

SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION:
LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6, ACCORDING TO RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. 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.
2. 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, MOVING, 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167G, DATED MARCH 16, 2016.
5. 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.
6. 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.
7. APPROVAL OF THIS CONCEPTUAL 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.
8. 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.
9. 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 RE-PLAT.
10. THIS SITE IS ZONED PLANNED DEVELOPMENT AS PART OF THE APPROVAL OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ITS RECORDING.
11. 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.
12. 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.
13. 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.
14. THE COMMON SIGN PLAN ESTABLISHES THE ELEVATIONS AND DIMENSIONS OF FREESTANDING MONUMENT SIGNS THROUGHOUT THE SITE.
15. TENANT SIGNAGE IS SUBJECT TO THE TENANT SIGN CRITERIA.

FIRE NOTES:

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

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 INSTRUMENTS RECORDED AT RECEPTION NO. 2015093194 AND 2015093195, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATE BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

BY: JANE KACHADURIAN, MANAGING DIRECTOR

SIGNED THIS 2nd DAY OF June, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2016.
BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATE BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen Hood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/20/2019

TITLE CERTIFICATION

I, William Brendemuhl, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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

William Brendemuhl, Comm. Title Officer
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 7th DAY OF June, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF June, 2016 BY William Brendemuhl, Comm. Title Officer

WITNESS MY HAND AND OFFICIAL SEAL.

Linda Stafford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-2018

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF THE FIREGLASS WITNESS POST, DATUM NAVD83 ELEVATION 6222.12

BENCH MARK

(KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF THE FIREGLASS WITNESS POST, DATUM NAVD83 ELEVATION 6222.12

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTHEAST CORNER OF SAID SECTION 27 MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 13485 1993" AND AT THE EAST QUARTER CORNER OF SAID SECTION 27 BY A 3-1/4" ALUMINUM CAP STAMPED "TST 14166" SAID EAST LINE BEARS SOUTH 00°28'32" WEST.

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.

PONDEROSA PINE, LLC
A COLORADO LIMITED LIABILITY COMPANY

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

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

BY: Donald G. Provost
NAME: DONALD G. PROVOST, MANAGER

SIGNED THIS 2nd DAY OF June, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2016.

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PONDEROSA PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen Hood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/20/2019

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.

PRAIRIE WINECUPS, LLC
A COLORADO LIMITED LIABILITY COMPANY

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

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

BY: Donald G. Provost
NAME: DONALD G. PROVOST, MANAGER

SIGNED THIS 2nd DAY OF June, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2016.

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF PRAIRIE WINECUPS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen Hood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/20/2019

SURVEYOR'S CERTIFICATE

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

DEREK S. BROWN, PLS NO. 38064
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
PHONE: (303) 713-1898

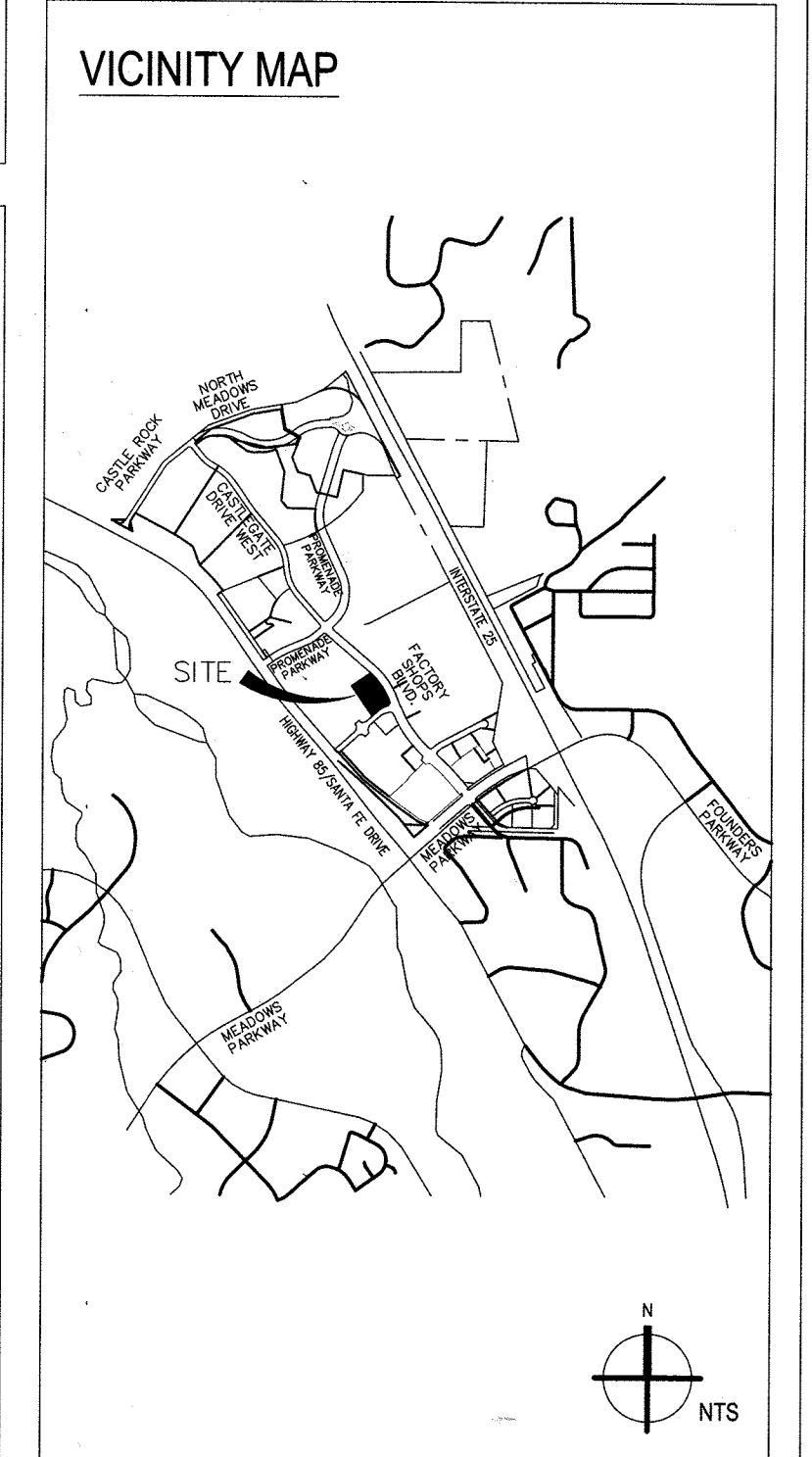
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2nd DAY OF June, 2016.

Donald G. Provost
DIRECTOR OF DEVELOPMENT SERVICES

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PROJECT TEAM

PROPERTY OWNER:
PROMENADE CASTLE ROCK, LLC
4600 S. SYRACUSE ST.
SUITE 1450
DENVER, CO 80237
PH: 303-759-8300

ARCHITECT:
GALLOWAY & COMPANY, LLC
5300 DTC PARKWAY
SUITE 100
GREENWOOD VILLAGE, CO 80111
PH: 303-770-8884

LIGHTING ENGINEER:
GALLOWAY & COMPANY, LLC
5300 DTC PARKWAY
SUITE 100
GREENWOOD VILLAGE, CO 80111
PH: 303-770-8884

LAND SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE.
SUITE 1
LITTLETON, CO 80122
PH: 303-713-1898

CIVIL ENGINEER'S STATEMENT

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

Lindan J Thomas
REGISTERED PROFESSIONAL ENGINEER

6/3/16
DATE

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 12:57 PM ON THE 22nd DAY OF September, 2016 AT RECEPTION NO. 201606220

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulayen Koch
DEPUTY

Date Issue / Description

02-05-16	SDP SUBMITTAL
04-04-16	SDP RESUBMITTAL
05-02-16	SDP SUBMITTAL
05-23-16	MYLAR SUBMITTAL

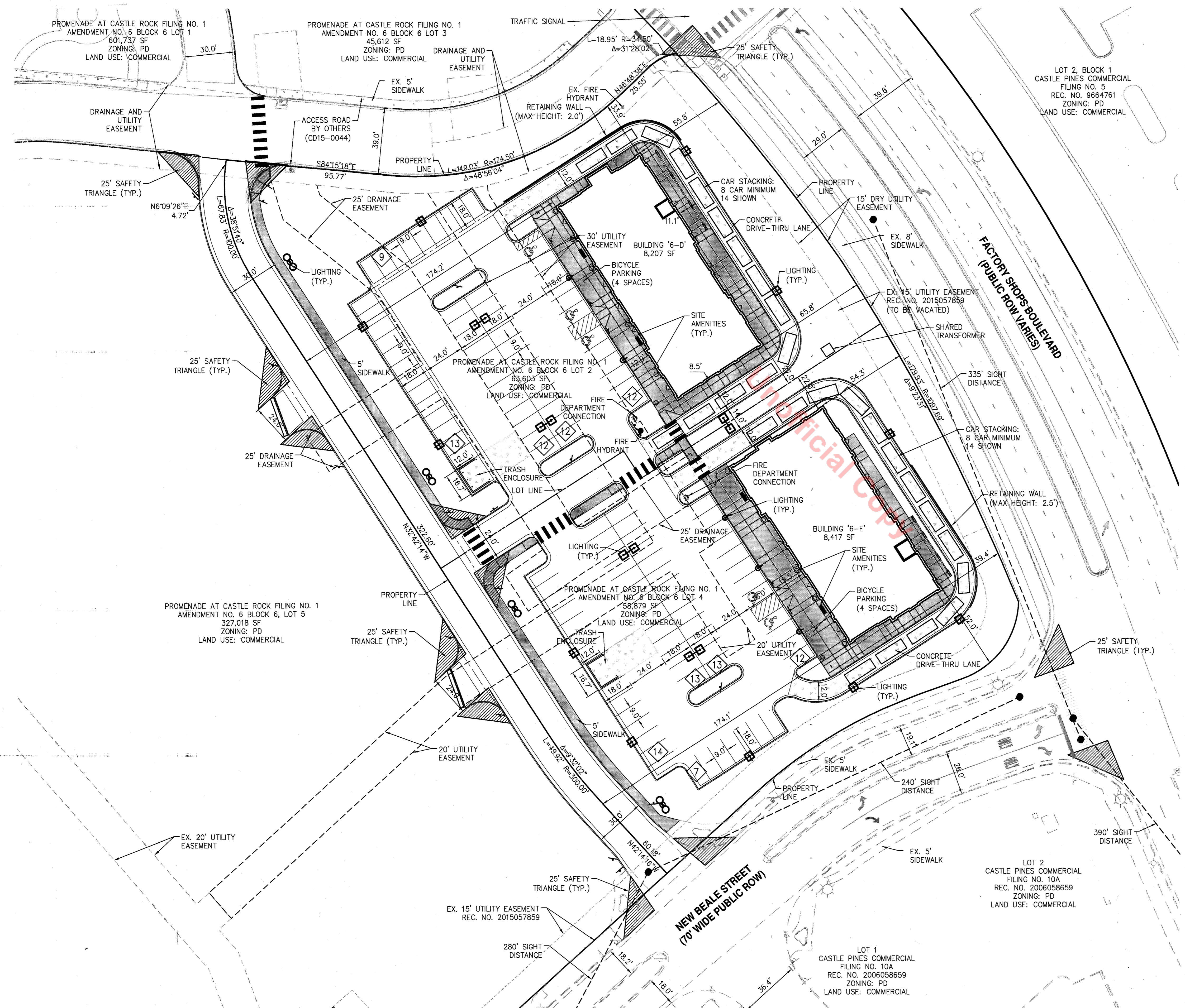
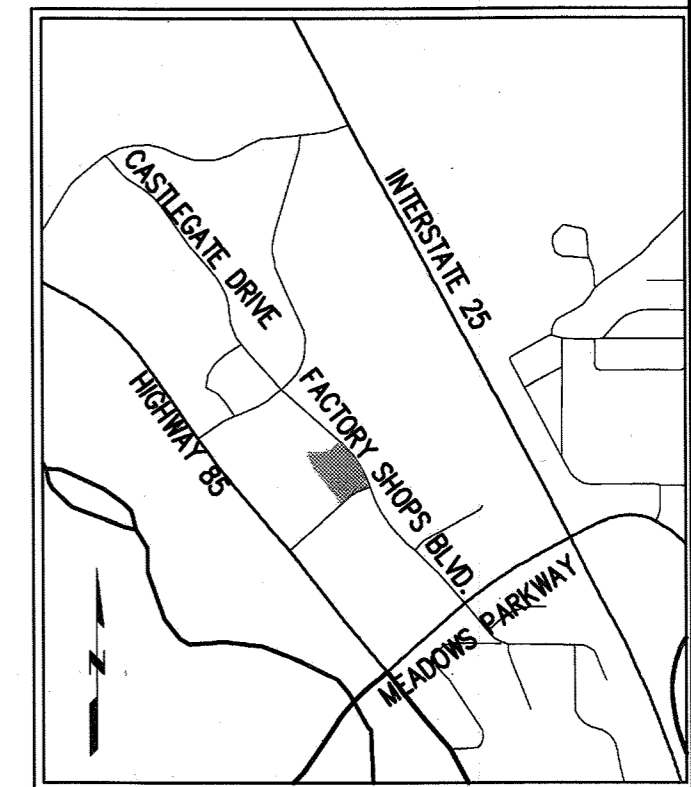
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Drawn By: GAR
Checked By: KK
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Disk File:
SHEET TITLE:
COVER SHEET

SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, EX. FILING NO. 1, AMENDMENT NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF DOUGLAS, STATE OF COLORADO



SITE LEGEND

- CURB & GUTTER
- FIRE HYDRANT
- STORM SEWER STRUCTURE
- HANDICAP RAMP
- RETAINING WALL
- HANDRAIL
- PROPOSED LOT LINE
- SIDEWALK

LAND USE SUMMARY TABLE

MAXIMUM GROSS FLOOR AREA	25% ALLOWED	
BUILDING 6-D GROSS FLOOR AREA	8,207 S.F.	0.82% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
BUILDING 6-E GROSS FLOOR AREA	8,417 S.F.	0.84% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
CUMULATIVE TOTAL GROSS FLOOR AREA	16,624 S.F.	1.66% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
MAXIMUM BUILDING HEIGHT	50 FEET ALLOWED	28 FEET PROPOSED

BUILDING SETBACKS	FRONT	REAR	SIDES
	15 FEET	15 FEET	10 FEET

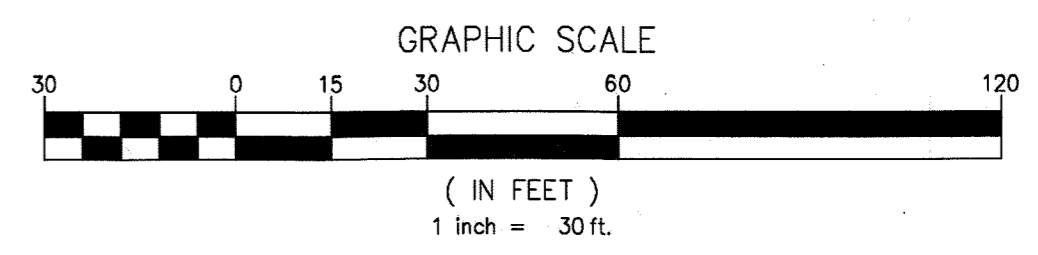
PARKING REQUIRED RETAIL	5 SPACES / 1000 GFA = 42 SPACES (50% OF BUILDING COVERAGE)
PARKING REQUIRED RESTAURANT	10 SPACES / 1000 GFA = 84 SPACES (50% OF BUILDING COVERAGE) PLUS 8 SPACES PER DRIVE-THROUGH
PARKING PROVIDED	7 SPACES / 1000 GFA = 117 SPACES PLUS 14 SPACES PER DRIVE-THROUGH*
ACCESSIBLE PARKING REQUIRED	5 SPACES TOTAL / 1 VAN ACCESSIBLE SPACE
ACCESSIBLE PARKING PROVIDED	5 SPACES TOTAL / 4 VAN ACCESSIBLE SPACE
BICYCLE PARKING REQUIRED	126 PARKING SPACES x .05 = 7 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED	8 SPACES
HARDSCAPE (INCLUDING SIDEWALKS)	70,366 SQ. FT. = 57.5%
OPEN SPACE / LANDSCAPED AREA	35,492 SQ. FT. = 29.0%

TOTAL AREA: 2.81 ACRES (122,482 SQ. FT.) = 100%
 *TVC16-0017: IN ACCORDANCE WITH SECTION 17.54.090 OF THE MUNICIPAL CODE, THE DEVELOPMENT SERVICES DIRECTOR HAS GRANTED A 7% REDUCTION IN THE REQUIRED PARKING, FROM 126 PARKING SPACES TO 117, DUE TO THE MIX OF RETAIL AND RESTAURANT USES ALLOWED BY ZONING AND PROPOSED WITH THIS SITE DEVELOPMENT PLAN.

VARIANCES:

- TCV16-0017
 -APPROVED ON 04-19-2016
 -REDUCTION IN REQUIRED PARKING

RETAINING WALL NOTE:
 ALL RETAINING WALLS TO BE STONE VENEER AND MATCH BUILDING MATERIALS.



PROMENADE AT CASTLE ROCK
 CASTLE ROCK, COLORADO
 PROMENADE AT CASTLE ROCK, LLC

#	Date	Issue / Description
	02-05-16	SDP SUBMITTAL
	04-04-16	SDP RESUBMITTAL
	05-02-16	SDP RESUBMITTAL
	05-23-16	MYLAR SUBMITTAL

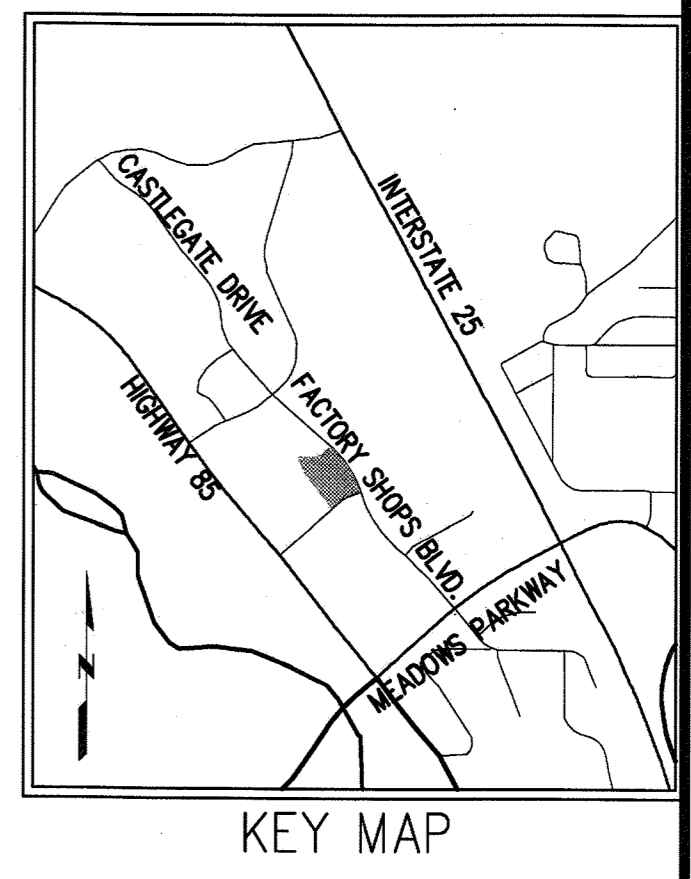
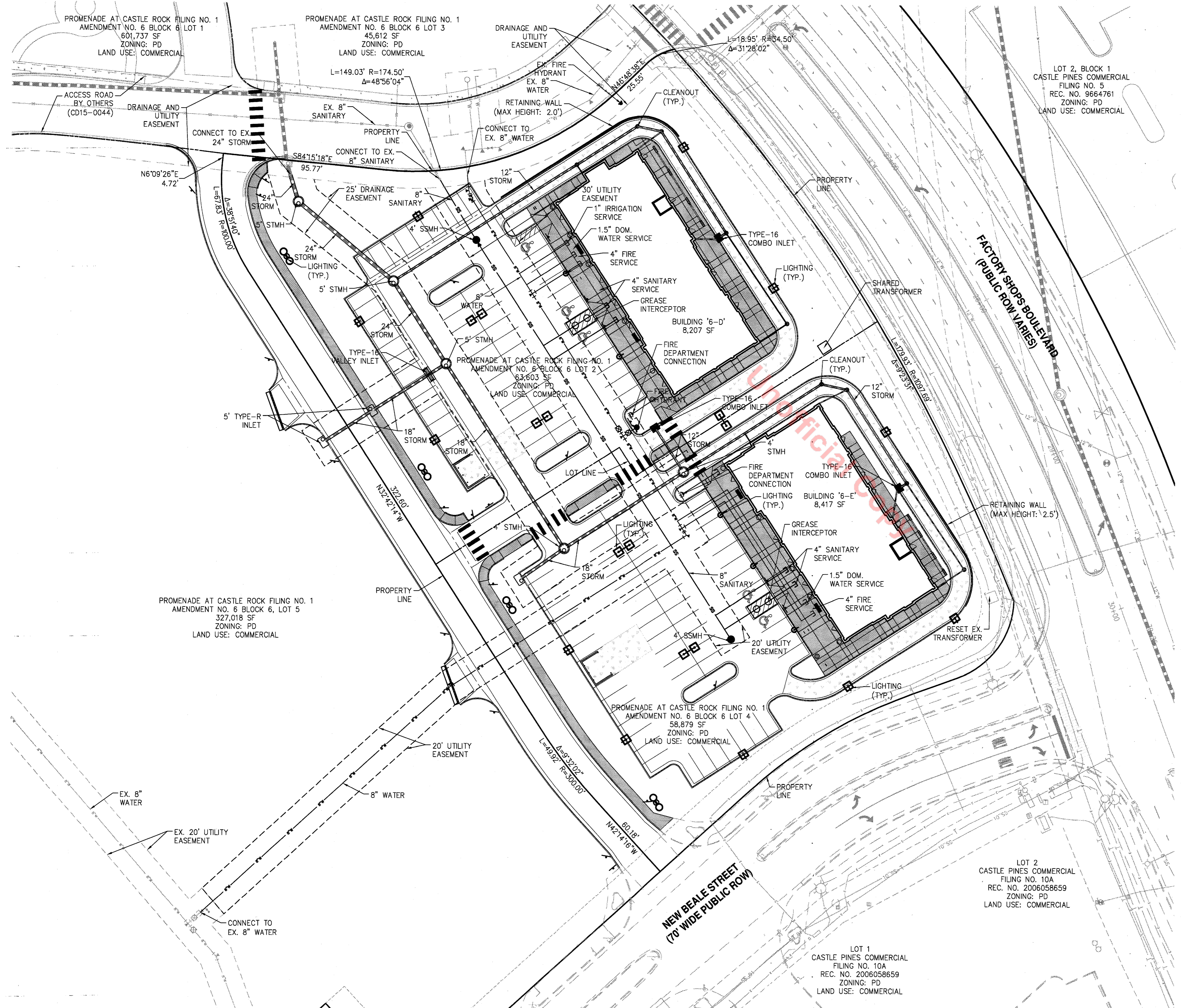
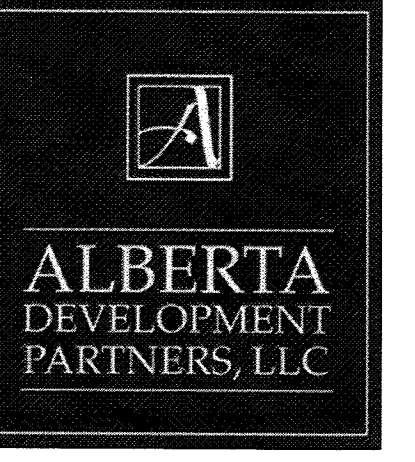
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 Checked By: LJT
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SHEET TITLE:
 SITE PLAN

SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6

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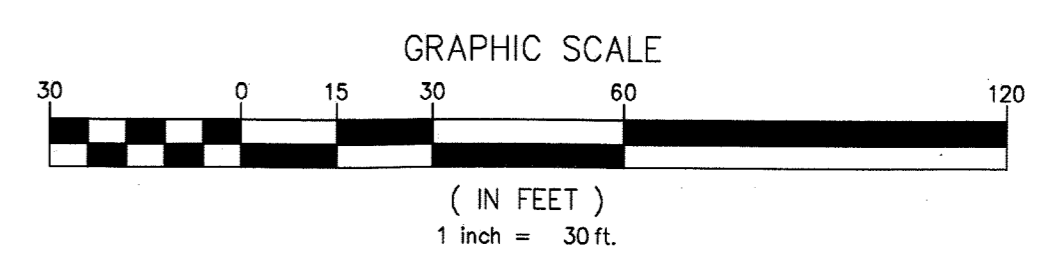
UTILITY LEGEND

- CURB & GUTTER
- EXISTING WATER LINE W/ VALVE
- PROPOSED WATER LINE W/ VALVE
- FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- STORM DRAIN PIPE W/ MANHOLE
- STORM SEWER STRUCTURE
- RETAINING WALL

- 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.

VARIANCES:

1. -TCV16-0017
- APPROVED ON 04-19-2016
- REDUCTION IN REQUIRED PARKING



PROMENADE AT CASTLE ROCK

CASTLE ROCK, COLORADO

PROMENADE AT CASTLE ROCK, LLC

#	Date	Issue / Description
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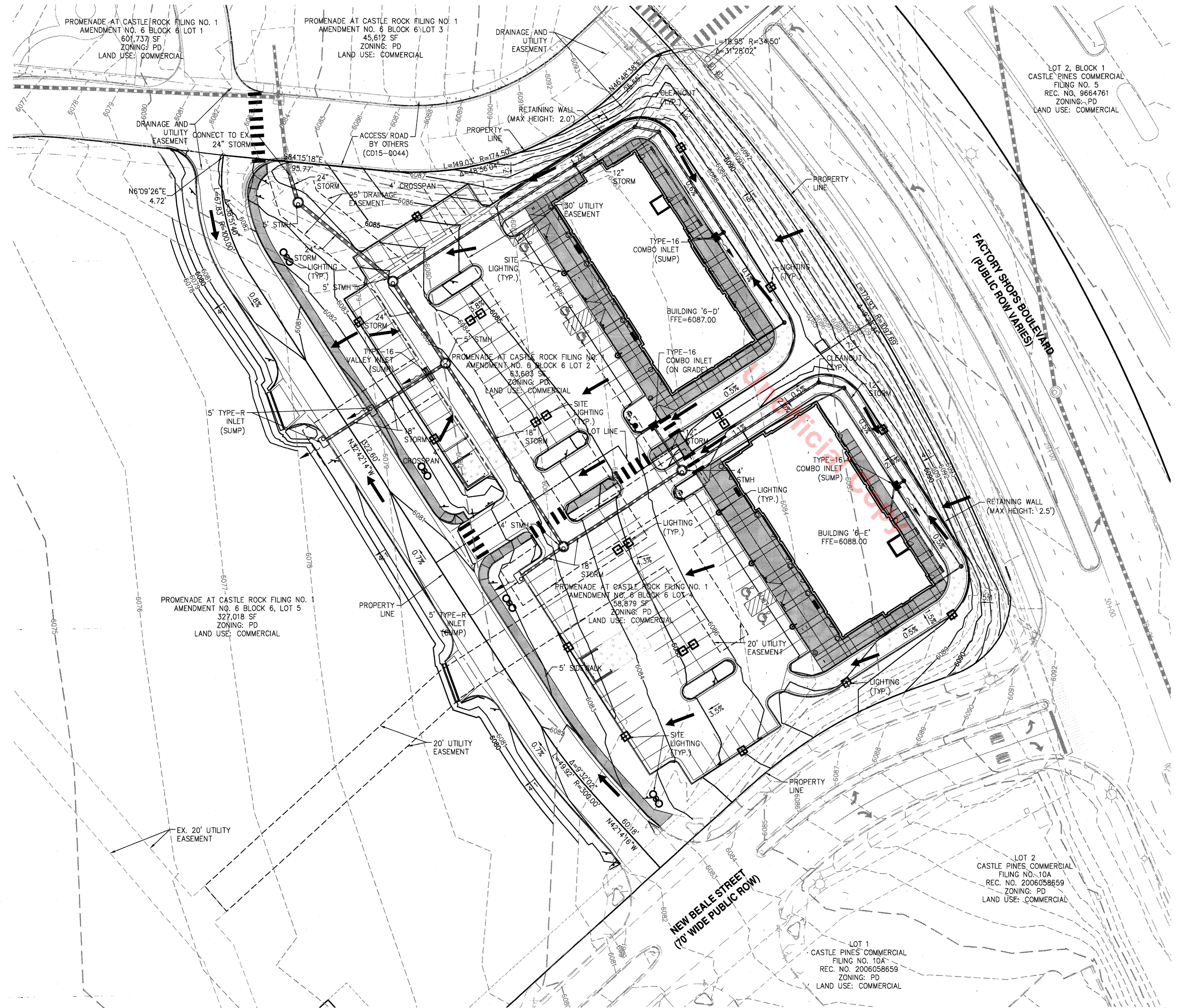
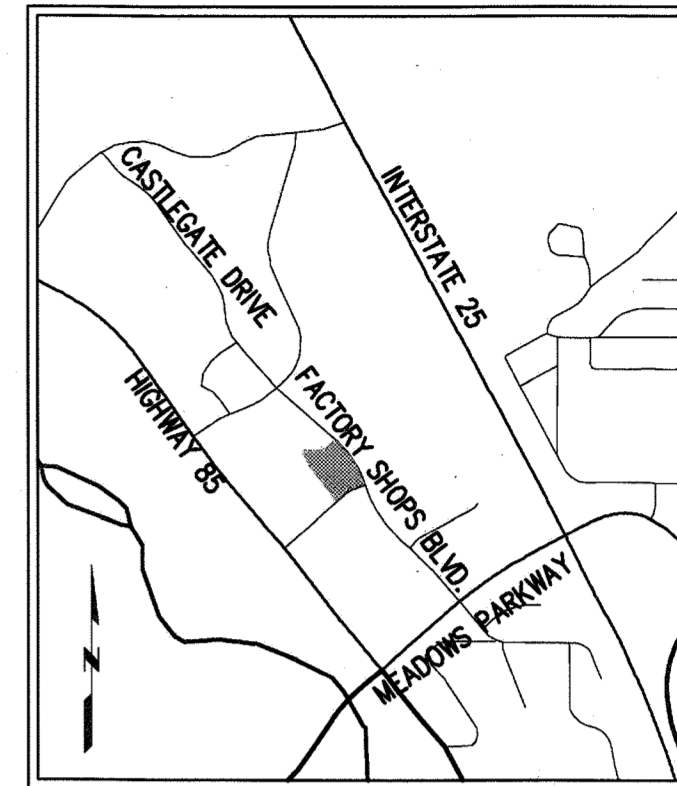
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 Drawn By: KJS
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 Disk File:

SHEET TITLE:
 UTILITY PLAN

SITE DEVELOPMENT PLAN

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LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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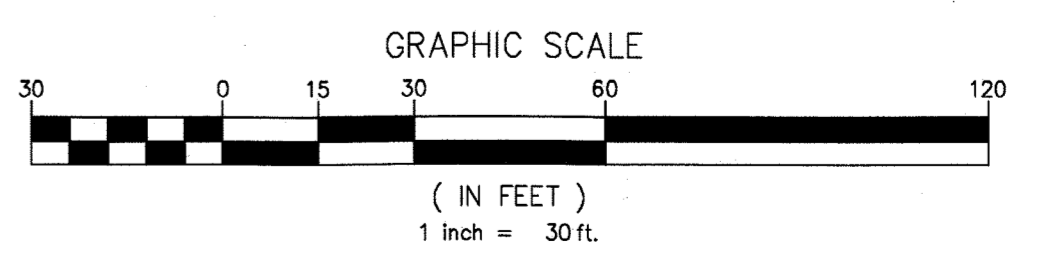
GRADING LEGEND

- EXISTING CONTOUR
- 6070 CONTOUR
- CURB & GUTTER
- FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- STORM DRAIN PIPE W/ MANHOLE
- STORM SEWER STRUCTURE
- HANDICAP RAMP
- RETAINING WALL
- FLOW DIRECTION ARROW
- SUMP INLET OVERFLOW PATH

VARIANCES:

1. -TCV16-0017
- APPROVED ON 04-19-2016
- REDUCTION IN REQUIRED PARKING

RETAINING WALL NOTE:
 ALL RETAINING WALLS TO BE STONE VENEER AND MATCH BUILDING MATERIALS.



PROMENADE AT CASTLE ROCK

CASTLE ROCK, COLORADO

PROMENADE AT CASTLE ROCK, LLC

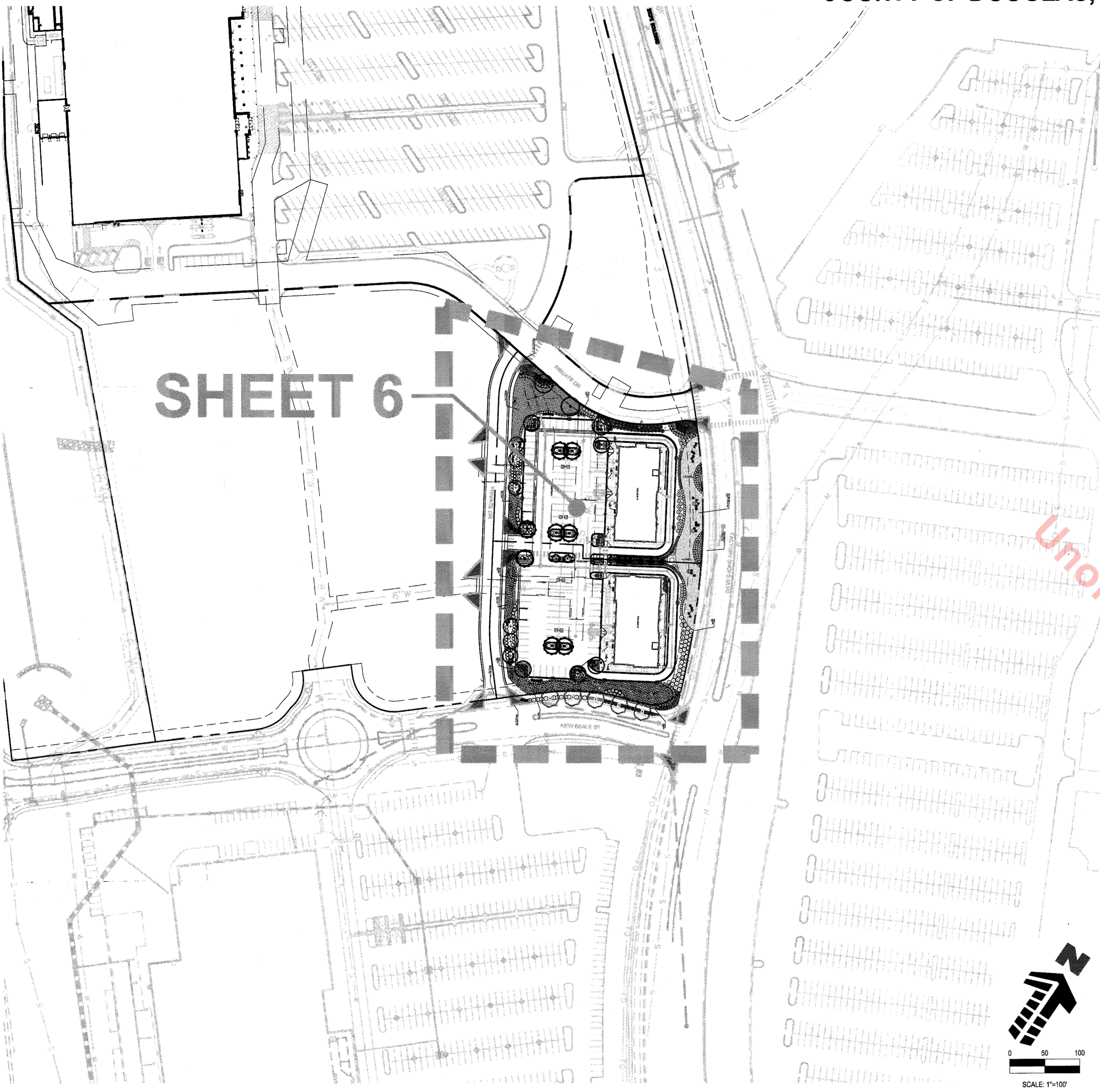
#	Date	Issue / Description
02-05-16	02-05-16	SDP SUBMITTAL
04-04-16	04-04-16	SDP RESUBMITTAL
05-02-16	05-02-16	SDP RESUBMITTAL
06-23-16	06-23-16	MYLAR SUBMITTAL

Project No: 02029-01-013
 Drawn By: KJS
 Checked By: LJT
 Date: 02/05/2016
 Disk File:

SHEET TITLE:
 GRADING PLAN

SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6 LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR TOWN CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE TOWN. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE GRADING PLANS FOR EXISTING AND PROPOSED SLOPE CONDITIONS. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALINITY, LINE, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH THE FOLLOWING:
-NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET. CONTRACTOR TO CONTACT THE TOWN OF CASTLE ROCK AT www.crrw.com TO SCHEDULE A SOIL INSPECTION ONLINE.
-AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET.
- COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL MEET ALL TOWN OF CASTLE ROCK MAINTENANCE REQUIREMENTS AND SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

5 OVERALL LANDSCAPE PLAN AND NOTES

SCALE: 1"=100'

STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. THE CONTRACTOR SHALL TRIM ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL PLANT MATERIAL SHALL PASS TOWN OF CASTLE ROCK LANDSCAPE INSPECTION.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER TOWN OF CASTLE ROCK PLANTING DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, FESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BUSHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- LEGACY BUFFALO TURF IS REQUIRED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-8784. CANADIAN BLUE FESCUE IS REQUIRED THROUGH TURF MASTERS COMPANY, 3327 GIDDINGS ROAD FORT COLLINS, CO, 80524 (970) 493.8311. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED FOR FOUNDATIONS. ALL EDGING SHALL BE 14 GAUGE, OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE., MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- ALL LANDSCAPING SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- WHEN NECESSARY, INSTALL STANDARD NURSERY CREPE TAPE NOT LESS THAN 4" WIDE, DESIGNED TO PREVENT WINTER SUN-SCALD. SECURE EVERY 24" BY TAPING. DO NOT USE DUCT TAPE.

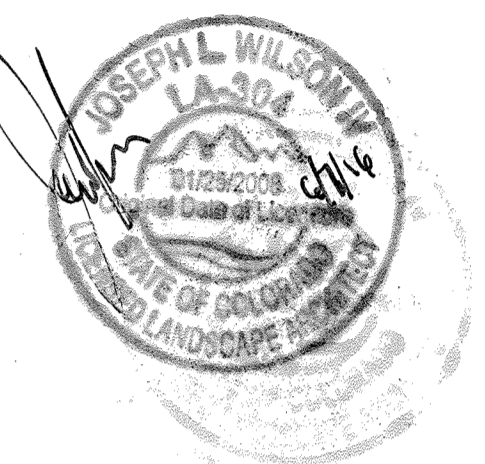
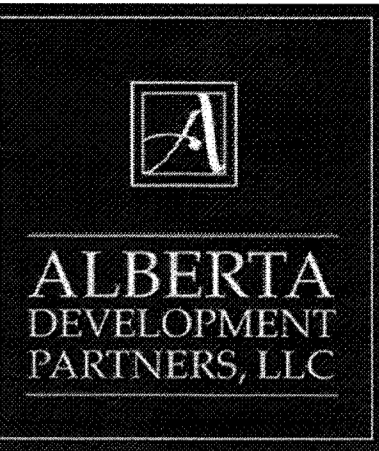
IRRIGATION CONCEPT

- A IRRIGATION PLAN SHALL BE SUBMITTED AFTER THE APPROVAL OF THE LANDSCAPE PLANS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDDED AREAS AS SHOWN ON THE PLANS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
CERTIFIED LANDSCAPE ARCHITECT JOSEPH L. WILSON
TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-1175
LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO LA-304

SDP16-0010 - SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6



TOWN OF CASTLE ROCK'S CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES 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.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES NOT SHOWN ON THE SDP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, 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, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLE OR EASEMENTS AS SHOWN ON THIS PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B 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 FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.



#	Date	Issue / Description
-	02-08-16	SDP SUBMITTAL
-	04-04-16	SDP SUBMITTAL
-	04-28-16	SDP SUBMITTAL
-	05-23-16	MYLAR SUBMITTAL

Project No:	
Drawn By:	NLR
Checked By:	JLW
Date:	02/08/2016
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SHEET TITLE:
OVERALL BLOCK 6
LANDSCAPE PLAN AND NOTES

SITE DEVELOPMENT PLAN

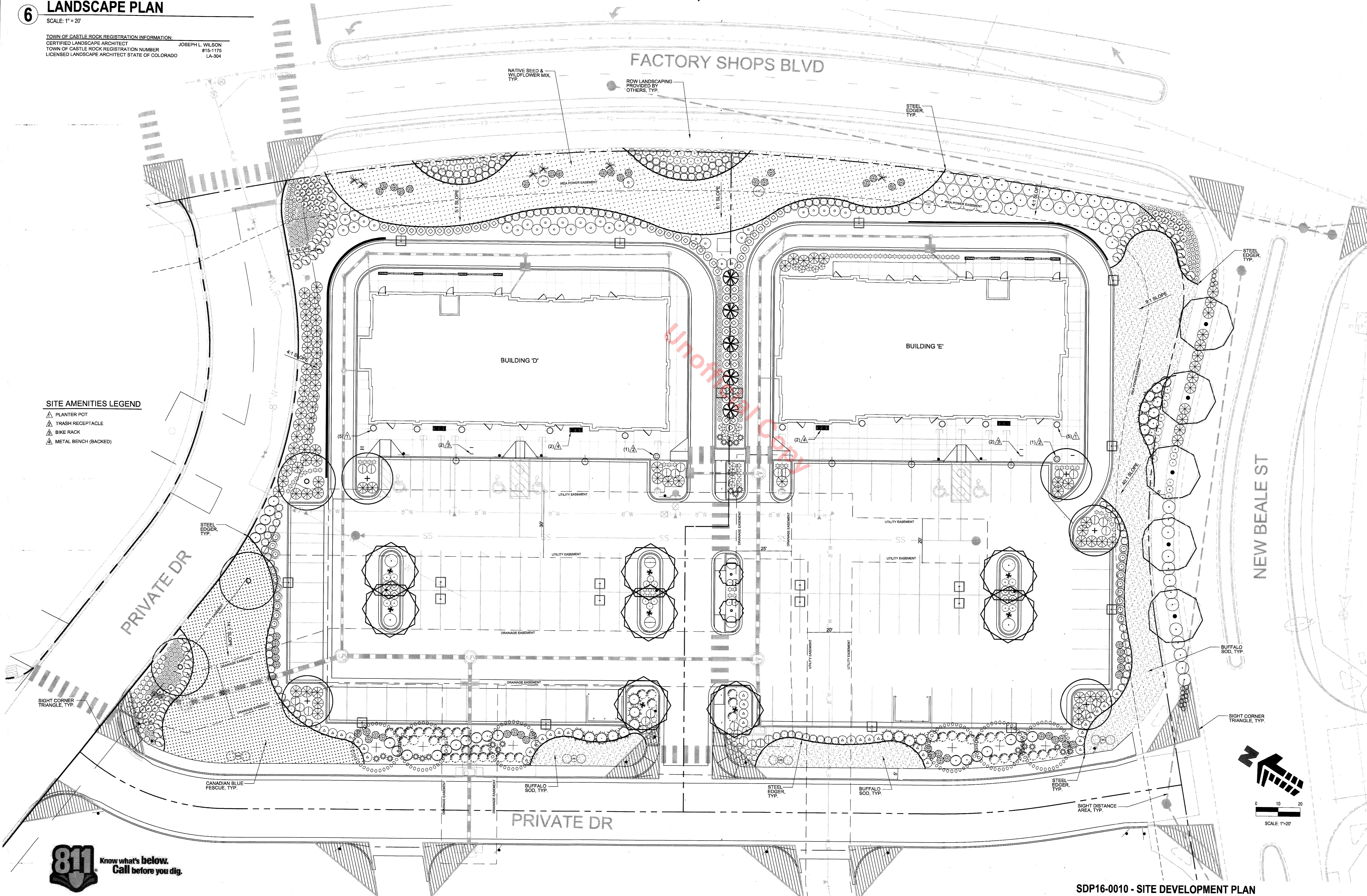
LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

6 LANDSCAPE PLAN

SCALE: 1" = 20'

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
CERTIFIED LANDSCAPE ARCHITECT JOSEPH L. WILSON #15-1175
TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-1175
LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO LA-304



SITE AMENITIES LEGEND

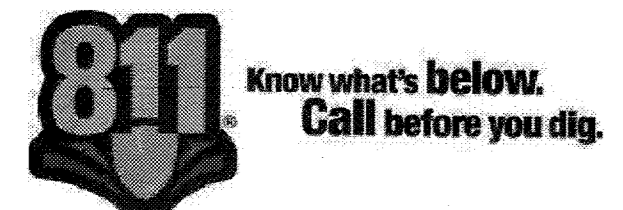
- ▲ PLANTER POT
- ▲ TRASH RECEPTACLE
- ▲ BIKE RACK
- ▲ METAL BENCH (BACKED)



#	Date	Issue / Description
-	02-08-16	SDP SUBMITTAL
-	04-04-16	SDP SUBMITTAL
-	04-28-16	SDP SUBMITTAL
-	05-23-16	MYALR SUBMITTAL

Project No: _____
 Drawn By: _____ NLR
 Checked By: _____ JLW
 Date: _____ 02/08/2016
 Disk File: _____

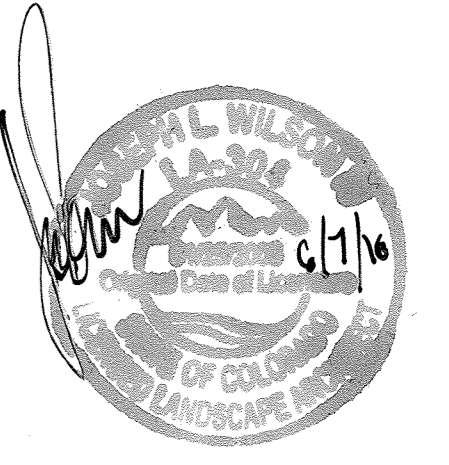
SHEET TITLE:
 LANDSCAPE PLAN



SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



PLANTING LEGEND (BASED ON TOWN OF CASTLE ROCK LANDSCAPE MANUAL AND PROMENADES AT CASTLE ROCK FRAMEWORK DEVELOPMENT PLAN)

SYMBOL	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES		
ACFR	ACER X FREEMANI 'JEFFERSRED'	AUTUMN BLAZE MAPLE
CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
GLTR	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'	SHADEMASTER LOCUST
SOJA	SOPHORA JAPONICA	JAPANESE PAGODA TREE
ORNAMENTAL DECIDUOUS TREES		
AMGR	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
PYCA	PYRUS CALLERYANA	CHANTICLEER PEAR
EVERGREEN TREES		
PIPO	PINUS PONDEROSA	PONDEROSA PINE
DECIDUOUS SHRUBS		
CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
CHMI	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH
CHNA	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH
FAPA	FALLUGIA PARADOXA	APACHE PLUME
PEAR	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE
PHOP	PHYSCOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK
POFR	POTENTILLA FRUTICOSA 'SOLD DROP'	GOLDFINGER POTENTILLA
PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
PRBW	PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
RIAL	RIBES ALPIMUM	ALPINE CURRANT
RORA	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE
EVERGREEN SHRUBS		
ARCP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA
JUMH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JUME	JUNIPERUS X MEDIA	SEA GREEN JUNIPER
PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
YUFI	YUCCA FILAMENTOSA	ADAMS NEEDLE
ORNAMENTAL GRASSES		
CAAC	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS
MISI	MISCANTHUS SINENSIS	MAIDEN GRASS
PAVI	PANICUM VIRGATUM 'SHANADDAH'	RED SWITCH GRASS
SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
PERENNIALS		
AGRU	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP
CAIN	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS
CETO	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
PEST	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
SEED & MULCH (SPINE ROAD ONLY)		
TURF	LEGACY BUFFALO GRASS, SEE SOD NOTES, THIS SHEET	LEGACY BUFFALO GRASS
TURF	CANADIAN BLUE FESCUE GRASS, SEE LANDSCAPE NOTES	CANADIAN BLUE FESCUE GRASS
SEED	IRRIGATED DRYLAND SEED / WILDFLOWER MIX, SEE SEED NOTES	GRASS SEED
MULCH	4" - 8" DIA. MULTI-COLOR COBBLE ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH, SEE LANDSCAPE NOTES	ROCK MULCH

COMMERCIAL LANDSCAPE SITE INVENTORY (DOES NOT INCLUDE DRAINAGE TRACT)

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF DECIDUOUS LARGE CANOPY TREES REQUIRED	# OF DECIDUOUS LARGE CANOPY TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (IN CU. YDS. PER 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICES CONNECTIONS
2.81 AC 122,482 SF	12,250 SF REQUIRED LANDSCAPE AREA 37,330 SF PROPOSED LANDSCAPE AREA	6,085 SF LEGACY BUFFALO GRASS SOD 4,178 SF CANADIAN BLUE FESCUE	3,105 SF	25	29 (16 LARGE DEC. TREES 7 ORN. TREES 6 EV. TREES)	49	585	154	YES
PARKING LOT (AREA IN SQ. FT.)	PARKING LOT LANDSCAPE AREA (SQ. FT.)	# OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF INTERIOR LANDSCAPE ISLAND	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
35,492 SF	REQUIRED: 3,549 SF PROVIDED: 3,555 SF	117	1,125 SF	4	8.0'	7	16	14	92
NEW BEALE ST STREETSCAPE	# OF TREES REQUIRED (1/40LF)	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (4 SHRUBS FOR EVERY TREE)	# OF SHRUBS PROVIDED					
170 LF STREET FRONTAGE (1,000 SF)	4.25	5	17	26					

LANDSCAPE DATA:

DESCRIPTION - BLOCK 6:		
TOTAL SITE AREA	100.0%	122,494 SF
REQUIRED LANDSCAPE MINIMUM	10.0%	12,250 SF
PROVIDED LANDSCAPE BLOCK 6	30.5%	37,330 SF
PROVIDED LANDSCAPE ROW	60.0%	7,350 SF
MAXIMUM IRRIGATED TURF ALLOWED		
PROVIDED LANDSCAPE TURF	COOL SEASON: 11.2%	4,178 SF
	WARM SEASON: 18.3%	6,085 SF
MINIMUM LANDSCAPE REQUIREMENTS:		
A MINIMUM OF (2) TWO LARGE CANOPY TREES AND (4) FOUR SHRUBS FOR EACH 1000 S.F. OF REQUIRED LANDSCAPE AREA. (1) ONE ADDITIONAL TREE MAY BE SUBSTITUTED IN LIEU OF EACH (4) FOUR SHRUBS REQUIRED.		
REQUIRED:		
12,250 SF/1000 S.F. LANDSCAPE AREA =		12.25
REQUIRED TREES 12.25 x 2 =		25
REQUIRED SHRUBS 12.25 x 4 =		49
PROVIDED:		
TREES (79.3% DECIDUOUS, 20.7% EVERGREEN)		29
SHRUBS (72.1% DECIDUOUS, 27.9% EVERGREEN)		585
PERENNIALS/GRASSES		582
IRRIGATED SOD AREA		10,263 S.F. (27.5%)*
IRRIGATED SEED AREA		6,421 S.F. (17.2%)*
SHRUB & MULCH AREA	ROW	20,846 S.F. (55.3%)*
LIVING GROUND COVER		34,100 S.F. (88.9%)*
NON-LIVING GROUND COVER		4,230 S.F. (11.1%)*
TOTAL STEEL EDGING		1,021 LF

*NOTE - TURF AREAS SHALL BE LEGACY BUFFALO OR CANADIAN BLUE FESCUE GRASS SOD PER LEGEND

CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT NAME (COMMON)	APP. RATE (INCHES/MONTH)	ZONE (IN LOW, LOW, MODERATE, HIGH)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR X IA / TA)
TURF	LEGACY BUFFALO GRASS & IRRIGATED SEED	1.43 IN/MONTH	LOW	32.6%	12,506 SF	1.43	38,330 SF	0.47
TURF	CANADIAN BLUE FESCUE	3.00 IN/MONTH	MODERATE	10.9%	4,178 SF	3.00	38,330 SF	0.33
DRIP	SHRUB BED (IRRIGATION, FABRIC, ROCK MULCH & EDGER)	1.43 IN/MONTH	LOW	56.5%	20,646 SF & 1,000 SF (ROW)	1.43	38,330 SF	0.81
TOTAL OF THE CLWUR:		1.43 IN/MONTH	LOW	100.0%	38,330 SF			1.61

SEED NOTES:

1) SEED MIXES ARE AVAILABLE AS FOLLOWS:	'FOOTHILLS GRASS MIX'	'XERISCAPE WILDFLOWER MIX'
50%-'FOOTHILLS GRASS MIX', 50%-'XERISCAPE WILDFLOWER MIX'	SEEDING RATE: 2 LBS/1000 SQ.FT. OR 25 LBS/ACRE	SEEDING RATE: 4-8 OZ/1000 SQ.FT.
WESTERN NATIVE SEED COMPANY P.O. BOX 188 COALDALE, CO 81222 (719) 942-3935	% SCIENTIFIC NAME	% SCIENTIFIC NAME
	25 PASCOPYRUM SMITHII WESTERN WHEATGRASS	10 COREOPSIS TINCTORIA PLAINS COREOPSIS
	15 BOUTELOUA CURTIPENDULA SIDE-OATS GRAMA	10 DALEA PURPUREA PURPLE PRAIRIE CLOVER
	15 ELYMUS TRACHYCAULUS SLENDER WHEATGRASS	10 GALLARDA ARISTATA PERENNIAL BLANKETFLOWER
	12 ORYZOPSIS HYMENOIDES INDIAN RICEGRASS	10 LINUM PERENNE V. LEWISII BLUE FLAX
	6 SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	10 PENSTEMON ANGUSTIFOLIUS PAGODA PENSTEMON
	5 BUCHLOE DACTYLOIDES BUFFALOGRASS	10 PENSTEMON PACHYPHYLLUS UTAH BLUEBELLS
	5 BOUTELOUA GRACILIS BLUE GRAMA	10 RATIBIDA COLUMNIFERA PULCHRA MEXICAN HAT
	2 KOELERIA MACRANTHA JUNEGRASS	10 CLEOME LUTEA YELLOW BEEPLANT
	2 POA FENDLERIANA MUTTON GRASS	6 PENSTEMON EATONII FIRECRACKER PENSTEMON
	3 SPOROBOLUS CRYPTANDRUS SAND DROPSSEED	6 ACHILLEA YARROW YELLOW YARROW
		6 PENSTEMON COMMARENUS CANYON BEARDTONGUE
		1 HEDYSARUM BOREALE NORTHERN SWEETVETCH
		0.5 MIRABILIS MULTIFLORA WILD FOUR O'CLOCK
		0.25 CALLIRHOE INVOLUCRATA WINECUPS
		0.25 IPOMOPSIS AGGREGATA SCARLET GILIA

SEED ESTABLISHMENT NOTES

- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, SOIL PREPARATION, RESEEDING OF SPARSELY GERMINATED AREAS.
- SEED INSTALLED ON 3:1 SLOPES AND IRRIGATED IS TO FOLLOW THE TOWN OF CASTLE ROCK TEMPORARY IRRIGATION FOR NON-IRRIGATED NATIVE SEED CRITERIA 5.1.2015.



1 MSE WALL DETAIL, TYP.
SCALE: NO TO SCALE

7 LANDSCAPE LEGEND AND CITY CALCULATIONS
SCALE: NA

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT JOSEPH L. WILSON #15-1175
 TOWN OF CASTLE ROCK REGISTRATION NUMBER LA-304
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

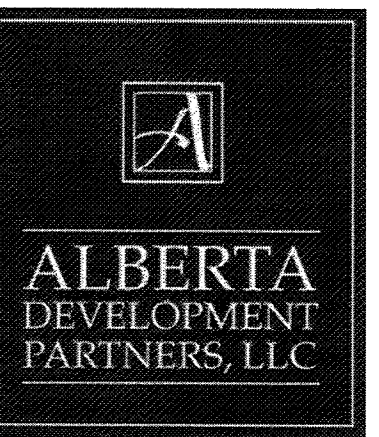


#	Date	Issue / Description
-	02-08-16	SDP SUBMITTAL
-	04-04-16	SDP SUBMITTAL
-	04-28-16	SDP SUBMITTAL
-	05-23-16	MYLAR SUBMITTAL

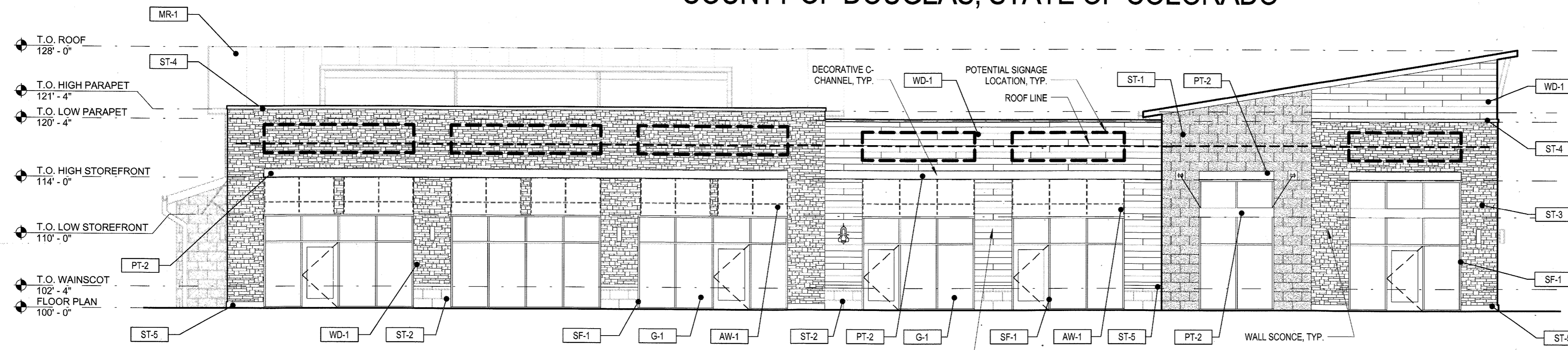
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDEMENT NO. 6

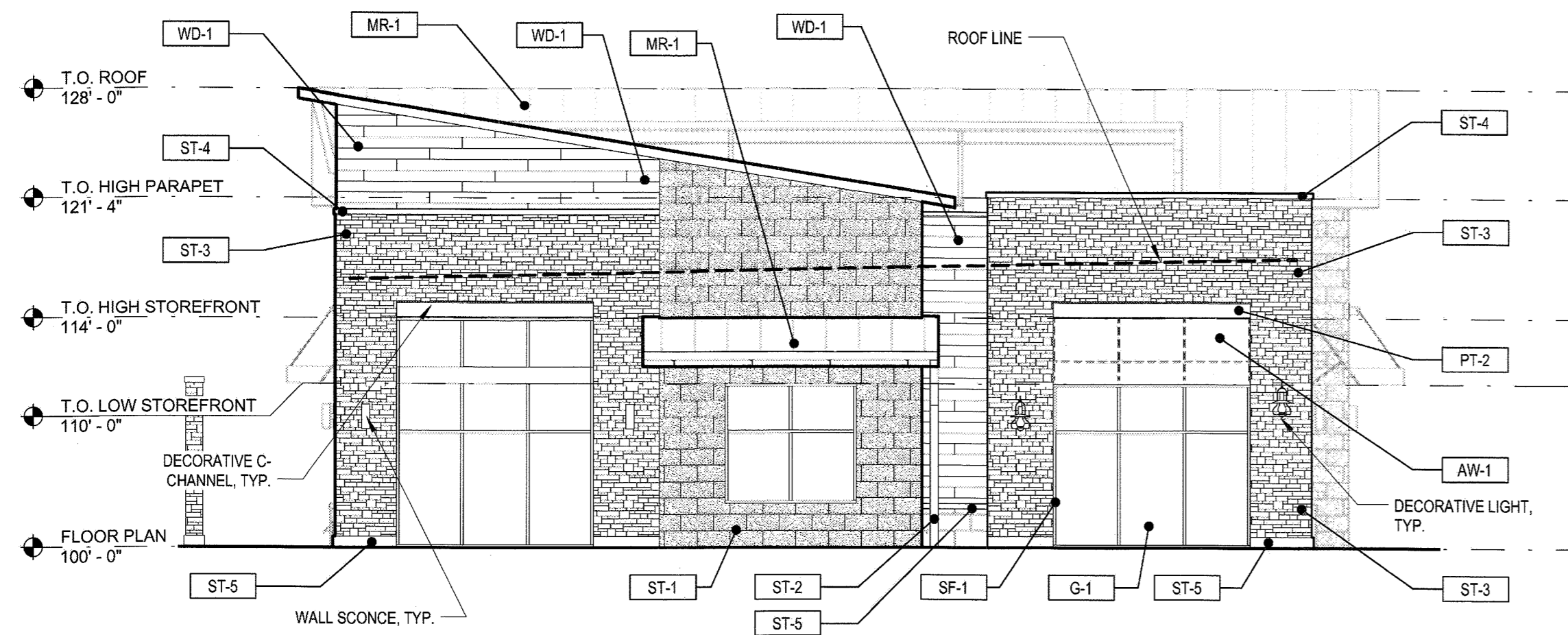
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COUNTY OF DOUGLAS, STATE OF COLORADO



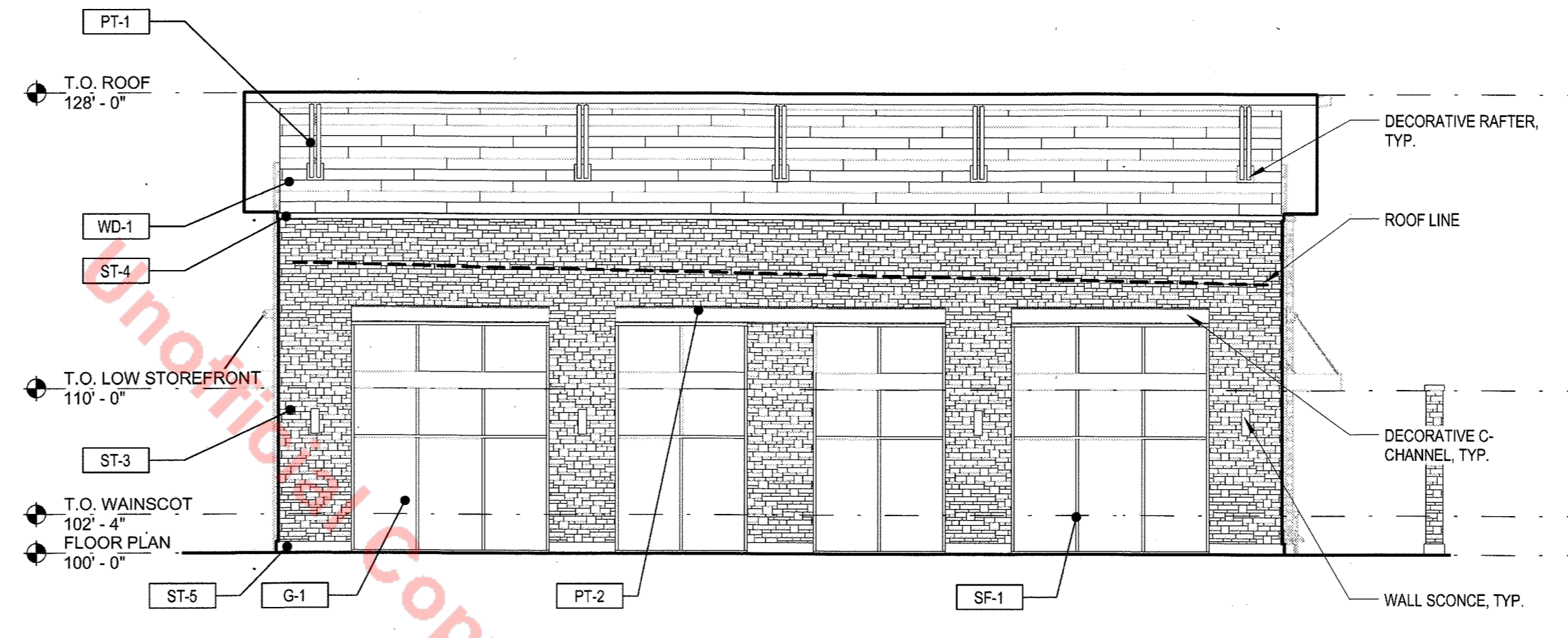
ALL EXTERIOR SIGNAGE TO COMPLY WITH PROMENADE AT CASTLE ROCK SIGN CRITERIA MANUAL.



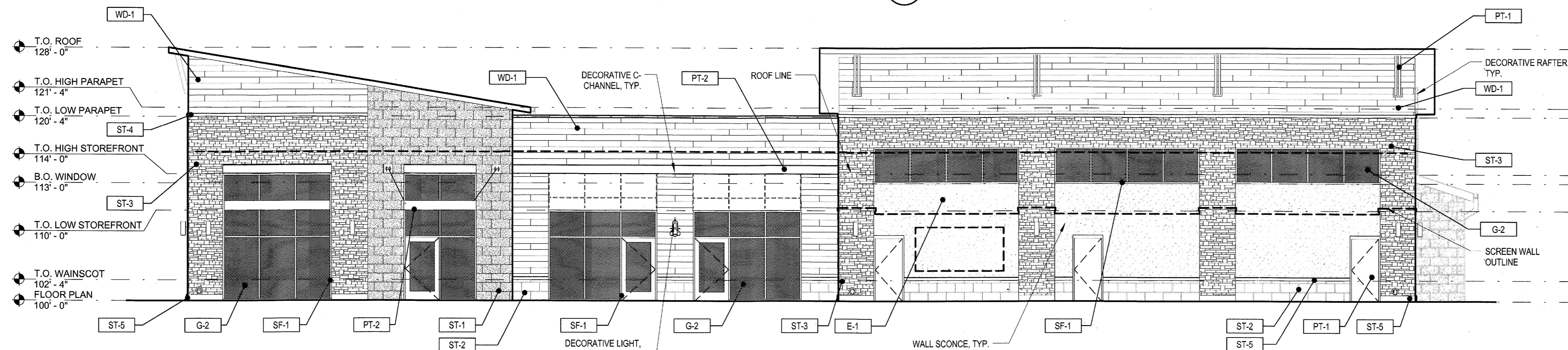
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



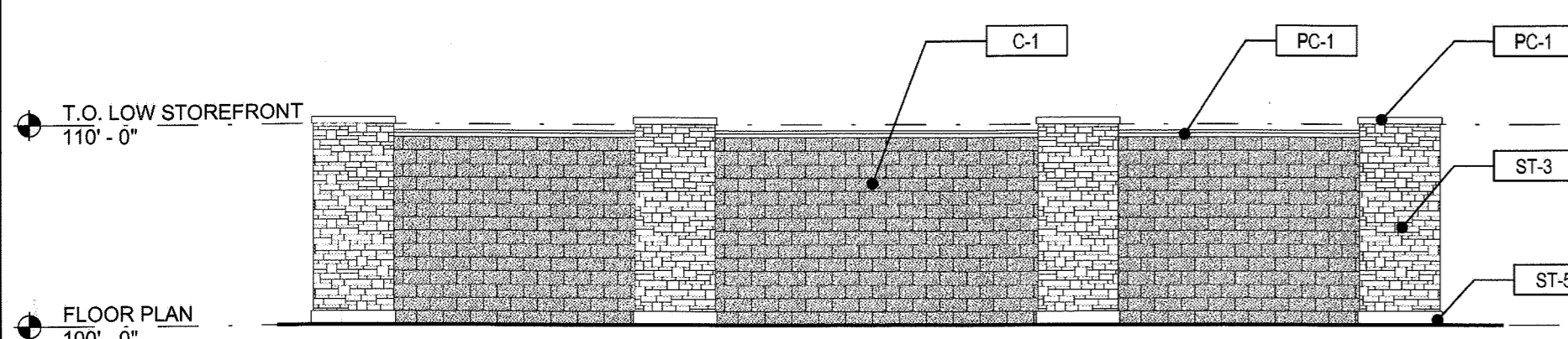
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



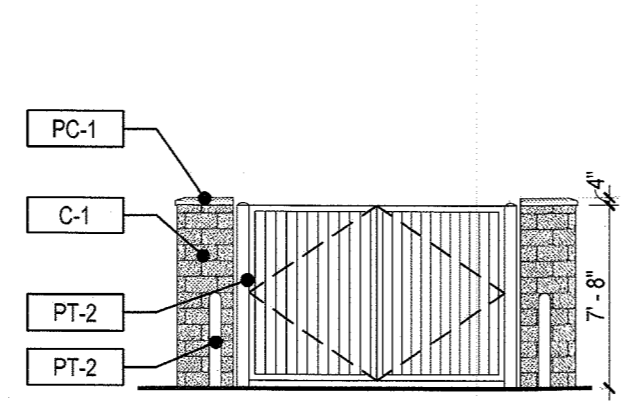
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



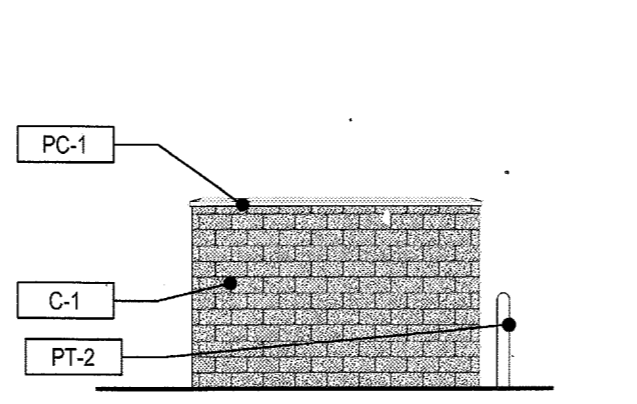
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



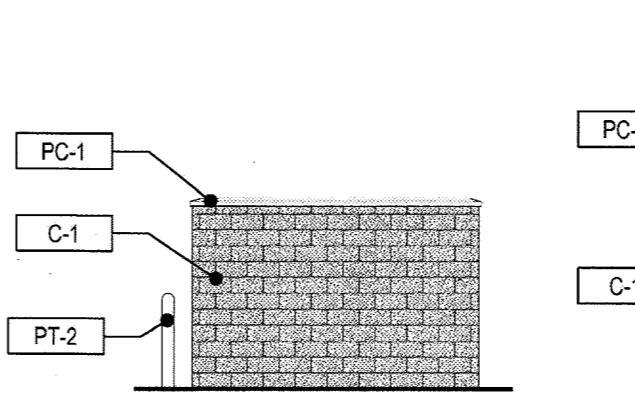
5 SCREEN WALL ELEVATION
SCALE: 1/8" = 1'-0"



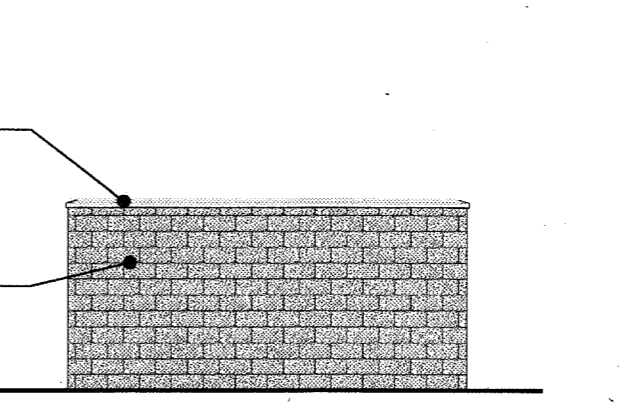
6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



9 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

LABEL	MATERIAL	COLOR
AW-1	FABRIC AWNING	SLATE
C-1	SPLIT FACE CONCRETE MASONRY UNIT	#900
E-1	EXTERIOR INSULATION FINISHING SYSTEM	TBD
G-1	1" INSULATED ARGON FILLED VISION GLAZING	CLEAR LOW-E
G-2	1" INSULATED SPANDREL GLAZING	SOLAR GREY
MR-1	STANDING SEAM METAL ROOF PANEL	GREY
PC-1	PRECAST STONE	GREY
PT-1	PAINT	GRAY 2121-10
PT-2	PAINT	BLACK BEAUTY 2128-10
SF-1	STOREFRONT WINDOW SYSTEM	CLEAR ANODIZED
ST-1	ARRISCRAFT STONE VENEER - RENAISSANCE - ROCKED FACE	MONTECITO
ST-2	ARRISCRAFT STONE VENEER - RENAISSANCE - SMOOTH FACE	MONTECITO
ST-3	ARRISCRAFT STONE VENEER - ARRIS-STACK	ASH
ST-4	ARRISCRAFT STONE VENEER CAP	ASH
ST-5	ARRISCRAFT RENAISSANCE CAP	MONTECITO
WD-1	WOOD PLANK SIDING	NATURAL

#	Date	Issue/Description
	02-08-16	SDP SUBMITTAL
	04-04-16	SDP RESUBMITTAL
	05-02-16	SDP RESUBMITTAL
	05-23-16	MYLAR SUBMITTAL

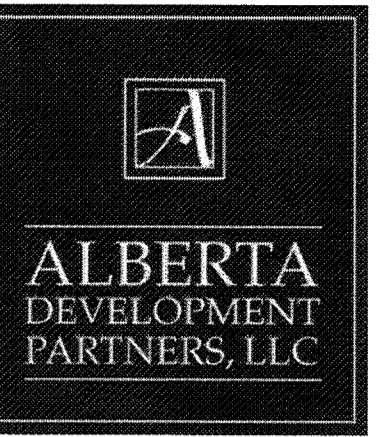
Project No: ADP000001.16
Drawn By: KAB
Checked By: GAR
Date: 3-16-16
Scale: 1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS - 6D

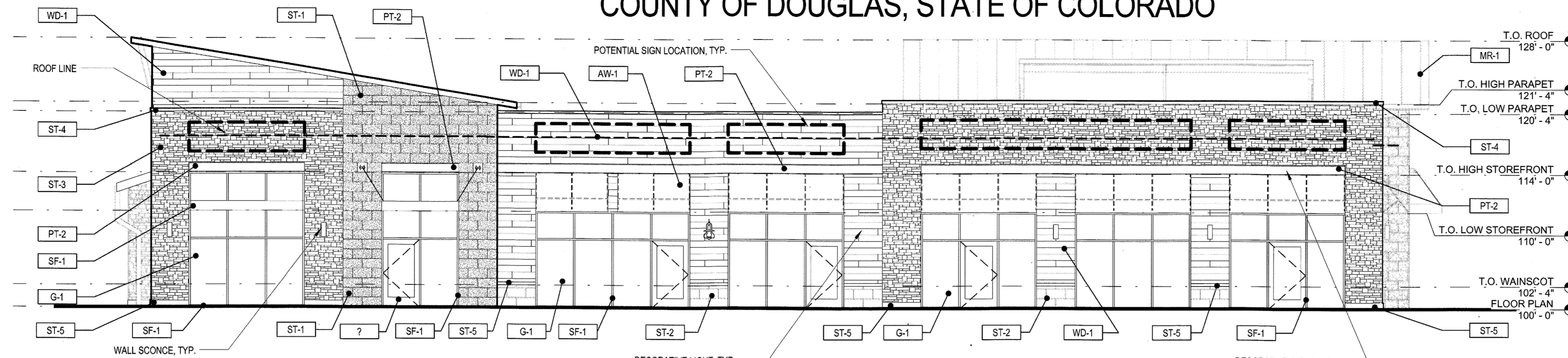
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6

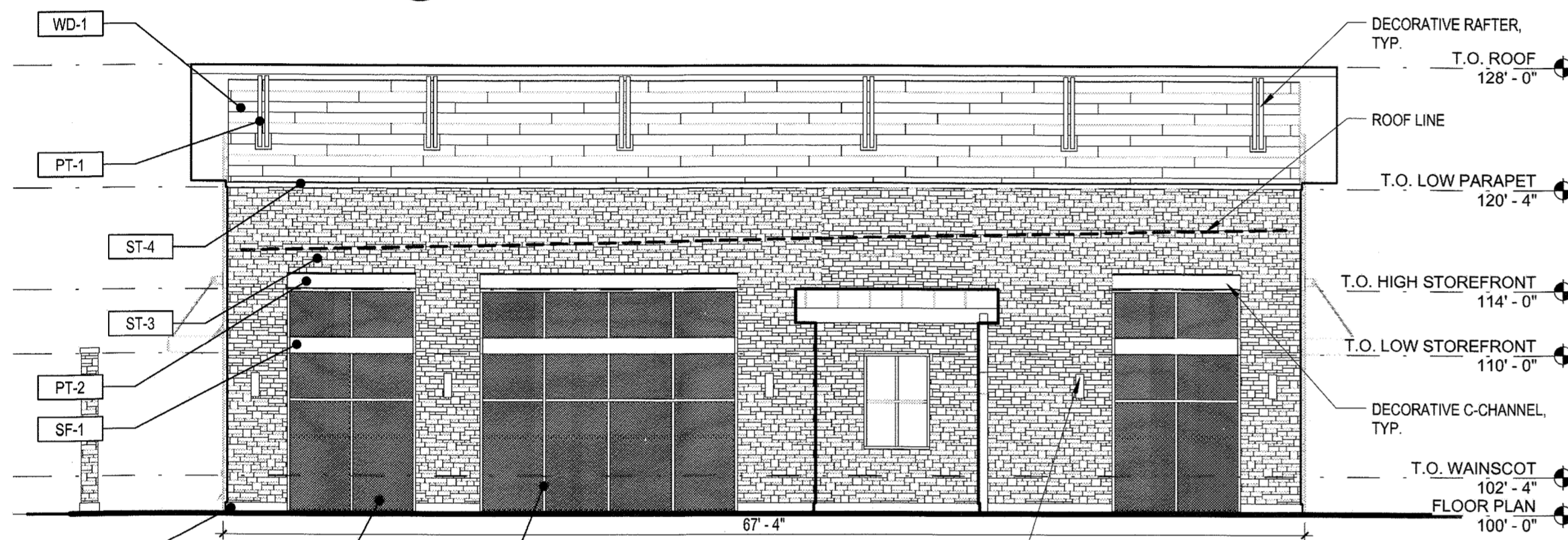
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COUNTY OF DOUGLAS, STATE OF COLORADO



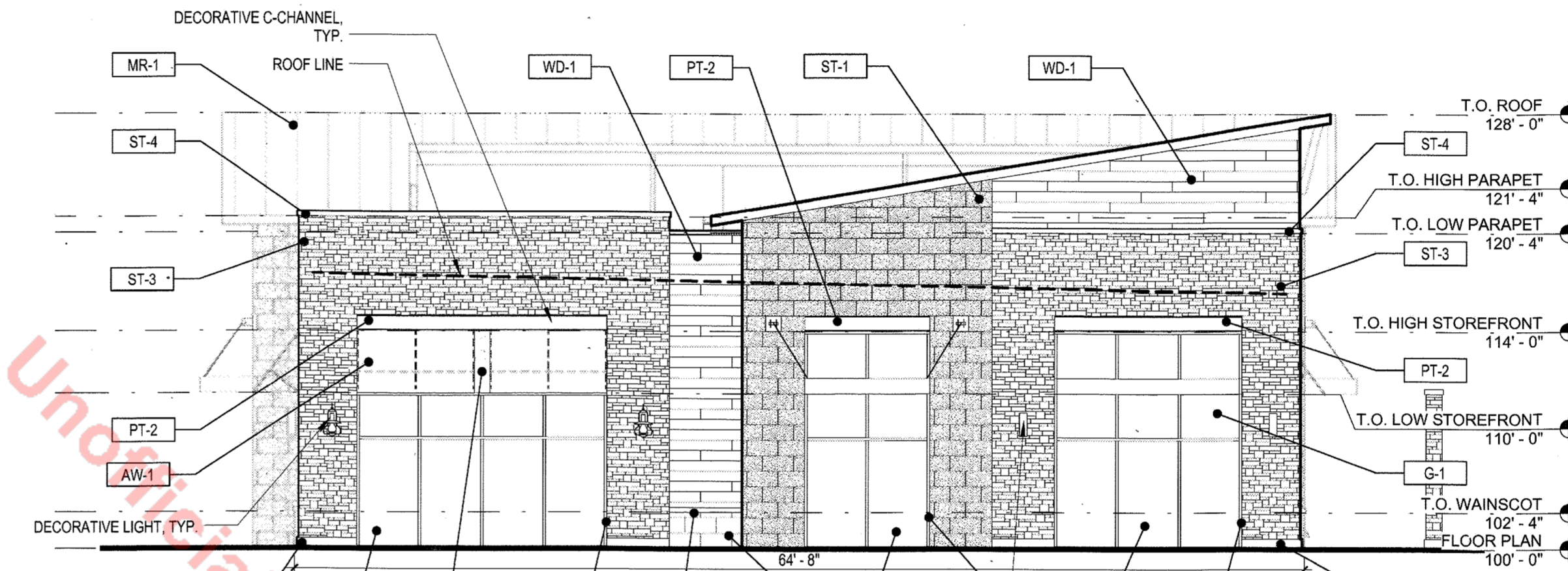
ALL EXTERIOR SIGNAGE TO COMPLY WITH
PROMENADE AT CASTLE ROCK SIGN
CRITERIA MANUAL.



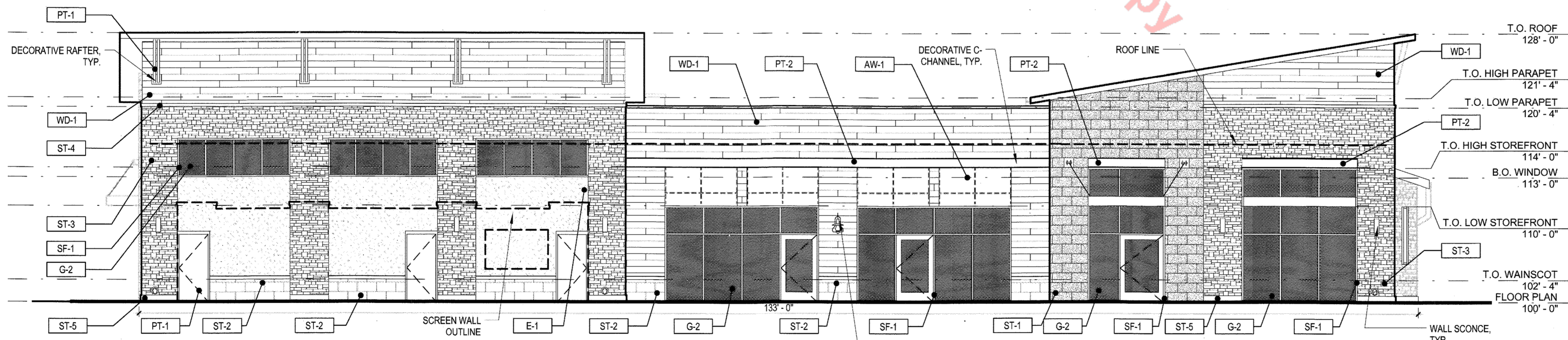
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



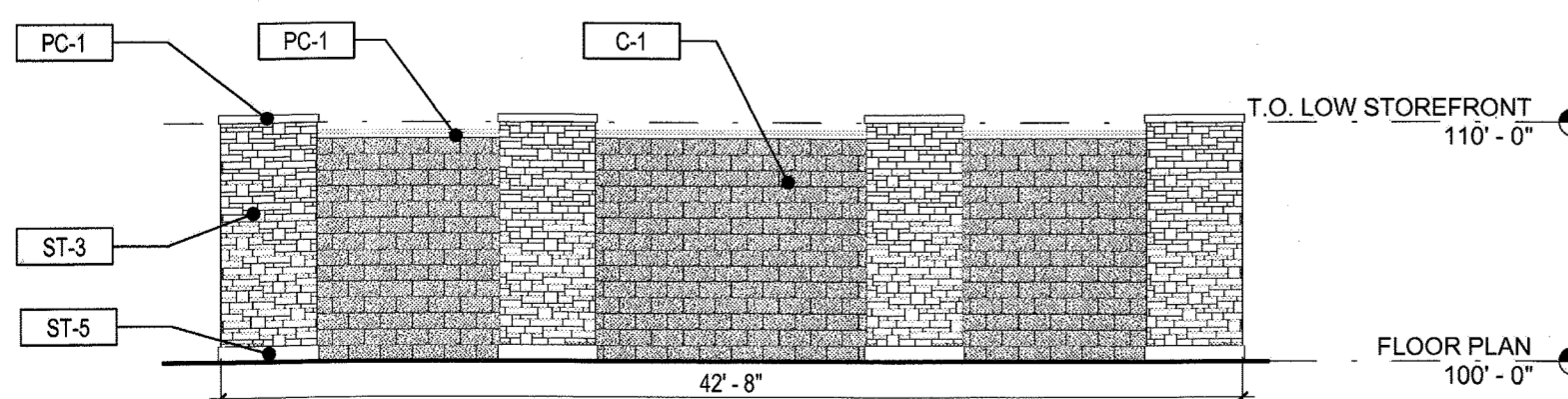
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



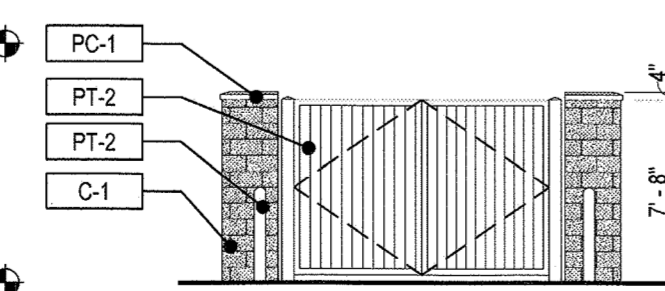
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



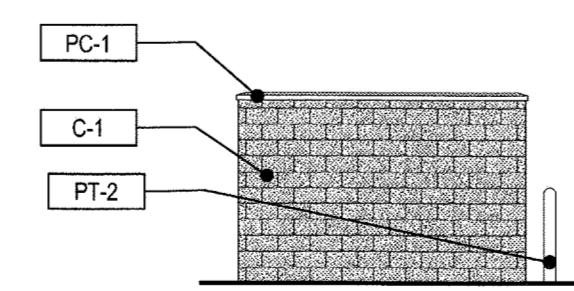
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



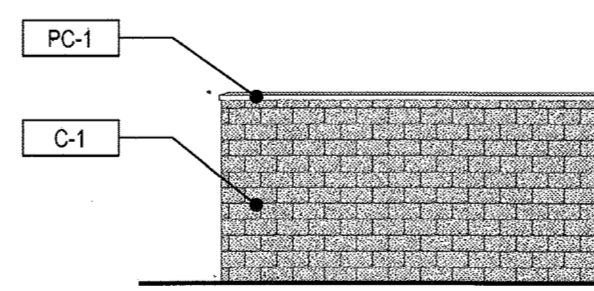
5 SCREEN WALL
SCALE: 1/8" = 1'-0"



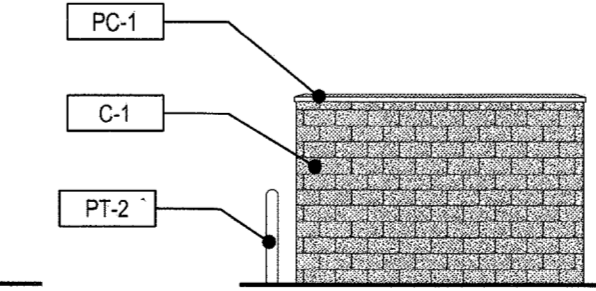
6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



9 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

LABEL	MATERIAL	COLOR
AW-1	FABRIC AWNING	RED
C-1	SPLIT FACE CONCRETE MASONRY UNIT	#900
E-1	EXTERIOR INSULATION FINISHING SYSTEM	TBD
G-1	1" INSULATED ARGON FILLED VISION GLAZING	CLEAR LOW-E
G-2	1" INSULATED SPANDREL GLASS	SCALAR GREY
MR-1	STANDING SEAM METAL ROOF PANEL	GREY
PC-1	PRECAST STONE	GREY
PT-1	PAINT	GRAY 2121-10
PT-2	PAINT	BLACK BEAUTY 2128-10
SF-1	STOREFRONT WINDOW SYSTEM	CLEAR ANODIZED
ST-1	ARRISCRAFT STONE VENEER - RENAISSANCE - ROCKED FACE	MONTECITO
ST-2	ARRISCRAFT STONE VENEER - RENAISSANCE - SMOOTH FACE	MONTECITO
ST-3	ARRISCRAFT STONE VENEER - ARRIS-STACK	ASH
ST-4	ARRISCRAFT STONE VENEER CAP	ASH
ST-5	ARRISCRAFT RENAISSANCE CAP	MONTECITO
WD-1	WOOD PLANK SIDING	NATURAL

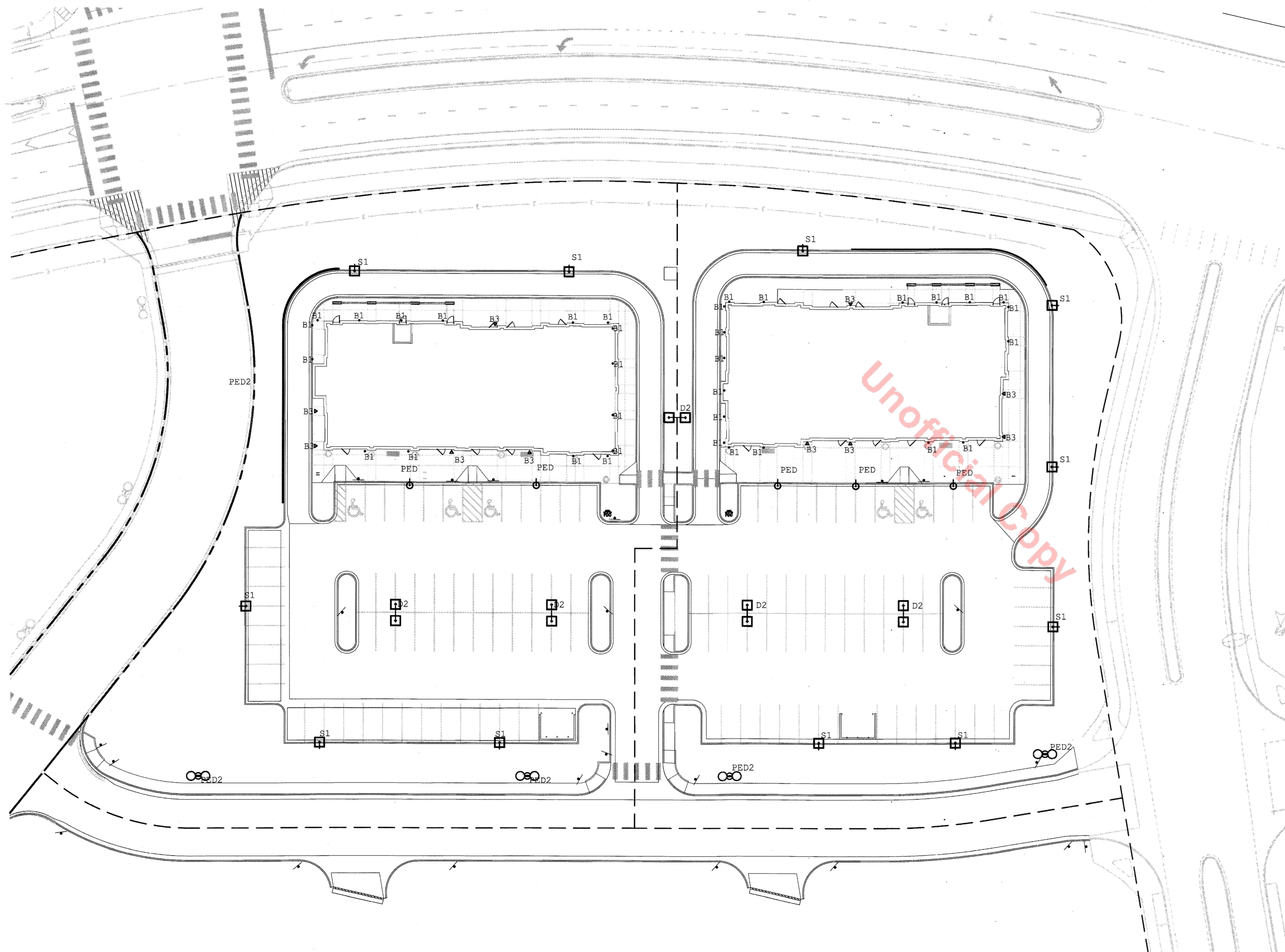
#	Date	Issue/Description
02-08-16	02-08-16	SDP SUBMITTAL
04-04-16	04-04-16	SDP RESUBMITTAL
05-02-16	05-02-16	SDP RESUBMITTAL
05-23-16	05-23-16	MYLAR SUBMITTAL

Project No: ADP00001.16
Drawn By: KAB
Checked By: GAR
Date: 3-16-16
Scale: 1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS - 6E

SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6
 LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

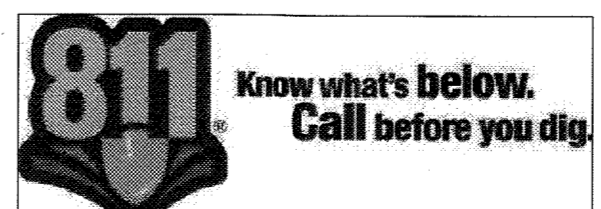
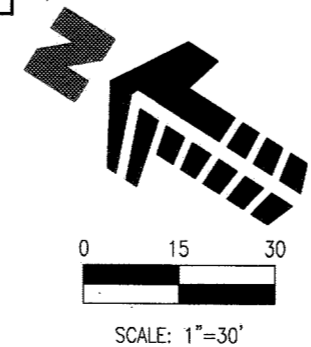


GENERAL LIGHTING PLAN NOTES:

1. CONCEPTUAL LIGHTING PLAN; FINAL LIGHTING PLAN TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS
2. LIGHT TRESPASS TO ADJACENT PROPERTIES MITIGATED BY ORIENTATING ALL FIXTURES INTO SITE AND USING A TYPE III DISTRIBUTION ON OUTER LIGHT FIXTURES.
3. ALL LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY PURPOSES, TO BE EXTINGUISHED ONE HOUR AFTER CLOSE OF BUSINESS. LIGHTS TO BE CONTROLLED BY TIMECLOCK.
4. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHIELDED WALL PACKS

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	MODEL NUMBER	DESCRIPTION	LUMENS
	11	S1	SINGLE	POLE	28'-0"	1.000	AME-2-L-T3-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25'-0" SQUARE POLE ON 3" CONCRETE BASE	10508
	5	D2	D180°	POLE	28'-0"	1.000	AME-2-L-T5W-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25'-0" POLE ON 3" CONCRETE BASE	25690
	5	PED	SINGLE	POLE	18'-0"	1.000	ODN-2-L-T3-42L-5-55K-UNV-BK/VA112-S1-4-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 42 DIODE, MOUNT ON 16'-0" ROUND POLE	3696
	5	PED2	D180°	POLE	25'-0"	1.000	ODN-3-L-T5-84LC-5-55K-UNV-BK/VA112-D2-4-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 84 DIODE, MOUNT ON 28'-0" ROUND POLE	19208
	34	B1	SINGLE	WALL	10'-0"	1.000	WXBL260008	ESCO LIGHTING, 6" CYLINDER UP/DOWN LIGHT, 25 WATT LED, WALL MOUNT FIXTURE	1057
	10	B3	SINGLE	WALL	9'-0"/10'-0"	1.000	55786WG80	MAXIM LIGHTING, OAKVILLE LANTERN FIXTURE, (1) LED LAMP, WATER GLASS/BLACK COLOR	900



1 GENERAL LIGHTING PLAN
 1" = 40'-0"

#	Date	Issue / Description
02-08-16	SDP SUBMITTAL	
04-04-16	SDP RESUBMITTAL	
05-02-16	SDP RESUBMITTAL	
05-23-16	MYLAR SUBMITTAL	

Project No:	
Drawn By:	JMG
Checked By:	GRR
Date:	1/30/2015
Disk File:	
SHEET TITLE:	GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN

LOTS 2 & 4, BLOCK 6, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 6

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



Oden LED Project Name: Catalog Number: Type

Dimensional Drawings

With six interchangeable caps and spin-n-fix style, the Oden LED offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The Oden LED's high quality, durable construction makes it an ideal fixture for any application.

Model	Type	# of LEDs	Power (W)	Current (A)	Voltage (V)	Mounting	Finish	Options
ODN-2-L	Type I (T1)	350	4000K (400)	120-277	120V	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)
PED1	Type II (T2)	84	8500K (85)	ESD (8)	347 (8)	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)
ODN-3-L	Type III (T3)	84	8500K (85)	ESD (8)	347 (8)	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)
PED2	Type IV (T4)	84	8500K (85)	ESD (8)	347 (8)	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)
	Type V (T5)	84	8500K (85)	ESD (8)	347 (8)	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)
	Type VI (T6)	84	8500K (85)	ESD (8)	347 (8)	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)
	Type VII (T7)	84	8500K (85)	ESD (8)	347 (8)	Yoke Mount (Y)	Black (BK)	Button Type Photocell (PC120) (PC120)

American LED Project Name: Catalog Number: Type

Dimensional Drawings

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology while maintaining a traditional fixture image. The LED's Performance and Life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the drivers is simplified by making them easily accessible and provided with quick wiring connections.

The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Type	# of LEDs	Power (W)	Current (A)	Voltage (V)	Mounting	Finish	Options		
AME-2-L	Type I (T1)	72	5000	350	8,470	7,485	8,401	9,174	9,145	80
	Type II (T2)	144	5000	350	16,423	14,513	16,289	15,656	17,789	120
	Type III (T3)	224	5000	350	21,913	19,365	21,734	20,876	23,736	238
	Type IV (T4)			350	22,993	20,319	22,805	21,928	24,905	250
	Type V (T5)			350	30,678	27,111	30,428	29,228	33,230	373

MOUNTING ARM Project Name: Catalog Number: Type

VA112

VA112 is available for both post top and suspended luminaires.

VA112 displays dual horizontal rods, constructed from 1 1/2" O.D. brushed aluminum tubing. The center-to-center (C-C) distance between rods is 12" (305mm). The center-to-center (C-C) distance between rods is 12" (305mm). The center-to-center (C-C) distance between rods is 12" (305mm).

VA112 S1 VA112 D2

DCB-10

DCB-10 is a decorative fluted cast aluminum pole base.

Two piece chamfered style decorative fluted cast aluminum.

RNTS Project Name: Catalog Number: Type

Round Non Tapered Steel Pole

RNTS is a round non tapered steel pole.

Specifications:

- Round Non Tapered Steel Pole
- Minimum Yield Strength of 48,000 PSI
- ASTM A500 Grade B tubing with minimum yield strength of 48,000 PSI
- Shall be furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.
- Base Plate: Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI
- Base templates provided with order. Do not pre-pour.
- Base Cover: Color-matched polymer snap-to-close pole cap provided in black.
- Pole Cap: Color-matched polymer snap-to-close pole cap provided in black.
- Finish: All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quail-Guard® textured polyester powder coat is then applied to a minimum of 3 mils and then oven-cured at a temperature of 400°F to promote exceptional adhesion and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (subject to prime cost and finisher's inhibiting coating).
- Anchor Bolts: Poles are provided with hot-dip galvanized anchor bolts, with a 1/2" band on one end and two flat bars on the other for weathering per IBC. Anchor bolts conform to ASTM A193, meets or exceeds a minimum yield strength of 38,000 PSI. Anchor bolts conform to ASTM A193 Grade B8 and are provided.

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'PED1' & 'PED2', POLE, POLE BASE, AND MOUNTING ARM

American LED Project Name: Catalog Number: Type

Dimensional Drawings

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology while maintaining a traditional fixture image. The LED's Performance and Life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the drivers is simplified by making them easily accessible and provided with quick wiring connections.

The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Type	# of LEDs	Power (W)	Current (A)	Voltage (V)	Mounting	Finish	Options		
AME-2-C	Type I (T1)	72	5000	350	8,470	7,485	8,401	9,174	9,145	80
S1	Type II (T2)	144	5000	350	16,423	14,513	16,289	15,656	17,789	120
	Type III (T3)	224	5000	350	21,913	19,365	21,734	20,876	23,736	238
	Type IV (T4)			350	22,993	20,319	22,805	21,928	24,905	250
	Type V (T5)			350	30,678	27,111	30,428	29,228	33,230	373

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The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Type	# of LEDs	Power (W)	Current (A)	Voltage (V)	Mounting	Finish	Options		
AME-2-L	Type I (T1)	72	5000	350	8,470	7,485	8,401	9,174	9,145	80
	Type II (T2)	144	5000	350	16,423	14,513	16,289	15,656	17,789	120
	Type III (T3)	224	5000	350	21,913	19,365	21,734	20,876	23,736	238
	Type IV (T4)			350	22,993	20,319	22,805	21,928	24,905	250
	Type V (T5)			350	30,678	27,111	30,428	29,228	33,230	373

SNTS Project Name: Catalog Number: Type

Square Non Tapered Steel Pole

SNTS is a square non tapered steel pole.

Specifications:

- Square Non Tapered Steel Pole
- Minimum Yield Strength of 48,000 PSI
- ASTM A500 Grade B tubing with minimum yield strength of 48,000 PSI
- Shall be furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.
- Base Plate: Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI
- Base templates provided with order. Do not pre-pour.
- Base Cover: Color-matched polymer snap-to-close pole cap provided in black.
- Pole Cap: Color-matched polymer snap-to-close pole cap provided in black.
- Finish: All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quail-Guard® textured polyester powder coat is then applied to a minimum of 3 mils and then oven-cured at a temperature of 400°F to promote exceptional adhesion and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (subject to prime cost and finisher's inhibiting coating).
- Anchor Bolts: Poles are provided with hot-dip galvanized anchor bolts, with a 1/2" band on one end and two flat bars on the other for weathering per IBC. Anchor bolts conform to ASTM A193, meets or exceeds a minimum yield strength of 38,000 PSI. Anchor bolts conform to ASTM A193 Grade B8 and are provided.

TYPICAL POLE BASE

CONNECT ALL EQUIPMENT GROUND CONDUCTORS TO GROUNDING LUG IN POLE

TEMPORARY CAP ALL CONDUIT

5/8" x 12" COPPERPLATED GROUND ROD CONNECTED TO EQUIPMENT GROUND WIRE AT GROUND LUG IN POLE

FINISH GRADE

2'-0" MIN.

1" MIN. LIGHTING CONDUIT

VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING NOT PERMITTED. SUPPORT LOCATING IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.

4 - #3x8' (MIN) LONG BARS EQUALLY SPACED

#3 TIES @ 16" O.C. MAX

3" MINIMUM COVER TYP.

2' BELOW FROST LINE

DIAMETER

NOTES

- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
- IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
- FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
- FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
- FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
- FOUNDATION IS BASED ON DESIGN FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING ASHSTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF PILES WITH OVERTURNING LOADS".
- DETAIL FOR 25' POLE WITH MAX. FIXTURE EPA 6.1 SQ.FT. SUITABLE FOR WIND ZONES UP 100 MPH
- ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
- SQUARE STEEL POLE TO BE BY VISIONAIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TYPICAL POLE BASE
NOT TO SCALE

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'S1' & 'D2', POLE, AND POLE BASE

