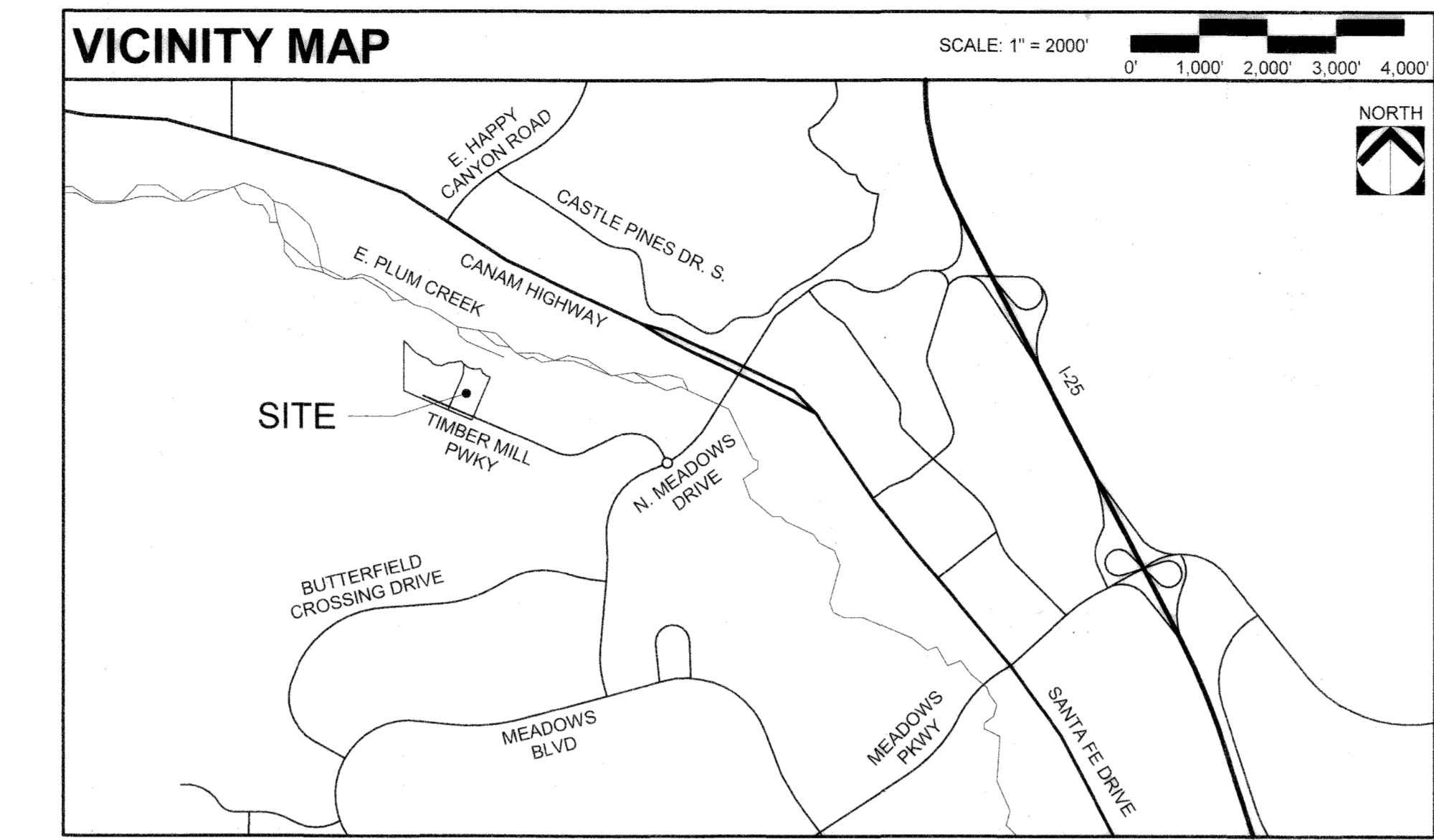


SITE DEVELOPMENT PLAN, AMENDMENT NO. 12 CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 2 THE MEADOWS FILING 19, PARCEL 2 NORTH

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, 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 FIRM PANEL NO. 08035C0167G DATED 3/16/2016.
 - ANY STREET SIGNS, STRIPED 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, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK AND CORE 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 75-FOOT CORE 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 AMENDMENT IS FOR THE PROPOSED FENCED-IN OUTDOOR STORAGE AREA AND INSTALLATION OF A NEW GATE IN EXISTING STORAGE YARD FENCE.

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 BEAR WITH 2.5" BRASS CAP STAMPED "PELS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 BEAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR S 07°04'11" W, 5,286.05 FEET.

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATED IN 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, A DISTANCE OF 5,286.05 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE;
THENCE ALONG SAID WEST LINE, SOUTH 00°04'11" WEST, A DISTANCE OF 325.33 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 89°55'49" EAST, A DISTANCE OF 866.13 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 66°45'32" EAST, A DISTANCE OF 18.38 FEET; THENCE NORTH 04°17'21" EAST, A DISTANCE OF 154.43 FEET;
THENCE SOUTH 46°03'50" EAST, A DISTANCE OF 2.04 FEET; THENCE SOUTH 68°58'39" EAST, A DISTANCE OF 9.28 FEET;
THENCE SOUTH 42°43'54" EAST, A DISTANCE OF 27.25 FEET; THENCE SOUTH 63°27'10" EAST, A DISTANCE OF 56.13 FEET;
THENCE SOUTH 79°47'08" EAST, A DISTANCE OF 46.58 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 38.87 FEET;
THENCE NORTH 67°32'21" EAST, A DISTANCE OF 40.69 FEET; THENCE NORTH 83°25'23" EAST, A DISTANCE OF 18.49 FEET;
THENCE SOUTH 53°23'14" EAST, A DISTANCE OF 5.11 FEET; THENCE SOUTH 48°40'28" EAST, A DISTANCE OF 15.85 FEET;
THENCE SOUTH 35°55'51" EAST, A DISTANCE OF 8.20 FEET; THENCE SOUTH 32°55'32" EAST, A DISTANCE OF 11.85 FEET;
THENCE SOUTH 21°03'09" EAST, A DISTANCE OF 44.42 FEET; THENCE SOUTH 62°22'21" EAST, A DISTANCE OF 36.83 FEET;
THENCE SOUTH 31°14'17" EAST, A DISTANCE OF 18.67 FEET; THENCE SOUTH 67°01'33" EAST, A DISTANCE OF 23.12 FEET;
THENCE SOUTH 75°45'52" EAST, A DISTANCE OF 24.25 FEET; THENCE SOUTH 78°27'37" EAST, A DISTANCE OF 24.59 FEET;
THENCE SOUTH 23°10'10" WEST, A DISTANCE OF 608.37 FEET; THENCE NORTH 66°45'32" WEST, A DISTANCE OF 5.26 FEET;
THENCE NORTH 23°14'28" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 66°45'32" WEST, A DISTANCE OF 41.00 FEET;
THENCE SOUTH 23°14'28" WEST, A DISTANCE OF 9.00 FEET; THENCE NORTH 66°45'32" WEST, A DISTANCE OF 309.00 FEET;
THENCE NORTH 23°14'28" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 66°45'32" WEST, A DISTANCE OF 20.50 FEET;
THENCE NORTH 23°14'28" EAST, A DISTANCE OF 465.50 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.342 ACRES, (232,715 SQUARE FEET), MORE OR LESS.

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.

MA [Signature]
BY: CRM BORROWER, LLC

SIGNED THIS 10 DAY OF April, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF April, 2024 BY Greg Schmidt

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/07/2025

CINDY WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174024120
MY COMMISSION EXPIRES 06/07/2025

TITLE CERTIFICATION:
I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO. 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.

[Signature]
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE CO.
SIGNED THIS 18th DAY OF APRIL, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2024 BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 10, 2026

ANDY JOHN STEHMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018515
MY COMMISSION EXPIRES 02/10/2026

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

PLS NO. 3866
REGISTERED LAND SURVEYOR

DATE: 4-15-2024

[Signature]
REGISTERED PROFESSIONAL ENGINEER

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

[Signature]
REGISTERED PROFESSIONAL ENGINEER

DATE: 4-15-2024

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 22 DAY OF April, 2024.

[Signature]
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 4.33 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK WITH THE CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 2, SITE DEVELOPMENT PLAN, RECORDED AT RECEPTION NO. 2022039143.

WATER METER SIZING:
DOMESTIC = 1.5" = 3.33 SFE
IRRIGATION = 0.75" = 1 SFE

PROJECT TEAM

OWNER SAUNDERS COMMERCIAL DEVELOPMENT COMPANY, LLC 96 INVERNESS PLACE NORTH LITTLETON, CO 80120 GRAHAM CODDINGTON PHONE: 303.617.6548 g.coddington@saundersinc.com	CIVIL ENGINEER: ROTH LANG ENGINEERING 7853 E ARAPAHOE COURT SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303.841.9365	SURVEYOR: AZTEC CONSULTANTS INC. 300 E. MINERAL AVE., STE #1 LITTLETON, CO 80122 CONTACT: ANTHONY PEALL PHONE: (303) 713-1886
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SHEET INDEX

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

SHARED PARKING TABLE

TENANT USE* AND AREAS	PARKING REQUIREMENTS	PEAK HOURS	DAYS OF OPERATION
OFFICE/ WAREHOUSE 1,664 SF OFFICE 27,387 SF WRHSE TOTAL = 29,051 SF	OFFICE: 3 SPACES/ 1,000 SF = 4.99 SPACES WAREHOUSE: 1 SPACE/ 1,000 SF = 27.39 SPACES TOTAL = 32.38 = 33 SPACES	9 AM - 4 PM	MONDAY - FRIDAY
OFFICE/ WAREHOUSE 2,192 SF OFFICE 27,455 SF WRHSE TOTAL = 29,647 SF	OFFICE: 3 SPACES/ 1,000 SF = 6.58 SPACES WAREHOUSE: 1 SPACE/ 1,000 SF = 27.45 SPACES TOTAL = 34.03 = 35 SPACES	9 AM - 4 PM	MONDAY - FRIDAY
AUTO BODY PAINT & REPAIR SHOP 1,872 SF OFFICE 18,470 SF SHOP TOTAL = 19,470	OFFICE: 4 SPACES/ 1,000 SF = 7.49 SPACES SHOP (AUTOMOTIVE REPAIR): 1 SPACE/ EMPLOYEE = 12 SPACES 3 SPACES/ BAY = 36 SPACES TOTAL = 55.49 = 56 SPACES	7:30 AM - 5:30 PM	MONDAY - FRIDAY
TOTAL BUILDING AREA = 78,168 SF	TOTAL PARKING FOR OFFICE/ WRHSE USE = 68 SPACES TOTAL PARKING FOR AUTO SHOP USE = 56 SPACES PARKING PROVIDED = 96 SPACES INCLUDING: (4) VAN ACCESSIBLE SPACES +25 SECURED SPACES FOR AUTO SHOP	*NOTE: ANY CHANGES TO THE EXISTING USES, SQUARE FOOTAGE OF TENANT SPACE, PEAK HOURS OR DAYS OF OPERATION, OR REQUIRED NUMBER OF PARKING SPACES BY USE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN AND APPROVAL OF A MODIFIED JOINT USE OF A PARKING SPACES PLAN.	

SUMMARY TABLE

ZONING	THE MEADOWS FOURTH AMENDMENT PD		
USE AREA	C-O-I - COMMERCIAL, OFFICE, INDUSTRIAL		
	PDP REQUIREMENTS	EXISTING SITE DEVELOPMENT PLAN STANDARDS	PROPOSED SDP STANDARDS
	AS PER SECTION 5.4 OF THE PDP ZONING REGULATIONS	OFFICE/ WAREHOUSE	OFFICE/ WAREHOUSE AUTO REPAIR SHOP
LOT SIZE	N/A	232,715 SF (5.342 AC)	N/A
BUILDING COVERAGE	MAX. COVERAGE: 60%	34% (80,000 SF)	N/A
BUILDING SETBACKS	FRONT = DEFINED BY SDP REAR = DEFINED BY SDP SIDE = DEFINED BY SDP	FRONT = 18' REAR = 180' SIDE (EAST) = 130' SIDE (WEST) = 45'	N/A
BUILDING HEIGHT	60' MAX	PROPOSED BUILDING - 1 STORY, 37'	N/A
BUILDING SEPARATION	NOT SPECIFIED	N/A	N/A
PARKING	SEE SHARED PARKING TABLE	100 SPACES (INCLUDING: (4) VAN ACCESSIBLE PARKING SPACES) +25 SECURED SPACES	97 SPACES (INCLUDING: (4) VAN ACCESSIBLE PARKING SPACES) +25 SECURED SPACES
SITE COVERAGE	MAXIMUM F.A.R. = 0.60	F.A.R. = 0.34	N/A
BUILDING COVERAGE	34% (80,000 SF)		
LANDSCAPE/ OPEN SPACE/ PERMEABLE SURFACE COVERAGE	33% (75,879.55 SF)		
PAVEMENT COVERAGE	33% (76,835.45 SF)		
TOTAL	100% (232,715 SF)		

TCV22-0034 APPROVED ON 4/13/2022 TO ALLOW TREES WITHIN 10' OF A STORM SEWER LINE

INTERGROUP ARCHITECTS

architecture
planning
interiors

2000 West Littleton Blvd
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P: 303.738.8977 F: 303.738.2294
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JOB NO: CS-11102A
SCALE: AS SHOWN
DATE:

SHEETS: 12 SHEET: 1

REVISIONS

BY	DATE	DESCRIPTION
CW	1-21-2022	3RD SUBMITTAL
CW	2-24-2022	4TH SUBMITTAL
CW	3-29-2022	5TH SUBMITTAL
CW	4-18-2022	6TH SUBMITTAL
CW	2-13-2024	AMENDMENT

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

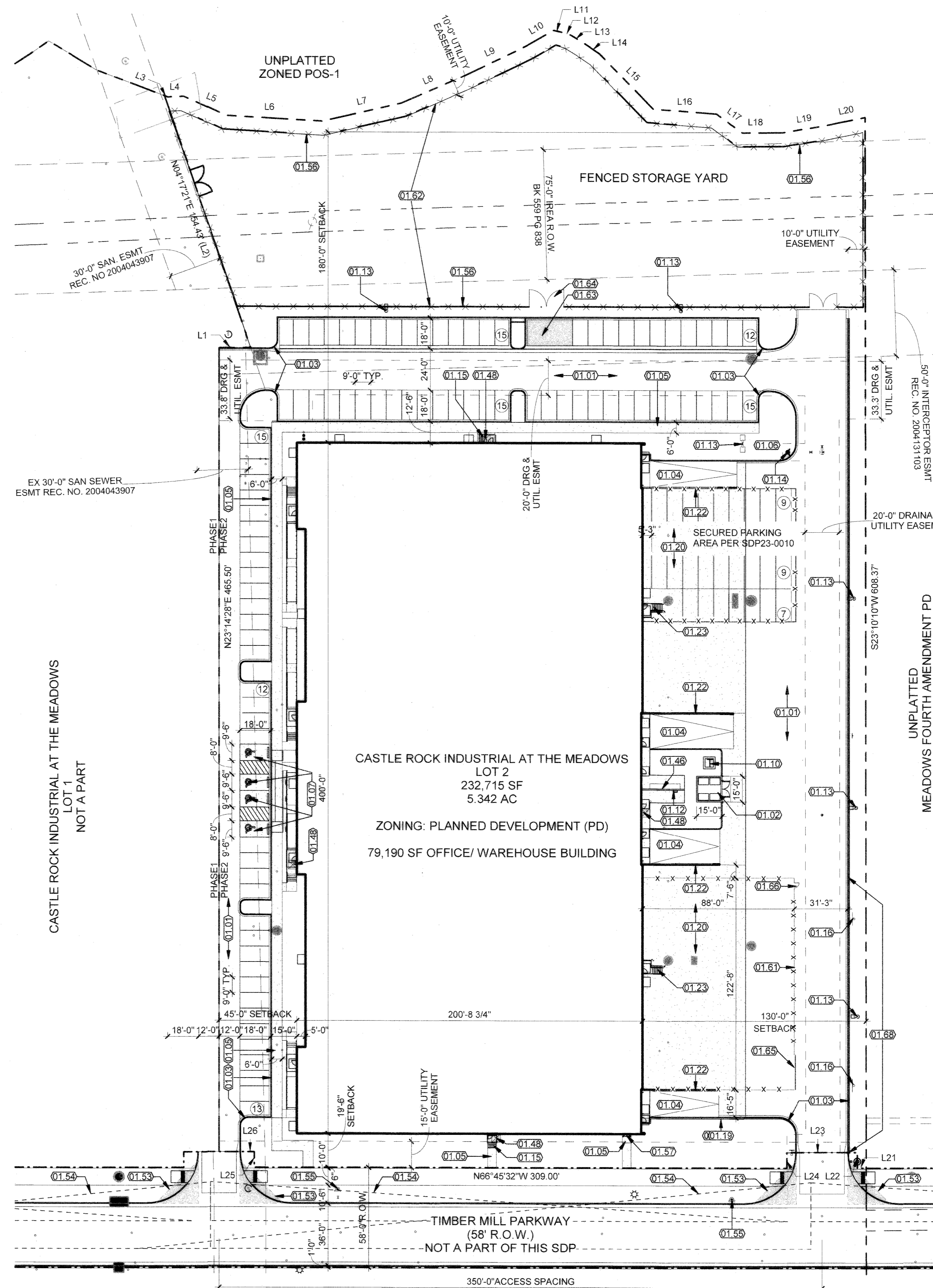
CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 2
SITE DEVELOPMENT PLAN, AMENDMENT NO. 12
COVER SHEET

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1²

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 2

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'-0" 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" WITH 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.
- 01.22 SLOPED CONCRETE RETAINING WALL.
- 01.23 PAINTED STEEL STAIR WITH PAINTED STEEL GUARDRAIL.
- 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.
- 01.61 NEW 6" HIGH BLACK POLYMER COATED CHAIN LINK FENCING WITH BLACK PRIVACY SLATS. PROVIDE "NO PARKING - FIRE LANE" SIGNS ALONG DRIVE AISLE.
- 01.62 INSTALL FABRIC MESH SCREENING AROUND FENCED YARD.
- 01.63 NEW CONCRETE RAMP TO TOP OF CURB.
- 01.64 NEW 20' W. GATE WITH MESH SCREENING.
- 01.65 NEW 20' CANTILEVERED GATE WITH PRIVACY VISION SLATS TO MATCH EXISTING. PROVIDE KNOX LOCK.
- 01.66 NEW 3'-0" WIDE MAN GATE WITH PANIC BAR, PRIVACY VISION SLATS AND SECURITY PLATE. PROVIDE KNOX LOCK.
- 01.68 PAINTED CURB AT "NO PARKING, FIRE LANE" AREA.

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND 10-FOOT UTILITY EASEMENT 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

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S66°45'32"E	18.38'	L14	S32°55'32"E	11.85'
L2	N04°17'21"E	154.43'	L15	S21°03'09"E	44.42'
L3	S46°03'50"E	2.04'	L16	S62°22'21"E	36.83'
L4	S68°58'39"E	9.26'	L17	S31°14'17"E	18.67'
L5	S42°43'54"E	27.25'	L18	S67°01'33"E	23.12'
L6	S63°27'10"E	56.13'	L19	S75°45'52"E	24.25'
L7	S79°47'08"E	46.56'	L20	S78°27'37"E	24.59'
L8	N60°00'00"E	38.87'	L21	N66°45'32"W	5.26'
L9	N87°32'21"E	40.69'	L22	N23°14'28"E	9.00'
L10	N83°25'23"E	18.49'	L23	N66°45'32"W	41.00'
L11	S53°23'14"E	5.11'	L24	S23°14'28"W	9.00'
L12	S48°40'28"E	5.18'	L25	S23°14'28"E	9.00'
L13	S35°55'51"E	8.20'	L26	N66°45'32"W	20.50'

ATCHISON, TOPEKA AND SANTA FE RAILROAD
(100' R.O.W.)
BOOK 1113, PAGE 1427

1 SITE PLAN
SCALE: 1" = 40'-0"



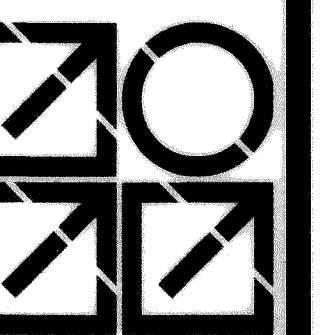
PROJECT NO. SDP24-0007

REVISIONS	DESCRIPTION
BY: CW	DATE: 1-21-2022
BY: CW	DATE: 2-24-2022
BY: CW	DATE: 3-29-2022
BY: CW	DATE: 4-18-2022
BY: CW	DATE: 2-13-2024

DRAWN	CW
CHECKED	CS
DESIGNED	KS
FILENAME	CS-11102A

CASTLE ROCK INDUSTRIAL AT THE MEADOWS, LOT 2
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1²

SITE PLAN



INTERGROUP
ARCHITECTS

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interiors

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JOB NO.	CS-11102A
SCALE	AS SHOWN
DATE	

SHEETS	SHEET
12	2