





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



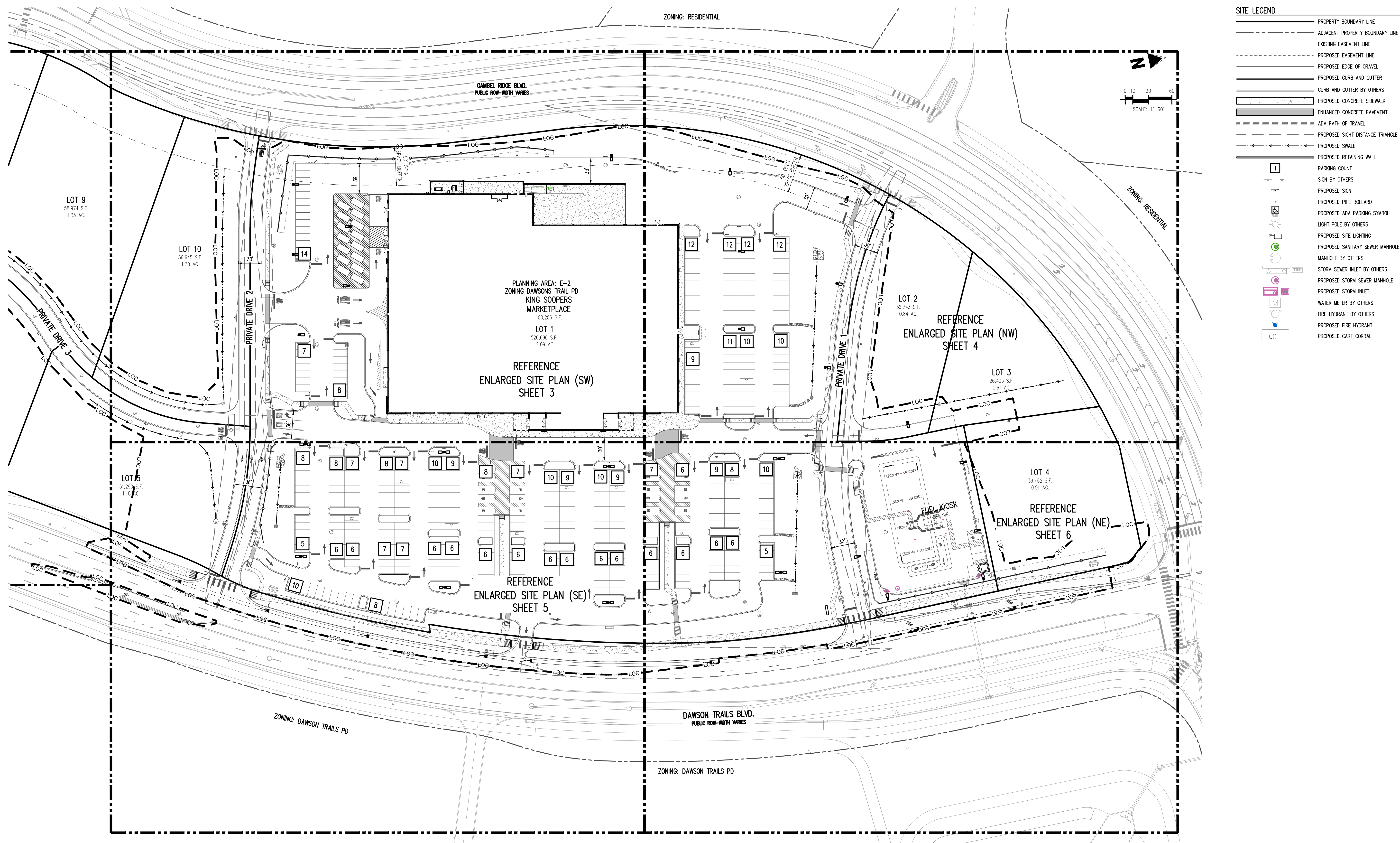
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CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

|             |           |
|-------------|-----------|
| Project No: | KSS000165 |
| Drawn By:   | RDG       |
| Checked By: | JRR       |
| Date:       |           |

OVERALL SITE PLAN





**SITE DEVELOPMENT PLAN**  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ZONING: RESIDENTIAL

REFER TO PUBLIC IMPROVEMENT  
CONSTRUCTION PLANS  
DAWSON TRAILS FILING 2 INFRASTRUCTURE  
TOWN OF CASTLE ROCK PROJECT NO.  
CD23-0045 FOR ROADWAY IMPROVEMENT

GAMBEL RIDGE BLV  
PUBLIC ROW-WIDTH VARIE

## SITE LEGEND

## SITE SCHEDUL

- 1) BY OTHERS CURB AND GUTTER TO REMAIN
- 2) BY OTHERS SIDEWALK TO REMAIN
- 3) BY OTHERS SIGN TO REMAIN
- 4) BY OTHERS ADA RAMP(S) TO REMAIN
- 5) BY OTHERS ROADWAY STRIPING AND PAVEMENT SYMBOLS TO REMAIN
- 6) BY OTHERS CROSS WALK STRIPING TO REMAIN
- 7) BY OTHERS STORM DRAIN INLET TO REMAIN; REFERENCE UTILITY PLAN
- 8) BY OTHERS MANHOLE TO REMAIN; REFERENCE UTILITY PLAN FOR TYPE
- 9) BY OTHERS FIRE HYDRANT TO REMAIN; REFERENCE UTILITY PLAN
- 10) BY OTHERS STREET LIGHT TO REMAIN
- 11) BY OTHERS RELOCATED FIRE HYDRANT
- 12) PROPOSED RELOCATED STORM INLET
- 13) PROPOSED RELOCATED SIGN
- 14) PROPOSED SAWCUT
- 15) PROPOSED KING SOOPERS BUILDING; 100,054 SF
- 16) PROPOSED PHARMACY DRIVE THROUGH WINDOW
- 17) PROPOSED GROCERY PICKUP PARKING
- 18) PROPOSED FUEL KIOSK BUILDING; 184 SF
- 19) PROPOSED RETAINING WALL; MAX HEIGHT 8'
- 20) PROPOSED MONUMENT SIGN; DESIGN AND PERMITTING BY OTHERS
- 21) PROPOSED BOLLARDS; REFERENCE SITE DETAILS
- 22) PROPOSED ASPHALT PAVING
- 23) PROPOSED STAIRS
- 24) PROPOSED 6" CURB WITH 1" GUTTER
- 25) PROPOSED 6" CURB WITH 2" GUTTER (PUBLIC ROADS)
- 26) PROPOSED CONCRETE CURB CHASE
- 27) PROPOSED CONCRETE CURB OPENING
- 28) PROPOSED SIDEWALK; WIDTH AS NOTED
- 29) PROPOSED ADA ACCESSIBLE RAMP
- 30) PROPOSED BICYCLE RACK (20 SPACES TOTAL); REFERENCE SITE DETAILS

NOTE: ALL ROADWAY IMPROVEMENTS AS PROPOSED  
ARE SUBJECT TO APPROVAL OF FUTURE CD'S

NOTE: "NO PARKING-FIRE LANE" CURB MARKING TO BE PLACED ON ALL RAISED CURB ALONG THE FIRE ACCESS ROUTE. SIZE AND SPACING PER TO OF CASTLE ROCK FIRE CODE.

[REDACTED]

SDP25-0015 - SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

**Galloway**

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**SITE DEVELOPMENT PLAN**  
**LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

# KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

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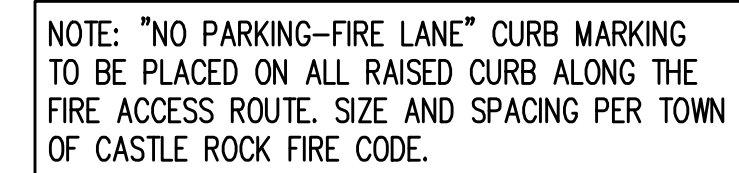
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| Date:       |           |

ENLARGED SITE PLAN (SW)

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of 24



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



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of 24

LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

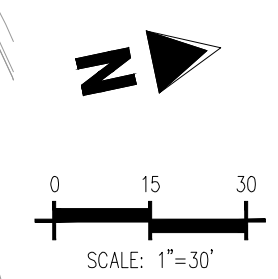


TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ZONING: DAWSON TRAILS PD



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

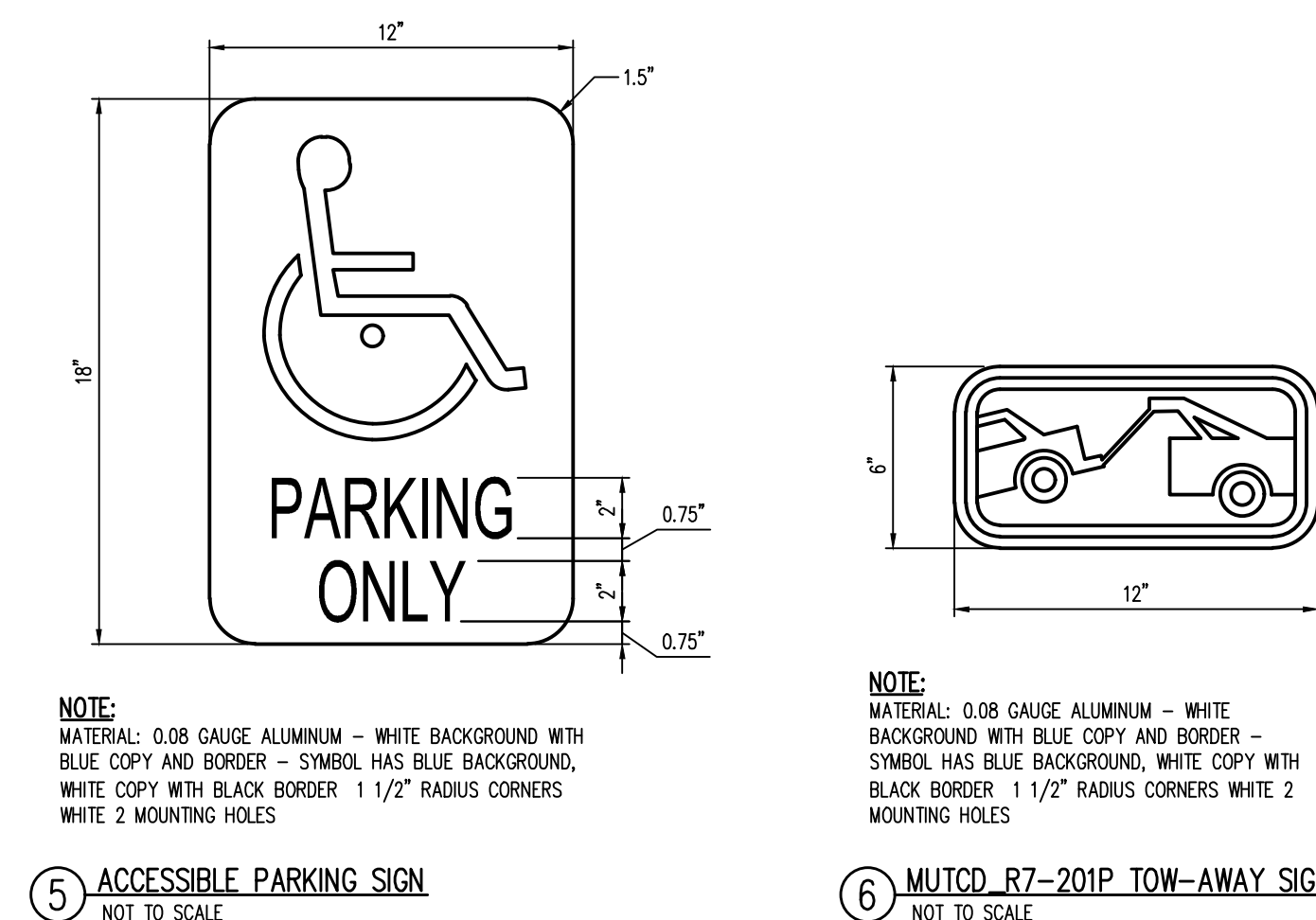
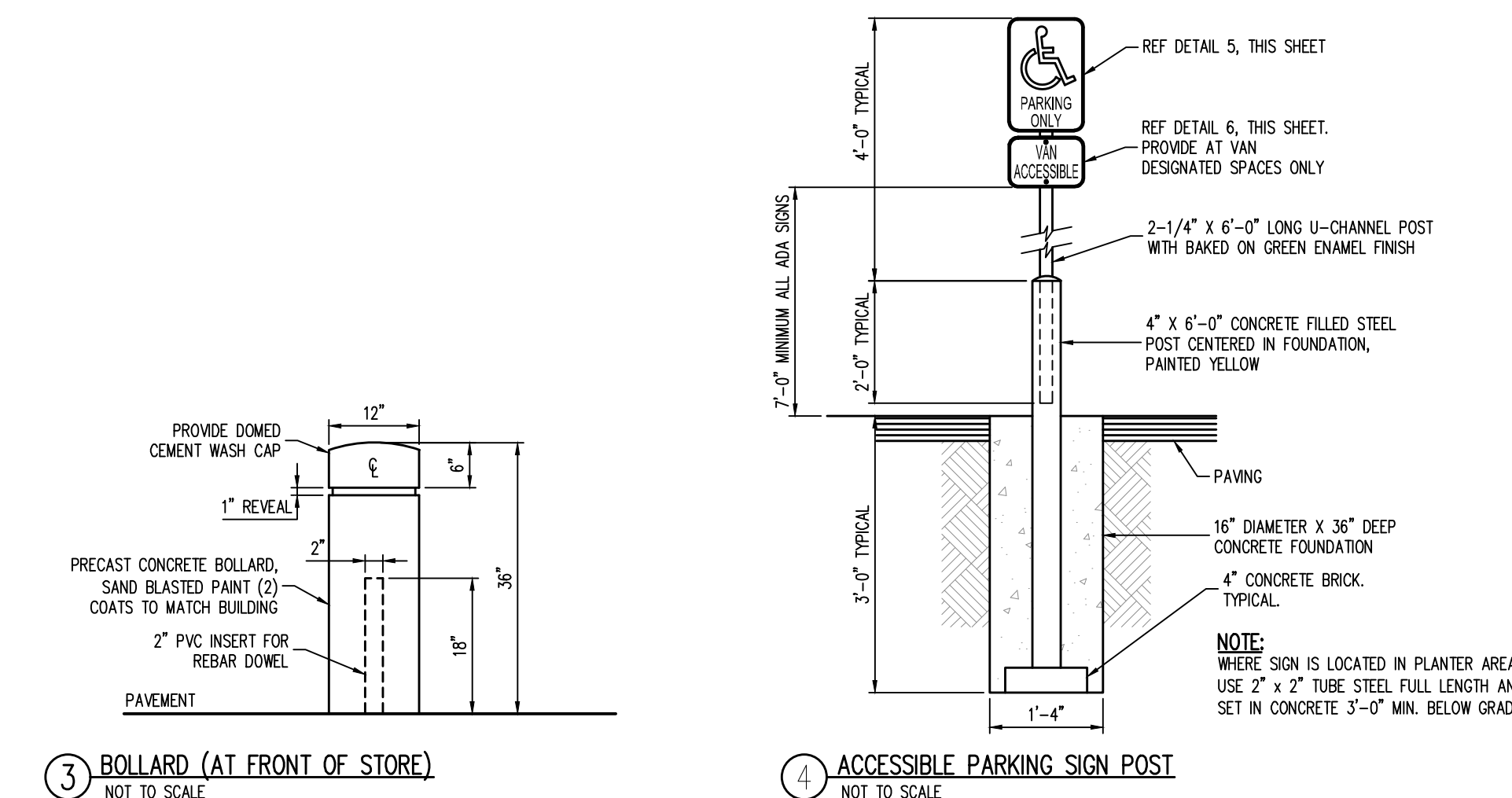
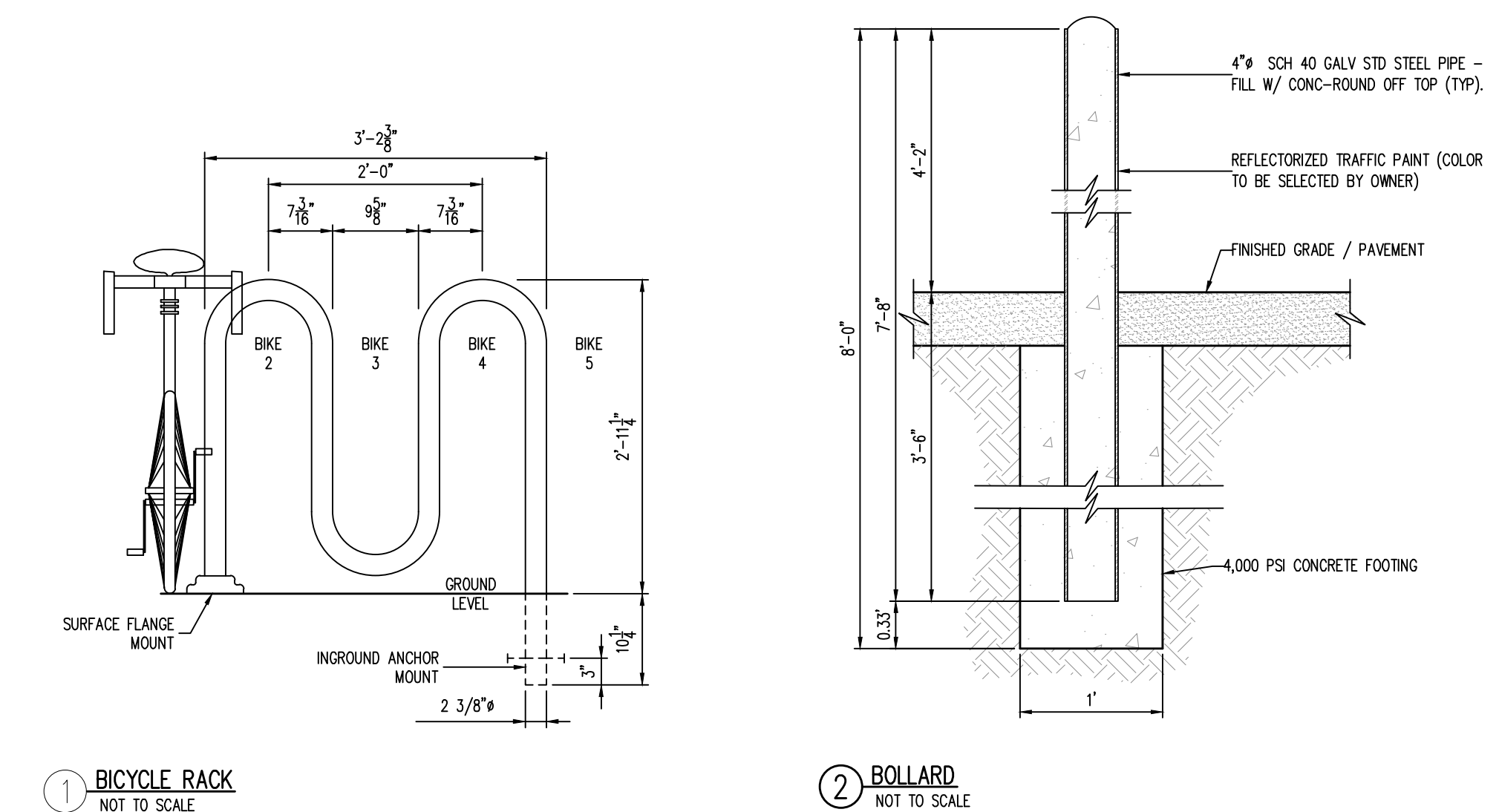
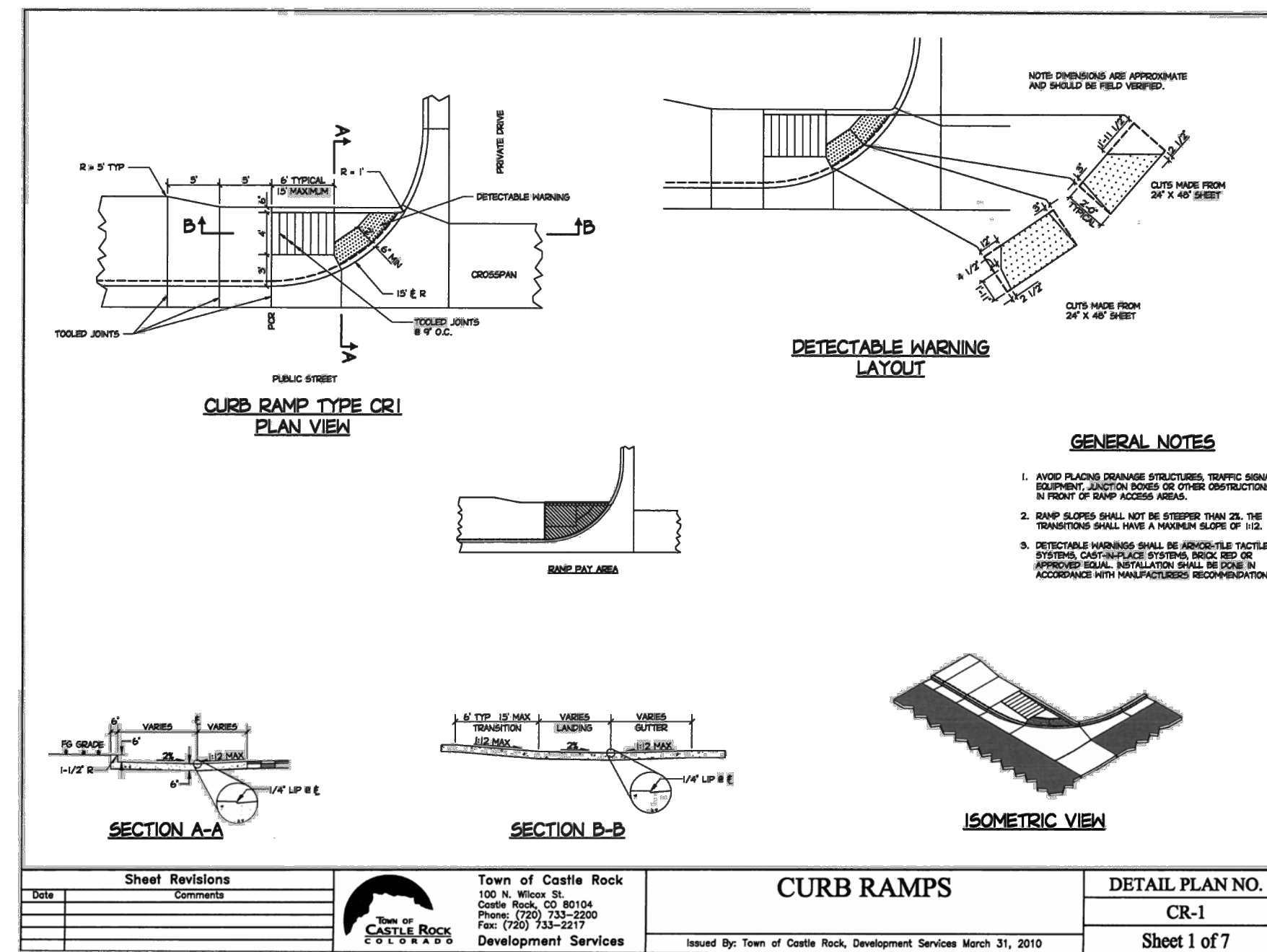
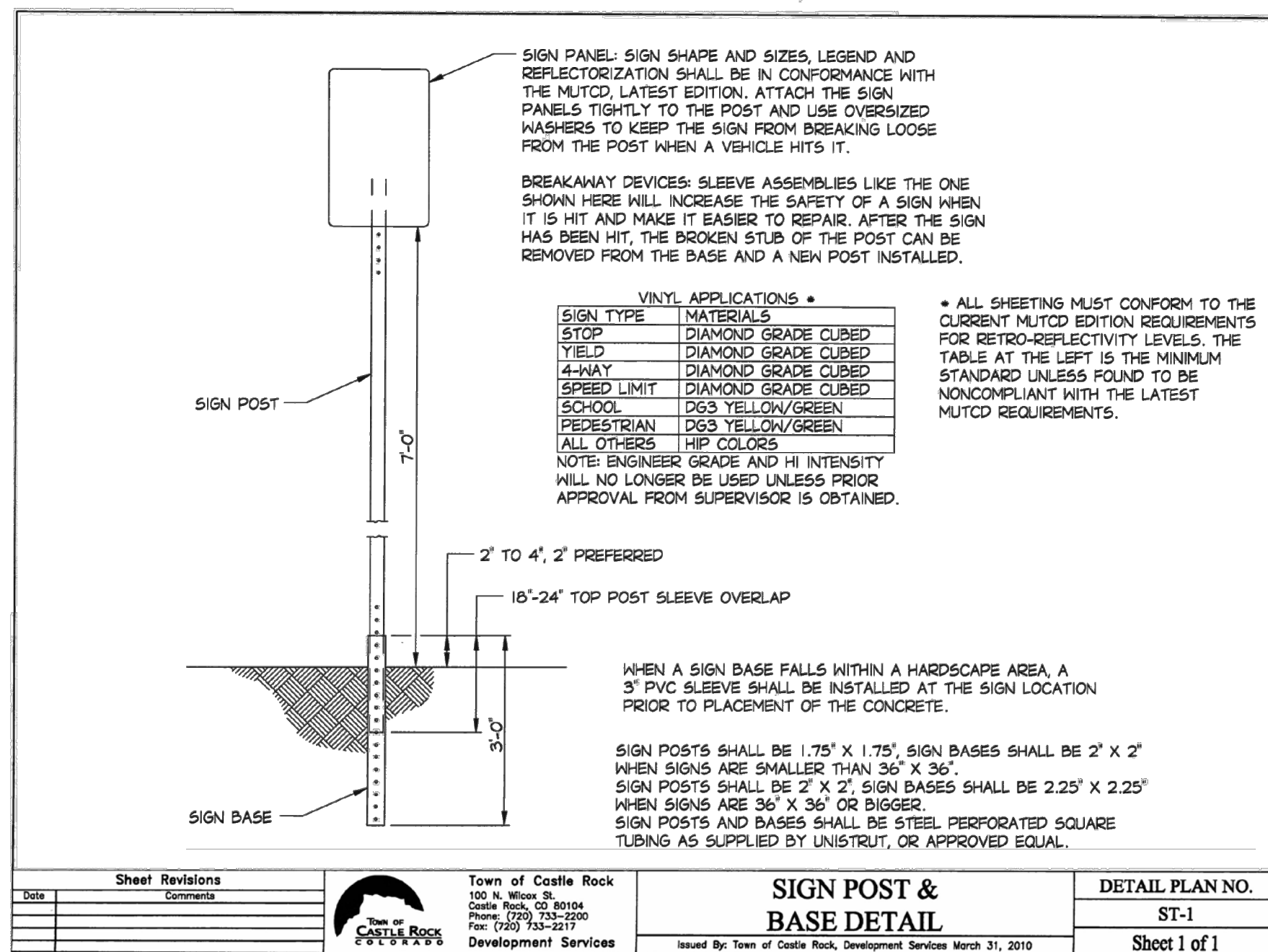
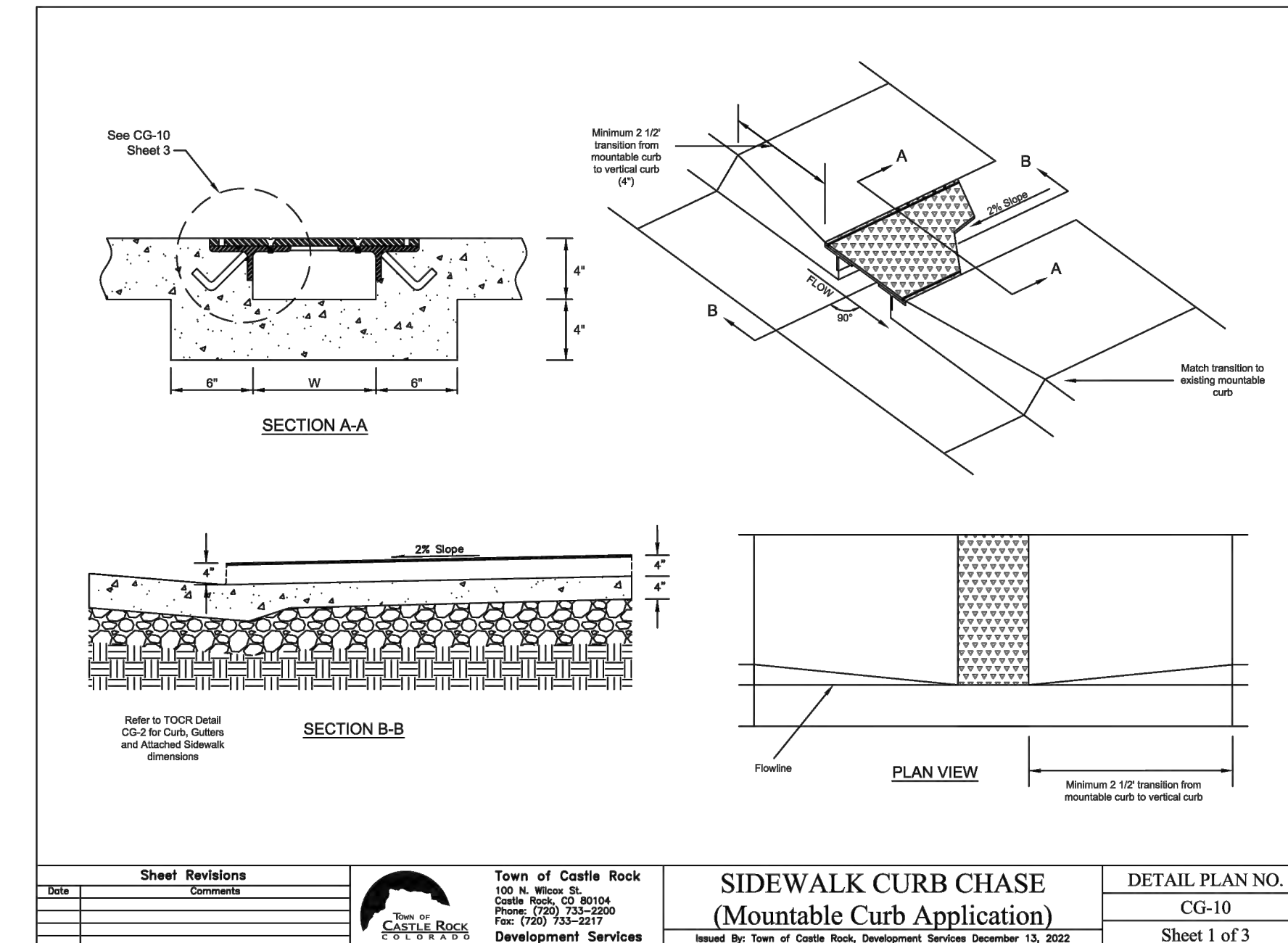
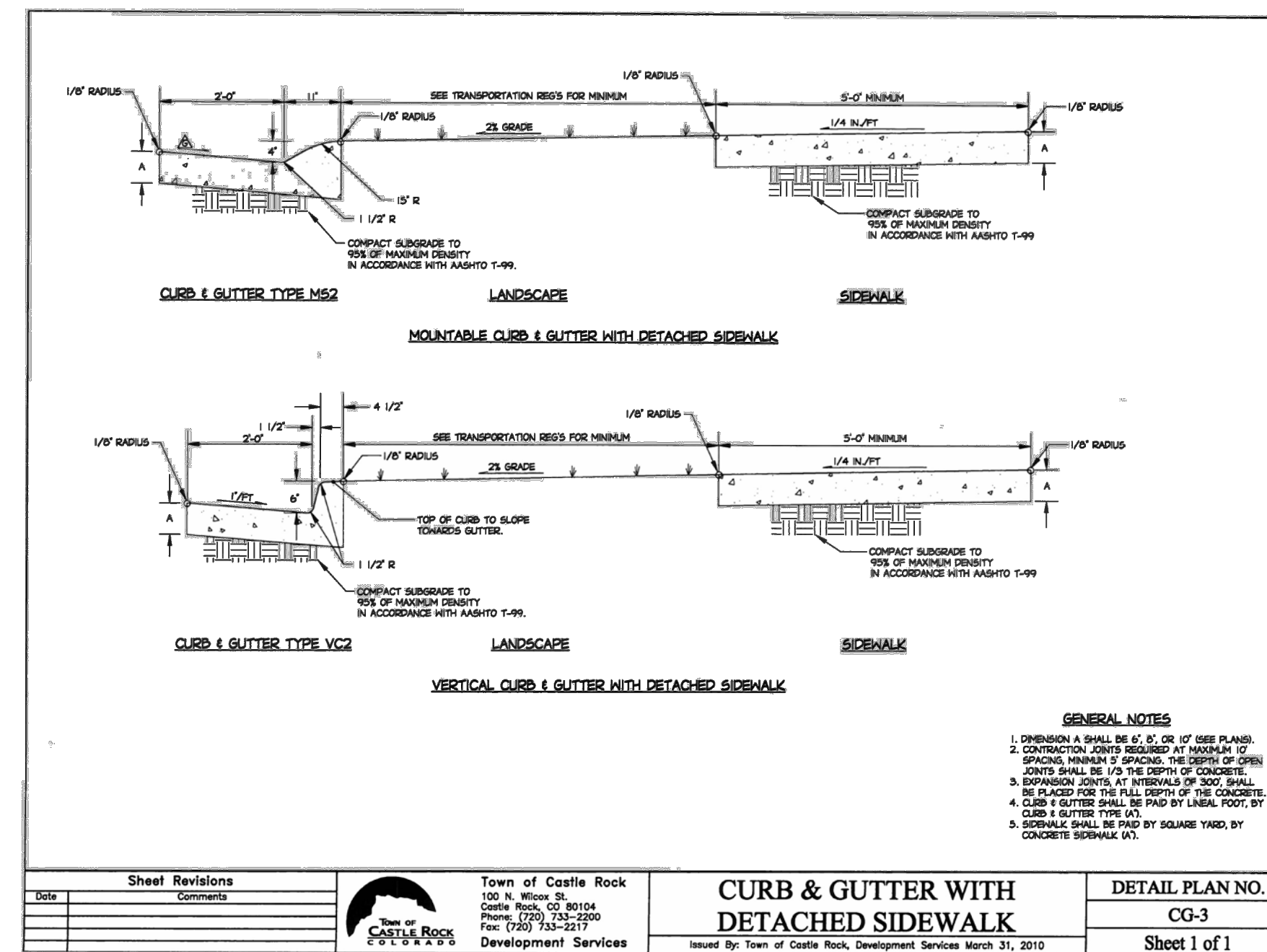
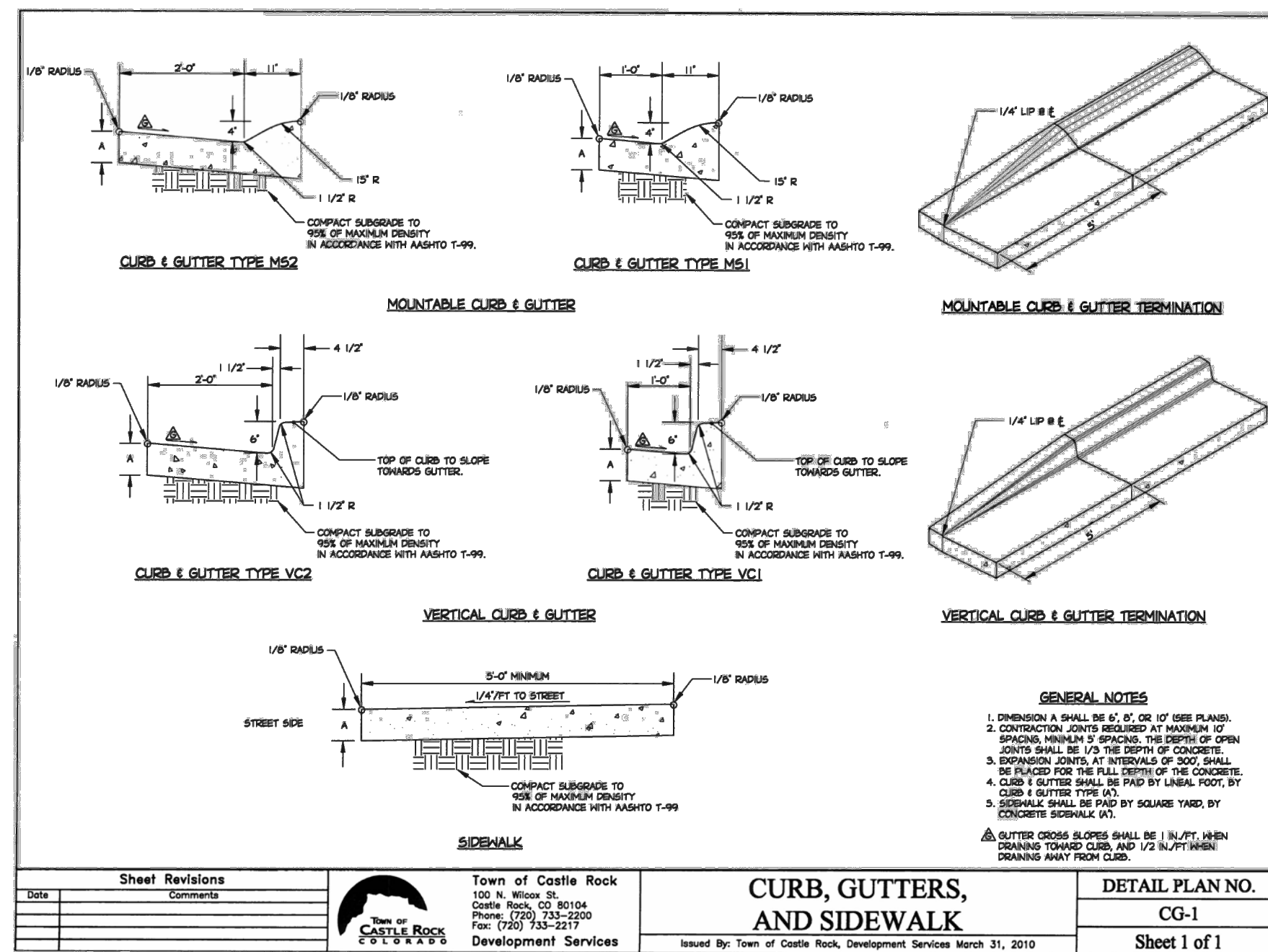


- (61) PROPOSED OVERHEAD DOOR: REFERENCE BUILDING ELEVATIONS
- (62) PROPOSED GENERATOR
- (63) PROPOSED EUSERC CABINET
- (64) PROPOSED TEMPORARY ROLLED ASPHALT CURB
- (65) PROPOSED R4-4 "RIGHT TURN LANE - YIELD TO BIKES" SIGN
- (66) PROPOSED R3-7R "RIGHT LANE MUST TURN RIGHT" SIGN
- (67) PROPOSED 8'-0" SCREEN WALL: REFERENCE BUILDING ELEVATIONS
- (68) PROPOSED ENHANCED CONCRETE TO DELINEATE PEDESTRIAN WALKWAY: REFERENCE SITE DETAILS
- (69) PROPOSED GUARD RAIL AT RETAINING WALL
- (70) PROPOSED ELECTRICAL SWITCH GEAR VAULT
- (71) SIGHT TRIANGLE
- (72) PROPOSED R5-1 "DO NOT ENTER" SIGN
- (73) PROPOSED R1-5 "YIELD TO PEDESTRIANS HERE" SIGN

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of 24



**SITE DEVELOPMENT PLAN**  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
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KING SOOPERS #165  
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

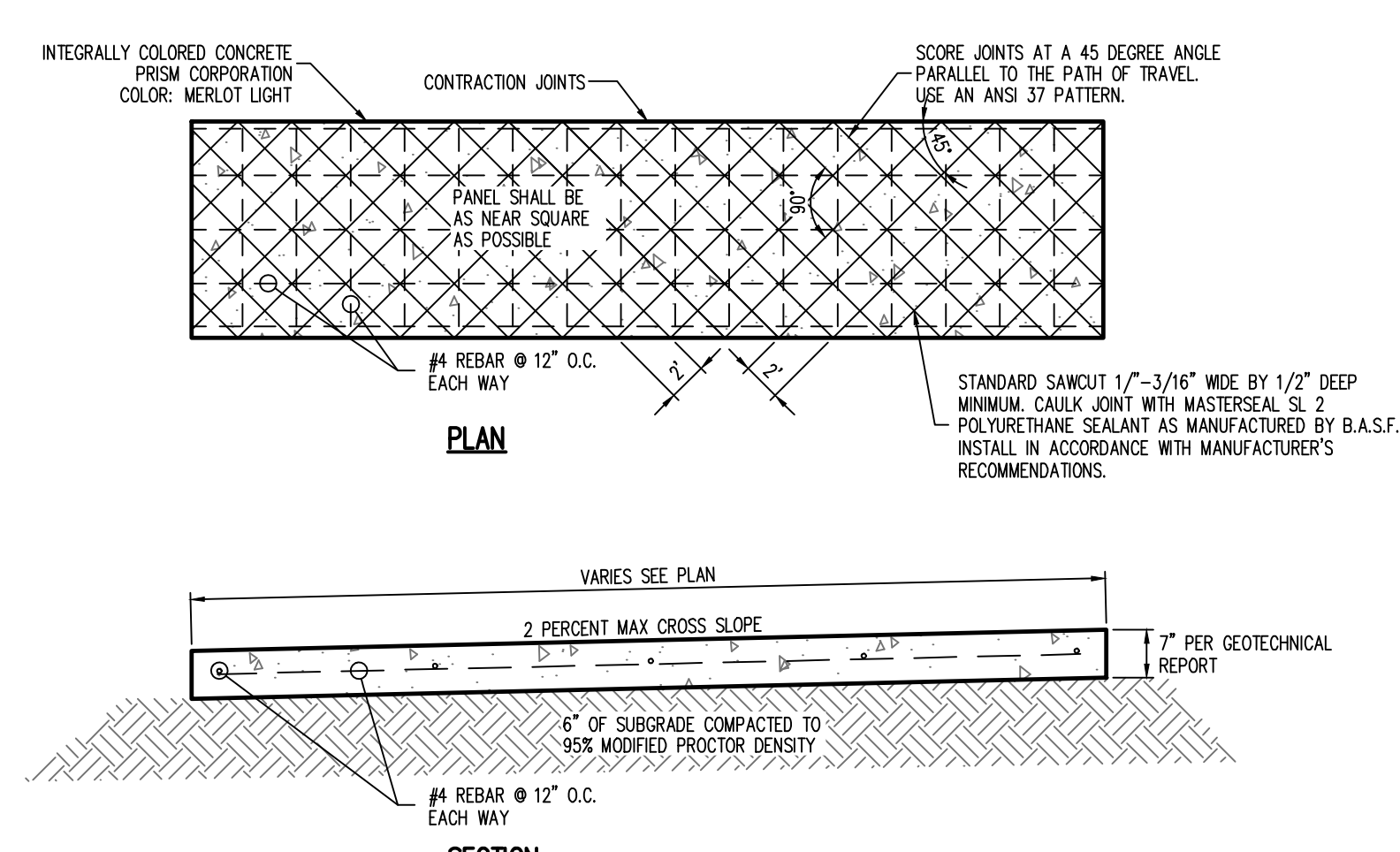
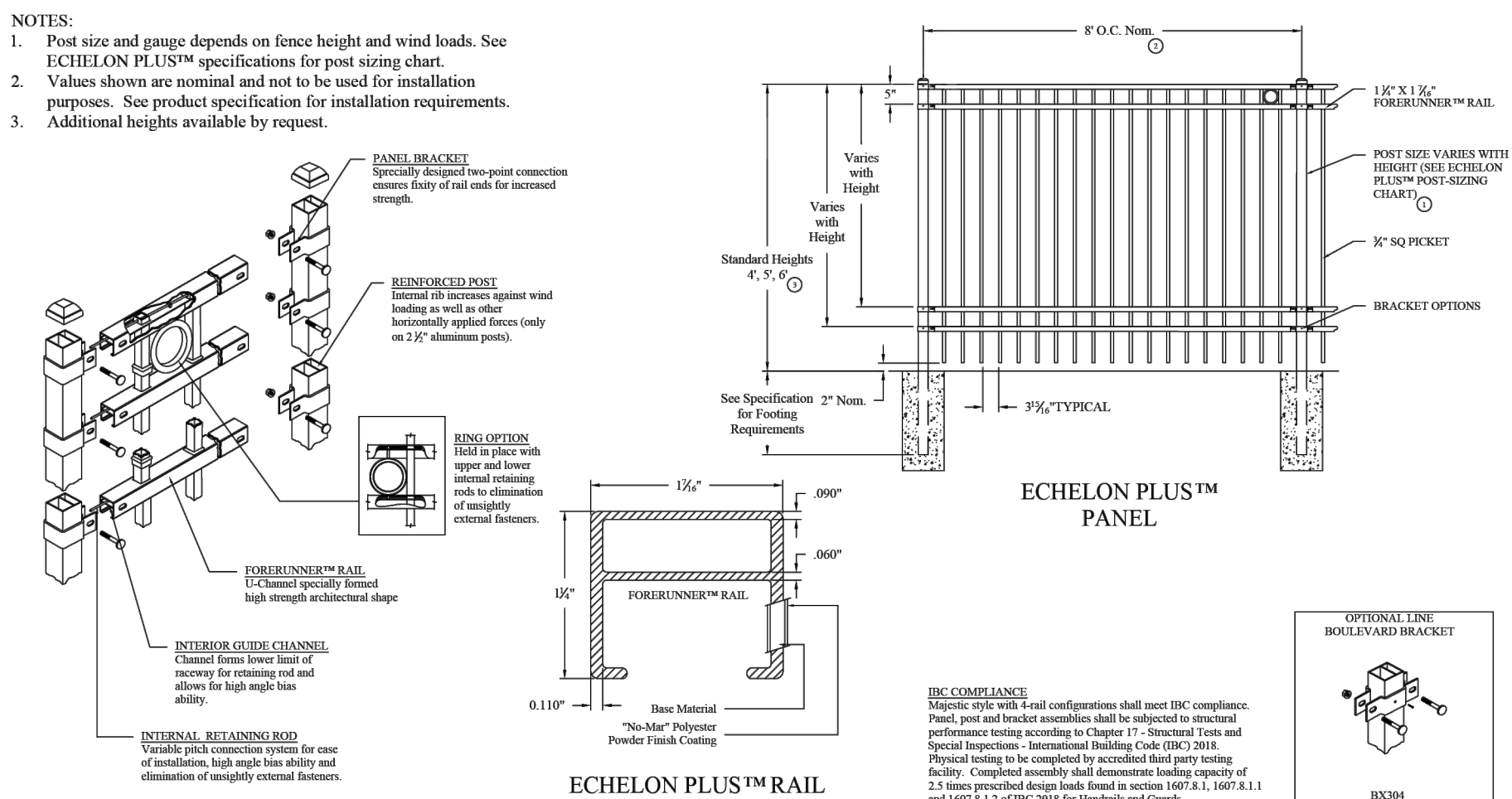
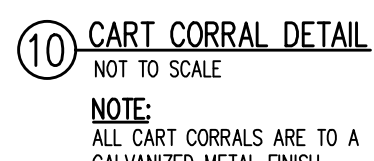
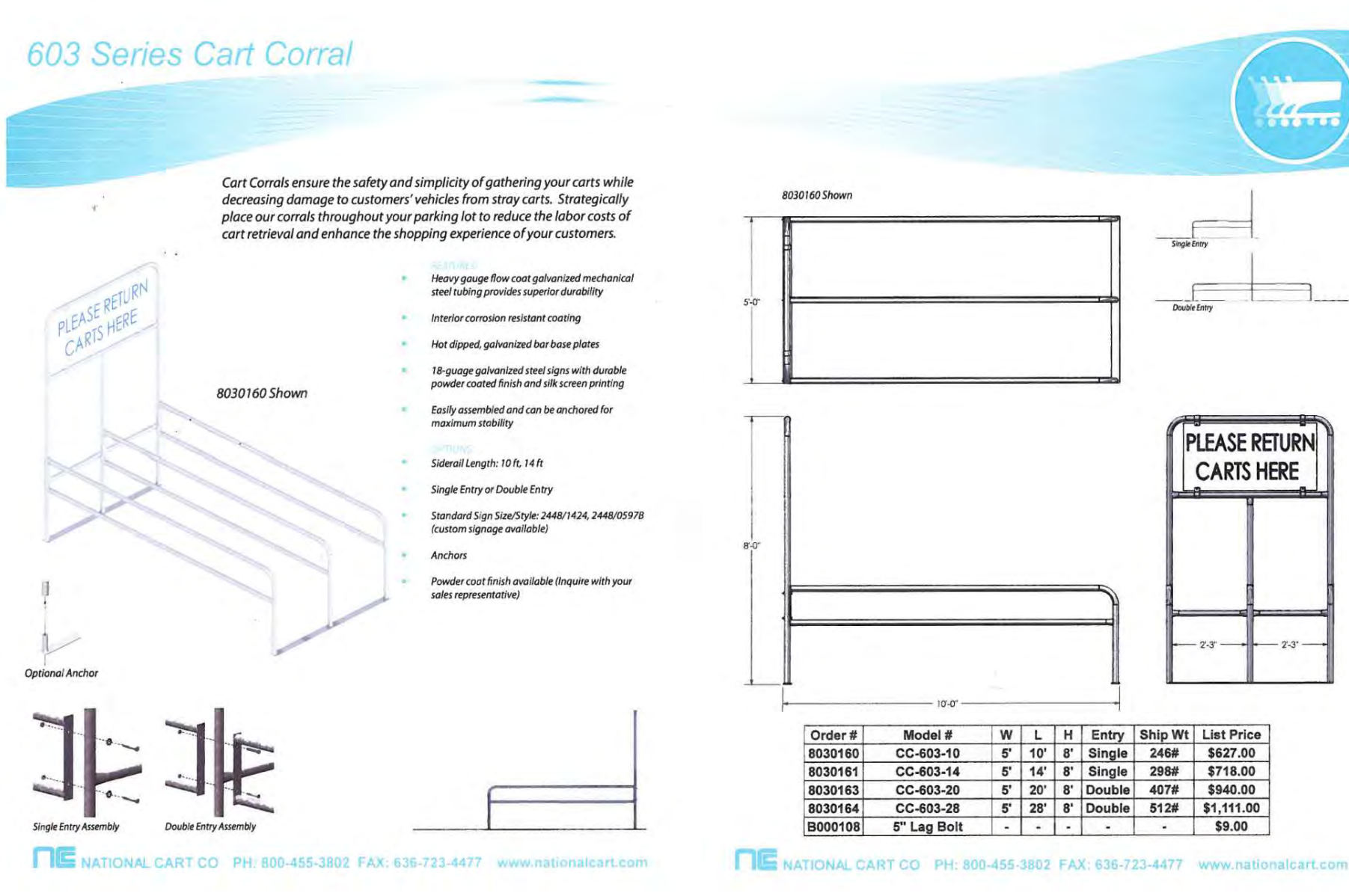
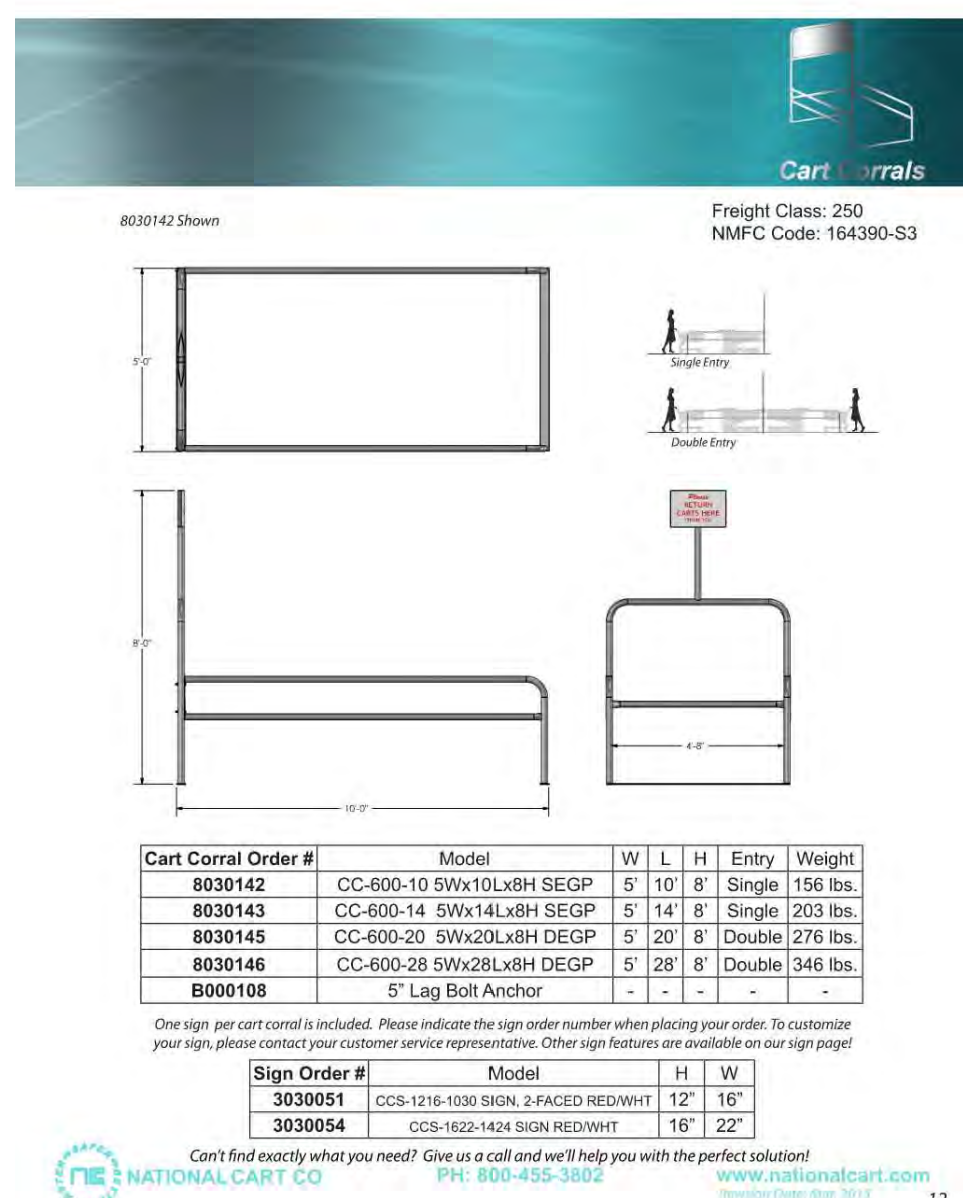
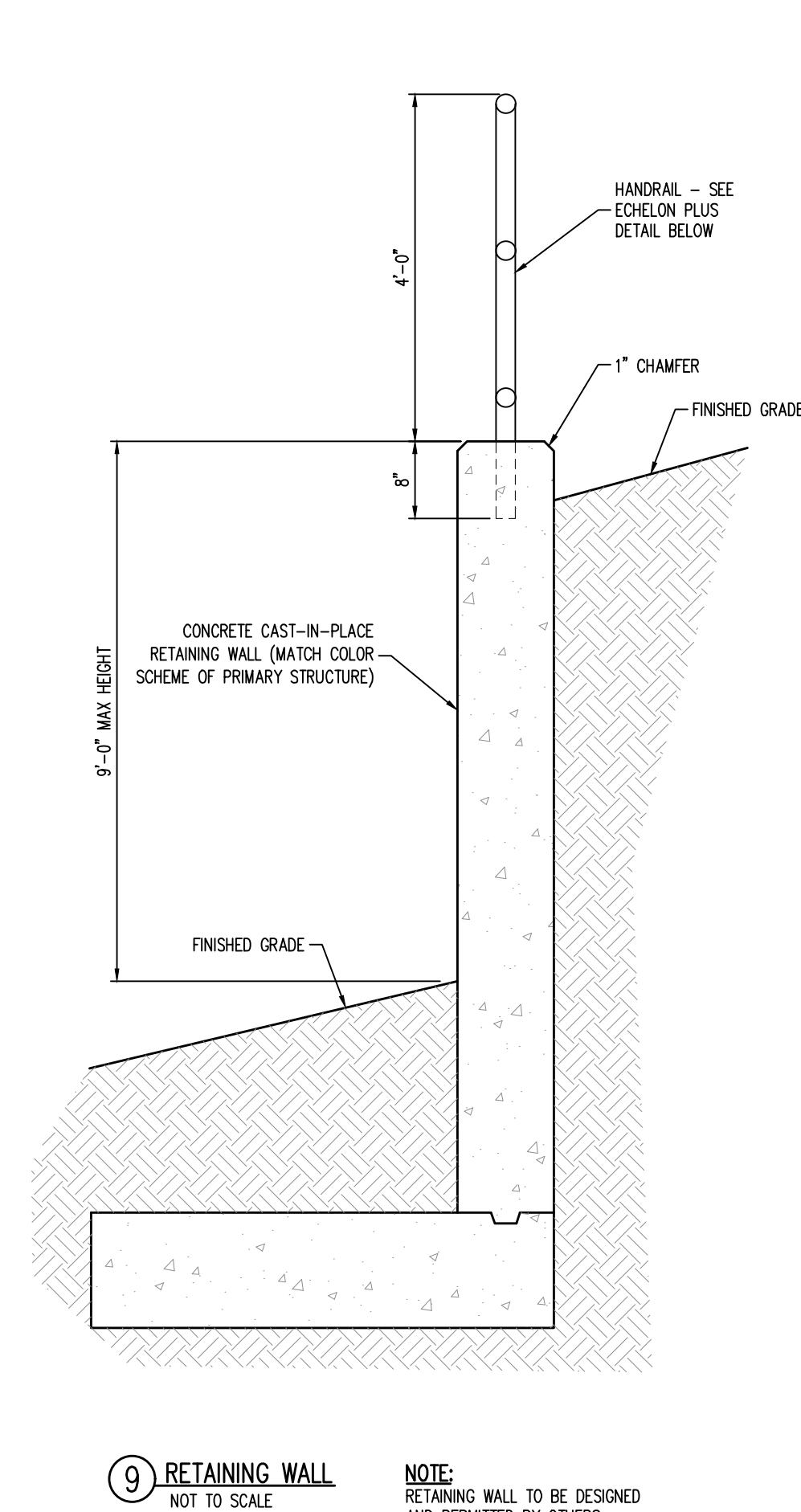
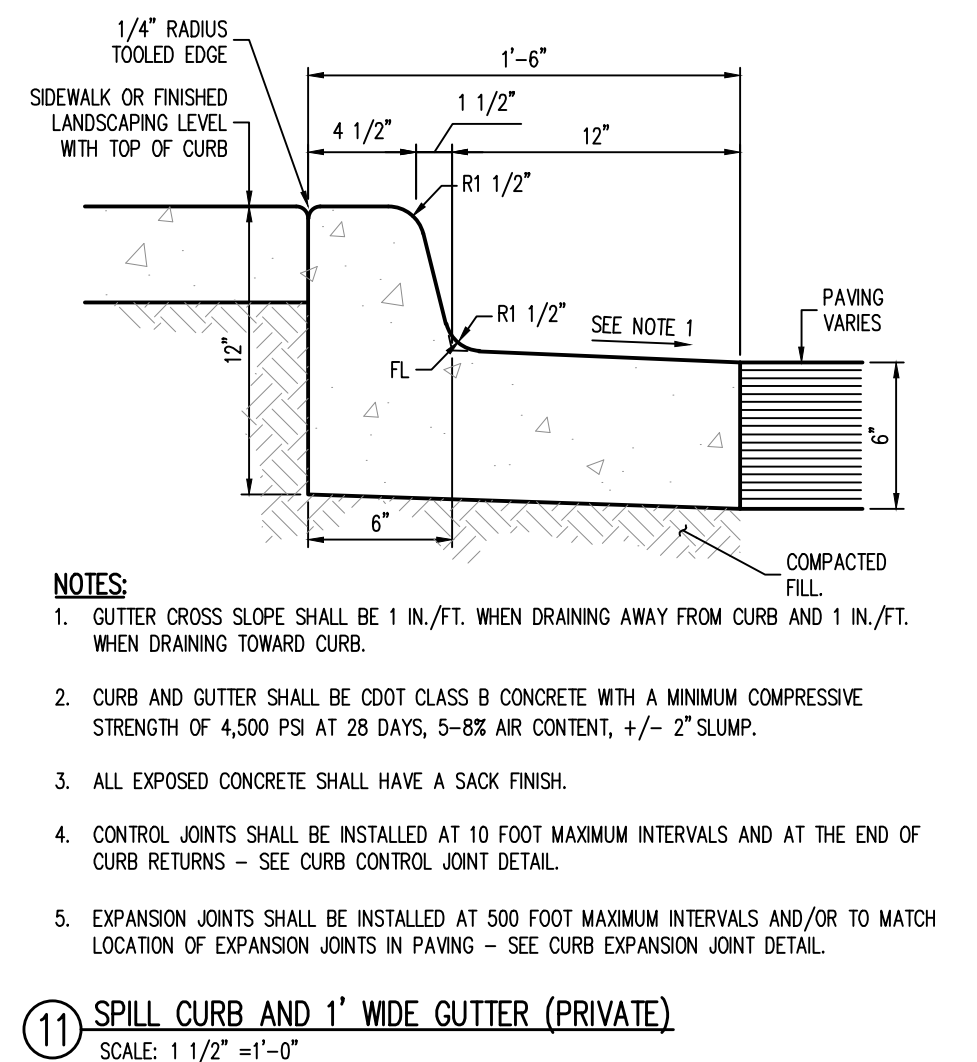
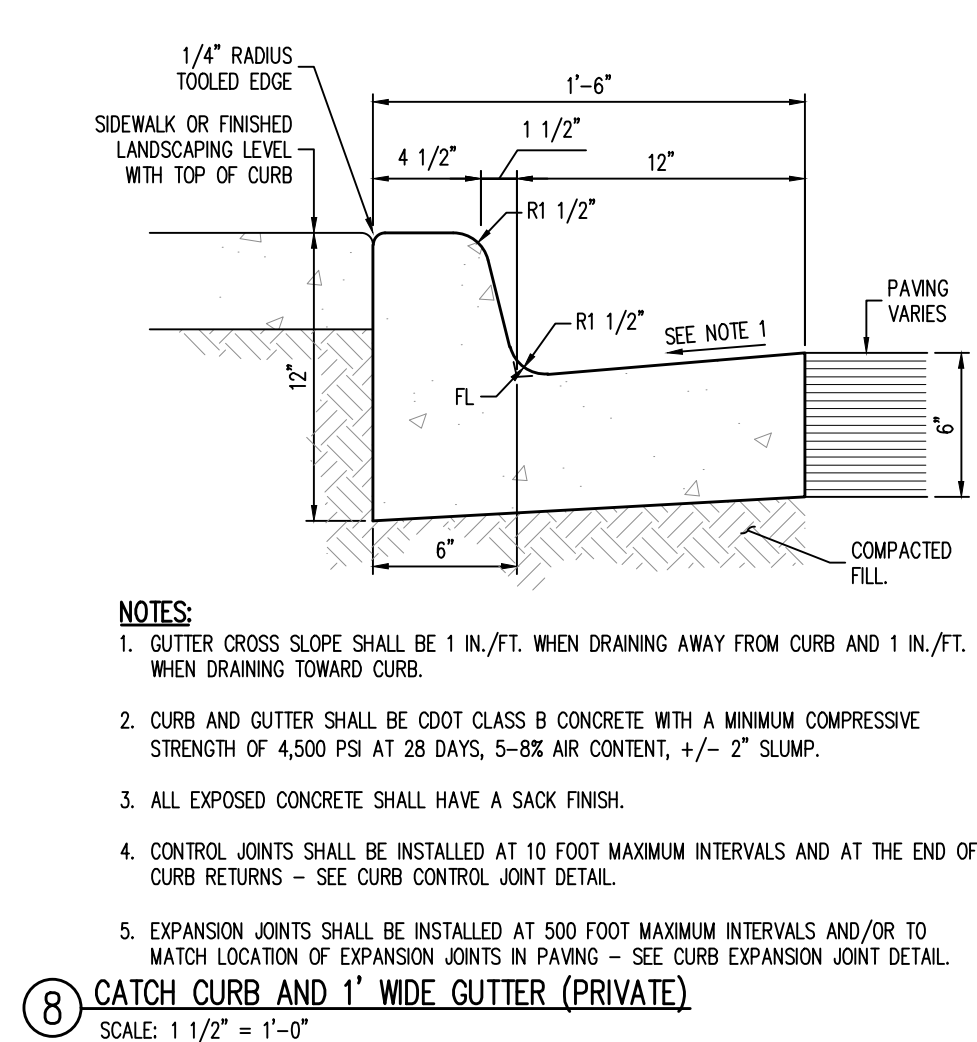
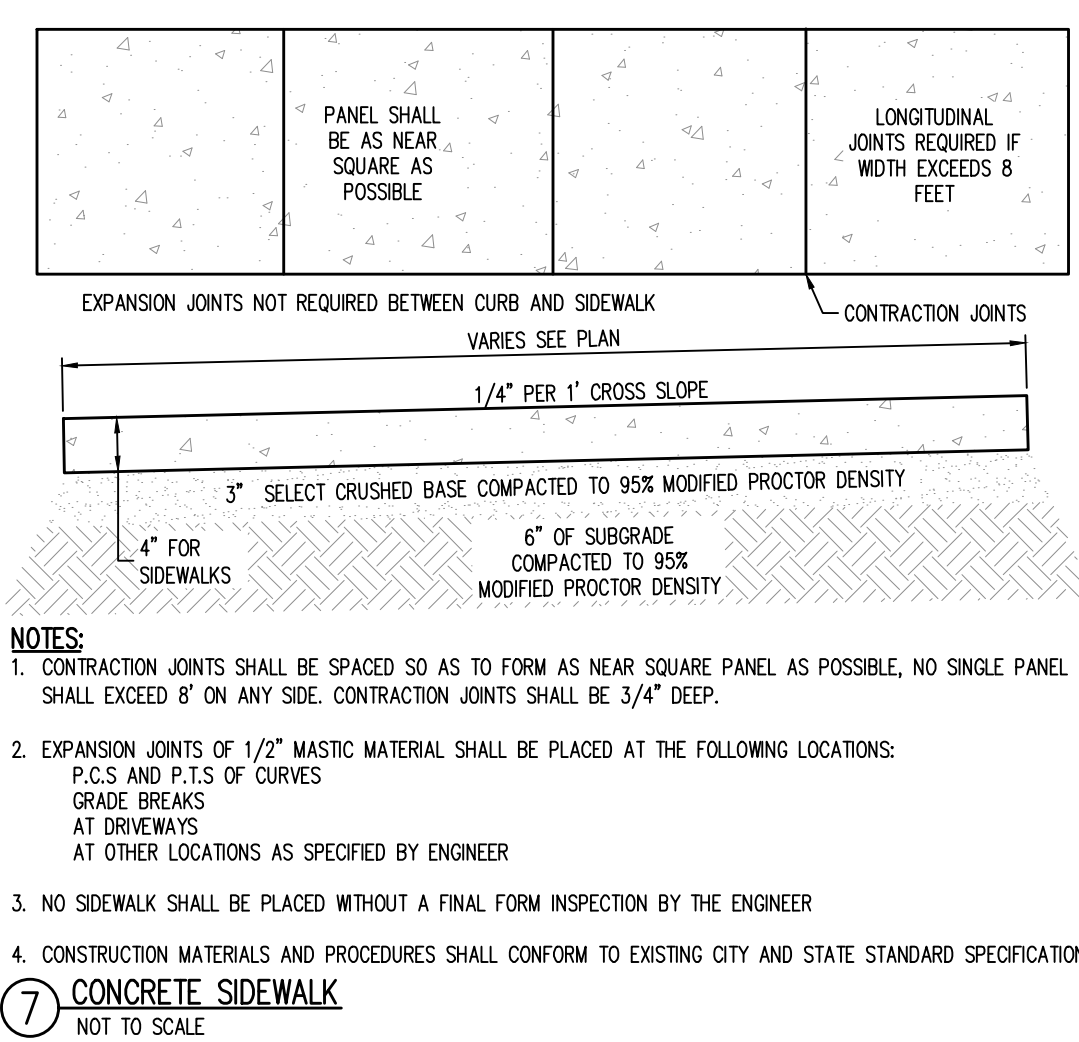
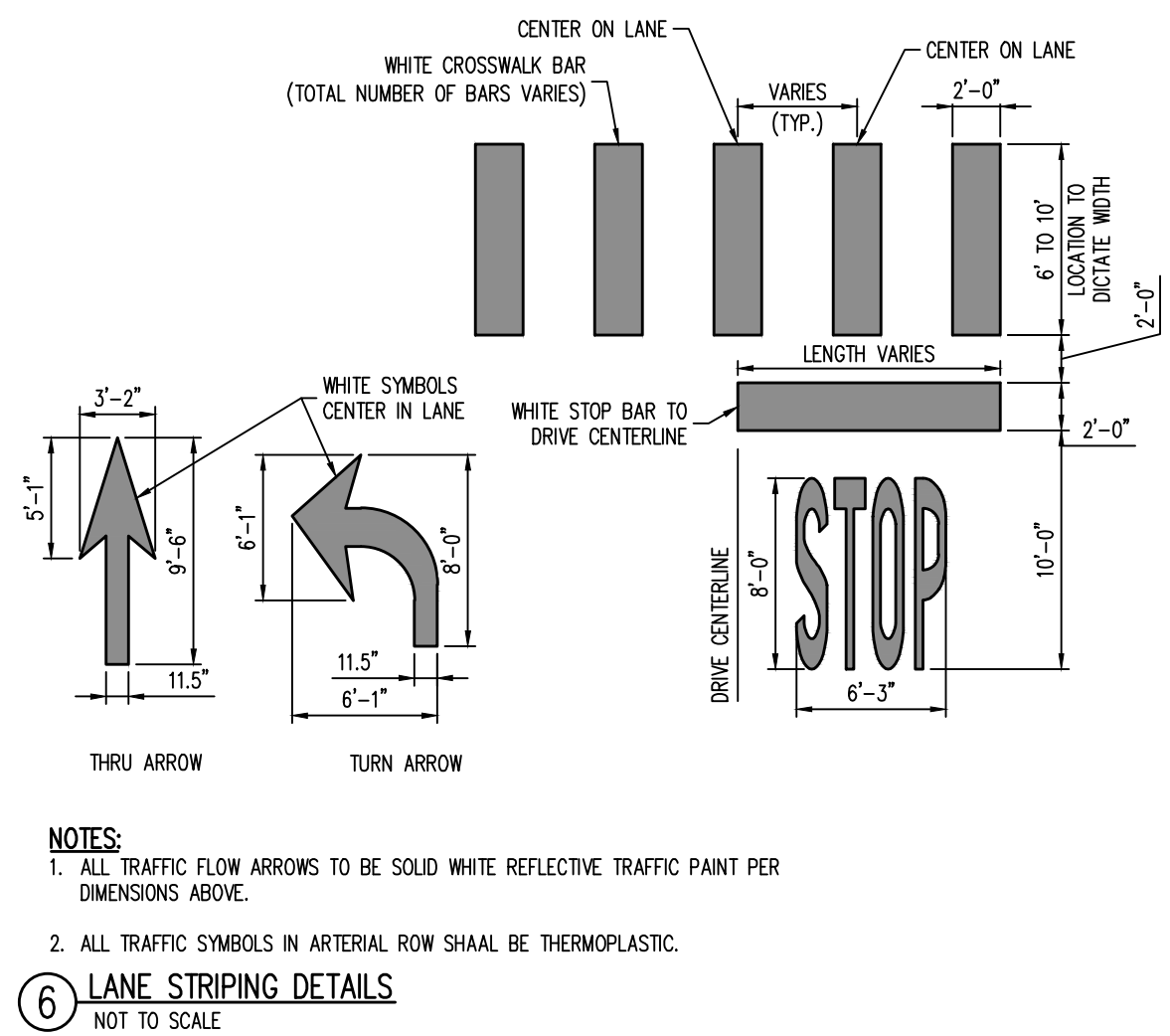
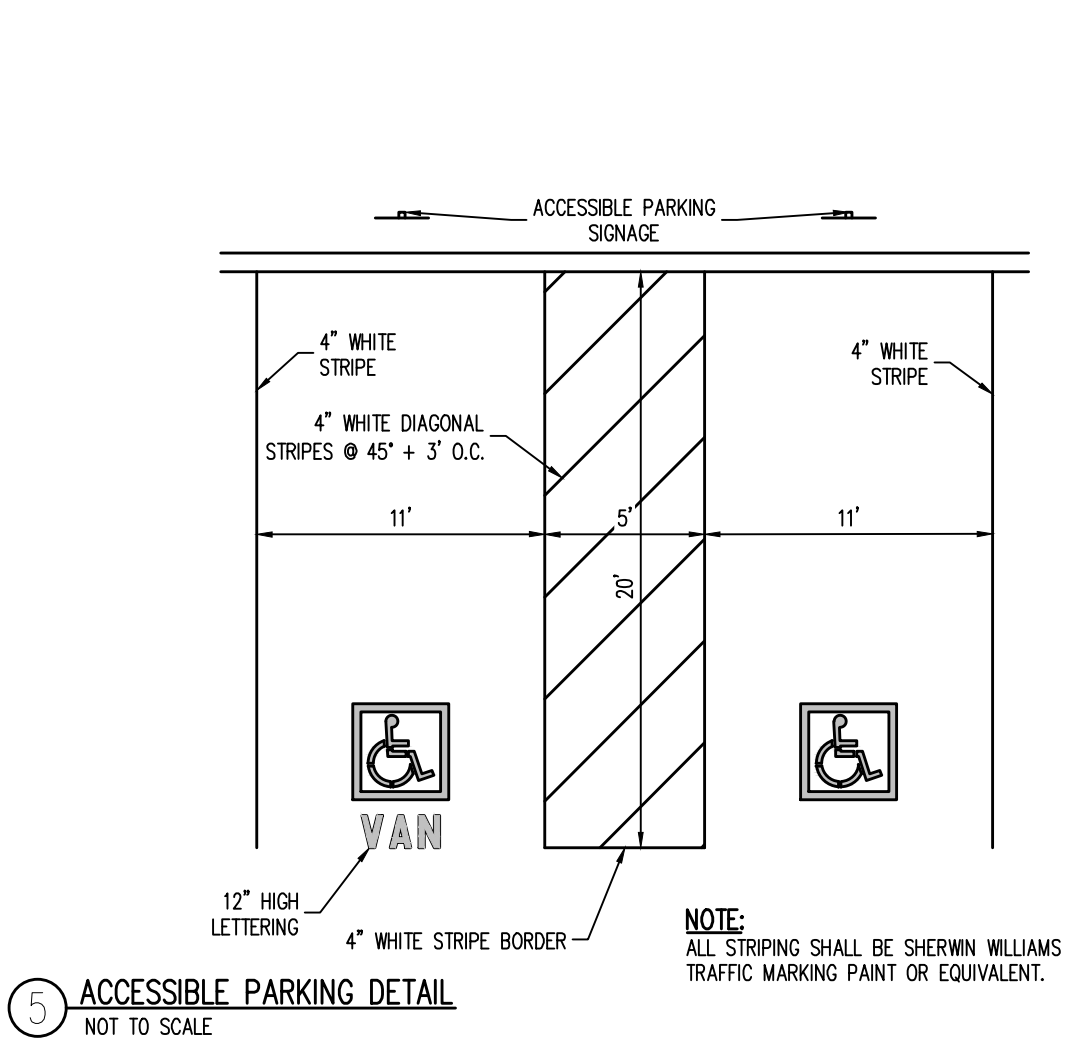
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## SITE DETAILS



**SITE DEVELOPMENT PLAN**  
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LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOT TO SCALE

SDP25-0015 - SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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**SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

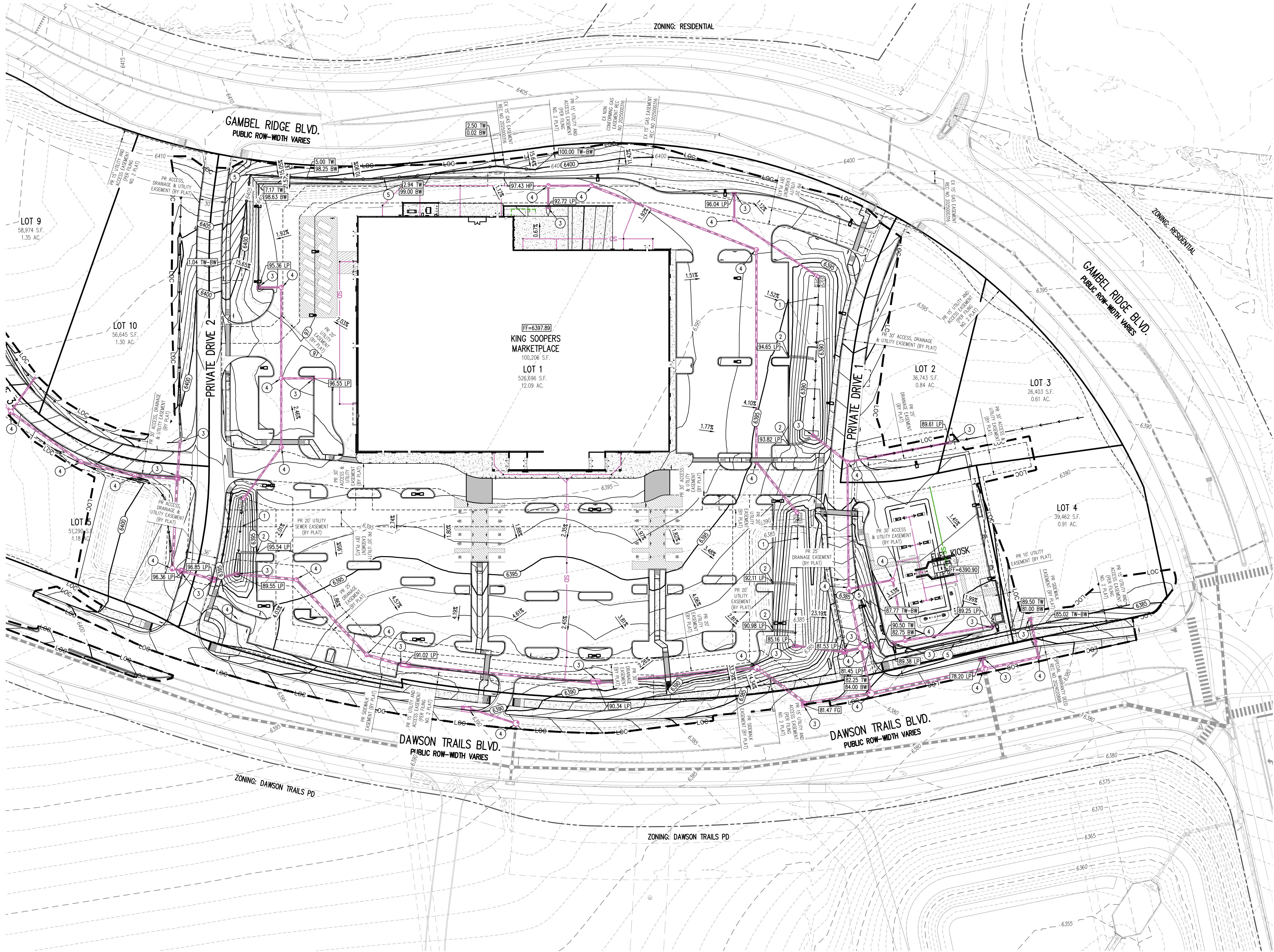
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## SITE DETAILS



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



| GRADING LEGEND |                                         |
|----------------|-----------------------------------------|
|                | EXISTING MAJOR CONTOUR                  |
|                | EXISTING MINOR CONTOUR                  |
|                | PROPOSED MAJOR CONTOUR                  |
|                | PROPOSED MINOR CONTOUR                  |
|                | PROPOSED RIDGE LINE                     |
|                | EXISTING STORM SEWER (LESS THAN 12")    |
|                | PROPOSED STORM SEWER (LESS THAN 12")    |
|                | EXISTING STORM SEWER (GREATER THAN 12") |
|                | PROPOSED STORM SEWER (GREATER THAN 12") |
|                | PROPOSED CATCH CURB AND GUTTER          |
|                | PROPOSED SPILL CURB AND GUTTER          |
|                | LIMITS OF CONSTRUCTION                  |
|                | LOC                                     |
|                | EXISTING MANHOLE                        |
|                | EXISTING STORM SEWER INLET              |
|                | EXISTING FIRE HYDRANT                   |
|                | PROPOSED STORM SEWER MANHOLE            |
|                | PROPOSED STORM INLET                    |
|                | PROPOSED SPOT ELEVATION                 |
|                | FINISHED FLOOR                          |
|                | LOW POINT                               |
|                | BOTTOM OF WALL                          |
|                | TOP OF WALL                             |
|                | CURB OPENING                            |
|                | TOP BACK OF CURB                        |
|                | TOP OF GRATE                            |
|                | TOP OF RAMP                             |
|                | BOTTOM OF RAMP                          |
|                | FLOWLINE                                |
|                | FLOWLINE INTERSECTION                   |

- GRADING SCHEDULE
- PROPOSED SWALE
  - PROPOSED CURB CUT
  - PROPOSED STORM SEWER INLET
  - PROPOSED STORM MANHOLE
  - PROPOSED RETAINING WALL; DESIGNED AND PERMITTED BY OTHERS

- GRADING NOTES
- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
  - NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
  - THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
  - ALL LANDSCAPING AREAS SHALL BE GRADED WITHIN 0.10' OF DESIGN WITH APPROVED TOP SOIL TO A MINIMUM DEPTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND CITY SPECIFICATIONS.
  - ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
  - GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
  - SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
  - THE PROPOSED STORM SYSTEM ONSITE IS PRIVATELY OWNED AND MAINTAINED.
  - IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
  - GC SHALL BE RESPONSIBLE FOR DESIGN AND PERMITTING OF PROPOSED RETAINING WALL.
  - EXCAVATION AND EMBANKMENT SHALL MEET SECTION 203 OF CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR REQUIREMENTS OTHERWISE SET FORTH IN THE APPROVED SOILS REPORT.
  - ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
  - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

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SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

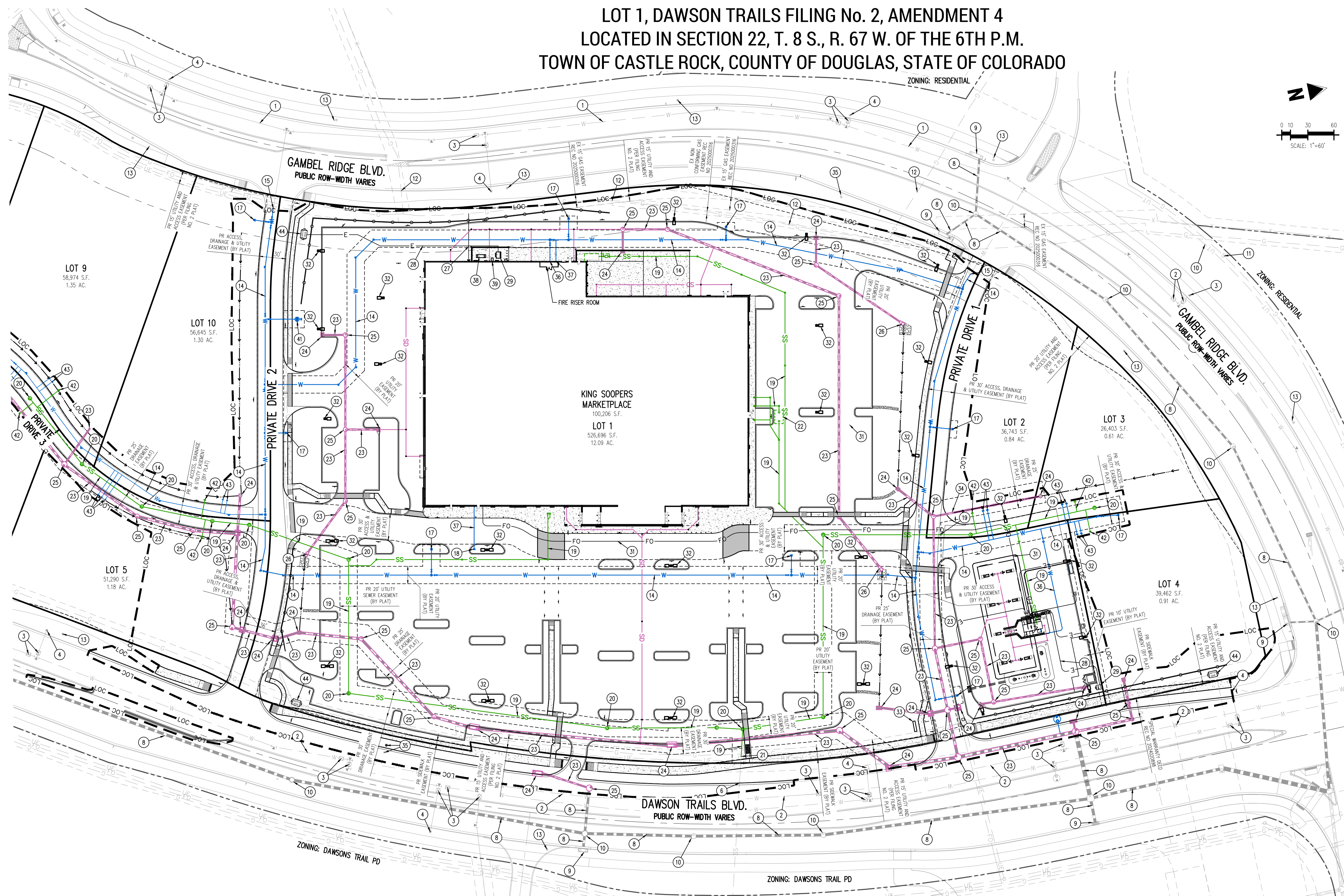
| # | Date     | Issue / Description | Init. |
|---|----------|---------------------|-------|
| 1 | 11/17/25 | 2nd SUBMITTAL       | JRR   |
| 2 | 02/06/26 | 3rd SUBMITTAL       | JRR   |
| 3 | 05/29/26 | 4th SUBMITTAL       | JRR   |
| 4 | 07/15/26 | 5th SUBMITTAL       | JRR   |

|             |           |
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GRADING PLAN



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



| UTILITY SCHEDULE |                                                                       |    |                                                                                       |    |                                                                       |
|------------------|-----------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------|
| 1                | EXISTING 20" PVC WATER LINE                                           | 17 | PROPOSED FIRE HYDRANT                                                                 | 34 | PROPOSED STUB FOR FUTURE CONNECTION                                   |
| 2                | EXISTING 16" PVC WATER LINE                                           | 18 | PROPOSED FDC                                                                          | 35 | RELOCATE SITE LIGHT (BY OTHERS)                                       |
| 3                | EXISTING WATER VALVE                                                  | 19 | PROPOSED SANITARY SEWER                                                               | 36 | PROPOSED WATER SERVICE LINE TO WATER METER LOCATED INSIDE OF BUILDING |
| 4                | EXISTING FIRE HYDRANT                                                 | 20 | PROPOSED SANITARY SEWER MANHOLE                                                       | 37 | PROPOSED FIRE SERVICE LINE                                            |
| 5                | EXISTING WATER METER                                                  | 21 | REMOVE PLUG AND CONNECT TO EXISTING 8" SANITARY SEWER                                 | 38 | PROPOSED GENERATOR                                                    |
| 6                | EXISTING 8" PVC SANITARY SEWER                                        | 22 | PROPOSED SANITARY SEWER GREASE INTERCEPTOR                                            | 39 | PROPOSED EUSERC                                                       |
| 7                | EXISTING SANITARY SEWER MANHOLE                                       | 23 | PROPOSED STORM SEWER                                                                  | 40 | PROPOSED ELECTRICAL SWITCH GEAR VAULT                                 |
| 8                | EXISTING STORM SEWER                                                  | 24 | PROPOSED STORM SEWER INLET                                                            | 41 | PROPOSED IRRIGATION METER                                             |
| 9                | EXISTING STORM SEWER INLET                                            | 25 | PROPOSED STORM SEWER MANHOLE                                                          | 42 | PROPOSED SANITARY SEWER SERVICE STUB                                  |
| 10               | EXISTING STORM SEWER MANHOLE                                          | 26 | PROPOSED CONCRETE FLARED END SECTION                                                  | 43 | PROPOSED WATER SEWER SERVICE STUB                                     |
| 11               | EXISTING UNDERGROUND TELEPHONE                                        | 27 | PROPOSED GAS LINE                                                                     | 44 | PROPOSED ELECTRICAL SWITCH GEAR VAULT                                 |
| 12               | EXISTING GAS LINE (AS-BUILT CONDITION WITHIN NON-CONFORMING EASEMENT) | 28 | PROPOSED UNDERGROUND ELECTRICAL                                                       |    |                                                                       |
| 13               | EXISTING SITE LIGHT                                                   | 29 | PROPOSED ELECTRICAL TRANSFORMER; G.C. TO COORDINATE INSTALLATION WITH UTILITY COMPANY |    |                                                                       |
| 14               | PROPOSED 8" PVC WATER LINE                                            | 31 | PROPOSED FIBER OPTIC LINE                                                             |    |                                                                       |
| 15               | CONNECT TO EXISTING WATER MAIN                                        | 32 | PROPOSED SITE LIGHTING                                                                |    |                                                                       |
| 16               | PROPOSED WATER METER                                                  | 33 | PROPOSED MONUMENT SIGN (BY OTHERS)                                                    |    |                                                                       |

- ## UTILITY NOTES
1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
  2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO 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 TIME IN CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

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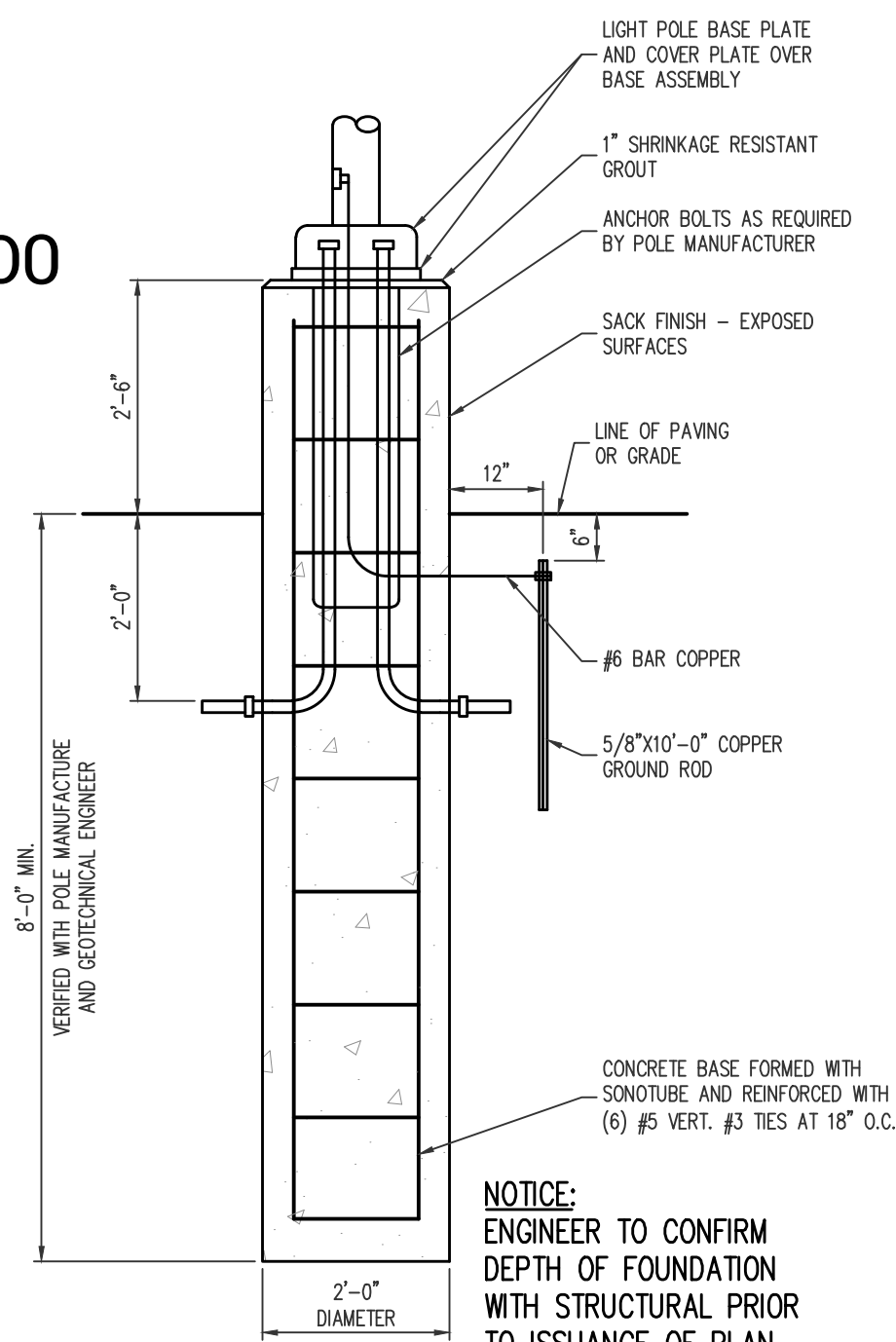
## UTILITY PLAN



**SITE DEVELOPMENT PLAN**  
**LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**  
**LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.**  
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

| Calculation Summary         |             |       |       |      |      |         |         |
|-----------------------------|-------------|-------|-------|------|------|---------|---------|
| Label                       | CalcType    | Units | Avg   | Max  | Min  | Avg/Min | Max/Min |
| CalcPts@Grade               | Illuminance | Fc    | 2.08  | 9.4  | 0.0  | N.A.    | N.A.    |
| FUEL CANOPY                 | Illuminance | Fc    | 16.88 | 19.1 | 13.4 | 1.19    | 1.43    |
| PROPERTY LINE @ GRADE       | Illuminance | Fc    | 0.20  | 1.1  | 0.0  | N.A.    | N.A.    |
| BUILDING REAR               | Illuminance | Fc    | 2.04  | 3.8  | 0.4  | 5.10    | 9.50    |
| FRONT DRIVE                 | Illuminance | Fc    | 4.45  | 7.9  | 2.6  | 1.71    | 3.04    |
| FUEL ENTRANCE & ACCESS ROAD | Illuminance | Fc    | 4.12  | 6.7  | 1.6  | 2.58    | 4.19    |
| MAIN ENTRANCE               | Illuminance | Fc    | 3.54  | 7.1  | 1.7  | 2.08    | 4.18    |
| MAIN PARKING                | Illuminance | Fc    | 4.12  | 8.9  | 2.0  | 2.06    | 4.45    |
| SIDE ENTRANCE               | Illuminance | Fc    | 5.05  | 7.0  | 4.5  | 1.12    | 1.56    |
| SIDE PARKING                | Illuminance | Fc    | 2.72  | 4.7  | 0.6  | 4.63    | 7.83    |
| SIDE PARKING & CLICK-LIST   | Illuminance | Fc    | 4.31  | 5.7  | 2.2  | 1.96    | 2.59    |

| Site Luminaire Summary Table                                                      |        |              |              |                            |             |                    |                         |          |         |          |          |        |          |      |       |        |                |                   |                |  |
|-----------------------------------------------------------------------------------|--------|--------------|--------------|----------------------------|-------------|--------------------|-------------------------|----------|---------|----------|----------|--------|----------|------|-------|--------|----------------|-------------------|----------------|--|
| Luminaire                                                                         |        |              |              |                            |             |                    |                         |          |         |          | Lamps    |        |          |      |       |        |                |                   |                |  |
|                                                                                   | ID/    |              |              |                            |             |                    |                         |          |         |          | Mounting |        |          |      |       |        |                |                   |                |  |
| Symbol                                                                            | Symbol | Manufacturer | Model        | Catalog Number             | Description | Full Cut Off (Y/N) | Distribution            | Voltage  | Dimming | Quantity | Mounting | Height | Quantity | Type | Watts | Lumens | Color Temp/CRI | Light loss factor | Fixture Finish |  |
|  | FC2    | LSI          | SCV          | SCV-LED-10L-SC-UNV-50      | CANOPY      | Y                  | SYMMETRICAL             | 208, 1PH | 50%     | 24       | CANOPY   | 15'-0" | 24       | LED  | 66.1  | 10,306 | 5000K/70       | 1.0               | WHITE          |  |
|  | LPC11  | COOPER       | Galleon II   | GALN-SB1D-740-U-T2-BZ      | SINGLE      | Y                  | Type 2                  | 277, 1PH | 0%      | 2        | POLE     | 17'-6" | 2        | LED  | 79.6  | 10,671 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LPF21  | COOPER       | Galleon II   | GALN-SB2D-740-U-SL3-BZ-HSS | SINGLE      | Y                  | Type 3 w/ spill control | 277, 1PH | 0%      | 2        | POLE     | 27'-6" | 2        | LED  | 147.6 | 17,338 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LPG62  | COOPER       | Galleon II   | (2) GALN-SB6D-740-U-5WQ-BZ | BACK/BACK   | Y                  | Type 5 Square Wide      | 277, 1PH | 0%      | 4        | POLE     | 40'-0" | 8        | LED  | 440.1 | 66,037 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LPG72  | COOPER       | Galleon II   | (2) GALN-SB7D-740-U-5WQ-BZ | BACK/BACK   | Y                  | Type 5 Square Wide      | 277, 1PH | 0%      | 4        | POLE     | 40'-0" | 8        | LED  | 512.8 | 77,445 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LPH31  | COOPER       | Galleon II   | GALN-SB3D-740-U-5MQ-BZ     | SINGLE      | Y                  | Type 5 Square Medium    | 277, 1PH | 0%      | 12       | POLE     | 27'-6" | 12       | LED  | 218.1 | 33,828 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LPJ21  | COOPER       | Galleon II   | GALN-SB2D-740-U-SL3-BZ     | SINGLE      | Y                  | Type 3 w/ spill control | 277, 1PH | 0%      | 2        | POLE     | 27'-6" | 2        | LED  | 147.6 | 21,042 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LPK11  | COOPER       | Galleon II   | GALN-SB1D-740-U-SLL-BZ     | SINGLE      | Y                  | Spill Eliminator Left   | 277, 1PH | 0%      | 1        | POLE     | 27'-6" | 1        | LED  | 79.6  | 10,731 | 4000K/70       | 1.0               | DARK BRONZE    |  |
|  | LZA1   | COOPER       | Galleon Wall | GWS-SA1F-740-U-T3-BZ       | WALL        | Y                  | Type III                | 277, 1PH | 0%      | 11       | WALL     | 18'-0" | 11       | LED  | 67.2  | 8,431  | 4000K/70       | 1.0               | DARK BRONZE    |  |



**NOTE:**

1. APPLY (2) COATS TRAFFIC YELLOW PAINT TO EXPOSED CONCRETE SURFACES OF POLE BASE IF LOCATED IN PARKING LOT.

LIGHT POLE BASE  
NOT TO SCALE

**NOTICE:**  
ENGINEER TO CONFIRM  
DEPTH OF FOUNDATION  
WITH STRUCTURAL PRIOR  
TO ISSUANCE OF PLAN

### LIGHTING STANDARD NOTES

LIGHT LOSS FACTOR = 1

### LIGHTING OPERATION AND CONTROL PLAN (WAVELINX SYSTEM)

1. HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED:  
THE LIGHTING SYSTEM WILL BE SCHEDULED AND AUTOMATED THROUGH THE WAVELINK CONTROL SYSTEM.  
NORMAL OPERATIONS: HOURS-LIGHTING WILL OPERATE FROM DUSK TO DAWN.  
METHOD:  
WAVELINK'S TIME-BASED SCHEDULING FEATURE WILL AUTOMATICALLY ACTIVATE AND DIM LUMINAIRES ACCORDING TO THE PROGRAMMED SCHEDULE. DIMMING LEVELS ARE STORED WITHIN THE WAVELINK CONTROLLER, ALLOWING AUTONOMOUS OPERATION EVEN IF THE NETWORK CONNECTION IS INTERRUPTED.
2. CONTROL, DESCRIPTIONS AND TYPES OF CONTROLS:  
THE WAVELINK SYSTEM WILL UTILIZE THE FOLLOWING CONTROL TYPES:  
TIMELOCK SCHEDULING USED FOR DAILY AUTOMATIC ON/OFF OPERATION AND DIMMING PROFILE.  
AUTOMATICALLY DIM BASED ON AVAILABLE NATURAL LIGHT TO MAINTAIN TARGET ILLUMINATION LEVELS.  
MANUAL ON/OFF SCHEDULES: WAVELINK USERS WILL HAVE THE ABILITY TO OVERRIDE SCHEDULES VIA WAVELINK WALLSTATIONS, SUBJECT TO TIME-LIMITED CONTROL PER PROGRAMMING.
3. LUMINAIRES TO BE CONTROLLED BY EACH TYPE AND CONTROL SCHEDULE:  
EXTERIOR OR SECURITY LUMINAIRES:  
CONTROL TYPE: TIMELOCK + ASTRONOMICAL CLOCK  
SCHEDULE: ON AT SUNSET, OFF AT SUNRISE
4. POST-CURFEW CONTROL METHOD AND SCHEDULE:  
A CURFEW MODE WILL BE IMPLEMENTED TO REDUCE ENERGY USAGE AND NIGHTTIME LIGHT LEVELS.  
CURFEW START TIME: 11PM  
POST-CURFEW LIGHTING STRATEGY:  
EXTERIOR PERIMETER LIGHTING: AUTOMATICALLY REDUCED TO 50% OUTPUT THROUGH WAVELINK DIMMING PROFILES.  
METHOD:  
CONTROLLED ENTIRELY THROUGH WAVELINK'S TIMELOCK SCHEDULING ENGINE USING A "CURFEW MODE" SCENE THAT AUTOMATICALLY ACTIVATES AT THE SET TIME.

## OF THE SITE LIGHTING

1. **ENTRY / DRIVEWAY AREA OBJECTIVE:**  
PROVIDE SAFE, CLEARLY ILLUMINATED ACCESS FOR VEHICLES AND PEDESTRIANS ENTERING AND EXITING THE SITE.  
  
HOW THIS WILL BE ACCOMPLISHED:  
POLE-MOUNTED LUMINAIRES WITH UNIFORM HORIZONTAL ILLUMINATION.  
  
CONTROLLED BY WAVELENGTH ASTRONOMICAL TIMELOCK TO OPERATE FROM DUSK UNTIL CURFEW, THEN DIMMED TO REDUCED LEVELS FOR SAFETY.  
OPTIONAL OCCUPANCY SENSORS TO RAISE OUTPUT ONLY WHEN ACTIVITY IS DETECTED POST-CURFEW
2. **PARKING AREA OBJECTIVE:**  
ENSURE VISIBILITY FOR DRIVERS AND PEDESTRIANS, SUPPORT SECURITY MONITORING, AND REDUCE RISK OF ACCIDENTS.  
  
HOW THIS WILL BE ACCOMPLISHED:  
  - EVENLY DISTRIBUTED AREA LIGHTING MEETING RECOMMENDED LX LEVELS AND UNIFORMITY RATIOS.
  - WAVELENGTH TIMELOCK SCHEDULING FOR NORMAL OPERATION.
  - CURFEW DIMMING SCHEDULE TO REDUCE OUTPUT AFTER DESIGNATED HOURS.
  - OPTIONAL MOTION SENSING FOR LOW-Traffic PERIODS.
3. **BUILDING PERIMETER / FAÇADE LIGHTING OBJECTIVE:**  
ENHANCE BUILDING VISIBILITY, IMPROVE PERIMETER SECURITY, AND SUPPORT WAYFINDING.  
  
HOW THIS WILL BE ACCOMPLISHED:  
  - WALL-MOUNTED OR FAÇADE LUMINAIRES PROVIDING VERTICAL ILLUMINATION ALONG BUILDING EDGES.
  - CONTROLLED BY WAVELENGTH ASTRONOMICAL CLOCK (DUSK-TO-CURFEW OPERATION).
  - POST-CURFEW DIMMING TO SAFETY LEVELS.
  - INTEGRATION WITH SECURITY SYSTEM IF REQUIRED.
4. **PEDESTRIAN PATHWAYS / WALKWAYS OBJECTIVE:**  
PROVIDE SAFE NAVIGATION FOR OCCUPANTS AND VISITORS WHILE MINIMIZING GLARE AND LIGHT SPILL.  
  
HOW THIS WILL BE ACCOMPLISHED:  
  - LOW-HEIGHT PEDESTRIAN BOLLARDS OR PATHWAY LUMINAIRES WITH CUTOFF OPTICS.
  - OPERATION TIED TO WAVELENGTH TIMELOCK.
  - OFFICIAL OCCUPANCY-BASED RAISE-TO-HIGH OUTPUT DURING LATE-NIGHT HOURS.
6. **EMERGENCY ESCAPE ROUTES OBJECTIVE:**  
ENSURE COMPLIANCE WITH SAFETY STANDARDS AND PROVIDE RELIABLE ILLUMINATION DURING POWER LOSS.  
  
HOW THIS WILL BE ACCOMPLISHED:  
  - DEDICATED EMERGENCY LUMINAIRES ON EMERGENCY CIRCUITS OR BATTERY BACKUP.
  - NOT CONTROLLED BY WAVELENGTH (LIFE-SAFETY REQUIREMENT).
  - ALWAYS OPERATIONAL DURING EMERGENCY CONDITIONS.

MITIGATION EFFORTS OF NEIGHBORING PROPERTIES

MINIMIZE LIGHT SPILL, GLARE, AND VISUAL IMPACT ON ADJACENT PROPERTIES WHILE MAINTAINING REQUIRED ILLUMINATION LEVELS FOR SAFETY AND FUNCTIONALITY ON-SITE.

1. USE OF FULL CUTOFF / SHIELDED LUMINAIRES

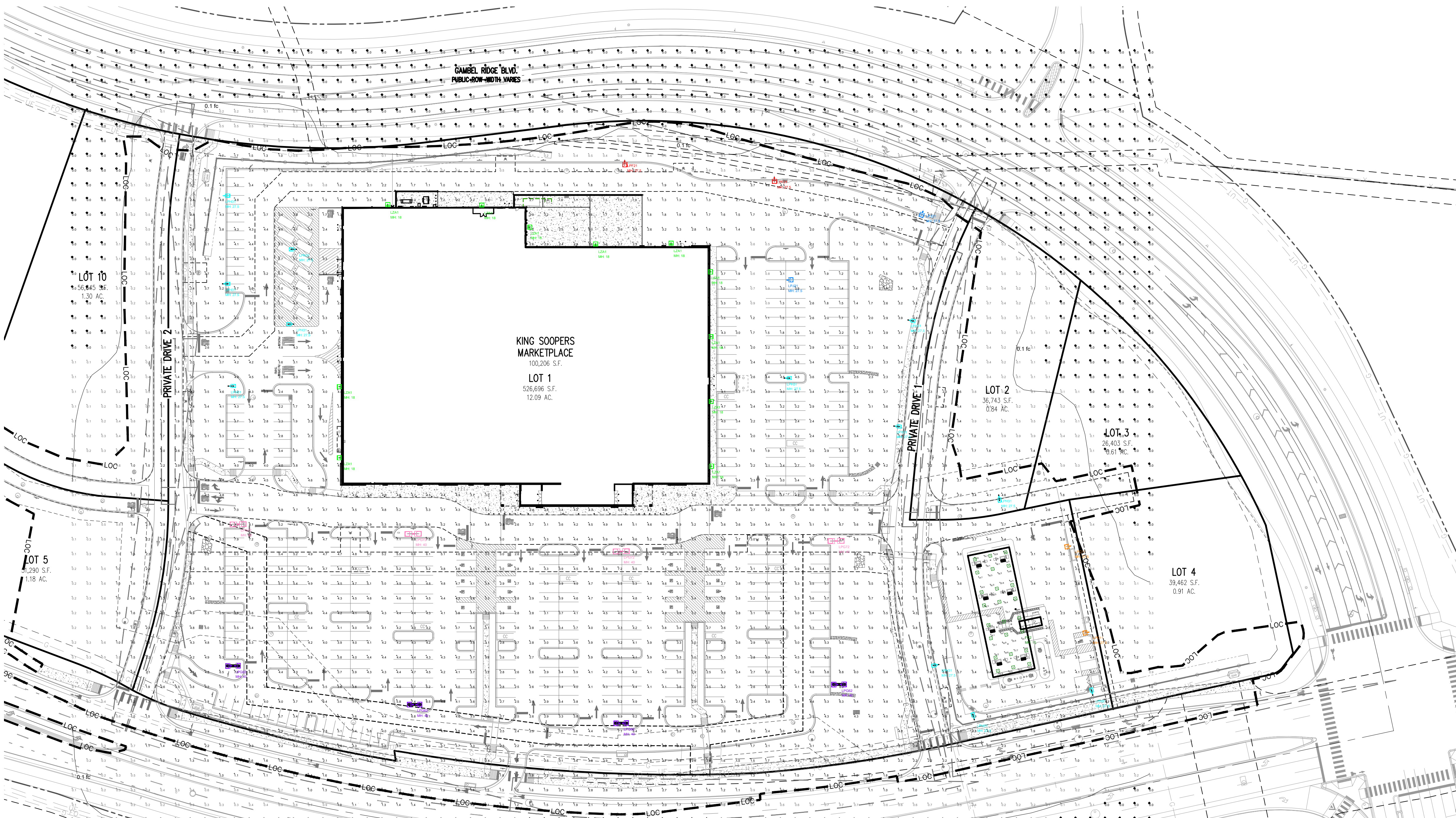
ALL EXTERIOR LUMINAIRES WILL BE SPECIFIED WITH FULL CUTOFF OPTICS OR FACTORY-INSTALLED SHIELDING TO PREVENT UPWARD LIGHT SPILL AND REDUCE VISIBILITY OF LIGHT SOURCES FROM NEIGHBORING PROPERTIES.

2. DIRECTIONAL OPTICS WILL BE ORIENTED AWAY FROM PROPERTY LINES AND TOWARD ON-SITE TASK AREAS ONLY. CONTROLLED LIGHT LEVELS AT PROPERTY BOUNDARIES
3. LIGHTING DESIGN WILL ENSURE THAT ILLUMINANCE AT THE PROPERTY LINE DOES NOT EXCEED THE LIMITS OF APPLICABLE STANDARDS OR BYLAWS (E.G., LUX OR AS REQUIRED).
4. PHOTOMETRIC MODELING WILL CONFIRM COMPLIANCE BEFORE INSTALLATION.
5. POST-CURRENT DIMMING OR SHUTOFF
6. A CURfew SCHEDULE VIA THE WAKEUP CONTROLLER WILL REDUCE EXTERIOR LIGHTING LEVELS AFTER DESIGNATED HOURS - THIS REDUCES NIGHTTIME IMPACT ON NEARBY RESIDENCES AND BUSINESSES.
7. STRATEGIC PLACEMENT AND AIMING OF LUMINAIRES
8. FIXTURES NEAR PROPERTY LINES WILL BE MOUNTED LOWER AND AIMED DOWNWARD TO CONFINE ILLUMINATION TO WALKWAYS, PARKING AREAS, AND ACTIVE ZONES.

NO LUMINAIRES WILL BE AIMED TOWARD ADJACENT HOMES OR ROADWAYS.

PROHIBITED LIGHTING TYPES:

FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.



 **COOPER**  
Lighting Solutions

Applications Engineering  
1121 Highway 74 South  
Peachtree City, GA 30269

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tel no: 770-486-45xx

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fax no: 770-486-4599

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e-mail:  
mkt-lightingapplications@  
cooperlighting.com

SDP25-0015 - SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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[GallowayUS.com](http://GallowayUS.com)

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**SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

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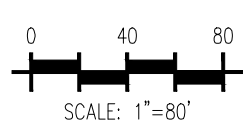
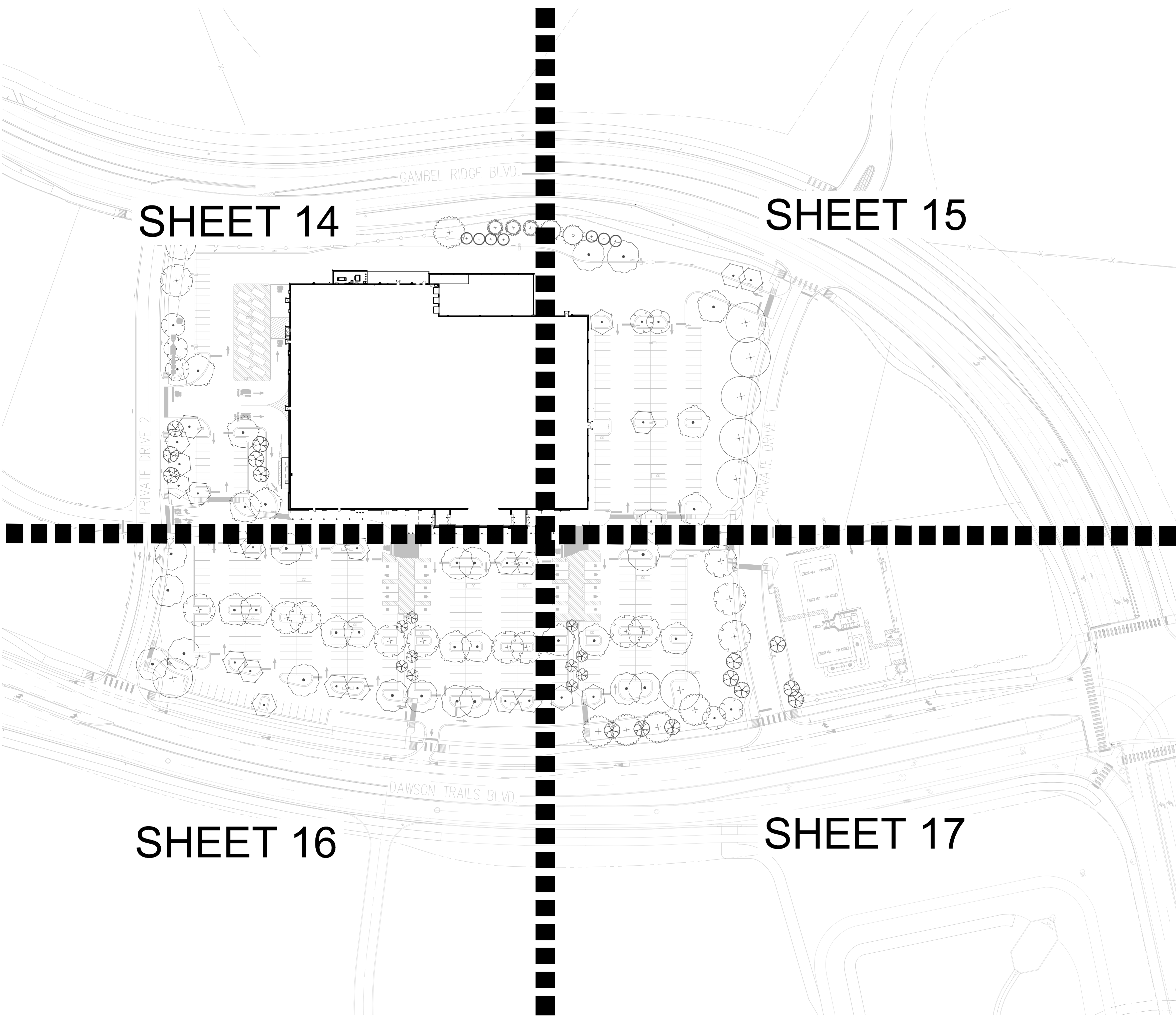
ILLUMINATION PLAN







SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SIGHT DISTANCE LINE CRITERIA

1. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES, STREETLIGHTS AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.

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SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
KING SOOPERS #165  
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

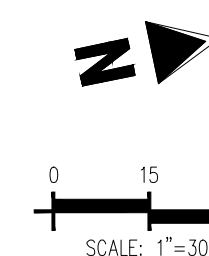
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|---|----------|---------------------|-------|
| 1 | 11/17/25 | 2nd SUBMITTAL       | JRR   |
| 2 | 02/06/26 | 3rd SUBMITTAL       | JRR   |
| 3 | 05/28/26 | 4th SUBMITTAL       | JRR   |
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|-------------|-----------|
| Project No: | KSS000165 |
| Drawn By:   | JC        |
| Checked By: | KR        |
| Date:       |           |

OVERALL LANDSCAPE PLAN



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

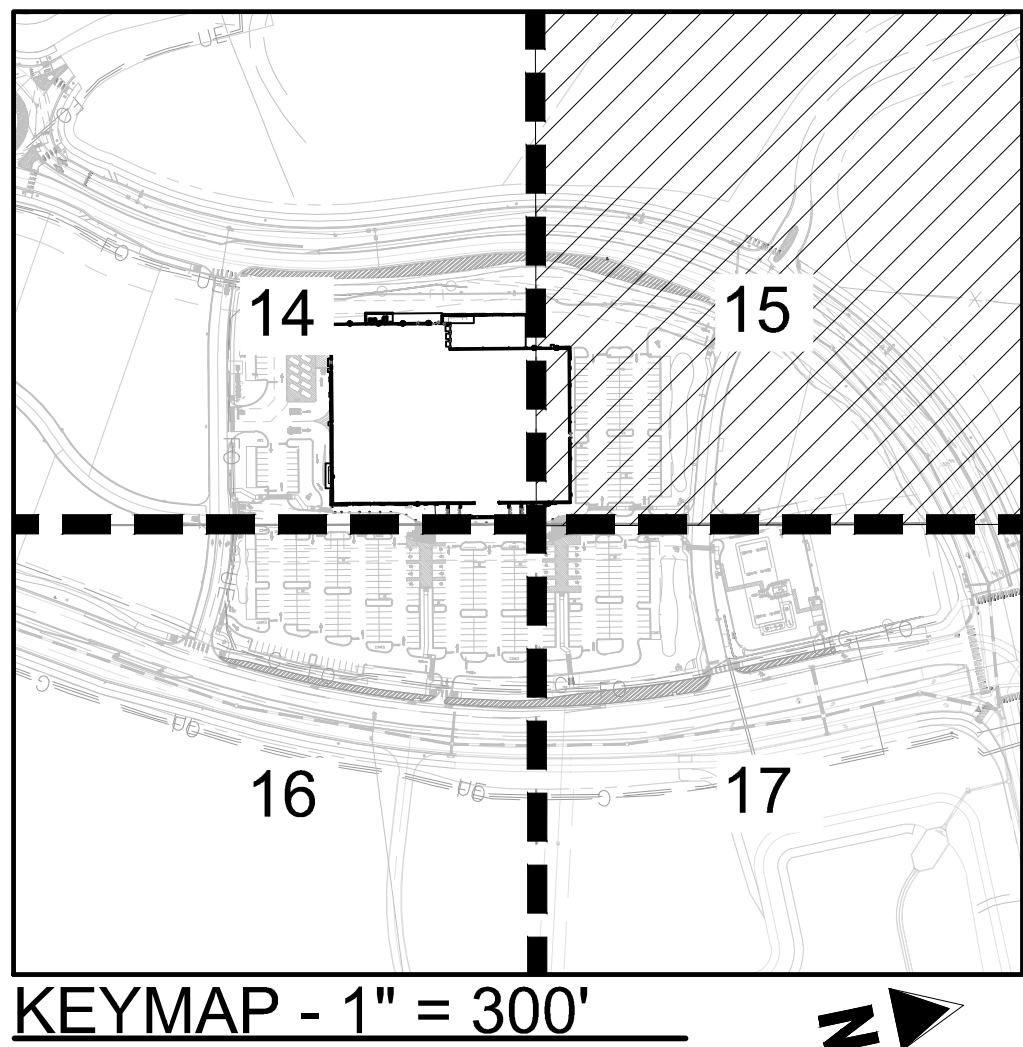
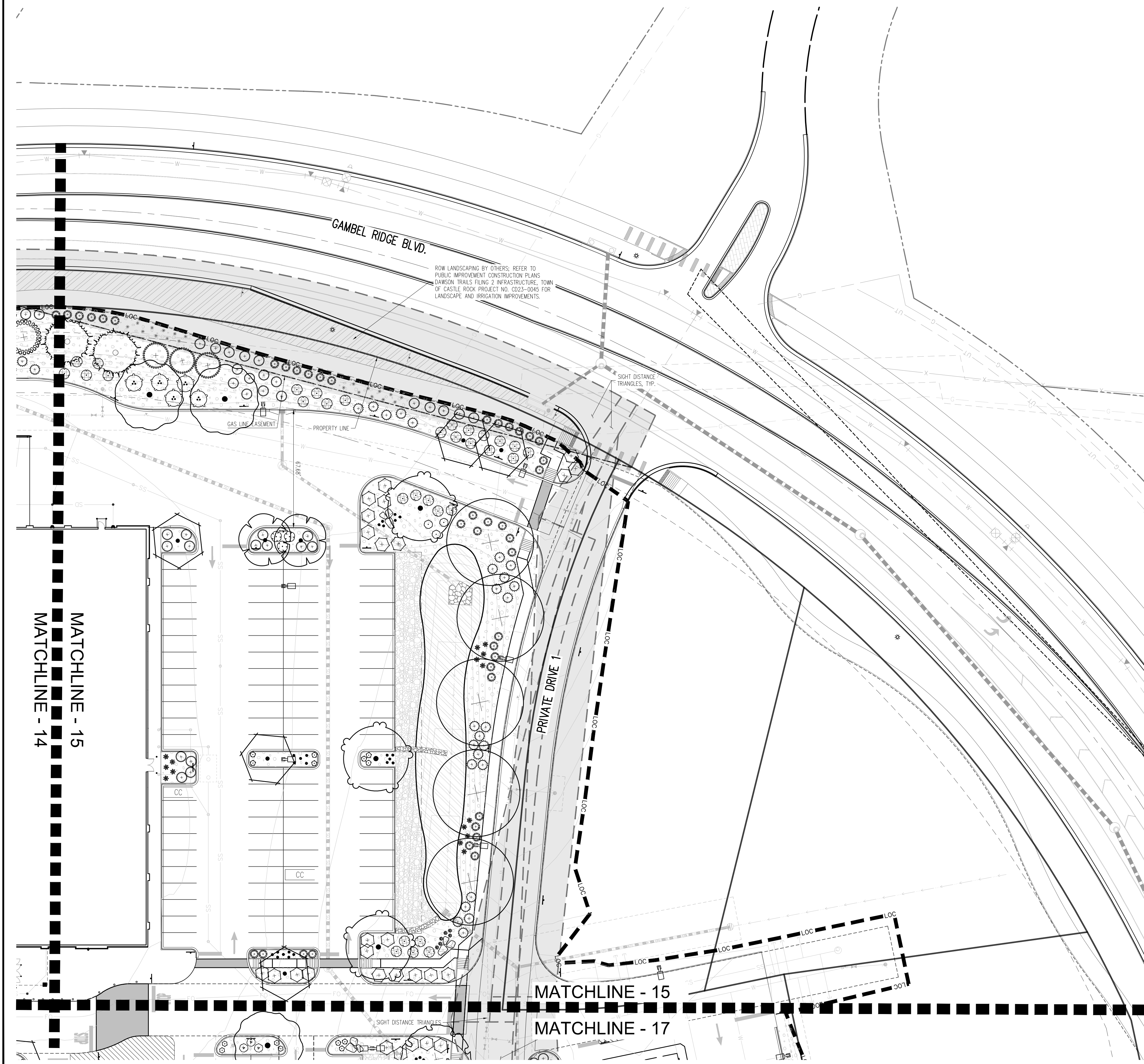


of 24

4-KWing Soopers • City Market/CO, Castle Rock • KSS003165 • Dawson Trail/PLA2-Plant/KSS165\_SDP\_LS\_dwg • Jack Cropper • 7/15/2026



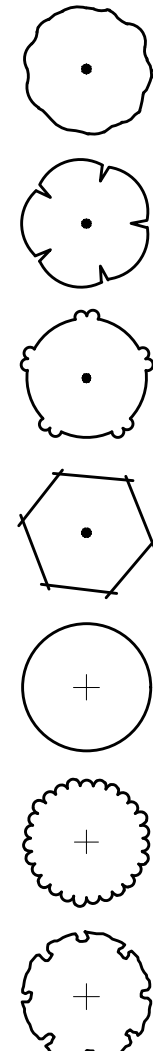
SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



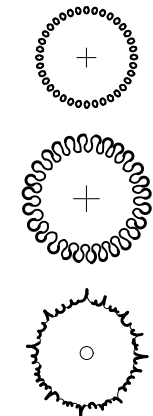
PLANT LEGEND

SYMBOL

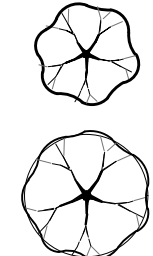
DECIDUOUS TREES



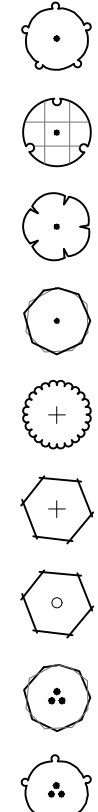
EVERGREEN TREES



ORNAMENTAL TREES



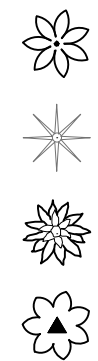
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



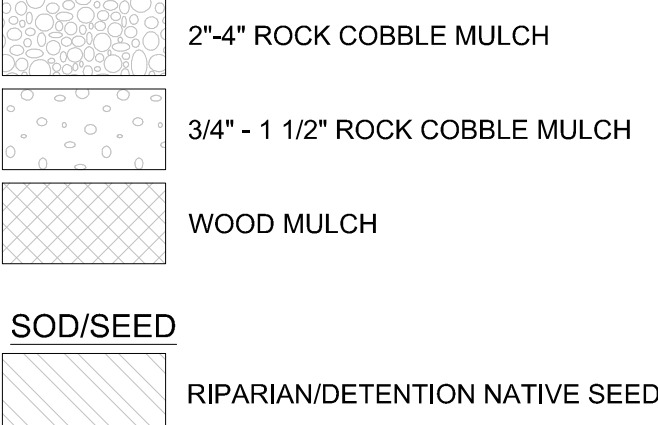
ORNAMENTAL GRASSES



PERENNIALS



MULCH



SIGHT DISTANCE LINE CRITERIA

1. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES, STREETLIGHTS AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.

SDP25-0015 - SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

Galloway

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SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

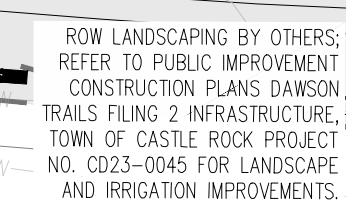
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| Drawn By:   | JC        |
| Checked By: | KR        |
| Date:       |           |

LANDSCAPE 2

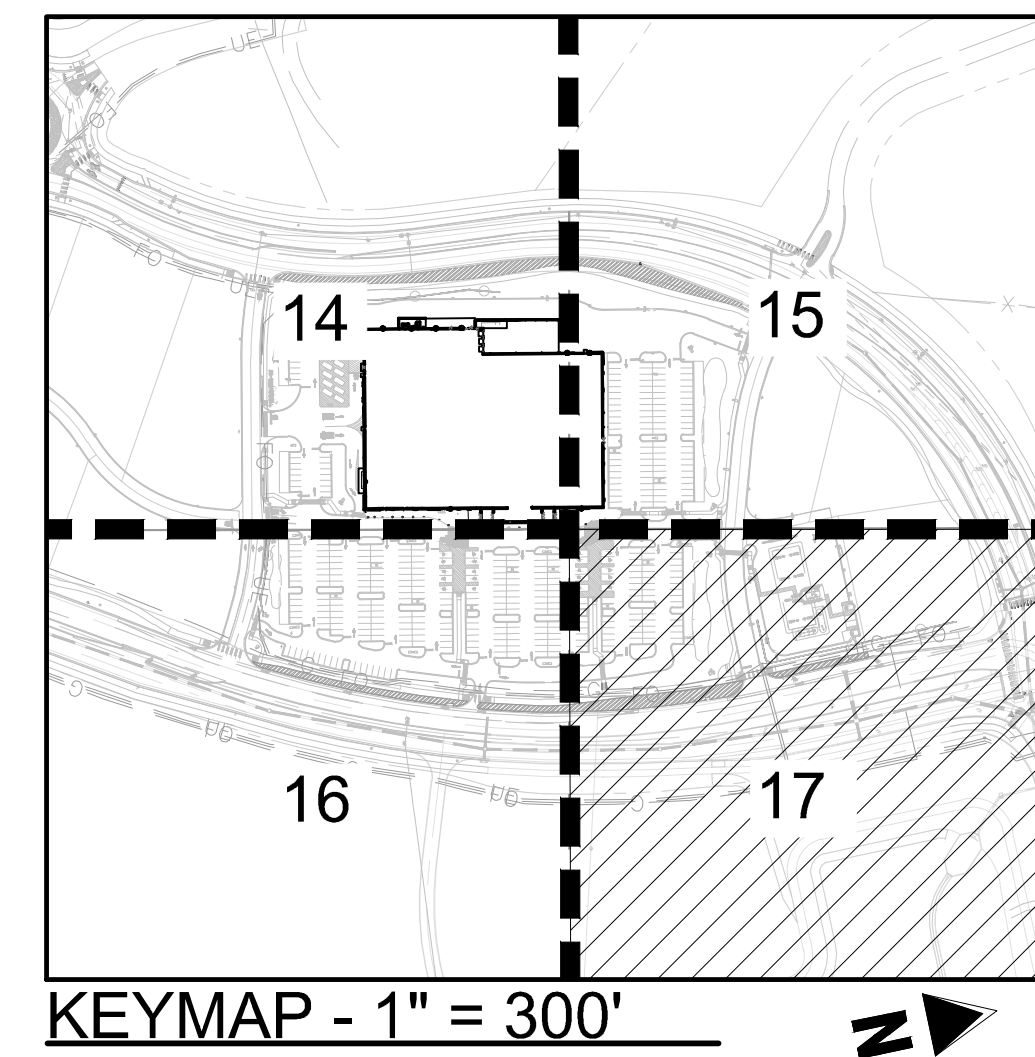
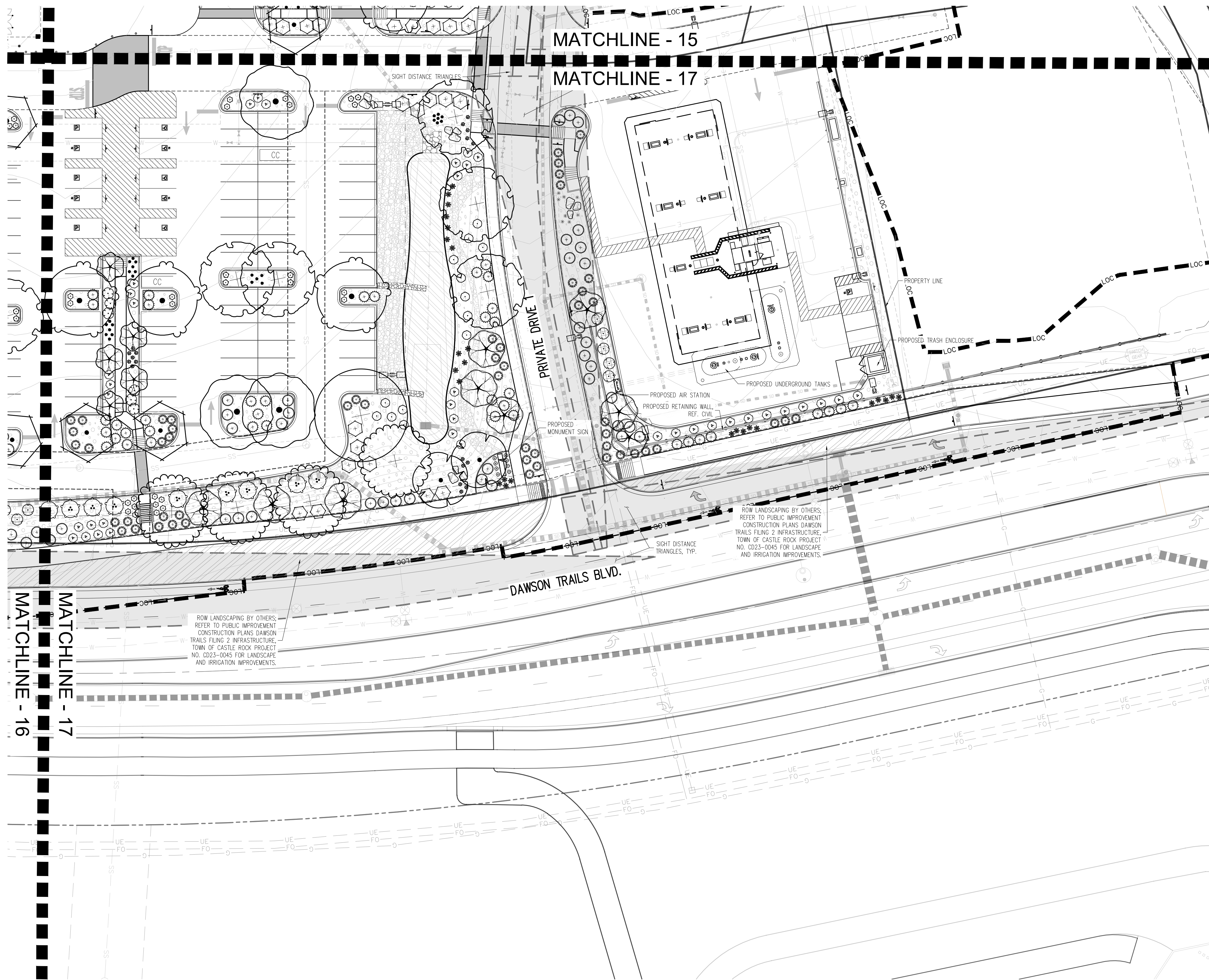


TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





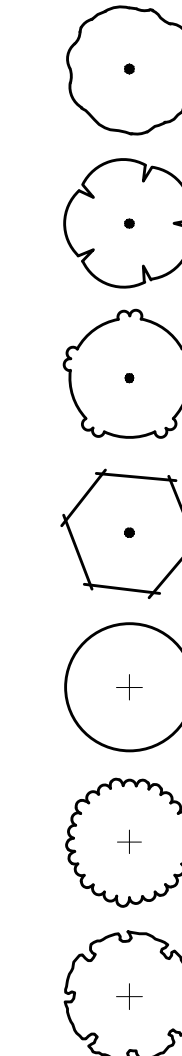
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



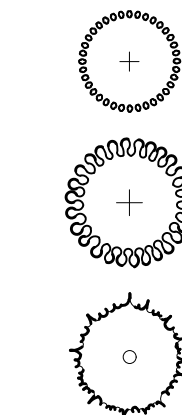
### PLANT LEGEND

SYMBOL

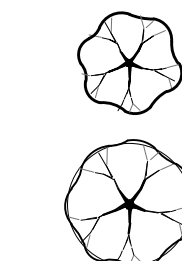
## DECIDUOUS TREES



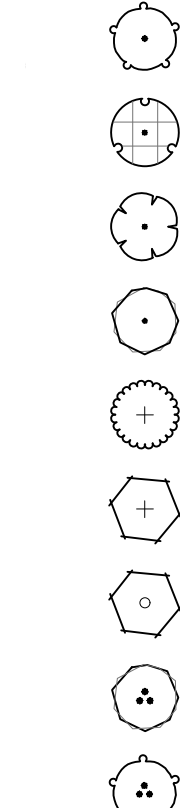
EVERGREEN TREES



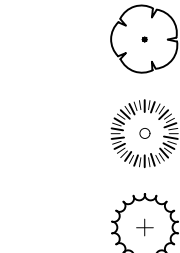
## ORNAMENTAL TREES



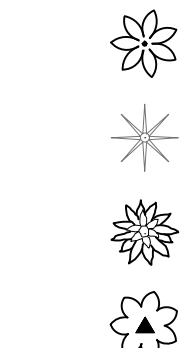
### DECIDUOUS SHRUBS



EVERGREEN SHRUBS



## ORNAMENTAL GRASSES



## PERENNIALS



MULCH



2"-4" ROCK COBBLE MULCH



2 1/4" - 4 1/2" ROCK CORBLE MULCH



WOOD MULCH

SOD/SEED

RIPARIAN/DETENTION NATIVE SEED

### SIGHT DISTANCE LINE CRITERIA

1. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES, STREETLIGHTS AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.

SDP25-0015 - SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4

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**SITE DEVELOPMENT PLAN**  
**LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

[illegible]

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Project No: KSS000165

Drawn By: JC

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Checked By: KR

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Date: \_\_\_\_\_

LANDSCAPE 4

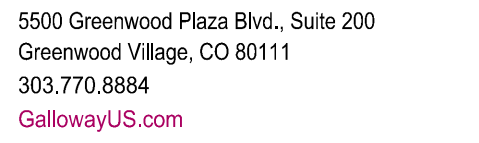
17  
of 24







**SITE DEVELOPMENT PLAN**  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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**SITE DEVELOPMENT PLAN**  
**LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

# KING SOOPERS #165

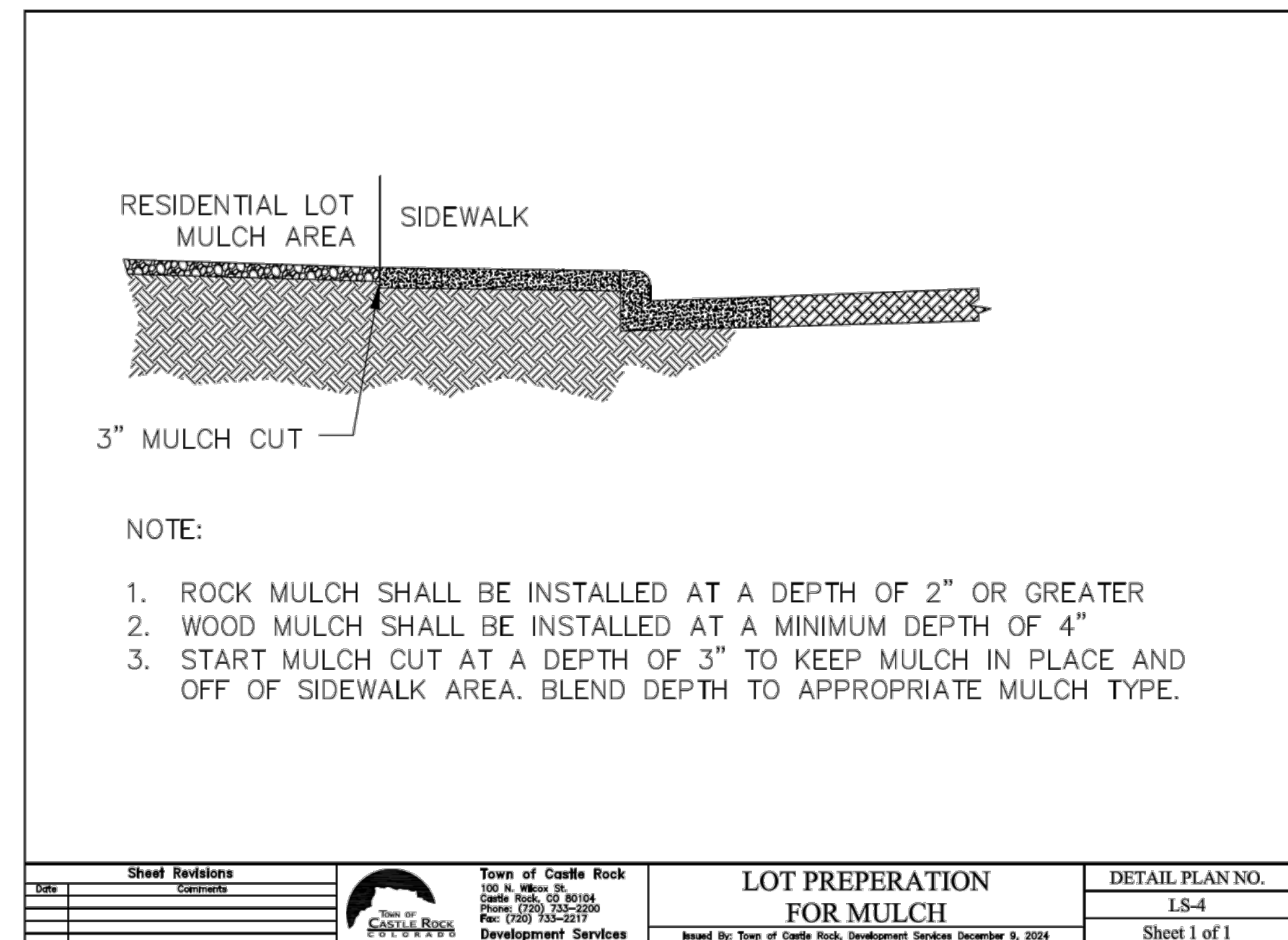
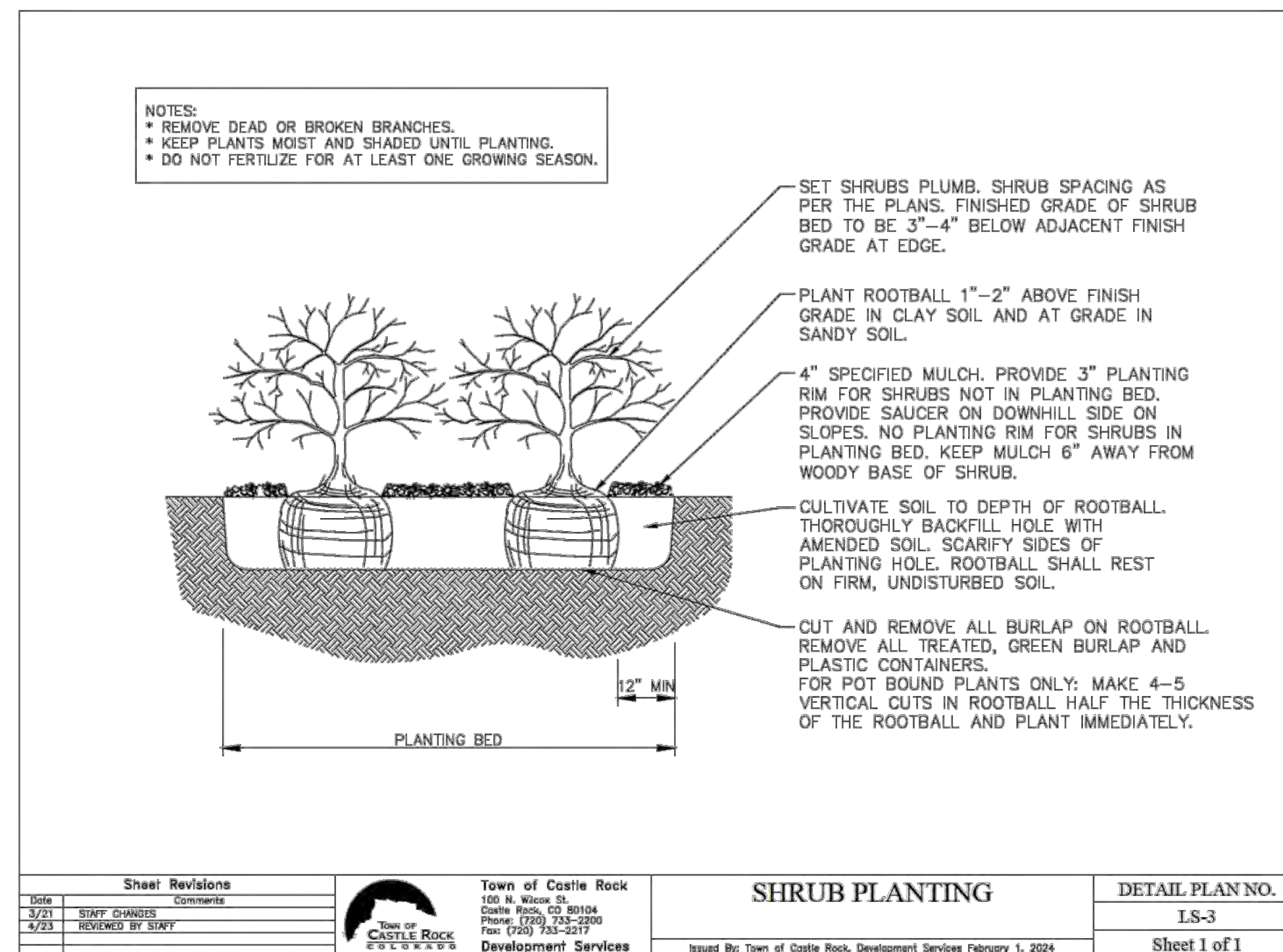
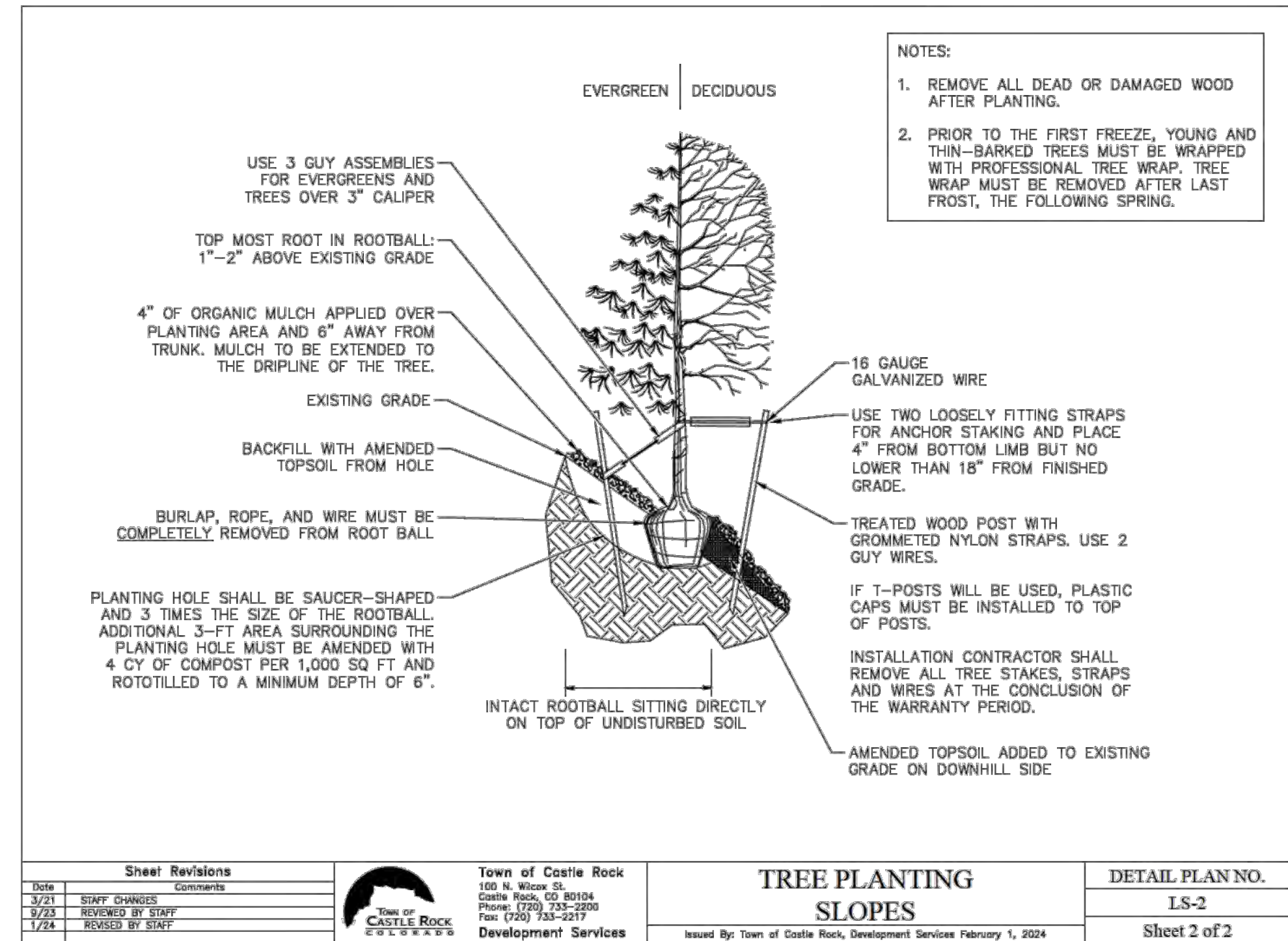
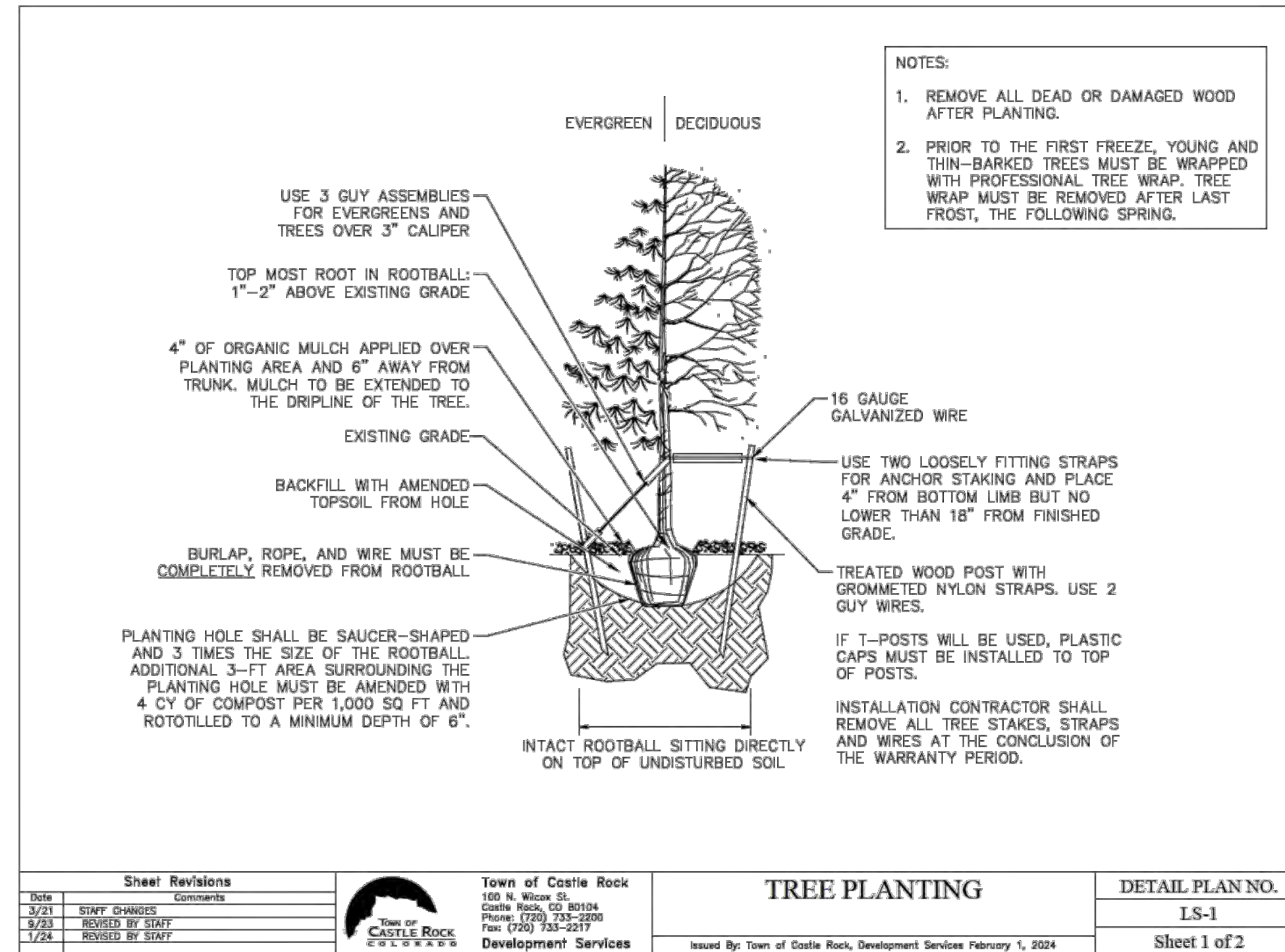
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO

[illegible]

|             |           |
|-------------|-----------|
| Project No: | KSS000165 |
| Drawn By:   | JC        |
| Checked By: | KR        |
| Date:       |           |

## LANDSCAPE DETAILS

SDP25-0015 - SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4



94-Kilgus Scoopers • City Market/CO, Castle Rock • K5500165 • Dawson Trail/OP A2-Part/KSS165\_SOP\_L5.dwg • Jack Cropper • 7/15/2026



\\P00002\Bplans\129\ADMIN\CDL\Castle Rock\4-0325200165 - Dawson Trails\SDP25-0015-SDP25-0015.dwg - Jack Crispner - 7/15/2008

SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
LOCATED IN SECTION 22, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ADJUSTED AREA ANALYSIS

| Landscape Rating | Gross Square Footage | Hydrozone Factor* | Adjusted Area Square Footage** |
|------------------|----------------------|-------------------|--------------------------------|
| LOW              | 103,634              | 0.25              | 25,909                         |
| MODERATE         | 103,634              | 0.5               | 51,817                         |
| HIGH             | 103,634              | 1                 | 103,634                        |

\* The hydrozone factor is determined by the water use of the plant material within the zone. A 0.00 factor is used for non-irrigated material, 0.25 for low, 0.50 for moderate, and 1.00 for high.

\*\* Compare Adjusted Area Square Footages to Calculated Adjusted Area to determine landscape hydrozone category.

LANDSCAPE IRRIGATION WATER USE ANALYSIS

| Plant Type (turf, seed, shrubs, trees only, etc.) | Irrigation Method   | Hydrozone (Non-Irrigated, Low, Moderate, High) | Design Area (SF) | Hydrozone Factor* | Calculated Adjusted Area** |
|---------------------------------------------------|---------------------|------------------------------------------------|------------------|-------------------|----------------------------|
| Shrub Bed - On-Site                               | Drip (Point Source) | LOW                                            | 93,739           | 0.25              | 23,435                     |
| Temporarily Irrigated Native Seed                 | Spray (Rotary)      | LOW                                            | 9,895            | 0.25              | 2,474                      |
| TOTALS (SF)                                       |                     |                                                | 103,634          | -                 | 25,909                     |

\* The hydrozone factor is determined by the water use of the plant material within the zone. A 0.00 factor is used for non-irrigated material, 0.25 for low, 0.50 for moderate, and 1.00 for high.

\*\* In no way does this number indicate an anticipated gallon, acre-foot, or any other tangible datum of water usage for the landscape, for conceptual purposes only.

NOTE:

1. LANDSCAPE WITHIN STREETSCAPES IS ONLY ALLOWED TO BE VERY-LOW OR LOW WATER USE.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR COVERAGE UNTIL ESTABLISHMENT. UPON ESTABLISH, TEMPORARY IRRIGATION EQUIPMENT SHALL BE REMOVED.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

TOWN OF CASTLE ROCK IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
4. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOO ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE AND AUGUST. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.
5. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
6. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
7. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
8. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
9. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL

NATIVE SEED IRRIGATION NOTE  
NATIVE SEED ON THIS SITE IS TO BE IRRIGATED TEMPORARILY UNTIL ESTABLISHMENT. TEMPORARY SEED IRRIGATION EQUIPMENT (SPRAYS) MUST BE ABOVE GROUND AND REMOVED AT THE END OF THE APPROVED ESTABLISHMENT PERIOD AS PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL, APPENDIX A SECTION B.

| #  | Date     | Issue / Description | Init. |
|----|----------|---------------------|-------|
| 1  | 11/17/25 | 2nd SUBMITTAL       | JRR   |
| 2  | 02/06/26 | 3rd SUBMITTAL       | JRR   |
| 3  | 05/28/26 | 4th SUBMITTAL       | JRR   |
| 4  |          |                     |       |
| 5  |          |                     |       |
| 6  |          |                     |       |
| 7  |          |                     |       |
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|             |           |
|-------------|-----------|
| Project No: | KSS000165 |
| Drawn By:   | JC        |
| Checked By: | KR        |
| Date:       |           |

CONCEPTUAL IRRIGATION METHOD

Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

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SITE DEVELOPMENT PLAN  
LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4  
KING SOOPERS #165  
CRYSTAL VALLEY PKWY & DAWSON TRAILS BLVD  
CASTLE ROCK, COLORADO



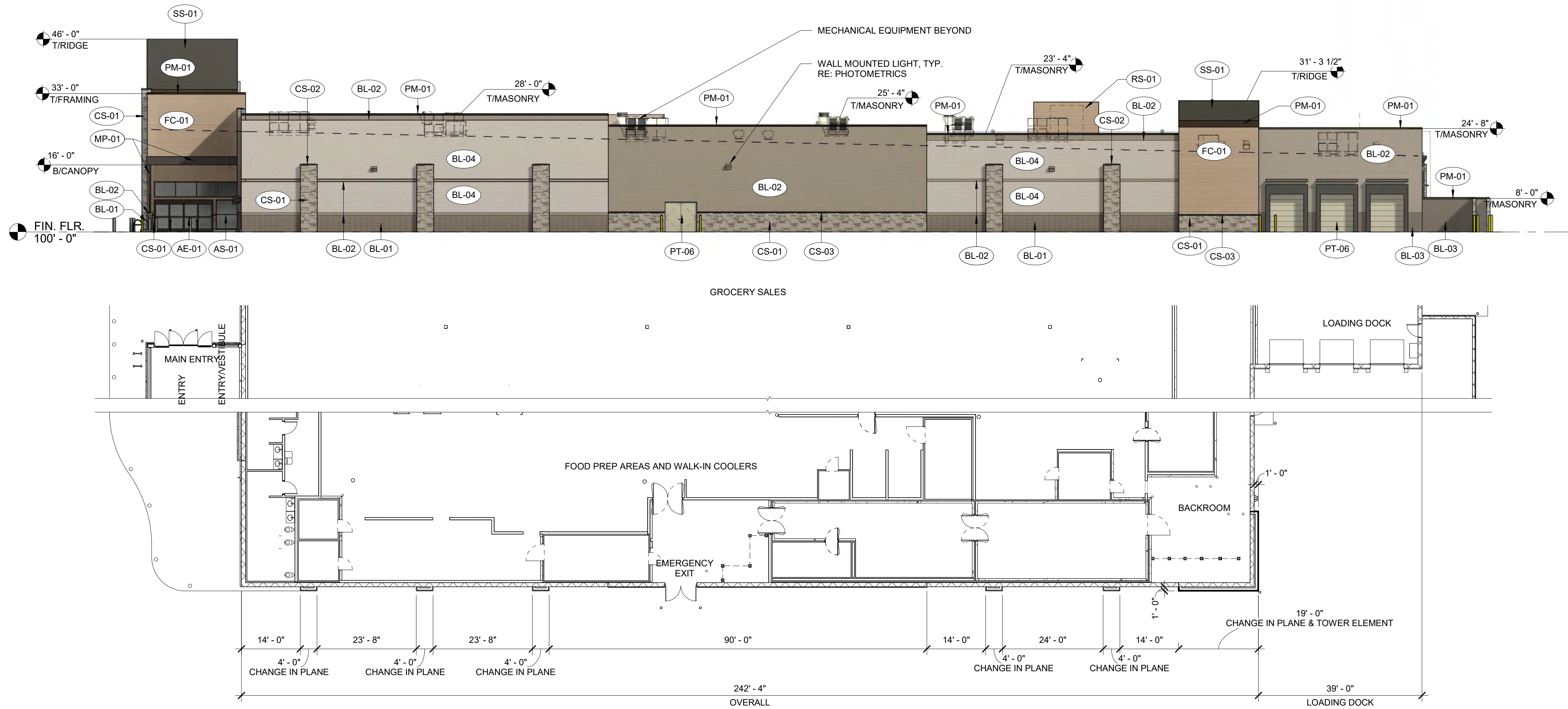


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ALL SIGNS ARE UNDER SEPARATE PERMIT TO BE PULLED BY OWNER'S SIGNAGE CONTRACTOR.

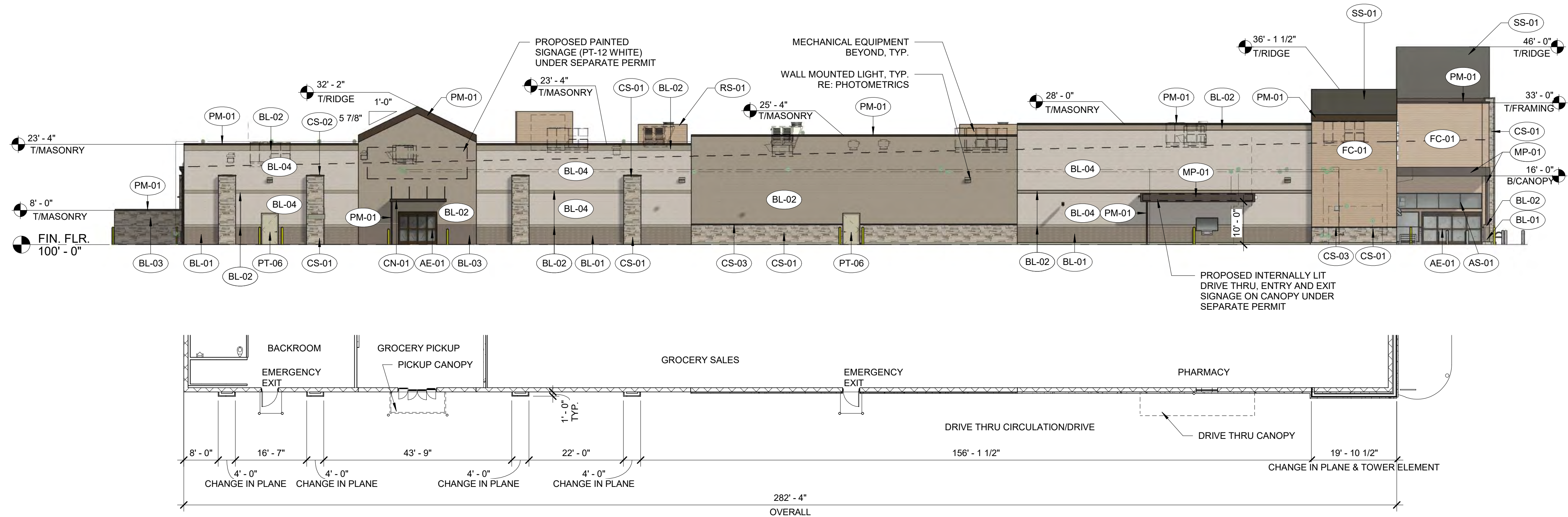
SEE PHOTOMETRIC PLANS FOR WALL MOUNTED AND SITE LIGHTING INFORMATION. ALL WALL  
MOUNTED LIGHTS TO HAVE A DARK BRONZE FINISH







RIGHT ELEVATION AND PARTIAL FLOOR PLAN  
1/16" = 1'-0"



LEFT ELEVATION AND PARTIAL FLOOR PLAN  
1/16" = 1'-0"

| EXTERIOR FINISHES |                                                  |                                                    |                                 |
|-------------------|--------------------------------------------------|----------------------------------------------------|---------------------------------|
| MATERIAL          | DESCRIPTION                                      | MANUFACTURER                                       | FINISH                          |
| AE-01             | PREFINISHED ALUMINUM STOREFRONT DOOR             | STANLEY                                            | DARK BRONZE ANODIZED            |
| AS-01             | PREFINISHED ALUMINUM STOREFRONT                  |                                                    | DARK BRONZE                     |
| BL-01             | INTEGRALLY COLORED CMU - SPLIT FACE              | BASALITE                                           | 870WR - DARK BROWN              |
| BL-02             | DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE | BASALITE                                           | 923WR - LIGHT TAN               |
| BL-03             | DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE  | BASALITE                                           | 807WR - DARK GRAY               |
| BL-04             | DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE | BASALITE                                           | 721WR - LIGHT TAN               |
| CL-01             | CHAIN LINK FENCE AND GATE                        |                                                    |                                 |
| CN-01             | PREMANUFACTURED CANOPY                           | ARCHITECTURAL FABRICATIONS INC.                    | DEEP BROWN                      |
| CS-01             | CULTURED STONE VENEER                            | COUNTRY LEDGESTONE                                 | ECHO RIDGE - LIGHT GRAY/TAN MIX |
| CS-02             | CAST STONE                                       | FORT COLLINS PRECAST                               | 101-02 SM - LIGHT GRAY          |
| CS-03             | CULTURED STONE SILL                              | COUNTRY LEDGESTONE                                 | INTAGLIO - LIGHT GRAY           |
| FC-01             | FIBER CEMENT V-GROOVE LAP SIDING                 | SHERWIN WILLIAMS                                   | PAINT SW7508 TAVERN TAUPE       |
| FC-02             | FIBER CEMENT BOARD AND BATTEN SIDING             | JAMES HARDIE PANEL CEDARMILL, STATEMENT COLLECTION | COBBLESTONE - TAN/GRAY          |
| MP-01             | METAL PANEL - SMOOTH                             | BERRIDGE METALS                                    | AGED BRONZE                     |
| PM-01             | PREFINISHED METAL                                | BERRIDGE METALS                                    | AGED BRONZE                     |
| PT-06             | PAINTED METAL                                    | SHERWIN WILLIAMS                                   | MINDFUL GRAY SW7016             |
| PT-07             | PAINTED METAL                                    | SHERWIN WILLIAMS                                   | GAUNTLET GRAY SW7019            |
| PT-08             | PAINT                                            | SHERWIN WILLIAMS                                   | SW4084 SAFETY YELLOW            |
| PT-12             | PAINT                                            | SHERWIN WILLIAMS                                   | WHITE                           |
| RS-01             | VERTICAL RIB, ABS EQUIPMENT SCREEN               | CITYSCAPES                                         | LIGHT TAN COLOR                 |
| SO-01             | VINYL SOFFIT PANEL                               | CERTAINTED                                         | GRANITE GRAY                    |
| SS-01             | STANDING SEAM / VERTICAL BATTEN METAL            | BERRIDGE METALS                                    | AGED BRONZE                     |

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SEE PHOTOMETRIC PLANS FOR WALL MOUNTED AND SITE LIGHTING INFORMATION. ALL WALL MOUNTED LIGHTS TO HAVE A DARK BRONZE FINISH



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DENVER, COLORADO 80237  
(p) 303.759.5777 (f) 720.360.4281  
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KING SOOPERS #166

CASTLE ROCK, COLORADO

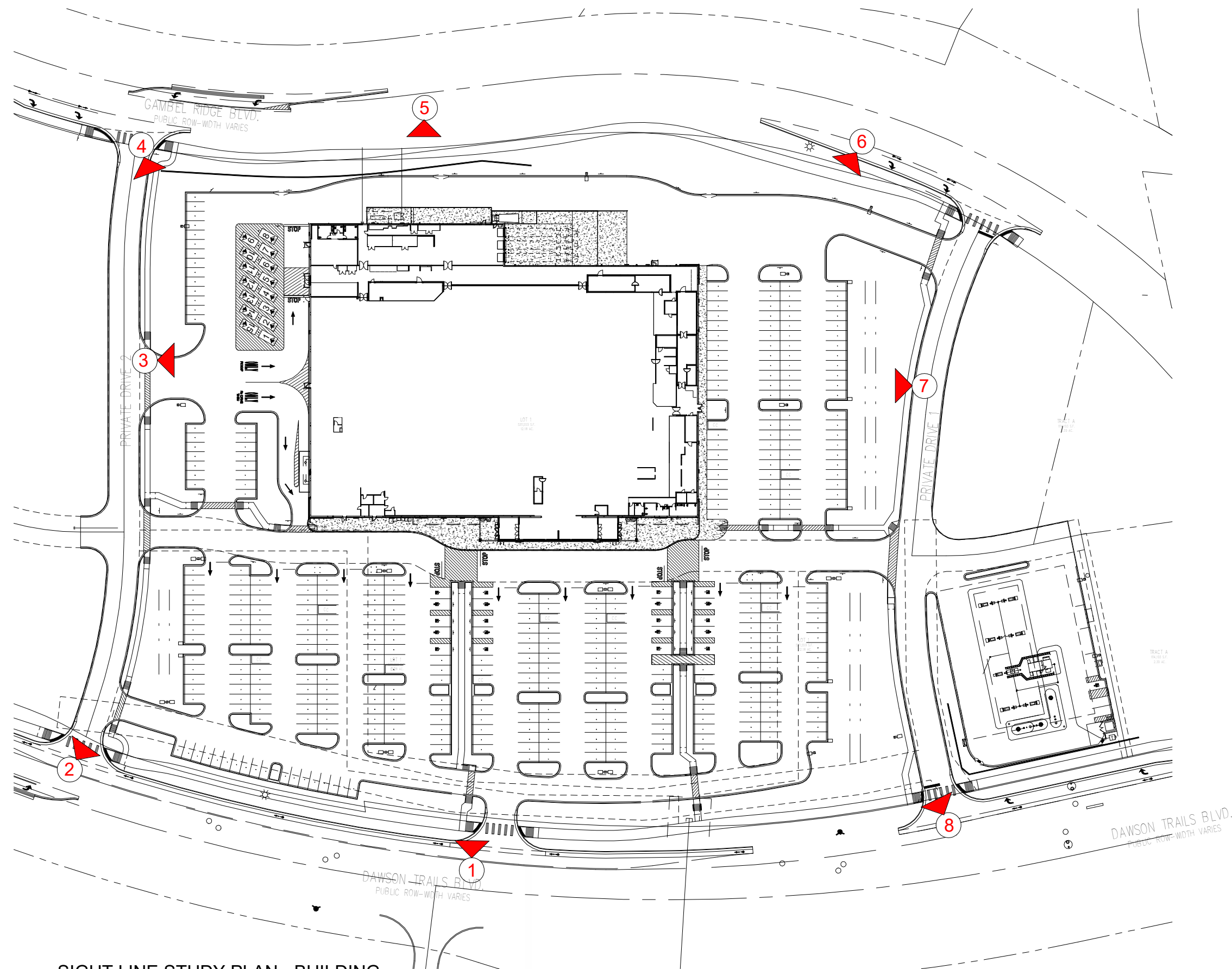
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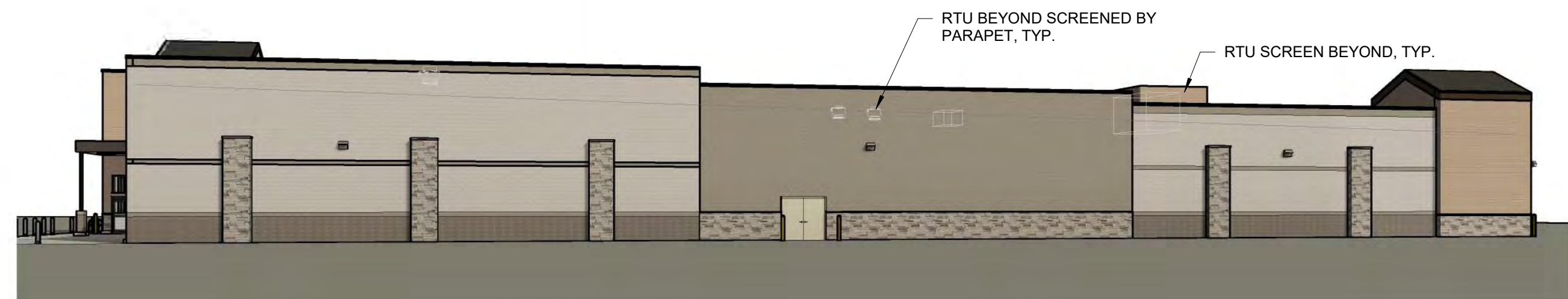
SCALE: 1/16" = 1'-0"

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SIGHT LINE STUDY PLAN - BUILDING  
FINISH FLOOR ELEVATION (FFE) =  
6,397.89'  
1" = 100'-0"



7 3D View 7 - PRIVATE DRIVE 1  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6396.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6396.00' (-1.89' BELOW F.F.E.)



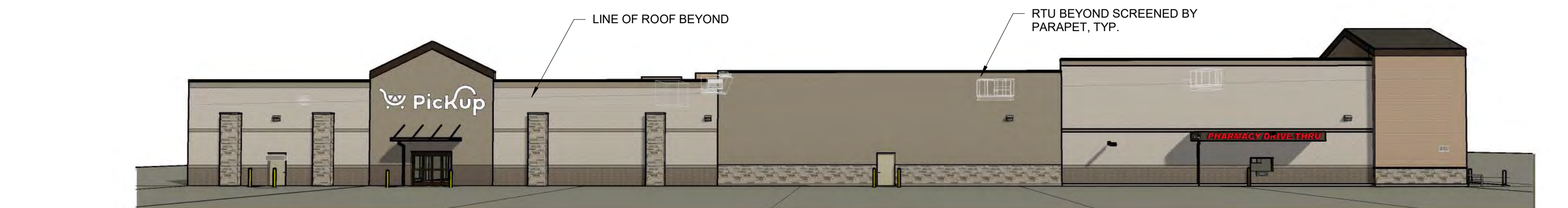
8 3D View 8 - INTERSECTION OF PRIVATE DRIVE 1 AND DAWSON TRAILS BLVD.  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6395.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6391.00' (-6.89' BELOW F.F.E.)



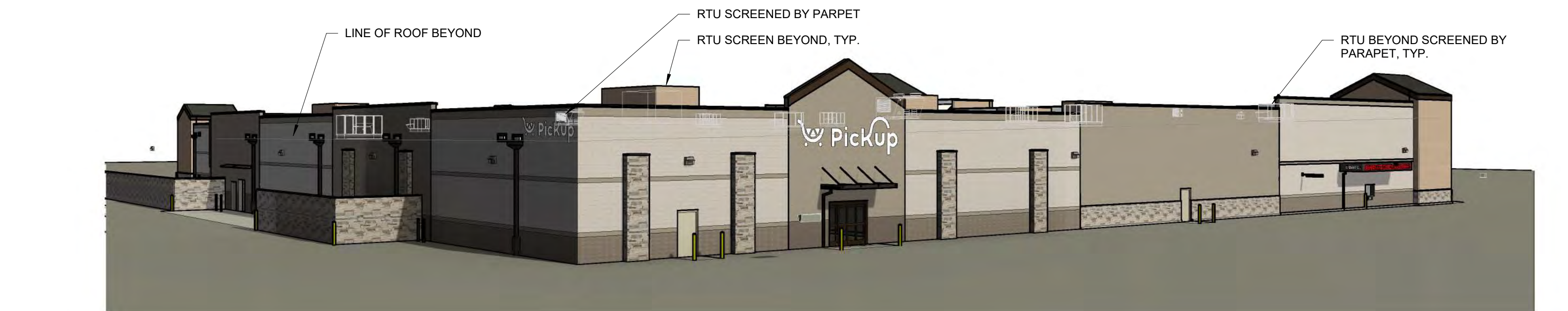
1 3D View 1 - CENTRAL ENTRY OFF OF DAWSON TRAILS BLVD  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6390.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6396.00' (-1.89' BELOW F.F.E.)



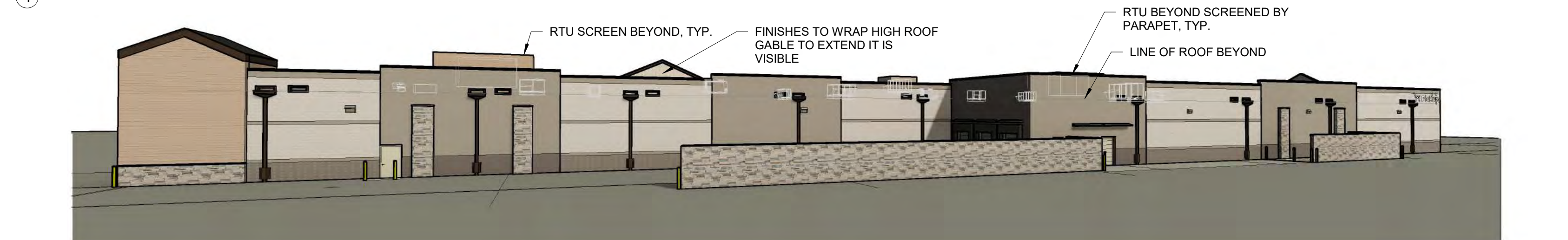
2 3D View 2 - EAST ENTRY OFF OF DAWSON TRAILS BLVD  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6398.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6404.00' (+6.11' ABOVE F.F.E.)



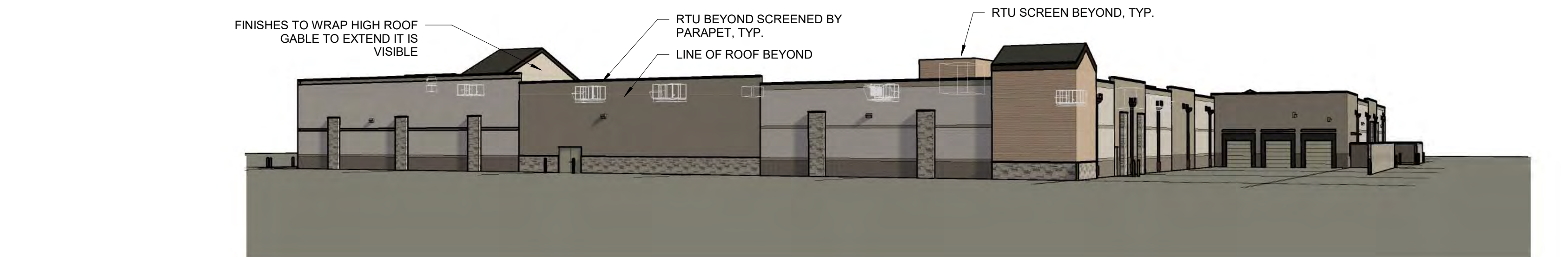
3 3D View 3 - ENTRY OFF OF PRIVATE DRIVE 2  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6402.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6408.00' (+10.11' ABOVE F.F.E.)



4 3D View 4 - INTERSECTION OF GAMBREL RIDGE AND PRIVATE DRIVE 2  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6410.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6416.00' (+18.11' ABOVE F.F.E.)



5 3D View 5 - GAMBREL RIDGE BLVD.  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6406.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6412.00' (+14.11' ABOVE F.F.E.)



6 3D View 6 - INTERSECTION OF GAMBREL RIDGE AND PRIVATE DRIVE 1  
FINISH FLOOR ELEVATION = 6397.89'  
SPOT GRADE 6400.00' + 6'-0" FOR EYE LEVEL PERSPECTIVE = 6406.00' (+8.11' ABOVE F.F.E.)



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CASTLE ROCK, COLORADO

A2.0

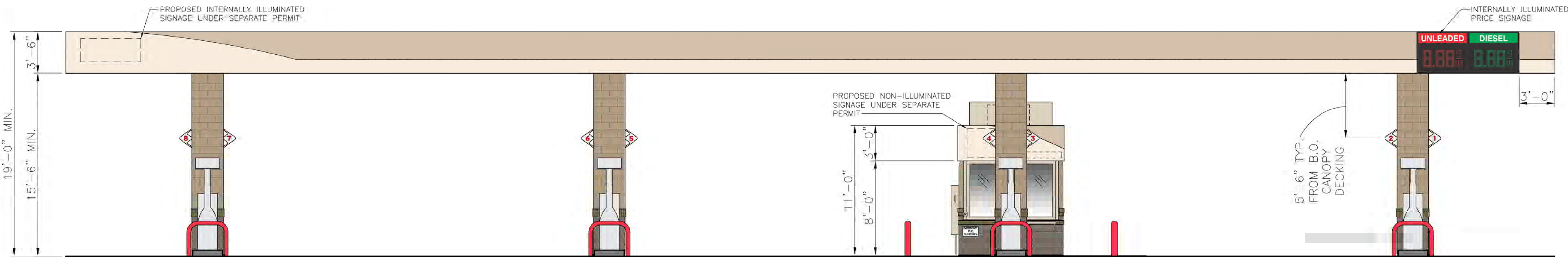
JOB #: 2024166 DATE: 04/28/26

SCALE: 1" = 100'-0"

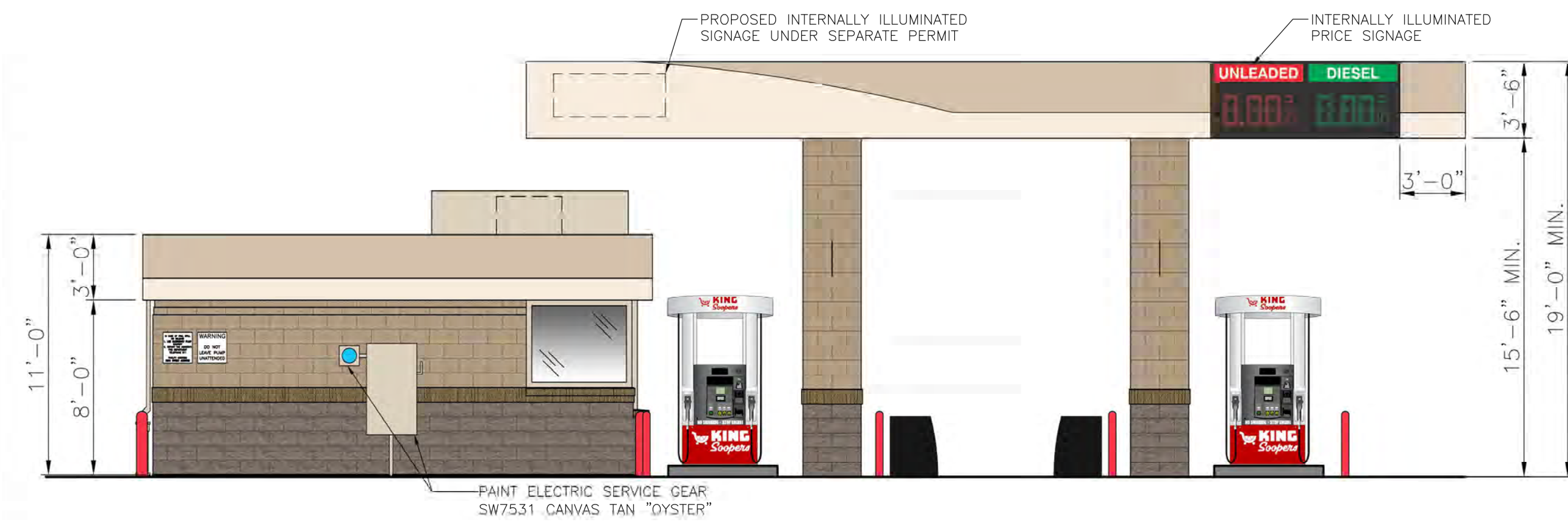
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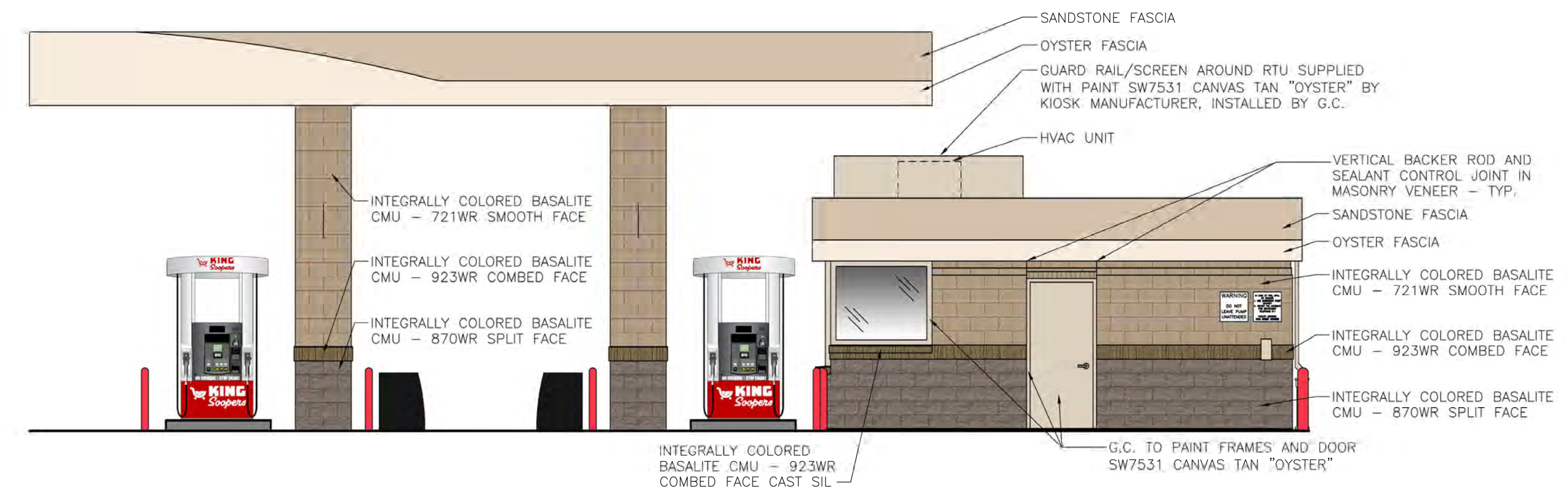
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 FRONT (SOUTH) ELEVATION  
SCALE: 3/16" = 1'-0"



2 LEFT (WEST) ELEVATION  
SCALE:  $\frac{3}{16}'' = 1' - 0''$



3 RIGHT (EAST) ELEVATION  
SCALE: 3/16"=1'-0"

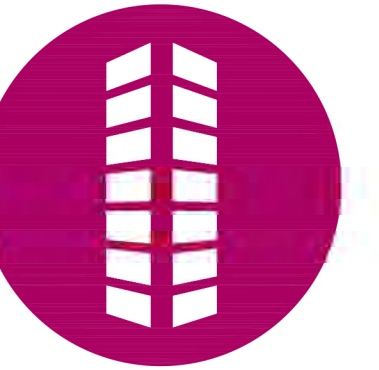


4 REAR (NORTH) ELEVATION  
SCALE: 3/16"=1'-0"



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**SITE DEVELOPMENT PLAN**  
**LOT 1, DAWSON TRAILS FILING No. 2, AMENDMENT 4**

KING SOOPERS #165

CRYSTAL VALLEY PKWY & DAWSON | RAILS BLVD  
CASTLE ROCK, COLORADO[illegible]

|             |           |
|-------------|-----------|
| Project No: | KSS000165 |
| Drawn By:   | CFS       |
| Checked By: | BSS       |
| Date:       | 07/11/25  |

FUEL CENTER  
EXTERIOR COLOR ELEVATIONS  
& SIGNAGE