

PURPOSE STATEMENT:

THE PURPOSE OF THIS SDP IS TO DEVELOP A 300 UNIT APARTMENT COMPLEX CONTAINING FOUR BUILDINGS AND A CLUB HOUSE.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19, AS RECORDED UNDER RECEPTION NO. 2021082047 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

NOTES:

- 1. NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL HEREIN, FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS ROADS AND SIDEWALKS FOR USE OF COMMON UTILITY FACILITIES AND FOR USE OF THE COMMON AREAS FOR THE PURPOSES DESIGNATED, ALL AS MORE FULLY DEFINED AND DESCRIBED IN BLOCK 3A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 29, 2015 UNDER RECEPTION NO. 2015078597, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 24, 2016, UNDER RECEPTION NO. 2016010701, ALL IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS:

BASIS OF BEARINGS: ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY AN ALUMINUM MONUMENT WITH A 3-1/4" ALUMINUM CAP STAMPED PLS 13485 AT THE NORTHEAST CORNER OF SAID SECTION 27 AND AN ALUMINUM MONUMENT WITH A 3-1/4" ALUMINUM CAP STAMPED PLS 14166 AT THE EAST QUARTER CORNER OF SAID SECTION 27 TO BEAR SOUTH 00°03'36" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2681.04 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK:

THE BENCHMARK USED FOR THIS SITE IS BASED ON A GPS OBSERVATION DERIVED FROM AN OPUS SOLUTION USING G001018, HELD ON CONTROL POINT CP 1, AS MONUMENTED BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP, MARKED CP-1, WITH A NAVD88 ELEVATION OF 6175.85 FEET.

ZONING COMPARISON

Table with columns for ZONING, BLOCK, LOT, PLANNING AREA, USE AREA, PD REQUIREMENT, PROVIDED (THIS SDP), and PERMITTED USES. It compares zoning regulations for Block 3A and Block 3B.

* PER SECTION 6.7 OF THE PD ZONING REGULATIONS TO PROVIDE MAXIMUM FLEXIBILITY FOR INNOVATIVE DESIGN MINIMUM SETBACKS ARE TO BE DETERMINED AT TIME OF SDP BASED ON SITE SPECIFIC CRITERIA. ** PER SECTION 4.5 OF THE PROMENADE AT CASTLE ROCK PDP, AMENDMENT NO. 1 THE REQUIRED PARKING FOR MULTI-FAMILY IS TO BE DETERMINED DURING THE SITE DEVELOPMENT PLAN PROCESS. THE REQUIRED PARKING FOR THIS PROJECT HAS BEEN BASED ON AN INDEPENDENT PARKING STUDY SUBMITTED IN CONJUNCTION WITH THIS SITE DEVELOPMENT PLAN.

N/D = NOT DETERMINED WITH THIS SDP.

LOT 2A-1A SITE UTILIZATION

Table showing site utilization for Lot 2A-1A, including Building Coverage, Landscape/Open Space Coverage, Private Drive Coverage, and Total Lot Area.

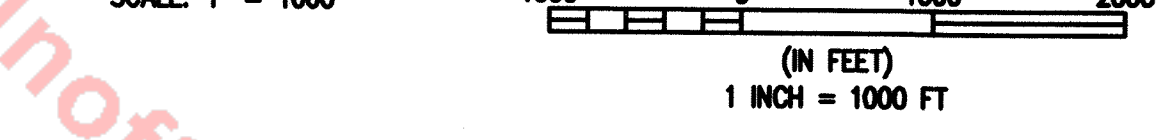
TOTAL DWELLING UNITS

Table showing total dwelling units by building type and unit count, including 1-Bedroom, 2-Bedroom, and 3-Bedroom units.

SITE DEVELOPMENT PLAN LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8, LOCATED IN 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



VICINITY MAP



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.

FDG PROMENADE 3A ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY By: Forum Management, Inc., its Manager

SIGNED THIS 26th DAY OF August, 2021

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF August 2021 BY Kevin Foltz, Vice President of Forum Management, Inc., AS Manager OF FDG PROMENADE 3A ASSOCIATES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. LINDA HALL Notary Public State of Colorado Notary ID # 20194047003 My Commission Expires 12-17-2023

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 MAY 21, 2021 AT RECEPTION NO. 2021085128, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS 24th DAY OF August, 2021

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF August 2021 BY Patrick Rikyas, EXP OF FirstBank

WITNESS MY HAND AND OFFICIAL SEAL. CHRISTOPHER E. MITCHELL NOTARY PUBLIC STATE OF COLORADO Notary ID 20084002885 My Commission Expires 02/06/2024

TITLE CERTIFICATION:

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO., 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.

SIGNED THIS 23rd DAY OF August, 2021

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF August 2021 BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL. ANDY JOHN STENMAN NOTARY PUBLIC STATE OF COLORADO Notary ID 20014018515 My Commission Expires February 10, 2024

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 AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492 AND ACCORDINGLY 73.34 SFE ARE DEBITED FROM THE WATER BANK

SURVEYOR'S CERTIFICATE:

I, Aaron Demco, 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 THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THE SAME.

SIGNED THIS 08/23/2021

CIVIL ENGINEER'S STATEMENT: I, Michael Lujan, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, 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.

DEVELOPER FDG PROMENADE 3A ASSOCIATES, LLC 240 ST. PAUL STREET, SUITE 400 DENVER, CO 80206 PHONE: 303-501-8821

CIVIL ENGINEER/SURVEYOR BASELINE ENGINEERING CORP 112 N. RUBEY DRIVE, SUITE 210 GOLDEN, CO 80401 CONTACT: MICHAEL LUJAN, P.E. PHONE: 303.940.9966

ARCHITECT KEPHART 2555 WALNUT STREET DENVER, CO 80205 CONTACT: DOUG VAN LERBERGHE PHONE: 303-832-4474

LANDSCAPE NORRIS DESIGN CONTACT: DYLAN DETMANN PHONE: 303-882-1166

LIGHTING KLOK GROUP PO BOX 914 GOLDEN, CO 80402 PHONE: 303-906-8099 CONTACT: DAMIAN SMITH

SHEET LIST TABLE

Table listing sheet numbers, titles, and preparation dates for various sheets including Cover Sheet, General Notes, Site Plan, Utility Plan, Grading Plan, Landscape Notes, Schedule, Landscape Plan, Details, Lighting Plan, and Elevation sheets.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 22nd DAY OF July 2021.

SIGNED THIS 9/2/2021

ATTEST: Director of Development Services

TOWN COUNCIL APPROVAL

THE SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 17th DAY OF August, 2021.

SIGNED THIS Sept 17, 2021

ATTEST: Town Clerk

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 2:11 PM ON THE 20th DAY OF September 2021 AT RECEPTION NO. 2021082047

DOUGLAS COUNTY CLERK AND RECORDER BY: Deputy

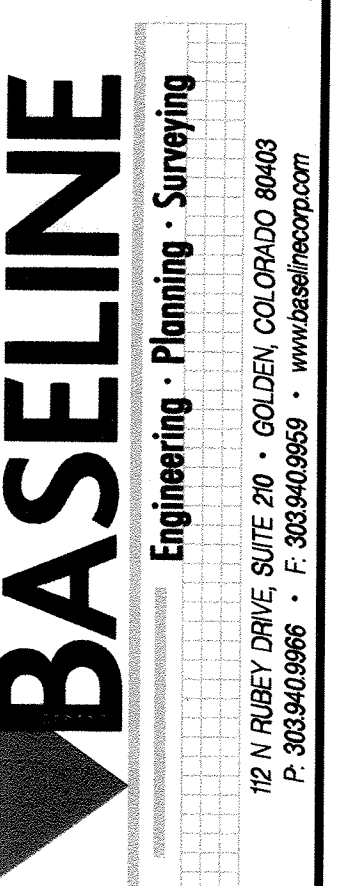


Table with columns for REVISION DESCRIPTION, PREPARED BY, DATE, and REVISIONS PER TOWN COMMENTS.

FDG PROMENADE 3A ASSOCIATES, LLC DOUGLAS COUNTY PROMENADE APARTMENTS TOWN OF CASTLE ROCK COVER SHEET

FOR AND ON BEHALF OF BASELINE ENGINEERING

Table with columns for DRAWING NAME, SHEET, and JOB NO.



LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN PROJECT NO SDP21-0007

CV01

SITE DEVELOPMENT PLAN LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8,
LOCATED IN 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

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 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 AS PER FEMA FIRM PANEL NO. 08035C01676 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.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS 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 PLAT.
- THIS SITE IS ZONED MULTI-FAMILY WITHIN THE PROMENADE AT CASTLE ROCK PDP AMENDMENT NO. 1.
- 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 GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
- 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:

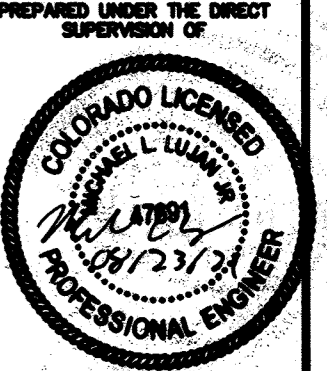
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
-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

Unofficial Copy



REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER TOWN COMMENTS	SJP	04/02/21	ML
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	MLL	05/07/2021	ML
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	MLL	06/03/2021	MIR
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	MLL	06/22/2021	ML

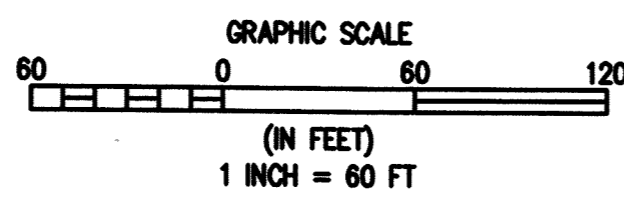
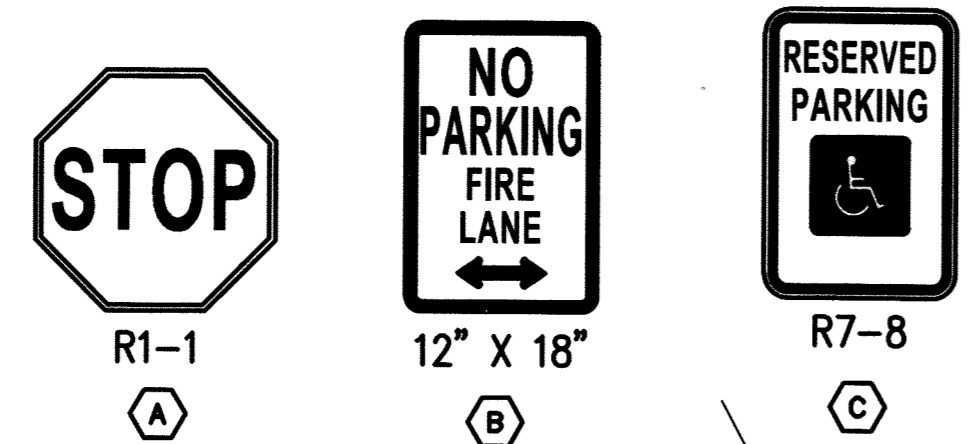
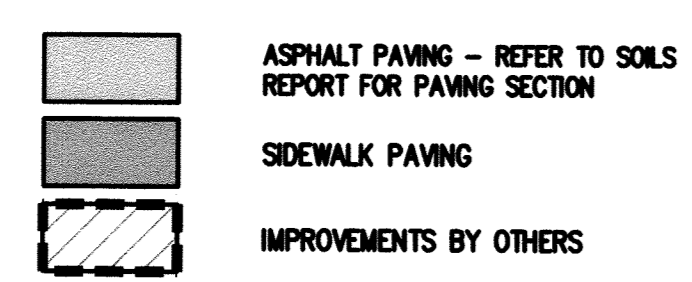
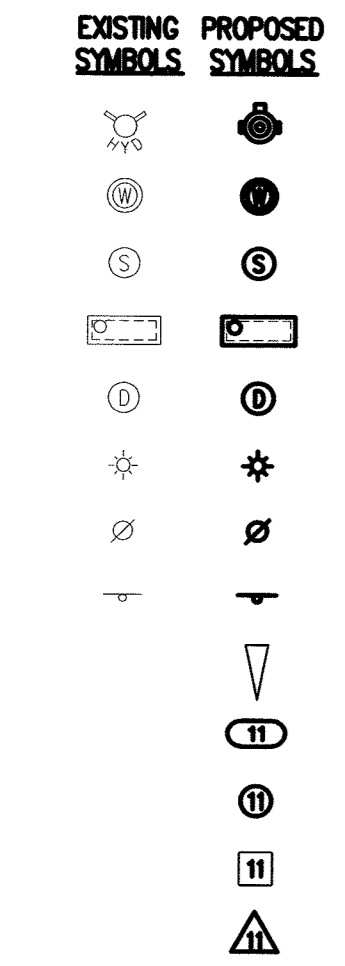
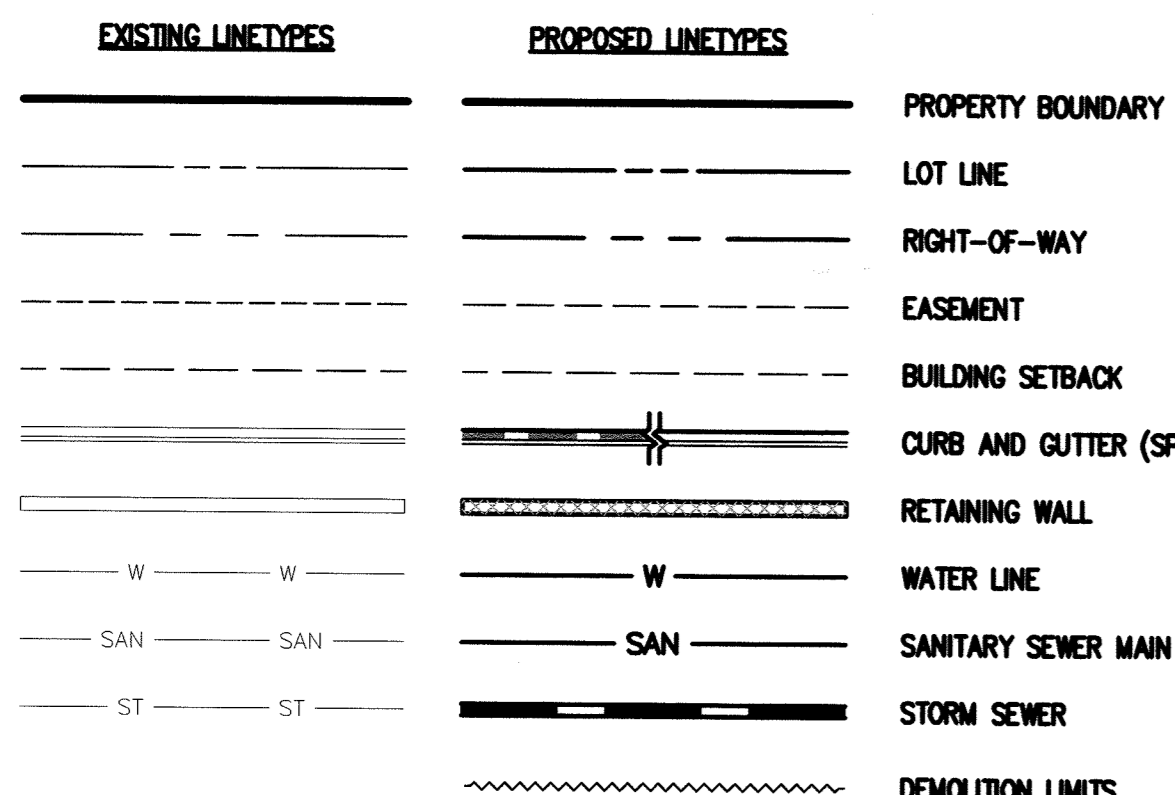
FDG PROMENADE 3A ASSOCIATES, LLC
DOUGLAS COUNTY
TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
GENERAL NOTES



FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 02/05/21
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE 01/13/21
JOB NO. 003494

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
PROJECT NO SDP21-0007

LEGEND

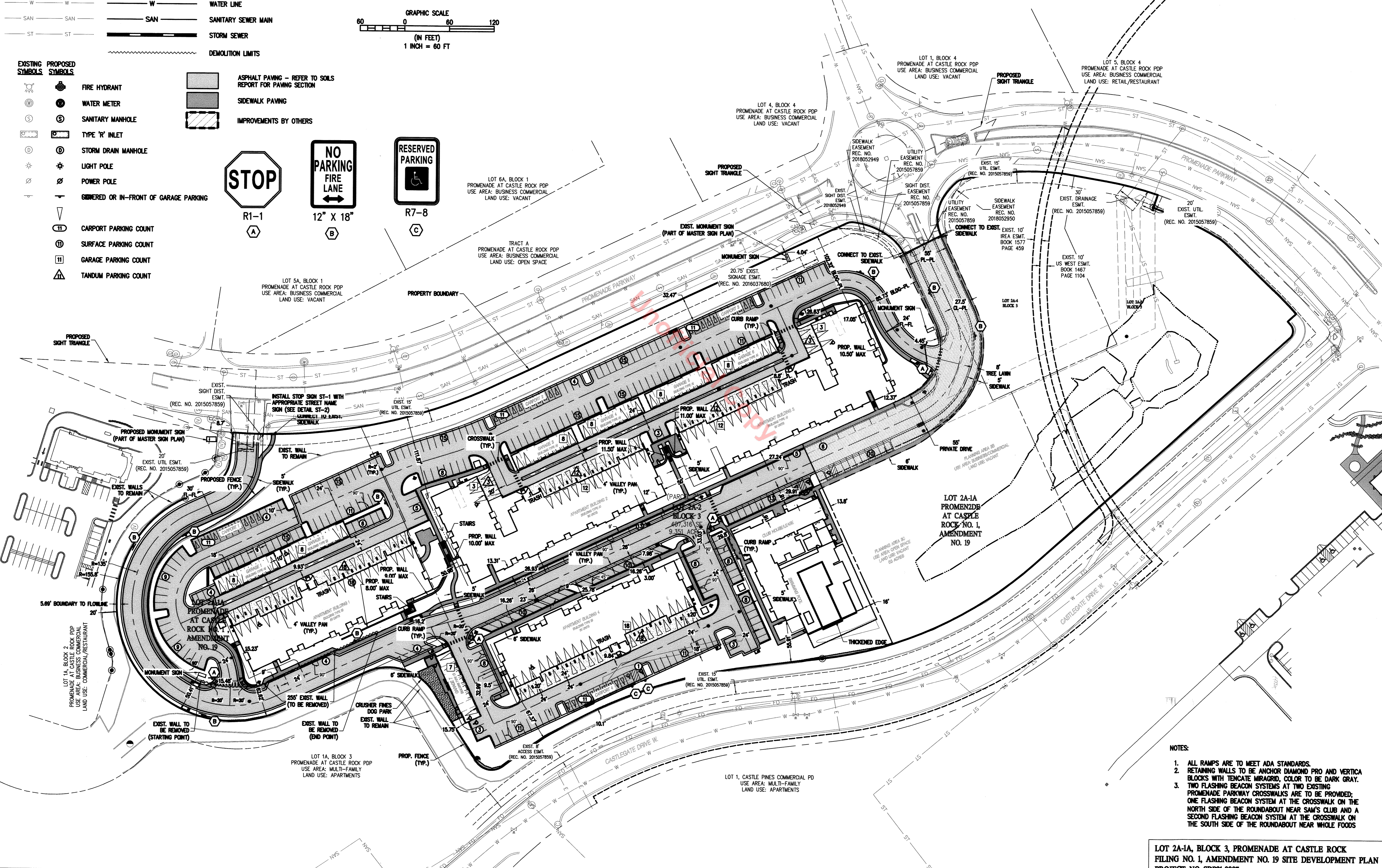


SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8, LOCATED IN 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



- NOTES:
1. ALL RAMP ARE TO MEET ADA STANDARDS.
 2. RETAINING WALLS TO BE ANCHOR DIAGONAL PRO AND VERTICAL BLOCKS WITH TENCATE MARGRO, COLOR TO BE DARK GRAY.
 3. TWO FLASHING BEACON SYSTEMS AT TWO EXISTING PROMENADE PARKWAY CROSSWALKS ARE TO BE PROVIDED; ONE FLASHING BEACON SYSTEM AT THE CROSSWALK ON THE NORTH SIDE OF THE ROUNDABOUT NEAR SAM'S CLUB AND A SECOND FLASHING BEACON SYSTEM AT THE CROSSWALK ON THE SOUTH SIDE OF THE ROUNDABOUT NEAR WHOLE FOODS

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007

BASELINE

Engineering · Planning · Surveying

112 W. RIBEY DRIVE, SUITE 210 · GOLDEN, COLORADO 80403
 P. 303.940.9966 · F. 303.940.9969 · www.baselineinc.com

DESIGNED BY	DATE
ML	04/02/21
DRAWN BY	DATE
MR	05/07/2021
ML	06/03/2021
ML	05/22/2021

REVISION DESCRIPTION

REVISIONS PER TOWN COMMENTS	DATE
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	S.P.
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	MLL
REVISIONS PER TOWN 4TH REVIEW SDP COMMENTS	MLL

PREPARED UNDER THE DIRECT SUPERVISION OF

FDG PROMENADE 3A ASSOCIATES, LLC

DOUGLAS COUNTY

TOWN OF CASTLE ROCK

PROMENADE APARTMENTS

SITE PLAN

COLORADO LICENSED PROFESSIONAL ENGINEER

FOR THE UNIVERSITY OF BASELINE CORPORATION

02/05/21

DRAWING SIZE 24" X 36"

SURVEY FROM BASELINE 01/13/21

JOB NO. C03494

DRAWING NAME 3494 - Site Plan.dwg

SHEET 03 OF 23

SP01

SITE DEVELOPMENT PLAN

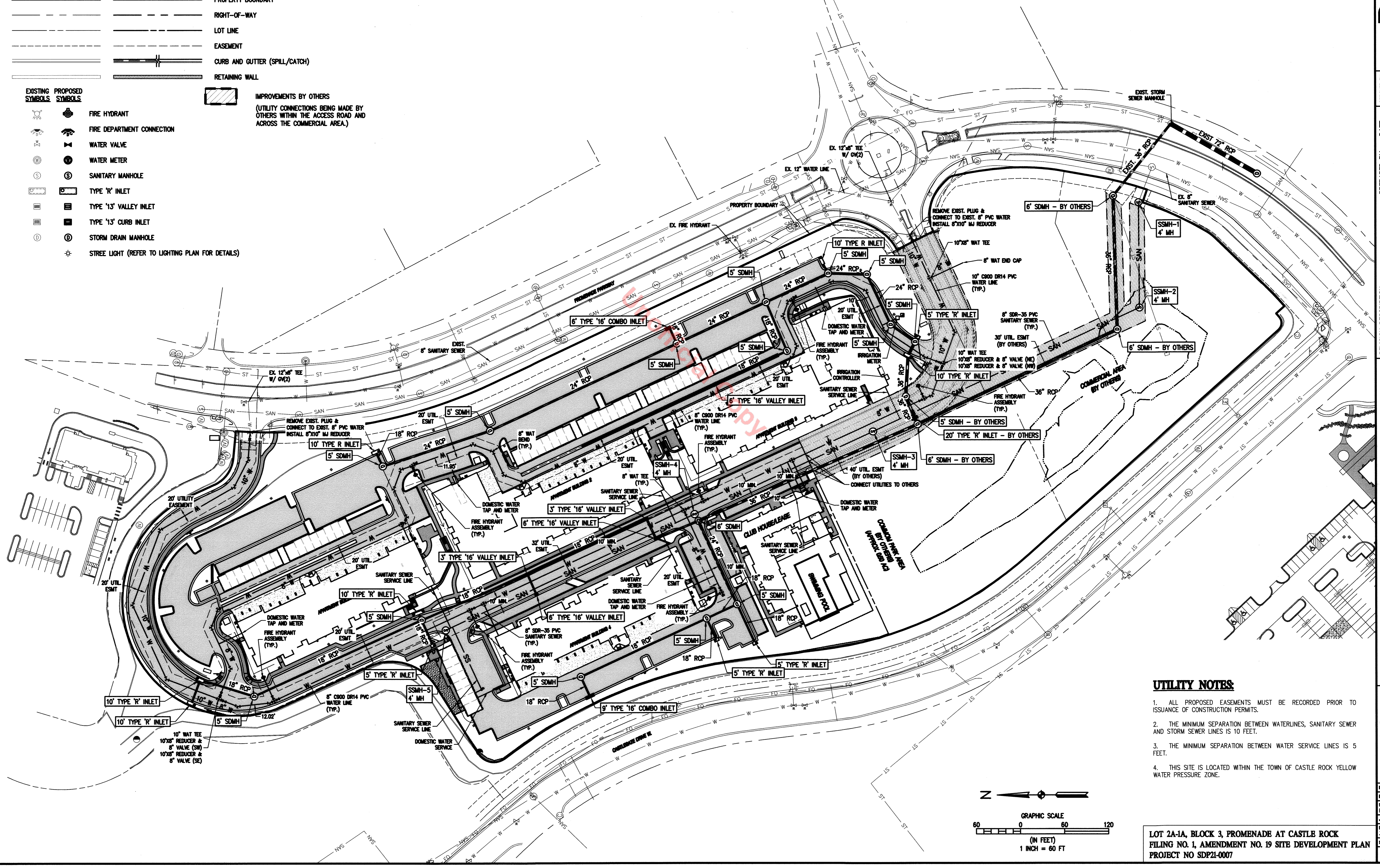
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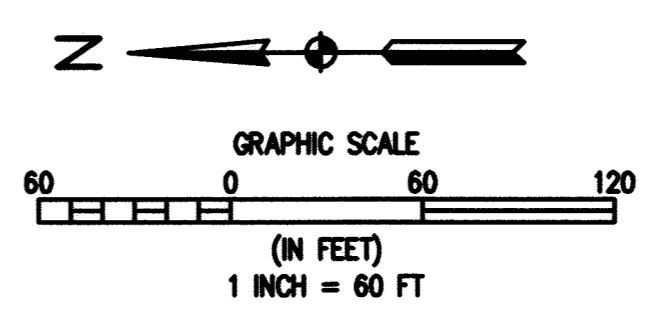
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXISTING LINETYPES		PROPOSED LINETYPES		
SAN	SAN	SAN	SAN	SANITARY SEWER MAIN
W	W	W	W	WATER LINE
ST	ST	ST	ST	STORM SEWER
E	E	E	E	UNDERGROUND ELECTRIC
GAS	GAS	GAS	GAS	GASLINE
FO	FO	FO	FO	FIBER OPTIC
---	---	---	---	PROPERTY BOUNDARY
---	---	---	---	RIGHT-OF-WAY
---	---	---	---	LOT LINE
---	---	---	---	EASEMENT
---	---	---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	---	---	RETAINING WALL

EXISTING SYMBOLS	PROPOSED SYMBOLS	IMPROVEMENTS BY OTHERS
		IMPROVEMENTS BY OTHERS (UTILITY CONNECTIONS BE MADE BY OTHERS WITHIN THE ACCESS ROAD AND ACROSS THE COMMERCIAL AREA.)



- 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.



LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007

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REASON DESCRIPTION	PREPARED BY	DATE
REVISIONS PER TOWN COMMENTS	ML	04/02/21
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	MLL	05/07/2021
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	MLL	06/03/2021
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	MLL	06/22/2021

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
 PROMENADE APARTMENTS
 OVERALL UTILITY PLAN

FOR AND ON BEHALF OF
 BASILINE CORPORATION

PROFESSIONAL ENGINEER

DATE: 02/05/21
 SHEET: 04 OF 23
 PROJECT: LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	EASEMENT
---	---	RIGHT-OF-WAY
---	---	PROPERTY BOUNDARY
---	---	LOT LINE
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	DITCH FLOWLINE
---	---	MINOR CONTOUR (1' INTERVAL)
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	STORM SEWER

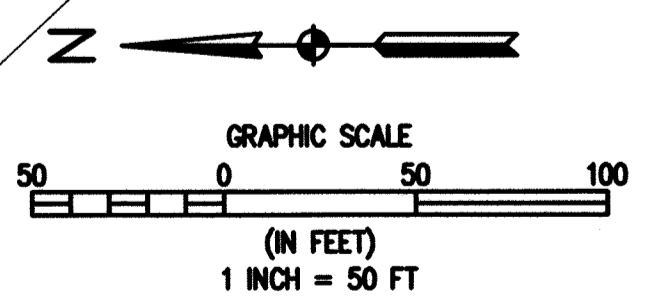
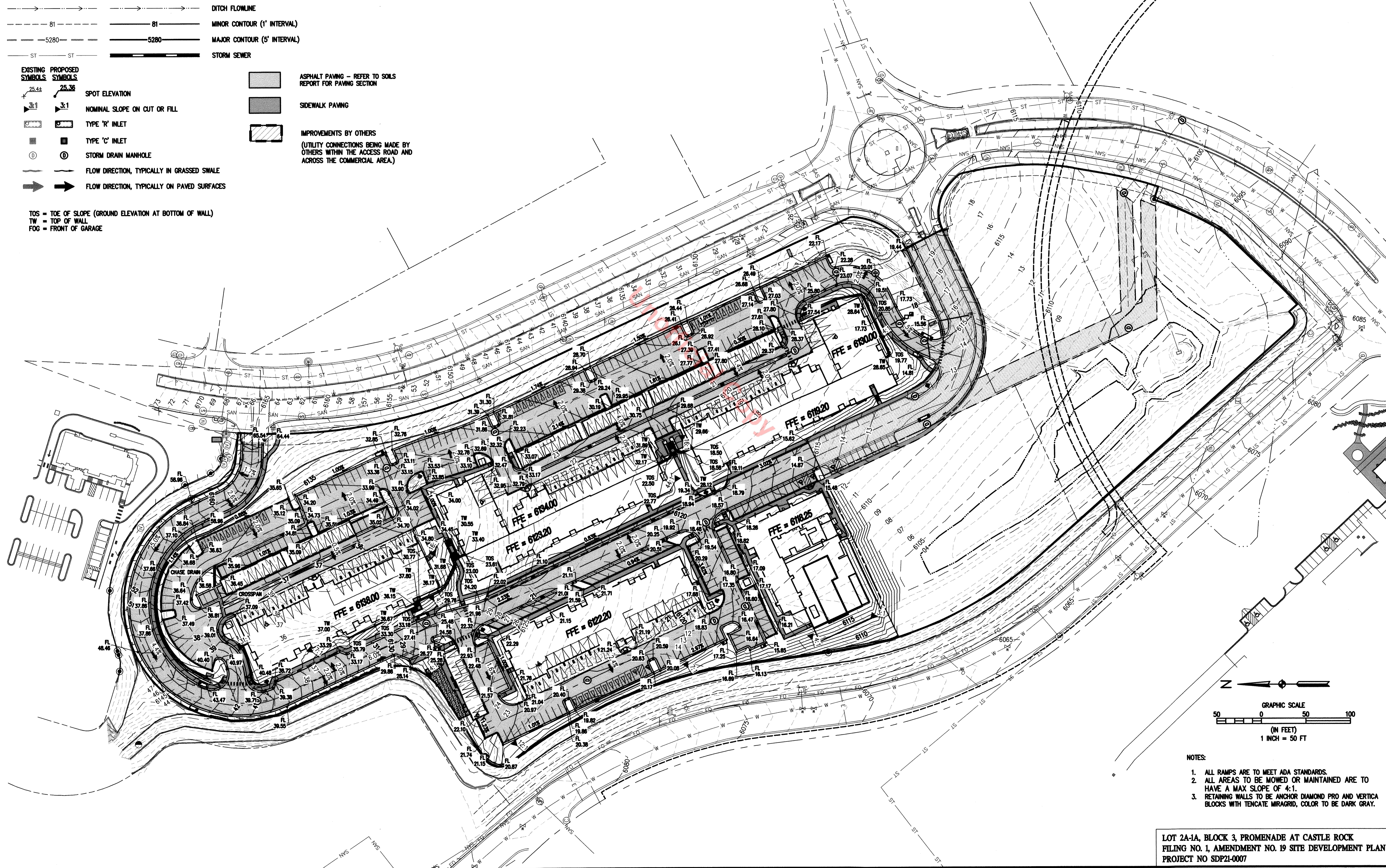
<table border="0"> <tr> <th>EXISTING SYMBOLS</th> <th>PROPOSED SYMBOLS</th> <th>ASPHALT PAVING - REFER TO SPEC REPORT FOR PAVING SECTION</th> </tr> <tr> <td>25.44</td> <td>25.38</td> <td>SIDWALK PAVING</td> </tr> <tr> <td>3:1</td> <td>3:1</td> <td>IMPROVEMENTS BY OTHERS (UTILITY CONNECTIONS BEING MADE BY OTHERS WITHIN THE ACCESS ROAD AND ACROSS THE COMMERCIAL AREA.)</td> </tr> <tr> <td>TYPE 'R' INLET</td> <td>TYPE 'R' INLET</td> <td></td> </tr> <tr> <td>TYPE 'C' INLET</td> <td>TYPE 'C' INLET</td> <td></td> </tr> <tr> <td>STORM DRAIN MANHOLE</td> <td>STORM DRAIN MANHOLE</td> <td></td> </tr> <tr> <td>FLOW DIRECTION, TYPICALLY IN GRASSED SWALE</td> <td>FLOW DIRECTION, TYPICALLY ON PAVED SURFACES</td> <td></td> </tr> </table>	EXISTING SYMBOLS	PROPOSED SYMBOLS	ASPHALT PAVING - REFER TO SPEC REPORT FOR PAVING SECTION	25.44	25.38	SIDWALK PAVING	3:1	3:1	IMPROVEMENTS BY OTHERS (UTILITY CONNECTIONS BEING MADE BY OTHERS WITHIN THE ACCESS ROAD AND ACROSS THE COMMERCIAL AREA.)	TYPE 'R' INLET	TYPE 'R' INLET		TYPE 'C' INLET	TYPE 'C' INLET		STORM DRAIN MANHOLE	STORM DRAIN MANHOLE		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES		<p>TOS = TOE OF SLOPE (GROUND ELEVATION AT BOTTOM OF WALL) TW = TOP OF WALL FOG = FRONT OF GARAGE</p>
EXISTING SYMBOLS	PROPOSED SYMBOLS	ASPHALT PAVING - REFER TO SPEC REPORT FOR PAVING SECTION																				
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STORM DRAIN MANHOLE	STORM DRAIN MANHOLE																					
FLOW DIRECTION, TYPICALLY IN GRASSED SWALE	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES																					

SITE DEVELOPMENT PLAN


LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8,
 LOCATED IN 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




- NOTES:**
1. ALL RAMPS ARE TO MEET ADA STANDARDS.
 2. ALL AREAS TO BE MOWED OR MAINTAINED ARE TO HAVE A MAX SLOPE OF 4:1.
 3. RETAINING WALLS TO BE ANCHOR DIAMOND PRO AND VERTICAL BLOCKS WITH TENCATE MIRAGRIDD, COLOR TO BE DARK GRAY.



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DESIGNED BY	DATE	PREPARED BY	DATE	REVISION DESCRIPTION
ML	04/02/21	ML	04/02/21	REVISIONS PER TOWN COMMENTS
ML	05/07/2021	ML	05/07/2021	REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS
ML	06/03/2021	ML	06/03/2021	REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS
ML	06/22/2021	ML	06/22/2021	REVISIONS PER TOWN 4TH REVIEW SDP COMMENTS

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
 PROMENADE APARTMENTS
 OVERALL GRADING PLAN



FOR AND ON BEHALF OF
 BASELINE CORPORATION
 MICHAEL LUJAN
 17314
 PROFESSIONAL ENGINEER

DATE SUBMITTED	02/05/21
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	01/13/21
JOB NO.	C03494
DRAWING NAME	3494 - Grading Plan.dwg
SHEET	05 OF 23

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007

G01

SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

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Engineering • Planning • Surveying
112 N. IRISBET DRIVE, SUITE 210, COLORED, COLORADO
80463
P: 303.940.9966 F: 303.940.9959

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNERS REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- A SPECIFIED ROLL TOP OR CAPPED STEEL EDGER SHALL BE USED TO SEPARATE BEDS FROM SEED AND SOD AREAS.
- PER THE LANDSCAPE PLANS, SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 3/4" HORIZON LANDSCAPE ROCK MULCH. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR SHREDDED CEDAR WOOD MULCH. NO WEED BARRIER IS TO BE USED IN WOOD MULCH BEDS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.

GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET 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.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

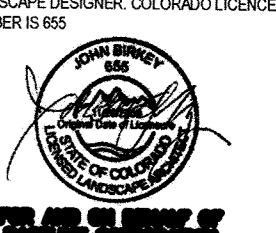
CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
- TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

REVISION	DESCRIPTION	DATE	ND	DD
1	REVISIONS PER TOWN COMMENTS	04/02/21	ND	DD
2	REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/07/21	ND	DD
3	REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/21	ND	DD
4	REVISIONS PER TOWN 4TH REVIEW SDP COMMENTS	06/22/21	ND	DD

FDG PROMENADE 3A ASSOCIATES, LLC
TOWN OF CASTLE ROCK
DOUGLAS COUNTY
PROMENADE APARTMENTS

LANDSCAPE CERTIFICATION:
I, JOHN M. BERKEY, P.L.A., ASLA, AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER IS 855



DATE: 02/05/21
SCALE: 24" x 36"
PROJECT: BASELINE
DATE: 01/13/21
JOB NO.: 003494
SHEET: LS01-LANDSCAPE NOTES
6 OF 23
LS01

NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8,
 LOCATED IN 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

NORRIS DESIGN
 Planning | Landscape Architecture | Branding
 1101 Bannock Street
 Denver, Colorado 80204
 P 303.992.1166
 www.norris-design.com

BASELINE
 Engineering • Planning • Surveying
 1112 N. JURELY DRIVE, SUITE 210 • COLEEN, COLORADO 80423
 P. 303.940.9966 F. 403.940.9959

REVISION	DESCRIPTION	DATE	PREPARED BY
1	REVISIONS PER TOWN COMMENTS	04/02/21	ND
2	REVISIONS PER TOWN 2ND REVIEW	05/07/21	EG/JR
3	REVISIONS PER TOWN 3RD REVIEW	06/03/21	MLL
4	REVISIONS PER TOWN 4TH REVIEW	06/22/21	MLL

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
 PROMENADE APARTMENTS

LANDSCAPE CERTIFICATION:

I, JOHN M. BRINLEY, R.L.A., AS L.A.M. CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, CONFIDENTIAL LICENSE NUMBER IS 605

DATE: 02/05/21
SCALE: 24" x 36"
DATE: 01/13/21
NO.: 035494
LS02-LANDSCAPE SCHEDULE
 7 of 23

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWUR RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA/TA)
SPRAY	IRRIGATED FESCUE SEED MIX	2.0	LOW	12%	11,419	2.0	97,488	0.23
DRIP	SHRUB BED	2.0	LOW	61%	59,752	2.0	97,488	1.23
SPRAY ROTORS	IRRIGATED NATIVE SEED	1.5	VERY LOW	27%	26,317	1.5	97,488	0.4
TOTALS				100	97,488		97,488	1.87
TOTAL OF THE CLWUR								1.87

LANDSCAPE AREA TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED FESCUE SEED	11,419	8.0%
IRRIGATED NATIVE SEED	26,317	18.4%
IRRIGATED BED	59,752	41.8%
COBBLE	15,096	10.5%
PEDESTRIAN HARDSCAPE	30,470	21.3%
TOTAL AREA LANDSCAPE	143,054	100.0%

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	EXISTING TREES	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED	EXISTING SHRUBS
PROMENADE PARKWAY	880 LF	22	15	19	180	298	160

NOTES:
 1. 75% OF STREET TREES TO BE LARGE CANOPY DECIDUOUS

MULTI-FAMILY LANDSCAPE SITE INVENTORY

GROSS SITE AREA (AREA IN SQ.FT.)	LANDSCAPE AREA (AREA IN SQ.FT.)	TURFGRASS (FESCUE SEED MIX) (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
442,682	143,054	11,419	15,096	177	177	745	4066	4 CU.YDS PER 1000 SQ.FT.	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE AREA (SQ.FT.)	NUMBER OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	NUMBER OF INTERIOR TREES	MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED
87,966 SF	8,796	524	2,199	32	8'	18	30	36	428

NOTES:
 1. GROSS AREA MINIMUM LANDSCAPE AREA IS 20%. PARKING AREA MINIMUM LANDSCAPE AREA IS 10%.
 2. REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA
 3. REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA
 4. PROPOSED PARKING LOT PLANT COUNTS ARE INCLUDED WITHIN THE PROPOSED SITE LANDSCAPE PLANT TOTALS
 5. 50% OF SITE TREES TO BE LARGE CANOPY DECIDUOUS

PLANT PALETTE

IRR. ZONE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (AT PLANTING)	HEIGHT (-IN FEET)	WIDTH (AT MATURITY -IN FEET)	RELATIVE SIZE				HYDROZONES				
							S	M	L	1	2	3	4		
DECIDUOUS CANOPY TREES															
DRIP	ST JR	JAPANESE PINKDOGWOOD	STYFNOCLOBUM JAPONICUM	2 1/2" CAL. B&B	40	40									
DRIP	QZ SP	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	50	30									
DRIP	GY ES	ESPRESSO KENTUCKY COFFEE TREE	GYNOCOLABUM DIOICUS 'ESPRESSO'	2 1/2" CAL. B&B	80	50									
DRIP	GL SK	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS 'SKYLINE'	2 1/2" CAL. B&B	45	40									
DRIP	QS SH	SHAKESPEARE HONEYLOCUST	GLEDITSIA TRICANTHOS 'SHAKESPEARE'	2 1/2" CAL. B&B	40	30									
DRIP	TI RE	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2 1/2" CAL. B&B	60	40									
DRIP	CE OC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	45	45									
DRIP	QU BI	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL. B&B	50	45									
DRIP	QU RO	REDISH OAK	QUERCUS ROBUR	2 1/2" CAL. B&B	60	40									
DRIP	QU RU	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL. B&B	75	45									
EVERGREEN TREES															
DRIP	PI GL	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	PER PLAN (Ø MIN.)	60	30									
DRIP	PI ED	PRINON PINE	PINUS EDULIS	PER PLAN (Ø MIN.)	25	20									
DRIP	PI NW	AUSTRIAN PINE	PINUS NEREA	PER PLAN (Ø MIN.)	50	30									
DRIP	PI PO	PONDEROSA PINE	PINUS PONDEROSA	PER PLAN (Ø MIN.)	80	30									
ORNAMENTAL TREES															
DRIP	AC RG	RMG BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW'	2" CAL. B&B	30	30									
DRIP	AM AB	AUTUMN BRILLIANCE SERVICE BERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL. B&B	25	20									
DRIP	KO PK	ECOLOR HAWY TREE	YUCCA ELIOTIANA 'PANGLOSS'	2" CAL. B&B	25	25									
DRIP	MA JE	RED JEWEL CRABAPPLE	MALUS 'JEWEL COLE'	2" CAL. B&B	15	12									
DRIP	PY CH	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL. B&B	30	20									
DRIP	SY RE	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL. B&B	20	20									
EVERGREEN SHRUBS															
DRIP	JU SP	SPRINGMOUNT JUNIPER	JUNIPERUS CHINENSIS 'SPRINGMOUNT'	5 GAL. CONT.	15	8									
DRIP	JU GG	GRAY CLEAM JUNIPER	JUNIPERUS SCOPIULORUM 'GRAY CLEAM'	5 GAL. CONT.	15	6									
DRIP	JU BU	BURK EASTERN RED CEDAR	JUNIPERUS SCOPIULORUM 'BURK'	5 GAL. CONT.	25	15									
DRIP	AN PA	PANCHITO MANGONITA	ARGENTOPYLOS X COLADONCENSIS 'PANCHITO'	5 GAL. CONT.	1	5									
DRIP	JU EF	EFFUSA COMMON JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	5 GAL. CONT.	2	6									
DRIP	JU SG	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL. CONT.	6	8									
DRIP	CY PU	SPANISH GOLD BLOOM	CYTISUS PURGANS	5 GAL. CONT.	4	5									
DRIP	YU FI	KOAH'S NEEDLE	YUCCA FLAMENTOSA	5 GAL. CONT.	5	2									
DRIP	PI SL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	5 GAL. CONT.	5	5									
DRIP	CY MI	MINSTEAD BROOM	CYTISUS X 'MINSTEAD'	5 GAL. CONT.	3	4									
DRIP	CY LT	LILAC TIME BROOM	CYTISUS X 'LILAC TIME'	5 GAL. CONT.	3	3									
DRIP	PI TE	TWINS' MUGO PINE	PINUS MUGO 'TEENY'	5 GAL. CONT.	2	3									
DRIP	PI MO	MINIATURE MUGO PINE	PINUS MUGO 'MOPS'	5 GAL. CONT.	3	3									
DECIDUOUS SHRUBS															
DRIP	BE GN	GOLDEN MUGGET BARBERRY	BERBERIS THUNBERGII 'GOLDEN MUGGET'	5 GAL. CONT.	18"	3									
DRIP	CA BM	BLUE MIST SPIREA	CARYOPERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.	4	3									
DRIP	RO WD	WOODS ROSE	ROSA WOODSI	5 GAL. CONT.	3	4									
DRIP	CH MI	FERNSHUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL. CONT.	4	6									
DRIP	RH GL	GRD-LOW SUMAC	RHUS AROMATICA 'GRD-LOW'	5 GAL. CONT.	3	8									
DRIP	FA PA	APACHE PLUME	FALLUGIA PARADOXA	5 GAL. CONT.	8	6									
DRIP	PO FR	POTENTILLA	POTENTILLA FRUTICOSA	5 GAL. CONT.	3	3									
DRIP	PR PB	CREeping WESTERN SAND CHERRY	PRUNUS PUMILA BESSEY 'PAMNEE BUTTES'	5 GAL. CONT.	30"	6									
DRIP	RN NI	BLACK CURRANT	RIBES NIGRUM	5 GAL. CONT.	5	5									
DRIP	RO WM	FLORIDIAN ROSE	ROSA 'HEARLY WILD'	5 GAL. CONT.	2	3									
DRIP	SP SN	SNOWMOUND SPIREA	SPRAEA NIPPONICA 'SNOWMOUND'	5 GAL. CONT.	5	5									
DRIP	PR TO	NANKING CHERRY	PRUNUS TOMENTOSA	5 GAL. CONT.	8	8									
DRIP	PH OP	COMMON NINEBARK	PHYSCOCARPUS OPULIFOLIUS	5 GAL. CONT.	9	8									
ORNAMENTAL GRASS															
DRIP	SC BL	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	5 GAL. CONT.	4	30"									
DRIP	ER TR	SAND LOVE GRASS	ERAGROSTIS TRICHODES	5 GAL. CONT.	5	3									
DRIP	CA KF	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL. CONT.	5	2									
DRIP	PA SH	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	5 GAL. CONT.	4	18"									
DRIP	PE KR	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	5 GAL. CONT.	4	3									
DRIP	PE OR	FOUNTAIN GRASS	PENNISETUM ORIENTALE	5 GAL. CONT.	2	2									
DRIP	BO BA	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL. CONT.	3	2									
DRIP	AN W	INDIAN WARRIOR BIG BLUESTEM	ANDROPOGON GERARDII 'INDIAN WARRIOR'	5 GAL. CONT.	6	2									
PERENNIALS															
DRIP	DE TM	RED MOUNTAIN ICE PLANT	DEL OSPERMA DYEN 'RED MOUNTAIN'	5 GAL. CONT.	6"	18"									
DRIP	EC FA	WHITE CORNFLOWER	ECHINACEA PURPUREA 'FRAGRANT ANGEL'	5 GAL. CONT.	30"	2"									
DRIP	CE TO	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	5 GAL. CONT.	1	18"									
DRIP	AS GO	DWARF ALPINE ASTER	ASTER ALPINUS 'SOLITARY'	5 GAL. CONT.	1	18"									
DRIP	CE RU	JUPITER'S BEARD	CENTAUREA RUBER	5 GAL. CONT.	3	2									
DRIP	ZI GR	ROCKY MOUNTAIN ZINNIA	ZINNA GRANDIFOLIA	5 GAL. CONT.	25	1									
DRIP	NE WL	WALKER'S LOW CATMINT	NEPETA X FRASENNI 'WALKER'S LOW'	5 GAL. CONT.	2	3									
DRIP	PE LS	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	5 GAL. CONT.	3	3									
DRIP	PE HR	PITCHER SAGE	PENSTEMON DIGITALIS 'PITCHER REED'	5 GAL. CONT.	3	2									
DRIP	SA OF	GARDEN SAGE	SALVIA OFFICINALIS	5 GAL. CONT.	3	2									
DRIP	SE AJ	AUTUMN JOY SEDUM	SEDUM AUTUMN JOY	5 GAL. CONT.	2	18"									
DRIP	SO GB	GOLDEN BABY GOLDENROD	SOLIDAGO 'GOLDEN BABY'	5 GAL. CONT.	3	2									

SEED MIXES

SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

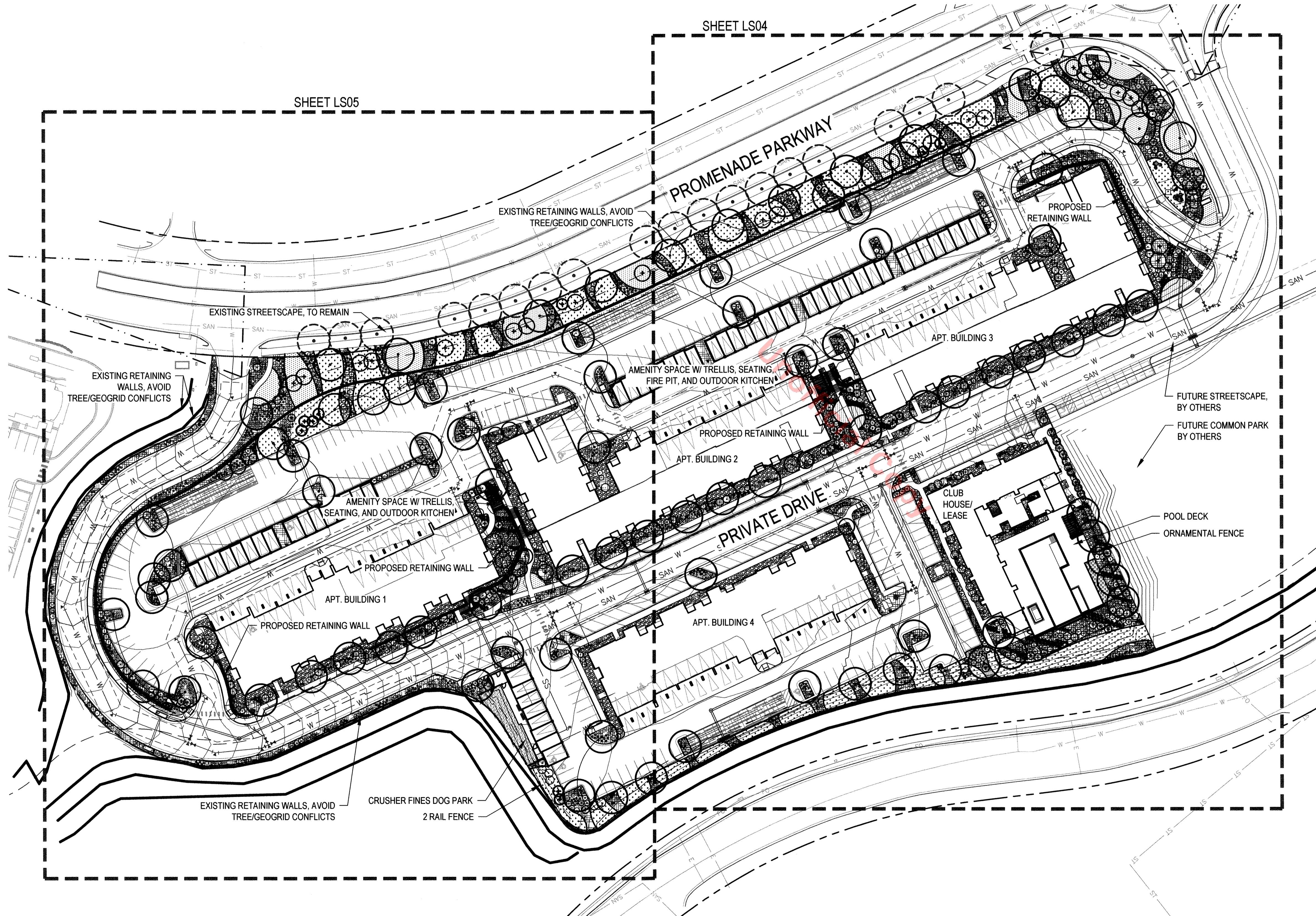
FILING NO. 1, AMENDMENT NO. 19

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 LOCATED IN 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

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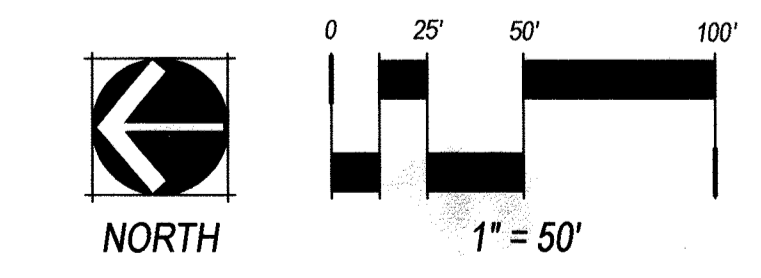


LEGEND:

	SITE	STREET
	89	7
	0	19
	64	0
	24	8
TOTAL % OF LARGE CANOPY TREES:	50%	76%

- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BED (LOW HYDROZONE)
- NATIVE SEED (VERY LOW HYDROZONE)
- FESCUE SEED MIX (LOW HYDROZONE)
- COBBLE
- ARTIFICIAL TURF
- RETAINING WALL, RE: CIVIL
- PROPERTY LINE

NOTES:
 1. ALL PROPOSED PLANTS SHALL BE LOW OR VERY LOW WATER USE.



REVISION	DESCRIPTION	DATE	PREPARED BY
1	REVISIONS PER TOWN COMMENTS	04/02/21	SUP
2	REVISIONS PER TOWN 2ND REVIEW SPP COMMENTS	05/07/21	MLL
3	REVISIONS PER TOWN 3RD REVIEW SPP COMMENTS	06/03/21	MLL
4	REVISIONS PER TOWN 4TH REVIEW SPP COMMENTS	06/22/21	MLL

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
PROMENADE APARTMENTS
 TOWN OF CASTLE ROCK

LANDSCAPE CERTIFICATION:
 I, JOHN M. BIRNEY, P.L.A., ASLA AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 15 655

DATE: 02/05/21
SCALE: 24" X 36"
BASELINE: 01/13/21
NO.: 003494
PROJECT: LS03-LANDSCAPE PLAN
SHEET: 8 OF 23
LS03

NOT FOR CONSTRUCTION

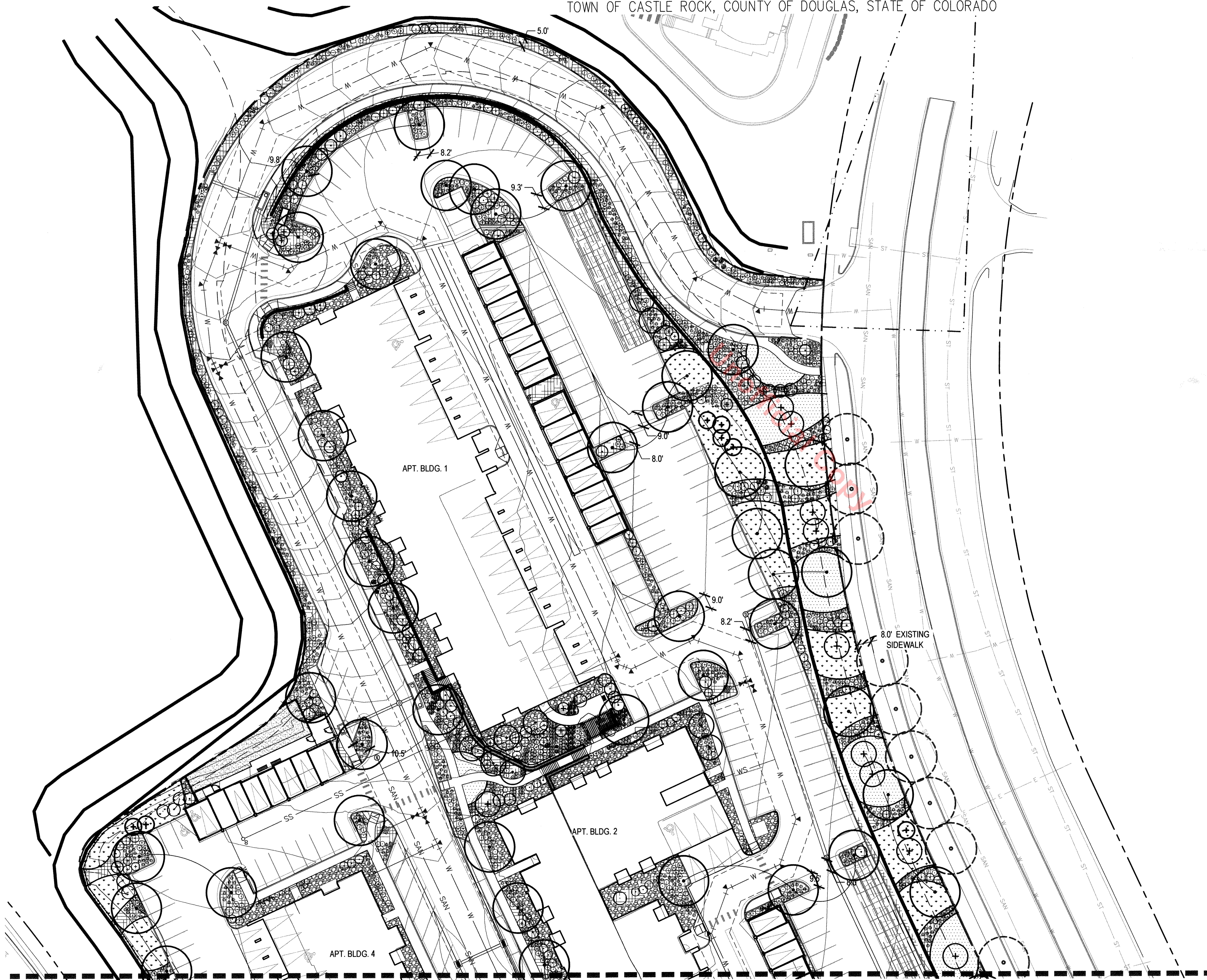
SITE DEVELOPMENT PLAN LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19

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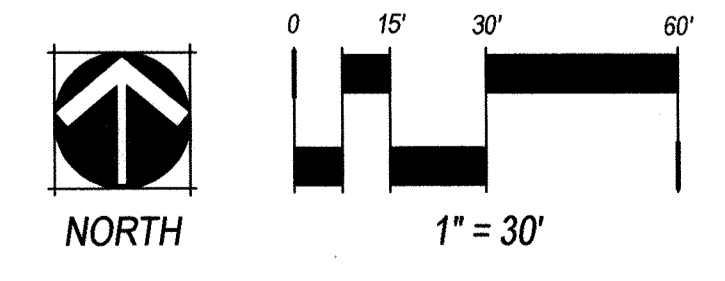
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LEGEND:

- CANOPY TREES
- EXISTING CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BED (LOW HYDROZONE)
- NATIVE SEED (VERY LOW HYDROZONE)
- FESCUE SEED MIX (LOW HYDROZONE)
- COBBLE
- RETAINING WALL, RE: CIVIL
- PROPERTY LINE
- SIGHT DISTANCE LINE

NOTES:
1. ALL PROPOSED PLANTS SHALL BE LOW OR VERY LOW WATER USE.



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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER TOWN COMMENTS	SLP	04/02/21
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	MLL	05/07/21
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	MLL	06/03/21
REVISIONS PER TOWN 4TH REVIEW SDP COMMENTS	MLL	06/22/21

FDG PROMENADE 3A ASSOCIATES, LLC
DOUGLAS COUNTY
TOWN OF CASTLE ROCK
PROMENADE APARTMENTS

LANDSCAPE CERTIFICATION:
JOHN M. BIRNEY, RLA, ASLA AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER IS 899

02/05/21
24" X 36"
BASELINE
01/13/21
C03494
LS05-LANDSCAPE PLAN
10 23
LS05

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SEE PREVIOUS SHEET

SITE DEVELOPMENT PLAN

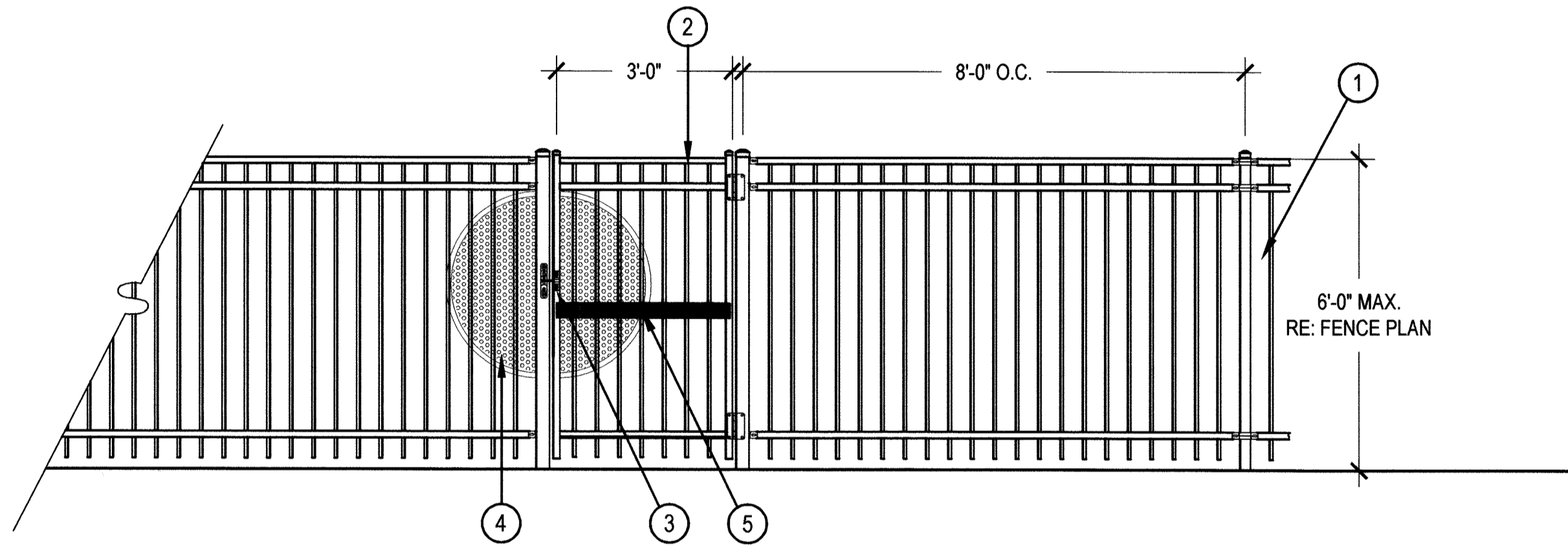
LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

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

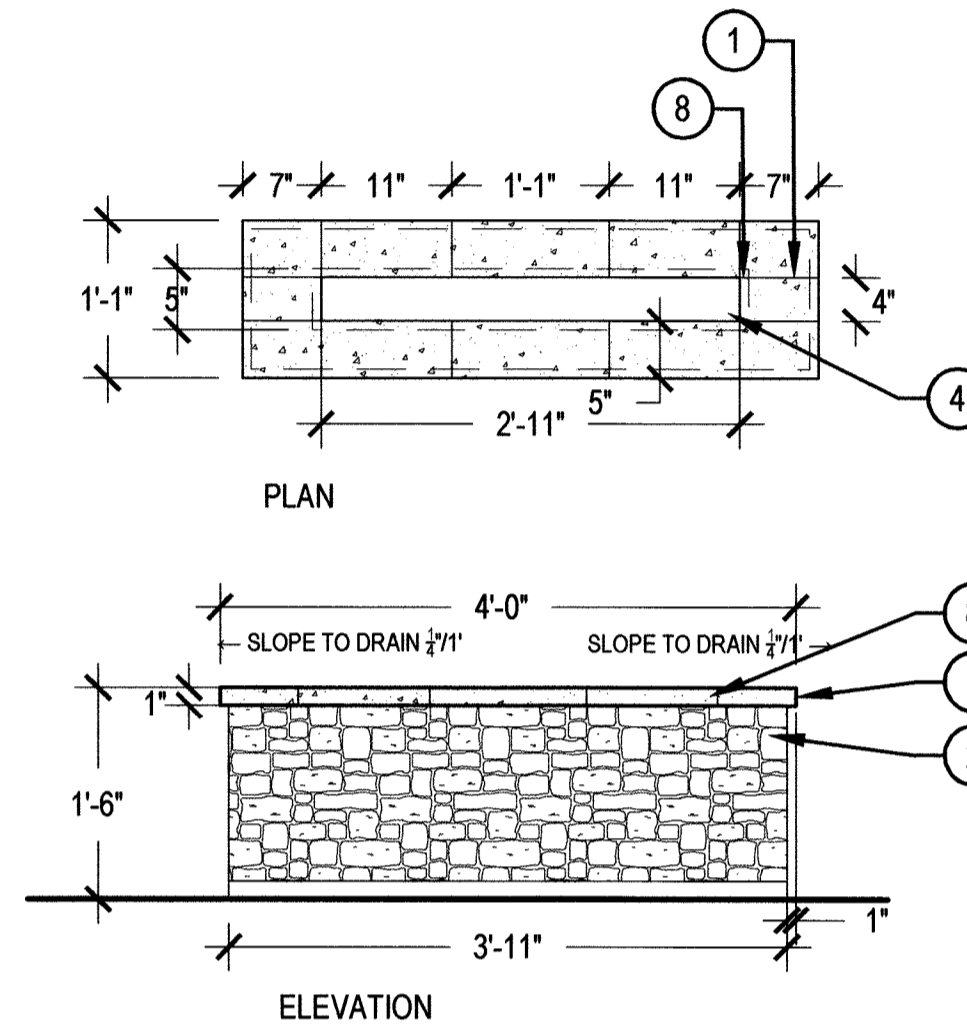

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- ① METAL ORNAMENTAL FENCE
- ② 3' WIDE METAL PEDESTRIAN GATE TO MATCH FENCE.
- ③ GATE LOCK TO BE APPROVED BY OWNER. WHERE INSTALLED AS A POOL ENCLOSURE, ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE. GATES TO BE SELF-CLOSING AND SELF-LATCHING.
- ④ PERFORATED POWDER COATED BLACK METAL PLATING W/ NO GAPS GREATER THAN 1/2" TO ATTACH TO FENCE. PER COLORADO CODE - THERE SHALL BE NO GAPS GREATER THAN 1/2" WITHIN 18" OF RELEASE MECHANISM.
- ⑤ CRASH BAR (NO CRASH BAR REQUIRED ON DOG PARK GATES)

- NOTES:
1. FENCE SHALL BE BY FORTRESS FENCE - V2 OR APPROVED EQUAL, www.fortressfence.com
 2. COLOR: BLACK.
 3. FENCE TO QUALIFY AS A CONFORMING PEDESTRIAN GUARDRAIL, WHERE PEDESTRIAN GUARDRAILS ARE REQUIRED DUE TO FALLING HAZARDS.
 4. FENCE MAX. HEIGHT: 6'-0"
 5. CONTRACTOR TO ENSURE FINAL FENCING INSTALLED MEETS MUNICIPAL CODES
 6. SLEEVE-IT SYSTEM TO BE INSTALLED WITH FENCE WHERE NOTED IN PLAN OR FIELD CONDITIONS RESTRICT TYPICAL FOOTER INSTALLATION BEHIND RETAINING WALLS.
<https://www.geogrid.com/en-us/products/sleeve-it-system>
 7. SPACES BETWEEN VERTICAL FENCE MEMBERS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE.



- ① 4" THICK PRECAST CONCRETE CAP, SMOOTH FINISH, COLOR: TO MATCH ARCHITECTURE "STONE 2" 1/4" JOINTS MAX
- ② STONE VENEER, TO MATCH ARCHITECTURE
- ③ 36" LINEAR TROUGH GAS FIRE PIT INSERT (COLORADO COMFORT OR APPROVED EQUAL)
- ④ 3/8" GROUTED JOINT, RAKE BACK MORTAR AND INSTALL POLYURETHANE SEALANT IN JOINT. (COLOR TO MATCH GROUT - RE: ARCH.)

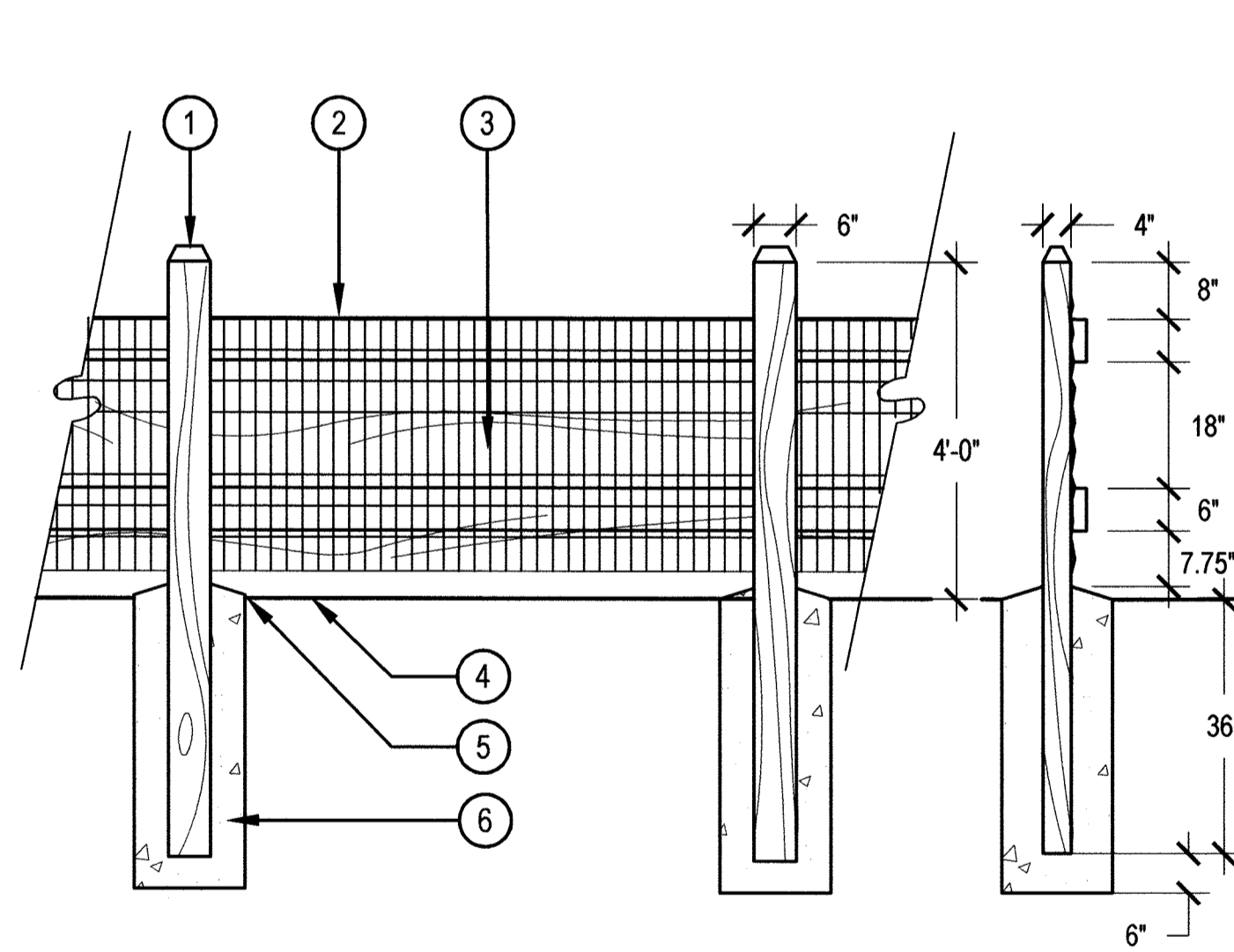
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS & SUBMIT SAMPLES FOR OWNER/ARCHITECT APPROVAL AT TIME OF CONSTRUCTION DRAWINGS.
 2. FIRE PIT TO INCLUDE TIMER AND AUTO SHUTOFF.
 3. CONTROLS SHALL BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND WILL NOT REQUIRE MORE THAN 5LBS OF FORCE TO OPERATE. CONTROLS WILL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE.

① ORNAMENTAL METAL FENCE AND GATE

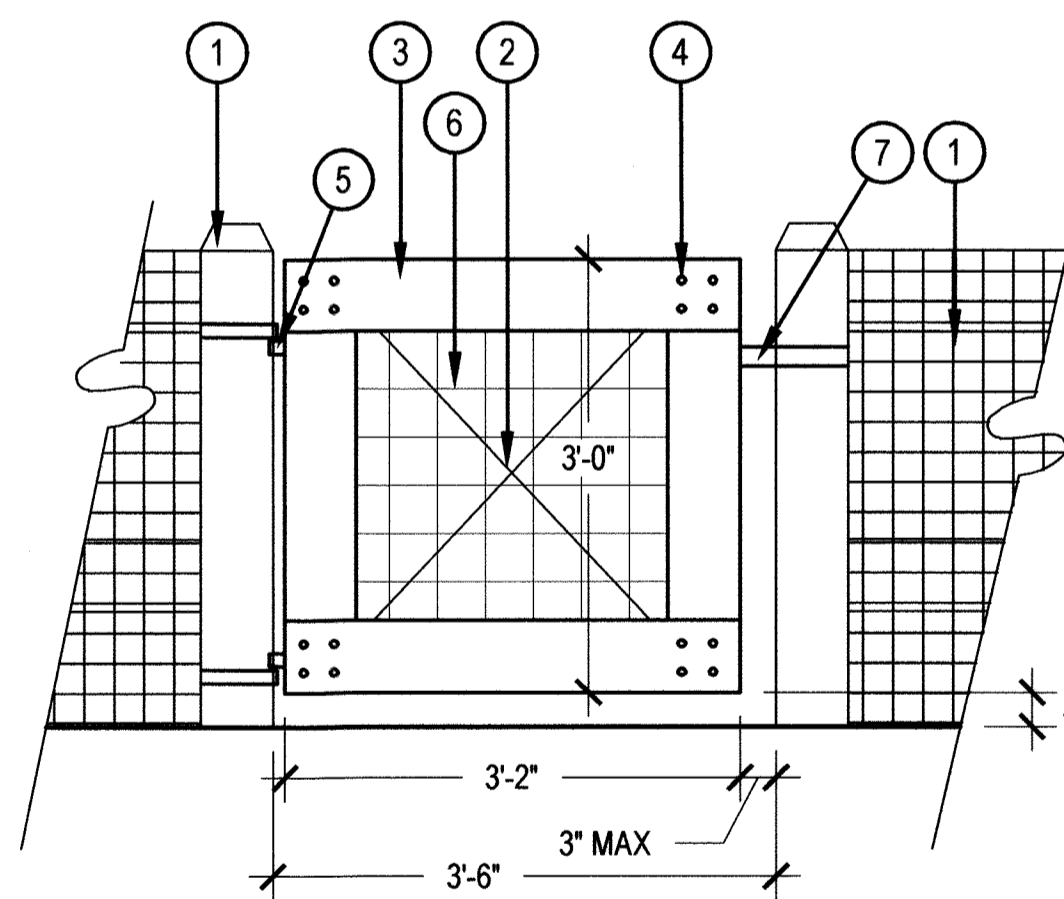
SCALE: 1/2" = 1'-0"

② FIRE PIT

SCALE: 3/4" = 1'-0"



- ① 1" CHAMFERED TOP, 4x6 CEDAR POST
- ② 2x6 CEDAR RAILS
- ③ 2x4 WELDED WIRE MESH, 36" HT. BETWEEN RAILS AND POST, STAPLED TO RAILS 24" O.C.
- ④ FINISH GRADE
- ⑤ SLOPE CONCRETE AWAY FROM POST
- ⑥ CONCRETE FOOTING



- ① RE: 2-RAIL FENCE DETAIL FOR POST AND FENCE SECTION DESIGN
- ② NO. 12-1/2 GA. BRACE WIRE, DOUBLE STRAND TYP.
- ③ GATE FRAME - (4) 2 X 6 CEDAR BEAMS
- ④ (4) GALVANIZED BOLTS AT EACH CORNER, COUNTER-SINK
- ⑤ SPRING LOADED GATE HINGES - FOR AUTOMATIC CLOSING GATE
- ⑥ 2" X 4" WELDED WIRE MESH, SANDWICH BETWEEN WOOD FRAME PIECES AND SECURE ALL EDGES WITH METAL FASTENERS
- ⑦ SELF LATCHING GATE LATCH

NOTE:
 OUTSIDE OF DOG PARK IS SHOWN.
 SECURE WIRE MESH ON THE INSIDE.

③ 2 RAIL FENCE

SCALE: 1/2" = 1'-0"


④ 2 RAIL FENCE - GATE

SCALE: 3/4" = 1'-0"

REVISION	DESCRIPTION	DATE	BY
1	REVISIONS PER TOWN COMMENTS	04/02/21	ND
2	REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/07/21	EG/JR
3	REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/21	DD
4	REVISIONS PER TOWN 4TH REVIEW SDP COMMENTS	06/22/21	DD

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
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LANDSCAPE CERTIFICATION:
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 WITH THE TOWN OF CASTLE ROCK AS A
 LANDSCAPE DESIGNER, COLORADO LICENSE
 NUMBER IS 605



02/05/21
 24" X 36"
 07/13/21
 C03494
 LS07-LANDSCAPE DETAILS
 12 23
 LS07

NOT FOR CONSTRUCTION

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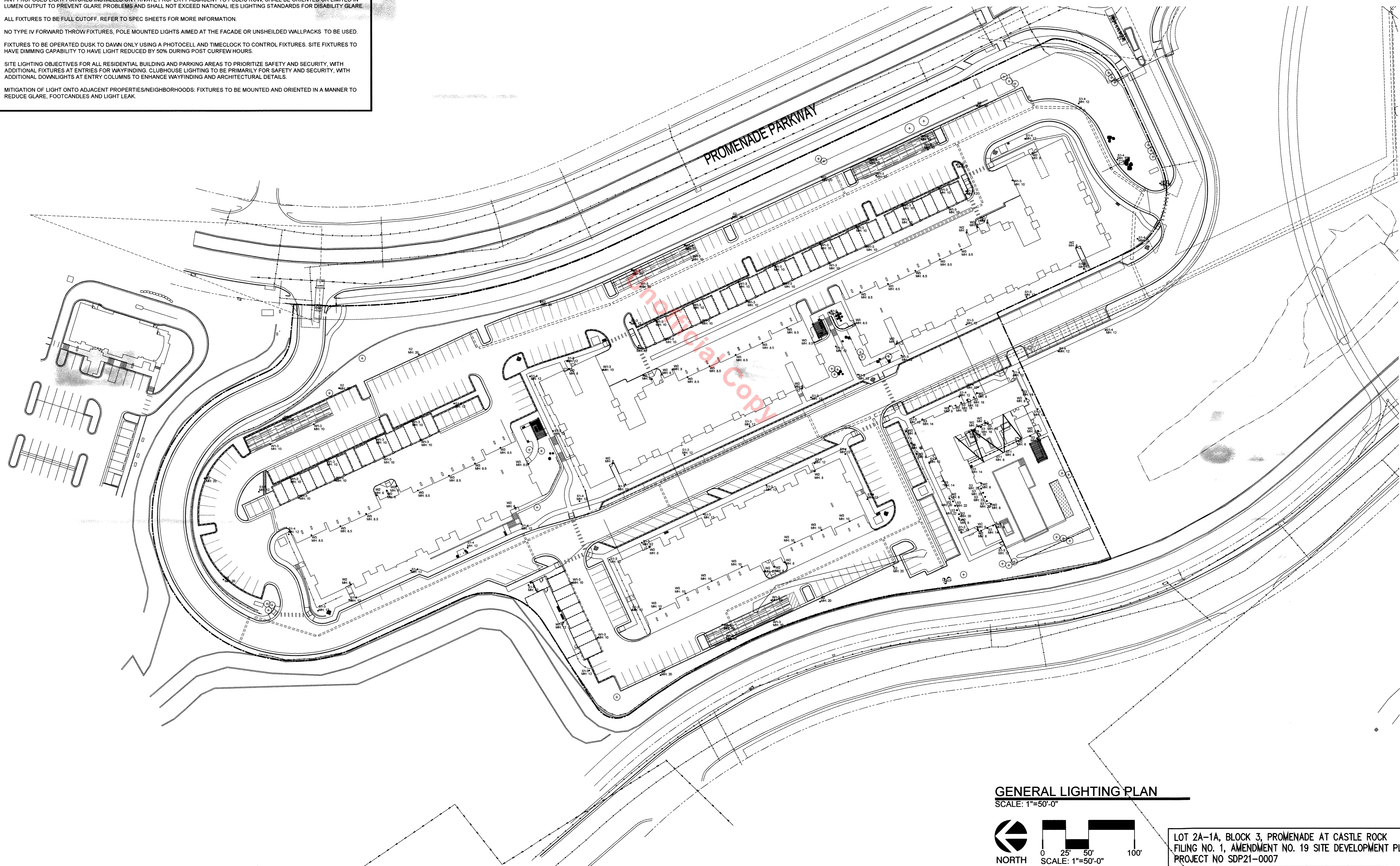
SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

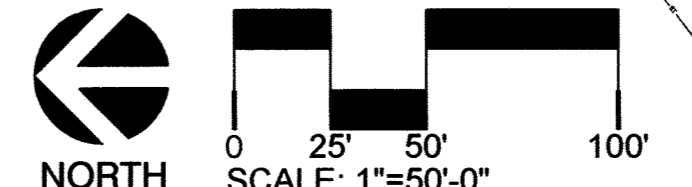
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- NOTES:**
1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO PUBLIC ROW, SHALL BE ORIENTED OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
 2. ALL FIXTURES TO BE FULL CUTOFF. REFER TO SPEC SHEETS FOR MORE INFORMATION.
 3. NO TYPE IV FORWARD THROW FIXTURES. POLE MOUNTED LIGHTS AIMED AT THE FACADE OR UNSHIELDED WALLPACKS TO BE USED.
 4. FIXTURES TO BE OPERATED DUSK TO DAWN ONLY USING A PHOTOCELL AND TIMECLOCK TO CONTROL FIXTURES. SITE FIXTURES TO HAVE DIMMING CAPABILITY TO HAVE LIGHT REDUCED BY 50% DURING POST CURFEW HOURS.
 5. SITE LIGHTING OBJECTIVES FOR ALL RESIDENTIAL BUILDING AND PARKING AREAS TO PRIORITIZE SAFETY AND SECURITY, WITH ADDITIONAL FIXTURES AT ENTRIES FOR WAYFINDING. CLUBHOUSE LIGHTING TO BE PRIMARILY FOR SAFETY AND SECURITY, WITH ADDITIONAL DOWNLIGHTS TO ENHANCE WAYFINDING AND ARCHITECTURAL DETAILS.
 6. MITIGATION OF LIGHT ONTO ADJACENT PROPERTIES/NEIGHBORHOODS: FIXTURES TO BE MOUNTED AND ORIENTED IN A MANNER TO REDUCE GLARE, FOOTCANDLES AND LIGHT LEAK.



GENERAL LIGHTING PLAN
SCALE: 1"=50'-0"



LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
PROJECT NO SDP21-0007

Engineering · Planning · Surveying

REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
REVISIONS PER TOWN COMMENTS	SP	04/02/21	ML		
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	ML	05/07/21		MR	
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	ML	06/03/21			
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	ML	06/22/2021			

FDG PROMENADE 3A ASSOCIATES, LLC

TOWN OF CASTLE ROCK

DOUGLAS COUNTY

PROMENADE APARTMENTS

GENERAL LIGHTING PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL: 02/16/21

DRAWING SIZE: 24" X 36"

SURVEY FROM: BASELINE SURVEY DATE: 01/13/21

JOB NO. C03464

DRAWING NAME: GENERAL LIGHTING PLAN

SHEET 13 OF 23

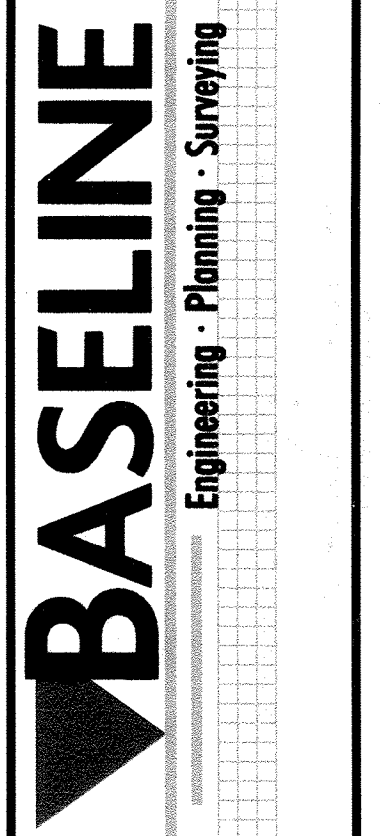
LT01

SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8,
LOCATED IN 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



LUMEC Urban

UrbanScape MPTC Post Top

Lumec UrbanScape LED post top luminaire features flexible, robust energy saving solutions for modern styled or ornate architectural lighting. With its slightly conical hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and providing safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Series	Color	Beam	Height	Finish	Notes
U1	3000K	30°	12-15'	Black	Standard
U2	3000K	30°	12-15'	White	Standard
U3	3000K	30°	12-15'	Black	Standard
U4	3000K	30°	12-15'	White	Standard

Luminaire ordering guide

Series	Color	Beam	Height	Finish	Notes
U1	3000K	30°	12-15'	Black	Standard
U2	3000K	30°	12-15'	White	Standard
U3	3000K	30°	12-15'	Black	Standard
U4	3000K	30°	12-15'	White	Standard

TYPE S1-3, S1-4, S1-5

GARDCO EcoForm

EcoForm ECF-5 small area light

Gardco EcoForm ECF-5 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire. EcoForm offers a new level of outdoor visual comfort. Features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to install additional wires in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Series	Color	Beam	Height	Finish	Notes
ECF-5	3000K	30°	12-15'	Black	Standard
ECF-5	3000K	30°	12-15'	White	Standard

Ordering guide

Series	Color	Beam	Height	Finish	Notes
ECF-5	3000K	30°	12-15'	Black	Standard
ECF-5	3000K	30°	12-15'	White	Standard

TYPE S2

LIGHTOLIER by @ignify

Calculate LED 4" gen 3

G4RDL Round Downlight

Calculate LED 4" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Series	Color	Beam	Height	Finish	Notes
G4RDL	3000K	30°	12-15'	Black	Standard
G4RDL	3000K	30°	12-15'	White	Standard

Ordering guide

Series	Color	Beam	Height	Finish	Notes
G4RDL	3000K	30°	12-15'	Black	Standard
G4RDL	3000K	30°	12-15'	White	Standard

TYPE S3

LUMINAIRE SCHEDULE

TYPE	LAMP / KELVIN	DESCRIPTION	QUANTITY	LOAD, VA	VOLTS	CONTROL	INITIAL LUMENS	IESNA	MOUNTING	MANUFACTURER/CAT. NO.
S1-3	4000K LED	PEDESTRIAN LED POST TOP WITH 12' POLE, TYPE 3 DISTRIBUTION	26	37	120	0-10V DIMMING, TIMELOCK, PHOTOCELL	3624	FULL CUT OFF TYPE 3	POLE 12'	LUMEC - MPTC-35W32LED4K-G24-E3, 12' POLE
S1-4	4000K LED	PEDESTRIAN LED POST TOP WITH 12' POLE, TYPE 4 DISTRIBUTION	20	37	120	0-10V DIMMING, TIMELOCK, PHOTOCELL	3650	FULL CUT OFF TYPE 4	POLE 12'	LUMEC - MPTC-35W32LED4K-G24-E4, 12' POLE
S1-5	4000K LED	PEDESTRIAN LED POST TOP WITH 12' POLE, TYPE 5 DISTRIBUTION	6	37	120	0-10V DIMMING, TIMELOCK, PHOTOCELL	3685	FULL CUT OFF TYPE 5	POLE 12'	LUMEC - MPTC-35W32LED4K-G24-E5, 12' POLE
S2	4000K LED	PARKING AREA LED WITH 20' POLE, TYPE 3 DISTRIBUTION	11	40	120	0-10V DIMMING, TIMELOCK, PHOTOCELL	5428	FULL CUT OFF TYPE 3	POLE 20'	GARDCO - ECF-5-32L-1A-NW-G2-3, 20' POLE
S3	4000K LED	4" LED DOWNLIGHT, NARROW FLOOD	23	16	120	0-10V DIMMING, TIMELOCK, PHOTOCELL	1500	FULL CUT OFF	SURFACE CEILING	LIGHTOLIER - 4RN, C4L-15-40-N-210-U, C4RDL-C
W1-3	4000K LED	LED WALL PACK TYPE 3, FULL CUT OFF	44	12	120	0-10V DIMMING, TIMELOCK, PHOTOCELL	3119	FULL CUT OFF TYPE 3	WALL 10'	LUMEC - 121-16L-530-NW-G4-3
W2	4000K LED	4" LED CYLINDER, SURFACE MOUNT, DOWNLIGHT ONLY	38	6	120	TIMELOCK, PHOTOCELL	2885	FULL CUT OFF	WALL 8'	LIGHTOLIER - C4_L0583M210UCL
W3	4000K LED	SMALL LED WALL PACK FOR TUCK UNDER PARKING	27	22	120	TIMELOCK, PHOTOCELL	500	FULL CUT OFF	WALL 8.5'	STONCO - LPW-16-20-NW-G3-4
ST1	2700K LED	LED STRING LIGHTING WITH FULL CUT OFF SHADES, 24" ON CENTER	185.5 LINEAR FT	2W/LAMP	120	TIMELOCK, PHOTOCELL, LOCAL OVERRIDE SWITCH	200L/LAMP	FULL CUT OFF	POLE 10'	PRIMUS - DECO STRING DSH-24- 120-G-16.5F 2700-DSC7 CONE SHADE

GARDCO LytePro

LED wall sconce 121

Gardco LytePro LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide array of architectural styles and designs, while delivering high lumen and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,400 lumens. Energy saving options include: increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and in response to the luminaire.

Series	Color	Beam	Height	Finish	Notes
121	3000K	30°	12-15'	Black	Standard
121	3000K	30°	12-15'	White	Standard

Ordering guide

Series	Color	Beam	Height	Finish	Notes
121	3000K	30°	12-15'	Black	Standard
121	3000K	30°	12-15'	White	Standard

TYPE W1-3

LIGHTOLIER by @ignify

Calculate LED 4" gen 3

C4 Cylinder

Calculate LED 4" generation 3 features industry leading visual comfort and excellent uniform illumination over time.

Series	Color	Beam	Height	Finish	Notes
C4	3000K	30°	12-15'	Black	Standard
C4	3000K	30°	12-15'	White	Standard

Ordering guide

Series	Color	Beam	Height	Finish	Notes
C4	3000K	30°	12-15'	Black	Standard
C4	3000K	30°	12-15'	White	Standard

TYPE W2

Stonco by @ignify

LED wall sconce LPW6 medium wall sconce

Stonco LytePro LED medium wall sconce LPW6 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW6 is ideal for entryways and corridors in addition to wall lighting applications requiring strong beam spreading and forward pattern projection.

Series	Color	Beam	Height	Finish	Notes
LPW6	3000K	30°	12-15'	Black	Standard
LPW6	3000K	30°	12-15'	White	Standard

Ordering guide

Series	Color	Beam	Height	Finish	Notes
LPW6	3000K	30°	12-15'	Black	Standard
LPW6	3000K	30°	12-15'	White	Standard

TYPE W3

PRIMUS DECOSTRING SERIES

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

Decostrings are a perfect accent lighting addition to add a personal ambience to patios, courtyards, terraces, restaurants, amusement parks and any open area. The "decostr" lighting system is typically hung between two anchorage points with optional intermediate support and electrically fed from one end. The sockets can be either approximately spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

Ordering guide

Series	Color	Beam	Height	Finish	Notes
DSH	2700K	30°	12-15'	Black	Standard
DSH	2700K	30°	12-15'	White	Standard

TYPE ST1

PRIMUS DECOSTRING SHADES & GUARDS

Ordering guide

Series	Color	Beam	Height	Finish	Notes
DSH	2700K	30°	12-15'	Black	Standard
DSH	2700K	30°	12-15'	White	Standard

TYPE ST1 SHADE

DESIGNED BY	DATE	04/02/21
PREPARED BY	DATE	05/07/21
REVISIONS PER TOWN COMMENTS	ML	05/07/21
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	ML	05/07/21
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	ML	05/07/21

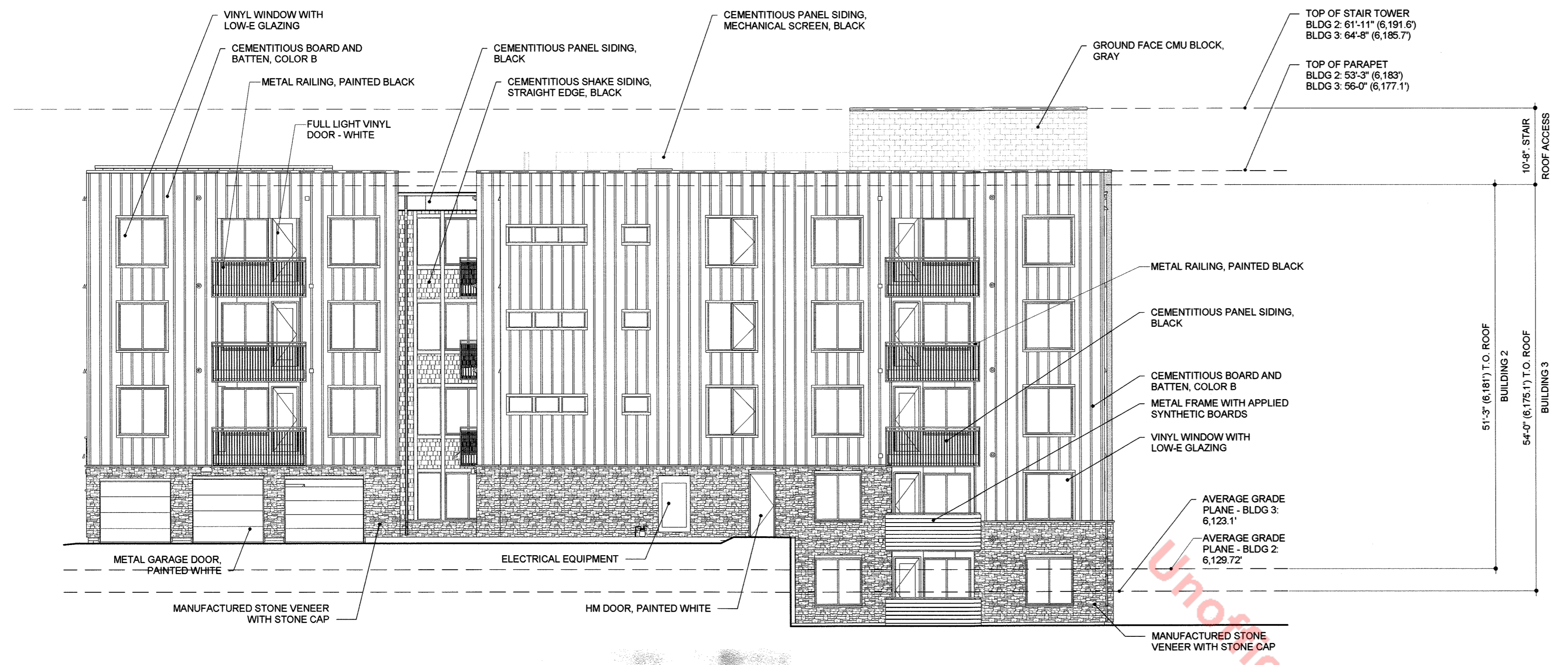
FDG PROMENADE 3A ASSOCIATES, LLC
DOUGLAS COUNTY
TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
GENERAL LIGHTING PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

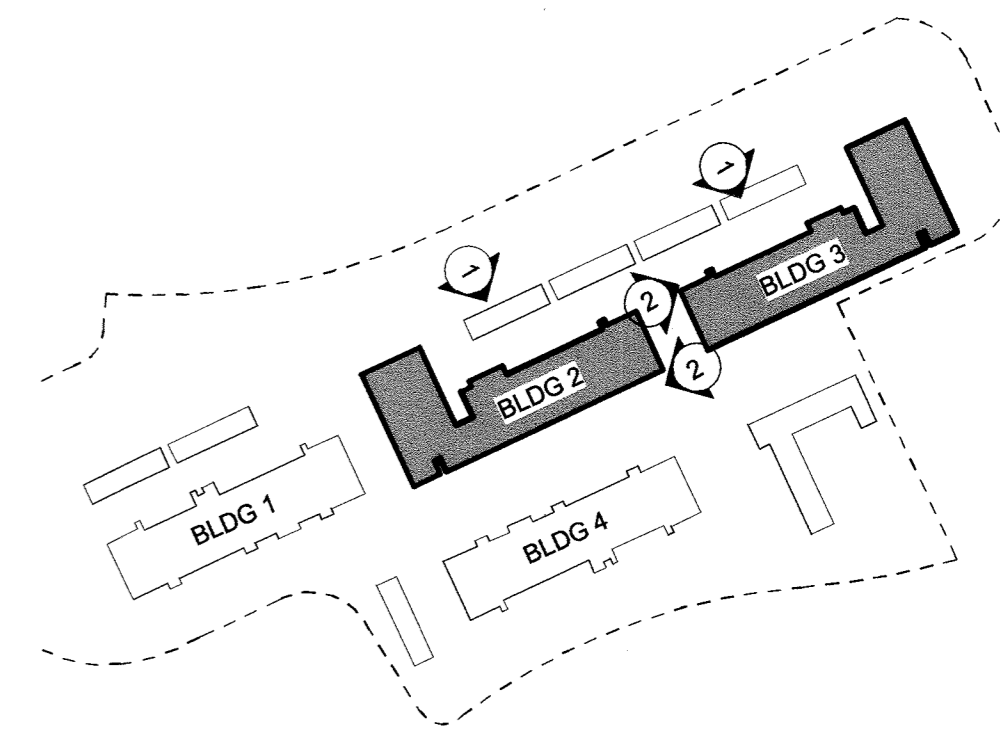
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 02/05/21
DRAWING SIZE 24" X 36"
SURVEY FROM BASELINE 01/13/21
JOB NO. 003404
DRAWING NAME ACAD-3404-TB.dwg
SHEET 14 OF 23
PROJECT NO SDP21-0007
LOT02

MATERIAL LEGEND		COLOR SCHEME	
	CEMENTITIUS BOARD AND BATTEN SIDING - COLOR A	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY	
	CEMENTITIUS BOARD AND BATTEN SIDING - COLOR B	SHERWIN WILLIAMS, SW 7004, SNOWBOUND	
	CEMENTITIUS PANEL SIDING	SHERWIN WILLIAMS, SW 7089, IRON ORE	
	CEMENTITIUS SHAKE SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE	
	MANUFACTURED STONE VENEER	LEDGE STONE	
	GROUND FACE CMU	GROUND FACE - GREY	
	METAL RAILINGS - PAINTED	SHERWIN WILLIAMS, SW 6258, TRICORN BLACK	
	METAL FRAME W/ SYNTHETIC BOARDS	FRAME - SW 6258, TRICORN BLACK SYNTHETIC BOARDS - WOOD COLOR	

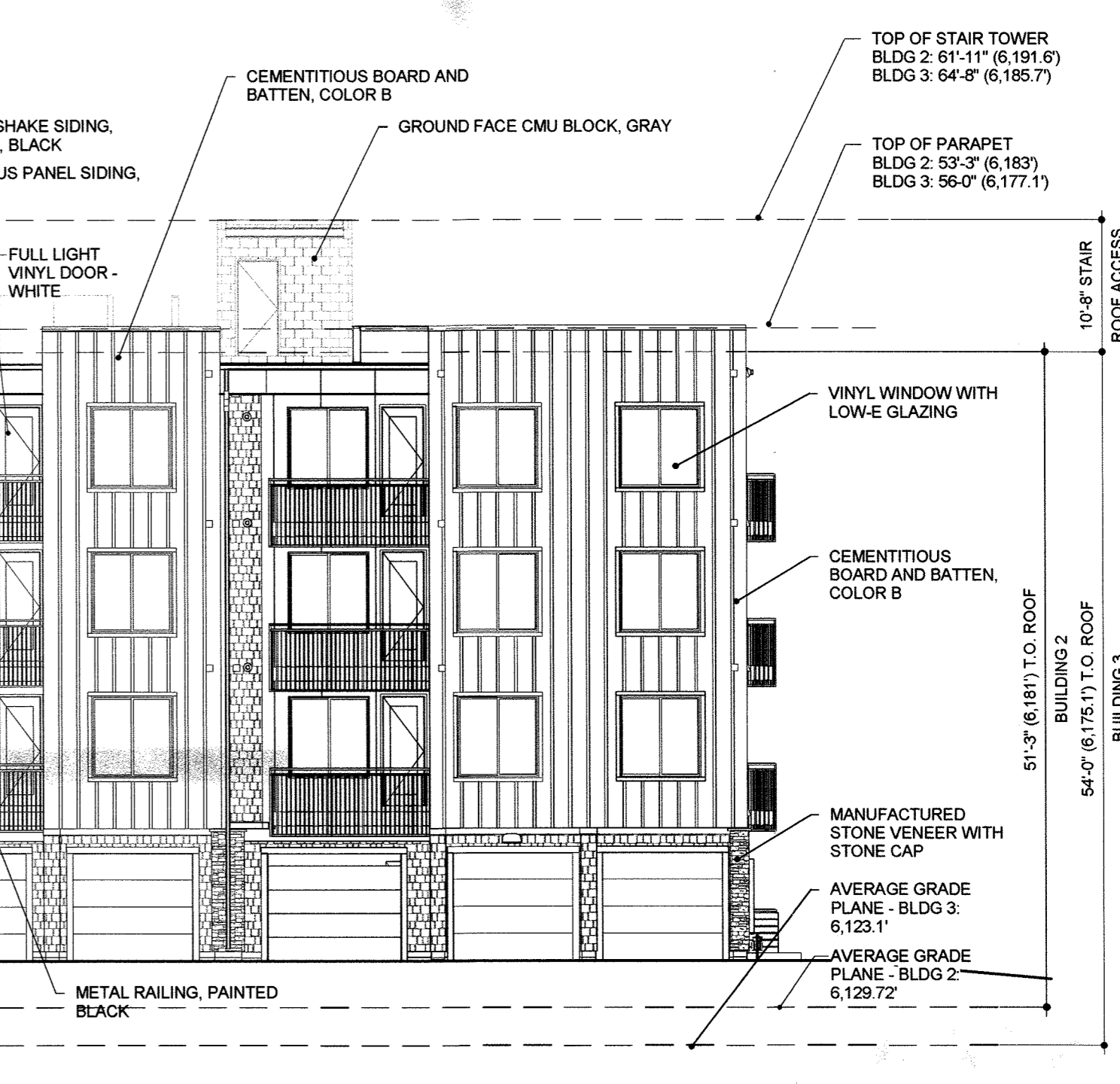
NOTES:
 -ALL TRIM BOARDS & DOWNSPOUTS TO BE PAINTED SW 7069, IRON ORE
 -ALL PARAPET CAPS AND OVERFLOWS TO BE PAINTED SW 6258, TRICORN BLACK
 -ALL VINYL WINDOWS AND VINYL DOORS TO HAVE WHITE FRAME
 -ALL OVERHEAD DOORS TO BE WHITE
 -ALL EXTERIOR VENTS TO BE PAINTED TO MATCH FIELD



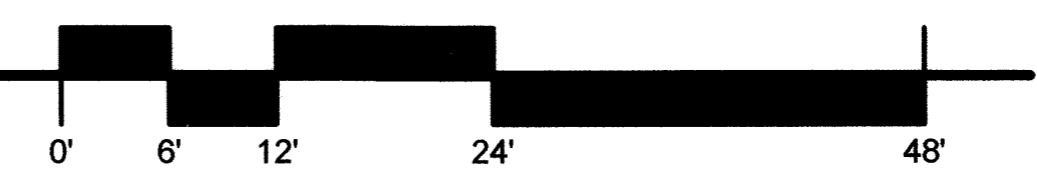
2 LEFT ELEVATION - BUILDING TYPE A
 3/32" = 1'-0"



SITE KEY PLAN



1 FRONT ELEVATION - BUILDING TYPE A
 3/32" = 1'-0"



KEPHART
 community planning architecture
 2555 WALNUT STREET
 DENVER, COLORADO 80205
 www.kephart.com

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-007

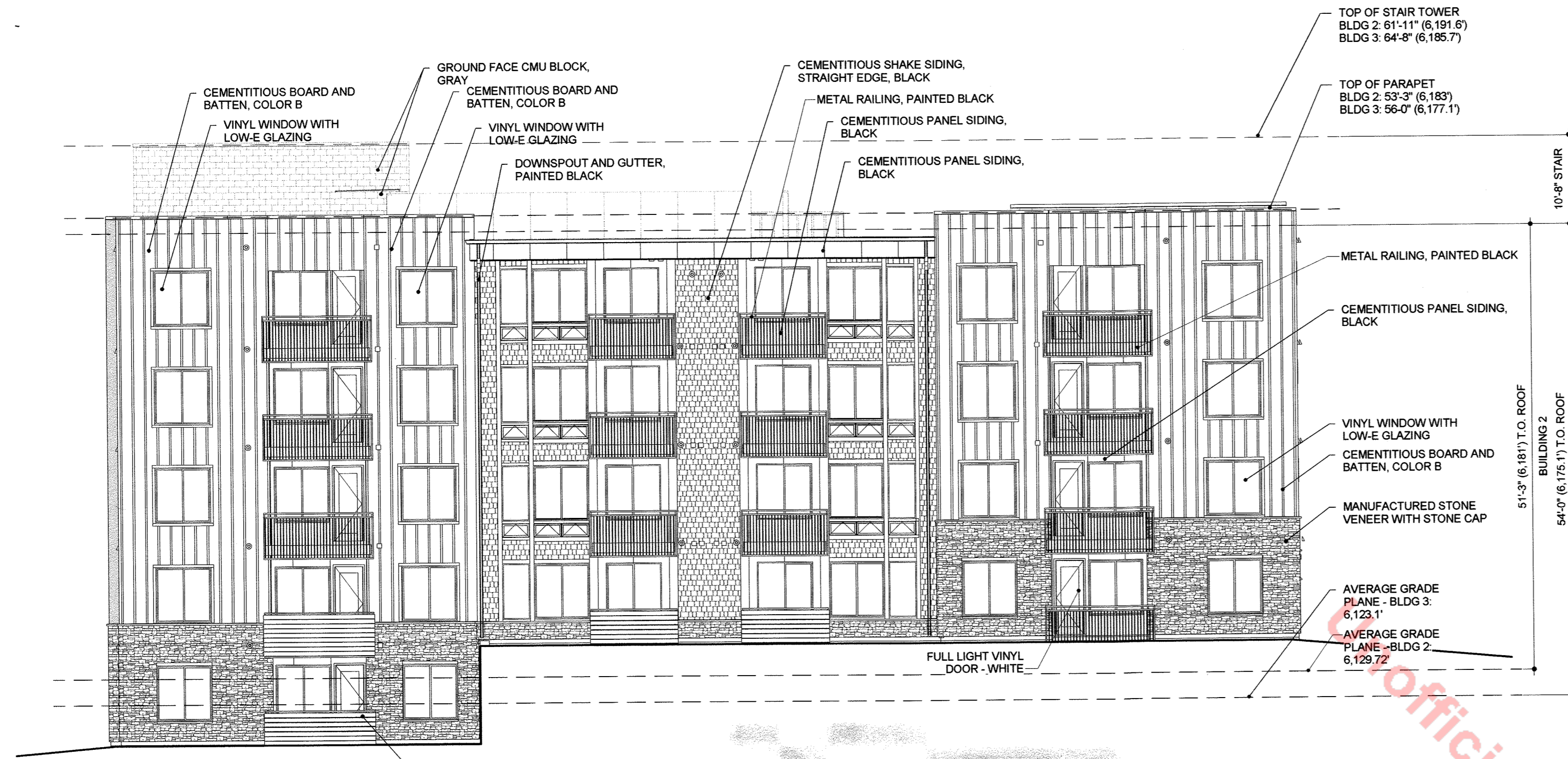
BASELINE
 Engineering · Planning · Surveying
 12 N FAREY DRIVE SUITE 20 · GOLDEN, COLORADO 80401
 P. 303.940.9566 · F. 303.940.9569 · www.baselinecorp.com

REVISION DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER TOWN COMMENTS	04/02/21	SLP	04/02/21	ML
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/07/2021	MLL	05/07/2021	MR
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/2021	MLL	06/03/2021	ML
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	06/22/2021	MLL	06/22/2021	ML

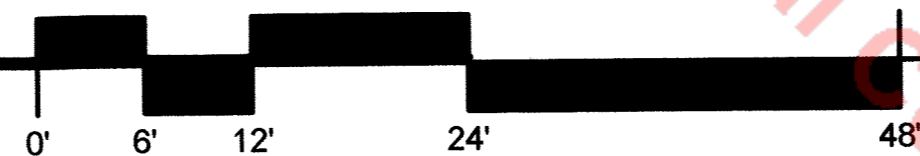
FOR AND ON BEHALF OF
 BASELINE CORPORATION
 METAL SHEDDING 02/05/21
 DRAWING SIZE 24" X 36"
 SURVEY FROM BASELINE 01/13/21
 JOB NO. C03494
 DRAWING NAME BLDG TYPE A - ELEVATIONS
 SHEET 15 OF 23

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 METAL SHEDDING 02/05/21
 DRAWING SIZE 24" X 36"
 SURVEY FROM BASELINE 01/13/21
 JOB NO. C03494
 DRAWING NAME BLDG TYPE A - ELEVATIONS
 SHEET 15 OF 23
A01

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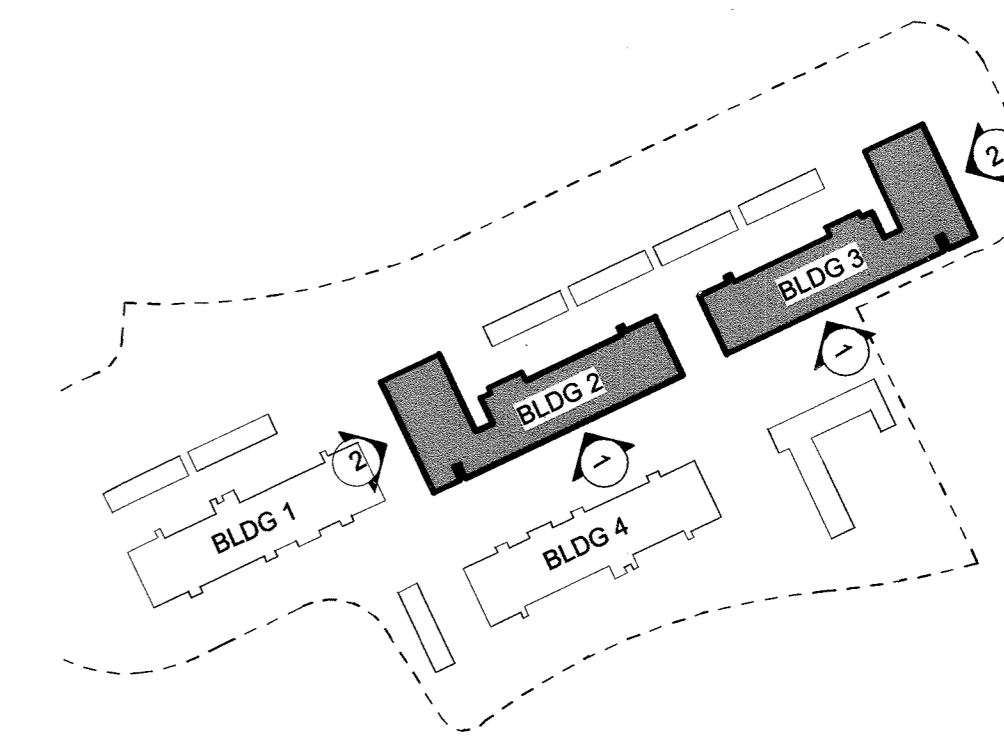


2 RIGHT ELEVATION - BUILDING TYPE A
3/32" = 1'-0"

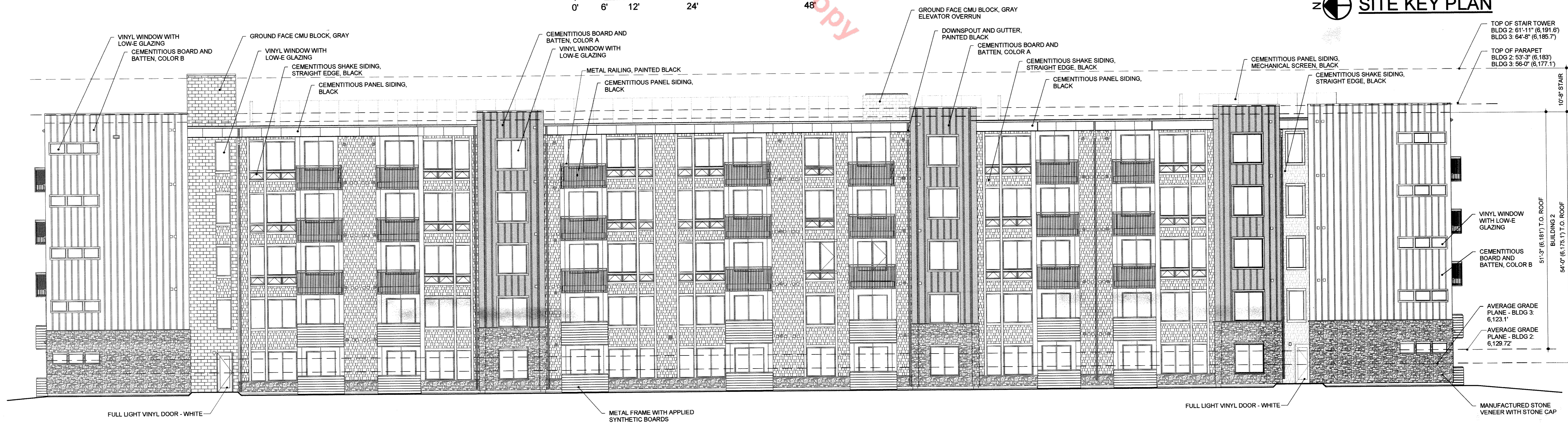


MATERIAL LEGEND	COLOR SCHEME
CEMENTITIUS BOARD AND BATTEN SIDING - COLOR A	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY
CEMENTITIUS BOARD AND BATTEN SIDING - COLOR B	SHERWIN WILLIAMS, SW 7004, SNOWBOUND
CEMENTITIUS PANEL SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE
CEMENTITIUS SHAKE SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE
MANUFACTURED STONE VENEER	LEDGE STONE
GROUND FACE CMU	GROUND FACE - GREY
METAL RAILINGS - PAINTED	SHERWIN WILLIAMS, SW 6258, TRICORN BLACK
METAL FRAME W/ SYNTHETIC BOARDS	FRAME - SW 6258, TRICORN BLACK SYNTHETIC BOARDS - WOOD COLOR

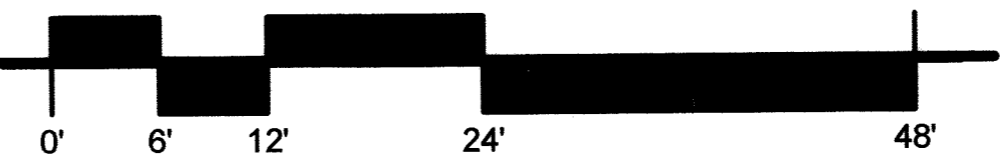
NOTES:
 -ALL TRIM BOARDS & DOWNSPOUTS TO BE PAINTED SW 7069, IRON ORE
 -ALL PARAPET CAPS AND OVERFLOWS TO BE PAINTED SW 6258, TRICORN BLACK
 -ALL VINYL WINDOWS AND VINYL DOORS TO HAVE WHITE FRAME.
 -ALL OVERHEAD DOORS TO BE WHITE.
 -ALL EXTERIOR VENTS TO BE PAINTED TO MATCH FIELD



z SITE KEY PLAN



1 PLANNING REAR ELEVATION - BUILDING TYPE A
3/32" = 1'-0"



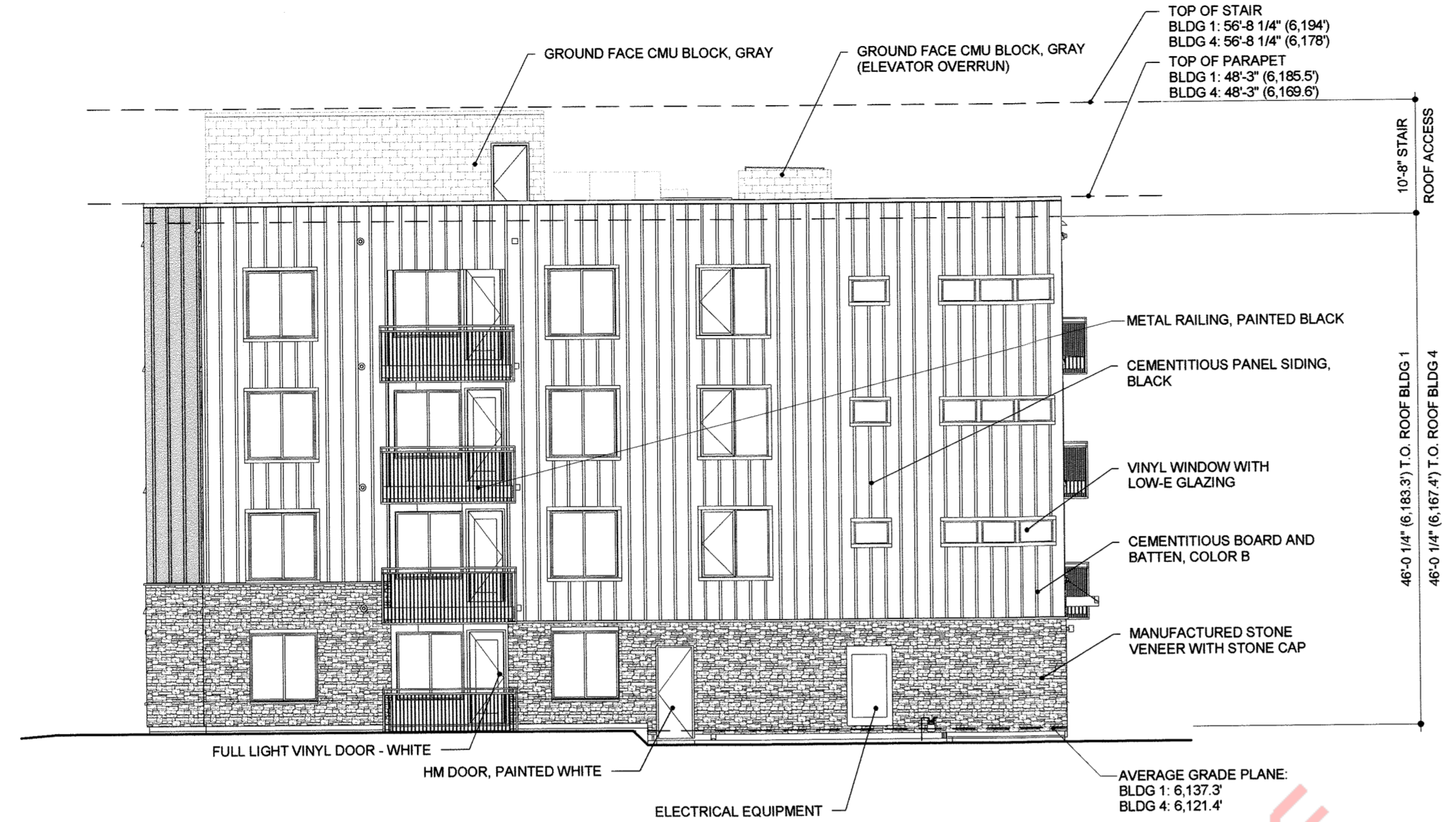
LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007



REVISION DESCRIPTION	DATE	PREPARED BY	CHECKED BY
REVISIONS PER TOWN COMMENTS	04/02/21	ML	ML
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/07/2021	ML	MR
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/2021	ML	ML
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	06/22/2021	ML	ML

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 02/05/21
 DRAWING SIZE 24" X 36"
 SURVEY FIRM BASELINE SURVEY DATE 01/13/21
 JOB NO. C03494
 DRAWING NAME BLDG TYPE A - ELEVATIONS
 SHEET 16 OF 23
 A02

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
 PROMENADE APARTMENTS
 BLDG TYPE A - ELEVATIONS

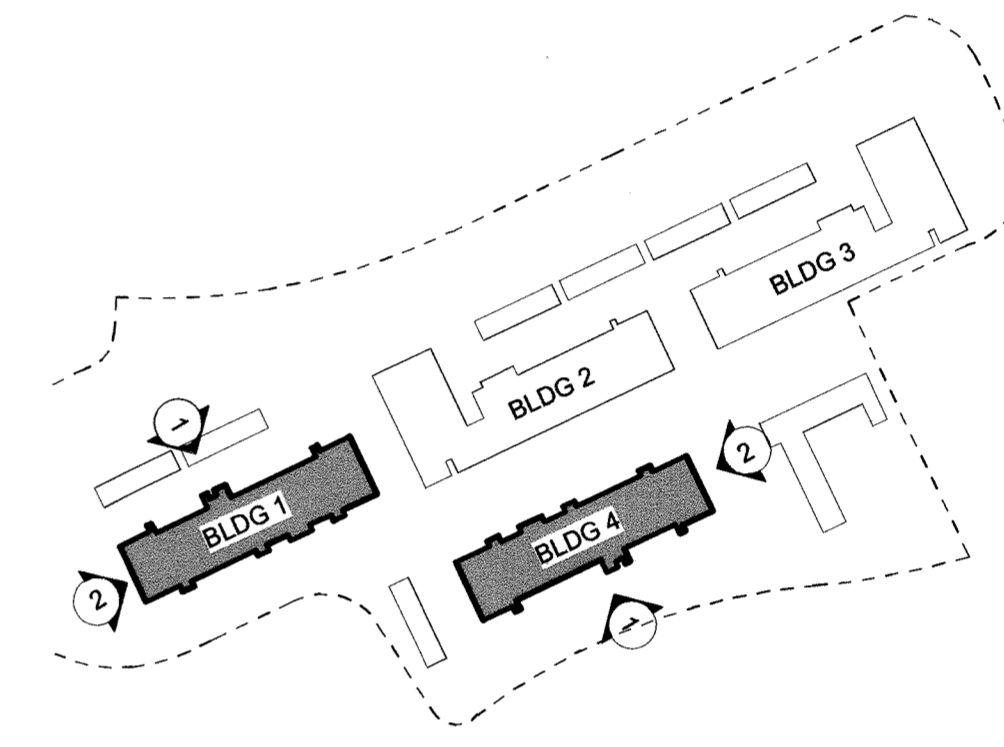


2 RIGHT ELEVATION - BUILDING TYPE B
3/32" = 1'-0"

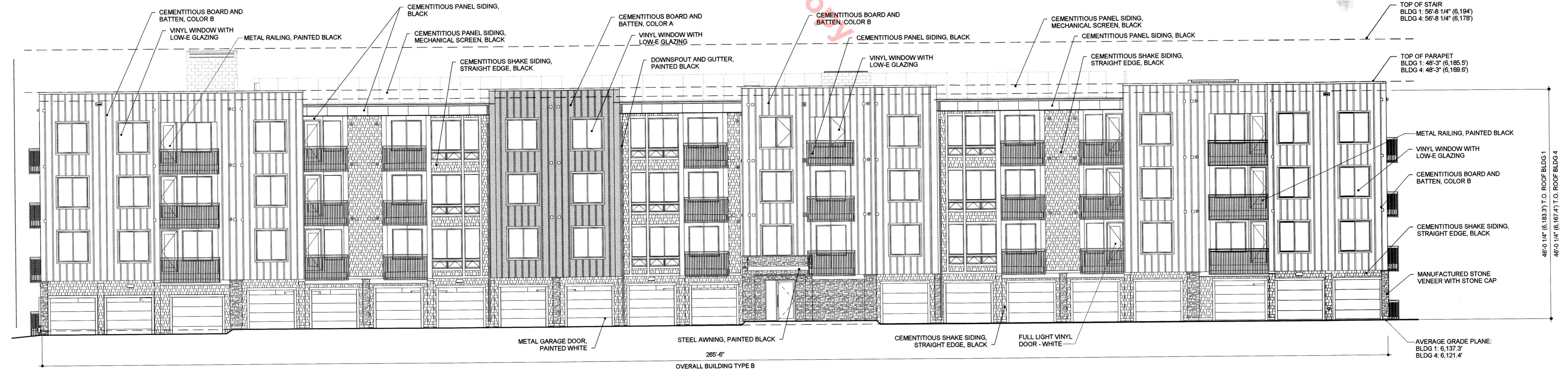


MATERIAL LEGEND	COLOR SCHEME
	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY
	SHERWIN WILLIAMS, SW 7004, SNOWBOUND
	SHERWIN WILLIAMS, SW 7069, IRON ORE
	SHERWIN WILLIAMS, SW 7069, IRON ORE
	LEDGE STONE
	GROUND FACE - GREY
	SHERWIN WILLIAMS, SW 6258, TRICORN BLACK
	FRAME - SW 6258, TRICORN BLACK SYNTHETIC BOARDS - WOOD COLOR

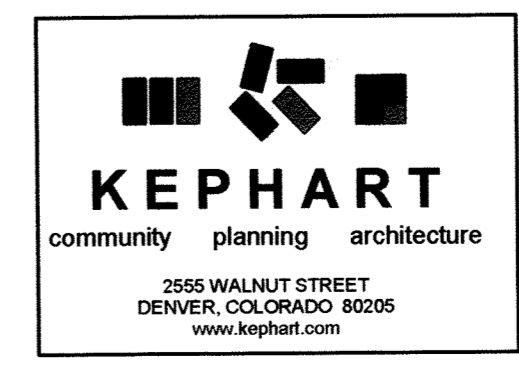
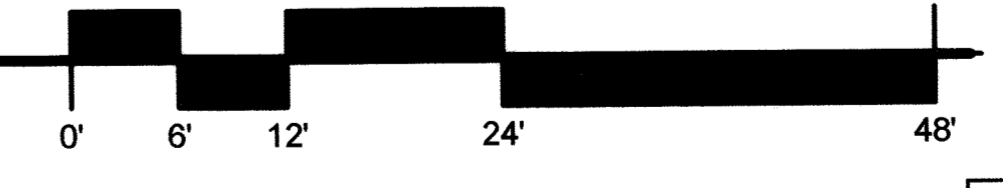
NOTES:
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-ALL PARAPET CAPS AND OVERFLOWS TO BE PAINTED SW 6258, TRICORN BLACK
-ALL VINYL WINDOWS AND VINYL DOORS TO HAVE WHITE FRAME.
-ALL OVERHEAD DOORS TO BE WHITE.
-ALL EXTERIOR VENTS TO BE PAINTED TO MATCH FIELD



z SITE KEY PLAN



1 FRONT ELEVATION - BUILDING TYPE B
3/32" = 1'-0"



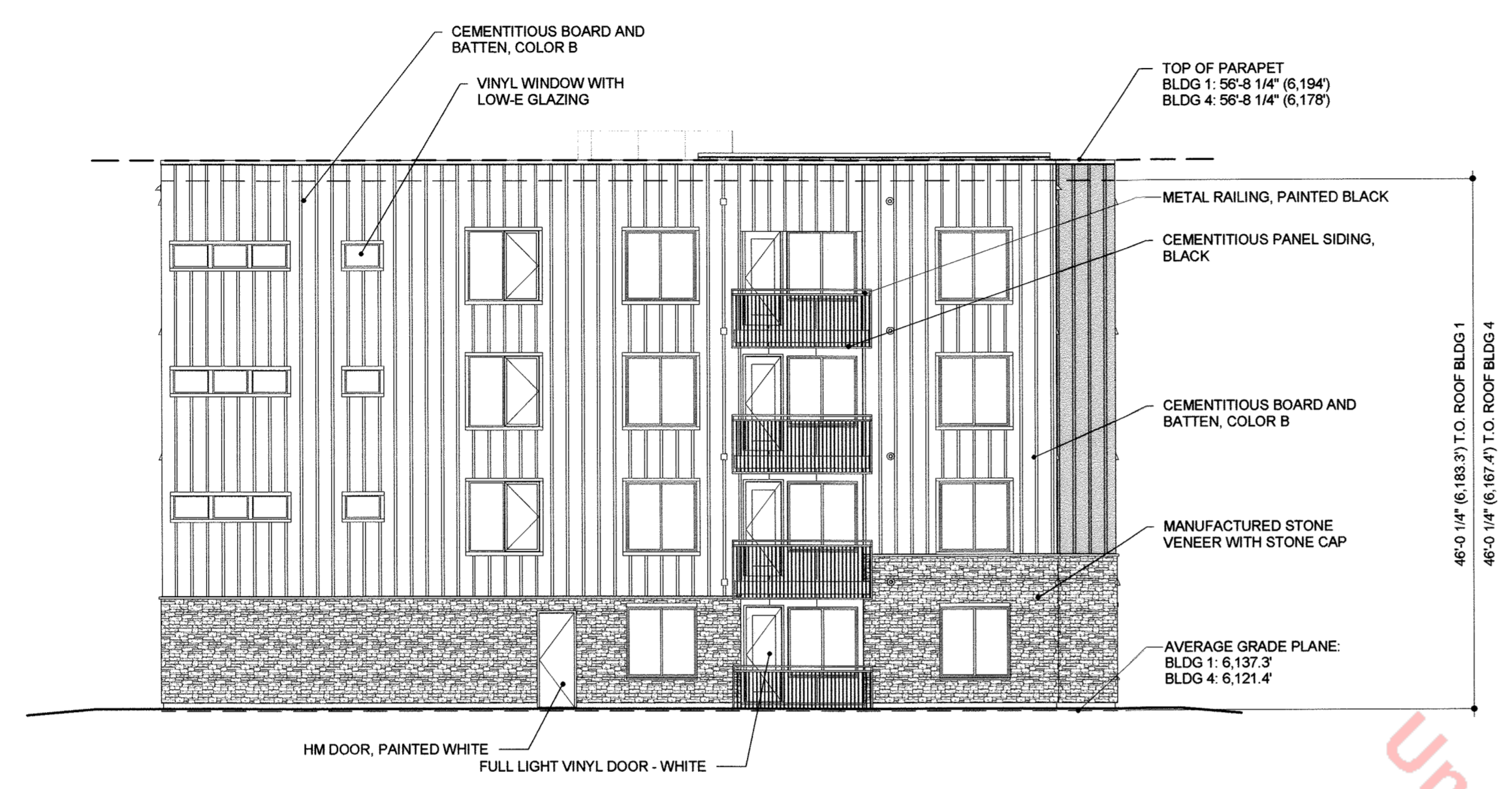
LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
PROJECT NO SDP21-0007

DESIGNED BY	DATE	PREPARED BY	DATE	REVISION DESCRIPTION
ML	04/02/21	SLP	04/02/21	REVISIONS PER TOWN COMMENTS
MR	05/07/21	MLL	05/07/21	REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS
ML	06/03/2021	MLL	06/03/2021	REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS
ML	06/22/2021	MLL	06/22/2021	REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS

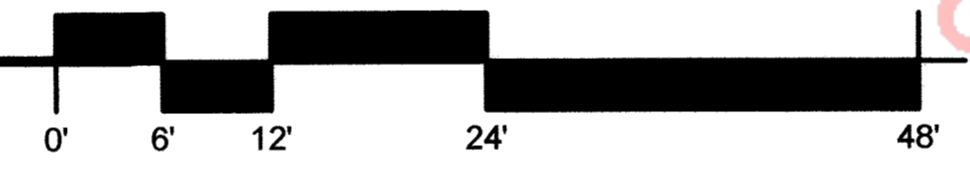
DOUGLAS COUNTY
FDG PROMENADE 3A ASSOCIATES, LLC
TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
BLDG TYPE B - ELEVATIONS

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL 02/05/21
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE 01/13/21
JOB NO. C03494
DRAWING NAME BLDG TYPE B - ELEVATIONS
SHEET 17 OF 23
A03

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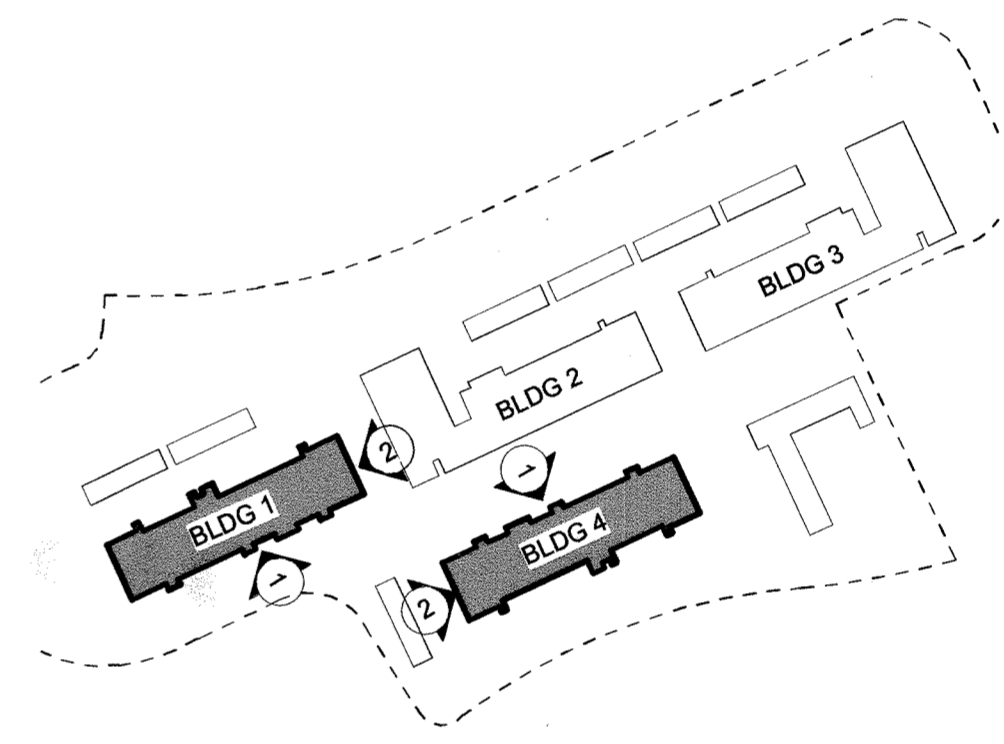
2 LEFT ELEVATION - BUILDING TYPE B
3/32" = 1'-0"



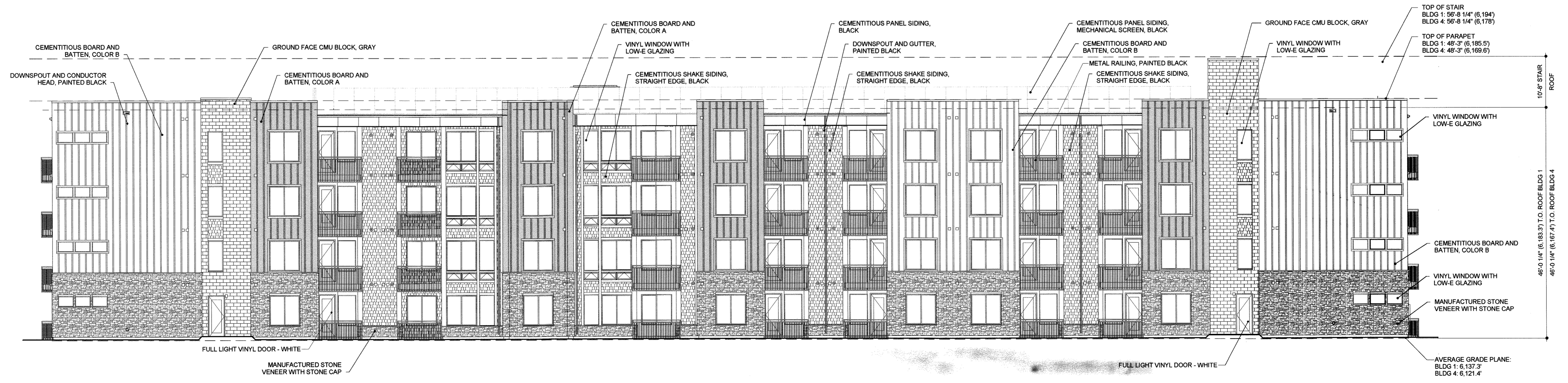
Unofficial Copy

MATERIAL LEGEND	COLOR SCHEME
	CEMENTITIOUS BOARD AND BATTEN SIDING - COLOR A: SHERWIN WILLIAMS, SW 7069, SUMMIT GRAY
	CEMENTITIOUS BOARD AND BATTEN SIDING - COLOR B: SHERWIN WILLIAMS, SW 7004, SNOWBOUND
	CEMENTITIOUS PANEL SIDING: SHERWIN WILLIAMS, SW 7069, IRON ORE
	CEMENTITIOUS SHAKE SIDING: SHERWIN WILLIAMS, SW 7069, IRON ORE
	MANUFACTURED STONE VENEER: LEDGE STONE
	GROUND FACE CMU: GROUND FACE - GREY
	METAL RAILINGS - PAINTED: SHERWIN WILLIAMS, SW 6258, TRICORN BLACK
	METAL FRAME W/ SYNTHETIC BOARDS: FRAME - SW 6258, TRICORN BLACK; SYNTHETIC BOARDS - WOOD COLOR

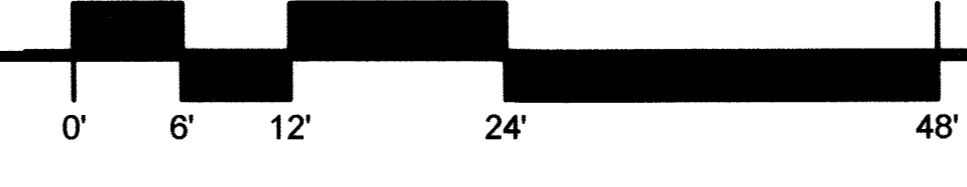
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 -ALL VINYL WINDOWS AND VINYL DOORS TO HAVE WHITE FRAME.
 -ALL OVERHEAD DOORS TO BE WHITE.
 -ALL EXTERIOR VENTS TO BE PAINTED TO MATCH FIELD



SITE KEY PLAN



1 REAR ELEVATION - BUILDING TYPE B
3/32" = 1'-0"



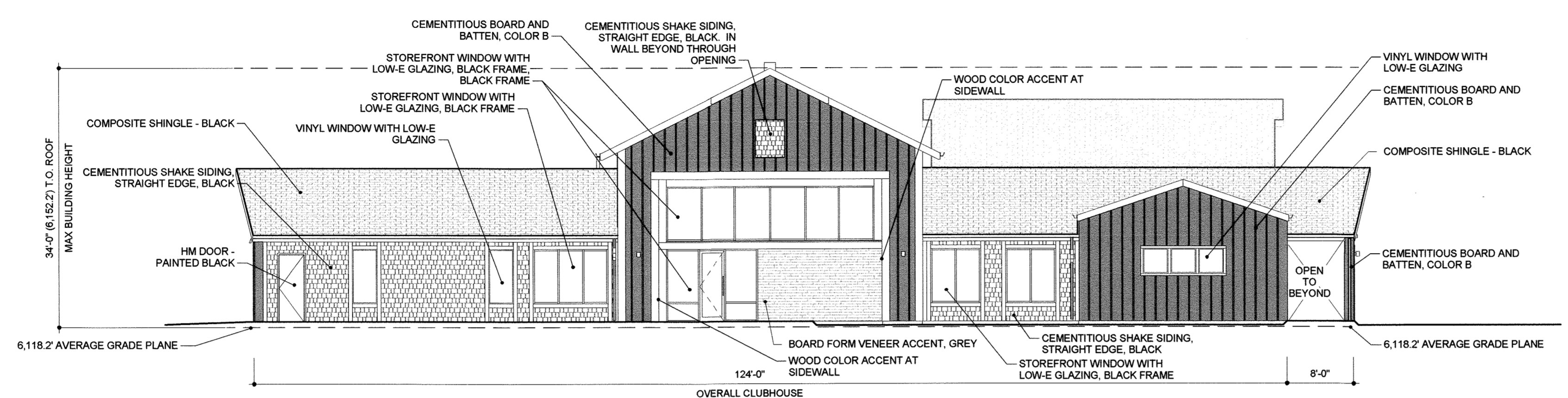
LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007



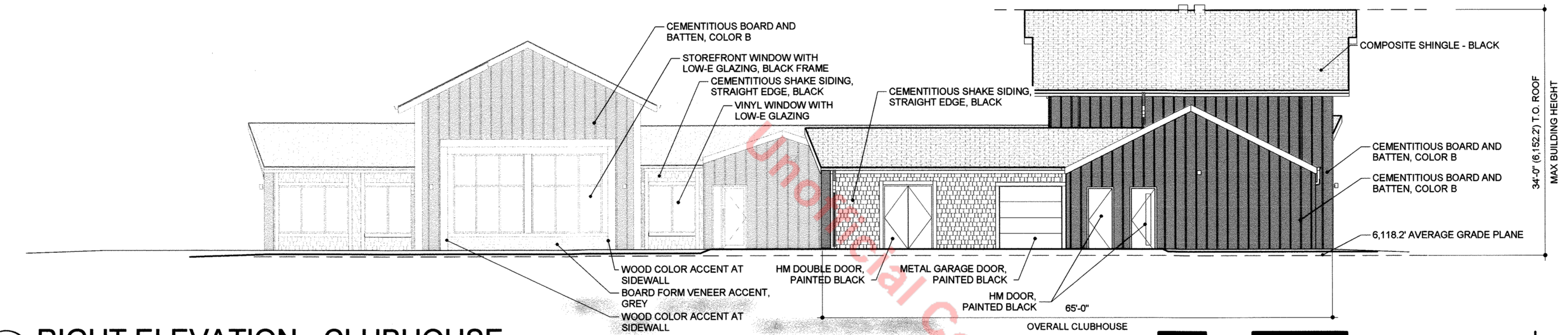
REVISION DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY
REVISIONS PER TOWN COMMENTS	04/02/21	SP	04/02/21	ML
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/07/2021	MLL	05/07/2021	MR
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/2021	MLL	06/03/2021	MR
REVISIONS PER TOWN 4TH REVIEW SDP COMMENTS	06/22/2021	MLL	06/22/2021	ML

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
 PROMENADE APARTMENTS
 BLDG TYPE B - ELEVATIONS

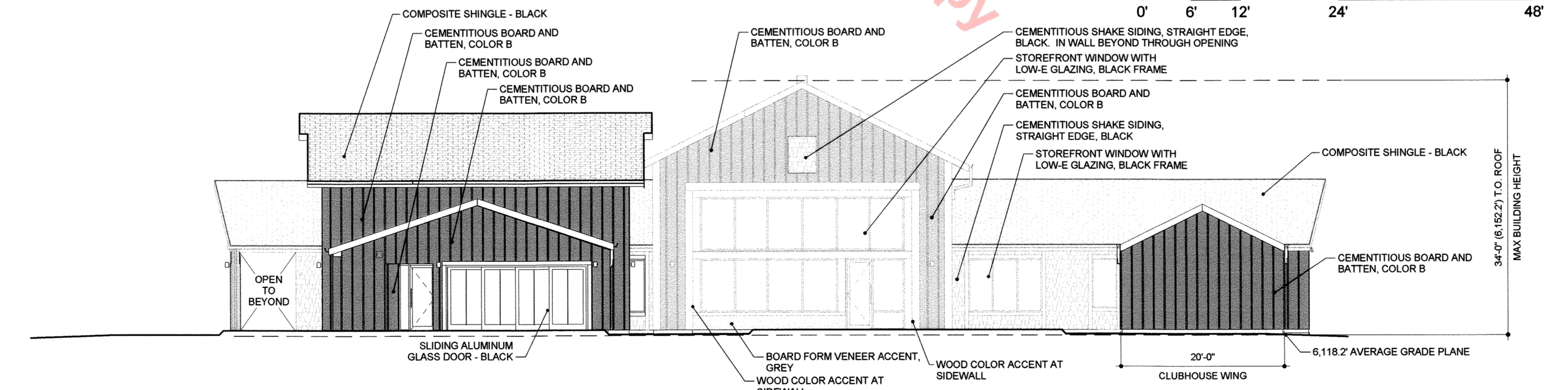
FOR AND ON BEHALF OF BASELINE CORPORATION	DATE: 02/05/21
DRIVING SIZE: 24" X 36"	SURVEY DATE: 01/13/21
SURVEY FROM: BASELINE	SURVEY DATE: 01/13/21
JOB NO. 003494	
DRAWING NAME: BLDG TYPE B - ELEVATIONS	
SHEET 18 OF 23	
A04	



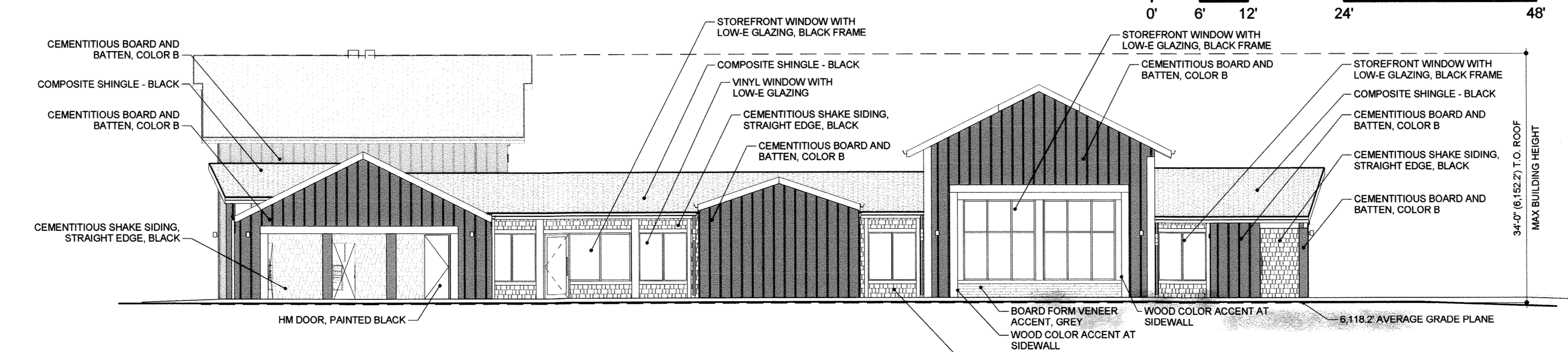
1 FRONT ELEVATION - CLUBHOUSE
3/32" = 1'-0"



2 RIGHT ELEVATION - CLUBHOUSE
3/32" = 1'-0"



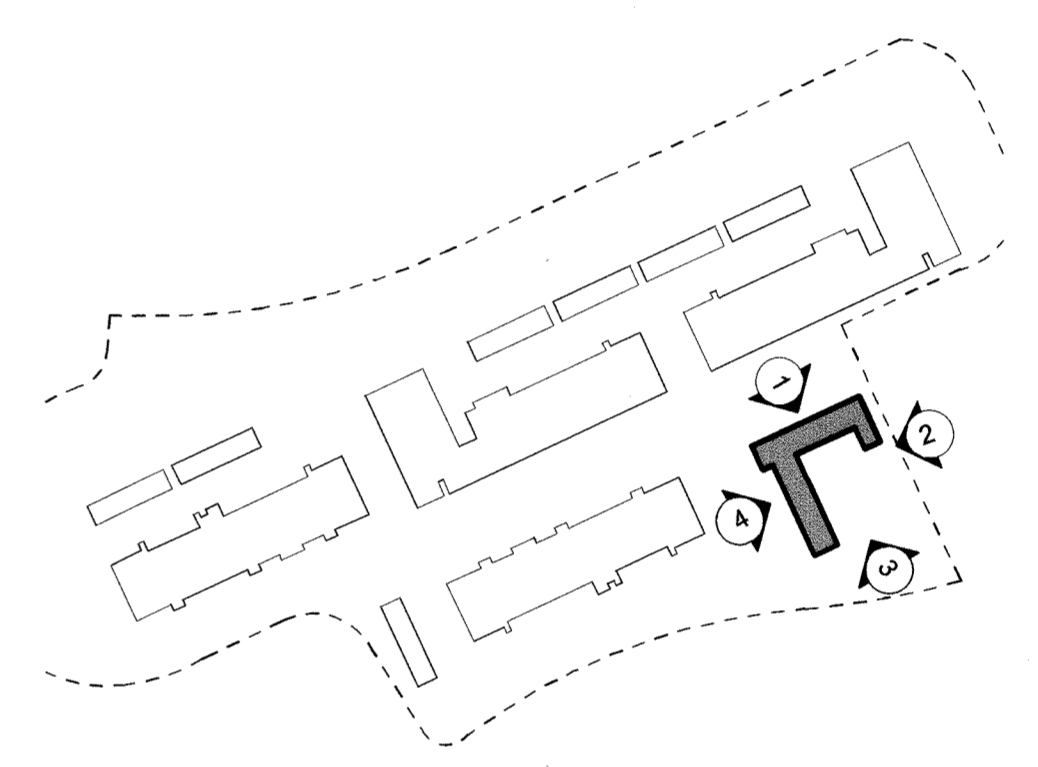
3 REAR ELEVATION - CLUBHOUSE
3/32" = 1'-0"



4 LEFT ELEVATION - CLUBHOUSE
3/32" = 1'-0"

MATERIAL LEGEND		COLOR SCHEME	
	CEMENTITIIOUS BOARD AND BATTEN SIDING - COLOR A	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY	
	CEMENTITIIOUS BOARD AND BATTEN SIDING - COLOR B	SHERWIN WILLIAMS, SW 7004, SNOWBOUND	
	CEMENTITIIOUS SHAKE SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE	
	BOARD FORM VENEER ACCENT	2STONE - BOARD FORM CONCRETE VENEER	
	COMPOSITE SHINGLE	TAMKO, BLACK SAGE	

NOTES:
 -ALL TRIM & ROOF FASCIA BOARDS AT VOLUME SPACES TO BE PAINTED SW 6258, TRICORN BLACK.
 -ALL OTHER TRIM BOARDS, GUTTERS, DOWNSPOUTS, AND ROOF FASCIA BOARDS TO BE PAINTED SW 7069, IRON ORE
 -ALL VINYL WINDOWS AND DOORS TO HAVE WHITE FRAME.



☀ SITE KEY PLAN

REVISION DESCRIPTION	DATE	PREPARED BY	DATE	ORDERED BY
REVISIONS PER TOWN COMMENTS	04/02/21	ML		ML
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/07/2021	ML		MR
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/2021	ML		ML
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	06/22/2021	ML		ML

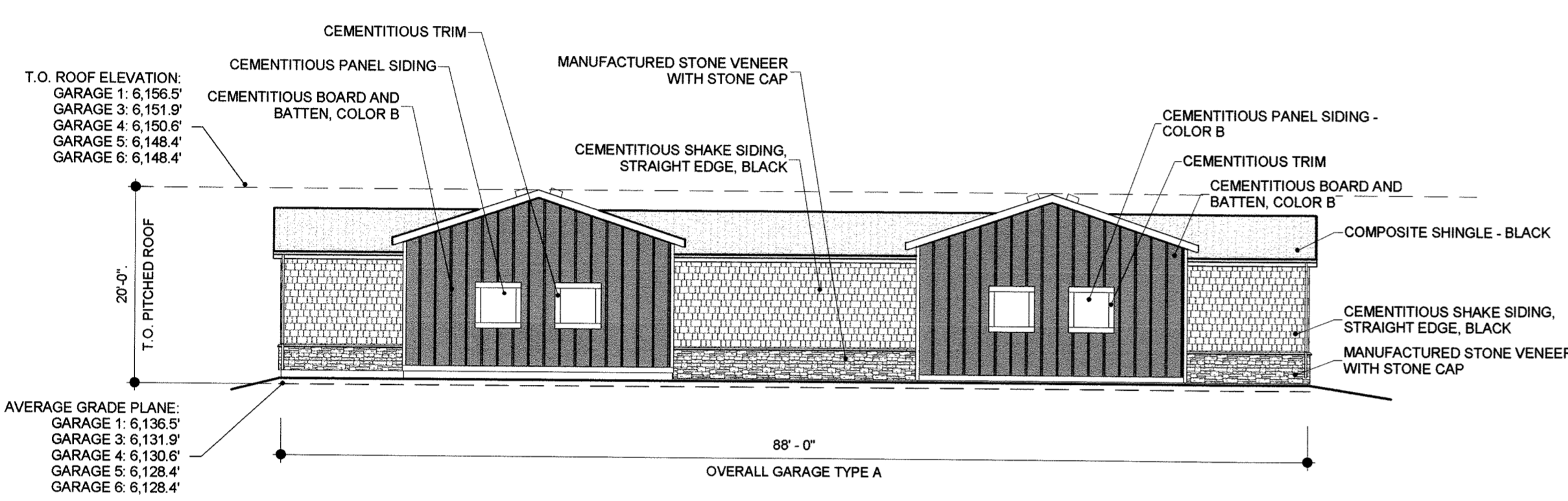
FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
 CLUBHOUSE - ELEVATIONS



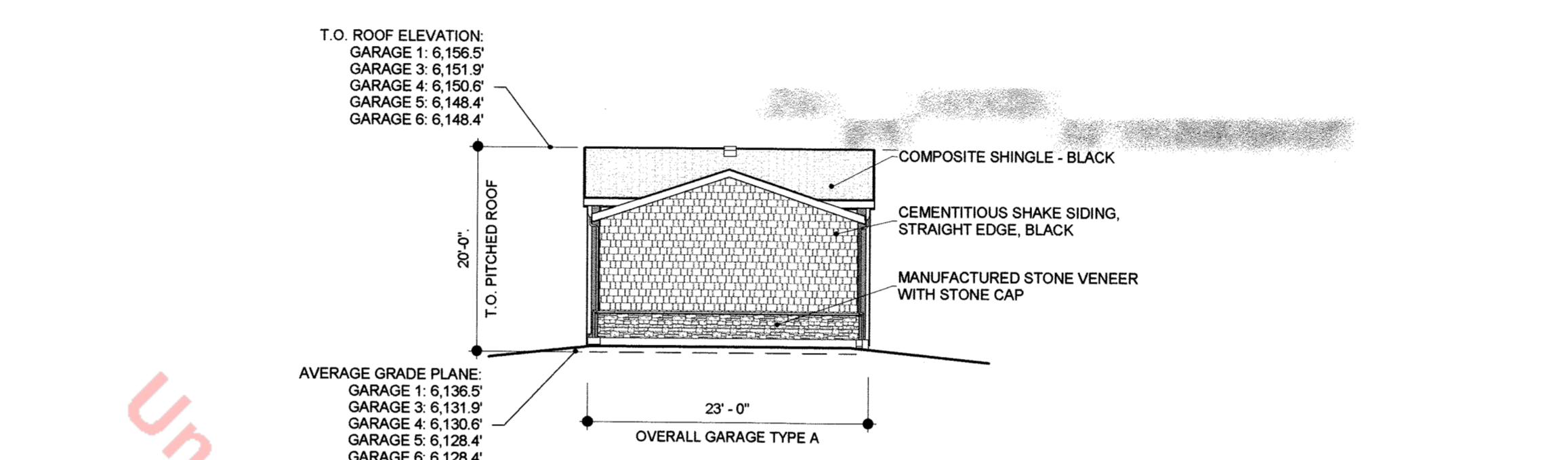
FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL: 02/05/21
 DRAWING SIZE: 24" x 36"
 SURVEY FROM: BASELINE
 SURVEY DATE: 01/13/21
 JOB NO.: C03494
 DRAWING NAME: CLUBHOUSE - ELEVATIONS
 SHEET 19 OF 23
LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
PROJECT NO SDP21-0007

MATERIAL LEGEND	COLOR SCHEME	
	CEMENTITIOUS BOARD AND BATTEN SIDING - COLOR A	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY
	CEMENTITIOUS BOARD AND BATTEN SIDING - COLOR B	SHERWIN WILLIAMS, SW 7004, SNOWBOUND
	CEMENTITIOUS PANEL SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE
	CEMENTITIOUS SHAKE SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE
	MANUFACTURED STONE VENEER	LEDGE STONE
	COMPOSITE SHINGLE	TAMKO, BLACK SAGE

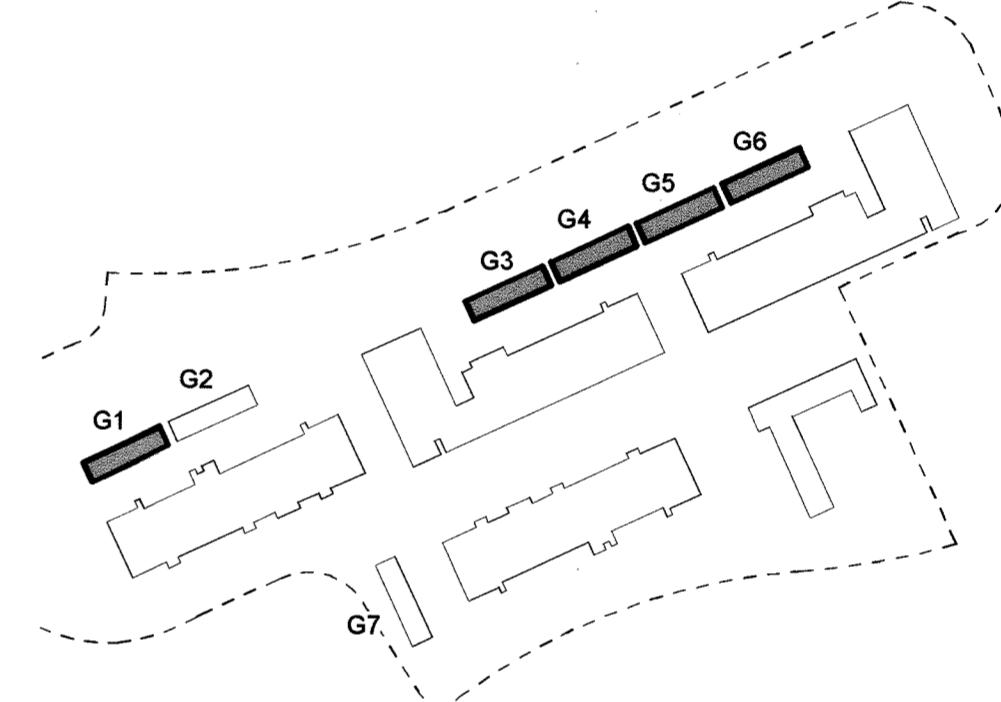
NOTES:
 -ALL TRIM BOARDS, PARAPET CAPS, AND DOWNSPOUTS/CONDUCTOR HEADS TO BE PAINTED SW 7069, IRON ORE
 -ALL VINYL WINDOWS AND DOORS TO HAVE WHITE FRAME.
 -ALL OVERHEAD DOORS TO BE WHITE.
 -ALL EXTERIOR VENTS TO BE PAINTED TO MATCH FIELD.



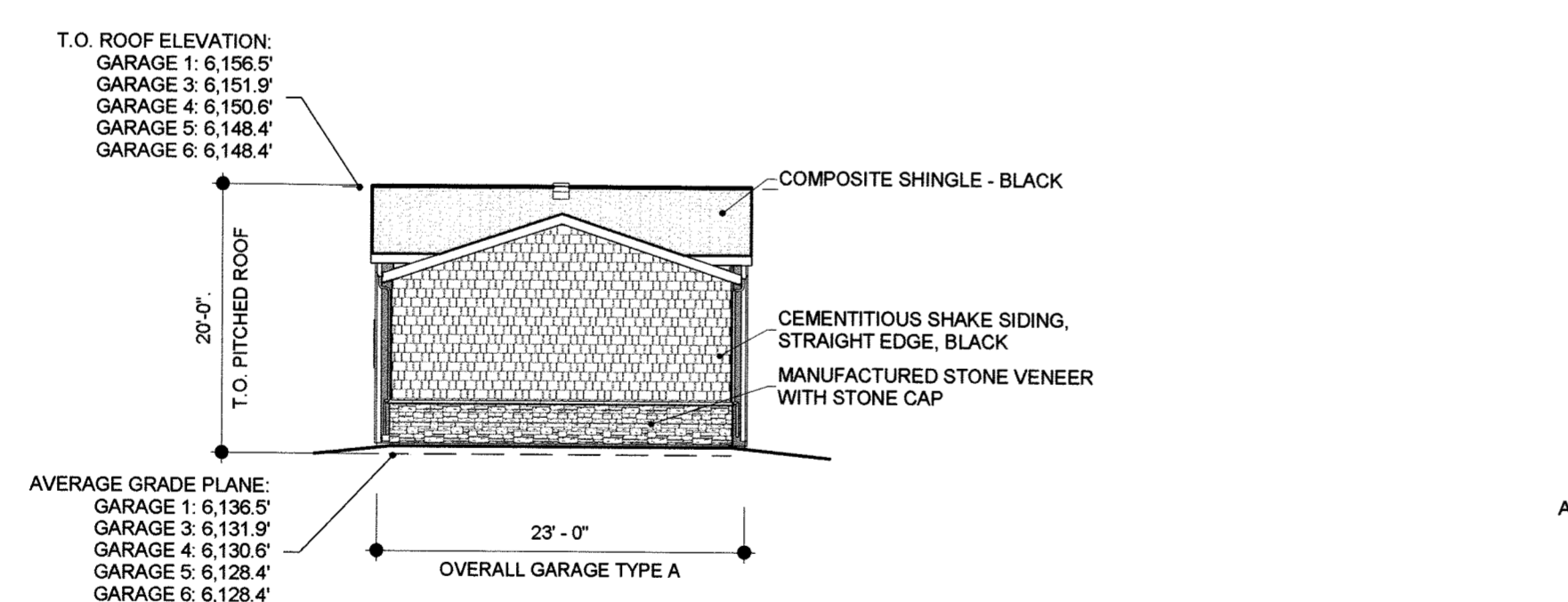
4 PLANNING REAR ELEV - SINGLE GARAGE - TYPE A
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



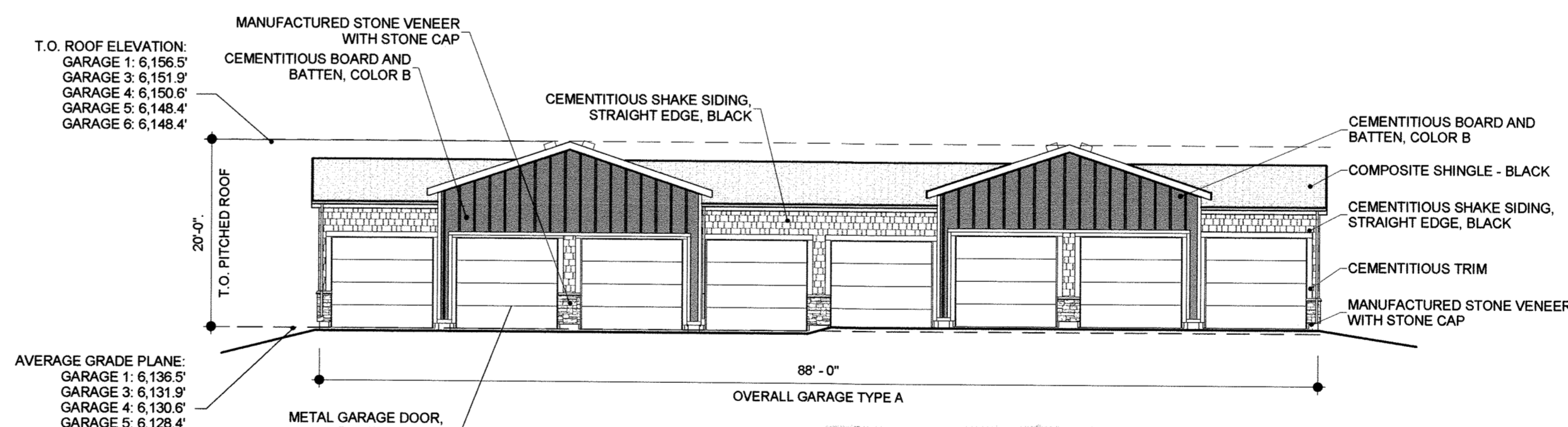
2 PLANNING RIGHT ELEV - SINGLE GARAGE - TYPE A
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



SITE KEY PLAN



3 PLANNING LEFT ELEV - SINGLE GARAGE - TYPE A
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



1 PLANNING FRONT ELEV - SINGLE GARAGE TYPE A
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
PROJECT NO SDP21-0007

BASELINE
 Engineering - Planning - Surveying
 112 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
 P. 303.940.9966 • F. 303.940.9969 • www.baselinepp.com

DESIGNED BY	DATE	PREPARED BY	DATE
ML	04/02/21	SJP	04/02/21
ML	05/07/2021	MLL	05/07/2021
MFR	06/03/2021	MLL	06/03/2021
ML	06/22/2021	MLL	06/22/2021

REVISION DESCRIPTION

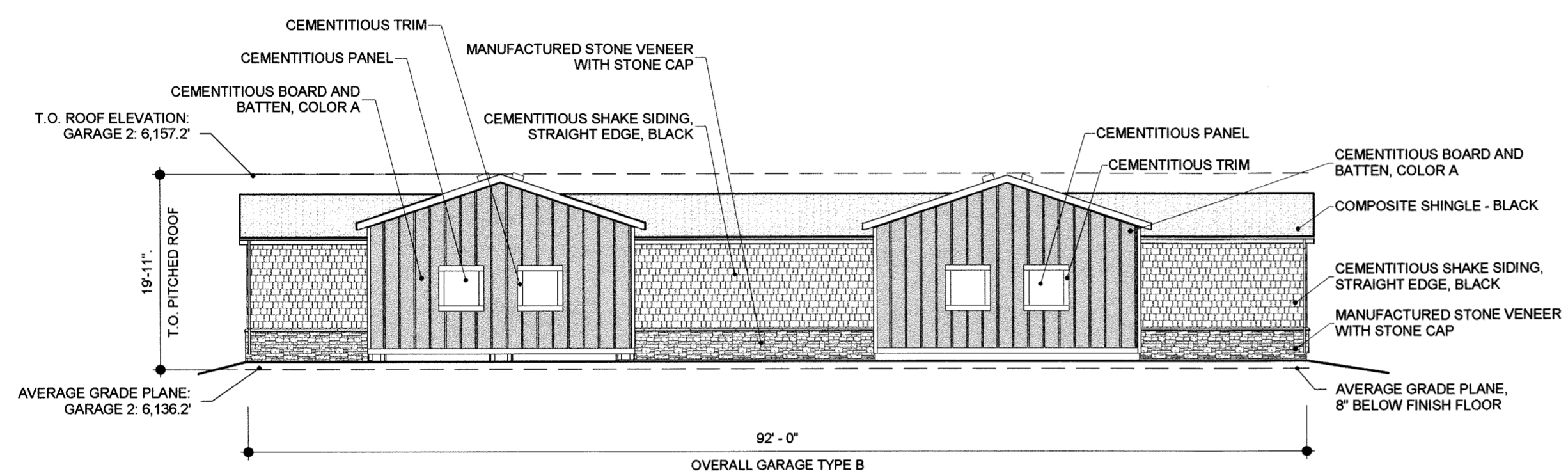
REVISIONS PER TOWN COMMENTS	REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
 GARAGE TYPE A - ELEVATIONS

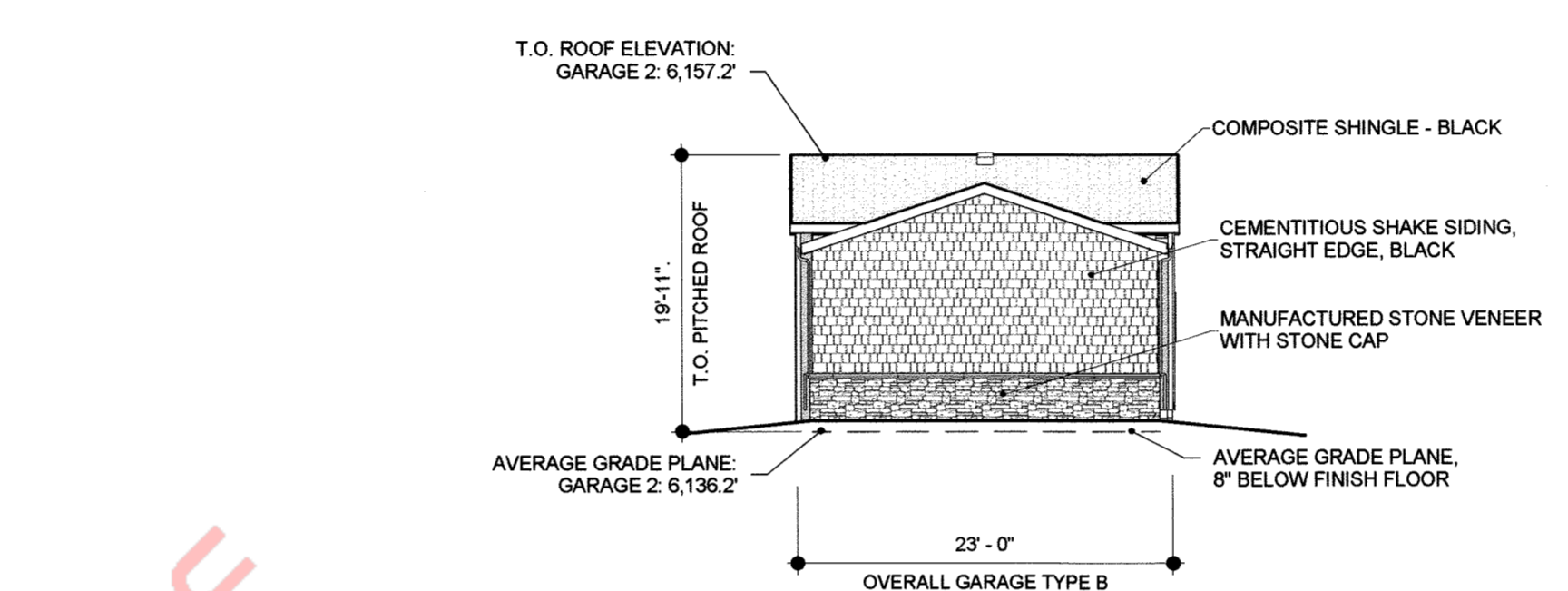
FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 02/05/21
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE
 BASELINE 01/13/21
 JOB NO. C03494
 DRAWING NAME
 GARAGE TYPE A - ELEVATIONS
 SHEET 20 OF 23
A06

MATERIAL LEGEND		COLOR SCHEME
	CEMENTITIUS BOARD AND BATTEN SIDING - COLOR A	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY
	CEMENTITIUS BOARD AND BATTEN SIDING - COLOR B	SHERWIN WILLIAMS, SW 7004, SNOWBOUND
	CEMENTITIUS PANEL SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE
	CEMENTITIUS SHAKE SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE
	MANUFACTURED STONE VENEER	LEDGE STONE
	COMPOSITE SHINGLE	TAMKO, BLACK SAGE

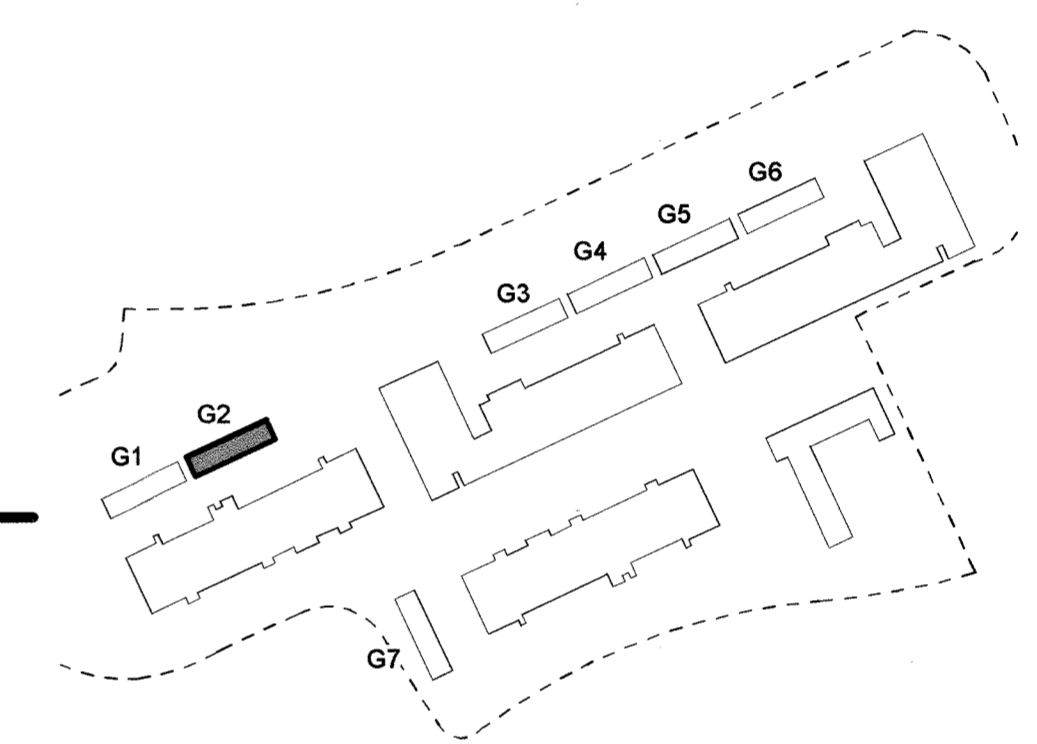
NOTES:
 -ALL TRIM BOARDS, PARAPET CAPS, AND DOWNSPOUTS/CONDUCTOR HEADS TO BE PAINTED SW 7069, IRON ORE
 -ALL VINYL WINDOWS AND DOORS TO HAVE WHITE FRAME.
 -ALL OVERHEAD DOORS TO BE WHITE
 -ALL EXTERIOR VENTS TO BE PAINTED TO MATCH SIDING



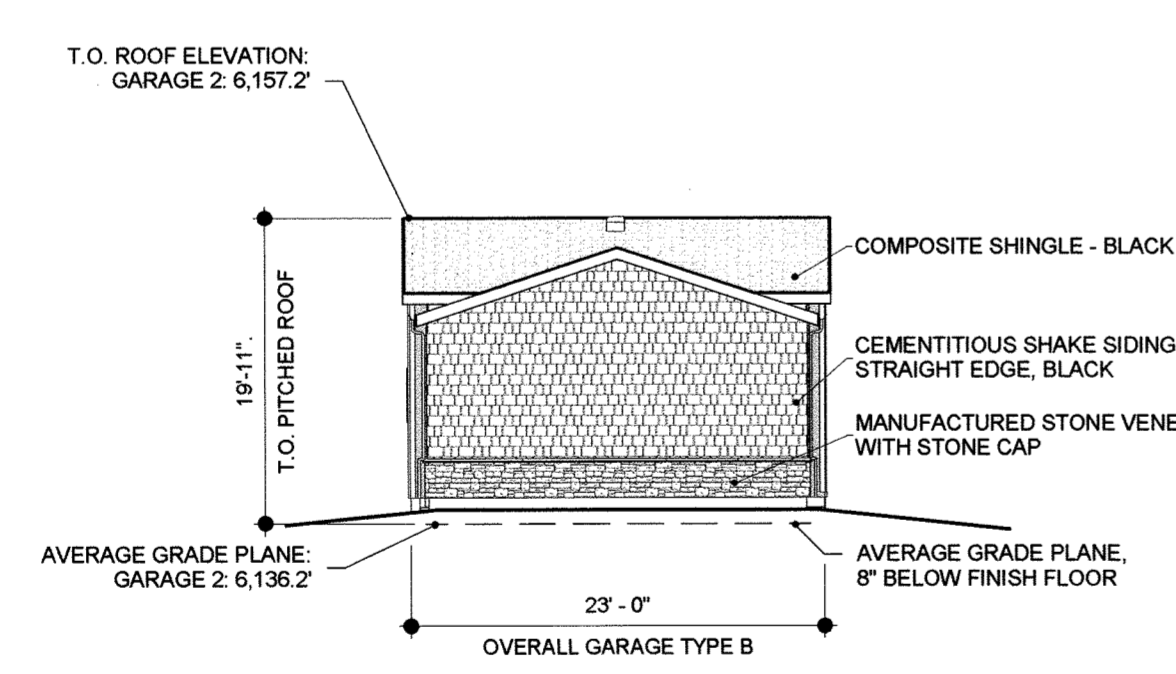
4 PLANNING REAR ELEV - SINGLE GARAGE - TYPE B
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



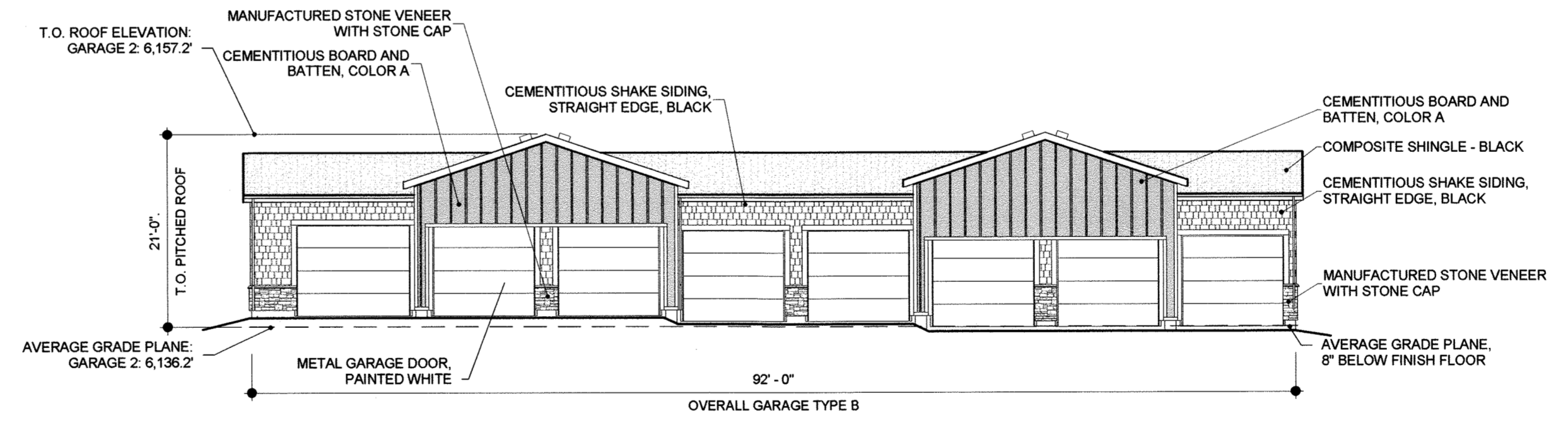
2 PLANNING RIGHT ELEV - SINGLE GARAGE - TYPE B
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



z SITE KEY PLAN



3 PLANNING LEFT ELEV - SINGLE GARAGE - TYPE B
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



1 FRONT ELEV - SINGLE GARAGE - TYPE B
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
PROJECT NO SDP21-007

BASELINE
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 12 N FIBREY DRIVE SUITE 20 · GOLDEN, COLORADO 80403
 P. 303.940.9566 · F. 303.940.9569 · www.baselinecorp.com

DESIGNED BY	DATE
ML	04/02/21

PREPARED BY	DATE
SLP	04/02/21

REVISION DESCRIPTION	REVISIONS PER TOWN COMMENTS	REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS
	ML	MLL	MLL	MLL
	MFR	MFR	MFR	MFR

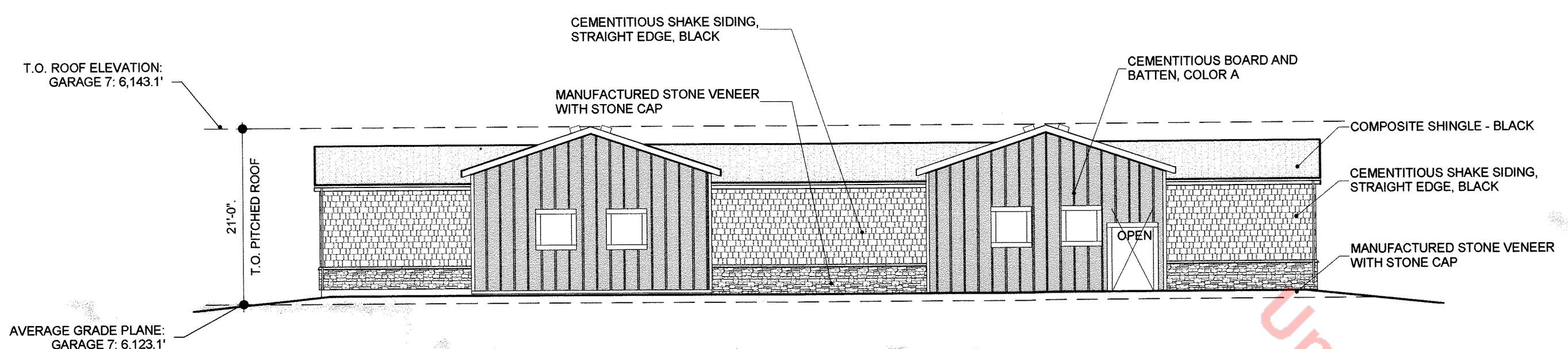
FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
 GARAGE TYPE B - ELEVATIONS

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 02/05/21
 DRAWING SIZE 24" x 36"
 SURVEY FROM BASELINE SURVEY DATE 01/13/21
 JOB NO. 003494
 DRAWING NAME GARAGE TYPE B - ELEVATIONS
 SHEET 21 OF 23
A07

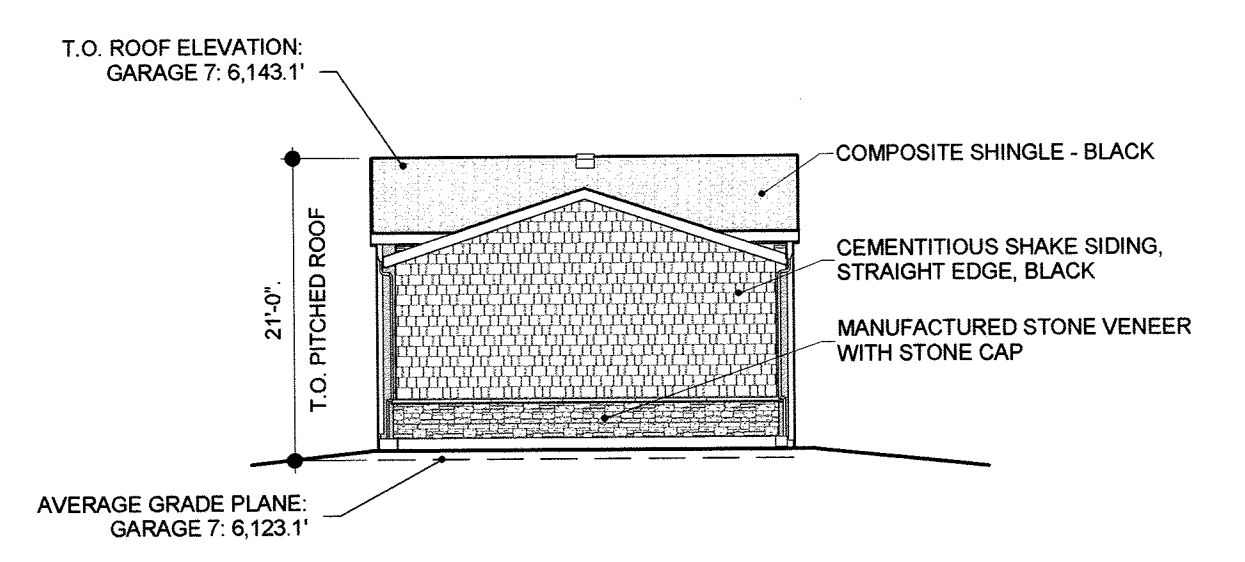
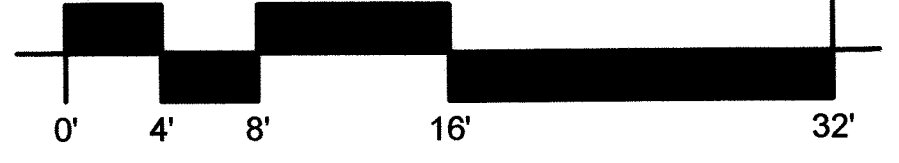
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MATERIAL LEGEND		COLOR SCHEME	
	CEMENTITIOUS BOARD AND BATTEN SIDING - COLOR A	SHERWIN WILLIAMS, SW 7669, SUMMIT GRAY	
	CEMENTITIOUS BOARD AND BATTEN SIDING - COLOR B	SHERWIN WILLIAMS, SW 7004, SNOWBOUND	
	CEMENTITIOUS PANEL SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE	
	CEMENTITIOUS SHAKE SIDING	SHERWIN WILLIAMS, SW 7069, IRON ORE	
	MANUFACTURED STONE VENEER	LEDGE STONE	
	COMPOSITE SHINGLE	TAMKO, BLACK SAGE	

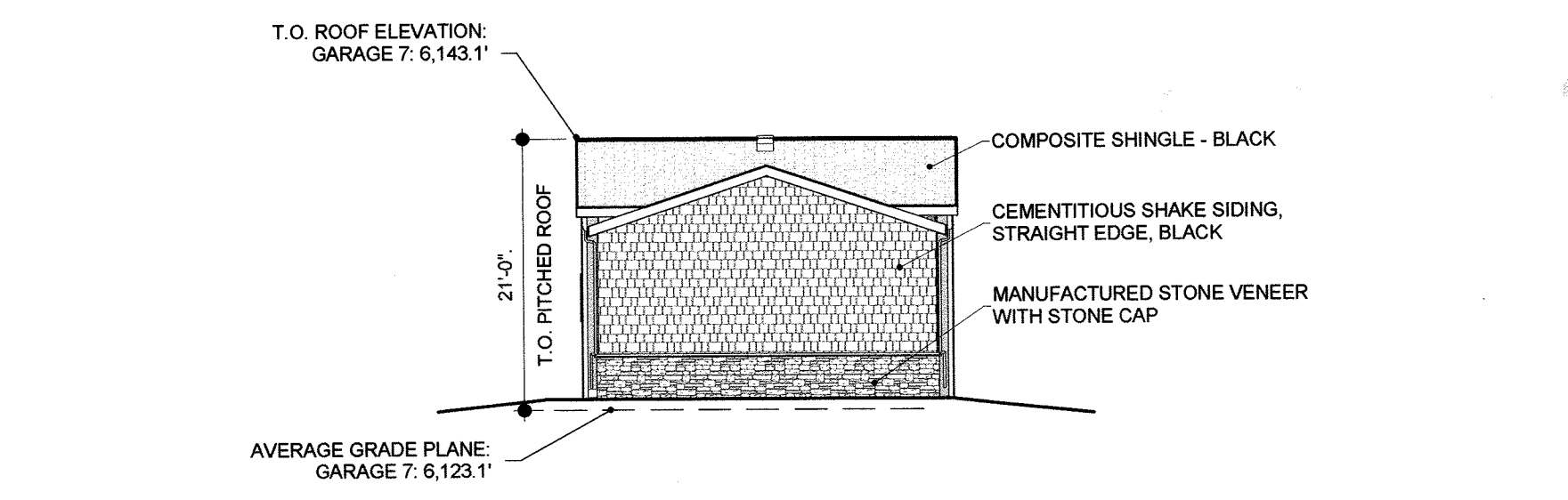
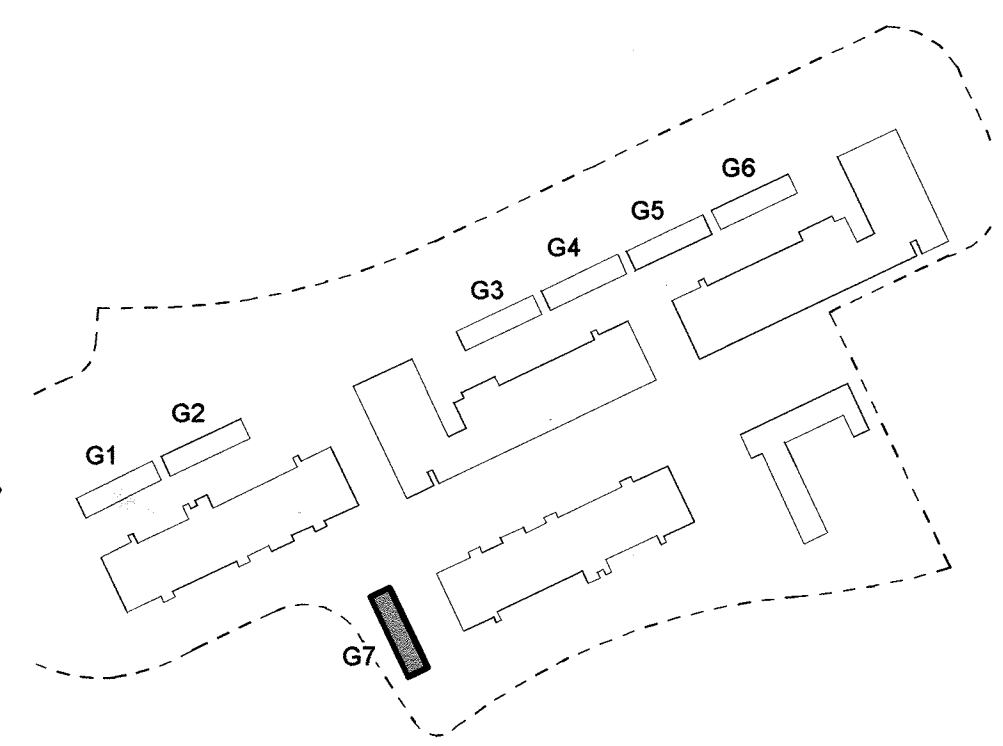
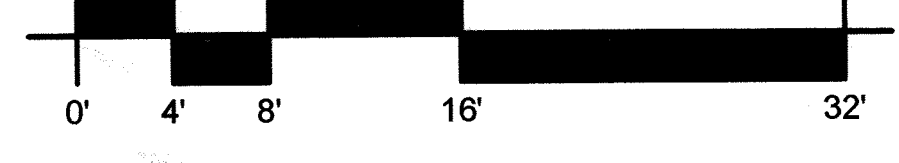
NOTES:
 -ALL TRIM BOARDS, PARAPET CAPS, AND DOWNSPOUTS/CONDUCTOR HEADS TO BE PAINTED SW 7069, IRON ORE
 -ALL VINYL WINDOWS AND DOORS TO HAVE WHITE FRAME
 -ALL OVERHEAD DOORS TO BE WHITE
 -ALL EXTERIOR VENTS TO BE PAINTED TO MATCH FIELD



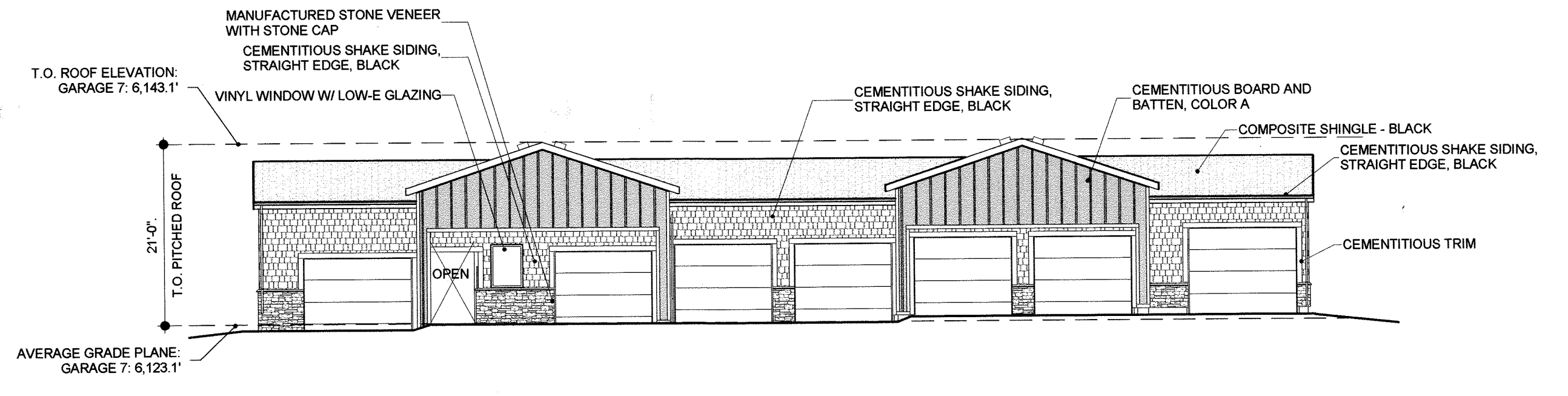
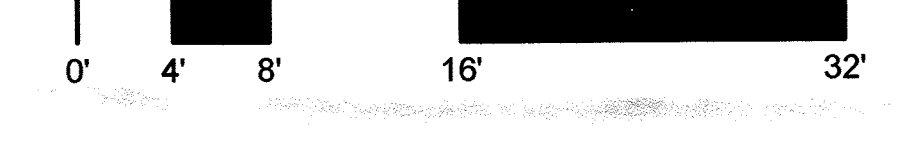
4 REAR ELEV - SINGLE GARAGE - TYPE C
 3/32" = 1'-0"



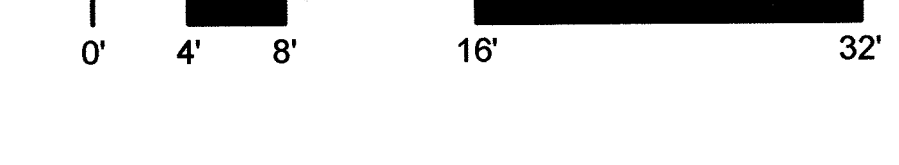
2 RIGHT ELEV - SINGLE GARAGE - TYPE C
 3/32" = 1'-0"



3 LEFT ELEV - SINGLE GARAGE - TYPE C
 3/32" = 1'-0"



1 FRONT ELEV - SINGLE GARAGE - TYPE C
 3/32" = 1'-0"



REVISION DESCRIPTION	DATE	PREPARED BY	CHECKED BY
REVISIONS PER TOWN COMMENTS	04/02/21	ML	ML
REVISIONS PER TOWN 2ND REVIEW SDP COMMENTS	05/01/2021	SLP	MR
REVISIONS PER TOWN 3RD REVIEW SDP COMMENTS	06/03/2021	MLL	MR
REVISIONS PER TOWN 4TH SDP REVIEW COMMENTS	06/22/2021	MLL	ML

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
PROMENADE APARTMENTS
 GARAGE TYPE C - ELEVATIONS

KEPHART
 community planning architecture
 2555 WALNUT STREET
 DENVER, COLORADO 80205
 www.kephart.com

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007

FOR AND ON BEHALF OF
 BASELINE CORPORATION

INITIAL SUBMITTAL	02/05/21
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	01/13/21
JOB NO.	C03494
DRAWING NAME	GARAGE TYPE C - ELEVATIONS
SHEET	22 OF 23

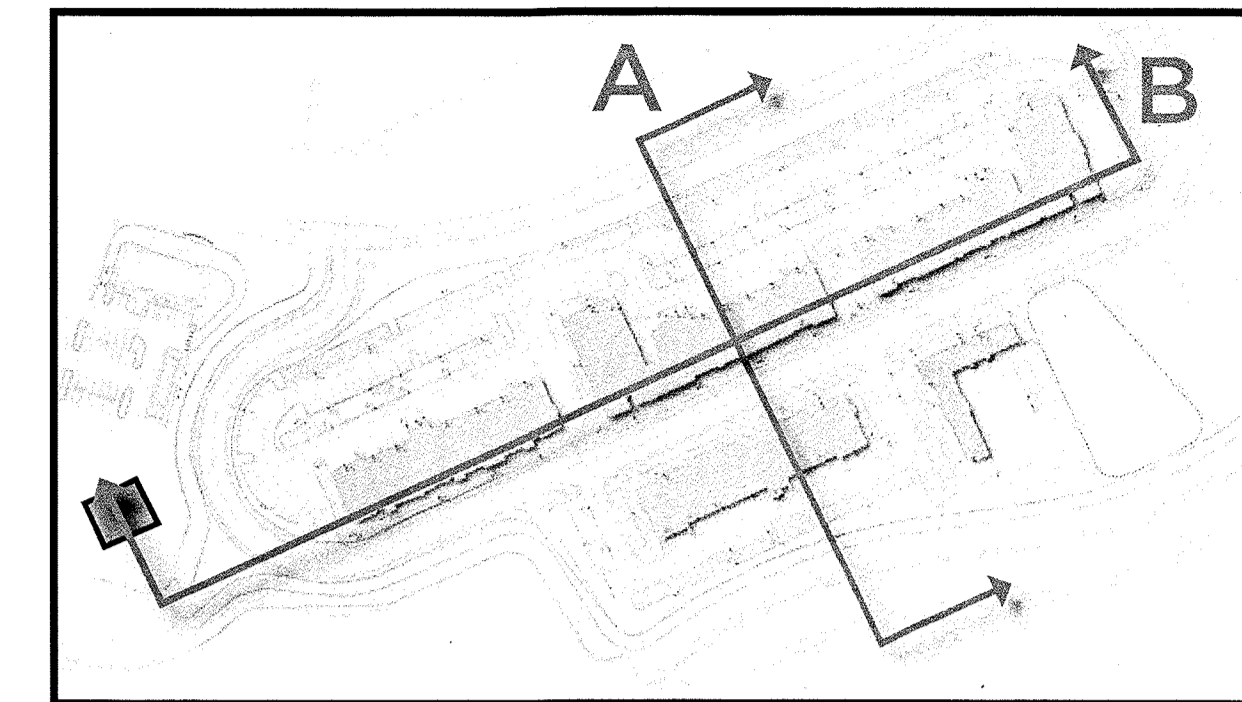
A08

SITE DEVELOPMENT PLAN

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK

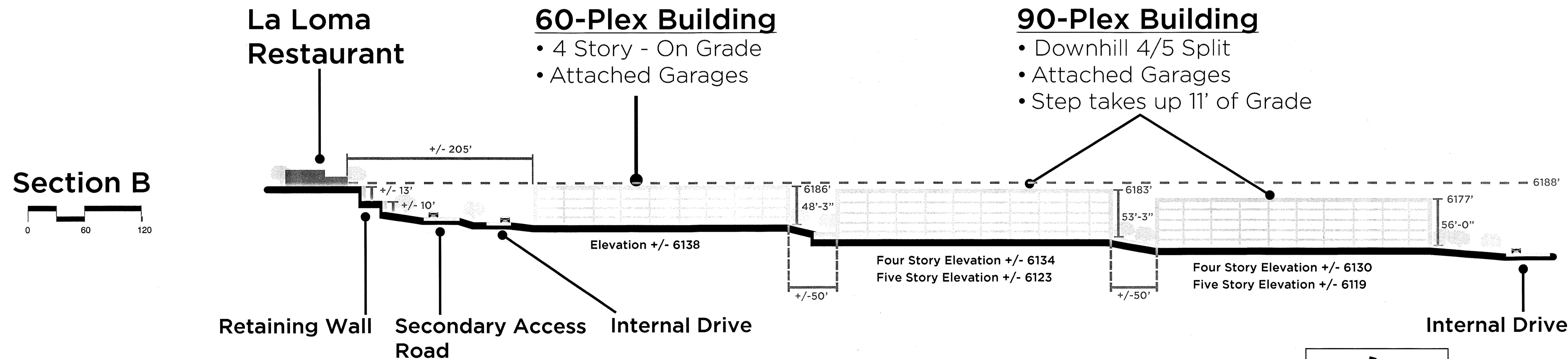
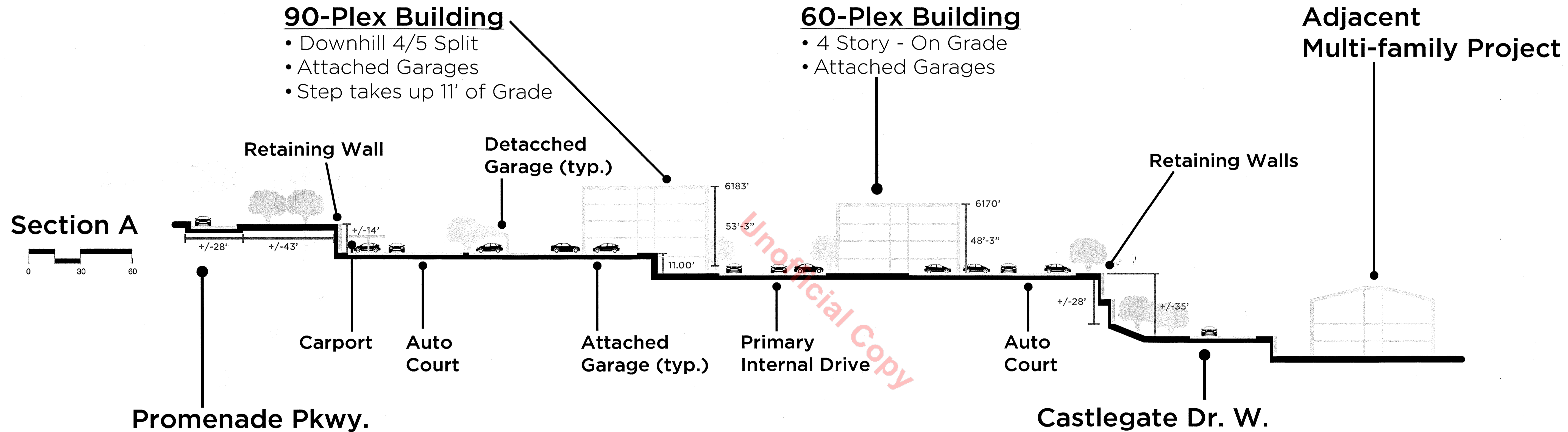
FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8,
 LOCATED IN 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



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 112 N ALBURY DRIVE, SUITE 210 · GOLDEN, COLORADO 80403
 P: 303.940.9969 · F: 303.940.9968 · www.baselinecorp.com

DESIGNED BY	DATE
ML	04/02/21
DRAWN BY	DATE
MR	05/07/2021
CHECKED BY	DATE
ML	



Note: All building heights are measured from the average grade plane to the top of parapet.



LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK
 FILING NO. 1, AMENDMENT NO. 19 SITE DEVELOPMENT PLAN
 PROJECT NO SDP21-0007

FDG PROMENADE 3A ASSOCIATES, LLC
 DOUGLAS COUNTY
 TOWN OF CASTLE ROCK
 PROMENADE APARTMENTS
 SITE SECTIONS

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	02/05/21
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	01/13/21
JOB NO.	C03494
DRAWING NAME	
SHEET	3 of 23
A09	