BENCHMARK & BASIS OF BEARING

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON GPS OBSERVATIONS REFERENCED TO THE WEST LINE OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT FROM THE NW CORNER OF LOT 1 TO THE NORTH LINE OF LOT 4, CASTLE PARK WEST 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH END WITH A 1" ILLEGIBLE RED PLASTIC CAP 0.25' BELOW THE SURFACE, AND ON THE NORTH END BY A FOUND CHISELED X ON THE SIDEWALK, AS BEARING OF NORTH 00° 21' 47" EAST, A DISTANCE OF 429.91 FEET;

PURPOSE STATEMENT

THE INTENT OF THE SITE DEVELOPMENT PLAN IS TO SUPPORT THE CONVERSION OF THE EXISTING QUALITY INN TO MARKET RATE RESIDENTIAL HOUSING, HOUSING FOR ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (ID/D) AS WELL AS SPACES UTILIZED FOR OFFICES, DAY PROGRAMS, AND WELLSPRING COMMUNITY PROGRAMMING SERVING THE ID/D RESIDENTS.

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 HH SUBDIVISION - 2ND AMENDMENT

| SITE DATA | | | | | | |
|----------------------|--|-------------------|--|---------------|------------------|------------------------|
| PROPERTY SIZE | | 1.3 | | | | |
| PROJECT ADDRESS | | | 200 WOLF | ENSBER | GER RD | |
| | ZON | IING STAN | DARDS | PROPOSED SITE | | |
| ZONING | | PDP | | PDP | | |
| LAND USE | ID/D OFFICE & MULTIFAMILY RESIDENTIAL UNITS | | ID/D OFFICE & MULTIFAMILY RESIDENTIAL UNITS | | | |
| MAX. BUILDING HEIGHT | | 35'-0" | | 27'-7" | | |
| | | BUILDING | LANDSCAPE | | BUILDING | LANDSCAPE |
| | FRONT | 15'* | N/A | FRONT | 51' | N/A |
| SETBACKS | REAR | 0' | N/A | REAR | 26' | 10' |
| | SIDE | 0' | N/A | SIDE (W) | 10' | N/A |
| | SIDE | 0' | N/A | SIDE (E) | 43' | N/A |
| DWELLING COUNT | 24 | | | 12 MUL | TIFAMILY. UNI | UNITS & 12 ID/D ITS |
| | ID/D OFF | CRITER 1,000 S | R COUNT | | | |
| PARKING COUNT | ID/D HOU | 1 DEI | ٦ , | | 60 (INC. | 3 ADA) |
| | MF HOUS | 2 DEI | ₹ 24 | | | |
| | TOTAL | | 60 | | | |
| BUILDING SQ. FT. | | FIRST FLO | OR | 16,165 S.F. | | |
| DUILDING SQ. FT. | TOTAL | | 31,414 S.F. | | | |

*25 FEET IF ABUTTING AN ARTERIAL STREET

| SITE UTILIZATION SUMMARY | | | |
|--------------------------|------------------|---------------------------|--|
| | AREA (SQ. FT.) | PERCENTAGE OF PROPERTY | |
| BUILDING | 16,960 | 28.7% | |
| ASPHALT/PARKING | 27,225 | 46.0% | |
| CONCRETE | 6,021 | 10.2% | |
| OPEN SPACE/LANDSCAPE | 8,960 | 15.1% | |
| TOTAL | 59,166 (1.36 AC) | 100% | |

LAND USE:

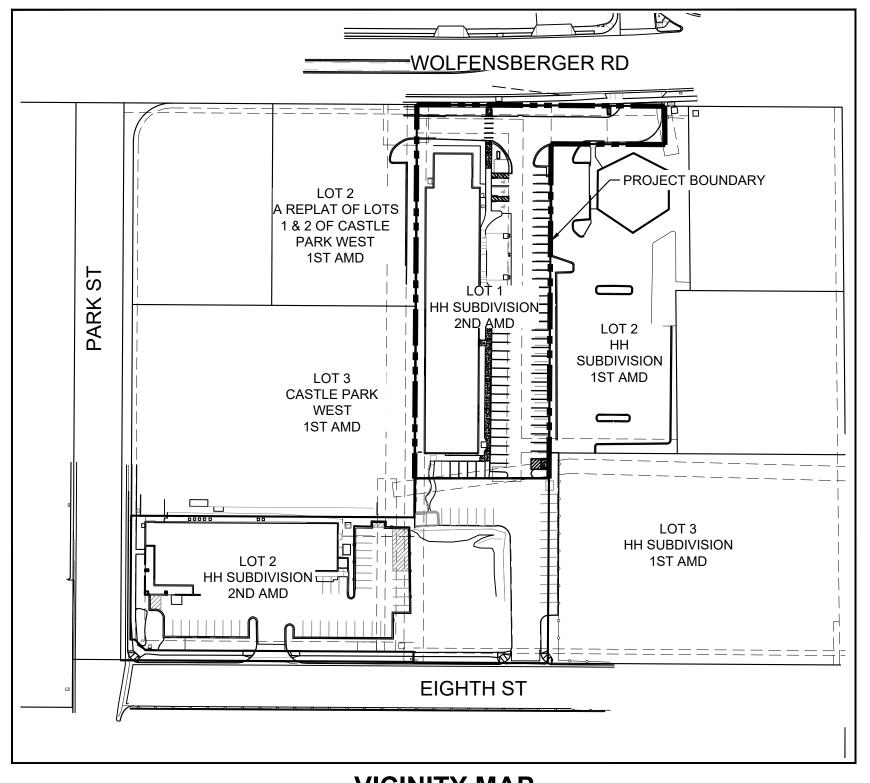
PLANNED DEVELOPMENT PLAN (PDP) CURRENT ZONING:

CURRENT LAND USE: HOTEL

MULTIFAMILY HOUSING (MF), HOUSING FOR ADULTS WITH INTELLECTUAL AND PROPOSED LAND USE: DEVELOPMENTAL DISABILITIES (ID/D), OFFICES AND DAY PROGRAMS SERVING

| Sheet Index | | | |
|--------------|-------------|---------------------------------|--|
| Sheet Number | Sheet Title | Sheet Description | |
| 1 | CS01 | COVER SHEET | |
| 2 | GN01 | GENERAL NOTES | |
| 3 | SP01 | SITE PLAN | |
| 4 | GR01 | PRELIMINARY GRADING PLAN | |
| 5 | UT01 | PRELIMINARY UTILITY PLAN | |
| 6 | LD01 | LANDSCAPE DETAILS | |
| 7 | LS01 | LANDSCAPE PLAN | |
| 8 | A4.1 | PHOTO SIMULATION / ELEVATIONS | |
| 9 | ES.1 | PHOTOMETRIC / ILLUMINATION PLAN | |

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

Matt Call

DCP Ward LLC

524 S. Tejon St.

(303)956-5781

PROJECT TEAM

Owner/Developer:

Lienholder:

Lienholder:

| Applicant: | Ross Friend Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100 | Civil: | Nicole Schanel, PE Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100 |
|------------------|--|------------|---|
| Owner/Developer: | Nicole DeVries | Landscape | Thomas Kopf, PLA |
| | Wellspring Community | Architect: | Matrix Design Group |

Wellspring Community 826 Park Street, Suite 200 Castle Rock, CO 80109 (303)660-1935

Colorado Springs, CO 80903

Denver Tech Center Branch 5201 S Yosemite Street

Greenwood Village, CO 80111

Survey:

Alexander Aguilar, PLS 38858 Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100

2435 Research Pkwy, Suite 300

Colorado Springs, CO 80920

(719)575-0100

Independent Bank, Architect: a Texas state-chartered banking co. 5950 S Willow Dr., Suite 100 Greenwood Village, CO 80111 Bank of Colorado

Steve Greco Enlight10 Architecture 201 Milwaukee St. Unit 200 Denver, CO 80206 (303)525-3695

TOWN COUNCIL APPROVAL

| THIS SITE DEVELOPMENT PLAN | WAS APPROVED BY THE TO | WN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, |
|----------------------------|------------------------|--|
| ON THE DAY OF | , 20 | |
| | | |
| · | | |
| MAYOR | DATE | |
| | | |
| ATTEST: | | |
| | | |
| TOWN CLERK | DATE | |
| | | |

PLANNING COMMISSION RECOMMENDATION

| COLORADO ON THE DAY OF | ,20 |
|----------------------------------|------|
| CHAIR | DATE |
| ATTEST: | |
| DIRECTOR OF DEVELOPMENT SERVICES | DATE |

CIVIL ENGINEER'S STATEMENT

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

| NICOLE SCHANEL, PE 52434 | DATE |
|--------------------------|------|

SURVEYOR'S CERTIFICATE

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

| ALEXANDER AGUILAR, PLS 38858 | DATE |
|------------------------------|------|

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.

| DCP WARD LLC, A COLORADO LIMITED LIABIL | ITY COMPANY |
|---|--------------|
| SIGNED THIS DAY OF | , 20 |
| NOTARY BLOCK | |
| SUBSCRIBED AND SWORN TO BEFORE ME THIS | DAY OF |
| 20BY | . |
| WITNESS MY HAND AND OFFICIAL SEAL. | |
| | |
| NOTARY PUBLIC | |
| MY COMMISSION EXPIRES: | |

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JANUARY 13, 2025 AT RECEPTION NO. 2025001423, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

| BANK OF COLORADO | |
|--|-----------|
| SIGNED THIS DAY OF | , 20 |
| NOTARY BLOCK | |
| SUBSCRIBED AND SWORN TO BEFORE ME THIS | DAY OF, |
| 20BY | <u></u> . |
| WITNESS MY HAND AND OFFICIAL SEAL. | |
| NOTARY PUBLIC | |
| MV COMMISSION EVDIDES: | |

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 5, 2022 AT RECEPTION NO. 2022046720, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

| NDEPENDENT BANK, A TEXAS STATE-CHARTER | ED BANKING CORPORATION |
|---|------------------------|
| SIGNED THIS DAY OF | , 20 |
| NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS | |
| 20 BY WITNESS MY HAND AND OFFICIAL SEAL. | |
| · · · · · · · · · · · · · · · · · · · | |
| NOTARY PUBLIC | |
| MY COMMISSION EXPIRES: | |
| | |

TITLE CERTIFICATION

| I, ADAM BAUER, AN AUTHORIZED REPRESENTATIVE OF CANYON TITLE, A TI | TLE 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 LIENHOLDER | RS OF THE PROPERTY ARE LISTED IN THE |
| CERTIFICATE OF OWNERSHIP. | |
| | |
| | |
| ADAM BAUER | |
| | |
| SIGNED THIS DAY OF, 20 | |
| | |
| NOTARY BLOCK | |
| SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF | , 20BY |
| AS AUTHORIZED REPRESENTATIV | E OF |
| | |
| WITNESS MY HAND AND OFFICIAL SEAL. | |
| | |
| NOTARY PUBLIC | |
| MY COMMISSION EXPIRES: . | |

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

OWNER/DEVELOPER:

DCP WARD, LLC 524 S TEJON ST COLORADO SPRINGS, CO 80903

APPROVAL:

VICINITY MAP:



SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO OCTOBER 2025

| REV | ISION HISTOR | (Y: | |
|-----|--------------|-------------------|----|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 05/28/2025 | PER CITY COMMENTS | EA |
| 2 | 09/02/2025 | PER CITY COMMENTS | AL |
| 3 | 10/22/2025 | PER CITY COMMENTS | RF |
| | | | |
| | | | |
| DRA | WING INFORM | MATION: | |

PROJECT NO: 24.1692.001 DRAWN BY: AL CHECKED BY: RF APPROVED BY: NS SHEET TITLE:

COVER SHEET

CS01

SHEET 1 OF 9

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION 2ND AMENDMENT TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

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 A PART OF THE PLANNED DEVELOPMENT PLAN TITLED "826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS" WITH ASSOCIATED TOWN OF CASTLE ROCK PROJECT NO. PDP24-0004
- 3.THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C0188G DATED 3/16/2016.
- 4. 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
- 5. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE
- TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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

THE BUILDING OR FACILITY.

- 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
- 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 TO32 FEET WIDE.
- 10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER



2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

OWNER/DEVELOPER:

DCP WARD, LLC 524 S TEJON ST COLORADO SPRINGS, CO 80903

APPROVAL:

VICINITY MAP:



SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO OCTOBER 2025

REVISION HISTORY:

| NO. | DATE | DESCRIPTION | BY |
|------|------------|-------------------|----|
| INO. | DATE | DESCRIPTION | וט |
| 1 | 05/28/2025 | PER CITY COMMENTS | EA |
| 2 | 09/02/2025 | PER CITY COMMENTS | AL |
| 3 | 10/22/2025 | PER CITY COMMENTS | RF |
| | | | |
| | | | |

DRAWING INFORMATION PROJECT NO: 24.1692.001 DRAWN BY: AL CHECKED BY: RF

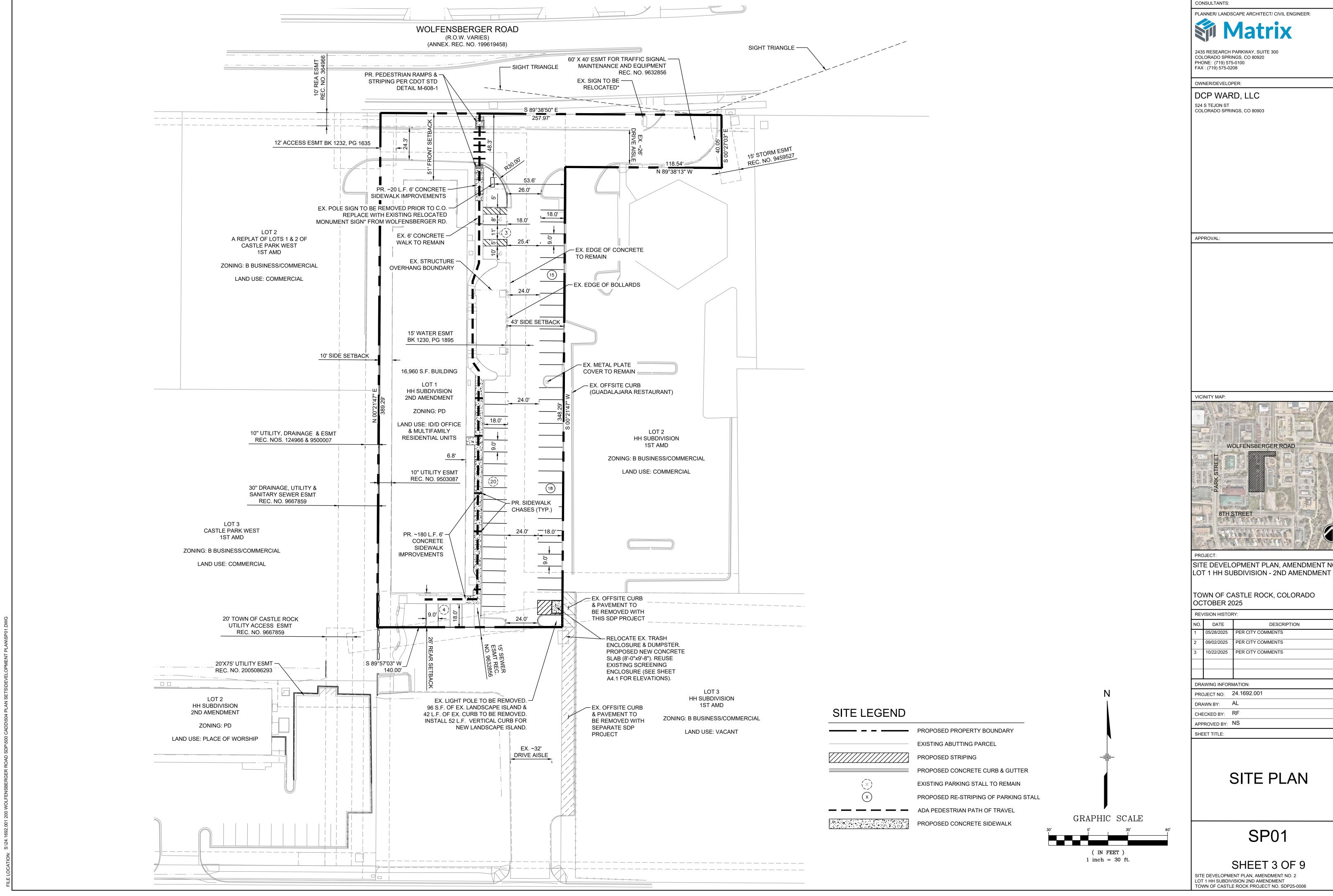
APPROVED BY: NS SHEET TITLE:

GENERAL NOTES

GN01

SHEET 2 OF 9

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 OT 1 HH SUBDIVISION 2ND AMENDMENT TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

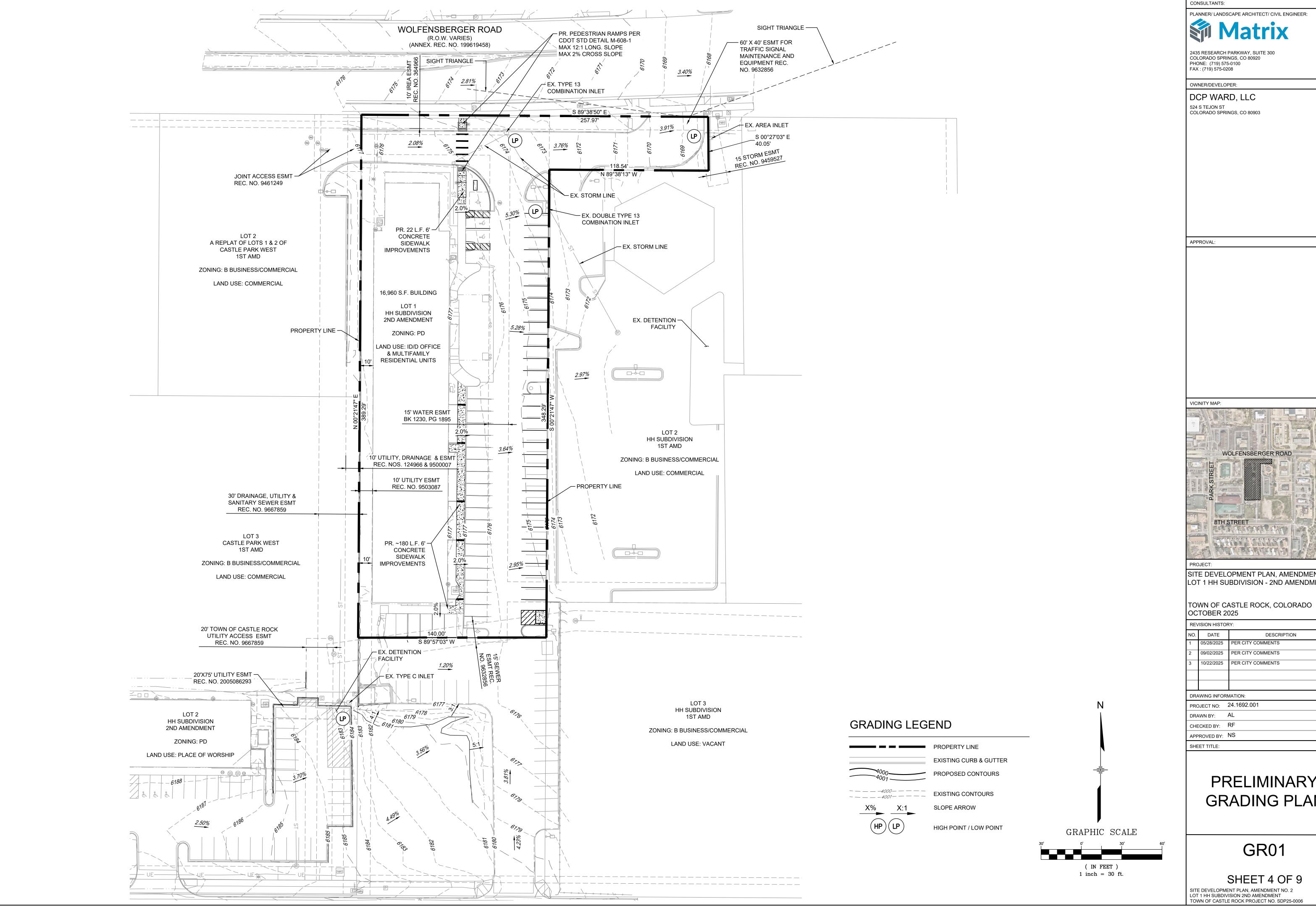


CONSULTANTS:



SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

| NO. | DATE | DESCRIPTION | BY |
|-----|-------------|-------------------|----|
| 1 | 05/28/2025 | PER CITY COMMENTS | EA |
| 2 | 09/02/2025 | PER CITY COMMENTS | AL |
| 3 | 10/22/2025 | PER CITY COMMENTS | RF |
| | | | |
| | | | |
| DRA | WING INFORM | MATION: | |





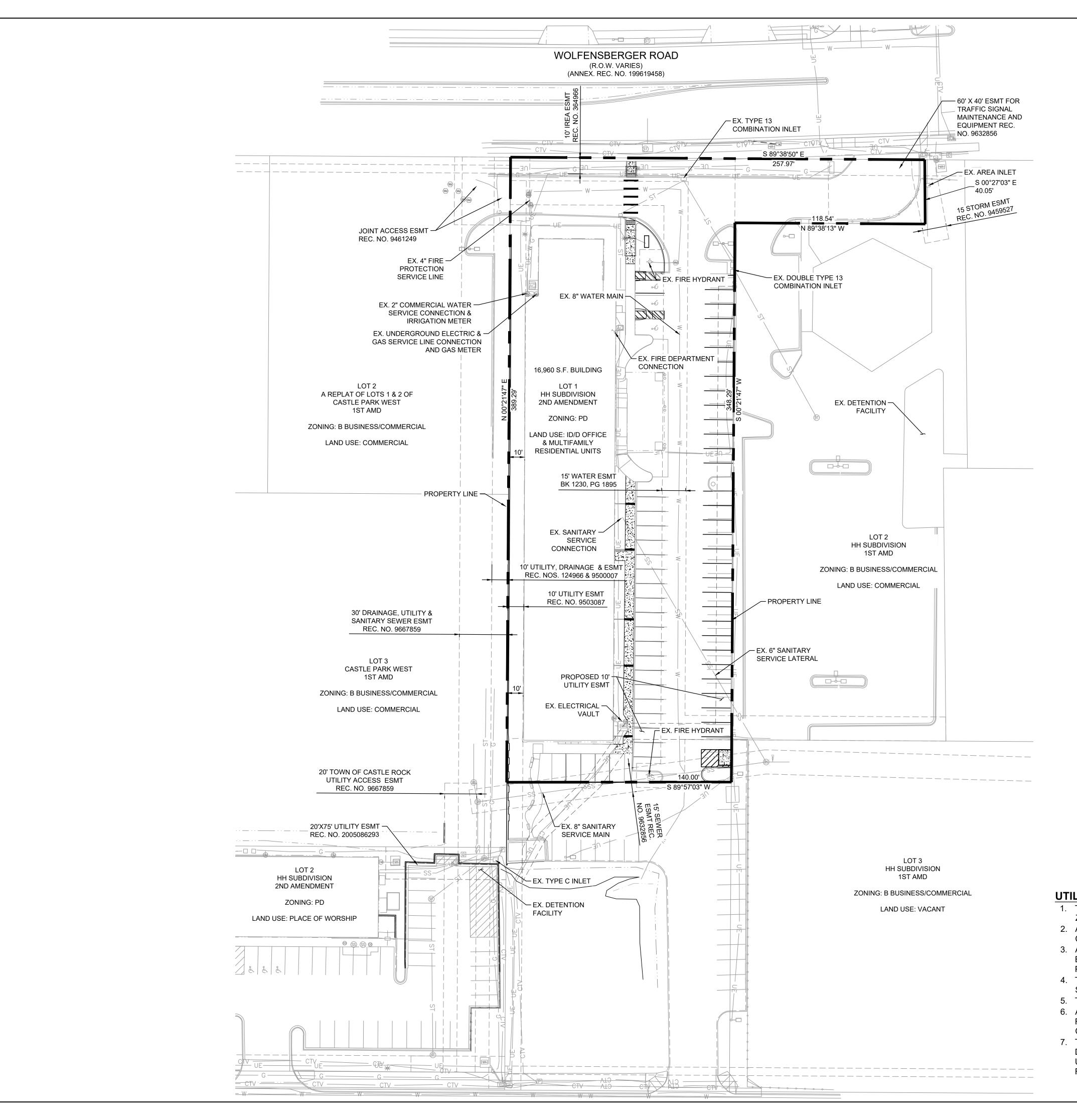


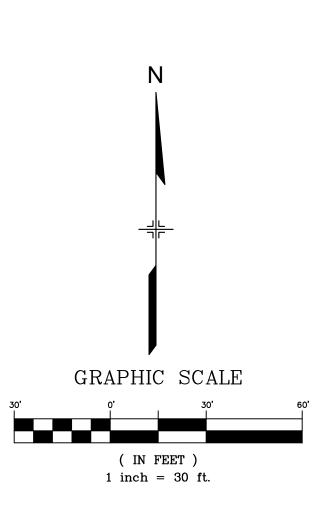
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

| NO. | DATE | DESCRIPTION | BY |
|-----|-------------|-------------------|----|
| 1 | 05/28/2025 | PER CITY COMMENTS | EA |
| 2 | 09/02/2025 | PER CITY COMMENTS | AL |
| 3 | 10/22/2025 | PER CITY COMMENTS | RF |
| | | | |
| | | | |
| DRA | WING INFORM | AATION: | |

PRELIMINARY **GRADING PLAN**

SHEET 4 OF 9





LEGEND

| | EX. WATER MAI | N |
|-------------------------|----------------|-------------------------|
| SSSS | EX. SANITARY S | EWER MAIN |
| ———— UE——— | EX. UNDERGRO | UND ELECTRIC LINE |
| CTV | EX. UNDERGRO | UND COMMUNICATIONS LINE |
| G | EX. UNDERGRO | UND GAS LINE |
| ST | EX. STORM LINE | <u> </u> |
| EX. FIRE HYDRANT | ST | EX. STORM MANHOLE |
| SS EX. SANITARY MANHOLI | E E | EX. ELECTRIC VAULT |
| EX. CLEAN OUT | | EX. LIGHT POLE |
| GM EX. GAS METER | P | EX. TELEPHONE PEDESTAL |
| AC EX. AIR CONDITIONING | UNIT | |

UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE 2 (YELLOW).
- 2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS
- CONSTRUCTION PERMITS.

 3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE
- EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- 4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- 5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- 6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.
- 7. THE EXISTING METER CAPACITY IS TO BE CALCULATED BASED ON THE REQUIRED DEMAND OF ALL THE TOTAL EXISTING AND PROPOSED WATER SUPPLY FIXTURE UNITS AND ANY OTHER ADDITIONAL USAGE, PROVIDED TO THE TOWN OF CASTLE ROCK AT THE TIME OF BUILDING PERMITTING.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

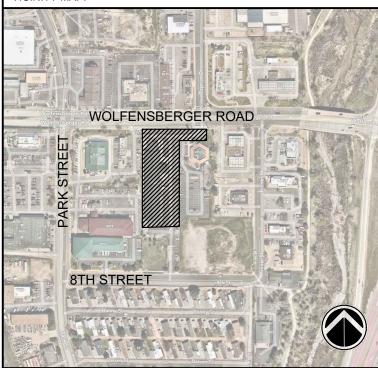
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

DCP WARD, LLC 524 S TEJON ST COLORADO SPRINGS, CO 80903

OWNER/DEVELOPER:

APPROVAL:

VICINITY MAP:



SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO

OCTOBER 2025
REVISION HISTORY:

| | 101011110101 | | |
|-----|--------------|-------------------|----|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 05/28/2025 | PER CITY COMMENTS | EA |
| 2 | 09/02/2025 | PER CITY COMMENTS | AL |
| 3 | 10/22/2025 | PER CITY COMMENTS | RF |
| | | | |
| | | | |
| DRA | WING INFORM | MATION: | |

PROJECT NO: 24.1692.001

DRAWN BY: AL

CHECKED BY: RF
APPROVED BY: NS

SHEET TITLE:

PRELIMINARY UTILITY PLAN

UT01

SHEET 5 OF 9

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION 2ND AMENDMENT TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

TOWN OF CASTLE ROCK GENERAL NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.5.1.2 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.
- TURF AREAS TO BE WATERED WITH OVERHEAD SPRAYS, ROTORS OR SUBSURFACE DRIP, PERENNIAL BEDS TO BE WATERED WITH DRIPLINE OR POINT SOURCE DRIP[EMITTERS, TREES WATERED WITH BUBBLERS.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 10. 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.
- 11. 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.
- 12. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS
- 13. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2.1.2 AND 4.3 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.
- 14. 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.
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED TO PROVIDE CLEARANCE FOR VEHICULAR SIGHT DISTANCE. TREES SHALL BE LIMBED & MAINTAINED SO THAT NO BRANCHES FALL BELOW THE HEIGHT OF 8 FEET MEASURED FROM THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 2.4.8-2.
- 18. NO VEGETATION SHALL BE ALLOWED WITHIN INTERSECTION SAFETY TRIANGLES THAT EXCEED 2.5 FEET HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET PER TRANSPORTATION DESIGN CRITERIA MANUAL SEC 9.2.1.1.a.iv.
- 19. IRRIGATION IS TO BE DESIGN-BUILD PLEASE SEE SECTIONS 3.1.2.2.2 AND 4.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- 20. MINIMUM TREE PLANTING WIDTH IS 6 FEET. LARGE CANOPY DECIDUOUS TREE PLANTED IN AREAS LESS THAN 8 FEET IN WIDTH ARE REQUIRED TO USE CU STRUCTURAL SOIL. LARGE DECIDUOUS CANOPY TREES PLANTED IN AREAS. LESS THAN 8 FEET IN WIDTH ARE REQUIRED TO BE PLANTED WITH A MINIMUM CALIPER OF 3".

| TOCR - MIXED-USE SITE INVENTORY | | | | | | | | |
|--------------------------------------|---|---------------------------------------|--|--|--|---|--|--|
| Gross Site Area | Required Landscape (10% of the gross site area) | Existing Landscape (If Applicable) | Provided Landscape Area | Required Trees (2 trees / 1,000 sqft) | Provided Trees | Required Shrubs (4 shrubs / 1,000 sqft) | Provided Shrubs | Soil Prep Amounts (cu.yds. Per 1000 SF) |
| 59,166 | 5916.6 | 5916.6 9780 | | 0 20 (IN) | | 22 (17 Existing) 40 | | 4 cu. Yds. (For New Planting Areas) |
| Turf Grass Square Footage (SF) | Landscape Coverage at Maturity (SF) | Existing Landscape (If Applicable) | 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 |
| 0 SF | 1282 | 9780 | 4437.45 | 1479 | 1479.15 | 6 | 10 | Yes NoX |

| | | | PARK | ING LOTS | | | | |
|--|---|---------------------------------------|---|---|---------------------|--|-----------------|--|
| Parking Lot Area | Landscaping Area Required (10% of square footage) | Existing Landscape (If Applicable) | | | Provided Trees | Required Shrubs** (4 shrubs / 1,000 sqft) | Provided Shrubs | |
| 19,336 1933.6 | | 1934 | 0 | 4 | 5 (2 Existing) (PI) | 8 | 8 (8 Existing) | |
| | | PAR | KING LOT ISI | _ANDS | | | | |
| Number of landscaped islands/peninsulas Parking Spaces Required (1 island per 15 spaces) | | | Number of Landscaped islands/peninsulas 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 | |
| 62 | 4 | | 6 | 4 | 5 (2 Existing) (PI) | 16 | 20 (4 Existing) | |

* PARKING LOT LANDSCAPING OUTSIDE OF LANDSCAPED ISLANDS/ PENINSULA SHOULD BE LOCATED WITHIN 3 FEET OF THE PARKING LOT PERIMETER ** EVERGREENS ARE NOT PERMITTED IN LANDSCAPED ISLANDS OR PENINSULAS

| TOCR - STREETSCAPE REQUIREMENTS | | | | | | | | | | | |
|---------------------------------|--------------------|---|--|-----------------------|--|---------------------------|--|--|--|--|--|
| Street Name/Tract | Linear Feet (LF)** | Required Street Trees (1 tree per 40 LF) | Existing Street Trees (If applicable) | Provided Street Trees | Required Street Shrubs (4 shrubs per required tree) | Provided Street Shrubs | | | | | |
| WOLFENSBERGER ROAD | 213 | 5 | 3 (ST) | 2 (ST) | 20 | 20 (4 Existing) | | | | | |

*STREETSCAPE REQUIREMENTS CANNOT BE COUNTED TOWARDS GROSS SITE REQUIREMENTS

responsible for all design and revisions to said plans.

THOMAS KOFT, LICENSE NUMBER 434

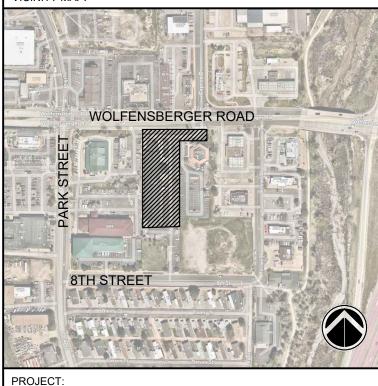
CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER: 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

DCP WARD, LLC 524 S TEJON ST COLORADO SPRINGS, CO 80903

OWNER/DEVELOPER:

APPROVAL:

VICINITY MAP:



SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, COLORADO OCTOBER 2025

REVISION HISTORY:

| NO. | DATE | DESCRIPTION | BY |
|------|-------------|-------------------|----|
| 1 | 05/28/2025 | PER CITY COMMENTS | EA |
| 2 | 09/02/2025 | PER CITY COMMENTS | AL |
| 3 | 10/22/2025 | PER CITY COMMENTS | RF |
| | | | |
| | | | |
| DD 4 | WING INFORM | AA TIONI. | |

DRAWING INFORMATION: PROJECT NO: 24.1692.001

DRAWN BY: JH CHECKED BY: JA APPROVED BY: JA

SHEET TITLE:

LANDSCAPE **DETAILS**

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

DATE

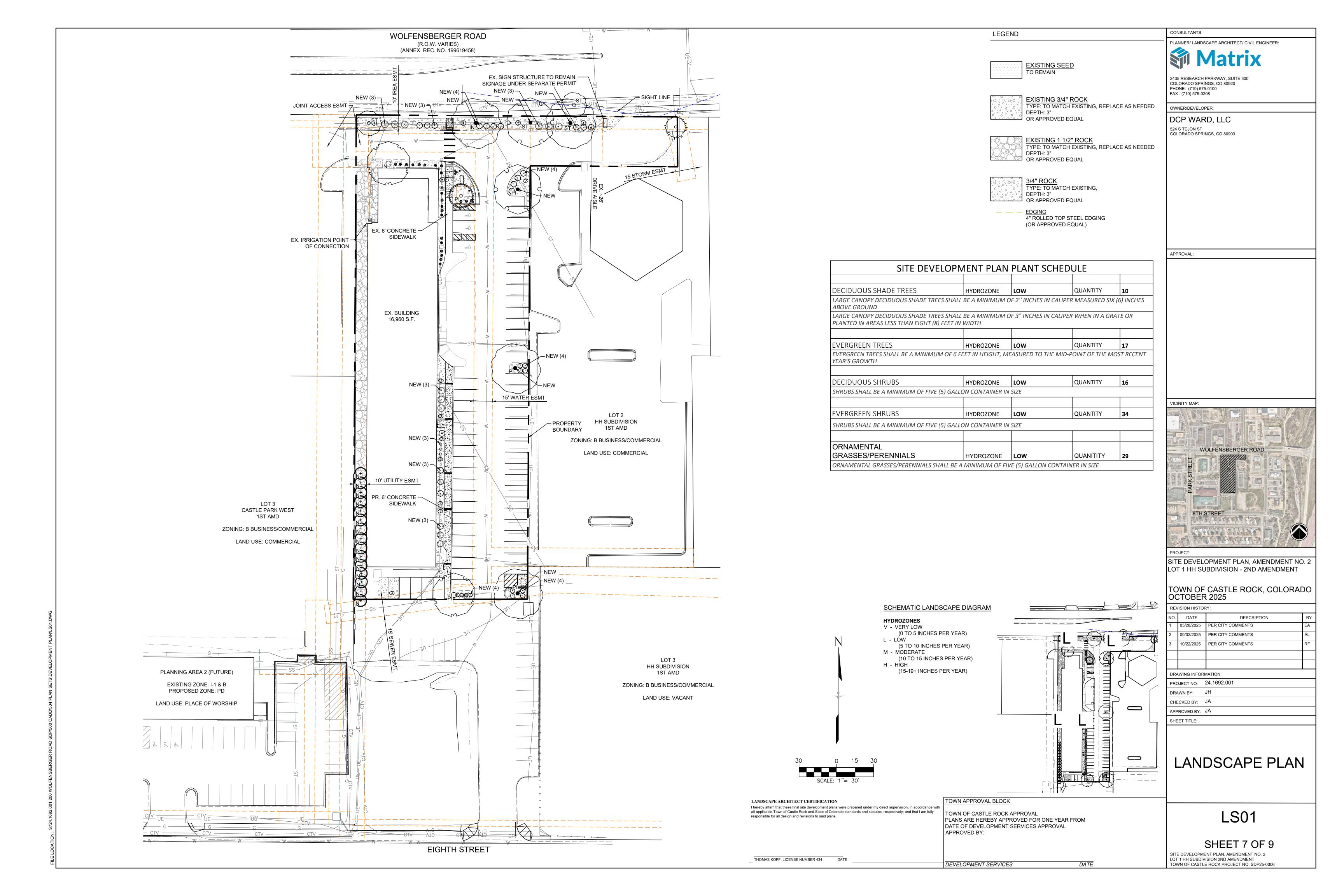
DEVELOPMENT SERVICES

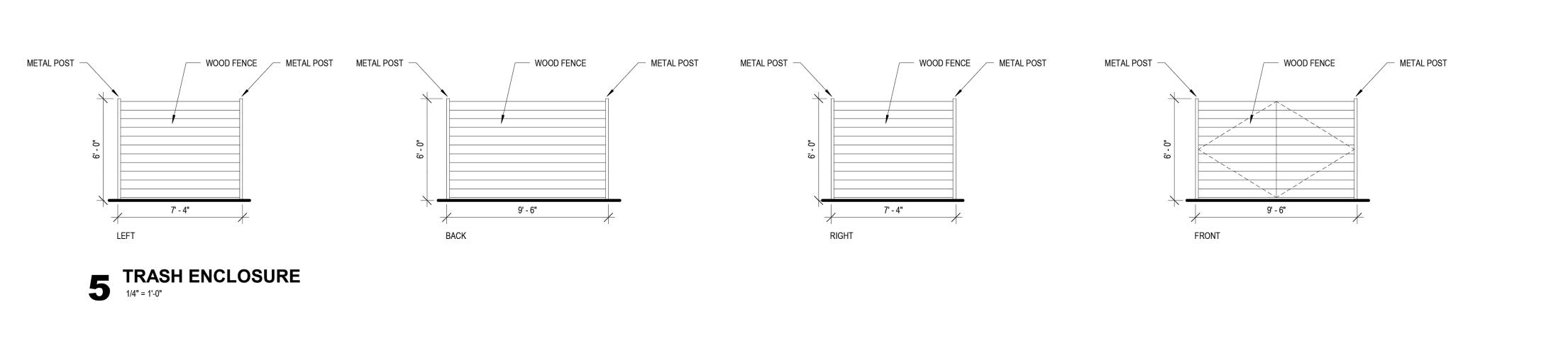
LANDSCAPE ARCHITECT CERTIFICATION I hereby affirm that these final site development plans were prepared under my direct supervision, in accordance with all applicable Town of Castle Rock and State of Colorado standards and statutes, respectively; and that I am fully

SHEET 6 OF 9

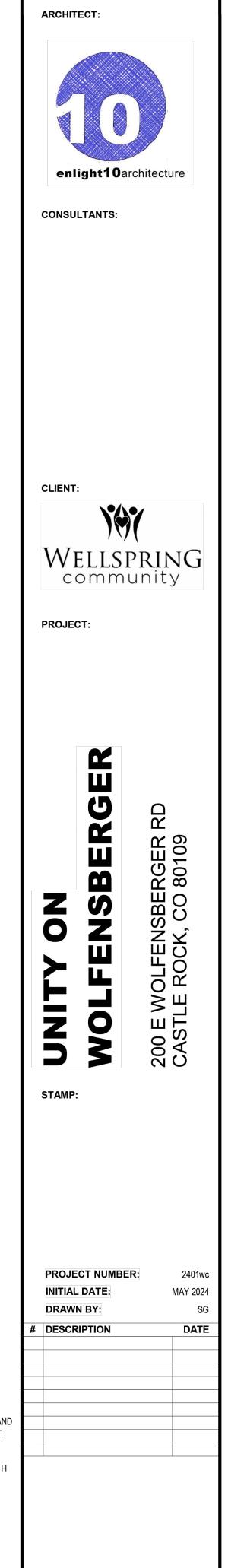
LD01

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1 HH SUBDIVISION 2ND AMENDMENT TOWN OF CASTLE ROCK PROJECT NO. SDP25-0006

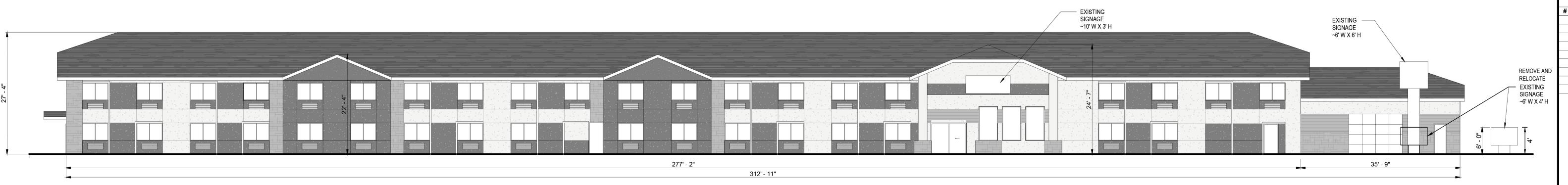








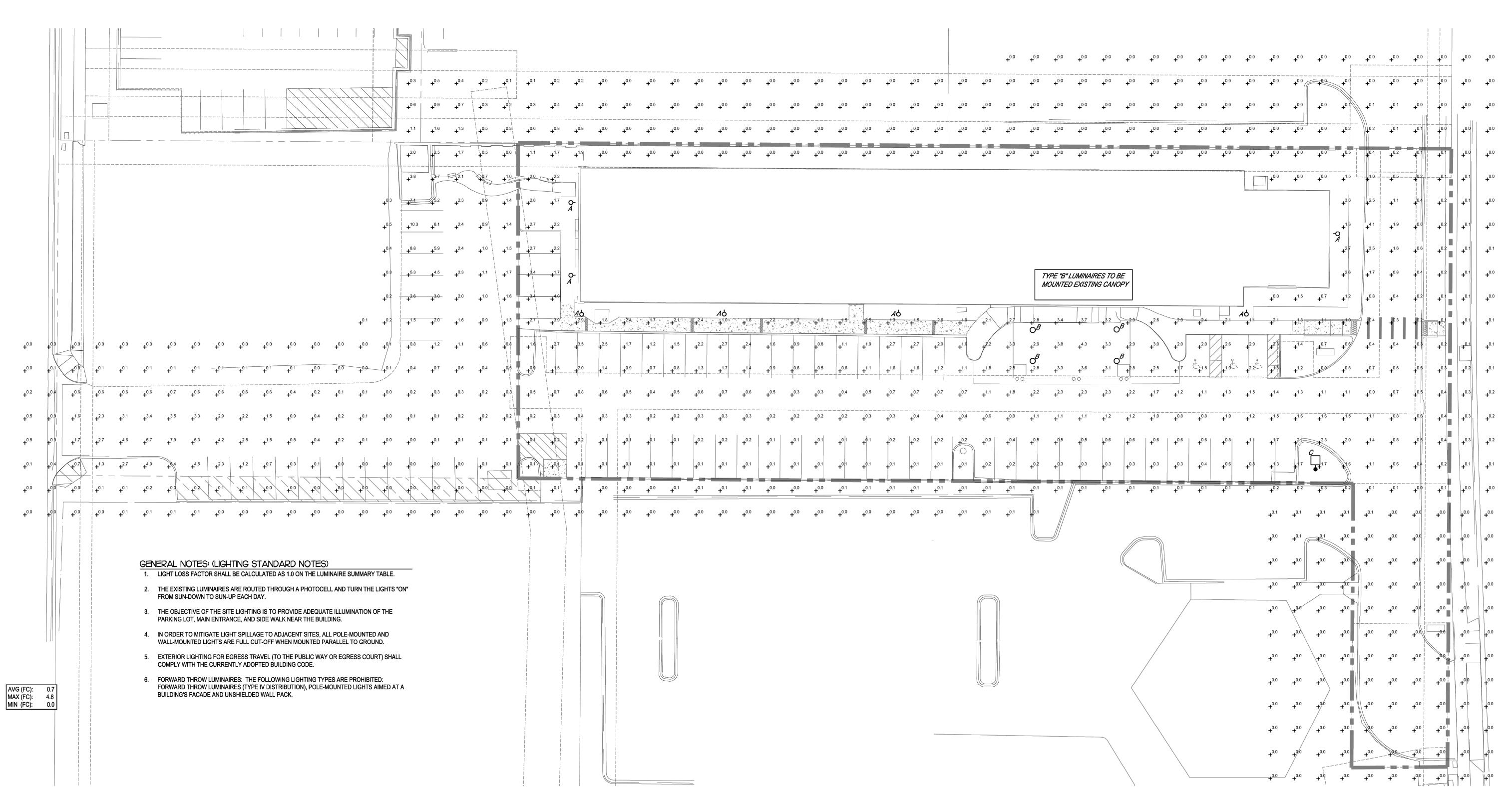


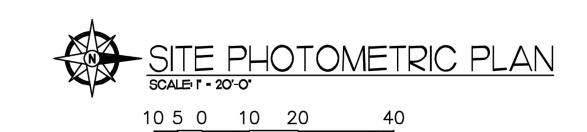


1 EAST ELEVATION
3/32" = 1'-0"

EXTERIOR ELEVATIONS

A4.1





| uminaire | 1 | <u> </u> | ı | 8 - SI | E.II Out Off | - | | e | | | Maustina | Lamps | | | | <u> </u> | : | Eighte |
|---------------|--------------|----------|-------------------------------|-------------|-----------------------|--------------|---------|---------|----------|----------|--------------------|----------|----------|-------|--------|----------------|-------------------|-------------------|
| ID/ Symbol | Manufacturer | Model | Catolog Number | Description | Full Cut Off (Y/N) | Distribution | Voltage | Dimming | Quantity | Mounting | Mounting Height | Quantity | Туре | Watts | Lumens | Color Temp/CRI | Light loss factor | Fixture Finish |
| | | | | | | | | | | | | | | | | | | |
| A | GARDCO | N/A | PWS-C-A03-830-3 | LED | Y | TYPE III | 120 | Y | 7 | WALL | 15 FT | 34 | TYPE III | 51 | 6231 | 3000K | 1.0 | BLK |
| B | GARDCO | N/A | SVPG-A02-830-5RD | LED | Y | TYPE V | 120 | Y | 4 | CANOPY | 15 FT | | TYPE V | 36 | 3862 | 3000K | 1.0 | WHITI |
| C | GARDCO | N/A | ECF-S-32L-530- WW-G2-3-HIS | LED | Ϋ́ | TYPE III | _120 | Y | | POLE | 20 FT | | TYPE III | 56 | 7055 | 3000K | 1.0 | BLK |
| | | | | | | | 1 | 1 | l l | | | ſ | | | | | | |

ARCHITECT:

enlight10architecture

CONSULTANTS:



CLIENT:

PROJECT:

UNITY ON WOLFENSBERGER

STAMP:

PROJECT NUMBER: 20624023
INITIAL DATE: MAY 2024
DRAWN BY: CEI

DESCRIPTION DATE

1 SDP RE-SUBMITTAL 06/26/2025
2 SDP RE-SUBMITTAL 08/28/2025

SITE PHOTOMETRIC PLAN

ES.1 SDP25-0006 SHEET 9 C