

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

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO
DESCRIBED HEREIN.

CPP BILBERRY, LLC, A COLORADO LIMITED LIABILITY CORPORATION

BY _____, AS _____.

SIGNED THIS _____ DAY OF _____, 2026

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026

BY _____ AS _____ OF _____
 CPP BILBERRY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

_____, 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 _____, 2026

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026
BY _____ AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ 2026.

DIRECTOR OF DEVELOPMENT SERVICES

I, JAMES E. LYNCH, 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.

JAMES E. LYNCH, COLORADO PLS # 37933	DATE
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I, TYLER SANDT, 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.

TYLER SANDT, PE #60252
DATE

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST 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.

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).

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.

SCALE 1" = 500'

SITE DATA TABLE			
ZONING	THE MEADOWS - 4TH AMENDMENT - PD		
USE AREA	TOWN CENTER		
SITE AREA	1.62 ACRES		
1ST FLOOR FOOTPRINT	7,298 SF		
GROSS FLOOR AREA	14,021 SF		
USES	RESTAURANT		
TOTAL INDOOR DINING AREA	5,421 SF		
TOTAL OUTDOOR DINING AREA	3,059 SF		
PARKING	REQUIRED	PROVIDED	
ONSITE @ 1/100 SF SEATING	85	76	
OFFSITE	0	21	
ACCESSIBLE	4	4	
TOTAL PARKING	85	101	
BICYCLE PARKING	5	8	
SITE	PER 4TH AMEND.	PROVIDED	
MIN. REAR BUILDING SETBACK	NONE	112.5'	
MIN. SIDE BUILDING SETBACK SOUTH	NONE	35.8'	
MIN. FRONT BUILDING SETBACK	NONE	151'	
MIN. SIDE BUILDING NORTH	NONE	48'	
MAX. BUILDING HEIGHT	60'	42.5'	
MAX. BUILDING COVERAGE	100%	10.3%	
MAX. FAR (NON-RESIDENTIAL)	1.5 (105,689 SF)	0.2 (14,021 SF)	
SITE UTILIZATION	PER CODE	PROVIDED (%)	PROVIDED (SF)
BUILDING COVERAGE	100% (Max)	10.3%	7,298
PARKING COVERAGE		29.4%	20,730
PLAZA/SIDEWALKS		20.2%	14,232
LANDSCAPE	10% OF GROSS SITE AREA FOR COMMERCIAL	37.8%	26,679
TOTAL LOT AREA		100%	70,567
PARKING LOT LANDSCAPE COVERAGE	10% OF GROSS PARKING AREA FOR COMMERCIAL	13.9%	2,877

SITE DEVELOPMENT PLAN, AMENDMENT, No. 1, to SDP25-0017 WITH CHANGES TO ACCESSIBLE RAMP, ADDITION OF EV PARKING SPACES, AND CHANGES TO BUILDING ELEVATION. THE PURPOSE REMAINS TO CONSTRUCT A FINE DINING ESTABLISHMENT WITH BAR WITH SITE ACTIVATION CREATING A SPACE FOR THE COMMUNITY TO GATHER.

1	1 of 14	COVER SHEET
2	2 of 14	SITE PLAN
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6	6 of 14	BUILDING ELEVATIONS
7	7 of 14	BUILDING ELEVATIONS
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9	9 of 14	LANDSCAPE NOTES
10	10 of 14	LANDSCAPE PLAN
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12	12 of 14	LANDSCAPE DETAILS
13	13 of 14	PHOTOMETRIC PLAN
14	14 of 14	LIGHTING SPECIFICATIONS

THE MULHERN GROUP
1400 GLENARM PLACE, SUITE 300
DENVER, COLORADO 80202
(303) 297-3334

ROTH LANG ENGINEERING GROUP, LLC
6855 S HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
(303) 841-9365

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
(303) 892-1161

BELFAY ENGINEERING, PC
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
2811 W. 9TH AVE
DENVER, CO 80204
(303) 808-4590

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

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 PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.

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.

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 SOIL 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.

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.

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 INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, SUB-SURFACE COLLECTION SYSTEMS, 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.

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.

THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 169 WITH EFFECTIVE DATE MARCH 16, 2016. ZONE X DEFINED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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 TO 32 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 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.
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.

SHEET NUMBER:

1

1 of 14



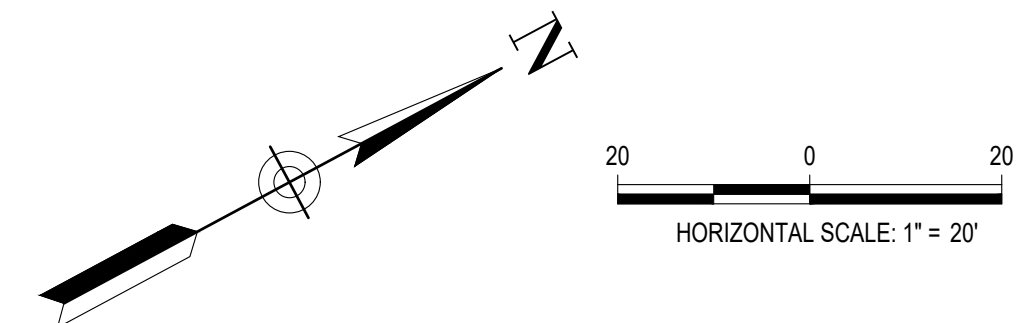
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 2A, 2A, BLOCK 2, THE MEADOWS

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

PROJECT NO. SDP26-XXXX 06/18/2026

SITE DEVELOPMENT PLAN, AMENDMET NO. 1
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 CONCRETE SIDEWALK, SEE PLAN FOR WIDTH | 14 EXISTING CURB RAMP |
| 2 ACCESSIBLE PARKING STALL (TYP) | 15 EXISTING STREET LAMP |
| 3 CROSS WALK | 16 EXISTING CONCRETE SIDEWALK |
| 4 TRASH ENCLOSURE | 17 EXISTING TUNNEL WALL |
| 5 RETAINING WALL, ASHLAR BLEND-TAN ARCH MATERIAL #13 (SEE SHEET 3 FOR HT) | 18 BICYCLE PARKING |
| 6 LANDSCAPING TERRACE AND PATIO WALLS, ARCH MATERIAL #15 | 19 MONUMENT SIGN |
| 7 CURB RAMP | 20 25' CORNER SIGHT TRIANGLE |
| 8 RIPRAP SWALE, 3' WIDE | 21 AASHTO ROADWAY SIGHT TRIANGLE |
| 9 CONCRETE CHANNEL, 6' WIDE | 22 2' VEHICLE OVERHANG |
| 10 ACCESSIBLE RAMP | 23 2' SIDEWALK CHASE |
| 11 STEPS | 24 2' VALLEY PAN |
| 12 HANDRAIL (TYP) | 25 ELECTRIC VEHICLE CHARGING STATION |
| 13 WHEEL STOP (TYP) | 26 PUBLIC ACCESS DEDICATION EASEMENT, REC NO 2020022127 |

LINETYPE LEGEND

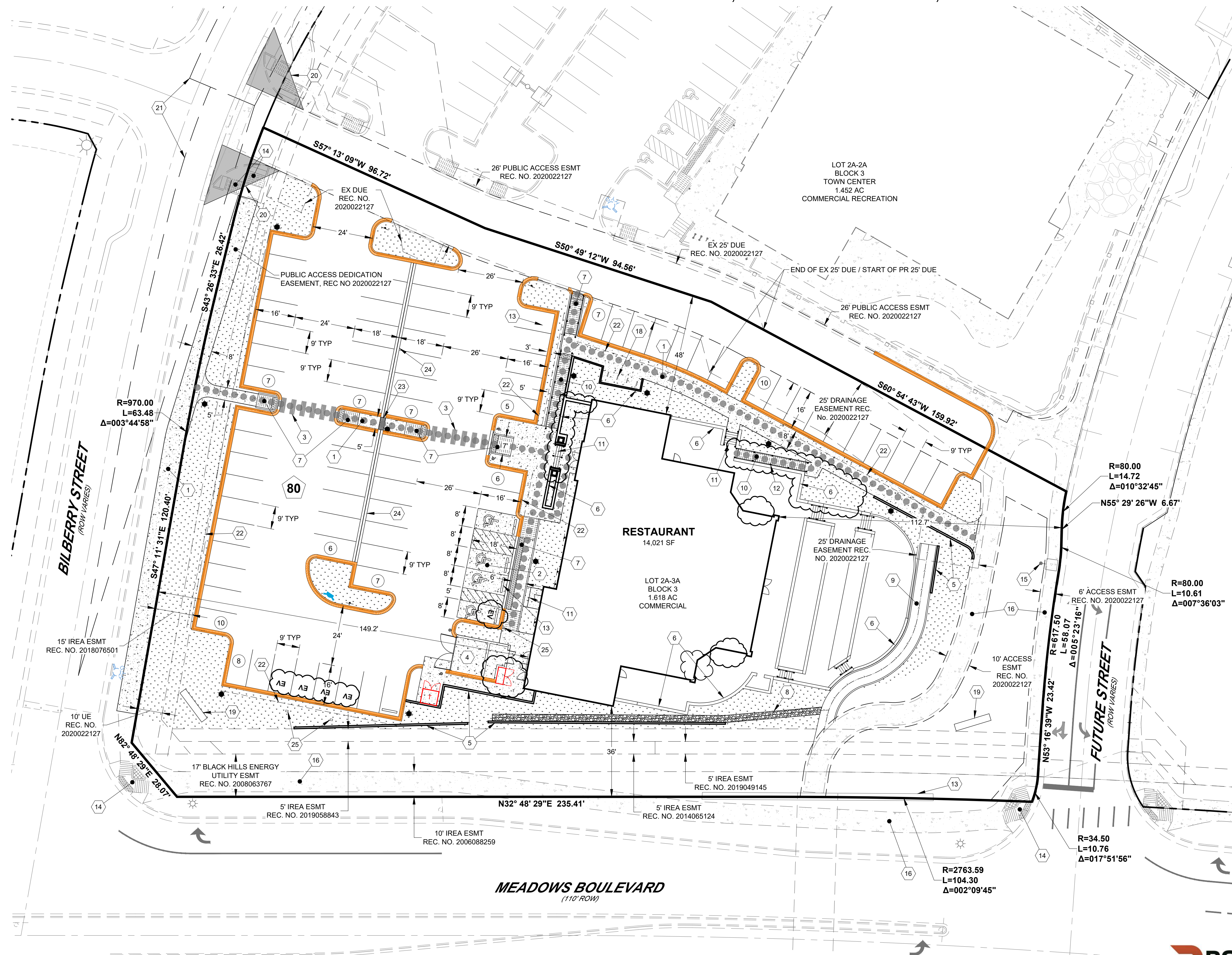
PROPOSED	EXISTING

SYMBOLS LEGEND

	BOLLARD
	CROSSWALK
	DOOR
	ELECTRIC VEHICLE PARKING
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	LIGHT POLE
	PARKING COUNT PER ROW
	PARKING COUNT TOTAL
	SIGHT DISTANCE TRIANGLE
	STREET SIGN
	TRANSFORMER AND SWITCH CABINET

HATCHING LEGEND

	ACCESSIBLE RAMP
	CONCRETE PAVING
	LANDSCAPE
	TRUNCATED DOMES
	RIPRAP



ROTH LANG
ENGINEERING GROUP, LLC

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

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP26-XXXX 06/18/2026

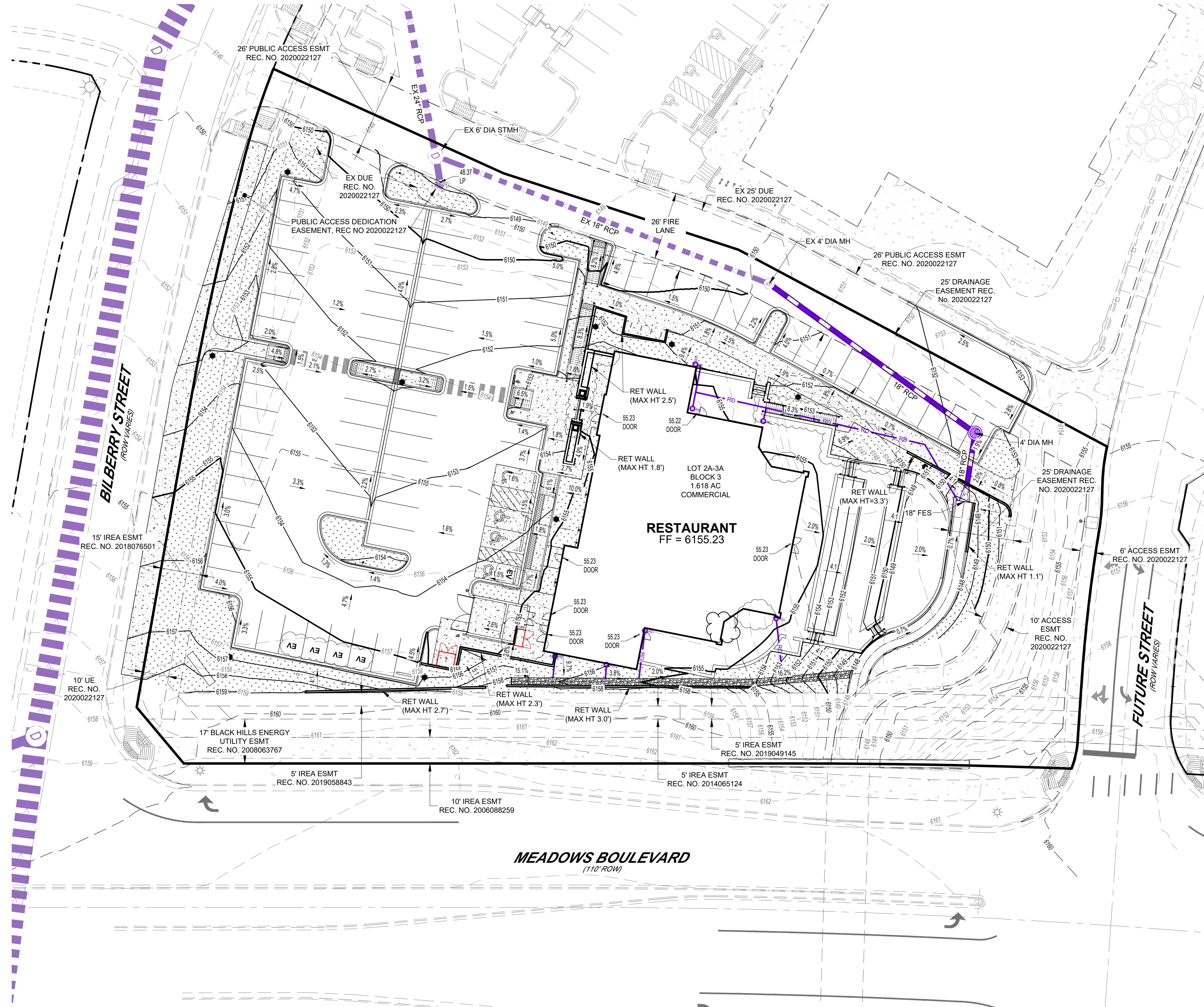
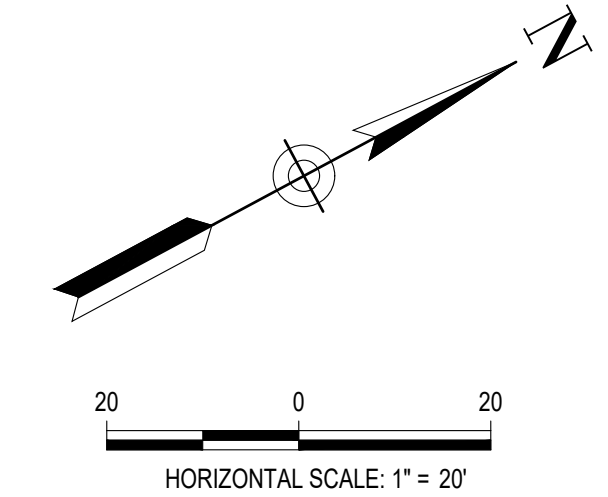
SITE PLAN

SHEET NUMBER:

2

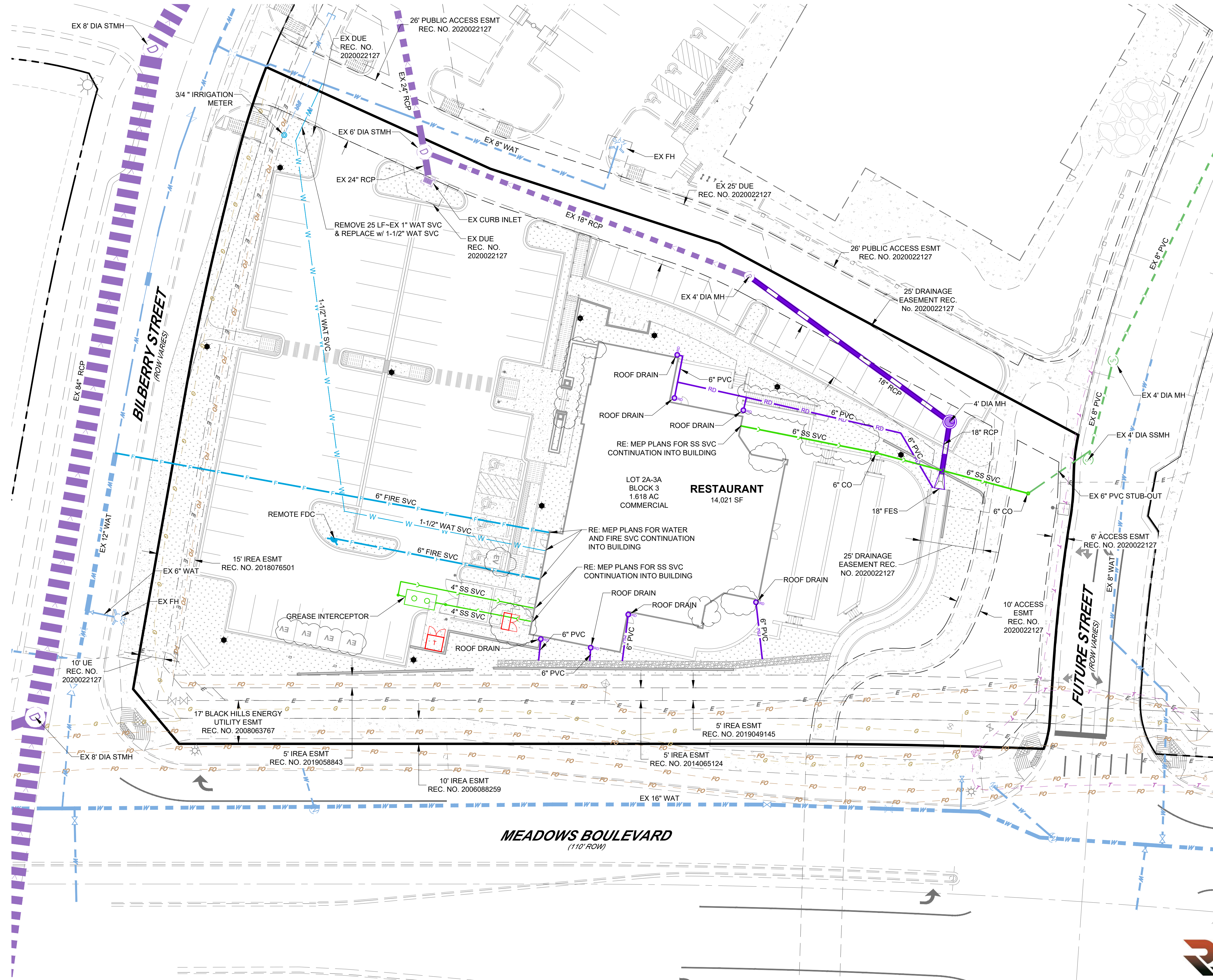
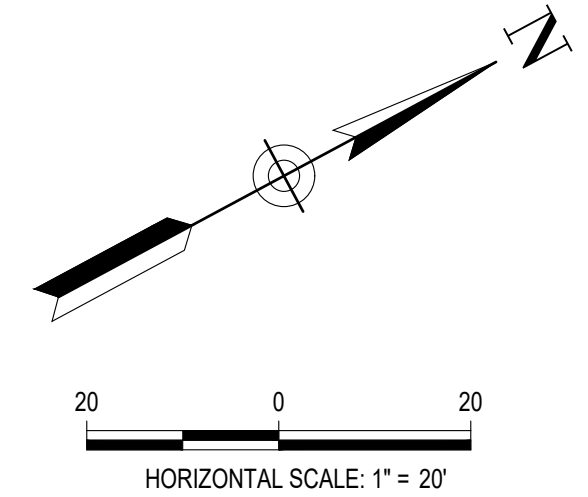
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SITE DEVELOPMENT PLAN, AMENDMET NO. 1
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINETYPE LEGEND	
PROPOSED	EXISTING
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SITE DEVELOPMENT PLAN, AMENDMET NO. 1
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

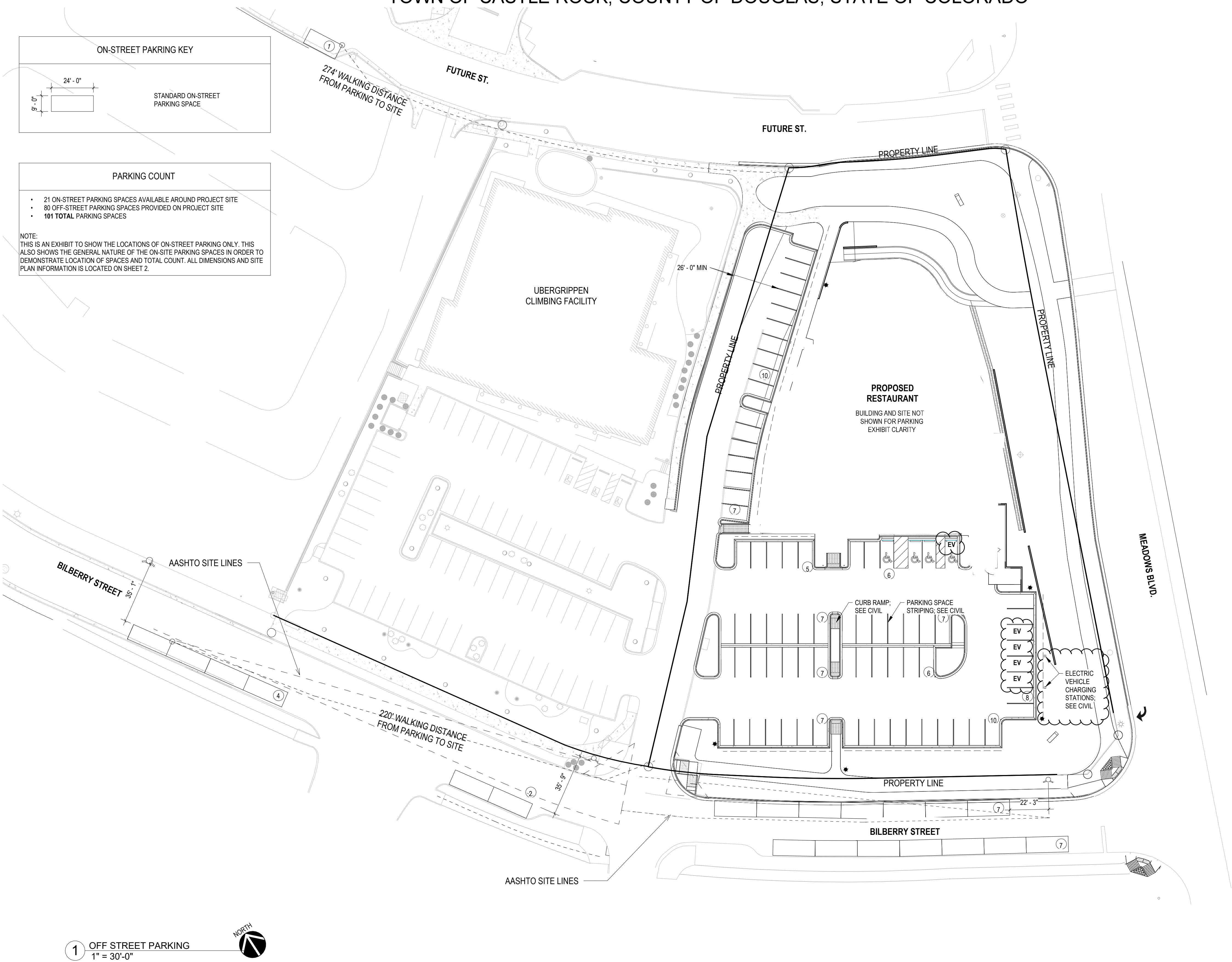


LINETYPE LEGEND	
PROPOSED	EXISTING
SYMBOLS LEGEND	
	CLEANOUT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GATE VALVE
	LIGHT POLE
	ROOF DRAIN
	SANITARY MANHOLE
	STORM INLET
	STORM MANHOLE
	TRANSFORMER

UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE (TANKS 12A & 12B).
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.

SITE DEVELOPMENT PLAN, AMENDMENT NO.1
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 OFF STREET PARKING
1" = 30'-0"



ON-STREET PARKING EXHIBIT

SHEET NUMBER:

5

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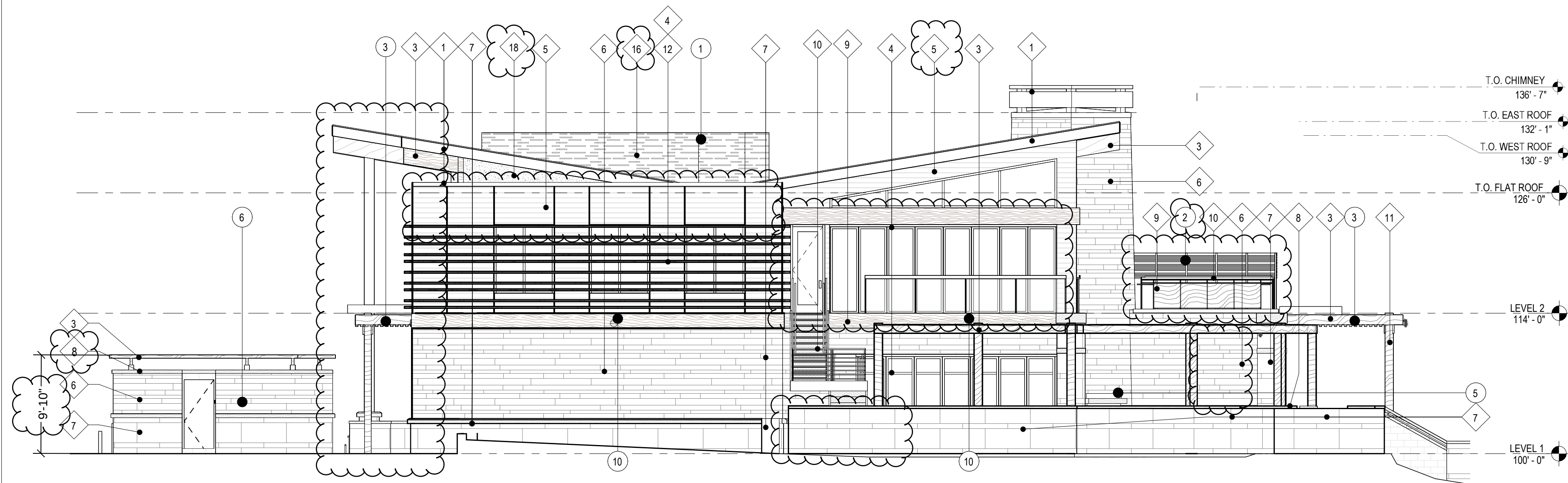


SITE DEVELOPMENT PLAN, AMENDMENT NO.1
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16

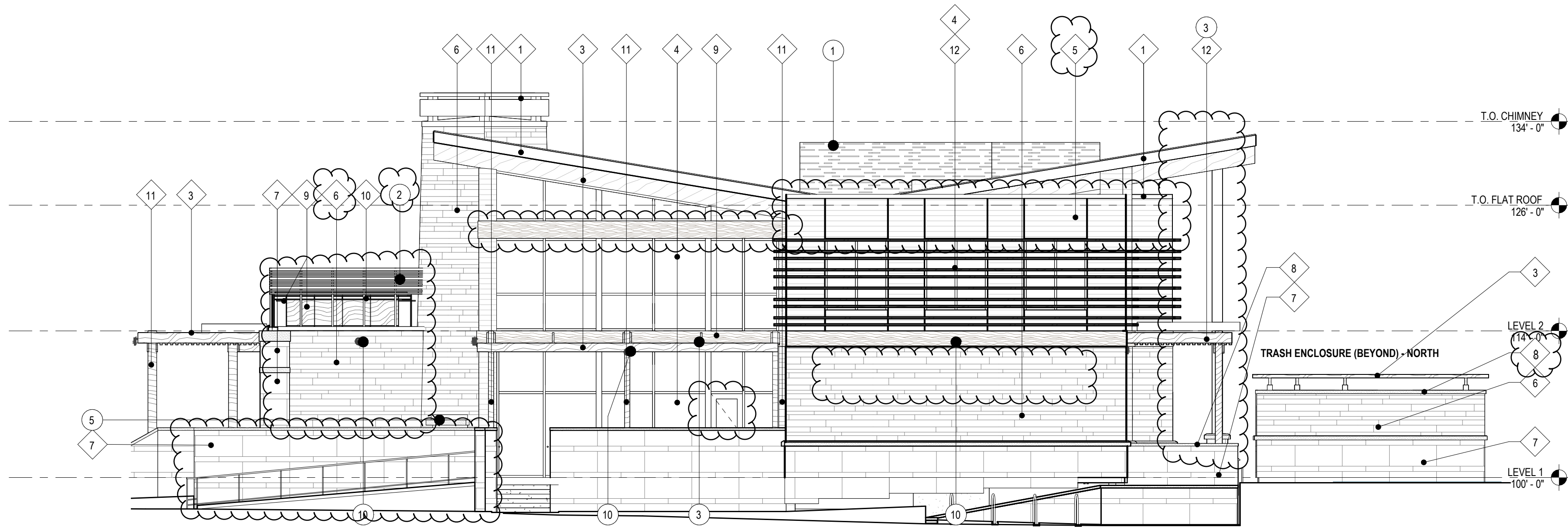
PROJECT NO. SDP26-XXXX

06/18/2026

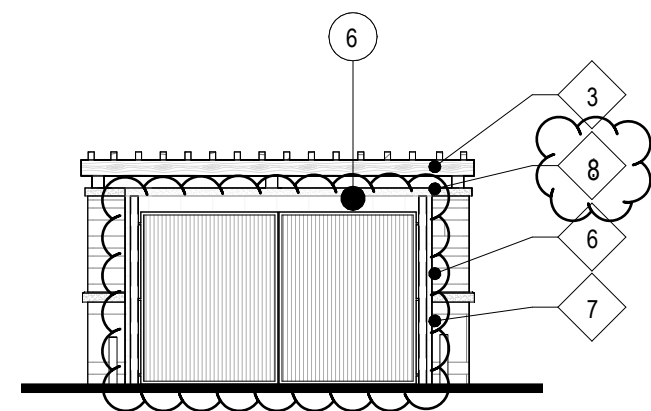
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



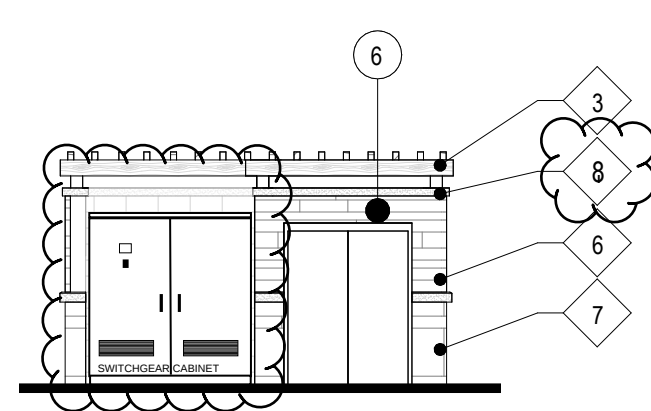
1 SOUTH ELEVATION
1/8" = 1'-0"



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



3 TRASH ENCLOSURE - WEST
1/8" = 1'-0"



4 TRASH ENCLOSURE - EAST
1/8" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR	IMAGE	ALTERNATE MATERIAL	HATCH PATTERN
1	BREAKMETAL (ROOFING) CAP AND FLASHING	BLACK		ALT COLOR - DARK BRONZE	
2	METAL CLADDING (UNDER SIDE OF ROOF) KNOTWOOD	KNOTTY PINE		REAL WOOD T&G, CLEAR COAT KNOTTY PINE STAIN	
3	ROOF BEAMS	WOOD		WOOD LOOK METAL CLADDING	
4	STOREFRONT	BLACK		DARK BRONZE	
5	METAL PANELING SYSTEM (STOREFRONT & GLAZING BEYOND) -	BLACK		HARDIE PANEL PAINTED W/ SW 6258 TRICORN BLACK	
6	STONE VENEER EDWARDS STONE, GROUTED CHISELED STONE ALT. UPGRADE: EDWARD'S STONE TIDEWATER AND DAKOTA	SMALL FORMAT RECTILINEAR PATTERN		GROUTED ASHLER	
7	STONE BASE EDWARDS STONE, SMOOTH FACE STONE ALT. UPGRADE: NATURAL STONE INDIANA LIMESTONE SMOOTH FACE TILES AND INDIANA SILLS	LARGE FORMAT RECTILINEAR PATTERN SILL WATER TABLE: GROUTED LEDGE		DRY STACK ASHLER	
8	STONE CAP NATURAL STONE, FLAGSTONE CAP AT. UPGRADE: NATURAL STONE INDIANA CAP	STONE CAP			
9	METAL CLADDING	WOOD LOOK ALT. BLACK		HARDIE PANEL PAINTED W/ SW 6258 TRICORN BLACK	
10	CUSTOM RAILING SYSTEM W/ SOLID INSET PANEL	BLACK		ALT COLOR - DARK BRONZE	
11	COLUMNS AT PERGOLA/TRELLIS PANEL W/ SMOOTH FINISH	BLACK	WOOD, STAINED	WOOD LOOK EXTRUDED ALUM.	
12	EXTRUDED ALUMINUM (WOOD-LOOK)	WARM WOOD		DARK WOOD	
13	RETAINING WALL BASALITE - AB COLLECTION #13 AT WALLS ALONG MEADOWS ONLY	ASHLAR BLEND PATTERN			
14	CONCRETE PAINTED W/ SW 6258 TRICORN BLACK	TRICORN BLACK			
15	LANDSCAPE WALL BASALITE - AB COLLECTION #15 AT INTERIOR SITE	ASHLAR BLEND PATTERN			
16	MECHANICAL SCREEN SEE 6/7 of 14	CHARCOAL ASH			
17	DOORS - PAINTED	MATCH SURROUNDING FIELD COLOR			
18	STUCCO - SMOOTH FINISH	TBD, MATCH DARKEST BEIGE TONE OF STONE			

KEYNOTE LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
1	MECHANICAL SCREENING; SEE 6/7 of 14	6	TRASH ENCLOSURE
2	WIND SCREEN ELEMENT	7	WATER ENTRY ROOM
3	SHADE ELEMENT	8	POST
4	NOT USED	9	PERGOLA
5	EXTERIOR FIREPLACE	10	LIGHT - SEE SHEET 13 AND 14

BUILDING ELEVATIONS

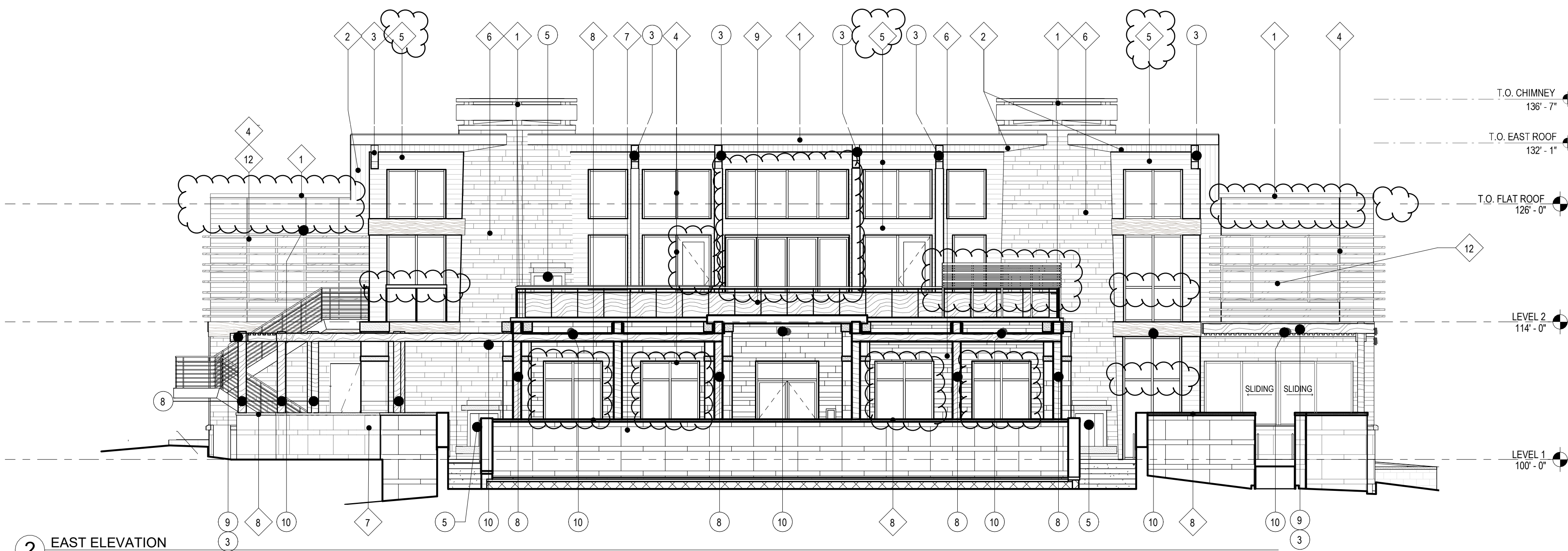
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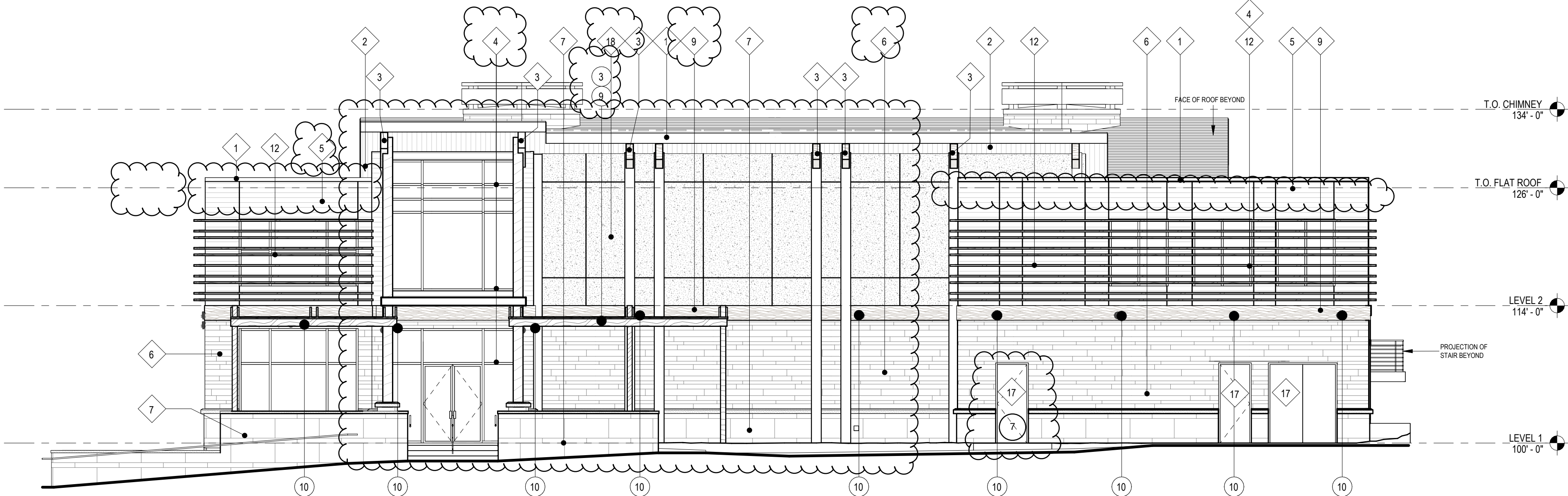
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SITE DEVELOPMENT PLAN, AMENDMENT NO.1

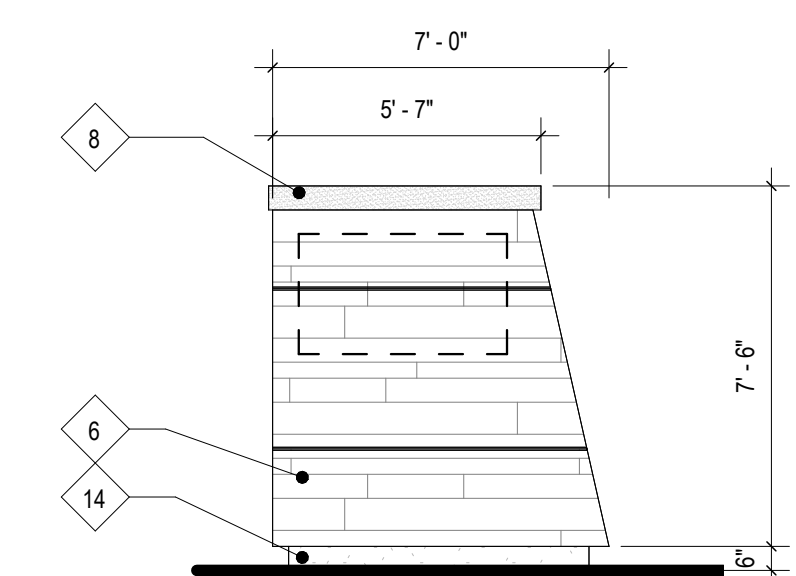
LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16 LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



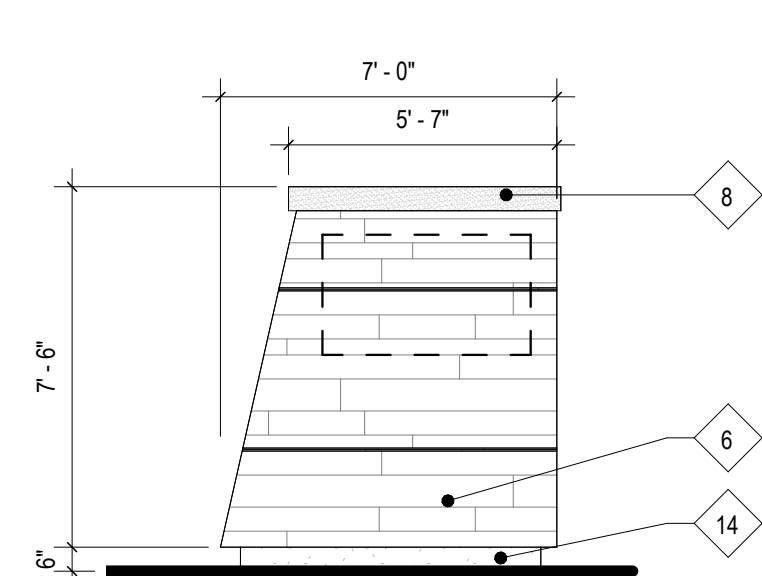
2 EAST ELEVATION
1/8" = 1'-0"



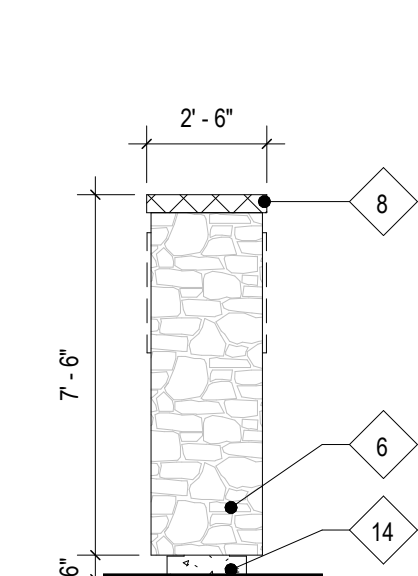
1 WEST ELEVATION
1/8" = 1'-0"



7 MONUMENT SIGN - (49 SF)
1/4" = 1'-0"



3 MONUMENT SIGN OPPOSITE
1/4" = 1'-0"



5 SIDE ELEVATION
1/4" = 1'-0"



6 MECHANICAL SCREENING FOR ROOF EQUIPMENT
1/8" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR	IMAGE	ALTERNATE MATERIAL	HATCH PATTERN
1	BREAKMETAL (ROOFING) CAP AND FLASHING	BLACK		ALT COLOR - DARK BRONZE	
2	METAL CLADDING (UNDER SIDE OF ROOF) KNOTWOOD	KNOTTY PINE		REAL WOOD T&G, CLEAR COAT KNOTTY PINE STAIN	
3	ROOF BEAMS	WOOD		WOOD LOOK METAL CLADDING	
4	STOREFRONT	BLACK		DARK BRONZE	
5	METAL PANELING SYSTEM (STOREFRONT & GLAZING BEYOND) -	BLACK		HARDIE PANEL PAINTED W/ SW 6258 TRICORN BLACK	
6	STONE VENEER EDWARDS STONE, GROUTED CHISELED STONE ALT. UPGRADE: EDWARD'S STONE TIDEWATER AND DAKOTA	SMALL FORMAT RECTILINEAR PATTERN		GROUTED ASHLER	
7	STONE BASE EDWARDS STONE, SMOOTH FACE STONE ALT. UPGRADE: NATURAL STONE INDIANA LIMESTONE SMOOTH FACE TILES AND INDIANA SILLS	LARGE FORMAT RECTILINEAR PATTERN		DRY STACK ASHLER	
8	STONE CAP NATURAL STONE, FLAGSTONE CAP AT. UPGRADE: NATURAL STONE INDIANA CAP	STONE CAP			
9	METAL CLADDING	WOOD LOOK ALT. BLACK		HARDIE PANEL PAINTED W/ SW 6258 TRICORN BLACK	
10	CUSTOM RAILING SYSTEM W/ SOLID INSET PANEL	BLACK		ALT COLOR - DARK BRONZE	
11	COLUMNS AT PERGOLA/TRELLIS PANEL W/ SMOOTH FINISH	BLACK	WOOD, STAINED	WOOD LOOK EXTRUDED ALUM.	
12	EXTRUDED ALUMINUM (WOOD-LOOK)	WARM WOOD		DARK WOOD	
13	RETAINING WALL BASALITE - AB COLLECTION #13 AT WALLS ALONG MEADOWS ONLY	ASHLAR BLEND PATTERN			
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15	LANDSCAPE WALL BASALITE - AB COLLECTION #15 AT INTERIOR SITE	ASHLAR BLEND PATTERN			
16	MECHANICAL SCREEN SEE 6/7 of 14	CHARCOAL ASH			
17	DOORS - PAINTED	MATCH SURROUNDING FIELD COLOR			
18	STUCCO - SMOOTH FINISH	TBD, MATCH DARKEST BEIGE TONE OF STONE			

KEYNOTE LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
1	MECHANICAL SCREENING; SEE 6/7 of 14	6	TRASH ENCLOSURE
2	WIND SCREEN ELEMENT	7	WATER ENTRY ROOM
3	SHADE ELEMENT	8	POST
4	NOT USED	9	PERGOLA
5	EXTERIOR FIREPLACE	10	LIGHT - SEE SHEET 13 AND 14

BUILDING ELEVATIONS



SITE DEVELOPMENT PLAN, AMENDMENT NO.1
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP26-XXXX 06/18/2026

SHEET NUMBER:
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SITE DEVELOPMENT PLAN, AMENDMENT NO.1

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



THESE ILLUSTRATIONS ARE CONCEPTUAL RENDERINGS OF THE INTENDED DESIGN.
-- PROPERTY OF THE MULHERN GROUP --

THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

SITE DEVELOPMENT PLAN, AMENDMENT NO.1
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP26-XXXX 06/19/2026

ILLUSTRATIONS
SHEET NUMBER:
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SITE DEVELOPMENT PLAN, AMENDMENT NO.1
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

TOWN OF CASTLE ROCK 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.
- TREES PLANTED IN AREAS OF LESS THAN EIGHT (8) FEET BETWEEN THE WALK AND THE BACK OF CURB SHALL REQUIRE CU STRUCTURAL SOIL. AS PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL: SECTION 4.4.5.1. *CORNELL UNIVERSITY (CU) STRUCTURAL SOIL IS REQUIRED FOR ALL NARROW TREE PLANTING STRIPS LESS THAN EIGHT (8) FEET IN WIDTH (MEASURED FROM BACK OF CURB TO EDGE OF WALK), AS WELL AS IN TREE GRATES.*

IRRIGATION STANDARD NOTES:

- ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
- ALL TURF AREAS LESS THAN 10' WIDE WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE TEMPORARILY IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
- SHRUB BEDS WILL BE IRRIGATED WITH SUBSURFACE DRIP EMITTERS

LANDSCAPE REQUIREMENT TABLE

AREA	TOTAL AREA (AREA IN SQ.FT.)	REQUIRED LANDSCAPE (AREA IN SQ.FT.)	PROPOSED LANDSCAPE (AREA IN SQ.FT.)	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)
GROSS SITE	70,459	7,046	26,704	0	0	14	49	26	107	4 CU.YDS PER 1000 SQ.FT.
PARKING	20,730	2,073	2,877	0	0	4	6	8	8	4 CU.YDS PER 1000 SQ.FT.

STREETSCAPE REQUIREMENT TABLE

AREA	TOTAL LINEAR FEET (LF)	TREES REQUIRED	SHRUBS REQUIRED	PROPOSED TREES	PROPOSED SHRUBS
BILBERRY STREET	227	6	24	6	24
MEADOWS BOULEVARD	305	8	32	7	32
FUTURE STREET	134	3	16	3	16
TOTAL	666	17	72	16	72

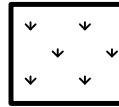
TREE REQUIREMENT FOR MEADOWS BOULEVARD IS MET WITH TREES LOCATED ON THE PROPERTY PER THE TCV25-0038. SEVEN (7) TREES ARE LOCATED ON SITE AND THE REMAINING TREE REQUIREMENT (ONE (1) TREE) IS MET WITH A SHRUB EQUIVILANT.

LANDSCAPE PLAN STANDARD NOTES:

- 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 HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 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 SOLID OBJECT EXCEEDING 30' IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2.2.2 AND 4.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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 OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	0	0.0%
NATIVE SEED	13,266	49.7%
IRRIGATED SHRUB BED	13,438	50.4%
TOTAL AREA LANDSCAPE	26,679	100%



TEMPORARY SPRAY IRRIGATED NATIVE SEED	
BLUE GRAMMA (ARKANSAS VALLEY SEED OR APPROVED EQUAL)	SF 13,266 SF

LANDSCAPE SHEET INDEX

9 of 14	LANDSCAPE NOTES
10 of 14	LANDSCAPE PLAN
11 of 14	LANDSCAPE DETAILS
12 of 14	LANDSCAPE DETAILS

GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE 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 5% UNLESS OTHERWISE INDICATED ON THE PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
FENCE SCHEDULE										
	F-101	FENCE	METAL FENCE	MONTAGE PLUS	AMERISTAR OR APPROVED EQUAL	MONTAGE PLUS	BLACK STEEL POWDER COAT	4' HT.	2 / SHEET 12	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
LANDSCAPE MATERIAL SCHEDULE										
	M-01	SHRUB BED AREA	CASCADE CEDAR MULCH	SITE ONE OR APPROVED EQUAL	SITEONE.COM 303-660-8500	BUMU-0131	BROWN	N/A		TO BE PLACED IN AREAS INDICATED ON PLAN AT 4" MIN. DEPTH
	M-02	COBBLE MULCH	GREY ROSE COBBLE	SITE ONE OR APPROVED EQUAL	SITEONE.COM 303-660-8500	DAGG-5147	GREY / PINK / CREAM / MAROON / LT BROWN / GOLD	1.5"		TO BE PLACED IN AREAS INDICATED ON PLAN AT 4" MIN. DEPTH
	M-03	METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL		ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES
PAVEMENT SCHEDULE										
	P-01	ENHANCED PAVEMENT TYPE 1	ENHANCED PAVEMENT TYPE 1	RE: CIVIL	RE:CIVIL	RE:CIVL	DAVIS COLORS: FLAGSTONE BROWN	RE: CIVIL		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
	P-02	ENHANCED PAVEMENT TYPE 2	MEGA-ARBEL	BELGARD PAVERS	BELGARD.COM		ASHWOOD	REFER TO MANUFACTURER SPECIFICATIONS		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
	P-03	ENHANCED PAVEMENT TYPE 3	ENHANCED PAVEMENT TYPE 3	RE: CIVIL	RE: CIVIL	RE: CIVIL	DAVIS COLORS: KAILUA	RE: CIVIL		TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
AMENITY SCHEDULE										
	S-01	BIKE RACK	LOOP BIKE RACK	LANDSCAPE FORMS	LANDSCAPEFORMS.COM	LOOP BIKE RACK	POWDER COATED METAL		3 / SHEET 12	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
	S-03	DRINK RAIL	LINK RAIL	LANDSCAPEFORMS	LANDSCAPEFORMS.COM 269.381.0396		TBD		1 / SHEET 12	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS

TCV#	Approval Date	Description
TCV25-0038	August 20, 2025	Reduce street tree requirement by 1 tree due to a conflict with wet utilities.

SDP PLANT SCHEDULE

DECIDUOUS SHADE TREES			
HYDROZONE	LOW 2-4 QUANTITY		22
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 2-3 QUANTITY		21
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES			
HYDROZONE	LOW 1-4 QUANTITY		7
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 1-3 QUANTITY		110
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS			
HYDROZONE	LOW 2-3 QUANTITY		31
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES			
HYDROZONE	LOW 1-3 QUANTITY		111
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIAL PLANTING BEDS			
HYDROZONE	LOW 1-2 AREA		0
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
ANNUAL PLANTING BEDS			
HYDROZONE	N/A AREA		0
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 1-2 AREA		13,266
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 NOTES

NORRIS
DESIGN

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

PEOPLE + PLACEMAKING PROJECT NO. SDP26-XXXX

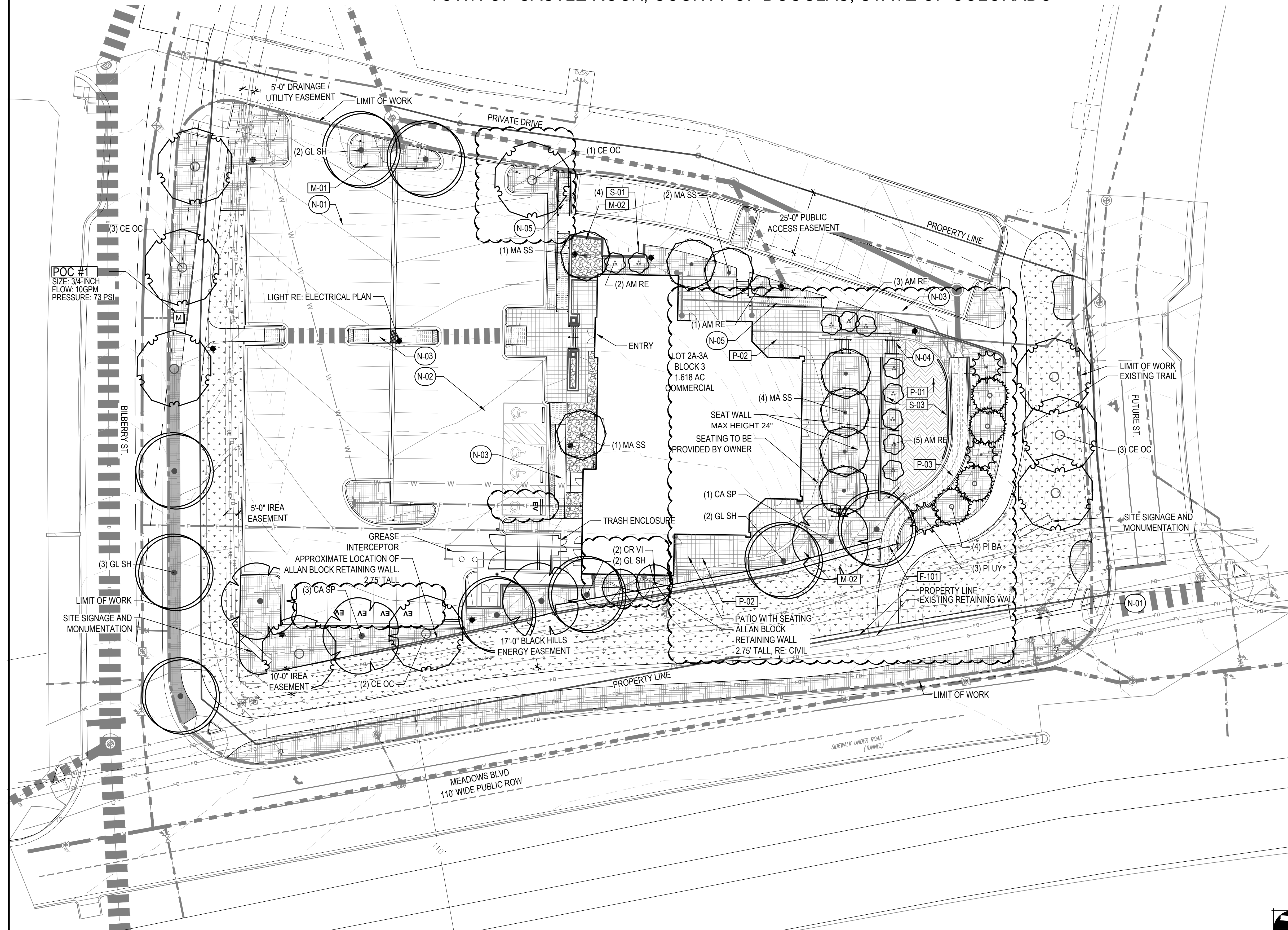
06/18/26

SHEET NUMBER:

9

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SITE DEVELOPMENT PLAN, AMENDMENT NO.1
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



LEGEND

--- PROPERTY LINE
--- LIMIT OF WORK

SYMBOL CODE DESCRIPTION

FENCE SCHEDULE

F-101 FENCE

LANDSCAPE MATERIAL SCHEDULE

M-01 SHRUB BED AREA
M-02 COBBLE MULCH
M-03 METAL EDGER

KEY NOTES

N-01 EXISTING CONTOURS, TYP.
N-02 PROPOSED CONTOURS, TYP.
N-03 STANDARD CONCRETE WALK RE: CIVIL
N-04 CONCRETE STAIRS
N-05 CONCRETE RAMP RE: CIVIL

PAVEMENT SCHEDULE

P-01 ENHANCED PAVEMENT TYPE 1
P-02 ENHANCED PAVEMENT TYPE 2
P-03 ENHANCED PAVEMENT TYPE 3

AMENITY SCHEDULE

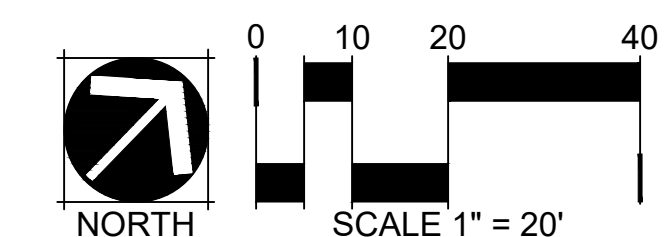
S-01 BIKE RACK
S-03 DRINK RAIL

LANDSCAPE SCHEDULE

CODE COMMON NAME
DECIDUOUS CANOPY TREES 22
EVERGREEN TREES 7
ORNAMENTAL TREES 21

LOW HYDROZONE
TEMPORARY SPRAY IRRIGATED
NATIVE SEED

TREES PLANTED IN AREAS OF
LESS THAN 8'-0" BETWEEN THE
WALK AND BACK OF CURB SHALL
REQUIRE CU STRUCTURAL SOIL
PER TOCR LANDSCAPE AND
IRRIGATION CRITERIA MANUAL:
SECTION 4.4.5.1. DETAILS TO BE
PROVIDED WITH CD DOCUMENTS.



NORRIS
DESIGN
PEOPLE + PLACEMAKING

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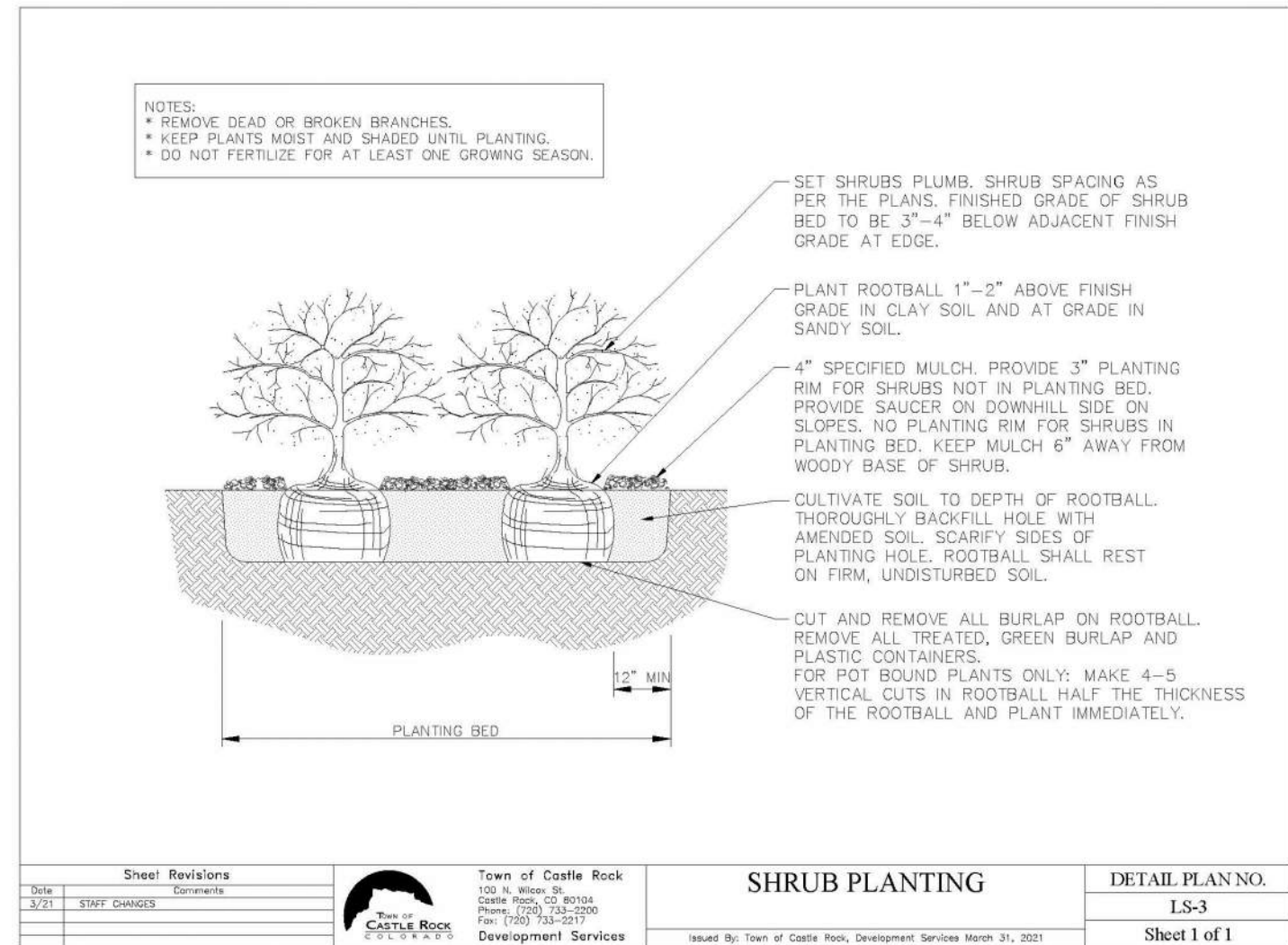
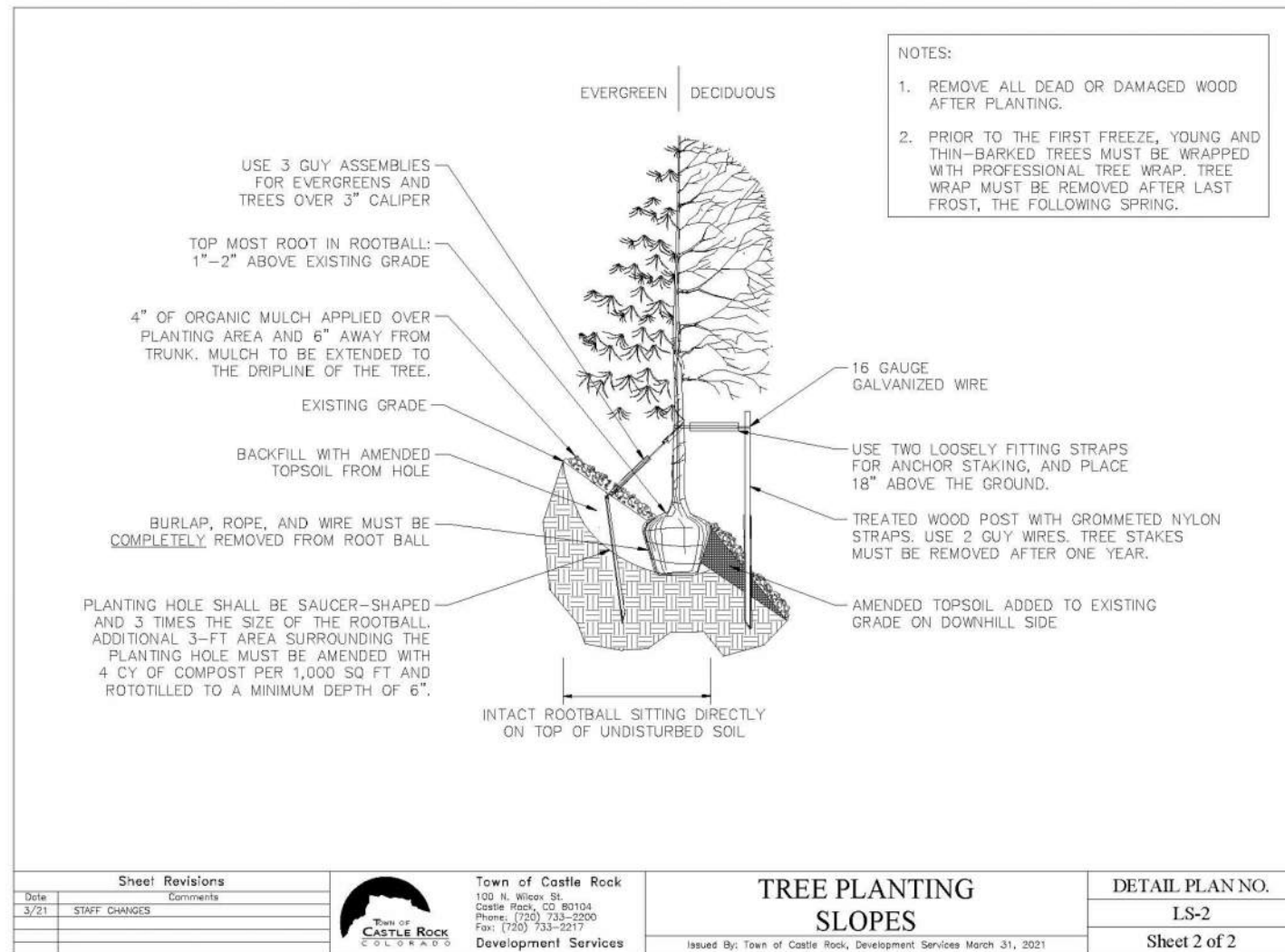
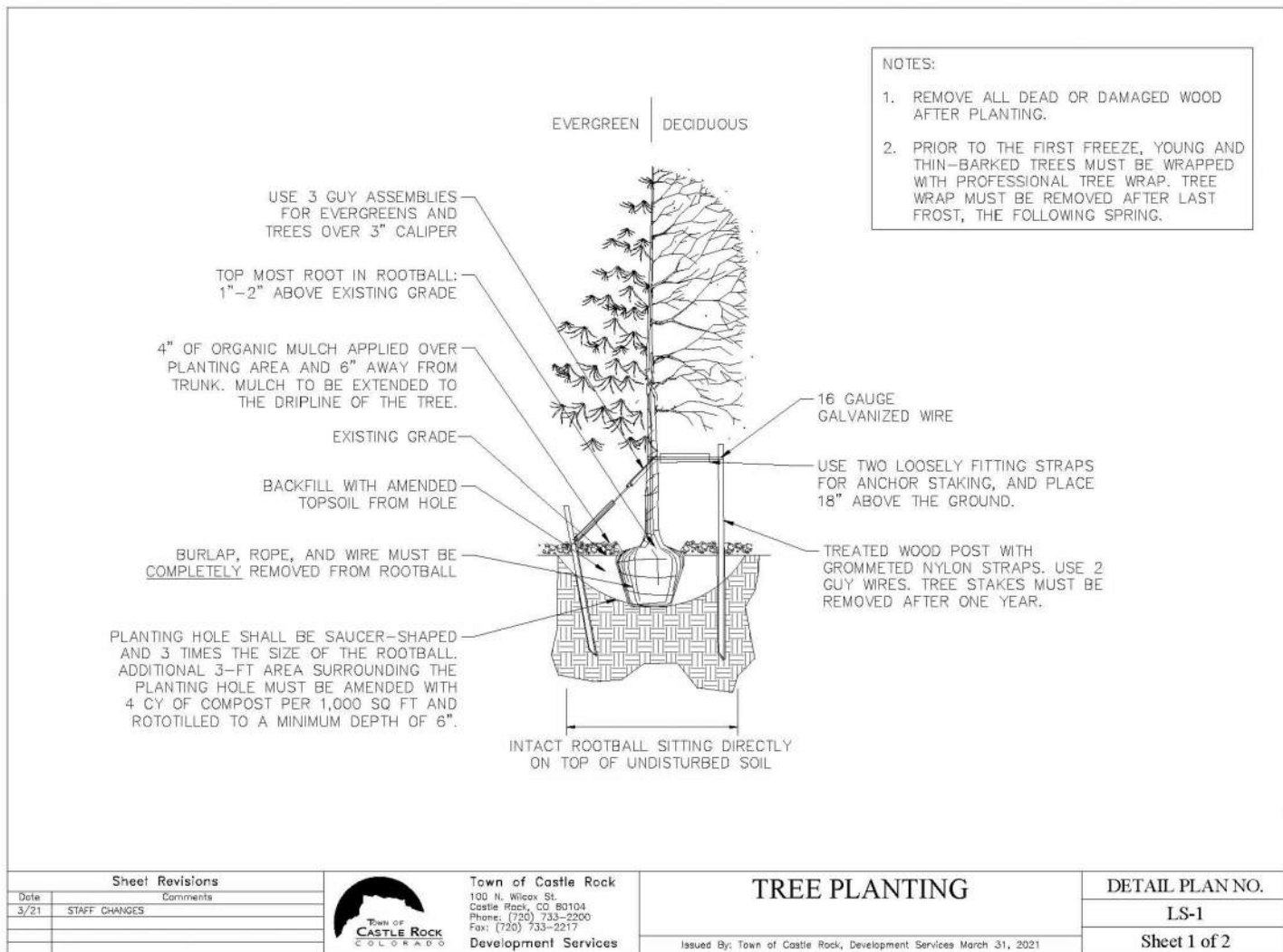
LANDSCAPE PLAN

SHEET NUMBER:

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SITE DEVELOPMENT PLAN, AMENDMENT NO.1
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

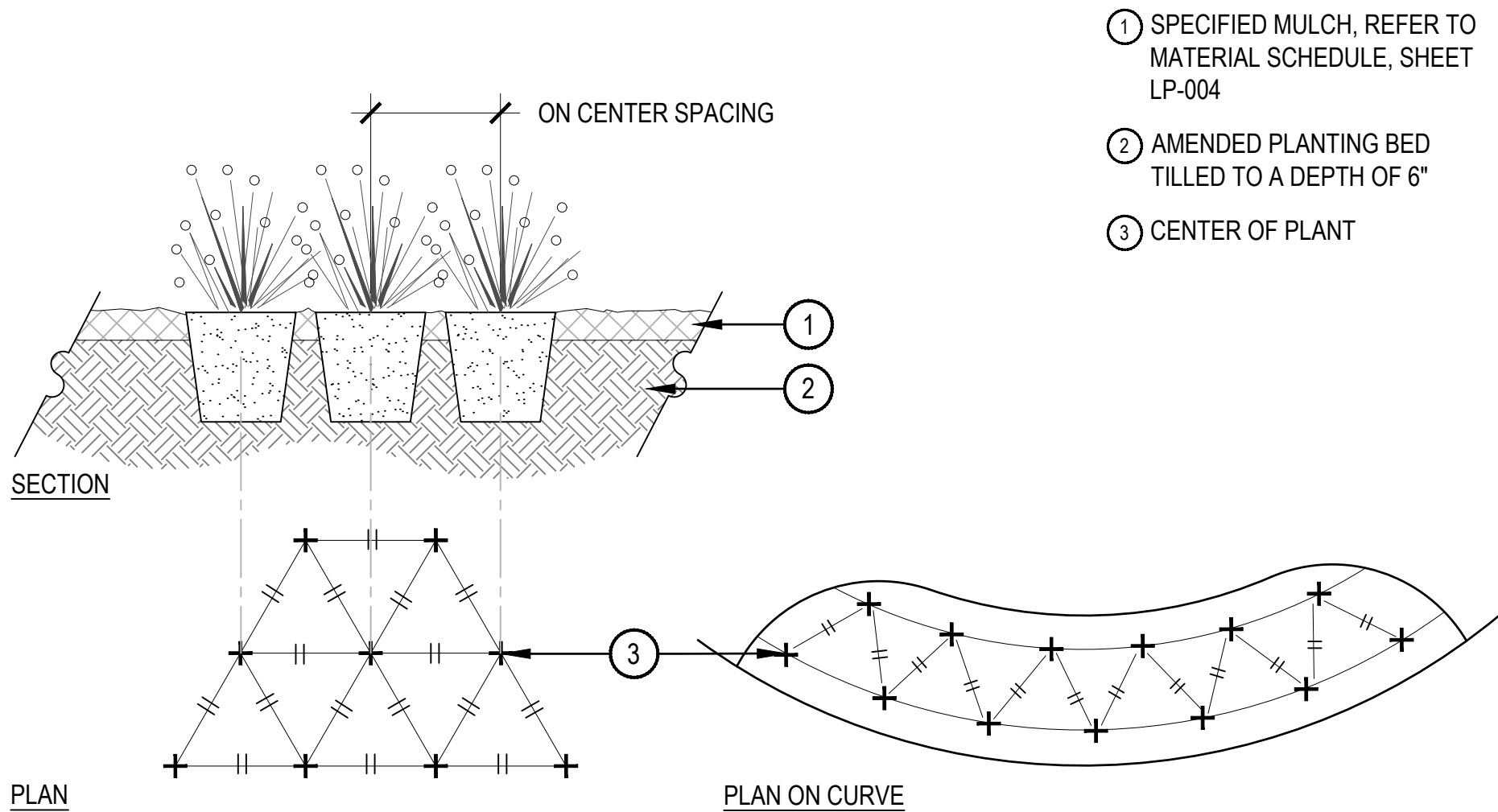


1 TREE PLANTING DETAIL

SCALE: NTS

2 SHRUB PLANTING

SCALE: NTS



3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

LANDSCAPE DETAILS

NORRIS DESIGN
PEOPLE + PLACEMAKING

SITE DEVELOPMENT PLAN, AMENDMENT NO.1
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP26-XXXX

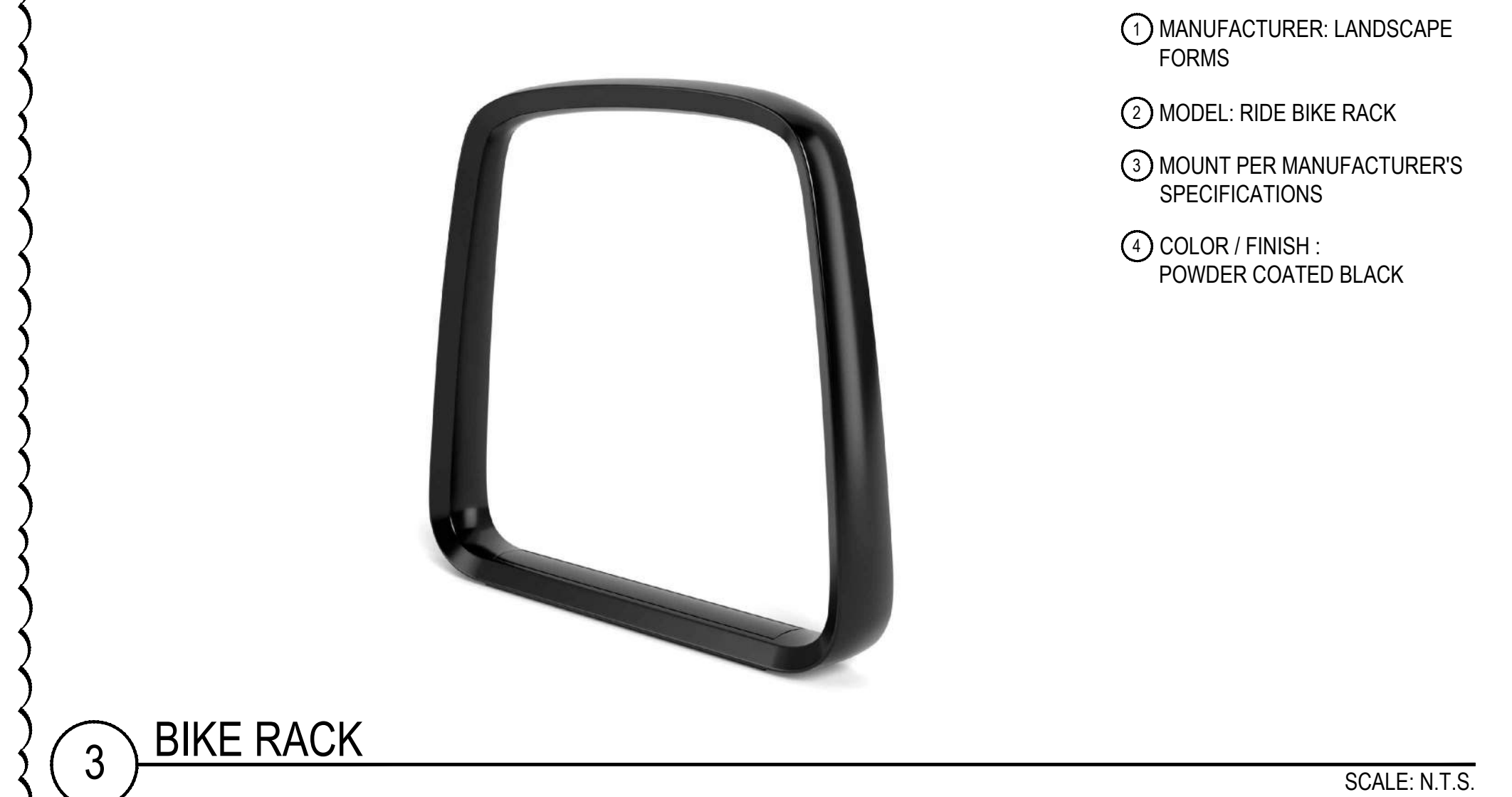
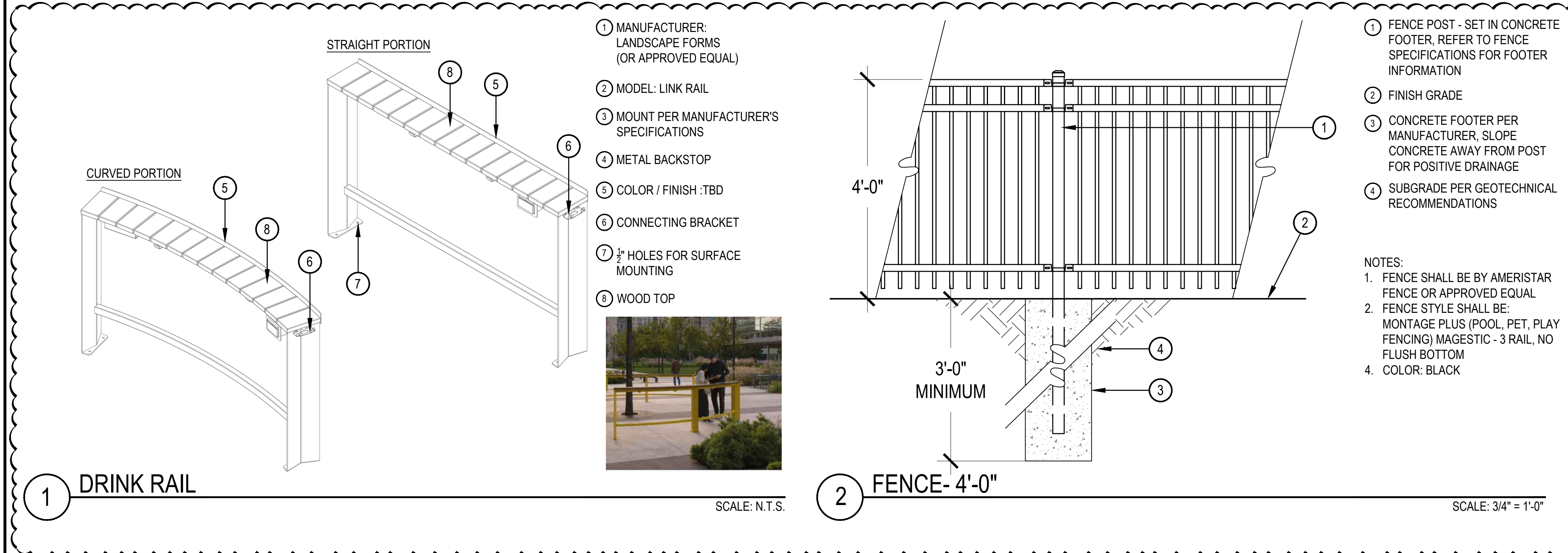
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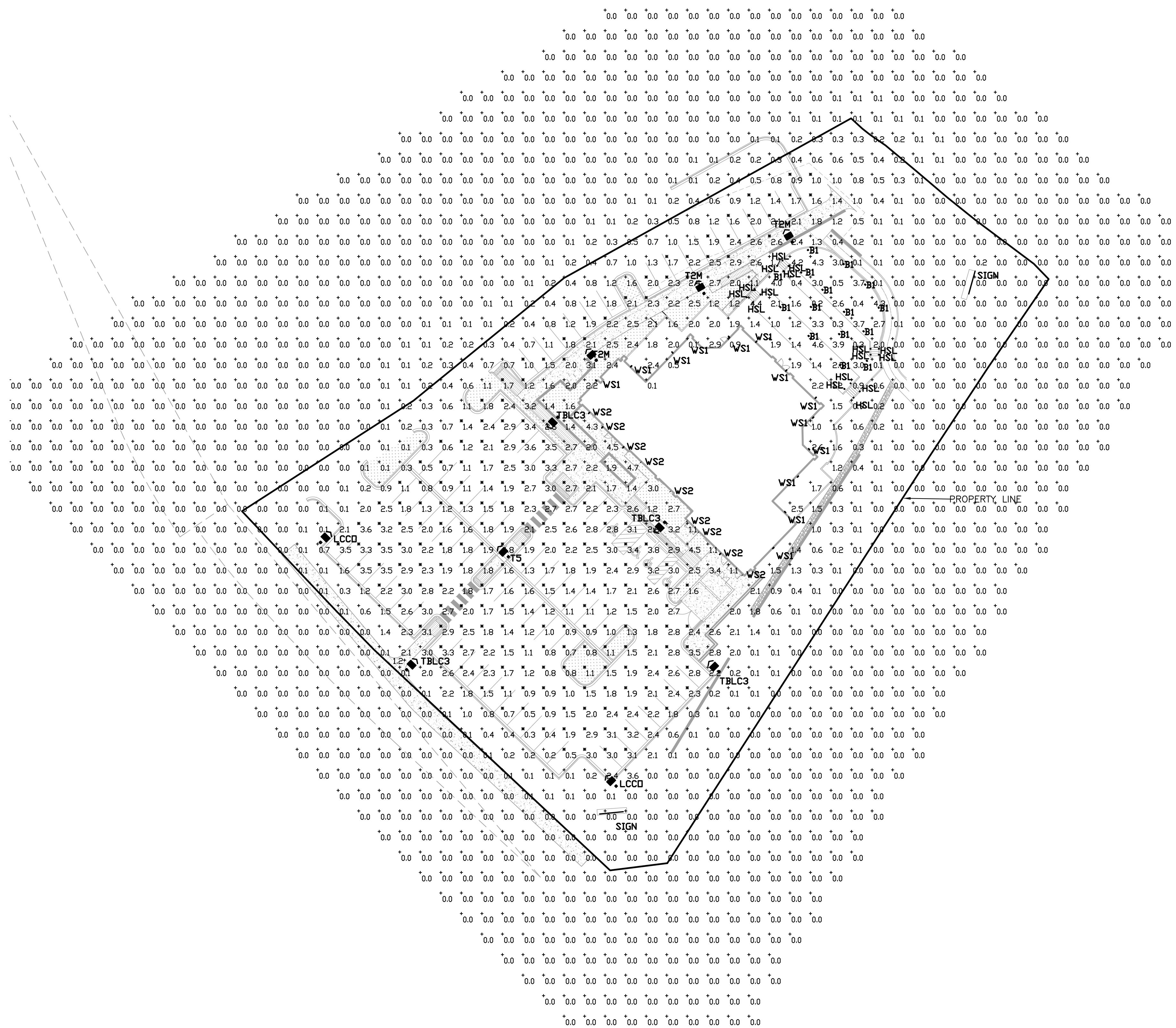
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SITE DEVELOPMENT PLAN, AMENDMENT NO.1
LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY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



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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



- GENERAL NOTES
1. LIGHT LOSS FACTOR IS SET AT 1, REFER TO LUMINAIRE SCHEDULE.
 2. THE MONUMENT SIGN SHALL OPERATE AT 30% ILLUMINATION AT NIGHT FROM 1 HOUR AFTER CLOSING TO 1 HOUR PRIOR TO OPEN AND AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. SIGN SHALL BE CONTROLLED BY TIMECLOCK WITH 0-10V DIMMING. PARKING AREA LIGHTS OPERATE AT 30% ILLUMINATION AT NIGHT FROM 1 HOUR AFTER CLOSING TO 1 HOUR PRIOR TO OPEN AND AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. ALL OTHER EXTERIOR LIGHTS SHALL OPERATE AT 100% ILLUMINATION FROM 1 HOUR PRIOR TO OPEN AND 1 HOUR AFTER CLOSING. ALL EXTERIOR LIGHTS SHALL ALSO BE CONTROLLED VIA PHOTOCELL TO PREVENT LIGHTS FROM OPERATING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE.
 3. PARKING LOT SHALL BE ILLUMINATED WITH POLE MOUNTED LUMINAIRES AT 25' TO PROVIDE SAFE ACCESS FOR PEDESTRIANS AND VEHICLES. PATIO AND LAWN SHALL BE ILLUMINATED WITH BOLLARD, STEP, AND WALL MOUNTED SURFACE LIGHTS TO PROVIDE ILLUMINATION FOR OUTDOOR DINING AND WAITING.
 4. ALL LUMINAIRES SHALL BE FULL CUT OFF FIXTURES AIMED AWAY FROM ADJACENT PROPERTIES, CORNER CUT OFF FIXTURES WILL BE USED TO KEEP ILLUMINATION WITHIN THE PROPERTY.
 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 FAÇADE, AND UNSHIELDED WALL PAKS ARE PROHIBITED.

LEGEND	
Symbol	Label
	T2M
	TBLCC3
	WS1
	WS2
	B1
	HSL
	LCCD
	SIGN

NORTH SITE PHOTOMETRICS

SCALE: 1" = 30' - 0"

BELFAY
ENGINEERING
Mechanical/Electrical
Consulting Engineers
2811 West 9th Ave. TEL: (303) 892-5980
Denver, CO 80204 FAX: (303) 892-5979
email: belfay@belfay.com

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

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 2A-3A, BLOCK 3, THE MEADOWS
FILING NO. 20, PHASE 1, AMENDMENT 16
PROJECT NO. SDP26-XXXX 06/18/2026

SITE
PHOTOMETRICS
SHEET NUMBER:
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SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
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

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
TS	Lithonia Lighting	D Series Size 0	DSX0 LED P4 30K 80CRI TS	D-Series Size 0 Pole Light	Y	TYPE V	120	Y	1	POLE	20'	1	LED	93	10124	3000K / 80 CRI	1	BLACK
TBLC3	Lithonia Lighting	D Series Size 0	DSX0 LED P4 30K 80CRI BLC3	D-Series Size 0 Pole Light	Y	TYPE III	120	Y	4	POLE	20'	1	LED	93	7052	3000K / 80 CRI	1	BLACK
WS1	Luminis	Scena	SN805-L115-30K	Wall Sconce	Y	NONE	120	Y	13	SURFACE	13'	1	LED	12	555	3000K / 80 CRI	1	BLACK
WS2	Luminis	Scena	SN805-L115-30K	Wall Sconce	Y	NONE	120	Y	9	SURFACE	10'	1	LED	12	555	3000K / 80 CRI	1	BLACK
B1	Lumenpulse	Lumenblade Bolland	BLDB-TM1-120/277-CSL-N05-30K-CRI 70-3	Bolland	Y	TYPE III	120	Y	15	BOLLARD	3'	1	LED	6	427	3000K / 70 CRI	1	BLACK
HSL	WAC Lighting	LED Step Light	WL-LED100-C-BK	Step Light	Y	NONE	120	Y	16	RECESSED	18"	1	LED	4	31	3000K / 90 CRI	1	BLACK
T2M	Lithonia Lighting	D Series Size 0	DSX0 LED P3 30K 80CRI T2M EGS-F	D-Series Size 0 Pole Light	Y	TYPE II	120	Y	3	POLE	20'	1	LED	69	4884	3000K / 80 CRI	1	BLACK
LCCO	Lithonia Lighting	D Series Size 0	DSX0 LED P3 30K 80CRI LCCO	D-Series Size 0 Pole Light	Y	LCCO	120	Y	2	POLE	20'	1	LED	69	5623	3000K / 80 CRI	1	BLACK
SIGN	Kelviz	ENDURAWAVE	ENN-WL-27K-24	Sign Light	N	NONE	120	Y	14 PER SIGN	SURFACE	N/A	1	LED	9	423	2700K / 80 CRI	1	WHITE

Calculation Summary		List the Use Area / Zone Type					
Label	Calc Type	Units	Average	Min	Max	AVG Min Max	
PARKING	POINT BY POINT	FOOTCANDLES	2.0 fC	0.3 fC	3.8 fC	6.7 fC	
SITE	POINT BY POINT	FOOTCANDLES	0.5 fC	0.0 fC	4.7 fC	N/A	
WEST LOT LINE	POINT BY POINT	FOOTCANDLES	0.0 fC	0.0 fC	0.1 fC	N/A	

Model: WL-LED100
LEDme® Step Light



- PRODUCT DESCRIPTION**
Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.
- Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.
- FEATURES**
- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
 - Direct wiring, no driver needed
 - Low profile, flush to wall aesthetics with no visible hardware
 - \$4,000 hour rated life
 - Balanced lighting, free of shadows with minimum glare
 - IP66 rated, Protected against high-pressure water jets
 - Up to 200 fixtures can be connected in parallel
 - 5 year WAC Lighting product warranty

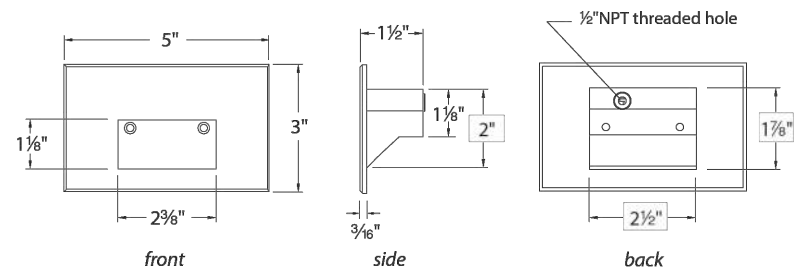
WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:



- SPECIFICATIONS**
- Construction:** Die-cast aluminum or 316 marine grade cast stainless steel
- Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz
- Light Source:** 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W
- Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3" x 2" W x 2" H
Includes bracket for J-Box mount.
- Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T, XTELV-300 & XTELV-600, Lutron Vela® XTELV-600, Lutron Diva DVXLV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600
- Standards:** IP66, UL & cUL Listed for wet locations, Title 24 JAB-2016 Compliant.

120V Model #			277V Model #		
WL-LED100	120V	27 Warm 2700K C White 3000K RD Red 610nm BL Blue 450nm	BK Black on Aluminum BN* Brushed Nickel on Aluminum BZ Bronze on Aluminum GH Graphite on Aluminum SS Stainless Steel WT White on Aluminum	WL-LED100F	277V
		27 Warm 2700K C White 3000K AM Amber 610nm	BK Black on Aluminum BN* Brushed Nickel on Aluminum BZ Bronze on Aluminum GH Graphite on Aluminum SS Stainless Steel WT White on Aluminum		
		27 Warm 2700K C White 3000K AM Amber 610nm	BK Black on Aluminum BN* Brushed Nickel on Aluminum BZ Bronze on Aluminum GH Graphite on Aluminum SS Stainless Steel WT White on Aluminum		
		27 Warm 2700K C White 3000K AM Amber 610nm	BK Black on Aluminum BN* Brushed Nickel on Aluminum BZ Bronze on Aluminum GH Graphite on Aluminum SS Stainless Steel WT White on Aluminum		

*Brushed Nickel Finish is for interior use only

Example: **WL-LED100F-BL-SS**

wacighting.com
Phone: (800) 526-2588
Fax: (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

LUMINIS®

PROJECT NAME: _____ QUANTITY: _____ TYPE: **WS1, WS2**

ORDERING CODE: _____



- Corrosion resistant diecast aluminum housing
- Integrated standard 0-10V driver.
- Precision LEDs with individual lenses for downlight asymmetric light.
- Clear tempered glass.
- Sealed enclosure with durable gaskets.
- All hardware in stainless steel.



MATERIALS
Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRICAL DRIVER
Standard driver is 0-10V dimming ready (min. dim 10%)* with 120-277 multi-volt compatibility, operating temperature range of -30°C/-22°F to 60°C/140°F; over current and output short circuit protection.

LED LIGHT ENGINE
Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 609nm to 620nm.

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
UL certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

*LUX24 light output dies to min. 1% dim-to-off

MEASUREMENTS
Maximum weight: 3.6lbs (1.6kg)

SN805
Rev. 05/0725

Page 1 of 3

Specification Sheet

Lumenblade
Bolland
B2S

Project Name: _____ Qty: _____

Type: **B1** Catalog / Part Number: _____

Distributions

Type II Type III Type IV Type V

Backlight Shield Backlight Shield Backlight Shield Square

Description

The Lumenpulse Lumenblade Bolland is an outdoor LED luminaire that uses a rectilinear version of the Lumencontrol light engine to create a continuous line of light. Options include heights of either two-feet or three-feet, with a Single or Dual head. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment with DarkSky approval, low outputs, and a BUG rating of 0.

Features

Mounting Single head, Dual head, Unit bolland

Height 2 ft, 3 ft

Distributions Type I, Type II or Type IV (with or without backlight shield), Type V, Type V square

Optical Option (factory installed) Louver

Color and Color Temperature True Amber 585nm-595nm (Turtle-Friendly), 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Vibration Rating Meets ANSI C136.31-2018 vibration rating for Bridge & Overpass applications

Options Vibration Rated for Bridge and Overpass, Corrosion-Resistant Coating for Hostile Environments, Surge Protector, Photoelectric Cell Button Type, Ground Fault Duplex Receptacle, Duplex Receptacle with USB A and USB C

Warranty 5-year limited warranty

Performance

Output (Nominal Lumens) Minimum 200lm (single head) / Maximum 2000lm (dual head)

Efficacy Up to 86 lm/W (N10 lumen output, 4000K, CRI 70+, Type III)

Color Rendering 3 SDCM for CRI 70+, 2 SDCM for CRI 80+ and CRI 90+

Control ON/OFF 0-10V LT

Rated IP66 (optical chamber) IK06 (lens) IK10 (frame)
*IK10 polycarbonate lens option available, consult factory.

Certifications cULus ENEC VRBO

lumenpulse®
1200 West-10th Street, Longwood, FL 32909, USA | 1-813-337-3000 | info@lumenpulse.com
www.lumenpulse.com www.lumenpulse.com/en-us/usa

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Rev. 43

D-Series Size 0
LED Area Luminaire

d'series

Specifications

EPA: 0.64 ft² (0.64 m²)

Length: 26.18" (665 mm)

Width: 16.26" (413 mm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189 mm)

Weight: 23 lbs (10.4 kg)

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P4 40K 70CRI T3M MVOLT SPA NLTR2 PIRHN DBBX0

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	Forward optics					
	P1	P5	30K 3000K	70CRI	120V	120V/277V
	P2	P6	40K 4000K	70CRI	120V	120V/277V
	P3	P7	50K 5000K	70CRI	120V	120V/277V
DSX0 LED	Backward optics					
	P10	P12	27K 2700K	80CRI	120V	120V/277V
	P11	P13	30K 3000K	80CRI	120V	120V/277V
	P12	P14	40K 4000K	80CRI	120V	120V/277V

Control options

Shipped installed

ULTRAZ PIRHN 1-4' light AB gsm 2' installed with 12-level motion / ambient sensor, 8-4' mounting height, ambient sensor enabled at 26" ± 1" N/A

PIR High-flow, motion/ambient sensor, 8-4' mounting height, ambient sensor enabled at 26" ± 1" N/A

PER NEMA twist-lock receptacle only (controls ambient separately) N/A

PERS Five-pin receptacle only (controls outdoor separately) N/A

PER7 Seven-pin receptacle only (controls outdoor separately) N/A

ISO Field adjustable output 1" N/A

BL30 Bi-level switched dimming, 30% ± 1" N/A

BL50 Bi-level switched dimming, 50% ± 1" N/A

DMG 0-10V dimming when pulled outside fixture for use with an external control, selected separately

Other options

Shipped installed

LC Luminis Control (Black finish standard) N/A

L90 Left rotated optics N/A

R90 Right rotated optics N/A

CCE Central Construction N/A

50° Ambient operation N/A

HA Buy America(s) Act and/or Build America Buy America Qualified

SF Single face (120, 277, 347V) N/A

DF Double face (240, 240, 480V) N/A

Shipped separately

ESCR External Case Shield (separate, field install required, matches housing finish)

BSOR Bird Spikes (field install required)

DSX0 LED
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LITHONIA LIGHTING
COMMERCIAL OUTDOOR

DSX0 LED
Rev. 04/29/25
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PHOTOMETRICS
DETAILS

SHEET NUMBER:

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

PROJECT NO. SDP26-XXXX 06/18/2026