

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

PURPOSE STATEMENT

THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO PRESENT THE PRELIMINARY DESIGN FOR A NEW INDOOR STORAGE FACILITY ON 1.94 ACRES.

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 4.7 AND 9.3.2 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 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.
- 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. 08035C0167G 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.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PD (MEADOWS - FOURTH AMENDMENT, RECORDED ON JULY 10, 2003 AT RECEPTION NUMBER 2003102970).
- 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 PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN. THEREFORE, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. [HTTP://WWW.FWS.GOV/MOUNTAIN- PRAIRIE/SPECIES/MAMMALS/PREBLE/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USE 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.
- THE UNDERLYING PROPERTY REQUIRES A REPLAT OF A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2.

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.

LEGAL DESCRIPTION

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2 AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO AT RECEPTION NUMBER 2017009633, IN THE TOWN OF CASTLE ROCK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID LOT 6;
THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF REGENT STREET THROUGH THE FOLLOWING TWO COURSES:
1) SOUTHERLY ALONG A 305.00-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS N74°53'50"E), CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 23°06'19", A DISTANCE OF 123.00 FEET;
2) S38°12'29"E, 8.50 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S38°12'29"E ALONG SAID EAST RIGHT-OF-WAY LINE, 313.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARNABY STREET;
THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH THE FOLLOWING TWO COURSES:
1) S83°12'29"E, 35.36 FEET;
2) N51°47'31"E, 225.00 FEET;
THENCE THROUGH SAID LOT 6 ALONG THE FOLLOWING TWO COURSES:
1) N38°12'29"W, 338.96 FEET;
2) S51°47'31"W, 250.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, AS DESCRIBED, CONTAINS AN AREA OF 1.94 ACRES OR 84,428 SQUARE FEET, MORE OR LESS.

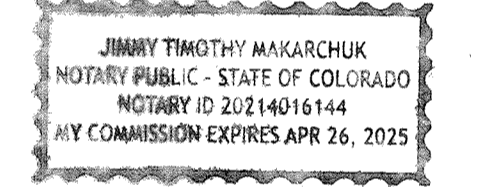
OWNERSHIP CERTIFICATION:

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

BY: CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
BY: Stephanie McCandless
SIGNED THIS 24th DAY OF January, 20 22

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF January, 20 22 BY STEPHANIE MCCANDLESS AS PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
BY: Jimmie Timothly Makarchuk
NOTARY PUBLIC
MY COMMISSION EXPIRES April 26, 2025

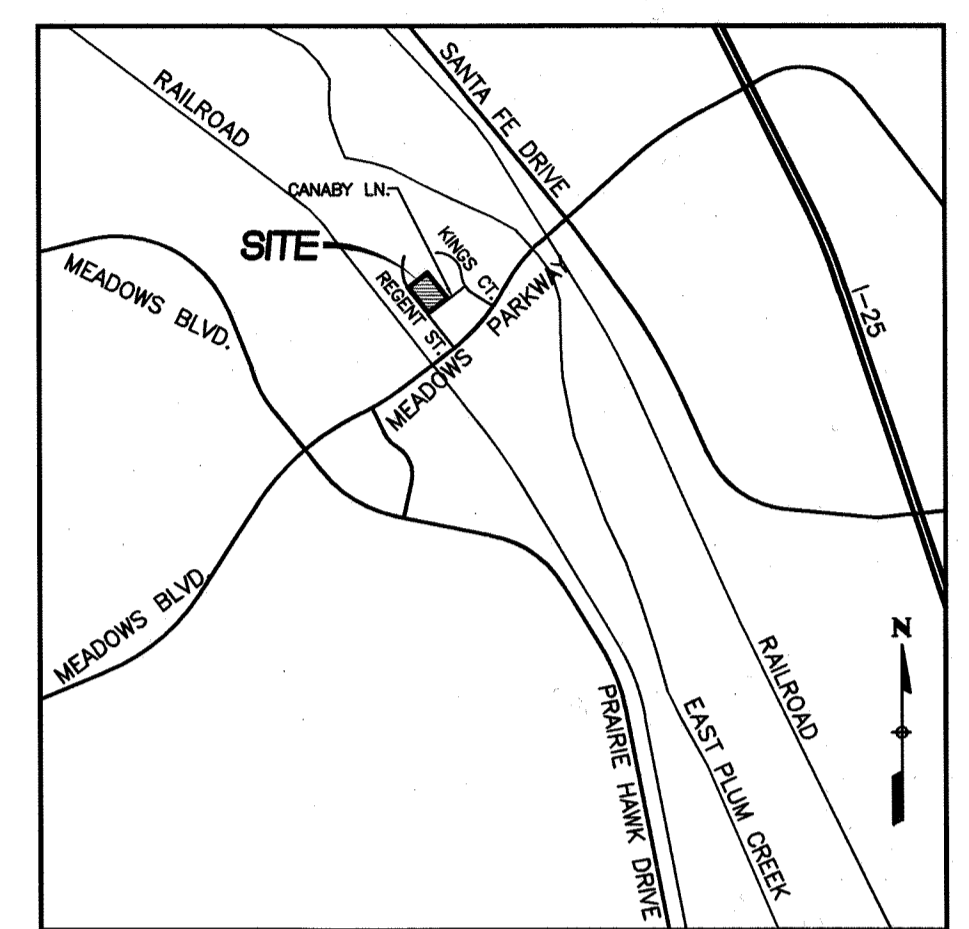
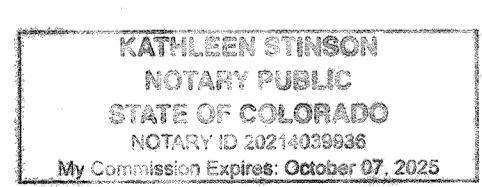


TITLE CERTIFICATION

I, San Deanna, AN AUTHORIZED REPRESENTATIVE OF LAND-TITLE GUARANTEE 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.

BY: SDB
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE COMPANY
SIGNED THIS 24th DAY OF January, 20 22

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF January, 20 22 BY Kathleen Stinson
WITNESS MY HAND AND OFFICIAL SEAL.
BY: Kathleen Stinson
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/07/25



VICINITY MAP
SCALE: 1"=200'

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.

ZONING COMPARISON CHART

ZONING	PLANNED DEVELOPMENT	
	PD REQUIREMENT	PROPOSED
ITEM	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%

DEVELOPER
STORHAUS CASTLE ROCK, LLC
558 E. CASTLE PINES PARKWAY, B-4324
CASTLE ROCK, CO 80108
720-816-8259
CONTACT: TONY LANG

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

OWNER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. FIRST AVENUE, SUITE 305
DENVER, CO 80206
303-394-5500
CONTACT: R.C. HANISCH

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

ARCHITECT
D4 ARCHITECTURE
15816 JOSEPHINE CIRCLE E.
THORNTON, CO 80602
303-946-5389
CONTACT: DEREK PRICE

SHEET INDEX

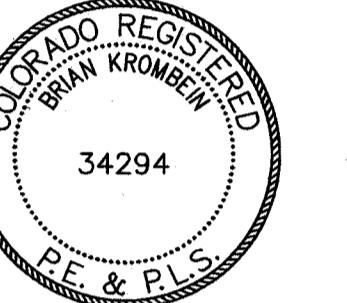
- 1 OF 16 COVER SHEET
- 2 OF 16 SITE PLAN
- 3 OF 16 GENERAL GRADING PLAN
- 4 OF 16 GENERAL UTILITY PLAN
- 5 OF 16 LANDSCAPE PLAN
- 6 OF 16 PLANT SCHEDULES AND CASTLE ROCK DATA
- 7 OF 16 VICINITY PLAN
- 8-14 OF 16 ELEVATIONS
- 15 OF 16 LIGHTING PLAN
- 16 OF 16 LIGHTING CUT SHEETS

CIVIL ENGINEER'S STATEMENT

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

BY: Brian Krombein
REGISTERED ENGINEER
BRIAN KROMBEIN, PE, PLS.
COLORADO PE NO. 34294

DATE: 1/14/22

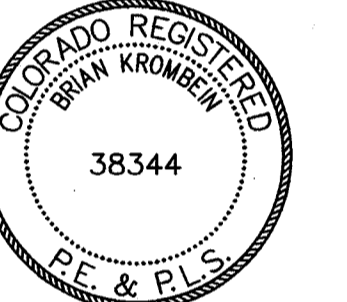


SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, 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 THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

BY: Brian Krombein
REGISTERED LAND SURVEYOR
BRIAN KROMBEIN, PE, PLS.
COLORADO PLS NO. 38344

DATE: 1/14/22



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 24 DAY OF January, 20 22

BY: John D. Nield
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")

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 2:46 PM O'CLOCK ON THE 31st DAY OF January, 20 22 AT RECEPTION NO. 2022007270

DOUGLAS COUNTY CLERK AND RECORDER

BY: Thelma Muth
DEPUTY



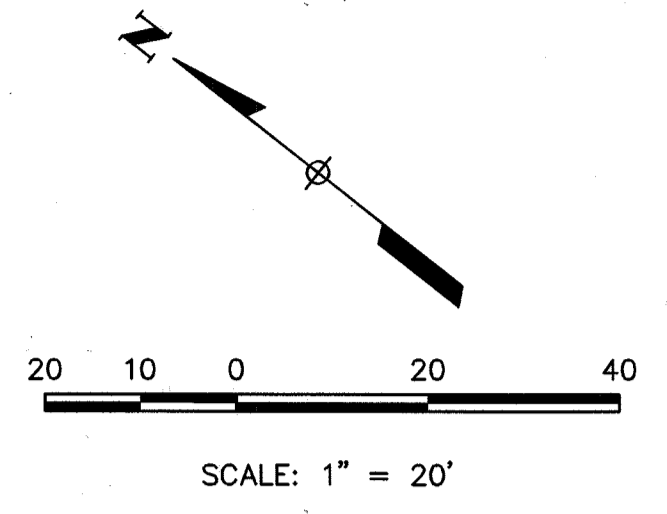
COVER SHEET
STORHAUS
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-0039
DATE: DECEMBER 23, 2021
SHEET 1 OF 16

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 STORHAUS

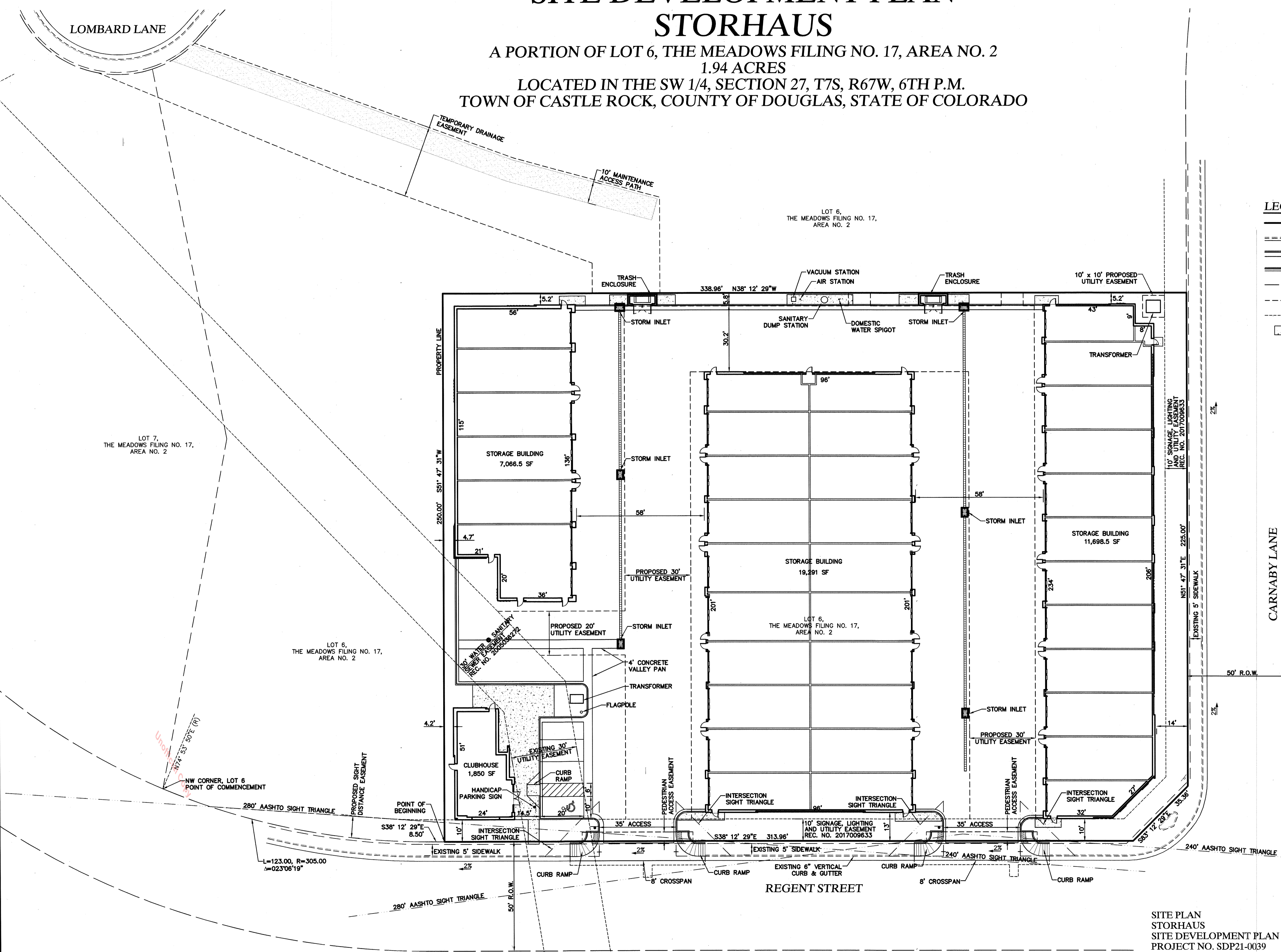
A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES

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



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



LOT 7,
THE MEADOWS FILING NO. 17,
AREA NO. 2

LOT 6,
THE MEADOWS FILING NO. 17,
AREA NO. 2

LOT 6,
THE MEADOWS FILING NO. 17,
AREA NO. 2

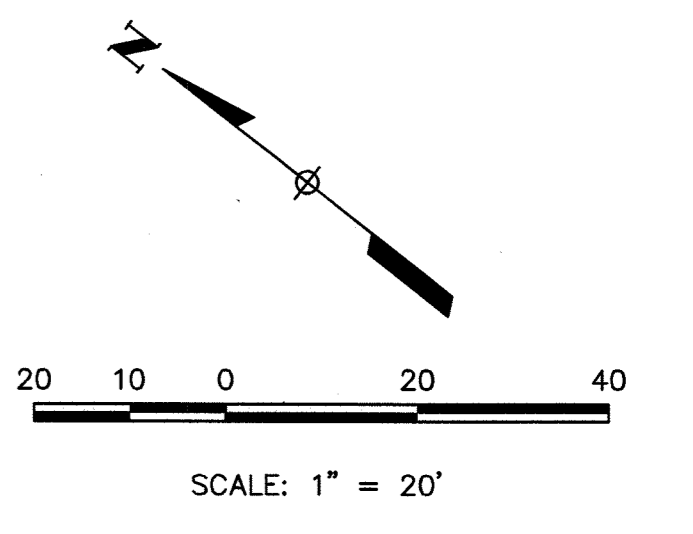
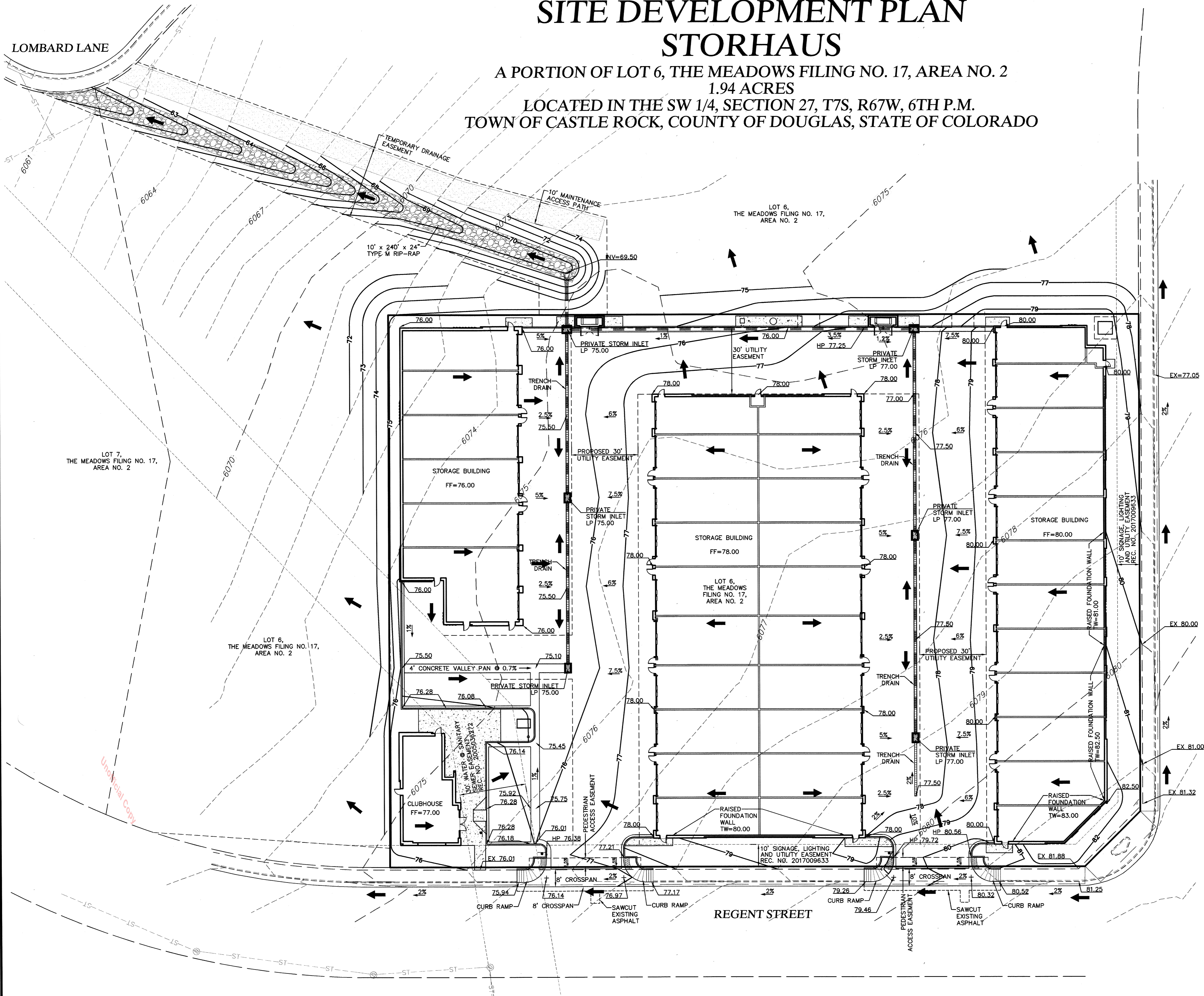
LOT 6,
THE MEADOWS FILING NO. 17,
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SITE PLAN
STORHAUS
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-0039
DATE: DECEMBER 23, 2021
SHEET 2 OF 16



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



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

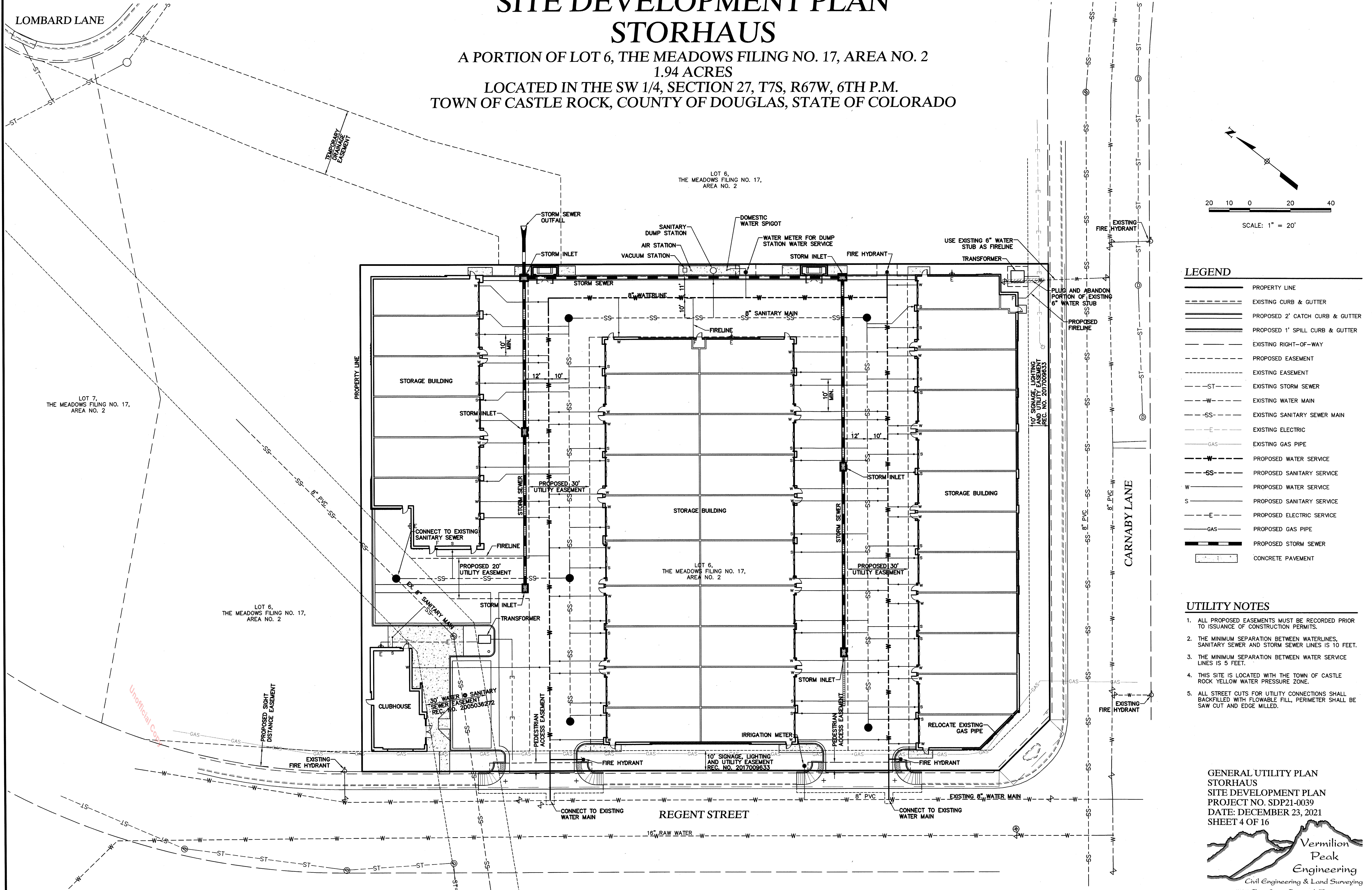
NOTES
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

GENERAL GRADING PLAN
STORHAUS
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-0039
DATE: DECEMBER 23, 2021
SHEET 3 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



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 WATER SERVICE
	PROPOSED SANITARY SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS PIPE
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT

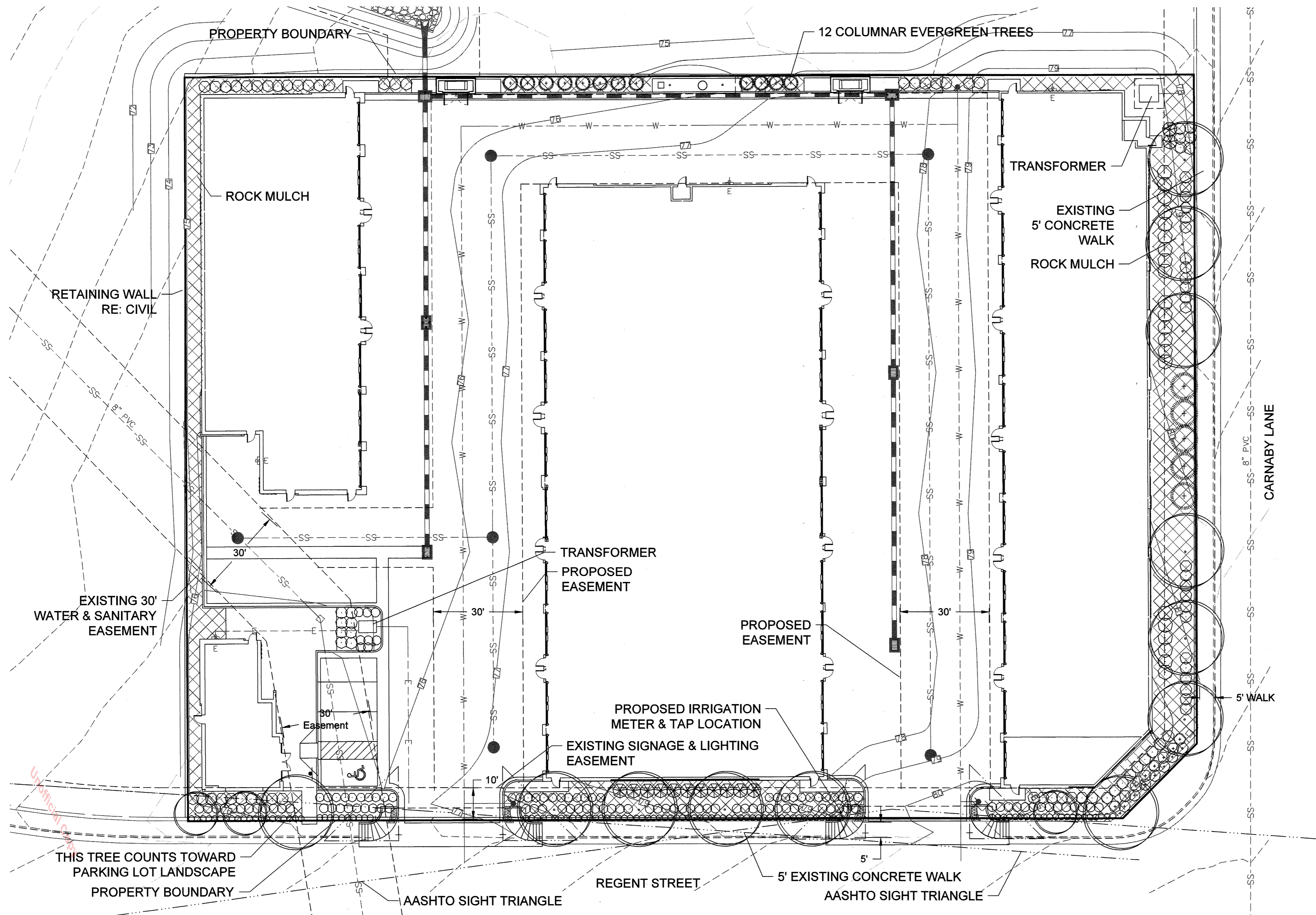
- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITH THE TOWN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

GENERAL UTILITY PLAN
STORHAUS
SITE DEVELOPMENT PLAN
PROJECT NO. SDP21-0039
DATE: DECEMBER 23, 2021
SHEET 4 OF 16

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SITE DEVELOPMENT PLAN STORHAUS

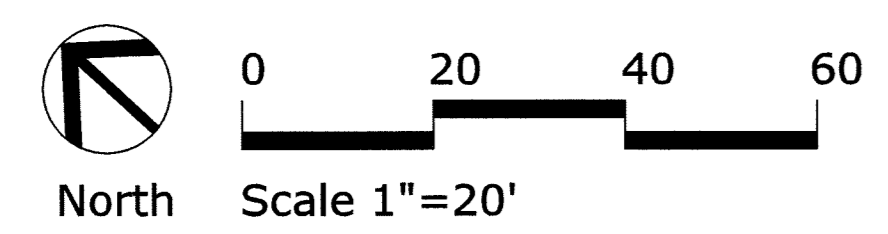
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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	

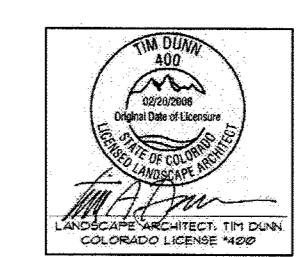
LEGEND

- 2" Caliper Deciduous Trees
- 6' Evergreen Trees
- 1.5" Ornamental Trees
- 5 Gallon Evergreen Shrubs
- 5 Gallon Deciduous Shrubs
- 1 Gallon Ornamental Grasses
- ROCK MULCH OVER WEED BARRIER (in all beds, color to be tan & gray match adjacent buildings)



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 not including rock mulch	3.0	Moderate	80%	6,590 sf	3	8,600 sf	2.0
TOTALS					100%	8,600 sf		
Trees in non-irrigated native to receive drip irrigation							TOTAL OF THE CLWUR	2.3

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	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
84,428 sf	8,600 sf provided	0	2,010 sf	17	18	36	170	5 cy/1,000 sf	yes

Parking Lot (not including other areas leading to parking)	Parking Lot Landscape (area in sq ft)	No. of Parking Spaces (per lot)	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

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORSEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMODATE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE OF THE PROPERTY.
- 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.
- NO SOLID OBJECT EXCEEDING 30 INCHES IN HEIGHT ABOVE THE FLOWING 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B 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.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACE WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GENERAL IRRIGATION STANDARD NOTES

- ALL SEEDED TURF AREAS TO BE IRRIGATED WITH SPRAY HEADS.
- TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS.
- SOD AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.
- IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.
- ALL LANDSCAPE SHOWN ON CONCEPTUAL LANDSCAPE PLAN IS CONSIDERED LOW HYDROZONE EXCEPT FOR THE IRRIGATED TURF GRASS AREAS WHICH ARE CONSIDERED HIGH.

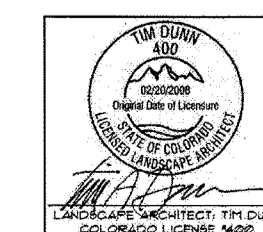
PLANT SCHEDULE / LEGEND

QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	HYDROZONE	HT X WD
DECIDUOUS CANOPY TREE							
xx	SHL	SKYLINE HONEYLOCUST	Gleditsia triancanthos x inermis 'Skyline'	2" CAL.	BAB	2	45x40'
xx	NRO	NORTHERN RED OAK	Quercus rubrum	2" CAL.	BAB	2	60x60'
ORNAMENTAL TREE							
xx	GRT	GOLDEN RAINTREE	Koeluteria paniculata	1.5" CAL.	BAB	2	25x25'
EVERGREEN TREES							
xx	PIN	PINYON PINE	Pinus edulis	6" HT.	BAB	1	25x20'
xx	MED	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	6" HT.	BAB	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	2x8'
DECIDUOUS SHRUBS							
xx	VIB	LANTAN VIBURNUM	Viburnum lentia 'Mohican'	5 GAL.	CONTAINER	2-3	7x8'
xx	CUR	WAX CURRRANT	Ribes cereum	5 GAL.	CONTAINER	1-2	4x3'
xx	COP	COPPERTINA NINEBARK	Physocarpus opulifolius 'Coppertina'	5 GAL.	CONTAINER	2	8x8'
xx	VHS	VANHOUTTE SPIREA	Spiraea japonica 'Goldflame'	5 GAL.	CONTAINER	2-3	8x10'
xx	JAC	JACKMAN POTENTILLA	Potentilla fruticosa 'Jackmannii'	5 GAL.	CONTAINER	2	3x4'
CLUMP/ ORNAMENTAL GRASS							
xx	MLM	MORNING LIGHT MISCANTHUS	Miscanthus sinensis 'Morning Light'	1 GAL.	CONTAINER	3	5x3'
xx	OFG	ORNAMENTAL FOUNTAIN GRASS	Pennisetum orientale	1 GAL.	CONTAINER	2	3x2'

GENERAL GRADING NOTES

- ALL AREAS ARE TO BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 3:1.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.
- 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:
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Tim Dunn A.S.L.A. R.L.A.
720-350-2411 tadunn1958@gmail.com
www.timdunnlandscapearchitect.com

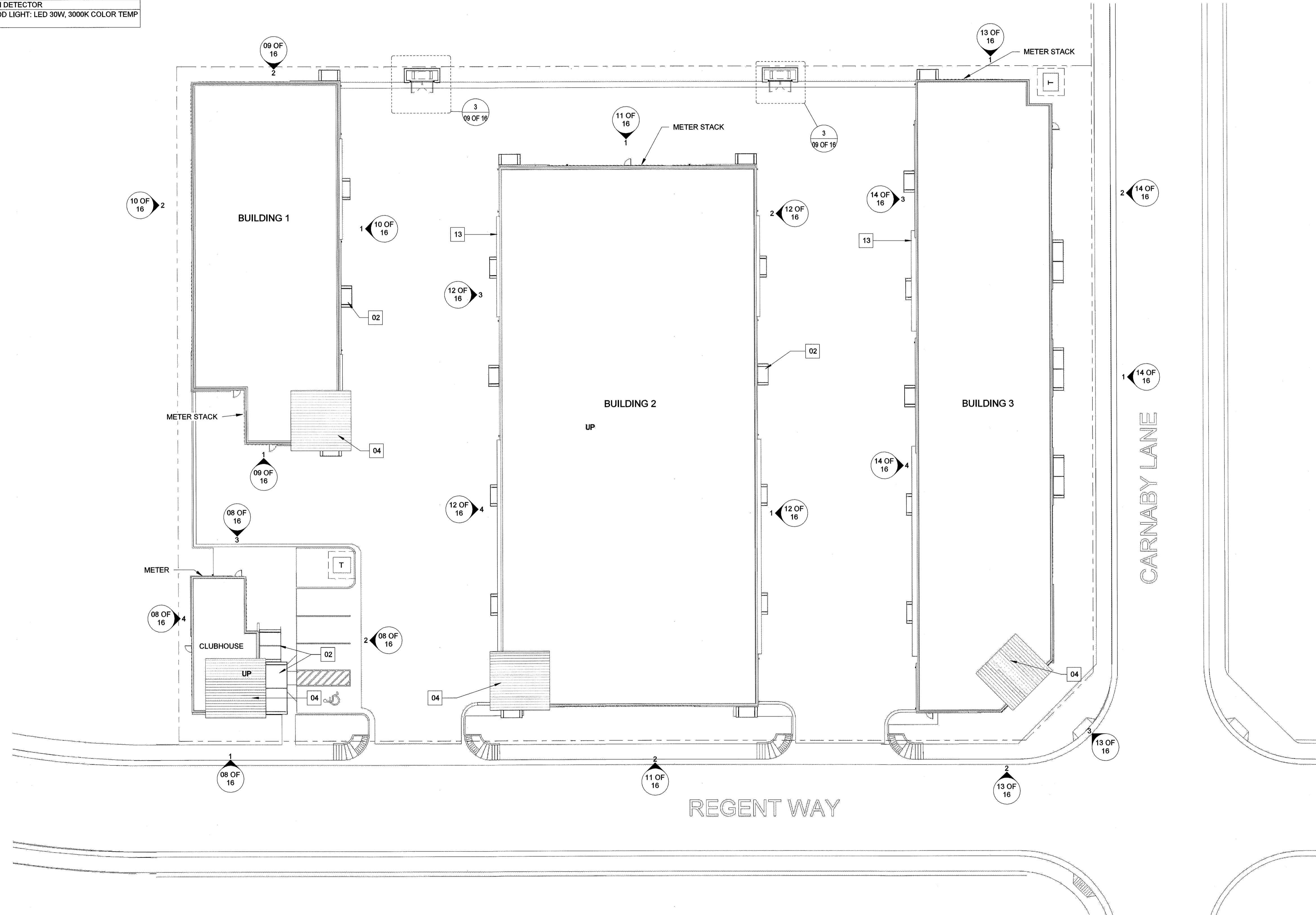
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02	PREMANUFACTURED METAL CANOPY - BLACK
03	RIBBED METAL PANEL 7.2" O.C. - CHARCOAL GRAY
04	STANDING SEAM METAL ROOF - CHARCOAL GREY
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08	CAP FLASHING - BLACK
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L5	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



Unofficial Copy

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

11/30/2021

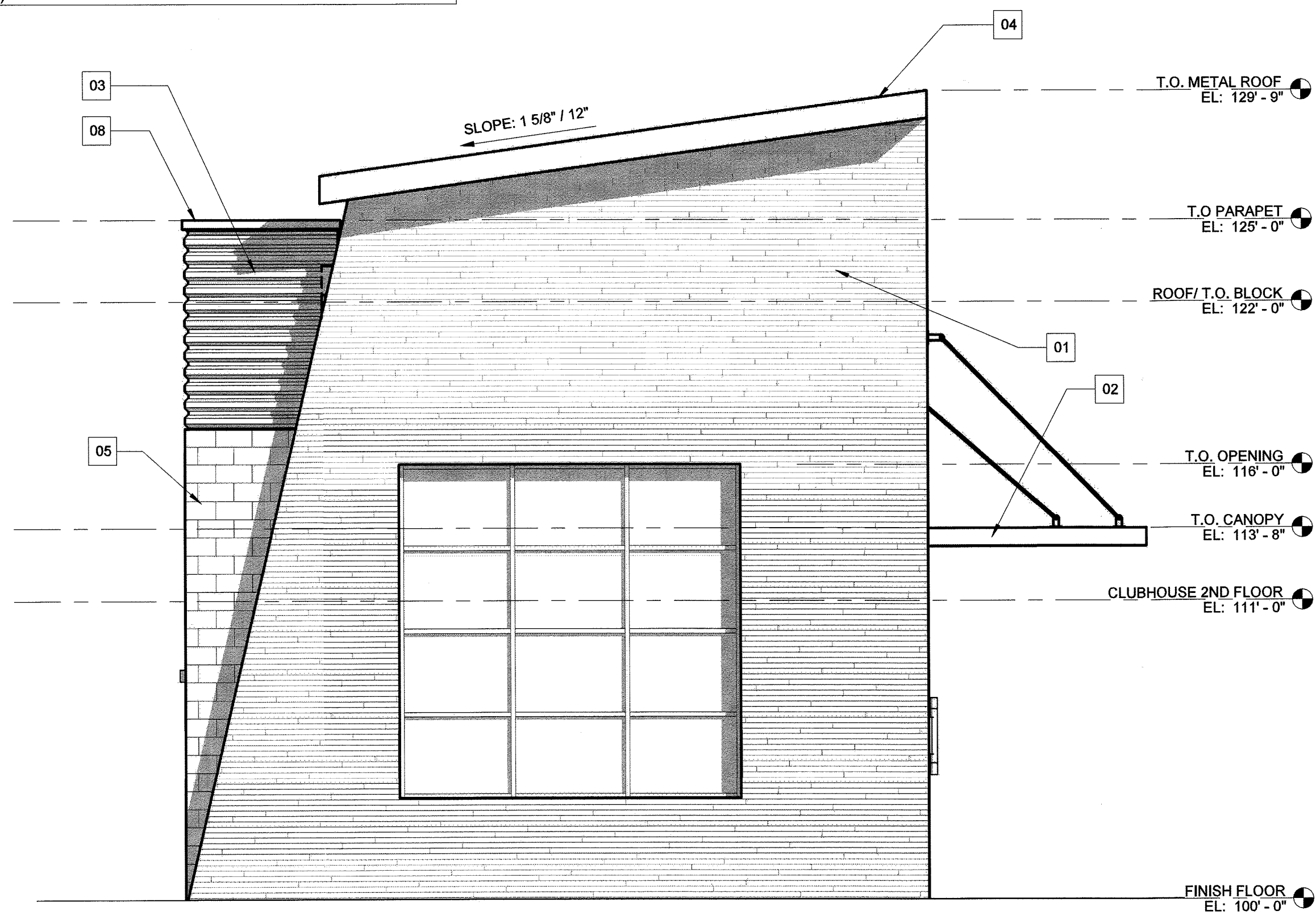
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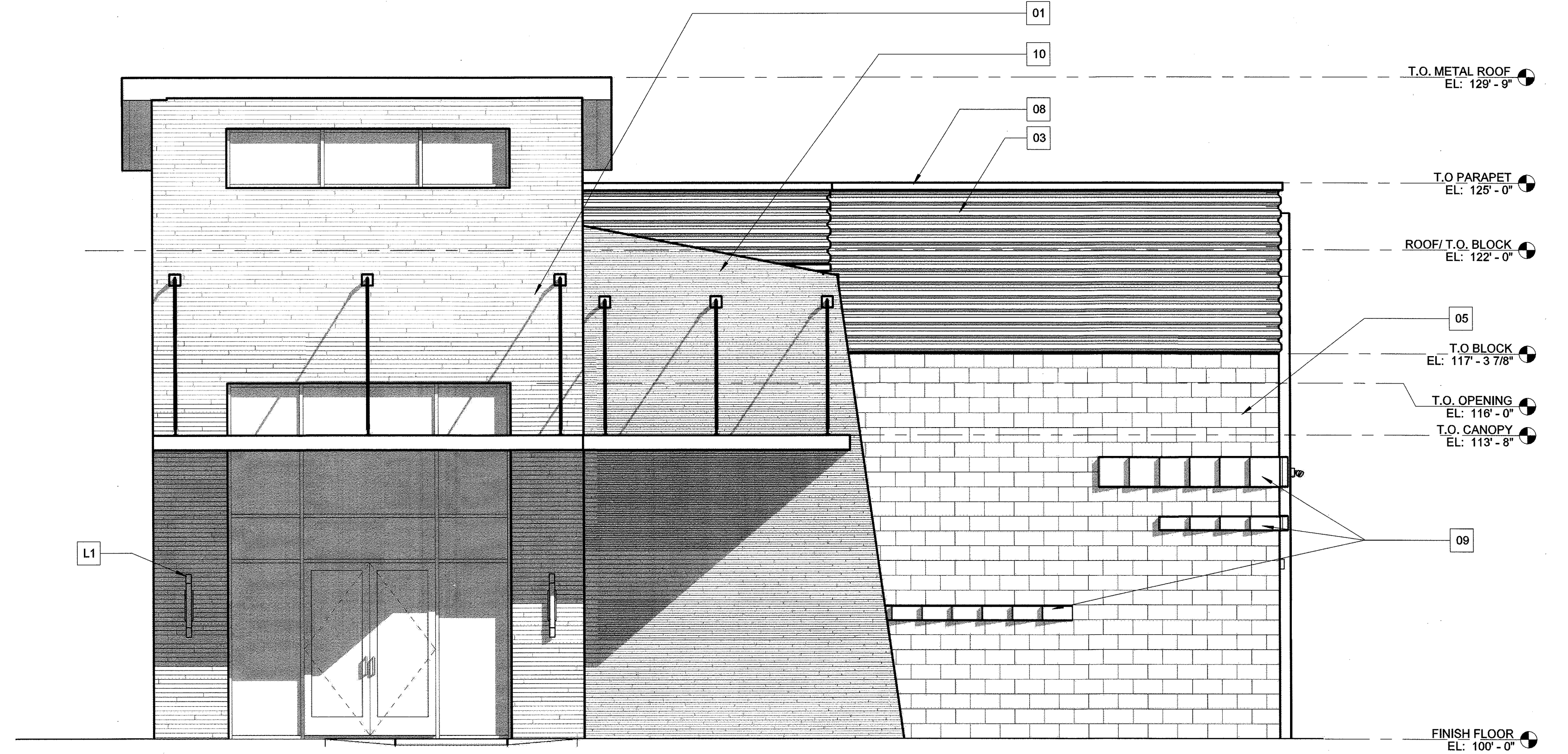
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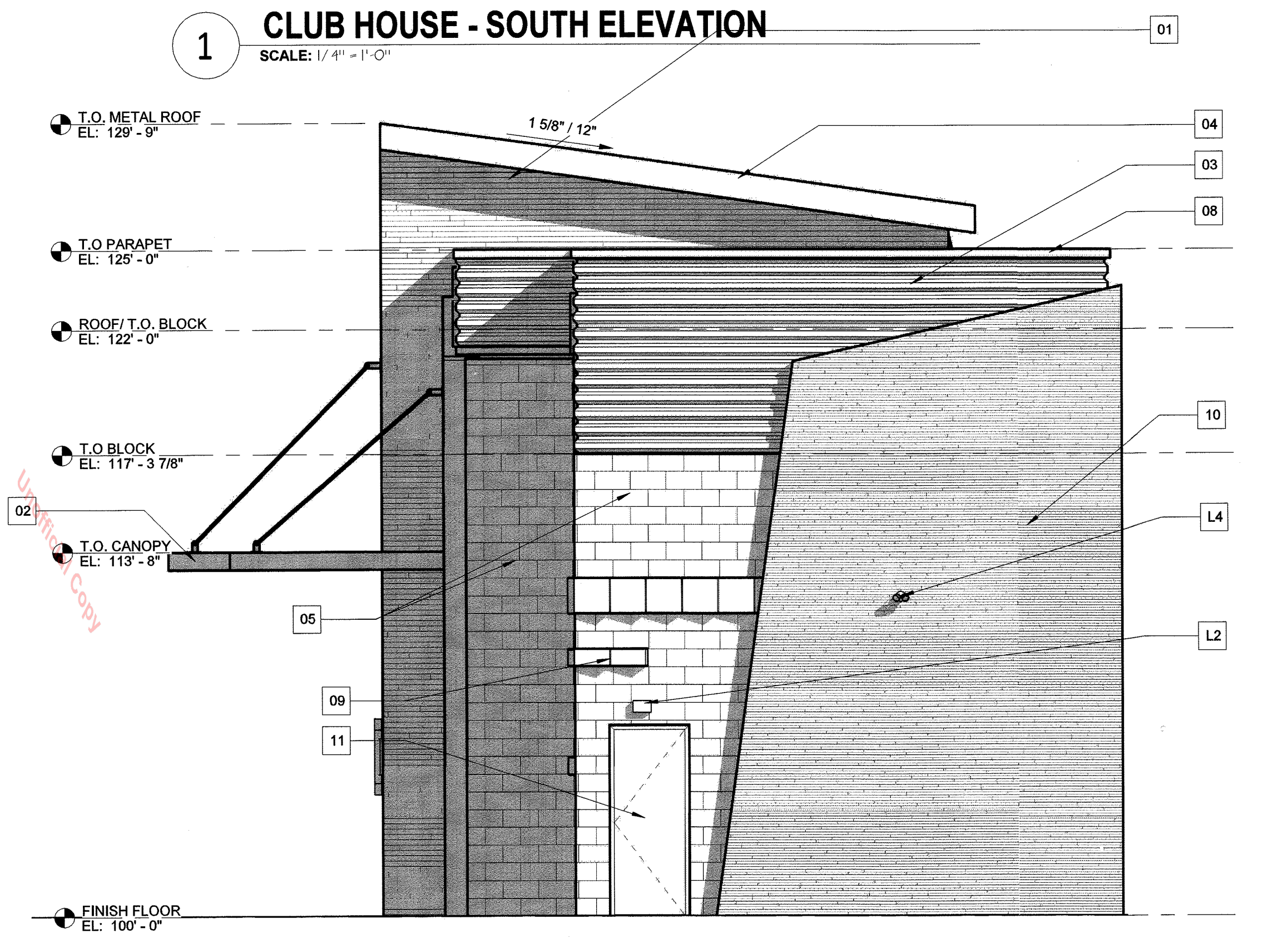
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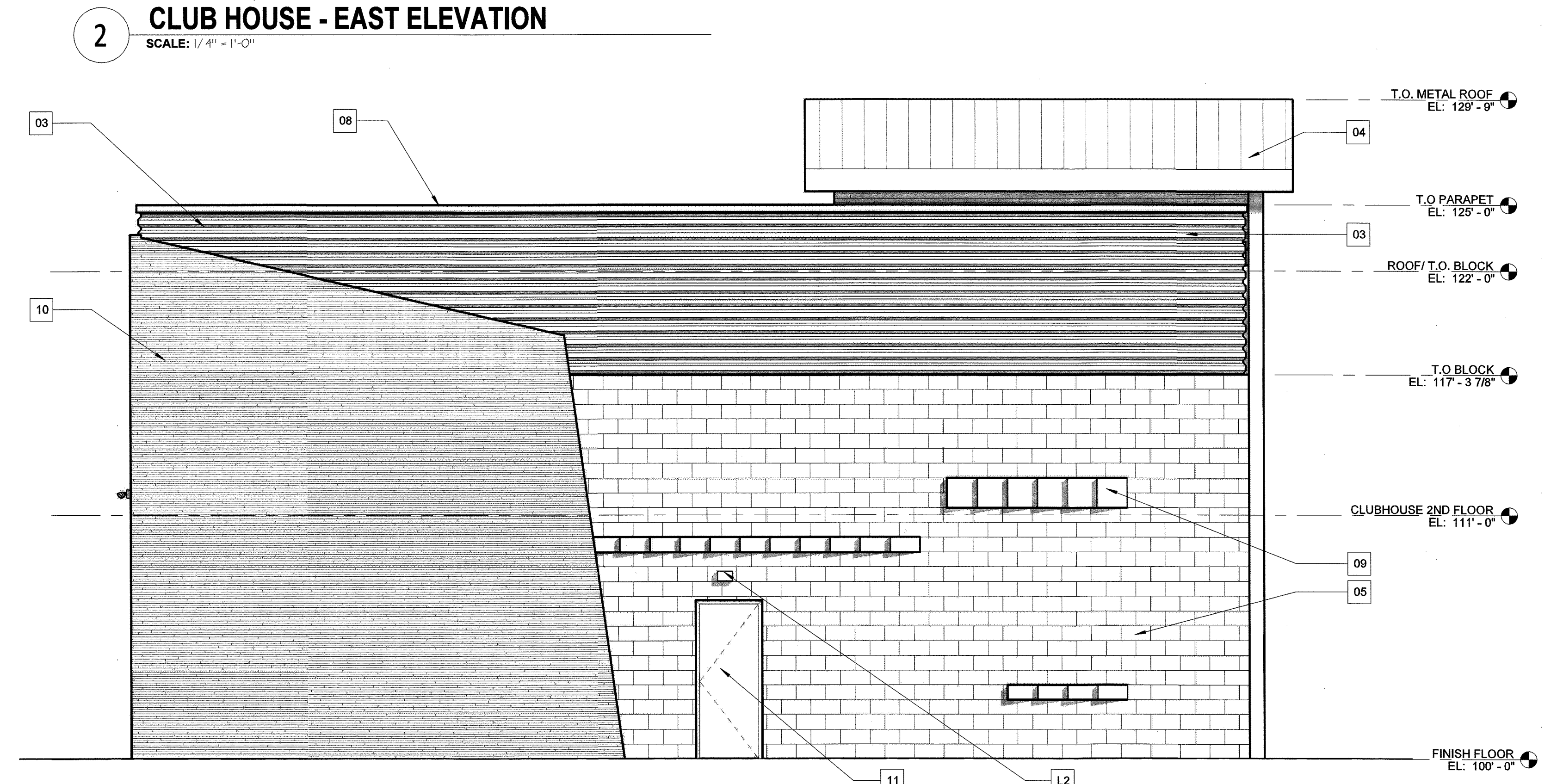
1 CLUB HOUSE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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"

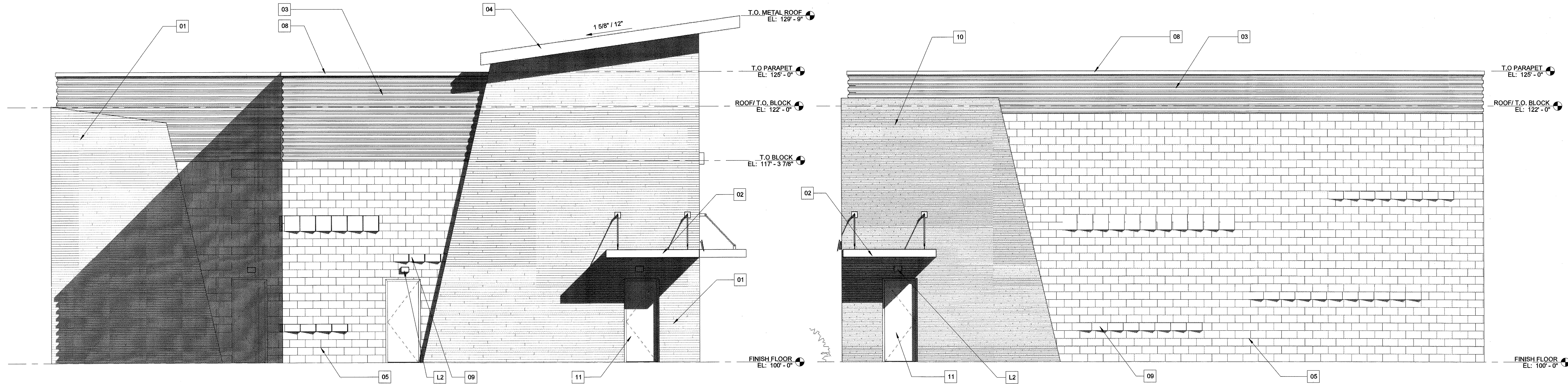
11/30/2021

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SITE DEVELOPMENT PLAN STORHAUS

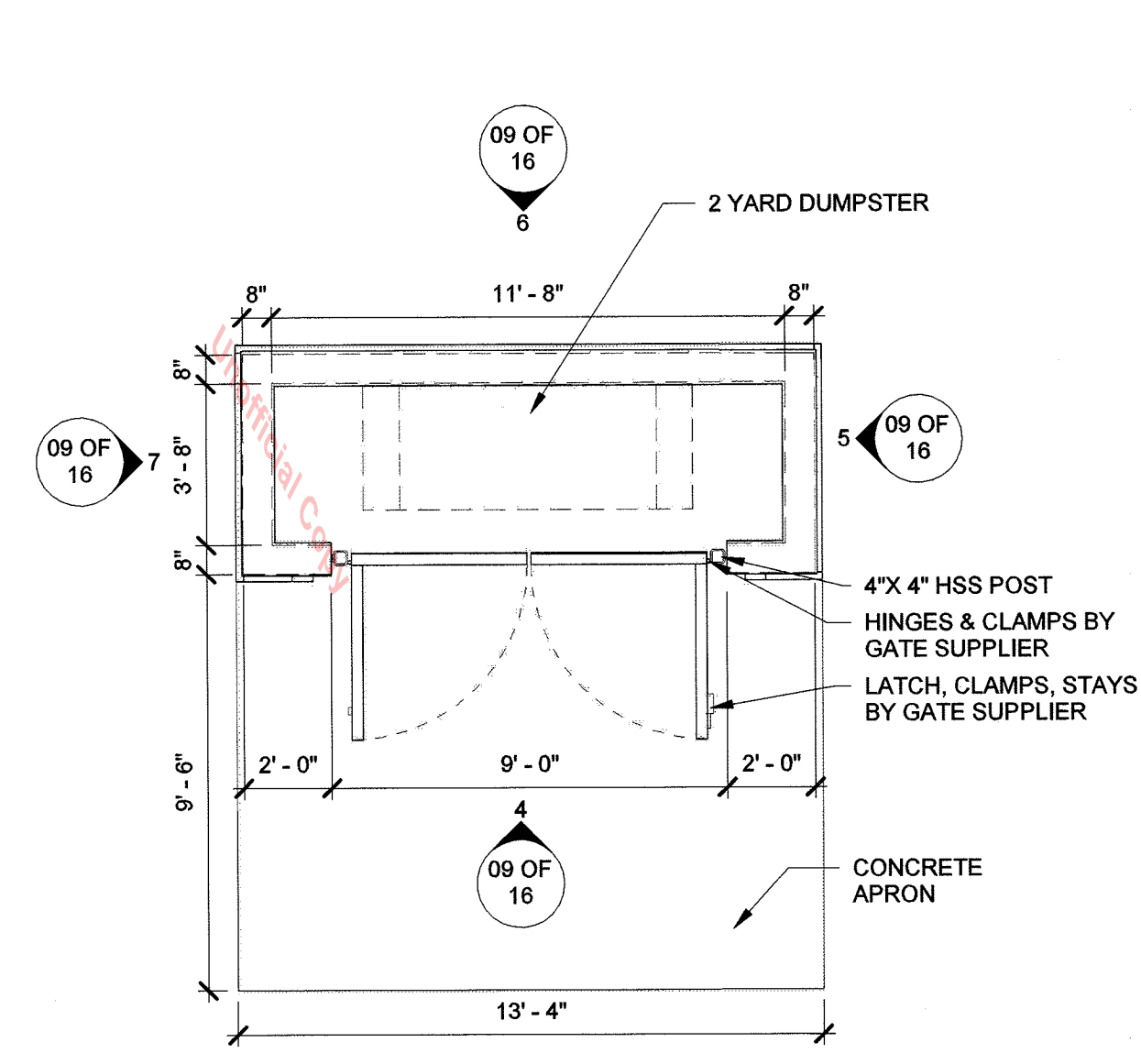
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09 OF 16

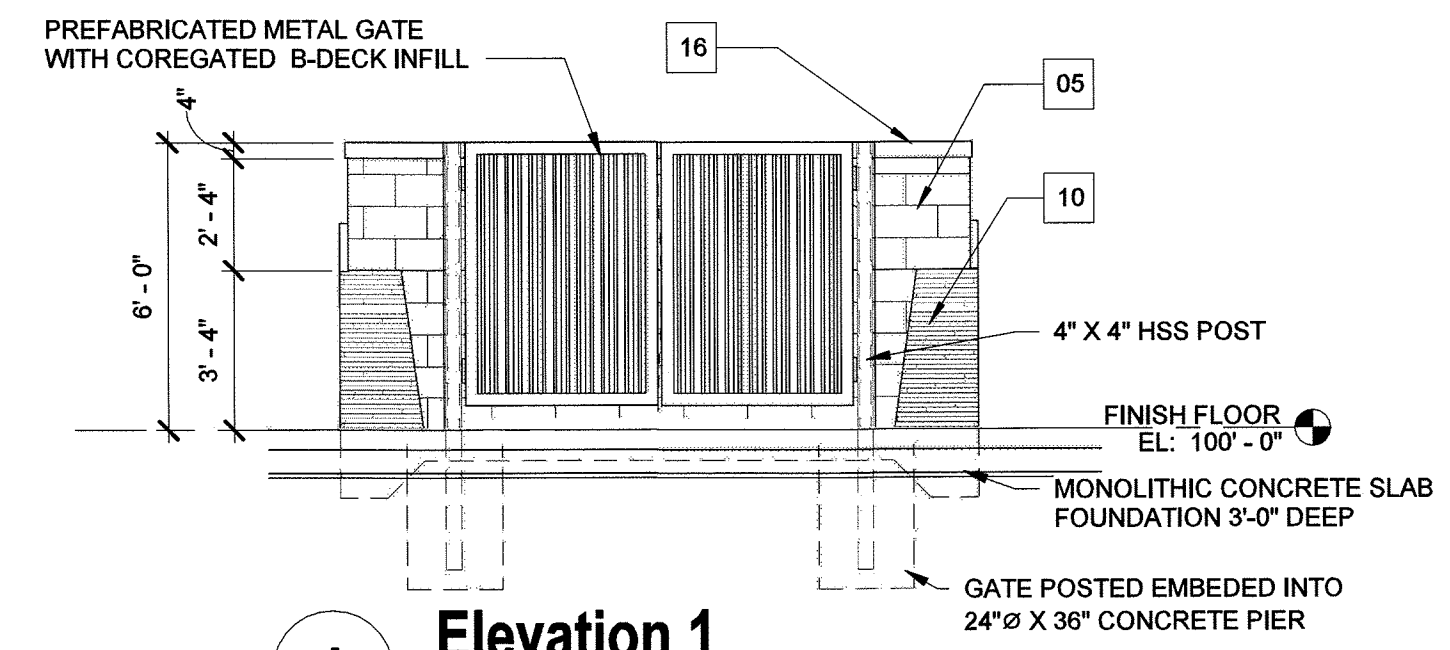


1 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

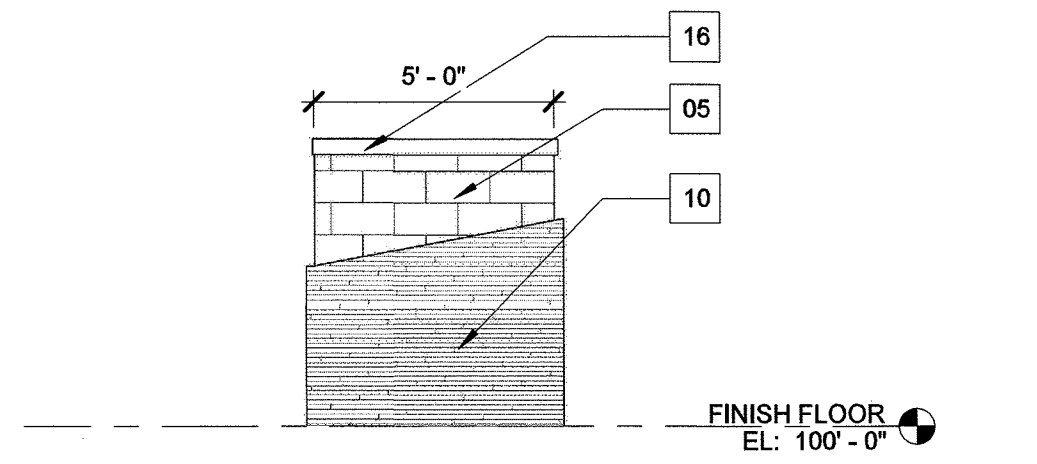
2 BUILDING 1 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



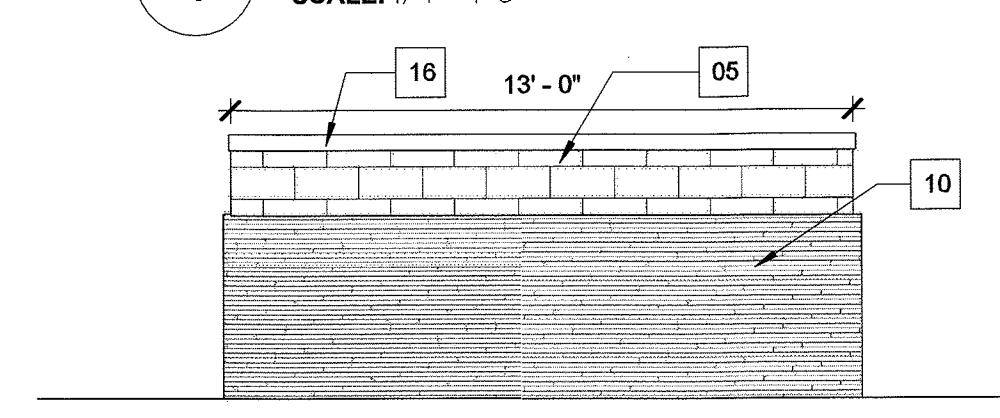
3 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



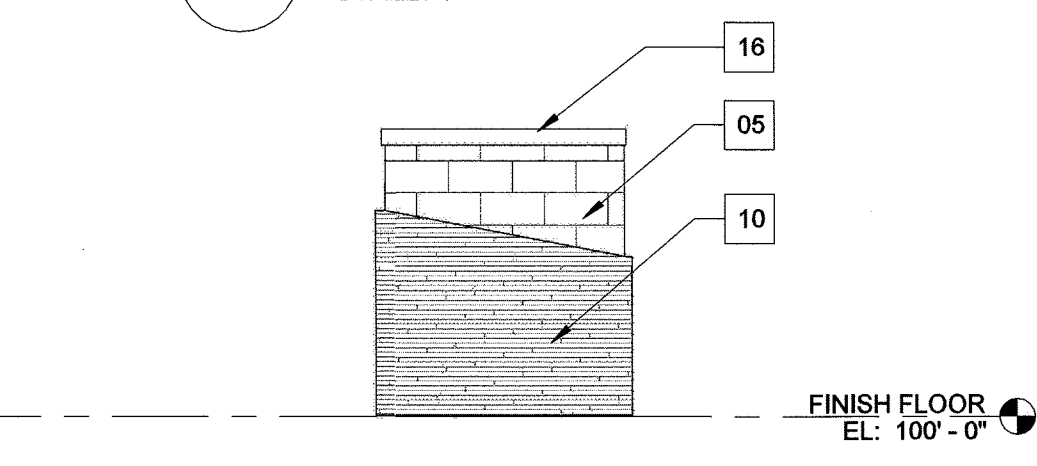
4 Elevation 1
SCALE: 1/4" = 1'-0"



5 Elevation 2
SCALE: 1/4" = 1'-0"



6 Elevation 3
SCALE: 1/4" = 1'-0"



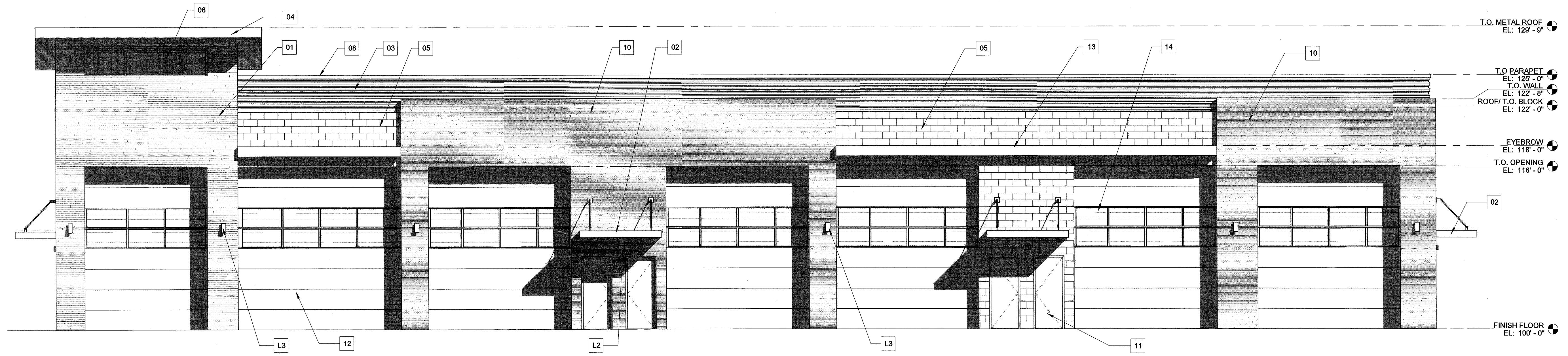
7 Elevation 4
SCALE: 1/4" = 1'-0"

11/30/2021

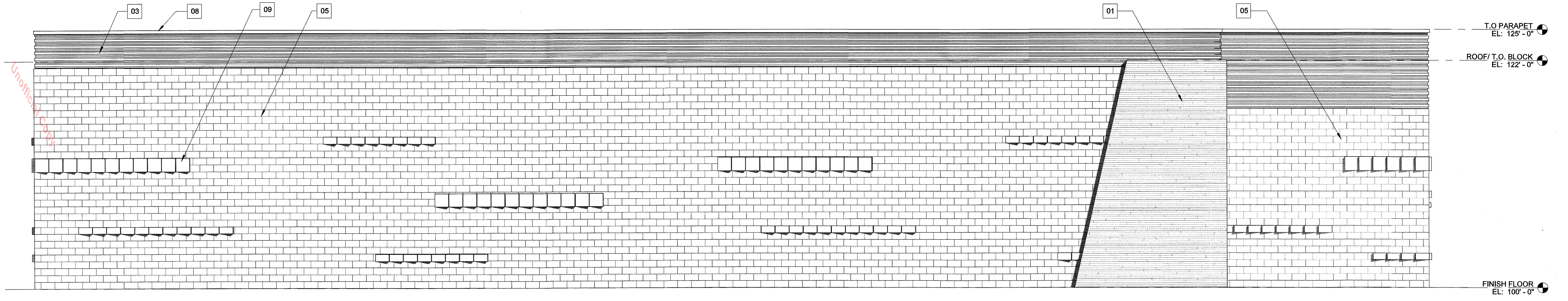
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SITE DEVELOPMENT PLAN STORHAUS

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



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

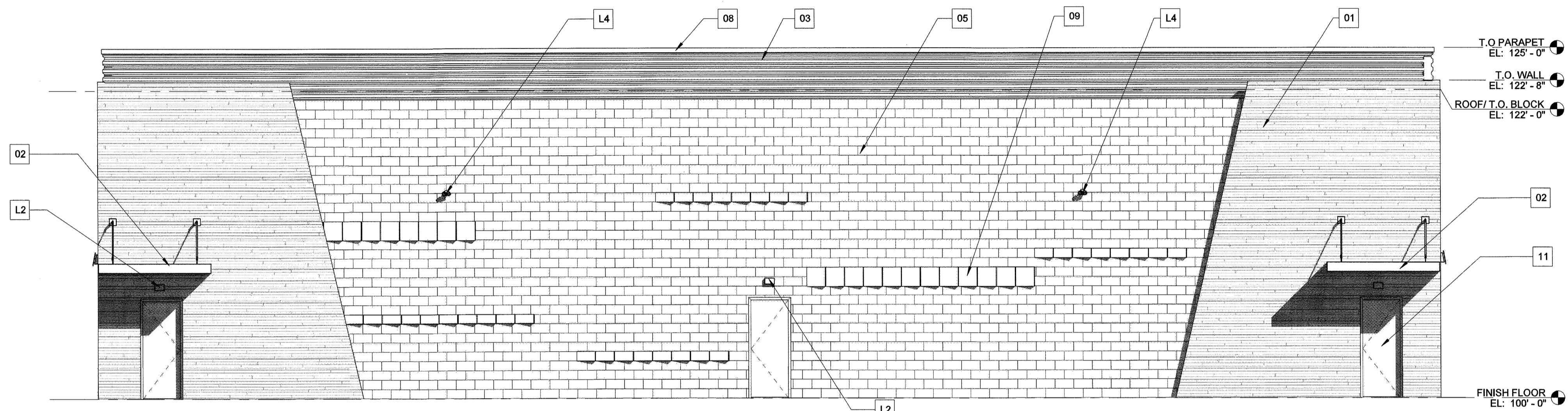
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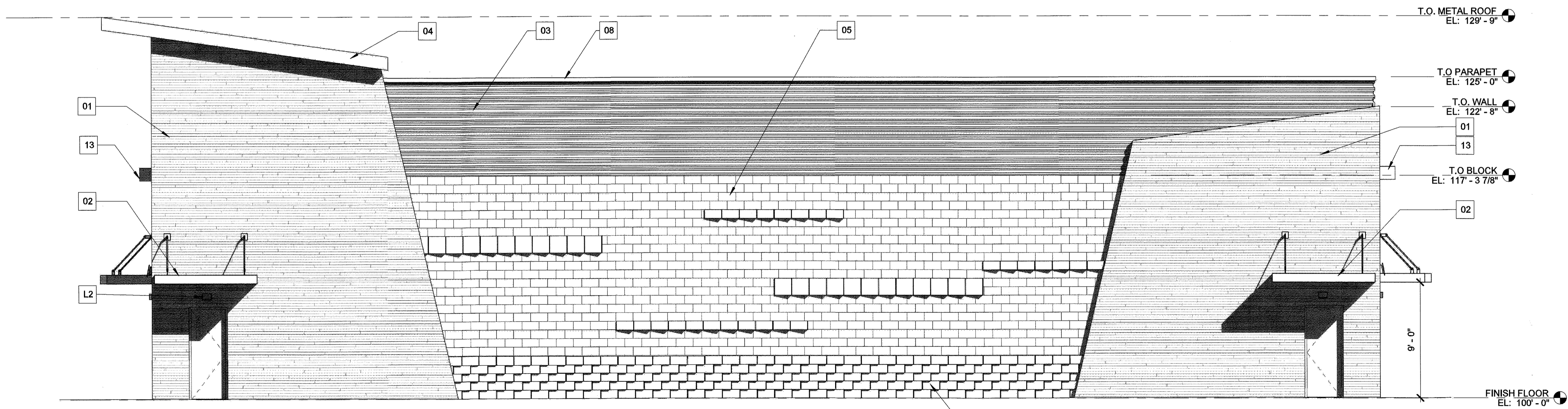
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A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

11 OF 16



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



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

Unofficial Copy

EXTERIOR KEYNOTE SCHEDULE

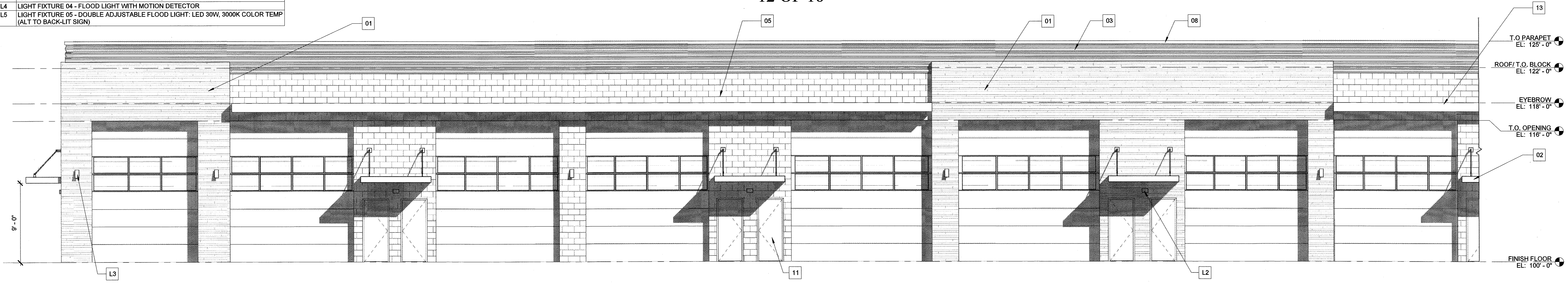
Mark	DESCRIPTION
01	CHISELED LIMESTONE - SUNRIVER BLEND
02	PREMANUFACTURED METAL CANOPY - BLACK
03	RIBBED METAL PANEL 7.2" O.C. - CHARCOAL GRAY
04	STANDING SEAM METAL ROOF - CHARCOAL GREY
05	SMOOTH FACE MASONRY BLOCK, RUNNING BOND - LITE GREY
06	STOREFRONT - BLACK
08	CAP FLASHING - BLACK
09	MASONRY WEDGE ACCENTS - CHARCOAL
10	CHISELED LIMESTONE - BLACK FOREST
11	PAINTED METAL DOOR - OFFWHITE, METAL DOOR FRAME - GREY
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
L2	LIGHT FIXTURE 02 - BRICK-OD: 8" BLACK, LED 13W 1210 LUMENS, 3500K COLOR TEMP
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

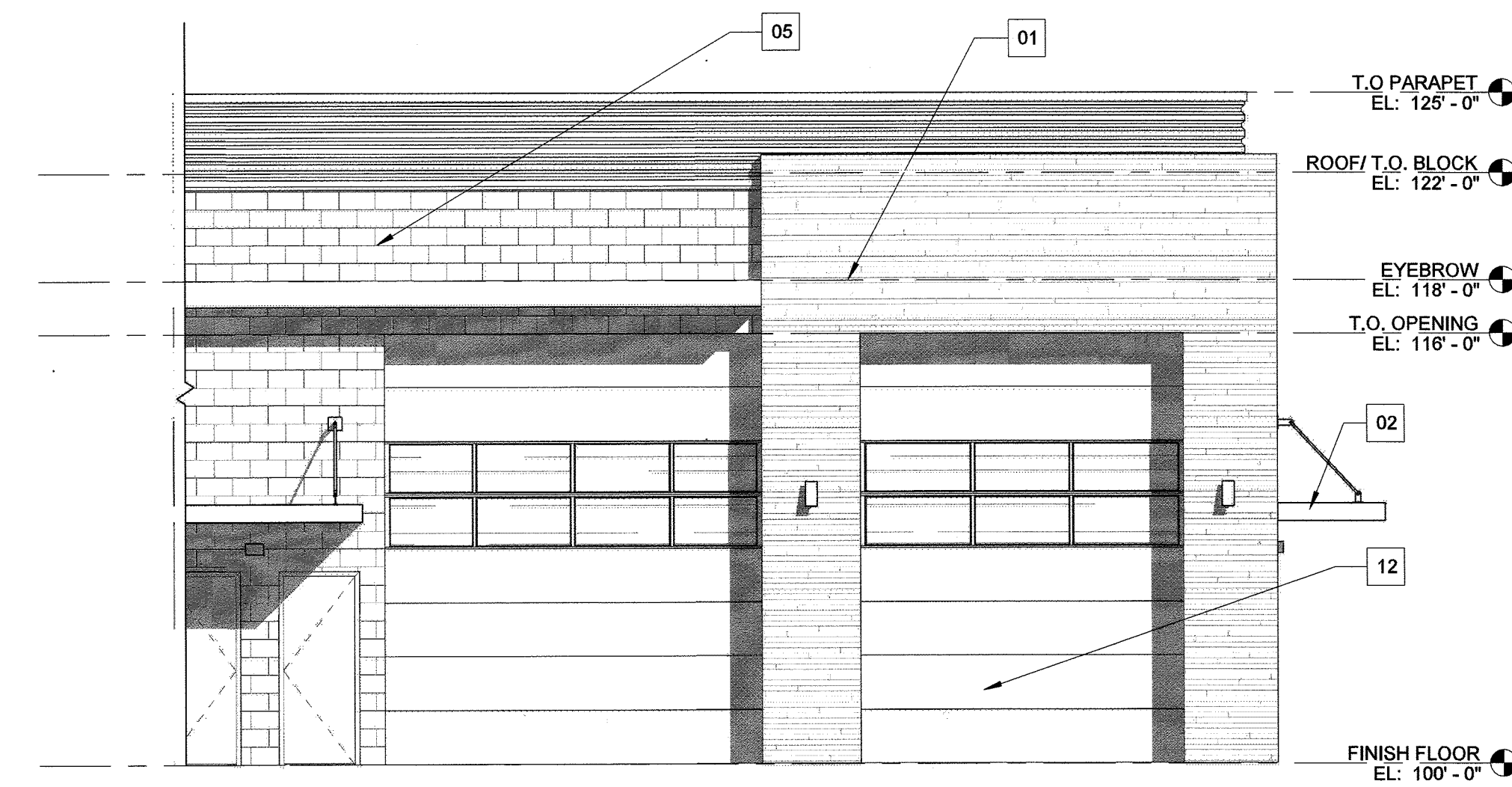
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

12 OF 16



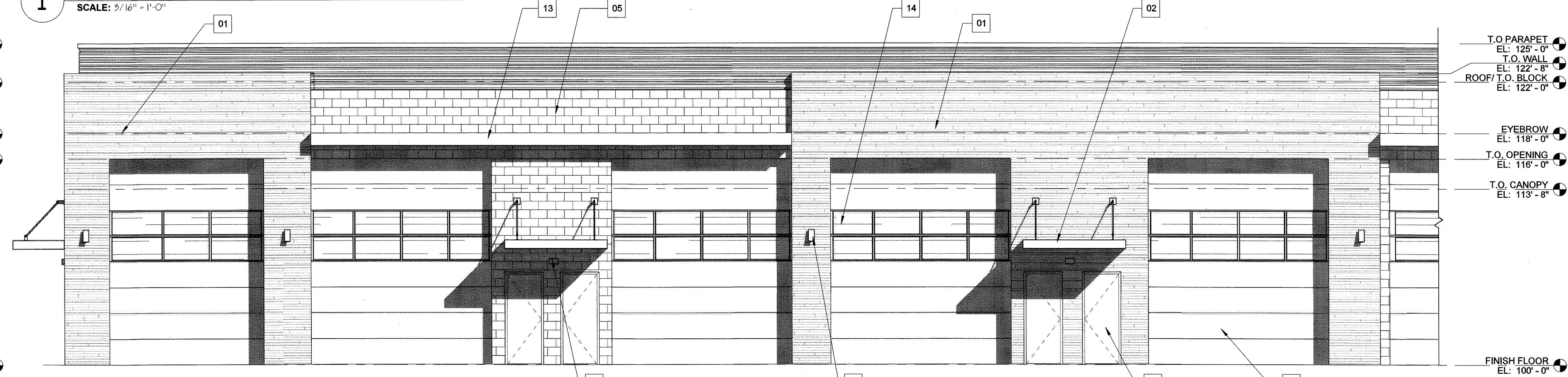
1 BUILDING 2 - EAST ELEVATION

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



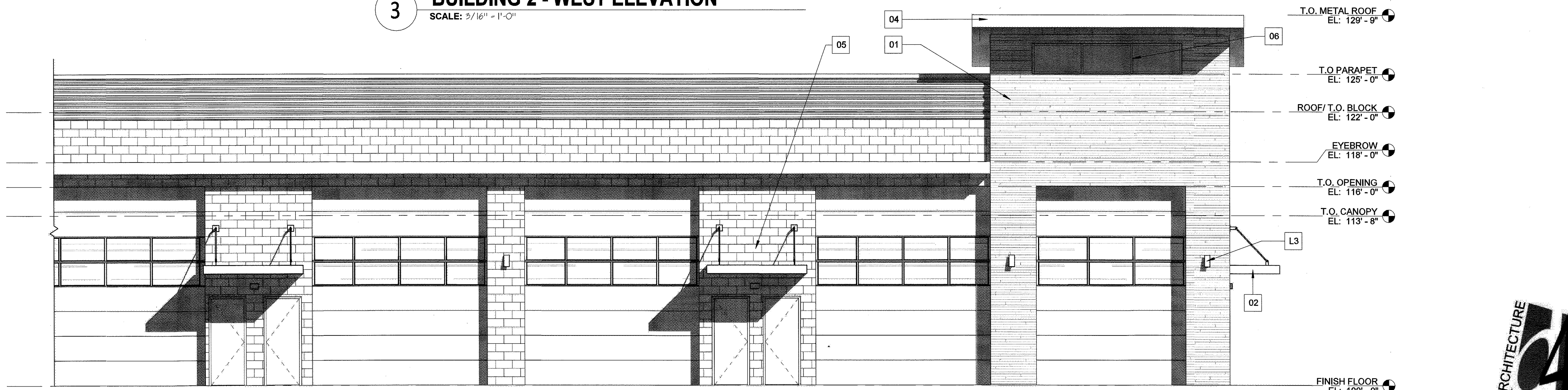
2 BUILDING 2 - EAST ELEVATION - Continuation

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



3 BUILDING 2 - WEST ELEVATION

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



4 BUILDING 2 - WEST ELEVATION - Continuation

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

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EXTERIOR KEYNOTE SCHEDULE

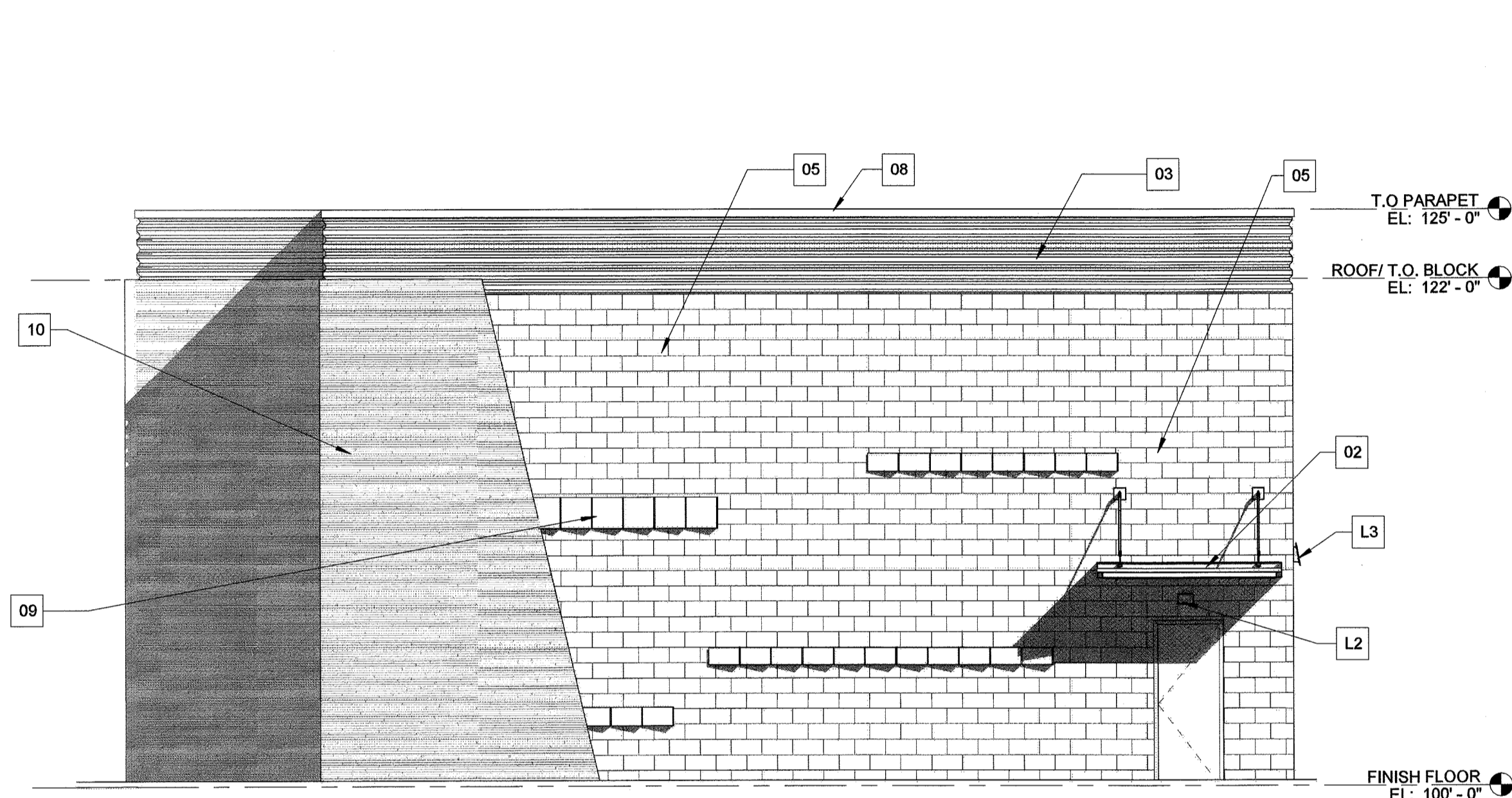
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L4	LIGHT FIXTURE 04 - FLOOD LIGHT WITH MOTION DETECTOR
L5	LIGHT FIXTURE 05 - DOUBLE ADJUSTABLE FLOOD LIGHT: LED 30W, 3000K COLOR TEMP (ALT TO BACK-LIT SIGN)

SITE DEVELOPMENT PLAN STORHAUS

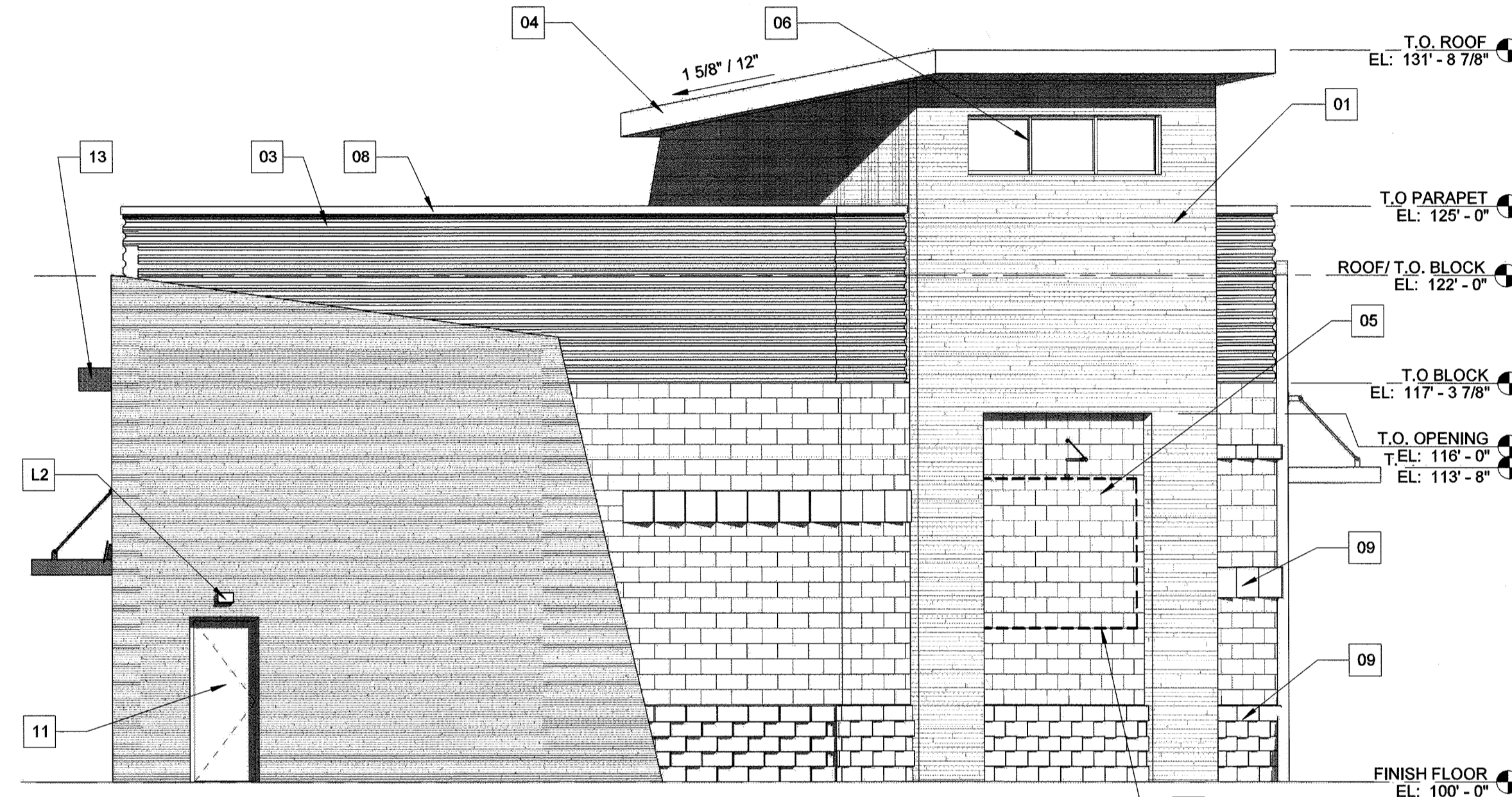
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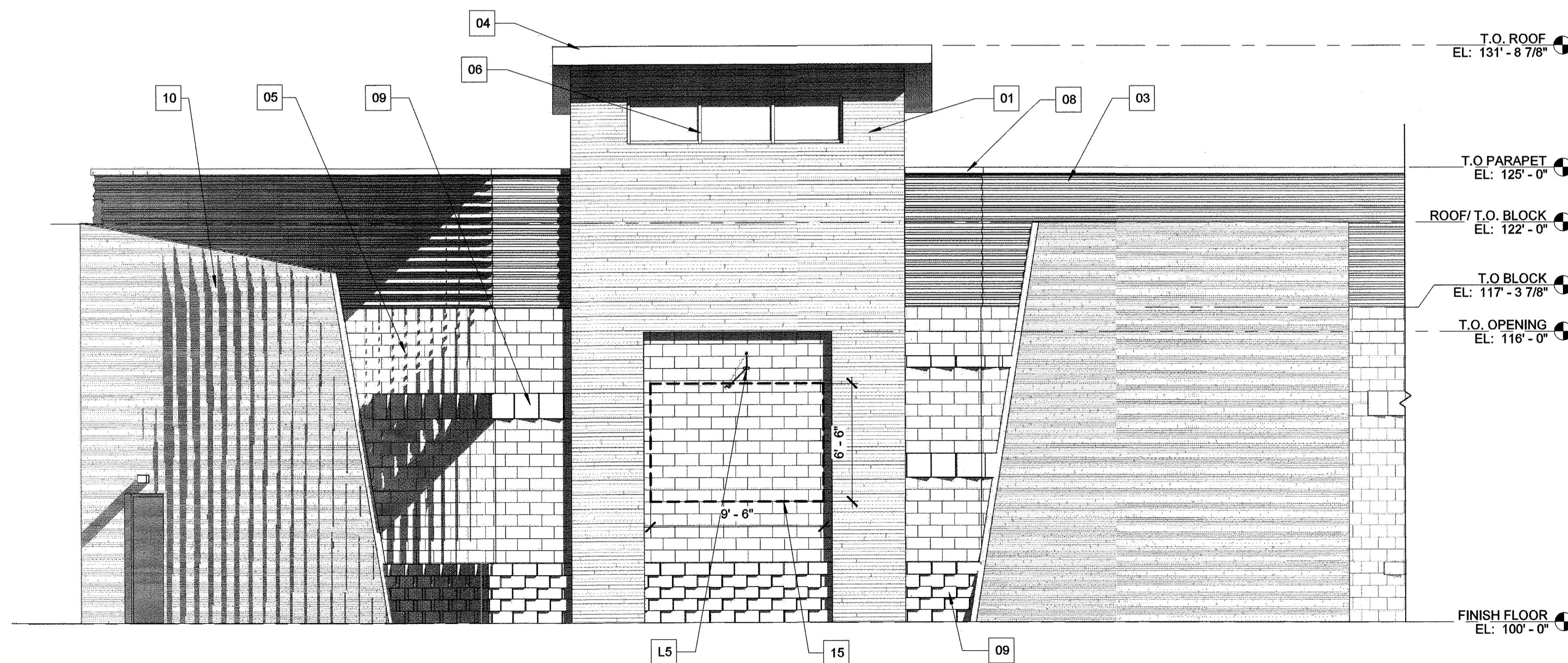
13 OF 16



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



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



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

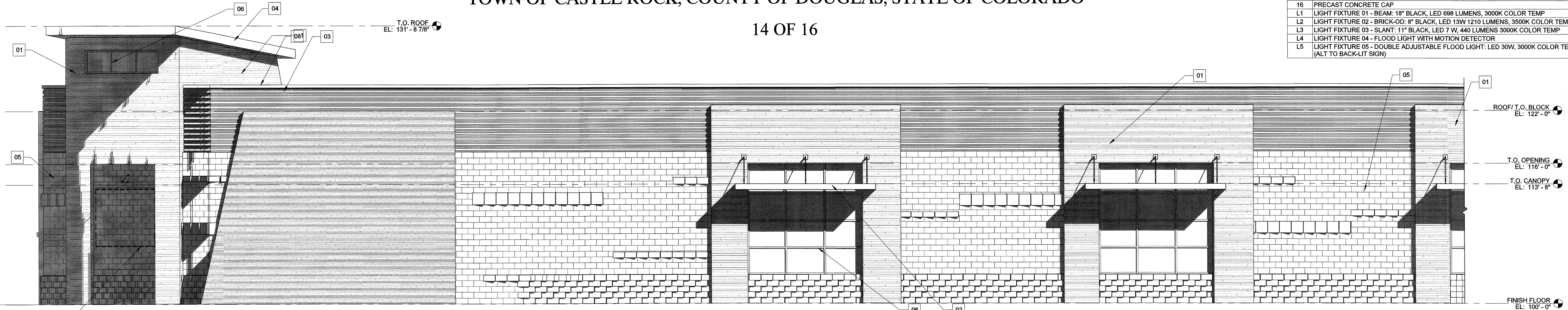
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SITE DEVELOPMENT PLAN STORHAUS

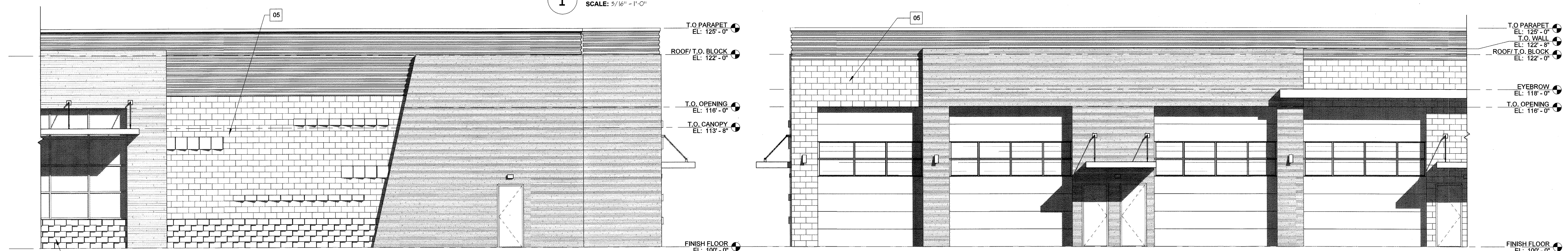
A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES
LOCATED IN THE SW 1/4, SECTION 27, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

14 OF 16

EXTERIOR KEYNOTE SCHEDULE	
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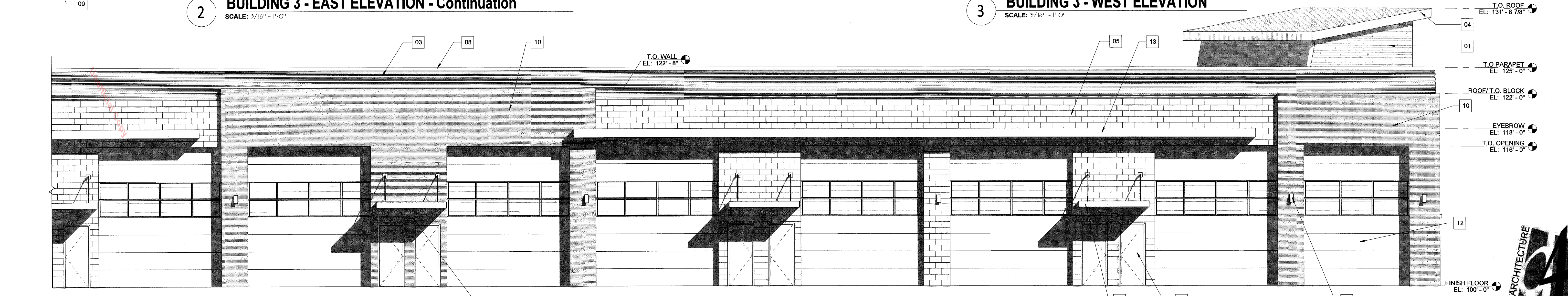
1 BUILDING 3 - EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



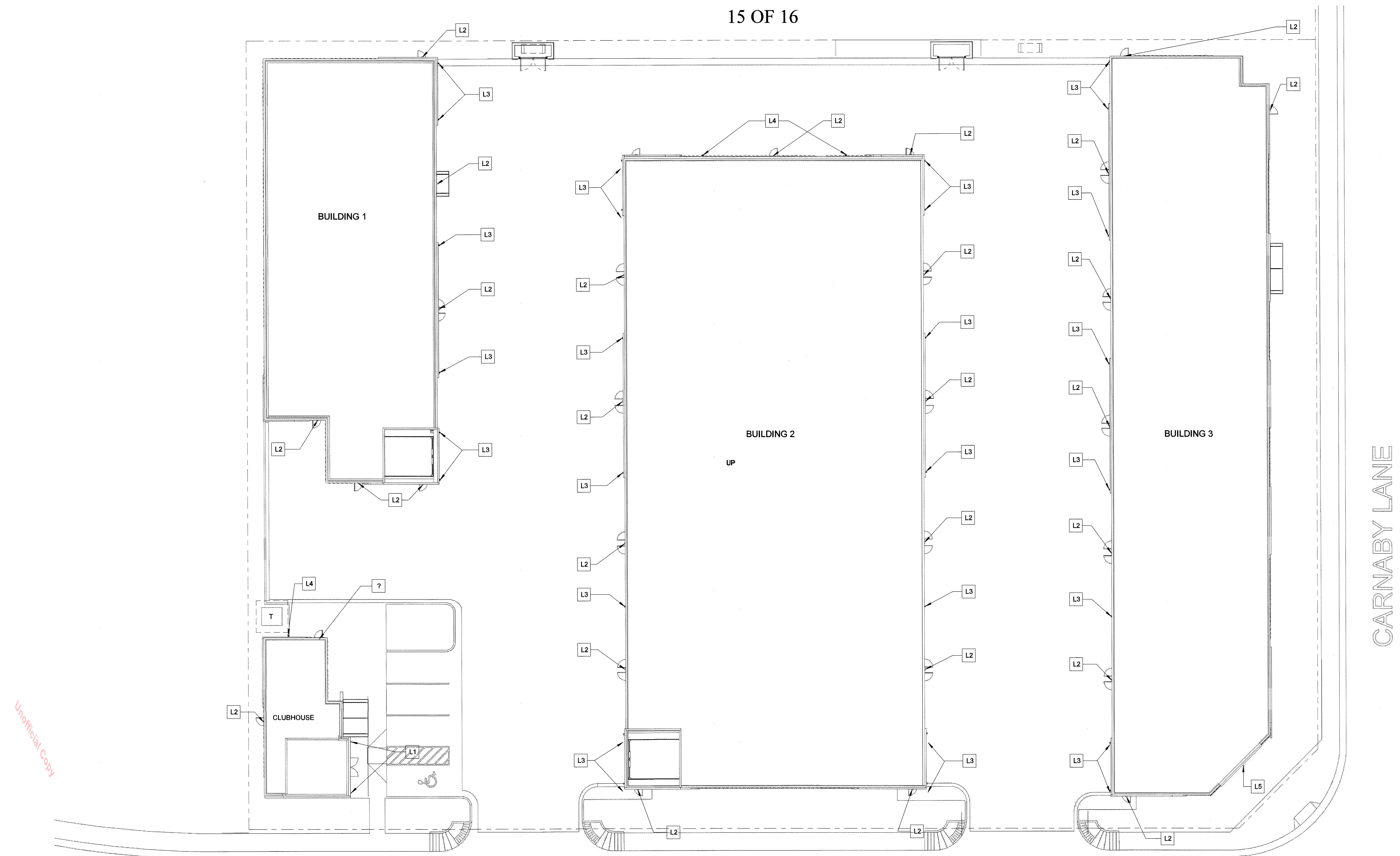
4 BUILDING 3 - WEST ELEVATION - Continuation
SCALE: 3/16" = 1'-0"

11/30/2021

SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
1.94 ACRES
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

15 OF 16



Unofficial Copy

Lighting Schedule			
Mark	Quantity	DESCRIPTION	
L1	2	LIGHT FIXTURE 01 - BEAM: 18" BLACK, LED 698 LUMENS, 3000K COLOR TEMP	X IESNA Building Mounted Light - Non-full cutoff 3500 Lumens Max.
L2	29	LIGHT FIXTURE 02 - BRICK-OD: 8" BLACK, LED 13W 1210 LUMENS, 3500K COLOR TEMP	X Not Required
L3	28	LIGHT FIXTURE 03 - SLANT: 11" BLACK, LED 7 W, 440 LUMENS 3000K COLOR TEMP	X Not Required
L4	3	LIGHT FIXTURE 04 - FLOOD LIGHT WITH MOTION DETECTOR	X (Adjustable and only triggered by a motion sensor)
L5	1	LIGHT FIXTURE 05 - DOUBLE ADJUSTABLE FLOOD LIGHT: LED 30W, 3000K COLOR TEMP (ALT TO BACK-LIT SIGN)	X (Only to light up the building signage, points downwards)

1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"

REGENT WAY

CARNABY LANE

- General Lighting Plan Standard Notes:**
- Objectives for lighting in different areas of the site include entry to all man doors and equally distributed lighting around perimeter of building and between garage doors. Fixture types will minimize light bleed on adjacent properties.
 - Hours of light operation 8 A.M. to 6 P.M. Fixtures will be Photocell controlled on and Time controlled off in the evenings and Time controlled on and Photocell off in the morning.
 - Mitigation to neighborhoods/adjacent properties. Fixtures are under 3500 lumens and have been placed low on the building facade to prevent light bleed into adjacent properties. Floodlights have cut-off shields and are adjustable to point downwards and only come on with a motion sensor.
 - The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole-mounted lights aimed at a building's facade, and unshielded wall packs. No pole mounted light are proposed.

11/30/2021

SITE DEVELOPMENT PLAN STORHAUS

A PORTION OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2
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16 OF 16

BEAM

STANDARD SPECIFICATIONS

HOUSING
Heavy duty, commercial grade assembly constructed of die-formed aluminum with welded ends. Tapped housing attaches to aluminum mounting plate to create wiring compartment. Hardware consists of tamper resistant, stainless steel screws.

DIFFUSER
Sturdy, 0.100" thick, matte white acrylic cylinder (D.D. 2.751, UV stabilized). The entire diffuser assembly is watertight and is sealed to the housing with stainless steel hardware. End cap assemblies are constructed of aluminum and are attached with tamper resistant, stainless steel screws.

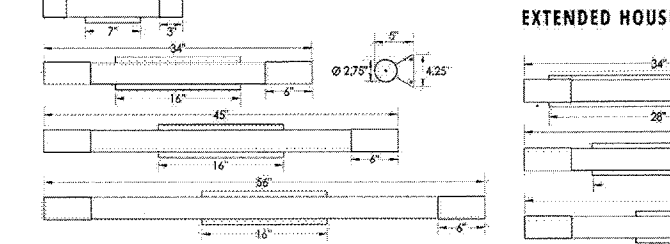
LED PERFORMANCE - 3500K STANDARD
120-277V - 3500K, 60/50 Hz LED rating: 50,000 hrs - L70 rating (projected) - 100,000 hrs
Average rated @ 110V input, 0-10V dimming compatible (all except H08)
Operating ambient temperature: -20°C (-4°F) - 40°C (104°F)
Refer to Wattage section for lumen output. Consult Brownlee.com for performance of all CCTs.

MOUNTING
Designed to be mounted directly to a standard (Joist by others). The mounting plate has additional holes at the ends for anchors if necessary. Can be mounted vertically, horizontally or on the ceiling.

FINISH
All FT 175 parts are prepared using a three step pre-treatment/drainage process, followed by a powder coat primer prior to applying any of the Brownlee finishes.

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

STANDARD DIMENSIONS
5 year limited warranty on this LED product. Consult factory for details.



*Products ordered with BBL, BCC or BWT Lattice Extended Housing. Refer to web page for photos.

ORDERING INFORMATION

2. SIZE	3. FINISH	4. WATTAGE	5. COLOR TEMPERATURE
18 Lx18"	AS - Anodized Bronze	H88 30W H Series LED, 27 A Input, 696 delivered lumens, Dimmable (0-10V)	30K 3000K standard color temperature
34 Lx42"	AB - Architectural Bronze	H16 16W H Series LED, 14 A Input, 1624 delivered lumens, Dimmable (0-10V)	3500 3500K color temperature
45 Lx42"	AW - Architectural White	H21 21W H Series LED, 18 A Input, 1944 delivered lumens, Dimmable (0-10V)	4000 4000K color temperature
56 Lx56"	AWT - Architectural White	H25 25W H Series LED, 20 A Input, 2444 delivered lumens, Dimmable (0-10V)	4000 4000K color temperature

Notes: BBL, BCC, BWT cannot be combined with ETL. BCC cannot be combined with H08, H16, H21, H25, H31, H32, H35, H41, H42, H43, H44, H45, H46, H47, H48, H49, H50, H51, H52, H53, H54, H55, H56, H57, H58, H59, H60, H61, H62, H63, H64, H65, H66, H67, H68, H69, H70, H71, H72, H73, H74, H75, H76, H77, H78, H79, H80, H81, H82, H83, H84, H85, H86, H87, H88, H89, H90, H91, H92, H93, H94, H95, H96, H97, H98, H99, H100, H101, H102, H103, H104, H105, H106, H107, H108, H109, H110, H111, H112, H113, H114, H115, H116, H117, H118, H119, H120, H121, H122, H123, H124, H125, H126, H127, H128, H129, H130, H131, H132, H133, H134, H135, H136, H137, H138, H139, H140, H141, H142, H143, H144, H145, H146, H147, H148, H149, H150, H151, H152, H153, H154, H155, H156, H157, H158, H159, H160, H161, H162, H163, H164, H165, H166, H167, H168, H169, H170, H171, H172, H173, H174, H175, H176, H177, H178, H179, H180, H181, H182, H183, H184, H185, H186, H187, H188, H189, H190, H191, H192, H193, H194, H195, H196, H197, H198, H199, H200, H201, H202, H203, H204, H205, H206, 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H1032, H1033, H1034, H1035, H1036, H1037, H1038, H1039, H1040, H1041, H1042, H1043, H1044, H1045, H1046, H1047, H1048, H1049, H1050, H1051, H1052, H1053, H1054, H1055, H1056, H1057, H1058, H1059, H1060, H1061, H1062, H1063, H1064, H1065, H1066, H1067, H1068, H1069, H1070, H1071, H1072, H1073, H1074, H1075, H1076, H1077, H1078, H1079, H1080, H1081, H1082, H1083, H1084, H1085, H1086, H1087, H1088, H1089, H1090, H1091, H1092, H1093, H1094, H1095, H1096, H1097, H1098, H1099, H1100, H1101, H1102, H1103, H1104, H1105, H1106, H1107, H1108, H1109, H1110, H1111, H1112, H1113, H1114, H1115, H1116, H1117, H1118, H1119, H1120, H1121, H1122, H1123, H1124, H1125, H1126, H1127, H1128, H1129, H1130, H1131, H1132, H1133, H1134, H1135, H1136, H1137, H1138, H1139, H1140, H1141, H1142, H1143, H1144, H1145, H1146, H1147, H1148, H1149, H1150, H1151, H1152, H1153, H1154, H1155, H1156, H1157, H1158, H1159, H1160, H1161, H1162, H1163, H1164, H1165, H1166, H1167, H1168, H1169, H1170, H1171, H1172, H1173, H1174, H1175, H1176, H1177, H1178, H1179, H1180, H1181, H1182, H1183, H1184, H1185, H1186, H1187, H1188, H1189, H1190, H1191, H1192, H1193, H1194, H1195, H1196, H1197, H1198, H1199, H1200, H1201, H1202, H1203, H1204, H1205, H1206, H1207, H1208, H1209, H1210, H1211, H1212, H1213, H1214, H1215, H1216, H1217, H1218, H1219, H1220, H1221, H1222, H1223, H1224, H1225, H1226, H1227, H1228, H1229, H1230, H1231, H1232, H1233, H1234, H1235, H1236, H1237, H1238, H1239, H1240, H1241, H1242, H1243, H1244, H1245, H1246, H1247, H1248, H1249, H1250, H1251, H1252, H1253, H1254, H1255, H1256, H1257, H1258, H1259, H1260, H1261, H1262, H1263, H1264, H1265, H1266, H1267, H1268, H1269, H1270, H1271, H1272, H1273, H1274, H1275, H1276, H1277, H1278, H1279, H1280, H1281, H1282, H1283, H1284, H1285, H1286, H1287, H1288, H1289, H1290, H1291, H1292, H1293, H1294, H1295, H1296, H1297, H1298, H1299, H1300, H1301, H1302, H1303, H1304, H1305, H1306, H1307, H1308, H1309, H1310, H1311, H1312, H1313, H1314, H1315, H1316, H1317, H1318, H1319, H1320, H1321, H1322, H1323, H1324, H1325, H1326, H1327, H1328, H1329, H1330, H1331, H1332, H1333, H1334, H1335, H1336, H1337, H1338, H1339, H1340, H1341, H1342, H1343, H1344, H1345, H1346, H1347, H1348, H1349, H1350, H1351, H1352, H1353, H1354, H1355, H1356, H1357, H1358, H1359, H1360, H1361, H1362, H1363, H1364, H1365, H1366, H1367, H1368, H1369, H1370, H1371, H1372, H1373, H1374, H1375, H1376, H1377, H1378, H1379, H1380, H1381, H1382, H1383, H1384, H1385, H1386, H1387, H1388, H1389, H1390, H1391, H1392, H1393, H1394, H1395, H1396, H1397, H1398, H1399, H1400, H1401, H1402, H1403, H1404, H1405, H1406, H1407, H1408, H1409, H1410, H1411, H1412, H1413, H1414, H1415, H1416, H1417, H1418, H1419, H1420, H1421, H1422, H1423, H1424, H1425, H1426, H1427, H1428, H1429, H1430, H1431, H1432, H1433, H1434, H1435, H1436, H1437, H1438, H1439, H1440, H1441, H1442, H1443, H1444, H1445, H1446, H1447, H1448, H1449, H1450, H1451, H1452, H1453, H1454, H1455, H1456, H1457, H1458, H1459, H1460, H1461, H1462, H1463, H1464, H1465, H1466, H1467, H1468, H1469, H1470, H1471, H1472, H1473, H1474, H1475, H1476, H1477, H1478, H1479, H1480, H1481, H1482, H1483, H1484, H1485, H1486, H1487, H1488, H1489, H1490, H1491, H1492, H1493, H1494, H1495, H1496, H1497, H1498, H1499, H1500, H1501, H1502, H1503, H1504, H1505, H1506, H1507, H1508, H1509, H1510, H1511, H1512, H1513, H1514, H1515, H1516, H1517, H1518, H1519, H1520, H1521, H1522, H1523, H1524, H1525, H1526, H1527, H1528, H1529, H1530, H1531, H1532, H1533, H1534, H1535, H1536, H1537, H1538, H1539, H1540, H1541, H1542, H1543, H1544, H1545, H1546, H1547, H1548, H1549, H1550, H1551, H1552, H1553, H1554, H1555, H1556, H1557, H1558, H1559, H1560, H1561, H1562, H1563, H1564, H1565, H1566, H1567, H1568, H1569, H1570, H1571, H1572, H1573, H1574, H1575, H1576, H1577, H1578, H1579, H1580, H1581, H1582, H1583, H1584, H1585, H1586, H1587, H1588, H1589, H1590, H1591, H1592, H1593, H1594, H1595, H1596, H1597, H1598, H1599, H1600, H1601, H1602, H1603, H1604, H1605, H1606, H1607, H1608, H1609, H1610, H1611, H1612, H1613, H1614, H1615, H1616, H1617, H1618, H1619, H1620, H1621, H1622, H1623, H1624, H1625, H1626, H1627, H1628, H1629, H1630, H1631, H1632, H1633, H1634, H1635, H1636, H1637, H1638, H1639, H1640, H1641, H1642, H1643, H1644, H1645, H1646, H1647, H1648, H1649, H1650, H1651, H1652, H1653, H1654, H1655, H1656, H1657, H1658, H1659, H1660, H1661, H1662, H1663, H1664, H1665, H1666, H1667, H1668, H1669, H1670, H1671, H1672, H1673, H1674, H1675, H1676, H1677, H1678, H1679, H1680, H1681, H1682, H1683, H1684, H1685, H1686, H1687, H1688, H1689, H1690, H1691, H1692, H1693, H1694, H1695, H1696, H1697, H1698, H1699, H1700, H1701, H1702, H1703, H1704, H1705, H1706, H1707, H1708, H1709, H1710, H1711, H1712, H1713, H1714, H1715, H1716, H1717, H1718, H1719, H1720, H1721, H1722, H1723, H1724, H1725, H1726, H1727, H1728, H1729, H1730, H1731, H1732, H1733, H1734, H1735, H1736, H1737, H1738, H1739, H1740, H1741, H1742, H1743, H1744, H1745, H1746, H1747, H1748, H1749, H1750, H1751, H1752, H1753, H1754, H1755, H1756, H1757, H1758, H1759, H1760, H1761, H1762, H1763, H1764, H1765, H1766, H1767, H1768, H1769, H1770, H1771, H1772, H1773, H1774, H1775, H1776, H1777, H1778, H1779, H1780, H1781, H1782, H1783, H1784, H1785, H1786, H1787, H1788, H1789, H1790, H1791, H1792, H1793, H1794, H1795, H1796, H1797, H1798, H1799, H1800, H1801, H1802, H1803, H1804, H1805, H1806, H1807, H1808, H1809, H1810, H1811, H1812, H1813, H1814, H1815, H1816, H1817, H1818, H1819, H1820, H1821, H1822, H1823, H1824, H1825, H1826, H1827, H1828, H1829, H1830, H1831, H1832, H1833, H1834, H1835, H1836, H1837, H1838, H1839, H1840, H1841, H1842, H1843, H1844, H1845, H1846, H1847, H1848, H1849, H1850, H1851, H1852, H1853, H1854, H1855, H1856, H1857, H1858, H1859, H1860, H1861, H1862, H1863, H1864, H1865, H1866, H1867, H1868, H1869, H1870, H1871, H1872, H1873, H1874, H1875, H1876, H1877, H1878, H1879, H1880, H1881, H1882, H1883, H1884, H1885, H1886, H1887, H1888, H1889, H1890, H1891, H1892, H1893, H1894, H1895, H1896, H1897, H1898, H1899, H1900, H1901, H1902, H1903, H1904, H1905, H1906, H1907, H1908, H1909, H1910, H1911, H1912, H1913, H1914, H1915, H1916, H1917, H1918, H1919, H1920, H1921, H1922, H1923, H1924, H1925, H1926, H1927, H1928, H1929, H1930, H1931, H1932, H1933, H1934, H1935, H1936, H1937, H1938, H1939, H1940, H1941, H1942, H1943, H1944, H1945, H1946, H1947, H1948, H1949, H1950, H1951, H1952, H1953, H1954, H1955, H1956, H1957, H1958, H1959, H1960, H1961, H1962, H1963, H1964, H1965, H1966, H1967, H1968, H1969, H1970, H1971, H1972, H1973, H1974, H1975, H1976, H1977, H1978, H1979, H1980, H1981, H1982, H1983, H1984, H1985, H1986, H

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