

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9

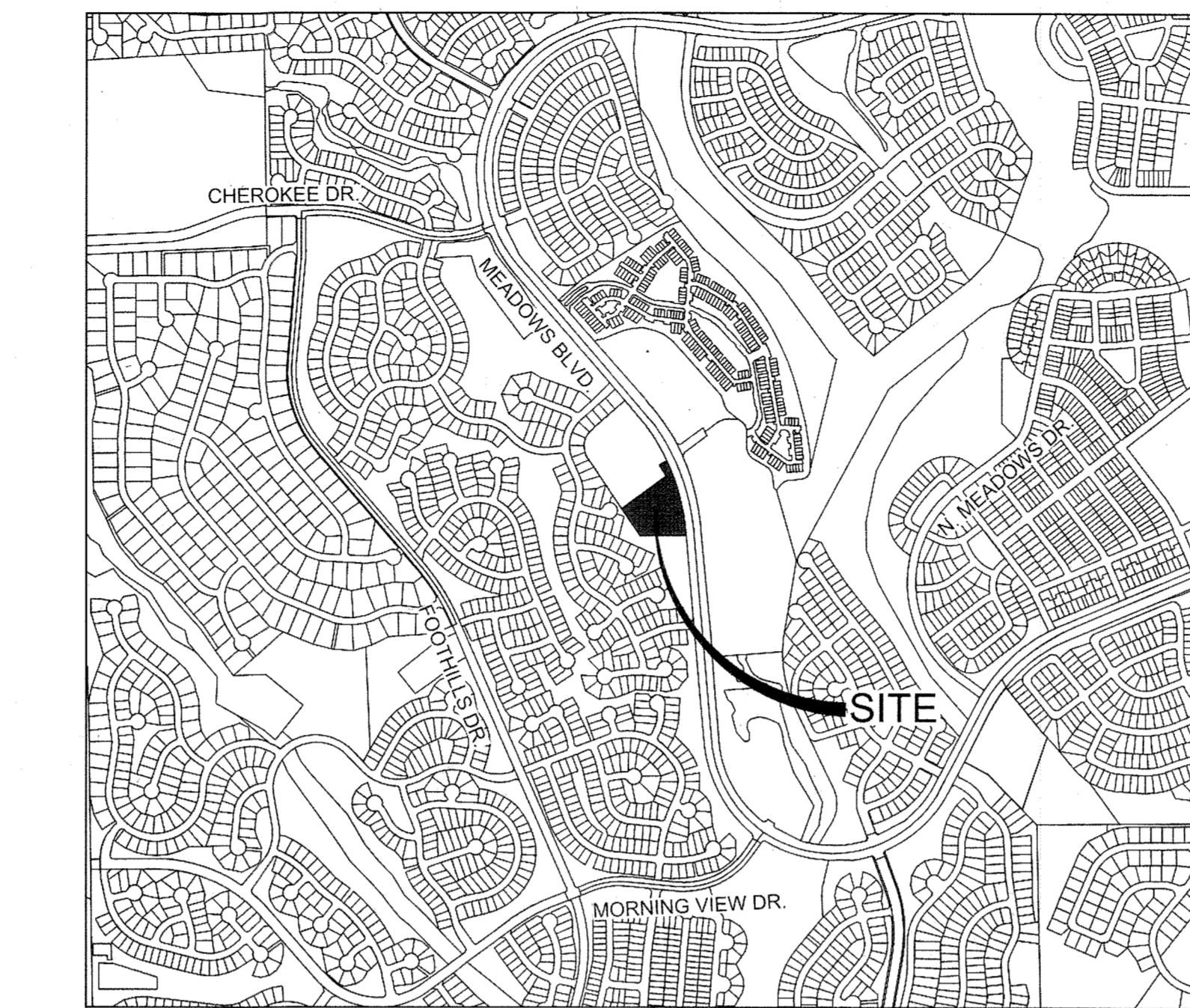
PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP20-0023

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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 SECTION 4.3 AND 8.2.3 OF 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 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0169G DATED MARCH 16, 2016.
- 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.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE 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.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED COI WITHIN THE MEADOWS PLANNED DEVELOPMENT, 4TH AMENDMENT.
- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 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 MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING 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.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS.



VICINITY MAP
SCALE: 1" = 1000'

OWNER
ASPIRANT DEVELOPMENT
 6617 N. SCOTTSDALE ROAD, SUITE 101
 SCOTTSDALE, ARIZONA 85250
 PHONE: (312) 925-5922
 EDWARD FRANK

DEVELOPER
ASPIRANT DEVELOPMENT
 6617 N. SCOTTSDALE ROAD, SUITE 101
 SCOTTSDALE, ARIZONA 85250
 PHONE: (312) 925-5922
 EDWARD FRANK

SURVEYOR
AZTEC CONSULTANTS, INC.
 300 E MINERAL AVE. #1
 LITTLETON, CO 80122
 PHONE: (303) 327-7489
 GERRY BOYSEN

ENGINEER
CAGE CIVIL ENGINEERING
 999 18TH ST. S2110
 DENVER, CO 80202
 PHONE: (719) 439-5888
 KYLE SWAVING

LANDSCAPE ARCHITECT
RUSSELL MILLS
 2245 CURTIS STREET, SUITE 100
 DENVER, CO 80205
 PHONE: (303) 709-0704
 NATHAN STARCK

ARCHITECT
ROGUE ARCHITECTURE
 4100 WADSWORTH BLVD, STE 300
 WHEAT RIDGE, CO 80033
 PHONE: (720) 599-3311
 SCOTT BODUCH

TOWN OF CASTLE ROCK
 100 N. WILCOX ST.
 CASTLE ROCK, CO 80104
 PHONE: (720) 733-3556
 SANDY VOSSLER
 SENIOR PLANNER

BENCHMARK
 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.
 NAVD88 ELEV=6082.185'

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM
 GPS OBSERVATION BASED UPON THE COLORADO COORDINATE
 SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1996) REFERENCED TO
 THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL
 MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO
 BEAR SOUTH 01°17'17" EAST, A DISTANCE OF 2,769.05 FEET.

LEGAL DESCRIPTION
 PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO.
 ABC70636294.1, EFFECTIVE DATE JANUARY 05, 2022 AT 5:00 P.M.

PARCEL A:
 LOTS 2-A AND 2-B, BLOCK 1, THE MEADOWS FILING NO. 11 -
 PARCELS 8 & 9, - LOT 2A & 2B, BLOCK 1, AMENDMENT NO. 1,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN
 ACCESS, INGRESS AND EGRESS, AS SET FORTH AND GRANTED IN
 DECLARATION OF ACCESS EASEMENTS RECORDED JANUARY 2,
 2003 UNDER RECEPTION NO. 2003000816.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER	CS1
2	SITE PLAN	SP1
3	GRADING PLAN	GP1
4	UTILITY PLAN	UT1
5	LANDSCAPE PLAN	LP101
6	LANDSCAPE DETAILS	LP501
7	LANDSCAPE CHARTS	LP502
8	EXTERIOR ELEVATIONS	A-1
9	EXTERIOR ELEVATIONS	A-2
10	PHOTOMETRIC PLAN	ES-100
11	PHOTOMETRIC CUT SHEETS	ES-101

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.
 [Signatures]
 ASPIRANT CASTLE ROCK, LLC
 SIGNED THIS 20th DAY OF JUNE, 2022

TITLE CERTIFICATION
 I, Brandon Beckler, AN AUTHORIZED REPRESENTATIVE OF
Land Title Guarantee, 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.

CIVIL ENGINEER'S STATEMENT
 I, KYLE J. SWAVING, BEING A REGISTERED PROFESSIONAL
 ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY,
 GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE
 DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN
 CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS
 CONSTRUCTION STANDARDS.
 [Signature]
 REGISTERED PROFESSIONAL ENGINEER DATE 11/2/2022

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF JUNE, 2022
 BY Edward Frank

NOTARY BLOCK
 AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
 TITLE COMPANY
 SIGNED THIS 27th DAY OF JANUARY, 2022

WITNESS MY HAND AND OFFICIAL SEAL
 [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 04/21/2024

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF JANUARY, 2022
 BY Brandon Beckler AS AUTHORIZED
 REPRESENTATIVE
 OF Land Title Guarantee Company
 WITNESS MY HAND AND OFFICIAL SEAL
 [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/21/2023

SURVEYOR'S CERTIFICATE
 I, DANIEL E. DAVIS, A REGISTERED 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.
 [Signature]
 REGISTERED LAND SURVEYOR
 38256
 11/13/2022
 DATE

TOWN COUNCIL APPROVAL
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE
 TOWN OF CASTLE ROCK, COLORADO, ON THE 17th DAY OF November,
 2020.
 [Signature]
 MAYOR DATE 9-1-2022

PLANNING COMMISSION RECOMMENDATION
 THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE
 PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE
 22nd DAY OF October, 2020.
 [Signature]
 CHAIR DATE 8-18-2022

ATTEST:
 [Signature]
 TOWN CLERK DATE 9-1-2022

ATTEST:
 [Signature]
 DIRECTOR OF DEVELOPMENT SERVICES DATE 8/18/2022

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE
 COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:00 PM ON THE
 8th DAY OF March, 2023 AT RECEPTION NO. 2023009589

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature]
 DEPUTY

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.
- 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 75,000 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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) 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.

UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS 4TH AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 8.66 SFE ARE DEBITED FROM THE WATER BANK.

VARIANCES

- TCV20-0041
 -APPROVED ON 07-07-2020
 -CURB STOP PLACED IN PAVEMENT.
- TCV20-0040
 -APPROVED ON 09-03-2020
 -TREE PLANTINGS REQUIREMENT ALONG MEADOWS BLVD.

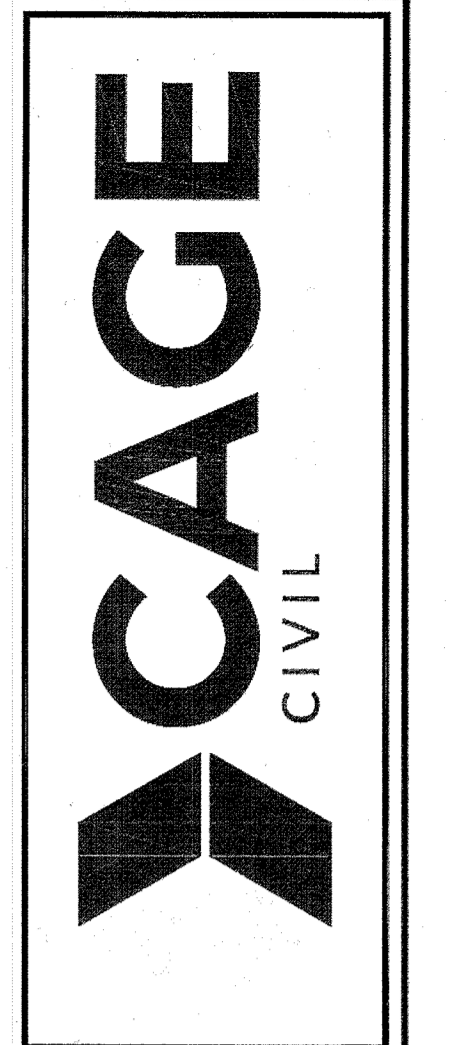
ZONING COMPARISON TABLE

ZONING	MEADOWS FOURTH AMENDMENT		
USE AREA	C(COMMERCIAL) - O(OFFICE) - I(INDUSTRIAL)		
	C-O ZONING STANDARD	LOT 2A	LOT 2B*
USES	SEE SECTION 5.4 OF THE MEADOWS FOURTH AMENDMENT	NON-PUBLIC SCHOOL	TBD
MIN. FRONT YARD SETBACK	SETBACKS TO BE ESTABLISHED AT TIME OF SITE DEVELOPMENT PLAN	25 FT	25 FT
MIN. REAR YARD SETBACK		20 FT	20 FT
MIN. SIDE YARD SETBACK		5 FT	5 FT
MIN. SIDE TO STREET SETBACK		5 FT	5 FT
MIN. INTERIOR SIDE SETBACK		0 FT	0 FT
MAX. BUILDING HEIGHT	60 FT	25 FT	TBD
MAX. RESIDENTIAL GROUND COVER	60%	11.4%	TBD
RESIDENTIAL/NON-RESIDENTIAL INTERFACE BUFFER	20 FT	20 FT	20 FT
MIN. PARKING SPACES (PER PLAT ALL PARKING SPACES ARE SHARED ACROSS BOTH LOTS)	LOT 2A: 1 SPACE / 1 EMPLOYEE: 23 SPACES 1 SPACE / 6 CHILDREN: 29 SPACES 1 FACILITY VEHICLE: 1 SPACE TOTAL: 53 SPACES	LOT 2A: 49 SPACES	
ACCESSIBLE PARKING	LOT 2A / LOT 2B: MINIMUM OF 2	2 SPACES	2 SPACES
	LOT 2B: TBD*	LOT 2B: 34 SPACES	

SITE UTILIZATION TABLE

	SF / ACREAGE		% OF SITE	
	LOT 2A	LOT 2B*	LOT 2A	LOT 2B*
TOTAL LOT AREA	74,430 SF / 1.71 AC	61,070 SF / 1.40 AC	100%	100%
BUILDING AREA (FOOTPRINTS) & FLOOR AREA RATIO	10,000 SF	5,400 SF, FAR AND LAYOUT TBD WITH FUTURE SDP AMENDMENT.	13.3%	8.8% TBD WITH FUTURE LOT 2B SDP
HARDSCAPE AREA (DRIVE AISLE, PARKING, SIDEWALKS, ETC.)	20,761 SF	20,693 SF**	40.0%	33.9%**
LANDSCAPED / OPEN SPACE AREA	43,669 SF	34,977 SF**	58.7%	57.3%**

*AN SDP AMENDMENT WILL BE SUBMITTED WHEN LOT 2B IS DEVELOPED AND THAT PARKING FOR LOT 2B WILL BE AMENDED ACCORDINGLY BASED ON THE INTENDED USE ON THE LOT.
 **SQUARE FOOTAGES AND PERCENTAGES MAY CHANGE WITH FUTURE LOT 2B SDP AMENDMENT



REV. NO.	DESCRIPTION	DATE
	SDP FOR RECORDING	12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
 COVER
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

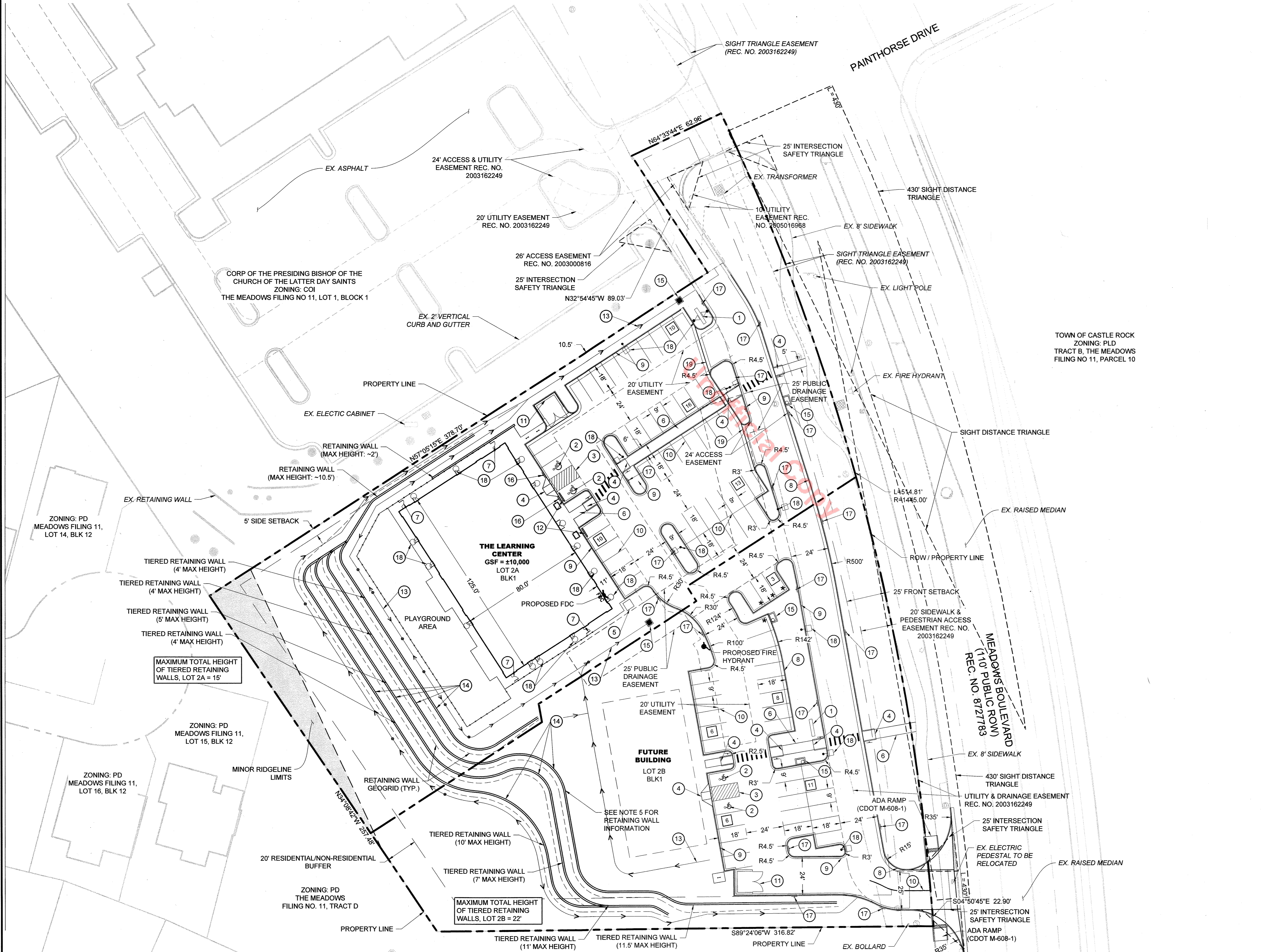
PROJECT: 190174
 ENG: KJS/JLE
 DATE: 12/28/2020

DATE: 12/28/2020

CS1
 1 OF 11

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
 PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP20-0023



- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.
 - BUILDING FOOTPRINT SHOWN IS BASED UPON THE LATEST ARCHITECTURAL INFORMATION PROVIDED TO CAGE ENGINEERING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. CONTRACTOR SHALL REFER TO LATEST ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS AND LAYOUT AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - ALL PROPOSED CURB AND GUTTER SHOWN CONNECTING TO EXISTING CURB AND GUTTER SHALL TIE IN WITH 2-#4 BARS x 18" LONG DOWELED INTO THE EXISTING CURB.
 - WALL MATERIAL AND COLOR TO MATCH WALL MATERIAL AND COLOR ON ADJACENT LDS CHURCH SITE. KEYSTONE BLOCK OR APPROVED SIMILAR. RETAINING WALL TO BE DESIGNED BY OTHERS.
 - ALL PARKING IS SHARED BETWEEN BOTH LOTS PER THE PLAT.

- SITE PLAN KEYNOTES:**
- MONUMENT SIGN
 - ACCESSIBLE PARKING SYMBOL
 - ACCESSIBLE PARKING STRIPING 45° 4" YELLOW STRIPING AT 2' O.C.
 - ACCESSIBLE CONCRETE CURB RAMP
 - ELECTRIC TRANSFORMER
 - 6" CONCRETE SIDEWALK
 - SIDE YARD GATE
 - 6" VERTICAL CURB AND GUTTER W/ 2" PAN
 - 6" VERTICAL CURB AND GUTTER W/ 1" PAN
 - 4" WIDE YELLOW PAVEMENT STRIPING (TYP)
 - REFUSE ENCLOSURE
 - WHEEL STOPS
 - DRAINAGE SWALE
 - RETAINING WALL (DESIGN BY OTHERS)
 - STORM INLET
 - ADA PARKING SIGN
 - NO PARKING FIRE LANE SIGN
 - SITE LIGHTING
 - 4' CROSSSPAN

- LEGEND**
- * ADDITIONAL PARKING FOR LOT 2A (THE LEARNING EXPERIENCE) ON LOT 2B
 - # PARKING COUNT
 - ▲ PROPOSED FIRE HYDRANT
- FENCE: ——— X ———
- CURB AND GUTTER: ———
- SIDEWALK: ———
- PROPERTY LINE: ———
- EASEMENT LINE: - - - - -
- EX. CURB AND GUTTER: ———
- EX. FENCE: ——— X ———
- EX. SIDEWALK: ———
- EX. PROPERTY LINE: ———
- EX. LOT LINE: ———

UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

PRQJ NO. 190174

ENG: KJS/JLE

DATE: 12/28/2020

1" = 30' (HORIZONTAL)



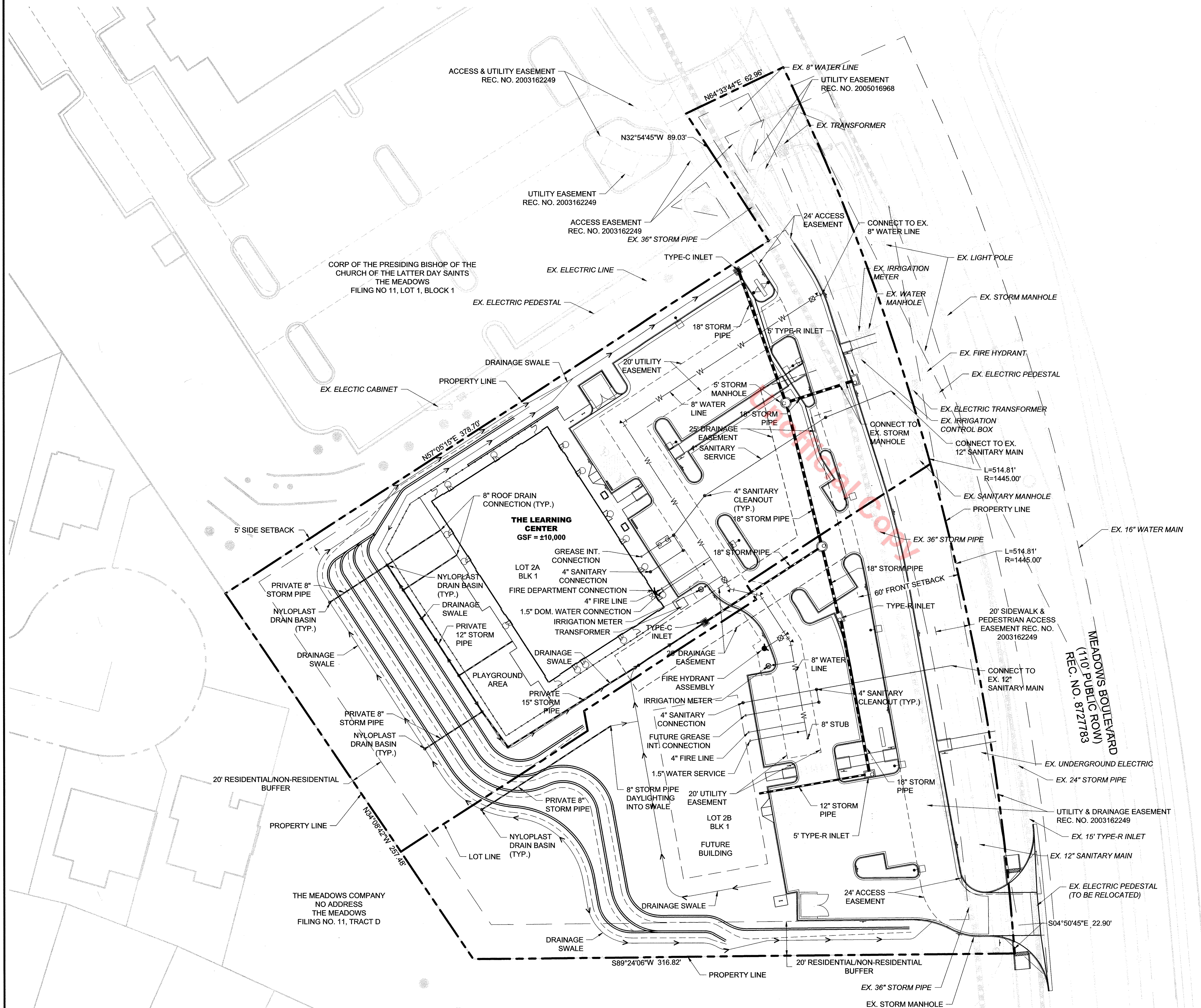
REV. NO.	DESCRIPTION	DATE
		12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
 SITE PLAN
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

SHEET NUMBER
SP1

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
 PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP20-0023



- UTILITY PLAN NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.
 - THE FINAL SIZE AND DESIGN OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.

LEGEND

	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED STORM PIPE
	PROPOSED TYPE C INLET
	PROPOSED TYPE R INLET
	PROPOSED STORM MANHOLE
	PROPOSED IRRIGATION METER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM MANHOLE
	EXISTING STORM PIPE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY MANHOLE



REV. NO.	DESCRIPTION	DATE
	SDP FOR RECORDING	12/28/2020

ASPIRANT DEVELOPMENT

THE LEARNING EXPERIENCE
 UTILITY PLAN
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

UNCC CALL BEFORE YOU DIG
811
 OR
1-800-922-1987
 UTILITY NOTIFICATION CENTER OF COLORADO

PROJ NO: 190174
 ENG: KJS/JLE
 DATE: 12/28/2020
 SHEET NUMBER
UT1
 4 OF 11

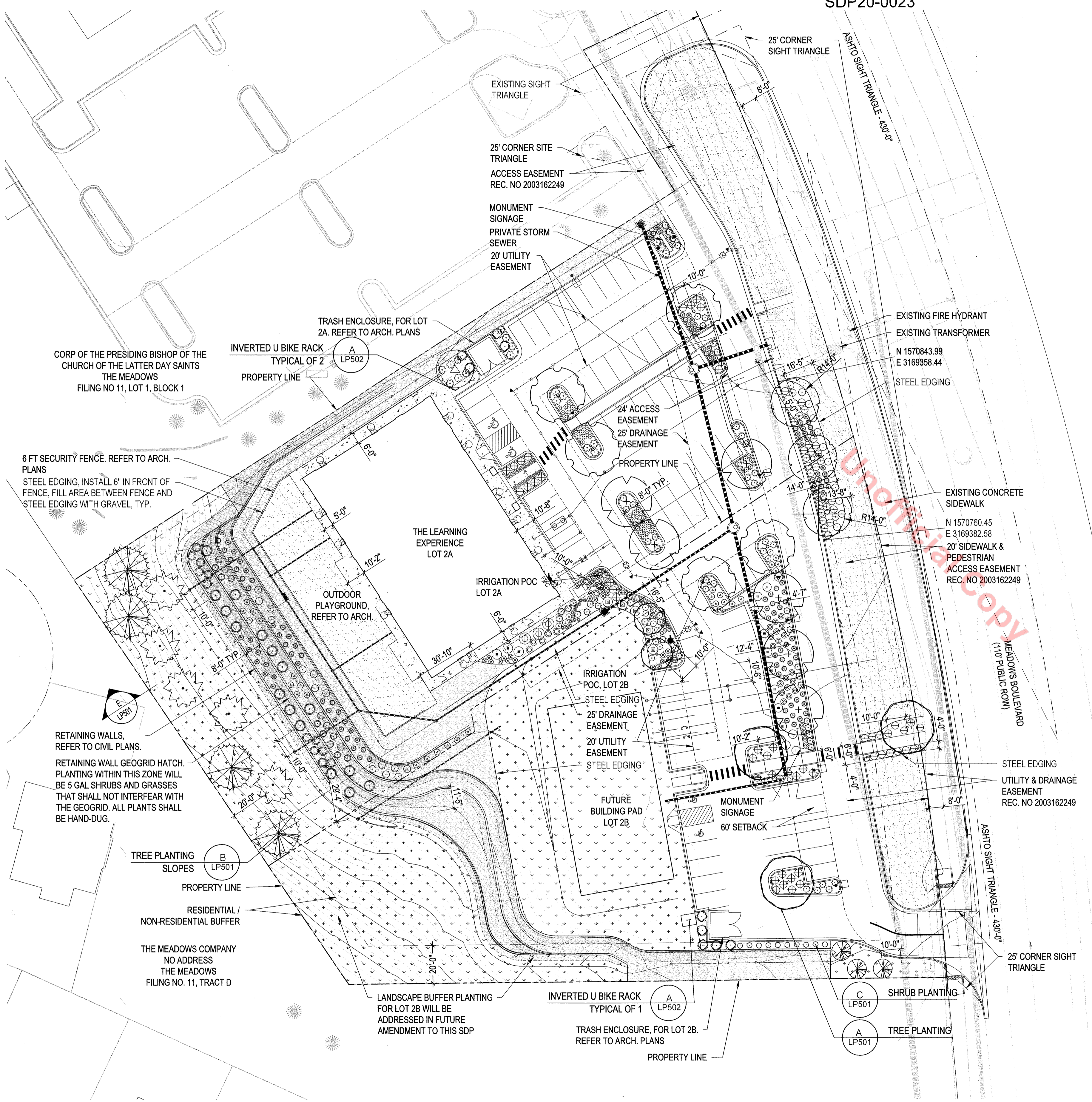
SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9

PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP20-0023



LANDSCAPE LEGEND:

- PROPERTY LINE
- LOT LINE
- STEEL EDGER (6" ht. / 7gauge min.) SEE DETAIL D / L501
- WOOD MULCH
COLOR: SHREDED CEDAR MULCH
DEPTH: 4" MIN.
AREA: 6,675 S.F.
- MINERAL MULCH INSTALLED WITH LANDSCAPE FABRIC
COLOR: WHITE COBBLESTONE
SIZE RANGE: 2"-4"
DEPTH: 3" MIN.
AREA: 7,665 S.F.
- NATIVE SEED - FOOTHILLS MIX
15% CRESTED WHEATGRASS, 15% ANNUAL RYEGRASS, 15% SODAR STREAMBANK WHEATGRASS, 10% SLENDER WHEATGRASS, 10% BUFFALOW GRASS, 10% HARD FESCUE DURAR, 10% PUBESCENT WHEATGRASS, 5% SHERMAN BIG BLUEGRASS, 5% BLUE GRAMA, 5% SWITCHGRASS
AREA: 34,630 S.F. BROADCAST RATE: 2 LB PER 1,000 S.F.
- TURFGRASS - FESCUE TURF SEED MIX
SR3000 HARD FESCUE 30%, CHEWINGS FESCUE 30%, CREEPING RED FESCUE 25%, SR4000 PERENNIAL RYEGRASS 15%
AREA: 13,976 S.F.
SEED BROADCAST RATE: 4 LB PER 1,000 S.F.

LANDSCAPE SCHEDULE

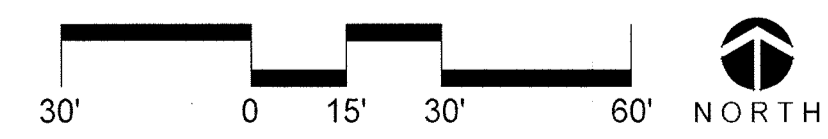
QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	HYDROZONE
DECIDUOUS TREES							
3	(Symbol)	CATALPA SPECIOSA	NORTHERN CATALPA	2.5" CAL/B&B	40-50'	30-35'	2
3	(Symbol)	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	2.5" CAL/B&B	30-35'	30-35'	2
6	(Symbol)	GYMNOCADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL/B&B	50-60'	30-35'	2
5	(Symbol)	QUERCUS RUBRA	NORTHER RED OAK	2.5" CAL/B&B	60-75'	50-60'	2
ORNAMENTAL TREES							
2	(Symbol)	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	20-25'	20'	3
1	(Symbol)	PYRUS CALLERYANA	ORNAMENTAL PEAR	2" CAL.	40'	15'	2
EVERGREEN TREES							
3	(Symbol)	PICEA PUNGENS	FASTIGIATE SPRUCE	8" HT.	25-40'	10-15'	3
5	(Symbol)	PINUS FLEXILIS 'VADERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	8" HT.	20-25'	10-15'	2
4	(Symbol)	PINUS NIGRA	AUSTRIAN PINE	8" HT.	50-60'	20-40'	2
DECIDUOUS SHRUBS							
19	(Symbol)	ARCTOSTAPHYLUS X COLORADENSIS	PANCHITO MANZANITA	5 GAL.	1-2'	3-4'	2
5	(Symbol)	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	4-5'	4-5'	3
13	(Symbol)	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL.	2-3'	3-4'	2
8	(Symbol)	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON HOLLY	5 GAL.	2-3'	2-3'	2
3	(Symbol)	PHYSCOPAPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	5 GAL.	3-4'	3-4'	2
36	(Symbol)	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'	2
3	(Symbol)	PRUNUS GLANDULOSA	PINK FLOWERING ALMOND	5 GAL.	4-6'	4-6'	2
8	(Symbol)	RIBES AROMATIC 'GROW-LOW'	ALPINE CURRANT	5 GAL.	3-5'	3-4'	3
34	(Symbol)	RHUS AROMATIC 'GROW-LOW'	GROW LOW SUMAC	5 GAL.	2-3'	3-4'	2
26	(Symbol)	ROSA 'MEDILAND FIRE'	MEDILAND FIRE ROSE	5 GAL.	18-24"	4-6'	2
48	(Symbol)	ROSA WOODSII	WOOD'S ROSE	5 GAL.	2-3'	3-4'	1
EVERGREEN SHRUB LIST							
10	(Symbol)	JUNIPERUS COMMUNIS 'ALPINE CARPET'	ALPINE CARPET JUNIPER	5 GAL.	12-18"	4-6'	2
16	(Symbol)	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6" HT.	15-20"	6-8'	2
9	(Symbol)	JUNIPERUS SCOPULORM 'SKYROCKET'	SKYROCKET JUNIPER	6" HT.	15-20"	2-4'	2
53	(Symbol)	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL.	1-2'	5-8'	2
27	(Symbol)	JUNIPERUS SABINA 'BROADMOOR'	BROADMOR JUNIPER	5 GAL.	12-18"	6-8'	2
ORNAMENTAL GRASSES							
31	(Symbol)	BOUTELLOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"	2
121	(Symbol)	CALAMAGROSTIS ACUTIFOLIUS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	2-3'	2
22	(Symbol)	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	20-24"	2-4'	2
30	(Symbol)	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	1 GAL.	2-3'	2-3'	2
44	(Symbol)	'HAMELN' SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	2-3'	2-3'	2
20	(Symbol)	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.	1.5-2'	18-24"	2

REV. NO.	DESCRIPTION	DATE
	SDP FOR RECORDING	12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
 LANDSCAPE PLAN
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

PROJ. NO. 190174
 ENG. : NMS / CG
 DATE : 12/28/2020

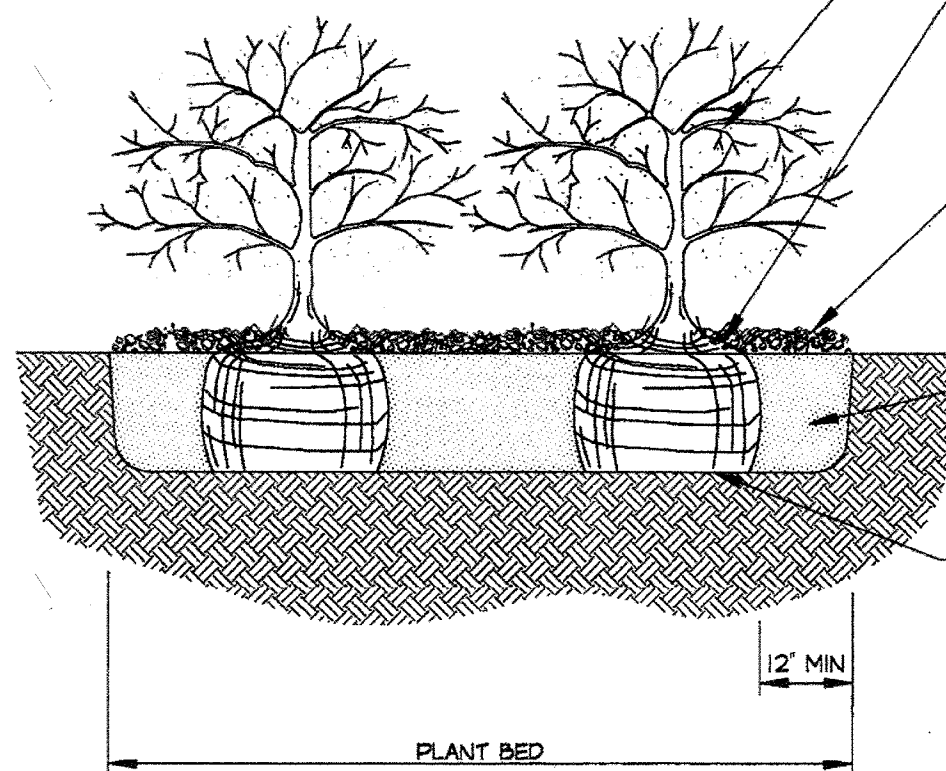
SHEET NUMBER
LP101



SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP20-0023

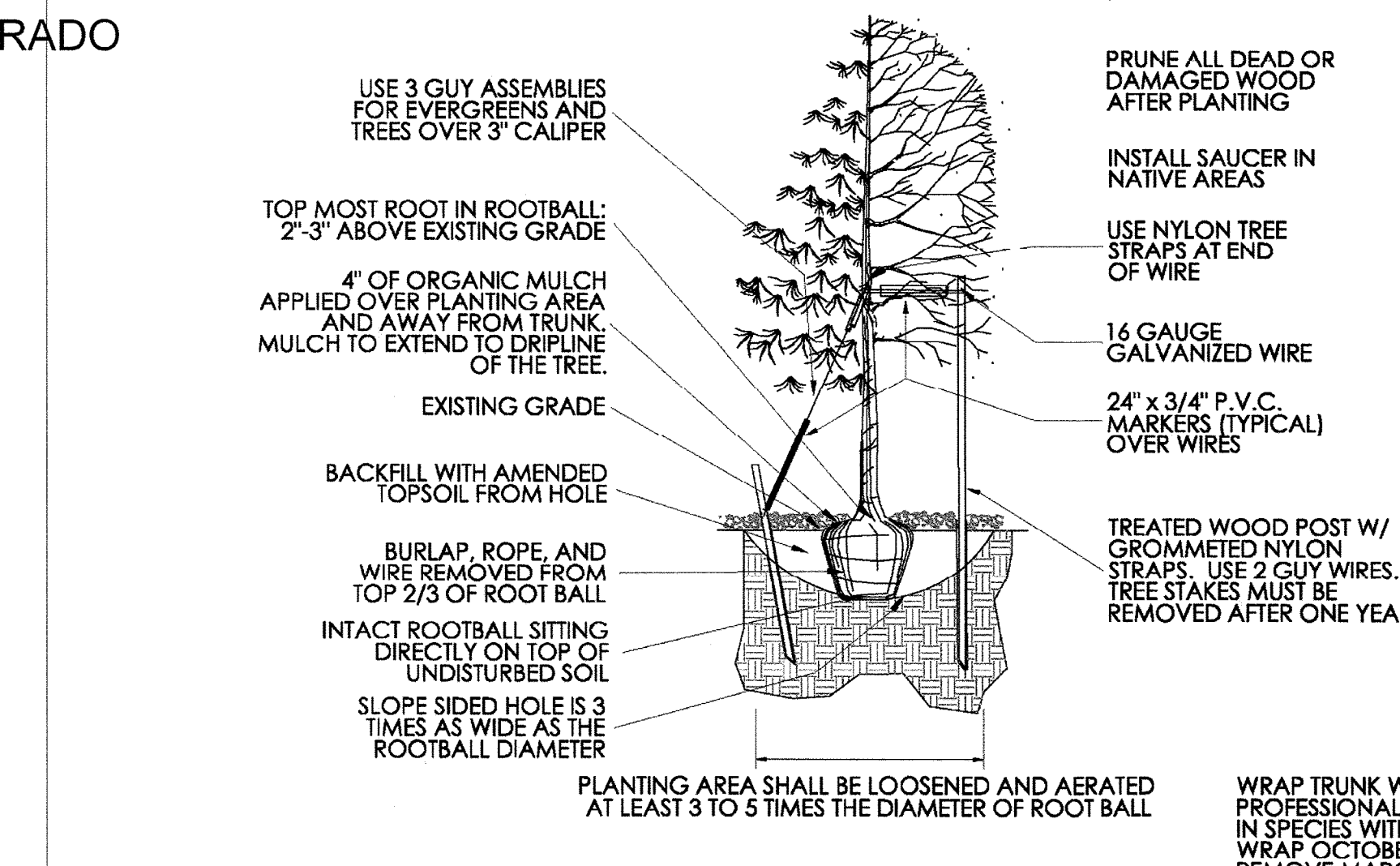
- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



- SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.
- PLANT ROOTBALL 2-4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.
- 4" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.
- CULTIVATE SOIL TO DEPTH OF ROOTBALL. THOROUGHLY BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- CUT AND REMOVE ALL BURLAP ON ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL HALF OF THE THICKNESS OF THE ROOTBALL. SPREAD OVER A MOUND OF SOIL AND PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

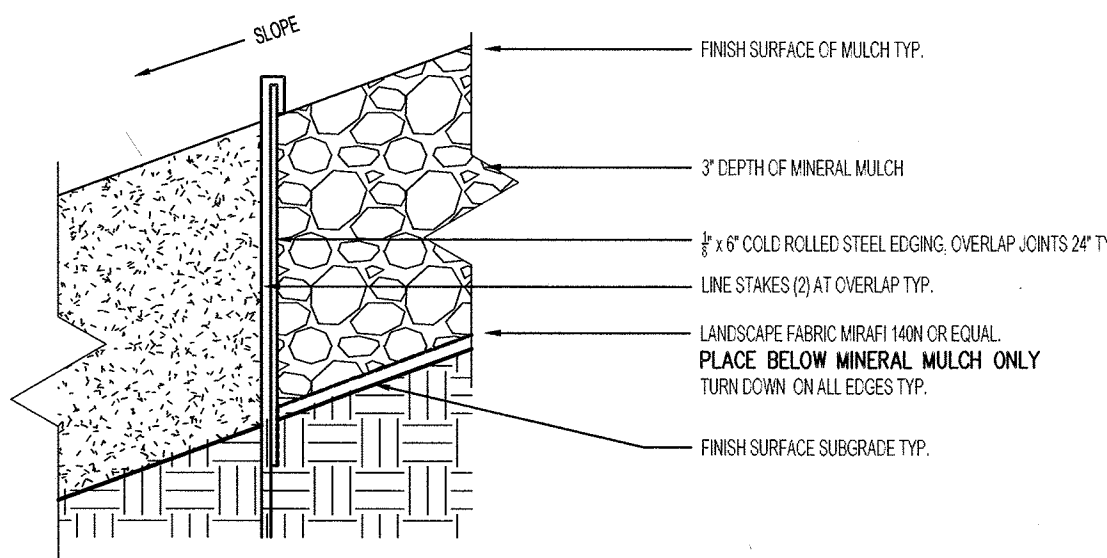
Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	SHRUB PLANTING	DETAIL PLAN NO. LS-3
Date	Comments			
Issued By: Town of Castle Rock, Development Services March 31, 2010		Sheet 1 of 1		

C CITY OF CASTLE ROCK - TREE PLANTING DETAIL
 Scale:

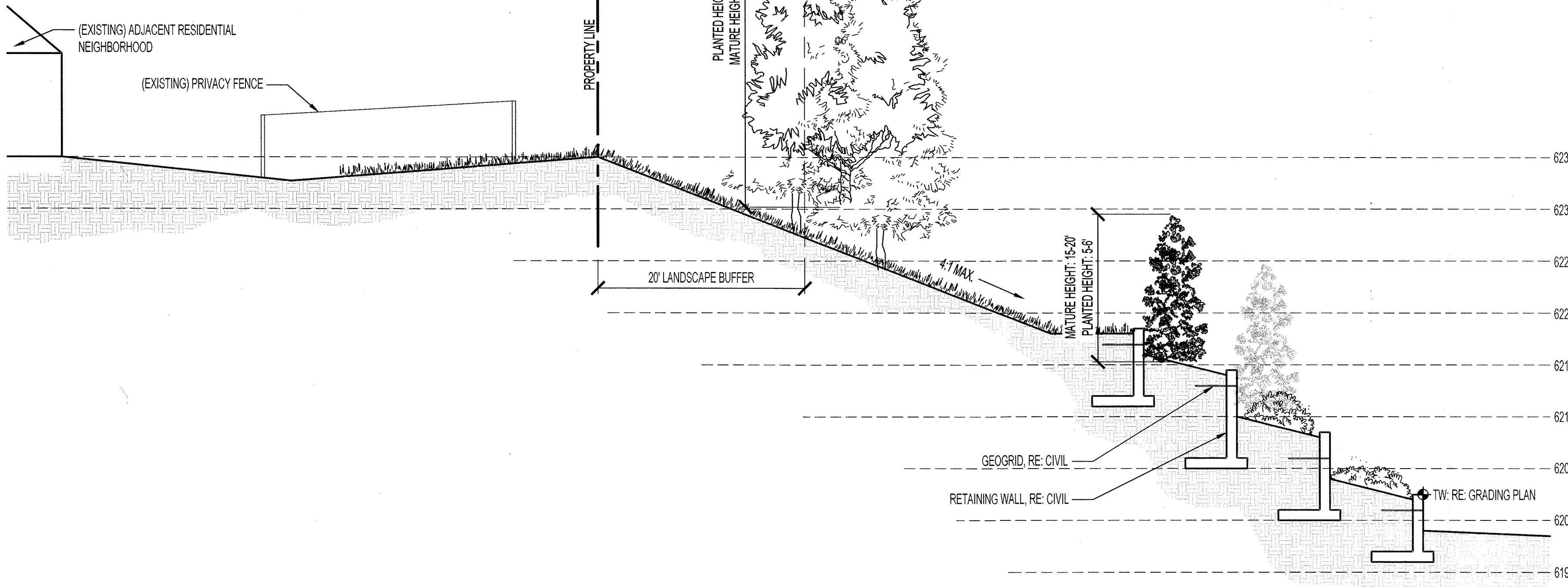


Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TREE PLANTING	DETAIL PLAN NO. LS-1
Date	Comments			
Issued By: Town of Castle Rock, Development Services March 31, 2010		Sheet 1 of 2		

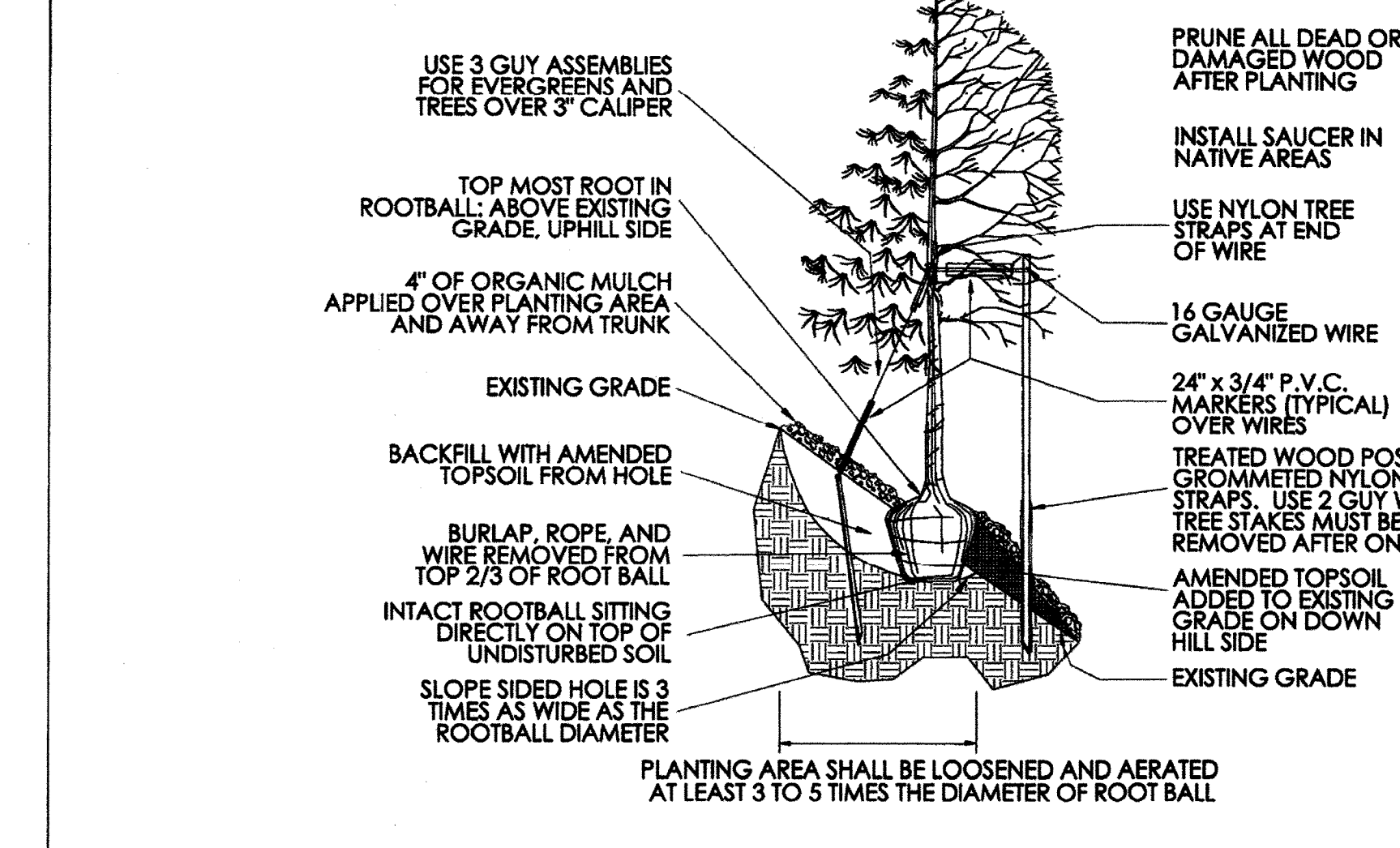
A CITY OF CASTLE ROCK - TREE PLANTING DETAIL
 Scale:



D TYPICAL STEEL EDGING
 Scale: 1"=1'-0"



E SECTION A: LANDSCAPE BUFFER
 Scale: 1/8"=1'-0"



Sheet Revisions		Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TREE PLANTING SLOPES	DETAIL PLAN NO. LS-2
Date	Comments			
Issued By: Town of Castle Rock, Development Services March 31, 2010		Sheet 2 of 2		

B CITY OF CASTLE ROCK - TREE PLANTING ON SLOPES
 Scale: SDP20-0023 - THE LEARNING EXPERIENCE



REV. NO.	DESCRIPTION	DATE
		12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
 LANDSCAPE DETAILS
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

PROJ NO: 190174
ENG: NMS / CG
DATE: 12/28/2020

SHEET NUMBER
LP501

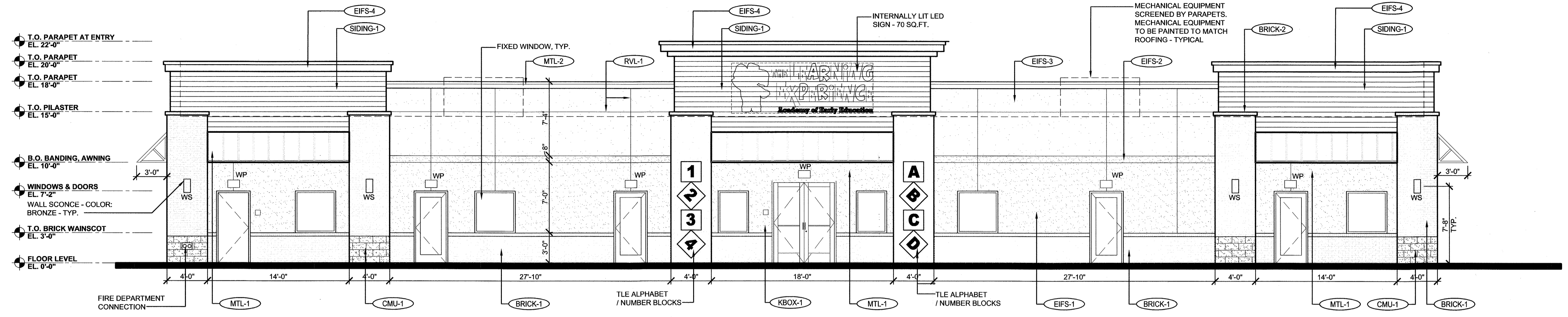
SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
 PART OF THE SOUTHEAST 1/4 OF SECTION 32, AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP20-0023

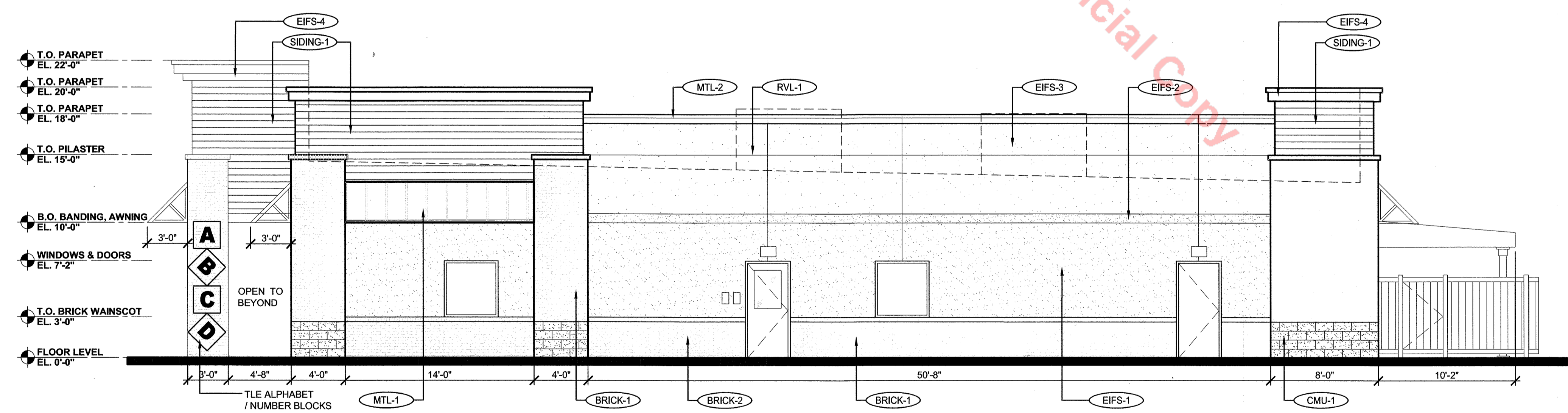
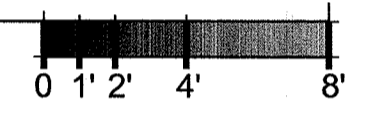
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 Suite 100
 Castle Rock, CO 80108
 303-981-1881
 www.roguearchitecture.com

ROGUE
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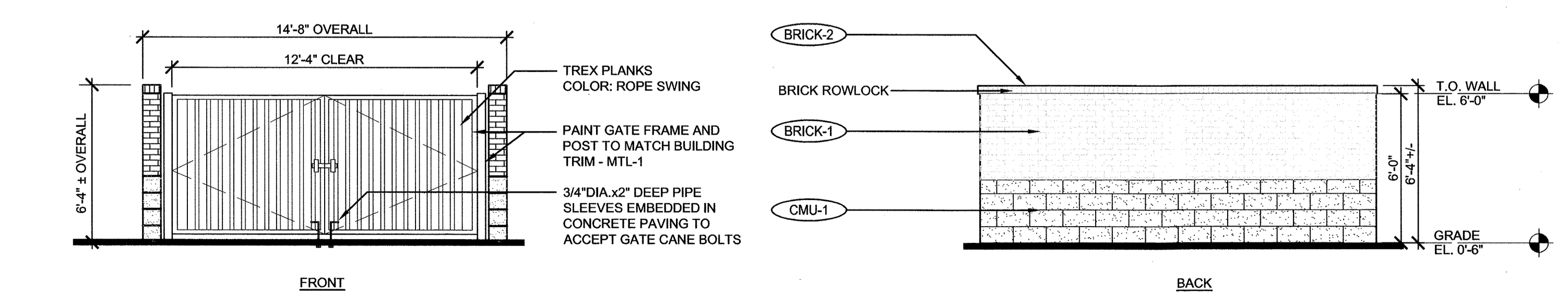
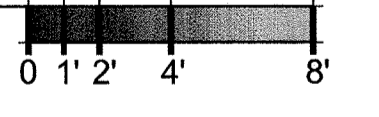
CACE
 CIVIL ENGINEERING



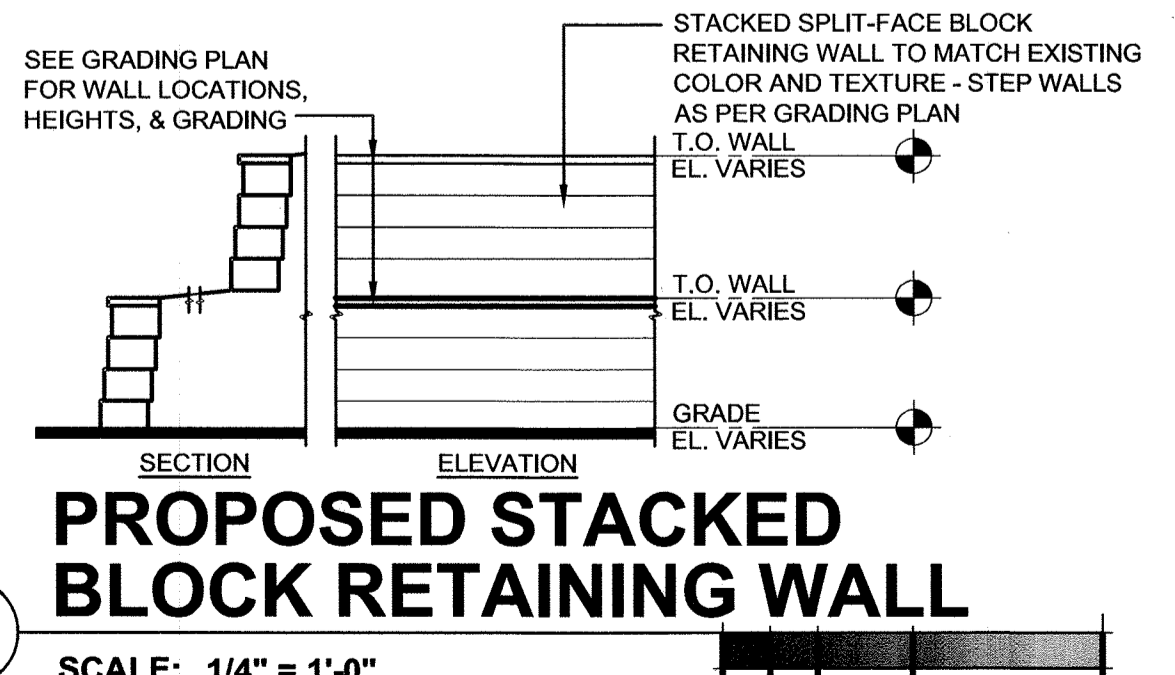
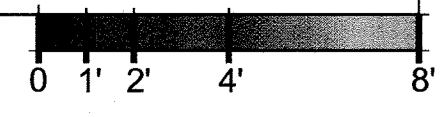
3 PROPOSED NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



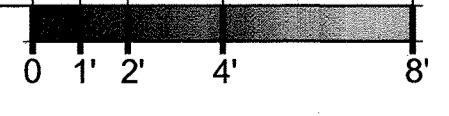
2 PROPOSED WEST ELEVATION
 SCALE: 3/16" = 1'-0"



1 PROPOSED TRASH ENCLOSURE ELEVATIONS
 SCALE: 1/4" = 1'-0"



4 PROPOSED STACKED BLOCK RETAINING WALL
 SCALE: 1/4" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	WHITE
	ALT.: ANDERSEN 100 SERIES		
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAIN
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR w/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)/ WATER MANAGED	DRYVIT SUEDE #105 PEBBLE TEXTURE
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)/ WATER MANAGED	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
EIFS-4	DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT BURNISHED SLATE PEBBLE TEXTURE
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
MTL-1	MBCI	PREFABRICATED AWNING	BURNISHED SLATE
MTL-2	MBCI	METAL TRIM & DOWNSPOUTS	BURNISHED SLATE
PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: WHITE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
RVL-1	DRYVIT OR SIMILAR	3/2" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH

REV. NO.	DESCRIPTION	DATE
	SDP FOR RECORDING	12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
 EXTERIOR ELEVATIONS
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

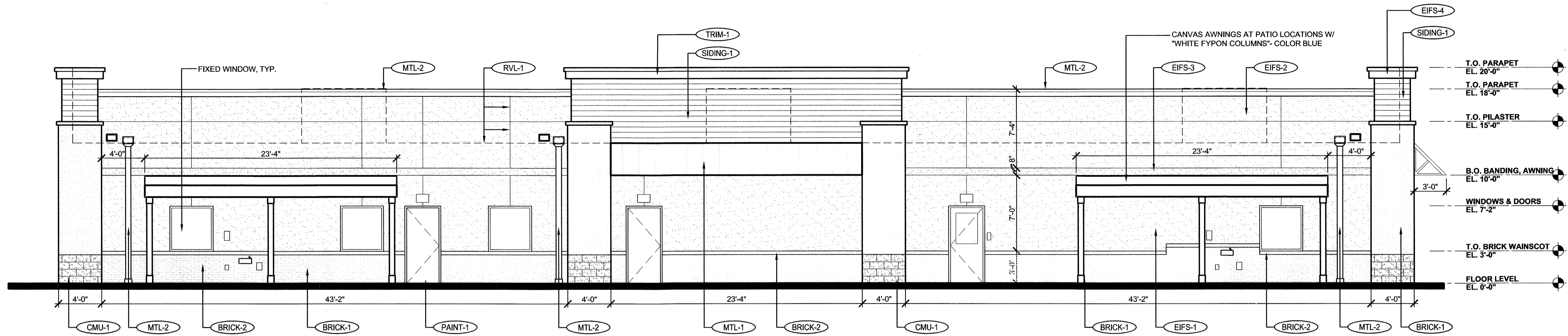
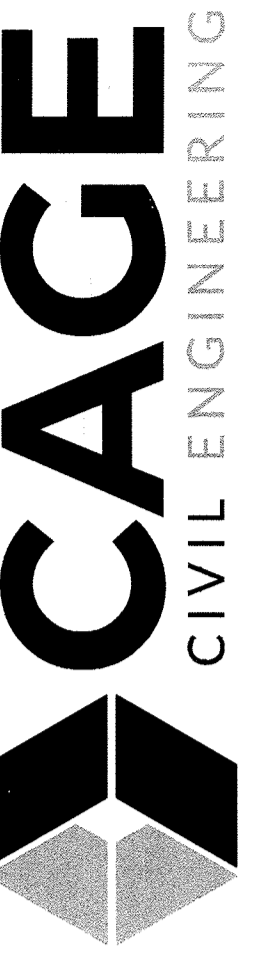
PROJ NO: 2019.67
 DATE: 12/28/2020

8 OF 11

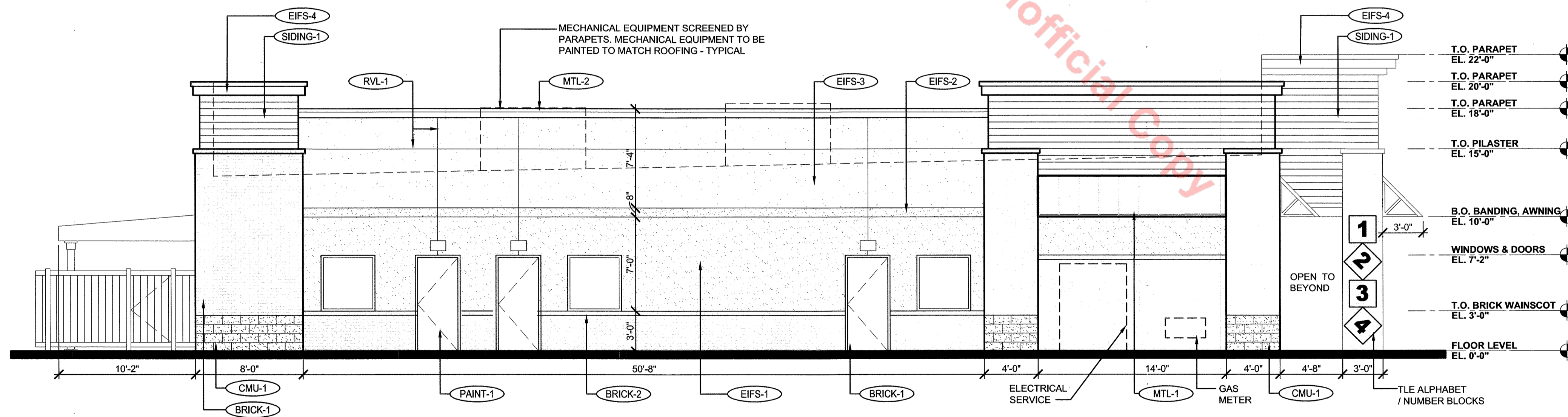
SHEET NUMBER
A-1

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9
 PART OF THE SOUTHEAST 1/4 OF SECTION 32, AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SDP20-0023

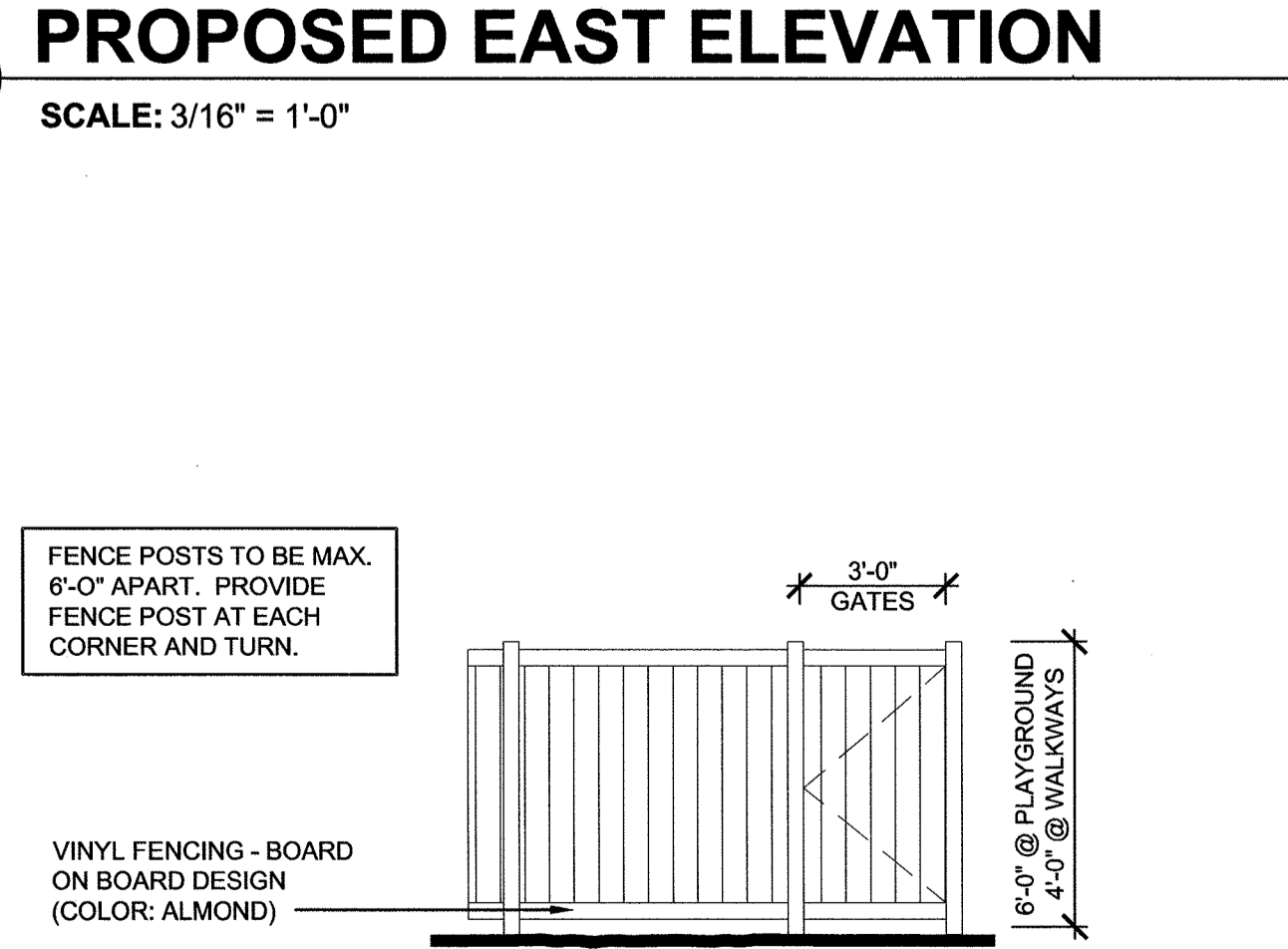


4 PROPOSED SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

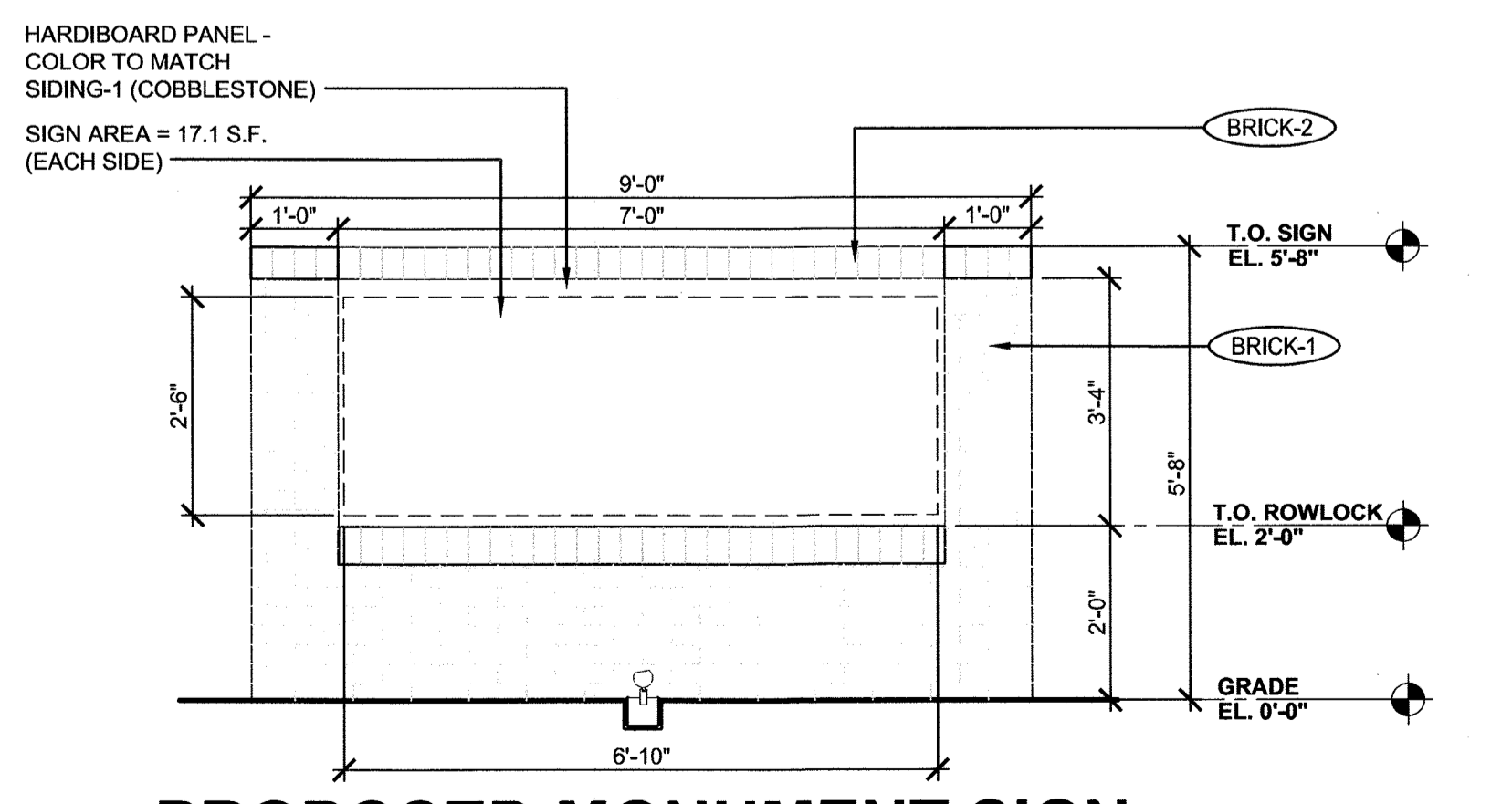


3 PROPOSED EAST ELEVATION
 SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1 ALT.: ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE
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RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH



1 PROPOSED FENCE ELEVATIONS
 SCALE: 1/4" = 1'-0"



1 PROPOSED MONUMENT SIGN
 SCALE: 1/2" = 1'-0"

SIGN COMPARISON TABLE		
MAXIMUM SIGN AREA:	REQUIRED:	PROPOSED:
SIGN AREA:	LOT FRONTAGE = 246 L.F. 1.5 X 246 = 369 S.F. ALLOWED	104.2 S.F.
CALCULATED: ONE AND ONE-HALF (1 1/2) SQUARE FEET OF SIGN FOR EACH LINEAR FOOT OF LOT FRONTAGE FOR THE FIRST TWO HUNDRED (200) FEET OF LOT FRONTAGE AND ONE-HALF (1/2) SQUARE FOOT FOR EACH ADDITIONAL LINEAR FOOT.		
FREESTANDING SIGNS:	REQUIRED:	PROPOSED:
SIGN AREA:	50 S.F. MAX.	17.1 S.F. EACH SIDE (34.3 S.F. TOTAL)
SIGN HEIGHT:	20'-0" MAX.	5'-8" HIGH
SETBACK:	10'-0" MIN.	10'-0"
WALL SIGNS:	REQUIRED:	PROPOSED:
SIGN AREA:	25% MAX. (2,440 S.F. OF WALL AREA X 25% = 610 S.F.)	70 S.F.

REV. NO.	DESCRIPTION	DATE
1	SIDE FOR RECORDING	12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
 EXTERIOR ELEVATIONS
 SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
 CASTLE ROCK, COLORADO

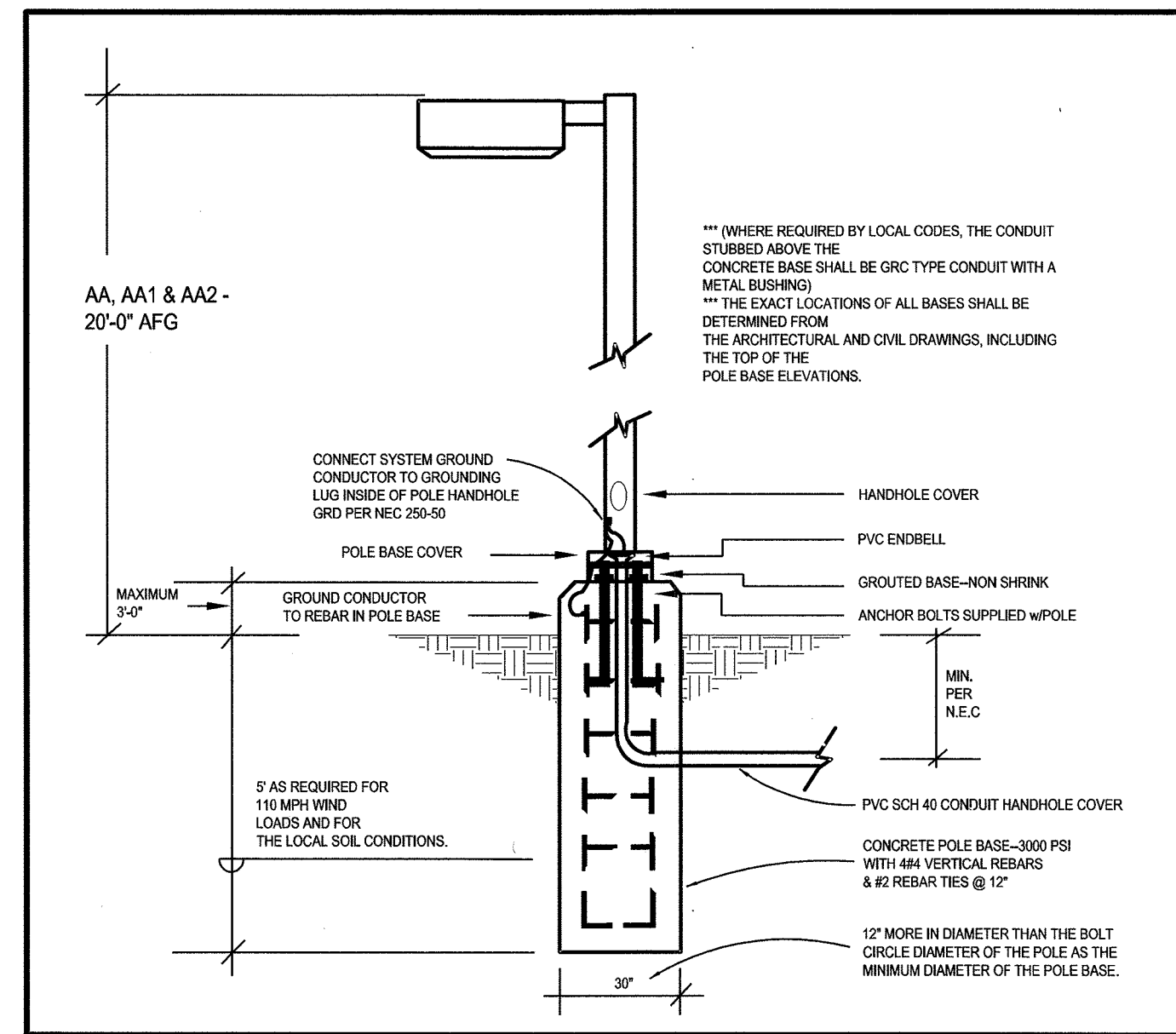
PROJ NO: 2019.67
 DATE: ROGUE
 DATE: 12/28/2020

SHEET NUMBER
A-2
 9 OF 11

SITE DEVELOPMENT PLAN

LOT 2A & 2B, BLOCK 1, THE MEADOWS FILING NO. 11, PARCELS 8 & 9

PART OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0023



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

GENERAL LIGHTING PLAN STANDARD NOTES:

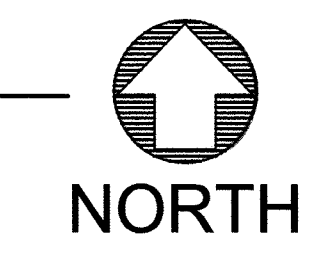
1. ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
2. ALL FIXTURES TO BE CONTROLLED VIA TIMELOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. ALL FIXTURES TO TURN ON 30MIN BEFORE OPENING OF BUSINESS.
3. PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

SITE LUMINAIRE SCHEDULE											
FKT. TYPE	NAME	MANUFACTURER	CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	QUANTITY	MTG HEIGHT	DESCRIPTION	VOLTS
AA	LSI INDUSTRIES	XGBM-3-SS-128-NW-UE-BRZ-SS-SSQBS-S07G-20-S-BRZ-SF-DGP		BRONZE	LED	188	POLE	5	20'-0"	SITE LIGHTING SINGLE HEAD TYPE III WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-SS-SSQBS-S07G-20-S-BRZ-SF-DGP		BRONZE	LED	188	POLE	2	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	UNV
AA2	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-XGBM-5-SS-128-NW-UE-BRZ-SS-SSQBS-S07G-20-S-BRZ-SF-DGP		BRONZE	LED	376	POLE	1	20'-0"	SITE LIGHTING DUAL HEAD WITH TYPE 5 TOWARDS PARKING LOT AND TYPE 3 TOWARDS ACCESSWAY	UNV
G	PRESCOLITE	LCBML-8L-CML-24L-35K-8-WH-VT-86		WHITE	LED	32	RECESSED	3	-	8" DIA. LED CANOPY FIXTURE	UNV
HE	WILLIAMS	WVPH-130740-T3-WHT-SDGL-EM10WC-DIM-UNV		BRONZE	LED	36	SURFACE	14	8'-6"	WALL PACK	UNV
P	KIM	EL218-120V, LED LAMP		BRONZE	LED	16	GROUND	2	-	WATERPROOF SPOT LIGHT FOR MONUMENT SIGN. PROVIDE WITH LOUVERS	UNV

- NOTE:
1. ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.



1 SITE LIGHTING PLAN
scale: 1"=30'-0"

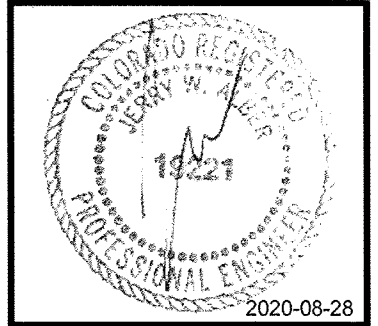


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REV. NO.	DESCRIPTION	DATE
	SDP FOR RECORDING	12/28/2020

ASPIRANT DEVELOPMENT
THE LEARNING EXPERIENCE
SITE LIGHTING PLAN
SW CORNER OF PAINTHORSE DR. AND MEADOWS BLVD.
CASTLE ROCK, COLORADO



PROJ NO: 190174
ENG: KJS/JLE
DATE: 12/28/2020

SHEET NUMBER
ES-100
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