SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

TRACT A AND TRACT E, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

A PARCEL OF LAND BEING A PORTION OF PRAIRIE HAWK DRIVE RIGHT OF WAY DEDICATED AS SANTE FE BOULEVARD BY THE PLAT OF CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NO. 305817, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE SOUTH 32°33'14" EAST, A DISTANCE OF 767.27 FEET TO A NORTHERLY CORNER OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, BEING THE POINT OF BEGINNING;

THENCE NORTH 88°03'18" EAST ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 23.07 FEET TO AN EASTERLY CORNER OF SAID TRACT A AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 155.57 FEET, SAID CURVE HAVING A RADIUS OF 1,725.58 FEET, A CENTRAL ANGLE OF 05°09'56", AND A CHORD WHICH BEARS SOUTH 04°29'56" EAST A CHORD DISTANCE OF 155.52 FEET;

THENCE SOUTH 01°56'42" EAST, A DISTANCE OF 543.12 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE EAST LINE OF SAID TRACT A;

THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF SAID CURVE TO THE RIGHT LENGTH OF 255.15 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 13°32'10", AND A CHORD WHICH BEARS NORTH 08°42'47" WEST A CHORD DISTANCE OF 254.56 FEET;
2) NORTH 01°56'42" WET, A DISTANCE OF 445.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,084 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

PURPOSE STATEMENT:

A SITE DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT LOCATED AT THE VACANT PARCELS OCCUPIED BY THE ACME BRICK COMPANY ADJACENT TO I-25 AND DIRECTLY WEST OF DOWNTOWN CASTLE ROCK. THIS SUBMISSION IS PART OF THE OVERALL 31.61-ACRE BRICKYARD PD SITE; AND INCLUDES INFRASTRUCTURE, LANDSCAPING, MULTIFAMILY RESIDENTIAL, HOTEL, RESTAURANT, OFFICE, RETAIL, ENTERTAINMENT, AND CONFERENCE VENUE. APPROXIMATELY 400 MULTIFAMILY DWELLING UNITS ARE PART OF THE DEVELOPMENT.

BASIS OF BEARINGS:

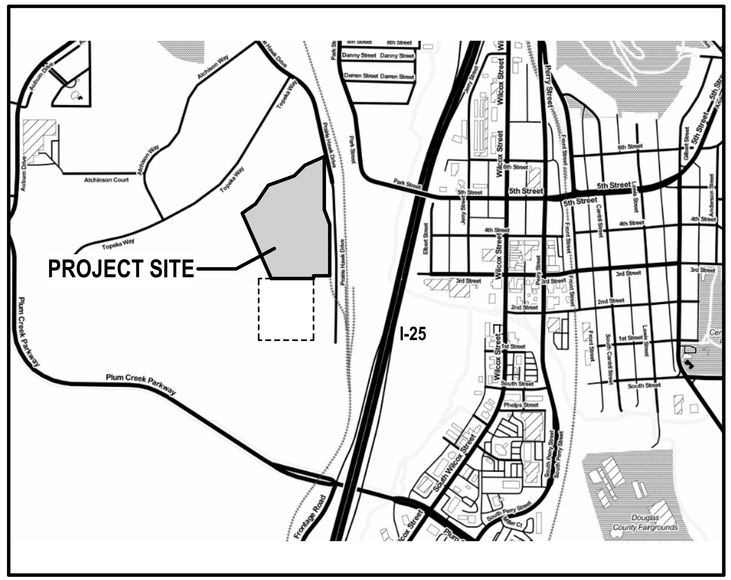
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2.5" ALUM. CAP, STAMPED: PLS 6935, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE WITH A 2" STEEL CAP, STAMPED: PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

BENCHMARK:

BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88

WATER RIGHTS DEDICATION AGREEMENT:

THIS PROPERTY IS LOCATED WITHIN THE IMPLIED CONSENT AREA PER ORDINANCE 91-17 AND PURSUANT TO THE IMPLIED CONSENT PROVISION OF MUNICIPAL CODE, SECTION 13.16.010. WATER RIGHTS WERE DEDICATED TO THE TOWN VIA QUIT CLAIM DEED CONCURRENT WITH THE RECORDING OF THE DEVELOPMENT AGREEMENT.



VICINITY MAP

1" = 400' - 0"
0' 200' 400' 800'

APPROVED VARIANCES		
TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:
TCV25-0018	5/16/2025	ORIFICE DIAMETER VARIANCE
TCV24-0024	3/7/2025	MAXIMUM INTERSECTION APPROACH GRADE VARIANCE
TCV24-0025	3/3/2025	MINIMUM CENTERLINE RADIUS VARIANCE
TCV25-0027	7/10/2025	JUNCTION STRUCTURE AND PIPE CROWN VARIANCE
TCV25-0028	7/10/2025	INLET CAPTURE
TCV25-0030	7/10/2025	TRAIL CLEARANCE TO STORM PIPE VARIANCE
TCV25-0031	7/10/2025	FOOTER AND WALL BELOW EURV VARIANCE
TCV23-0042	7/8/2024	ACCESS POINT DISTANCE AT SPORTS CENTER VARIANCE
TCV24-0051	1/6/2025	POND RETAINING WALLS VARIANCE
TCV24-0058	4/10/2025	IRRIGATION LOT LINE VARIANCE
TCV24-0060	8/13/2025	WATER STANDARDS VARIANCE

TOWN OF CASTLE ROCK OWNERSHIP:

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2025

BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SDP SHEET INDEX		SDP SHEET INDEX	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
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SHEET 3 OF 62	BUILDING SETBACKS PLAN	SHEET 34 OF 62	LANDSCAPE PLAN
SHEET 4 OF 62	PARKING ALLOCATION PLAN & DATA	SHEET 35 OF 62	LANDSCAPE REQUIREMENTS
SHEET 5 OF 62	PARKING DEMAND STUDY CHART	SHEET 36 OF 62	LANDSCAPE NOTES & ELEVATIONS
SHEET 6 OF 62	OVERALL SITE PLAN	SHEET 37 OF 62	LANDSCAPE NOTES & ELEVATIONS
SHEET 7 OF 62	PHASING PLAN	SHEET 38 OF 62	IRRIGATION PLAN INDEX
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SHEET 10 OF 62	SITE PLAN	SHEET 41 OF 62	IRRIGATION PLAN
SHEET 11 OF 62	SITE PLAN	SHEET 42 OF 62	IRRIGATION PLAN
SHEET 12 OF 62	SITE PLAN	SHEET 43 OF 62	IRRIGATION PLAN
SHEET 13 OF 62	SITE PLAN	SHEET 44 OF 62	BUILDING 1 EXTERIOR ELEVATIONS
SHEET 14 OF 62	TYPICAL STREET SECTIONS	SHEET 45 OF 62	BUILDING 1 EXTERIOR ELEVATIONS
SHEET 15 OF 62	OVERALL GRADING PLAN	SHEET 46 OF 62	BUILDING 2 EXTERIOR ELEVATIONS
SHEET 16 OF 62	GENERAL GRADING PLAN INDEX	SHEET 47 OF 62	BUILDING 2 EXTERIOR ELEVATIONS
SHEET 17 OF 62	GENERAL GRADING PLAN	SHEET 48 OF 62	BUILDING 3 EXTERIOR ELEVATIONS
SHEET 18 OF 62	GENERAL GRADING PLAN	SHEET 49 OF 62	BUILDING 4 EXTERIOR ELEVATIONS
SHEET 19 OF 62	GENERAL GRADING PLAN	SHEET 50 OF 62	BUILDING 4 EXTERIOR ELEVATIONS
SHEET 20 OF 62	GENERAL GRADING PLAN	SHEET 51 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
SHEET 21 OF 62	OVERALL UTILITY PLAN	SHEET 52 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
SHEET 22 OF 62	GENERAL UTILITY PLAN INDEX	SHEET 53 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
SHEET 23 OF 62	GENERAL UTILITY PLAN	SHEET 54 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
SHEET 24 OF 62	GENERAL UTILITY PLAN	SHEET 55 OF 62	BUILDING 5 EXTERIOR ELEVATIONS
SHEET 25 OF 62	GENERAL UTILITY PLAN	SHEET 56 OF 62	BUILDING 6 EXTERIOR ELEVATIONS
SHEET 26 OF 62	GENERAL UTILITY PLAN	SHEET 57 OF 62	BUILDING 7 EXTERIOR ELEVATIONS
SHEET 27 OF 62	TREE PRESERVATION PLAN	SHEET 58 OF 62	BUILDING 7 EXTERIOR ELEVATIONS
SHEET 28 OF 62	TREE PRESERVATION PLAN	SHEET 59 OF 62	OVERALL SITE LIGHTING PLAN
SHEET 29 OF 62	OVERALL LANDSCAPE PLAN	SHEET 60 OF 62	SITE LIGHTING DETAILS
SHEET 30 OF 62	LANDSCAPE PLAN	SHEET 61 OF 62	SITE LIGHTING DETAILS
SHEET 31 OF 62	LANDSCAPE PLAN	SHEET 62 OF 62	SITE LIGHTING DETAILS

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION PRESENTED IN THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

CO PLS#38162 _____
SURVEYOR DATE

OWNERSHIP CERTIFICATE:

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

_____
(CD-ACME, LLC, A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS ____ DAY OF _____, 2025 BY ANTHONY DESIMONE AS OF CD-ACME, LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2025 BY ANTHONY DESIMONE

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CIVIL ENGINEER CERTIFICATE:

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

_____ _____
REGISTERED PROFESSIONAL ENGINEER DATE

PE 43327
PE REG #

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGES 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 INSTRUMENT RECORDED DECEMBER 16, 2020 AT RECEPTION NO. 2020124739; MODIFICATION RECORDED DECEMBER 19, 2022 AT RECEPTION NO. 2022077403; MODIFICATION RECORDED ON DECEMBER 20, 2023 AT RECEPTION NO. 202305871; AND RECORDED OCTOBER 7, 2024 AT RECEPTION NO. 2024042755; DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
(FIRSTBANK)

SIGNED THIS ____ DAY OF _____, 2025

NOTARY BLOCK

SUBSCRIBE AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025 BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

I, _____, 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.

_____
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
TITLE COMPANY

SIGNED THIS DAY ____ OF _____, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2025 BY _____

AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION:

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____ 2025.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 2025.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

DEVELOPER:
CD-ACME, LLC
430 INDIANA STREET, SUITE 200
GOLDEN, CO 80401
CONTACT: ANTHONY DeSIMONE
PHONE: 303.643.5799
EMAIL: tony@confluenceco.com

MASTER PLAN:
CRAINE ARCHITECTURE
2490 WELTON STREET
DENVER, CO 80205
CONTACT: FONG LEE
PHONE: 720.457.2012
EMAIL: fong@crainearch.com

CIVIL ENGINEER:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
CONTACT: JOHN O'ROURKE
PHONE: 303.513.0277
EMAIL: jorourke@hksegn.com

ARCHITECT:
STUDIO 646 ARCHITECTURE
301 COMMERCIAL RD SUITE B
GOLDEN, CO 80401
CONTACT: ERIC BLASE
PHONE: 303.284.1276
EMAIL: Eblase@646arch.com

CRAINE ARCHITECTURE
2490 WELTON STREET
DENVER, CO 80205
CONTACT: FONG LEE
PHONE: 720.457.2012
EMAIL: fong@crainearch.com

HORVAT ARCHITECTS
3210 S. BIRCH STREET
DENVER, CO 80222
CONTACT: DAN HORVAT
PHONE: 303.523.3030
EMAIL: dan@horvatarch.com

LANDSCAPE ARCHITECT:
BACK 40 LANDSCAPE ARCHITECTURE
1510 YORK STREET, SUITE 302
DENVER, CO 80206
CONTACT: NATHAN KROHN
PHONE: 402.841.2858
EMAIL: nathan@back40la.com

PHOTOMETRIC:
GIVEN & ASSOCIATES, INC.
735 S. XENON CT., SUITE 201
LAKEWOOD, CO 80228
CONTACT: JON WAGNER
PHONE: 303.716.1270
EMAIL: jonw@givenandassociates.com

LIENHOLDER/MORTGAGEE:
FIRST BANK
12345 WEST COLFAX AVE
LAKEWOOD, CO 80215
CONTACT:
PHONE:
EMAIL:

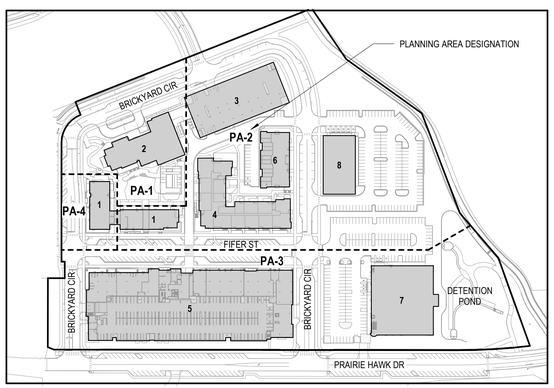
COVER SHEET
SHEET 1 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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.
2. The Brickyard Planned Development Plan and Zoning Regulations recorded at reception No. 2025036427 on 08/05/2025.
3. This property is located within Zone __X__ as per FEMA FIRM Panel No. 08035C0301G Dated 03/16/2016. Portions of the property are located within a designated 100-year floodplain Zone A/AE.
4. The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on this Site Development Plan.
5. This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code.
6. 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.
7. 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.
8. Retaining walls in common areas or 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.
9. 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.
10. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
11. 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.
12. The number of parking spaces is based on the proposed uses, number of units and non-residential square footage represented in 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 Regulations will require an amendment to this Site Development Plan.
13. The parking space analysis reflected in the parking tables contained in this Site Development Plan is based on Brickyard Parking Study, dated August 22, 2025, prepared by Walker Consultants, and is incorporated by reference into this Site Development Plan. All future Site Development Plans or Amendments, Building Permit applications and Tenant Finish applications for the Brickyard PD must include a revised Parking Study, a revised Parking Table - Joint Use Parking Space Analysis table and Parking by Phase table and Parking Allocation Plan that capture the changes in uses, square footages and number of dwelling units.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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 an approved Technical Criteria Variance.
20. 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.
21. 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.
22. 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 or 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.
23. Developer will be responsible for the Industrial Tributary Trail improvements and associated infrastructure (walls, railings, etc.) from the Millers Landing development to the entrance of the future grade separated box culvert at existing Prairie Hawk Drive.
24. Regional Industrial Tributary Trail Grade Separated Crossing and Drainage Culvert at Prairie Hawk Drive are preliminary and subject to change per the Town's Industrial Tributary Trail project. The design and alignment of the grade-separated crossing and drainage culvert will be detailed in the Construction Documents.
25. The dog park amenity will be included in the future Site Development Plan Amendment for development of PA-2 north of Brickyard Circle.



ZONING COMPARISON KEY PLAN

BUILDING NAME LEGEND

1 GREAT HALL / SAWTOOTH
2 HOTEL CASTLE ROCK
3 PARKING GARAGE
4 BRICKYARD LUXE
5 BRICKYARD APARTMENTS
6 BRICKYARD FLATS
7 BOWLING ALLEY
8 FUTURE COMMERCIAL BLDG.

FIRE NOTES

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
3. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
4. 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.
5. 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.
6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
7. 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.***
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 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.
9. "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.
10. "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.
11. 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.

ZONING COMPARISON AND DEVELOPMENT STANDARDS

ELEMENTS	ZONING STANDARDS					PROPOSED SDP24-0022			
ZONING	THE BRICKYARD PLANNED DEVELOPMENT AMENDMENT NO. 1					THE BRICKYARD PLANNED DEVELOPMENT			
PLANNING AREA	PL-1 (PLD)	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)
PERMITTED LAND USES	PUBLIC LAND DEDICATION (RECREATION CENTER)	HOTEL (THE GREAT LAWN, CONFERENCE)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	MIXED-USE (OFFICE, RESTAURANT, RETAIL, MULTIFAMILY, ENTERTAINMENT)	GREAT HALL (CONFERENCE, OFFICE, RETAIL, RESTAURANT, MARKETPLACE)	HOTEL (THE GREAT LAWN, CONFERENCE)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	MIXED-USE (OFFICE, RESTAURANT, RETAIL, MULTIFAMILY, ENTERTAINMENT)	GREAT HALL (OFFICE, RETAIL, RESTAURANT, MARKETPLACE)
BRICKYARD PD TOTAL ACREAGE	31.61 AC					21.14 AC			
[1] AREA (ACRE)	10.47 AC (TOTAL)	2.57 AC	9.29 AC	8.40 AC	0.88 AC	2.57 AC	9.29 AC	8.40 AC	0.88 AC
[1] % OF TOTAL AREA	33%	8%	29%	27%	3%	8%	29%	27%	3%
MAXIMUM # OF DWELLING UNITS / OVERALL PD	NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 530 UNITS		NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 384 UNITS		NOT ALLOWED
[5] GROSS DENSITY OVERALL PD	17 DU/AC					12 DU/AC			
[5] GROSS DENSITY BRICKYARD MIXED USE		25 DU/AC				19 DU/AC			
MAXIMUM # OF DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	[4] 204	[4] 326	NOT ALLOWED	NOT ALLOWED	86 MULTIFAMILY UNITS	298 MULTIFAMILY UNITS	NOT ALLOWED
GROSS DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	22 DU/AC	39 DU/AC	NOT ALLOWED	NOT ALLOWED	9 DU/AC	36 DU/AC	NOT ALLOWED
RESIDENTIAL GROSS SQUARE FOOTAGE			770,000 GSF				460,000 GSF		
MAXIMUM NON-RESIDENTIAL GROSS SQUARE FOOTAGE	99,000 SF (125 KEYS; 200-300 SEATS CONFERENCE)								
HOTEL (KEYS, CONFERENCE)						93,000 SF (123 KEYS) 6,000 SF CONFERENCE (200-300 SEATS)			
OFFICE	49,000 SF						27,800 SF	21,000 SF	
RETAIL	7,100 SF						1,600 SF	5,500 SF	
GREAT HALL (MARKETPLACE / RETAIL, RESTAURANT, OFFICE)	23,000 SF								23,000 SF
RESTAURANT	17,000 SF						4,200 SF	12,800 SF	
BOWLING ALLEY	67,900 SF							67,900 SF	
CASTLE ROCK SPORTS CENTER	145,000 SF					145,000 SF (PLD) NOT A PART OF THIS SDP			
TOTAL NON-RESIDENTIAL SF	408,000 SF					407,800 SF			
TOTAL BRICKYARD MIXED USE MAXIMUM SF	1,178,000 SF					867,800 SF			
MAXIMUM LOT COVERAGE (FAR)	1.0 FAR	1.0 FAR	1.0 FAR	1.5 FAR	1.0 FAR	0.9 FAR	0.2 FAR	0.3 FAR	0.6 FAR
MAXIMUM BUILDING HEIGHT	65'	HOTEL: 90' APPURTENANT: 65'	65'	75'	65'	MAX. 80'	MAX. 55'	MAX. 75'	MAX. 55'
[6]SETBACKS									
MINIMUM FRONT YARD SETBACK FROM PROPERTY LINE	15' 25' IF ABUTTING AN ARTERIAL STREET	TO BE DETERMINED WITH THE SDP				MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'
MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE	15'	TO BE DETERMINED WITH THE SDP				MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'
MINIMUM REAR YARD SETBACK FROM PROPERTY LINE	15'	TO BE DETERMINED WITH THE SDP				MIN. 0'	MIN. 0'	MIN. 0'	MIN. 0'

SITE UTILIZATION

	AREA (ACRE)		% TOTAL OF PD		PROVIDED	
	REQUIRED	PD PLAN	REQUIRED	PD PLAN	AREA (ACRE)	% OF SITE
PLANNING AREAS		21.14 AC		67%	15.65 AC	50%
PUBLIC LAND DEDICATION (PLD)	12.40 AC	[3] 10.47 AC	40%	33%	[3] 10.47 AC	33%
OPEN SPACE	6.32 AC	[2] 0 AC	20%	[2] 0%	[2] 5.49 AC	17%
TOTAL PD AREA	31.61 AC	31.61 AC		100%		100%

FOOTNOTES:

[1] THE TOTAL PD IS 31.61 ACRES, WHERE 10.47 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER (PLD); THE REMAINING PLANNING AREAS IS 21.14 ACRES.

[2] MINIMUM OPEN SPACE REQUIRED FOR THE PD IS 6.32 ACRES. THE OPEN SPACE DEDICATIONS, PUBLIC OR PRIVATE, WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN THE PLANNING AREAS. CASH-IN-LIEU OF OPEN SPACE MAY BE PROVIDED AT THE TOWN DISCRETION.

[3] REQUIRED PUBLIC LAND DEDICATION IS 12.40 ACRES. 10.47 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER. THE LOCATION OF THE REMAINING 1.93 ACRES WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN THE PLANNING AREAS. CASH-IN-LIEU MAY BE PROVIDED AT THE TOWN'S DISCRETION.

[4] A MAXIMUM 20% OF DWELLING UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS 2 AND 3, UPON ADMINISTRATIVE APPROVAL OF THE TOWN OF CASTLE ROCK.

[5] GROSS DENSITY IS THE MAXIMUM DENSITY ALLOWED PER PLANNING AREA, WITH THE EXCEPTION OF DWELLING UNIT TRANSFERS DEFINED IN NOTE 4.

[6]GARAGE AREA IS NOT USED FOR LOT COVERAGE (FAR).

[7] PRAIRIE HAWK DRIVE RIGHT-OF-WAY VACATED BY THE TOWN OF CASTLE ROCK PER ORDINANCE 2025-_____.

[8]SETBACK IS MEASURED FROM PROPERTY LINE TO THE FACE OF THE STRUCTURE.

BUILDING PROGRAM

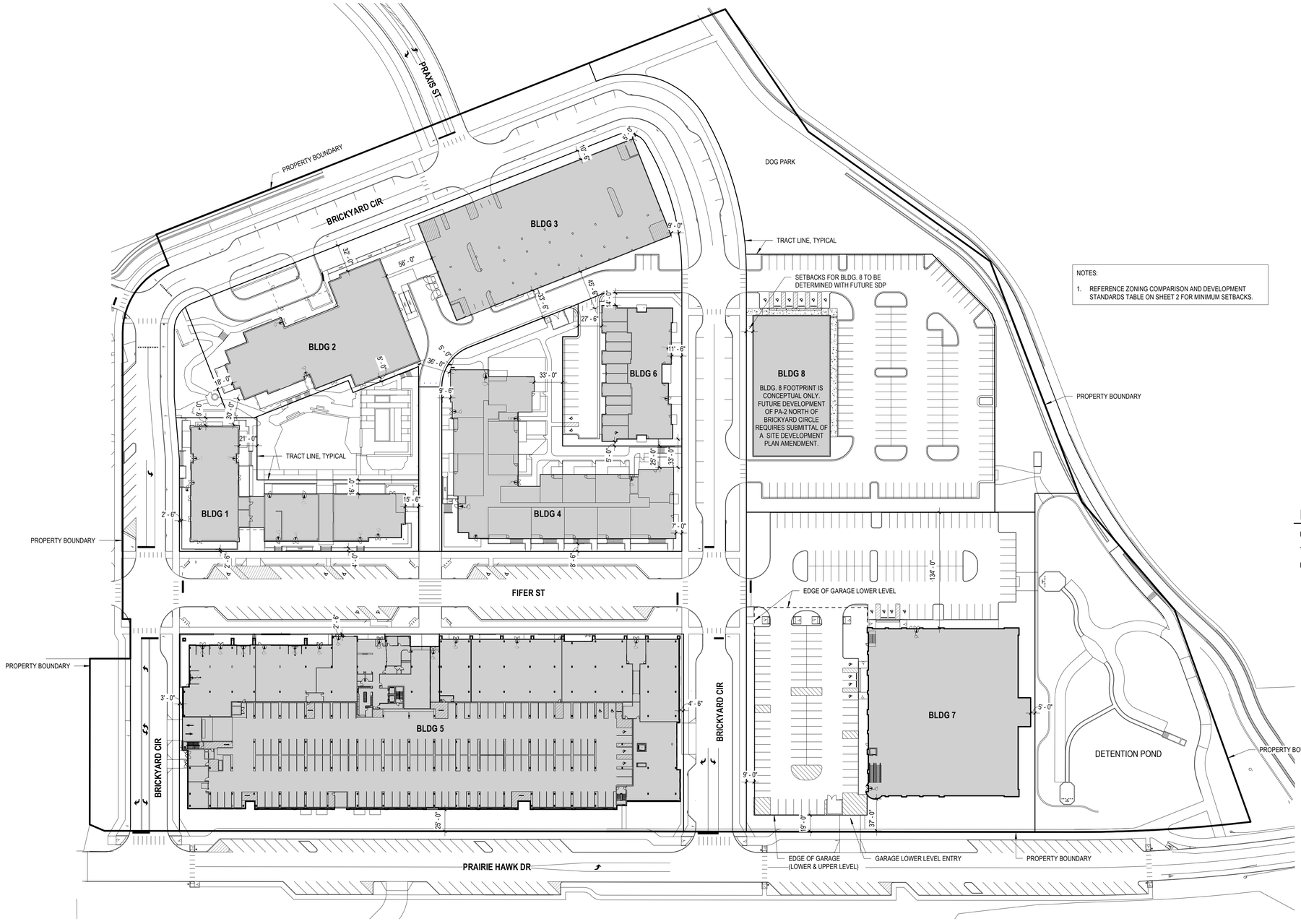
	BUILDING NAME	GROSS SQUARE FOOTAGE (COMMERCIAL)	GROSS SQUARE FOOTAGE (RESIDENTIAL)	DWELLING UNIT TYPE				
				STUDIO	1 BR	2 BR	3 BR	TOTAL
1	GREAT HALL / SAWTOOTH	56,600						
2	HOTEL CASTLE ROCK	99,000		123 KEYS				
3	PARKING GARAGE	81,500						
4	BRICKYARD LUXE		108,000	0	8	35	23	66
5	BRICKYARD APARTMENTS	39,300	317,000	36	149	98	15	298
6	BRICKYARD FLATS		35,000	0	10	10	0	20
7	BOWLING ALLEY	67,900						
8	FUTURE COMMERCIAL BLDG.	SEE NOTE 1						
	SUBTOTAL	262,800	460,000					
	GRAND TOTAL	722,800 GSF		36	167	143	38	384

NOTES:
1. BUILDING 8 FOOTPRINT IS CONCEPTUAL ONLY. FUTURE DEVELOPMENT OF PA-2 NORTH OF BRICKYARD CIRCLE REQUIRES SUBMITTAL OF A SITE DEVELOPMENT PLAN AMENDMENT.
2. FLOOR AREA IS THE SUM OF THE GROSS AREAS OF SEVERAL FLOORS OF THE BUILDING.
3. GARAGE GSF IS NOT INCLUDE IN THE COMMERCIAL GSF CALCULATION.

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. REFERENCE ZONING COMPARISON AND DEVELOPMENT STANDARDS TABLE ON SHEET 2 FOR MINIMUM SETBACKS.

LEGEND

- PROPERTY BOUNDARY
- TRACT LINE
- BUILDING FOOTPRINT

BUILDING NAME LEGEND

1	GREAT HALL / SAWTOOTH
2	HOTEL CASTLE ROCK
3	PARKING GARAGE
4	BRICKYARD LUXE
5	BRICKYARD APARTMENTS
6	BRICKYARD FLATS
7	BOWLING ALLEY
8	FUTURE COMMERCIAL BLDG.

1 BUILDING SETBACKS PLAN
1" = 60'-0"

0' 30' 60' 120'
SCALE: 1" = 60' - 0"

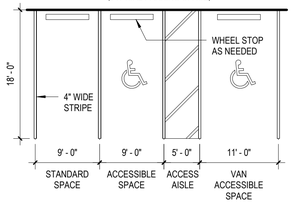
BUILDING SETBACKS PLAN
SHEET 3 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

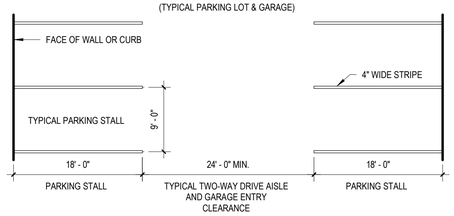
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

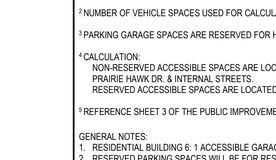
PARKING SPACE TYPES
(TYPICAL PARKING SPACE)



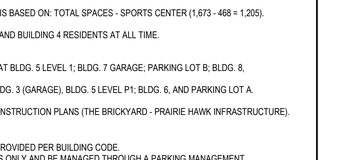
PARKING DRIVE AISLE
(TYPICAL PARKING LOT & GARAGE)



PARALLEL PARKING SPACE
SEE: SHEET 14 (STREET SECTION TYPES 1 & 2)



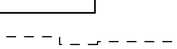
ANGLE PARKING SPACE
SEE SHEET 14 (STREET SECTION TYPES 4 & 5)



NOTE: PARKING SPACE SIZE IS BASED ON THE APPROVED BRICKYARD PD PLAN AND ZONING REGULATIONS STREET STANDARD. SEE DWG 4 / SHEET 14 OF THIS SDP.

PARKING SPACE AND DRIVE AISLE STANDARDS

REFERENCE SITE PLAN FOR SPECIFIC LOCATIONS



SCALE: 1" = 10' - 0"

PARKING SUMMARY BY PHASE REFERENCE SHEET 5 - PEAK DEMAND STUDY CHART.

TYPE (LOCATION)	PHASE 1	PHASE 2	PHASE 3	RESERVED SPACES	NOTES
CASTLE ROCK SPORTS CENTER	468			0	SURFACE LOT
PRAIRIE HAWK DR.[5]	92			0	ON-STREET
INTERNAL STREETS	95			0	ON-STREET
BUILDING 5: BRICKYARD APTS.	336			174	2 LEVEL GARAGE
BUILDING 3: GARAGE[3]		243		243	3 LEVEL GARAGE
BUILDINGS 6: BRICKYARD FLATS		12		12	1 LEVEL GARAGE
PARKING LOT A		15		15	SURFACE LOT
BUILDING 7: BOWLING ALLEY			165	0	2 LEVEL GARAGE
PARKING LOT B			89	0	SURFACE LOT
PARKING LOT C			158	0	SURFACE LOT
PARKING PROVIDED BY PHASE	991	270	412	444	TOTAL RESERVED
CUMULATIVE PARKING PROVIDED BY PHASE		1,261	1,673		
DEMAND BY PHASE	941	286	293		
CUMULATIVE DEMAND BY PHASE		1,227	1,520		

ACCESSIBLE PARKING

STANDARDS	REQUIREMENT FACTOR		
IBC TABLE 1106.2 ACCESSIBLE SPACES	1 TO 25 REQUIRES 1; 501 TO 1,000 REQUIRES 2% OF TOTAL		
IBC TABLE 1106.6 VAN ACCESSIBLE SPACE	1 PER 6 ACCESSIBLE SPACES		
IBC TABLE 1106.3 GROUP R-2	2% OF TOTAL PROVIDED		
PARKING SPACE TYPE	REQUIRED	PROVIDED	[3] REQUIREMENT CALCULATION
ACCESSIBLE	28	32	NON-RESERVED REQUIRES 25 SPACES
VAN ACCESSIBLE	9	12	RESERVED REQUIRES 12 SPACES
TOTAL	37	44	TOTAL = 37 ACCESSIBLE SPACES

BICYCLE PARKING

STANDARDS	REQUIREMENT FACTOR		
PER CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.54 - OFF-STREET PARKING, 17.54.040.I	5% OF THE TOTAL OFF-STREET VEHICLE PARKING SPACES		
	REQUIRED	PROVIDED	REQUIREMENT CALCULATION
	61	116	5% X 1,205 [1 & 2] VEHICLE SPACES = 61 SPACES

FOOTNOTES:

[1] PER THE BRICKYARD PD PLAN AND ZONING REGULATIONS ALL ON-STREET PARKING SPACES COUNT TOWARD THE REQUIRED PARKING FOR THE SITE AND ARE INCLUDED IN THE POOL OF AVAILABLE PARKING SPACES.

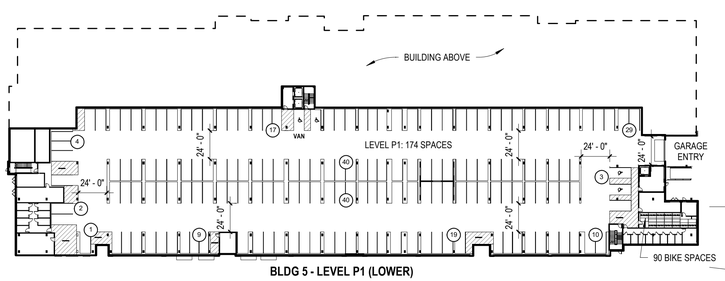
[2] NUMBER OF VEHICLE SPACES USED FOR CALCULATION IS BASED ON: TOTAL SPACES - SPORTS CENTER (1,673 - 468 = 1,205).

[3] PARKING GARAGE SPACES ARE RESERVED FOR HOTEL AND BUILDING 4 RESIDENTS AT ALL TIME.

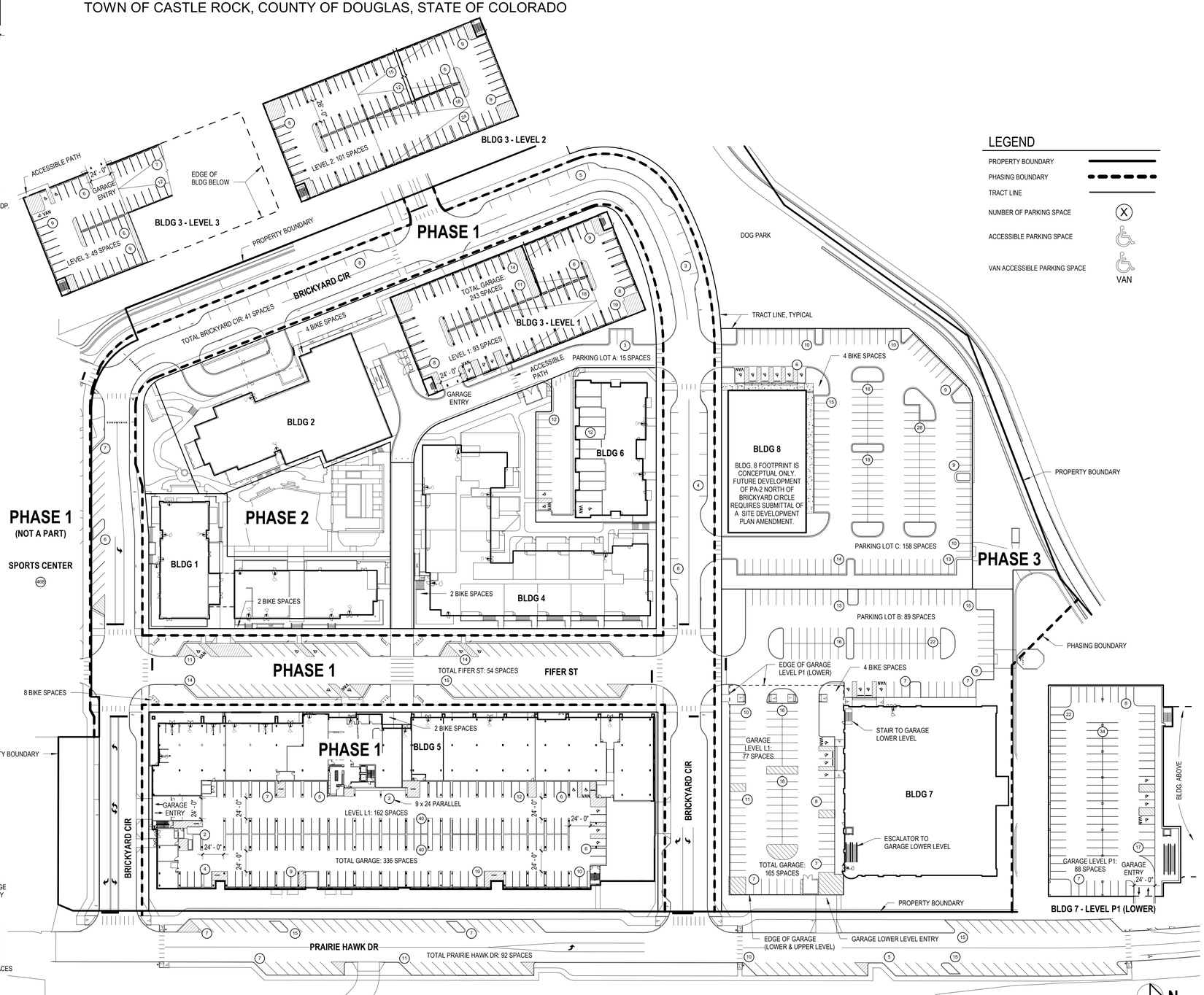
[4] CALCULATION:
NON-RESERVED ACCESSIBLE SPACES ARE LOCATED AT BLDG. 5 LEVEL 1; BLDG. 7 GARAGE; PARKING LOT B; BLDG. 8, PRAIRIE HAWK DR. & INTERNAL STREETS.
RESERVED ACCESSIBLE SPACES ARE LOCATED AT BLDG. 3 (GARAGE), BLDG. 5 LEVEL P1; BLDG. 6, AND PARKING LOT A.

[5] REFERENCE SHEET 3 OF THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS (THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE).

GENERAL NOTES:
1. RESIDENTIAL BUILDING 6: 1 ACCESSIBLE GARAGE IS PROVIDED PER BUILDING CODE.
2. RESERVED PARKING SPACES WILL BE FOR RESIDENTS ONLY AND BE MANAGED THROUGH A PARKING MANAGEMENT SYSTEM OR BY ATTACHED GARAGES.



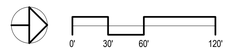
BLDG 5 - LEVEL P1 (LOWER)



LEGEND

- PROPERTY BOUNDARY
- PHASING BOUNDARY
- TRACT LINE
- NUMBER OF PARKING SPACE (X)
- ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE (VAN)

1 PARKING ALLOCATION PLAN
1" = 60'-0"



SCALE: 1" = 60' - 0"

PARKING ALLOCATION PLAN & DATA
SHEET 4 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKING DEMAND - PHASE 1 REFERENCE PARKING STUDY, DATED AUGUST 22, 2025

Uses	Quantity	Per Unit[8]	Peak Weekday Morning Use[5] (11 AM)	Peak Weekday Afternoon Use[6] (5 PM)	Peak Weekday Evening Use[7] (6 PM)	Peak Weekday Overnight Use[8] (12 AM)[2]	Peak Weekend Morning Use[5] (11 AM)	Peak Weekend Afternoon Use[6] (1 PM)[1]	Peak Weekend Evening Use[7] (7 PM)	Peak Weekend Overnight Use[8] (12 AM)[2]
General Retail	5,421	GSF	14	15	16	0	17	20	13	0
Retail - Market Place	0	GSF	0	0	0	0	0	0	0	0
Retail - Supermarket	0	GSF	0	0	0	0	0	0	0	0
Restaurant - Low Turnover	11,000	GSF	66	107	129	36	39	90	147	77
Bowling Alley[12]	0	GSF	0	0	0	0	0	0	0	0
Hotel - Guest Rooms	0	Rooms	0	0	0	0	0	0	0	0
Hotel - Conference Center[3]	0	GSF	0	0	0	0	0	0	0	0
Multifamily[4, 9]	298	Dwelling Units	378	384	390	596	381	381	415	596
General Office	8,500	GSF	22	13	5	0	4	3	0	0
Medical Office	14,500	GSF	66	57	44	0	0	0	0	0
CR Sports Center[10, 11]	145,000	GSF	166	208	208	0	447	447	224	0
			712	**784**	**792**	**632**	**888**	**941**	**799**	**673**

[1] Outlined figures indicate demand by land use during projected systemwide peak demand period. This is the total parking spaces needed for the maximum proposed number of dwelling units and non-residential square footage.
[2] Grey highlighting indicates that full multi-family residential and hotel requirement per CRMC, Section 17.54.040, is available for use during this time period when multi-family residential demand and hotel demand peak.
[3] 300 non-fixed seats are planned for the conference center.
[4] During off-peak or overnight hours, unreserved or shared apartment spaces are anticipated to be available for use by residents, as parking demand needs for other uses would decrease such that there would not be a need for those spaces during those times. At the discretion of the property management company, such spaces may be signed as "for resident parking only" during off-peak hours for other uses.
[5] Weekday and weekend morning period consists of the hours between 6 AM and 12 PM
[6] Weekday and weekend afternoon period consists of the hours between 12 PM and 5 PM
[7] Weekday and weekend evening period consists of the hours between 5 PM and 9 PM
[8] Weekday and weekend overnight period consists of the hours between 9 PM and 6 AM
[9] 92 parking spaces along existing Prairie Hawk Dr will be provided per the Site Development Plan and will be included in the pool of available spaces. Reference Sheet 4.
[10] Sports Center parking lot may be restricted by the Town of Castle Rock from time to time for Town sponsored events.
[11] 468 spaces provided on the CR Sports Center site based on Parking analysis conducted by the Town Park and Recreation Department.
[12] Parking ratios were calculated based on an assumption of 62 bowling lanes and 14 employees at peak shift.

PARKING DEMAND - FULL BUILDOUT (1, 2 & 3) REFERENCE PARKING STUDY, DATED AUGUST 22, 2025

Uses	Quantity	Per Unit[8]	Peak Weekday Morning Use[5] (11 AM)	Peak Weekday Afternoon Use[6] (5 PM)	Peak Weekday Evening Use[7] (6 PM)	Peak Weekday Overnight Use[8] (12 AM)[2]	Peak Weekend Morning Use[5] (11 AM)	Peak Weekend Afternoon Use[6] (1 PM)[1]	Peak Weekend Evening Use[7] (7 PM)	Peak Weekend Overnight Use[8] (12 AM)[2]
General Retail	7,000	GSF	18	20	21	0	22	25	16	0
Retail - Market Place	1,500	GSF	5	6	5	1	6	6	2	0
Retail - Supermarket	15,000	GSF	45	60	58	5	62	62	19	2
Restaurant - Low Turnover	22,900	GSF	136	222	268	75	81	187	307	160
Bowling Alley[12]	60,000	GSF	111	111	203	3	171	231	243	231
Hotel - Guest Rooms	123	Rooms	37	38	37	148	42	39	41	148
Hotel - Conference Center[3]	6,000	GSF	40	60	56	0	25	26	35	1
Multifamily[4, 9]	384	Dwelling Units	487	495	502	768	491	491	535	768
General Office	25,000	GSF	62	36	15	0	7	6	0	0
Medical Office	31000	GSF	138	120	93	0	0	0	0	0
CR Sports Center[10, 11]	145,000	GSF	166	208	208	0	447	447	224	0
			1,245	**1,376**	**1,466**	**1,000**	**1,354**	**1,520**	**1,422**	**1,310**

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[12] Parking ratios were calculated based on an assumption of 62 bowling lanes and 14 employees at peak shift.

PARKING DEMAND - PHASE 2 (1 & 2) REFERENCE PARKING STUDY, DATED AUGUST 22, 2025

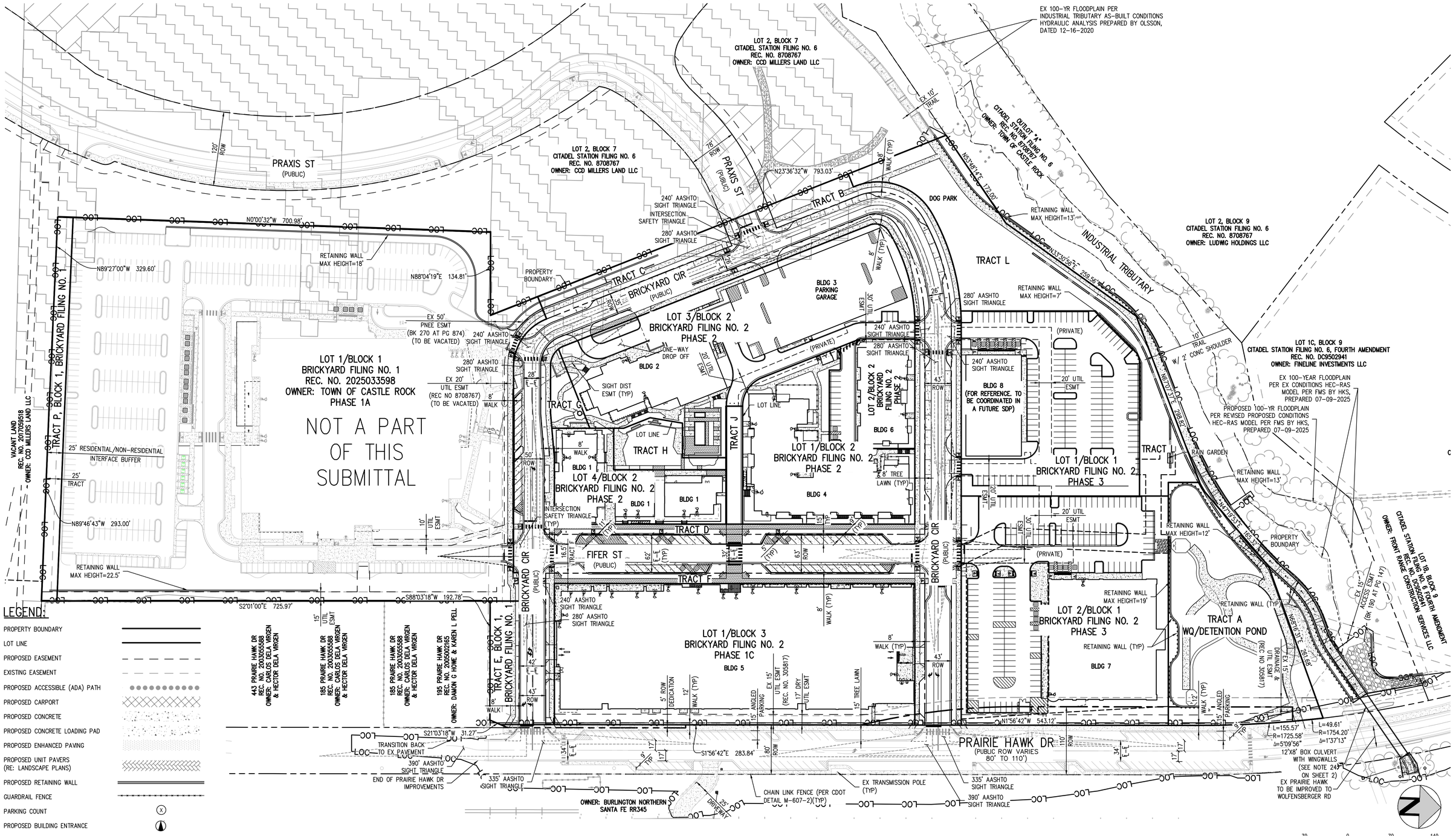
Uses	Quantity	Per Unit[8]	Peak Weekday Morning Use[5] (11 AM)	Peak Weekday Afternoon Use[6] (5 PM)	Peak Weekday Evening Use[7] (6 PM)	Peak Weekday Overnight Use[8] (12 AM)[2]	Peak Weekend Morning Use[5] (11 AM)	Peak Weekend Afternoon Use[6] (1 PM)[1]	Peak Weekend Evening Use[7] (7 PM)	Peak Weekend Overnight Use[8] (12 AM)[2]
General Retail	7,000	GSF	18	20	21	0	22	25	16	0
Retail - Market Place	1,500	GSF	5	6	5	1	6	6	2	0
Retail - Supermarket	0	GSF	0	0	0	0	0	0	0	0
Restaurant - Low Turnover	22,900	GSF	136	222	268	75	81	187	307	160
Bowling Alley[12]	0	GSF	0	0	0	0	0	0	0	0
Hotel - Guest Rooms	123	Rooms	37	38	37	148	42	39	41	148
Hotel - Conference Center[3]	6,000	GSF	40	60	56	0	25	26	35	1
Multifamily[4, 9]	384	Dwelling Units	487	495	502	768	491	491	535	768
General Office	25,000	GSF	62	36	15	0	7	6	0	0
Medical Office	31000	GSF	138	120	93	0	0	0	0	0
CR Sports Center[10, 11]	145,000	GSF	166	208	208	0	447	447	224	0
			1,089	**1,205**	**1,205**	**992**	**1,121**	**1,227**	**1,160**	**1,077**

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[9] 92 parking spaces along existing Prairie Hawk Dr will be provided per the Site Development Plan and will be included in the pool of available spaces. Reference Sheet 4.
[10] Sports Center parking lot may be restricted by the Town of Castle Rock from time to time for Town sponsored events.
[11] 468 spaces provided on the CR Sports Center site based on Parking analysis conducted by the Town Park and Recreation Department.
[12] Parking ratios were calculated based on an assumption of 62 bowling lanes and 14 employees at peak shift.

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
- PROPOSED CONCRETE LOADING PAD
- PROPOSED ENHANCED PAVING
- PROPOSED UNIT PAVERS (RE: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL
- GUARDRAIL FENCE
- PARKING COUNT (X)
- PROPOSED BUILDING ENTRANCE
- SNOW STORAGE AREAS
- ADA CURB RAMP
- FLOODPLAIN BOUNDARY
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA

NOTES:

1. DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.

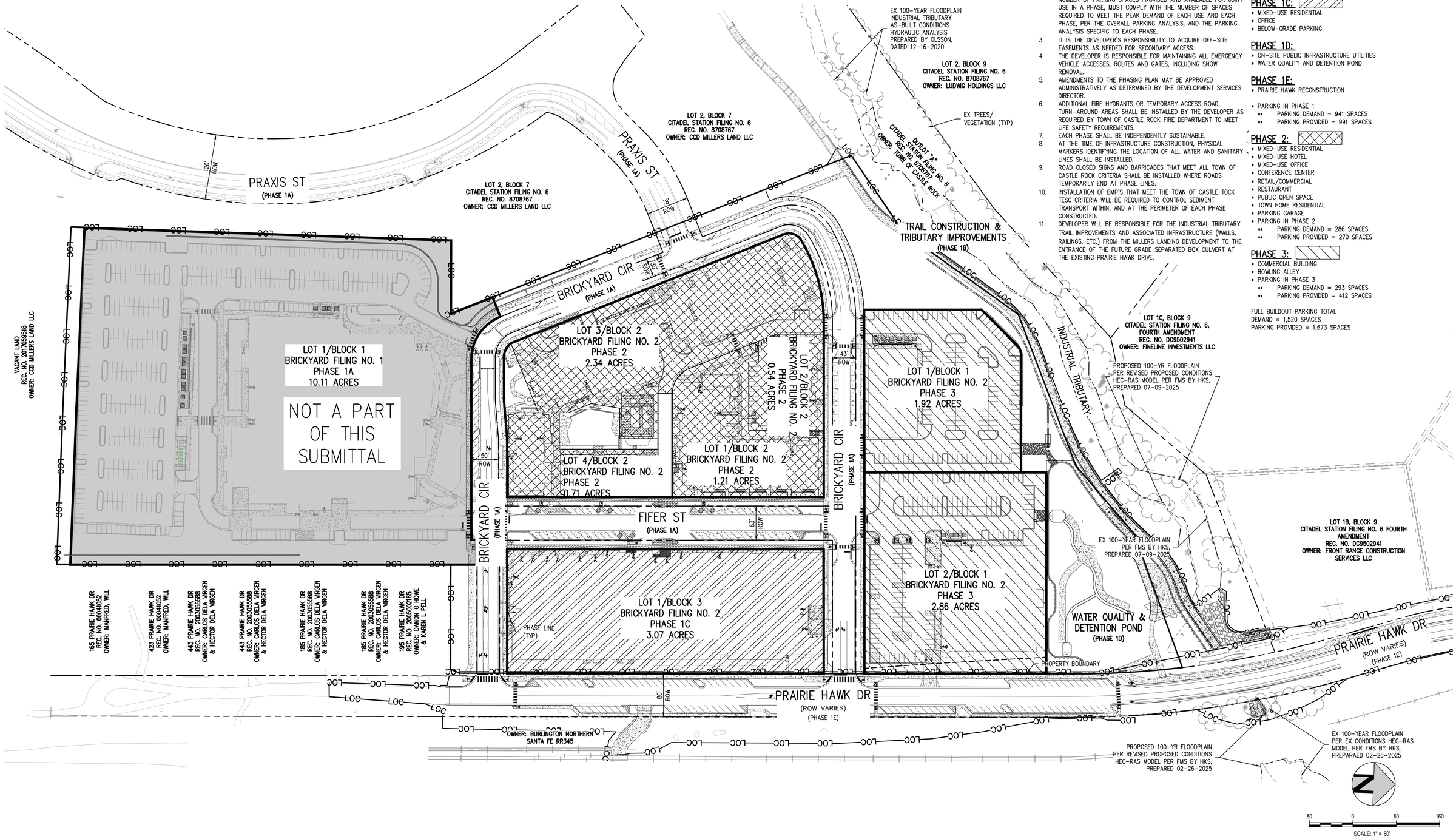
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SCALE: 1" = 70'

PROJECT # 200726

OVERALL SITE PLAN
SHEET 6 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL NOTES:

1. ALL PHASES, ASIDE FROM PHASE 1A, MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS, INCLUDING PARKING SPACES NECESSARY TO MEET DEMAND, ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT.
2. REGARDLESS OF PHASE OR PHASING ORDER, THE COLLECTIVE NUMBER OF PARKING SPACES PROVIDED AND AVAILABLE FOR JOINT USE IN A PHASE, MUST COMPLY WITH THE NUMBER OF SPACES REQUIRED TO MEET THE PEAK DEMAND OF EACH USE AND EACH PHASE, PER THE OVERALL PARKING ANALYSIS, AND THE PARKING ANALYSIS SPECIFIC TO EACH PHASE.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS.
4. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
5. AMENDMENTS TO THE PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
6. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
7. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
8. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LINES SHALL BE INSTALLED.
9. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
10. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE TOCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.
11. DEVELOPER WILL BE RESPONSIBLE FOR THE INDUSTRIAL TRIBUTARY TRAIL IMPROVEMENTS AND ASSOCIATED INFRASTRUCTURE (WALLS, RAILINGS, ETC.) FROM THE MILLERS LANDING DEVELOPMENT TO THE ENTRANCE OF THE FUTURE GRADE SEPARATED BOX CULVERT AT THE EXISTING PRAIRIE HAWK DRIVE.

PHASE 1A:
- ROADWAYS INFRASTRUCTURE
- TOWN OF CASTLE ROCK SPORTS CENTER
- SPORTS CENTER SURFACE PARKING

PHASE 1B:
- PUBLIC OPEN SPACE
- TRAIL CONSTRUCTION
- TRIBUTARY IMPROVEMENTS

PHASE 1C:
- MIXED-USE RESIDENTIAL
- OFFICE
- BELOW-GRADE PARKING

PHASE 1D:
- ON-SITE PUBLIC INFRASTRUCTURE UTILITIES
- WATER QUALITY AND DETENTION POND

PHASE 1E:
- PRAIRIE HAWK RECONSTRUCTION

- PARKING IN PHASE 1
  - PARKING DEMAND = 941 SPACES
  - PARKING PROVIDED = 991 SPACES

PHASE 2:
- MIXED-USE RESIDENTIAL
- MIXED-USE HOTEL
- MIXED-USE OFFICE
- CONFERENCE CENTER
- RETAIL/COMMERCIAL
- RESTAURANT
- PUBLIC OPEN SPACE
- TOWN HOME RESIDENTIAL
- PARKING GARAGE
- PARKING IN PHASE 2
  - PARKING DEMAND = 286 SPACES
  - PARKING PROVIDED = 270 SPACES

PHASE 3:
- COMMERCIAL BUILDING
- BOWLING ALLEY
- PARKING IN PHASE 3
  - PARKING DEMAND = 293 SPACES
  - PARKING PROVIDED = 412 SPACES

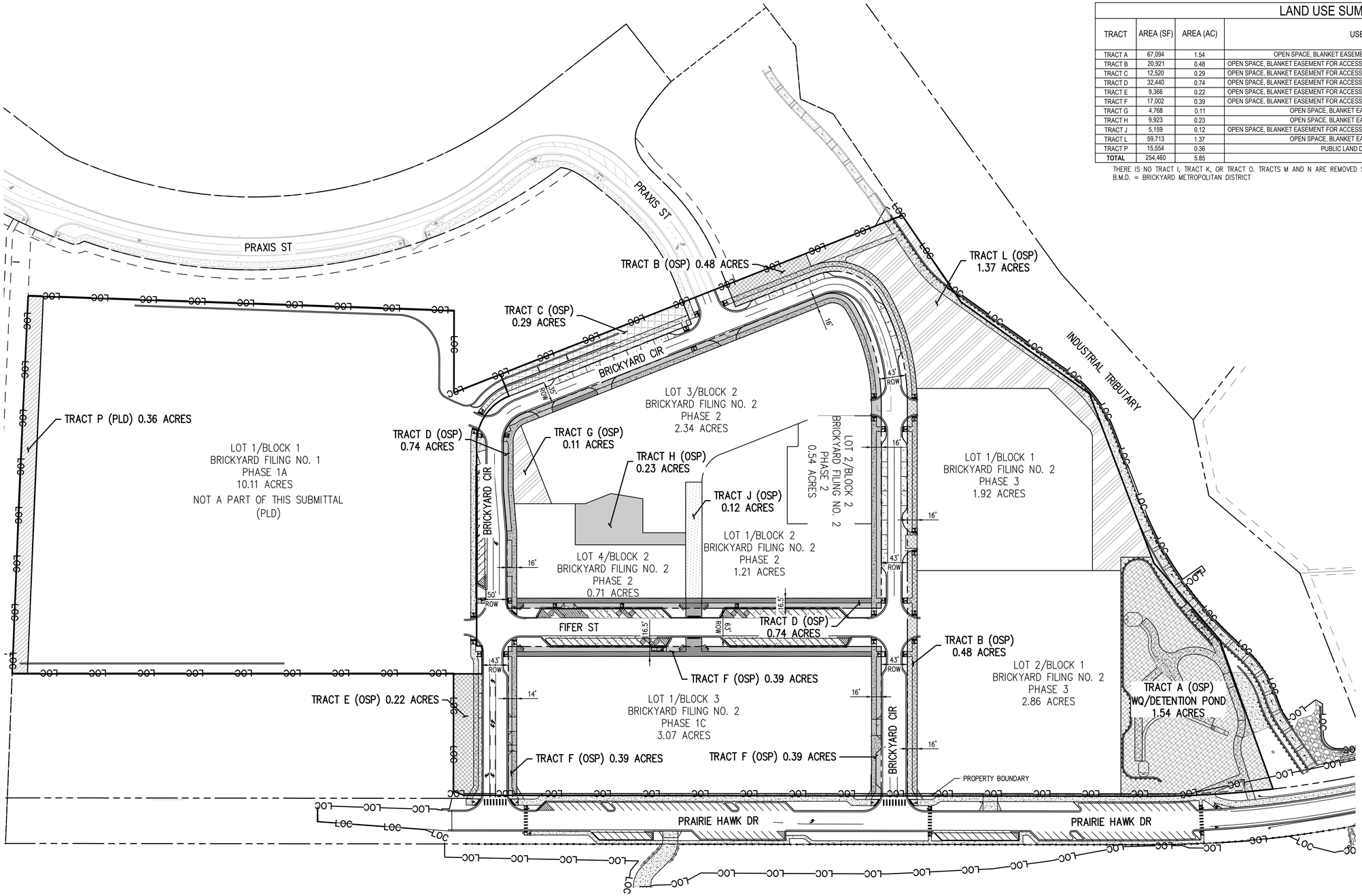
FULL BUILDOUT PARKING TOTAL
DEMAND = 1,520 SPACES
PARKING PROVIDED = 1,673 SPACES

PROJECT # 200726

PHASING PLAN
SHEET 7 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LAND USE SUMMARY TABLE				
TRACT	AREA (SF)	AREA (AC)	USE	OWNER / MAINTENANCE
TRACT A	67,094	1.54	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, DRAINAGE	B.M.D., ASSOCIATION, OR PRIVATE OWNER
TRACT B	20,921	0.48	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT C	12,520	0.29	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT D	32,440	0.74	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT E	9,366	0.22	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT F	17,002	0.39	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT G	4,768	0.11	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT H	9,923	0.23	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT J	5,159	0.12	OPEN SPACE, BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE	B.M.D.
TRACT L	59,713	1.37	OPEN SPACE, BLANKET EASEMENT FOR ACCESS	B.M.D.
TRACT P	15,554	0.36	PUBLIC LAND DEDICATION	TOWN OF CASTLE ROCK
TOTAL	254,460	5.85		

THERE IS NO TRACT I, TRACT K, OR TRACT O. TRACTS M AND N ARE REMOVED SINCE THEY ARE RIGHT-OF-WAY.
B.M.D. = BRICKYARD METROPOLITAN DISTRICT

SUMMARY TABLE		
USE	AREA (SF)	AREA (AC)
PUBLIC LAND DEDICATION (CASTLE ROCK SPORTS CENTER - NOT PART OF THIS SUBMITTAL & TRACT P)	456,013	10.47
PRIVATE OPEN SPACE / TRACT (TRACTS A, B, C, D, E, F, G, H, J, L)	238,906	5.49
RIGHT-OF-WAY	130,699	3.00
LOTS	551,138	12.65
DEDICATED OPEN SPACE	0	0.00
TOTAL SITE	1,377,356	31.61

NOTES:

1. IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
2. DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.

LEGEND:

PLD PUBLIC LAND DEDICATION
OSP PRIVATE OPEN SPACE
OSD DEDICATED OPEN SPACE
OS PUBLIC OPEN SPACE

80 0 80 160
SCALE: 1" = 80'

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

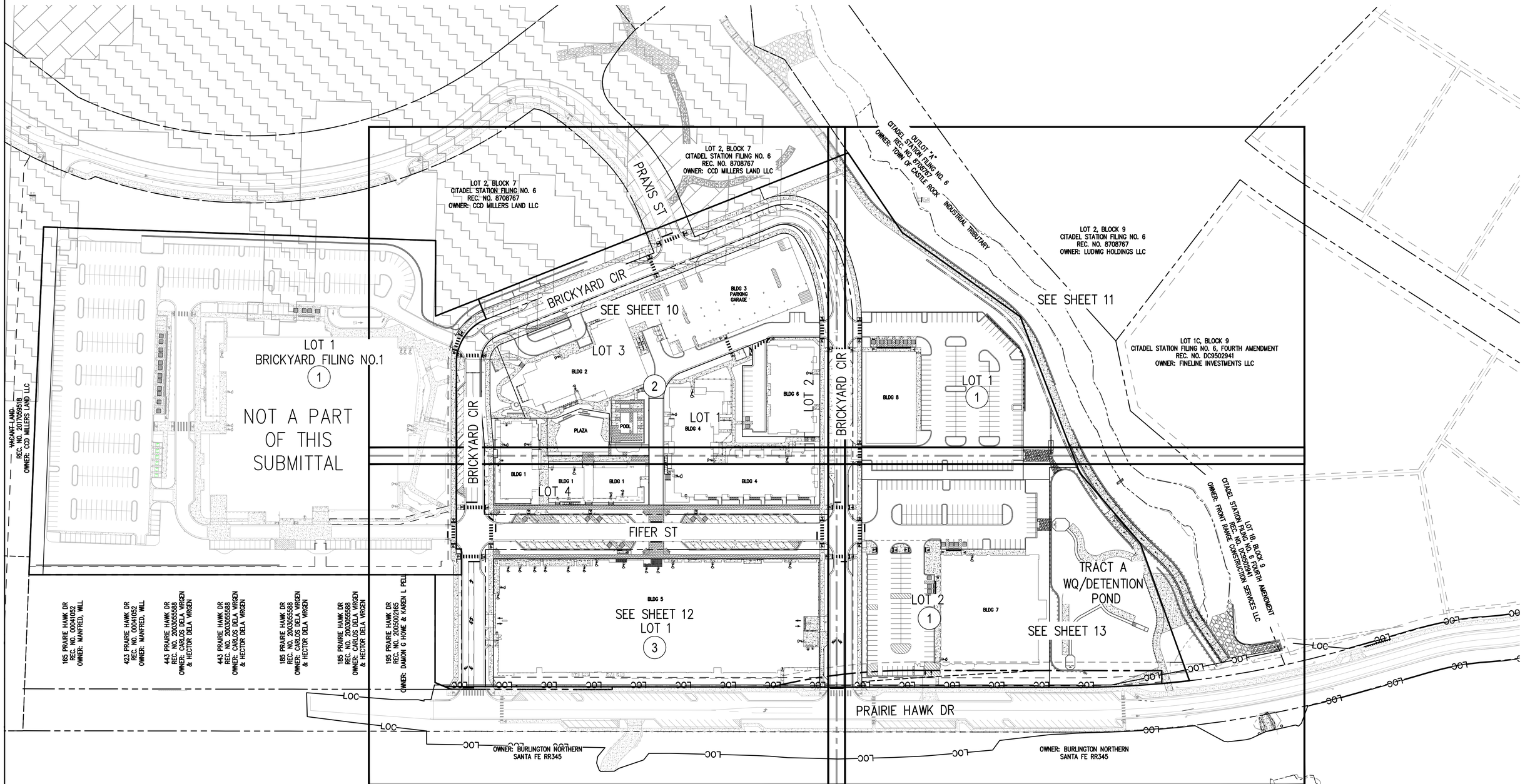
TRACT PLAN
SHEET 8 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

BLOCK NUMBER (#)

MATCH LINE

N

80 0 80 160

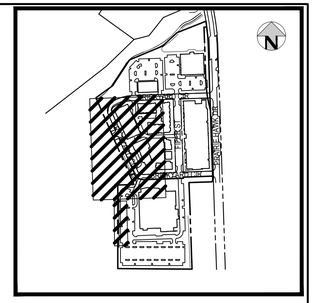
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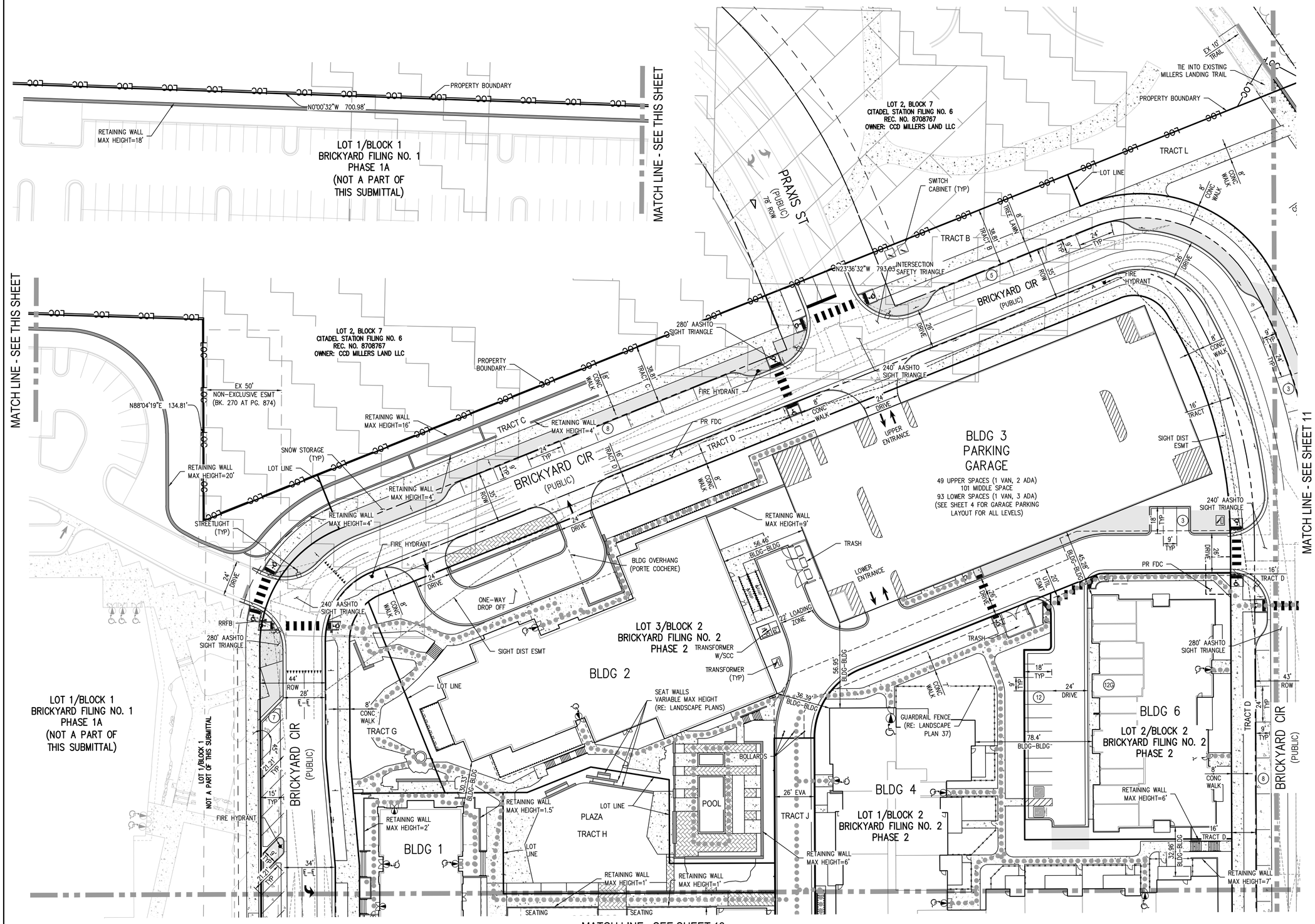
SITE PLAN INDEX
SHEET 9 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
- PROPOSED CONCRETE LOADING PAD
- PROPOSED ENHANCED PAVING
- PROPOSED UNIT PAVERS (RE: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL
- GUARDRAIL FENCE (RE: LANDSCAPE SHEET 37)
- PARKING COUNT
- PROPOSED BUILDING ENTRANCE
- SNOW STORAGE AREAS
- ADA CURB RAMP
- FLOODPLAIN BOUNDARY
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA

NOTES:

1. REFER TO LANDSCAPE PLANS REGARDING PROPOSED PAVER WALKWAY SPECIFICATIONS
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.

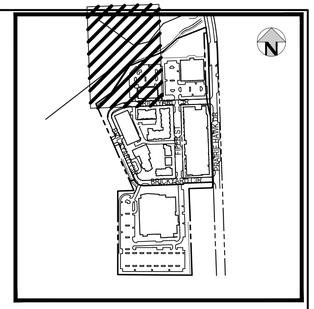
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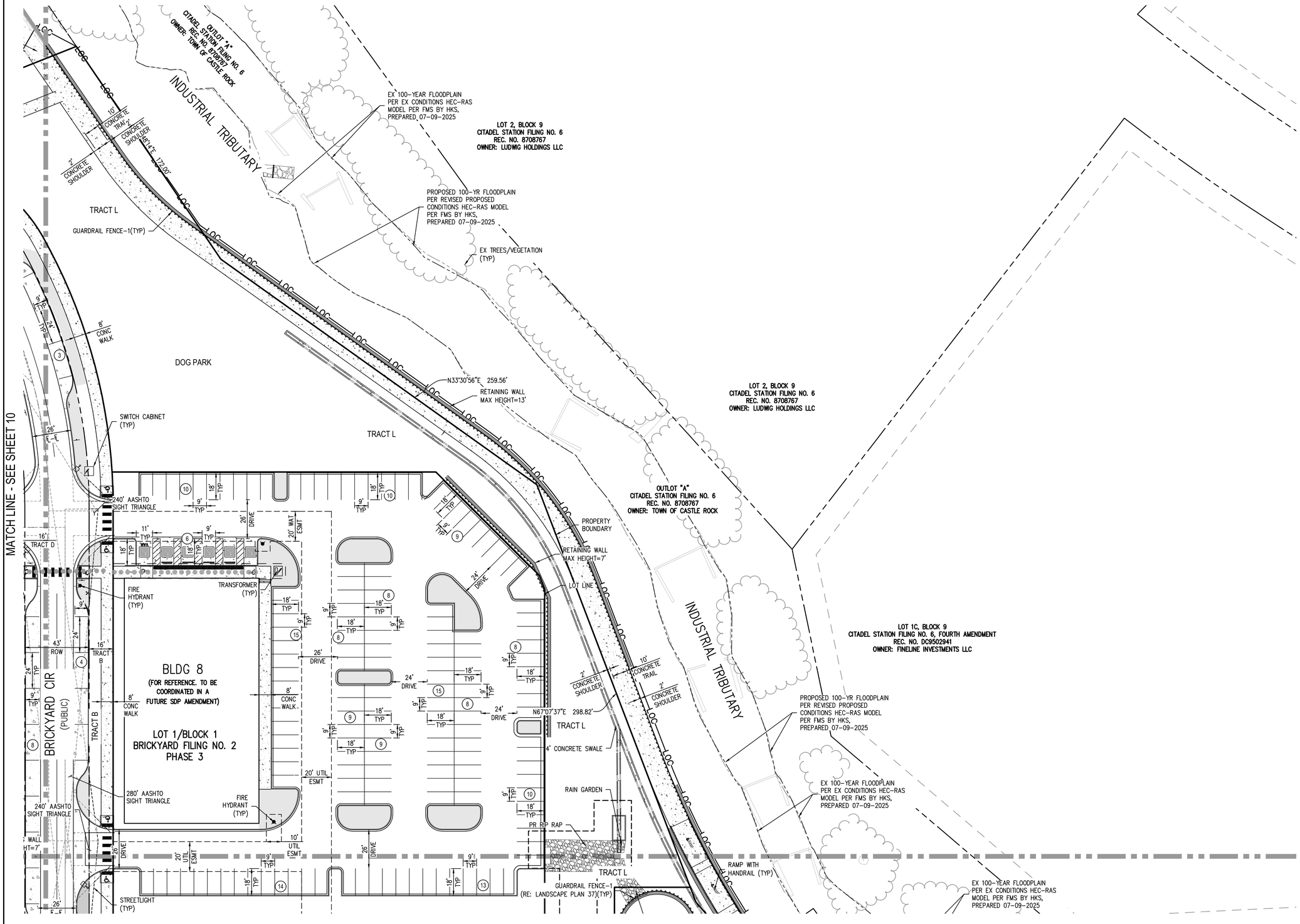
PROJECT # 200726

SITE PLAN
SHEET 10 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





LEGEND:

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- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
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NOTES:

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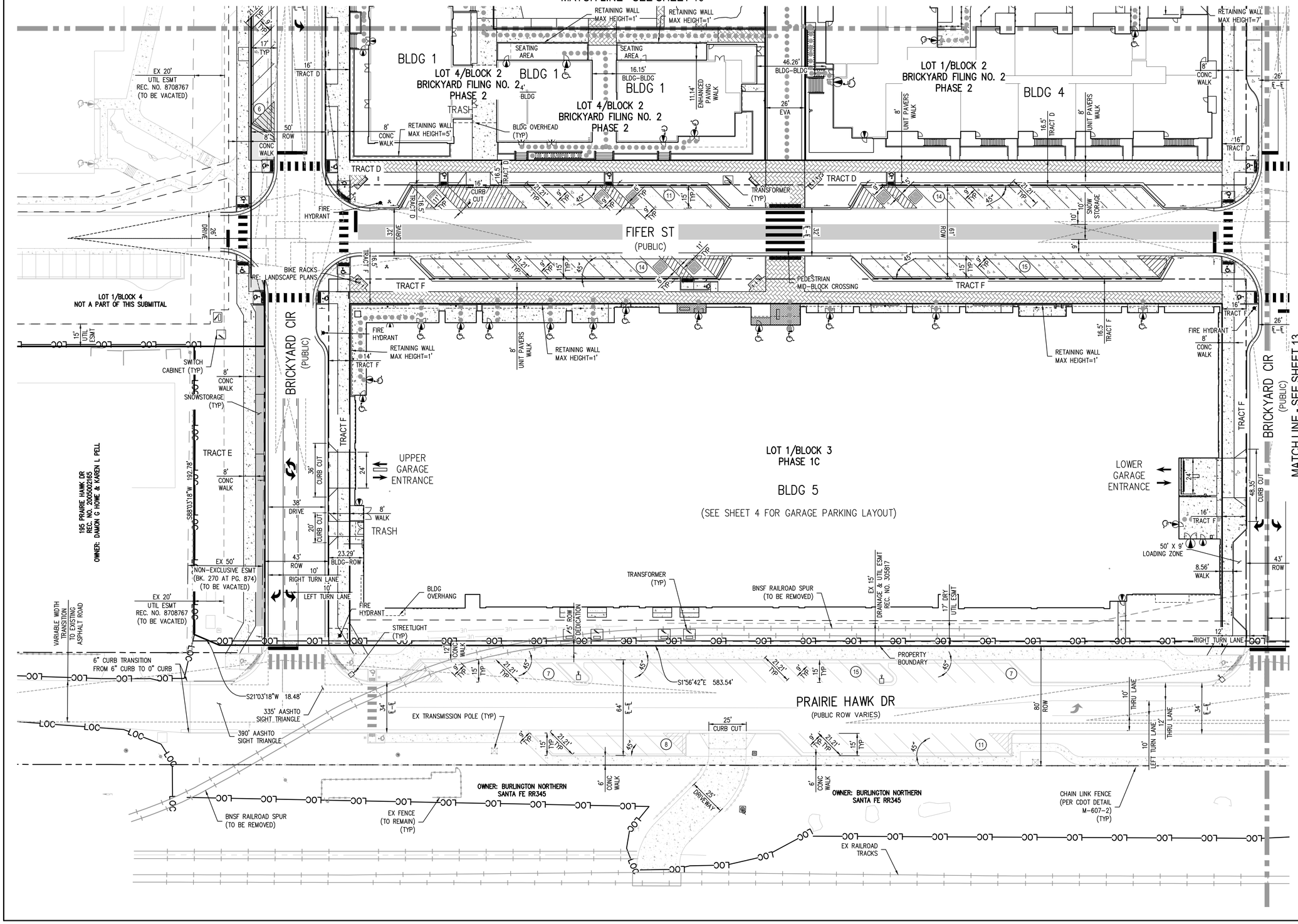
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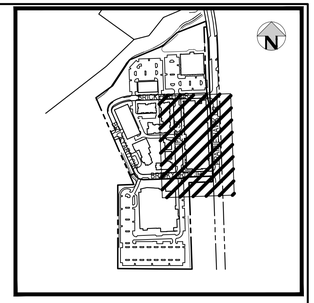
PROJECT # 200726

SITE PLAN
SHEET 11 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
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- PROPOSED CARPORT
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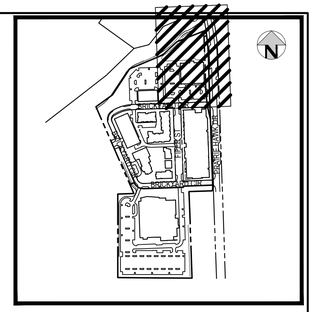
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SCALE: 1" = 30'

SITE PLAN
SHEET 12 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12

BRICKYARD CIR (PUBLIC)

BLDG 7

LOT 2/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3

TRACT A
WQ/DETENTION POND

TRACT L

TRACT B

PRAIRIE HAWK DR
(PUBLIC ROW VARIES)

INDUSTRIAL TRIBUTARY

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

LOT 1B BLOCK 9
CITADEL STATION FILING NO. 6 FOURTH AMENDMENT
REC. NO. DC9502941
OWNER: FRONT RANGE CONSTRUCTION SERVICES LLC

OWNER: BURLINGTON NORTHERN SANTA FE RR345

STREETLIGHT (TYP)
TRANSFORMER (TYP)
SNOW STORAGE (TYP)
SWITCH CABINET (TYP)
PARKING STRIPING (TYP)
TRASH
BLDG OVERHANG (TYP)
EX GAS REGULATION STATION (TO BE RELOCATED)
GARAGE EXTENTS
FIRE HYDRANT
PARKING GARAGE LOWER ENTRY
155' AASHTO STOP SIGHT TRIANGLE
335' AASHTO SIGHT TRIANGLE
LEFT TURN LANE
PROPERTY BOUNDARY
GUARDRAIL FENCE-1 (RE: LANDSCAPE PLAN 37)(TYP)
PR RIP RAP
RAMP WITH HANDRAIL (TYP)
RETAINING WALL MAX HEIGHT=11'
RETAINING WALL MAX HEIGHT=19'
RETAINING WALL MAX HEIGHT=12'
RETAINING WALL MAX HEIGHT=8'
RETAINING WALL MAX HEIGHT=14
RETAINING WALL MAX HEIGHT=26'
EX 100-YEAR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025
PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS PREPARED 07-09-2025
EX TREES/VEGETATION (TYP)
EX 100-YEAR FLOODPLAIN
RIPRAP (TYP)
EX TRANSMISSION POLE (TYP)
CHAIN LINK FENCE (PER CDOT DETAIL M-607-2) (TYP)
VEHICULAR GUARDRAIL (PER CDOT DETAIL M-606-1)
TRAIL CONSTRUCTED TO THE GRADE SEPARATED PEDESTRIAN CULVERT
12' X 8' PEDESTRIAN/ DRAINAGE BOX CULVERT (SEE NOTE 24 ON SHEET 2)
EX 15' UTILITY AND DRAINAGE EASEMENT REC. NO. DC9502941
15' EX. ACCESS EASEMENT BK. 190 AT PG. 147 PORTION VACATED PER BK. 490 PG. 72 AND PG. 79
EX 15' DRAINAGE & UTIL ESMT REC. NO. 305817 (TO BE VACATED)
25' DRAINAGE ESMT
30' DRAINAGE ESMT
20' UTIL ESMT
10' UTIL ESMT
9' UTIL ESMT
3' PEDESTRIAN ESMT
N47°19'53"E 165.32'
S1°56'42"E 543.12'
L=155.57'
R=1725.89'
Δ=5°09'53"
L=49.61'
R=1754.20'
Δ=1°37'13"
24.27' BLDG ROW
43' ROW
80' ROW
16' TRACT B
44.09'
12' CONC WALK
8' CONC WALK
10' CONC WALK
6' CONC WALK
10' CONCRETE TRAIL
2' CONCRETE SHOULDER
12' CONC WALK (TYP)
15' ANGLED PARKING
12' LEFT TURN LANE
11' THRU LANE
6' BIKE LANE
12' CONCRETE MAINTENANCE ACCESS ROAD (TYP)

LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
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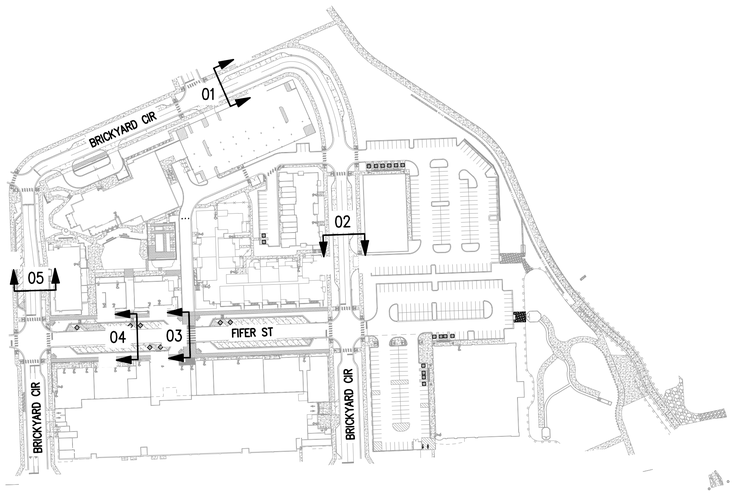
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PROJECT # 200726

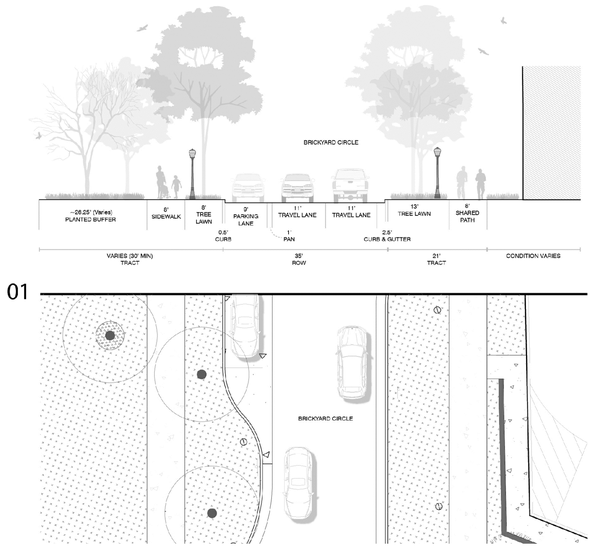
SITE PLAN
SHEET 13 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

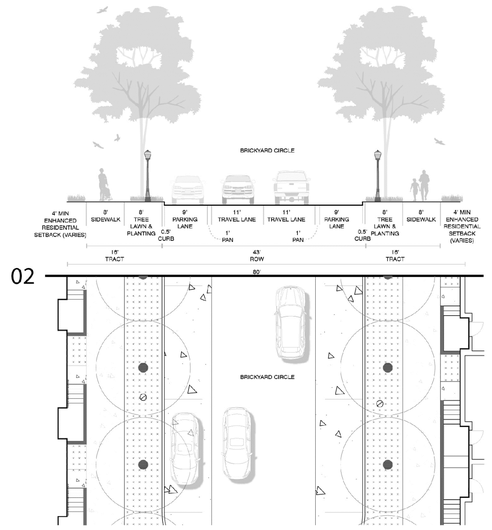
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



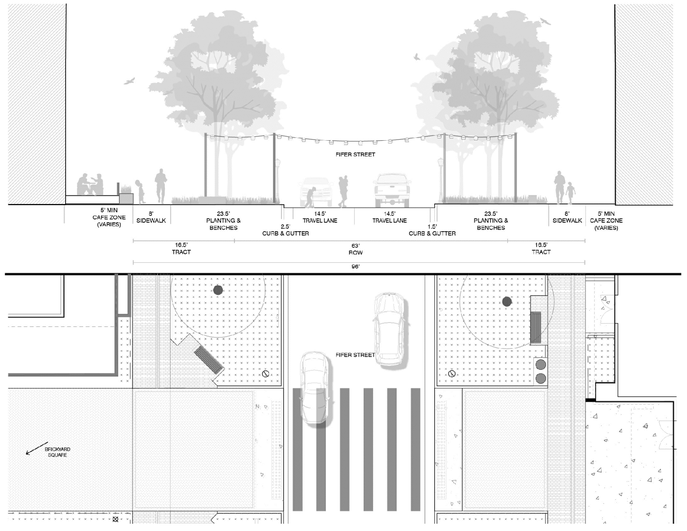
STREET SECTION - KEY PLAN
NTS



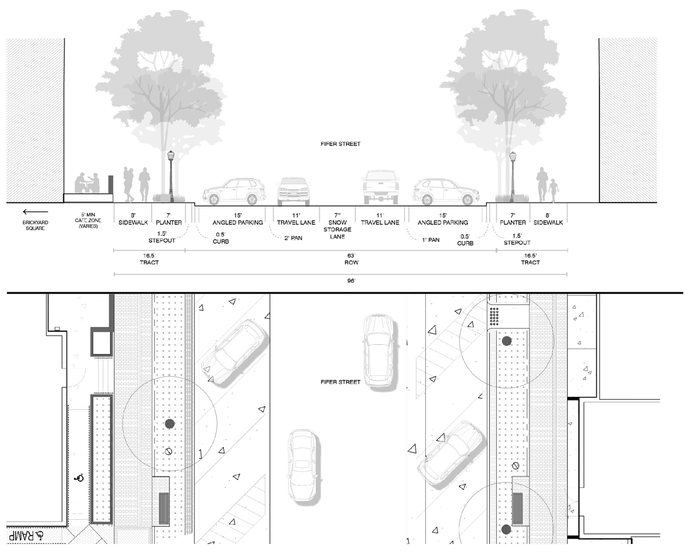
BRICKYARD CIR - PRAXIS ST ENTRANCE SECTION
NTS



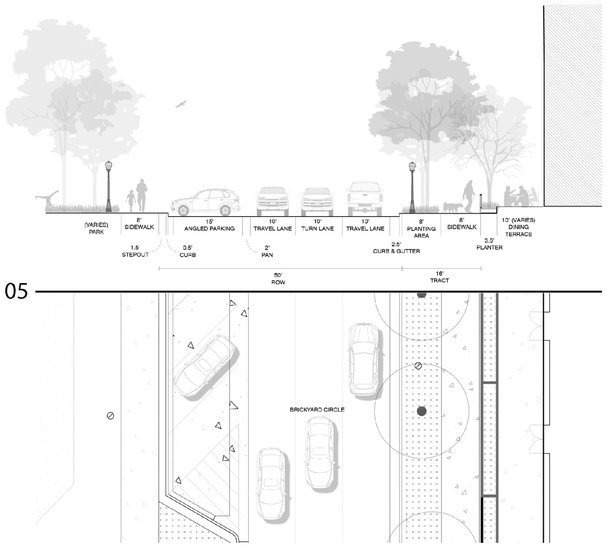
BRICKYARD CIR - AT NORTH RESIDENTIAL TYPICAL SECTION
NTS



FIFER STREET - AT PEDESTRIAN CROSSING SECTION
NTS



FIFER STREET TYPICAL SECTION
NTS



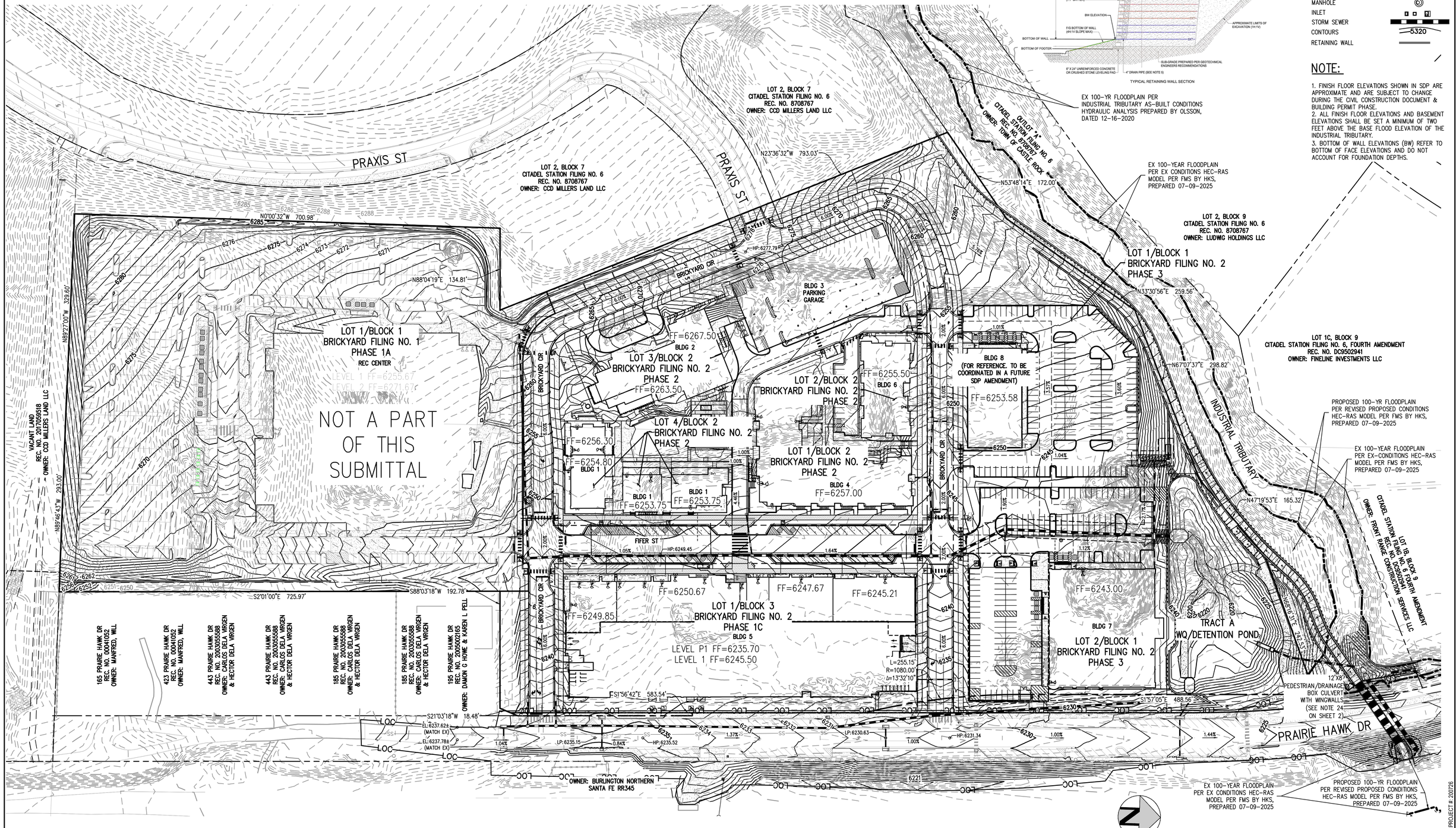
BRICKYARD CIR - AT CASTLE ROCK SPORTS CENTER TYPICAL SECTION
NTS

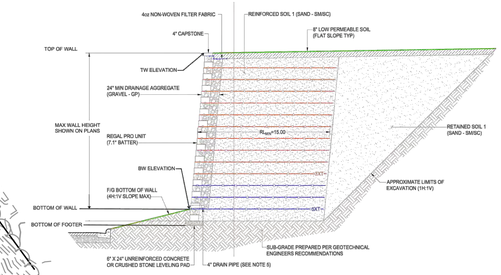
PROJECT # 230726

TYPICAL STREET SECTIONS
SHEET 14 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





TYPICAL RETAINING WALL SECTION

LEGEND

	EX
MANHOLE	
STORM SEWER	ST
CONTOURS	5320

	PR
MANHOLE	
INLET	
STORM SEWER	
CONTOURS	5320
RETAINING WALL	

NOTE:

1. FINISH FLOOR ELEVATIONS SHOWN IN SDP ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE CIVIL CONSTRUCTION DOCUMENT & BUILDING PERMIT PHASE.
2. ALL FINISH FLOOR ELEVATIONS AND BASEMENT ELEVATIONS SHALL BE SET A MINIMUM OF TWO FEET ABOVE THE BASE FLOOD ELEVATION OF THE INDUSTRIAL TRIBUTARY.
3. BOTTOM OF WALL ELEVATIONS (BW) REFER TO BOTTOM OF FACE ELEVATIONS AND DO NOT ACCOUNT FOR FOUNDATION DEPTHS.

SCALE: 1" = 70'

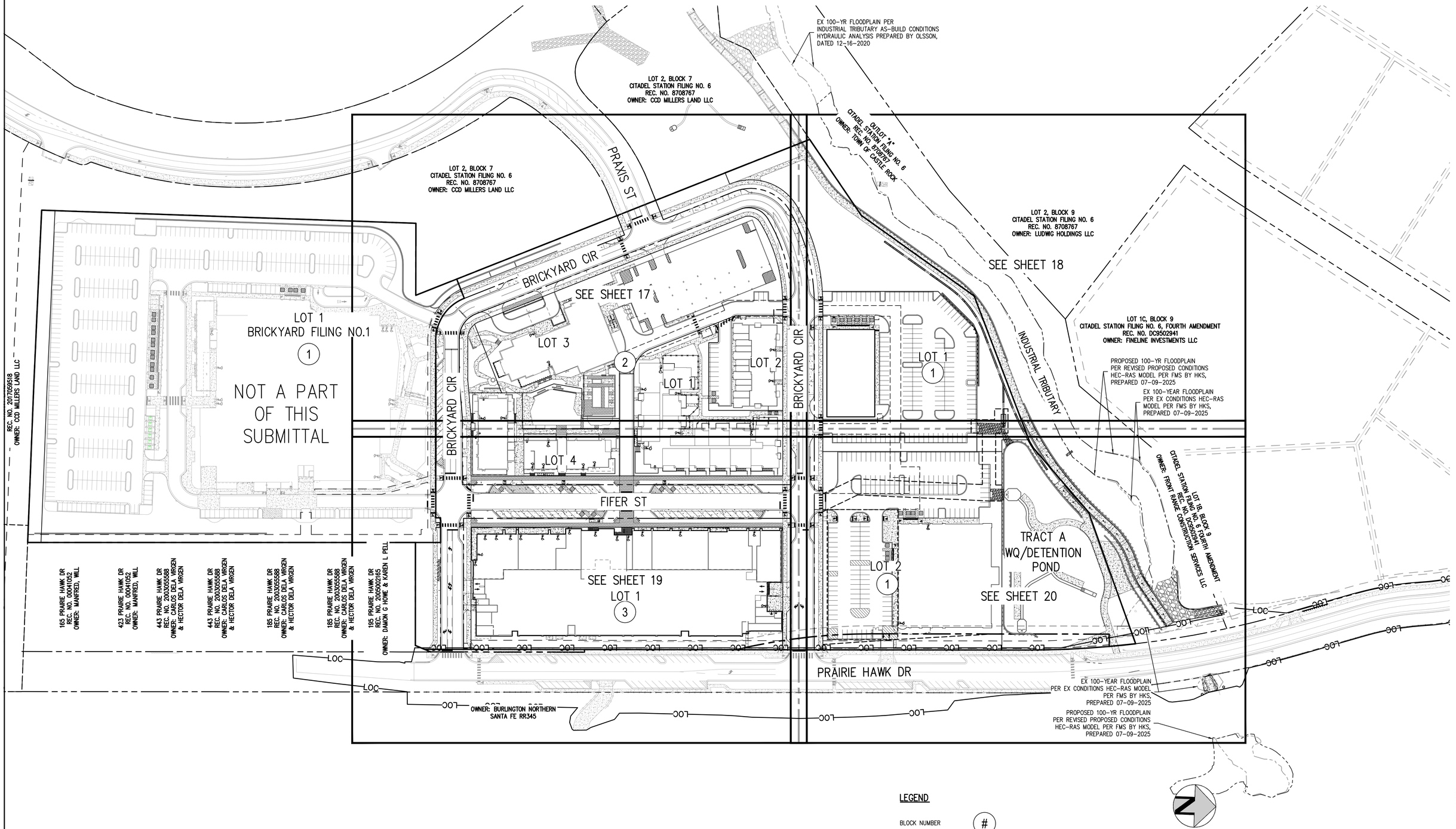
OVERALL GRADING PLAN
SHEET 15 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

BLOCK NUMBER (#)

MATCH LINE

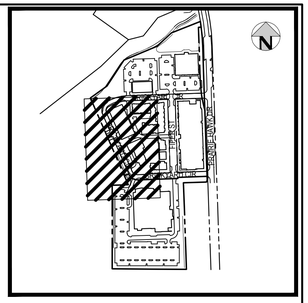
GENERAL GRADING PLAN INDEX
SHEET 16 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



ABBREVIATIONS	
BW	BOTTOM OF WALL (FG)
DR	DOOR
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
GD	GARAGE DOOR
HP	HIGH POINT
LP	LOW POINT
PR	PROPOSED
PT	PATIO
RP	RAMP
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TW	TOP OF WALL (FG)

NOTE:

1. TOP OF WALL (TW) ELEVATIONS ARE MEASURED TO THE TOP OF THE WALL CAP. BOTTOM OF WALL (BW) ELEVATIONS ARE MEASURED TO THE BOTTOM OF WALL THAT IS EXPOSED AND MEETS GRADE. THE BW SPOTS DO NOT INCLUDE THE FOUNDATION THICKNESS.

LEGEND

EX

- MANHOLE
- STORM SEWER
- CONTOURS 5320

PR

- MANHOLE
- INLET
- STORM SEWER
- CONTOURS 5320
- RETAINING WALL
- CARPORT
- ACCESSIBLE (ADA) PATH

30 0 30 60

SCALE: 1" = 30'

PROJECT # 20026

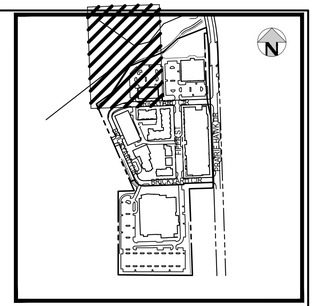
GENERAL GRADING PLAN
SHEET 17 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

MATCH LINE - SEE SHEET 18

MATCH LINE - SEE SHEET 19

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



EX 100-YEAR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

OUTLOT "A" CITADEL STATION FILING NO. 6 REC. NO. 8708767 OWNER: TOWN OF CASTLE ROCK

EX 100-YEAR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

TRACT L

BLDG 8
(FOR REFERENCE. TO BE COORDINATED IN A FUTURE SDP AMENDMENT)
FF=6253.58

LOT 1/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

INDUSTRIAL TRIBUTARY

LOT 2, BLOCK 9
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: LUDWIG HOLDINGS LLC

PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

LOT 1C, BLOCK 9
CITADEL STATION FILING NO. 6, FOURTH AMENDMENT
REC. NO. DC9502941
OWNER: FINELINE INVESTMENTS LLC

EX 100-YEAR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

PR 100-YEAR FLOODPLAIN PER PR CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

4' CONCRETE SWALE

RAIN GARDEN

RIP RAP

N53°48'14"E 172.00'

N33°30'56"E 259.56'

N67°07'37"E 298.82'

MATCH LINE - SEE SHEET 17

MATCH LINE - SEE SHEET 20

ABBREVIATIONS	
BW	BOTTOM OF WALL (FG)
DR	DOOR
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
GD	GARAGE DOOR
HP	HIGH POINT
LP	LOW POINT
PR	PROPOSED
PT	PATIO
RP	RAMP
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TW	TOP OF WALL (FG)

NOTE:

1. TOP OF WALL (TW) ELEVATIONS ARE MEASURED TO THE TOP OF THE WALL CAP. BOTTOM OF WALL (BW) ELEVATIONS ARE MEASURED TO THE BOTTOM OF WALL THAT IS EXPOSED AND MEETS GRADE. THE BW SPOTS DO NOT INCLUDE THE FOUNDATION THICKNESS.

LEGEND

EX

MANHOLE
STORM SEWER ST
CONTOURS 5320

PR

MANHOLE
INLET
STORM SEWER ST
CONTOURS 5320
RETAINING WALL
CARPORT
ACCESSIBLE (ADA) PATH

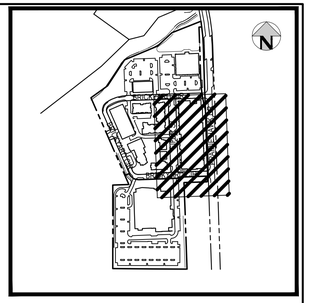
30 0 30 60
SCALE: 1" = 30'

PROJECT # 200726

GENERAL GRADING PLAN
SHEET 18 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE - SEE SHEET 17

BRICKYARD CIR

BLDG 1
FF=6254.80
LOT 4/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

BLDG 1
FF=6253.75

BLDG 1
FF=6253.75

LOT 1/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

BLDG 4
FF=6257.00

TRACT D

FIFER ST

TRACT F

FF=6249.85

FF=6250.67

FF=6250.17

FF=6247.67

FF=6245.21

TRACT F

BLDG 5

LOT 1/BLOCK 3
BRICKYARD FILING NO. 2
PHASE 1C

LEVEL P1 FF=6235.70
LEVEL 1 FF=6245.50

TRACT E

195 PRAIRIE HAWK DR
REC. NO. 2005002165
OWNER: DAMON G HOWE & KAREN L PELL

S88°03'18"W 192.78'

S21°03'18"W 18.48'

PRAIRIE HAWK DR
(ROW VARIES)

OWNER: BURLINGTON NORTHERN
SANTA FE RR345

MATCH LINE - SEE SHEET 20

ABBREVIATIONS	
BW	BOTTOM OF WALL (FG)
DR	DOOR
EX	EXISTING
FG	FINISHED GRADE
℄	FLOW LINE
GD	GARAGE DOOR
HP	HIGH POINT
LP	LOW POINT
PR	PROPOSED
PT	PATIO
RP	RAMP
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TW	TOP OF WALL (FG)

NOTE:

1. TOP OF WALL (TW) ELEVATIONS ARE MEASURED TO THE TOP OF THE WALL CAP. BOTTOM OF WALL (BW) ELEVATIONS ARE MEASURED TO THE BOTTOM OF WALL THAT IS EXPOSED AND MEETS GRADE. THE BW SPOTS DO NOT INCLUDE THE FOUNDATION THICKNESS.

LEGEND

EX

- MANHOLE
- STORM SEWER — ST
- CONTOURS — 5320

PR

- MANHOLE
- INLET
- STORM SEWER
- CONTOURS — 5320
- RETAINING WALL
- CARPORT
- ACCESSIBLE (ADA) PATH

30 0 30 60

SCALE: 1" = 30'

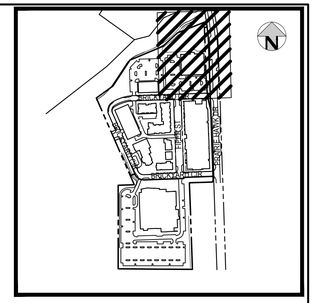
GENERAL GRADING PLAN
SHEET 19 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCH LINE - SEE SHEET 18



MATCH LINE - SEE SHEET 19

LOT 2/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3

GARAGE L2 FF=6243.00
GARAGE L1 FF=6231.00

BLDG 7
FF=6243.00

TRACT L
4' CONCRETE SWALE

TRACT A
WQ/DETENTION POND

TRACT A

LOWER LEVEL GARAGE ENTRANCE

PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PRREPARED 07-09-2025

EX 100-YEAR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

LOT 1B, BLOCK 9
CITADEL STATION FILING NO. 6 FOURTH AMENDMENT
REC. NO. D5302941
OWNER: FRONT RANGE CONSTRUCTION SERVICES LLC

PR POND OVERFLOW WEIR AND CONCRETE APRON

72" RCP CULVERT (10-YR MINOR STORM) (SEE NOTE 24 ON SHEET 2)

12'X8' PEDESTRIAN/DRAINAGE BOX CULVERT WITH WINGWALLS (SEE NOTE 24 ON SHEET 2)

OWNER: BURLINGTON NORTHERN SANTA FE RR345

EX 100-YEAR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

N68°16'31"E 261.68'

L=155.57'
R=1725.27'
Δ=5°09'59"
S7°50'54"E 49.61'

LEGEND

	EX	PR
MANHOLE	●	◎
STORM SEWER	ST	
CONTOURS	5320	5320
INLET		
RETAINING WALL		
CARPORT		
ACCESSIBLE (ADA) PATH		

ABBREVIATIONS

BW	BOTTOM OF WALL (FG)
DR	DOOR
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
GD	GARAGE DOOR
HP	HIGH POINT
LP	LOW POINT
PR	PROPOSED
PT	PATIO
RP	RAMP
SW	SIDEWALK
TBC	TOP/BACK OF CURB
TW	TOP OF WALL (FG)

NOTE:

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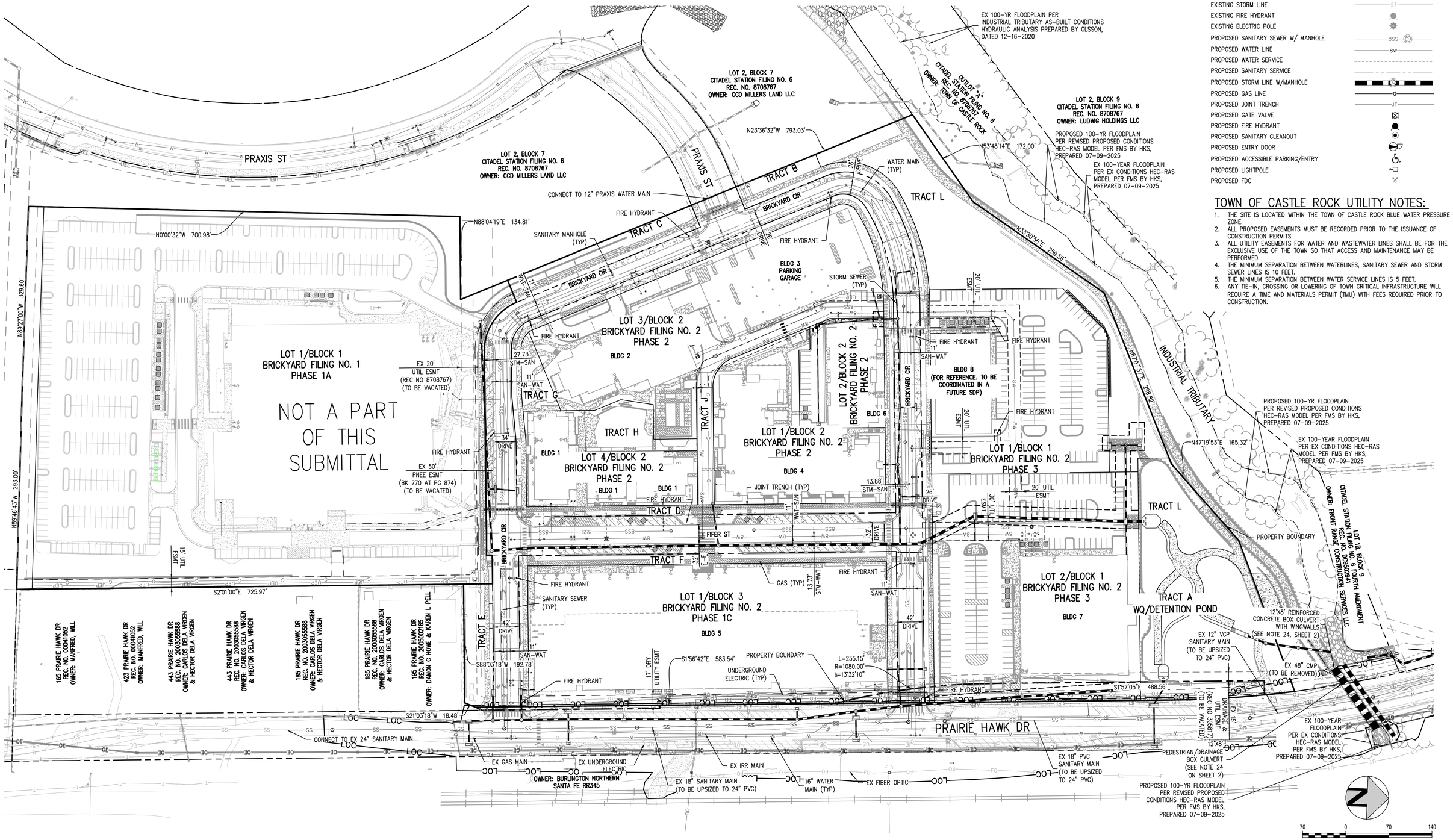
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SCALE: 1" = 30'

GENERAL GRADING PLAN
SHEET 20 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING STORM LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC POLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED GAS LINE
- PROPOSED JOINT TRENCH
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY CLEANOUT
- PROPOSED ENTRY DOOR
- PROPOSED ACCESSIBLE PARKING/ENTRY
- PROPOSED LIGHTPOLE
- PROPOSED FDC

TOWN OF CASTLE ROCK UTILITY NOTES:

1. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

70 0 70 140
SCALE: 1" = 70'

OVERALL UTILITY PLAN
SHEET 21 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRAXIS ST
LOT 2, BLOCK 7
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: CCD MILLERS LAND LLC
TRACT B
TRACT C
BRICKYARD CIR
SEE SHEET 23
BLDG 3
PARKING GARAGE
LOT 3/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2
BLDG 2
TRACT G
TRACT J
TRACT H
BLDG 4
LOT 2/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2
BLDG 6
LOT 4/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2
BLDG 1
LOT 5/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2
LOT 1/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2
TRACT D
FIFER ST
TRACT F
BLDG 5
SEE SHEET 25
LOT 1/BLOCK 3
BRICKYARD FILING NO. 2
PHASE 1C
TRACT E
LOT 1/BLOCK 1
BRICKYARD FILING NO. 1
PHASE 1A
NOT A PART
OF THIS
SUBMITTAL
VACANT LAND
REC. NO. 2017059518
OWNER: CCD MILLERS LAND LLC
165 PRAIRIE HAWK DR
REC. NO. 00041052
OWNER: MANFRED, WILL
423 PRAIRIE HAWK DR
REC. NO. 00041052
OWNER: MANFRED, WILL
443 PRAIRIE HAWK DR
REC. NO. 2003055588
OWNER: CARLOS DELA VIRGEN
& HECTOR DELA VIRGEN
443 PRAIRIE HAWK DR
REC. NO. 2003055588
OWNER: CARLOS DELA VIRGEN
& HECTOR DELA VIRGEN
185 PRAIRIE HAWK DR
REC. NO. 2003055588
OWNER: CARLOS DELA VIRGEN
& HECTOR DELA VIRGEN
185 PRAIRIE HAWK DR
REC. NO. 2003055588
OWNER: CARLOS DELA VIRGEN
& HECTOR DELA VIRGEN
195 PRAIRIE HAWK DR
REC. NO. 2005002165
OWNER: DAMON G HOWE & KAREN L PELL
LOC
OWNER: BURLINGTON NORTHERN
SANTA FE RR345
LOT 2, BLOCK 7
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: CCD MILLERS LAND LLC
TRACT L
OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK
LOT 2, BLOCK 9
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: LUDWIG HOLDINGS LLC
SEE SHEET 24
LOT 1C, BLOCK 9
CITADEL STATION FILING NO. 6, FOURTH AMENDMENT
REC. NO. DC9502941
OWNER: FINELINE INVESTMENTS LLC
INDUSTRIAL TRIBUTARY
BLDG 8
LOT 1/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3
TRACT L
LOT 2/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3
BLDG 7
TRACT A
WQ/DETENTION POND
SEE SHEET 26
PRAIRIE HAWK DR

LEGEND

MATCH LINE

N

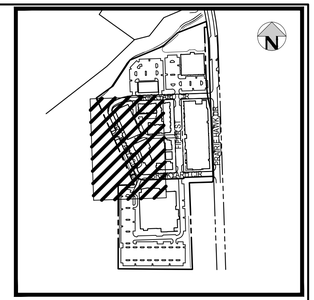
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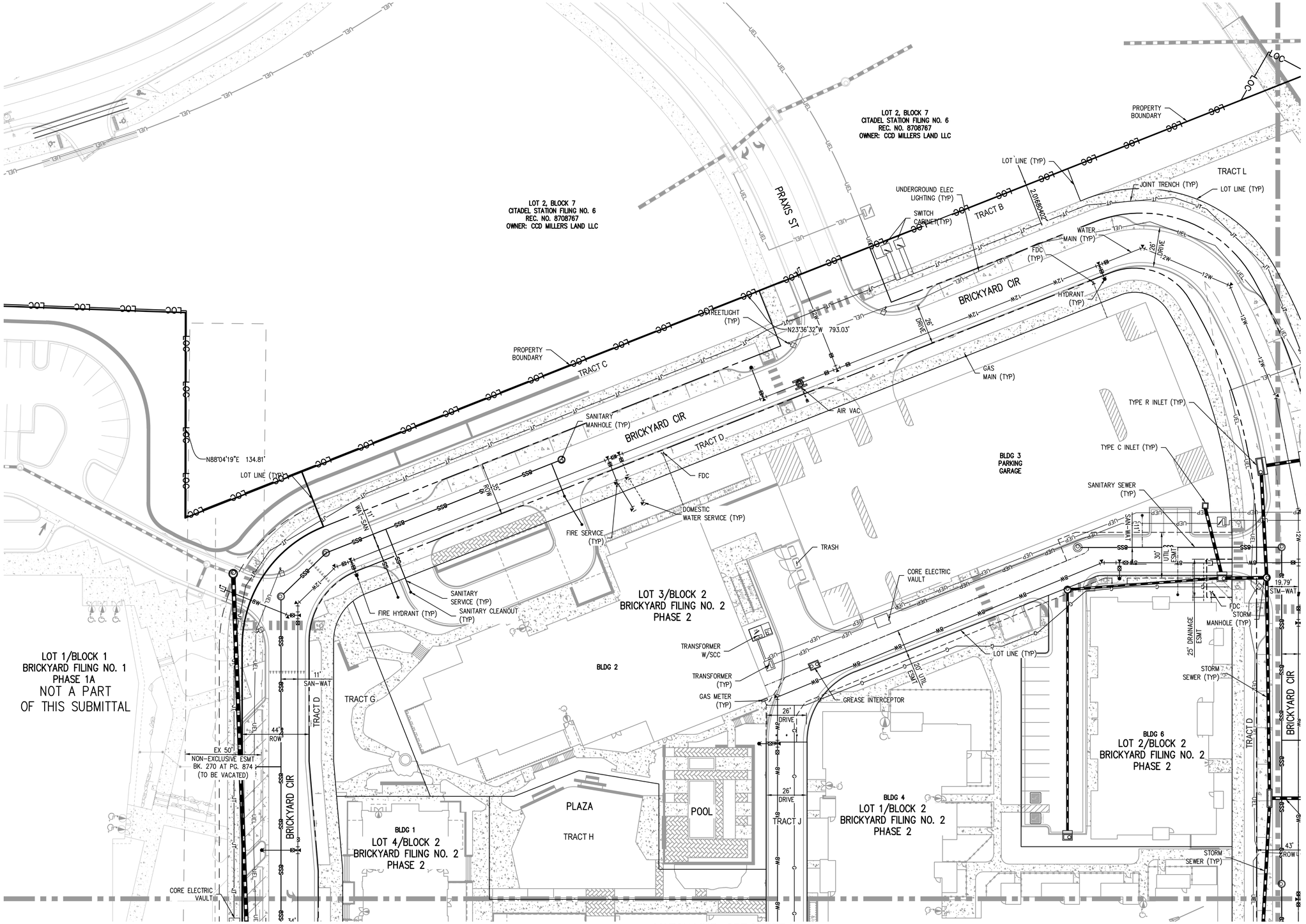
GENERAL UTILITY PLAN INDEX
SHEET 22 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





LEGEND:

- PROPERTY BOUNDARY
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- EXISTING SANITARY SEWER — SS
- EXISTING WATER LINE — W
- EXISTING RAW WATER LINE — RW
- EXISTING GAS LINE — G
- EXISTING OVERHEAD ELECTRIC — OE
- EXISTING FIBER OPTIC — FO
- EXISTING STORM LINE — ST
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC POLE
- EXISTING LIGHTPOLE
- PROPOSED SANITARY SEWER W/ MANHOLE — SSS
- PROPOSED WATER LINE — 8W
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED FIBER OPTIC — FO
- PROPOSED UNDERGROUND ELECTRIC PRIMARY — UEP
- PROPOSED UNDERGROUND ELECTRIC LIGHTING — UEL
- PROPOSED GAS LINE — G
- PROPOSED JOINT TRENCH — JT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED SANITARY CLEANOUT
- PROPOSED ENTRY DOOR
- PROPOSED ACCESSIBLE PARKING/ENTRY
- PROPOSED LIGHTPOLE
- PROPOSED TRANSFORMER
- PROPOSED SWITCH CABINET
- PROPOSED VAULT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GAS METER

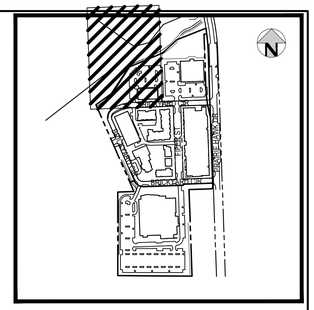
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SCALE: 1" = 30'

GENERAL UTILITY PLAN
SHEET 23 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE - SEE SHEET 23

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

PROPOSED 100-YR FLOODPLAIN
PER REVISED PROPOSED CONDITIONS
HEC-RAS MODEL PER FMS BY HKS,
PREPARED 07-09-2025

EX 100-YR FLOODPLAIN
PER EX CONDITIONS HEC-RAS
MODEL PER FMS BY HKS,
PREPARED 07-09-2025

INDUSTRIAL TRIBUTARY

TRACT L

LOT 2, BLOCK 9
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: LUDWIG HOLDINGS LLC

UNDERGROUND ELEC
LIGHTING (TYP)

JOINT TRENCH (TYP)

SWITCH
CABINET (TYP)

WATER MAIN
(TYP)

FIRE HYDRANT
(TYP)

19.79'
STM-WAT

UNDERGROUND
ELEC

TRANSFORMER
(TYP)

HYDRANT
(TYP)

FDC
(TYP)

BLDG 8
(FOR REFERENCE. TO BE COORDINATED
IN A FUTURE SDP)

BRICKYARD CIR

TRACT B

SANITARY
SERVICE (TYP)

VALLEY STORM
INLET (TYP)

STORM
SEWER(TYP)

FIRE HYDRANT
(TYP)

43'
ROW

26'
DRIVE

20'
UTIL
ESMT

24'
DRIVE

N67°07'37"E 298.82'

LOT LINE (TYP)

LOT 1/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3

TRACT L

RAIN GARDEN

RIP RAP

N33°30'56"E 259.56'

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

EX 100-YR FLOODPLAIN
PER EX CONDITIONS HEC-RAS
MODEL PER FMS BY HKS,
PREPARED 07-09-2025

INDUSTRIAL TRIBUTARY

LOT 1C, BLOCK 9
CITADEL STATION FILING NO. 6, FOURTH AMENDMENT
REC. NO. DC9502941
OWNER: FINELINE INVESTMENTS LLC

PROPOSED 100-YR FLOODPLAIN
PER REVISED PROPOSED CONDITIONS
HEC-RAS MODEL PER FMS BY HKS,
PREPARED 07-09-2025

EX 100-YR FLOODPLAIN
PER EX CONDITIONS HEC-RAS
MODEL PER FMS BY HKS,
PREPARED 07-09-2025

MATCH LINE - SEE SHEET 26

LEGEND:

- PROPERTY BOUNDARY
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- EXISTING SANITARY SEWER — SS
- EXISTING WATER LINE — W
- EXISTING RAW WATER LINE — RW
- EXISTING GAS LINE — G
- EXISTING OVERHEAD ELECTRIC — OE
- EXISTING FIBER OPTIC — FO
- EXISTING STORM LINE — ST
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC POLE
- EXISTING LIGHTPOLE
- PROPOSED SANITARY SEWER W/ MANHOLE — SSS
- PROPOSED WATER LINE — SW
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED FIBER OPTIC — FO
- PROPOSED UNDERGROUND ELECTRIC PRIMARY — UEP
- PROPOSED UNDERGROUND ELECTRIC LIGHTING — UEL
- PROPOSED GAS LINE — G
- PROPOSED JOINT TRENCH — JT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED SANITARY CLEANOUT
- PROPOSED ENTRY DOOR
- PROPOSED ACCESSIBLE PARKING/ENTRY
- PROPOSED LIGHTPOLE
- PROPOSED TRANSFORMER
- PROPOSED SWITCH CABINET
- PROPOSED VAULT
- PROPOSED GREASE INTERCEPTOR — GI
- PROPOSED GAS METER

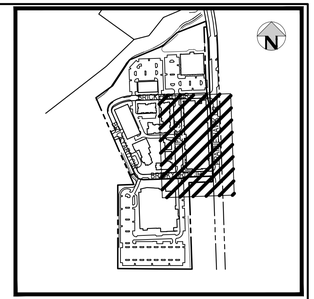
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SCALE: 1" = 30'

PROJECT # 200726

GENERAL UTILITY PLAN
SHEET 24 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE - SEE SHEET 23

LOT 1/BLOCK 4
PHASE 1A
NOT A PART
OF THIS SUBMITTAL

CORE ELECTRIC VAULT

34' DRIVE

BLDG 1

LOT 4/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

BLDG 1

BLDG 1

GAS MAIN (TYP)

TRANSFORMER (TYP)

LOT 1/BLOCK 2
BRICKYARD FILING NO. 2
PHASE 2

BLDG 4

ROOF DRAIN CONNECTION (TYP)

UNDERGROUND ELEC LIGHTING (TYP)

GAS MAIN (TYP)

SANITARY SERVICE (TYP)

SANITARY SERVICE LINE (TYP)

JOINT TRENCH (TYP)

FIRE HYDRANT (TYP)

WATER SERVICE (TYP)

TRACT D

JOINT TRENCH (TYP)

STRUCTURAL SOIL DRAINAGE CONNECTION (TYP)

STORM SEWER (TYP)

SANITARY MANHOLE (TYP)

11' WAT-SAN

32' E-E

FIFER ST

WATER MAIN (TYP)

STORM SEWER (TYP)

TRACT F

TYPE R INLET (TYP)

STORM MANHOLE (TYP)

TRANSFORMER (TYP)

FDC (TYP)

FIRE HYDRANT (TYP)

LANDSCAPE METER (TYP)

SWITCH CABINET (TYP)

EX OVERHEAD ELEC (TO REMAIN) (TYP)

SANITARY SEWER (TYP)

BRICKYARD CIR

TRACT F

EX 50' NON-EXCLUSIVE ESMT BK. 270 AT PG. 874 (TO BE VACATED)

42' DRIVE

LOT 1/BLOCK 3
BRICKYARD FILING NO. 2
PHASE 1C

LOT LINE (TYP)

BLDG 5

195 PRAIRIE HAWK DR
REC. NO. 2005002165
OWNER: DAMON G HOWE & KAREN L PELL

S89°03'18"W 182.78'

TRACT E

11' SAN-WAT

SANITARY SERVICE (TYP)

STORM SEWER(TYP)

DOMESTIC WATER SERVICE (TYP)

EX SWITCH CABINET

TRANSFORMER (TYP)

17' DRY UTILITY ESMT

EX 15' UTIL ESMT (REC NO 2023023403)

UNDERGROUND ELECTRIC (TYP)

PROPERTY BOUNDARY

ROOF DRAIN CONNECTION (TYP)

PRAXIS STORM SEWER (TYP)

STORM SEWER (TYP)

S1°56'42"E 686.78'

EX 18" SANITARY MAIN (TO BE REPLACED)

EX LIGHT POLE (TO BE REMOVED)

STORM SEWER (TYP)

S21°03'18"W 18.48'

CONNECTION TO OFF-SITE SAN MAIN

PRAIRIE HAWK DR
(ROW VARIES)

WATER MAIN (TYP)

24" SANITARY SEWER (TYP)

EX SANITARY MANHOLE (TO BE REPLACED)

EX RW WATER MAIN (TO REMAIN)

EX UNDERGROUND ELECTRIC (TO REMAIN)

EX FIBER OPTIC (TO REMAIN)

EX OVERHEAD ELECTRIC TRANSMISSION MAIN

OWNER: BURLINGTON NORTHERN SANTA FE RR345

MATCH LINE - SEE SHEET 26

LEGEND:

- PROPERTY BOUNDARY
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING RAW WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING STORM LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC POLE
- EXISTING LIGHTPOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC PRIMARY
- PROPOSED UNDERGROUND ELECTRIC LIGHTING
- PROPOSED GAS LINE
- PROPOSED JOINT TRENCH
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED SANITARY CLEANOUT
- PROPOSED ENTRY DOOR
- PROPOSED ACCESSIBLE PARKING/ENTRY
- PROPOSED LIGHTPOLE
- PROPOSED TRANSFORMER
- PROPOSED SWITCH CABINET
- PROPOSED VAULT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GAS METER

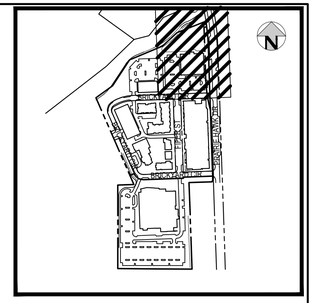
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SCALE: 1" = 30'

GENERAL UTILITY PLAN
SHEET 25 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

PROJECT # 200726

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCH LINE - SEE SHEET 24

MATCH LINE - SEE SHEET 25

BRICKYARD CIR

TRACT B

26' DRIVE

20' UTIL ESMT

JOINT TRENCH (TYP)

FIRE HYDRANT (TYP)

TRANSFORMER (TYP)

SWITCH CABINET (TYP)

20' UTIL ESMT

30' DRAINAGE ESMT

30' UTIL ESMT

42' DRIVE

STORM SEWER (TYP)

WATER MAIN (TYP)

SANITARY SERVICE

UNDERGROUND ELEC LIGHTING (TYP)

LOT LINE (TYP)

11' SAN-WAT

UNDERGROUND ELECTRIC (TYP)

42' DRIVE

SANITARY SEWER (TYP)

43' ROW

STORM SEWER (TYP)

EX SWITCH CABINET (TYP)(TO BE RELOCATED)

TYPE R INLET (TYP)

FIRE HYDRANT (TYP)

SANITARY MANHOLE (TYP)

EX SANITARY MANHOLE (TO BE REPLACED)

WATER MAIN (TYP)

LANDSCAPE DRAIN (TYP)

POND FOREBAY (TYP)

TRACT A
WQ/DETENTION POND

MAINTENANCE ACCESS ROAD 12'

BLDG 7
LOT 2/BLOCK 1
BRICKYARD FILING NO. 2
PHASE 3

EX STORM SEWER (TO BE REMOVED)

EX 15' DRY UTIL ESMT (REC NO 2023023403) (TO BE VACATED)

PR STORM SEWER(TYP)

DRAINAGE ESMT

EX FIBER OPTIC (TO BE RELOCATED)

UNDERGROUND ELECTRIC (TYP)

EX GAS REGULATION STATION (TO BE RELOCATED)

S1°56'42"E 439.88'

PRAIRIE HAWK DR
(ROW VARIES)

110' ROW

EX RW WATER MAIN (TO REMAIN)

EX WATER MAIN (TO REMAIN)

EX UNDERGROUND ELECTRIC (TO REMAIN)

EX OVERHEAD ELECTRIC TRANSMISSION MAIN

EX 18" SANITARY SEWER (TO BE REPLACED)

OWNER: BURLINGTON NORTHERN SANTA FE RR345

TRICKLE CHANNEL

POND OUTLET STRUCTURE

EX 15' DRY UTIL ESMT (REC NO 2023023403) (TO BE VACATED)

PROPERTY BOUNDARY

L=49.61'
R=1754.20'
Δ=1°37'13"

L=155.57'
R=1726.19'
Δ=5°09'49"

EX SANITARY MANHOLE (TO BE REPLACED)

PR 24" SANITARY SEWER (TYP)

EX GATE VALVE (TO REMAIN)

EX UNDERGROUND TELE (TO REMAIN) (TYP)

INDUSTRIAL TRIBUTARY

PROPERTY BOUNDARY

EX 100-YR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

LOT 1B, BLOCK 9
CITADEL STATION FILING NO. 6 FORTH AMENDMENT
REC. NO. D3890128
OWNER: FRONT RANGE CONSTRUCTION SERVICES LLC

OUTLOT "A"
CITADEL STATION FILING NO. 6
REC. NO. 8708767
OWNER: TOWN OF CASTLE ROCK

EX 100-YR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

POND OVERFLOW WEIR AND CONCRETE APRON

RIPRAP (TYP)

72" RCP CULVERT (10-YR MINOR STORM) (SEE NOTE 24 ON SHEET 2)

EX SANITARY MANHOLE (TO BE REPLACED)

12'X8' PEDESTRIAN/DRAINAGE BOX CULVERT WITH WINGWALLS (SEE NOTE 24 ON SHEET 2)

EX 100-YR FLOODPLAIN PER EX CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

PROPOSED 100-YR FLOODPLAIN PER REVISED PROPOSED CONDITIONS HEC-RAS MODEL PER FMS BY HKS, PREPARED 07-09-2025

LEGEND:

- PROPERTY BOUNDARY
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING RAW WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING STORM LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC POLE
- EXISTING LIGHTPOLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED GAS LINE
- PROPOSED JOINT TRENCH
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED SANITARY CLEANOUT
- PROPOSED ENTRY DOOR
- PROPOSED ACCESSIBLE PARKING/ENTRY
- PROPOSED LIGHTPOLE
- PROPOSED TRANSFORMER
- PROPOSED SWITCH CABINET
- PROPOSED VAULT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GAS METER

30 0 30 60
SCALE: 1" = 30'

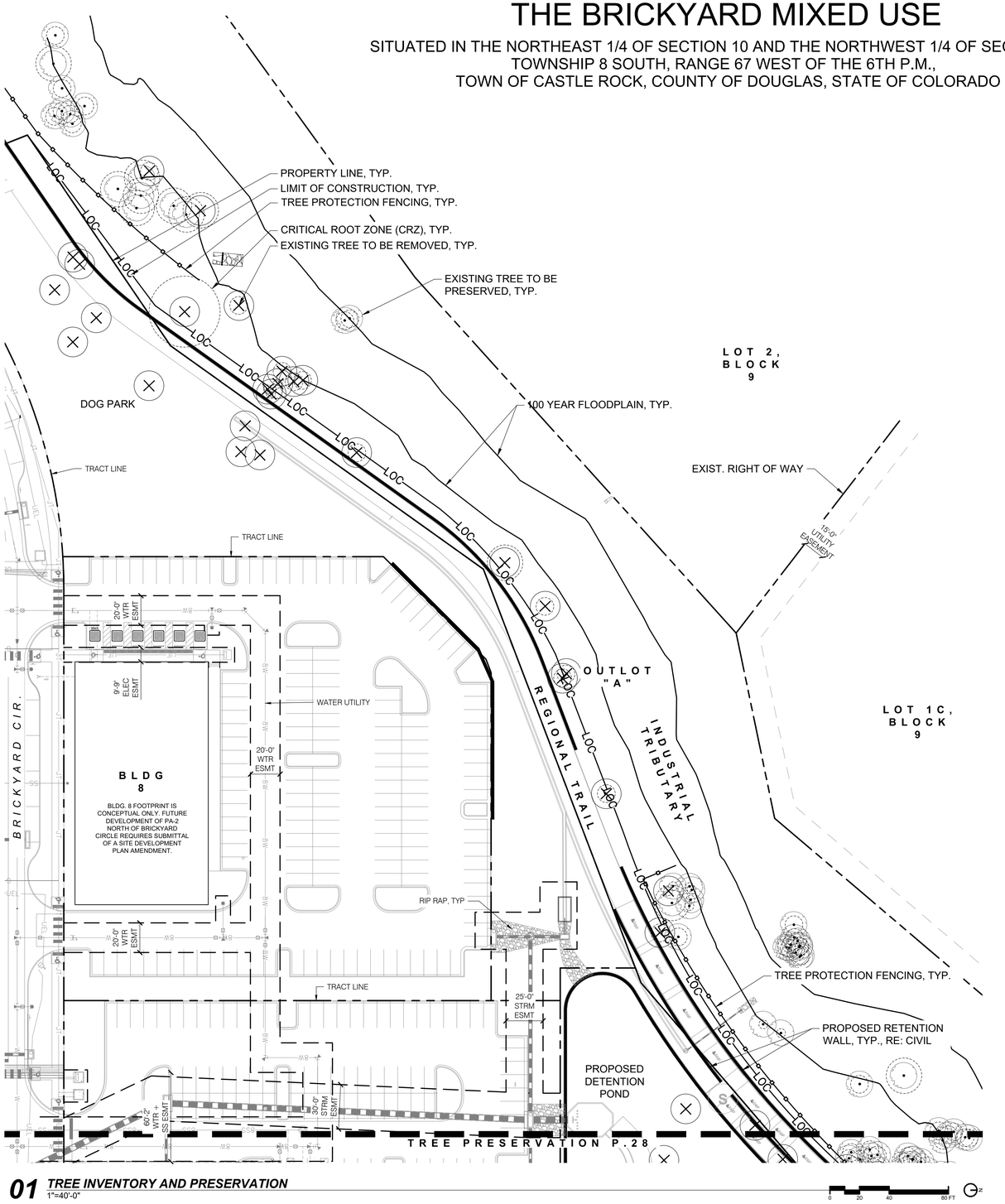
PROJECT # 200726

GENERAL UTILITY PLAN
SHEET 26 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

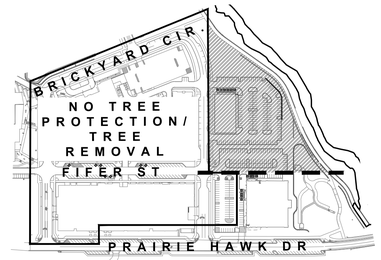
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 ***TREE INVENTORY AND PRESERVATION***
1"=40'-0"

0 20 40 80 FT



KEY PLAN
N.T.S.

NOTES:
1. ARBORIST TO FIELD VERIFY NEEDED CLEARANCE FROM EXISTING UTILITIES & HEALTH OF TREE PRIOR TO REMOVAL.
2. DRAWINGS BELOW SHOW PROPOSED CONDITIONS OF FUTURE DEVELOPMENT.
3. LIMIT OF CONSTRUCTION LINE HAS BEEN OFFSET BY 5' FOR LEGIBILITY OF PROPERTY LINE ON ALL SHEETS.
4. PROPOSED TREE PROTECTION LOCATIONS AND TOTALS ARE ESTIMATES AND MAY NOT REFLECT FINAL RESULTS DUE TO CHANGES IN GRADING, UTILITIES, AND/OR TREE HEALTH

TREE INVENTORY & PRESERVATION TOTALS:

-	TOTAL EX TREES ON SITE:	168
-	TREES TO BE PRESERVED:	69
-	TREE TO BE SPADE	12
-	TREES TO DEMO:	87

TREE INVENTORY & PRESERVATION LEGEND

EXISTING TREE TO BE PRESERVED & ESTIMATED CRITICAL ROOT ZONE (CRZ)

EXISTING TREE TO BE REMOVED

S — TREE TO BE SPADE AND MOVED OFF SITE

= TREE NUMBER TO BE REMOVED

RIGHT OF WAY

LOC — LIMIT OF CONSTRUCTION

TREE PROTECTION FENCING

100 YR FLOODPLAIN

EASEMENT

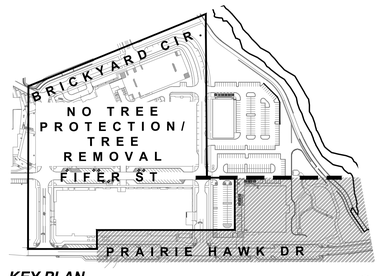
PROPERTY LINE

TREE PRESERVATION PLAN
SHEET 27 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY PLAN
N.T.S.

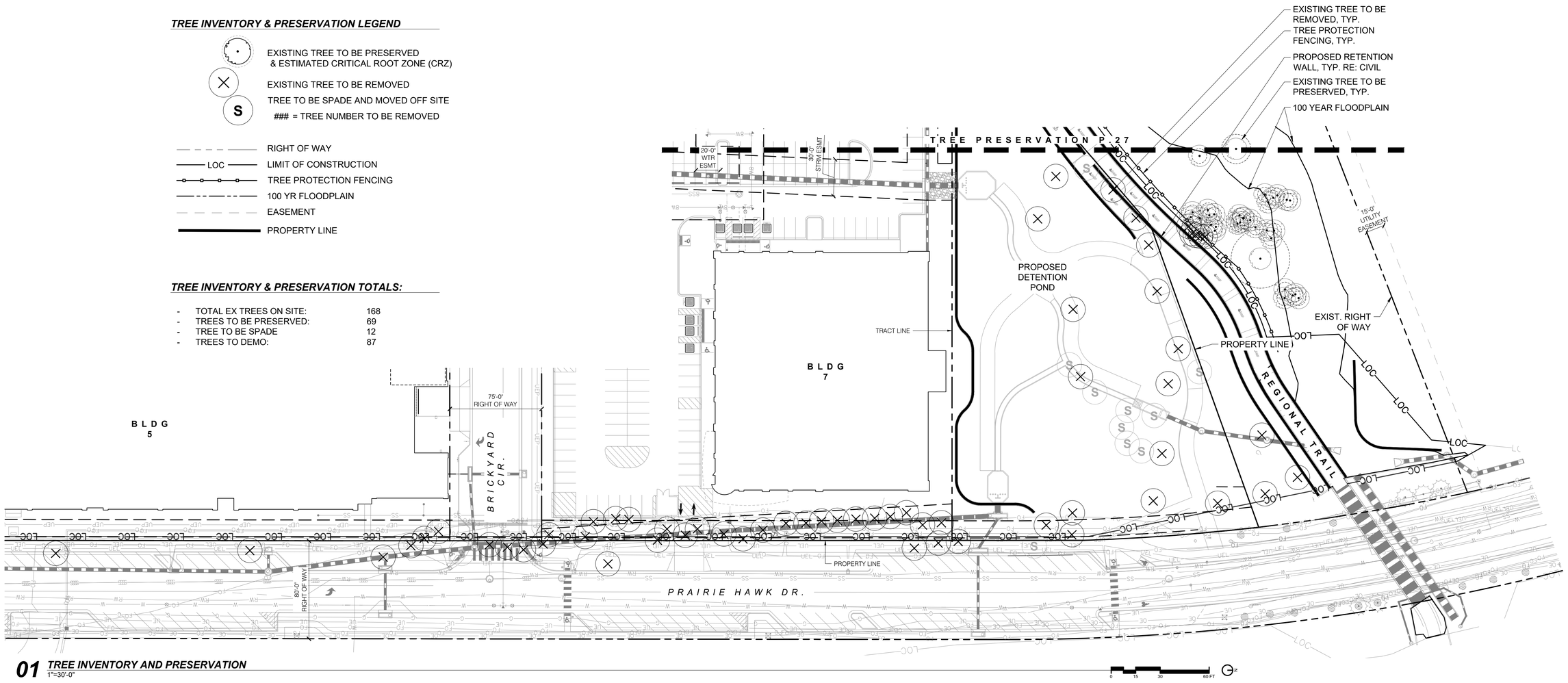
NOTES:
1. ARBORIST TO FIELD VERIFY NEEDED CLEARANCE FROM EXISTING UTILITIES & HEALTH OF TREE PRIOR TO REMOVAL.
2. DRAWINGS BELOW SHOW PROPOSED CONDITIONS OF FUTURE DEVELOPMENT.
3. LIMIT OF CONSTRUCTION LINE HAS BEEN OFFSET BY 5' FOR LEGIBILITY OF PROPERTY LINE ON ALL SHEETS.
4. PROPOSED TREE PROTECTION LOCATIONS AND TOTALS ARE ESTIMATES AND MAY NOT REFLECT FINAL RESULTS DUE TO CHANGES IN GRADING, UTILITIES, AND/OR TREE HEALTH

TREE INVENTORY & PRESERVATION LEGEND

- EXISTING TREE TO BE PRESERVED & ESTIMATED CRITICAL ROOT ZONE (CRZ)
- EXISTING TREE TO BE REMOVED
- S — TREE TO BE SPADE AND MOVED OFF SITE
- ### = TREE NUMBER TO BE REMOVED
- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- TREE PROTECTION FENCING
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE

TREE INVENTORY & PRESERVATION TOTALS:

-	TOTAL EX TREES ON SITE:	168
-	TREES TO BE PRESERVED:	69
-	TREE TO BE SPADE	12
-	TREES TO DEMO:	87



01 ***TREE INVENTORY AND PRESERVATION***
1"=30'-0"

TREE PRESERVATION PLAN
SHEET 28 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- 100 YR FLOODPLAIN
- TRACT LINE
- EASEMENT
- PROPERTY LINE
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- SIGHT TRIANGLES
- RETAINING WALLS

TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

BRICKYARD CIRCLE - OUTER
PRAXIS ST.
TRACT B
SHEET 35
SIGHT TRIANGLE
TRACT C
PROPERTY LINE
BRICKYARD CIRCLE - INNER
PARKING STRUCTURE
LOT 3 / BLOCK 2 / PHASE 2 / BUILDING 3
SHEET 33
BRICKYARD CIR.
LOT 3 / BLOCK 2 / PHASE 2 / BUILDING 2
TRACT G
44'-0" RIGHT OF WAY
BRICKYARD PLAZA TRACT H
POOL DECK ENLARGEMENT RE:02 / SHEET 33
BRICKYARD CIRCLE - INNER
LOT 3 / BLOCK 2 / PHASE 2 / BUILDING 1
50'-0" RIGHT OF WAY
LOT 2 / BLOCK 2 / PHASE 2 / BUILDING 6
BRICKYARD CIRCLE - INNER
LOT 1 / BLOCK 2 / PHASE 2 / BUILDING 4
FIFER ST - WEST SIDE
FIFER ST
63'-0" RIGHT OF WAY
FIFER ST - EAST SIDE
SHEET 31
LOT 1 / BLOCK 3 / PHASE 1C / BUILDING 5
43'-0" RIGHT OF WAY
TRACT E
43'-0" RIGHT OF WAY
LOT 1 / BLOCK 1/ PHASE 3 / BUILDING 8
BLDG. 8 FOOTPRINT IS CONCEPTUAL ONLY. FUTURE DEVELOPMENT OF PA-2 NORTH OF BRICKYARD CIRCLE REQUIRES SUBMITTAL OF A SITE DEVELOPMENT PLAN AMENDMENT.
BRICKYARD CIRCLE - OUTER
SHEET 32
20'-0" WTR ESMT
TRACT LINE
TRANSFORMER PAD
60'-0" WTR + SS ESMT
25'-0" STRM ESMT
25'-0" STRM ESMT
PARKING STRUCTURE
LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7
SHEET 30
12'-0" UTILITY ESMT
12'-0"
UTILITY EASEMENT
ACCESS EASEMENT
PROPERTY LINE
STORM EASEMENT
PRAIRIE HAWK DR
SEPARATE PROJECT, SEE CD25-0042
RECREATION CENTER - SEPARATE PROJECT, SEE CD24-0037
LOT 2, BLOCK 9
DOG PARK
TRACT L
100 YEAR FLOODPLAIN, TYP.
PROPERTY LINE
LIMIT OF CONSTRUCTION
OUTLOT "A"
REGIONAL TRAIL
INDUSTRIAL TRIBUTARY
LOT 1C, BLOCK 9
RETENTION WALL, TYP. VARYING HEIGHTS RE: CIVIL
DETENTION POND
TRACT A
EASEMENT
PRAIRIE HAWK DR
SEPARATE PROJECT, SEE CD25-0042

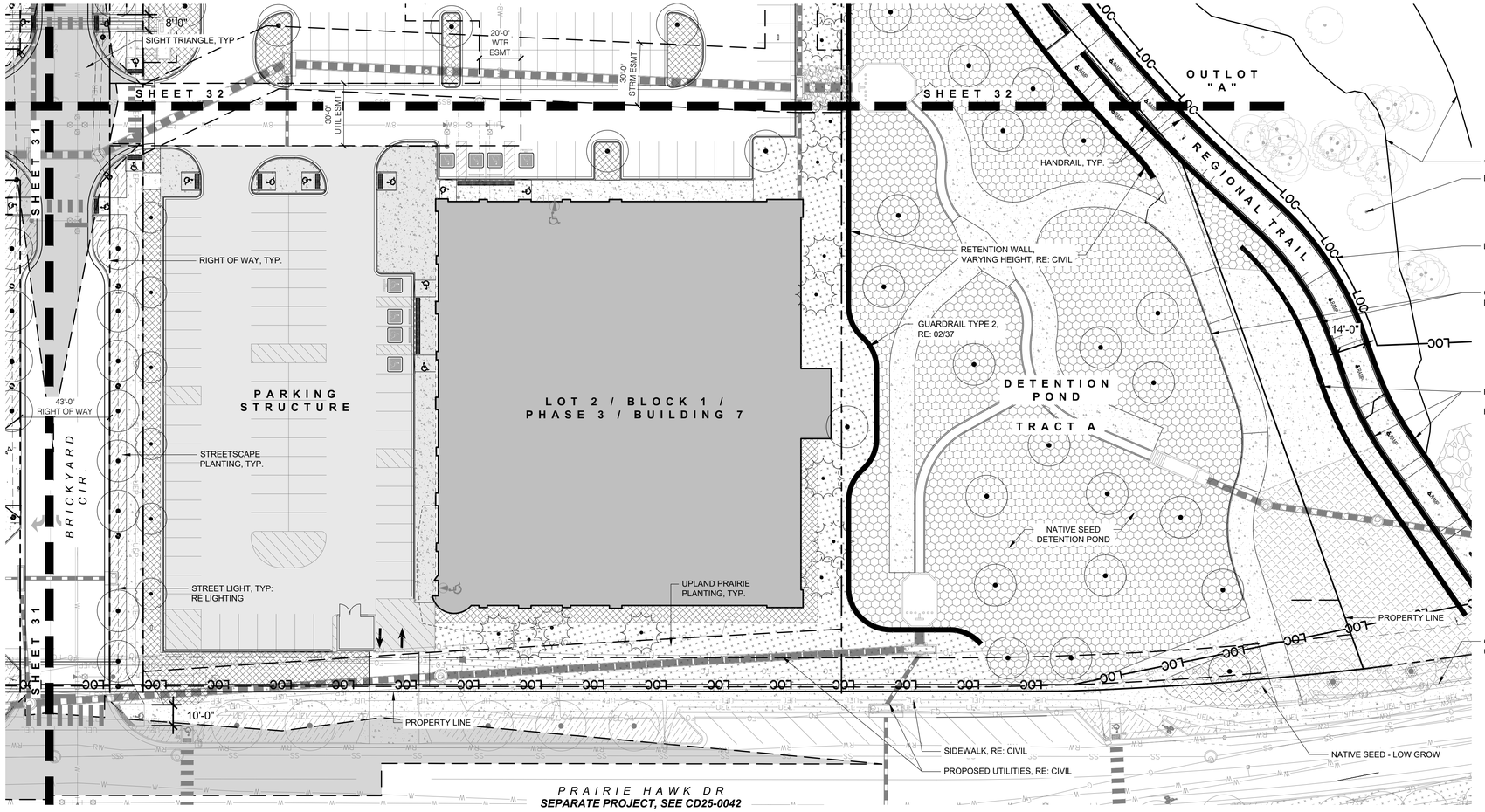
0 25 50 100 FT

01 OVERALL LANDSCAPE PLAN
1"=50'-0"

OVERALL LANDSCAPE PLAN
SHEET 29 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 ***LANDSCAPE PLAN***
1"=30'-0"

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
- CONCRETE, RE: CIVIL
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- ### — EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

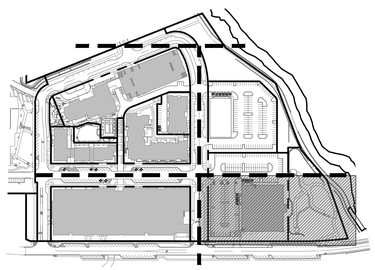
TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

TREE PLANTING NOTE:
1. RESTRICTIONS APPLY TO PLANTING WITHIN AREAS INTENDED TO HAVE GEOGRID. DETAILS AND SPECIFICATIONS WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTATION.

UTILITY LEGEND

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
- STORM
- UT — UNDERGROUND TELEPHONE
- TRANSFORMER
- FIRE HYDRANT



KEY PLAN
N.T.S.

CONCEPT PLANT SCHEDULE

NOTE: PLANT SCHEDULE IS CONCEPTUAL ONLY. FINAL PLANTING PLAN(S) TO BE APPROVED WITH TOWN CD SUBMITTALS. PLANT SCHEDULE TO MEET CASTLE ROCK APPROVED PLANT LIST.

STREETSCAPE (PER ToCR APPROVED PLANT LIST)
AGASTACHE RUPESTRIS / SUNSET HYSSOP
BOUTELOUA GRACILIS / BLUE GRAMA GRASS
CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE' / COMPACT BLUE MIST SPIREA
MUHLENBERGIA MONTANA / MOUNTAIN MUHLY
PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY
RHUS AROMATICA 'GROW-LOW' / GRO-LOW SUMAC
AMORPHA NANA / DWARF LEADPLANT
RUDBECKIA HIRTA / BLACK-EYED SUSAN

FOUNDATION (PER TOCR APPROVED PLANT LIST)
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ARONIA MELANOCARPA / BLACK CHOKEBERRY
JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

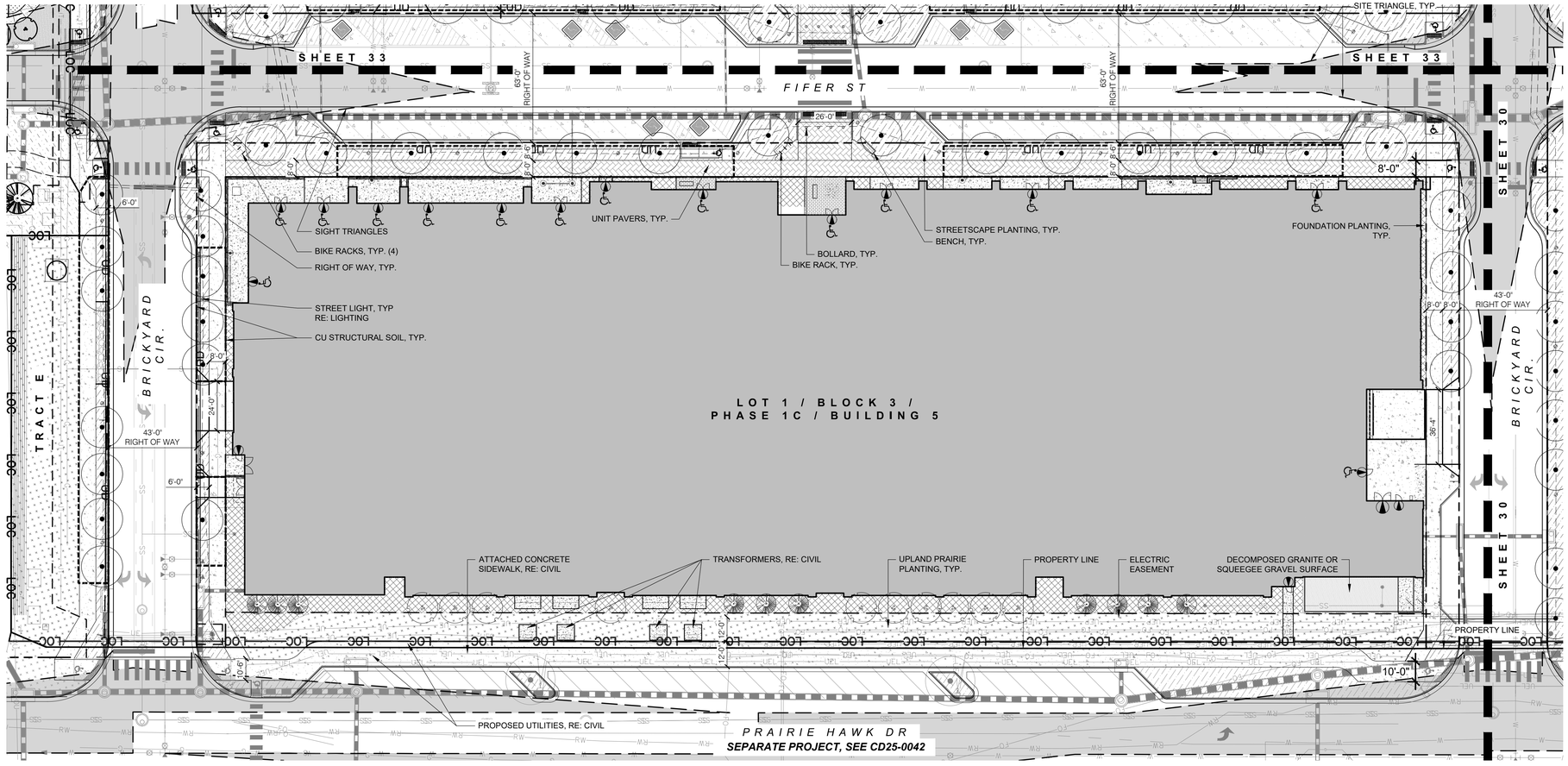
SEED NOTE:
1. AREAS PLANTED WITH ULAND PRAIRIE OR NATIVE SEED WILL HAVE ADDITIONAL SHRUB PLANTINGS FROM THE TOWN OF CASTLE ROCK APPROVED PLANT LIST FOR STRUCTURE INTERSPERSED. ADDITIONAL SHRUB PLANTINGS TO BE PROVIDED DURING THE CONSTRUCTION DOCUMENT APPROVAL PROCESS.

LANDSCAPE PLAN
SHEET 30 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 ***LANDSCAPE PLAN***
1"=30'-0"

0 15 30 60 FT

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
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- BENCH
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- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

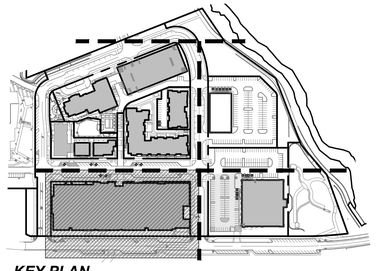
TREE LEGEND

- SHADE TREE
- ORNAMENTAL / COLUMNAR TREE
- EVERGREEN TREE

TREE PLANTING NOTE:
1. RESTRICTIONS APPLY TO PLANTING WITHIN AREAS INTENDED TO HAVE GEOGRID. DETAILS AND SPECIFICATIONS WILL BE PROVIDED FOR CONSTRUCTION DOCUMENTATION.

UTILITY LEGEND

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
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- UT — UNDERGROUND TELEPHONE
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KEY PLAN
N.T.S.

CONCEPT PLANT SCHEDULE

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JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

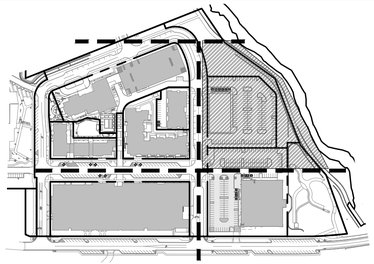
NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

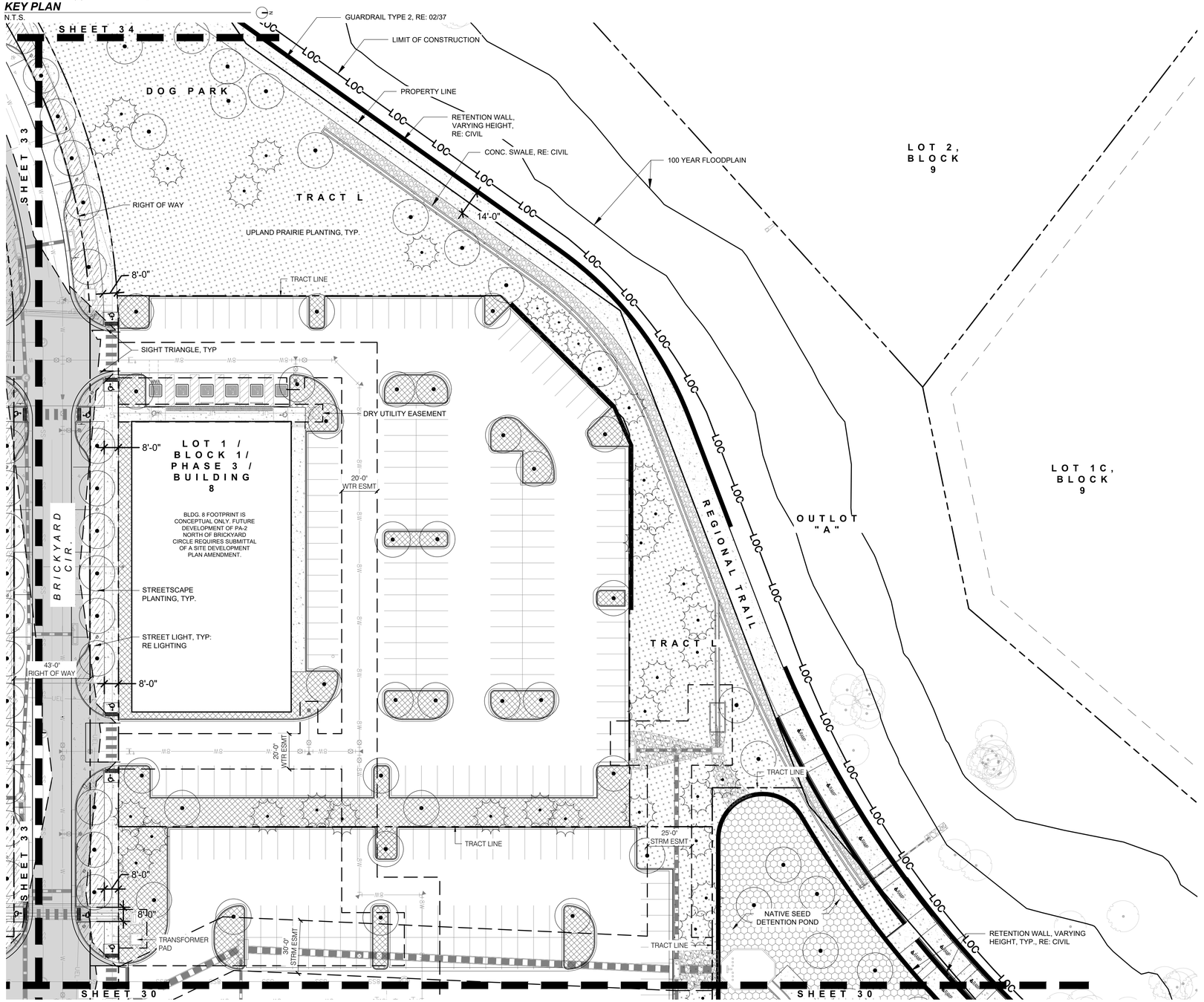
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SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY PLAN
N.T.S.



01 ***LANDSCAPE PLAN***
1"=30'-0"

0 15 30 60 FT.

LEGEND

- RIGHT OF WAY
- LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
- CONCRETE, RE: CIVIL
- BENCH
- BIKE RACKS
- TRASH AND RECYCLING RECEPTACLES
- STREET LIGHTS, RE: LIGHTING
- BUILDING LIGHTS, RE: LIGHTING
- SIGHT TRIANGLES
- EXISTING TREE
- RETENTION WALLS, RE: CIVIL
- CU STRUCTURAL SOIL

TREE LEGEND

- SHADE TREE
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- EVERGREEN TREE

TREE PLANTING NOTE:
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CONCEPT PLANT SCHEDULE

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UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

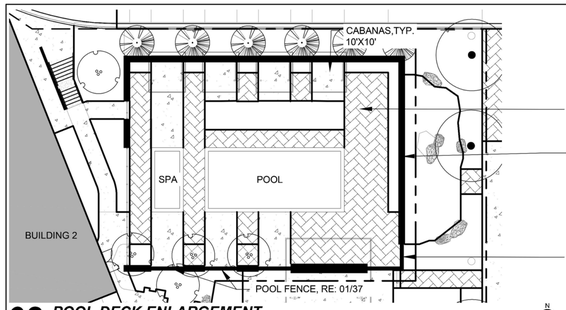
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LANDSCAPE PLAN
SHEET 32 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

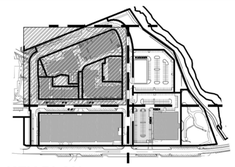
SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



02 POOL DECK ENLARGEMENT
1" = 20'-0"



KEY PLAN
N.T.S.

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
- EASEMENT
- PROPERTY LINE
- UNIT PAVERS
- ENHANCED PAVING
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- BUILDING LIGHTS, RE: LIGHTING
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- EXISTING TREE
- RETENTION WALLS, RE: CIVIL
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TREE LEGEND

- SHADE TREE
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TREE PLANTING NOTE:
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CONCEPT PLANT SCHEDULE

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STREETSCAPE (PER TOCR APPROVED PLANT LIST)
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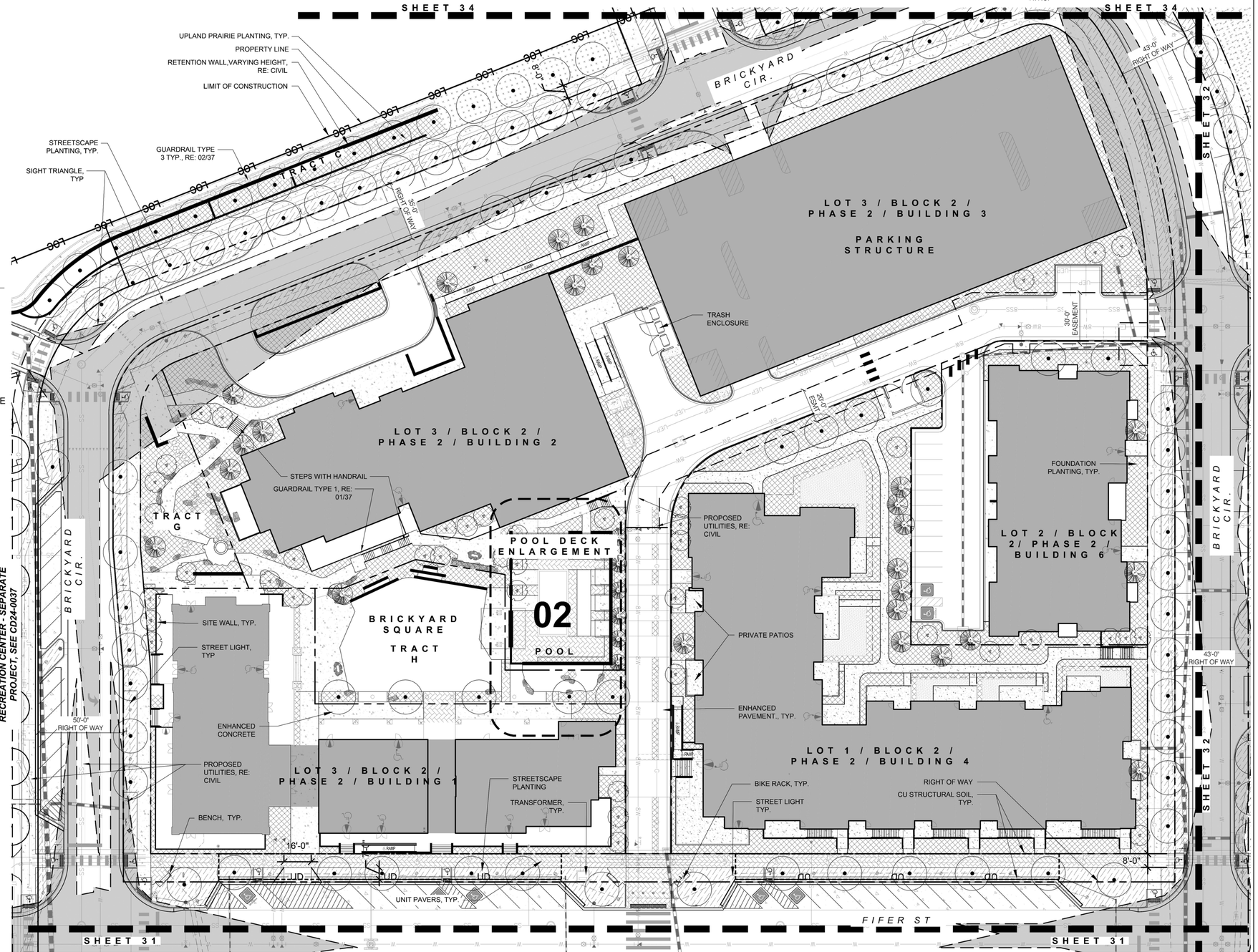
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JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER

UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

SEED NOTE:
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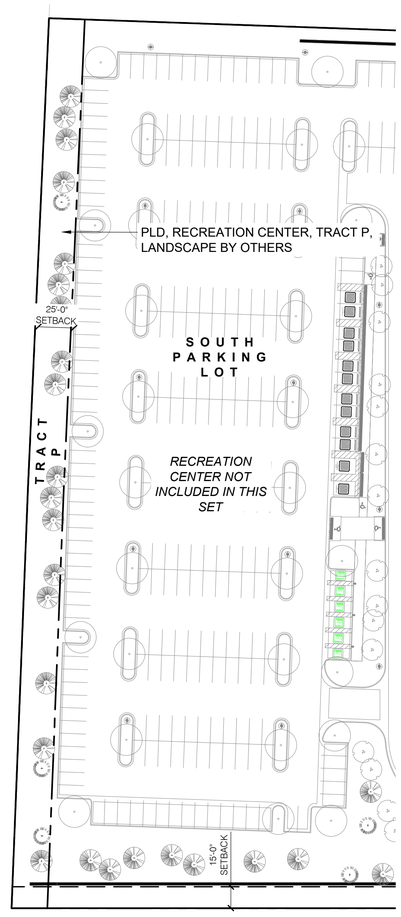
01 LANDSCAPE PLAN
1"=30'-0"

0 15 30 60 FT

LANDSCAPE PLAN
SHEET 33 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



02 ***TRACT P LANDSCAPE PLAN***
1"=50'-0"

CONCEPT PLANT SCHEDULE

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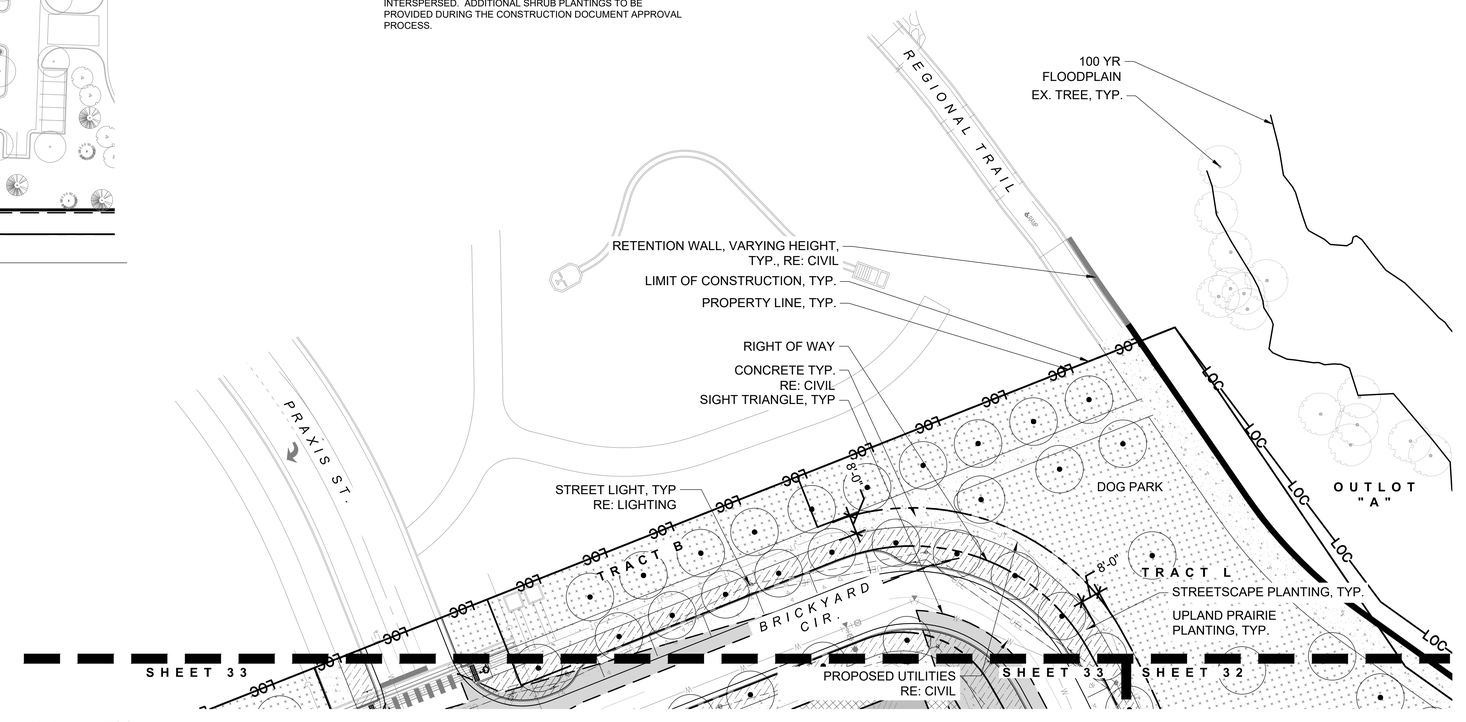
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UPLAND PRAIRIE
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

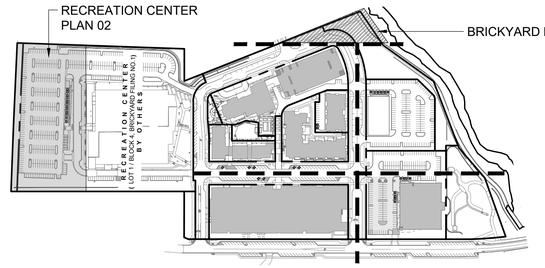
NATIVE SEED - LOW GROWTH
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

NATIVE SEED - DETENTION POND
SEE SHEET 35 - LANDSCAPE REQUIREMENTS FOR FULL SEED MIX

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01 ***LANDSCAPE PLAN***
1"=30'-0"



KEY PLAN
N.T.S.

LEGEND

- RIGHT OF WAY
- LOC — LIMIT OF CONSTRUCTION
- GUARDRAIL TYPE 1
- GUARDRAIL TYPE 2
- 100 YR FLOODPLAIN
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TREE LEGEND

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- EVERGREEN TREE

TREE PLANTING NOTE:
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UTILITY LEGEND

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- TRANSFORMER
- FIRE HYDRANT

LANDSCAPE PLAN
SHEET 34 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPMENT SITE INVENTORY DATA (NOT INCLUDING STREETSCAPE)

Town of Castle Rock Registered Professional: WILLIAM T BOWEN

Town of Castle Rock Registration # **State of Colorado License Landscape Architect #** LA. 0001108

Company Name: BACK40 LANDSCAPE ARCHITECTURE **Address:** 1510 YORK STREET, SUITE 302, DENVER, CO 80206

Phone: 402.841.2858 **Email:** NATHAN@BACK40LA.COM **Date:** 7/16/2025

Project Name: **BRICKYARD**

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)
818,029	81,803		191,862	164	241	327	5828	7.4
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 Decidious Tree (50% minimum)**	**Provided Large Canopy Deciduous Shade Tree**	**Separate Irrigation Service Connections**
0	61,352		143,896	20,451	0	82	109	Yes ____ No __X__

* *STREETSCAPE REQUIREMENTS TABLE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 40 LF)*	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs *(4 shrubs per required tree)*	Provided Street Shrubs
Brickyard Circle - Outer	1,940	49	n/a	57	196	413
Brickyard Circle - Inner	***1,280	32	n/a	38	128	415
Fifer Street - West Side	557	14	n/a	14	56	122
Fifer Street - East Side	557	14	n/a	14	56	120
Total Counts	***4,334	109		123	436	1,070

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

PARKING LOT LANDSCAPE REQUIREMENTS (LOT 1 / BLOCK 1 / PHASE 3 / BUILDING 8)

Parking Lot*							
Parking Lot Area	**Landscaping Area Required *(10% of square footage)***	**Existing Landscape (If Applicable)**	**Landscaped Area Provided**	**Required Trees** *(2 large canopy deciduous shade trees / 1,000 sqft)*	**Provided Trees**	**Required Shrubs** *(4 shrubs / 1,000 sqft)*	**Provided Shrubs**
55,063 SF	5,506 SF	0 SF	10,703 SF	11	30	22	> 22
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**
152	11		15	15	22	88	> 88

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

PARKING LOT LANDSCAPE REQUIREMENTS (LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7)

Parking Lot*							
Parking Lot Area	**Landscaping Area Required *(10% of square footage)***	**Existing Landscape (If Applicable)**	**Landscaped Area Provided**	**Required Trees** *(2 large canopy deciduous shade trees / 1,000 sqft)*	**Provided Trees**	**Required Shrubs** *(4 shrubs / 1,000 sqft)*	**Provided Shrubs**
32,256 SF	3,227 SF	0 SF	7,515 SF	7	15	13	> 13
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**
75	5		6	6	8	44	> 44

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

DEVELOPMENT PLANT INVENTORY BREAK DOWN (NOT INCLUDING STREETSCAPE)

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES — HYDROZONE 2 — QUANTITY 109

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

ORNAMENTAL TREES — HYDROZONE 2 — QUANTITY 57

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5'' INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE 2 — QUANTITY 86

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 1 — QUANTITY 3890

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE 1 — QUANTITY 1938

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES — HYDROZONE 1 — QUANTITY 5408

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIALS — HYDROZONE 1 — AREA 3062

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS — HYDROZONE — AREA

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 1 — AREA 134,867 SQFT

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]

LOT / TRACT LANDSCAPE REQUIREMENTS

LOT / BLOCK / PHASE / BUILDING	LAND USE TYPE (RESIDENTIAL OR NON-RESIDENTIAL)	GROSS AREA	REQ NON-RES LANDSCAPE AREA (10% OF GROSS)	REQ RES LANDSCAPE AREA (20% OF GROSS)	REQ TREES (2 PER 1000 SF OF REQUIRED LANDSCAPE AREA	PROVIDED TREES	REQ SHRUBS (4 PER 1000 SF OF REQUIRED LANDSCAPE AREA	PROVIDED SHRUBS
LOT 1 / BLOCK 3 / PHASE 1C / BUILDING 5	RESIDENTIAL	133,658 SF	N / A	*16,925 SF	34	**20	136	136 MIN
LOT 1 / BLOCK 2 / PHASE 2 / BUILDING 4	RESIDENTIAL	52,805 SF	N / A	10,561 SF	22	22	43	43 MIN
LOT 2 / BLOCK 2 / PHASE 2 / BUILDING 6	RESIDENTIAL	23,518 SF	N / A	4,704 SF	10	10	19	19 MIN
LOT 3 / BLOCK 2 / PHASE 2 / BUILDINGS 2 & 3	NON-RESIDENTIAL	102,165 SF	10,217 SF	N / A	21	38	41	41 MIN
LOT 4 / BLOCK 2 / PHASE 2 / BUILDING 1	NON-RESIDENTIAL	31,004 SF	3,100 SF	N / A	7	7	13	13 MIN
LOT 1 / BLOCK 1 / PHASE 3 / BUILDING 8	NON-RESIDENTIAL	83,833 SF	8,383 SF	N / A	17	31	34	34 MIN
LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7	NON-RESIDENTIAL	124,420 SF	12,442 SF	N / A	25	30	50	50 MIN
TRACT A	OPEN SPACE | DETENTION POND	61,417 SF	6,142 SF	N / A	13	22	56	56 MIN
TRACT B (AREA BEHIND PUBLIC SIDEWALK)	OPEN SPACE	3,187	319 SF	N / A	1	4	4	4 MIN
TRACT C (AREA BEHIND PUBLIC SIDEWALK)	OPEN SPACE	7,370 SF	737 SF	N / A	2	13	8	8 MIN
TRACK E	OPEN SPACE	9,366 SF	937 SF	N / A	2	6	8	8 MIN
TRACT G	OPEN SPACE	4,768 SF	477 SF	N / A	2	5	8	8 MIN
TRACT H	OPEN SPACE	9,923 SF	992 SF	N / A	2	5	8	8 MIN
TRACT J	OPEN SPACE	5,159 SF	FIRE LANE (LANDSCAPE IMPROVEMENTS NOT APPLICABLE)					
TRACT L	OPEN SPACE	59,263 SF	5,926	N / A	12	37	48	48 MIN
TRACT P	PUBLIC OPEN SPACE	15,554 SF	RESIDENTIAL BUFFER LANDSCAPE BY OTHERS. SEE CD24-0037					
LOT / BLOCK DEVELOPMENT TOTALS:		727,410 SF	43,746 SF	32,193 SF	158	213	428	428 MIN

LOT / TRACT PARKING LOT LANDSCAPE TAKE-OFFS

LOT / TRACT	GROSS PARKING LOT AREA	REQUIRED LANDSCAPE AREA (10% OF PARKING LOT AREA)	LANDSCAPE AREA PROVIDED
LOT 1 / BLOCK 3 / PHASE 1C / BUILDING 5	0 SF	N / A	N / A
LOT 1 / BLOCK 2 / PHASE 2 / BUILDING 4	0 SF	N / A	N / A
LOT 2 / BLOCK 2 / PHASE 2 / BUILDING 6	0 SF	N / A	N / A
LOT 3 / BLOCK 2 / PHASE 2 / BUILDINGS 2 & 3	0 SF	N / A	N / A
LOT 4 / BLOCK 2 / PHASE 2 / BUILDING 1	0 SF	N / A	N / A
LOT 1 / BLOCK 1 / PHASE 3 / BUILDING 8	55,063 SF	5,506 SF	10,703 SF
LOT 2 / BLOCK 1 / PHASE 3 / BUILDING 7	32,256 SF	3,227 SF	7,515 SF

* REQUIRED LANDSCAPE AREA REDUCED BY ENCUMBERED UTILITY EASEMENT (9,807 SF)
** PROVIDED TREES TO MEET DEVELOPMENT REQUIREMENT AS A WHOLE (TOTAL TREES PROVIDED NEED TO MEET OR EXCEED TOTAL REQUIRED TREES PER LANDSCAPE AREA. DEVELOPMENT TOB BE REVIEWED AS A WHOLE, THEREFORE THE TOTAL REQUIRED AND PROPOSED TREE/SHRUB QUANTITIES ARE THE GOVERNING LANDSCAPE REQUIREMENT NUMBERS.

DOUGLAS COUNTY AND CASTLE ROCK SEED MIX INFORMATION

UPLAND PRAIRIE

Douglas County and Castle Rock Permanent Drill Seed Mix					
Common Name	**Botanical Name**	**Variety**	**Notes**	**%in Mix**	**Pounds of PLS Per Acres**
Big Bluestem	Andropogon gerardi	Kaw	PNWS	10	1.1
Yellow Indiangrass	Sorghastrum nutans	Cheyenne	PNWS	10	1
Switchgrass	Panicum virgatum	Blackwell	PNWS	10	0.4
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB	10	0.9
Western Wheatgrass	Pascopyrum Smithii	Arriba	PNCS	10	1.6
Blue Grama	Bouteloua gracilis	Hachita	PNWB	10	0.3
Thickspike Wheatgrass	Elymus lanceolatus ssp. dasystachyum	Critana	PNCS	10	1
Prairie Sandreed	Calamovilfa longifolia	Goshen	PNWS	10	0.7
Green Needlegrass	Stipa viridula	Lodorm	PNCB	10	1
Slender Wheatgrass	Elymus trachycaulus ssp. Trachycaulus	Pryor	PNCB	5	0.6
Streambank Wheatgrass	Elymus lanceolatus ssp. riparium	Sodar	PNCS	5	0.6

NATIVE SEED - LOW GROWTH

Douglas County and Castle Rock Low Growth Drill Seed Mix					
Common Name	**Botanical Name**	**Variety**	**Notes**	**%in Mix**	**Pounds of PLS Per Acres**
Buffalograss	Buchloe dactyloides	Texoka	PNWS	20	3.2
Blue Grama	Bouteloua gracilis	Hachita	PNWB	20	0.6
Western Wheatgrass	Pascopyrum smithii	Arriba	PNCS	20	3.2
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB	20	1.8
Thickspike Wheatgrass	Elymus lanceolatus ssp. Dasystachyum	Critana	PNCS	10	1
Streambank Wheatgrass	Elymus lanceolatus ssp. Riparium	Sodar	PNCS	10	1.2

NATIVE SEED - DETENTION POND

HIGH PLAINS / FOOTHILLS RIPARIAN SEED MIX		
COMMON NAME	BOTANICAL NAME	% IN MIX
Canada Wildrye	Elymus canadensis	25
Tuffted Hairgrass	Deschampsia cespitosa	20
Big Bluestem	Andropogon gerardii	15
Switchgrass	Panicum virgatum	15
Indian Grass	Sorghastrum nutans	15
Baltic Rush	Juncus balticus	5
Spikerush	Eleocharis palustris	2.5
Alkali Sacaton	Sporobolus airoides	2.5

SUPPLIER RECOMMENDED APPLICATION: WYOMING, COLORADO, AND NEW MEXICO ELEVATION RANGE UP TO 7,000' SEASONALLY OR TEMPORARILY WET SOIL

SUPPLIER RECOMMENDED SEED RATE: 8OZ PER 1,000 SQ.FT.

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

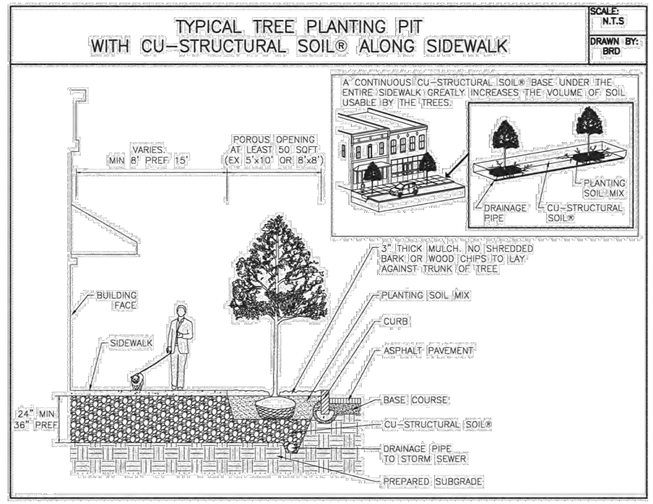
TOWN OF CASTLE ROCK STANDARD NOTES:

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

LANDSCAPING NOTES:

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

Typical Tree Planting Pit with CU-Structural Soil® along Sidewalk



01 ***TREE PLANTING AREA WITH STRUCTURAL SOIL***
NTS



BENCH
MANUFACTURER: LANDSCAPEFORMS
MODEL: PROFILE BOLLARD
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

03 ***BOLLARDS***
NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: VIBE STEEL BIKE RACK, RLA30
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

04 ***BIKE RACK***
NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: CANYON EDGE RECYCLED PLASTIC GABION-STYLE BENCH
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

06 ***SITE WALL***
NTS



BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: TANDEM 6' CONTOUR BENCH, TAN3280P
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

02 ***BENCH***
NTS



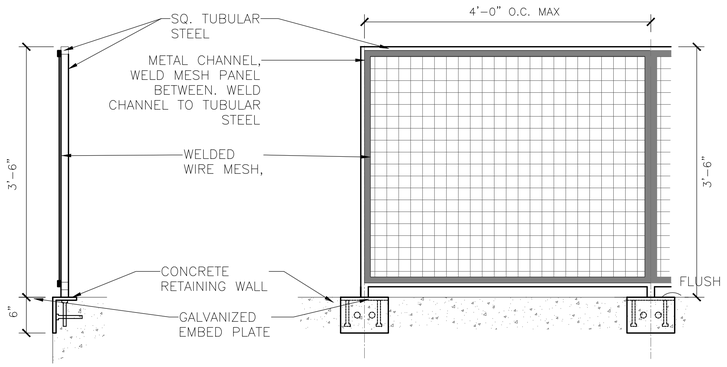
BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: VIBE 45 GALLON, #RLA45R
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

05 ***TRASH & RECYCLING***
NTS

SITE DEVELOPMENT PLAN

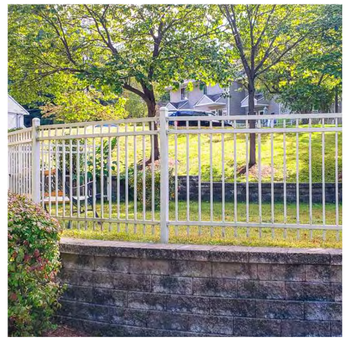
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



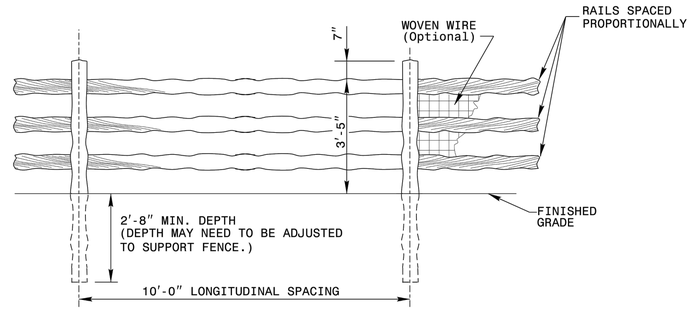
GUARDRAIL TYPE 1
MANUFACTURER: CUSTOM
MATERIALS: WELDED WIRE MESH & SQUARE TUBULAR STEEL
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

01 ***GUARDRAIL FENCE - TYPE 1***
SCALE: 1" = 1'-0"

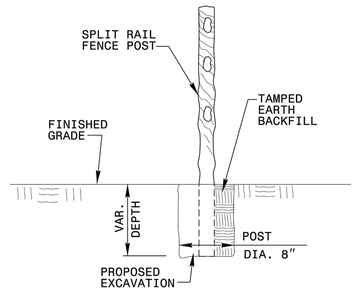


GUARDRAIL TYPE 2
MANUFACTURER: AMERISTAR
MODEL: AEGIS PLUS MAJESTIC 2/3 RAIL W/RING OPTION
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

02 ***GUARDRAIL FENCE - TYPE 2***
NTS



ELEVATION



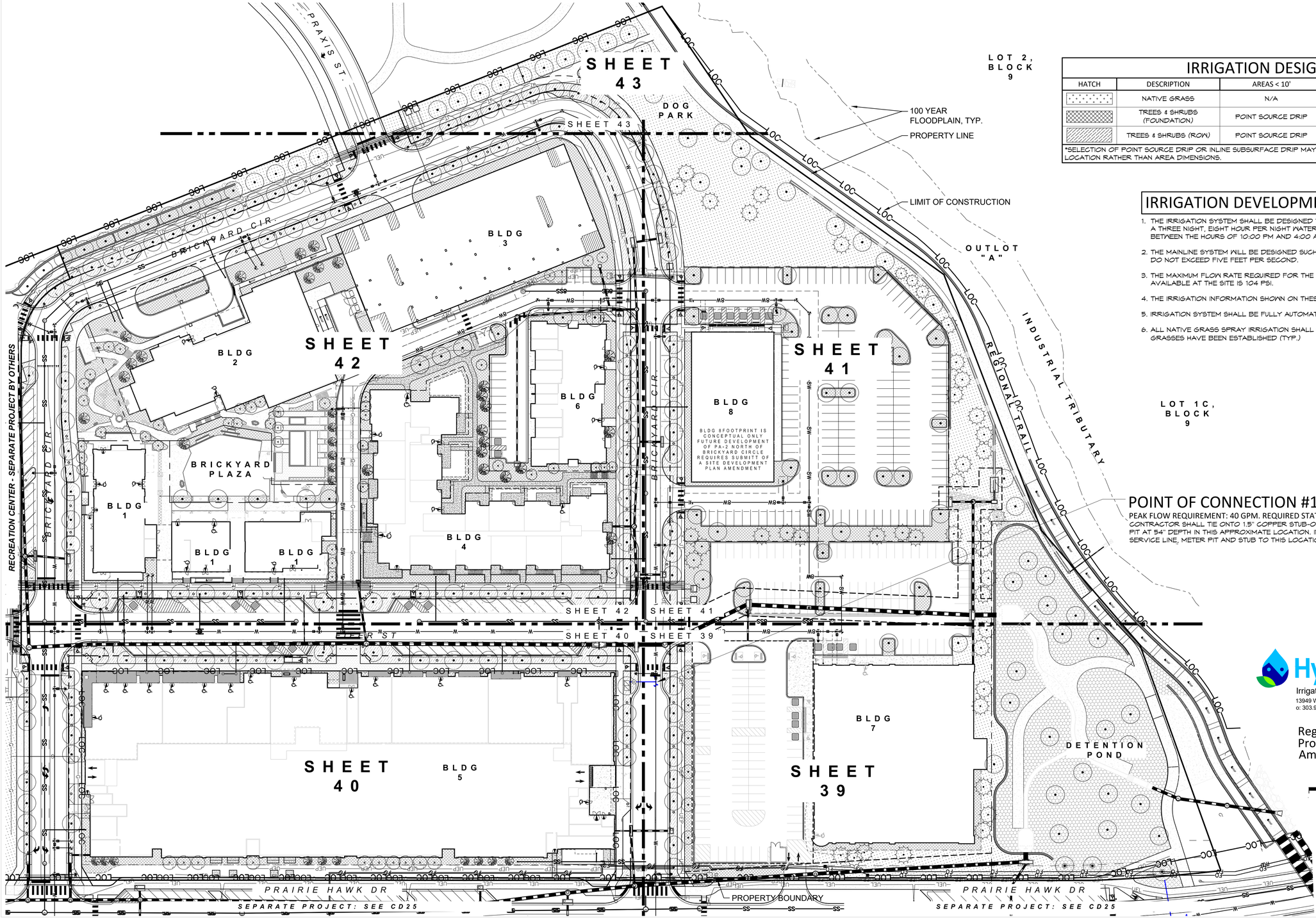
SECTION

03 ***GUARDRAIL - TYPE 3 - WOOD SPLIT RAIL***
NTS

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



IRRIGATION DESIGN STRATEGY

HATCH	DESCRIPTION	AREAS < 10'	AREAS 10'-25'	AREAS > 25'
	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS (FOUNDATION)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
	TREES & SHRUBS (ROW)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP

*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A THREE NIGHT, EIGHT HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 40 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 104 PSI.
4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
5. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.
6. ALL NATIVE GRASS SPRAY IRRIGATION SHALL BE TEMPORARY ONLY, AND REMOVED AFTER GRASSES HAVE BEEN ESTABLISHED (TYP.)

POINT OF CONNECTION #1 - 1.5"

PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN.
CONTRACTOR SHALL TIE ONTO 1.5" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL.

ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

0 25 50 100 FT

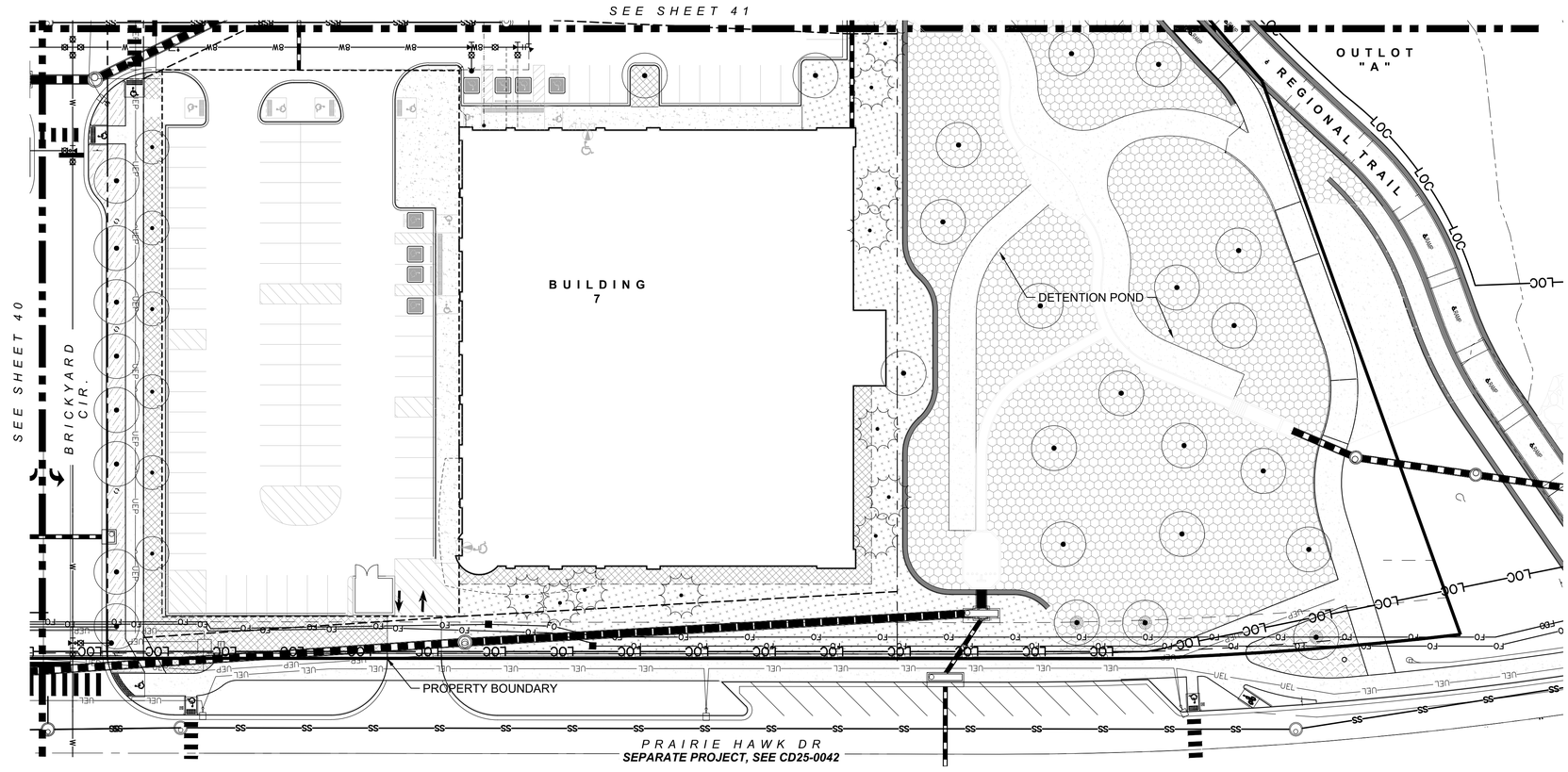
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IRRIGATION PLAN INDEX
SHEET 38 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

IRRIGATION DESIGN STRATEGY				
HATCH	DESCRIPTION	AREAS < 10'	AREAS 10'-25'	AREAS > 25'
	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
	TREES & SHRUBS (FOUNDATION)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
	TREES & SHRUBS (ROW)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP
*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.				



01 ***IRRIGATION PLAN***
1"=30'-0"

0 15 30 60 FT N

ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS

HydroSystems KDI
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

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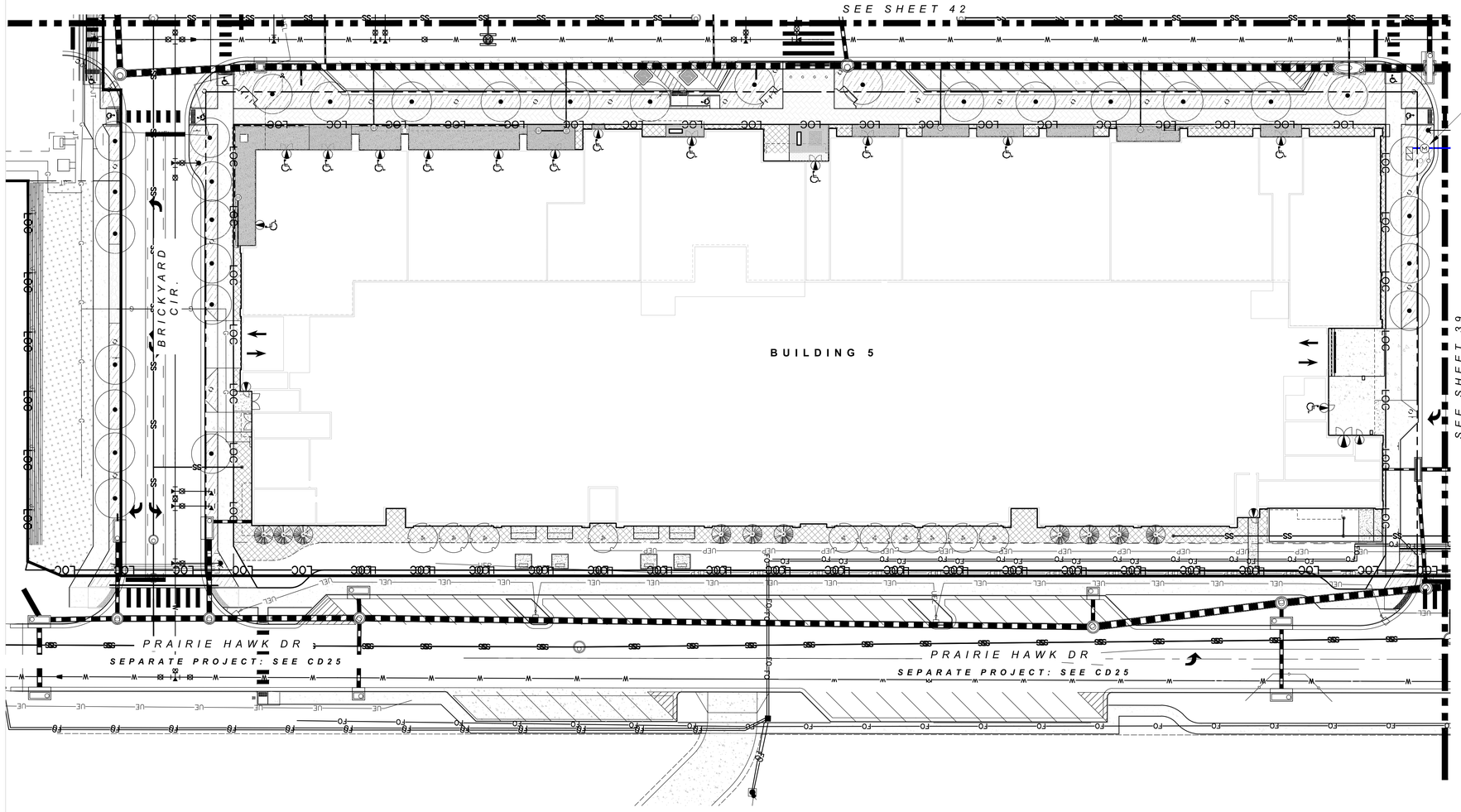
Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

IRRIGATION PLAN
SHEET 39 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

IRRIGATION DESIGN STRATEGY				
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POINT OF CONNECTION #1 - 1.5"

PEAK FLOW REQUIREMENT: 40 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN.
CONTRACTOR SHALL TIE ONTO 1.5" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. INSTALL ONE 1.5" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 1.5" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1.5" STOP AND WASTE VALVE, ONE 1.5" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1.5" FLOW SENSOR, ONE 1.5" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1.5" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. SET PRV AT 90 PSI.

01 ***IRRIGATION PLAN***
1"=30'-0"

0 15 30 60 FT

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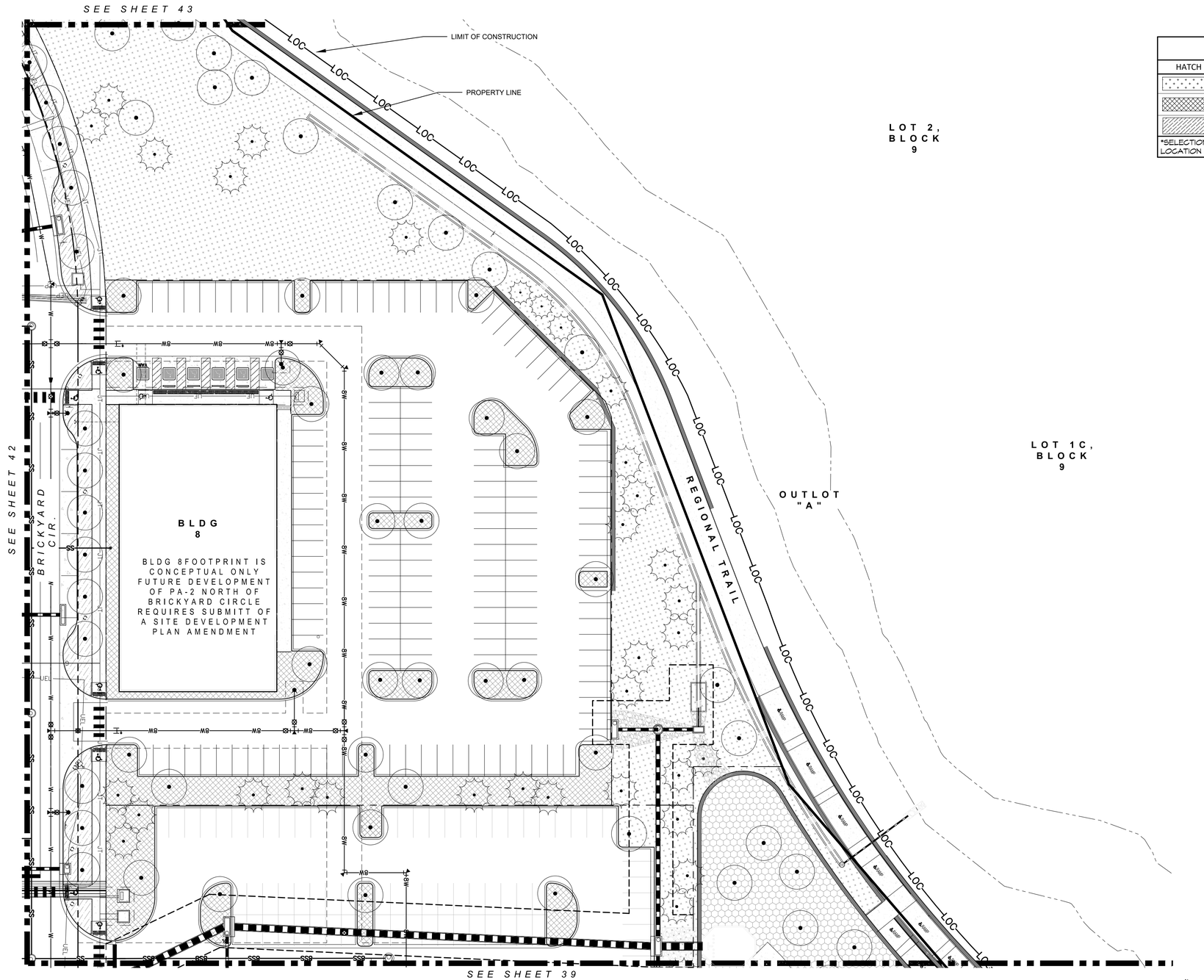
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Professional/Irrigation Designer:
Amber Clark #15-1133

wenk ASSOCIATES PLANNERS & LANDSCAPE ARCHITECTS

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



01 ***IRRIGATION PLAN***
1"=30'-0"

IRRIGATION DESIGN STRATEGY

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	NATIVE GRASS	N/A	12" POPUP SPRAY	12" ROTOR
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	TREES & SHRUBS (ROW)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP

*SELECTION OF POINT SOURCE DRIP OR INLINE SUBSURFACE DRIP MAY BE DETERMINED BY PLANT DENSITY, GROWTH HABIT OR LOCATION RATHER THAN AREA DIMENSIONS.

wenk ASSOCIATES PLANNERS & LANDSCAPE ARCHITECTS

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IRRIGATION PLAN
SHEET 41 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

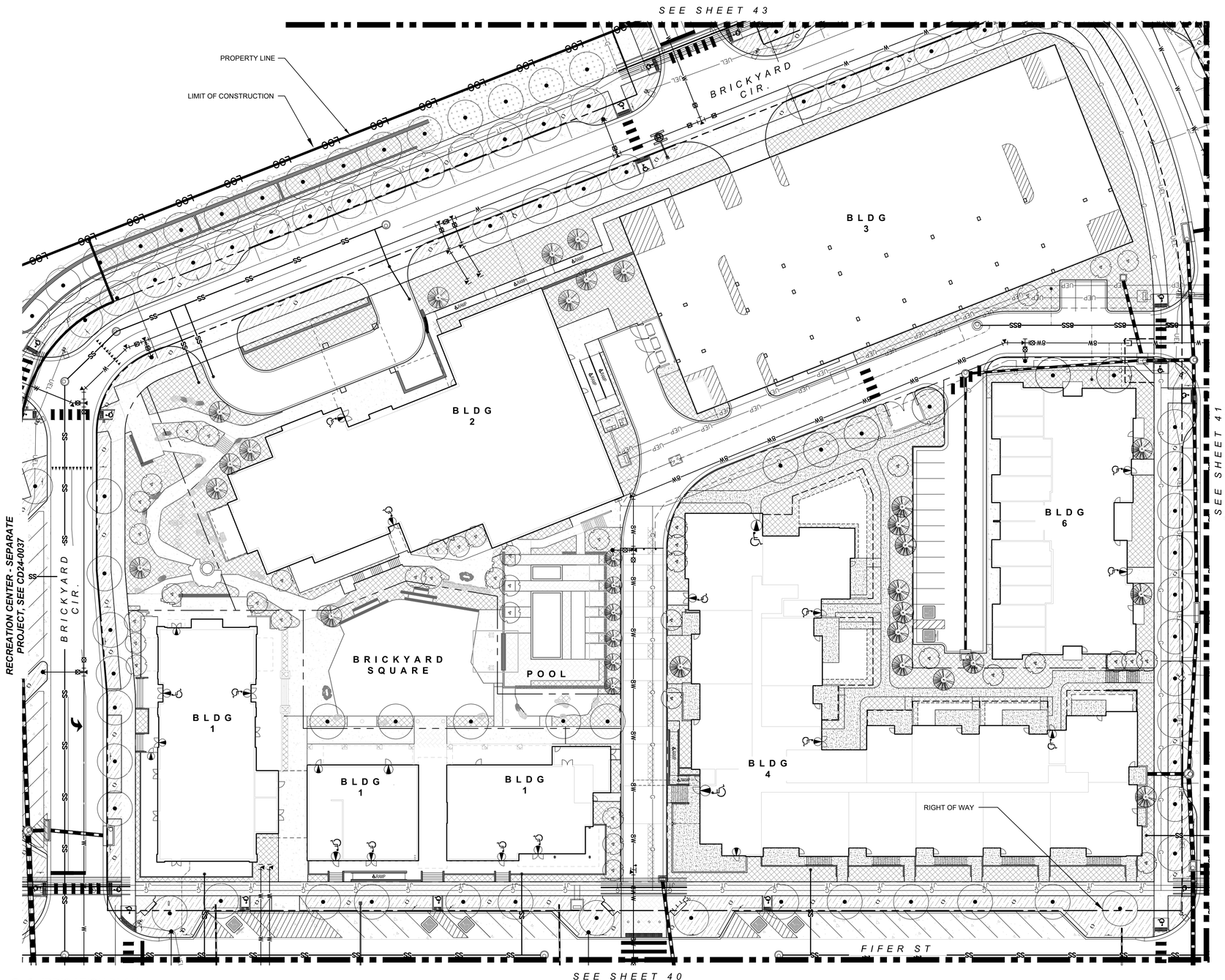
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

w e n k
ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS

IRRIGATION DESIGN STRATEGY				
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01 ***IRRIGATION PLAN***
1"=30'-0"

0 15 30 60 FT

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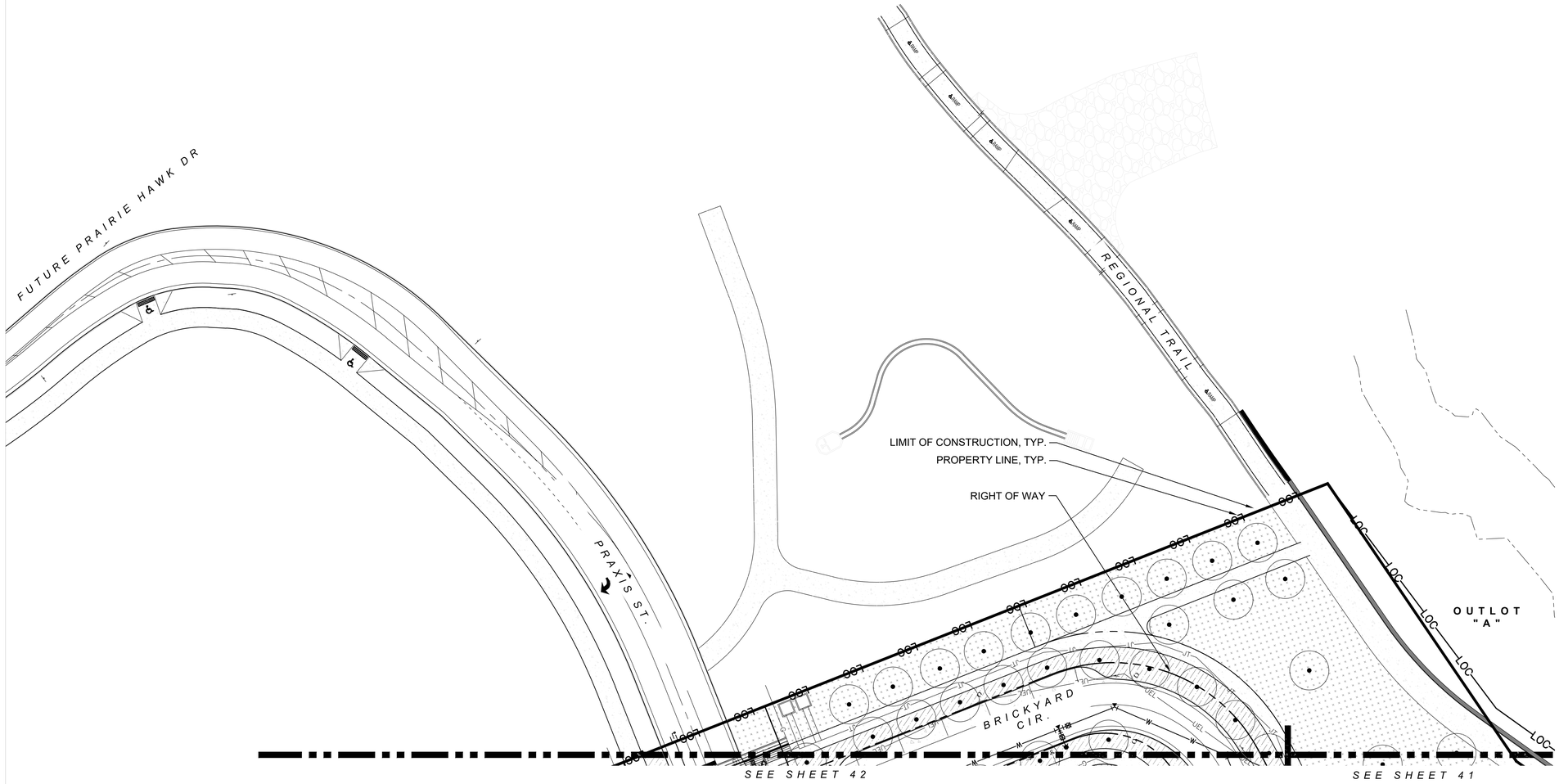
IRRIGATION PLAN
SHEET 42 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
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	TREES & SHRUBS (ROW)	POINT SOURCE DRIP	POINT SOURCE DRIP	POINT SOURCE DRIP

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1"=30'-0"

0 15 30 60 FT

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IRRIGATION PLAN
SHEET 43 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS

SITE DEVELOPMENT PLAN
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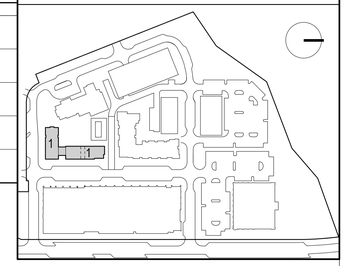
KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
116	EXTERIOR LIGHT
304	CONCRETE PANEL, COLOR: GREY
311	CONCRETE STAIR, COLOR: GREY
316	CONCRETE MSE (MECHANICALLY STABILIZED EARTH) WALL SYSTEM, COLOR: GRAY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.1	BRICK FINISH FACE, COLOR: RED
406	COPING, COLOR: RED
503	CANOPY, COLOR: CHARCOAL GREY
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
523	METAL GATE, COLOR: CHARCOAL GREY
524	METAL DOWNSPOUT, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.2	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	METAL PANEL SIDING
	METAL ROOF
	CONCRETE MSE WALL SYSTEM

KEY PLAN



BUILDING 1: GREAT HALL / SAWTOOTH

GREAT HALL BUILDING MATERIAL SAMPLES



MSE WALL SYSTEM
COLOR: GREY

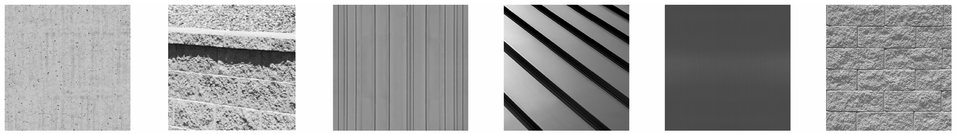
BRICK FINISH FACE
COLOR: RED

METAL PANEL SIDING
COLOR: CHARCOAL GREY

METAL ROOF
COLOR: CHARCOAL GREY

METAL FINISH
COLOR: CHARCOAL GREY

SAWTOOTH BUILDING MATERIAL SAMPLES



CONCRETE FINISH
COLOR: GREY

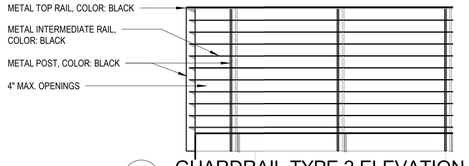
MSE WALL SYSTEM
COLOR: GREY

METAL PANEL SIDING
COLOR: PRE-WEATHERED GALVALUME

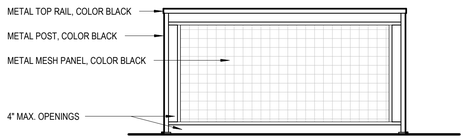
METAL ROOF
COLOR: CHARCOAL GREY

METAL FINISH
COLOR: CHARCOAL GREY

ARCHITECTURAL BLOCK
COLOR: GREY

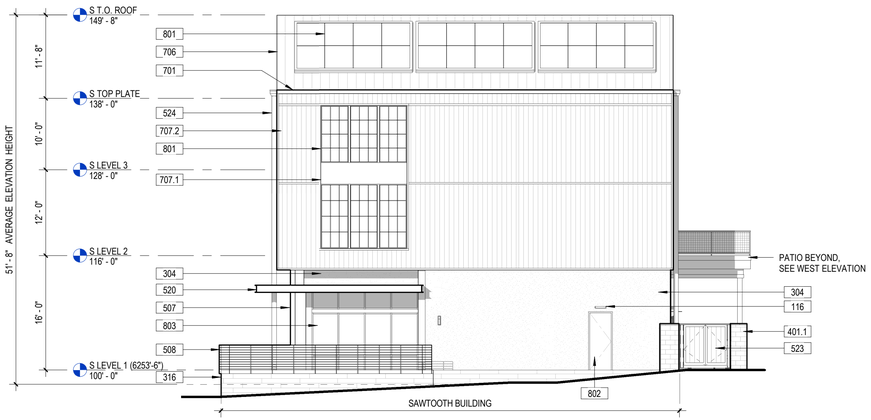


5 GUARDRAIL TYPE 2 ELEVATION
1/2" = 1'-0"

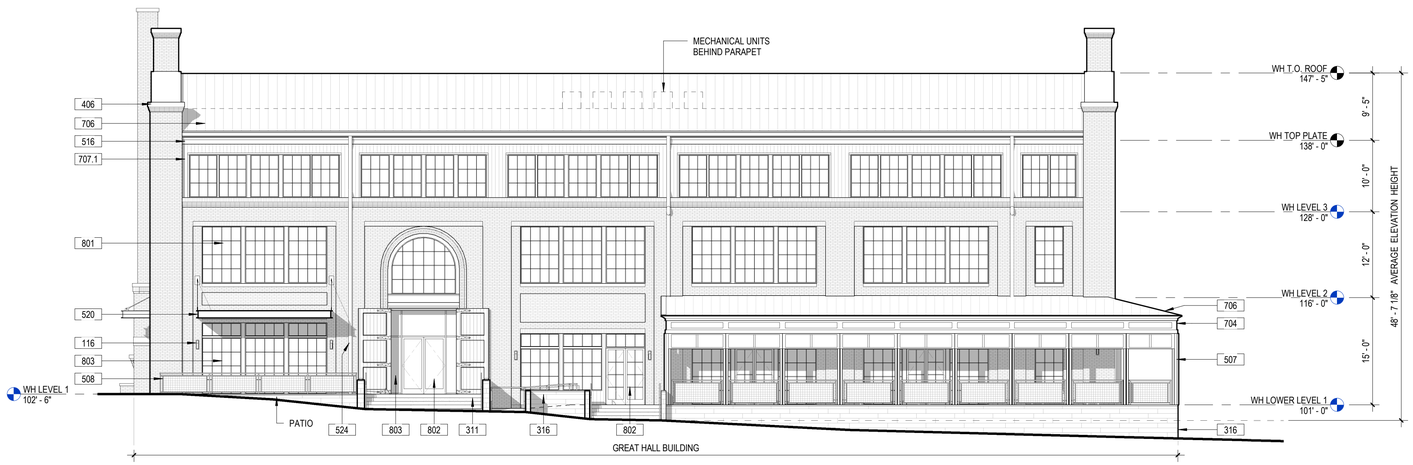


4 GUARDRAIL TYPE 1 ELEVATION
1/2" = 1'-0"

BUILDING HEIGHT	
ALLOWED	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH A	52.25
SOUTH B	51.41
WEST	53.25
NORTH A	51.67
NORTH B	51.67
EAST	56.25
AVERAGE HEIGHT	53.07 FT



3 BUILDING 1 - NORTH ELEVATION - A
1" = 10'-0"



2 BUILDING 1 - SOUTH ELEVATION - A
1" = 10'-0"



1 BUILDING 1A & 1B - EAST ELEVATION
1" = 10'-0"

BUILDING 1 - EXTERIOR ELEVATIONS
SHEET 44 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
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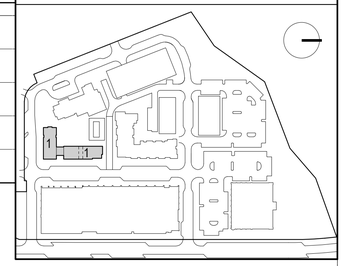
KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
116	EXTERIOR LIGHT
311	CONCRETE STAIR, COLOR: GREY
316	CONCRETE MSE (MECHANICALLY STABILIZED EARTH) WALL SYSTEM, COLOR: GRAY
317	CONCRETE PANEL, COLOR: GRAY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.1	BRICK FINISH FACE, COLOR: RED
406	COPING, COLOR: RED
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
524	METAL DOWNSPOUT, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.2	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	METAL PANEL SIDING
	METAL ROOF
	CONCRETE MSE WALL SYSTEM

KEY PLAN



BUILDING 1: GREAT HALL / SAWTOOTH

BUILDING HEIGHT

ALLOWED	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH A	52.25
SOUTH B	51.41
WEST	53.25
NORTH A	51.67
NORTH B	51.67
EAST	56.25
AVERAGE HEIGHT	53.07 FT

GREAT HALL BUILDING MATERIAL SAMPLES



MSE WALL SYSTEM
COLOR: GREY

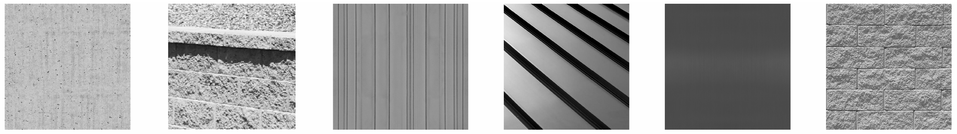
BRICK FINISH FACE
COLOR: RED

METAL PANEL SIDING
COLOR: CHARCOAL GREY

METAL ROOF
COLOR: CHARCOAL GREY

METAL FINISH
COLOR: CHARCOAL GREY

SAWTOOTH BUILDING MATERIAL SAMPLES



CONCRETE FINISH
COLOR: GREY

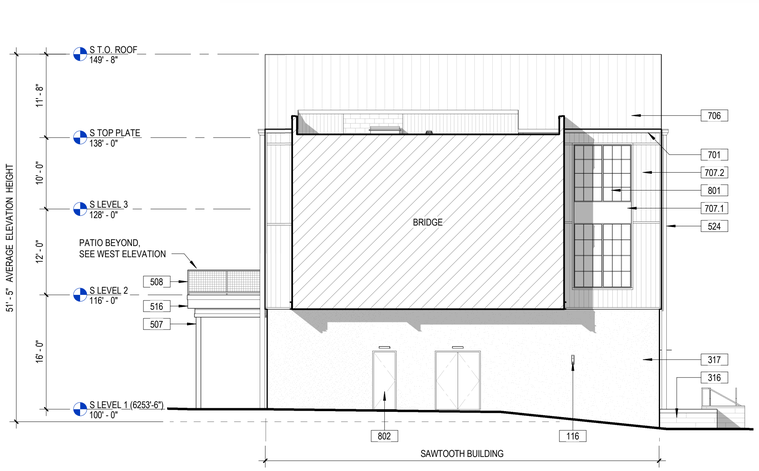
MSE WALL SYSTEM
COLOR: GREY

METAL PANEL SIDING
COLOR: PRE-WEATHERED GALVALUME

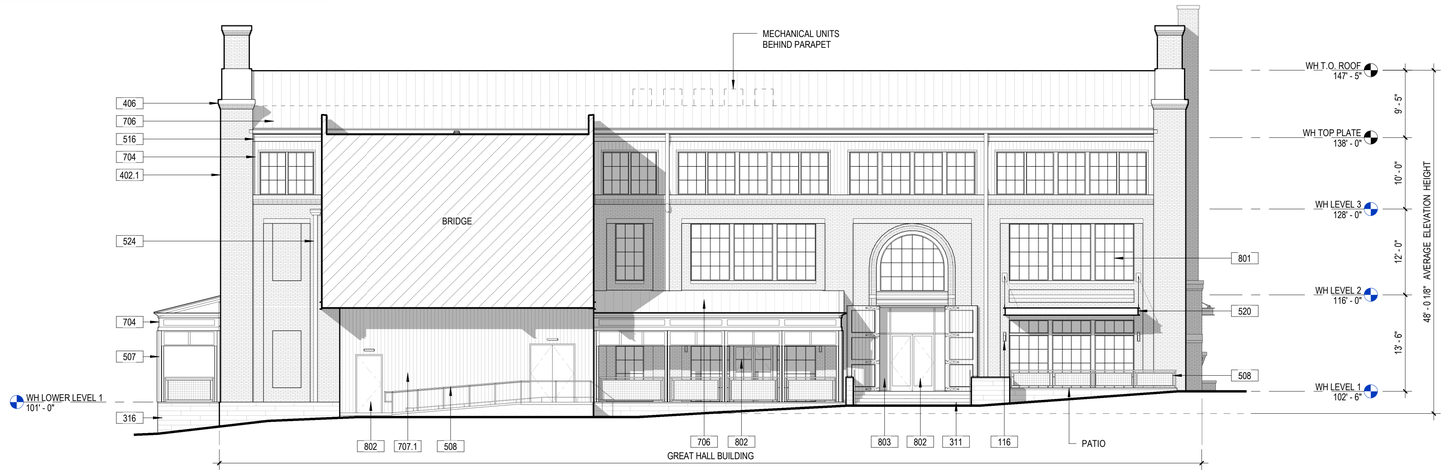
METAL ROOF
COLOR: CHARCOAL GREY

METAL FINISH
COLOR: CHARCOAL GREY

ARCHITECTURAL BLOCK
COLOR: GREY



3 BUILDING 1 - SOUTH ELEVATION - B
1" = 10'-0"



2 BUILDING 1 - NORTH ELEVATION - B
1" = 10'-0"



1 BUILDING 1 - WEST ELEVATION
1" = 10'-0"

BUILDING 1 - EXTERIOR ELEVATIONS
SHEET 45 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
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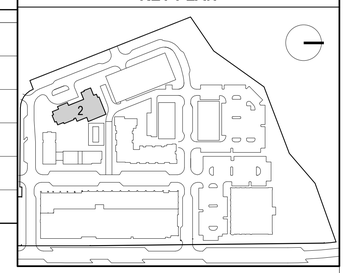
KEYNOTE LEGEND

Key Value	Keynote Text
116	EXTERIOR LIGHT
307	MASONRY LINTEL, COLOR: GREY
308	MASONRY HORIZONTAL BAND, COLOR: GREY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.2	BRICK FINISH FACE, COLOR: BEIGE
404	MASONRY FINISH PANEL, COLOR: BUFF
505	METAL SCREEN PANEL
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.3	METAL WALL PANEL, COLOR: CORTEN
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
804.1	OVERHEAD GARAGE DOOR, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	MASONRY FINISH PANEL SIDING
	METAL PANEL SIDING
	METAL ROOF
	ARCHITECTURAL BLOCK

KEY PLAN



BUILDING 2: THE CASTLE ROCK HOTEL

BUILDING HEIGHT

HEIGHT ALLOWED:	90 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	76.58
WEST	69.25
NORTH	76.67
EAST	73.25
AVERAGE HEIGHT	73.56 FT

HOTEL BUILDING MATERIAL SAMPLES



BRICK FINISH FACE
COLOR: BEIGE



MASONRY FINISH WALL PANEL
COLOR: BEIGE



WEATHERING STEEL SIDING
COLOR: RED



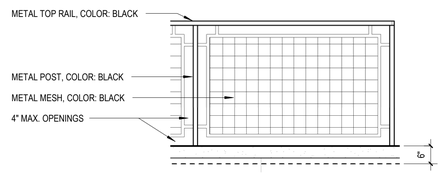
METAL FINISH
COLOR: BRONZE



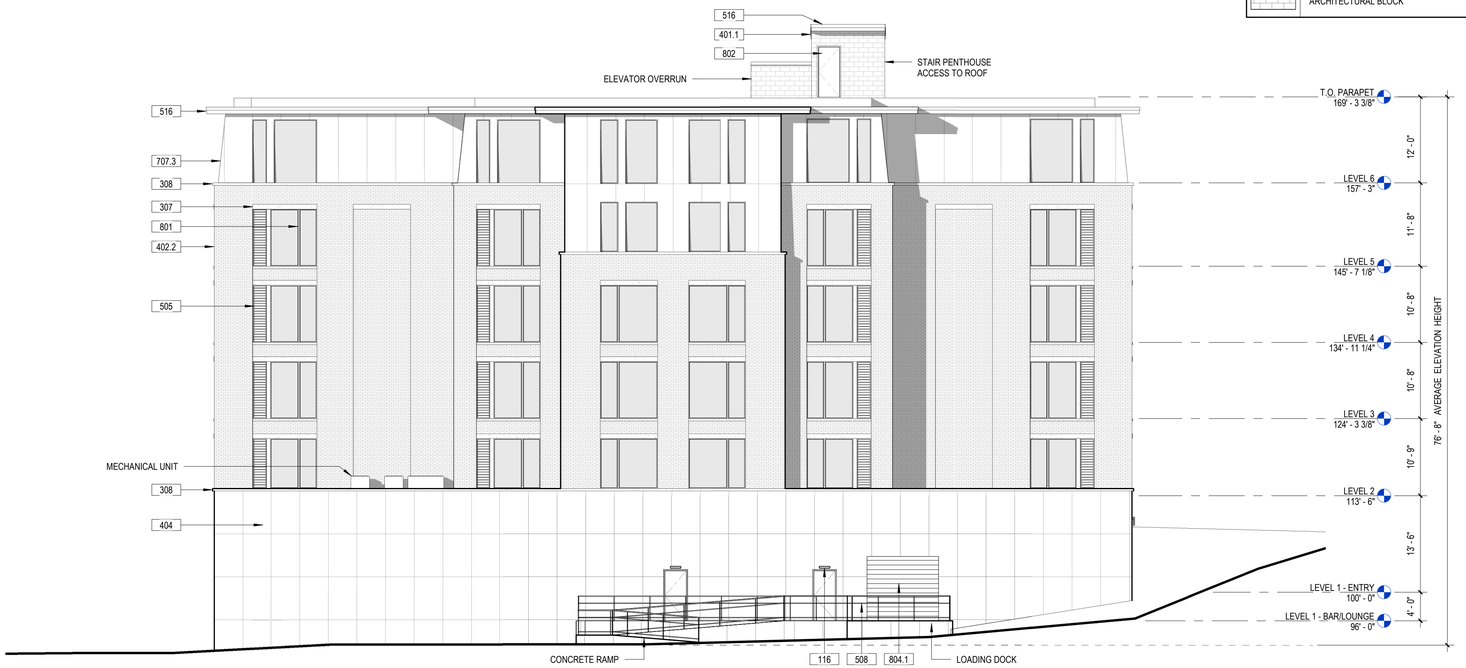
METAL PANEL SIDING
COLOR: CHARCOAL GREY



ARCHITECTURAL BLOCK
COLOR: GREY



3 PATIO GUARDRAIL ELEVATION
1/2" = 1'-0"



2 BUILDING 2 - NORTH ELEVATION
1" = 10'-0"



1 BUILDING 2 - WEST ELEVATION (STREET)
1" = 10'-0"

BUILDING 2 - EXTERIOR ELEVATIONS
SHEET 46 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

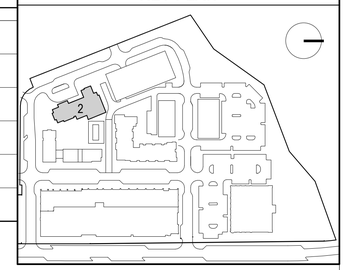
KEYNOTE LEGEND

Key Value	Keynote Text
116	EXTERIOR LIGHT
307	MASONRY LINTEL, COLOR: GREY
308	MASONRY HORIZONTAL BAND, COLOR: GREY
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
402.2	BRICK FINISH FACE, COLOR: BEIGE
404	MASONRY FINISH PANEL, COLOR: BUFF
406	COPING, COLOR: RED
505	METAL SCREEN PANEL
507	STEEL COLUMN, COLOR: CHARCOAL GREY
516	FASCIA, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
704	METAL PANEL, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
707.3	METAL WALL PANEL, COLOR: CORTEN
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	MASONRY FINISH PANEL SIDING
	METAL PANEL SIDING
	METAL ROOF
	ARCHITECTURAL BLOCK

KEY PLAN



BUILDING 2: THE CASTLE ROCK HOTEL

HOTEL BUILDING MATERIAL SAMPLES



BRICK FINISH FACE
COLOR: BEIGE



MASONRY FINISH WALL PANEL
COLOR: BEIGE



WEATHERING STEEL SIDING
COLOR: RED



METAL FINISH
COLOR: BRONZE



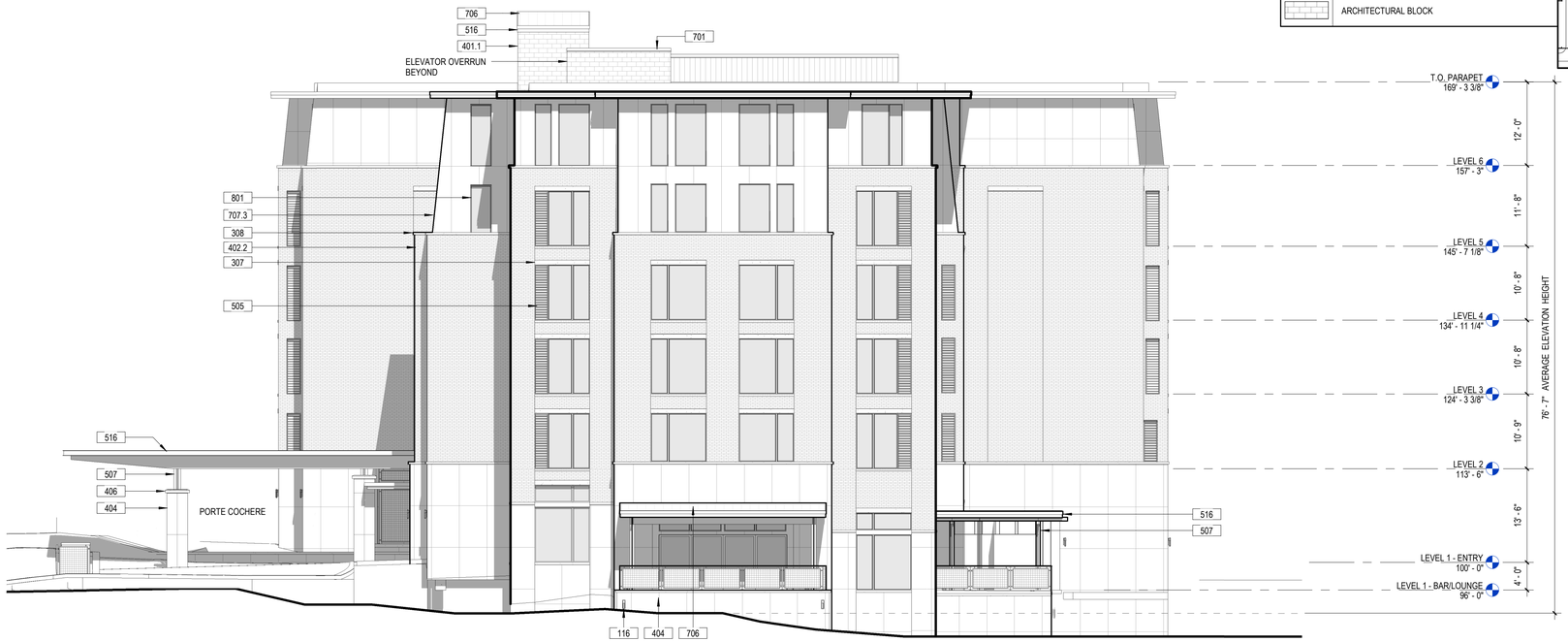
METAL PANEL SIDING
COLOR: CHARCOAL GREY



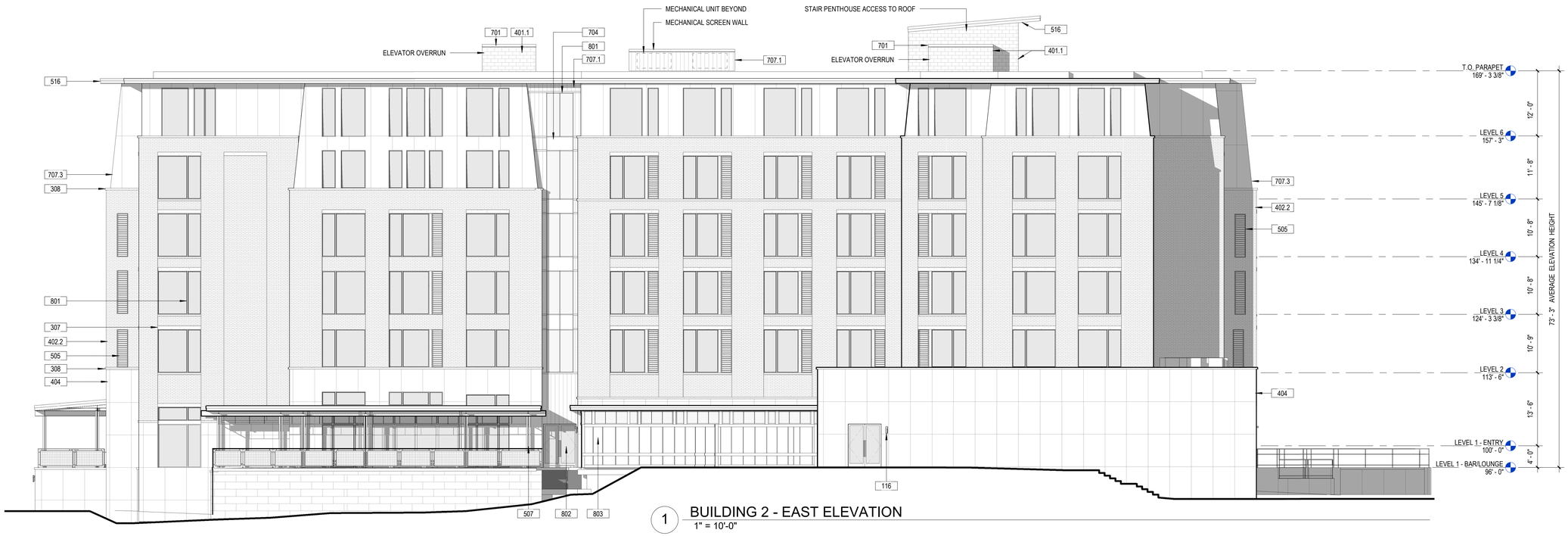
ARCHITECTURAL BLOCK
COLOR: GREY

BUILDING HEIGHT

HEIGHT ALLOWED:	90 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	76.58
WEST	69.25
NORTH	76.67
EAST	73.25
AVERAGE HEIGHT	73.56 FT



2 BUILDING 2 - SOUTH ELEVATION
1" = 10'-0"



1 BUILDING 2 - EAST ELEVATION
1" = 10'-0"

BUILDING 2 - EXTERIOR ELEVATIONS
SHEET 47 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

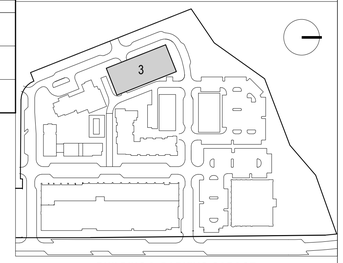
KEYNOTE LEGEND

Key Value	Keynote Text
401.1	ARCHITECTURAL BLOCK, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
520	METAL CANOPY, COLOR: CHARCOAL GREY
523	METAL GATE, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
707.4	METAL WALL PANEL, COLOR: BRONZE
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

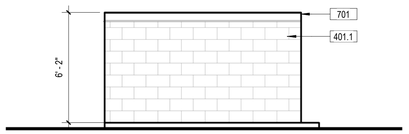
MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	ARCHITECTURAL BLOCK
	METAL PANEL

KEY PLAN

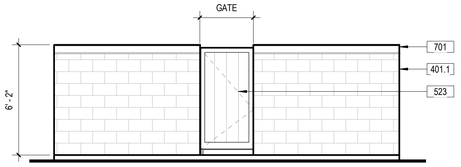


BUILDING 3: PARKING GARAGE

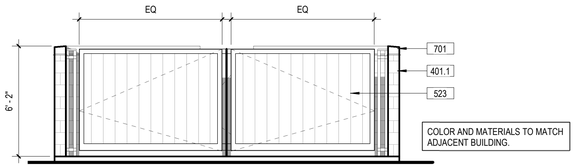
BUILDING HEIGHT	
HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	29.08
WEST	14.25
NORTH	24.67
EAST	30.08
AVERAGE HEIGHT	24.52 FT



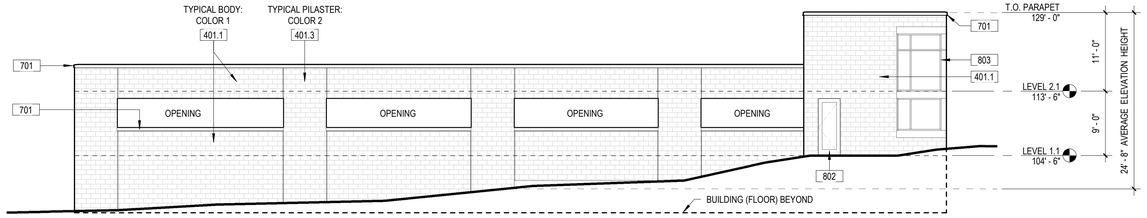
7 TYPICAL TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



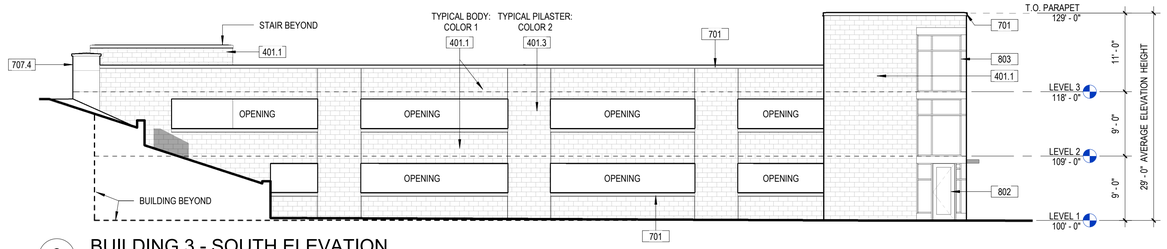
6 TYPICAL TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



5 TYPICAL TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



4 BUILDING 3 - NORTH ELEVATION
1" = 10'-0"



3 BUILDING 3 - SOUTH ELEVATION
1" = 10'-0"

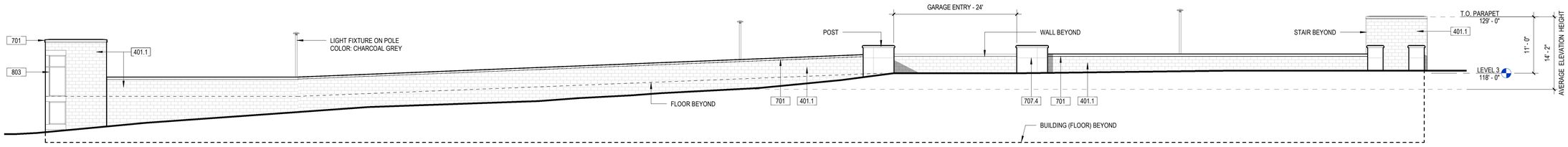
GARAGE & TRASH ENCLOSURE BUILDING MATERIAL SAMPLES



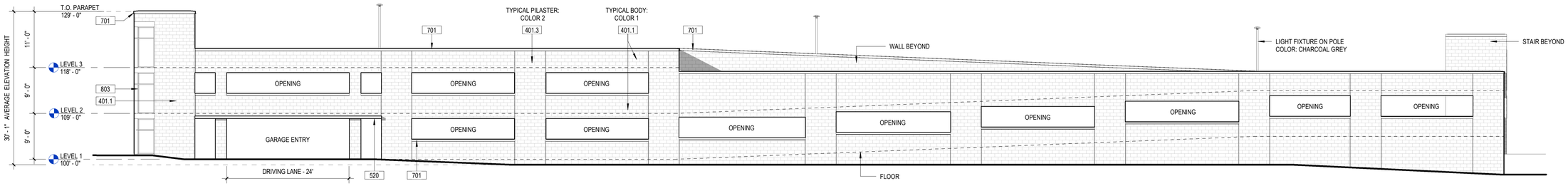
ARCHITECTURAL BLOCK
COLOR 1: GREY
COLOR 2: BEIGE

METAL FINISH
COLOR: MATTE BLACK

METAL PANEL SIDING
COLOR: BRONZE



2 BUILDING 3 - WEST ELEVATION
1" = 10'-0"



1 BUILDING 3 - EAST ELEVATION
1" = 10'-0"

BUILDING 3 - EXTERIOR ELEVATIONS
SHEET 48 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

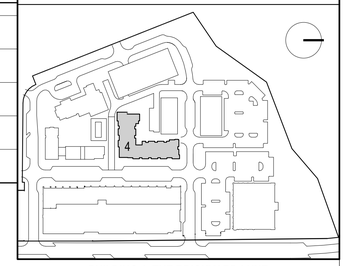
KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
103	BALCONY ASSEMBLY
116	EXTERIOR LIGHT
311	CONCRETE STAIR, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
402.2	BRICK FINISH FACE, COLOR: BEIGE
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
523	METAL GATE, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
707.1	METAL WALL PANEL, COLOR: CHARCOAL GREY
710.3	FIBER CEMENT SIDING, COLOR: GREY
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	FIBER CEMENT SIDING
	FIBER CEMENT SIDING
	ARCHITECTURAL BLOCK

KEY PLAN



BUILDING 4: THE BRICKYARD LUXE

BUILDING HEIGHT

HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	53.42
WEST	51.25
NORTH	60.50
EAST	59.83
AVERAGE HEIGHT	56.25 FT

BRICKYARD LUXE BUILDING MATERIAL SAMPLES



BRICK FINISH FACE
COLOR: BEIGE



ARCHITECTURAL BLOCK
COLOR: BEIGE



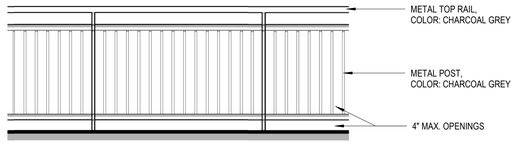
FIBER CEMENT SIDING
COLOR: CHARCOAL GREY



FIBER CEMENT SIDING
COLOR: BEIGE



METAL FINISH
COLOR: CHARCOAL GREY



3 GUARDRAIL ELEVATION
1/2" = 1'-0"



2 BUILDING 4 - SOUTH ELEVATION
1" = 10'-0"



1 BUILDING 4 - EAST ELEVATION
1" = 10'-0"

BUILDING 4 - EXTERIOR ELEVATIONS
SHEET 49 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

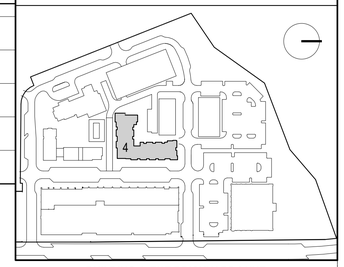
KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
103	BALCONY ASSEMBLY
116	EXTERIOR LIGHT
311	CONCRETE STAIR, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
402.2	BRICK FINISH FACE, COLOR: BEIGE
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
710.1	FIBER CEMENT SIDING, COLOR: BEIGE
710.3	FIBER CEMENT SIDING, COLOR: GREY
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	FIBER CEMENT SIDING
	FIBER CEMENT SIDING
	ARCHITECTURAL BLOCK

KEY PLAN



BUILDING 4: THE BRICKYARD LUXE

BUILDING HEIGHT

HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	53.42
WEST	51.25
NORTH	60.50
EAST	59.83
AVERAGE HEIGHT	56.25 FT

BRICKYARD LUXE BUILDING MATERIAL SAMPLES



BRICK FINISH FACE
COLOR: BEIGE



ARCHITECTURAL BLOCK
COLOR: BEIGE



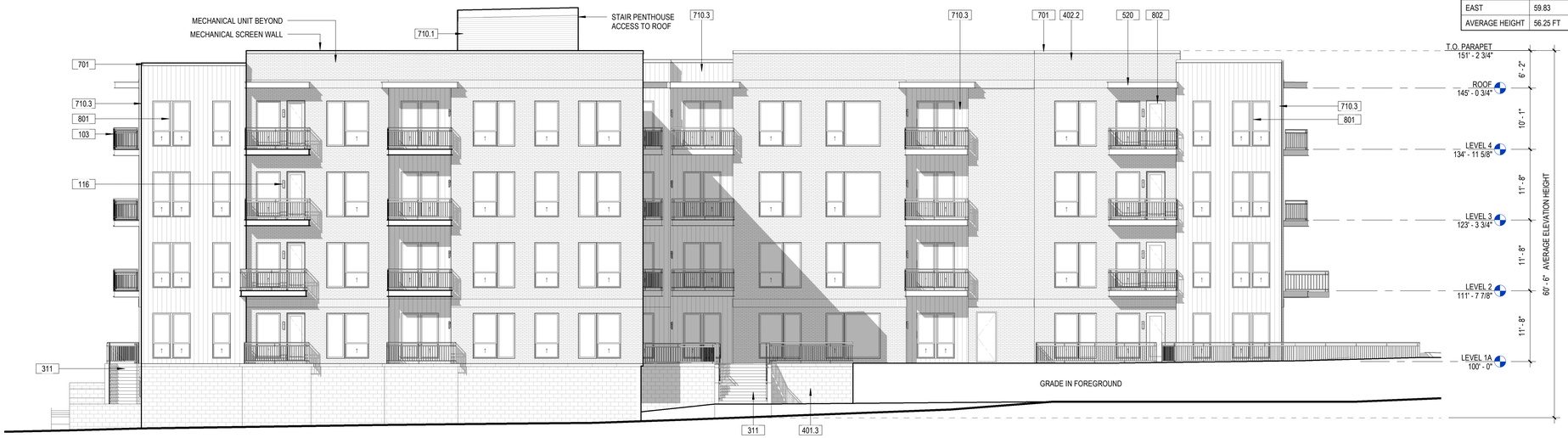
FIBER CEMENT SIDING
COLOR: CHARCOAL GREY



FIBER CEMENT SIDING
COLOR: BEIGE



METAL FINISH
COLOR: CHARCOAL GREY



2 BUILDING 4 - NORTH ELEVATION
1" = 10'-0"



1 BUILDING 4 - WEST ELEVATION
1" = 10'-0"

BUILDING 4 - EXTERIOR ELEVATIONS
SHEET 50 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

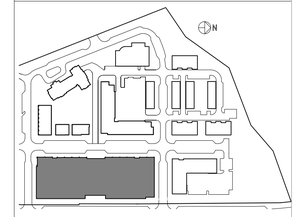
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

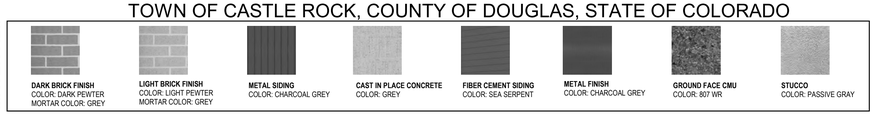
EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

KEY PLAN



MATERIALS



DARK BRICK FINISH
COLOR: DARK PEWTER
MORTAR COLOR: GREY

LIGHT BRICK FINISH
COLOR: LIGHT PEWTER
MORTAR COLOR: GREY

METAL SIDING
COLOR: CHARCOAL GREY

CAST IN PLACE CONCRETE
COLOR: GREY

FIBER CEMENT SIDING
COLOR: SEA SERPENT

METAL FINISH
COLOR: CHARCOAL GREY

GROUND FACE CMU
COLOR: 807 WR

STUCCO
COLOR: PASSIVE GRAY



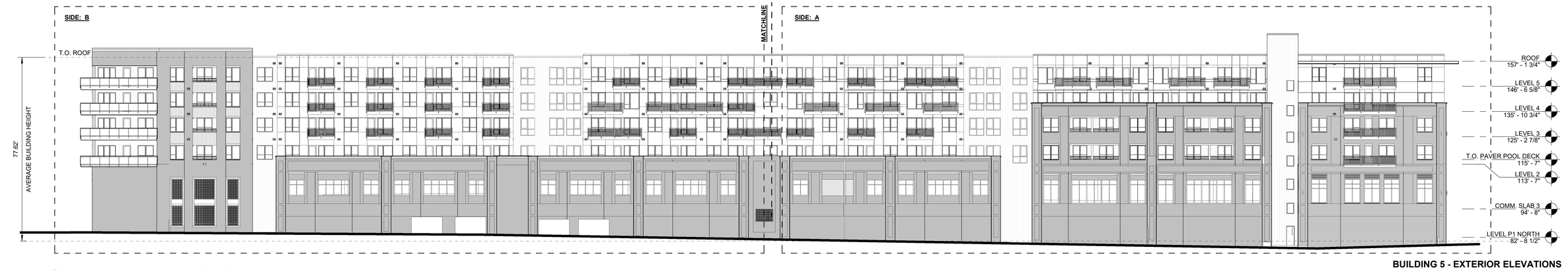
3 BUILDING 5 - NORTH ELEVATION (OVERALL)
1" = 20'-0"



4 BUILDING 5 - SOUTH ELEVATION (OVERALL)
1" = 20'-0"



2 BUILDING 5 - WEST ELEVATION (STREET) (OVERALL)
1" = 20'-0"



1 BUILDING 5 - EAST ELEVATION (OVERALL)
1" = 20'-0"

BUILDING 5 - EXTERIOR ELEVATIONS
SHEET 51 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

KEYNOTE LEGEND

Key Value	Keynote Text
112	ELEVATOR PENTHOUSE
116	EXTERIOR LIGHT
118	GLASS GUARDRAIL, CLEAR
402.3	BRICK FINISH FACE, COLOR: IRONCREST
402.4	BRICK FINISH FACE, COLOR: LIGHT GREY
402.5	BRICK SOLDIER COURSE, COLOR: MATCH FIELD BRICK
402.6	BRICK SOLDIER CORNICE DETAIL, COLOR: MATCH FIELD BRICK
402.11	BRICK INSET DETAIL, COLOR: MATCH FIELD COLOR
402.12	BRICK PATTERN DETAILING, COLOR: MATCH FIELD BRICK
501	METAL GUARDRAIL, 42" TO TOP OF RAIL
501.1	BALCONY GUARDRAIL 1, RE: SHEET 66
501.2	BALCONY GUARDRAIL 2, RE: SHEET 66
503	METAL CANOPY, COLOR: MATTE BLACK

KEYNOTE LEGEND

Key Value	Keynote Text
519	METAL PERGOLA, COLOR: MATTE BLACK
525	METAL SCUPPER, COLOR: CHARCOAL GREY
602	WOOD SOFFIT, T&G FINISH
701	METAL COPING, COLOR: MATTE BLACK
704	METAL PANEL, COLOR: MATTE BLACK
707.1	VERTICAL METAL WALL PANEL, COLOR: MATTE BLACK
711.4	HORIZONTAL FIBER CEMENT SIDING, COLOR: GRAYS HARBOR
801.2	VINYL WINDOW, COLOR: ADOBE
801.5	COMPOSITE WINDOW, COLOR: MATTE BLACK
801.6	COMPOSITE WINDOW. COLOR: ADOBE
804.3	OVERHEAD GARAGE DOOR, COLOR: MATTE BLACK AND CLEAR GLAZING
805	LOUVER, COLOR: MATCH WALL COLOR

SITE DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIALS

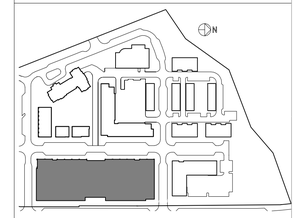
- **DARK BRICK FINISH** — COLOR: DARK PEWTER, MORTAR COLOR: GREY
- **LIGHT BRICK FINISH** — COLOR: LIGHT PEWTER, MORTAR COLOR: GREY
- **METAL SIDING** — COLOR: CHARCOAL GREY
- **CAST IN PLACE CONCRETE** — COLOR: GREY
- **FIBER CEMENT SIDING** — COLOR: SEA SERPENT
- **METAL FINISH** — COLOR: CHARCOAL GREY
- **GROUND FACE CMU** — COLOR: 807 WR
- **STUCCO** — COLOR: PASSIVE GRAY

BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND

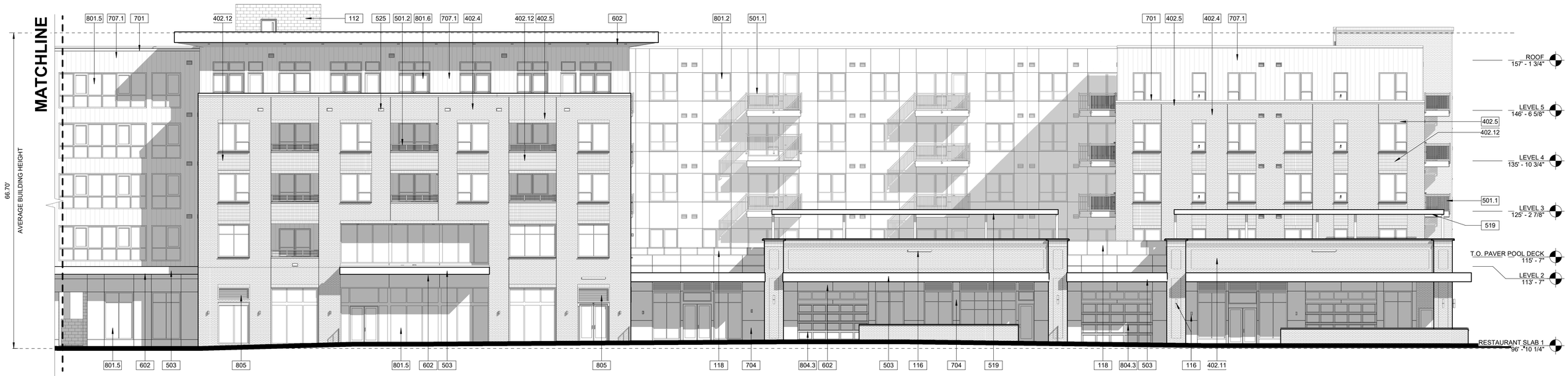
MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

KEY PLAN





2 BUILDING 5 - WEST ELEVATION - A
1" = 10'-0"



1 BUILDING 5 - WEST ELEVATION - B
1" = 10'-0"

BUILDING 5 - EXTERIOR ELEVATIONS
SHEET 52 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

KEYNOTE LEGEND

Key Value	Keynote Text
101	STAIR ENCLOSURE
102	OPEN TO PARKING
118	GLASS GUARDRAIL, CLEAR
303	PRECAST CONCRETE WINDOW SILL, COLOR: GREY
402.3	BRICK FINISH FACE, COLOR: IRONCREST
402.4	BRICK FINISH FACE, COLOR: LIGHT GREY
402.5	BRICK SOLDIER COURSE, COLOR: MATCH FIELD BRICK
402.6	BRICK SOLDIER CORNICE DETAIL, COLOR: MATCH FIELD BRICK
402.11	BRICK INSET DETAIL, COLOR: MATCH FIELD COLOR
402.12	BRICK PATTERN DETAILING, COLOR: MATCH FIELD BRICK
501	METAL GUARDRAIL, 42" TO TOP OF RAIL
501.1	BALCONY GUARDRAIL 1, RE: SHEET 66

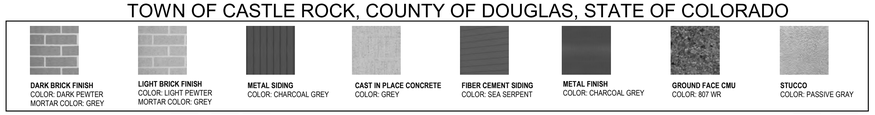
KEYNOTE LEGEND

Key Value	Keynote Text
501.2	BALCONY GUARDRAIL 2, RE: SHEET 66
503	METAL CANOPY, COLOR: MATTE BLACK
511.2	TRANSFORMERS AT EXTERIOR WALL
527	METAL MESH PANEL, COLOR: BLACK
701	METAL COPING, COLOR: MATTE BLACK
703	STUCCO WALL FINISH, COLOR: DOVETAIL
707.1	VERTICAL METAL WALL PANEL, COLOR: MATTE BLACK
801.2	VINYL WINDOW, COLOR: ADOBE
801.6	COMPOSITE WINDOW, COLOR: ADOBE
805	LOUVER, COLOR: MATCH WALL COLOR

SITE DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIALS

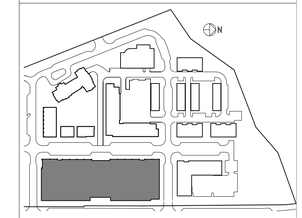


BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

KEY PLAN





1 BUILDING 5 - EAST ELEVATION - A
1" = 10'-0"

2 BUILDING 5 - EAST ELEVATION B
1" = 10'-0"

BUILDING 5 - EXTERIOR ELEVATIONS
SHEET 53 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

KEYNOTE LEGEND

Key Value	Keynote Text
116	EXTERIOR LIGHT
118	GLASS GUARDRAIL, CLEAR
303	PRECAST CONCRETE WINDOW SILL, COLOR: GREY
305	PRECAST CONCRETE COPING, COLOR: GREY
307	PRECAST CONCRETE LINTEL, COLOR: GREY
402.3	BRICK FINISH FACE, COLOR: IRONCREST
402.4	BRICK FINISH FACE, COLOR: LIGHT GREY
402.5	BRICK SOLDIER COURSE, COLOR: MATCH FIELD BRICK
402.6	BRICK SOLDIER CORNICE DETAIL, COLOR: MATCH FIELD BRICK
402.12	BRICK PATTERN DETAILING, COLOR: MATCH FIELD BRICK
501	METAL GUARDRAIL, 42" TO TOP OF RAIL
501.1	BALCONY GUARDRAIL 1, RE: SHEET 66
503	METAL CANOPY, COLOR: MATTE BLACK

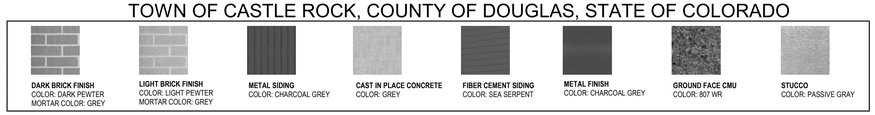
KEYNOTE LEGEND

Key Value	Keynote Text
519	METAL PERGOLA, COLOR: MATTE BLACK
602	WOOD SOFFIT, T&G FINISH
701	METAL COPING, COLOR: MATTE BLACK
703	STUCCO WALL FINISH, COLOR: DOVETAIL
704	METAL PANEL, COLOR: MATTE BLACK
707.1	VERTICAL METAL WALL PANEL, COLOR: MATTE BLACK
711.4	HORIZONTAL FIBER CEMENT SIDING, COLOR: GRAYS HARBOR
801.5	COMPOSITE WINDOW, COLOR: MATTE BLACK
801.6	COMPOSITE WINDOW. COLOR: ADOBE
804.1	OVERHEAD GARAGE DOOR, COLOR: MATTE BLACK
805	LOUVER, COLOR: MATCH WALL COLOR

SITE DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIALS

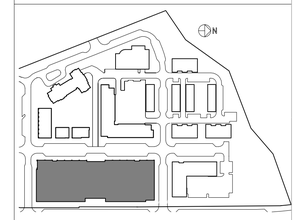


BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

KEY PLAN





2 BUILDING 5 - SOUTH ELEVATION
1" = 10'-0"



1 BUILDING 5 - NORTH ELEVATION
1" = 10'-0"

BUILDING 5 - EXTERIOR ELEVATIONS
SHEET 54 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

KEYNOTE LEGEND

Key Value	Keynote Text
101	STAIR ENCLOSURE
112	ELEVATOR PENTHOUSE
116	EXTERIOR LIGHT
303	PRECAST CONCRETE WINDOW SILL, COLOR: GREY
402.4	BRICK FINISH FACE, COLOR: LIGHT GREY
402.5	BRICK SOLDIER COURSE, COLOR: MATCH FIELD BRICK
402.12	BRICK PATTERN DETAILING, COLOR: MATCH FIELD BRICK
501.1	BALCONY GUARDRAIL 1, RE: SHEET 66
519	METAL PERGOLA, COLOR: MATTE BLACK

KEYNOTE LEGEND

Key Value	Keynote Text
602	WOOD SOFFIT, T&G FINISH
701	METAL COPING, COLOR: MATTE BLACK
703	STUCCO WALL FINISH, COLOR: DOVETAIL
707.1	VERTICAL METAL WALL PANEL, COLOR: MATTE BLACK
710.3	VERTICAL FIBER CEMENT SIDING, COLOR: GREY
801.2	VINYL WINDOW, COLOR: ADOBE
801.5	COMPOSITE WINDOW, COLOR: MATTE BLACK
801.6	COMPOSITE WINDOW. COLOR: ADOBE
805	LOUVER, COLOR: MATCH WALL COLOR

SITE DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIALS

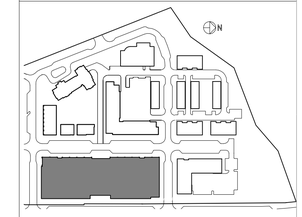
- **DARK BRICK FINISH** — COLOR: DARK PEWTER, MORTAR COLOR: GREY
- **LIGHT BRICK FINISH** — COLOR: LIGHT PEWTER, MORTAR COLOR: GREY
- **METAL SIDING** — COLOR: CHARCOAL GREY
- **CAST IN PLACE CONCRETE** — COLOR: GREY
- **FIBER CEMENT SIDING** — COLOR: SEA SERPENT
- **METAL FINISH** — COLOR: CHARCOAL GREY
- **GROUND FACE CMU** — COLOR: 807 WR
- **STUCCO** — COLOR: PASSIVE GRAY

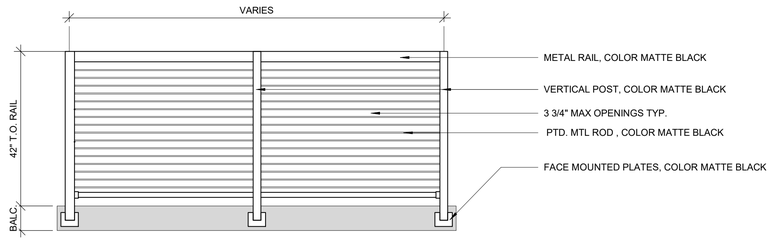
BUILDING HEIGHT	
ALLOWED	75 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	69.02
WEST	66.70
NORTH	75.30
EAST	77.62
AVERAGE HEIGHT	72.16 FT

EXTERIOR MATERIAL LEGEND

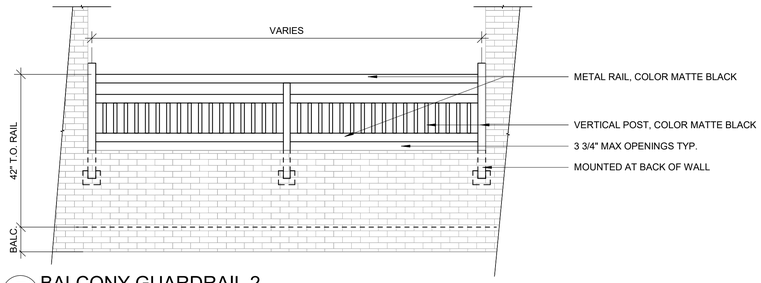
MATERIAL	KEYNOTE TEXT
	STUCCO WALL FINISH
	BRICK FINISH FACE
	ARCHITECTURAL BLOCK
	HORIZONTAL METAL PANEL SIDING
	VERTICAL METAL PANEL SIDING
	HORIZONTAL FIBER CEMENT SIDING

KEY PLAN





4 BALCONY GUARDRAIL 1
3/8" = 1'-0"



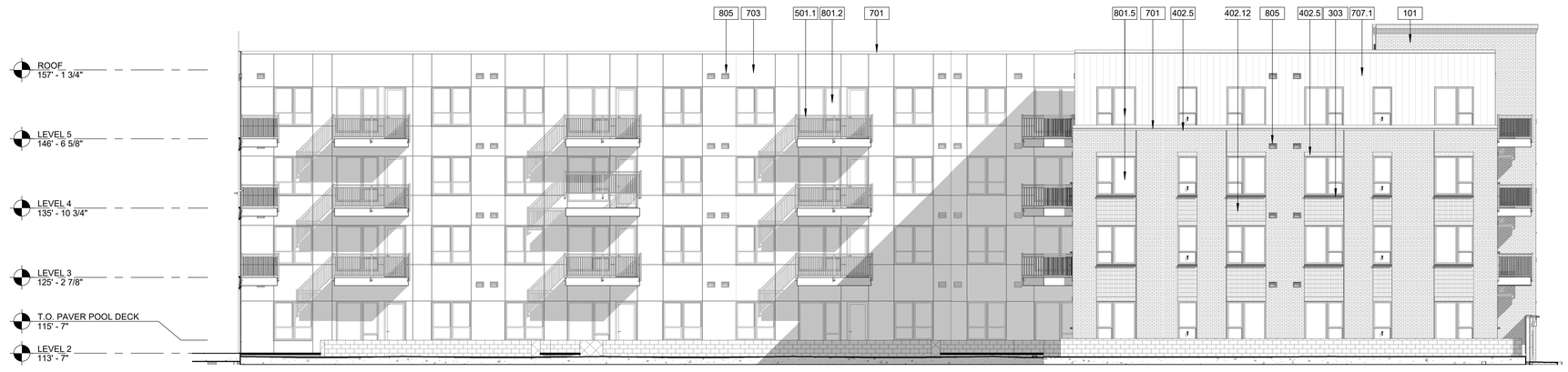
5 BALCONY GUARDRAIL 2
3/8" = 1'-0"



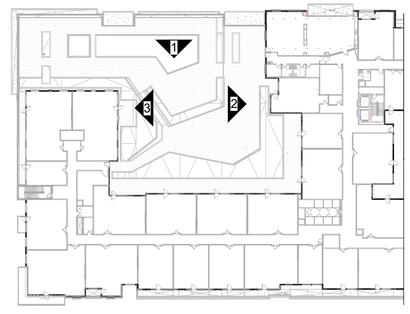
3 BUILDING 5 - POOL DECK SOUTH ELEVATION
1" = 10'-0"



2 BUILDING 5 - POOL DECK NORTH ELEVATION
1" = 10'-0"



1 BUILDING 5 - POOL DECK EAST ELEVATION
1" = 10'-0"



ELEVATION KEYPLAN
1" = 50'-0"

BUILDING 5 - EXTERIOR ELEVATIONS
SHEET 55 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

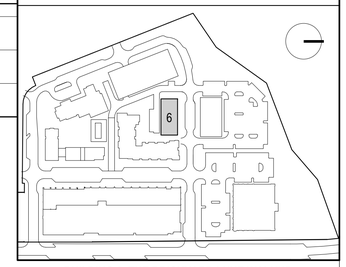
KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
103	BALCONY ASSEMBLY
311	CONCRETE STAIR, COLOR: GREY
401.3	ARCHITECTURAL BLOCK, COLOR: BEIGE
402.2	BRICK FINISH FACE, COLOR: BEIGE
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL CANOPY, COLOR: CHARCOAL GREY
701	METAL COPING, COLOR: CHARCOAL GREY
710.3	FIBER CEMENT SIDING, COLOR: GREY
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
804.1	OVERHEAD GARAGE DOOR, COLOR: CHARCOAL GREY

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	BRICK FINISH FACE
	METAL PANEL SIDING
	ARCHITECTURAL BLOCK

KEY PLAN



BUILDING 6: THE BRICKYARD LUXE WALKUP

BUILDING HEIGHT	
HEIGHT ALLOWED: 65 FEET	
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	39.25
WEST	39.64
NORTH	43.50
EAST	39.67
AVERAGE HEIGHT	40.52 FT

BRICKYARD FLATS BUILDING MATERIAL SAMPLES



BRICK FINISH FACE
COLOR: BEIGE



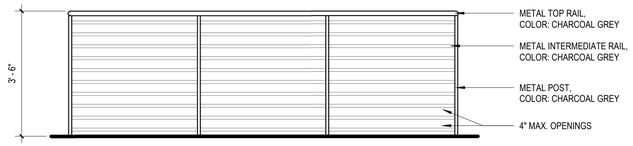
FIBER CEMENT SIDING
COLOR: CHARCOAL GREY



METAL FINISH
COLOR: CHARCOAL GREY



ARCHITECTURAL BLOCK
COLOR: BEIGE



5 GUARDRAIL ELEVATION
1/2" = 1'-0"



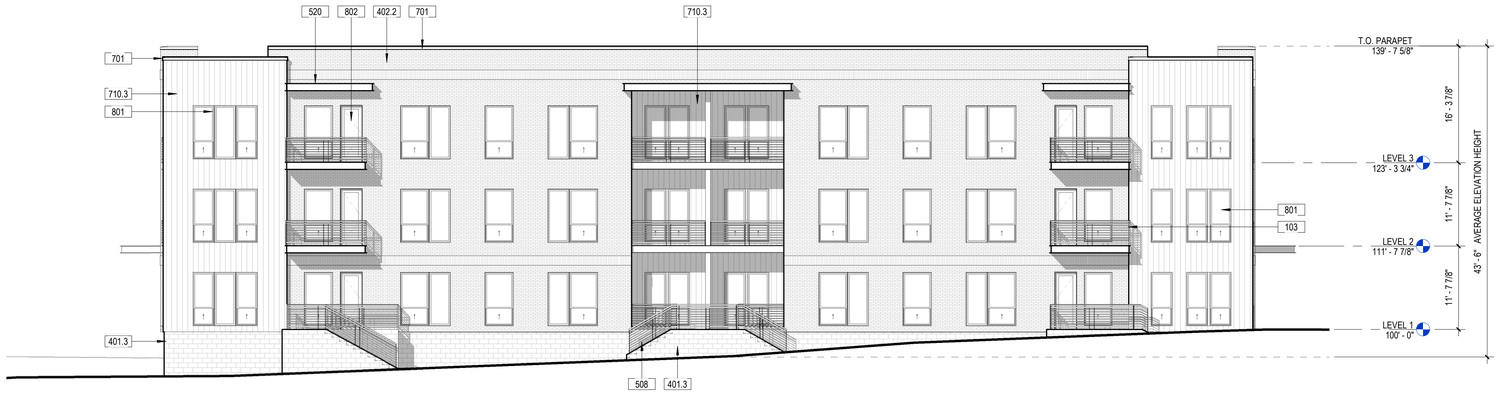
4 BUILDING 6 - WEST ELEVATION
1" = 10'-0"



3 BUILDING 6 - SOUTH ELEVATION
1" = 10'-0"



2 BUILDING 6 - EAST ELEVATION
1" = 10'-0"



1 BUILDING 6 - NORTH ELEVATION
1" = 10'-0"

BUILDING 6 - EXTERIOR ELEVATIONS
SHEET 56 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYNOTE LEGEND

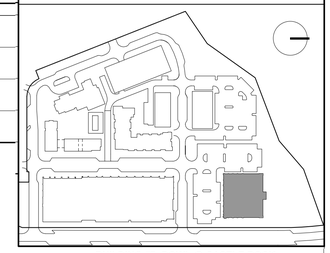
Key Value	Keynote Text
303	CONCRETE RETAINING WALL, COLOR: GREY
305	CONCRETE COPING, COLOR: GREY
402	BRICK FINISH FACE, COLOR: RED
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL BALCONY, COLOR: CHARCOAL GREY
701	METAL COPING AT PARAPET, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
1014	FIBERGLASS MONUMENT: WHITE

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	CORRUGATED METAL PANEL
	METAL ROOF

REFERENCE APPENDIX B FOR MATERIAL BOARD.

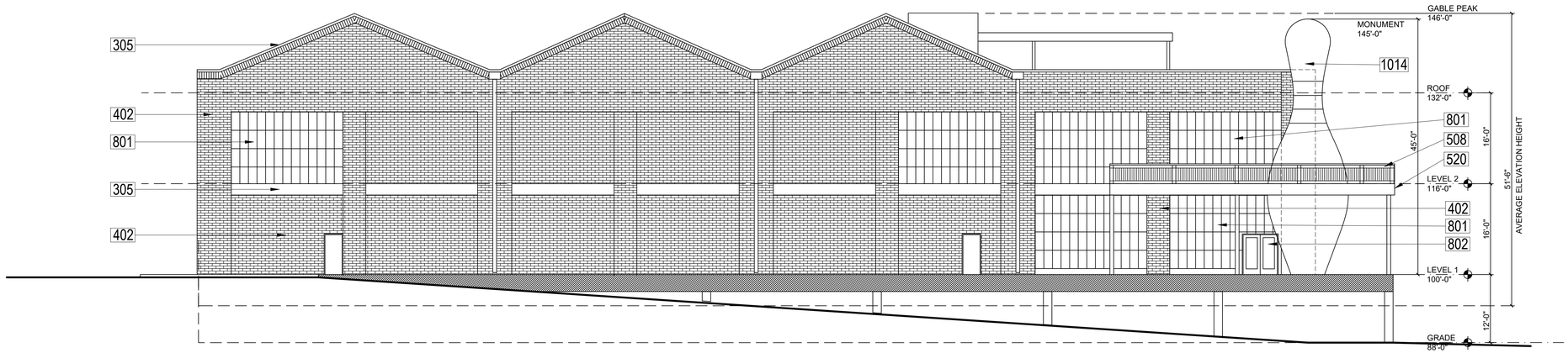
KEY PLAN



BUILDING #7: BOWL @ CASTLE ROCK

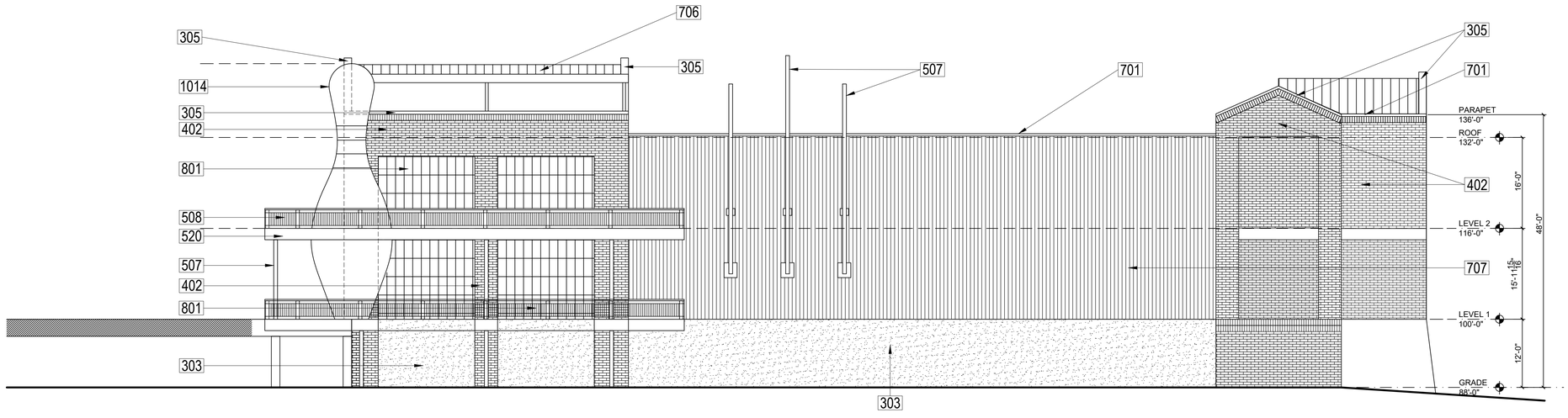
BUILDING HEIGHT

HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	51.5
WEST	45.0
NORTH	36.0
EAST	58.0
AVERAGE HEIGHT	47.63 FT



1 BUILDING 7 - SOUTH ELEVATION

1"=10'



2 BUILDING 7 - EAST ELEVATION

1"=10'



BRICK FINISH FACE
COLOR: RED



METAL PANEL SIDING
COLOR: PRE-WEATHERED GALVALUME



METAL PANEL ROOF
COLOR: PRE-WEATHERED GALVALUME



METAL FINISH
COLOR: CHARCOAL GREY



STOREFRONT
COLOR: CHARCOAL GREY



CONCRETE FINISH
COLOR: GREY

BUILDING 7 - EXTERIOR ELEVATIONS
SHEET 57 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEYNOTE LEGEND

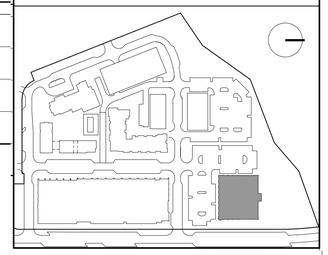
Key Value	Keynote Text
303	CONCRETE RETAINING WALL, COLOR: GREY
305	CONCRETE COPING, COLOR: GREY
402	BRICK FINISH FACE, COLOR: RED
507	STEEL COLUMN, COLOR: CHARCOAL GREY
508	METAL GUARDRAIL, COLOR: CHARCOAL GREY
520	METAL BALCONY, COLOR: CHARCOAL GREY
701	METAL COPING AT PARAPET, COLOR: CHARCOAL GREY
706	METAL ROOF, COLOR: CHARCOAL GREY
707	METAL WALL PANEL, COLOR: PRE-WEATHERED GALVALUME
801	WINDOW, COLOR: CHARCOAL GREY
802	DOOR, COLOR: CHARCOAL GREY
803	STOREFRONT, COLOR: CHARCOAL GREY
1014	FIBERGLASS MONUMENT: WHITE

EXTERIOR MATERIAL LEGEND

MATERIAL	KEYNOTE TEXT
	CONCRETE FINISH FACE
	BRICK FINISH FACE
	CORRUGATED METAL PANEL
	METAL ROOF

REFERENCE APPENDIX B FOR MATERIAL BOARD.

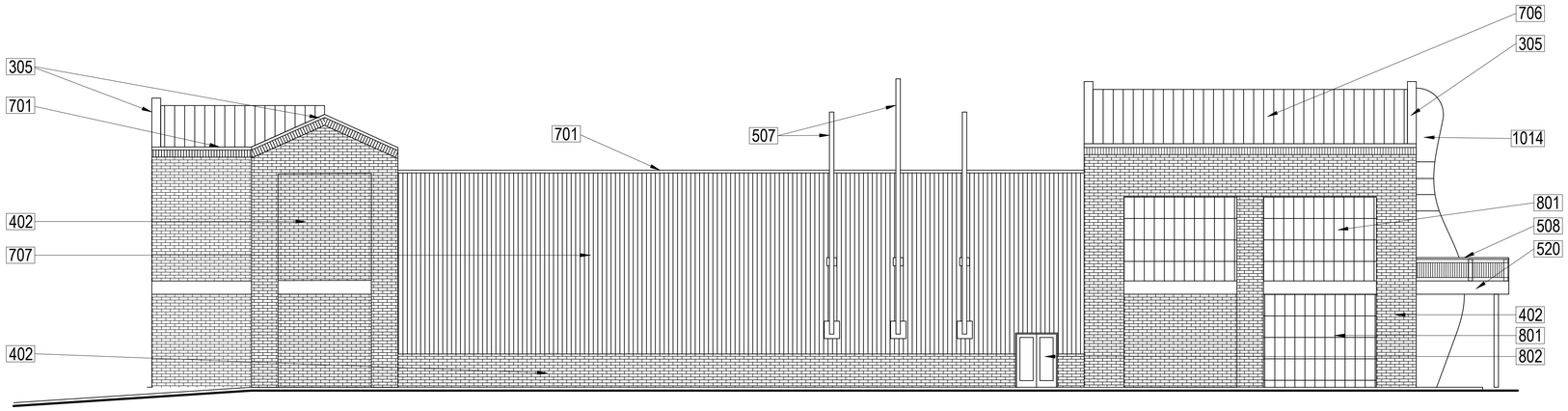
KEY PLAN



BUILDING #7: BOWL @ CASTLE ROCK

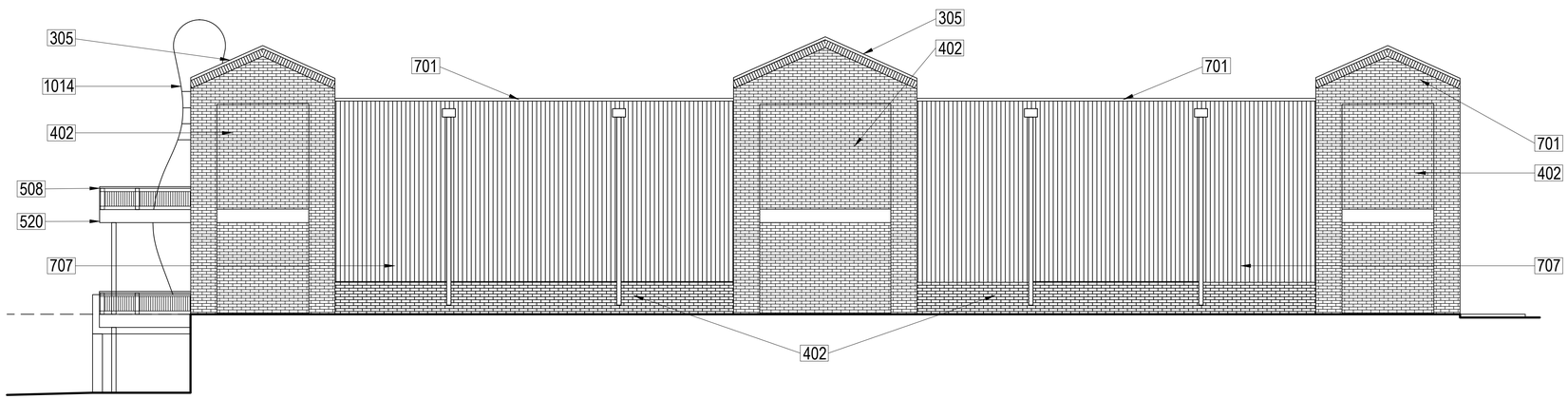
BUILDING HEIGHT

HEIGHT ALLOWED:	65 FEET
PROPOSED	
BUILDING SIDE	HEIGHT (FT)
SOUTH	51.5
WEST	45.0
NORTH	36.0
EAST	58.0
AVERAGE HEIGHT	47.63 FT



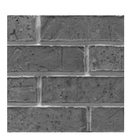
1 BUILDING 7 - WEST ELEVATION

1" = 10'

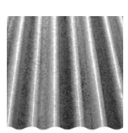


2 BUILDING 7 - NORTH ELEVATION

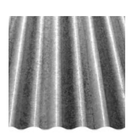
1" = 10'



BRICK FINISH FACE
COLOR: RED



METAL PANEL SIDING
COLOR: PRE-WEATHERED GALVALUME



METAL PANEL ROOF
COLOR: PRE-WEATHERED GALVALUME



METAL FINISH
COLOR: CHARCOAL GREY



STOREFRONT
COLOR: CHARCOAL GREY



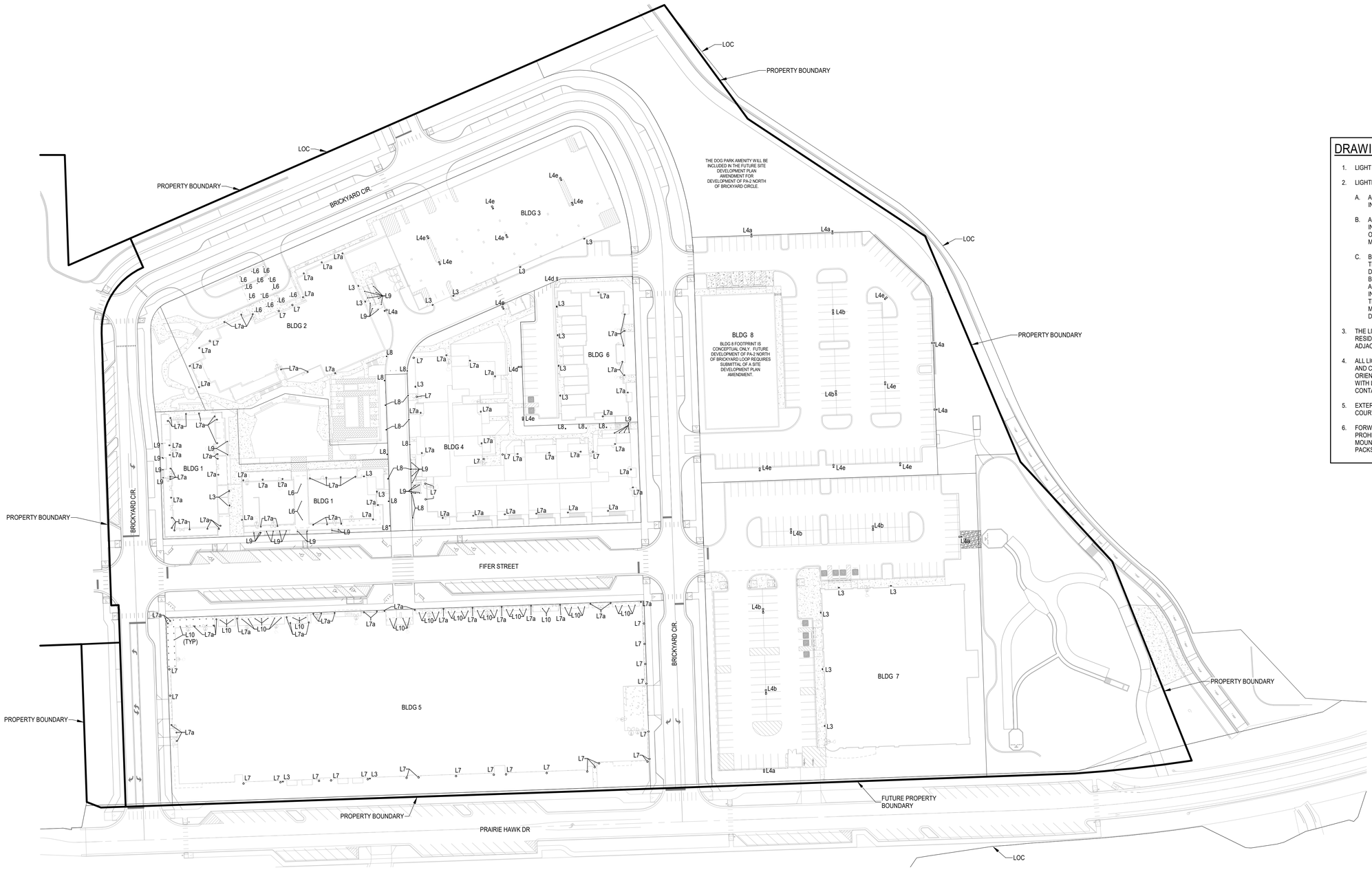
CONCRETE FINISH
COLOR: GREY

BUILDING 7 - EXTERIOR ELEVATIONS
SHEET 58 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DRAWING NOTES:

1. LIGHT LOSS FACTOR FOR ALL LUMINAIRES IS 1.
2. LIGHTING CONTROL NOTES:
   - A. ALL PRIVATE STREET LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND SHALL OPERATE FROM DUSK UNTIL DAWN.
   - B. ALL PARKING LOT POLE LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND OCCUPANCY SENSOR. FIXTURES SHALL REMAIN ON FROM DUSK UNTIL DAWN AND SHALL DIM TO 30% BRIGHTNESS AFTER 20 MINUTES OF NO ACTIVITY BEING DETECTED.
   - C. BUILDING MOUNTED AREA LIGHTS SHALL BE CONTROLLED FROM BUILDING TIMECLOCK AND PHOTOCELL. THEY SHALL BE TURNED ON BY PHOTOCELL AT DUSK AND SHALL BE TURNED OFF BY TIMECLOCK. FOR COMMERCIAL BUILDINGS, THE TIMECLOCK SHALL TURN FIXTURES OFF WITHIN 60 MINUTES AFTER CLOSE OF BUSINESSM, EXCEPT FOR SECURITY LIGHTS AND LIGHTING INTENDED FOR 24 HOUR OPERATION. FOR RESIDENTIAL BUILDINGS, THE TIMECLOCK SHALL DIM FIXTURES TO 50% FULL BRIGHTNESS AFTER MIDNIGHT, AND TURN FIXTURES OFF AT DUSK. ALL SETPOINTS SHALL BE DETERMINED BY OWNER.
3. THE LIGHTING OBJECTIVE FOR THE SITE IS TO PROVIDE ADEQUATE LIGHTING FOR RESIDENTS' SECURITY WHILE LIMITING THE IMPACT OF ON SITE LIGHTING ON ADJACENT SPACES AND PROTECTING NIGHT SKY VISIBILITY.
4. ALL LIGHT FIXTURES ILLUMINATING PRIVATE DRIVES, PARKING LOTS, WALKWAYS, AND COMMON AREAS SHALL BE FULL CUTOFF, DOWNCAST, AND SHALL BE ORIENTED TO LIMIT LIGHT TRESSPASS TO ADJACENT PROPERTIES. FIXTURES WITH LESS THAN 3500 LUMEN OUTPUT MAY PROVIDE UPLIGHTING AS LONG AS IT IS CONTAINED ON BUILDING FACADES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE MUNICIPAL CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LIMINAIRES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADES, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

NORTH

1 OVERALL SITE LIGHTING PLAN

1" = 60'-0"

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23069

OVERALL SITE LIGHTING PLAN
SHEET 59 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN

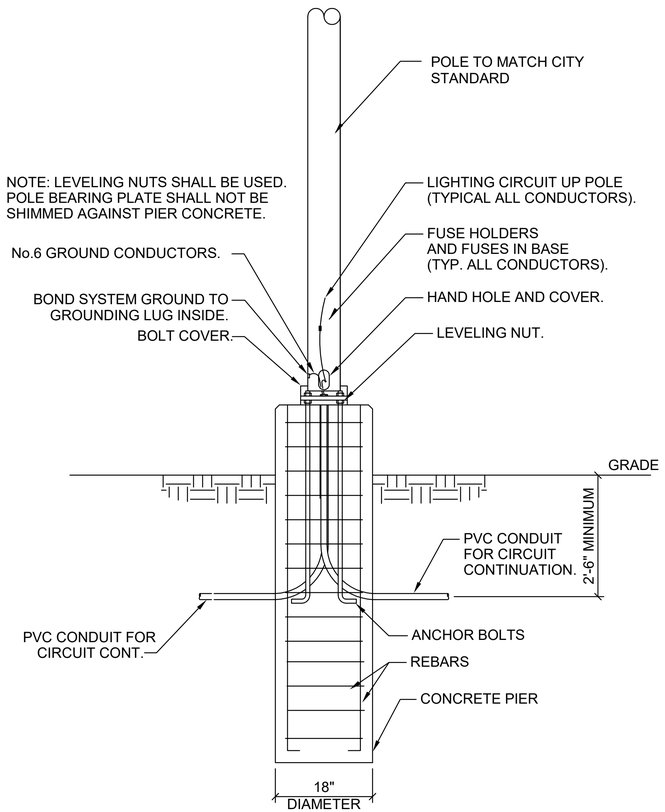
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

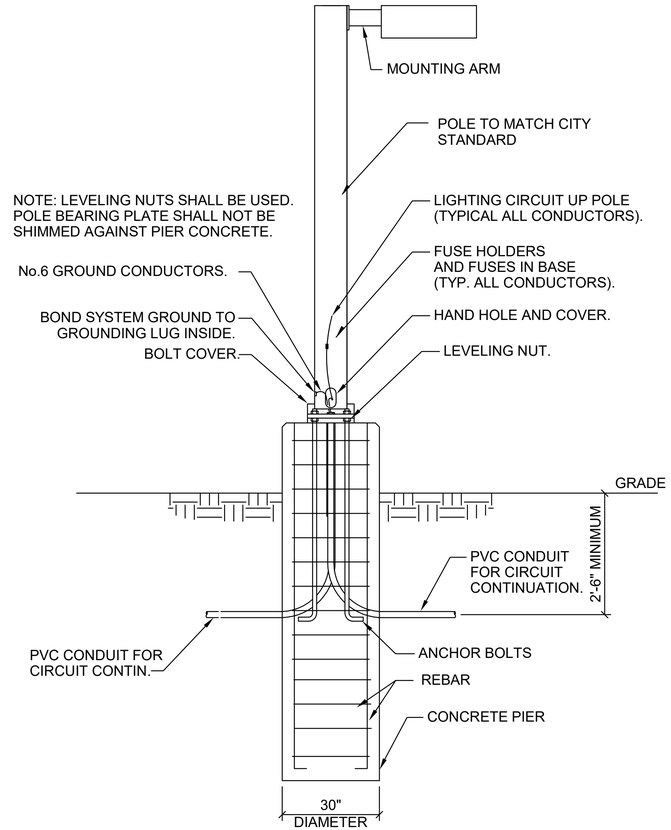
Site Luminaire Summary Table

Luminaire											Lamps						
ID/ Symbol	Manufacturer	Model	Catolog 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
L3	NLS	TRAC LINEAR	TWL-T3-16L-175-30K7-UNV-WM	WALL MOUNTED AREA LIGHT	Y	TYPE 3	120	0-10V	33	WALL (BLDG)	10' AFG	1	LED	10	1213	3000K/80CRI	1	GREY
L4a	LIGMAN	HAMILTON 1 POST TOP	UHAM-20002-75W-T3-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 3	208	0-10V	6	POLE	25' AFG	1	LED	75	8949	3000K/CRI>80	1	GREY
L4b	LIGMAN	HAMILTON 2 POST TOP	UHAM-20012-2X75W-T3-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 3	208	0-10V	6	POLE	25' AFG	2	LED	75	8949	3000K/CRI>80	1	GREY
L4d	LIGMAN	HAMILTON 1 POST TOP	UHAM-20002-75W-T2-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 2	208	0-10V	3	POLE	25' AFG	1	LED	75	8949	3000K/CRI>80	1	GREY
L4e	LIGMAN	HAMILTON 1 POST TOP	UHAM-20002-75W-EW-W30-**-208-DIM	POST TOP AREA LIGHT	Y	TYPE 5	208	0-10V	13	POLE	25' AFG	1	LED	75	8949	3000K/CRI>80	1	GREY
L6	USAI	BEVELED MINI	B3RA-F-20X3-30KS-4S-S-**-**-NC1-**-UNV-D6E	RECESSED DOWNLIGHT	Y	45 DEG	120	0-10V	13	CEILING, RECESSED	16' AFF	1	LED	20	2725	3000K/CRI>80	1	GREY
L7	BARN LIGHT	UNION WALL SCONCE	BLE-W-WHU14-***-***-NA-NA-LED16-3000K-FL	14" SHADED WALL SCONCE	Y	LAMBERTIAN	120	0-10V	16	WALL (BLDG)	10' AFG	1	LED	16	1235	3000K/CRI>90	1	GREY
L7a	VISUAL COMFORT	ASH 8 OUTDOOR WALL	700OWASHL9308CHUNV	8" SHADED WALL SCONCE	Y	LAMBERTIAN	120	0-10V	107	WALL (BLDG)	7' AFG	1	LED	8	613	3000K/90CRI	1	GREY
L8	HYDREL	WANDER	WANDER3 PM1 H38 P1 90CRI 27K MVOLT MW ZT	PATHWAY BOLLARD LIGHT	Y	MEDIUM WIDE	120	0-10V	17	GROUND	38" AFG	1	LED	12.7	1150	2700K/90CRI	1	GREY
L9	TARGETTI	ZEDGE MINI	ZESRPFWFEL32724-DMLE601242UD	MINIAURE STEP LIGHT	Y	FLOOR WASH	120	0-10V	31	WALL, RECESSED	18" AFF	1	LED	4	68	2700K/90CRI	1	GREY
L10	COOPER	HALO	SMD6R07FS5	6" ROUND SURFACE DOWNLIGHT	Y	LAMBERTIAN	120	ELV	71	CEILING, SURFACE	13' AFF	1	LED	8	800	3000K/CRI>90	1	GREY

Calculation Summary		List the Use Area / Zone Type				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
COMMERCIAL PARKING LOTS	DIRECTIONAL ILLUMININANCE	FOOT CANDLES	1.5	0.3	7.2	5.0/1 ; 24/1
PARKING GARAGE	DIRECTIONAL ILLUMININANCE	FOOT CANDLES	1.6	0.1	4.8	16/1 ; 48/1
OVERALL	DIRECTIONAL ILLUMININANCE	FOOT CANDLES	0.8	9	0	NA



2 LIGHT POLE DETAIL - PEDESTRIAN
NO SCALE



1 LIGHT POLE DETAIL - PARKING
NO SCALE

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23069

SITE LIGHTING DETAILS
SHEET 60 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TYPE L3

NLS LIGHTING

TRAC LINEAR WALL MOUNT

TWL



LED WATTAGE CHART	
DRIVE CURRENT	16L
175 milliamps	10w (1206-1270 Lumens)
400 milliamps	21w (2479-2911 Lumens)
530 milliamps	28w (3308-3776 Lumens)
700 milliamps	36w (4385-4720 Lumens)
1050 milliamps	56w (6022-6482 Lumens)

FORM
- Elegant Rectilinear Extruded Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- 8 Architectural Finishes Standard, RAL Colors Available

FUNCTION
- Micro Optics IES Distributions T2, T3, T4
- 0-10V Dimming Drivers THD @ Max Load < 15% Power factor @ Max Load < 0.95
- Amber, 2700K, 3000K, 3500K, 4000K, or 5000K
- 16L LED Configuration
- 10-56 Watts
- CRI 70, 80, or 90
- Extruded Aluminum Heat Sink
- 5 Mils Powder Coat

RELIABILITY
- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- Reduces Energy Consumption And Costs Up To 65%

TWL ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin
Trac Linear Wall Mount (TWL)	Type 2 (T2) / Type 3 (T3) / Type 4 (T4)	16L (16L)	175 (175) / 400 (40) / 530 (53) / 700 (7) / 1050 (1)	Amber SRS-BWM (AMBER) 1 & 2 / 2700K, 70 CRI (27K7) / 2700K, 80 CRI (27K8) / 3000K, 70 CRI (30K7) / 3000K, 80 CRI (30K8) / 3500K, 80 CRI (35K8) / 4000K, 70 CRI (40K7) / 4000K, 80 CRI (40K8) / 5000K, 70 CRI (50K7) / 5000K, 80 CRI (50K8) 1

Volts	Mounting	Color	Controls Options	Options
120/277 (120V) 3 / 347-480 (HV)	Wall Mount (WMT)	Bronze Textured (BRZ) / White Textured (WHT) / Smooth White Gloss (SWT) / Silver Metallic (SVR) / Black Textured (BLK) / Smooth Black Gloss (SBK) / Graphite Textured (GPH) / Grey Textured (GRY) / Green Textured (GRN) / Hunter Green Textured (HGN) / Custom (CS)	FSP-211 with Motion Sensor/Photocell [UNV Voltage] *6' and Below (FSP-B)* 10 / 7'-20' Heights (FSP211-20) 8, 10 / 21'-40' Heights (FSP211-40) 8, 10 / FSP-221 with Motion Sensor/Photocell 9'-20' Heights (FSP221-20) 11 / 21'-40' Heights (FSP221-40) 11 / FSP Remote (FSRP) / Button Photo Cell (PC) / Custom Controls Integration (CCI) 9	Marine Grade Finish (MGF) / Emergency Battery BW (EMB) / Vanity Plate (VP) / 20KA Surge Protector (20KA) / Buy American Act (BAA) 4 / Trade Agreement Act (TAA) 4 / Build America Buy American (BABA) 5

TWL LUMEN CHART

TRAC LUMEN CHART									
PART NUMBER	T2	LM/W	BUG	T3	LM/W	BUG	T4	LM/W	BUG	WATTS
TWL-16L-175-30K7	1,206	121	B0-U0-G0	1,213	121	B0-U0-G0	1,213	121	B0-U0-G1	10
TWL-16L-175-40K7	1,266	127	B0-U0-G0	1,273	127	B0-U0-G0	1,273	127	B0-U0-G1	10
TWL-16L-175-50K7	1,266	127	B0-U0-G0	1,273	127	B0-U0-G0	1,273	127	B0-U0-G1	10

TYPE L4a, L4b, L4d, L4e

UHAM-20002
Hamilton 1 Post Top

microVos TECHNOLOGY

LiGMAN LIGHTING USA



75w LED
8949 Lumens

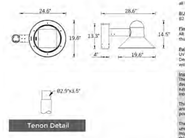
IP66
Suitable for wet locations.

IK07
Impact Resistant (Vandal-Resistant)

EPA - 1.78

Weight - 35 lbs

POLE NOT INCLUDED



Tenon Detail

Construction

Aluminum
All LIGMAN has copper content – Marine Grade 6060 extruded & LMC Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Fire paint
6 step degrease and phosphate process that includes: deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive ,Silicon Gasket
Memory retentive silicone rubber gasket "fit for purpose" long life high temperature vulcanized rubber silicon gaskets, Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LMC Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. Thermal pads are used to ensure the heat in Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 70% lumen depreciation at 50,000 hours.

Surge Suppression
All LIGMAN products comes wired 10kv surge suppressor provided with all fixtures.

IK/IG Rating
IK7 -10 -50

Finishing
All Ligman products go through an extensive finishing process that includes: Etching 50 improve paint adherence.

Paint
Electrostatic 4.5Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in tutatorrium.

Inspired by Nature Finishes
The inspired by nature finishing is a unique system of hydrographic printing that uses our metal decoration process to easily transform the aesthetic look of metal or aluminum product into a wood-grain finish.

This patented technology enables the simulation of wood grain, exotic patterns, camouflage or granite finish through the use of precise powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the wood grain finish into the surface of the metal and cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder coating process is then followed by the application of the corrosion-proof acrylic clear finish coat for the finished metal decoration.

The completed is then equipped with a shield of transparent film, with the selected decoration pattern printed on it using special high-temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete electric print and then transformed into a customized item. The term transforms the ink into different forms within the film, creating the final pattern. Finally, the surface film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications. Our Wood Grain Finish Decoration warranty. These coatings can be the highest coatings/color standard, of performance excellence and design innovation.

Added Benefits:
- Resistance to salt-acid mists, weatherproof aging
- Boiling water, Time and Condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Chemical Resistant (Optional)
- TUBE Fine (Non-stain)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw holes
Tapped holes are infused with a special anti-seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass, assuring no green glass tinge. Lightly frosted lens optional.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Classic urban neighbourhood post-top luminaire family. Timeless lines coupled with unparalleled build quality, flexibility and performance.

A post top luminaire available with single or twin heads, in a straight arm or shepherds crook style. Designed for lighting car parks, footpaths, pedestrian areas, precincts, parks, gardens and building perimeters.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80.

This luminaire is provided prewired with power cord to the handhole to simplify installation. Marine grade 316 stainless steel fasteners. Durable memory retentive silicone rubber gasket and lens.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)



A90691 Zhaga Book 18 / A90691 NEMA7 / BMG Decorative Bllrgs



IHSS-External Louver Side Shield



LIGHCONNECT IoT Ready Hamilton

This luminaire is available with NEMA 7 or Zhaga Book 18 sockets for connection to intelligent lighting control systems.

microVos TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

UHAM-20012
Hamilton 2 Post Top

2x75w LED
2x8949 Lumens

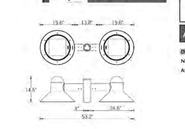
IP66
Suitable for wet locations.

IK07
Impact Resistant (Vandal-Resistant)

EPA - 2.81

Weight - 65.5 lbs

POLE NOT INCLUDED



Tenon Detail

ORDERING EXAMPLE || UHAM - 20012 - 2x75w - T2- W30 - 02 - 120/277v - Options

UHAM-20012	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	2x75w LED 2x8949 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution ME - Type ME Distribution M - Medium 30° W - Wide 55° EW - Extra Wide 110°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

DIM - 0-10v Dimming
NAT - Natatorium Rated
A90691 - Zhaga Book 18
A90691 - NEMA 7
F - Frosted Lens
RNC - Decorative Rings

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ORDERING EXAMPLE || UHAM - 20002 - 75w - T2- W30 - 02 - 120/277v - Options

UHAM-20002	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	The LED 8949 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4- Type IV Distribution ME - Type ME Distribution M - Medium 30° W - Wide 55° EW - Extra Wide 110°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

L4d
L4a
L4e

ADDITIONAL OPTIONS

DIM - 0-10v Dimming
NAT - Natatorium Rated
A90691 - Zhaga Book 18
A90691 - NEMA 7
F - Frosted Lens
RNC - Decorative Rings

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

TYPE L6

BeveLED Mini® Complete - B3RA
3" Round Adjustable

USAI Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B3RAF



Trimless - B3RAL



Millwork - B3RAM



usailighting.com/beveledmini

Introducing new and improved BeveLED Mini, the smallest member of our iconic BeveLED family. BeveLED Mini has been infused with upgraded performance for superior light in every application. Now available with the following features, by popular demand:

FEATURES
- Upgraded performance and more LED color options than ever before!
- Collar extenders offered standard to accept up to 2"thick ceilings
- Field Flexibility - it's now easy to change trim in the field between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- More dimming options and all color technologies available
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Title 24 JA8 Qualified 5K0.b

ADJUSTABLE PERFORMANCE DATA*
See page S-6 for our extensive range of performance values

LED COLOR CHOICES
Classic White | Warm Glow Dimming | Color Select

BeveLED Mini® Complete - B3RA
3" Round Adjustable with Integral Driver

USAI Lighting

Specify fixture part number. (All boxes must be filled in to correctly order).

B3RA	BeveLED Trim Style	Trim Choice	Wattage Options	LED Color Options	Beam Options	Lens Options	Bevel Trim Finish Options	*Flange/ Millwork Collar Finish	Natatorium Corrosion Protection (optional)	Housing Options	Extended Collar for Thick Ceilings	Voltage Options	Dimming Driver Options	Emergency Battery (Optional)*
	F - Trimmed with Flange (use with all materials) / L - Trimless Spackle-in (use with sheetrock and plaster only) (1) / M - Millwork Knife-Edge (use with wood and stones) (2)	25 - Horizontal trim lens, can be used for all tilt angles from 0°-40° (provided standard) / 40 - Optional cut-cone trim with canted lens, can be used for tilting angles from 20°-40°	Classic White Light: 11M3D 1119 LED / 14M3D 1490 LED / 17M3D 1790 LED / 09K3 990 LED / 15K3 1504 LED / 20K3 2007 LED	24KH 24KBR, 90+ CRI (1, 11) / 27K5 2700K, 80+ CRI (1) / 27KH 2700K, 90+ CRI (1) / 27R2 2700K, 95+ CRI (1) / 30K5 3000K, 80+ CRI (1) / 30KH 3000K, 90+ CRI (1) / 30R2 3000K, 95+ CRI (1) / 35K5 3500K, 80+ CRI (1) / 35KH 3500K, 90+ CRI (1)	T06 - 6° beam (2) / T10 - 10° beam (2) / 25 - 25° beam (1) / 30 - 30° beam (1) / 36 - 35° beam (1) / 40 - 40° beam (1) / 55 - 55° beam (1)	BC - Borosilicate Clear Glass (required to achieve 9 and 10 degree beams) (2, 4*, 8) / SP - Satin Standard for all bed 6 & 10 deg beams) / SP - Satin Textured / SP - Satin Polycarbonate / BF - Borosilicate Frosted / AS61 - Linear - spread CTS25	BBH - White / SC - Conduit Silver / GR - Grey / BL - Black / BZ - Bronze / PB (7) - Primer Finish / QW (7) - Antimicrobial Paint, White / AC (7) - Clear Matte - Anodized / AB (7) - Piano Gloss Black	NT - Natatorium: triple-coat Corrosion resistant, metallic finish, rated to 9,000 hours** / **Flange trims and painted finishes only) / * Leave blank for non Natatorium trims / WH - White / BL - Black / SC - Conduit Silver / BZ - Bronze / WH - White / BL - Black / SC - Conduit Silver / BZ - Bronze / WH - White / GR	FTA2 - Flat Adjustable Housing 2" / FTA3CP - Flat Adjustable Housing Chicago Plenum / FTA3C - Flat Adjustable Housing Insulation Contact Rated / Airtight (17W maximum) / NC1 - New Construction All-in-One / NC1CP - Chicago Plenum / NC1IC - Insulation Contact	Blank - for standard collar accepts up to 2" thick ceilings / 1 - Extended collar accepts up to 3.5" thick ceilings maximum	UNV - 120V-277V	For one with Universal Voltage 120V -277V / No Additional Charge / D4E - Eldoled D-10V, 1% / D4F - Eldoled D-10V, 1% / D4H - Lutron H-ECO, 1% Fade (1, 3, 4) / D4C - Lutron Ecosystem, 1% (1, 2) / D4A - Eldoled D-10V, 0.1% / D4B - Eldoled D-10V, 0.1% / D7A - Eldoled DALI2, 0.1% (4) / D7B - Eldoled DALI2, 0.1% (4) / D7E - Eldoled DALI2, 1%-(4) / D7F -	EM7 - Emergency Battery (9) / EM7W - Emergency Battery Wet Location (9) / EM7C - Title 20 Compliant Emergency Battery (9) / EM7CW - Title 20 Compliant Emergency Battery Wet Location (9) / EM5H - Emergency Battery Shunt (3, 4, 10) / *Optional Mounting

TYPE L7

SPS-2074 REV A

UNION LED WALL SCONCE

JOB NAME: _____ FIXTURE TYPE: _____



BLE - W - _ - _ - _ - _ - _ - _ - _ - _
A B C D E F G H

Order Example: BLE - W - WHU14 - 400 - NA - NA – LED16 – 2700K - DL - NA

A - SHADE SIZE

UNION:
- WHU12 12" Shade
- WHU14 14" Shade
- WHU16 16" Shade

B - SHADE FINISH

PORCELAIN FINISHES[1]:
- 150 Black
- 250 White
- 350 Vintage Green
- 355 Jadite
- 455 Cherry Red
- 550 Yellow
- 650 Bronze
- 750 Cobalt Blue
- 765 Delphite Blue
- 850 Graphite
- 950 Metallic Chrome

POWDER COAT FINISHES[1]:
- 100 Black
- 105 Textured Black
- 106 Matte Black
- 200 White
- 206 Matte White
- 300 Dark Green
- 307 Emerald Green
- 311 Jadite
- 370 Mint
- 380 Chartreuse

B - SHADE FINISH (CONTINUED)

POWDER COAT FINISHES[1]:
- 390 Teal
- 400 Barn Red
- 420 Orange
- 470 Watermelon
- 480 Blush Pink
- 490 Magenta
- 495 Sherbet Orange
- 500 Buttery Yellow
- 570 Sunflower
- 600 Bronze
- 601 Chocolate
- 605 Rust
- 615 Oil-Rubbed Bronze
- 700 Royal Blue
- 705 Navy
- 710 Cobalt Blue
- 715 Delphite Blue
- 790 Lavender
- 800 Industrial Grey
- 805 Charcoal Granite
- 810 Graphite
- 975 Galvanized

C - SHADE ACCESSORIES
- NA None
- WC Wire Cage
- ACR Acrylic Diffuser[4,6,5]

D - SHADE ACCESSORY FINISH

Please Note: See **Section B** *for all optional accessory finish options.*
(1) If a porcelain finish is selected, accessory will be powder coat painted to-match.
(2) If no accessory is selected in Section C, please select NA.
- NA Not Applicable

E - LIGHT SOURCE
- LED11 850 Lumen, 11W LED
- LED16 1250 Lumen, 16W LED
- LED27 2600 Lumen, 27W LED

F - COLOR TEMPERATURE
- 2700K 2700K, Warm White
- 3000K 3000K, Neutral White
- 3500K 3500K, Bright White
- 4000K 4000K, Cool White

G - LED LENS
- DL Domed Lens
- FL Flat Lens

H - DUSK-TO-DAWN PHOTOCELL
- NA None/Not Applicable
- DD Dusk-to-Dawn Photocell

FOOTNOTES: *(1) All Porcelain Enamel finished shades feature a white interior and a black outer rim. (2) All Powder Coat finished shades, with the exception of Galvanized, feature a white interior. (3) Selecting Acrylic Diffuser will reduce the amount of lumens and LPW delivered. (4) Fixture to be CSA Listed for Damp Location. (5) Not available with 16" size shade.*

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory. Please Note: Selecting an Acrylic Diffuser will reduce the amount of Lumens and LPW delivered.

	Source Lumens	850		1250		2000	
	Drive Current	440		440		900	
	Wattage	11		18		27	
Shade Size	Optics	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
WHU12	Flat	845	74	1243	77	1990	74
	Domed	821	72	1208	75	1915	71
WHU14	Flat	840	74	1235	77	1983	73
	Domed	813	71	1196	75	1903	70
WHU16	Flat	839	74	1234	77	1977	73
	Domed	812	71	1194	74	1891	70

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
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Given Project # 23069

SITE LIGHTING DETAILS
SHEET 61 OF 62
SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE
PROJECT NO: SDP24-0022

SITE DEVELOPMENT PLAN
THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TYPE L7a

ASH 8 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- Available high or low output with a choice of 2700K or 3000K color temperatures. Available in modern finishes



LAMPING

LIGHT SOURCE IS RECESSED IN FIXUTRE HOUSING.



ORDERING INFORMATION

700OWASH	CRI	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	HS27 90 CRI 2700K HIGH OUTPUT LS27 90 CRI 2700K LOW OUTPUT HS30 90 CRI 3000K HIGH OUTPUT LS30 90 CRI 3000K LOW OUTPUT	8"8"	C CYLINDER D DOME	Z BRONZE H CHARCOAL	UNV 120V-277V UNV	NONE PC BUTTON PHOTOCONTROL SP SURGE PROTECTION

TYPE L8

HYDREL

CATALOG NUMBER:
NOTES:
TYPE:



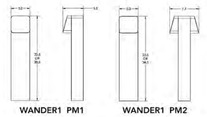
WANDER
Pathway and Step Light Family
Pedestal Mount

5 YEAR WARRANTY
67 IP RATED
BAA
BABA
IK10
DarkSky Approved
Pedestrian Comfort Luminaire

HIGHLIGHTS

- Available in 2 sizes and 2 heights and with single or double sided head fixture options for a wide range of pathway applications
- Sturdy die-cast body with IK10 impact rating
- Integral sealed driver module
- Hydrel Exclusive "Flow-Thru" technology, featuring independently encapsulated LED module and Driver module
- IP67 Rated
- Precision acrylic optic available in 3 tailored distributions
- Industry leading performance with up to 1750 delivered lumens
- Achieve excellent uniformity and meet egress lighting requirements with fixture spacings of up to 25' on-center (@ H38 height option)
- Emergency battery option
- 120V GFCI receptacle option
- Fully shielded, BUG U-0 rating
- ADA-compliant design
- 3G vibration rated per ANCI C136.31
- DarkSky Approved Pedestrian Comfort Luminaire

DIMENSIONS



PERFORMANCE SUMMARY

Model	Performance Package	Distribution	Delivered Lumens	Watts	LPW
WANDER1	P1	SW	334	4.4	76
		MW	334	4.4	76
		LM	335	4.4	76
	P2	SW	677	10.2	66
		MW	676	10.2	66
		LM	679	10.2	67
WANDER3	P1	SW	1152	12.7	91
		MW	1150	12.7	91
		LM	1155	12.7	91
	P2	SW	1749	21.3	82
		MW	1746	21.3	82
		LM	1753	21.3	82

Note: Based on PM1, 4000K

ORDERING INFORMATION

EXAMPLE: WANDER1 PM1 H22 P1 90CRI 27K MVOLT LM ZT BL

Model*	Style*	Height*	Performance Package*	CRI	Color Temperature*	Voltage*	Distribution*
WANDER1 One Optic Pathway Light WANDER3 Three Optic Pathway Light	PM1 Pedestal Mount, Single Head PM2 Pedestal Mount, Double Head	H22 22"Height H38 38"Height	P1 P2 Note: P2 is not available with AMBLW, RED, GRN and BLU	90CRI Note: 90 CRI is only required with 27K, 30K, 35K and 40K	27K 2700K 30K 3000K 35K 3500K 40K 4000K AMBLW Amber Limited Wavelength 590nm RED Red GRN Green BLU Blue Note: AMBLW, RED, GRN and BLU are not available with P2	MVOLT 347V 480V 277V 120 120 Volt 12 12 Volt Note: 12 Volt is not available with WANDER3 Note: AMBLW, RED, GRN and BLU are not available with 12 Volt Note: 120 Volt is only available with options GFCI or ELN Note: 12 Volt requires a remote transformer	SW Short Forward, Wide Lateral Distribution MW Medium Forward, Wide Lateral Distribution LM Long Forward, Medium Lateral Distribution

Control Input	Options	Finish*	
ZT 0-10V Dimming (Sinks to Dark) ELV Reverse Phase ZT and ELV options are not available with 12V	GFCI Receptacle, 120 volt only. ELN Battery Back Up, 120 volt only Note: ELN is only available with WANDER3 PM1	BL Black Textured BRS Bronze Smooth BRT Bronze Textured DBL Designer Black Smooth DDB Designer Bronze Smooth DNA Natural Aluminum Smooth	NBS Natural Bronze Smooth WH White Textured WHS White Smooth _Z[1] Zinc Undercoat for harsh environment (Example BLZ) CF Custom RALTED[2] Ral Paint Finishes Note: Additional standard finish options available. See page 11.

Note: * is required field.

Notes:
1. Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction
2. RALTED for pricing only, replace with applicable RAL call out when ready to order. See the RAL/PREMIUM FINISH SELECTION GUIDE for available Hydrel products only use textured paint.

LUMEN OUTPUT - WANDER3 PM1

Performance Package	System Watts	Distribution Type	27K (2700K, 90CRI)			30K (3000K, 90CRI)			35K (3500K, 90CRI)			40K (4000K, 90CRI)		
			Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG
P1	12.7	SW	964	76	B0-U0-G1	1042	82	B0-U0-G1	1108	87	B0-U0-G1	1152	91	B0-U0-G1
		MW	962	76	B0-U0-G1	1040	82	B0-U0-G1	1106	87	B0-U0-G1	1150	91	B0-U0-G1
		LM	966	76	B0-U0-G1	1044	82	B0-U0-G1	1111	87	B0-U0-G1	1155	91	B0-U0-G1
P2	21.3	SW	1463	69	B0-U0-G1	1580	74	B0-U0-G1	1681	79	B0-U0-G1	1749	82	B0-U0-G1
		MW	1460	69	B0-U0-G1	1578	74	B0-U0-G1	1679	79	B0-U0-G1	1746	82	B0-U0-G1
		LM	1466	69	B0-U0-G1	1584	74	B0-U0-G1	1685	79	B0-U0-G1	1753	82	B0-U0-G1

TYPE L10

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO
SMD6 Surface Mount LED Downlight

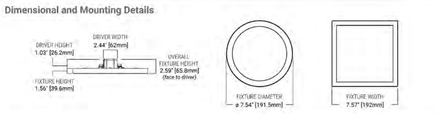
The HALO SMD Surface Mount Downlight combines modern style with high performance, suitable for new construction, remodel, and retrofit projects. Its sleek design remains unchanged, but the installation process is now easier thanks to a new twist and lock mounting bracket. This bracket ensures a secure, gap-free fit, providing a flawless finish. The SMD series can be installed directly to a junction box or recessed housings, making it versatile for any lighting project. Enjoy the perfect blend of style and functionality with a hassle-free installation.

Typical Applications: Residential

Interactive Menu
- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Product Warranty

Top Product Features
- 6" Surface Mount Downlight
- Redesigned Mounting Bracket for faster installation
- Installs in many 3-1/2" and 4" (30/40) square, octagonal, or round junction boxes
- 5-color Field-SelectCTable (27/30/35/40/5000K); 90+ CRI
- **Brightness (@3000K):** 800 lm (Round); 710 lm (Square)
- **Dimming:** Dims to 5% (phase cut LE/TE) with compatible dimmers; 120V input
- Mounting hardware, orange LED Quick Connect and E26 adapter included
- Decorative Overlays (sold separately)
- AIR-TITE, wet location-listed, IC-rated, and ENERGY STAR® certified
- 50,000 hrs of maintenance-free operation
- 5-year warranty

Dimensional and Mounting Details



COOPER Lighting Solutions
a Signify business

*724 and Re4lit are self-tested by Cooper Lighting Solutions. Not a third party certification.

HALO SMD6 Surface Mount LED Downlight

Order Information

Catalog Number	Description	Lumens (3000K)	CCT	Finish	Driver Compatibility	Packaging
SMD6RT6	6" Round Surface Mount LED Downlight	800 lm	90+ CRI, Field Selectable CCT: 2700/3000/3500/4000/5000K	Matte White	120V 60Hz, 12 & TE phase-cut 100–3% dimming	Plastic-free recyclable
SMD6SR6	6" Square Surface Mount LED Downlight	710 lm	90+ CRI, Field Selectable CCT: 2700/3000/3500/4000/5000K	Matte White	120V 60Hz, 12 & TE phase-cut 100–5% dimming	Plastic-free recyclable

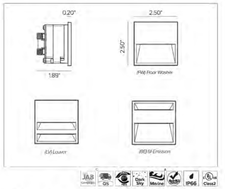
TYPE L9

TARGETTI

ZEDGE MINI

Miniature LED Steplight





Left to right shown in Louver Emission shown in Deep Black finish, Mitre Emission in Matte Dark Grey finish, Four Weave Baffle in Sandstone Grey finish

CONCEPT

Recessed LED steplight for indoor and outdoor applications.
Designed in collaboration with Gensler as Product Design Consultant.

MECHANICAL CHARACTERISTICS

Housing	2.5"W x 2.5"H x 1.89"D
Materials	Die-cast anodized aluminum body fitted with a spring fixing system. Powder-coated die-cast anodized aluminum external frame. Aesthetically pleasing with no visible hardware.
Finish	Textured finish. ● Matte Dark Grey ● Heritage Brown ● Bronze ● Black ○ White ● Sandstone Grey
Power Connection	Pre-cabled with 3' Belden 18ga 2 conductor direct burial cable (no conduit required).
Mounting	To be completed with installation back box. Fixture secured with stainless steel spring system for semi-flush installation only. Recommended mounting height is +18" A.F.F.
BUG	B1-U0-G0 / B0-U0-G0 BE Emission only
Weight	0.3lbs.
Protection	IP66
Impact	IK10

ELECTRICAL CHARACTERISTICS

Power Supply	Reverse Class 2, 120V-277VAC power supply required, see available options. Flicker free dimming achieved through driver.
Wattage	4W
Voltage	24V DC
Ambient Temp.	-25°C / +35°C (95°F)

SOURCE

High Efficiency LED Board.

TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM
ZEDGE MINI version	2700K	90	83	97.3	2
	3000K	90	82.9	97	2
	3500K	90	83.6	96.5	2
	4000K	90	82.6	95.7	2
ZEDGE MINI HO version	2700K	90	90.9	100.1	2
	3000K	90	90.3	100.4	2
	3500K	90	83.6	96.5	2
	4000K	90	89.8	98.7	2

OPTIC

Uniform optical distribution and excellent visual comfort. Optical system is dependent version. FW / LV / BE versions are comprised of polycarbonate opal lens, HOFW version is comprised of polycarbonate clear lens. LV version comprised of a high reflectance anodized aluminum reflector.

Beam	FW 56°x94°	LV 49°x100°	BE 48°x75°	HO FW 27°x92°
Delivered Lumens	2700K 585.lm	2700K 215.lm	2700K 315.lm	2700K 171.lm
	3000K 721.lm	3000K 313.lm	3000K 106.lm	3000K 181.lm
	3500K 741.lm	3500K 341.lm	3500K 104.lm	3500K 186.lm
	4000K 741.lm	4000K 328.lm	4000K 104.lm	4000K 187.lm
Efficacy	48lm/W max. Refer to photometric graphs for specific values.			
Lifetime	L80/B10 56,000hrs at max TA +25°C			
Photobiological Classification	Low risk photobiological safety RG1			

CERTIFICATIONS

cULus Class 2 Wet Location Listed (477973).
Tested in accordance with LM-79-08.
Compliant for California installations.
RoHS EU 2015/863.
[1] CEC T24 JA8-2019-E certified, ZEDGE MINI HO version only in conjunction with DMLE60120242UID driver.

WARRANTY

5 year limited warranty

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

Targetti USA 3F Filippi | Targetti Group Company 750-A W. 17th St, Costa Mesa, CA 92627 (714) 513-8191 targettiusa.com rev. 12.04.24 pg. 1 of 9

TARGETTI

ZEDGE MINI

SPECIFICATION INFORMATION

ZES

1	2	3	4	5	6	7	8	9	10

Ex: ZESMPWTELBX24/CB12WDIUD / TJEJWA-B

OPTIONAL / REQUIRED

1 - PRODUCT CODE	2 - DRIVER	3 - FACEPLATE	4 - FINISH	5 - WATTAGE	6 - KELVIN	7 - VOLTAGE
ZES — ZEDGE MINI ZESMO [1] — ZEDGE MINI HIGH OUTPUT	— Remote Power	FW — Floor Washer LV — Louvre BE — Bi-Emissive FW — Floor Washer	FB — Ferrite Dark Grey HB — Heritage Brown BZ — Bronze WT — White BT — Black SG — Sandstone Grey RAL — Custom [3]	4W — 4W	27 — 2700K 30 — 3000K 35 — 3500K 40 — 4000K	24V — 24V DC

8 - OPTIONAL	9 - POWER SUPPLY	10 - INSTALLATION
MG* — Marine Grade	See section for details	Pre-drilled (Std.) See section for details Recessed Cover Plate (Std.) See section for details Mid-Fix See section for details

* Marine Grade is recommended for use in environments with corrosive exposure (< 100 yd. (ocean/salt water, heavy industrial, chemical, etc.). Not recommended for immersion or continuous splashing. If wall mounting, corrosive salt-moving gusts can accumulate; suitable for use in marine grade environments, but fixture should connect with salt-air rainblown debris for extended periods of time.
[1] High Output version only available in FW luminaire and L2 wattage.
[2] Custom RAL color available in FW luminaire and L2 wattage.
[3] Consult factory for RAL color availability.

9 - POWER SUPPLY (REQUIRED)

ENCLOSURE

Part No.	Wattage	Control	Dim Range	Rating	In / Out Voltage	Certification	Dimensions (Enclosure)	Description
DMLE30120242UID	30W	MLV / ELV / 0-10V / TRIAC	0-10V -5% MLV -10% ELV -10%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UID electronic driver with wiring compartment.
DMLE60120242UID	60W	MLV / ELV / 0-10V / TRIAC	0-10V -5% MLV -10% ELV -10%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UID electronic driver with wiring compartment.
DMLE96124242UID	96W	MLV / ELV / 0-10V / TRIAC	0-10V -5% MLV -10% ELV -10%	NEMA3R	120-277V / 24V	UL Class 2	5.16" X 7.73" X 1.54"	EMCOD MLE-UID electronic driver with wiring compartment.

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