SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 2A - 3A, BLOCK 3 OF THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP CERTIFICATE

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, A COLORADO CORPORATION

BY_____, AS_____.

SIGNED THIS _____ DAY OF _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024
BY _____ AS _____ OF
CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

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

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024
BY _____ AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____ DAY OF _____ 2024.

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED 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.

_____ _____
ANTHONY K. PEALL, COLORADO PLS # 38636 DATE

CIVIL ENGINEER'S STATEMENT

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

KURT A. LANG
PE #32249

BASIS OF BEARINGS

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

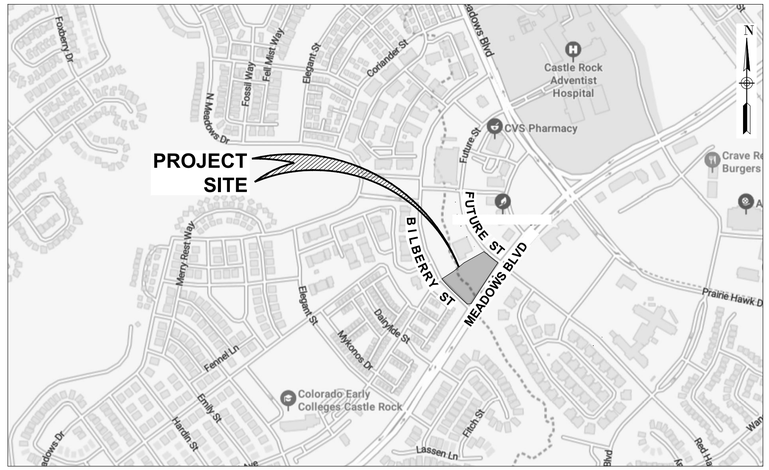
BENCHMARK

SITE BENCHMARK IS 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.

ELEVATION = 6082.17 (NAVD 88).

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. 4.33 SFE'S ARE DEBITED FROM THE WATER BANK.



VICINITY MAP
SCALE 1" = 500'

SITE DATA TABLE			
ZONING	THE MEADOWS - 4TH AMENDMENT - PD		
USE AREA	TOWN CENTER		
SITE AREA	1.62 ACRES		
1ST FLOOR FOOTPRINT	9,420 SF		
GROSS FLOOR AREA	9,420 SF		
BUILDING TYPE	V - B SPRINGERD		
USES	COMMERCIAL RECREATION		
PARKING	**REQUIRED**	**PROVIDED**	
ONSITE @ 330/1,000	28	31	
OFFSITE	0	0	
ACCESSIBLE	1	2	
TOTAL PARKING	29	33	
BICYCLE PARKING	2	8	
SITE	**PER 4TH AMEND.**	**PROVIDED**	
MIN. REAR BUILDING SETBACK	NONE	23'	
MIN. SIDE BUILDING SETBACK SOUTH	NONE	43'	
MIN. FRONT BUILDING SETBACK	NONE	181'	
MIN. SIDE BUILDING NORTH	NONE	93'	
MAX. BUILDING HEIGHT	60'	24'-8"	
MAX. BUILDING COVERAGE	100%	75%	
MAX. FAR (NON-RESIDENTIAL)	1.5	0.13	
SITE UTILIZATION	PER CODE	PROVIDED (%)	PROVIDED (SF)
BUILDING COVERAGE	100% (Max)	13.4	9,420
PARKING COVERAGE		18.5	13,023
PLAZA/SIDEWALKS		5.3	3,763
LANDSCAPE	10% OF GROSS SITE AREA FOR COMMERCIAL	62.8	44,253
TOTAL LOT AREA		100	70,459
PARKING LOT LANDSCAPE COVERAGE	10% OF GROSS PARKING AREA FOR COMMERCIAL	13.2	3,801

PURPOSE STATEMENT

TO CONSTRUCT A FACILITY THAT OFFERS ATHLETIC BASED TRAINING TO AGE SPECIFIC KIDS AND ADULTS USING SCIENCE-BASED STRENGTH AND CONDITIONING PROGRAMS.

SHEET INDEX:

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6 of 10 BUILDING ELEVATIONS
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8 of 10 LANDSCAPE PLAN
9 of 10 PHOTOMETRIC PLAN
10 of 10 LIGHTING SPECIFICATIONS

ARCHITECT
ROBERT McDONALD
OLC
(303) 294-9244

LANDSCAPE
KYLE DAVIS
DHM DESIGN
(303) 892-5566 x326

LIGHTING
KEVIN L. YINGLING, PE
INNOVATIVE ELECTRICAL SYSTEMS, INC
8093 WEST ILIFF LANE
LAKEWOOD, CO 80227
303-807-7181

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80112
(303) 327-7483

TOWN OF CASTLE ROCK GENERAL NOTES:

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
3. 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 REQUIRE A BUILDING PERMIT.
4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
5. 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.
6. PURSUANT TO 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.
7. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
8. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
9. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
10. 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.
11. 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.
12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY INCHES IN HEIGHT ABOVE THE FLOW LINE 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.
13. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
14. 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 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
15. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
16. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
17. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

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. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. 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.
5. 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.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. 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.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

ROTH LANG ENGINEERING GROUP, LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 5/13/23

COVER SHEET

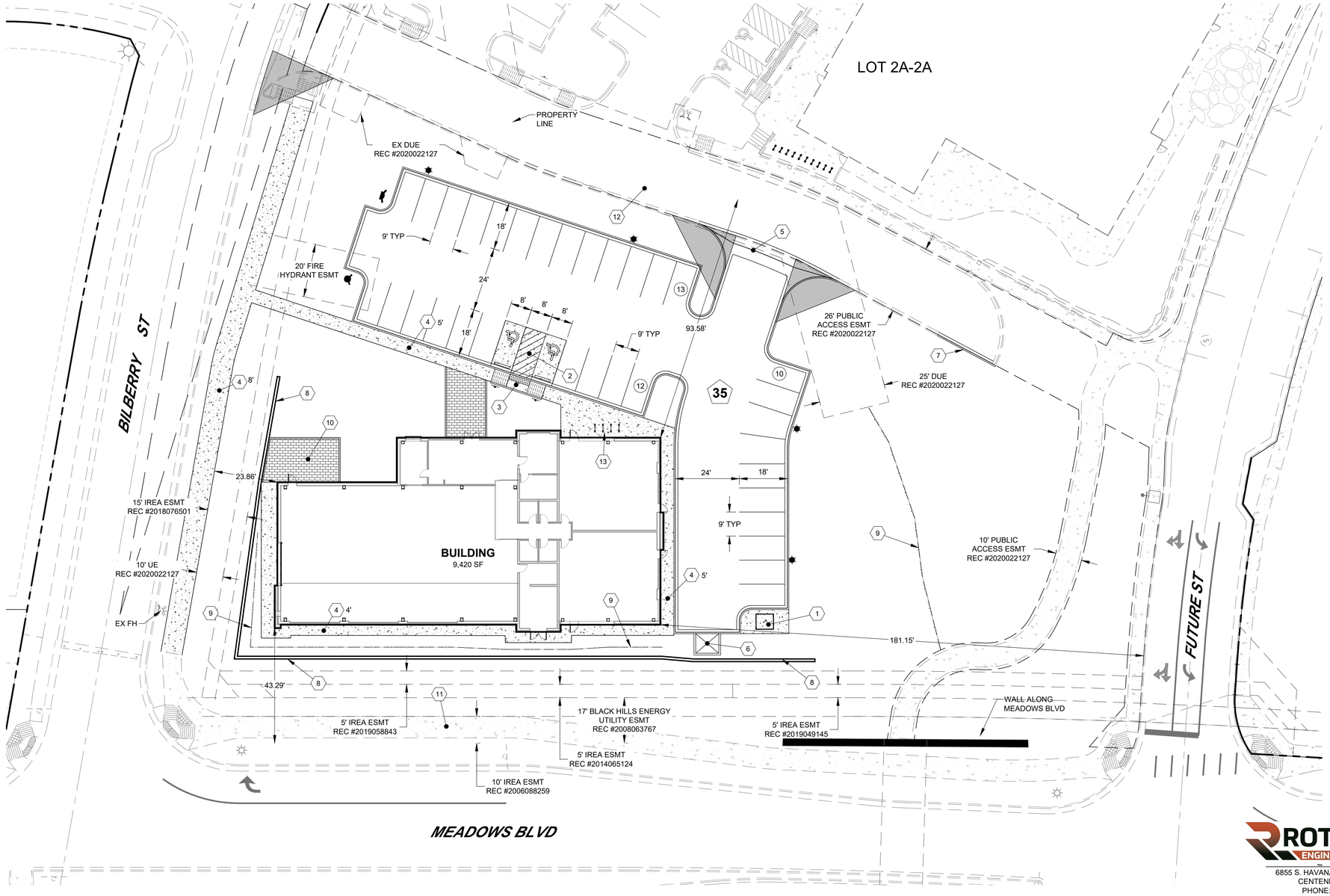
SHEET NUMBER:
1
1 of 10

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY:

1. TRANSFORMER
2. ADA PARKING STALLS
3. ADA CURB RAMP
4. CONCRETE SIDEWALK, SEE PLAN FOR WIDTH
5. 8' CROSSPAN
6. TRASH ENCLOSURE
7. 6" CURB AND GUTTER w/ 1' CATCH PAN
8. ASHLAR TAN BLOCK DRY STACK RETAINING WALL (~5.4' MAX HEIGHT)
9. SWALE
10. PATIO
11. EXISTING SIDEWALK
12. EXISTING ASPHALT
13. BIKE RACKS



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20 0 20

HORIZONTAL SCALE: 1" = 20'

LINETYPE LEGEND

PROPOSED		EXISTING
	AASHTO SIGHT TRIANGLE	
	ACCESSIBLE ROUTE	
	CENTERLINE OF ROAD	
	DRAINAGE SWALE	
	HANDRAIL	
	PROPERTY BOUNDARY	
	RETAINING WALL	
	RIGHT-OF-WAY LINE	

SYMBOLS LEGEND

- CROSSWALK
- DOOR
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- LIGHT POLE
- PARKING COUNT PER ROW
- PARKING COUNT TOTAL
- SIGHT DISTANCE TRIANGLE
- STREET SIGN

HATCHING LEGEND

- ACCESSIBLE RAMP
- CONCRETE PAVING
- TRUNCATED DOMES

NOTES:

1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITES, AND ALL ASSOCIATED COSTS.

ROTH LANG ENGINEERING GROUP LLC
6855 S. HAVANA STREET, SUITE 600
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SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008

5/13/24

SITE PLAN

SHEET NUMBER: **2**

2 of 10

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
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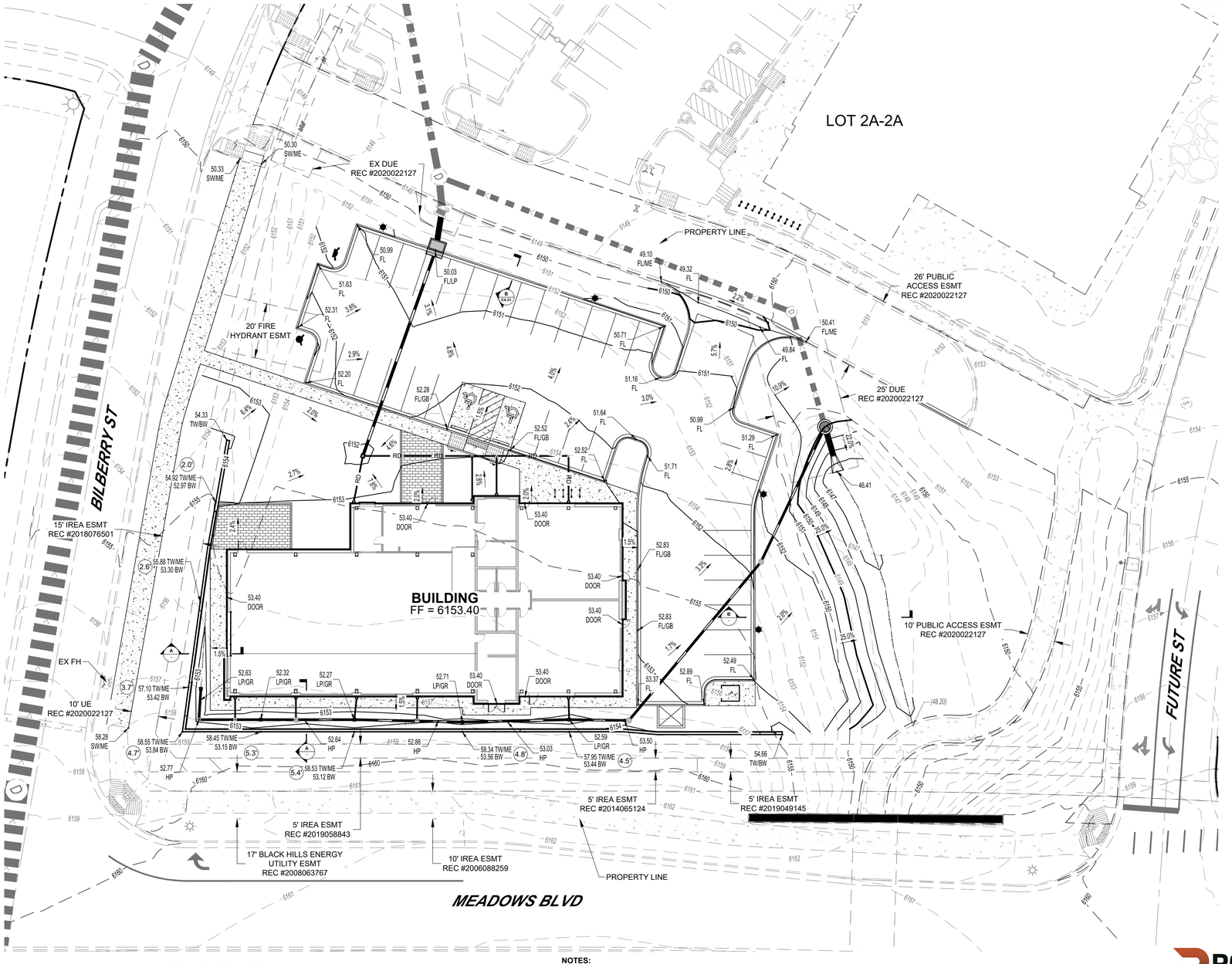


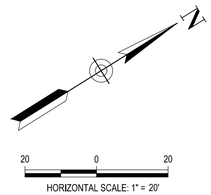
BENCHMARK

SITE BENCHMARK IS 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.

ELEVATION = 6082.17 (NAVD 88).

NOTES:

1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITES, AND ALL ASSOCIATED COSTS.



LINETYPE LEGEND

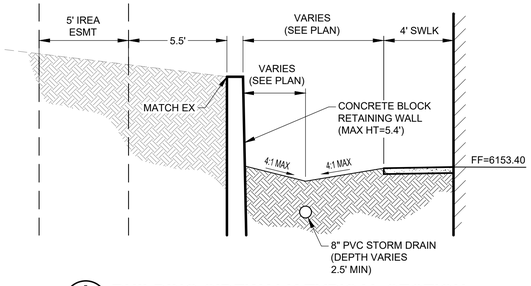
PROPOSED		EXISTING
5280	CONTOUR - MAJOR	5280
5279	CONTOUR - MINOR	5279
	DRAINAGE SWALE	
	EXPOSED FOUNDATION	
	HANDRAIL	
	RETAINING WALL	
RD RD	ROOF DRAIN	
	STEM WALL	
	STORM SEWER	

SYMBOLS LEGEND

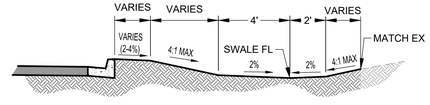
RD	ROOF DRAIN	
2.0%	SLOPE	
80.00	SPOT ELEVATION	(80.00)
	STORM INLET	
	STORM MANHOLE	D

HATCHING LEGEND

- ADA RAMP
- CONCRETE PAVING
- RIPRAP / GRAVEL
- SIDEWALK CHASE
- TRUNCATED DOMES



A - BUILDING SIDEWALK TYPICAL SECTION
1" = 4'



B - NORTHEAST PARKING TYPICAL SECTION
1" = 4'

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SITE DEVELOPMENT PLAN
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FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 5/13/24

GRADING PLAN

SHEET NUMBER: **3**

3 of 10

SITE DEVELOPMENT PLAN

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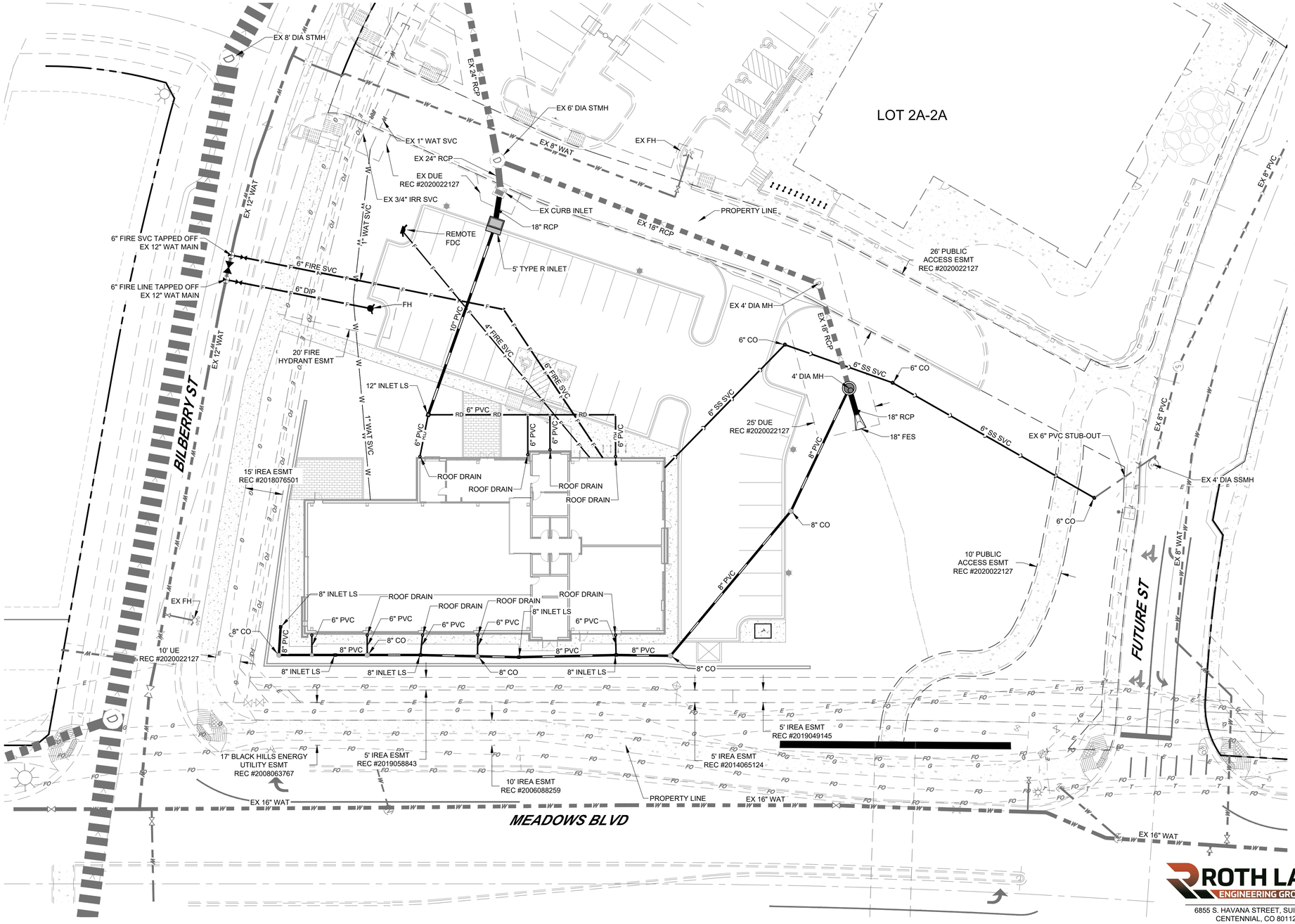
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



20 0 20
HORIZONTAL SCALE: 1" = 20'

LINETYPE LEGEND

PROPOSED		EXISTING
CATV	CABLE TV	CATV
E	ELECTRIC - UNDERGROUND	E
FO	FIBER OPTIC LINE	FO
F	FIRE SERVICE	F
G	GAS LINE	G
IRR	IRRIGATION	IRR
OH	OVERHEAD POWER	OH
RD	ROOF DRAIN	
	SANITARY SEWER	
	STORM SEWER	
T	TELEPHONE	T
SD	UNDERDRAIN	SD
W	WATER LINE	W

SYMBOLS LEGEND

	CLEANOUT	
	CURB STOP/ CORP STOP	
EM	ELECTRIC METER	EM
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
GM	GAS METER	GM
	GATE VALVE	
	LIGHT POLE	
RD	ROOF DRAIN	
S	SANITARY MANHOLE	S
	STORM INLET	
D	STORM MANHOLE	D
T	TRANSFORMER	T
	UTILITY POLE	
	WATER METER	

UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

NOTES:

1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF CASTLE ROCK WATER SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITES, AND ALL ASSOCIATED COSTS.

ROTH LANG ENGINEERING GROUP LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 5/13/24

UTILITY PLAN

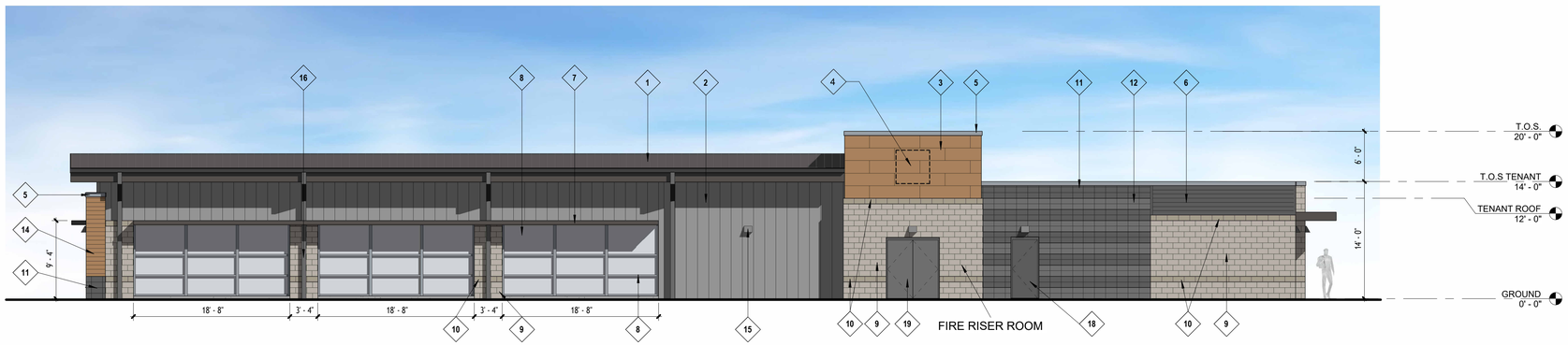
SHEET NUMBER: **4**

4 of 10

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO.16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 NORTH ELEVATION SDP
1/8" = 1'-0"



2 SOUTH ELEVATION SDP
1/8" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR
1	PRE-FINISHED METAL ROOFING / FASCIA	CHARCOAL GRAY
2	METAL PANEL - 1	ZINC GRAY
3	FIBER CEMENT WOOD PANELS	CHESTNUT
4	SIGNAGE W/ INTERNAL LIGHTING	TBD
5	PRE-FINISHED ALUMINUM COPING	GALVALUME
6	METAL PANEL - 2	CHARCOAL GRAY
7	STEEL CANOPY W/ EXPOSED FRAMING	CHARCOAL GRAY
8	ALUMINUM STOREFRONT SYSTEM (TYP)	CLEAR ANODIZED
9	CMU - 1 GROUND FACE	TAN
10	CMU - 2 SPLIT FACE ACCENT BAND	TAN
11	CMU - 3 GROUND FACE	CHARCOAL GRAY
12	CMU - 4 SPLIT FACE ACCENT BAND	CHARCOAL GRAY
13	ALUMINUM PANELS	CLEAR ANDODIZED
14	FIBER CEMENT WOOD SIDING	CEDAR
15	LIGHT FXITURE	SILVER
16	PRE-FINISHED DOWNSPOUTS	CHARCOAL GRAY
17	ALUMINUM OVERHEAD DOOR	CLEAR ANODIZED
18	HOLLOW METAL DOOR AND FRAME	CHARCOAL GRAY
19	HOLLOW METAL DOUBLE DOOR AND FRAME	CHARCOAL GRAY

2000 LAWRENCE STREET,
DENVER, CO, 80205
PHONE: 303-294-9244

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 05/10/2024

BUILDING ELEVATIONS

SHEET NUMBER:
5

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO.16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 EAST ELEVATION SDP
1/8" = 1'-0"

2 WEST ELEVATION SDP
1/8" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR
1	PRE-FINISHED METAL ROOFING / FASCIA	CHARCOAL GRAY
2	METAL PANEL - 1	ZINC GRAY
3	FIBER CEMENT WOOD PANELS	CHESTNUT
4	SIGNAGE W/ INTERNAL LIGHTING	TBD
5	PRE-FINISHED ALUMINUM COPING	GALVALUME
6	METAL PANEL - 2	CHARCOAL GRAY
7	STEEL CANOPY W/ EXPOSED FRAMING	CHARCOAL GRAY
8	ALUMINUM STOREFRONT SYSTEM (TYP)	CLEAR ANODIZED
9	CMU - 1 GROUND FACE	TAN
10	CMU - 2 SPLIT FACE ACCENT BAND	TAN
11	CMU - 3 GROUND FACE	CHARCOAL GRAY
12	CMU - 4 SPLIT FACE ACCENT BAND	CHARCOAL GRAY
13	ALUMINUM PANELS	CLEAR ANDODIZED
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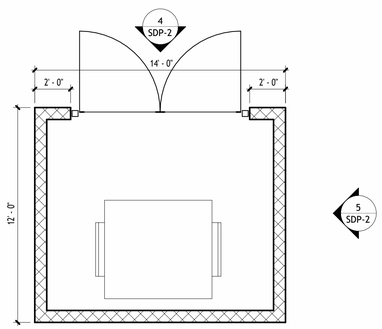
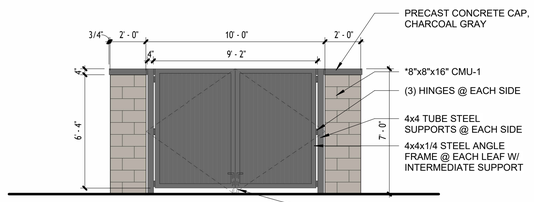
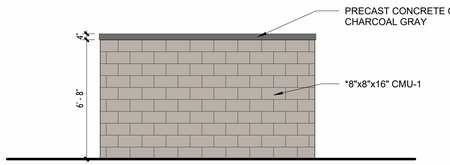


3 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



4 TRASH - FRONT VIEW SDP
1/4" = 1'-0"



5 TRASH - SIDE VIEW SDP
1/4" = 1'-0"

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SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 05/10/2024

BUILDING ELEVATIONS

SHEET NUMBER:
6

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CO LA STAMP HERE

SDP LANDSCAPE STANDARD NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. 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.

STREETSCAPE*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 40 LF)*	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs *(4 shrubs per required tree)*	Provided Street Shrubs
Bilberry St.	230	6		6	23	54
Meadows Pkwy.	350	9		9	35	101
Future St.	134	3		3	13	13

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	25
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
ORNAMENTAL TREES	HYDROZONE	LOW	QUANTITY	3
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	4
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	325
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	163
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY	254
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE		AREA	
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE		AREA	
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE	LOW	AREA	22,891
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON				
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				

*Choose one symbol for each tree category.
**Choose one pattern for each category of ground cover, shrubs, and grasses.

CLWUR (Composite landscape water use rating) Chart

TOWN OF CASTLE ROCK COLORADO

Project Name: D1 Training

Site Development Plan (SDP) Number: SDP24-0008

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
Drip	Shrubs	3	L	42%	16254	3	39145	1.245676332
								0
						Total of the CLWUR		1.245676332

Reference Chapter 13.20 of the Castle Rock Municipal Code

NON-RESIDENTIAL SITE INVENTORY

TOWN OF CASTLE ROCK COLORADO

Town of Castle Rock Registered Professional: Bill Neumann

Town of Castle Rock Registration # — **State of Colorado License Landscape Architect #** 175

Company Name: DHM Design **Address:** 900 S. Broadway, Denver, CO, 80209

Phone: 720-763-3963 **Email:** kdavis@dhmdesign.com **Date:** 2/7/2024

Project Name: The Meadows D1 Training Center

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape *(10% of the gross site area)*	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees *(2 trees / 1,000 sqft)*	Provided Trees	Required Shrubs *(4 shrubs / 1,000 sqft)*	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
70,459	7,046		28633	14	14	28	320	115
Turf Grass Square Footage (SF)*	**Required Landscape Coverage Percentage (75% minimum)**	**Existing Landscape (If Applicable)**	**Provided Landscape Coverage at Maturity (SF)**	**Required Nonliving Ornamental Percentage *(25% maximum)***	**Provided Nonliving Ornamental Area in Landscape (SF)**	**Required Large Canopy Decidious Tree (50% minimum)**	**Provided Large Canopy Deciduous Shade Tree**	**Separate Irrigation Service Connections**
N/A	5,284		28,633	1,761	1,650	**7**	7	Yes _X__ No ____

Parking Lot*

Parking Lot Area	Landscaping Area Required *(10% of square footage)*	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** *(2 large canopy deciduous shade trees / 1,000 sqft)*	Provided Trees	Required Shrubs** *(4 shrubs / 1,000 sqft)*	Provided Shrubs
12,106	1,211		1416	2	3	5	34.11

Parking Lot Peninsula/Islands (40 Spaces or More)**

Number of Parking Spaces	Number of Landscaped Islands Required *(1 island per 15 spaces)*		Number of Landscaped Islands Provided	Required Trees*** *(Minimum of 1 large canopy deciduous shade tree per island/peninsula)*	Provided Trees	Required Shrubs *(Minimum of 4 shrubs per island/peninsula)*	Provided Shrubs
	0			0		0	

*Parking Lot landscaping can count towards overall site landscape requirements.
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.
***Evergreens are not permitted in landscaped islands/peninsulas.
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

DHM DESIGN
900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5566
www.dhmdesign.com

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 05/10/2024

LANDSCAPE NOTES

SHEET NUMBER: 7

SHEET 7 OF 10

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
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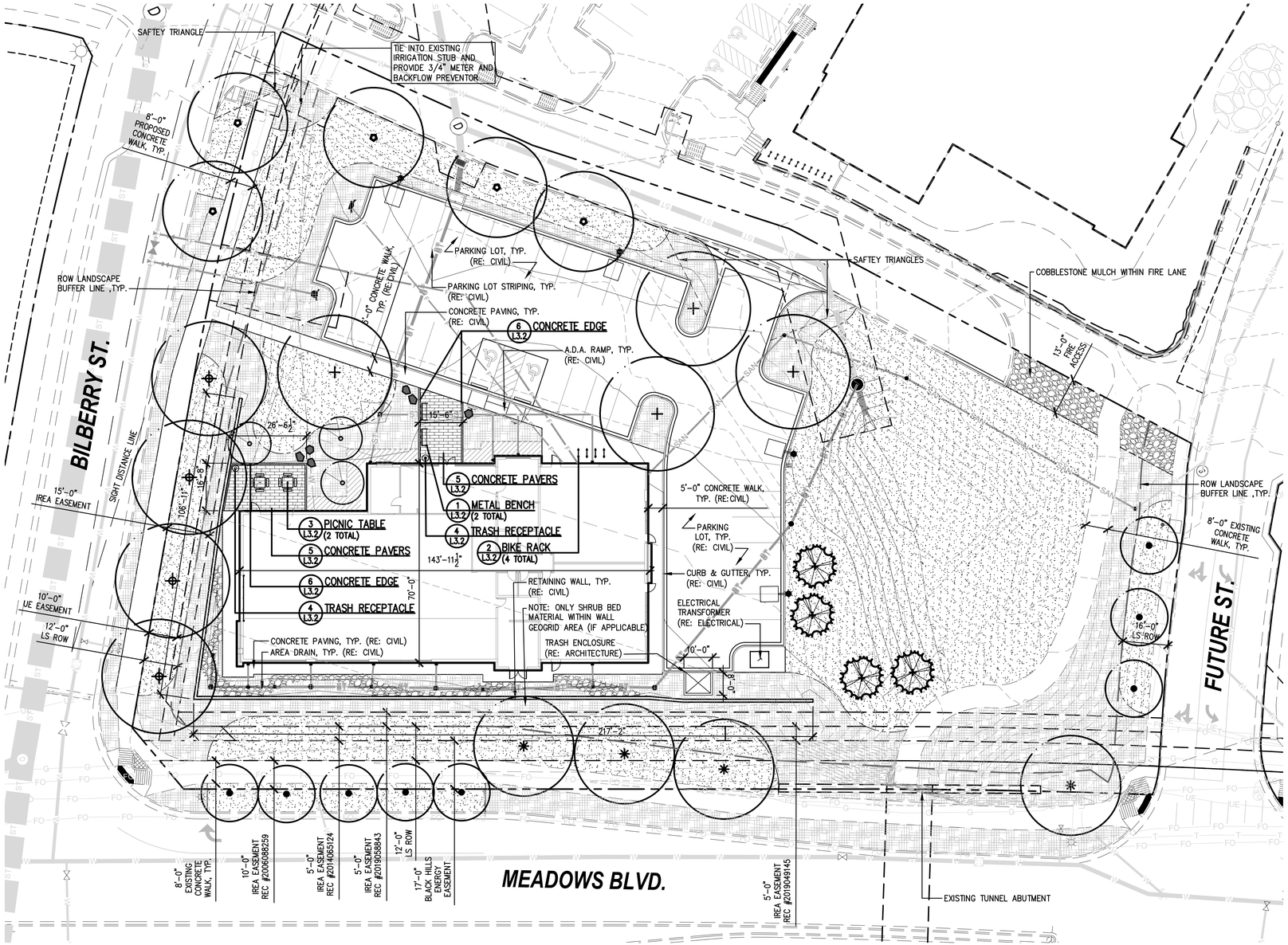

LEGEND

- SHRUB BED WITH ROCK MULCH (LOW HYDROZONE)
- ROCK MULCH (NO IRRIGATION)
- COBBLESTONE MULCH (NO IRRIGATION)
- NATIVE SEED (TEMP-LOW HYDROZONE)
- CONCRETE PAVERS (NO IRRIGATION)
- DECIDUOUS SHADE TREE (LOW HYDROZONE)
- ORNAMENTAL TREE (LOW HYDROZONE)
- EVERGREEN TREE (LOW HYDROZONE)
- LANDSCAPE BOULDERS
- ROW BUFFER LINE
- STEEL EDGER

811 Know what's below. Call before you dig. or www.UNCC2.org

NORTH

0 5 10 20 40

SCALE: 1"=20'-0"

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Suite 300
Denver, CO. 80209
303.892.5566
www.dhmdesign.com

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008

05/10/2024

LANDSCAPE PLAN

SHEET NUMBER: 8

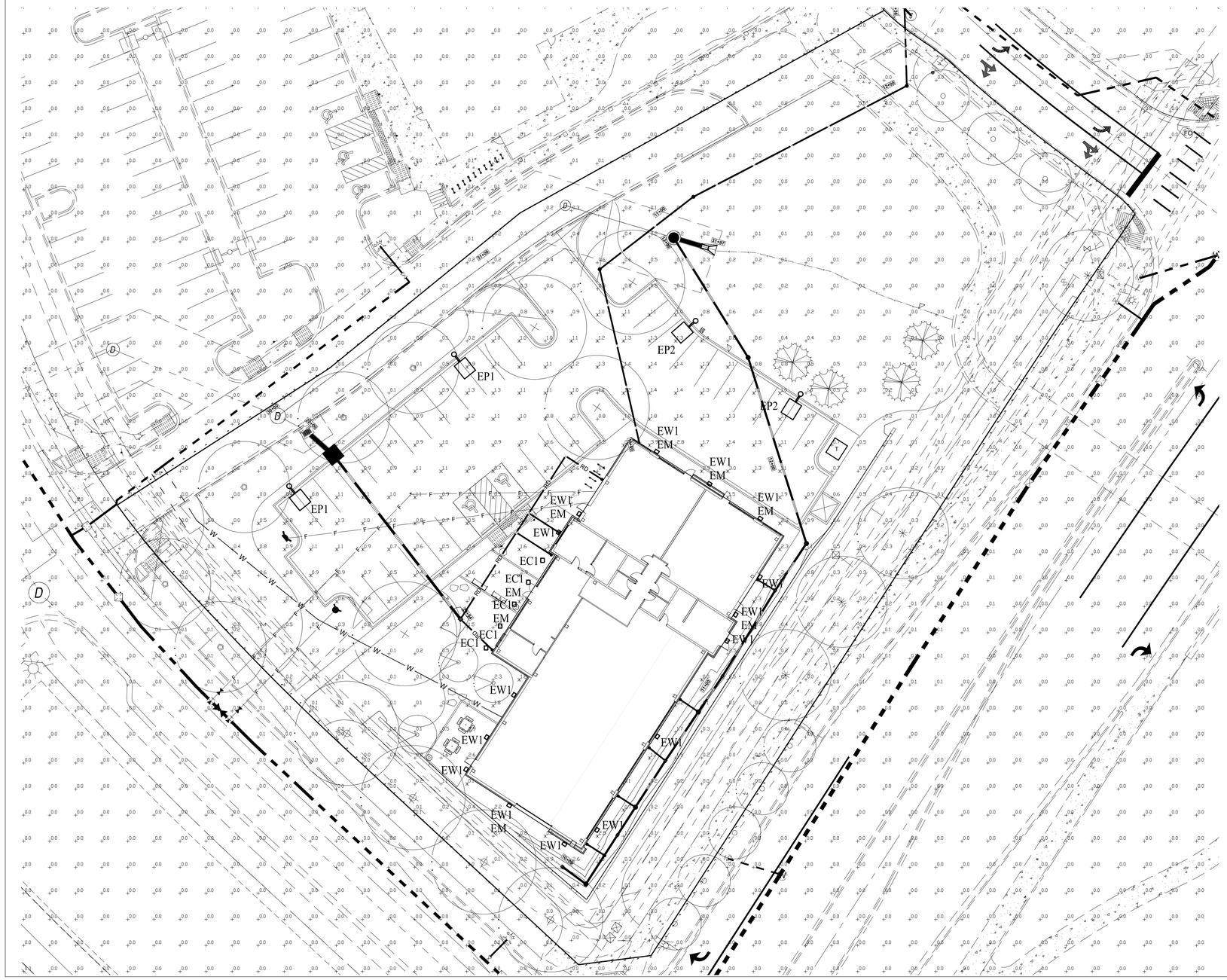
SHEET 8 OF 10

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LUMINAIRES

- O_a^A — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. LOWER CASE SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
- (A) = ALL TYPE "A" LUMINAIRES IN ROOM OR AREA UON.
- SURFACE CEILING LUMINAIRE
- EXTERIOR AREA LIGHT
- EXTERIOR WALL PACK



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	✳	1.0 fc	3.0 fc	0.3 fc	10.0:1	3.3:1
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
WALKWAY	✳	1.6 fc	4.8 fc	0.0 fc	N/A	N/A
BEYOND PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

GENERAL NOTES

1. ALL LIGHTING HAS BEEN DESIGNED TO MEET THE TOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN DESIGN STANDARDS.
2. ALL PARKING LOT POLE LIGHTS AND WALL MOUNTED FIXTURES ARE FULL CUTOFF TO KEEP LIGHT FROM SPILLING INTO THE SKY. THE FIXTURE UNDER THE CANOPY HAS A LITTLE UPLIGHT BUT THAT WILL BE CUTOFF BY THE CANOPY AND REFLECTED BACK TO THE GROUND.
3. POLE LIGHTS NEAR THE PROPERTY LINE HAVE A SHARP BACKLIGHT CUTOFF OPTIC TO KEEP LIGHT FROM TRESPASSING ONTO THE NEIGHBORS PROPERTIES. ALL FIXTURE LUMEN PACKAGES, LOCATIONS AND MOUNTING HEIGHTS WERE SELECTED TO MITIGATE TRESPASS.
4. THE LIGHTING STRATEGY FOR THE SITE WAS TO USE POLE MOUNTED AREA LIGHTS TO ILLUMINATE THE PARKING LOT. WALL PACKS WERE MOUNTED TO THE BUILDING TO ILLUMINATE SECONDARY AND EMERGENCY EXIT DOORS AS WELL AS WALKWAYS NEAR THE BUILDING. A MORE DECORATIVE FIXTURE WAS MOUNTED TO THE CANOPY AT THE FRONT TO MAKE THE MAIN ENTRY APPEAR DIFFERENT THAN THE REST AND HELP USERS FIND THE FRONT DOOR.
5. THE LIGHTING WILL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM. THIS SYSTEM WILL USE A TIMECLOCK TO TURN LIGHTS ON 30 MINUTES PRIOR TO SUNSET AND OFF 30 MINUTES AFTER SUNRISE. AFTER OPERATING HOURS LIGHTS WILL DIM TO 30%. MOTION SENSORS WILL TURN THEM TO FULL BRIGHT FOR SECURITY.
6. THE LIGHTING GRID IS 10'X10' AND IS AT GRADE LEVEL.
7. THE CALCULATION USED INITIAL LUMENS FOR THE LIGHTING CALCULATION, LIGHT LOSS FACTOR WAS SET TO 1.0.
8. MAX LIGHT LEVEL IN THE PARKING LOT DOES NOT EXCEED 5.0 FC.

15. MAX LIGHT LEVEL ON THE WALKWAYS DOES NOT EXCEED 5.0 FC.
15. MAX LIGHT LEVEL AT THE MAIN ENTRY DOES NOT EXCEED 5.0 FC.
16. ALL BUILDING MOUNTED FIXTURES ARE LESS THAN 3,500 LUMENS.
17. REFER TO THE LUMINAIRE SCHEDULE FOR THE LIGHT FIXTURES STYLE, LOCATION, MOUNTING HEIGHT, IES CUTOFF, LUMEN OUTPUT AND LED CCT.
18. FIXTURES LABELED WITH AN "EM" WILL BE BACKED UP BY AN INVERTER SO MAINTAIN EGRESS LIGHTING WHEN POWER IS LOST. THESE ARE LOCATED AT ALL DOORS OUT OF THE BUILDING.

LUMINAIRE SCHEDULE

KEY	DESCRIPTION	MANUFACTURER CATALOG NUMBER	LAMP QTY	LAMP TYPE	VOLTS	MOUNTING INFORMATION	LLF	NOTES	MAX VA
EC1	LED, 8.65" SQUARE, SURFACE MOUNTED BRONZE FISNISH, 3,000K	LUMINIS SN820C-L1L9-K30-277V-BZT	1	LED 943 LUMENS	277	CANOPY 11' BOF	1.0	1	11
EP1	LED, SINGLE HEAD, FULL CUTOFF, TYPE 3 DIST. BACK LIGHT CONTROL, 25' POLE, BRONZE FINISH, 3,000K	LITHONIA DSXOLED-P2-30K-80CRI-BLC3-MVOLT-SPA-DDBXD	1	LED 4,313 LUMENS	277	POLE 25' PH	1.0	1,2	45
EP2	LED, SINGLE HEAD, FULL CUTOFF, TYPE 3 DIST. 25' POLE, BRONZE FINISH, 3,000K	LITHONIA DSXOLED-P2-30K-80CRI-TM3-MVOLT-SPA-DDBXD	1	LED 5,930 LUMENS	277	POLE 25' PH	1.0	1,2	45
EW1	LED, WEDGE SHAPE WALL PACK, FULL CUTOFF, WIDE THROW OPTIC, BRONZE FINISH, 3,000K	LITHONIA WDGE1LED-P0-30K-80CRI-VW-MVOLT-DMG-DDBXD	1	LED 718 LUMENS	277	WALL 90° BOF	1.0	1	7

MOUNTING ABBREVIATIONS

AFF - ABOVE FINISHED FLOOR
BFC - BELOW FINISHED CEILING
RFD - RECESSED FIXTURE DEPTH
BOF - BOTTOM OF FIXTURE
COF - CENTER OF FIXTURE
TOF - TOP OF FIXTURE
PL - PENDANT LENGTH
PH - POLE HEIGHT
CFL- COMPACT FLUORESCENT

GENERAL NOTES (FOR ALL SCHEDULED LUMINAIRES):

A. PROVIDE A REMOTE TEST SWITCH MOUNTED AT 8'-0" AFF FOR LUMINAIRES WITH EM BATTERY MOUNTED ABOVE 12'-0" AFF.
1. FINISH TO BE VERIFIED WITH ARCHITECT PRIOR TO ORDERING.
2. POLE SHALL BE 25' MOUNTED TO A BASE 6" ABOVE GRADE. POLE FINISH TO MATCH FIXTURE. PROVIDE SQUARE STRAIGHT STEEL POLE.

1 / 9 of 10 — SITE PHOTOMTRIC PLAN
SCALE: 1"=20'-0"

N

20 0 20
SCALE: 1"=20'-0"

ROTH LANG ENGINEERING GROUP LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 05/10/2024

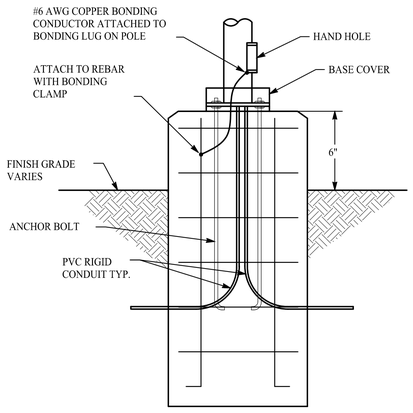
PHOTOMETRIC PLAN

SHEET NUMBER: **9**

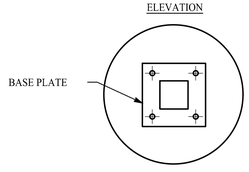
9 OF 10

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



ELEVATION



TOP VIEW

1 / 10 of 10 — POLE BASE DETAIL
SCALE: NONE

NOTE:
1. POLE BASE DIMENSIONS, OTHER THAN THE 6" ABOVE GRADE, WILL BE DESIGNED BY THE STRUCTURAL ENGINEER.

2 / 10 of 10 — FIXTURE TYPE EC1
SCALE: NONE

3 / 10 of 10 — FIXTURE TYPE EP1 & EP2
SCALE: NONE

4 / 10 of 10 — FIXTURE TYPE EW1
SCALE: NONE

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SITE DEVELOPMENT PLAN
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

PROJECT NO. SDP24-0008 05/10/2024

LIGHTING SPECIFICATIONS

SHEET NUMBER:
10
10 OF 10