

# SITE DEVELOPMENT PLAN

## LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP-19-0009

### LEGAL DESCRIPTION

LOT 2A-2, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 3.613 ACRES (157,400.6 SQ. FT), MORE OR LESS.

### BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 2.015033 (AZTEC #W10), RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.

NAVD88 ELEV=6082.185'

### BASIS OF BEARINGS

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 35.00 SFEs ARE DEBITED FROM THE WATER BANK.

### PURPOSE OF THIS DEVELOPMENT

THE PURPOSE OF THIS DEVELOPMENT IS TO PROVIDE A MIXED-USE PROJECT LOCATED IN THE MEADOWS TOWN CENTER, CONSISTING OF A SINGLE, FOUR-STORY BUILDING CONTAINING 111 MULTIFAMILY RESIDENTIAL UNITS ALONG WITH A CLUBHOUSE/LEASING OFFICE AND RESTAURANT INTEGRATED WITHIN THE GROUND FLOOR. TWO INTERIOR COURTYARDS PROVIDE GATHERING SPACE AND AMENITIES, AND A DOG PARK IS PROVIDED NORTH OF THE BUILDING.

### TITLE CERTIFICATION

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 20\_\_\_\_ SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_

COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
NOTARY BLOCK \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY \_\_\_\_\_

BY: CASTLE ROCK DEVELOPMENT COMPANY, OWNER \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY OF DOUGLAS )  
STATE OF COLORADO )

NOTARY BLOCK \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: THE GARRETT COMPANIES, MANAGER \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### DEVELOPER

THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD, SUITE 101  
GREENWOOD, IN 46143  
CONTACT: JOSH DESMOND (317-886-7923)

### OWNER

CASTLE ROCK DEVELOPMENT COMPANY  
3033 E 1ST AVE., SUITE 305  
DENVER, CO 80220  
CONTACT: R.C. HANISCH (303-384-5139)

### ENGINEER

CORE CONSULTANTS, INC.  
1950 W. LITTLETON BLVD, SUITE 109  
LITTLETON, CO 80120  
CONTACT: ANDREW KIDDER (303-703-4444)

### LAND SURVEYOR

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

### ARCHITECT

HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
5229 ALPHA ROAD, SUITE 300  
DALLAS, TX 75240  
CONTACT: GRACE L. JONES (972-701-9638)

### LANDSCAPE ARCHITECT

HPLA STUDIO  
5229 ALPHA ROAD, SUITE 300  
DALLAS, TX 75240  
CONTACT: SPENCER OKESON (972-701-9638)

### SHEET INDEX

#### CIVIL PLANS

- 1 COVER SHEET
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- 3 OVERALL SITE PLAN
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#### LANDSCAPE PLANS

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- 7 LANDSCAPE PLAN - SOUTH ENLARGEMENT
- 8 LANDSCAPE PLAN - NORTH ENLARGEMENT
- 9 LANDSCAPE PLAN - INTERIOR COURTYARD ENLARGEMENTS

#### ARCHITECTURAL PLANS

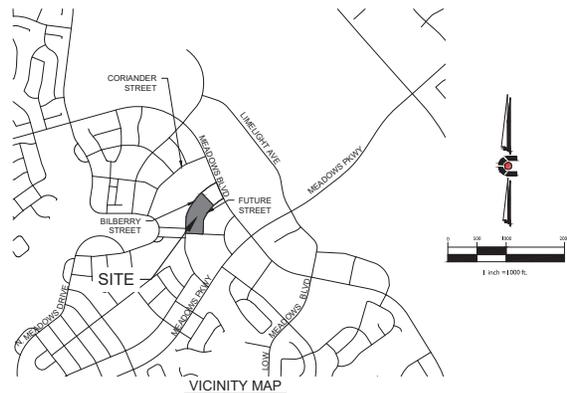
- 10 BUILDING 1 ELEVATIONS
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- 12 DETACHED GARAGE AND TRASH ENCLOSURE
- 13 MATERIAL BOARDS

#### LIGHTING PLANS

- 14 LIGHTING PLAN
- 15 LIGHTING DETAILS

#### WATER TAPS

- THIS SITE WILL REQUIRE:
- 2 - 6" FIRE TAPS
  - 1 - 4" DOMESTIC TAP
  - 1 - 1" DOMESTIC TAP
  - 1 - 1/2" IRRIGATION TAP



Zoning Comparison			
Zoning	PD (The Meadows PD)		
Use Area	TC (Town Center Neighborhood Use Area)		
Requirement	Building 1	Detached garage	Compactor
Building Footprint Square Footage	39,868 GSF	2,126 GSF	456 GSF
Building Footprint Square Footage Total	42,450 SF		
Permitted Uses	As per Section 5.3 of the Amended PD Zoning Regulations		
Minimum Lot Size	N/A		
Maximum Building Coverage	100%		
Maximum Floor Area Ratio	1.5 (Non-residential uses)		
Minimum front yard setback	10'		
Minimum rear yard setback	11.9'		
Minimum side yard setback	18.0'		
Maximum building height	60'-0" (Increase in Maximum building height to 75' permitted as a Use by special review only)		
Minimum Parking Spaces (SP)	MULTI-FAMILY DWELLINGS UNITS = 1 SP PER BEDROOM; RESTAURANT = 1 SP PER EACH 100 SF OF DINING SPACE FLOOR AREA 194 SP Total Required 179 SP Provided On-Site / 15 SP Provided On-Street RESTAURANT (2,500 SF/100) = 25 SP		
Minimum ADA Parking Spaces	Per Muni. Code 6 ADA spaces required for 151 to 200 total lot spaces. One out of every six shall be van accessible. Provided = 7 ADA Van Accessible Total site spaces = 194		
Site Utilization			
	S.F.	% of Total	
Building Coverage	42,450	27.0%	
Parking Coverage	68,174	43.3%	
Street Coverage	2,956	1.9%	
Landscape/Open Space Coverage	43,821	27.8%	
Total Site Area	157,401	100.0%	

### PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

### TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### CIVIL ENGINEER'S STATEMENT

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

ANDREW KIDDER, PE #38465 \_\_\_\_\_

DATE \_\_\_\_\_

### SURVEYOR'S STATEMENT

I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE 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.

ANTHONY K. PEALL  
PROFESSIONAL LAND SURVEYOR COLORADO PLS #38638 \_\_\_\_\_

DATE \_\_\_\_\_

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_.

DOUGLAS COUNTY CLERK AND RECORDER \_\_\_\_\_

BY: \_\_\_\_\_

DEPUTY \_\_\_\_\_

#### TALLS FLATS UNIT TABULATIONS

UNIT	TYPE	NET AREA (SF)	UNIT COUNT	BED COUNT	PERCENT	% BREAKDOWN	% UNIT TYPE	TOTAL NET AREA (SF)
A1-1	1B0/1B4	659	14	14	12.6%	12.6%	53.2%	9,226
A2-1	1B0/1B4	761	7	7	6.3%	27.0%	5,327	
A2-2	1B0/1B4	761	21	21	18.9%		15,981	
A2-ANSJ	1B0/1B4	793	2	2	1.8%		1,522	
B3-1	1B0/1B4	877	12	12	10.8%	10.8%	10,524	
A4-1	1B0/1B4	761	3	3	2.7%	2.7%	2,283	
B1-1	2B0/2B4	1095	4	8	3.6%	25.2%	41.4%	4,380
B1-2	2B0/2B4	1106	16	32	14.4%		17,696	
B1-3	2B0/2B4	1106	8	16	7.2%		8,848	
B2-1	2B0/2B4	1188	1	2	0.9%	9.9%	1,188	
B2-2	2B0/2B4	1186	9	18	8.1%		10,674	
B2-ANSJ	2B0/2B4	1194	1	2	0.9%		1,194	
B3-1	2B0/2B4	1265	1	2	0.9%	6.3%	1,265	
B3-2	2B0/2B4	1265	2	4	1.8%		2,530	
B3-3	2B0/2B4	1265	2	4	1.8%		2,530	
B3-4	2B0/2B4	1248	2	4	1.8%		2,496	
CL-2	3B0/3B4	1430	1	3	0.9%	5.4%	1,430	
CL-3	3B0/3B4	1435	4	12	3.6%		5,740	
CL-ANSJ	3B0/3B4	1435	1	3	0.9%		1,435	
TOTALS			111	169	100%	100%	106,269	

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A SPACE. IT DOES NOT INCLUDE BRICK, GARAGES, PATIOS, BALCONIES OR PATIO/BALCONY STORAGE CLOSETS.

SITE DEVELOPMENT PLAN  
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
PROJECT NO. SDP-19-0009

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES CONSULTING  
AND SURVEYING  
1950 W. LITTLETON BLVD, STE. 109  
LITTLETON, CO 80120



DATE	REVISION DESCRIPTION
10/15/2019	1. 6TH SUBMITTAL
10/22/2019	2. 6TH SUBMITTAL
10/29/2019	3. 6TH SUBMITTAL
11/05/2019	4. 7TH SUBMITTAL
11/12/2019	5. 7TH SUBMITTAL
11/19/2019	6. 8TH SUBMITTAL

MEADOWS F-20 PHASE 1, AMEND. 13  
ROCK, COLORADO  
OVERLAP PLAN  
COVER SHEET

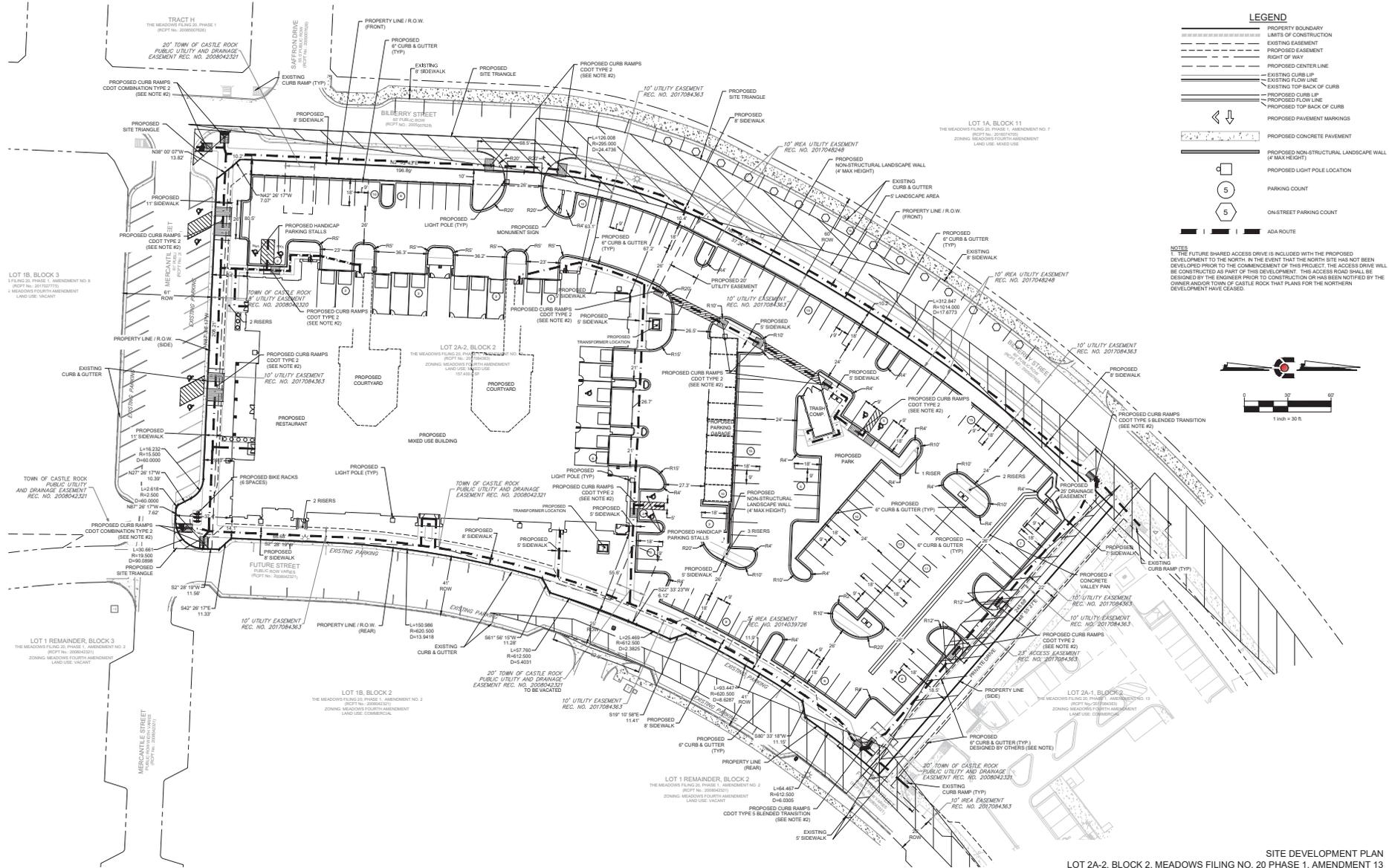
ATTACHMENT B



# SITE DEVELOPMENT PLAN

## LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13

LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,  
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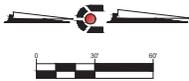


### LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RIGHT OF WAY
- PROPOSED CENTER LINE
- EXISTING CURB LIP
- EXISTING FLOW LINE
- EXISTING TOP BACK OF CURB
- PROPOSED CURB LIP
- PROPOSED FLOW LINE
- PROPOSED TOP BACK OF CURB
- PROPOSED PAVEMENT MARKINGS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED NON-STRUCTURAL LANDSCAPE WALL (4' MAX HEIGHT)
- PROPOSED LIGHT POLE LOCATION
- PARKING COUNT
- ON-STREET PARKING COUNT
- ADA ROUTE

**NOTES**

1. THE FUTURE SHARED ACCESS DRIVE IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH, IN THE EVENT THAT THE NORTH SITE HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THIS PROJECT. THE ACCESS ROAD SHALL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. THIS ACCESS ROAD SHALL BE DESIGNED BY THE ENGINEER PRIOR TO CONSTRUCTION OR HAS BEEN NOTIFIED BY THE OWNER AND/OR TOWN OF CASTLE ROCK THAT PLANS FOR THE NORTHERN DEVELOPMENT HAVE CEASED.



CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES CONSULTING  
LAND SURVEYING  
3600 W. Littleton Blvd., Ste. 109  
LITTLETON, CO 80120

**CORE**  
CONSULTANTS



DATE: 11/24/24  
PROJECT: LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
DRAWN BY: JANK  
CHECKED BY: JANK  
DESIGNED BY: JANK

REVISION DESCRIPTION	DATE	BY
1. INITIAL SUBMITTAL	11/24/24	JANK
2. 17TH SUBMITTAL	11/24/24	JANK
3. 18TH SUBMITTAL	11/24/24	JANK
4. 19TH SUBMITTAL	11/24/24	JANK
5. 20TH SUBMITTAL	11/24/24	JANK

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13  
CASTLE ROCK, COLORADO  
SITE DEVELOPMENT PLAN  
OVERALL SITE PLAN

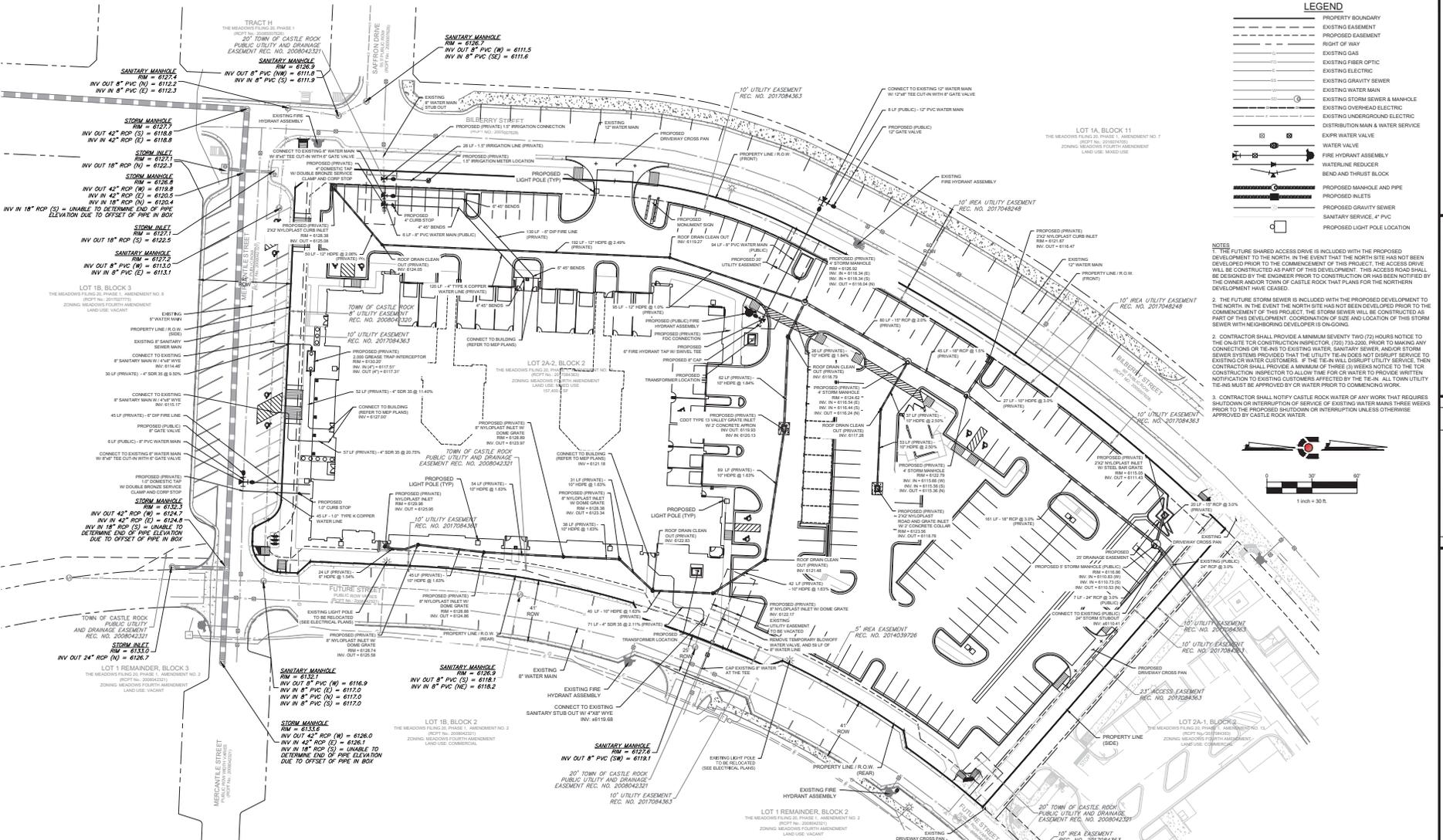
DESIGNED BY: JANK  
DRAWN BY: JANK  
CHECKED BY: JANK

SITE DEVELOPMENT PLAN  
LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
PROJECT NO. SDP-19-0009

JOB NO.  
19-019  
SHEET  
3 OF 15



**SITE DEVELOPMENT PLAN**  
**LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13**  
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,  
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 SDP-19-0009

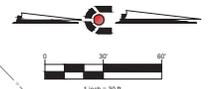


**LEGEND**

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RIGHT OF WAY
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING ELECTRIC
- EXISTING WATER MAIN
- EXISTING STORM SEWER & MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- DISTRIBUTION MAIN & WATER SERVICE
- WATER VALVE
- EXPR WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THROTTLE BLOCK
- PROPOSED MANHOLE AND PIPE
- PROPOSED PILETS
- PROPOSED GRAVITY SEWER
- SANITARY SERVICE, 4" PVC
- PROPOSED LIGHT POLE LOCATION

**NOTES**

- THE FUTURE SHARED ACCESS ROAD IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH IN THE EVENT THE CLIENT HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THIS PROJECT. THE ACCESS ROAD WILL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. THIS ACCESS ROAD SHALL BE DESIGNATED BY THE ENGINEER PRIOR TO CONSTRUCTION OR HAS BEEN NOTIFIED BY THE OWNER AND/OR TOWN OF CASTLE ROCK THAT PLANS FOR THE NORTHERN DEVELOPMENT HAVE CEASED.
- THE FUTURE STORM SEWER IS INCLUDED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. IN THE EVENT THE NORTH SITE HAS NOT BEEN DEVELOPED PRIOR TO THE COMMENCEMENT OF THIS PROJECT, THE STORM SEWER WILL BE CONSTRUCTED AS PART OF THIS DEVELOPMENT. COORDINATION OF SIZE AND LOCATION OF THIS STORM SEWER WITH NEIGHBORING DEVELOPER IS ONGOING.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS NOTICE TO THE OWNER AND/OR TOWN OF CASTLE ROCK PRIOR TO MAKING ANY CONNECTIONS OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TEAM DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOWN OF CASTLE ROCK TO ALLOW TIME FOR OR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CITY WATER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY CASTLE ROCK WATER OF ANY WORK THAT REQUIRES SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS THREE WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY CASTLE ROCK WATER.



**UTILITY NOTES**

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

**CORE CONSULTANTS**  
 CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCES CONSULTING  
 LAND SURVEYING  
 3650 W. Lakewood Blvd., Ste. 109  
 Lakewood, CO 80226

**DATE** 11/24/24  
**REVISION DESCRIPTION**  
 1. 11/24/24 SUBMITTAL  
 2. 11/24/24 SUBMITTAL  
 3. 11/24/24 SUBMITTAL  
 4. 11/24/24 SUBMITTAL  
 5. 11/24/24 SUBMITTAL

**DESIGNED BY** RAN  
**DRAWN BY** RAN  
**CHECKED BY** ASK

**JOB NO** 19-019  
**SHEET** 5 OF 15

**LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13**  
**CASTLE ROCK, COLORADO**  
**SITE DEVELOPMENT PLAN**  
**OVERALL UTILITY PLAN**

**SITE DEVELOPMENT PLAN**  
**LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13**  
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 SDP-19-0009



**BUILDING TYPE I - WEST ELEVATION**

- SW7075 - WEB GRAY BOARD & BATTEN
- SW6072 - VERSATILE GRAY LAP SIDING CEMENTITIOUS PANEL
- SW7004 - SNOWBOUND CEMENTITIOUS PANEL FIBER CEMENT TRIMS/COLUMNS
- SW7069 - IRON ORE METAL RAILINGS METAL RAILINGS METAL GATES
- SW6076 - TURKISH COFFEE GARAGE DOORS SHUTTERS SERVICE DOORS



BRICK - CANYONSTONE, INDIAN BROWN



**BUILDING TYPE I - EAST ELEVATION**

CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCE CONSULTING  
 LAND SURVEYING  
 503.703.4444  
 1800.566.109  
 LITTLETON, CO 80120



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DATE	BY	REVISION DESCRIPTION
7/19/19	JKK	1. 4TH SUBMITTAL
7/23/19	JKK	2. 5TH SUBMITTAL
8/22/19	JKK	3. 6TH SUBMITTAL
9/12/19	JKK	4. 7TH SUBMITTAL
9/17/19	JKK	5. 8TH SUBMITTAL

**LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13**  
 CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN

DESIGNED BY: RJJ  
 DRAWN BY: RJJ  
 CHECKED BY: AMK

JOB NO.  
 19-019  
 SHEET  
 10 OF 15

SITE DEVELOPMENT PLAN  
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
 PROJECT NO: SDP-19-0009

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-  SW7075 - WEB GRAY  
BOARD & BATTEN
-  SW6072 - VERSATILE GRAY  
LAP SIDING  
CEMENTITIOUS PANEL
-  SW7004 - SNOWBOUND  
CEMENTITIOUS PANEL  
FIBER CEMENT TRIMS/COLUMNS
-  SW7069 - IRON ORE  
METAL AWNINGS  
METAL RAILINGS  
METAL GATES
-  SW6076 - TURKISH COFFE  
GARAGE DOORS  
SHUTTERS  
SERVICE DOORS



BRICK - CANYONSTONE INDIAN BROWN



**BUILDING TYPE I - SOUTH ELEVATION**

SIGNAGE BREAKDOWN		
SIGN TYPE	LOCATION	SF
WALL SIGN (RESTAURANT)	SOUTH ELEVATION	39
WALL SIGN (LEASING)	SOUTH ELEVATION	8
AWNING SIGN (LEASING)	SOUTH ELEVATION	9
FREESTANDING SIGN	WEST ENTRY	50 (each side)



**BUILDING TYPE I - NORTH ELEVATION**

CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCE CONSULTING  
 LAND SURVEYING  
 503.703.4444  
 1000 E. 10th St., Ste. 109  
 Littleton, CO 80120

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CONSULTANTS

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DATE	BY	REVISION DESCRIPTION
7/19/19	JKK	1. 4TH SUBMITTAL
7/22/19	JKK	2. 5TH SUBMITTAL
8/22/19	JKK	3. 6TH SUBMITTAL
9/12/19	JKK	4. 7TH SUBMITTAL
10/15/19	JKK	5. 8TH SUBMITTAL

**LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13**  
 CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN

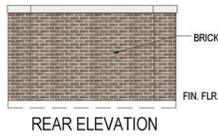
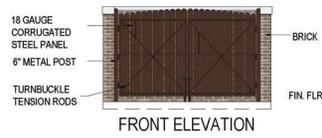
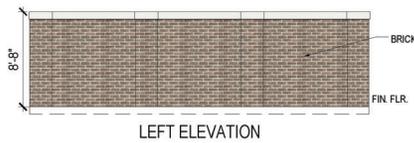
DESIGNED BY: RJJ  
 DRAWN BY: RJJ  
 CHECKED BY: AMK

JOB NO:  
 19-019

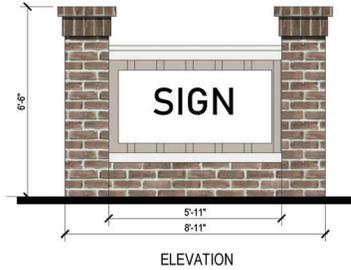
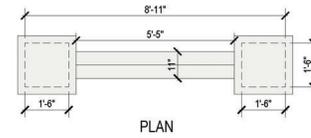
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 11 OF 15

8/20/19 12:27 PM C:\MSR\B\B\ARCH\SDP\CONTR\MEAD\_CASTLE.ROCK\SDP.DWG

**SITE DEVELOPMENT PLAN**  
**LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13**  
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP-19-0009



**TRASH COMPACTOR ENCLOSURE**



**FREE STANDING SIGNAGE**

- SW7075 - WEB GRAY  
BRICK & BATTEN
- SW6072 - VERSATILE GRAY  
CEMENTITIOUS PANEL
- SW7004 - SNOWBOUND  
CEMENTITIOUS PANEL  
FIBER CEMENT TRIM/COLUMNS
- SW7069 - IRON ORE  
METAL ANNINGS  
METAL RAILINGS  
METAL GATES
- SW6076 - TURKISH COFFE  
GARAGE DOORS  
SHUTTERS  
SERVICE DOORS
- BRICK - CANYONSTONE INDIAN BROWN

**CORE CONSULTANTS**  
 CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCE CONSULTING  
 LAND SURVEYING  
 303.703.4444  
 1715 W. 10TH AVE., SUITE 109  
 LITTLETON, CO 80120

DATE	BY	REVISION DESCRIPTION
7/18/19	JKK	1. 4TH SUBMITTAL
7/22/19	JKK	2. 5TH SUBMITTAL
8/22/19	JKK	3. 6TH SUBMITTAL
8/11/19	JKK	4. 7TH SUBMITTAL
8/16/19	JKK	5. 8TH SUBMITTAL

**LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13**  
 CASTLE ROCK, COLORADO  
**SITE DEVELOPMENT PLAN**

DESIGNED BY: RJJ  
 DRAWN BY: RJJ  
 CHECKED BY: AMK

JOB NO.  
 19-019

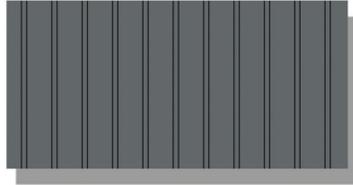
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 12 OF 15

SITE DEVELOPMENT PLAN  
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
 PROJECT NO: SDP-19-0009

**SITE DEVELOPMENT PLAN**  
**LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13**  
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,  
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 SDP-19-0009



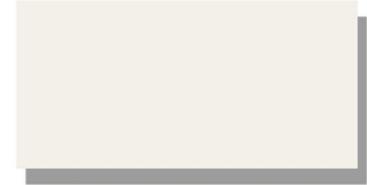
BRICK: CANYON STONE  
 TYPE: INDIAN BROWN



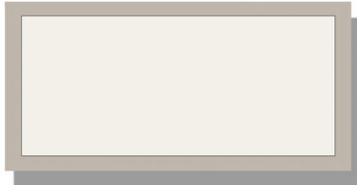
BOARD & BATTEN  
 COLOR: SW 7075 WEB GRAY



LAP SIDING  
 COLOR: SW 6072 VERSATILE GRAY



CEMENTITIOUS PANEL / FIBER CEMENT  
 COLOR: SW 7004 SNOWBOUND



CEMENTITIOUS PANEL  
 COLOR: SW 7004 SNOWBOUND & SW 6072 VERSATILE GRAY



AWNINGS / METAL RAILINGS / METAL GATES  
 COLOR: SW 7069 IRON ORE



GARAGE DOORS / SHUTTERS / SERVICE DOORS  
 COLOR: SW 6076 TURKISH COFFEE

MATERIAL BOARD

SITE DEVELOPMENT PLAN  
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
 PROJECT NO: SDP-19-0009

DESIGNED BY: R.J.N.  
 DRAWN BY: R.J.N.  
 CHECKED BY: A.M.C.

JOB NO:  
 19-019

SHEET  
 13 OF 15

LOT 2A-2, BLOCK 2, MEADOWS F-20 PHASE 1, AMEND. 13  
 CASTLE ROCK, COLORADO  
 SITE DEVELOPMENT PLAN

#	REVISION DESCRIPTION	DATE BY
1	4TH SUBMITTAL	7/19/19 JAK
2	5TH SUBMITTAL	7/22/19 JAK
3	6TH SUBMITTAL	8/22/19 JAK
4	7TH SUBMITTAL	8/17/19 JAK
5	8TH SUBMITTAL	8/19/19 JAK



I, R. J. N., A PROFESSIONAL ENGINEER LICENSED UNDER THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF COLORADO, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A RESIDENT OF THE STATE OF COLORADO. I AM NOT PROVIDING MY SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THIS PROJECT.



**CORE**  
CONSULTANTS

CORE CONSULTANTS  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCE CONSULTING  
 LAND SURVEYING  
 503.793.4444  
 1000 14th St., Ste. 109  
 Littleton, CO 80120



**SITE DEVELOPMENT PLAN**  
**LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13**  
 LOCATED IN NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,  
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 SDP-19-0009

CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 NATURAL RESOURCE CONSULTING  
 AND SURVEYING  
 3600 W. Littleton Blvd., Ste. 109  
 Littleton, CO 80120



ALL SERVICES ARE SUBJECT TO THE TERMS AND CONDITIONS OF OUR STANDARD CONTRACT DOCUMENTS. THE SERVICES ARE PROVIDED AS A PROFESSIONAL SERVICE AND ARE NOT GUARANTEED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE CONSEQUENTIAL DAMAGES.

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
	2	TYPE S.8	1.000	LXLW48NW24BKS24STC 28W, 4K, Linear LED, stanchion	28	5848
	1	TYPE S.6	1.000	WPAD-S-15-U-40-B, 4K, Adjustable, 9' AFG	11.8	1250
	4	TYPE S.3	1.000	AA-100W-T3-4 , T3 Cut-Off, 4K, 2-Head, 25' Pole	99.45	12259
	10	TYPE S.2	1.000	AA-75W-T3-4K, T3, Wall Mount, Cut-Off, 15' AFG	74.48	9025
	1	TYPE S.1	1.000	AA-100W-T3-4 100W, T3 Cut-Off, 4K, 25' Pole	99.45	12259

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ADA Route Footcandle_1	0.84	4.2	0.0	N.A.	N.A.	36
ADA Route Footcandle_2	0.91	4.8	0.0	N.A.	N.A.	20
ADA Route Footcandle_3	0.33	3.1	0.0	N.A.	N.A.	48
ADA Route Footcandle_4	0.17	0.3	0.1	1.70	3.00	17
ADA Route Footcandle_5	1.86	4.6	0.0	N.A.	N.A.	14
ADA Route Footcandle_6	1.88	4.5	0.1	18.80	45.00	16
GROUND FOOTCANDLES	1.10	4.6	0.0	N.A.	N.A.	268

- PLAN NOTES:**
- LUMINAIRE TYPES SL1 & SL3 MOUNT AT 27.5 FT A.F.G.
  - LUMINAIRE TYPE SL2 MOUNT AT 18' A.F.G.
  - LUMINAIRE TYPE SL6 MOUNT AT 9' A.F.G.
  - LUMINAIRE TYPES SL1 & SL3 CONCRETE FOUNDATIONS EXIST 30 INCHES ABOVE A.F.G.
  - LUMINAIRE CONCRETE FOUNDATIONS DESIGNED BY OTHERS.
  - LUMINAIRE TYPE SL2 LOCATION ON BUILDINGS TO BE COORDINATED BY ALL TRADES AND APPROVED BY OWNER'S REP.
  - LUMINAIRE STYLES AND SPECS SHOWN ON LIGHTING DETAILS SHEET 14 of 14.
  - LUMINAIRE HOURS OF OPERATION CONTROLLED BY ASTRONOMICAL TIME CLOCKS AND PHOTOCELLS OVERRIDE.
  - FULL CUTOFF PHOTO-METRIC TYPE III IS USED TO MINIMIZE LIGHT TRESPASS - TYPE IV IS NOT USED.
  - ILLUMINATION OBJECTIVES - WAYFINDING, SAFETY AND ENERGY OPTIMIZATION.
  - FOOTCANDLE VALUES ARE AT GRADE AND ARE AN ESTIMATE - NOT A GUARANTEE OR WARRANTY.
  - SIGN LIGHTING "SL8" IS MOUNTED ON GROUND APPROX. 18 IN FROM SIGN FACE - FOR GLARE CONTROL AND TO MINIMIZE PLANT OVERGROWTH.
  - SIGN LIGHT CIRCUIT TO BE FED FROM CLOSEST SITE LIGHT CIRCUIT - CONTROLLED ACCORDING TO TIME CLOCK/PC - ON AT DUSK OFF AT SUNRISE.

These footcandle values are an estimate and are subject to change. Plant growth time of day equipment age and maintenance affect lighting levels.

**Spec Sheet for SL1, SL2 & SL3**

**AA Air Area Light**

**Outdoor**  
 The outdoor recessed air area of the AA complements a diverse range of environments while providing ample area lighting. Environmentally friendly, the AA is suitable for public parks, streets, and college campuses.

**Features:**  
 • 100% Recycled Cast Aluminum  
 • Clear Polycarbonate Glass Lens  
 • Heat-Resistant Electrical Insulation

**Order Form:**  
 Series: AA-30-40  
 Voltage: 120VAC  
 CCT: 4000K  
 Voltage: 120VAC  
 Diameter: 30 in  
 Lead: 30 in  
 Finish Color: Silver/Black

**Application:**  
 Note: AA mounting for this fixture is made extremely flexible and simple with a smart ball for other pre-projection angles. No additional holes are needed. Round pole adaptor makes this possible even with round poles.

**Model Selection:**

Model	Power	Voltage	V	CT	Finish	Controls
AA-30-40-120VAC	30W	120VAC	120VAC	4000K	Clear/Black	Photo-Cell
AA-30-40-120VAC	30W	120VAC	120VAC	4000K	Clear/Black	Photo-Cell
AA-30-40-120VAC	30W	120VAC	120VAC	4000K	Clear/Black	Photo-Cell

**Spec Sheet for SL6**

**Product Name:** \_\_\_\_\_ **Category Number:** \_\_\_\_\_

**Notes:** \_\_\_\_\_ **Fixture Schedule:** \_\_\_\_\_

**Product Description:**  
 The SL6 is a recessed LED ceiling light fixture with a full cut-off wall fixture while increasing glare levels that are light primarily while maintaining glare and footcandle. These durable, energy-saving fixtures are perfect for office, retail, residential, commercial, and industrial.

**Features:**  
 • Full Cut-Off  
 • Power Factor 100-27V power supply  
 • Power Factor 100-27V 20W  
 • 100,000-hour (L70) lifetime, TM-1 standards @ 25°C  
 • Power 100% (no dimming needed for energy conservation)  
 • Adjustability up to 90 degree is optional

**Controls:**  
 • Power Factor when light levels reach 20 lux or below  
 • Turn off the fixture at 20 lux or higher

**Model Selection:**

Model	Power	Voltage	V	CT	Finish	Controls
SL6-120VAC	12W	120VAC	120VAC	4000K	Clear/Black	Photo-Cell
SL6-120VAC	12W	120VAC	120VAC	4000K	Clear/Black	Photo-Cell
SL6-120VAC	12W	120VAC	120VAC	4000K	Clear/Black	Photo-Cell

**Spec Sheet for SL8**

**Series INSOOL LED Outdoor Sign Lighter**

**Drawings & Images:**

**Order Information:**

Series	Size	Mount	Beam	Color
INSL	48 in	30W/20W/10W	30W/20W/10W	30K/40K/50K
INSL	48 in	30W/20W/10W	30W/20W/10W	30K/40K/50K
INSL	48 in	30W/20W/10W	30W/20W/10W	30K/40K/50K

**General Lighting Notes:**

- Site lighting objective: To provide tenant parking and pathway illumination for wayfinding, safety and energy optimization.
- Hours of operation: dusk to dawn
- Mitigation to adjacent properties: Pole mounted lights will not be aimed at building's facade and all other lights will be full cut off and shielded.
- The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at a building facade, and unshielded wall packs.

NOTE: SL8 must be located and shielded such that the light source is not visible from off the property. Will be verified at final site inspection

DRAWING: LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13 SITE DEVELOPMENT PLAN LIGHTING SCHEDULES DWG.

**LIGHTING SCHEDULES**

DESIGNED BY: RUN  
 DRAWN BY: RUN  
 CHECKED BY: ANK

JOB NO: 19-019  
 SHEET 15 OF 15

SITE DEVELOPMENT PLAN  
 LOT 2A-2, BLOCK 2, MEADOWS FILING NO. 20 PHASE 1, AMENDMENT 13  
 PROJECT NO: SDP-19-0009