

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. THIS SITE IS ZONED PD PER THE PLUM CREEK WEST PD, RECORDED ON AUGUST 13, 1985 AT RECEPTION NUMBER 359809.
3. THIS PROPERTY IS LOCATED WITHIN ZONES X AND AE AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
4. 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.
5. 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. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING.
6. 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.
7. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF 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.
8. 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.
9. 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.
10. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
11. 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.
12. 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.
13. 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.
14. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

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 BACKGROUND 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.

SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF AN AUTO DEALERSHIP WITH ASSOCIATED PARKING LOT AND LANDSCAPED AREAS.

LEGAL DESCRIPTION

LOT 1 AND TRACT A, FOUNDATION AUTOMOTIVE FILING NO. 1 AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO AT RECEPTION NUMBER

LOT 1, SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2 AS PLATTED IN THE RECORDS OF SAID COUNTY AT RECEPTION NUMBER 2005085525.

BROOKSIDE CIRCLE RIGHT-OF-WAY VACATED BY THE DOCUMENT RECORDED AT SAID COUNTY AT RECEPTION NUMBER 2022078582.

BENCHMARK

NGS BENCHMARK DESIGNATION "Y 396", PID "KK1332" BEING A STEEL ROD UNDER LOGO CAP 101 FEET EAST OF I-25 MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE PIPE, 42.3 FEET EAST OF THE CENTERLINE OF A FRONTAGE ROAD, 3.3 FEET SOUTH OF A UTILITY POLE. ELEVATION: 6276.49 FEET (NAVD88)

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED AS SHOWN HEREON, BEARS S89°48'09"E PER THE PLAT OF THE SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2.

SHEET INDEX

- 1 OF 11 COVER SHEET
2 OF 11 SITE PLAN
3 OF 11 GENERAL GRADING PLAN
4 OF 11 GENERAL UTILITY PLAN
5 OF 11 LANDSCAPE PLAN
6 OF 11 PLANT SCHEDULES, NOTES AND CASTLE ROCK DATA
7 OF 11 BUILDING ELEVATIONS
8 OF 11 SITE DETAILS
9 OF 11 PHOTOMETRIC SITE PLAN
10 OF 11 PHOTOMETRIC DETAILS
11 OF 11 STREET LIGHTING PLAN

OWNERSHIP CERTIFICATION

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

BY: CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20____ BY _____ AS _____

OF CARS-DB4, L.P., A DELAWARE LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF ORDINANCE 97-17 DATED JUNE 12, 1997 AND IS PART OF THE IMPLIED CONSENT AREA.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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 _____

TITLE COMPANY _____

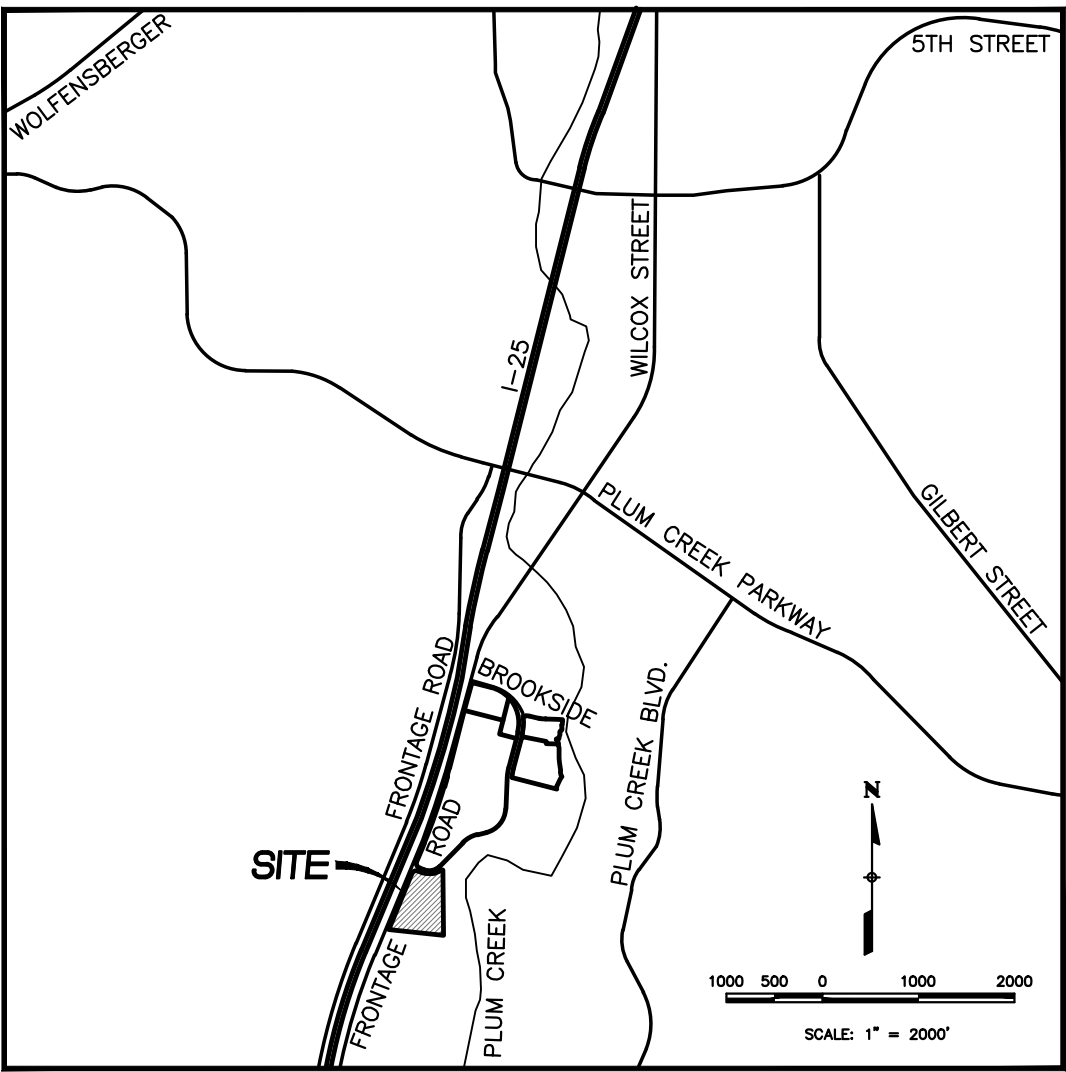
SIGNED THIS _____ DAY OF _____, 20 _____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



VICINITY MAP

SCALE: 1"=2000'

SITE UTILIZATION CHART

USE AREA	AREA	% OF TOTAL
BUILDING FOOTPRINT	0.75 AC / 32,826 SF	11.7%
OPEN SPACE PRIVATE (OSP)	1.78 AC / 77,467 SF	27.7%
OPEN SPACE PUBLIC (OSD)	0 AC / 0 SF	0%
PUBLIC LAND DEDICATION (PLD)	0 AC / 0 SF	0%
ROW DEDICATION	0 AC / 0 SF	0%
PARKING AND DRIVE	3.82 AC / 166,198 SF	59.4%
SIDEWALKS	0.08 ACRES / 3,473 SF	1.2%
TOTAL	6.43 AC / 279,964 SF	100%

ZONING COMPARISON CHART

ZONING	PD (PLUM CREEK WEST PD)	
ITEM	PD REQUIREMENT	PROPOSED
USE	*	AUTOMOTIVE RETAIL
MAXIMUM GROUND COVERAGE	35%	11.7%
BUILDING SETBACKS MIN. FRONT SETBACK (WEST) MIN. REAR SETBACK (EAST) MIN. SIDE SETBACK (NORTH) MIN. SIDE SETBACK (SOUTH)	25' 20' 15' 15'	98.00' 100.15' 219.77' 156.79'
MAXIMUM BUILDING HEIGHT	35'	30'
VEHICLE PARKING (SEE TABLE BELOW)	139	385

- * ALLOWABLE USES PER PLUM CREEK WEST PD:
- (A) CONVENIENCE STORES.
 - (B) DRY CLEANING ESTABLISHMENTS.
 - (C) FINANCIAL INSTITUTIONS.
 - (D) LIQUOR STORES
 - (E) OFFICES, PROFESSIONAL, MEDICAL AND COMMERCIAL.
 - (F) PARKING LOTS, STRUCTURES AND GARAGES.
 - (G) PERSONAL SERVICE ESTABLISHMENTS.
 - (H) PLACES OF PUBLIC ASSEMBLY, ENTERTAINMENT AND RECREATION.
 - (I) PLANT NURSERIES AND GARDEN SHOPS.
 - (J) PUBLIC AND PRIVATE COMMUNITY SERVICES.
 - (K) PUBLIC LODGING FACILITIES.
 - (L) PUBLIC OR PRIVATE MEMBERSHIP CLUBS AND HEALTH CLUBS.
 - (M) RESTAURANTS, LOUNGES AND FAST FOOD ESTABLISHMENTS.
 - (N) RETAIL STORES.
- * USES BY SPECIAL REVIEW PER PLUM CREEK WEST PD:
- (A) AUTOMOTIVE SALES, REPAIR AND SERVICE FACILITIES
 - (B) DAY CARE CENTERS.
 - (C) TRANSIT TERMINALS.

REQUIRED PARKING PER MUNICIPAL CODE TABLE 64-1 USE CATEGORY VEHICLE SALES AND LEASING						TOTAL PROVIDED SPACES	
USE CATEGORY	REQUIRED SPACED PER CATEGORY	PROJECT INFO	SQ. FT.	REQUIRED SPACES		TYPE	PROVIDED
OFFICE GENERAL	4/SPACES PER	4,000	SQ. FT.	12,522		STANDARD	188
AUTO REPAIR- SERVICE BAYS	3/SPACES PER	SERVICE BAY		25		HANDICAP	7
AUTO REPAIR- EMPLOYEES	1/SPACES PER	EMPLOYEE		50		EV CHARGING SPACES	12
						TOTAL	207
BICYCLE PARKING	EQUALS 5% OF TOTAL REQUIRED OFF-STREET VEHICLE SPACES				6.9	TOTAL BIKE	8
						INVENTORY SPACES	118
						RETAIL DISPLAY SPACES	60
						TOTAL SPACES ON SITE	385

CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070

CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

PLANSAPES DESIGN GROUP
970-988-5301
CONTACT: ROB MOLLOY

ARCHITECT

ADRAGNA ARCHITECTURE + DEVELOPMENT
7383 S. ALTON WAY
CENTENNIAL, CO 80112
719-244-4023
CONTACT: CASEY ADRAGNA

OWNER/DEVELOPER

CARS-DB12 LLC
1100 S. WILCOX STREET
CASTLE ROCK, CO 80104
701-390-0211
CONTACT: DOUG KEITH

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN UNPLATTED LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON JUNE 17, 2024 AT RECEPTION NO. 2024024565, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

EXECUTED THIS _____ DAY OF _____, 20____.

CITIBANK, N.A.

BY: _____

NAME: _____

TITLE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____

20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, 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 DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



REGISTERED ENGINEER

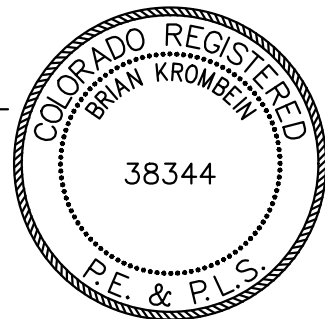
BRIAN KROMBEIN, PE, PLS.

COLORADO PE NO. 34294

DATE _____

SURVEYOR'S CERTIFICATE

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



REGISTERED LAND SURVEYOR

BRIAN KROMBEIN, PE, PLS.

COLORADO PLS NO. 38344

DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

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 _____, 20____.

MAYOR _____ DATE _____

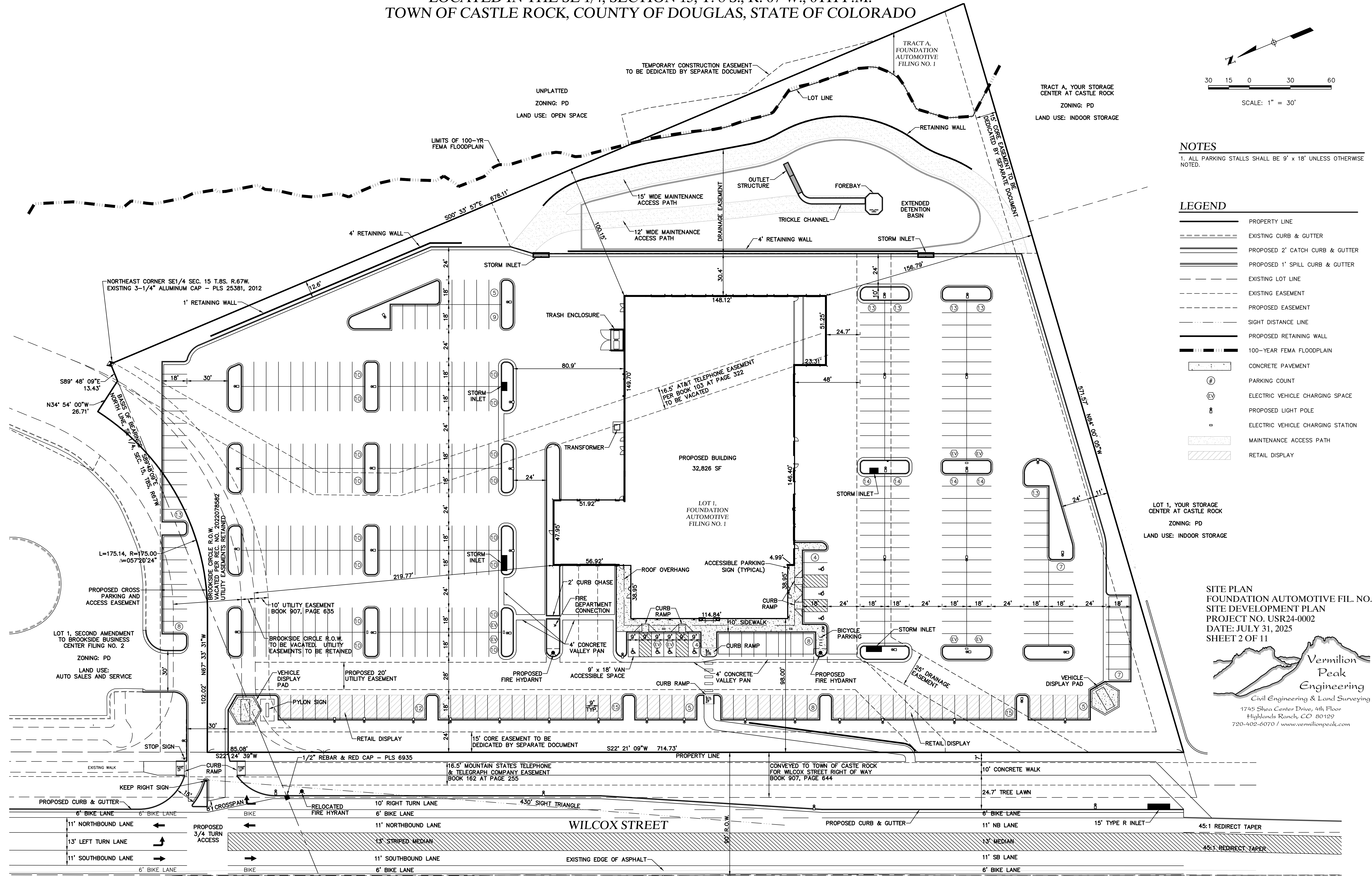
ATTEST: _____

TOWN CLERK _____ DATE _____

COVER SHEET
FOUNDATION AUTOMOTIVE FIL. NO. 1
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JULY 31, 2025
SHEET 1 OF 11



SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES
1. ALL PARKING STALLS SHALL BE 9' x 18' UNLESS OTHERWISE NOTED.

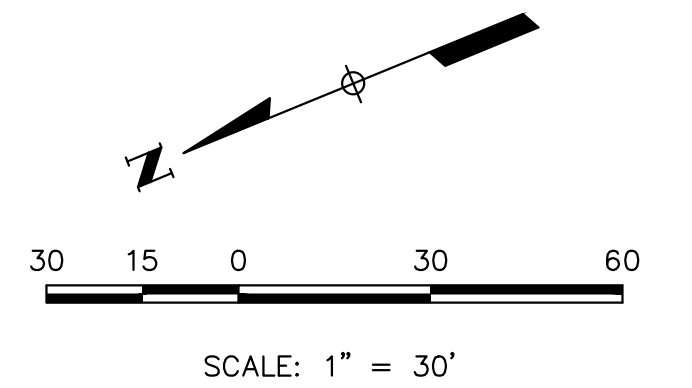
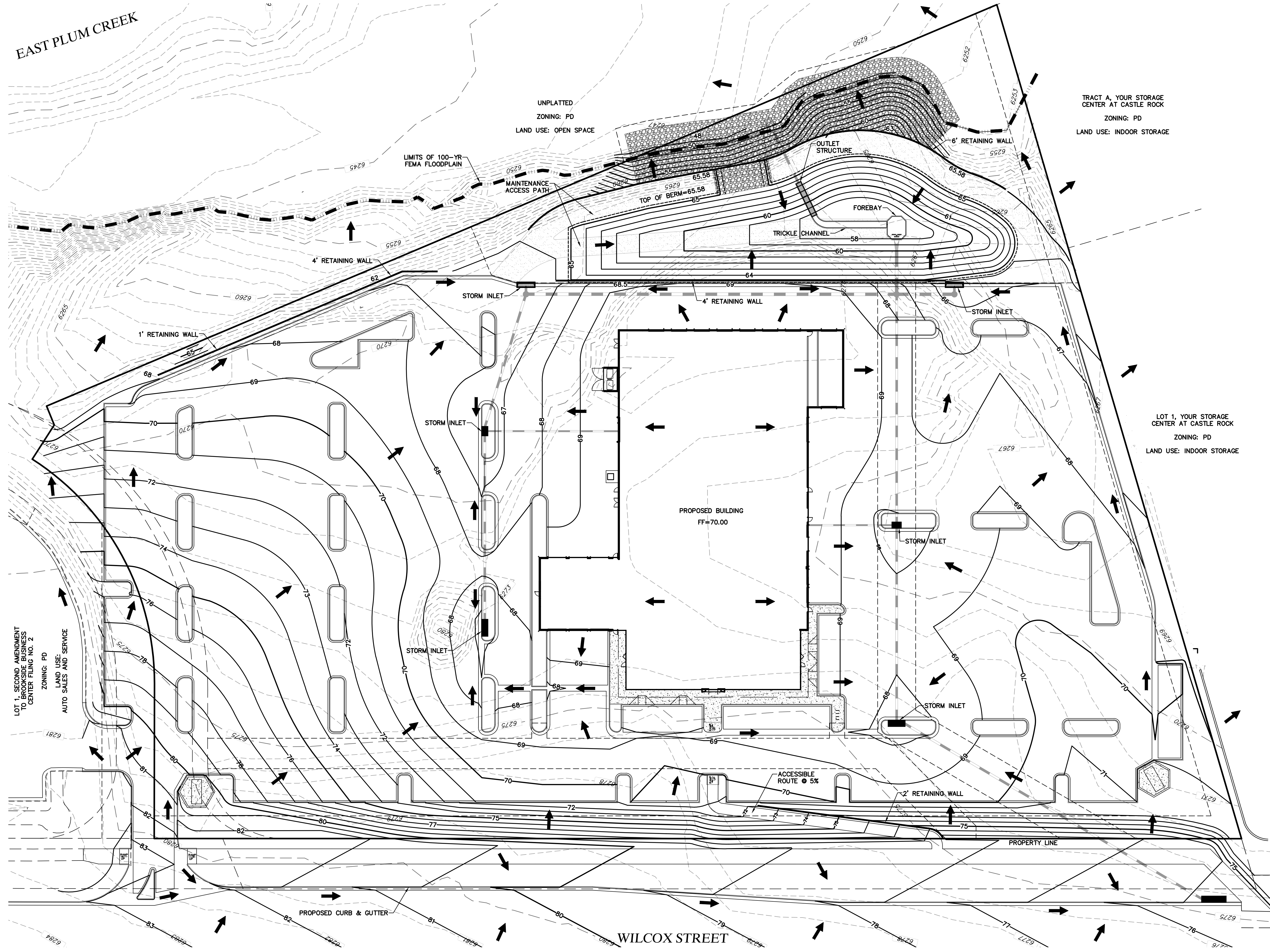
LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SIGHT DISTANCE LINE
	PROPOSED RETAINING WALL
	100-YEAR FEMA FLOODPLAIN
	CONCRETE PAVEMENT
	PARKING COUNT
	ELECTRIC VEHICLE CHARGING SPACE
	PROPOSED LIGHT POLE
	ELECTRIC VEHICLE CHARGING STATION
	MAINTENANCE ACCESS PATH
	RETAIL DISPLAY

LOT 1, YOUR STORAGE CENTER AT CASTLE ROCK
ZONING: PD
LAND USE: INDOOR STORAGE

SITE PLAN
FOUNDATION AUTOMOTIVE FIL. NO. 1
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JULY 31, 2025
SHEET 2 OF 11

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	1' SPILL CURB
	2' CATCH CURB
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT
	FEMA FLOODPLAIN LIMITS
	PROPOSED EASEMENT
	MAINTENANCE ACCESS PATH
	PROPOSED BURIED RIP-RAP

BENCHMARK

NGS BENCHMARK DESIGNATION "Y 396", PID "KK1332" BEING A STEEL ROD UNDER LOGO CAP 101 FEET EAST OF I-25 MILEPOST 180, 80.4 FEET SOUTHEAST OF THE CENTER OF A CONCRETE DRAINAGE PIPE, 42.3 FEET EAST OF THE CENTERLINE OF A FRONTAGE ROAD, 3.3 FEET SOUTH OF A UTILITY POLE. ELEVATION: 6276.49 FEET (NAVD88)

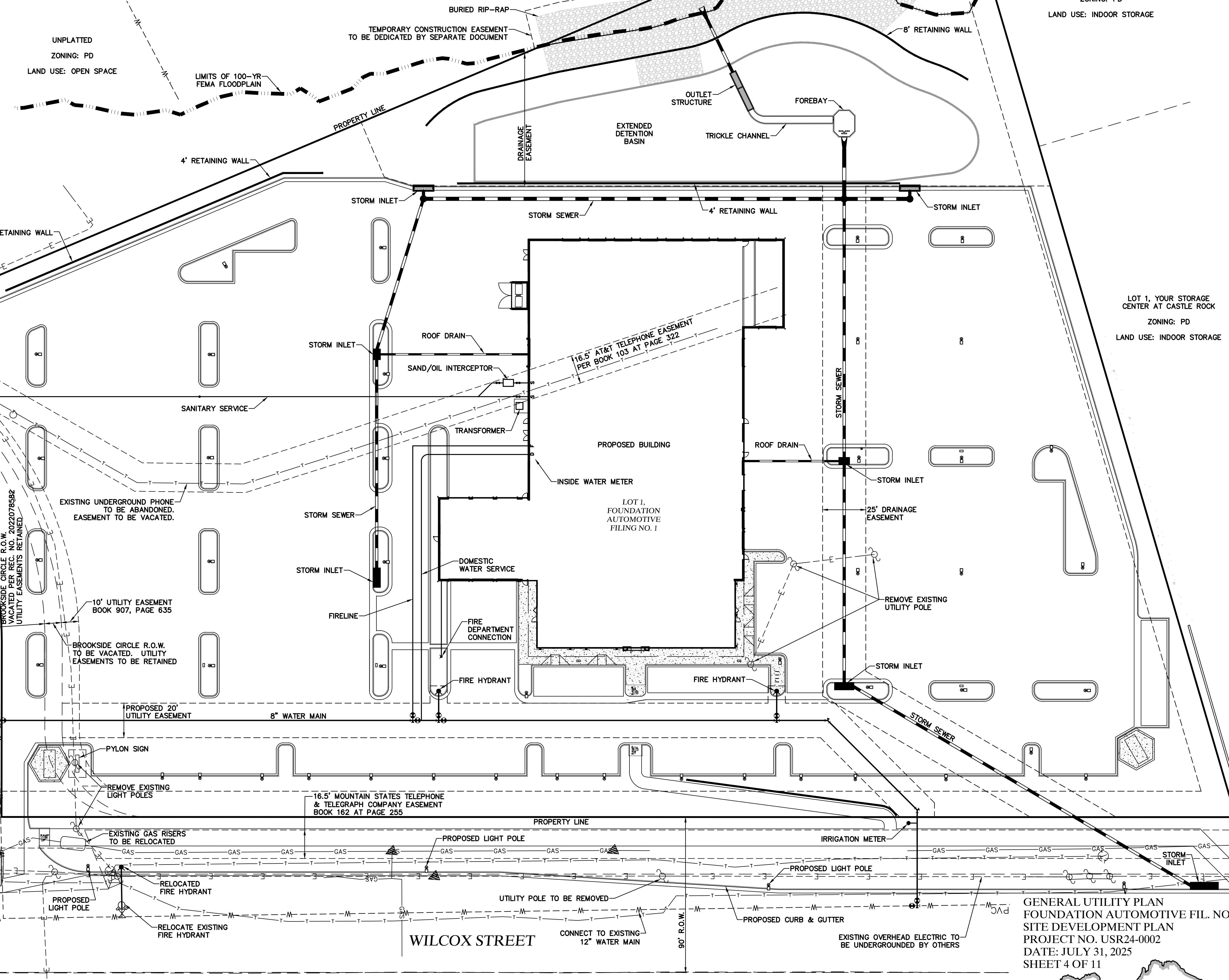
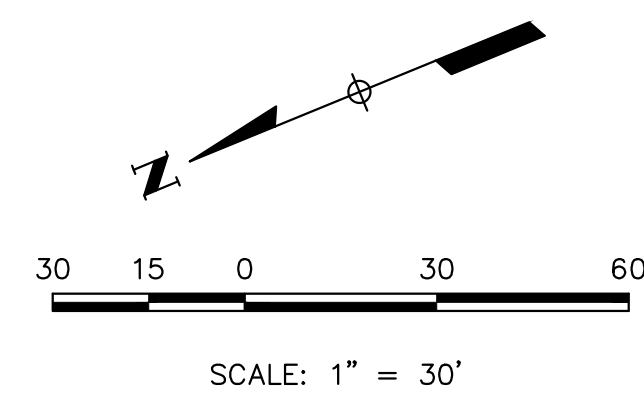
NOTES

1. RETAINING WALLS GREATER THAN 4 FEET REQUIRE A SEPARATE BUILDING PERMIT.

GENERAL GRADING PLAN
FOUNDATION AUTOMOTIVE FIL. NO. 1
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JULY 31, 2025
SHEET 3 OF 11



SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	R.O.W. LIMITS
	FEMA FLOODPLAIN LIMITS
	EXISTING CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	CONCRETE PAVEMENT
	EXISTING EASEMENT
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION
	PROPOSED LIGHT POLE
	EV CHARGING STATION

UTILITY NOTES

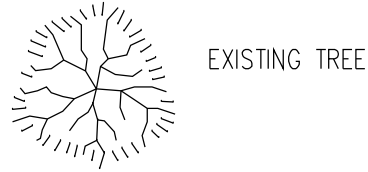
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
5. 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.
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.

GENERAL UTILITY PLAN
FOUNDATION AUTOMOTIVE FIL. NO. 1
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JULY 31, 2025
SHEET 4 OF 11



SITE LEGEND

- PROPERTY LINE
EXISTING CURB & GUTTER
PROPOSED 1" SPILL CURB & GUTTER
EXISTING FENCE
EXISTING EASEMENT
EXISTING ELECTRIC
CONCRETE PAVEMENT
EXISTING UTILITY POLE
PARKING COUNT
ELECTRIC VEHICLE PARKING SPACE



EXISTING TREE

GRAVEL SURFACE

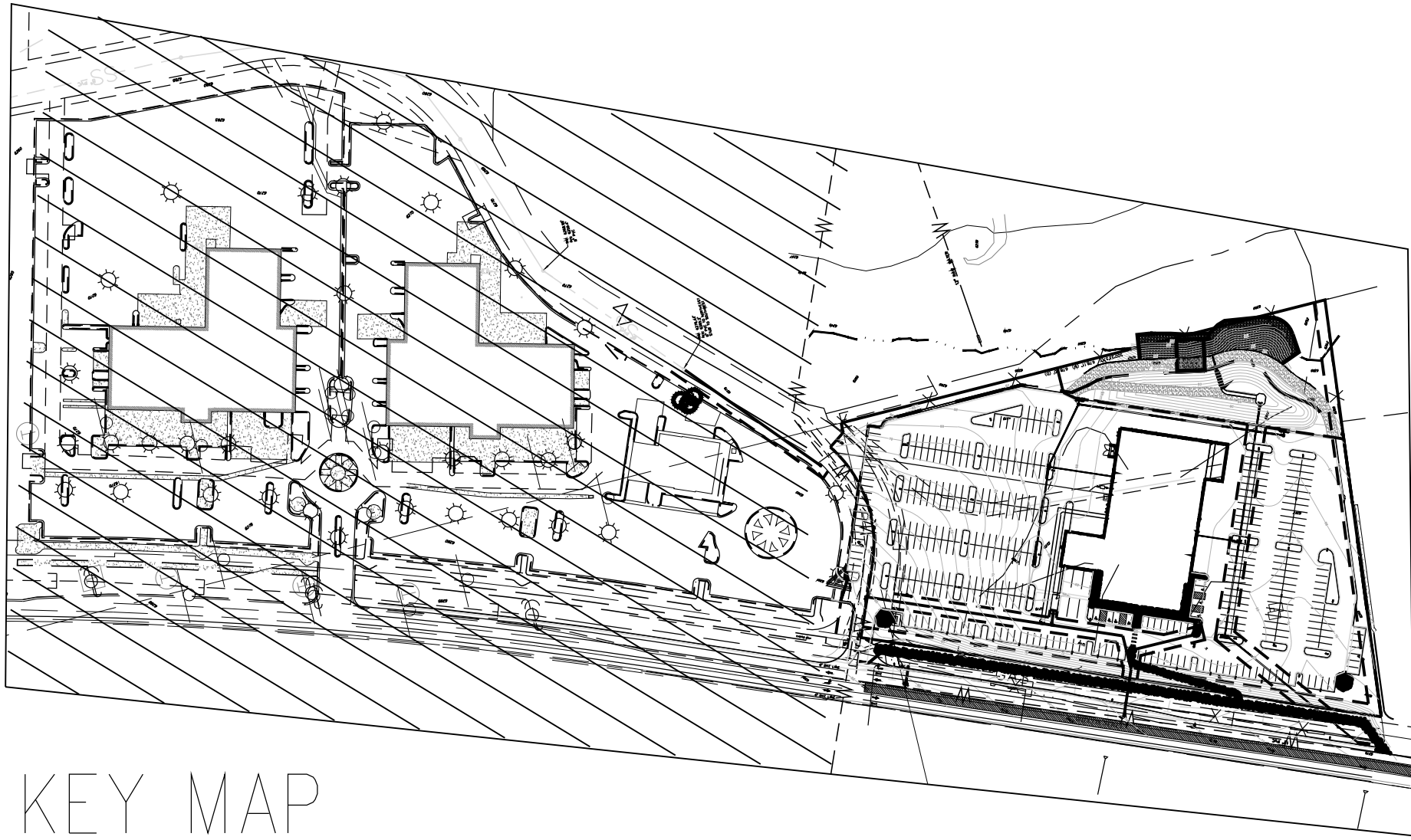
IRRIGATED SEED MIX

NON-IRRIGATED SEED MIX

ROCK MULCH 2" (PROPOSED WITHIN SHRUB BEDS)

SITE DEVELOPMENT PLAN

FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



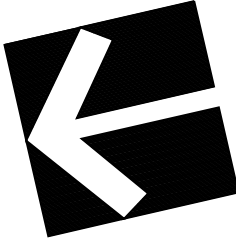
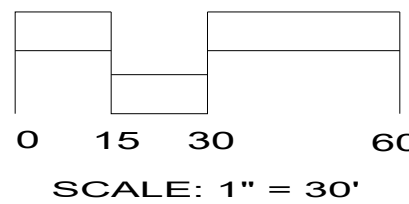
KEY MAP

PLANT TYPE
TOTAL PLANT QUANTITIES
ON-SITE
RIGHT OF WAY

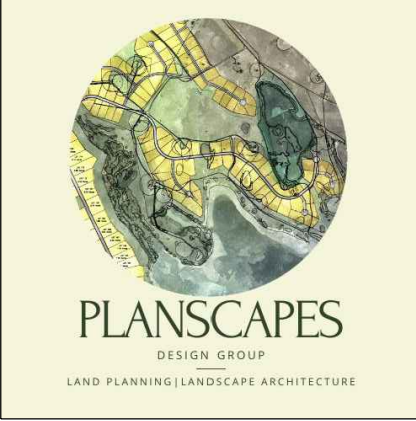
2" Caliper Deciduous Trees	39	16
Ornamental Trees		
1.5" cal. or 6'-8" ht. multi-stem	14	6
6' Evergreen Trees	12	
TOTAL TREES	65	22
5 Gallon Evergreen Shrubs	148	67
5 Gallon Deciduous Shrubs	241	27
TOTAL SHRUBS	386	94

Shrub Hydrozone Type

Very Low	312
Low	163
Moderate	0



LANDSCAPE PLAN
HYUNDAI DEALERSHIP
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JUNE 28, 2024
SHEET 5 OF 11



LANDSCAPE NOTES (These notes to be places on Landscape Plan sheet.)

- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

STREETSCAPE REQUIREMENT TABLE

Street Name	Frontage Linear Feet (LF)	Trees				Shrubs	
		Required trees	Canopy shade trees min. 75% of total provided	Non-canopy shade trees provided	Provided trees total	Required shrubs	Provided shrubs
S. Wilcox Street	675	17	16	6	22	68	94
*							

* Notes:

2) Due to CORE regulations, no trees can be planted within 20' of the existing overhead power line. A variance is has been granted to plant trees east of the walk and a minimum of 20' from the power line. See TCV21-0090.

SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN NON-RESIDENTIAL SITE INVENTORY

Company Name: _____ Planscapes Address: _____ 980 Norway Maple Drive
Phone: _____ 970-988-5301 Email: _____ rmmolloy@msn.com Date: _____ 7/25/2023
Project Name: HYUNDAI DEALERSHIP SITE DEVELOPMENT PLAN

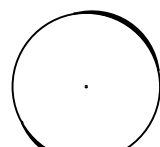
Gross Site Area	Required Landscape (10% of the gross site area)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
279,964 SqFt	27,996 sq ft	83,498 sq ft = 30% Landscape area	27,996/1000*2 = 56 Trees	65 Proposed Trees	27,996/1000*4 = 112 shrubs	386 Proposed Shrubs	30 cu.yds.
Turf Grass Square Footage (SF)*	Landscape Coverage at Maturity (SF)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (SF)	Nonliving Ornamental Percentage (25% maximum)	Number of Large Canopy Deciduous Shade Tree	Percentage (50% Large Canopy Deciduous Shade Tree)	Separate Irrigation Service Connections
59,286 sq ft Non-Irrigated Native Grass	60,009 sq ft	89% coverage	7,305 sq ft of non-living islands	7,305/67,314 = 11% non-living	39 Proposed	39 Shade Trees/65 tree = 60% Shade Trees	Yes ___X___ No ____

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
416 spaces	497/15 = 28 islands	30 Islands	30 Required Trees	41 Provided	120 Shrubs Required	315 Shrubs Provided

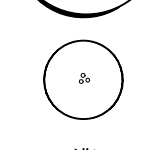
*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots less than 40 spaces can be found in Section 17.54.100(F) of the Castle Rock Municipal Code.
****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.

PLANT SCHEDULE

SYMBOL LEGEND



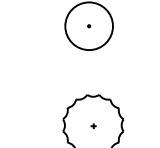
DECIDUOUS SHADE TREES HYDROZONE 1,2 QUANTITY 55 Trees
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND



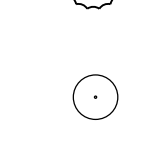
ORNAMENTAL TREES HYDROZONE 1,2 QUANTITY 20 Trees
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND



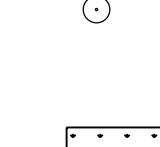
EVERGREEN TREES HYDROZONE 1 QUANTITY 12 Trees
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH



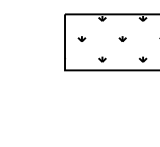
DECIDUOUS SHRUBS HYDROZONE 1,2 QUANTITY 268 Shrubs
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE



EVERGREEN SHRUBS HYDROZONE 1 QUANTITY 215 Shrubs
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE



ORNAMENTAL GRASSES HYDROZONE 1 QUANTITY 28 Grasses
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE



PERENNIAL PLANTING BEDS HYDROZONE 1 AREA 325 sf
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE



NATIVE SEED HYDROZONE 1 AREA 59286 sf
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

*Choose one symbol/hatch for each plant category. Show symbol next to the corresponding category.

CORE NOTES

Overhead distribution lines and structures

- TREES GROWING TALLER THAN 10 FEET SHOULD NOT BE PLANTED WITHIN DISTRIBUTION LINE IN RIGHTS-OF-WAY. HOWEVER, THEY MAY BE PLANTED AT LEAST 20 FEET (HORIZONTALLY FROM OVERHEAD ELECTRIC DISTRIBUTION LINES, REGARDLESS OF THE WIDTH OF THE RIGHT-OF-WAY.
- ALL TREES SHOULD BE PLANTED AT LEAST 20 FEET FROM POLES AND STRUCTURES.
- SHRUBS, GROUND COVERS AND FLOWERBEDS MAY BE PLANTED UP TO THE BASE OF POLES AND STRUCURES. HOWEVER, PLANT MATERIAL MAY BE DESTROYED DURING OPERATIONS AND MAINTENANCE OF LINES. DAMAGED OR DESTROYED MATERIAL WILL NOT BE REPLACED.

Overhead distribution lines and structures

- ALL TREES SHOULD BE PLANTED AT LEAST 10 FEET FROM EQUIPMENT.
- SHRUBS, GROUND COVERS, AND FLOWERBEDS MAY BE PLANTED UP TO 3 FEET FROM EQUIPMENT EXCEPT AT LEAST 10 FEET SHALL BE KEPT CLEAR IN FRONT OF TRANSFORMER SWITCH DOORS. HOWEVER, PLANT MATERIAL MAY BE DESTROYED DURING OPERATIONS AND MAINTENANCE OF LINES. DAMAGED OR DESTROYED MATERIAL WILL NOT BE REPLACED.

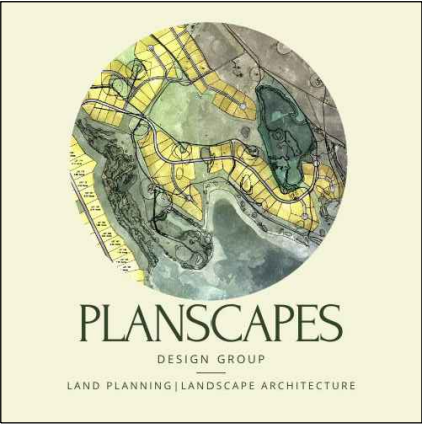
GENERAL IRRIGATION NOTES

- TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.
- ALL NATIVE GRASSES WILL BE TEMPORARILY IRRIGATED OVERHEAD UNTIL ESTABLISHMENT.
- SOD AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.
- IRRIGATION TO CONFORM TO THE THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.
- ALL LANDSCAPE SHOWN ON CONCEPTUAL LANDSCAPE PLAN IS CONSIDERED LOW TO MEDIUM HYDROZONE.

GENERAL GRADING NOTES

- ALL AREAS ARE TO BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

LANDSCAPE DETAILS
HYUNDAI DEALERSHIP
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JUNE 28, 2024
SHEET 6 OF 11



SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

30" DIMENSIONAL LETTERS CHROME,
TBD.

24" "SERVICE" CHANNEL LETTERS,
WHITE, BY SIGN VENDOR

OVERHEAD GLAZED RAPID RISE
DOOR FRAME & MULLIONS TO BE
CLEAR ANODIZED ALUMINUM, TYP.

SERVICE DRIVE LANE INDICATOR
OVER DOOR (TYPICAL OF THREE)

ACM PANELS, BY ACM VENDOR,
INSTALLED OVER BLACK ACM PANELS,
DRY JOINT

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

PIPE BOLLARDS TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

OVERHEAD GLAZED RAPID RISE DOOR
FRAME & MULLIONS TO BE CLEAR
ANODIZED ALUMINUM, TYP.

24" DEALER NAME CHANNEL LETTERS,
WHITE, BY SIGN VENDOR

128' - 4"

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

CONCRETE CMU / EIFS WALL (SANDBLAST)
FINISH WAINSCOT AT 48" ABOVE FF, COLOR TO
MATCH SHERWIN WILLIAMS #6104 "KAFFEE"

PIPE BOLLARDS TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

STRUCTURAL SILICONE GLAZED (SSG)
CURTAIN WALL SYSTEM WITH CLEAR
ANODIZED ALUMINUM INTERIOR
MULLIONS & SOLARBAN 72 GLAZING
AS PER FINISH SPECIFICATIONS

1 WEST ELEVATION

SCALE 1" = 10'-0"

OVERHEAD GLAZED RAPID RISE
DOOR FRAME & MULLIONS TO BE
CLEAR ANODIZED ALUMINUM, TYP.

STOREFRONT ENTRY DOORS &
WINDOW MULLIONS TO BE CLEAR
ANODIZED ALUMINUM

ACM PANELS, BY ACM VENDOR,
INSTALLED OVER BLACK ACM
PANELS, DRY JOINT

ENTRY ELEMENT FRAMING BY
CONTRACTOR.

STRUCTURAL SILICONE GLAZED (SSG)
CURTAIN WALL SYSTEM WITH CLEAR
ANODIZED ALUMINUM INTERIOR
MULLIONS & SOLARBAN 72 GLAZING
AS PER FINISH SPECIFICATIONS

9'-0" WIDE VEHICLE LOADING DOORS

ALTERNATE MATERIAL FOR BACK PORTION OF
BUILDING; TEXTURED INSULATED METAL PANEL
COLOR TO MATCH SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

OVERHEAD GLAZED RAPID RISE
DOOR FRAME & MULLIONS TO BE
CLEAR ANODIZED ALUMINUM, TYP.

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

EXTERIOR WALL PACK LIGHT, TYP

CONCRETE CMU / EIFS WALL (SANDBLAST)
FINISH WAINSCOT AT 48" ABOVE FF, COLOR TO
MATCH SHERWIN WILLIAMS #6104 "KAFFEE"

PIPE BOLLARDS TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

2 SOUTH ELEVATION

SCALE 1" = 10'-0"

OVERHEAD GLAZED RAPID RISE
DOOR FRAME & MULLIONS TO BE
CLEAR ANODIZED ALUMINUM, TYP.

EXTERIOR WALL PACK LIGHT, TYP

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

CONCRETE CMU / EIFS WALL
(SANDBLAST) FINISH WAINSCOT AT 48"
ABOVE FF, COLOR TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

PAINT METAL DOORS, FRAMES & TRIM
SHERWIN WILLIAMS # 911 "ANTLER
VELVET", SEMI-GLOSS FINISH, TYP.

PIPE BOLLARDS TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

STOREFRONT ENTRY DOORS & WINDOW
MULLIONS TO BE CLEAR ANODIZED
ALUMINUM

ACM PANELS, BY ACM VENDOR,
INSTALLED OVER BLACK ACM PANELS,
DRY JOINT

ENTRY ELEMENT FRAMING BY
CONTRACTOR. ACM PANELS.

STRUCTURAL SILICONE GLAZED (SSG)
CURTAIN WALL SYSTEM WITH CLEAR
ANODIZED ALUMINUM INTERIOR
MULLIONS & SOLARBAN 72 GLAZING AS
PER FINISH SPECIFICATIONS

9'-0" WIDE VEHICLE LOADING DOORS

3 NORTH ELEVATION

SCALE 1" = 10'-0"

EXTERIOR WALL PACK LIGHT, TYP

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

CONCRETE CMU / EIFS WALL (SANDBLAST)
FINISH WAINSCOT AT 48" ABOVE FF, COLOR TO
MATCH SHERWIN WILLIAMS #6104 "KAFFEE"

PIPE BOLLARDS TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

PAINT METAL DOORS, FRAMES & TRIM
SHERWIN WILLIAMS # 911 "ANTLER
VELVET", SEMI-GLOSS FINISH, TYP.

CONCRETE CMU / EIFS WALL (SANDBLAST)
FINISH WAINSCOT AT 48" ABOVE FF, COLOR TO
MATCH SHERWIN WILLIAMS #6104 "KAFFEE"

EIFS WALL FINISH, COLOR TO MATCH
SHERWIN WILLIAMS #9111 "ANTLER
VELVET", SANDBLAST FINISH

OVERHEAD GLAZED RAPID RISE
DOOR FRAME & MULLIONS TO BE
CLEAR ANODIZED ALUMINUM, TYP.

PIPE BOLLARDS TO MATCH
SHERWIN WILLIAMS #6104 "KAFFEE"

4 EAST ELEVATION

SCALE 1" = 10'-0"

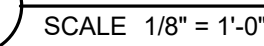
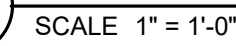
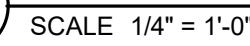
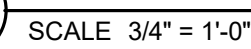
EXTERIOR ELEVATIONS
FOUNDATION AUTOMOTIVE FIL. NO. 1
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: AUGUST 23, 2024
SHEET 7 OF 11

FOUNDATION AUTOMOTIVE FILING NO. 1

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



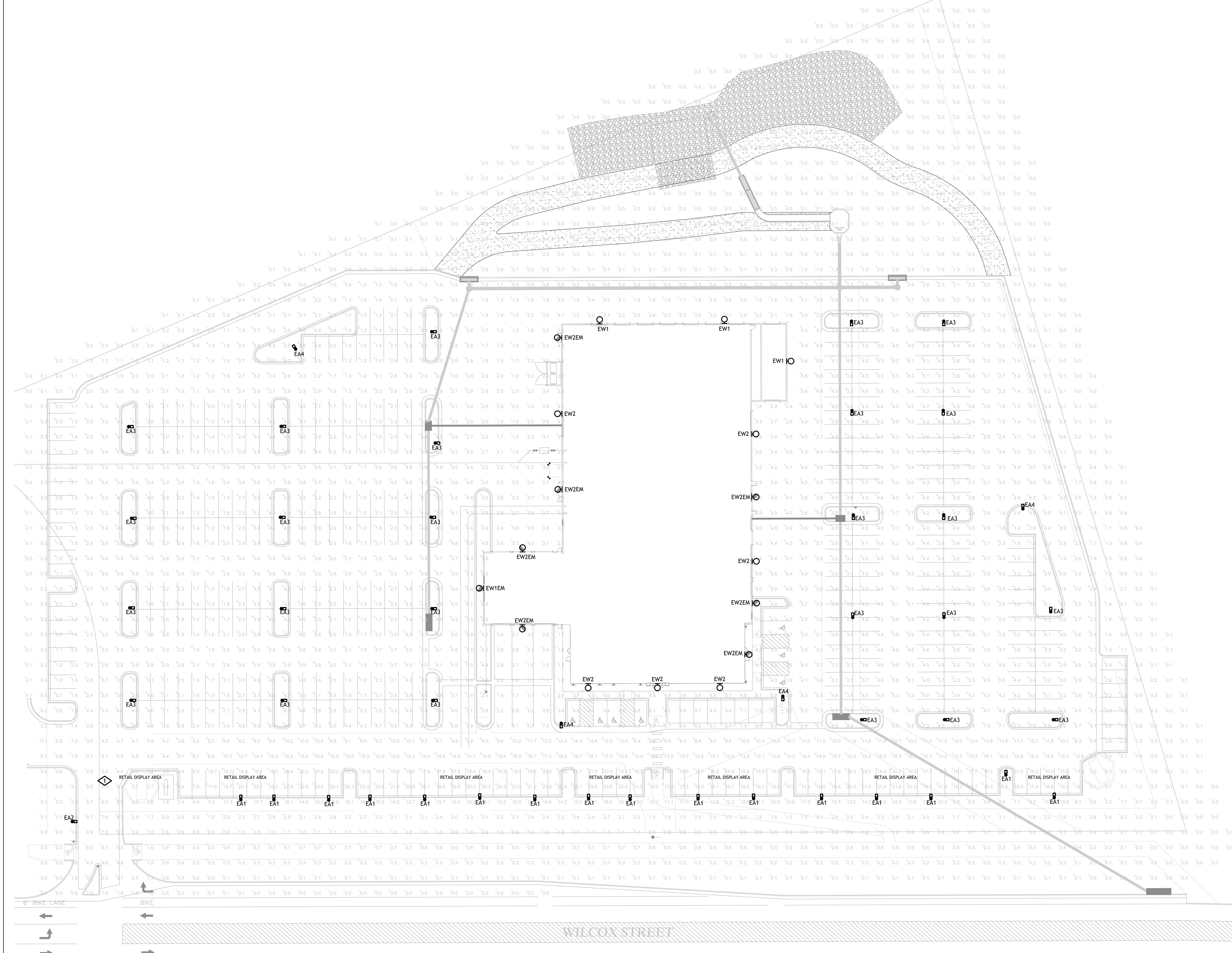
SCALE 3/4" = 1'-0"



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www.adragnaarch.com

SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LIGHTING GENERAL NOTES**
1. LIGHT LOSS FACTOR IS 1. SHOWN IN STATISTICS TABLE.
 2. HOURS OF OPERATION/CONTROL INTENT: DEALERSHIP HOURS OF OPERATION ARE 7:00AM TO 7:00PM. ALL LIGHTS SHALL TURN ON 30 MINUTES PRIOR TO SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE. ONE HOUR AFTER CLOSE OF BUSINESS (8:00PM), ALL LIGHTING ALONG THE RETAIL DISPLAY SHALL REMAIN AT 100% OUTPUT. ALL OTHER LIGHTING SHALL BE REDUCED TO 50% OUTPUT.
 3. REFERENCE SEQUENCE OF OPERATIONS SCHEDULE AND LUMINAIRE SCHEDULE ON SHEET 11 FOR SPECIFIC CONTROLS INTENT.
 3. LIGHTING OBJECTIVES:
 - RETAIL DISPLAY: OBJECTIVE IS TO ILLUMINATE VEHICLES ON DISPLAY FOR RETAIL VIA AREA POLE LIGHTS.
 - PARKING: OBJECTIVE IS TO ILLUMINATE PARKING AREAS FOR SAFETY VIA AREA POLE LIGHTS AND WALL PACKS.
 - EMERGENCY EGRESS: OBJECTIVE IS TO ILLUMINATE EACH EMERGENCY EGRESS DOOR FOR SAFETY VIA EMERGENCY BACKUP WALL PACKS.
 4. MITIGATION EFFORTS: EXTERIOR POLE LIGHTS ARE SPECIFIED WITH LOW GLARE DISTRIBUTION OPTICS AND EXTERNAL GLARE SHIELD. EXTERIOR WALL PACKS ARE SPECIFIED ASIES FULL CUTOFF TO RESTRICT LIGHT TRESPASS, GLARE, AND LIGHT POLLUTION.
 5. EXTERIOR LIGHTING FOR EGRESS TRAVEL SHALL COMPLY WITH CURRENTLY ADOPTED BUILDING CODE VIA EMERGENCY BACK-UP WALL PACKS AT ALL EGRESS DOORS.
 6. FORWARD THROW LUMINAIRES: THE FOLLOWING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

- LIGHTING FIXTURES LEGEND**
- LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH
 - WALL MOUNTED SCONCE LIGHT
 - EXTERIOR POLE AREA LIGHT
 - WALL MOUNTED AREA LIGHT

- KEYNOTE LEGEND**
- | KEY | VALUE |
|-----|--|
| | 1. THIS PROPERTY IS ADJACENT TO THE EXISTING CASTLE ROCK CHRYSLER DODGE JEEP RAM AUTO DEALERSHIP. THIS PROPERTY AND THE EXISTING DEALERSHIP ARE OWNED BY THE SAME OWNER, MEANING THE PROPERTY LINE RUNS THROUGH THIS PROPERTY'S PARKING LOT. |

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Light Loss Factor
GUEST PARKING NORTH	✕	3.0 fc	8.0 fc	0.5 fc	16.0:1	6.0:1	1.0
GUEST PARKING SOUTH	✕	3.9 fc	8.8 fc	0.5 fc	17.6:1	7.8:1	1.0
OVERALL	+	3.3 fc	23.9 fc	0.0 fc	N/A	N/A	1.0
PROPERTY LINE	+	0.8 fc	8.3 fc	0.0 fc	N/A	N/A	1.0
RETAIL DISPLAY	✕	15.4 fc	23.9 fc	3.8 fc	6.3:1	4.1:1	1.0

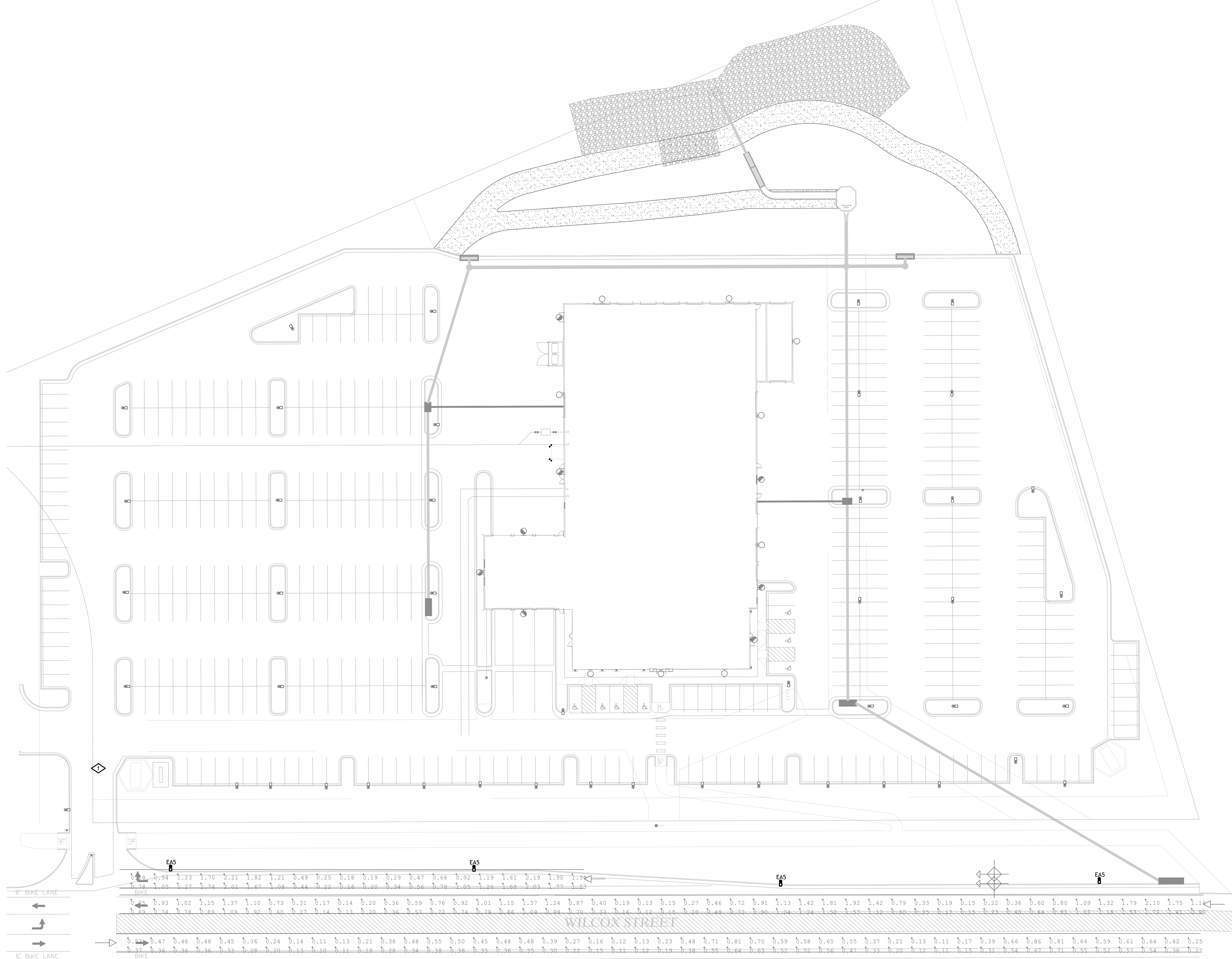
PHOTOMETRIC SITE PLAN
FOUNDATION AUTOMOTIVE FIL. NO. 1
SITE DEVELOPMENT PLAN
PROJECT NO. USR24-0002
DATE: JANUARY 24, 2025
SHEET 10 OF 11

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #: 6517.00



1 | PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

SITE DEVELOPMENT PLAN
FOUNDATION AUTOMOTIVE FILING NO. 1
LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LIGHTING GENERAL NOTES
1. LIGHT LOSS FACTOR IS 1.
 2. MITIGATION EFFORTS: EXTERIOR POLE LIGHTS ARE SPECIFIED WITH LOW GLARE DISTRIBUTION OPTICS AND EXTERNAL GLARE SHIELD. EXTERIOR WALL PACKS ARE SPECIFIED AS IE5 FULL CUTOFF TO RESTRICT LIGHT TRESPASS, GLARE, AND LIGHT POLLUTION.
 3. FORWARD THROW LUMINAIRES: THE FOLLOWING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDINGS FACADE, AND UNSHIELDED WALL PACKS.
 4. PER CASTLE ROCK 17.58.050 ALL LIGHTING SHALL BE IESNA FULL CUTOFF.

LIGHTING FIXTURES LEGEND

○_A LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH

○ WALL MOUNTED SCONCE LIGHT

□_o EXTERIOR POLE AREA LIGHT

□ WALL MOUNTED AREA LIGHT

KEYNOTE LEGEND

KEY	VALUE
◇	1. THIS PROPERTY IS ADJACENT TO THE EXISTING CASTLE ROCK CHRYSLER DODGE JEEP RAM AUTO DEALERSHIP. THIS PROPERTY AND THE EXISTING DEALERSHIP ARE OWNED BY THE SAME OWNER, MEANING THE PROPERTY LINE RUNS THROUGH THIS PROPERTY'S PARKING LOT.

Calculation Summary							
Label	CalcType	Units	Avg	Avg/Mn	Max/Mn	Max	Min
Road East_Luminance	Luminance	Cd/Sq.m	0.78	6.50	17.50	2.10	0.12
Road East_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.06	6.00	23.00	0.23	0.01
Road West_Luminance	Luminance	Cd/Sq.m	0.38	3.90	8.60	0.86	0.15
Road West_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.03	3.00	10.00	0.10	0.01
Turning Lane_Luminance	Luminance	Cd/Sq.m	1.07	6.69	13.81	2.21	0.16
Turning Lane_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.05	5.00	21.00	0.21	0.01

PHOTOMETRIC SITE PLAN
FOUNDATION AUTOMOTIVE FIL. NO. 1
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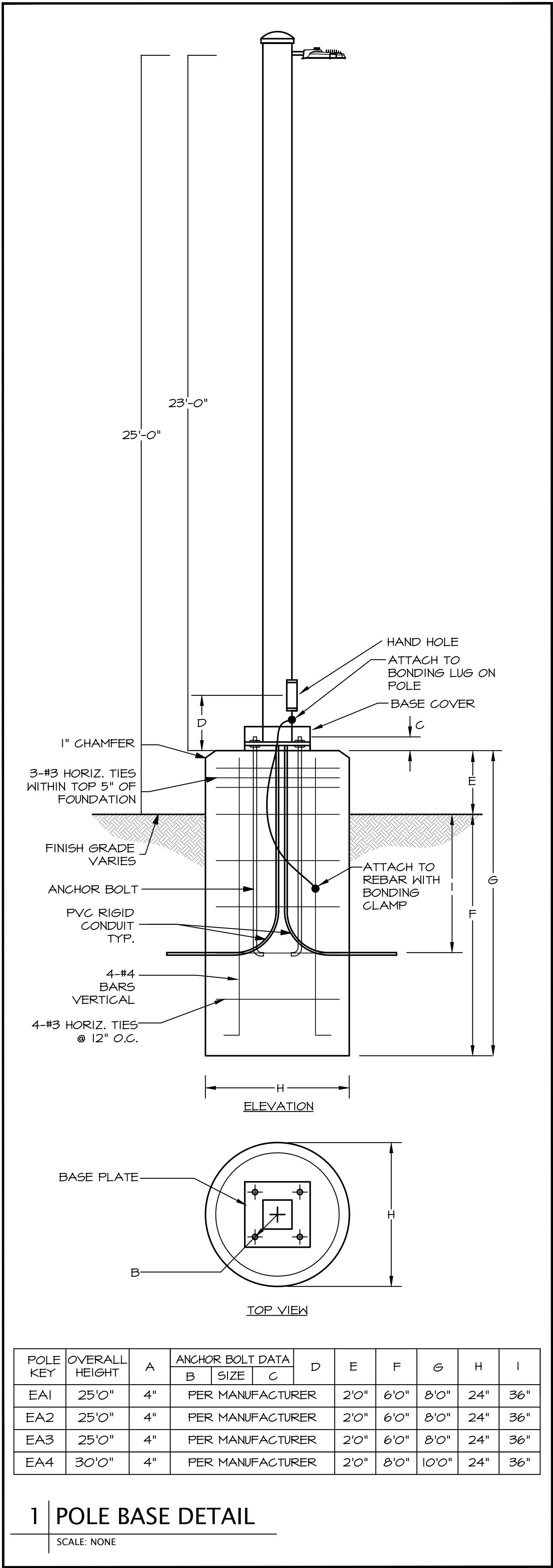
1 | STREET LIGHTING PLAN
SCALE: 1" = 30'-0"

SITE DEVELOPMENT PLAN

FOUNDATION AUTOMOTIVE FILING NO. 1

LOCATED IN THE SE 1/4, SECTION 15, T. 8 S., R. 67 W., 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



D-Series Size 2 LED Area Luminaire

Specifications

EPA: 1.06 ft² (0.10 m²)

Length: 40.59" (103.1 cm)

Width: 16.76" (42.6 cm)

Height H1: 8.11" (20.6 cm)

Height H2: 3.96" (10.1 cm)

Weight: 46 lbs (20.9 kg)

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

2 EA1, EA2, EA3, EA4, EA5

SCALE: NONE

VMS LED Specifications

Control Number: WALL_CEILING-VMS-08_30_2022

Project Name:

Catalog Number:

Type:

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

The **VMS LED** wall mount Series continues the unique contemporary design that is inspired by the V-Collection series. It combines LED performance and advanced LED thermal management technology and provides lighting that is energy efficient and aesthetically pleasing.

The LED performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access for mounting and maintenance.

The LED light assemblies come with 48, 64, 80 or 96 LEDs.

Six optical distribution pattern are available. Choose between 3000, 4000 or 5000 Kelvin temperature for the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VMS LED** Series is an exceptional choice for office complexes, schools, commercial buildings, and many architectural projects.

3 EW1, EW1EM

SCALE: NONE

LIGHTING FIXTURE SCHEDULE																	
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION		FULL CUT OFF	CONTROLS	NOTES
					LAMP QTY	WATT	TYPE	CCT/CRI					LOCATION	BOF/RFD/OFH			
EA1	23'-0" TALL, SINGLE HEAD LED POLE LIGHT, TYPE III LOW GLARE DISTRIBUTION, HIGH OUTPUT, EXTERNAL GLARE SHIELD, FULL CUT OFF	LITHONIA	DSX2 LED-P5-30K-80CRI-T3LG-MVOLT-EGSR-DBLXD	277	1	326.6	LED	30K / 80CRI	326.6	34,445 LM	DIMMING	BLACK	POLE GROUND	23'-0"	YES	ET1	
EA2	23'-0" TALL, SINGLE HEAD LED POLE LIGHT, TYPE III BACK LIGHT CONTROL, DISTRIBUTION, HIGH OUTPUT, EXTERNAL GLARE SHIELD, FULL CUT OFF	LITHONIA	DSX2 LED-P5-30K-80CRI-BLC3-MVOLT-EGSR-DBLXD	277	1	326.6	LED	30K / 80CRI	326.6	28,048 LM	DIMMING	BLACK	POLE GROUND	23'-0"	YES	EO1	
EA3	23'-0" TALL, SINGLE HEAD LED POLE LIGHT, TYPE V LOW GLARE DISTRIBUTION, LOW OUTPUT, EXTERNAL GLARE SHIELD, FULL CUT OFF	LITHONIA	DSX2 LED-P1-30K-80CRI-T5LG-MVOLT-EGSR-DBLXD	277	1	134.5	LED	30K / 80CRI	134.5	16,696 LM	DIMMING	BLACK	POLE GROUND	23'-0"	YES	EO1	
EA4	23'-0" TALL, SINGLE HEAD LED POLE LIGHT, TYPE III LOW GLARE DISTRIBUTION, LOW OUTPUT, EXTERNAL GLARE SHIELD, FULL CUT OFF	LITHONIA	DSX2 LED-P1-30K-80CRI-T3LG-MVOLT-EGSR-DBLXD	277	1	134.5	LED	30K / 80CRI	134.5	16,696 LM	DIMMING	BLACK	POLE GROUND	23'-0"	YES	EO1	
EA5	28'-0" TALL, SINGLE HEAD LED POLE LIGHT, TYPE III LOW GLARE DISTRIBUTION, LOW OUTPUT, FULL CUT OFF	LITHONIA	DSX2 LED-P1-30K-80CRI-T3LG-MVOLT-DBLXD	277	1	134.5	LED	30K / 80CRI	134.5	16,696 LM	DIMMING	BLACK	POLE GROUND	23'-0"	YES	ET1	
EW1	BUILDING MOUNTED LED WALL PACK, TYPE II DISTRIBUTION, FULL CUT OFF	VISIONAIRE	VMS-1-T2-48LC-3-3K-UNV-WM-BK	277	1	52	LED	30K / 80CRI	52	6,909 LM	DIMMING	BLACK	SURFACE WALL	20'-0"	YES	EO1	
EW1EM	BUILDING MOUNTED LED WALL PACK, TYPE II DISTRIBUTION, FULL CUT OFF, WITH EMERGENCY BATTERY BACKUP	VISIONAIRE	VMS-1-T2-48LC-3-3K-UNV-WM-BK EBPL-CLD	277	1	52	LED	30K / 80CRI	52	6,909 LM	DIMMING	BLACK	SURFACE WALL	20'-0"	YES	EO1	
EW2	BUILDING MOUNTED LED WALL PACK, TYPE III DISTRIBUTION, FULL CUT OFF	VISIONAIRE	VMS-1-T3-48LC-3-3K-UNV-WM-BK	277	1	52	LED	30K / 80CRI	52	7,243 LM	DIMMING	BLACK	SURFACE WALL	20'-0"	YES	EO1	
EW2EM	BUILDING MOUNTED LED WALL PACK, TYPE III DISTRIBUTION, FULL CUT OFF, WITH EMERGENCY BATTERY BACKUP	VISIONAIRE	VMS-1-T3-48LC-3-3K-UNV-WM-BK EBPL-CLD	277	1	52	LED	30K / 80CRI	52	7,243 LM	DIMMING	BLACK	SURFACE WALL	20'-0"	YES	EO1	
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH																	

LIGHTING SEQUENCE OF OPERATION									
SEQUENCE OF OP.	ON	OFF	SENSOR TYPE	TIME OUT	DIMMING/ SWITCHING	CONTROLLED RECEPTACLE	DAYLIGHT HARVESTING		COMMENTS
EXTERIOR							YES/NO	TARGET ILLUMINANCE (FC)	
ET1	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET	TIMECLOCK AUTOMATIC OFF 30 MINUTES AFTER SUNRISE	NONE	N/A	SWITCHING	NO	NO	N/A	
EO1	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET. ONE HOUR AFTER CLOSE OF BUSINESS, DIM TO 50% OUTPUT. ONE HOUR PRIOR TO OPEN OF BUSINESS, AUTOMATIC ON TO 100% OUTPUT.	TIMECLOCK AUTOMATIC OFF 30 MINUTES AFTER SUNRISE	OCCUPANCY	N/A	DIMMING	NO	NO	N/A	

SITE PHOTOMETRIC DETAILS

FOUNDATION AUTOMOTIVE FIL. NO. 1

SITE DEVELOPMENT PLAN

PROJECT NO. USR24-0002

DATE: JANUARY 24, 2025

SHEET 11 OF 11