

Site Development Plan

LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS STATE OF COLORADO

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: (303) 260-7277
 FAX: (303) 260-7282
 711 N CASCADE AVE
 COLORADO SPRINGS, CO 80903
 TELEPHONE: (719) 667-1972

LEGAL DESCRIPTION:
 LOT 4A, CASTLE PINES COMMERCIAL FILING NO.10A, AMENDMENT NO.2

- 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 SHALL 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 4.3E AND 8.2.3A 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 LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS
 - NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 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 CONCEPTUAL 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.
 - THE PURPOSE AND USE OF ALL THE TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
 - 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 THE RE-PLAT
 - THIS SITE IS ZONE PLANNED DEVELOPMENT PD -TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE CASTLE PINES COMMERCIAL PRELIMINARY P.D. PLAN, PLANNED UNIT DEVELOPMENT MAP RECORDED OCTOBER 13, 1987 AT RECEPTION NO. 8728368, AND AMENDMENT THERETO RECORDED APRIL 24, 1992 UNDER RECEPTION NO. 9213909, AND AMENDMENT RECORDED JULY 14, 1995 UNDER RECEPTION NO. 9531412, AND AMENDMENT RECORDED SEPTEMBER 1, 2000 UNDER RECEPTION NO. 6157.
 - 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.
 - RETAINING WALLS. SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
 - 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 OF THE MUNICIPAL CODE.
 - A TECHNICAL CRITERIA VARIANCE FOR UTILITY EASEMENT CROSS SLOPES IN EXCESS OF 4% AND LONGITUDINAL SLOPES IN EXCESS OF 10% HAS BEEN REQUESTED FOR THE AREA BETWEEN THE PARKING DRIVE AND WHERE THE EASEMENT PARALLELS MEADOWS PKWY.

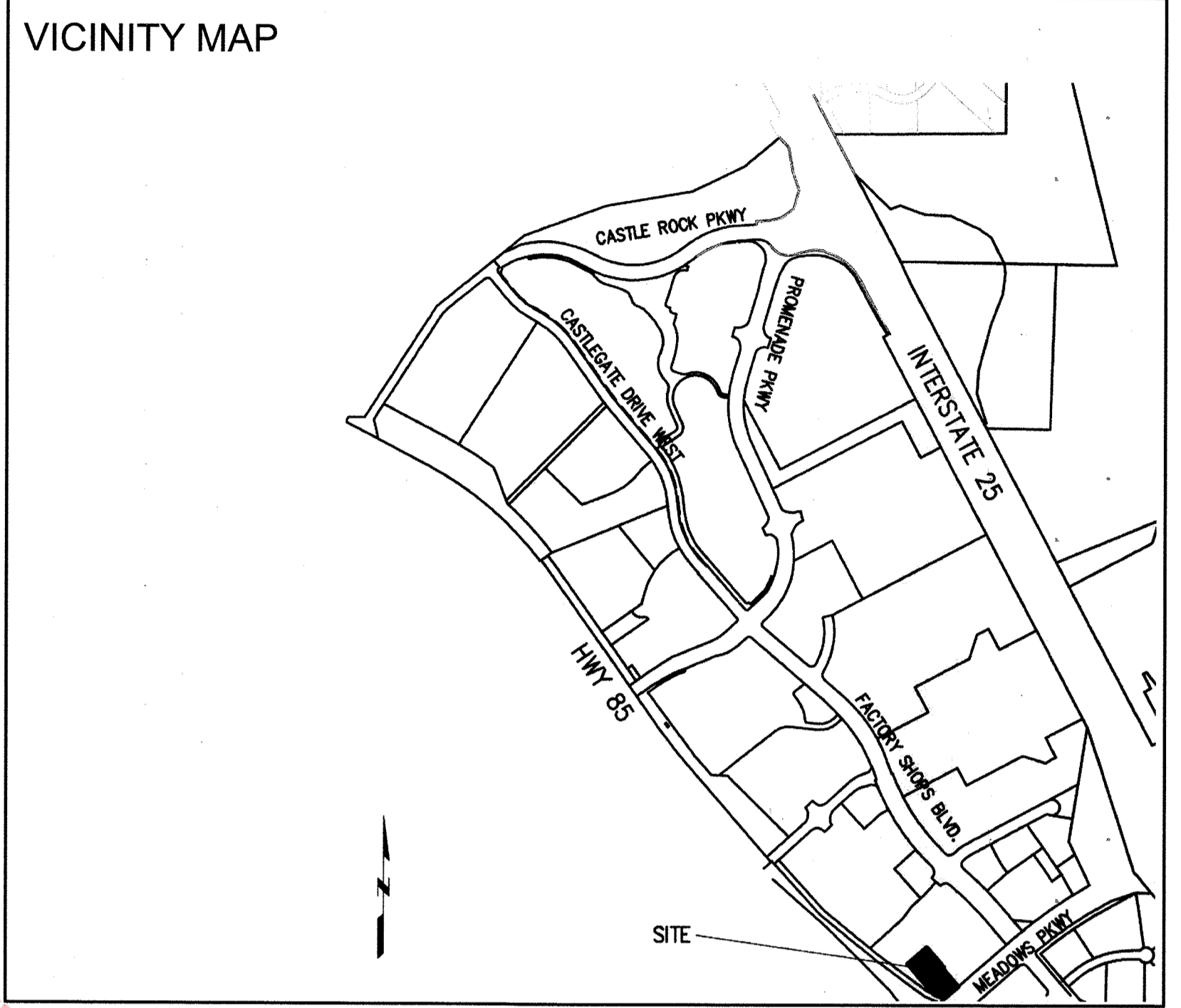
- FIRE NOTES:**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
 - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF 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.

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 JUNE 26, 2015 AT RECEPTION NO. 2015061181, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CIBC BANK USA F/K/A THE PRIVATEBANK AND TRUST COMPANY
 BY: [Signature] DATE April 24, 2018

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF April, 2018
 BY Jane Kachadurian Maria Director OF CIBC BANK USA F/K/A THE PRIVATEBANK AND TRUST COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL.
Michelle Sanchez
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: June 7, 2021



APPROVALS

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 13TH DAY OF MAY, 2018 AT RECEPTION NO. 2018025943

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

RECORDER'S CERTIFICATION

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:44 PM ON THE 13TH DAY OF MAY, 2018 AT RECEPTION NO. 2018025943

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature]

SHEET INDEX

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|--------|-----------------------|
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| 8 OF 9 | SITE PHOTOMETRIC PLAN |
| 9 OF 9 | PHOTOMETRIC DETAILS |

TITLE CERTIFICATION

[Signature] AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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 4.26.2018
 AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF April, 2018 BY Scott Bennett
 WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: January 2, 2022

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.

WESTERN SAND CHERRY, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 BY: PROMENADE CASTLE ROCK, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 ITS MANAGING MEMBER
 BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
 A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature] DATE 4/29/18
 DONALD G. PROVOST, MANAGER

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF April, 2018
 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 WESTERN SAND CHERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
Michelle Sanchez
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: June 7, 2021

PROJECT TEAM:

| | |
|--|--|
| PROPERTY OWNER: BLUE CHIP JUNIPER, LLC 5750 DTC PARKWAY, SUITE 210 TEL: (303) 771-4004 | LIGHTING ENGINEER: MEP ENGINEERING INC 6402 S TROY CIRCLE CENTENNIAL, CO 80111 TEL: (303) 936-1633 |
| ARCHITECT: DESIGN EDGE ARCHITECTS 482 S BROADWAY, SUITE 100 DENVER, CO 80209 TEL: (303) 260-7277 | LANDSCAPE ARCHITECT: LIME GREEN DESIGN 900 E LOUISIANA AVE. SUITE 289 DENVER, CO 80210 TEL: (303) 733-7558 |
| CIVIL ENGINEER: ELEVATION CONSULTING GROUP LTD PO BOX 280869 LAKEWOOD CO 80226 TEL: (303) 204-5065 | LAND SURVEYOR AZTEC CONSULTANTS, INC 300 E MINERAL AVE STE 1 LITTLETON CO 80122 TEL: (303) 713-1698 |

SURVEYOR'S CERTIFICATION

I DEREK BROWN, 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.

[Signature]
 DEREK BROWN, P.L.S # 38064
 REGISTERED LAND SURVEYOR
 AZTEC CONSULTANTS, INC
 300 E MINERAL AVE STE 1
 LITTLETON CO 80122
 (303) 713-1698

BASIS OF BEARINGS AND BENCHMARK

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING NORTH 00°05'15" EAST, A DISTANCE OF 2705.77 FEET WITH THE SOUTH 1/4 CORNER OF SAID SECTION 22 BEING MONUMENTED BY A NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38064 2016" IN A MONUMENT BOX AND THE CENTER QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A NO. 6 REBAR W/ 2-1/2" ALUMINUM CAP STAMPED "LS 6935 1992"

BENCHMARK: (KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' X 15' EXPOSED AREA OF OUTCROPPING BEDROCK. 149.9' EAST OF THE NEAR RAIL. 50.9' WEST OF 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 FIBERGLASS WITNESS POST.
 DATUM: NAVD83
 ELEVATION: 6222.12

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER DEDICATION AGREEMENT, RECORDED ON THE 14TH DAY OF JULY, 1995 IN BOOK 1274 AT PAGE 2057 UNDER RECEPTION NO. 9531415 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND ACCORDINGLY SFE ARE DEBITED FROM THE WATER BANK.

CIVIL ENGINEER STATEMENT

I BRADFORD R. DISNER, PE # 37652, 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 ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

[Signature] DATE 4/18/18
 REGISTERED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0048
 LOT 4A, CASTLE PINES COMMERCIAL
 FILING NO. 10 A, AMENDMENT NO. 2

ISSUED:

| | |
|-------------------|------------|
| SDP SUBMITTAL | 12-11-2017 |
| SDP RESUBMITTAL 1 | 01-19-2018 |
| SDP RESUBMITTAL 2 | 02-28-2018 |
| SDP RESUBMITTAL 3 | 04-05-2018 |

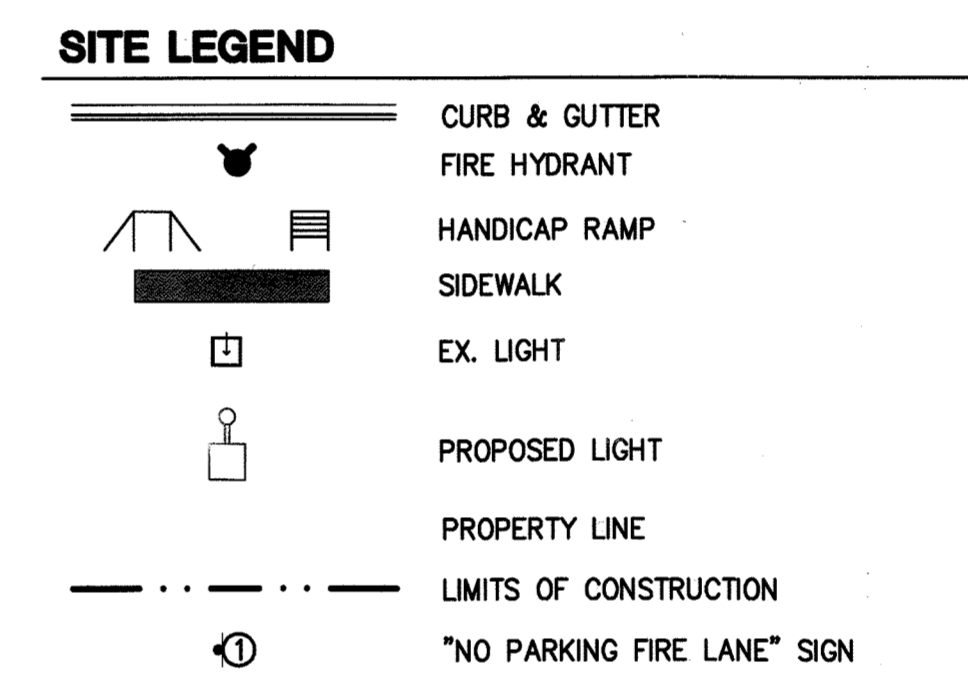
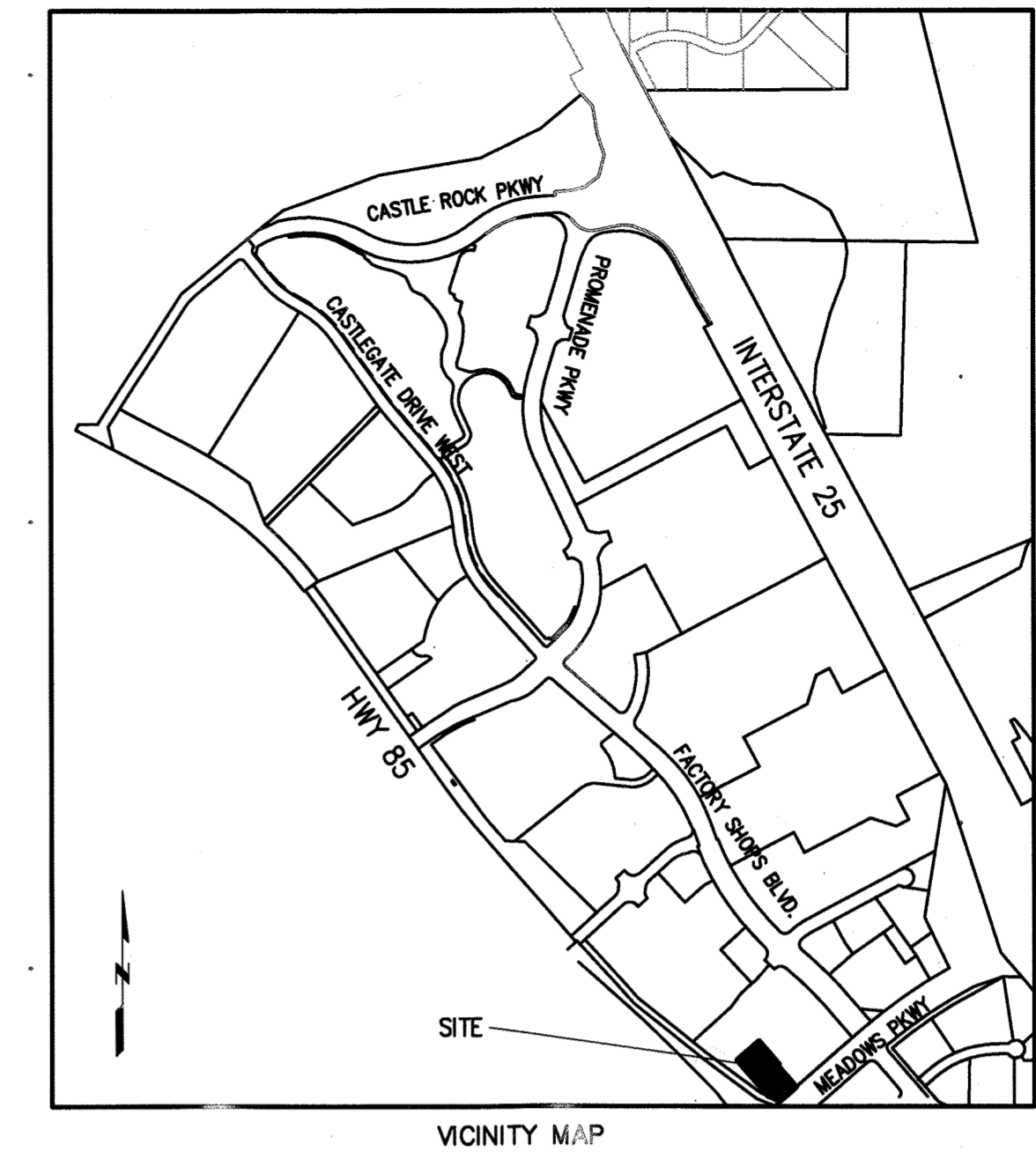
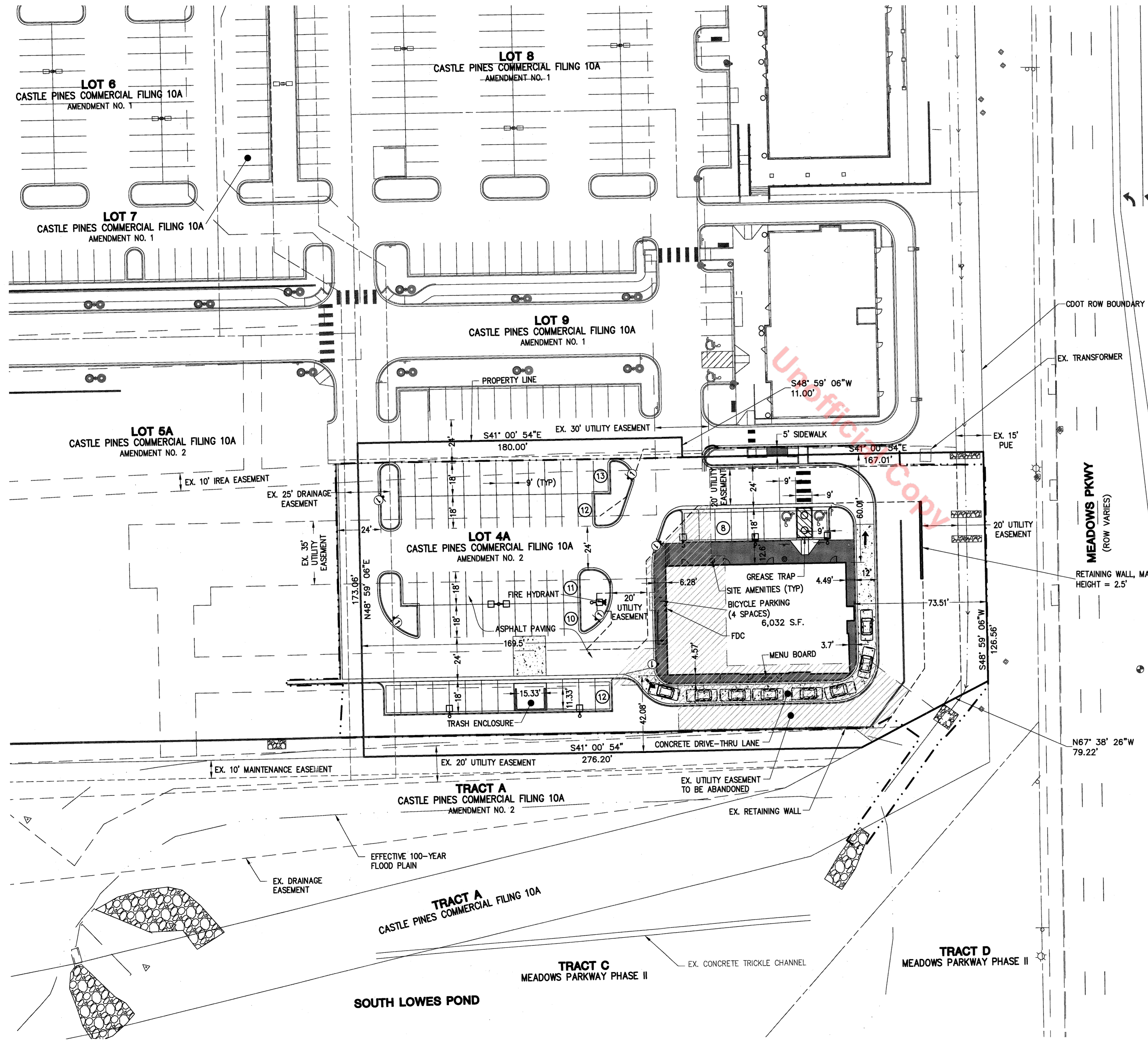
SHEET TITLE
 COVER SHEET

SHEET 1 OF 9

CASE NUMBER:

Site Development Plan

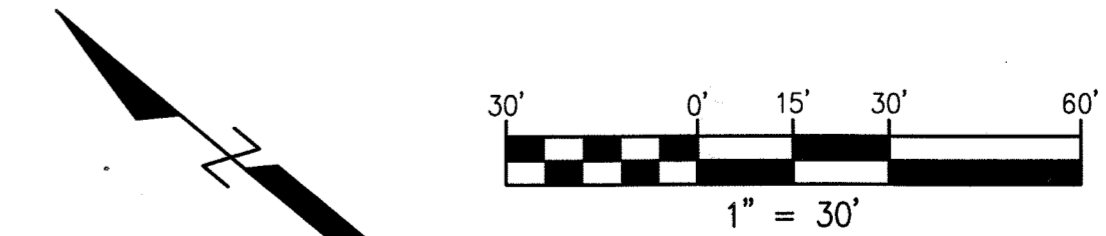
LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS STATE OF COLORADO



| LAND USE SUMMARY TABLE | | |
|--|--|------------------|
| MAXIMUM GROSS FLOOR AREA | 35% ALLOWED | 10.6% PROVIDED |
| BUILDING GROSS FLOOR AREA | 6,032 S.F. | |
| MAXIMUM BUILDING HEIGHT | 50 FEET ALLOWED | 32 FEET PROPOSED |
| BUILDING SETBACKS | FRONT = 15 FEET REAR = 15 FEET SIDE = 8 FEET | |
| PARKING REQUIRED RETAIL (3,000 S.F.) | 5 SPACES / 1000 GFA = 15 SPACES | |
| PARKING REQUIRED RESTAURANT (6,032 S.F.) | 10 SPACES / 1000 GFA = 31 SPACES PLUS 8 STACKING SPACES PER DRIVE THRU | |
| PARKING PROVIDED | 10.9 SPACES / 1000 GFA = 66 SPACES PLUS 8 STACKING SPACES FOR DRIVE THRU | |
| ACCESSIBLE PARKING REQUIRED | 2 SPACE TOTAL / 1 VAN ACCESSIBLE SPACE | |
| ACCESSIBLE PARKING PROVIDED | 2 SPACE TOTAL / 1 VAN ACCESSIBLE SPACE | |
| BICYCLE PARKING REQUIRED | 66 PARKING SPACES X .05 = 4 BICYCLE SPACES REQUIRED | |
| BICYCLE PARKING PROVIDED | 4 BICYCLE SPACES | |
| PARKING | 30,794 SQ. FT. = 54.1% | |
| SIDEWALKS | 2,312 SQ. FT. = 4.1% | |
| OPEN SPACE/LANDSCAPE AREA | 17,821 SQ. FT. = 31.3% | |
| TOTAL AREA | 1.31 ACRES (56,959 SQ. FT.) = 100% | |
| ESTIMATED SFE | 3.33 | |

RETAINING WALL NOTE:
 ALL RETAINING WALLS TO BE STONE VENEER AND MATCH BUILDING MATERIALS.

- VARIANCES:**
- TCV18-0004
 APPROVED ON 4-23-2018
 UTILITY EASEMENT CROSS SLOPES IN EXCESS OF 4% AND
 LONGITUDINAL SLOPES IN EXCESS OF 10%.



SITE DEVELOPMENT PLAN
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 architecture interior design
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Elevation Consulting

ISSUED:

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SHEET TITLE
 SITE PLAN
 SHEET 2 OF 9
 CASE NUMBER: SDP17-0048

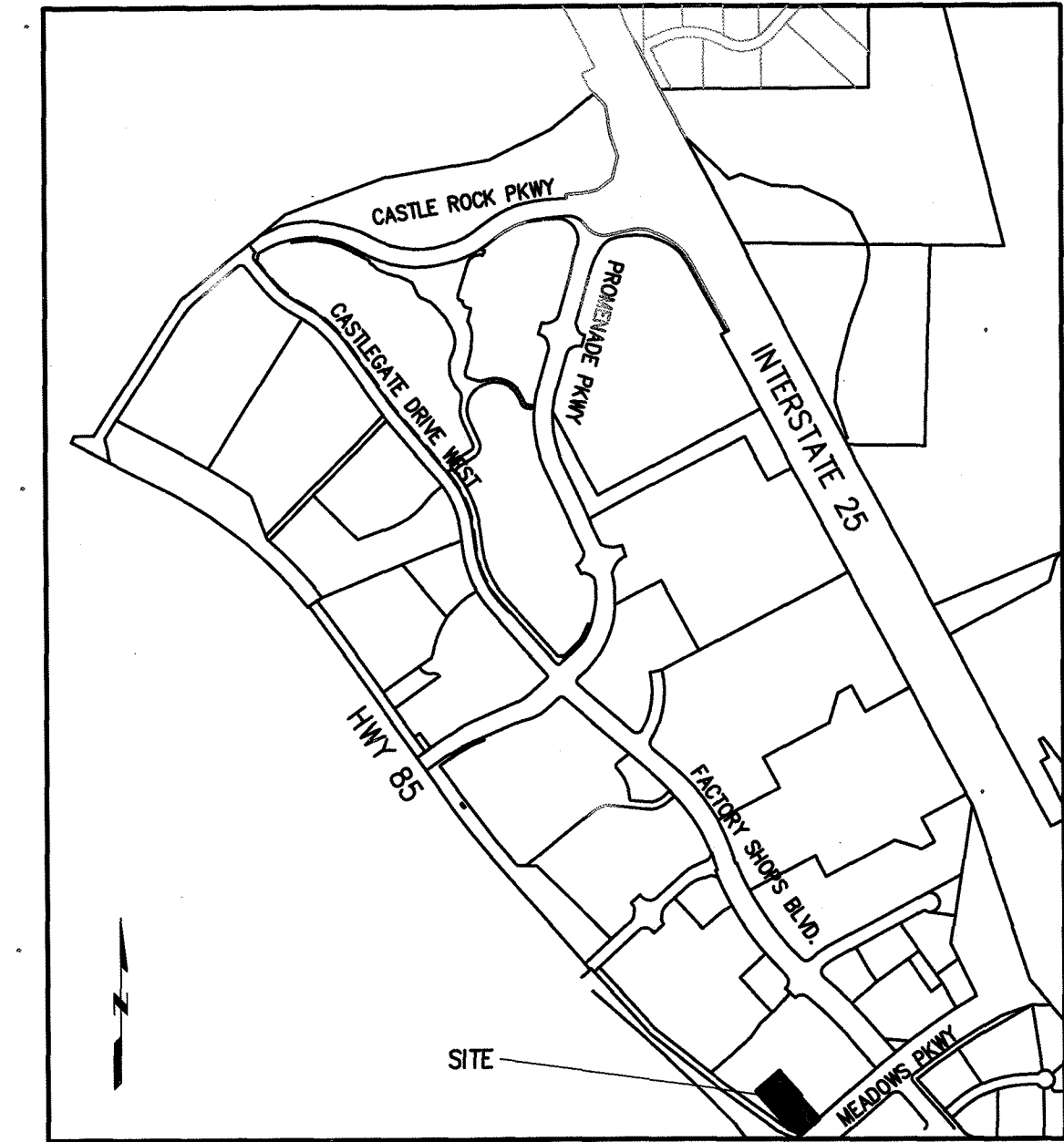
Site Development Plan

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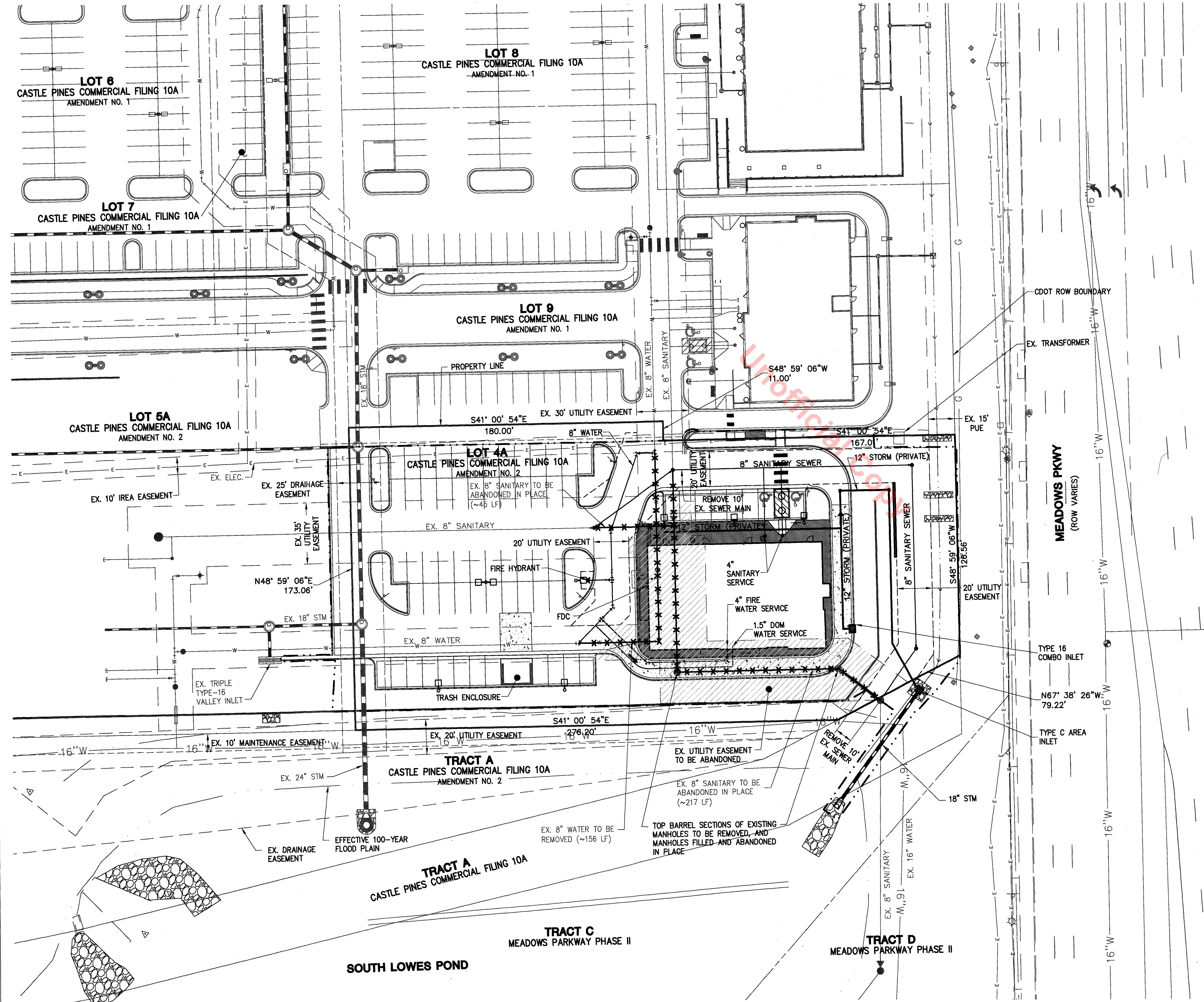
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Elevation Consulting



VICINITY MAP



UTILITY LEGEND

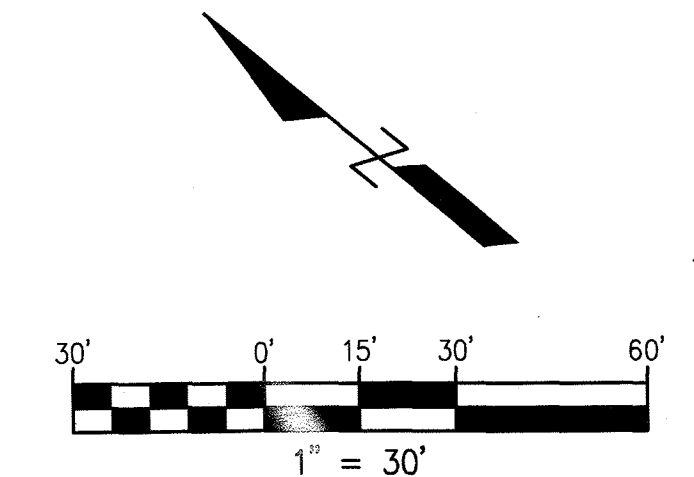
| | |
|--|--------------------------------|
| | CURB & GUTTER |
| | EXISTING WATER LINE W/VALE |
| | FIRE HYDRANT |
| | EXISTING STORM SEWER W/MANHOLE |
| | EXISTING SANITARY SEWER MAIN |
| | STORM SEWER W/MANHOLE |
| | STORM SEWER STRUCTURE |
| | CLEAN OUT |
| | GREASE TRAP |
| | EX. UTILITY ABANDONED/REMOVAL |
| | EX. GAS LINE |
| | EX. ELECTRIC LINE |
| | EX. TELECOMMUNICATION LINE |
| | EX. LIGHT |

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. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

VARIANCES:

1. TCV18-0004 APPROVED ON 4-13-2018
 UTILITY EASEMENT CROSS SLOPES IN EXCESS OF 4% AND LONGITUDINAL SLOPES IN EXCESS OF 10%.



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SHEET TITLE

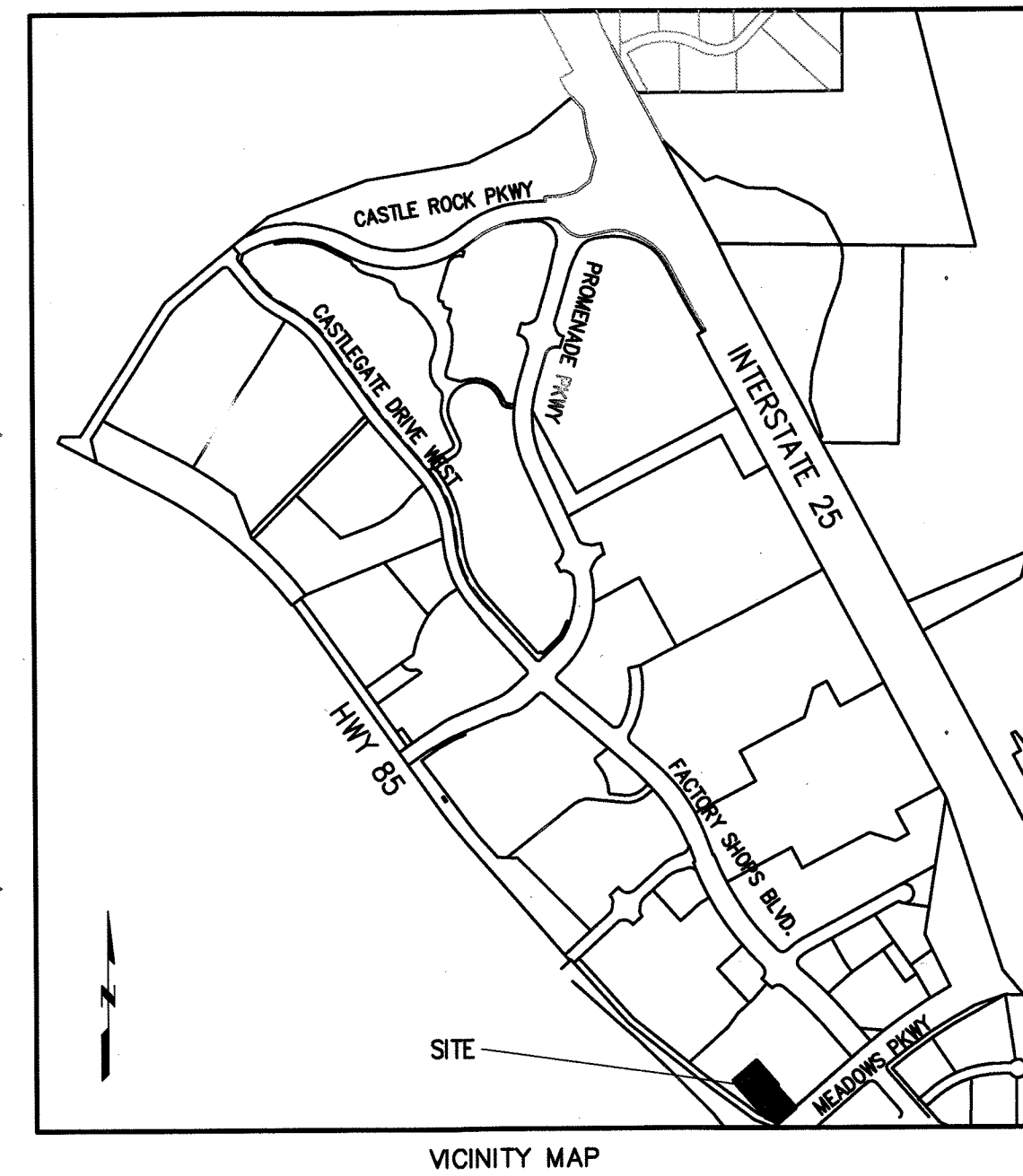
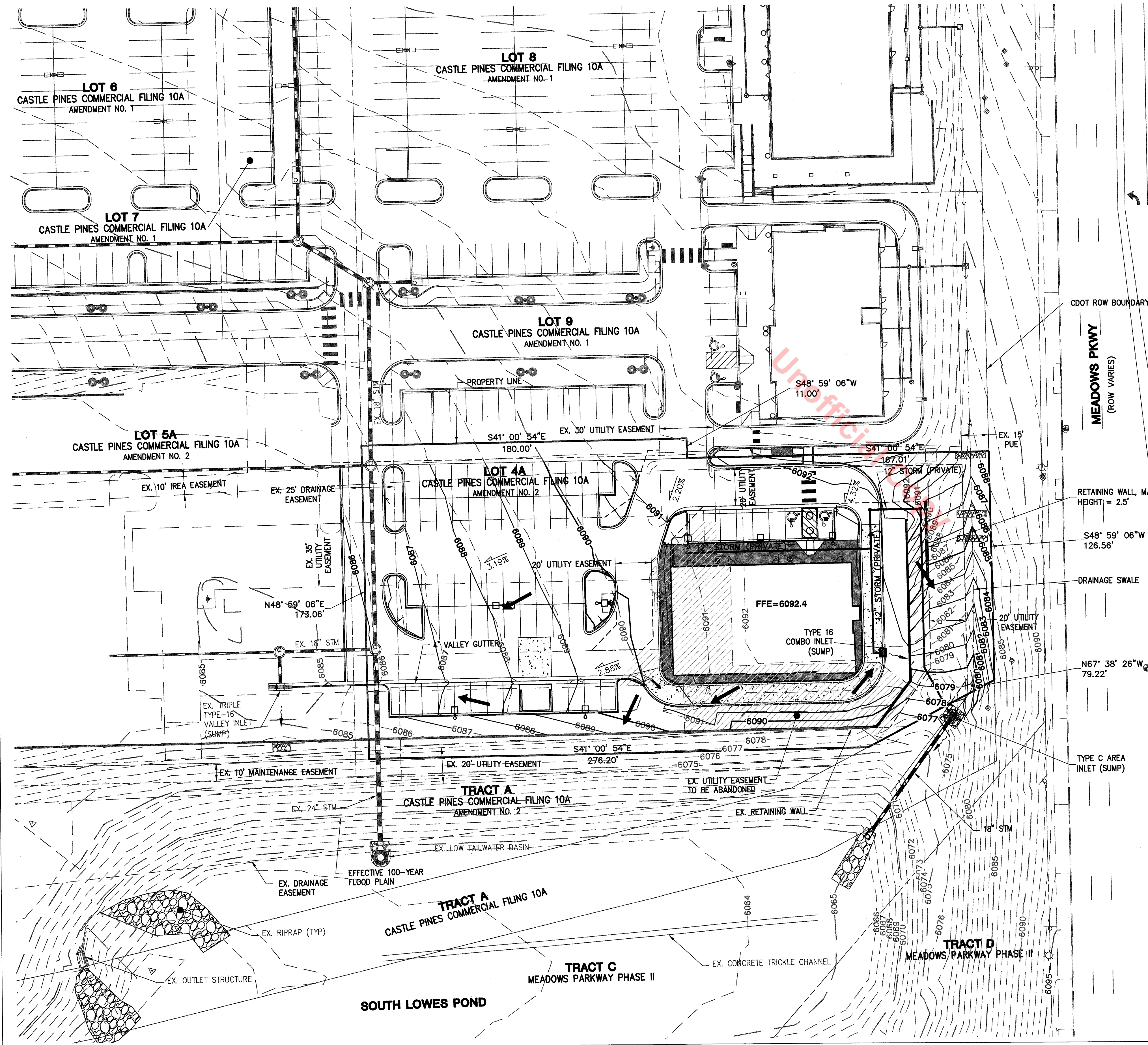
UTILITY PLAN

SHEET 3 OF 9

CASE NUMBER: SDP17-0048

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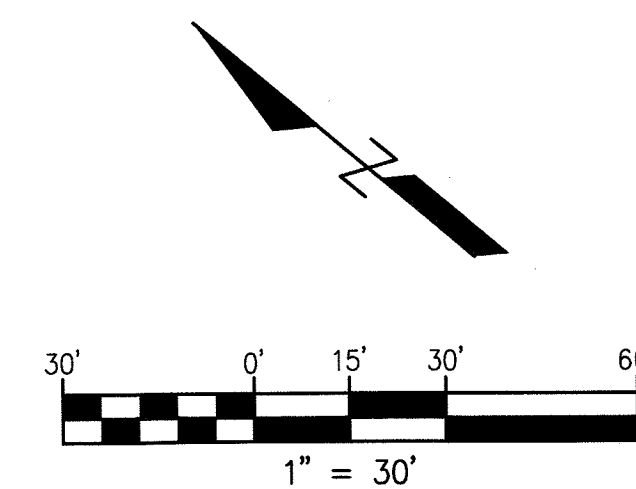


GRADING LEGEND

- CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- STORM SEWER W/MANHOLE
- STORM SEWER STRUCTURE
- HANDICAP RAMP
- FLOW DIRECTION ARROW
- SUMP INLET OVERFLOW PATH

VARIANCES:

1. TCV18-0004 APPROVED ON 4-13-2018
 UTILITY EASEMENT CROSS SLOPES IN EXCESS OF 4% AND
 LONGITUDINAL SLOPES IN EXCESS OF 10%.



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 FILING NO. 10 A, AMENDMENT NO. 2

ISSUED:

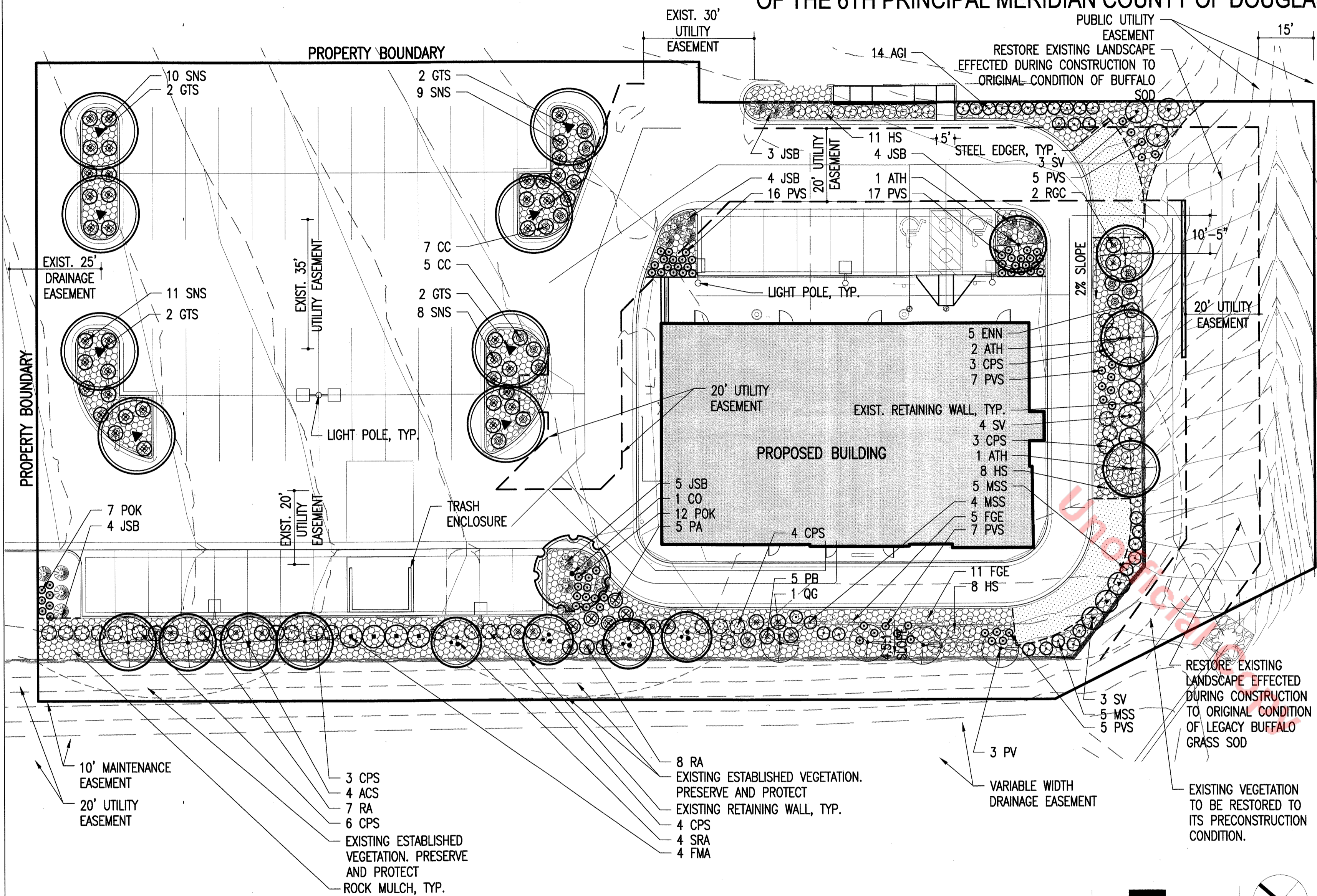
| | |
|-------------------|------------|
| SDP SUBMITTAL | 12-11-2017 |
| SDP RESUBMITTAL 1 | 01-19-2018 |
| SDP RESUBMITTAL 2 | 02-28-2018 |
| SDP RESUBMITTAL 3 | 04-05-2018 |

Site Development Plan

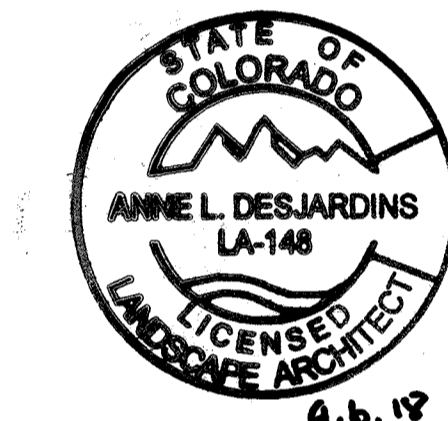
LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS STATE OF COLORADO

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: (303) 260-7277
 FAX: (303) 260-7282
 711 N CASCADE AVE
 COLORADO SPRINGS, CO 80903
 TELEPHONE: (719) 667-1972

limegreen
 DESIGN
 900 E LOUISIANA AVE - SUITE 289
 DENVER, COLORADO 80221
 TELEPHONE: (303) 733-7558



| PLANT SCHEDULE | | | | | | | | | | |
|-----------------------------|----------|---|-----------------------------|--------------------------|-------------------------|-----------------|---------------------|-----------------------|--|--|
| ABBREV. | QTY. | BOTANICAL NAME | COMMON NAME | SIZE / COND. | WATER USE (VL, L, M, H) | IRRIGATION TYPE | MATURE SIZE (H / W) | WATER REQ. IN / MONTH | | |
| DECIDUOUS TREES | | | | | | | | | | |
| CO | 1 | CELTIS OCCIDENTALIS | WESTERN HACKBERRY | 2' CAL / B&B | M | DRIP | 55' X 45' | 1.86' / MONTH | | |
| GTS | 8 | GLEDITSIA TRICANTHOS 'INERMIS' SKYLINE' | SKYLINE HONEYLOCUST | 2' CAL / B&B | L | DRIP | 45' X 35' | 1.43' / MONTH | | |
| ORNAMENTAL TREES | | | | | | | | | | |
| ATH | 4 | ACER TATARICUM HOT WINGS | HOT WINGS TATARIAN MAPLE | 6' HT. / B&B, MULTI-STEM | L | DRIP | 20' X 20' | 1.43' / MONTH | | |
| ACS | 4 | AMERLANCHIER CANADENSIS | SHADBLOW SERVICEBERRY | 6' HT. / B&B, MULTI-STEM | L | DRIP | 15' X 15' | 1.43' / MONTH | | |
| PV | 3 | PRUNUS VIRGINIANA 'SHUBERT' | CANADIAN RED CHOKECHERRY | 2' CAL / B&B | M | DRIP | 25' X 20' | 1.86' / MONTH | | |
| SRA | 4 | SYRINGA RETICULATA | JAPANESE TREE LILAC | 2' CAL / B&B | M | DRIP | 20' X 15' | 1.86' / MONTH | | |
| QG | 1 | QUERCUS GAMBELII | GAMBEL OAK | 2' CAL / B&B | M | DRIP | 15' X 8' | 1.86' / MONTH | | |
| SHRUBS | | | | | | | | | | |
| CC | 12 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | DARK NIGHT BLUE MIST SPIREA | 5 GAL. / CONT. | L | DRIP | 4' X 3' | 1.43' / MONTH | | |
| CPS | 23 | CYTISUS PURGANS 'SPANISH GOLD' | SPANISH GOLD BROOM | 5 GAL. / CONT. | L | DRIP | 3' X 5' | 1.86' / MONTH | | |
| ENN | 5 | ERICAMERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA | DWARF BLUE RABBITBRUSH | 5 GAL. / CONT. | L | DRIP | 3' X 3' | 1.86' / MONTH | | |
| FMA | 4 | FORESTIERA MEOMEXICANA | NEW MEXICO PRIVET | 5 GAL. / CONT. | M | DRIP | 10' X 7' | 1.86' / MONTH | | |
| JSB | 16 | JUNIPERUS SABINA 'BUFFALO' | BUFFALO JUNIPER | 5 GAL. / CONT. | L | DRIP | 6-8' X 5-6' | 1.43' / MONTH | | |
| PB | 5 | PRUNUS BESSEYI | WESTERN SAND CHERRY | 5 GAL. / CONT. | L | DRIP | 5' X 5' | 1.86' / MONTH | | |
| RA | 15 | RIBES ALPINUM | ALPINE CURRANT | 5 GAL. / CONT. | M | DRIP | 4' X 4' | 1.86' / MONTH | | |
| RGC | 2 | RHUS GLABRA 'CISMONTANTA' | ROCKY MOUNTAIN 'MAC | 5 GAL. / CONT. | L | DRIP | 2.5' X 2.5' | 1.86' / MONTH | | |
| SNS | 38 | SPIRAEA NIPPONICA 'SNOWMOUND' | SNOWMOUND SPIREA | 5 GAL. / CONT. | M | DRIP | 4' X 4' | 1.86' / MONTH | | |
| SV | 10 | SYRINGA VULGARIS | COMMON PURPLE LILAC | 5 GAL. / CONT. | M | DRIP | 15' X 10' | 1.86' / MONTH | | |
| PERENNIALS / GRASSES | | | | | | | | | | |
| AGI | 14 | ANDROPOGON GERARDII | BIG BLUESTEM | 5 GAL. / CONT. | L | DRIP | 5' X 2.5' | 1.43' / MONTH | | |
| FGE | 16 | FESTUCA GLAUCA 'ELIJAH BLUE' | BLUE FESCUE | 5 GAL. / CONT. | M | DRIP | 8' X 8' | 1.86' / MONTH | | |
| HS | 27 | HELICITOTRICHON SEMPERVIRENS | BLUE AVENA GRASS | 5 GAL. / CONT. | M | DRIP | 2.5' X 2' | 1.86' / MONTH | | |
| MSS | 14 | MISCANTHUS SINENSIS 'YAKU JIMA' | YAKU JIMA MAIDEN GRASS | 5 GAL. / CONT. | M | DRIP | 4.5' X 4.5' | 1.86' / MONTH | | |
| PA | 5 | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL. / CONT. | VL | DRIP | 4' X 4' | 1.00' / MONTH | | |
| POK | 19 | PENNISETUM ORIENTALE 'KARLEY ROSE' | ORIENTAL FOUNTAIN GRASS | 5 GAL. / CONT. | M | DRIP | 3.5' X 2.5' | 1.86' / MONTH | | |
| PVS | 57 | PANICUM VIRGATUM 'SHENANDOAH' | RED SWITCH GRASS | 1 GAL. / CONT. | L | DRIP | 18' X 4' | 1.43' / MONTH | | |
| SOD / MULCH | | | | | | | | | | |
| SOD | 895 SF | CANADIAN BLUE FESCUE | | | L | SPRAY | | 3' / MONTH | | |
| SOD | 7,863 SF | EXISTING LEGACY BUFFALO GRASS | | | | | | | | |
| MULCH | | 2"-6" DIA. MULTI-COLOR COBBLE | ROCK MULCH | | | | | | | |



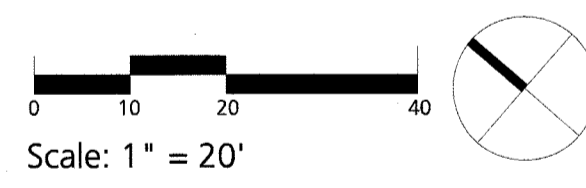
| GROSS SITE AREA (S.F.) | LANDSCAPE AREA (S.F.) 10% OF GROSS SITE AREA | TURF AREA (S.F.) <60% OF LS AREA | NON-LIVING ORNAMENTAL (S.F.) MAX. 25% OF LS | NO. OF TREES REQUIRED* 2 / 1,000 S.F. OF REQ. LS AREA | NO. OF TREES PROVIDED | NO. OF SHRUBS REQUIRED* 4 / 1,000 S.F. OF REQ. LS AREA | NO. OF SHRUBS PROVIDED | SOIL PREP AMOUNTS (C.Y. / 1,000 S.F.) | SEPARATE IRRIGATION SERVICE CONNECTIONS |
|------------------------|--|----------------------------------|---|---|-----------------------|--|------------------------|---------------------------------------|---|
| 56,959 | 5,696 (REQUIRED) 17,901 (PROVIDED) | 8,758 | 777 | 12 | 25 | 23 | 130 | 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 ORNAMENTAL (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 |
|-------------------------|-----------------------------------|-----------------------|------------------------------|------------------------------------|--|--|-----------------------|---|------------------------|
| 33,106 | 3,311 | 66 | 0 | 4 | 8 | 7 | 8 | 13 | 50 |

* QUANTITIES BASED ON THE MINIMUM LANDSCAPE AREA REQUIREMENT

| 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 | 51% | 1.4300 | 9,143 | 17,901 | 0.73 |
| CANADIAN BLUE FESCUE* | MODERATE | SPRAY | 3 IN / MONTH | 5% | 3.0000 | 895 | 17,901 | 0.15 |
| LEGACY BUFFALO GRASS | EXISTING | EXISTING | EXISTING | 44% | EXISTING | 7,863 | 17,901 | |
| TOTALS | | | | 100% | | 17,901 | | 0.88 |

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING: LOW WATER USE



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

SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0048
LOT 4A, CASTLE PINES COMMERCIAL
FILING NO. 10 A, AMENDMENT NO. 2

ISSUED:
 SDP SUBMITTAL 12-11-2017
 SDP RESUBMITTAL 1 01-19-2018
 SDP RESUBMITTAL 2 02-28-2018
 SDP RESUBMITTAL 3 04-05-2018

SHEET TITLE
PLANTING PLAN
 SHEET 5 OF 9
 CASE NUMBER:

Site Development Plan

LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS STATE OF COLORADO

SOIL ANALYSIS

SOIL AMENDMENT:
 MINIMUM 4 CU. YDS. OF CLASS 1 COMPOST PER 1,000 SQ. FT. PER TOWN OF CASTLEROCK
 LANDSCAPE REGULATIONS.
 ROTOTILL DEPTH TO BE A MINIMUM OF 6".

1. ALL TOPSOIL TO BE AMENDED ON SITE.
2. CONTRACTOR TO TEST SOILS UPON PLACEMENT, JUST PRIOR TO PLANTING AND AMEND FURTHER IF STILL DEFICIENT IN NUTRIENT BALANCE AND CONTENT FOR XERIC TREES AND SHRUBS.

LANDSCAPE MAINTENANCE NOTE

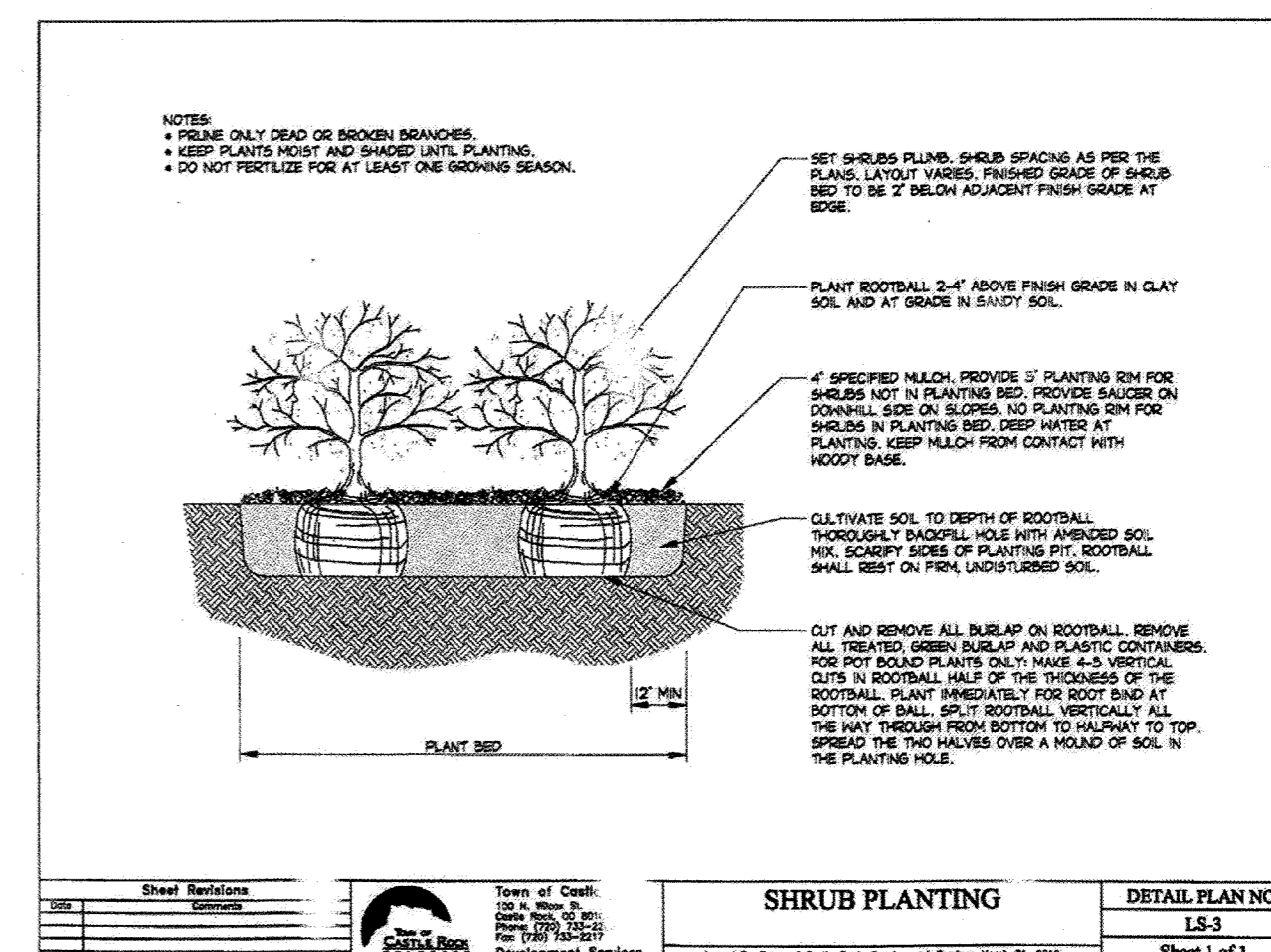
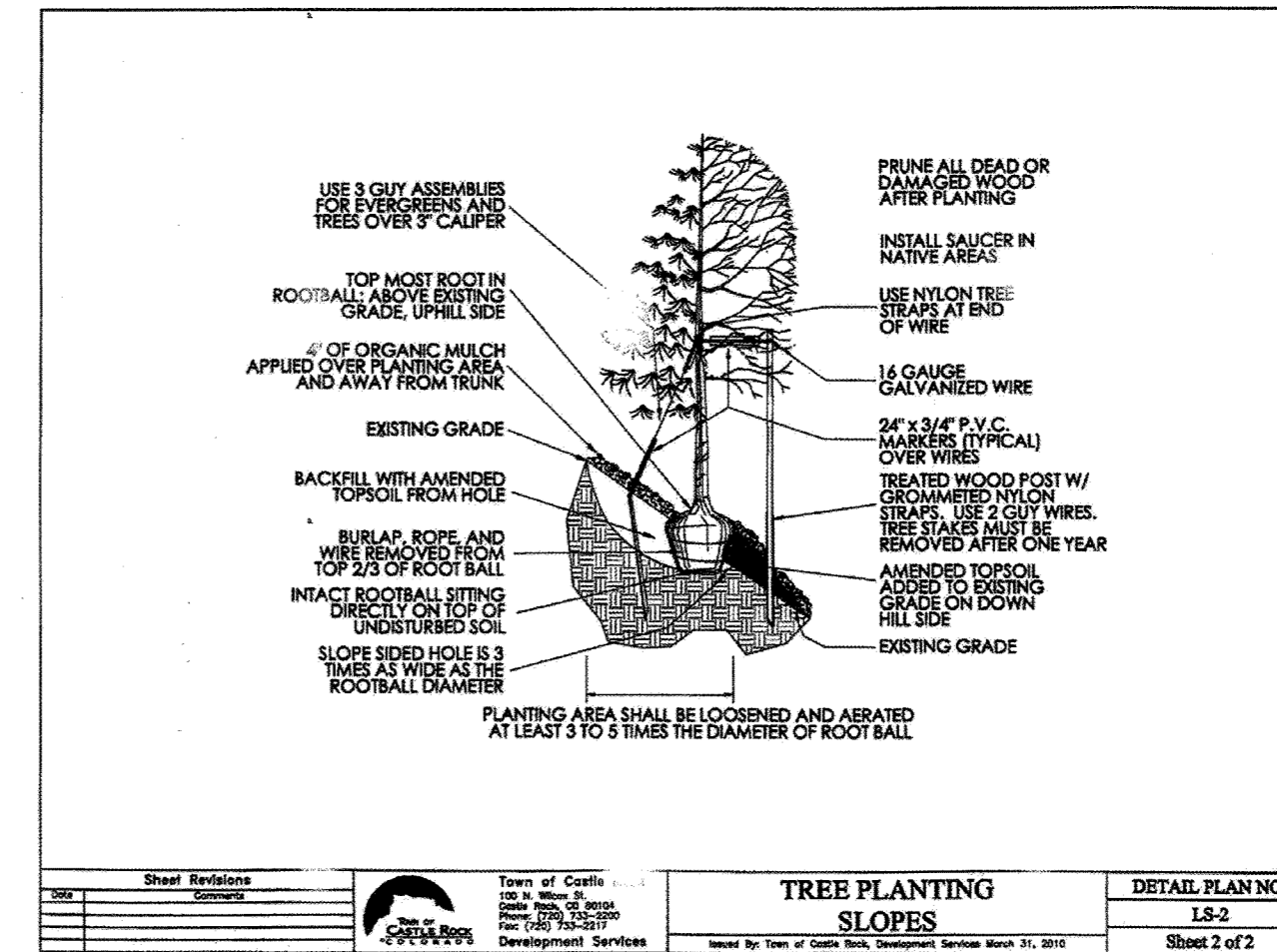
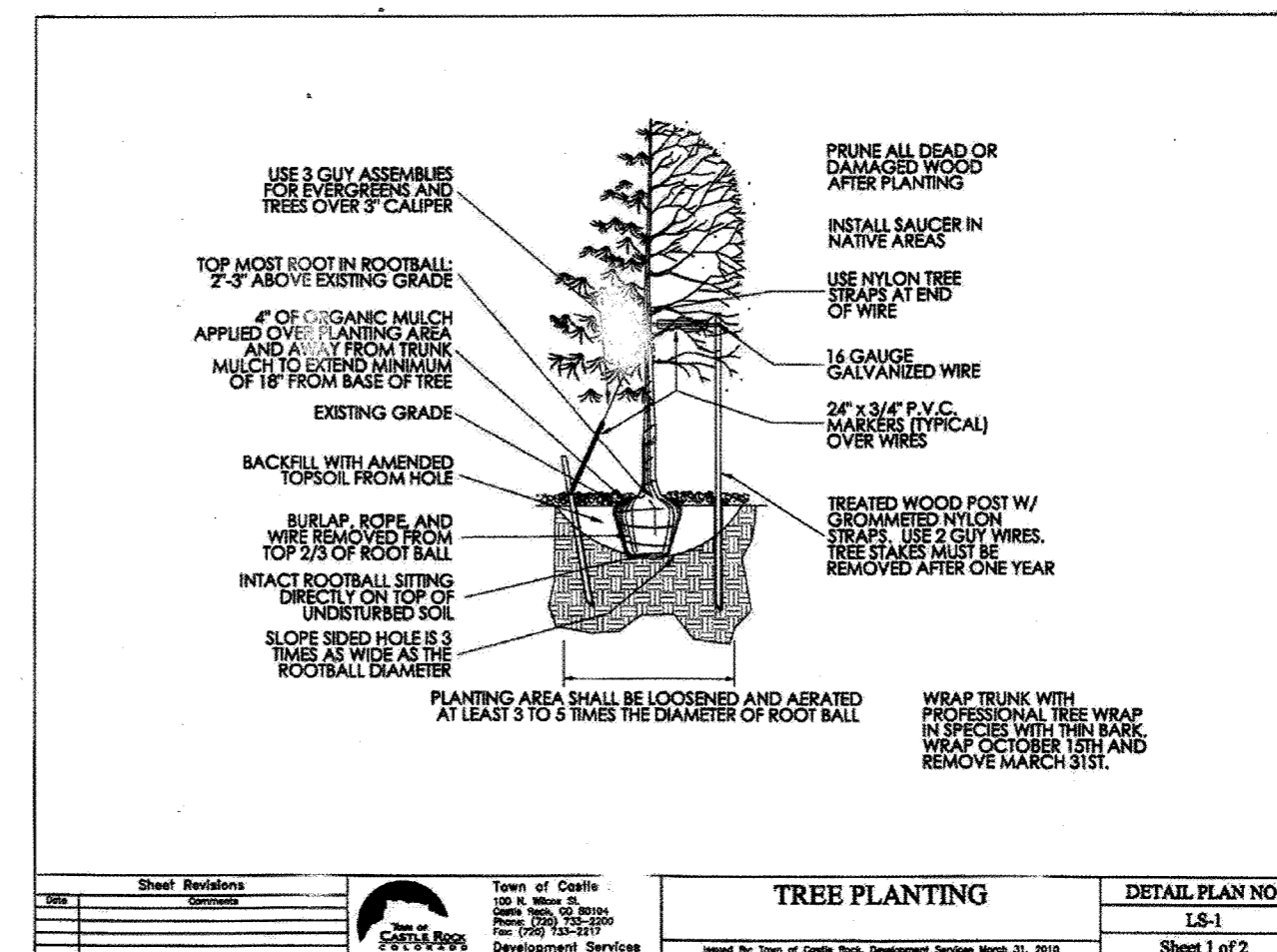
LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER/DEVELOPER UNLESS OTHERWISE SET FORTH IN DEVELOPMENT AGREEMENTS, PURCHASE AGREEMENT, DECLARATIONS, OR ANY OTHER AGREEMENTS. LANDSCAPE MAINTENANCE SHALL CONSIST OF ALL REGULAR AND NORMAL MAINTENANCE PRACTICES OF LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING. PLANT MATERIALS THAT EXHIBIT SIGNIFICANT LEVELS OF INSECTS, PESTS, DISEASES AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED BY THE INDIVIDUAL LOT OWNER/DEVELOPER. ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED IMMEDIATELY BY OWNER/DEVELOPER WITH LIVING PLANT MATERIALS THAT MATCH THE ACC APPROVED LANDSCAPE PLANS.

IRRIGATION DESIGN AND SYSTEM NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN EVERY THIRD DAY WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10 PM AND 5 AM.
2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED 7.5 FEET PER SECOND.
3. SHRUB, ORNAMENTAL GRASS & PERENNIAL BEDS SHALL BE DRIP IRRIGATED.
4. LANDSCAPE AREAS LESS THAN 10' WIDE SHALL NOT BE IRRIGATED WITH OVERHEAD IRRIGATION.
5. A RAIN SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO 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.



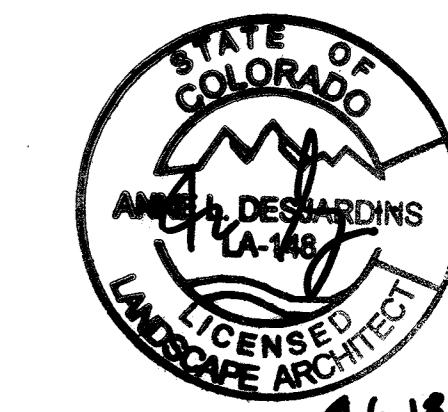
1 TOCR PLANTING DETAILS
 NTS

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

SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0048
 LOT 4A, CASTLE PINES COMMERCIAL
 FILING NO. 10 A, AMENDMENT NO. 2

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: (303) 260-7277
 FAX: (303) 260-7282
 711 N CASCADE AVE
 COLORADO SPRINGS, CO 80903
 TELEPHONE: (719) 667-1972

limegreen
 DESIGN
 900 E LOUISIANA AVE. - SUITE 289
 DENVER, COLORADO 80221
 TELEPHONE: (303) 733-7558



ISSUED:
 SDP SUBMITTAL 12-11-2017
 SDP RESUBMITTAL 1 01-19-2018
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SHEET TITLE
 PLANTING NOTES

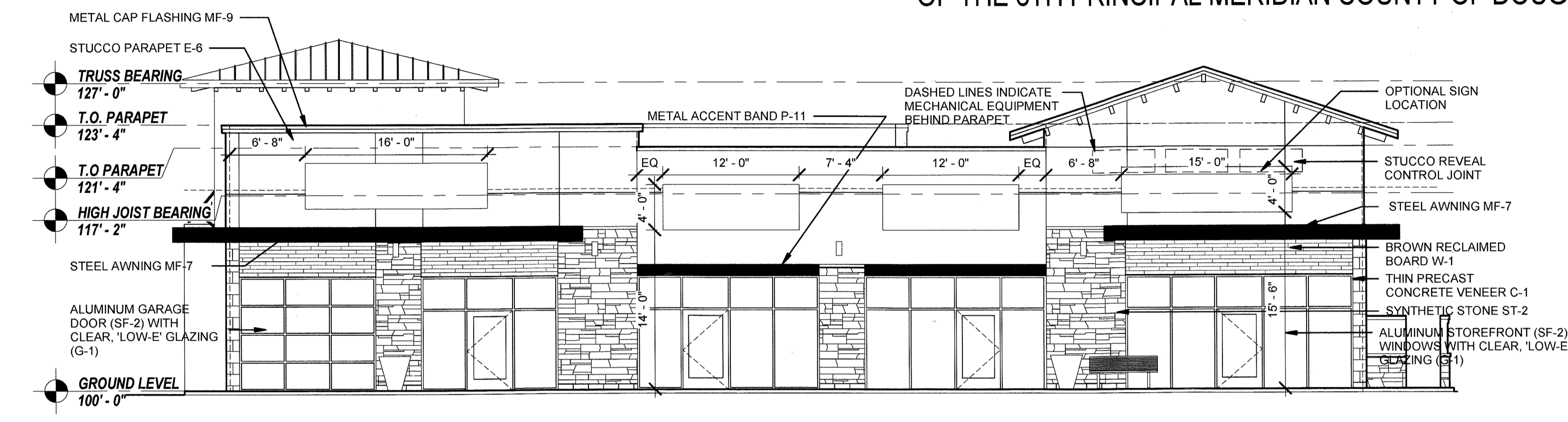
SHEET 6 OF 9

CASE NUMBER:

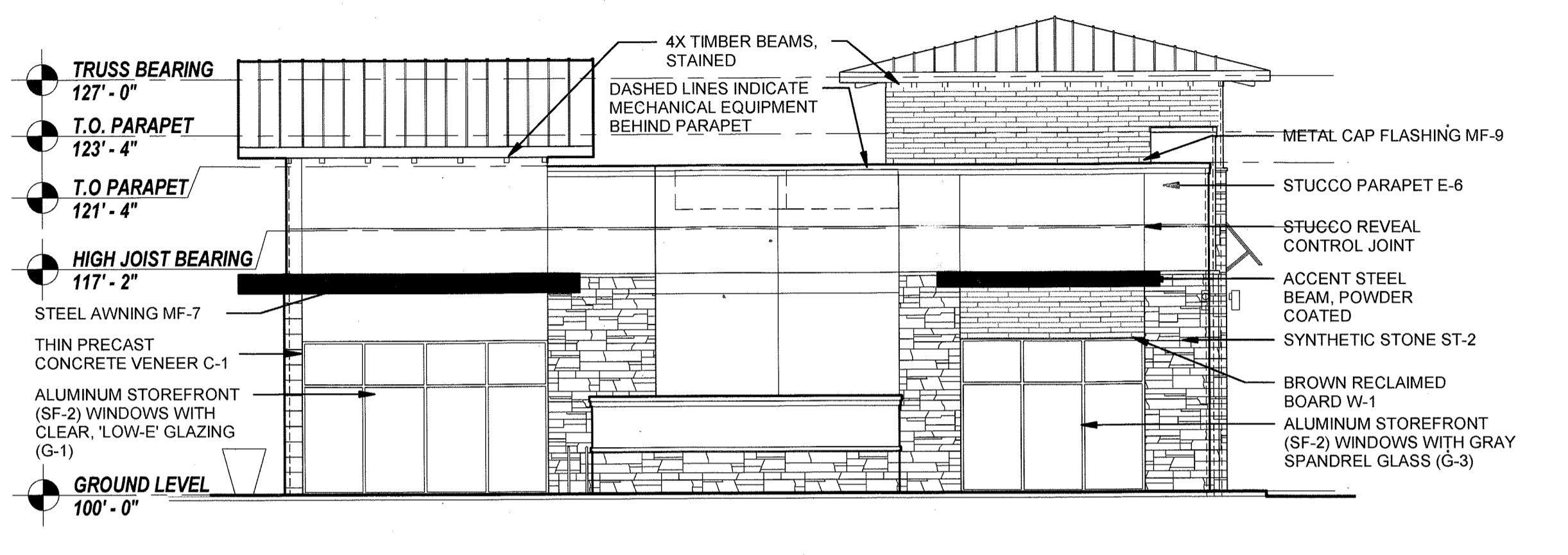
Site Development Plan

LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS STATE OF COLORADO

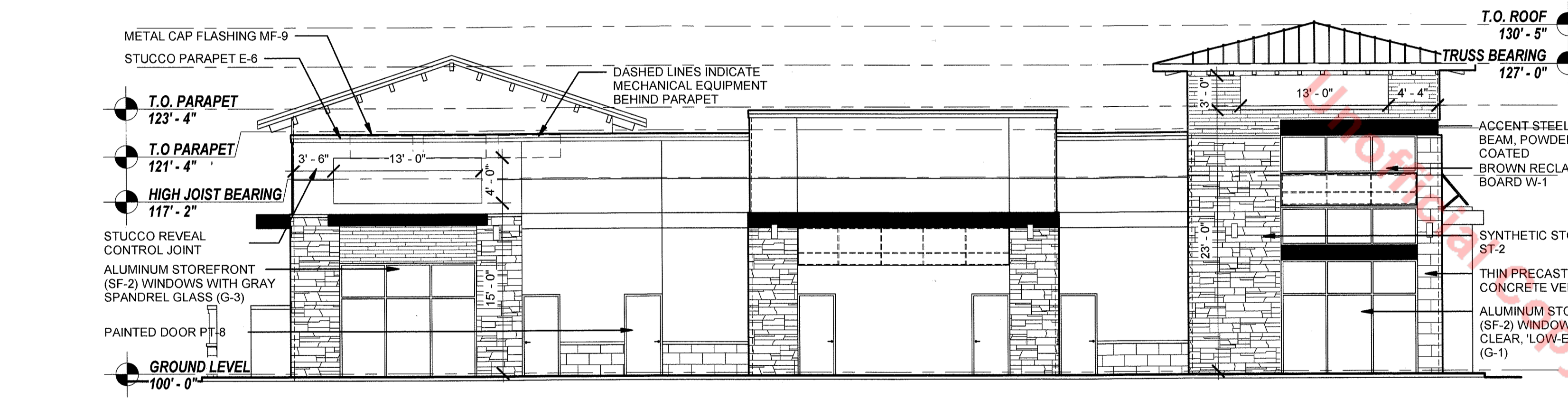
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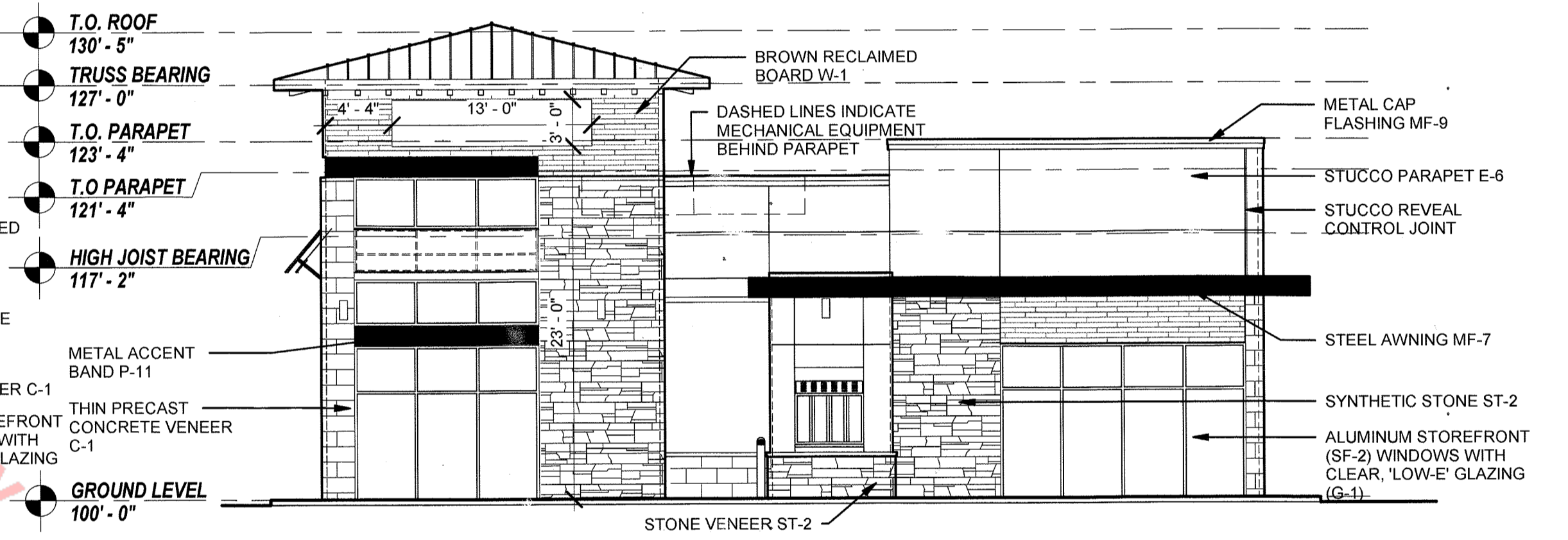
1 ELEVATION SOUTH 1/8" = 1'-0"



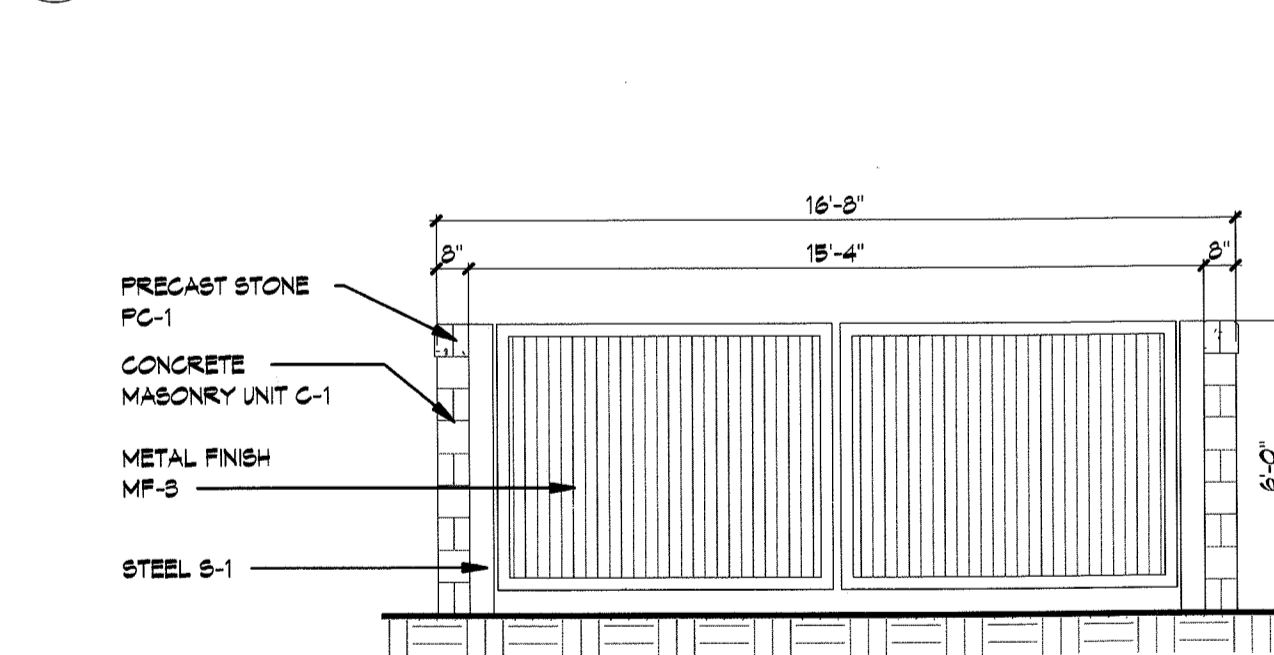
2 ELEVATION EAST 1/8" = 1'-0"



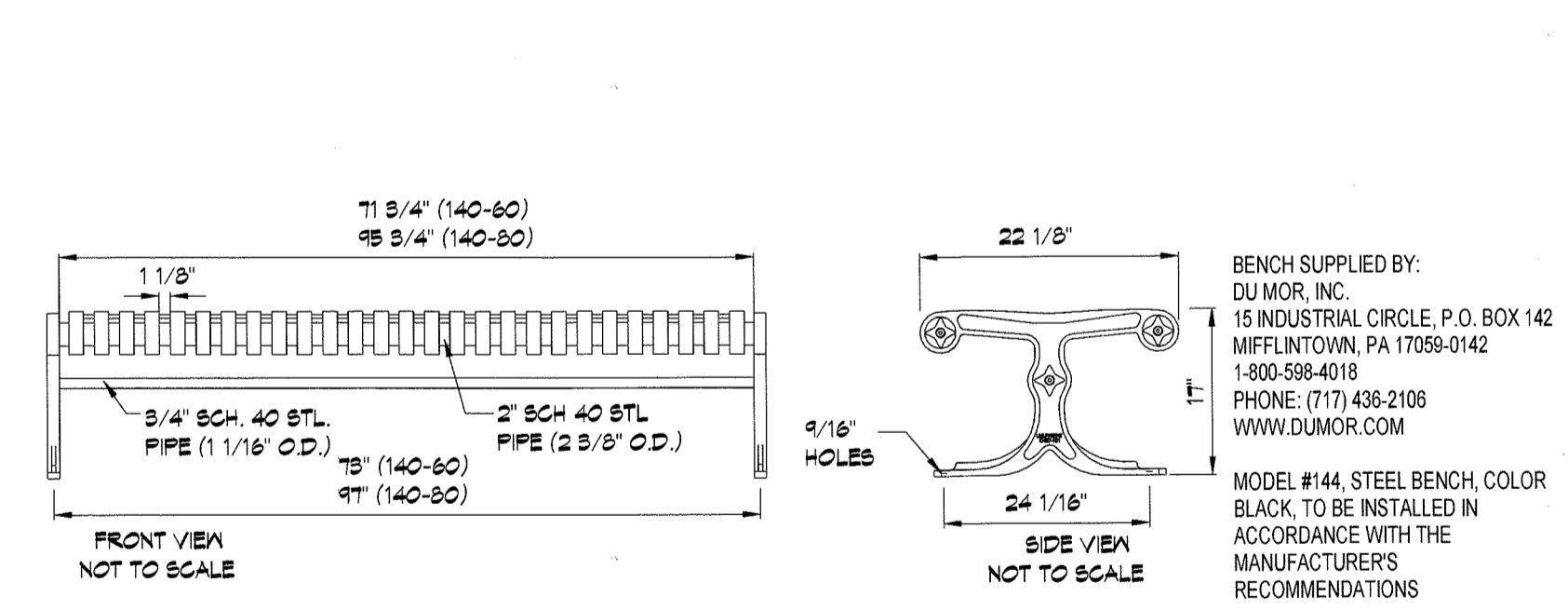
3 ELEVATION NORTH 1/8" = 1'-0"



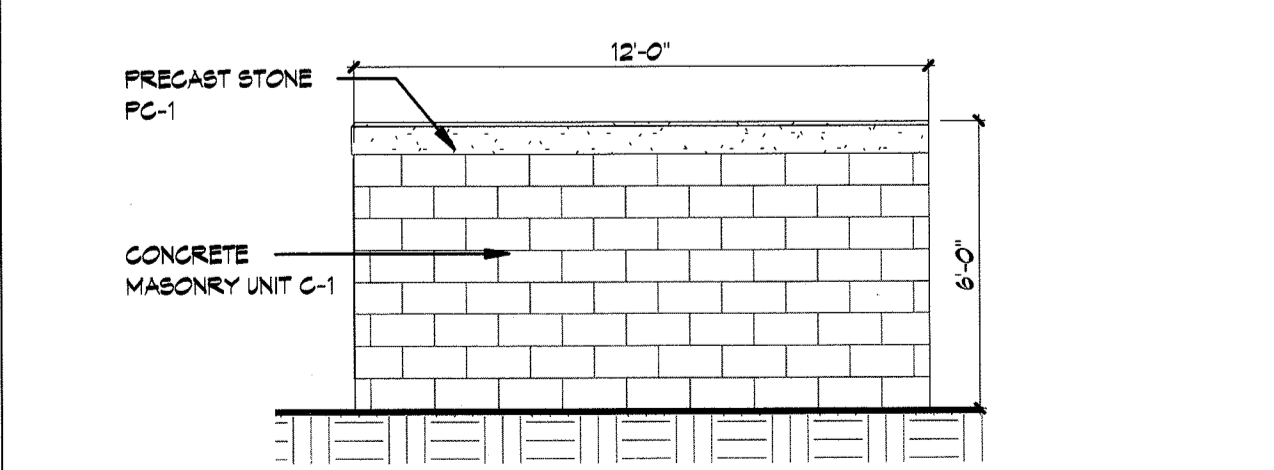
4 ELEVATION WEST 1/8" = 1'-0"



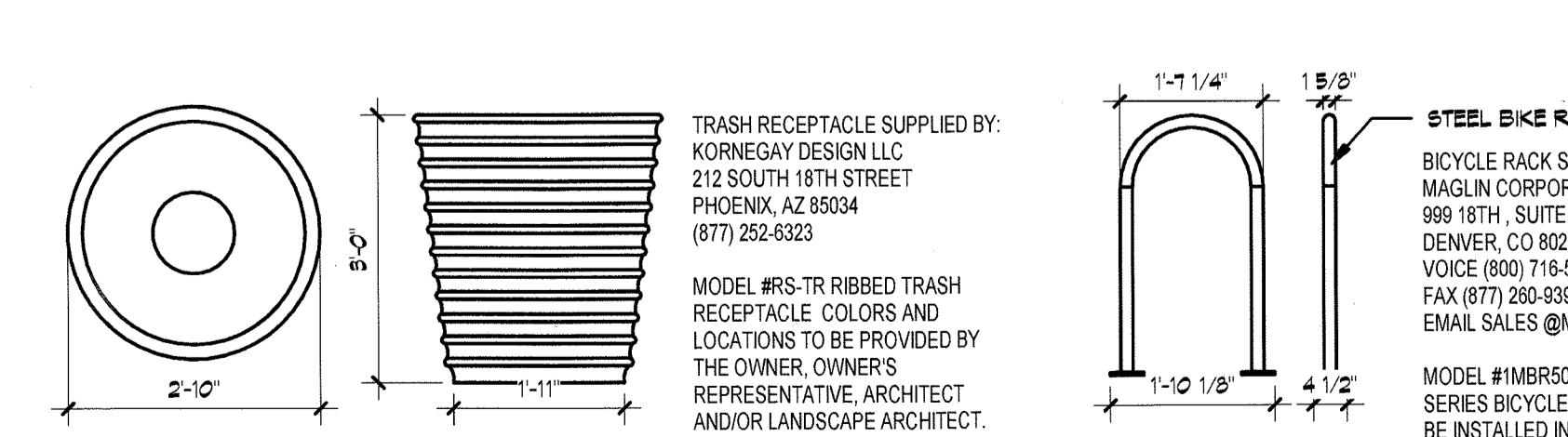
5 ELEVATION AT TRASH ENCLOSURE 1/4" = 1'-0"



BENCH 1/2" = 1'-0"



6 ELEVATION AT TRASH ENCLOSURE 1/4" = 1'-0"



TRASH RECEPTACLE 1/2" = 1'-0"

| SIGN INFORMATION | | | |
|------------------|--------------------------|----------|---------|
| TYPE | SQUARE FOOTAGE | QUANTITY | TOTAL |
| RETAIL 1 | 16'-0" X 4'-0" = 64 SQFT | 1 | 64 SQFT |
| | 12'-0" X 5'-0" = 36 SQFT | 2 | 72 SQFT |
| RETAIL 2 | 12'-0" X 4'-0" = 48 SQFT | 1 | 48 SQFT |
| RETAIL 3 | 12'-0" X 4'-0" = 48 SQFT | 1 | 48 SQFT |
| RETAIL 4 | 15'-0" X 4'-0" = 60 SQFT | 1 | 60 SQFT |
| | 12'-0" X 4'-0" = 48 SQFT | 1 | 36 SQFT |

| FINISH SCHEDULE | | | | |
|-----------------|------------------------------|----------------|------------------------|----------|
| MARK | DESCRIPTION | MANUFACTURER | FINISH | COMMENTS |
| C-1 | THIN PRECAST CONCRETE VENEER | ARRISCRAFT | MONTECITO | |
| E-6 | EIFS FINISH | DRYVIT | #110 | |
| ST-2 | STONE VENE | HALQUIST STONE | CHILTON IVORY | |
| W-1 | WOOD SIDING | TED | BROWN RECLAIMED BOARD | |
| MF-2 | STANDING SEAM AWNING | ENGLERT | MANSARD BROWN | |
| MF-7 | STEEL | ENGLERT | COPPER BROWN | |
| MF-9 | METAL FLASHING | ENGLERT | MEDIUM BRONZE ANODIZED | |
| SF-2 | ANONIZED ALUMINUM | ENGLERT | MEDIUM BRONZE ANODIZED | |
| P-8 | PAINTED DOOR | BENJAMIN MOORE | AC-88 MESA VERDE TAN | |
| P-11 | PAINTED METAL | BENJAMIN MOORE | 21-88 GRAY CASHMERE | |



BIKE RACK 1/2" = 1'-0"

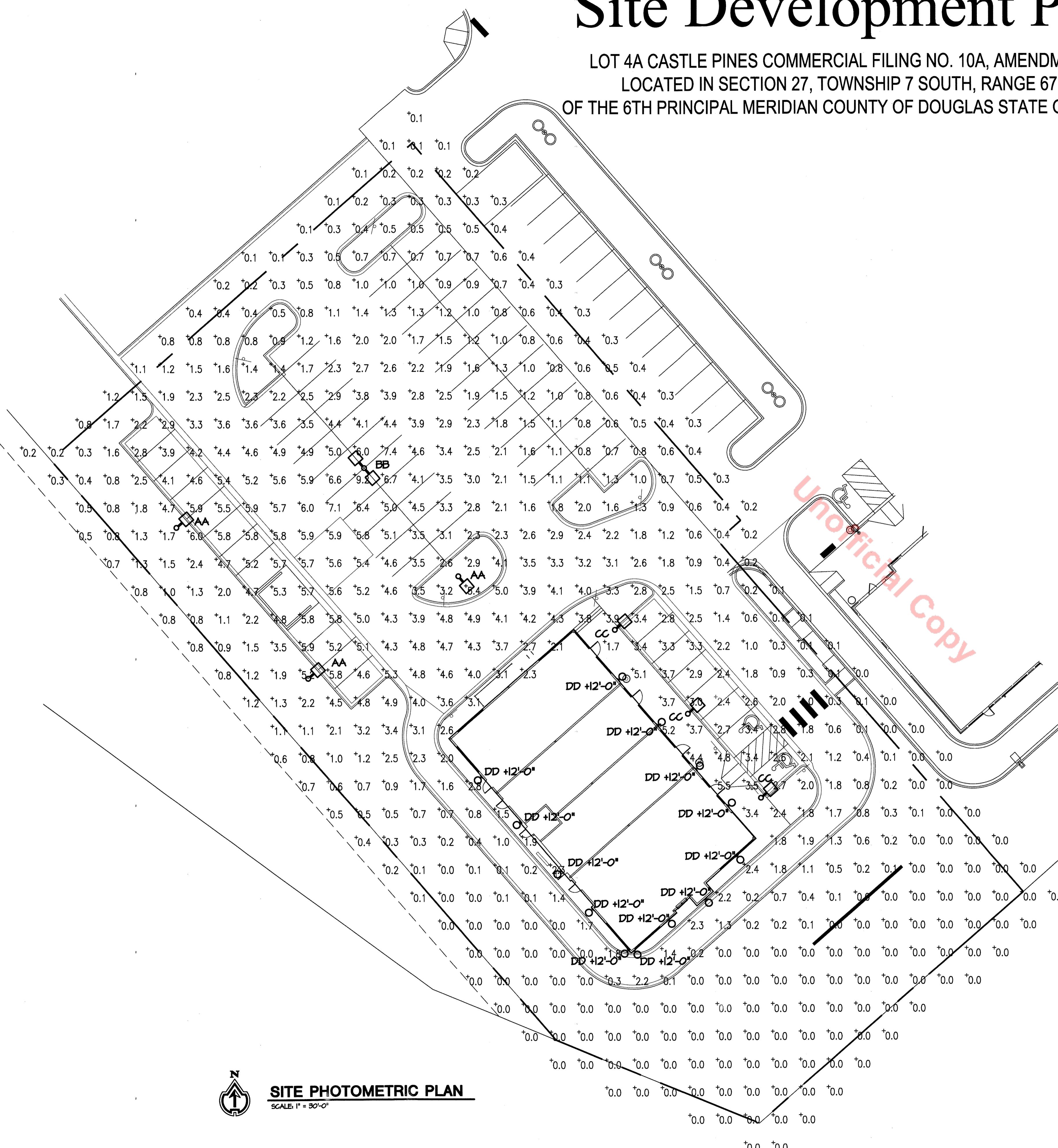
SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0048
 LOT 4A, CASTLE PINES COMMERCIAL
 FILING NO. 10A, AMENDMENT NO. 2

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 SDP SUBMITTAL 12-11-2017
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SHEET TITLE ELEVATIONS
 SHEET 7 OF 9
 CASE NUMBER:

Site Development Plan

LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
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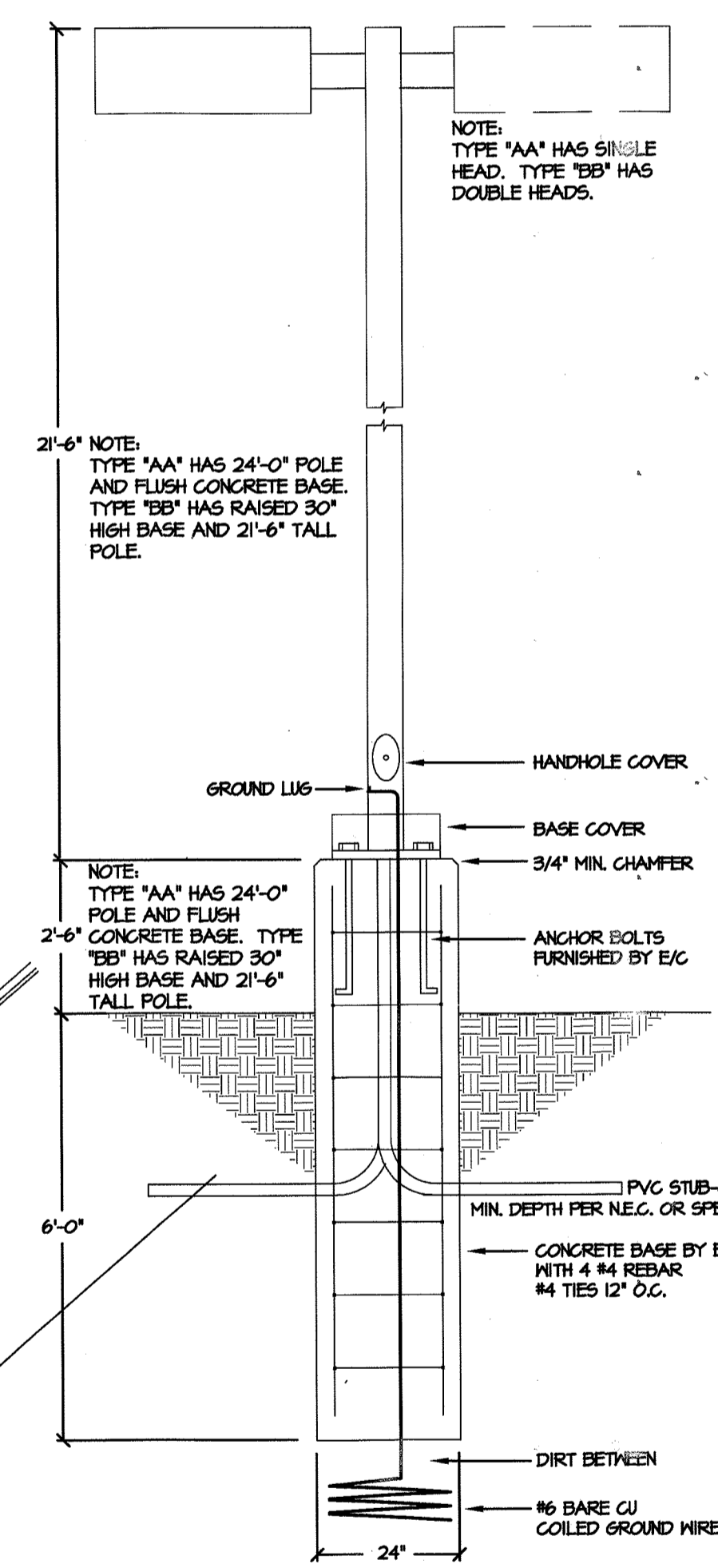


SITE PHOTOMETRIC PLAN
 SCALE: 1" = 30'-0"

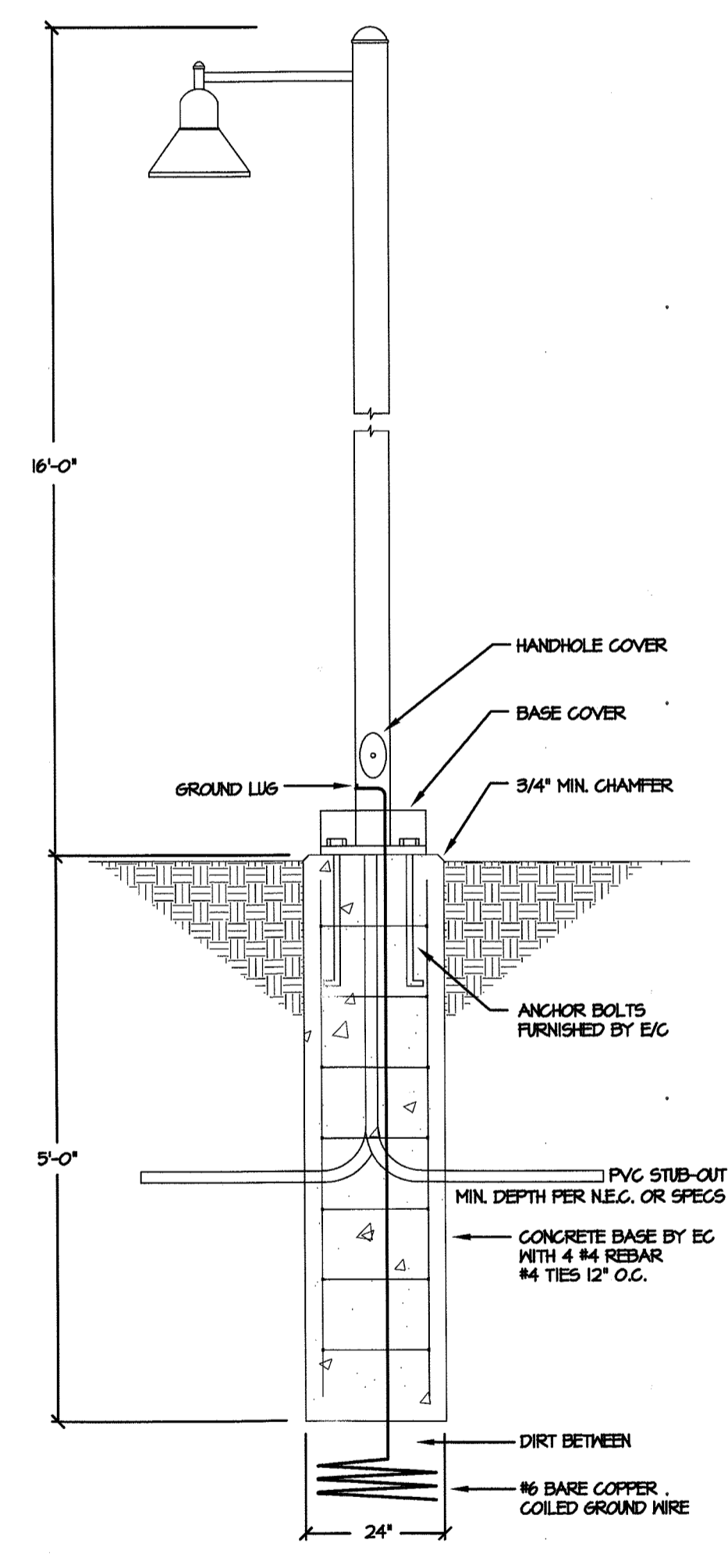
GENERAL LIGHTING PLAN STANDARD NOTES

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 BY USE OF CAREFUL LUMINAIRE PLACEMENT AND USE OF HOUSE SIDE SHIELDS ON FIXTURES NEAR BORDER LINE.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROWN (TYPE IV) DISTRIBUTION POLE-MOUNTED LIGHTS AIMED AT THE BUILDING FACADE AND UNSHIELDED WALL PACKS

Unofficial Copy



POLE BASE DIAGRAM - TYPE "AA" & "BB"
 NOT TO SCALE



POLE BASE DIAGRAM TYPE "CC"
 NOT TO SCALE

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80208
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 COLORADO SPRINGS, CO 80903
 TELEPHONE: (719) 667-1972
 PROJECT NO. 17424
 DRAWN BY: MWR CHECKED BY: DGM



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SITE DEVELOPMENT PLAN
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 LOT 4A, CASTLE PINES COMMERCIAL
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SHEET TITLE
 SITE PHOTOMETRIC PLAN
 SHEET 8 OF 9
 CASE NUMBER:
 Sheet 8 of 9

Site Development Plan

LOT 4A CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2
LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS STATE OF COLORADO

v2
Lighting Group

CORE 400 LX
sconce

PROJECT

| | | | |
|--------|--|-------|--|
| Job | Promenade at Castle Rock - Block 8, Building C | Notes | |
| Type | DD | | |
| Part # | CALS-NHW-07834051-T4 | | |

SPECIFICATIONS

Source: Xicato XTM LED module - up to 5000 lumens
C.C.T.: 2700K, 3000K, 3500K or 4000K
Color Consistency: ±2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra): 83 or 98
Driver / Location: Included / Internal with remote or deep canopy options
Dimming: 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage: 100 to 277VAC, phase dimmable versions are 120VAC only
Power: Up to 57 watts max, depending on LED module / driver
Reflector: 11", 25", 41", 51", or 83" - fixed replaceable without tools
Material: CNC machined aluminum with stainless steel hardware
Finish: Powder coat - TGIC polyester for exterior and interior use
Weight: 8.5 lb. (3.9 kg)
Location: Listed for Wet & Damp locations
Approvals: ETL, Listed to UL 1598, 2108, 8750 and CSA C22.2 # 9 & #250.0
LED Life: > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty: Lifetime Limited Warranty - see warranty for details
IES Files: LM-79-08 IES files available at www.v2lighting.com/downloads
Modifications: Any modification or customization is possible - consult factory

ORDERING LOGIC

| Model | Driver | Location | Dimming | Mounting | Output | CRI | C.C.T. | Reflector | Shell Color | Options |
|--------|--------|----------|---------|----------|--------|-----|--------|-----------|-------------|---------|
| CALS-N | N | N | W | 07 | 83 | 40 | 51 | T4 | XX | |

TEXTURED MATTE BLACK FINISH

Example Part Number: CALS-NHW-1582291-83
CORE 400 LX Sconce - Internal Driver, No Dimming, Damp Location - 2800 lm, 83 CRI, 2700K, 41" Reflector - 83 Red Shell

rev 151207 00215 v2Lighting Group, Inc. Specifications subject to change without notice. v2LightingGroup.com 1

ANTIQUE STREET LAMPS

EML25 LED
MUNICH PENDANT

EML25 ST 63 LED 350MA 5K GCF MVOLT R5 DBL
PROJECT: Promenade at Castle Rock - Block 8, Bldg. C
TYPE: "CC"

This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or no glass lens
- Stainless steel hardware
- Driver and light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plug for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PH/P6 option when ordering 4" arm); see arm specification sheets for details on mounting options.

Sample Catalog Number:

| EML25 | ST | 49LED 350MA | 3K | GCF | MVOLT | R5 | SF | DBL |
|---------|------|------------------|------------|-------------|---------|----------|---------|--------|
| Fixture | Base | Source & Wattage | Color Temp | Lens Option | Voltage | Distrib. | Options | Finish |

Ordering Guide:

| Fixture | Base | Source & Wattage | Color Temp | Lens Option | Voltage | Distribution | Options | Finish |
|---------|----------------|--|----------------|-------------|---|----------------------|-----------------|--|
| EML25 | ST RT FT | 49LED 350MA 49LED 325MA 63LED 350MA 63LED 325MA | 3K 4K 5K | GCF GCSG | MVOLT 120 208 240 277 347 480 | R2 R3 R4 R5 | SF DF SPD | DBL DDR DNA DWH CS CM ANBK ANDB ANVG |

CLEAR, FLAT GLASS

ANTIQUE STREET LAMPS

Data is considered accurate as of the revision date shown. Antique Street Lamps reserves the right to modify specifications without notice.

EML25 LED Rev. 6/14
Antique Street Lamps® | 13825 Columbus Road | Greenville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
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KAD LED
LED Area Luminaire

KAD LED 60C 1000 50K R3 MVOLT SPD04 HS (BB ONLY) DBLXD

Specifications

EPA: 1.2 ft² (0.11 m²)
Length: 17-1/2" (44.5 cm)
Width: 17-1/2" (44.5 cm)
Height: 7-1/8" (18.1 cm)
Weight: 36 lbs.
Imax: 116 ft-cd

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a **DTL** in the part number. DTL DLU equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM*2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **aplus**.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM Require the order of one ROAM node per luminaire. Sold separately. [Link to Roam](#) [Link to DTL DLU](#)

Ordering Information

| KAD LED | 60C | 1000 | 50K | R3 | MVOLT | SPD04 |
|---------|------|---------------|-----|--------------|---------|----------|
| Series | LEDs | Drive current | CCT | Distribution | Voltage | Mounting |

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DBLXD

| KAD LED | 40C | 1000 | 40K | R5 | MVOLT | SPD04 |
|---------|------|---------------|-----|--------------|---------|----------|
| Series | LEDs | Drive current | CCT | Distribution | Voltage | Mounting |

SH TYPE "BB" ONLY

| SH TYPE "BB" ONLY | DBLXD |
|-------------------|----------------|
| Options | Finish options |

SHIPPED SEPARATELY

| | | | |
|-------|--|---------|--------------------|
| SPD04 | Square pole universal mounting adapter | 4" arm | Shipped separately |
| SPD08 | Square pole universal mounting adapter | 8" arm | Shipped separately |
| SPD12 | Square pole universal mounting adapter | 12" arm | Shipped separately |

FIXTURE TYPE "BB" ONLY

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8061 • www.lithonia.com
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| EXTERIOR LIGHTING FIXTURE SCHEDULE | | | | | | | | | | | | | | | | | | |
|------------------------------------|-----------------|----------------------|-------------|--|--|----------------------------|---------|---------|------------------------------------|-------|------|----------------|------------------|----------------|----------|-------------|--------|----------|
| ID | NO. OF FIXTURES | MANUFACTURER | MODEL | CATALOG NUMBER | LUMINAIRE DESCRIPTION | DISTRIBUTION | VOLTAGE | DIMMING | MOUNTING | LAMPS | | | | POLE | | LIGHT LOSS. | | |
| | | | | | | | | | | QTY. | TYPE | WATTS | LUMENS | COLOR TEMP/CRI | BASE HT. | | SHAPE | POLE HT. |
| AA | 3 | LITHONIA | KAD LED | KADLED-60C-1000-50K-R3-MVOLT-16-DBLXD | SINGLE HEAD POLE LIGHT, FULL CUT-OFF LUMINAIRE, TYPE R3 DISTRIBUTION WITH HOUSE SIDE SHIELD, BLACK FINISH. MOUNTED TO STRAIGHT SQUARE STEEL POLE ON FLUSH CONCRETE BASE. | TYPE III HOUSE SIDE SHIELD | 208V | — | POLE FIXTURE AT 24'-0" ABOVE GRADE | 60 | LED | 216W | 22,091 | 5,000K/10 | 30' | 4" SQUARE | 24'-0" | LO |
| BB | 1 | LITHONIA | KAD LED | KADLED-60C-1000-50K-R3-MVOLT-DBLXD | DOUBLE HEAD POLE LIGHT, FULL CUT-OFF LUMINAIRE, TYPE R3 DISTRIBUTION, BLACK FINISH. MOUNTED TO STRAIGHT SQUARE STEEL POLE ON RAISED CONCRETE BASE. | TYPE III | 208V | — | POLE FIXTURE AT 24'-0" ABOVE GRADE | 60 | LED | 216W EACH HEAD | 22,091 EACH HEAD | 5,000K/10 | 0' | 4" SQUARE | 21'-6" | LO |
| CC | 3 | ANTIQUE STREET LAMPS | EML25 LED | EML25-ST-63LED350MA-5K-GCF-MVOLT-R5-DF-DBL | ARCHITECTURAL POLE MOUNTED LUMINAIRE, TYPE R5 DISTRIBUTION, CLEAR FLAT LENS, BLACK FINISH ON STRAIGHT ROUND POLE. VERIFY POLE AND ARM WITH ARCHITECT PRIOR TO ORDERING. | TYPE V | 208V | — | POLE FIXTURE AT 15'-0" ABOVE GRADE | 41 | LED | 59W | 4,710 | 5,000K/66 | 0' | ROUND | 16'-0" | LO |
| DD | 1 | V2 | CORE 400 LX | CALS-NHW-07834051-T4 | ARCHITECTURAL WALL SCONCE, BLACK FINISH | — | 120V | — | WALL 42"-0" | 1 | LED | 56W | 591 | 4,000K/83 | — | — | — | LO |

SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0048
LOT 4A, CASTLE PINES COMMERCIAL
FILING NO. 10 A, AMENDMENT NO. 2

DESIGN EDGE
interior design

482 S BROADWAY - SUITE 100
DENVER, COLORADO 80209
TELEPHONE: (303) 260-7277
FAX: (303) 260-7282

711 N CASCADE AVE
COLORADO SPRINGS, CO 80903
TELEPHONE: (719) 667-1972

PROJECT NO. 17424
DRAWN BY: MWR CHECKED BY: DGM

MEP
ENGINEERING INC.
CLIENT-CENTRIC CONSULTING

6402 S. Troy Circle, Suite 100 | WY 80536-1633
Central, CO 80111 | 970.334.5299
info@mep-eng.com www.mep-eng.com

ISSUED:

| | |
|-------------------|------------|
| SDP SUBMITTAL | 12-11-2017 |
| SDP RESUBMITTAL 1 | 01-19-2018 |
| SDP RESUBMITTAL 2 | 02-28-2018 |
| SDP RESUBMITTAL 3 | 04-05-2018 |

SHEET TITLE

LIGHTING DETAILS

SHEET 9 OF 9

CASE NUMBER:

Sheet 9 of 9