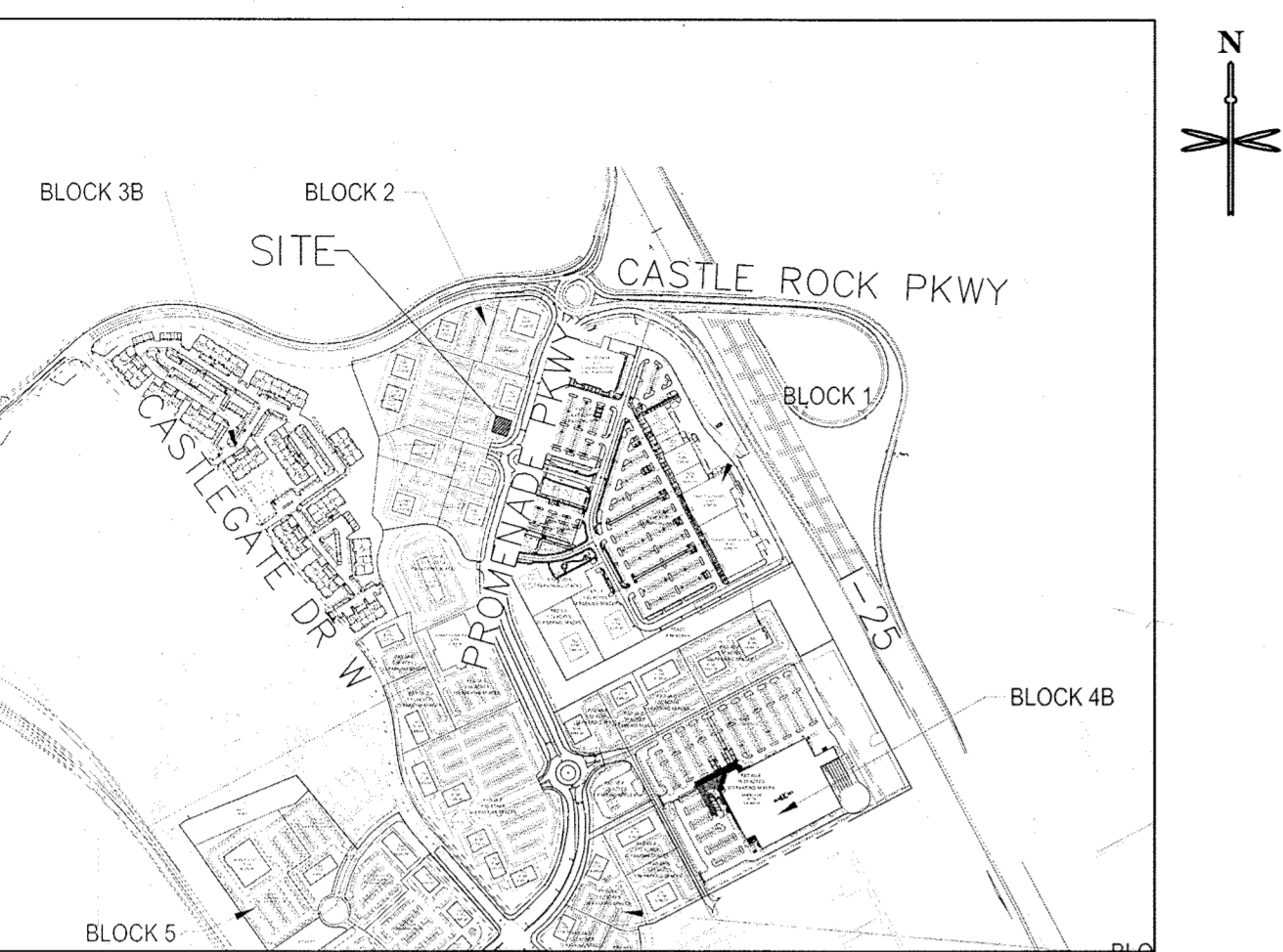


LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108



VICINITY MAP
N.T.S.

DEVELOPER
7-ELEVEN, INC.
5600 S. QUEBEC STREET, STE. 200C
GREENWOOD VILLAGE, CO 80111
ATTN: JAMES H. SCHULTZ
P: (303) 720-8629

ARCHITECT
THE DIMENSION GROUP
5600 S. QUEBEC STREET, SUITE 310 B
GREENWOOD VILLAGE, CO 80111
ATTN: STAYTON WOOD
P: (720) 536-3180

ENGINEERING CONSULTANT
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
518 17TH STREET, SUITE 1575
DENVER, CO 80202
ATTN: SEAN MCINTOSH, P.E.
P: (303) 572-7997

SURVEYOR
FORESIGHT WEST SURVEYING INC.
2755 S. LOCUST STREET, STE 120
DENVER, CO 80222
ATTN: RY P. RUSK, PLS
P: (303) 504-4440 EXT. 133
F: (720) 519-1487

LANDSCAPE ARCHITECT
OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET,
ARVADA, CO 80002
ATTN: MATT CORRIEN
P: (303) 993-4811

FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08035C0167G EFFECTIVE DATE MARCH 16, 2016

LEGAL DESCRIPTION

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 13, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

TO BE ADDED UPON PLAT RECORDATION OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

BASIS OF BEARING

TO BE ADDED UPON PLAT RECORDATION OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1 OF 10	COVER SHEET
2 OF 10	SITE PLAN
3 OF 10	GENERAL GRADING PLAN
4 OF 10	GENERAL UTILITIES PLAN
5 OF 10	LANDSCAPE PLAN COVER SHEET & PLANT LIST
6 OF 10	LANDSCAPE PLAN
7 OF 10	EXTERIOR ELEVATIONS
8 OF 10	EXTERIOR ELEVATIONS
9 OF 10	GENERAL LIGHTING PLAN
10 OF 10	GENERAL LIGHTING DETAILS

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

WAIVER NOTES

- TC17-0024 APPROVED ON 10/16/2017.
- THE VARIANCE INCLUDES SOUTHERN ACCESS WITHIN THE REQUIRED 200' LENGTH OF SPACING BETWEEN ENTRANCES. IN ORDER TO MITIGATE THIS, A TAPER LANE AND MEDIAN EXTENSION IS INCLUDED TO ALLEVIATE TRAFFIC IMPACTS AND ENSURE PUBLIC SAFETY.

SUMMARY TABLE

PROPERTY AREA	0.918 ACRES / 39,989 SQ. FT.
GROSS FLOOR AREA	3,062 SQ. FT.
MAXIMUM HEIGHT OF BUILDINGS	50 FT
PROPOSED HEIGHT OF BUILDING	20'-2"
TOTAL BUILDING COVERAGE	7.7 % AND 3,062 SQ. FT.
CANOPY COVERAGE	0.0% AND 3,096 SQ. FT. * = SEE PARKING LOT AREA
BLDG SETBACKS (AS SHOWN) -	27' EAST, 20' NORTH, 54' SOUTH
PARKING LOT AREA	22.3 % AND 8,942 SQ. FT.
ON-SITE PAVED AREA	26.9 % AND 10,756 SQ. FT.
SIDEWALK AND EXTERIOR ACCESS DRIVE AREA	22.8 % AND 9,110 SQ. FT.
LANDSCAPE AREA	20.3 % AND 8,119 SQ. FT.
PRESENT ZONING CLASSIFICATION	BUSINESS/COMMERCIAL
PARKING SPACES REQUIRED	21 (18 x 9')
PARKING SPACES PROVIDED	24 SPACES TOTAL
	9 REGULAR SPACES
	12 FUEL PUMP SPACES
	1 VAN ACCESSIBLE HANDICAP SPACE
EMPLOYEES PER PEAK SHEET	= 3 EMPLOYEES
PUMPS PER ISLAND	2
BIKE SPACES	2
SFE	3.34 ((1) 1" IRRIGATION = 1.67 SFE, (1) 1" DOMESTIC = 1.67 SFE)

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.

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. 2015051192 AND ACCORDINGLY 3.34 SFE ARE DEBITED FROM THE WATER BANK.

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 MIST SPIREA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: DONALD G. PROVOST, MANAGER

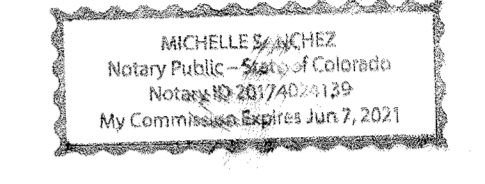
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF Jan

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, MANAGER OF PROMENADE CASTLE ROCK, LLC, MANAGING MEMBER OF BLUE MIST SPIREA, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES June 7, 2021



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. 2017069250, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION

BY: NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF Jan 2018

BY: Joseph Miller AS SVP OF MIDFIRST BANK.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES 12/26/2020

TITLE CERTIFICATION

I, Sean Bennett, AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty Co. TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

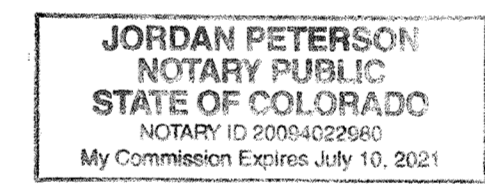
AUTHORIZED REPRESENTATIVE
TITLE COMPANY Land Title Guaranty Co.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF Jan 2018
BY: Sean Bennett AS AUTHORIZED REPRESENTATIVE OF Land Title Guaranty Co

WITNESS MY HAND AND OFFICIAL SEAL

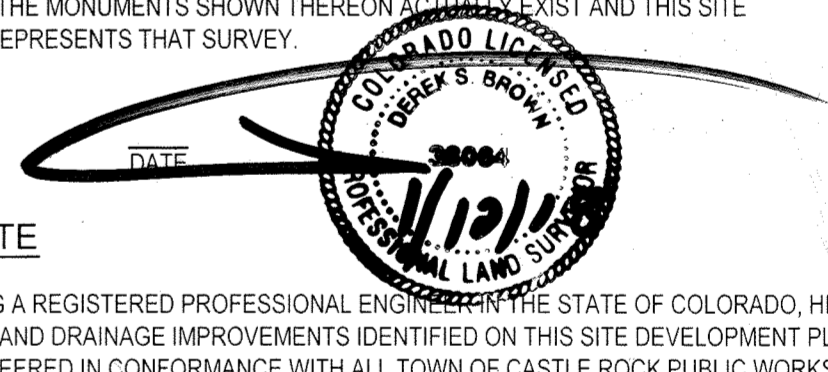
NOTARY PUBLIC MY COMMISSION EXPIRES: 7/10/2021



SURVEYORS CERTIFICATE

I, Derek S. 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 ACCURATELY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR



ENGINEERS CERTIFICATE

I, Sean McIntosh, 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.

REGISTERED PROFESSIONAL ENGINEER DATE 1/13/18

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 13 DAY OF Jan 2018

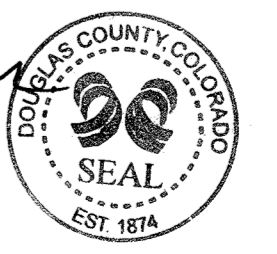
DIRECTOR OF DEVELOPMENT SERVICES DATE 1/18/18

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

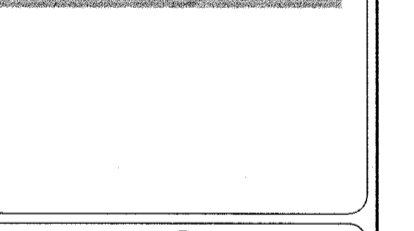
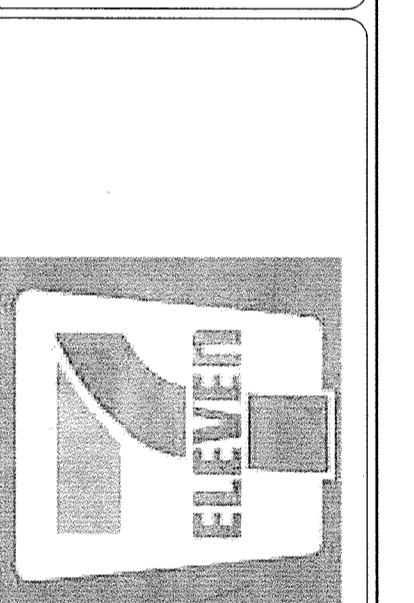
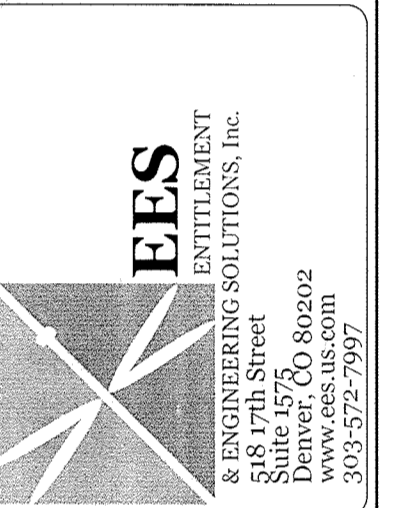
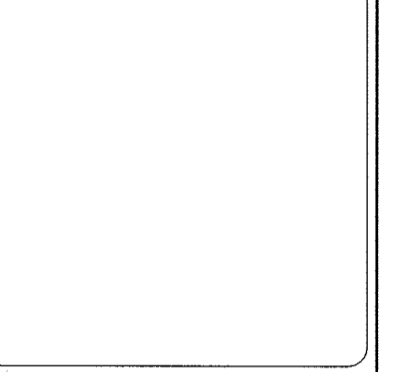
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:31am ON THE 23 DAY OF January 2018 AT RECEPTION NO. 2018004649

DOUGLAS COUNTY CLERK AND RECORDER

BY: DEPUTY



DATE	BY	REVISION



SITE DEVELOPMENT PLANS
LOT 1A-4B, PROMENADE AT CASTLE ROCK FLG NO. 1 - CASTLE ROCK, CO

COVER SHEET

PROJECT NO: 7EL027.01
DESIGNED BY: SPM
DRAWN BY: LCG
DATE: 11/14/17

1
SHEET 1 OF 10

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

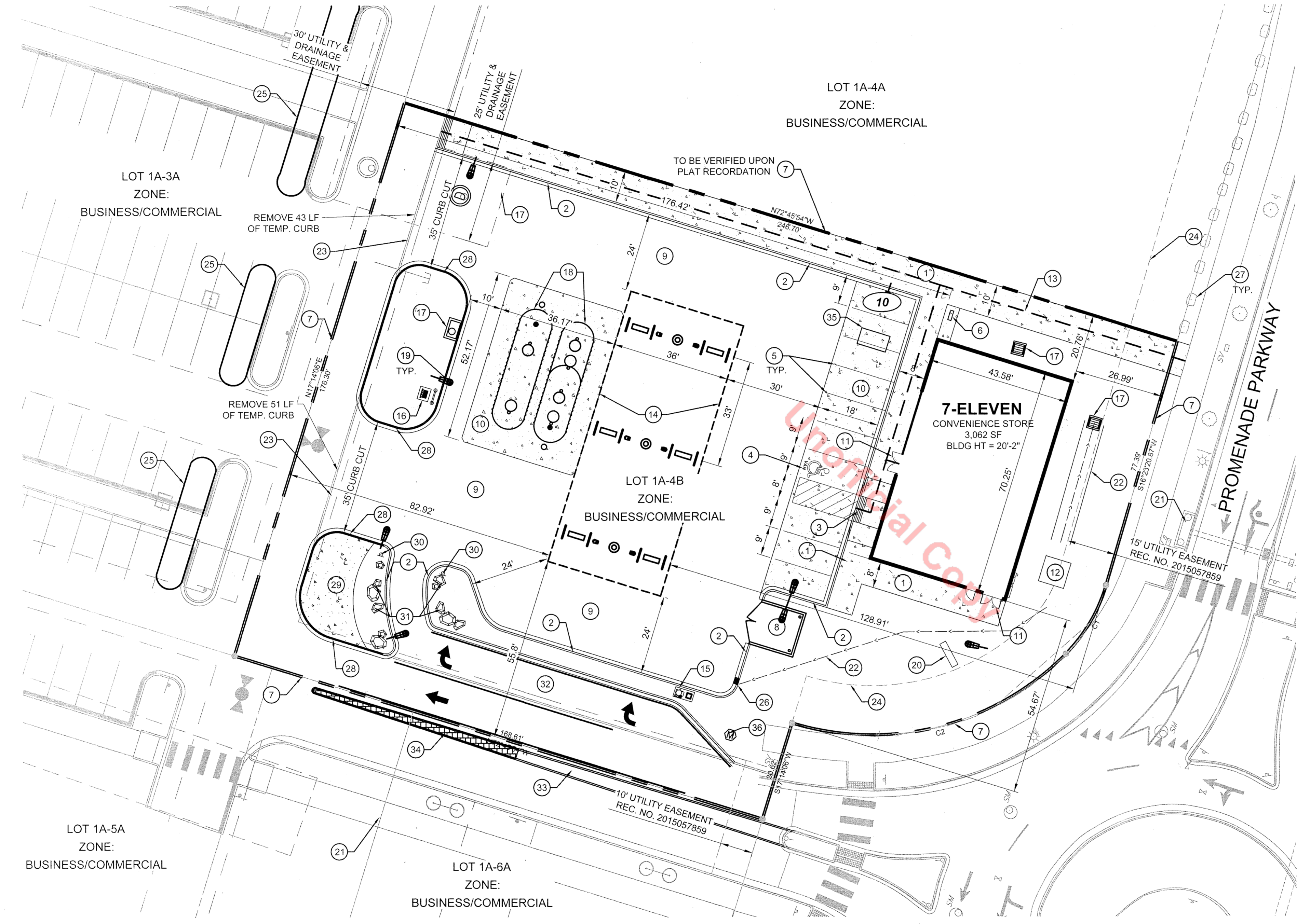
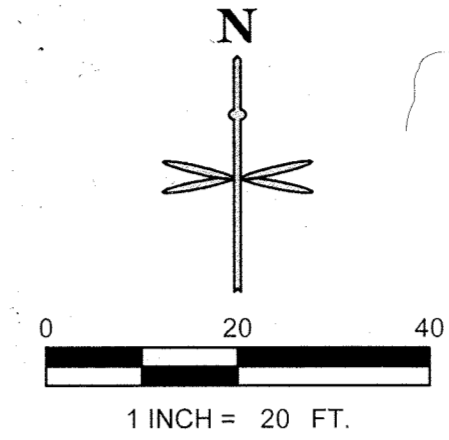
LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108

LEGEND

- PROPOSED BUILDING
- ZONE LOT LINE/PROPERTY LINE
- EXISTING EASEMENT
- PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED MOUNTABLE CURB AND GUTTER
- PROPOSED STANDARD CURB AND GUTTER
- PROPOSED SITE LIGHTING
- PROPOSED CONCRETE WALK/DRIVE
- DENOTES ADA ROUTE



SITE SCHEDULE

- 1 CONCRETE SIDEWALK
- 2 STANDARD CURB AND GUTTER
- 3 ADA RAMP
- 4 ADA PARKING
- 5 PARKING STRIPE (TYP)
- 6 BIKE RACK
- 7 PROPERTY LINE
- 8 TRASH ENCLOSURE (SEE ARCHITECTURAL FOR SCREENING)
- 9 ASPHALT PAVING
- 10 CONCRETE PAVING
- 11 BUILDING ENTRANCE
- 12 ELECTRICAL TRANSFORMER
- 13 PEDESTRIAN ADA ROUTE
- 14 6 MPD FUEL CANOPY
- 15 PROPOSED AIR VAC
- 16 PROPOSED VENT RISER
- 17 PROPOSED STORM MANHOLE/INLET
- 18 PROPOSED TANK FARM
- 19 PROPOSED SITE LIGHT
- 20 PROPOSED MONUMENT SIGN
- 21 EXISTING STORM INLET/MANOLE
- 22 PROPOSED DRAINAGE SWALE
- 23 REMOVE TEMP. CURB
- 24 EXISTING 15' UTILITY EASEMENT
- 25 RELOCATE MEDIAN PER PREVIOUSLY APPROVED CD16-0049. AN FCO TO CD16-0049 WILL BE REQUIRED TO REFLECT THIS TC.V. THIS TC.V WILL BE REFLECTED IN SDP17-0017.
- 26 CURB CUT
- 27 EXISTING BOULDER
- 28 MOUNTABLE CURB
- 29 HARDSCAPE FOR TRUCK TO MANEUVER
- 30 DO NOT ENTER SIGN
- 31 BOULDER TO DETER ILLEGAL TRUCK TRAFFIC AT ENTRANCE. REFER TO LANDSCAPE PLAN FOR FURTHER DETAIL.
- 32 PROPOSED TAPER LANE - RIGHT IN ONLY
- 33 MEDIAN EXTENSION WITH STANDARD CURB
- 34 MEDIAN EXTENSION WITH MOUNTABLE CURB
- 35 PROPOSED GREASE TRAP
- 36 PROPOSED WATER METER

GENERAL NOTES

- 1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
- 2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- 3. EXISTING SITE FEATURES AND UTILITIES ARE BASED UPON APPROVED CONSTRUCTION PLANS FOR BLOCK 2 PROVIDED BY BOWMAN CONSULTING DATED FEBRUARY 8, 2017. CONTRACTOR TO FIELD VERIFY ALL EXISTING WORK.
- 4. BEARING AND DISTANCES SHOWN ARE BASED UPON THE PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT 13 PLAT, YET TO BE RECORDED.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	28°17'08"	49.50'	24.44'	S30°31'55"W, 24.19'
C2	62°33'37"	83.00'	90.63'	S75°57'17"W, 86.19'

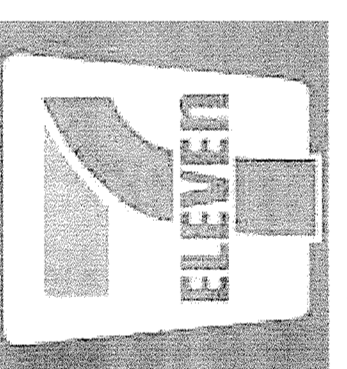
811
Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	BY	DATE

EES
ENTITLEMENT
& ENGINEERING SOLUTIONS, Inc.
815 17th Street
Denver, CO 80202
www.ees-us.com
303.732.7397



SITE DEVELOPMENT PLANS
LOT 1A-4B PROMENADE AT CASTLE ROCK FILING NO. 1 - CASTLE ROCK, CO
SITE PLAN

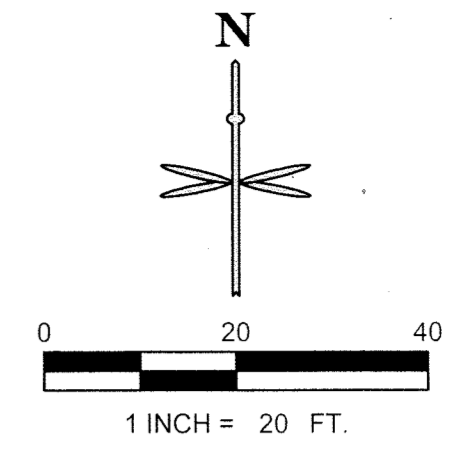
PROJECT NO: 7EL027.01
DESIGNED BY: SPM
DRAWN BY: LCG
DATE: 11/14/17

**LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0017**

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

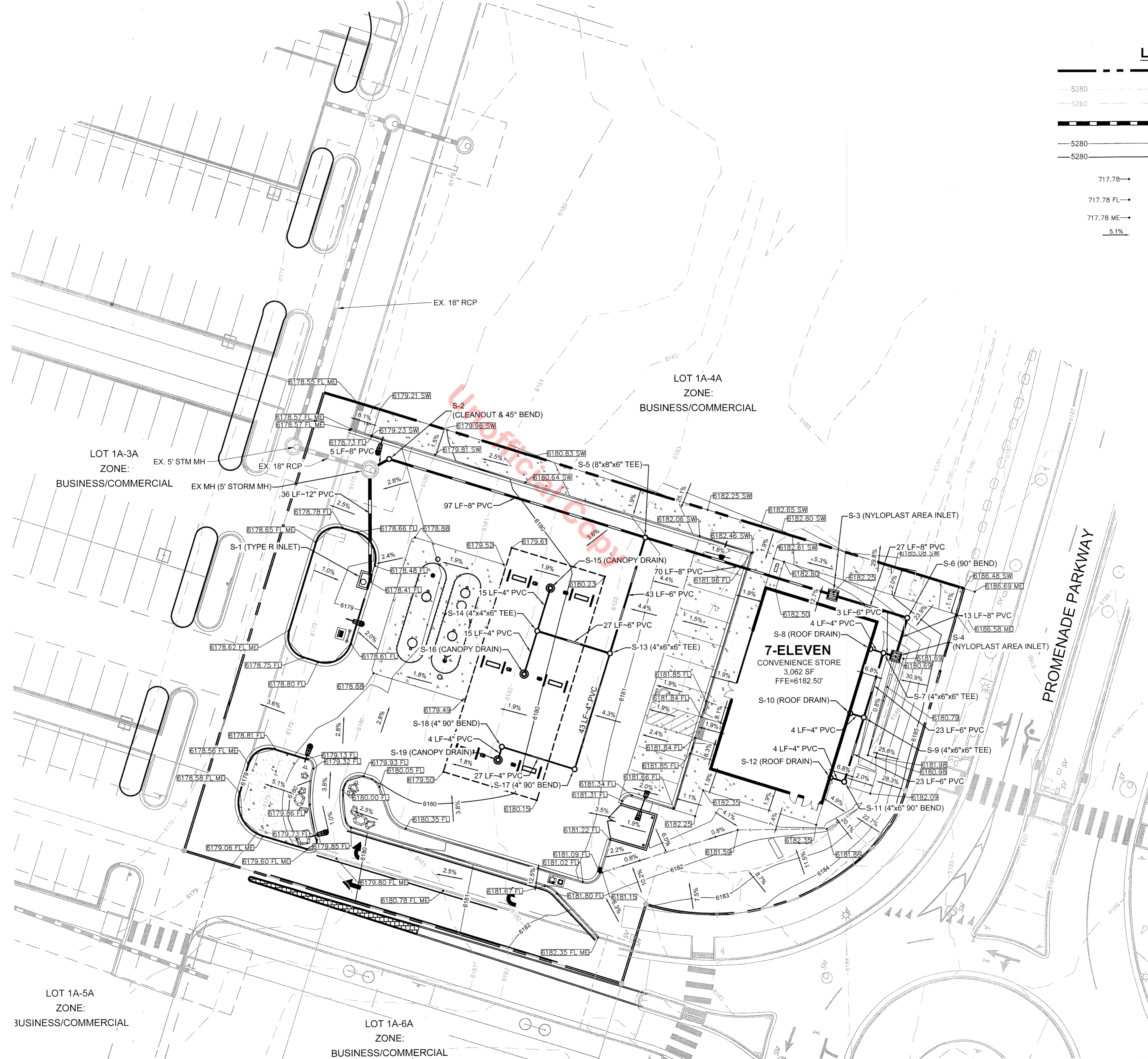
SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108



LEGEND

	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED FLOWLINE ELEVATION
	PROPOSED MATCH EXISTING ELEVATION
	PROPOSED GRADE AND DIRECTION OF FLOW



FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08035C0167G EFFECTIVE DATE MARCH 16, 2016

BENCHMARK

TO BE ADDED UPON PLAT RECORDATION OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

GENERAL NOTES

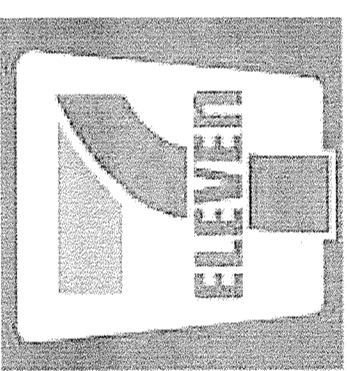
- EXISTING SITE FEATURES AND UTILITIES ARE BASED UPON APPROVED CONSTRUCTION PLANS FOR BLOCK 2 PROVIDED BY BOWMAN CONSULTING DATED FEBRUARY 6, 2017. CONTRACTOR TO FIELD VERIFY ALL EXISTING WORK.
- SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
- CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.6%.
- ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND STATE APPLICABLE CODES AND STANDARDS.
- ALL SPOT ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK.
- NO RETAINING WALLS ARE REQUIRED.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- ALL PROPOSED STORM SEWER WILL BE PRIVATE.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



SITE DEVELOPMENT PLANS
LOT 1A-4B PROMENADE AT CASTLE ROCK FIG. NO. 1 - CASTLE ROCK, CO
GENERAL GRADING PLAN

PROJECT NO: TEL027.01
DESIGNED BY: SPM
DRAWN BY: LCG
DATE: 11/14/17

3
SHEET 3 OF 10

© 2015 ALL RIGHTS RESERVED.

11/13/2017 11:23 AM P:\P-ELEVENC0.CAD\SDP\GENERAL GRADING PLAN.DWG

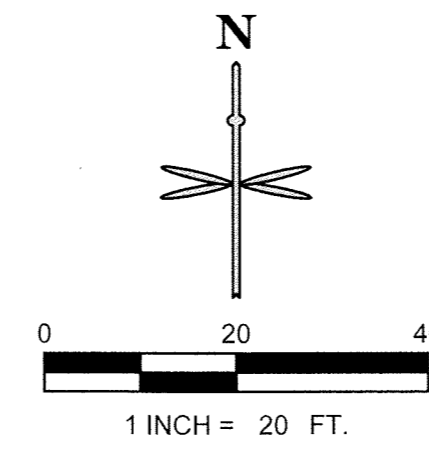
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SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING 6" SANITARY SEWER
- EXISTING WATER LINE
- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- PROPOSED 6" SANITARY SEWER
- PROPOSED 1" WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED GAS LINE
- PROPOSED CURB AND GUTTER



UTILITY SCHEDULE

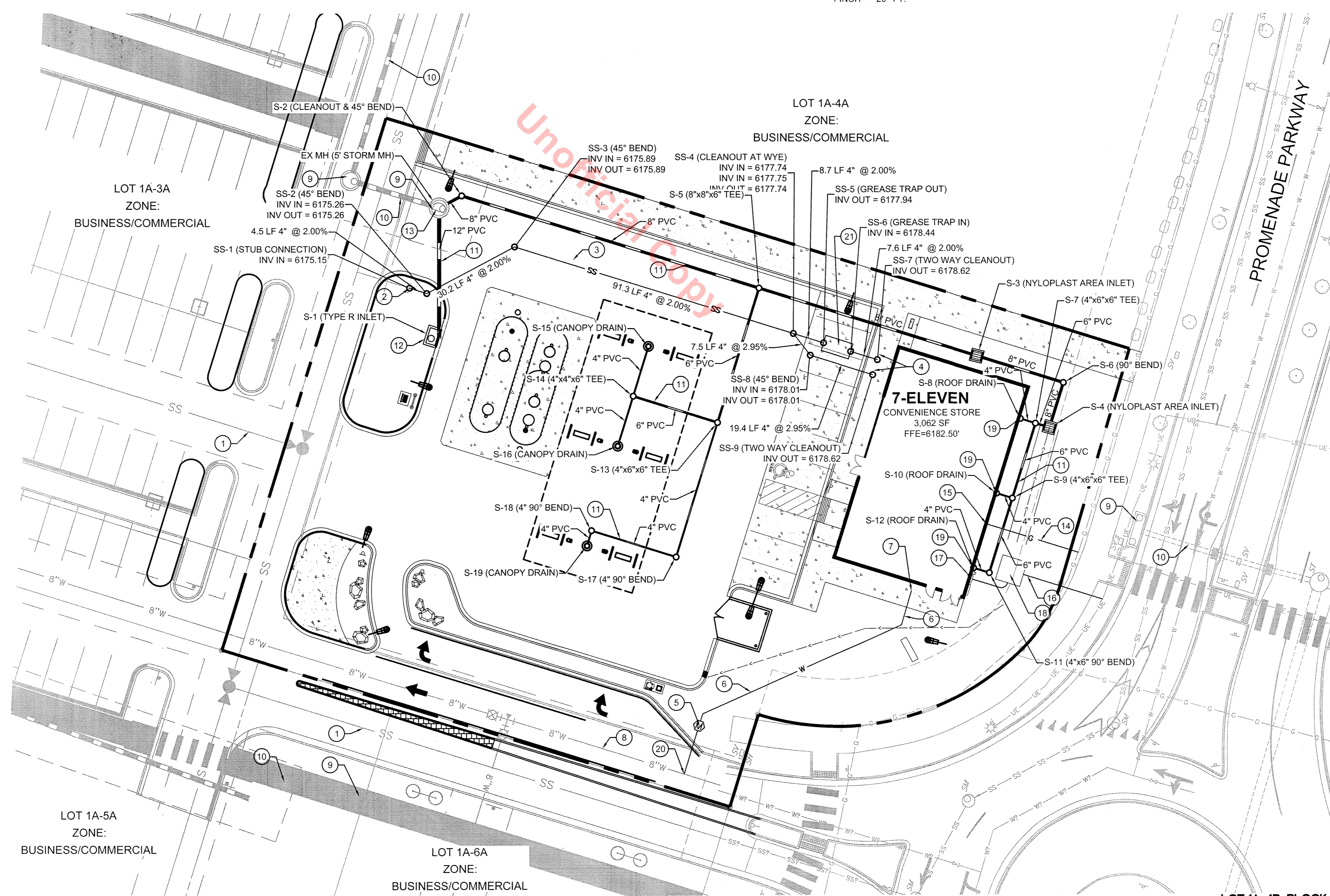
- ① EXISTING SANITARY SEWER MAIN
- ② PROPOSED 4" SANITARY SEWER SERVICE CONNECTION TO MAIN
- ③ PROPOSED 4" SANITARY SERVICE (PVC)
- ④ PROPOSED 4" SANITARY SEWER SERVICE CONNECTION TO BUILDING
- ⑤ PROPOSED 1" DOMESTIC METER
- ⑥ PROPOSED 1" DOMESTIC SERVICE
- ⑦ PROPOSED 1" DOMESTIC WATER CONNECTION TO BUILDING
- ⑧ EXISTING WATER MAIN TO REMAIN
- ⑨ EXISTING STORM SEWER, MANHOLE OR INLET TO REMAIN
- ⑩ EXISTING STORM MAIN TO REMAIN
- ⑪ PROPOSED STORM SEWER (PVC)
- ⑫ PROPOSED STORM SEWER MANHOLE OR INLET
- ⑬ PROPOSED CONNECTION TO EXISTING STORM SEWER LINE
- ⑭ PROPOSED GAS SERVICE
- ⑮ PROPOSED GAS LINE CONNECTION TO BUILDING AND GAS METER
- ⑯ PROPOSED ELECTRIC SERVICE
- ⑰ PROPOSED ELECTRIC SERVICE CONNECTION TO BUILDING
- ⑱ PROPOSED ELECTRIC TRANSFORMER
- ⑲ ROOF DRAIN
- ⑳ PROPOSED 1" DOMESTIC WATER CONNECTION TO MAIN
- ㉑ PROPOSED GREASE TRAP

CASTLE ROCK UTILITY NOTES

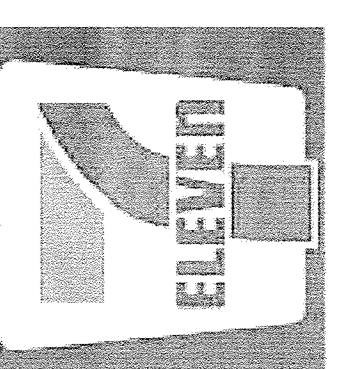
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW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

GENERAL NOTES

1. EXISTING SITE FEATURES AND UTILITIES ARE BASED UPON APPROVED CONSTRUCTION PLANS FOR BLOCK 2 PROVIDED BY BOWMAN CONSULTING DATED FEBRUARY 8, 2017. CONTRACTOR TO FIELD VERIFY ALL EXISTING WORK.



No.	REVISION	BY	DATE



SITE DEVELOPMENT PLANS
 LOT 1A-4B PROMENADE AT CASTLE ROCK FLC NO. 1 - CASTLE ROCK, CO
GENERAL UTILITIES PLAN

PROJECT NO: 7EL027.01
 DESIGNED BY: SPM
 DRAWN BY: LCG
 DATE: 11/14/17

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

Know what's below.
Call before you dig.

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0017

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LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108

PLAN SET INDEX

SHEET	NAME
5	LANDSCAPE COVER SHEET & PLANT LIST
6	LANDSCAPE PLAN

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SIZE AND CONDITION
ABM	Autumn Blaze Maple	Acer x freemanii Autumn Blaze	40-50'	30-40'	Medium	Sun 2" Cal. B&B
IHL	Imperial Honeylocust	Gleditsia triacanthos inermis Imperial	30-40'	30-40'	Low	Sun 2" Cal. B&B
REL	Redmond Linden	Tilia americana 'Redmond'	40-50'	30-40'	Medium	Sun 2" Cal. B&B

DECIDUOUS SHRUBS						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SIZE AND CONDITION
RGB	Rose Glow Barberry	Berberis thunbergii 'Rose Glow'	3-5'	5-6'	Low	Sun 5 Gallon Cont
SIP	Siberian Peashrub	Caragana arborescens	10-15'	8-12'	Low	Sun 5 Gallon Cont
BMS	Blue Mist Spirea	Caryopteris x dandoniensis 'Blue Mist'	3-4'	2-3'	Low	Sun 5 Gallon Cont
DGN	Darfs Gold Ninebark	Physocarpus opulifolius 'Darfs Gold'	3-5'	3-5'	Low	Sun 5 Gallon Cont
CWS	Creeping Western Sand Cherry	Prunus besseyi Pawnee Butes	15-18"	4-6'	Low	Sun 5 Gallon Cont
DYS	Gre-Low Fragrant Yucca	Rhus aromatica 'Gre-Low'	2-3'	6-8'	Low	Sun 5 Gallon Cont
RMR	Red Meidland Rose	Rosa Meidland Red	18-24"	4-6'	Low	Sun 5 Gallon Cont
NFS	Neon Flash Spirea	Spiraea japonica 'Neon Flash'	2-3'	3-4'	Medium	Sun / Part Shade 5 Gallon Cont

EVERGREEN SHRUBS						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SIZE AND CONDITION
PMB	Panchito Manzanita	Arctostaphylos x coloradoensis 'Panchito'	10-15"	3-5'	Low	Sun / Part Shade 5 Gallon Cont
JFB	Joint Fir Bluestem	Ephedra equisetina	3-5'	2-3'	Low	Sun / Part Shade 5 Gallon Cont
ARJ	Arcadia Jumper	Juniperus sabina 'Arcadia'	18-24"	4-6'	Low	Sun 5 Gallon Cont
WBM	White Bud Yucca	Yucca filifera 'White Bud'	2-3'	3-4'	Low	Sun / Part Shade 5 Gallon Cont
AND	Adam's Needle Yucca	Yucca filamentosa	2-3'	3-4'	Low	Sun / Part Shade 5 Gallon Cont

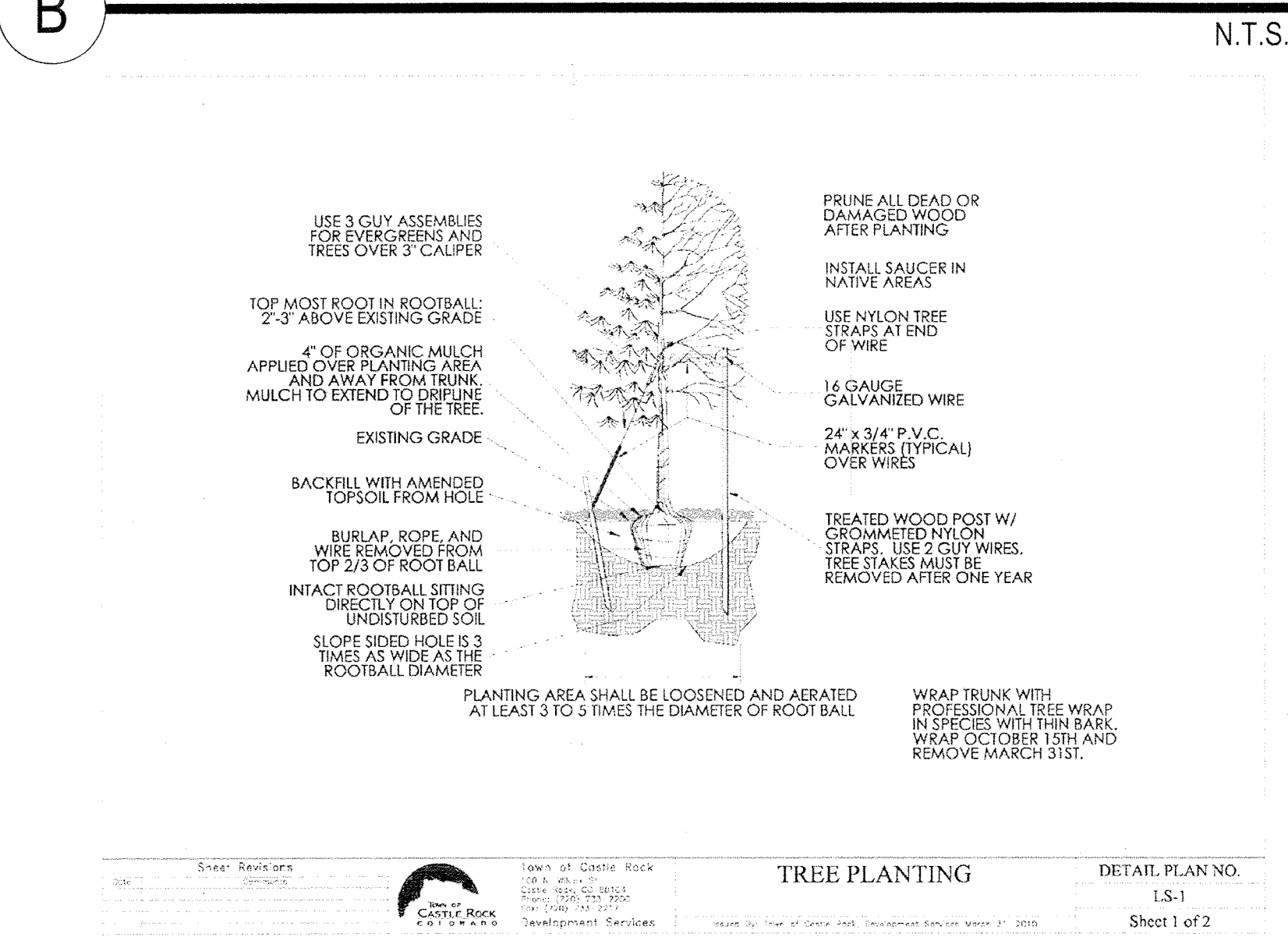
ORNAMENTAL GRASSES						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SIZE AND CONDITION
BBG	Big Bluesstem Grass	Andropogon gerardi	4-6'	2-3'	Low	Sun 5 Gallon Cont
BAG	Blue Avena Grass	Helictotrichon sempervirens	2-3'	18-24"	Low	Sun 5 Gallon Cont
MFG	Mexican Feather Grass	Nassella tenuissima	2-3'	1-2'	Low	Sun 1 Gallon Cont
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun 5 Gallon Cont
FOG	Fountain Grass	Pennisetum setaceum	3-4'	24-30"	Low	Sun 5 Gallon Cont

PERENNIALS						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SIZE AND SPACING
CMY	Common White Yarrow	Achillea millefolium	1-2'	2-3'	Low	Sun 1 Gallon Cont
SSH	Sonoran Sunset Hyssop	Agastache cana 'Sinning'	12-18"	12-15"	Low	Sun 1 Gallon Cont
SAT	Smooth Aster	Aster laevis	2-4'	15-24"	Low	Sun 1 Gallon Cont
SMS	Silver Mound Sage	Artemisia schmidtiana	12-18"	18-24"	Low	Sun 1 Gallon Cont
SIS	Snow-In-Summer	Cerastium tomentosum	6-12"	12-18"	Low	Sun 1 Gallon Cont
FSI	Fire Spinner Iceplant	Delosperma 'Fire Spinner'	2-4"	14-18"	Low	Sun 1 Gallon Cont
PCF	Purple Coneflower	Echinacea purpurea	2-3'	18-24"	Low	Sun 1 Gallon Cont
DBF	Dwarf Blanket Flower	Gaillardia 'Arizona Sun'	8-10"	8-12"	Low	Sun 1 Gallon Cont
PPK	Pink Penstemon	Penstemon 'Elfin Pink'	12-15"	6-12"	Low	Sun 1 Gallon Cont
MNS	May Night Purple Salvia	Salvia x sylvestris 'May Night'	18-24"	12-18"	Low	Sun 1 Gallon Cont

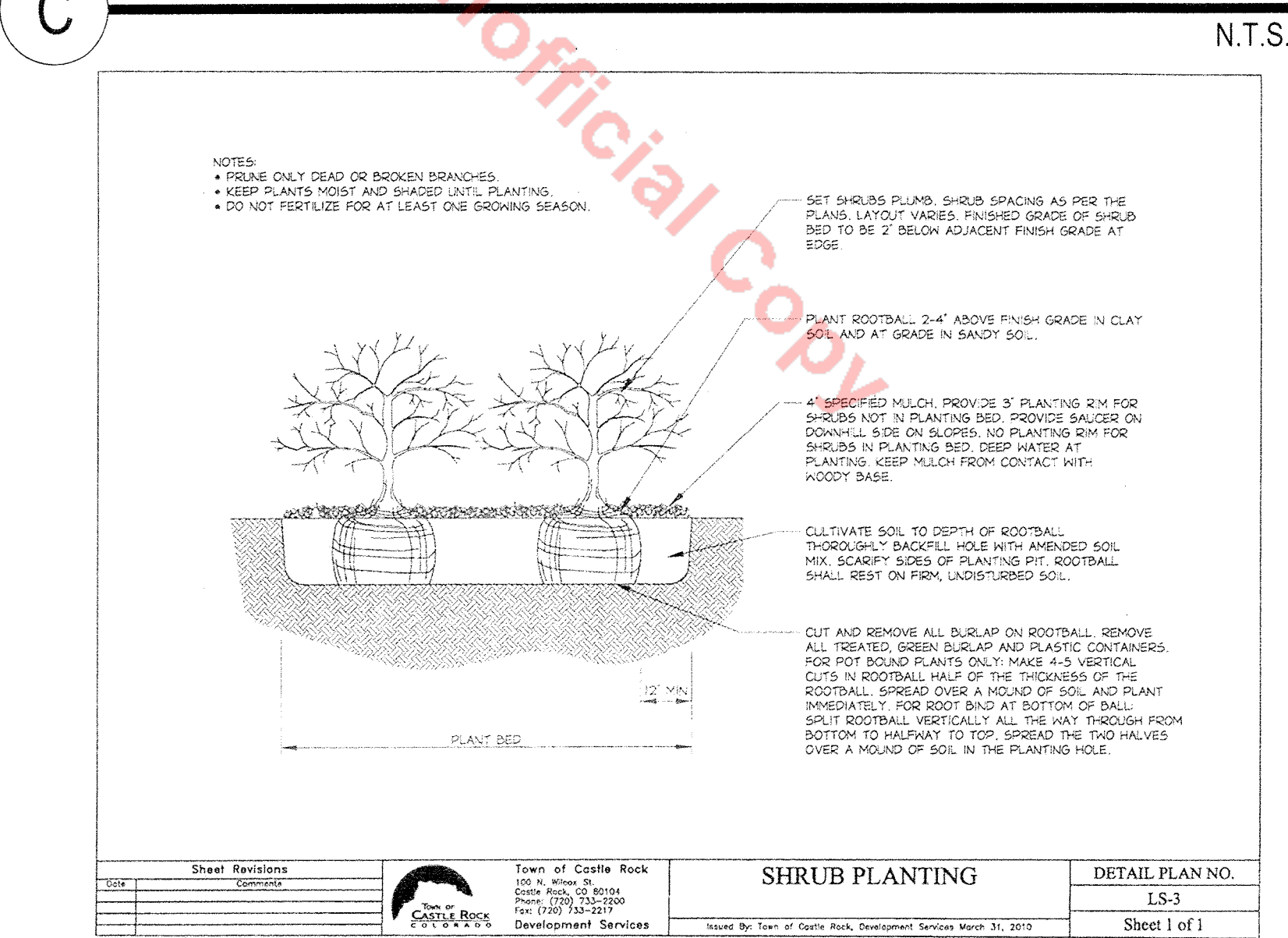
SOD						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SIZE AND CONDITION
	Canadian Blue Fescue™					

- Available at: turfmastersod.com

TOWN OF CASTLE ROCK TREE PLANTING DETAIL



TOWN OF CASTLE ROCK SHRUB PLANTING DETAIL



GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUND COVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 4". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" WESTERN RIVER ROCK, AT A DEPTH OF 3". INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD BUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. AREAS LESS THAN 10' WIDE ARE NOT PERMITTED TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND NO SUCH AREAS SHALL BE PRESENT ON THE LANDSCAPE PLAN. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- NO SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDED IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.
- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL COMPLY 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.

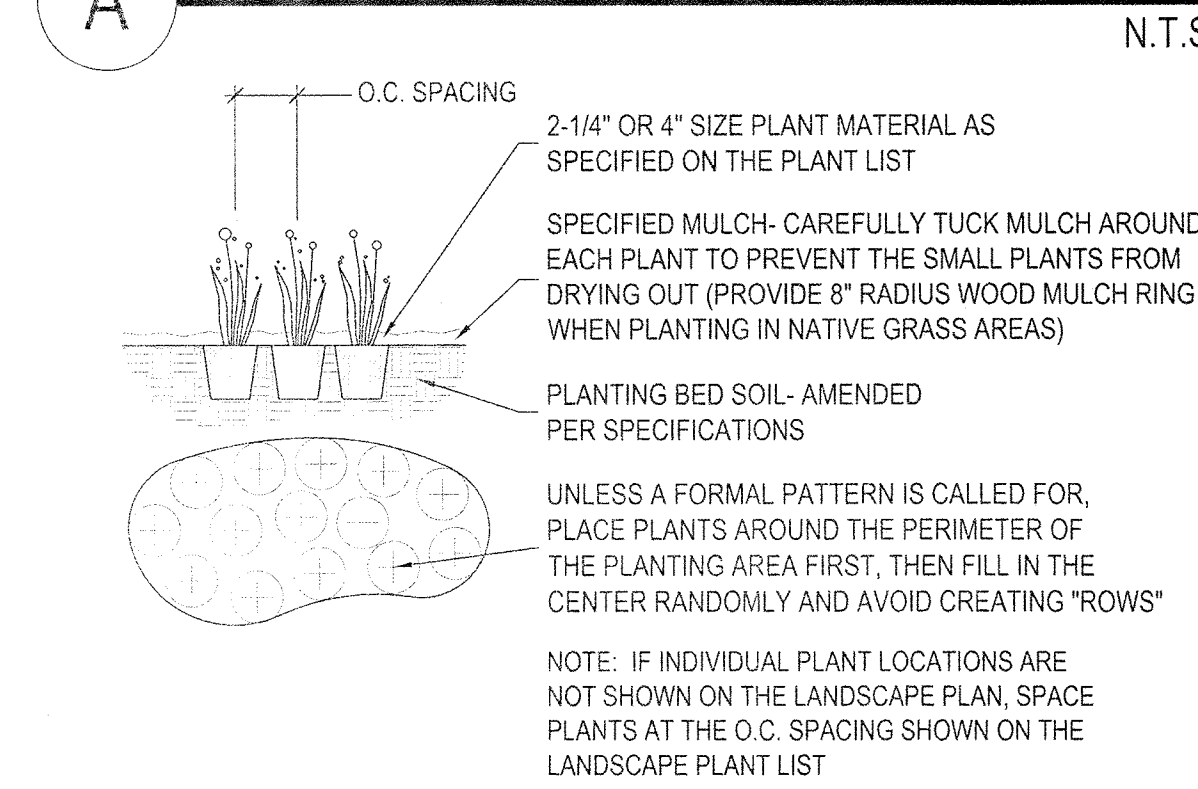
STREETSCAPE SUMMARY TABLE

LANDSCAPE AREA	TREES REQUIRED (1/40 LF)	TREES PROVIDED	SHRUBS REQUIRED (4 / 1 TREE)	SHRUBS PROVIDED
SOUTH ACCESS ROAD (169 LF)	4	4	16	16
*PROMENADE PARKWAY (77 LF)	N/A	N/A	N/A	N/A

NOTE:

1) *PROMENADE PARKWAY ROW LANDSCAPE HAS ALREADY BEEN DESIGNED AND APPROVED THROUGH THE METRO DISTRICT AND TOCR, AND THEREFORE NO LANDSCAPING IN THE ROW WILL BE PROVIDED ON THIS PLAN (ARCHITECTURAL REVIEW BOARD COMMENTS DATED 10-24-17).

PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL 1 GALLON CONTAINER PLANTS



COMMERCIAL LANDSCAPE SITE INVENTORY

Grass Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
38,889 SF	8,119 SF	Canadian Blue Fescue™ (2,387 SF)	8,119 SF (Rock Mulch)	8	8	16	87	5 Cubic Yards / 1,000 SF = 41	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Type = Domestic from building)
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
8,942 SF	894 SF	23	894 SF (Rock Mulch)	0	N/A	1	1	4	4

NOTES:

1) ORNAMENTAL GRASSES HAVE NOT BEEN COUNTED AS SHRUBS.

CLWUR CHART

Irrig. Zone	Plant Name (Common)	App Rate (inches/month)	CLWUR Chart for the Town of Castle Rock		TA (Total Area of all Irrigated landscape Zones)	CLWUR (CLWUR x IA/TA)
			(VL, L, Mod, HW)	% of Total Area		
Spray	Canadian Blue Fescue	3 Mod	29.4	2,387	3	8,119
Drip	All plants are low or mod	2 Low	70.6	5,732	2	8,119
Total of the CLWUR =						2.29

OUTDOOR DESIGN GROUP

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OUTDOOR DESIGN GROUP, INC.
5600 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811

MATTHEW G. CORRION
#0000155
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

SITE DEVELOPMENT PLANS

7-ELEVEN

PROMENADE AT CASTLE ROCK - CASTLEGATE & ATRIUM - CASTLE ROCK, CO

LANDSCAPE COVER SHEET & PLANT LIST

PROJECT NO:
DESIGNED BY:
DRAWN BY:
DATE: 11/14/17

5

SHEET 5 OF 10

REVISIONS

No.	REVISION	DATE
1	CITY SUBMITTAL	05/31/17
2	CITY SUBMITTAL	07/28/17
3	CITY SUBMITTAL	10/13/17
4	CITY SUBMITTAL	11/03/17
5	CITY SUBMITTAL	11/14/17

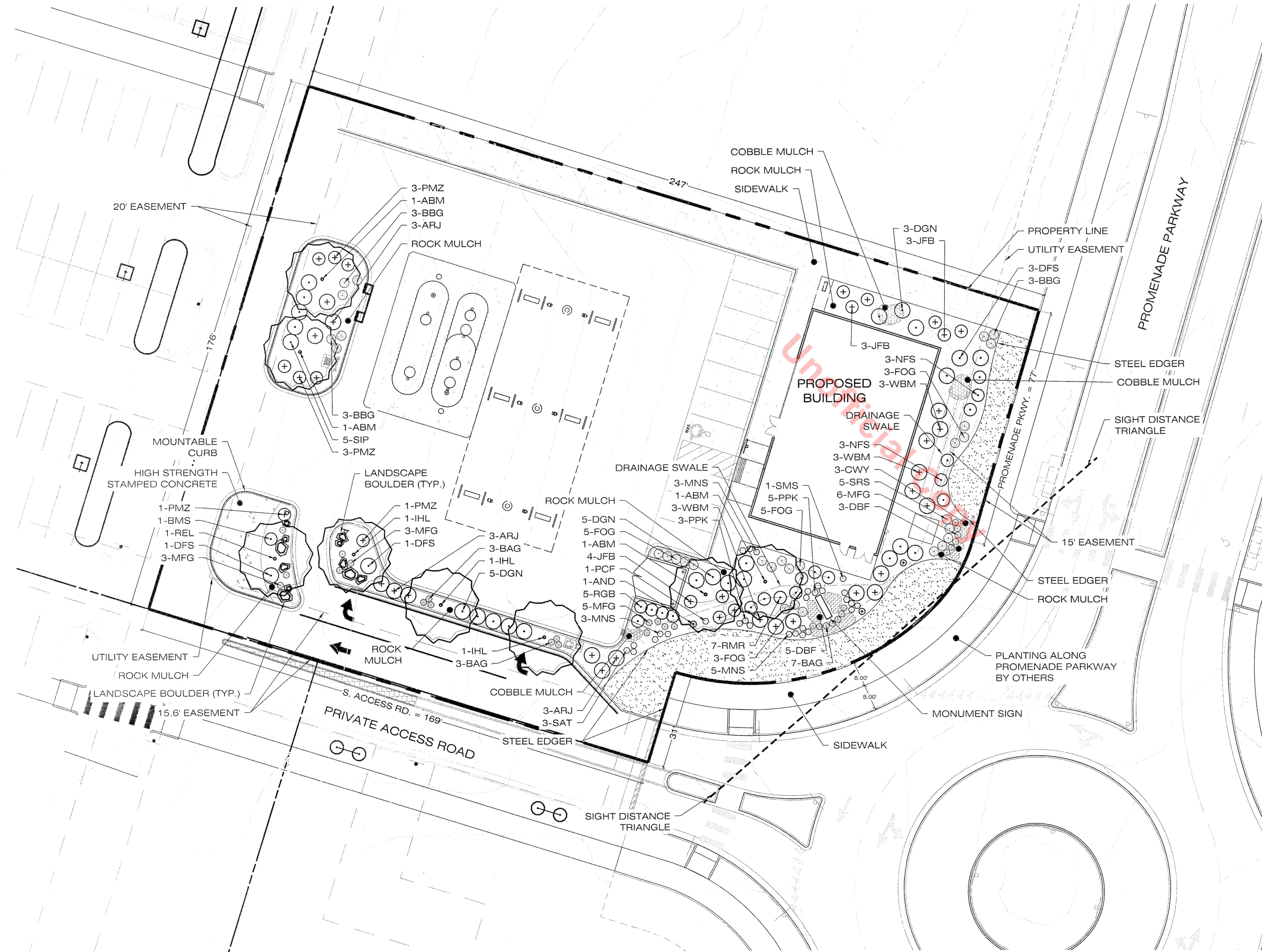
MATTHEW G. CORRION
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108

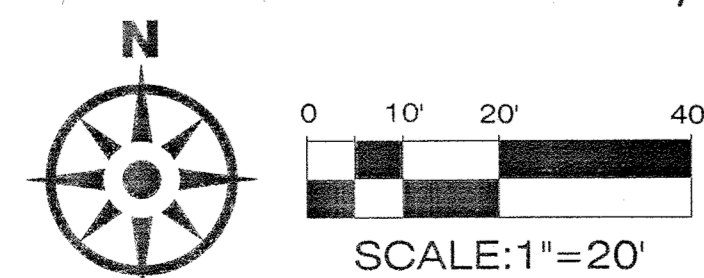
LANDSCAPE PLAN



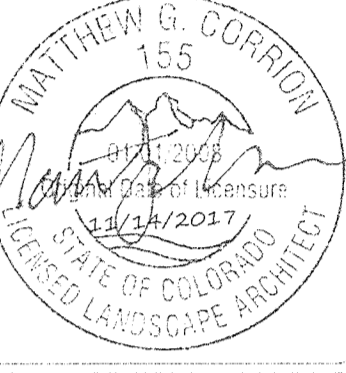
LANDSCAPE LEGEND

(SEE SHEET 5 FOR FULL PLANT LIST)

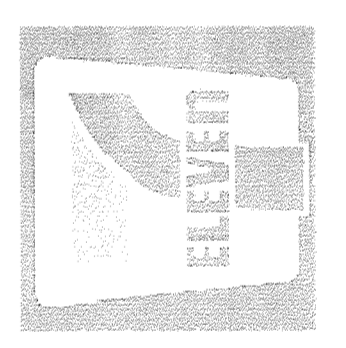
- DECIDUOUS SHADE TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LARGE PERENNIALS
- LOW PERENNIALS & GROUNDCOVERS
- SOD



NO.	REV'S ON	BY	DATE
1	CITY SUBMITTAL		05/31/17
2	CITY SUBMITTAL		07/26/17
3	CITY SUBMITTAL		10/13/17
4	CITY SUBMITTAL		11/03/17
5	CITY SUBMITTAL		11/14/17



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303-572-7997



SITE DEVELOPMENT PLANS
7-ELEVEN
PROMENADE AT CASTLE ROCK - CASTLEGATE & ATRIUM - CASTLE ROCK, CO
LANDSCAPE PLAN

OUTDOOR DESIGN GROUP
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OUTDOOR DESIGN GROUP, INC.
5070 WEBSTER STREET
ARAPAHO, CO 80002
(303) 993-4811
MATTHEW G. CORRION
#0000155
STATE OF COLORADO LICENSED
LANDSCAPE ARCHITECT

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 13 SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0017

PROJECT NO:
DESIGNED BY:
DRAWN BY:
DATE: 11/14/17

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108

CASTLE ROCK DESIGN GUIDELINES

WHEN VIEWED FROM SIDES, BUILDINGS ARE TO BE DESIGNED WITH "360 DEGREE" ARCHITECTURE.

EACH BUILDING SHOULD HAVE A WELL DESIGNED BASE, MIDDLE AND TOP. ARCHITECTURAL DETAILING OR A CHANGE OF MATERIALS OR COLOR AT THE GROUND LEVEL MAY BE USED TO CREATE THE BASE. THE DIFFERENT PARTS OF A BUILDING'S FACADE SHOULD BE EMPHASIZED BY USE OF COLOR, ARRANGEMENT OF FACADE ELEMENTS OR A CHANGE OF MATERIALS.

CANOPIES, SUCH AS THOSE ASSOCIATED WITH CONVENIENCE STORES WITH GASOLINE SALES, MUST HAVE THE SAME PREDOMINATE COLOR AS THE MAIN BUILDING. COLUMNS MUST BE CLAD IN THE PRIMARY BUILDING MATERIAL OF THE MAIN BUILDING OR FROM ANOTHER MATERIAL LISTED IN PARAGRAPH 1 ABOVE.

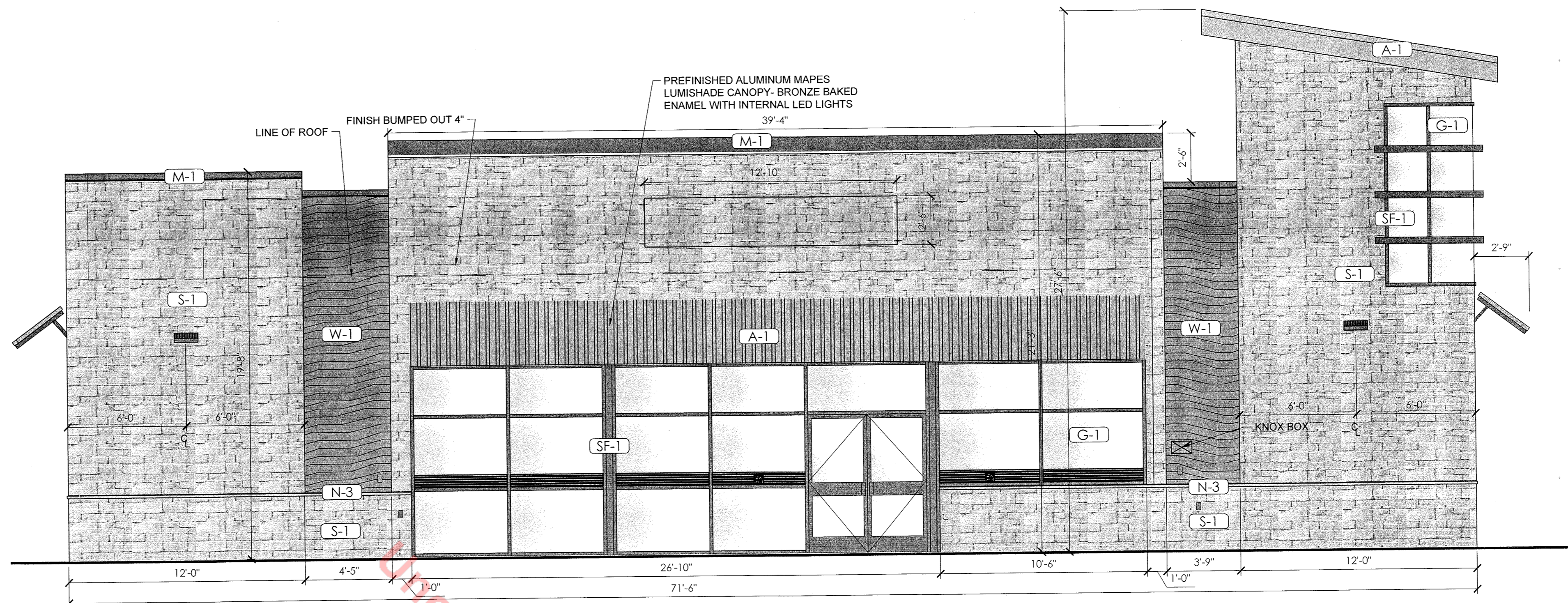
A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE BUILDING DEPARTMENT PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THIS CODE.

PRELIMINARY SIGN CALCULATION

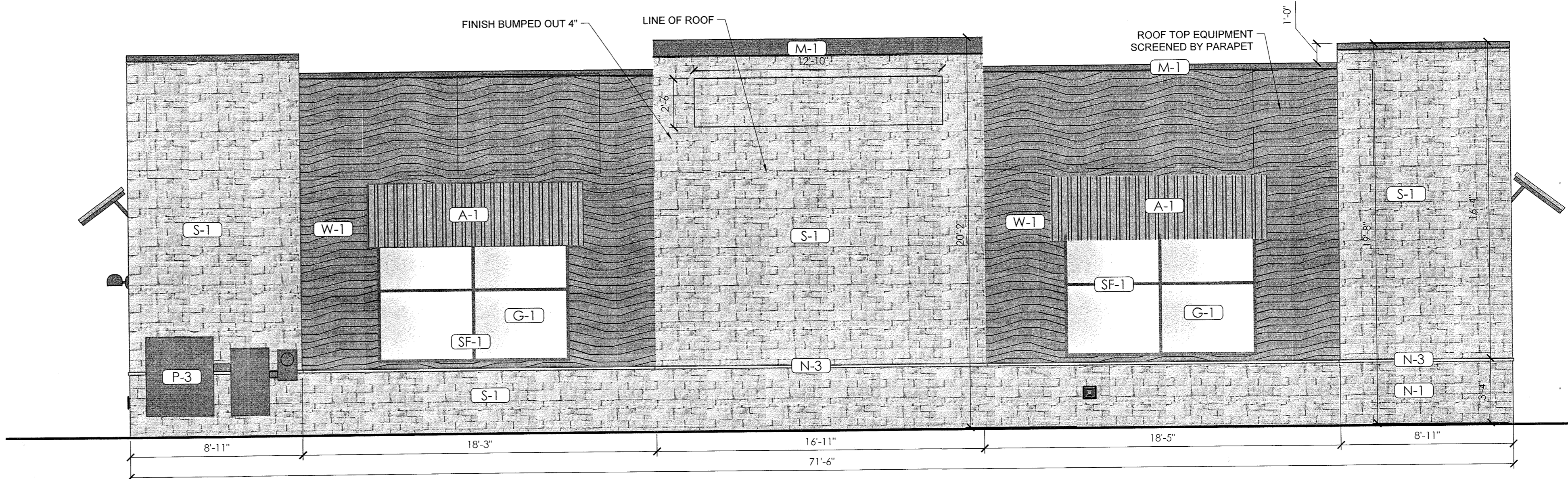
- CANOPY**
- NORTH
 - NO SIGN PROPOSED
 - SOUTH
 - 1 PROPOSED FASCIA SIGN = 7 SF
 - EAST
 - 1 PROPOSED FASCIA SIGN = 7 SF
 - WEST
 - 1 PROPOSED FASCIA SIGN = 7 SF
- BUILDING**
- NORTH
 - NO SIGN PROPOSED
 - SOUTH
 - 1 PROPOSED FASCIA SIGN = 33 SF
 - EAST
 - 1 PROPOSED FASCIA SIGN = 33 SF
 - WEST
 - 1 PROPOSED FASCIA SIGN = 33 SF
- MONUMENT**
- TOTAL
 - 40 SF EACH EACH SIDE = 80SF

EXTERIOR MATERIALS SCHEDULE (NOT ALL MATERIALS IN SCHEDULE ARE USED) ALL MATERIALS TO MATCH PROMENADE ARCHITECTURAL DESIGN GUIDELINES

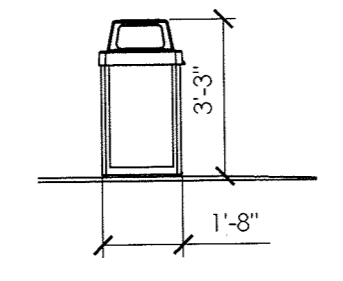
NO.	MATERIAL	MANUF.-COLOR
MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
S-1	STONE	ST-1 CHARCOAL LEDGE
N-3	SILL	PRECAST SILL TO MATCH STONE
P-1	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7875 TO MATCH DESIGN GUIDELINES
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW 7875 TO MATCH DESIGN GUIDELINES
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER- 451T VG TO MATCH DESIGN GUIDELINES
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS TO MATCH DESIGN GUIDELINES
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALCOA REYNOBOND - PUEBLO TAN TO MATCH DESIGN GUIDELINES
CMU	SPLIT FACE CONCRETE MASONRY UNIT	C-15 GENERAL SHALE GROUND PINERIDGE TO MATCH DESIGN GUIDELINES
M-1	PREFINISHED METAL - GRAVEL STOP, AWNINGS, DOWNSPOUTS, ETC.	TO MATCH BENJAMIN MOORE 2128-10
W-1	RECLAIMED WOOD	BROWN- TO MATCH DESIGN GUIDELINES
G-1	TEMPERED GLASS	SOLAR GRAY- TO MATCH DESIGN GUIDELINES
A-1	METAL AWNING	COPPER- TO MATCH DESIGN GUIDELINES



01 WEST (FRONT) ELEVATION
1/4" = 1'-0"



02 EAST (REAR) ELEVATION
1/4" = 1'-0"



03 TRASH RECEPTACLE
1/4" = 1'-0"

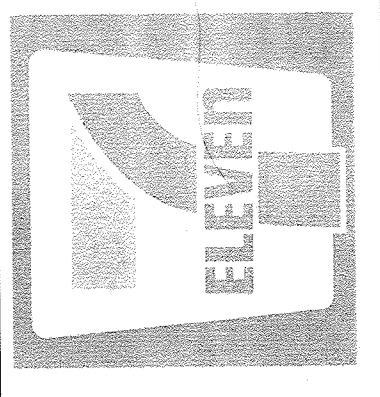
LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO.13 SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0017

NO.	REVISION	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



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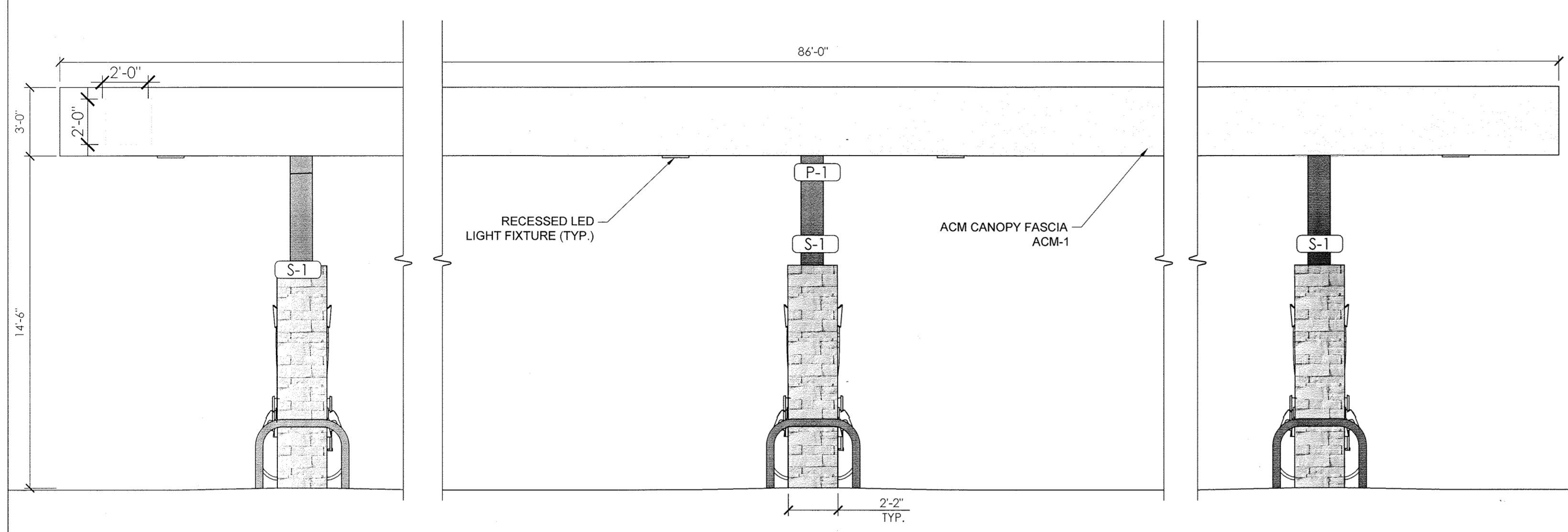
SITE DEVELOPMENT PLANS
CASTLEGATE DRIVE N. & ATRIUM ROAD, CASTLE ROCK, CO 80108
EXTERIOR ELEVATIONS

PROJECT NO:	7E027.01
DESIGNED BY:	SW & TK
DRAWN BY:	SW & TK
DATE:	10/13/17
7	
SHEET 7 OF 10	

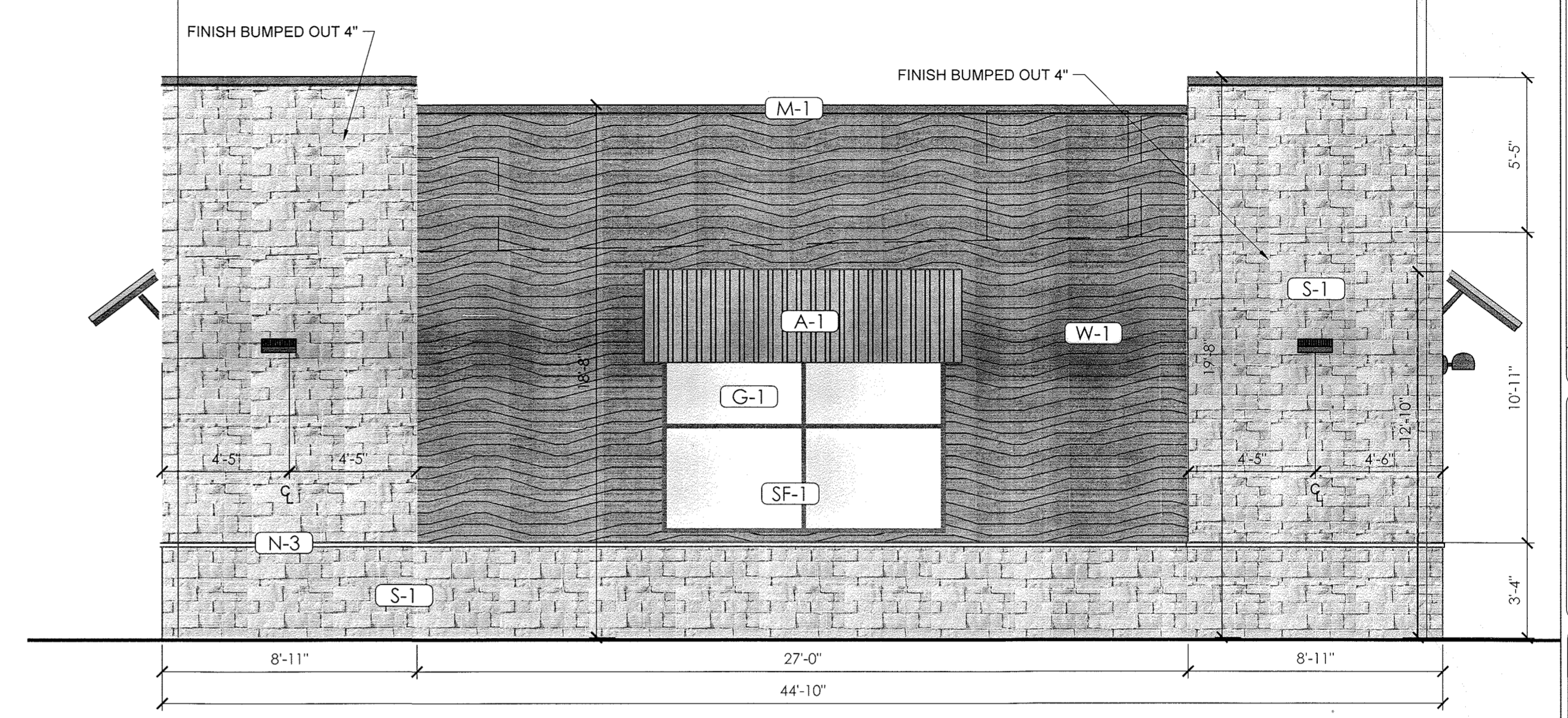
LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

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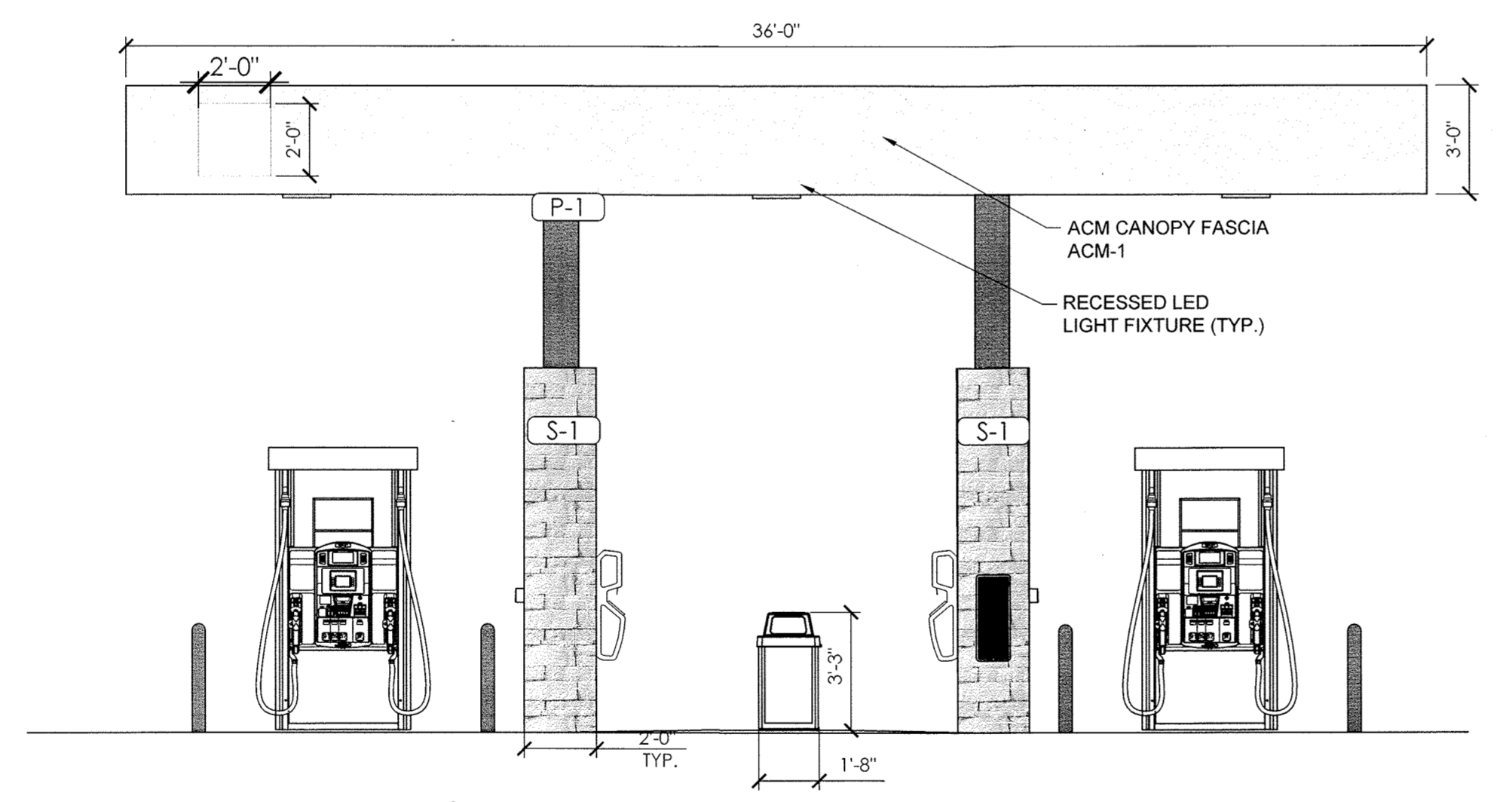
01 EAST/WEST FUEL CANOPY (FRONT/REAR) ELEVATION
1/4" = 1'-0"



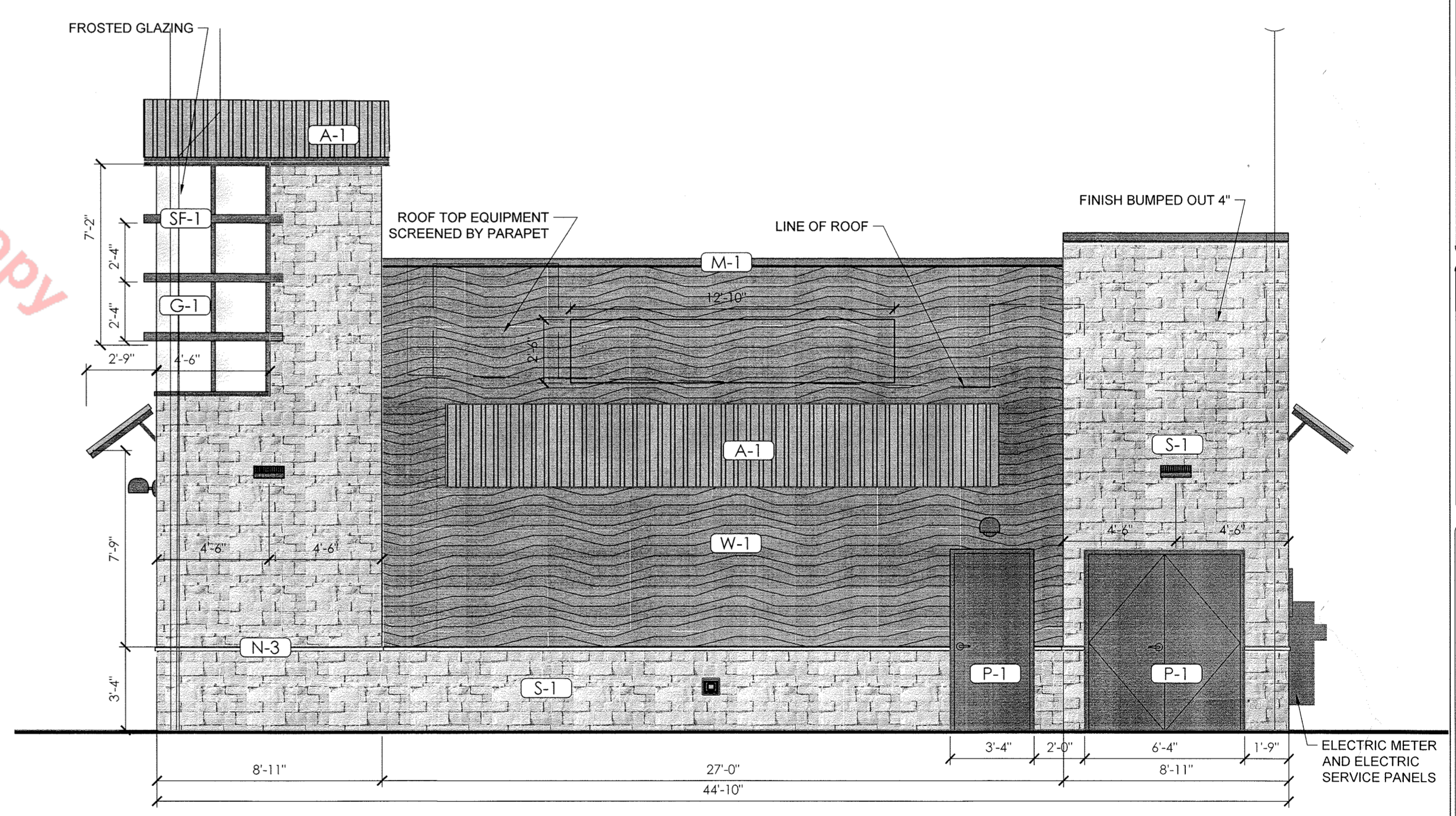
02 NORTH (SIDE) ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE
(NOT ALL MATERIALS IN SCHEDULE ARE USED)
ALL MATERIALS TO MATCH PROMENADE ARCHITECTURAL DESIGN GUIDELINES

NO.	MATERIAL	MANUF.-COLOR
MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
S-1	STONE	ST-1 CHARCOAL LEDGE
N-3	SILL	PRECAST SILL TO MATCH STONE
P-1	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7875 TO MATCH DESIGN GUIDELINES
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW 7875 TO MATCH DESIGN GUIDELINES
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER - 451T VG TO MATCH DESIGN GUIDELINES
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS TO MATCH DESIGN GUIDELINES
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALCOA REYNOBOND - PUEBLO TAN TO MATCH DESIGN GUIDELINES
CMU	SPLIT FACE CONCRETE MASONRY UNIT	C-15 GENERAL SHALE GROUND PINERIDGE TO MATCH DESIGN GUIDELINES
M-1	PREFINISHED METAL GRAVEL STOP, AWNINGS, DOWNSPOUTS, ETC.	TO MATCH BENJAMIN MOORE 2128-10
W-1	RECLAIMED WOOD	BROWN- TO MATCH DESIGN GUIDELINES
G-1	TEMPERED GLASS	SOLAR GRAY- TO MATCH DESIGN GUIDELINES
A-1	METAL AWNING	COPPER- TO MATCH DESIGN GUIDELINES



03 NORTH/SOUTH FUEL CANOPY (SIDE) ELEVATION
1/4" = 1'-0"



04 SOUTH (SIDE) ELEVATION
1/4" = 1'-0"

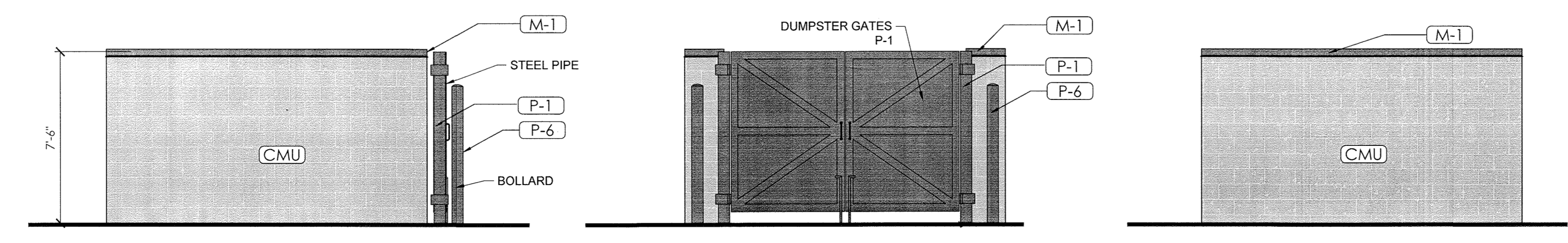
CASTLE ROCK DESIGN GUIDELINES

WHEN VIEWED FROM SIDES, BUILDINGS ARE TO BE DESIGNED WITH "360 DEGREE" ARCHITECTURE.

EACH BUILDING SHOULD HAVE A WELL DESIGNED BASE, MIDDLE AND TOP. ARCHITECTURAL DETAILING OR A CHANGE OF MATERIALS OR COLOR AT THE GROUND LEVEL MAY BE USED TO CREATE THE BASE. THE DIFFERENT PARTS OF A BUILDING'S FACADE SHOULD BE EMPHASIZED BY USE OF COLOR, ARRANGEMENT OF FACADE ELEMENTS OR A CHANGE OF MATERIALS.

CANOPIES, SUCH AS THOSE ASSOCIATED WITH CONVENIENCE STORES WITH GASOLINE SALES, MUST HAVE THE SAME PREDOMINANT COLOR AS THE MAIN BUILDING. COLUMNS MUST BE CLAD IN THE PRIMARY BUILDING MATERIAL OF THE MAIN BUILDING OR FROM ANOTHER MATERIAL LISTED IN PARAGRAPH 1 ABOVE.

A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE BUILDING DEPARTMENT PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THIS CODE.



05 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"

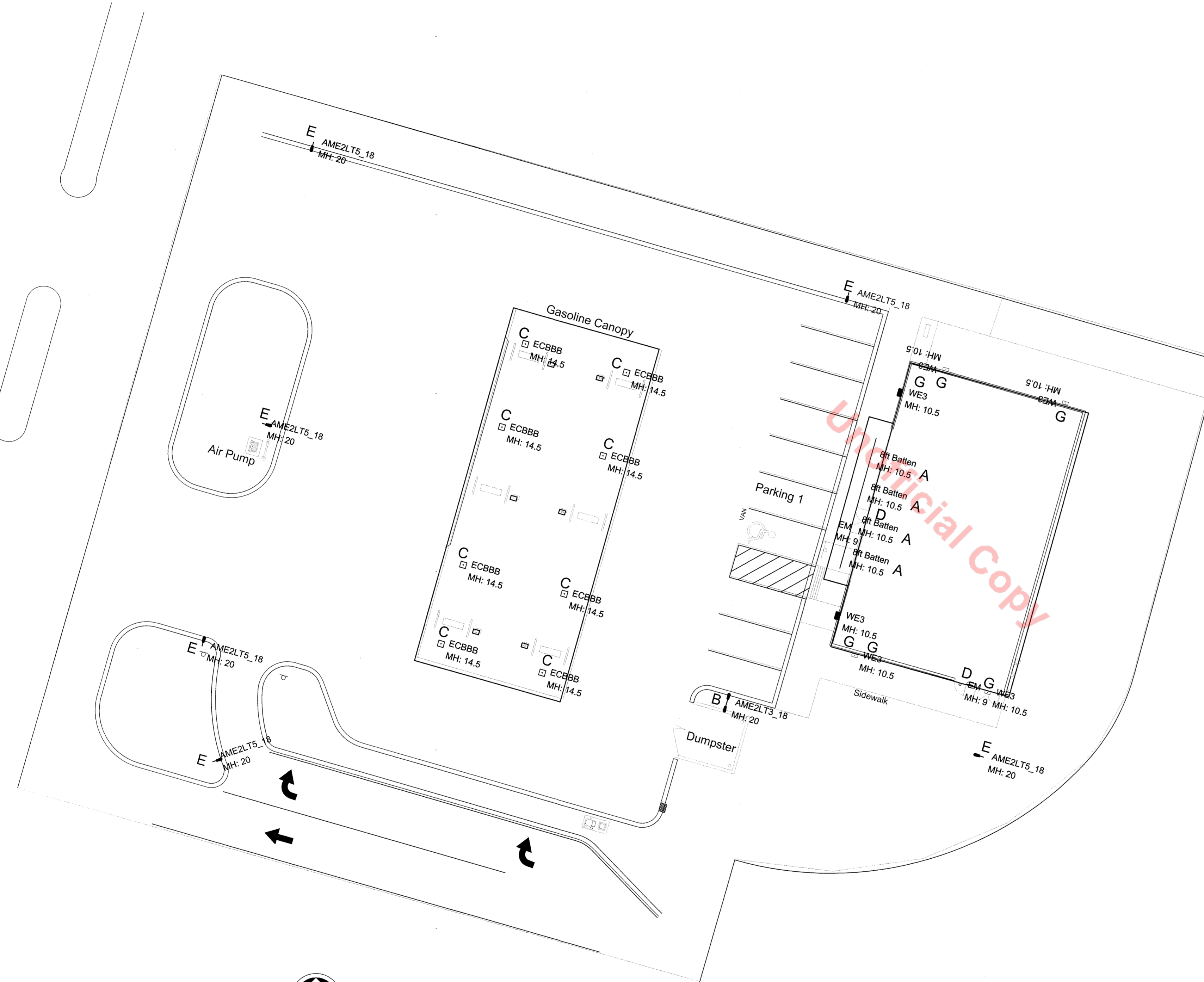
Unofficial Copy

<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	No.	REVISION			<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>DIMENSION GROUP</p> <p>EES & ENGINEERING SOLUTIONS, INC. ENTITLEMENTS, INC. Suite 457 Denver, CO 80202 303-572-7997</p> <p>ELEVATED</p> <p style="font-size: small;">SITE DEVELOPMENT PLANS</p> <p style="font-size: small;">CASLEGATE DRIVE N. & ATRIUM ROAD, CASTLE ROCK, CO 80108</p> <p style="font-size: small;">EXTERIOR ELEVATIONS</p>
No.	REVISION				
<p>PROJECT NO: 7E027.01 DESIGNED BY: SW & TK DRAWN BY: SW & TK DATE: 10/13/17</p>					
<p>8</p> <p style="font-size: x-small;">SHEET 8 OF 10</p>					

LOT 1A-4B, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK AND COUNTY OF DOUGLAS, STATE OF COLORADO
CASTLE ROCK, COLORADO 80108



01 LIGHTING PLAN

1:16



Luminaire Schedule

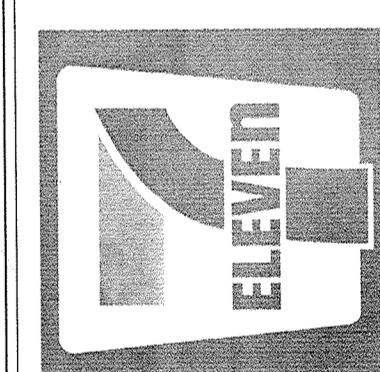
Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Height	Style	Control	Arrangement
	4	A	GE 96 4100K Batten Strip GEW11	3073	33	1.000	10.5	IESNA FULL CUT-OFF	TIMECLOCK W/ INTEGRAL PHOTOCELL	SINGLE
	1	B	AME-2-L-T5W-72LC-5-5K-UNV-BOA10-BK	25690	257	1.000	20	IESNA FULL CUT-OFF	TIMECLOCK W/ INTEGRAL PHOTOCELL	BACK-BACK
	8	C	ECBB0B5F5501AWHTE	8110	64	1.000	14.5	IESNA FULL CUT-OFF	TIMECLOCK W/ INTEGRAL PHOTOCELL	SINGLE
	2	D	EWLS01240AF740DKBZ	32	20	1.000	9	IESNA FULL CUT-OFF	TIMECLOCK W/ INTEGRAL PHOTOCELL	SINGLE
	6	E	AME-2-L-T3-72LC-5-5K-UNV-BOA10-BK	10508	257	1.000	20	IESNA FULL CUT-OFF	TIMECLOCK W/ INTEGRAL PHOTOCELL	SINGLE
	6	G	MSLS18GUWW	8400	18	1.000	10.5	IESNA FULL CUT-OFF	TIMECLOCK W/ INTEGRAL PHOTOCELL	SINGLE

REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

FES
ENGINEERING SOLUTIONS, INC.
518 17th Street
Denver, CO 80202
www.fes.us.com
303.572.7997

PC
DIMENSION
GROUP



SITE DEVELOPMENT PLANS
CASLEGATE DRIVE N. & AIRBUM ROAD, CASTLE ROCK, CO 80108
GENERAL LIGHTING PLAN

LOT 1A-4B, BLOCK 2, PROMENADE AT
CASTLE ROCK FILING NO. 1,
AMENDMENT NO. 13 SITE
DEVELOPMENT PLAN
PROJECT NO. SDP17-0017

PROJECT NO: 7EL027.01
DESIGNED BY: SW & TK
DRAWN BY: SW & TK
DATE: 12/26/2017
9
SHEET 9 OF 10

