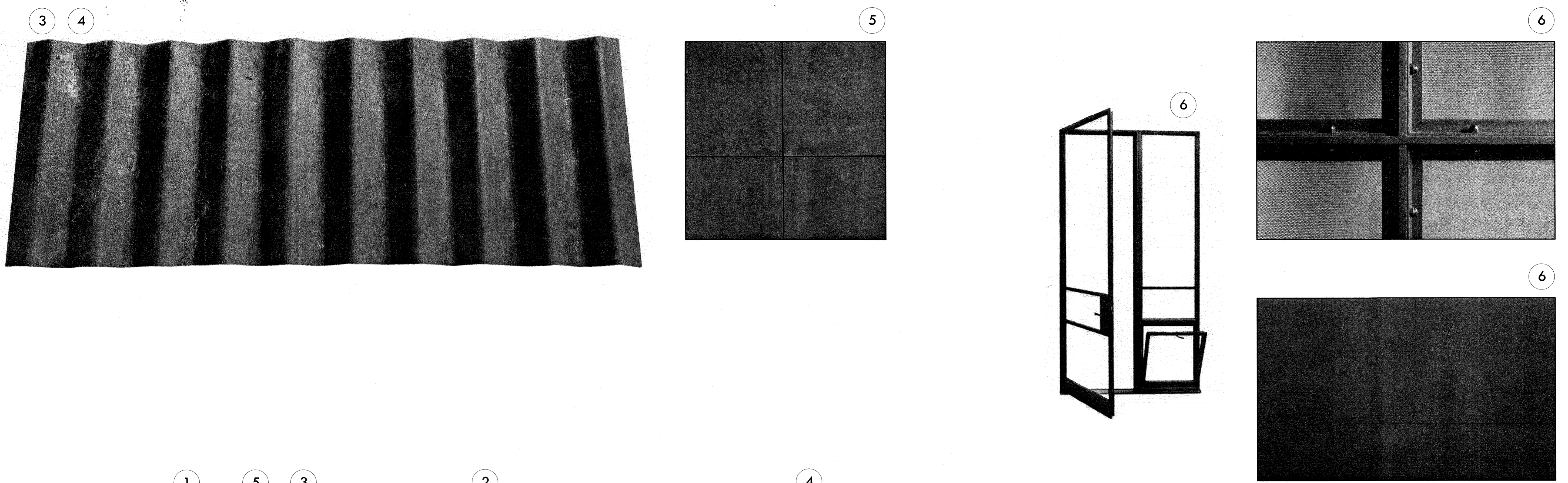
PROJECT #: 2122-B
DATE: 2-17-2023

SHEET #: 17 OF 18



J : BROWN : RIGG
architecture

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



BAR HUMMINGBIRD

THE BRINKERHOFF



EXTERIOR MATERIAL & FINISH LEGEND

- 1 NATURAL THIN STONE: CANTERA, RUSTICO IRREGULAR, PINON CLARO
- 2 WINDOWS & DOORS: BLACKENED STEEL w/ CLEAR GLASS
- 3 ROOFING (BAR HUMMINGBIRD) & 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

THE MATERIAL PALLETTE & 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 STEEL, SOME BLACKENED, SOME PRE-RUSTED. THE EFFECT IS A CONTRAST OF CLEAN AND WEATHERED SURFACES THAT IS BOTH RUSTIC AND MODERN.

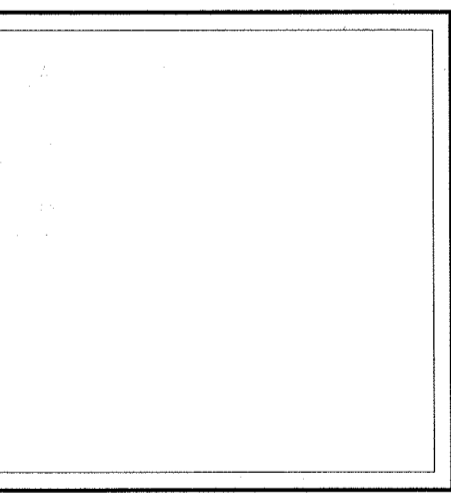
THE TWO BUILDINGS CONTRAST WITH AND COMPLIMENT EACH OTHER. BAR HUMMINGBIRD IS INTENDED TO GIVE THE IMPRESSION OF A UTILITARIAN SHELL OF A STRUCTURE FROM AGES PAST, WHICH HAS BEEN REPURPOSED AND MODERNIZED. THE BRINKERHOFF TAKES IT A STEP FURTHER, INTRODUCING A MODERN VOCABULARY TO THE PROJECT WHILE UTILIZING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

THE BRINKERHOFF

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

EXTERIOR MATERIAL & FINISHES

SDP revision 3



REVISION: DESCRIPTION: DATE:

PROJECT #: 2122-A
DATE: 3-17-2023