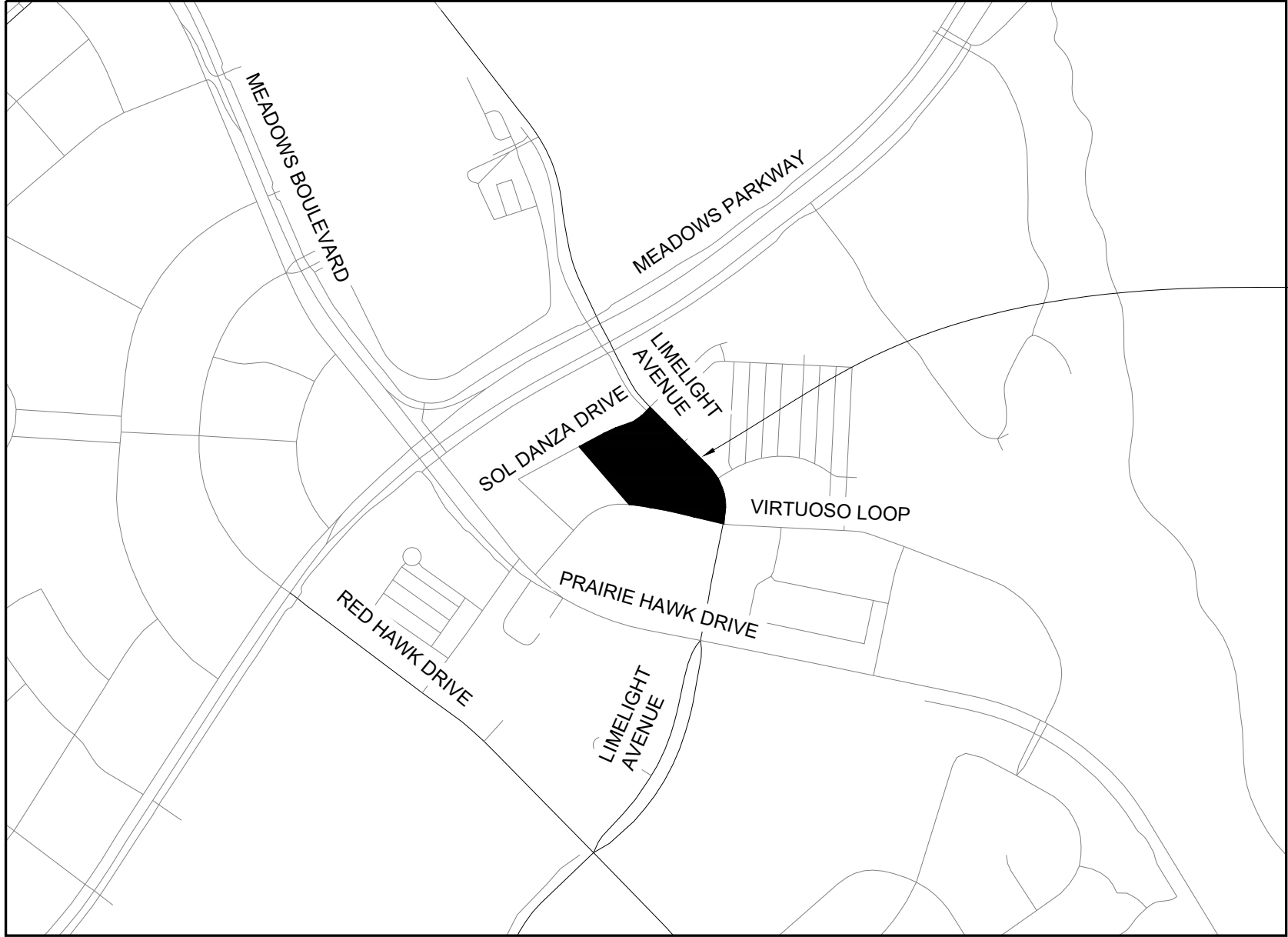




SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

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 REGISTERED 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 ACCURATELY REPRESENTS THAT SURVEY.

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

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORDING THE OFFICE OF THE COUNTY CLERK AND RECORDER OR DOUGLAS COUNTY AT _____ ON THE ____ DAY OF _____, 20__ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER BY: _____ DEPUTY _____

CIVIL ENGINEER'S STATEMENT

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

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

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 PLAN
12 of 15	BUILDING ELEVATION PLAN
13 of 15	BUILDING ELEVATION PLAN
14 of 15	LIGHTING PLAN
15 of 15	LIGHTING PLAN

SITE DEVELOPMENT PLAN GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE ARE RECEPTION NUMBER 2023010779 AND IS ZONED FOR 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 OF 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, 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 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 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.

LIMELIGHT M.O.B., 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 _____, 20__ 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
LONE TREE, COLORADO 80124
CONTACT: DAVID KAZIN, PE
PHONE: 720.489.1609

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pdp @ pappasarc.com

COVER 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		
ZONING	MEADOWS FOURTH AMENDMENT PLANNED DEVELOPMENT (PD)	
USE AREA	C.O.I. (COMMERCIAL OFFICE INDUSTRIAL)	
	PD REQUIREMENT	PROVIDED (THIS SDP)
PERMITTED USES	VARIOUS COMMERCIAL, OFFICE, & INDUSTRIAL USES AS PER 5.4 A OF PD ZONING REGULATIONS	RESTAURANT // RETAIL
BUILDING FOOTPRINT		21,056 SF
GROSS FLOOR AREA		21,056 SF
GROSS LEASABLE AREA		21,555 SF
MAX FLOOR AREA RATIO	0.60	21,564 / 116,038 = .185
MAX BUILDING COVERAGE	60%	19 %
MIN FRONT SETBACK	0 Ft	47.9 FT
MIN REAR SETBACK	0 Ft	71 FT
MIN SIDE SETBACK	0 Ft	90.5 FT
MIN SIDE TO STREET SETBACK	0 Ft	34 FT
MAX BUILDING HEIGHT	60 FT	58.5 FT
MINIMUM PARKING	RESTAURANT 12 SPACES / 1,000 S.F.	8,550 S.F. / 1,000 S.F. X 12 SPACES = 103 SPACES REQUIRED
	RETAIL 5 SPACES / 1,000 S.F.	4,750 S.F. / 1,000 S.F. X 5 SPACES = 24 SPACES REQUIRED
	MEDICAL OFFICE 5 SPACES / 1,000 S.F.	4,156 S.F. / 1,000 S.F. X 5 SPACES = 21 SPACES REQUIRED
	GENERAL OFFICE 4 SPACES / 1,000 S.F.	3,500S.F. / 1,000 S.F. X 4 SPACES = 14 SPACES REQUIRED
	SPACES REQUIRED	TOTAL SPACES REQUIRED = 162
	SPACES PROVIDED AFTER REDUCTION	TOTAL SPACES PROVIDED = 122
MINIMUM ADA PARKING	101 TO 150 TOTAL PARKING SPACES REQUIRES 5 ADA PARKING SPACES	PROVIDED = 5
		REQUIRED = 5
		TOTAL LOT SPACES = 122
MINIMUM BICYCLE PARKING	5% OF TOTAL PARKING SPACES	PROVIDED = 8
		REQUIRED = 7
		122 x .05= 6.1

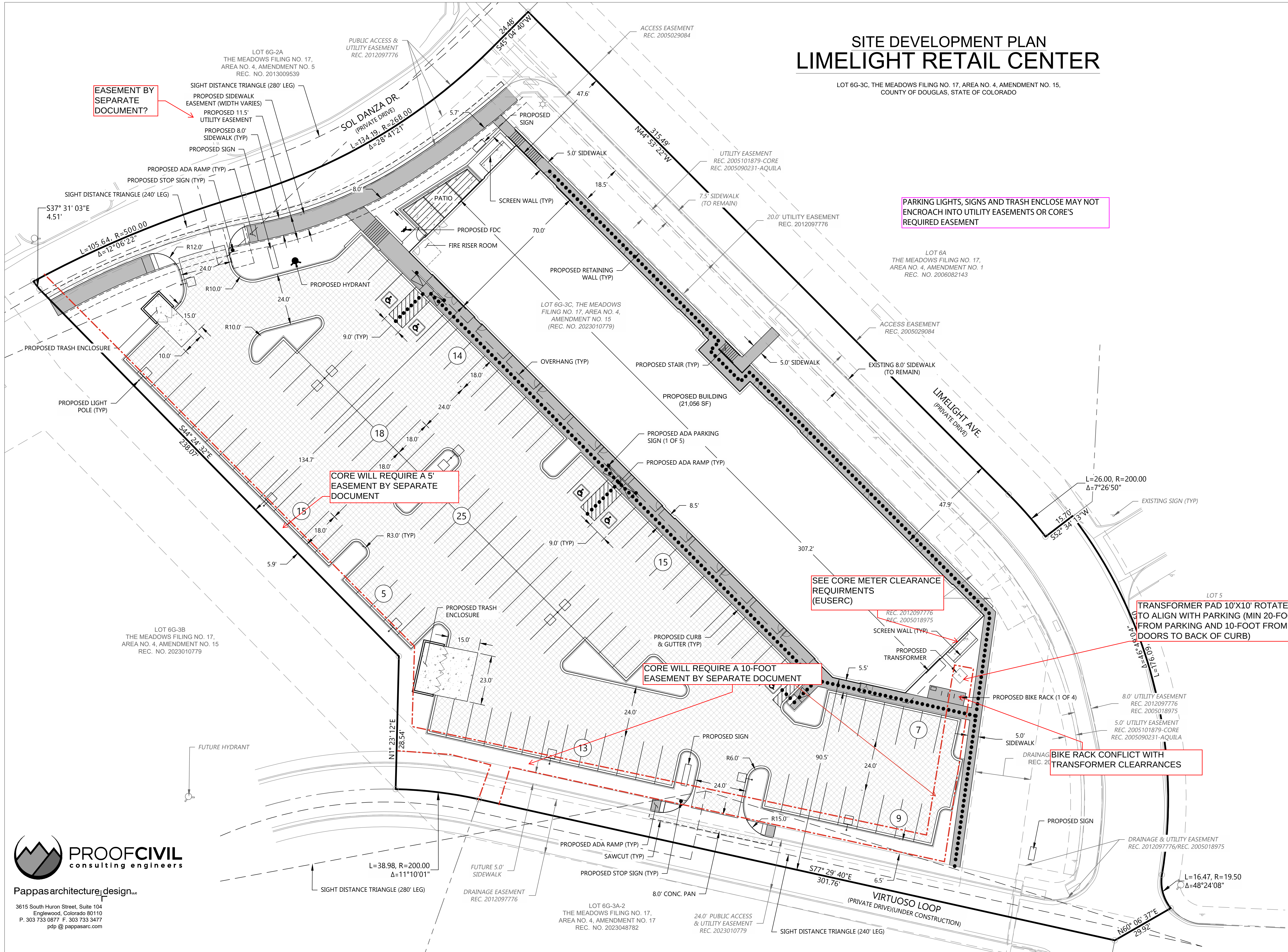
SITE UTILIZATION CHART		
	SPD-XX-XXX	
	S.F.	% OF TOTAL
BUILDING COVERAGE	21,065	18%
PARKING COVERAGE	41,015	35%
STREET COVERAGE	18,987	16%
LANDSCAPE/OPEN SPACE COVERAGE	20,933	18%
SIDEWALK COVERAGE	14,038	13%
TOTAL	116,038	100%

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

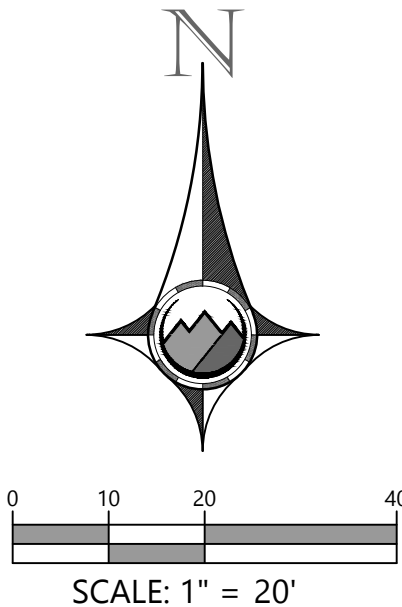
LEGEND:	
	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED WALK
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN

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



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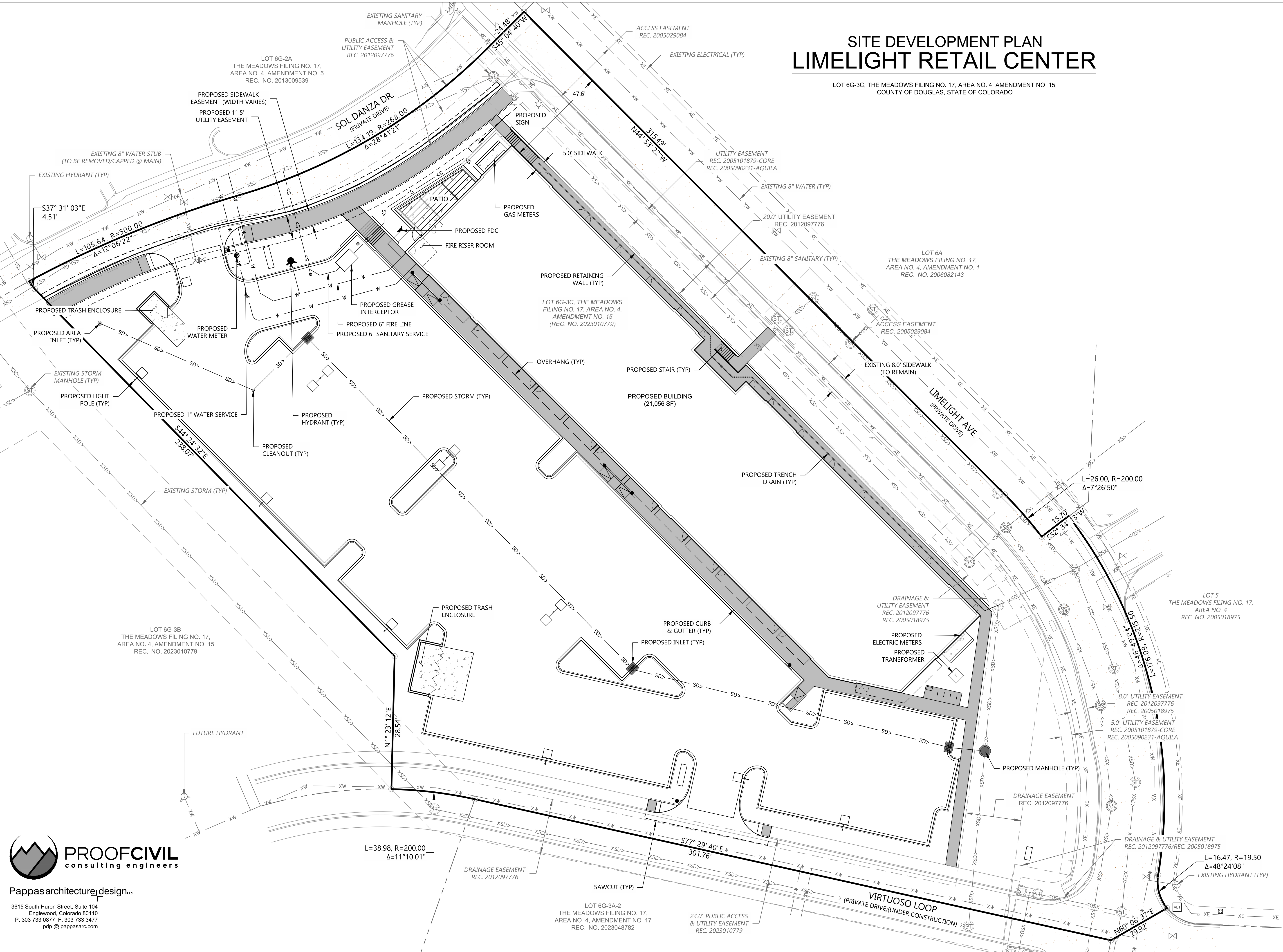
SITE PLAN
SHEET 3
SHEET 03 OF 15

LIMELIGHT RETAIL CENTER - SITE DEVELOPMENT PLAN - SDP-XX-XXX

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

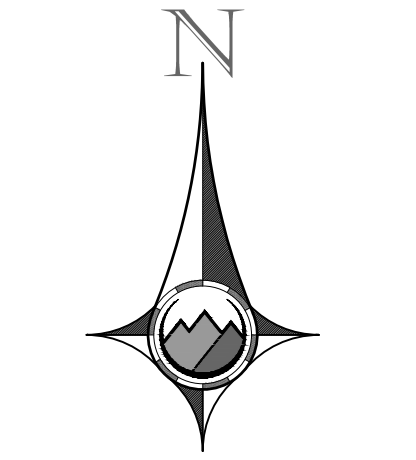
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15,
COUNTY OF DOUGLAS, STATE OF COLORADO

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



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SCALE: 1" = 20'

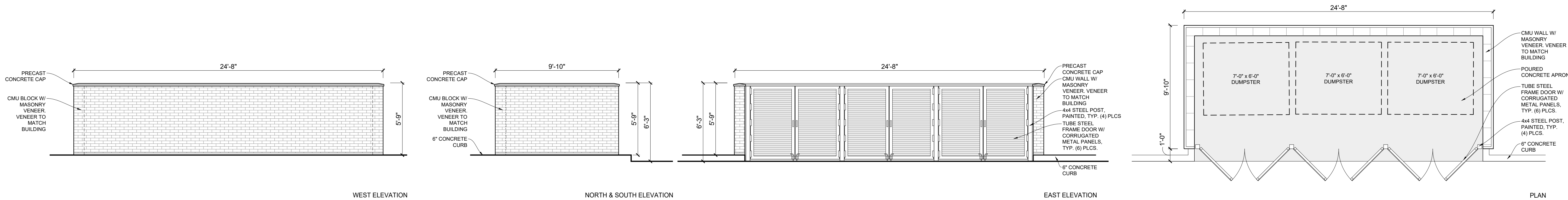
UTILITY PLAN

SHEET 4

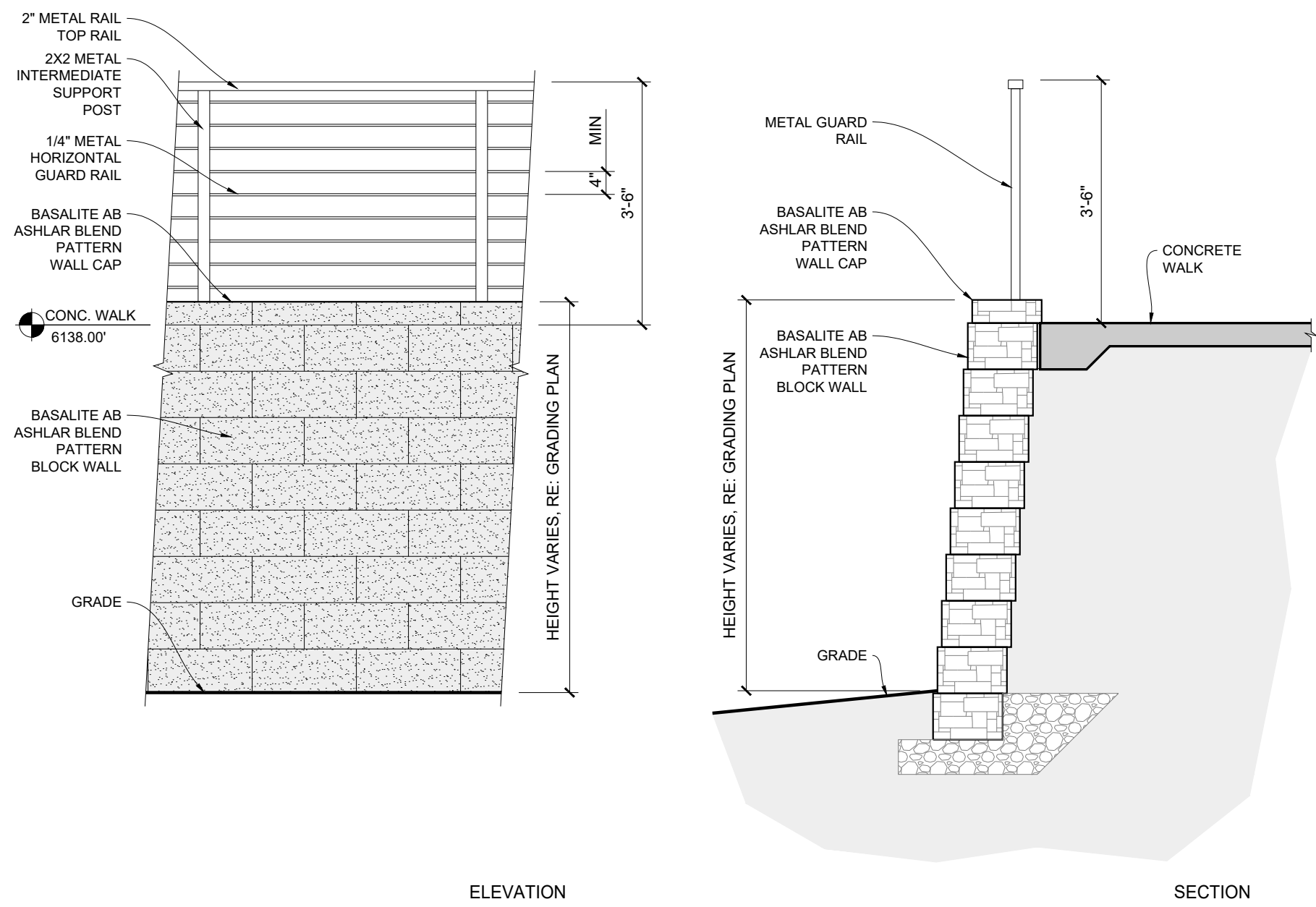
SHEET 04 OF 15

SITE DEVELOPMENT PLAN LIMELIGHT RETAIL CENTER

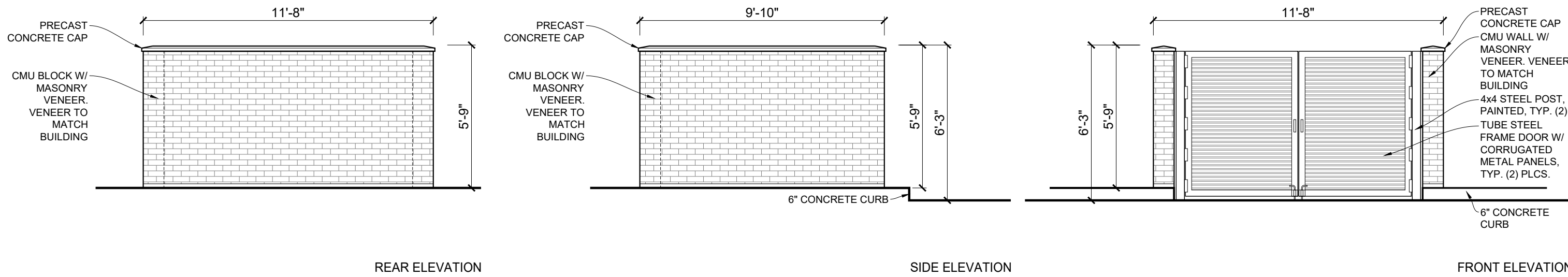
LOT 6G-3C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15.
COUNTY OF DOUGLAS, STATE OF COLORADO



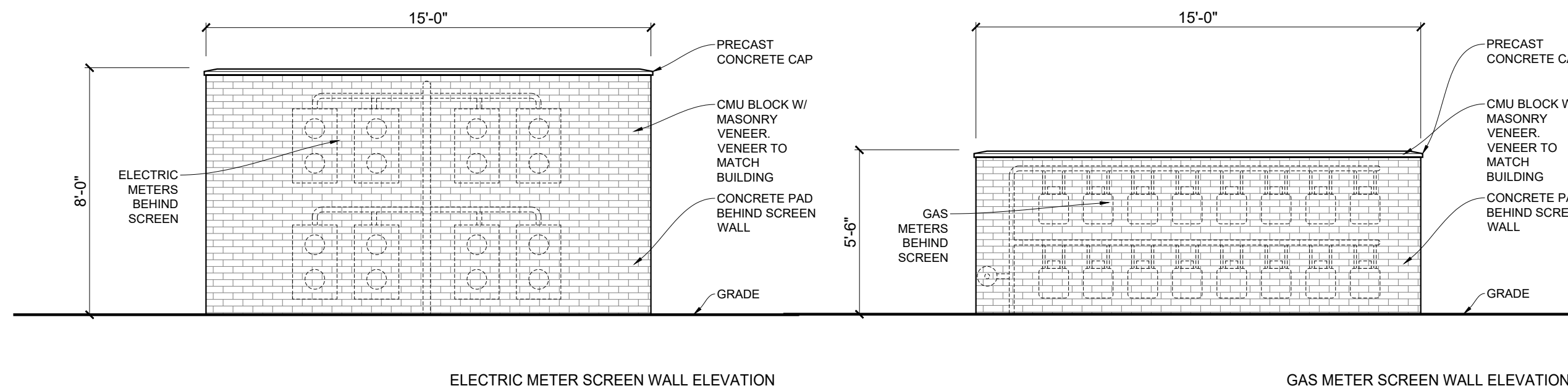
7 TRASH ENCLOSURE EAST DETAILS
4 OF 15 SCALE: 1/4" = 1'-0"



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



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



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

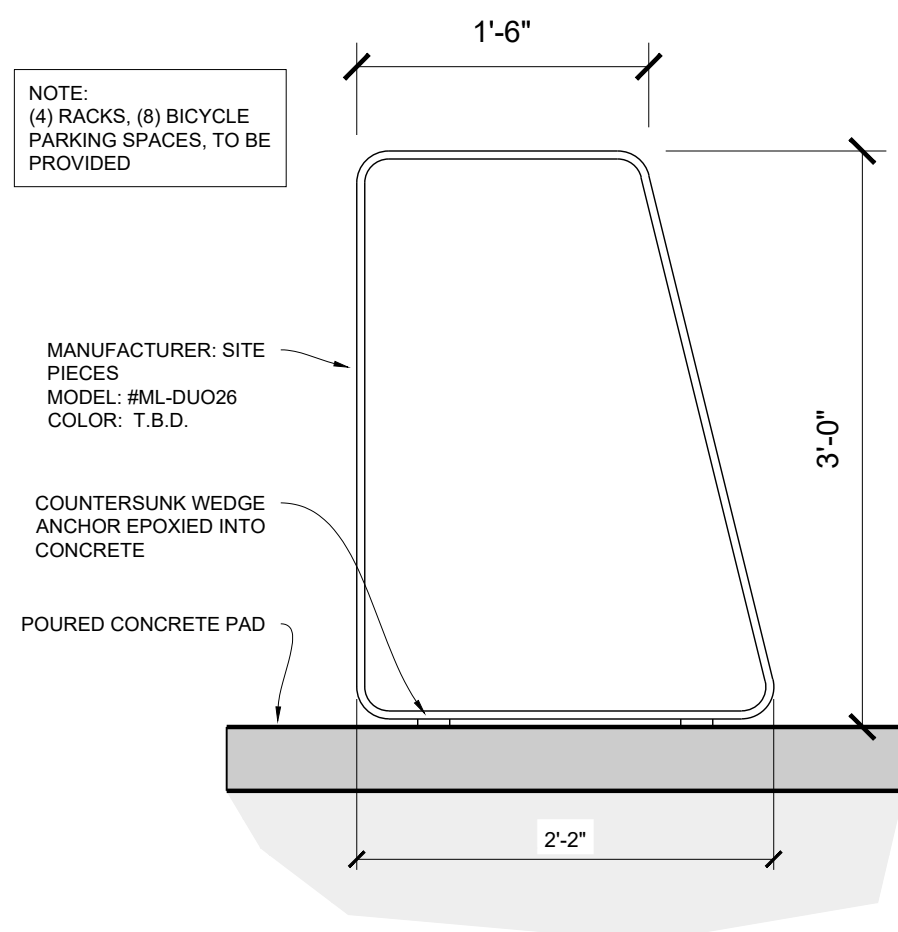
product:	base length:	width:	height:
ML-DUO26	26"	3"	36"

NOTE: please add "IG" at the end of product number to specify the in-ground mount option
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Englewood, Colorado 80110
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nd mount option



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

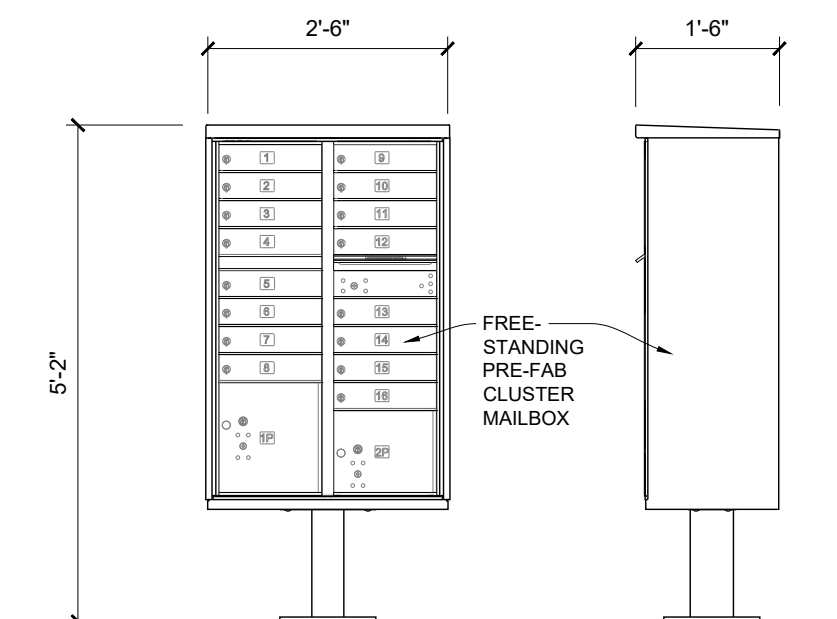


NOTE:
(4) RACKS, (8) BICYCLE
PARKING SPACES, TO BE
PROVIDED

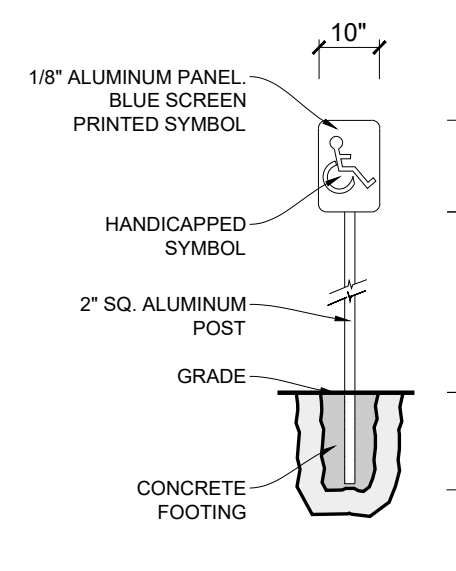
MANUFACTURER: SITE
PIECES
MODEL: #ML-DUO26
COLOR: T.B.D.

COUNTERSUNK WEDGE
ANCHOR EPOXIED INTO
CONCRETE

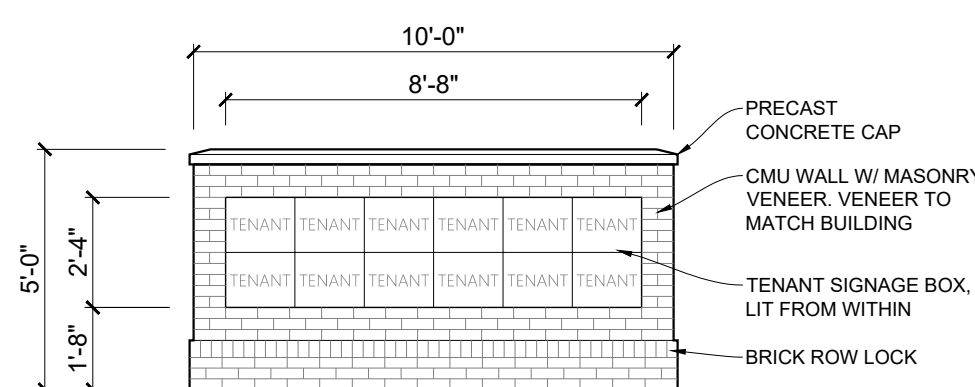
POURED CONCRETE PAD



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

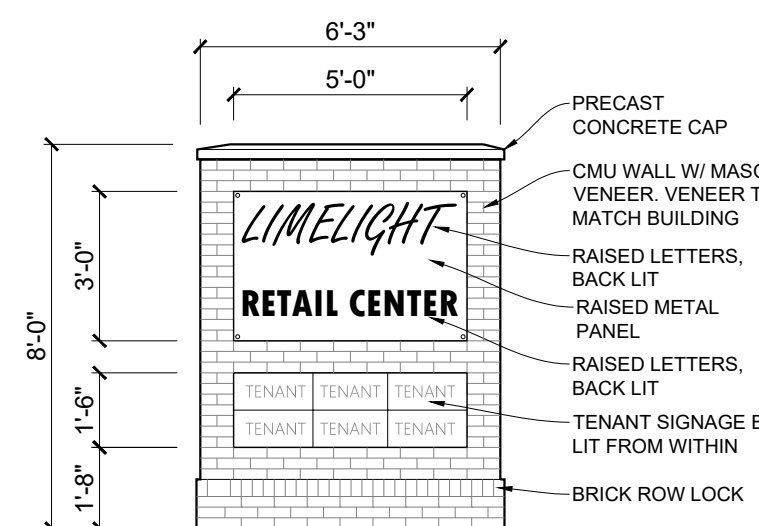


ADA PARKING SIGN



FREE-STANDING SIGN #2

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



FREE-STANDING SIGN #1

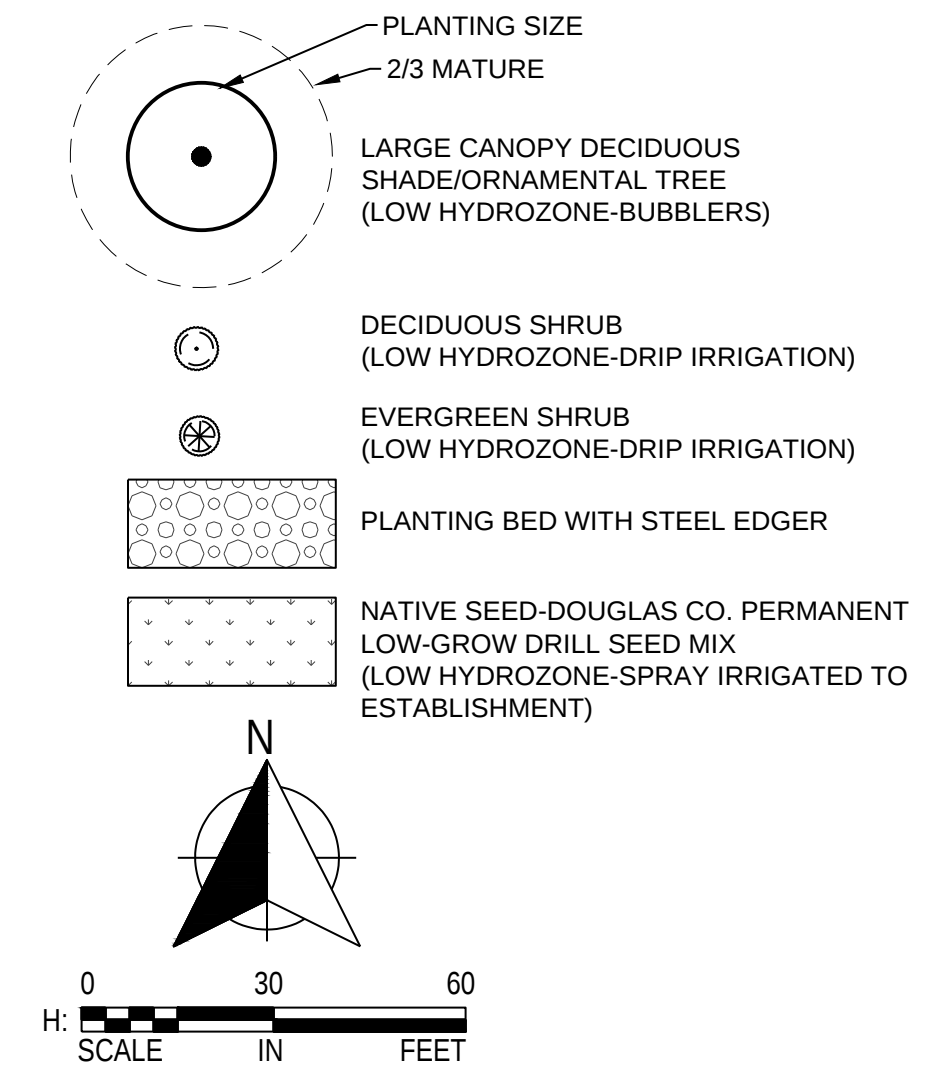
SITE DETAILS

07

SHEET 07 OF 15

LIMELIGHT RETAIL CENTER -- SITE DEVELOPMENT PLAN -- SDP-XX-XXX

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



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