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APPLICANT

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GREENWOOD VILLAGE, CO 80111
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P: (303) 906-9002

ARCHITECT

101 ARCHITECTURE, LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
CONTACT: FRANK MALEK
P: (720) 881-1600

LANDSCAPE ARCHITECT

VALERIAN
970 YUMA STREET, SUITE 130
DENVER, CO 80204
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OWNER

JUPITERS BEAR LLC
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
CONTACT: SCOTT HALL
P: (303) 771-4004

ENGINEERING CONSULTANT

K2 CIVIL CONSULTANTS INC
3801 E. FLORIDA AVE., SUITE 425
DENVER, CO 80210
CONTACT: ANNA GREULICH
P: (248) 880-3279

SURVEY

LAT40°, INC.
6250 W. 10TH STREET, UNIT 2
GREELEY, CO 80634
CONTACT: BRIAN BRINKMAN
P: (970) 515-5294

LEGAL DESCRIPTION

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27

BENCHMARKS:

VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCHMARK K 23 - FOUND 3.5" BRASS CAP IN TOP OF CONCRETE POST.
PUBLISHED ELEV: 5984.92' (NAVD88) MEASURED ELEV: 5984.62'

SITE BENCHMARK: CP 97, FOUND #5 REBAR WITH 2.5" ALUMINUM CAP STAMPED AZTEC CP 56
ELEVATION: 6134.36' (NAVD88)
ELEVATIONS BROUGHT TO THE SITE VIA GPS OBSERVATIONS USING THE TRIMBLE VRS NETWORK.

BASIS OF BEARING:

ASSUMING THE SOUTH LINE OF SAID LOTS 2A-2 AND 3A-1 AS BEARING SOUTH 61°48'37" WEST AS MONUMENTED BY A MAG NAIL AND 1.0" TAG STAMPED LS 38636 AT THE EAST END AND A MAG NAIL AND 1.5" TAG STAMPED LS 38069 AT THE WEST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(2011), A DISTANCE OF 581.39 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

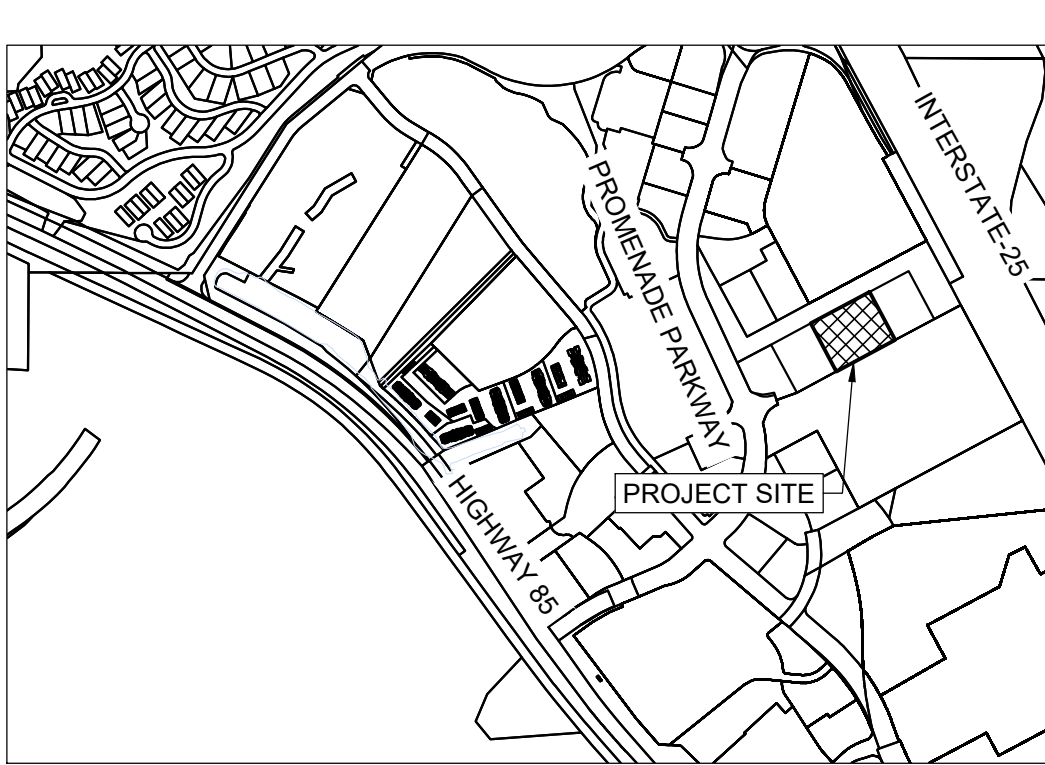
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

VARIANCES:

TCV24-0048
REQUIRED ONSITE PARKING REDUCED BY 15% BASED ON .81 AVERAGE OCCUPANCY RATE SUPPORTED BY PARKING ANALYSIS.
APPROVED: 10-14-24

SITE DEVELOPMENT PLAN

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP

SCALE: 1" = 1000'

SITE GENERAL NOTES

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- THIS SITE IS ZONED PD.
- THIS PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FIRM PANEL NO. 08035C0167G REVISED MARCH 16, 2016 AND PER LOMR 08035C_19 CASE NO. 17-08-1320P EFFECTIVE JUNE 1, 2018.
- 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.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO 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.
- 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 SD AMENDMENT.
- 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.
- 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.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 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.
- "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 OR EQUAL TO OR GREATER THAN 32 FEET WIDE.
- "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.
- 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.

CIVIL ENGINEER'S STATEMENT

I, MICHAEL DRAGO _____, 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.

MICHAEL DRAGO, P.E. #59225 _____ DATE _____

SURVEYOR'S CERTIFICATE

I, BRIAN T. BRINKMAN _____, BEING 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 REPRESENT THAT SURVEY.

BRIAN T. BRINKMAN, P.L.S. #38175 _____ 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.

JUPITERS BEARD LLC
SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO BE BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE DEVELOPMENT AGREEMENT, RECORDED ON THE 22 DAY OF JULY, 2015, AT RECEPTION NUMBER 2015051492. 68.93 SFEs WILL BE DEDUCTED FOR COMMERCIAL USE AND 3.01 SFEs WILL BE DEDUCTED FOR IRRIGATION.

SITE DEVELOPMENT PLAN
WOODSPRINGS SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

DATE	BY	REVISION
		No.

PRELIMINARY
NOT FOR
CONSTRUCTION



WOODSPRINGS SUITES - CASTLE ROCK

PROMENADE PARKWAY, CASTLE ROCK, CO

COVER SHEET

PROJECT NO: KTD008.01
DESIGNED BY: KH
DRAWN BY: AG
DATE: 5/3/2024

P0.0

SHEET 1 OF 12



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

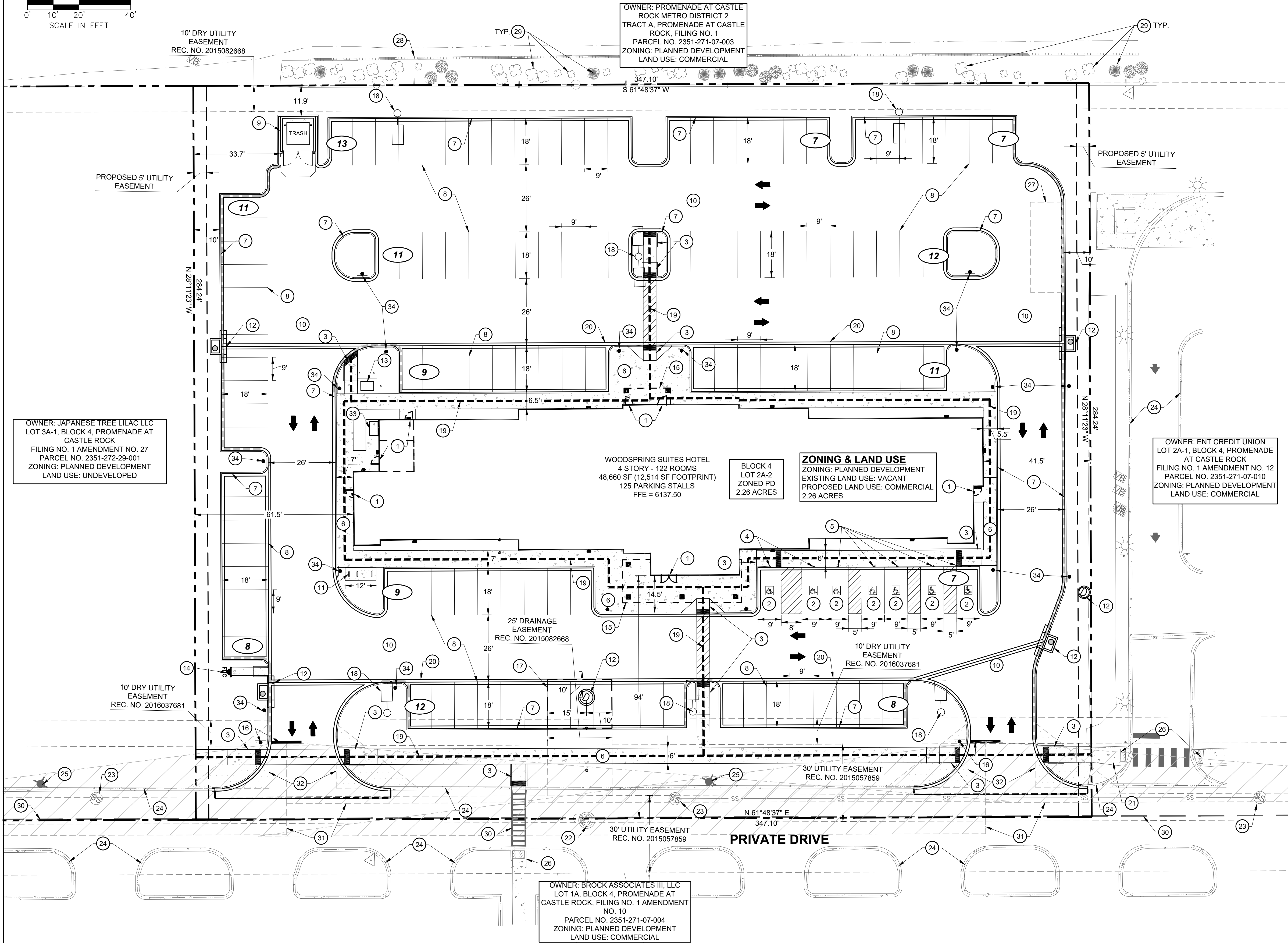
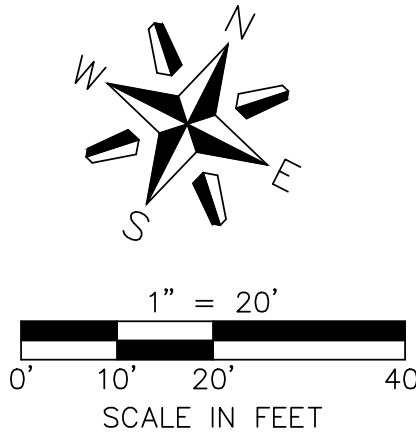
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

P:\KT DEVELOPMENT\CO - CASTLE ROCK - PROMENADE PARKWAY\08 CAD\SDP\0.D COVER SHEET.DWG - Michael Drago - 10/15/2024 10:06:55 AM

SITE DEVELOPMENT PLAN

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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SITE PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED SIDEWALK
- DENOTES ADA ROUTE
- PARKING COUNT
- PROPOSED CONCRETE PAVEMENT
- SIGHT DISTANCE TRIANGLE
- INTERSECTION SAFETY TRIANGLE
- DENOTES TRAFFIC FLOW PATTERNS

SITE PLAN SCHEDULE

- PROPOSED BUILDING ENTRY - REFER TO ARCHITECTURE DRAWINGS.
- PROPOSED ADA PARKING STALL.
- PROPOSED ADA RAMP.
- PROPOSED ADA VAN PARKING SIGNAGE.
- PROPOSED ADA PARKING SIGNAGE.
- PROPOSED 6" CONCRETE SIDEWALK, WIDTH PER PLAN.
- PROPOSED 6" CURB AND GUTTER.
- PROPOSED 4" WHITE PAVEMENT MARKING (TYP.).
- PROPOSED TRASH ENCLOSURE WITH 14" X 13'-4" CMU WALLS, METAL SCREEN GATE (1/2" PERFORATED METAL 20 GAUGE THICKNESS) WITH HEAVY DUTY GATE HARDWARE, AND BOLLARD PROTECTION - SEE ARCHITECTURAL ELEVATIONS FOR ADDITIONAL DETAIL.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED4 SINGLE WAVE/U-SHAPE BIKE RACK ON 5.0" X 12" X 4" THICK CONCRETE PAD (8 BIKE SPACES PROVIDED).
- PROPOSED STORM INFRASTRUCTURE, REFER TO UTILITY PLAN ON SHEET P2.1 FOR ADDITIONAL DETAIL.
- PROPOSED TRANSFORMER LOCATION.
- PROPOSED FDC LOCATION.
- PROPOSED BUILDING OVERHANG.
- PROPOSED STOP SIGN AND 12" STOP BAR.
- PROPOSED 25' WIDE DRAINAGE EASEMENT FOR CONNECTION TO EXISTING DRAINAGE SYSTEM.
- PROPOSED SITE LIGHTING - REFER TO PHOTOMETRICS PLAN.
- PROPOSED ADA ROUTE
- PROPOSED 3' CONCRETE PAN.
- EXISTING PUBLIC SIDEWALK.
- EXISTING STORM INFRASTRUCTURE.
- EXISTING SANITARY MANHOLE.
- EXISTING CURB & GUTTER.
- EXISTING FIRE HYDRANT.
- EXISTING ADA RAMP.
- PROPOSED 12'X35' LOADING ZONE
- EXISTING RETAINING WALL.
- EXISTING TREE/SHRUB.
- EXISTING PAVEMENT STRIPING.
- AASHTO SIGHT TRIANGLE (25 MPH)
- INTERSECTION SAFETY TRIANGLE
- EUSERC ENCLOSURE - REFER TO MEP PLANS.
- PROPOSED FIRE LANE SIGNAGE AND CURB MARKINGS PER TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT STANDARDS.

SITE PLAN NOTES

- ALL EXISTING UTILITY AND SITE FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- ALL FEATURES IN SITE SCHEDULE ARE PROPOSED UNLESS OTHERWISE NOTED.

P:\KT DEVELOPMENT\CO. CASTLE ROCK - PROMENADE PARKWAY\08 CAD\SDPPH1.1 SITE PLAN.DWG - Anna Grealish - 9/20/2024 7:38:02 AM

PRELIMINARY
NOT FOR
CONSTRUCTION



WOODSPRINGS SUITES - CASTLE ROCK
PROMENADE PARKWAY, CASTLE ROCK, CO
SITE PLAN

PROJECT NO.: KTD008.01
DESIGNED BY: KH
DRAWN BY: AG
DATE: 5/3/2024

P1.1

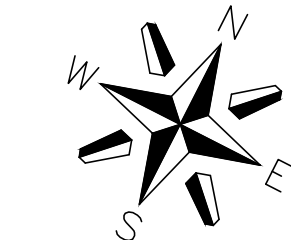
SHEET 2 OF 12

SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

SITE DEVELOPMENT PLAN

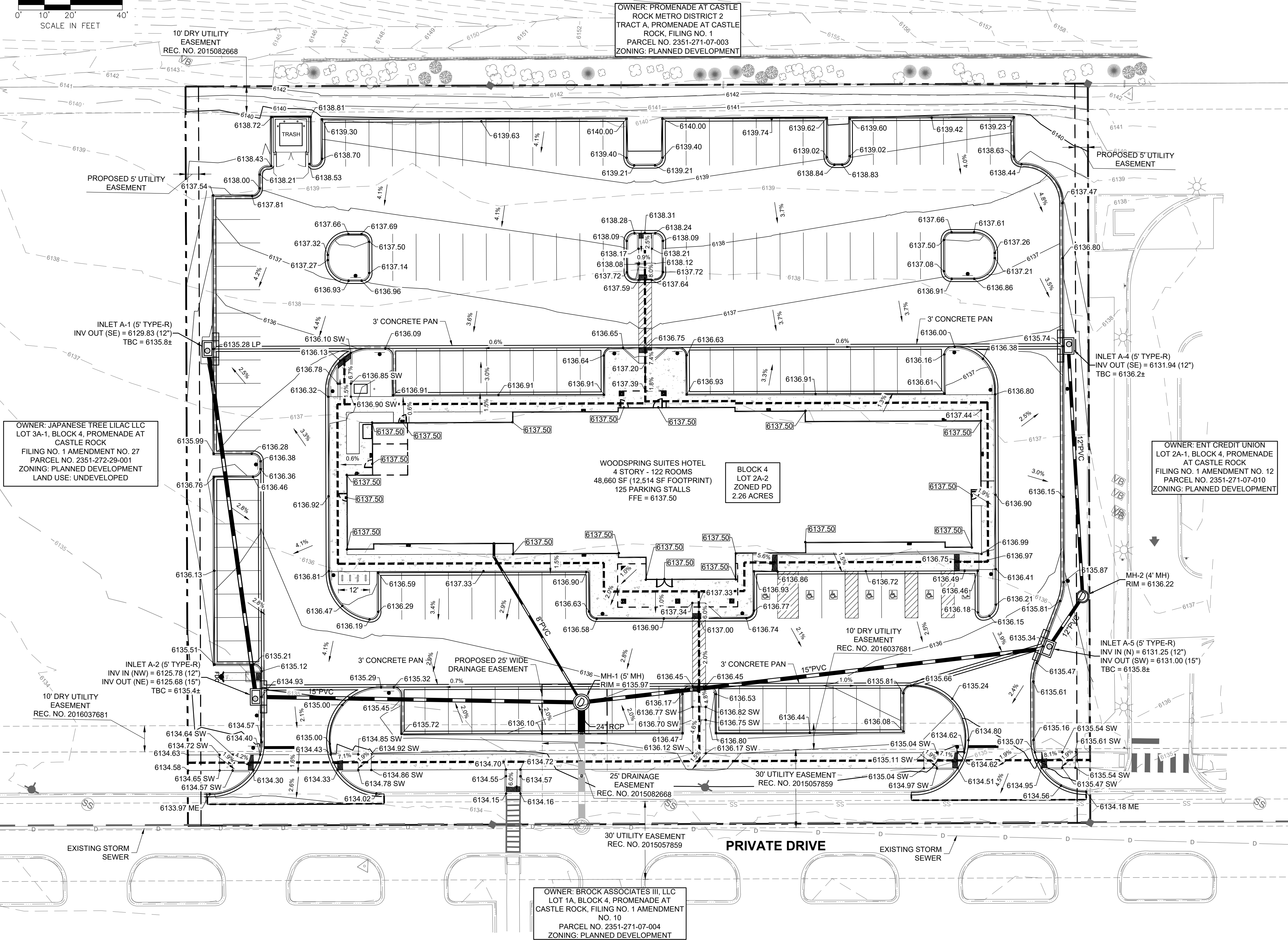
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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1" = 20'
SCALE IN FEET

OWNER: PROMENADE AT CASTLE
ROCK METRO DISTRICT 2
TRACT A, PROMENADE AT CASTLE
ROCK, FILING NO. 1
PARCEL NO. 2351-271-07-003
ZONING: PLANNED DEVELOPMENT



OWNER: JAPANESE TREE LILAC LLC
LOT 3A-1, BLOCK 4, PROMENADE AT
CASTLE ROCK
FILING NO. 1 AMENDMENT NO. 27
PARCEL NO. 2351-272-29-001
ZONING: PLANNED DEVELOPMENT
LAND USE: UNDEVELOPED

WOODSPRING SUITES HOTEL
4 STORY - 122 ROOMS
48,660 SF (12,514 SF FOOTPRINT)
125 PARKING STALLS
FFE = 6137.50

BLOCK 4
LOT 2A-2
ZONED PD
2.26 ACRES

OWNER: ENT CREDIT UNION
LOT 2A-1, BLOCK 4, PROMENADE
AT CASTLE ROCK
FILING NO. 1 AMENDMENT NO. 12
PARCEL NO. 2351-271-07-010
ZONING: PLANNED DEVELOPMENT

OWNER: BROCK ASSOCIATES III, LLC
LOT 1A, BLOCK 4, PROMENADE AT
CASTLE ROCK, FILING NO. 1 AMENDMENT
NO. 10
PARCEL NO. 2351-271-07-004
ZONING: PLANNED DEVELOPMENT

GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OUTLINE
	PROPOSED BUILDING OVERHANG
	PROPOSED CATCH CURB
	PROPOSED SPILL CURB
	PROPOSED WALL
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED/EXISTING STORM MANHOLE
	PROPOSED/EXISTING STORM INLET
	PROPOSED FLOWLINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED FINISHED GRADE
	PROPOSED HIGH POINT
	FLOW ARROW AND GRADE

GENERAL NOTES

- ALL STORM INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.

P:\KT DEVELOPMENT\CO. CASTLE ROCK - PROMENADE PARKWAY\08 CAD\SDP\02.1 GRADING PLAN.DWG - Anna Graulich - 9/26/2024 8:14:22 AM

PRELIMINARY
NOT FOR
CONSTRUCTION



WOODSPRINGS SUITES - CASTLE ROCK
PROMENADE PARKWAY, CASTLE ROCK, CO
GRADING PLAN

PROJECT NO: KTD008.01
DESIGNED BY: KH
DRAWN BY: AG
DATE: 5/3/2024

SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

P2.1

SHEET 3 OF 12

**LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.**



BLOCK 4
LOT 2A-2
ZONED PD
2.26 ACRES

OWNER: ENT CREDIT UNION
LOT 2A-1, BLOCK 4, PROMENADE
AT CASTLE ROCK
FILING NO. 1 AMENDMENT NO. 12
PARCEL NO. 2351-271-07-010
ZONING: PLANNED DEVELOPMENT

SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
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**LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.**



1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PLANT MATERIAL QUANTITIES	
LARGE CANOPY DECIDUOUS SHADE TREES	13
EVERGREEN TREES	1
ORNAMENTAL TREES	6
TOTAL TREES	20
% OF LARGE DECIDUOUS TREES	65%
DECIDUOUS SHRUBS	156
EVERGREEN SHRUBS	36
TOTAL SHRUBS	192

SITE DEVELOPMENT PLAN
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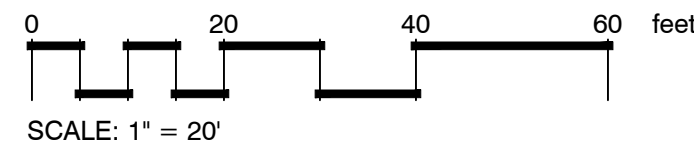
LANDSCAPE PLAN

110

L1.0

SHEET 5 OF 12

**LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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	NATIVE SEED- TEMPORARY IRRIGATION AREA, TYP.
	LOW/ VERY LOW- DRIFT IRRIGATION AREA, TYP.
	NO WATER AREA, TYP.
	HYDROZONE TRANSITION LINE, TYP.



Irrigation Spray or Drip?	Plant Group by Hydrozone	Appl. Rate (inches/month)	Zone (VL,L,Mod,HV)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
	LOW HYDROZONE	2	L	42	3,999	2	9,522	0.84
DRIP	DECIDUOUS TREES	2	L			2		
DRIP	DECIDUOUS SHRUBS	2	L			2		
DRIP	EVERGREEN SHRUBS	2	L			2		
DRIP	ORNAMENTAL GRASS	2	L			2		
	VERY LOW HYDROZONE	1	VL	58	5,523	1	9,522	0.58
DRIP	EVERGREEN TREES	1	VL			1		
DRIP	DECIDUOUS SHRUBS	1	VL			1		
DRIP	EVERGREEN SHRUBS	1	VL			1		
DRIP	ORNAMENTAL GRASS	1	VL			1		
							Total of the CLWUR	1.42

1. STREET WASHING IS NOT ALLOWED IN CASTLE ROCK.
2. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
3. THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A COLORADO STATE CERTIFIED CROSS CONNECTION CONTROL TECHNICIAN APPROVED BY THE UTILITIES DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND NO LESS THAN ANNUALLY THEREAFTER.
4. 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.
5. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
6. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
7. WASTEWATER IS NOT ALLOWED PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNED/ADJUSTED SO THAT OVSERSPRAY ON TO HARD SURFACES IS ELIMINATED.
8. THE IRRIGATION SYSTEM MUST MEET A MINIMUM DISTRIBUTION UNIFORMITY (75%) REQUIREMENT, AS SET BY THE TOWN OF CASTLE ROCK AND RESERVES THE RIGHT TO PERFORM AN IRRIGATION AUDIT PERFORMED BY THE TOWN OF CASTLE ROCK PAID FOR BY THE CONTRACTOR OR BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE. ALL WATER AUDITS TO BE APPROVED BY THE TOWN AND LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE SOD.
9. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES STEEPER THAN 3:1.
10. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10' WIDE.
11. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4' WIDE.
12. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE UTILITY DEPARTMENT IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST, AND SEPTEMBER. IRRIGATION EXEMPTIONS ARE NOT ISSUED DURING THE MONTHS OF JULY.
13. ALL PLANT MATERIAL ON STREETSCAPES IS TO BE OF LOW TO VERY LOW HYDROZONES.
14. PER LANDSCAPE AND IRRIGATION REGULATIONS, THE MAINLINE OR LATERAL LINE FROM A SINGLE IRRIGATION SERVICE CONNECTION SHALL NOT CROSS LOT LINES.



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R1.0

MEET 6 OF 12

PRELIMINARY
NOT FOR CONSTRUCTION

WOODSPRINGS SUITES - CASTLE ROCK

HYDROZONE PLAN

VALERIAN
LANDSCAPE ARCHITECTURE | PLANNING | IRRIGATION



K2 CIVIL
CONSULTANTS

NO.	REVISION	BY	DATE
1	SUBMITTAL # 2	MF	06.21.24
2	SUBMITTAL # 3	MF	08.23.24
3	SUBMITTAL # 4	MF	09.26.24

SITE DEVELOPMENT PLAN

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE VENEER - DRystack - ELDORADO STONE - ROUGH CUT - MOONLIGHT
4.02	MANUFACTURED STONE VENEER - DRystack - ELDORADO STONE - RIVENWOOD - SHELTER COVE
4.03	MANUFACTURED STONE CAP OR SILL
6.03A	CEMENT BOARD TRIM
6.06B	CEMENT BOARD FASCIA PANEL 1X16
6.12	WOOD BEAM, RE: STRUCT. - STAINED - SW WoodScapes Exterior Semi-Transparent Stain SW3531 - Blue Shadow
6.14	WOOD COLUMN, RE: STRUCT. - STAINED - SW WoodScapes Exterior Semi-Transparent Stain SW3531 - Blue Shadow
7.01A	STUCCO TRIM
7.01B	STUCCO TRIM
7.02	PRE-FINISHED METAL COPING - BERRIDGE - CHARCOAL GREY
7.04A	STUCCO OVER METAL LATH - ESR 1194
7.04B	STUCCO OVER METAL LATH - ESR 1194
7.07	CORRUGATED METAL PANEL - WESTERN STATES - RUSTIC RAWHIDE
8.02B	HOLLOW METAL DOOR
8.03	48" X 54" VINYL SLIDING WINDOWS, TYP.
8.04	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ INSULATED LOW-E GLAZING
15.01	THRU-WALL HVAC UNIT W/ GRILLE FLUSH W/ EXT. MATERIAL FINISH & TO MATCH ADJACENT COLOR
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.
16.02	PROPOSED KNOX BOX - COORDINATE LOCATION WITH FIRE DEPARTMENT.
16.04	WOOD FRAMED CANOPY WITH STEEL TIE-RODS
16.06	LIGHT FIXTURE, REF ELEC. DWGS.
16.08	PROVIDE NFPA 704 PLACKARD MEETING FIRE DEPARTMENT REQUIREMENTS.
16.09	ROOF OVERFLOW DISCHARGE NOZZLE - 18" ABOVE GRADE - RE: PLUMB.

NOTES:

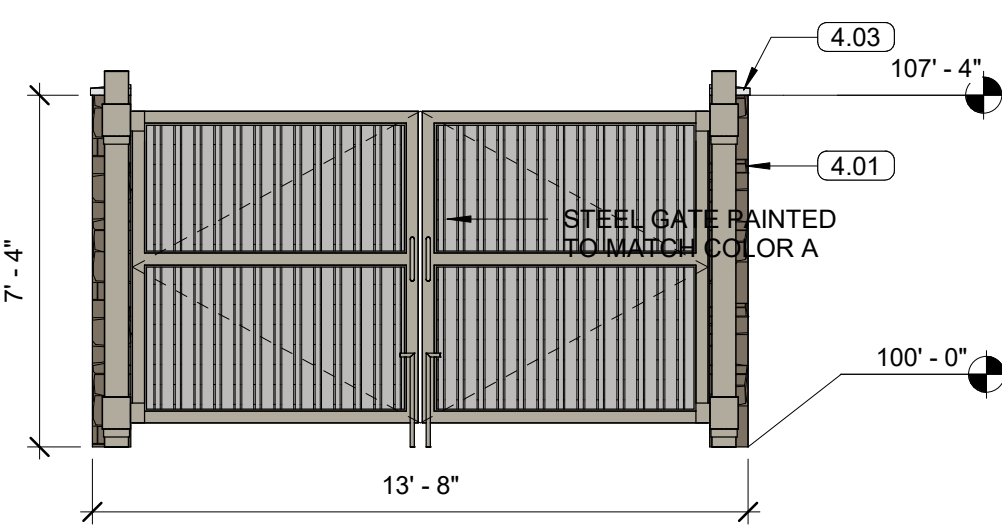
- GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR PRIOR TO DRYWALL
- REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
- ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL
- EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
- GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED, SUBMIT FOR APPROVAL.
- ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS.
- CANOPY POSTS/COLUMNS AND BEAMS TO BE ARCHITECTURAL GRADE GLUE LAM RE: STRUCT. SANDED SMOOTH & STAINED WITH NOT VISIBLE MARKING OR BLEMISHES.
- CANOPY STRUCTURE MOUNTING BRACKETS, PLATES & BOLTS TO BE BLACK POWDER COATED.
- ALL VENTS, UTILITY BOXES, AND METERS SHALL BE COLOR-MATCHED TO THE ADJACENT BUILDING FACADE.
- ALL DOWNSPOUTS ARE INTERNAL AND ARE TIED DIRECTLY TO THE STORM LINE - NONE OF WHICH DRAIN ONTO A PEDESTRIAN WAY OR ADJACENT PROPERTY.

GENERAL NOTE:

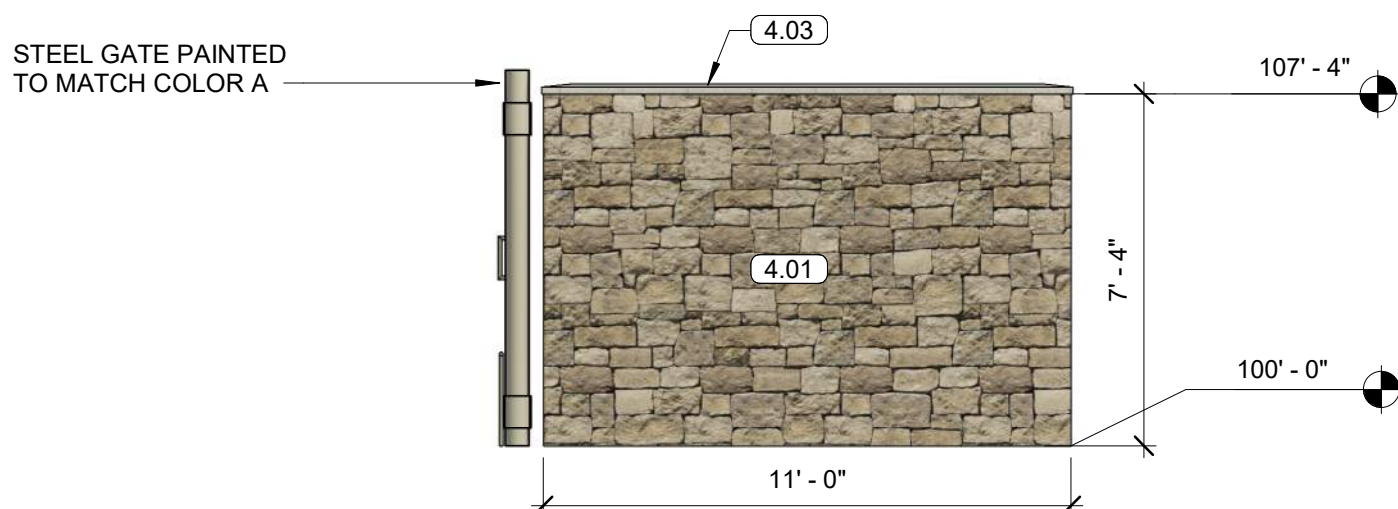
PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURER'S FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.

COLOR SCHEDULE:

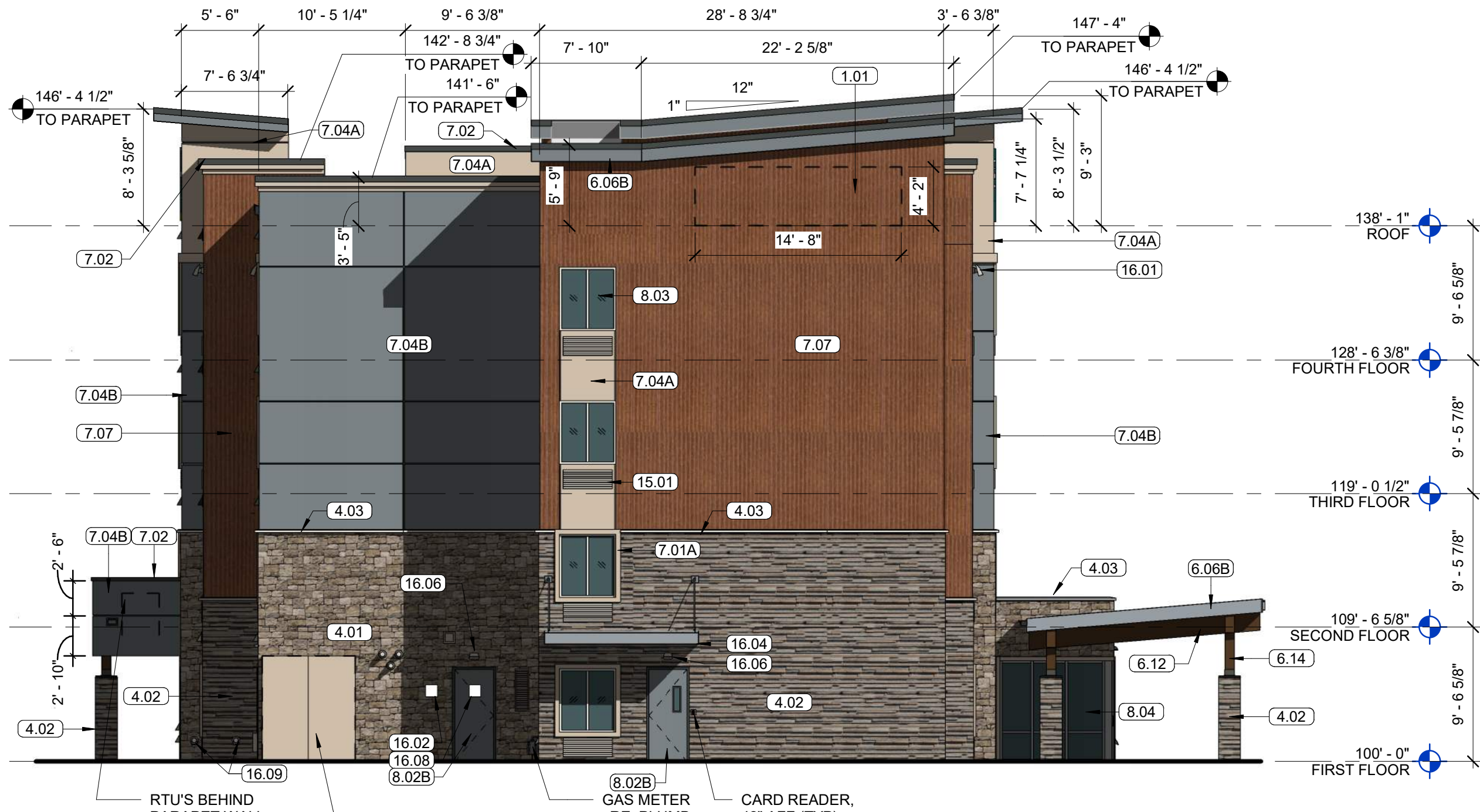
- ◇ COLOR: SW9110 "MALABAR"
- ◇ COLOR: SW9559 "SCATTERED SHOWERS"



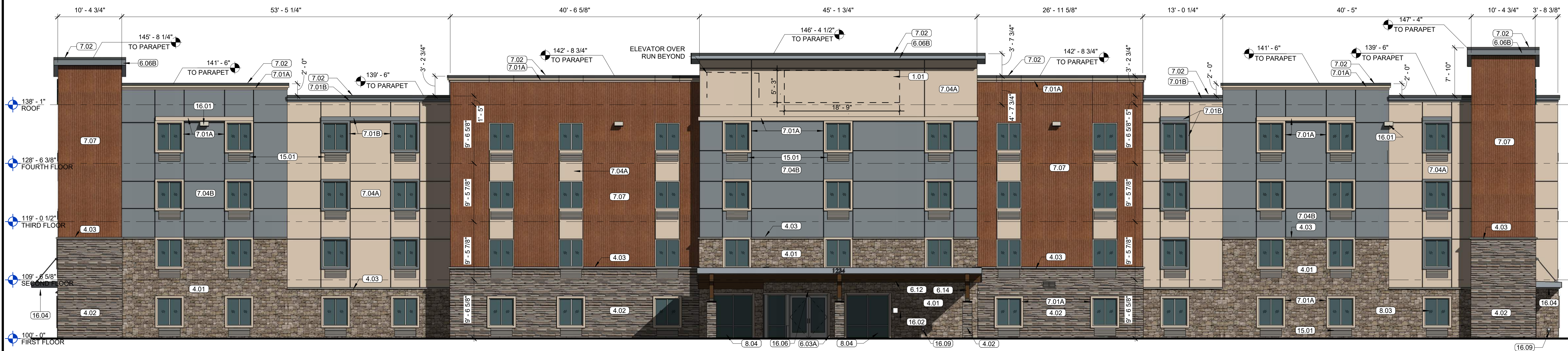
3 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



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



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



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SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

1 architecture

ARCHITECTURE - PLANNING - INTERIORS

8400 E. CRESENT PARKWAY, SUITE 160
GREENWOOD, CO 80111
VOICE: 720-881-1600

WOODSPRING SUITES - CASTLE ROCK

PROMENADE PARKWAY, CASTLE ROCK, CO

EXTERIOR ELEVATIONS

PROJECT NO: C0537
DESIGNED BY: BG
DRAWN BY: FM
DATE: 08/23/2024

AS2.1
SHEET 7 OF 12

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



4.01	SIGNAGE BY OWNER: UNDER SEPARATE PERMIT
1.01	MANUFACTURED STONE VENEER: DRYSTACK - ELDORADO STONE - ROUGH CUT - MOONLIGHT
4.02	MANUFACTURED STONE VENEER: DRYSTACK - ELDORADO STONE - RIVENWOOD - SHELTER COVE
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7.03	GRAY TPO MEMBRANE ROOFING
7.04A	STUCCO OVER METAL LATH - ESR 1194
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8.02B	HOLLOW METAL DOOR
8.03	48" X 54" VINYL SLIDING WINDOWS, TYP.
8.04	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ INSULATED LOW-E GLAZING
15.01	THRU-WALL HVAC UNIT W/ GRILLE FLUSH W/ EXT. MATERIAL FINISH & TO MATCH ADJACENT COLOR
15.02	EXHAUST VENT: COLOR TO MATCH ADJACENT FINISH
15.04	MECHANICAL LOUVERS: REF MECH. DWGS. COLOR TO MATCH ADJACENT FINISH
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.
16.04	WOOD FRAMED CANOPY WITH STEEL TIE-RODS
16.06	LIGHT FIXTURE, REF ELEC. DWGS.
16.09	ROOF OVERFLOW DISCHARGE NOZZLE - 18" ABOVE GRADE - RE: PLUMB.

1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR
2. PRIOR TO DRIVING IN SIGN
3. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
4. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
5. EXTERIOR SILLAGE - OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
6. GUTTERS, DOWNSPOUTS, PARAPET CAP, AIR CONDITIONING UNITS, ETC. TO BE MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED, SUBMIT FOR APPROVAL.
7. ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS
8. CANOPY POSTS/COLUMNS AND BEAMS TO BE ARCHITECTURAL GRADE GLUE LAM RE-STRUCT. SANDED SMOOTH & STAINED WITH A VISIBLE MARK TO IDENTIFY THE CANOPY.
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Ⓐ COLOR: SW9110 "MALABAR"

Ⓑ COLOR: SW9559 "SCATTERED SHOWERS"

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

101 **architecture**

ARCHITECTURE • PLANNING • INTERIORS

8400 E. CRESENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
VOICE: 720-881-1600

WOODSPRINGS SUITES - CASTLE ROCK
PROMENADE PARKWAY, CASTLE ROCK, CO

EXTERIOR ELEVATIONS

PROJECT NO:	C0537
DESIGNED BY:	BG
DRAWN BY:	FM
DATE:	08/23/2024

AS2.2
SHEET 8 OF 12



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LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
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DRystack STONE: ELDORADO ROUGH CUT "MOONLIGHT"



DRystack STONE: ELDORADO RIVENWOOD "SHELTER COVE"



CORRUGATED METAL PANEL - WESTERN STATES - RUSTIC RAWHIDE

SW 9110

Malabar

FULL DETAILS ^

LRV: 53 ⓘ

Available in: Interior/Exterior

RGB: 207 / 190 / 169

Color Family(s): Yellow

Hex Value: #CFBEA9

Location Number: 205-C2

SW 9559

Scattered Showers

FULL DETAILS ^

LRV: 22 ⓘ

Available in: Interior/Exterior

RGB: 123 / 130 / 133

Color Collections: Emerald Designer Edition
(Minimal + Modern)

Hex Value: #7B8285

Color Family(s): Neutral



METAL PARAPET FLASHING: BERRIDGE "CHARCOAL GREY"

811

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WOODSPRINGS SUITES - CASTLE ROCK

PROMENADE PARKWAY, CASTLE ROCK, CO

MATERIALS BOARD

PROJECT NO: C0537

DESIGNED BY: BG

DRAWN BY: FM

DATE: 08/23/2024

AS3.1

SHEET 9 OF 12

1architecture

ARCHITECTURE - PLANNING - INTERIORS

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PRELIMINARY
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CONSTRUCTION

No.

REVISION

BY

DATE

SITE DEVELOPMENT PLAN

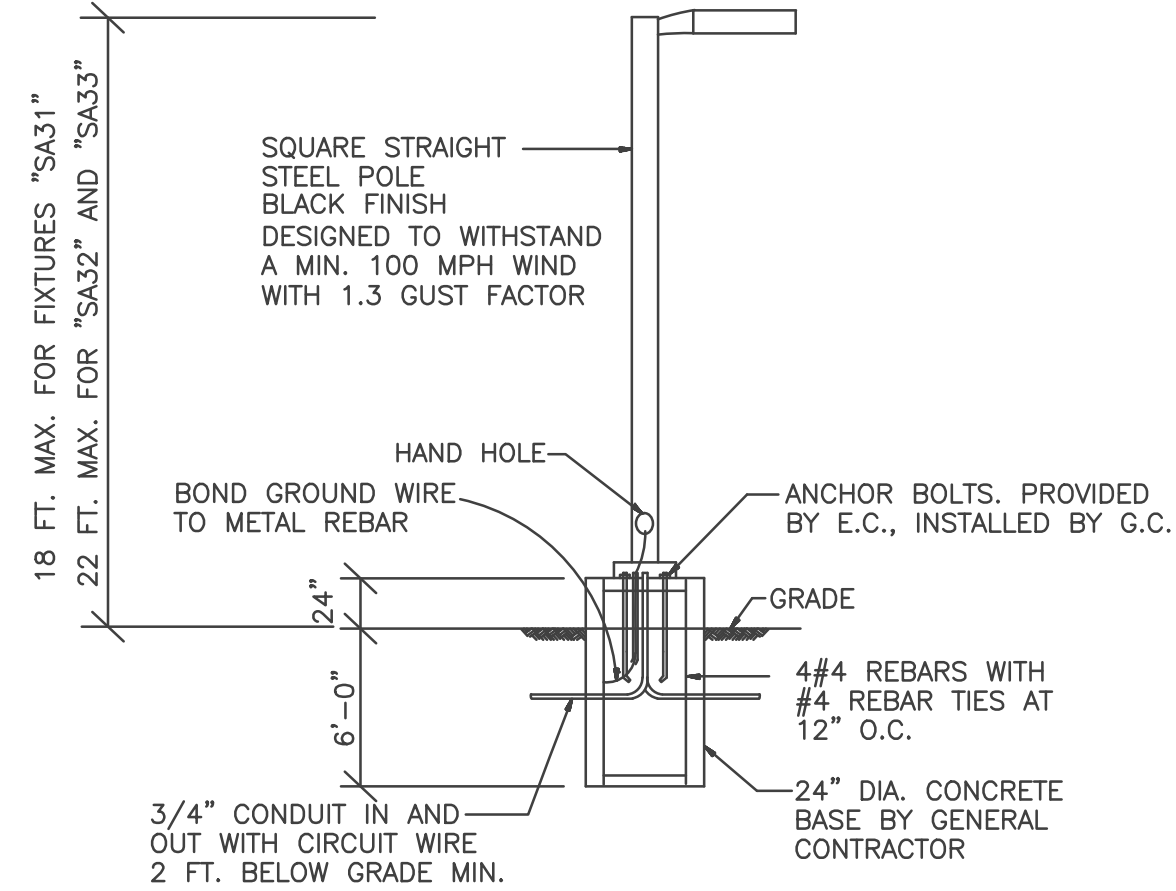
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SITE PHOTOMETRIC SUMMARY
AVERAGE = 0.9 FT. CANDLE
MAXIMUM = 7.0 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

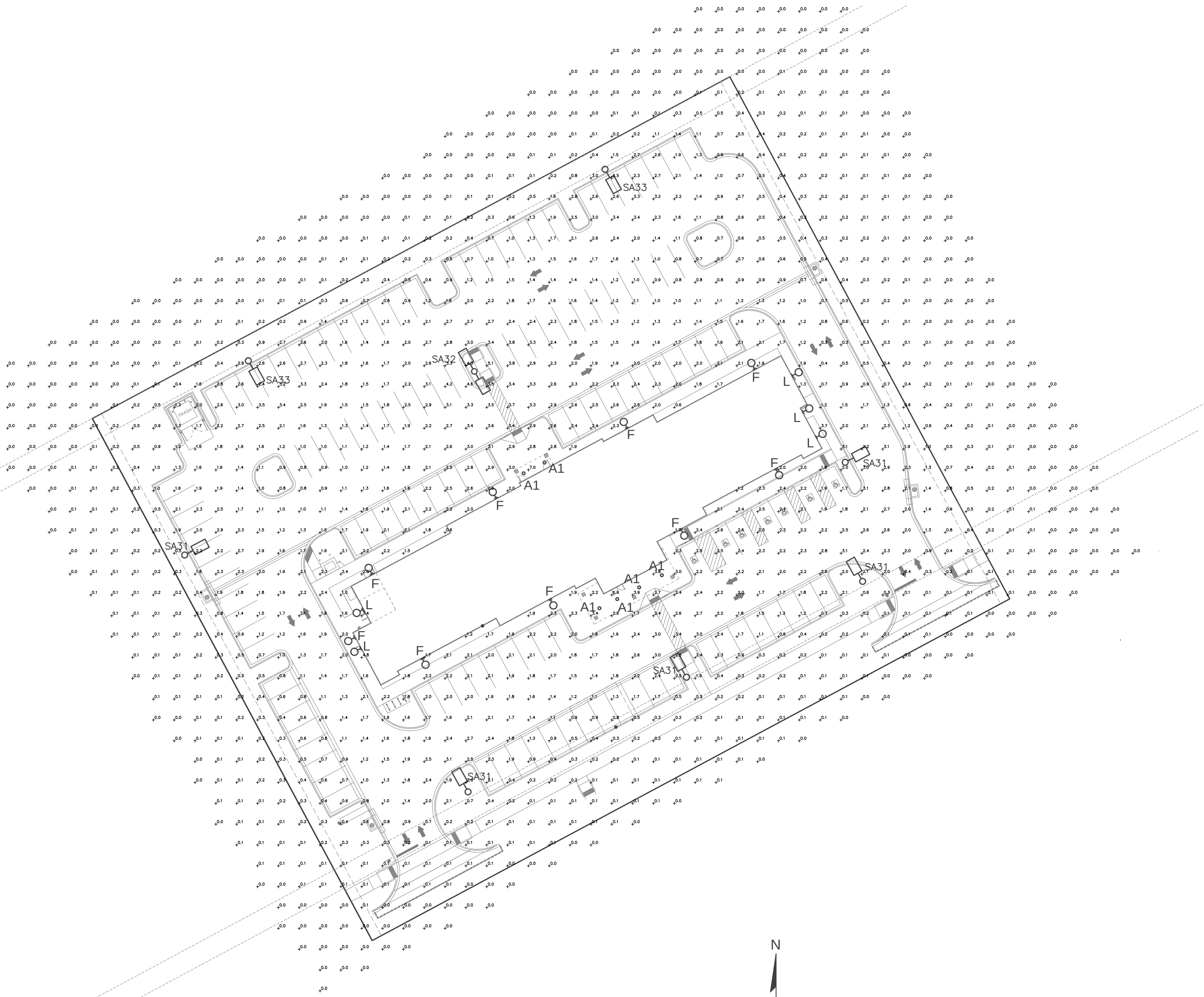
SITE PHOTOMETRIC SUMMARY PER AREA						
AREA	CALC. TYPE	UNITS	AVERAGE	MINIMUM	MAXIMUM	MAX/MIN
PARKING	INITIAL HORIZONTAL ILLUMINANCE	FT-CANDLE	2.0	0.6	3.3	5.5:1
CANOPY		FT-CANDLE	3.5	2.2	7.0	3.2:1
WALKWAYS		FT-CANDLE	1.3	0.2	3.7	18.5:1

ILLUMINATION PLAN NOTES:

1. LIGHT LOSS FACTOR IS 1.
2. HOURS OF LIGHT OPERATION, INCLUDING SIGN LIGHTING, ARE DUSK TO DAWN. EXTERIOR LIGHT FIXTURES WILL BE CONTROLLED WITH PHOTO CELL ON, TIME SWITCH OFF THROUGH LIGHTING CONTROL PANEL. THERE WILL BE PEDESTRIAN (GUEST) TRAFFIC AT ALL HOURS.
3. OBJECTIVE FOR LIGHTING IN DIFFERENT AREAS OF THE SITE IS TO PROVIDE ADEQUATE LIGHT LEVELS TO ENSURE SAFETY AND SECURITY OF DRIVERS AND PEDESTRIANS DURING NIGHTTIME. ADDITIONALLY LIGHTING ON THIS SITE SHALL PROMOTE THE VISIBILITY OF THE HOTEL BUILDING AND ENHANCE THE AREA.
4. MITIGATION TO NEIGHBORHOOD/ADJACENT PROPERTIES IS ACHIEVED BY USING FULL CUTOFF FIXTURES, HOUSE SIDE SHIELDING AND MINIMIZING LIGHT SPILL BEYOND THE PROPERTY LINES.
5. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT BUILDING'S FACADE AND UNSHIELDED WALL PACKS.



POLE MOUNTED FIXTURES INSTALLATION DETAIL
NO SCALE



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



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PROJECT NO:

DESIGNED BY:

DRAWN BY:

DATE:

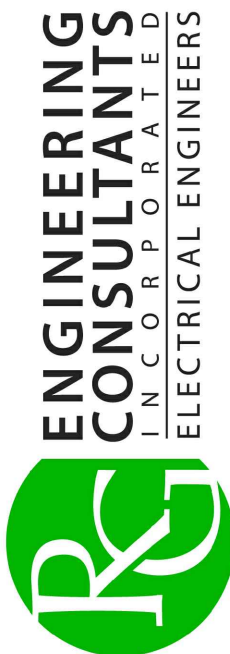
PH.1

SHEET 10 OF 12

WOODSPRINGS SUITES - CASTLE ROCK

PROMENADE PARKWAY, CASTLE ROCK, CO

SITE PHOTOMETRIC PLAN



ENGINEERING
CONSULTANTS
INCORPORATED
ELECTRICAL ENGINEERS

8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgccnc.com

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION

No.

BY

DATE

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

No.	REVISION	BY	DATE

SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
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FIXTURE 'SA31', 'SA32', 'SA33'

FIXTURE 'F'

WPX LED Wall Packs

Specifications

Front View

Side View

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series

Color Temperature

Voltage

Options

Finish

Notes

Features & Specifications

Intended Use

Construction

Electrical

Warranty

Installation

Listings

Notes

COOPER Lighting Solutions

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Project

Catalog #

Type

Prepared by

Notes

Date

Interactive Menu

Quick Facts

Dimensional Details

COOPER Lighting Solutions

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Lumark

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting (Included)

Finish

Options (Add as Suffix)

Accessories (Order Separately)

Notes

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family

Camera Type

Data Backhaul

COOPER Lighting Solutions

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ENGINEERING CONSULTANTS INCORPORATED

ELECTRICAL ENGINEERS

WOODSPRINGS SUITES - CASTLE ROCK

PROMENADE PARKWAY, CASTLE ROCK, CO

SITE LIGHTING FIXTURES

PROJECT NO:

DESIGNED BY:

DRAWN BY:

DATE:

PH.3

SHEET 12 OF 12

811

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below. Call before you dig.

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