

SITE DEVELOPMENT PLAN

LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10

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

LEGAL DESCRIPTION

LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10.

PURPOSE STATEMENT

THIS SITE DEVELOPMENT PLAN IS FOR PARKING, LANDSCAPING, UTILITIES, AND SITE LIGHTING FOR FUTURE RESTAURANT BUILDING WITH DRIVE THRU.

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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 SECTION 4.3 AND 8.2 OF 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X UNSHADED AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016.
- 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.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE 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 UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH PLAT AMENDMENT.
- THIS SITE IS ZONED BUSINESS/COMMERCIAL AS PART OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN RECORDED JULY 22, 2015 UNDER RECEPTION NO. 2015051491.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING 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.
- 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, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- RETAINING WALLS, SECTION OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OF TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF 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.
- 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 75,000 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 FIRE PREVENTION BUREAU. 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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) 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.

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.

JAPANESE PAGODA TREE, LLC A COLORADO LIMITED LIABILITY COMPANY
BY: PROMENADE CASTLE ROCK, LLC
A DELAWARE LIMITED LIABILITY COMPANY
IT MANAGING MEMBER
BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

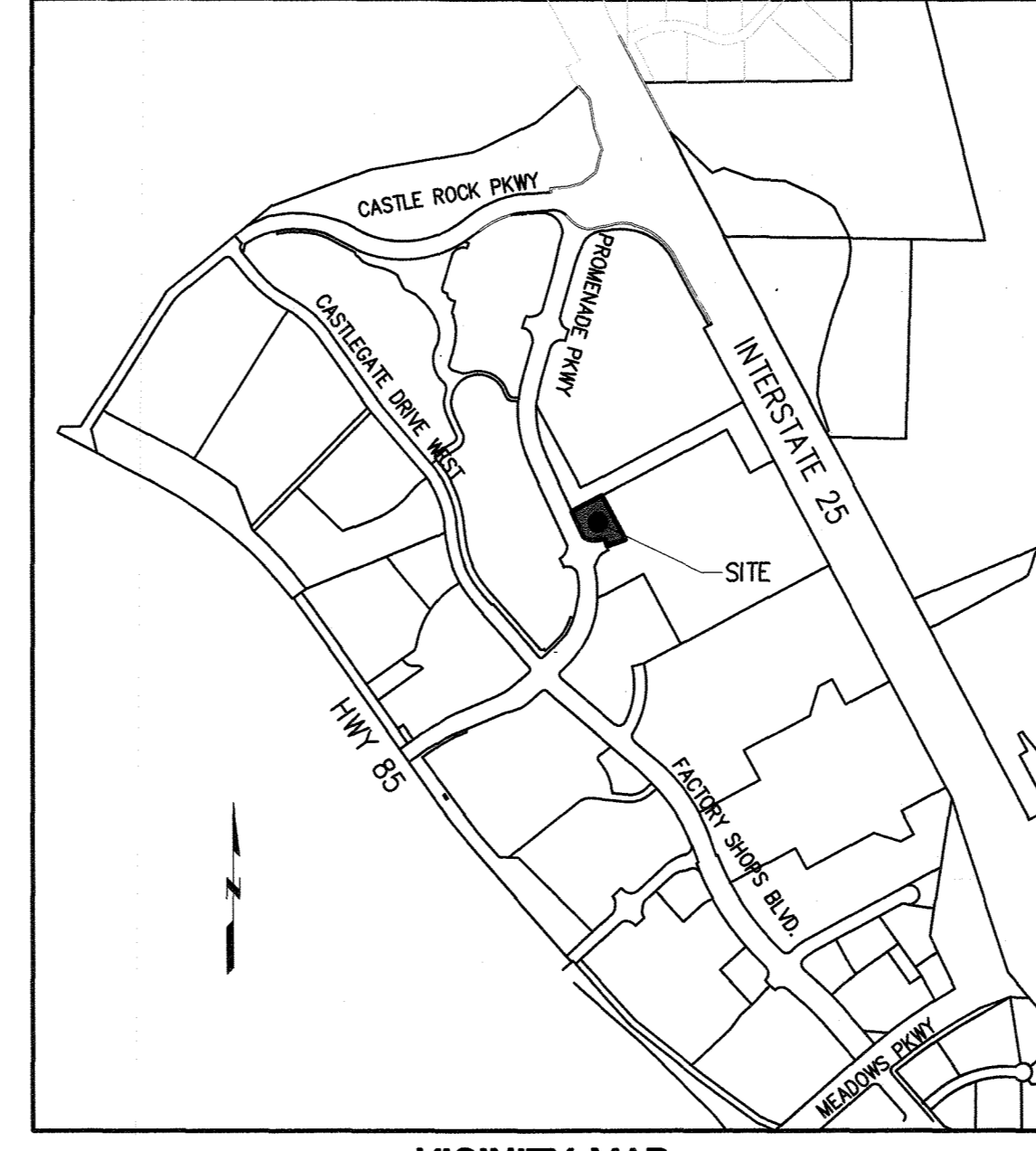
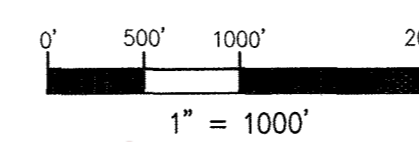
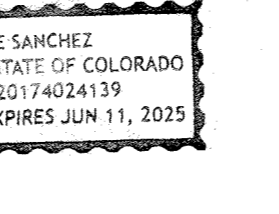
BY: [Signature]
DONALD G. PROVOST, MANAGER

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF September 2022

BY DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF JAPANESE PAGODA TREE, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

MY COMMISSION EXPIRES: June 11, 2025



VICINITY MAP

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- 1 COVER SHEET
- 2 SITE PLAN
- 3 GENERAL UTILITY PLAN
- 4 GENERAL GRADING PLAN
- 5 LANDSCAPE PLAN
- 6 GENERAL LIGHTING PLAN
- 7 LIGHTING CUT SHEETS

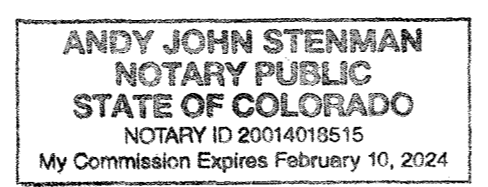
TITLE CERTIFICATION

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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.

[Signature]
DATE: September 12, 2022

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF September 2022 BY David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

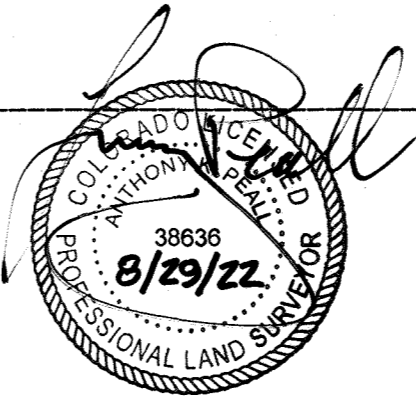
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
ANDY JOHN STENMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2019410515
My Commission Expires February 10, 2024



SURVEYOR'S CERTIFICATION

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

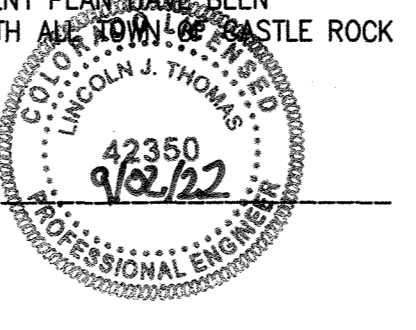
TONY PEALL
PLS #38636
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122



CIVIL ENGINEER'S CERTIFICATION

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

[Signature]
LINCOLN J. THOMAS
P.E. #42350



CONTACTS:

- DEVELOPER: PROMENADE CASTLE ROCK, LLC
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: 303-771-4004
- CIVIL ENGINEER: ELEVATION CONSULTING GROUP LTD
PO BOX 280869
LAKEWOOD, CO 80226
PHONE: 303-204-5065
- SURVEYOR: AZTEC CONSULTANTS, INC.
300 S. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: 303-713-1898
- LANDSCAPE ARCHITECT: LIME GREEN DESIGN
900 E LOUISIANA AVE. SUITE 289
DENVER, CO 80210
PHONE: 303-733-7558
- LIGHTING ENGINEER: MEP ENGINEERING INC.
6402 S. TROY CIRCLE, STE 100
CENTENNIAL, CO 80111
PHONE: 303-936-1633

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492 AND ACCORDINGLY 5 SFE ARE DEBITED FROM THE WATER BANK.

- 1 1/2-INCH DOMESTIC METER
- 1-INCH IRRIGATION METER

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:33 am ON THE 29th DAY OF September 2022 AT RECEPTION NO. 2022064137



DOUGLAS COUNTY CLERK AND RECORDER, Deputy
BY: [Signature]

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 28 DAY OF September 2022

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

BENCHMARK:

(KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST.
DATUM=NAVD88
ELEVATION=6222.12

BASIS OF BEARING:

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 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 CORNER OF SECTION 27 AND THE SOUTH 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 - SDP22-0024 FOR LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 10

DATE: 09/29/22
JOB NO.: 2022007
CHECKED BY: LJT

P.O. BOX 280869
LAKEWOOD, CO 80226
PHONE: (303) 204-5065

Elevation Consulting

CHIPOTLE - PROMENADE AT CASTLE ROCK

COVER SHEET

CASTLE ROCK, COLORADO

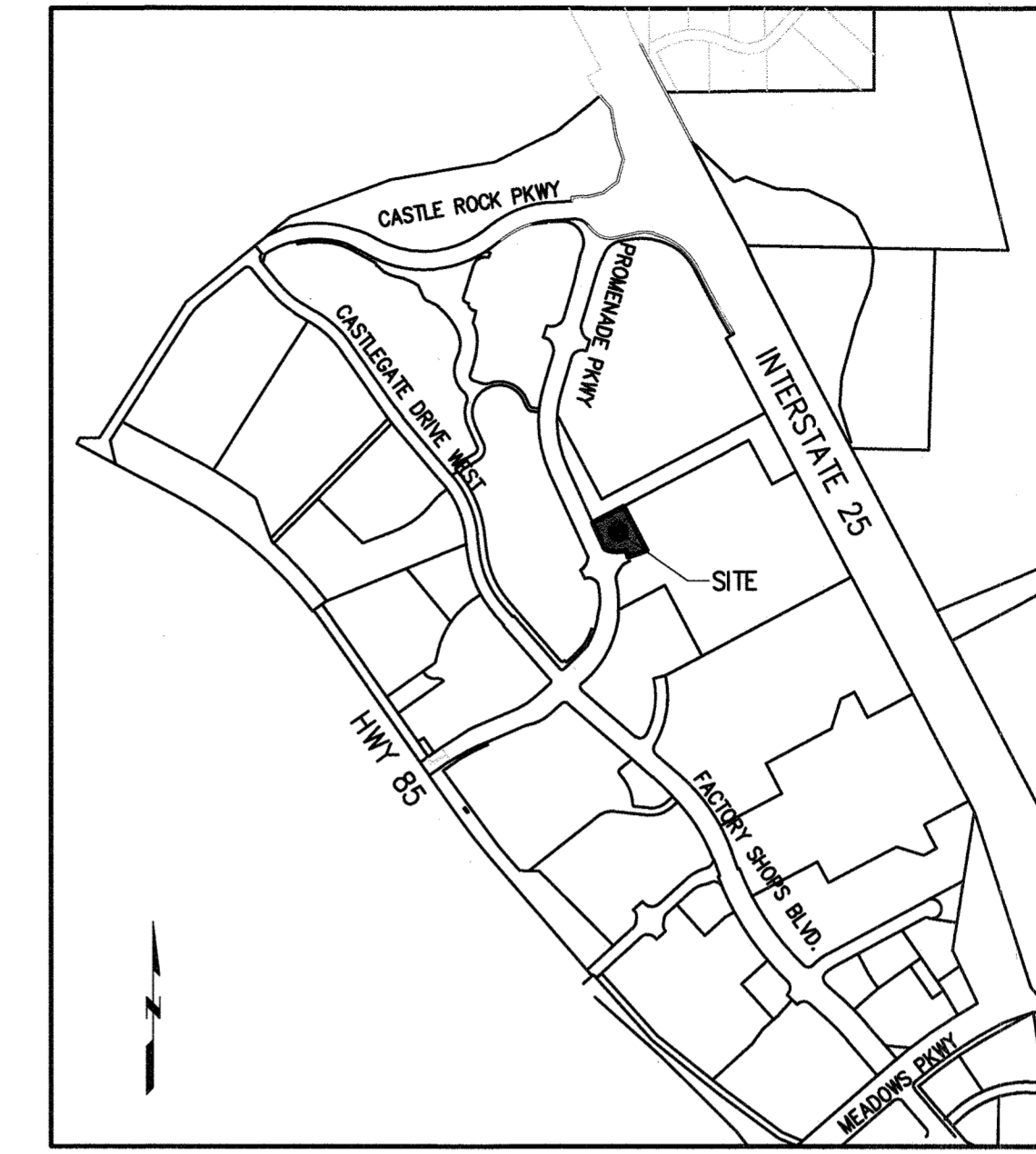
SHEET 1

SHEET 1 OF 7

SITE DEVELOPMENT PLAN

LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10

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



VICINITY MAP

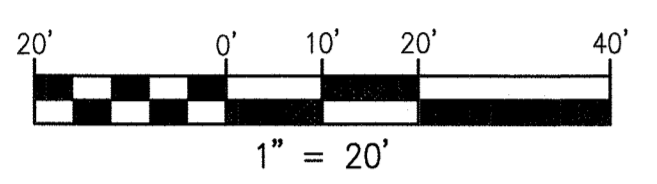
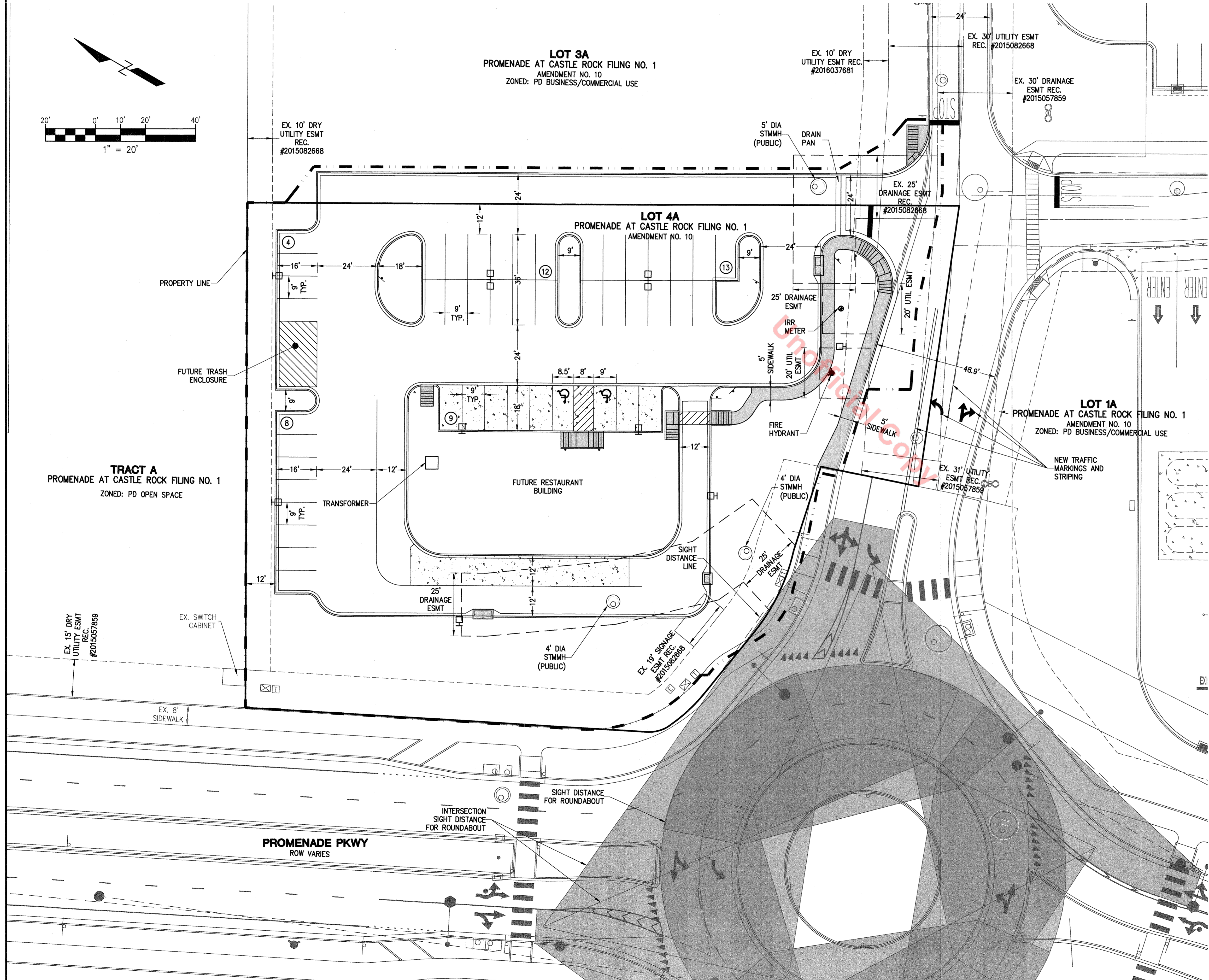
SITE LEGEND

- CURB & GUTTER
- FIRE HYDRANT
- ADA CURB RAMP
- CONCRETE SIDEWALK
- EX. LIGHT
- WATER METER
- EX. ELECTRIC PEDESTAL
- EX. COMMUNICATION PEDESTAL
- EX. COMMUNICATION BOX
- LIGHT
- LIMITS OF CONSTRUCTION
- PROPERTY LINE

Zoning Comparison and Development Standards		
Zoning	Promenade at Castle Rock PD	
Use Area	Business/Commercial District	Proposed
Uses	As per Section 6.1 of the PD Zoning Regulations	Future Restaurant
Min. front yard setback	Per Section 6.7 of the Promenade PD Zoning Regulations	TBD
Min. rear yard setback	Regulations the setbacks will be determined at the time of Site Development Plan	TBD
Min. side yard setback (if applicable)		TBD
Max. Building Height	50-FEET	TBD
Max. Buildable Slope (if applicable)	NA	
Maximum Building Ground Coverage	25%	TBD
Min. Parking Space	10 spaces / 1000 GFA for Restaurant plus 8 stacking spaces per drive thru	Provided = 46 Required=TBD
Accessible Parking	Per Muni Code 2 ADA spaces required for 26 to 50 total lot spaces	Total lot spaces = TBD* ADA spaces required = TBD* ADA spaces provided = TBD*
Bicycle Parking	Per Muni Code 5% of total lot spaces	Provided = TBD* Required = TBD* TBD PARKING SPACES X .05 = TBD*
Site Utilization		
	SF/Acreage	% of Total
Total Lot Area	1.147 acres (49,974 SQ. FT.)	100%
Building Coverage Area	TBD	0.00%
Parking Lot/Open	27,989 s.f.	56.01%
Landscape/Open Space Coverage	15,397 s.f.	30.81%
Other Coverage: Future pad area, etc.	6,588 s.f.	13.18%

*A Site Development Plan amendment must be submitted to identify all information labeled TBD. Required parking totals cannot be verified and approved until TBD data is provided

**SITE DEVELOPMENT PLAN - SDP22-0024
FOR LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 10**



DATE: 05/06/22
JOB NO.: 2022007
CHECKED BY: LJT

8/30/22
SDP22-0024 REV. SUBMITTAL
LJT

07/11/22
SDP22-0024 RESUBMITTAL
LJT

07/31/22
SDP22-0024 RESUBMITTAL
LJT

DATE
NO.
REVISIONS

P.O. BOX 280869
LAKEWOOD, CO 80226
PHONE: (303) 204-5065

Elevation Consulting

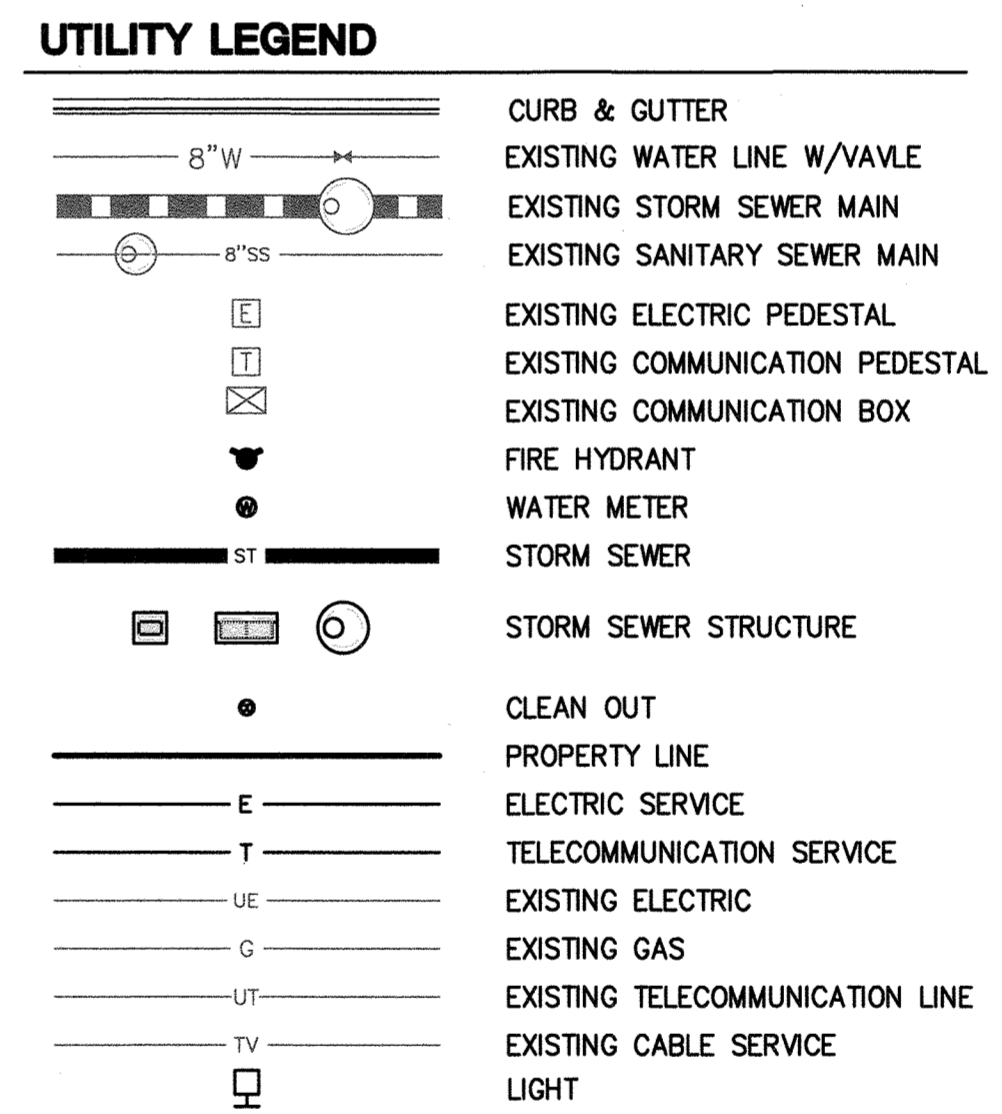
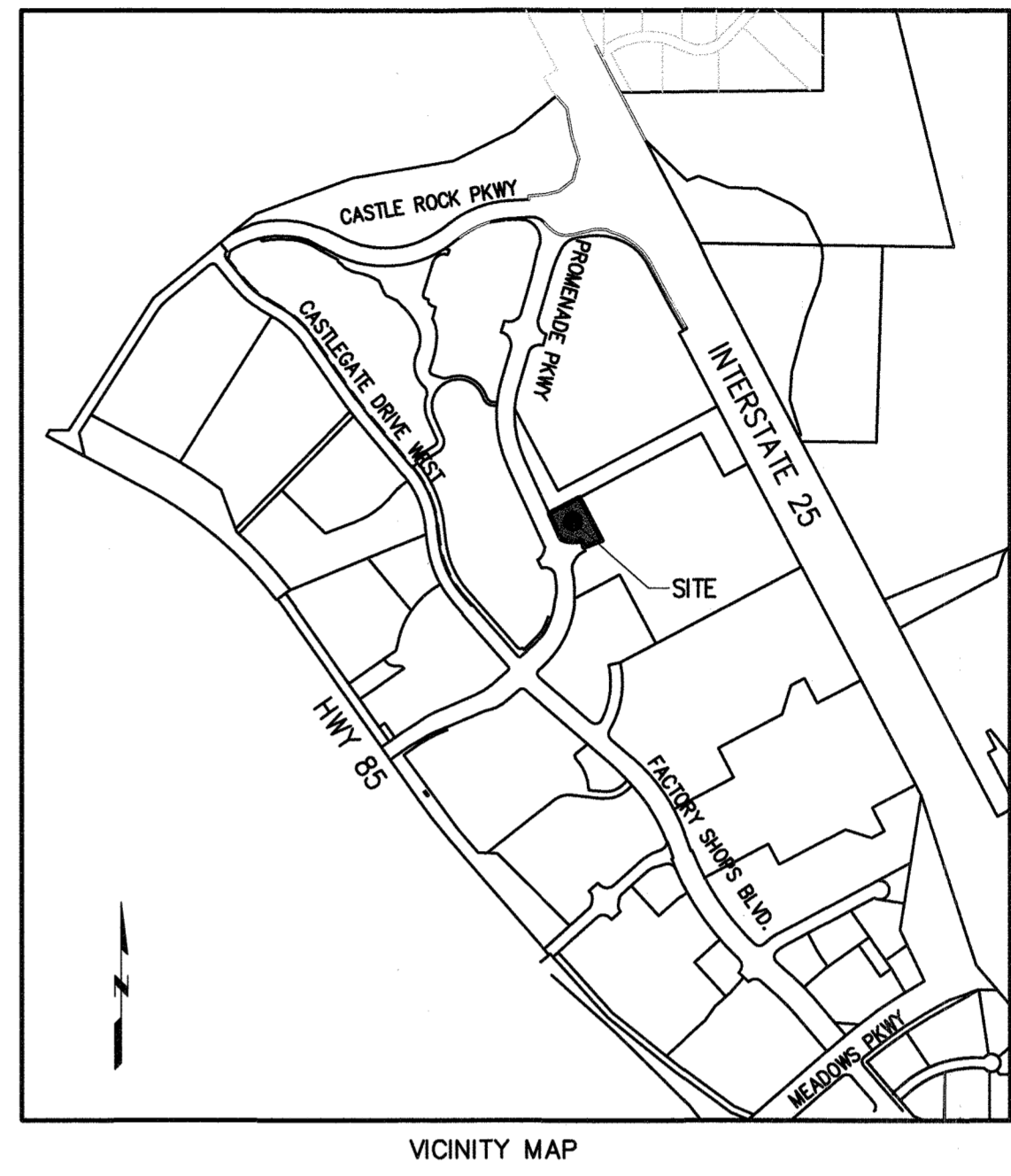
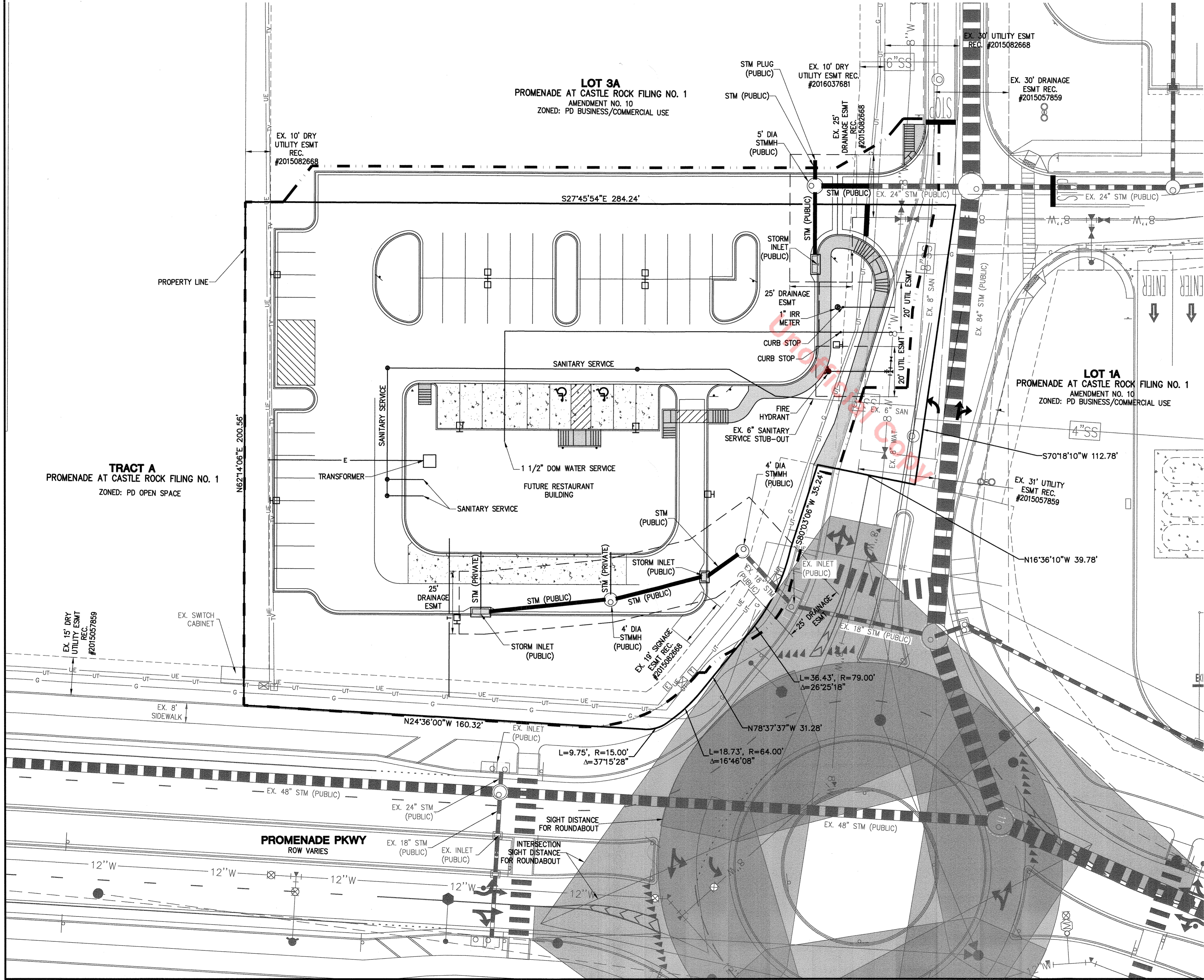
CHIPOTLE - PROMENADE AT CASTLE ROCK
SITE PLAN
CASTLE ROCK, COLORADO

SHEET
2
SHEET 2 OF 7

SITE DEVELOPMENT PLAN

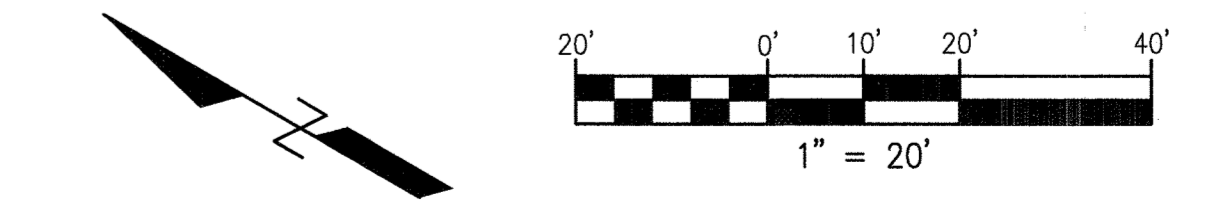
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OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.



SITE DEVELOPMENT PLAN - SDP22-0024
FOR LOT 4A, BLOCK 4, PROMENADE AT CASTLE
ROCK , FILING NO. 1, AMENDMENT NO. 10

DATE	05/06/22	JOB NO.	2022007	CHECKED BY	LJT
REVISIONS					
07/27/22	SDP22-0024 RESUBMITTAL				LJT
05/17/22	SDP22-0024 RESUBMITTAL				LJT
07/27/22	SDP22-0024 RESUBMITTAL				LJT
07/27/22	SDP22-0024 FINAL SUBMITTAL				LJT

P.O. BOX 289869
LAKEWOOD, CO 80226
PHONE: (303) 204-5065

Elevation Consulting

CHIPOTLE - PROMENADE AT CASTLE ROCK

GENERAL UTILITY PLAN

CASTLE ROCK, COLORADO

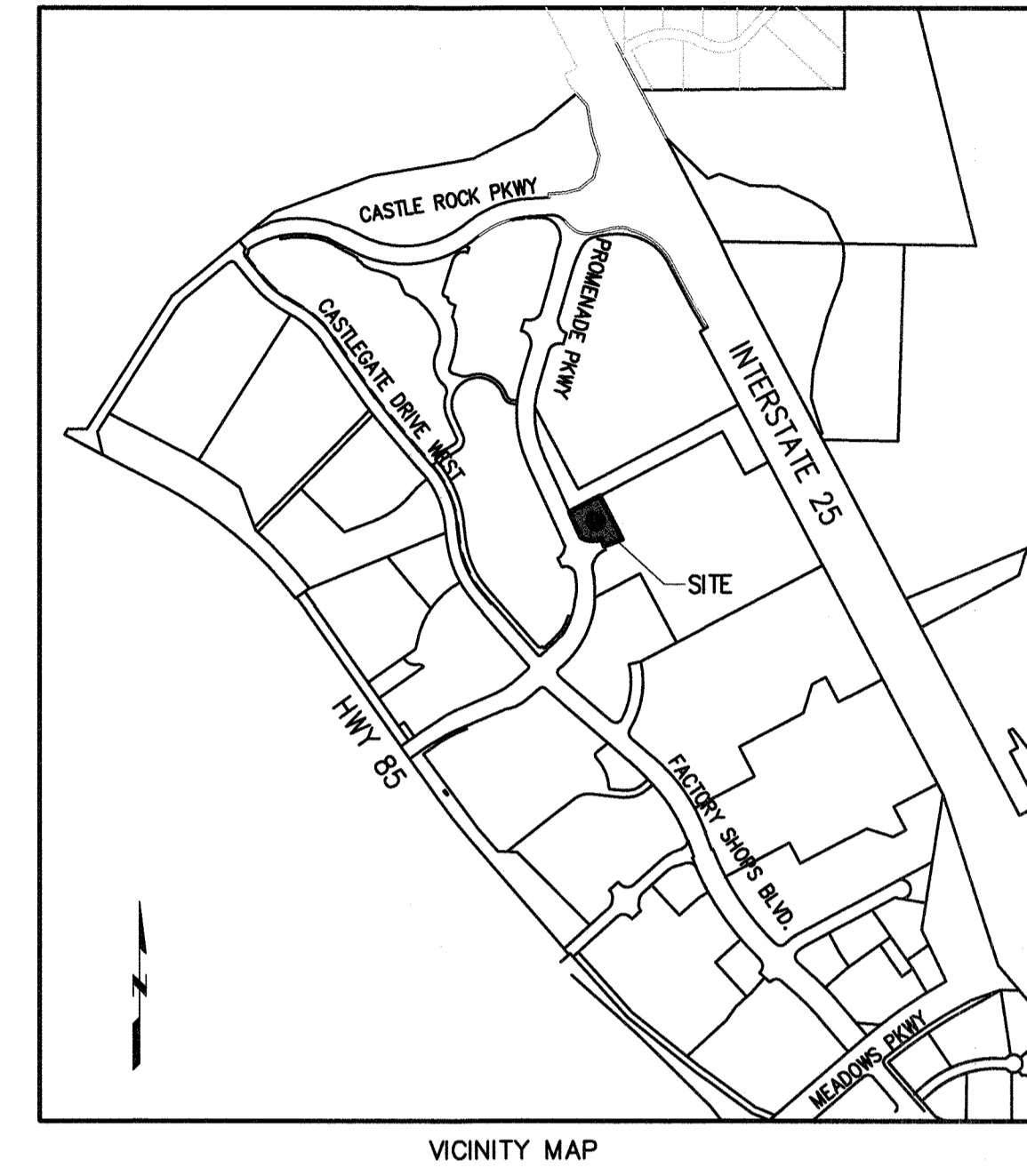
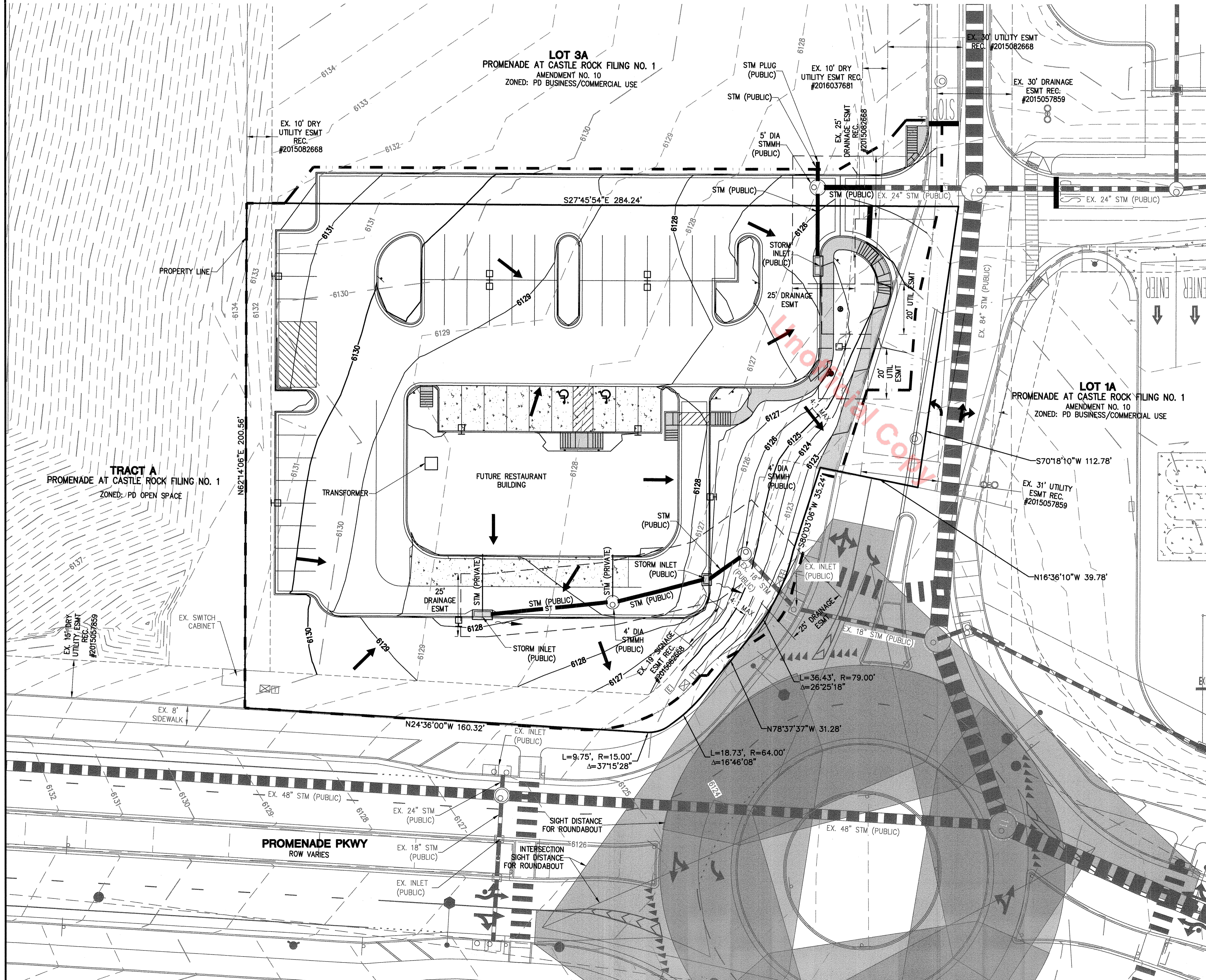
SHEET **3**

SHEET 3 OF 7

SITE DEVELOPMENT PLAN

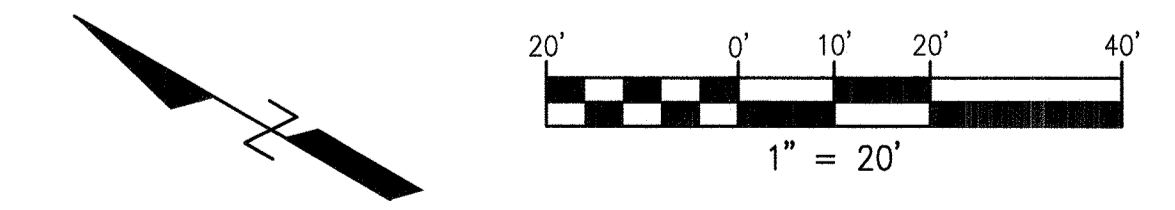
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OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRADING LEGEND

	CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM SEWER MAIN
	EXISTING ELECTRIC PEDESTAL
	EXISTING COMMUNICATION PEDESTAL
	EXISTING COMMUNICATION BOX
	STORM SEWER
	STORM SEWER STRUCTURE
	ADA CURB RAMP
	FLOW DIRECTION ARROW
	SUMP INLET OVERFLOW PATH



**SITE DEVELOPMENT PLAN - SDP22-0024
FOR LOT 4A, BLOCK 4, PROMENADE AT CASTLE
ROCK, FILING NO. 1, AMENDMENT NO. 10**

DATE	NO.	REVISIONS	CHECKED BY
05/05/22		JOB NO. 2022007	LJT
07/21/22		SDP22-0024 RESUBMITTAL	LJT
08/11/22		SDP22-0024 RESUBMITTAL	LJT
8/20/22		SDP22-0024 MYLAR SUBMITTAL	LJT

Elevation Consulting

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GENERAL GRADING PLAN

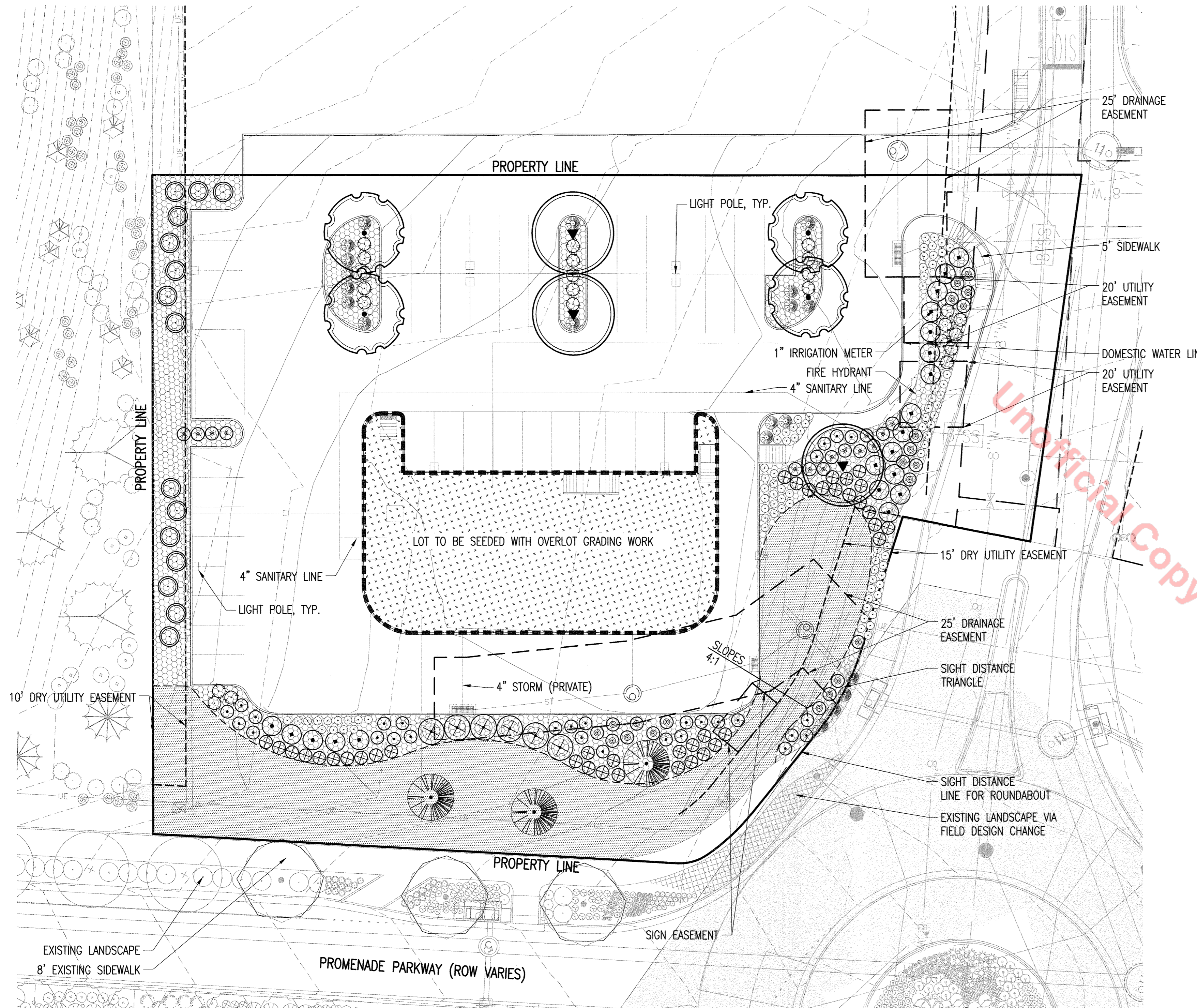
CHIPOTLE - PROMENADE AT CASTLE ROCK
CASTLE ROCK, COLORADO

SHEET **4**
SHEET 4 OF 7

SITE DEVELOPMENT PLAN

LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10

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



TOCR LANDSCAPE NOTES

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.

LOT 4A-BLOCK 1-COMMERCIAL LANDSCAPE SITE INVENTORY FOR BALANCE OF SITE

GROSS SITE AREA (S.F.)	LANDSCAPE AREA (S.F.) 10% OF GROSS SITE AREA	SEED AREA (S.F.)	NON-LIVING ORNAMENT AL (S.F.) MAX. 25% OF LS	NO. OF TREES REQUIRED* 2 / 1,000 S.F. OF REQ. LS AREA	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED* 4 / 1,000 S.F. OF REQ. LS AREA	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (C.Y. / 1,000 S.F.)	SEPARATE IRRIGATION SERVICE CONNECTION
49,974	4,997* (REQUIRED) 15,397** (PROVIDED)	7,225	0	10	10	20	187	4 C.Y./1,000 S.F.	YES
PARKING LOT AREA (S.F.)	PARKING LOT LANDSCAPE AREA (S.F.)	NO. OF PARKING SPACES	NON-LIVING ORNAMENT AL (S.F.)	NO. OF INTERIOR LANDSCAPED ISLANDS	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS (FT.)	NO. OF TREES REQUIRED 2 / 1,000 S.F. OF REQ. LS AREA	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED 4 / 1,000 S.F. OF REQ. LS AREA	NO. OF SHRUBS PROVIDED
27,989	2,799	46	0	3	8	6	6	12	27

* QUANTITIES BASED ON THE MINIMUM LANDSCAPE AREA REQUIREMENT, ** DOES NOT INCLUDE 5,494 SF OF PAD AREA TO BE OUTLOT SEEDING. IRRIGATION AND LANDSCAPE FOR THIS AREA WILL BE PROVIDED WITH PAD DEVELOPMENT.

LOT 4A-BLOCK 1 COMPOSITE LANDSCAPE WATER USE RATING TABLE

LANDSCAPE TYPE	WATER USE ZONE	IRRIGATION ZONE	APP. RATE INCHES / MONTH	% OF TOTAL AREA	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)*	TOTAL AREA (TA)	CLUWR (LWUR X IA/TA)
PLANTING BEDS - TREES / SHRUBS / ORN. GRASSES / PERENNIALS	LOW	DRIP	1.43 IN / MONTH	62%	1.4300	8,172	15,397	0.76
BORLAND AND NORRIS BLEND SEED	LOW	SPRAY	2 IN / MONTH	38%	2.0000	7,225	15,397	0.94
TOTALS				100%		15,397		1.70

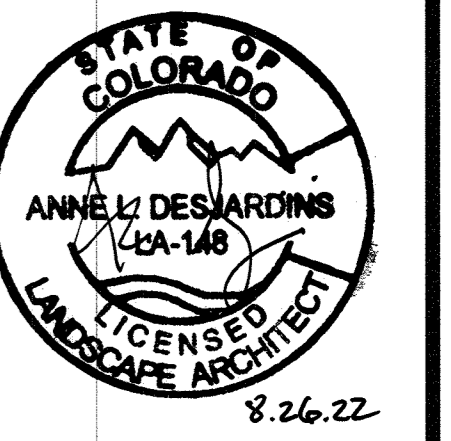
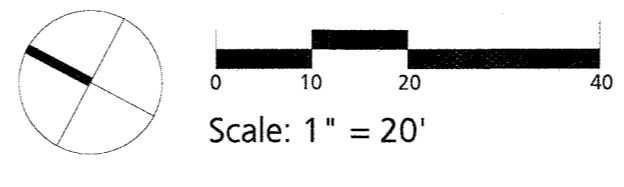
KEY LEGEND

- 3 EVERGREEN
- 7 DECIDUOUS TREES
- 187 SHRUBS

SEED / MULCH	SEED	SEED	MULCH	WATER USE ZONE	IRRIGATION ZONE	APP. RATE	% OF TOTAL AREA	LWU RATING	IRRIGATED AREA (IA)*	TOTAL AREA (TA)	CLUWR (LWUR X IA/TA)
SEED	7,225 SF	BORLAND AND NORRIS BLEND		L	SPRAY						2.71 MONTH
SEED	5,494 SF	OVERLOT DRYLAND SEED MIX**		L							
MULCH	8,172 SF	2-6" DIA. MULTI COLOR RIVER ROCK AND WASHINGTON RED CEDAR MULCH		L							2.25" / MONTH

**5,494 SF OF PAD AREA TO BE OUTLOT SEEDING. IRRIGATION AND LANDSCAPE FOR THIS AREA WILL BE PROVIDED WITH PAD DEVELOPMENT.

1 PLANTING PLAN



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Elevation Consulting

CHIPOTLE - PROMENADE AT CASTLE ROCK
LANDSCAPE PLAN
 CASTLE ROCK, COLORADO

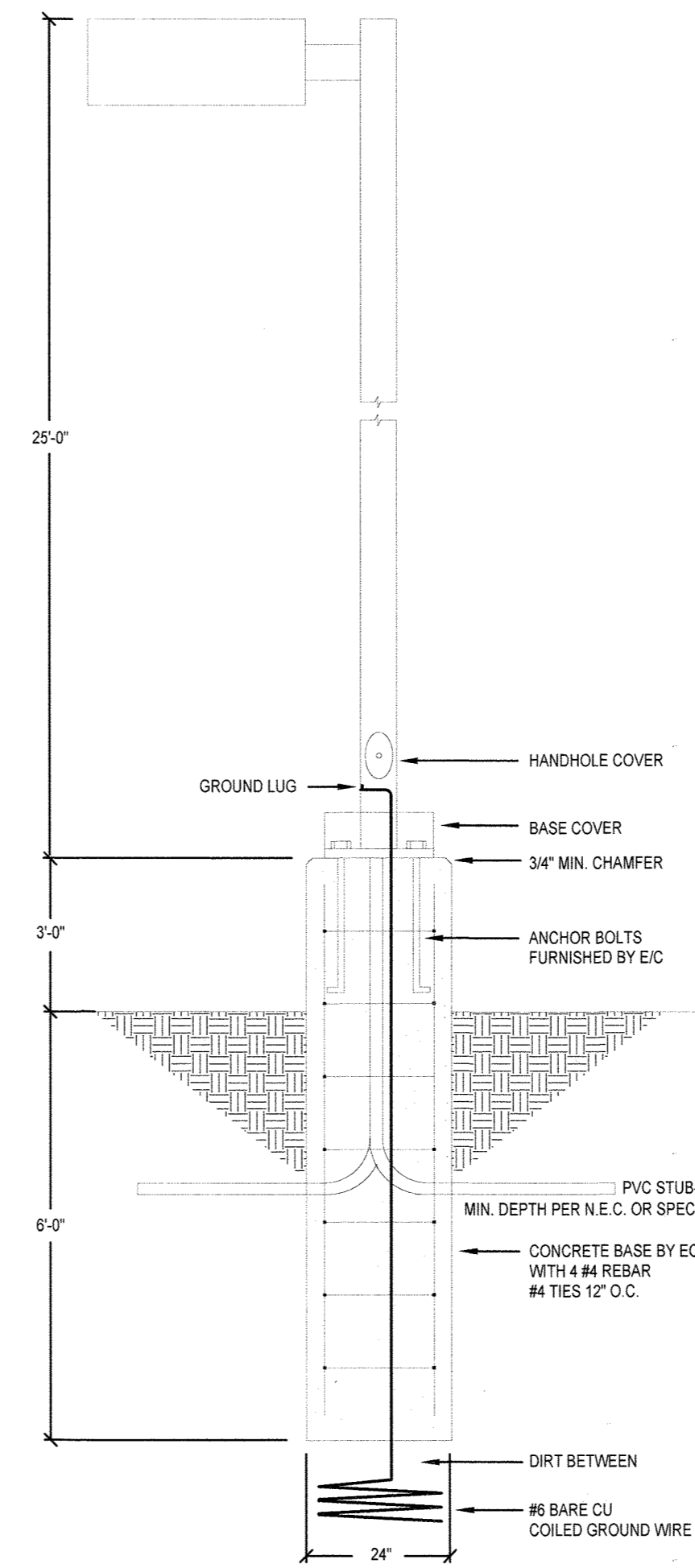
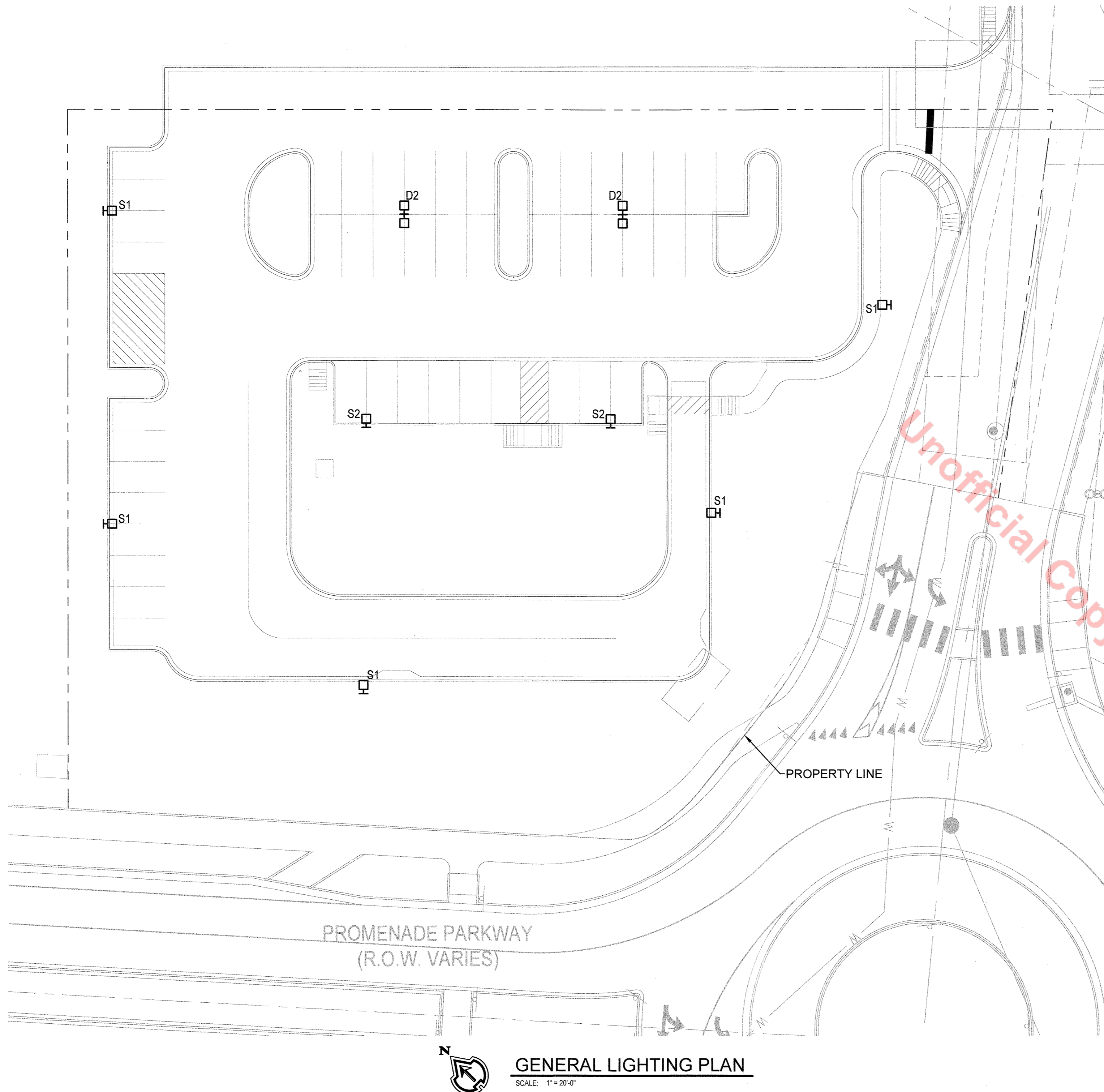
TOWN OF CASTLE ROCK LANDSCAPE ARCHITECT'S REGISTRATION NUMBER: ANNE DESJARDINS #15-1211 STATE OF COLORADO NUMBER LA-148

SITE DEVELOPMENT PLAN - SDP22-0024
FOR LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 10

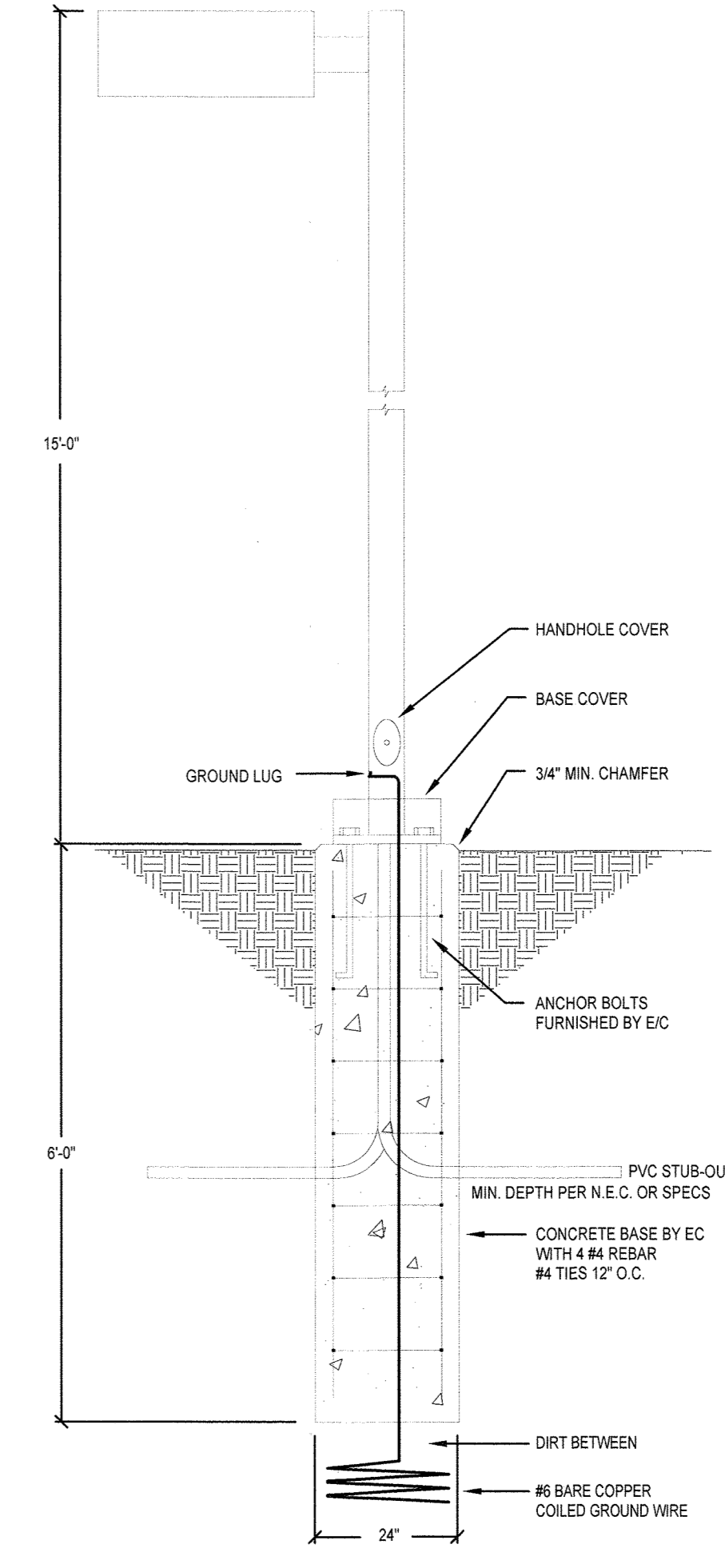
SITE DEVELOPMENT PLAN

LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10

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



POLE BASE DIAGRAM - TYPE "D2" & "S1"
NOTE: POLE BASE TO BE DESIGNED BY STRUCTURAL ENGINEER. NOT TO SCALE.



POLE BASE DIAGRAM - TYPE "S2"
NOTE: POLE BASE TO BE DESIGNED BY STRUCTURAL ENGINEER. NOT TO SCALE.

GENERAL LIGHTING PLAN STANDARD NOTES

1. THE OBJECTIVE FOR THE PARKING LOT LIGHTING IS CONSISTENT WITH THE OVERALL DEVELOPMENT LIGHTING IS SPACED TO PROVIDE ADEQUATE LIGHT DISTRIBUTION TO CREATE A SAFE ENVIRONMENT FOR PEDESTRIANS AND MOTORISTS. THE OBJECTIVE FOR THE BUILDING MOUNTED LIGHTING IS TO ILLUMINATE THE BUILDING AND DRIVE-THRU AISLE, AND HIGHLIGHT ARCHITECTURAL FEATURES.
2. THE HOURS OF LIGHT OPERATION SHALL BE BETWEEN 5AM TO DAWN, AND DUSK TO MIDNIGHT. THE SITE AND BUILDING MOUNTED LIGHTS SHALL BE CONTROLLED VIA PHOTOCELL AND TIME-CLOCK.
3. LIGHT SPILL INTO NEIGHBORHOODS AND ADJACENT PROPERTIES HAS BEEN MITIGATED.
4. FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT THE BUILDINGS FACADE, AND UNSHIELDED WALL PACKS HAVE NOT BEEN SPECIFIED AND WILL NOT BE ACCEPTED.

SITE LIGHTING FIXTURE SCHEDULE																
LUMINAIRE										LAMPS				POLE		
ID	FULL CUTOFF	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	VOLTAGE	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP/CRI	LLF	BASE HT.	POLE HT.
D2	YES	VISIONAIRE LIGHTING	AMERICAN LED	AME-2-L-T2-80LC-5-5K-UNV-BOA6-BK	DOUBLE HEAD LED POLE LIGHT, 80 DIODES, 530mA DRIVER, EXTRUDED ALUMINUM HOUSING, 6" BOLT-ON ARM, BLACK FINISH	TYPE II	UNV	POLE	1	LED	119W	12,680	5,000K/70	1.0	3'-0"	25'-0"
S1	YES	VISIONAIRE LIGHTING	AMERICAN LED	AME-2-L-T3-80LC-5-5K-UNV-BOA6-BK	SINGLE HEAD LED POLE LIGHT, 48 DIODES, 530mA DRIVER, ALUMINUM SHADE AND TOP CAP, ARM MOUNT, BLACK FINISH.	TYPE III	UNV	POLE	1	LED	119W	13,050	5,000K/70	1.0	3'-0"	25'-0"
S2	YES	RAB LIGHTING	ALED10Y	ALED10Y	SINGLE HEAD LED POLE LIGHT, SINGLE LAMP, CONSTANT CURRENT DRIVER, CAST ALUMINUM HOUSING, FIXED ARM, BRONZE FINISH	TYPE III	UNV	POLE	1	LED	12.1W	1,297	3,000K/71	1.0	0'-0"	15'-0"

SITE DEVELOPMENT PLAN - SDP22-0024
FOR LOT 4A, BLOCK 4, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 10

NO.	DATE	BY	REVISIONS	JOB NO.	CHECKED BY
08/20/22	08/17/22		SDP22-0024 MYLAR SUBMITTAL	22111	JHNW/RSCC
08/17/22	07/27/22		SDP22-0024 RESUBMITTAL		
			SDP22-0024 RESUBMITTAL		

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GENERAL LIGHTING PLAN

CASTLE ROCK, COLORADO

