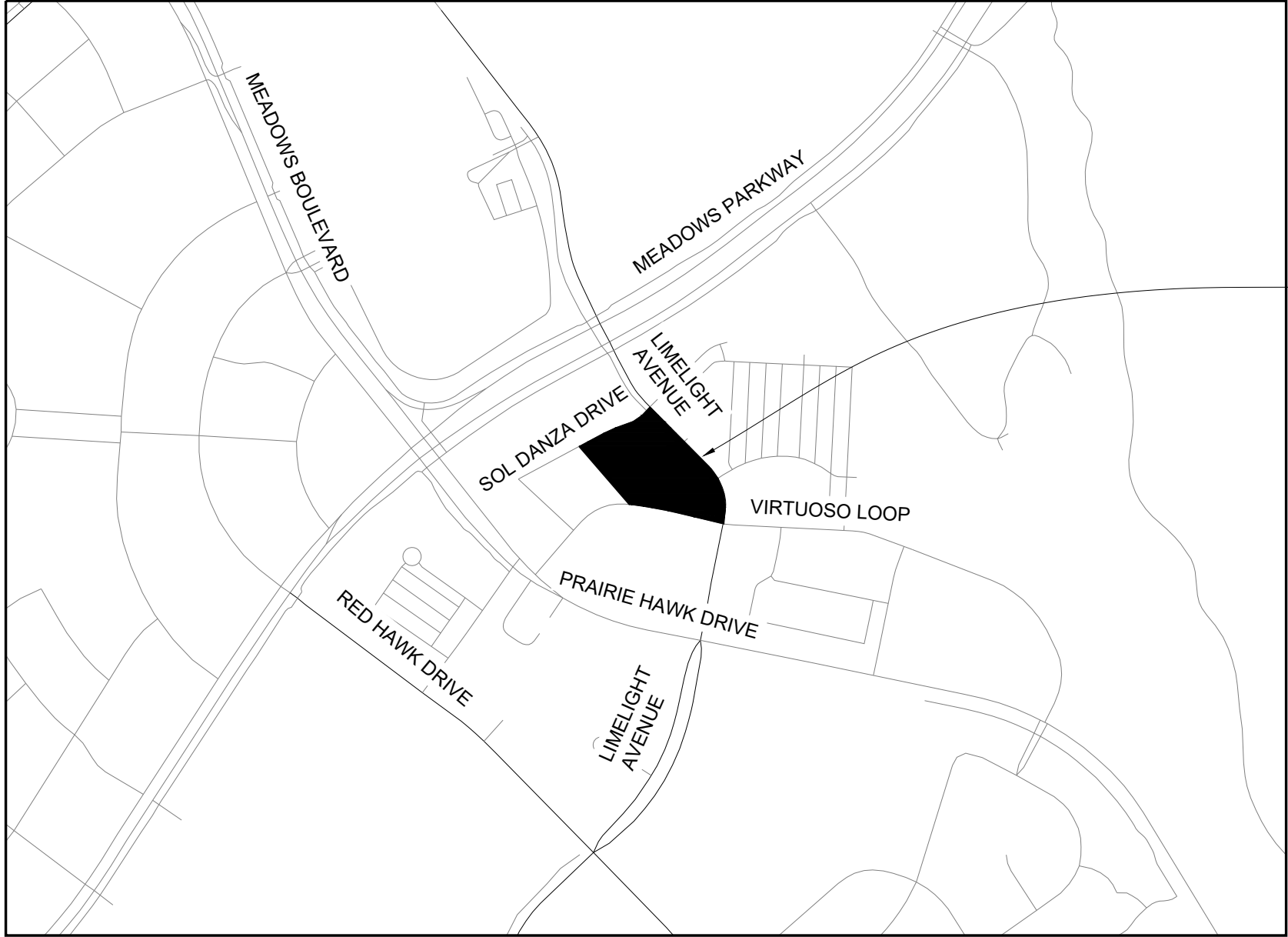




SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLOARDO, 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 _____, 20__

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20__

BY _____ AS _____ AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, _____, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WERE MADE UNDER THE SUPERVISION AND THE MONUMENTS SHOWN THEREON ACUTALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

ROBERT E. HARRISON
COLORADO PLS NO. 37601
FOR AND ON BEHALF OF
GILLIANS LAND CONSULTANTS

DATE

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JASON DEYOUNG, PROFESSIONAL ENGINEER
COLORADO PE NO. 45332
FOR AND ON BEHALF OF PROOF CIVIL

DATE

SITE DEVELOPMENT PLAN GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN AMENDMENT 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 COI WITHIN THE MEADOWS 4TH AMENDMENT PLANNED DEVELOPMENT.
- 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 ALSO 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 A METRO DISTRICT.
- THE TOWN OF CASTLE ROCK REQUIRES THAT THE MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITIES 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 PURPOSE OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COST 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 AMENDMENT. 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/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 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, GASLINES, 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.

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO CREATE A SINGLE STORY 21,056 SQUARE FOOT STRIP MALL CONSISTING OF RETAIL SPACE AND RESTAURANTS.

OWNERSHIP CERTIFICATION

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

PEAK CAPITAL PROPERTIES, LLC
SIGNED THIS ____ DAY OF _____, 20__

NOTARY BLOCK

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

20__ BY _____,
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20__.

DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE ____ DAY OF _____, _____ AT RECEPTION NO. _____ AND ACCORDINGLY ____ SFE ARE DEBITED FROM THE WATER BANK.

0.75" IRRIGATION
1" POTABLE WATER
6" FIRE LINE

DEVELOPER

LIMELIGHT II MOB, LLC
9235 CROWN CREST BLVD SUITE 200
PARKER, COLORADO 80138

CIVIL ENGINEER

PROOF CIVIL
1531 MARKET STREET
DENVER, COLORADO 80202
CONTACT: JASON DEYOUNG, PE
PHONE: 303.325.5709

ARCHITECT

PAPPAS ARCHITECTURE + DESIGN - PAPPASARC LLC
3615 SOUTH HURON STREET, SUITE 104
ENGLEWOOD, COLORADO 80110
CONTACT: PETER D PAPPAS, ARCHITECT
PHONE: 303.733.0877

LANDSCAPE ARCHITECT

TERRAFORM STUDIOS, LLC
P.O. BOX 393
EASTLAKE, COLORADO 80614
CONTACT: JIM IVY, R.L.S.
PHONE: 970.391.3328

SURVEYOR

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS
CONTACT: RHARRIS@GILLIANSLC.COM

ELECTRICAL ENGINEER

KAZIN & ASSOCIATES, INC.
9384 TEDDY LANE, SUITE 101
LOVE TREE, COLORADO 80124
CONTACT: DAVID KAZIN, PE
PHONE: 720.489.1609

LEGAL DESCRIPTION:

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15. COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT BENCHMARKS (NAVD 88)

NAD83 COLORADO STATE PLANES, CENTRAL ZONE, US SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINED SCALE FACTOR IS 0.99965893

BASIS OF BEARINGS

ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., AS BEARING NORTH 89°27'39" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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 FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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 LIST TABLE	
SHEET NUMBER	SHEET TITLE
01 of 15	COVER SHEET
02 of 15	SITE UTILIZATION
03 of 15	SITE PLAN
04 of 15	UTILITY PLAN
05 of 15	GRADING PLAN
06 of 15	AUTOTURN EXHIBIT
07 of 15	SITE DETAILS
08 of 15	LANDSCAPE PLAN
09 of 15	LANDSCAPE PLAN
10 of 15	3D IMAGES
11 of 15	BUILDING ELEVATION
12 of 15	BUILDING ELEVATION
13 of 15	BUILDING ELEVATION
14 of 15	PHOTOMETRIC PLAN
15 of 15	PHOTOMETRIC DETAILS

COVER SHEET

SHEET 01

SHEET 01 OF 15

SITE DEVELOPMENT PLAN

LIMELIGHT RETAIL CENTER

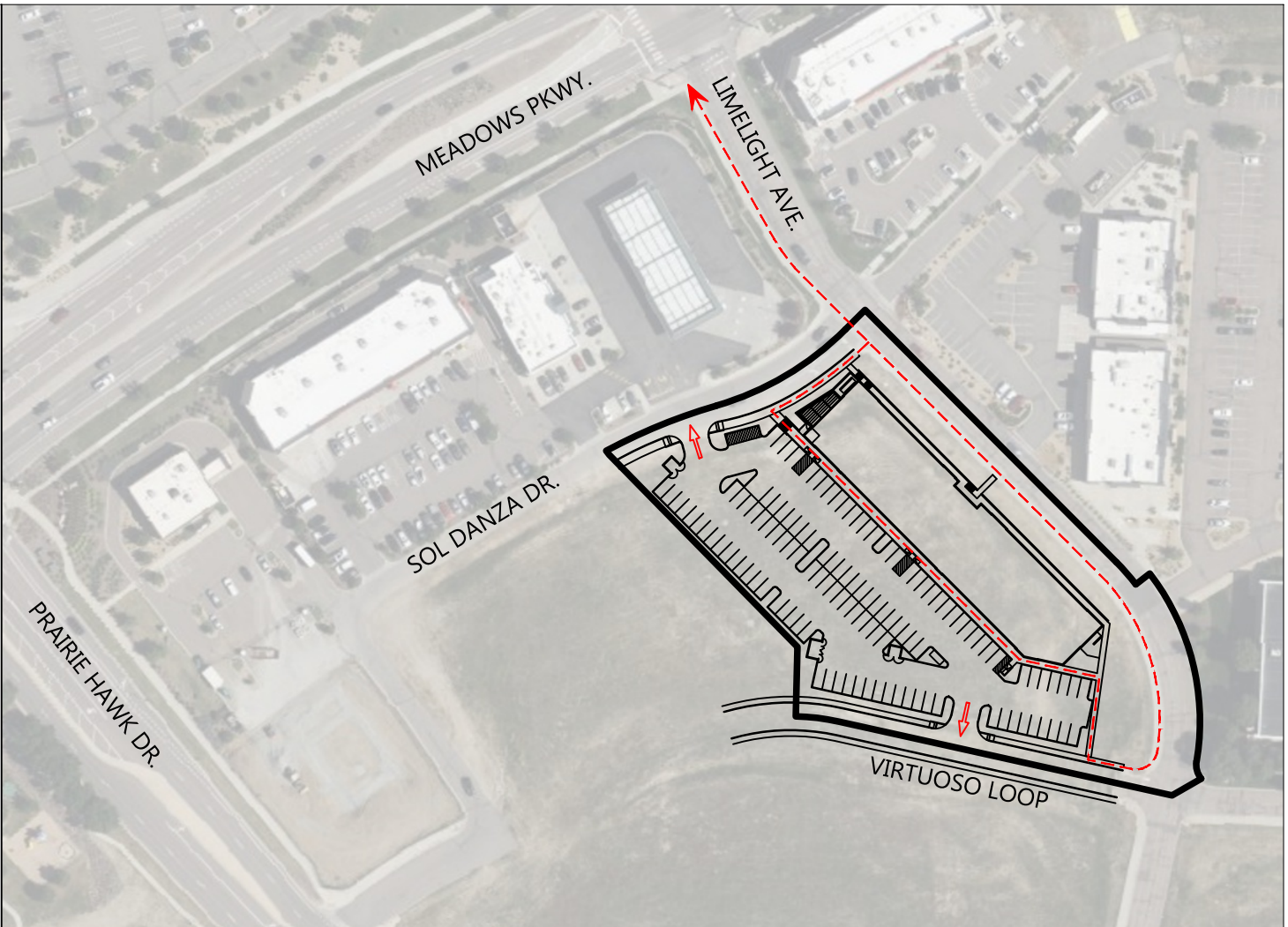
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO

ZONING COMPARISON CHART		
SITE DATA		
ZONING DISTRICT CLASSIFICATION	MEADOWS FOURTH AMENDMENT PLANNED DEVELOPMENT (PD)	
USE AREA	C.O.I. (COMMERCIAL OFFICE INDUSTRIAL)	
LOT AREA	116,038 S.F. (2.664 ACRES)	
GROSS LAND AREA (G.L.A.)	2.664 ACRES	
BUILDING FOOTPRINT	20,893 S.F.	
GROSS LEASABLE AREA	20,793 S.F.	
NON LEASABLE AREA	100 S.F. (FIRE RISER ROOM)	
	PD STANDARD	PROVIDED
PERMITTED USES	VARIOUS COMMERCIAL, OFFICE, AND INDUSTRIAL USES AS PER 5.4 A OF PD ZONING REGULATIONS	MIXED USE (RESTAURANT, MEDICAL OFFICE, GENERAL OFFICE, RETAIL)
MAXIMUM BUILDING COVERAGE	60%	18% (20,893 S.F. / 116,038 S.F.)
BUILDING AND PARKING SITING STANDARDS		
	PD STANDARD	PROVIDED
MAXIMUM F.A.R.	.60	20,893 / 116,038 = .18
FRONT SETBACK (MIN)	0.0'	47.9'
REAR SETBACK (MIN)	0.0'	71.0'
SIDE SETBACK (MIN)	0.0'	90.5'
SIDE TO STREET SETBACK (MIN)	0.0'	34.0'
BUILDING STANDARDS		
	PD STANDARD	PROVIDED
BUILDING HEIGHT (MAX)	60.0'	58.5'
PARKING STANDARDS		
USE	PD STANDARD	PROVIDED
RESTAURANT (8,387 S.F.)	12 SPACES PER 1,000 S.F. = 101 SPACES	
RETAIL (4,750 S.F.)	5 SPACES PER 1,000 S.F. = 24 SPACES	
MEDICAL OFFICE (4,156 S.F.)	5 SPACES PER 1,000 S.F. = 21 SPACES	
GENERAL OFFICE (3,500 S.F.)	4 SPACES PER 1,000 S.F. = 14 SPACES	
TOTAL	160 SPACES REQUIRED	122 SPACES PROVIDED INCLUDING ADA ** SEE TRAFFIC REPORT FROM FELSBURG, HOLT, AND ULLEVIG FOR PARKING REDUCTION ANALYSIS.**
	REQUIRED	PROVIDED
ADA SPACES	4 STANDARD + 1 VAN = 5 TOTAL	4 STANDARD + 1 VAN = 5 TOTAL
BICYCLE PARKING	7 SPACES	8 SPACES
EV PARKING STANDARDS		
EV TIER	REQUIRED	PROVIDED
EVSE INSTALLED	5% = 7 SPACES	5% = 7 SPACES
EV READY	10% = 13 SPACES	10% = 13 SPACES
EV CAPABLE	25% = 33 SPACES	25% = 33 SPACES

SITE UTILIZATION CHART		
SDP26-0028		
	S.F.	% OF TOTAL
BUILDING COVERAGE	20,893 S.F.	18.0%
PARKING COVERAGE	41,015 S.F.	35.4 %
STREET COVERAGE	18,987 S.F.	16.4 %
LANDSCAPE / OPEN SPACE COVERAGE	20,933 S.F.	18.0 %
SIDEWALK COVERAGE	14,210 S.F.	12.2 %
TOTAL	116,038 S.F.	100.0 %

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15,
COUNTY OF DOUGLAS, STATE OF COLORADO



CIRCULATION MAP
N.T.S.

LEGEND:

	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED WALK
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN
EV	EV STALL
EVC	EV CAPABLE STALL
EVR	EV READY STALL

NOTES:
1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:	
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

- 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.

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

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COUNTY OF DOUGLAS, STATE OF COLORADO

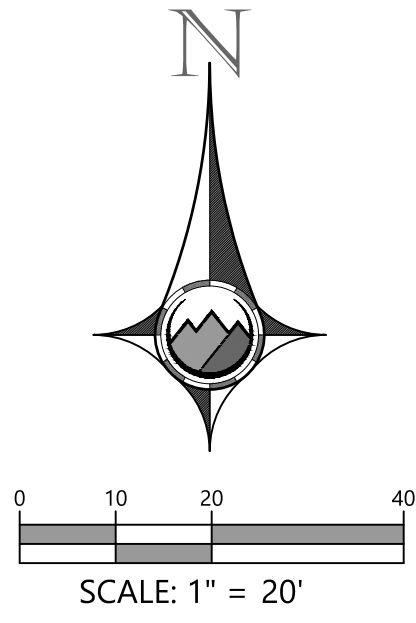
LEGEND:	
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	5401
	5400
	EXISTING 5' CONTOUR
	5401
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK
	FINISHED FLOOR ELEVATION
	MATCH EXISTING

- NOTES:
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



Pappasarchitecture.design,inc

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Englewood, Colorado 80110
P. 303 733 0877 F. 303 733 3477
pdp @ pappasarc.com



GRADING PLAN
SHEET 5
SHEET 05 OF 15

LIMELIGHT RETAIL CENTER - SITE DEVELOPMENT PLAN - SDP26-0028

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15
COUNTY OF DOUGLAS, STATE OF COLORADO

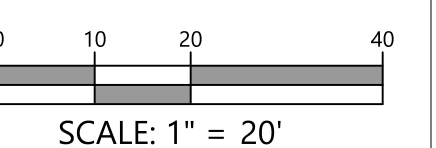
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15
COUNTY OF DOUGLAS, STATE OF COLORADO



1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



9.000ft
1.167ft
1.500ft
1.750ft
1.167ft
1.00s
5.00"



SCALE: 1" = 20'

SHEET 6

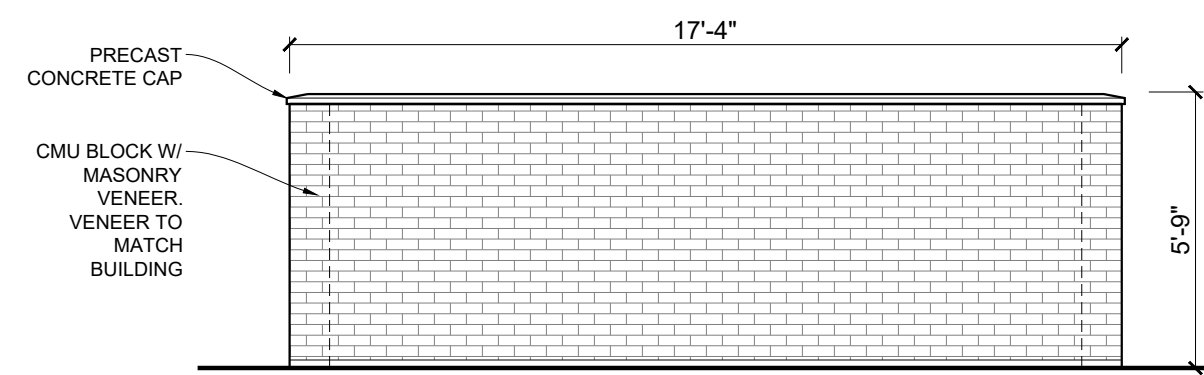
SHEET 06 OF 15



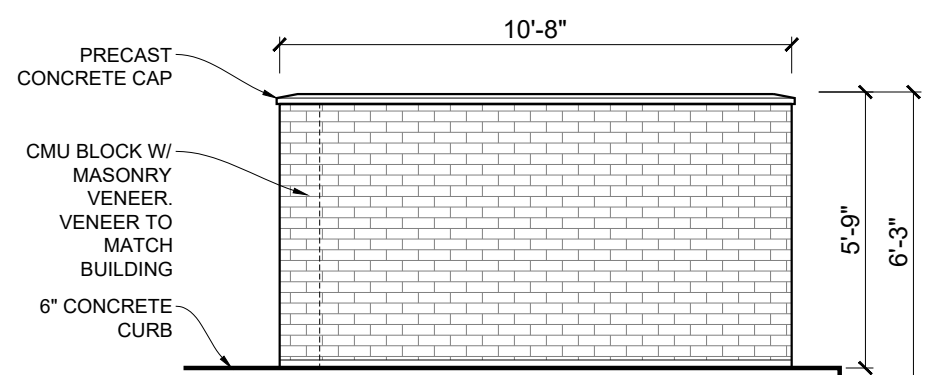
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Englewood, Colorado 80110
P. 303 733 0877 F. 303 733 3477
pdp @ pappasarc.com

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

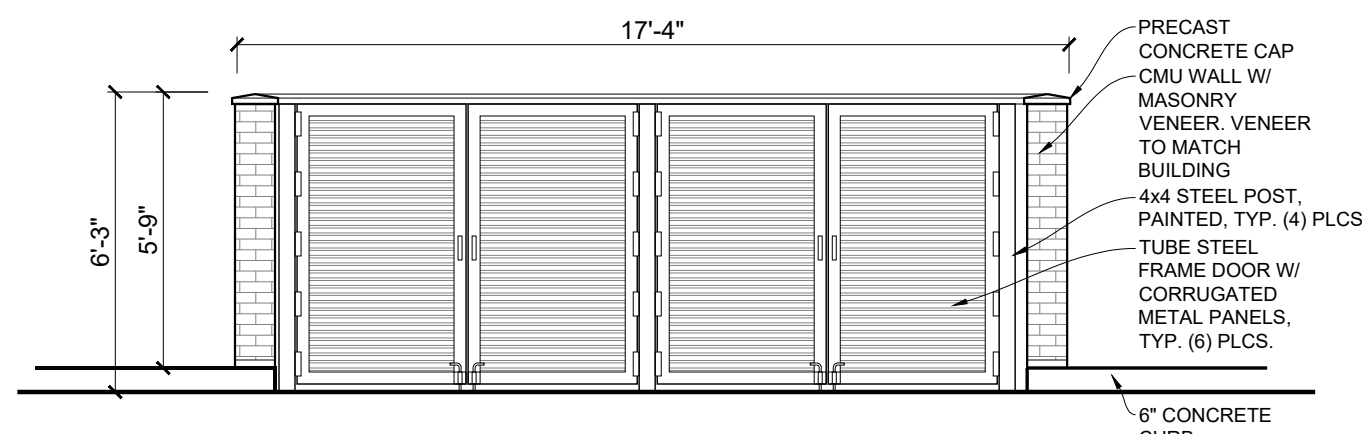
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



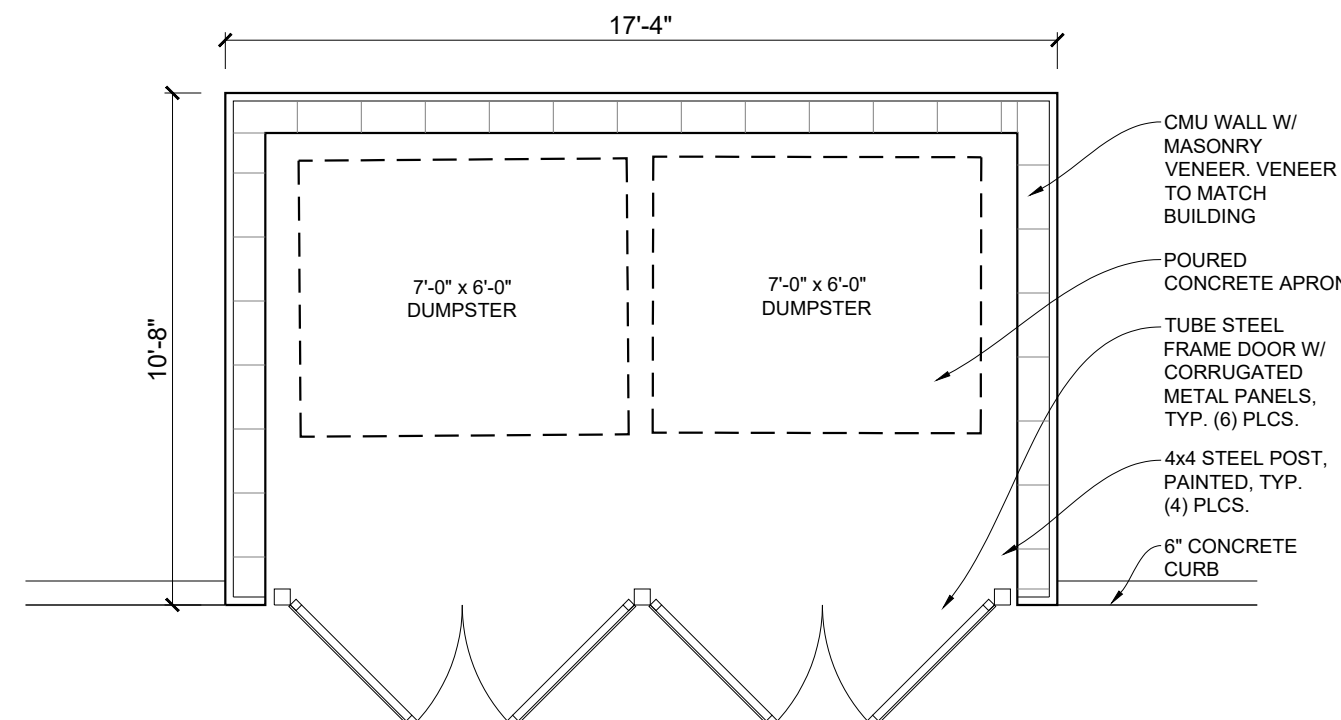
WEST ELEVATION



NORTH & SOUTH ELEVATION

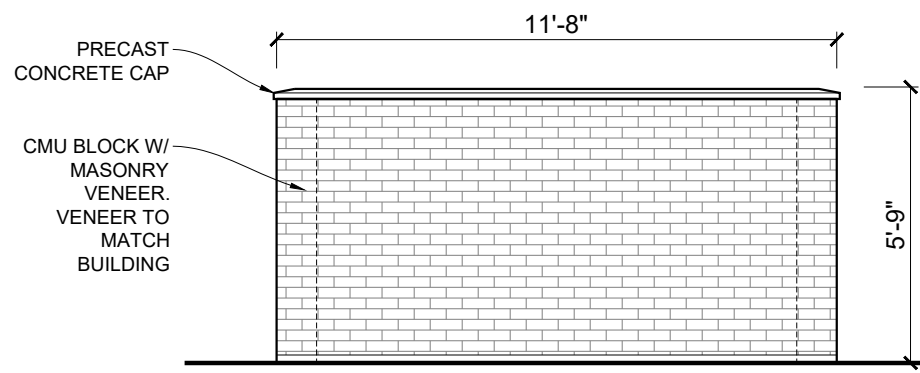


EAST ELEVATION

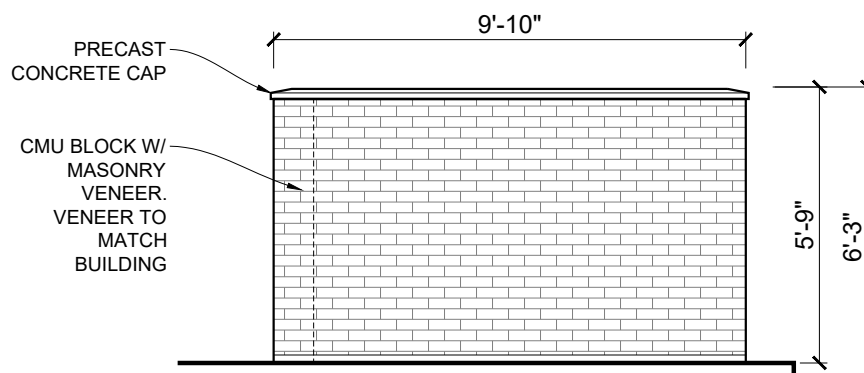


PLAN

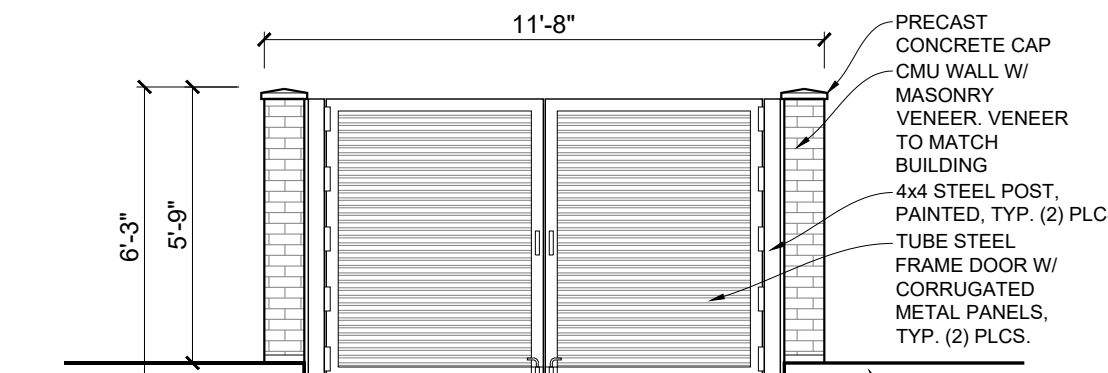
7 TRASH ENCLOSURE EAST DETAILS
4 OF 15 SCALE: 1/4" = 1'-0"



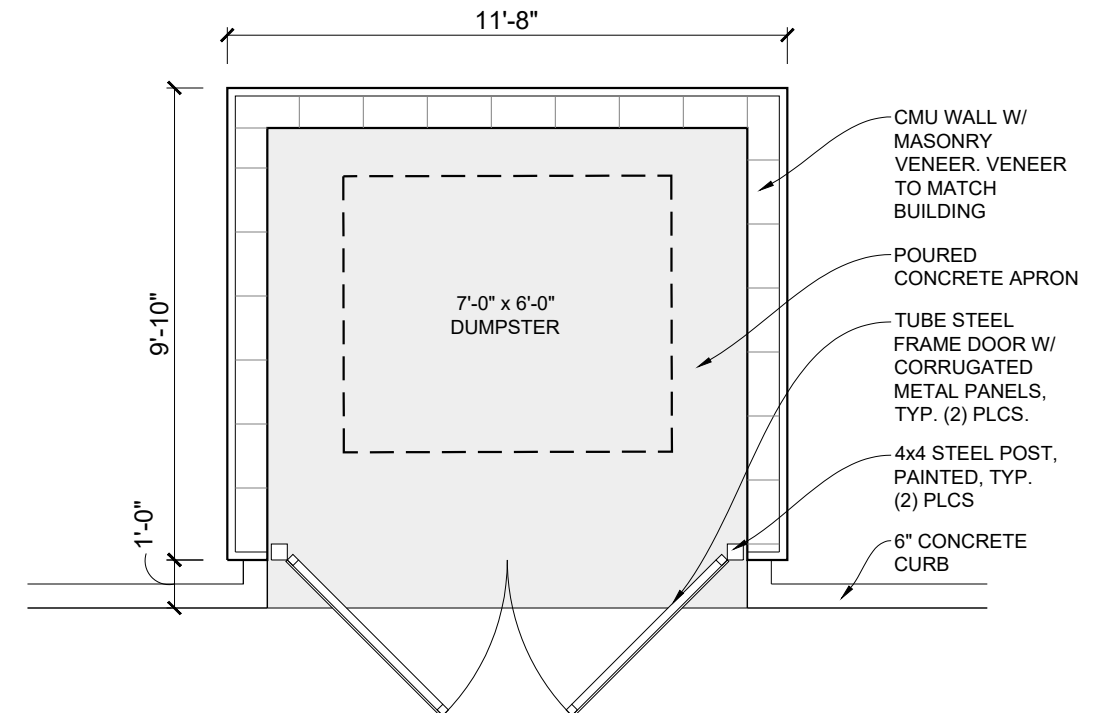
REAR ELEVATION



SIDE ELEVATION

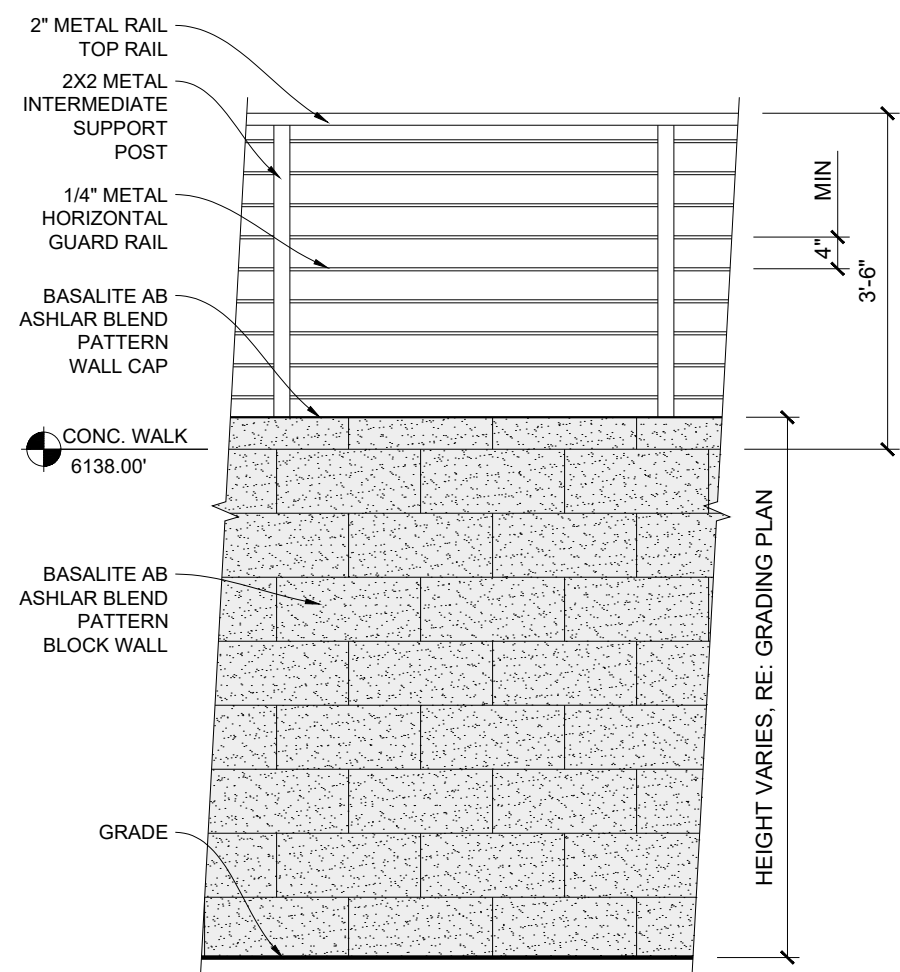


FRONT ELEVATION

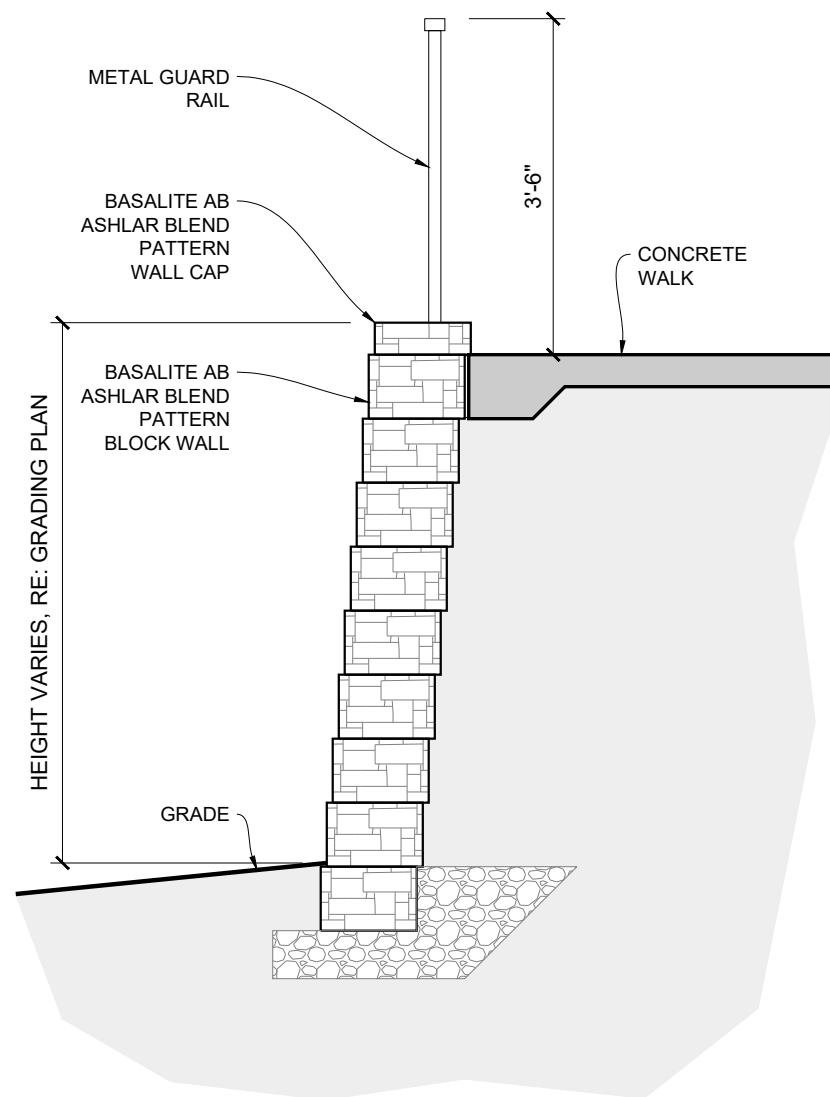


PLAN

6 TRASH ENCLOSURE WEST DETAILS
4 OF 15 SCALE: 1/4" = 1'-0"

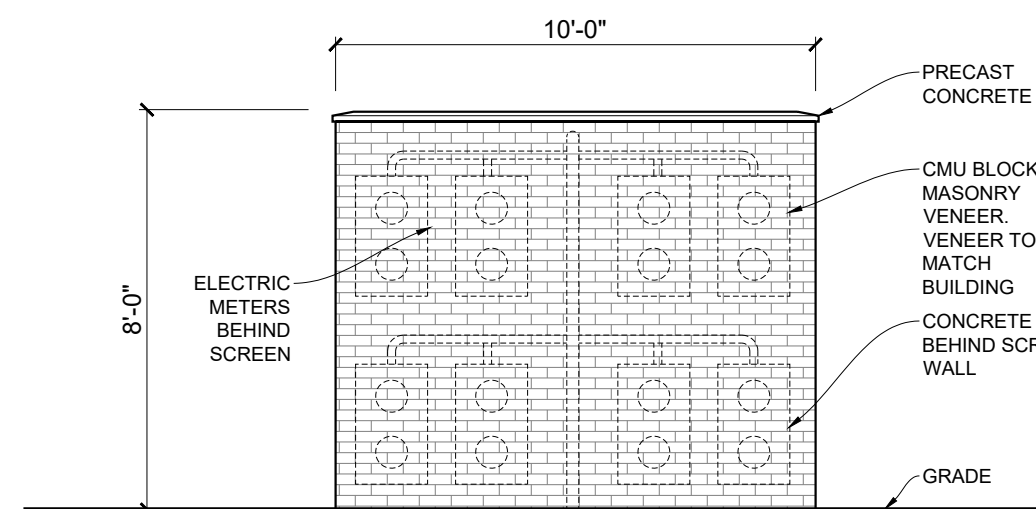


ELEVATION

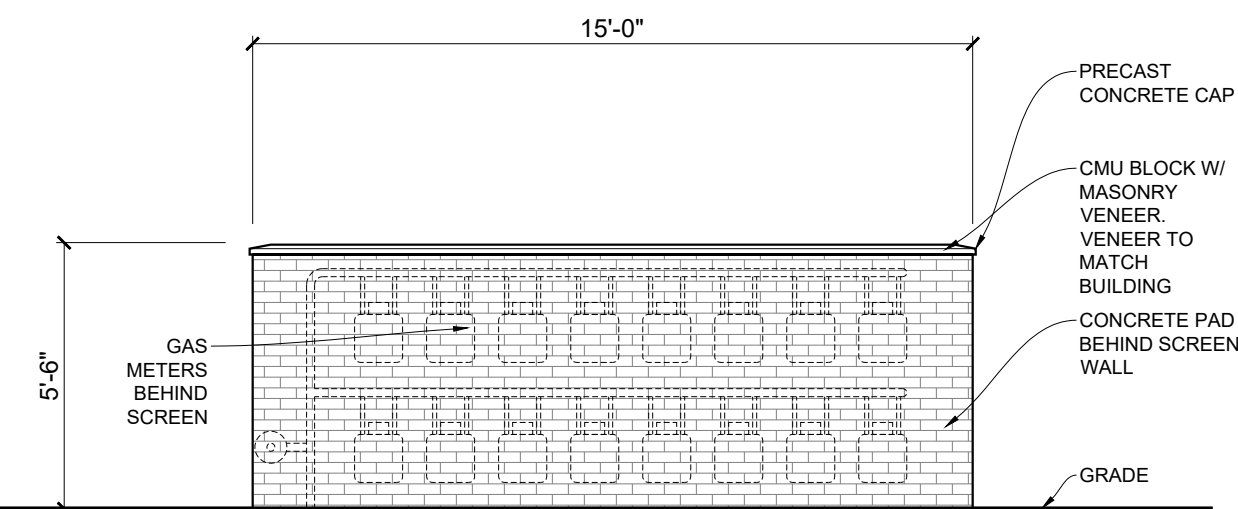


SECTION

5 RETAINING WALL DETAILS
4 OF 15 SCALE: 1/2" = 1'-0"



ELECTRIC METER SCREEN WALL ELEVATION



GAS METER SCREEN WALL ELEVATION

4 UTILITY SCREEN WALL DETAILS
4 OF 15 SCALE: 1/4" = 1'-0"

MONOLINE DUO BIKE RACK

The Duo Bike Rack, with its mirrored forms, provides designers the opportunity to mix things up and create their own sequence of bike racks or use them as a pedestrian barrier to busy streets.

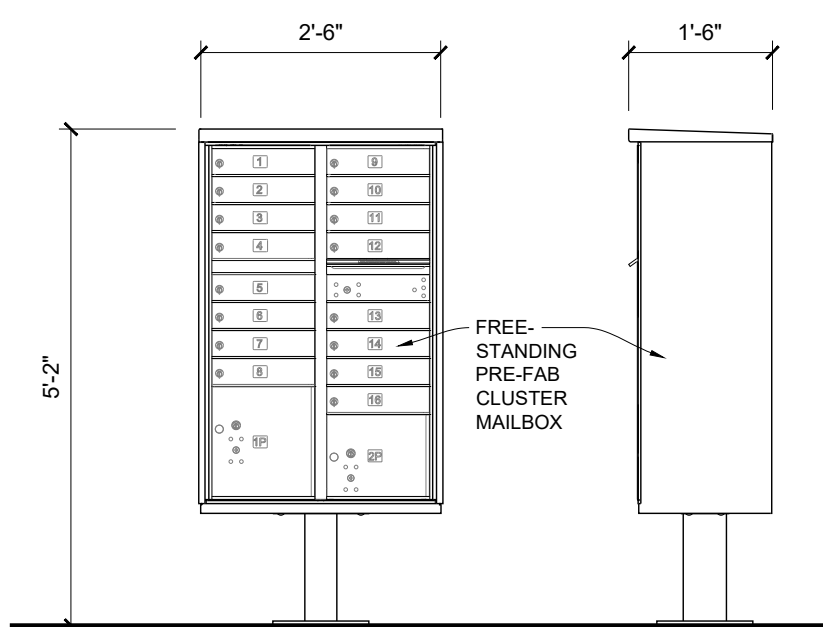
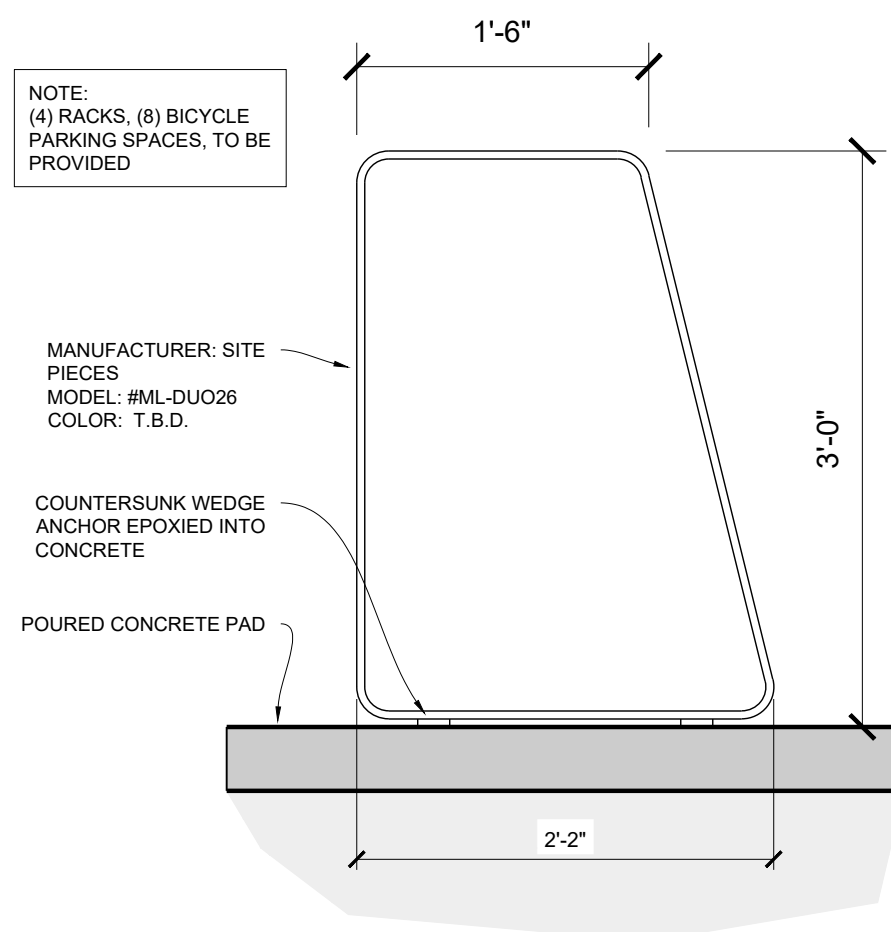
- all aluminum frame construction
- powder coated finish
- surface mount + in-ground mount options
- countersunk holes for surface mounting
- two-bike capacity

product:	base length:	width:	height:
ML-DUO26	26"	3"	36"
ML-DUO18	18"	3"	36"

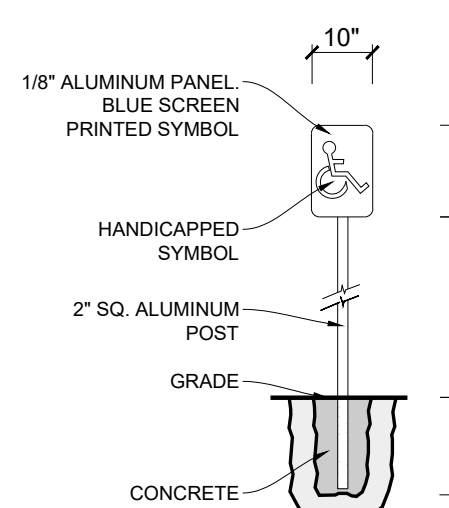
NOTE: please add "-IG" at the end of product number to specify the in-ground mount option



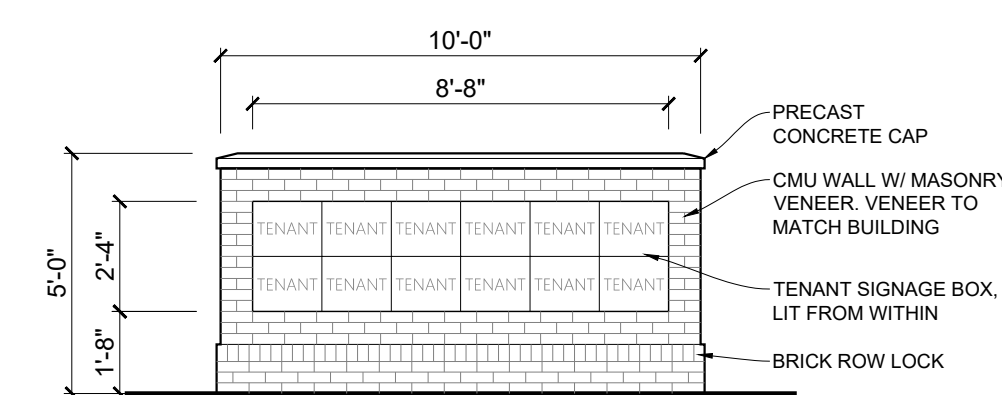
3 FIXED EXTERIOR BIKE RACK DETAIL
4 OF 15 SCALE: 1" = 1'-0"



2 MAILBOX DETAILS
4 OF 15 SCALE: 1/2" = 1'-0"

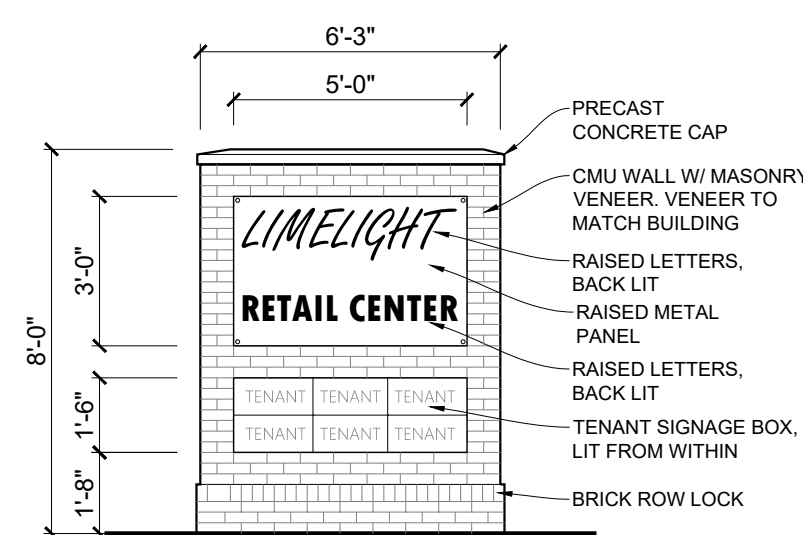


ADA PARKING SIGN



FREE-STANDING SIGN #2

1 SIGNAGE DETAILS
4 OF 15 SCALE: 1/4" = 1'-0"



FREE-STANDING SIGN #1

SITE DETAILS

SHEET 07

SHEET 07 OF 15

SITE DEVELOPMENT PLAN
LIMELIGHT RETAIL CENTER

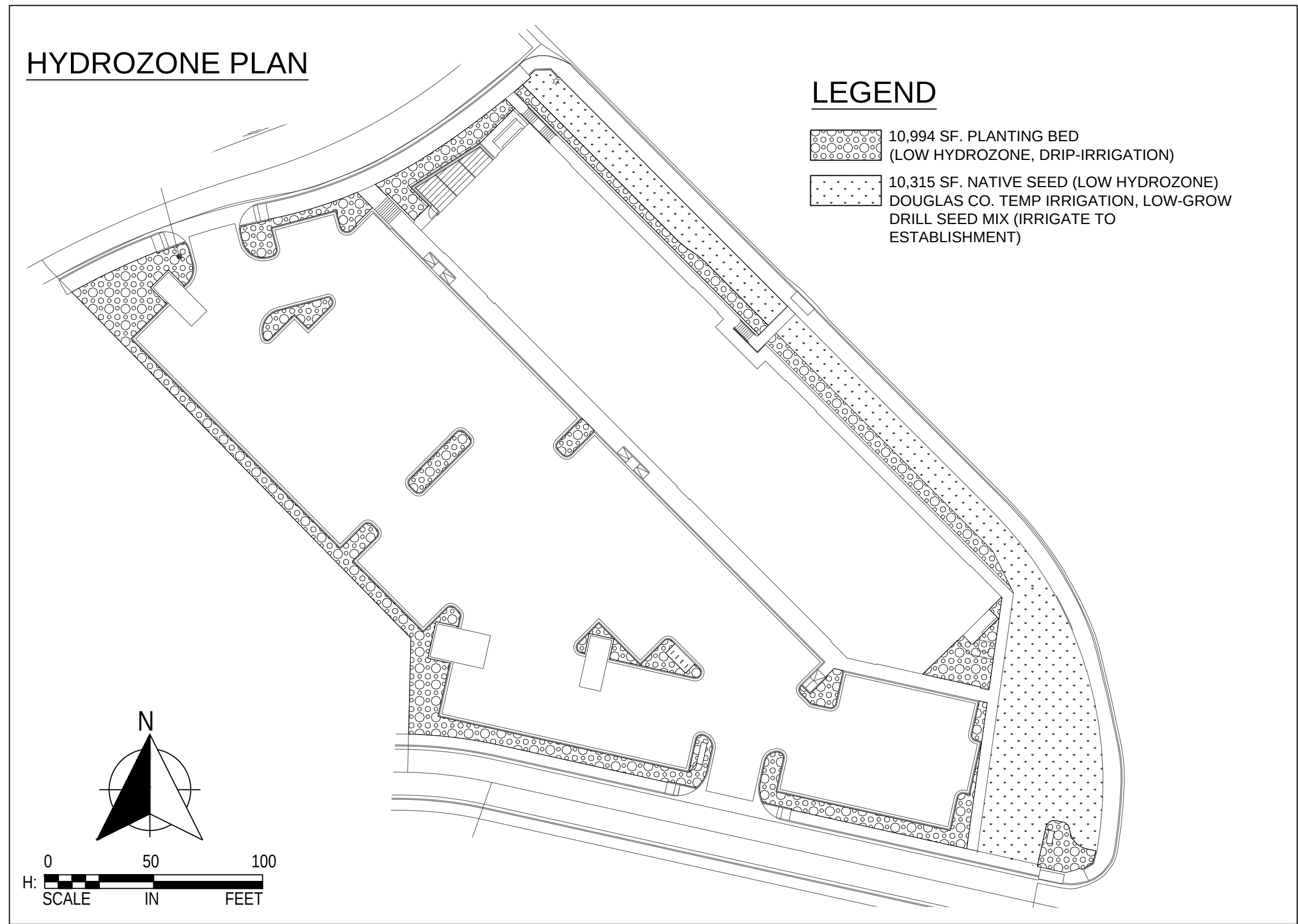
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- 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 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE 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.



NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: **James Ivy**

State of Colorado License Landscape Architect # **741**

Town of Castle Rock Registration # _____

Company Name: **Terraform Studis, LLC** Address: **PO BOX 94, Eastlake, CO 80614**

Phone: **720.300.1918** Email: **jivy@terraform-studios.com** Date: **10.12.2025**

Project Name: **Limelight Retail Center**

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

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs/Grasses	Soil Prep Amounts (4 cu.yds. Per 1000 SF)
116,038	11,604	0	20,933	23	26	84	184	83.732
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
N/A	8,703	0	15,781	5,152	0	12	20	Yes _X_ No ____

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
41,015	4,102	0	4,822	8	8	16	16
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
122	8		8	8	8	33	33

*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.

NOTE: A PORTION REQUIRED PARKING LOT ISLAND TREES HAVE BEEN RELOCATED TO PARKING LOT PERIMETER DUE TO UTILITY, LIGHT POLE, BIKE RACK AND TRASH ENCLOSURE CONFLICTS

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES	HYDROZONE	L	QUANTITY	16
-----------------------	-----------	---	----------	----

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	L	QUANTITY	4
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ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES	HYDROZONE	L	QUANTITY	6
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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	L	QUANTITY	100
------------------	-----------	---	----------	-----

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS	HYDROZONE	L	QUANTITY	28
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SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES	HYDROZONE		QUANTITY	56
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ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS	HYDROZONE		AREA	0
-------------------------	-----------	--	------	---

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS	HYDROZONE		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	L	AREA	10,315
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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.

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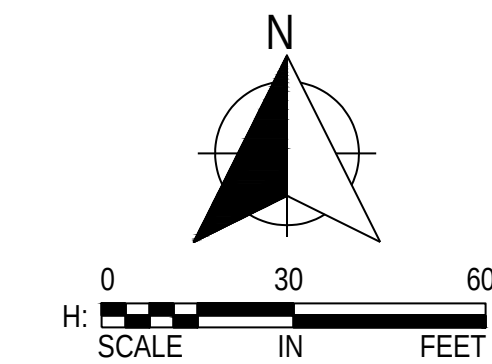
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LANDSCAPE PLAN

SHEET 8

SHEET 08 OF 15

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN
LIMELIGHT RETAIL CENTER

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



NORTHWEST



SOUTHEAST



OVERALL SOUTHEAST



NORTHEAST

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RENDERINGS SHOWN
FOR COLOR AND
MATERIAL REFERENCE
ONLY

3D IMAGES
SHEET 10
SHEET 10 OF 15

MATERIAL LEGEND:

- (A) MASONRY VENEER
MFR: GENERAL SHALE
STYLE: MODULAR
COLOR: HERITAGE 441
- (B) STACKED STONE RETAINING WALL
MFR: BASALITE
STYLE: AB ASHLAR BLEND
COLOR: TAN BLEND
- (C) 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CLOUD #1C130
- (D) 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CHINCHILLA #1C125
- (E) SMOOTH PANEL HARDIE BOARD
FINISH: PAINTED
COLOR: BRONZE
- (F) METAL SCUPPER / DOWNSPOUT
FINISH: FACTORY PREFINISHED
COLOR: BRONZE ANODIZED
- (G) METAL PARAPET CAP / FASCIA
FINISH: FACTORY PREFINISHED
COLOR: BRONZE ANODIZED
- (H) ALUMINUM STOREFRONT SYSTEM
MFR: STYLE TBD
FINISH: BRONZE ANODIZED
- (J) STEEL SHADE CANOPY
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (K) STEEL RAIL SYSTEM
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (L) EXPOSED STRUCTURAL STEEL
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (M) EXPOSED CONCRETE
FINISH: SMOOTH
COLOR: NATURAL GRAY
- (N) NOT USED

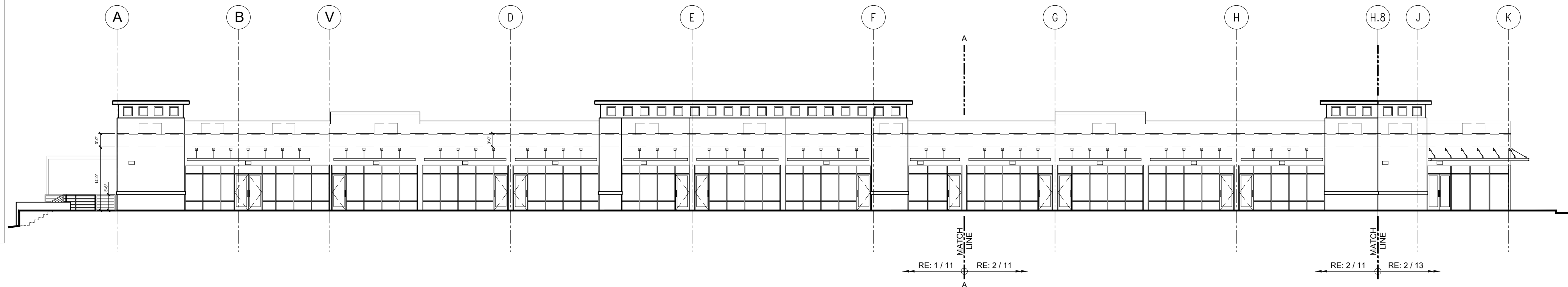
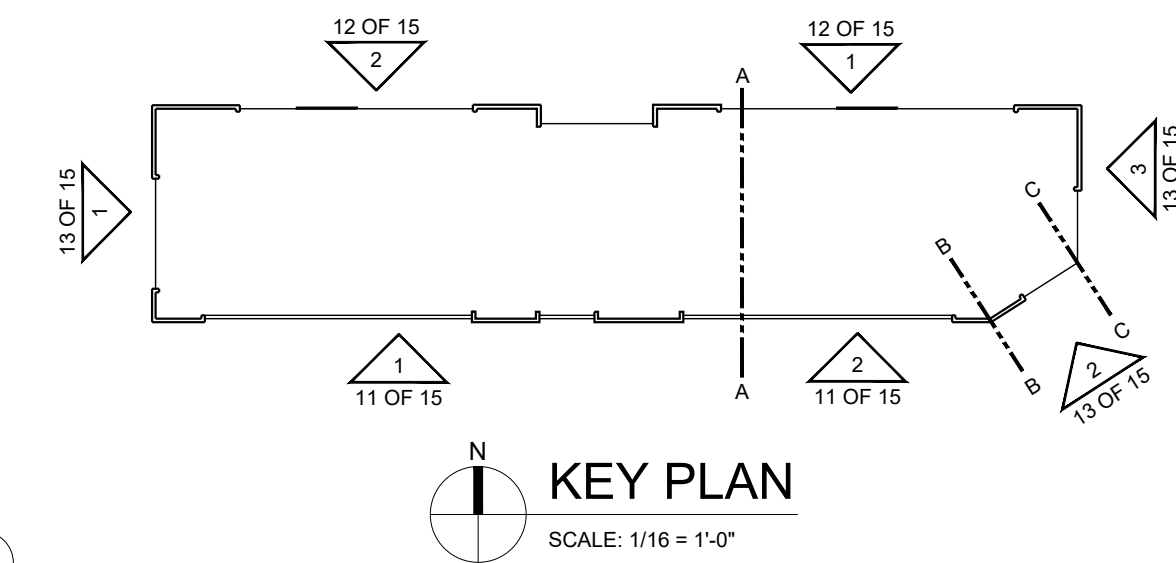
GRAPHIC LEGEND:

- MASONRY VENEER
- SITE RETAINING WALL
- 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CLOUD #1C130
- 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CHINCHILLA #1C125
- SMOOTH PANEL HARDIE BOARD
PAINTED
BRONZE
- EXPOSED CONCRETE
SMOOTH, NATURAL GRAY
- SPLIT FACE BLOCK
SMOOTH, SLATE GRAY

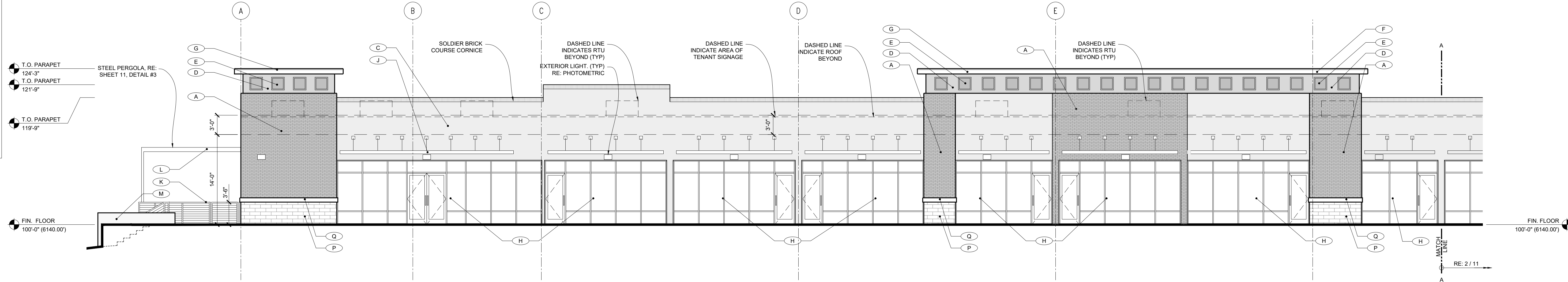
ALL RTU'S TO BE
SCREENED FROM
PEDESTRIAN VIEW FROM
STREET BY PARAPET
WALLS

SITE DEVELOPMENT PLAN
LIMELIGHT RETAIL CENTER

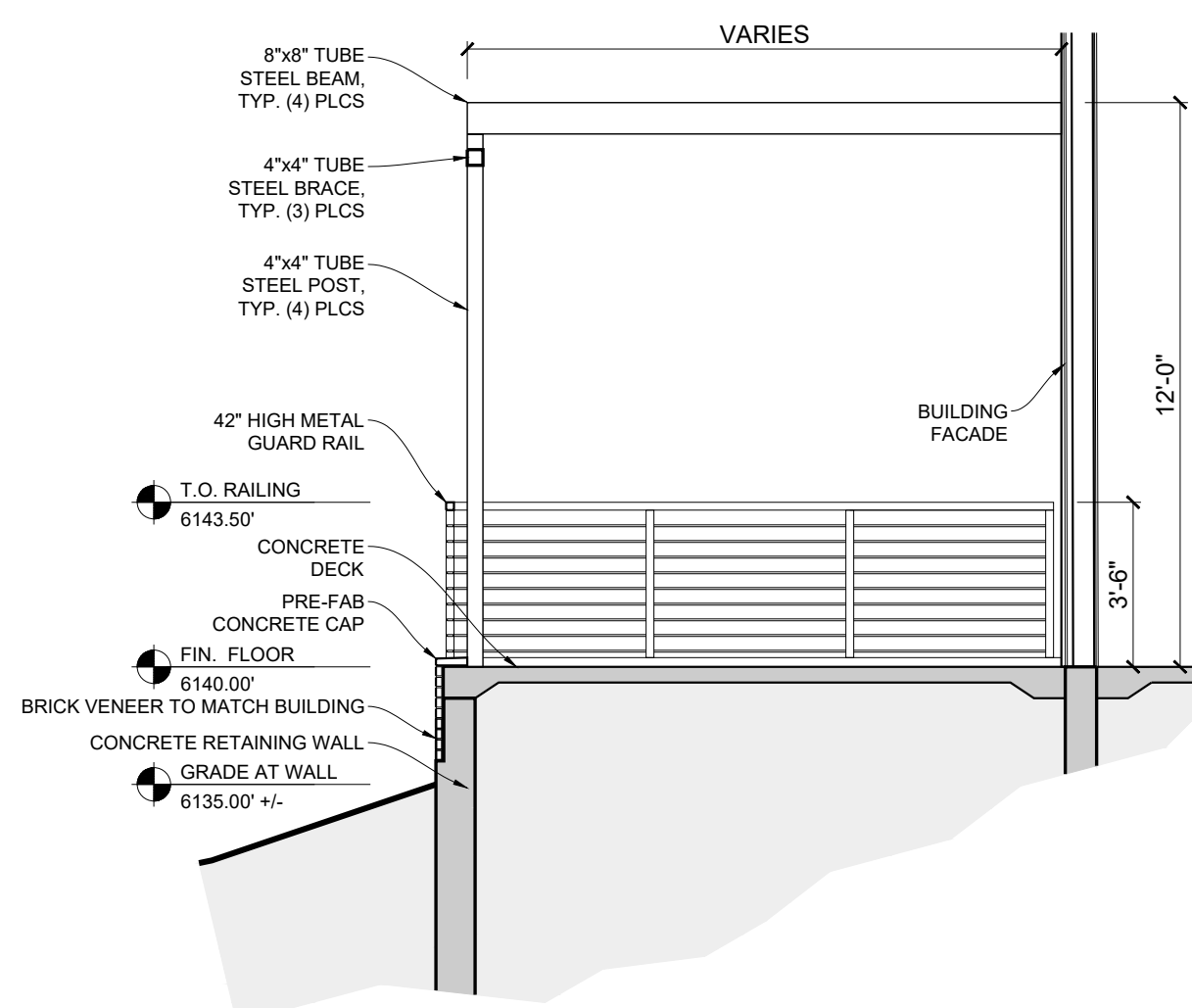
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



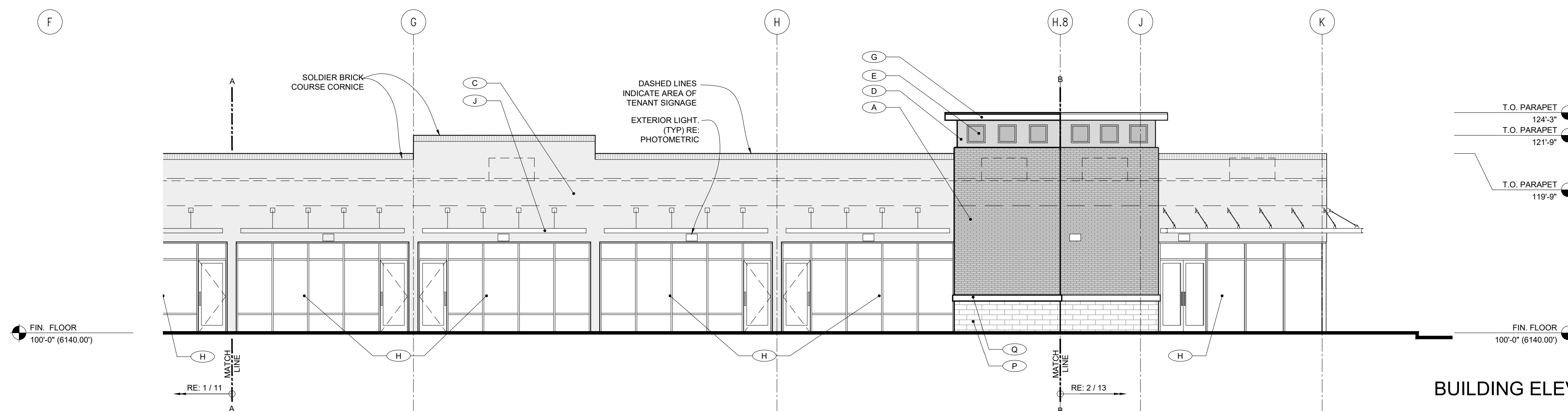
OVERALL SOUTH (STOREFRONT) ELEVATION
SCALE: 1/16 = 1'-0" (FOR REFERENCE ONLY)



1 SOUTH BUILDING ELEVATION
SCALE: 1/8 = 1'-0" (1 OF 2)



3 PATIO PERGOLA DETAIL
SCALE: 1/4 = 1'-0" (1 OF 15)



2 SOUTH BUILDING ELEVATION
SCALE: 1/8 = 1'-0" (2 OF 2)

BUILDING ELEVATION

SHEET 11

SHEET 11 OF 15

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MATERIAL LEGEND:

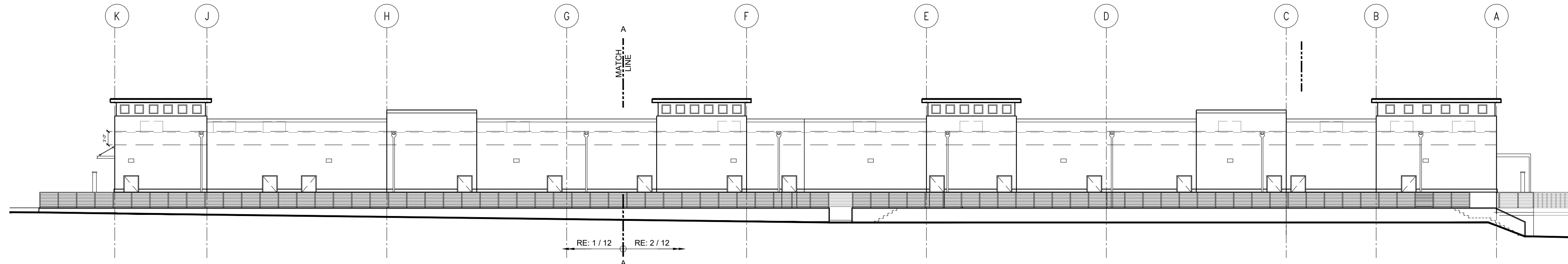
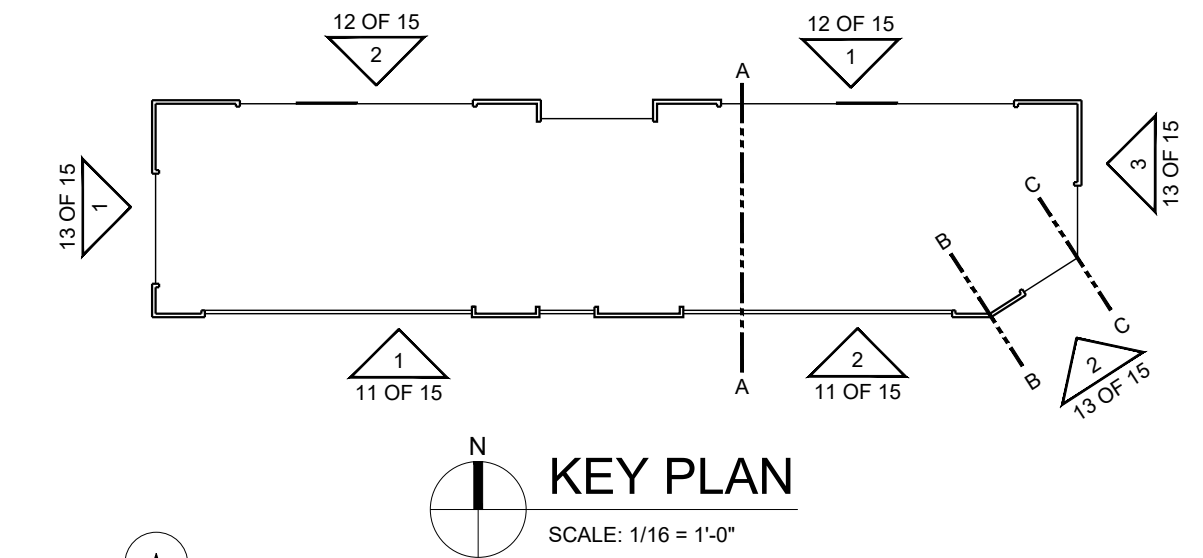
- (A) MASONRY VENEER
MFR: GENERAL SHALE
STYLE: MODULAR
COLOR: HERTAGE 441
- (B) STACKED STONE RETAINING WALL
MFR: BASALITE
STYLE: AB ASHLAR BLEND
COLOR: TAN BLEND
- (C) 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CLOUD #1C130
- (D) 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CHINCHILLA #1C125
- (E) SMOOTH PANEL HARDIE BOARD
FINISH: PAINTED
COLOR: BRONZE
- (F) METAL SCUPPER / DOWNSPOUT
FINISH: FACTORY PREFINISHED
COLOR: BRONZE ANODIZED
- (G) METAL PARAPET CAP / FASCIA
FINISH: FACTORY PREFINISHED
COLOR: BRONZE ANODIZED
- (H) ALUMINUM STOREFRONT SYSTEM
MFR / STYLE: T80
FINISH: BRONZE ANODIZED
- (J) STEEL SHADE CANOPY
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (K) STEEL RAIL SYSTEM
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (L) EXPOSED STRUCTURAL STEEL
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (M) EXPOSED CONCRETE
FINISH: SMOOTH
COLOR: NATURAL GRAY
- (N) NOT USED
- (O) HOLLOW METAL DOOR & FRAME
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (P) PRECAST WALL CAP
FINISH: SMOOTH
COLOR: NATURAL GRAY
- (P) SPLIT FACE BLOCK
FINISH: SMOOTH
COLOR: GRAY
- (Q) PRECAST CONCRETE SILL
FINISH: SMOOTH
COLOR: GRAY

GRAPHIC LEGEND:

- MASONRY VENEER
- SITE RETAINING WALL
- 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CLOUD #1C130
- 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CHINCHILLA #1C125
- SMOOTH PANEL HARDIE BOARD
PAINTED BRONZE
- EXPOSED CONCRETE
SMOOTH, NATURAL GRAY
- SPLIT FACE BLOCK
SMOOTH, SLATE GRAY

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

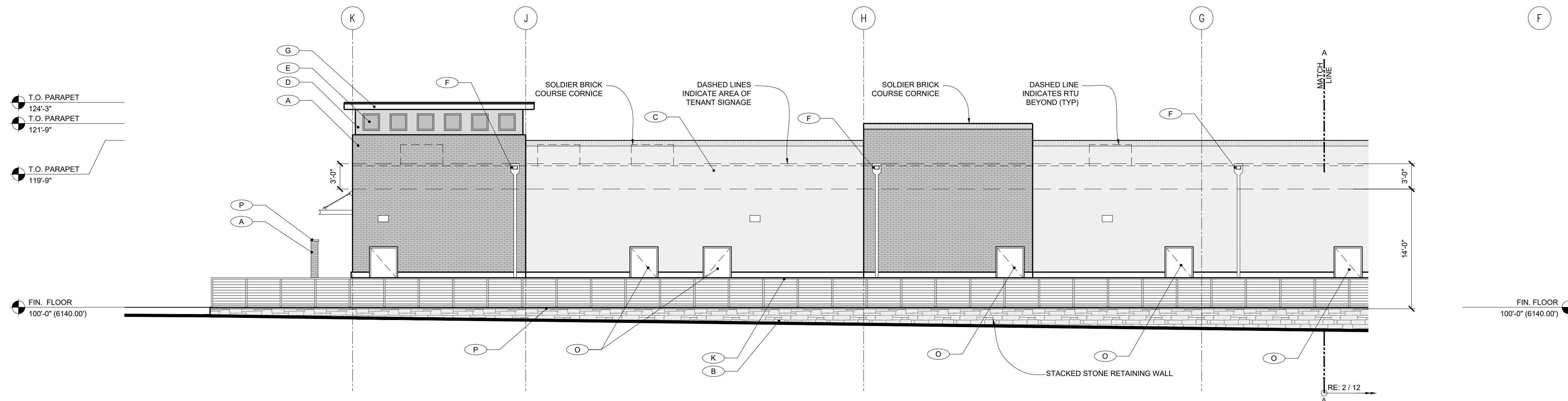
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



OVERALL NORTH (STREET) ELEVATION

SCALE: 1/16 = 1'-0"

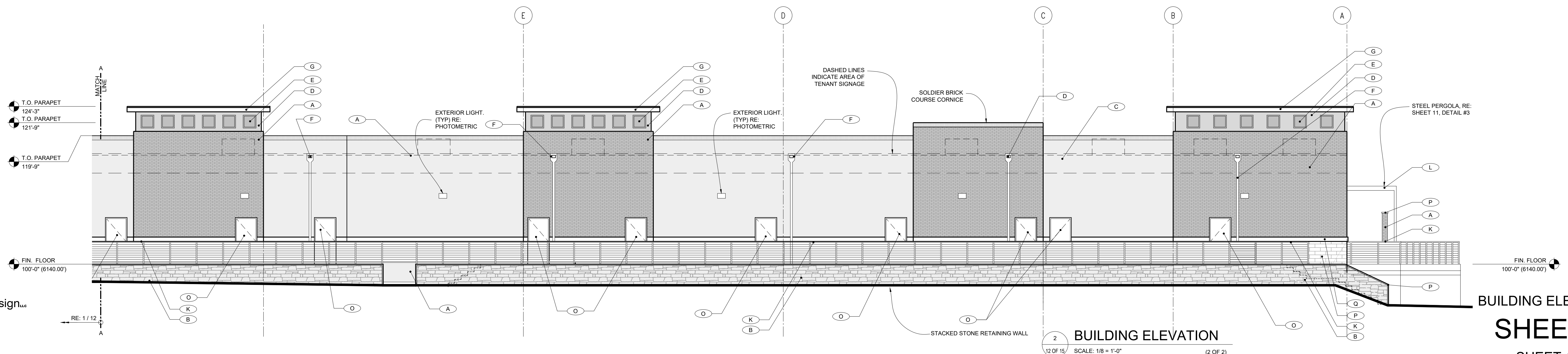
(FOR REFERENCE ONLY)



1 NORTH BUILDING ELEVATION

SCALE: 1/8 = 1'-0"

(1 OF 2)



2 BUILDING ELEVATION

SCALE: 1/8 = 1'-0"

(2 OF 2)

BUILDING ELEVATION

SHEET 12

SHEET 12 OF 15

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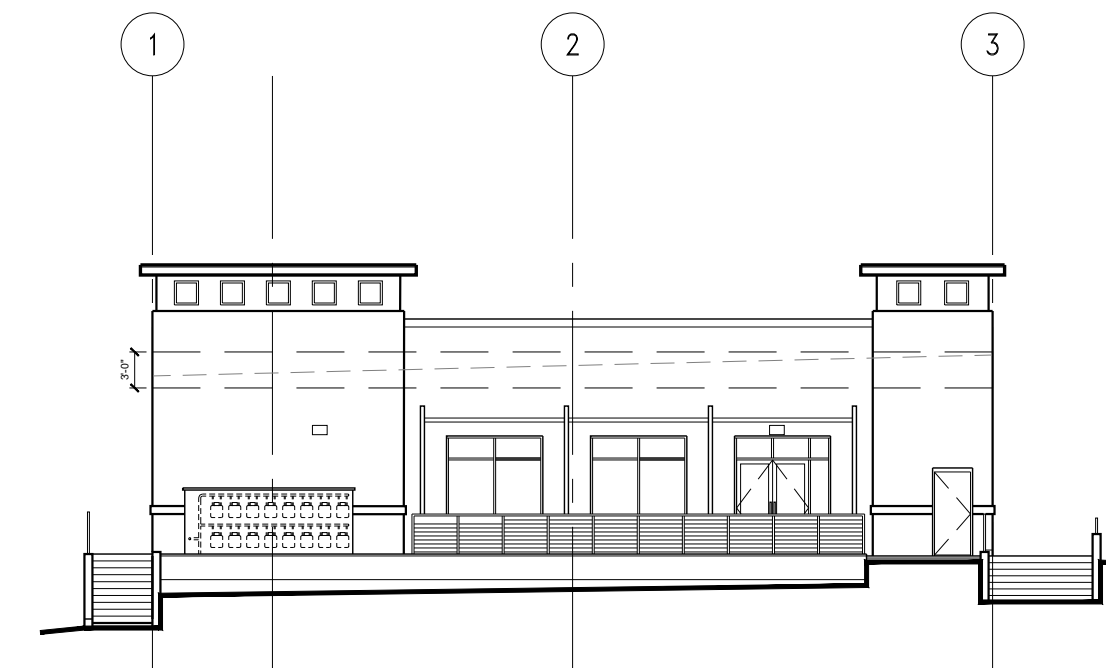
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Englewood, Colorado 80110
P. 303 733 0877 F. 303 733 3477
pdp @ pappasarc.com

- (A) MASONRY VENEER
MFR: GENERAL SHAMR
STYLE: MODULAR
COLOR: HERITAGE 441
- (B) STACKED STONE RETAINING WALL
MFR: BASALITE
STYLE: AB ASHLAR BLEND
COLOR: TAN BLEND
- (C) 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CLOUD #1C130
- (D) 3-COAT CEMENT STUCCO
FINISH: OMEGA
COLOR: CHINCHILLA #1C125
- (E) SMOOTH PANEL HARDIE BOARD
FINISH: PAINTED
COLOR: BRONZE
- (F) METAL SCUPPER / DOWNSPOUT
FINISH: FACTORY PREFINISHED
COLOR: BRONZE ANODIZED
- (G) METAL PARAPET CAP / FASCIA
FINISH: FACTORY PREFINISHED
COLOR: BRONZE ANODIZED
- (H) ALUMINUM STOREFRONT SYSTEM
MFR / STYLE: TBD
FINISH: BRONZE ANODIZED
- (J) STEEL SHADE CANOPY
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (K) STEEL RAIL SYSTEM
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (L) EXPOSED STRUCTURAL STEEL
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (M) EXPOSED CONCRETE
FINISH: SMOOTH
COLOR: NATURAL GRAY
- (N) NOT USED
- (O) HOLLOW METAL DOOR & FRAME
FINISH: PAINT
COLOR: BRONZE ANODIZED
- (P) PRECAST WALL CAP
FINISH: SMOOTH
COLOR: NATURAL GRAY
- (P) SPLIT FACE BLOCK
FINISH: SMOOTH
COLOR: GRAY
- (Q) PRECAST CONCRETE SILL
FINISH: SMOOTH
COLOR: GRAY

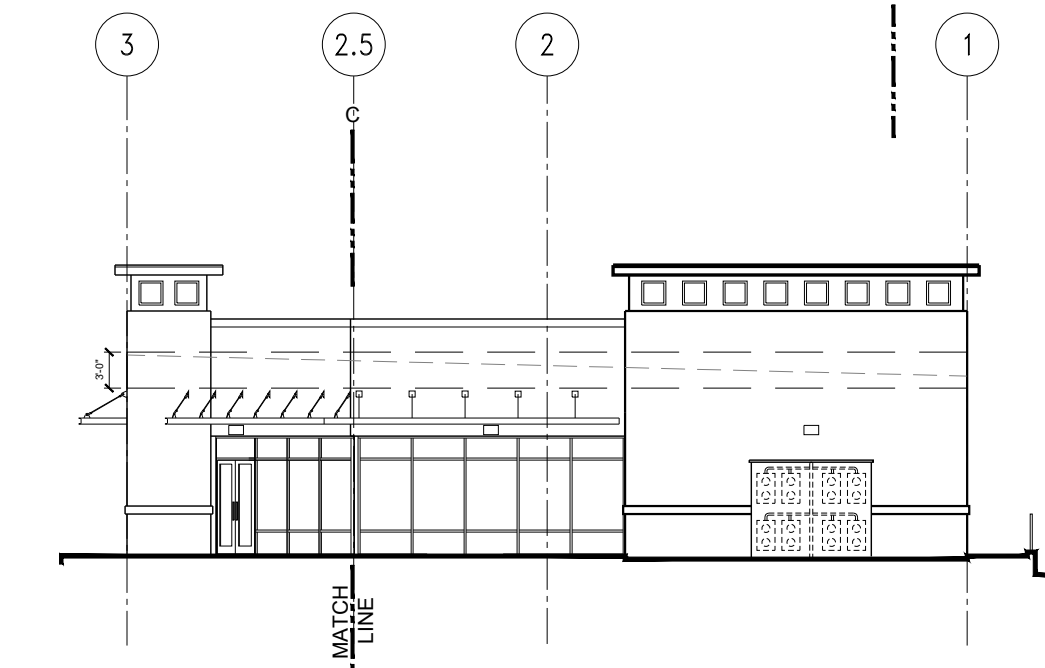
	MASONRY VENEER
	SITE RETAINING WALL
	3-COAT CEMENT STUCCO FINISH: OMEGA COLOR: CLOUD #FC130
	3-COAT CEMENT STUCCO FINISH: OMEGA COLOR: CHINCHILLA #FC125
	SMOOTH PANEL HARDIE BOARD, PAINTED BRONZE
	EXPOSED CONCRETE SMOOTH, NATURAL GRAY
	SPLIT FACE BLOCK SMOOTH, SLATE GRAY

	MASONRY VENEER MFR: GENERAL SHALE STYLE: MODULAR COLOR: HERTAGE 441
	3-COAT CEMENT STUCCO FINISH: OMEGA COLOR: CLOUD #1C130
	3-COAT CEMENT STUCCO FINISH: OMEGA COLOR: CHINCHILLA #1C125
	SMOOTH PANEL HARDIE BOARD: PAINTED BRONZE
	SPLIT FACE BLOCK SMOOTH, SLATE GRAY

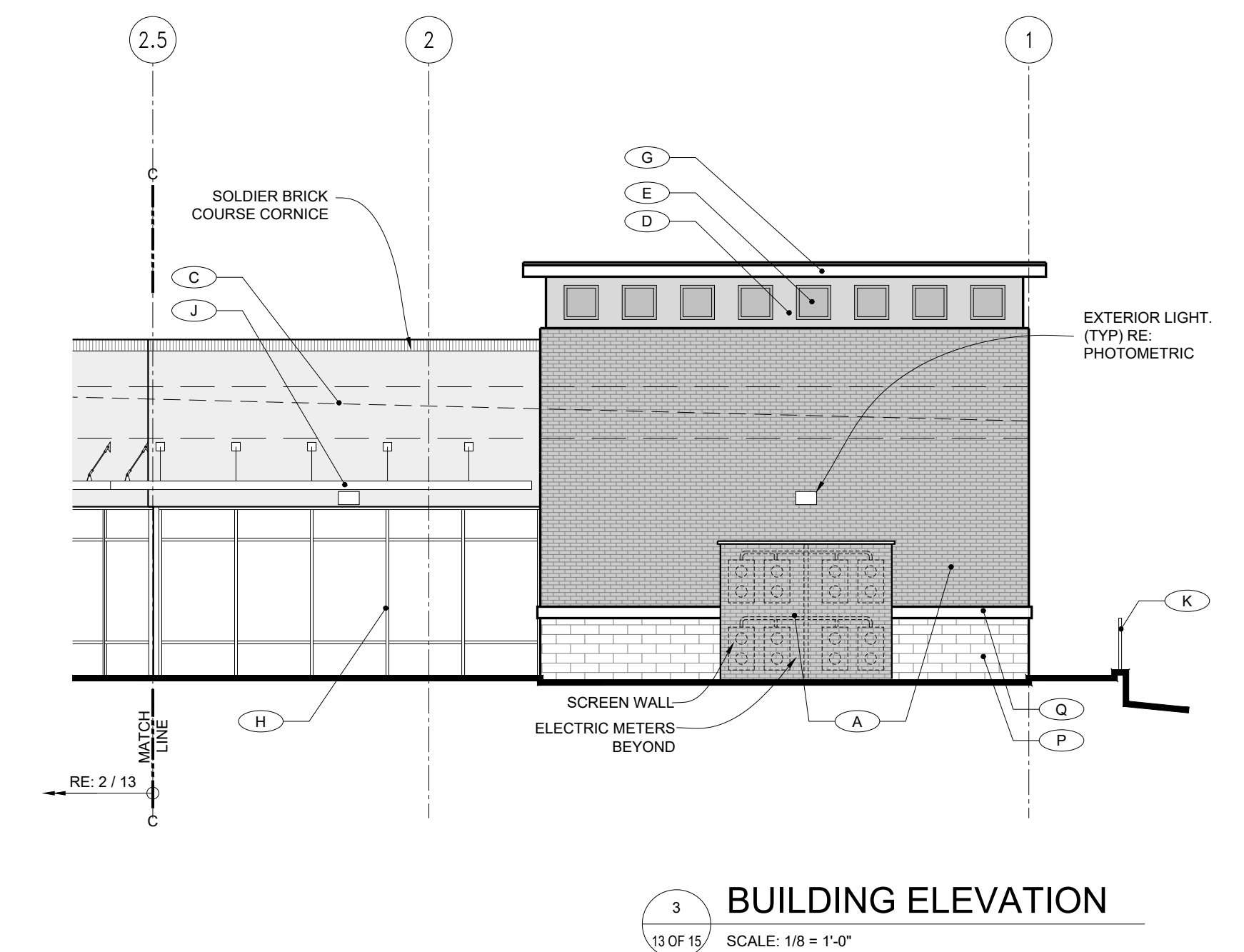
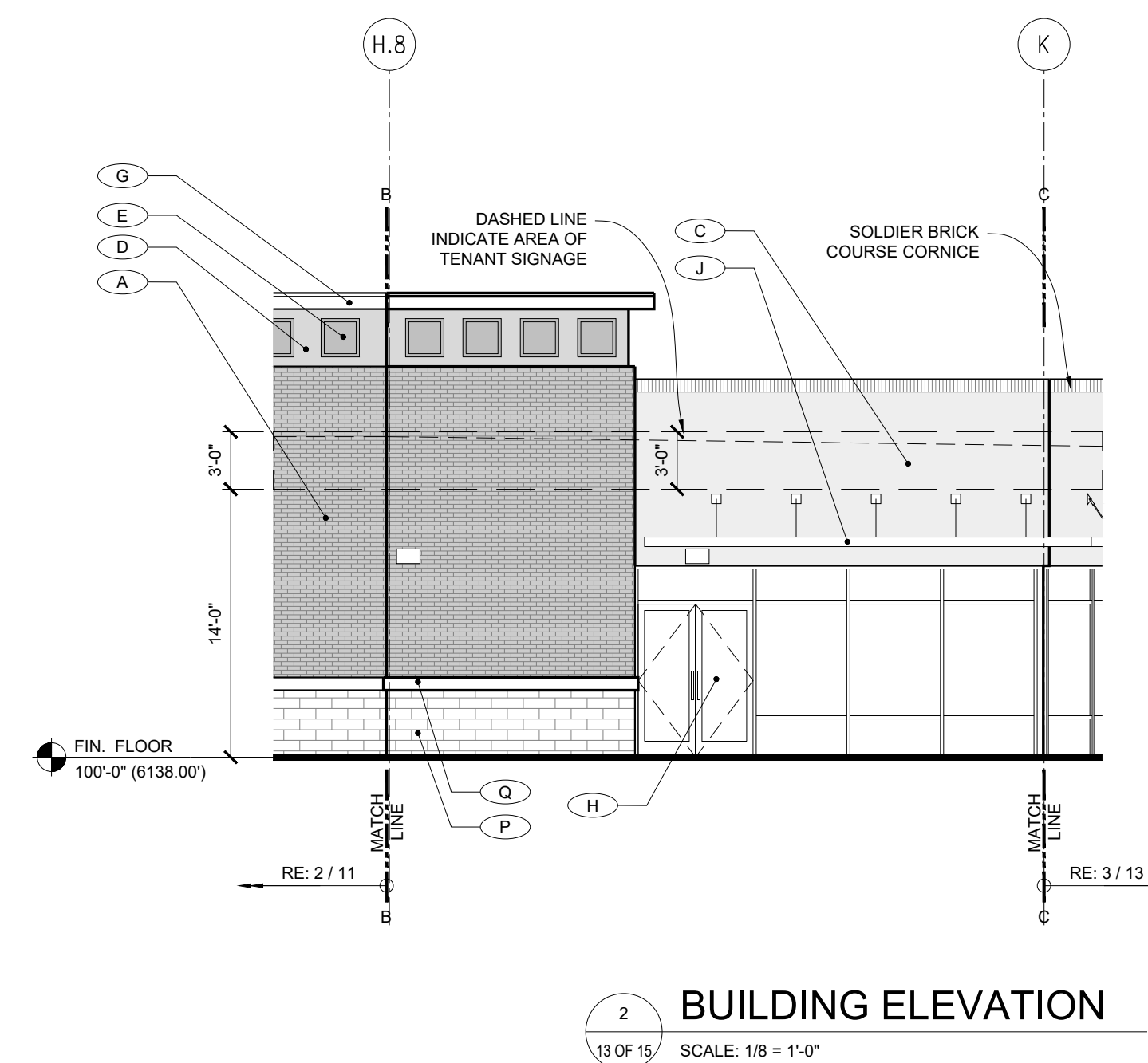
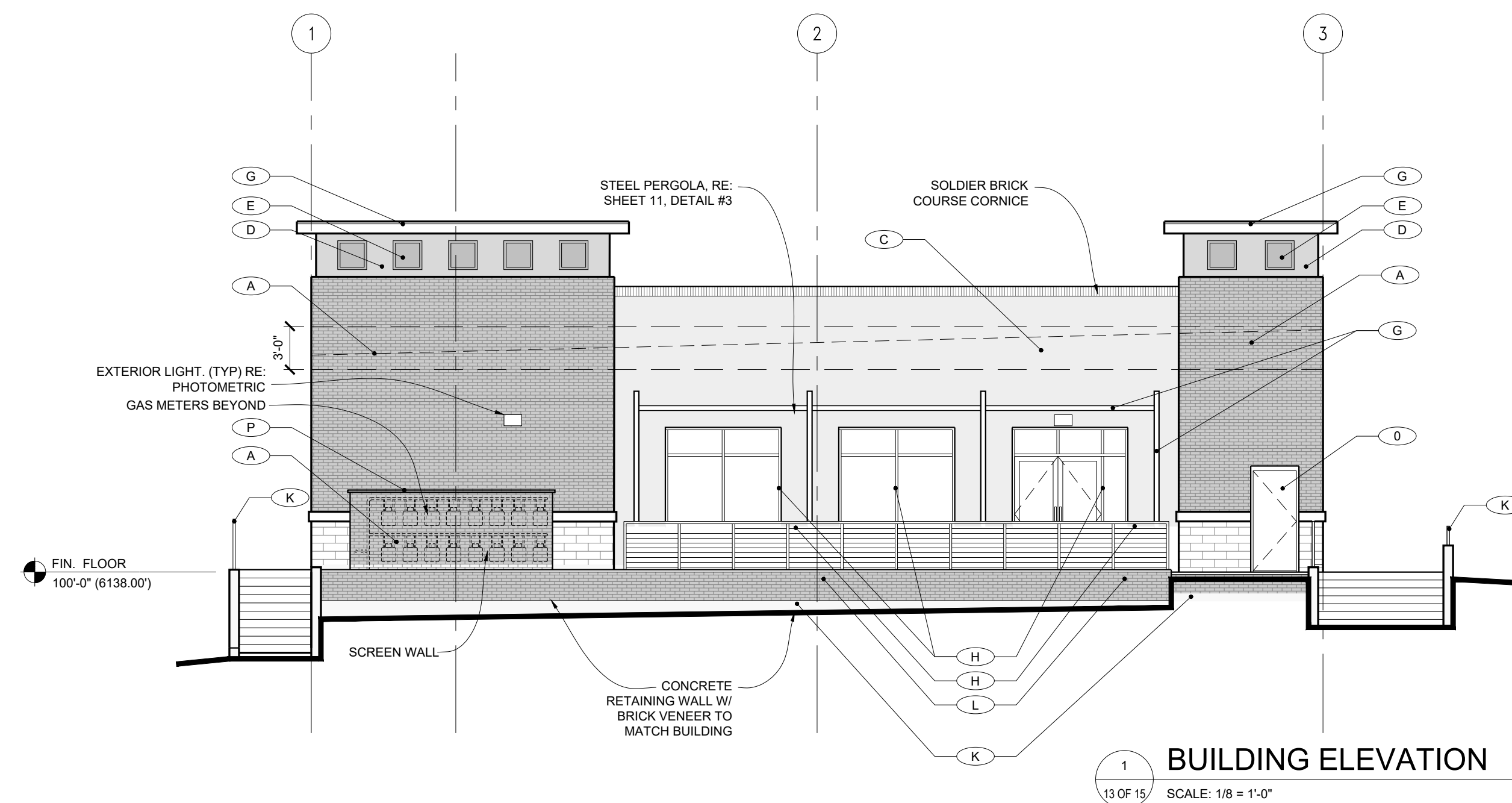
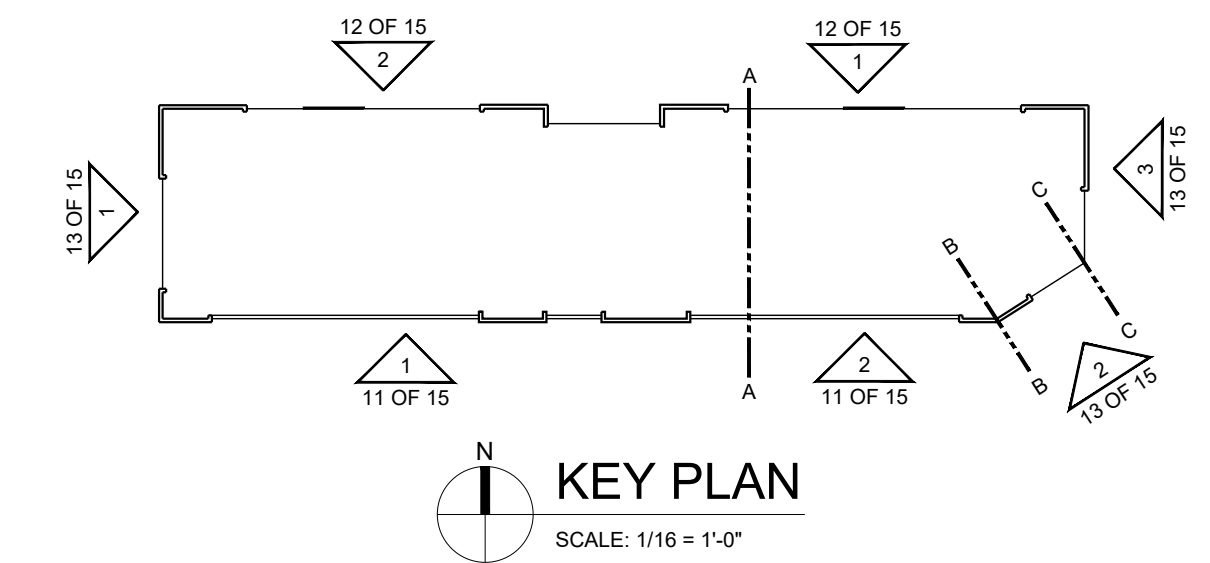
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



SCALE: 1/16" = 1'-0" (FOR REFERENCE ONLY)

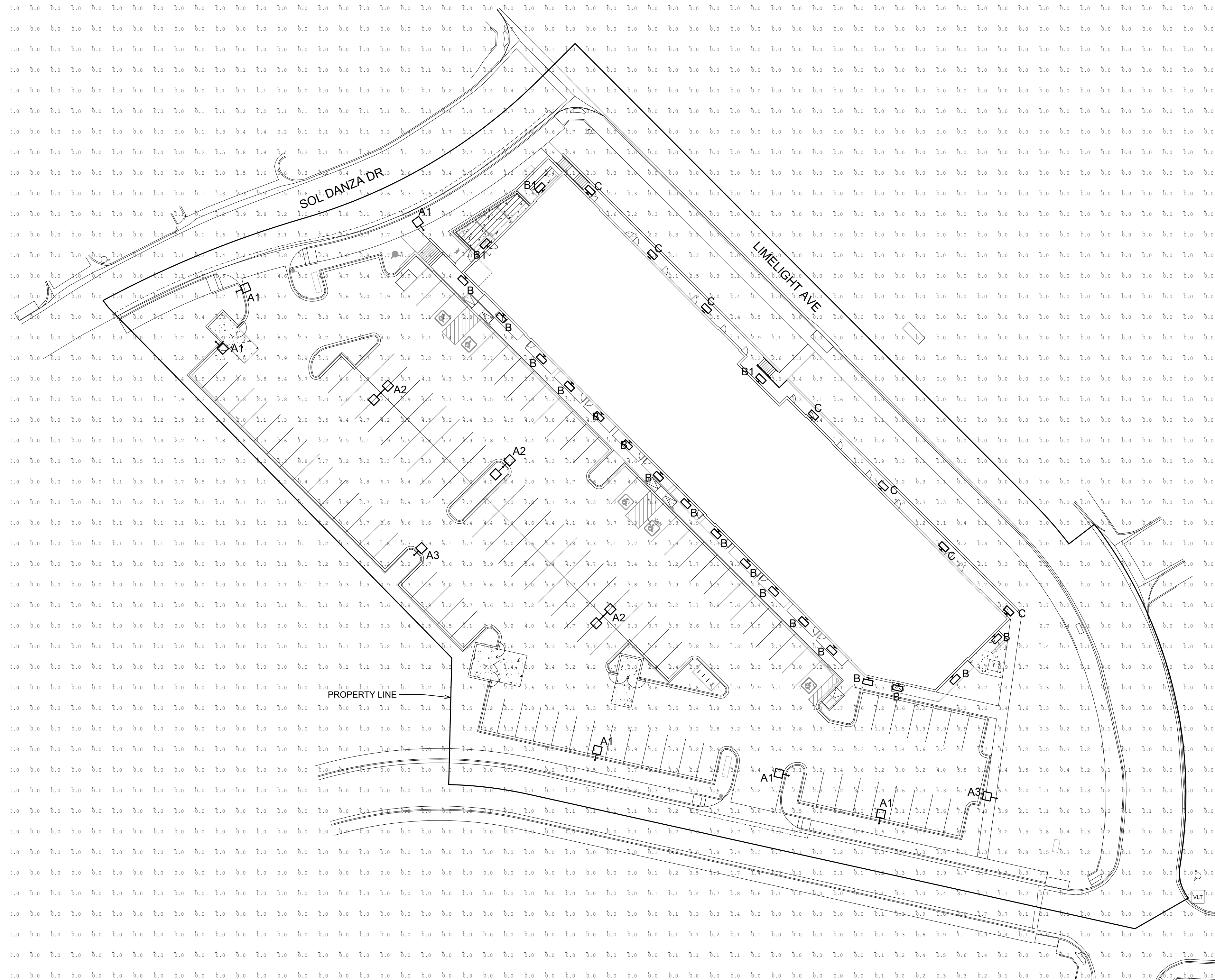


SCALE: 1/16" = 1'-0" (FOR REFERENCE ONLY)

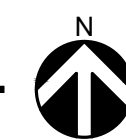


SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO

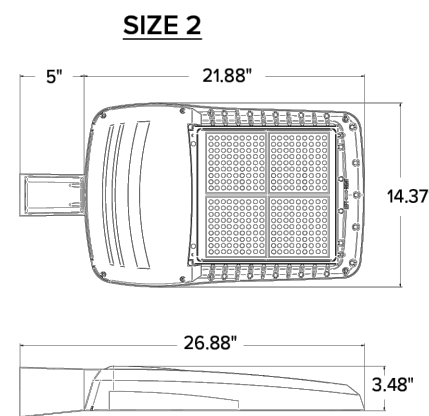


1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

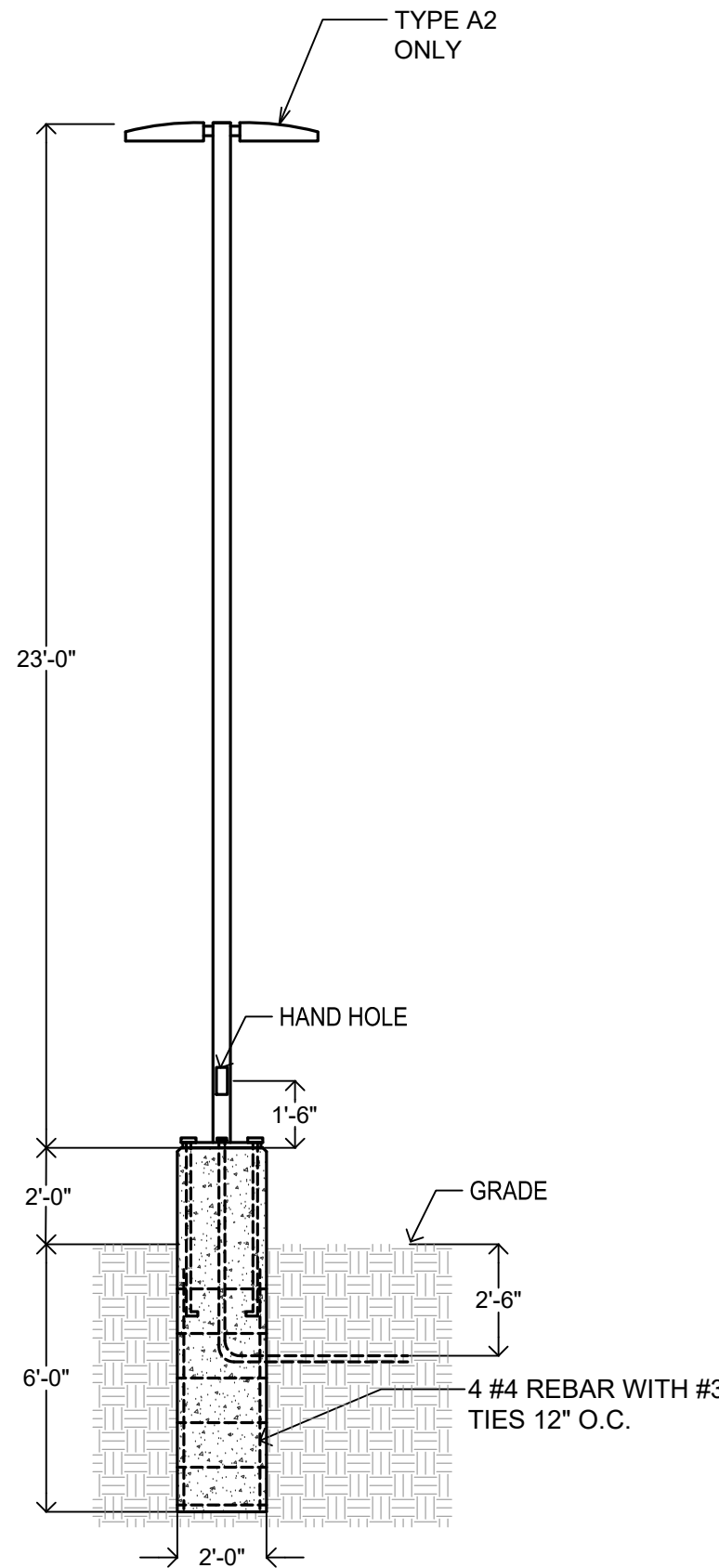


SITE DEVELOPMENT PLAN
LIMELIGHT RETAIL CENTER

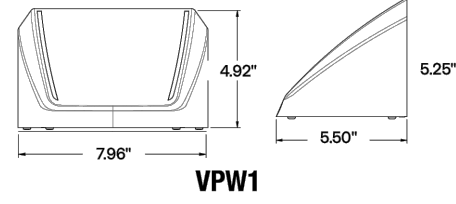
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



1 **FIXTURE TYPES A1, A2, & A3**
NOT TO SCALE



2 **FIXTURE TYPES A1 & A2 POLE & BASE DETAIL**
NOT TO SCALE



3 **FIXTURE TYPES B & C**
NOT TO SCALE

Site Luminary Summary Table																	
Luminaire											Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish
A1	BEACON		VP-2-320L-145-3K7-3-BC-DPT		Y		3	208 Y		25'		6 LED	145	12206	3000		1 DARK BRONZE
A2	BEACON		(2)VP-2-320L-145-3K7-3-BC-DPT		Y		3	208 Y		25'		3 LED	2 X 145	2 X 12206	3000		1 DARK BRONZE
A3	BEACON		VP-2-320L-145-3K7-2-DPT		Y		2	208 Y		25'		2 LED	145	20658	3000		1 DARK BRONZE
B	BEACON		VPW1-24L-15-3K7-3		Y		3	208 Y		10'		17 LED	14	3340	3000		1 DARK BRONZE
B1	BEACON		VPW1-24L-25-3K7-3		Y		3	208 Y		10'		3 LED	23	3352	3000		1 DARK BRONZE
C	BEACON		VPW1-24L-15-3K7-2		Y		3	208 Y		10'		7 LED	14	1804	3000		1 DARK BRONZE

Calculation Summary List the Use Area / Zone Type						
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
PEDESTRIAN	FC		3.4	1	5.4	3.4
PARKING	FC		3.5	0.3	8.5	28.3

EXTERIOR / PARKING LIGHTING CONTROL - SEQUENCE OF OPERATION																	
LIGHTING & PLUG-LOAD CONTROLS ARE NOT OPTIONAL AND ARE REQUIRED TO BE PROVIDED PER THE ADOPTED ENERGY CODE.																	
AREA DESCRIPTION	OCCUPANCY/MOTION SENSOR					TIME CLOCK			WALL SWITCH			DAYLIGHT SENSOR			OTHER		
	VACANCY SENSOR (MANUAL ON)	OCCUPANCY SENSOR (AUTO ON)	AUTOMATIC ON POWER LEVEL	SETBACK AFTER THIS AMOUNT OF TIME (MINUTES)	SETBACK POWER LEVEL %	AUTO-OFF AFTER THIS AMOUNT OF TIME (MINUTES)	MOTION SENSOR	SCHEDULE ON TIME	SCHEDULE OFF TIME	AFTER-HOURS SETBACK POWER LEVEL %	MANUAL OFF	MANUAL ON	MANUAL DIMMING	MANUAL TIME-CLOCK OVERRIDE SWITCH (2-HOUR MAX)	PHOTOSENSOR	AUTOMATIC DIMMING	TARGET LIGHT LEVEL (FC)
EXTERIOR AREA LIGHTING				*EXT 2	*EXT 2		*EXT 2	*EXT 2	*EXT 2	50							
EXTERIOR PARKING (>78W & <24' AFG)				15	50		X	*EXT 2	*EXT 2	50							
NOTES																	
*EXT 2	REDUCE LIGHTING POWER BY 50% AT ONE OF THE FOLLOWING TIMES: BETWEEN 12 AM AND 6 AM, BETWEEN ONE HOUR AFTER BUSINESS CLOSING AND WITHIN ONE HOUR OF BUSINESS OPENING, OR DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE.																

Pappasarchitecture design...

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PHOTOMETRIC DETAILS

SHEET 15

SHEET 15 OF 15