

Site Development Plan Amendment No. 1

LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 13
LOCATED IN THE SW 1/4 OF SECTION 22, 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 1A-2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. 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 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.
2. PURSUANT TO SECTION 4.3E AND 8.2A 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167G, DATED MARCH 16, 2016.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. THIS SITE IS ZONE PLANNED DEVELOPMENT AS PART OF THE APPROVAL OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ITS RECORDING.
12. 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.
13. 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.
14. 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 AND MUNICIPAL CODE.

FIRE NOTES:

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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 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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LIENHOLDER SUBORDINATION CERTIFICATE

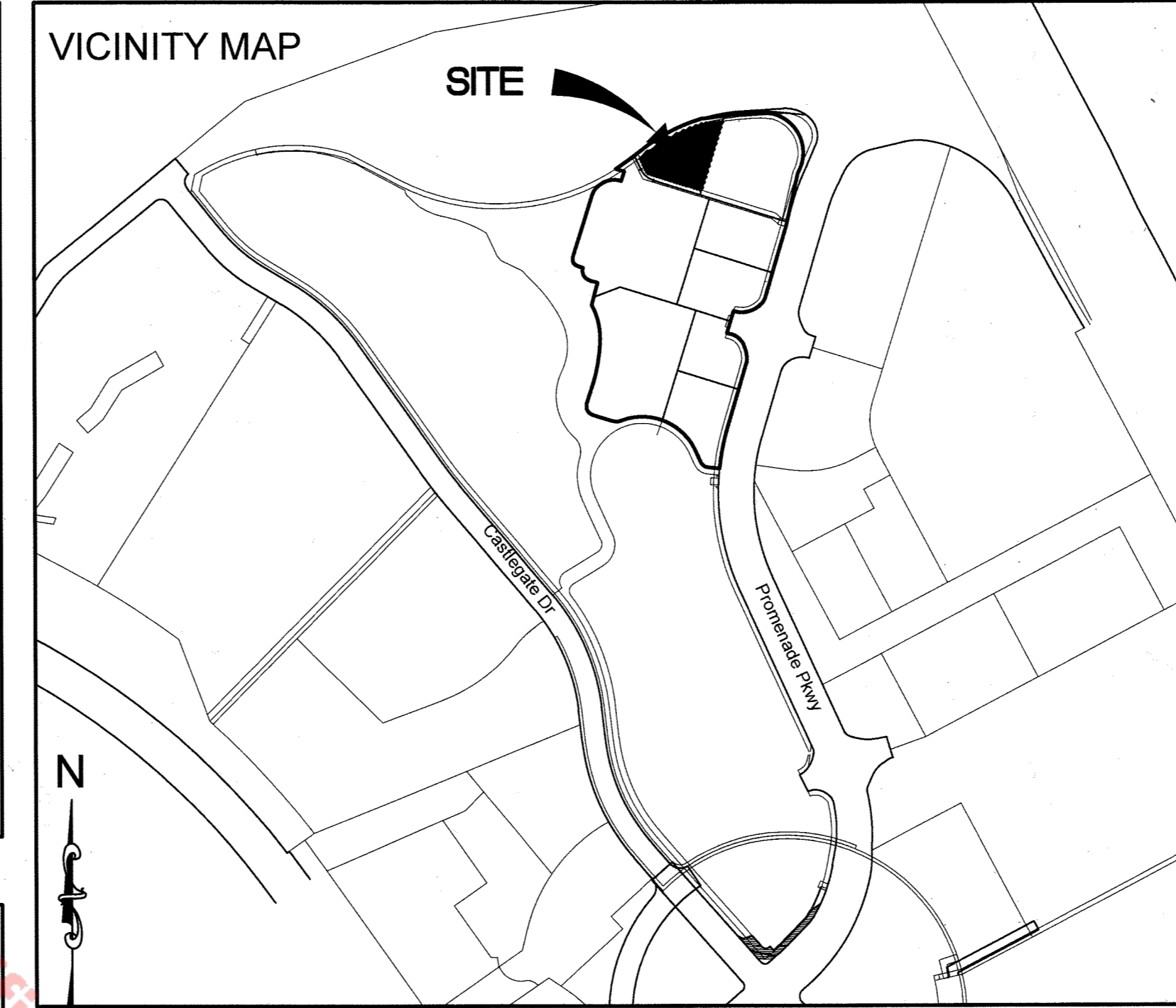
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED OCTOBER 11, 2017 AT RECEPTION NO. 2017088250, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION
BY: [Signature] 1-4-19
DATE

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF January 20 19
BY: Joseph A. Miller as SVP OF MIDFIRST BANK
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 1, 2022

Laura Ramos
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2018008732
MY COMMISSION EXPIRES OCTOBER 01, 2022

Laura Ramos
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2018008732
MY COMMISSION EXPIRES OCTOBER 01, 2022



APPROVALS

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 7th DAY OF January 20 19.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

RECORDER'S CERTIFICATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:49 PM ON THE 23rd DAY OF January 20 19 AT RECEPTION NO. 2019003543

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

SHEET INDEX

1 OF 6	COVER SHEET
2 OF 6	SITE PLAN
3 OF 6	UTILITY PLAN
4 OF 6	GRADING PLAN
5 OF 6	PLANTING PLAN
6 OF 6	ELEVATIONS

TITLE CERTIFICATION

I Mary Clarke Gentry 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] 1-3-2019
AUTHORIZED REPRESENTATIVE DATE
LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF January 20 19 BY Mary Clarke Gentry
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/2022

TERESA ANN HESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2018400305
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.

BLUE CHIP JUNIPER, 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] 1/2/2019
DONALD G. PROVOST, MANAGER DATE

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF January 20 19
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 BLUE CHIP JUNIPER, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 7, 2021

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 TEL: (303)204-5065	

SURVEYOR'S CERTIFICATION

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

[Signature] 1/2/19
DATE

ANTHONY K. PEALL
REGISTERED LAND SURVEYOR
AZTEC CONSULTANTS, INC
300 E MINERAL AVE STE 1
LITTLETON CO 80122
(303) 713-1888

BASIS OF BEARINGS AND BENCHMARK

BASIS OF BEARING IS THE SOUTH LINE OF HTE SOUTHEAST QUARTER OF SECTION 22 AND NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO. BETWEEN THE NORTHEAST CORNER OF SECTION 27 AND THE SOUTHWEST CORNER OF SECTION 22 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "L.S. 13485 1983"), AND THE NORTH 1/4 CORNER OF SECTION 27 AND THE SOUTH 1/4 CORNER OF SECTION 22 (A FOUND 2-1/2" CAP STAMPED "PLS 22564 1988"). SAID BEARING BEING: NORTH 89°09'35" WEST.

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 PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492.

WATER AND STORM SEPARATION

TCV-17-0050
APPROVED 11/16/2017

CIVIL ENGINEER STATEMENT

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

[Signature]
REGISTERED PROFESSIONAL ENGINEER DATE 1/2/19

SITE DEVELOPMENT PLAN Amendment No. 1
PROJECT NO. SDP18-0049
LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE
ROCK FILING NO.1 AMENDMENT NO. 13

ISSUED:

SDP SUBMITTAL	6/19/2017
SDP REVISION 1	8/22/2017
SDP REVISION 2	10/22/2017
SDP REVISION 3	10/25/2017
SDP REVISION 4	12/18/2018

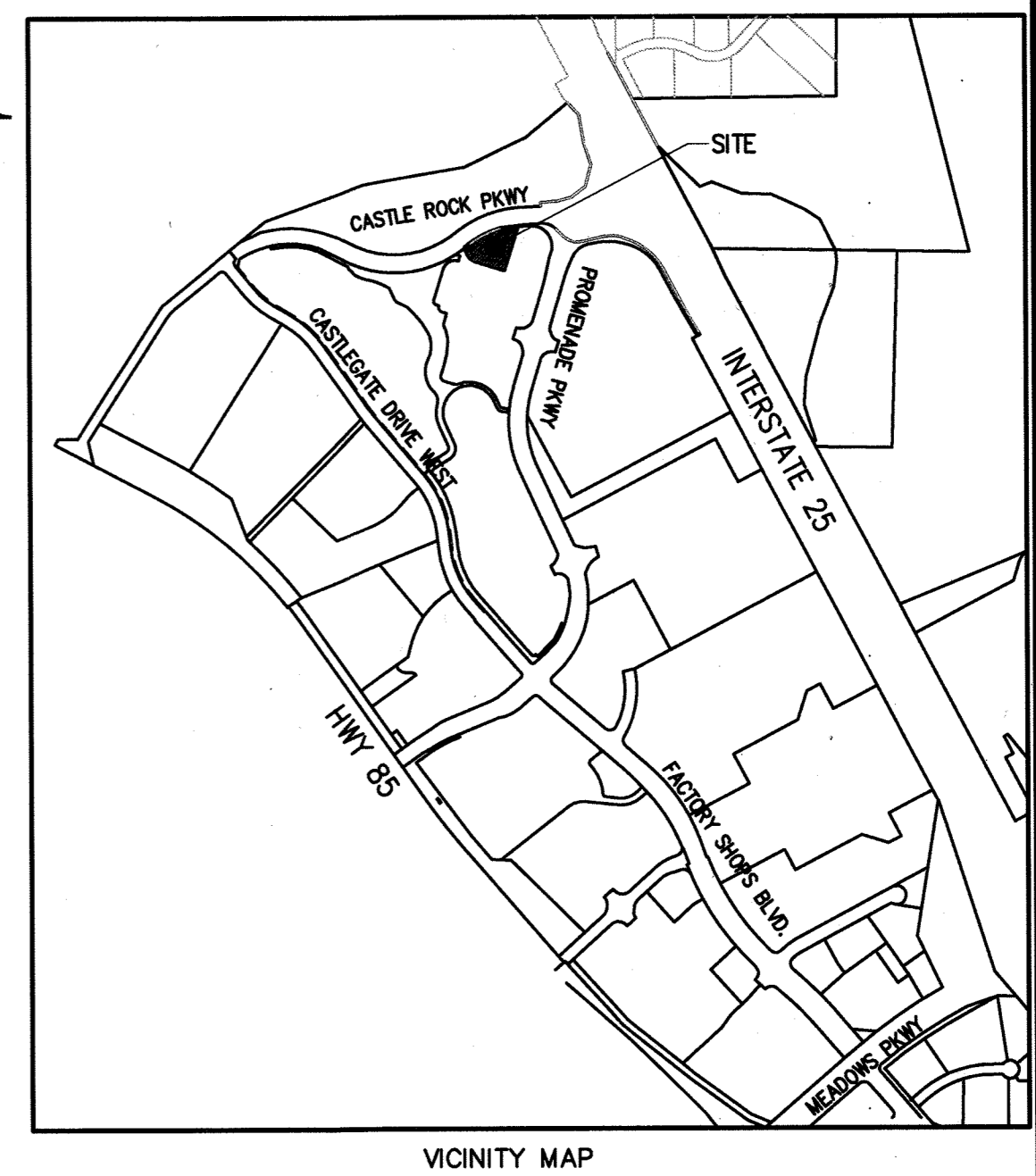
SHEET TITLE
COVER SHEET

SHEET 1 OF 6

CASE NUMBER:
SDP18-0049

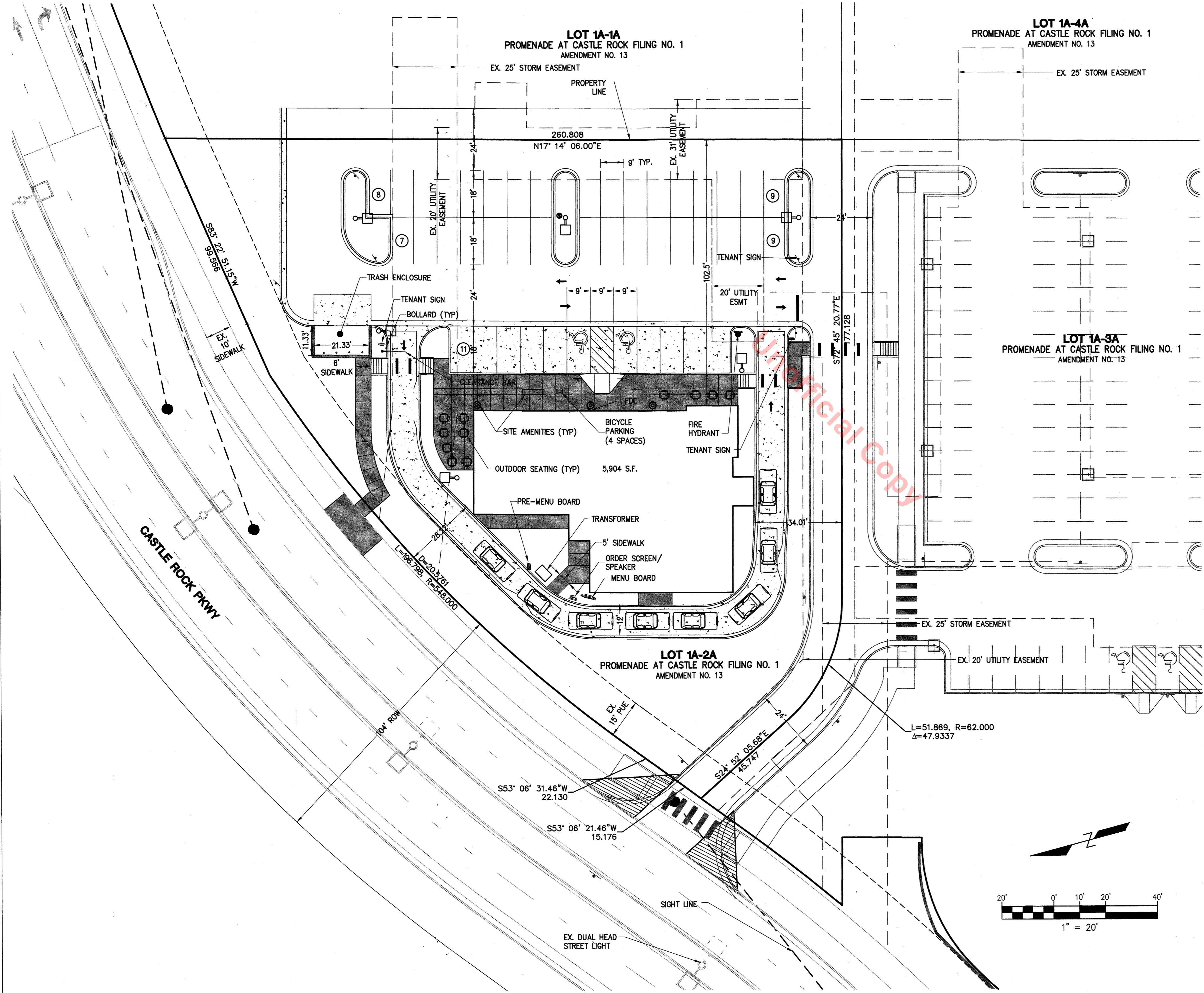
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Elevation Consulting



SITE LEGEND

- CURB & GUTTER
- FIRE HYDRANT
- HANDICAP RAMP
- SIDEWALK
- EX. LIGHT
- PROPOSED LIGHT

LAND USE SUMMARY TABLE

MAXIMUM GROSS FLOOR AREA	25% ALLOWED	
BUILDING GROSS FLOOR AREA	5,904 S.F.	0.59% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
MAXIMUM BUILDING HEIGHT	50 FEET ALLOWED	26 FEET PROPOSED
BUILDING SETBACKS	FRONT = 15 FEET	
	REAR = 15 FEET	
	SIDE = 10 FEET	
PARKING REQUIRED RETAIL (1,830 S.F.)	5 SPACES / 1000 GFA = 9 SPACES	
PARKING REQUIRED RESTAURANT (4,082 S.F.)	10 SPACES / 1000 GFA = 41 SPACES PLUS 8 STACKING SPACES PER DRIVE THRU	
PARKING PROVIDED	7.5 SPACES / 1000 GFA = 44 SPACES (BLENDED FOR MULTI-USE DEVELOPMENT) 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	44 PARKING SPACES X .05 = 3 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	4 BICYCLE SPACES	
HARDSCAPE (INCLUDING SIDEWALKS)	25,995 SQ. FT. = 58%	
OPEN SPACE/LANDSCAPE AREA	12,749 SQ. FT. = 28%	
TOTAL AREA	1.02 ACRES (44,648 SQ. FT.) = 100%	
ESTIMATED SFE	4.33	

Parking Table

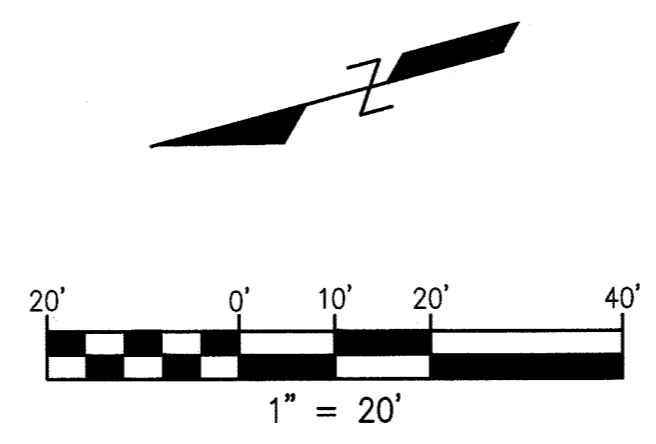
Use	Required	Provided
Fast Food - (10 spaces per 1,000sqft)	22	22
2,245sqft		
Fast Food Patio (<500sqft = 0 spaces)	0	0
248sqft		
Estimate Retail - (5 spaces per 1,000sqft)	9	9
1,846sqft		
Estimate Restaurant - (12 spaces per 1,000sqft)	21	13
1,813sqft		
Estimate Restaurant Patio (<500sqft = 0 spaces)	0	0
330sqft		
TOTAL SPACES	52	44

* The remainder of the required spaces will be provided in a parking agreement with adjacent properties within Block 2

ISSUED:
 08/02/17 SDP REVISION ONE
 10/06/17 SDP REVISION TWO
 10/25/17 SDP REVISION 3
 11/14/18 FIELD CHANGES
 12/17/18 SDP REVISION

SHEET TITLE
 SITE PLAN
 SHEET 2 OF 6
 CASE NUMBER:
 SDP18-0049

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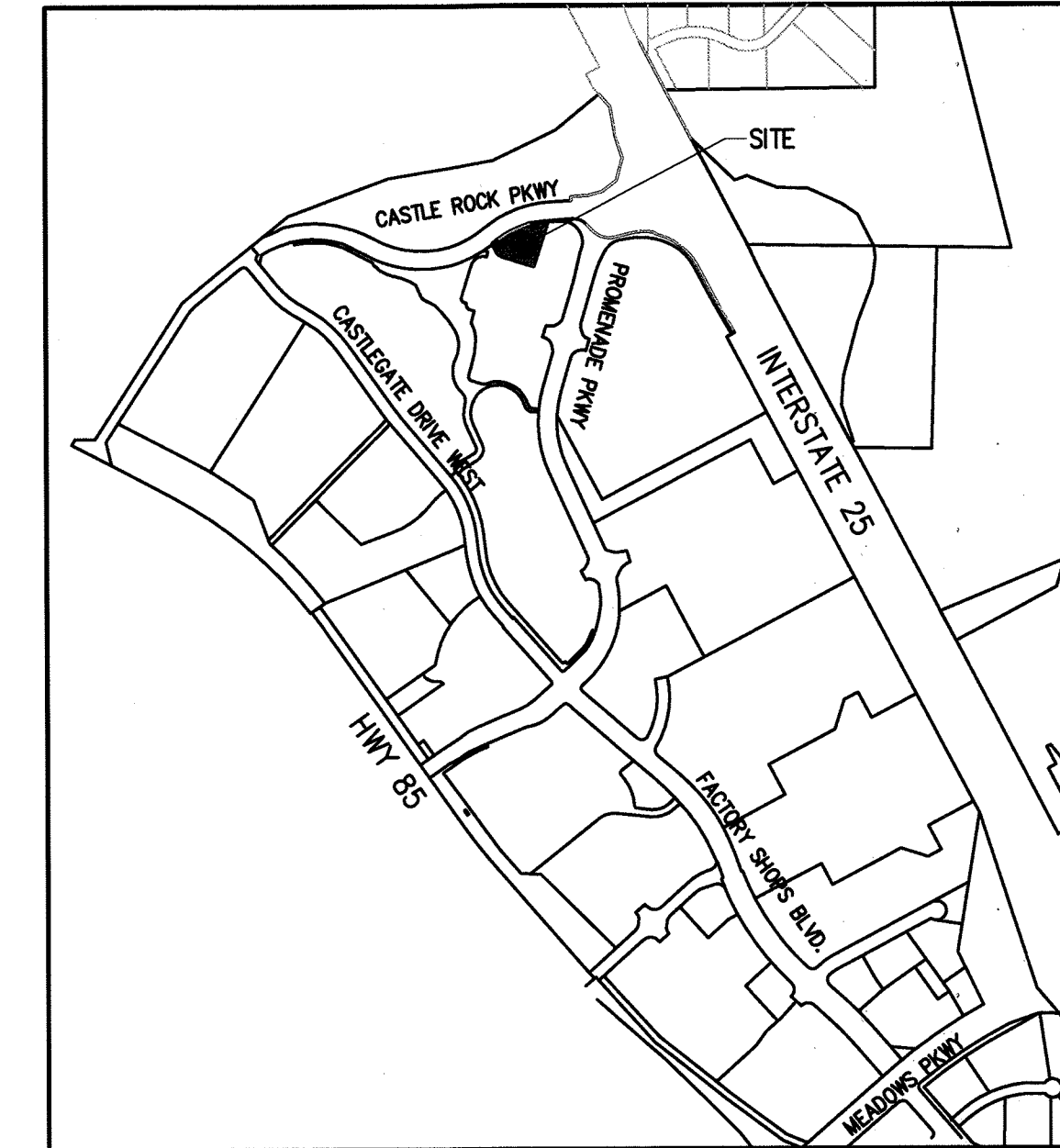
DESIGN EDGE

architecture interior design

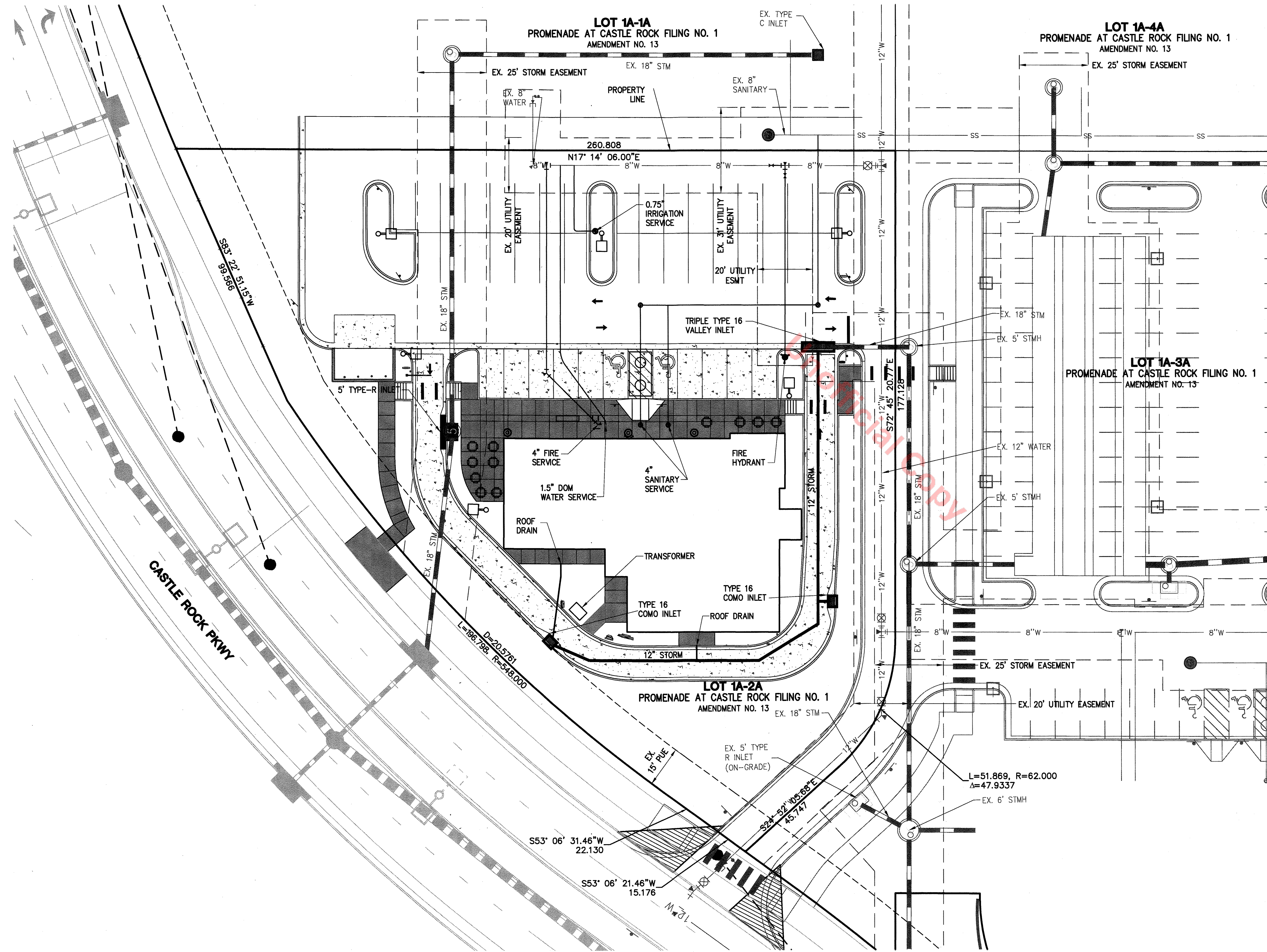
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Elevation Consulting



VICINITY MAP



UTILITY LEGEND

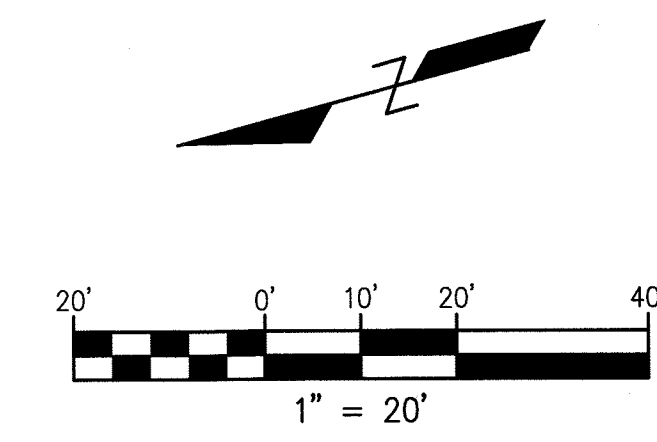
	CURB & GUTTER
	EXISTING WATER LINE W/VAULT
	FIRE HYDRANT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER MAIN
	STORM SEWER W/MANHOLE
	STORM SEWER STRUCTURE
	CLEAN OUT
	GREASE TRAP
	WATER METER

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.

ISSUED:

- 08/02/17 SDP REVISION ONE
- 10/06/17 SDP REVISION TWO
- 10/25/17 SDP REVISION 3
- 11/14/18 FIELD CHANGES
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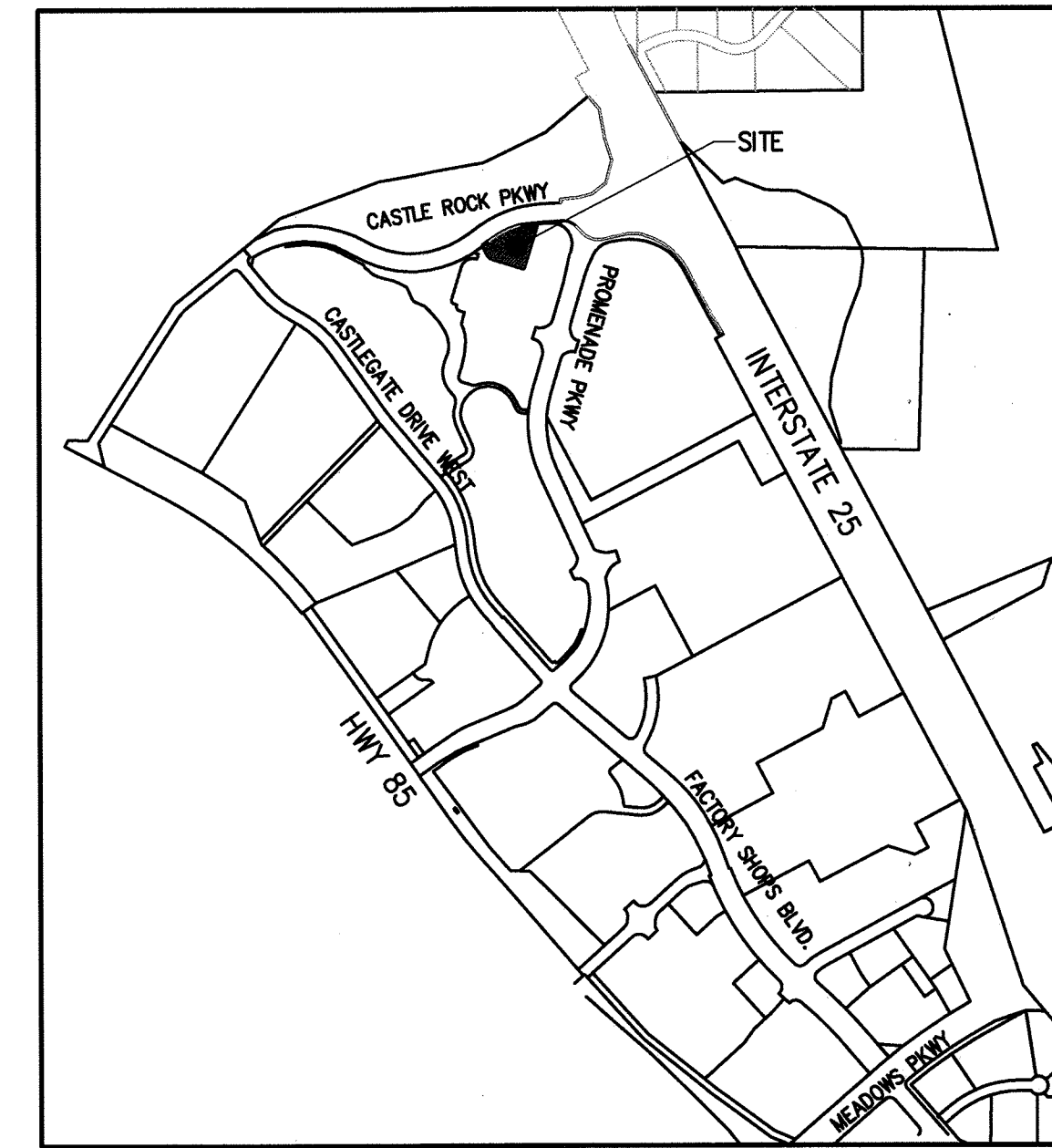
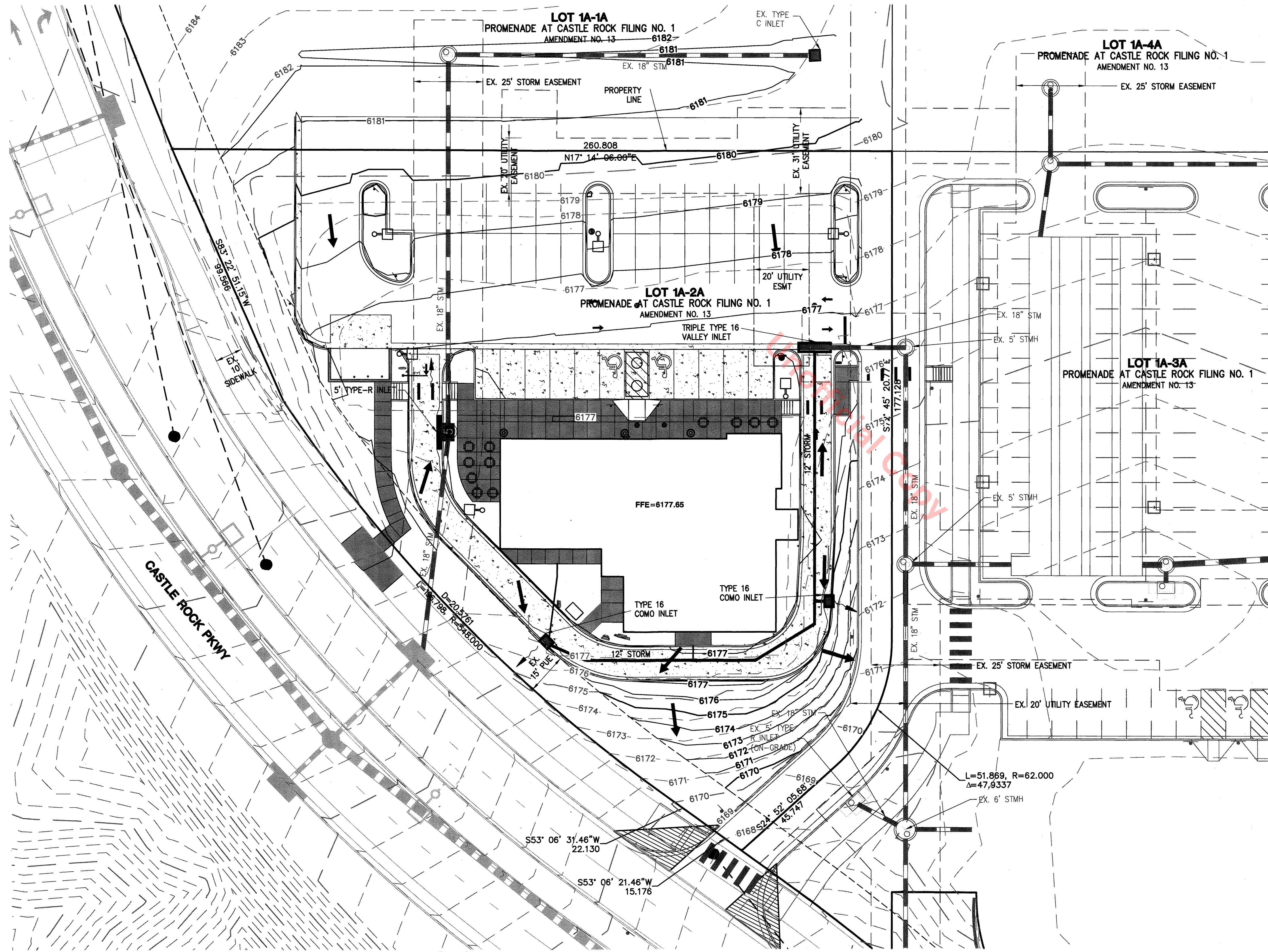
UTILITY PLAN

SHEET 3 OF 6

CASE NUMBER:
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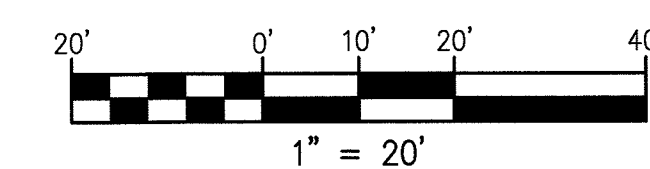
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VICINITY MAP

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



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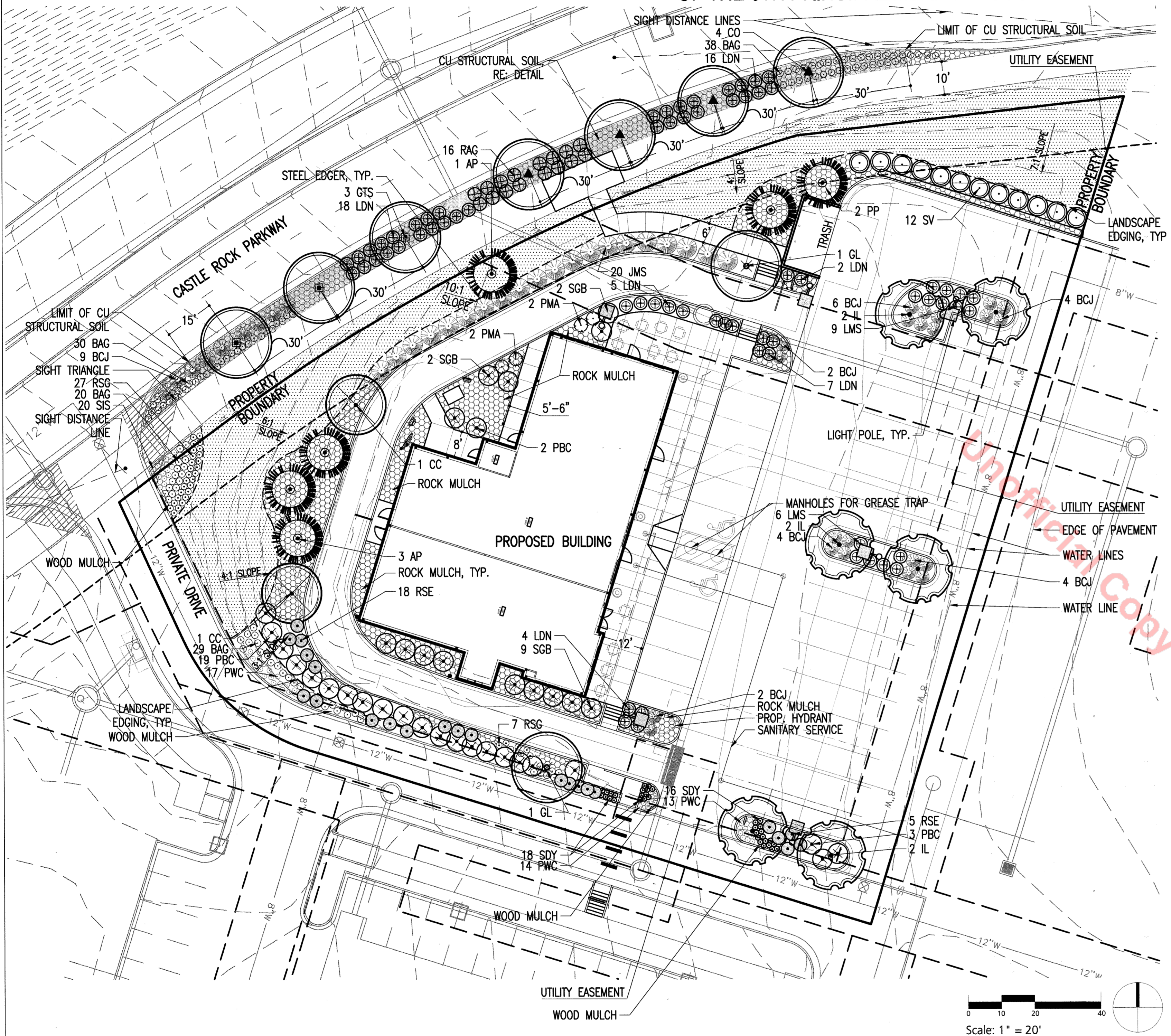
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 ROCK FILING NO.1 AMENDMENT NO. 13

Site Development Plan Amendment No. 1

LOT 1A- 2A, BLOCK 2 , PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 13
 LOCATED IN THE SW ¼ OF SECTION 22, TOWNSHIP 7 SOUTH , RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



ABBREV.	QUANTITY	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	4	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL / B&B	L	DRIP	55' x 45'	1.43" / MONTH
IL	6	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	IMPERIAL LOCUST	2" CAL / B&B	L	DRIP	40' x 40'	1.43" / MONTH
GTS	3	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'	SKYLINE LOCUST	2" CAL / B&B	L	DRIP	45' x 35'	1.43" / MONTH
GL	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL / B&B	M	DRIP	40' x 30'	1.86" / MONTH

ORNAMENTAL TREES								
CC	2	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHOKECHERRY	2" CAL / B&B	L	DRIP	25' x 20'	1.43" / MONTH

EVERGREEN TREES								
AP	4	PINUS NIGRA	AUSTRIAN PINE	6-8' HT. / B&B	VL	DRIP	50' x 20'	1.00" / MONTH
PP	2	PINUS EDULIS	PINON PINE	6-8' HT. / B&B	VL	DRIP	25' x 15'	1.00" / MONTH

SHRUBS								
PMA	4	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL. / CONT.	VL	DRIP	2' x 4'	1.00" / MONTH
LMS	15	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL. / CONT.	L	DRIP	2' x 2'	1.43" / MONTH
SGB	13	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL. / CONT.	VL	DRIP	4' x 6'	1.00" / MONTH
BCJ	31	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL. / CONT.	L	DRIP	1' x 5'	1.43" / MONTH
JMS	20	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL. / CONT.	L	DRIP	6-8' X 5-6'	1.43" / MONTH
RSE	23	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL. / CONT.	VL	DRIP	4' X 4'	1.00" / MONTH
LDN	52	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	5 GAL. / CONT.	L	DRIP	4' x 4'	1.43" / MONTH
PBC	24	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL. / CONT.	L	DRIP	2' x 6'	1.43" / MONTH
RAG	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL. / CONT.	L	DRIP	3' x 4'	1.43" / MONTH
SV	12	SYRINGA VULGARIS	COMMON PURPLE LILAC	5 GAL. / CONT.	M	DRIP	10' X 10'	1.86" / MONTH

PERENNIALS / GRASSES								
PWC	44	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUP	1 GAL. / CONT.	L	DRIP	1' x 2.5'	1.43" / MONTH
SIS	20	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	1 GAL. / CONT.	L	DRIP	1' x 2.5'	1.43" / MONTH
BAG	117	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL. / CONT.	VL	DRIP	2' x 2'	1.00" / MONTH
SDY	34	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILLY	1 GAL. / CONT.	L	DRIP	18" X 18"	1.43" / MONTH
RSG	34	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	1 GAL. / CONT.	L	DRIP	18" X 4'	1.43" / MONTH

SOD / MULCH								
SOD		CANADIAN BLUE FESCUE, RE: SPECS				L	TURF	3" / MONTH
MULCH		2"-6" DIA. MULTI-COLOR COBBLE AND SHREDDED WOOD MULCH RE: NOTES & PLANTING DETAILS				VL	NONE	1" / MONTH
		CU STRUCTURAL SOIL, RE: DETAIL AND SPECS						

COMMERCIAL LANDSCAPE SITE INVENTORY									
GROSS SITE AREA (S.F.)	LANDSCAPE AREA (S.F.)	CANADIAN BLUE FESCUE (S.F.)	NON-LIVING ORNAMENTAL (S.F.)	NO. OF TREES REQUIRED*	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED*	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (C.Y. / 1,000 S.F.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
44,648	4,465 (REQUIRED) 12,615 (PROVIDED)	5,110	653	10	10	20	82	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 LANDSCAPED ISLANDS (FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
23,391	2,339	44	0	3	8	6	6	12	36

* QUANTITIES BASED ON THE MINIMUM LANDSCAPE AREA REQUIREMENT

COMPOSITE LANDSCAPE WATER USE RATING TABLE								
LANDSCAPE TYPE	WATER USE ZONE	IRRIGATION ZONE	APP. RATE INCHES / MONTH	% OF TOTAL AREA	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)*	TOTAL AREA (TA)	CLUWR (LWUR X IA/TA)
PLANTING BEDS - TREES / SHRUBS / ORN. GRASSES / PERENNIALS*	LOW	DRIP	1.43 IN / MONTH	50%	1.4300	6,255	12,615	0.71
CANADIAN BLUE FESCUE*	MODERATE	TURF	3 IN / MONTH	50%	3.0000	6,360	12,615	1.51
TOTALS				100%		12,615		2.22

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING: LOW WATER USE

* INCLUDES R.O.W. AREAS

NOTES
 1. MASTER DEVELOPER IS RESPONSIBLE FOR PLANS AND CONSTRUCTION OF THE STREETScape ALONG CASTLE ROCK PARKWAY

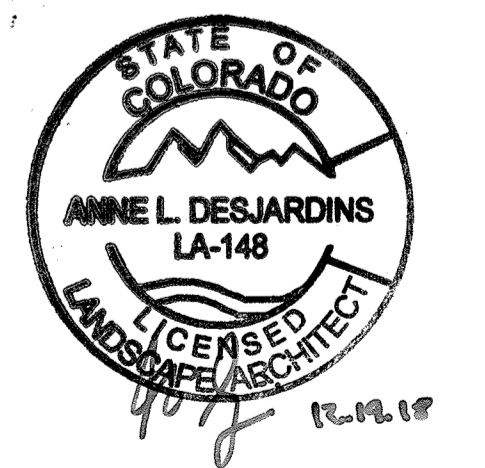
TOWN OF CASTLE ROCK LANDSCAPE ARCHITECT'S REGISTRATION NUMBER:
 ANNE DESJARDINS #15-1211
 STATE OF COLORADO NUMBER LA-148

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80229
 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	6/19/17
SDP REVISION 1	8/2/17
SDP REVISION 2	9/28/17
SDP REVISION 3	10/25/17
SDP REVISION 4	12/18/17

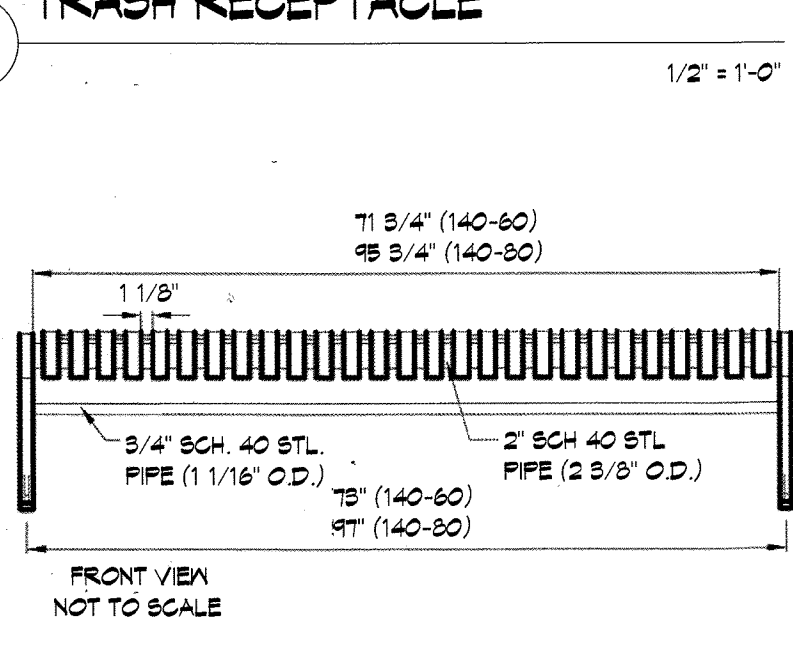
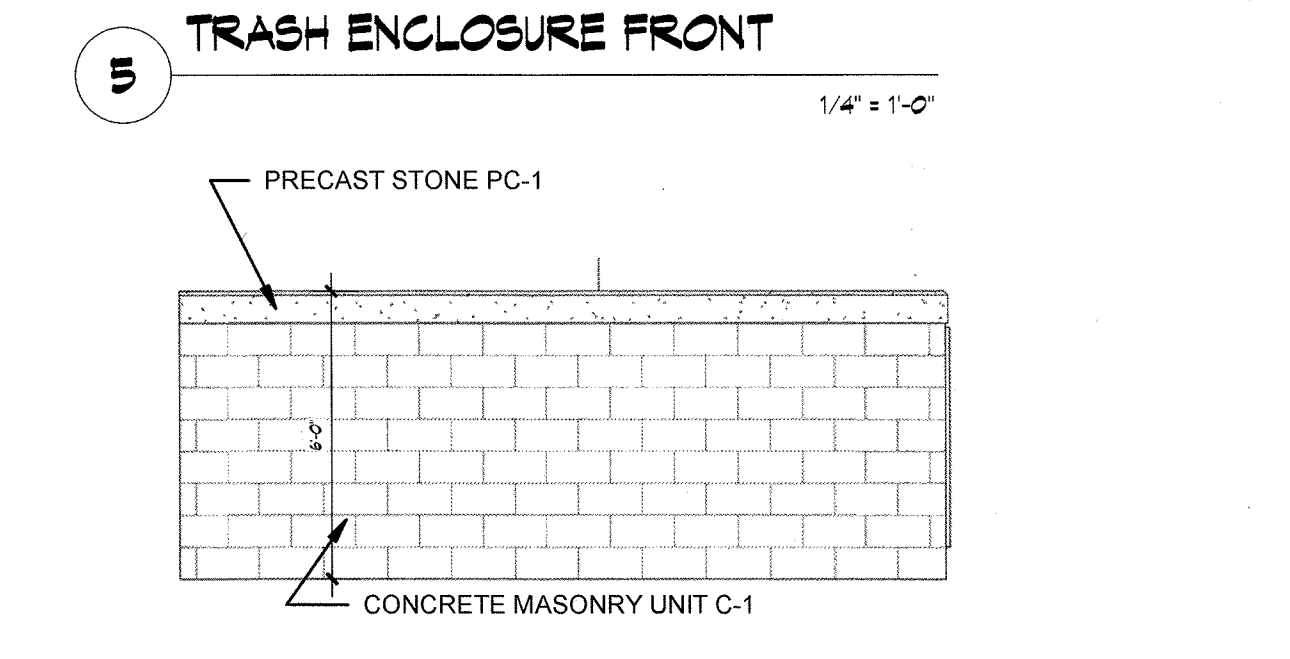
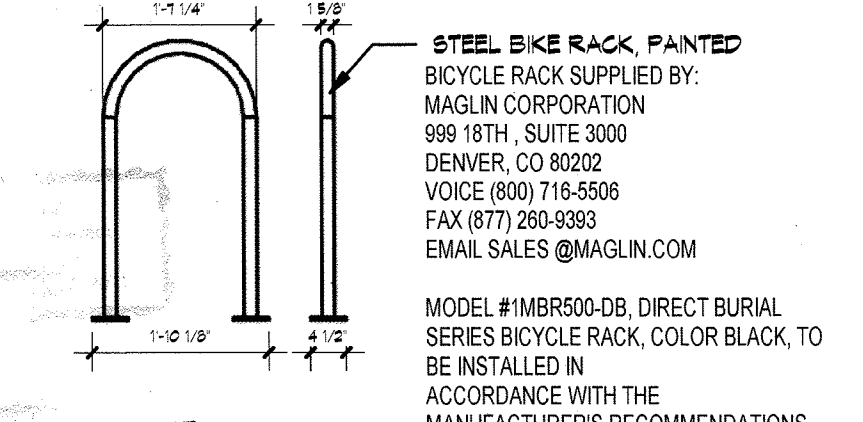
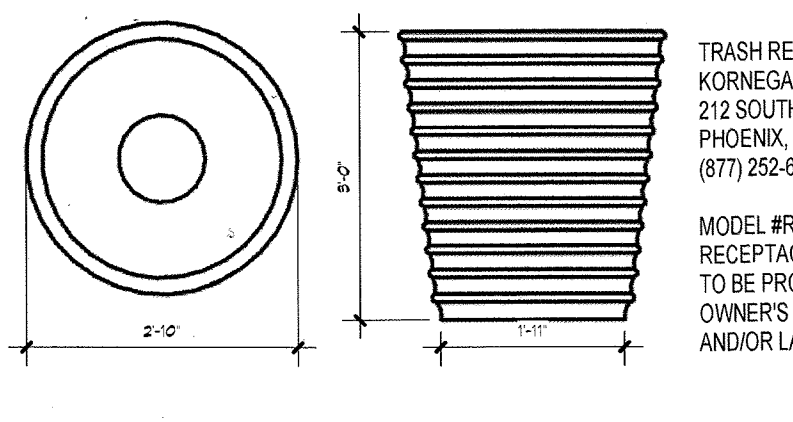
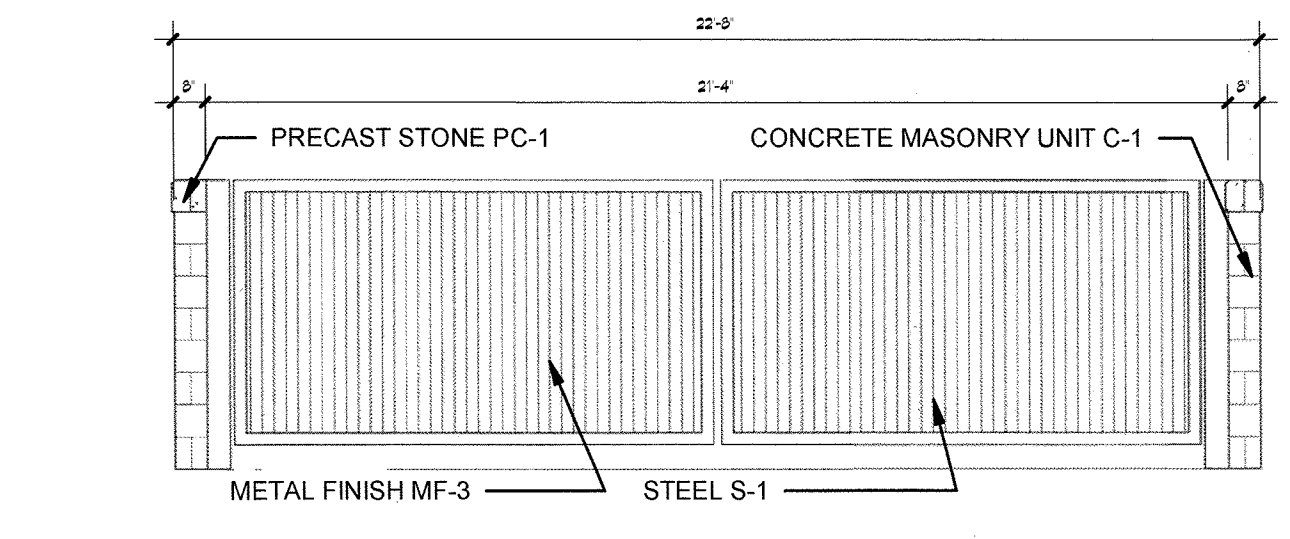
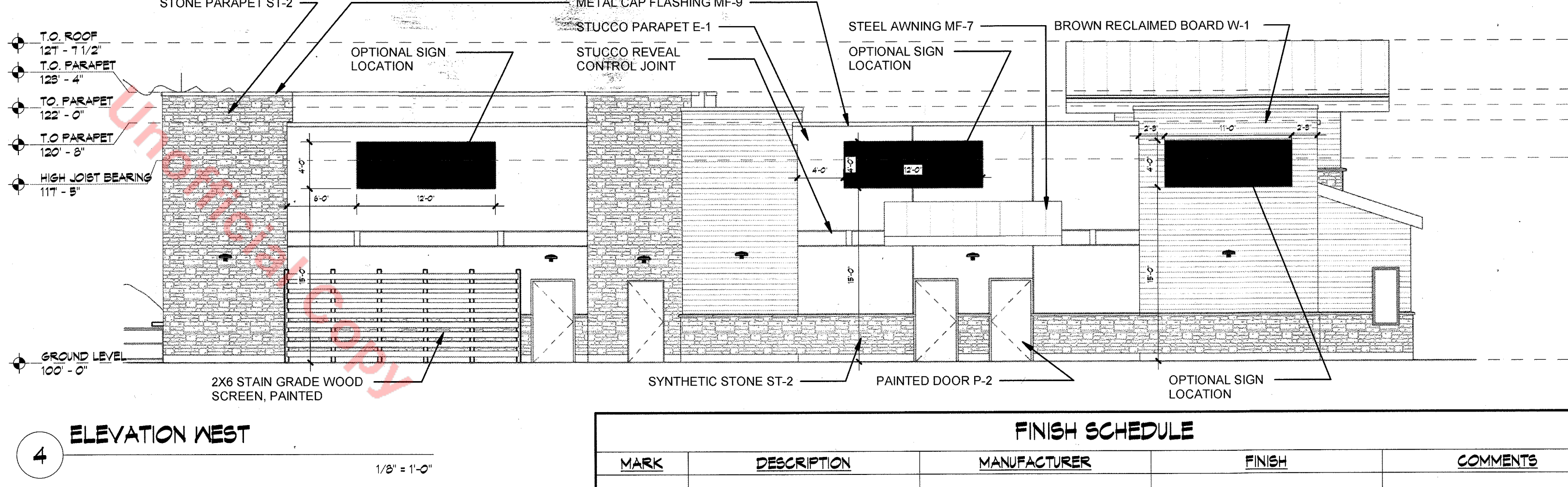
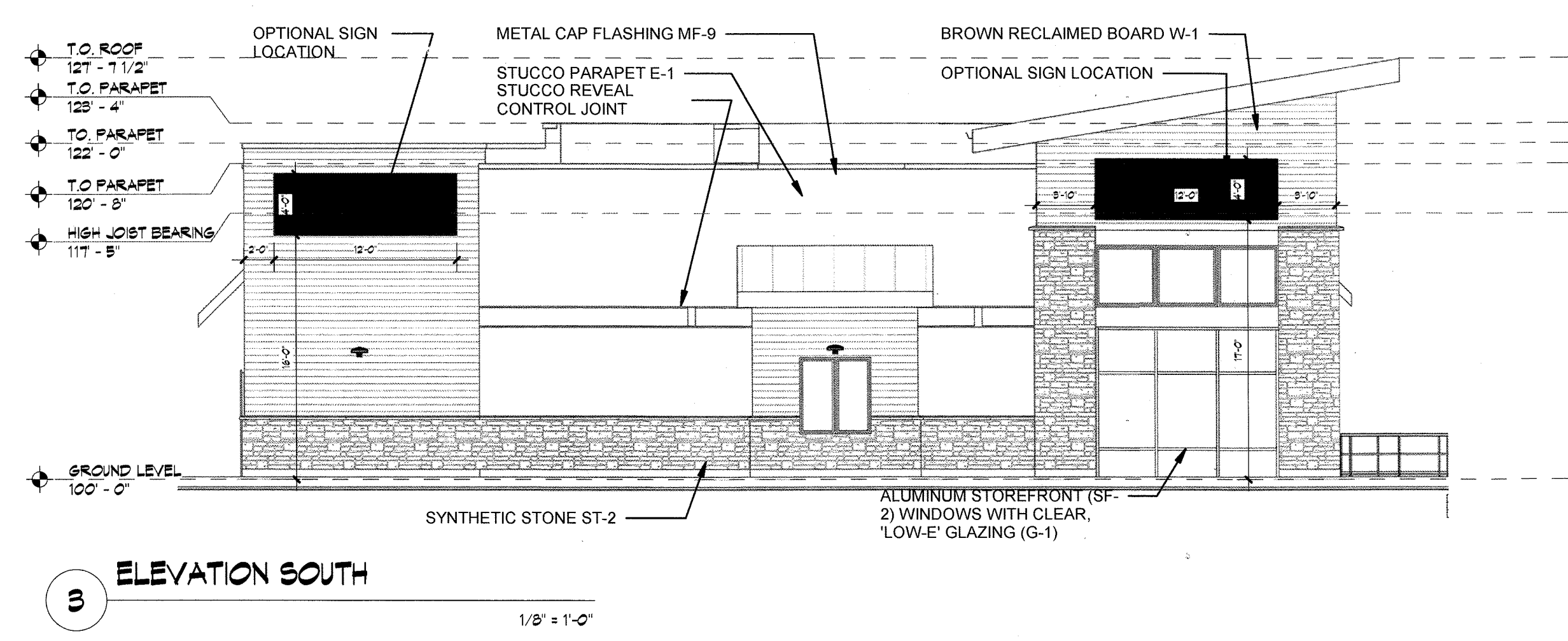
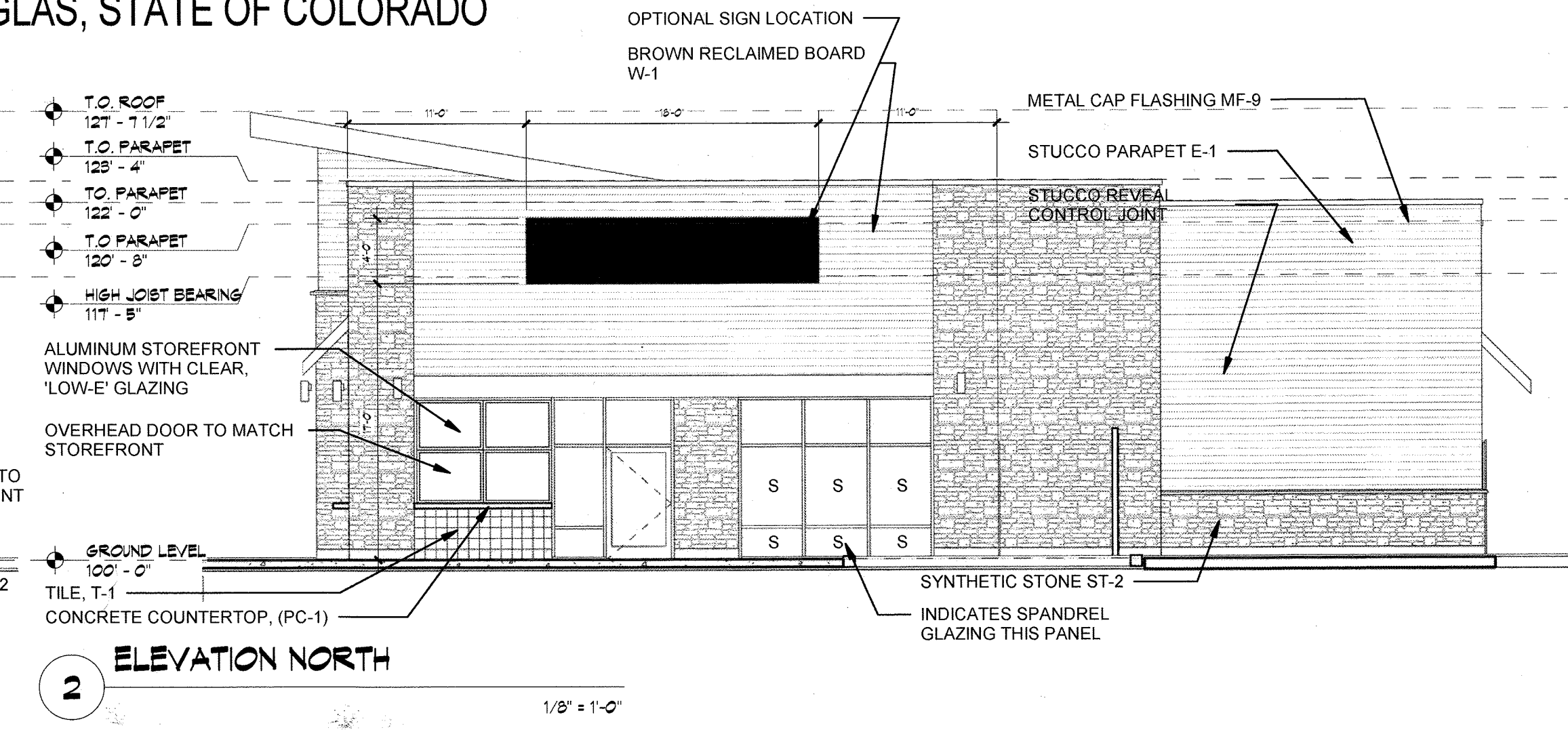
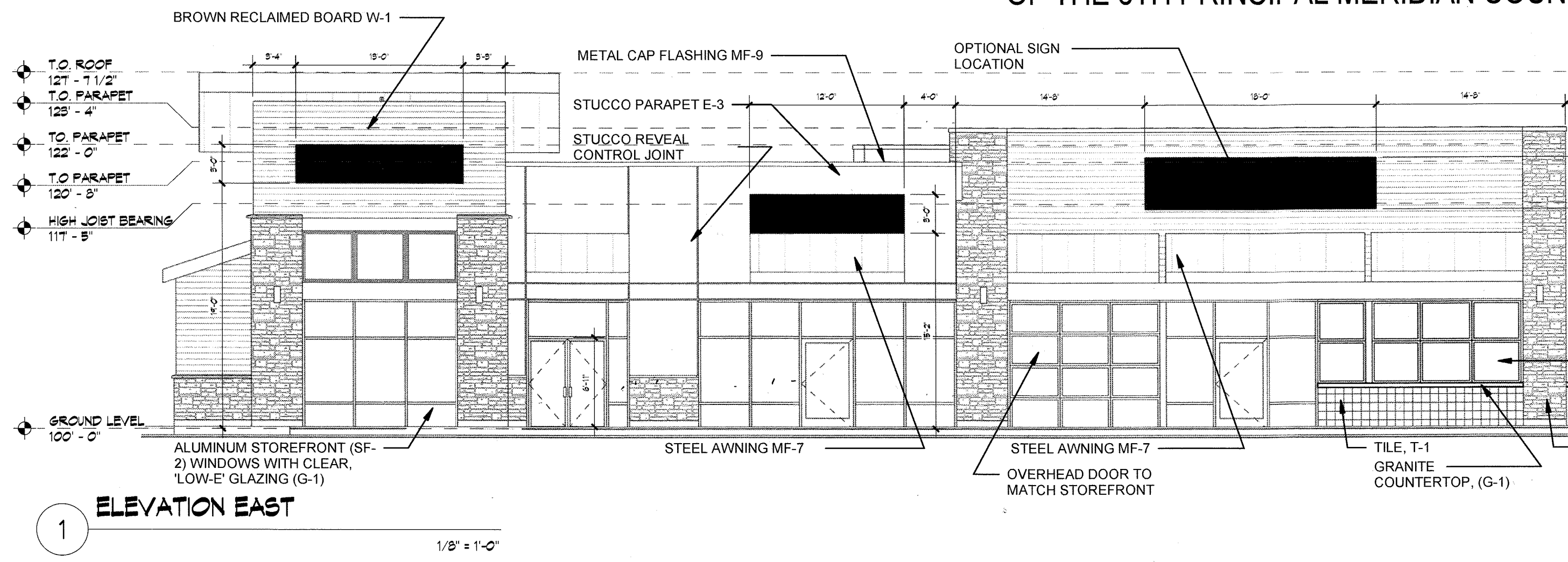


SHEET TITLE
PLANTING PLAN
 SHEET 5 OF 6
 CASE NUMBER:
 SDP18-0049

SHEET TITLE
PLANTING PLAN
 SHEET 5 OF 6
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Site Development Plan Amendment No. 1

LOT 1A - 2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 13
 LOCATED IN THE SW 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



FINISH SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	FINISH	COMMENTS
G-1	GRANITE COUNTERTOP		STEAMBOAT	
T-1	PORCELAIN TILE	VILLA LAGOON	IKAT D - JADE GREEN	
C-1	CONCRETE MASONRY UNIT	BASALITE	GROUND #900	
E-3	EIPS FINISH	DRYVIT	#615A	
ST-2	STONE VENEER	HALQUIST STONE	CHILTON IVORY	
W-1	WOOD SIDING	TBD	BROWN RECLAIMED BOARD	
AW-1	FABRIC AWNING	TBD	SLATE	
MF-9	METAL FLASHING	ENGLERT	MEDIUM BRONZE ANODIZED	
SF-2	ANODIZED ALUMINUM	ENGLERT	MEDIUM BRONZE ANODIZED	
P-2	PAINTED DOOR	BENJAMIN MOORE	OC-26	
P-11	PAINTED METAL	BENJAMIN MOORE	21-38	

SIGN INFORMATION			
TYPE	SQUARE FOOTAGE	QUANTITY	TOTAL
RESTAURANT 1	18'-0" X 8'-0" = 396SQFT	1	396SQFT
RETAIL 1	12'-0" X 8'-0" = 366SQFT	1	366SQFT
RESTAURANT 2	18'-0" X 4'-0" = 126SQFT	2	144SQFT

ISSUED:

SDP SUBMITTAL	6/19/2011
SDP REVISION 1	8/2/2011
SDP REVISION 2	10/2/2011
SDP REVISION 3	10/25/2011
SDP REVISION 4	11/12/2011

SITE DEVELOPMENT PLAN Amendment No. 1
 PROJECT NO. SDP18-0049
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE
 ROCK FILING NO.1 AMENDMENT NO. 13