

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK - AMENDMENT NO. 1
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPMENT TEAM

DEVELOPER
LAZY DOG RESTAURANTS
3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
DEWAYNE MITCHELL

ARCHITECT
GMLV ARCHITECTS
1525 E. DOUGLAS
WICHITA, KS 67211
316.265.9367
DAN WILSON

CIVIL ENGINEER
PROOF CIVIL
600 GRANT ST., STE 210
DENVER, CO 80203
303.325.5709
JASON DEYOUNG

SURVEYOR
ARROW POINT
6078 BLUE TERRACE PL.
CASTLE PINES, CO 80108
720.384.5330

LANDSCAPE
STAN SMITH ASSOCIATES
23011 MOULTON PARKWAY #H-2
LAGUNA HILLS, CA 92653
949-855-6413

OWNER LOT 2A-2A-2A
LD CASTLE ROCK LLC
2211 N. ELSTON AVE., SUITE 400
CHICAGO, IL 60614
MITCH GOLTZ

LIENHOLDER
LAKESIDE BANK
OAK BROOK OPERATIONS CENTER
2001 YORK ROAD
OAK BROOK, IL 60523

BENCHMARK:
ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT D 355, BEING A STANDARD BENCHMARK DISK SET IN TOP OF A CONCRETE MONUMENT. THE BENCHMARK IS LOCATED ON THE WEST SIDE OF STATE HIGHWAY 85 APPROXIMATELY 1.4 MILES NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 85 AND MEADOWS PARKWAY. THE BENCHMARK HAS A PUBLISHED ELEVATION OF 6014.96' (NAVD 88)

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. THE NOTED LINE BEARS N00°28'32"E PER THE RECORDED PLAT OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 22 (RECEPTION NUMBER 2021115054).

PROPERTY DESCRIPTION:
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 22, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT:
THE PURPOSE OF THIS SDP AMENDMENT IS FOR A PROPOSED BUILDING FOOTPRINT REVISION OF THE ORIGINALLY PROPOSED LAZY DOG RESTAURANT. THE BUILDING WILL NOW FEATURE A BEER GARDEN ALONGSIDE THE PATIO. A RETAINING WALL NORTHWEST OF THE PARKING LOT ADJACENT TO ALPINE VISTA CIRCLE HAS ALSO BEEN INCLUDED WITHIN THIS AMENDMENT

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED March 3, 2023 AT RECEPTION NO. 2023012589, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

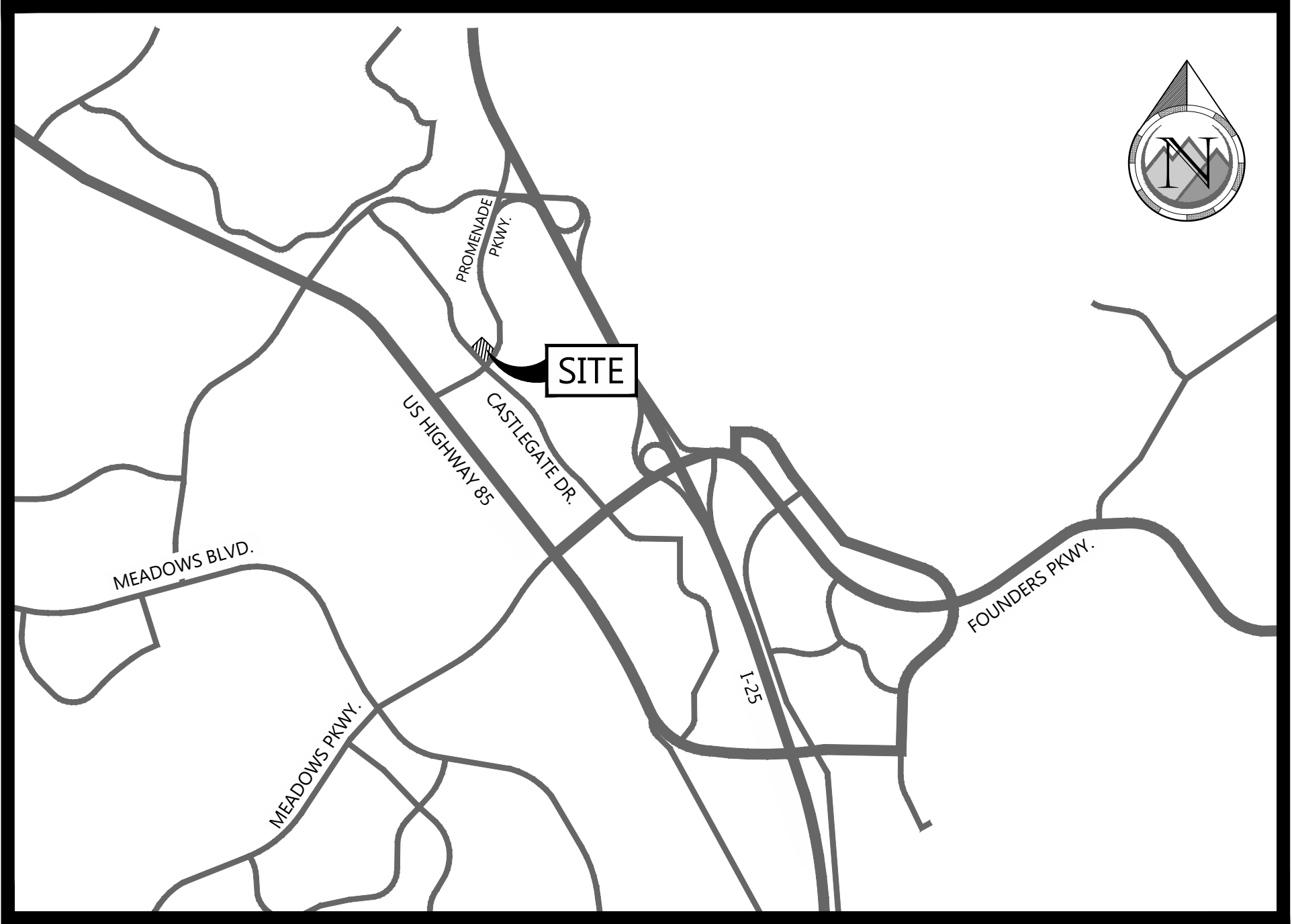
LAKESIDE BANK
SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____
20__ BY ____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY REPUBLIC
MY COMMISSION EXPIRES: ____

SHEET INDEX	
COVER SHEET	1
NOTES	2
SITE PLAN	3
GRADING PLAN	4
UTILITY PLAN	5
FIRE ACCESS PLAN	6
LANDSCAPE PLAN	7
LANDSCAPE DETAILS	8
BUILDING ELEVATIONS I	9
BUILDING ELEVATIONS II	10
PATIO ELEVATIONS	11
LIGHTING PLAN	12
LUMINARY SUMMARY TABLE	13



VICINITY MAP

SCALE: 1" = 2000'

PROJECT DATA
TOWN OF CASTLE ROCK PROJECT #SDP24-0023

ZONING	PROMENADE AT CASTLE ROCK PDP, AMENDMENT 1	
BLOCK	BLOCK 3	
LOT	LOT 2A-2A-2A	
PLANNING AREA	3B	
USE AREA	BUSINESS - COMMERCIAL	
	PD REQUIREMENT	PROVIDED (THIS SDP)
PERMITTED USES	RESTAURANT, OFFICE, RETAIL, SERVICES, RECREATION	RESTAURANT
MINIMUM LOT SIZE	N/A	137,498 SF (3.16 AC.)
MAXIMUM BUILDING COVERAGE	25%	5.98%
MINIMUM SETBACKS		
FRONT	0	44.6'
REAR	0	26.0'
SIDE (WEST)	0	429.9'
SIDE (EAST)	0	12.0'
BUILDING HEIGHT		
BUILDING HEIGHT, STORIES (MAX)	-	1
BUILDING HEIGHT, FEET (MAX)	50 FT	25.83 FT (20' PARAPET)
BUILDING ELEVATION (MAX)	6,176 FT	6,1486.61 FT
PARKING		
	REQUIRED/PERMITTED	PROVIDED
STANDARD	134 (12 SPACES/1,000 SQ. FT. OF GFA OR 1 SPACE/3 SEATS)*	173
ON-STREET	-	12 EXISTING
ACCESSIBLE	6 (6 VAN ACCESSIBLE)	6
TOTAL	114	191

*241 TOTAL INDOOR SEATS & 142 OUTDOOR SEATS

SITE UTILIZATION

GENERAL ZONE LOT INFORMATION	SQUARE FEET	% OF TOTAL
BUILDING COVERAGE	8,502	6%
BUILDING PATIO	1,615	1%
BEER GARDEN	1,038	1%
PARKING	68,188	50%
SIDEWALK	9,753	7%
LANDSCAPE COVERAGE	27,951	20%
SHARED ACCESS DRIVE	18,111	13%
CONCRETE U-CHANNEL AT EX. WALL	2,340	2%
LOT AREA	137,498 SF	100.0%

OWNERSHIP CERTIFICATE

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

LD CASTLE ROCK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
SIGNED THIS ____ DAY OF ____, 20__

NOTARY BLOCK:

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

TITLE CERTIFICATE

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

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____
20__ BY ____ AS AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS SITE DEVELOPMENT AMENDMENT 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 ____ DEVELOPMENT AGREEMENT, RECORDED ON THE ____ DAY OF ____, 20__, AT RECEPTION NUMBER ____, 63.77' SFE'S WILL BE DEDUCTED FOR COMMERCIAL USE AND 5.16' SFE'S WILL BE DEDUCTED FOR IRRIGATION.

CIVIL ENGINEERS STATEMENT

I, MICHAEL SWANTON, 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 AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

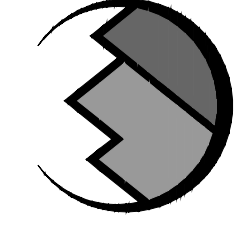
MICHAEL SWANTON, PE 50682 DATE

SURVEYOR'S CERTIFICATE

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

JOHN DOTY, PLS 37993 DATE

PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS				
NO.	DATE	DESCRIPTION		
1	05/24/2024	SDP24-0023 SUBMITTAL	22012	DATE: 05/24/2024
2	07/23/2024	SDP24-0023 RESUBMITTAL		
3	9/13/2024	SDP24-0023 RESUBMITTAL		
			DRAWN BY: ANM	CHECKED BY: JGD

COVER SHEET
LAZY DOG CASTLE ROCK
COLORADO
CASTLE ROCK

DRAWING NO.

1
1 OF 13

SITE DEVELOPMENT PLAN - AMENDMENT NO. 1
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 25
TOWN OF CASTLE ROCK PROJECT #SDP24-0023

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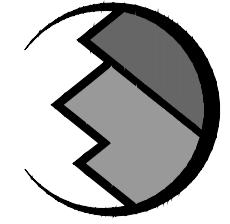
CASTLE ROCK SDP GENERAL NOTES

- 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-BUSINESS/COMMERCIAL.
- 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 COSTSSHALL 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.
- 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.

CASTLE ROCK 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 GREATER THAN OR EQUAL TO 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.

1



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/24/2024	SDP24-0023 SUBMITTAL
2	07/23/2024	SDP24-0023 RESUBMITTAL
3	9/13/2024	SDP24-0023 RESUBMITTAL

PROJ. NO.:

22012

DATE:

05/24/2024

DRAWN BY:

ANM

CHECKED BY:

JGD

NOTES

LAZY DOG CASTLE ROCK

CASTLE ROCK

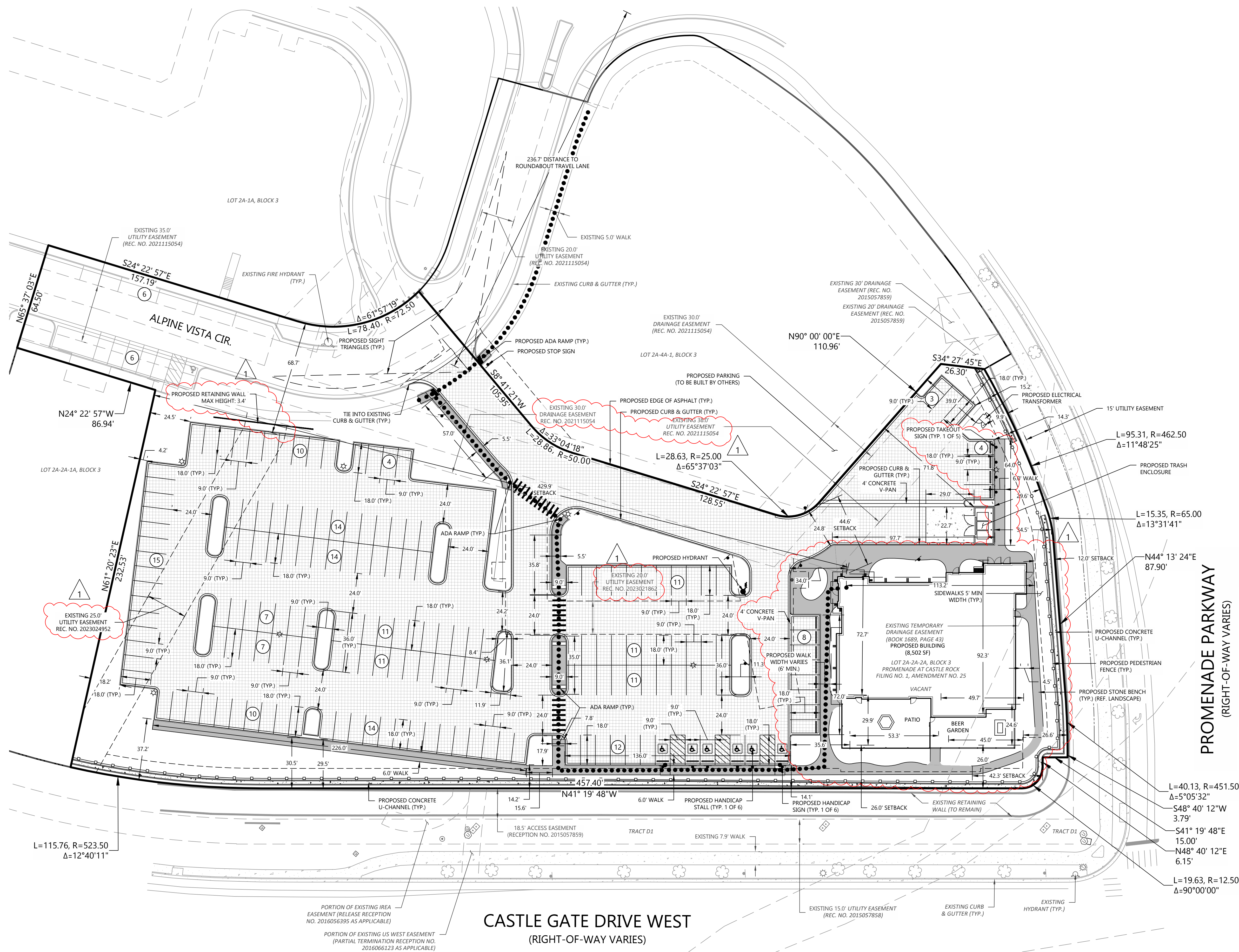
COLORADO

DRAWING NO.

2

2 OF 13

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK - AMENDMENT NO. 1
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

- NOTES:**
- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
- FIRE LANE NOTES:**
- "NO PARKING FIRE LANE" SIGNAGE:
- ALL STREETS 20-26 FEET IN WIDTH SHALL BE POSTED ON BOTH SIDES FOR "NO PARKING FIRE LANE".
 - STREETS 26-32 FEET IN WIDTH SHALL BE POSTED ON ONE SIDE FOR "NO PARKING FIRE LANE".
 - A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.
- "FIRE LANE NO PARKING" CURB MARKINGS:
- ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKING IN A WEATHER RESISTANT RED PAINT.
 - CURB SHALL BE LABELED "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS.
 - LETTERING SHALL BE NO LESS THAN 3" HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN 50' APART AND WITHIN 5' OF THE BEGINNING AND END OF ANY FIRE LANE.

PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

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NO.	DESCRIPTION
1	05/24/2024 SDP24-0023 SUBMITTAL
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PROJ. NO.:	DATE:	DRAWN BY:	CHECKED BY:
22012	05/24/2024	ANM	JGD

SITE PLAN

LAZY DOG CASTLE ROCK

COLORADO

CASTLE ROCK

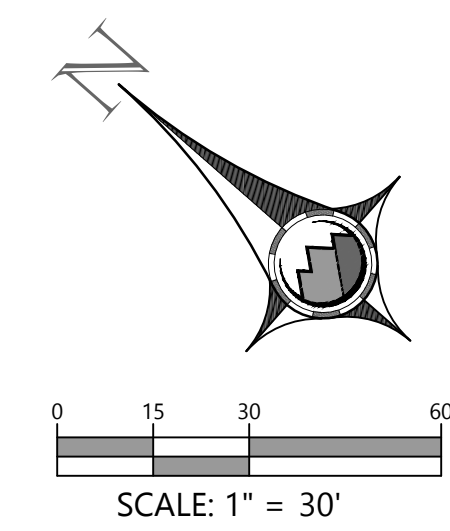
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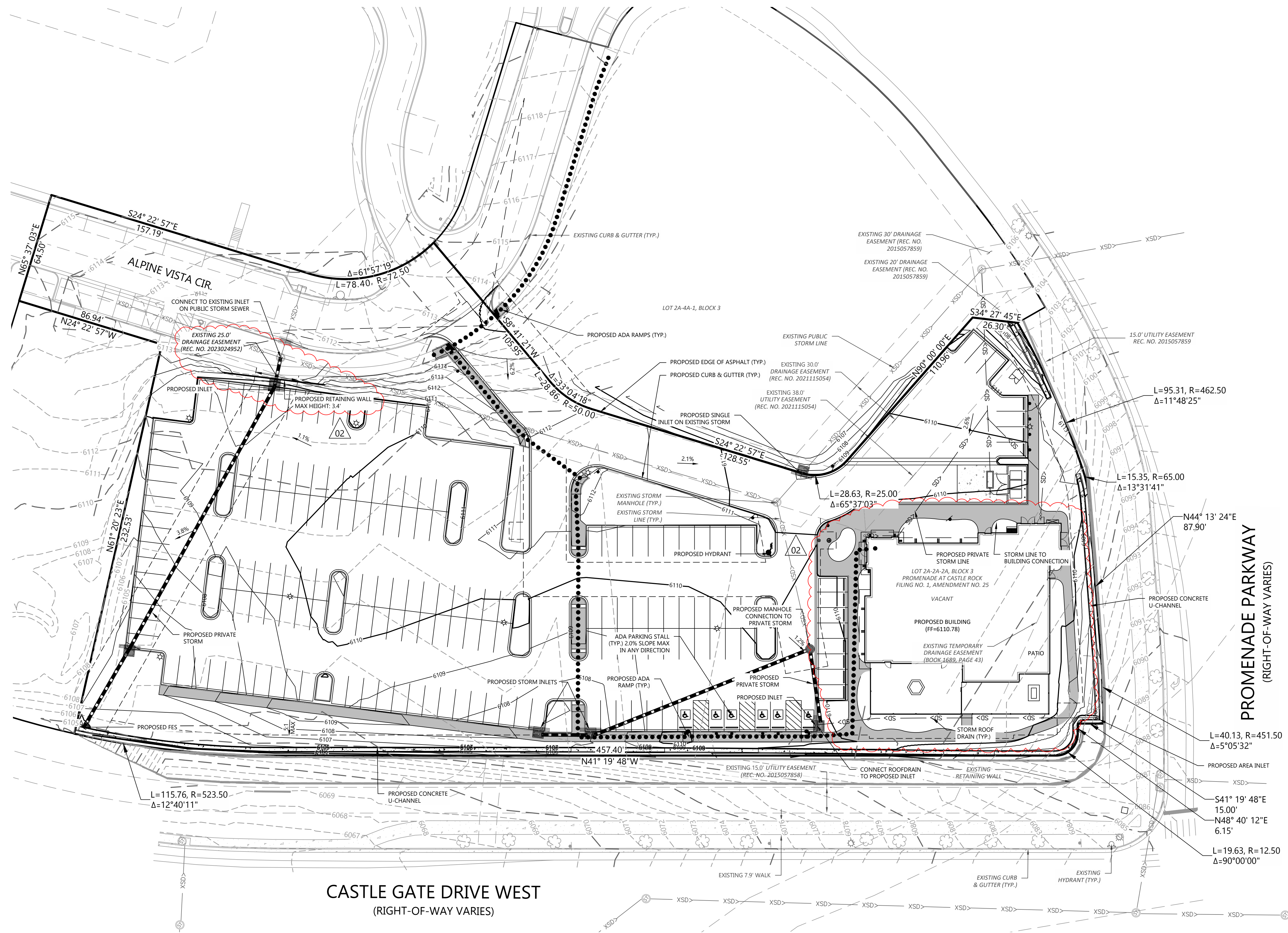
3 OF 13

PROMENADE PARKWAY
(RIGHT-OF-WAY VARIES)

CASTLE GATE DRIVE WEST
(RIGHT-OF-WAY VARIES)



SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK - AMENDMENT NO. 1
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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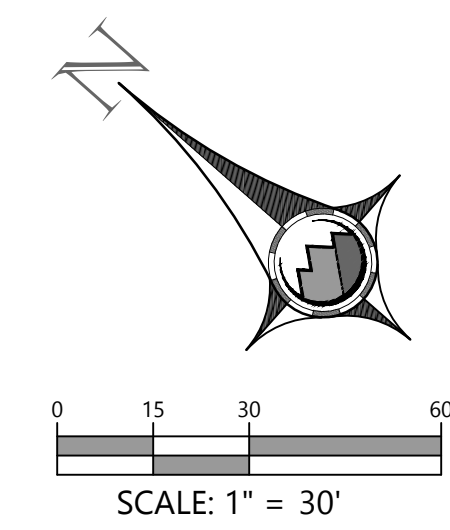


LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAWCUT
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- SLOPE AND DIRECTION
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK

NOTES:

- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS	
NO.	DESCRIPTION
1	05/24/2024 SDP24-0023 SUBMITTAL
2	07/23/2024 SDP24-0023 RESUBMITTAL
3	09/13/2024 SDP24-0023 RESUBMITTAL

PROJ. NO.:	22012
DATE:	05/24/2024
DRAWN BY:	ANM
CHECKED BY:	JGD

GRADING PLAN

LAZY DOG CASTLE ROCK

COLORADO

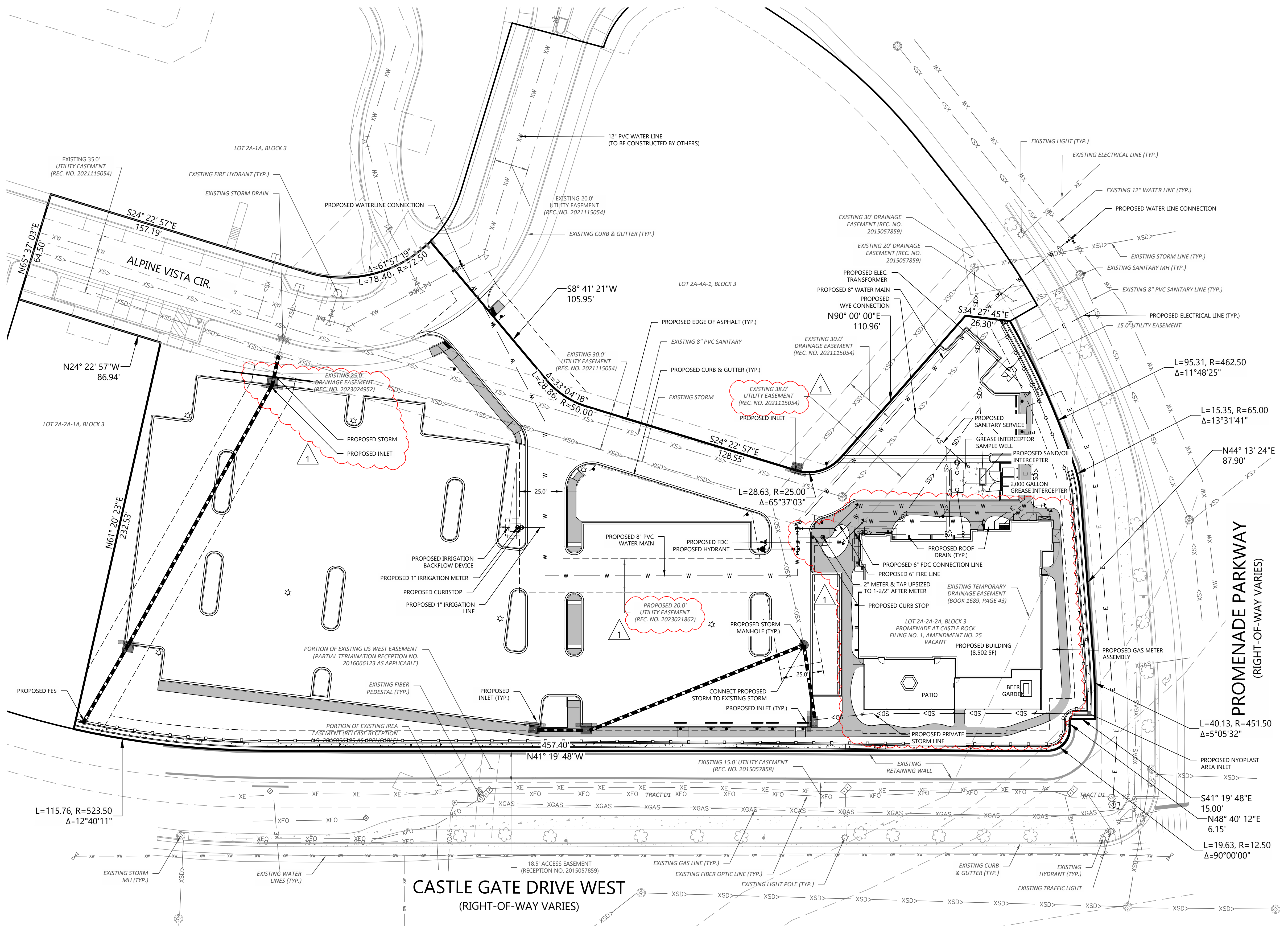
CASTLE ROCK

DRAWING NO.

4

4 OF 13

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK - AMENDMENT NO. 1
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

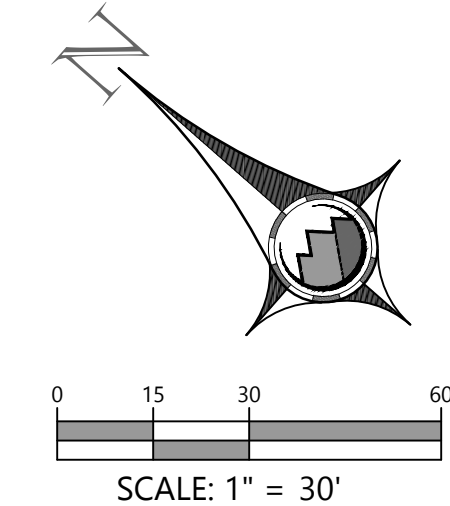


LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED INLET
- EXISTING INLET
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED HYDRANT & VALVE
- EXISTING HYDRANT & VALVE
- PROPOSED SAN SEWER LINE
- EXISTING SAN SEWER LINE
- EXISTING ELECTRICAL LINE
- EXIST. OVERHEAD ELEC. LINE
- EXISTING TELECOMM LINE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE

NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- FINAL SIZE AND DESIGN OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS



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600 Grant Street | Suite 210 | Denver, CO

SEAL:

REVISIONS	
NO.	DESCRIPTION
22012	05/24/2024 SDP24-0023 SUBMITTAL
	07/23/2024 SDP24-0023 RESUBMITTAL
	09/13/2024 SDP24-0023 RESUBMITTAL

PROJ. NO.:	DATE:	NO.	DESCRIPTION	DATE:	NO.	DESCRIPTION
22012	05/24/2024	1	SDP24-0023 SUBMITTAL	05/24/2024	1	SDP24-0023 SUBMITTAL
		2	SDP24-0023 RESUBMITTAL		2	SDP24-0023 RESUBMITTAL
		3	SDP24-0023 RESUBMITTAL		3	SDP24-0023 RESUBMITTAL

FOR AND ON BEHALF OF PROOF CIVIL CO.

UTILITY PLAN

LAZY DOG CASTLE ROCK

COLORADO

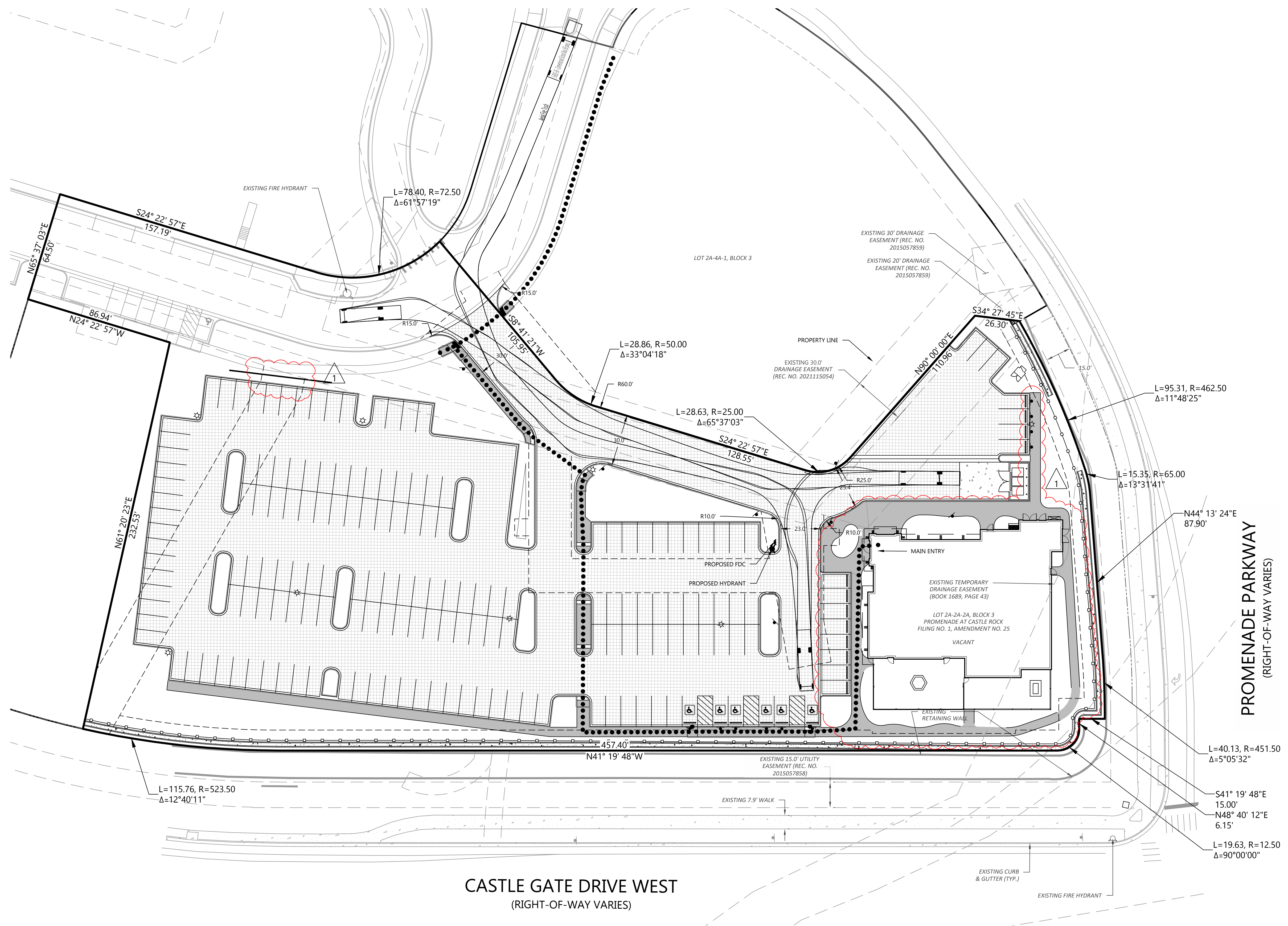
CASTLE ROCK

DRAWING NO.

5

5 OF 13

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK - AMENDMENT NO. 1
LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

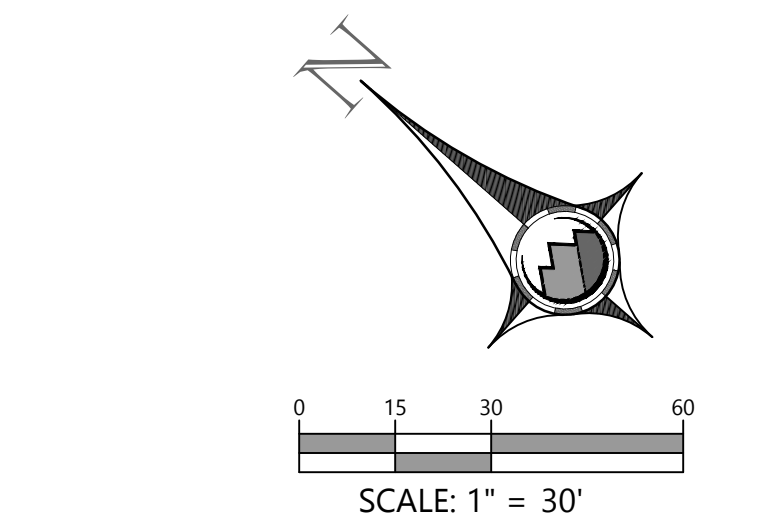


LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

- NOTES:**
- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
- FIRE LANE NOTES:**
- "NO PARKING FIRE LANE" SIGNAGE:
- ALL STREETS 20-26 FEET IN WIDTH SHALL BE POSTED ON BOTH SIDES FOR "NO PARKING FIRE LANE".
 - STREETS 26-32 FEET IN WIDTH SHALL BE POSTED ON ONE SIDE FOR "NO PARKING FIRE LANE".
 - A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.
- "FIRE LANE NO PARKING" CURB MARKINGS:
- ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKING IN A WEATHER RESISTANT RED PAINT.
 - CURB SHALL BE LABELED "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS.
 - LETTERING SHALL BE NO LESS THAN 3" HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN 50' APART AND WITHIN 5' OF THE BEGINNING AND END OF ANY FIRE LANE.

PROJ. NO.:	22012	DATE:	05/24/2024	NO.:	05/24/2024	DATE:	07/23/2024	NO.:	07/23/2024	DATE:	09/13/2024	NO.:	09/13/2024
DESCRIPTION	SDP24-0023 SUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL
DRAWN BY:	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM
CHECKED BY:	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

PROJ. NO.:	22012	DATE:	05/24/2024	NO.:	05/24/2024	DATE:	07/23/2024	NO.:	07/23/2024	DATE:	09/13/2024	NO.:	09/13/2024
DESCRIPTION	SDP24-0023 SUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL	SDP24-0023 RESUBMITTAL
DRAWN BY:	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM	ANM
CHECKED BY:	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD	JGD

FIRE ACCESS PLAN

LAZY DOG CASTLE ROCK

CASTLE ROCK

COLORADO

DRAWING NO.

6

6 OF 13

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SYMBOL	SIZE	QUANTITY	HYDROZONE	IRRIGATION
--------	------	----------	-----------	------------

SYMBOL	SIZE	QUANTITY	HYDROZONE	IRRIGATION
--------	------	----------	-----------	------------

☐ ALL PLANTING AREAS SHALL RECEIVE 4" DEPTH DOUBLE SHREDDED CEDAR WOOD MULCH

 BOULDERS TO BE MIN. 2'-4' DIAMETER FROM LOCAL SOURCE

- TREES TO BE WATERED WITH BUBBLERS
- SHRUBS, GRASSES AND PERENNIALS TO BE WATERED WITH DRIFT IRRIGATION
- 1" IRRIGATION POC LOCATED ON PLAN

- TREES TO BE WATERED WITH BUBBLERS
- SHRUBS, GRASSES AND PERENNIALS TO BE WATERED WITH DRIFT IRRIGATION
- 1" IRRIGATION POC LOCATED ON PLAN

_____	XSD>	_____	EXISTING STORM DRAIN
_____	XS>	_____	EXISTING SEWER
_____	XE	_____	EXISTING ELECTRIC
_____	XGAS	_____	EXISTING GAS
_____	E	_____	ELECTRIC
_____	S>	_____	SEWER
_____	W	_____	WATER



SITE DEVELOPMENT PLAN - AMENDMENT NO 1
T CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 25
TOWN OF CASTLE ROCK PROJECT #SDP24-0023

REVISIONS

VISIONS
DESCRIPTION
SDP24-0023 SUBMMITTAL
SDP24-0023 RESUBMMITTAL

PROJ. NO.: 22012

PROJ. NO.: 22012

PROJ. NO.: 22012

PROJ. NO.: 22012

PRELIMINARY LANDSCAPE PLAN

LAZY DOG CASTLE ROCK

CASTLE ROCK

DRAWING NO.

7 OF 13

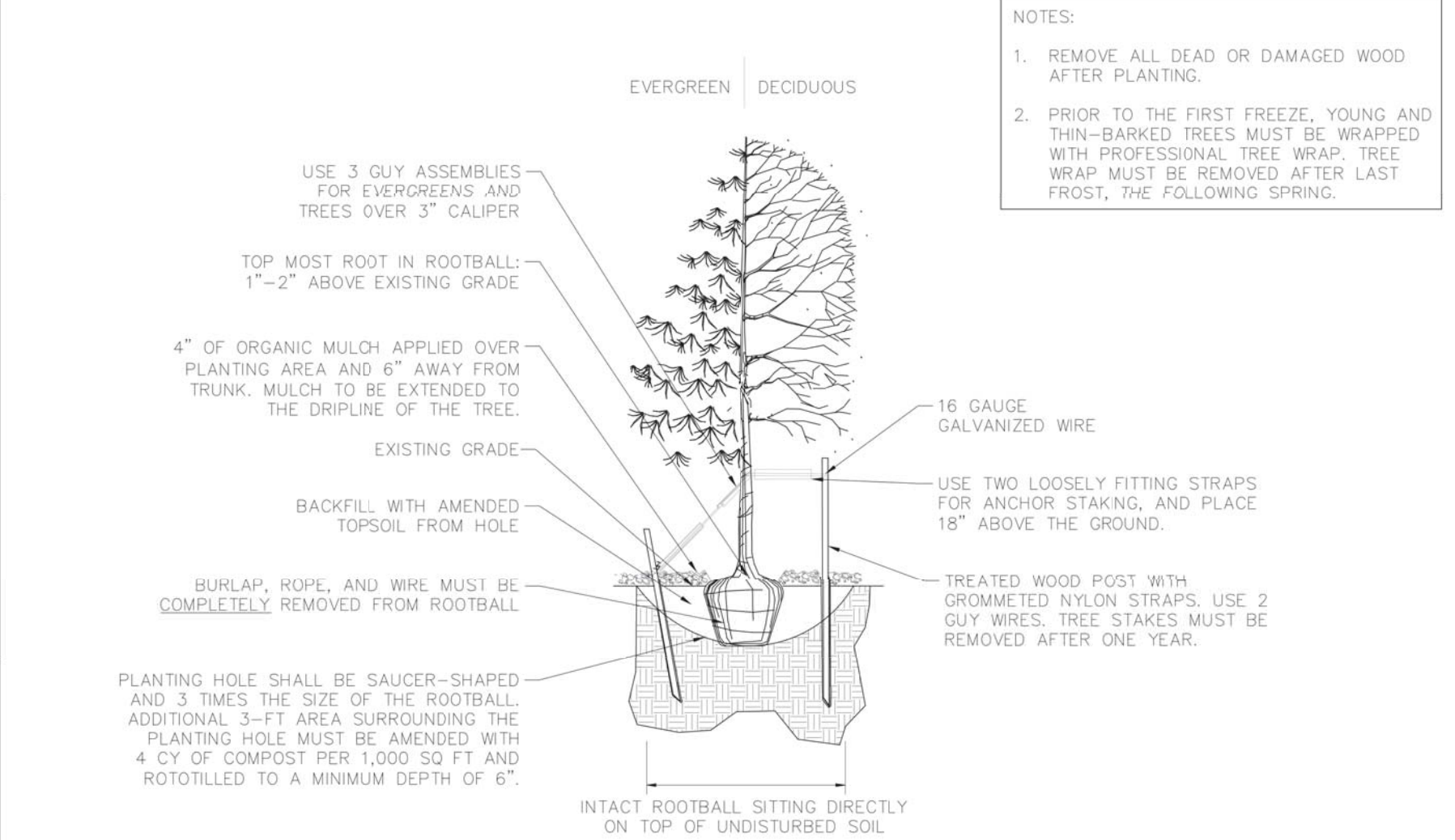
SSA
STAN SMITH ASSOCIATES
 LANDSCAPE ARCHITECTURE
 23011 Moulton Parkway
 Suite H2
 Laguna Hills, CA 92653
 (949) 855-6413
 FAX 830-4465
 PLANNING • RESEARCH

SEAL:



LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

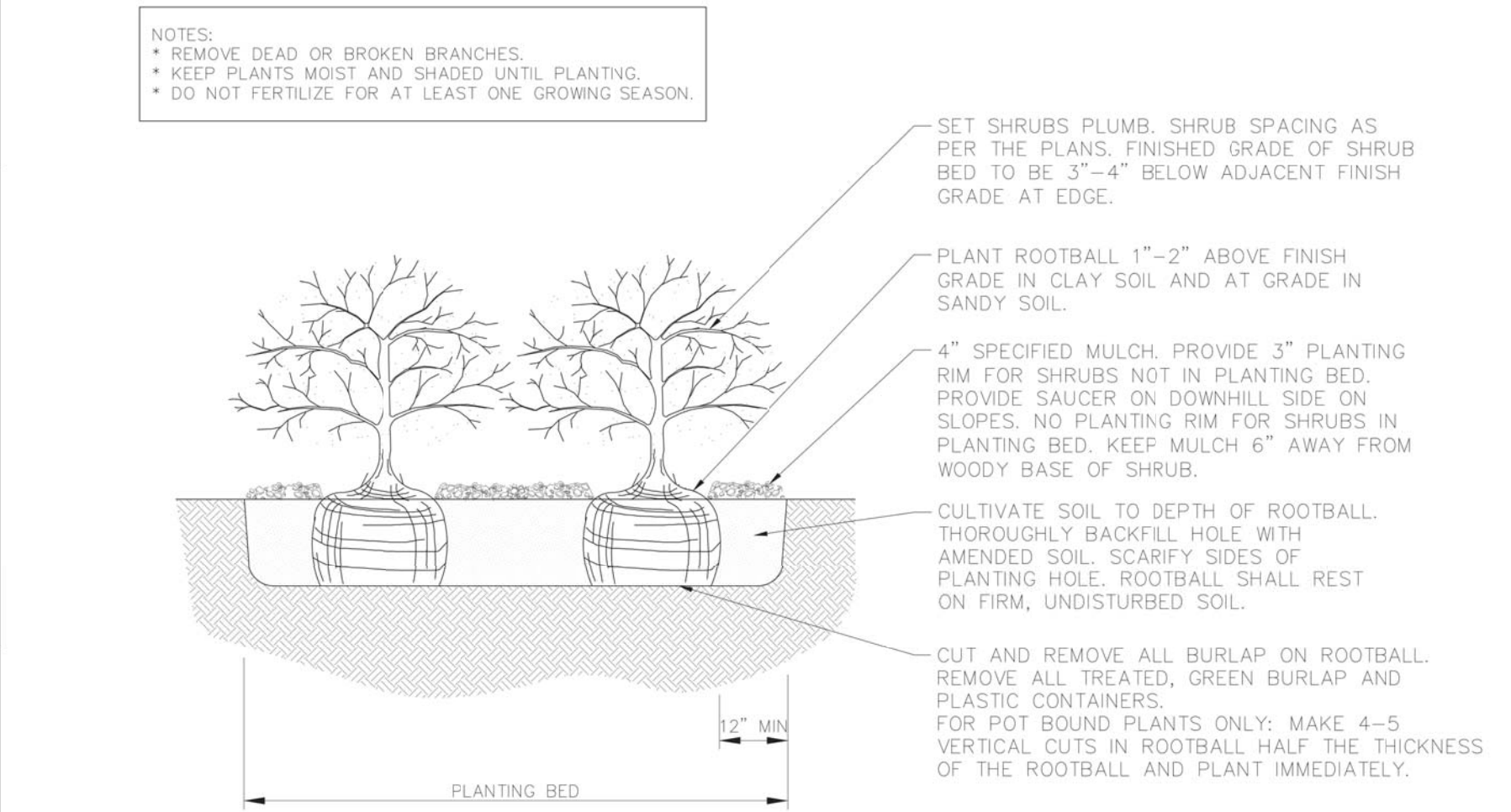
1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to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



Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
137,498	Required: 10% 13,750 Provided: 19% 25,558 Irrigated: 21,214	N/A	4344 17%	28	45	56	429	25,558 1000 = 25.5 x 4 = 102	Yes <u>X</u> No <u> </u>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
68,873	Required: 6887 Provided: 7004 Irrigated: 6750	191	254 4%	16	8'	16	29	64	171

Name of Street	Length	No. of Trees Required	No. of Trees Provided
Castlegate Dr	552'	14	11—all existing
Promenade	298'	7	8—all existing

NOTE: STREETSCAPE IS EXISTING AND NOT THE RESPONSIBILITY OF LAZY DOG. STREETSCAPE APPROVED THROUGH CASE NUMBER CD22-0016

[illegible]

Reference Chapter 13.20 of the Castle Rock Municipal Code

NOTE: ALL ROOF TOP EQUIPMENT WILL BE FULLY SCREENED FROM PUBLIC VIEW AS OUTLINED IN SECTION 17.52.180 OF THE CASTLE ROCK MUNICIPAL CODE AND THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT.

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK
LOT 2A-3A, BLOCK 3, PROMENADE AT CASTLE ROCK
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NORTH ELEVATION



EAST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	DARK BRONZE
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: PPG #UG125678XL DURANAR GL DEEP RED
MTL 14	LOUVERS, PRE-FINISHED FLAT BLACK
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
WD 3	EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. SPECIES: DOUGLAS FIR COLOR: 1 COAT BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
PT 10	PPG PAINT W/ FLAT FINISH. COLOR: WINEBERRY (CUSTOM COLOR) SIMILAR TO PT-14 BENJAMIN MOORE 2128-10
PT 11B	PPG PAINT W/ SATIN FINISH. COLOR: 1001-1 BLACK MAGIC SIMILAR TO MR-2 MATTE BLACK
PT 12	PPG PAINT W/ FLAT FINISH. COLOR: 1022-4 ROCK SLIDE SIMILAR TO PT-3 BENJAMIN MOORE OC-
PT 14	PPG PAINT W/ FLAT FINISH. COLOR: 1021-5 THUNDERBIRD SIMILAR TO PT-8 BENJAMIN MOORE AC-93
PT 17	PPG PAINT W/ FLAT FINISH. COLOR: 1080-6 CINNAMON CRUNCH SIMILAR TO E-1 DRYVIT #430A

PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		NO.	DATE	DESCRIPTION
1	08/18/2022	1	06/17/2022	CITY COMMENTS
2	10/12/2022	2	10/12/2022	CITY COMMENTS
3	07/01/2024	3	07/01/2024	OWNER CHANGES
4	07/23/2024	4	07/23/2024	RESPONSE TO COMMENTS

BUILDING ELEVATION

LAZY DOG CASTLE ROCK

CASTLE ROCK

DRAWING NO.

9

9 OF 13

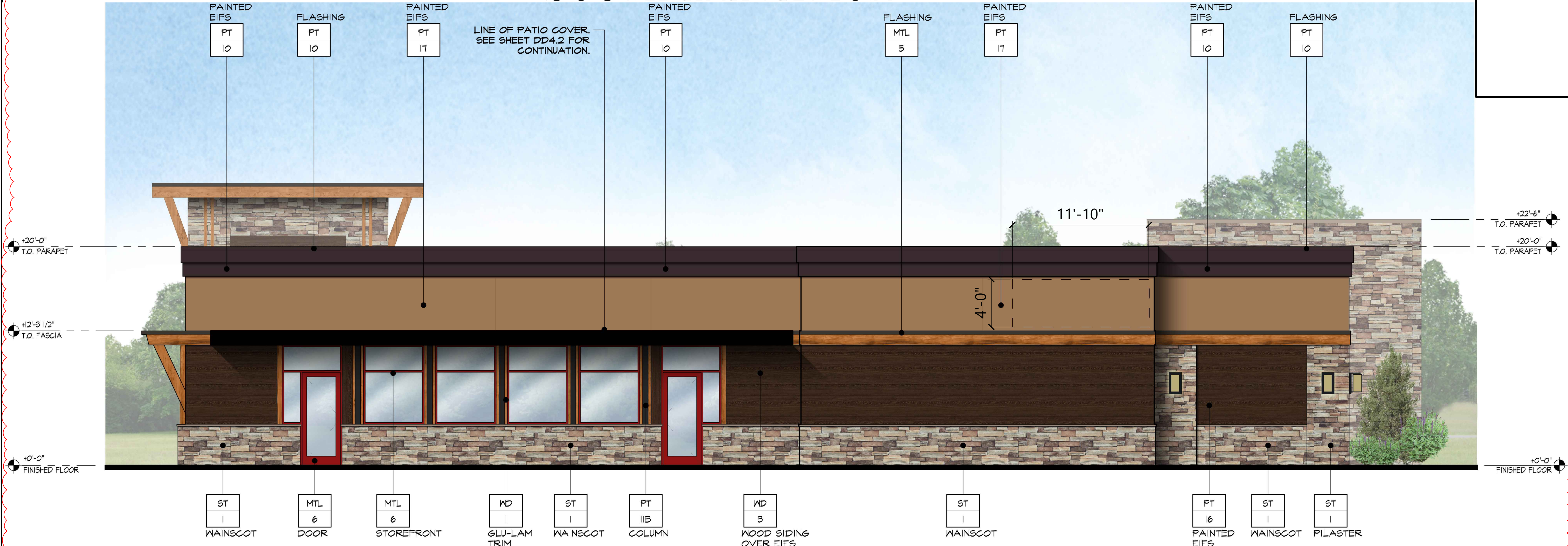
TOWN OF CASTLE ROCK PROJECT #SDP22-0034

NOTE: ALL ROOF TOP EQUIPMENT WILL BE FULLY SCREENED FROM PUBLIC VIEW AS OUTLINED IN SECTION 17.52.180 OF THE CASTLE ROCK MUNICIPAL CODE AND THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT.

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK
LOT 2A-3A, BLOCK 3, PROMENADE AT CASTLE ROCK
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	DARK BRONZE
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: PPG #UG125678XL DURANAR GL DEEP RED
MTL 14	LOUVERS, PRE-FINISHED FLAT BLACK
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. SPECIES: DOUGLAS FIR COLOR: 1 COAT BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
PT 10	PPG PAINT W/ FLAT FINISH. COLOR: WINEBERRY (CUSTOM COLOR) SIMILAR TO PT-14 BENJAMIN MOORE 2128-10
PT 11B	PPG PAINT W/ SATIN FINISH. COLOR: 1001-1 BLACK MAGIC SIMILAR TO MR-2 MATTE BLACK
PT 12	PPG PAINT W/ FLAT FINISH. COLOR: 1022-4 ROCK SLIDE SIMILAR TO PT-3 BENJAMIN MOORE OC-
PT 14	PPG PAINT W/ FLAT FINISH. COLOR: 1021-5 THUNDERBIRD SIMILAR TO PT-8 BENJAMIN MOORE AC-93
PT 17	PPG PAINT W/ FLAT FINISH. COLOR: 1080-6 CINNAMON CRUNCH SIMILAR TO E-1 DRYVIT #450A

PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REV	NO.	DATE	DESCRIPTION
1	08/18/2022	CITY COMMENTS	
2	10/12/2022	CITY COMMENTS	
5	07/01/2024	OWNER CHANGES	
6	07/23/2024	RESPONSE TO COMMENTS	

BUILDING ELEVATION

LAZY DOG CASTLE ROCK

CASTLE ROCK

DRAWING NO.

10

10 OF 13

TOWN OF CASTLE ROCK PROJECT #SDP22-0034

NOTE: ALL ROOF TOP EQUIPMENT WILL BE FULLY SCREENED FROM PUBLIC VIEW AS OUTLINED IN SECTION 17.52.180 OF THE CASTLE ROCK MUNICIPAL CODE AND THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT.

SITE DEVELOPMENT PLAN
LAZY DOG CASTLE ROCK
LOT 2A-3A, BLOCK 3, PROMENADE AT CASTLE ROCK
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

5 6



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	DARK BRONZE
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: PPG #UG125678XL DURANAR GL DEEP RED
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WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 1 COAT
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PT IIB	PPG PAINT W/ SATIN FINISH. COLOR: 1001-1 BLACK MAGIC SIMILAR TO MR-2 MATTE BLACK
PT 12	PPG PAINT W/ FLAT FINISH. COLOR: 1022-4 ROCK SLIDE SIMILAR TO PT-3 BENJAMIN MOORE OC-
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PT 17	PPG PAINT W/ FLAT FINISH. COLOR: 1080-6 CINNAMON CRUNCH SIMILAR TO E-1 DRYVIT #450A

PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		NO.	DATE	DESCRIPTION
1	CITY COMMENTS	06/18/2022		
2	CITY COMMENTS	10/12/2022		
5	OWNER CHANGES	07/01/2024		
6	RESPONSE TO COMMENTS	07/23/2024		

PATIO ELEVATIONS
LAZY DOG CASTLE ROCK
CASTLE ROCK
COLORADO

DRAWING NO.

11
11 OF 13

LAZY DOG CASTLE ROCK

LOT 2A-2A-2A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25

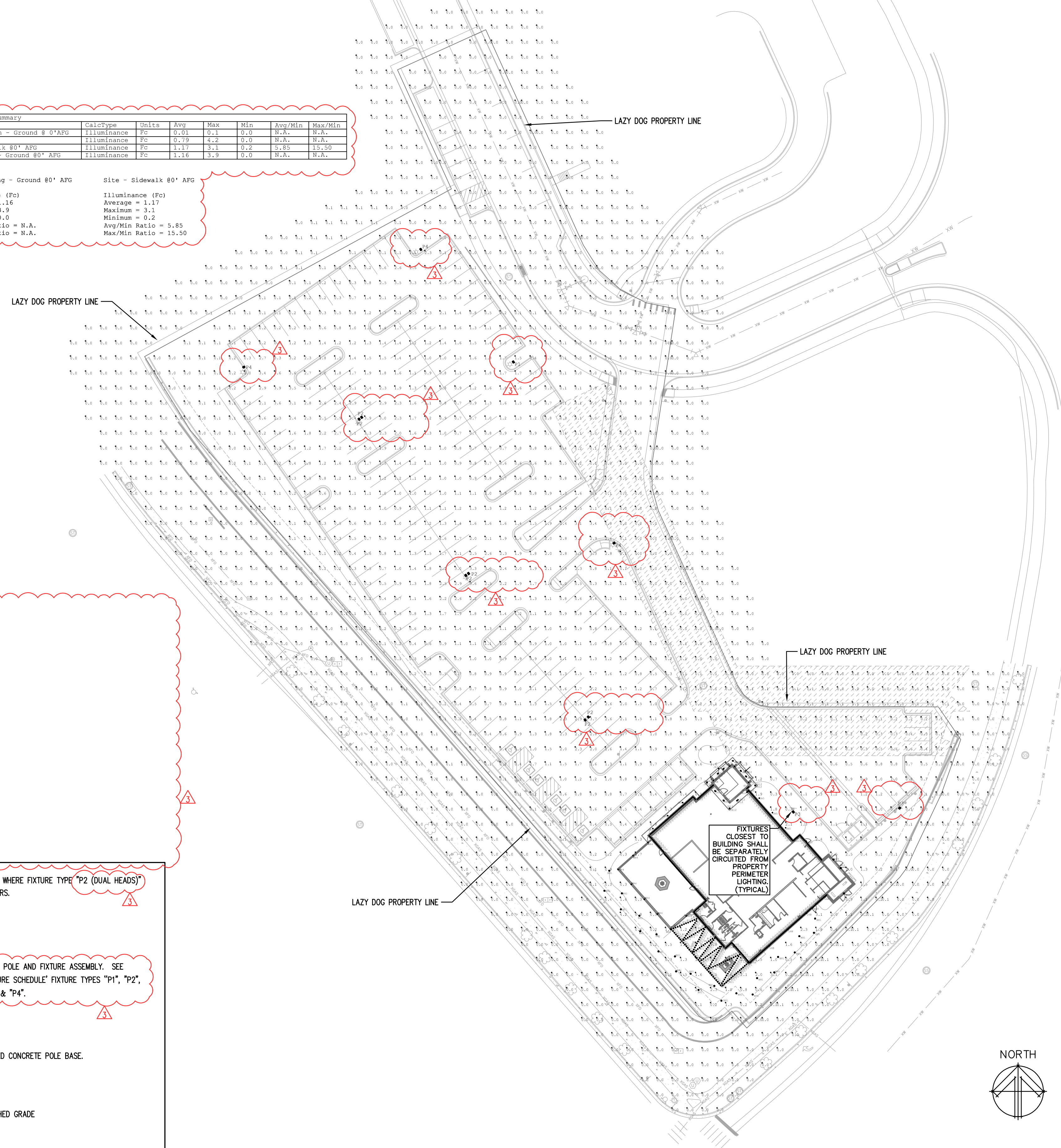
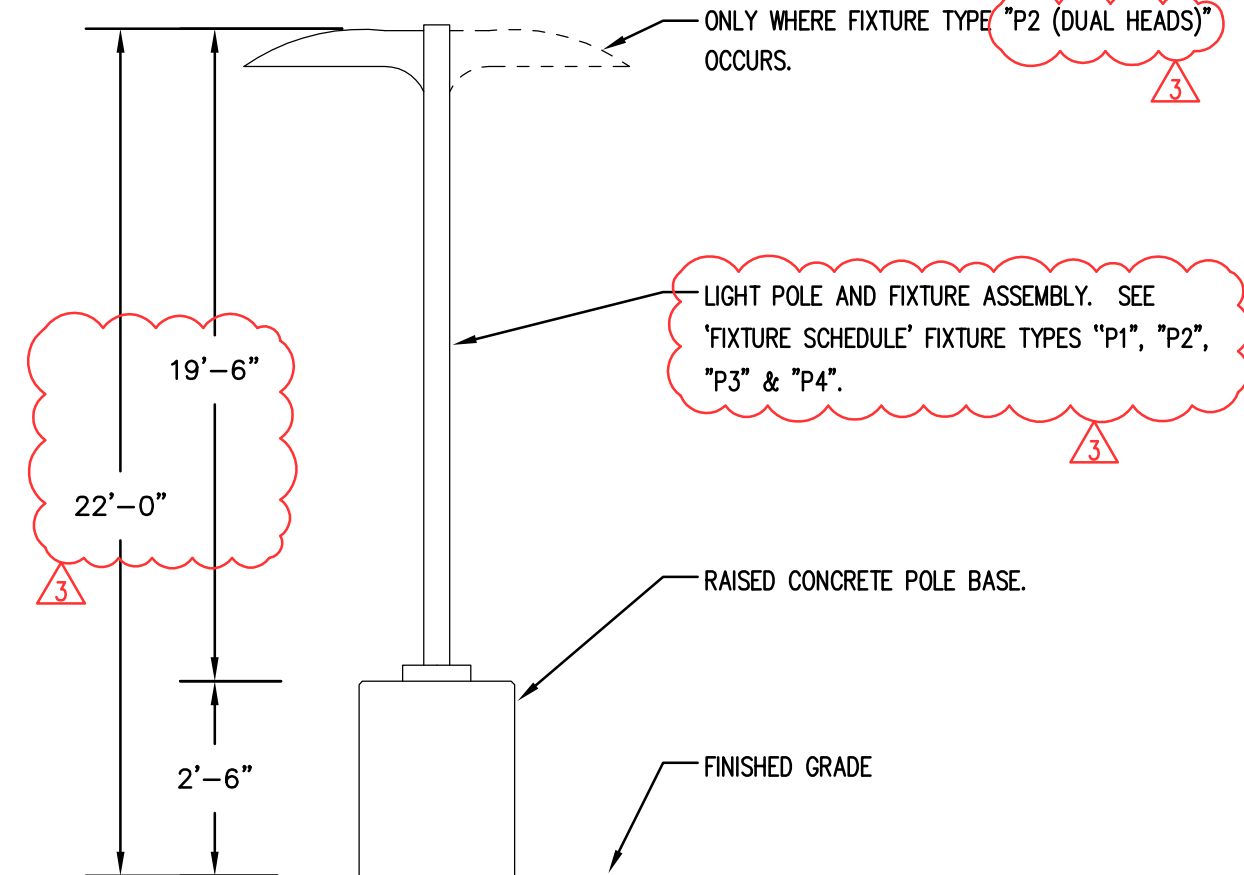
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

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

TOWN OF CASTLE ROCK PROJECT NO. CD22-0047

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Beyond Prop Ln - Ground @ 0' AFG	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Ground Ground	Illuminance	Fc	0.79	4.2	0.0	N.A.	N.A.
Site - Sidewalk @0' AFG	Illuminance	Fc	1.17	3.1	0.2	5.85	15.50
Site Parking - Ground @0' AFG	Illuminance	Fc	1.16	3.9	0.0	N.A.	N.A.

Site Parking - Ground @0' AFG	Site - Sidewalk @0' AFG
Illuminance (Fc)	Illuminance (Fc)
Average = 1.16	Average = 1.17
Maximum = 3.9	Maximum = 3.1
Minimum = 0.0	Minimum = 0.2
Avg/Min Ratio = N.A.	Avg/Min Ratio = 5.85
Max/Min Ratio = N.A.	Max/Min Ratio = 15.50



POLE FIXTURE DETAIL

SCALE NONE 2

SITE PHOTOMETRIC STUDY

SCALE 1" = 40'-0" 1

TYPE	DESCRIPTION	LOCATION	LIGHT SOURCE	LUMENS /IESNA	LF	MANUFACTURER	MOUNTING HEIGHT	HOURS OF OPERATION	IMAGE
P1	POLE AREA LIGHT WITH SINGLE HEAD	PARKING LOT	LED	LUMENS = 8,973 IESNA - FULL CUT-OFF	1	LITHONIA LIGHTING OSO4LED P4-27K-800R-27K-800R-TIM-MVOLT-RPA-DBXD	POLE BASE = 30" LIGHT POLE = 19'-6" TOTAL HEIGHT = 22'-0"	SUNSET TO SUNRISE	
P2	POLE AREA LIGHT WITH DOUBLE HEAD, ORIENTED BACK TO BACK	PARKING LOT	LED	LUMENS = 9,078 IESNA - FULL CUT-OFF	1	LITHONIA LIGHTING (2) OSO4LED-P4-27K-800R-TIM-MVOLT-RPA-DBXD	POLE BASE = 30" LIGHT POLE = 19'-6" TOTAL HEIGHT = 22'-0"	SUNSET TO SUNRISE	
P3	POLE AREA LIGHT WITH SINGLE HEAD	PARKING LOT	LED	LUMENS = 2,842 IESNA - FULL CUT-OFF	1	LITHONIA LIGHTING OSO4LED P4-27K-800R-800R-TIM-MVOLT-RPA-DBXD	POLE BASE = 30" LIGHT POLE = 19'-6" TOTAL HEIGHT = 22'-0"	SUNSET TO SUNRISE	
P4	POLE AREA LIGHT WITH SINGLE HEAD	PARKING LOT	LED	LUMENS = 6,662 IESNA - FULL CUT-OFF	1	LITHONIA LIGHTING OSO4LED P4-27K-800R-800R-TIM-MVOLT-RPA-DBXD	POLE BASE = 30" LIGHT POLE = 19'-6" TOTAL HEIGHT = 22'-0"	SUNSET TO SUNRISE	
BR1	PATH LIGHT FOR EGRESS	PATIO PATHWAY	LED	LUMENS = 188	1	TEGA ILLUMINATION 1130 / 18" LED / 453 / 80P / PS18B MOUNTING: PS18 / 80" / 8 POWER SUPPLY: TREWATTS AS NEEDED / 120	18" AFF	SUNSET TO SUNRISE	
JR3	AWNING MOUNTED FIXTURE TO ENHANCE ARCHITECTURAL FEATURE OF FACADE. THE ILLUMINATION DOES NOT ESCAPE THE FACADE. THE LIGHT SOURCE IS SHIELDED AND NOT VISIBLE FROM OFF PROPERTY.	ENTRY AWNING	LED	LUMENS = 300	1	HEVILITE HL369 / 8Z / BLED / NF / 12 / LA-4 / LA-1 CANOPY: WM-5-8Z	10' AFF	30 MINUTES BEFORE SUNSET TO 2AM	
JR5	AWNING MOUNTED FIXTURE TO ENHANCE ARCHITECTURAL FEATURE OF FACADE. THE ILLUMINATION DOES NOT ESCAPE THE FACADE. THE LIGHT SOURCE IS SHIELDED AND NOT VISIBLE FROM OFF PROPERTY.	FACADE LOWER KICKER TRELLIS ACCENTS	LED	LUMENS = 300	1	HEVILITE HL369 / 8Z / BLED / NF / 12 / LA-4 / LA-1 CANOPY: WM-2-8Z	11' AFF	30 MINUTES BEFORE SUNSET TO 2AM	
JR12	AWNING MOUNTED FIXTURE TO ENHANCE ARCHITECTURAL FEATURE OF FACADE. THE ILLUMINATION DOES NOT ESCAPE THE FACADE. THE LIGHT SOURCE IS SHIELDED AND NOT VISIBLE FROM OFF PROPERTY.	ENTRY TOWER FACADE AND UPPER KICKER TRELLIS ACCENTS	LED	LUMENS = 300	1	HEVILITE HL369 / 8Z / BLED / NF / 12 / LA-4 / LA-1 CANOPY: WM-6-8Z	25'	30 MINUTES BEFORE SUNSET TO 2AM	
L6	DECORATIVE WALL SCULPTURE	BUILDING ENTRY	LED	LUMENS = 800	1	MODA LIGHTING CLUSTER BRONZE WITH CREAM GLASS, SUSPENDED LANTERN STYLE WITH ANGLE BACK PLATE	6'-8" AFF TO BOTTOM OF FIXTURE	30 MINUTES BEFORE SUNSET TO 2AM	
SD5	CONCEALED TAPELIGHT AT CROWN OF BUILDING, LOCATED ENTIRELY INSIDE CROWN OF BUILDING, FOR SOFT HALO ILLUMINATION	ENTIRELY CONCEALED WITHIN CROWN/COVE	LED	LUMENS = 216/FT IESNA-FULL CUT-OFF ENTIRELY CONCEALED WITHIN CROWN/COVE	1	INNOVATIVE LIGHTING (DALLAS) IL-PRO-LUM-3-2500K-24V ILL-UP-60-1DC-120-1D	23'-6" AFF TO COVE THAT CONCEALS FIXTURE	30 MINUTES BEFORE SUNSET TO 2AM	
WD3	FULL CUT-OFF WALL PACK	BOH DOORS	LED	LUMENS = 965 IESNA-FULL CUT-OFF	1	COOPER EMC / SAJ / 730 / T3 / 8Z / CBP	8'-6" AFF	30 MINUTES BEFORE SUNSET TO 2AM	
WR4	COLUMN MOUNTED SPOT OPTIC, FULL CUT-OFF DOWNLIGHT. THE LIGHT SOURCE IS SHIELDED AND NOT VISIBLE FROM OFF PROPERTY. THE FIXTURE DOES NOT EXTEND BEYOND THE FACADE OF THE BUILDING.	PATIO FACADE	LED	LUMENS= 300 DOWN	1	HEVILITE HL369 / 8Z / BLED / SP / 12 / LA-4 / LA-1 REMOTE POWER SUPPLY: HL7 / (WATTS AS NEEDED) / (VOLTS PER BE)	12' AFF	30 MINUTES BEFORE SUNSET TO 2AM	
ZC1	POLE AND BUILDING MOUNTED DECORATIVE LOW LUMEN SOFT GLOW FESTOON LIGHTING. THE FIXTURE DOES NOT EXTEND BEYOND THE FACADE OF THE BUILDING AND DOES NOT CONTRIBUTE LIGHT PAST THE PROPERTY LINE.	BEER GARDEN	LED	27.3 LUMEN/FT	1	TOKESTAR EXBK / 18 / VOWW / G5 / C	8'-12" AFF	30 MINUTES BEFORE SUNSET TO 2AM	

GENERAL LIGHTING PLAN STANDARD NOTES

1. LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
2. LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARIES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POWER CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN.
3. DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING (DESCRIBE HOW THIS WILL BE ACCOMPLISHED).
4. DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.)
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COUNT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.



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THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

07/23/2024	SDP24-0023 Resubmittal
08/13/2024	FIELD CHANGE ORDER 02 RESUBMITTAL
09/24/2024	FIELD CHANGE ORDER 03 RESUBMITTAL

PROMENADE AT CASTLE ROCK
CASTLE ROCK, CO

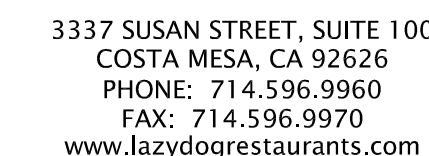


SHEET TITLE

SITE PHOTOMETRIC PLAN

DRAWN BY	DSM
CHECKED BY	GLP
SCALE	AS SHOWN
JOB NO.	2022-01883
SHEET NUMBER	SPM-1

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD22-0047



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[illegible]

Lazy Dog
EAT-DRINK

SHEET TITLE

**SITE LUMINARY
SUMMARY TABLE &
CALCULATION
SUMMARY**

DRAWN BY
DSM
CHECKED BY
GLP
SCALE
AS SHOWN
JOB NO.
2022-01883
SHEET NUMBER

SPM-2
13 OF 13