

SITE DEVELOPMENT PLAN - 2ND AMENDMENT PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2

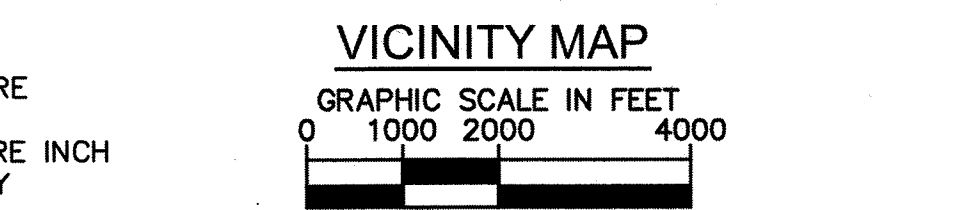
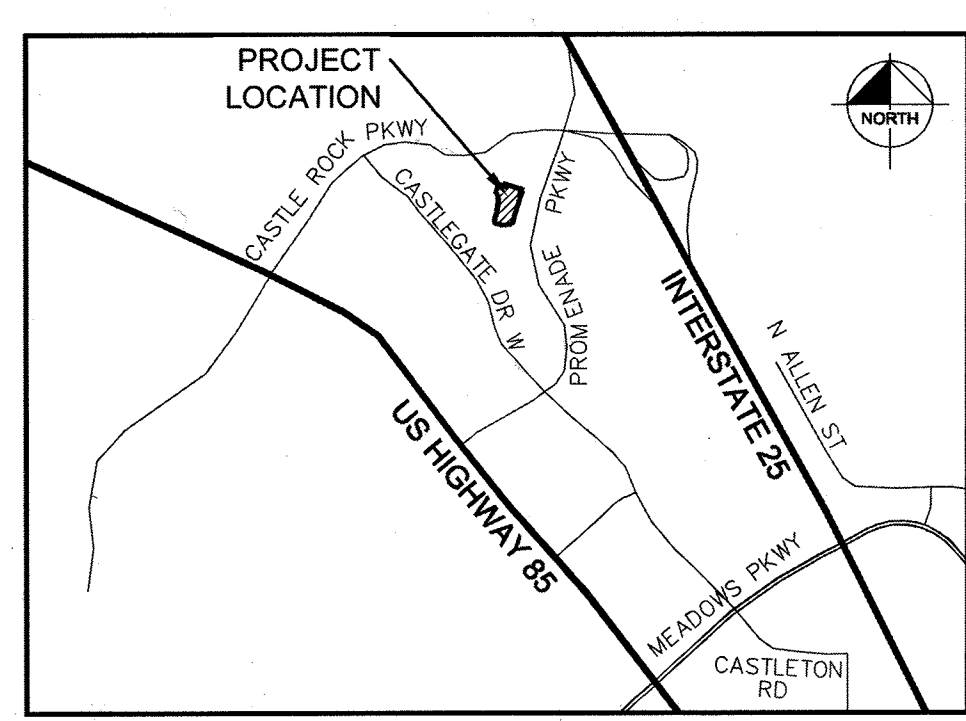
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN SDP 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, 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.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED BUSINESS COMMERCIAL WITHIN THE PROMENADE AT CASTLE ROCK PD.
- 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.

ABBREVIATIONS

- APPD APPROVED
- APPROX APPROXIMATE
- CTV CABLE TELEVISION
- CY CUBIC YARDS
- E ELECTRIC
- EL ELEVATION
- ELEC ELECTRIC
- EP EDGE OF PAVEMENT
- EX EXISTING
- FL FLOW LINE
- FO FIBER OPTIC
- G GAS
- HP HIGH POINT
- IRRG IRRIGATION
- LF LINEAR FEET
- LP LOW POINT
- LS LUMP SUM
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- NO NUMBER
- NTS NOT TO SCALE
- PC POINT OF CURVATURE
- PROPOSED PROPOSED
- PSI POUNDS PER SQUARE INCH
- PT POINT OF TANGENCY
- REV REVISION
- ROW RIGHT-OF-WAY
- SD STORM DRAIN
- SF SQUARE FEET
- SS SANITARY SEWER
- ST STREET
- STA STATION
- SW SIDEWALK
- SY SQUARE YARDS
- T TELEPHONE
- TC TOP OF CURB
- TYP TYPICAL
- V VARIES
- W WATER



SHEET INDEX

SHEET NUMBER	SHEET TITLE
1 OF 15	COVER SHEET
2 OF 15	SITE PLAN
3 OF 15	GENERAL GRADING PLAN
4 OF 15	GENERAL UTILITY PLAN
5 OF 15	GENERAL LANDSCAPE PLAN
6 OF 15	LANDSCAPE DETAILS
7 OF 15	GENERAL LIGHTING PLAN
8 OF 15	LIGHT FIXTURE SPECIFICATIONS
9 OF 15	LIGHT FIXTURE SPECIFICATIONS
10 OF 15	LIGHT FIXTURE SPECIFICATIONS
11 OF 15	ELEVATION AND SIGN PLAN
12 OF 15	BUILDING ELEVATIONS
13 OF 15	BUILDING ELEVATIONS
14 OF 15	BUILDING ELEVATIONS
15 OF 15	BUILDING ELEVATIONS

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP17-0037 AND SDP19-0035 IS TO ADD A SCREEN WALL TO THE ENTRY, ADD DOORS TO THE PATIO, REVISE THE LIGHTING PLAN, EXTEND THE STEEL FENCE ALONG THE WESTERN PERIMETER AND ADD ADDITIONAL LANDSCAPING.

ZONING COMPARISON TABLE

Zoning	Promenade at Castle Rock PD			
	Business/Commercial District Lot 1A-5A, Block 2 86,111 SFL/977 Acres			
Use Area	Provided			
Lot Block	Provided			
Lot Size SF/Acre	Provided			
Project	SDP17-0037 (original)		SDP19-0035 (1st Amendment) & SDP20-0040 (2nd Amendment)	
Permitted Uses	As per Section 6.1 of the PD Zoning Regulations	Restaurant	Future Pavilion	Restaurant (existing) & Detached restaurant & Landscape event space
Building Square Footage	10,280	12,080	1,800	10,280 10,860 580
Total Building Square Footage	25%	14%		11,576
Gross Floor Area	10,362	14%	1,800	10,362 2,000
Total Gross Floor Area		12,162		12,362
Minimum front yard setback	85'	86.1'	TBD	86.1' 238.4'
Minimum rear yard setback	20' Primary, 0' Accessory	20.9'	TBD	20.6' 3.8'
Minimum side yard setback	20' Primary, 0' Accessory	25.9'	TBD	29.3' 1.4'
Minimum side to street setback	N/A*	N/A	TBD	N/A
Maximum Building Height	50-Foot	24'-9"	TBD	24'-9"
Minimum Parking	Full-service, low turnover restaurant requires 1 space per 3 seats OR 12 spaces per 1,000 GFA, whichever provides the most parking	Required = 125	Required = 22	Required = 125 Required = 24
		GFA = 10,362; Seats = 305 10,362/1,000 x 12 = 125 305/3 x 1 = 102	GFA = 1,800 1,800/1,000 x 12 = 22	GFA = 10,362/1,000 x 12 = 125 305/3 x 1 = 102
ADA Parking	Per Muni. Code 5 spaces for 101 to 150 total lot spaces	Required = 5 Provided = 5 (4 ADA + 1 Van ADA)	Required = 5 Provided = 5 (4 ADA + 1 Van ADA)	Required = 5 Provided = 5 (4 ADA + 1 Van ADA)

* Per Section 6.1 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.
** Shared parking permitted between Block 2 lots via Shopping Center Parking Area Easement recorded at 2015078596
*** Reduction of the minimum parking requirement by 32 spaces (22%) granted via TCV17-0059.
****Reduction of the minimum parking requirement by 37 spaces (25%) granted via TCV20-0006.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF 10/16/2020.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

Site Utilization SDP20-0040

	S.F.	% of Total
Building Coverage	10,860	13%
Parking Coverage	44,004	51%
Landscape/Open Space Coverage	21,545	25%
Hardscape (Sidewalk & unenclosed patio)	9,702	11%
Total	86,111	100%

TOWN SDP GENERAL NOTES (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 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.

FLOODPLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08035C01676 DATED MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION

LOT 1A-5A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

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

LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOUR
- FENCE
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER LINE BEND AND THRUST BLOCK

DEVELOPER

BRINKERHOFF HOSPITALITY
MARK BRINKERHOFF
8001 SOUTH INTERPOUT BOULEVARD
SUITE #260
ENGLEWOOD, CO 80112
(310) 804-7515

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
CHRISTOPHER HICE, PLA
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300

MASTER DEVELOPER

PROMENADE CASTLE ROCK, LLC
PETER CUDLIP
5750 DTC PARKWAY
SUITE #210
GREENWOOD VILLAGE, CO 80111
(303) 771-4004

ARCHITECT

BOSS ARCHITECTURE
KEVIN STEPHENSON
2546 15TH STREET
DENVER, CO 80211
(303) 377-6322

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
ERIN GRIFFIN, P.E., CPESC
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300

SURVEYOR

AZTEC CONSULTANTS, INC.
ANTHONY K. PEALL, PLS
300 EAST MINERAL AVENUE
SUITE 1
LITTLETON, CO 80122
(303) 713-1898

BENCHMARK AND DATUM

NGS CONTROL POINT "K23" RECOVERED 3.25"
BRASS CAP STAMPED (K23 1929)
ELEVATION = 5984.85 FEET (NAVD 88 DATUM)

CIVIL ENGINEER'S STATEMENT

I, ERIN GRIFFIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
[Signature] 10/16/2020
REGISTERED PROFESSIONAL ENGINEER DATE
ERIN GRIFFIN, PE CO 42694

TITLE CERTIFICATION

I, David W. Knapp, an AUTHORIZED REPRESENTATIVE of Land Title Guarantee Company, a TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
[Signature]
AUTHORIZED REPRESENTATIVE
Vice President - Land Title Guarantee Co.
TITLE COMPANY
SIGNED THIS 30th DAY OF October 2020
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF October 2020
BY *[Signature]* Vice President of Land Title Guarantee Co.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 12, 2021

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED ON MARCH 1 AND MARCH 4, 2019 AT RECEPTION NO. 2019013448 AND 2019013447 RESPECTIVELY.
DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
[Signature]
(P. MORGAN CHASE BANK, N.A.)
SIGNED THIS 30th DAY OF October 2020
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF October 2020
BY *[Signature]* Notary
OF Colorado
WITNESS MY HAND AND OFFICIAL SEAL.
Vladimir Budakov
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184047185
MY COMMISSION EXPIRES 12/18/2021
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/16/2021

BUILDING AREA SUMMARY TABLE

AREA TYPE	AREA
INDOOR RESTAURANT	8,001 SF
INDOOR TRASH ENCLOSURE	414 SF
ENCLOSED PATIO	1,865 SF
RESTROOM BUILDING	580 SF
TOTAL	10,860 SF

GROSS FLOOR AREA SUMMARY TABLE

AREA TYPE	AREA
INDOOR RESTAURANT	8,001 SF
ENCLOSED PATIO	1,865 SF
UNENCLOSED PATIO	496 SF
RESTROOM BUILDING	580 SF
UNENCLOSED PATIO UNDER RESTROOM CANOPY	540 SF
LANDSCAPE EVENT SPACE	880 SF
TOTAL	12,362 SF

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
[Signature] 10/16/2020
ANTHONY K. PEALL, PLS NO. 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 2ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492 AND ACCORDINGLY 7.67 SFE WERE DEDICATED FROM THE WATER BANK UNDER RECEPTION NUMBER 2018076833.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/16/2021

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, OF DOUGLAS COUNTY, AT 10:27 AM ON THE 30th DAY OF November 2020.
AT RECEPTION NO. 2020108051
DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]* DEPUTY

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
[Signature]
HAPPY CANYON HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 30th DAY OF October 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF October 2020
BY *[Signature]* Notary
OF Happy Canyon Holdings, LLC WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/16/2021

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: TGS
DRAWN BY: TGS
CHECKED BY: ELG
DATE: 10/16/2020

PROMENADE AT CASTLE ROCK FILING NO. 1
AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
SITE DEVELOPMENT PLAN - 2ND AMENDMENT
COVER SHEET

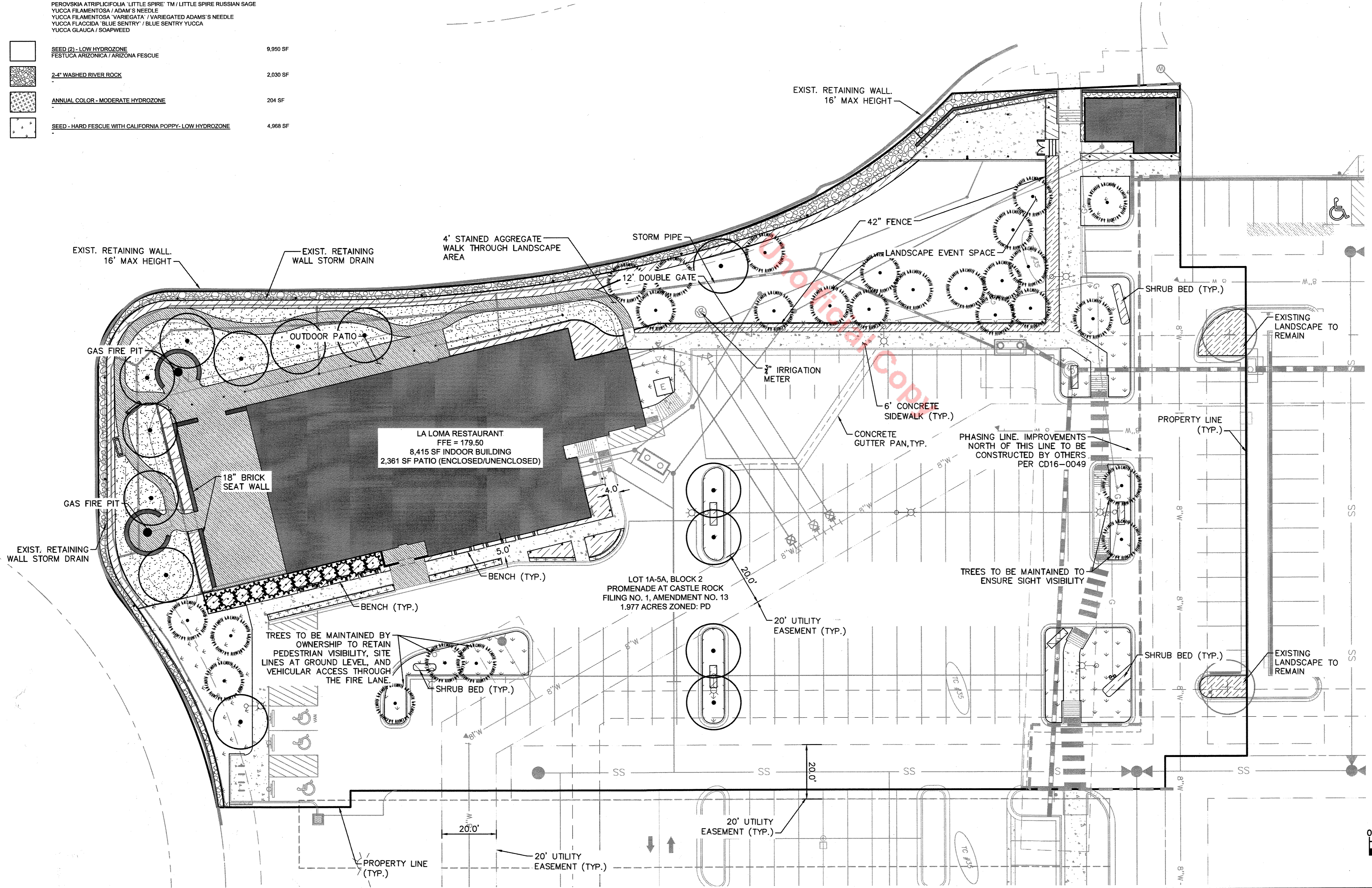
PROJECT NO.
096547001
SHEET NO.

SITE DEVELOPMENT PLAN - 2ND AMENDMENT PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2

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

CONCEPT PLANT SCHEDULE

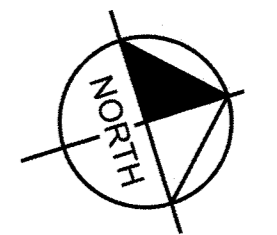
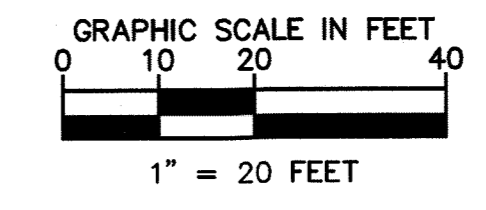
	EVERGREEN TREES - LOW HYDROZONE PINUS PONDEROSA / PONDEROSA PINE	26
	SHADE TREES - MODERATE HYDROZONE ACER FREEMANNI 'AUTUMN GLAZE' / AUTUMN GLAZE MAPLE ACER FREEMANNI 'SIENNA GLEN' / FREEMAN MAPLE	16
	SMALL EVERGREEN TREES - LOW HYDROZONE PINUS FLEXILIS 'WANDERWOLF'S PYRAMID' / WANDERWOLF'S PYRAMID PINE	12
	SHRUB BEDS - LOW HYDROZONE WITH ARIZONA FESCUE AND CALIFORNIA POPPY AND SUNFLOWER LAVANDULA ANGLUSTICOLA 'HIDCOTE' / HIDCOTE LAVENDER PEROVSKIA ATRIPPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE YUCCA FILAMENTOSA 'ADAM'S NEEDLE' YUCCA FILAMENTOSA 'VARIEGATA' / VARIEGATED ADAM'S NEEDLE YUCCA FLACCOIDA 'BLUE SENTRY' / BLUE SENTRY YUCCA YUCCA GLAUCA / SOAFTWEED	4,095 SF
	SEED (2) - LOW HYDROZONE FESTUCA ARIZONICA / ARIZONA FESCUE	9,950 SF
	2-4" WASHED RIVER ROCK	2,030 SF
	ANNUAL COLOR - MODERATE HYDROZONE	204 SF
	SEED - HARD FESCUE WITH CALIFORNIA POPPY - LOW HYDROZONE	4,968 SF



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, CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- 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 OF 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.

CHRISTOPHER HEPLER, COLORADO PROFESSIONAL
LANDSCAPE ARCHITECT (#LA0001331)



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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: TGS
DRAWN BY: TGS
CHECKED BY: ELG
DATE: 10/16/2020

PROMENADE AT CASTLE ROCK FILING NO. 1
AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
SITE DEVELOPMENT PLAN - 2ND AMENDMENT
GENERAL LANDSCAPE PLAN

PROJECT NO.
096547001
SHEET NO.

5 OF 15

SDP20-0040

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SITE DEVELOPMENT PLAN - 2ND AMENDMENT

PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT

NO. 13, LOT 1A-5A, BLOCK 2

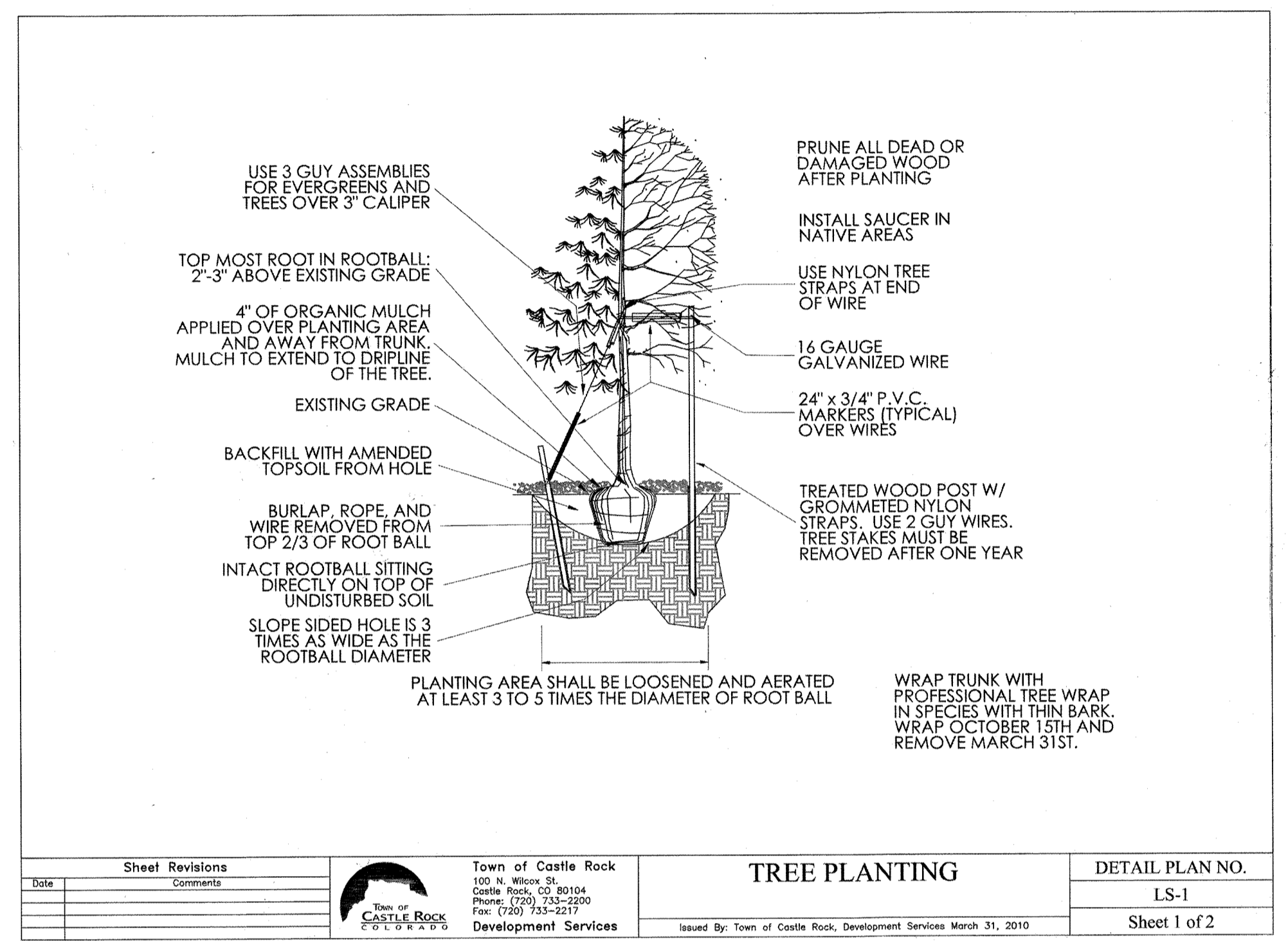
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Commercial Landscape Site Inventory

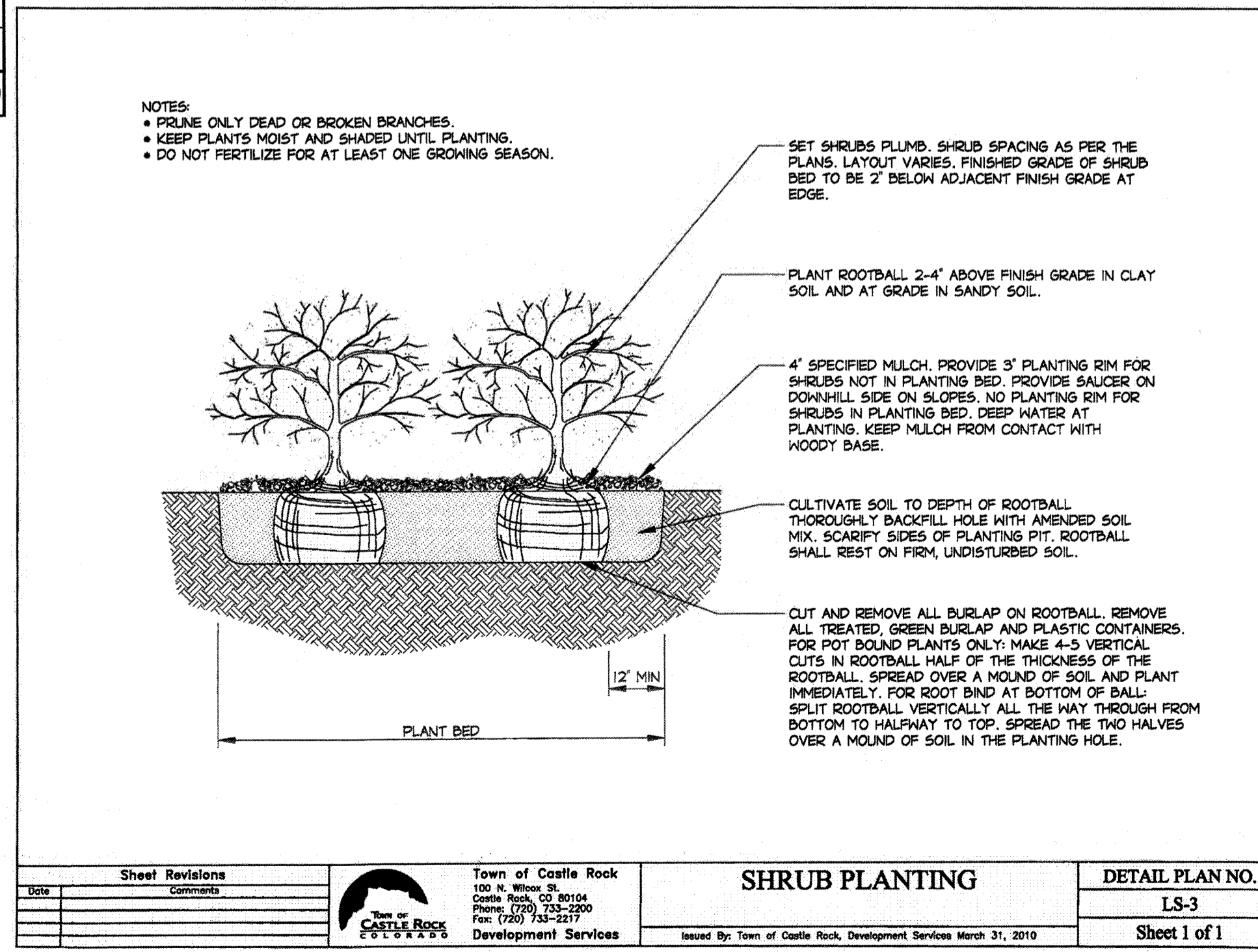
Town of Castle Rock Registered Professional Chris Hepler
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # LA.0001331
 Company Name Kimley-Horn Address 4582 South Ulster Street, Suite 1500, Denver, CO 80237
 Phone 303-228-2319 Email christopher.hepler@kimley-horn.com Date 08/27/2020
 PROJECT NAME La Loma

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
86,111 SF	8,611 SF (Req) 21,545 SF (Prov)	0 SF	8,557 SF	18	52 +2 Existing	35	35+	4 CY	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
44,004 SF	4,401 SF (Req) 4,879 SF (Prov)	112	0 SF	9	8' MIN.	9	11	19	19+

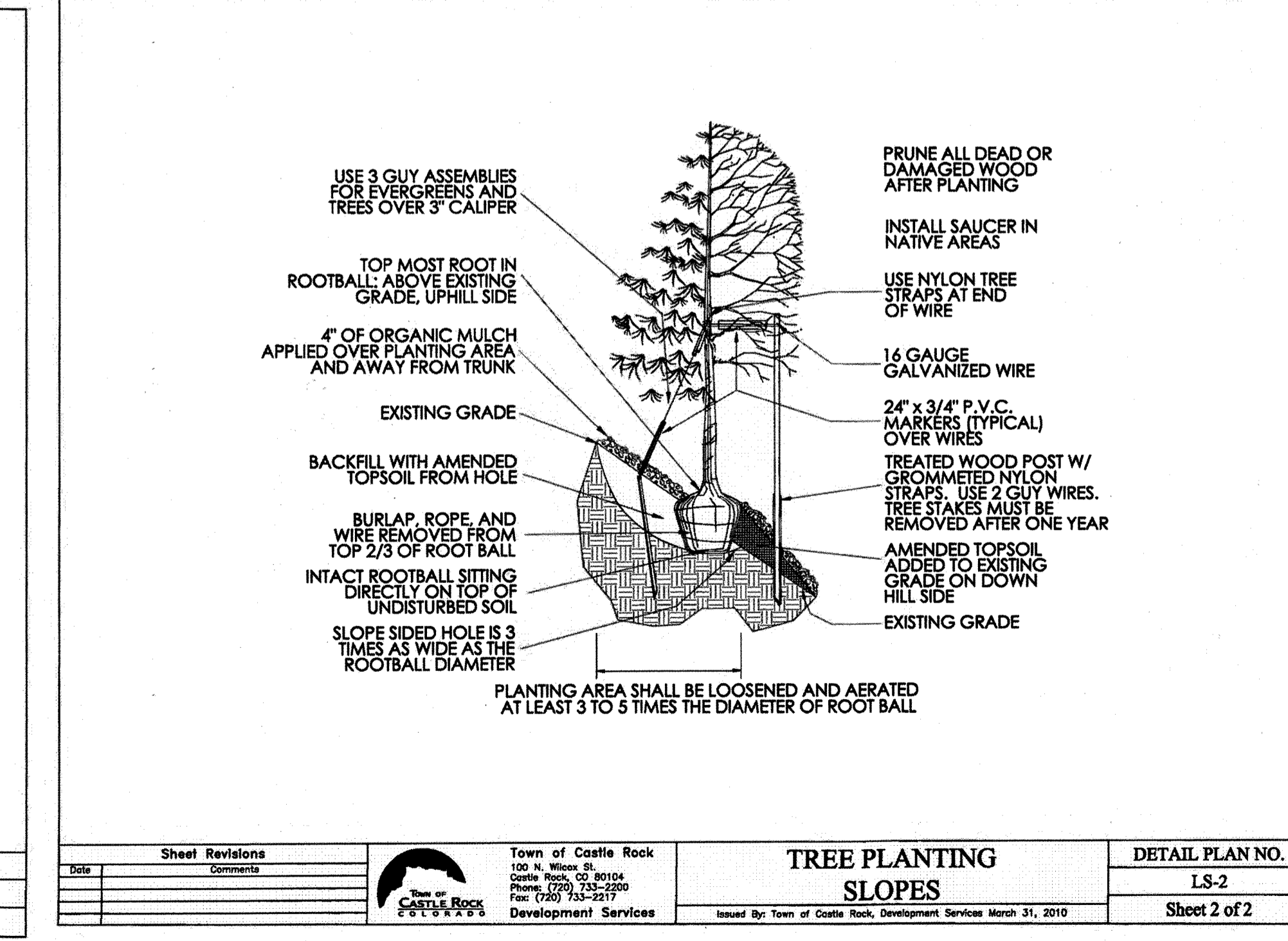


Sheet Revisions	Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2317	TREE PLANTING	DETAIL PLAN NO. LS-1
Date	Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 2

Irrig. Zone	Plant Type	App Rate (inches / month)	Zone (V,L,M,Mod,H,W)	% of Total Area	IA (Irrigated area in SF for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape zones)	CLWUR (LWUR x IA/TA)
1	Moderate Water Use	2" a month/ 10" a grow season	M	20%	3,713	3	18,532	0.60
2	Low Water Use Seed	>2" a month/ >10" a grow season	L	27%	4,951	1.5	18,532	0.40
3	Low Water Use Turf	>2" a month/ >10" a grow season	L	53%	9,868	1.5	18,532	0.80
Total of the CLWUR = 1.80								



Sheet Revisions	Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2317	SHRUB PLANTING	DETAIL PLAN NO. LS-3
Date	Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1



Sheet Revisions	Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2317	TREE PLANTING SLOPES	DETAIL PLAN NO. LS-2
Date	Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 2 of 2

<p> 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300 </p>	NO. _____ BY _____ DATE APPR. _____ REVISION _____ BY _____ DATE APPR. _____
PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2 SITE DEVELOPMENT PLAN - 2ND AMENDMENT LANDSCAPE DETAILS	DESIGNED BY: TGS DRAWN BY: TGS CHECKED BY: ELG DATE: 10/16/2020
PROJECT NO. 096547001 SHEET NO. 6 OF 15	SDP20-0040

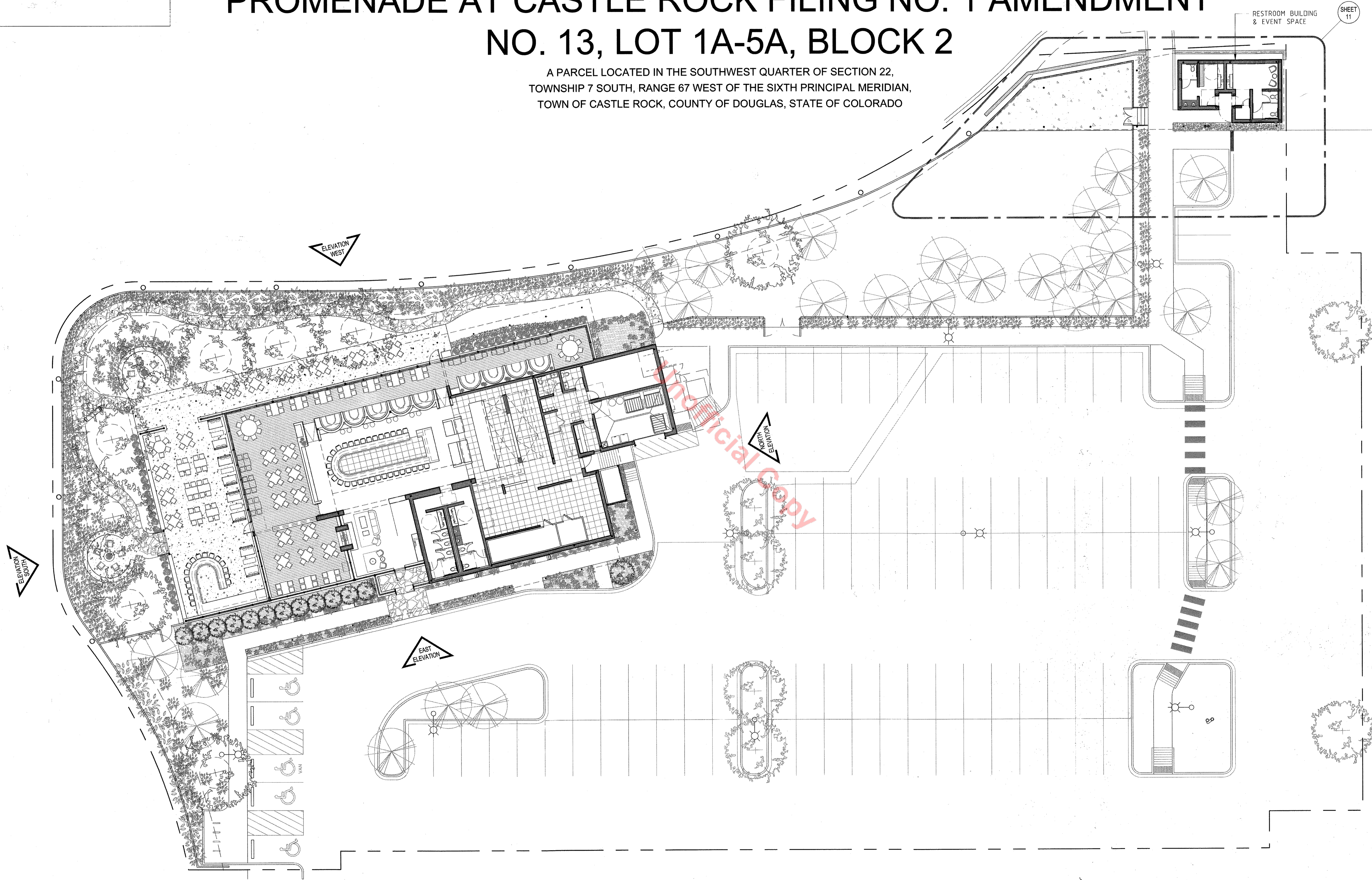
SIGNAGE.NOTE
 * SIGNAGE HAS BEEN BY SEPARATE PERMIT.

SITE DEVELOPMENT PLAN - 2ND AMENDMENT

PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT

NO. 13, LOT 1A-5A, BLOCK 2

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



ELEVATION PLAN
 1:1/16"
 PLAN TRUE

PROSS ARCHITECTURE
 2546 15TH STREET
 DENVER, COLORADO 80211 USA
 303.377.6322
 WWW.PROSSARCH.COM

DATE: 10/16/2020

PROMENADE AT CASTLE ROCK FILING NO. 1
 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
 SITE DEVELOPMENT PLAN - 2ND AMENDMENT
 ELEVATION PLAN

PROJECT NO.
 096547001

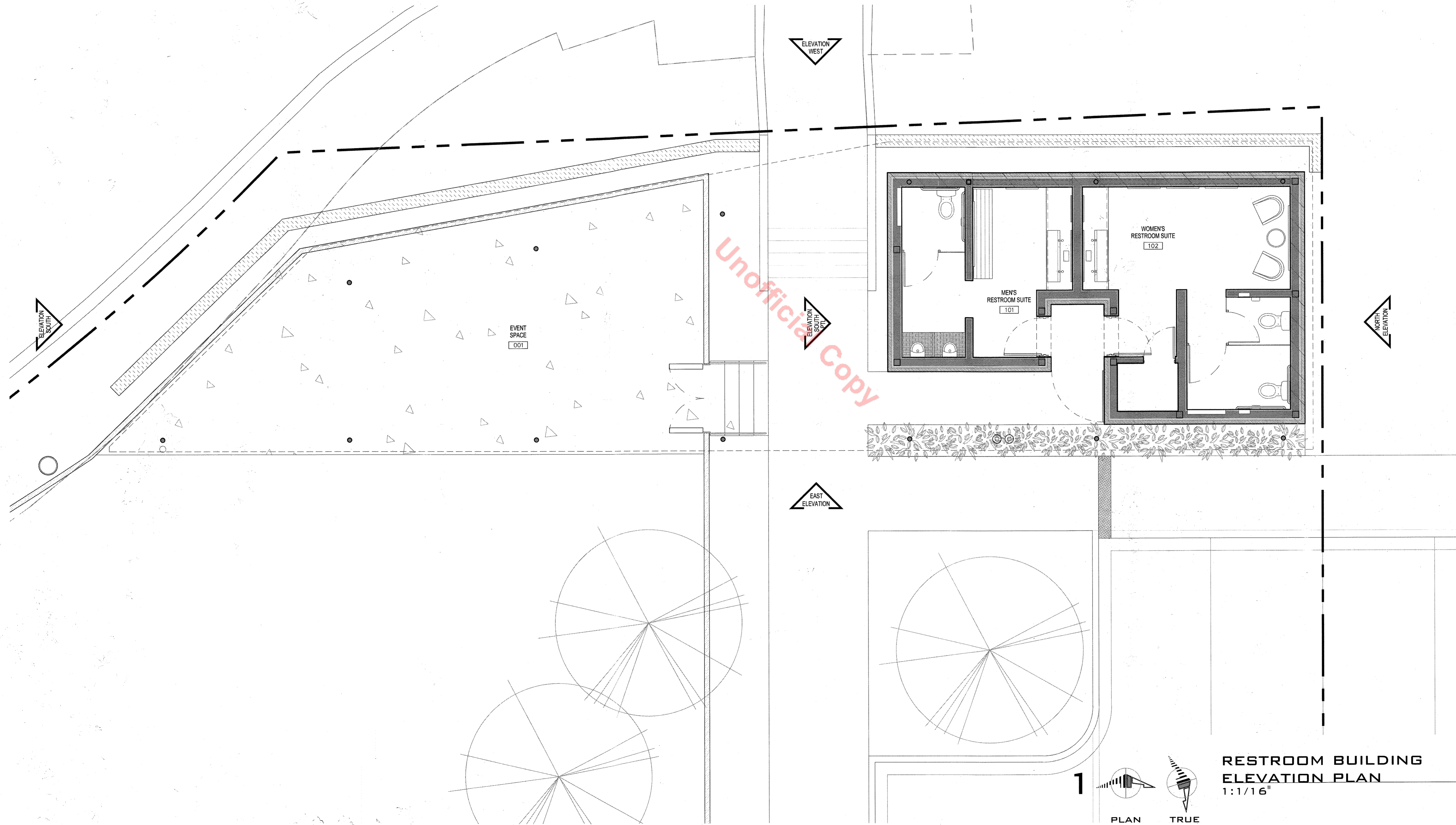
SHEET NO.

11 of 15

SDP20-0040

SITE DEVELOPMENT PLAN - 2ND AMENDMENT PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
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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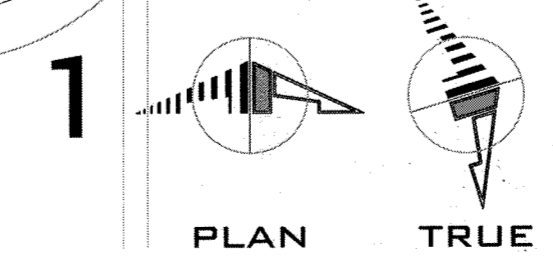
DATE: 10/16/2020

PROMENADE AT CASTLE ROCK FILING NO. 1
AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
SITE DEVELOPMENT PLAN - 2ND AMENDMENT
RESTROOM BUILDING ELEVATION PLAN

PROJECT NO.
096547001
SHEET NO.

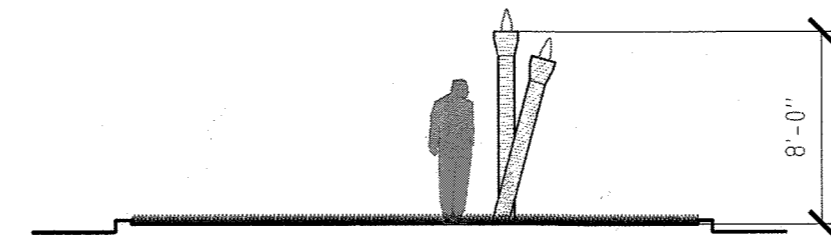
12 of 15

**RESTROOM BUILDING
ELEVATION PLAN**
1:1/16"

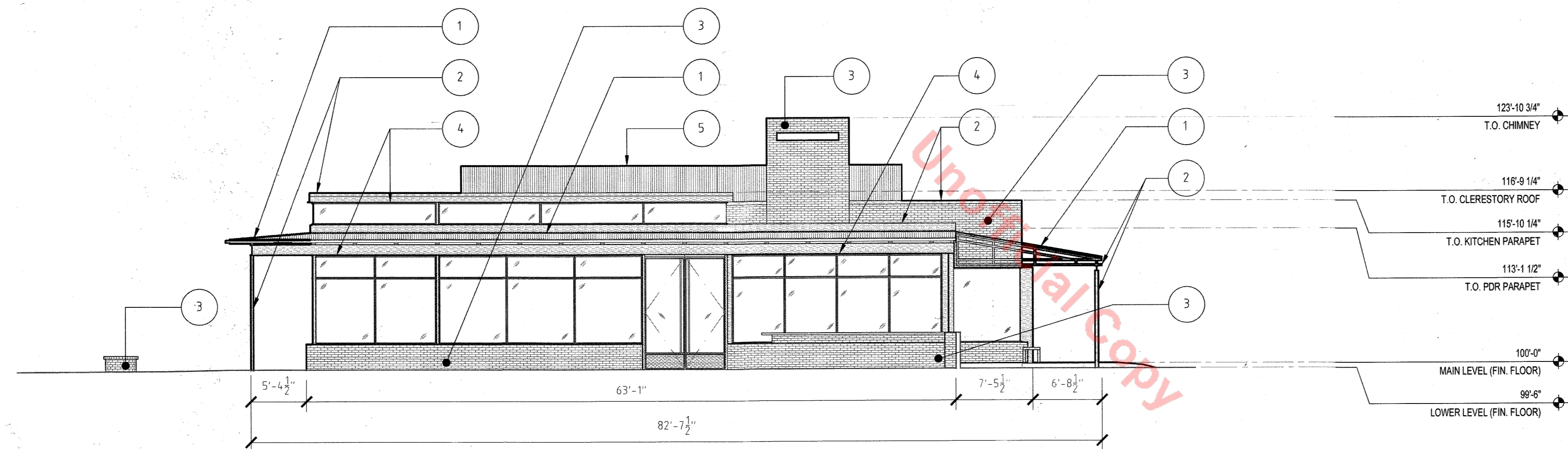


SITE DEVELOPMENT PLAN - 2ND AMENDMENT PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2

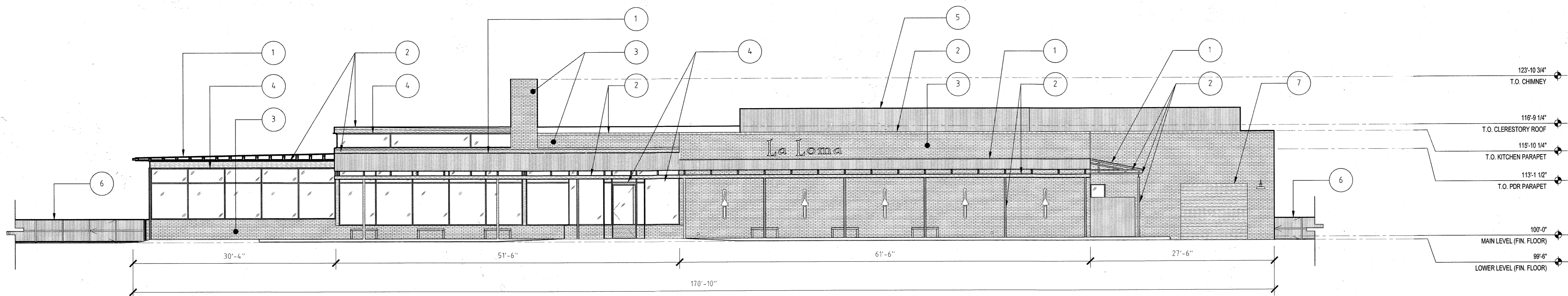
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



EXTERIOR ELEVATION - PARKING LOT
1:1/8"



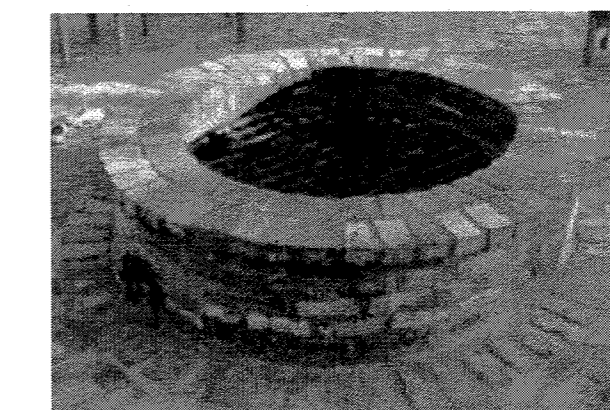
EXTERIOR ELEVATION - SOUTH
1:1/8"



EXTERIOR ELEVATION - EAST
1:1/8"

ELEVATION MATERIALS		
1		CORRUGATED CORTEN STEEL PANELS W/ RUSTED FINISH
2		EXPOSED STEEL STRUCTURE & FASCIA W/ RUSTED FINISH
3		RUSTIC BRICK W/ OVERSET MORTAR
4		STEEL WINDOWS W/ CLEAR GLAZING, FINISH TO MATCH STEEL STRUCTURE
5		MECHANICAL EQUIPMENT SCREEN, CORRUGATED CORTEN STEEL PANELS W/ RUSTED FINISH
6		PERFORATED CORRUGATED CORTEN STEEL FENCE W/ RUSTED FINISH
7		STEEL OVERHEAD DOOR W/ RUSTED FINISH TO MATCH STEEL STRUCTURE
8		IRONWORK GATE W/ RUSTED FINISH
9		SPLIT FACE BLOCK WALL (MATERIAL & COLOR TO MATCH EXISTING RETAINING WALLS)

× BRICK COLOR TO MATCH BUILDING



FIREPIT CONCEPT

PROSPECTIVE
2546 15TH STREET
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**PROMENADE AT CASTLE ROCK FILING NO. 1
AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
SITE DEVELOPMENT PLAN - 2ND AMENDMENT
BUILDING ELEVATIONS**

PROJECT NO.
096547001
SHEET NO.

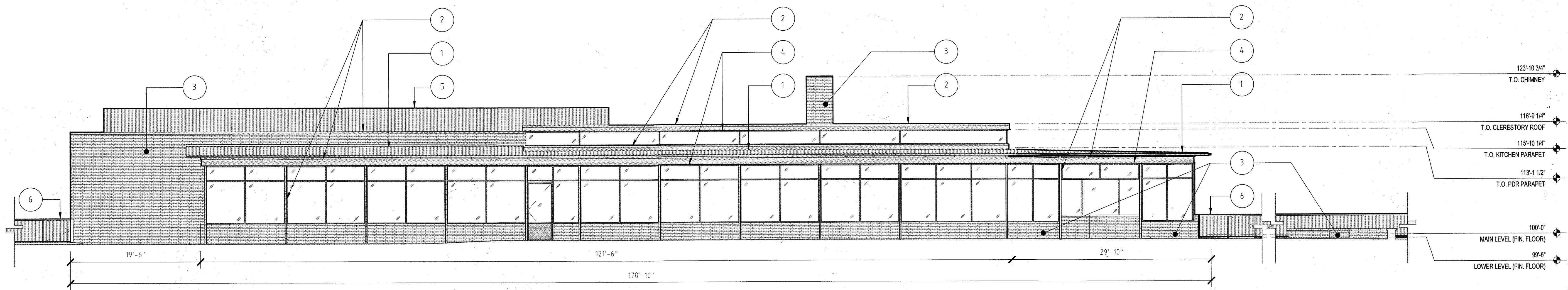
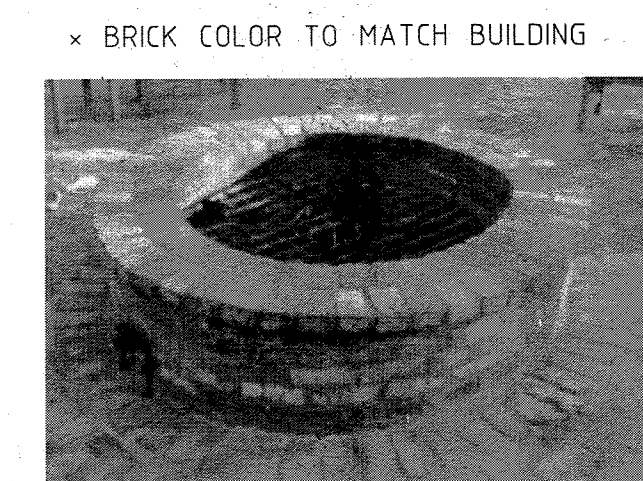
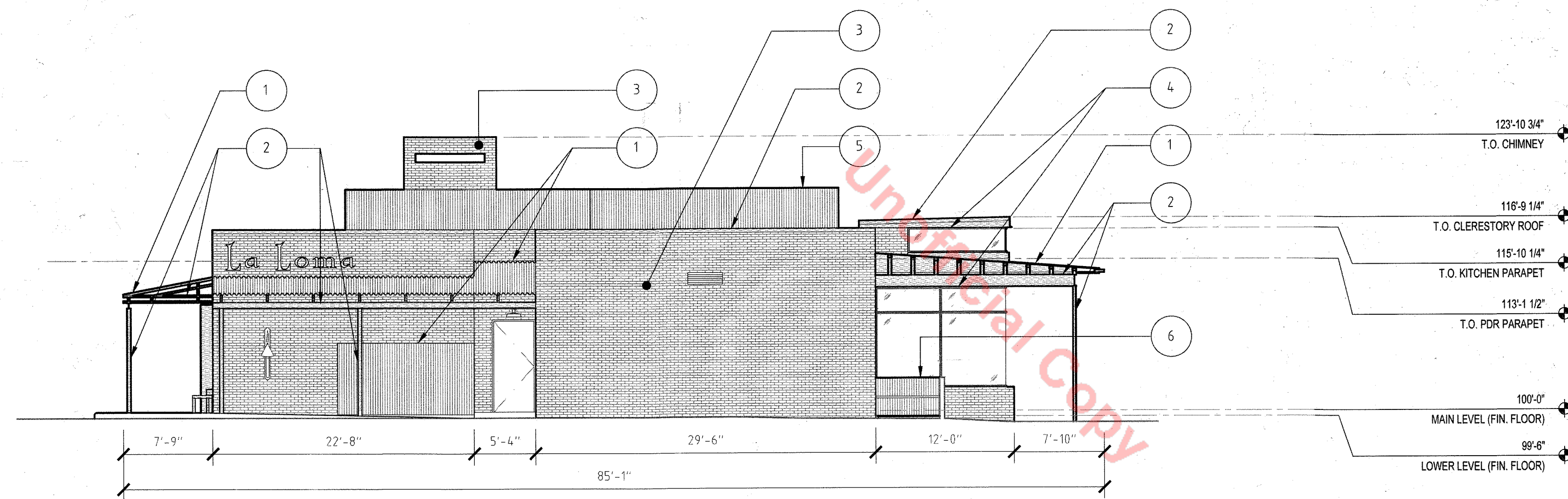
13 of 15

SDP20-0040

SITE DEVELOPMENT PLAN - 2ND AMENDMENT PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
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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**PROMENADE AT CASTLE ROCK FILING NO. 1
AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
SITE DEVELOPMENT PLAN - 2ND AMENDMENT
BUILDING ELEVATIONS**

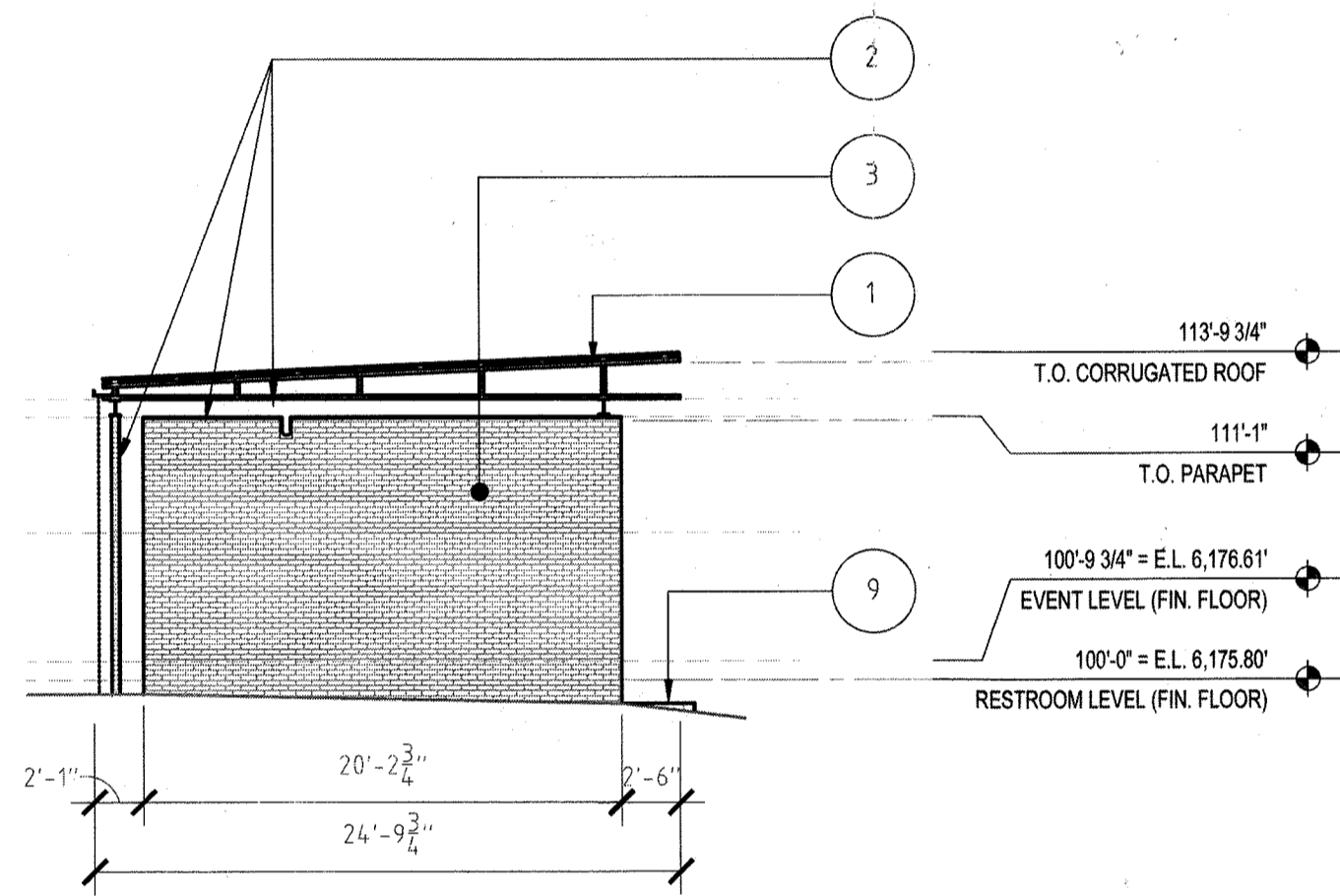
PROJECT NO.
096547001

SHEET NO.

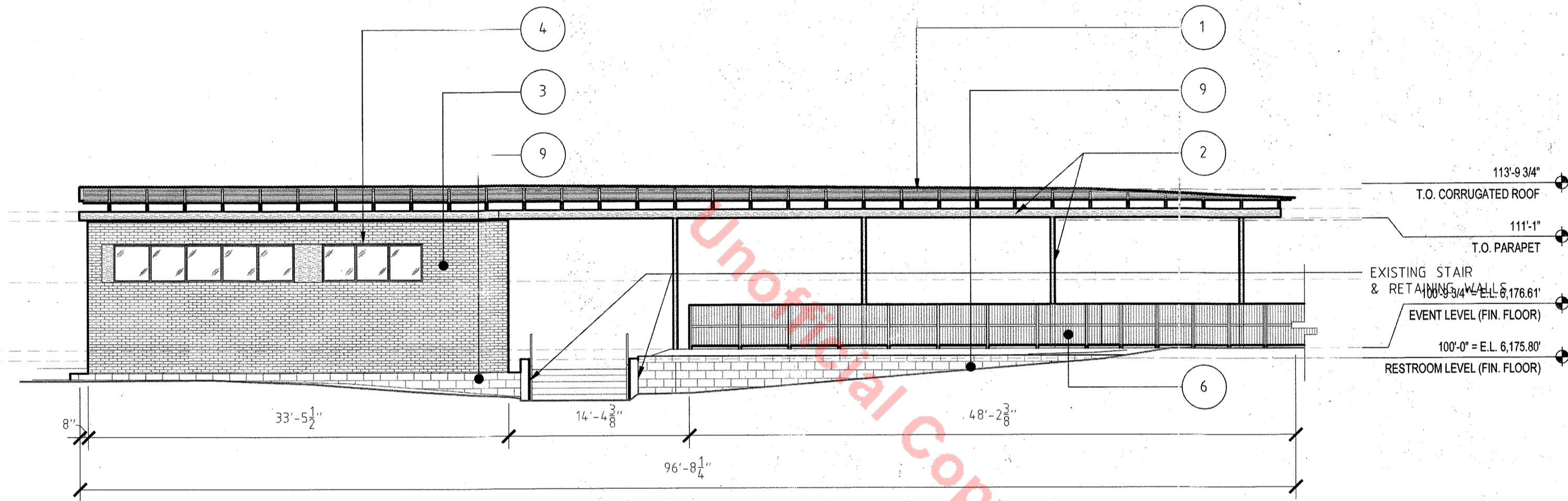
SITE DEVELOPMENT PLAN - 2ND AMENDMENT PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2

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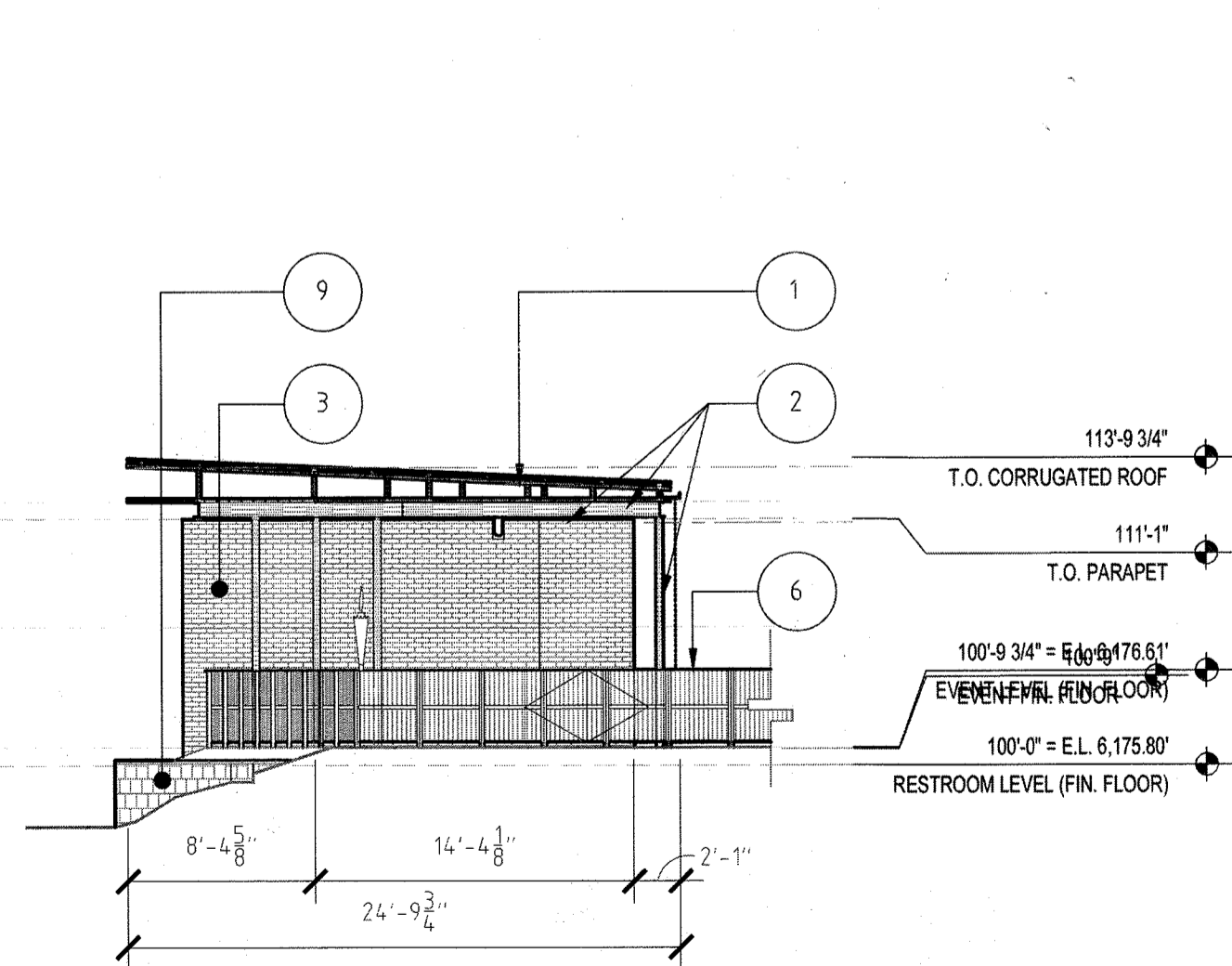
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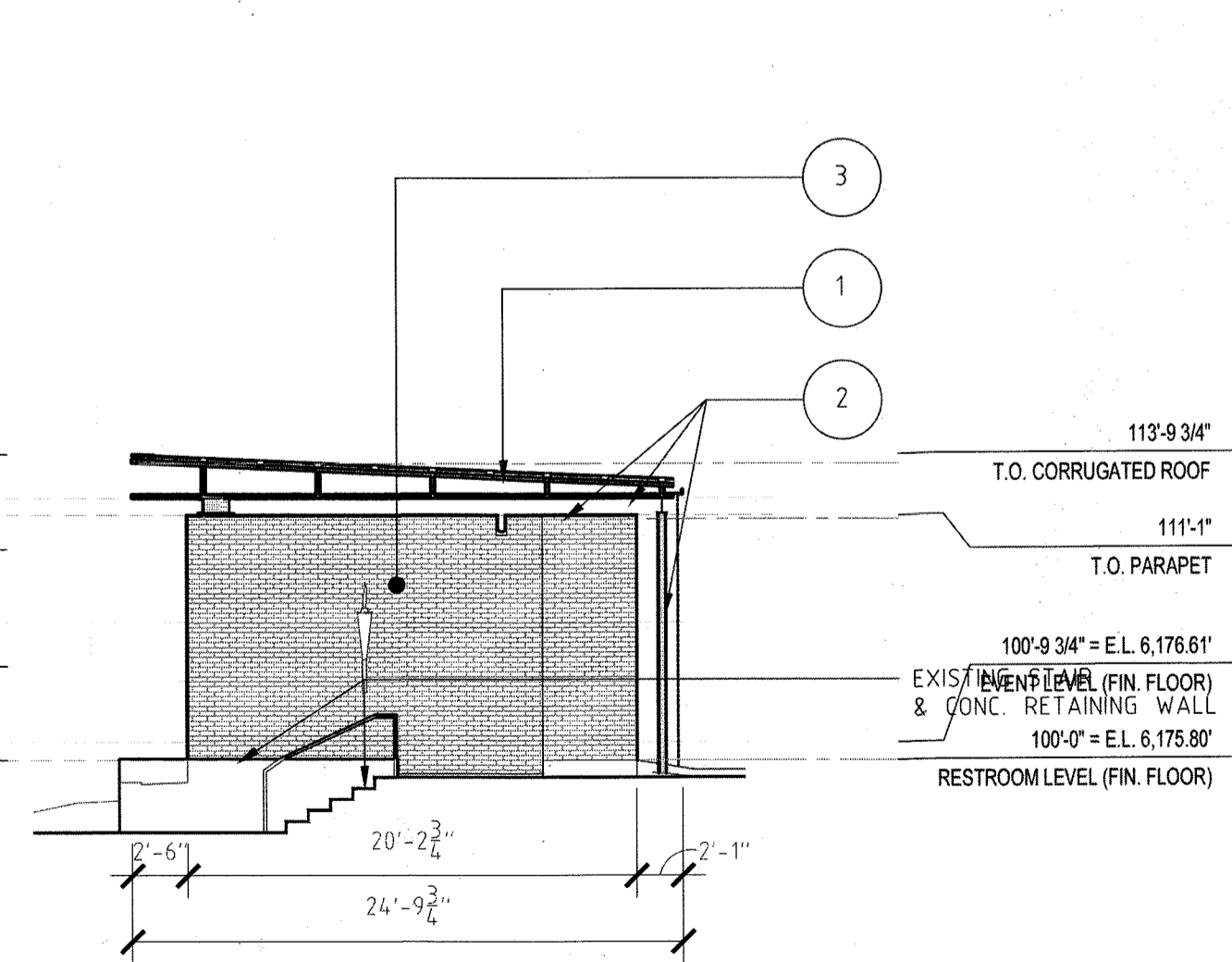
**RESTROOM BUILDING
EXTERIOR ELEVATION - NORTH**
1:1/8"



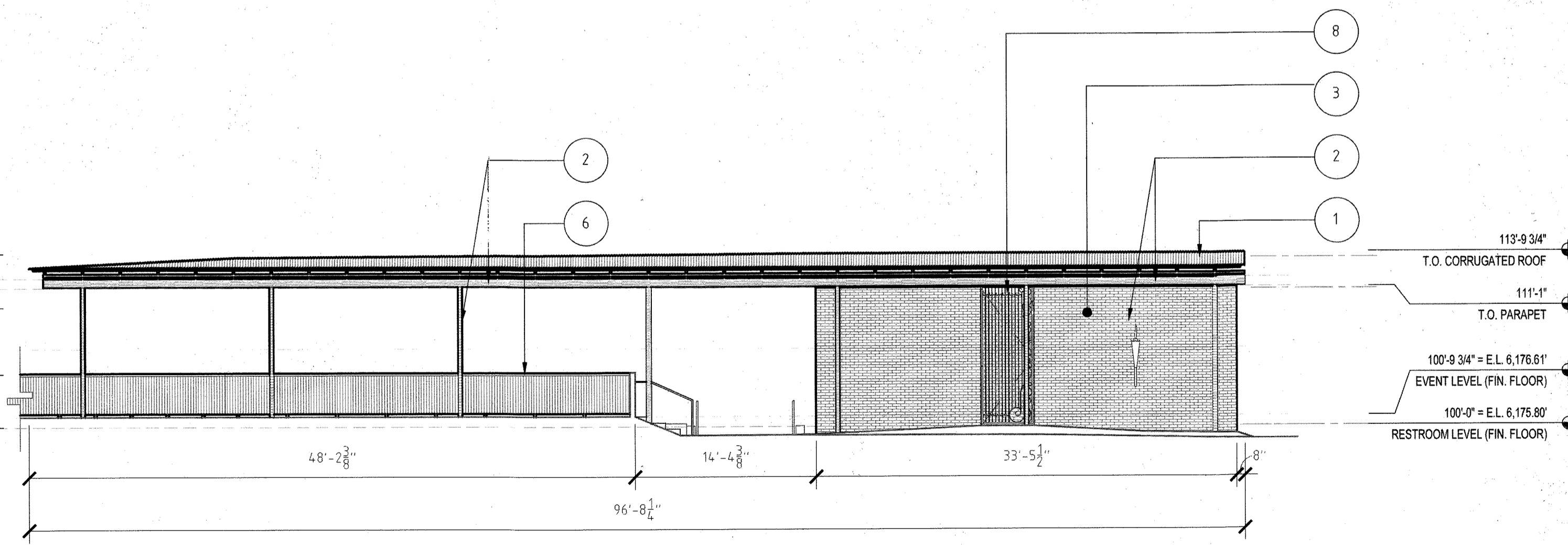
**RESTROOM BUILDING
EXTERIOR ELEVATION - WEST**
1:1/8"



**RESTROOM BUILDING
EXTERIOR ELEVATION - SOUTH**
1:1/8"



**RESTROOM BUILDING
EXTERIOR ELEVATION - PTL. SOUTH**
1:1/8"



**RESTROOM BUILDING
EXTERIOR ELEVATION - EAST**
1:1/8"

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PROMENADE AT CASTLE ROCK FILING NO. 1
AMENDMENT NO. 13, LOT 1A-5A, BLOCK 2
SITE DEVELOPMENT PLAN - 2ND AMENDMENT
RESTROOM BUILDING ELEVATIONS

PROJECT NO.
096547001

SHEET NO.

15 of 15