

# 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

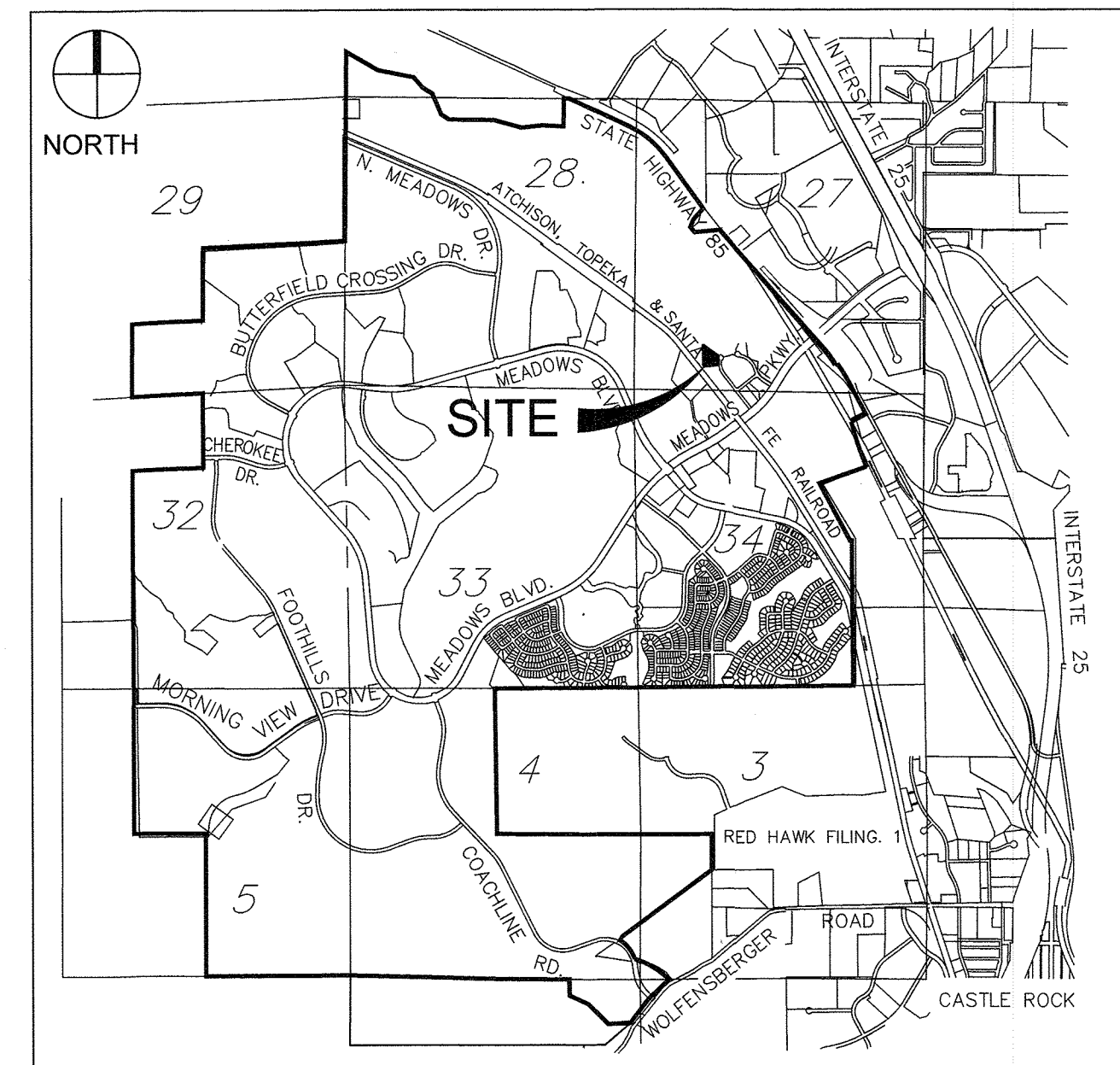
## SITE DEVELOPMENT PLAN GENERAL NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs 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.
- 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.
- 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.
- This site is not located within a mapped floodplain per FEMA Panel No. 08035C0167G, March 16, 2016 (rev.).
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- 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.
- This site is zoned PD (Meadows 4th Amendment) recorded at reception no. 2003102970.

- 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.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- Retaining walls, sections of retaining walls 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.
- 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.
- 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

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. 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.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- 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  
1"=3000'

## LEGAL DESCRIPTION:

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

## WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS DEVELOPMENT AGREEMENT (FOURTH AMENDMENT), RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. ~~THESE 2 PAGES WERE DEBITED FROM THE WATER BANK BASED UPON 99 UNITS. CLUBHOUSE, 1 IRRIGATION TAP - ALL AT 347'.~~ *ret*

## SHEET INDEX

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Zoning Comparison		
Zoning	The Meadows PD	
	Requirement	Provided
Lot		LOT 1
Project		SDP22-XXXX Total = 16,880
Building Square Footage		Warehouse 13,715 SF Office 1,765 SF Showroom 1,400 SF
Permitted Uses	Various uses by right and special review per The Meadows PD	Warehouse, Office and Showroom
Maximum Lot Coverage (F.A.R.)	0.60 Max.	16,880 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
Minimum Parking Spaces	Warehouse: 1.0/1,000 GFA, Office: 3 per 1,000 GFA, Showroom: 3.5 per 1,000 GFA	13,715/1,000 x 1 = 14 1,765/1,000 x 3 = 6 1,400/1,000 x 3 = 5 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	ADA spaces required = 2 Provided = 2 Van ADA Total lot spaces = 36
Site Utilization		
Lot Coverage	Requirement	LOT 1
		SF % of Total
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)	25,687
Total Landscape/Open Space Coverage		32,184
Other Coverage:	N/A	0 0%
Total		71,121 100%

## BENCHMARK:

DCBM 2.015030, LOCATED NORTHWEST OF THE INTERSECTION OF STATE HWY. 85 AND MEADOWS 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.

## 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.

*Robert C. Haensch Jr.*  
CASTLE ROCK DEVELOPMENT COMPANY

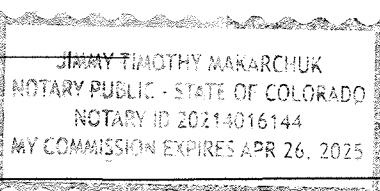
SIGNED THIS 30<sup>th</sup> DAY OF JUNE, 2022

## NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30<sup>th</sup> DAY OF June, 2022 BY Robert C. Haensch Jr. AS VP Land Development OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

*Wij*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 26, 2025

## TITLE CERTIFICATION

I, *Scott Bennett*, 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.

*Scott Bennett*  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 30<sup>th</sup> DAY OF JUNE, 2022

## NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF JUNE, 2022 BY Scott Bennett AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL

*adj82*  
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 5<sup>th</sup> DAY OF July, 2022

*W. M. M.*  
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 8:07 AM ON THE 6<sup>th</sup> DAY OF July, 2022 AT RECEPTION NO. 2022046969

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Simone H. Bulmer*  
DEPUTY



## SURVEYOR'S CERTIFICATE

I, ANTHONY PEALE, 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 PEALE, PLS #38636

DATE 6/30/22

## 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.

*Greg Kelly*  
REGISTERED PROFESSIONAL ENGINEER  
GREG KELLY, P.E. #15813

DATE 06/29/2022



## PROJECT CONTACTS:

APPLICANT POLO PROPERTIES HOLDINGS, LLC 2407 MORNINGVIEW TRAIL CASTLE ROCK, CO 80109 CONTACT: MIKE HUMPHREY PHONE: (303) 360-6600 mike@poloproperties.net	OWNER CASTLE ROCK DEVELOPMENT COMPANY 3033 E. 1ST AVE., SUITE 410 DENVER, CO 80206 CONTACT: BRUCE STOKES PHONE: (303) 317-5500 bstokes@crdvc.com	PLANNER APERIO PROPERTY CONSULTANTS LLC 4032 DEFOE ST. STRASBURG, CO 80136 CONTACT: AARON THOMPSON PHONE: (303) 438-3000 aaron@aperiopc.com	ARCHITECT R3 DESIGN ARCHITECTURE 555 BELLAIR COURT BROOMFIELD, CO 80020 CONTACT: GREG HOWES PHONE: (303) 438-0822 howes@r3design.net	CIVIL ENGINEER KELLY DEVELOPMENT SERVICES 9301 SCRUB OAK LANE LOVE TREE, CO 80124 CONTACT: GREG KELLY PHONE: (303) 888-6338 greg@kellydev.com	LANDSCAPE ARCHITECT JUMP DESIGN 1733 S. CLARKSON ST. DENVER, CO 80210 CONTACT: TOM JUMP PHONE: (303) 282-0463 tom@jumpdesign.com	SURVEYOR AZTEC CONSULTANTS 300 E. MINERAL AVE., SUITE 1 LITTLETON, CO 80122 CONTACT: ANTHONY PEALE PHONE: (303) 713-1898
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**Aperio**  
Property Consultants, LLC  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

COVER SHEET  
JUNE 24, 2022  
1 OF 8













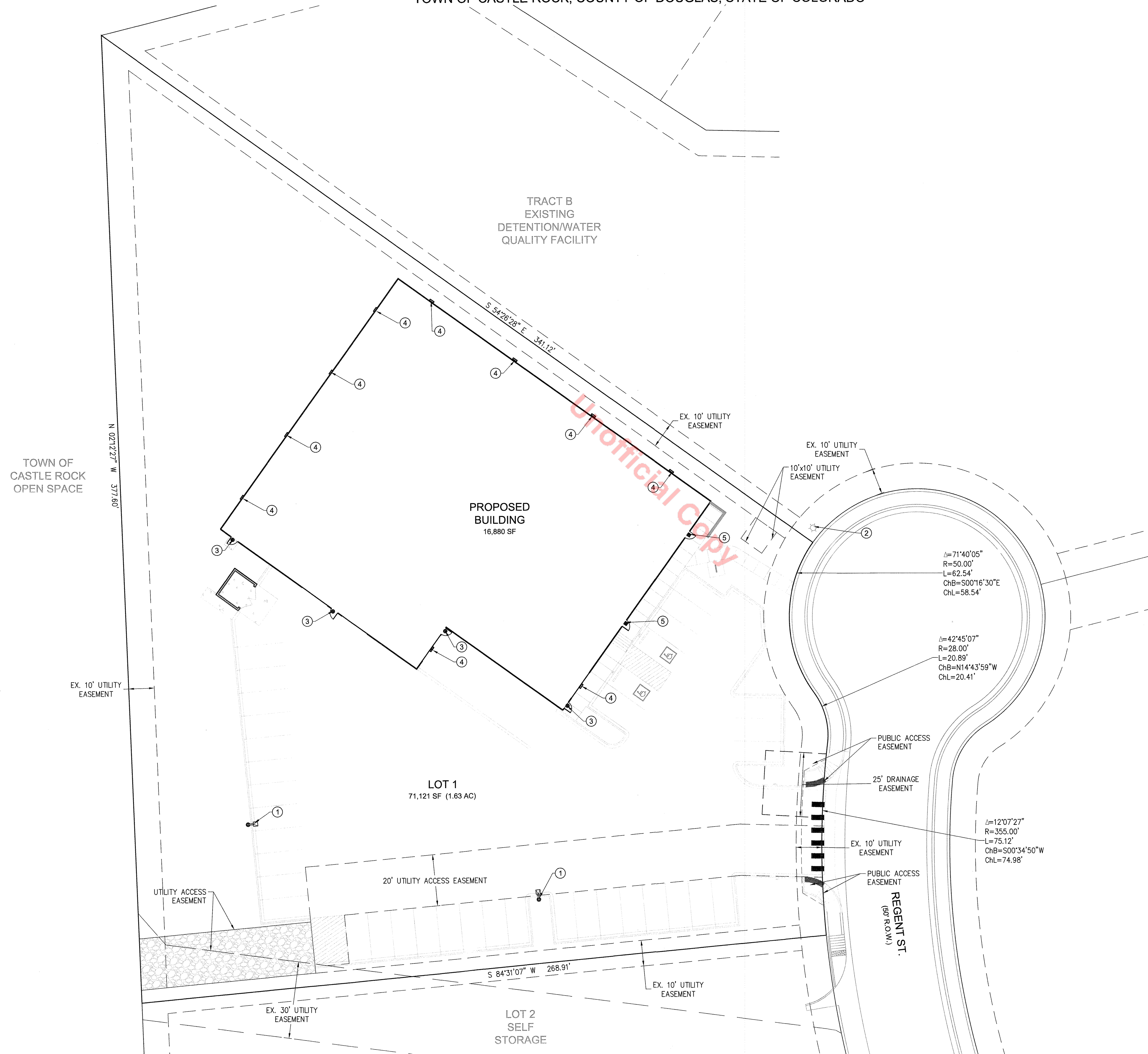






# MOORE LUMBER AT THE MEADOWS SITE DEVELOPMENT PLAN

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.,  
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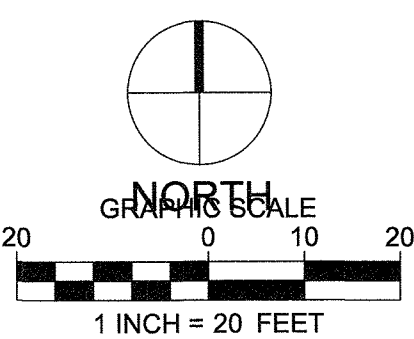


#### LIGHTING PLAN GENERAL NOTES:

1. LIGHTING OF THE EXTERIOR IS TO PROVIDE SAFETY FOR THE TENANTS/OWNERS OF THE UNITS.
2. 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.
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.

#### LUMINAIRE SCHEDULE

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



**Aperio**  
Property Consultants, llc

4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

GENERAL LIGHTING PLAN  
JUNE 24, 2022

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

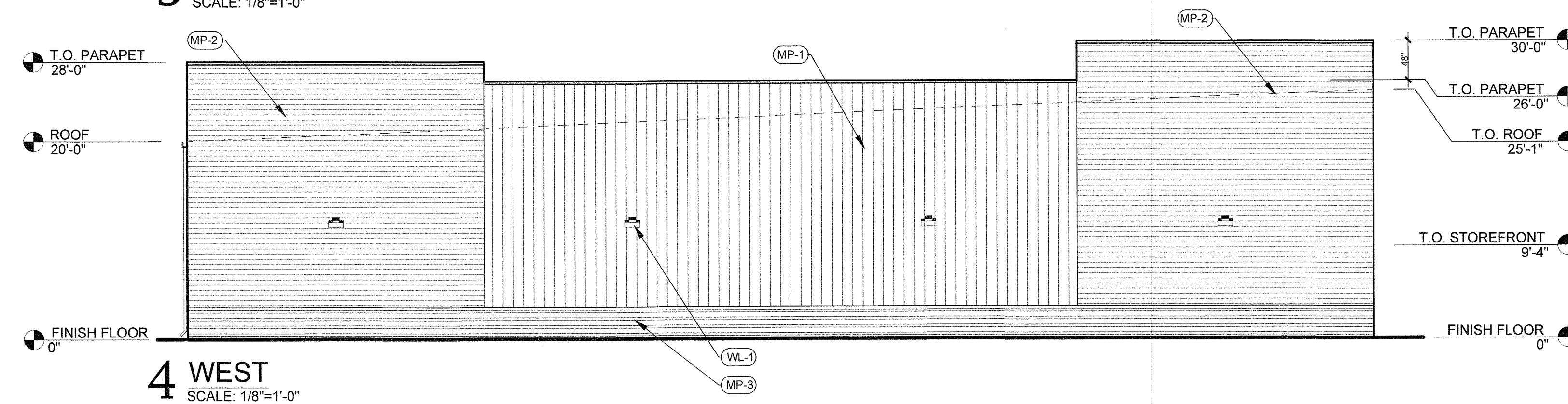
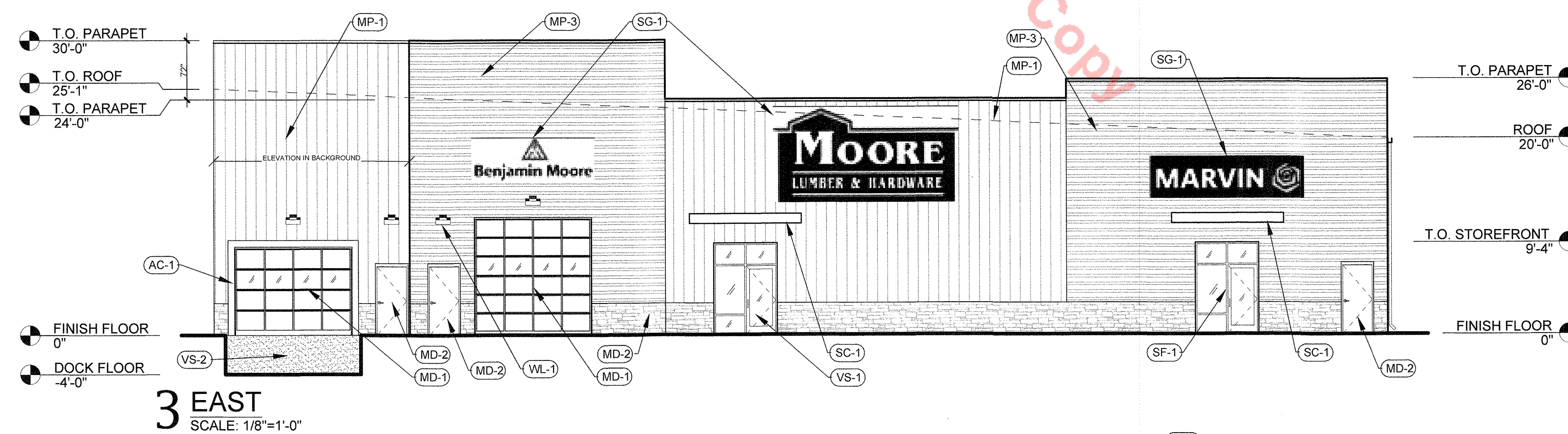
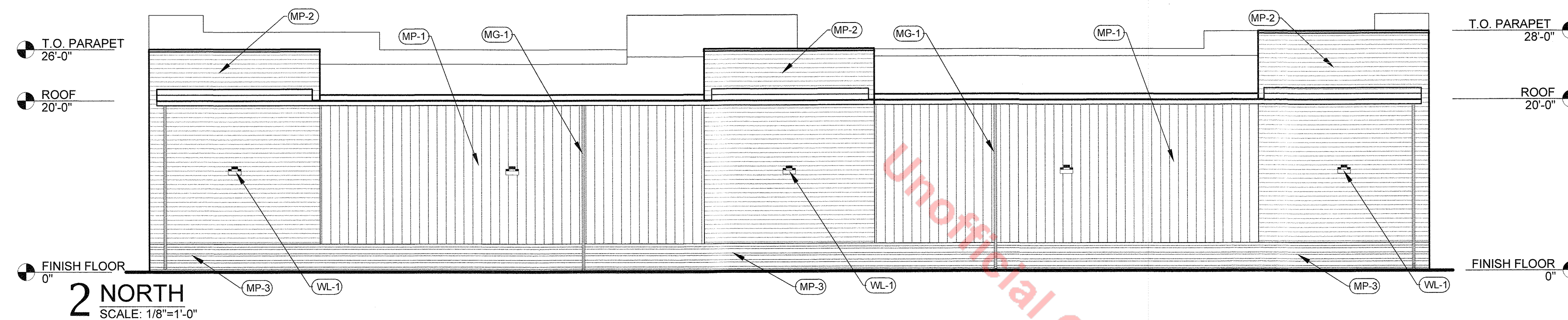
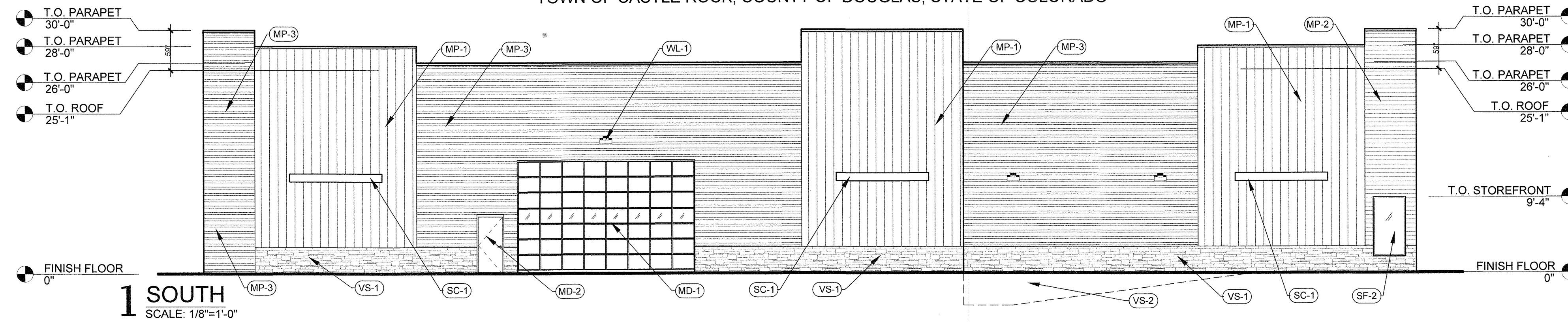






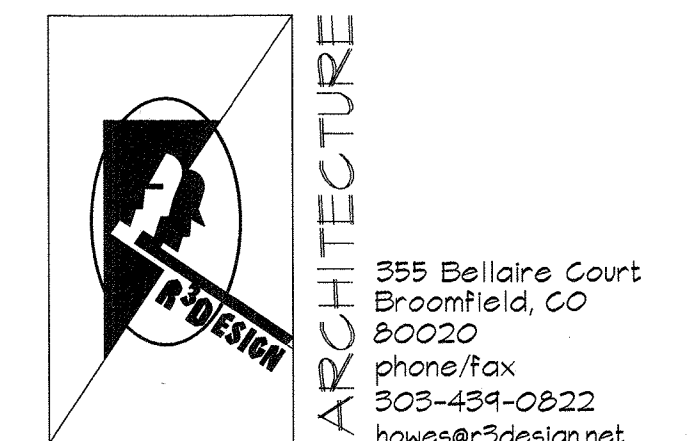
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## EXTERIOR MATERIAL FINISHES

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	1 1/2" 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.
WL-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.



EXTERIOR ELEVATIONS  
JUNE 24, 2022  
8 OF 8

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