

LEGAL DESCRIPTION:

LOT 1, BLOCK 3 PROMENADE AT CASTLE ROCK FILING NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF.

BENCHMARK:

BENCHMARK IS AN NGS BENCH MARK DISK D 355 IN TOP OF CONCRETE MONUMENT, ELEVATION=6014.83 NAVD 88.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING NORTH 89°10'24" WEST, A DISTANCE OF 2668.84 FEET BETWEEN THE MONUMENTS SHOWN HEREON.

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

A PARCEL 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, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DATA TABLE	
MAXIMUM GROSS FLOOR AREAS	
BUILDING TYPE A1 (3)	29,265 SF
BUILDING TYPE A2 (7)	23,920 SF
BUILDING TYPE B (3)	44,122 SF
BUILDING TYPE C (4)	4,703 SF
CLUBHOUSE	10,035 SF
BIKE GARAGE/DOG WASH	515 SF
GARAGE (7)	1,449 SF
ACCESSIBLE GARAGE	1,535 SF
TOTAL MAXIMUM GROSS FLOOR AREA	428,641 SF
BUILDING SETBACKS	
FRONT	20 FT
REAR	15 FT
SIDE (NORTH/SOUTH)	15 FT/16 FT
MAXIMUM HEIGHT OF BUILDINGS	
	48' 4 1/4"
MINIMUM BUILDING SEPARATION	
	12.7 FT
TOTAL BUILDING COVERAGE (4.15 AC)	180,818 SF 27.3%
PARKING LOT AREA (3.97 AC)	172,959 SF 26.1%
OPEN SPACE AREA (6.35 AC)	276,413 SF 41.6%
DRIVEWAY AREA (0.68 AC)	29,819 SF 4.5%
DRIVE AISLE AREA (0.08 AC)	3,488 SF 0.5%
TOTAL SITE AREA (15.23 AC)	663,498 SF 100%
TOTAL NUMBER OF DWELLING UNITS	312

**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 4.3E AND 8.2.3A 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.

**SITE DEVELOPMENT PLAN
GENERAL NOTES**

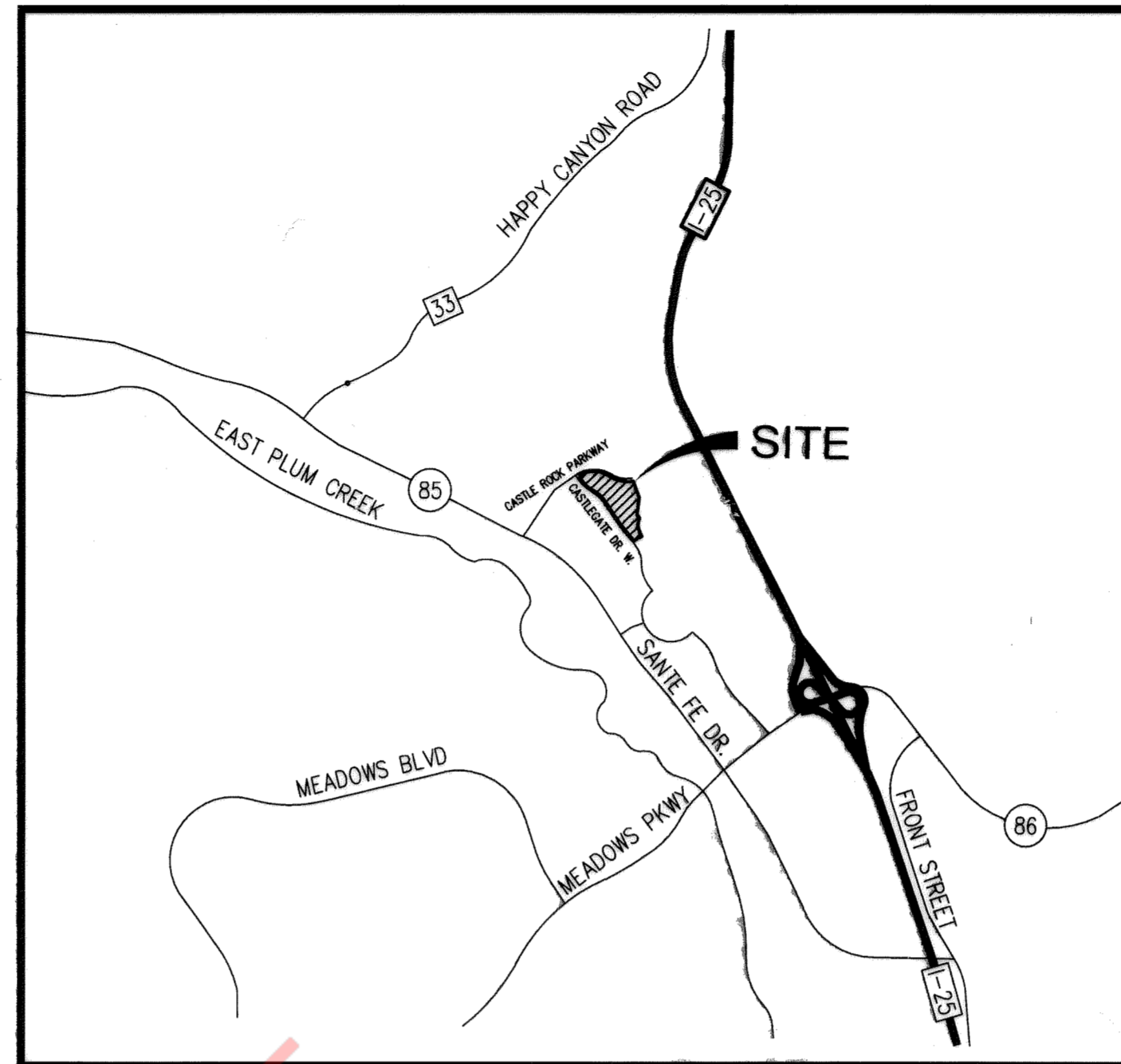
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. 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.

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.



VICINITY MAP
SCALE: 1" = 300'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	SITE PLAN
3	SITE PLAN
4	GRADING PLAN
5	GRADING PLAN
6	OVERALL UTILITY PLAN
7	OVERALL UTILITY PLAN
8	LANDSCAPE NOTES
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	ELECTRICAL
13	COLOR ELEVATION WITH MATERIAL BOARD
14	BUILDING A1 ELEVATIONS
15	BUILDING A2 ELEVATIONS
16	BUILDING B ELEVATIONS
17	BUILDING B ELEVATIONS
18	BUILDING C ELEVATIONS
19	LEASING & CLUB ELEVATIONS
20	LEASING & CLUB ELEVATIONS
21	BIKE SHOP, DOG SHOP, & TRASH ENCLOSURE ELEVATIONS
22	GARAGE ELEVATIONS
23	GARAGE DIMENSIONING

PROJECT DIRECTORY

DEVELOPER
EMBRY PARTNERS, LTD.
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
T. 210-824-6044

ARCHITECT
BGO ARCHITECTS
4202 BELTWAY DRIVE
ADDISON, TX 75001
T. 214-520-8878

WATER
TOWN OF CASTLE ROCK
UTILITIES DEPARTMENT
175 KELLOGG CT
CASTLE ROCK, CO 80109
T. 720-733-6000
F. 303-688-0437

GAS
BLACK HILLS ENERGY INC.
350 INDIANA ST, SUITE 400
GOLDEN, CO 80401
T. 303-568-3260

CIVIL ENGINEER
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
T. 303-623-6300

SANITARY SEWER MECHANICAL ENGINEER
TOWN OF CASTLE ROCK
UTILITIES DEPARTMENT
175 KELLOGG CT
CASTLE ROCK, CO 80109
T. 720-733-6000
F. 303-688-0437

NICHOLS ENGINEERING, LLC.
2700 WEST ANDERSON LANE, SUITE 205
AUSTIN, TX 78757
T. 512-593-5616

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
T. 303-892-1166
F. 303-892-1166

TELEPHONE
CENTURY LINK
1600 STOUT ST
DENVER, CO 80202
T. 303-825-3434

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 U.S. 85
SEDALIA, CO 80135
T. 303-688-3100
F. 303-688-7431

TAP SIZE TABULATION	
BLDG TYPE	DOMESTIC TAP SIZE (IN)
A1	1 1/2
A2	1 1/2
B	2
C	3/4
CLUBHOUSE	2
GARAGE	N/A
BIKE/DOG WASH	3/4
IRRIGATION	1 1/2

SURVEYOR
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
T. 303-623-6300

PARKING TABULATION	
PARKING REQUIRED	
ONE BEDROOM UNITS: 168 X 1.5	252
TWO BEDROOM UNITS: 112 X 2.0	224
THREE BEDROOM UNITS: 32 X 2.0	64
GUEST PARKING: 312/4	78
TOTAL REQUIRED	618
PARKING BREAKDOWN	
ATTACHED GARAGES	90
DETACHED GARAGES	48
SURFACE PARKING	388
TANDEM PARKING	79
TOTAL PARKING SPACES PROVIDED	605
PARKING RATIO (SPACES/DU)	1.94
HANDICAP PARKING	
REQUIRED (2% OF TOTAL)	12
PROVIDED (INCLUDED IN TOTAL SPACES ABOVE)	
SURFACE STANDARD	12
WAN	2
TOTAL PROVIDED	14

* Development Services Director Approved an administrative reduction in required parking from 618 to 605.

SIGNAGE TABULATION	
SIGN TYPE	SIZE
MONUMENT SIGN	20 SF

ISSUE DATE: 06-19-2015	PROJECT #: 141101
DATE	REVISION COMMENTS
08/19/2015	PER TOWN COMMENTS
09/23/2015	PER TOWN COMMENTS
10/09/2015	PER TOWN COMMENTS
11/06/2015	PER TOWN COMMENTS

SIGNATURE BLOCKS:

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER DATE

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.

PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: DONALD G. PROVOST, ITS MANAGER

SIGNED THIS 16th DAY OF November, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2015

2015 BY DONALD G. PROVOST, MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/2019

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 IN THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT

RECORDED OCTOBER 22, 2014 AT

RECEPTION NO. 2014061102, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

BY JANE KACHADURIAN, MANAGING DIRECTOR

SIGNED THIS 16th DAY OF November, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2015

2015 BY JANE KACHADURIAN, MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/2019

TITLE CERTIFICATION

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Lead 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.

AUTHORIZED REPRESENTATIVE
Vice President - Lead Title Guarantee Company

SIGNED THIS 16th DAY OF November, 2015.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2015

2015 BY David W. Knapp AS

AUTHORIZED REPRESENTATIVE

OF Lead Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-22-2017

**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 11:47 AM ON THE 17th DAY OF December, 2015

2015 AT RECEPTION NO. 2015089687

DOUGLAS COUNTY CLERK AND RECORDER

BY: Karen R. Hays

DEPUTY

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 29th DAY OF OCTOBER, 2015

CHAIR Michael J. Trinczek DATE 12-10-2015

ATTEST: [Signature] DATE 12/11/2015
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 30th DAY OF NOVEMBER, 2015

MAYOR Paul Pouchman DATE 12/15/15

ATTEST: [Signature] DATE 12-15-15

TOWN CLERK DATE

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 67.96 SFE ARE DEBITED FROM THE WATER BANK.

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

PROJECT NO. SDP15-0022
OWNER: EMBRY PARTNERS, LTD.
ATTN: JIMMY MCCLOSKEY
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

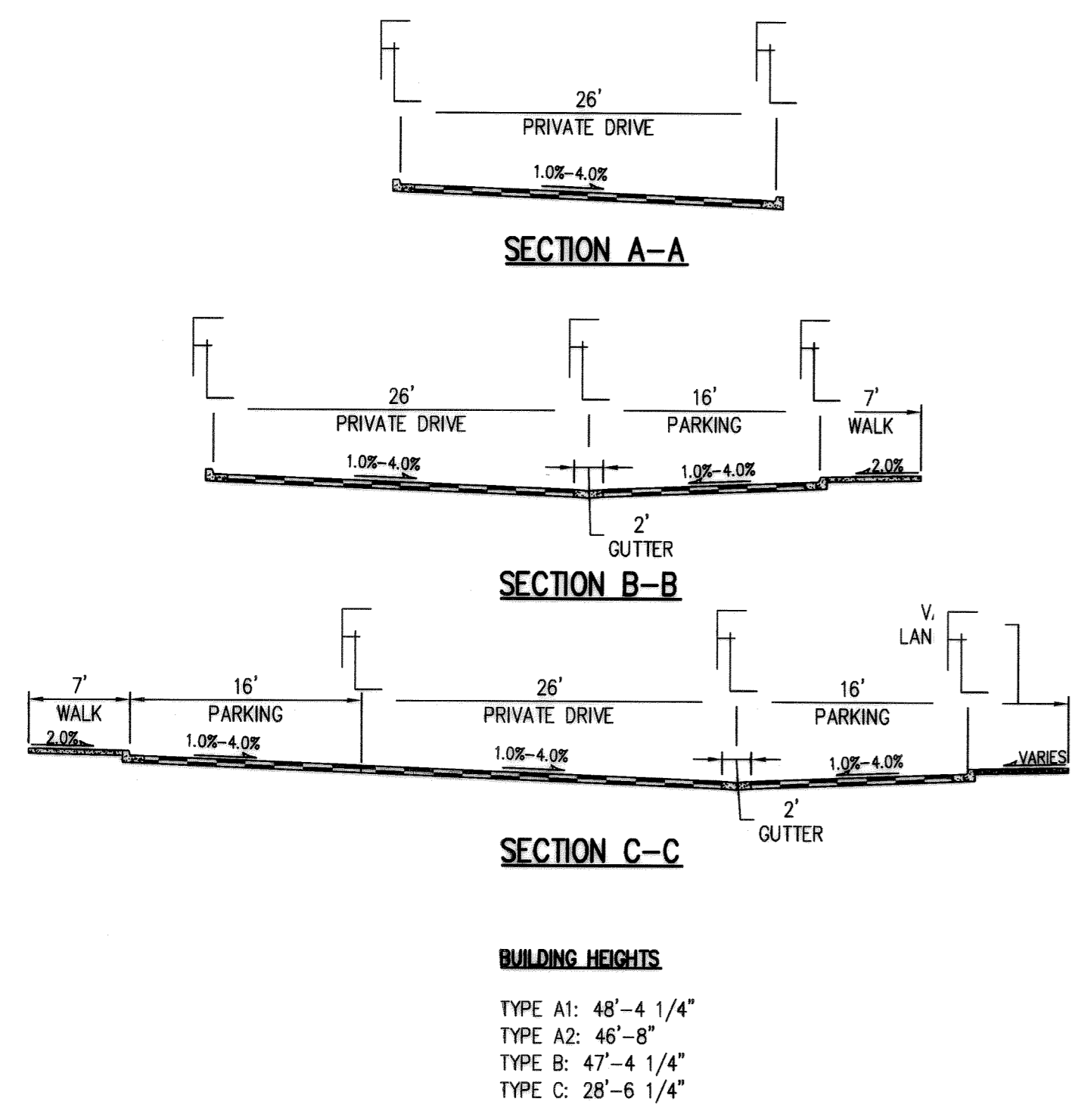
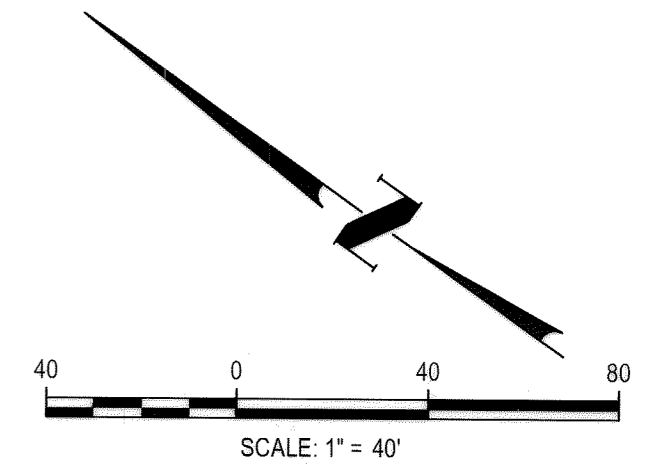
APPLICANT: EMBRY PARTNERS, LTD.
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PHONE: 210-824-6044



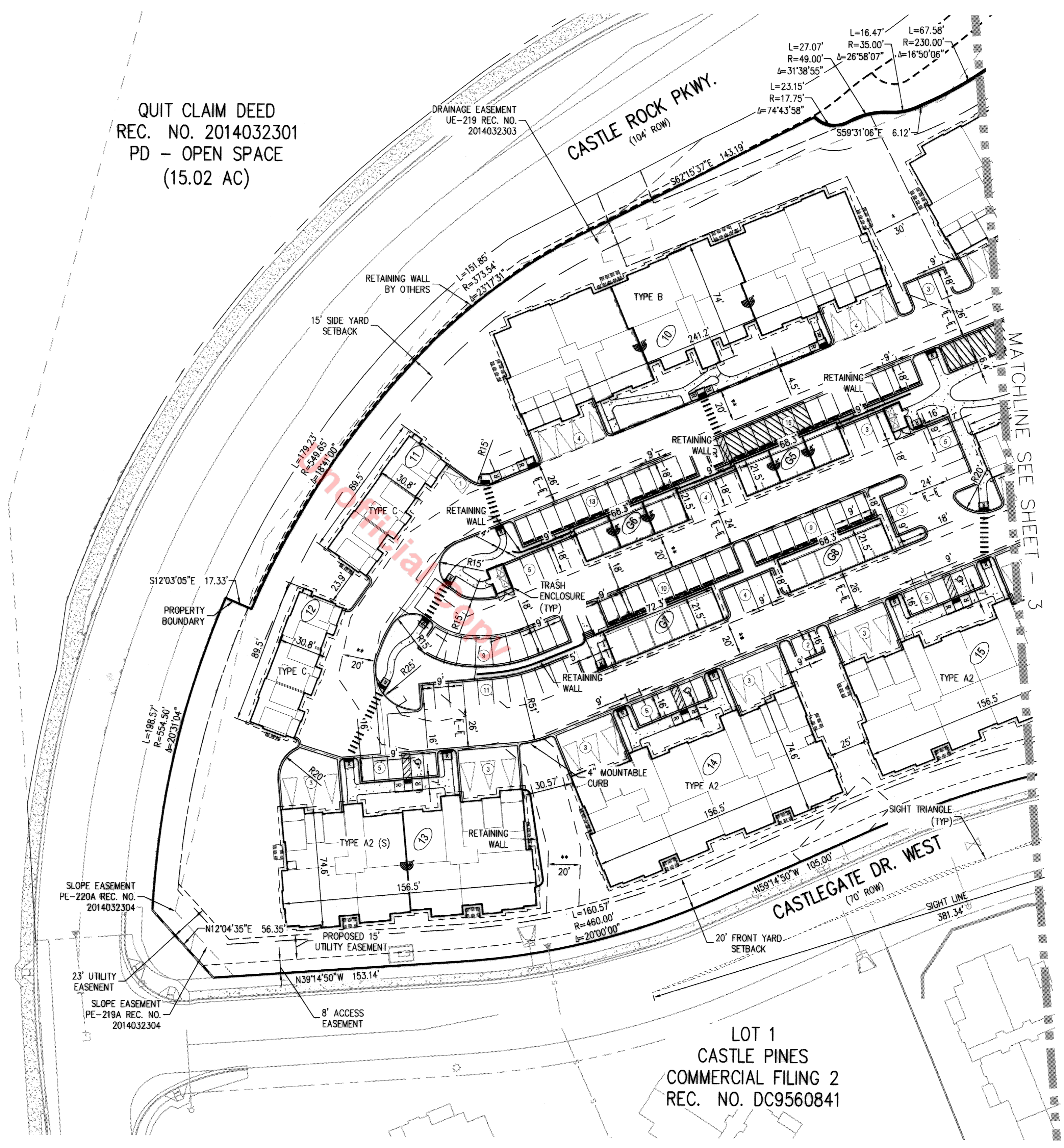
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P. 303.623.6300 F. 303.623.6311
HarrisKocherSmith.com

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

A PARCEL 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, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

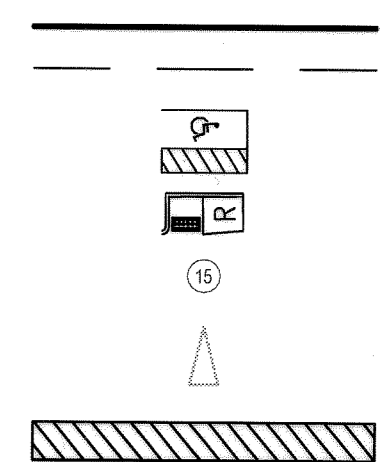


QUIT CLAIM DEED
REC. NO. 2014032301
PD - OPEN SPACE
(15.02 AC)



LEGEND:

- PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- HANDICAPPED PARKING
- PEDESTRIAN RAMP
- PARKING SPACE COUNT
- TANDEM SPACE
- COVERED PARKING



- NOTES:**
- * EXISTING DRAINAGE EASEMENT
 - ** PROPOSED UTILITY EASEMENT
 - *** PROPOSED UTILITY & DRAINAGE EASEMENT

ALL SIDEWALKS HAVE A MINIMUM WIDTH OF FOUR (4) FEET.
ALL SIDEWALKS ABUTTING PARKING HAVE A MINIMUM WIDTH OF SIX (6) FEET.

ISSUE DATE:	06-19-2015	PROJECT #:	141101
DATE	REVISION COMMENTS		
08/19/2015	PER TOWN COMMENTS		
09/23/2015	PER TOWN COMMENTS		
10/09/2015	PER TOWN COMMENTS		
11/06/2015	PER TOWN COMMENTS		

LOT 1
CASTLE PINES
COMMERCIAL FILING 2
REC. NO. DC9560841

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

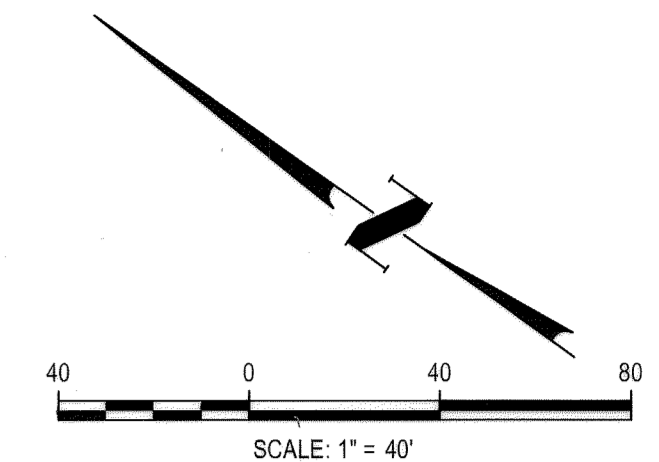
PROJECT NO. SDP15-0022

OWNER: EMBREY PARTNERS, LTD.
ATTN: JIMMY MCLOSKEY
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

APPLICANT: EMBREY PARTNERS, LTD.
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
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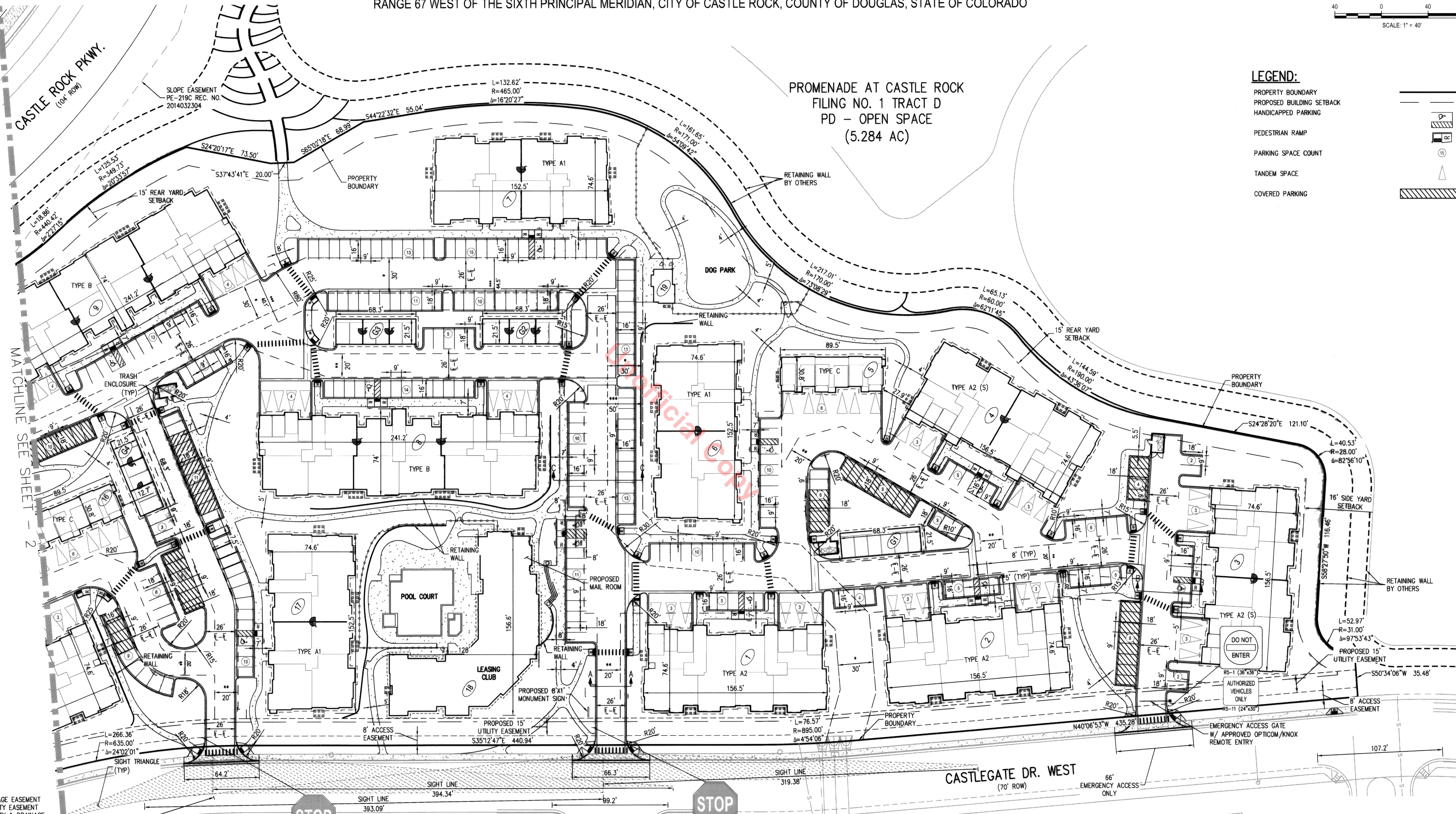
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LEGEND:

- PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- HANDICAPPED PARKING
- PEDESTRIAN RAMP
- PARKING SPACE COUNT
- TANDEM SPACE
- COVERED PARKING

PROMENADE AT CASTLE ROCK
FILING NO. 1 TRACT D
PD - OPEN SPACE
(5.284 AC)



- NOTES:**
- EXISTING DRAINAGE EASEMENT
 - PROPOSED UTILITY EASEMENT
 - PROPOSED UTILITY & DRAINAGE EASEMENT
- ALL SIDEWALKS HAVE A MINIMUM WIDTH OF FOUR (4) FEET.
- ALL SIDEWALKS ABUTTING PARKING HAVE A MINIMUM WIDTH OF SIX (6) FEET.

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08/19/2015	PER TOWN COMMENTS
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LOT 1
CASTLE PINES
COMMERCIAL FILING 6
REC. NO. DC9663942

LOT 1
CASTLE PINES
COMMERCIAL FILING 8
REC. NO. DC9888738

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

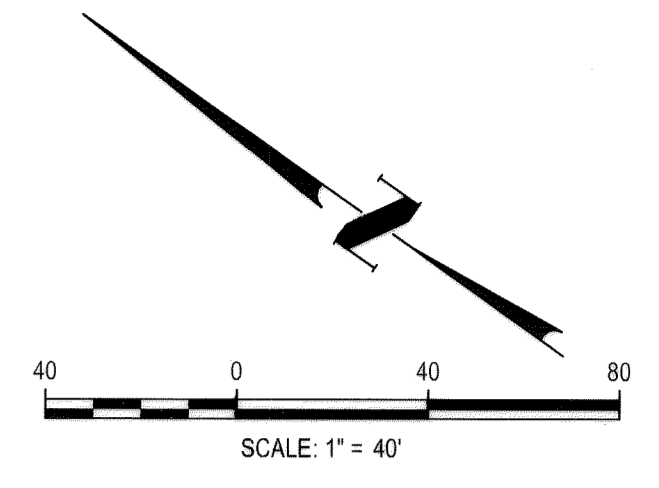
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ATTN: JIMMY MCCLUSKEY
ADDRESS: 1020 NE LOOP 416, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

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LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS

NOTES:

1. ACCORDING TO FIRM PANEL 08035C0167G, DATED JULY 11, 2014, NO 100 YEAR FLOOD PLAIN EXISTS ON SITE.
 2. NO SIGNIFICANT STANDS OF VEGETATION EXIST ON SITE.
 3. DETENTION AND WATER QUALITY PROVIDED IN OFFSITE REGIONAL FACILITY.
- * EXISTING DRAINAGE EASEMENT
 - ** PROPOSED UTILITY EASEMENT
 - *** PROPOSED UTILITY & DRAINAGE EASEMENT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF JAMES LOCKER SMITH.

FILEPATH: P:\141101\ENGINEERING\GRADING\SDP - GRADING PLAN\ING LAYOUT\ SHEET 4
PLOTTED: THU 11/02/15 4:30:48 PM BY: DORIS STARNES

ISSUE DATE:	06-19-2015	PROJECT #:	141101
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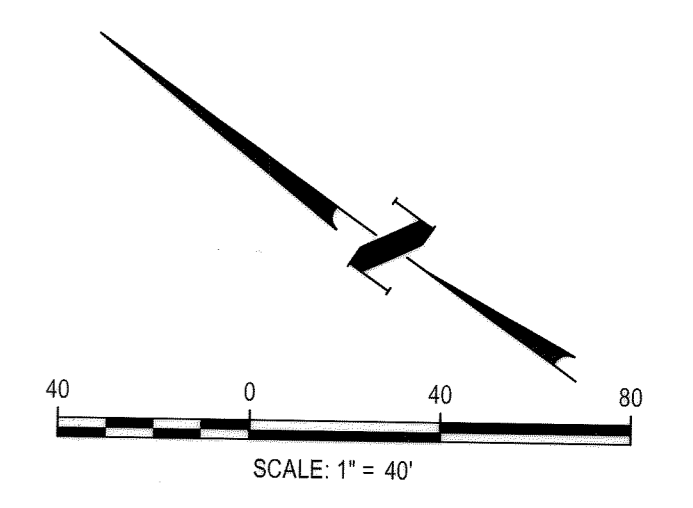
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

A PARCEL 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, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

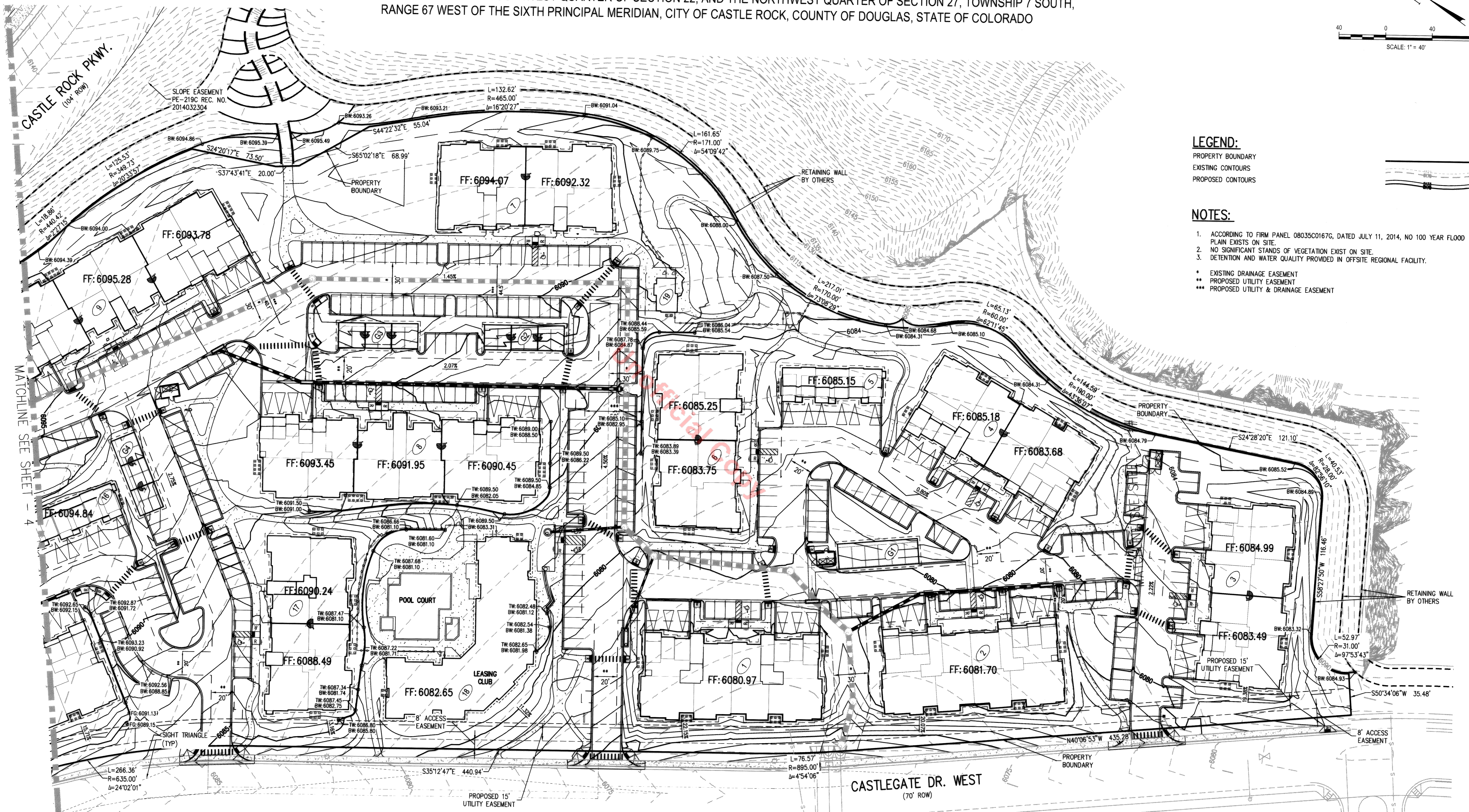


LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS

NOTES:

1. ACCORDING TO FIRM PANEL 08035C0167G, DATED JULY 11, 2014, NO 100 YEAR FLOOD PLAIN EXISTS ON SITE.
 2. NO SIGNIFICANT STANDS OF VEGETATION EXIST ON SITE.
 3. DETENTION AND WATER QUALITY PROVIDED IN OFFSITE REGIONAL FACILITY.
- * EXISTING DRAINAGE EASEMENT
 - ** PROPOSED UTILITY EASEMENT
 - *** PROPOSED UTILITY & DRAINAGE EASEMENT



DATE	REVISION COMMENTS
08/19/2015	PER TOWN COMMENTS
09/23/2015	PER TOWN COMMENTS
10/09/2015	PER TOWN COMMENTS
11/06/2015	PER TOWN COMMENTS

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

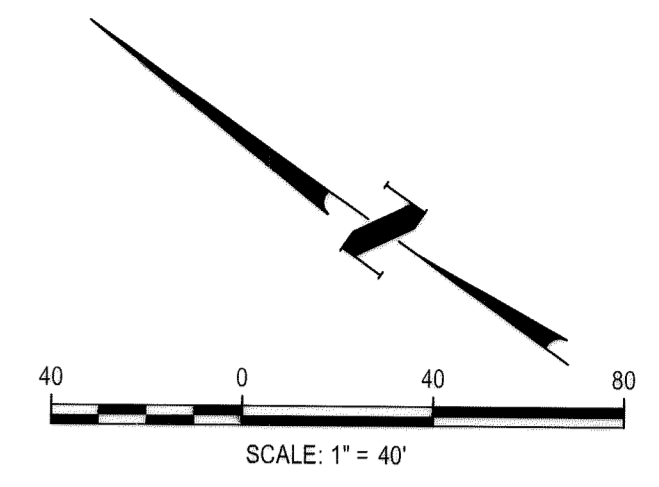
PROJECT NO. SDP15-0022

OWNER: EMBREY PARTNERS, LTD.
ATTN: JIMMY MCCLOSKEY
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

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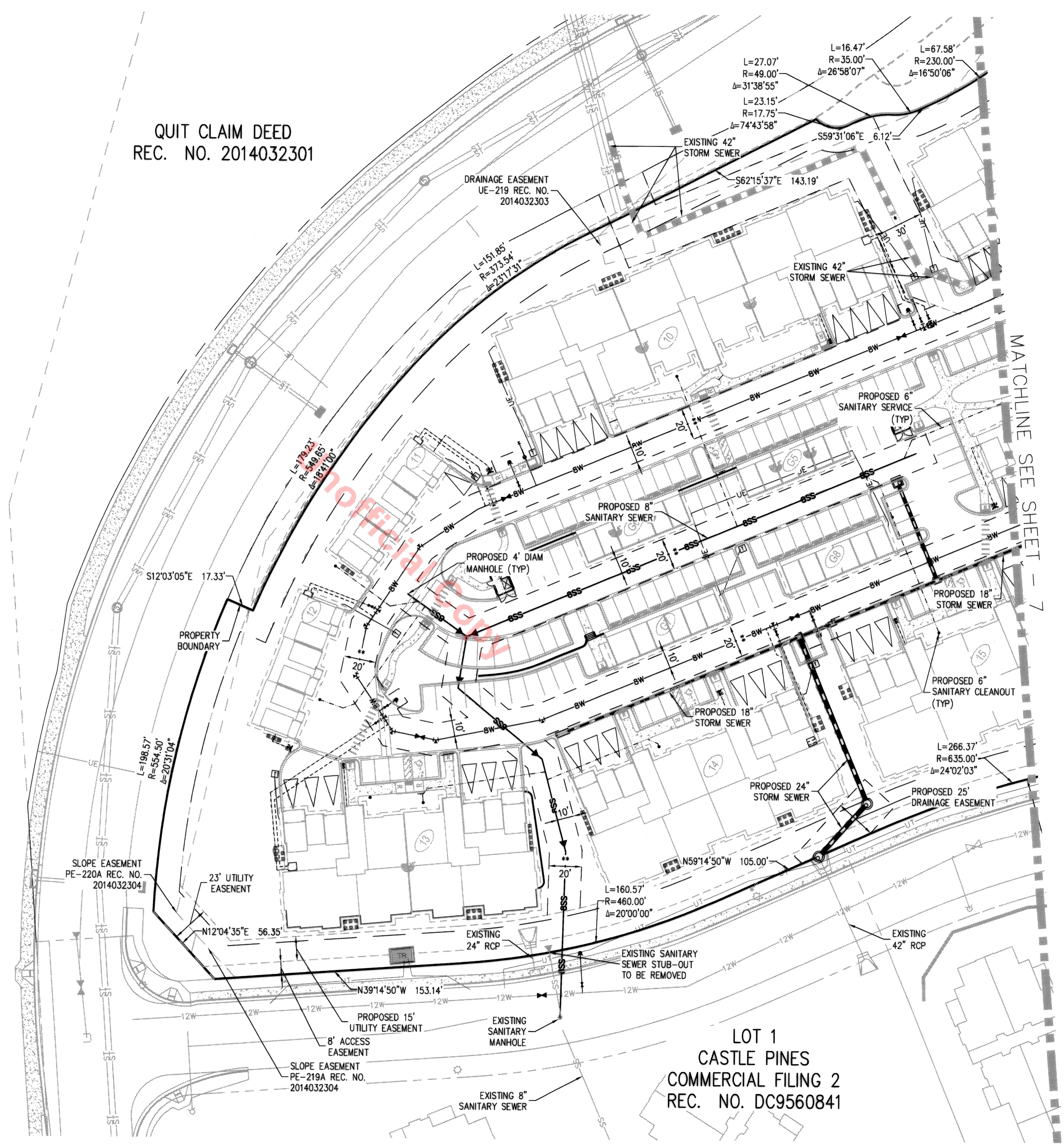
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UTILITY TAPS BY BUILDING				
BLDG #	BLDG TYPE	DOMESTIC WATER (IN)	FIRE PROTECTION (IN)	SANITARY (IN)
1	A2	1 1/2	4	6
2	A2	1 1/2	4	6
3	A2	1 1/2	4	6
4	A1	2	4	6
5	C	1	4	4
6	A1	2	4	6
7	A1	2	4	6
8	B	3	4	6
9	B	3	4	6
10	B	3	4	6
11	C	1	4	4
12	C	1	4	4
13	A2	1 1/2	4	6
14	A2	1 1/2	4	6
15	A2	1 1/2	4	6
16	C	1	4	4
17	A2	1 1/2	4	6
18	CLUB HOUSE	2	N/A	6
19	DOG/BIKE	3/4	N/A	4

QUIT CLAIM DEED
REC. NO. 2014032301



UTILITY NOTES

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

LEGEND:

- PROPERTY BOUNDARY
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER LINE
- EXISTING UTILITY EASEMENT
- PROPOSED FDC
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER SERVICE W/ CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED STORM SEWER W/ MANHOLE

- NOTES:**
- * EXISTING DRAINAGE EASEMENT
 - ** PROPOSED UTILITY EASEMENT
 - *** PROPOSED UTILITY & DRAINAGE EASEMENT

ISSUE DATE: 06-19-2015		PROJECT #: 141101
DATE	REVISION	COMMENTS
08/19/2015	PER TOWN COMMENTS	
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

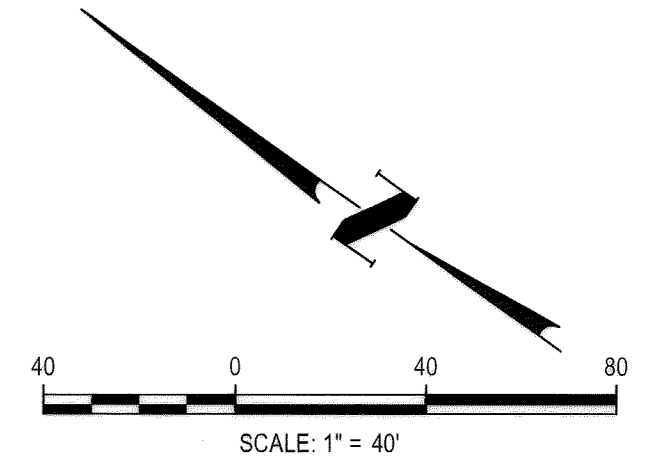
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PHONE: 210-824-6044

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS & COPPEL SMITH
 EMBREY PARTNERS, LTD. (EMBREY) ENGINEERS/PLANNERS/GENERAL UTILITIES CONSULTANTS, 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
 DATE PLOTTED: 11/17/2015 4:30:38 PM BY: CONY STARNES

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

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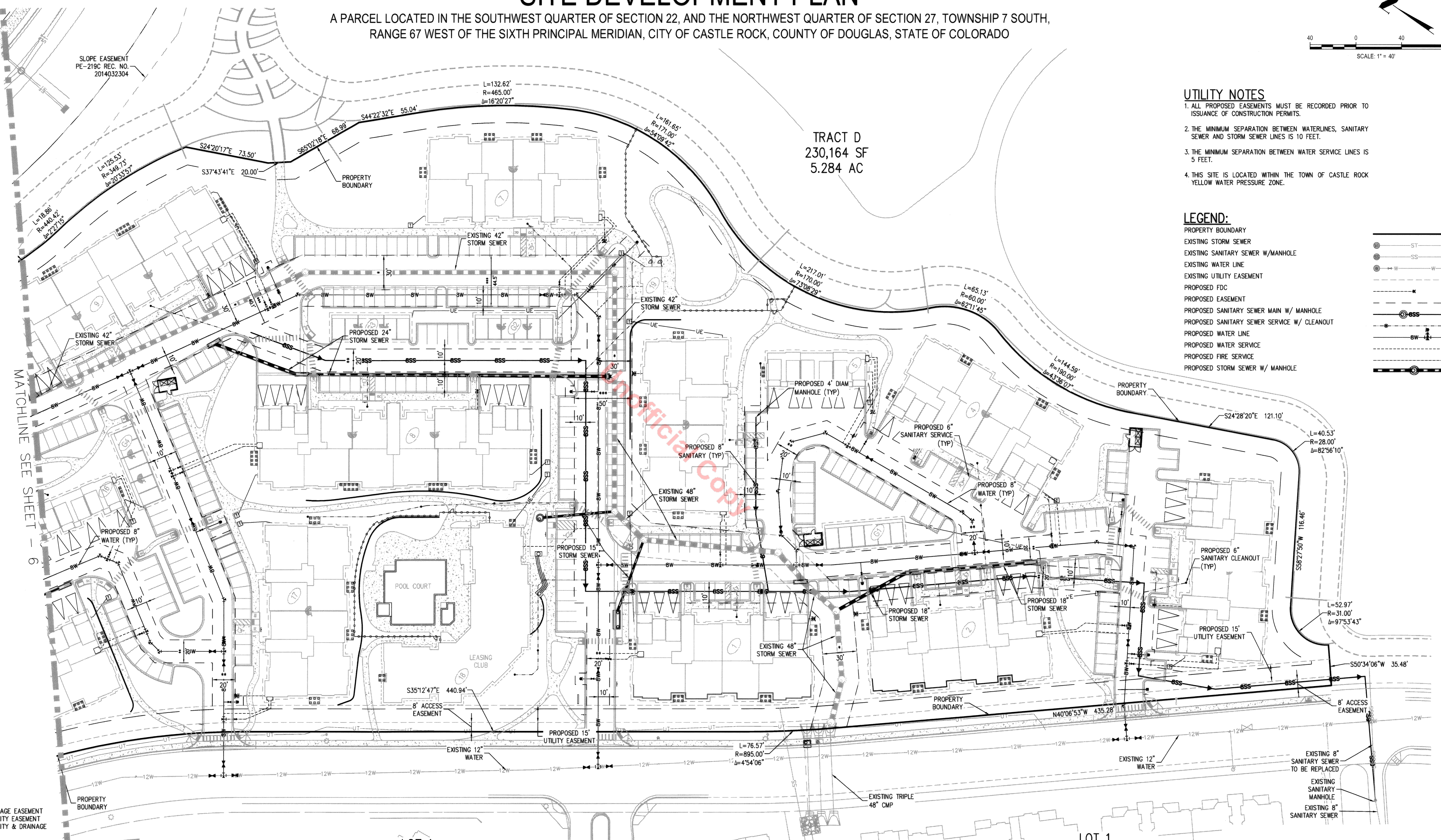
TRACT D
230,164 SF
5.284 AC

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- EXISTING SANITARY SEWER W/MANHOLE
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- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED STORM SEWER W/ MANHOLE



- NOTES:**
- * EXISTING DRAINAGE EASEMENT
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 - *** PROPOSED UTILITY & DRAINAGE EASEMENT

ISSUE DATE:	06-19-2015	PROJECT #:	141101
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11/06/2015	PER TOWN COMMENTS		

LOT 1
CASTLE PINES
COMMERCIAL FILING 6
REC. NO. DC9663942

LOT 1
CASTLE PINES
COMMERCIAL FILING 8
REC. NO. DC9888738

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

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COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU 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 TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (ENVIROTURF)	3.5 in./mo.	MODERATE	29.5%	60,644	3.5	205,341	1.03
DRIP	LOW/MODERATE HYDROZONE PLANTING BED	2.0 in./mo.	LOW/MODERATE	45.1%	92,530	2.0	205,341	0.9
SPRAY ROTORS	IRRIGATED NATIVE SEED MIX	1.5 in./mo.	VERY LOW	25.4%	52,167	1.5	205,341	0.38
TOTALS				100	205,341		205,341	2.32
						TOTAL OF THE CLWUR		2.32

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	60,644	29.5%
IRRIGATED GRASS SEED MIX	52,167	25.4%
IRRIGATED BED	92,530	45.1%
TOTAL AREA LANDSCAPE	205,341	100%
NON-DISTURBED AREAS: N/A		
REQUIRED STREETSCAPE TREES/SHRUBS: 43 TREES / 172 SHRUBS		
PROVIDED STREETSCAPE TREES/SHRUBS: 43 TREES / 223 SHRUBS		
TOTAL TREES/SHRUBS/GRASSES PROVIDED: 309 / 861 / 1,211		

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- LANDSCAPE AREAS ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED IN THE TOWN OF CASTLE ROCK.

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS

IRRIGATED NATIVE SEED MIX

* TO BE USED IN ALL DISTURBED AREAS UNLESS OTHERWISE NOTED ON THE PLAN

COMMON NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	30%	7.5 LBS.
DWARF PERENNIAL RYEGRASS	20%	5.0 LBS.
SR3200 BLUE FESCUE	25%	6.3 LBS.
REUBENS CANADA BLUEGRASS	15%	3.8 LBS.
CHEWINGS FESCUE	10%	2.5 LBS.
TOTAL	100%	25.0 LBS.

ENVIROTURF

"ENVIROTURF HYBRID FESCUE BLEND" BY TURFMASTER LLC, OR APPR. EQUAL

LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS TREES (UNLESS OTHERWISE NOTED)			
CAL	NORTHERN CATALPA	CATALPA SPECIOSA	2" CAL., B&B
GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL., B&B
KCT	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	2" CAL., B&B
SHA	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2" CAL., B&B
SKY	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE'	2" CAL., B&B
WHB	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL., B&B

ORNAMENTAL DECIDUOUS TREES

ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	8' HT. CLUMP, B&B
TCH	COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI VAR. 'INERMIS'	2" CAL., B&B
GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL., B&B
LTR	JAPANESE TREE LILAC	SYRINGA RETICULATA	8' HT. CLUMP, B&B
CRC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	8' HT. CLUMP, B&B

EVERGREEN TREES

AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN. B&B
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. MIN. B&B
PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN. B&B
PIN	PINON PINE	PINUS EDULIS	6' HT. MIN. B&B

DECIDUOUS SHRUBS

APL	APACHE PLUME	FALLUGIA PARADOXA	#5 CONTAINER
BGN	GOLDEN NUGGET BARBERRY	BERBERIS THUNBERGII 'MONLERS'	#5 CONTAINER
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONTAINER
GLS	GRO-LOW SUMAC	RHUS AROMATIC 'GRO-LOW'	#5 CONTAINER
GMS	AMUR MAPLE	ACER GINNALA	#5 CONTAINER
HYS	SUNBURST HYPERICUM	HYPERICUM FRONDOSUM 'SUNBURST'	#5 CONTAINER
LEA	LEADPLANT	AMORPHA CANESCENS	#5 CONTAINER
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONTAINER
NLD	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	#5 CONTAINER
PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONTAINER
RDW	DWARF BABY BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS 'DWARF BLUE'	#5 CONTAINER
RSA	RUSSIAN SAGE	PEROVSKIA ARTIFLICIOLA	#5 CONTAINER
SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONTAINER
TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	#5 CONTAINER
VAL	ALLEGHANY LEATHERLEAF VIBURNUM	V. X RHYTIDOPHYLLOIDES 'ALLEGHANY'	#5 CONTAINER

EVERGREEN SHRUBS

BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONTAINER
BSG	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONTAINER
BPO	BLUE POINT	JUNIPERUS CHINENSIS 'BLUE POINT'	4' HT. MIN. B&B
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONTAINER
MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONTAINER
MCO	COMPACT OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM COMPACTA	#5 CONTAINER
MSL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONTAINER
YFI	ADAM'S NEEDLE/YUCCA FILAMENTOSA	Y. FILAMENTOSA	#5 CONTAINER

GRASSES

AVG	BLUE AVENA GRASS	HELIOTRICHON SEMPERVIRENS	#1 CONTAINER
BBG	BIG BLUESTEM	ANDROPOGON GERARDII	#1 CONTAINER
BFE	BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	#1 CONTAINER
BSG	THE BLUES LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	#1 CONTAINER
COM	COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONTAINER
CMG	FIREWORKS FOUNTAIN GRASS	PENNISETUM SETACEUM 'FIREWORKS'	#1 CONTAINER
FFG	DWARF HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONTAINER
FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONTAINER
MAG	MAIDEN GRASS	MISCANTHUS SINENSIS	#1 CONTAINER
RSB	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONTAINER

PERENNIALS

AJS	AUTUMN JOY SEDUM	S. SPECTABILE 'AUTUMN JOY'	#1 CONTAINER
CFL	CONEFLOWER	ECHINACEA PURPUREA 'ALBA'	#1 CONTAINER
CLR	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA HYBRIDS	#1 CONTAINER
CMW	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'	#1 CONTAINER
COM	MOONBEAM COREOPSIS	C. VERTICILLATA 'MOONBEAM'	#1 CONTAINER
DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONTAINER
IPR	RED MOUNTAIN ICE PLANT	DELOSPERMA DYERI 'PSDOLD'	#1 CONTAINER
PES	ROCKY MOUNTAIN PENSTEMON	P. STRICTUS	#1 CONTAINER
POM	MALLOW POPPY/PRAIRIE WINECUP	CALLIRHOE INVOLUCRATA	#1 CONTAINER
SIS	SNOW IN SUMMER	CERASTIUM TOMENTOSUM	#1 CONTAINER
SSH	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONTAINER
VAL	RED VALERIAN/ JUPITER'S BEARD	CENTRANTHUS RUBER	#1 CONTAINER
YAP	PINK YARROW	ACHILLEA MILLEFOLEUM 'PAPRIKA'	#1 CONTAINER

MULTI-FAMILY LANDSCAPE SITE INVENTORY

GROSS SITE (AREA IN SQ. FT.)	LANDSCAPE AREA (AREA IN SQ.FT.)	TURFGRASS LIST SPECIES	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (IN CU.YDS. PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
663,498 (20% = 132,700 REQUIRED)	257,433	ENVIROTURF (60,644)	37,937	266	266 TOTAL (133 CANOPY, 80 EVERGREEN, 53 ORNAMENTAL)	532	724	5 CY/1,000 SF	YES X NO ___
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE (AREA IN SQ.FT.)	NO. OF PARKING SPACES	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF INTERIOR LANDSCAPE ISLANDS	MIN. WIDTH OF INTERIOR LANDSCAPED ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
172,959 (10% = 17,959 REQ.)	23,238	605	N/A	N/A	6'	47	54	94	180
RIGHT OF WAY CASTLEGATE DR WEST (AREA IN SQ.FT.)	RIGHT OF WAY LANDSCAPE (AREA IN SQ.FT.)	LINEAR FEET	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF LANDSCAPE MEDIANS	MIN. WIDTH OF LANDSCAPE MEDIANS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
13,232	11,822	1,500	N/A	0	N/A	38	38	152	200
RIGHT OF WAY CASTLE ROCK PARKWAY (AREA IN SQ.FT.)	RIGHT OF WAY LANDSCAPE (AREA IN SQ.FT.)	LINEAR FEET	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF LANDSCAPE MEDIANS	MIN. WIDTH OF LANDSCAPE MEDIANS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
3,937	3,937	195	N/A	0	N/A	5	5	20	20
TOTAL:	296,430								

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NORRIS DESIGN LANDSCAPE CERTIFICATION:
www.norris-design.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

ISSUE DATE: 06-19-2015	PROJECT #: 141101
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09/19/2015	PER TOWN COMMENTS
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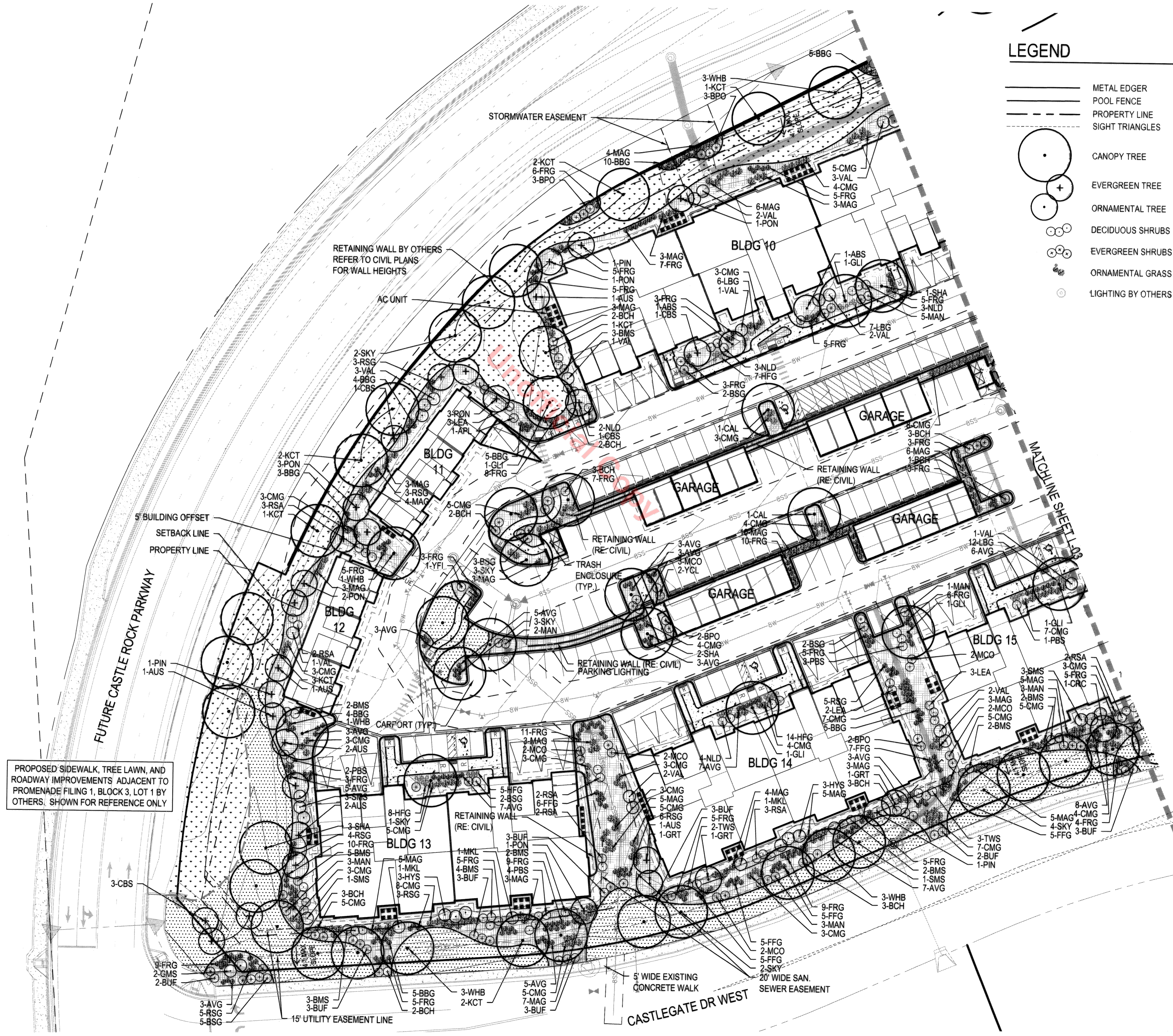
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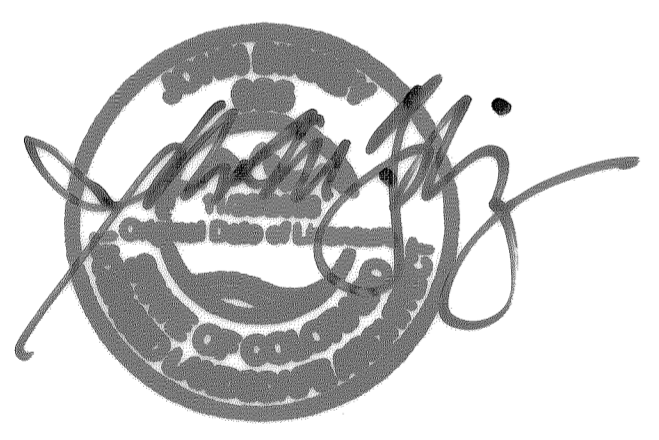
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LEGEND

- METAL EDGER
- POOL FENCE
- PROPERTY LINE
- SIGHT TRIANGLES
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- LIGHTING BY OTHERS
- LOW/MODERATE HYDROZONE
- MODERATE HYDROZONE
- VERY LOW HYDROZONE
- 4"-6" DIA. ROCK COBBLE
- CRUSHER FINES
- ENHANCED PAVING
- CONCRETE WALK



PROPOSED SIDEWALK, TREE LAWN, AND ROADWAY IMPROVEMENTS ADJACENT TO PROMENADE FILING 1, BLOCK 3, LOT 1 BY OTHERS. SHOWN FOR REFERENCE ONLY

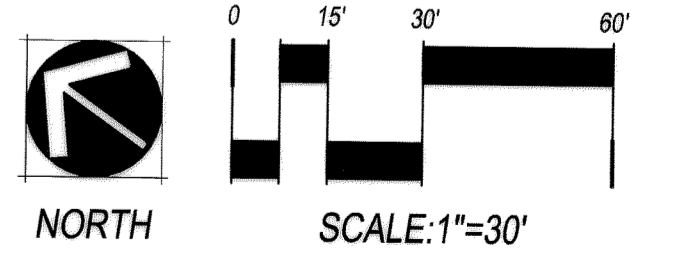


NORRIS DESIGN
www.norris-design.com

LANDSCAPE CERTIFICATION:
I, JOHN M. NORRIS, PLSA, ASSLA, AMLC, ARE CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-1258. THIS IS VALID THROUGH 3/31/2016. COLORADO LICENSE NUMBER IS 610.

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

DATE	REVISION COMMENTS	PROJECT #
08/19/2015	PER TOWN COMMENTS	141101
08/23/2015	PER TOWN COMMENTS	
10/09/2015	PER TOWN COMMENTS	



PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

PROJECT NO. SDP15-0022

OWNER: EMBREY PARTNERS, LTD.
ATTN: JIMMY MCCLOSKEY
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

APPLICANT: EMBREY PARTNERS, LTD.
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

A PARCEL 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, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- METAL EDGER
- POOL FENCE
- PROPERTY LINE
- SIGHT TRIANGLES
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- LIGHTING BY OTHERS
- LOW/MODERATE HYDROZONE
- DRIP IRRIGATED PLANTING BED
- MODERATE HYDROZONE
- SPRAY IRRIGATED TURF
- ENVIROW TURF
- VERY LOW HYDROZONE
- IRRIGATED NATIVE SEED
- 4"-6" DIA. ROCK COBBLE
- CRUSHER FINES
- ENHANCED PAVING
- CONCRETE WALK

PROPOSED SIDEWALK, TREE LAWN, AND ROADWAY IMPROVEMENTS ADJACENT TO PROMENADE FILING 1, BLOCK 3, LOT 1 BY OTHERS. SHOWN FOR REFERENCE ONLY

RETAINING WALL BY OTHERS REFER TO CIVIL PLANS FOR WALL HEIGHTS

RETAINING WALL BY OTHERS REFER TO CIVIL PLANS FOR WALL HEIGHTS BUILDING OFFSET

FUTURE CASTLE ROCK PARKWAY

MATCHLINE SHEET L-04

MATCHLINE SHEET L-03

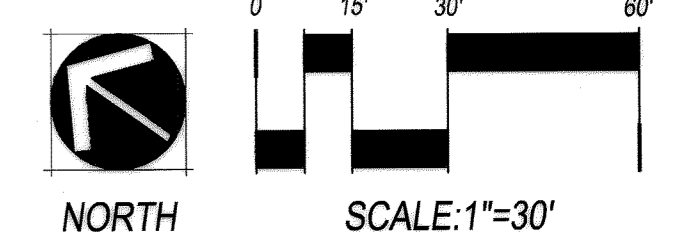
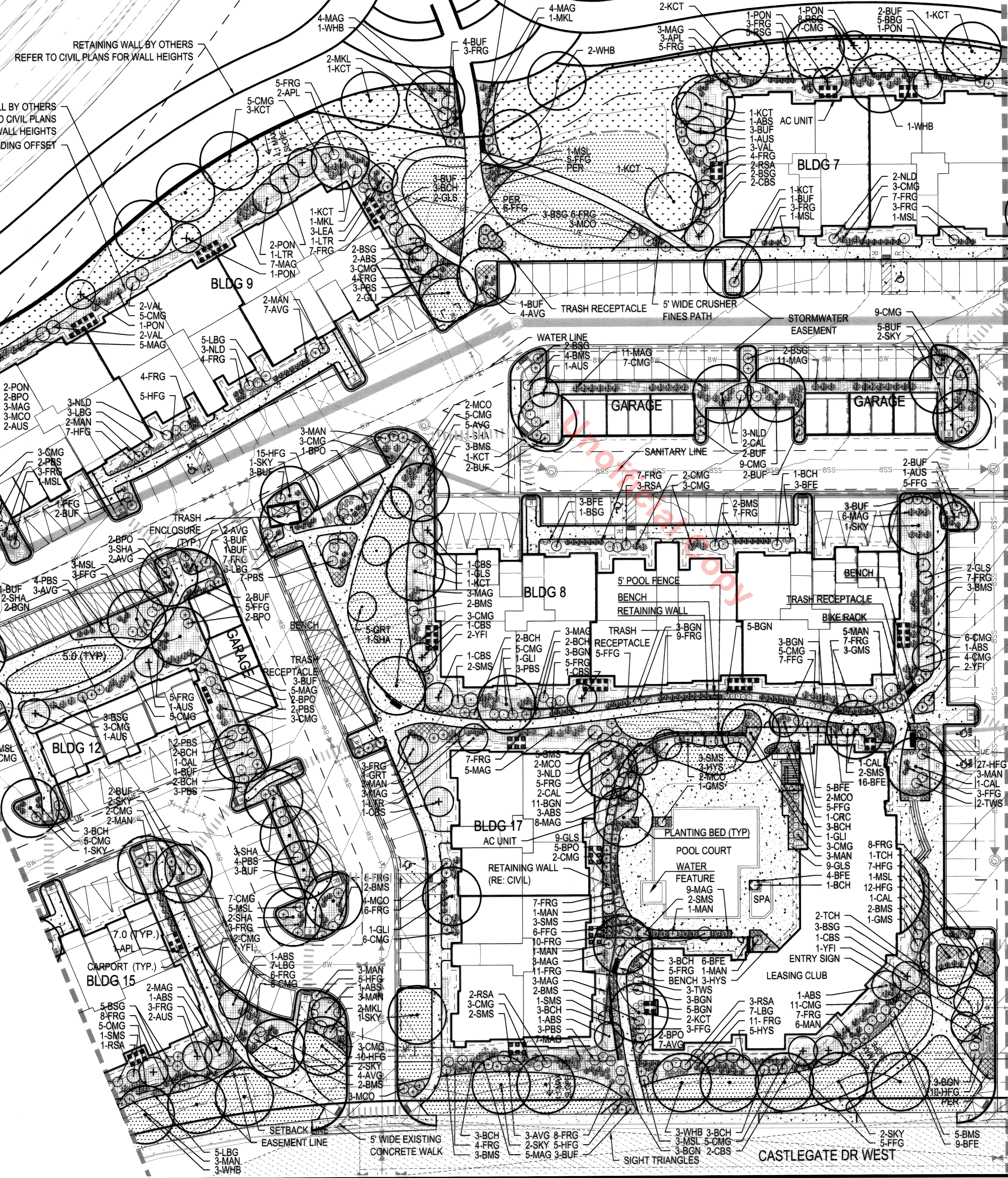
MATCHLINE SHEET L-04



NORRIS DESIGN CERTIFICATION:
 www.norris-design.com
 LANDSCAPE DESIGNER, TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-1106. THIS IS VALID THROUGH 30/12/2016, COLORADO LICENSE NUMBER IS 655

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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

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LANDSCAPE PLAN L-03
SHEET 10 OF 23

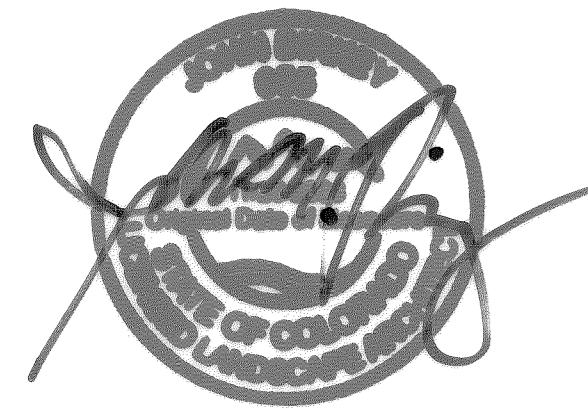
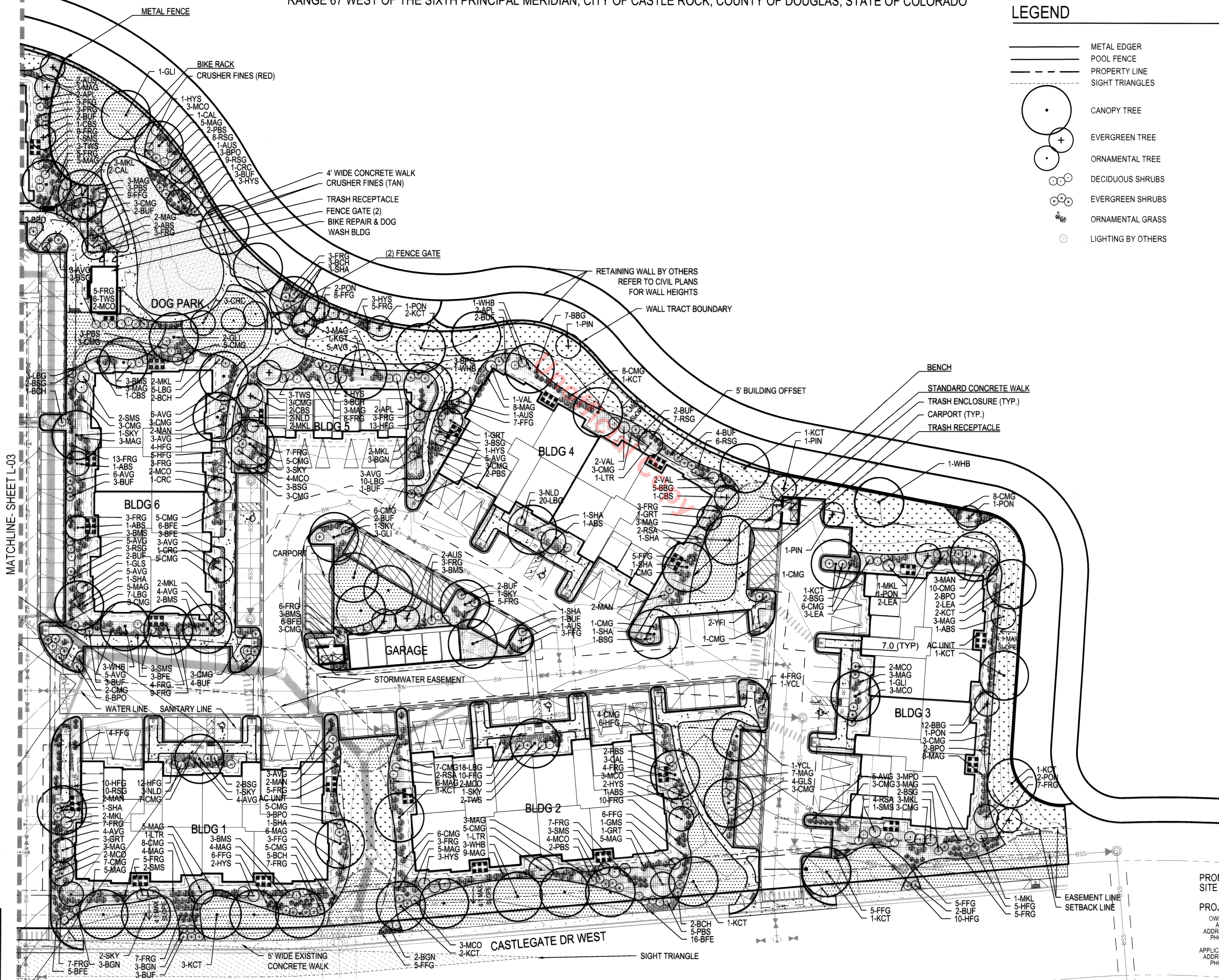
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

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LEGEND

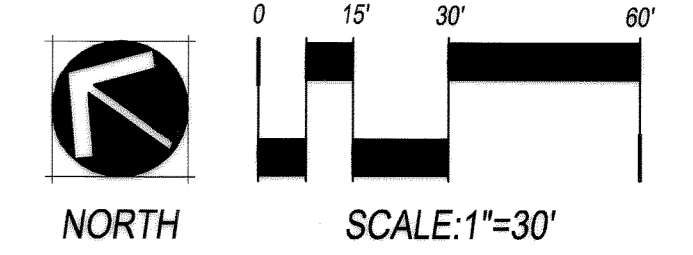
- METAL EDGER
- POOL FENCE
- PROPERTY LINE
- SIGHT TRIANGLES
- CANOPY TREE
- EVERGREEN TREE
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811
Know what's below.
Call before you dig.

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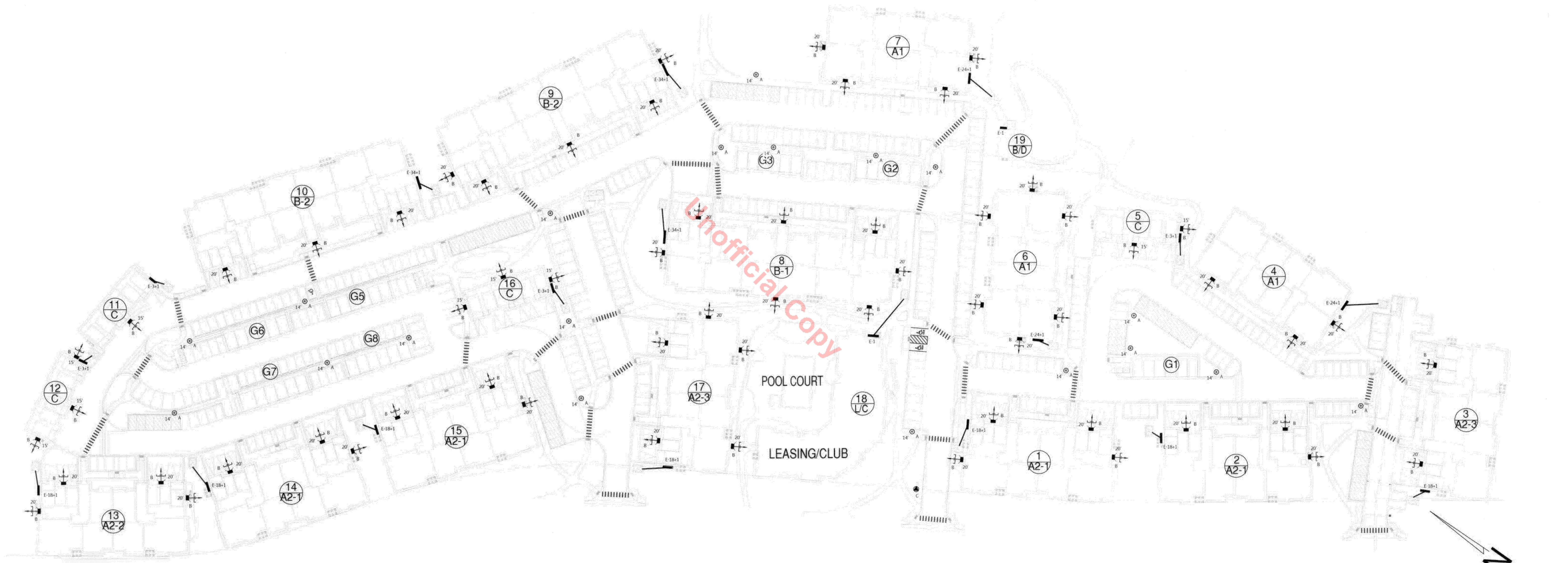
PROMENADE AT CASTLE ROCK, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL LIGHTING PLAN STANDARD NOTES:

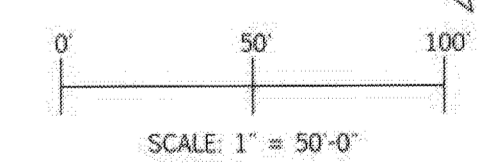
1. SITE LIGHTING OBJECTIVES: THE PRIMARY MEANS FOR SITE LIGHTING WILL BE ACCOMPLISHED BY UTILIZING FULLY CUT-OFF WALL PACK FIXTURES MOUNTED ON THE EXTERIORS OF APPLICABLE BUILDINGS. THE OBJECTIVE FOR THESE FIXTURES IS TO ILLUMINATE THE FRONT FACADES AND TRANSIENT AREAS ON THE SIDES OF THE BUILDINGS. POLE LIGHTS WILL SUPPLEMENT THE DESIGN AS NEEDED TO ILLUMINATE PARKING AREAS AND DRIVE ISLES AS REQUIRED SO THAT RESIDENTS CAN NAVIGATE THE SITE SAFELY DURING THE NIGHT.
2. HOURS OF OPERATION: ALL FIXTURES WILL BE CIRCUITED THROUGH A PHOTOCELL TO START OPERATION AT DUSK AND END AT DAWN. SPECIFIC HOURS OF OPERATION WILL VARY THROUGHOUT THE YEAR.
3. MITIGATION TO NEIGHBORHOODS/ADJACENT PROPERTIES: THE USE OF FULLY CUT-OFF WALL PACK AND POLE MOUNTED FIXTURES WILL MITIGATE THE AMOUNT OF LIGHT TRESPASS ACROSS THE PROPERTY LINES AS WELL AS NOT LOCATING FIXTURES ON THE BACK SIDE OF BUILDINGS DIRECTLY ADJACENT TO OTHER PROPERTIES. LIGHT TRESPASS AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED LAND WILL NOT EXCEED 0.1 FOOT CANDLES.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV), POLE MOUNTED LIGHTS AIMED AT A BUILDINGS FACADE AND UNSHIELDED WALL PACKS.

SITE LIGHT FIXTURE SCHEDULE								
DESIGNATION	LOCATION	TYPE	MOUNTING HEIGHT ABOVE GRADE	WATTAGE	MANUFACTURER	CATALOG NUMBER	LAMP	OPTIONS
A	SITE	POLE MOUNTED SHOEBOX	14'-0"	400	VERSALUX	AEROBEAM	400W MH	MC3 WIDE THROW OPTIC W/ PHOTO-ELECTRIC CELL
B	BUILDING EXTERIORS	WALL PACK	15'-0" AND 20'-0" (SEE PLANS)	100	TRACE LIGHT	110-MH-100MT	100W MH	PCI - 110V PHOTOCONTROL
C	SITE ENTRY	SURFACE MOUNT DOWNLIGHT	8'-0"	28	TRACE LIGHT	TLED-SC-G	28W LED	PC - 110V PHOTOCONTROL



SITE - ELECTRICAL

1" = 50'-0"

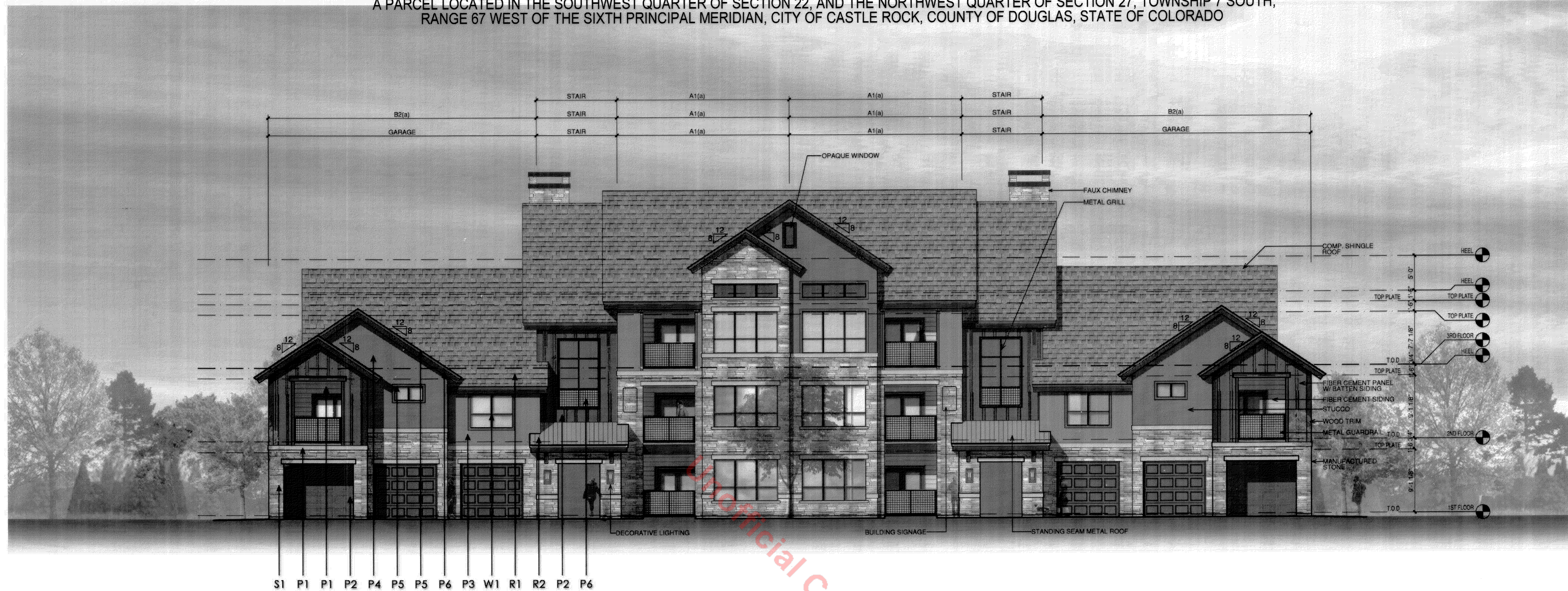


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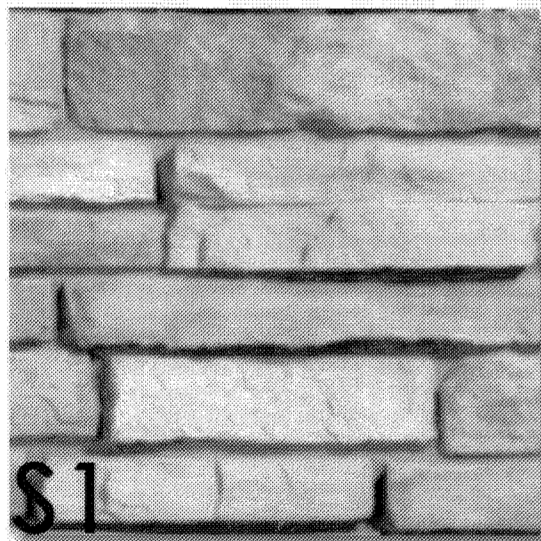
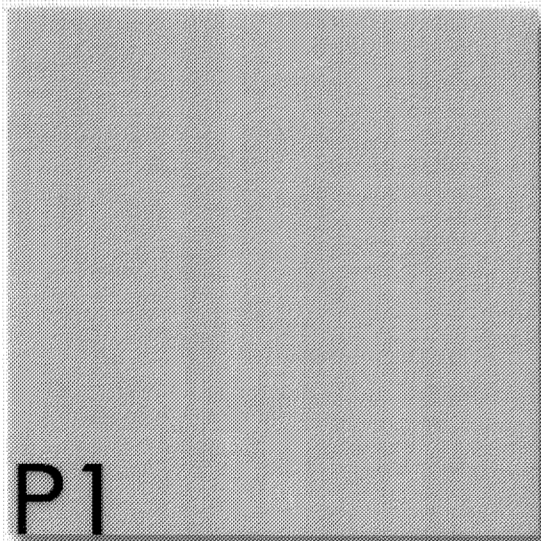
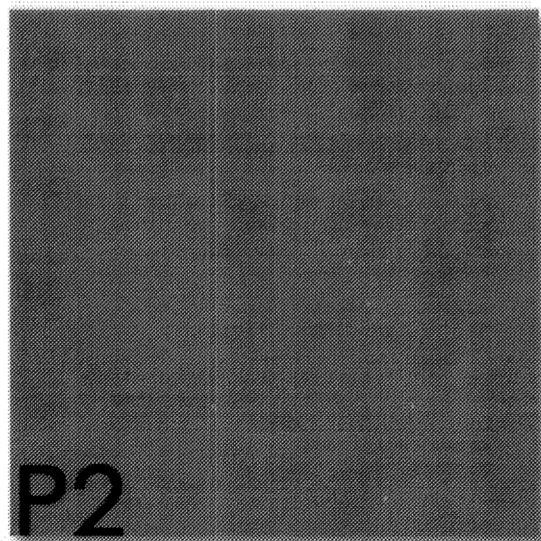
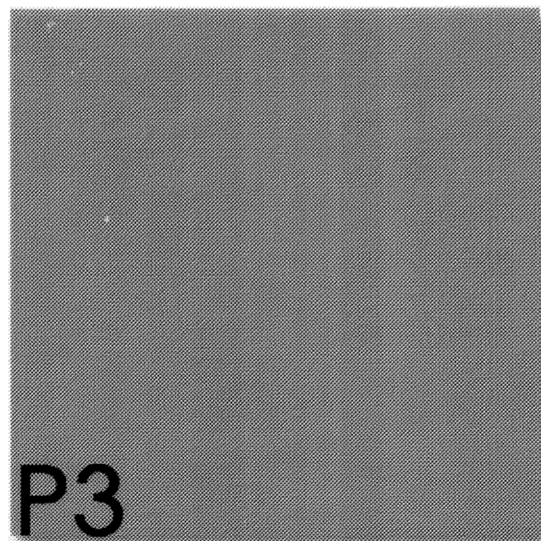
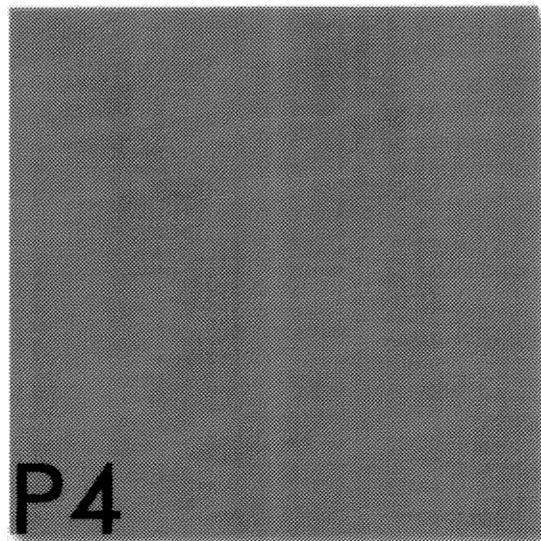
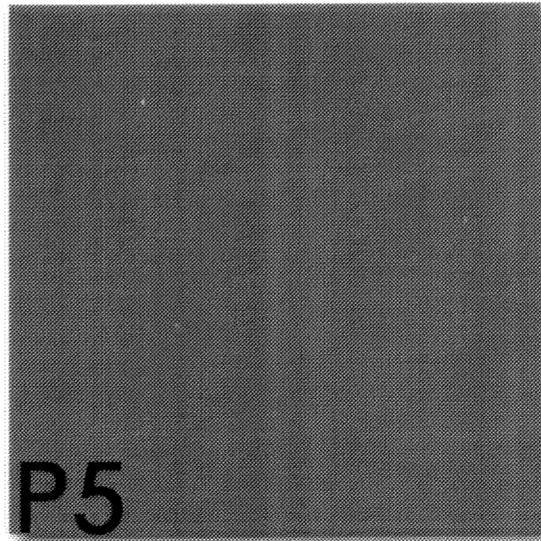
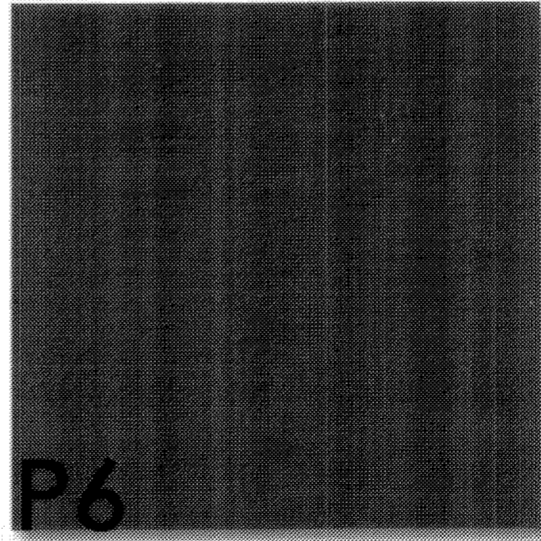
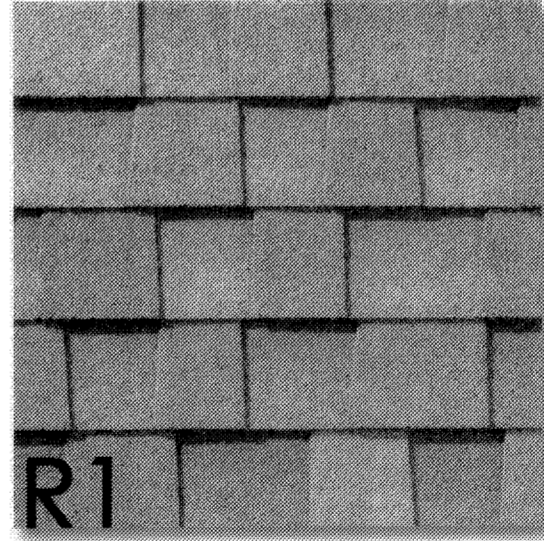
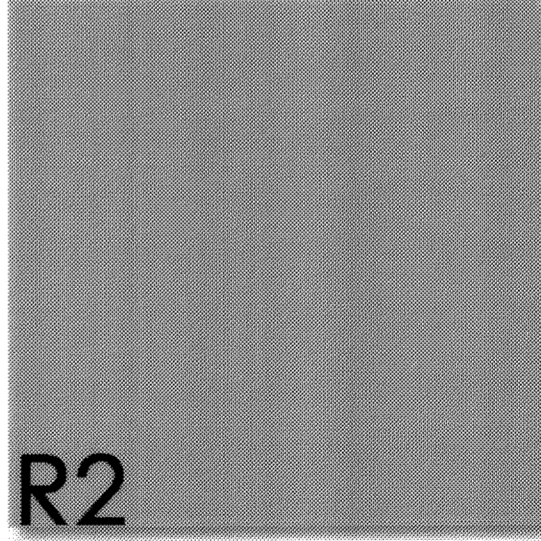
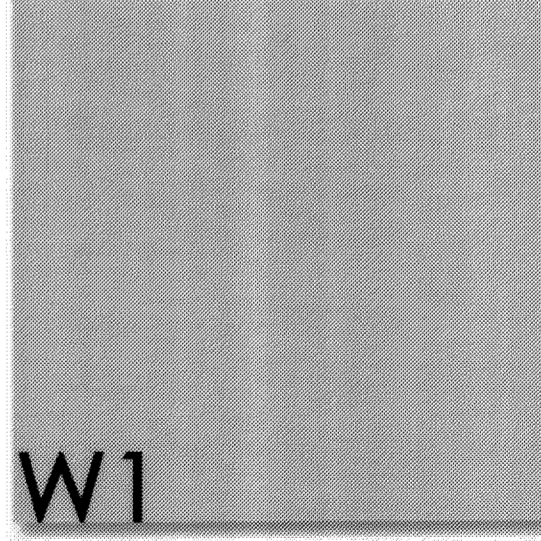
PROMENADE AT CASTLE ROCK, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN
PROJECT NO. SDP15-0022
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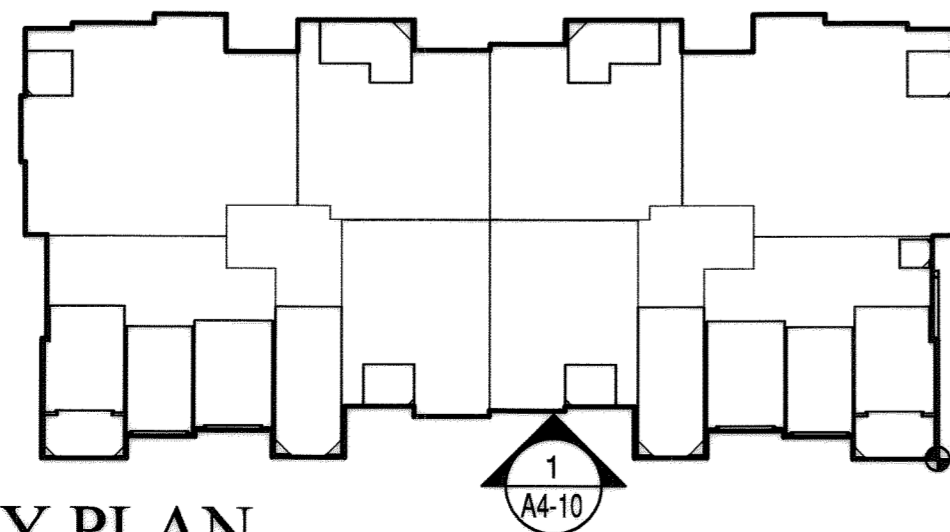
PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

A PARCEL 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, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Official Copy

									
S1	P1	P2	P3	P4	P5	P6	R1	R2	W1
MANUFACTURED STONE SUNSET STONE, INC. LEDGE STONE NATURAL	PAINT 1 SIDING, STUCCO TRIM AT STONE SHERWIN WILLIAMS KILIM BEIGE SW 6106	PAINT 2 BATTEN SIDING AT BALCONIES AND STAIRWELLS, GARAGE DOORS SHERWIN WILLIAMS GRIFFIN SW 7026	PAINT 3 STUCCO SHERWIN WILLIAMS GRAY SHINGLE SW 7670	PAINT 4 STUCCO, BATTEN SIDING SHERWIN WILLIAMS LINK GRAY SW 6200	PAINT 5 TRIM AT WINDOWS AND DOORS, TRIM AT ROOF LINES SHERWIN WILLIAMS NIGHT OWL SW 7061	PAINT 6 TRIM AT ROOF LINES, BALCONY DOORS, PATIO DOORS, METAL GRILL, BALCONY RAILINGS SHERWIN WILLIAMS VAN DYKE BROWN SW 7041	COMPOSITION SHINGLE GAF TIMBERLINE HD FOX HOLLOW GRAY	METAL ROOF BERRIDGE ZINC-COTE	WINDOWS & DOORS PLY-GEM OR EQUAL BEIGE



2 KEY PLAN
NTS

ISSUE DATE: 06-19-2015	PROJECT #:	141101
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 BUILDING 'A1' ELEVATION - FRONT

SCALE: 1/8" = 1'-0"

2 BUILDING 'A1' ELEVATION - SIDE

SCALE: 1/8" = 1'-0"

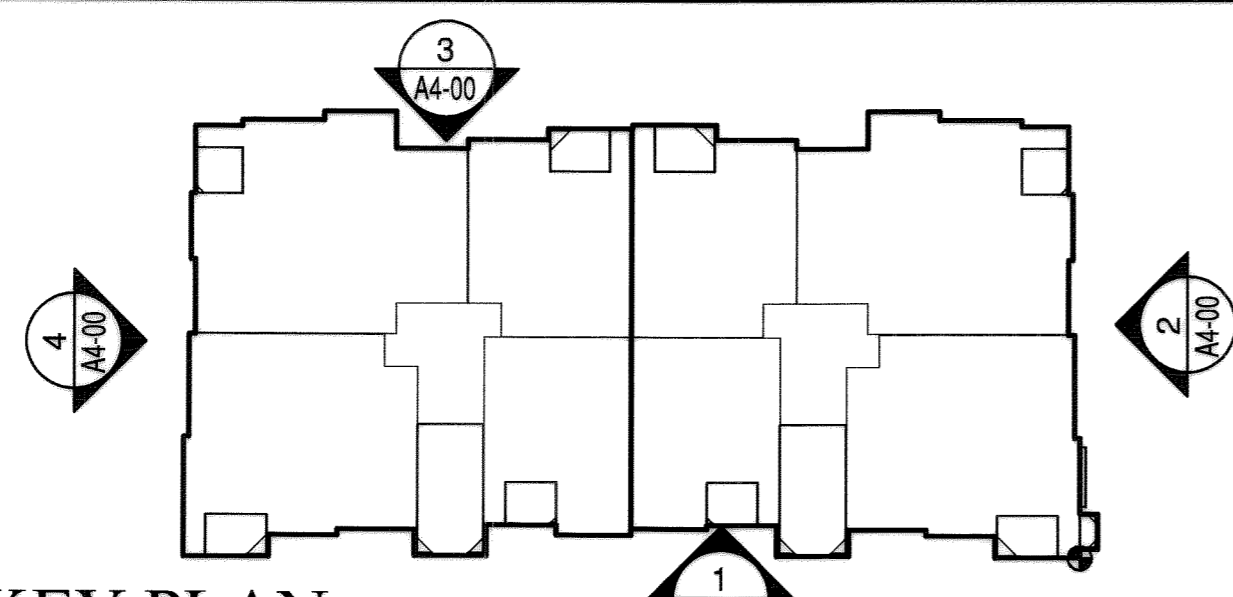


3 BUILDING 'A1' ELEVATION - REAR

SCALE: 1/8" = 1'-0"

4 BUILDING 'A1' ELEVATION - SIDE

SCALE: 1/8" = 1'-0"



5 KEY PLAN

LIGHTING LEGEND:

- B DECORATIVE BUILDING LIGHTING
- B2 DECORATIVE BUILDING LIGHTING
- EM EMERGENCY LIGHTING LOCATION
- D WALL PAC LOCATION

GENERAL NOTES:

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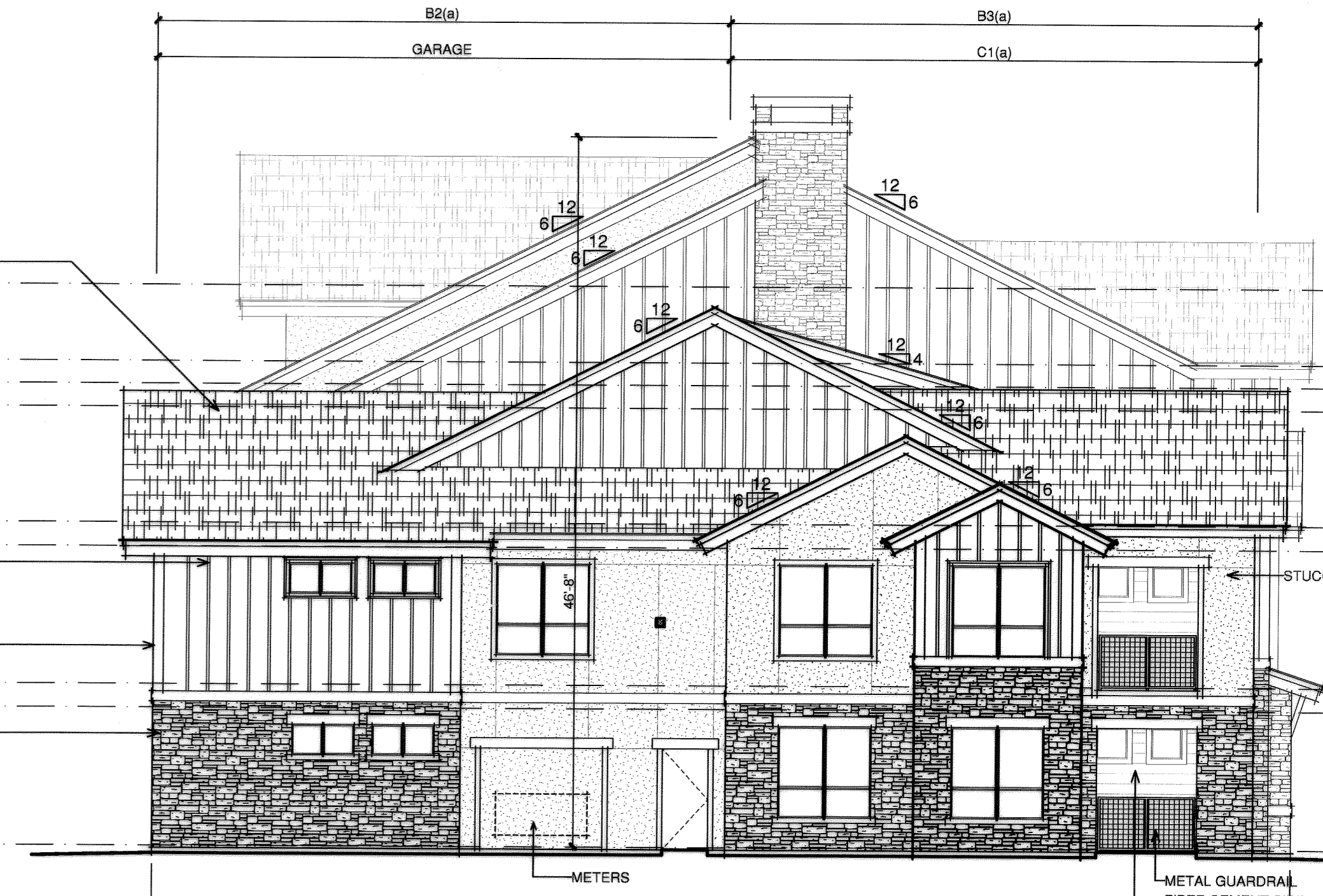
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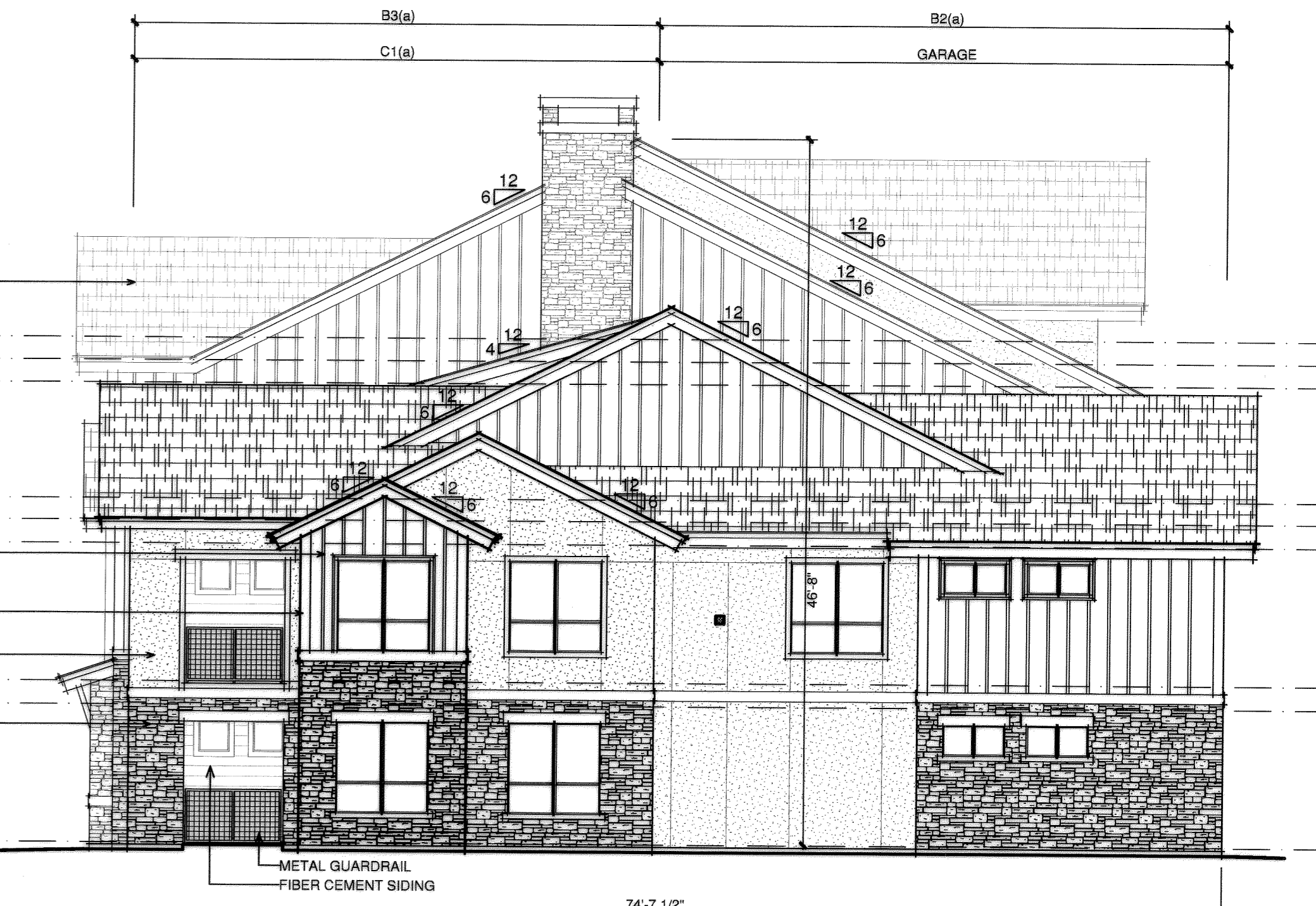
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SCALE: 1/8" = 1'-0"



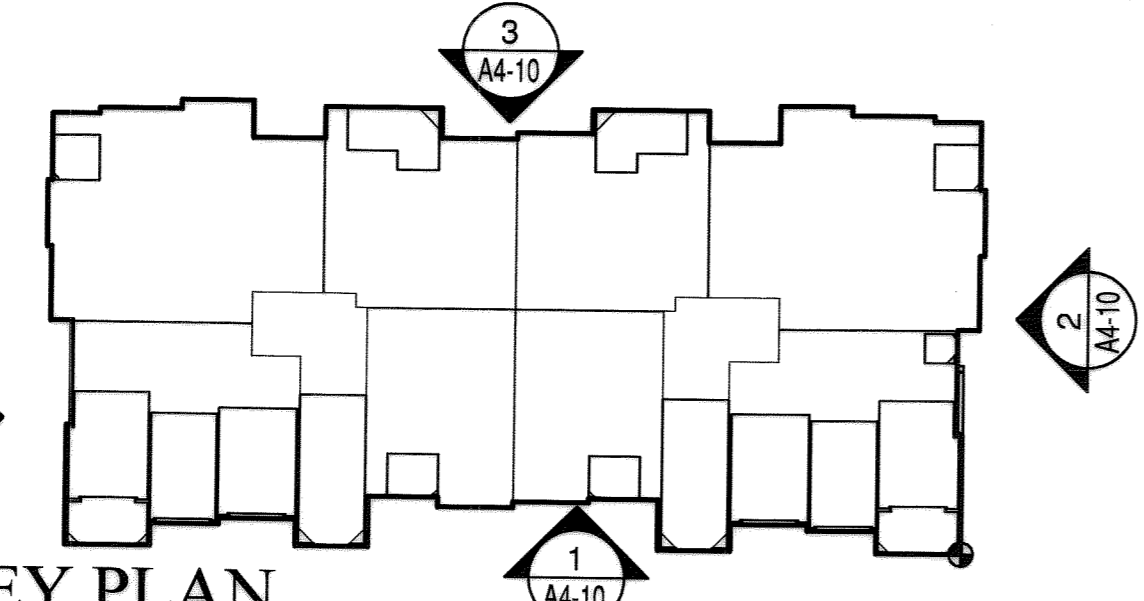
2 BUILDING 'A2' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 'A2' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 'A2' - SIDE ELEVATION.
SCALE: 1/8" = 1'-0"



5 KEY PLAN
NTS

LIGHTING LEGEND:

- B DECORATIVE BUILDING LIGHTING
- B2 DECORATIVE BUILDING LIGHTING
- EM EMERGENCY LIGHTING LOCATION
- D WALL PAC LOCATION

GENERAL NOTES:

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1 BUILDING 'B' ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

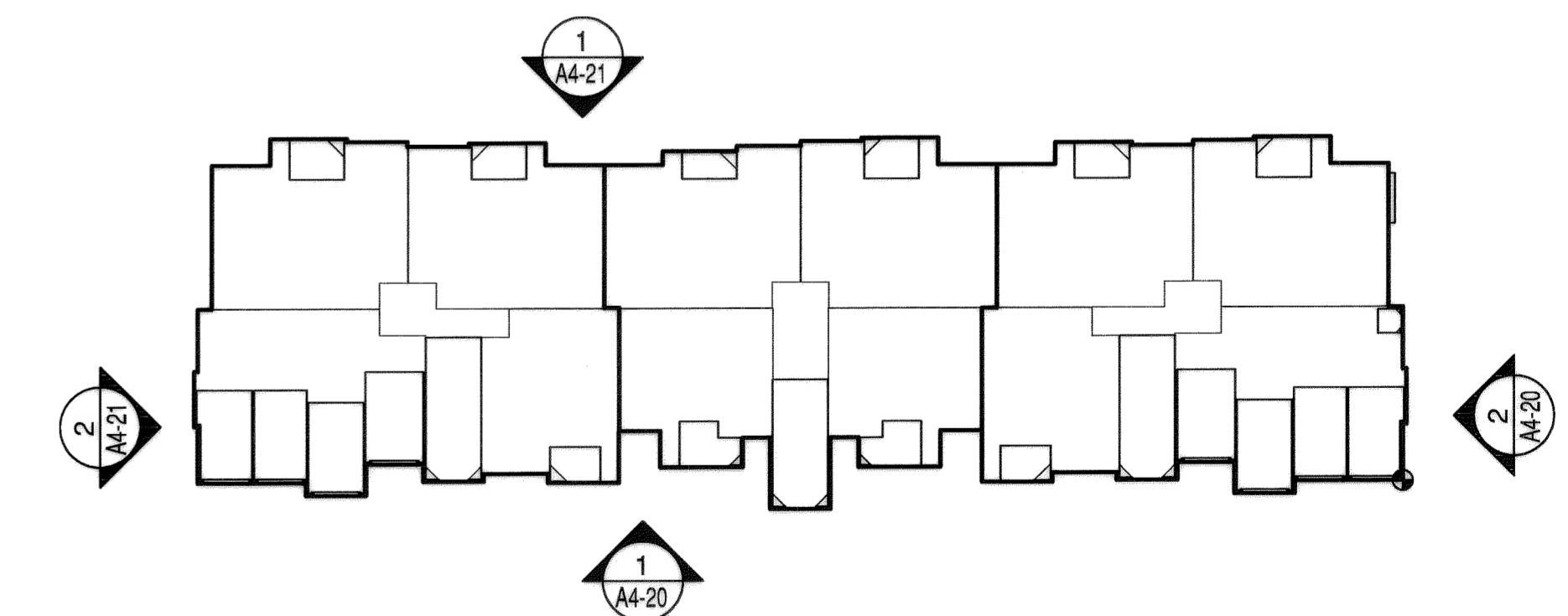


2 BUILDING 'B' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND:

- B DECORATIVE BUILDING LIGHTING
- B2 DECORATIVE BUILDING LIGHTING
- EM EMERGENCY LIGHTING LOCATION
- D WALL PAC LOCATION

GENERAL NOTES:



3 KEY PLAN
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1 BUILDING 'B' - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Unofficial Copy

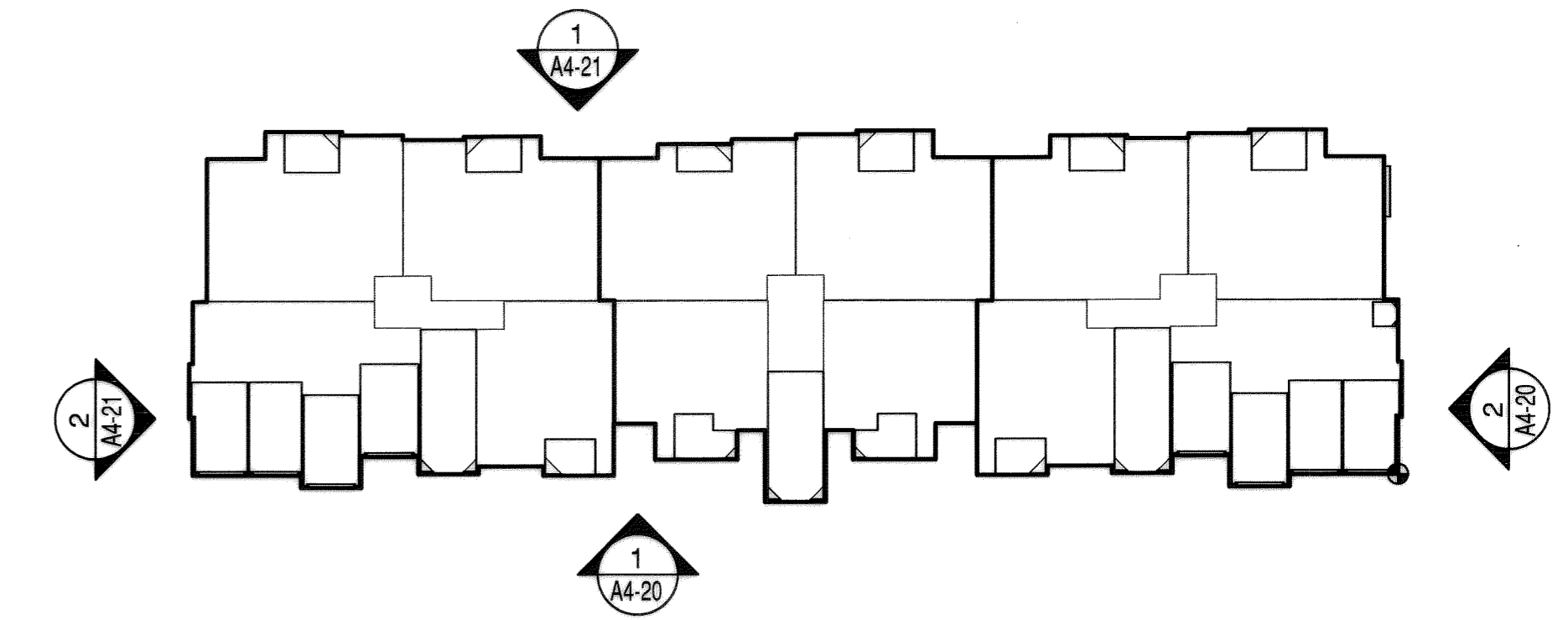


2 BUILDING 'B' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LIGHTING LEGEND:

- B DECORATIVE BUILDING LIGHTING
- B2 DECORATIVE BUILDING LIGHTING
- EM EMERGENCY LIGHTING LOCATION
- D WALL PAC LOCATION

GENERAL NOTES:



3 KEY PLAN
NTS

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SITE DEVELOPMENT PLAN

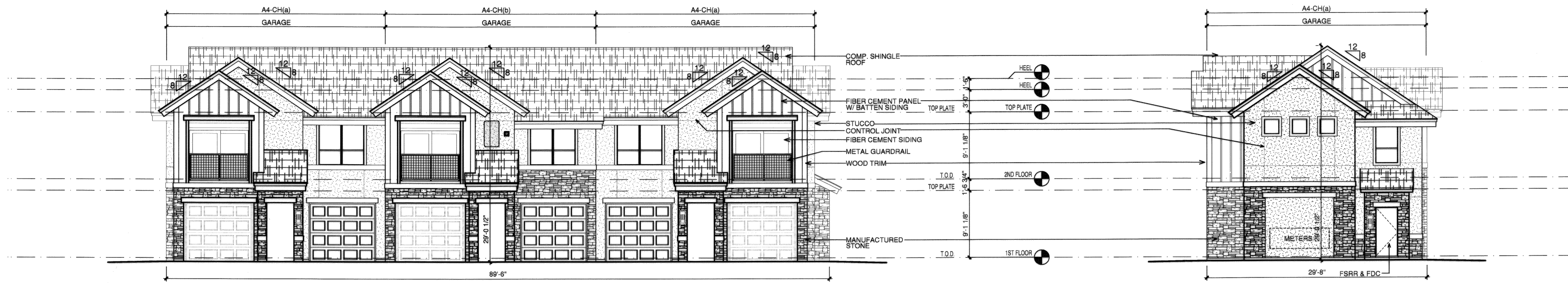
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ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

APPLICANT: EMBREY PARTNERS, LTD.
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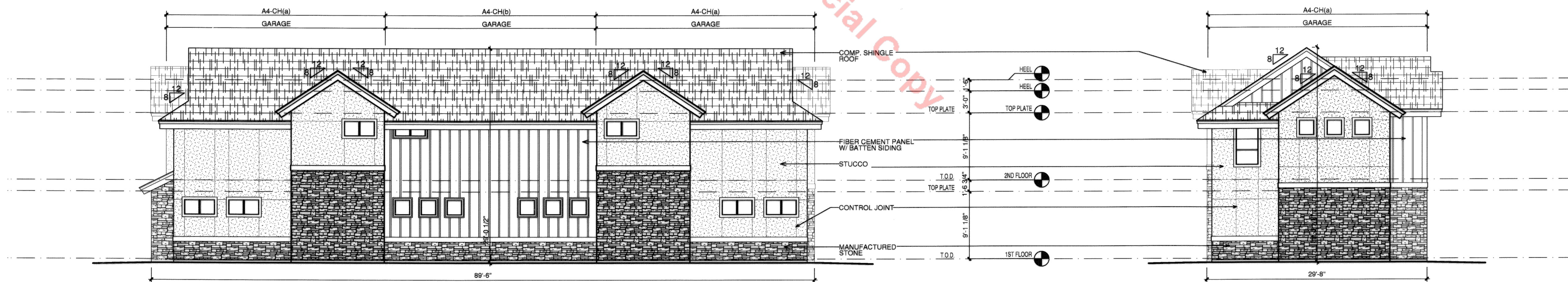
PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

A PARCEL 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, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



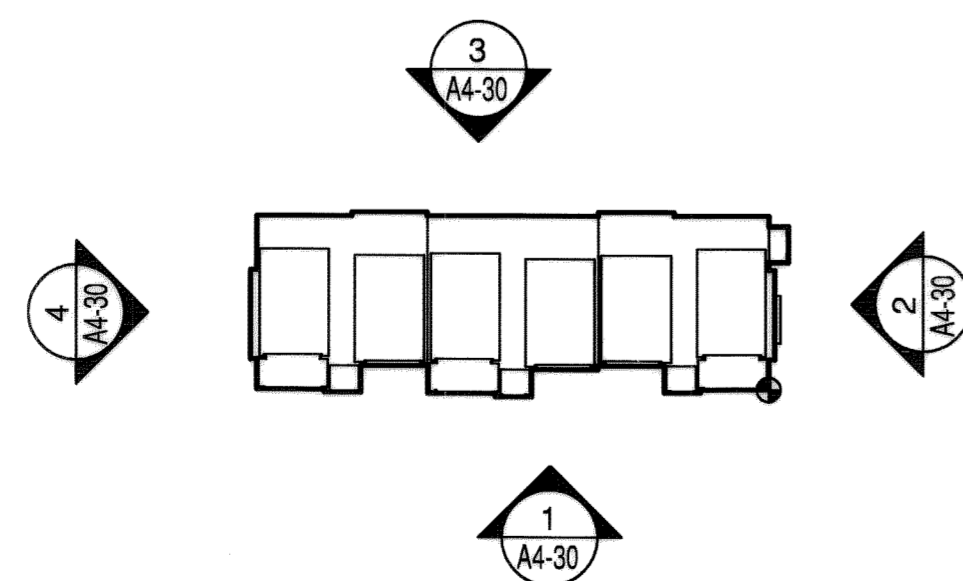
1 BUILDING 'C' ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

2 BUILDING 'C' ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



3 BUILDING 'C' ELEVATION - REAR
SCALE: 1/8" = 1'-0"

4 BUILDING 'C' ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



LIGHTING LEGEND:	
	B DECORATIVE BUILDING LIGHTING
	B2 DECORATIVE BUILDING LIGHTING
	EM EMERGENCY LIGHTING LOCATION
	D WALL PAC LOCATION
GENERAL NOTES:	

5 KEY PLAN
NTS

DATE	REVISION COMMENTS
08/19/2015	PER TOWN COMMENTS
09/23/2015	PER TOWN COMMENTS
10/09/2015	PER TOWN COMMENTS

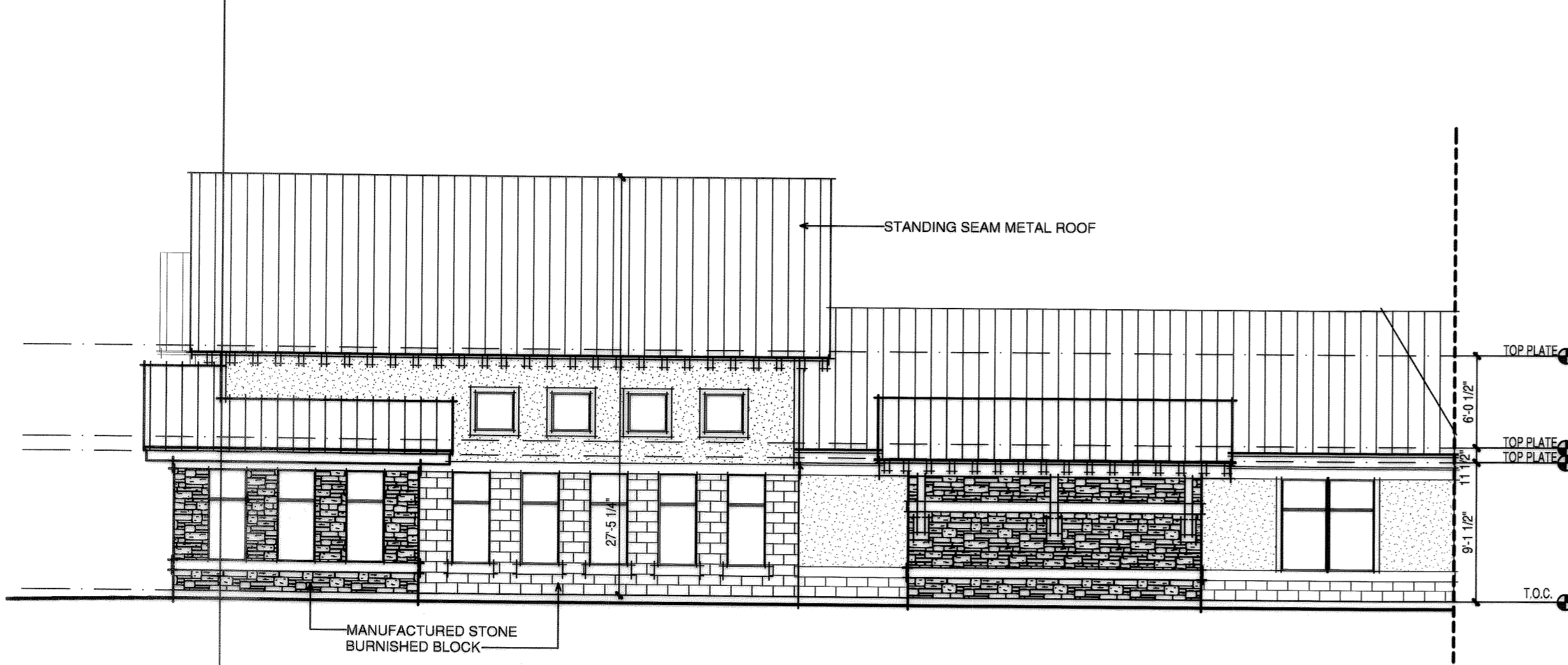
PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

PROJECT NO. SDP15-0022
OWNER: EMBREY PARTNERS, LTD.
ATTN: JIMMY MCCLOSKEY
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

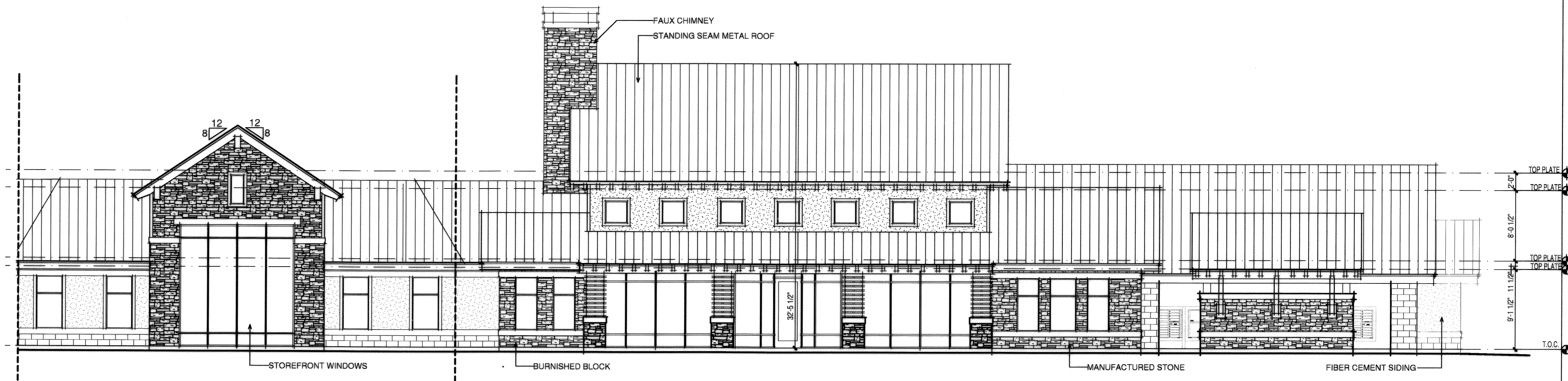
APPLICANT: EMBREY PARTNERS, LTD.
ADDRESS: 1020 NE LOOP 410, SUITE 700, SAN ANTONIO, TX 78209
PHONE: 210-824-6044

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

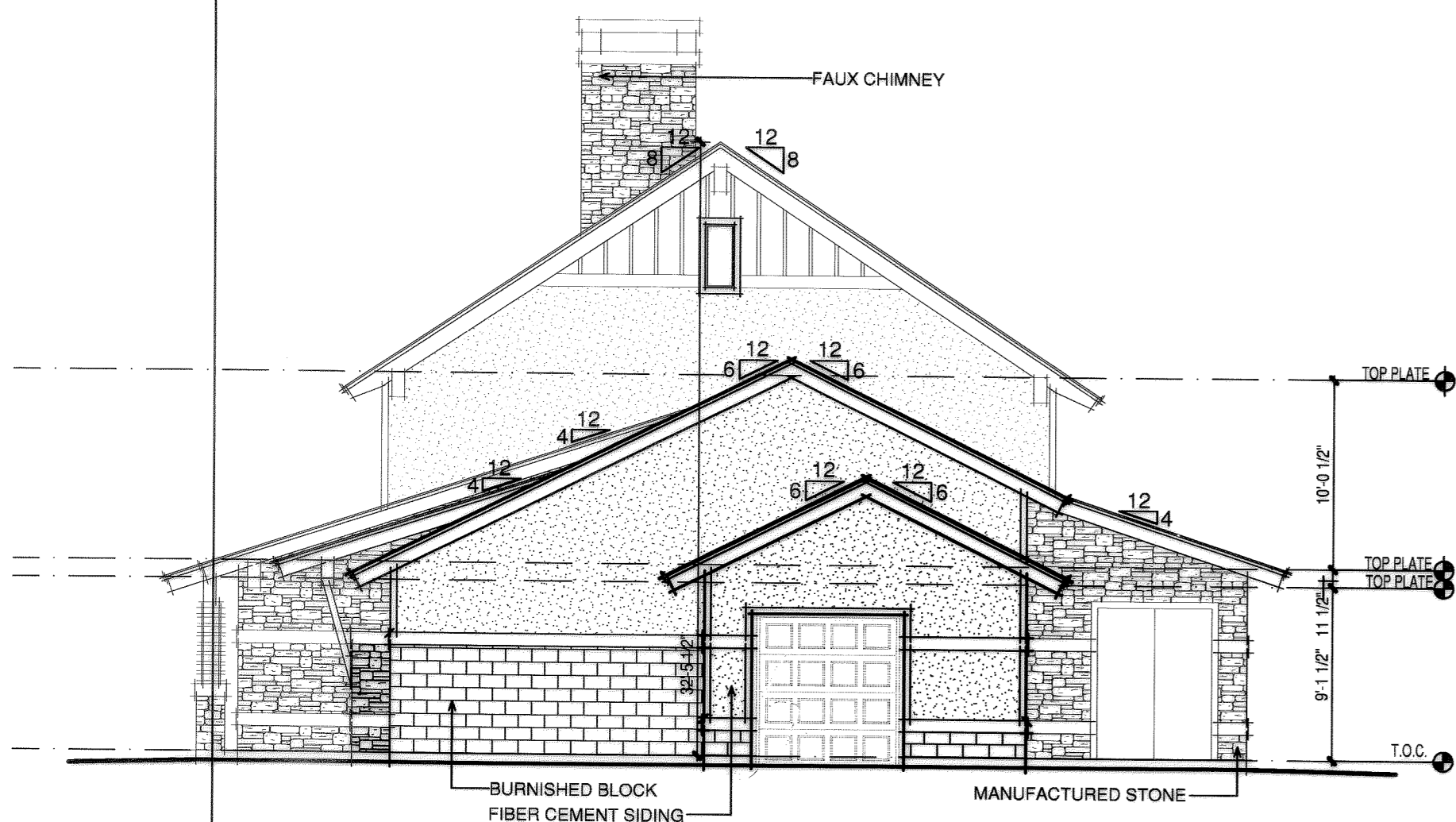
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



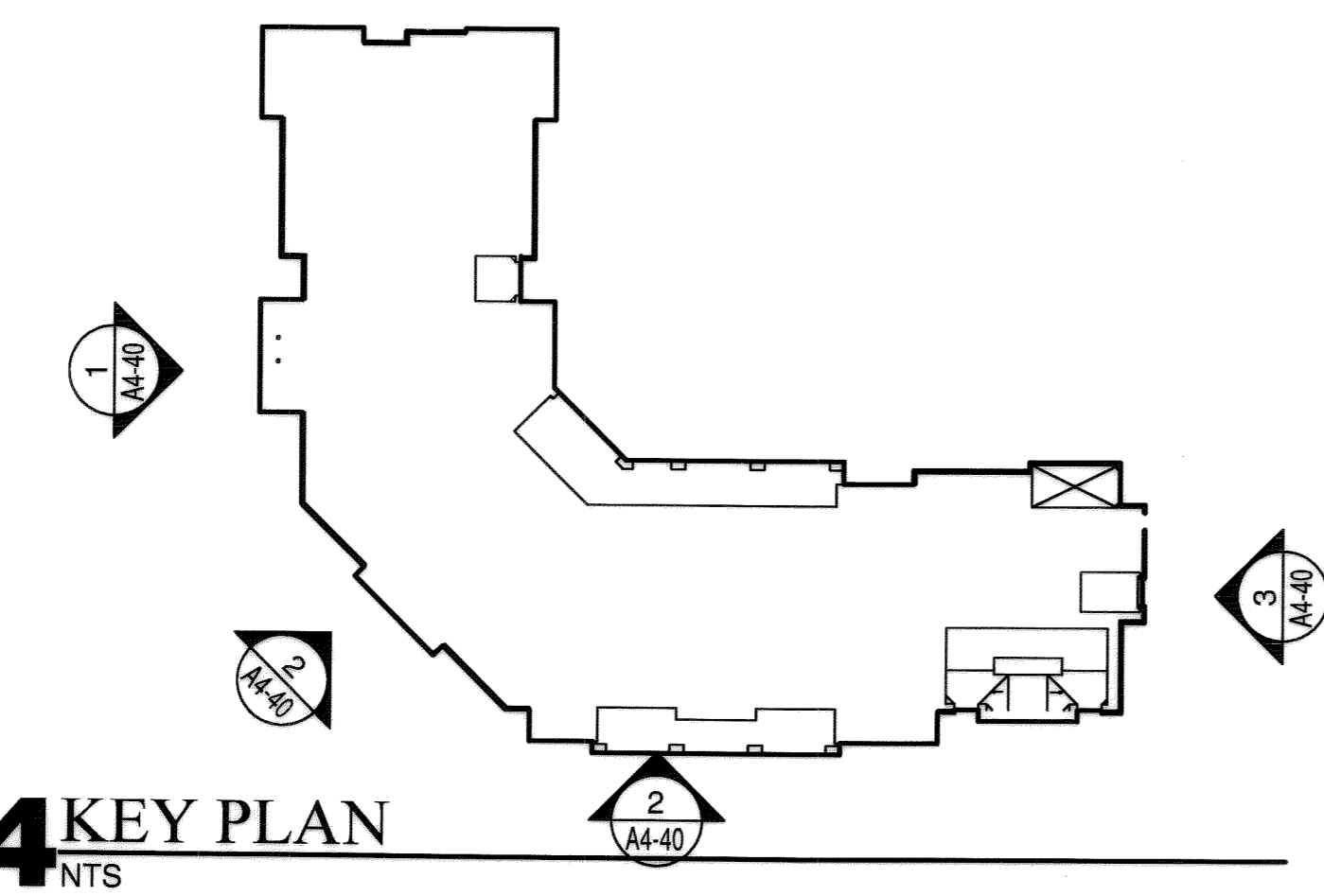
1 LEASING/ CLUB ELEVATION -FRONT
SCALE: 1/8" = 1'-0"



2 LEASING/ CLUB ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



3 LEASING/ CLUB ELEVATION -SIDE
SCALE: 1/8" = 1'-0"



4 KEY PLAN
NTS

DATE	REVISION COMMENTS
08/19/2015	PER TOWN COMMENTS
09/23/2015	PER TOWN COMMENTS
10/09/2015	PER TOWN COMMENTS

PROJECT #: 141101

ISSUE DATE: 06-19-2015

Unofficial Copy

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

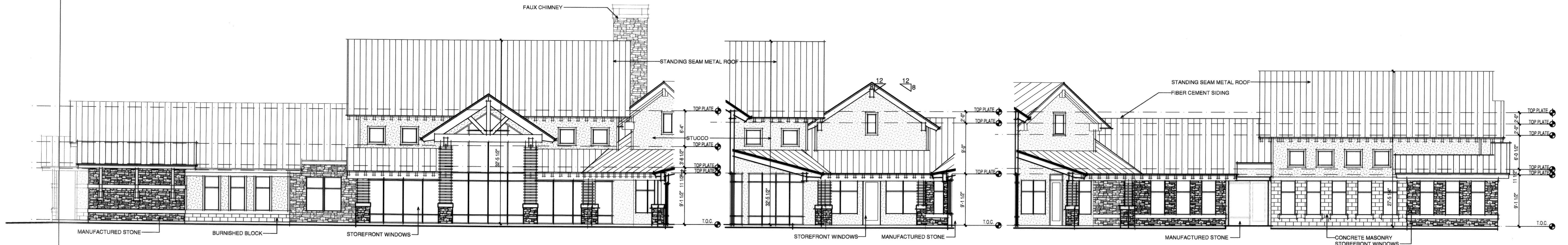
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

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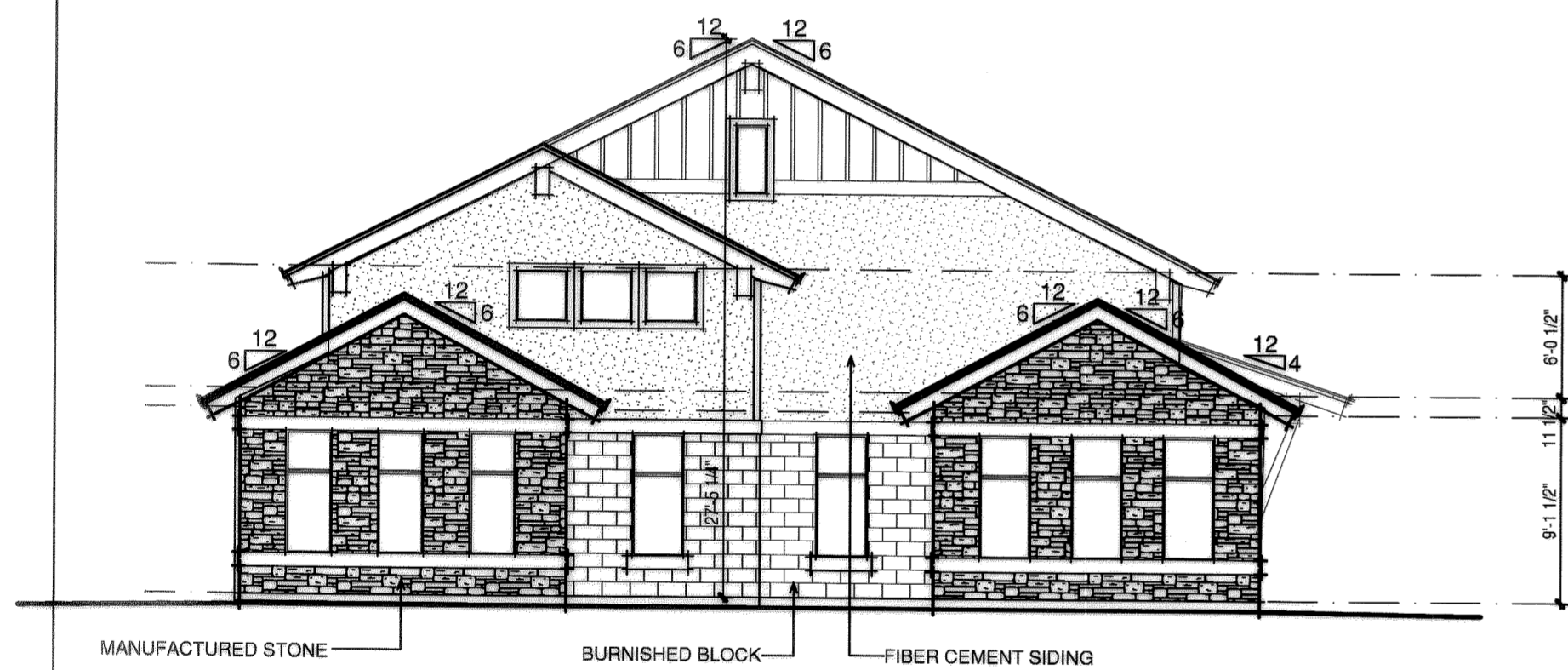


1 LEASING/ CLUB ELEVATION - REAR
SCALE: 1/8" = 1'-0"

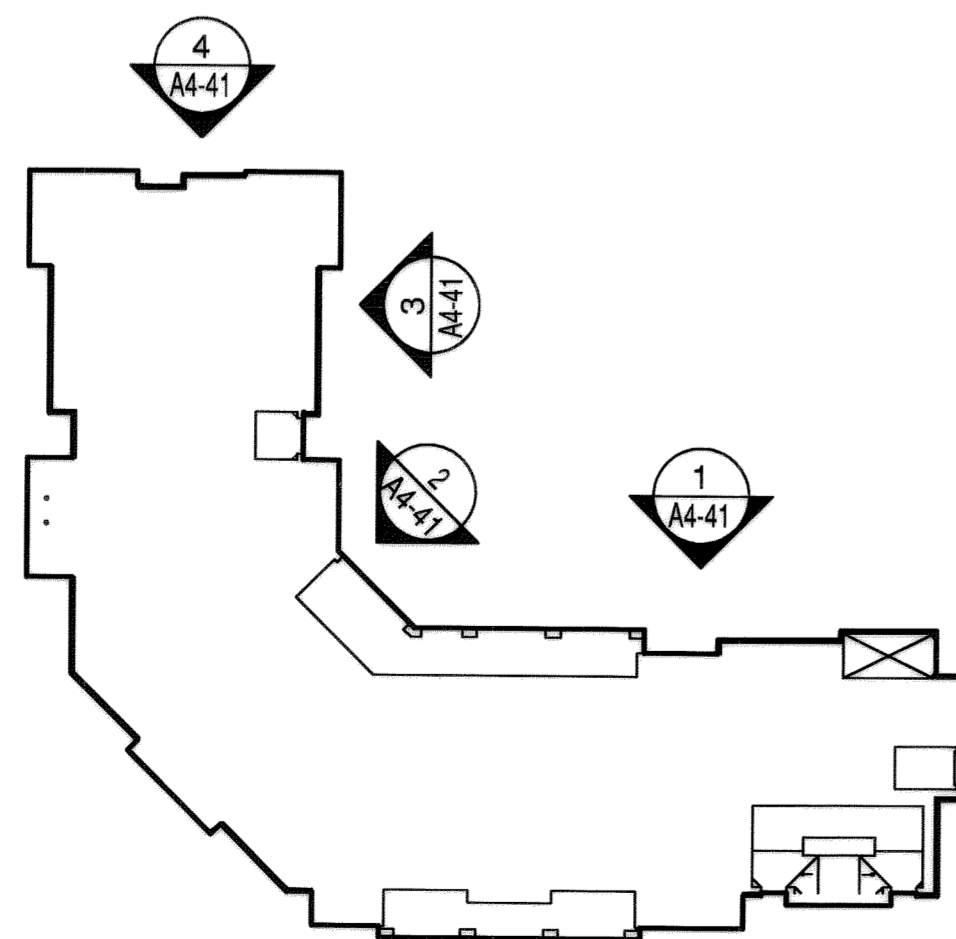
2 LEASING/ CLUB ELEVATION - REAR
SCALE: 1/8" = 1'-0"

3 LEASING/ CLUB ELEVATION - REAR
SCALE: 1/8" = 1'-0"

Unofficial Copy



4 LEASING/ CLUB ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



5 KEY PLAN
NTS

ISSUE DATE: 06-19-2015	PROJECT #: 141101
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10/09/2015	PER TOWN COMMENTS

PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

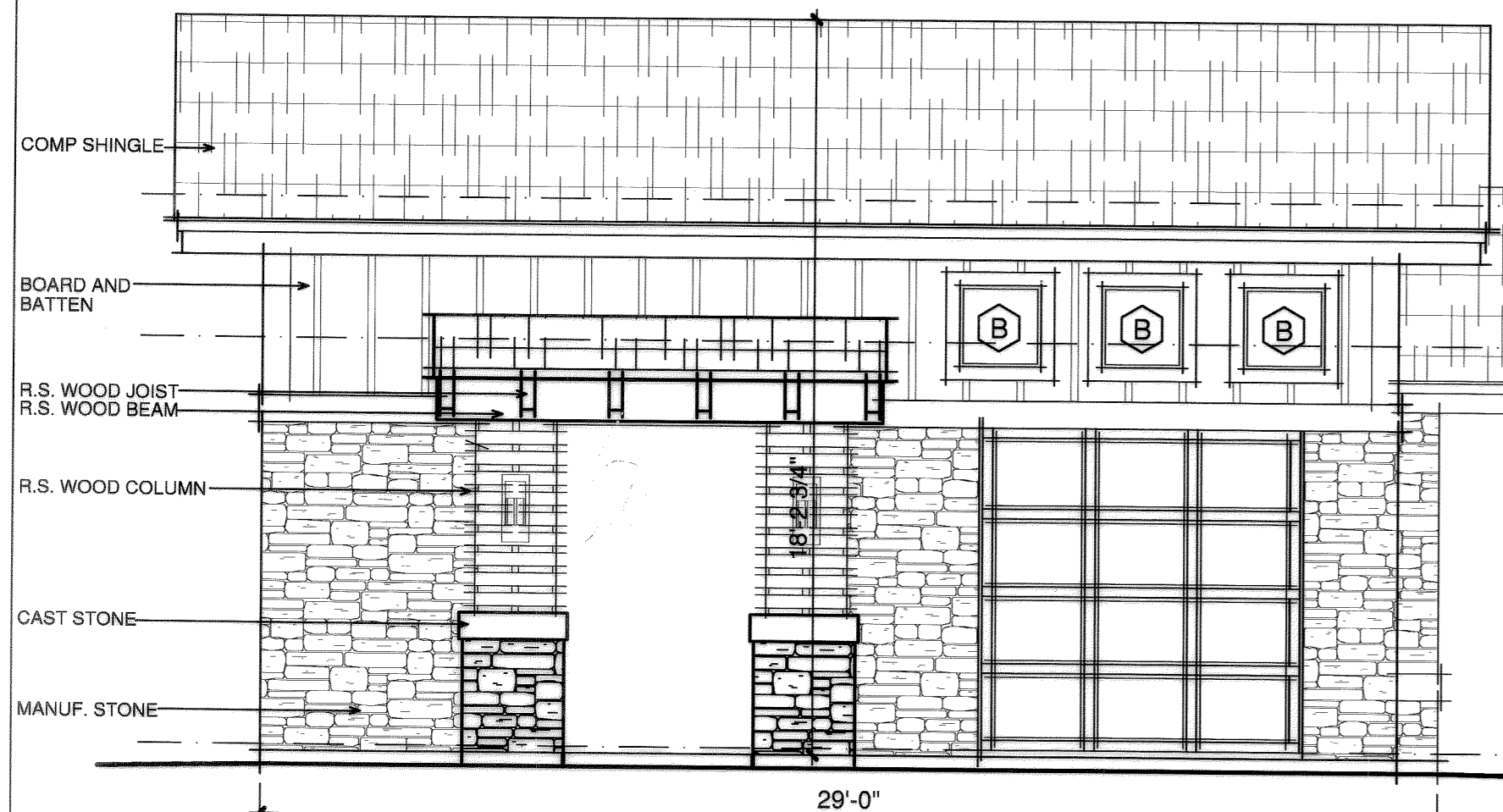
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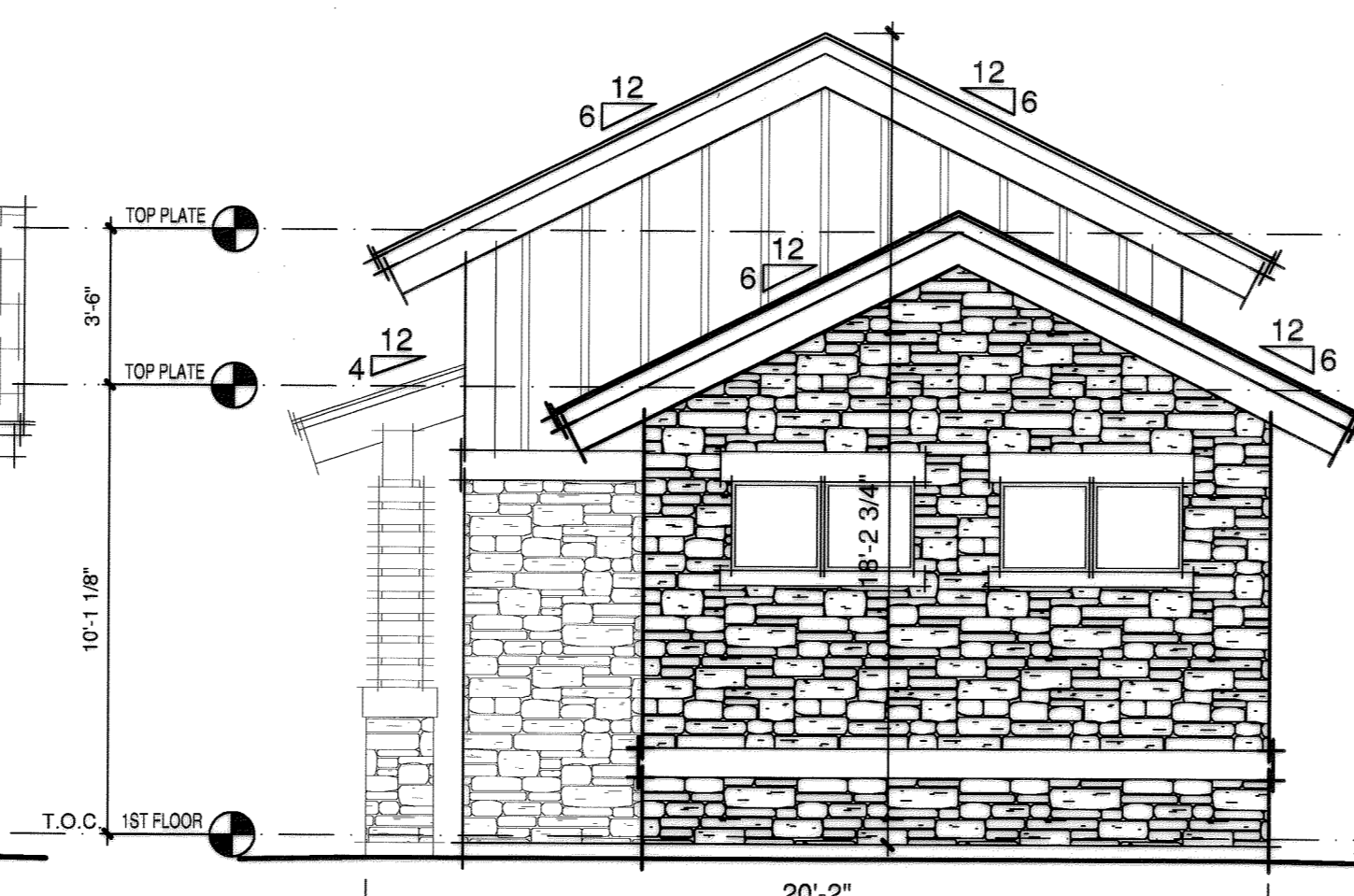
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

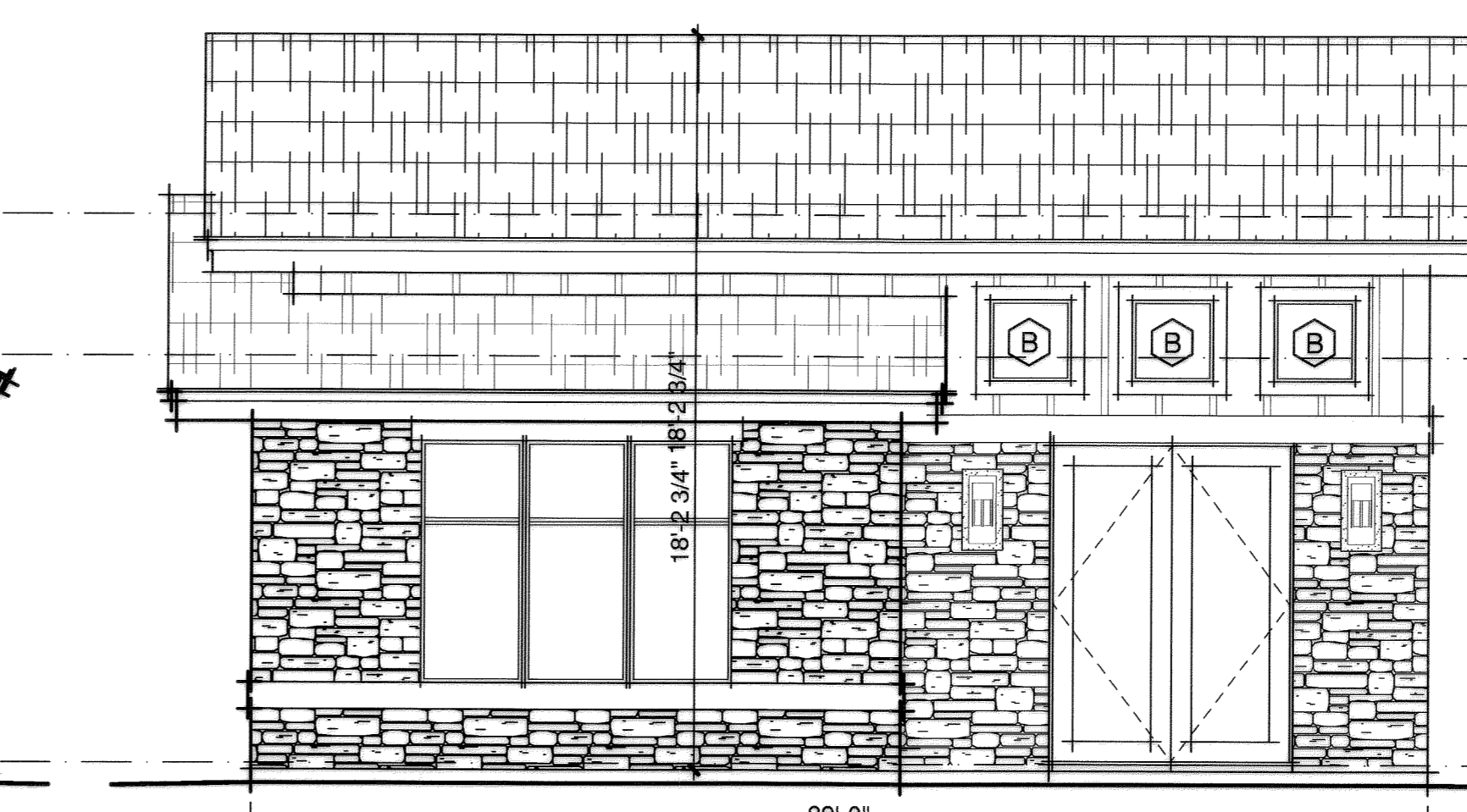
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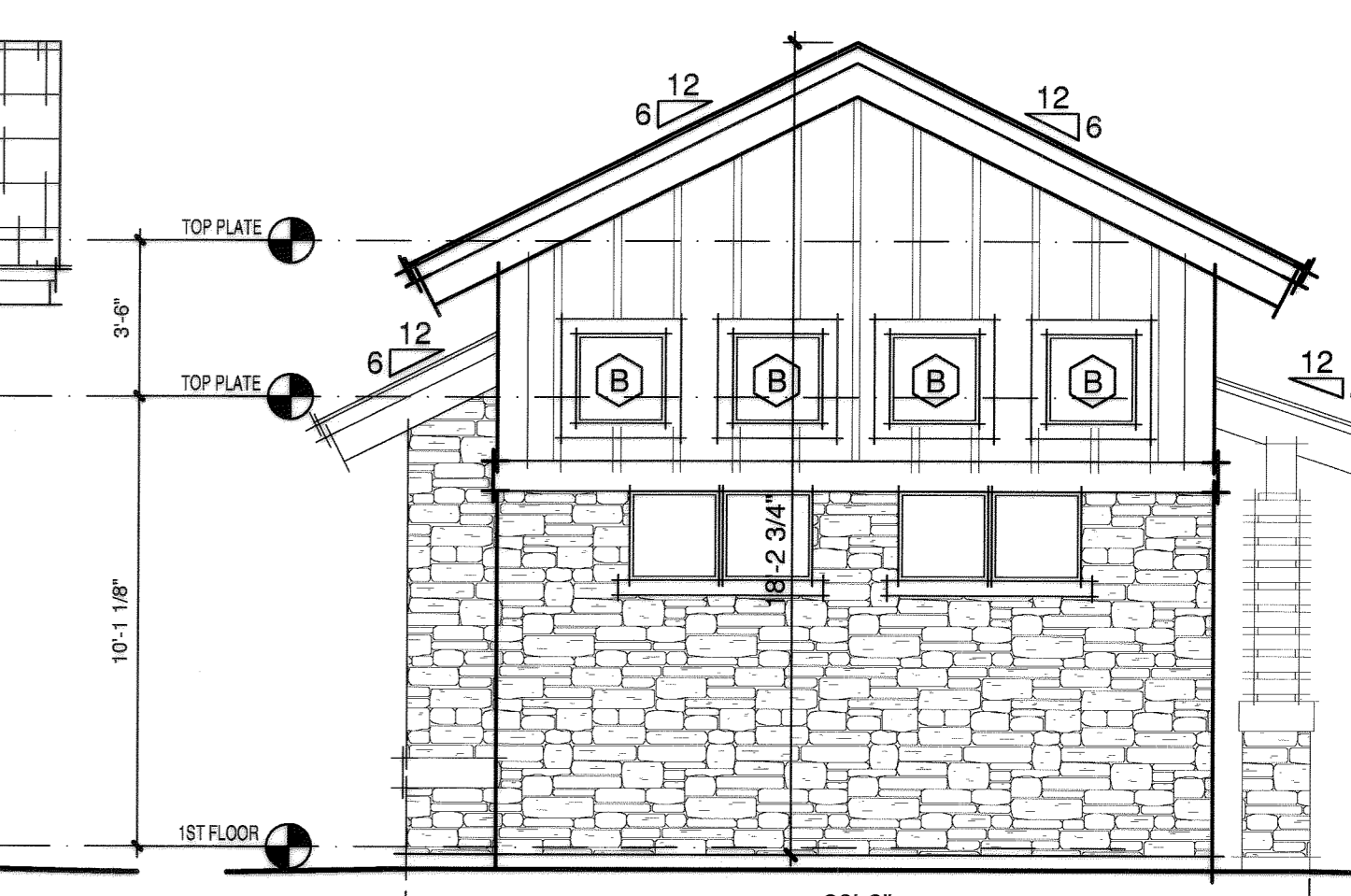
1 BIKE/SHOP/DOG WASH - FRONT
SCALE: 1/4" = 1'-0"



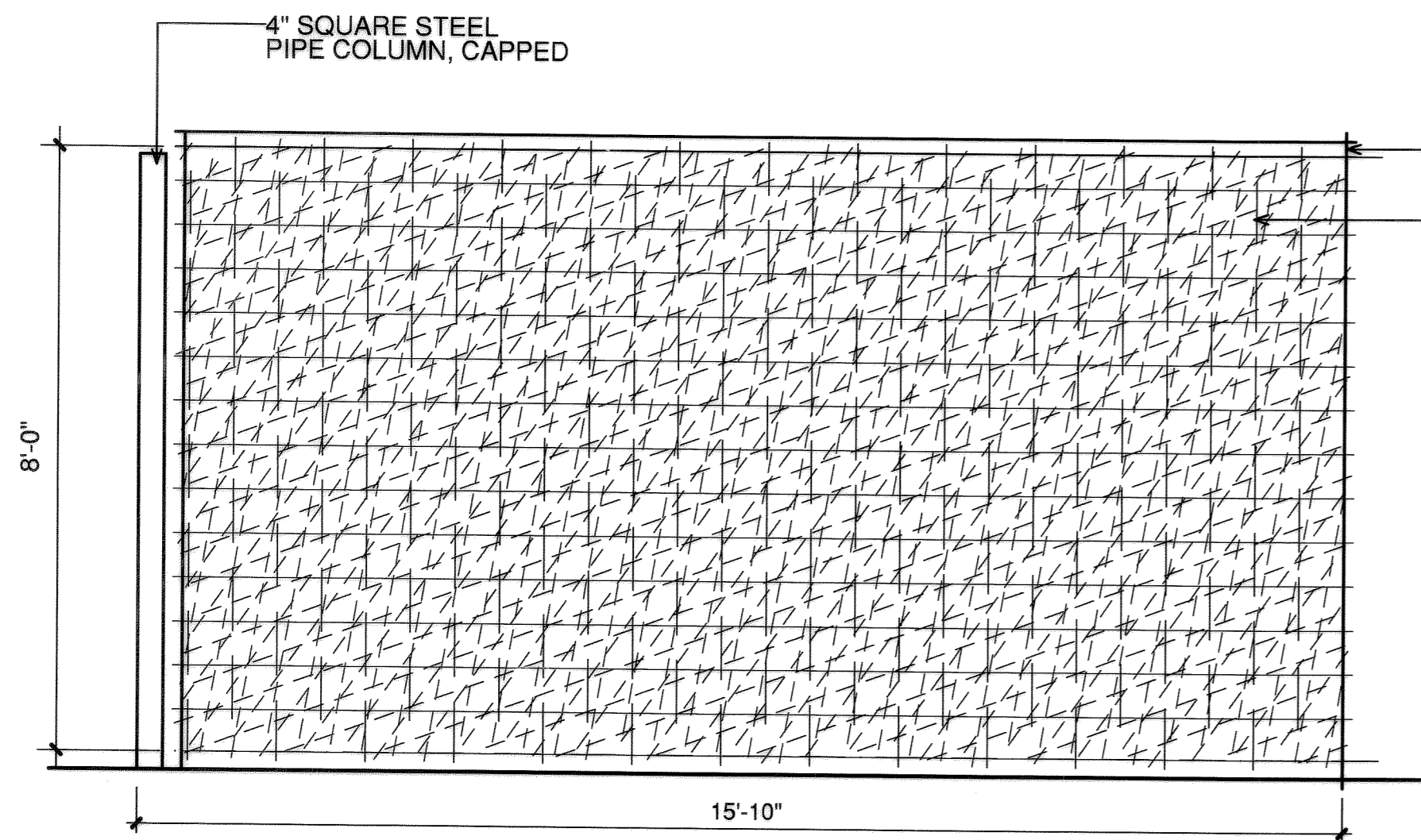
2 BIKE/SHOP/DOG WASH - SIDE
SCALE: 1/4" = 1'-0"



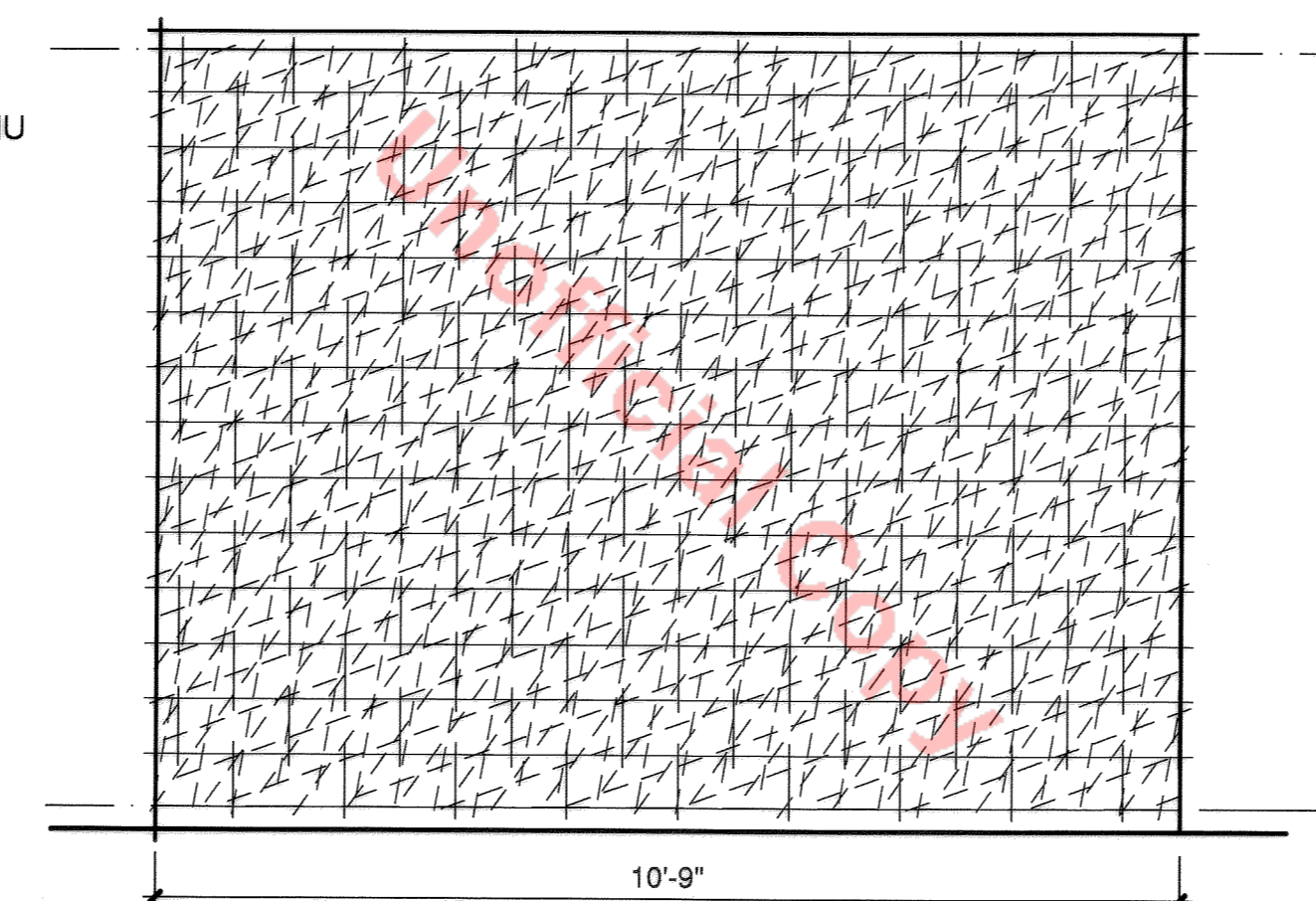
3 BIKE/SHOP/DOG WASH - REAR
SCALE: 1/4" = 1'-0"



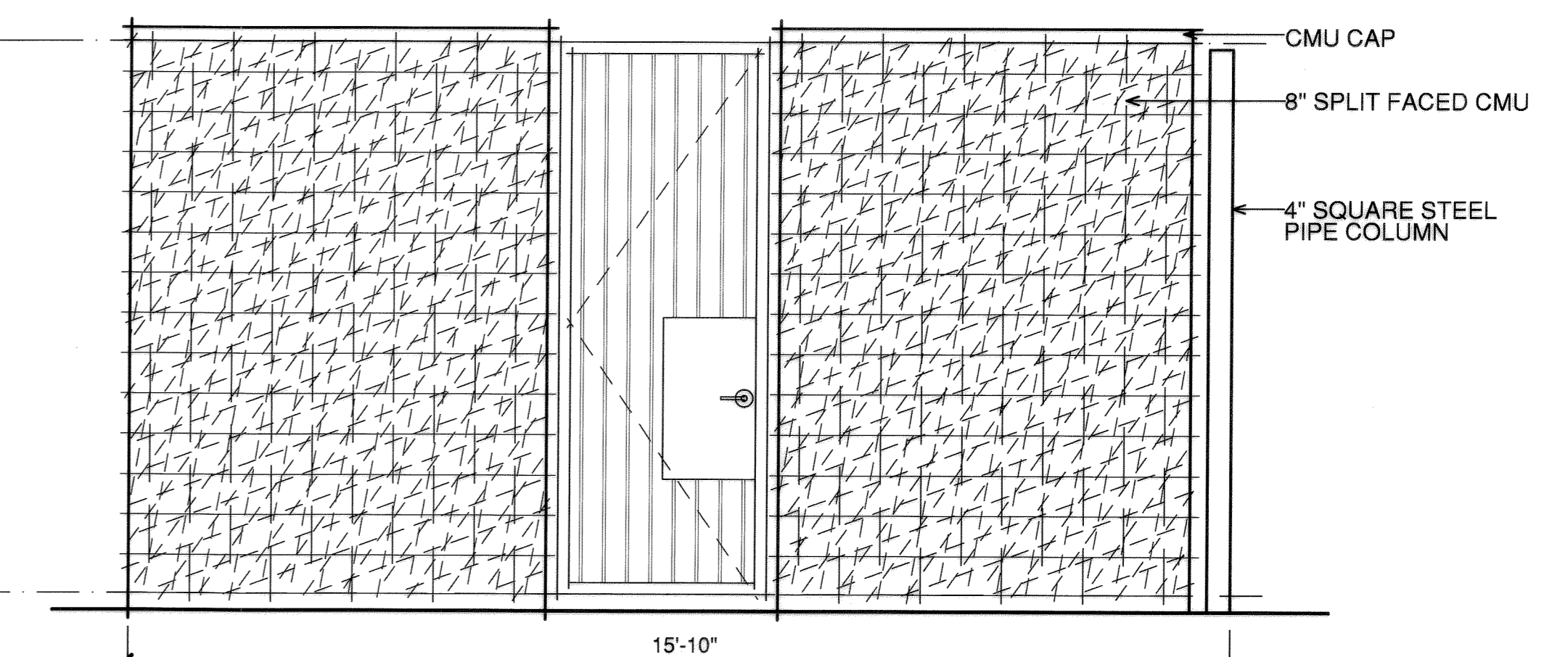
4 BIKE/SHOP/DOG WASH - SIDE
SCALE: 1/4" = 1'-0"



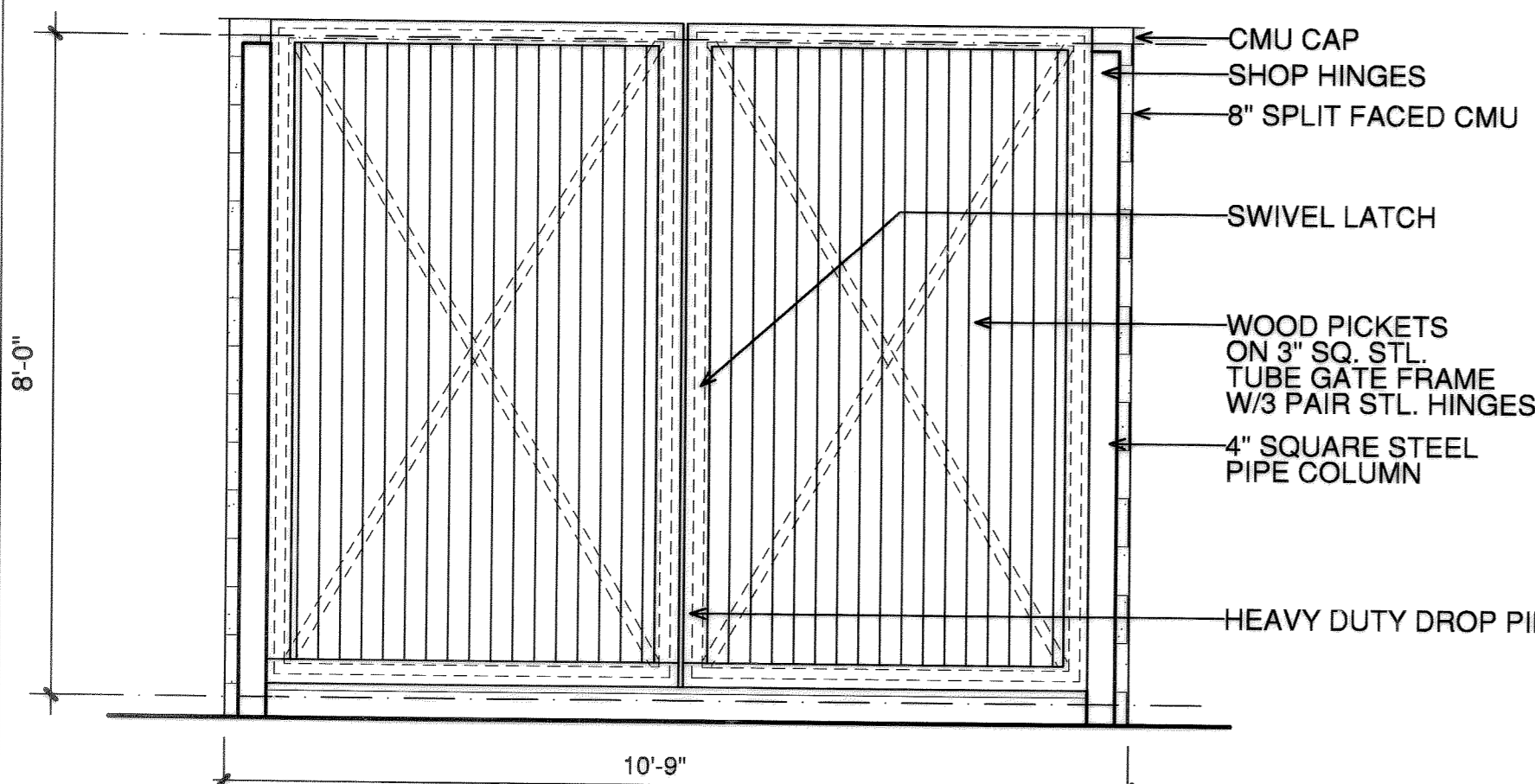
5 TYPICAL TRASH ENCLOSURE - SIDE
SCALE: 1/2" = 1'-0"



6 TYPICAL TRASH ENCLOSURE - REAR
SCALE: 1/2" = 1'-0"

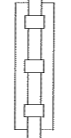
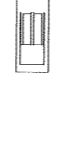
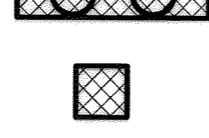



7 TYPICAL TRASH ENCLOSURE - SIDE
SCALE: 1/2" = 1'-0"



8 TYPICAL TRASH ENCLOSURE - FRONT
SCALE: 1/2" = 1'-0"

LIGHTING LEGEND:

-  B DECORATIVE BUILDING LIGHTING
-  B2 DECORATIVE BUILDING LIGHTING
-  EM EMERGENCY LIGHTING LOCATION
-  D WALL PAC LOCATION

GENERAL NOTES:

ISSUE DATE: 06-19-2015	PROJECT #: 141101
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3
SITE DEVELOPMENT PLAN

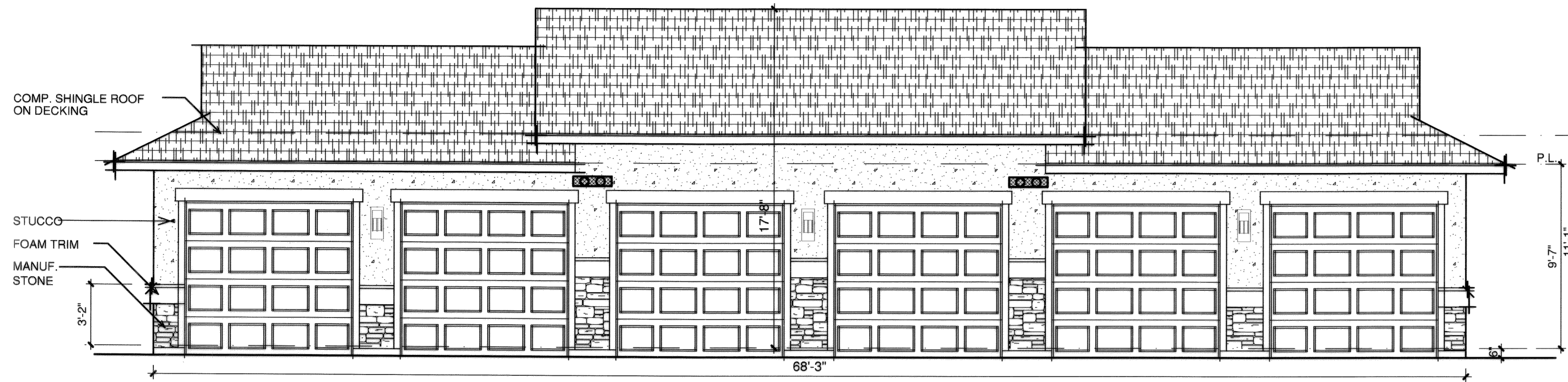
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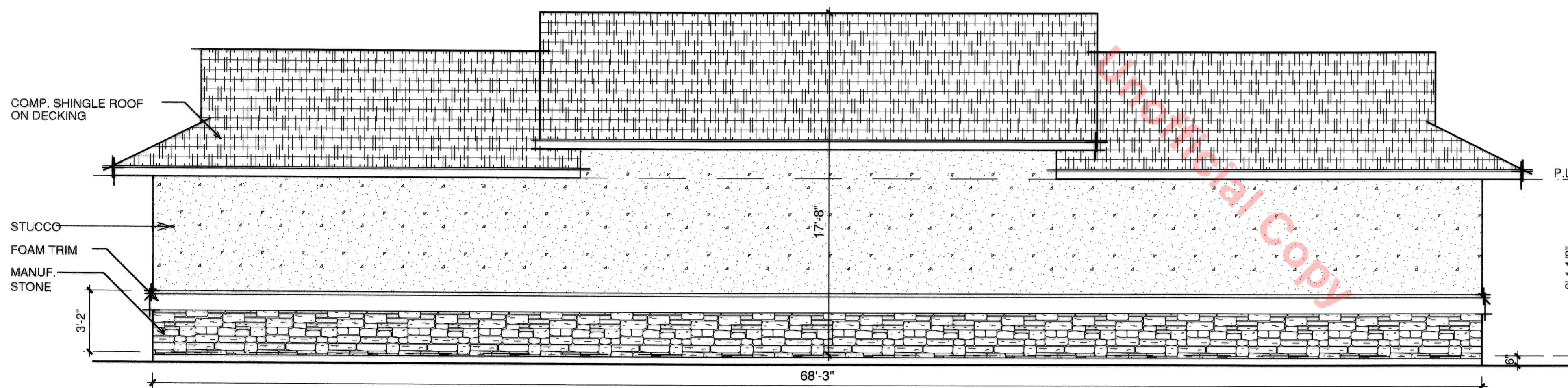
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PROMENADE AT CASTLE ROCK, FILING NO.1, LOT 1, BLOCK 3 SITE DEVELOPMENT PLAN

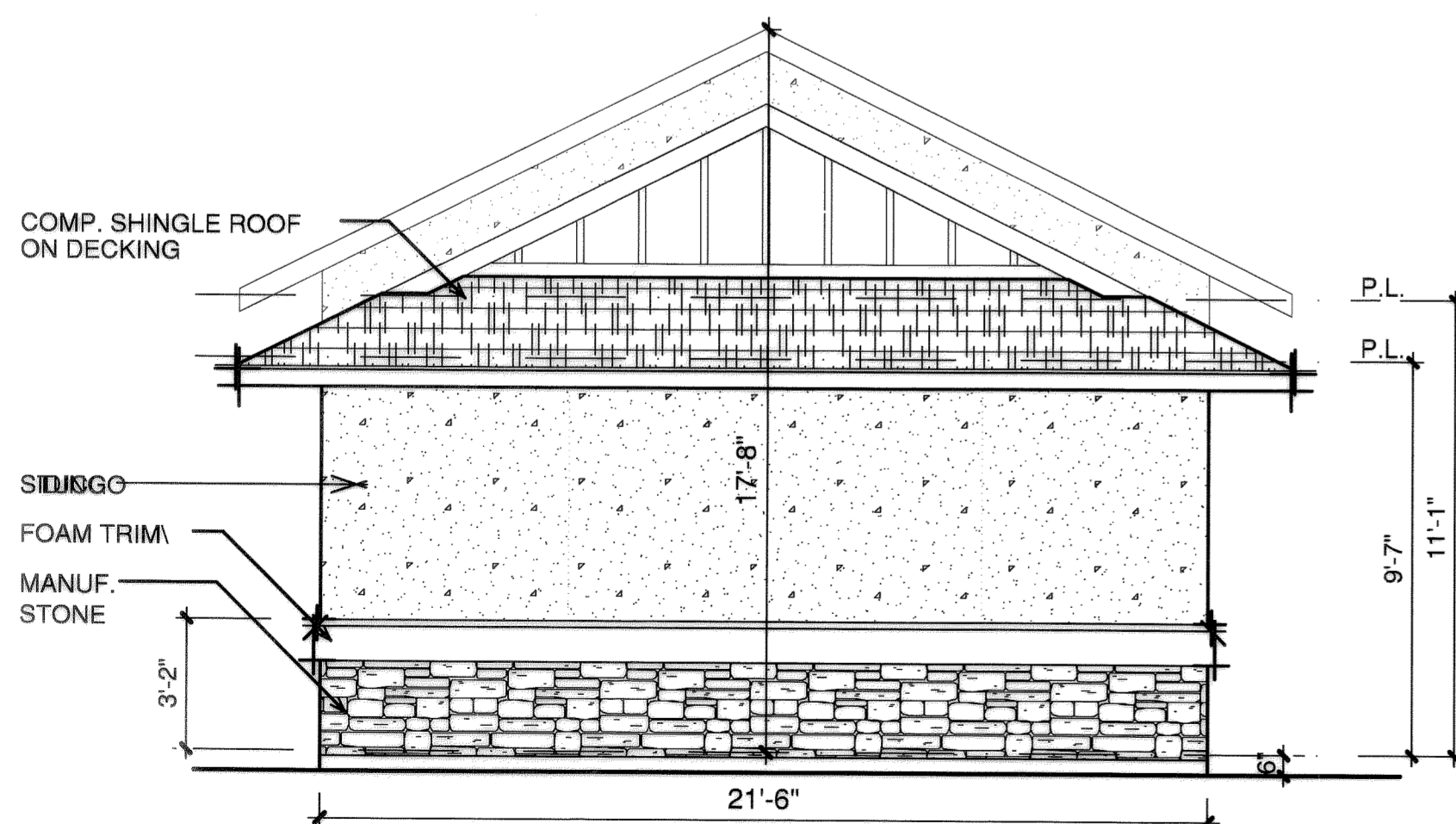
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1 6 CAR GARAGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 6 CAR GARAGE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 3 CAR GARAGE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND:

- B DECORATIVE BUILDING LIGHTING
- B2 DECORATIVE BUILDING LIGHTING
- EM EMERGENCY LIGHTING LOCATION
- D WALL PAC LOCATION

GENERAL NOTES:

ISSUE DATE	PROJECT #	REVISION COMMENTS
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