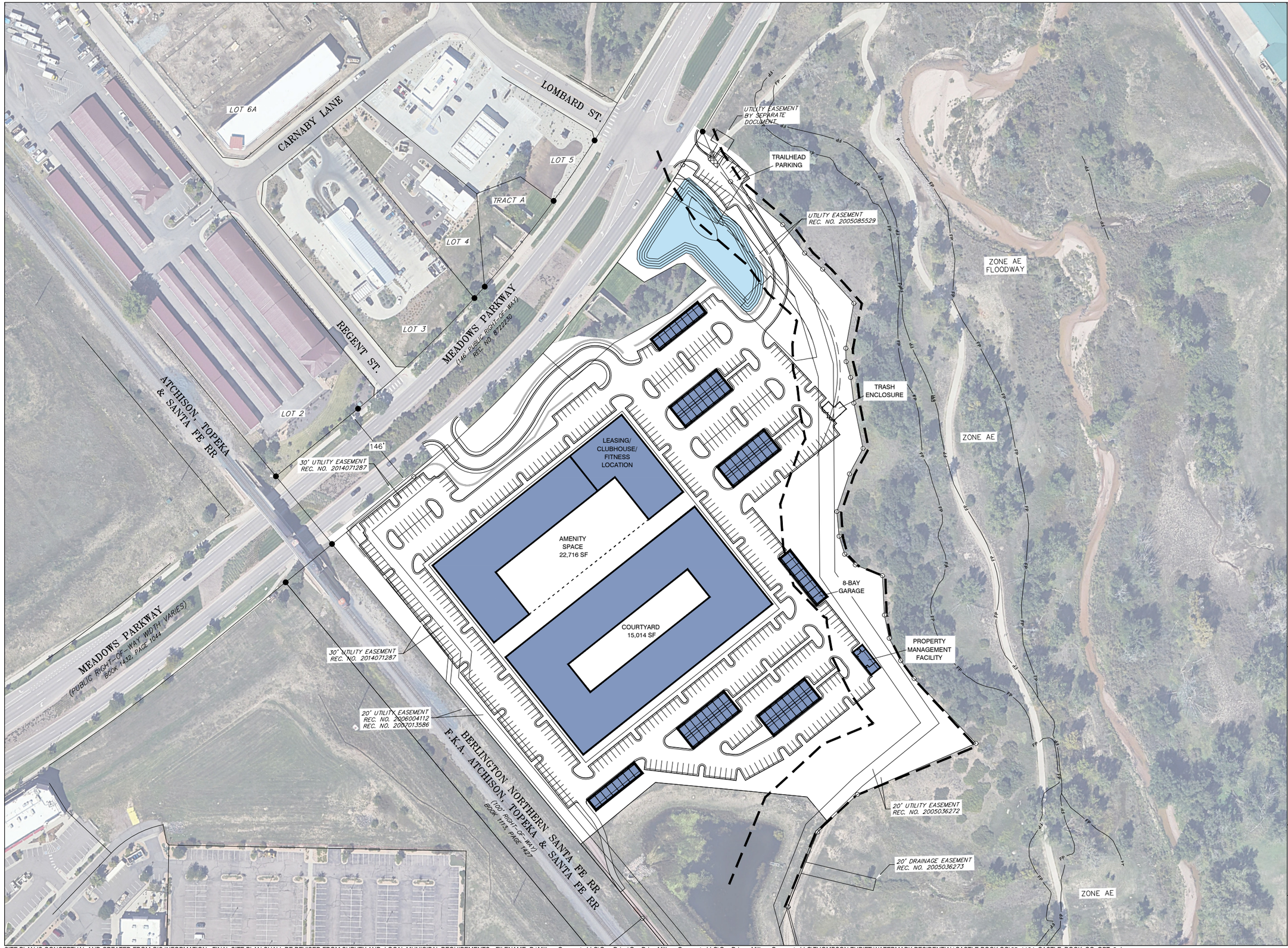


THOMPSON THRIFT
RESIDENTIAL

PROPOSED SITE PLAN

SITE DATA

SITE AREA	12.29± AC
BUILDING	322 UNITS
1 BEDROOM UNITS	126 (39%)
126 x 1 =	126 SPACES
2 BEDROOM UNITS	164 (51%)
164 x 2 =	328 SPACES
3 BEDROOM UNITS	32 (10%)
32 x 3 =	96 SPACES
TOTAL	550 SPACES NEEDED 589 SPACES SHOWN 1.070 RATIO
TOTAL PARKING	589 SPACES
GARAGES	88
RATIO	1.82
PRODUCT TYPE	4-STORY METRO
TRAILHEAD PARKING	16 SPACES

SITE PLAN DRAWN BY
MILBEC CONCEPTS LLC

NORTH

0 75' 150' 300'

SCALE: 1" = 150'

CASTLE ROCK, COLORADO
MEADOWS PKWY & LOMBARD ST

DATE:	DRAWING #
11.24.2025	8

SITE PLAN IS CONCEPTUAL AND CREATED FROM GIS INFORMATION. FINAL SITE PLAN SHALL BE REVISED FROM SURVEY AND LOCAL MUNICIPAL REQUIREMENTS. FILENAME: D:\Milbec Concepts LLC\One Drive\OneDrive Milbec Concepts LLC\OneDrive - Milbec Concepts LLC\THOMPSON THRIFT\WATERMARK RESIDENTIAL\CASTLE ROCK CO\25_1124_CASTLE_ROCK_CO_OPT_8.dwg



PRELIMINARY EARTHWORK

GROSS CUT = 41,200 CY ±

GROSS FILL = 48,300 CY ±

EARTHWORK EST.= 7,100 CY ± IMPORT

EARTHWORK REPRESENTS QUANTITY FROM FINISHED GRADE TO EXISTING GRADE AND DOES NOT INCLUDE ADJUSTMENTS FOR FOUNDATIONS, PAVEMENT, SHRINK/SWELL, ETC.

N

0 30 60 120

SCALE: 1" = 60'

PROOFCIVIL
consulting engineers
1531 Market Street | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DESCRIPTION	DATE

PROJ. NO. 25065-03
DATE: 10/10/2025
DRAWN BY: TAL
CHECKED BY:

CONCEPT GRADING PLAN

TTR MEADOWS PKWY APARTMENTS

CASTLE ROCK COLORADO

DRAWING NO.

C



VIEW LOOKING SOUTHEAST AT BUILDING 1



VIEW LOOKING NORTHEAST AT BUILDING 3

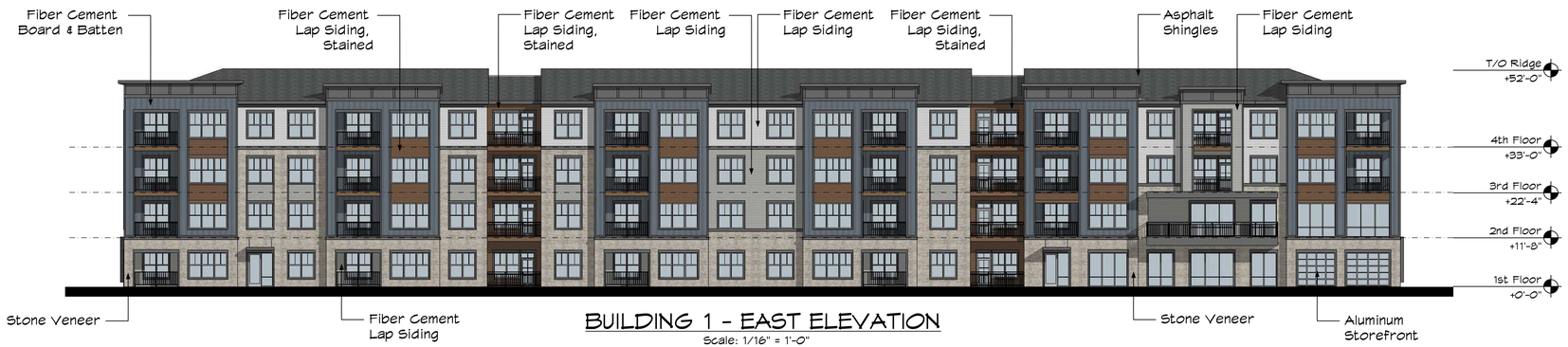


VIEW LOOKING SOUTHEAST AT BUILDING 3



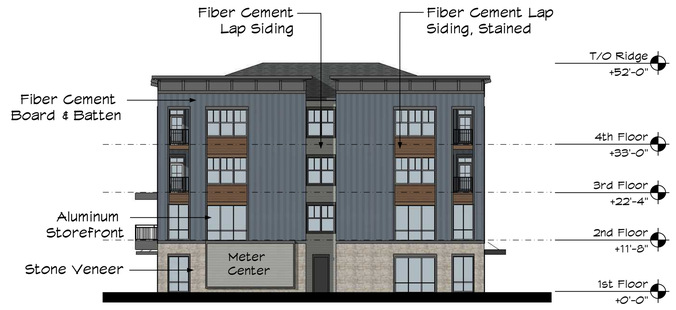
VIEW LOOKING SOUTHEAST AT BUILDING 2

CONCEPT



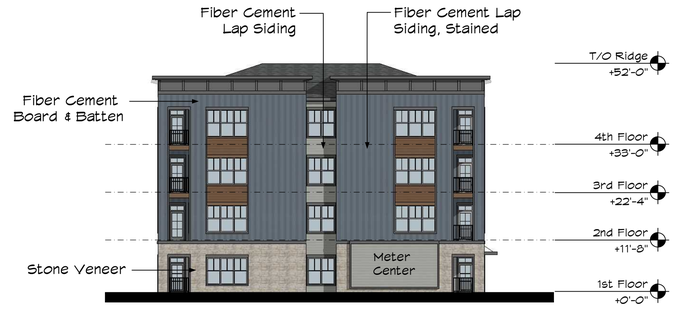
BUILDING 1 - EAST ELEVATION

Scale: 1/16" = 1'-0"



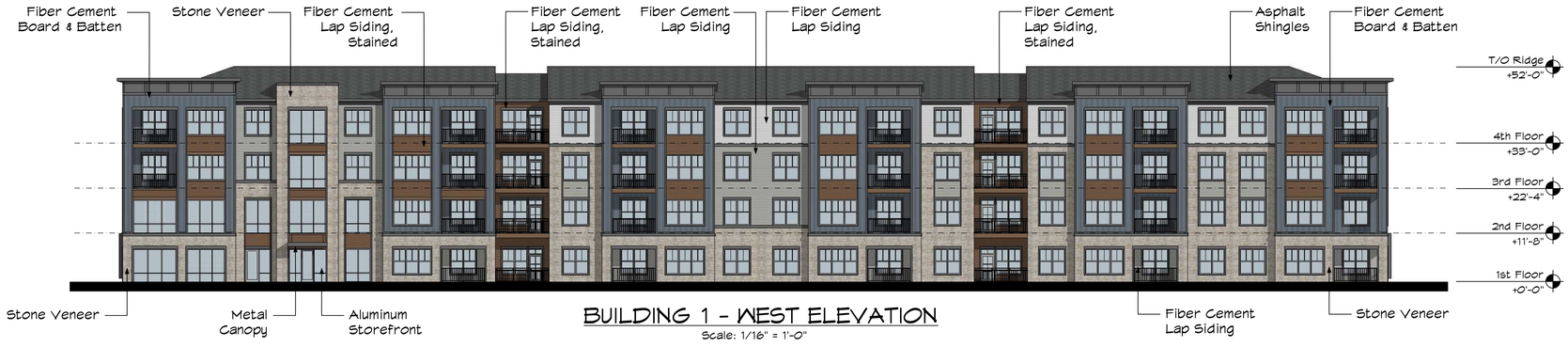
BUILDING 1 - NORTH ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 1 - SOUTH ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 1 - WEST ELEVATION

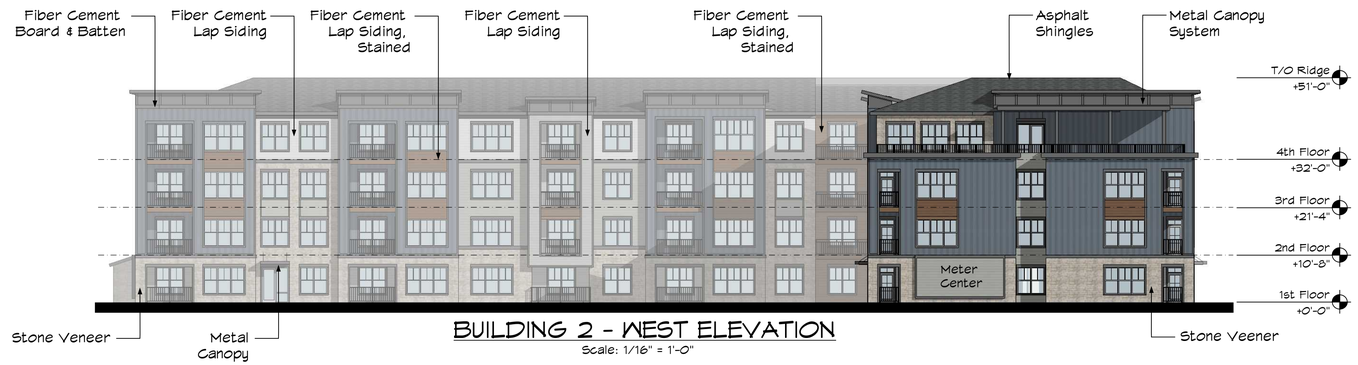
Scale: 1/16" = 1'-0"

CONCEPT



BUILDING 2 - NORTH ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 2 - WEST ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 2 - SOUTH ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 2 - EAST ELEVATION

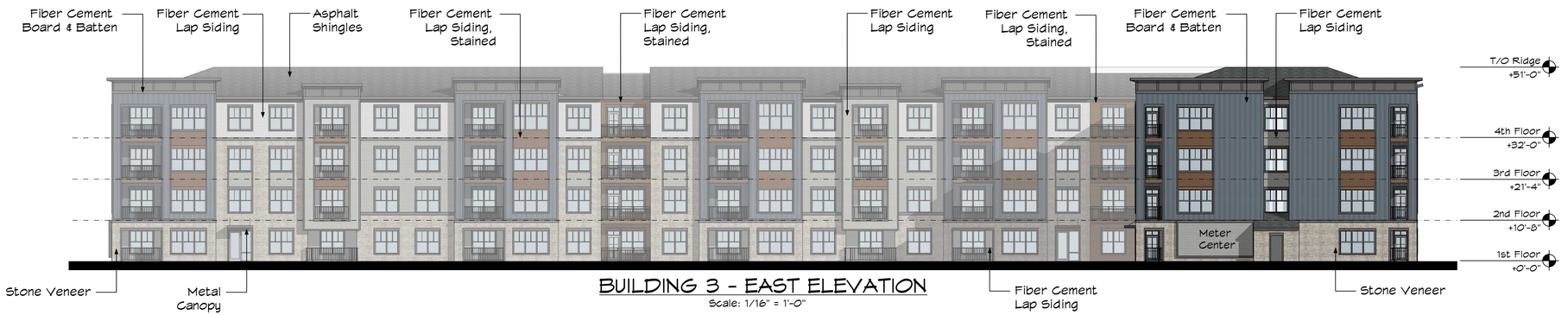
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CONCEPT



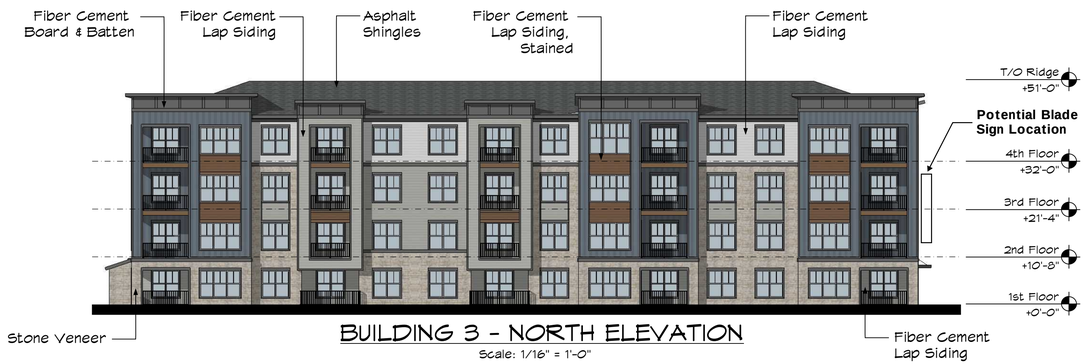
BUILDING 3 - SOUTH ELEVATION

Scale: 1/16" = 1'-0"



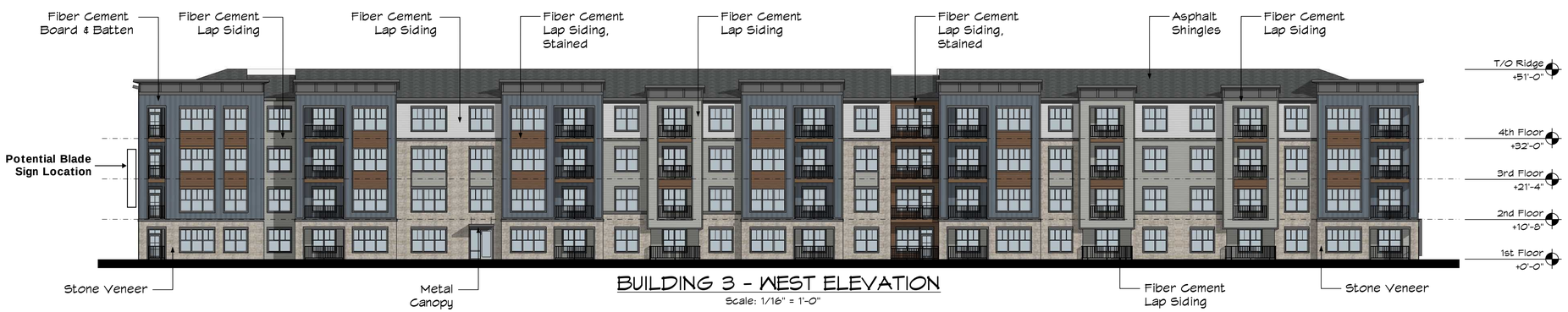
BUILDING 3 - EAST ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 3 - NORTH ELEVATION

Scale: 1/16" = 1'-0"



BUILDING 3 - WEST ELEVATION

Scale: 1/16" = 1'-0"

CONCEPT



16-BAY GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 2 & 4



16-BAY GARAGE FRONT ELEVATION

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

CORRESPONDS WITH GARAGES 2 & 4



16-BAY GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 2 & 4



16-BAY GARAGE BACK ELEVATION

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

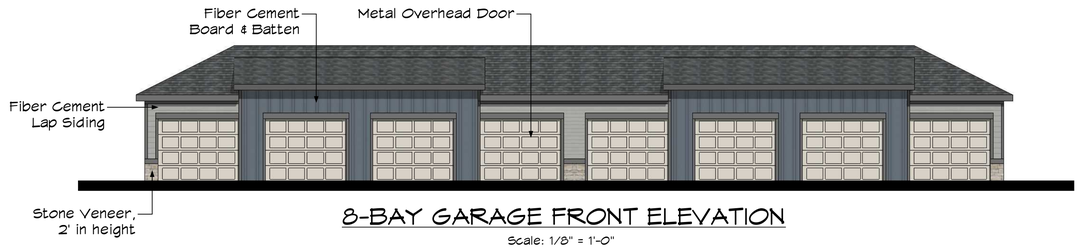
CORRESPONDS WITH GARAGES 2 & 4



8-BAY GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 6 & 7



8-BAY GARAGE FRONT ELEVATION

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

CORRESPONDS WITH GARAGES 6 & 7



8-BAY GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 6 & 7

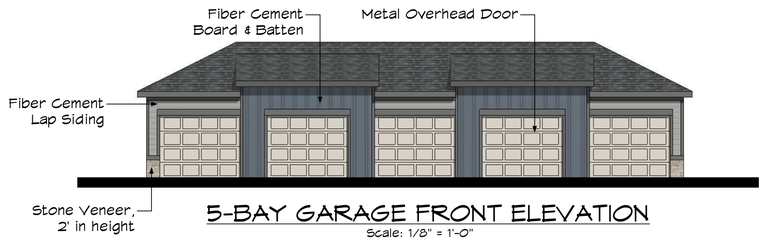


8-BAY GARAGE BACK ELEVATION

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

CORRESPONDS WITH GARAGES 6 & 7

CONCEPT



5-BAY GARAGE FRONT ELEVATION

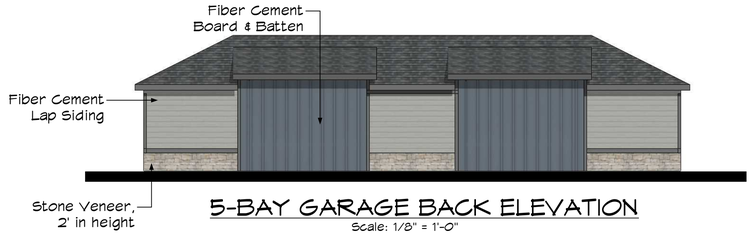
Scale: 1/8" = 1'-0"

CORRESPONDS WITH GARAGES 1, 5, & 8



5-BAY GARAGE WITH PAVILION FRONT ELEVATION

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



5-BAY GARAGE BACK ELEVATION

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

CORRESPONDS WITH GARAGES 1, 5, & 8



5-BAY GARAGE WITH PAVILION FRONT ELEVATION

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



5-BAY GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 1, 5, & 8



5-BAY GARAGE WITH PAVILION SIDE ELEVATION

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



5-BAY GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 1, 5, & 8



5-BAY GARAGE WITH PAVILION SIDE ELEVATION

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

CONCEPT



5-BAY & MAINTENANCE GARAGE SIDE ELEVATION

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

CORRESPONDS WITH GARAGES 3



5-BAY & MAINTENANCE GARAGE FRONT ELEVATION

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

CORRESPONDS WITH GARAGE 3



5-BAY & MAINTENANCE GARAGE SIDE ELEVATION

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

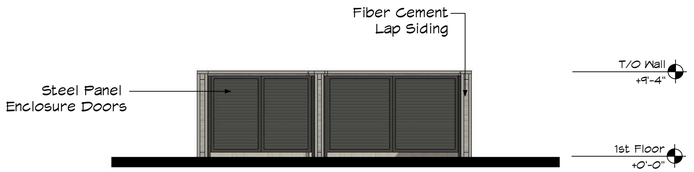
CORRESPONDS WITH GARAGES 3



5-BAY & MAINTENANCE GARAGE BACK ELEVATION

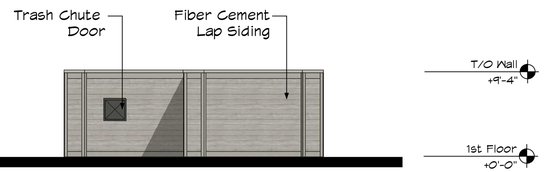
Scale: 1/8" = 1'-0"

CORRESPONDS WITH GARAGES 3



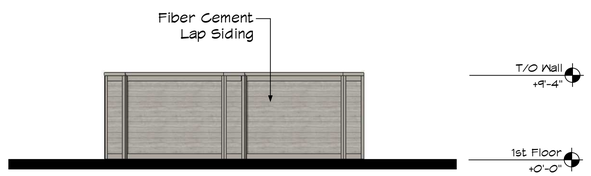
TRASH ENCLOSURE FRONT ELEVATION

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



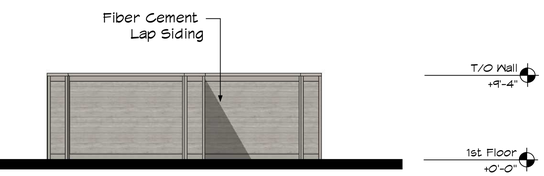
TRASH ENCLOSURE SIDE ELEVATION

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



TRASH ENCLOSURE BACK ELEVATION

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



TRASH ENCLOSURE SIDE ELEVATION

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

CONCEPT