

Site Development Plan

LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:
LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167G, DATED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL THE TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE RE-PLAT.
- THIS SITE IS ZONED BUSINESS/COMMERCIAL AS PART OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN.
- 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 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 OF THE MUNICIPAL CODE.
- PER FIRE MAP 08035C0167G, DATED MARCH 16, 2016, THE SITE IS WITHIN ZONE X, WHICH DESIGNATES AREAS OF 0.2% ANNUAL CHANGE OF FLOODING AND ARE OUTSIDE OF THE 500-YR FLOODPLAIN. NO FLOODPLAINS EXIST ON THE PROPERTY.

FIRE NOTES:

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

LIENHOLDER SUBORDINATION CERTIFICATE

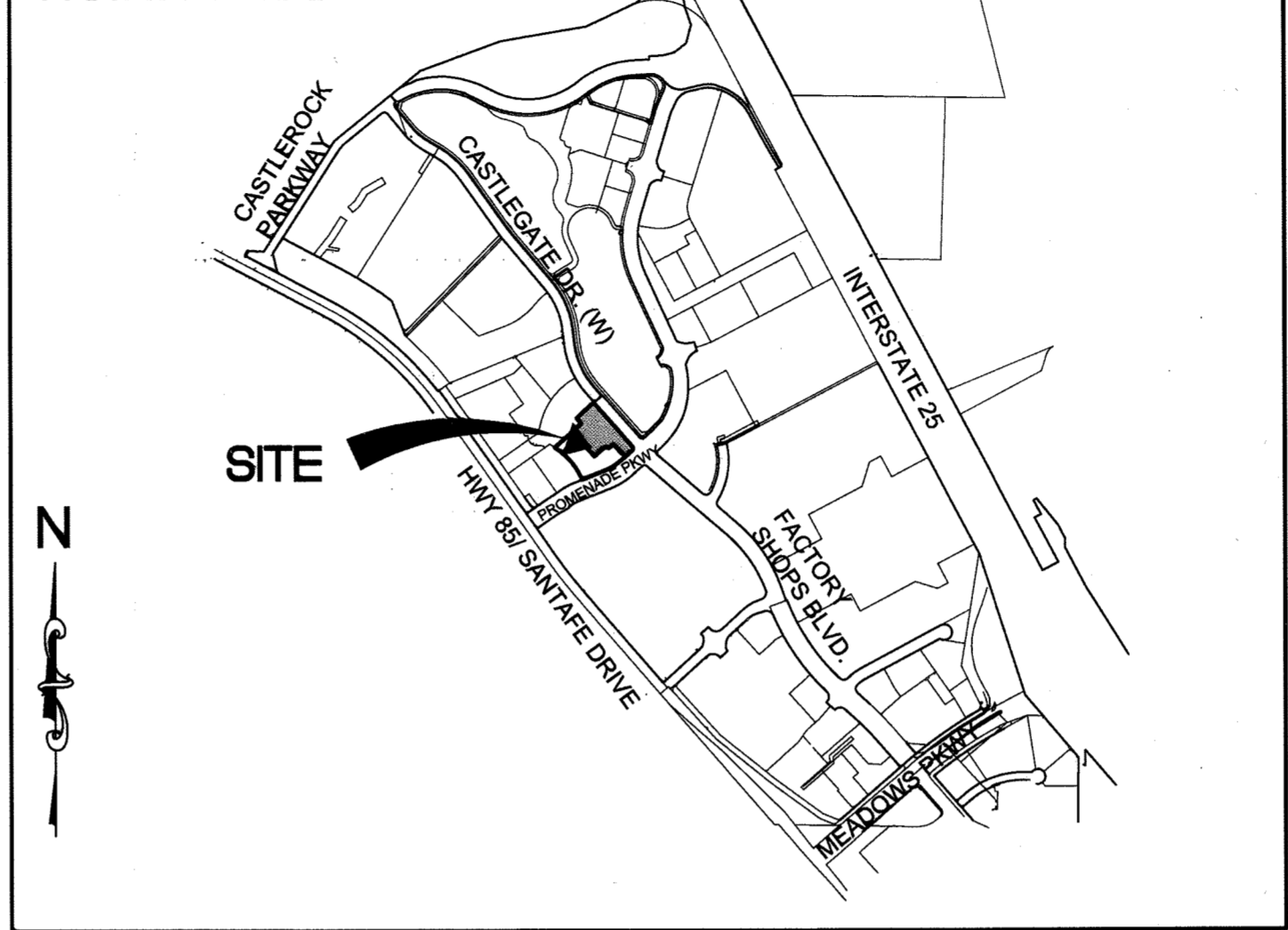
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED RECORDED OCTOBER 28, 2016, LIEN RECEPTION NO. 2016077563, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY: JANE KACHADURIAN, MANAGING DIRECTOR
DATE: June 7, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF June, 2018

BY: JANE KACHADURIAN, MANAGING DIRECTOR OF CIBC BANK USA F/K/A THE PRIVATEBANK AND TRUST COMPANY, WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 7, 2021

VICINITY MAP



OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

LITTLE DEVIL NINEBARK, L.L.C. 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, MANAGER
DATE: June 5, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF June, 2018

BY: DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF LITTLE DEVIL NINEBARK, L.L.C. A COLORADO LIMITED LIABILITY COMPANY WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 7, 2021

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492 AND ACCORDINGLY 5 SFE ARE DEBITED FROM THE WATER BANK.

BASIS OF BEARINGS AND BENCHMARK

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.

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 A FIBERGLASS WITNESS POST. DATUM-NAVD88 ELEVATION-6222.12

TITLE CERTIFICATION

I, Scott Bennetts, 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.

BY: Scott Bennetts
DATE: May 30, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF May, 2018

BY: TERESA ANN HESS, NOTARY PUBLIC, STATE OF COLORADO
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 2, 2022

SURVEYOR'S CERTIFICATE

I DEREK 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DEREK BROWN, P.L.S. # 38064
REGISTERED LAND SURVEYOR
AZTEC CONSULTANTS, INC
300 E MINERAL AVE STE 1
LITTLETON CO 80122
(303) 713-1898

CIVIL ENGINEER STATEMENT

I, LUFTON DAYTON, 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 DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

BY: Lufton Dayton
REGISTERED PROFESSIONAL ENGINEER
DATE: 6/6/18

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 13 DAY OF June, 2018.

BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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, COLORADO ON THE 13 DAY OF June, 2018 AT RECEPTION NO. 2018035557.

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature], Deputy

SHEET INDEX

- 1 of 10: COVER SHEET
- 2 of 10: SITE PLAN
- 3 of 10: GENERAL UTILITY PLAN
- 4 of 10: GENERAL GRADING PLAN
- 5 of 10: OVERALL LANDSCAPE PLAN AND NOTES
- 6 of 10: CONCEPTUAL LANDSCAPE PLAN
- 7 of 10: LANDSCAPE CHARTS AND CITY CALCULATIONS
- 8 of 10: BUILDING ELEVATIONS
- 9 of 10: GENERAL LIGHTING PLAN
- 10 of 10: PHOTOMETRIC DETAILS

PROJECT TEAM:

PROPERTY OWNER:
LITTLE DEVIL NINEBARK, L.L.C.
6750 DTC PARKWAY, SUITE 210
TEL: (303)771-4004

DESIGN EDGE ARCHITECTS
482 S BROADWAY, SUITE 100
DENVER, CO 80209
TEL: (303)280-7277

CIVIL ENGINEER:
BOWMAN CONSULTING
603 PARK POINT DRIVE,
SUITE 100
GOLDEN, CO 80401
TEL: (303)801-2900

LANDSCAPE ARCHITECT:
GALLOWAY
6162 S. WILLOW DRIVE,
SUITE 320
GREENWOOD VILLAGE,
CO 80111
TEL: (303)770-8884

LAND SURVEYOR
AZTEC CONSULTANTS, INC
300 E MINERAL AVE STE 1
LITTLETON CO 80122
TEL: (303) 713-1898

Zoning Comparison			
Zoning	Promenade at Castle Rock PD		
Use Area	PD Requirement	Business/Commercial District	
		Lot 3A-2	Lot 3A-1
Building	Building D-3	Building D-2	Future Building D-1
Project	SDP17-0034	SDP18-0003	TBD
Building Square Footage	8,230 Total	9,180 Total	8,000 Total
	4,938 Retail	3,670 Retail	8,000 Retail
	3,292 Restaurant	5,510 Restaurant max	
Permitted Uses	Per Section 6.1 of the PD Zoning Regulations	60% Retail 40% Restaurant	50% Restaurant 100% Retail
Min. front yard setback*	15-Feet	184'	142.3'
Min. rear yard setback*	10-Feet	10.1'	36.9'
Min. side yard setback*	10-Feet	16.2'	10'
Min. side to street	15-Feet	23.6'	132'
Max. Building Height	50'	27'-8"	279'
Max. Building Coverage	25%	11.26%	11.26%
	4,935/1,000 x 5 = 25	4,590/1,000 x 5 = 23	8,000/1,000 x 5 = 40
	3,292/1,000 x 10 = 33	4,590/1,000 x 10 = 46	
Min. Parking Spaces	5/1,000 GFA for Retail 10/1,000 GFA for Restaurant	Required by lot = 58 Required by lot = 84**	Required by lot = 69 Required by lot = 109 Provided by lot = 66**
		Total Required = 167 - 22*** = 145 spaces	
Min. ADA Parking space	Per Min. Code 5 spaces for 101 to 150 total lot spaces	Total Provided = 150 spaces Min. ADA spaces required = 5 Provided = 6 (3 ADA + 3 Van ADA)	Total lot spaces = 150

* Per Section 6.7 of the PD Zoning Regulations to provide maximum flexibility for innovative design minimum setbacks are to be determined at time of SDP based on site specific criteria.
** Shared parking permitted between lots via Shopping Center Parking Area Easement recorded at 2015078598.
*** Reduction of the minimum parking requirement by 22 spaces (13% reduction) granted via TCV16-0071.
TBD = To be determined at time of SDP Amendment for future building.

Site Utilization (Lot 3A-1)		
	S.F.	% of Total
Building Coverage	9,180	11.26%
Parking Coverage	29,315	35.96%
Landscape/Open Space Cov. (SDP 18-003)	8,228	10.09%
Landscape provided under separate SDP for Lot 3A-2	10,521	12.91%
Street Coverage	n/a	0.00%
Other Coverage: overlot seeding & sidewalk	24,277	29.78%
Total Lot Area	81,521	100%

DESIGN EDGE
architecture interior design

482 S BROADWAY - SUITE 100
DENVER, COLORADO 80209
TELEPHONE: (303) 280-7277
FAX: (303) 280-7282

711 N CASCADE AVE
COLORADO SPRINGS, CO 80903
TELEPHONE: (719) 667-1972

ISSUED:

SDP SUBMITTAL 01-24-2018
SDP RESUBMITTAL 03-08-2018
SDP SUBMITTAL 2 04-05-2018
SDP RESUBMITTAL 3 05-08-2018
SDP RESUBMITTAL 4 05-25-2018

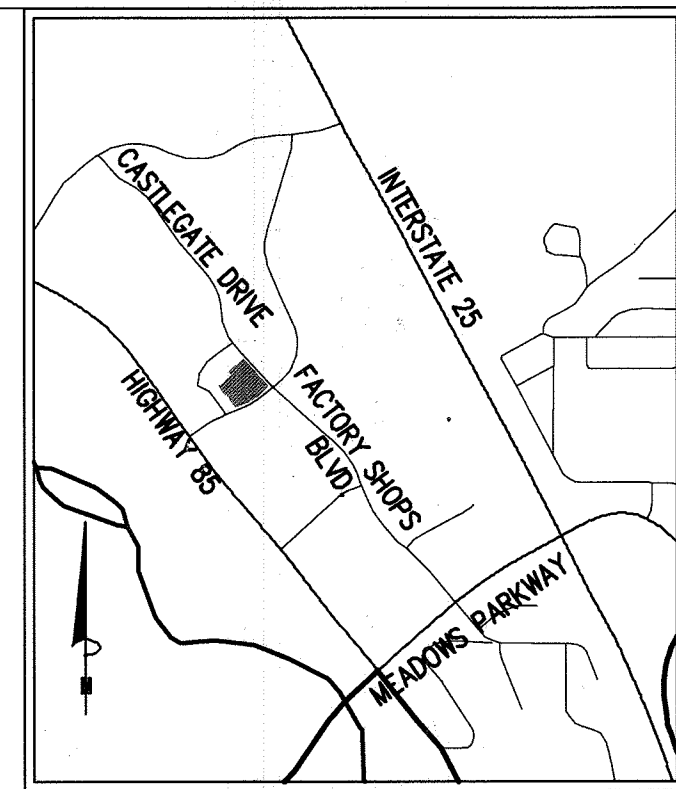
SHEET TITLE
COVER SHEET

SHEET 1 OF 10
CASE NUMBER:

SITE DEVELOPMENT PLAN- SDP18-003
LOT 3A-1, BLOCK 5,
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

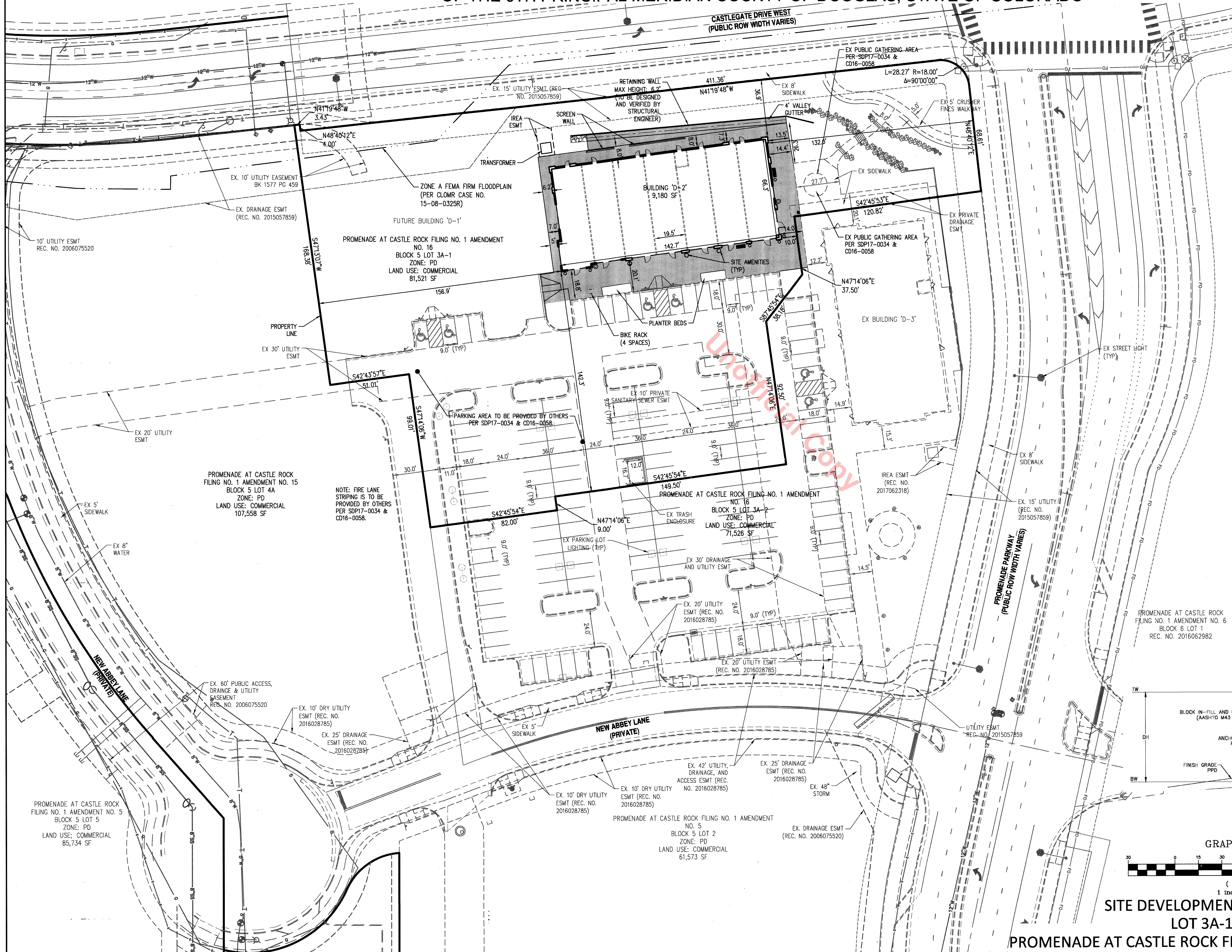
Site Development Plan

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www.bowmanconsulting.com

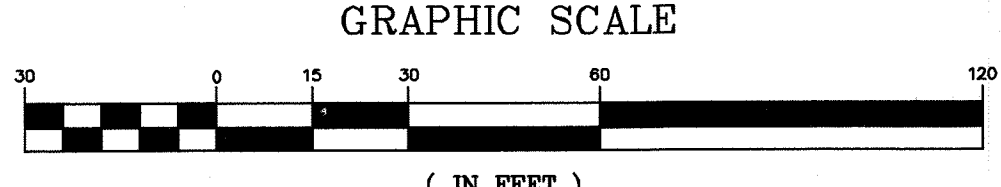
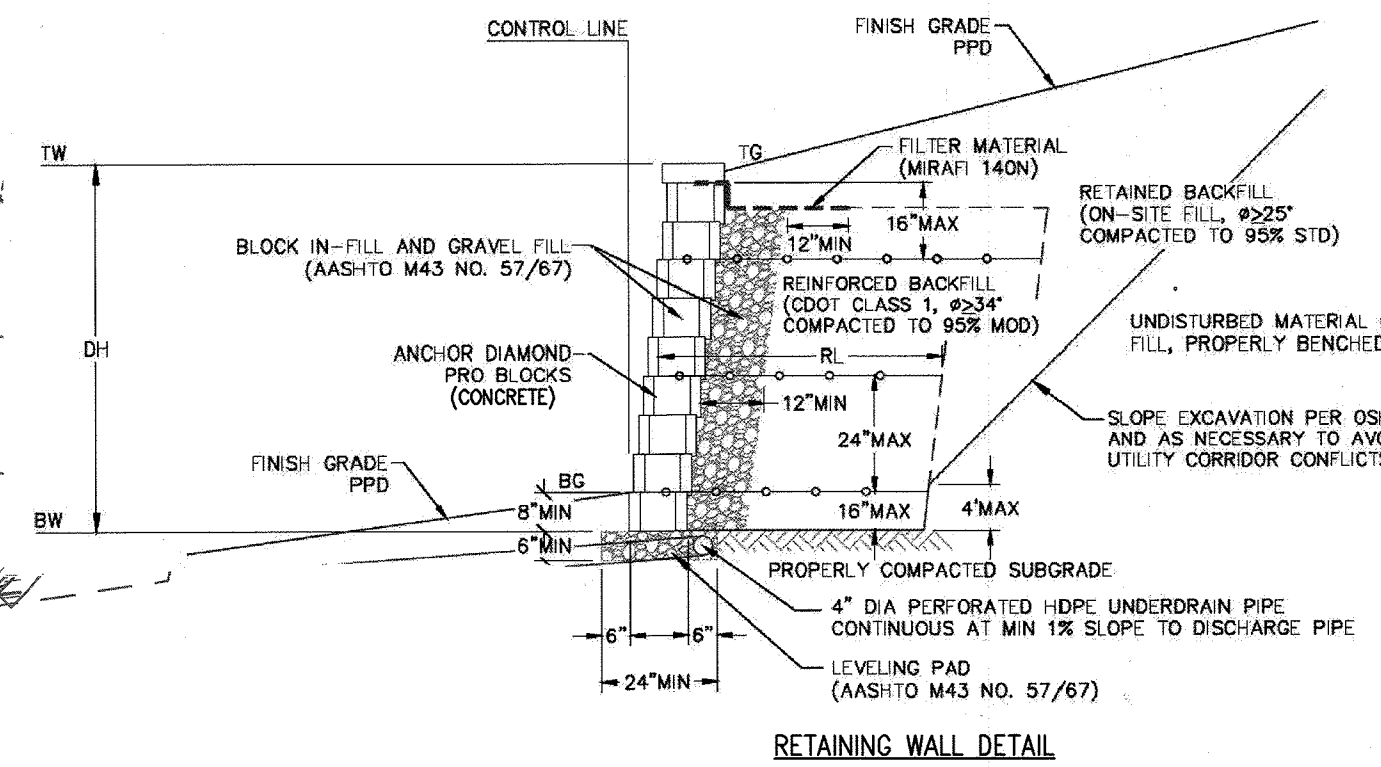


SITE LEGEND

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

RETAINING WALL NOTES:
1. SEE ARCHITECTURAL FINISH SCHEDULE ON PAGE 8. WALL COLOR WILL BE C-3 DIAMOND PRO GRAY.

PROMENADE AT CASTLE ROCK FILING NO. 1 AMENDMENT NO. 6 BLOCK 5 LOT 1 REC. NO. 2016062982



SITE DEVELOPMENT PLAN SDP18-0003
LOT 3A-1, BLOCK 5,
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

ISSUED:

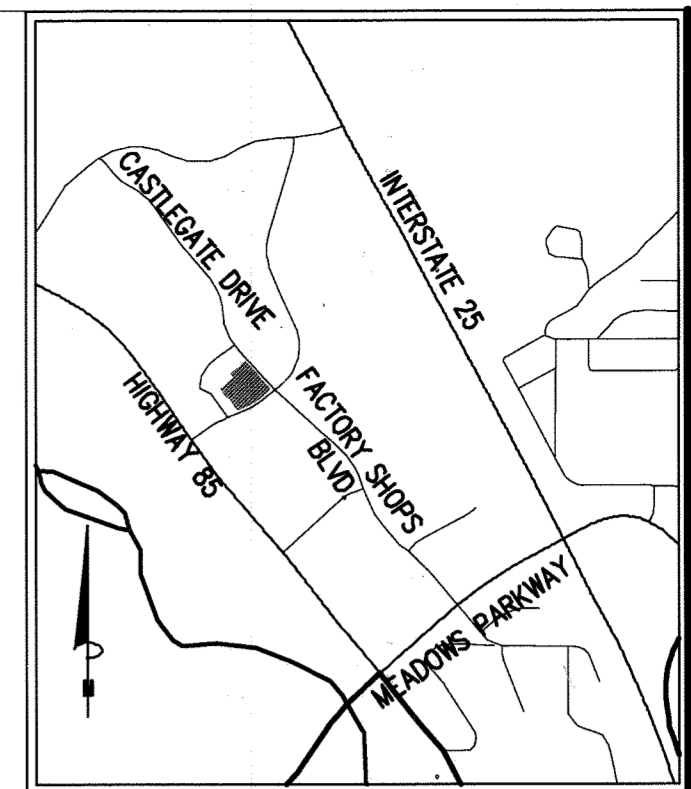
SDP SUBMITTAL	01-24-2018
SDP RESUBMITTAL 1	03-08-2018
SDP RESUBMITTAL 2	04-05-2018
SDP RESUBMITTAL 3	05-08-2018
SDP RESUBMITTAL 4	05-25-2018

SHEET TITLE
SITE PLAN

SHEET 2 OF 10
CASE NUMBER:

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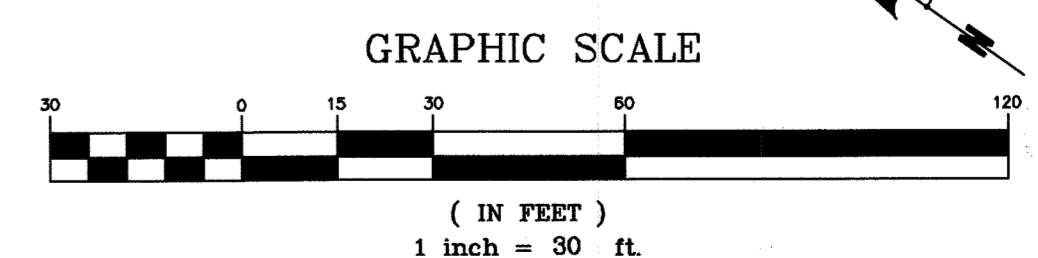


GRADING LEGEND

- 6070 --- EXISTING CONTOUR
- 6070 — PROPOSED CONTOUR
- EX CURB & GUTTER
- EX FIRE HYDRANT
- EX STORM DRAIN PIPE W/ MANHOLE
- EX STORM CLEANOUT (TYP)
- EX STORM SEWER STRUCTURE
- HANDICAP RAMP
- RETAINING WALL
- ROOF DRAIN W/CLEANOUT

ISSUED:

SDP SUBMITTAL	01-24-2018
SDP RESUBMITTAL 1	03-08-2018
SDP RESUBMITTAL 2	04-05-2018
SDP RESUBMITTAL 3	05-08-2018
SDP RESUBMITTAL 4	05-25-2018



SITE DEVELOPMENT PLAN SDP18-0003
LOT 3A-1, BLOCK 5,
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

SHEET TITLE
GENERAL GRADING PLAN

SHEET 4 OF 10

CASE NUMBER:

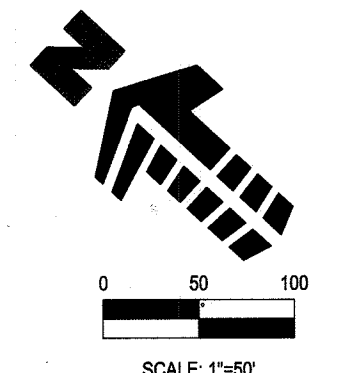
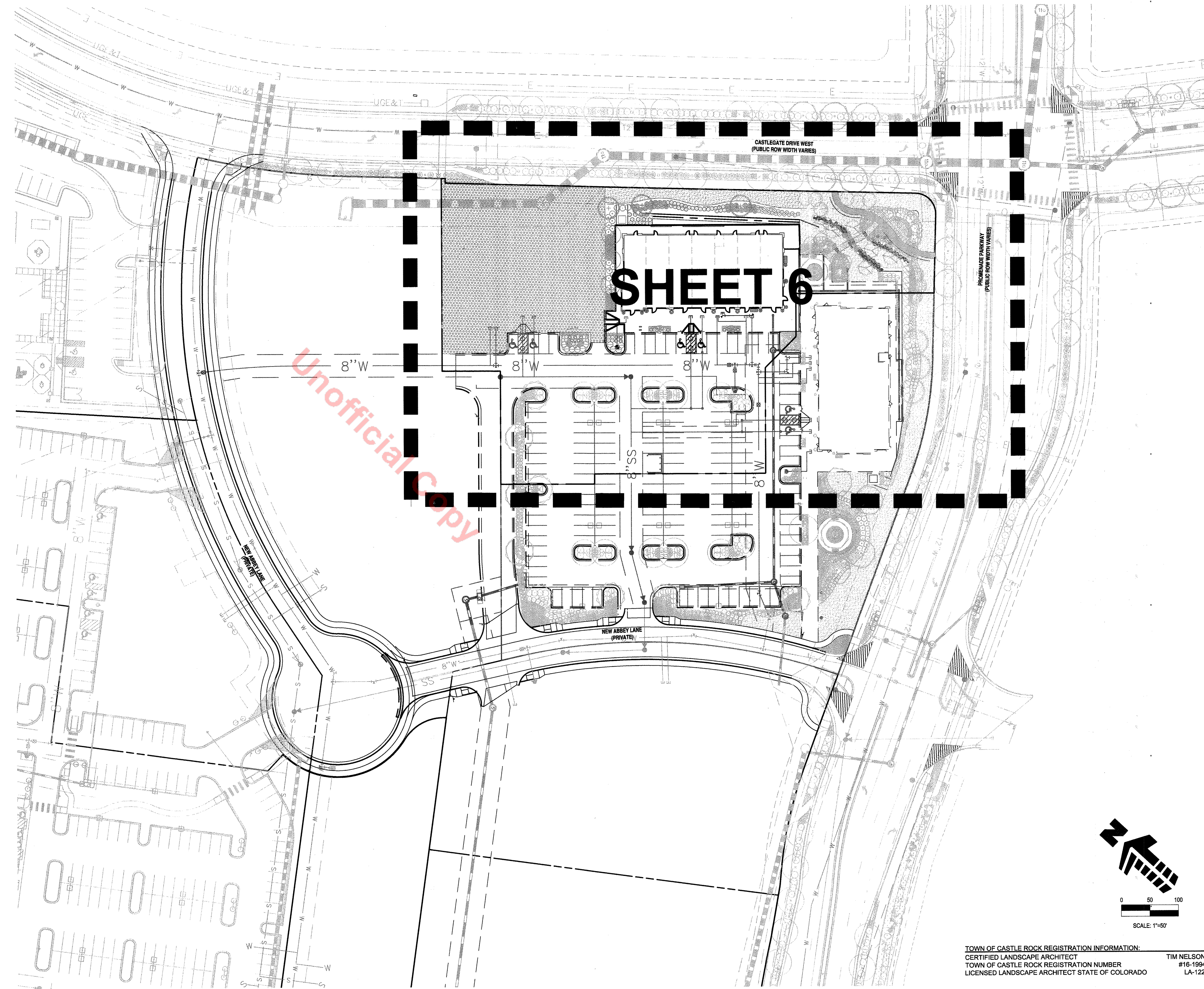
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TOWN OF CASTLE ROCK'S CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. 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.
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
12. 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.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIAL SHALL BE MOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN 45 DAYS OR SOONER IF A CONTAGIOUS DISEASE OR INVASIVE INSECT IS EVIDENT. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT: TIM NELSON
 TOWN OF CASTLE ROCK REGISTRATION NUMBER: #16-1994
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO: LA-122

SITE DEVELOPMENT PLAN- SDP18-003
 LOT 3A-1, BLOCK 5,
 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

ISSUED:

SDP SUBMITTAL	01-24-2018
SDP RESUBMITTAL 1	03-08-2018
SDP RESUBMITTAL 2	04-05-2018
SDP RESUBMITTAL 3	05-08-2018
SDP RESUBMITTAL 4	05-25-2018

SHEET TITLE
 OVERALL LANDSCAPE
 PLAN & NOTES

SHEET 5 OF 10

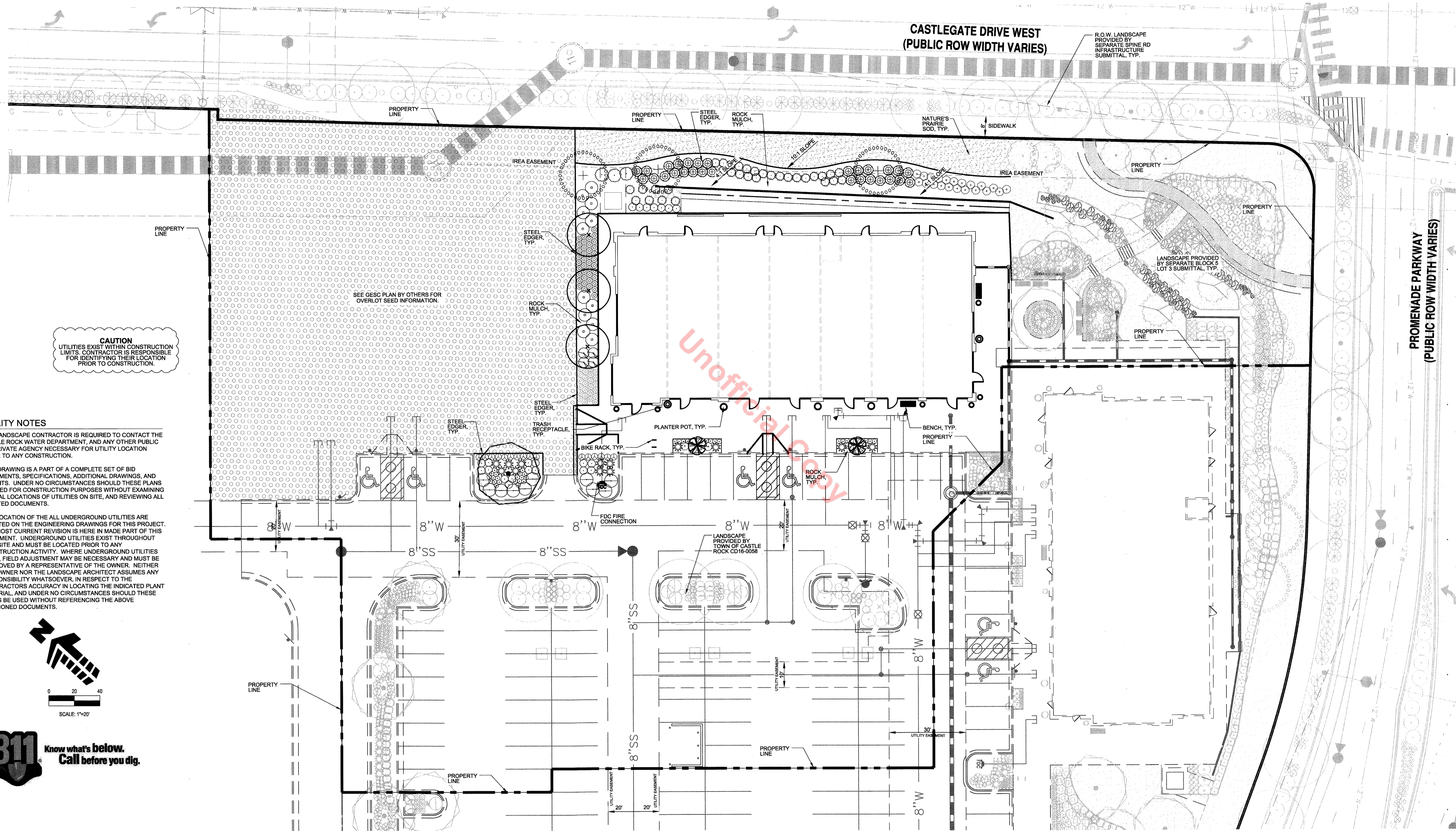
CASE NUMBER:



Site Development Plan

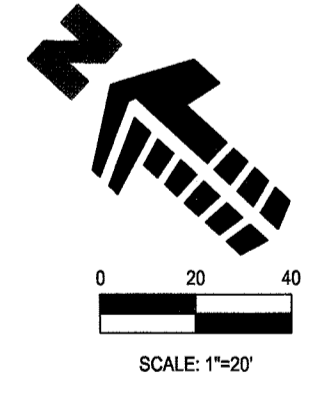
LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: (303) 260-7277
 FAX: (303) 260-7282
 711 N CASCADE AVE
 COLORADO SPRINGS, CO 80903
 TELEPHONE: (719) 667-1972



CAUTION
 UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

- UTILITY NOTES**
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE CASTLE ROCK WATER DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
 3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



PLANTING LEGEND

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES			
(Symbol)	ACFR	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
(Symbol)	GLTR	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL LOCUST
EVERGREEN TREES			
(Symbol)	PIPO	PINUS PONDEROSA	PONDEROSA PINE
ORNAMENTAL DECIDUOUS TREES			
(Symbol)	AMGR	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
DECIDUOUS SHRUBS			
(Symbol)	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
(Symbol)	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
(Symbol)	PEAT	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE
(Symbol)	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
(Symbol)	PRBW	PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY
(Symbol)	RHGL	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC
EVERGREEN SHRUBS			
(Symbol)	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
ORNAMENTAL GRASSES			
(Symbol)	MISI	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS
(Symbol)	PAVI	PANICUM VIRGATUM 'SHANADOAH'	RED SWITCH GRASS
(Symbol)	PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	ORIENTAL FOUNTAIN GRASS
(Symbol)	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
PERENNIALS			
(Symbol)	AGCA	AGASTACHE CANA	DOUBLE BUBBLE MINT

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
(Symbol)	TURF	NATURE'S PRAIRIE SOD, SEE LANDSCAPE NOTES	NATURE'S PRAIRIE SOD GRASS
(Symbol)	MULCH	4" - 6" DIA. MULTI-COLOR COBBLE ROCK MULCH WITH DOUBLE SHREDDED WOOD MULCH, SEE LANDSCAPE NOTES	ROCK MULCH
(Symbol)	SEED	NON-IRRIGATED OVERLOT DRYLAND SEED, SEE GESC PLAN BY OTHERS.	OVERLOT GRASS SEED

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT: TIM NELSON #16-1984
 TOWN OF CASTLE ROCK REGISTRATION NUMBER: LA-122
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

SITE DEVELOPMENT PLAN- SDP18-003
LOT 3A-1, BLOCK 5,
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

ISSUED:

SDP SUBMITTAL	01-24-2018
SDP RESUBMITTAL 1	03-08-2018
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SDP RESUBMITTAL 4	05-25-2018

SHEET TITLE
 LANDSCAPE PLAN
 SHEET 6 OF 10
 CASE NUMBER:

Site Development Plan

LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

COMMERCIAL LANDSCAPE SITE INVENTORY

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 (4 CU. YDS / 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICES CONNECTIONS
1.84 AC 81,521 SF	8,152 SF REQUIRED LANDSCAPE AREA 8,228 SF NEW 10,521 SF EXISTING LANDSCAPE AREA	2,184 SF NATURE'S PRAIRIE SOD	891 SF	NEW: 9 EXISTING: 7 TOTAL: 16	16 (11 LARGE DEC. TREES 2 ORN. TREES 3 EV. TREES)	33	NEW: 89 EXISTING: 55 TOTAL: 144	33	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
9,988 SF	REQUIRED: 998 SF PROVIDED: 1,021 SF	18	211 SF	2	8.0'	2	3	4	38

CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT NAME (COMMON)	APP. RATE (INCHES/MONTH)	ZONE (V. LOW, LOW, MODERATE, HIGH)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATINGS)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR X IA / TA)
TURF	NATURE'S PRAIRIE SOD	3.0 IN/MONTH	MODERATE	26.5%	2,148 SF	3.0	4,984 SF	1.29
DRIP	SHRUB BED (IRRIGATION, FABRIC, ROCK MULCH & EDGER)	1.5 IN/MONTH	LOW	73.5%	2,836 SF	1.5	4,984 SF	0.85
TOTAL OF THE CLWUR:				100.0%	4,984 SF			2.14

PARKING LOT DATA

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 Landscape Islands	Min. width of interior landscaped islands	No of Trees Required	No of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
9,988 (This SDP)	1,021	18	211	2	8.0'	2	3	4	38
19,327 (Existing)	2,160	48	431	4	8.0'	4	8	8	64
29,315 (Total for site)	3,181	66	642	6	8.0'	6	11	12	102

Existing shown on SDP16-0036 and constructed via CD16-0058

LANDSCAPE DATA:

DESCRIPTION - BLOCK 5, LOT 3A-1:		
TOTAL SITE AREA	100.0%	81,521 SF
REQUIRED LANDSCAPE MINIMUM	10.0%	8,152 SF
PROVIDED LANDSCAPE	30.0%	18,749 SF
PROVIDED ROW LANDSCAPE	NA	0 SF
MAXIMUM IRRIGATED TURF ALLOWED	60.0%	4,891 SF
PROVIDED LANDSCAPE TURF	26.5%	2,148 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:		
8,152 SF/1000 S.F. LANDSCAPE AREA =		8.2
REQUIRED TREES 8.2 x 2 =		16
REQUIRED SHRUBS 8.2 x 4 =		33
PROVIDED:		
TREES (81.3% DECIDUOUS, 18.7% EVERGREEN)		16
SHRUBS (88.1% DECIDUOUS, 13.9% EVERGREEN)		144
PERENNIALS/GRASSES		353
IRRIGATED SOD AREA		2,148 S.F. (36.6%)*
IRRIGATED SEED AREA		0 S.F. (0.0%)
SHRUB & MULCH AREA		3,727 S.F. (83.4%)
LIVING GROUND COVER		4,984 S.F. (84.8%)
NON-LIVING GROUND COVER		891 S.F. (15.2%)
TOTAL STEEL EDGING		317 LF

*NOTE - TURF AREAS SHALL BE NATURE'S PRAIRIE SOD PER LEGEND

PLANTER POTS PROGRAM

1. THE ANNUAL PLANTER POTS SHOWN ON THE PLANS WILL BE PLANTED WITH ANNUALS AND PERENNIALS, DESIGNED AND MAINTAINED BY THE METRO DISTRICT. THE PLANTING WILL BE A DENSE VARIETY OF TEXTURES AND COLORS WITH SPECIMEN ACCENT PLANTINGS LIKE ORNAMENTAL GRASSES AND NATIVE PERENNIALS. POTS WILL BE IRRIGATED BY SUPPLEMENTAL IRRIGATION (WATER TRUCK OR EQUAL). THE PLANTER POTS PROGRAM IS NOT A PART OF THE IRRIGABLE AREA FOR THE WATER BUDGET.

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT TIM NELSON #16-1994
 TOWN OF CASTLE ROCK REGISTRATION NUMBER #16-1994
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO LA-122

ISSUED:

SDP SUBMITTAL	01-24-2018
SDP RESUBMITTAL 1	03-08-2018
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SDP RESUBMITTAL 3	05-08-2018
SDP RESUBMITTAL 4	05-25-2018

SHEET TITLE
 LANDSCAPE CHARTS
 & CITY CALCULATIONS

SHEET 7 OF 10

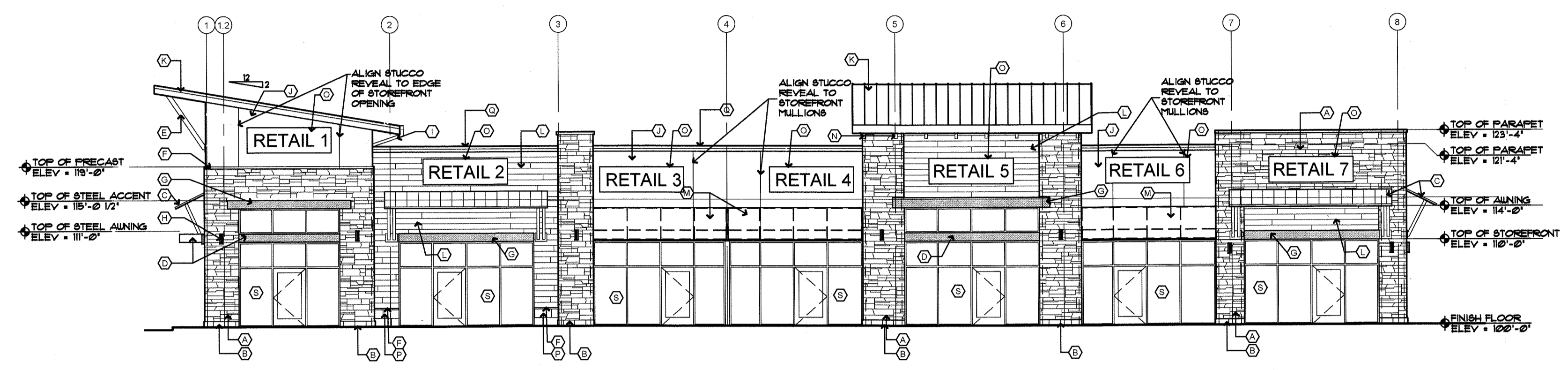
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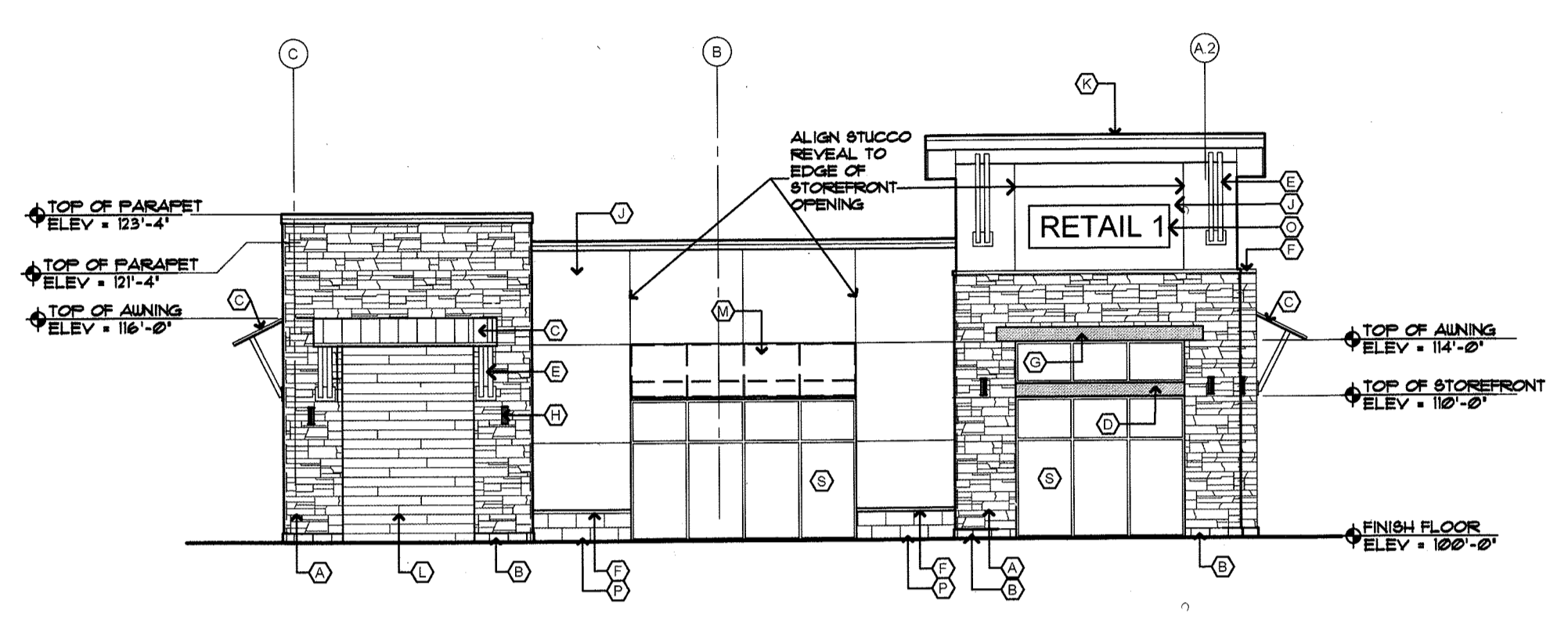
Site Development Plan

LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

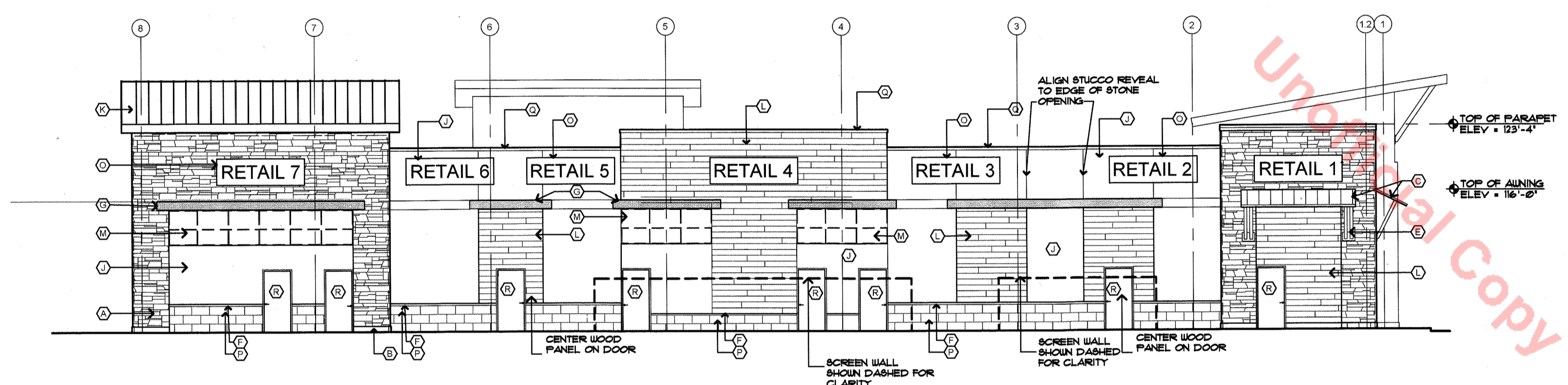
DESIGN EDGE
 architecture interior design
 482 S BROADWAY - SUITE 100
 DENVER, COLORADO 80209
 TELEPHONE: (303) 260-7277
 FAX: (303) 260-7282
 711 N CASCADE AVE
 COLORADO SPRINGS, CO 80903
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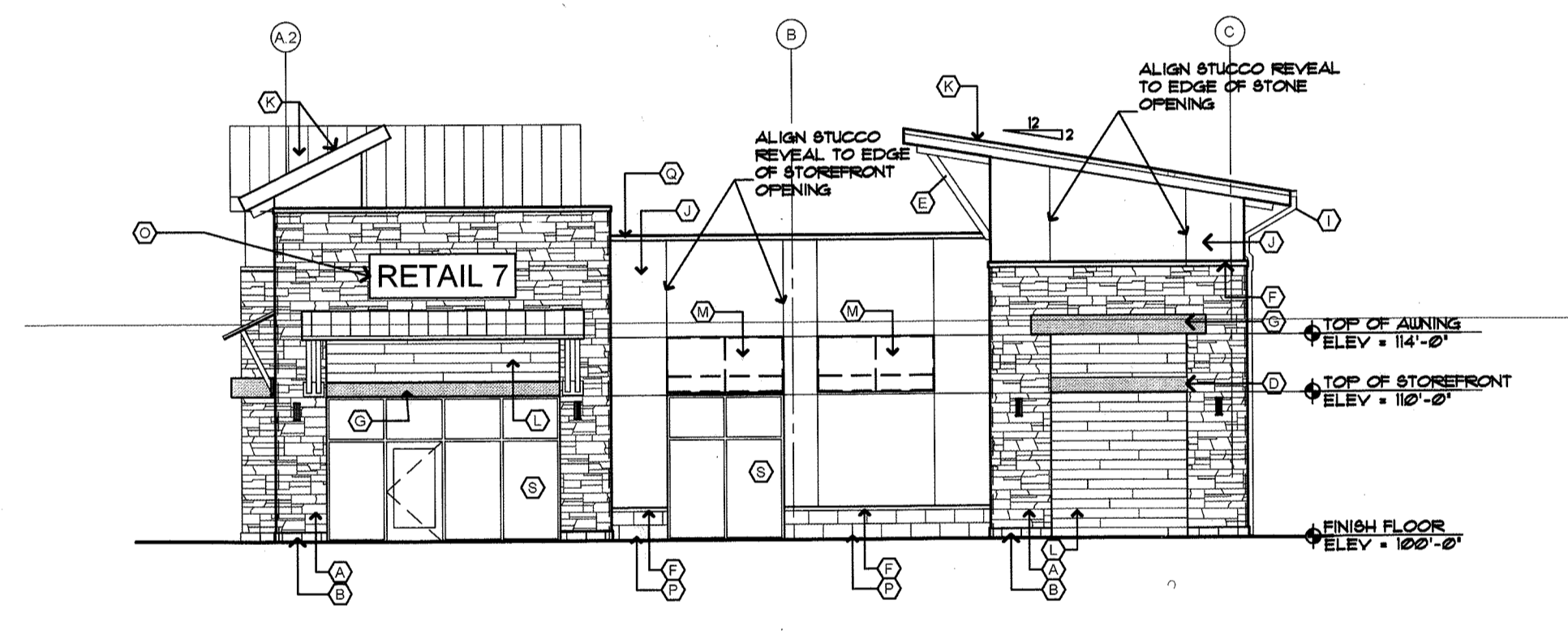
1 BUILDING ELEVATION - PLAN SOUTH
 SCALE: 3/32" = 1'-0"



2 BUILDING ELEVATION - PLAN WEST
 SCALE: 3/32" = 1'-0"



3 BUILDING ELEVATION - PLAN NORTH
 SCALE: 3/32" = 1'-0"



4 BUILDING ELEVATION - PLAN EAST
 SCALE: 3/32" = 1'-0"

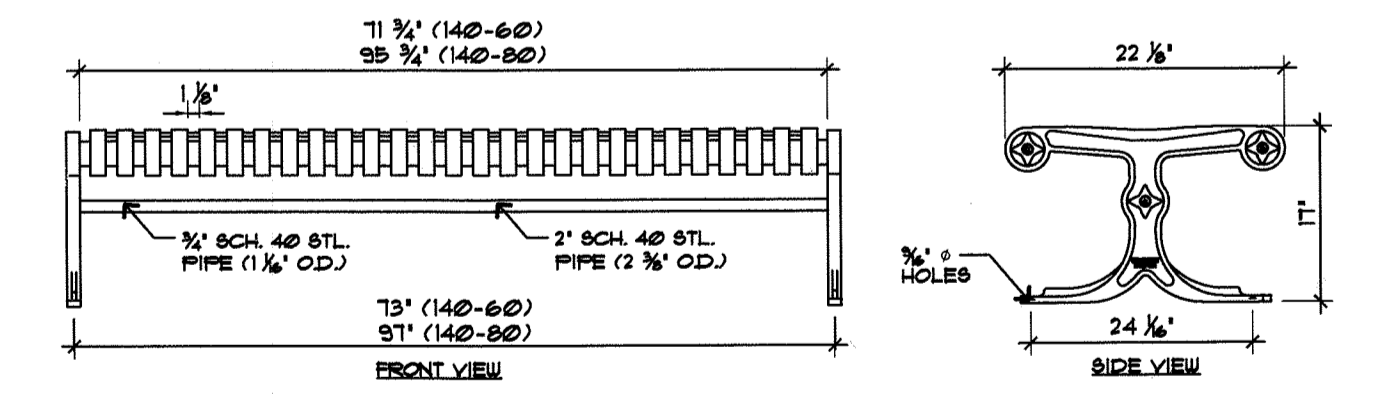
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- KEYNOTE LEGEND**
- A. MANUFACTURED STONE VENEER (ST-2)
 - B. STONE BASE (C-1) 8" HIGH
 - C. STANDING SEAM METAL AWNING (MR-1)
 - D. PAINTED METAL TRELLIS (P-14)
 - E. DECORATIVE METAL BRACE (P-14)
 - F. PRECAST STONE WATERSILL (ST-2)
 - G. DECORATIVE STEEL CHANNEL PAINTED (P-14)
 - H. LIGHT FIXTURE-SEE ELECTRICAL DRAWINGS. CENTER LIGHT FIXTURE ON WALL
 - I. PREFINISHED GUTTER AND DOWNSPOUT. GUTTER TO MATCH STANDING SEAM METAL ROOF, AND DOWNSPOUT TO MATCH WALL COLOR
 - J. EIFS (E-2) WALL FINISH
 - K. STANDING SEAM METAL ROOF (MR-1)
 - L. RECLAIMED BARN SIDING PER SPECIFICATIONS (W-1)
 - M. FABRIC AWNING PER SPECIFICATIONS (AW-10)
 - N. 4X8 WOOD ACCENT RAFTERS-BUILDING TO MATCH BARNWOOD
 - O. APPROXIMATE LOCATION OF BUILDING SIGNAGE. SIGNAGE WILL BE PERMITTED SEPARATELY
 - P. MANUFACTURED STONE VENEER (C-2) HEIGHT VARIES. SEE ELEVATION
 - Q. METAL CAP FLASHING (MF-9)
 - R. PAINTED EXTERIOR HOLLOW METAL DOOR (P-1)
 - S. ALUMINUM STOREFRONT WITH CLEAR LOW 'E' GLAZING (SF-3 AND G-1)

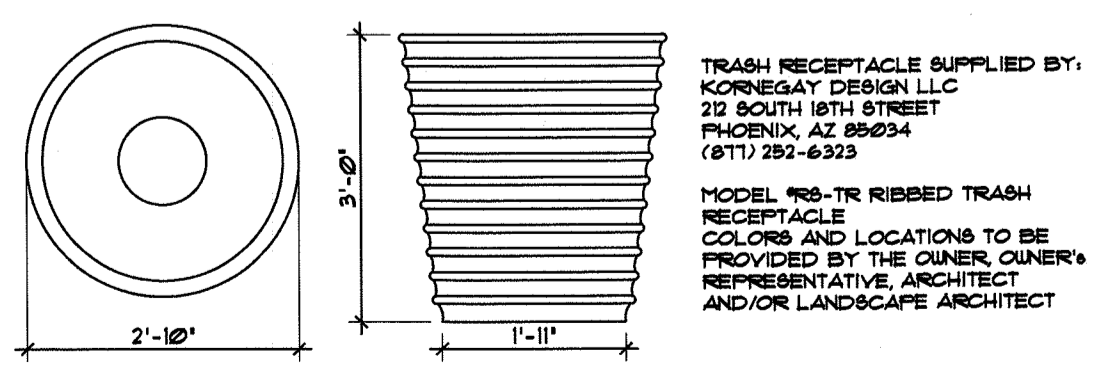
EXTERIOR MATERIALS SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	FINISH	COMMENTS
C-1	FULL BED STONE VENEER	ARRIS-CRAFT RENAISSANCE	MONTECITO (GRAY)	8" SMOOTH 3/4" X 1 1/4" X 23 1/2" L
C-2	THIN PRECAST STONE TILE	ARRIS-CRAFT RENAISSANCE ARRIS-TILE RS758	MONTECITO (GRAY)	8" SMOOTH 3/4" X 1 1/4" X 23 1/2" L
C-3	RETAINING WALL UNITS	ANCHORWALL DIAMOND PRO	GRAY	
E-2	EIFS FINISH	DRYVIT	#64, DOVER SKY	
ST-2	STONE VENEER	ARRIS-CRAFT ARRIS-STACK	ASH	
W-1	WOOD SIDING	TBD	BROWN RECLAIMED SIDING	
MR-1	STANDING SEAM METAL ROOF	ENGLERT	DARK BRONZE	
MF-9	METAL FLASHING	ENGLERT	MEDIUM BRONZE ANODIZED	
AW-10	FABRIC AWNING	SUNBRELLA	BLACK	
SF-3	ANODIZED ALUMINUM	ENGLERT	DARK BRONZE ANODIZED	
P-1	PAINTED DOOR	BENJAMIN MOORE	OC-23, CLASSIC GRAY	
P-14	PAINTED METAL	BENJAMIN MOORE	228-10, BLACK BEAUTY	
G-1	GLAZING	TBD	CLEAR, LOW-E	

ISSUED:

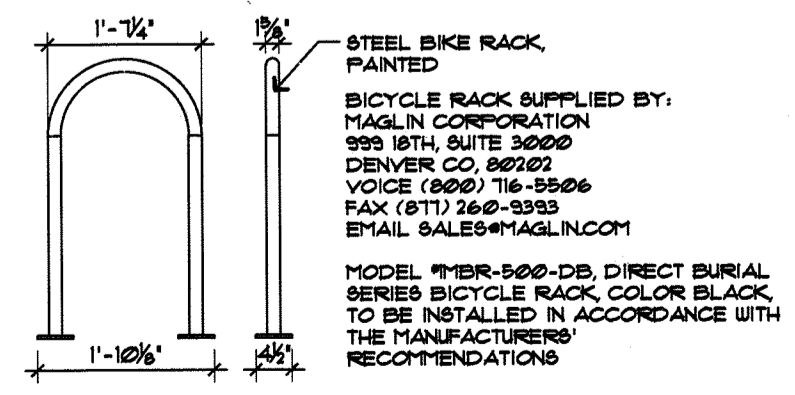
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SDP RESUBMITTAL 2	04-05-2018
SDP RESUBMITTAL 3	05-08-2018
SDP RESUBMITTAL 4	05-25-2018



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



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



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

SIGN INFORMATION			
TYPE	SQUARE FOOTAGE	QUANTITY	TOTAL
RETAIL 1	10'-0" X 3'-0" = 30 SQFT	3	90 SQFT
RETAIL 2	10'-0" X 3'-0" = 30 SQFT	2	60 SQFT
RETAIL 3	10'-0" X 3'-0" = 30 SQFT	2	60 SQFT
RETAIL 4	10'-0" X 3'-0" = 30 SQFT	2	60 SQFT
RETAIL 5	10'-0" X 3'-0" = 30 SQFT	2	60 SQFT
RETAIL 6	10'-0" X 3'-0" = 30 SQFT	2	60 SQFT
RETAIL 7	10'-0" X 3'-0" = 30 SQFT	3	90 SQFT

SITE DEVELOPMENT PLAN- SDP18-003
 LOT 3A-1, BLOCK 5,
 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

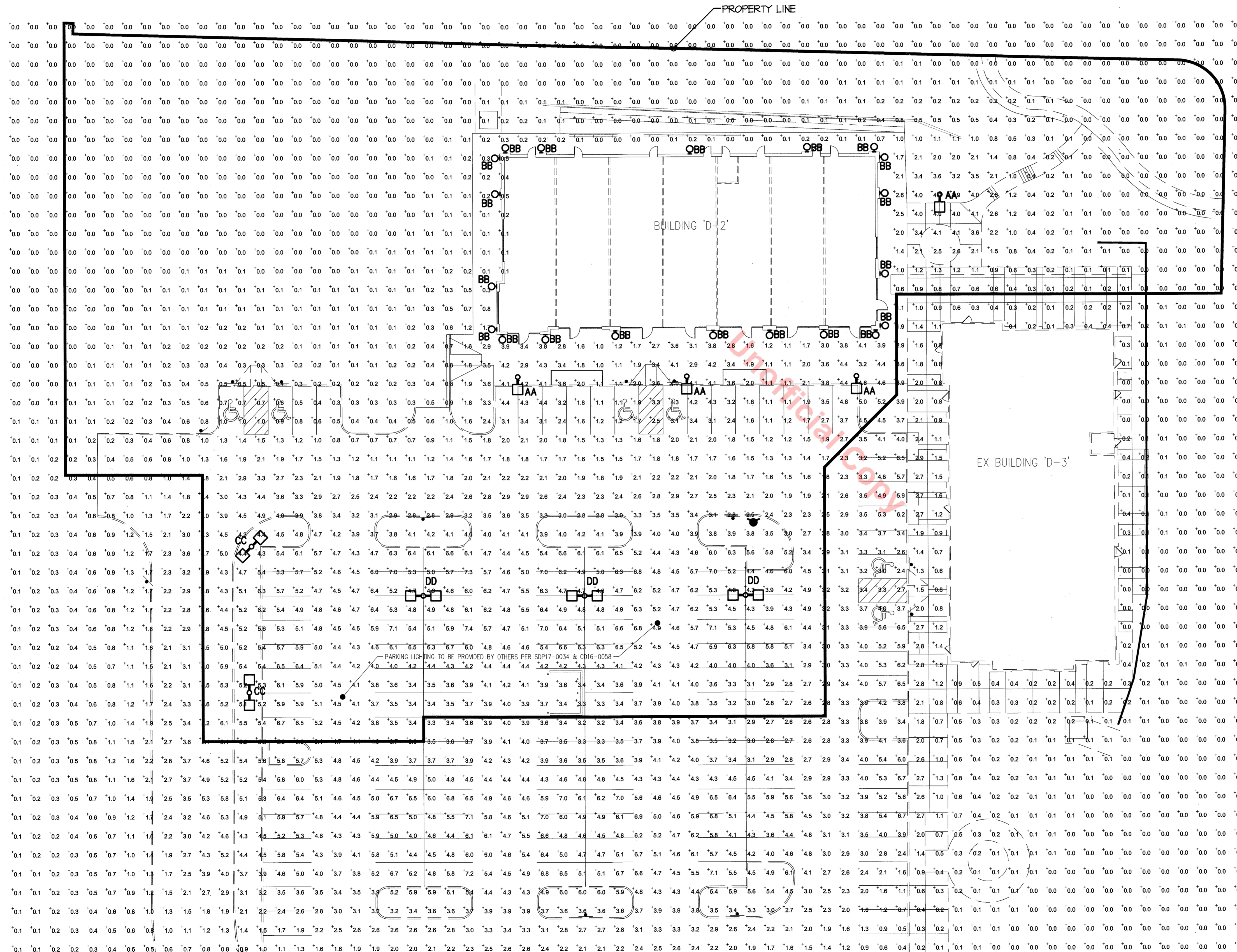
SHEET TITLE

SHEET 8 OF 10

CASE NUMBER:

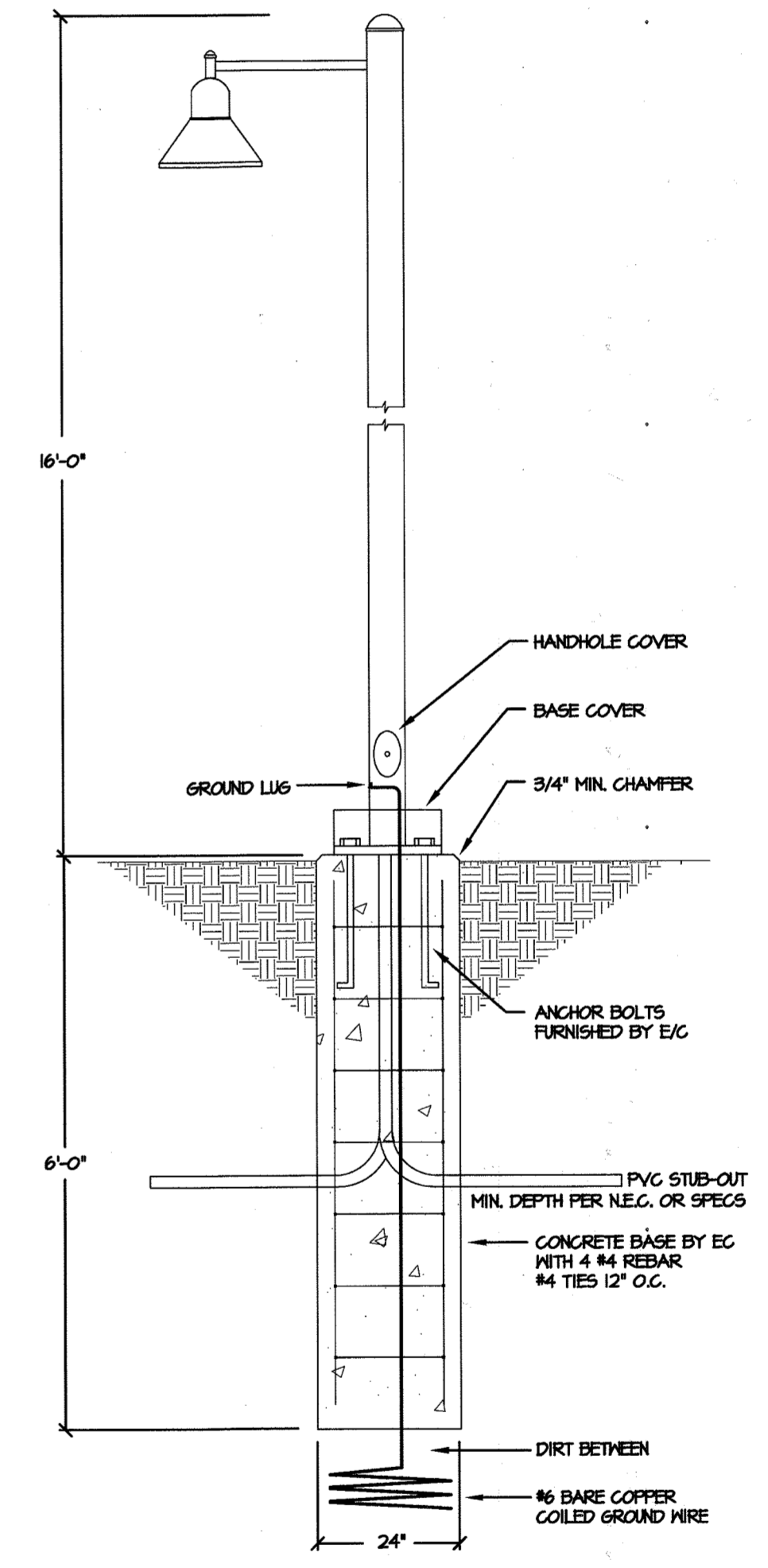
Site Development Plan

LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL LIGHTING PLAN STANDARD NOTES

1. THE OBJECTIVE FOR THE PEDESTRIAN LIGHTING IS CONSISTENT WITH THE OVERALL DEVELOPMENT. LIGHTING IS SPACED TO PROVIDE ADEQUATE LIGHT DISTRIBUTION TO CREATE A SAFE ENVIRONMENT FOR PEDESTRIANS AND MOTORISTS. THE OBJECTIVE FOR THE BUILDING MOUNTED LIGHTING IS TO ILLUMINATE THE PEDESTRIAN WALKWAYS AND HIGHLIGHT ARCHITECTURAL FEATURES.
2. THE HOURS OF LIGHT OPERATION SHALL BE BETWEEN 5AM TO DAWN AND DUSK TO MIDNIGHT. THE SITE AND BUILDING MOUNTED LIGHTS SHALL BE CONTROLLED VIA PHOTOCELL AND TIME-CLOCK.
3. LIGHT TRESPASS TO ADJACENT PROPERTIES HAS BEEN MITIGATED BY ORIENTATING FIXTURES INTO THE SITE AND USING A FULL CUT-OFF TYPE V DISTRIBUTION.
4. FORWARD THROWN (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT THE BUILDING FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.



ISSUED:
SDP SUBMITTAL 01-24-2018
SDP RESUBMITTAL 1 03-08-2018
SDP RESUBMITTAL 2 04-05-2018
SDP RESUBMITTAL 3 05-08-2018
SDP RESUBMITTAL 4 05-25-2018

SHEET TITLE
GENERAL LIGHTING PLAN

SHEET 9 OF 10
CASE NUMBER:

Site Development Plan

LOT 3A-1, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



Oden LED

Project Name: Promenade Block 5
 Catalog Number: ODN-S1-4-BK
 Site: AA

Fixture	A	B	Max. LfTps	Lbs.
ODN-S1	20"	17 1/2"	48	40
ODN-S2	25"	22 1/2"	96	53
ODN-S3	30"	24"	96	74

With six interchangeable caps and spun shade rings, 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.

Options: CAP 1 (C1), CAP 2 (C2), CAP 3 (C3), HOUSING 1 (H1), HOUSING 2 (H2), HOUSING 3 (H3), CAP 4 (C4), CAP 5 (C5), CAP 6 (C6), HOUSING 4 (H4), HOUSING 5 (H5), HOUSING 6 (H6)

Model	Source	Watts	Color	Options
ODN-1-L	Type I (T1)	16 (8L)	5000K (50)	3K (3K), 5K (5K), 120-277 (277)
ODN-1-L	Type II (T2)	32 (16L)	4000K (40)	3K (3K), 5K (5K), 120-277 (277)
ODN-2-L	Type III (T3)	64 (32L)	5000K (50)	3K (3K), 5K (5K), 120-277 (277)
ODN-3-L	Type IV (T4)	80 (40L)	5000K (50)	3K (3K), 5K (5K), 120-277 (277)
ODN-3-L	Type V (T5)	128 (64L)	5000K (50)	3K (3K), 5K (5K), 120-277 (277)

Oden LED

Project Name: Promenade Block 5
 Catalog Number: VA112-S1-4-BK
 Site: AA

VA112 displays dual horizontal rods, constructed from 1 1/2" O.D. extruded aluminum tubing. The center slotted filter can be made to slip over the following tenon (or pole) sizes: 2 1/2", 3", 3 1/2", 4", 4 1/2" and 4 3/4". VA112 is available in the following pole mounting configurations: Single and Double 180°. Please consult factory for custom mounting. Center section of arm will match pole design (i.e. fluted pole = fluted center arm section).

Model	Mounting	Pole or Tenon Size	Finish
VA112	Single (S1)	2 1/2" dia. (2 1/2")	Bronze (BZ)
VA112	Double (D2)	3" dia. (3")	Black (BK)
VA112	Wall Mount (WM)	3 1/2" dia. (3 1/2")	White (WH)
VA112	Wall Mount (WM)	4" dia. (4")	Weathered Brown (WB)
VA112	Wall Mount (WM)	4 1/2" dia. (4 1/2")	Silver Metallic (SL)
VA112	Wall Mount (WM)	4 3/4" dia. (4 3/4")	Forest Green (FG)
VA112	Wall Mount (WM)	4 3/4" dia. (4 3/4")	Custom Color (CC)

VA112

Project Name: Promenade Block 5
 Catalog Number: VA112-S1-4-BK
 Site: AA

VA112 displays dual horizontal rods, constructed from 1 1/2" O.D. extruded aluminum tubing. The center slotted filter can be made to slip over the following tenon (or pole) sizes: 2 1/2", 3", 3 1/2", 4", 4 1/2" and 4 3/4". VA112 is available in the following pole mounting configurations: Single and Double 180°. Please consult factory for custom mounting. Center section of arm will match pole design (i.e. fluted pole = fluted center arm section).

Model	Mounting	Pole or Tenon Size	Finish
VA112	Single (S1)	2 1/2" dia. (2 1/2")	Bronze (BZ)
VA112	Double (D2)	3" dia. (3")	Black (BK)
VA112	Wall Mount (WM)	3 1/2" dia. (3 1/2")	White (WH)
VA112	Wall Mount (WM)	4" dia. (4")	Weathered Brown (WB)
VA112	Wall Mount (WM)	4 1/2" dia. (4 1/2")	Silver Metallic (SL)
VA112	Wall Mount (WM)	4 3/4" dia. (4 3/4")	Forest Green (FG)
VA112	Wall Mount (WM)	4 3/4" dia. (4 3/4")	Custom Color (CC)

RNTS

Project Name: Promenade Block 5
 Catalog Number: RNTS-4R-7-16-12BC-136-S1-BK
 Site: AA

Round Non Tapered Steel Pole

Peak Shade: 1/2" ACM A300 Grade B tubing with minimum yield strength of 48,000 PSI. Shade is finished with primer & top coat. 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 38,000 PSI.

Base Cover: Base cover is formed from heavy gauge quality aluminum. Two piece cover for easy installation.

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 Dual-Stage™ tempered inorganic powder coat is then applied to a minimum of 3 millimeters and then oven-baked 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 (terms and conditions apply to internal coating).

Anchor Bolts: Anchor bolts are shot-blasted and cleaned to a near-white finish prior to painting. A Dual-Stage™ tempered inorganic powder coat is then applied to a minimum of 3 millimeters and then oven-baked 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 (terms and conditions apply to internal coating).

Model	Mounting	Pole or Tenon Size	Finish
RNTS	4R	7"	Black (BK)
RNTS	7	7"	Black (BK)
RNTS	16	16"	Black (BK)
RNTS	12BC	12"	Black (BK)
RNTS	136	136"	Black (BK)
RNTS	S1	3"	Black (BK)
RNTS	BK	3"	Black (BK)

TYPE 'AA' & 'CC' FIXTURE HEAD

TYPE 'AA' & 'CC' ARM AND POLE BASE

TYPE 'AA' & 'CC' POLE

Oakville LED | 55786WG80

Measurements: Height 21.00", BP Height 8.50", Hanging Weight 14.50 lb.

Lamping: LED GU24 LED, 1.00 12W GU24 LED, 12 total watt, Dimmable - Standard Filac CL.

Shipping: Carton Weight 18.17 lb, Carton Width 14.17", Carton Height 32.40", Master Pack Qty 12, L:000 7822922204.

Finish: Black Oxide Bldg, Water Glass WG.

Material: Die Cast Aluminum.

Certification: UL Listed, IEC, ADA.

Additional: GU24 LED (included).

TYPE 'BB' FIXTURE

American LED

Project Name: Promenade Block 5
 Catalog Number: AME-2-L
 Site: AA

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

72, 144 or 224 LEDs are available in 350 or 530 mA rating providing up to 33,000 lumens. Six optical distribution patterns are available and feature a unique Type T4A automotive pattern for the foot row of auto dealerships. Choose between 3000, 4000 or 6000 Kelvin temperature of the LEDs.

A durable Polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

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

Model	Options	Source	Watts	Color	Options
AME-2-L	Type II (T2)	72 (36L)	350 (9)	4000K (40)	3K (3K), 5K (5K), 120-277 (277)
AME-2-L	Type II (T2)	144 (72L)	530 (9)	4000K (40)	3K (3K), 5K (5K), 120-277 (277)
AME-2-L	Type II (T2)	144 (72L)	530 (9)	5000K (50)	3K (3K), 5K (5K), 120-277 (277)
AME-2-L	Type IV (T4)	224 (112L)	530 (9)	5000K (50)	3K (3K), 5K (5K), 120-277 (277)

TYPE 'DD' FIXTURE

LIGHTING FIXTURE SCHEDULE						
QUANTITY	TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LLF	LAMPS
4	AA	VISIONAIRE LIGHTING	HEAD: ODN-2-L-15-46L-3-5K-UNV-BK-C6/H POLE BASE: DCB-10-4RS-BK POLE: RNTS-4R-7-16-12BC-136-S1-BK	ARCHITECTURAL POLE MOUNTED FIXTURE, TYPE 5 DISTRIBUTION, FULL CUT-OFF, 48 LEPS, 350 mA DRIVER, 5000K, UNIVERSAL VOLTAGE, ARM MOUNT, BLACK FINISH, GAP STYLE C6, SHADE STYLE H, FIXTURE STYLE SHALL MATCH EXISTING FIXTURES ON SITE.	1.00	POLE MOUNT AT 16'-0" A.F.S. TOP OF FIXTURE 54H LED 1413 LUMENS 5000K
20	BB	MAXIM LIGHTING	55786WG80	ARCHITECTURAL WALL SCENE, (1) 12W LED LAMP, GU24 BASE, DIE CAST ALUMINUM HENS, BLACK OXIDE FINISH, OPAQUE WATER GLASS LENS	1.00	WALL MOUNT AT 7'-0" A.F.S. 12W LED 900 LUMENS 3000K
2	CC	VISIONAIRE LIGHTING	(EXISTING REF. SDPT-0094) ODN-3-L-15-64L-5-5K-UNV-BK-V1A2-D2-4-BK	(EXISTING REF. SDPT-0094) ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 04 DIODE, DOUBLE HEAD	1.00	POLE MOUNT 28'-0" LED 14,200 LUMENS 5000K
3	DD	VISIONAIRE LIGHTING	(EXISTING REF. SDPT-0094) AME-2-L-15H-12H-3-5K-UNV-BOA0-BK	(EXISTING REF. SDPT-0094) AMERICAN SERIES LED AREA LIGHT, 12 DIODE, DOUBLE HEAD	1.00	POLE MOUNT 28'-0" POLE ON 3'-0" CONCRETE BASE LED 25,640 LUMENS 5000K

SITE DEVELOPMENT PLAN- SDP18-003
 LOT 3A-1, BLOCK 5,
 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

ISSUED:
 SDP SUBMITTAL 01-24-2018
 SDP RESUBMITTAL 1 03-08-2018
 SDP RESUBMITTAL 2 04-05-2018
 SDP SUBMITTAL 3 05-08-2018
 SDP RESUBMITTAL 4 05-25-2018

SHEET TITLE
 PHOTOMETRIC DETAILS
 SHEET 10 OF 10
 CASE NUMBER: