

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

AMENDING THE SITE DEVELOPMENT PLAN, STORHAUS, A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1

1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.

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

GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED PD (MEADOWS - FOURTH AMENDMENT, RECORDED ON JULY 10, 2003 AT RECEPTION NUMBER 2003102970.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY 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, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED OR REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTION EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- FIRE LANE NO PARKING CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, NO PARKING -FIRE LANE IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

PURPOSE STATEMENT

- ADDED PTAC UNITS/LOUVER ABOVE THE UNIT ENTRIES, THEN MOVED THE CANOPIES AND LIGHTS UP ABOVE THE LOUVERS.
- ADDED ROOF LADDER TO REAR OF EACH BUILDING.
- REMOVED THE CANOPIES FROM THE CLUBHOUSE SINCE THEY WERE NOT ALLOWED IN THE UTILITY EASEMENTS.
- REMOVED 3 SMALL CANOPIES ALONG REGENT STREET SINCE THEY ALSO OVERHUNG INTO THE UTILITY EASEMENT.
- REVISED EXTERIOR MATERIALS WITH THE USE OF SYNTHETIC CHISELED LIMESTONE. COLORS TO REMAIN BASICALLY THE SAME.

LEGAL DESCRIPTION

LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1 AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO RECORDED ON JULY 7, 2022, AT RECEPTION NO. 2022047667, IN THE TOWN OF CASTLE ROCK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID PARCEL, AS DESCRIBED, CONTAINS AN AREA OF 1.94 ACRES OR 84,428 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N89°27'31" W PER THE PLAT OF THE MEADOWS FILING NO. 17, AREA NO. 2.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

BY: STORHAUS CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY
 SIGNED THIS 30th DAY OF September, 2024

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September, 2024, BY Tony Lang AS President OF STORHAUS CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 05/17/27

TITLE CERTIFICATION

I, John Morgan, AN AUTHORIZED REPRESENTATIVE OF FIRST INTEGRITY TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE
 John Morgan
 SIGNED THIS 30th DAY OF September, 2024

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September, 2024, BY John Morgan

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 05/17/27

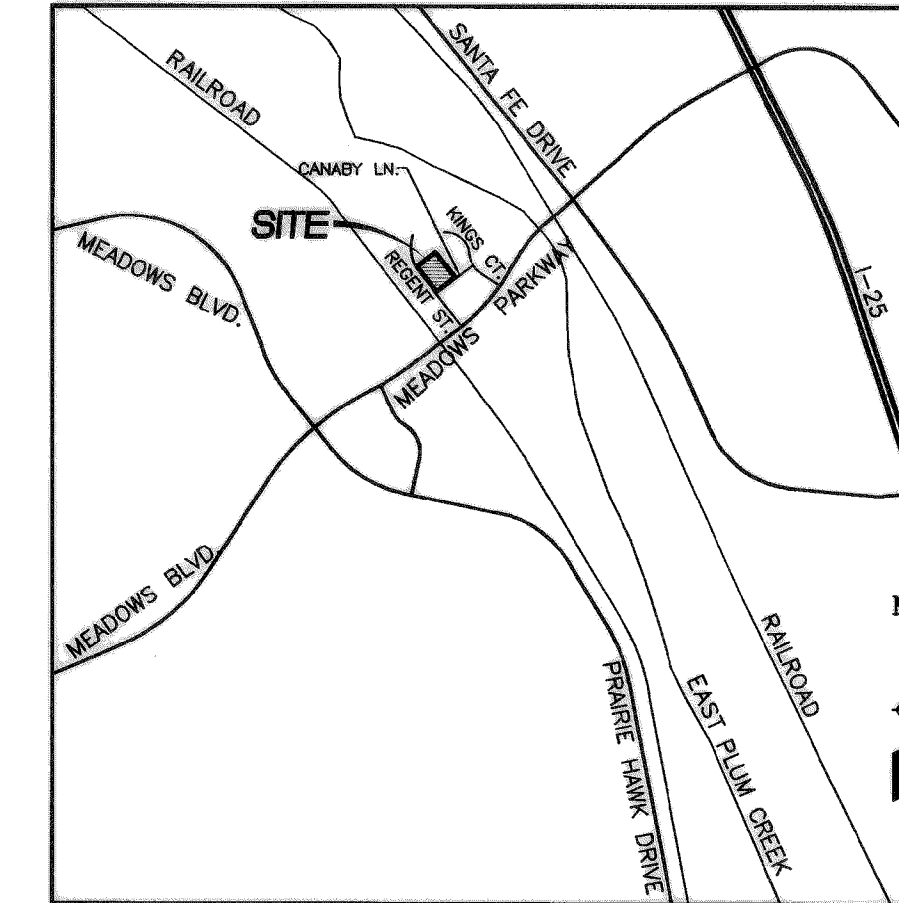
LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED NOVEMBER 9, 2022, AT RECEPTION NO. 2022077731, ON NOVEMBER 1, 2022, AT RECEPTION NO. 2022070704, AND NOVEMBER 2, 2022, AT RECEPTION NO. 2022070705, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

OWNER/DEVELOPER
 STORHAUS CASTLE ROCK, LLC
 558 E. CASTLE PINES PARKWAY, B-4324
 CASTLE ROCK, CO 80108
 720-810-9259
 CONTACT: TONY LANG

LEINHOLDER
 FIRSTIER BANK
 SIGNED THIS 30th DAY OF Sep, 20 24

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September, 2024, BY Mariela Maldonado



VICINITY MAP
SCALE: 1"=2000'

ZONING COMPARISON CHART

| ZONING | PLANNED DEVELOPMENT | |
|------------------------------------|---------------------|----------------|
| | PD REQUIREMENT | PROPOSED |
| USE | COI | INDOOR STORAGE |
| FLOOR AREA RATIO | 0.60 MAX. | 0.47:1 |
| BUILDING SETBACKS | | |
| MIN. FRONT SETBACK (REGENT STREET) | 10' | 10' |
| MIN. REAR SETBACK (NE) | 0' | 0' |
| MIN. SIDE SETBACK (NW) | 0' | 4' |
| MIN. SIDE SETBACK (CARNABY LANE) | 0' | 14' |
| MAXIMUM BUILDING HEIGHT | 60' | 32' |
| TOTAL PARKING | 1/100 UNITS = 1 | 4 |
| HANDICAP PARKING | 1 | 1 |

SITE UTILIZATION CHART

| USE AREA | AREA | % OF TOTAL |
|------------------------------|---------------------|------------|
| BUILDING FOOTPRINT | 0.92 AC / 39,906 SF | 47.2% |
| OPEN SPACE PRIVATE (OSP) | 0.18 AC / 8,600 SF | 10.2% |
| OPEN SPACE PUBLIC (OSD) | 0 AC / 0 SF | 0% |
| PUBLIC LAND DEDICATION (PLD) | 0 AC / 0 SF | 0% |
| ROW DEDICATION | 0 AC / 0 SF | 0% |
| PARKING AND DRIVE | 0.80 AC / 34,362 SF | 40.7% |
| SIDEWALKS | 0.04 AC / 1,560 SF | 1.8% |
| TOTAL | 1.94 AC / 84,428 SF | 100% |

OWNER/DEVELOPER

STORHAUS CASTLE ROCK, LLC
 558 E. CASTLE PINES PARKWAY, B-4324
 CASTLE ROCK, CO 80108
 720-810-9259
 CONTACT: TONY LANG

LEINHOLDER

FIRSTIER BANK
 GREELEY
 6222 W. 9TH STREET
 GREELEY, CO 80634
 970-353-2170
 CONTACT: ADAM AGGERS

CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070
 CONTACT: BRIAN KROMBEIN, PE, PLS

ARCHITECT

D4 ARCHITECTURE
 15816 JOSEPHINE CIRCLE E.
 THORNTON, CO 80602
 303-448-5389
 CONTACT: DEREK PRICE

LANDSCAPE ARCHITECT

TIM DUNN LANDSCAPE ARCHITECTURE
 6948 DAVENTRY PLACE
 CASTLE PINES, CO 80108
 720-350-2411
 CONTACT: TIM DUNN

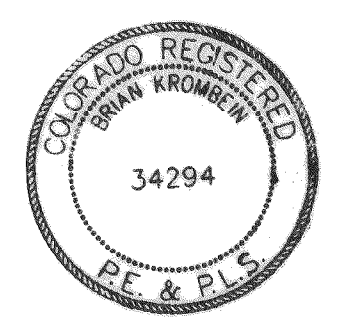
SHEET INDEX

- 1 OF 16 COVER SHEET
- 2 OF 16 SITE PLAN
- 3 OF 16 GENERAL GRADING PLAN
- 4 OF 16 GENERAL UTILITY PLAN
- 5 OF 16 LANDSCAPE PLAN
- 6 OF 16 PLANT SCHEDULES AND CASTLE ROCK DATA
- 7 OF 16 VICINITY PLAN
- 8-14 OF 16 ELEVATIONS
- 15 OF 16 LIGHTING PLAN
- 16 OF 16 LIGHTING CUT SHEETS

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

BRIAN KROMBEIN, PE, PLS.
 COLORADO PE NO. 34294



SURVEYOR'S CERTIFICATE

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

BRIAN KROMBEIN, PE, PLS.
 COLORADO PLS NO. 38344



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19th DAY OF September, 2024.

DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

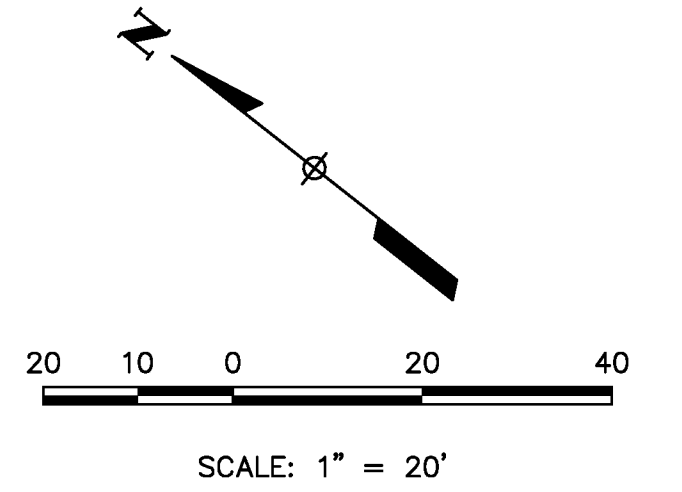
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 41 SFE ARE DEBITED FROM THE WATER BANK. (THIS IS BASED UPON 39 UNITS, 1 CLUBHOUSE, 1 IRRIGATION TAP - ALL AT 3/4")

COVER SHEET
 STORHAUS
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 6-A, THE MEADOWS FILING NO. 17
 AREA NO. 2, AMD. NO. 1
 PROJECT NO. SDP24-0027
 DATE: SEPTEMBER 19, 2024
 SHEET 1 OF 16

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

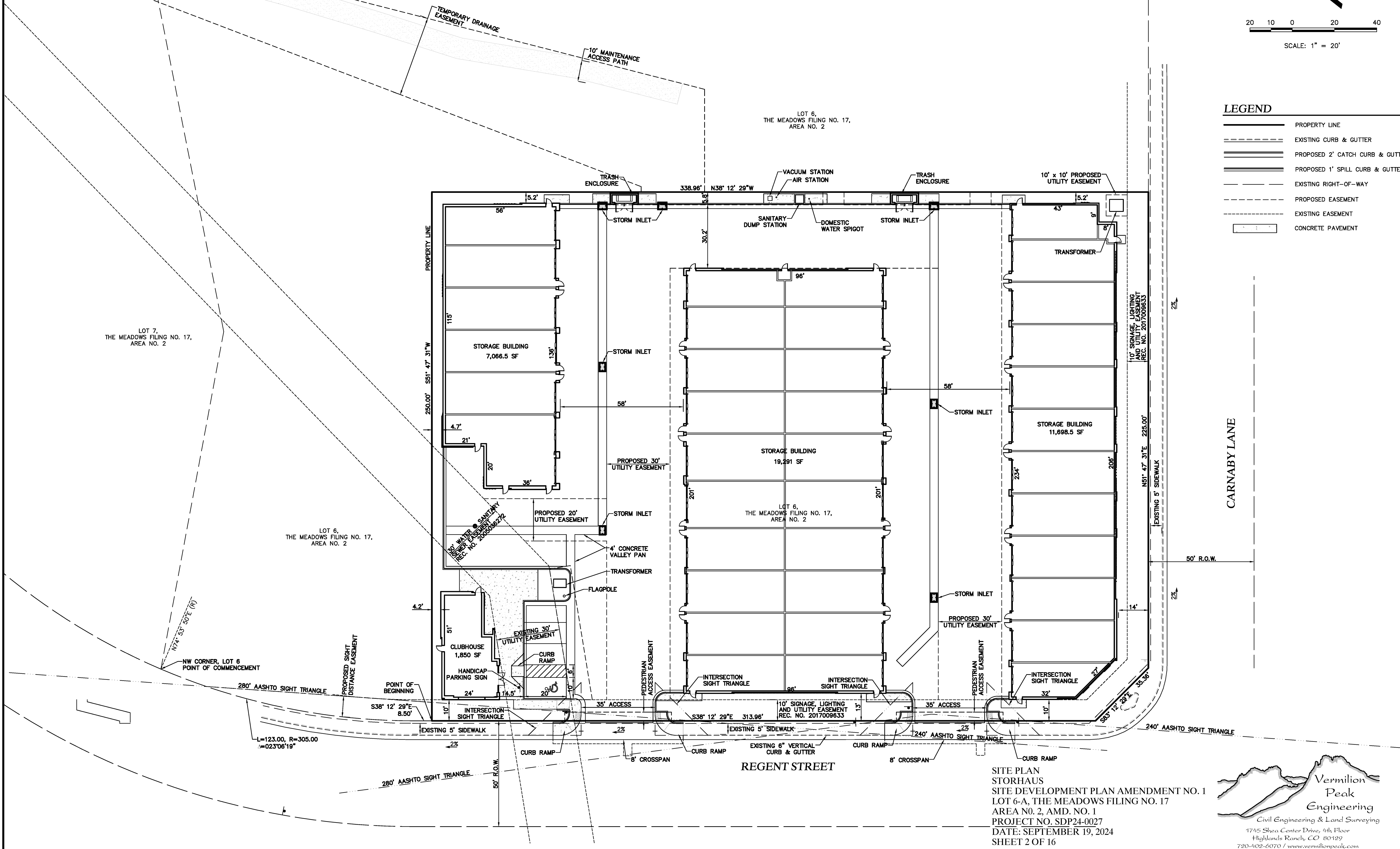
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

AMENDING THE SITE DEVELOPMENT PLAN, STORHAUS, A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
 LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1
 1.94 ACRES
 LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

| | |
|--|---------------------------------|
| | PROPERTY LINE |
| | EXISTING CURB & GUTTER |
| | PROPOSED 2' CATCH CURB & GUTTER |
| | PROPOSED 1' SPILL CURB & GUTTER |
| | EXISTING RIGHT-OF-WAY |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
| | CONCRETE PAVEMENT |



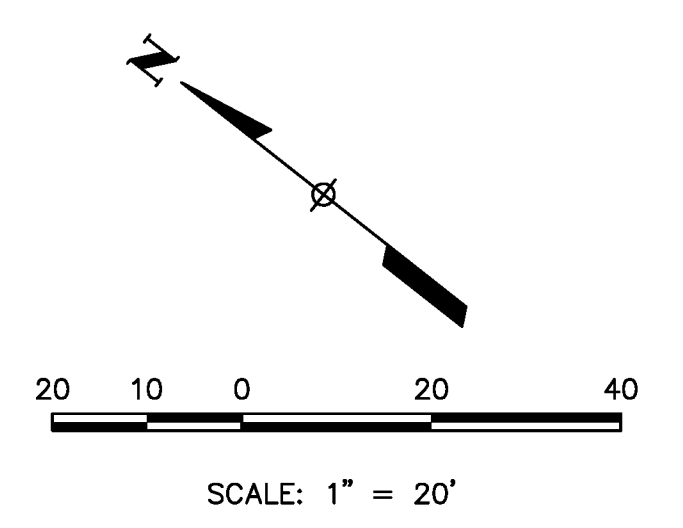
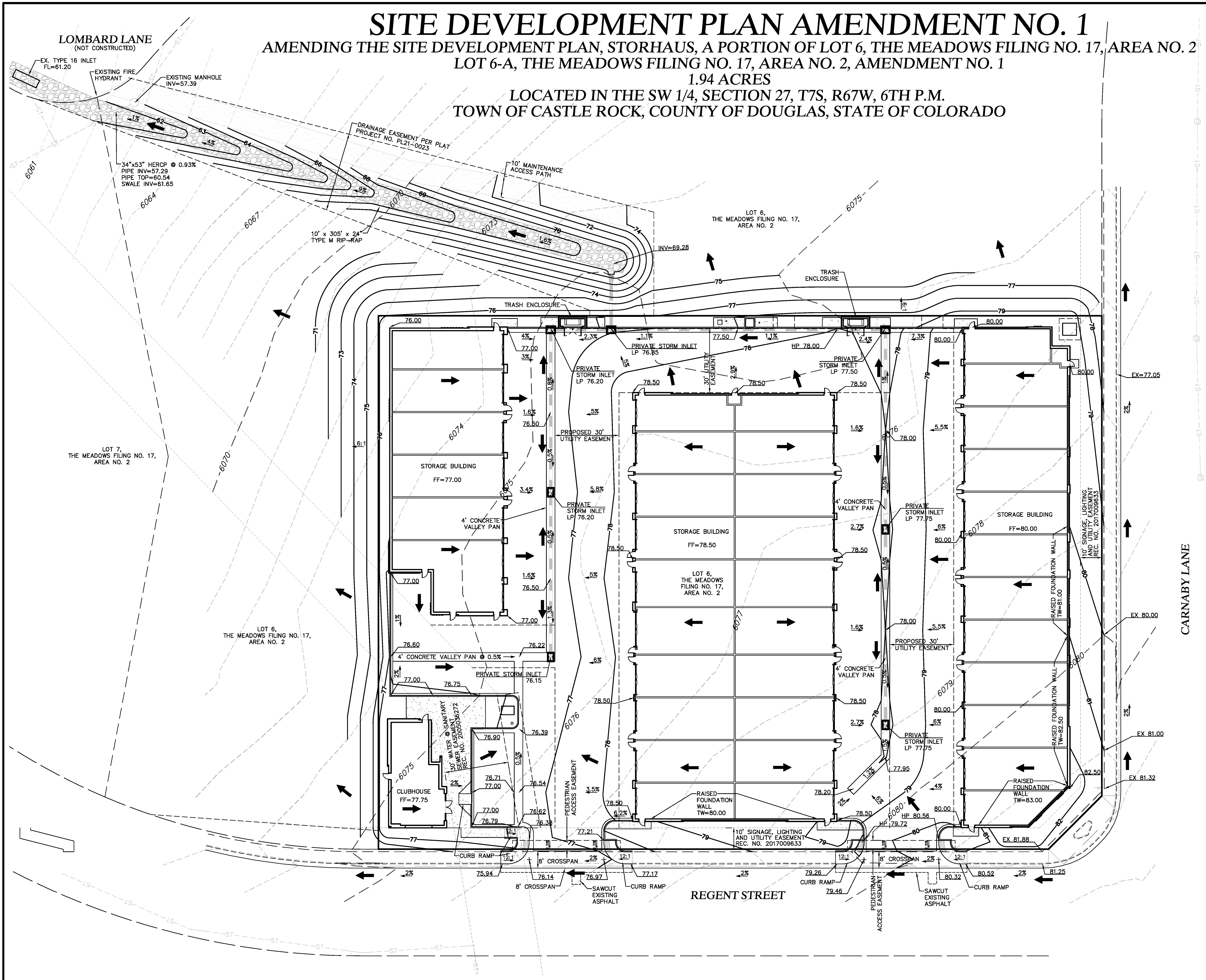
SITE PLAN
 STORHAUS
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 6-A, THE MEADOWS FILING NO. 17
 AREA NO. 2, AMD. NO. 1
 PROJECT NO. SDP24-0027
 DATE: SEPTEMBER 19, 2024
 SHEET 2 OF 16



SITE DEVELOPMENT PLAN AMENDMENT NO. 1

AMENDING THE SITE DEVELOPMENT PLAN, STORHAUS, A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1
1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (1' INTERVAL)
- EXISTING CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- PROPOSED 2' CATCH CURB AND GUTTER
- PROPOSED 1' SPILL-CURB AND GUTTER
- LIMITS OF RIGHT-OF-WAY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CONCRETE PAVEMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT

NOTES

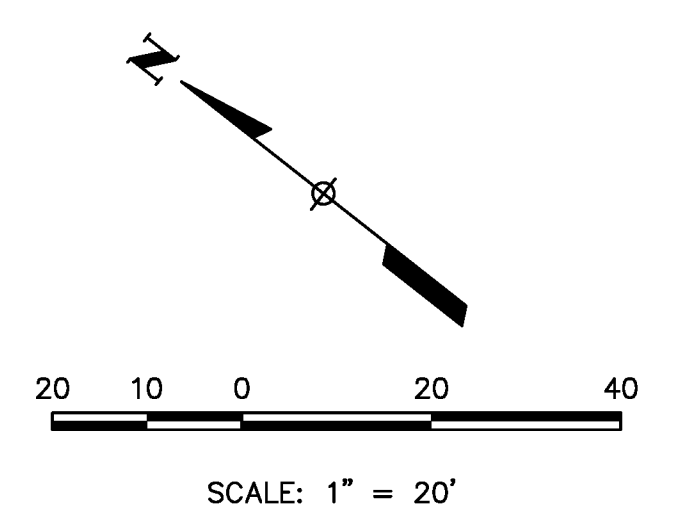
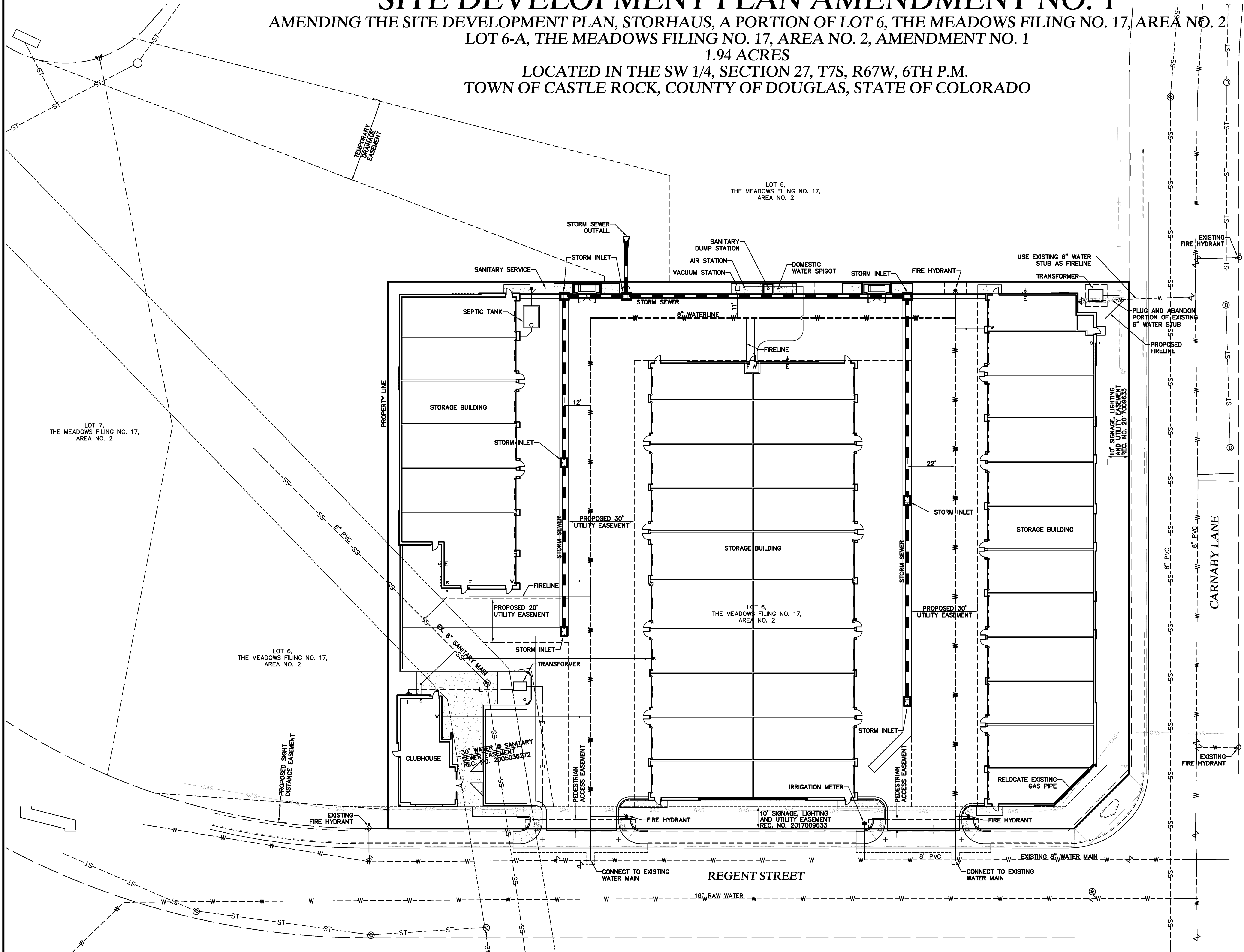
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

GENERAL GRADING PLAN
STORHAUS
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
LOT 6-A, THE MEADOWS FILING NO. 17
AREA NO. 2, AMD. NO. 1
PROJECT NO. SDP24-0027
DATE: SEPTEMBER 19, 2024
SHEET 3 OF 16



SITE DEVELOPMENT PLAN AMENDMENT NO. 1

AMENDING THE SITE DEVELOPMENT PLAN, STORHAUS, A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
 LOT 6-A, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1
 1.94 ACRES
 LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

| | |
|--|---------------------------------|
| | PROPERTY LINE |
| | EXISTING CURB & GUTTER |
| | PROPOSED 2' CATCH CURB & GUTTER |
| | PROPOSED 1' SPILL CURB & GUTTER |
| | EXISTING RIGHT-OF-WAY |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
| | EXISTING STORM SEWER |
| | EXISTING WATER MAIN |
| | EXISTING SANITARY SEWER MAIN |
| | EXISTING ELECTRIC |
| | EXISTING GAS PIPE |
| | PROPOSED WATER SERVICE |
| | PROPOSED SANITARY SERVICE |
| | PROPOSED ELECTRIC SERVICE |
| | PROPOSED GAS PIPE |
| | PROPOSED STORM SEWER |
| | CONCRETE PAVEMENT |

- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITH THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
 5. ALL STREET CUTS FOR UTILITY CONNECTIONS SHALL BE BACKFILLED WITH FLOWABLE FILL, PERIMETER SHALL BE SAW CUT AND EDGE MILLED.

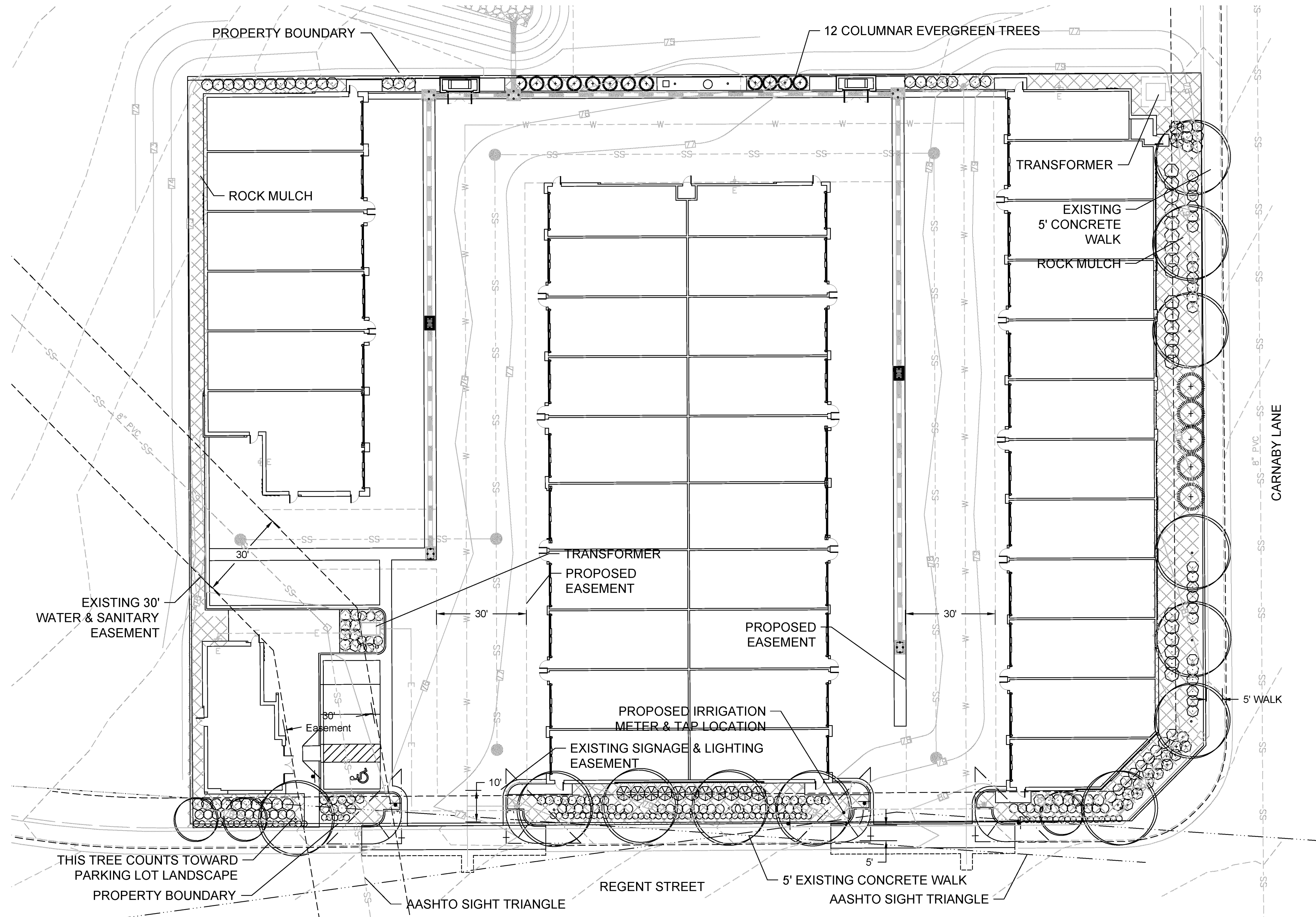
GENERAL UTILITY PLAN
 STORHAUS
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOT 6-A, THE MEADOWS FILING NO. 17
 AREA NO. 2, AMD. NO. 1
 PROJECT NO. SDP24-0027
 DATE: SEPTEMBER 19, 2024
 SHEET 4 OF 16



SITE DEVELOPMENT PLAN STORHAUS

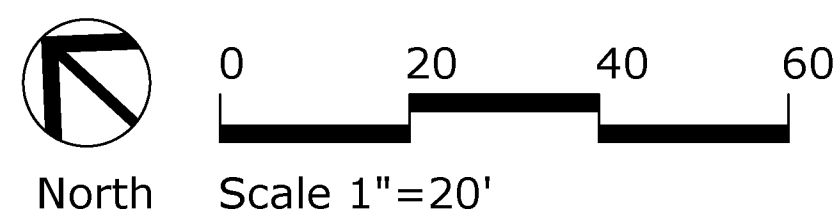
A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



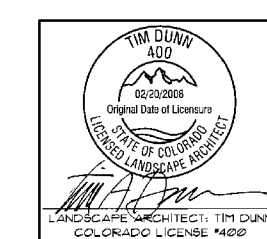
| PLANT TYPE | TOTAL PLANT QUANTITIES | |
|----------------------------|------------------------|--------------|
| | ON-SITE | RIGHT OF WAY |
| 2" Caliper Deciduous Trees | 12 | 0 |
| 6' Evergreen Trees | 17 | |
| 1.5" Ornamental Trees | 3 | |
| TOTAL TREES | 32 | 0 |
| 5 Gallon Evergreen Shrubs | 28 | |
| 5 Gallon Deciduous Shrubs | 142 | 0 |
| TOTAL SHRUBS | 170 | 0 |
| Shrub Hydrozone Type | | |
| Very Low | 59 | |
| Low | 63 | |
| Low to Moderate | 48 | |

- LEGEND**
- 2" Caliper Deciduous Trees
 - 1.5" Ornamental Trees
 - 6' Evergreen Trees
 - 5 Gallon Evergreen Shrubs
 - 5 Gallon Deciduous Shrubs
 - 1 Gallon Ornamental Grasses
 - ROCK MULCH OVER WEED BARRIER
(in all beds, color to match adjacent properties)



SIGHT LINE NOTES:
 1. ALL SHRUBS AND PLANT MATERIAL WILL BE 30" MAX. HEIGHT OR LESS AS MEASURED ABOVE FLOWLINE.
 2. TREE BRANCHES WILL BE NO LESS THAN 8' HT. AS MEASURED ABOVE FLOWLINE.

LANDSCAPE PLAN
STORHAUS
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-039
DATE: DECEMBER 8, 2021
SHEET 5 OF 16



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

SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE UTILIZATION TABLE

| | | | |
|------------------------|----------------|------------------|-------------|
| Open Space/Landscaping | .18 ac | 8,600 sf | 9.8 % |
| Sidewalks | .04 ac | 1,560 sf | 1.8 % |
| Building Coverage | .92 ac | 39,906 sf | 42.2 % |
| Parking & Drive | .80 ac | 34,722 sf | 41.1 % |
| TOTAL | 1.94 ac | 84,428 sf | 100% |

COMPOSITE LANDSCAPE WATER USE RATING CHART

| Landscape Zone | LWU Rating Range |
|--------------------|------------------|
| Very Low Water Use | 0.0 to 1.5 |
| Low Water Use | +1.5 to 3.0 |
| Moderate Water Use | +3.0 to 4.5 |
| High Water Use | +4.5 |

| CLWUR CHART FOR THE TOWN OF CASTLE ROCK - (LWUR x IA) / TA | | | | | | | | |
|--|--|-----------------------------|-------------------|--------------------|---|--|---|-----------------------|
| Irrig. Zone | Plant Name (Common) | App. rate Inches / month | Landscape Zone | % of total area | IA (irrigated area in sf for each zone) | LWUR Landscape water use rating | TA Total area of all irrigated landscape zones | CLWUR LWUR x IA/TA |
| Drip | Shrub beds <small>not including rock mulch</small> | 2.0 | Low | 80% | 6,590 sf | 2 | 6,590 sf | 2.0 |
| Trees in non-irrigated native to receive drip irrigation | | | | | | | TOTAL OF THE CLWUR | 2.0 |

TOTAL OF THE CLWUR 1.99 (2)

LANDSCAPE SUMMARY TABLE

| Landscape Type | Square Footage | Percentage |
|-----------------------------|-----------------|-------------|
| Irrigated Shrub Beds | 6,590 | 80% |
| Non irrigated rock mulch | 2,010 | 20% |
| TOTAL LANDSCAPE AREA | 8,600 sf | 100% |

STREETSCAPE REQUIREMENT TABLE

| Street Name | Frontage Linear Feet (LF) | Trees | | | | Shrubs | |
|---------------|---------------------------------|----------------|--|------------------------------------|----------------------|-----------------|-----------------|
| | | Required trees | Canopy shade trees min. 75% of total provided | Non-canopy shade trees provided | Provided trees total | Required shrubs | Provided shrubs |
| Regent Street | 315 | 8 | 5 | 3 | 8 | 32 | 52 |
| Carnaby Lane | 225 | 6 | 6 | 5 | 11 | 23 | 78 |

*Note: Per Town approval, 4 ornamental trees will be planted along Regent Street in place of canopy trees
Excess of 5 trees to count toward overall trees required

COMMERCIAL LANDSCAPE SITE INVENTORY

Town of Castle Rock Registered Landscape Professional: Tim A. Dunn
State of Colorado License Landscape Architect # 400
Company Name: Tim Dunn Design Address: 6948 Daventry Place, Castle Rock, Colorado 80108
Phone: 720-350-2411 Email: tadunn1958@gmail.com Date: 7.7.21
Project Name: Stor Haus

CLWUR Total = 2.3 (LWU rating Low Water Use)

| Gross Site (area in sq ft) | Landscape Area (area in sq ft) | Turfgrass List Species | Non-Living Ornamental (area in sq ft) | Number of Trees Required | Number of Trees Provided | Number of Shrubs Required | Number of Shrubs Provided | Soil Prep. Amounts (in cu yds/1,000 sf) | Separate Irrigation Service Connections |
|-------------------------------|-----------------------------------|---------------------------|--|-----------------------------|-----------------------------|------------------------------|------------------------------|--|--|
| 64,428 sf | 8,600 sf provided | 0 | 2,010 sf | 17 | 18 | 36 | 170 | 5 cy/1,000 sf | yes |

| Parking Lot (not including drive areas leading to parking) | Parking Lot Landscape (area in sq ft) | No. of Parking Spaces (surface parking) | Non-Living Ornamental (area in sq ft) | No. of Interior Landscape Medians | Min. width of Landscape Medians | Number of Trees Required | Number of Trees Provided | Number of Shrubs Required | Number of Shrubs Provided |
|--|---|---|--|--------------------------------------|------------------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|
| 1,850 sf | 492 sf | 4 | 0 | 2 | 8' | 1 | 1 | 4 | 19 |

GENERAL LANDSCAPE NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.

2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORSEEN FIELD CONSTRAINTS.

3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.

4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.

5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.

6. DESIGN MUST ACCOMMODATE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).

7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.

8. 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 OF THE PROPERTY.

9. IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS OR SIMILAR EXISTING ON THE 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 BASED UPON FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AS APPLICABLE.

10. NO SOLID OBJECT EXCEEDING 30 INCHES IN HEIGHT ABOVE THE FLOWNE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLANS.

11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.

12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.

13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.

14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACE WITH HEALTHY PLANTING MATERIALS OF COMPARIBLE 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.

15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GENERAL IRRIGATION STANDARD NOTES

1. ALL SEEDED TURF AREAS TO BE IRRIGATED WITH SPRAY HEADS.

2. TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.

3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS.

4. SOD AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.

5. IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.

6. ALL LANDSCAPE SHOWN ON CONCEPTUAL LANDSCAPE PLAN IS CONSIDERED LOW HYDROZONE EXCEPT FO THE IRRIGATED TURF GRASS AREAS WHICH ARE CONSIDERED HIGH.

PLANT SCHEDULE / LEGEND

| QUAN. | KEY | COMMON NAME | BOTANICAL NAME | SIZE | CONDITION | HYDROZONE | HT X WD |
|-------------------------|-----|---------------------------|---|-----------|-----------|-----------|---------|
| DECIDUOUS CANOPY TREE | | | | | | | |
| xx | SHL | SKYLINE HONEYLOCUST | Gleditsia triacanthos x inermis 'Skyline' | 2" CAL. | B&B | 2 | 45x40' |
| xx | NRO | NORTHERN RED OAK | Quercus rubra | 2" CAL. | B&B | 2 | 60x60' |
| ORNAMENTAL TREE | | | | | | | |
| xx | GRT | GOLDEN RAINTREE | Koelreuteria paniculata | 1.5" CAL. | B&B | 2 | 25x25' |
| EVERGREEN TREES | | | | | | | |
| xx | PIN | PINYON PINE | Pinus edulis | 6' HT. | B&B | 1 | 25x20' |
| xx | MED | MEDORA JUNIPER | Juniperus scopulorum 'Medora' | 6' HT. | B&B | 2 | 15x5' |
| EVERGREEN SHRUBS | | | | | | | |
| xx | ARJ | ARMSTRONG JUNIPER | Juniperus chinensis 'armstrong' | 5 GAL. | CONTAINER | 1 | 4x4' |
| xx | HUJ | HUGHES JUNIPER | Juniperus horizontalis 'Hughes' | 5 GAL. | CONTAINER | 1 | 2x6' |
| DECIDUOUS SHRUBS | | | | | | | |
| xx | VIB | LANTAN VIBURNUM | Viburnum lantha 'Mohican' | 5 GAL. | CONTAINER | 2-3 | 7x8' |
| xx | CUR | WAX CURRANT | Ribes cereum | 5 GAL. | CONTAINER | 1-2 | 4x3' |
| xx | COP | COPPERTINA NINEBARK | Physocarpus opulifolius 'Coppertina' | 5 GAL. | CONTAINER | 2-3 | 6x8' |
| xx | VHS | VAN-HOUTTE SPIREA | Spiraea japonica 'Goldflame' | 5 GAL. | CONTAINER | 2 | 8'x10' |
| xx | JAC | JACKMAN POTENTILLA | Potentilla fruticosa 'Jackmanni' | 5 GAL. | CONTAINER | 2 | 3x4' |
| CLUMP/ ORNAMENTAL GRASS | | | | | | | |
| xx | MLM | MORNING LIGHT MISCANTHUS | Miscanthus sinensis 'Morning Light' | 1 GAL. | CONTAINER | 3 | 5x3' |
| xx | OPG | ORNAMENTAL FOUNTAIN GRASS | Pennisetum orientale | 1 GAL. | CONTAINER | 2 | 3'x2' |

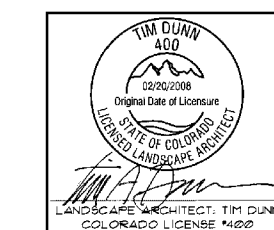
GENERAL GRADING NOTES

1. ALL AREAS ARE TO BE GRADED TO ACHEIVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.

2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.

3. ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

PLANT SCHEDULE & CASTLE ROCK DATA
STORHAUS
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-039
DATE: DECEMBER 8, 2021
SHEET 6 OF 16



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

EXTERIOR FINISH KEYNOTE SCHEDULE

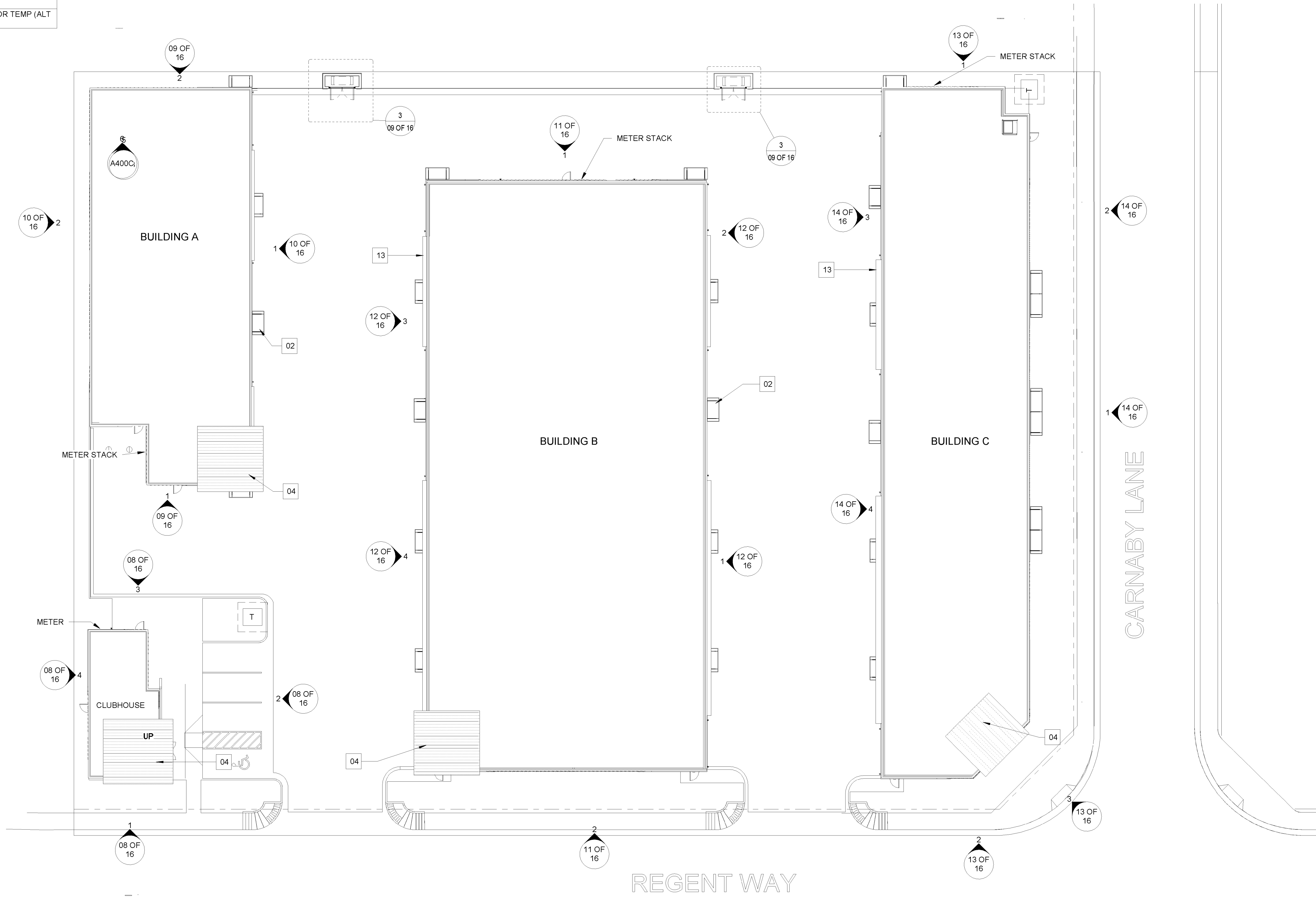
| Mark | DESCRIPTION |
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| 02 | PREMANUFACTURED METAL CANOPY - BLACK |
| 03 | RIBBED METAL PANEL 7.2" O.C. - CHARCOAL GRAY |
| 04 | STANDING SEAM METAL ROOF - CHARCOAL GREY |
| 05 | RUNNING BOND CMU WITH GROUND FACE CLASSIC WHITE 97 GF |
| 06 | STOREFRONT - BLACK |
| 08 | CAP FLASHING - BLACK |
| 09 | MASONRY WEDGE ACCENTS - CHARCOAL |
| 10 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - CHARCOAL FIRE 817 SF/SM |
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| L4 | LIGHT FIXTURE 04 - FLOOD LIGHT WITH MOTION DETECTOR |
| L5 | LIGHT FIXTURE 05 - DOUBLE ADJUSTABLE FLOOD LIGHT, LED 30W, 3000K COLOR TEMP (ALT TO BACK-LIT SIGN) |

SITE DEVELOPMENT PLAN

STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

07 OF 16



1 VICINITY PLAN
SCALE: 1" = 20'-0"

EXTERIOR FINISH KEYNOTE SCHEDULE

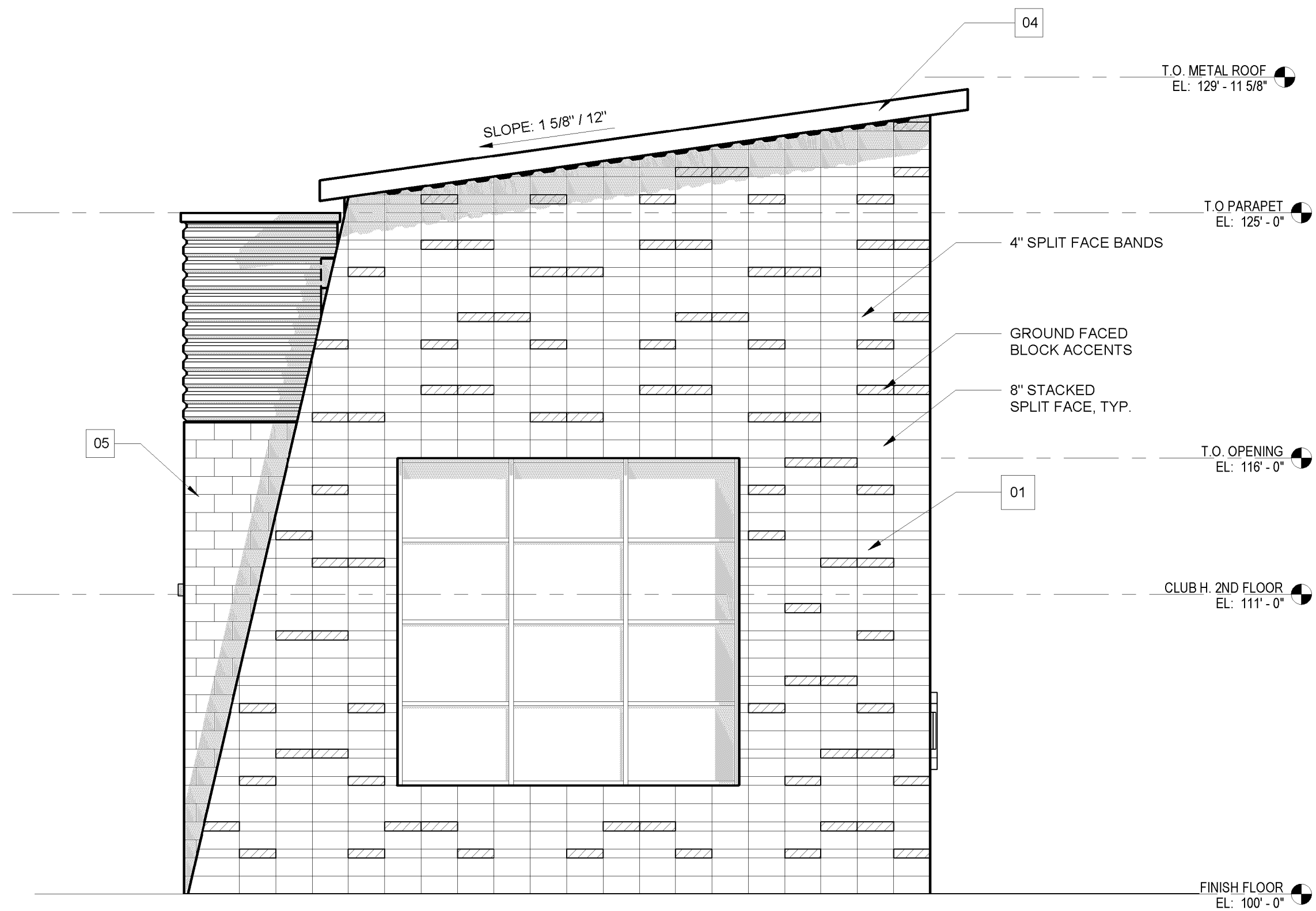
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SITE DEVELOPMENT PLAN STORHAUS

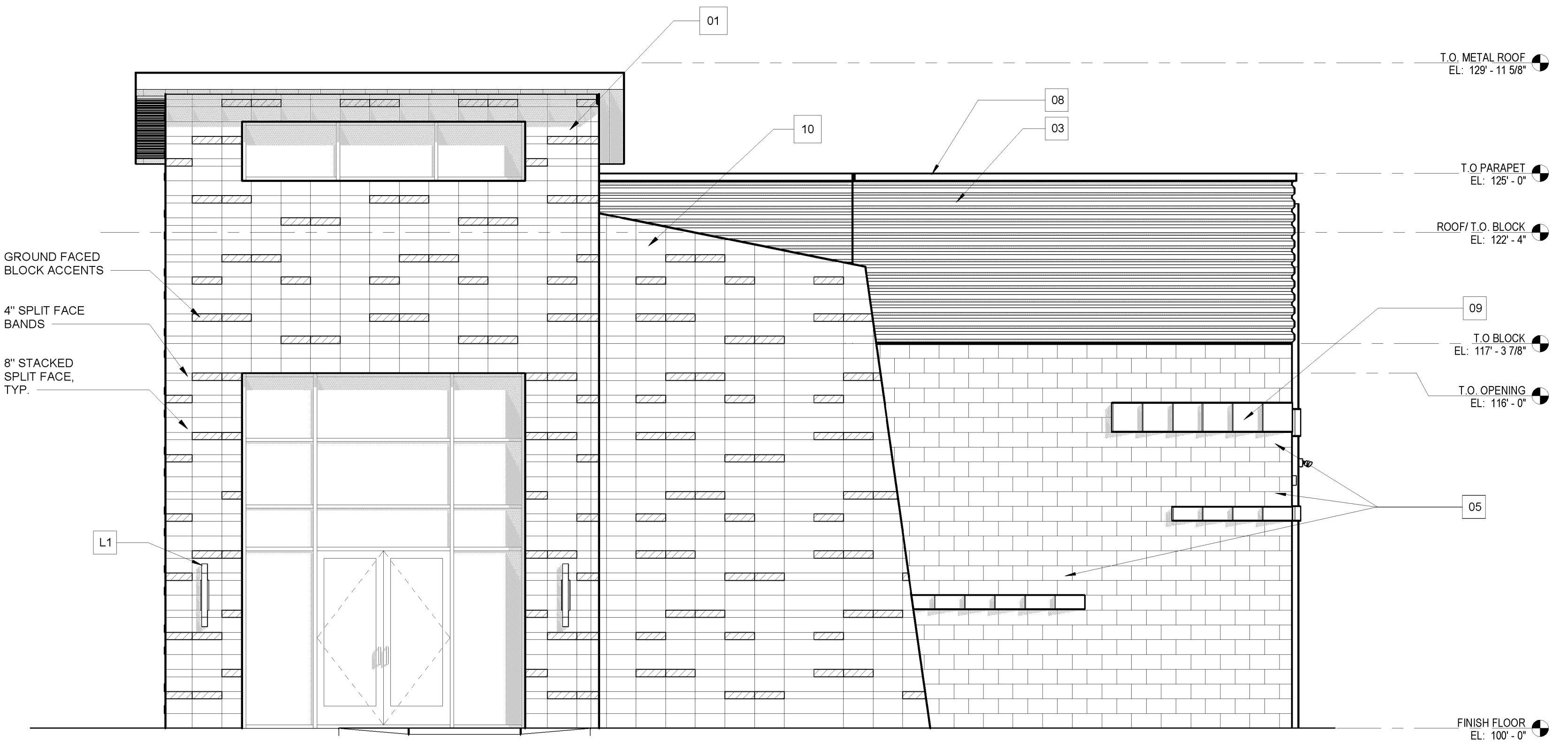
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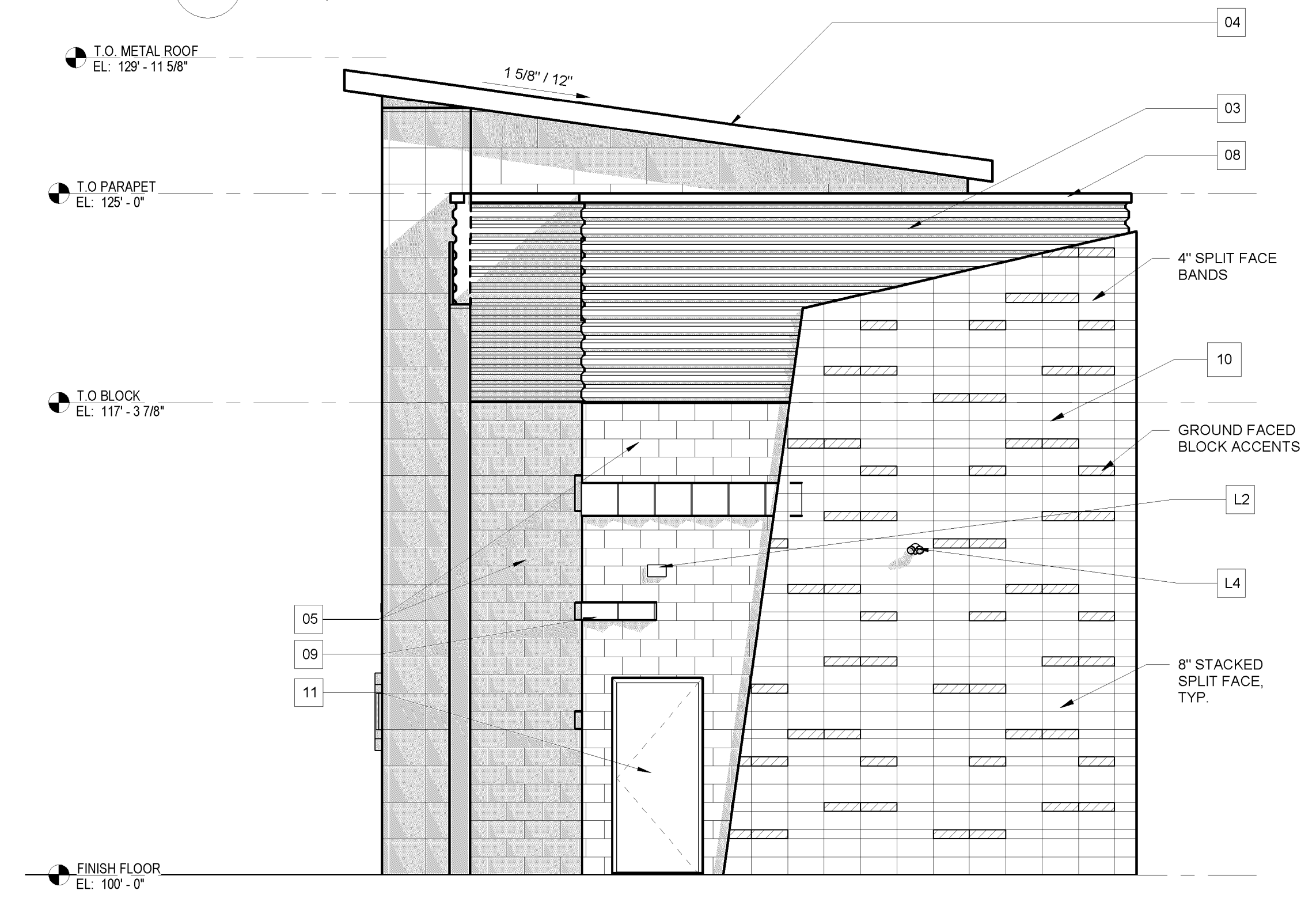
08 OF 16



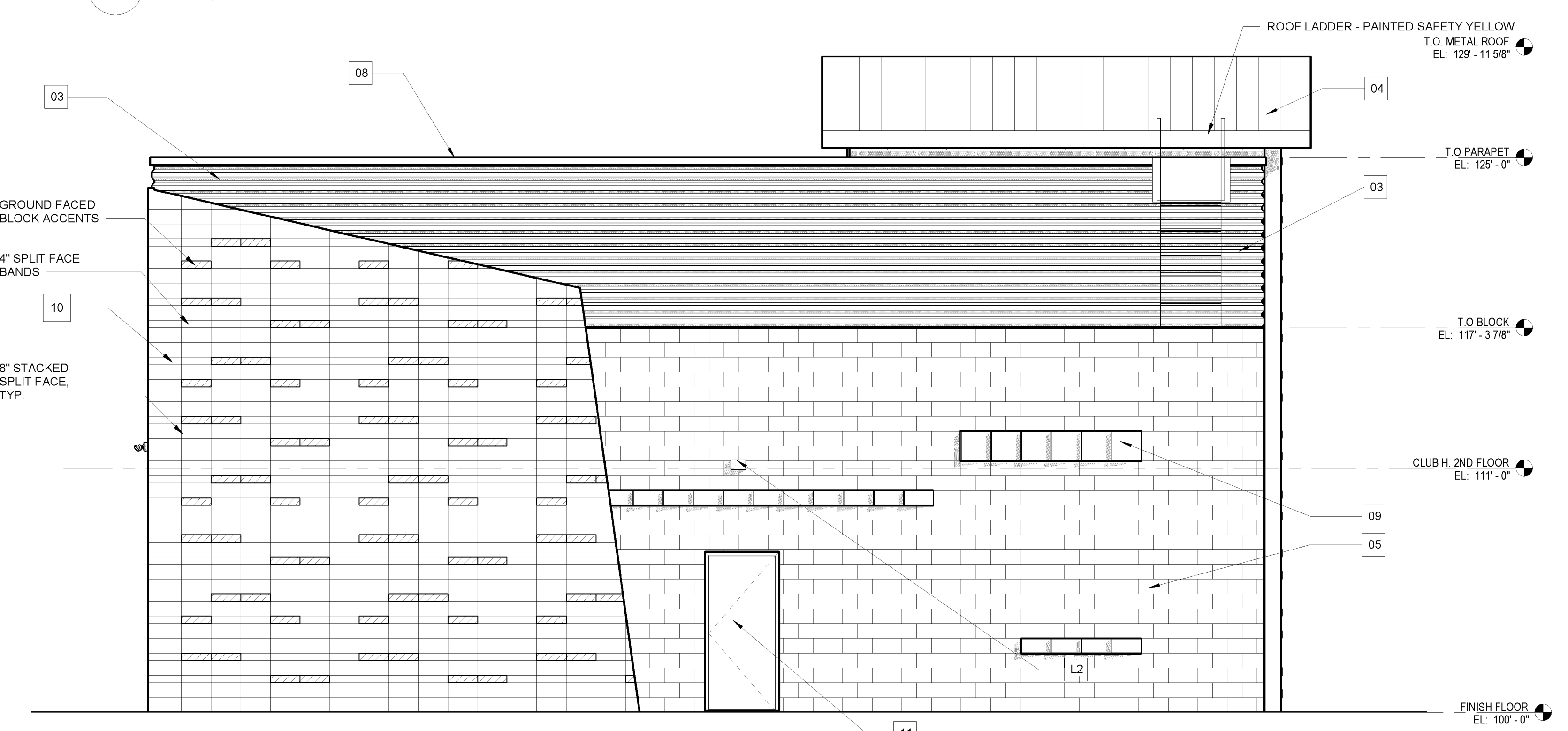
1 CLUB HOUSE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 CLUB HOUSE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 CLUB HOUSE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 CLUB HOUSE - WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH KEYNOTE SCHEDULE

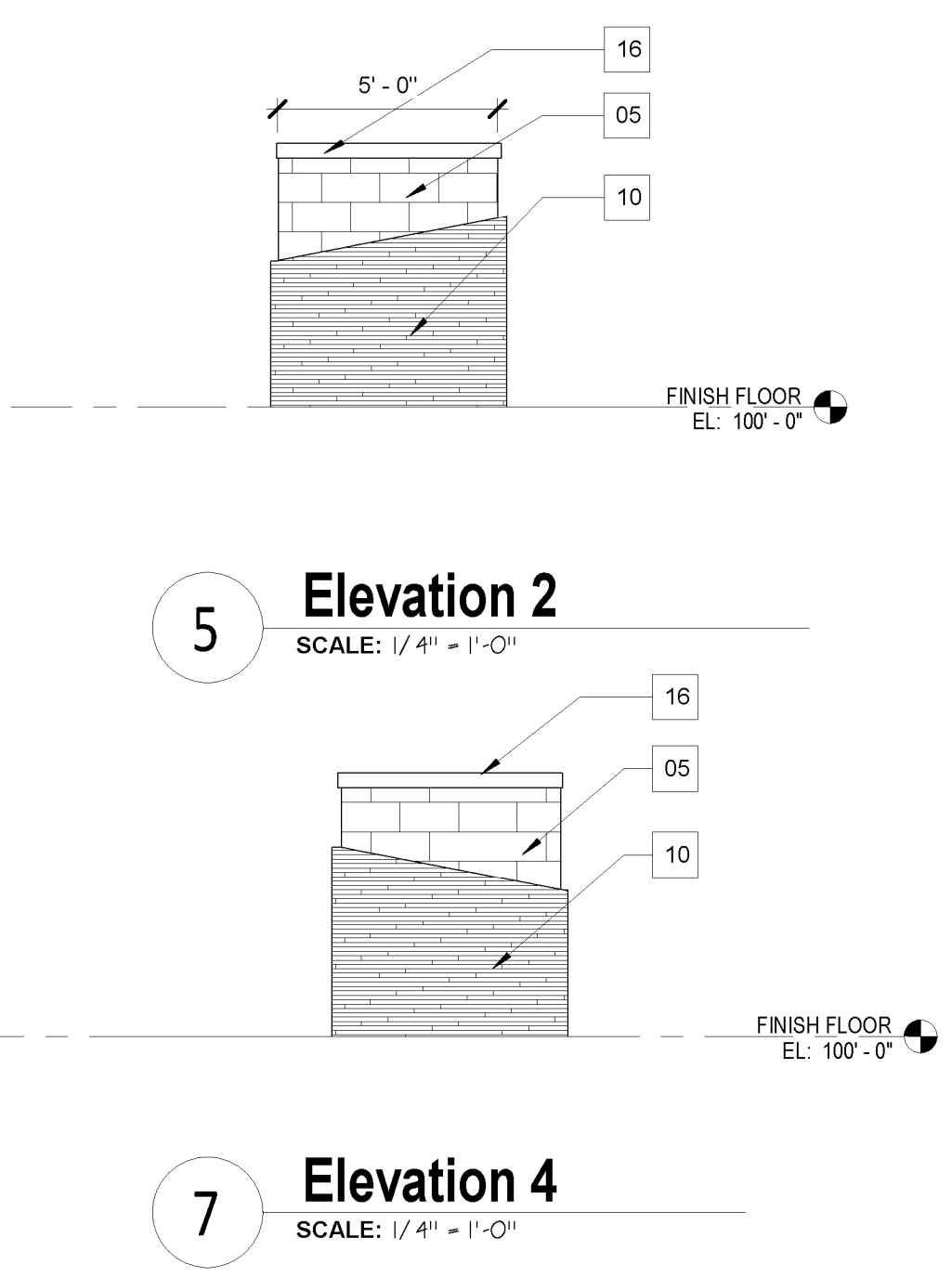
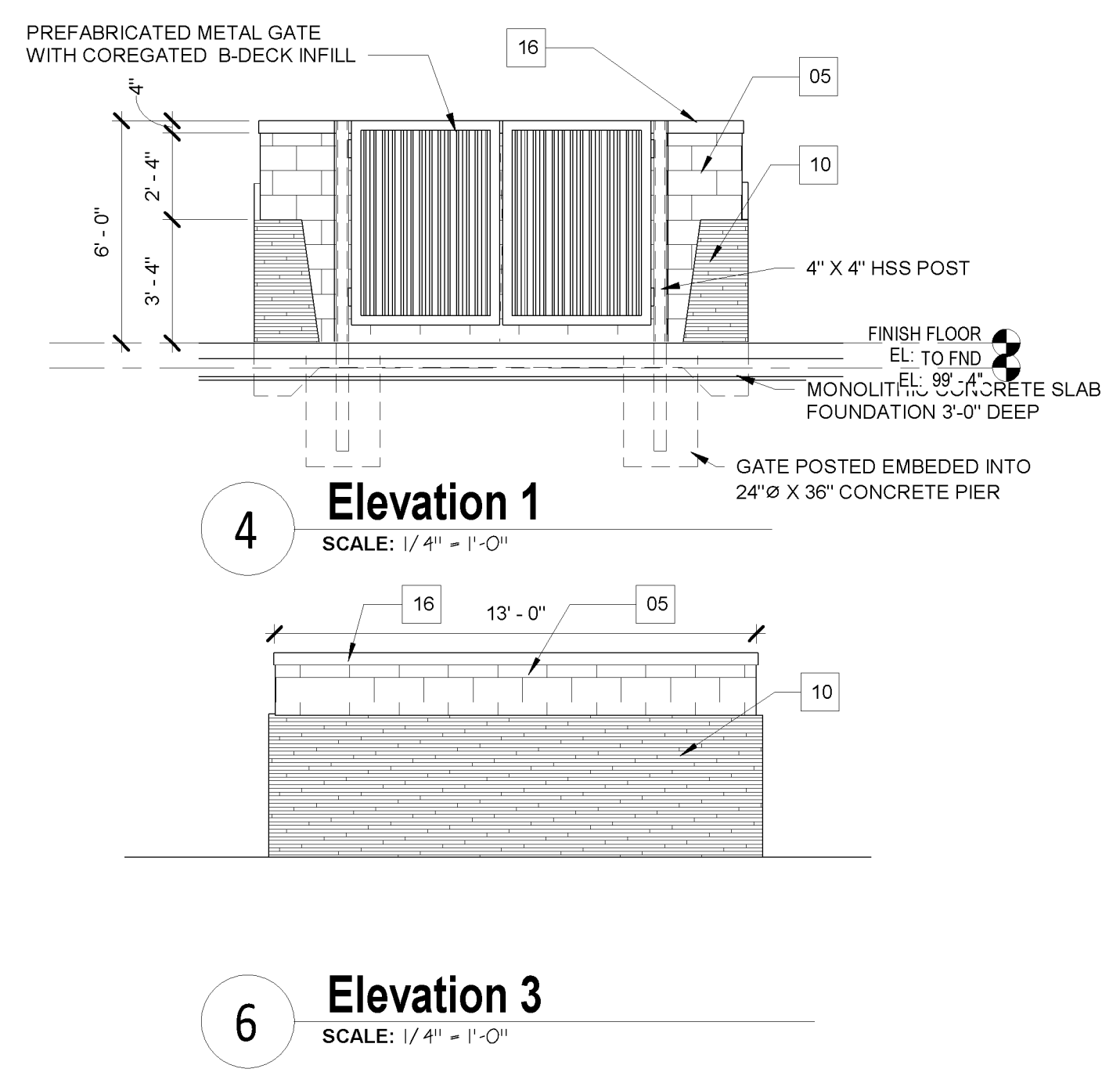
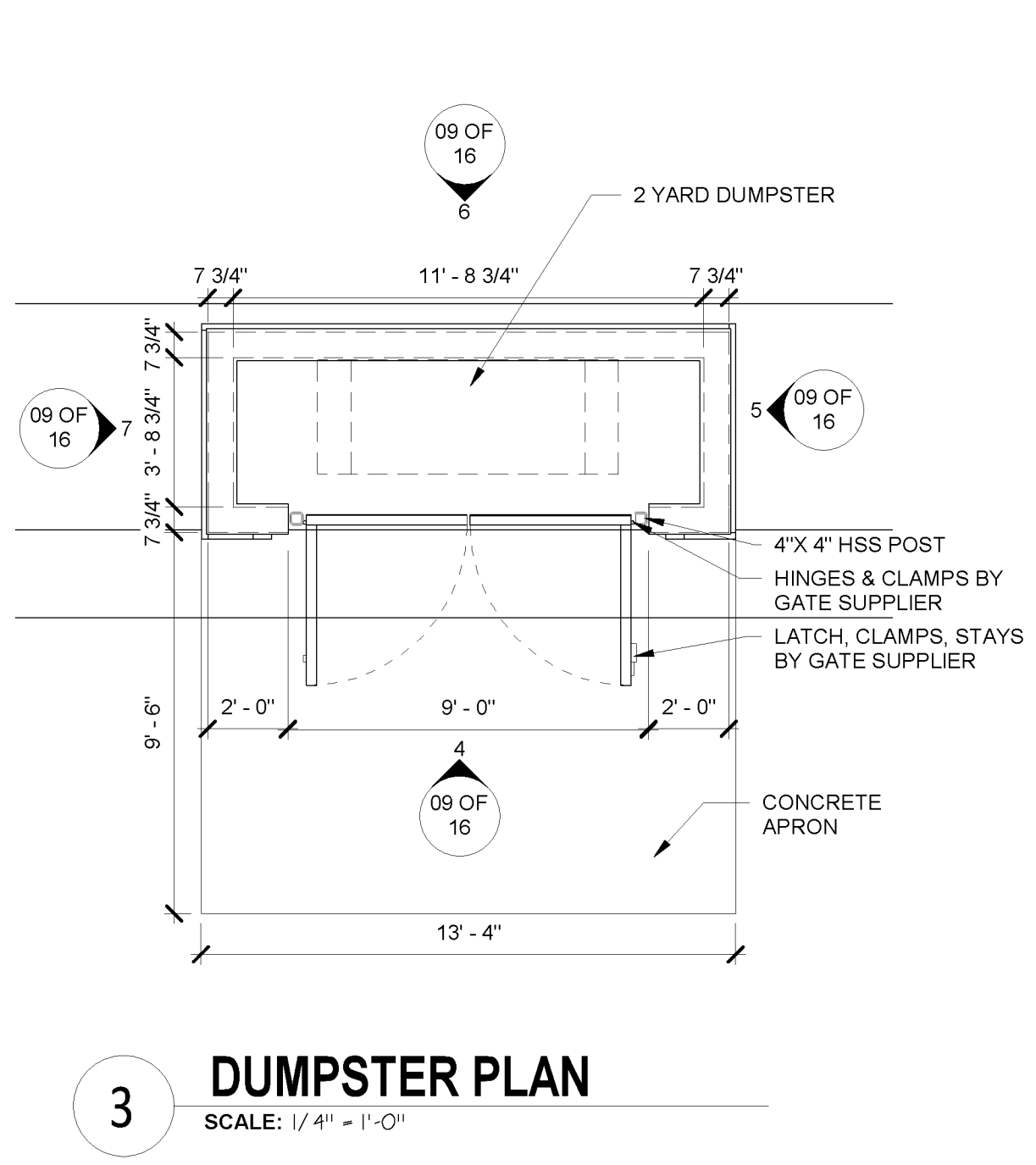
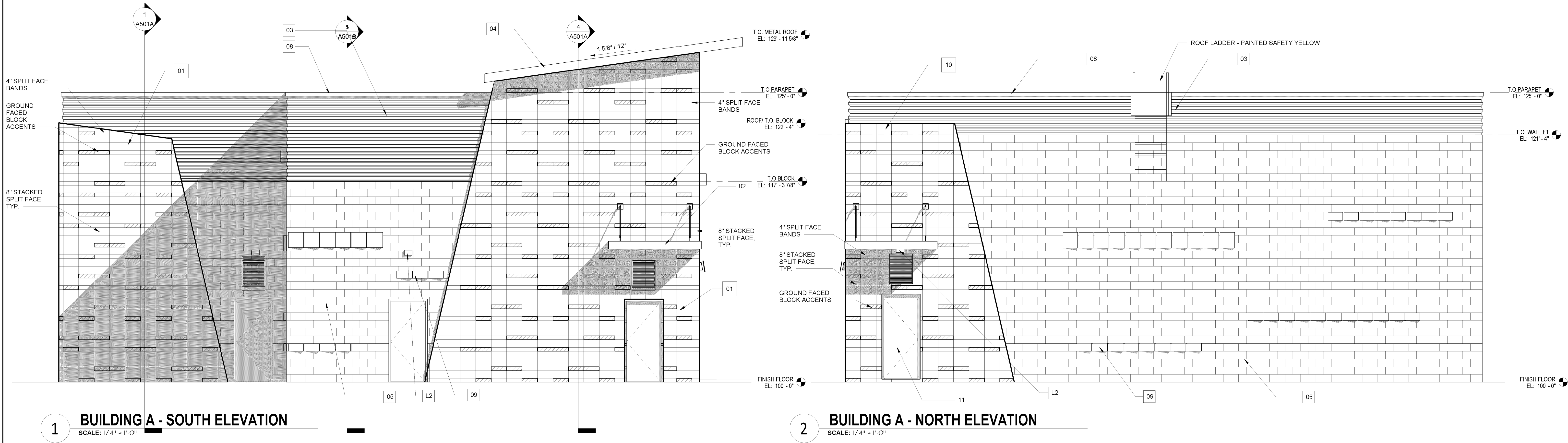
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SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

09 OF 16



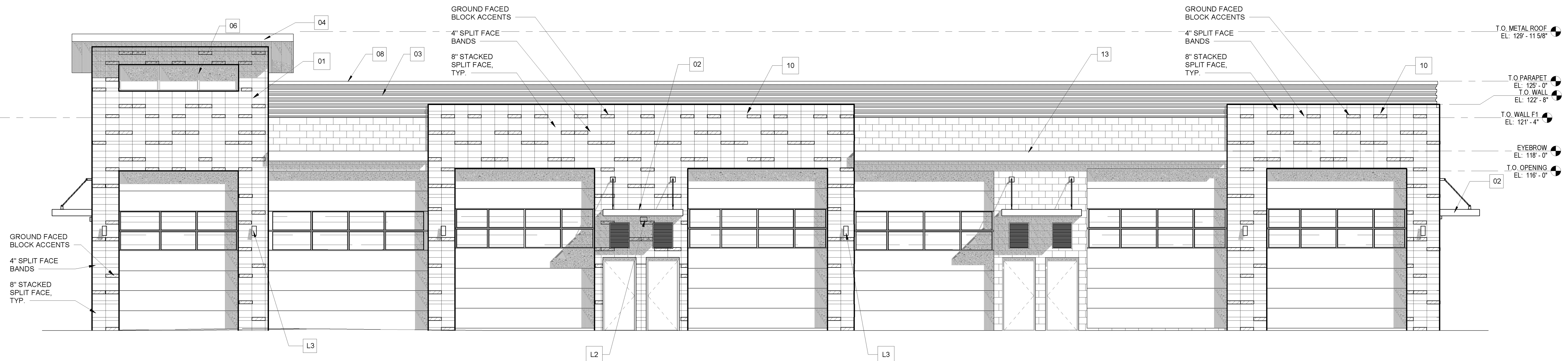
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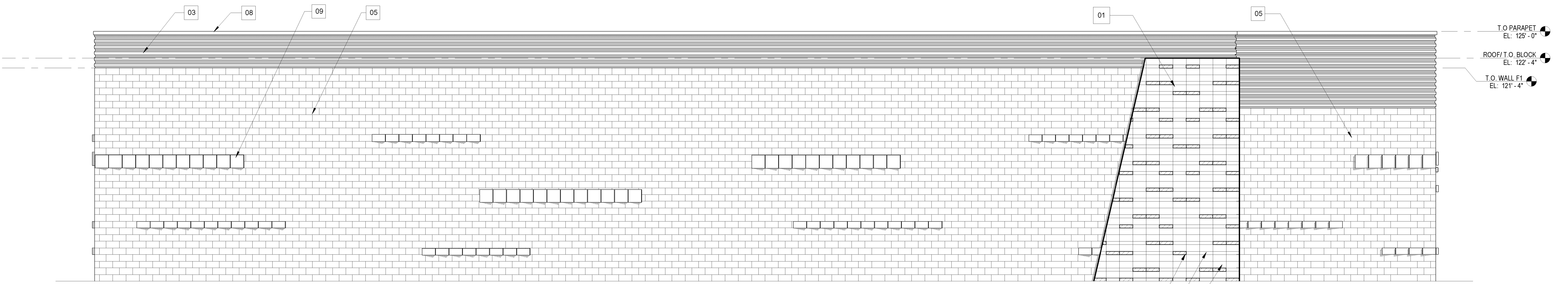
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LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 BUILDING A - EAST ELEVATION
SCALE: 5/16" = 1'-0"



2 BUILDING A - WEST ELEVATION
SCALE: 5/16" = 1'-0"

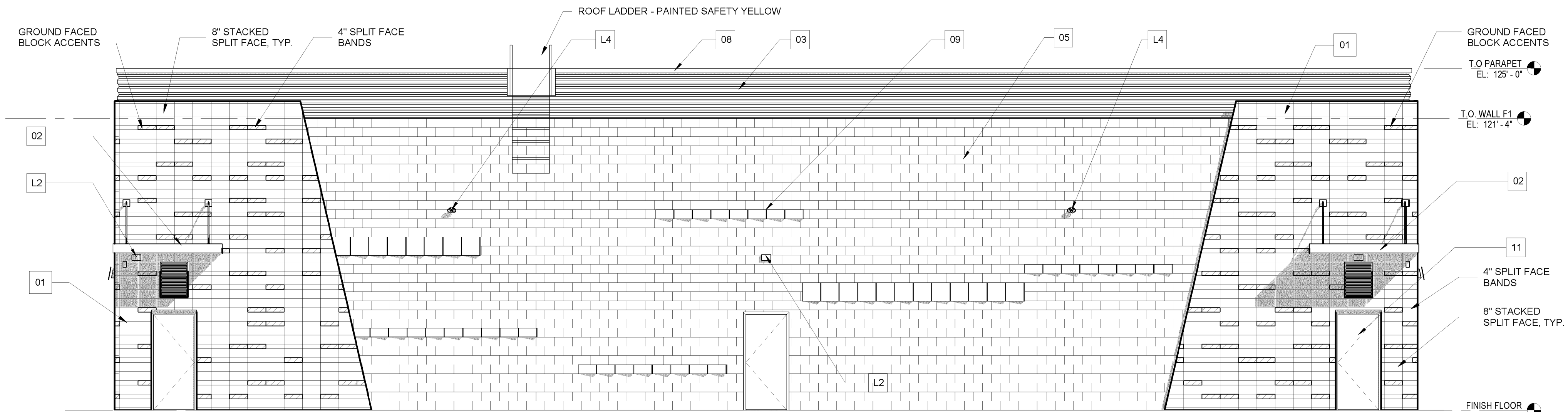
EXTERIOR FINISH KEYNOTE SCHEDULE

| Mark | DESCRIPTION |
|------|--|
| 01 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - SUNSET RED 216 SF/SM |
| 02 | PREMANUFACTURED METAL CANOPY - BLACK |
| 03 | RIBBED METAL PANEL 7.2" O.C. - CHARCOAL GRAY |
| 04 | STANDING SEAM METAL ROOF - CHARCOAL GREY |
| 05 | RUNNING BOND CMU WITH GROUND FACE CLASSIC WHITE 97 GF |
| 06 | STOREFRONT - BLACK |
| 08 | CAP FLASHING - BLACK |
| 09 | MASONRY WEDGE ACCENTS - CHARCOAL |
| 11 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - CHARCOAL FIRE 817 SF/SM |
| 12 | PAINTED METAL DOOR - OFFWHITE, METAL DOOR FRAME - GREY TO MATCH SIDING |
| 13 | SECTIONAL GARAGE ROLL UP GARAGE DOORS - OFF WHITE |
| 14 | DECORATIVE EYEBROW - BLACK |
| 15 | GARAGE DOOR GLAZING |
| 16 | SIGNAGE - BLACK AND BACK LIT |
| L1 | PRECAST CONCRETE CAP |
| L2 | LIGHT FIXTURE 01 - BEAM: 18" BLACK, LED 698 LUMENS, 3000K COLOR TEMP |
| L3 | LIGHT FIXTURE 02 - BRICK-OD: 8" BLACK, LED 13W 1210 LUMENS, 3500K COLOR TEMP |
| L4 | LIGHT FIXTURE 03 - SLANT: 11" BLACK, LED 7 W, 440 LUMENS 3000K COLOR TEMP |
| L5 | LIGHT FIXTURE 04 - FLOOD LIGHT WITH MOTION DETECTOR |
| L6 | LIGHT FIXTURE 05 - DOUBLE ADJUSTABLE FLOOD LIGHT: LED 30W, 3000K COLOR TEMP (ALT TO BACK-LIT SIGN) |

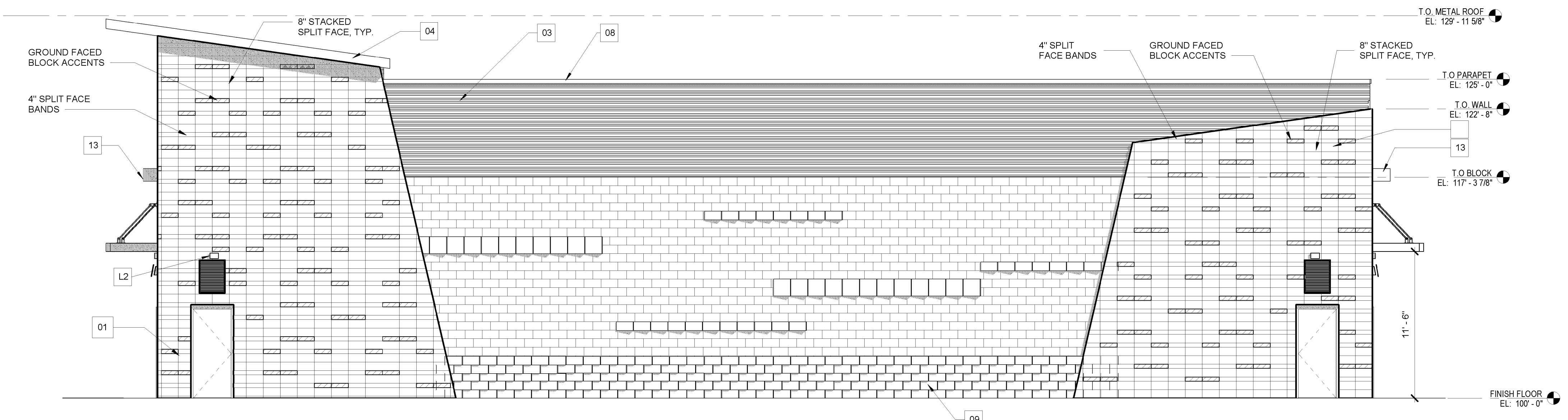
SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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



2 BUILDING B - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEYNOTE SCHEDULE

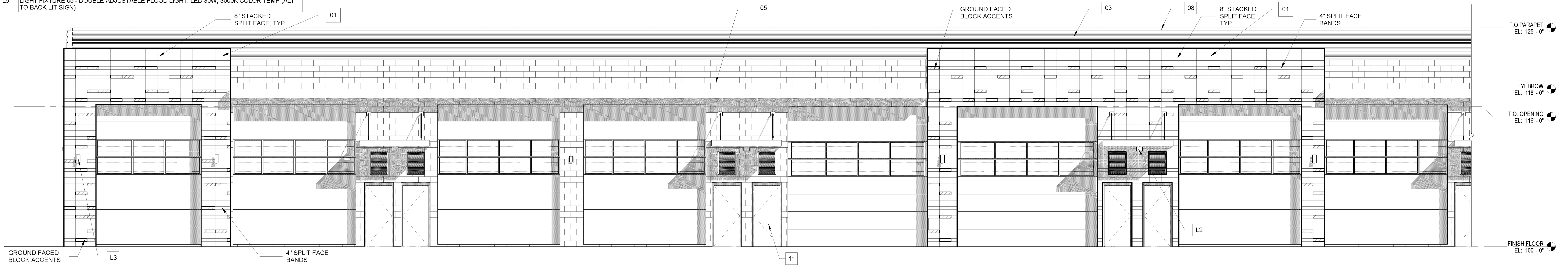
| Mark | DESCRIPTION |
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| 01 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - SUNSET RED 216 SF/SM |
| 02 | PREMANUFACTURED METAL CANOPY - BLACK |
| 03 | RIBBED METAL PANEL 7.2" O.C. - CHARCOAL GRAY |
| 04 | STANDING SEAM METAL ROOF - CHARCOAL GREY |
| 05 | RUNNING BOND CMU WITH GROUND FACE CLASSIC WHITE 97 GF |
| 06 | STOREFRONT - BLACK |
| 08 | CAP FLASHING - BLACK |
| 09 | MASONRY WEDGE ACCENTS - CHARCOAL |
| 10 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - CHARCOAL FIRE 817 SF/SM |
| 11 | PAINTED METAL DOOR - OFFWHITE, METAL DOOR FRAME - GREY TO MATCH SIDING |
| 12 | SECTIONAL GARAGE ROLL UP GARAGE DOORS - OFF WHITE |
| 13 | DECORATIVE EYEBROW - BLACK |
| 14 | GARAGE DOOR GLAZING |
| 15 | SIGNAGE - BLACK AND BACK LIT |
| 16 | PRECAST CONCRETE CAP |
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SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

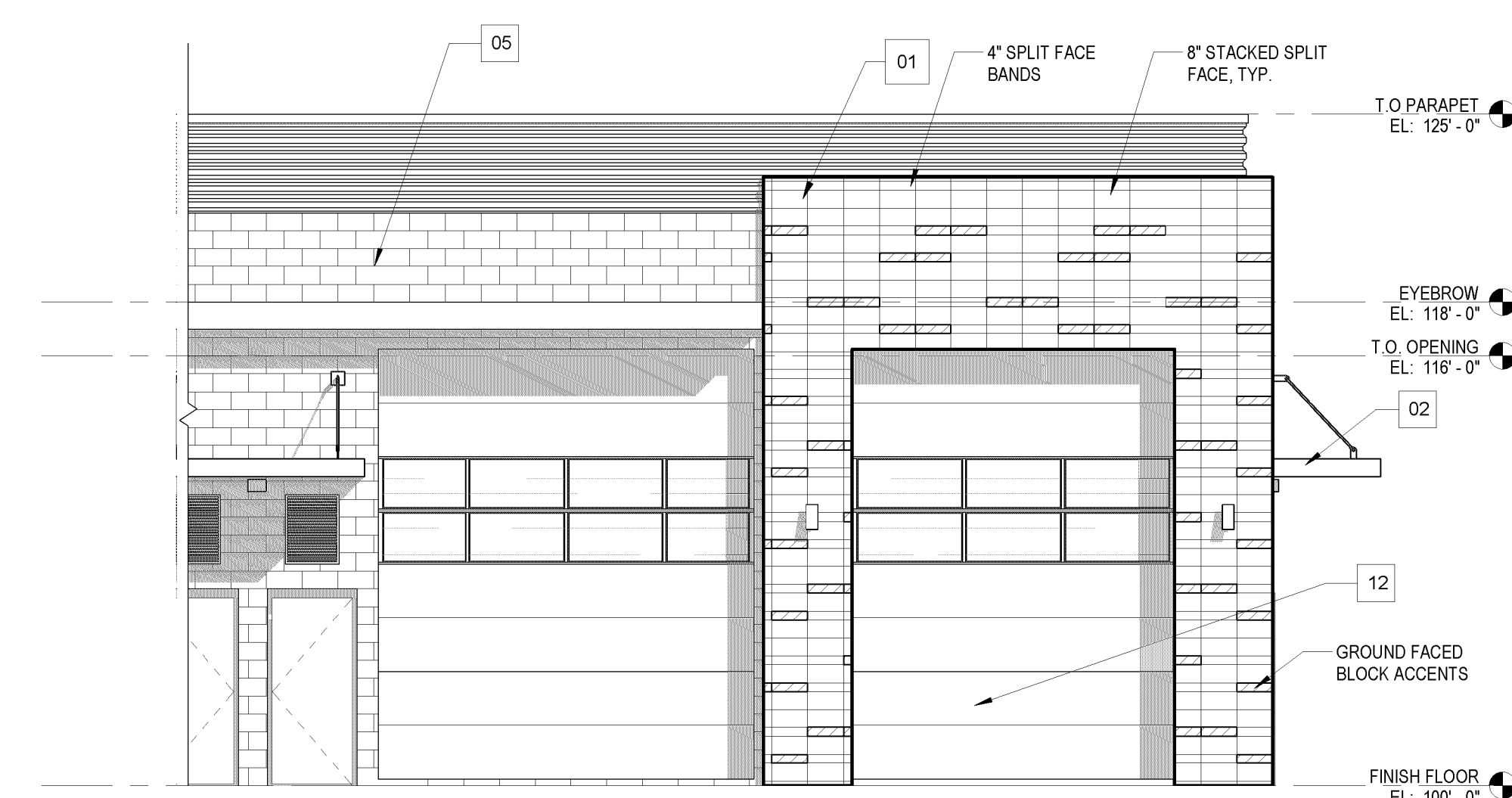
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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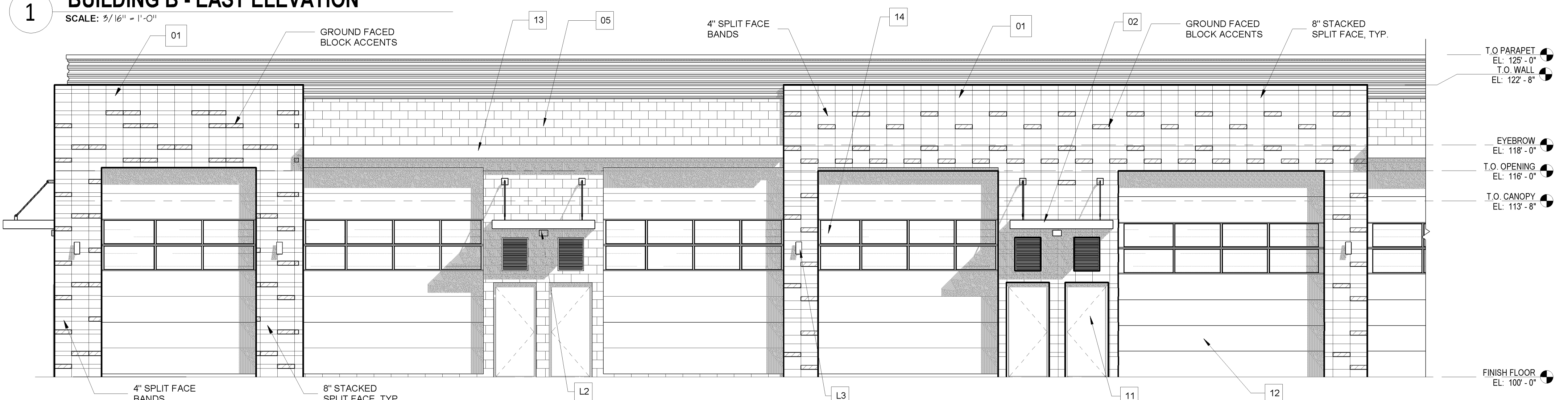
1 BUILDING B - EAST ELEVATION

SCALE: 3/16" = 1'-0"



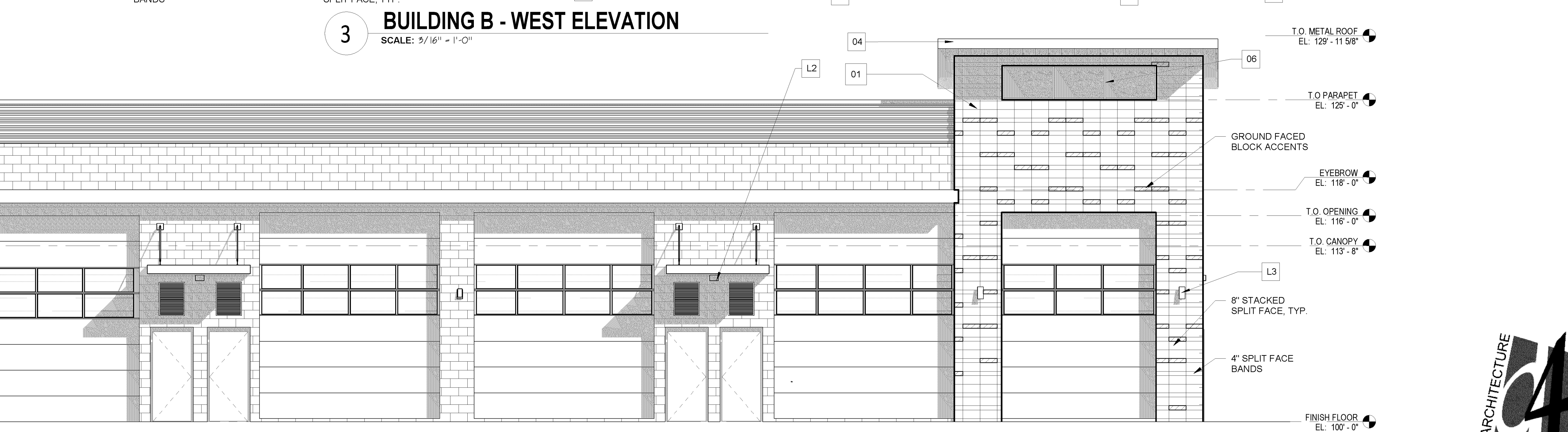
2 BUILDING B - EAST ELEVATION - Continuation

SCALE: 3/16" = 1'-0"



3 BUILDING B - WEST ELEVATION

SCALE: 3/16" = 1'-0"



4 BUILDING B - WEST ELEVATION - Continuation

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEYNOTE SCHEDULE

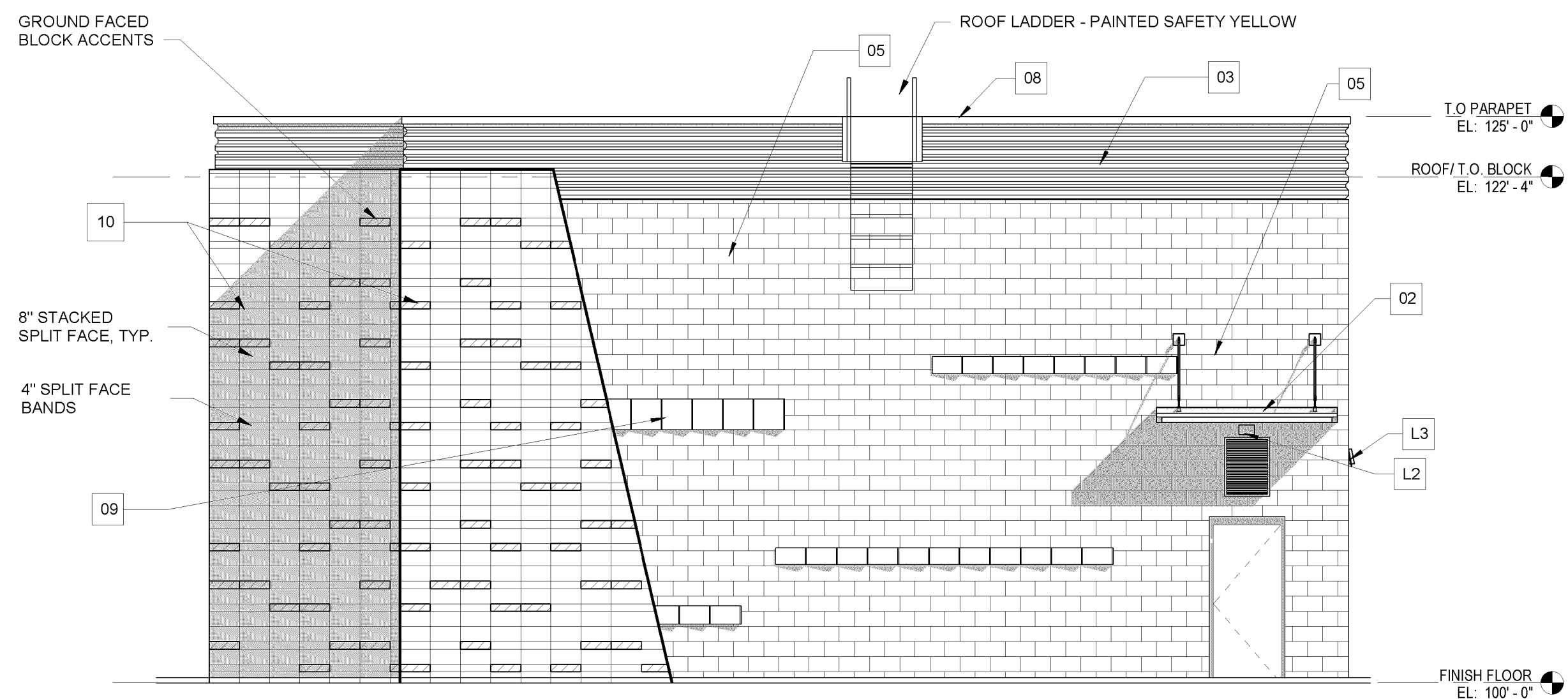
| Mark | DESCRIPTION |
|------|--|
| 01 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - SUNSET RED 216 SF/SM |
| 02 | PREMANUFACTURED METAL CANOPY - BLACK |
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| 04 | STANDING SEAM METAL ROOF - CHARCOAL GREY |
| 05 | RUNNING BOND CMU WITH GROUND FACE CLASSIC WHITE 97 GF |
| 06 | STOREFRONT - BLACK |
| 08 | CAP FLASHING - BLACK |
| 09 | MASONRY WEDGE ACCENTS - CHARCOAL |
| 10 | STACKED CMU SPLITFACE WITH SMOOTH FACE ACCENTS - CHARCOAL FIRE 817 SF/SM |
| 11 | PAINTED METAL DOOR - OFFWHITE, METAL DOOR FRAME - GREY TO MATCH SIDING |
| 12 | SECTIONAL GARAGE ROLL UP GARAGE DOORS - OFF WHITE |
| 13 | DECORATIVE EYEBROW - BLACK |
| 14 | GARAGE DOOR GLAZING |
| 15 | SIGNAGE - BLACK AND BACK LIT |
| 16 | PRECAST CONCRETE CAP |
| L1 | LIGHT FIXTURE 01 - BEAM: 18" BLACK, LED 698 LUMENS, 3000K COLOR TEMP |
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| L3 | LIGHT FIXTURE 03 - SLANT: 11" BLACK, LED 7 W, 440 LUMENS 3000K COLOR TEMP |
| L4 | LIGHT FIXTURE 04 - FLOOD LIGHT WITH MOTION DETECTOR |
| L5 | LIGHT FIXTURE 05 - DOUBLE ADJUSTABLE FLOOD LIGHT: LED 30W, 3000K COLOR TEMP (ALT TO BACK-LIT SIGN) |

SITE DEVELOPMENT PLAN STORHAUS

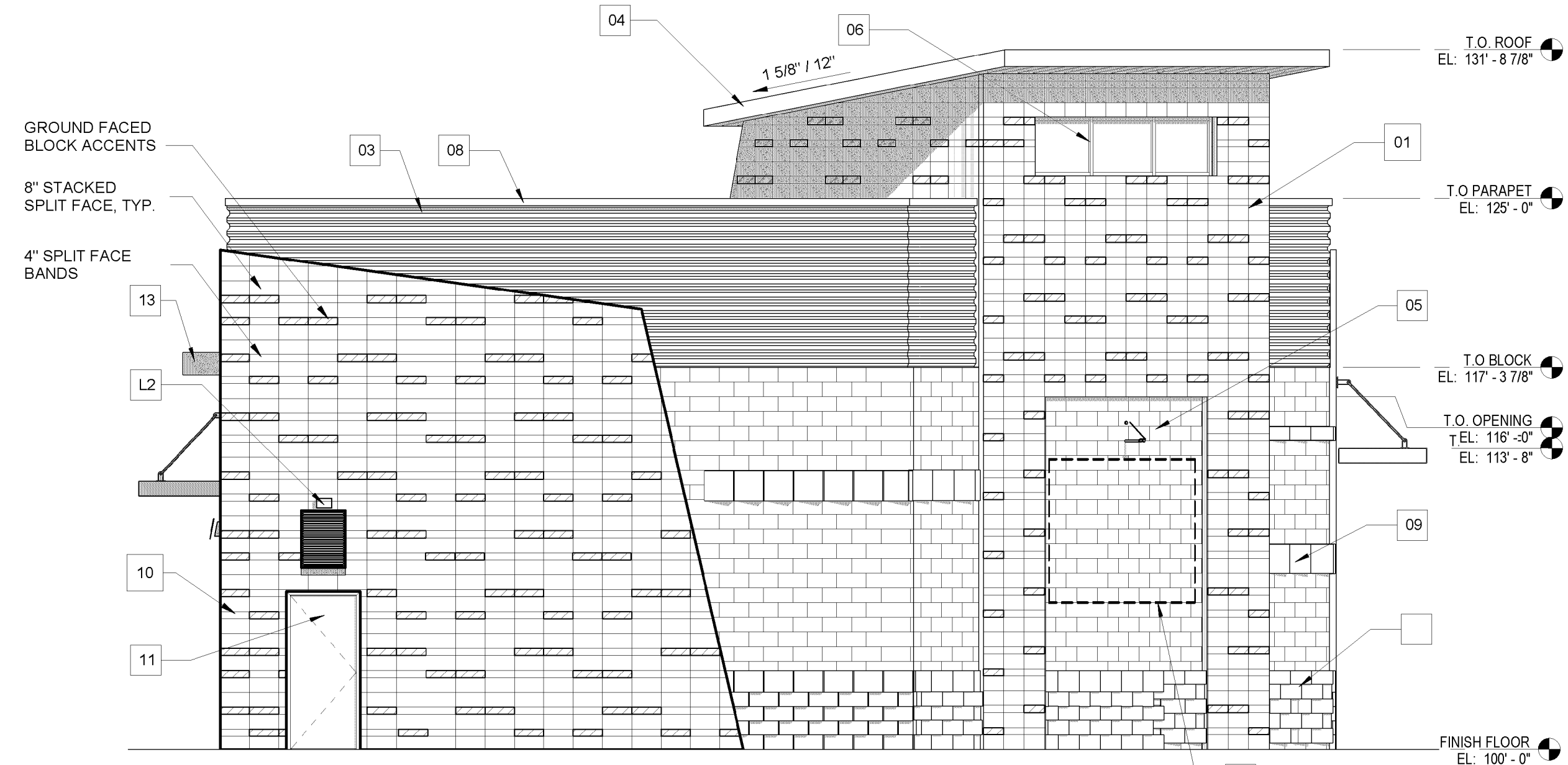
A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

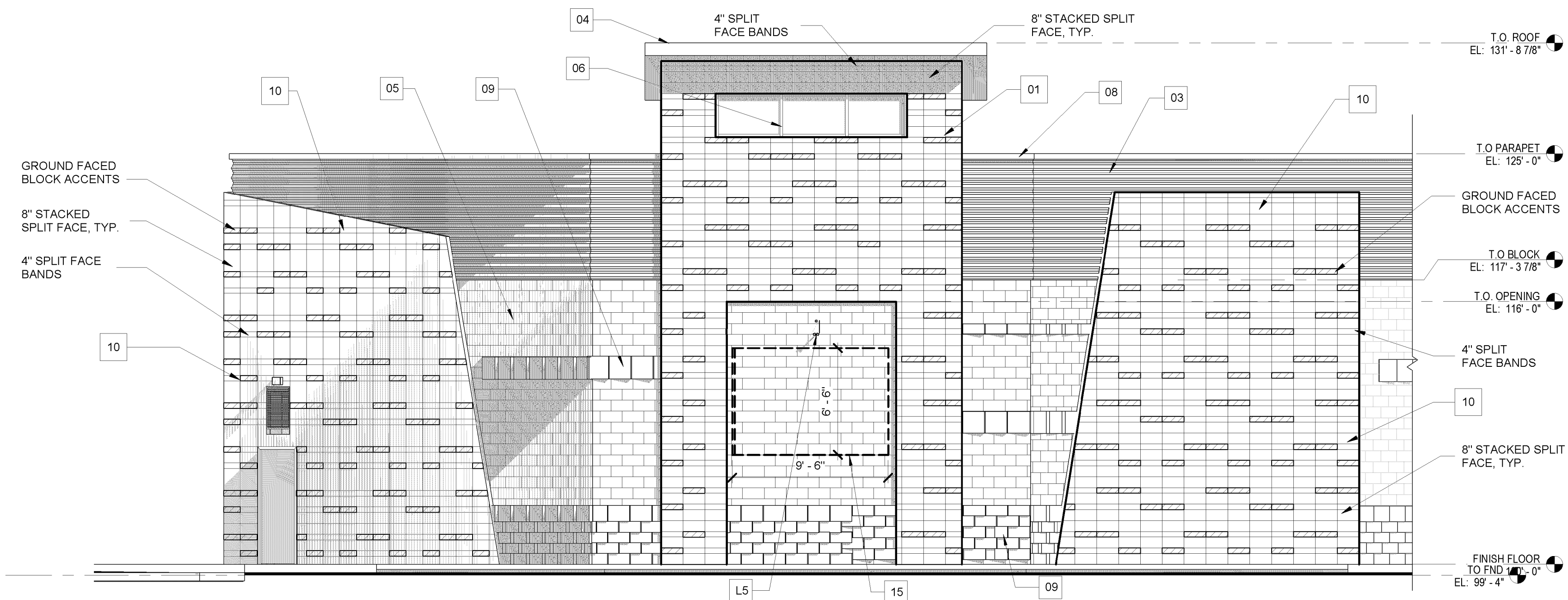
13 OF 16



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



2 BUILDING C - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 BUILDING C - SOUTH EAST ELEVATION
SCALE: 3/16" = 1'-0"

SITE DEVELOPMENT PLAN STORHAUS

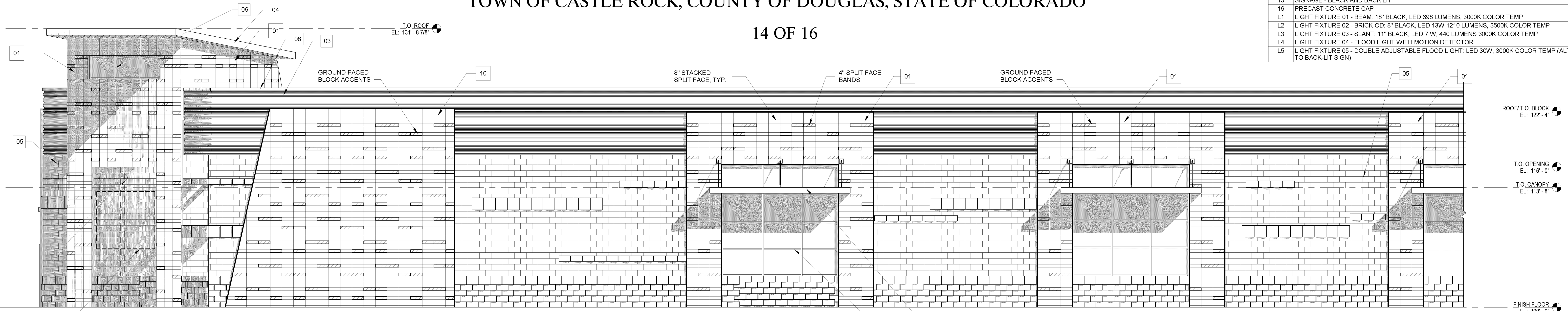
A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

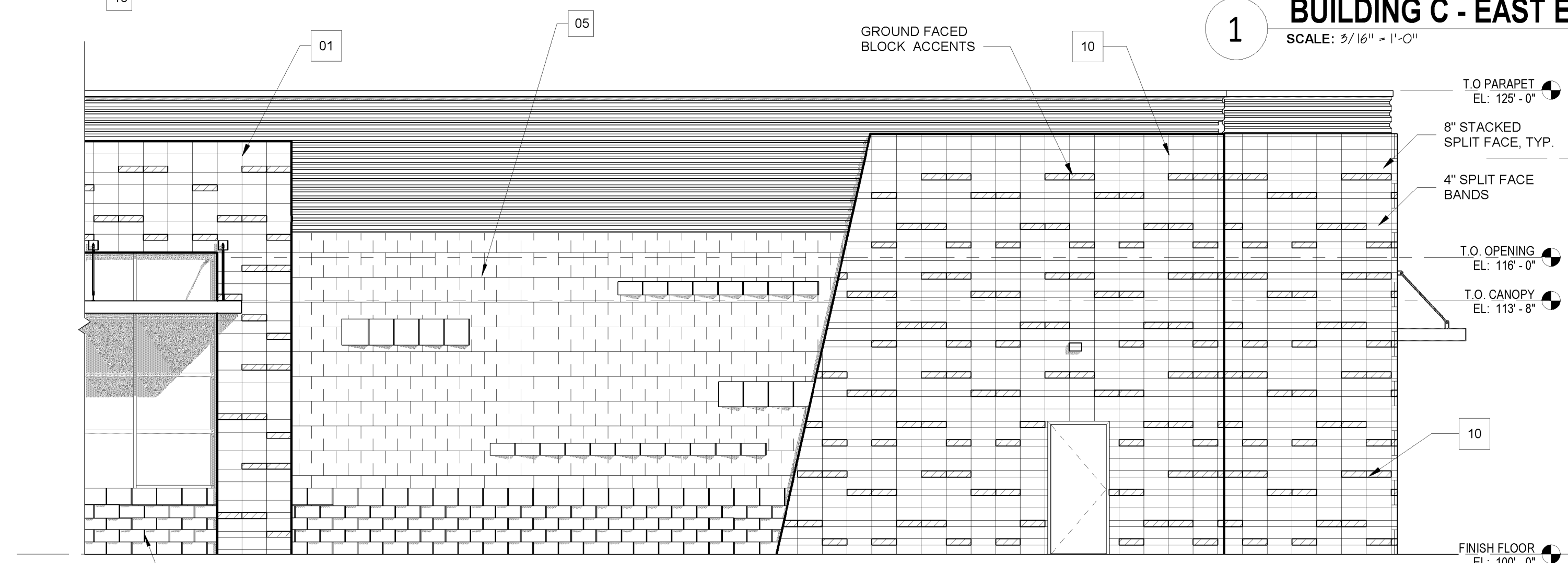
14 OF 16

EXTERIOR FINISH KEYNOTE SCHEDULE

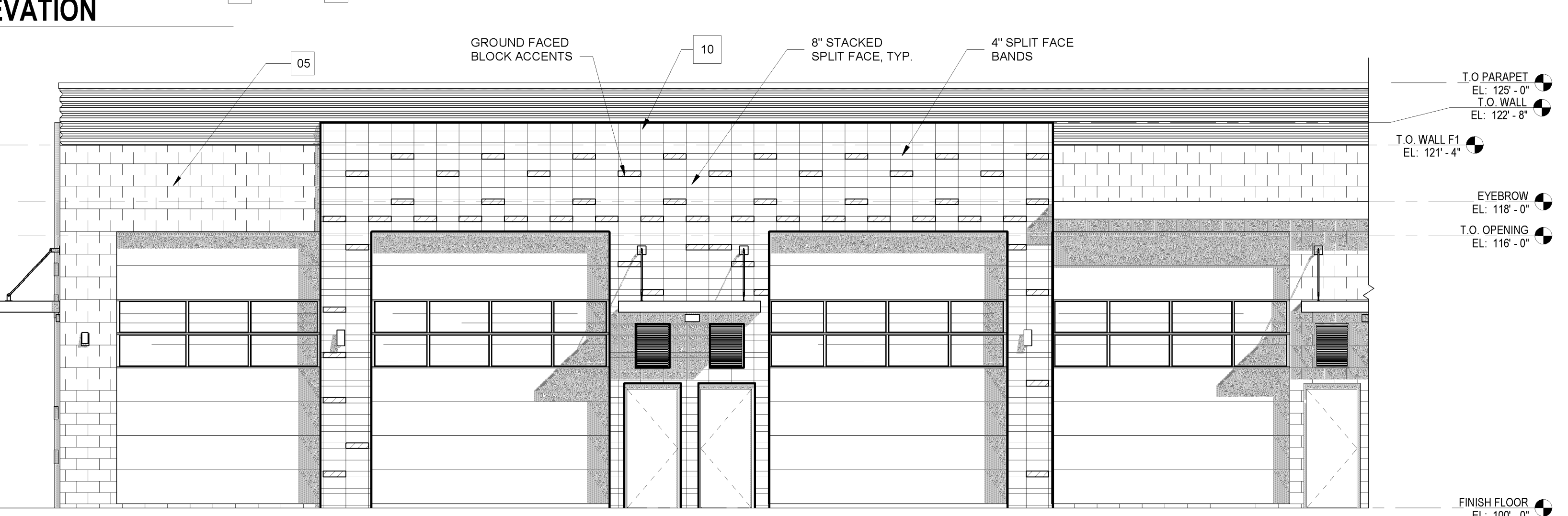
| Mark | DESCRIPTION |
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1 BUILDING C - EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING C - EAST ELEVATION - Continuation
SCALE: 3/16" = 1'-0"



3 BUILDING C - WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 BUILDING C - WEST ELEVATION - Continuation
SCALE: 3/16" = 1'-0"



44 ARCHITECTURE
3900 W 58th Ave, Suite 12
Denver, CO 80211
303-946-5389

SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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BEAM

STANDARD SPECIFICATIONS

HOUSING
Heavy duty, commercial grade assembly constructed of die formed aluminum with welded ends. Tapered housing attached to aluminum mounting plate to create wiring compartment. Hardhats resist impact resistance, stainless steel screws.

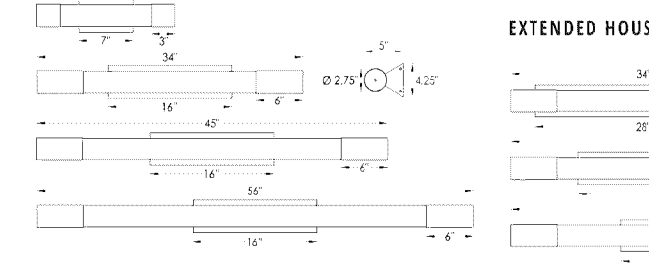
DIFFUSER
Sturdy, 0.100" thick, matte white acrylic cylinder (D.D. 2.75", UV stabilized). The entire diffuser assembly is water-tight and is bolted to the housing with stainless steel hardware. End cap assemblies are constructed of aluminum and are attached with hammer resistant, stainless steel screws.

LED PERFORMANCE - 3500K STANDARD
120,277V - 3500K, 62 CRI - L80 rating - 50,000 hrs - L70 rating projected - 100,000 hrs
Ambient temp: 110°F (43°C) - 120°F (49°C) - 130°F (54°C)
Operating ambient temperature: 20°C / 4°F - 40°C / 104°F
Refer to lighting section for luminaire options. Consult Brownlee.com for performance of all CCTs.

MOUNTING
Designed to be mounted directly to a standard 1x4 box by others. The mounting plate has additional holes in the area for anchors if necessary. Can be mounted vertically, horizontally or on the ceiling.

FINISH
All 1171 parts are pre-painted using a three step pre-treatment/prime process, followed by a powder coat primer prior to applying any of the Brownlee finish.

WARRANTY
5 year limited warranty on the LED product. Consult factory for details.



ORDERING INFORMATION

| 2. SIZE | 3. FINISH | 4. WATTAGE | 5. COLOR TEMPERATURE |
|-------------|---------------------|---|--------------------------------------|
| 18" Lx36" W | AB Architect Bronze | H08 8W H Series LED, 27 A input, 88W delivered lumens | 35K 3500K standard color temperature |
| 24" Lx36" W | BB Brushed Aluminum | H16 16W H Series LED, 27 A input, 164 delivered lumens | 30K 3000K color temperature |
| 45" Lx45" W | BB Brushed Aluminum | H21 21W H Series LED, 18 A input, 194 delivered lumens | 40K 4000K color temperature |
| 56" Lx56" W | BB Brushed Aluminum | H25 25W H Series LED, 20 A input, 2444 delivered lumens | |

Notes: 3500K cannot be combined with H16, H21, H25, H31, H33, H41, H43, H45, H47, H49, H51, H53, H55, H57, H59, H61, H63, H65, H67, H69, H71, H73, H75, H77, H79, H81, H83, H85, H87, H89, H91, H93, H95, H97, H99, H101, H103, H105, H107, H109, H111, H113, H115, H117, H119, H121, H123, H125, H127, H129, H131, H133, H135, H137, H139, H141, H143, H145, H147, H149, H151, H153, H155, H157, H159, H161, H163, H165, H167, H169, H171, H173, H175, H177, H179, H181, H183, H185, H187, H189, H191, H193, H195, H197, H199, H201, H203, H205, H207, H209, H211, H213, H215, H217, H219, H221, H223, H225, H227, H229, H231, H233, H235, H237, H239, H241, H243, H245, H247, H249, H251, H253, H255, H257, H259, H261, H263, H265, H267, H269, H271, H273, H275, H277, H279, H281, H283, H285, H287, H289, H291, H293, H295, H297, H299, H301, H303, H305, H307, H309, H311, H313, H315, H317, H319, H321, H323, H325, H327, H329, H331, H333, H335, H337, H339, H341, H343, H345, H347, H349, H351, H353, H355, H357, H359, H361, 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