

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023

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 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0169G 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 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. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED COI WITHIN THE MEADOWS PLANNED DEVELOPMENT, 4TH AMENDMENT.
12. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
13. 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.
14. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
16. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
17. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS.

FIRE NOTES

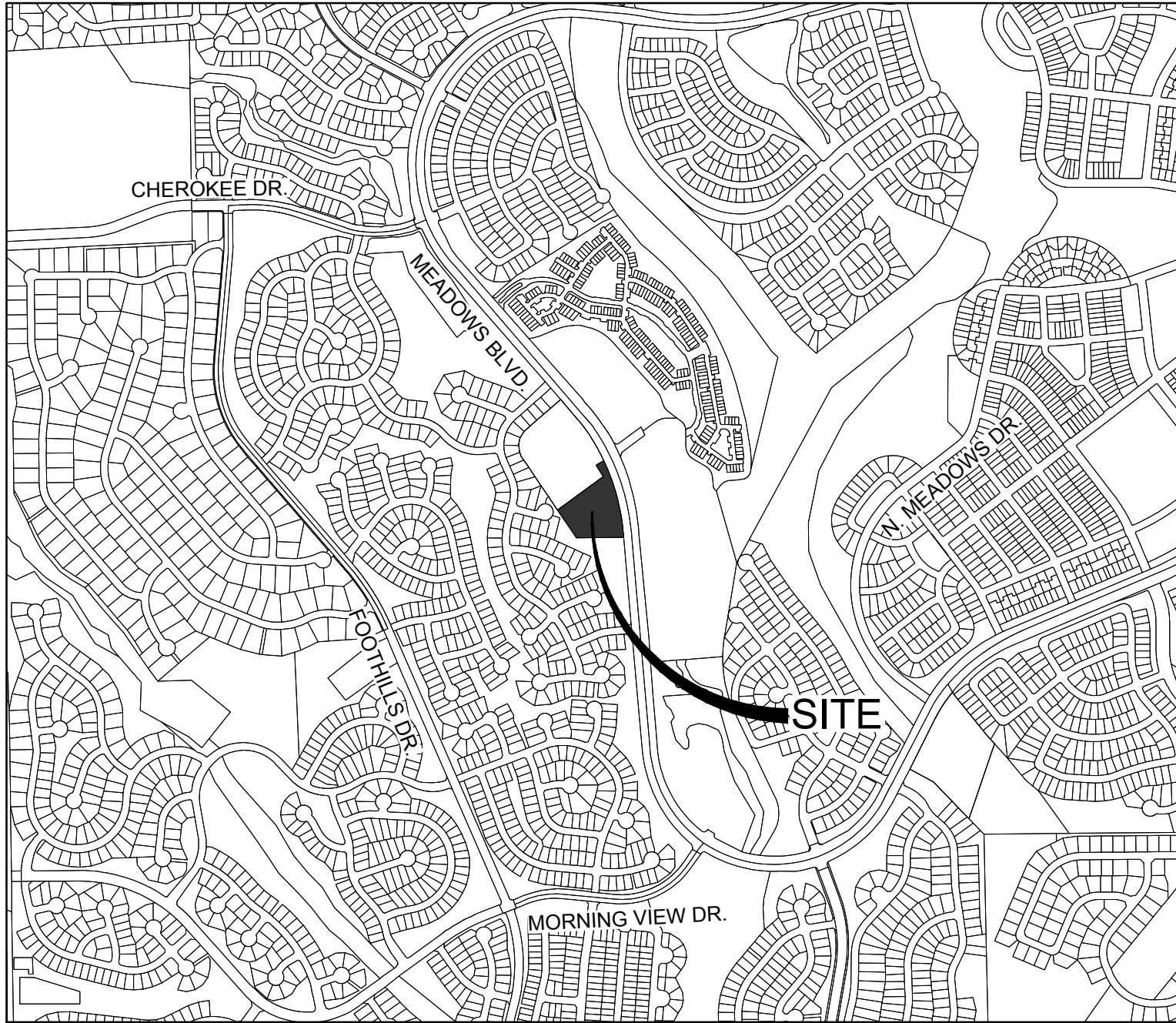
1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
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.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

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 MEADOWS BLUE WATER PRESSURE ZONE.

VARIANCES

1. -TCV20-0041
-APPROVED ON 07-07-2020
-CURB STOP PLACED IN PAVEMENT.
2. -TCV20-0040
-APPROVED ON 09-03-2020
-TREE PLANTINGS REQUIREMENT ALONG MEADOWS BLVD.



VICINITY MAP

SCALE: 1" = 1000'



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.

CASTLE ROCK DEVELOPMENT COMPANY
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, _____, 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.

REGISTERED LAND SURVEYOR _____ DATE _____

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 _____

OWNER
CASTLE ROCK DEVELOPMENT CO.
3033 EAST 1ST AVENUE, SUITE 305
DENVER, CO 80206
PHONE: (303) 394-5139
R.C. HANISCH

DEVELOPER
ASPIRANT DEVELOPMENT
6617 N. SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, ARIZONA 85250
PHONE: (312) 925-5922
EDWARD FRANKE

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E MINERAL AVE. #1
LITTLETON, CO 80122
PHONE: (303) 927-7489
GERRY BOYSEN

ENGINEER
CAGE CIVIL ENGINEERING
999 18TH ST, S2110
DENVER, CO 80202
PHONE: (719) 439-5888
KYLE SWAVING

LANDSCAPE ARCHITECT
RUSSELL MILLS
2245 CURTIS STREET, SUITE 100
DENVER, CO 80205
PHONE: (303) 709-0704
NATHAN STARCK

ARCHITECT
ROGUE ARCHITECTURE
4100 WADSWORTH BLVD, STE 300
WHEAT RIDGE, CO 80033
PHONE: (720) 599-3311
SCOTT BODUCH

TOWN OF CASTLE ROCK
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
PHONE: (720) 733-3556
SANDY VOSSLER
SENIOR PLANNER

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 2.015030. 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 BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1996) REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 01°17'17" EAST, A DISTANCE OF 2,769.05 FEET.

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70636284-2, EFFECTIVE DATE OCTOBER 09, 2019 AT 5:00 P.M.

PARCEL A:

LOT 2, BLOCK 1, THE MEADOWS FILING NO. 11 - PARCELS 8 & 9, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AS SET FORTH AND GRANTED IN DECLARATION OF ACCESS EASEMENTS RECORDED JANUARY 2, 2003 UNDER RECEPTION NO. 2003000816.

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER _____

DATE _____

ZONING COMPARISON TABLE

ZONING	MEADOWS FOURTH AMENDMENT		
USE AREA	C(COMMERCIAL) - Q(OFFICE) - I(INDUSTRIAL)		
	C-O-I ZONING STANDARD	LOT 2A	LOT 2B*
USES	SEE SECTION 5.4 A OF THE MEADOWS FOURTH AMENDMENT	NON-PUBLIC SCHOOL	TBD
MIN. FRONT YARD SETBACK	SETBACKS TO BE ESTABLISHED AT TIME OF SITE DEVELOPMENT PLAN	25 FT	25 FT
MIN. REAR YARD SETBACK		20 FT	20 FT
MIN. SIDE YARD SETBACK		5 FT	5 FT
MIN. SIDE TO STREET SETBACK		5 FT	5 FT
MIN. INTERIOR SIDE SETBACK		0 FT	0 FT
MAX. BUILDING HEIGHT	60 FT	25 FT	TBD
MAX. BUILDING GROUND COVER	60%	11.4%	TBD
RESIDENTIAL/NON-RESIDENTIAL INTERFACE BUFFER	20 FT	20 FT	20 FT
MIN. PARKING SPACES (PER PLAT ALL PARKING SPACES ARE SHARED ACROSS BOTH LOTS)	LOT 2A: 1 SPACE / 1 EMPLOYEE: 23 SPACES 1 SPACE / 16 CHILDREN: 29 SPACES 1 FACILITY VEHICLE: 1 SPACE TOTAL: 53 SPACES	LOT 2A: 49 SPACES	
	LOT 2B: TBD*	LOT 2B: 34 SPACES	
ACCESSIBLE PARKING	LOT 2A / LOT 2B: MINIMUM OF 2	2 SPACES	2 SPACES

SITE UTILIZATION TABLE

	SF / ACREAGE		% OF SITE	
	LOT 2A	LOT 2B*	LOT 2A	LOT 2B*
TOTAL LOT AREA	74,430 SF / 1.71 AC	61,070 SF / 1.40 AC	100%	100%
BUILDING AREA (FOOTPRINTS) & FLOOR AREA RATIO	10,000 SF	5,400 SF LOT 2B BUILDING SF. FAR AND LAYOUT TBD WITH FUTURE SDP AMENDMENT.	13.3%	8.8% TBD WITH FUTURE LOT 2B SDP
HARDSCAPE AREA (DRIVE AISLE, PARKING, SIDEWALKS, ETC.)	20,761 SF	20,693 SF**	40.0%	33.9%**
LANDSCAPED / OPEN SPACE AREA	43,669 SF	34,977 SF**	58.7%	57.3%**

*AN SDP AMENDMENT WILL BE SUBMITTED WHEN LOT 2B IS DEVELOPED AND THAT PARKING FOR LOT 2B WILL BE AMENDED ACCORDINGLY BASED ON THE INTENDED USE ON THE LOT.

**SQUARE FOOTAGES AND PERCENTAGES MAY CHANGE WITH FUTURE LOT 2B SDP AMENDMENT



REV. NO.	DESCRIPTION	DATE
1	SDP SUBMITTAL 2	06/17/2020
2	SDP SUBMITTAL 3	07/26/2020
3	SDP SUBMITTAL 4	09/09/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
COVER
SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO

PROJ NO.: 190174

ENG.: KJS/JLE

DATE: 3/20/2020

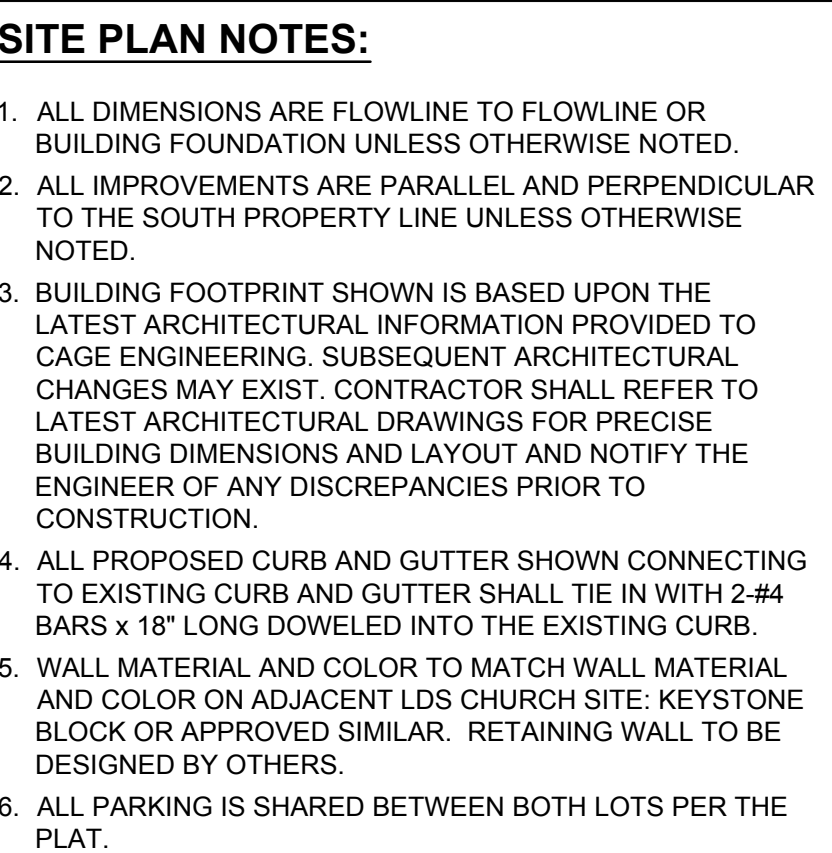
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SHEET NUMBER

CS1

1 OF 11

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023



- 1 MONUMENT SIGN
- 2 ACCESSIBLE PARKING SYMBOL
- 3 ACCESSIBLE PARKING STRIPING 45° 4" YELLOW STRIPING AT 2' O.C.
- 4 ACCESSIBLE CONCRETE CURB RAMP
- 5 ELECTRIC TRANSFORMER
- 6 6" CONCRETE SIDEWALK
- 7 SIDE YARD GATE
- 8 6" VERTICAL CURB AND GUTTER W/ 2' PAN
- 9 6" VERTICAL CURB AND GUTTER W/ 1' PAN
- 10 4" WIDE YELLOW PAVEMENT STRIPING (TYP)
- 11 REFUSE ENCLOSURE
- 12 WHEEL STOPS
- 13 DRAINAGE SWALE
- 14 RETAINING WALL (DESIGN BY OTHERS)
- 15 STORM INLET
- 16 ADA PARKING SIGN
- 17 NO PARKING FIRE LANE SIGN
- 18 SITE LIGHTING
- 19 4' CROSSPAN

★ ADDITIONAL PARKING FOR LOT 2A
(THE LEARNING EXPERIENCE) ON LOT 2B

PARKING COUNT

🔔 PROPOSED FIRE HYDRANT

FENCE _____ X _____

CURB AND GUTTER _____

SIDEWALK _____

PROPERTY LINE _____

EASEMENT LINE _____

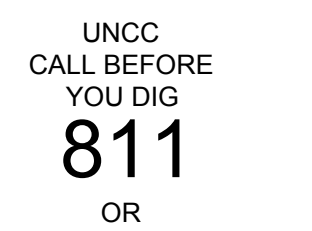
EX. CURB AND GUTTER _____

EX. FENCE _____ X _____

EX. SIDEWALK _____

EX. PROPERTY LINE _____

EX. LOT LINE _____



0 30' 60'

1" = 30' (HORIZONTAL)

[illegible]

ASPIRANT DEVELOPMENT

THE LEARNING EXPERIENCE

SITE PLAN

SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO

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SHEET NUMBER
SP1
2 OF 11

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
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1. ALL ROOF DRAINS TO DISCHARGE ON-GRADE.
2. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% (EXCLUDING RAMPS).
3. THE MAXIMUM LONGITUDINAL SLOPE OF ANY ADA RAMP SHALL BE 8.33%.
4. CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT TO ENSURE ALL SUBGRADE PREPARATION REQUIREMENTS, PAVEMENT RECOMMENDATIONS, MINIMUM SLOPE REQUIREMENTS, AND ALL OTHER APPLICABLE REQUIREMENTS ARE MET.
5. WALL MATERIAL AND COLOR TO MATCH WALL MATERIAL AND COLOR ON ADJACENT L&S CHURCH SITE: KEYSTONE BLOCK OR APPROVED SIMILAR. RETAINING WALL TO BE DESIGNED BY OTHERS.
6. WALL ELEVATIONS LISTED ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH THE CONSTRUCTION DOCUMENTS.

Legend for Figure 10:

- 100.00 SPOT ELEVATION
- PROPOSED MAJOR CONTOUR (solid blue line)
- PROPOSED MINOR CONTOUR (solid orange line)
- EXISTING MAJOR CONTOUR (dashed grey line)
- EXISTING MINOR CONTOUR (dashed light grey line)
- DRAINAGE FLOW ARROW (black arrow)

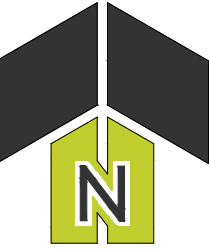
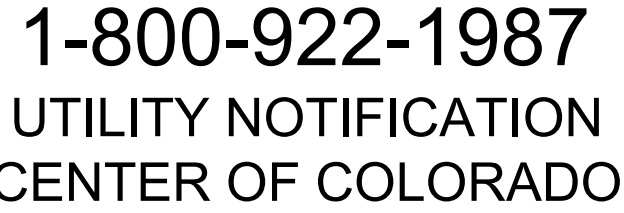
HP	HIGH POINT
LP	LOW POINT
GF	GRADE AT FOUNDATION
FF	FINISHED FLOOR
P	PAVEMENT
SW	SIDEWALK
FL	FLOWLINE
G	GROUND
M/E	MEET EXISTING

ASPIRANT DEVELOPMENT

THE LEARNING EXPERIENCE

GRADING PLAN

SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO



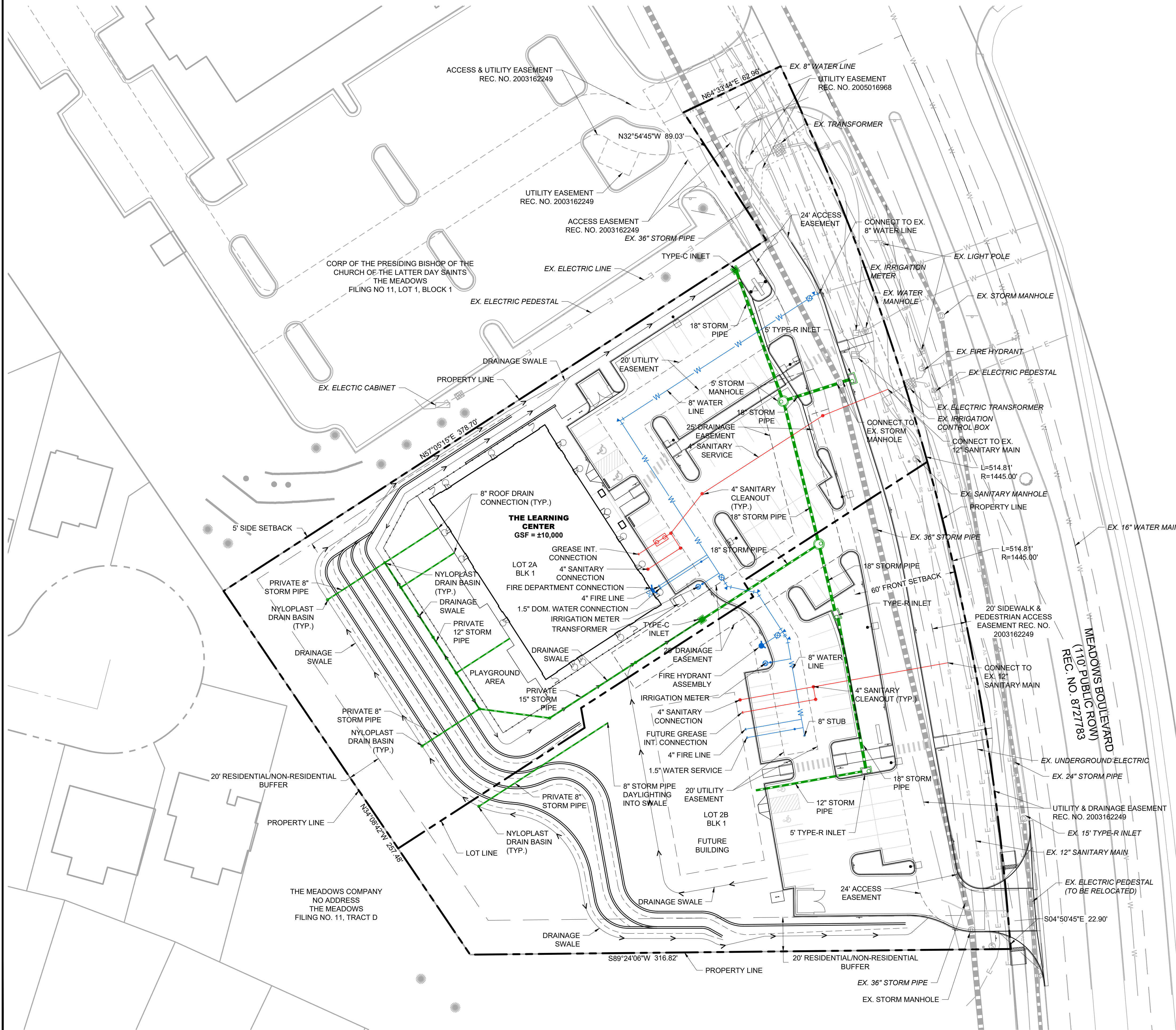
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UTILITY PLAN NOTES:

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 MEADOWS BLUE WATER PRESSURE ZONE.
5. THE FINAL SIZE AND DESIGN OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.

LEGEND

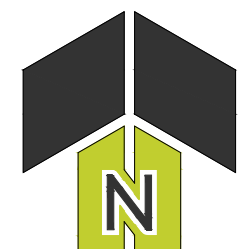
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED STORM PIPE
- PROPOSED TYPE C INLET
- PROPOSED TYPE R INLET
- PROPOSED STORM MANHOLE
- PROPOSED IRRIGATION METER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

0 30' 60'
1" = 30' (HORIZONTAL)



DATE	DESCRIPTION	REV. NO.
08/17/2020	SDP SUBMITTAL 2	1
07/28/2020	SDP SUBMITTAL 3	2
09/09/2020	SDP SUBMITTAL 4	3

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
UTILITY PLAN
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ENG: KJS/JLE

DATE: 3/20/2020

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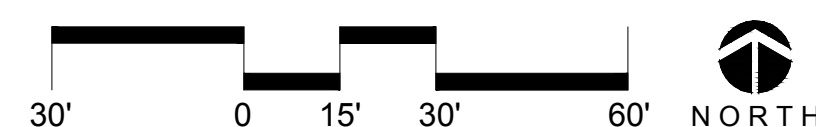
SHEET NUMBER

UT1

4 OF 11

SDP20-0023 - THE LEARNING EXPERIENCE

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023

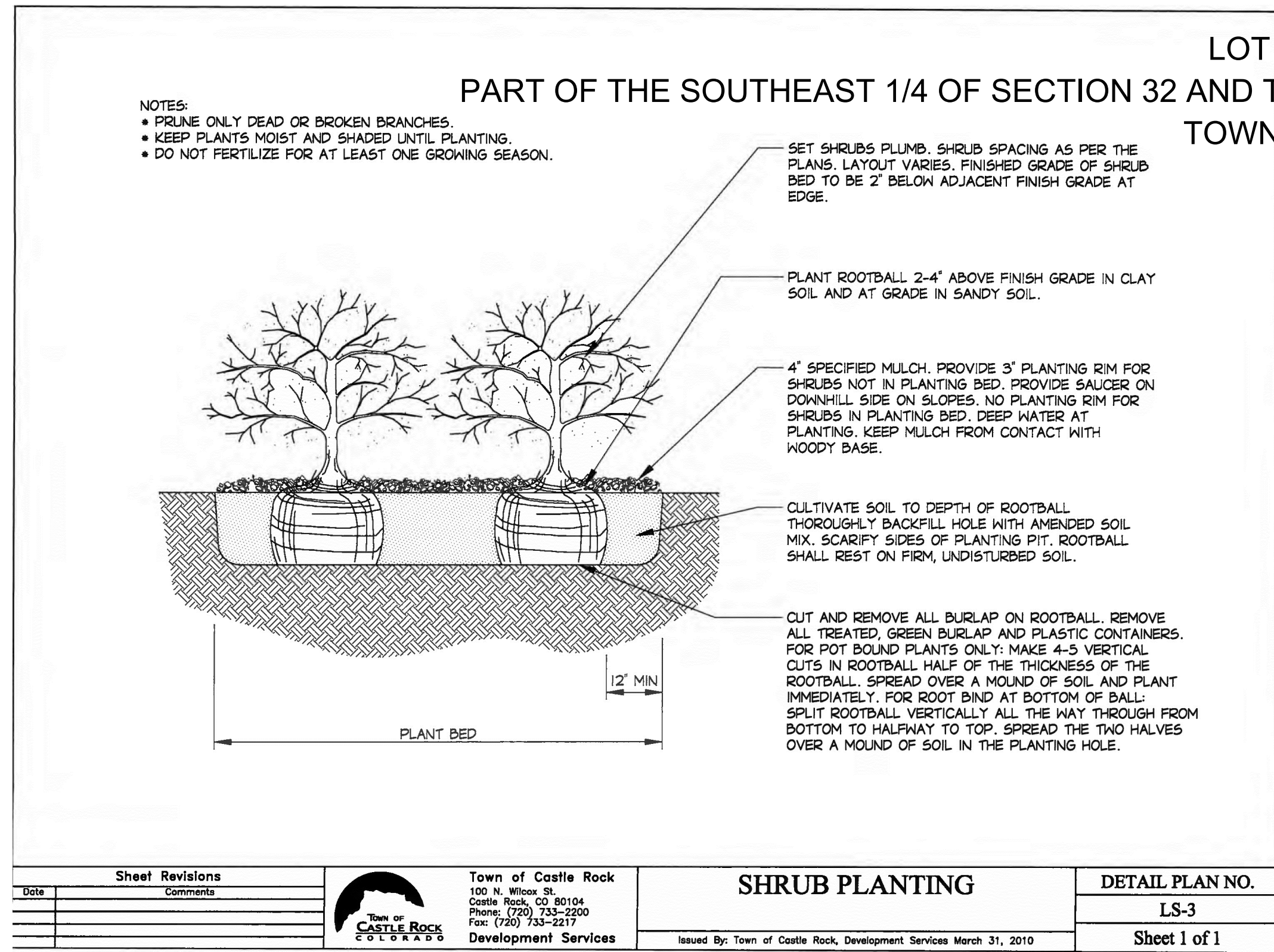


LANDSCAPE SCHEDULE		SEED BROADCAST RATE: 4 LB PER 1,000 S.F.					
QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	HYDROZONE
DECIDUOUS TREES							
3		CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL/B&B	40-50'	30-35'	2
3		GLEDITISIA TRIACANTHOS 'INERMIS' 'SUNBURST'	SUNBURST HONEYLOCUST	2.5" CAL/B&B	30-35'	30-35'	2
6		GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL./B&B	50-60'	30-35'	2
5		QUERCUS RUBRA	NORTHER RED OAK	2.5" CAL./B&B	60-75'	50-60'	2
ORNAMENTAL TREES							
2		MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	20-25'	20'	3
1		PYRUS CALLERYANA	ORNAMENTAL PEAR	2" CAL.	40'	15'	2
EVERGREEN TREES							
3		PICEA PUNGENS	FASTIGIATE SPRUCE	8' HT	25-40'	10-15'	3
5		PINUS FLEXILIS 'VADERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	8' HT.	20-25'	10-15'	2
4		PINUS NIGRA	AUSTRIAN PINE	8' HT.	50-60'	20-40'	2
DECIDUOUS SHRUBS							
19		ARCTOSTAPHYLUS X COLORADENSIS	PANCHITO MANZANITA	5 GAL.	1-2'	3-4'	2
5		EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	4-5'	4-5'	3
13		LIGISTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	2-3'	3-4'	2
8		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON HOLLY	5 GAL	2-3'	2-3'	2
3		PHYSOCAPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	5 GAL.	3-4'	3-4'	2
36		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'	2
3		PRUNUS GLANDULOSA	PINK FLOWERING ALMOND	5 GAL.	4-6'	4-6'	
8		RIBES ALPINUM	ALPINE CURRANT	5 GAL.	3-5'	3-5'	3
34		RHUS AROMATIC 'GROW-LOW'	GROW LOW SUMAC	5 GAL	2-3'	3-4'	2
26		ROSA 'MEDILAND FIRE'	MEDILAND FIRE ROSE	5 GAL.	18-24"	4-6'	2
48		ROSA WOODSII	WOOD'S ROSE	5 GAL	2-3'	3-4'	1
EVERGREEN SHRUB LIST							
10		JUNIPERUS COMMUNIS 'ALPINE CARPET'	ALPINE CARPET JUNIPER	5 GAL.	12-18"	4-6'	2
16		JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6' HT.	15-20'	6-8'	2
9		JUNIPERUS SCOPULORM 'SKYROCKET'	SKYROCKET JUNIPER	6' HT	15-20'	2-4'	2
53		JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL.	1-2'	5-8'	2
27		JUNIPERUS SABINA 'BROADMOOR'	BROADMOR JUNIPER	5 GAL	12-18"	6-8'	2
ORNAMENTAL GRASSES							
31		BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"	2
121		CALAMAGROSTIS ACUTIFOLIUS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	2-3'	2
22		HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	20-24"	2-4'	2
30		PENNISETUM ALOPECUROIDES 'HALEMN'	DWARF FOUNTAIN GRASS	1 GAL.	2-3'	2-3'	2
44		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	2-3'	2-3'	2
20		SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	1.5-2'	18-24"	2

REV. NO.	DESCRIPTION	DATE
1	SDP SUBMITTAL 2	06/17/2020
2	SDP SUBMITTAL 3	07/24/2020
3	SDP SUBMITTAL 4	09/09/2020

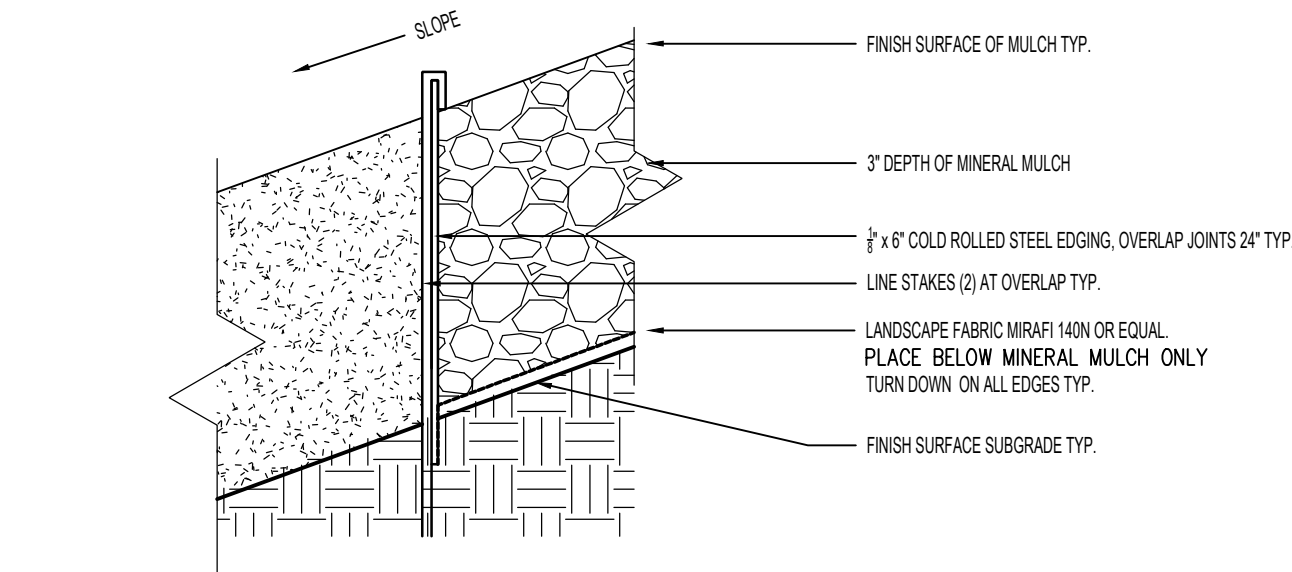
SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023



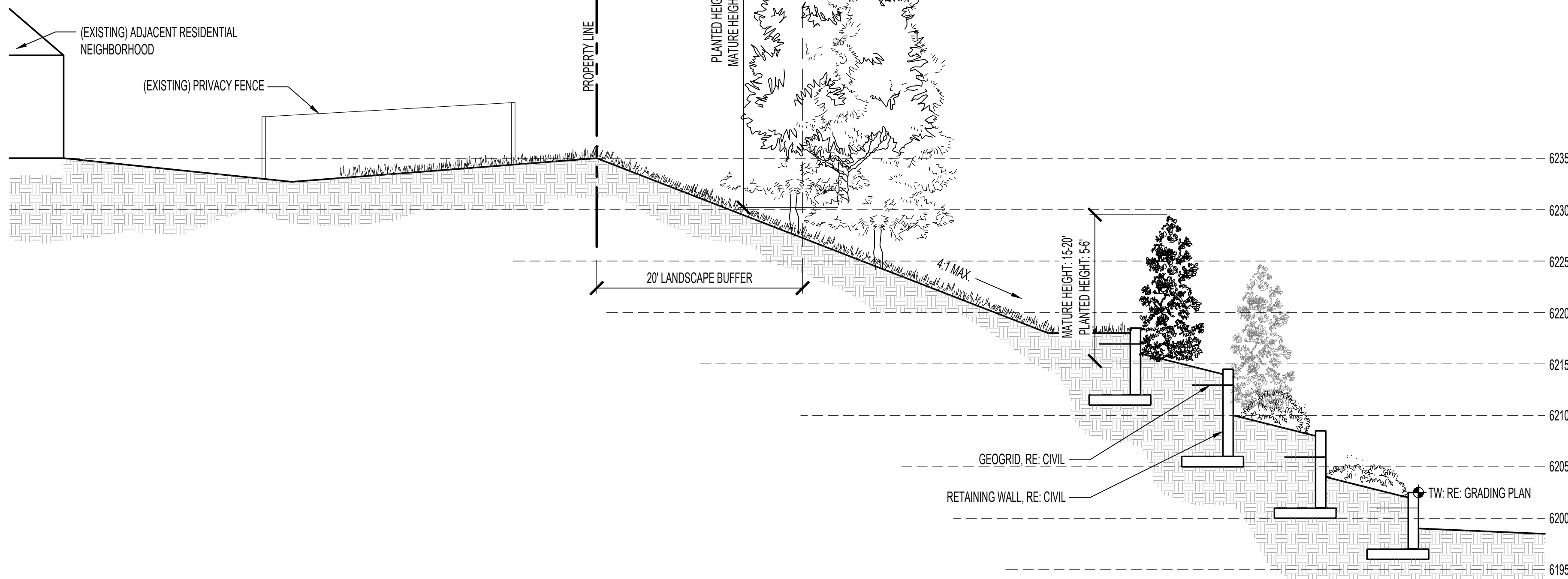
C CITY OF CASTLE ROCK - TREE PLANTING DETAIL

Scale:



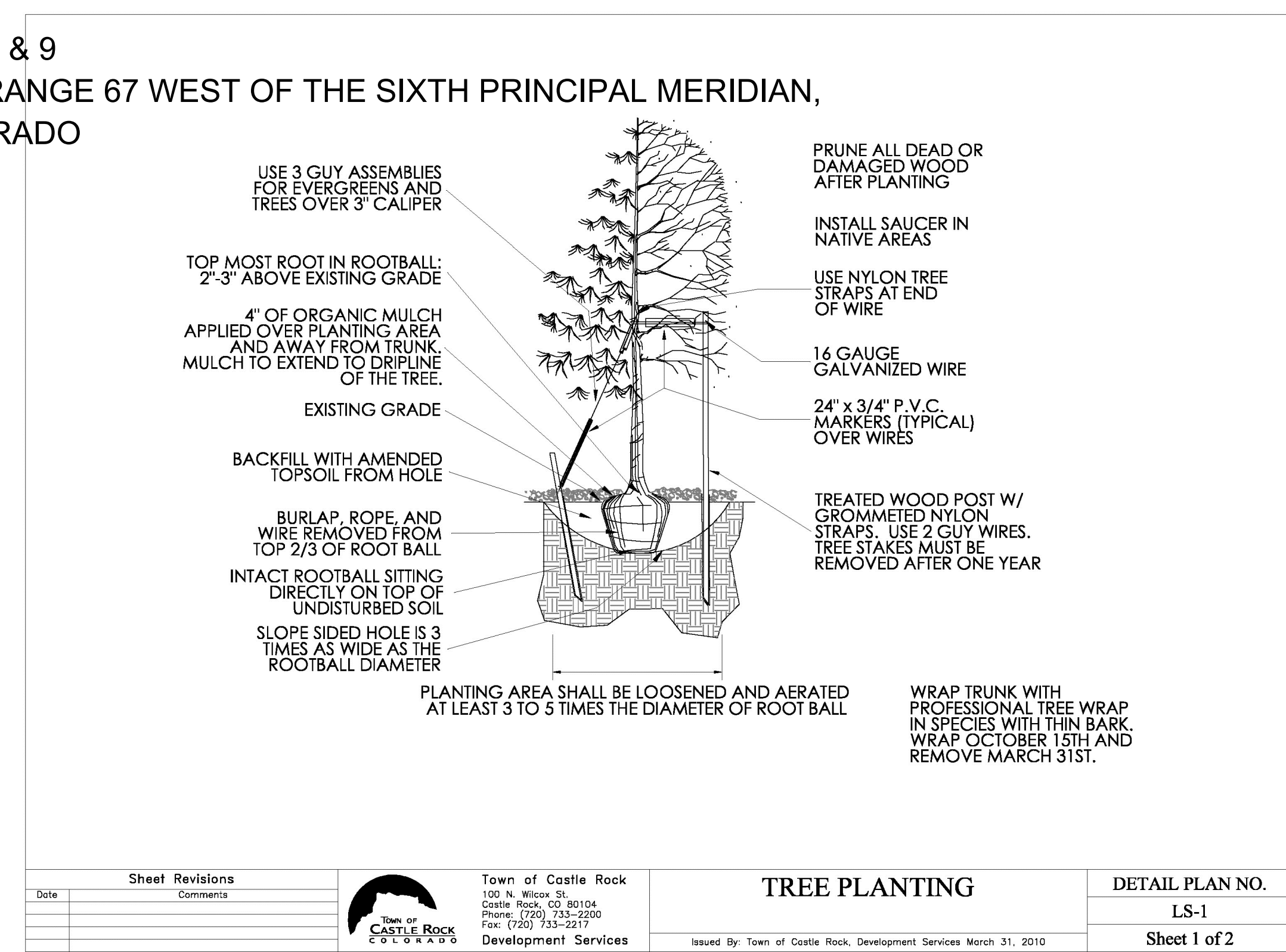
D TYPICAL STEEL EDGING

Scale: 1" = 1'-0"



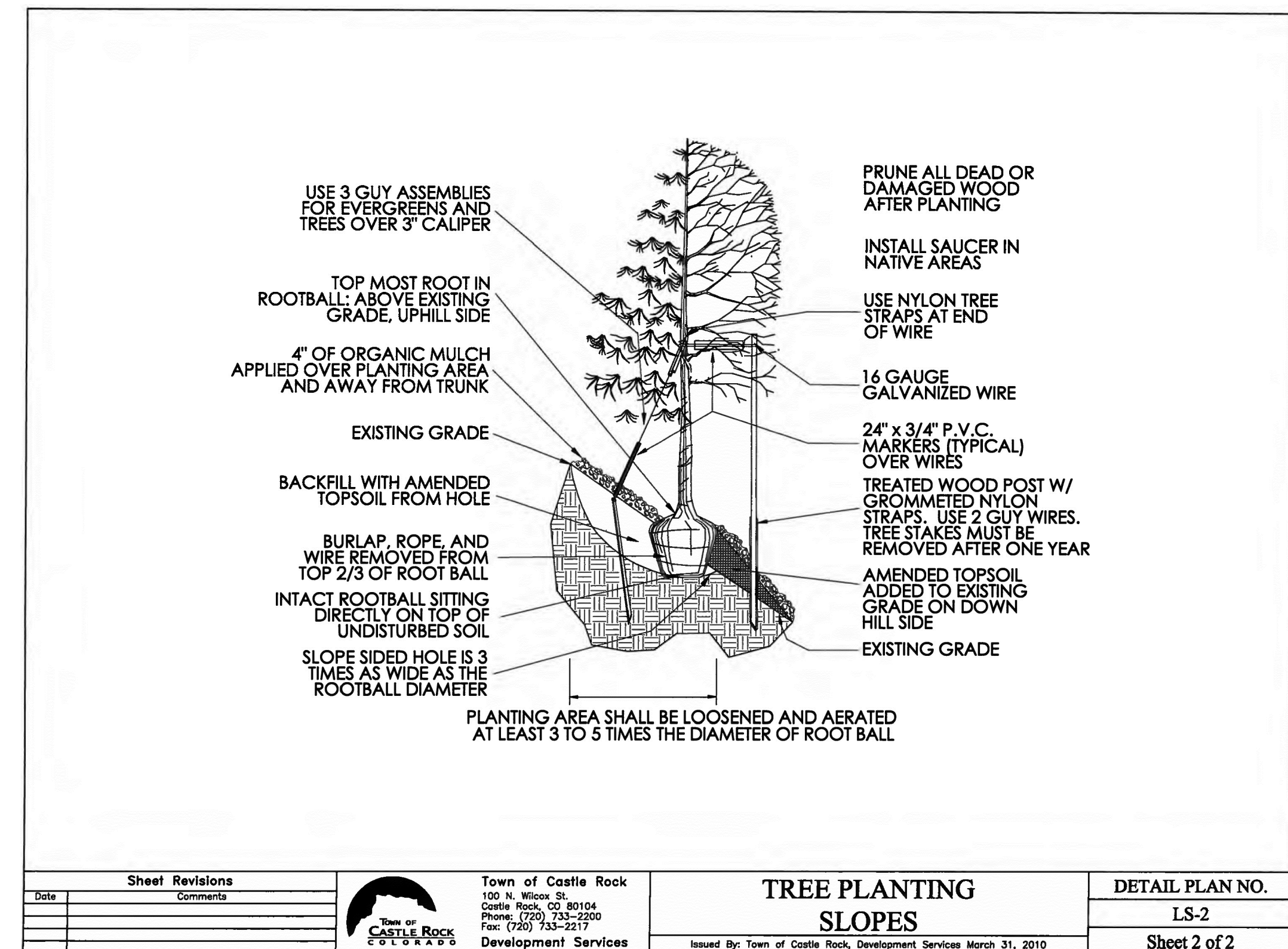
E SECTION A: LANDSCAPE BUFFER

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



A CITY OF CASTLE ROCK - TREE PLANTING DETAIL

Scale:



B CITY OF CASTLE ROCK - TREE PLANTING ON SLOPES

Scale:

SDP20-0023 - THE LEARNING EXPERIENCE

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped 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, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
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, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.



Reference Chapter 13.20 of the Castle Rock Municipal Code

Reference Chapter 13.20 of the Castle Rock Municipal Code

* REMAINDER OF REQUIRED TREES & SHRUBS WILL BE INSTALLED UPON FULL DEVELOPMENT OF LOT 2B

RIGHT OF WAY - MEADOWS BOULEVARD	R.O.W. LENGTH	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
LOT 2 A	248 L.F.	6	2	25	25
LOT 2B	285 L.F.	7	2	29	37
TOTAL	533 L.F.	13	4	54	62

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9

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SDP20-0023

4100
Wardensburg Road
Suite 100
Castle Rock, CO 80104
303-887-2304
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ROGUE
ARCHITECTURE

CHALLENGING THE STATUS QUO



DATE	06/17/2020
DESCRIPTION	SDP SUBMITTAL 2
REV. NO.	2
SDP SUBMITTAL 3	07/24/2020

ASPIRANT DEVELOPMENT

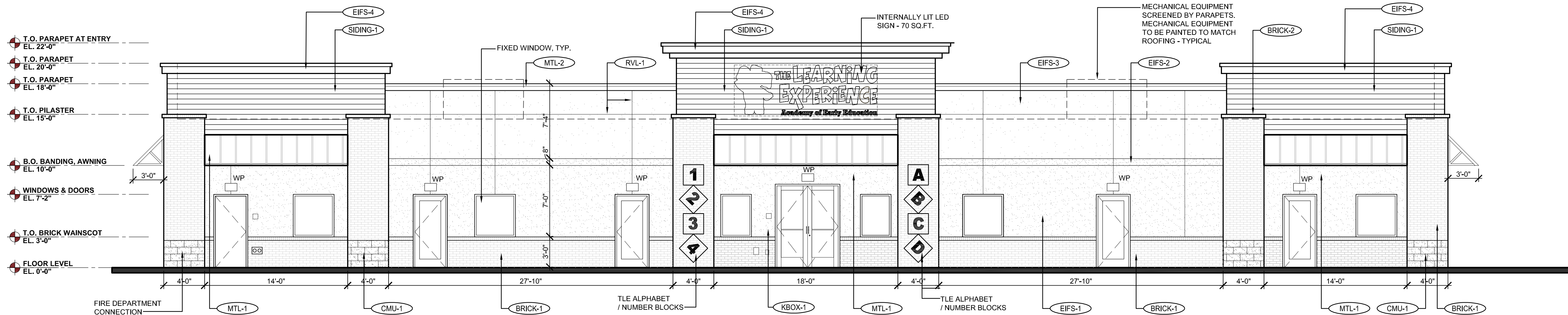
THE LEARNING EXPERIENCE

EXTERIOR ELEVATIONS

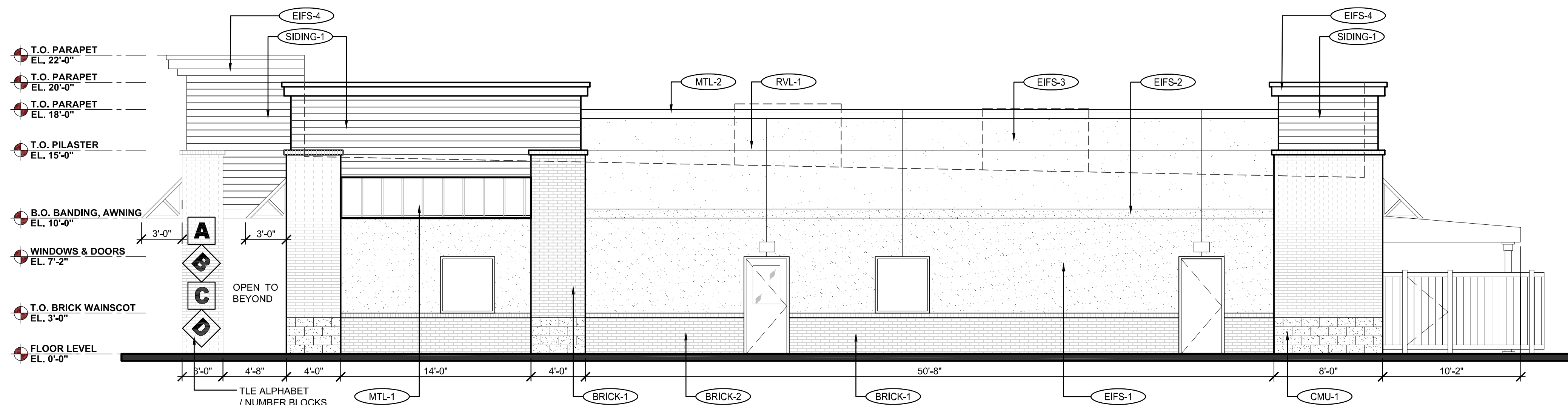
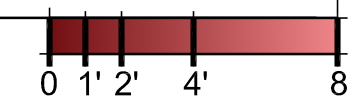
SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO

PROJ NO: 2019.67
ENG : ROGUE
DATE : 03/27/2020
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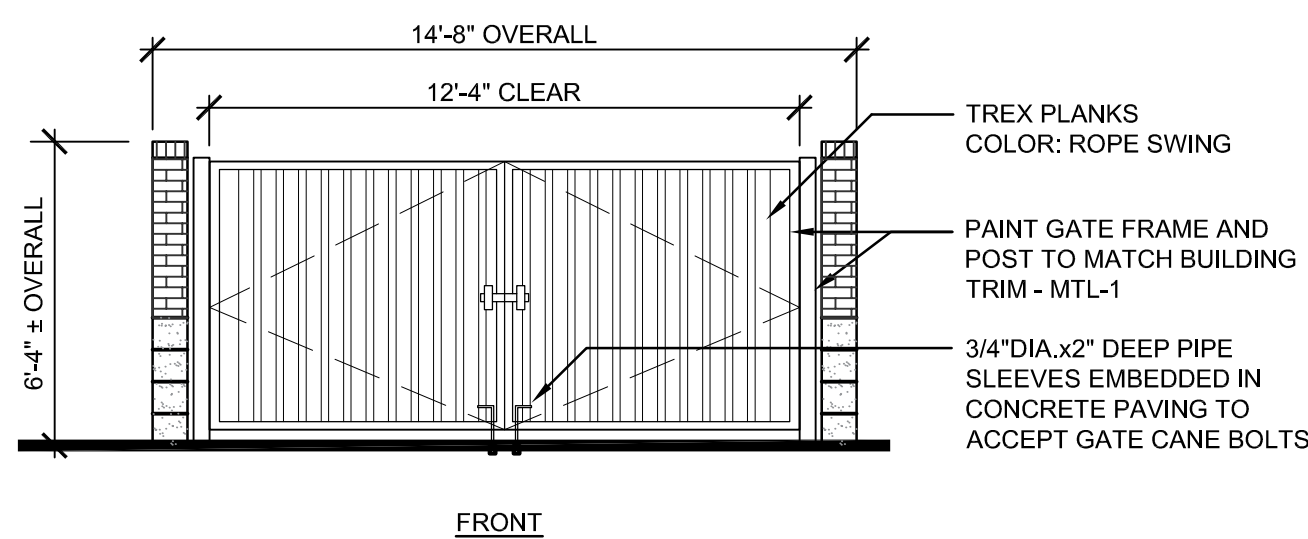
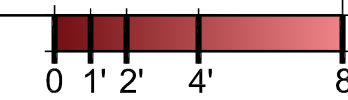
SHEET NUMBER
A-1
8 OF 11



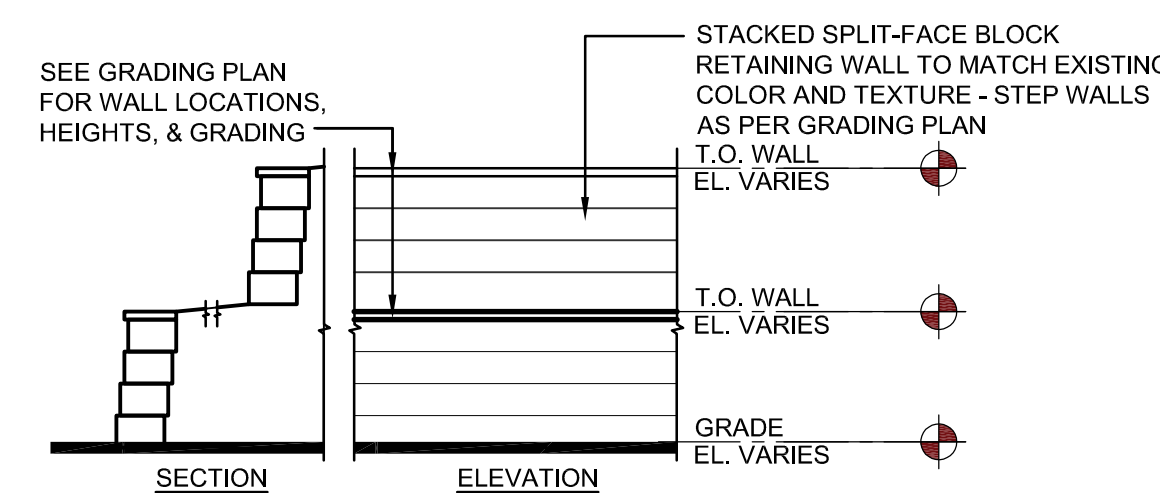
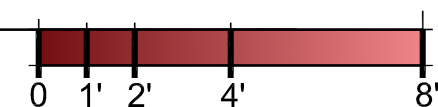
3 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



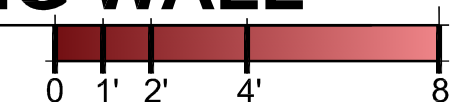
2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



4 PROPOSED STACKED BLOCK RETAINING WALL
SCALE: 1/4" = 1'-0"



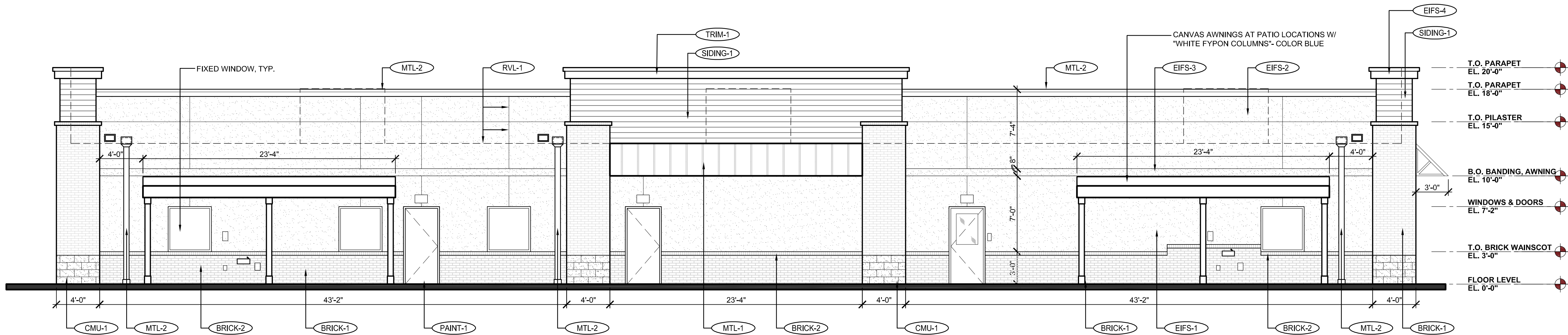
EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1 ALT.: ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAIN
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR w/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)/ WATER MANAGED	DRYVIT SUEDE #105 PEBBLE TEXTURE
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)/ WATER MANAGED	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
EIFS-4	DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT BURNISHED SLATE PEBBLE TEXTURE
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
MTL-1	MBCI	PREFABRICATED AWNING	BURNISHED SLATE
MTL-2	MBCI	METAL TRIM & DOWNSPOUTS	BURNISHED SLATE
PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: WHITE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH

SITE DEVELOPMENT PLAN

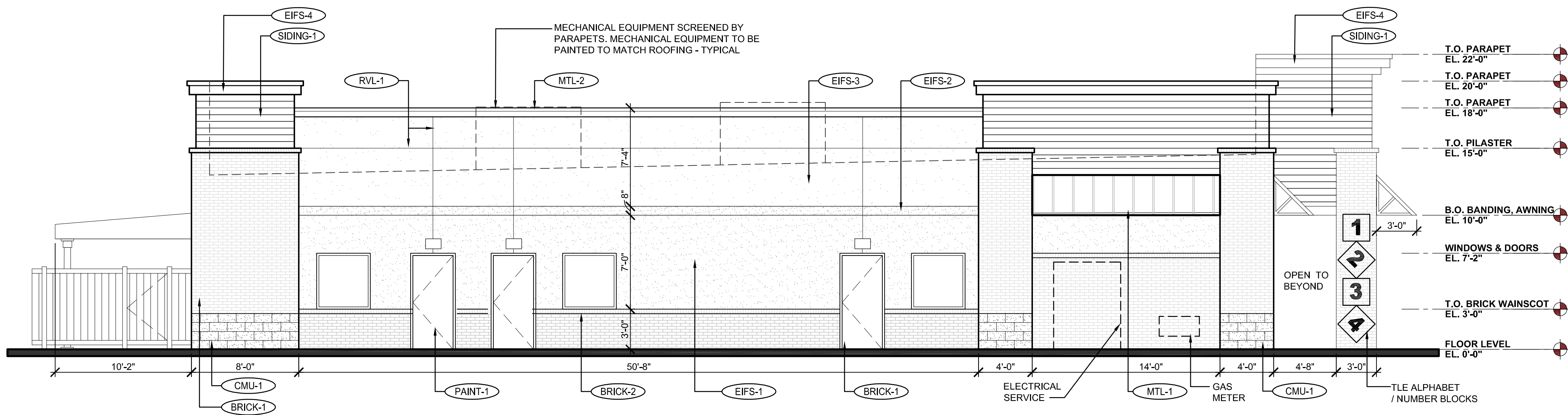
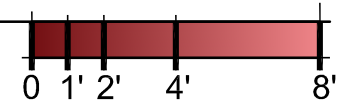
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SDP20-0023

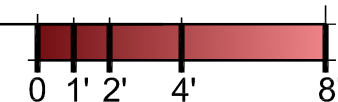
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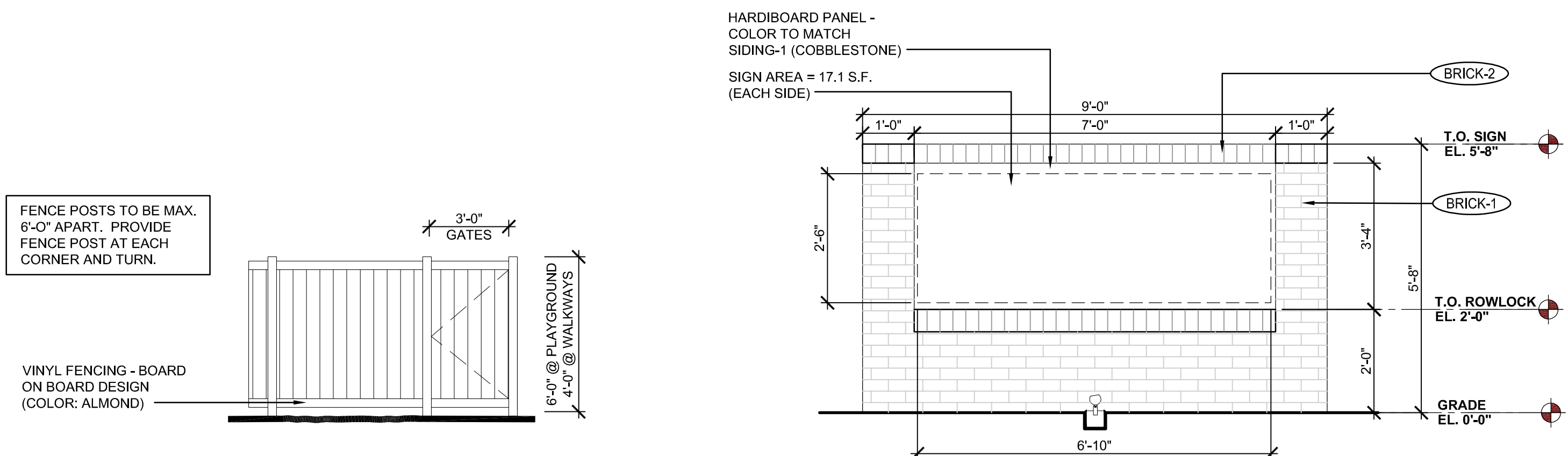
4 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



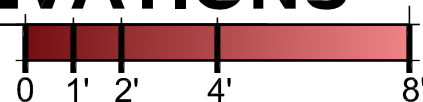
3 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



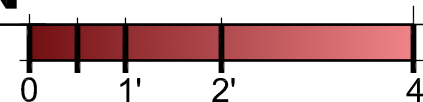
EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1 ALT.: ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE
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CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR w/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)/ WATER MANAGED	DRYVIT SUEDE #105 PEBBLE TEXTURE
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)/ WATER MANAGED	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
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RVL-1	DRYVIT OR SIMILAR	½" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH



1 PROPOSED FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



1 PROPOSED MONUMENT SIGN
SCALE: 1/2" = 1'-0"



SIGN COMPARISON TABLE		
MAXIMUM SIGN AREA:	REQUIRED:	PROPOSED:
SIGN AREA:	LOT FRONTAGE = 246 L.F. 1.5 X 246 = 369 S.F. ALLOWED	104.2 S.F.
CALCULATED: ONE AND ONE-HALF (1½) SQUARE FEET OF SIGN FOR EACH LINEAR FOOT OF LOT FRONTAGE FOR THE FIRST TWO HUNDRED (200) FEET OF LOT FRONTAGE AND ONE-HALF (½) SQUARE FOOT FOR EACH ADDITIONAL LINEAR FOOT.		
FREESTANDING SIGNS:	REQUIRED:	PROPOSED:
SIGN AREA:	50 S.F. MAX.	17.1 S.F. EACH SIDE (34.3 S.F. TOTAL)
SIGN HEIGHT:	20'-0" MAX.	5'-8" HIGH
SETBACK:	10'-0" MIN.	10'-0"
WALL SIGNS:	REQUIRED:	PROPOSED:
SIGN AREA:	25% MAX. (2,440 S.F. OF WALL AREA X 25% = 610 S.F.	70 S.F.

SDP20-0023 - THE LEARNING EXPERIENCE

DATE	DESCRIPTION
06/17/2020	SDP SUBMITTAL 2
07/24/2020	SDP SUBMITTAL 3

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
EXTERIOR ELEVATIONS
SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO

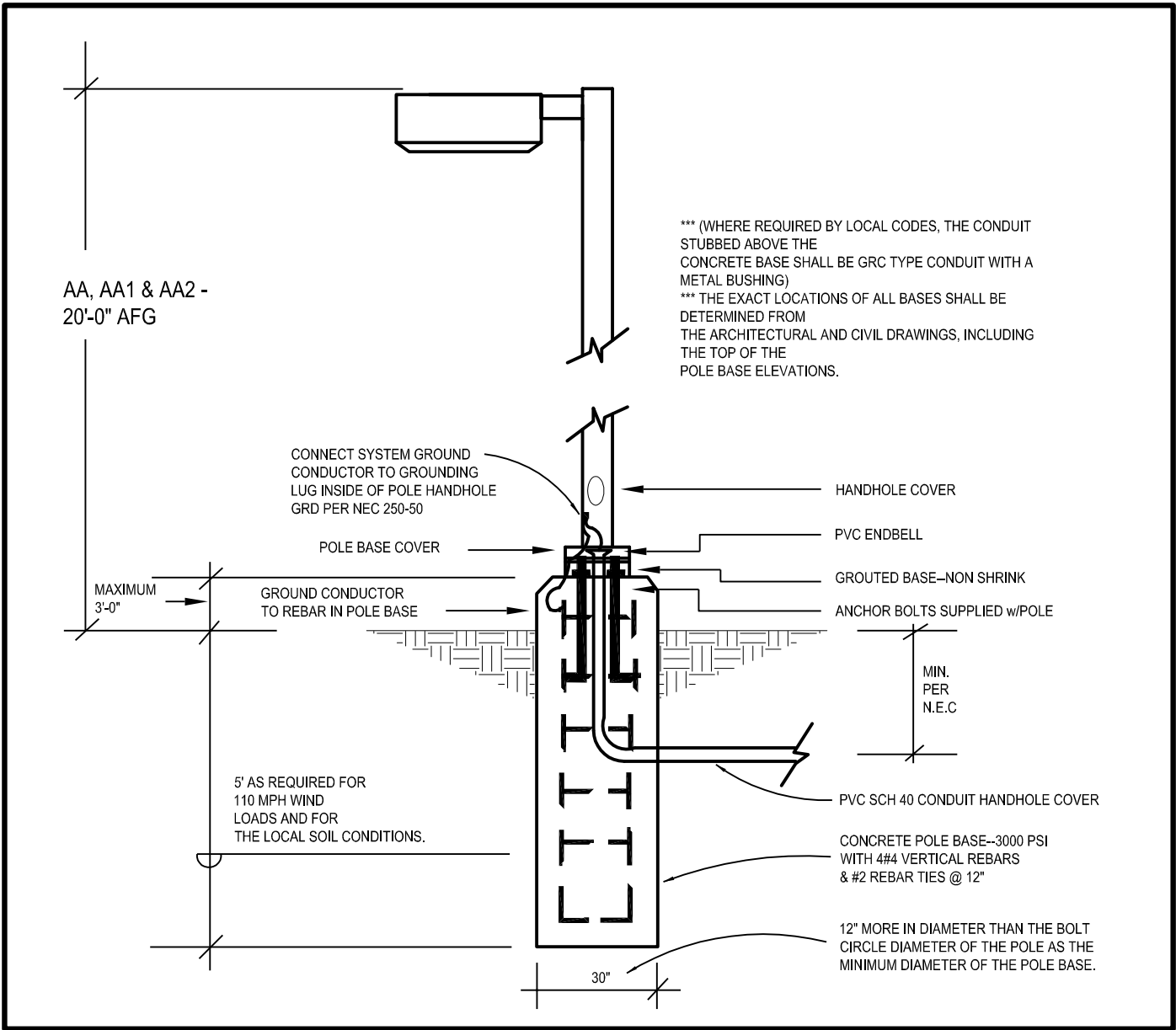
PROJ NO: 2019.67
ENG : ROGUE
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SHEET NUMBER
A-2
9 OF 11

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023



2 TYPICAL POLE BASE DETAIL
scale: N.T.S.

- GENERAL LIGHTING PLAN STANDARD NOTES:
1. ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
 2. ALL FIXTURES TO BE CONTROLLED VIA TIMECLOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. ALL FIXTURES TO TURN ON 30MIN BEFORE OPENING OF BUSINESS.
 3. PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
 4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

SITE LUMINAIRE SCHEDULE										
FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	QUANTITY	MTG HEIGHT	DESCRIPTION	VOLTS
	NAME	CATALOG NUMBER								
AA	LSI INDUSTRIES	XGBM-3-SS-128-NW-UE-BRZ-HSS-SSQBS-S07G-20-S-BRZ-SF-DGP	BRONZE	LED	188	POLE	5	20'-0"	SITE LIGHTING SINGLE HEAD TYPE III WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-SSQBS-S07G-20-S-BRZ-SF-DGP	BRONZE	LED	188	POLE	2	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	UNV
AA2	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-XGBM-5-SS-128-NW-UE-BRZ-SSQBS-S07G-20-S-BRZ-SF-DGP	BRONZE	LED	376	POLE	1	20'-0"	SITE LIGHTING DUAL HEAD WITH TYPE 5 TOWARDS PARKING LOT AND TYPE 3 TOWARDS ACCESSWAY	UNV
G	PRESCOLITE	LC8ML-8LCML-24L-35K-8-WH-WT-B6	WHITE	LED	32	RECESSED	3	-	8" DIA. LED CANOPY FIXTURE	UNV
HE	WILLIAMS	VWPH-L30740-T3-WHT-SDGL-EM10WC-DIM-UNV	BRONZE	LED	36	SURFACE	14	8'-6"	WALL PACK	UNV
P	KIM	EL218-120V, LED LAMP	BRONZE	LED	16	GROUND	2		WATERPROOF SPOT LIGHT FOR MONUMENT SIGN. PROVIDE WITH LOUVERS	UNV

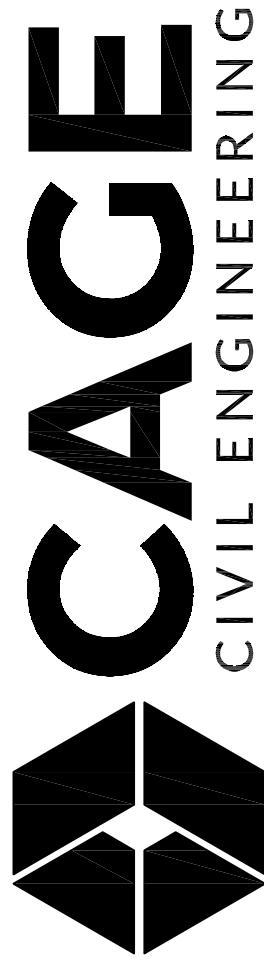
- NOTE:
1. ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.



1 SITE LIGHTING PLAN
scale: 1"=30'-0"



JCA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260



REV. NO.	DESCRIPTION	DATE
1	SDP SUBMITTAL 2	06/17/2020
2	SDP SUBMITTAL 3	07/24/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
SITE LIGHTING PLAN
SW CORNER OF PANTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO



PROJ NO: 190174
ENG: KJS/JLE
DATE: 6/29/2020
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SHEET NUMBER
ES-100
10 OF 11

PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023

TYPE 'H'

VOLTAIRE ARCHITECTURAL WALL PACK

LED

SPECIFICATIONS

Housing – Die-cast aluminum enclosure.
Thermal Management – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated 20°C to 40°C ambient (AMT/OC). 0 to 30°C Cw/OC.
IP Rating – IP67 (NEMA 4X).

Optical System – Precision, injection-molded, refractive acrylic lensing provides excellent 95% distribution.

LED Assembly – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI LEDs.

LED Driver – 0-10V dimming.

Electrical – 120-277 VAC, and 0-10V dim range, 50-90W; power factor >90 THD <20% THD; full load, FCC Class A compliant, IMA 100V surge protection, standard. Quick-disconnect wiring provided.

Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.

Mounting – Surface mounts directly over a maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (WPH= 15 lbs, WVPV = 23 lbs).

Listings:

- cULus certified as luminaires suitable for wet locations.
- Designated Consortium qualified product, not all versions of this product are ULus qualified, see the UL Consortium Products List at www.designated-usa.org/CP.
- Calculated 70 lumen maintenance >50,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- CSA Task 44 approved (downlight application only).
- IPES rated.
- Title 24 compliant with DCCS 150-211 L - option.
- BULB classified per IES TM-11-11.

Warranty – 5-year limited warranty, see www.williamsinc.com/warranty.

DISTRIBUTION

T3 Clear Glass (SGL)

T3 Solite Glass (SGL)

TFT Clear Glass (SGL)

TFT Solite Glass (SGL)

FIXTURE PERFORMANCE DATA

SERIES	DISTRIBUTION	LUMEN PACKAGE	WATTAGE ¹	CCT	CLEAR GLASS (SGL)		SOLITE GLASS (SGL)		BUG RATINGS
					DELIVERED (LMEN) ²	EFFICACY (LM/W) ²	DELIVERED (LMEN) ²	EFFICACY (LM/W) ²	
T3	L30	36	4000	3174	88.2	2883	82.3		B1 US-G1
			4000	3327	92.4	3106	85.3		
			5000	3438	95.5	3299	88.1		
			5000	3593	84.8	5887	84.1		
WPH	L60	36	4000	6611	84.4	6172	89.2		B1 US-G1
			5000	6601	97.6	6376	81.1		
			5000	7713	79.4	2533	70.4		
			4000	7844	79.0	2855	73.6		
TFT	L30	36	5000	2939	81.5	2743	76.2		B2 US-G2
			3000	5470	78.1	1595	74.4		
			4000	5688	81.3	5399	75.8		
			5000	5696	83.5	5486	78.4		
T3	L60	36	5000	3175	85.5	2938	93.8		B1 US-G1
			4000	3403	84.5	3177	89.3		
			5000	3385	84.0	3160	87.8		
			5000	6171	88.2	5813	83.0		
WVPV	L60	36	4000	6854	91.3	6381	90.7		B2 US-G1
			5000	6767	96.7	6137	90.2		
			5000	2840	78.9	2651	73.8		
			4000	3193	86.2	2896	80.4		
TFT	L30	36	5000	3089	85.2	2881	80.0		B1 US-G1
			3000	5622	82.2	5126	73.2		

TYPE 'P'

EL218

Micro-Flood® LED

kl_e218_spec.pdf

JOB

TYPE

NOTES

APPROVALS

FEATURES

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out

- Available in 3000K, 4000K and 5000K standard CCT
- Spot, Narrow Flood and Wide Flood distributions

Certifications

SPECIFICATIONS

Approx. Weight = 3.16 lbs.

SIDE

FRONT

ORDERING CODE

Feature*	Distribution	Mounting Options	Electrical Module	Fixture Finish
Exit Door	S Spot	1 1/2" Mounting	3000K	Aluminum
	1 1/2" Narrow Flood	5 1/2" Mounting	4K 4000K	BL Black
	W Wide Flood		5K 3100K	DB Dark Bronze
			with a 1/16" tolerance	GR Matte Green

Feature Options

BD215BL Black
BD215DB Dark Bronze
BD215GR Verde Green
Fixed Flood
FR215BL Black
FR215DB Dark Bronze
FR215GR Verde Green

Mounting Options

Refer to 100 Watt Mounting System Spec Sheet
http://ckh.kimlighting.com/content/products/specs/100watt_120mounting_spec.pdf
for individual mounting options.

* U.S. PATENT D298,556

Kim Lighting reserves the right to change specifications without notice.

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Mar. 17, 2017

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SITE LUMINAIRE SCHEDULE						
FXT. TYPE	MANUFACTURER		FINISH	LAMP DATA / INITIAL LUMEN RATING	LAMP WATTS	LIGHT LOSS FACTOR (LLF)
	NAME	CATALOG NUMBER				
AA	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-SS-SSQB5-S07G-20-S-BRZ-SF-DGP	BRONZE	LED / 5192	188	1.0
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-SSQB5-S07G-20-S-BRZ-SF-DGP	BRONZE	LED / 7586	188	1.0
AA2	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-XGBM-5-SS-128-NW-UE-BRZ-SSQB5-S07G-20-S-BRZ-SF-DGP	BRONZE	LED / 15173	376	1.0
G	PRESCOLITE	LC8ML-8LCML-24L-35K-8-WH-WT-B6	WHITE	LED / 1312	32	1.0
HE	WILLIAMS	VNPH-L30740-T3-WHT-SDGL-EM110WC-DIM-UNV	BRONZE	LED / 1327	36	1.0
P	KIM	EL218-120V, LED LAMP	BRONZE	LED / 889	16	1.0

NOTE:

1. ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.
2. SEE CATALOG NUMBER ON SITE LUMINAIRE SCHEDULE FOR ORDERING INFORMATION.
3. NO FORWARD THROW FIXTURES ARE TO BE ALLOWED.

SCHEDULE				
MOUNTING METHOD	QUANTITY	MTG HEIGHT	DESCRIPTION WITH DISTRIBUTION TYPE	VOLTS
POLE	5	20'-0"	SITE LIGHTING SINGLE HEAD TYPE III WITH HOUSE SIDE SHIELD (TYPE 3)	UNV
POLE	2	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5 (TYPE 5)	UNV
POLE	1	20'-0"	SITE LIGHTING DUAL HEAD WITH TYPE 5 TOWARDS PARKING LOT AND TYPE 3 TOWARDS ACCESSWAY (TYPE 3 & 5)	UNV
RECESSED	3	-	8" DIA. LED CANOPY FIXTURE (FULL CUTOFF)	UNV
SURFACE	14	8'-6"	WALL PACK (TYPE 3)	UNV
GROUND	2	-	WATERPROOF SPOT LIGHT FOR MONUMENT SIGN. PROVIDE WITH LOUVERS (NARROW FLOOD)	UNV