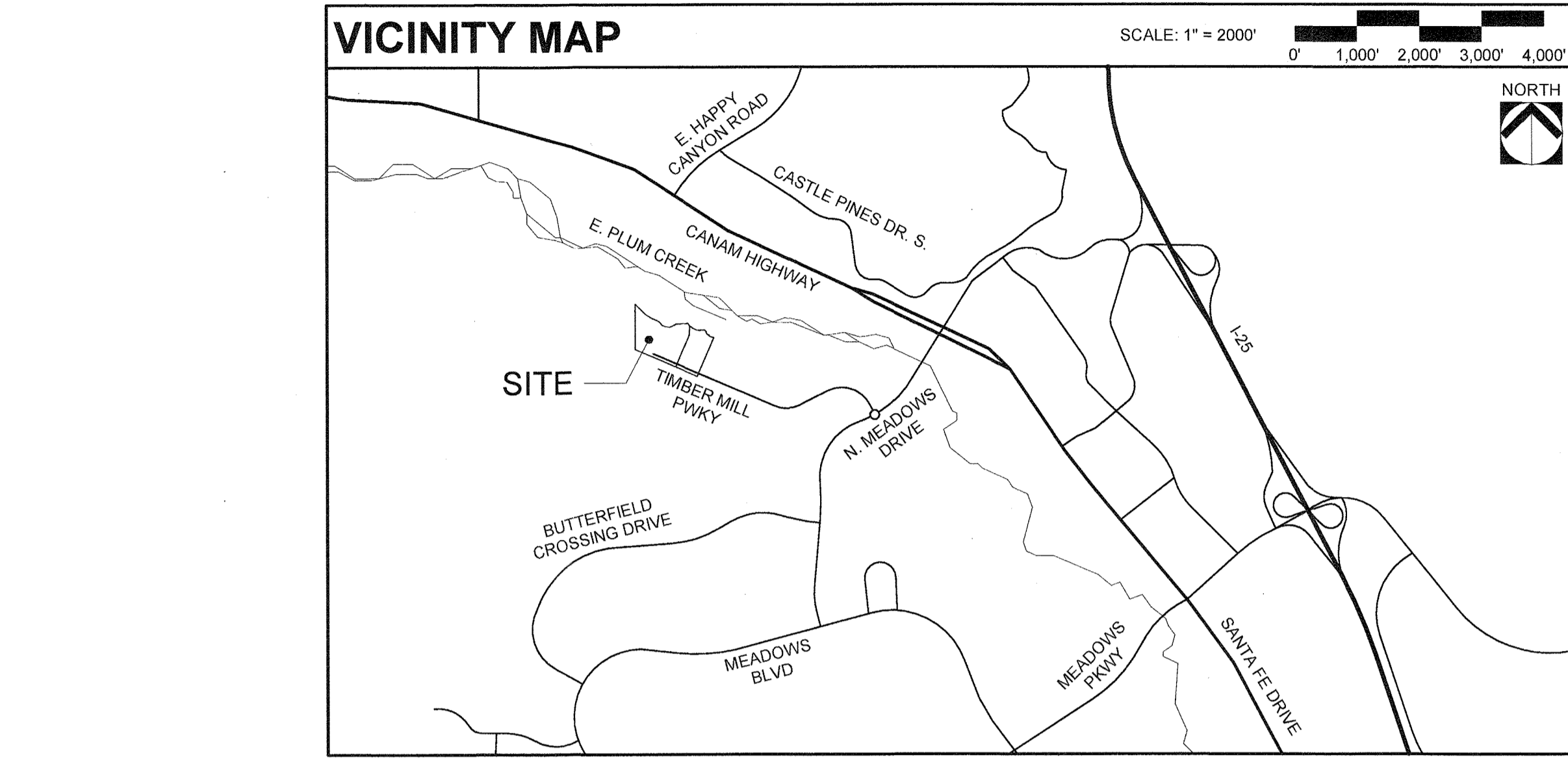


SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 THE MEADOWS FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- 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 SECTIONS 4.7 AND 9.3.2 OF THE TOWN OF CASTLE ROCK 2021 LANDSCAPE CRITERIA MANUAL 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, MOVING, 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 3/16/2016.
 - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
 - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
 - APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
 - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
 - THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
 - ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
 - THIS SITE IS ZONED PD.
 - 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 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND 10-FOOT ALONG THE REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 10-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 IS LOCATED IN THE MEADOWS HABITAT CONSERVATION PLAN BOUNDARY, WHICH HAS APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE.
 - THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
 - STORAGE WITHIN CORE 75-FOOT EASEMENT IS LIMITED TO 8-FEET TALL AND MUST MAINTAIN CLEAR PATHWAY OF 20-FEET ON EITHER SIDE OF THE EXISTING 115 KV TRANSMISSION LINE.



PURPOSE STATEMENT:
THIS SITE DEVELOPMENT PLAN IS FOR THE PROPOSED DEVELOPMENT OF A NEW 80,000 SF OFFICE/ WAREHOUSE BUILDING WITH TRUCK COURT AND STORAGE YARD.

BENCHMARK:
DOUGLAS COUNTY CONTROL MONUMENT 2.015030 (AZTEC #910), RECOVERED 3.25" ALUMINUM CAP LOCATED 410', MORE OR LESS, EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS, NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.185 (NAVD 88).

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 2.5" BRASS CAP STAMPED "PELS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR S 00°04'11" W, 5,266.05 FEET.

LEGAL DESCRIPTION:
THE MEADOWS FILING 19, PARCEL 2 NORTH, LOT 1
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, WHENCE THE WEST LINE OF SAID SECTION 28 BEARS SOUTH 00°04'11" WEST, 5,266.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE; ALONG SAID WEST LINE, SOUTH 00°04'11" WEST, 154.12 FEET TO THE POINT OF BEGINNING; DEPARTING SAID WEST LINE, SOUTH 89°55'49" EAST, 18.49 FEET; SOUTH 74°35'44" EAST, 94.16 FEET; NORTH 15°24'16" EAST, 202.54 FEET; SOUTH 45°19'43" EAST, 19.94 FEET; SOUTH 59°06'55" EAST, 80.05 FEET; SOUTH 58°45'22" EAST, 35.33 FEET; SOUTH 68°36'08" EAST, 29.75 FEET; SOUTH 66°55'18" EAST, 45.61 FEET; SOUTH 65°08'34" EAST, 30.22 FEET; SOUTH 44°27'38" EAST, 37.02 FEET; SOUTH 39°36'36" EAST, 51.49 FEET; SOUTH 70°47'14" EAST, 59.59 FEET; SOUTH 83°11'13" EAST, 2.18 FEET; SOUTH 66°45'32" EAST, 312.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.50 FEET; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 42.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 39.50 FEET; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 22.40 FEET; SOUTH 66°45'32" EAST, 28.21 FEET; SOUTH 23°14'28" WEST, 154.12 FEET; NORTH 66°45'32" WEST, 20.50 FEET; SOUTH 23°14'28" WEST, 9.00 FEET; NORTH 66°45'32" WEST, 303.00 FEET; NORTH 23°14'28" EAST, 9.00 FEET; NORTH 66°45'32" WEST, 41.00 FEET; SOUTH 23°14'28" WEST, 9.00 FEET; NORTH 66°45'32" WEST, 51.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 271.00 FEET; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'47", AN ARC LENGTH OF 63.52 FEET; NORTH 53°19'45" WEST, 102.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 349.00 FEET; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'47", AN ARC LENGTH OF 81.80 FEET; NORTH 66°45'32" WEST, 90.38 FEET TO THE WEST LINE OF SAID SECTION 28; ALONG SAID WEST LINE, NORTH 00°04'11" EAST, 272.22 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 8.322 ACRES, (362,514 SQUARE FEET), MORE OR LESS.

THE MEADOWS FILING 19, PARCEL 2 NORTH, TRACT B
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21 AND CONSIDERING THE WEST LINE OF SAID SECTION 28 BEARS SOUTH 00°04'11" WEST, 5,266.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE; ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00°04'14" EAST, 176.92 FEET; DEPARTING SAID WEST LINE, SOUTH 45°19'43" EAST, 228.73 FEET; SOUTH 15°24'16" WEST, 202.54 FEET; NORTH 74°35'44" WEST, 94.16 FEET; NORTH 89°55'49" WEST, 18.49 FEET TO THE WEST LINE OF SAID SECTION 28; ALONG SAID WEST LINE, NORTH 00°04'11" EAST, 154.12 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 0.874 ACRES, (38,068 SQUARE FEET), MORE OR LESS.

THE MEADOWS FILING 19, PARCEL 2 NORTH, TRACT C
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, WHENCE THE WEST LINE OF SAID SECTION 28 BEARS SOUTH 00°04'11" WEST, 5,266.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE; ALONG SAID WEST LINE, SOUTH 00°04'11" WEST, 184.13 FEET; DEPARTING SAID WEST LINE, SOUTH 83°11'13" EAST, 480.47 FEET TO THE POINT OF BEGINNING; SOUTH 83°11'13" EAST, 65.83 FEET; NORTH 84°46'02" EAST, 108.98 FEET; NORTH 84°30'41" EAST, 27.31 FEET; NORTH 85°53'18" EAST, 48.18 FEET; NORTH 82°12'37" EAST, 58.62 FEET; NORTH 80°37'49" EAST, 37.35 FEET; NORTH 78°15'32" EAST, 13.52 FEET; SOUTH 35°24'57" EAST, 32.35 FEET; SOUTH 46°03'50" EAST, 42.14 FEET; SOUTH 04°17'21" WEST, 154.43 FEET; NORTH 66°45'32" WEST, 44.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 39.50 FEET; WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 22.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.50 FEET; WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°29'27", AN ARC LENGTH OF 42.81 FEET; NORTH 66°45'32" WEST, 312.93 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 1.016 ACRES, (44,270 SQUARE FEET), MORE OR LESS.

SUMMARY TABLE	
ZONING	THE MEADOWS FOURTH AMENDMENT PD
USE AREA	C-O-1 - COMMERCIAL, OFFICE, INDUSTRIAL
	PDP REQUIREMENTS PROPOSED SITE DEVELOPMENT PLAN
	AS PER SECTION 5.4 OF THE PDP ZONING REGULATIONS OFFICE/ WAREHOUSE
LOT SIZE	N/A 362,514 SF (8.322 AC)
BUILDING COVERAGE	MAX. COVERAGE: 60% 22% (80,000 SF)
BUILDING SETBACKS	FRONT = NOT SPECIFIED, DEFINED BY SDP REAR = NOT SPECIFIED, DEFINED BY SDP SIDE (EAST) = 45' SIDE (WEST) = 51'
BUILDING HEIGHT	60' MAX
BUILDING SEPARATION	NOT SPECIFIED N/A
PARKING	GENERAL OFFICE = 3 SPACES / 1,000 SF WAREHOUSE = 8,000 SF / 1,000 SF * 3 = 24 SPACES = 1 SPACE / 1,000 SF = 72,000 SF / 1,000 SF = 72 SPACES TOTAL = 96 SPACES 76-100 SPACES = 4 ACCESSIBLE PARKING SPACES
SITE COVERAGE	MAXIMUM F.A.R. = 0.80 F.A.R. = 0.22
BUILDING COVERAGE	22% (80,000 SF)
LANDSCAPE/ OPEN SPACE/ PERMEABLE SURFACE COVERAGE	54% (195,062.56 SF)
PAVEMENT COVERAGE	24% (87,451.44 SF)
TOTAL	100% (362,514 SF)

OWNERSHIP CERTIFICATION:
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
Robert C. Harish
BY: CASTLE ROCK DEVELOPMENT COMPANY
SIGNED THIS 20 DAY OF April, 2022
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF April, 2022 BY *Robert C. Harish*
WITNESS MY HAND AND OFFICIAL SEAL.
Kelly Beach
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/17/24

TITLE CERTIFICATION:
Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF *Land Title Culture Co.* 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.
Scott Bennetts
AUTHORIZED REPRESENTATIVE
Land Title Culture Co.
TITLE COMPANY
SIGNED THIS 20th DAY OF April, 2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF April, 2022 BY *Scott Bennetts* AS AUTHORIZED REPRESENTATIVE OF *Land Title Culture Co.*
WITNESS MY HAND AND OFFICIAL SEAL.
Carolyn Manning
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/4/2026

SURVEYOR'S CERTIFICATE:
Anthony K. Peall, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

PLS NO *38636* DATE
REGISTERED LAND SURVEYOR
Anthony K. Peall
4/20/22

CIVIL ENGINEER'S STATEMENT:
Kevin S. Roth, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Kevin S. Roth
REGISTERED PROFESSIONAL ENGINEER
DATE: 4-20-22

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 20 DAY OF April, 2022.
Anthony K. Peall
DIRECTOR OF DEVELOPMENT SERVICES

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 2:27 PM ON THE 1st DAY OF June, 2022 AT RECEPTION NO. 2022039142
DOUGLAS COUNTY CLERK AND RECORDER
BY: *Beth*, Deputy

WATER RIGHTS DEDICATION AGREEMENT:
THE PROVISIONS 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 4.33 SFE ARE DEBITED FROM THE WATER BANK.
WATER METER SIZING:
DOMESTIC = 1.5" = 3.33 SFE
IRRIGATION = 0.75" = 1 SFE

PROJECT TEAM

OWNER: SAUNDERS COMMERCIAL DEVELOPMENT COMPANY, LLC 86 INVERNESS PLACE NORTH ENGLEWOOD, CO 80112 GRAHAM CODDINGTON PHONE: 303.617.6548 g.coddington@saundersinc.com	CIVIL ENGINEER: ROTH LANG ENGINEERING 2500 S. CURTIS ST. SUITE 2600 CENTENNIAL, CO 80112 PHONE: (303) 841.9365	SURVEYOR: AZTEC CONSULTANTS INC. 300 E. MINERAL AVE., STE #11 LITTLETON, CO 80122 CONTACT: ANTHONY PEALL PHONE: (303) 713-1898
ARCHITECT: INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD. LITTLETON, CO 80120 CONTACT: CHRIS SIBILLA PHONE: (303) 738-8877 csibilla@igarch.com	LANDSCAPE ARCHITECT: STACKLOT 5839 S. CURTIS ST. LITTLETON, CO 80120 CONTACT: JUSTIN HAY PHONE: (303) 883-2735	PHOTOMETRICS: AE DESIGN 1900 WAZEE ST., STE 205 DENVER, CO 80202 CONTACT: ERIC REITAN PHONE: (303) 296-4443

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	GRADING PLAN
SHEET 4	UTILITY PLAN
SHEET 5	UTILITY PLAN
SHEET 6	LANDSCAPE PLAN "A"
SHEET 7	LANDSCAPE PLAN "B"
SHEET 8	LANDSCAPE NOTES
SHEET 9	PLANT LIST & DETAILS
SHEET 10	EXTERIOR ELEVATIONS
SHEET 11	EXTERIOR ELEVATIONS
SHEET 12	PHOTOMETRIC SITE PLAN
SHEET 13	PHOTOMETRIC DETAILS
SHEET 14	SITE DETAILS

PROJECT NO. SDP21-0044

REVISIONS	DESCRIPTION
BY	DATE
CW	11-24-2021
CW	1-21-2022
CW	2-24-2022
CW	3-29-2022
CW	4-18-2022

DRAWN: CW
CHECKED: CS
DESIGNED: KS
FILENAME: CS-11102

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN
COVER SHEET

architecture
planning
interiors

INTERGROUP ARCHITECTS

2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.738.8877 F: 303.738.2294
www.igarch.com

JOB NO. CS-11102
SCALE: AS SHOWN
DATE

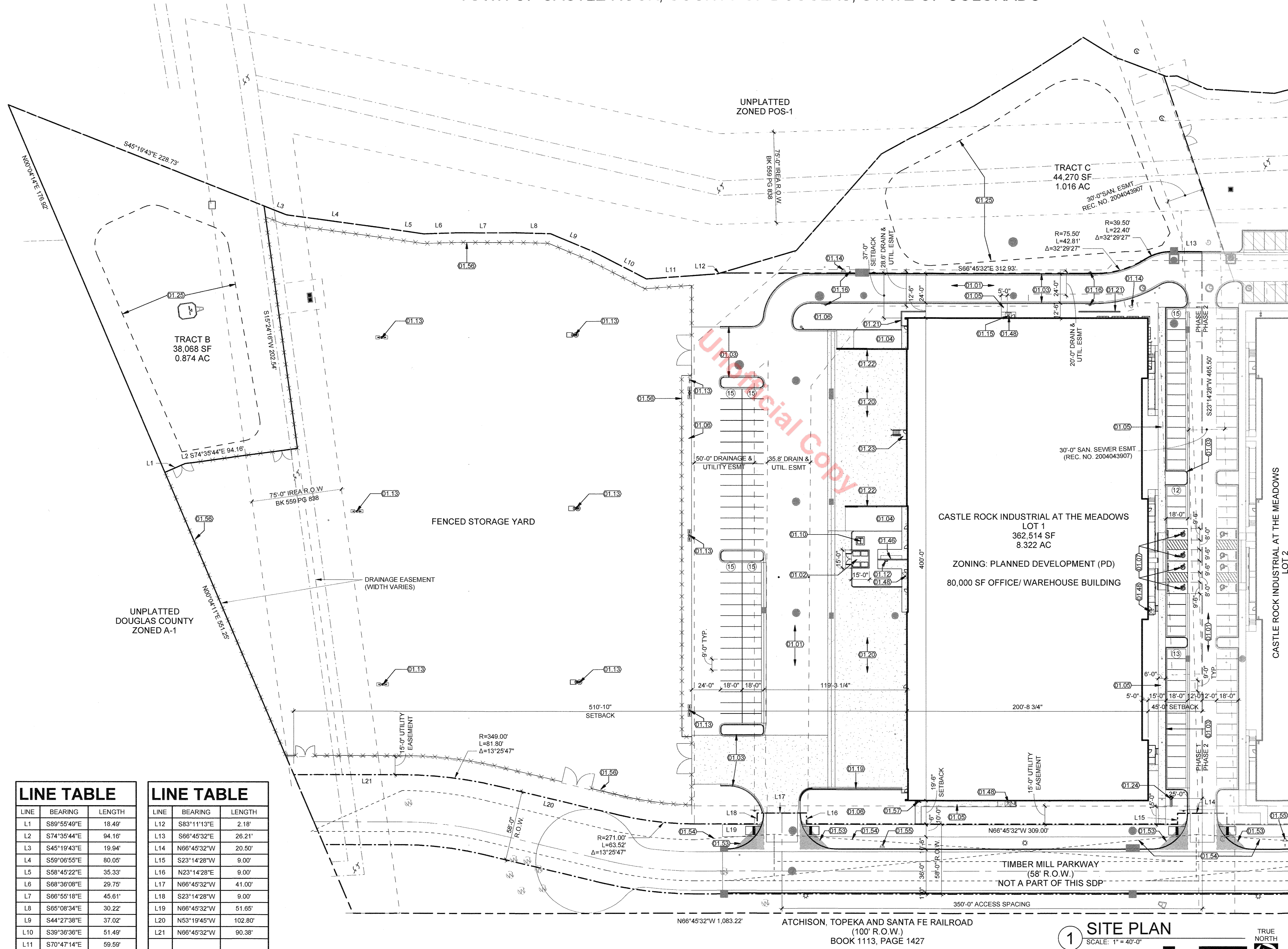
SHEETS 14 SHEET 1

SITE DEVELOPMENT PLAN

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1

THE MEADOWS FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYNOTES:

- 01.01 FULL DEPTH ASPHALT PAVING FOR CAR, TRUCK, AND EMERGENCY VEHICLE TRAFFIC.
- 01.02 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB - SEE ELEVATION SHEETS FOR TRASH ENCLOSURE ELEVATIONS.
- 01.03 6" VERTICAL CONCRETE CURB AND GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS, TYP. SEE GRADING PLAN. ALL LANDSCAPING AT CONCRETE CURBS TO BE FLUSH WITH TOP OF CURB.
- 01.04 REINFORCED CONCRETE PAVING AT TRUCK RAMP.
- 01.05 CONCRETE SIDEWALK WITH BROOM FINISH.
- 01.06 LANDSCAPE AREA.
- 01.07 VAN ACCESSIBLE HANDICAP PARKING SPACE - 9'-6" X 18' 8" AISLE. PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW.
- 01.10 ELECTRICAL TRANSFORMER ON CONCRETE PAD.
- 01.12 GAS METER LOCATION.
- 01.13 LIGHT POLE WITH CUT-OFF STYLE FIXTURE.
- 01.14 PROPOSED FIRE HYDRANT.
- 01.15 CONCRETE STAIR WITH PAINTED STEEL HANDRAIL.
- 01.16 NO PARKING - FIRE LANE SIGN PER TOWN OF CASTLE ROCK STANDARDS. SEE SITE DETAILS AND CIVIL DRAWINGS.
- 01.19 CONCRETE PANEL SCREEN WALL.
- 01.20 REINFORCED CONCRETE PAVING AT TRUCK APRON AND LOADING DOCKS.
- 01.21 SEGMENTAL BLOCK RETAINING WALL.
- 01.22 SLOPED CONCRETE RETAINING WALL.
- 01.23 PAINTED STEEL STAIR WITH PAINTED STEEL GUARDRAIL.
- 01.24 MONUMENT SIGN.
- 01.25 DETENTION POND/WATER QUALITY. SEE CIVIL DRAWINGS.
- 01.46 ELECTRICAL METER AND EQUIPMENT CABINETS.
- 01.48 FIRE DEPARTMENT "KNOX BOX" LOCATION.
- 01.53 SAFETY TRIANGLE.
- 01.54 ROADWAY SIGHT DISTANCE TRIANGLE.
- 01.55 PUBLIC FIRE HYDRANT BY OTHERS.
- 01.56 6" H. GALVANIZED WIRE CHAIN LINK FENCE, GROUNDED PER CORE REQUIREMENTS.
- 01.57 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) LOCATION.

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND 10-FOOT ALONG THE REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 10-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.

LEGEND

- PROPERTY LINE BOUNDARY
- RIGHT OF WAY BOUNDARY
- EASEMENT / DEDICATION
- FENCE
- OVERHEAD UTILITY

LINE TABLE

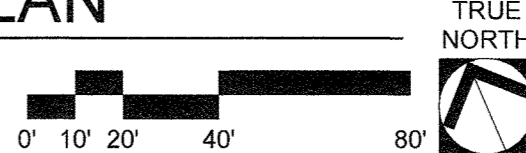
LINE	BEARING	LENGTH
L1	S89°55'49"E	18.49'
L2	S74°35'44"E	94.16'
L3	S45°19'43"E	19.94'
L4	S59°06'55"E	80.05'
L5	S58°45'22"E	35.33'
L6	S68°36'08"E	29.75'
L7	S66°55'18"E	45.61'
L8	S65°08'34"E	30.22'
L9	S44°27'38"E	37.02'
L10	S39°36'36"E	51.49'
L11	S70°47'14"E	59.59'

LINE TABLE

LINE	BEARING	LENGTH
L12	S83°11'13"E	2.18'
L13	S66°45'32"E	26.21'
L14	N66°45'32"W	20.50'
L15	S23°14'28"W	9.00'
L16	N23°14'28"E	9.00'
L17	N66°45'32"W	41.00'
L18	S23°14'28"W	9.00'
L19	N66°45'32"W	51.65'
L20	N53°19'45"W	102.80'
L21	N66°45'32"W	90.38'

1 SITE PLAN

SCALE: 1" = 40'-0"

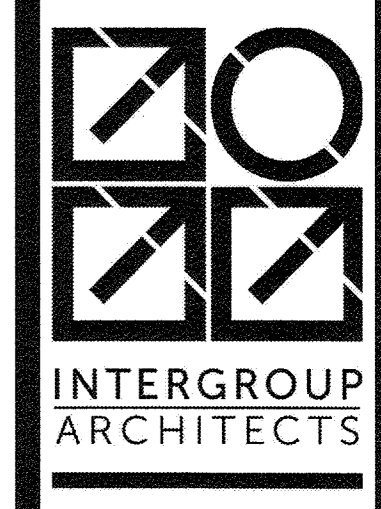


PROJECT NO. SDP21-0044

REVISIONS	DATE	DESCRIPTION
BY CW	11-24-2021	2ND SUBMITTAL
BY CW	1-21-2022	3RD SUBMITTAL
BY CW	2-24-2022	4TH SUBMITTAL
BY CW	3-29-2022	5TH SUBMITTAL
BY CW	4-18-2022	6TH SUBMITTAL

DRAWN	CW
CHECKED	CS
DESIGNED	KS
FILENAME	CS-11102

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
 SITE DEVELOPMENT PLAN
SITE PLAN



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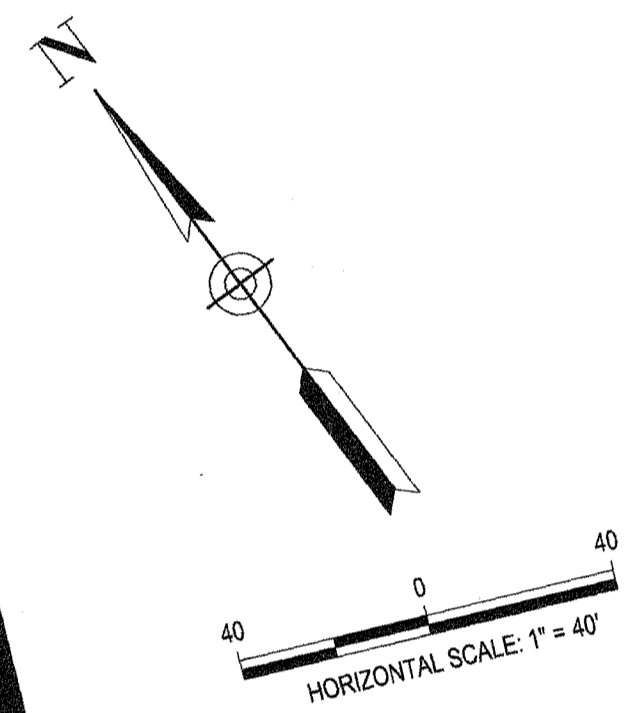
JOB NO.	CS-11102
SCALE	AS SHOWN
DATE	
SHEETS	14
SHEET	2

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1

THE MEADOWS FILING 19, PARCEL 2 NORTH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

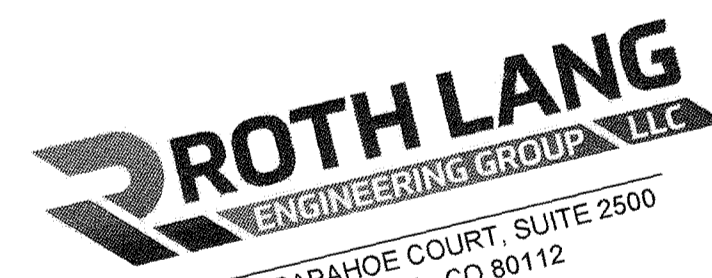
REVISIONS	DESCRIPTION	DATE	BY

DRAWN	WC
CHECKED	DT
DESIGNED	KSR
FILENAME	BS - 10961



NOTES:

1. ALL DOOR ENTRIES ARE SET AT FINISH FLOOR.
2. PRIVATE REGIONAL WATER QUALITY AND DETENTION PONDS, TIMBER MILL PARKWAY ROW AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS LABELED BY OTHERS ARE TO BE DESIGNED BY CRDC (RE: THE MEADOWS PROJECT BY TERRACINA DESIGN REPORT, DRAINAGE PLAN AND CONSTRUCTION PLAN) IS FOR ACCESS TO THIS GATE (AS INDICATED ON PLAN) IS FOR ACCESS TO THE DETENTION POND AND DRAINAGE EASEMENT. IF GATES ARE TO BE LOCKED, THIS WILL REQUIRE A LOCKING MECHANISM THAT GIVES THE TOWN A DEDICATED ENTRY.
3. UNPLATTED (REC. NO. 2019020916) (NOT PART OF THIS SITE PLAN)



LINETYPE LEGEND

—	PROPOSED
---	CONTOUR - MAJOR
- - -	CONTOUR - MINOR
---	FENCE
---	OVERHEAD POWER
---	STORM SEWER

SYMBOLS LEGEND

▲	SLOPE
▲	SPOT ELEVATION
→	FLOW ARROW

LINE TABLE

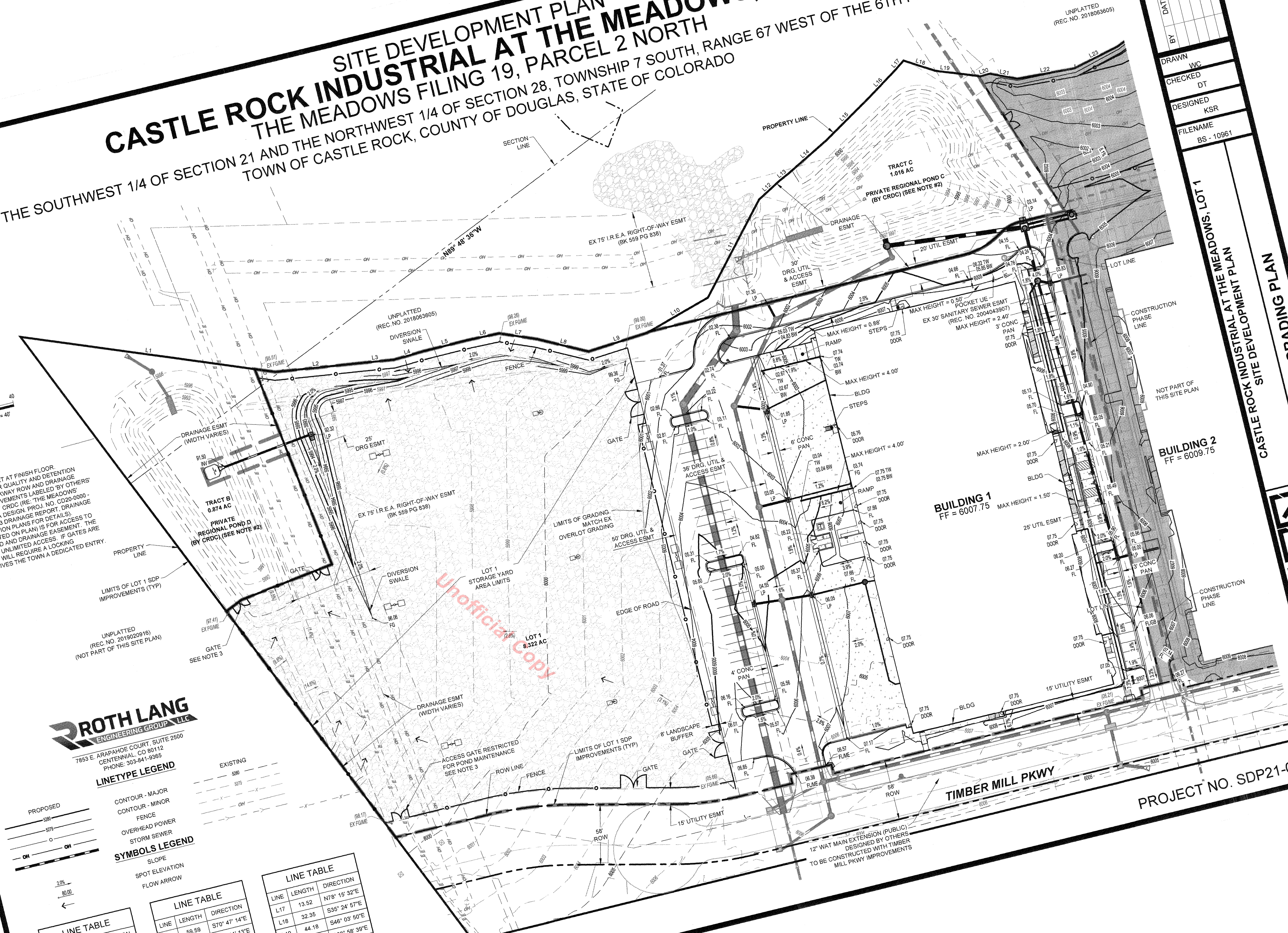
LINE	LENGTH	DIRECTION
L1	248.67	S45° 19' 43"E
L2	80.05	S59° 06' 55"E
L3	35.33	S58° 45' 22"E
L4	29.75	S68° 36' 08"E
L5	45.61	S66° 55' 18"E
L6	30.22	S65° 08' 34"E
L7	37.02	S44° 27' 38"E
L8	51.49	S39° 36' 36"E

LINE TABLE

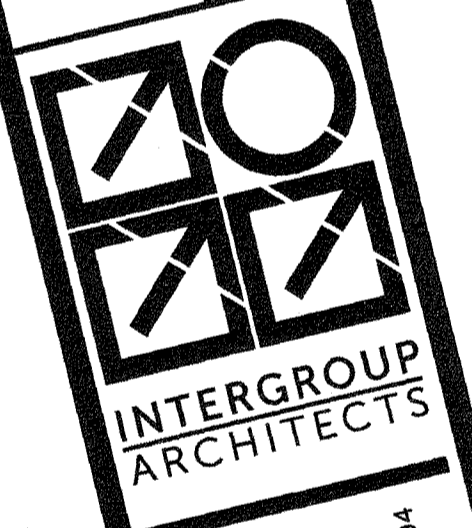
LINE	LENGTH	DIRECTION
L9	59.59	S70° 47' 14"E
L10	68.01	S83° 11' 13"E
L11	106.98	N64° 46' 02"E
L12	27.31	N84° 30' 43"E
L13	11.30	N88° 23' 13"E
L14	48.16	N85° 53' 18"E
L15	56.62	N82° 12' 37"E
L16	37.35	N80° 37' 48"E

LINE TABLE

LINE	LENGTH	DIRECTION
L17	13.62	N78° 15' 32"E
L18	32.35	S35° 24' 57"E
L19	44.18	S48° 03' 50"E
L20	9.28	S68° 58' 39"E
L21	27.25	S42° 43' 54"E
L22	56.13	S63° 27' 10"E
L23	46.56	S79° 47' 08"E



CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
GRADING PLAN



INTERGROUP ARCHITECTS
 ■ architecture
 ■ planning
 ■ interiors
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 Littleton, CO 80120
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 www.intergroup.com

JOB NO.	BS - 10961
SCALE	AS SHOWN
DATE	02/23/2022
SHEETS	14
SHEET	03

PROJECT NO. SDP21-0044

Unofficial Copy

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 THE MEADOWS FILING 19, PARCEL 2 NORTH

KEY:

- ① KNOX BOX LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
- ② FIRE DEPT CONNECTION (FDC)
- ③ PR UTILITY CONNECTION POINT
- ④ FIRE HYDRANT
- ⑤ IRRIGATION METER
- ⑥ EUSERC CABINET

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 WITHIN THE TOWN OF CASTLE ROCK ORANGE WATER PRESSURE ZONE.
5. BLOWOFF AND FIRE HYDRANT CONSTRUCTION DESIGN IS BY TERRACINA DESIGN (SEE 'CD21-0042' FOR DETAILS).

LINE	LENGTH	DIRECTION
L1	248.67	S45° 19' 43"E
L2	80.05	S59° 06' 55"E
L3	35.33	S58° 45' 22"E
L4	29.75	S68° 36' 08"E
L5	45.61	S65° 55' 18"E
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LINE	LENGTH	DIRECTION
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L23	46.56	S79° 47' 08"E

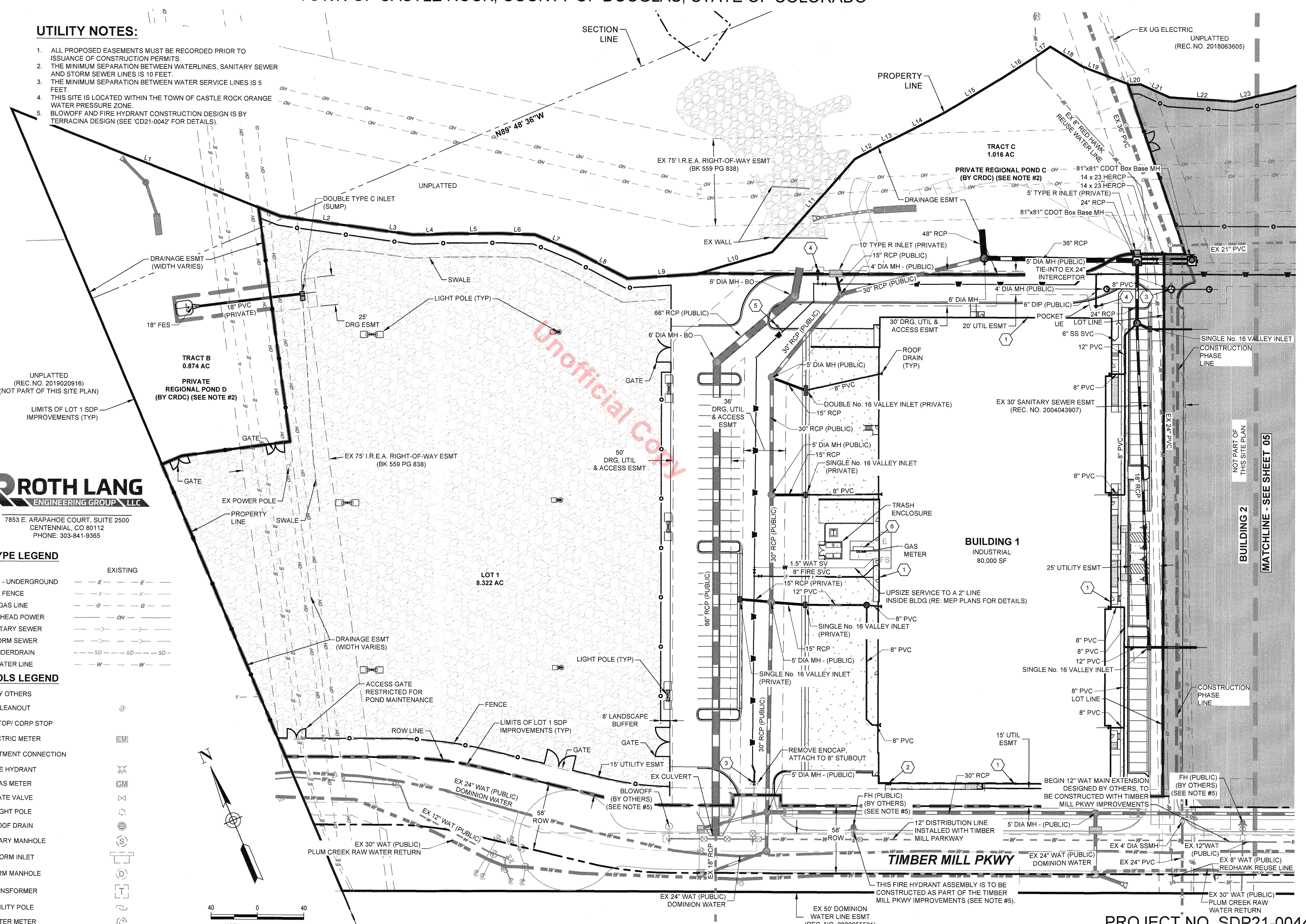
ROTH LANG
ENGINEERING GROUP, LLC
7853 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-841-9365

LINETYPE LEGEND

PROPOSED	EXISTING
—E—E—	—E—E—
—O—O—	—O—O—
—G—G—	—G—G—
—OH—OH—	—OH—OH—
—S—S—	—S—S—
—SD—SD—	—SD—SD—
—W—W—	—W—W—

SYMBOLS LEGEND

BO	BY OTHERS	⊙	CLEANOUT
⊙	CURB STOP/ CORP STOP	EM	ELECTRIC METER
⊙	FIRE DEPARTMENT CONNECTION	⊙	FIRE HYDRANT
⊙	GAS METER	⊙	GATE VALVE
⊙	ROOF DRAIN	⊙	SANITARY MANHOLE
⊙	STORM INLET	⊙	STORM MANHOLE
⊙	TRANSFORMER	⊙	UTILITY POLE
⊙	WATER METER	⊙	



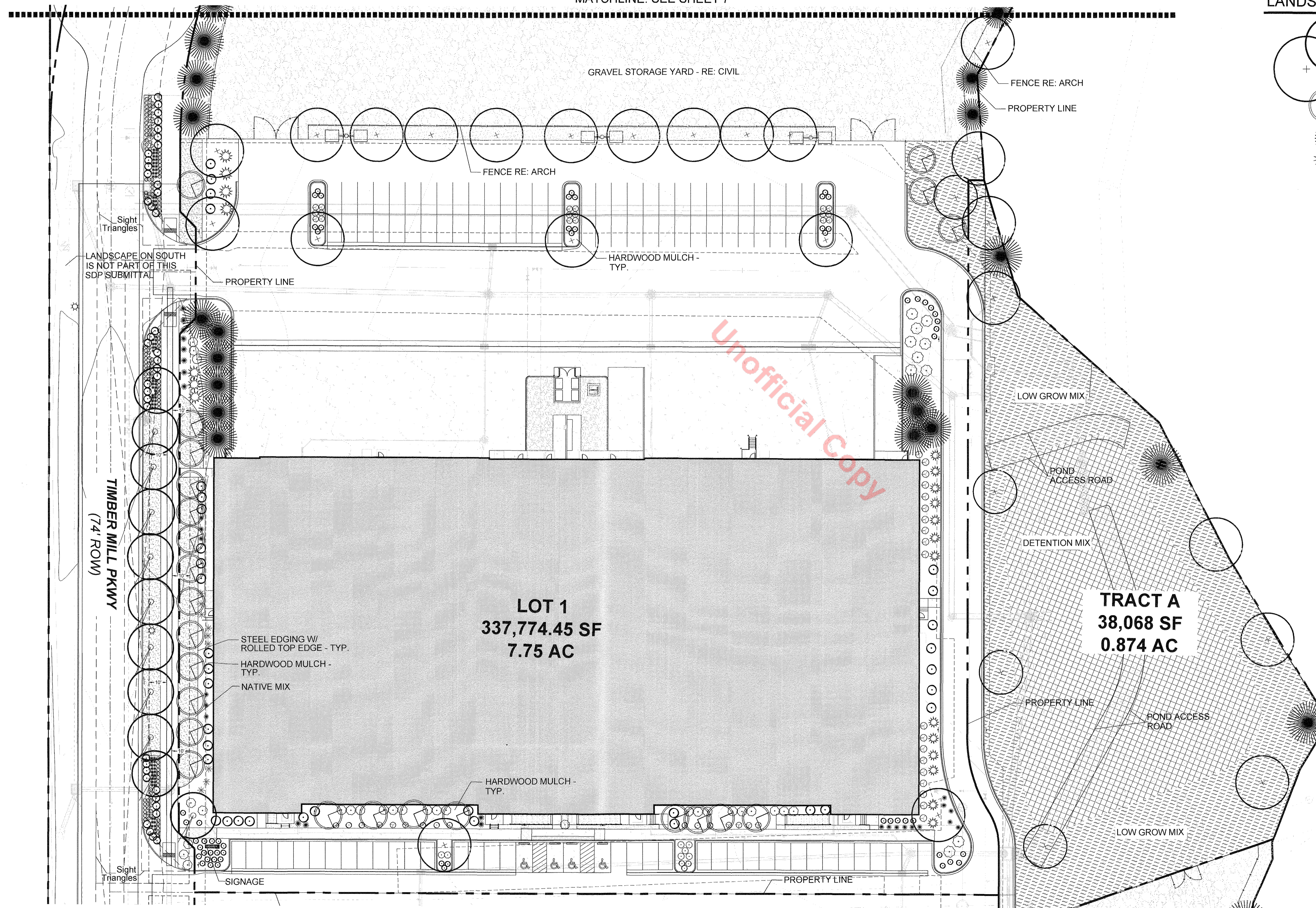
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 SITE DEVELOPMENT PLAN	UTILITY PLAN
REVISIONS BY DATE DESCRIPTION	
DRAWN: WC CHECKED: DT DESIGNED: KSR FILENAME: BS - 10961	
INTERGROUP ARCHITECTS <small>2000 West Littleton Blvd Littleton, Colorado 80120 P. 303.738.8877 F. 303.738.2294 www.igarch.com</small>	
architecture planning interiors	
JOB NO: BS - 10961 SCALE: AS SHOWN DATE: 02/23/2022 SHEETS: 14 SHEET: 04	

PROJECT NO. SDP21-0044

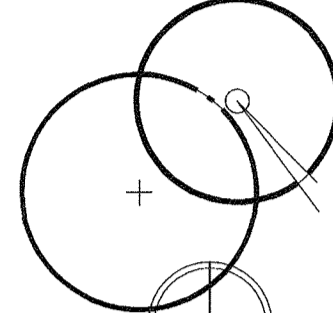
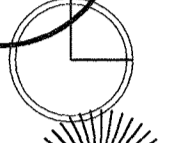
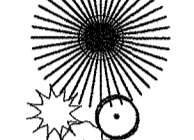
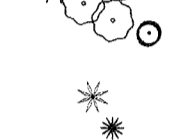
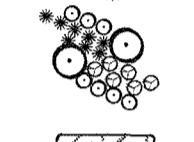
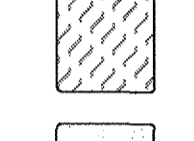
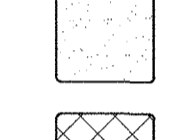
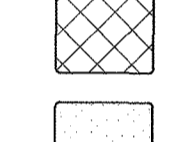


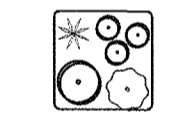


SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE: SEE SHEET 7



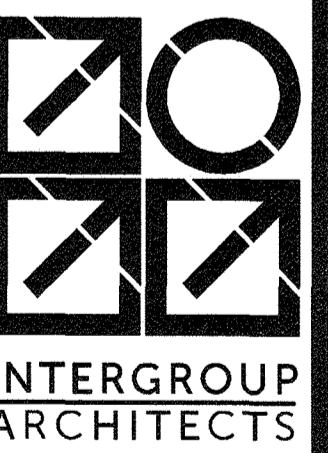
LANDSCAPE LEGEND:

-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  DECIDUOUS SHRUB
-  ORNAMENTAL GRASS
-  STREETScape PERENNIAL / SHRUB
-  LOW GROW MIX
-  NATIVE GRASS MIX
-  DETENTION POND GRASS MIX
-  1"-3" LOCAL RIVER ROCK
-  RE: GRAVEL YARD CIVIL
-  STEEL EDGING WITH PROTECTIVE CAP
-  SHREDDED HARDWOOD MULCH

REVISIONS	DATE	DESCRIPTION
BY JH	03-28-2022	5TH SUBMITTAL
JH	04-22-2022	6TH SUBMITTAL

DRAWN	SW
CHECKED	JH
DESIGNED	SW
FILENAME	BS - 10961

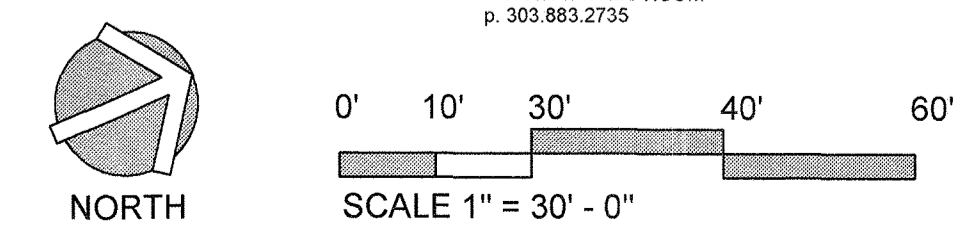
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN 'A'



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LANDSCAPE PLAN 'A'

PROJECT NO. SDP21-0044

JOB NO.	BS - 10961
SCALE	AS SHOWN
DATE	04/22/2022
SHEETS	14
SHEET	6

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

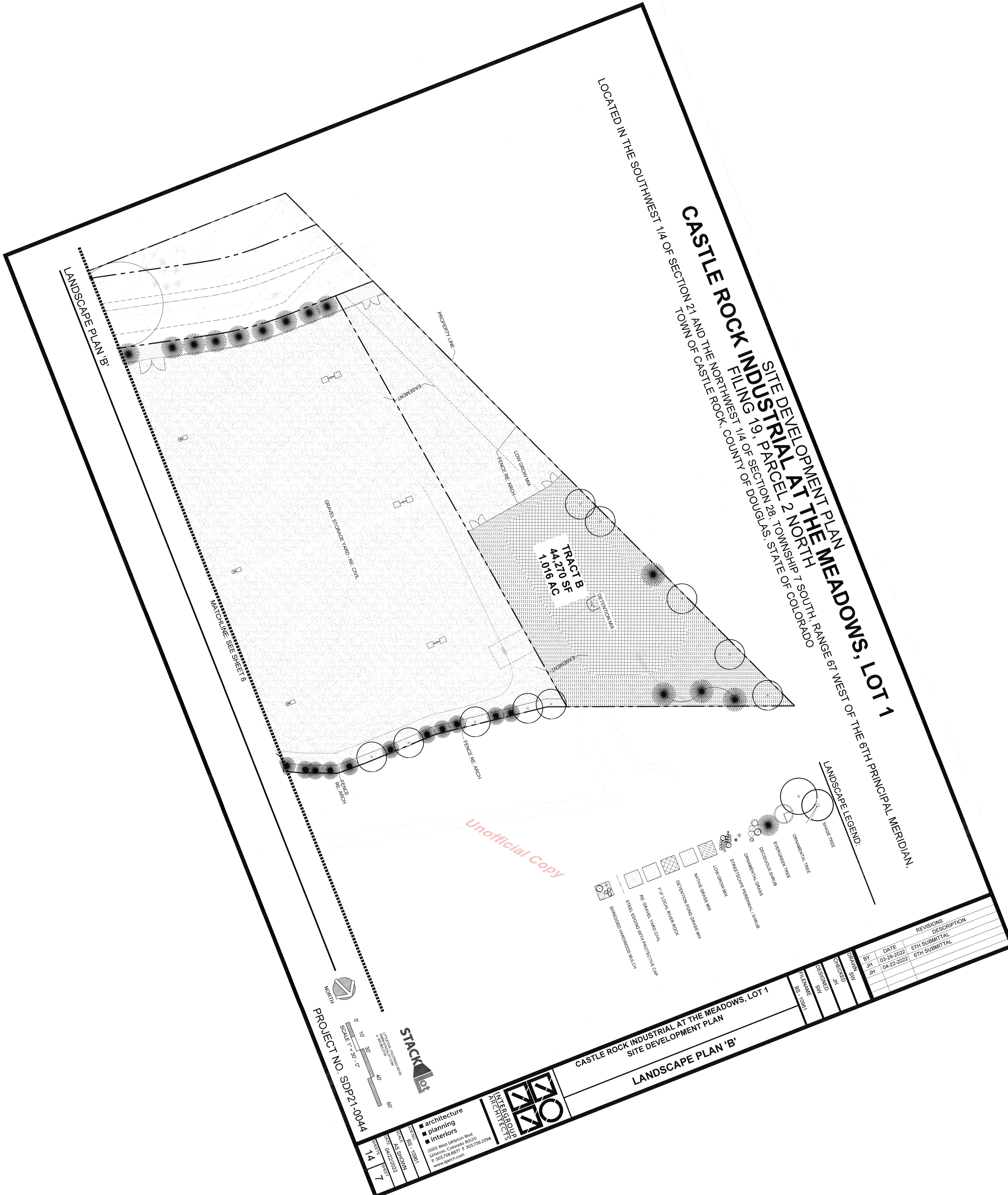
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1

SITE DEVELOPMENT PLAN

PARCEL 2 NORTH

FILED 19, 2022

CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCHLINE SEE SHEET 6

LANDSCAPE PLAN 'B'

TRACT B
44,270 SF
1.016 AC

LANDSCAPE LEGEND:

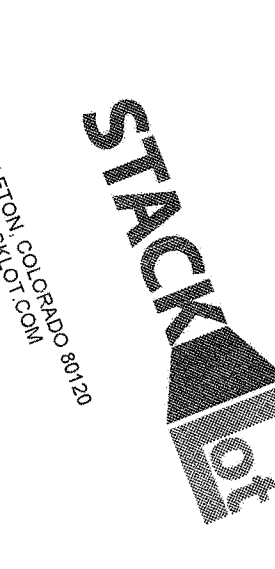
- SHRUB TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS
- STREETSCAPE PERENNIAL SHRUB
- LOW GROW MIX
- NATIVE GRASS MIX
- DEFENTION POND GRASS MIX
- 1" LOCAL RIVER ROCK
- REF. GRAVEL 1/4" CIVIL
- STEEL EROSION WITH PROTECTIVE CAP
- SHREDDED HARDWOOD MULCH

Unofficial Copy

PROJECT NO. SDP21-004A

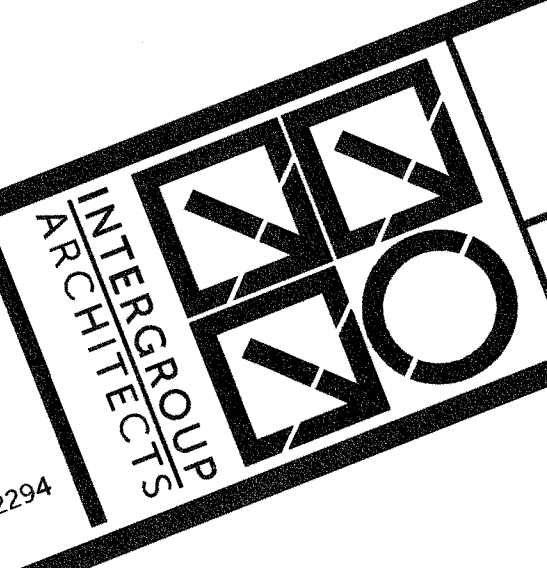
SCALE 1" = 30'-0"

0 10 20 30 40 50 60



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CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN 'B'

REVISIONS		DESCRIPTION
BY	DATE	
JH	03-28-2022	5TH SUBMITTAL
JH	04-22-2022	6TH SUBMITTAL

DRAWN: SW
CHECKED: JH
DESIGNED: SW
FILE NAME: BR_1087

SHEET NO. 14
DATE: 04/27/2022
SCALE: AS SHOWN
PROJECT: SDP21-004A

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP TWO-THIRD (2/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.

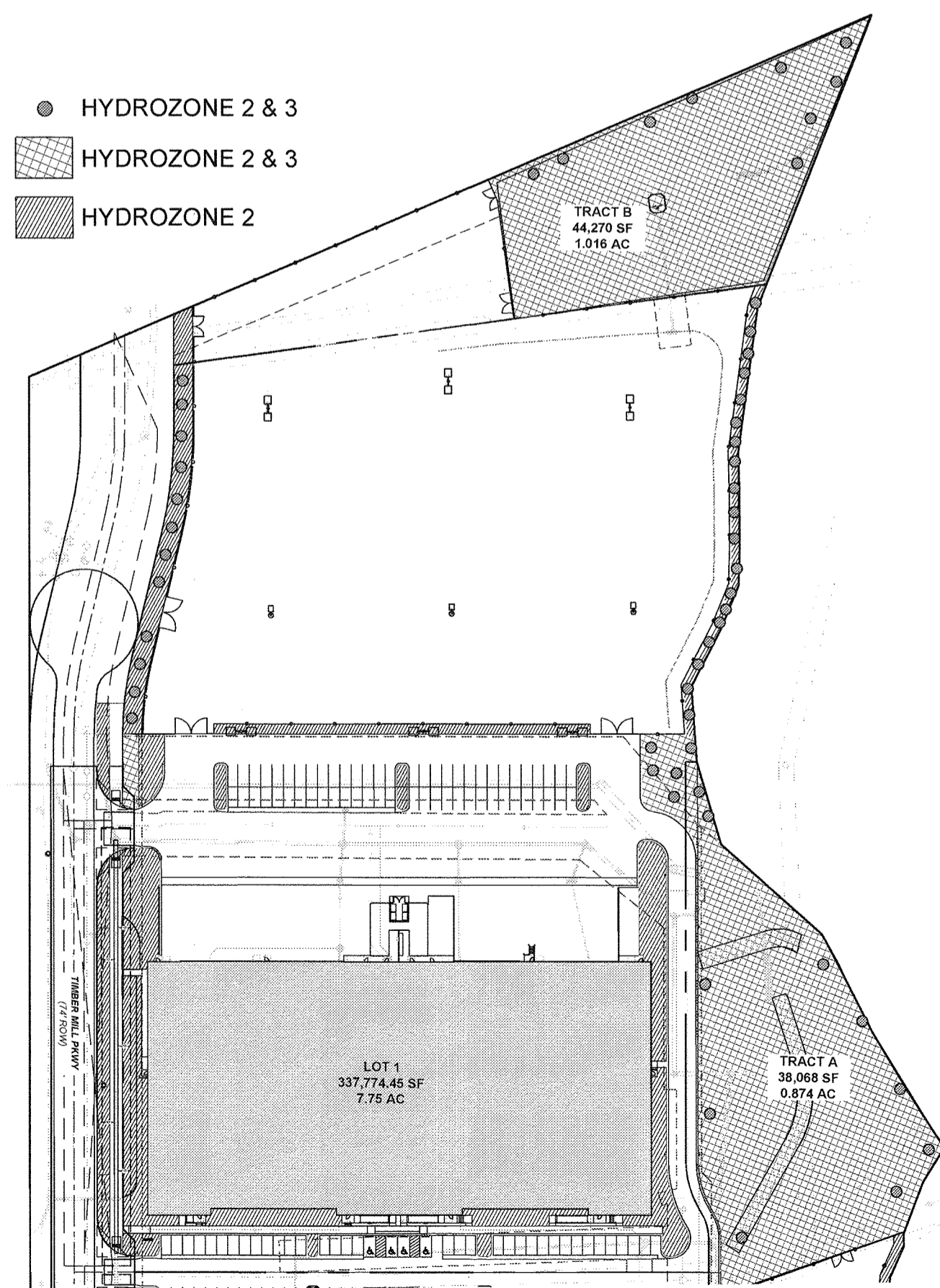
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE 3/8 INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING TO HAVE A ROLLED TOP. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION IN THE WATER QUALITY SWALE.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

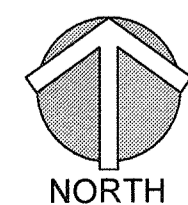
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE 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 LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE 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 IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- 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 REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

PERFORMANCE GUARANTEE:

- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.



HYDROZONE MAP



CLWUR (Composite landscape water use rating) Chart								
TOWN OF CASTLE ROCK COLORADO		Project Name: Castle Rock Industrial at the Meadows: PHASE 1						
		Site Development Plan (SDP) Number: SDP21-0045						
Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Rotor	Low Grow - Native Grass	0.74	L	0.66	51,781	1.5	74,028	1.05
Pop Up	Amended Nature Choice & Low Grow	1.83	VL	0.66	5,508	2	74,028	0.15
Drip	Shrub Bed	0.6	L, Mod	0.66	16,739	3	74,028	0.68
Total of the CLWUR							1.88	

COMMERCIAL SITE INVENTORY - LOT 1

AREA	TOTAL AREA IN SF.	REQUIRED AREA 10%	REQUIRED TREES *	PROPOSED TREES	REQUIRED SHRUBS **	PROPOSED SHRUBS
Gross Site	362,264 SF	36,226 SF	(36,226 SF / 1,000 SF) x 2 = 72	72	(36,226 SF / 1,000 SF) x 4 = 145	191
Parking	46,255.86 SF	4,625.59 SF	(4,625.59 SF / 1,000 SF) x 2 = 10	10	(4,625.59 SF / 1,000 SF) x 4 = 19	55
Street Trees*** Timber Mill Pkwy	Length: 403 L.F.	1 Tree / 40 L.F.	10 Required Trees	10	n/a	n/a

* Required Trees = 2 trees per 1,000 sf. of required area; Shade trees = 56% of all tree types.
 ** Required Shrubs = 4 shrubs per 1,000 sf. of required area
 *** Streetscape was designed to the Timber Mill Parkway Design Standards & Town Landscape Manual: Section 8

TRACT A

AREA	TOTAL AREA IN SF.	REQUIRED AREA 10%	REQUIRED TREES *	PROPOSED TREES
Gross Site	38,068 SF	3,807 SF	(3,807 SF / 1,000 SF) x 2 = 8	8

* Required Trees = 2 trees per 1,000 sf. of required area

TRACT B

AREA	TOTAL AREA IN SF.	REQUIRED AREA 10%	REQUIRED TREES *	PROPOSED TREES
Gross Site	44,270 SF	4,427 SF	(4,427 SF / 1,000 SF) x 2 = 9	9

* Required Trees = 2 trees per 1,000 sf. of required area



LITTLETON, COLORADO 80120
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PROJECT NO. SDP21-0044

REVISIONS	DESCRIPTION
DATE	
BY	
JH	03-28-2022
JH	04-22-2022
	5TH SUBMITTAL
	6TH SUBMITTAL

DRAWN SW

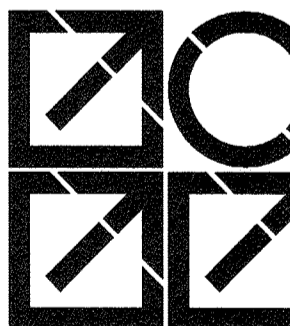
CHECKED JH

DESIGNED SW

FILENAME BS - 10961

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN

LANDSCAPE NOTES



architecture
planning
interiors

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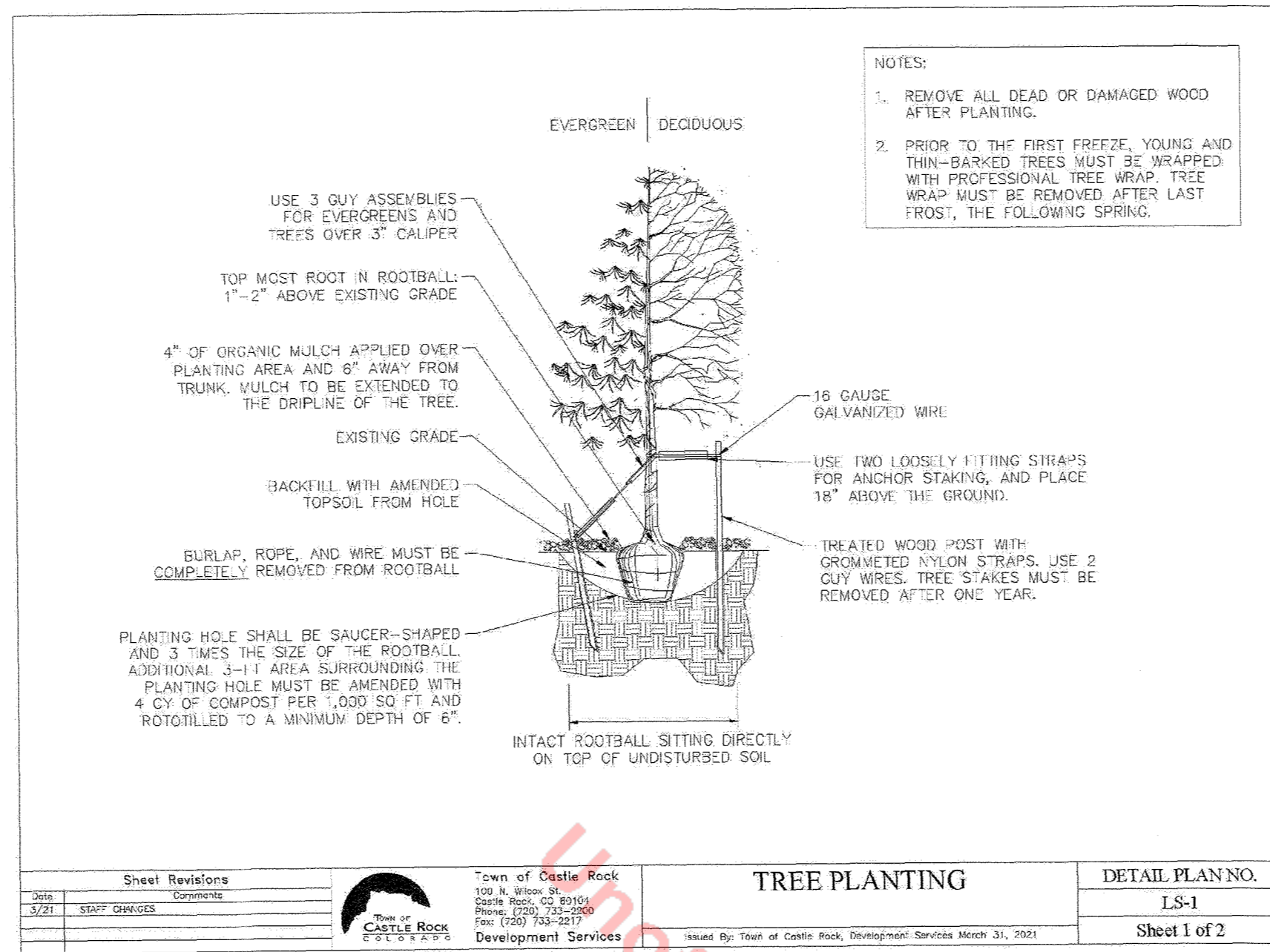
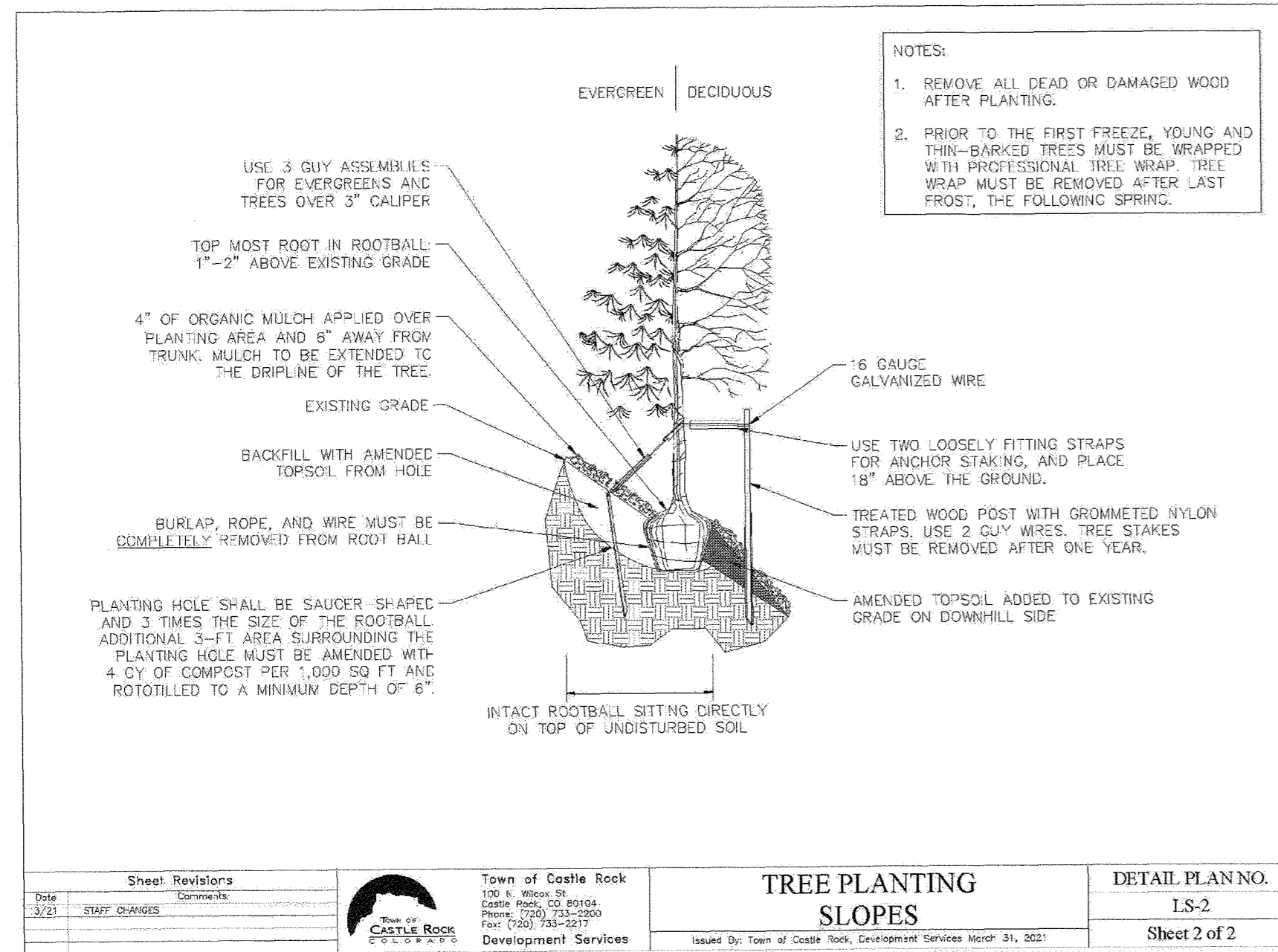
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DATE 04/22/2022

SHEETS 14 SHEET 8

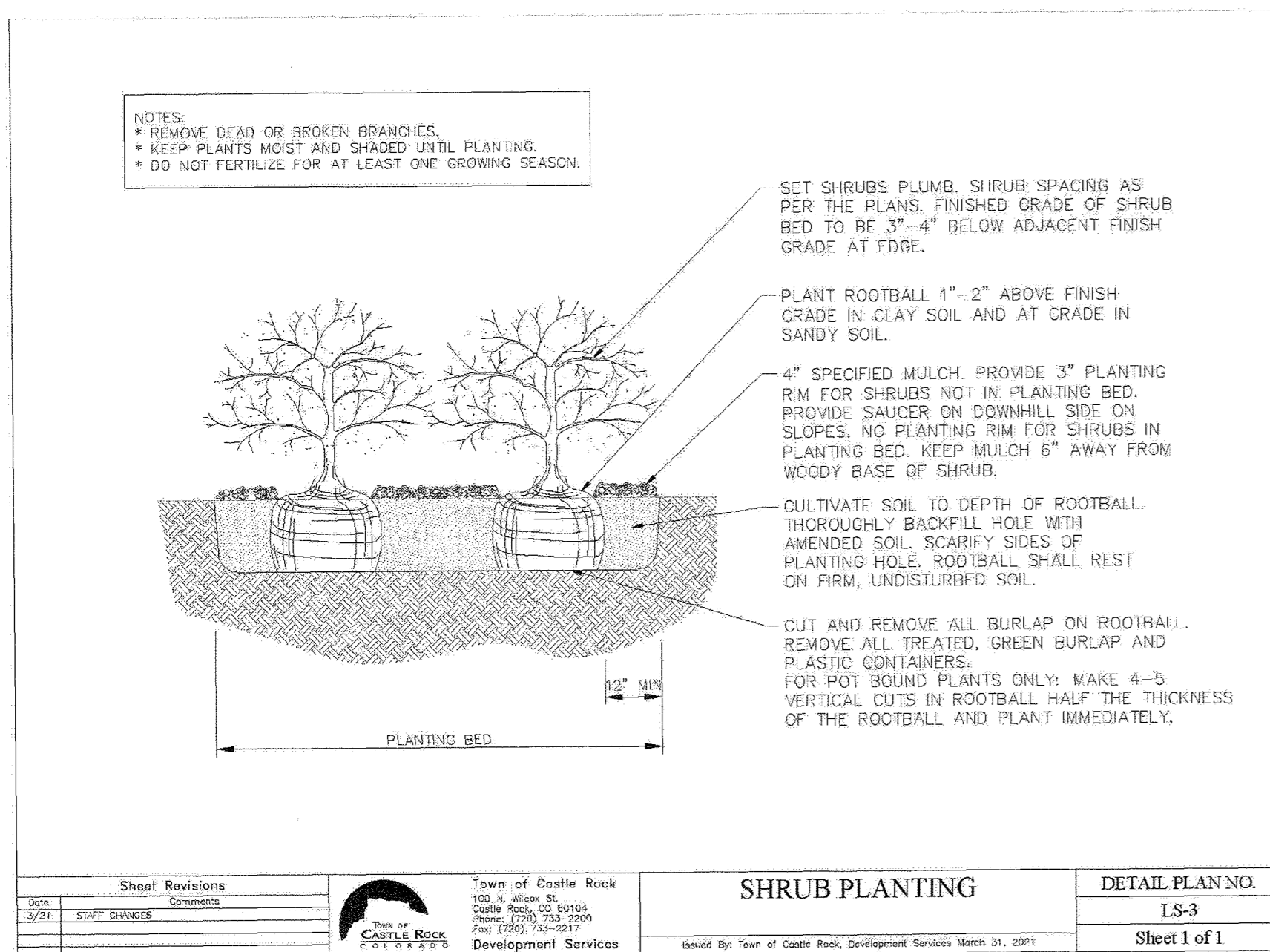
SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LOT 1 PLANT MATERIAL SCHEDULE:

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COND.	MATURE HEIGHT	HYDRO-ZONE
SHADE TREES					
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2" CAL.	B & B	45'h x 45'w	4
ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE	2 1/2" CAL.	B & B	50'h x 35'w	3
GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2 1/2" CAL.	B & B	50'h x 35'w	2
QUERCUS ROBOR	ENGLISH OAK	2 1/2" CAL.	B & B	60'h x 40'w	3
TILIA X EUCHLORA	CREMEAN LINDEN	2 1/2" CAL.	B & B	60'h x 40'w	3
GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	B & B	45'h x 45'w	2,3
QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B & B	50'h x 40'w	2,3
QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL.	B & B	75'h x 45'w	2,3
CORYLUS COLURNA	TURKISH FILBERT TREE	2 1/2" CAL.	B & B	50'h x 30'w	3
STYPHNOBLIUM JAPONICUM	PAGODA TREE	2 1/2" CAL.	B & B	40'h x 40'w	2,3
EVERGREEN TREES					
PINUS NIGRA	AUSTRIAN PINE	6' HT.	B & B	50'h x 30'w	2
PINUS EDULIS	PINON PINE	6' HT.	B & B	25'h x 20'w	1
ORNAMENTAL TREES					
PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHOKEBERRY	1 1/2" CAL.	B & B	25'h x 20'w	1,2
PRUNUS CALLERYANA	BRADFORD PEAR	1 1/2" CAL.	B & B	30'h x 30'w	2,3
CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	1 1/2" CAL.	B & B	15'h x 15'w	1,2
SYRINGA RETICULATA	JAPANESE TREE LILAC	1 1/2" CAL.	B & B	20'h x 20'w	3
ACER TATARICUM	TATARIAN MAPLE	1 1/2" CAL.	B & B	20'h x 20'w	3
SHRUBS					
COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL.	CONT.	3'h x 2'w	3
POTENTILLA FRUTICOSA 'GOLDEN DROP'	GOLD DROP POTENTILLA	5 GAL.	CONT.	3'h x 2'w	2,3
SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL.	CONT.	2.5'h x 3'w	3
PRUNUS BESSEYI 'WESTERN'	WESTERN SANDCHERRY	5 GAL.	CONT.	6'h x 5'w	2,3
PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL.	CONT.	2'h x 5'w	2,3
LIGUSTRUM OBTUSIFOLIUM REGELIANUM	REGEAL PRIVET	5 GAL.	CONT.	5'h x 5'w	3
SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL.	CONT.	4'h x 4'w	3
RIBES ALPINUM	ALPINE CURRANT	5 GAL.	CONT.	5'h x 5'w	3
PHYSOCARPUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL.	CONT.	4'h x 5'w	3
EUONYMUS ALTATUS 'COMPACTA'	DWARF BURNING BUSH	5 GAL.	CONT.	5'h x 4'w	3
CARYOPTERIS X CLANDONENSIS	BLUEMIST SPIREA	5 GAL.	CONT.	4'h x 4'w	2,3
PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	NINEBARK	5 GAL.	CONT.	4'h x 4'w	2
RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC	5 GAL.	CONT.	5'h x 6'w	1,2
RUBUS DELICIOSUS	BOULDER RASBERRY	5 GAL.	CONT.	8'h x 6'w	1,2
SHEPERDIA CANADENSIS	RUSSET BUFFALOBERRY	5 GAL.	CONT.	4'h x 4'w	1,2
PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL.	CONT.	2'h x 5'w	1,2
ARCTOSTAPHYLOS X COLORADOENSIS	PANCHITO MANZANITA	5 GAL.	CONT.	1'h x 3'w	1,2
ORNAMENTAL GRASS					
MISCANTHUS SINESIS 'YAKU JIMA'	DWARF MAIDEN GRASS 'YAKU JIMA'	1 GAL.	CONT.	10'h x 4'w	3
CALAMAGROSTIS X ACUTIFOLIUS	KARL FOERSTER REED GRASS	1 GAL.	CONT.	5'h x 2'w	2,3
ANDROPAGON GERARDII	BIG BLUESTEM GRASS	1 GAL.	CONT.	6'h x 3'w	1,2
ORYZOPSIS HYMENDOIDES	INDIAN RICEGRASS	1 GAL.	CONT.	2'h x 2'w	1,2
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMMA GRASS	1 GAL.	CONT.	1'h x 2'w	1,2
PERENNIALS					
LIATRIS PUNCTATA	DOTTED GAYFEATHER	1 GAL.	CONT.	5'h x .5'w	1,2
ECHINACEA PURPEA	PURPLE CONEFLOWER	1 GAL.	CONT.	3'h x 1'w	1,2
PENSTEMON MEXICALI	PIKES PEAK PENSTEMON	1 GAL.	CONT.	1.5'h x 1'w	1,2
MELAMPIDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	CONT.	1.5'h x 1'w	1,2
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	CONT.	2'h x 1'w	1,2
ACHILLEA FILIPENDULINA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	CONT.	2.5'h x 2'w	1,2



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **Justin A. Hay**
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # **923**
 Company Name **StackLot L.L.C.** Address **5639 S. Curtice Street, Littleton, CO 80120**
 Phone **(303) 883-2735** Email **justinhay@stacklot.com** Date **November 24, 2021**
 PROJECT NAME **CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1**

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
362,264 sf	49,085.59 sf	Native Grass Low Grow Mix 5,508 sf	44,430 sf	89	89	145	191	4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
46,255 sf	4,625 sf	101	1,157 sf	5	8 feet	10	10	19	55

NOTE: ALL AREAS AND QUANTITIES INCLUDE TRACTS A & B.
 NOTE: TCV22-0037, TREES CLOSER THAN 10' FROM STORM-WATER INFRASTRUCTURE.

SIGHT TRIANGLE PLANTING NOTE

1. ALL PROPOSED PLANT SPECIES WITHIN THE SIGHT TRIANGLE SHALL NOT EXCEED 30 INCHES OF MATURE HEIGHT AS MEASURED FROM THE ADJACENT FLOWLINE.



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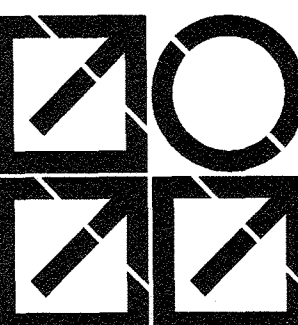
PROJECT NO. SDP21-0044

REVISIONS	DATE	DESCRIPTION
BY JH	03-28-2022	5TH SUBMITTAL
BY JH	04-22-2022	6TH SUBMITTAL

DRAWN SW
 CHECKED JH
 DESIGNED SW
 FILENAME BS - 10961

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN

PLANT LIST & DETAILS



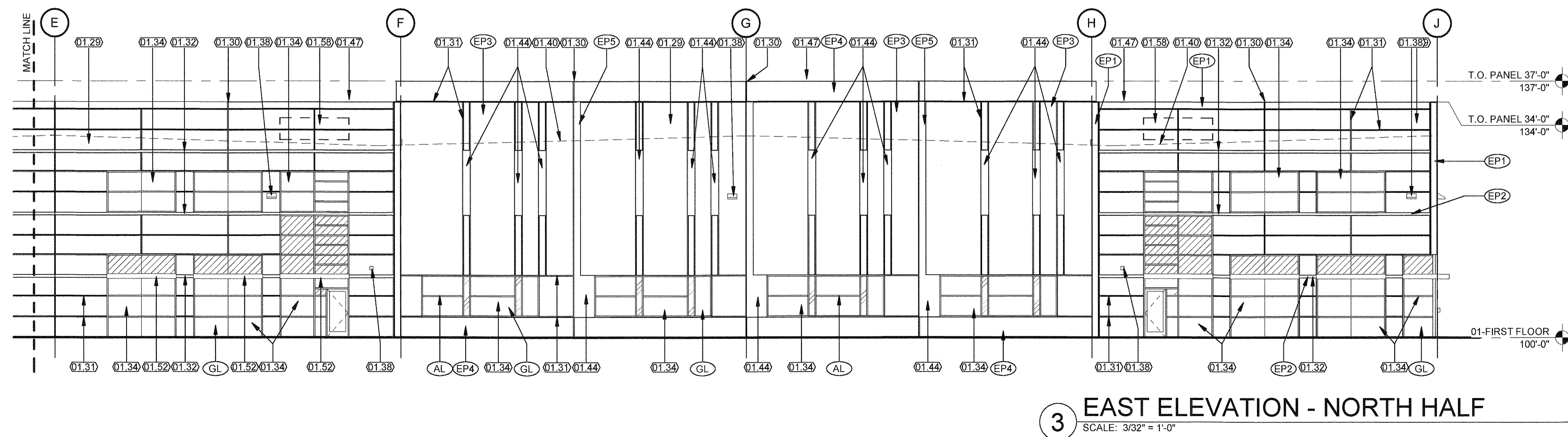
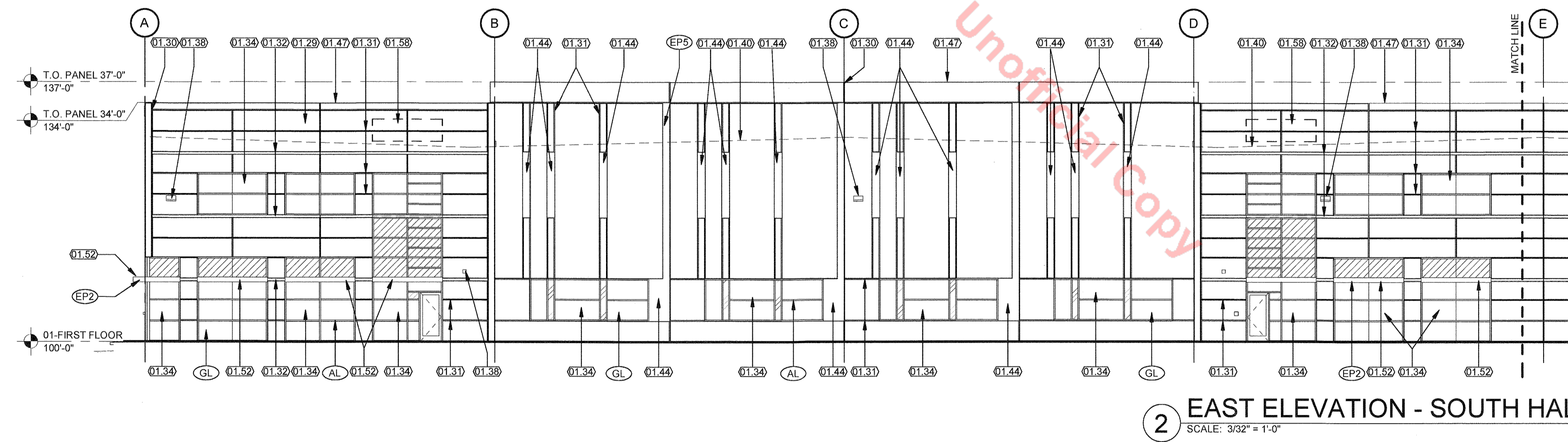
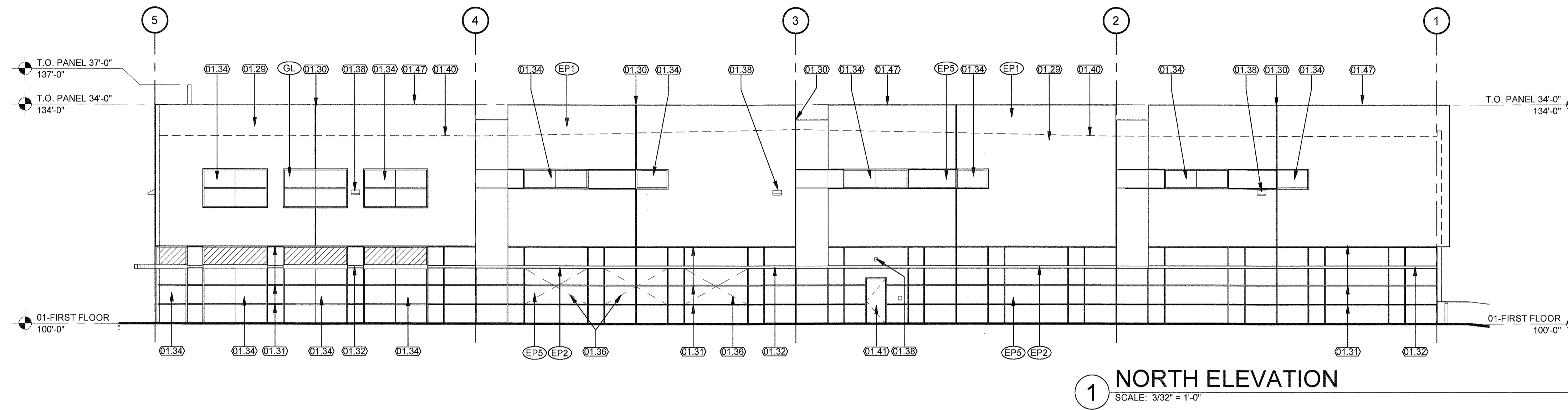
INTERGROUP ARCHITECTS

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JOB NO. BS - 10961
 SCALE AS SHOWN
 DATE 04/22/2022
 SHEETS 14 SHEET 9

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 THE MEADOWS FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYNOTES:

- 01.29 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
- 01.30 CONCRETE PANEL JOINT.
- 01.31 3/4" D. x 2 1/4" W. REVEAL, PAINTED.
- 01.32 3/4" D. x 5 1/2" W. REVEAL, PAINTED.
- 01.34 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE EXTERIOR FINISH LEGEND FOR GLAZING AND FRAME COLORS.
- 01.36 KNOCK-OUT FOR FUTURE GLAZING.
- 01.38 WALL-MOUNTED LIGHT FIXTURE.
- 01.40 LINE OF ROOF BEYOND.
- 01.41 HOLLOW METAL DOOR, PAINTED.
- 01.44 RECESS, 1 1/2" DEEP X EXTENT OF COLOR CHANGE, PAINTED.
- 01.47 PREFINISHED METAL CAP FLASHING.
- 01.52 STEEL FRAMED ENTRY CANOPY.
- 01.58 POTENTIAL FUTURE TENANT SIGNAGE LOCATION.

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
EP1	PAINT		GLIDDEN #20YY 66/066 "CONTEMPORARY WHITE"	MEDIUM TEXTURE @ CONC. WALL
EP2	PAINT		GLIDDEN #30YY 46/036 "ZEPPELIN"	MEDIUM TEXTURE @ CONC. WALL
EP3	PAINT		GLIDDEN #10YY 53/132 "BASIC KHAKI"	MEDIUM TEXTURE @ CONC. WALL
EP4	PAINT		GLIDDEN #00YY 38/123 "SAND MOTIF"	MEDIUM TEXTURE @ CONC. WALL
EP5	PAINT		GLIDDEN #00NN 16/000 "GREY TABBY"	MEDIUM TEXTURE @ CONC. WALL
AL	STOREFRONT FRAME		CLEAR ANODIZED ALUMINUM	
GL	GLAZING		VITRO GLASS SOLAR GRAY	

REVISIONS	DESCRIPTION
BY DATE	
CW 11-24-2021	2ND SUBMITTAL
CW 1-21-2022	3RD SUBMITTAL
CW 2-24-2022	4TH SUBMITTAL
CW 3-29-2022	5TH SUBMITTAL
CW 4-18-2022	6TH SUBMITTAL

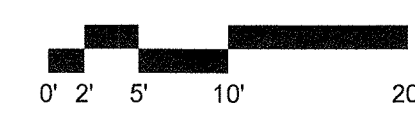
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CHECKED	CS
DESIGNED	KS
FILENAME	CS-11102

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
 SITE DEVELOPMENT PLAN
EXTERIOR ELEVATIONS

architecture
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interiors
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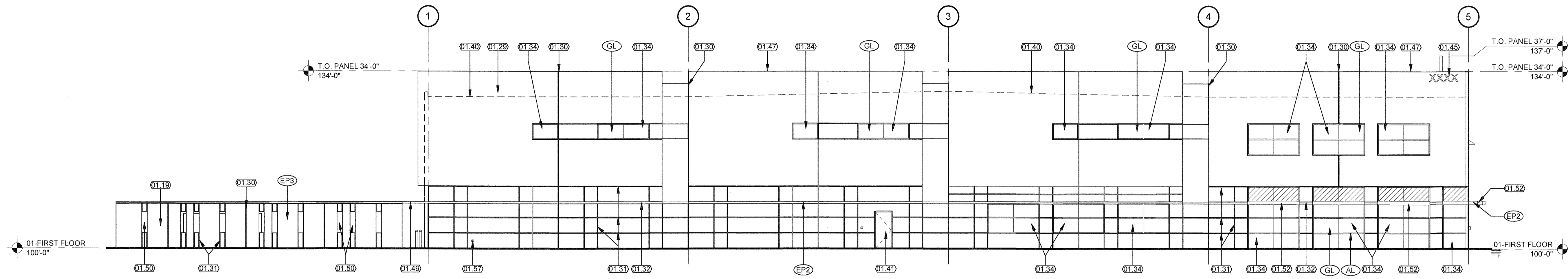
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SCALE	AS SHOWN
DATE	
SHEETS	14
SHEET	10

PROJECT NO. SDP21-0044

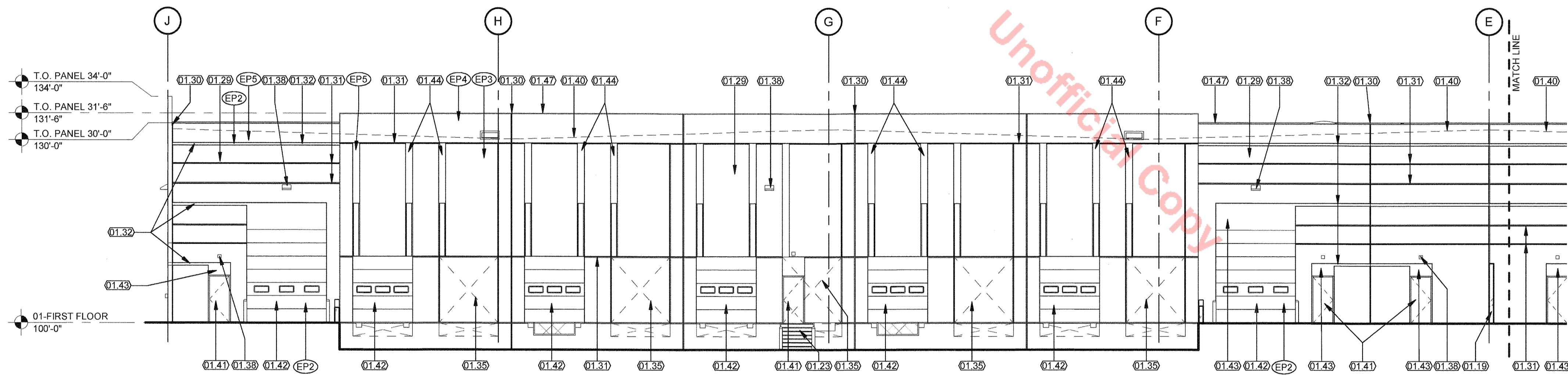


SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 THE MEADOWS FILING 19, PARCEL 2 NORTH

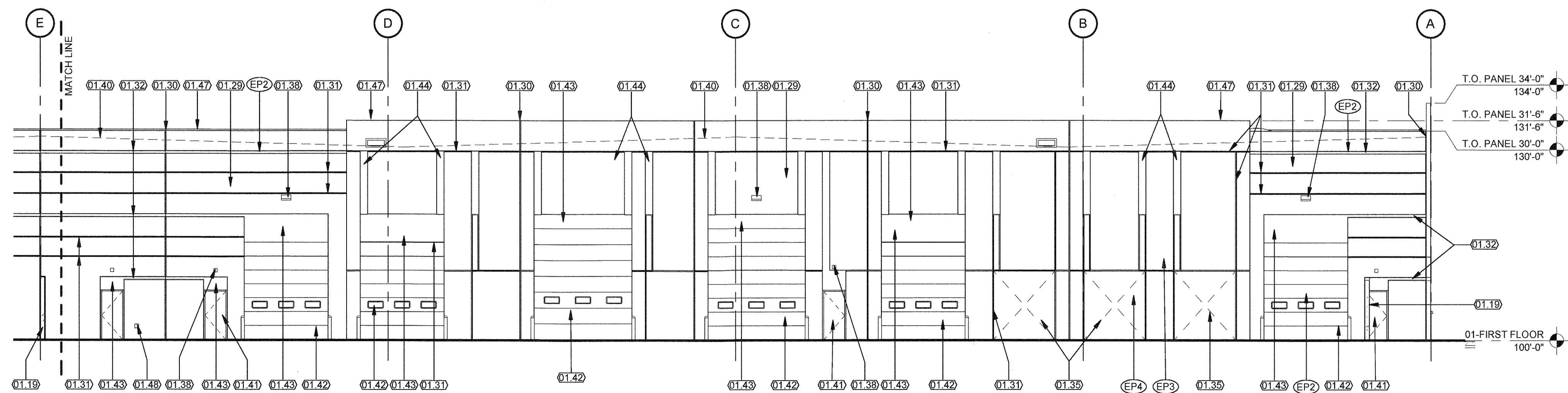
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - NORTH HALF
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION - SOUTH HALF
SCALE: 3/32" = 1'-0"

KEYNOTES:

- 01.19 CONCRETE PANEL SCREEN WALL.
- 01.23 PAINTED STEEL STAIR WITH PAINTED STEEL GUARDRAIL.
- 01.29 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
- 01.30 CONCRETE PANEL JOINT.
- 01.31 3/4" D. x 2 1/4" W. REVEAL, PAINTED.
- 01.32 3/4" D. x 5 1/2" W. REVEAL, PAINTED.
- 01.34 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE EXTERIOR FINISH LEGEND FOR GLAZING AND FRAME COLORS.
- 01.35 KNOCK-OUT FOR FUTURE DOCK/ DRIVE-IN DOOR.
- 01.38 WALL-MOUNTED LIGHT FIXTURE.
- 01.40 LINE OF ROOF BEYOND.
- 01.41 HOLLOW METAL DOOR, PAINTED.
- 01.42 OVERHEAD DOOR, PAINTED.
- 01.43 RECESS, 3/4" DEEP X EXTENT OF COLOR CHANGE, PAINTED.
- 01.44 RECESS, 1 1/2" DEEP X EXTENT OF COLOR CHANGE, PAINTED.
- 01.45 18" H. PIN-MOUNTED CHANNEL LUMEN ADDRESS NUMBERS.
- 01.47 PREFINISHED METAL CAP FLASHING.
- 01.48 FIRE DEPARTMENT "KNOX BOX" LOCATION.
- 01.49 TUBE STEEL FRAMING, PAINTED.
- 01.50 OPENING IN PANEL.
- 01.52 STEEL FRAMED ENTRY CANOPY.

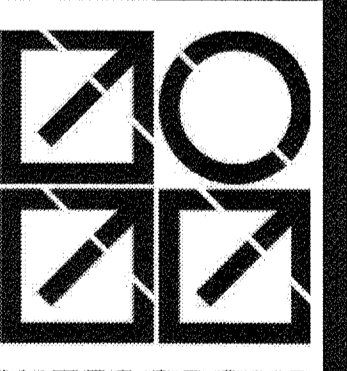
PROPOSED FIRE DEPARTMENT CONNECTION (FDC) LOCATION

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
EP1	PAINT		GLIDDEN #20YY 66/066 "CONTEMPORARY WHITE"	MEDIUM TEXTURE @ CONC. WALL
EP2	PAINT		GLIDDEN #30YY 46/038 "ZEPELIN"	MEDIUM TEXTURE @ CONC. WALL
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GL	GLAZING		VITRO GLASS SOLAR GRAY	

REVISIONS	DESCRIPTION
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CW	11-24-2021
CW	1-21-2022
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CW	3-29-2022
CW	4-18-2022

DRAWN	CW
CHECKED	CS
DESIGNED	KS
FILENAME	CS-11102

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN
EXTERIOR ELEVATIONS



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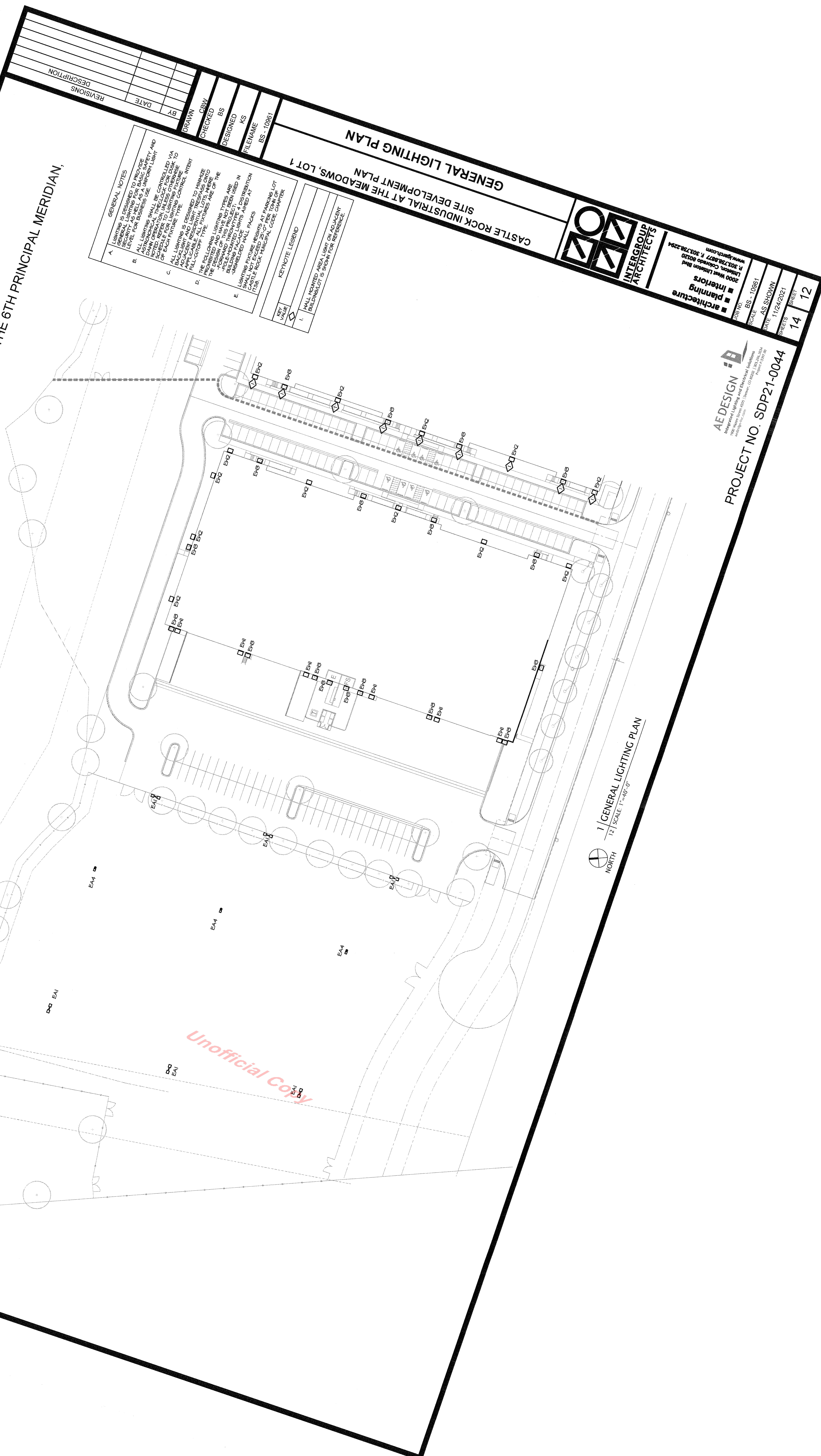
JOB NO.	CS-11102
SCALE	AS SHOWN
DATE	

SHEETS	SHEET
14	11

PROJECT NO. SDP21-0044

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
 THE MEADOWS FILING 19, PARCEL 2 NORTH
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
 SITE DEVELOPMENT PLAN
 GENERAL LIGHTING PLAN



- GENERAL NOTES**
- LIGHTING IS DESIGNED TO PROVIDE A MINIMUM ILLUMINANCE LEVEL AS SHOWN ON THIS PLAN. ALL LIGHTING SHALL BE CONTROLLED VIA DIMMING SYSTEMS TO MAINTAIN ENERGY EFFICIENCY AND TO PROVIDE A HIGH QUALITY LIGHTING EXPERIENCE. DIMMING SHALL BE CONTROLLED VIA SCENE SELECTION TO MAINTAIN ENERGY EFFICIENCY AND TO PROVIDE A HIGH QUALITY LIGHTING EXPERIENCE. DIMMING SHALL BE CONTROLLED VIA SCENE SELECTION TO MAINTAIN ENERGY EFFICIENCY AND TO PROVIDE A HIGH QUALITY LIGHTING EXPERIENCE.
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KEYNOTE LEGEND

SYMBOL	DESCRIPTION
[Symbol]	ALL MOUNTED AREA LIGHT ON ADJACENT PROPERTIES TO BE SHOWN FOR REFERENCE.

REVISIONS	DESCRIPTION	DATE	BY

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
 GENERAL LIGHTING PLAN

INTERGROUP ARCHITECTS
 2000 West Limona Blvd
 Limona, Colorado 80820
 WWW.INTERGROUPARCHITECTS.COM
 P: 303.738.8277 F: 303.738.2294

DATE: 11/24/2021
 SCALE: AS SHOWN
 PROJECT NO. SDP21-0044

DESIGNED BY: BS - 10881
 CHECKED BY: CBW
 FILENAME: AS

DATE: 11/24/2021
 SCALE: AS SHOWN
 PROJECT NO. SDP21-0044

14 12

AEDESIGN
 INTEGRAL LIGHTING AND ELECTRICAL SOLUTIONS
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 WWW.AEDESIGN.COM

PROJECT NO. SDP21-0044

Unofficial Copy

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 THE MEADOWS FILING 19, PARCEL 2 NORTH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

REVISIONS	DESCRIPTION
BY	DATE

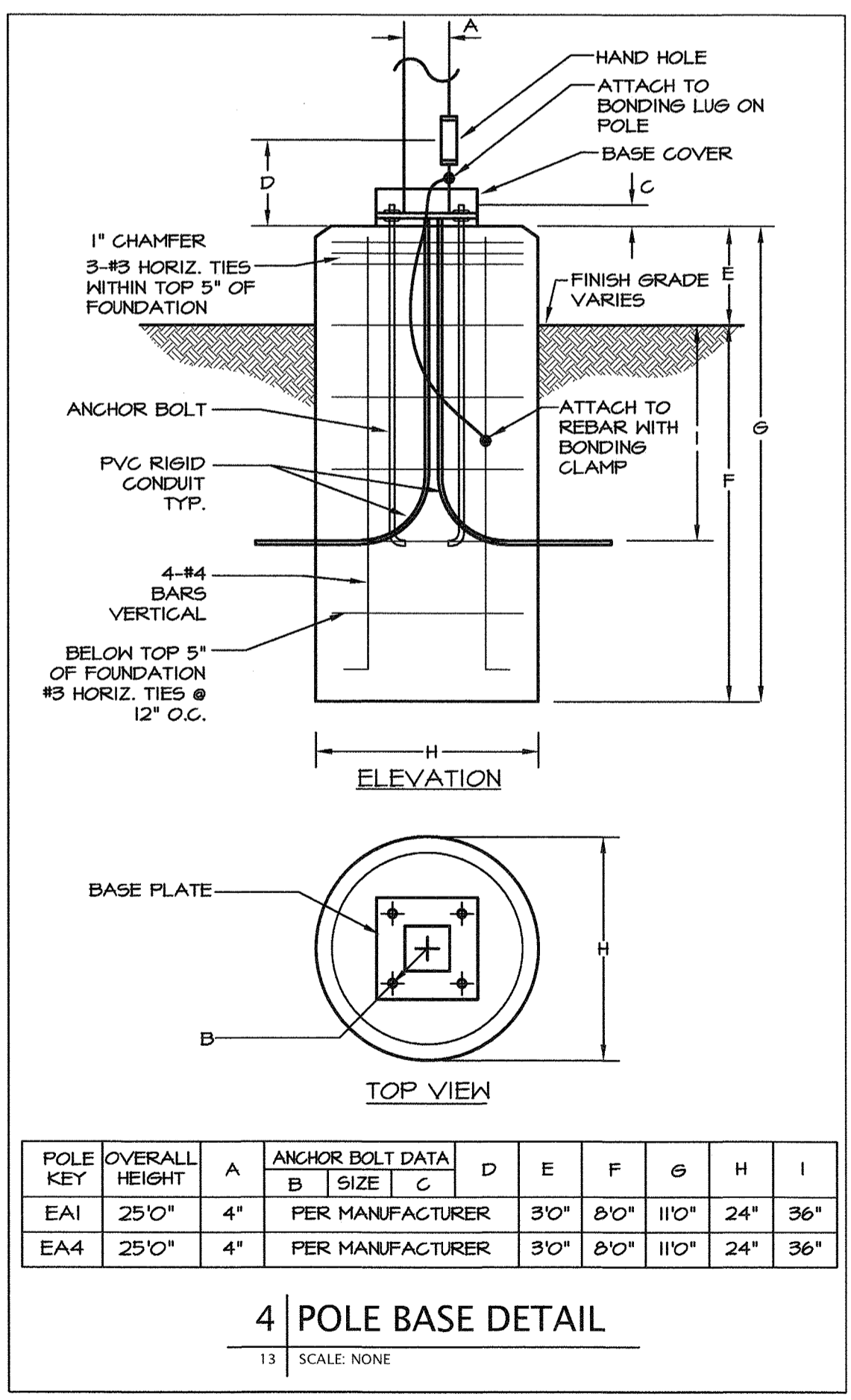
DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS - 10961

LIGHTING FIXTURE SCHEDULE	TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE			MAX MATTS	LUMEN OUTPUT	CUTOFF	DISTRIBUTION	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	CONTROL SEQUENCE	NOTES
						QTY	WATT	TYPE								
EA1	LED POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, DOUBLE-HEAD	LITHONIA	DSX1 LED-P3-30K-T3M-MVOLT-RPA-PIRH	120/277	2	102	LED	3000K 80 CRI	204	23,960	FULL CUTOFF	TYPE 3	POLE	25'-0" TO BOF	EPI	
EA4	LED POLE MOUNTED AREA LIGHT, TYPE 5 DISTRIBUTION, SINGLE-HEAD	LITHONIA	DSX1 LED-P4-30K-T3M-MVOLT-RPA-PIRH	120/277	1	241	LED	3000K 80 CRI	241	28,447	FULL CUTOFF	TYPE 5 WIDE	POLE	25'-0" TO BOF	EPI	
EW1	LED WALL MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, HIGH OUTPUT	LITHONIA	DSX1 LED-P1-30K-T3M-MVOLT-RBA-PIRH	120/277	1	103	LED	3000K 80 CRI	103	19,258	FULL CUTOFF	TYPE 3	SURFACE WALL	25'-0" TO BOF	EPI	
EW2	LED WALL MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION	LITHONIA	DSXW2 LED-30C-700-40K-T3M-MVOLT-PIRH	120/277	1	54	LED	3000K 80 CRI	54	6,023	FULL CUTOFF	TYPE 3	SURFACE WALL	25'-0" TO BOF	EPI	
EW3	LED WALL MOUNTED PEDESTRIAN DOOR LIGHT, WIDE DISTRIBUTION	LITHONIA	WDGE1 LED-30K-80CRI-VF-MVOLT-SRM	120/277	1	10	LED	3000K 80 CRI	10	1,165	FULL CUTOFF	TYPE 3	SURFACE WALL	10'-0" TO BOF	ETI	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFB(AFG) - ABOVE FINISHED FLOOR (GRADE), MFD - WALL FIXTURE DEPTH

GENERAL NOTES:
 A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UON.
 B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
 C. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
 D. EXTERIOR ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUND-IN.
 E. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -10 DEG. C, AND RATED FOR OUTDOOR USE.

CONTROL SEQUENCE OF OPERATIONS:
 EPI. LIGHT TO BE CONTROLLED FOR DUSK TILL DAWN OPERATION VIA INTEGRAL COMBINATION PHOTOCELL & MOTION SENSOR, ACTIVATED AT 5 FC, WITH ADDITIONAL DIMMING AFTER PERIODS OF UNDETECTED MOTION/OCCUPANCY.
 ETI. LIGHT TO BE CONTROLLED FOR DUSK TILL DAWN OPERATION VIA ASTRONOMICAL TIMELOCK.



D-Series Size 1 LED Area Luminaire

Specifications
 Length: 33" (813mm)
 Width: 13" (330mm)
 Height H1: 7-1/2" (190mm)
 Height H2: 3-1/2" (89mm)
 Weight (max): 27 lbs

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information
 EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LED	Color Temperature	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
DSX1 LED	Forward optics	30K	3000K	T15	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5
		40K	4000K	T55	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5
		50K	5000K	T25	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5
		P7	P7	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5
		P8	P8	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5
		P9	P9	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5
	Recessed optics	30K	3000K	T15	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5
		40K	4000K	T55	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5
		50K	5000K	T25	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5	Type II Short	TSV5
		P7	P7	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5
		P8	P8	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5
		P9	P9	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium	TSV5

D-Series Size 2 LED Wall Luminaire

Specifications
 Width: 18-1/2" (468mm)
 Depth: 10" (254mm)
 Height: 7-5/8" (194mm)

Back Box (BBW)
 Width: 5-1/2" (140mm)
 Depth: 1-1/2" (38mm)
 Height: 4" (102mm)

Capable Luminaire
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability. This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL equipped luminaires meet the A+ specification for luminaire to photocell interoperability. This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

Ordering Information
 EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTDX

Series	LED	Beam Current	Color Temperature	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
DSXW2 LED	30K	300	3000K	T15	Type II Short	TSV5	Type II Short	TSV5	Type II Short
		400	4000K	T55	Type II Short	TSV5	Type II Short	TSV5	Type II Short
		500	5000K	T25	Type II Short	TSV5	Type II Short	TSV5	Type II Short
		700	7000K	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium
		1000	10000K	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium
		1500	15000K	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium
	40K	300	4000K	T15	Type II Short	TSV5	Type II Short	TSV5	Type II Short
		400	4000K	T55	Type II Short	TSV5	Type II Short	TSV5	Type II Short
		500	4000K	T25	Type II Short	TSV5	Type II Short	TSV5	Type II Short
		700	4000K	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium
		1000	4000K	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium
		1500	4000K	T3M	Type III Medium	TSV5	Type III Medium	TSV5	Type III Medium

WDGE1 LED Architectural Wall Sconce

Specifications
 Depth (D1): 5.5"
 Depth (D2): 1.5"
 Height: 8"
 Width: 9"
 Weight (without options): 9 lbs

Introduction
 The WDGE1 family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packagings ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Package	Color Temperature	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
WDGE1 LED	4W	---	---	---	---	---	---	---
WDGE2 LED	10W	18W	Standard / rd light	1,200	2,000	---	---	---
WDGE3 LED	15W	18W	Standard / rd light	7,500	6,500	10,000	12,000	---
WDGE4 LED	---	---	Standard / rd light	12,000	16,000	18,000	20,000	21,000

Ordering Information
 EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume
WDGE1 LED	P1	20K	2000K	80CRI	VF	VF	VF	VF
		27K	2700K	80CRI	VF	VF	VF	VF
		35K	3500K	80CRI	VF	VF	VF	VF
		40K	4000K	80CRI	VF	VF	VF	VF
		50K	5000K	80CRI	VF	VF	VF	VF
		50K	5000K	80CRI	VF	VF	VF	VF
	P2	20K	2000K	80CRI	VF	VF	VF	VF
		27K	2700K	80CRI	VF	VF	VF	VF
		35K	3500K	80CRI	VF	VF	VF	VF
		40K	4000K	80CRI	VF	VF	VF	VF
		50K	5000K	80CRI	VF	VF	VF	VF
		50K	5000K	80CRI	VF	VF	VF	VF

1 | TYPES EA1, EA4, & EW1
13 | SCALE: NONE

2 | TYPES EW2
13 | SCALE: NONE

3 | TYPES EW3
13 | SCALE: NONE

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN
GENERAL LIGHTING DETAILS

INTERGROUP ARCHITECTS

■ architecture
 ■ planning
 ■ interiors

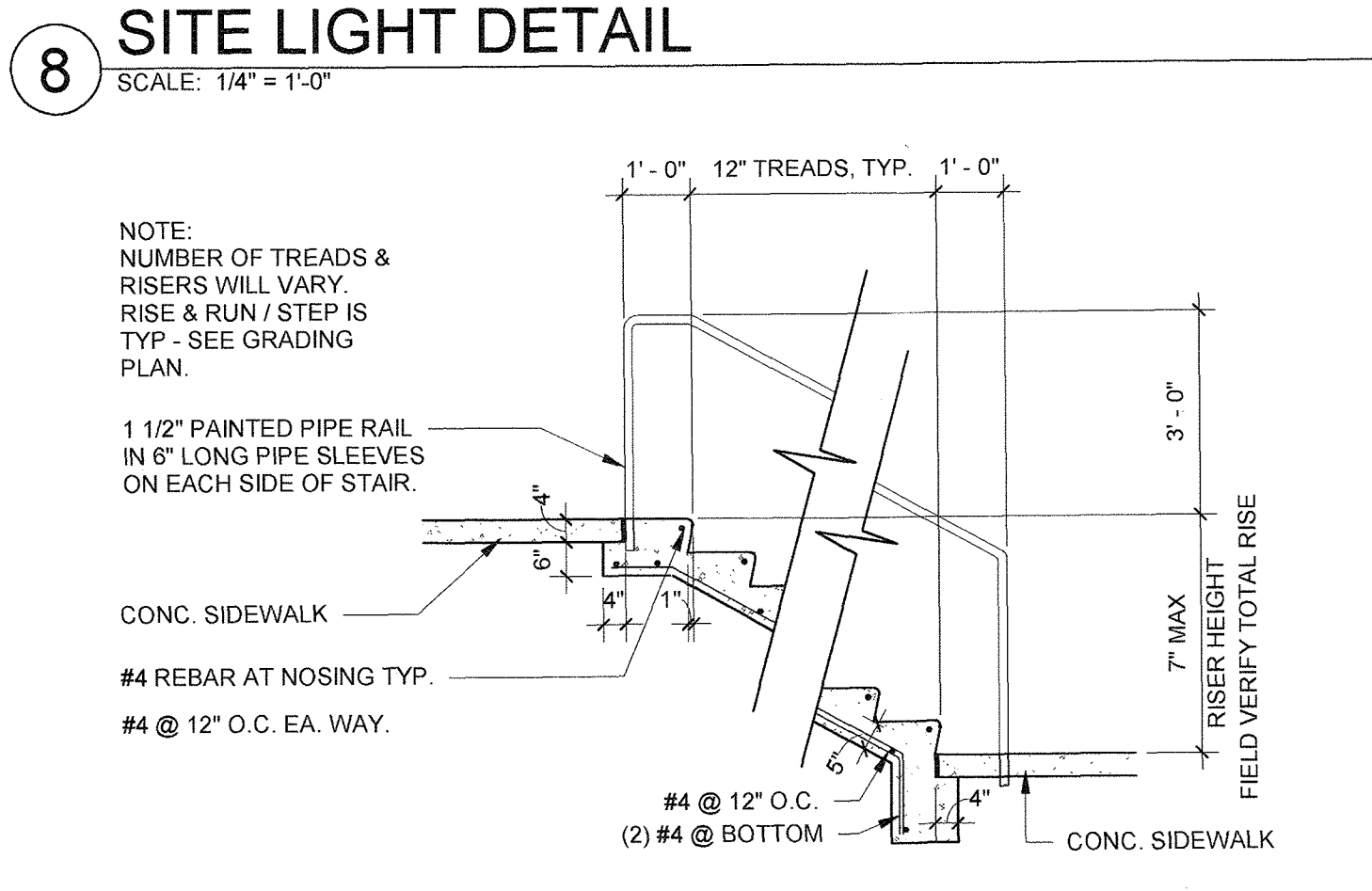
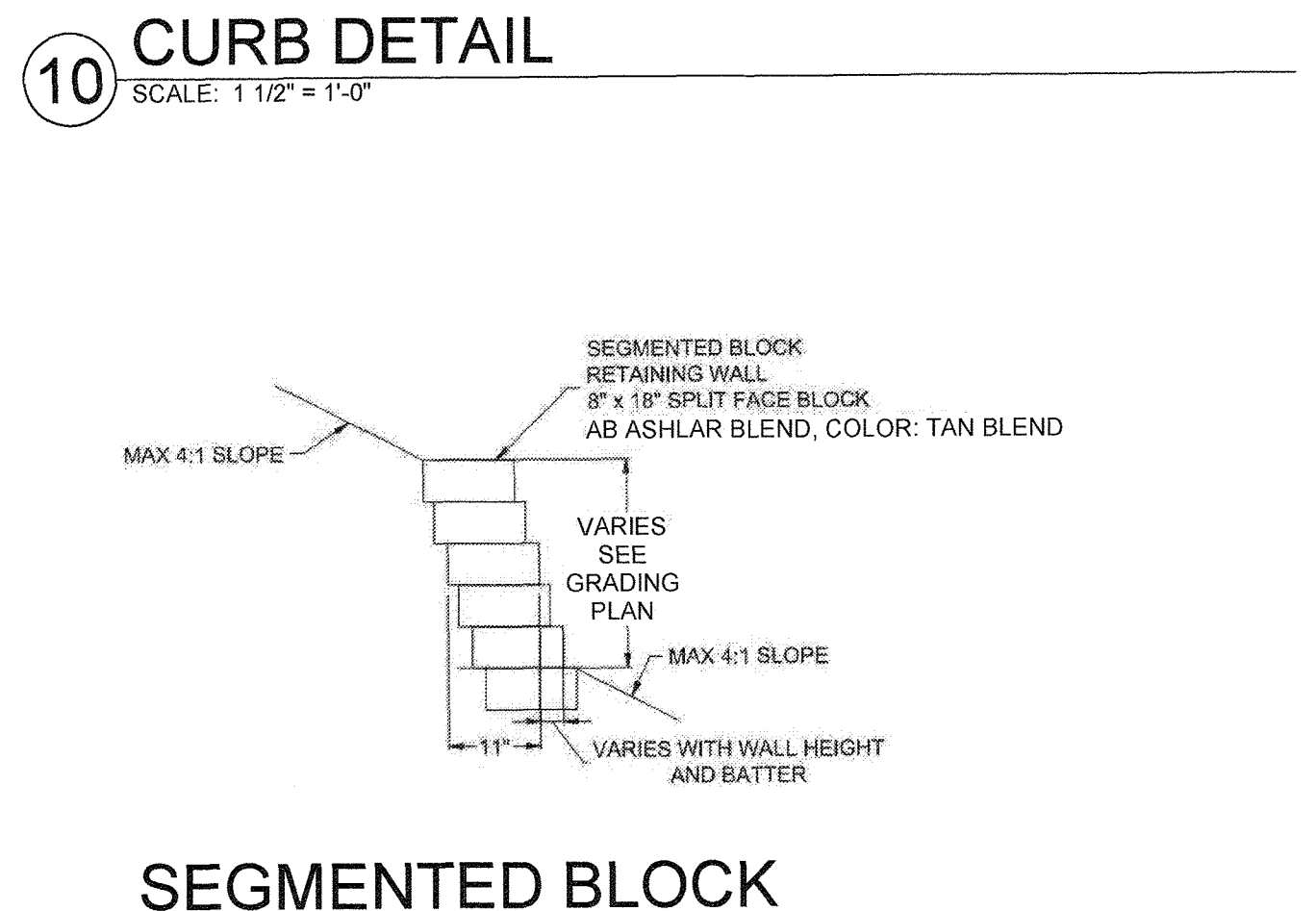
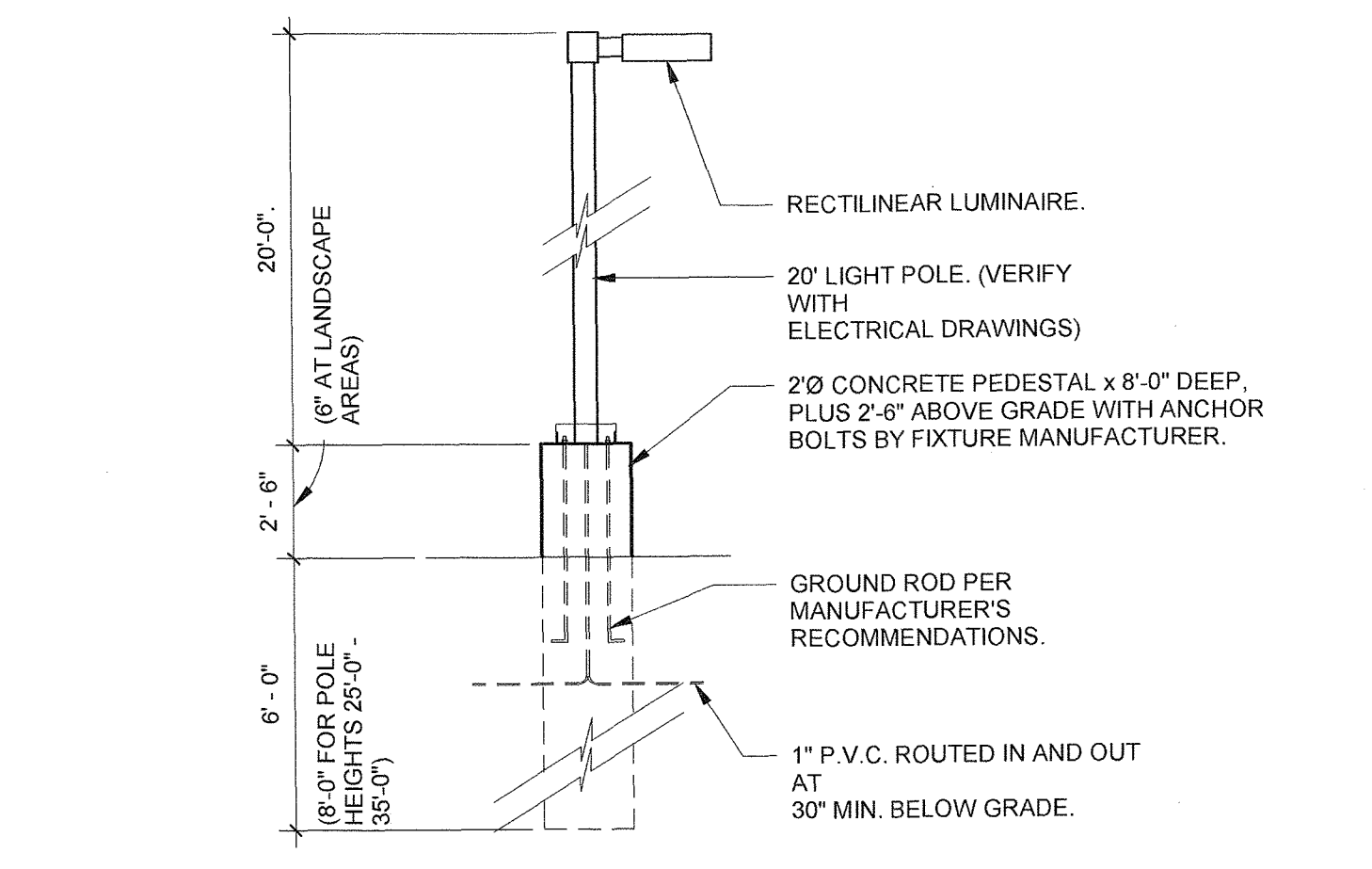
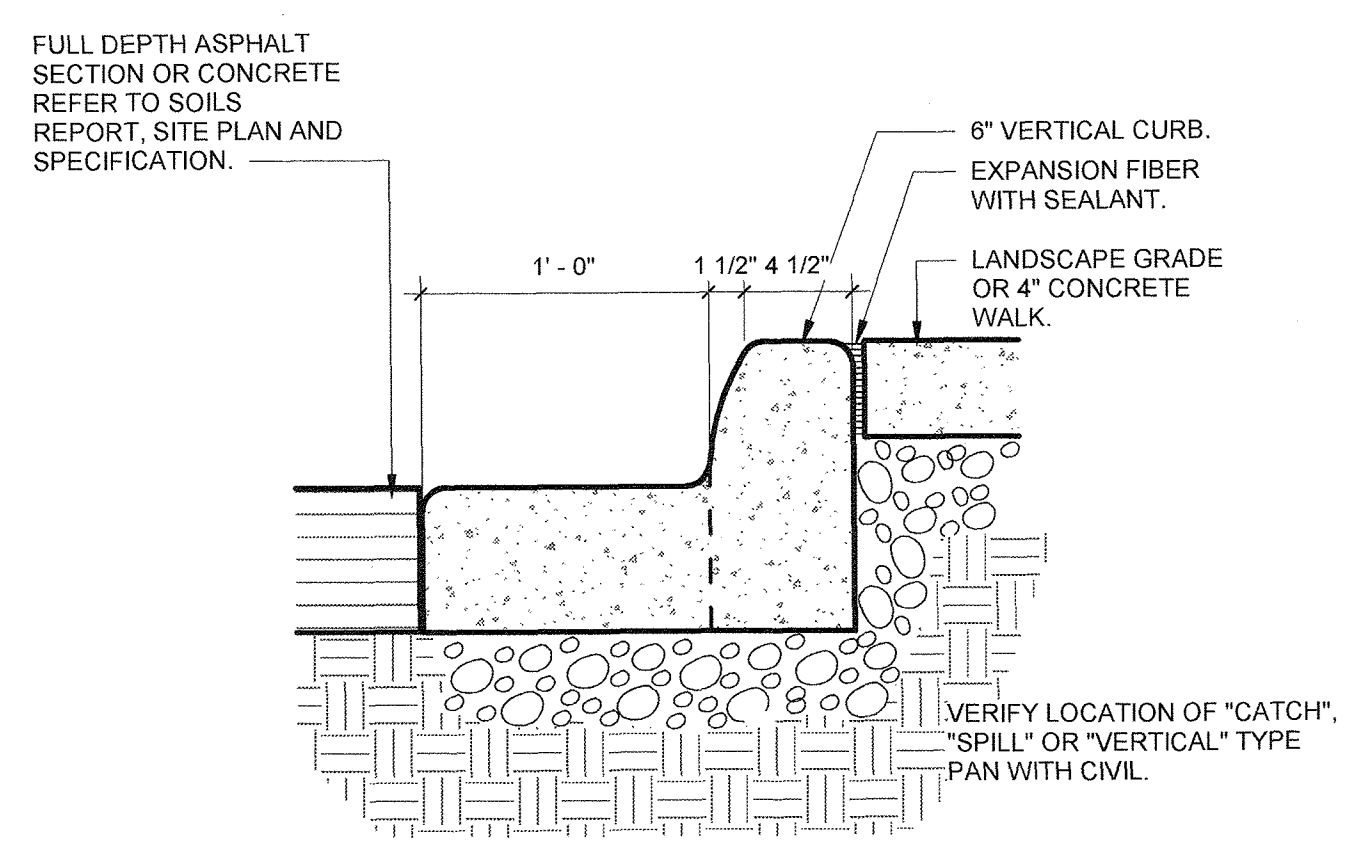
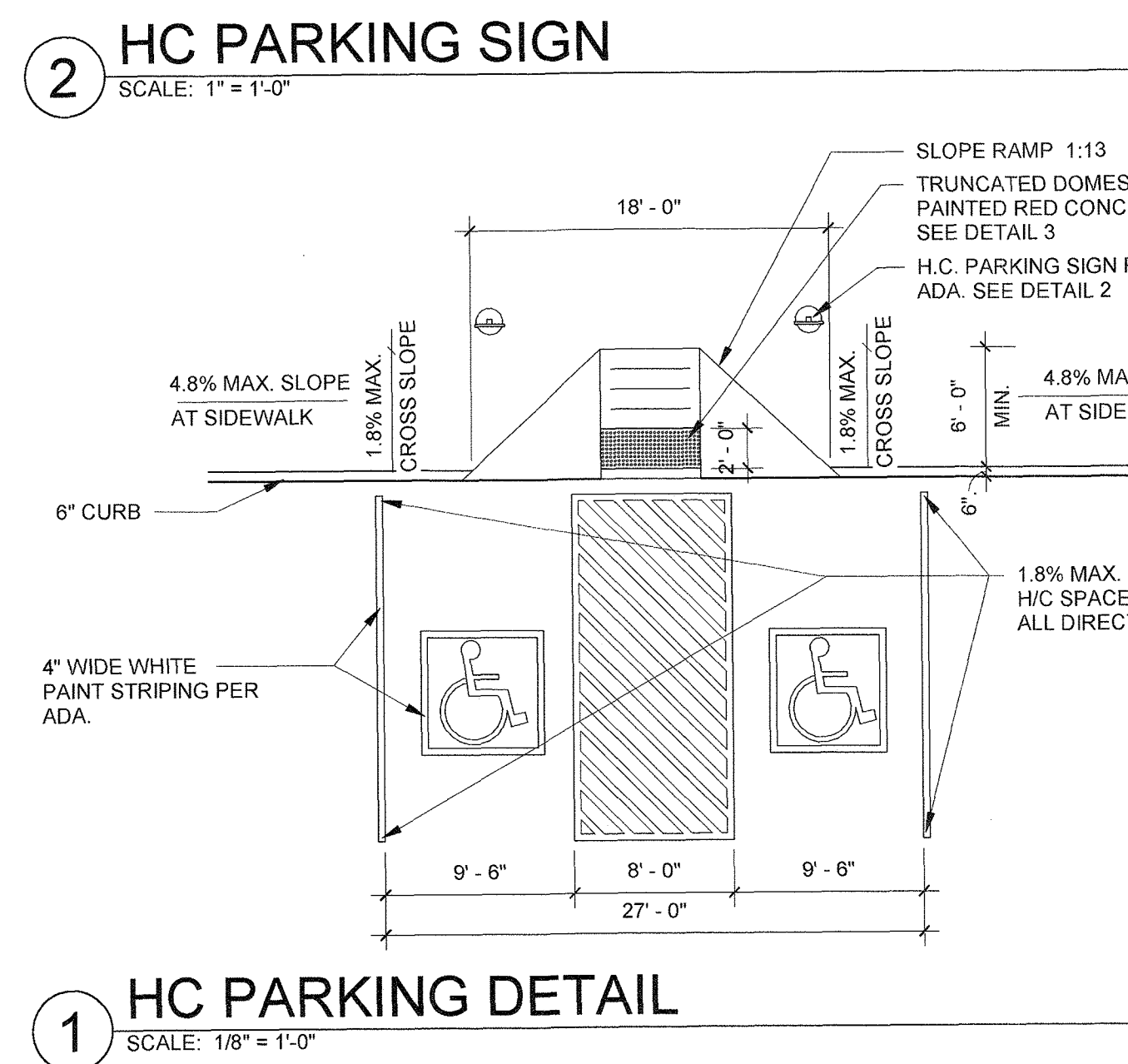
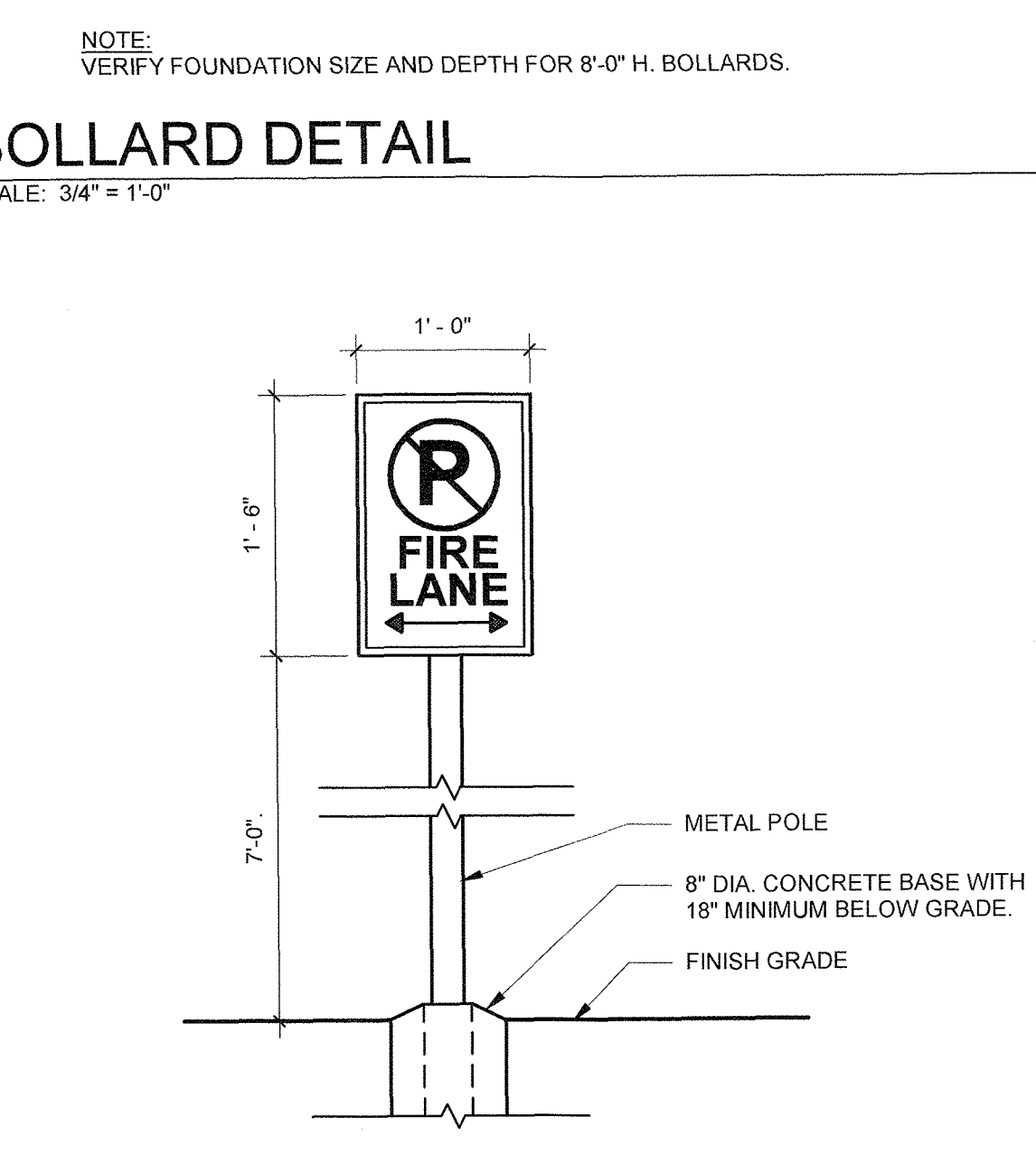
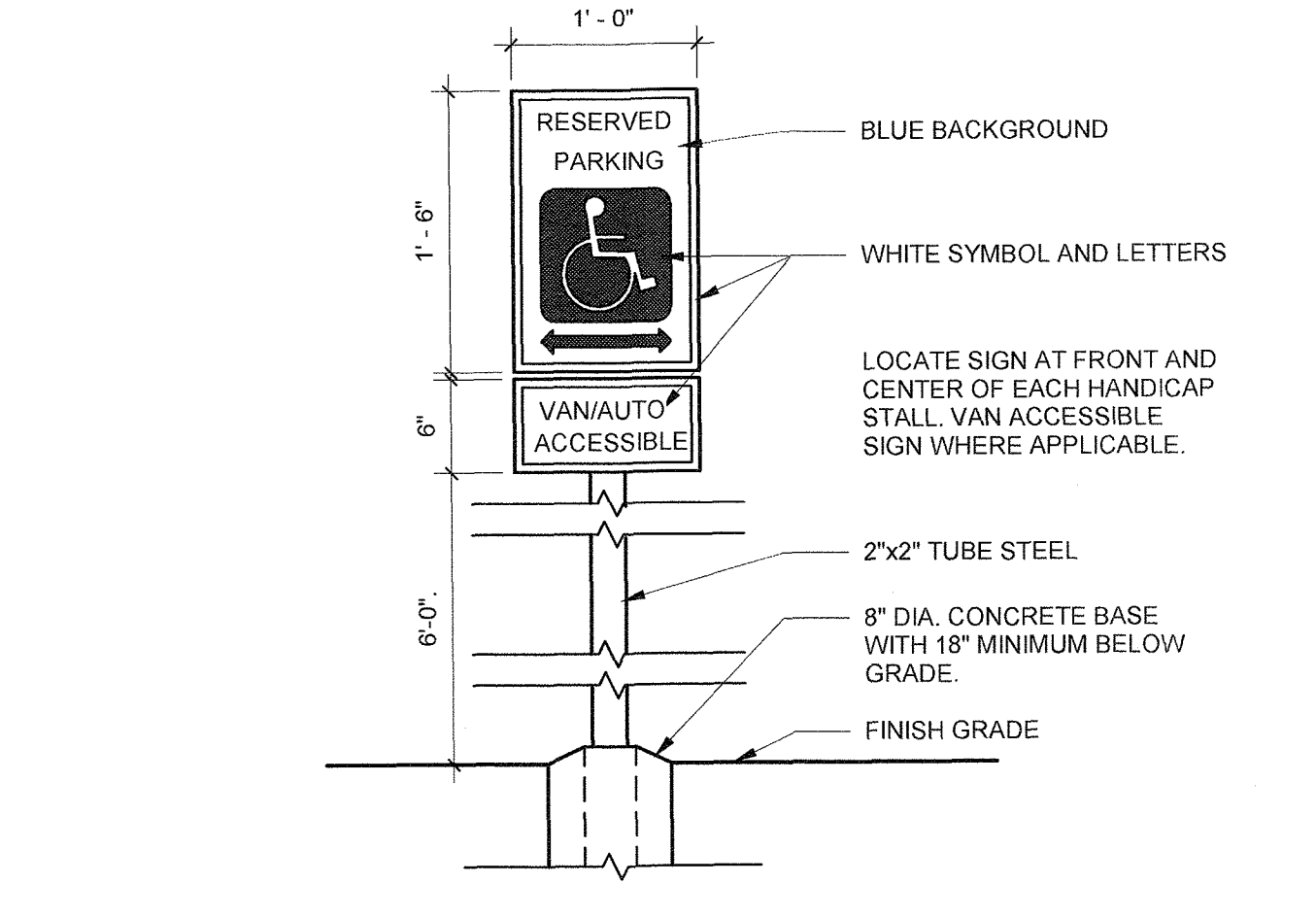
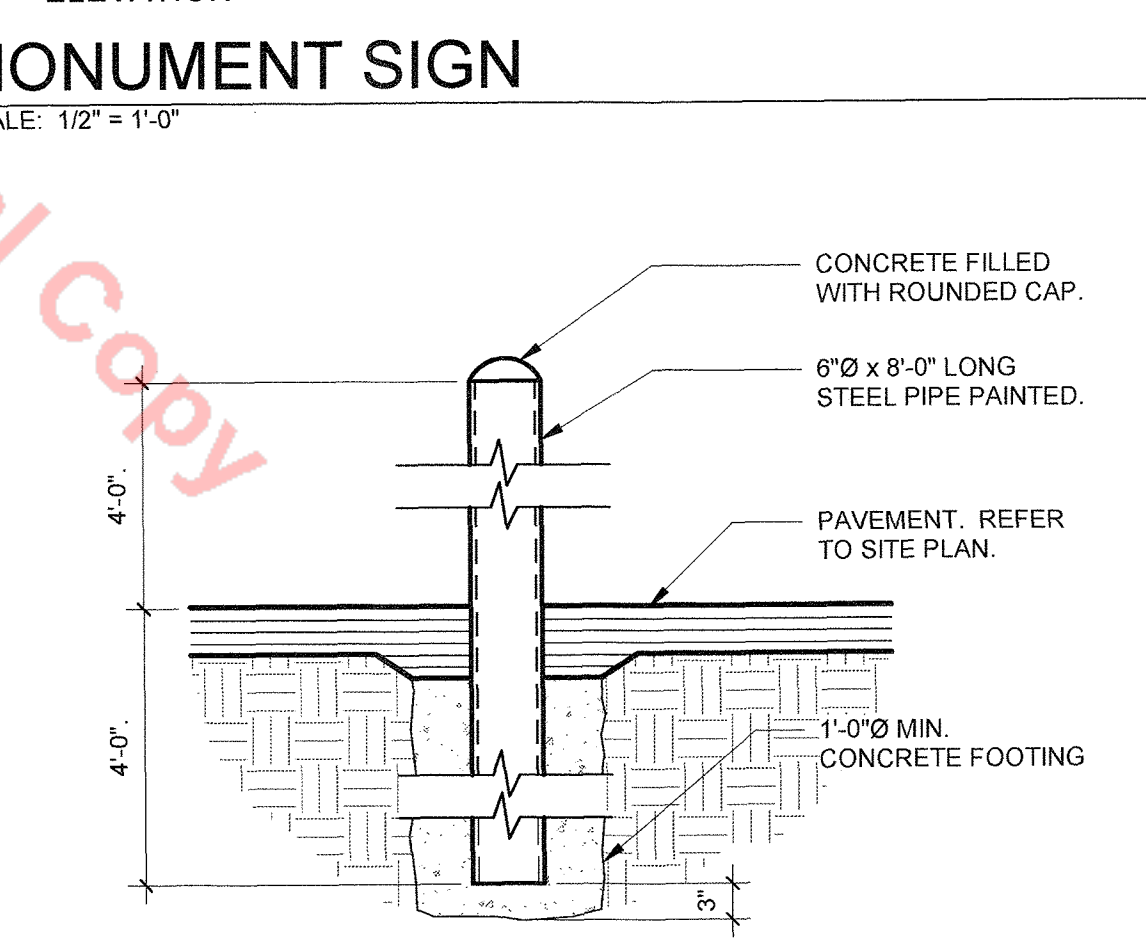
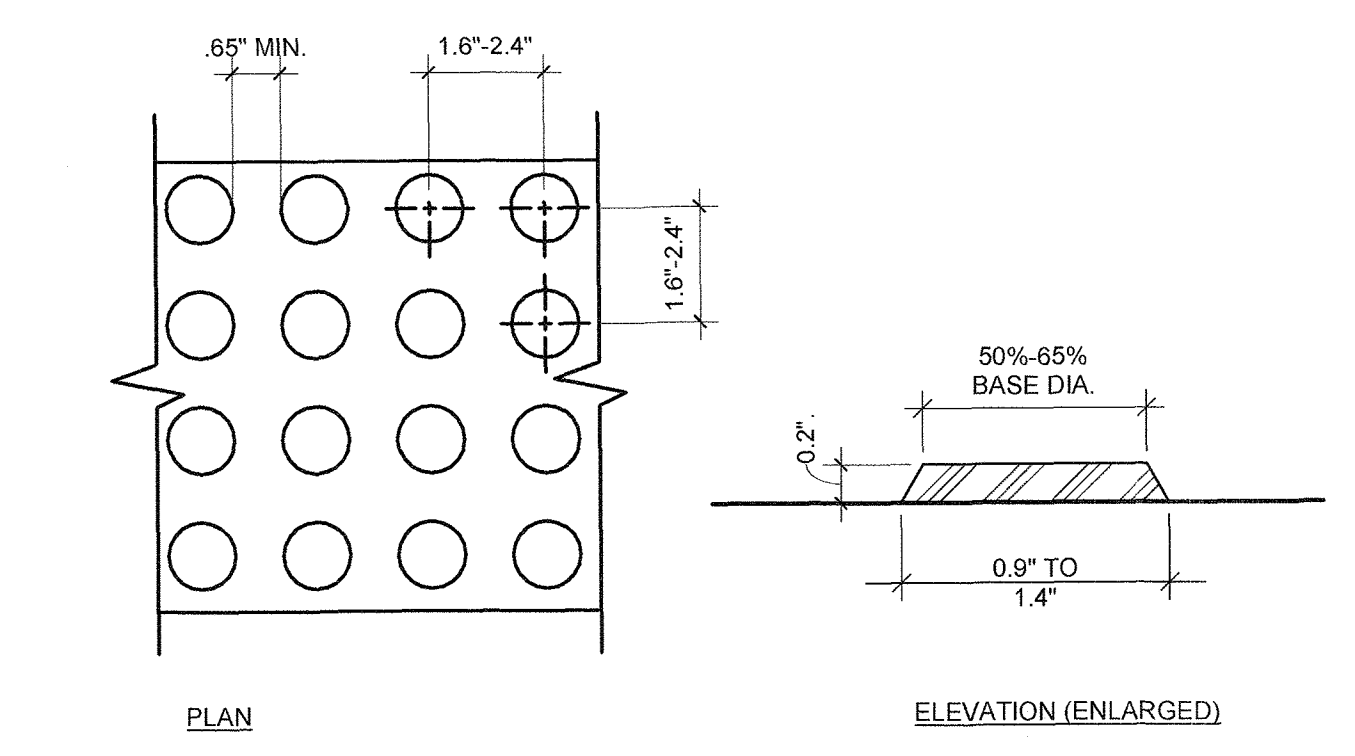
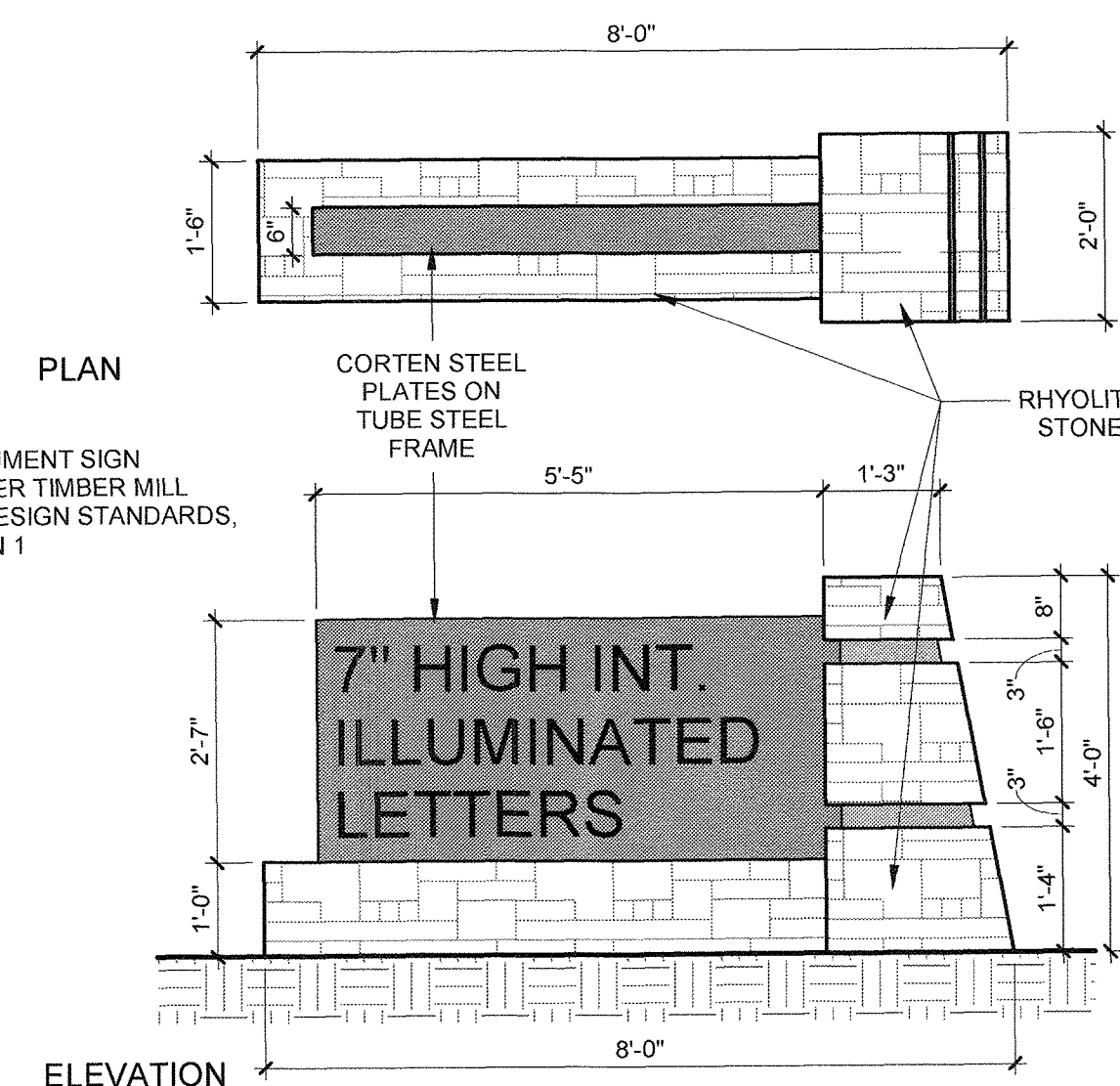
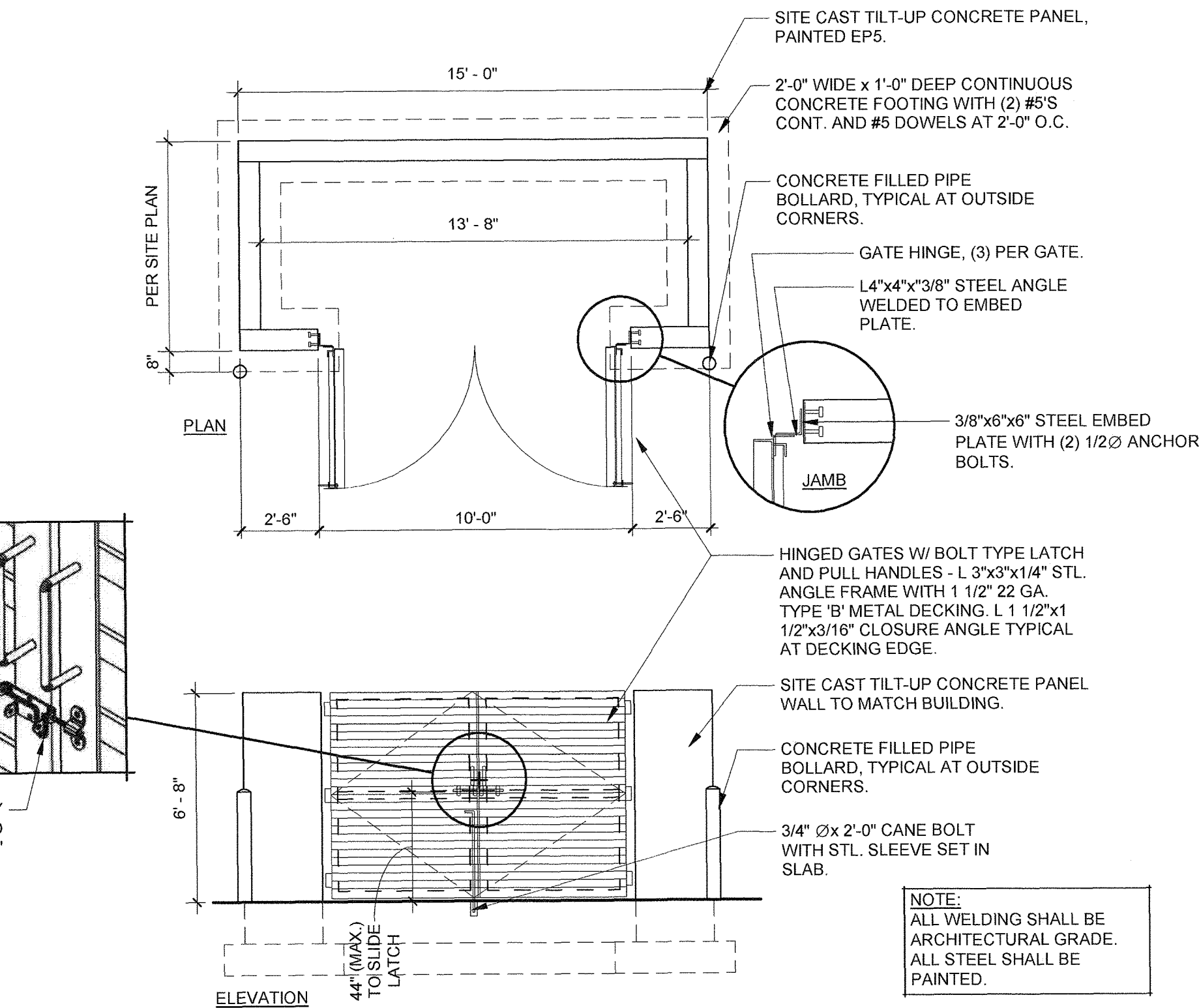
2000 West Littleton Blvd
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AEDSIGN
 Integrated Lighting and Electrical Solutions
 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3024
 aedesign-inc.com Project #5397.00

JOB NO.	BS - 10961
SCALE	AS SHOWN
DATE	11/24/2021
SHEETS	14
SHEET	13

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1 THE MEADOWS FILING 19, PARCEL 2 NORTH

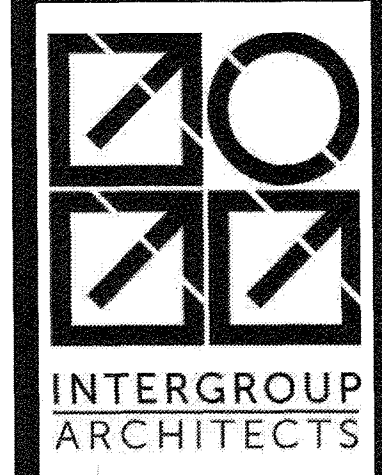
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



REVISIONS	DESCRIPTION
BY CW	11-24-2021 2ND SUBMITTAL
BY CW	1-21-2022 3RD SUBMITTAL
BY CW	2-24-2022 4TH SUBMITTAL
BY CW	3-29-2022 5TH SUBMITTAL
BY CW	4-18-2022 6TH SUBMITTAL

DRAWN	CW
CHECKED	CS
DESIGNED	KS
FILENAME	CS-11102

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 1
SITE DEVELOPMENT PLAN
SITE DETAILS



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planning
interiors
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JOB NO.	CS-11102
SCALE	AS SHOWN
DATE	

SHEETS	14	SHEET	14
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PROJECT NO. SDP21-0044