

# Site Development Plan

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

Re-recorded  
 Site Development Plan recorded  
 12/27/17 at Reception No. 2017086767  
 was illegible. No changes to the  
 document were made

**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:**

- 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.
- 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.
- 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 AS PART OF THE APPROVAL OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ITS RECORDING
- 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 AND MUNICIPAL CODE.

**FIRE NOTES:**

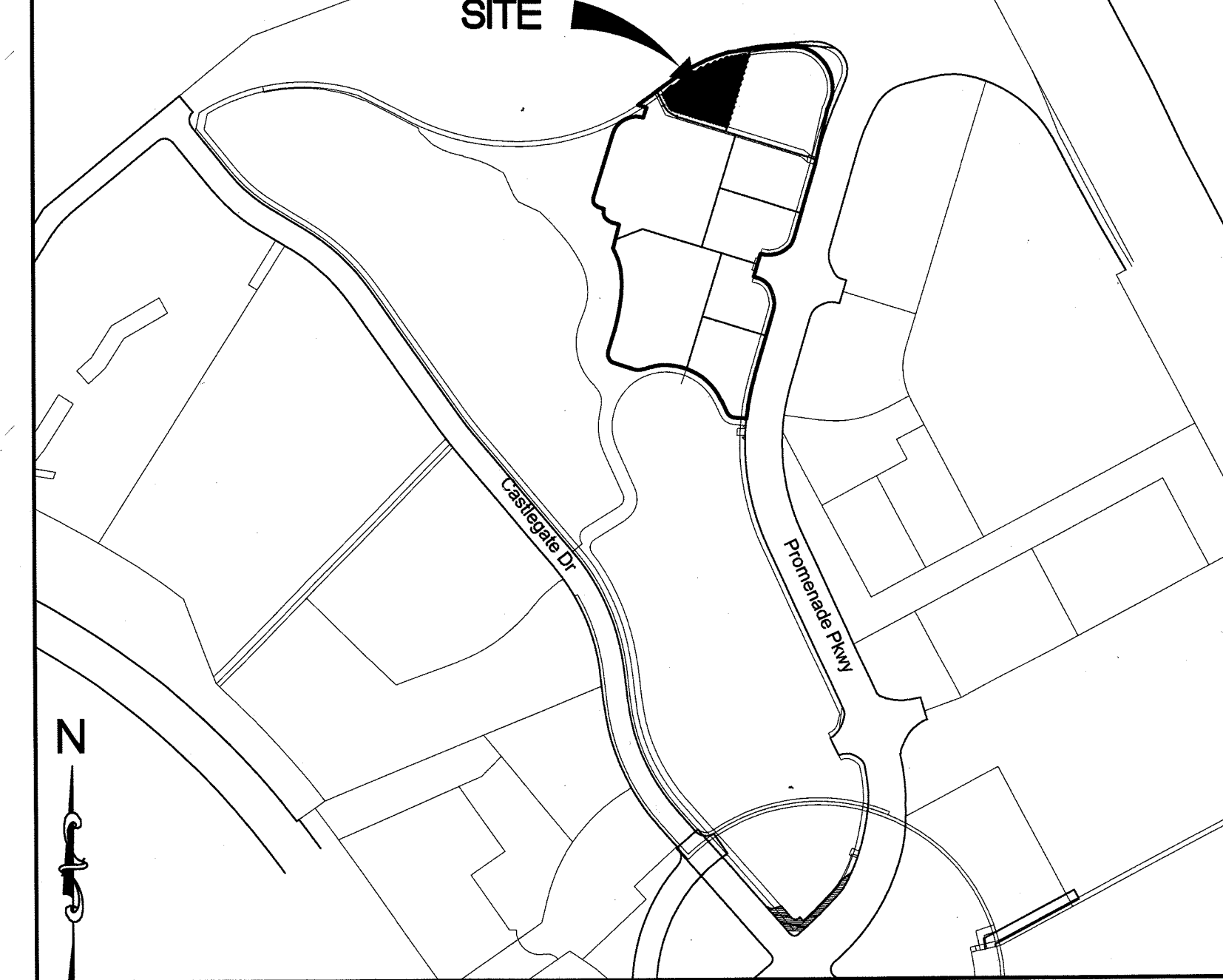
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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 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 OCTOBER 11, 2017 AT RECEPTION NO. 2017089250, 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] 1/10/18  
 DATE  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF January 20 18  
 BY Joseph Miller AS SVP OF MIDFIRST BANK  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 My Commission Expires: 10/20/2020

**VICINITY MAP**



**APPROVALS**

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12<sup>th</sup> DAY OF January 20 18  
 [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 3:39 pm ON THE 16<sup>th</sup> DAY OF January 20 18 AT RECEPTION NO. 201803268  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: [Signature]

**SHEET INDEX**

1 OF 9	COVER SHEET
2 OF 9	SITE PLAN
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4 OF 9	GRADING PLAN
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6 OF 9	PLANTING NOTES
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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] 1.10.2018  
 AUTHORIZED REPRESENTATIVE DATE  
 LAND TITLE GUARANTEE COMPANY  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF January 20 18 BY Scott Bennett  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 My Commission Expires: 7/10/2021

**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] Jan. 9, 2018  
 DONALD G. PROVOST, MANAGER DATE  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF January 20 18 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

**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 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  
 REGISTERED LAND SURVEYOR  
 AZTEC CONSULTANTS, INC  
 300 E MINERAL AVE STE 1  
 LITTLETON CO 80122  
 (303) 713-1898

**BASIS OF BEARINGS AND BENCHMARK**

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST 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 1986"). 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-NAVD88  
 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 AND ACCORDINGLY 4.33 SFE ARE DEBITED FROM THE WATER BANK.

**WATER AND STORM SEPARATION**

TCV-17-0050  
 APPROVED [Signature] 11-20-2017

**CIVIL ENGINEER STATEMENT**

[Signature] 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] 1/12/2018  
 REGISTERED PROFESSIONAL ENGINEER DATE

**SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP17-0021**

LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE  
 ROCK FILING NO.1 AMENDMENT NO. 13

ISSUED:

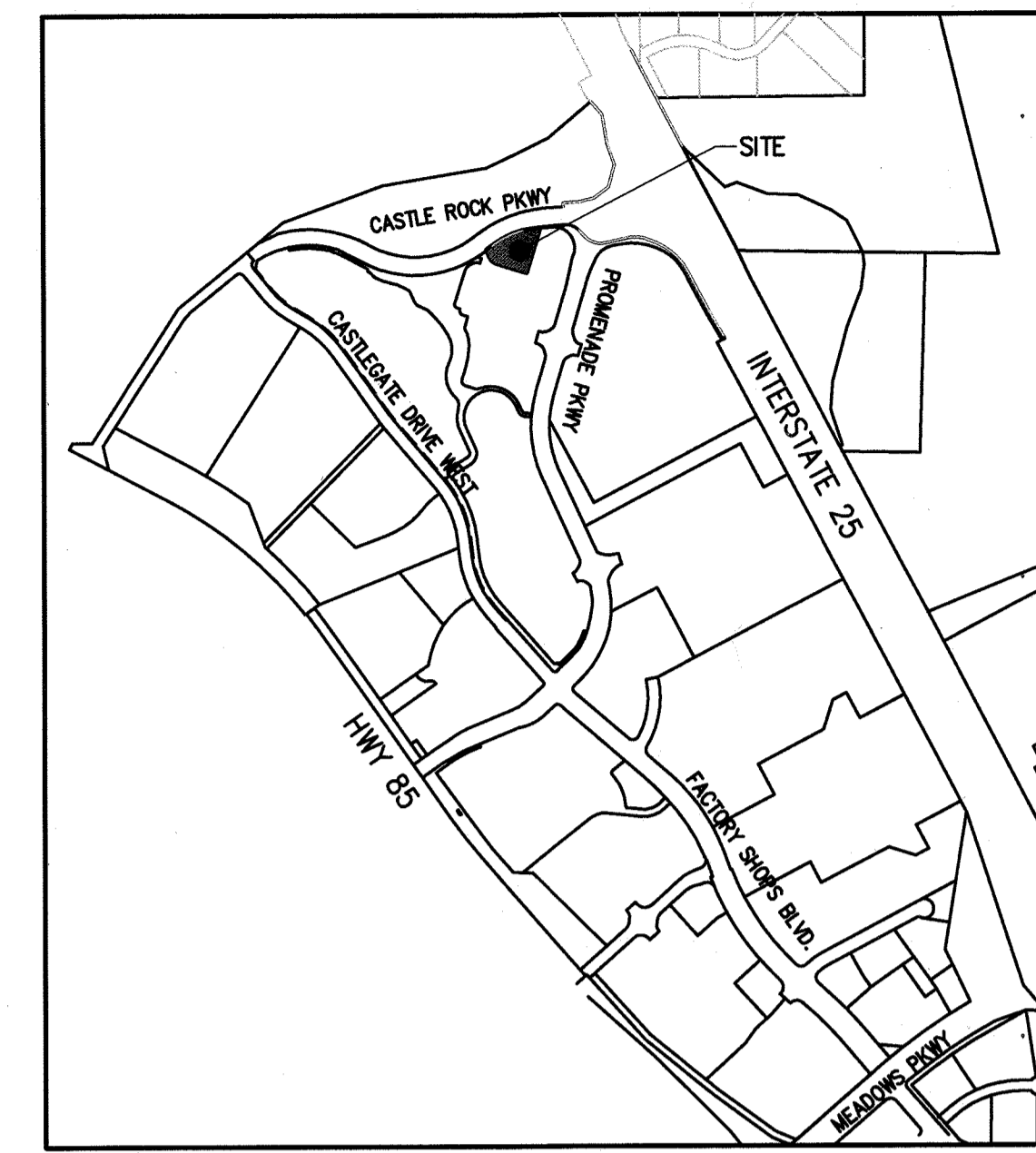
SDP SUBMITTAL	6/19/2017
SDP REVISION 1	8/2/2017
SDP REVISION 2	10/2/2017
SDP REVISION 3	10/25/2017

SHEET TITLE  
 COVER SHEET  
 SHEET 1 OF 9  
 CASE NUMBER:  
 SDP17-0021

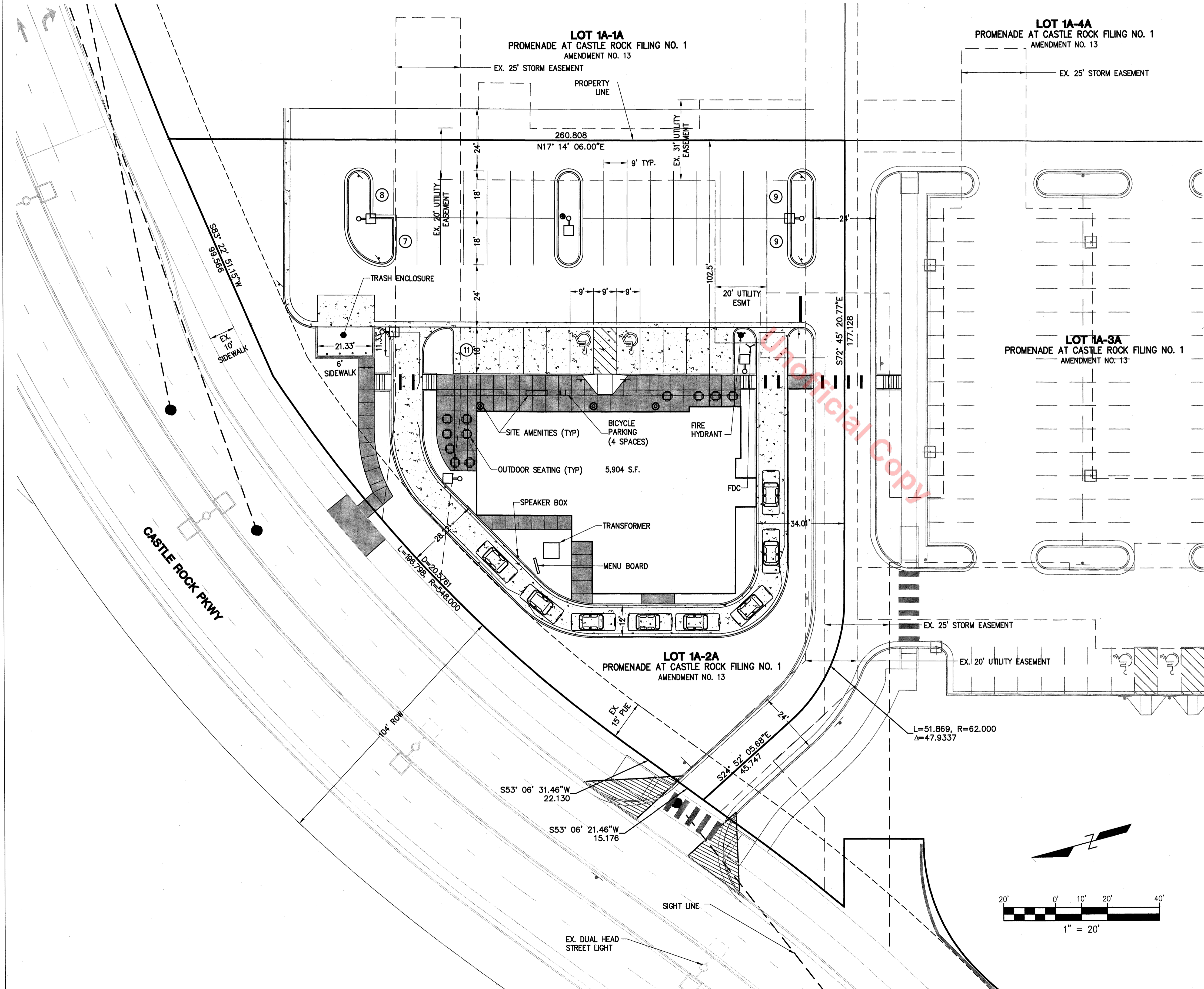
# Site Development Plan

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  
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VICINITY MAP



### SITE LEGEND

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

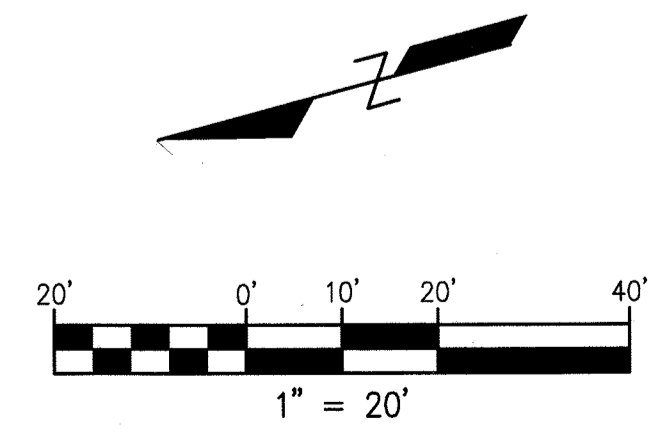
LAND USE SUMMARY TABLE		
MAXIMUM GROSS FLOOR AREA	25% ALLOWED	
BUILDING GROSS FLOOR AREA	5,904 S.F.	0.59% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
MAXIMUM BUILDING HEIGHT	50 FEET ALLOWED	28 FEET PROPOSED
BUILDING SETBACKS		
	FRONT = 15 FEET	
	REAR = 15 FEET	
	SIDE = 10 FEET	
PARKING REQUIRED RETAIL (1,830 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 PROVIDED	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 (44,848 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
1,845sqft		
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

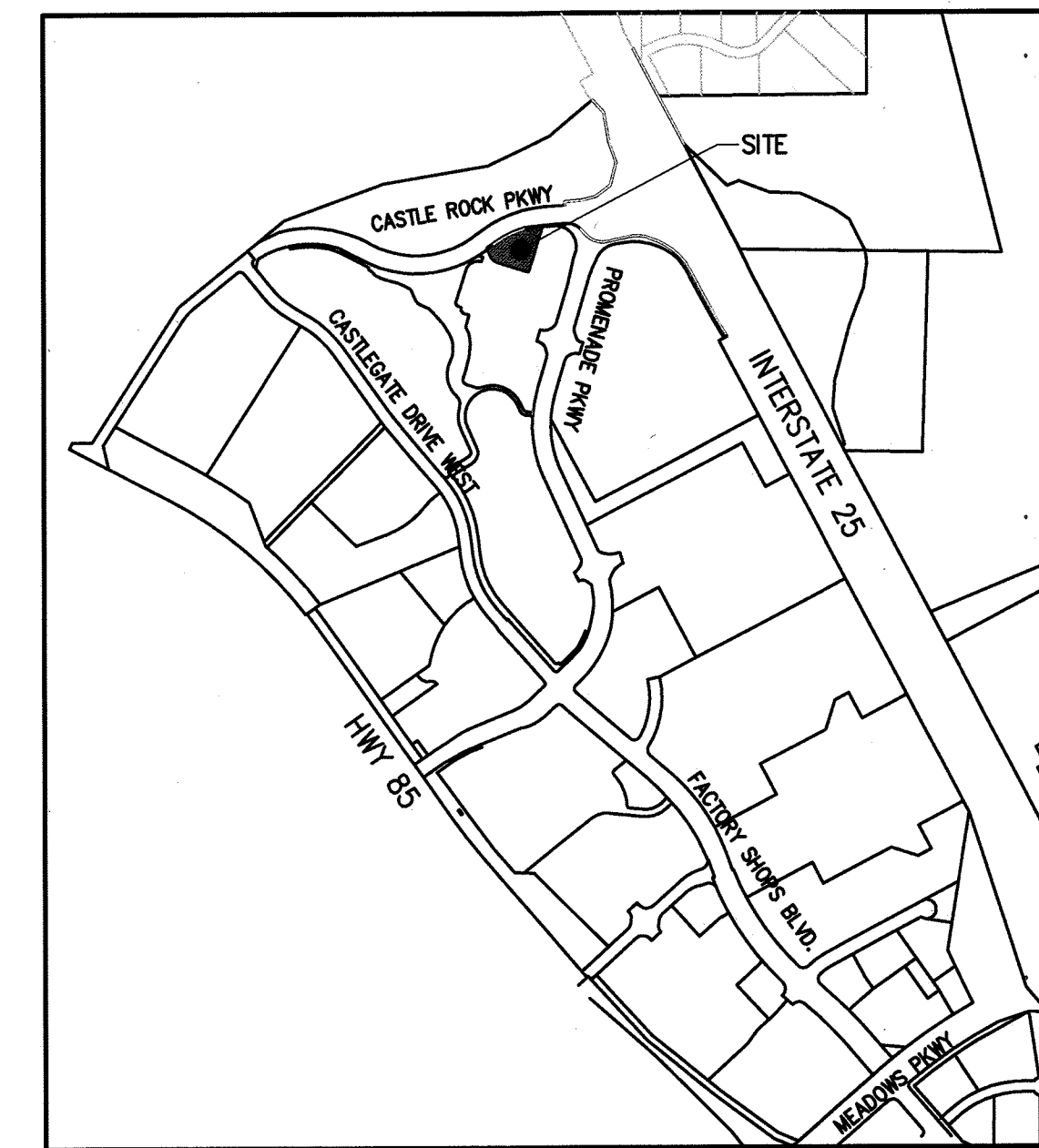
SHEET TITLE  
 SITE PLAN  
 SHEET 2 OF 9  
 CASE NUMBER:  
 SDP17-0021

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP17-0021  
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE  
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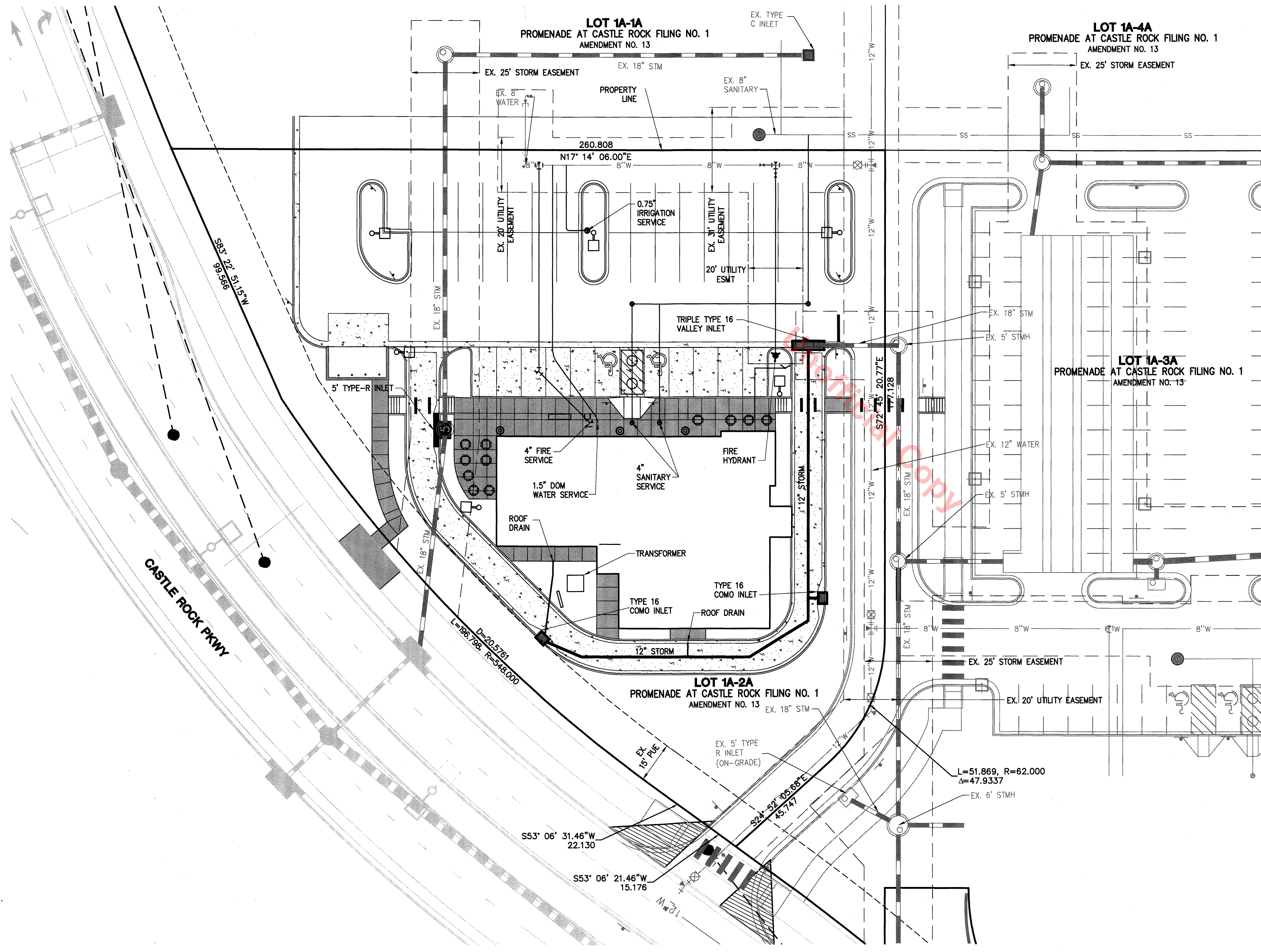


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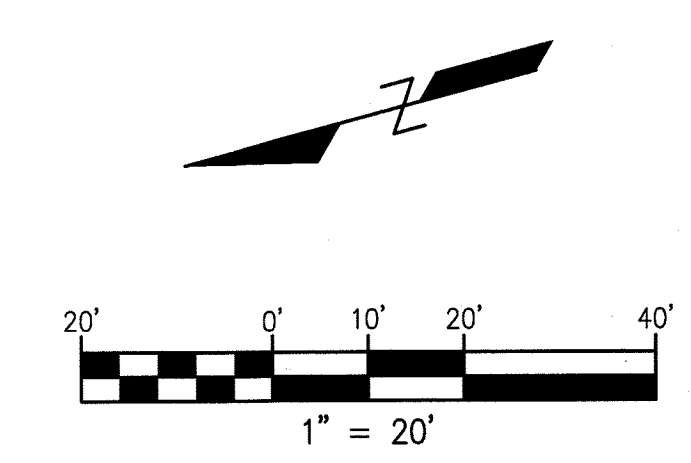
VICINITY MAP



### UTILITY LEGEND

	CURB & GUTTER
	EXISTING WATER LINE W/VALVE
	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 SEPERATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPERATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.



**SITE DEVELOPMENT PLAN**  
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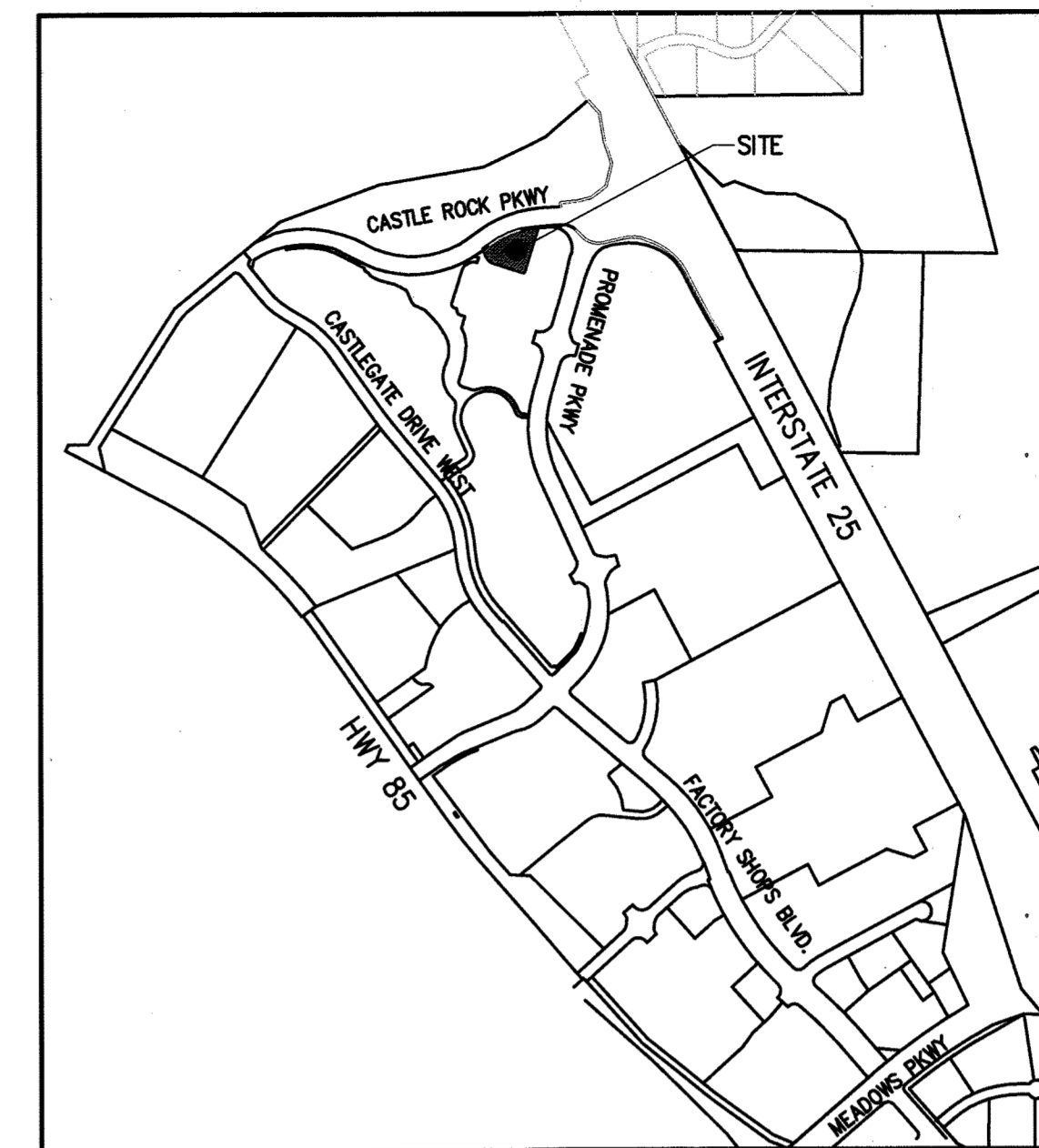
**Elevation Consulting**

**ISSUED:**  
 08/02/17 SDP REVISION ONE  
 10/06/17 SDP REVISION TWO  
 10/25/17 SDP REVISION 3

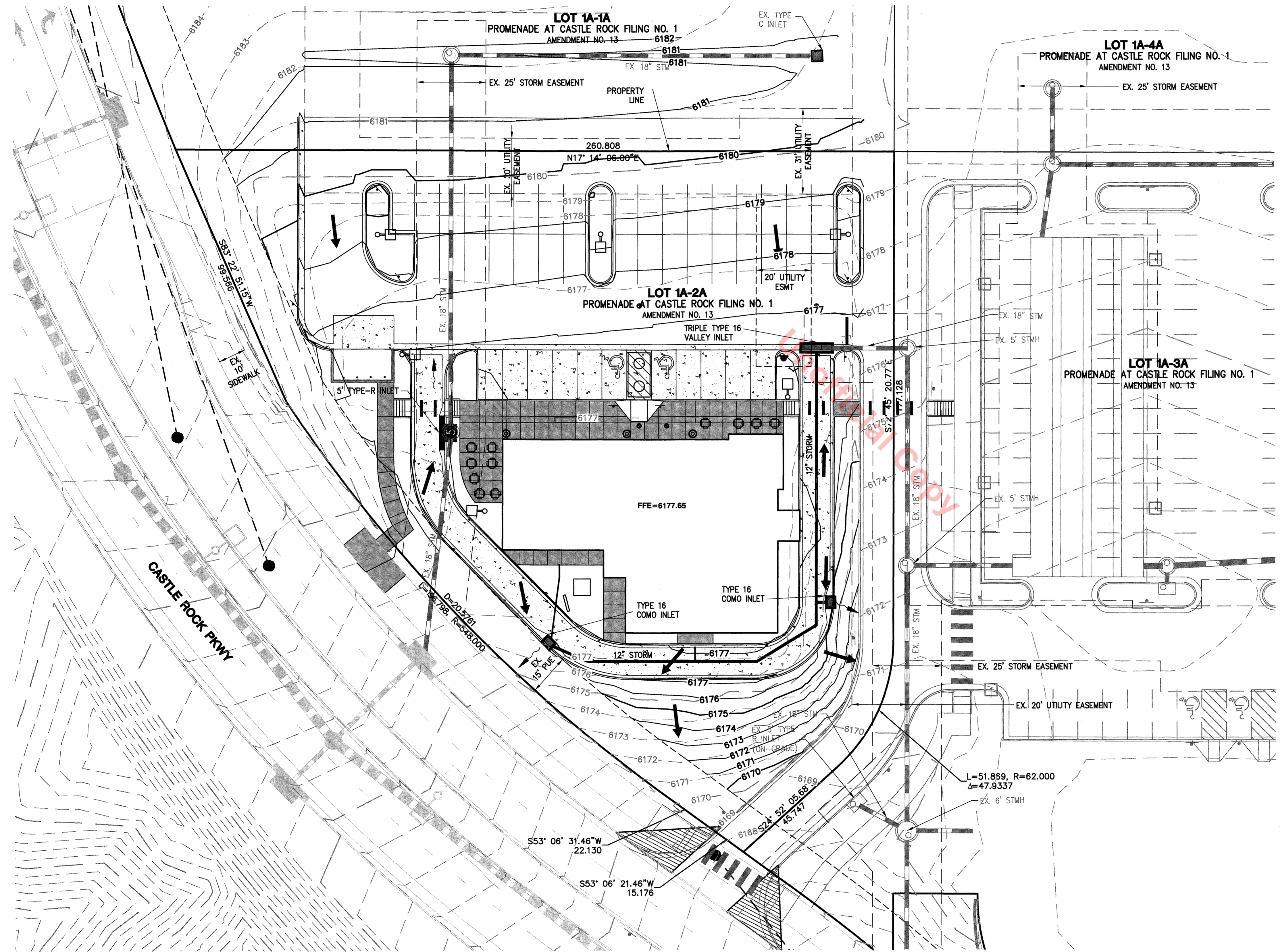
**SHEET TITLE**  
 UTILITY PLAN  
**SHEET 3 OF 9**  
**CASE NUMBER:**  
 SDP17-0021

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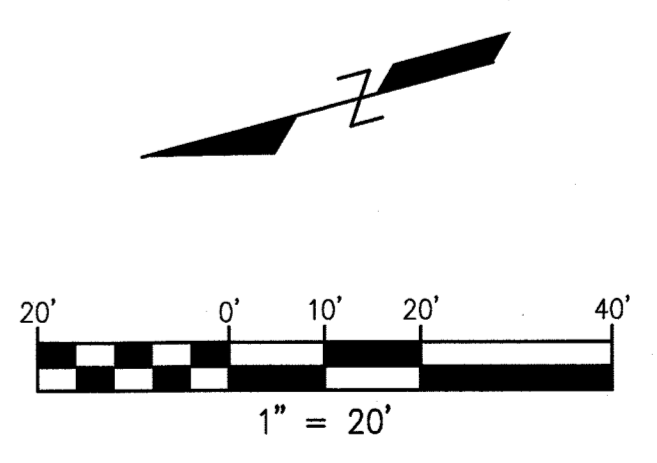


VICINITY MAP



### 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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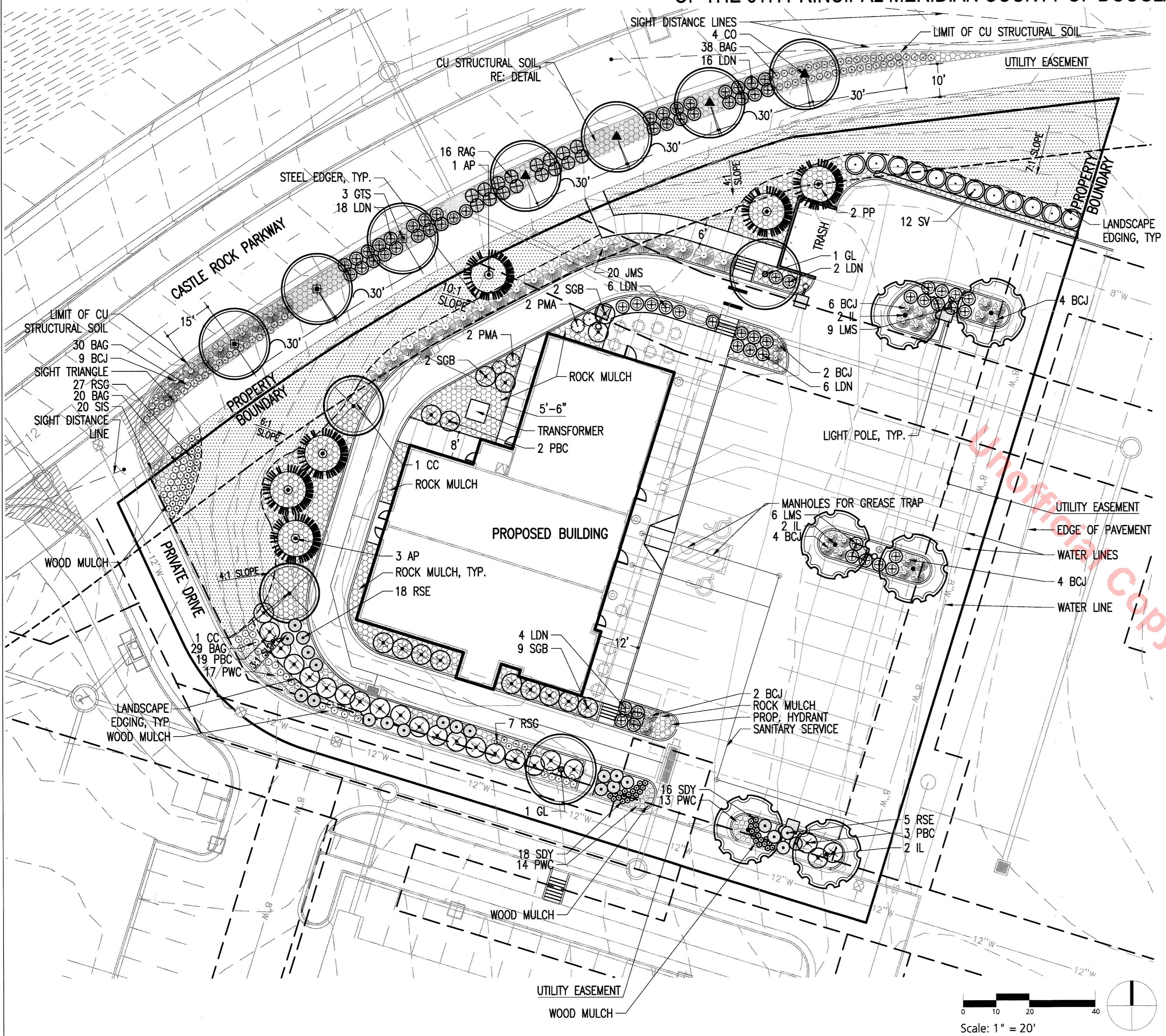
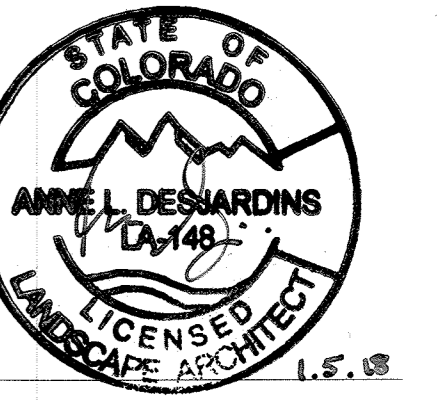
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 PROJECT NO. SDP17-0021  
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE  
 ROCK FILING NO.1 AMENDMENT NO. 13

SHEET TITLE  
 GRADING PLAN  
 SHEET 4 OF 9  
 CASE NUMBER:  
 SDP17-0021

# Site Development Plan

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



### PLANT SCHEDULE

ABBREV.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / COND.	WATER USE (VL, L, M, H)	IRRIGATION TYPE	MATURE SIZE (H / W)	WATER REQ. IN / MONTH
<b>DECIDUOUS TREES</b>								
CO	4	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL / B&B	L	DRIP	55' x 45'	1.43" / MONTH
IL	6	GLEDTISIA TRICANTHOS INERMIS 'IMPERIAL'	IMPERIAL LOCUST	2" CAL / B&B	L	DRIP	40' x 40'	1.43" / MONTH
GTS	3	GLEDTISIA 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
<b>ORNAMENTAL TREES</b>								
CC	2	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHOKECHERRY	2" CAL / B&B	L	DRIP	25' x 20'	1.43" / MONTH
<b>EVERGREEN TREES</b>								
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
<b>SHRUBS</b>								
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
<b>PERENNIALS / GRASSES</b>								
PWC	44	CANADIAN BLUE FESCUE, RE: SPECS	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
<b>SOD / MULCH</b>								
SOD		CANADIAN BLUE FESCUE, RE: SPECS			L	TURF		3" / MONTH
MULCH		2"-6" DIA. MULTICOLOR COBBLE AND SHREDDED WOOD MULCH RE: NOTES & PLANTING DETAILS			VL	NONE		1" / MONTH

### 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 LANDSCAPE 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	LWUR 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
<b>TOTALS</b>				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

**SITE DEVELOPMENT PLAN**  
 PROJECT NO. SDP17-0021  
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO.1 AMENDMENT NO. 13

ISSUED:  
 SDP SUBMITTAL 6/19/17  
 SDP REVISION 1 8/2/17  
 SDP REVISION 2 9/28/17  
 SDP REVISION 3 10/25/17

SHEET TITLE  
**PLANTING PLAN**

SHEET 5 OF 9

CASE NUMBER:  
 SDP17-0021

# Site Development Plan

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

## STANDARD PLANTING NOTES

- ALL LANDSCAPE AREAS SHALL BE GRADED TO A SUITABLE GRADE (+/- 10"). THESE AREAS SHALL BE TILLED TO A DEPTH OF 6" OR MORE, INCORPORATING FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION THESE AREAS SHALL BE FINE GRADED TO WITHIN 2 TENTHS OF A FOOT AND FINISH GRADED ALONG SIDEWALK. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. LANDSCAPE AREAS SHALL BE FINE GRADED SMOOTH AND FIRM AND SHALL BE PROTECTED FROM COMPACTION PRIOR TO PLANTING.
- PLANT MATERIAL SHALL BE LISTED ON THE TOWN OF CASTLE ROCK'S PLANT SPECIES LIST AND SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK OR BETTER. PLANTS SHALL MEET OR EXCEED SIZES SPECIFIED IN THE PLANT LEGEND. TREES SHALL HAVE WELL BRANCHED TOPS WITH REASONABLY STRAIGHT, WELL DEVELOPED SINGLE LEADERS (UNLESS OTHERWISE NOTED). THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTS OF INFERIOR QUALITY. NO PLANTS SHALL BE PLANTED DURING INCLEMENT WEATHER OR INTO FROZEN GROUND (UNLESS SPECIFICALLY ALLOWED WITH WRITTEN APPROVAL).
- PLANTING PITS SHALL BE DUG ACCORDING TO TOWN OF CASTLE ROCK PLANTING DETAILS. BACKFILL PLANTING PITS WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC MATTER. THE CONTRACTOR SHALL REMOVE ALL WIRE BASKETS, NYLON TWINE, PLASTIC AND FIBER POTS AND THE TOP TWO THIRDS OF BURLAP AND TWINE FROM THE ROOTBALL AND TRUNK. ALL FLAGS, TAGS, ETC. SHALL BE REMOVED FROM ALL PLANTS AFTER TOWN INSPECTION.
- TREES SHALL BE STAKED AND GUYED AS SHOWN IN THE TOWN OF CASTLE ROCK PLANTING DETAILS TO KEEP THEM IN A PLUMB CONDITION UNTIL THE TREE IS ESTABLISHED. TREES OVER 2" IN CALIPER SHALL BE SECURELY STAKED AND GUYED WITH 3 WIRES MINIMUM, SPACED EQUALLY AROUND THE TREE. TREES UNDER 2" CALIPER SHALL BE SECURED WITH 2 WIRES, SPACED EQUALLY AROUND THE TREE. CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRE ADJUSTMENTS DURING THE WARRANTY PERIOD AND REMOVAL OF STAKES AND WIRES WITHIN ONE YEAR FROM THE PLANTING DATE. TRUNKS OF FALL PLANTED DECIDUOUS TREES SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM THE GROUND TO THE HEIGHT OF THE SECOND BRANCH AND SECURED TOP AND BOTTOM WITH APPROVED TAPE. TREE WRAP SHALL BE REMOVED FROM THE TREE BY APRIL THE 1ST OF EACH YEAR.
- ALL LANDSCAPED AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM MANAGED BY A CENTRAL CONTROLLER WITH A BATTERY BACK-UP SYSTEM.
- LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- MAINTENANCE OF LANDSCAPED AREAS SHALL MEET TOWN OF CASTLE ROCK'S REQUIREMENTS.
- NO STREET WASHING IS ALLOWED IN CASTLE ROCK.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED INSIDE UTILITY AND DRAINAGE EASEMENTS PER PWR, SECTION 11, CHAPTER 14.3.13
- WITHIN SIGHT TRIANGLES, NO MATERIAL OVER THIRTY (30) INCHES IN HEIGHT IS PERMITTED.
- RESEED ANY EXISTING UNDISTURBED NATIVE AREAS, WITHIN THE PROPERTY LINE, THAT HAVE BARE SPOTS GREATER THAN 4 INCHES SQUARE.
- STAKE ALL NEW TREE LOCATIONS BASED ON THESE PLANS. OBTAIN ARCHITECT'S APPROVAL OF LOCATIONS PRIOR TO PLANTING.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS.
- PLANT AND EDGING LAYOUT SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL, INCLUDING SOD AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROJECT INCLUDES EXTENSIVE UTILITY SYSTEMS MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. REPORT ANY CONFLICTS TO ARCHITECT.
- ALL SHRUB, PERENNIAL AND GROUND COVER AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS IN ACCORDANCE WITH SPECIFICATIONS.
- ALL SHRUB AND GROUND COVER BEDS SHALL BE GRADED TO DRAIN WITH A MINIMUM 2% CROSS SLOPE.

## PROMENADE AT CASTLEROCK LANDSCAPE PLANTING SPECIFICATIONS

- PLANT CALIPERS, HEIGHTS, CONTAINER SIZES AND INSTALLATION SPECIFICATIONS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE COLORADO NURSERY ACT RULES AND REGULATION STANDARDS.
- MINIMUM PLANTING/INSTALLATION SIZES OF PLANT MATERIAL SHALL CONFORM TO TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.
- MULCHES: ROCK MULCH IS REQUIRED PER THE FOLLOWING SPECIFICATIONS:
  - ROCK MULCH: 2" - 6" DIA. MULTI-COLOR RIVER ROCK COBBLE TO A MINIMUM DEPTH OF 2".
- ACCEPTABLE LOCATIONS FOR MULCH TYPES:
  - TREE SAUCERS IN TURF AREAS SHALL BE WOOD MULCH.
  - SHRUB BEDS ARE PERMITTED TO HAVE ALL ROCK MULCH (AS SPECIFIED ABOVE) EXCEPT INDIVIDUAL PLANTS WHICH MUST HAVE A DOUBLE SHREDDED CEDAR WOOD MULCH, NOT CHIPPED OR CHUNKS, RING AROUND THEM. CEDAR MULCH SHALL BE A FIBROUS MATERIAL (1/1 TO 3/1 PIECES) CAPABLE OF MATTING TOGETHER AND INTERLOCKING WHEN MOISTENED AND SETTLED. TREE WOOD MULCH RINGS SHALL BE 3'-4" IN DIAMETER, WOOD MULCH RINGS AROUND SHRUBS SHALL BE 1/2 THE SIZE OF THE ROOTBALL.
  - BUILDING FOUNDATIONS MAY HAVE A 3'-4" WIDE BORDER OF SPECIFIED ROCK MULCH IF NOT NEXT TO LANDSCAPE.
- GEO TEXTILE FABRIC (INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS): DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS.
- APPROVED TURF GRASSES:
  - SOD (INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS):
    - LEGACY BUFFALO GRASS: LOCATED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764.
    - CANADIAN BLUE FESCUE: LOCATED THROUGH TURF MASTERS COMPANY, 3327 GIDDINGS ROAD, FORT COLLINS, CO 80524 (970) 493-8311.
  - TREE WRAP: STANDARD NURSERY CREPE TAPE NOT LESS THAN 4" WIDE. DESIGNED TO PREVENT WINTER SUN-SCALD. SECURE EVERY 24" BY TAPING.
  - STEEL EDGER: ALL EDGING SHALL BE 14 GAUGE, OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
  - STAKES AND GUYS: STAKES FOR TREES SHALL CONFORM TO PLANTING DETAILS OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.

## PROMENADE AT CASTLEROCK 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.

## SOIL ANALYSIS

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

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

## TOCR LANDSCAPE PLAN STANDARD CONSTRUCTION DOCUMENT NOTES

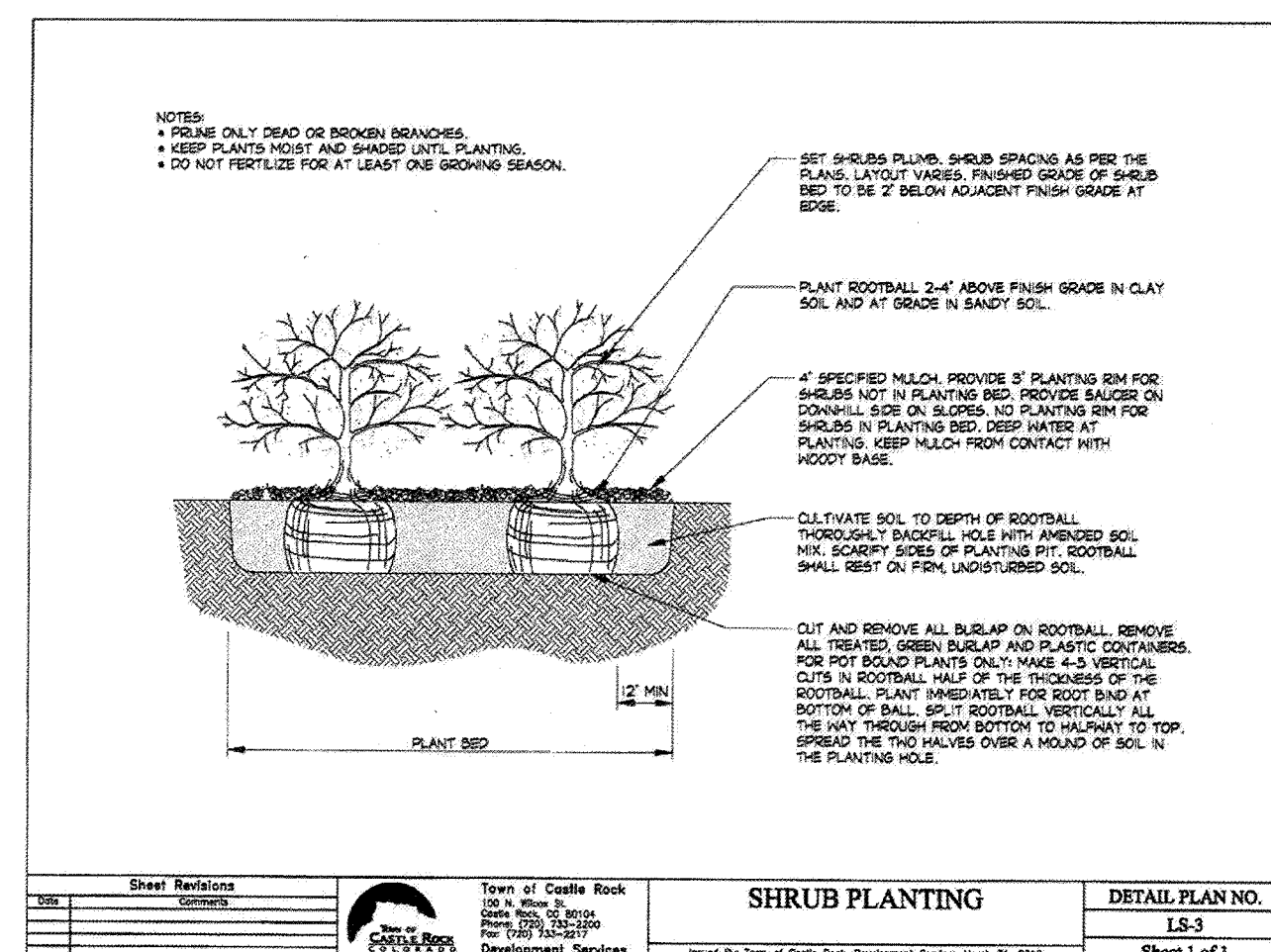
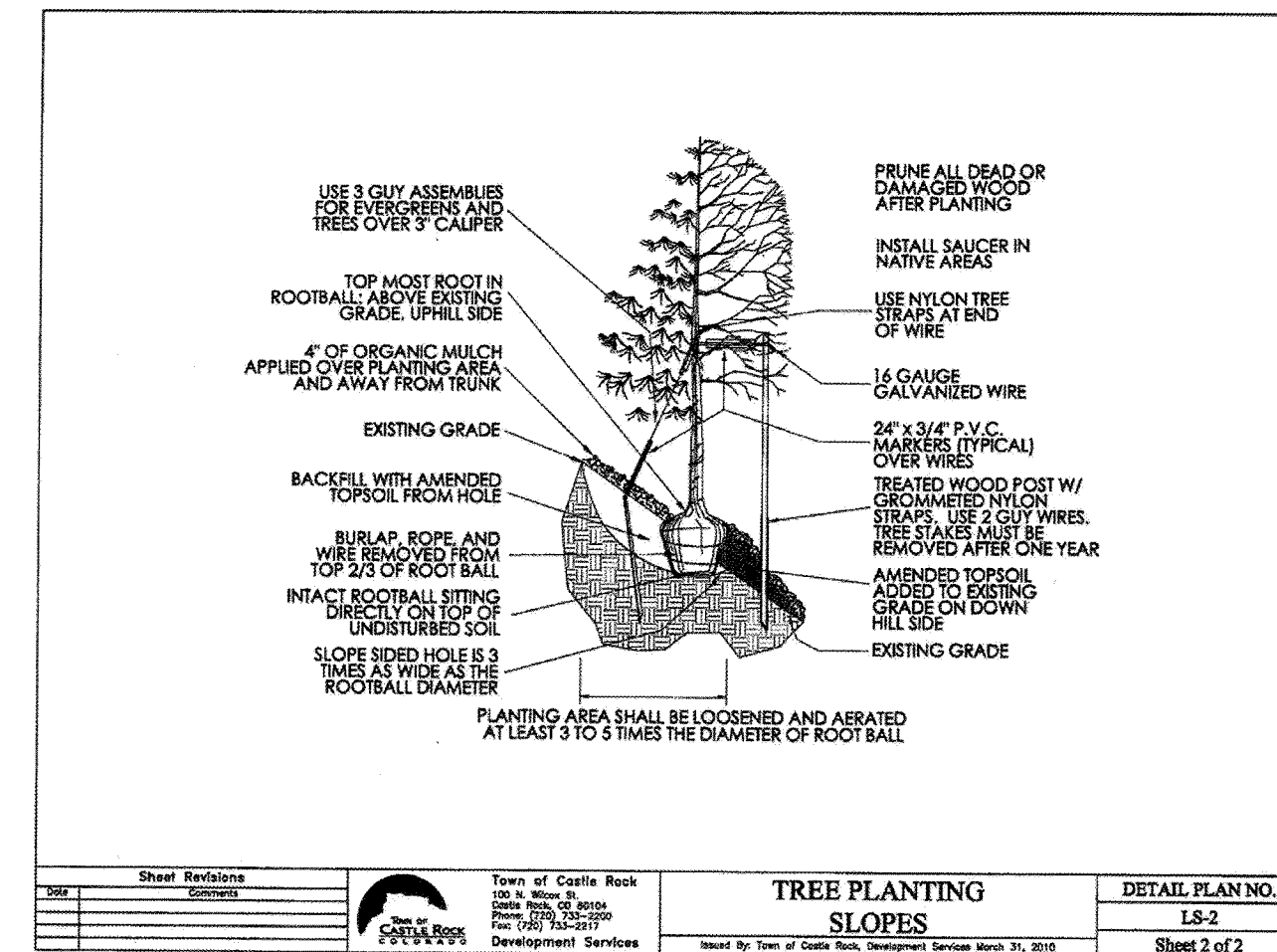
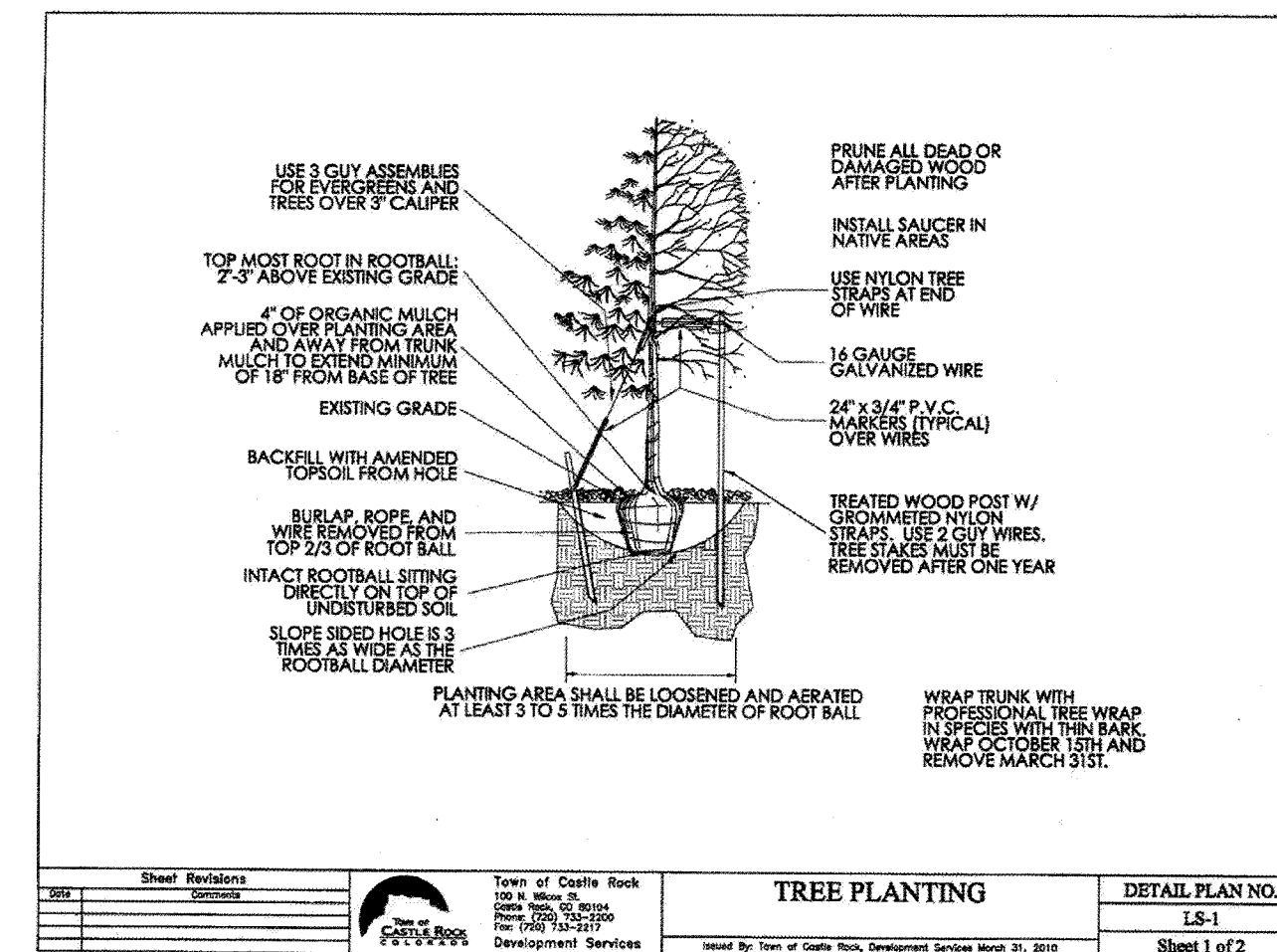
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
- TREES TO BE LOCATED OUT OF WET UTILITY EASEMENTS OR AT LEAST 10' OFF ALL WET UTILITY LINES SUCH AS STORM WATER, SANITARY AND WATER.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
- CONSTRUCTION PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
- TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
- OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
- THESE CONSTRUCTION PLANS ARE USED IN THE TOWN OF CASTLE ROCK FOR CONSTRUCTION PERMITTING AND INSPECTIONS.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SHOULD BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

## IRRIGATION DESIGN AND SYSTEM NOTES

- 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.
- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED 7.5 FEET PER SECOND.
- SHRUB, ORNAMENTAL GRASS & PERENNIAL BEDS SHALL BE DRIP IRRIGATED.
- LANDSCAPE AREAS LESS THAN 10' WIDE SHALL NOT BE IRRIGATED WITH OVERHEAD IRRIGATION.
- A RAIN SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM.

## CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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.



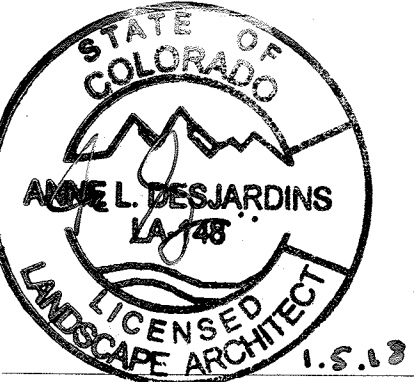
1 TOCR PLANTING DETAILS  
 NTS

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

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP17-0021  
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE  
 ROCK FILING NO.1 AMENDMENT NO. 13

**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) 733-7568



ISSUED:  
 SDP SUBMITTAL 6/19/17  
 SDP REVISION 1 8/2/17  
 SDP REVISION 2 9/28/17  
 SDP REVISION 3 10/25/17

SHEET TITLE  
 PLANTING NOTES

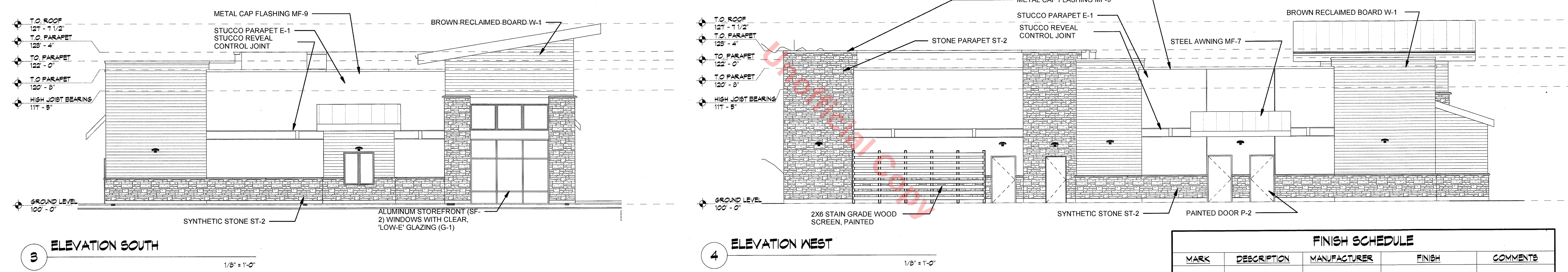
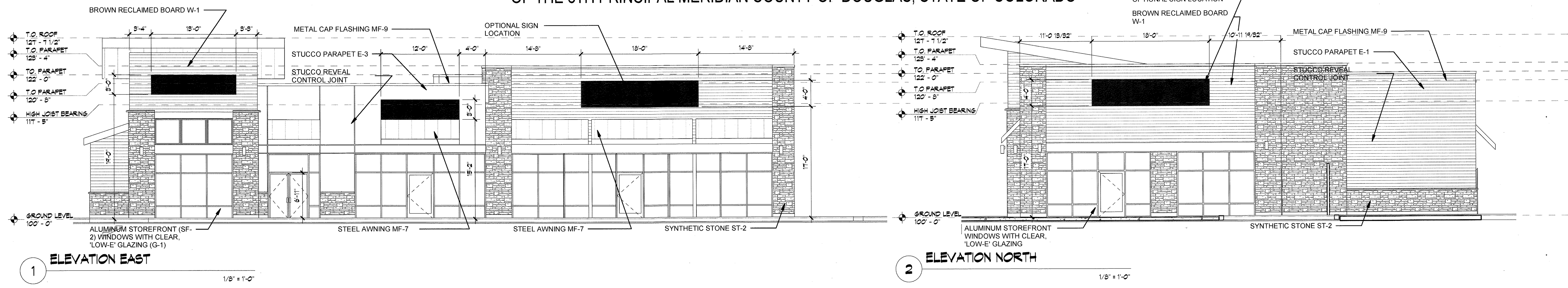
SHEET 6 OF 9

CASE NUMBER:  
 SDP17-0021

# Site Development Plan

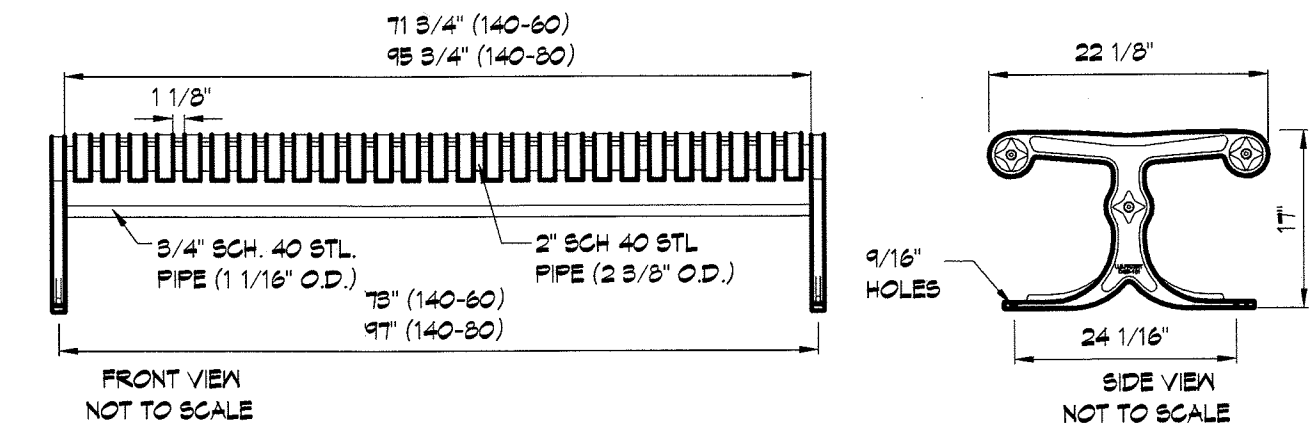
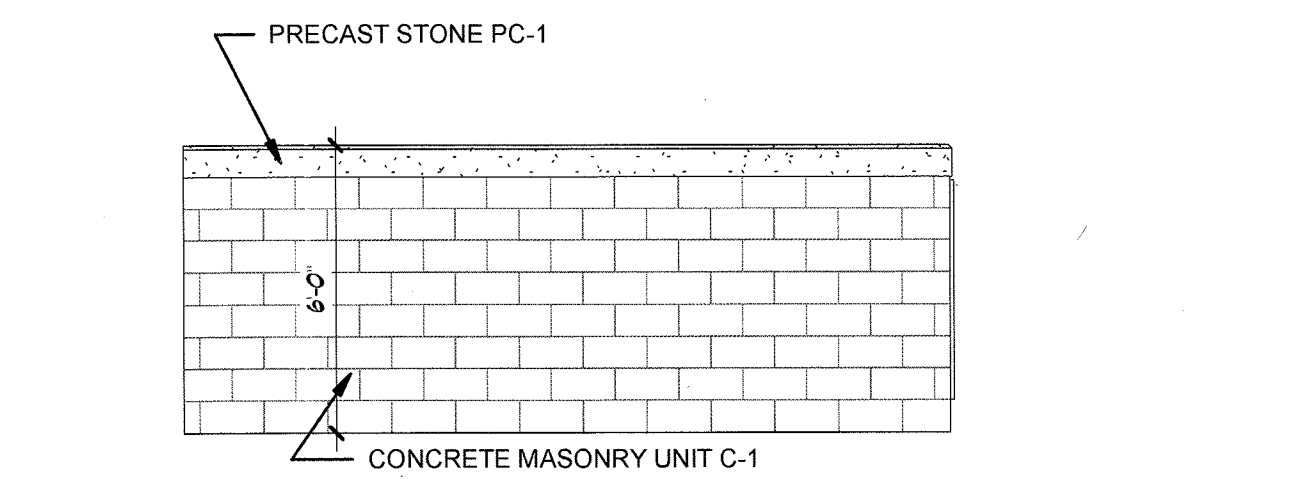
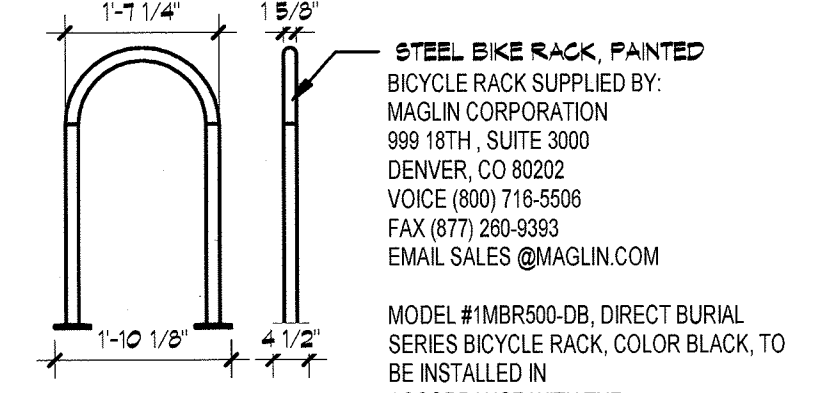
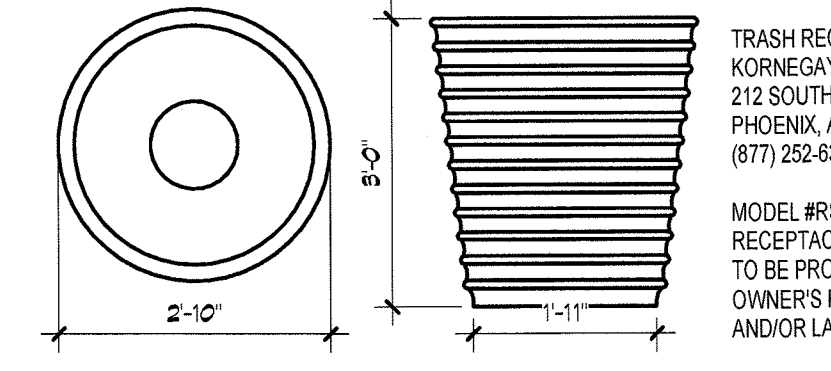
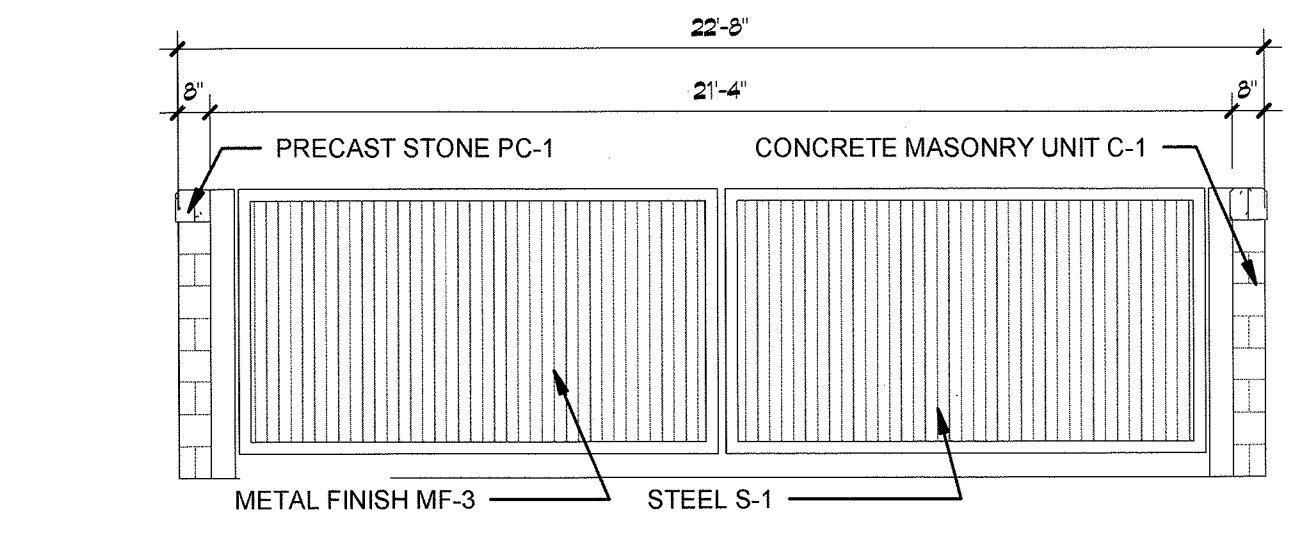
LOT 1A - 2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 13  
 LOCATED IN THE SW 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

**DESIGN EDGE**  
 architecture interior design  
 482 S BROADWAY - SUITE 100  
 DENVER, COLORADO 80209  
 TELEPHONE: (303) 280-7277  
 FAX: (303) 280-7282  
 711 N CASCADE AVE  
 COLORADO SPRINGS, CO 80903  
 TELEPHONE: (719) 667-1972



FINISH SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	FINISH	COMMENTS
C-1	CONCRETE MASONRY UNIT	BASALITE	GROUND #900	
E-9	EFS FINISH	DRYVIT	#615A	
ST-2	STONE VENEER	HALQUIST STONE	CHILTON IVORY	
A-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	21-55	

ISSUED:  
 SDP SUBMITTAL 6/19/2017  
 SDP REVISION 1 8/2/2017  
 SDP REVISION 2 10/2/2017  
 SDP REVISION 3 10/25/2017



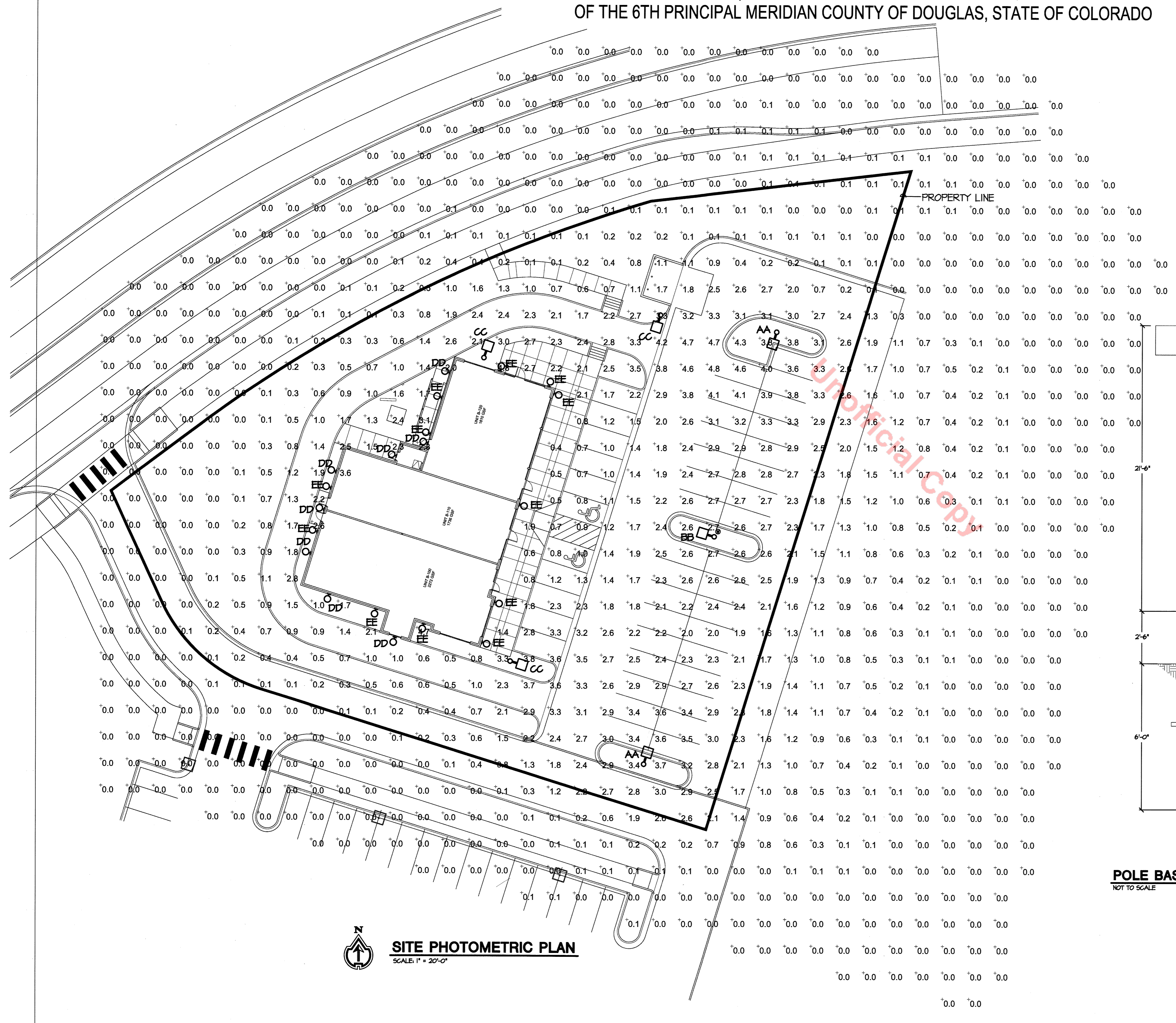
SIGN INFORMATION			
TYPE	SQUARE FOOTAGE	QUANTITY	TOTAL
RESTAURANT 1	18'-0" X 8'-0" = 936SQFT	1	936SQFT
RETAIL 1	12'-0" X 8'-0" = 966SQFT	1	966SQFT
RESTAURANT 2	18'-0" X 4'-0" = 726SQFT	2	1446SQFT

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP17-0021  
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE  
 ROCK FILING NO.1 AMENDMENT NO. 13

SHEET TITLE  
 ELEVATIONS  
 SHEET 7 OF 9  
 CASE NUMBER:  
 SDP17-0021

# Site Development Plan

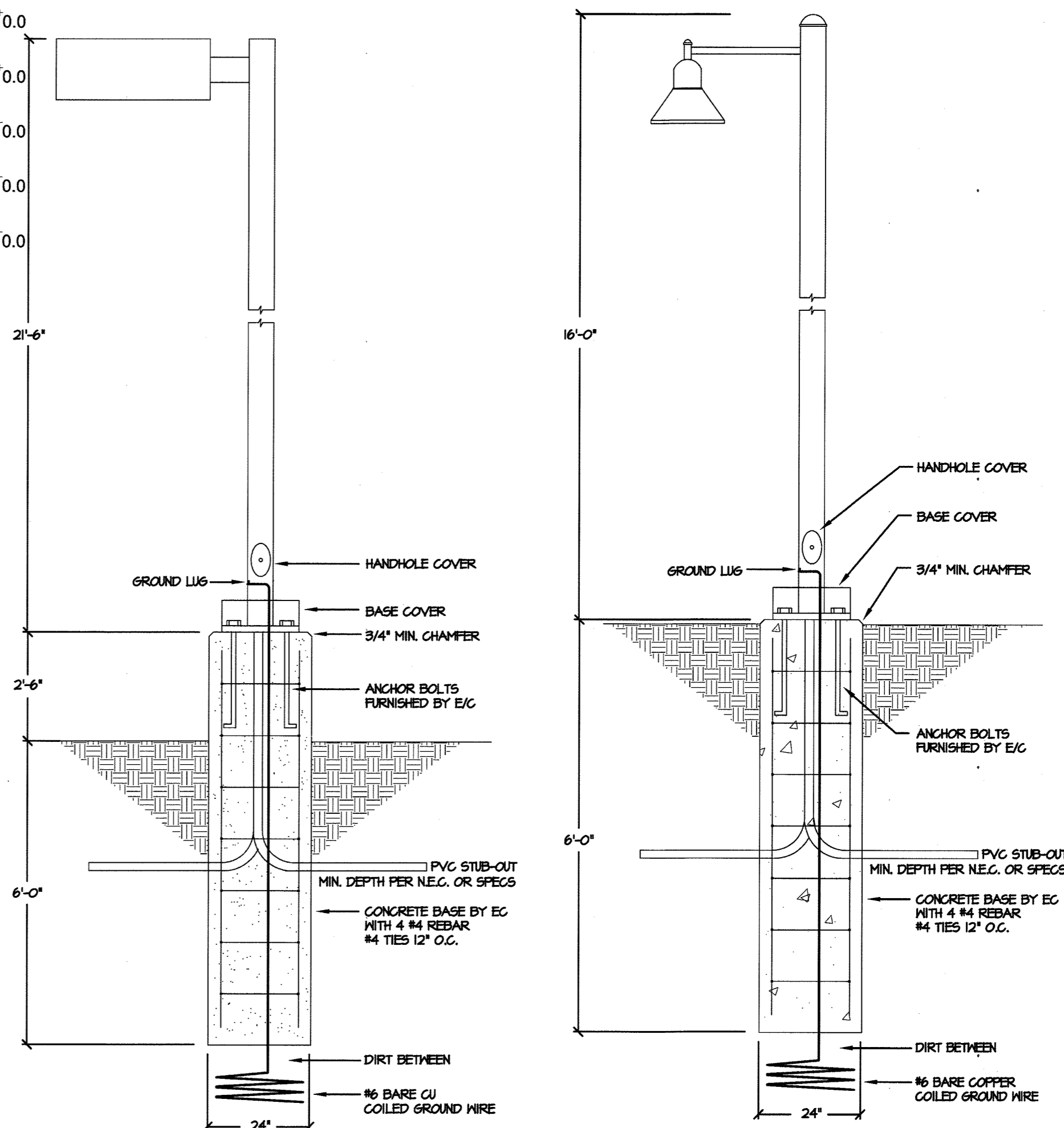
LOT 1A- 2A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1. AMENDMENT NO. 13  
 LOCATED IN THE SW 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



**SITE PHOTOMETRIC PLAN**  
 SCALE: 1" = 20'-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.
4. FORWARD THRU (TYPE IV) DISTRIBUTION LIGHTS AIMED AT THE BUILDINGS FACADE, AND UNSHIELDED WALL PACKS HAVE NOT BEEN SPECIFIED AND WILL NOT BE ACCEPTED.



**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 80209  
 TELEPHONE: (303) 280-7277  
 FAX: (303) 280-7282  
 711 N CASCADE AVE  
 COLORADO SPRINGS, CO 80903  
 TELEPHONE: (719) 867-1972

MEP PROJECT #17195  
 DESIGNED BY: MTS CHECKED BY: MTS

**MEP ENGINEERING INC.**  
 CLIENT CENTRIC CONSULTING  
 6402 S. Troy Circle, Suite 100 (W) 303.936.1633  
 Centennial, CO 80111 (F) 303.934.3299  
 info@mepeg.com www.mepeg.com

ISSUED:

SDP SUBMITTAL	6/19/17
SDP REVISION 1	8/2/17
SDP REVISION 2	9/29/17
SDP REVISION 3	10/25/17

SHEET TITLE  
**SITE PHOTOMETRIC PLAN**

SHEET 8 OF 9

CASE NUMBER:  
 SDP17-0021

SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP17-0021  
 LOT 1A-2A, BLOCK 2, PROMENADE AT CASTLE  
 ROCK FILING NO.1 AMENDMENT NO. 13

