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

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

**ARCHITECT**  
101 ARCHITECTURE, LLC  
8400 E. CRESCENT PARKWAY, SUITE 190  
GREENWOOD VILLAGE, CO 80111  
CONTACT: FRANK MALEK  
P: (720) 881-1800

**ENGINEERING CONSULTANT**  
K2 CIVIL CONSULTANTS INC  
3901 E. FLORIDA AVE., SUITE 425  
DENVER, CO 80210  
CONTACT: ANNA GREULICH  
P: (248) 860-3279

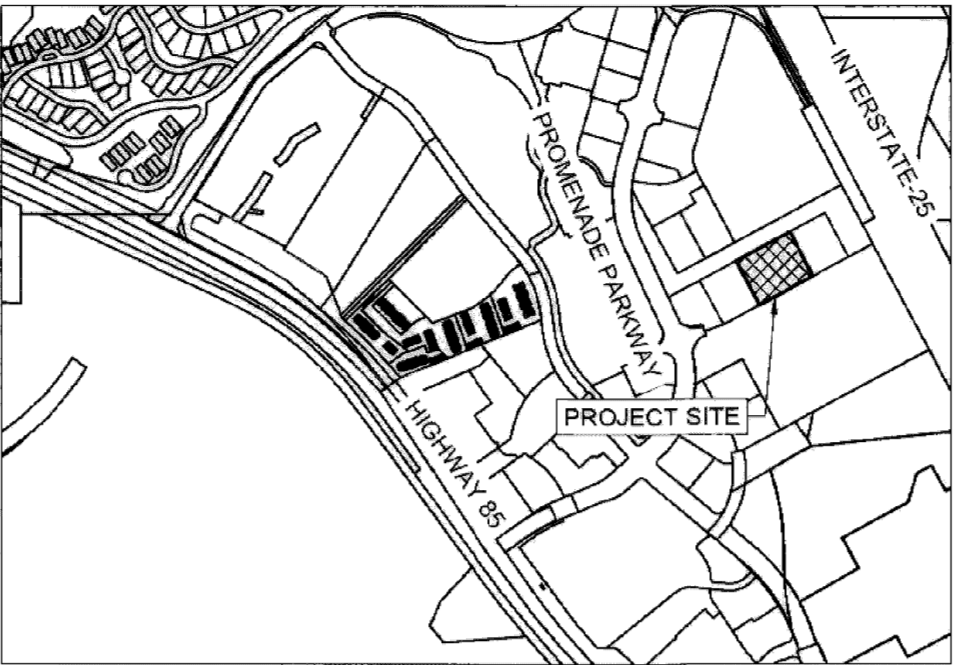
**LANDSCAPE ARCHITECT**  
VALERIAN  
970 YUMA STREET, SUITE 130  
DENVER, CO 80204  
CONTACT: NATHANIEL RONEY  
P: (303) 347-1200

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

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

# SITE DEVELOPMENT PLAN

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



VICINITY MAP  
SCALE: 1" = 100'

## SITE PLAN SHEET INDEX

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

## SITE GENERAL NOTES

- SITE DEVELOPMENT PLAN GENERAL NOTES**
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
  - THIS SITE IS ZONED PD.
  - THIS PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FIRM PANEL NO. 08035C0167G REVISED MARCH 16, 2016 AND PER LOMR 08035C\_19 CASE NO. 17-08-1320P EFFECTIVE JUNE 1, 2018.
  - RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
  - THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULTVERTS, 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 LANDSCAPING AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SD AMENDMENT.
  - THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
  - A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
  - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
  - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
  - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
  - ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
  - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRICAL LINES, GAS LINES, CABLE TELEVISION LINES AND TELEPHONE LINES AND TELEPHONE LINES AND TELEPHONE LINES, HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
  - ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
  - NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
  - ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

## FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS 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 10 FEET.
- 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 28 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 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 BACKGROUND AND PLACED ON THE END 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.

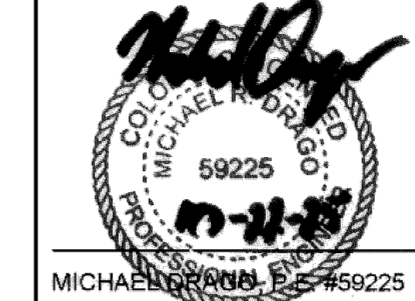
ZONING COMPARISON TABLE AND DEVELOPMENT STANDARDS:		
ZONING	PDP - PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT	
USE AREA	98,660 SF (2.26 ACRES)	
	PD ZONING ALLOWANCE/REQUIRED	PROVIDED
USES		HOTEL
MIN. FRONT YARD SETBACK	10'	94.0' (SOUTH)
MIN. REAR YARD SETBACK	10'	11.9' (NORTH)
MIN. SIDE YARD SETBACK	5'	41.5' (EAST)
MIN. SIDE TO STREET SETBACK	5'	33.7' (WEST)
MAX. BUILDING HEIGHT	50'	48'
MAX. FLOOR AREA RATIO	0.25	0.13
MIN. PARKING SPACES	147	125*
STANDARD PARKING SPACES (9'X18')	141	118
HANDICAP PARKING SPACES (9'X18')	7**	7
SINGLE FAMILY EQUIVALENTS (SFEs)		
SITE UTILIZATION (SHOW SF/ACREAGE AND %)		
	SF/ACREAGE	
TOTAL LOT AREA	98,660 SF/2.26 ACRES	
LOT COVERAGE		
BUILDING	12,514 SF/0.29 ACRES, 12.8%	
INTERNAL DRIVES AND PARKING LOT	55,528 SF/1.17 ACRES, 51.8%	
SIDEWALKS, TRASH ENCLOSURES, MISC.	10,890 SF/0.25 ACRES, 11.1%	
COMMON PUBLIC ACCESS DRIVES	3,861 SF/0.09 ACRES, 4.0%	
ROW COVERAGE	N/A	
LANDSCAPE/OPEN SPACE COVERAGE	20,038 SF/0.46 ACRES, 20.3%	
OTHER COVERAGE	N/A	

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

## PURPOSE STATEMENT

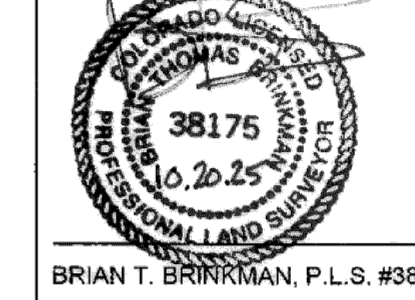
THE PROPOSED SDP CONSISTS OF A 4-STORY WOODSPRING SUITES HOTEL WITHIN THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AREA. THE HOTEL PROVIDES 122 GUEST ROOMS, WITHIN 48,660 SF. THE PROJECT WILL PROVIDE 125 ON-SITE PARKING SPACES, ASSOCIATED DRIVE AISLES, SIDEWALKS AND LANDSCAPING.

**CIVIL ENGINEER'S STATEMENT**  
I, MICHAEL DRAGO, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



10/22/2025  
DATE

**SURVEYOR'S CERTIFICATE**  
I, BRIAN T. BRINKMAN, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENT THAT SURVEY.



10.20.2025  
DATE

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

JUPITERS BEAR LLC

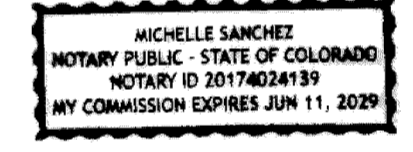
SIGNED THIS 31 DAY OF October, 2025

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL

Michelle Sanchez  
(NOTARY PUBLIC)



MY COMMISSION EXPIRES June 11, 2029

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

Scott Benavides  
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE CO.  
TITLE COMPANY

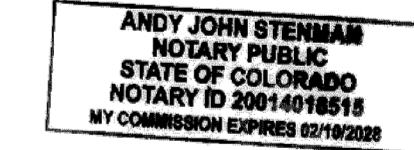
SIGNED THIS 31st DAY OF October, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October, 2025 AS Commercial Title Officer OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

Andy John Stenham  
(NOTARY PUBLIC)



MY COMMISSION EXPIRES February 10, 2028

## STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 3rd DAY OF November, 2025

Christina  
DIRECTOR OF DEVELOPMENT SERVICES

## WATER RIGHTS DEDICATION AGREEMENT

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

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

NO.	REVISION	DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION



WOODSPRING SUITES - CASTLE ROCK  
PROMENADE PARKWAY, CASTLE ROCK, CO  
COVER SHEET

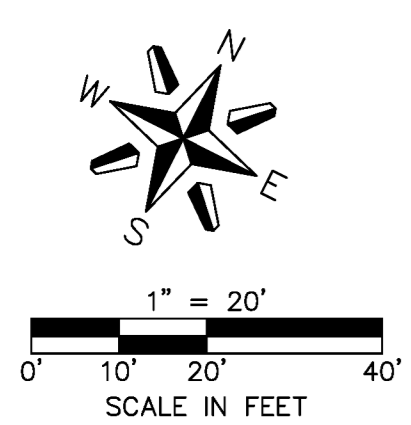
PROJECT NO: KTD008.01  
DESIGNED BY: KH  
DRAWN BY: AG  
DATE: 5/3/2024  
P0.0  
SHEET 1 OF 12

**811**  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811  
CALL 3 BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
Know what's below. Call before you dig.

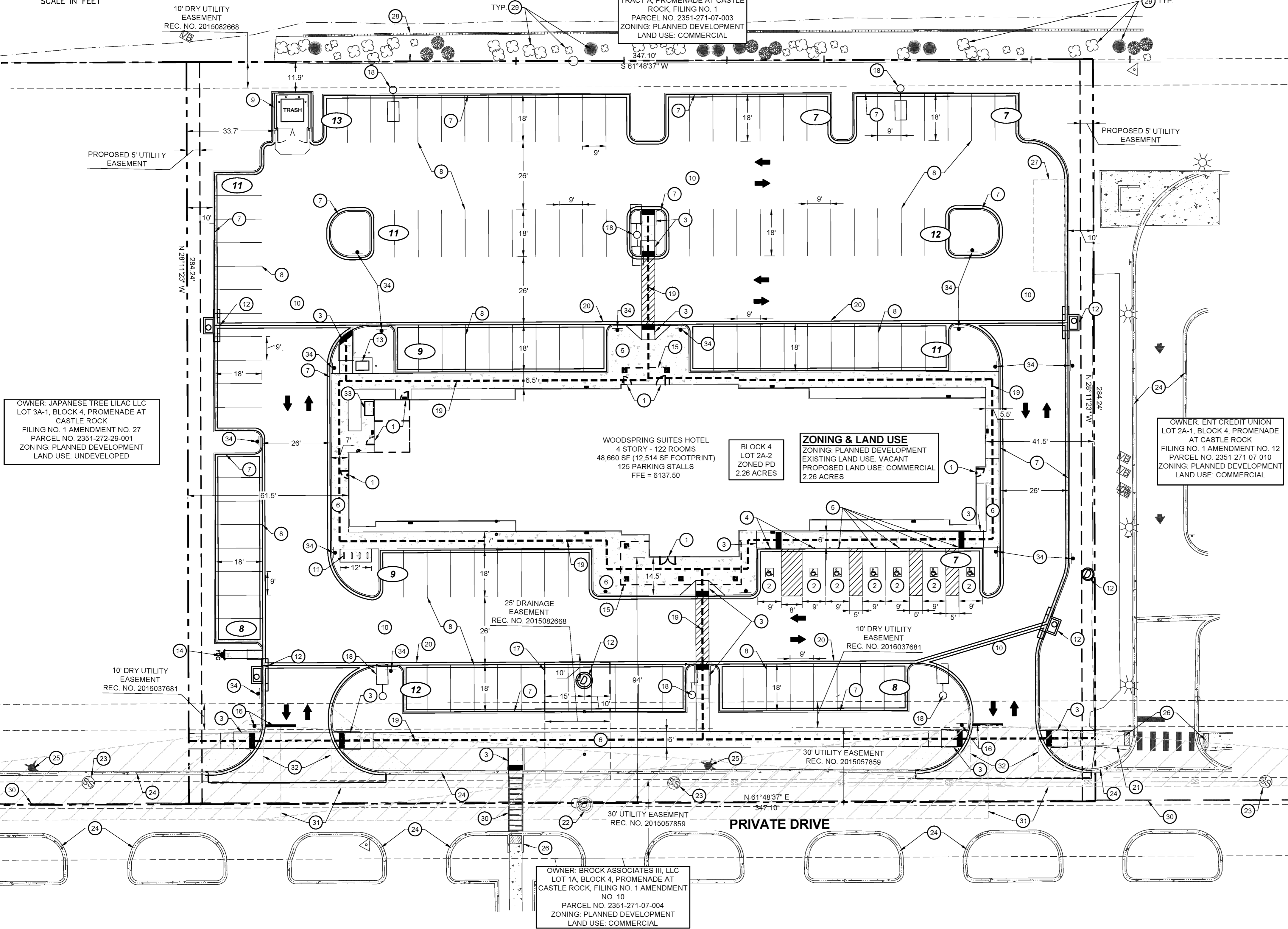
P:\KT DEVELOPMENT\CO, CASTLE ROCK - PROMENADE PARKWAY\8 CAD\SDP\LO COVER SHEET DWG - Michael Drago - 10/20/24 10:56:56 AM

# SITE DEVELOPMENT PLAN

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



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



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

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

BLOCK 4  
LOT 2A-2  
ZONED PD  
2.26 ACRES

ZONING & LAND USE  
ZONING: PLANNED DEVELOPMENT  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: COMMERCIAL  
2.26 ACRES

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

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

## SITE PLAN LEGEND

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

## SITE PLAN SCHEDULE

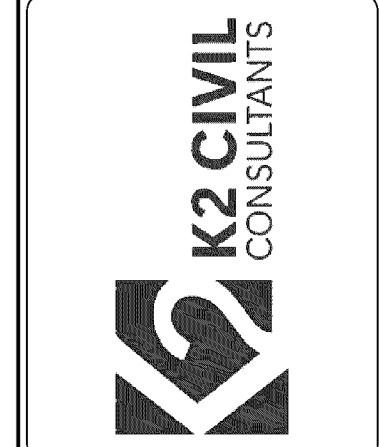
- 1 PROPOSED BUILDING ENTRY - REFER TO ARCHITECTURE DRAWINGS.
- 2 PROPOSED ADA PARKING STALL.
- 3 PROPOSED ADA RAMP.
- 4 PROPOSED ADA VAN PARKING SIGNAGE.
- 5 PROPOSED ADA PARKING SIGNAGE.
- 6 PROPOSED 6" CONCRETE SIDEWALK, WIDTH PER PLAN.
- 7 PROPOSED 6" CURB AND GUTTER.
- 8 PROPOSED 4" WHITE PAVEMENT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

## SITE PLAN NOTES

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

DATE	BY	REVISION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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

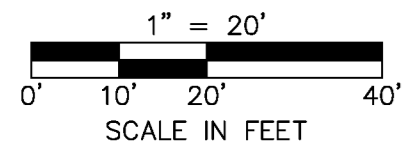
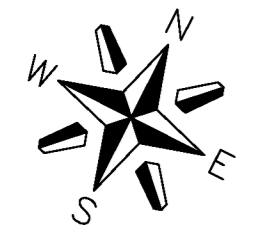
PROJECT NO.: KTD008.01  
DESIGNED BY: KH  
DRAWN BY: AG  
DATE: 5/3/2024

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

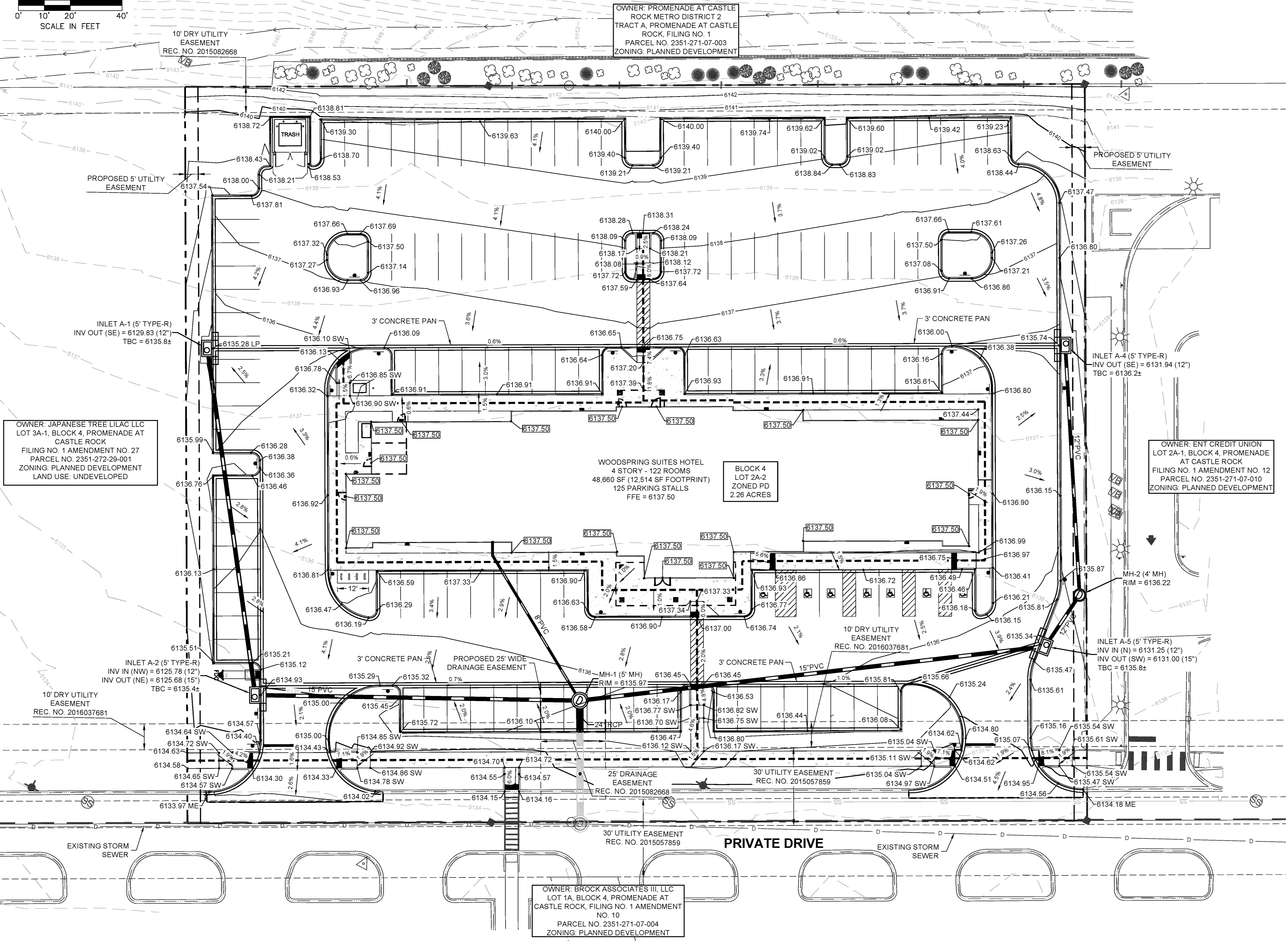
P1.1  
SHEET 2 OF 12

# SITE DEVELOPMENT PLAN

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



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



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

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

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

## GRADING PLAN LEGEND

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

## GENERAL NOTES

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

DATE	BY	REVISION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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

### GRADING PLAN

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

P2.1  
SHEET 3 OF 12

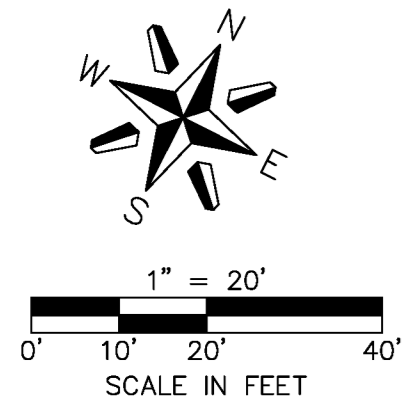
P:\KT DEVELOPMENT\CO, CASTLE ROCK - PROMENADE PARKWAY\98 CAD\SDRPP2.1 GRADING PLAN.DWG - Anna Grenlich - 5/29/2024 8:44:22 AM

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

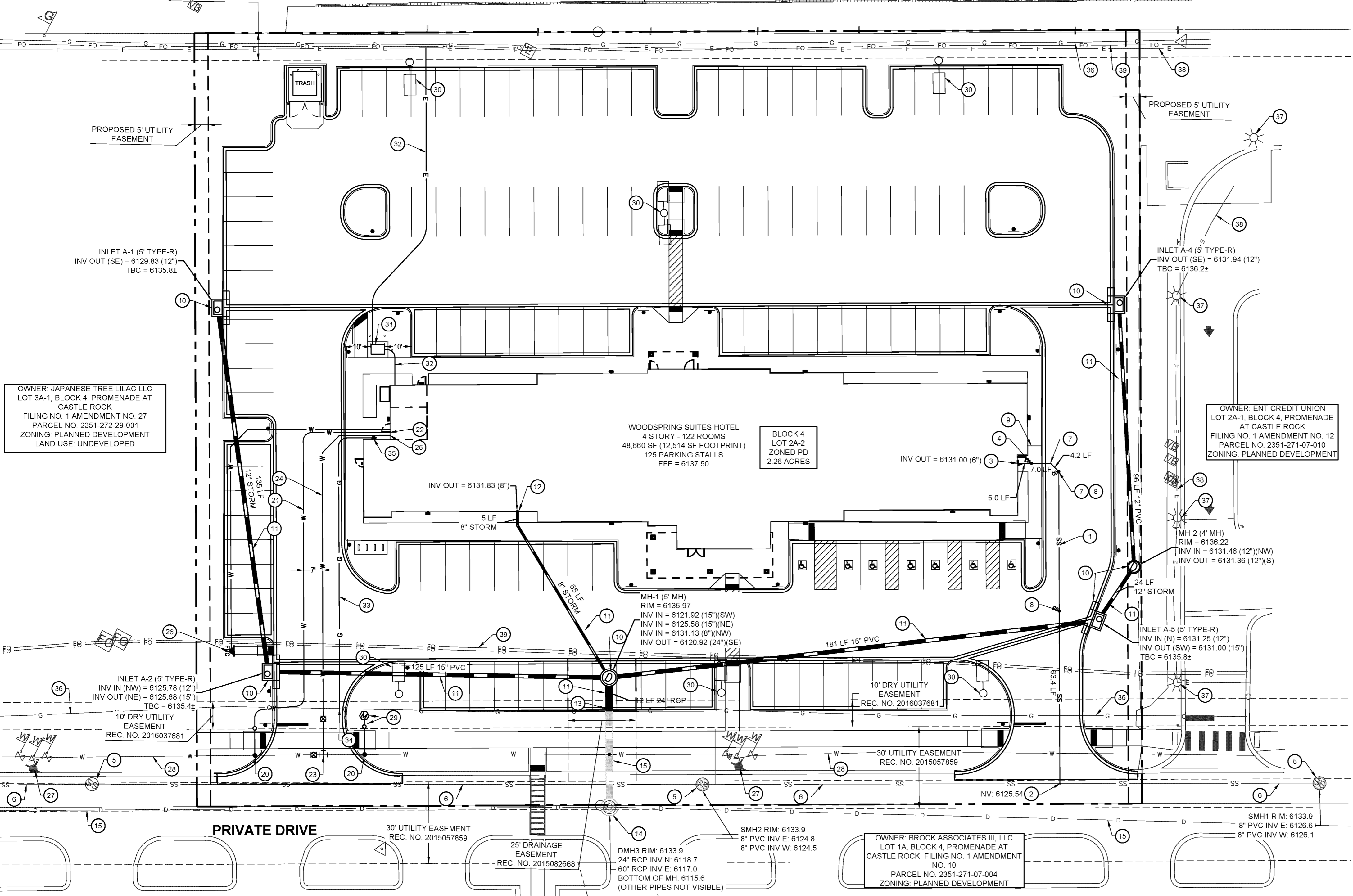
# SITE DEVELOPMENT PLAN

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

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



10' DRY UTILITY EASEMENT  
REC. NO. 2015082668



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

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

BLOCK 4  
LOT 2A-2  
ZONED PD  
2.28 ACRES

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

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

### GENERAL NOTES

- ALL ITEMS IN SCHEDULE ARE PROVIDED UNLESS NOTED OTHERWISE.
- ALL STORM INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- PIPING DOWNSTREAM OF WATER METER IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
- ALL SANITARY SEWER SERVICES ARE PRIVATE
- BACKFLOW PREVENTERS ARE REQUIRED ON ALL WATER LINES AND IRRIGATION LINES

### UTILITY LEGEND

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

### UTILITY SCHEDULE

#### SANITARY

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

#### STORMWATER

- PROPOSED STORM STRUCTURE.
- PROPOSED STORM SEWER PIPE.
- PROPOSED ROOF DRAIN CONNECTION TO STORM.
- PROPOSED CONNECTION TO EXISTING STORM STUB.
- EXISTING STORM SEWER INFRASTRUCTURE.
- EXISTING STORM SEWER PIPE.

#### WATER

- PROPOSED 8"x2" TAPPLING SLEEVE AND CORP STOP.
- PROPOSED 2" TYPE K COPPER DOMESTIC SERVICE.
- PROPOSED 2" DOMESTIC CONNECTION TO BUILDING, 2" WATER METER INSIDE BUILDING.
- PROPOSED 8"x6" TEE AND 6" GATE VALVE.
- PROPOSED 6" FIRE LINE.
- PROPOSED 6" FIRE CONNECTION TO BUILDING.
- PROPOSED FDC LOCATION.
- EXISTING FIRE HYDRANT.
- EXISTING 8" PVC WATER MAIN.
- 1/2" IRRIGATION METER PIT AND CURB STOP.

#### DRY UTILITIES

- PROPOSED SITE LIGHTING (REFER TO PHOTOMETRIC PLANS FOR FINAL LOCATION).
- PROPOSED TRANSFORMER LOCATION - GENERAL CONTRACTOR TO FINALIZE LOCATION WITH UTILITY PROVIDER.
- PROPOSED ELECTRIC SERVICE
- PROPOSED GAS SERVICE LINE.
- PROPOSED GAS CONNECTION TO MAIN.
- PROPOSED GAS METER AND CONNECTION TO BUILDING.
- EXISTING GAS MAIN.
- EXISTING LIGHT POLE.
- EXISTING UNDERGROUND ELECTRIC LINE.
- EXISTING FIBER OPTIC LINE.

#### UTILITY NOTES

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.

DATE	BY	REVISION

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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

UTILITY PLAN

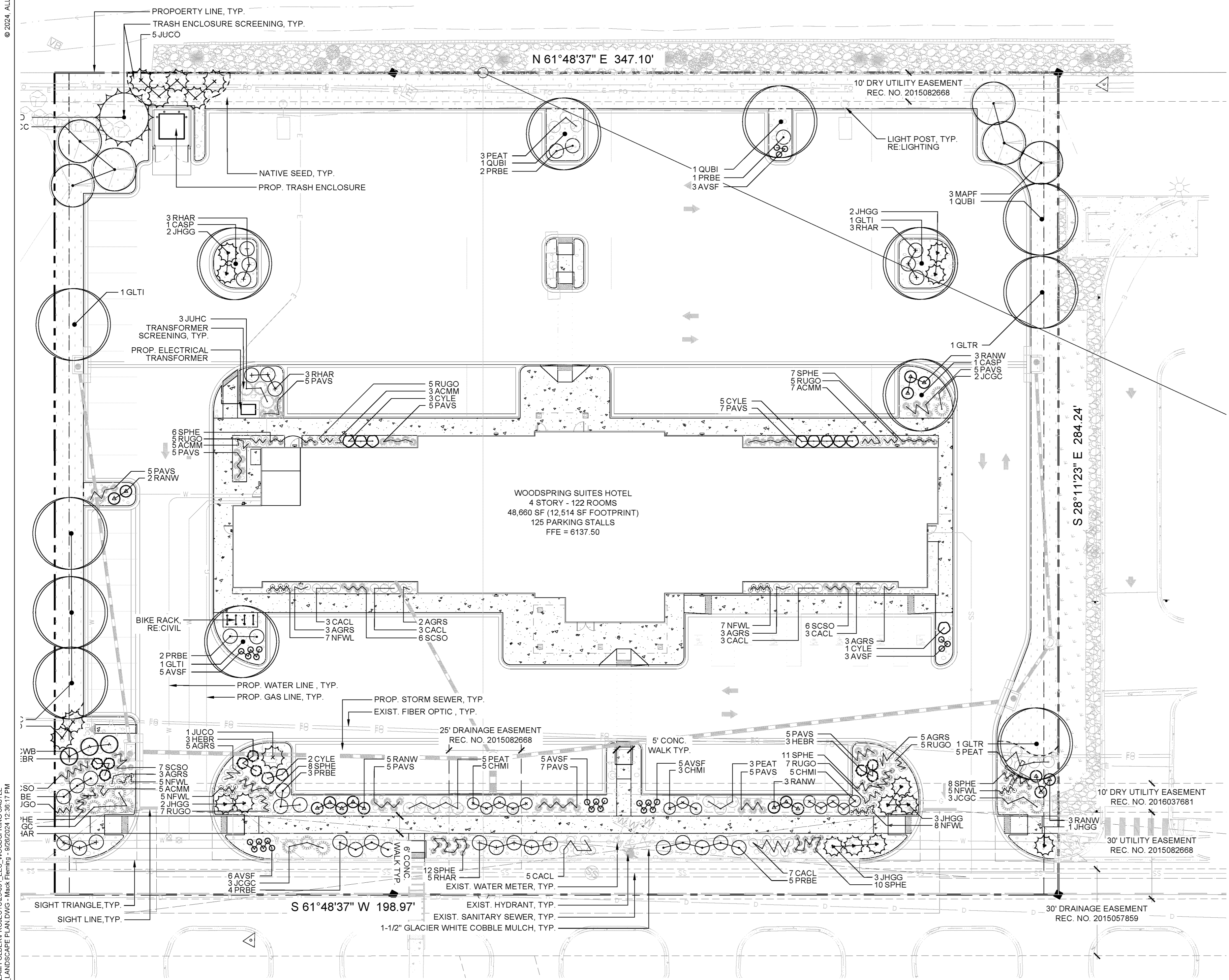
PROJECT NO.: KTD008.01  
DESIGNED BY: KH  
DRAWN BY: AG  
DATE: 5/3/2024

P3.1  
SHEET 4 OF 12

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

# SITE DEVELOPMENT PLAN

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



## LEGEND

SYMBOL	PLANT MATERIAL	SIZE	CONTAINER	HYDROZONE
Circle with dot	DECIDUOUS TREE	2" CAL	B&B	L
Circle with star	EVERGREEN TREE	6'-8' HT.	B&B	VL
Circle with cross	ORNAMENTAL TREE	6' HT. MULTI-STEM	B&B	L
Circle with horizontal lines	DECIDUOUS SHRUBS	#5	CONT.	L, VL
Circle with vertical lines	EVERGREEN SHRUBS	#5	CONT.	VL
Circle with diagonal lines	ORNAMENTAL GRASS & PERENNIALS	#1	CONT.	L, VL
Stippled pattern	LOW GROW NATIVE SEED			
Dotted pattern	NATIVE SEED			
Horizontal line pattern	1-1/2" GLACIER WHITE COBBLE MULCH			
Dashed line	LANDSCAPE EDGER			

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

## COMMERCIAL SITE INVENTORY LANDSCAPE CHART

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

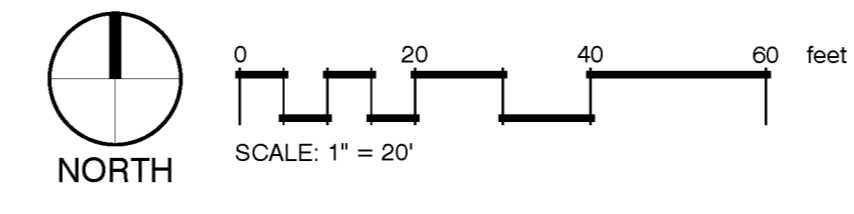
  

PARKING LOT AREA SF	PARKING LOT LANDSCAPE AREA SF	PARKING SPACES	NONLIVING AREA SF	NUMBER OF INTERIOR ISLANDS	MIN WIDTH OF INTERIOR LANDSCAPE ISLANDS	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
43,165 SF	4,993 SF	123	320 SF	2	15'	7	8	14	35

## PLANT SCHEDULE

PLANT MATERIAL	HYDROZONE	AREA	QUANTITY
<b>DECIDUOUS SHADE TREES</b>	LOW		<b>13</b>
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND			
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH			
<b>ORNAMENTAL TREES</b>	LOW		<b>6</b>
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
<b>EVERGREEN TREES</b>	VERY LOW		<b>1</b>
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH			
<b>DECIDUOUS SHRUBS</b>	VERY LOW/LOW		<b>156</b>
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
<b>EVERGREEN SHRUBS</b>	VERY LOW		<b>36</b>
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
<b>ORNAMENTAL GRASSES</b>	VERY LOW/LOW		<b>146</b>
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
<b>PERENNIAL PLANTING BEDS</b>	VERY LOW/LOW	AREA	<b>650 SF</b>
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
<b>ANNUAL PLANTING BEDS</b>	n/a	AREA	<b>n/a</b>
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER			
<b>NATIVE SEED</b>	LOW	AREA	<b>11,100 SF</b>
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON			

## 1 LANDSCAPE PLAN



C:\USERS\MACHEL\EMING\VALERIAN\TEAM\FOLDER\PROJECTS\93-491\LEES\_WOODSPRING CASTLE ROCK\2025\WORKING\2025-24\_SDP\_SUBMITTAL\_2025-24\_LANDSCAPE PLAN.DWG - Muck Fleming - 09/26/24 12:36:17 PM

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**  
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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

REVISION	BY	DATE
No. 1	MF	06/21/24
2	MF	08/23/24
3	MF	09/26/24

VALERIAN  
 LANDSCAPE ARCHITECTURE & PLANNING

**K2 CIVIL CONSULTANTS**

PRELIMINARY NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN

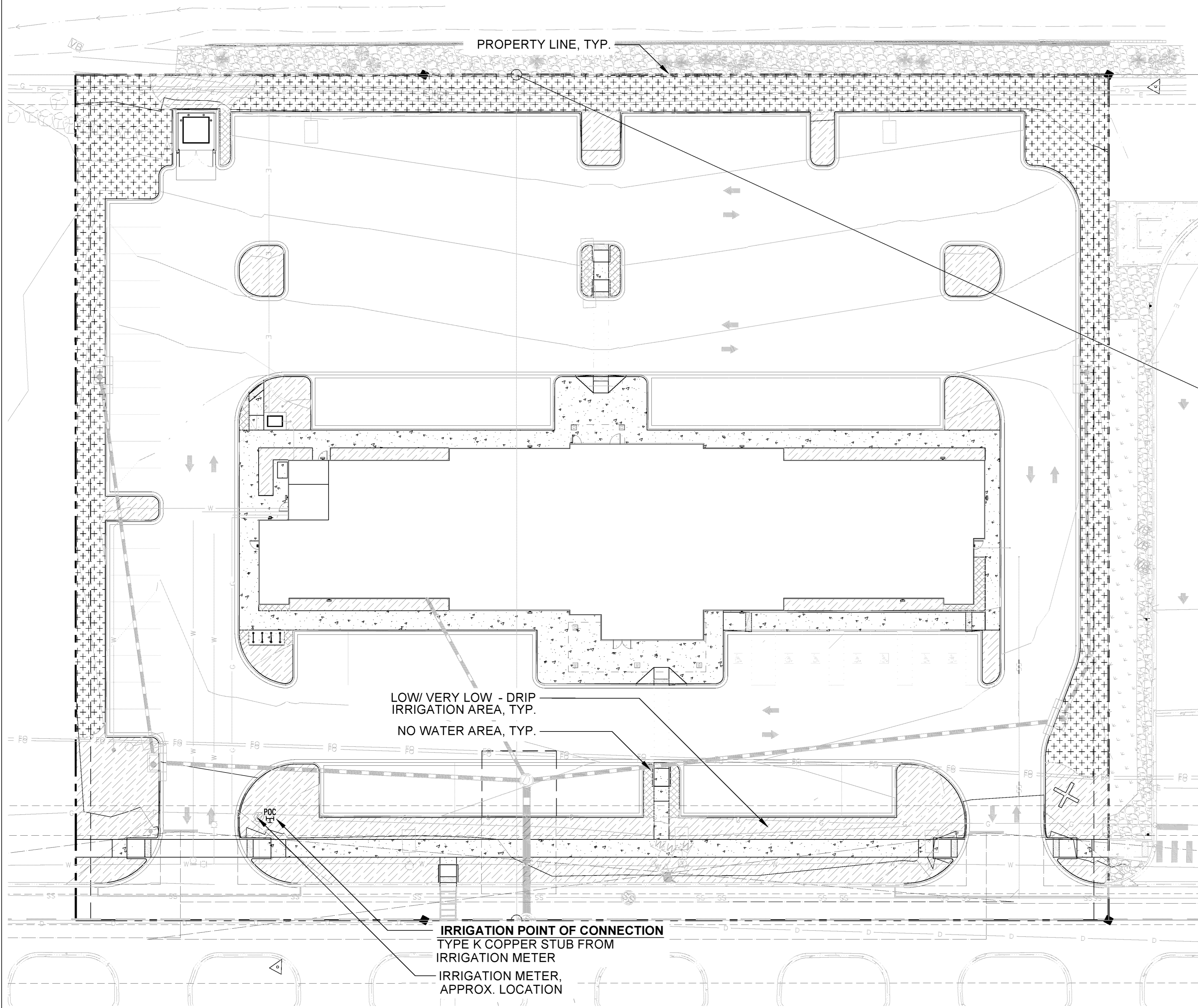
PROJECT NO: KTD008.01  
 DESIGNED BY: KH  
 DRAWN BY: AG  
 DATE: 5/3/2024

**L1.0**  
 SHEET 5 OF 12

# SITE DEVELOPMENT PLAN

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

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## LEGEND

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



## CLWUR (Composite landscape water use rating) Chart

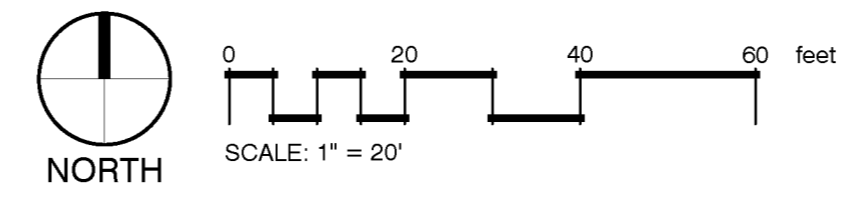
Project Name: Woodspring Suites

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

## CASTLE ROCK STANDARD NOTES:

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

1 HYDROZONE PLAN



CAUSERS/MACHEL/EM/VALERIAN/DROPROVALERIAN/TEAM FOLDER/PROJECTS/2024-01\_EES\_WOODSPRING CASTLE ROCK/2-WORKING/2024-09-24\_SDP SUBMITTAL 2024-09-24\_HYDROZONE PLAN.DWG - Malik Flaming - 9/26/2024 12:36:21 PM

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
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REVISION	BY	DATE
1	MF	06/21/24
2	MF	08/23/24
3	MF	09/26/24

No. 1 2 3

SUBMITTAL #2  
 SUBMITTAL #3  
 SUBMITTAL #4

VALERIAN  
LANDSCAPE ARCHITECTURE AND IRRIGATION

K2 CIVIL CONSULTANTS

PRELIMINARY  
 NOT FOR CONSTRUCTION

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

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

**IR1.0**  
 SHEET 6 OF 12

# SITE DEVELOPMENT PLAN

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

KEYNOTE LEGEND	
1.01	SIGNAGE BY OWNER, UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE VENEER - DRYSTACK - ELDORADO STONE - ROUGH CUT - MOONLIGHT
4.02	MANUFACTURED STONE VENEER - DRYSTACK - ELDORADO STONE - RIVENWOOD - SHELTER COVE
4.03	MANUFACTURED STONE CAP OR SILL
6.03A	CEMENT BOARD TRIM
6.06B	CEMENT BOARD FASCIA PANEL 1X16
6.12	WOOD BEAM, RE. STRUCT. - STAINED - SW WoodScapes Exterior Semi-Transparent Stain SW5331 - Blue Shadow
6.14	WOOD COLUMN, RE. STRUCT. - STAINED - SW WoodScapes Exterior Semi-Transparent Stain SW5351 - Blue Shadow
7.01A	STUCCO TRIM
7.01B	STUCCO TRIM
7.02	PRE-FINISHED METAL COPING - BERRIDGE - CHARCOAL GREY
7.04A	STUCCO OVER METAL LATH - ESR 1194
7.04B	STUCCO OVER METAL LATH - ESR 1194
7.07	CORRUGATED METAL PANEL - WESTERN STATES - RUSTIC RAWHIDE
8.02B	HOLLOW METAL DOOR
8.03	48" X 54" VINYL SLIDING WINDOWS, TYP.
8.04	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ INSULATED LOW-E GLAZING
15.01	THRU-WALL HVAC UNIT W/ GRILLE FLUSH W/ EXT. MATERIAL FINISH & TO MATCH ADJACENT COLOR
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF. ELEC. DWGS.
16.02	PROPOSED KNOX BOX - COORDINATE LOCATION WITH FIRE DEPARTMENT.
16.04	WOOD FRAMED CANOPY WITH STEEL TIE-RODS
16.06	LIGHT FIXTURE, REF. ELEC. DWGS.
16.08	PROVIDE NFPA 704 PLACKARD MEETING FIRE DEPARTMENT REQUIREMENTS.
16.09	ROOF OVERFLOW DISCHARGE NOZZLE - 18" ABOVE GRADE - RE: PLUMB.

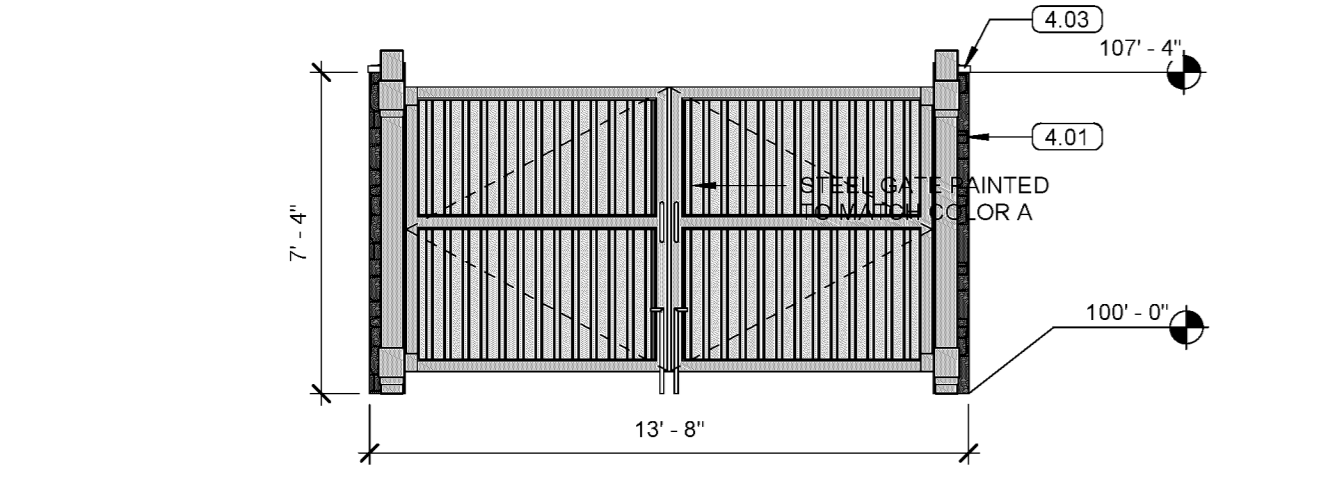
DATE	BY	REVISION	No.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

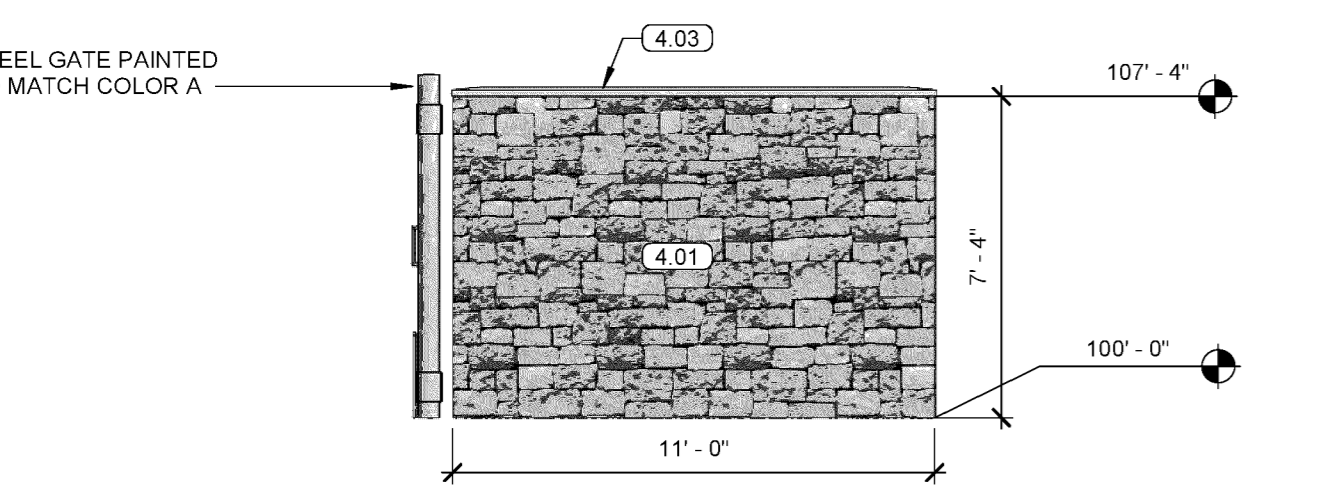
**1 architecture**  
ARCHITECTURE - PLANNING - INTERIORS  
8400 E. CRESENT PARKWAY, SUITE 160  
GREENWOOD, CO 80111  
PHONE: 726-881-1600

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

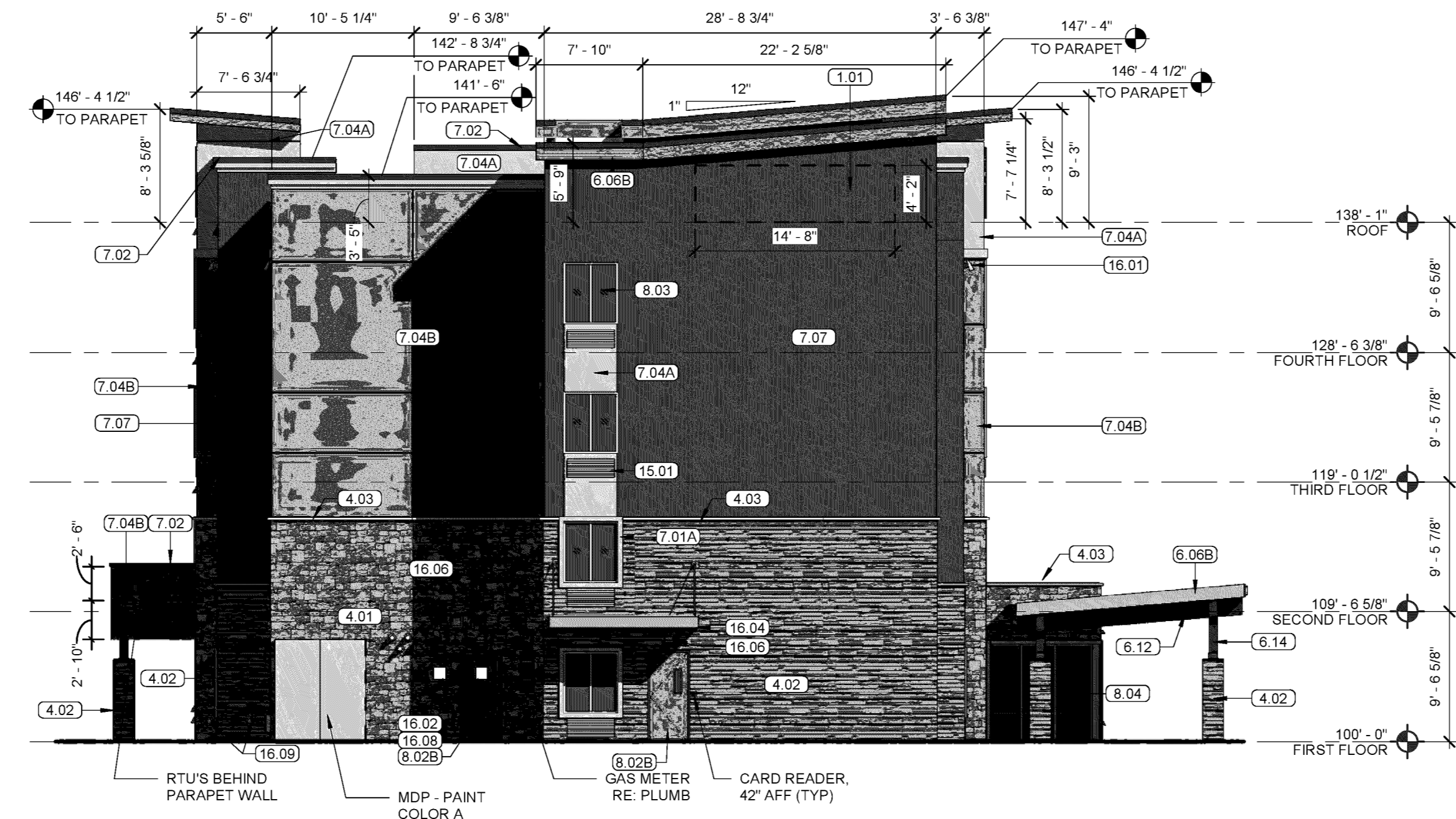
PROJECT NO: C0537  
DESIGNED BY: BG  
DRAWN BY: FM  
DATE: 08/23/2024  
**AS2.1**  
SHEET 7 OF 12



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



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



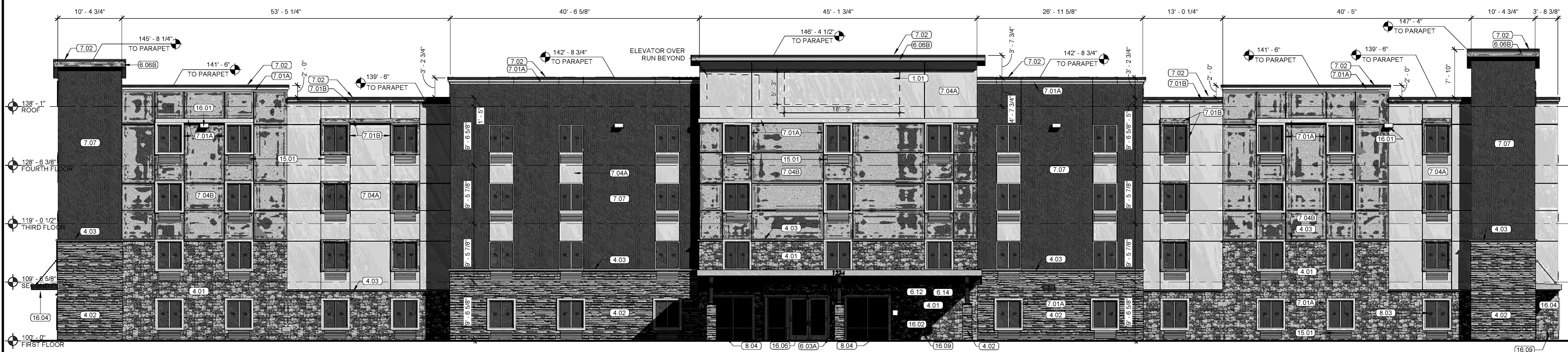
**2 WEST ELEVATION**  
1/8" = 1'-0"

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

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

**COLOR SCHEDULE:**

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



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

**811**  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.  
**Know what's below. Call before you dig.**

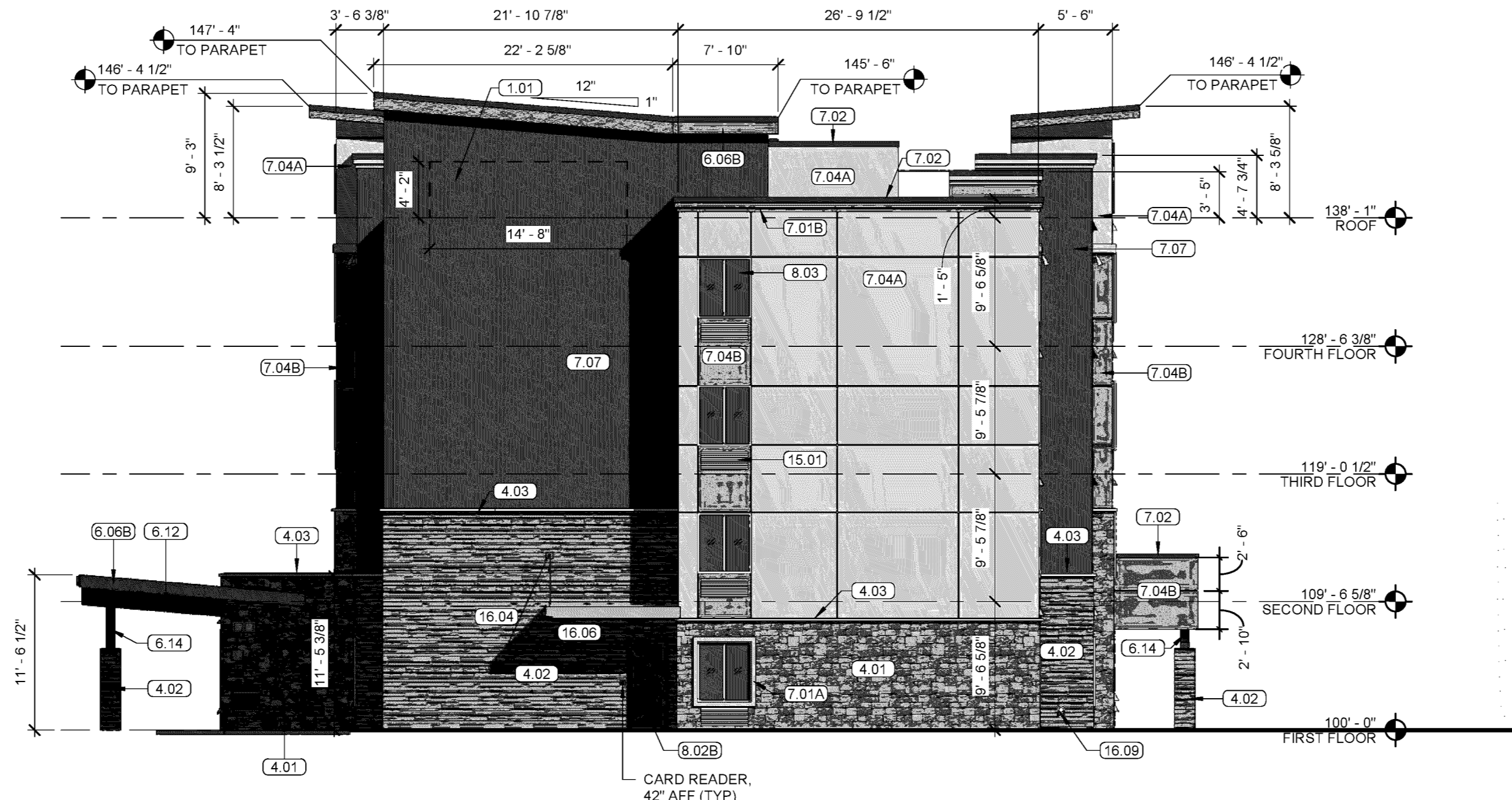
SITE DEVELOPMENT PLAN  
WOODSPRING SUITES - CASTLE ROCK  
LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK  
FILING NO. 1, AMENDMENT NO. 27  
TOWN OF CASTLE ROCK PROJECT NO. SDP24-0018

# SITE DEVELOPMENT PLAN

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

## KEYNOTE LEGEND

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



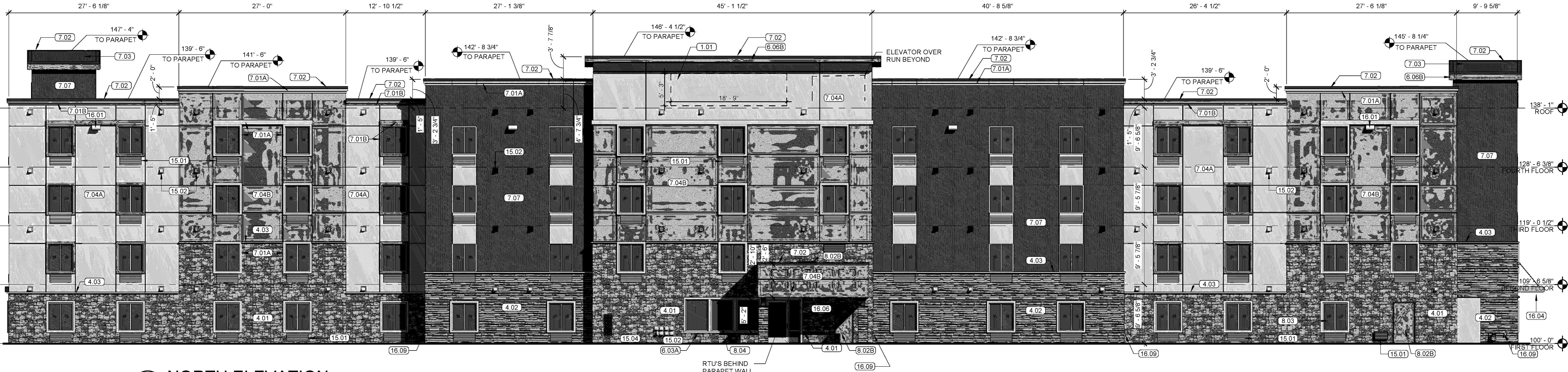
**2 EAST ELEVATION**  
1/8" = 1'-0"

- NOTES:**
- GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
  - REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
  - ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
  - EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
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**COLOR SCHEDULE:**

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



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

NO.	REVISION	BY	DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**1 architecture**  
ARCHITECTURE - PLANNING - INTERIORS  
8400 E. CRESENT PARKWAY, SUITE 100  
GREENWOOD CO 80111  
VOICE: 726-881-1600

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

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

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

**AS2.2**  
SHEET 8 OF 12

811

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

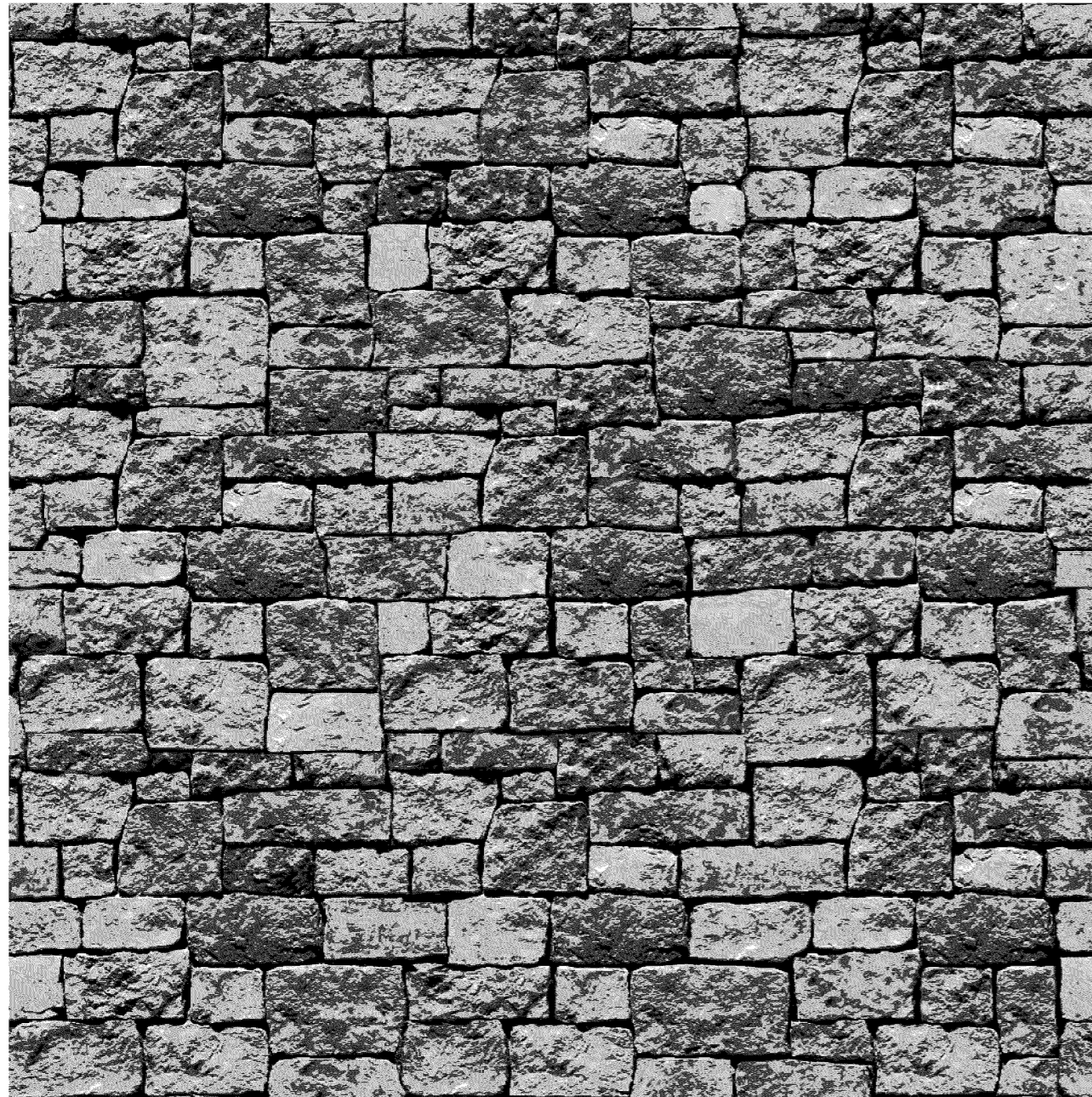
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Know what's below. Call before you dig.

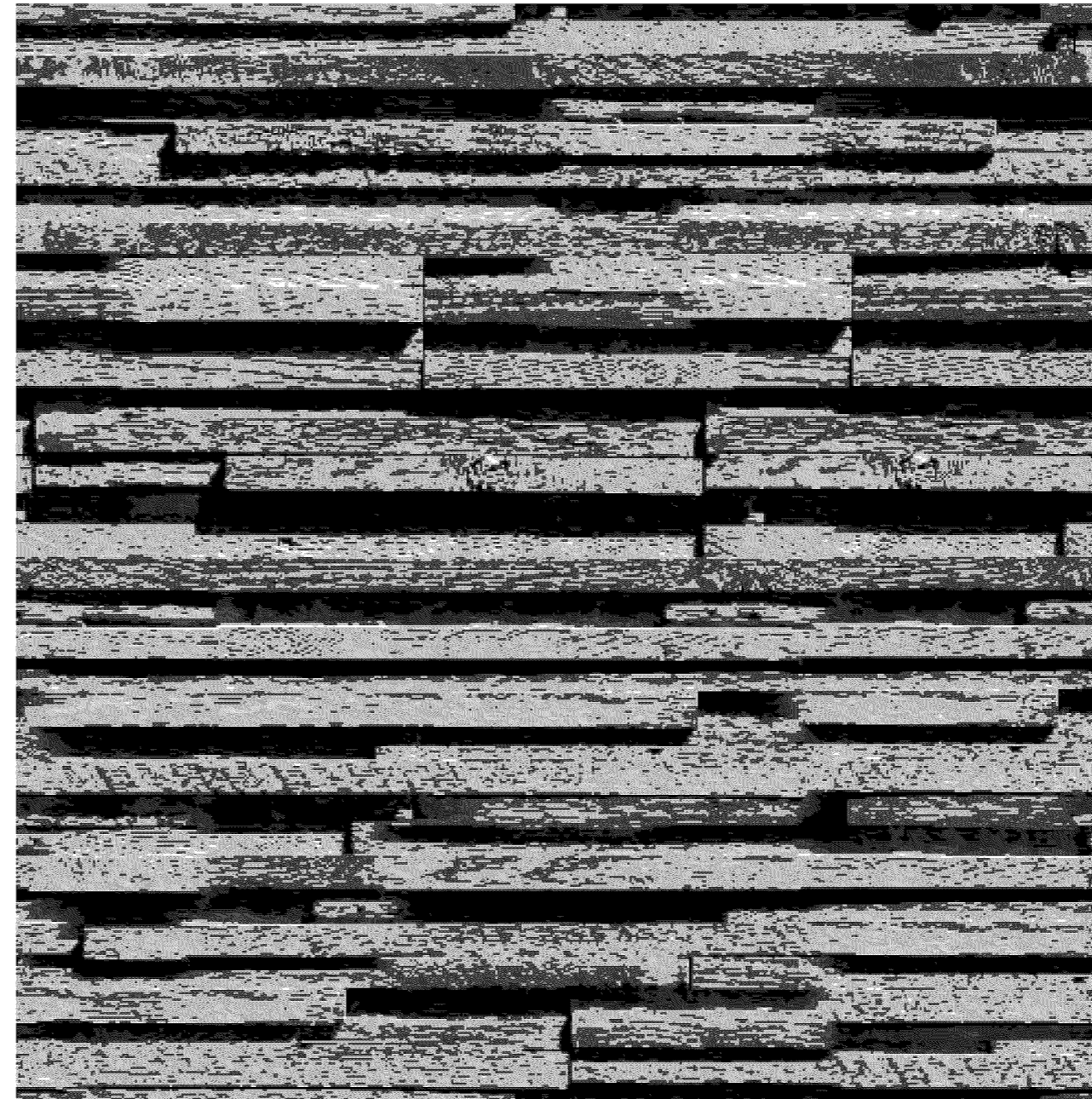
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# SITE DEVELOPMENT PLAN

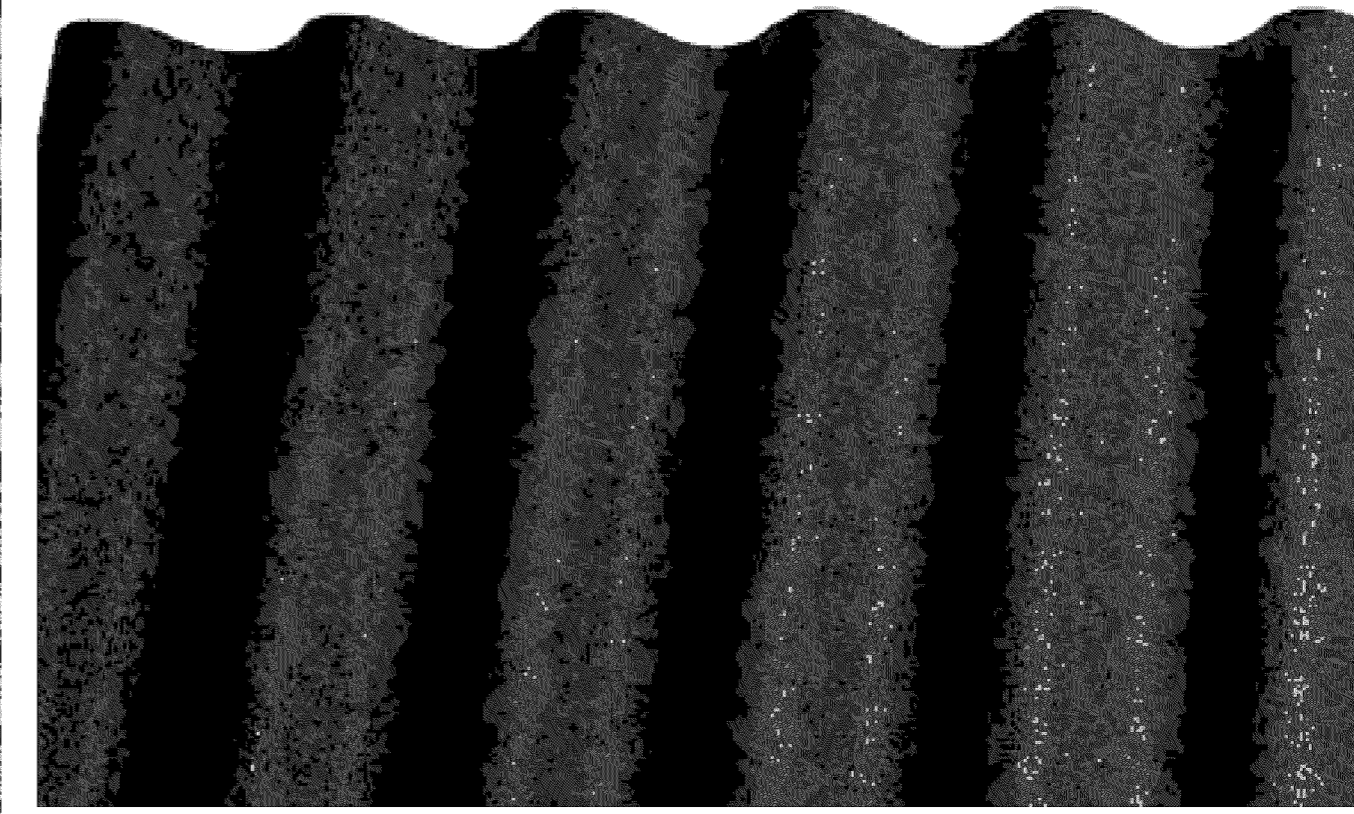
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 PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



DRYSTACK STONE: ELDORADO ROUGHCUT "MOONLIGHT"



DRYSTACK STONE: ELDORADO RIVENWOOD "SHELTER COVE"



CORRUGATED METAL PANEL - WESTERN STATES - RUSTIC RAWHIDE

SW 9110

## Malabar

FULL DETAILS ^

LRV: 53 ⓘ Available in: Interior/Exterior

RGB: 207 / 190 / 169 Color Family(s): Yellow

Hex Value: #CFBEA9

Location Number: 205-C2

SW 9559

## Scattered Showers

FULL DETAILS ^

LRV: 22 ⓘ Available in: Interior/Exterior

RGB: 125 / 130 / 135 Color Collections: Emerald Designer, Eclat, Minimal, Modern

Hex Value: #7B8289 Color Family(s): Neutral



METAL PARAPET FLASHING: BERRIDGE "CHARCOAL GREY"

No.	REVISION	BY	DATE

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**1 architecture**  
 ARCHITECTURE - PLANNING - INTERIORS  
 8400 E. CRESENT PARKWAY, SUITE 100  
 GREENWOOD VILLAGE, CO 80111  
 VOICE: 720-881-1800

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

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

**AS3.1**  
 SHEET 9 OF 12

**811**  
 CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
**1-800-922-1987 or 811**  
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 DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG.  
 GRADE, OR EXCAVATE FOR THE MARKING OF  
 UNDERGROUND MEMBER UTILITIES.  
 Know what's below.  
 Call before you dig.

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

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# SITE DEVELOPMENT PLAN

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

Site Luminaire Summary Table

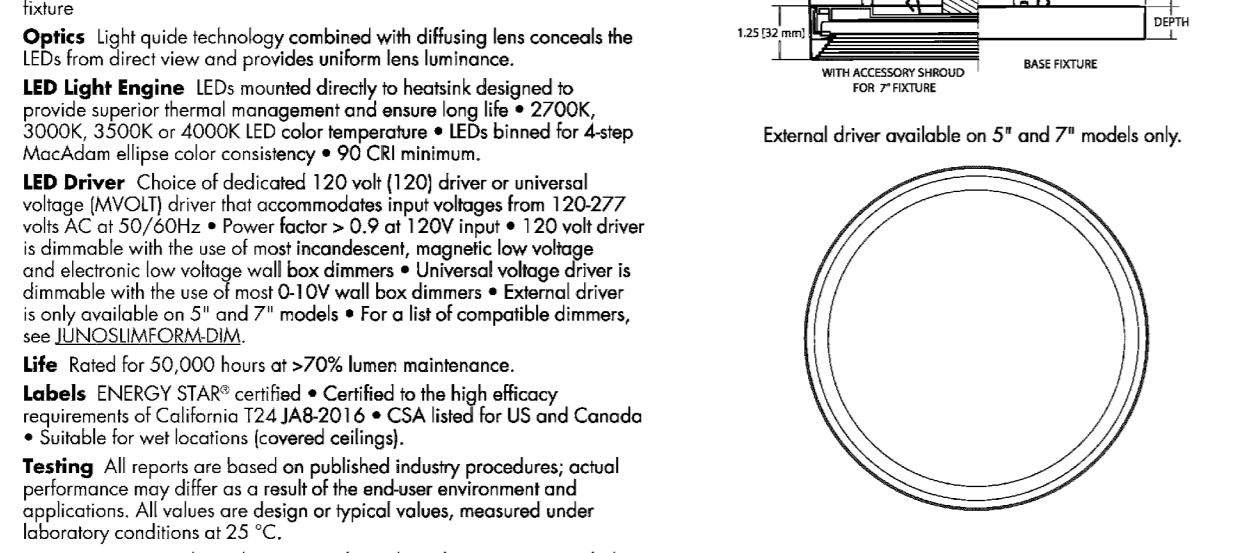
Luminaire																	
ID/	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish
A1	JUNO	JSF	JSF51N10LMB0K9CRIMVOLTZTWH	5" FLAT THIN LED	Y	TYPE V	120/277 V	Y	6	SOFFIT	8FT	LED	10	700	3000K		1 WHITE
L	LITHONIA	LDN4CYL	LDN4CYL-30-07-104-BR-LD-MVOLT	4" WALL MOUNT CYLINDER	Y	TYPE V	120 V	N	3	WALL	8FT	LED	9	750	3000K		1 DARK BRONZE
F	LITHONIA	WPX LED	WPX3LED-30K-MVOLT-DBXD	WALL PACK	Y	TYPE III	120 V	Y	9	WALL	35FT	LED	69	9200	4000K		1 BRONZE
SA31	LUMARK	PREVAIL	PRV-PA1A-740-U-T3-HSS-HP-BK	SINGLE POLE LIGHT W/HOUSE	Y	TYPE III	120/277 V	Y	5	POLE	18FT	LED	54	7,277	4000K		1 BLACK
SA32	LUMARK	PREVAIL	PRV-PA1B-740-U-T3-BK	DOUBLE POLE LIGHT	Y	TYPE III	120/277 V	Y	1	POLE	22 FT	LED	74	9,857	4000K		1 BLACK
SA33	LUMARK	PREVAIL	PRV-PA2A-740-U-T3-HSS-HP-BK	SINGLE POLE LIGHT W/HOUSE	Y	TYPE III	120/277 V	Y	2	POLE	22 FT	LED	112	11,626	4000K		1 BLACK

## FIXTURE 'A1'

**JUNO**  
Project: \_\_\_\_\_  
Fixture Type: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contact/Phone: \_\_\_\_\_

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

**PRODUCT SPECIFICATIONS**  
**Construction** Shallow, less than 1", solid ring with white finish • Non-conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture  
**Optics** Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminaire  
**LED Light Engine** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum  
**LED Driver** Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 5" and 7" models • For a list of compatible dimmers, see JUNOSLIMFORMDIMM  
**Life** Rated for 50,000 hours at >70% lumen maintenance  
**Labels** ENERGY STAR® certified • Certified to the high efficacy requirements of California 124 JAB-2016 • CSA listed for US and Canada • Suitable for wet locations (covered ceilings)  
**Testing** All reports are based on published industry procedures, actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.  
**Warranty** 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions  
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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

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

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

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

AcuityBrands One Lithonia Way • Cary, NC 27513 • Phone 1-800-705-SERV (7378) • Visit us at www.acuitybrands.com  
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## FIXTURE 'A1'

**JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS FOR J-BOX INSTALLATION 5", 7", 11", 13" ROUND JSF SERIES**

**PERFORMANCE DATA**

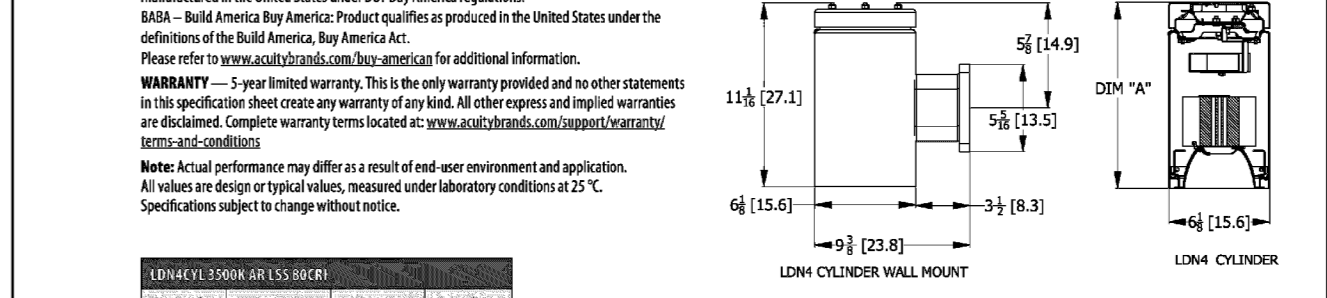
	JSF 5IN		JSF 7IN		JSF 11IN		JSF 13IN	
	120V	MVOLT	120V	MVOLT	120V	MVOLT	120V	MVOLT
Lumens	700	700	1000	1000	1300	1300	1800	1800
CRI	90CRI		90CRI		90CRI		90CRI	
CCT	27K, 30K, 35K, 40K		27K, 30K, 35K, 40K		27K, 30K, 35K, 40K		27K, 30K, 35K, 40K	
Voltage	120V	120V/277V	120V	120V/277V	120V	120V/277V	120V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

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## FIXTURE 'L'

**LITHONIA LIGHTING**  
Color: \_\_\_\_\_  
Name: \_\_\_\_\_  
Type: \_\_\_\_\_

**FEATURES & SPECIFICATIONS**  
**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Heavy gauge aluminum housing.  
Ceiling mount for direct installation to 4" octagonal or square junction box.  
Frosted recessed entry for 3/8" National Pipe Thread stem; wires supplied by others.  
Textured polyester powder paint finish standard.  
Multiple ceiling, pendant, cord, and wall mount options available.  
**OPTICS** — LEDs are binned to 3-step SDCM; 90 CRI minimum, 90 CRI optional.  
LED light source concealed with diffusing optical lens.  
General illumination lighting with 1.5 SDCM and 55° cutoff to source and center image.  
54° Ranged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.  
**ELECTRICAL** — 120V with 120-277V, 50/60Hz; 0-10V dimming drivers mounted to junction box, 90% or 94% minimum dimming level available.  
347V available option; transformer must be field-installed to an accessible remote-mounted junction box.  
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.  
70% lumen maintenance at 60,000 hours.  
**LISTINGS** — Certified to US and Canadian safety standards. Drop location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.  
**GOVERNMENT PROCUREMENT** — BAA — Buy America Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under 48 CFR Buy American regulations.  
BABA — Buy America Act: Product qualifies as produced in the United States under the definitions of the Buy America Act.  
Please refer to www.acuitybrands.com/buy-america for additional information.  
**WARRANTY** — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions  
**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



**LDN4CYL 4" CYLINDER WALL MOUNT**

Item #	Item Name	Price
1000	CEILING MOUNT (FROG)	10-13/16
1500	CERAMIC INSULANT W/1" GASKET (FCM 1/2")	10-13/16
2000	PENDANT MOUNT (PM)	10
2500	PERMANENT RECESS W/1" GASKET (PRP 1/2")	11
3000	CABLE MOUNT (ACE)	9-13/16

**DOWNLIGHTING**

Item #	Item Name	Price
1000	CEILING MOUNT (FROG)	10-13/16
1500	CERAMIC INSULANT W/1" GASKET (FCM 1/2")	10-13/16
2000	PENDANT MOUNT (PM)	10
2500	PERMANENT RECESS W/1" GASKET (PRP 1/2")	11
3000	CABLE MOUNT (ACE)	9-13/16

## LDN4CYL

AcuityBrands Lighting  
Color: \_\_\_\_\_  
Name: \_\_\_\_\_  
Type: \_\_\_\_\_

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN4CYL 35/15 LDAB LSS MVOLT E21 FCM DW/HS

Series	Color temperature	Lumens	Aperture/Trim Color	Finish	Voltage
LDN4CYL 4" cylinder	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens	EDX Downlight LWP Walkway	AR Clear WR White BR Black	MVOLT Multi-volt 120 120V 277 277V

Driver	Mounting	Options	Architectural Colors
GD 0-10V driver class to 10%	FCM Ceiling mount	SP Single face SHN High CRI (90+)	DWHS Matte white (standard) DRL Black DWH Glossy white DAB Medium bronze DPA Natural aluminum DSS Sandstone DCC Charcoal grey DPC Terracotta DAB Bright red DDB Steel blue
GE 0-10V driver class to 1%	TRV Wall mount	TRV Wall location	
ACC 0-10V driver class to 1%	ACC 0 100' aircraft cable and cord mount ACC100 1 150' aircraft cable and cord mount	Light Options: NPP102 0 night network pass-thru pack with 0-10V dimming for non-recessed drivers (G270, G275, G276, G277) NPP102R 0 night network pass-thru pack with 0-10V dimming for non-recessed drivers (G270, G275, G276, G277) on emergency circuit NPS102Z 0 night dimming pack systems 0-10V recessed drivers (G270, G275) NPS102ZR 0 night dimming pack systems 0-10V recessed drivers (G270, G275), ER controls for network emergency circuit	

**Option value** | **Restriction** | **Option Value Ordering Restrictions**

URS	Not available in AEC regions.	
URS BR	Not available with frosted.	
TRV	Supplied with 10' supply and dimming connections.	
ACC, ACC100	White cord supplied with white hoses. All other finishes supplied with black cord.	
SP	Also specify voltage: 120 or 277.	
NPP102, NPP102R, NPS102Z, NPS102ZR	Specify voltage. E1 for use with generator supply (E1 power). Will require an emergency hot lead and normal hot lead. Interface remote mounted. Access panel (supplied by others) recommended. See US SDCM requirements for operation table.	
Architectural Colors	Not available with AEC & AEC/RE mounting options.	
CYS, CYS BR	Additional color and finish restrictions: see www.lithonia.com/products. Color and length of stem must be specified (from 5" to 240" in even increments in minimum sections of 4"). Ex.: CYS06 20WHS. Ceiling attachment for interior use. Consult factory for exterior use. SPT 347/120 75W.	

Accessories: Order as separate catalog number. (Link to response)  
CYS 0 1/8" stem and canopy with 5" "hang straight" swivel  
CYS BR 1/8" stem and canopy with 5" "hang straight" swivel  
SPT 347/120 75W BR 0 347V dry-dock standard stem

LITHONIA LIGHTING  
DOWNLIGHTING: One Lithonia Way Cary, NC 27513 Phone 800-705-SERV (7378) www.lithonia.com © 2015-2024 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/21/24

**811**  
Know what's below. Call before you dig.  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJECT NO: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PH.2  
SHEET 11 OF 12

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
No. \_\_\_\_\_  
PRELIMINARY NOT FOR CONSTRUCTION  
WOODSPRINGS SUITES - CASTLE ROCK  
PROMENADE PARKWAY, CASTLE ROCK, CO  
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