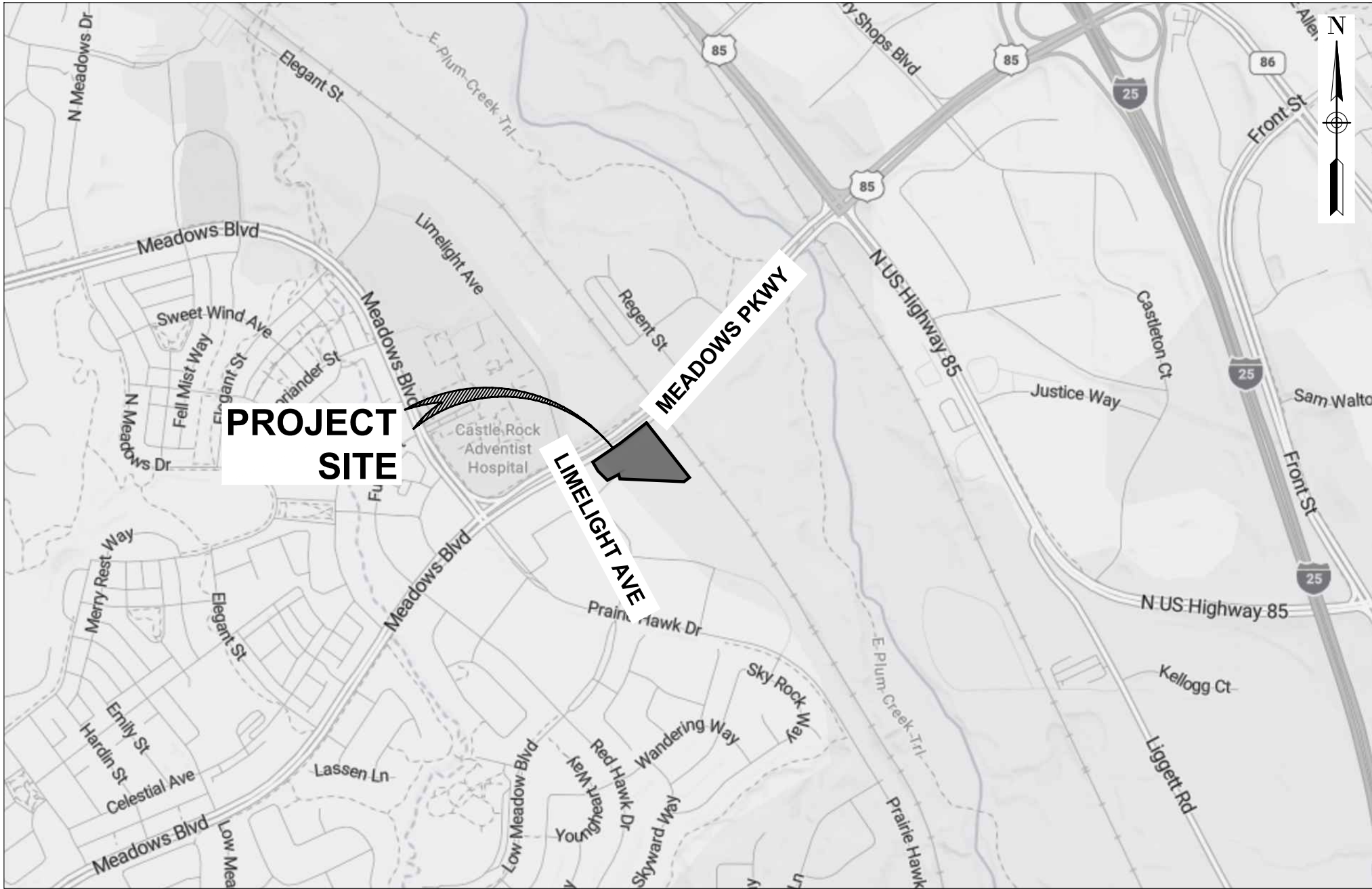


SITE DEVELOPMENT PLAN

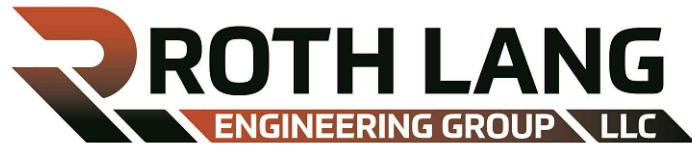
LOT 6-A-1A-1, MEADOWS FILING NO. 17, AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



VICINITY MAP
SCALE 1" = 1000'

CIVIL ENGINEER:



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

LANDSCAPE ARCHITECT:

TIM DUNN
TIM DUNN LANDSCAPE ARCHITECTURE
720-350-2411

PHOTOMETRICS:

DYLAN SHAPIRO
JCAA CONSULTING ENGINEERS LLC
4100 WADSWORTH BLVD
WHEAT RIDGE, CO 80033
303-985-3260

OWNER:

EDWARD FRANKIE
WESTBRIDGE DEVELOPMENT
312-925-5922

ARCHITECT:

SCOTT HIGA
G3 ARCHITECTURE INC.
7730 EAST BELLEVUE AVE, SUITE A-100
GREENWOOD VILLAGE, CO 80111
720-542-9416

SURVEYOR:

ANTHONY PEALL
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
303-713-1898

SHEET INDEX:

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- OVERALL UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES & DETAILS
- PLANTING DETAILS
- BUILDING A ELEVATIONS
- BUILDING B ELEVATIONS
- COLORLED BUILDING RENDERINGS
- TRASH ENCLOSURE & MONUMENT SIGN ELEVATIONS
- RETAINING & SCREEN WALL ELEVATIONS
- MATERIAL BOARD
- PHOTOMETRIC PLAN
- LIGHTING DETAILS

PURPOSE STATEMENT:

THE PURPOSE OF THIS SDP IS TO REFLECT THE PROPOSED DEVELOPMENT OF TWO, SINGLE STORY COMMERCIAL BUILDINGS ON THE APPROXIMATE 4.25 AC. SITE. BUILDING A IS APPROXIMATELY 11,955 S.F. AND WILL CONSIST OF RETAIL AND RESTAURANT SPACE. BUILDING B IS APPROXIMATELY 7,500 S.F. AND WILL CONSIST OF MEDICAL OFFICE SPACE. DEVELOPMENT OF THE SITE WILL ALSO INCLUDE PARKING LOTS WITH INTERIOR DRIVE/FIRE LANES WITH THREE POINTS OF ACCESS, A DRIVE THROUGH FOR BUILDING A, INTERIOR SIDEWALKS FOR PEDESTRIAN ACCESS, RETAINING WALLS, TRASH ENCLOSURES, UTILITY IMPROVEMENTS, AND ASSOCIATED LANDSCAPING.

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- THIS SITE IS ZONED THE MEADOWS PLANNED DEVELOPMENT, NEIGHBORHOOD USE AREA ZONE C-O-1.
- 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 RECORD A BUILDING PERMIT.
- 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.
- 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 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.
- 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.
- 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.
- 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.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) 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.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAILEASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- 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.
- 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.
- 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

- 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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 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.
- "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 TO 32 FEET WIDE.
- "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 BACKGROUND 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.
- 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.

LEGAL DESCRIPTION:

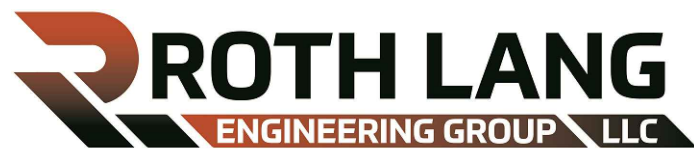
LOTS 6-A-1A-1, MEADOWS 17, AREA 4, AMENDMENT 19 IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.011025 (AZTEC #912). RECOVERED A 3" BRASS CAP LOCATED 220' MORE LESS EAST AUBURN DR., 200' MORE OR LESS WEST OF THE END OF ATCHISON CT. AND 80' MORE OR LESS NORTH OF WATER TANK FENCE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 BAR WITH 3.25" ALUMINUM CAP STAMPED "AZTEC PLS 38064 2014" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1998", ASSUMED TO BEAR N 89°27'31"W 2,657.54 FEET.



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

5/29/2026

COVER SHEET

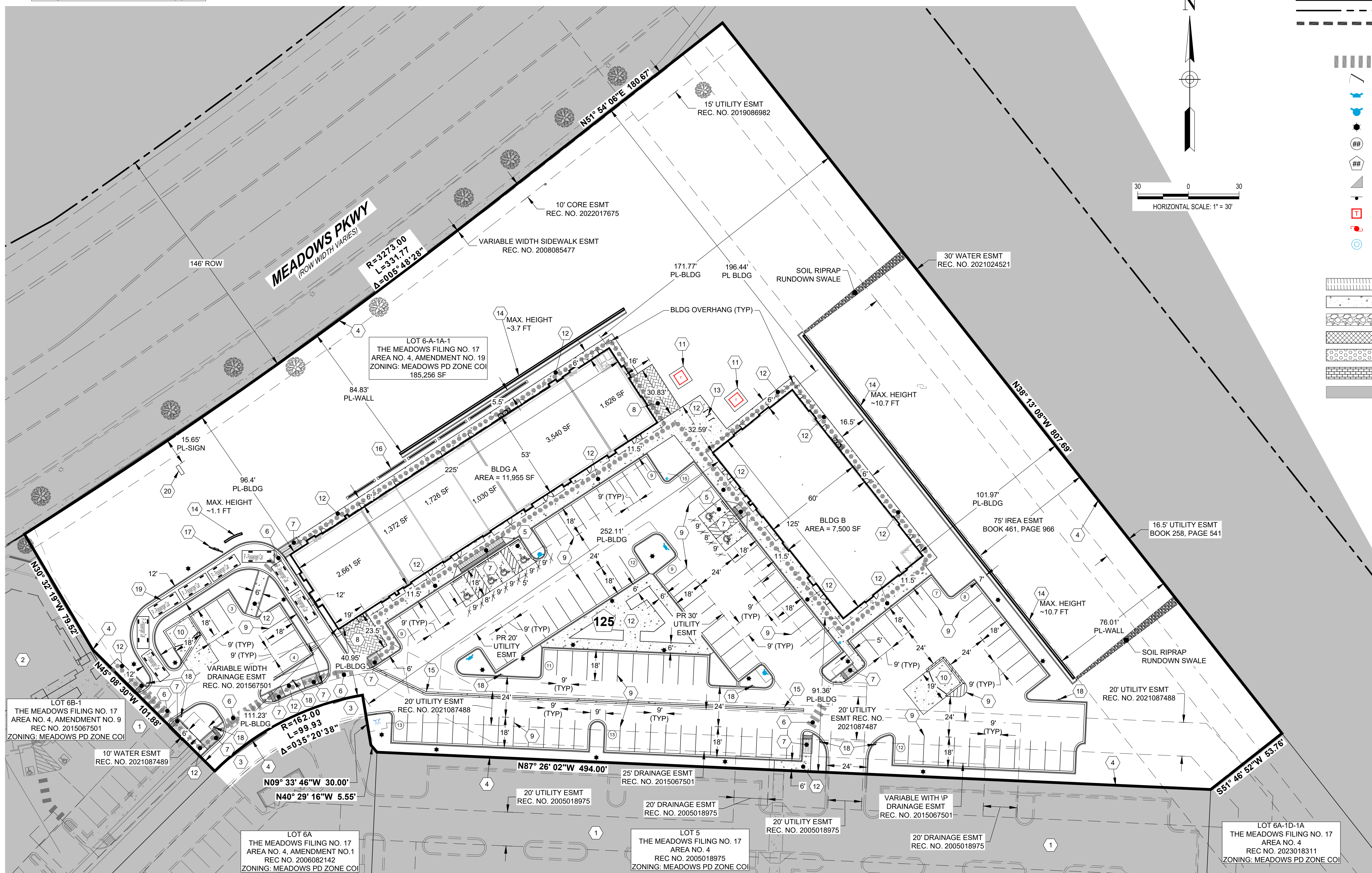
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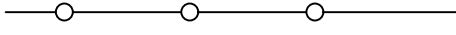
1

1 of 15

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

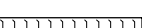
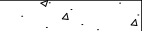
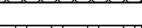
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STATE OF COLORADO



<u>LINETYPE LEGEND</u>		
	PROPOSED	
	AASHTO SIGHT TRIANGLE	
	ACCESSIBLE ROUTE	
	CENTERLINE OF ROAD	
	DRAINAGE SWALE	
	EXPOSED FOUNDATION	
	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	FENCE - WOOD POST	
	GUARDRAIL	
	HANDRAIL	
	PROPERTY BOUNDARY	
	RETAINING WALL	
	RIGHT-OF-WAY LINE	
	STEM WALL	

SYMBOLS LEGEND		
	CROSSWALK	
	DOOR	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	LIGHT POLE	
	PARKING COUNT PER ROW	
	PARKING COUNT TOTAL	
	SIGHT DISTANCE TRIANGLE	
	STREET SIGN	
	TRANSFORMER	
	UTILITY POLE	
	WATER METER	

HATCHING LEGEND

	ACCESSIBLE RAMP
	CONCRETE PAVING
	RIPRAP / GRAVEL
	SIDEWALK CHASE
	TRUNCATED DOMES
	PAVERS
	AREA OUTSIDE LIMITS OF CONSTRUCTION

KEY:

- 1 EX PARKING LOT
- 2 EX BUILDING
- 3 EX ASPHALT ACCESS ROAD
- 4 PROPERTY LINE
- 5 ACCESSIBLE PARKING
- 6 CROSSWALK
- 7 CURB RAMP
- 8 PATIO
- 9 4" WHITE STRIPE (TYP)
- 10 TRASH ENCLOSURE
- 11 10' X 10' TRANSFORMER PAD
- 12 SIDEWALK, SEE PLAN FOR WIDTH
- 13 BIKE RACKS
- 14 RETAINING WALL
- 15 VALLEY PAN
- 16 SCREEN WALLS (TYP)
(RE: ARCHITECTURAL PLANS)
- 17 DRIVE THROUGH MENU BOARD
- 18 NO PARKING FIRE LANE SIGN AND CURB MARKING
- 19 DRIVE THROUGH STACKING SPACES (TYP)
(8 SPACES TOTAL) (SEE PASSENGER CAR PROFILE FOR TYP DIMENSIONS)
- 20 MONUMENT SIGN



ROTH LANG
ENGINEERING GROUP LLC

6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

5/29/2026

SITE PLAN

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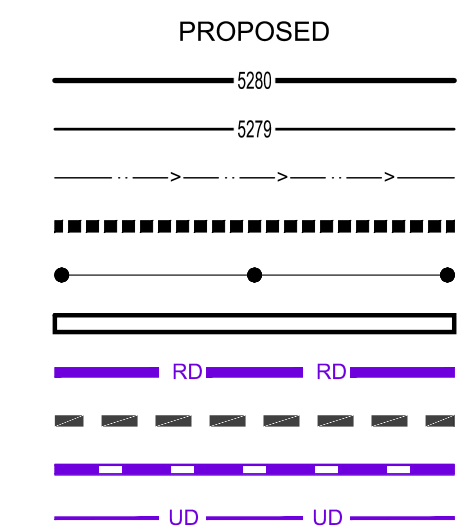
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2 of 15

SITE DEVELOPMENT PLAN

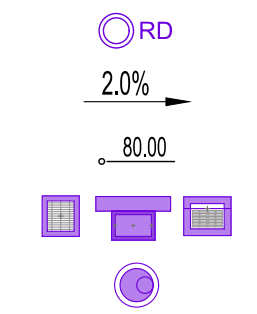
LOT 6-A-1A-1, MEADOWS FILING NO. 17, AREA 4, AMD NO. 19

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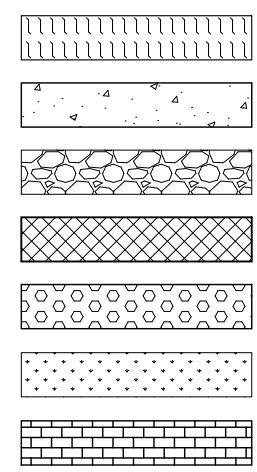
LINETYPE LEGEND

CONTOUR - MAJOR
CONTOUR - MINOR
DRAINAGE SWALE
EXPOSED FOUNDATION
HANDRAIL
RETAINING WALL
ROOF DRAIN
STEM WALL
STORM SEWER
UNDERDRAIN



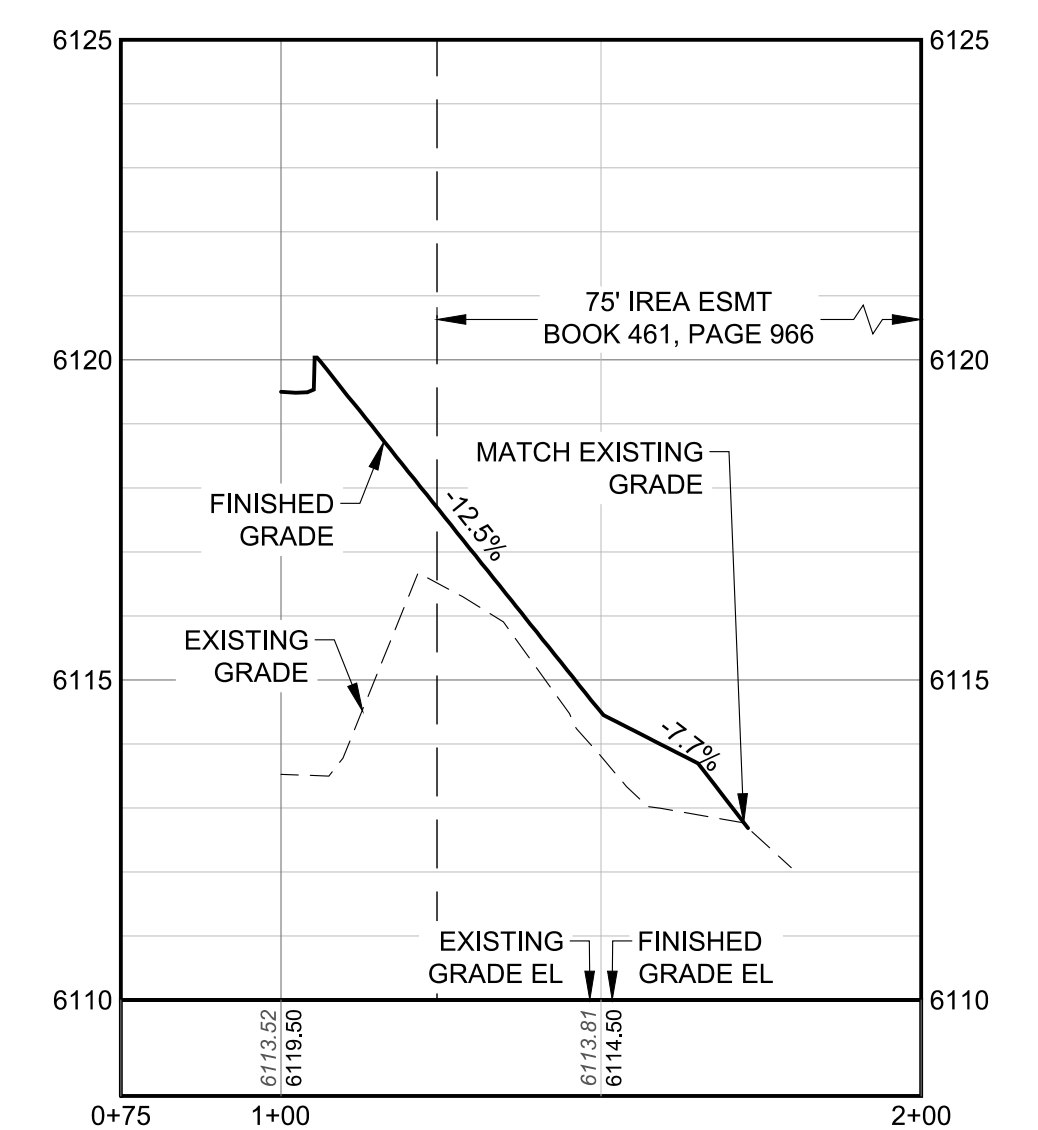
SYMBOLS LEGEND

ROOF DRAIN
SLOPE
SPOT ELEVATION
STORM INLET
STORM MANHOLE



HATCHING LEGEND

ACCESSIBLE RAMP
CONCRETE PAVING
RIPRAP / GRAVEL
SIDEWALK CHASE
TRUNCATED DOMES
LANDSCAPE
PAVERS



A 75' IREA ESMT GRADE PROFILE
HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'

ROTH LANG
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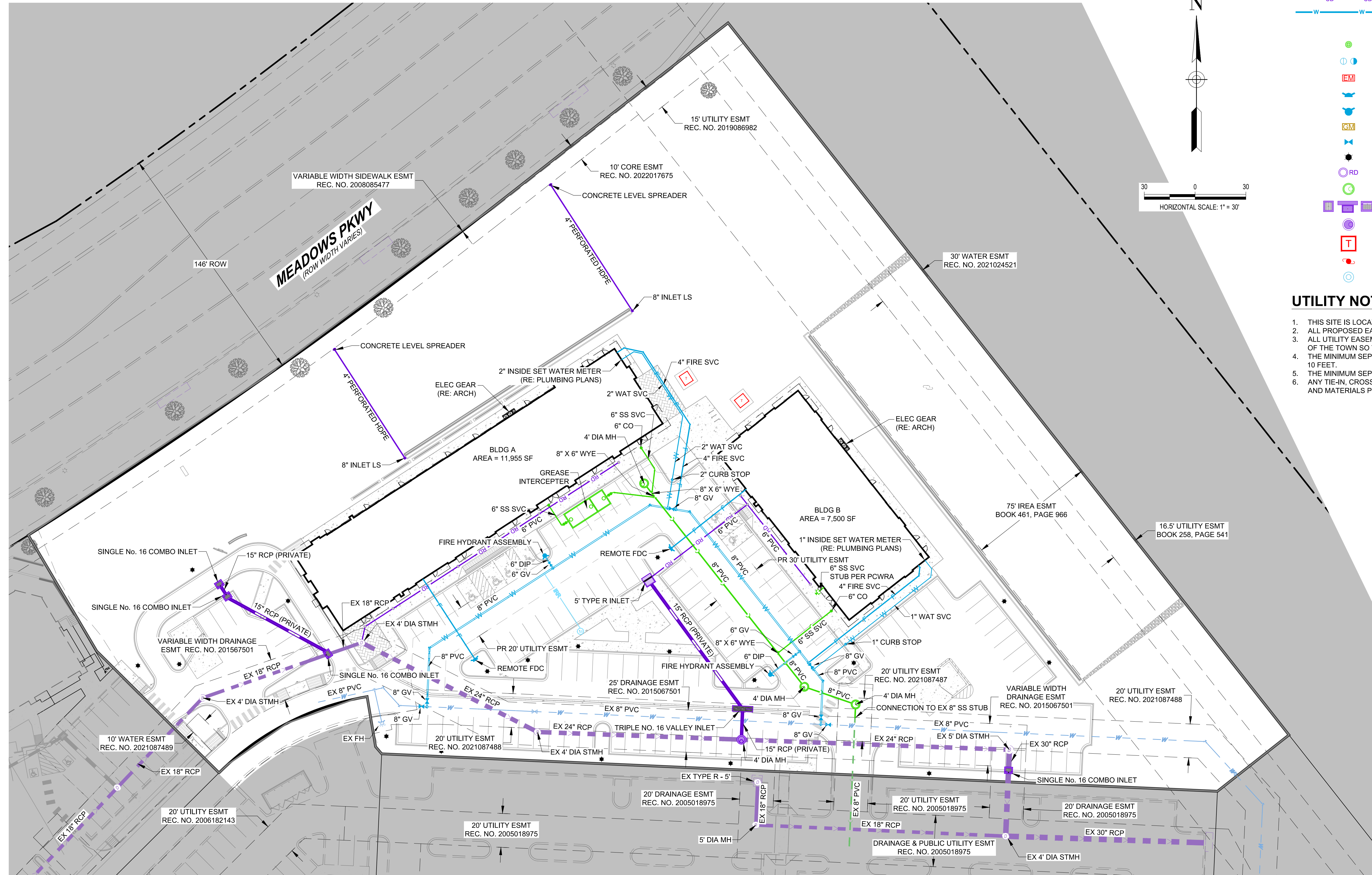
GRADING PLAN

SHEET NUMBER:
3
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SITE DEVELOPMENT PLAN

LOT 6-A-1A-1, MEADOWS FILING NO. 17, AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
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LINETYPE LEGEND

PROPOSED		EXISTING
Cable TV	Cable TV	Cable TV
Electric - Underground	Electric - Underground	Electric - Underground
Fiber Optic Line	Fiber Optic Line	Fiber Optic Line
Fire Service	Fire Service	Fire Service
Gas Line	Gas Line	Gas Line
Irrigation	Irrigation	Irrigation
Overhead Power	Overhead Power	Overhead Power
Roof Drain	Roof Drain	Roof Drain
Sanitary Sewer	Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer	Storm Sewer
Telephone	Telephone	Telephone
Underdrain	Underdrain	Underdrain
Water Line	Water Line	Water Line

SYMBOLS LEGEND

Cleanout	Cleanout
Curb Stop/ Corp Stop	Curb Stop/ Corp Stop
Electric Meter	Electric Meter
Fire Department Connection	Fire Department Connection
Fire Hydrant	Fire Hydrant
Gas Meter	Gas Meter
Gate Valve	Gate Valve
Light Pole	Light Pole
Roof Drain	Roof Drain
Sanitary Manhole	Sanitary Manhole
Storm Inlet	Storm Inlet
Storm Manhole	Storm Manhole
Transformer	Transformer
Utility Pole	Utility Pole
Water Meter	Water Meter

- UTILITY NOTES:**
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - 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.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

OVERALL UTILITY PLAN

SHEET NUMBER:
4
4 of 15

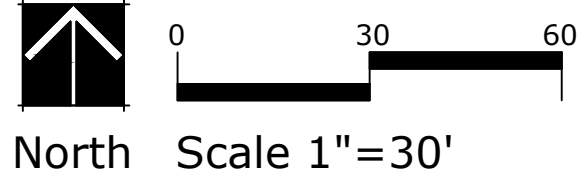
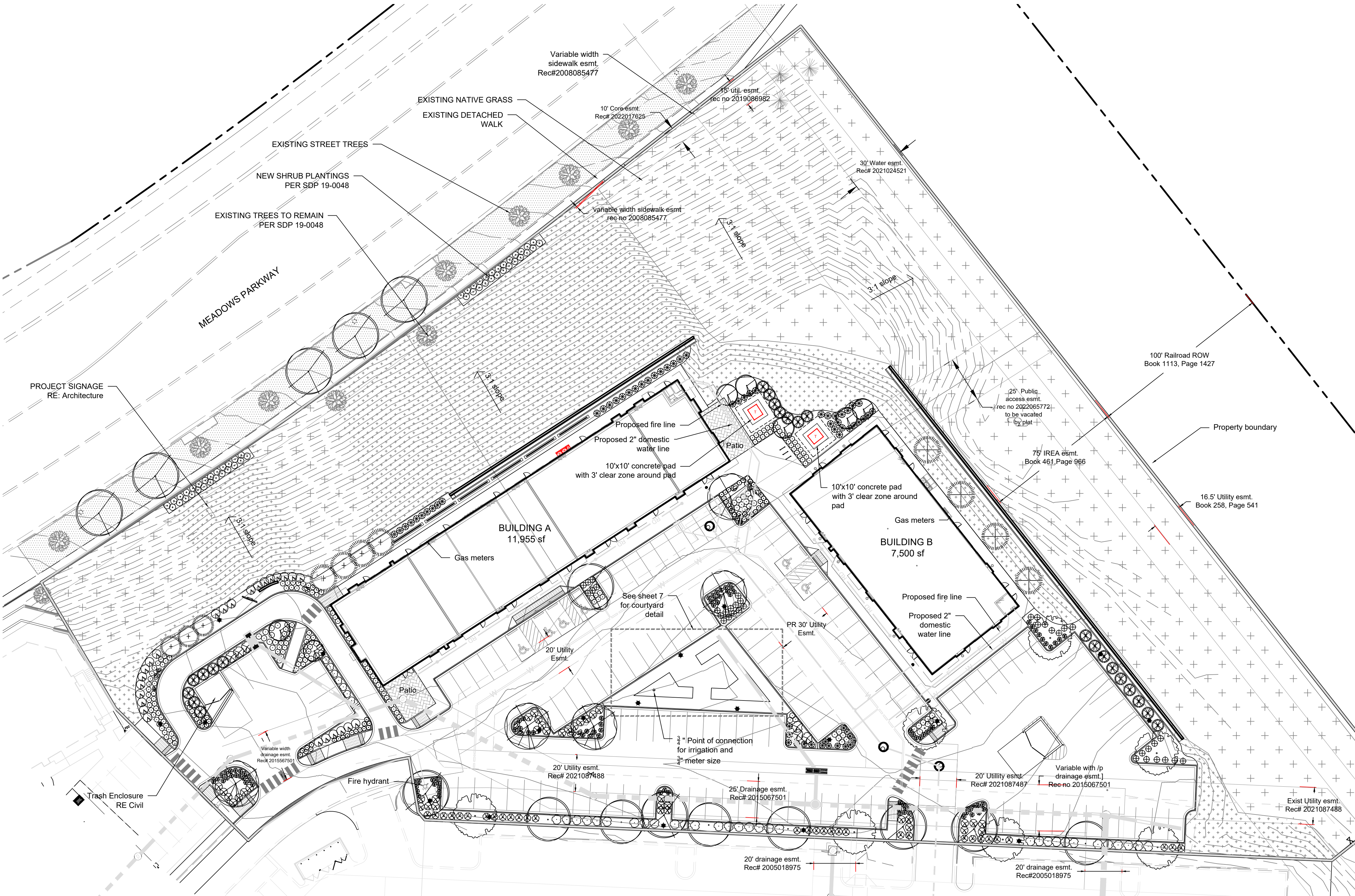
ROTH LANG
ENGINEERING GROUP, LLC

6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

5/29/2026

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

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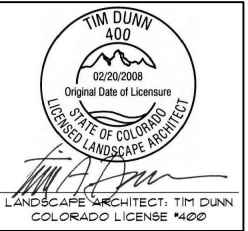


TOTAL PLANT QUANTITIES			
PROPOSED ON-SITE TREES & SHRUBS		EXISTING TREES ON-SITE	EXISTING TREES IN RIGHT OF WAY
Deciduous Canopy Trees 2" caliper	30	2 Exist. Deciduous Trees (to remain)	8 Exist. Deciduous Trees (to remain) (Proposed 5 canopy trees)
Ornamental Trees 1.5" caliper	7		
Evergreen Trees 6' ht. minimum	11	3 Exist. Evergreen Trees (to remain)	
TOTAL TREES	48	5	8
Total trees includes 5 trees in ROW			
5 Gallon Evergreen Shrubs	54		
5 Gallon Deciduous Shrubs	282		
TOTAL SHRUBS	336		
Shrub Hydrozone Type			
Very Low	52		
Low	284		
Moderate	0		

LEGEND

- EXISTING NATIVE SEED
Seed is established with no irrigation
- EXISTING TURF TREE LAWN
Turf is established with irrigation system in place
- IRRIGATED SEED MIX
Temporary irrigated until establishment
Pawnee Buffelgrass, PPSI Native Lawn Mix
Buffalograss, Blue Grama
Application rate of 5 lbs/1,000 sf
- 2" cal. deciduous trees
- 1.5" cal. ornamental trees
- 6' ht. evergreen trees
- 5 gal. evergreen shrubs
- 5 gal. deciduous shrubs
- 1 gal. ornamental grasses
- 1 gal. perennials

Note: All plant material to receive drip irrigation



Landscape Plans prepared by:
Tim Dunn Design Landscape Architecture
Tim Dunn A.S.L.A. R.L.A.
720-350-2411
tadunn1958@gmail.com

LANDSCAPE PLAN

SHEET NUMBER:

5

5 OF 15

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

CASTLE ROCK STREETSCAPE TABLE

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
Meadows Parkway	511	13	8	13	3	52
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
		0			0	
*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.						

CASTLE ROCK NON RESIDENTIAL SITE INVENTORY

**NON-RESIDENTIAL SITE INVENTORY**

Town of Castle Rock Registered Professional:

Tim Dunn R.L.A. A.S.L.A.

Town of Castle Rock Registration #

State of Colorado License Landscape Architect #

License # 400

Company Name:

Tim Dunn Design

Address:

6948 Davenport Place Castle Pines, Co 80108

Phone:

720-350-2411

Email:

tadunn1958@gmail.com

Date:

3.4.25

Project Name:

Limelight Retail

SDP25-0024

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)
185,253	18,525		103,264	37	48	74	336	4 cuyd/1000 sf
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 Deciduous Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
0	13,894		92,937	25,816	10,327	22	25	Yes X No ____

Parking Lot*							
Parking Lot Area	Landscape Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscape Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
50,262	5,026		5,160	10	17	20	140

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
119	8		14	14	17	56	140

*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.

ADDITIONAL LANDSCAPE NOTES

1. 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.

2. 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.

3. 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.

CASTLE ROCK STANDARD LANDSCAPE NOTES

- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.
- Distance of trees to wet utility lines should be a minimum of ten (10) feet.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydro zoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- 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.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- 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
- 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
- An irrigation plan is required with the submittal of the Construction Documents.
- 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.

GENERAL IRRIGATION NOTES

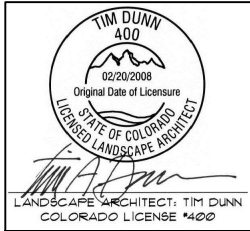
- TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS, 12" MIN. HEIGHT ABOVE GRADE WHEN EXTENDED. NATIVE SEED TO HAVE TEMPORARY IRRIGATION ONLY. ALL TEMPORARY IRRIGATION SHALL BE REMOVED AFTER ESTABLISHMENT OF THE NATIVE SEED.
- SOD AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.
- IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.
- ALL LANDSCAPE SHOWN ON CONCEPUTAL LANDSCAPE PLAN IS CONSIDERED LOW HYDROZONE EXCEPT FO THE IRRIGATED TURF GRASS AREAS WHICH ARE CONSIDERED HIGH.

GENERAL GRADING NOTES

- ALL AREAS ARE TO BE GRADED TO ACHEIVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

PLANT SCHEDULE

PLANT SCHEDULE			
Please add values/quantities in the shaded areas			
DECIDUOUS SHADE TREES	HYDROZONE	2 QUANTITY	30
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			
DECIDUOUS SHADE TREES	HYDROZONE	3 QUANTITY	7
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES	HYDROZONE	3 QUANTITY	11
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	3 QUANTITY	282
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS	HYDROZONE	2 QUANTITY	54
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES	HYDROZONE	2 QUANTITY	289
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIAL PLANTING BEDS	HYDROZONE	2 AREA	98
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	2 AREA	28,808
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.			



Landscape Plans prepared by:

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Tim Dunn A.S.L.A. R.L.A.
720-350-2411
tadunn1958@gmail.com

LANDSCAPE PLAN

SHEET NUMBER:

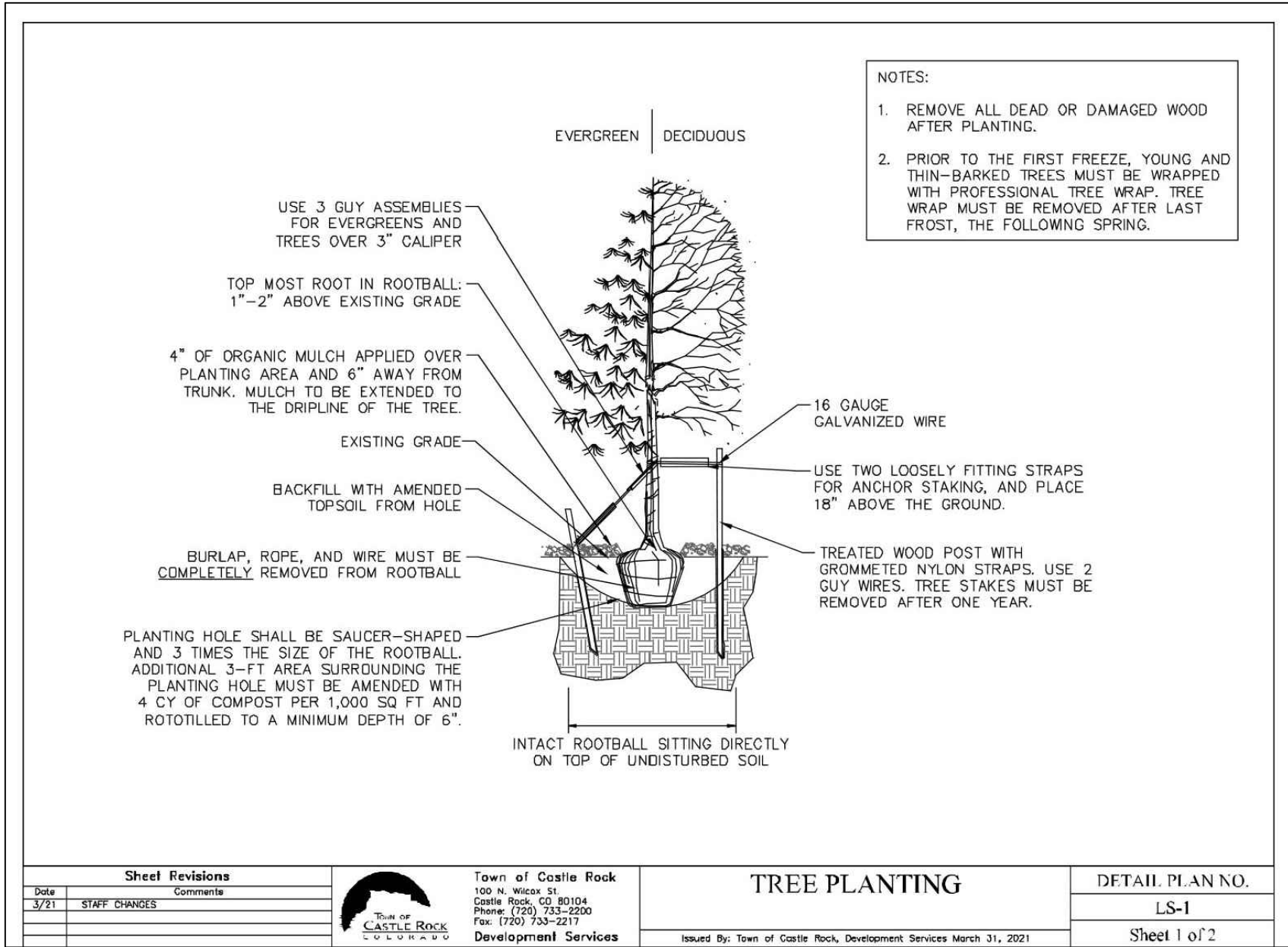
6

6 OF 15

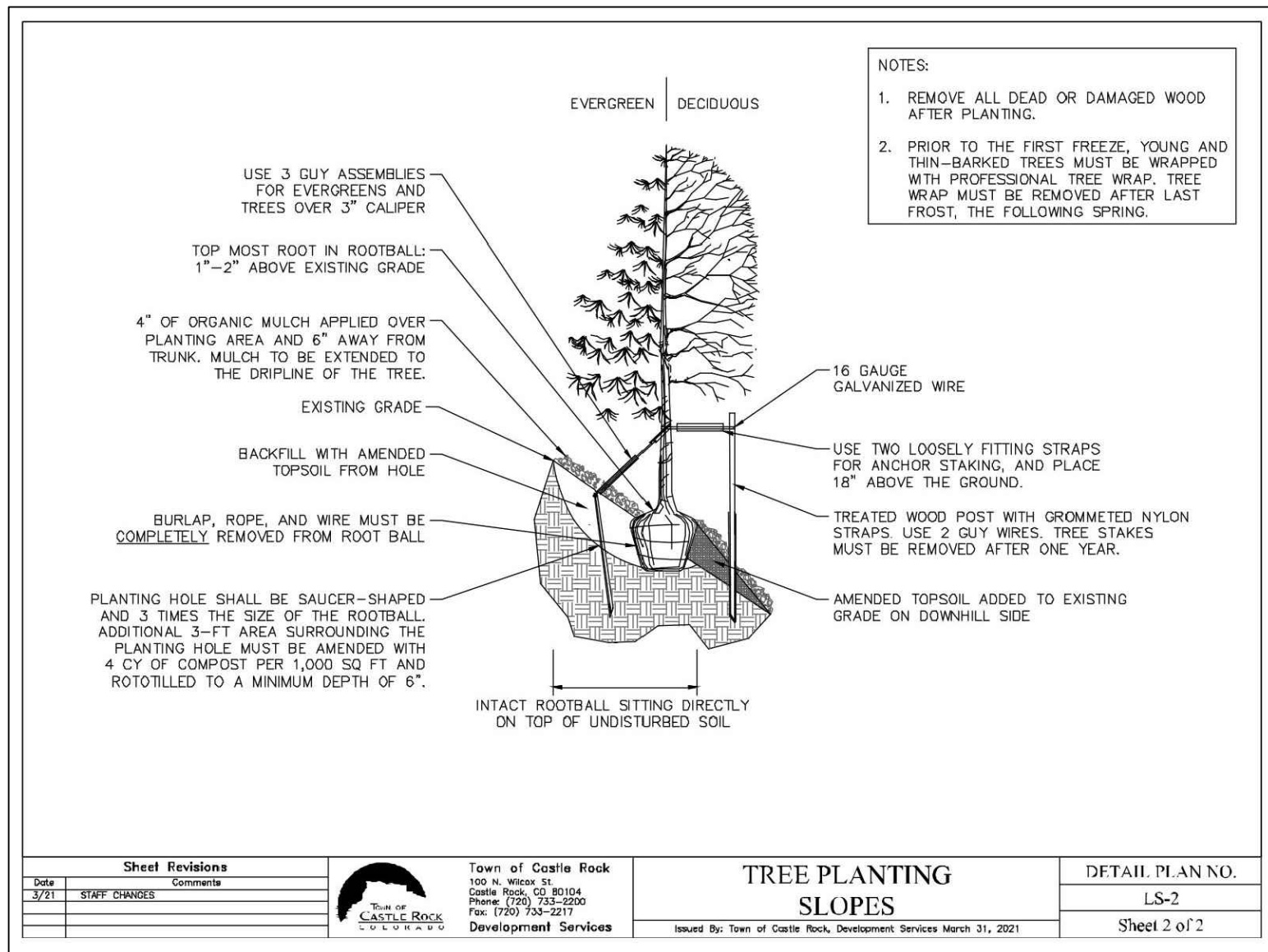
5/29/2026

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

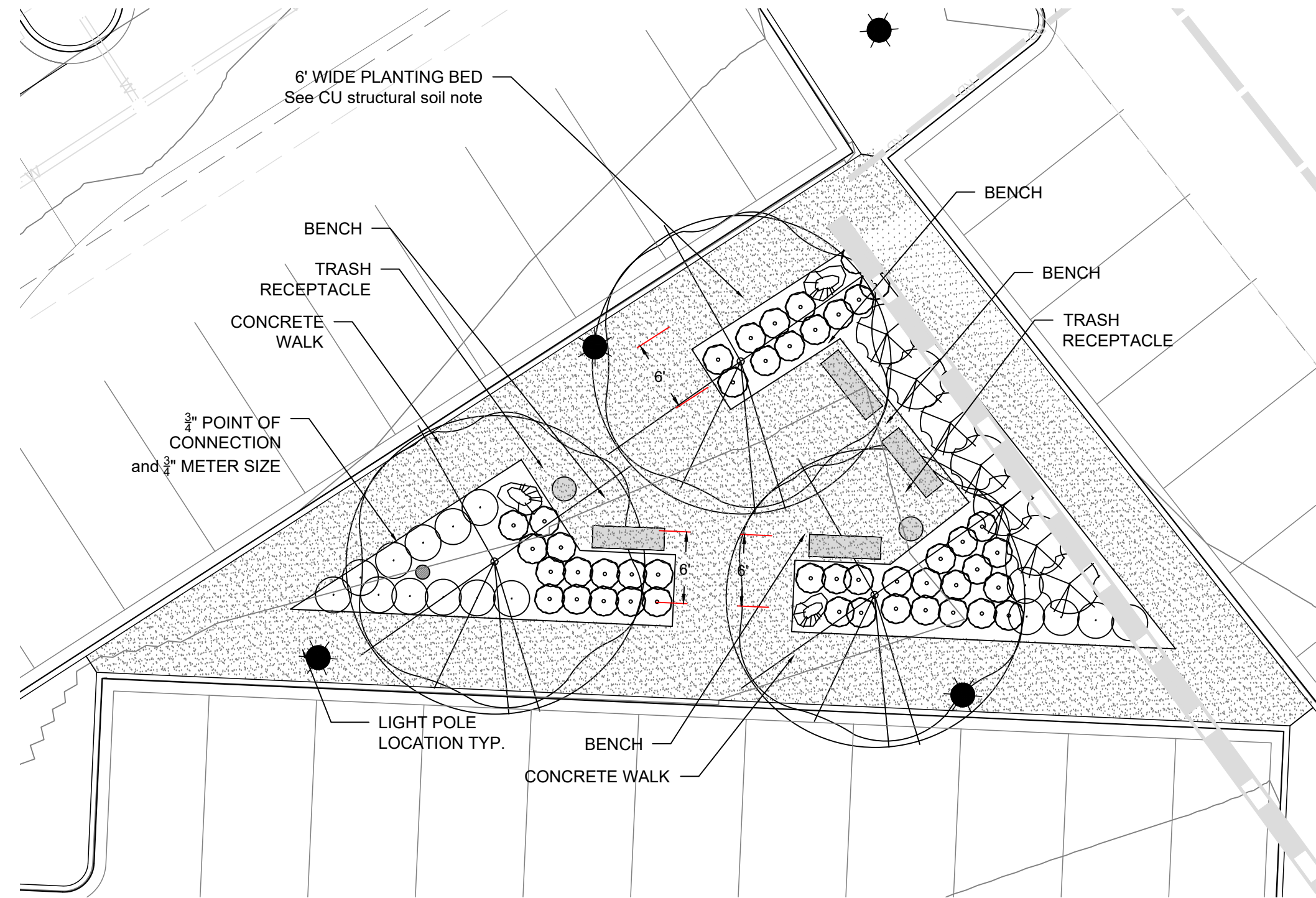
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



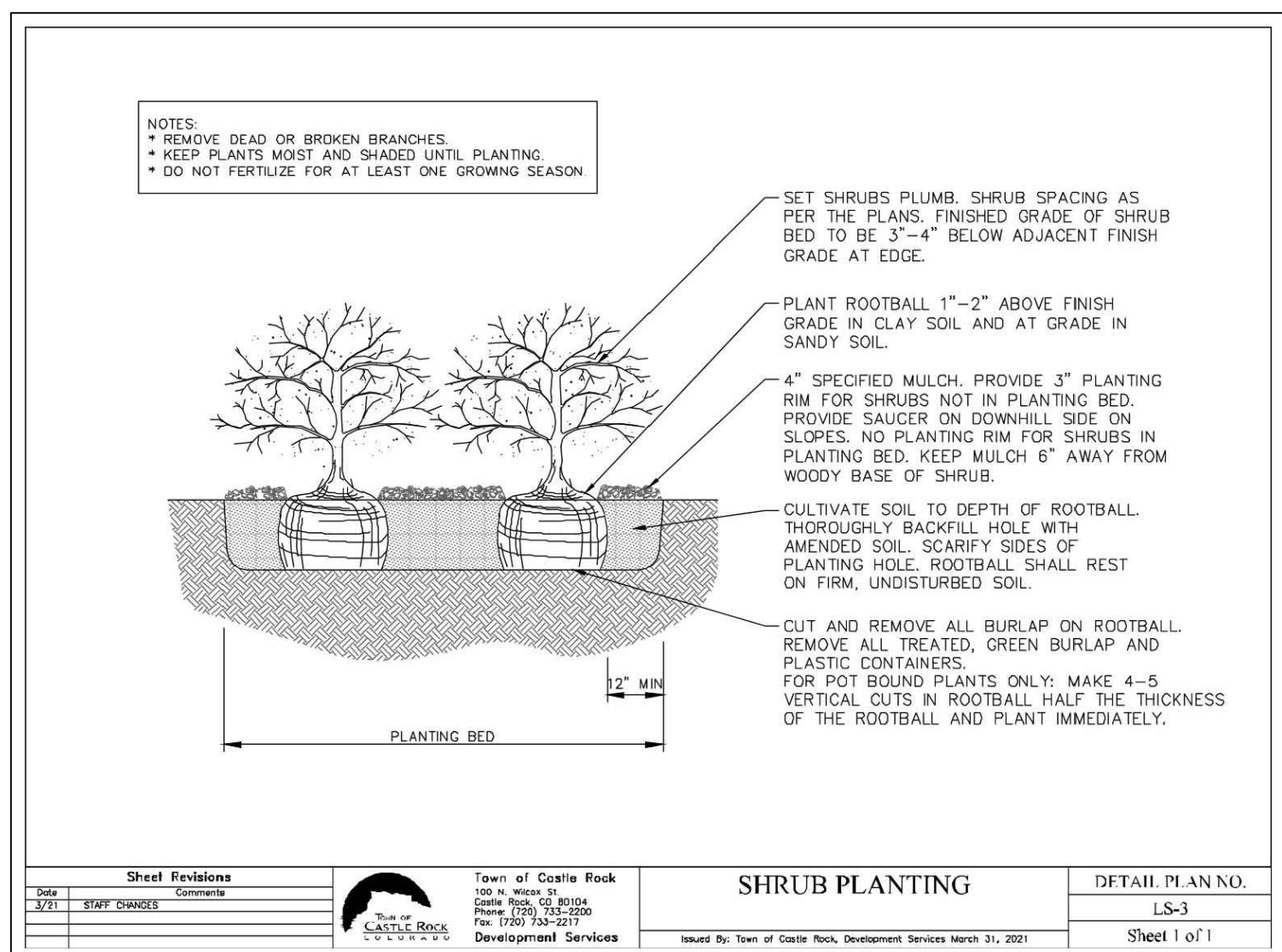
1 Tree Planting Detail
7 Town of Castle Rock Detail



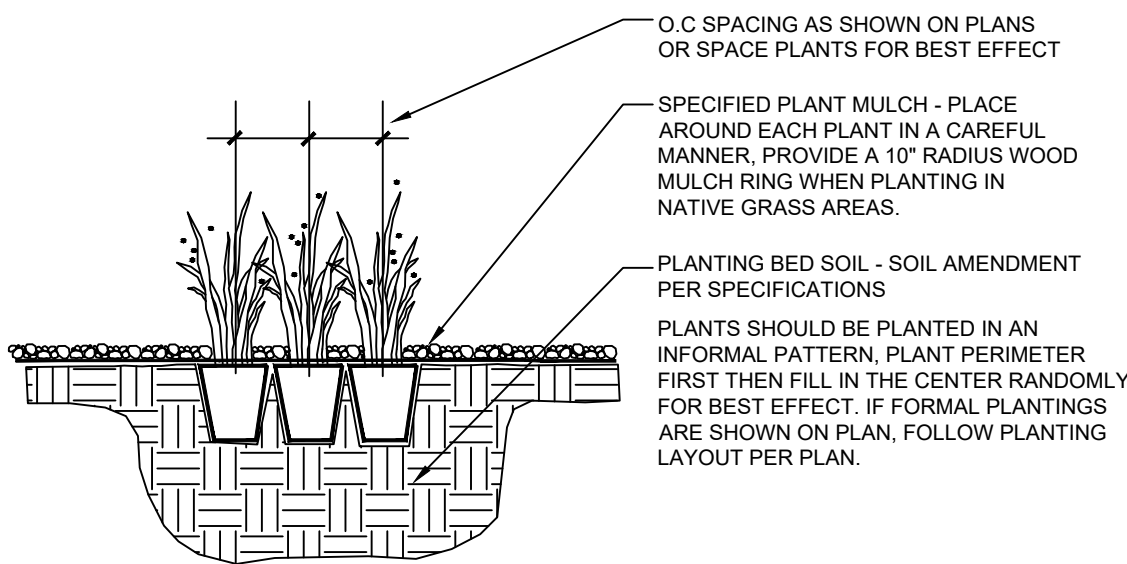
2 Tree Planting Detail on Slopes
7 Town of Castle Rock Detail



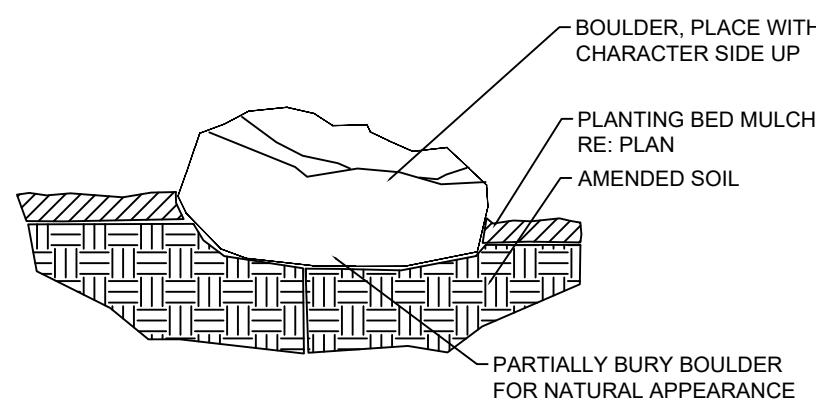
5 Courtyard Detail
7 Per Town of Castle Rock Section 4.4.5.1, CU Structural Soil will be used in all planting beds shown in this plaza detail.



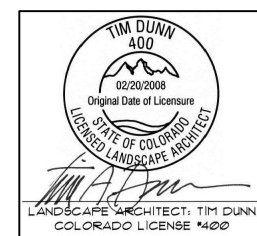
3 Shrub Planting Detail
7 Town of Castle Rock Detail



4 Grass & Perennial Planting Detail
7 Town of Castle Rock Detail



6 Boulder Placement Detail
7 Town of Castle Rock Detail



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LANDSCAPE PLAN

SHEET NUMBER:

7

7 OF 15

5/29/2026

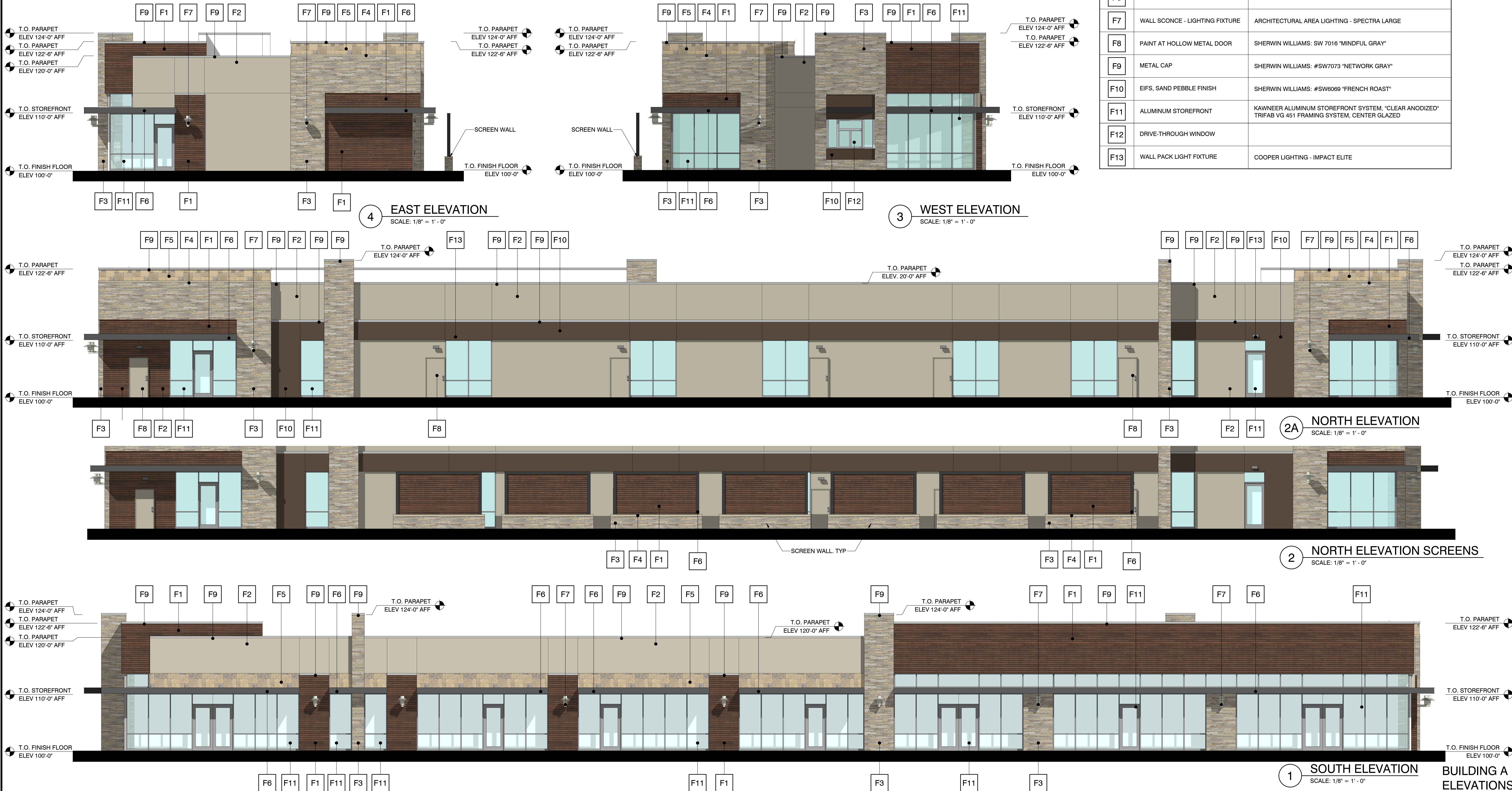
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LOT 6-A-1A-1, MEADOWS FILING NO. 17,
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

NOTES:
1. ALL ROOFTOP EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC STREETS AND PUBLIC AREAS BY PARAPETS
2. ALL SCREEN WALLS ARE REQUIRED TO BE BUILT AND SHOWN PER THE SDP TO MEET THE ARCHITECTURAL REQUIREMENTS.

MATERIAL KEY NOTES:

	DESCRIPTION	MANUFACTURER/COLOR
F1	COMPOSITE EXTERIOR CLADDING	NEWTECWOOD, "BRAZILIAN IPE"
F2	EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
F3	STONE VENEER	CULTURED STONE BY BORAL PRO-FIT LEDGESTONE, "SHALE"
F4	TRIM STONE	CULTURED STONE BY BORAL TRIM STONE, "TAUPE"
F5	STONE VENEER	CULTURED STONE BY BORAL EUROPEAN CASTLE STONE, "CHARDONNAY"
F6	PAINT AT STEEL	SHERWIN WILLIAMS: #SW7076 "CYBERSPACE"
F7	WALL SCONCE - LIGHTING FIXTURE	ARCHITECTURAL AREA LIGHTING - SPECTRA LARGE
F8	PAINT AT HOLLOW METAL DOOR	SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
F9	METAL CAP	SHERWIN WILLIAMS: #SW7073 "NETWORK GRAY"
F10	EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS: #SW6069 "FRENCH ROAST"
F11	ALUMINUM STOREFRONT	KAWNEER ALUMINUM STOREFRONT SYSTEM, "CLEAR ANODIZED" TRIFAB VG 451 FRAMING SYSTEM, CENTER GLAZED
F12	DRIVE-THROUGH WINDOW	
F13	WALL PACK LIGHT FIXTURE	COOPER LIGHTING - IMPACT ELITE



1721 S. Belvidere Ave., #A.102
Greenwood Village, CO 80111

architecture | planning | interiors

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5/29/2026

BUILDING A
ELEVATIONS

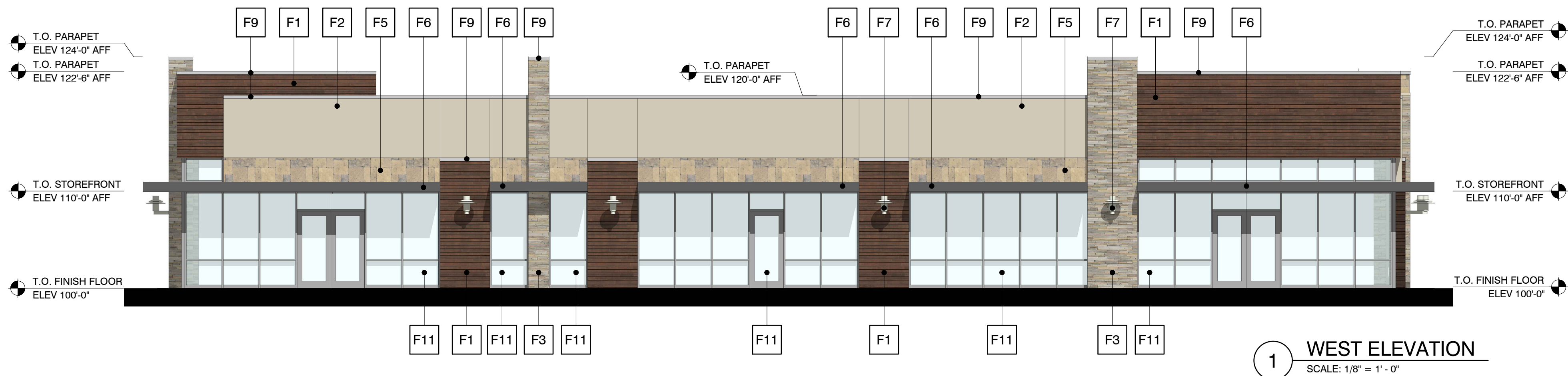
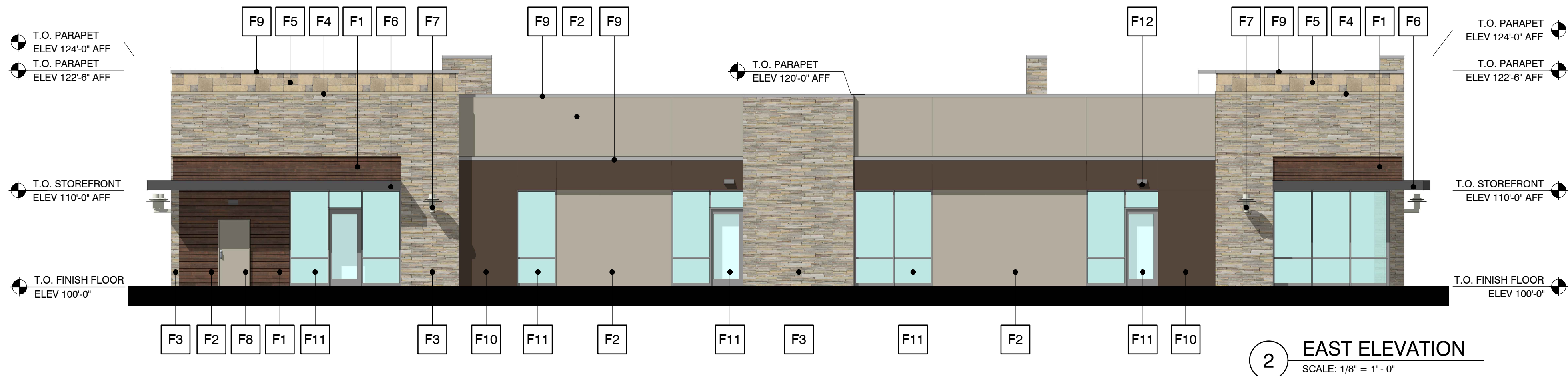
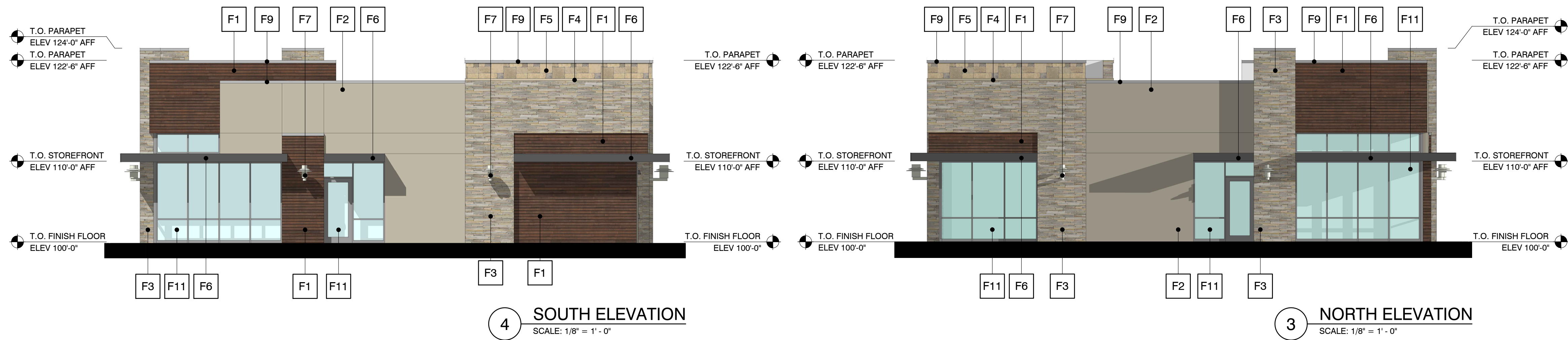
SHEET NUMBER:

8

8 OF 15

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



MATERIAL KEY NOTES:

	DESCRIPTION	MANUFACTURER/COLOR
F1	COMPOSITE EXTERIOR CLADDING	NEWTECWOOD, "BRAZILIAN IPE"
F2	EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS: SW 7016 "MINDFUL GRAY"
F3	STONE VENEER	CULTURED STONE BY BORAL PRO-FIT LEDGESTONE, "SHALE"
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F9	METAL CAP	SHERWIN WILLIAMS: #SW7073 "NETWORK GRAY"
F10	EIFS, SAND PEBBLE FINISH	SHERWIN WILLIAMS: #SW6069 "FRENCH ROAST"
F11	ALUMINUM STOREFRONT	KAWNEER ALUMINUM STOREFRONT SYSTEM, "CLEAR ANODIZED", TRIFAB VG 451 FRAMING SYSTEM, CENTER GLAZED
F12	WALL PACK LIGHT FIXTURE	COOPER LIGHTING - IMPACT ELITE

NOTE: ALL ROOFTOP EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC STREETS AND PUBLIC AREAS BY PARAPETS



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5/29/2026

BUILDING B
ELEVATIONS

SHEET NUMBER:

9

9 OF 15

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



3B BUILDING B - SOUTHEAST PERSPECTIVE
SCALE: NTS



3A BUILDING A - SOUTHEAST PERSPECTIVE
SCALE: NTS



2B BUILDING B - NORTHWEST PERSPECTIVE
SCALE: NTS



2A BUILDING A - NORTHWEST PERSPECTIVE
SCALE: NTS



1B BUILDING B - SOUTHWEST PERSPECTIVE
SCALE: NTS



1A BUILDING A - SOUTHWEST PERSPECTIVE
SCALE: NTS

COLOR
BUILDING
RENDERINGS

SHEET NUMBER:

10

10 OF 15

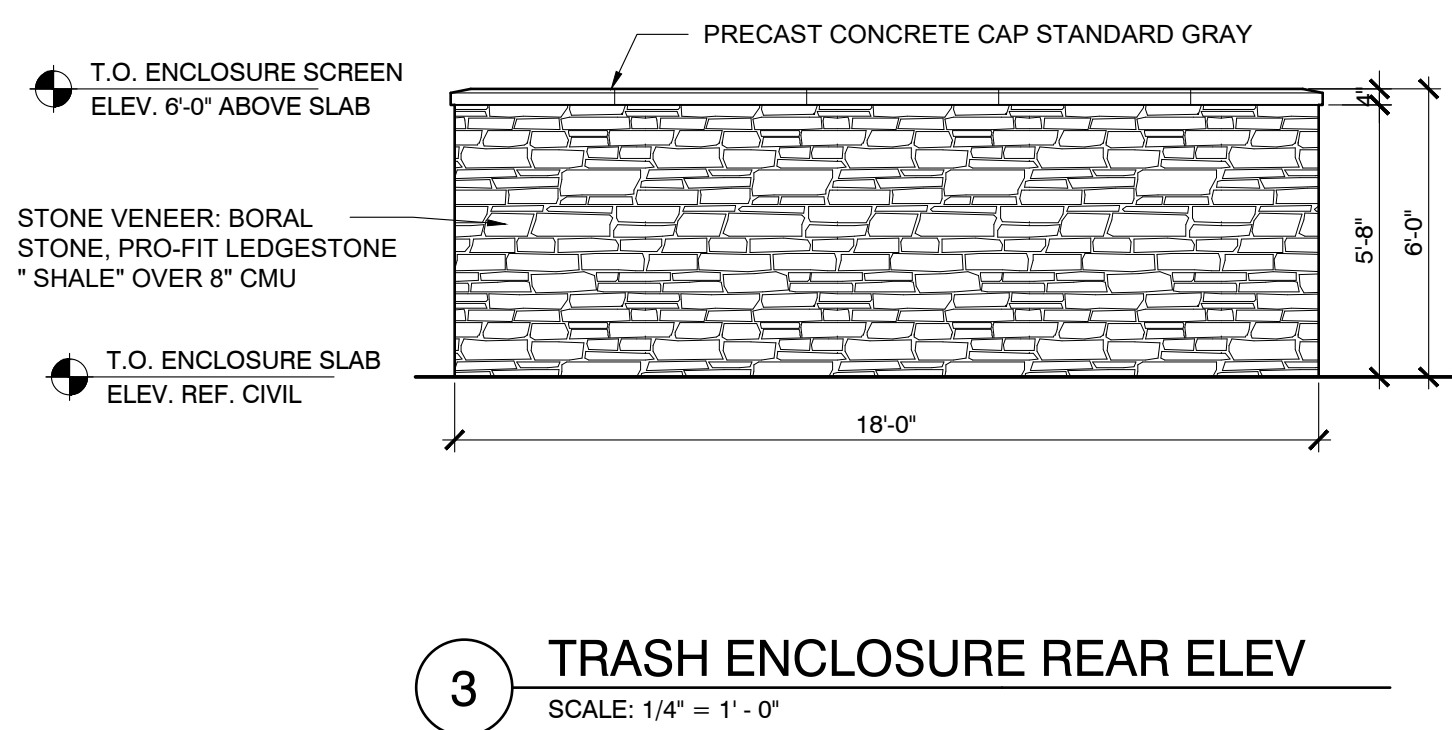
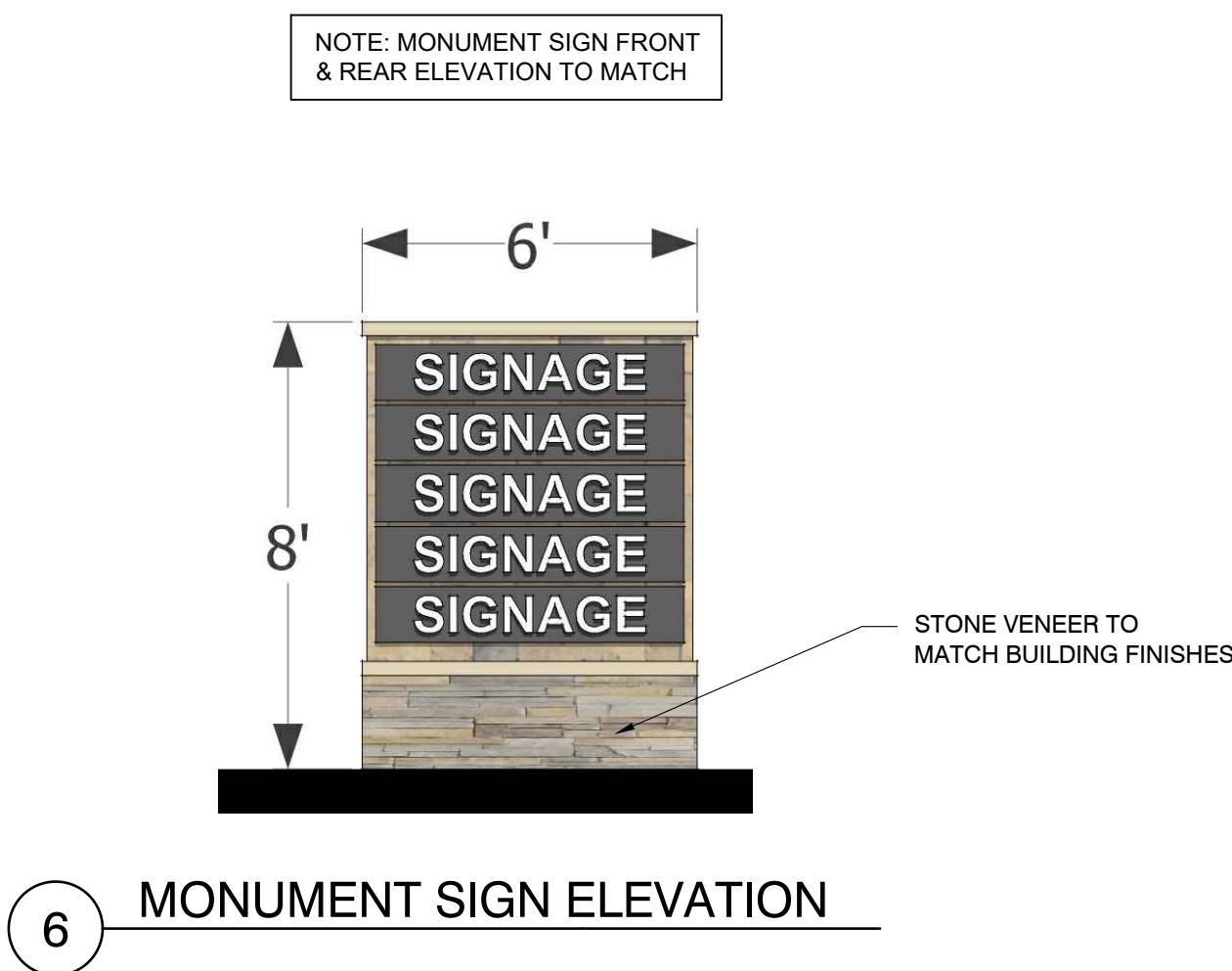
NOTE: ALL ROOFTOP EQUIPMENT SHALL BE
FULLY SCREENED FROM PUBLIC STREETS
AND PUBLIC AREAS BY PARAPETS



5/29/2026

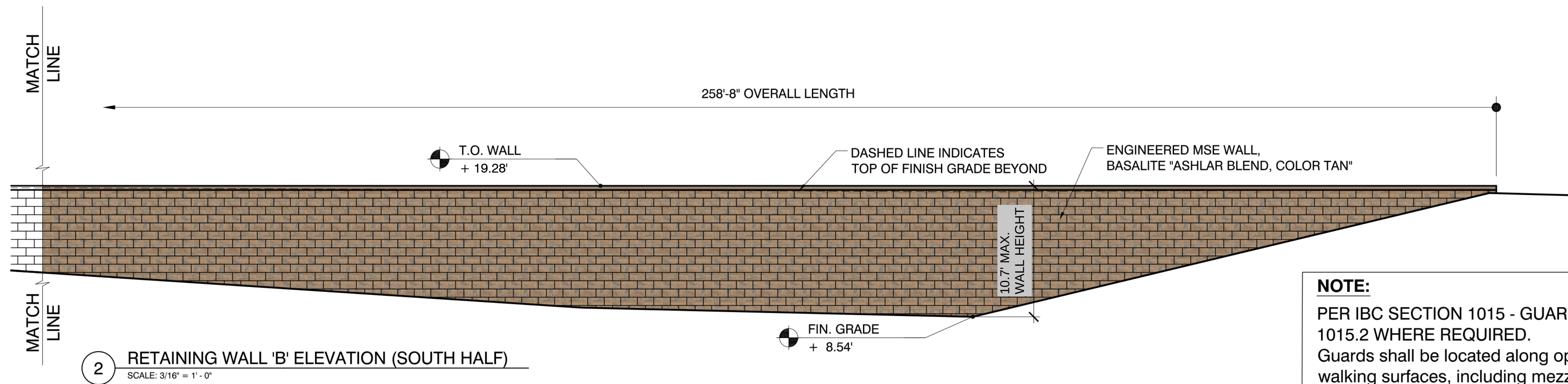
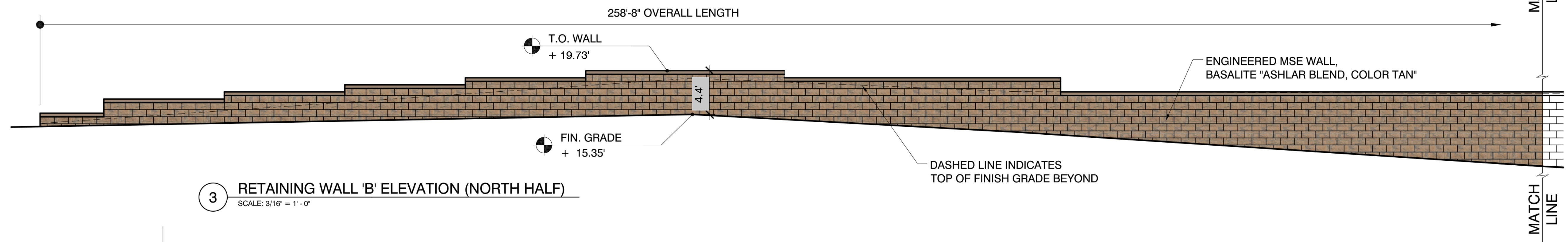
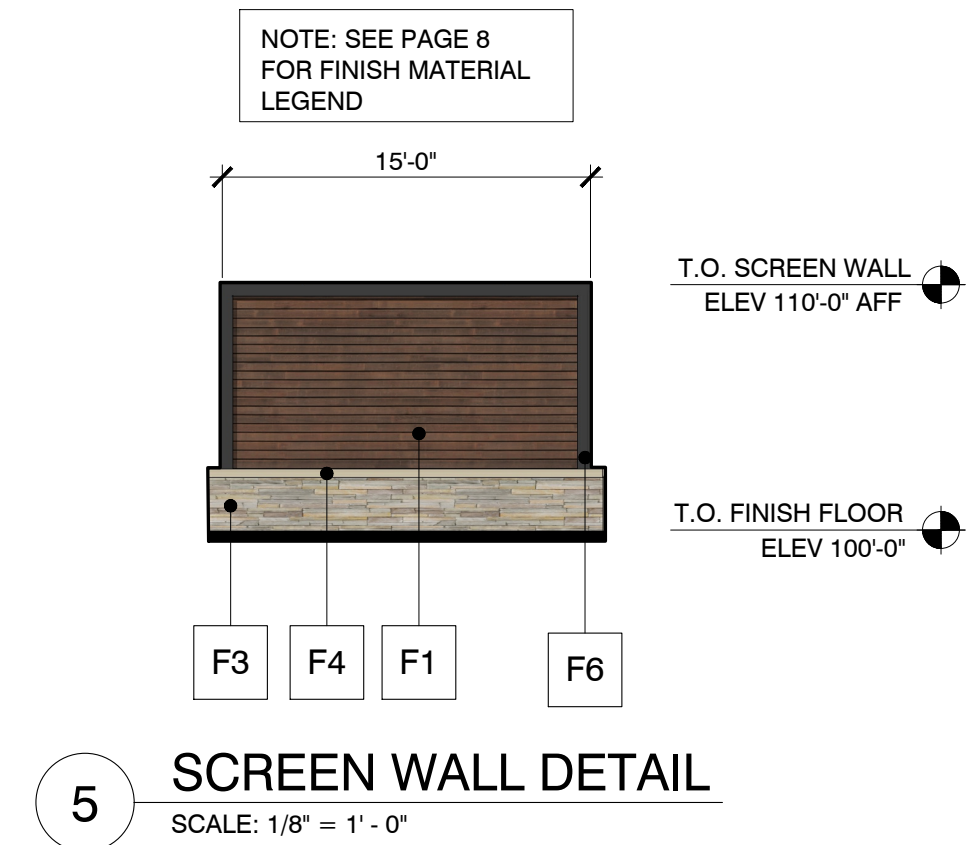
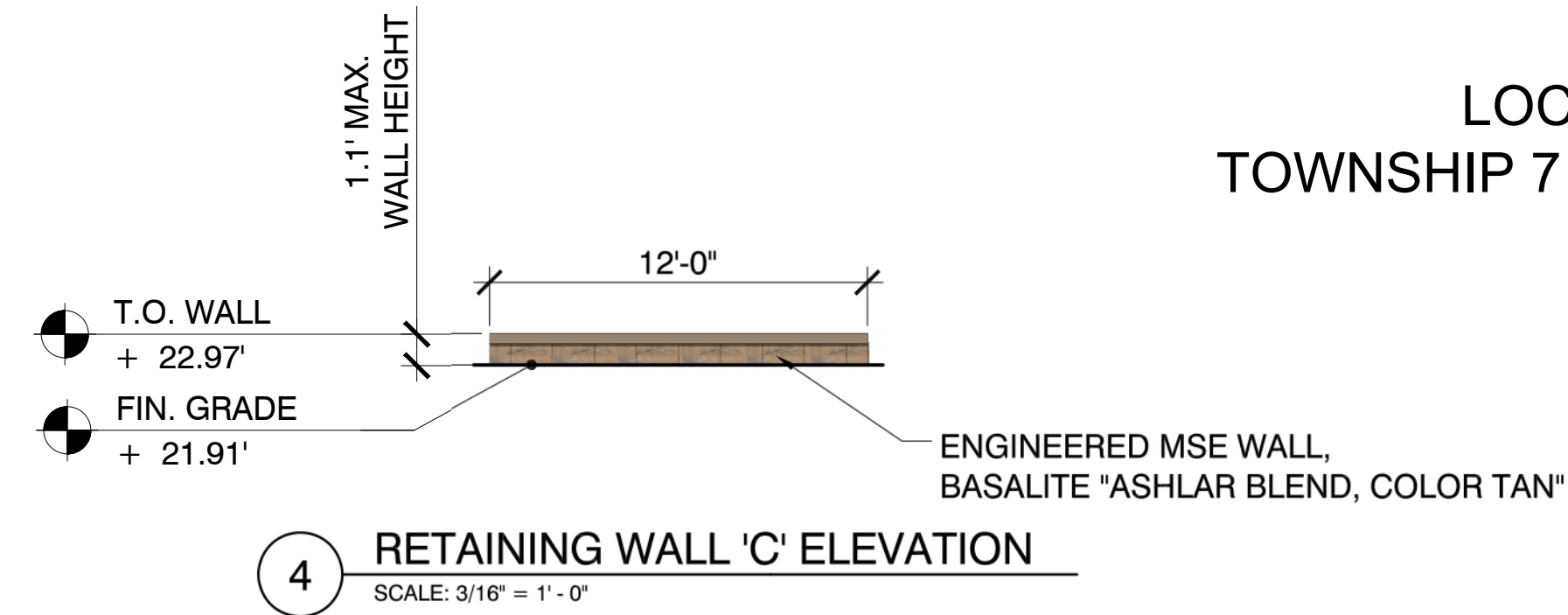
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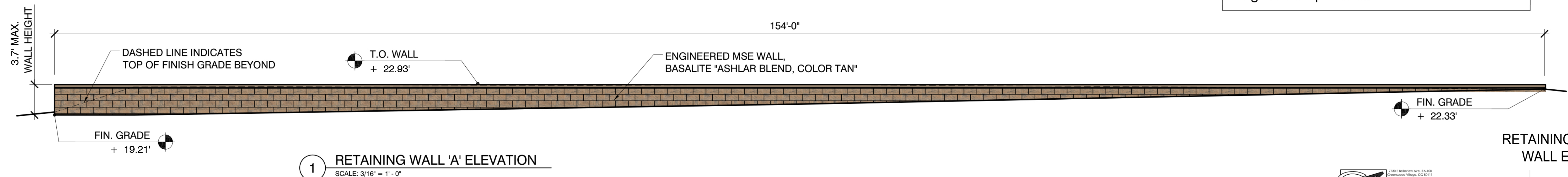


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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



NOTE:
PER IBC SECTION 1015 - GUARDS,
1015.2 WHERE REQUIRED.
Guards shall be located along open-sided
walking surfaces, including mezzanines,
equipment platforms, aisle, stairs, ramps and
landings that are located more than 30 inches
measured vertically to the floor or grade below
at any point within 36 inches horizontally to the
edge of the open side.



RETAINING & SCREEN
WALL ELEVATIONS



SHEET NUMBER:

12

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SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

MATERIALS



Trim Stone:
Boral Stone, Trim Stone "Taupe"



EIFS:
SW #7016 "Mindful Gray"



EIFS:
SW #6069 "French Roast"



NewTechWood:
"Brazilian IPE"



Stone Veener:
Boral Stone, European Castle Stone
"Chardonnay"



Stone Veener:
Boral Stone, Pro-fit Ledgestone
"Shale"



Paint:
SW #7073 "Network Gray"



Paint:
SW #7076 "Cyberspace"



MSE Wall:
BASALITE " Mesa 435F "

Limelight Retail
Castle Rock CO



01/05/2026

7730 E. Bellevue Ave., Suite A-100 Greenwood Village, CO 80111 T. 720.542.9416 g3architecture.com



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5/29/2026

MATERIAL
BOARD

SHEET NUMBER:

13

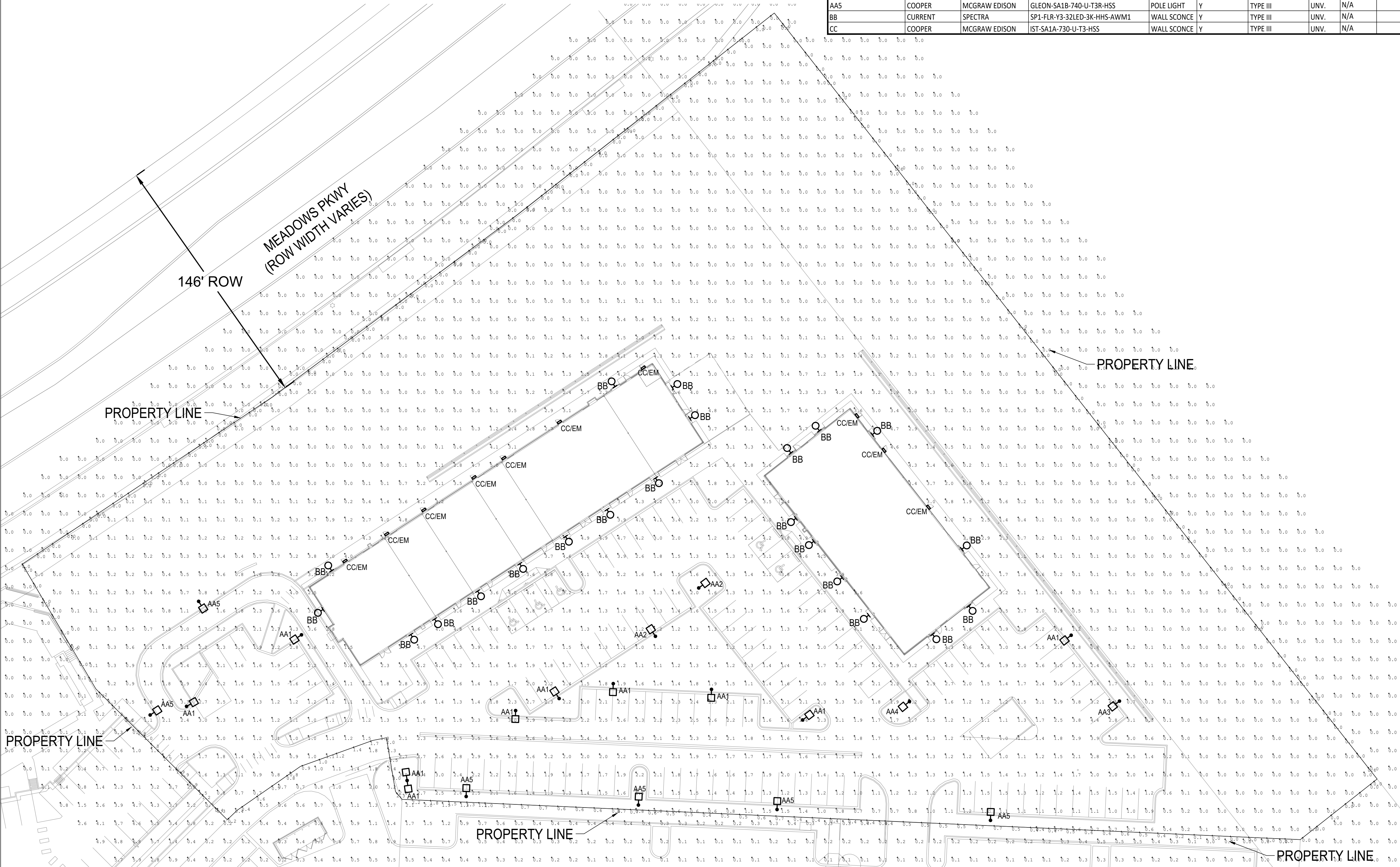
13 OF 15

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

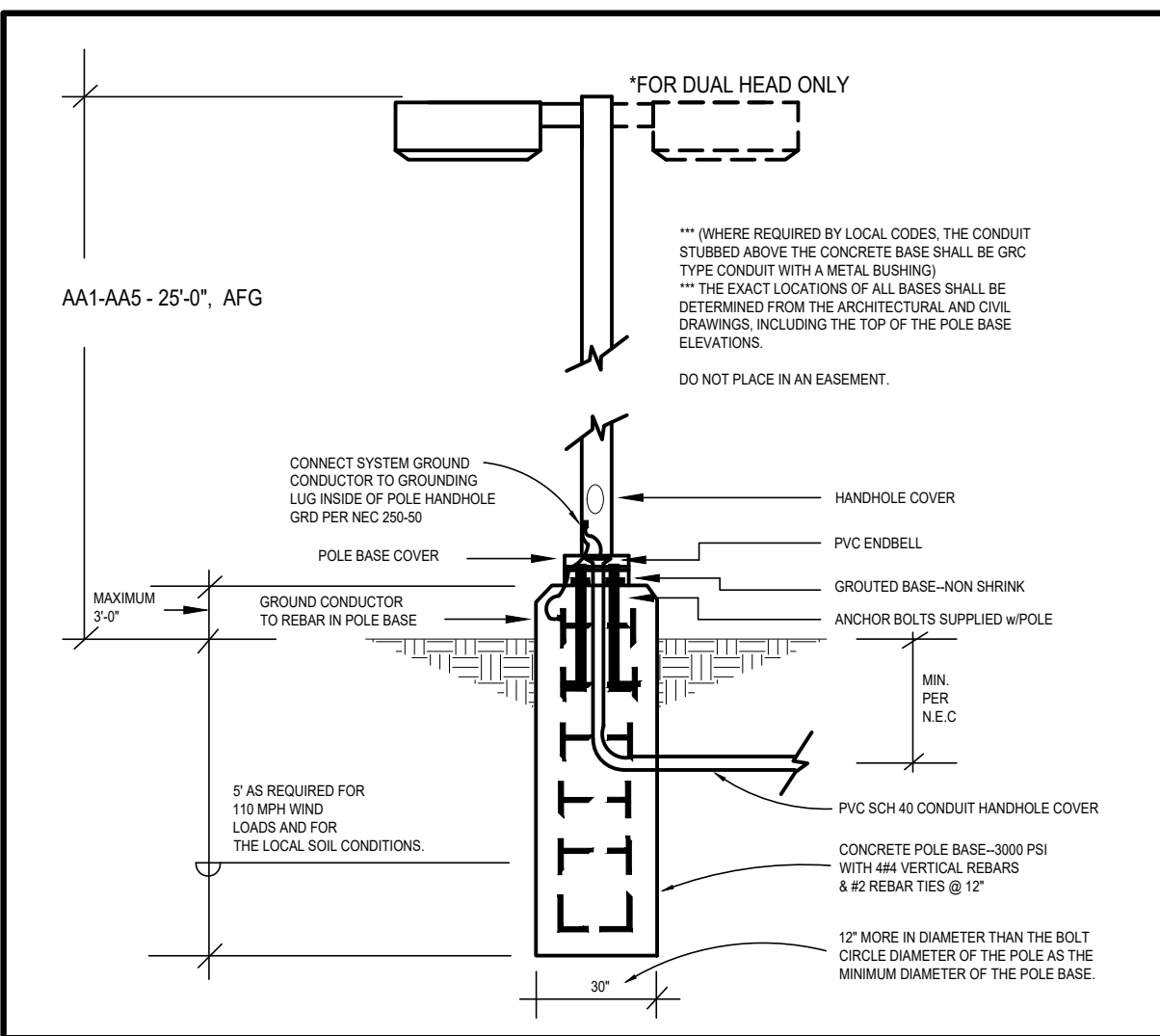
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

Calculation Summary		List the Use Area / Zone Type					
Label	Calc Type	Units	Average	Min	Max	AVG Min Max	
OVERALL SITE	ILLUMINANCE	FC	1.14	0	5	N/A	
PAST PROPERTY LINE	ILLUMINANCE	FC	0.16	0	3.2	N/A	
PROPERTY LINE	ILLUMINANCE	FC	0.3	0	3	N/A	
JOINT PARKING LOT	ILLUMINANCE	FC	2.3	1.1	4.9		4.45
PARKING LOT A	ILLUMINANCE	FC	1.72	1.1	3		2.73
PARKING LOT B	ILLUMINANCE	FC	1.97	0.2	4.6		23
PARKING LOT C	ILLUMINANCE	FC	1.97	1	3		3

Site Luminaire Summary Table													Lamps					
Luminaire																		
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
AA1	COOPER	MCGRAW EDISON	GLEON-SA1B-740-U-T3R	POLE LIGHT	Y	TYPE III	UNV.	N/A	11	POLE	20'	1	LED	44	5571	4000K		1 BRONZE
AA2	COOPER	MCGRAW EDISON	GLEON-SA3A-740-U-T5WQ	POLE LIGHT	Y	TYPE V	UNV.	N/A	1	POLE	20'	1	LED	113	13881	4000K		1 BRONZE
AA3	COOPER	MCGRAW EDISON	GLEON-SA3B-740U-T3R-HSS	POLE LIGHT	Y	TYPE III	UNV.	N/A	1	POLE	20'	1	LED	124	12220	4000K		1 BRONZE
AA4	COOPER	MCGRAW EDISON	GLEON-SA2A-740-U-5WQ	POLE LIGHT	Y	TYPE V	UNV.	N/A	1	POLE	20'	1	LED	66	9147	4000K		1 BRONZE
AA5	COOPER	MCGRAW EDISON	GLEON-SA1B-740-U-T3R-HSS	POLE LIGHT	Y	TYPE III	UNV.	N/A	6	POLE	20'	1	LED	44	4190	4000K		1 BRONZE
BB	CURRENT	SPECTRA	SP1-FLR-Y3-32LED-3K-HHS-AWM1	WALL SCONCE	Y	TYPE III	UNV.	N/A	22	WALL	8'	1	LED	57	4311	4000K		1 BRONZE
CC	COOPER	MCGRAW EDISON	IST-SA1A-730-U-T3-HSS	WALL SCONCE	Y	TYPE III	UNV.	N/A	10	WALL	10.5'	1	LED	20.1	1868	4000K		1 BRONZE



1 PHOTOMETRIC PLAN
Scale: 1"=30'-0"



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

- LIGHTING STANDARD NOTES:
1. LIGHT LOSS FACTOR IS 1.
 2. EXPECTED HOURS OF OPERATION OF THE BUILDINGS ARE FROM 7:00 AM TO 10:00 PM. ALL LIGHTING FIXTURES WILL BE RUN FROM WHEN THE PHOTOCELL TURNS THEM ON UNTIL 10:30 PM WHEN TURNED OFF BY TIME CLOCK. THEY WILL THEN TURN ON AT 6:30 AM BY TIME CLOCK UNTIL SHUTOFF BY PHOTOCELL. TIME CLOCK TO COMPLY WITH IECC C405.2.6.4.
 3. THE OBJECTIVE OF THE PARKING LOTS IN THIS SDP WAS TO PROVIDE SUFFICIENT LIGHTING IN ALL PARKING SPACES. THIS WAS ACCOMPLISHED BY PLACING POLE LIGHTS AND BUILDING LIGHTS TO ILLUMINATE THE PARKING AREAS. THE OBJECTIVE OF THE BUILDING MOUNTED LIGHTING WAS TO PROVIDE FACADE, BUILDING ENTRANCE LIGHTING, AND SUPPLEMENTAL PARKING LOT LIGHTING. THIS WAS ACCOMPLISHED BY CHOOSING THE RIGHT LIGHTS AND PLACING THE BUILDING LIGHTING THROUGHOUT BOTH BUILDINGS.
 4. ALL LIGHTS ALONG PROPERTY LINES HAVE HOUSE SIDE SHIELDING TO MINIMIZE LIGHT TRESPASS. ALL LIGHTS ARE AIMED AWAY FROM PROPERTY LINE EXCEPT AT SHARED PARKING LOT ENTRANCES AND EXITS.
 5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

PHOTOMETRIC

SHEET NUMBER:

14

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5/29/2026

SITE DEVELOPMENT PLAN
LOT 6-A-1A-1, MEADOWS FILING NO. 17,
AREA 4, AMD NO. 19

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

TYPE 'AA1-AA5'



TYPE 'BB'



TYPE 'CC'



NOTICE:
ALL LIGHT SOURCES ARE
FULL CUT-OFF

LIGHTING
DETAILS

SHEET NUMBER:

15

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5/29/2026