

SITE DEVELOPMENT PLAN, AMENDMENT NO.2

LOT 1A BLOCK 4, PROMENADE AT CASTLE ROCK FILING 1, AMENDMENT NO. 10
LOCATED IN THE N. 1/2 SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0016

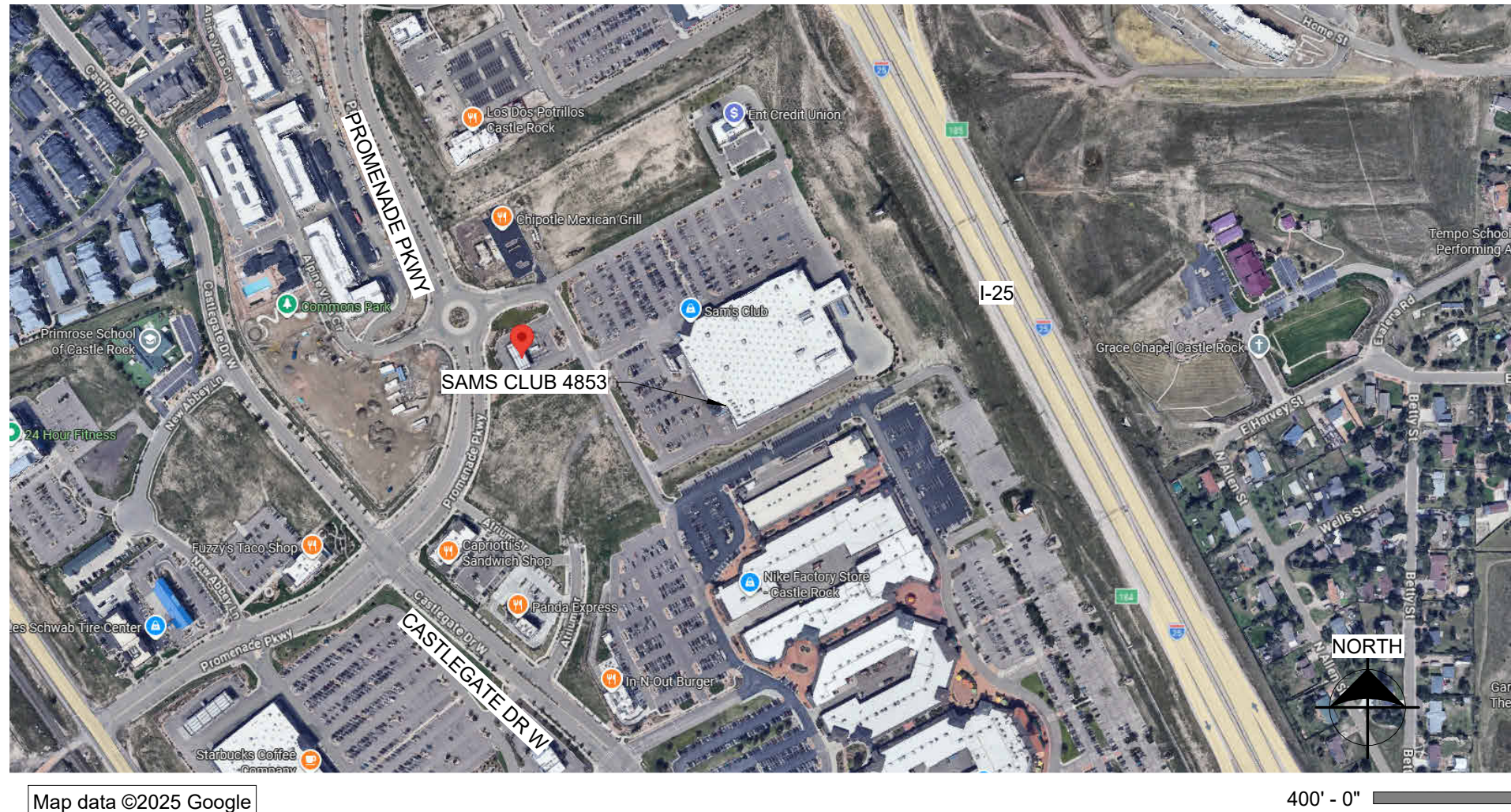
ZONING INFORMATION

Site Utilization Table			
	SF / Acreage / % of Total		
	Existing	Proposed	
Total Building Ground Coverage (Max. 25%)	-	-	
Sam's Club Building	136,569 SF / 3.14 AC / 19%	136,569 SF / 3.14 AC / 19%	
Fuel Kiosk	192 SF / 0 AC / 0%	192 SF / 0 AC / 0%	
Landscape Area (Not within Parking Area)	179,895 SF / 4.13 AC / 25%	179,895 SF / 4.13 AC / 25%	
Hardscape (Not within Parking Area)	102,517 SF / 2.35 AC / 14%	102,517 SF / 2.35 AC / 14%	
Parking Lot Area	296,739 SF / 6.81 AC / 41%	296,739 SF / 6.81 AC / 41%	
ROW Coverage	N/A	N/A	
TOTAL	715912 SF /16.435 AC / 100%	715912 SF /16.435 AC / 100%	
-	-	-	
Parking Lot Landscape Area (Min.10% of Required Parking Lot Area)	34,897 SF / 0.80 / 12%	34,897 SF / 0.80 / 12%	
Total Landscape Area (Min. 10% Required)	214,792 SF / 4.93 AC / 30%	214,792 SF / 4.93 AC / 30%	

Zoning Comparison Table			
Zoning Use	Zoning Allowance	Existing	Proposed
	Promenade at Castle Rock PD Business/Commercial	Promenade at Castle Rock PD Retail	Promenade at Castle Rock PD Retail
Min. front setback	20'	264'	264'
Min. rear setback	20'	207.99'	207.99'
Min. side setback	20'	65'	65'
Min. side setback	20'	269.5'	269.5'
Max. Building Height	50'	-	-
(Sam's Club Building)	-	34'8"	34'8"
(Fuel Kiosk)	-	18'2"	18'2"
Lot Size/Area	N/A	715,912 S.F.	715,912 S.F.
Max. Building Ground Coverage *	25%	19%	19%
(Gross Floor Area)	-	136569 S.F.	136,569 SF
(Gross Leasable Area)	-	134550 S.F.	134,550 SF
Min. Parking	-	-	-
Retail Store (3.5 spaces per 1000sf of GFA)	-	-	-
Standard Spaces	479	531	516
(Accessible – 2% of Total Spaces)	11	13	13
(Accessible - Van Accessible – 1:6 Accessible Spaces)	2	5	5
Total Spaces	479 (Including 11 Accessible/ Van Accessible)	547	547
Min. Bicycle Parking (5% of the total off-street vehicle parking spaces – unless otherwise approved by Town Manager)	8 (Approved at SDP15-0001)	8	8

*Max Building Ground Coverage: Per Promenade at Castle Rock PDP Amendment 1 - max of 25% allowed considering aggregate of the Business/Commercial planning areas do not exceed 1,000,000 square feet total.

VICINITY MAP



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. Curb painting 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 background 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.

SHEET INDEX

- 1 of 6 COVER SHEET
- 2 of 6 SITE PLAN
- 3 of 6 PHOTOMETRIC PLAN
- 4 of 6 PHOTOMETRIC DETAILS
- 5 of 6 EXTERIOR ELEVATIONS
- 6 of 6 FUEL CANOPY PLAN AND ELEVATIONS

PURPOSE STATEMENT

THE PROPOSED IMPROVEMENTS INCLUDES RESTRIPPING, REVISED PAVEMENT MARKINGS, DIRECTIONAL SIGNAGE, MODIFICATIONS ASSOCIATED WITH THE PICKUP AREA, AND THE INSTALLATION OF ONE ADDITIONAL LIGHT POLE TO SUPPORT SAFE AND EFFICIENT CIRCULATION WITHIN THE SITE. EXISTING VEHICULAR ACCESS POINTS TO THE SITE WILL REMAIN UNCHANGED, AND THE OVERALL SITE CIRCULATION PATTERN WILL CONTINUE TO FUNCTION IN A MANNER CONSISTENT WITH THE EXISTING COMMERCIAL DEVELOPMENT.

LEGAL DESCRIPTION

(COPIED FROM ORIGINAL SDP)

LOT 1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, DOUGLAS, STATE OF COLORADO CS2.3 SITE DETAILS

BENCHMARK

(COPIED FROM ORIGINAL SDP)

NGS CONTROL POINT K 23
BENCHMARK DISK SET IN CONCRETE POST.
3 MI SE FROM SEDALIA, 3.0 MILES SOUTHEAST ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT SEDALIA, 0.2 MILE WEST OF A PRIVATE ROAD CROSSING, 0.15 MILE EAST OF BRIDGE 27.38, 73 FEET SOUTH OF THE CENTER LINE OF U.S HIGHWAY 85, 48.4 FEET NORTH OF THE NORTH RAIL, 2 FEET EAST OF A WITNESS POST, 140 FEET WEST OF THE NORTH END OF A 48 INCH PIPE CULVERT UNDER THE RAILROAD, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND. ELEVATION: 5984.83 FEET (NAVD 1988 DATUM)

SITE ADDRESS

SAM'S CLUB #4853
5940 PROMENADE PKWY
CASTLE ROCK, COLORADO, 80108

BASIS OF BEARING

(COPIED FROM ORIGINAL SDP)

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AND NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO, BETWEEN THE NORTHEAST CORNER OF SECTION 27 AND THE SOUTHEAST CORNER OF SECTION 22 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "L.S. 13485 1993"), AND THE NORTH 1/4 CORNER OF SECTION 27 AND THE SOUTH 1/4 CORNER OF SECTION 22 (A FOUND 2-1/2" CAP STAMPED "PLS 22564 1998"), SAID BEARING BEING: NORTH 89°09'35" WEST

SITE DEVELOPMENT PLAN GENERAL NOTES

- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
- This site is zoned plan development.
- Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.
- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to: inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.
- The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.
- A sign permit for each sign must be obtained from the Town of Castle Rock Zoning Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- 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.

SIGNATURE BLOCKS

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.

(Name of owner)
SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

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

(Name of mortgagee)
SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

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
OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (name of document) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____ Brandon D. Alay, _____ BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SDP26-0016, HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER _____ DATE 6/17/2026

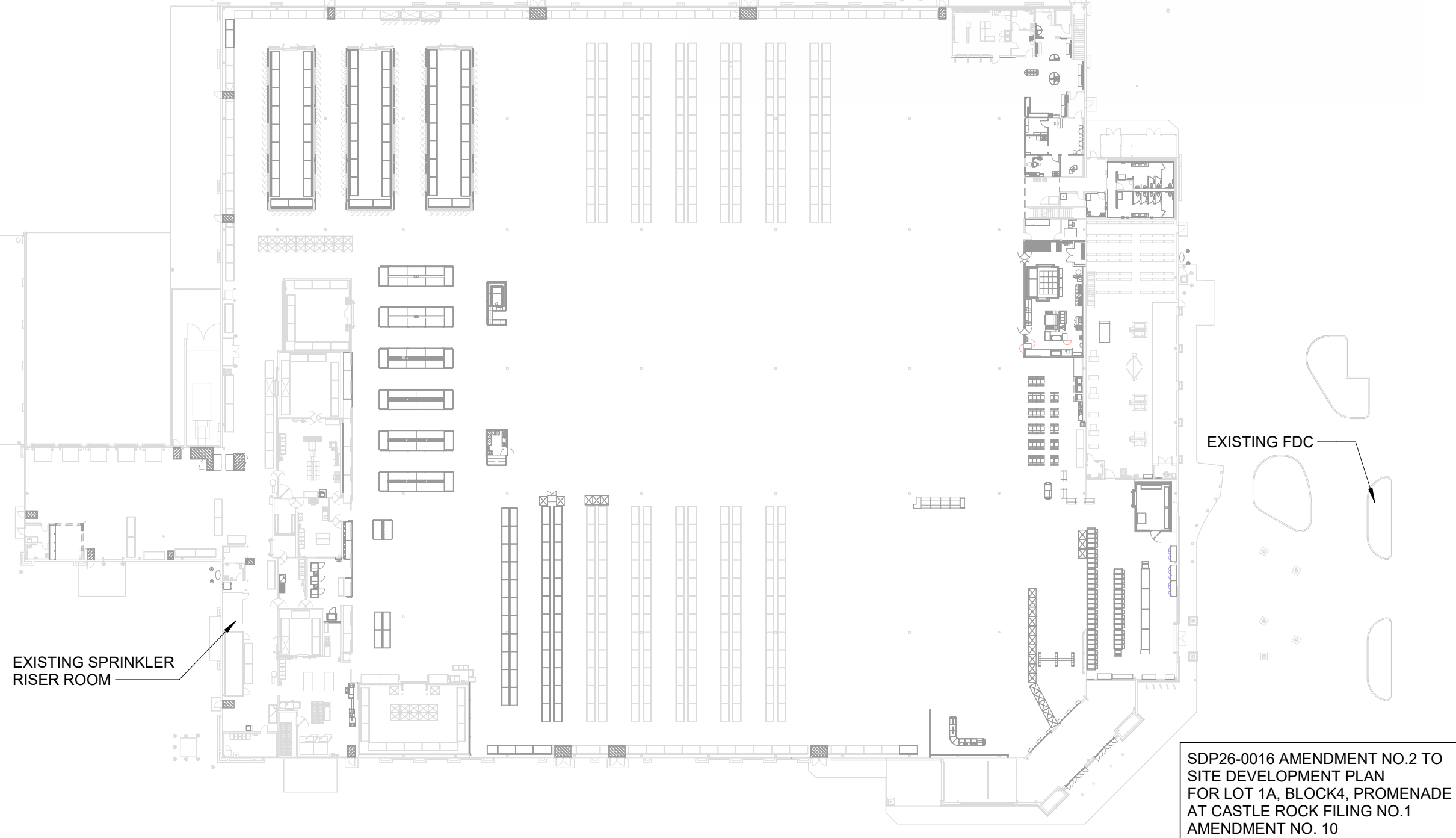


STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS (name of document) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

FLOOR PLAN



SDP26-0016 AMENDMENT NO.2 TO
SITE DEVELOPMENT PLAN
FOR LOT 1A, BLOCK 4, PROMENADE
AT CASTLE ROCK FILING NO.1
AMENDMENT NO. 10



STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
CASTLE ROCK, CO
DATE ON 06/18/2026 AND IT IS NOT
TO BE REUSED FOR ANY OTHER
PROJECT SITE OR FOR A LATER TIME
USE
ON THE DRAWING OR REFERENCE OR
REPRODUCTION OF THE DRAWING FOR
ANY OTHER PROJECT OR FOR ANY
OTHER PURPOSE WITHOUT THE
AUTHORITY AND MAY BE CONTRARY TO
THE LAW.

CONSULTANTS

REMODEL
CASTLE
ROCK, CO
CLUB #4853.1006
JOB NUMBER: 02-40515-22
PROTO: REMODEL*

ISSUE BLOCK

CHECKED BY: RDM/AP
DRAWN BY: CEL
PROTO CYCLE: 09/05/2025
DOCUMENT DATE: 05/15/2026

NOT FOR
CONSTRUCTION

COVER
SHEET

SHEET:
1 of 6

SITE & DEMOLITION SCHEDULE

- 1

PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SSM-SEOP PLAN SET).
- 2

PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SSM-SEOP PLAN SET).
- 3

PROPOSED R1-5B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
- 4

PROPOSED 30" X 30" STOP SIGN (REF. SITE DETAILS).
- 5

PROPOSED RELOCATION OF SALVAGED PHARMACY CURBSIDE PICKUP SIGNAGE.
- 6

PROPOSED SALVAGED PICKUP SIGNAGE (STALL NUMBERS 5-10).
- 7

PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
- 8

PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD.
- 9

PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
- 10

PROPOSED CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE (REF. SITE DETAILS).
- 11

PROPOSED PICKUP STALL PAVEMENT STRIPING, PAINTED YELLOW TO MATCH EXISTING STANDARD STALL STRIPING. STALL NUMBERING FOR REFERENCE OF SIGN PLACEMENT ONLY (REF. SITE DETAILS).
- 12

EXISTING PAVEMENT MARKING TO BE REFRESHED (RE. SSM-SEOP PLANS).
- 13

PROPOSED LIGHT POLE AND BASE WITH EALS D5 HEADS AT 25' (REF. SITE DETAILS AND PHOTOMETRIC PLAN).
- 14

PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- 15

PROPOSED PICKUP WAYFINDING SIGNAGE (REF. SHEET CS2.2 - SITE SIGNAGE PLAN).
- 16

PROPOSED 4" WIDE PAINTED YELLOW STRIPES AT 45' @ 2'-0" O.C.
- 17

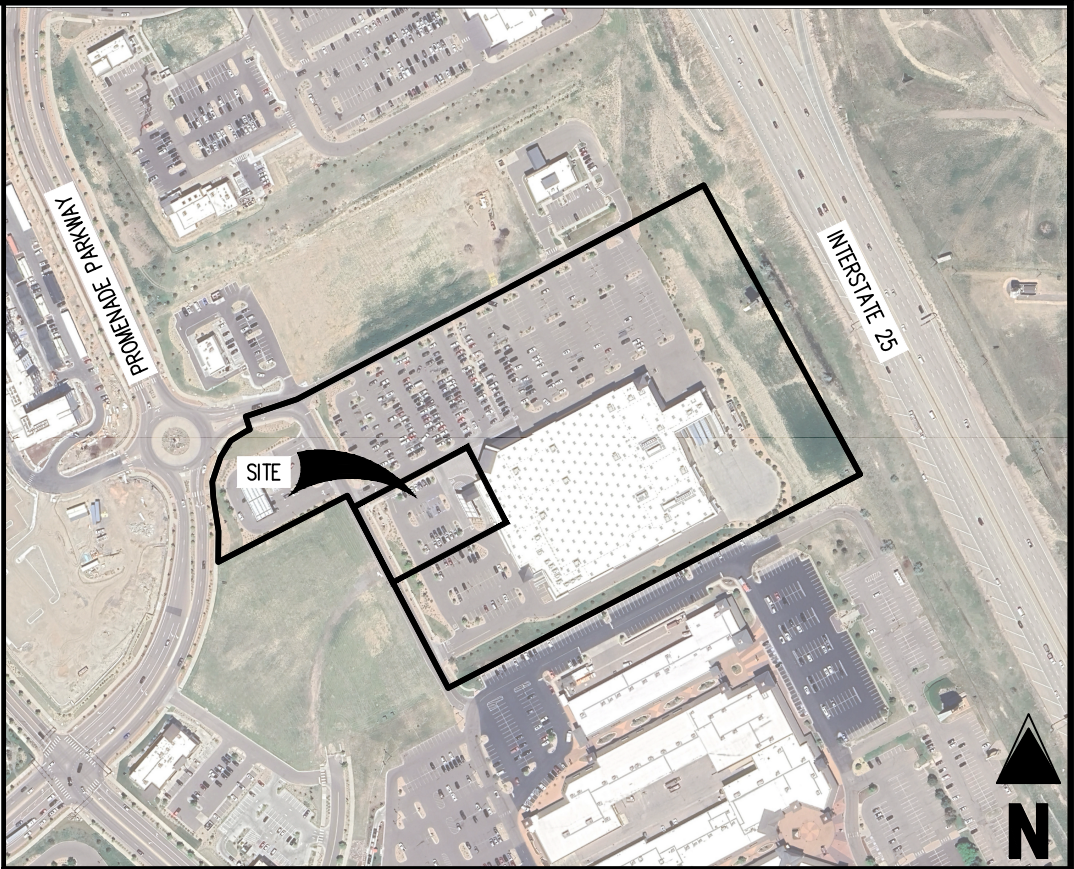
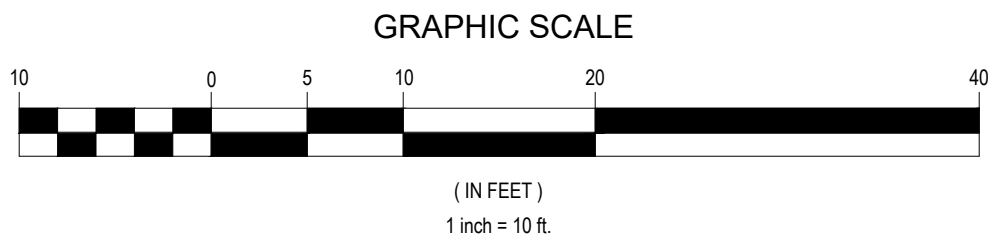
PROPOSED 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- 18

PROPOSED SAWCUT.
- 19

PROPOSED ASPHALT PATCHBACK (REF. SITE DETAILS).

SITE DEVELOPMENT PLAN, AMENDMENT NO.2

LOT 1A BLOCK 4, PROMENADE AT CASTLE ROCK FILING 1, AMENDMENT NO. 10
LOCATED IN THE N. 1/2 SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0016

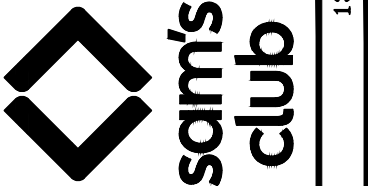


KEY MAP
APPROX. 1" = 400'

LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING PROPERTY BOUNDARY
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE PAVING/SIDEWALK
- EXISTING SITE LIGHT
- EXISTING SITE SIGN TO REMAIN
- EXISTING TEMPORARY SIGN BASE TO BE REMOVED
- PROPOSED SITE SIGN
- PROPOSED SITE LIGHT
- PROPOSED SAWCUT
- PROPOSED UNDERGROUND ELECTRICAL LINE
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING BOLLARD TO REMAIN
- PROPOSED SEAL COAT LIMITS
- PROPOSED PAVEMENT MARKINGS

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT CASTLE ROCK, CO. ANY REUSE OF THIS DRAWING FOR A SITE OTHER THAN THE ONE SPECIFIED HEREIN WITHOUT THE WRITTEN CONSENT OF GALLOWAY US, INC. IS PROHIBITED. FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER DATE, THE USER OF THIS DRAWING MUST OBTAIN THE WRITTEN CONSENT OF GALLOWAY US, INC. AND ANOTHER PROJECT REQUIRES THE SERVICES OF ANOTHER PROFESSIONAL ENGINEER. ANY REUSE OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE SUBJECT TO LITIGATION.



REMODEL
CASTLE
ROCK, CO
CLUB #04853-1006

ISSUE BLOCK			

CHECKED BY: BDA
DRAWN BY: MMC
PROTO CYCLE: -
DOCUMENT DATE: 02/09/2026

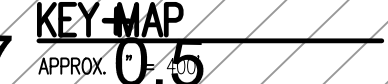
NOT FOR
CONSTRUCTION

SITE
PLAN

SDP26-0016 AMENDMENT NO.2
TO SITE DEVELOPMENT PLAN
FOR LOT 1A, BLOCK 4,
PROMENADE AT CASTLE ROCK
FILING NO.1 AMENDMENT NO.10

1. LIGHT LOSS FACTOR IS 1.
2. EXISTING LIGHTING SCHEDULE AND CONTROLS ARE TO NOT BE IMPACTED WITH THE PROPOSED DESIGN.
3. EXISTING LIGHTING OFFER AND CONTROLS ARE TO MATCH THE EXISTING OFFERINGS. THE SITE LIGHTING OPERATIONS FROM DUSK UNTIL DAWN AND ARE RUN AUTOMATICALLY USING A PHOTOCELL. THE HOURS OF LIGHTING OPERATIONS VARY THROUGHOUT THE YEAR.
4. EXISTING LIGHT LOSS FACTOR ADDED FOR ONLINE PULP DELIVERY (OPD) OPERATIONS PROPOSED WITH THE SITE IMPROVEMENTS.
5. NEIGHBORING PROPERTY LIGHTING LEVELS ARE NOT TO BE IMPACTED WITH THE PROPOSED DESIGN AS WELL AS THE EXISTING LIGHTING OFFER AND CONTROLS.
6. EXTERIOR LIGHTING FOR EGRESS TRAVEL, (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
7. EXTERIOR LIGHTING: THE EXTERIOR LIGHTING TYPES ARE PROHIBITED: FORWARD THRU LUMINAIRES [TYPE IV DISTRIBUTION], POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PAKS ARE PROHIBITED.

LOT 1A BLOCK 4, PROMENADE AT CASTLE ROCK FILING 1, AMENDMENT NO. 10
LOCATED IN THE N. 1/2 SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0016



Current 

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: CASTLE ROCK, CO. CONTEMPORARY WITH ITS ISSUE DATE: 02/09/2026, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



NEW MODEL	PROTO:	13
CASTLE	JOB NUMBER: WMT004853.20	
ROCK, CO		
sam's		
club		
CLUB #04853-1006		

[illegible]

CHECKED BY:	BDA
DRAWN BY:	MMC
OTO CYCLE:	-
DOCUMENT DATE:	02/09/2026

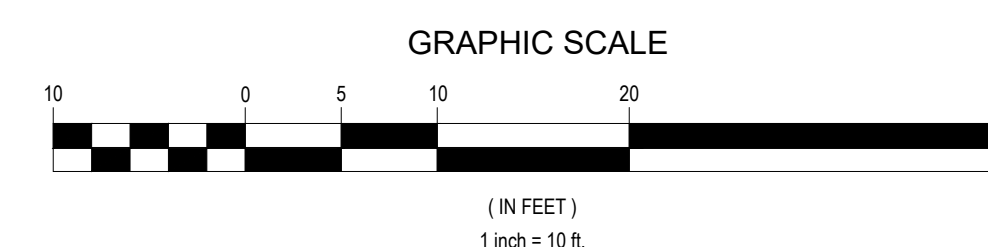
NOT FOR
CONSTRUCTION

PHOTOMETRIC PLAN

3 OF 6

Site Luminaire Summary Table																			
Luminaire											Mounting	Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
P2	Visionaire	AME	AME-2-L-T5W-72LC	Pole Light	Y	V	480	N	2	Pole	28ft	10	LED	120	12845	5000K	1	Black	
DD	Visionaire	ODN	ODN-3-L-T5-84LC-S	Pole Light	Y	V	480	N	2	Pole	25ft	6	LED	122	9604	5000K	1	Black	
5W	Lithonia	CSX1	CSX1 LED 1 30R70	Wall Pack	Y	III	480	N	1	Wall	16ft	3	LED	74	5563	4000K	1	Black	
DD1D5	Current	EAL5	EAL504SD55M730N1	Pole Light	Y	V	480	Y	1	Pole	25ft	2	LED	61	9790	3000K	1	Black	

Calculation Summary Illuminance Foot-candles							
Label	Calc Type	Units	Average	Min	Max	Avg/Min	Avg/Max
OPD Parking	Illuminance	Fc	3.64	1.5	6.6	2.43	4.4
OPD Walkway	Illuminance	Fc	2.15	0.2	5.1	10.75	25.0
Property Line	Illuminance	Fc	0.12	0	1.7	N.A.	N.A.
Site Calculation	Illuminance	Fc	1.89	0.1	6.7	18.9	6.7



SDP26-0016 AMENDMENT NO.2
TO SITE DEVELOPMENT PLAN
FOR LOT 1A, BLOCK 4,
PROMENADE AT CASTLE ROCK
FILING NO.1 AMENDMENT NO.10

SITE DEVELOPMENT PLAN, AMENDMENT NO.2

LOT 1A BLOCK 4, PROMENADE AT CASTLE ROCK FILING 1, AMENDMENT NO. 10
LOCATED IN THE N. 1/2 SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0016

Current

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: CASTLE ROCK, CO. AND IS THE PROPERTY OF CURRENT LIGHTING. IT IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CURRENT LIGHTING. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CURRENT LIGHTING IS STRICTLY PROHIBITED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CURRENT LIGHTING IS STRICTLY PROHIBITED.

Evolve®



CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

EALS Series
LED Outdoor Area Light

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. These are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Construction

Housing: Aluminum die-cast enclosure.
Integral heat sink for maximum heat transfer.

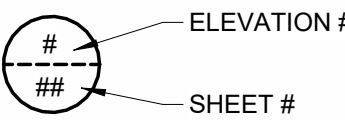
Lenses: Impact resistant tempered glass.

Paint: Corrosion resistant polyester powder paint.
Options: C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C27, C28, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76, C77, C78, C79, C80, C81, C82, C83, C84, C85, C86, C87, C88, C89, C90, C91, C92, C93, C94, C95, C96, C97, C98, C99, C100, C101, C102, C103, C104, C105, C106, C107, C108, C109, C110, C111, C112, C113, C114, C115, C116, C117, C118, C119, C120, C121, C122, C123, C124, C125, C126, C127, C128, C129, C130, C131, C132, C133, C134, C135, C136, C137, C138, C139, C140, C141, C142, C143, C144, C145, C146, C147, C148, C149, C150, C151, C152, C153, C154, C155, C156, C157, C158, C159, C160, C161, C162, C163, C164, C165, C166, C167, C168, C169, C170, C171, C172, C173, C174, C175, C176, C177, C178, C179, C180, C181, C182, C183, C184, 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SITE DEVELOPMENT PLAN, AMENDMENT NO.2

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LOCATED IN THE N. 1/2 SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0016

- NOTES:
- ALL FINISHES TO REMAIN ETR. ANY PAINT TOUCH UP REQUIRED TO MATCH EXISTING.
 - NO NEW OPENINGS
 - EXISTING BUILDING STRUCTURE UNCHANGED

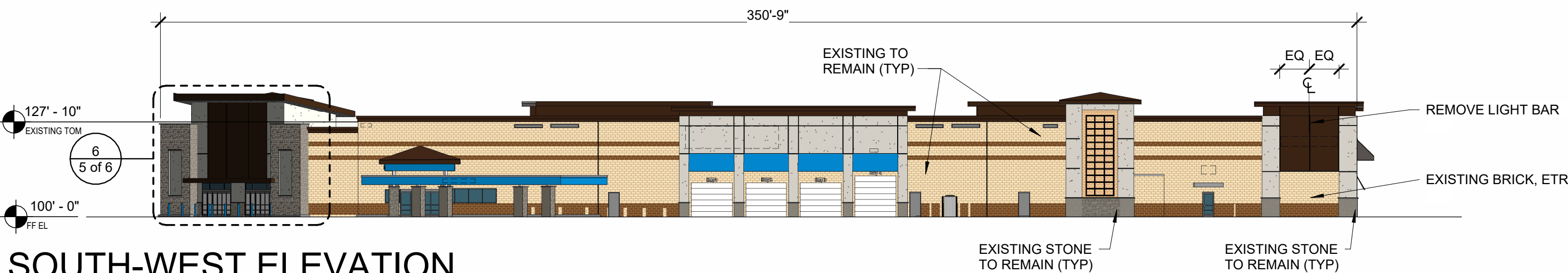


MATERIALS

BOLLARD SLEEVES - BLUE, PANTONE 2174C

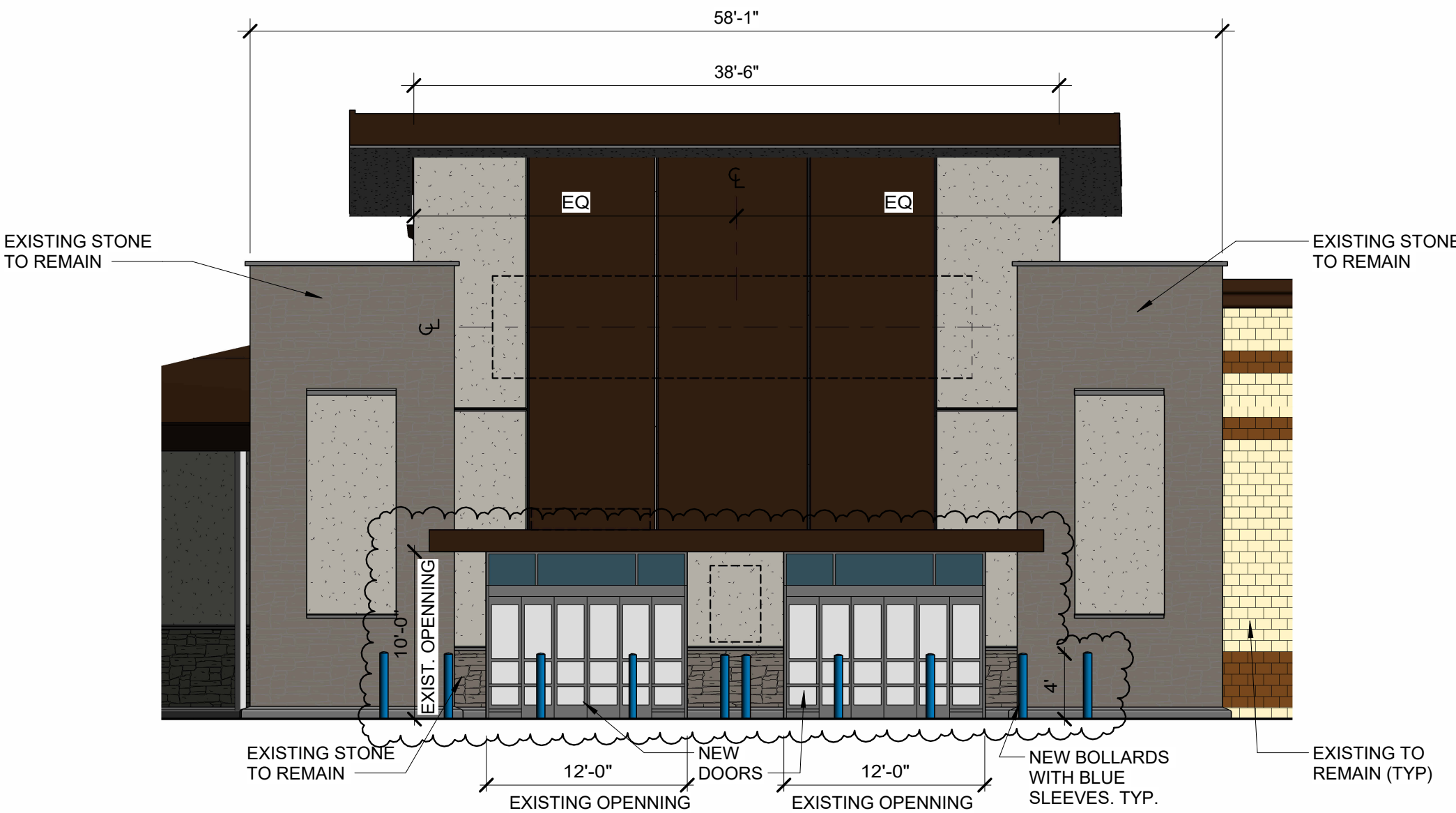


NEW DOOR - STANLEY DURAGLIDE 5300 WITH CLEAR ANODIZED FRAME AND CLEAR GLAZING (SAMPLE IMAGE BELOW FROM MANUFACTURER)



4 SOUTH-WEST ELEVATION
1" = 30'-0"

TO SEE ELEVATIONS OF THE NORTHEAST, SOUTHEAST, AND NORTHWEST (AND A DETAILED ELEVATION OF THE SOUTHWEST) PLEASE SEE SDP15-0042 (SDP AMENDMENT 1)



6 SOUTH-WEST (MAIN ENTRANCE)
1/8" = 1'-0"

SDP26-0016 AMENDMENT NO.2 TO
SITE DEVELOPMENT PLAN
FOR LOT 1A, BLOCK4, PROMENADE
AT CASTLE ROCK FILING NO.1
AMENDMENT NO. 10



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THE LAW.

CONSULTANTS

REMODEL
CASTLE
ROCK, CO
CLUB #4853.1006
JOB NUMBER: 02-40515-22 | PROTO: REMODEL*
sam's club

ISSUE BLOCK		

CHECKED BY:	RDM/AP
DRAWN BY:	AR
PROTO CYCLE:	09/05/2025
DOCUMENT DATE:	05/15/2026

NOT FOR
CONSTRUCTION

EXTERIOR
ELEVATIONS

SHEET:
5 of 6

BOLLARD PAINT - YELLOW, P5

CORNICE EIFS - DRYVIT 336 "COFFEE BEAN"

CANOPY EIFS - "DARK TAN"

HIGHLIGHTS EXTENT OF NEW WORK ON EXTERIOR

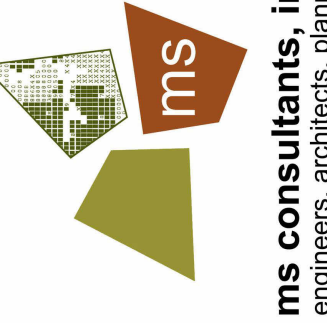
LOT 1A BLOCK 4, PROMENADE AT CASTLE ROCK FILING 1, AMENDMENT NO. 10
LOCATED IN THE N. 1/2 SEC. 27, T. 7 S., R. 67 W., OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0016



TO SEE DETAILED ELEVATIONS
OF THE FUEL STATION
ELEVATIONS, PLEASE SEE
SDP15-0042

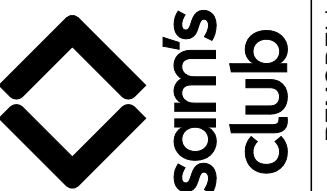


SDP26-0016 AMENDMENT NO.2 TO
SITE DEVELOPMENT PLAN
FOR LOT 1A, BLOCK4, PROMENADE
AT CASTLE ROCK FILING NO.1
AMENDMENT NO. 10



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CONSULTANTS



**REMODEL
CASTLE
ROCK, CO
CLUB #485**

ISSUE BLOCK

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CHECKED BY: RDM/AP

RAWN BY: AR

ROTO CYCLE: 09/05/2025

DOCUMENT DATE: 05/15/2026

NOT FOR
CONSTRUCTION

FUEL CANOPY PLAN AND ELEVATIONS

SHEET:
6 of 6