Ref #2025054437, Date: 11/12/2025 4:45 PM, Pages: 1 of 12 ,RECORDING $43.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

© 2024, ALL RIGHTS RESERVED.

# 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.**


## APPLICANT
KT DEVELOPMENT, LLC
7951 E. MAPLEWOOD AVE, SUITE 122
GREENWOOD VILLAGE, CO 80111
CONTACT: LUKE TAYLOR
P: (303) 906-9002

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

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

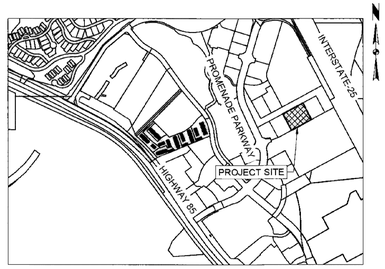
## ENGINEERING CONSULTANT
K2 CIVIL CONSULTANTS INC
3801 E. FLORIDA AVE., SUITE 425
DENVER, CO 80210
CONTACT: ANNA GREULICH
P: (248) 880-3279

## LANDSCAPE ARCHITECT
VALERIAN
970 YUMA STREET, SUITE 130
DENVER, CO 80204
CONTACT: NATHANIEL RONEY
P: (303) 347-1200

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


## SITE PLAN SHEET INDEX


| SHEET NO. | DESCRIPTION |
|---|---|
| SHEET 1 OF 12 | COVER SHEET |
| SHEET 2 OF 12 | SITE PLAN |
| SHEET 3 OF 12 | GRADING PLAN |
| SHEET 4 OF 12 | UTILITY PLAN |
| SHEET 5 OF 12 | LANDSCAPE PLAN |
| SHEET 6 OF 12 | HYDROZONE PLAN |
| SHEET 7 OF 12 | BUILDING ELEVATIONS |
| SHEET 8 OF 12 | BUILDING ELEVATIONS |
| SHEET 9 OF 12 | MATERIALS BOARD |
| SHEET 10 OF 12 | SITE PHOTOMETRIC PLAN |
| SHEET 11 OF 12 | SITE LIGHTING FIXTURES |
| SHEET 12 OF 12 | SITE LIGHTING FIXTURES |


VICINITY MAP
SCALE: 1" = 1000'

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

## BENCHMARKS:
VERTICAL DATUM:
PROJECT BENCHMARK: NGS BENCMARK 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 38089 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 561.39 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

| ZONING COMPARISON TABLE AND DEVELOPMENT STANDARDS: | | |
|---|---|---|
| ZONING | PDP - PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT | |
| USE AREA | 98,660 SF (2.26 ACRES) | |
| | PD ZONING ALLOWANCE/REQUIRED | PROVIDED |
| USES | | HOTEL |
| MIN. FRONT YARD SETBACK | 10' | 94.0' (SOUTH) |
| MIN. REAR YARD SETBACK | 10' | 11.9' (NORTH) |
| MIN. SIDE YARD SETBACK | 5' | 41.5' (EAST) |
| MIN. SIDE TO STREET SETBACK | 5' | 33.7 (WEST) |
| MAX. BUILDING HEIGHT | 50' | 46' |
| MAX. FLOOR AREA RATIO | 0.25 | 0.13 |
| MIN. PARKING SPACES | 147 | 125* |
| STANDARD PARKING SPACES (9'X18') | 141 | 118 |
| HANDICAP PARKING SPACES (9'X18') | 7** | 7 |
| SINGLE FAMILY EQUIVALENTS (SFEs) | | |
| SITE UTILIZATION (SHOW SF/ACREAGE AND %) | | |
| | SF/ACREAGE | |
| TOTAL LOT AREA | 98,660 SF/2.26 ACRES | |
| LOT COVERAGE | | |
| BUILDING | 12,514 SF/0.29 ACRES, 12.8% | |
| INTERNAL DRIVES AND PARKING LOT | 55,528 SF/1.17 ACRES, 51.8% | |
| SIDEWALKS, TRASH ENCLOSURES, MISC. | 10,890 SF/0.25 ACRES, 11.1% | |
| COMMON PUBLIC ACCESS DRIVES | 3,861 SF/0.09 ACRES, 4.0% | |
| ROW COVERAGE | N/A | |
| LANDSCAPE/OPEN SPACE COVERAGE | 20,038 SF/0.46 ACRES, 20.3% | |
| OTHER COVERAGE | N/A | |

*ADMINISTRATIVE APPROVAL OF 15% PARKING REDUCTION BASED ON PARKING ANALYSIS.
** AN ALTERNATIVE MATERIALS AND METHODS (AMM) WAS APPROVED TO ALLOW THE USE OF THE 2024 FOR ADA PARKING SPACE REQUIREMENTS.

811 Know what's below. Call before you dig.
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.

## PURPOSE STATEMENT
THE PROPOSED SDP CONSISTS OF A 4-STORY WOODSPRING SUITES HOTEL WITHIN THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AREA. THE HOTEL PROVIDES 122 GUEST ROOMS, WITHIN 46,660 SF. THE PROJECT WILL PROVIDE 125 ON-SITE PARKING STALLS, ASSOCIATED DRIVE AISLES, SIDEWALKS AND LANDSCAPING.

## SITE GENERAL NOTES

**SITE DEVELOPMENT PLAN GENERAL NOTES**

1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED PD.
3. 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.
4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BELOCATED 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 SD 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 SHALL BE PLACED IN THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITEDTO 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 TELEVISIONLINES, 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**

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 HYDRANTS 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 TOWNOF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHERDRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETEDTO 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, BUTARE 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.

COLORADO — MICHAEL P. DRAGO — 59225 — PROFESSIONAL ENGINEER

MICHAEL DRAGO, P.E. #59225 — DATE: 10/22/2025

## 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.

COLORADO REGISTERED — BRIAN T. BRINKMAN — 38175 — 10.20.2025 — PROFESSIONAL LAND SURVEYOR

BRIAN T. BRINKMAN, P.L.S. #38175 — DATE: 10.20.2025

## 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 BEAR, LLC

SIGNED THIS 31 DAY OF October, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF October, 2025
BY Donald Provost AS Authorized Signer OF OWNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MICHELLE SANCHEZ — NOTARY PUBLIC - STATE OF COLORADO — NOTARY ID 20174024139 — MY COMMISSION EXPIRES JUN 11, 2029

MY COMMISSION EXPIRES June 11, 2029

## TITLE CERTIFICATION
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., 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 31st DAY OF October, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF OCTOBER, 2025 AS COMMERCIAL TITLE OFFICER OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

ANDY JOHN STENMAN — NOTARY PUBLIC — STATE OF COLORADO — NOTARY ID 20014018818 — MY COMMISSION EXPIRES 07/16/2026

MY COMMISSION EXPIRES FEBRUARY 10, 2028

## 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 3rd DAY OF November 2025

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
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

| No. | REVISION | BY | DATE |
|---|---|---|---|

PRELIMINARY NOT FOR CONSTRUCTION

K2 CIVIL CONSULTANTS

**WOODSPRING 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

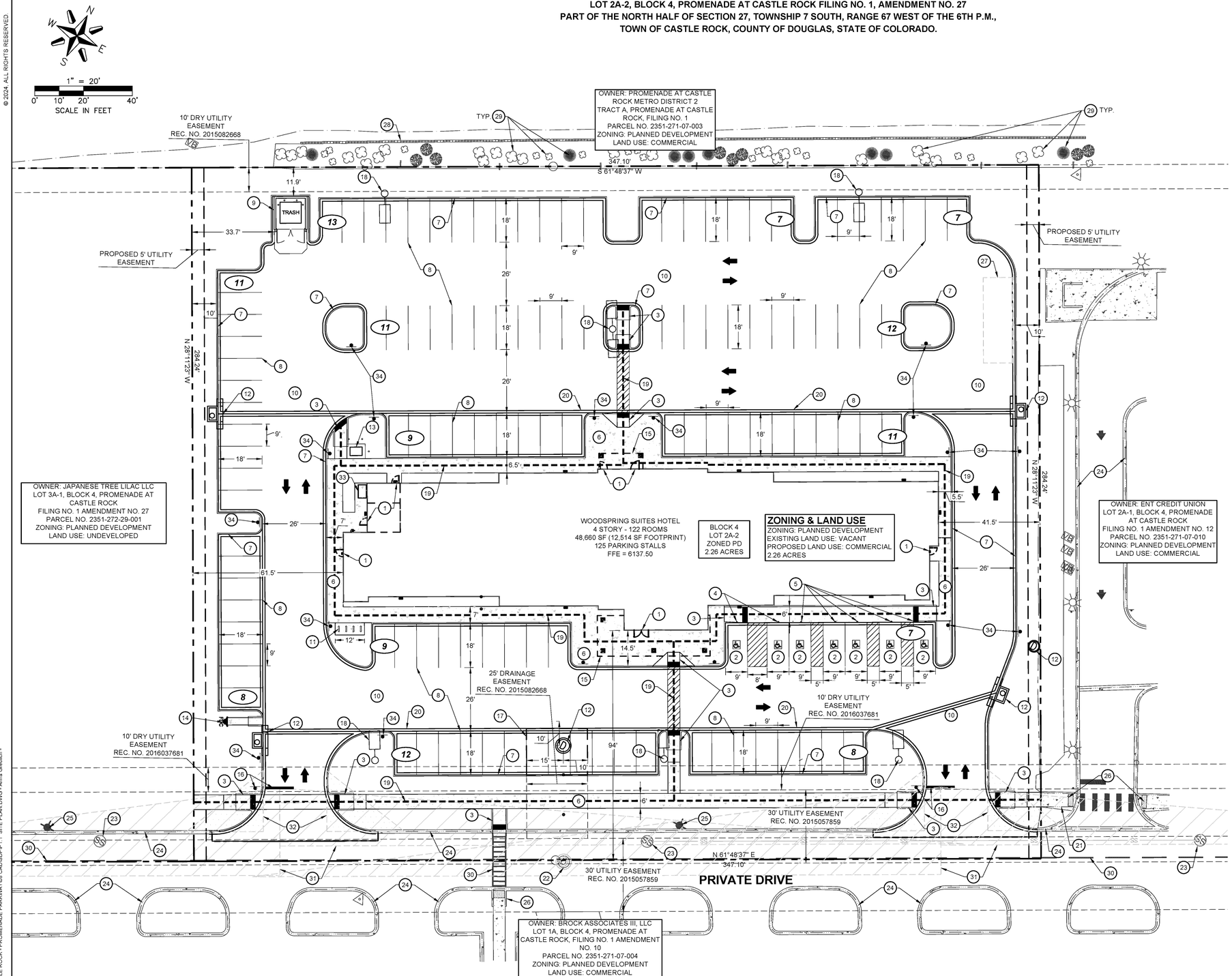
P:\KT DEVELOPMENT\DO_CASTLE ROCK - PROMENADE PARKWAY\08 CAD\SDP\P0.0 COVER SHEET.DWG - Michael Drago - 10/15/2024 10:06:55 AM

# 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.**

© 2024, ALL RIGHTS RESERVED

1" = 20'
0' 10' 20' 40'
SCALE IN FEET




## 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

1. PROPOSED BUILDING ENTRY - REFER TO ARCHITECTURE DRAWINGS.
2. PROPOSED ADA PARKING STALL.
3. PROPOSED ADA RAMP.
4. PROPOSED ADA VAN PARKING SIGNAGE.
5. PROPOSED ADA PARKING SIGNAGE.
6. PROPOSED 6" CONCRETE SIDEWALK, WIDTH PER PLAN.
7. PROPOSED 6" CURB AND GUTTER.
8. PROPOSED 4" WHITE PAVEMENT MARKING (TYP.).
9. PROPOSED TRASH ENCLOSURE WITH 14' X 13'-4" CMU WALLS, METAL SCREEN GATE (⅜" PERFORATED METAL 20 GAUGE THICKNESS) WITH HEAVY DUTY GATE HARDWARE, AND BOLLARD PROTECTION - SEE ARCHITECTURAL ELEVATIONS FOR ADDTIONAL DETAIL.
10. PROPOSED ASPHALT PAVEMENT.
11. PROPOSED4 SINGLE WAVE/U-SHAPE BIKE RACK ON 5.0' X 12' X 4" THICK CONCRETE PAD (8 BIKE SPACES PROVIDED).
12. PROPOSED STORM INFRASTRUCTURE, REFER TO UTILITY PLAN ON SHEET P2.1 FOR ADDITIONAL DETAIL.
13. PROPOSED TRANSFORMER LOCATION.
14. PROPOSED FDC LOCATION.
15. PROPOSED BUILDING OVERHANG.
16. PROPOSED STOP SIGN AND 12" STOP BAR.
17. PROPOSED 25' WIDE DRAINAGE EASEMENT FOR CONNECTION TO EXISTING DRAINAGE SYSTEM.
18. PROPOSED SITE LIGHTING - REFER TO PHOTOMETRICS PLAN.
19. PROPOSED ADA ROUTE
20. PROPOSED 3' CONCRETE PAN.
21. EXISTING PUBLIC SIDEWALK.
22. EXISTING STORM INFRASTRUCTURE.
23. EXISTING SANITARY MANHOLE.
24. EXISTING CURB & GUTTER.
25. EXISTING FIRE HYDRANT.
26. EXISTING ADA RAMP.
27. PROPOSED 12'X35' LOADING ZONE
28. EXISTING RETAINING WALL.
29. EXISTING TREE/SHRUB.
30. EXISTING PAVEMENT STRIPING.
31. AASHTO SIGHT TRIANGLE (25 MPH)
32. INTERSECTION SAFETY TRIANGLE
33. EUSERC ENCLOSURE - REFER TO MEP PLANS.
34. PROPOSED FIRE LANE SIGNAGE AND CURB MARKINGS PER TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT STANDARDS.

## SITE PLAN NOTES

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

| No. | REVISION | BY | DATE |
|---|---|---|---|

PRELIMINARY NOT FOR CONSTRUCTION

K2 CIVIL CONSULTANTS

**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

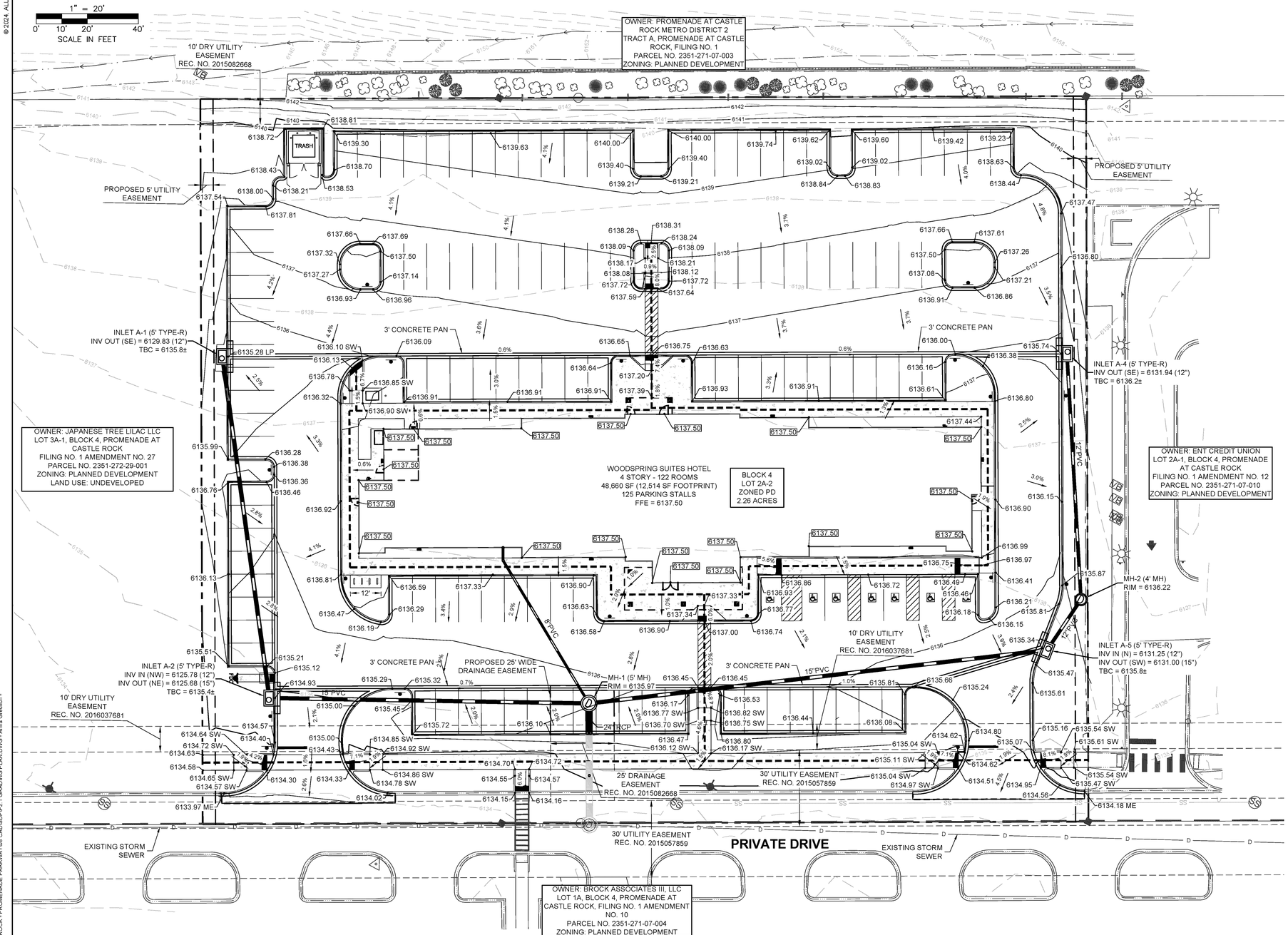
P:\KT DEVELOPMENT\CO, CASTLE ROCK - PROMENADE PARKWAY\08 CAD\SD\P1.1 SITE PLAN.DWG - Anna Gevalich - 9/20/2024 7:38:02 AM

# 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.**

© 2024, ALL RIGHTS RESERVED

1" = 20'
0' 10' 20' 40'
SCALE IN FEET




## 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
- 5256.21 — PROPOSED FLOWLINE ELEVATION
- 5256.21 — PROPSOED EXTERIOR GRADE AT FOUNDATION
- 5256.21 SW — PROPSOED SIDEWALK ELEVATION
- 5256.2 ME — PROPOSED GRADE TO MATCH EXISTING
- 5256.21 FG — PROPOSED FINISHED GRADE
- 5256.21 HP — PROPOSED HIGH POINT
- 3.1% — FLOW ARROW AND GRADE

## GENERAL NOTES

1. ALL STORM INFRASTRUCURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.

| No. | REVISION | BY | DATE |
|---|---|---|---|

PRELIMINARY NOT FOR CONSTRUCTION

K2 CIVIL CONSULTANTS

**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 |

P2.1
SHEET 3 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

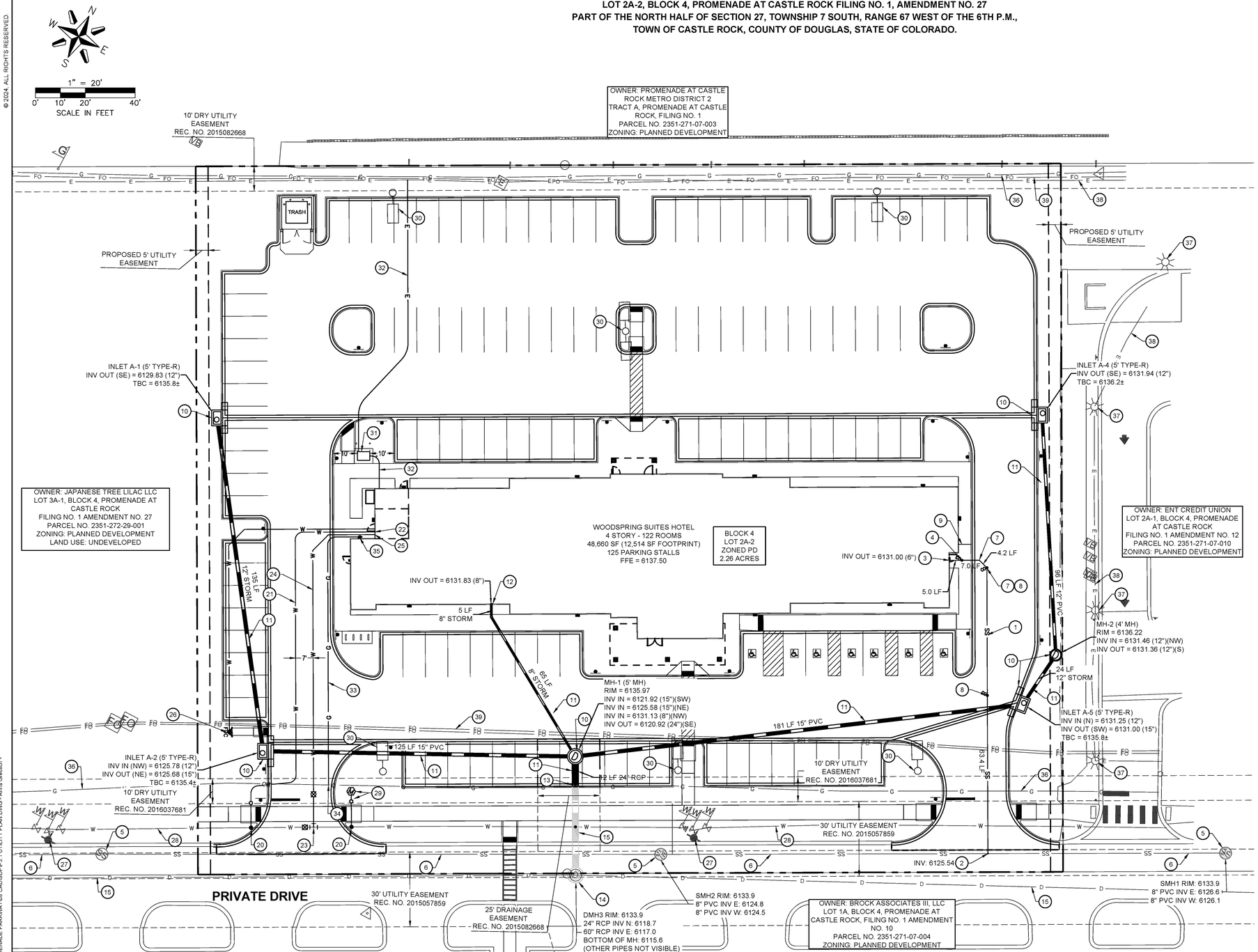
P:\KT DEVELOPMENT\CO. CASTLE ROCK - PROMENADE PARKWAY\09 CAD\SDP\P2.1 GRADING PLAN.DWG - Anna Greulich - 9/26/2024 5:14:22 AM

# 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.**

© 2024, ALL RIGHTS RESERVED

1" = 20'
0' 10' 20' 40'
SCALE IN FEET




## GENERAL NOTES

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL STORM INFRASTRUCURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
3. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
4. ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. PIPING DOWNSTREAM OF WATER METER IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
6. ALL SANITARY SEWER SERVICES ARE PRIVATE
7. BACKFLOW PREVENTERS ARE REQUIRED ON ALL WATER LINES AND IRRIGATION LINES

## UTILITY LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING GAS
- PROPOSED STORM SEWER
- PROPOSED GAS SERVICE LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED COMMUNICATION LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM INLET AND MANHOLE
- PROPOSED DRAINAGE FLOW ARROWS
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT

## UTILITY SCHEDULE

### SANITARY

1. PROPOSED 6" PVC SANITARY SANITARY SERVICE, 1.0% SLOPE MINIMUM.
2. PROPOSED SANITARY CONNECTION TO EXISTING SEWER
3. PROPOSED 6" SANITARY SERVICE CONNECTION TO BUILDING.
4. PROPOSED DOUBLE-SWEEP 6" SANITARY CLEANOUT.
5. EXISTING SANITARY STRUCTURE TO REMAIN.
6. EXISTING 8" PVC SANITARY MAIN TO REMAIN.
7. PROPOSED 45° PVC BEND
8. PROPOSED CLEANOUT
9. PROPOSED 5' PCWRA CAPPED SANITARY STUB FOR POTENTIAL FUTURE USE.

### STORMWATER

10. PROPOSED STORM STRUCTURE.
11. PROPOSED STORM SEWER PIPE.
12. PROPOSED ROOF DRAIN CONNECTION TO STORM.
13. PROPOSED CONNECTION TO EXISTING STORM STUB.
14. EXISTING STORM SEWER INFRASTRUCTURE.
15. EXISTING STORM SEWER PIPE.

### WATER

20. PROPOSED 8"X2" TAPPLING SLEEVE AND CORP STOP.
21. PROPOSED 2" TYPE K COPPER DOMESTIC SERVICE.
22. PROPOSED 2" DOMESTIC CONNECTION TO BUILDING, 2" WATER METER INSIDE BUILDING.
23. PROPOSED 8"X6" TEE AND 6" GATE VALVE.
24. PROPOSED 6" FIRE LINE.
25. PROPOSED 6" FIRE CONNECTION TO BUILDING.
26. PROPOSED FDC LOCATION.
27. EXISTING FIRE HYDRANT.
28. EXISTING 8" PVC WATER MAIN.
29. ¾" IRRIGATION METER PIT AND CURB STOP.

### DRY UTILITIES

30. PROPOSED SITE LIGHTING (REFER TO PHOTOMETRIC PLANS FOR FINAL LOCATION).
31. PROPOSED TRANSFORMER LOCATION - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH UTILITY PROVIDER.
32. PROPOSED ELECTRIC SERVICE
33. PROPOSED GAS SERVICE LINE.
34. PROPOSED GAS CONNECTION TO MAIN.
35. PROPOSED GAS METER AND CONNECTION TO BUILDING.
36. EXISTING GAS MAIN.
37. EXISTING LIGHT POLE.
38. EXISTING UNDERGROUND ELECTRIC LINE.
39. EXISTING FIBER OPTIC LINE.

## UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW 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.

| No. | REVISION | BY | DATE |
|---|---|---|---|

PRELIMINARY NOT FOR CONSTRUCTION

K2 CIVIL CONSULTANTS

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

UTILITY PLAN

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

P3.1
SHEET 4 OF 12

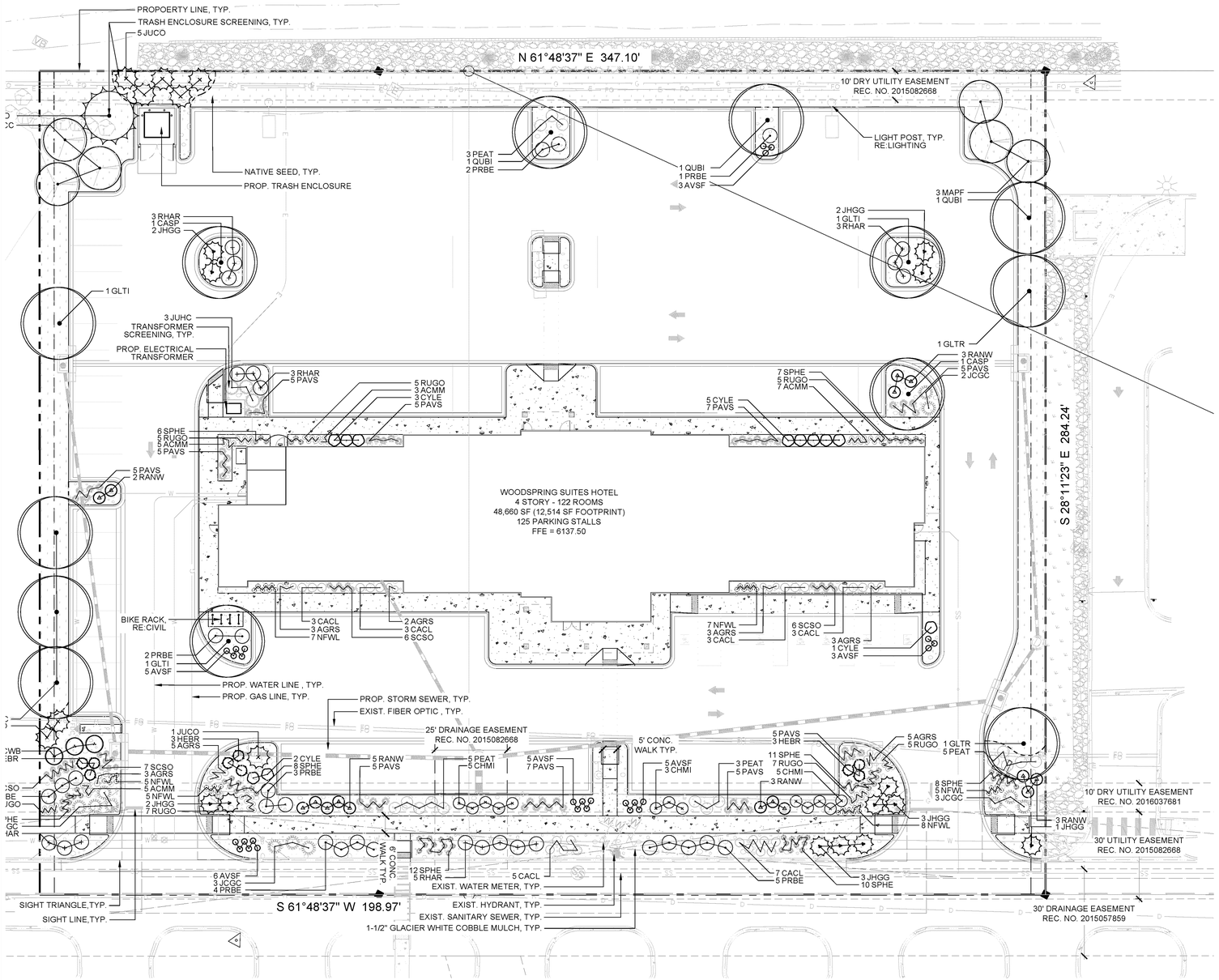
SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

P:\KT DEVELOPMENT\CO, CASTLE ROCK - PROMENADE PARKWAY\08 CAD\SDP\P3.1 UTILITY PLAN.DWG - Anna Geulich - 9/26/2024 8:21:35 AM

© 2024, ALL RIGHTS RESERVED.

# 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.**




1 LANDSCAPE PLAN

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

## LEGEND

| | | SIZE | CONTAINER | HYDROZONE |
|---|---|---|---|---|
| | DECIDUOUS TREE | 2" CAL | B&B | L |
| | EVERGREEN TREE | 6'-8' HT. | B&B | VL |
| | ORNAMENTAL TREE | 6' HT. MULTI-STEM | B&B | L |
| | DECIDUOUS SHRUBS | #5 | CONT. | L,VL |
| | EVERGREEN SHRUBS | #5 | CONT. | VL |
| | ORNAMENTAL GRASS & PERENNIALS | #1 | CONT. | L, VL |
| | LOW GROW NATIVE SEED | | | |
| | NATIVE SEED | | | |
| | 1-1/2" GLACIER WHITE COBBLE MULCH | | | |
| | LANDSCAPE EDGER | | | |

| 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 |

## COMMERCIAL SITE INVENTORY LANDSCAPE CHART

| GROSS SITE AREA | LANDSCAPE AREA SF REQUIRED / PROVIDED | TURFGRASS SPECIES AREA SF | NONLIVING AREA SF | TREES REQUIRED | TREES PROVIDED | SHRUBS REQUIRED | SHRUBS PROVIDED | SOIL PREP AMOUNT - 4 CU YDS / 1,000 SF |
|---|---|---|---|---|---|---|---|---|
| 98,660 SF | 10% REQ = 9,866 SF / PROVIDED 19,095 SF | 0 SF | 2,170 SF | 20 | 20 | 40 | 192 | 19,095 SF / 1,000 SF = 19 x 4 CU = 76 CU YDS |

| PARKING LOT AREA SF | PARKING LOT LANDSCAPE AREA SF | PARKING SPACES | NONLIVING AREA SF | NUMBER OF INTERIOR ISLANDS | MIN WIDTH OF INTERIOR LANDSCAPE ISLANDS | TREES REQUIRED | TREES PROVIDED | SHRUBS REQUIRED | SHRUBS PROVIDED |
|---|---|---|---|---|---|---|---|---|---|
| 43,165 SF | 4,993 SF | 123 | 320 SF | 2 | 15' | 7 | 8 | 14 | 35 |

## PLANT SCHEDULE

**DECIDUOUS SHADE TREES** — HYDROZONE **LOW** — QUANTITY **13**

*LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND*

*LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH*

**ORNAMENTAL TREES** — HYDROZONE **LOW** — QUANTITY **6**

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

**EVERGREEN TREES** — HYDROZONE **VERY LOW** — QUANTITY **1**

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

**DECIDUOUS SHRUBS** — HYDROZONE **VERY LOW/LOW** — QUANTITY **156**

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

**EVERGREEN SHRUBS** — HYDROZONE **VERY LOW** — QUANTITY **36**

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

**ORNAMENTAL GRASSES** — HYDROZONE **VERY LOW/LOW** — QUANTITY **146**

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

**PERENNIAL PLANTING BEDS** — HYDROZONE **VERY LOW/ LOW** — AREA **650 sf**

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

**ANNUAL PLANTING BEDS** — HYDROZONE **n/a** — AREA **n/a**

*ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER*

**NATIVE SEED** — HYDROZONE **LOW** — AREA **11,100 SF**

*GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON*

| 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 |

VALERIAN
LANDSCAPE ARCHITECTURE | PLANNING | IRRIGATION

K2 CIVIL CONSULTANTS

PRELIMINARY
NOT FOR CONSTRUCTION

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

**LANDSCAPE PLAN**

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

**L1.0**
SHEET 5 OF 12

811 Know what's below. Call before you dig.
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.

TOWN OF CASTLE ROCK PROFESSIONAL: CASSIE KASLON
TOWN OF CASTLE ROCK REGISTRATION #: 18-2635
STATE OF COLORADO LANDSCAPE ARCHITECTURE #: 974
COMPANY NAME: VALERIAN
PHONE: 303.347.1200
EMAIL: CASSIE@VALERIANLLC.COM

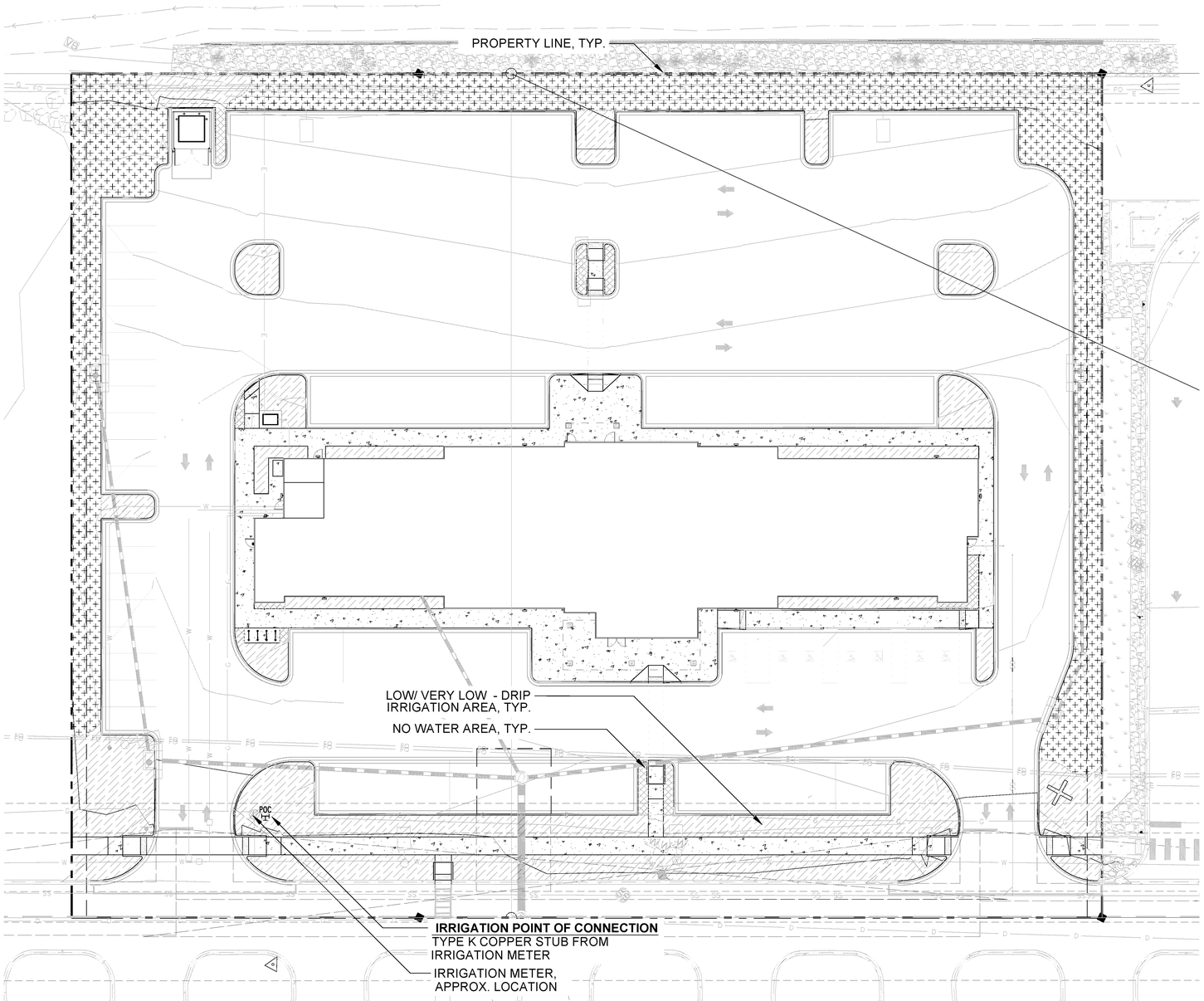
SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

C:\USERS\MACKFLEMING\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-051_EES_WOODSPRING CASTLE ROCK\2-WORKING\2024-03-21_SDP SUBMITTAL 2023-051_01_LANDSCAPE PLAN.DWG - Mack Fleming - 3/20/2024 11:36:17 PM

© 2024, ALL RIGHTS RESERVED.

# 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.**




1 HYDROZONE PLAN

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

## LEGEND

- NATIVE SEED- TEMPORARY IRRIGATION AREA, TYP.
- LOW/ VERY LOW- DRIP IRRIGATION AREA, TYP.
- NO WATER AREA, TYP.
- HYDROZONE TRANSITION LINE, TYP.

TOWN OF CASTLE ROCK COLORADO

## CLWUR (Composite landscape water use rating) Chart

Project Name: WoodspringSuites

| Irrigation Spray or Drip? | Plant Group by Hydrozone | Appl. Rate (inches/month) | Zone (VL,L,Mod,HW) | % 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 |

## CASTLE ROCK STANDARD NOTES:

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 OVERSPRAY 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 MONTH 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.

811 Know what's below. Call before you dig.

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.

TOWN OF CASTLE ROCK PROFESSIONAL: CASSIE KASLON
TOWN OF CASTLE ROCK REGISTRATION #: 18-2635
STATE OF COLORADO LANDSCAPE ARCHITECTURE #: 974
COMPANY NAME: VALERIAN
PHONE: 303.347.1200
EMAIL: CASSIE@VALERIANLLC.COM

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

| 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 |

VALERIAN LANDSCAPE ARCHITECTURE, PLANNING, IRRIGATION

K2 CIVIL CONSULTANTS

PRELIMINARY
NOT FOR CONSTRUCTION

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

**HYDROZONE PLAN**

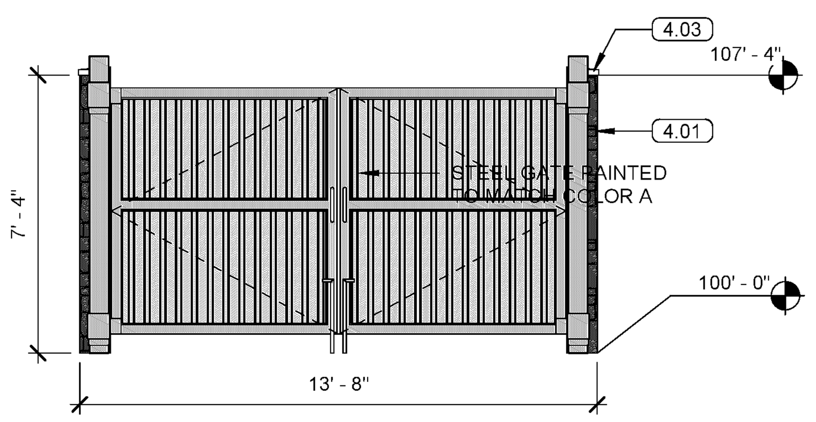
PROJECT NO: KTD008.01
DESIGNED BY: KH
DRAWN BY: AG
DATE: 5/3/2024

**IR1.0**
SHEET 6 OF 12

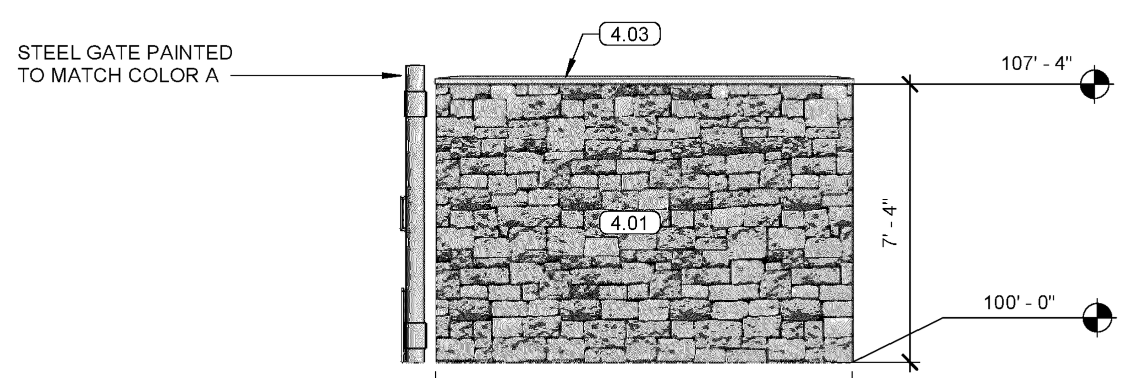
C:\USERS\MACKFLEMING\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\23-091_EES_WOODSPRING CASTLE ROCK\2-WORKING\2024-08-24_SDP SUBMITTAL 2\23-091_02_HYDROZONE PLAN.DWG - Mack Fleming - 9/26/2024 12:36:21 PM

# SITE DEVELOPMENT PLAN

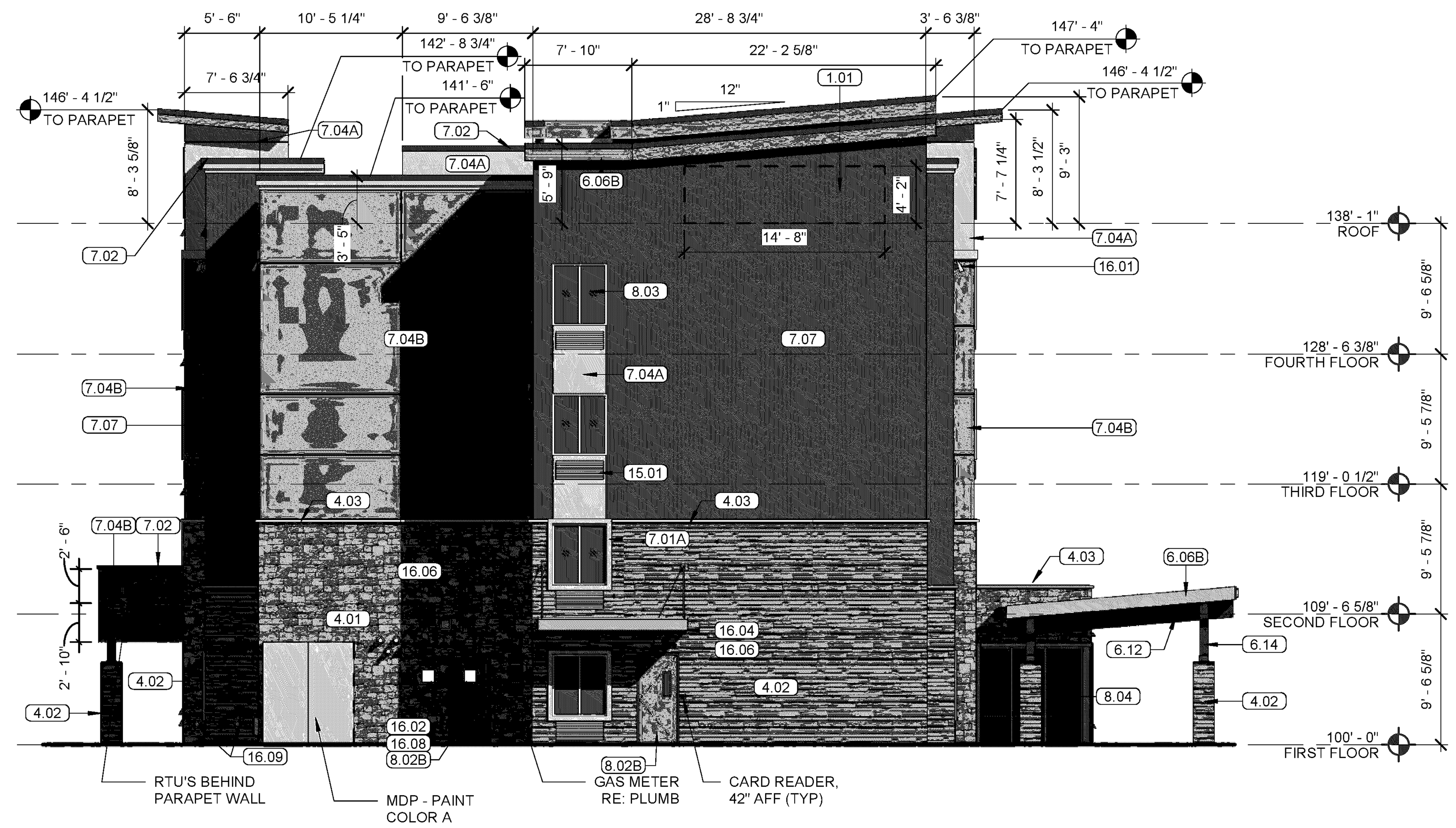
**LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27**
**PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,**
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.**



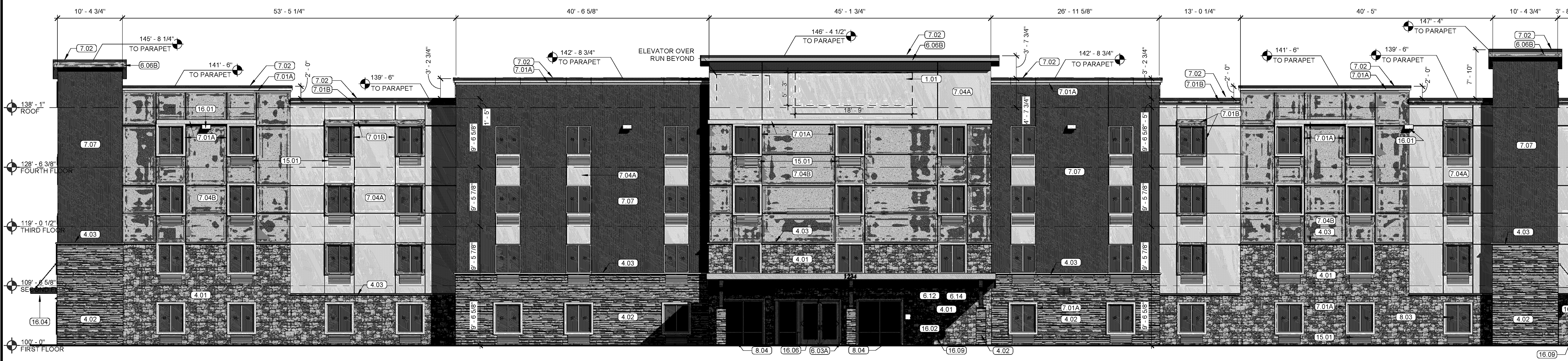

3 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"




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




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




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

## KEYNOTE LEGEND

| | |
|---|---|
| 1.01 | SIGNAGE BY OWNER; UNDER SEPARATE PERMIT |
| 4.01 | MANUFACTURED STONE VENEER: DRYSTACK - ELDORADO STONE - ROUGHCUT - MOONLIGHT |
| 4.02 | MANUFACTURED STONE VENEER: DRYSTACK - ELDORADO STONE - RIVENWOOD - SHELTER COVE |
| 4.03 | MANUFACTUREED 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:**
1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
4. EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
5. GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED, SUBMIT FOR APPROVAL.
6. ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS.
7. CANOPY POSTS/COLUMNS AND BEAMS TO BE ARCHITECTURAL GRADE GLUE LAM RE: STRUCT. SANDED SMOOTH & STAINED WITH NOT VISIBLE MARKING OR BLEMISHES.
8. CANOPY STRUCTURE MOUNTING BRACKETS, PLATES & BOLTS TO BE BLACK POWDER COATED.
9. ALL VENTS, UTILITY BOXES, AND METERS SHALL BE COLOR-MATCHED TO THE ADJACENT BUILDING FACADE.
10. 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:**
- (A) COLOR: SW9110 "MALABAR"
- (B) COLOR: SW9559 "SCATTERED SHOWERS"

| No. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

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: | CO537 |
| DESIGNED BY: | BG |
| DRAWN BY: | FM |
| DATE: | 08/23/2024 |

**AS2.1**
SHEET 7 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

811
Know what's **below.** **Call** before you dig.

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.

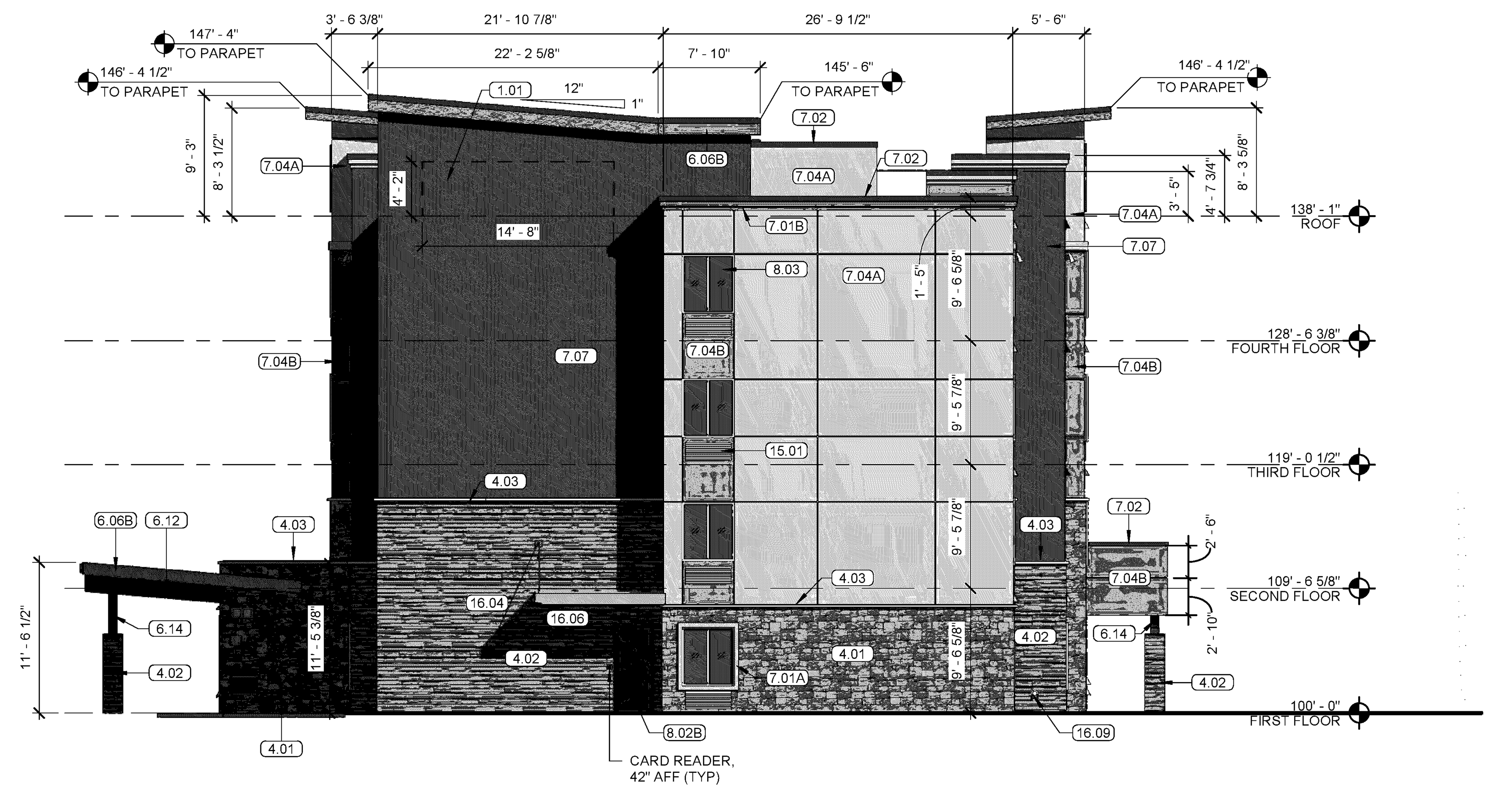
C:\Users\Station1\Documents\2024-04-24 WSS-CastleRock-CO-R24-Central_BobbyGarneau.rvt

# SITE DEVELOPMENT PLAN

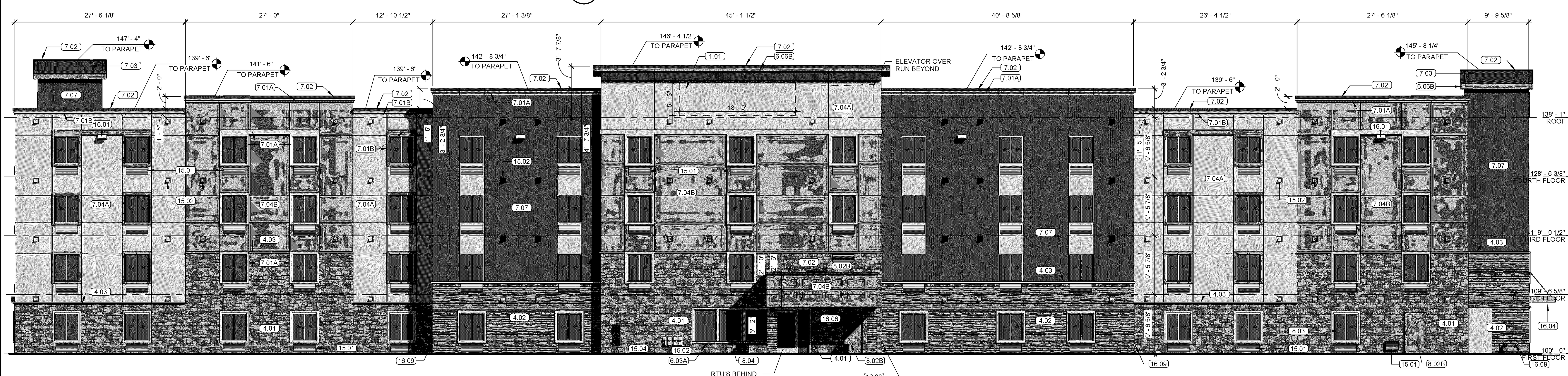
**LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27**
**PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,**
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.**

## KEYNOTE LEGEND

| | |
|---|---|
| 1.01 | SIGNAGE BY OWNER; UNDER SEPARATE PERMIT |
| 4.01 | MANUFACTURED STONE VENEER: DRYSTACK - ELDORADO STONE - ROUGHCUT - MOONLIGHT |
| 4.02 | MANUFACTURED STONE VENEER: DRYSTACK - ELDORADO STONE - RIVENWOOD - SHELTER COVE |
| 4.03 | MANUFACTUREED 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 |
| 7.03 | GRAY TPO MEMBRANE ROOFING |
| 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 |
| 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. |




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




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

**NOTES:**

1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
4. EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
5. GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED, SUBMIT FOR APPROVAL.
6. ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS.
7. CANOPY POSTS/COLUMNS AND BEAMS TO BE ARCHITECTURAL GRADE GLUE LAM RE: STRUCT. SANDED SMOOTH & STAINED WITH NOT VISIBLE MARKING OR BLEMISHES.
8. CANOPY STRUCTURE MOUNTING BRACKETS, PLATES & BOLTS TO BE BLACK POWDER COATED.
9. ALL VENTS, UTILITY BOXES, AND METERS SHALL BE COLOR-MATCHED TO THE ADJACENT BUILDING FACADE.
10. 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:**

- (A) COLOR: SW9110 "MALABAR"
- (B) COLOR: SW9559 "SCATTERED SHOWERS"

| No. | REVISION | BY | DATE |
|---|---|---|---|

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: | CO537 |
| DESIGNED BY: | BG |
| DRAWN BY: | FM |
| DATE: | 08/23/2024 |

**AS2.2**
SHEET 8 OF 12

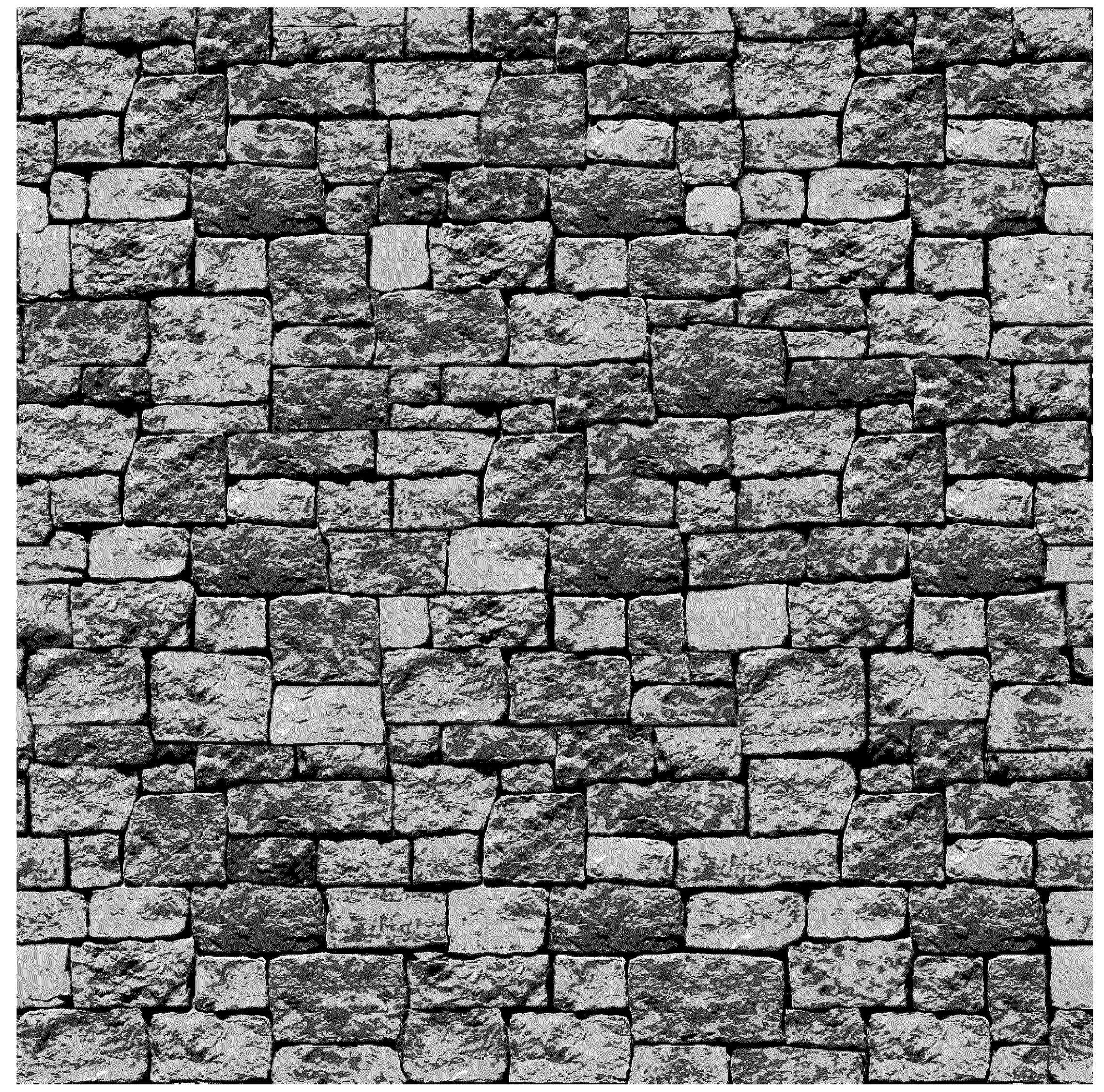
SITE DEVELOPMENT PLAN
WOODSPRING SUITES - CASTLE ROCK
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 27
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

811
Know what's **below.**
**Call** before you dig.
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.

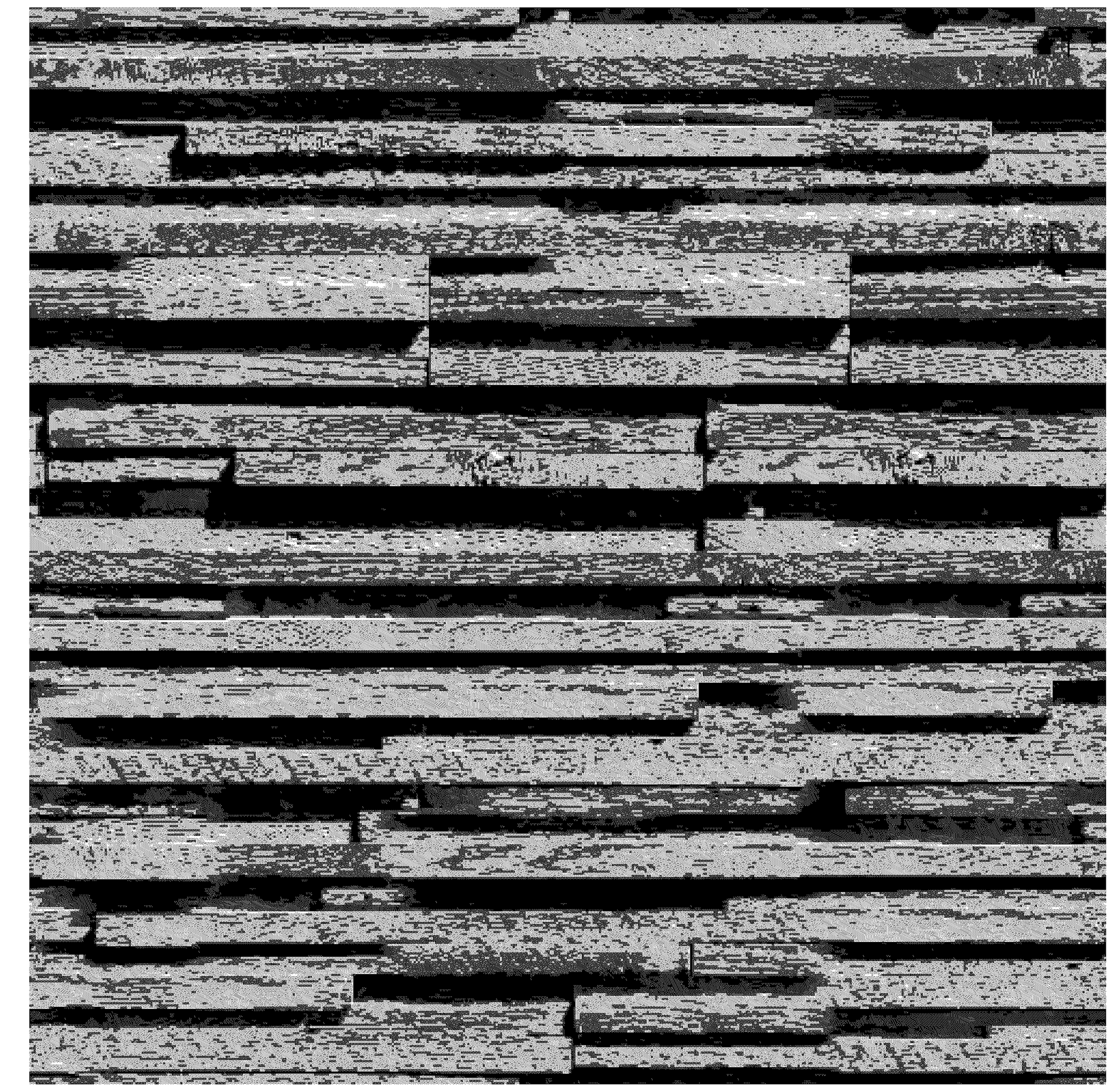
C:\Users\Station1\Documents\2024-04-24 WSS-CastleRock-CO-R24-Central_BobbyGarneau.rvt

# SITE DEVELOPMENT PLAN

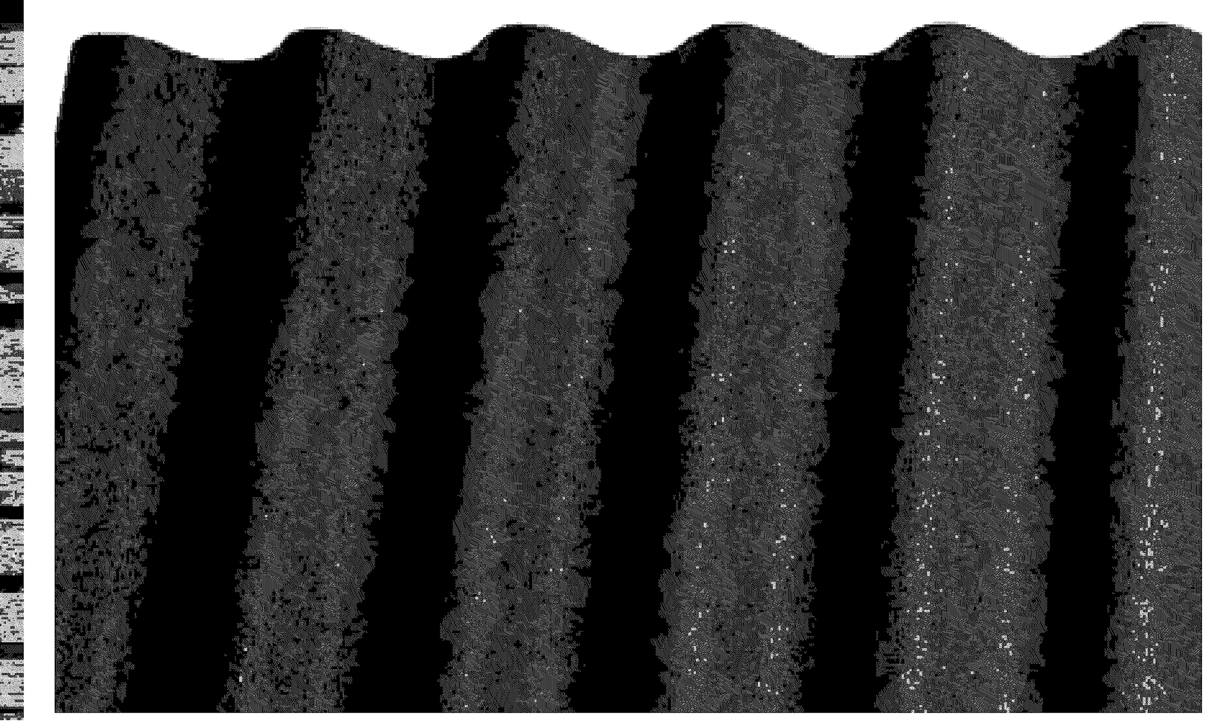
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



DRYSTACK STONE: ELDORADO ROUGHCUT "MOONLIGHT"



DRYSTACK STONE: ELDORADO RIVENWOOD "SHELTER COVE"



CORRUGATED METAL PANEL - WESTERN STATES - RUSTIC RAWHIDE



SW 9110

Malabar

FULL DETAILS

**LRV:** 53

**RGB:** 207 / 190 / 169

**Hex Value:** #CFBEA9

**Location Number:** 205-C2

**Available in:** Interior/Exterior

**Color Family(s):** Yellow



SW 9559

Scattered Showers

FULL DETAILS

**LRV:** 22

**RGB:** 123 / 130 / 133

**Hex Value:** #7B8285

**Available in:** Interior/Exterior

**Color Collections:** Emerald Designer Edition (Minimal + Modern)

**Color Family(s):** Neutral



METAL PARAPET FLASHING: BERRIDGE "CHARCOAL GREY"

| No. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

PRELIMINARY
NOT FOR
CONSTRUCTION

1@1 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

MATERIALS BOARD

| | |
|---|---|
| PROJECT NO: | CO537 |
| DESIGNED BY: | BG |
| DRAWN BY: | FM |
| DATE: | 08/23/2024 |

**AS3.1**

SHEET 9 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

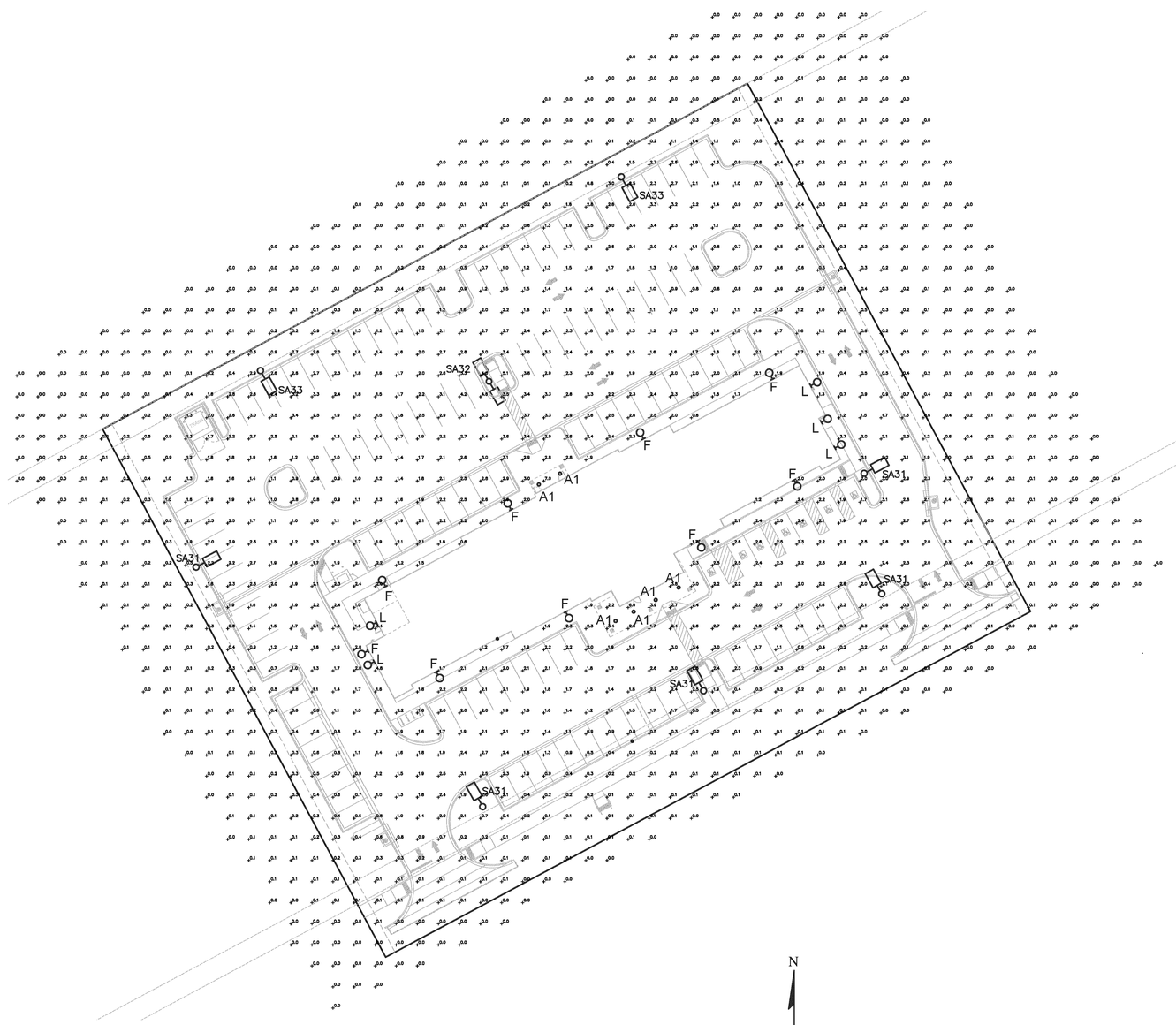
811 Know what's below. Call before you dig.

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.

C:\Users\Station1\Documents\2024-04-24 WSS-CastleRock-CO-R24-Central_BobbyGarneau.rvt

# 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.




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

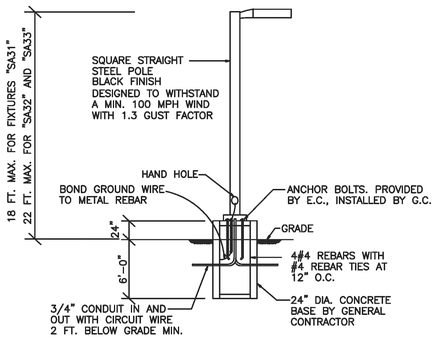
N

| 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

811 Know what's below. Call before you dig.

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.

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
8811 E. Hampden Ave. Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgceinc.com

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

SITE PHOTOMETRIC PLAN

PROJECT NO:
DESIGNED BY:
DRAWN BY:
DATE:

PH.1
SHEET 10 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

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.

Site Lumminary Summary Table

Luminaire

| ID/ Symbol | Manufacturer | Model | Catolog Number | Description | Full Cut Off (Y/N) | Distribution | Voltage | Dimming | Quantity | Mounting | Mounting Height | Type | Watts | Lumens | Color Temp/CRI | Light loss factor | Fixture Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | JUNO | JSF | JSF5IN10LM30K90CRIMVOLTZTWH | 5" FLAT THIN LED | Y | TYPE V | 120/277 | Y | 6 | SOFFIT | 8FT | LED | 10 | 700 | 3000K | 1 | WHITE |
| L | LITHONIA | LDN4CYL | LDN4CYL-30-07-LO4-BR-LD-MVOLT- | 4" WALL MOUNT CYLINDER | Y | TYPE V | 120 | N | 3 | WALL | 8FT | LED | 9 | 750 | 3000K | 1 | DARK BRONZE |
| | | | WM-WL-DDB | | | | | | | | | | | | | | |
| F | LITHONIA | WPX LED | WPX3LED-30K-MVOLT-DDBXD | WALL PACK | Y | TYPE III | 120 | Y | 9 | WALL | 35FT | LED | 69 | 9200 | 4000K | 1 | BRONZE |
| SA31 | LUMARK | PREVAIL | PRV-PA1A-740-U-T3-HSS-HP-BK | SINGLE POLE LIGHT W/HOUSE | Y | TYPE III | 120/277 | Y | 5 | POLE | 18FT | LED | 54 | 7,277 | 4000K | 1 | BLACK |
| | | DISCRETE | | SIDE SHIELD | | | | | | | | | | | | | |
| SA32 | LUMARK | PREVAIL | PRV-PA1B-740-U-T3-BK | DOUBLE POLE LIGHT | Y | TYPE III | 120/277 | Y | 1 | POLE | 22 FT | LED | 74 | 9,857 | 4000K | 1 | BLACK |
| | | DISCRETE | | | | | | | | | | | | | | | |
| SA33 | LUMARK | PREVAIL | PRV-PA2A-740-U-T3-HSS-HP-BK | SINGLE P[OLE LIGHT W/HOUSE | Y | TYPE III | 120/277 | Y | 2 | POLE | 22 FT | LED | 112 | 11,626 | 4000K | 1 | BLACK |
| | | DISCRETE | | SIDE SHIELD | | | | | | | | | | | | | |

## FIXTURE "A1"

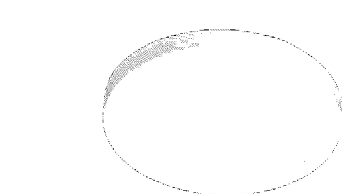
G1.8.54

JUNO

## JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION
5", 7", 11", 13" ROUND
**JSF SERIES**

Project:
Fixture Type:
Location:
Contact/Phone:



### PRODUCT DESCRIPTION

Sleek, ultra-low profile energy efficient LED surface mount downlights in multiple sizes from 5" to 13" • Provides economical installation by mounting directly over standard and fire-rated junction boxes • Optional finish trims available for custom, designer look similar to standard recessed downlights • Provides general illumination in residential and commercial applications including multi-family and hospitality • Ideal for use in corridors, living spaces, closets, hallways, pantries, stairways, outdoor covered areas with Emergency Option and much more.

### PRODUCT SPECIFICATIONS

**Construction** Shallow, less than 1", solid ring with white finish • Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture

**Optics** Light quide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

**LED Light Engine** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

**LED Driver** Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see JUNOSLIMFORM-DIM.

**Life** Rated for 50,000 hours at >70% lumen maintenance.

**Labels** ENERGY STAR® certified • Certified to the high efficacy requirements of California T24 JA8-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings).

**Testing** All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

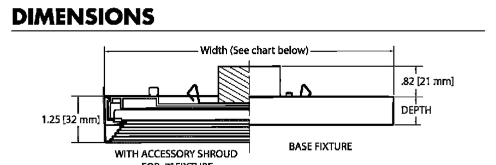
**Warranty** 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

**Note**: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

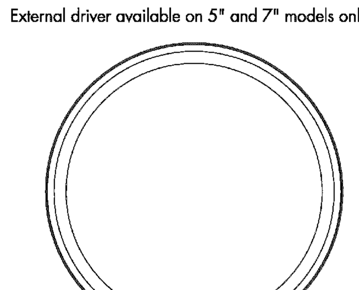
### INSTALLATION

**Junction Box Mounting** Fixture provided with leads for direct wire connection in j-box • Installs directly to industry standard junction boxes • Compatible boxes include 4" metal or plastic octagonal standard and fire-rated junction boxes (3 1/2" junction box screw-hole spacing required for installation) • Minimum 2 1/8" deep junction box required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures) • Quick mount bracket provides fast installation of fully assembled fixture to junction box • Suitable for ceiling mount • Suitable for use within closet storage spaces when installed per NEC requirements. ***Junction box sizes vary - Verify compatibility with fixture prior to installation***

### DIMENSIONS




External driver available on 5" and 7" models only.



### ROUND SPECIFICATIONS

| | Width | Depth |
|---|---|---|
| JSF 5IN | 5.25 (13.34) | 0.75 (1.91) |
| JSF 7IN | 7.77 (19.74) | 0.75 (1.91) |
| JSF 11IN | 11.08 (28.14) | 0.9 (2.29) |
| JSF 13IN | 13.05 (33.15) | 0.9 (2.29) |

All dimensions are in inches (centimeters) unless otherwise indicated.



G1.8.54

## JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS

FOR J-BOX INSTALLATION
5", 7", 11", 13" ROUND
**JSF SERIES**

### PERFORMANCE DATA

| | JSF 5IN | | JSF 7IN | | JSF 11IN | | JSF 13IN | |
|---|---|---|---|---|---|---|---|---|
| | 120V | MVOLT | 120V | MVOLT | 120V | MVOLT | 120V | MVOLT |
| Lumens | 700 | 700 | 1000 | 1000 | 1300 | 1300 | 1800 | 1800 |
| CRI | 90CRI | | 90CRI | | 90CRI | | 90CRI | |
| CCT | 27K, 30K, 35K, 40K | | 27K, 30K, 35K, 40K | | 27K, 30K, 35K, 40K | | 27K, 30K, 35K, 40K | |
| Voltage | 120V | 120V-277V | 120V | 120V-277V | 120V | 120V-277V | 120V | 120V-277V |
| Input Power | 10W | 10W | 13W | 13W | 15W | 15W | 20W | 20W |
| Input Current | 110MA | 50MA | 150MA | 60MA | 180MA | 80MA | 240MA | 110MA |
| Frequency | 50/60Hz | | 50/60Hz | | 50/60Hz | | 50/60Hz | |
| Power Factor | >0.9 | | >0.9 | | >0.9 | | >0.9 | |



## FIXTURE "L"

LITHONIA LIGHTING®

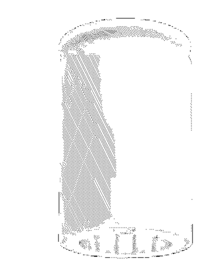
| Catalog Number | |
|---|---|
| Notes | |
| Type | |

### FEATURES & SPECIFICATIONS

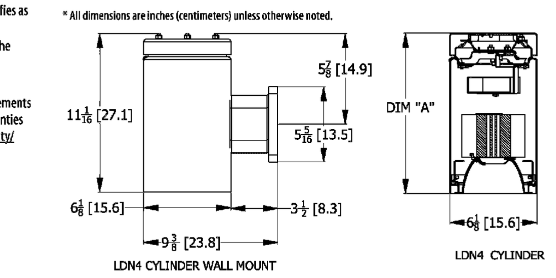
**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.
**CONSTRUCTION** — Heavy-gauge aluminum housing.
Ceiling mount for direct installation to 4" octagonal or square junction box.
Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others.
Textured polyester powder paint finish standard.
Multiple ceiling, pendant, cord, and wall mount options available.
**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
347V available option; transformer must be field-installed to an accessible remote-mounted junction box.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.
**LISTINGS** — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.
**GOVERNEMENT PROCUREMENT** — BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.
**WARRANTY** — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
**Note:** Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

## LDN4CYL

4" CYLINDER
Non-IC



* All dimensions are inches (centimeters) unless otherwise noted.




LDN4CYL 3500K AR LSS 80CRI

| Nominal | Lumens | Wattage | Lm/W |
|---|---|---|---|
| 500 | 523.6 | 5.74 | 91.2 |
| 750 | 751.1 | 8.6 | 87.3 |
| 1000 | 1045 | 10.58 | 98.8 |
| 1500 | 1512 | 17.5 | 86.4 |
| 2000 | 2006 | 22.12 | 90.7 |
| 2500 | 2551 | 26.1 | 97.7 |
| 3000 | 3007 | 32.1 | 93.7 |
| 4000 | 4212 | 43 | 98.0 |

DIMENSION TABLE

| STYLE | DIM "A" |
|---|---|
| CEILING MOUNT (FCM) | 10-13/16 |
| CEILING MOUNT WET LOCATION (FCM WL) | 10-13/16 |
| PENDANT MOUNT (PM) | 10 |
| PENDANT MOUNT WET LOCATION (PM WL) | 11 |
| CABLE MOUNT (ACC) | 9-13/16 |



## LDN4CYL

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN4CYL 35/15 LO4AR LSS MVOLT EZ1 FCM DWHG

| Series | Color temperature | Lumens | Aperture/Trim Color | | Finish | Voltage |
|---|---|---|---|---|---|---|
| LDN4CYL 4" cylinder | 27/ 2700K | 05 500 lumens | LO4 Downlight | AR Clear | LSS Semi-specular | MVOLT Multi-volt |
| | 30/ 3000K | 07 750 lumens | LW4[1] Wallwash | WR ‡ White | LD Matte diffuse | 120 120V |
| | 35/ 3500K | 10 1000 lumens | | BR ‡ Black | LS Specular | 277 277V |
| | 40/ 4000K | 15 1500 lumens | | | | |
| | 50/ 5000K | 20 2000 lumens | | | | |

| Driver[1] | Mounting | Options | Architectural Colors |
|---|---|---|---|
| GZ10 0-10V driver dims to 10% | FCM Ceiling mount | SF[6] Single fuse | DWHG Matte white (standard) |
| GZ1 0-10V driver dims to 1% | WM Wall mount | 90CRI High CRI (90+) | DDB Dark bronze |
| EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% | PM ‡ Pendant 3/8" thread mount | WL ‡ Wet location | DBL Black |
| | ACC ‡ 10ft aircraft cable and cord mount | nLight Options: | DWH Glossy white |
| | ACC180 ‡ 15ft aircraft cable and cord mount | NPP16D ‡ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). | DMB Medium bronze |
| | | NPP16DER ‡ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. | DNA Natural aluminum |
| | | NPS80EZ ‡ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). | DSS Sandstone |
| | | NPS80EZER ‡ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. | DGC Charcoal grey |
| | | | DTG Tennis green |
| | | | DBR Bright red |
| | | | DSB Steel blue |

Option Value Ordering Restrictions

| Option value | Restriction |
|---|---|
| LW4 | Not available in ACC mount. |
| WR, BR | Not available with finishes. |
| PM | Supplied with 10" supply and dimming connections. |
| ACC, ACC180 | White cord supplied with white housings. All other finishes supplied with black cord. |
| SF | Must specify voltage 120V or 277V. |
| NPP16D, NPP16DER, NPS80EZ, NPS80EZER | Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. Interface remote mounted. Access panel (supplied by others) recommended. See UL 924 Sequence of Operation table. |
| WL | Not available with ACC & ACC180 mounting options. |
| Architectural Colors | Additional architectural colors available; see www.lithonia.com/archcolors. |
| CYS, CRS | Color and length of stem must be specified (from 6" to 240" in even increments in maximum sections of 48"). Ex.: CYS06 DWHG. Ceiling attachment for interior use. Consult factory for exterior use. |
| SDT 347/120 75VA | Must be field-installed to an accessible remote-mounted junction box |

**Accessories:** *Order as separate catalog number. (shipped separately)*

| | |
|---|---|
| CYS ‡ | 3/8" stem and canopy with 5° "hang straight" swivel |
| CRS ‡ | 3/8" stem and canopy with 45° swivel |
| SDT 347/120 75VA12 ‡ | 347V Step-down transformer |

LITHONIA LIGHTING® LDN4CYL


© 2015-2024 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/21/24

811 Know what's below. Call before you dig.

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.

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

| No. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

PRELIMINARY NOT FOR CONSTRUCTION

ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgecinc.com

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

SITE LIGHTING FIXTURES

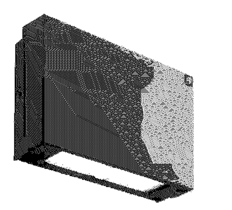
PROJECT NO:
DESIGNED BY:
DRAWN BY:
DATE:

PH.2

# 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.**

## FIXTURE "F"

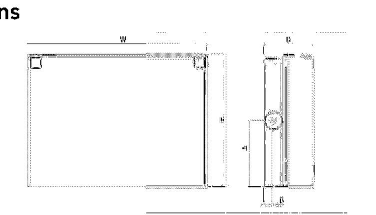


# WPX LED
Wall Packs

5 YEAR warranty

| Catalog Number | |
|---|---|
| Notes | |
| Type | |

### Specifications



Front View    Side View

| Luminaire | Height (H) | Width (W) | Depth (D) | Side Conduit Location A | Side Conduit Location B | Weight |
|---|---|---|---|---|---|---|
| WPX1 | 8.1" (20.6 cm) | 11.1" (28.3 cm) | 3.2" (8.1 cm) | 4.0" (10.3 cm) | 0.6" (1.6 cm) | 6.1 lbs (2.8kg) |
| WPX2 | 9.1" (23.1 cm) | 12.3" (31.1 cm) | 4.1" (10.5 cm) | 4.5" (11.5 cm) | 0.7" (1.7 cm) | 8.2 lbs (3.7kg) |
| WPX3 | 9.5" (24.1 cm) | 13.0" (33.0 cm) | 5.5" (13.7 cm) | 4.7" (12.0 cm) | 0.7" (1.7 cm) | 11.0 lbs (5.0kg) |

### Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

### Ordering Information

**EXAMPLE: WPX2 LED 40K MVOLT DDBXD**

| Series | | Color Temperature | | Voltage | | Options | | Finish | |
|---|---|---|---|---|---|---|---|---|---|
| WPX1 LED P1 | 1,550 Lumens, 11W[1] | 30K | 3000K | MVOLT | 120V - 277V | (blank) | None | DDBXD | Dark bronze |
| WPX1 LED P2 | 2,900 Lumens, 24W | 40K | 4000K | 347 | 347V[3] | E4WH | Emergency battery backup, CEC compliant (4W, 0°C min)[2] | DWHXD | White |
| WPX2 LED | 6,000 Lumens, 47W | 50K | 5000K | | | E14WC | Emergency battery backup, CEC compliant (14W, -20°C min)[2] | DBLXD | Black |
| WPX3 LED | 9,200 Lumens, 69W | | | | | PE | Photocell[3] | Note: For other options, consult factory. | |

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

### FEATURES & SPECIFICATIONS

**INTENDED USE**
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

**CONSTRUCTION**
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

**ELECTRICAL**
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

**INSTALLATION**
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

**LISTINGS**
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

**WARRANTY**
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

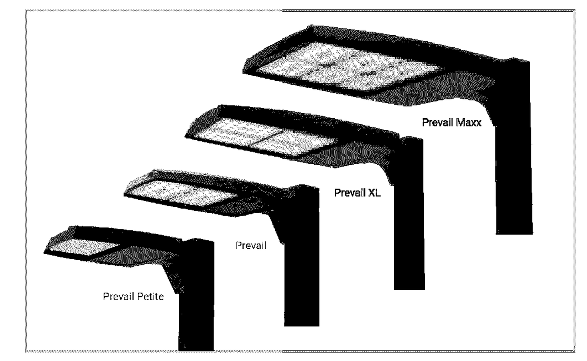
LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2020-2024 Acuity Brands Lighting, Inc. All rights reserved.

WPX LED
Rev. 04/12/24

## FIXTURE "SA31", "SA32", "SA33"

| Project | | Catalog # | | Type | |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |




# Lumark
## Prevail Discrete LED

Area / Site Luminaire

### Product Features

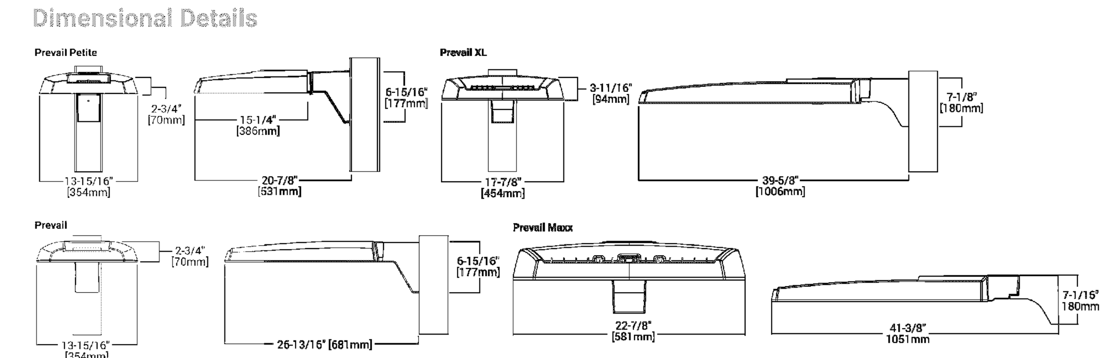
### Interactive Menu
- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

### Product Certifications

### Quick Facts
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

### Connected Systems
- WaveLinx

### Dimensional Details




NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PS500005EN page 1
June 20, 2023 8:23 PM

# Lumark — Prevail Discrete LED

### Ordering Information
SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

| Product Family[1,2] | Light Engine: Configuration | Light Engine: Drive Current[4] | Color Temperature | Voltage | Distribution | Mounting (Included) | Finish |
|---|---|---|---|---|---|---|---|
| PRV-P=Prevail Petite<br>BAA-PRV-P=Prevail Petite BAA Buy American Act Compliant[3]<br>TAA-PRV-P=Prevail Petite TAA Trade Agreements Act Compliant[3] | PA1=1 Panel, 24 LED Rectangle | A=400mA Nominal<br>B=700mA Nominal<br>C=950mA Nominal<br>D=1200mA Nominal | 740=70CRI, 4000K<br>730=70CRI, 3000K<br>750=70CRI, 5000K<br>8540=85CRI, 4000K | U=Universal, 120-277V<br>H=High Voltage, 347-480V<br>1=120V<br>2=208V<br>3=240V<br>4=277V<br>8=480V[5]<br>9=347V<br>DV=DuraVolt, 277-480V[5,6] | T2R=Type II Roadway<br>T2U=Type II Urban<br>T3=Type III<br>T4W=Type IV Wide<br>5WQ=Type V Square Wide | SA=QM Standard Versatile Arm<br>MA=QM Mast Arm<br>FMA=Fixed Mast Arm[28]<br>WM=QM Wall Mount Arm<br>ADJA-WM=Adjustable Arm – Wall Mount[30]<br>ADJA=Adjustable Arm – Pole Mount[30]<br>ADJS=Adjustable Arm – Slipfitter, 3" vertical tenon[30]<br>SP2=Adjustable Arm – Slipfitter, 2 3/8" vertical tenon[28,30] | AP=Grey<br>BZ=Bronze<br>BK=Black<br>DP=Dark Platinum<br>GM=Graphite Metallic<br>WH=White |
| PRV=Prevail<br>BAA-PRV=Prevail BAA Buy American Act Compliant[3]<br>TAA-PRV=Prevail TAA Trade Agreements Act Compliant[3] | PA1=1 Panel, 24 LED Rectangle "SA31" "SA32"<br>PA2=2 Panels, 48 LED Rectangles "SA33" | A=700mA Nominal "SA31"<br>B=950mA Nominal "SA32" | | | | | |
| PRV-XL=PRV XL<br>BAA-PRV-XL=Prevail XL BAA Buy American Act Compliant[3]<br>TAA-PRV-XL=Prevail XL TAA Trade Agreements Act Compliant[3] | PA3=3 Panels, 72 LED Rectangles<br>PA4=4 Panels, 96 LED Rectangles | A=750mA Nominal<br>B=950mA Nominal | | | | | |
| PRV-M=Prevail Maxx<br>BAA-PRV-M=Prevail Maxx BAA Buy American Act Compliant[3]<br>TAA-PRV-M=Prevail Maxx TAA Trade Agreements Act Compliant[3] | PA6= 6 Panels, 144 LED Rectangles | A=600mA Nominal<br>B=800mA Nominal<br>C=1000mA Nominal<br>D=1200mA Nominal | | | | | |

**Options (Add as Suffix)**

- 10K=10kV UL 1449 Fused Surge Protective Device
- 20MSP=20kV MOV Surge Protective Device
- 20K=20kV UL 1449 Fused Surge Protective Device
- F=Single Fuse (Used with Voltages 120, 277 or 347V)
- FF=Double Fuse (Used with Voltages 208, 240 or 480V)
- L90=Optics Rotated 90° Left
- R90=Optics Rotated 90° Right
- CC=Coastal Construction finish[21]
- HSS=House Side Shield (Factory Installed)[7]
- HA=50°C High Ambient Temperature[8]
- PR=NEMA 3-PIN Twistlock Photocontrol Receptacle[10]
- PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle[10]
- MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height[11,12,13,22]
- MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height[11,12,13,28,29]
- MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height[11,12,13]
- SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height[11,14,22]
- SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height[11,14,29]
- SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height[11,14,29]
- ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle[11,12]
- ZD=DALI-enabled 4-PIN Twistlock Receptacle[11,12]
- ZW-SWPD4XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height[11,12,15,16,17,22]
- ZW-SWPD5XX=Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height[11,12,15,16,17,28,29]
- ZD-SWPD4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 7' - 15' Mounting Height[11,12,15,16,17,22]
- ZD-SWPD5XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 15' - 40' Mounting Height[11,12,15,16,17,28,29]
- (See Table Below)=LumenSafe Integrated Network Security Camera[18,19]

**Accessories (Order Separately)[18,21]**

- PRVSA-XX=Standard Arm Mounting Kit[22]
- PRVMA-XX=Mast Arm Mounting Kit[22]
- PRVWM-XX=Wall Mount Kit[22]
- PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit[22]
- PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit[22]
- PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit[22]
- PRVXLSA-XX=Standard Arm Mounting Kit[29]
- PRVXLMA-XX=Mast Arm Mounting Kit[29]
- PRVXLWM-XX=Wall Mount Kit[29]
- PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit[29]
- PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit[29]
- PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit[29]
- PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit[28]
- PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit[28]
- PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit[28]
- MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
- MA1011-XX=2@180°Tenon Adapter for 3-1/2" O.D. Tenon
- MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
- MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
- SRA238=Tenon Adapter from 3" to 2-3/8"
- PRV/DIS-FDV=Full Drop Visor[23]
- PRVXL/DIS-FDV=Full Drop Visor[19]
- HSS-VP=House Side Shield Kit, Vertical Panel[7,24]
- HSS-HP=House Side Shield Kit, Horizontal Panel[7,24] "SA31" "SA33"
- VGS-ARCH= Panel Drop Shield, Short
- VGL-ARCH= Panel Drop Shield, Long
- OA/RA1013=Photocontrol Shorting Cap
- OA/RA1014=NEMA Photocontrol - 120V
- OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
- OA/RA1201=NEMA Photocontrol - 347V
- OA/RA1027=NEMA Photocontrol - 480V
- FSIR-100=Wireless Configuration Tool for Occupancy Sensor[25]
- WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN)[27]
- SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height[15,16,17,26,28]
- SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height[15,16,17,26,28,29]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA1D light engine in Petite housing (PRV-P).
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW).
12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in PRV-XL configurations.
19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configurations.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V.
28. Only available for PRV-M configurations.
29. Only for use with PRV-XL.
30. Fixed for PRV-M

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

| Product Family | Camera Type | Data Backhaul | |
|---|---|---|---|
| L=LumenSafe Technology | H=Dome Camera, High Res<br>Z=Dome Camera, Remote PTZ | C=Cellular, Customer Installed SIM Card<br>A=Cellular, Factory Installed AT&T SIM Card<br>V=Cellular, Factory Installed Verizon SIM Card | S=Cellular, Factory Installed Sprint SIM Card<br>E=Ethernet Networking |

COOPER Lighting Solutions

PS500005EN page 2
June 20, 2023 8:23 PM

| No. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

PRELIMINARY
NOT FOR
CONSTRUCTION


RG ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
8811 E Hampden Ave, Ste 208, Denver, CO 80231
(303) 355-5534 (tel) walter@rgecinc.com


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 Know what's below. Call before you dig.

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.

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