MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

SHEET INDEX

2 of 8

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WATER RIGHTS DEDICATION AGREEMENT

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2, AM. NO.

WERE DEBITED FROM THE WATER BANK (BASED UPO

CLUBHOUSE, 1 IRRIGATION TAP ALL AT 3/4"). Q/X

GENERAL GRADING PLAN

GENERAL UTILITIES PLAN

GENERAL LIGHTING PLAN

CONCEPTUAL LANDSCAPE PLAN

EXTERIOR BUILDING ELEVATIONS

TRASH ENCLOSURE AND LIGHTING DETAILS

COVER SHEET

SITE PLAN

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS

SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS

DEVELOPMENT AGREEMENT (FOURTH AMENDMENT), RECORDED ON

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

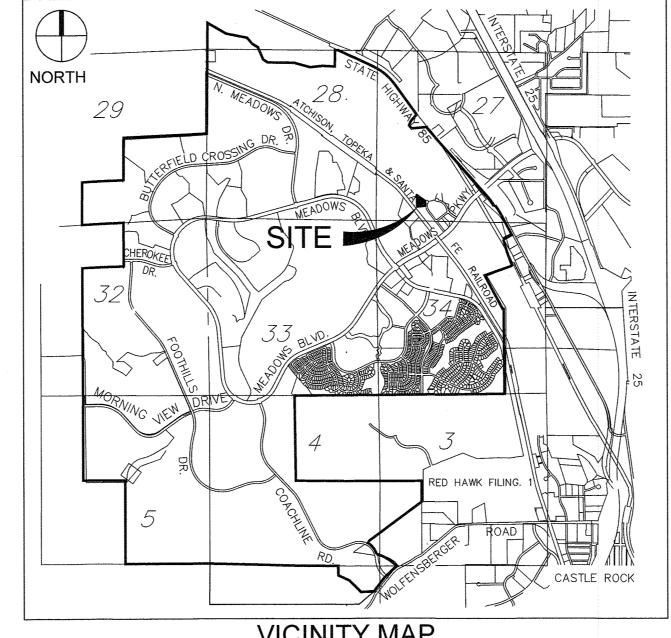
- 1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- 2. Pursuant to Section 4.3 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 be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- 3. The 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 site is not located within a mapped flooplain per FEMA Panel No. 08035C0167G, March 16, 2016 (rev.).
- 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. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan have been granted to the Town of Castle Rock with the Plat recorded at reception no. 2017009633.

10. This site is zoned PD (Meadows 4th Amendment) recorded at reception no. 2003102970

- 11. 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
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.

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 to32 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.



VICINITY MAP

	Zoning Comparison			
Zoning	The Mea	dows PD		
	Requirement		Provide	d
Lot			LOT 1	
Project	U.S.		SDP22-XX	(XX
			Total = 16,	880
Building Square Footage		War	ehouse 13	,715 SF
Building Square 1 Solage	6.7		Office 1,76	
		Sho	owroom 1,4	100 SF
Permitted Uses	Various uses by right and special review per The Meadows PD		arehouse, and Showr	
Maximum Lot Coverage (F.A.R.)	0.60 Max.	%	6,880 SF (26%)
Minimum front yard setback	TBD		23-feet	
Minimum rear yard setback	TBD		53-feet	:
Minimum side yard setback	TBD		10-feet	
Maximum height	60-feet		28-feet	
		13,715/1,000 x 1 = 14		
	Warehouse: 1.0/1,000 GFA,	$1,765/1,000 \times 3 = 6$		
Minimum Parking Spaces	Office: 3 per 1,000 GFA,	1,400/1,000 x 3 = 5		
3 1	Showroom: 3.5 per 1,000 GFA	Required = 25		
		Provided = 37		
Min. ADA Parking spaces	Per Muni. Code 1 ADA space required for 1 to 25 total lot spaces, 2 for 26 to 50 total lot spaces	Prov	spaces rec vided = 2 V tal lot space	an ADA
	Site Utilization			
Lot Coverage	Requirement		LOT 1	
			SF	% of Tota
Building Coverage	N/A		16,880	24%
Parking Coverage	N/A		22,057	31%
Street Coverage	N/A	-	0	0%
Landscape/Open Space Coverage	10%		32,184	45%
Irrigated Area			6,497	
Temporary Irrigated Native Seed			0	
Non-Irrigated Area (incl. sidewalks)		0	25,687	
Total Landscape/Open Space Coverage			32,184	
Other Coverage:	N/A	<u> </u>	0	0%
Total			71,121	100%

BENCHMARK:

DCBM 2.015030, LOCATED NORTHWEST OF THE INTERSECTION OF STATE HWY. 85 AND MEADWOS PARKWAY, ELEVATION = 6082.19 (NAVD88)

BASIS OF BEARINGS:

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°27'31" WEST.

THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. ** THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND

SIGNED THIS 30 DAY OF JUNE

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF 20 12 BY Robert C. Hanisch Jr. AS VP 1 AS **VP Laad Dool som**OF CASTLE ROCK DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: April 36, 2025 OTARY PUBLIC - STATE OF COLORADO NOTARY PUBLIC NOTARY ID 20214016144 MY COMMISSION EXPIRES APR 26, 2

, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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.



ARDY JOHN STEEVAN rotary fuelic STATE OF COLORADO NOTARY ID 20014018515 dy Commission Explies February 10, 2024

NOTARY BLOCK

, 20 22 BY Scott Bennetts AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 10, 2024

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

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 AT

, <u>20</u> **22** AT RECEPTION NO. 2022046969 8:07AM ON THE 65 DAY OF July

DOUGLAS COUNTY CLERK AND RECORDER Lindson R. Buluer

SURVEYOR'S CERTIFICATE

I, ANTHONY PEALL, 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 ANTHONY PEALL, PLS #38636

CIVIL ENGINEER'S CERTIFICATE

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



4032 DEFOE ST. STRASBURG, CO 80136

MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT 1 - PROJECT NO. SDP22-0012

PHONE 303.317.3000

PROJECT CONTACTS

bstokes@crdvcoo.com

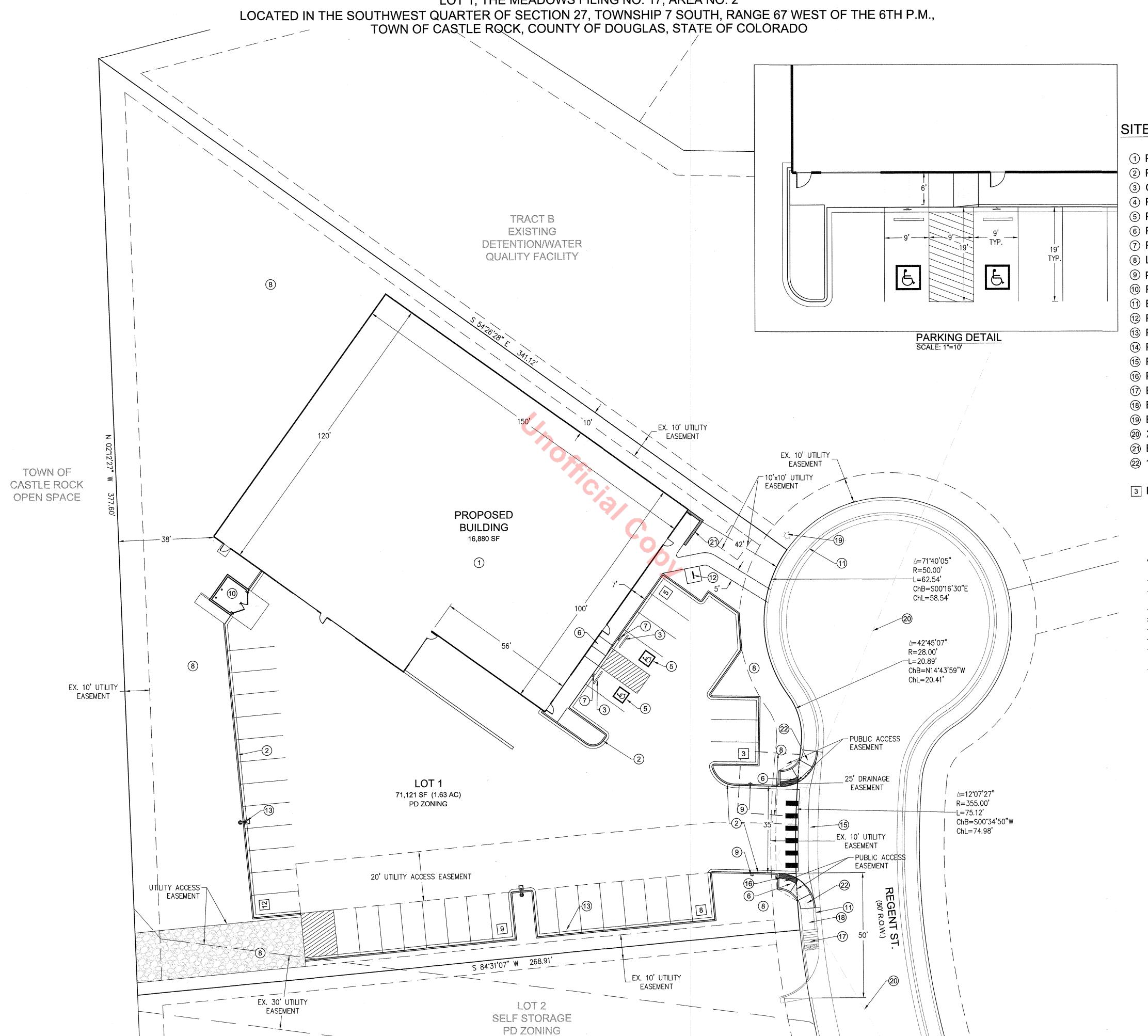
aaron@aperiopc.com

LANDSCAPE ARCHITECT

Ref # 2022046969, Pages: 2 of 8

MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2

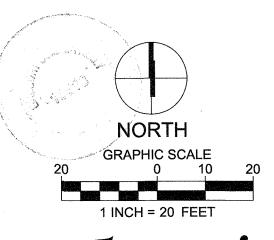


SITE PLAN KEYNOTES

- 1) PROPOSED BUILDING
- (2) PROPOSED 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- (4) PROPOSED SIDEWALK
- (5) PROPOSED 9' x 19' HANDICAP PARKING STALL
- (6) PROPOSED HANDICAP ACCESSIBLE RAMP
- 7) PROPOSED HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- **8 LANDSCAPE AREA**
- 9 PROPOSED FIRE LANE NO PARKING SIGN
- 10 PROPOSED TRASH ENCLOSURE SEE SHEET 8 FOR DETAILS
- 11 EXISTING CURB AND GUTTER
- 12 PROPOSED BIKE RACK SEE SHEET 8 FOR DETAILS
- (3) PROPOSED POLE-MOUNTED LIGHT
- (4) PROPOSED TRANSFORMER LOCATION
- (5) PROPOSED 8' CONCRETE CROSSPAN
- (6) PROPOSED 24"X24" STOP SIGN (17) EXISTING HANDICAP ACCESSIBLE RAMP
- **(8) EXISTING SIDEWALK**
- (9) EXISTING POLE-MOUNTED LIGHT
- 20 280' SIGHT DISTANCE TRIANGLE
- 2) BLOCK RETAINING WALL, AB ASHLAR BLEND PATTERN
- 22 15' LANDSCAPE SAFETY TRIANGLE

3 PARKING STALL COUNT

PROPOSED	LEGEND	EXISTING
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© □	LIGHT POLE	



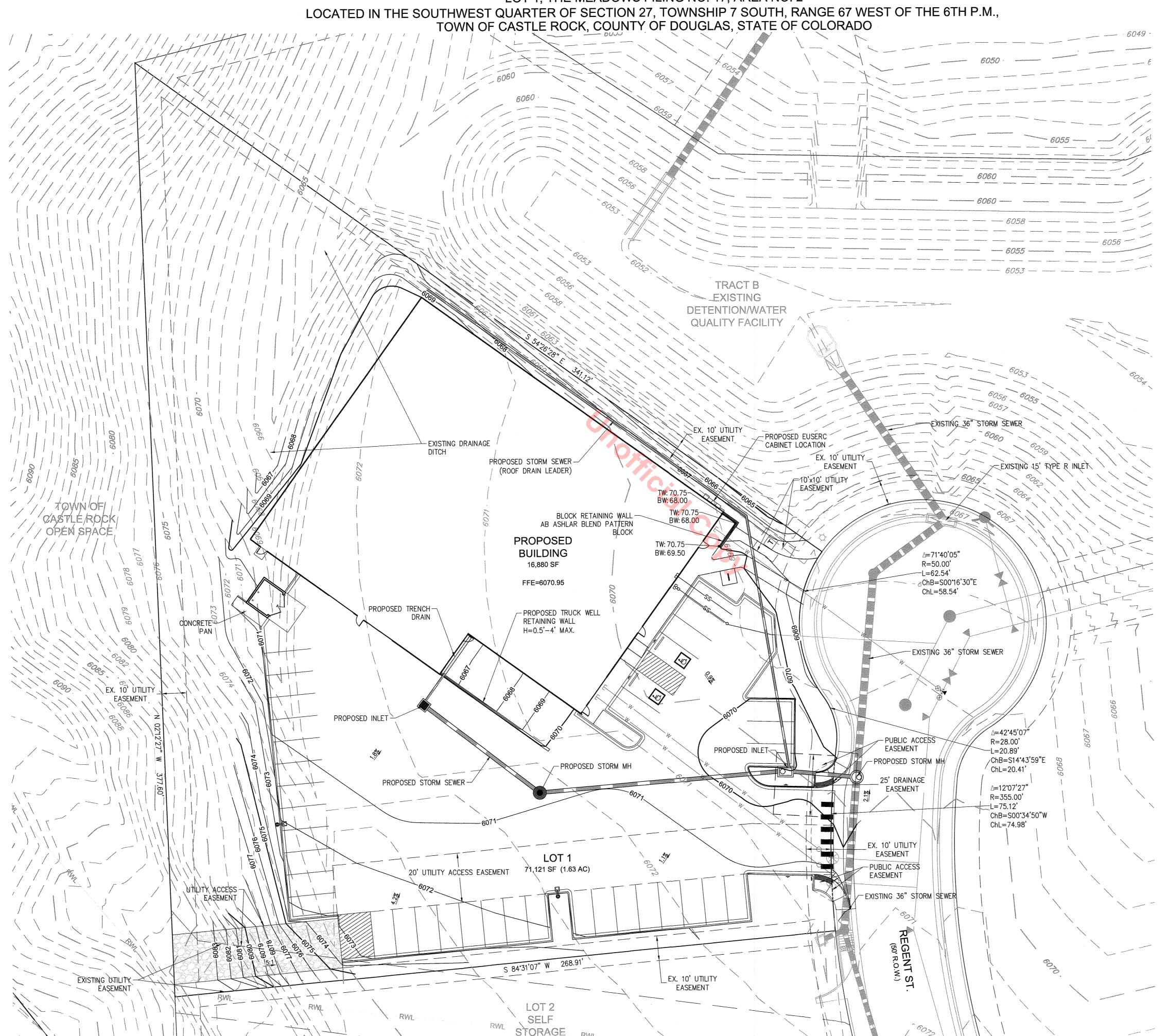
4032 DEFOE ST. STRASBURG, CO 80136 PHONE 303.317.3000 SITE PLAN

MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT 1 - PROJECT NO. SDP22-0012

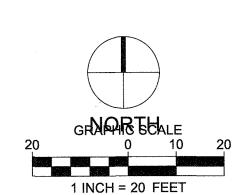
MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2

Ref # 2022046969, Pages: 3 of 8



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KELLY DEVELOPMENT

SERVICES, LLC
9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

GRADING PLAN JUNE 24, 2022 3 OF 8

MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT 1 - PROJECT NO. SDP22-0012

MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

Ref # 2022046969, Pages: 4 of 8

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TRACTB EXISTING DETENTION/WATER QUALITY FACILITY - PROPOSED EUSERC ∆=71°40'05" CABINET LOCATION R=50.00' PROPOSED STORM SEWER-(ROOF DRAIN LEADER) -EXISTING 36" STORM SEWER L=62.54 EX. 10' UTILITY - PROPOSED TRANSFORMER ChB=S00'16'30"E EASEMENT ChL=58.54' EX. 10' UTILITY EASEMENT EXISTING 15' TYPE R INLET PROPOSED 10'X10' -UTILITY ESMT. EXISTING FIRE HYDRANT CASTLE ROCK 113-LF -OPEN SPACE PROPOSED 6" FIRE SPRINKLER LINE PROPOSED BUILDING 16,880 SF FFE=6070.45 EXISTING 4" SANITARY SEWER PROPOSED TRENCH — DRAIN 46-LF PROPOSED -4" SANITARY SEWER PROPOSED STORM SEWER EXISTING 36"-STORM SEWER (PUBLIC) EXISTING 8" PVC WATER MAIN EX. 10' UTILITY _ EASEMENT PROPOSED INLET — (PRIVATE) EXISTING 8" PVC SANITARY SEWER PROPOSED 3" WATER - PUBLIC ACCESS ` EASEMENT R=28.00' ChB=S14°43'59"E ChL=20.41' -PROPOSED STORM MH (PUBLIC) PROPOSED STORM SEWER -(PRIVATE) ∆=12°07'27" R=355.00' PROPOSED ₹" IRRIGATION EASEMENT -L=75.12 ChB=S00'34'50"W PROPOSED STORM MH-ChL=74.98' EX. 10' UTILITY LOT 1_ — 71,121 SF (1.63 AC) PROPOSED INLET (PUBLIC) EASEMENT PROPOSED STORM SEWER (PRIVATE) PROPOSED 1"x¾"

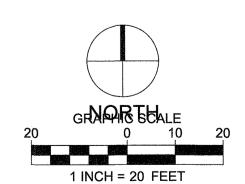
REDUCER AND RELOCATED

1" CURB STOP EXISTING 1" WATER 20' UTILITY ACCESS EASEMENT UTILITY ACCESS -EASEMENT EXISTING 3/4" WATER EXISTING 36" STORM SEWER RELOCATED 3" CURB STOP __ PUBLIC ACCESS = **EASEMENT** -EXISTING 8" WATER MAIN EX. 10' UTILITY -EXISTING 16" RAW WATER MAIN

SELF

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KELLY DEVELOPMENT SERVICES, LLC 9301 SCRUB OAK DR LONE TREE, CO 80124 303-888-6338 greg@kellydev.com

UTILITY PLAN JUNE 24, 2022 MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT 1 - PROJECT NO. SDP22-0012

Ref # 2022046969, Pages: 5 of 8

MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2,

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CLWUR (Composite landscape water use rating) Chart

Project Name: MOORE LUMBER AT THE MEADOWS Site Development Plan (SDP) Number: SDP22-0012

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
						paman di distanta di pama di munimi anta afan di safanda di magampi ina ta takh naman industria, di munimi di makan di m		
Drip	Trees & Shrubs	1"	Low	100.00%	15989	2,25	15989	2.2

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Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Thomas R. Jump

Town of Castle Rock Registration # 12035 State of Colorado License Landscape Architect # 150 Address 1733 S. Clarkson St. Denver, CO 80210-3227 Company Name Jump Design Company

Email tomj@jumpdesignco.com Phone <u>303-282-0463</u>

Gross Site Area	Landscape Area in Sq. ft. (10% Req'd.)	Turfgrass- List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs/ Provided	Soil Prep Amounts (3 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections
71,121 s.f. 1.63 Ac.	Req: 7,121 s.f. Prov: 32,184 s.f. (45%) Total Irrig. Area: 15,989 s.f.	NA	3,992 s.f.	15	16	60	192	47.7 C.Y.	Yes ⊠ No □
Parking Lot & Drives Area (in Sq. Ft.)	Parking Lot Landscape Area in Sq. ft. (10% min.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required (2/1000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1000 SF)	No. of Shrubs Provided
22,057 s.f.	Req'd: 2,205 s.f. Prov: 2,278 s.f. (10.3%)	36		3	8'+ varies	4	6	10	20

Date 6/24/2022

* Easements & storm pipe offset

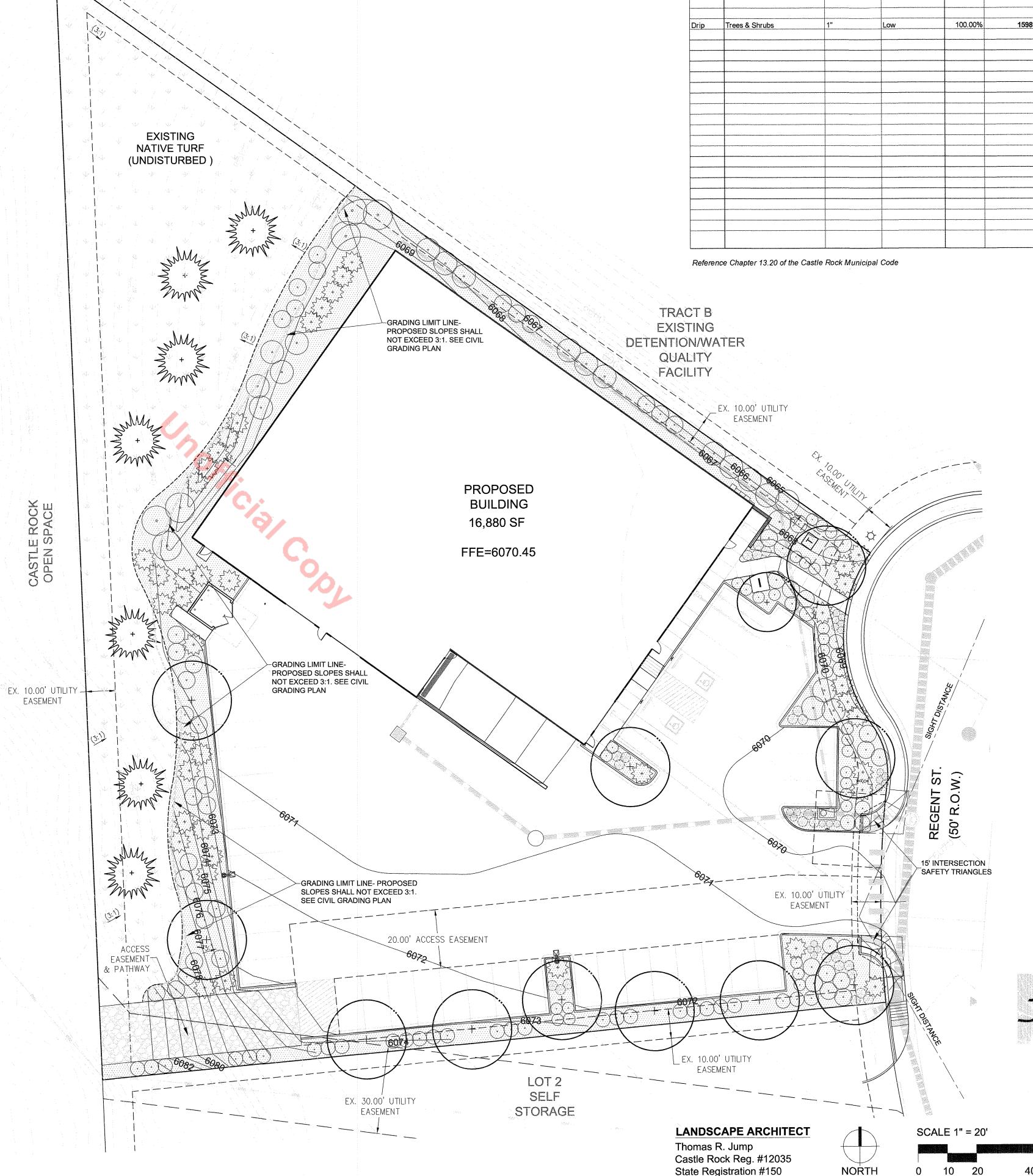
STREETSCAPE

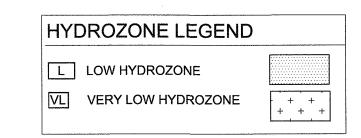
Street	Total LF	Trees Req'd / Prov.	Shrubs Req'd / Prov.
Regent Ct.	157'	4/3*	16 / 26

* See TCV 22-0062

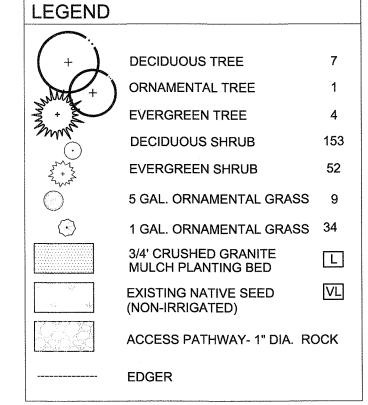
CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

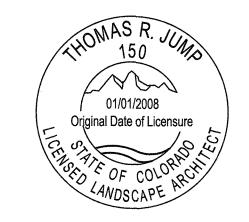
- 1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- 2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION 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 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
- 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.





Total of the CLWUR







Jump Design Company PLANNING & LANDSCAPE ARCHITECTURE 1733 S. Clarkson Street Denver, Colorado 80210 303.282.0463 fax 282.0473 info@jumpdesignco.com

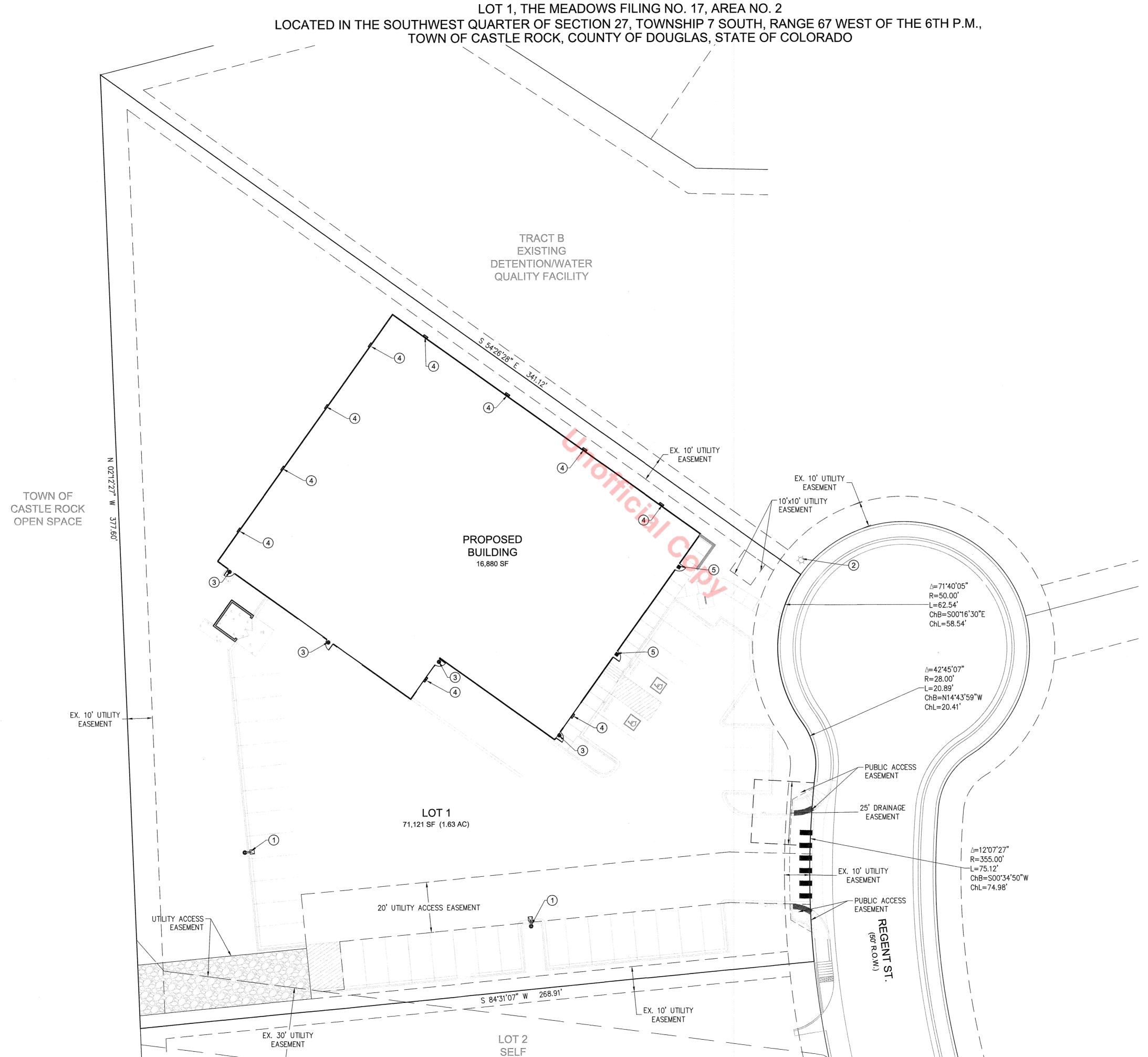
LANDSCAPE CONCEPT PLAN

JUNE 24, 2022

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MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

Ref # 2022046969, Pages: 6 of 8



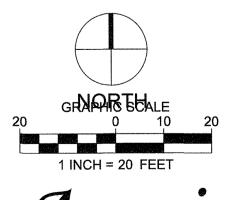
STORAGE

LIGHTING PLAN GENERAL NOTES:

- LIGHTING OF THE EXTERIOR IS TO PROVIDE SAFETY FOR THE
- TENANTS/OWNERS OF THE UNITS. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITHIN THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES: PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM POST-CURFEW LIGHTING DESIGN HOURS SHALL BE
- DEFINED AS 10:00 PM TO DAWN. 3. ALL EXTERIOR LIGHTING FIXTURES ARE DARK SKY COMPLIANT AND
 - THE DESIGN INTENT IS TO MITIGATE LIGHT FROM LEAVING THE PROPERTY BOUNDARIES.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD

THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

			LUMINAIRE SCHEDULE	
LABEL	SYMBOL	QTY	DESCRIPTION	BUG RATING
1	9	2	POLE MOUNT LITHONIA CSX2_120C_1000_40K_T5M	B5-U0-G4
2	-\hat{\phi}	1	EXISTING STREET LIGHT	
3	•	4	WALL PACK LITHONIA WPX3 LED 30K MVOLT	B1-U1-G0
4	8	10	WALL PACK LITHONIA WDGE1 LED 27K 80CRI VF	B1-U1-G0
. 5		2	17W CANOPY - OLCFM 15DDB	B1-U2-G1



4032 DEFOE ST. STRASBURG, CO 80136 PHONE 303.317.3000 GENERAL LIGHTING PLAN JUNE 24, 2022

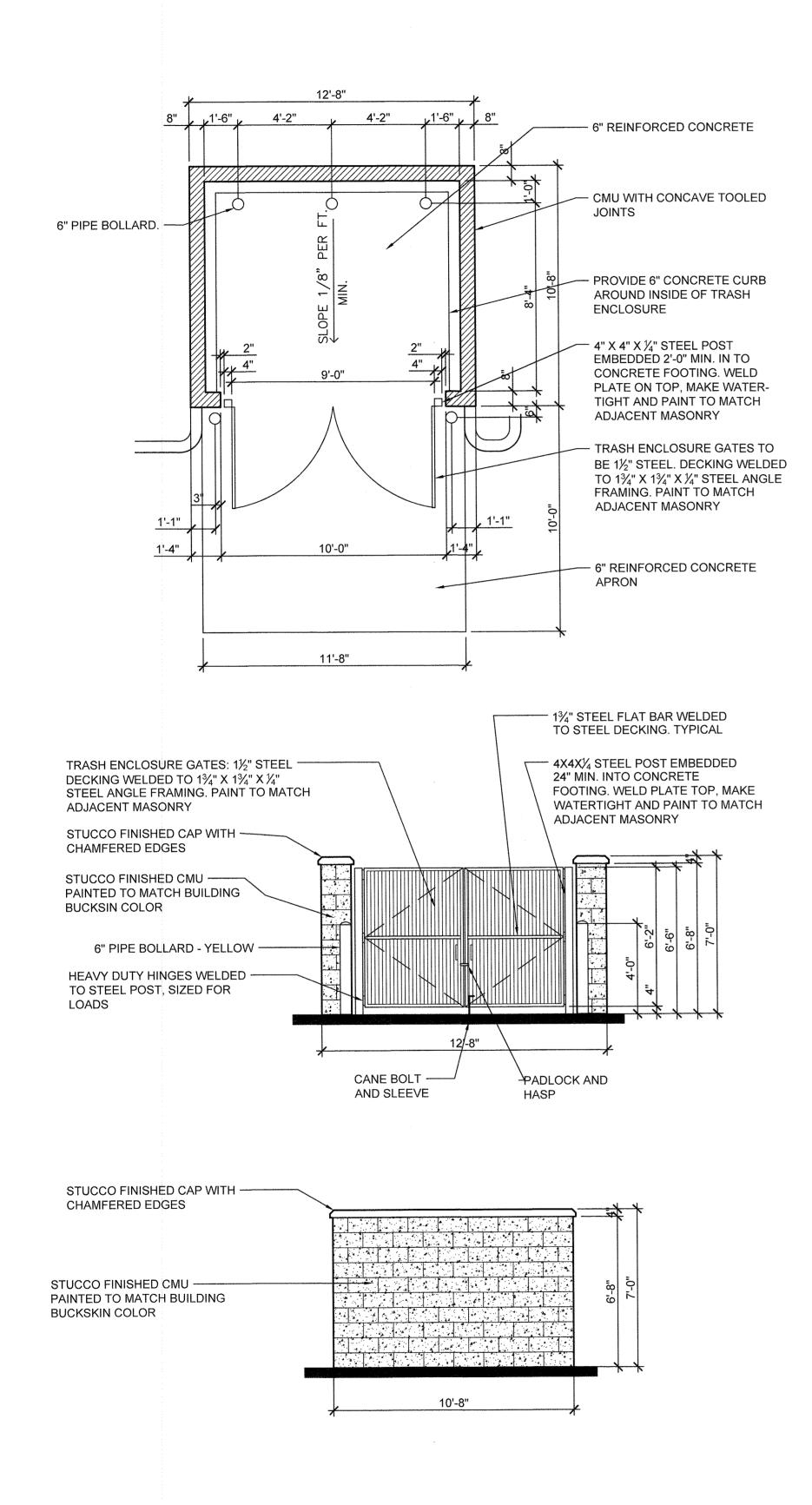
MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT 1 - PROJECT NO. SDP22-0012

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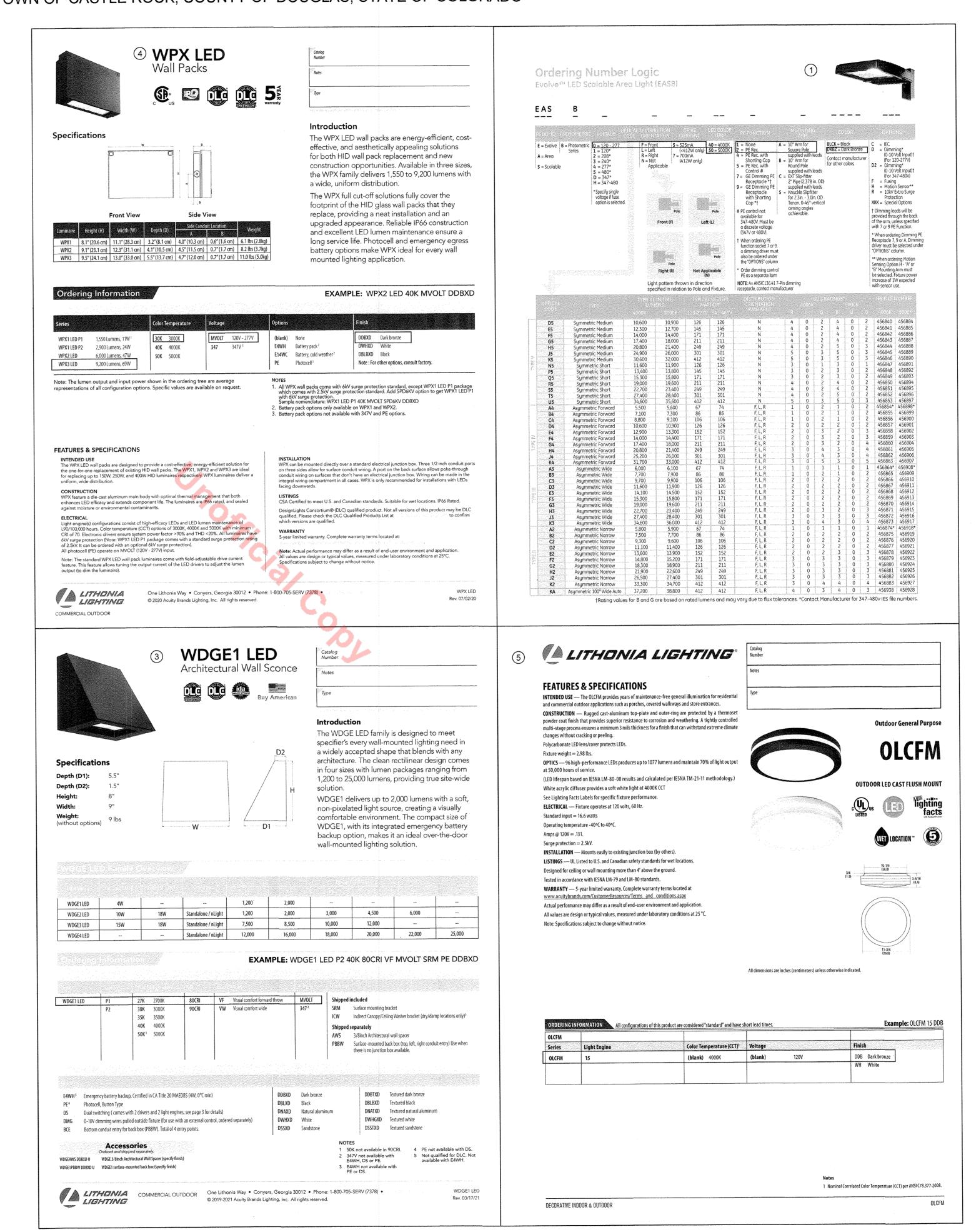
MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TRASH ENCLOSURE DETAILS





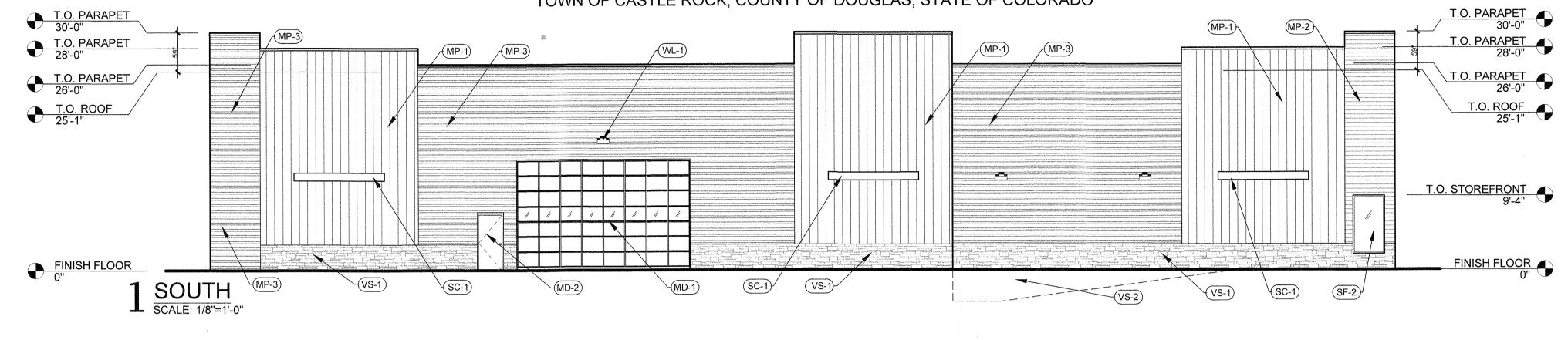
MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT1 - PROJECT NO. SDP22-0012

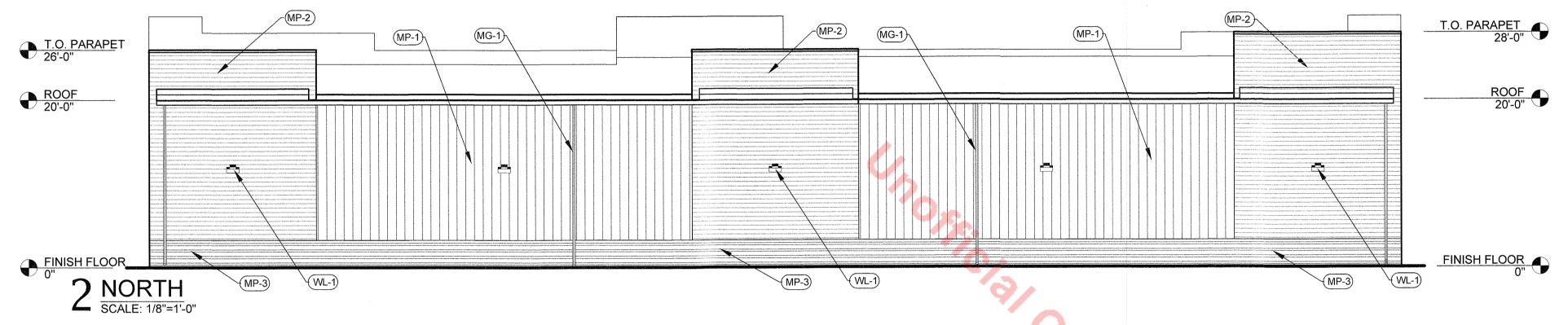
MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2,

LOT 1, THE MEADOWS FILING NO. 17, AREA NO. 2.

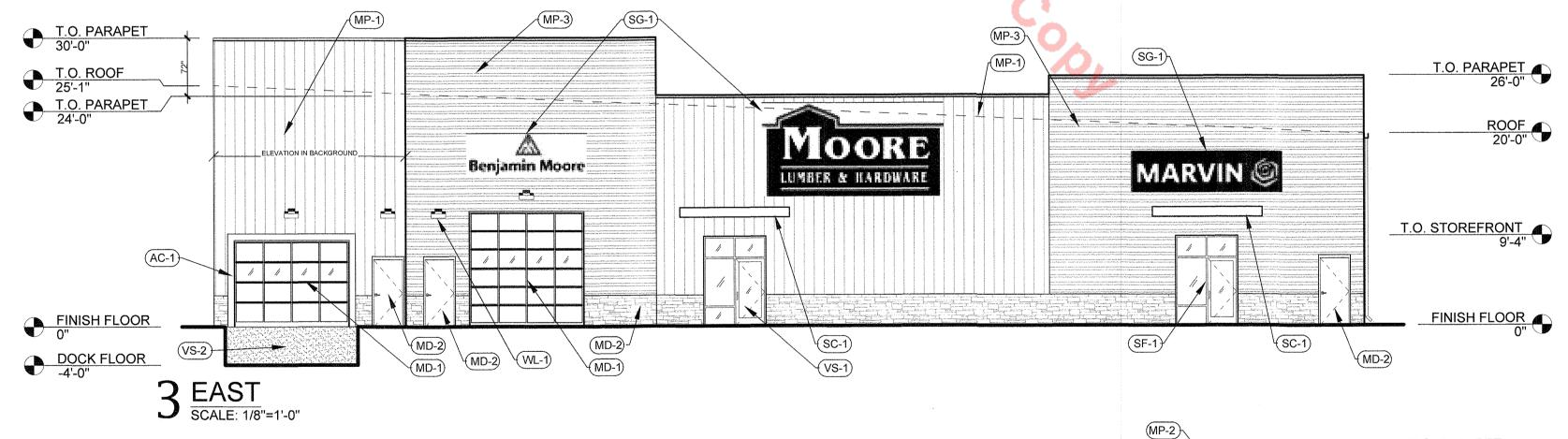
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

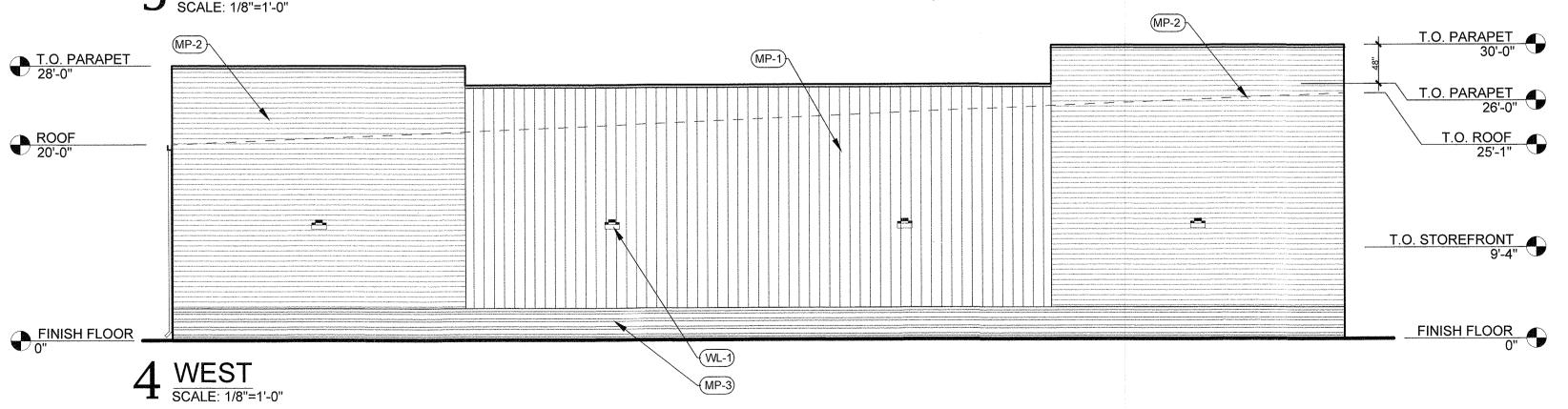
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





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EXTERIOR MATERIAL FINISHES			
ABBREV.	DESCRIPTION		
MG-1	PREFINISHED METAL GUTTERS TO MATCH MP-1		
DS-1	PRE-FINISHED GALVANIZED DOWNSPOUT, COLOR: DARK BRONZE		
AC-1	INSULATING DOOR SEAL		
MD-1	MARTIN GARAGE OVERHEAD SECTIONAL METAL DOOR - COLOR: DESERT TAUPE		
MD-2	HOLLOW METAL INSULATED EXTERIOR DOOR, PAINT TO MATCH SF-1.		
MP-1	1" PBR VERTICAL METAL WALL PANELS, B&C STEEL, COLOR: BUCKSKIN		
MP-2	1" PBR HORIZONTAL METAL WALL PANELS, B&C STEEL, COLOR: LIGHT STONE		
MP-3	1½" HORIZONTAL METAL WALL PANELS, METAL SALES DESIGNER SERIES - IC-72, COLOR: SANDSTONE		
SF-1	MARVIN SIGNATURE MODERN WINDOWS, BRONZE FINISH, WITH MEDIUM STILE DOOR WITH 3/4" CLEAR GLAZING.		
SF-2	MARVIN SIGNATURE MODERN WINDOWS, BRONZE FINISH, WITH 1" CLEAR INSULATING GLASS.		
VS-1	SUNSET STONE CULTURED STONE VENEER, DRY STACK LEDGE, COLOR: VAIL VALLEY		
VS-2	STAINED CONCRETE, COLOR TO MATCH STONE		
SB-1	CONCRETE FILLED STEEL PIPE BOLLARD, YELLOW SLEEVE		
SG-1	INTERNALLY ILLUMINATED SIGN BY TENANT. PERMITTED AND APPROVED SEPARATELY.		
VVL-1	EXTERIOR WALL PACK LIGHT FIXTURE WITH 90 DEGREE CUTOFF		
SC-1	12" TALL DECORATIVE STEEL CANOPY, 18" DEPTH. COLOR DARK GRAY. WALL LIGHTING BEHIND CANOPY.		



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EXTERIOR ELEVATIONS

JUNE 24, 2022
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MEADOWS FILING NO. 17 SITE DEVELOPMENT PLAN LOT1 - PROJECT NO. SDP22-0012