

AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 18

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE 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 PROPER MAINTENANCE OF THE SYSTEM, 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 WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X UNSHADED AS PER FEMA FIRM PANEL NO. 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 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.
- 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 PLAN.
- THIS SITE IS ZONED BUSINESS/COMMERCIAL AS PART OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN RECORDED JULY 22, 2015 UNDER RECEPTION NO. 2015051491.
- 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 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

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.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

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.

DRAKE PROMENADE SLEEP LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: DRAKE DEVELOPMENTS LLC,
A COLORADO LIMITED LIABILITY COMPANY
ITS MANAGER
BY: DRAKE REAL ESTATE SERVICES, INC.
A COLORADO CORPORATION, ITS MANAGER

By Jon Hauser
JON HAUSER, GENERAL MANAGER

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF July, 2020

BY JON HAUSER AS MANAGER OF DRAKE REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, MANAGER OF DRAKE DEVELOPMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF DRAKE PROMENADE SLEEP LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

Cheryl A. Karstlin
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 30, 2021
FEBRUARY 27, 2021

CHERYL A. KARSTLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2012402048
MY COMMISSION EXPIRES FEBRUARY 27, 2021

TITLE CERTIFICATION

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A 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.

David W. Knapp 7/31/2020
AUTHORIZED REPRESENTATIVE DATE
LAND TITLE GUARANTEE COMPANY

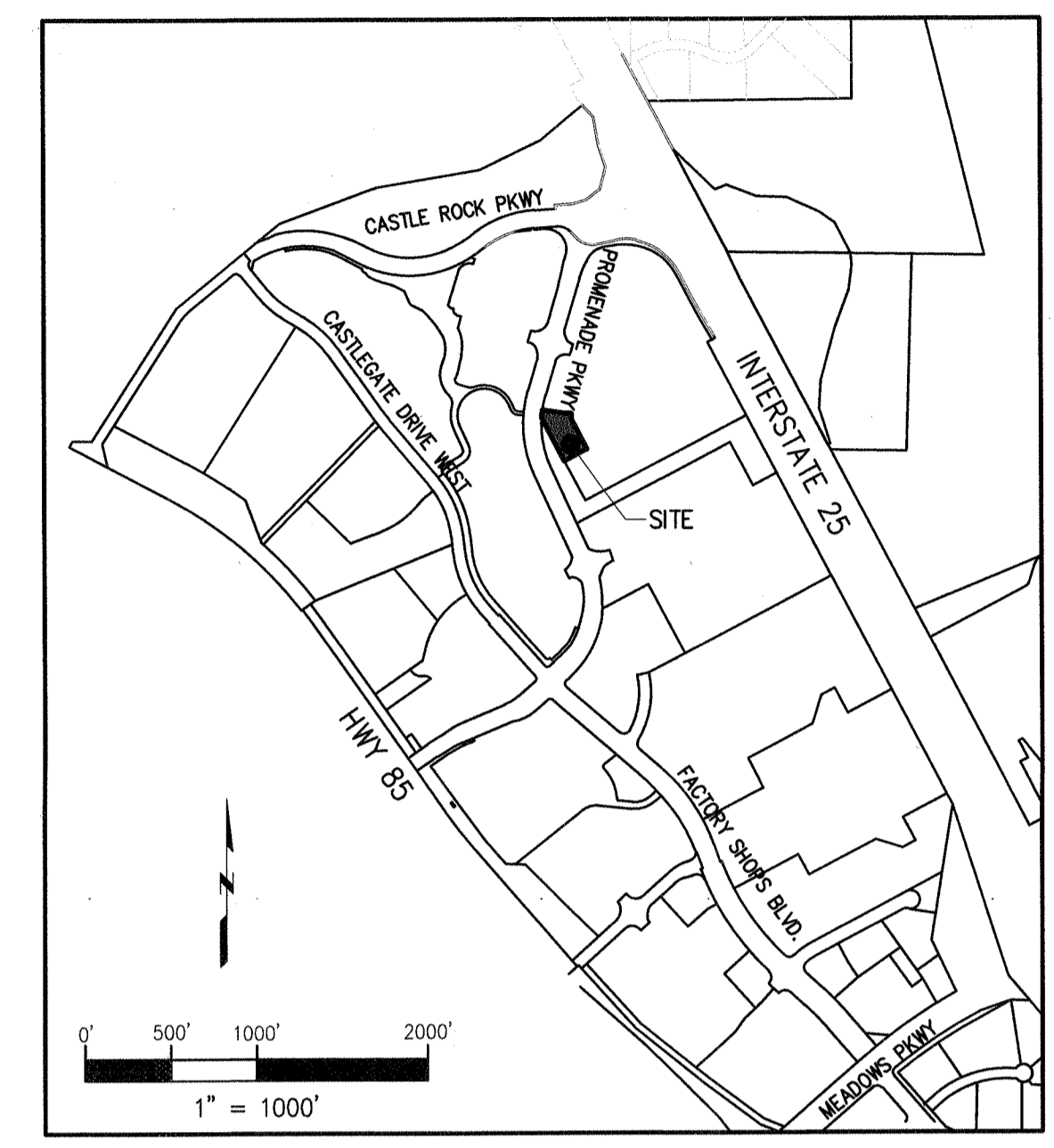
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF July

BY David W. Knapp AS AUTHORIZED REPRESENTATIVE
OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL

Scott David Bennetts
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2001402088
My Commission Expires July 12, 2021



SHEET INDEX

- COVER SHEET
- SITE PLAN
- GENERAL UTILITY PLAN
- GENERAL GRADING PLAN
- GENERAL LANDSCAPE PLAN
- BUILDING ELEVATIONS
- ILLUMINATION PLAN

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO ADD A BUILDING, WALKWAYS, AND LANDSCAPING TO SDP20-0002.

LEGAL DESCRIPTION

LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 18, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

Anthony K. Peall DATE 7/31/20

ANTHONY K. PEALL
P.L.S. #35636
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122

CIVIL ENGINEER'S CERTIFICATION

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.

Lincoln J. Thomas DATE 7/31/20

LINCOLN J. THOMAS
P.E. #42350

CONTACTS:

- DEVELOPER: DRAKE PROMENADE SLEEP LLC
496 S BROADWAY
DENVER, CO 80209
PHONE: 303-825-8500
- CIVIL ENGINEER: ELEVATION CONSULTING GROUP LTD
PO BOX 280869
LAKEWOOD, CO 80226
PHONE: 303-204-5065
- SURVEYOR: AZTEC CONSULTANTS, INC.
300 S. MINERAL AVE., SUITE 1
LITTLETON, CO 80122
PHONE: 303-713-1898
- ARCHITECT: DESIGN EDGE ARCHITECTS
482 S BROADWAY, SUITE 100
DENVER, CO 80209
PHONE: 303-260-7277
- LANDSCAPE ARCHITECT: LIME GREEN DESIGN
900 E LOUISIANA AVE. SUITE 289
DENVER, CO 80210
PHONE: 303-733-7558
- LIGHTING ENGINEER: MEP ENGINEERING INC.
6402 S TROY CIRCLE, SUITE 100
CENTENNIAL, CO 80111
PHONE: 303-936-1633

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 2.67 SFE ARE DEBITED FROM THE WATER BANK.

DOUGLAS COUNTY CLERK AND 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 4:35 pm ON THE 27th DAY OF August, 2020 AT RECEPTION NO. 2020072798

DOUGLAS COUNTY CLERK AND RECORDER
BY: Mary Ramon, DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 31st DAY OF August, 2020

Traci Vaegli
DIRECTOR OF DEVELOPMENT SERVICES

BENCHMARK

(KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIST 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST.
DATUM=NAVD88
ELEVATION=6222.12

BASIS OF BEARING:

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

SDP20-0006 - AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN
FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE
ROCK, FILING NO. 1, AMENDMENT NO. 18

SDP20-0006 M/LAR SUBMITTAL	7/31/20	DATE	01/09/20	JOB NO.	2019024	CHECKED BY	LJT
SDP20-0006 RESUBMITTAL	7/29/20	DATE					
SDP20-0006 RESUBMITTAL	6/30/20	DATE					
SDP20-0006 RESUBMITTAL	7/21/20	DATE					
SDP20-0006 RESUBMITTAL		DATE					

P.O. BOX 280869
LAKEWOOD, CO 80226
PHONE: (303) 204-5065

Elevation Consulting

SLEEP NUMBER - PROMENADE AT CASTLE ROCK

COVER SHEET

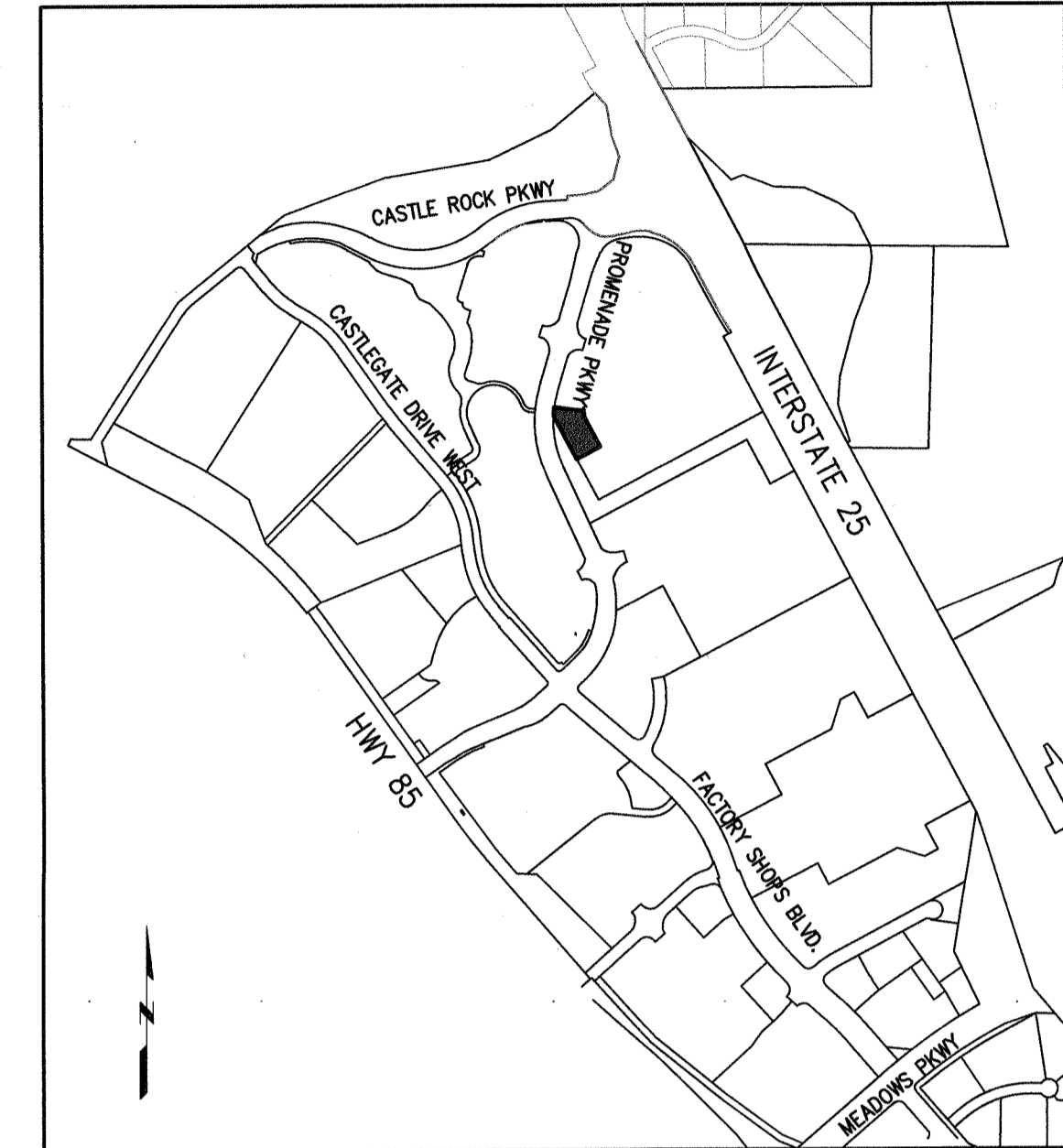
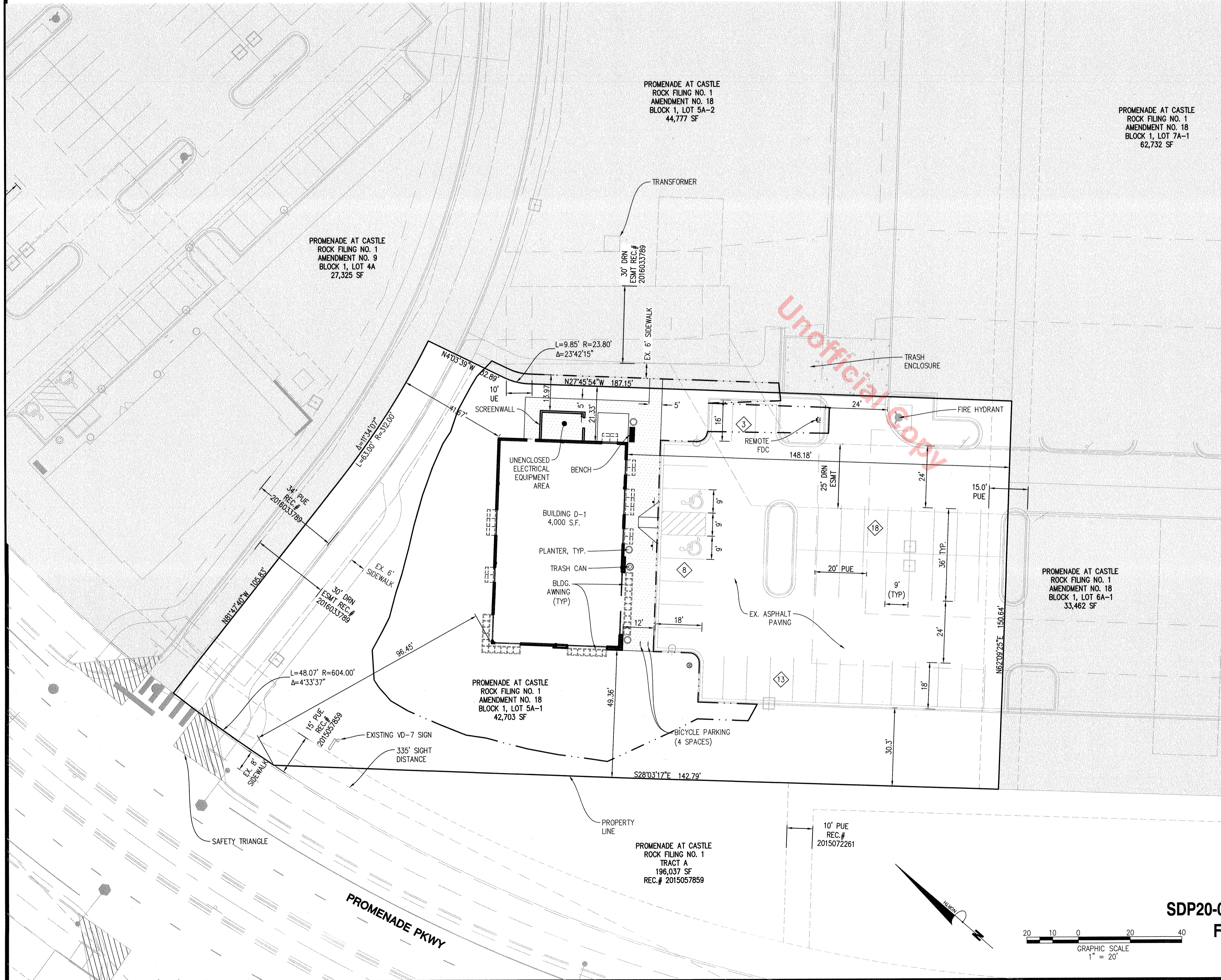
CASTLE ROCK, COLORADO

SHEET 1

SHEET 1 OF 7

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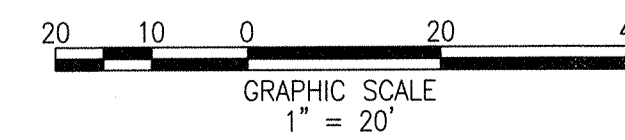


SITE LEGEND

- CURB & GUTTER
- FIRE HYDRANT
- HANDICAP RAMP
- SIDEWALK
- EX. LIGHT
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- PART OF BLOCK 1 FOR REFERENCE ONLY. NOT A PART OF THIS SDP

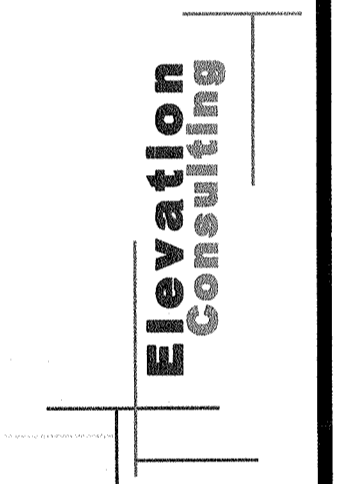
Zoning Comparison and Development Standards		
Zoning Use Area	Promenade at Castle Rock PD Business/Commercial District	Proposed
Uses	As per Section 6.1 of the PD Zoning Regulations	Retail
Min. front yard setback	Per Section 6.7 of the Promenade PD Zoning	148.18 FEET
Min. rear yard setback	Regulations the setbacks will be determined at the time of Site Development Plan	41.97 FEET
Min. side to street setback (if applicable)	Site Development Plan	96.45 FEET
Max. Building Height	50- FEET	28.5 FEET
Max. Buildable Slope (if applicable)	NA	
Maximum Building Ground Coverage	25%	9.37%
Min. Parking Space	5 spaces / 1000 GFA Retail (4000 sf) = 20 spaces	42 spaces
Accessible Parking	Per Muni Code 2 ADA spaces required for 0 to 50 total lot spaces	Total lot spaces = 42 ADA spaces required = 2 ADA spaces provided = 2 (1 VAN ADA + 1 ADA)
Bicycle Parking	42 PARKING SPACES X .05 = 3 BICYCLE SPACES	4 SPACES
Site Utilization		
Total Lot Area	SF/Acreage	% of Total
Building Gross Floor Area	0.98 acres (42,703 SQ. FT.)	100%
Parking Lot Area	4,000 s.f.	9.37%
Landscape/Open Space Coverage	16,978 s.f.	39.76%
Other Coverage: Sidewalks	19,182 s.f.	44.91%
	2,543 s.f.	5.96%

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7/29/20	LJT	SDP20-0006 RESUBMITTAL	LJT
6/30/20	LJT	SDP20-0006 RESUBMITTAL	LJT
2/21/20	LJT	SDP20-0006 RESUBMITTAL	LJT

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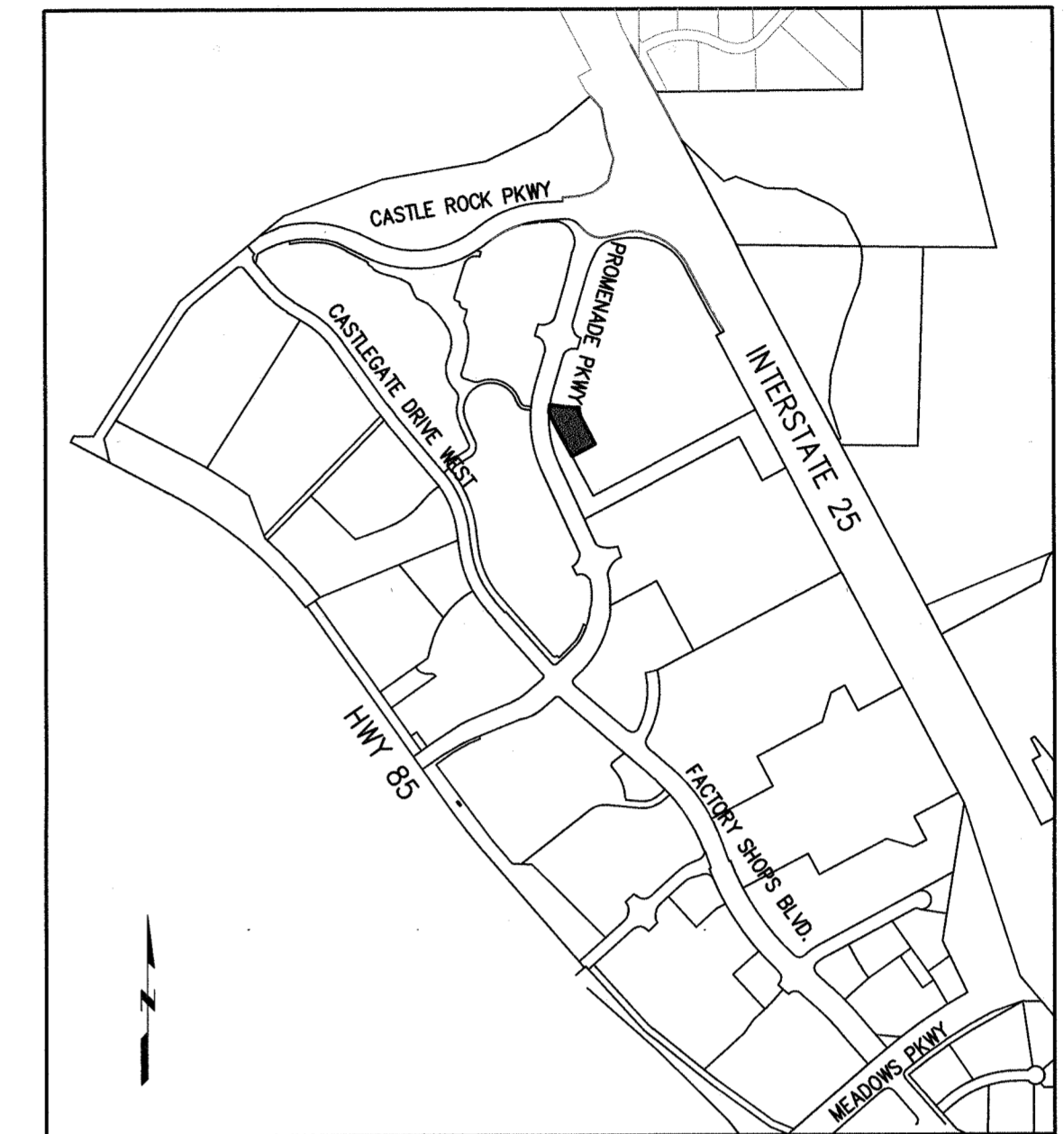
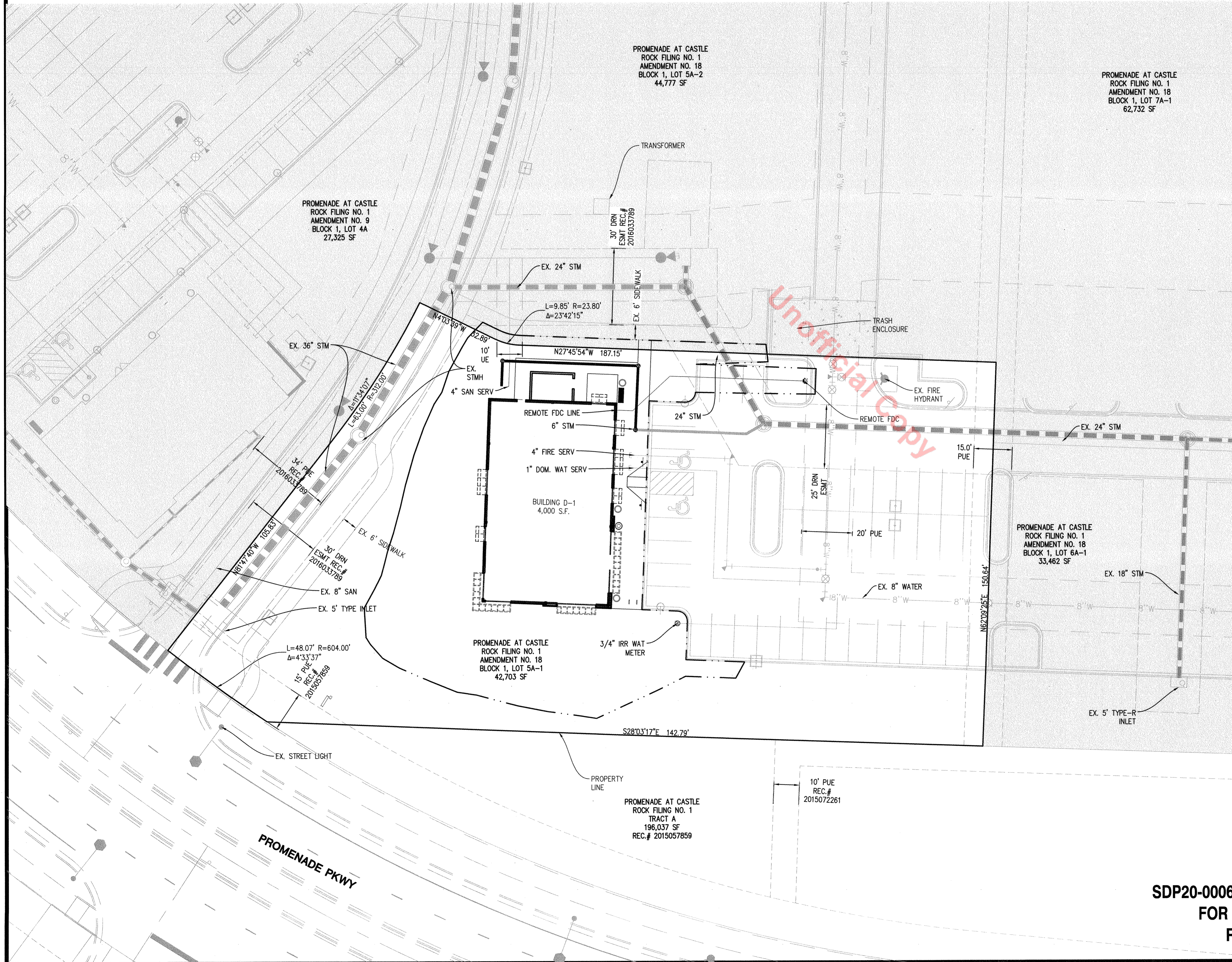
SLEEP NUMBER - PROMENADE AT CASTLE ROCK

SITE PLAN

CASTLE ROCK, COLORADO

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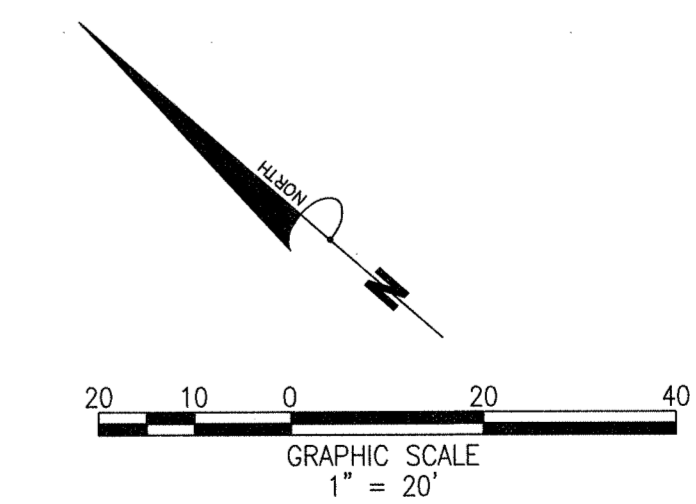
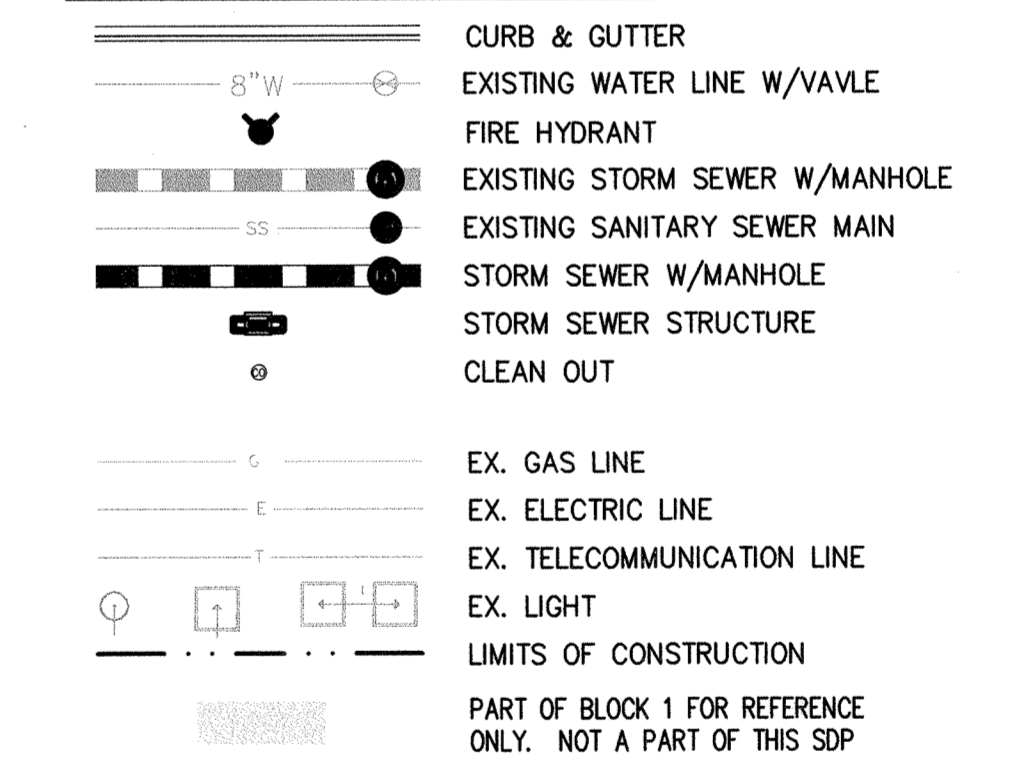
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UTILITY NOTES

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

UTILITY LEGEND



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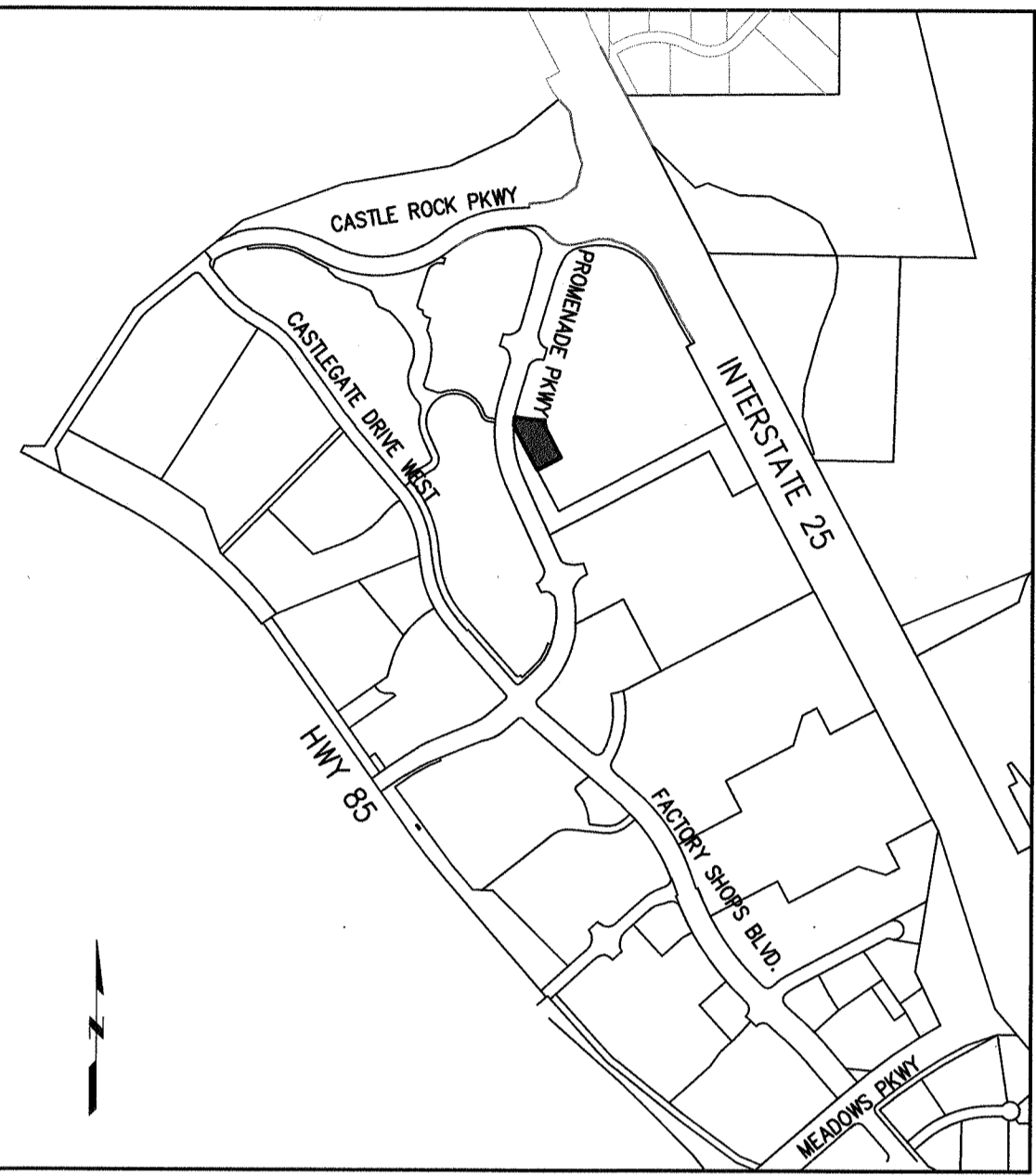
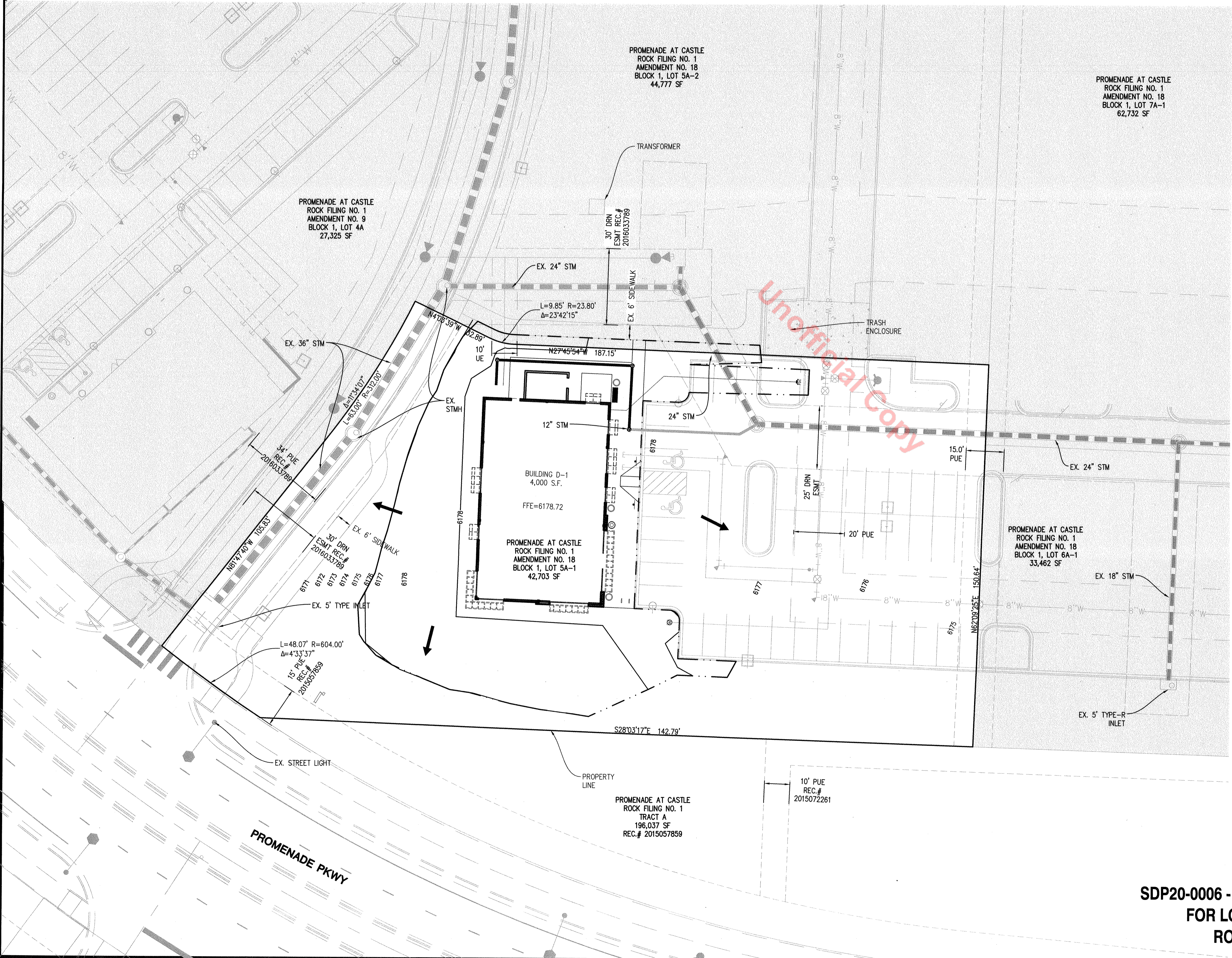
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UTILITY PLAN

CASTLE ROCK, COLORADO

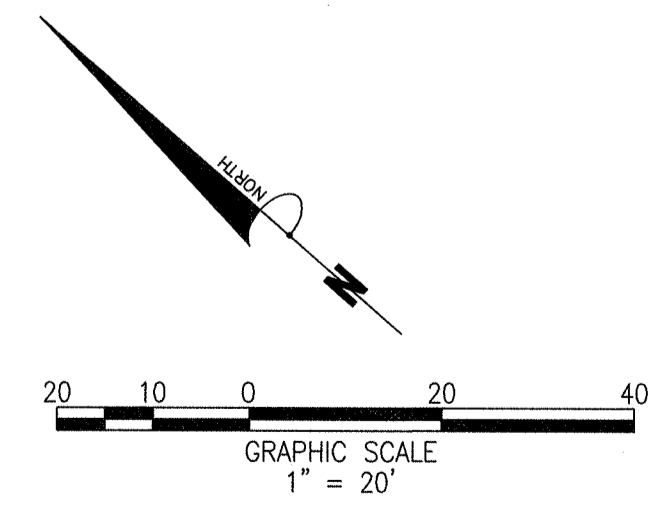
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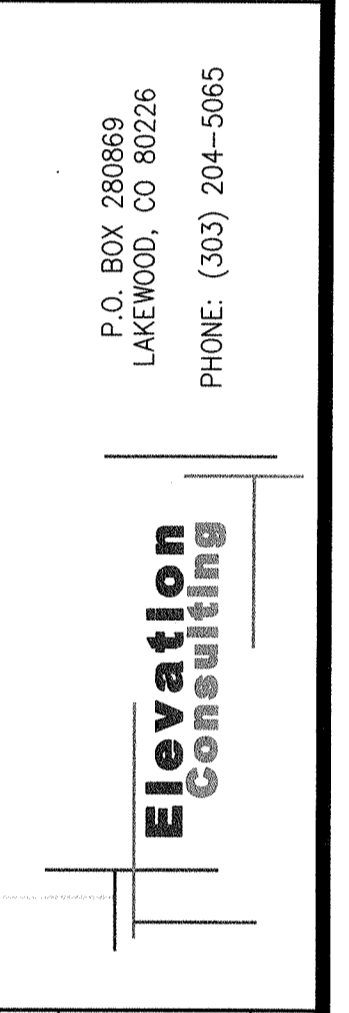
GRADING LEGEND

- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- HANDICAP RAMP
- FLOW DIRECTION ARROW
- PART OF BLOCK 1 FOR REFERENCE ONLY. NOT A PART OF THIS SDP



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6/30/20		SDP20-0006 RESUBMITTAL	LIT
2/21/20		SDP20-0006 RESUBMITTAL	LIT

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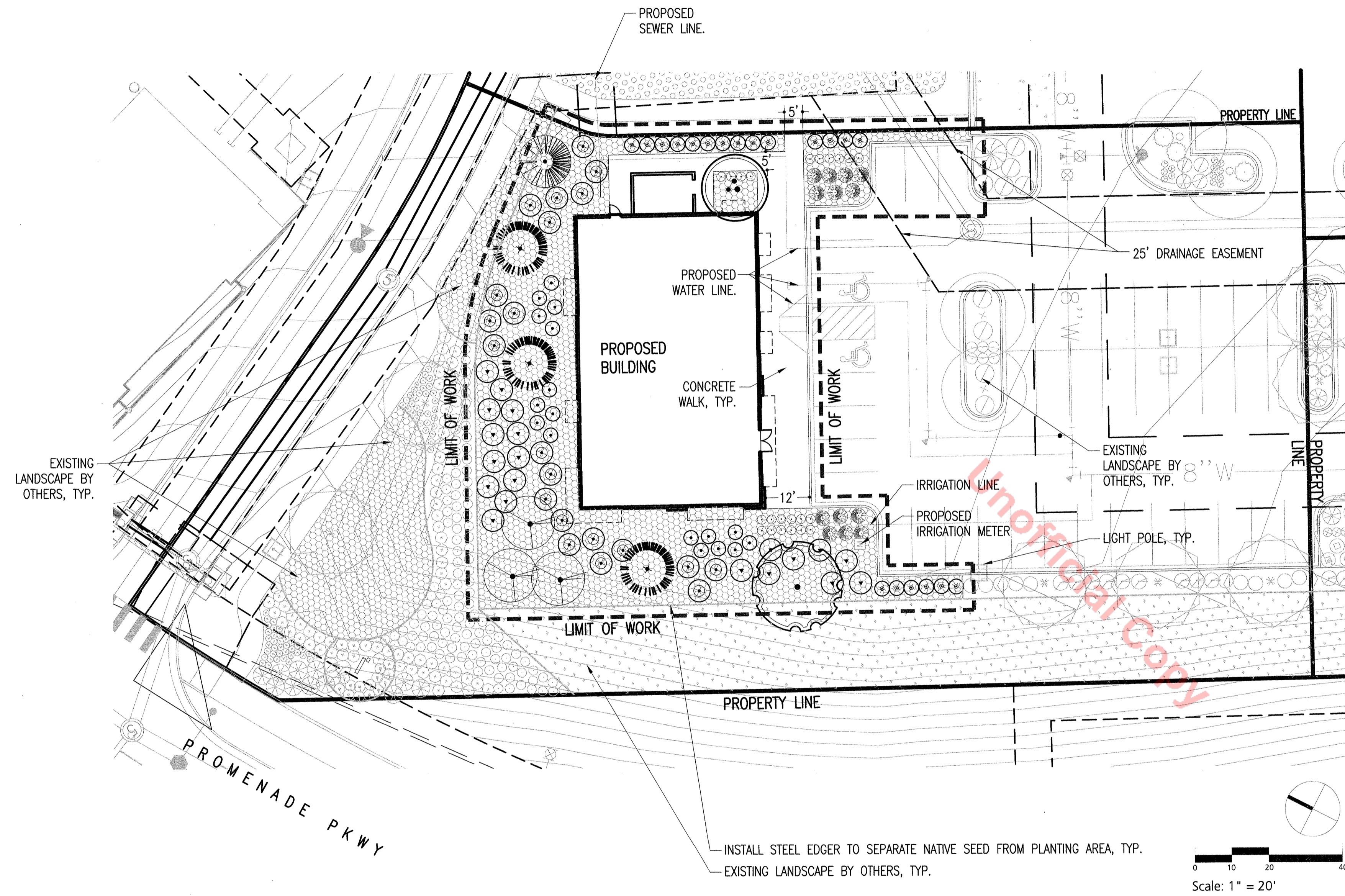
GRADING PLAN

CASTLE ROCK, COLORADO

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TOCR LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
3. 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 1 COMPOST IS REQUIRED.
4. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
5. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
6. 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.
7. 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.
8. 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).
9. CONSTRUCTION PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
10. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
11. OVERHEAD IRRIGATION IS NOT PERMITTED IN AREAS LESS THAN 10' IN WIDTH.
12. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
13. 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.
14. THESE CONSTRUCTION PLANS ARE USED IN THE TOWN OF CASTLE ROCK FOR CONSTRUCTION PERMITTING AND INSPECTIONS.
15. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SHOULD BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING.
16. 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 OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
17. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.

LOT 5A-1 LANDSCAPE SITE INVENTORY

GROSS SITE AREA	LANDSCAPE AREA IN SQ.FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NON-LIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF DECIDUOUS LARGE CANOPY TREES REQUIRED	# OF DECIDUOUS LARGE CANOPY TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED	SOIL PREP AMOUNTS	SEPARATE IRRIGATION SERVICES CONNECTIONS
LOT 5A-1 - 42,703 SF	TOTAL=25,505 6,323 NEW 19,182 EXISTING	LOT 5A-1 SEED - 4,202 EX. TURF - 2,001 EX.	TOTAL=1,629 1,067 NEW 562 EXISTING	LOT 5A-1 - 9	TOTAL=18 9 NEW 9 EXISTING	LOT 5A-1 - 17	TOTAL=151 91 NEW 61 EXISTING	4 C.Y./1,000 SF	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE AREA (SQ.FT.)	# OF PARKING SPACES	NON-LIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF INTERIOR LANDSCAPE ISLAND	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
LOT 5A-1 - 18,978 (EX) SF	LOT 5A-1 REQ / PROV. 1,687 / 1,712 (EX)	LOTS5A-1 - 43 (EX)	LOTS5A-1 - 442 (EX) SF	LOTS5A-1 - 1 (EX)	8.0'	LOTS5A-1 - 4 (EX)	LOTS5A-1 - 4 (EX)	LOTS5A-1 - 7 (EX)	LOTS5A-1 - 23 (EX)

COMMERCIAL LANDSCAPE SITE INVENTORY - (FOR LIMIT OF WORK ON THIS PLAN)

LIMIT OF WORK (S.F.)	LANDSCAPE AREA (S.F.)	TURF AREA (S.F.)	NON-LIVING ORNAMENTAL (S.F.)	NO. OF TREES REQUIRED* 2 / 1,000 S.F. OF REQ. LS AREA	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED* 4 / 1,000 S.F. OF REQ. LS AREA	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (C.Y. / 1,000 S.F.)	SEPARATE IRRIGATION SERVICE CONNECTION
(12,533 LIMIT OF WORK)	4,270 (REQUIRED) 6,323 (PROVIDED)	0	1,067	3	9	5	90	4 C.Y./1,000 S.F.	YES

*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	2.25 IN / MONTH	67%	2.2500	2,875	4,270	1.51
EVERGREEN TREE(CO BLUE SPRUCE)	MODERATE	DRIP	3 IN / MONTH	33%	3.0000	1,395	4,270	0.98
TOTALS				100%		4,270		2.50

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING: LOW WATER USE

KEY LEGEND

- 4 EVERGREEN
- 1 DECIDUOUS TREES
- 4 ORNAMENTAL TREES
- 90 SHRUBS

MULCH							
MULCH	2-6" DIA. MULTI COLOR RIVER ROCK AND WASHINGTON RED CEDAR MULCH				L		2.25' / MONTH

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

SDP20-0006 - AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN
FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE
ROCK, FILING NO. 1, AMENDMENT NO. 18

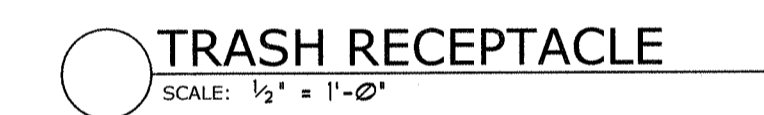
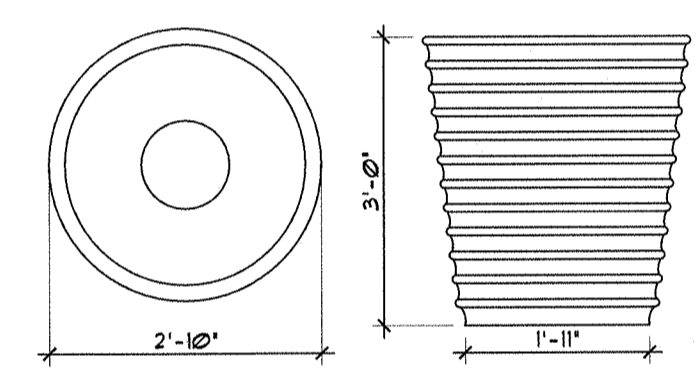
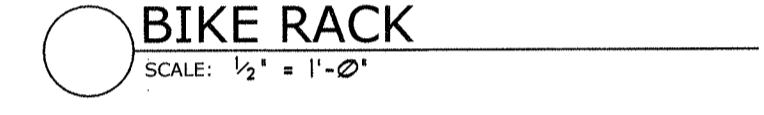
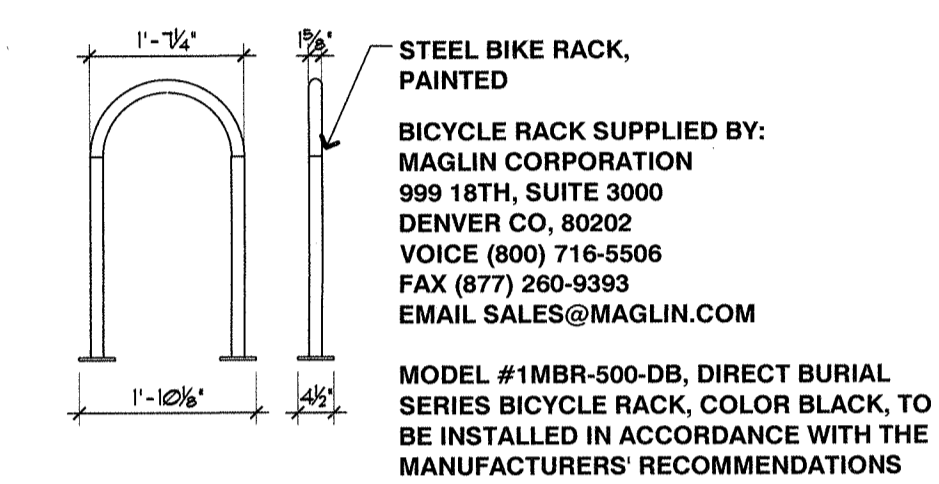
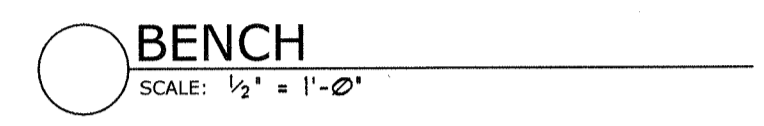
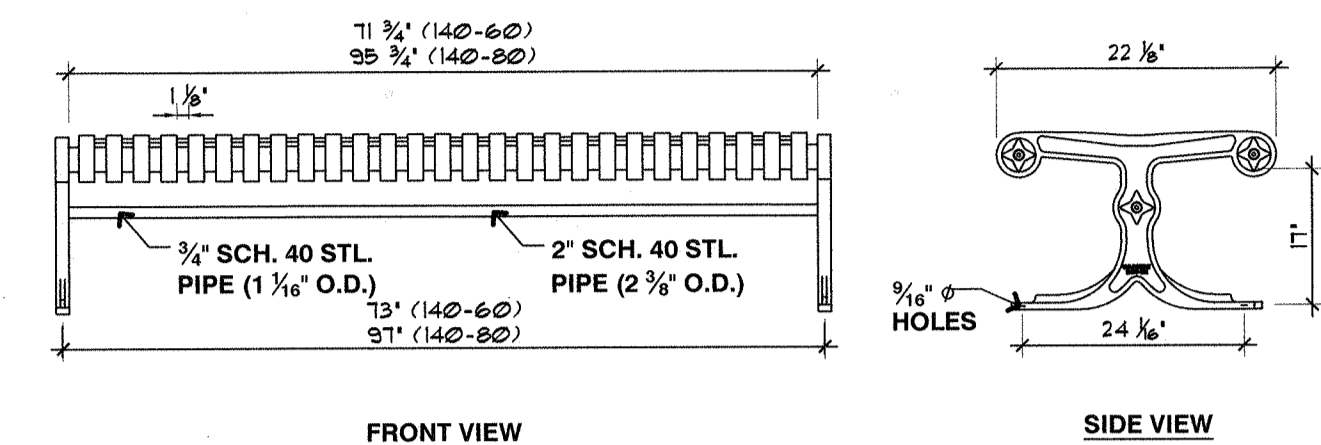
DATE	NO.	REVISIONS	JOB NO.	CHECKED BY	BY
7/14/20	SDP20-006	RESUBMITTAL			ADJ
9/30/20	SDP20-006	RESUBMITTAL			ADJ
2/27/20	SDP20-006	RESUBMITTAL			ADJ

imagine DESIGN
900 E LOUISIANA AVE. - SUITE 289
DENVER, COLORADO 80221
TELEPHONE: (303) 733-7659

SLEEP NUMBER - PROMENADE AT CASTLE ROCK
LANDSCAPE PLAN
CASTLE ROCK, COLORADO

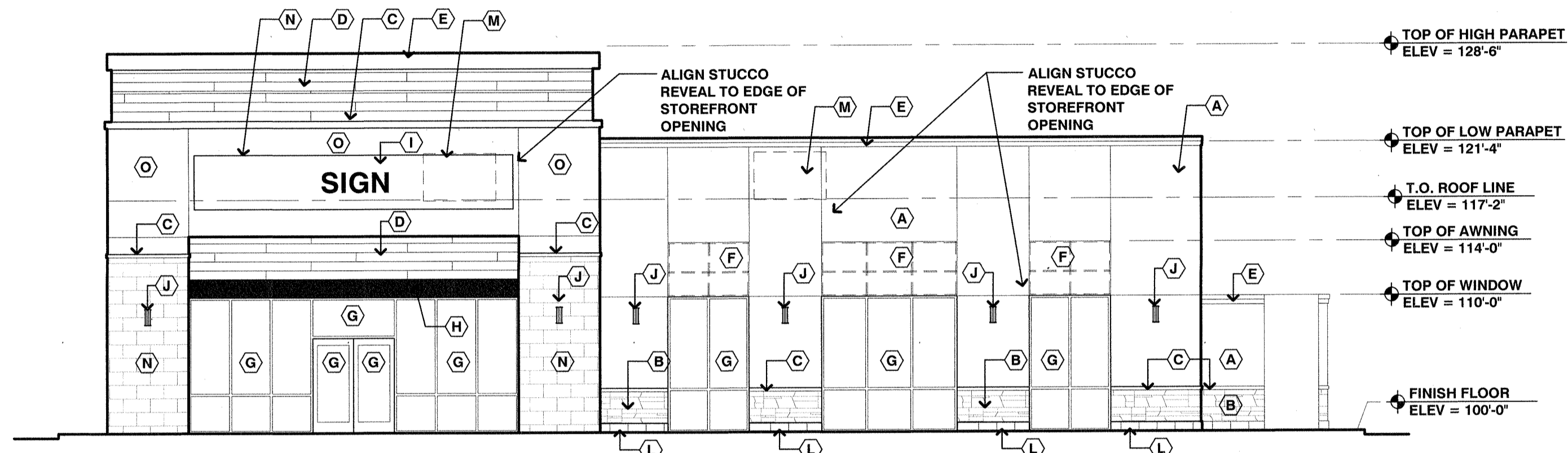
AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 18

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

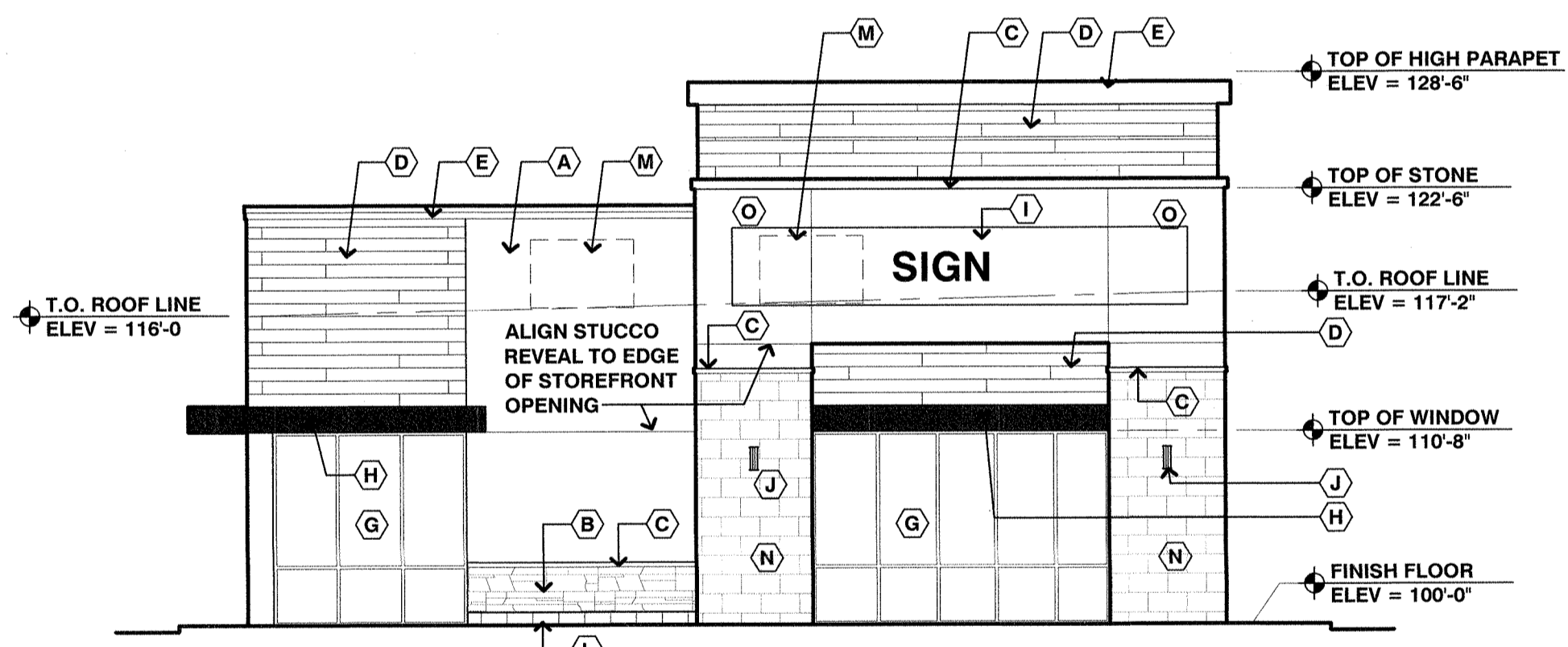


KEYNOTE LEGEND

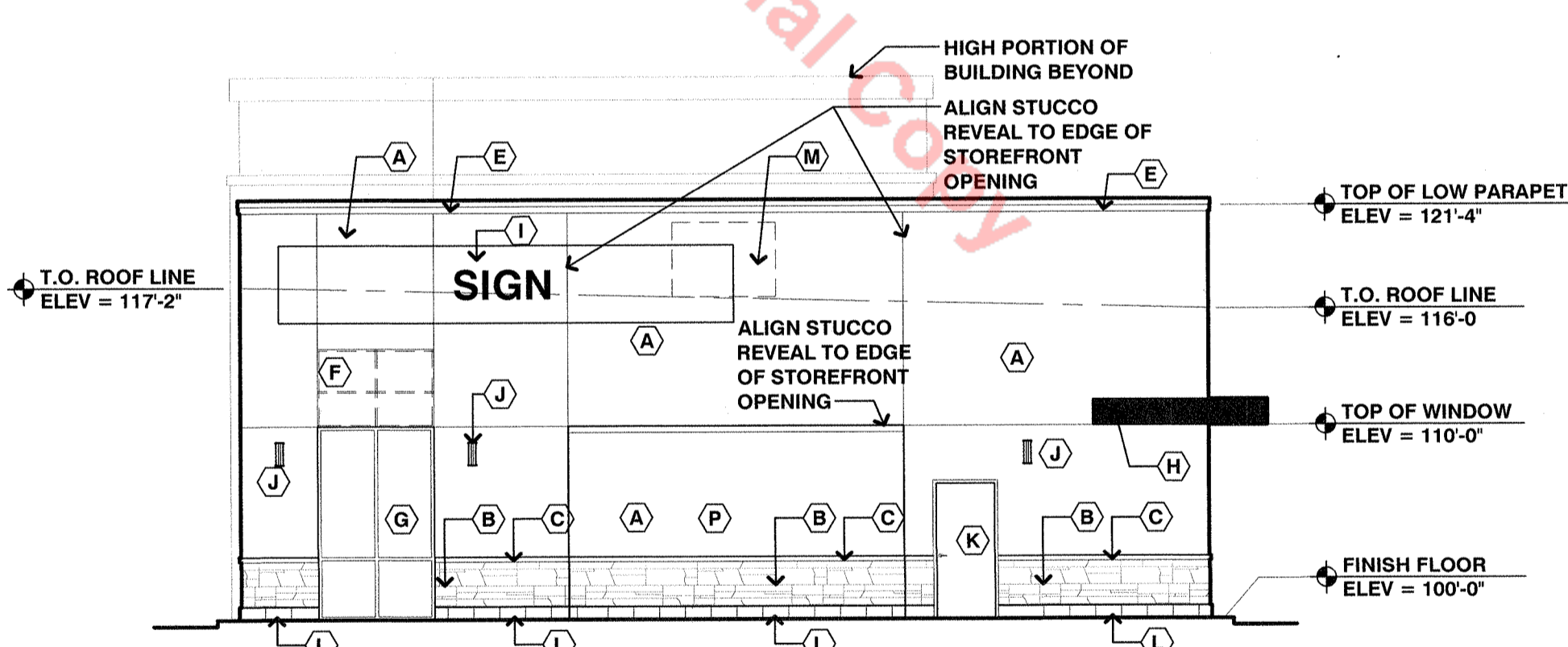
- A. EIFS (E-1) WALL FINISH
- B. MANUFACTURED STONE VENEER (ST-1)
- C. PRECAST STONE WATERSILL (ST-2)
- D. RECLAIMED BARN WOOD SIDING PER SPECIFICATIONS (WD-1)
- E. METAL CAP FLASHING (MF-1)
- F. FABRIC AWNING PER SPECIFICATIONS- (AW-1)
- G. ALUMINUM STOREFRONT WITH CLEAR LOW 'E' GLAZING (SF-1 AND G-1)
- H. PAINTED METAL TRELLIS (P-2)
- I. APPROXIMATE LOCATION OF BUILDING SIGNAGE. SIGNAGE WILL BE PERMITTED SEPARATELY
- J. LIGHT FIXTURE- SEE ELECTRICAL DRAWINGS. CENTER LIGHT FIXTURE ON WALL.
- K. PAINTED EXTERIOR HOLLOW METAL DOOR (P-1)
- L. STONE BASE 8" HIGH (ST-3)
- M. ROOF TOP UNITS BEHIND PARAPET
- N. MANUFACTURED STONE VENEER (ST-4)
- O. EIFS (E-2) WALL FINISH
- P. SCREEN WALL FOR ELECTRICAL EQUIPMENT- MATERIALS TO MATCH BUILDING



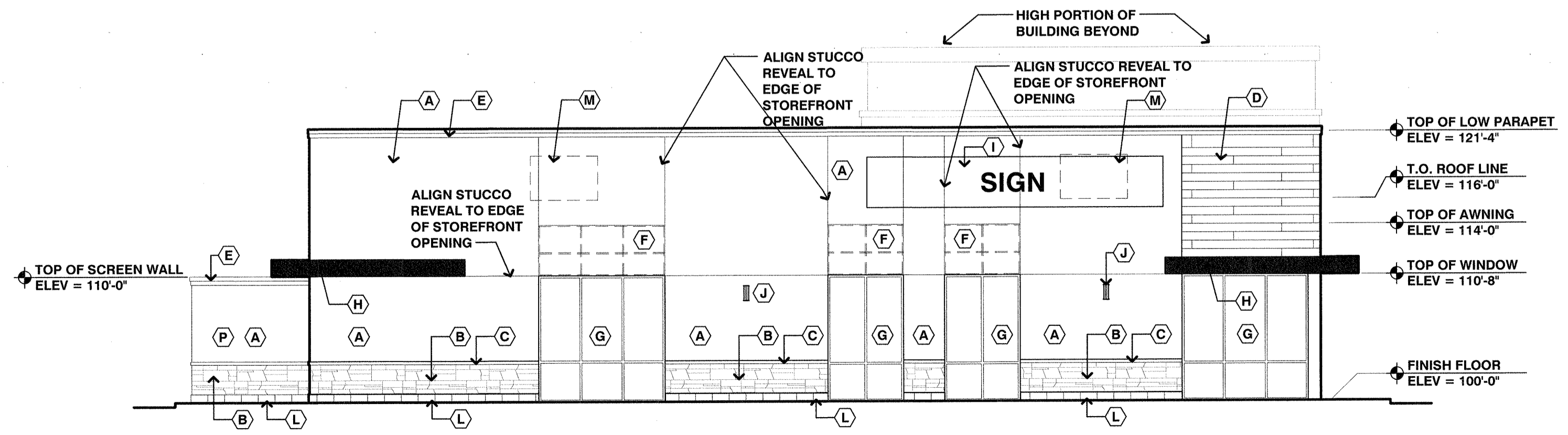
1 BUILDING ELEVATION - PLAN SOUTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - PLAN WEST
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION - PLAN EAST
SCALE: 1/8" = 1'-0"



4 BUILDING ELEVATION - PLAN NORTH
SCALE: 1/8" = 1'-0"

NOTE: REFER TO SITE PLAN FOR LOCATION AND QUANTITIES

TRASH RECEPTACLE SUPPLIED BY:
KORNEYAG DESIGN LLC
212 SOUTH 18TH STREET
PHOENIX, AZ 85034
(877) 252-6323

MODEL #RS-TR RIBBED TRASH RECEPTACLE
COLORS AND LOCATIONS TO BE PROVIDED BY THE OWNER, OWNER'S REPRESENTATIVE, ARCHITECT AND/OR LANDSCAPE ARCHITECT

SIGN INFORMATION			
TYPE	SQUARE FOOTAGE	QUANTITY	TOTAL
SIGN 123.4	23'-6" X 4'-0" = 94 SQFT	4	376 SQFT

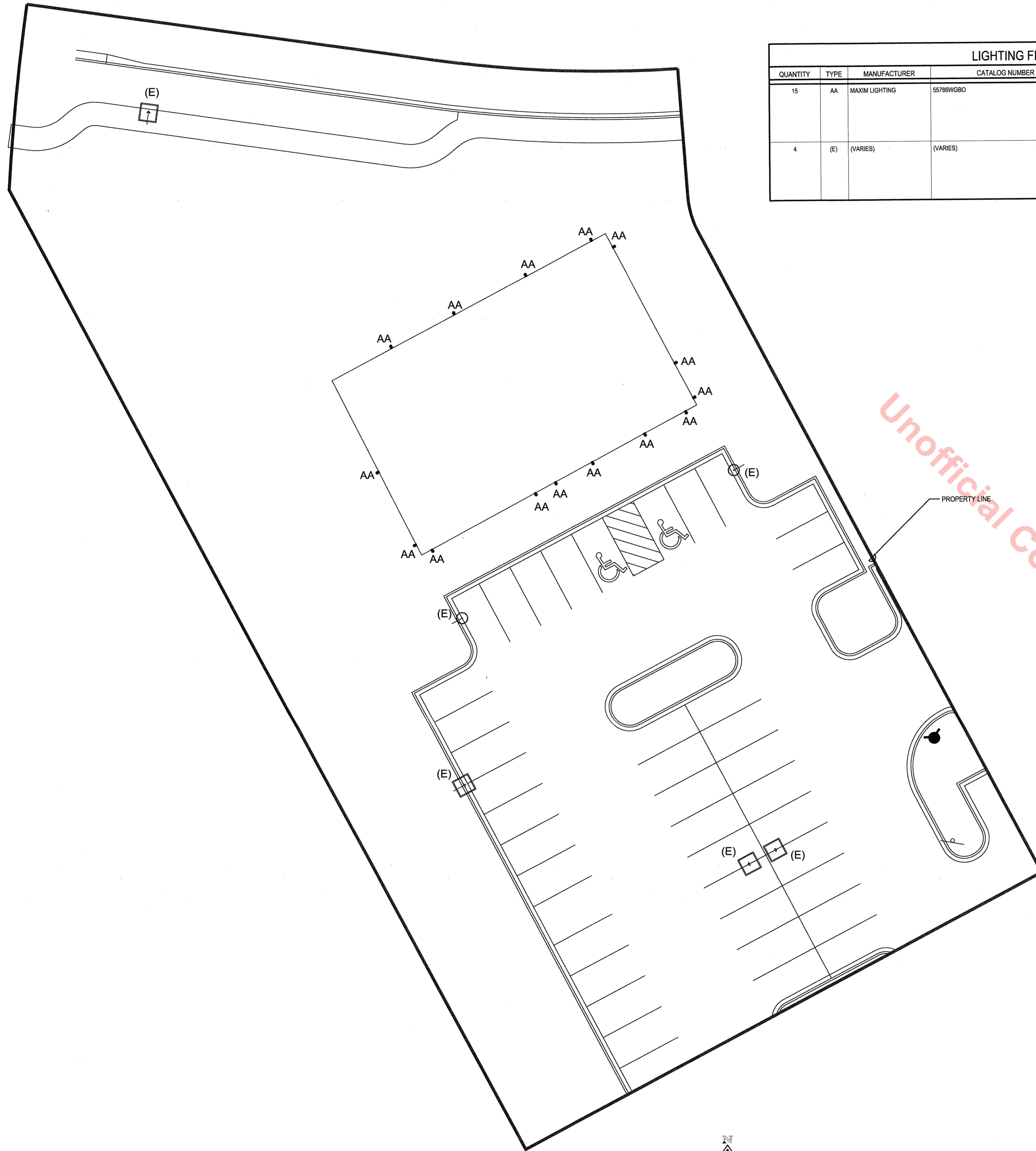
EXTERIOR MATERIALS SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	FINISH	COMMENTS
P-1	PAINTED METAL DOOR	BENJAMIN MOORE	OC-23, CLASSIC GRAY	
P-2	PAINTED METAL TRELLIS	BENJAMIN MOORE	2134-30 IRON MOUNTAIN	
G-1	GLAZING	TBD	CLEAR, LOW-E	
E-1	EIFS FINISH	DRYVIT	#04 DOVER SKY	
E-2	EIFS FINISH	DRYVIT	#02 MOONLIGHT	
ST-1	STONE VENEER	ARRISCRAPT RENAISSANCE	ASH	
ST-2	PRECAST STONE SILL	ARRISCRAPT RENAISSANCE	ASH	
ST-3	FULL BED STONE VENEER	ARRISCRAPT RENAISSANCE	MONTECITO (GRAY)	8"SMOOTH 3 3/8"W X 18"H X 23 3/8"L
ST-4	THIN PRECAST STONE TILE	ARRISCRAPT RENAISSANCE	MONTECITO (GRAY)	8"SMOOTH 3 3/8"W X 18"H X 23 3/8"L
SF-1	ANODIZED ALUMINUM	MANKO	DARK BRONZE ANODIZED	
AW-1	FABRIC AWNING	SUNBRELLA	MEDIUM BLUE	
MF-1	METAL FLASHING	ENGLERT	MEDIUM BRONZE ANODIZED	
WD-1	WOOD SIDING	TETON WEST	WINDSWEPT WOOD	

SDP20-0006 - AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN
FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE
ROCK, FILING NO. 1, AMENDMENT NO. 18

SLEEP NUMBER - PROMENADE AT CASTLE ROCK	CASTLE ROCK, COLORADO
P.O. BOX 260669 LAKEWOOD, CO 80226 PHONE: (303) 204-5065	Elevation Consulting
SHEET	6
DATE 01/09/20	JOB NO. 2019024
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AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 18

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO




LIGHTING FIXTURE SCHEDULE						
QUANTITY	TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
15	AA	MAXIM LIGHTING	55786WGBO	ARCHITECTURAL WALL SCENCE, (1) 12W LED LAMP, GU24 BASE, DIE CAST ALUMINUM HOUSING, BLACK OXIDE FINISH, OPAQUE WATER GLASS LENS	WALL MOUNT AT 7'-0" A.F.G.	12W LED 800 LUMENS 3,000K
4	(E)	(VARIES)	(VARIES)	EXISTING FIXTURE TO REMAIN	POLE MOUNTED	(VARIES)

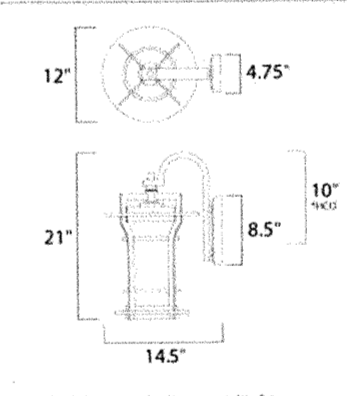
GENERAL LIGHTING PLAN STANDARD NOTES


1. THE OBJECTIVE FOR THE PEDESTRIAN 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 PEDESTRIAN WALKWAYS 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 TRESPASS TO ADJACENT PROPERTIES HAS BEEN MITIGATED BY ORIENTATING FIXTURES INTO THE SITE AND USING A FULL CUT-OFF TYPE V DISTRIBUTION.
4. FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT THE BUILDINGS FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

Unofficial Copy

Oakville LED | 55786WGBO




	<p>Measurements:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Height</td> <td style="width: 33%;">Width</td> <td style="width: 33%;">Extension</td> </tr> <tr> <td>21.00"</td> <td>12.00"</td> <td>14.50"</td> </tr> <tr> <td>BP Height</td> <td>BP Width</td> <td>HCO</td> </tr> <tr> <td>8.50"</td> <td>4.75"</td> <td>10.00"</td> </tr> </table> <p>Hanging Weight: 14.50 lb</p> <p>Lamping:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">LED GU24 LED</td> <td style="width: 33%;">1,100 Rated Lumens</td> </tr> <tr> <td>1.00 12W GU24 LED</td> <td>3000 Color Temperature</td> </tr> <tr> <td>12 total watt</td> <td>25,000 Rated Life 80+ CRI</td> </tr> </table> <p>Dimmable - Standard Triac CL</p> <p>Shipping:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Carton Weight</td> <td style="width: 25%;">Carton Width</td> <td style="width: 25%;">Carton Height</td> <td style="width: 25%;">Carton Length</td> </tr> <tr> <td>18.17 lb</td> <td>14.17"</td> <td>32.48"</td> <td>16.54"</td> </tr> <tr> <td>Master Pack Qty</td> <td>UPC</td> <td>UPC</td> <td></td> </tr> <tr> <td>1.0000</td> <td>783209120204</td> <td>Yes</td> <td></td> </tr> </table>	Height	Width	Extension	21.00"	12.00"	14.50"	BP Height	BP Width	HCO	8.50"	4.75"	10.00"	LED GU24 LED	1,100 Rated Lumens	1.00 12W GU24 LED	3000 Color Temperature	12 total watt	25,000 Rated Life 80+ CRI	Carton Weight	Carton Width	Carton Height	Carton Length	18.17 lb	14.17"	32.48"	16.54"	Master Pack Qty	UPC	UPC		1.0000	783209120204	Yes		<p>Finish: Black Oxide BO</p> <p>Glass: Water Glass WG</p> <p>Material: Die Cast Aluminum</p> <p>Certification: Wet Location N Location ADA</p> <p>Additional: GU24 LED (Included)</p>
Height	Width	Extension																																		
21.00"	12.00"	14.50"																																		
BP Height	BP Width	HCO																																		
8.50"	4.75"	10.00"																																		
LED GU24 LED	1,100 Rated Lumens																																			
1.00 12W GU24 LED	3000 Color Temperature																																			
12 total watt	25,000 Rated Life 80+ CRI																																			
Carton Weight	Carton Width	Carton Height	Carton Length																																	
18.17 lb	14.17"	32.48"	16.54"																																	
Master Pack Qty	UPC	UPC																																		
1.0000	783209120204	Yes																																		



253 NORTH VINELAND AVE. | CITY OF INDUSTRY, CA 91746
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[#Hauselighting](https://www.instagram.com/hauselighting)

Always consult a qualified, licensed electrician before installation of any products...


SITE PHOTOMETRIC PLAN
 SCALE: 1/16" = 1'-0"

**SDP20-0006 - AMENDMENT NO. 8 TO SITE DEVELOPMENT PLAN
FOR LOT 5A-1, BLOCK 1, PROMENADE AT CASTLE
ROCK, FILING NO. 1, AMENDMENT NO. 18**

DATE	NO.	REVISIONS	JOB NO.	20180024	CHECKED BY
6/30/20		SDP20-0006 RESUBMITTAL			
7/27/20		SDP20-0006 RESUBMITTAL			

INFORMATION SHOWN IS SUBJECT TO CHANGE. NOT FOR CONSTRUCTION

P.O. BOX 200669
LAKEWOOD, CO 80228
PHONE: (303) 204-5065

Elevation
Consulting

SLEEP NUMBER - PROMENADE AT CASTLE ROCK

CASTLE ROCK, COLORADO