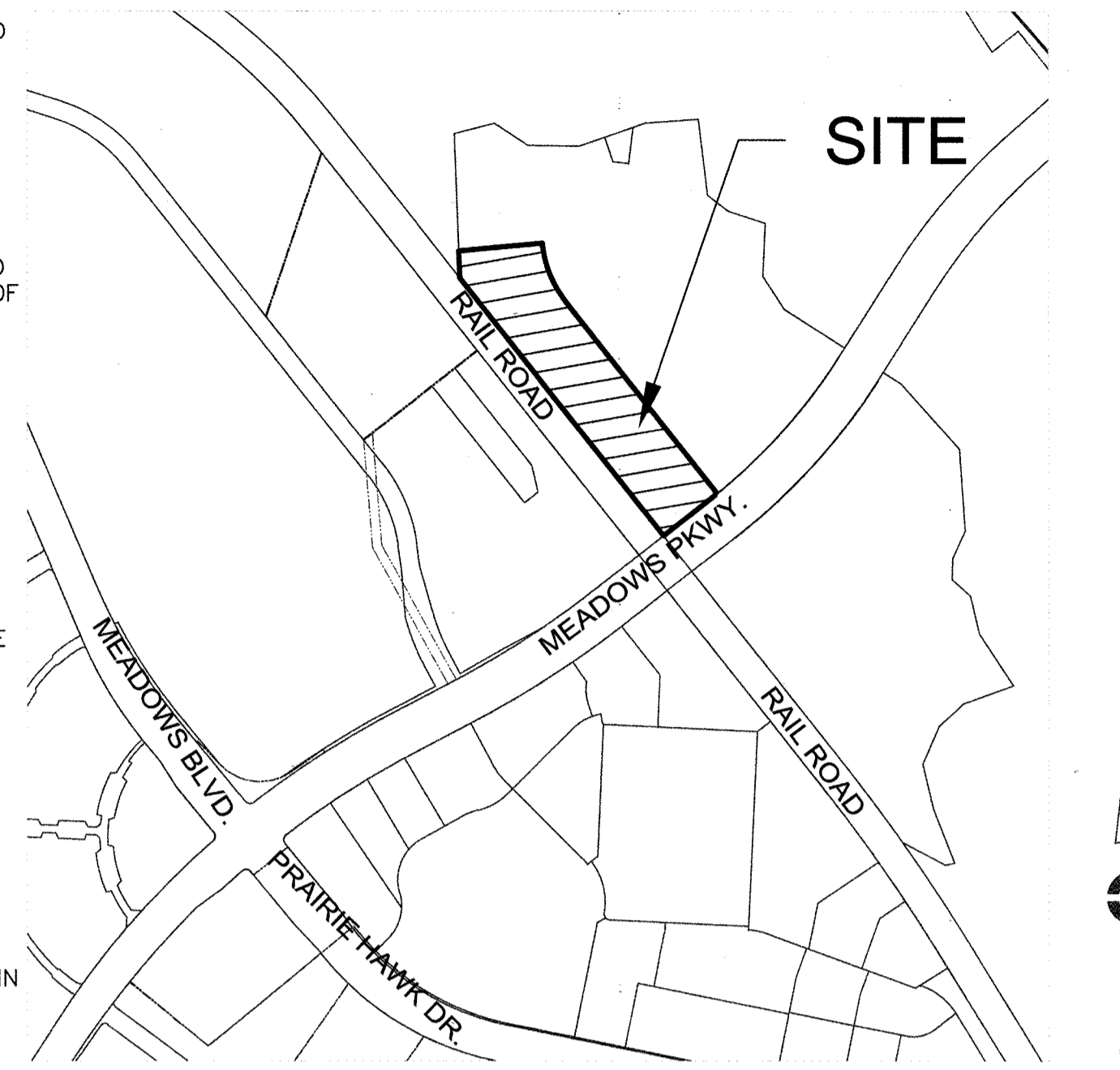


THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7
 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (ZONE X IS DEFINED AS THE AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2 PERCENT-ANNUAL-CHANCE (OR 500 YR) FLOOD) AS SHOWN ON FEMA FIRM MAP #08035C0167G AND #08035C0169G, DATED MARCH 16, 2016.
5. 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.
6. 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.
7. APPROVAL OF THIS CONCEPTUAL 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.
8. 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.
9. 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 THE SITE DEVELOPMENT PLAN.
10. 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.
11. THIS SITE IS ZONED COI.
12. 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DEPARTMENT 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.



FIRE NOTES

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

FLOODPLAIN NOTE:

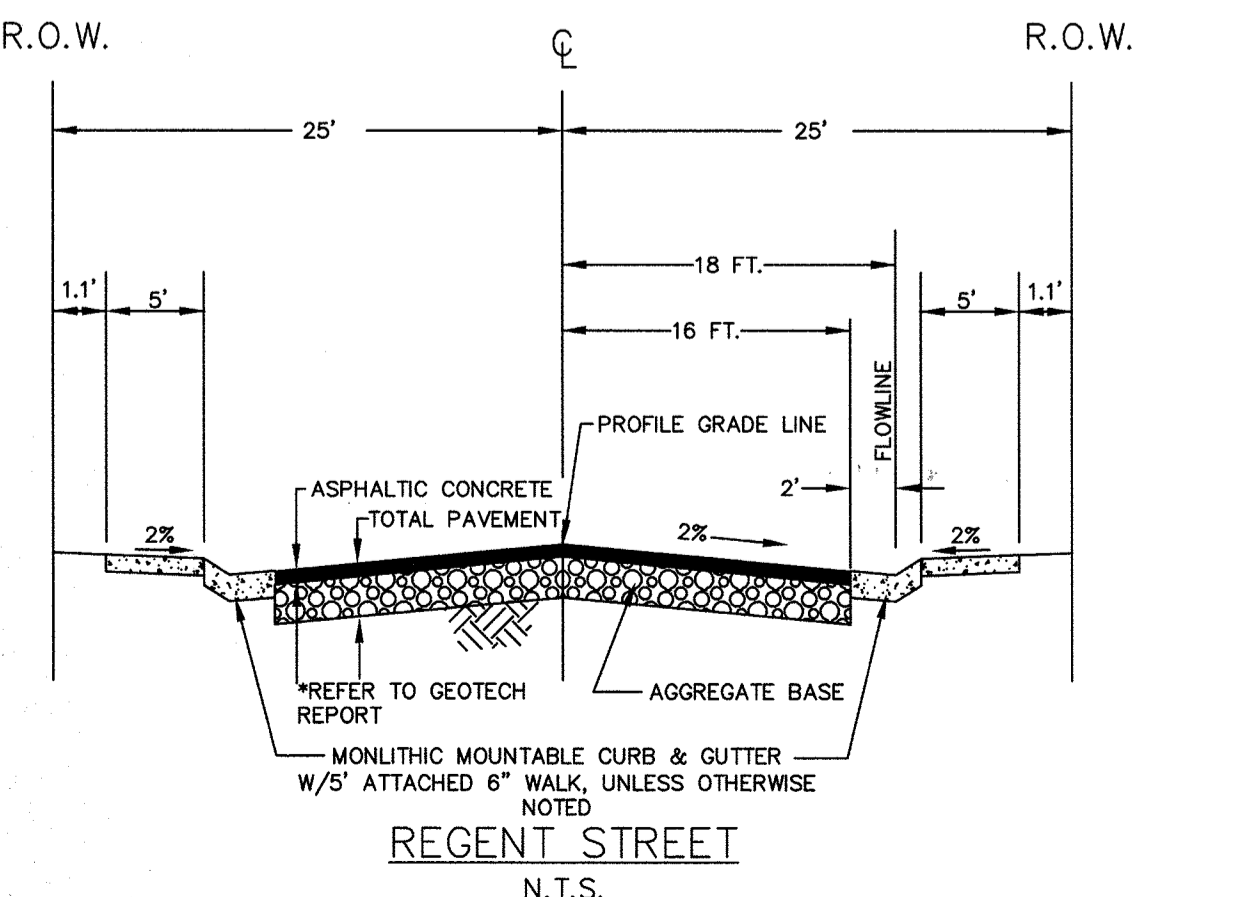
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WATER RIGHT DEDICATION AGREEMENT

THE PREVISION 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 2.67 SFE ARE DEBITED FROM THE WATER BANK.

TECHNICAL CRITERIA VARIANCE NOTES:

- TECHNICAL CRITERIA VARIANCE #TCV17-0010 WHICH APPROVED A REDUCTION IN THE NUMBER OF STREET TREES DUE TO THE LOCATION OF THE DRY UTILITY EASEMENT.
- TECHNICAL CRITERIA VARIANCE #TCV17-0016 WHICH APPROVED A MINOR OVERAGE OF MAIN WATER PRESSURE GREATER THAN 125 PSI IN A 100% FULL TANK CONDITION.
- TECHNICAL CRITERIA VARIANCE #TCV17-0017 WHICH APPROVED A MINOR OVERAGE OF MAIN WATER VELOCITY GREATER THAN 15 FPS IN A FIRE FLOW + MAX DAY DEMAND/CLOSED LOOP, 20% FULL TANK CONDITION.



LEGAL DESCRIPTION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

DOUGLAS COUNTY GIS CONTROL MONUMENT "2015030", LOCATED NORTHWEST OF THE INTERSECTION OF STATE HWY. 85 AND MEADOWS PKWY.

ELEVATION = 6082.17 (NAVD 88)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR NORTH 89°27'31" WEST, BEARING THE SOUTHWEST CORNER MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS 2014 PLS 38064" AND THE SOUTH QUARTER MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "SURVEY MONUMENT 1998 LS 6935 ARCHER & ASSOC."

OWNER
 CASTLE ROCK DEVELOPMENT COMPANY
 3033 E. FIRST AVENUE, STE. 305
 DENVER, CO 80206
 TEL: 303-394-5500
 CONTACT: STEPHANIE MCCANDLESS

APPLICANT
 REALTY MANAGEMENT GROUP
 3033 E. FIRST AVENUE, STE. 305
 DENVER, CO 80206
 TEL: 303-394-5531
 CONTACT: WILL COFFIELD, P.E.

ENGINEER
 CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD., STE. 109
 LITTLETON, CO 80120
 TEL: 303-703-4444
 CONTACT: ZANE ROSS, P.E., LEED AP

ARCHITECT
 PALMER ARCHITECTURE, LLC
 3811 SOUTH GRANT STREET
 ENGLEWOOD, CO 80113
 TEL: (720) 938-3329
 CONTACT: GLEN PALMER

LANDSCAPE ARCHITECT
 DHM DESIGN
 900 S. BROADWAY
 SUITE 300
 DENVER, CO 80209
 TEL: (303) 892-5566
 CONTACT: KYLE DAVIS, LEED AP

UTILITIES
 CASTLE ROCK WATER
 175 KELLOGG COURT
 CASTLE ROCK, CO 80104
 TEL: (720) 733-8000
 FAX: (303) 688-0437

SURVEYOR
 AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVE. #1
 LITTLETON, CO 80122
 TEL: 303-713-1898

TOWN OF CASTLE ROCK
 TOWN OF CASTLE ROCK
 DEVELOPMENT SERVICES DEPARTMENT
 100 NORTH WILCOX STREET
 CASTLE ROCK, CO 80104
 TEL: (720) 733-3582
 FAX: (720) 733-2217
 CONTACT: KEITH JOHNSTON, PLS

ZONING	COI	
PROPOSED USE	MINI STORAGE/RV STORAGE	
GENERAL ZONE LOT INFORMATION		
ZONE LOT SIZE (GROSS PROJECT AREA)	240,998 SQ. FT.	5.533 ACRES
FLOOR AREA RATIO PER ZONING DEFINITION 59-2 (119)	0.254:1	
HEIGHT OF STRUCTURES	50' (MAX ALLOWED)	28'-2" (PROPOSED) 1 STORY
GROUND COVERAGE BY ALL STRUCTURES	61,113 SQ. FT.	25.4%
GROUND COVERAGE BY HARDSCAPE	113,680 SQ. FT.	47.1%
GROUND COVERAGE BY ALL LANDSCAPING	66,205 SQ. FT.	27.5%
STORAGE UNITS	394	
PARKING	REQUIRED (MIN/MAX)	PROVIDED
SPACES (1 SPACE/100 UNITS + 1 EMPLOYEE SPACE)	5	5
ACCESSIBLE	1 (VAN)	1 (VAN)
STORAGE PARKING	.49 (VEHICLE)	29 (RV)
TOTAL PARKING SPACES PROVIDED	83	
SETBACKS (REQUIRED)	15' FRONT/0' SIDE/0' REAR	
PRIMARY (REGENT STREET)	15.0'	
SIDE (MEADOWS PKWY)	60.9'	
SIDE INTERIOR	18.9'	
REAR (RAILROAD)	13.3'	

CIVIL ENGINEER'S STATEMENT

I, ZANE ROSS, 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 DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

PROFESSIONAL ENGINEER COLORADO PE NO. 45432
 FOR AN ON BEHALF OF CORE CONSULTANTS, INC.

SURVEYOR'S STATEMENT

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

PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38064
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 3:47 PM ON THE 18th DAY OF May 2017 AT RECEPTION NO. 2017033442.

BY: *Sandra C. Seaton*
 DEPUTY

TITLE CERTIFICATION

I, *David W. Knapp*, 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. SIGNED THIS 15th DAY OF May 2017.

David W. Knapp
 AUTHORIZED REPRESENTATIVE

David W. Knapp
 Vice President - Land Title Guarantee Company
 TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF May 2017.
 BY *David W. Knapp* AS Vice President of *Land Title Guarantee Company*

WITNESS MY HAND AND OFFICIAL SEAL

Linda Staggard
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-18

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: *Stephanie McCandle*

COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF May 2017.
 BY *Stephanie McCandle* AS President of CASTLE ROCK DEVELOPMENT COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

Kilian Rosary
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JANUARY 23, 2017 AT RECEPTION NO. 2017005032, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO., LLC,
 A COLORADO LIMITED LIABILITY COMPANY

BY: *John G. Fox*

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF May 2017.
 BY *John G. Fox*

WITNESS MY HAND AND OFFICIAL SEAL.

John G. Fox
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-01-19

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 18th DAY OF May 2017.

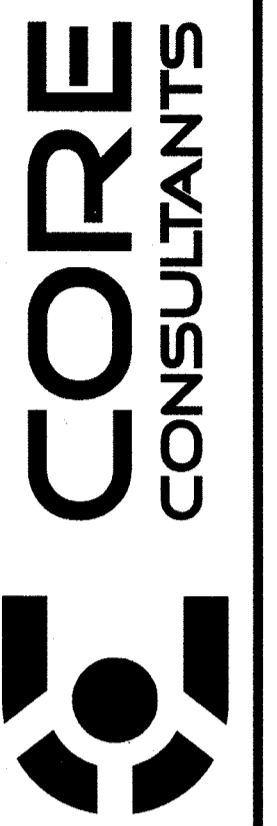
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

SHEET INDEX

- 1 - COVER SHEET
- 2 - SITE PLAN & SITE DETAILS
- 3 - GRADING PLAN
- 4 - UTILITY PLAN
- 5 - LANDSCAPE PLAN
- 6 - LANDSCAPE DETAILS
- 7 - BUILDING 1 ELEVATIONS
- 8 - BUILDINGS 2, 3, 4 ELEVATIONS
- 9 - BUILDINGS 5, 6 ELEVATIONS
- 10 - BUILDINGS 7, 8 ELEVATIONS
- 11 - SITE PHOTOMETRIC PLAN

**THE MEADOWS FILING NO. 17,
 AREA NO. 2, LOT 2, SITE
 DEVELOPMENT PLAN
 PROJECT# SDP17-0002**

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



CALL BUSINESS DAYS IN ADVANCE BEFORE YOU CALL. USE OF UNDERGROUND UTILITY SERVICES. CORE ADDRESS NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE BEST LOCATION FOR THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig.

811

REVISIONS	#	DESCRIPTION	DATE BY
	1	1st SPD COMMENTS	4/27/2017 JMR
	2	2nd SPD COMMENTS	4/27/2017 JMR
	3	3rd SPD COMMENTS	4/27/2017 JMR

NEWLY OPEN SOCIETY
 NOTARY PUBLIC - STATE OF COLORADO
 My Commission # 001600000
 Expires April 9, 2019

INITIAL PLAN
 RELEASE: 4/20/17
 DESIGNED BY: IRB
 DRAWN BY: IRB
 CHECKED BY: ZMR

JOB NO.
 16-028

SHEET
 1 OF 11

COVER SHEET

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2 SITE DEVELOPMENT PLAN

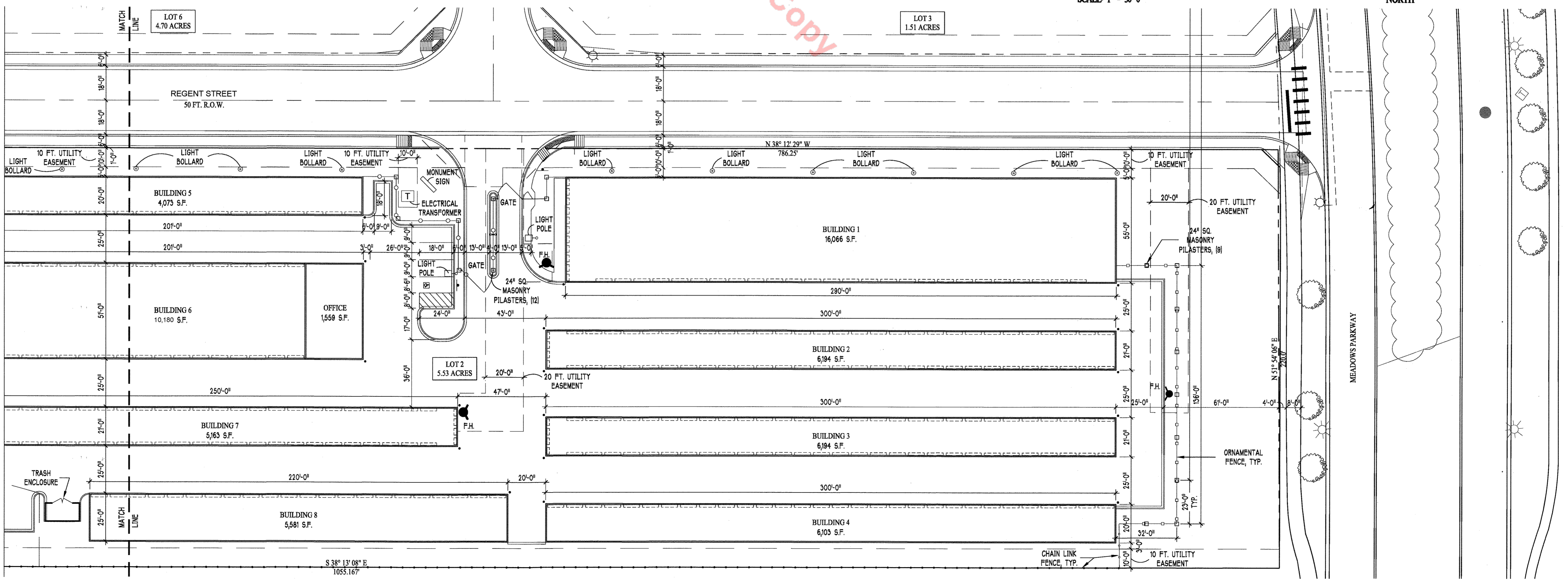
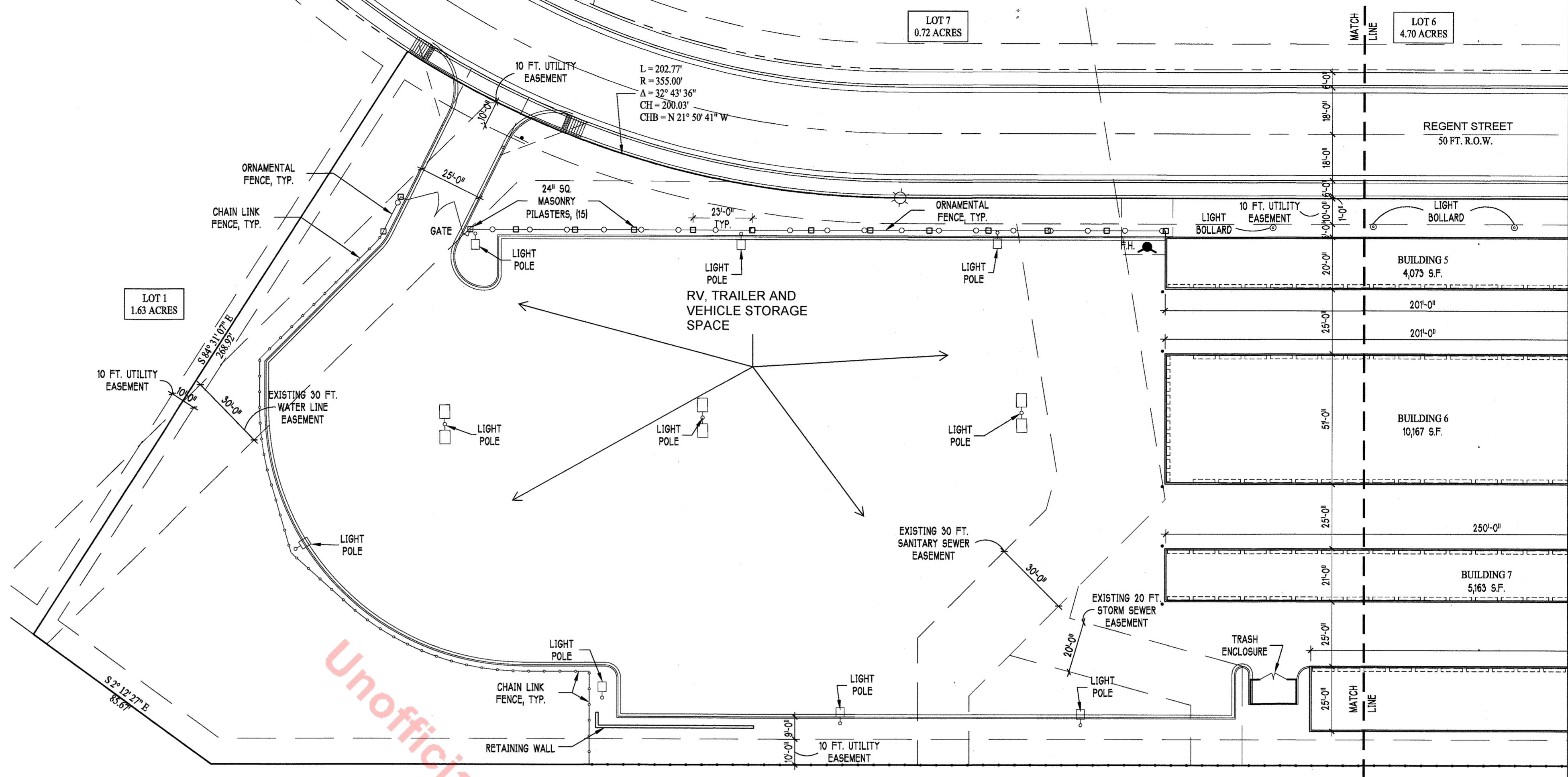
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL SITE LEGEND:

- UTILITY EASEMENT
- RIGHT OF WAY
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT

GENERAL SITE PLAN NOTES:

1. IF REQUIRED, THE LOCAL GOVERNING MUNICIPALITY SHALL CONDUCT A FLOW TEST FOR THE SPRINKLER SYSTEM DESIGN. THIS INFORMATION SHALL BE FORWARDED TO THE SPRINKLER SYSTEM DESIGNER AND SHALL BE INCORPORATED INTO THE DESIGN OF THE SPRINKLER SYSTEM.
2. IN ACCORDANCE WITH IFC CHAPTERS 5 AND 14, APPROVED FIRE DEPARTMENT ACCESS ROADS TO ALL STRUCTURES, COMPLETED OR UNDER CONSTRUCTION, SHALL BE PROVIDED AT ALL TIMES. THE CRITERIA FOR THESE TYPES OF ROADS SHALL BE AS FOLLOWS:
 - A. PERMANENT ASPHALT OR CONCRETE ROADS SHALL BE INSTALLED.
 - B. THE UNOBSTRUCTED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL BE NOT LESS THAN 20 FEET.
 - C. TURNING RADIUS OF A FIRE DEPARTMENT ACCESS ROAD SHALL BE A MINIMUM OF 25 FEET INSIDE AND 50 FEET OUTSIDE.
 - D. ALL DEAD-END ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
3. PER THE CURRENT I.F.C. - SECTION 505.1 - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, NUMBERS AND LETTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
4. THE ELECTRICALLY-OPERATED SECURITY GATES SHALL HAVE THE FOLLOWING MEANS OF EMERGENCY OPERATION:
 - A. AN APPROVED KEY SWITCH (KNOX KEY)
 - B. A TOUCH-PAD THAT WILL ACCEPT AN APPROVED 4-DIGIT FIRE DEPARTMENT CODE.
 - C. THE GATES SHALL OPEN UPON LOSS OF POWER.
 - D. THE GATES SHALL BE CAPABLE OF BEING MANUALLY OPENED.
 - E. GATES SHALL NOT CLOSE UNTIL MANUALLY RESET UPON APPROVAL BY THE FIRE DEPARTMENT.
 - F. GATE WILL BE INSTALLED SO THAT 8 INCH OF CLEARANCE UNDER THE GATE IS MAINTAINED.
5. FIRE APPARATUS ACCESS ROADS SHALL BE PERMANENTLY SIGNED AND/OR MARKED "NO PARKING - FIRE LANE" IN ACCORDANCE WITH MUNICIPAL SIGN/TRAFFIC STANDARDS AND THE FOLLOWING SPECIFICATIONS:
 - A. THERE SHALL BE NO PARKING FOR A DISTANCE OF 15 FEET ON EITHER SIDE OF A FIRE HYDRANT.
 - B. ACCESS ROADS LESS THAN 26 FEET WIDE SHALL BE MARKED AS FIRE LANES ON BOTH SIDES OF THE ROAD.
 - C. ACCESS ROADS AT LEAST 26 FEET WIDE BUT LESS THAN 32 FEET WIDE SHALL HAVE AT LEAST ONE SIDE OF THE ROAD MARKED AS A FIRE LANE.
 - D. ACCESS ROADS AT LEAST 32 FEET WIDE NEED NOT HAVE FIRE LANE MARKINGS.
6. PROPOSED SITE AND BUILDING SIGNAGE LOCATIONS AND TYPES ARE GENERALLY SHOWN ON THE SITE PLAN AND BUILDING ELEVATIONS. SITE AND BUILDING SIGNAGE IS TO BE ILLUMINATED AND SHALL BE IN COMPLIANCE WITH LOCAL SIGNAGE CODES AND REGULATIONS.



Unofficial Copy

PALMER ARCHITECTURE, L.L.C.
 3811 SOUTH GRANT STREET
 ENGLEWOOD, CO. 80113 (720) 938-3329

Realty Management Group, LLC
 3033 East 1st Ave., Suite 305 Denver, CO 80206 303.388.3506
MEADOWS SELF STORAGE
 The Meadows Filing No. 17, Area No. 2, Lot 2 - SDP17-0002

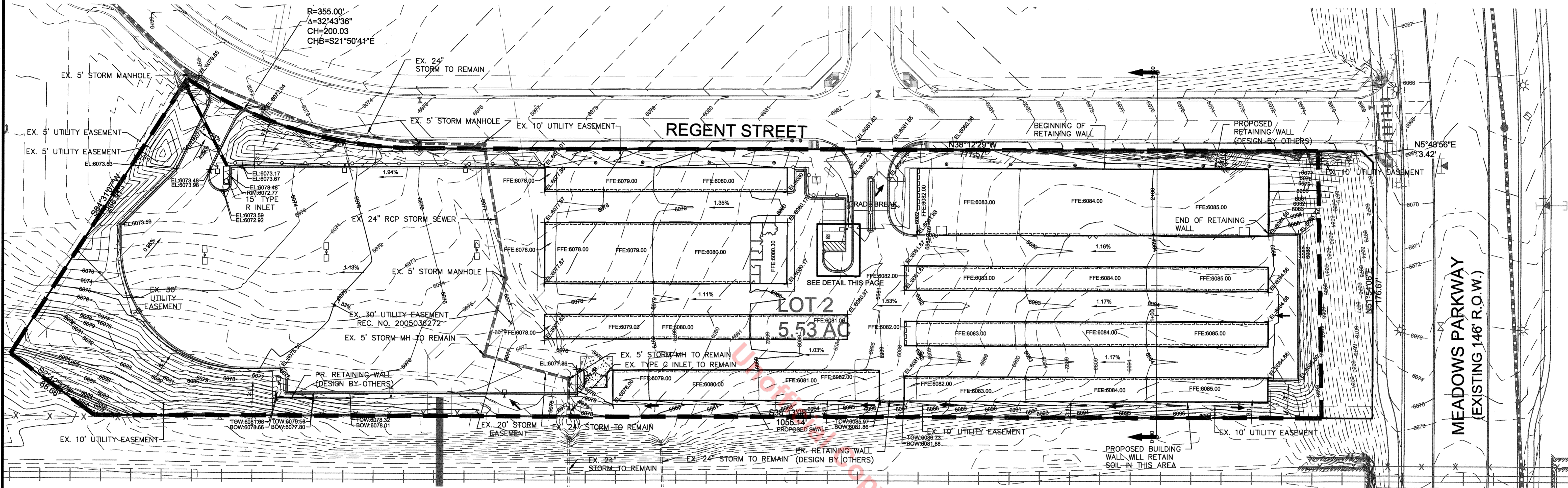
ISSUE DATE	03.02.2017
REVISED	04.06.2017
REVISED	--
REVISED	--

SDP 17-0002
SITE PLAN

TITLE TO THE PLANS REMAIN WITH GLEN W. PALMER, ARCHITECT, WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED.

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FLOODPLAIN NOTE:
THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE Z (ZONE X IS DEFINED AS THE AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2 PERCENT-ANNUAL-CHANCE (OR 500 YR) FLOOD) AS SHOWN ON FEMA FIRM MAP #08035C0167G AND #08035C0169G, DATED MARCH 16, 2016.

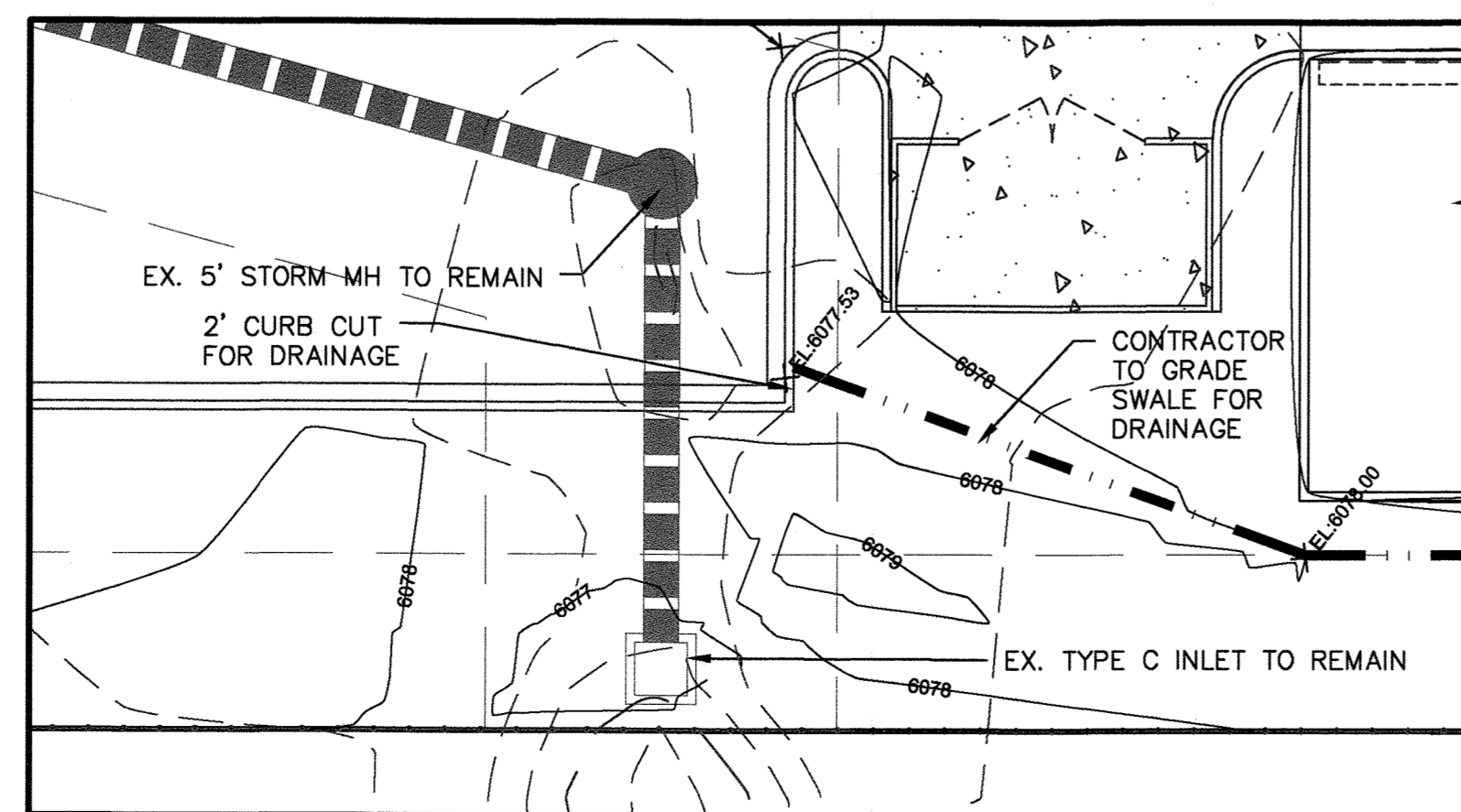
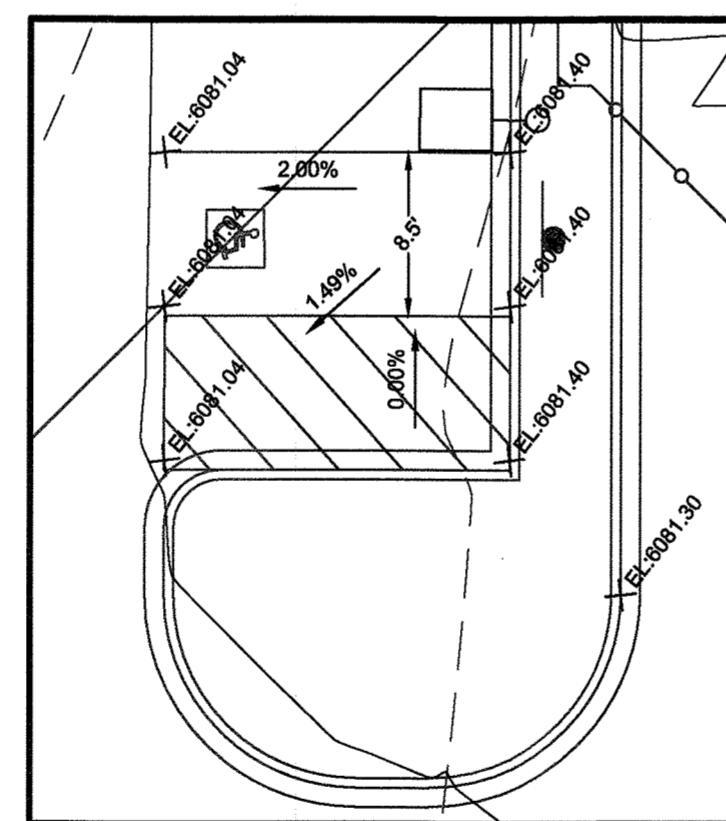
SOIL PREPARATION NOTE:
SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES INC.
REPORT: PROJECT NUMBER 16-2-144
DATE: JUNE 16, 2016

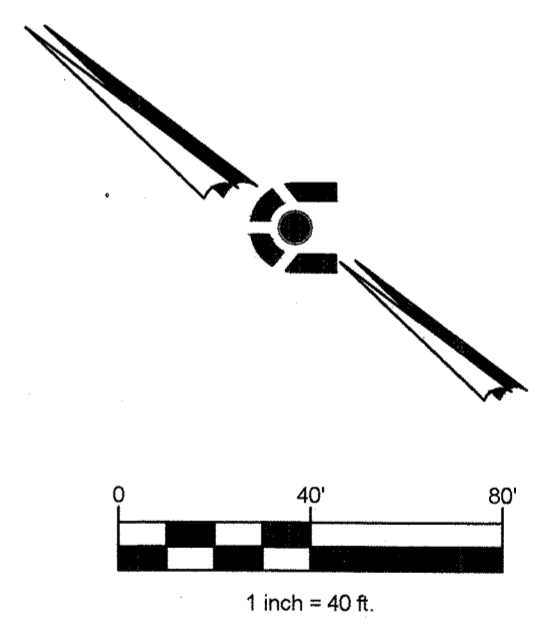
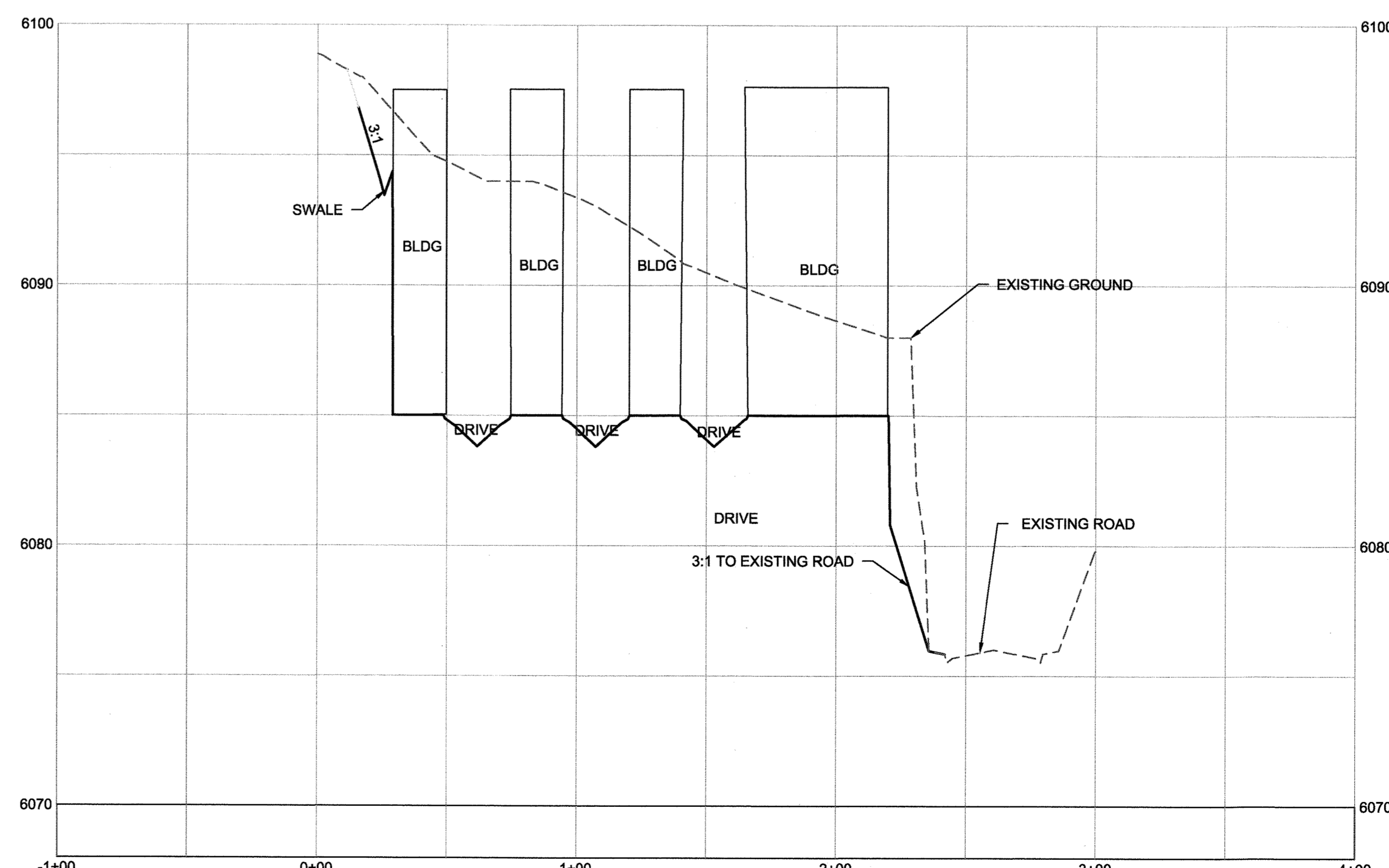
THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED WITHIN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO STRUCTURAL PLANS FOR SPECIFIC STRUCTURAL SOIL PREPARATION AT SITE STRUCTURES.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- LIMITS OF GRADING/CONSTRUCTION
- SPOT ELEVATION
- SLOPE ARROW
- PROPOSED MANHOLE AND PIPE
- PROPOSED INLETS
- PROPOSED FLARED END SECTION
- EXISTING MANHOLE AND PIPE
- EXISTING INLETS
- EXISTING FLARED END SECTION



PROFILE OF A-A
H: 1" = 40.00
V: 1" = 4.00



REVISIONS	
#	DESCRIPTION
1	SDP COMMENTS
2	2nd SDP COMMENTS
3	3rd SDP COMMENTS

DATE BY	DATE BY
2/29/17 JMR	4/20/17 JMR
4/17/17 JMR	4/20/17 JMR
	4/20/17 JMR

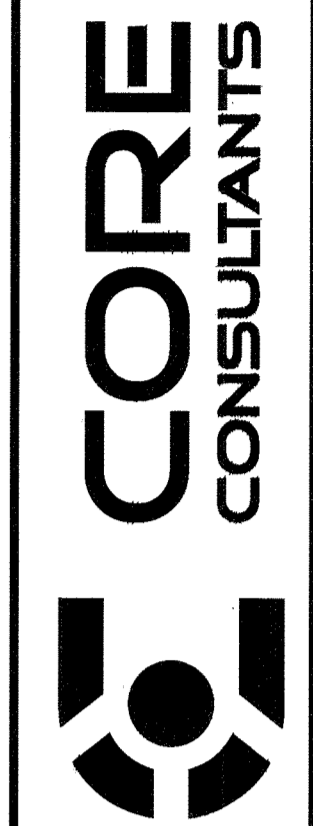
THE MEADOWS FILING NO. 17,
AREA NO. 2, LOT 2, SITE
DEVELOPMENT PLAN
PROJECT# SDP17-0002

INITIAL PLAN
RELEASE: 4/20/17
DESIGNED BY: JRB
DRAWN BY: JRB
CHECKED BY: ZMR

JOB NO.
16-028
SHEET
3 OF 11

GRADING PLAN

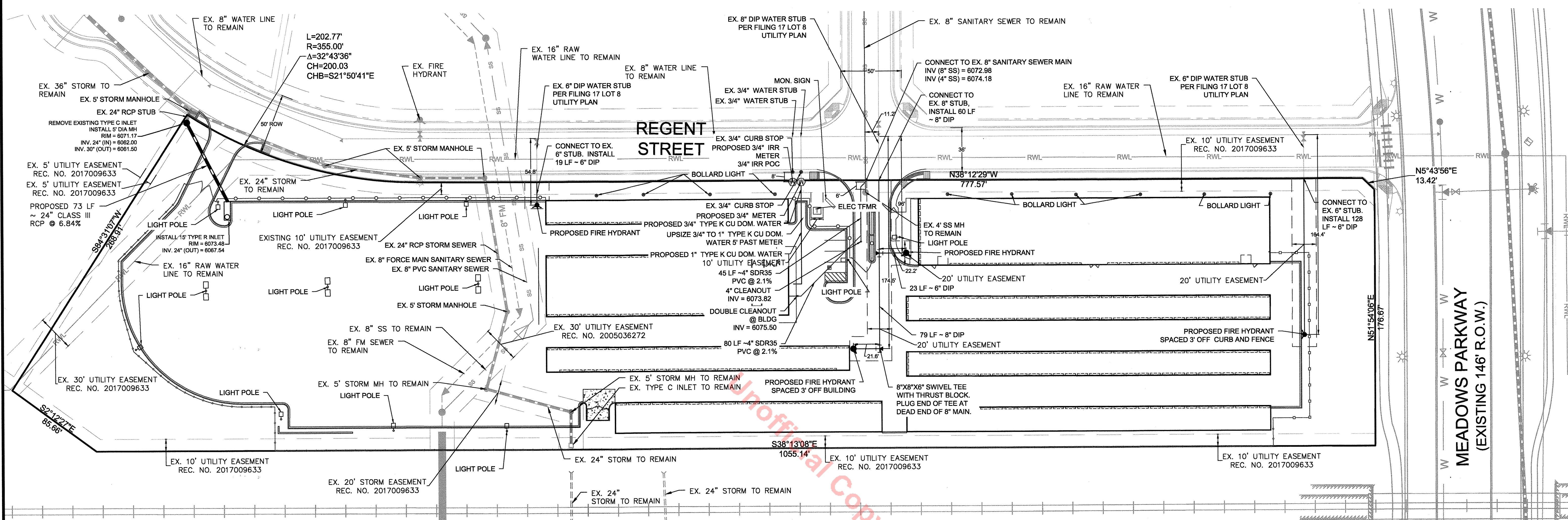
CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Litchton Blvd., Ste. 109
Litchton, CO 80120



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN FACED FROM THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

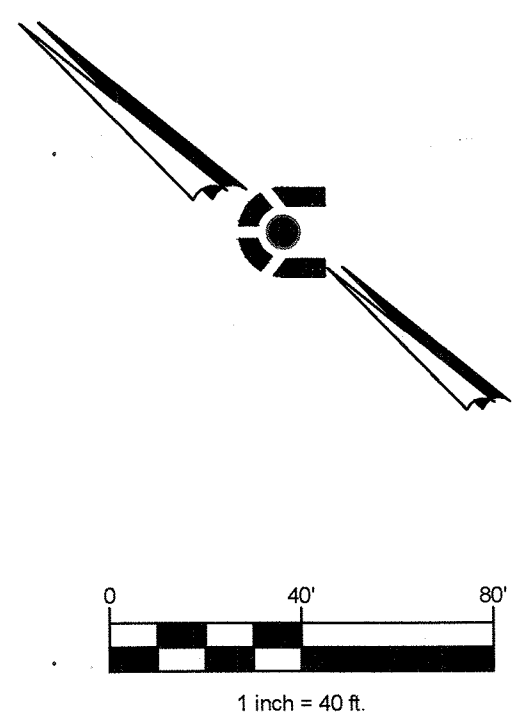
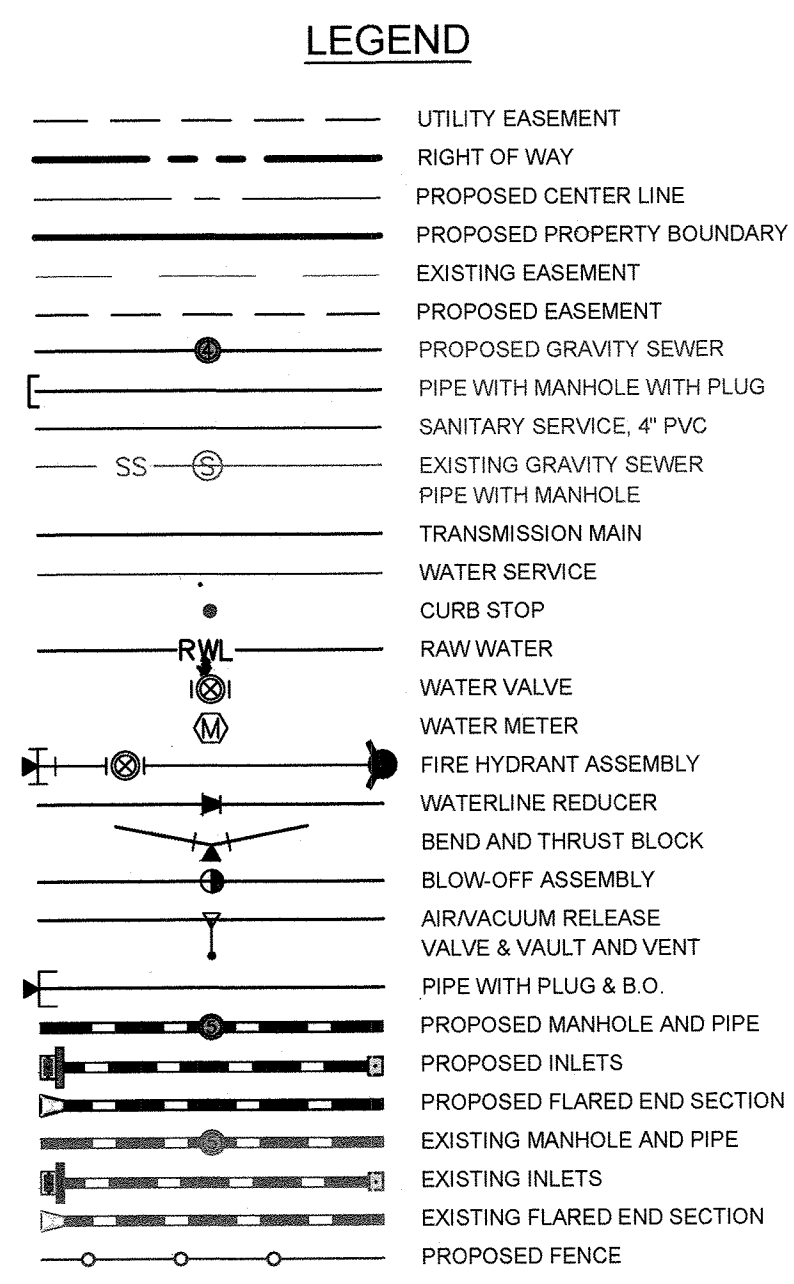


FLOODPLAIN NOTE:
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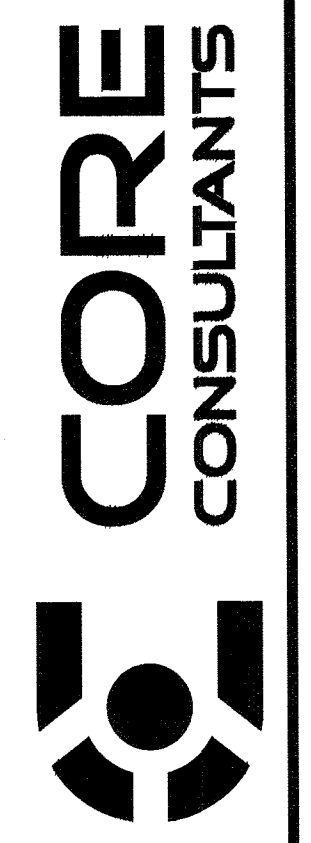
NOTE:
ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

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 YELLOW WATER PRESSURE ZONE.

TOWN OF CASTLE ROCK FIRE DEPARTMENT
REQUIRED FIRE FLOW (AS PER TOCR FIRE DEPT):
2500 GPM @ 2HR DURATION, 20 PSI RESIDUAL



CIVIL ENGINEERING
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LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
CAN BE CONSIDERED AS A MEMBER OF THE
UNDERGROUND MEMBER UTILITIES.
CORE CONSULTANTS HAS RESPONSIBILITY FOR THE UTILITY
LOCATION (HORIZONTAL AND VERTICAL). THE EXISTING
UTILITIES ARE SHOWN AS THEY ARE LOCATED. IT IS THE
RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE LOCATION AND DEPTH OF ALL UTILITIES.
CONCURRENCE OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

#	DESCRIPTION	DATE	BY
1	SDP COMMENTS	3/3/2017	JRB
2	2nd SDP COMMENTS	4/3/2017	JRB
3	3rd SDP COMMENTS	4/20/2017	JRB

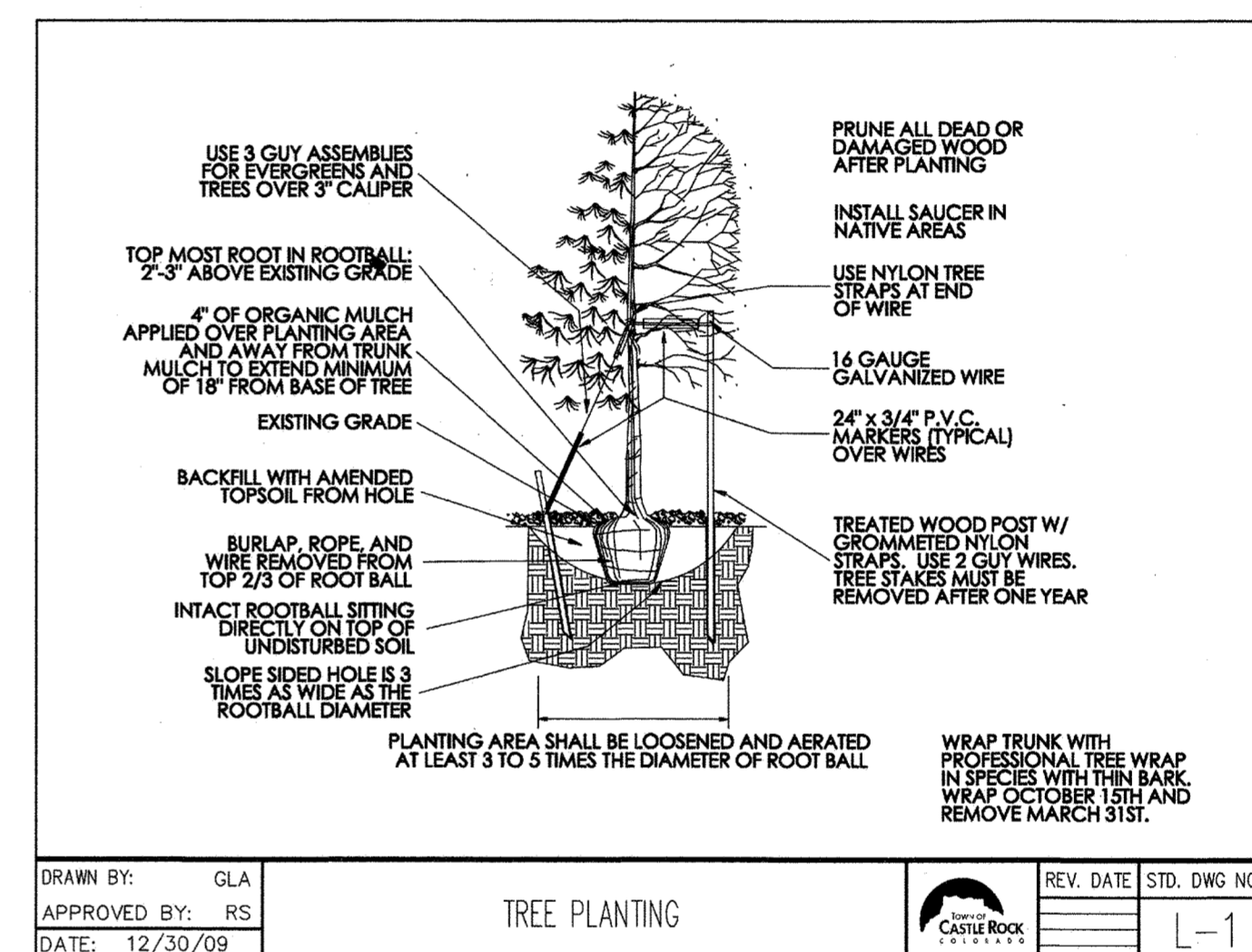
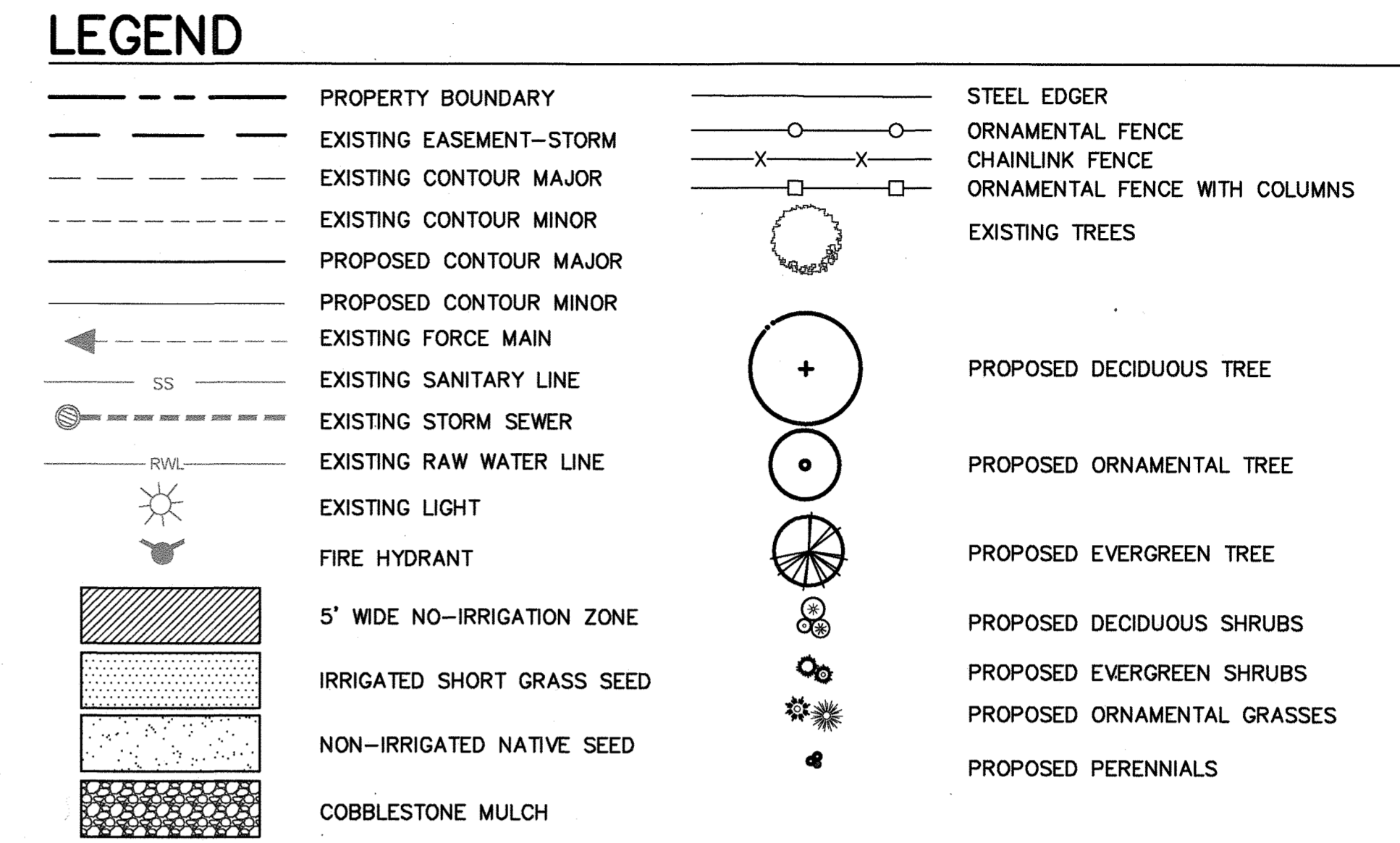
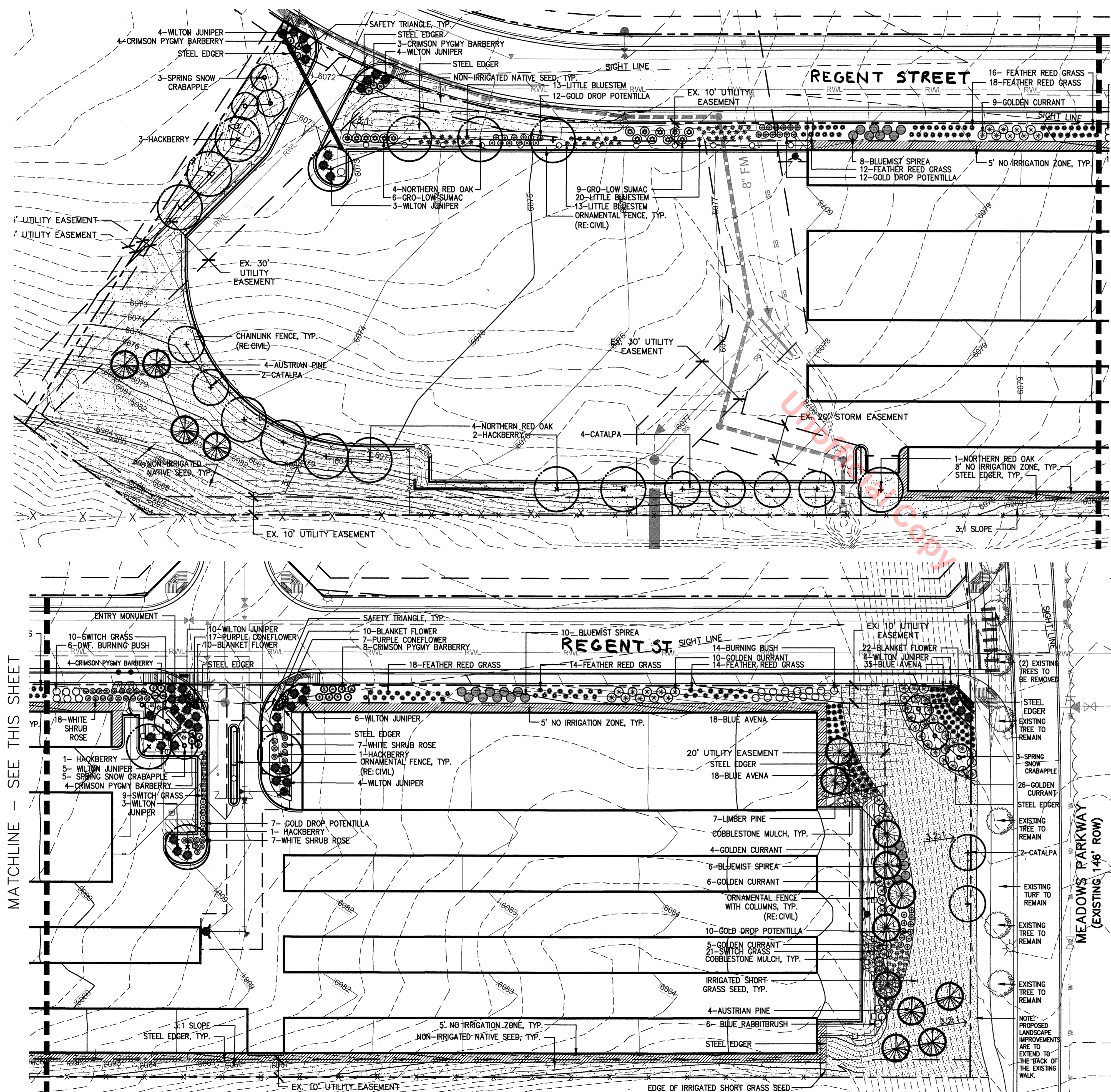
THE MEADOWS FILING NO. 17,
AREA NO. 2, LOT 2, SITE
DEVELOPMENT PLAN
PROJECT# SDP17-0002

INITIAL PLAN
RELEASE: 4/20/17
DESIGNED BY: JRB
DRAWN BY: JRB
CHECKED BY: ZMR

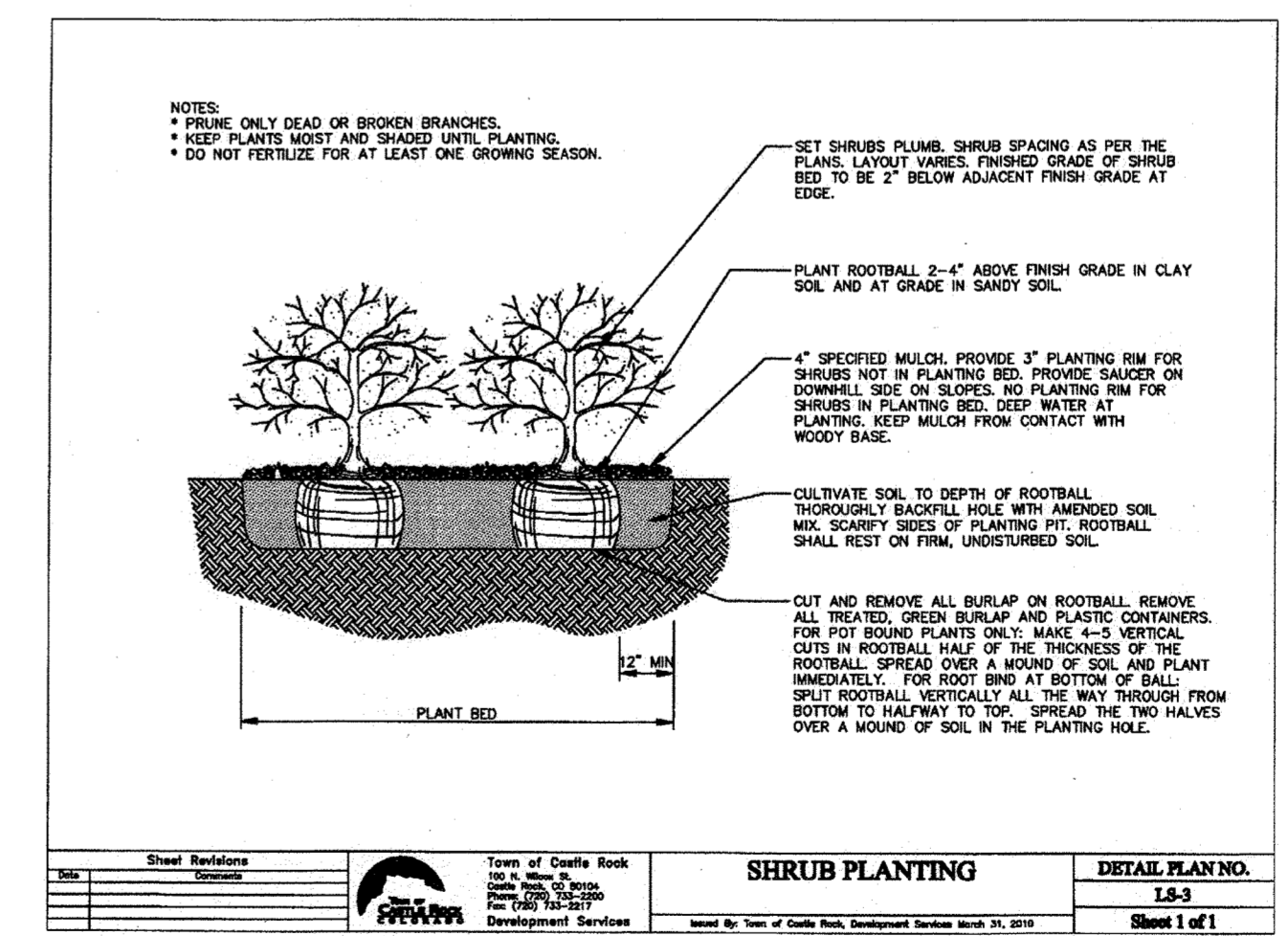
JOB NO.
16-028
SHEET
4 OF 11

UTILITY PLAN

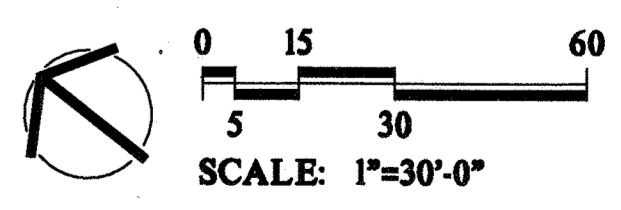
THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF
 DOUGLAS, STATE OF COLORADO



1 TYP. EVERGREEN/DECIDUOUS TREE PLANTING
 SCALE: N.T.S. STANDARD TOCR DETAIL SECTION



2 TYP. SHRUB PLANTING
 SCALE: N.T.S. STANDARD TOCR DETAIL SECTION



THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN
 PROJECT# SDP17-0002

PRELIMINARY

DHM DESIGN
 900 S. Broadway
 Suite 300
 Denver, CO 80209
 303.892.5566
 www.dhmdesign.com

LANDSCAPE PLAN

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1850 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



CALL BUSINESS HOURS IN ADVANCE BEFORE YOU DISRUPT OUR WORK. WE ARE A MEMBER OF UNDERGROUND MEMBER. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig.

REVISIONS	DATE	BY
#		
DESCRIPTION		

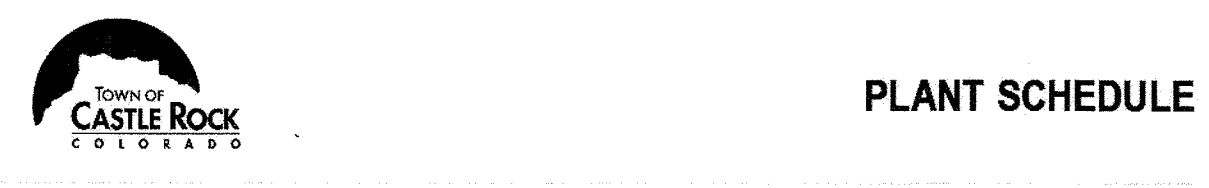
INITIAL PLAN RELEASED: 04-20-2017
 DESIGNED BY: KDB/NB
 DRAWN BY: KD
 CHECKED BY: KD

JOB NO.

SHEET 5 OF 11

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

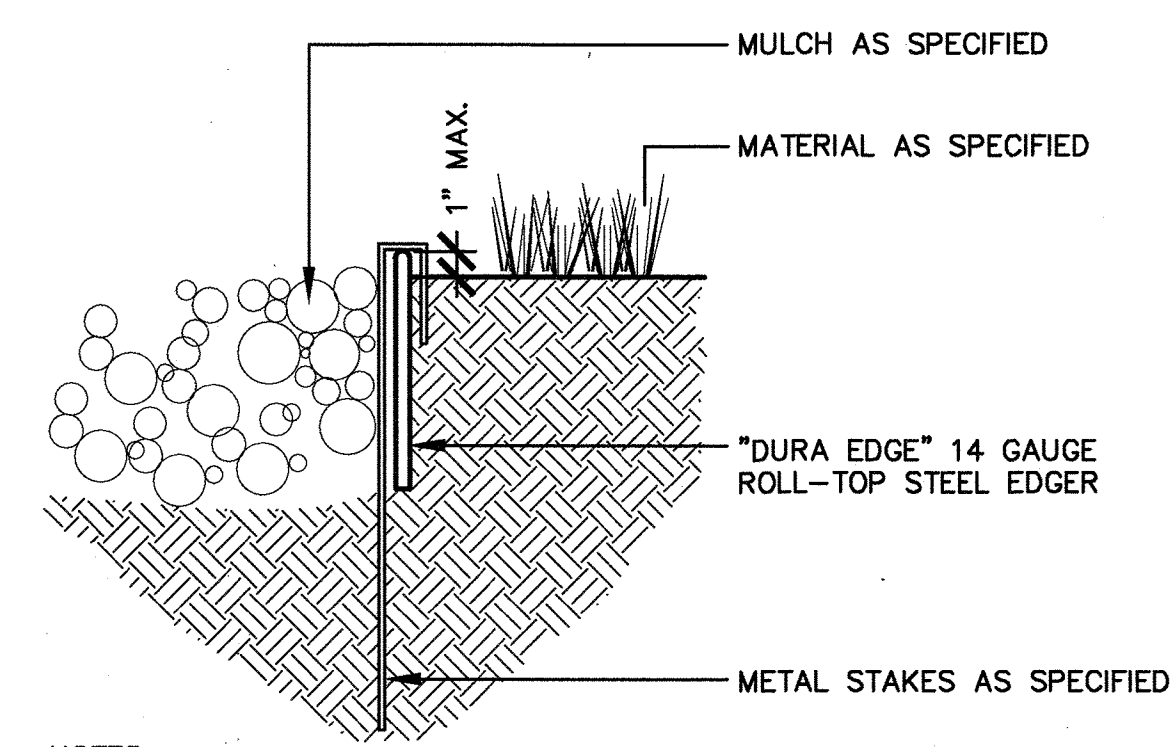


PLANT SCHEDULE

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants	Month	Application Rate (inches/month)	Water Use (gallons/month)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area		
A1 - Low	Quercus rubra	Northern Red Oak		2" cal.	5		1.7		163	0.6%	28,775		
	Catalpa speciosa	Catalpa		2" cal.	6		1.7		163	0.6%	28,775		
	Celtis occidentalis	Hackberry		2" cal.	3		1.7		163	0.6%	28,775		
	Malus 'Spring Snow'	Spring Snow Crabapple		1-1/2" cal.	3		1.7		163	0.6%	28,775		
A2 - Low	Quercus rubra	Northern Red Oak		2" cal.	4		1.7		3,880	13.5%	28,775		
	Schizachyrium scoparium	Little Bluestem	#1		46		1.7		3,880	13.5%	28,775		
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5		24		1.7		3,880	13.5%	28,775		
	Rhus aromatica 'Gro Low'	Gro-low Sumac	#5		15		1.7		3,880	13.5%	28,775		
	Juniperus horizontalis 'Wilton'	Wilton Juniper	#5		11		1.7		3,880	13.5%	28,775		
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#5		7		1.7		3,880	13.5%	28,775		
A3 - Medium	Ribes aureum	Golden Currant	#5		9		2.5		2,528	8.8%	28,775		
	Caryopteris clandonensis	Bluemist Spire	#5		8		2.5		2,528	8.8%	28,775		
	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#1		46		2.5		2,528	8.8%	28,775		
	Rosa 'Meicoubian'	White Shrub Rose	#5		18		2.5		2,528	8.8%	28,775		
	Euonymus alatus 'Compactus'	Dwarf Burning Bush	#5		6		2.5		2,528	8.8%	28,775		
A4 - Low	Celtis occidentalis	Hackberry		2" cal.	3		1.7		2,728	9.5%	28,775		
	Malus 'Spring Snow'	Spring Snow Crabapple		1-1/2" cal.	3		1.7		2,728	9.5%	28,775		
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5		7		1.7		2,728	9.5%	28,775		
	Rosa 'Meicoubian'	White Shrub Rose	#5		14		1.7		2,728	9.5%	28,775		
	Juniperus horizontalis 'Wilton'	Wilton Juniper	#5		28		1.7		2,728	9.5%	28,775		
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#5		8		1.7		2,728	9.5%	28,775		
	Panicum virgatum	Switch Grass	#1		19		1.7		2,728	9.5%	28,775		
	Echinacea purpurea	Purple Coneflower	#1		14		1.7		2,728	9.5%	28,775		
	Gaillardia aristata	Blanket Flower	#1		20		1.7		2,728	9.5%	28,775		
A5 - Medium	Caryopteris clandonensis	Bluemist Spire	#5		10		2.5		3,300	11.5%	28,775		
	Ribes aureum	Golden Currant	#5		10		2.5		3,300	11.5%	28,775		
	Euonymus alatus 'Compactus'	Dwarf Burning Bush	#5		14		2.5		3,300	11.5%	28,775		
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#5		8		2.5		3,300	11.5%	28,775		
	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#1		46		2.5		3,300	11.5%	28,775		
A6 - Low	Irrigated Short Grass Seed						4.0	5,700.0	1,452	5.0%	28,775		
	Irrigated Short Grass Seed						4.0	5,700.0	2,070	7.2%	28,775		
A8 - Low	Pinus flexilis	Limber Pine		6" hl.	7		1.7		5,944	20.7%	28,775		
	Helictotrichon sempervirens	Blue Avena	#1		36		1.7		5,944	20.7%	28,775		
	Caryopteris clandonensis	Bluemist Spire	#5		6		1.7		5,944	20.7%	28,775		
	Chrysothamnus nauseosus 'Dwarf Blue'	Dwarf Blue Rabbitbrush	#5		6		1.7		5,944	20.7%	28,775		
	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5		11		1.7		5,944	20.7%	28,775		
	Panicum virgatum	Switch Grass	#1		21		1.7		5,944	20.7%	28,775		
	Ribes aureum	Golden Currant	#5		15		1.7		5,944	20.7%	28,775		
A9 - Low	Irrigated Short Grass Seed						4.0	5,700.0	1,965	6.8%	28,775		
	Catalpa speciosa	Catalpa		2" cal.	2		1.7		1,965	6.8%	28,775		
A10 - Low	Irrigated Short Grass Seed						4.0	5,700.0	1,904	6.6%	28,775		
	Pinus nigra	Austrian Pine		2" cal.	1		1.7		1,904	6.6%	28,775		
A11 - Low	Irrigated Short Grass Seed						4.0	5,700.0	1,866	6.5%	28,775		
	Pinus nigra	Austrian Pine		2" cal.	3		1.7		1,866	6.5%	28,775		
A12 - Low	Irrigated Short Grass Seed						4.0		975	3.3%	28,775		
TOTAL IRRIGATED LANDSCAPE:											28,775	100.0%	28,775

PLANT LIST

Irrigation Zone	Plant Name (scientific)	Plant Name (common)	Legend Abbrev.	Size	No. of Plants
DECIDUOUS TREES					
Low, Medium	Quercus rubra	Northern Red Oak		2" cal.	9
Low, Medium	Celtis occidentalis	Common Hackberry		2" cal.	8
Low, Medium, High	Catalpa speciosa	Catalpa		2" cal.	8
EVERGREEN TREES					
Very Low, Low	Pinus flexilis	Limber Pine		6" HL	7
Low	Pinus nigra	Austrian Pine		6" HL	8
ORNAMENTAL TREES					
Low	Malus 'Spring Snow'	Spring Snow Crabapple		1-1/2" cal.	9
EVERGREEN SHRUBS					
Low	Juniperus horizontalis 'Wilton'	Wilton Juniper		#5	43
DECIDUOUS SHRUBS					
Very Low, Low	Rhus aromatica 'Gro Low'	Gro-Low Sumac		#5	15
Low, Medium	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla		#5	42
Very Low, Low, Medium	Ribes aureum	Golden Currant		#5	60
Low, Medium	Caryopteris x clandonensis	Bluemist Spire		#5	24
Medium	Euonymus alatus 'Compactus'	Dwarf Burning Bush		#5	20
Low, Medium	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry		#5	23
Very Low	Chrysothamnus nauseosus 'Dwarf Blue'	Dwarf Blue Rabbitbrush		#5	6
Low, Medium	Rosa 'Meicoubian'	White Shrub Rose		#5	32
ORNAMENTAL GRASSES					
Very Low, Low	Schizachyrium scoparium	Little Bluestem		#1	46
Low	Panicum virgatum	Switch Grass		#1	42
Medium, High	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#1	92
Low, Medium	Helictotrichon sempervirens	Blue Avena		#1	71
PERENNIALS/ GROUNDCOVER					
Low, Medium	Echinacea purpurea	Purple Coneflower		#1	14
Low	Gaillardia aristata	Blanket Flower		#1	42



- NOTES:**
- SET ALL EDGING 1" MAXIMUM ABOVE FINISH GRADE AS SHOWN
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS FLUSH WITH ADJACENT GRADES
 - ALL JOINTS TO BE SECURELY STAKED
- 1 STEEL EDGER** SCALE: N.T.S.

NOTES

- Aeration, top dressing and fertilization to be provided annually in the spring. Owner to provide monthly mowing and weeding performed through April - October. Pruning to be provided annually when trees and shrubs are dormant. Maintenance contractor to provide winter watering after two consecutive weeks of above freezing conditions throughout winter months. Irrigation system maintenance to include system initialization, annual backflow prevention testing, monthly water application adjustments and a schedule of system inspections.
- The contractor is to contact Town of Castle Rock landscape and irrigation inspector at 720-733-6045 to have an inspector attend the preconstruction meeting.
- Any wall or monument over four feet in height requires a permit from the Castle Rock Building Division prior to construction. Detailed plans for any wall over four (4) feet in height will be submitted to the Castle Rock Building Division prior to the issuance of the required building permit.
- A permit will be obtained from the Town of Castle Rock Zoning Division prior to the installation of monuments and planters outside of the public ROW, including those within the ROW of private streets. An electrical permit will be obtained from the Town of Castle Rock Zoning Division for lighting outside of the public ROW, including lighting for monuments and planters.
- Contractor to spot seed non-germinating areas (3) months after initial seed application. Contractor to reseed all bare areas (6'x6') and greater after (6) months from seed germination or at the beginning of the following growing season. Prior to the 11-month warranty inspection reapply soil guard and seed mix to all bare areas (6'x6' or greater) and on all slopes (4'x4') 3:1 and greater.
- Areas under 10 ft. in width shall not contain turf.
- Slopes greater than 3:1 are not allowed on landscape plans in the Town of Castle Rock.
- Landscape and Irrigation systems shall be installed by a TOCR registered professional.
- Native Seed in disturbed areas shall be established with temporary irrigation.
- Soil inspection is required before plant installation and should be scheduled online at www.crgov.com
- Landscape shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include proper pruning, mowing of lawns, weeds, removal of litter and the regular watering of all plantings. Should any plant material die, the owner, successor, or assigns shall be responsible for the replacement of the plants (s) within one planting season. Replacement of plant material shall occur at the following rate:

TYPE	PLANT REPLACEMENT WITHIN		
	1 YEAR	2-5 YEARS	6+ YEARS
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree - Deciduous	Increase height by 2'	Increase height by 2' plus, increase qty. by 1 (original size)	Increase height by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

Additional replacement shall be in conformance with the landscape material species requirements set forth by this plan or alternative material species acceptable to the Town of Castle Rock

GROUND PLANE TREATMENT	CLASS II OM AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER 4-6 weeks during growing season	E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
TREES	4 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb/1000sf	N/A	6"
SHRUBS	4 cu.yds/1000sf	1.5lb/1000sf (K)	2lb/1000sf (K)	0lb/1000sf (K)	10-10-10 @ 15lb/1000sf	N/A	6"

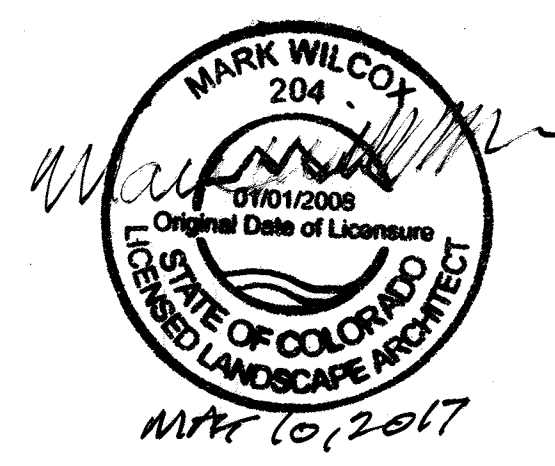
NOTE: AMENDMENTS ARE TO BE VERIFIED AT THE TIME OF CONSTRUCTION WITH A SOILS TEST. SOILS TEST MUST BE ANALYZED FOR XERIC TREES AND SHRUBS AND RESULTS PROVIDED TO TOWN OF CASTLE ROCK REPRESENTATIVE.

LANDSCAPE NOTES:

- ALL TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
- ALL SHRUB BEDS ARE TO BE MULCHED WITH 3/4" ROCK MULCH AT 2" MINIMUM DEPTH OVER FILTER FABRIC. INSTALL 4"-6" MULTI-COLORED COBBLESTONE MULCH OVER FILTER FABRIC, WHERE SHOWN ON PLAN. INSTALL 4" DEPTH FIR FIBER MULCH IN PERENNIAL AREAS CONTAINED BY STEEL EDGER. REFER TO SPECIFICATIONS. SUBMIT SAMPLE FOR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE PULP DEPTH.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

LANDSCAPE SUMMARY TABLE:

GROSS SITE AREA:	240,998 SQ.FT.
LANDSCAPE AREA (TOTAL):	66,214 SQ.FT. (27.5%)
IRRIGATED LANDSCAPE:	28,775 SQ.FT. (11.9%)
NON-IRRIGATED LANDSCAPE:	37,440 SQ.FT. (15.5%)
LIVING GROUND COVER:	60,348 SQ.FT. (25.1%)
NON-LIVING GROUND COVER:	5,866 SQ.FT. (2.4%)
IRRIGATED TURF:	0 SQ.FT. (0.0%)
NON-DISTURBED AREAS:	0 SQ.FT. (0.0%)



THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN PROJECT# SDP-17-0002

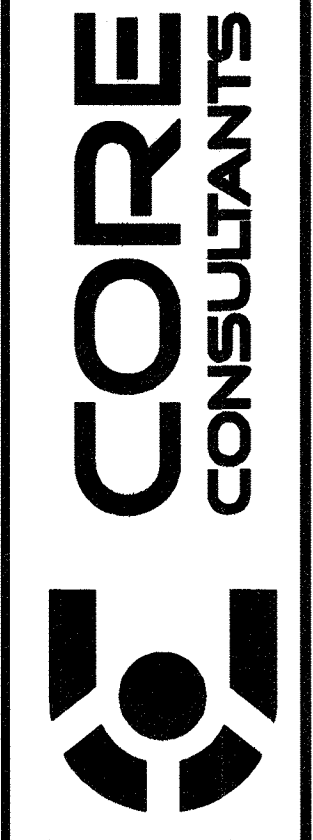


900 S. Broadway Suite 300 Denver, CO 80209 303.892.5566 www.dhmdesign.com

PRELIMINARY

LANDSCAPE DETAILS

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1850 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



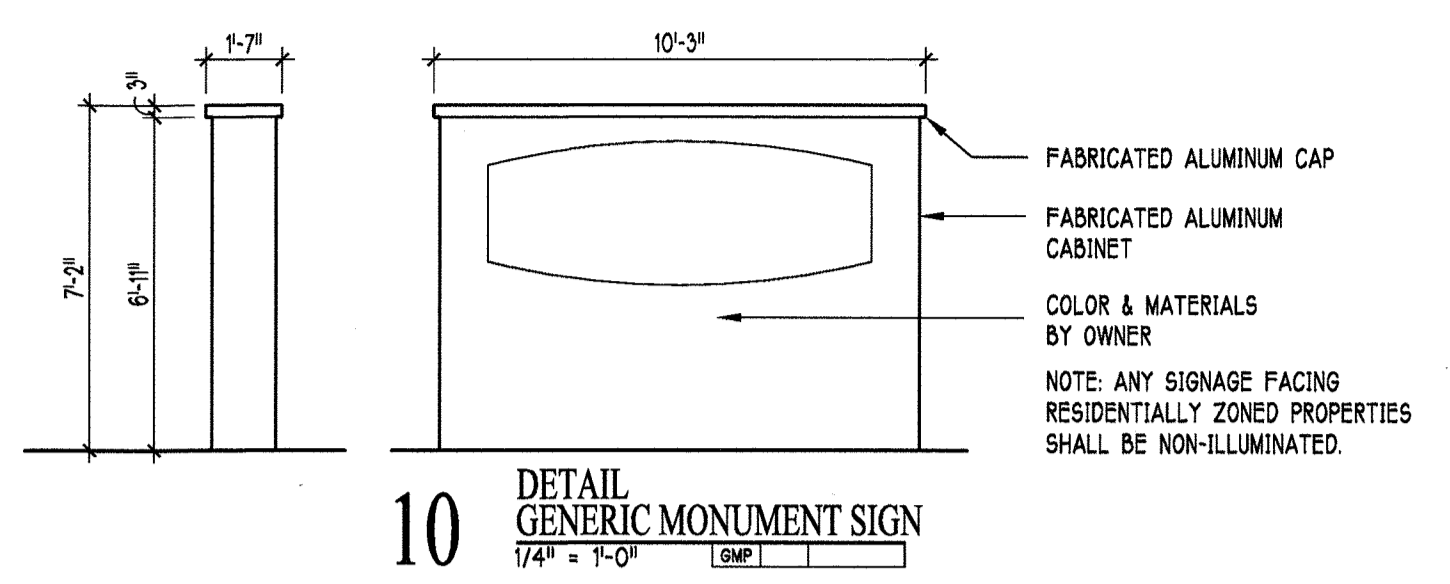
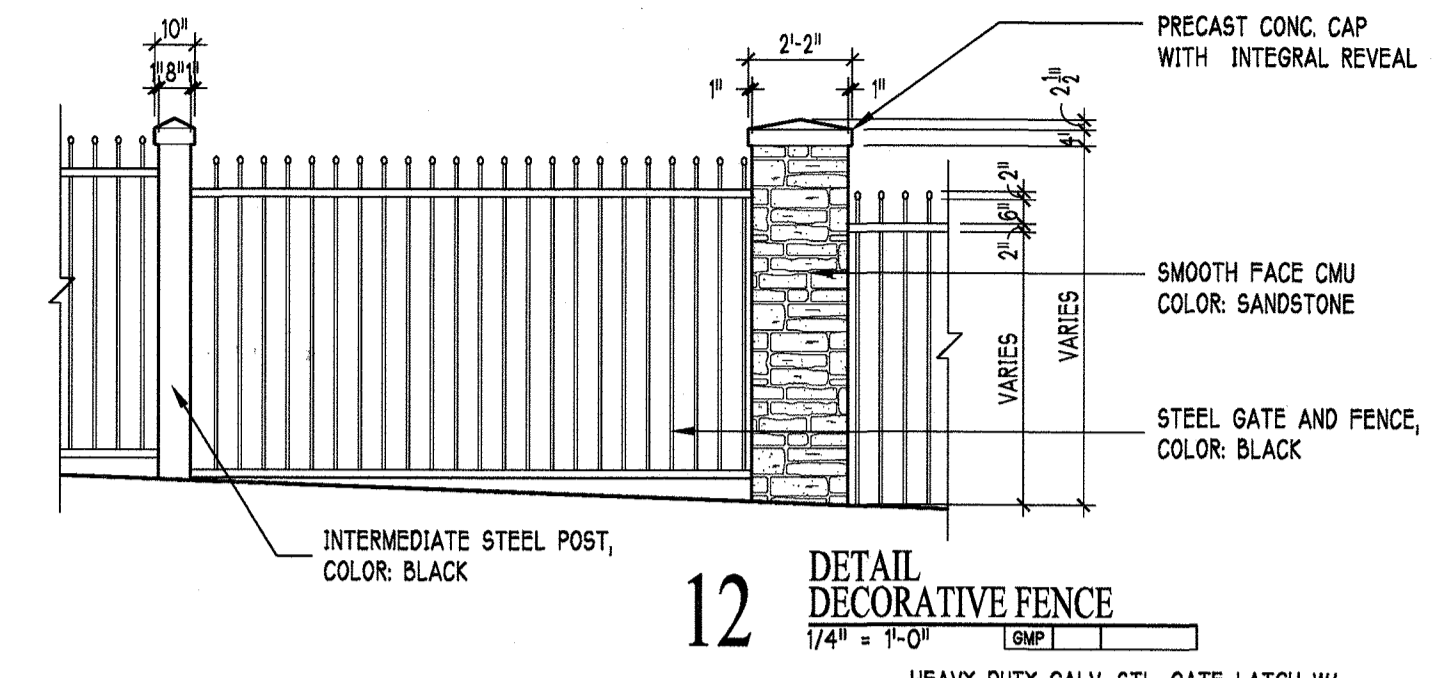
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED BY THE CONTRACTOR TO FIELD. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD AND COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	BY
#	DESCRIPTION	

INITIAL PLAN	RELEASED: 04-20-2017
DESIGNED BY: KD/BN	
DRAWN BY: KD	
CHECKED BY: KD	
JOB NO.	
SHEET	6 OF 11

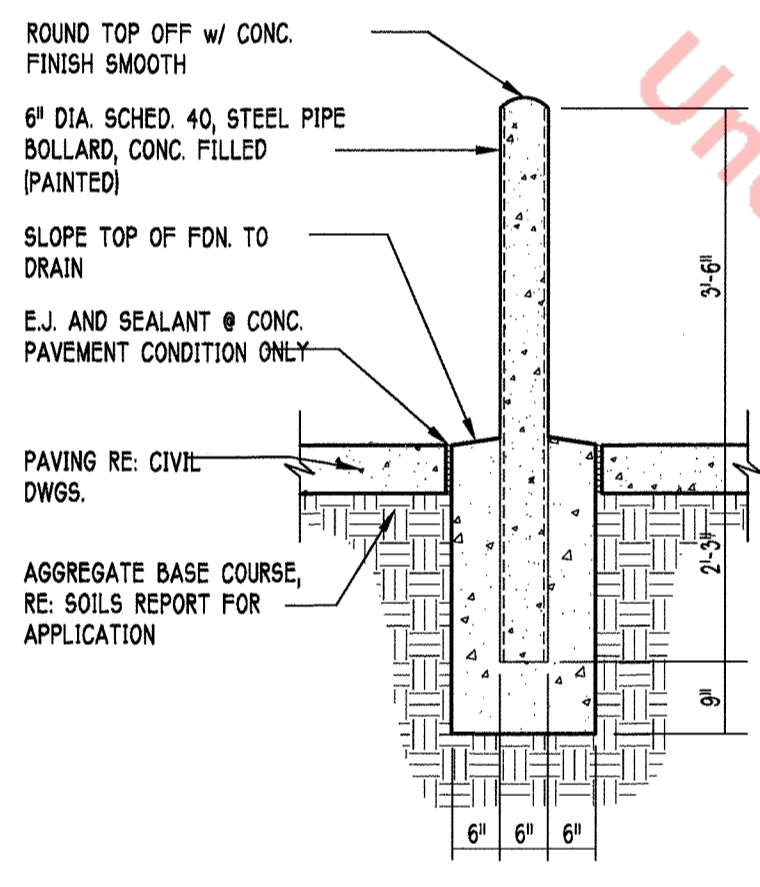
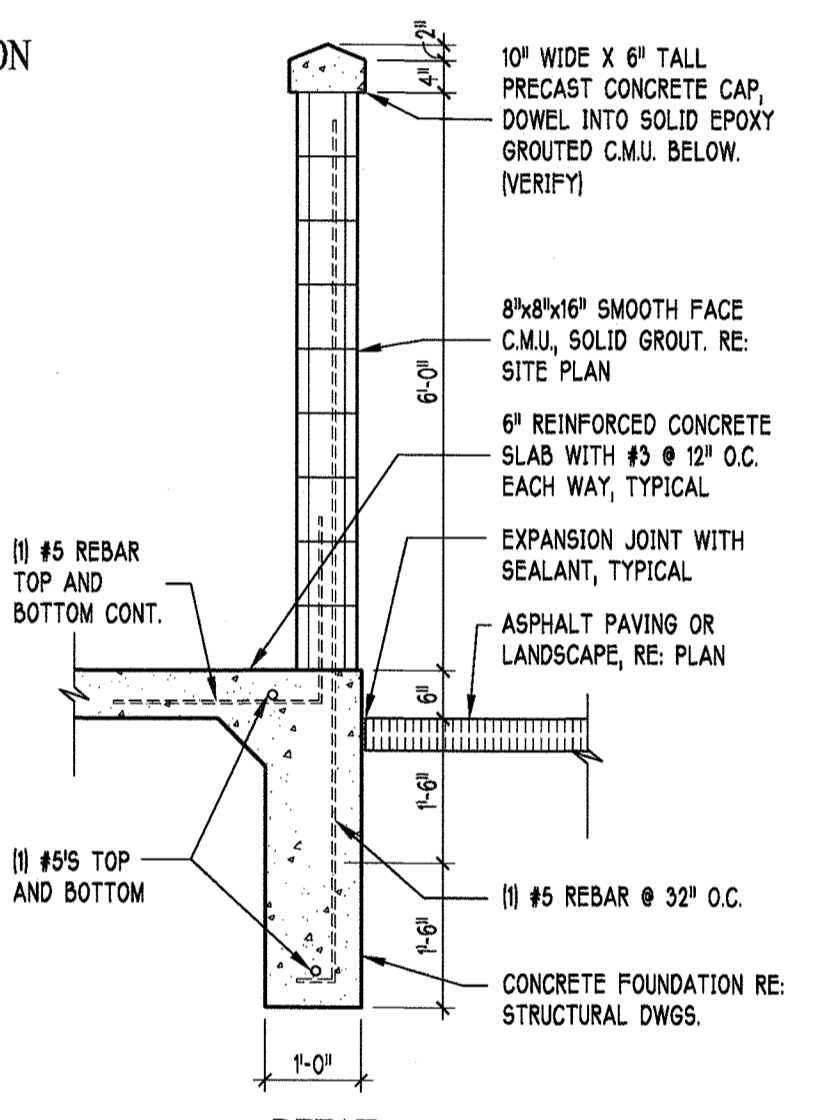
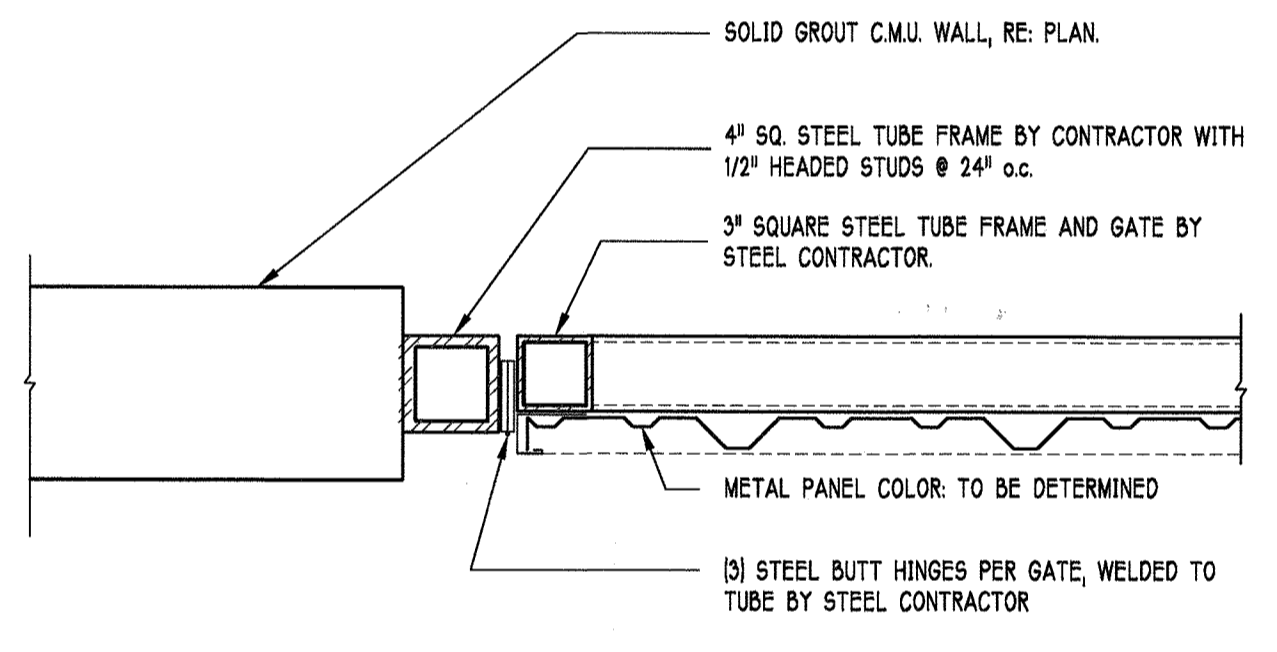
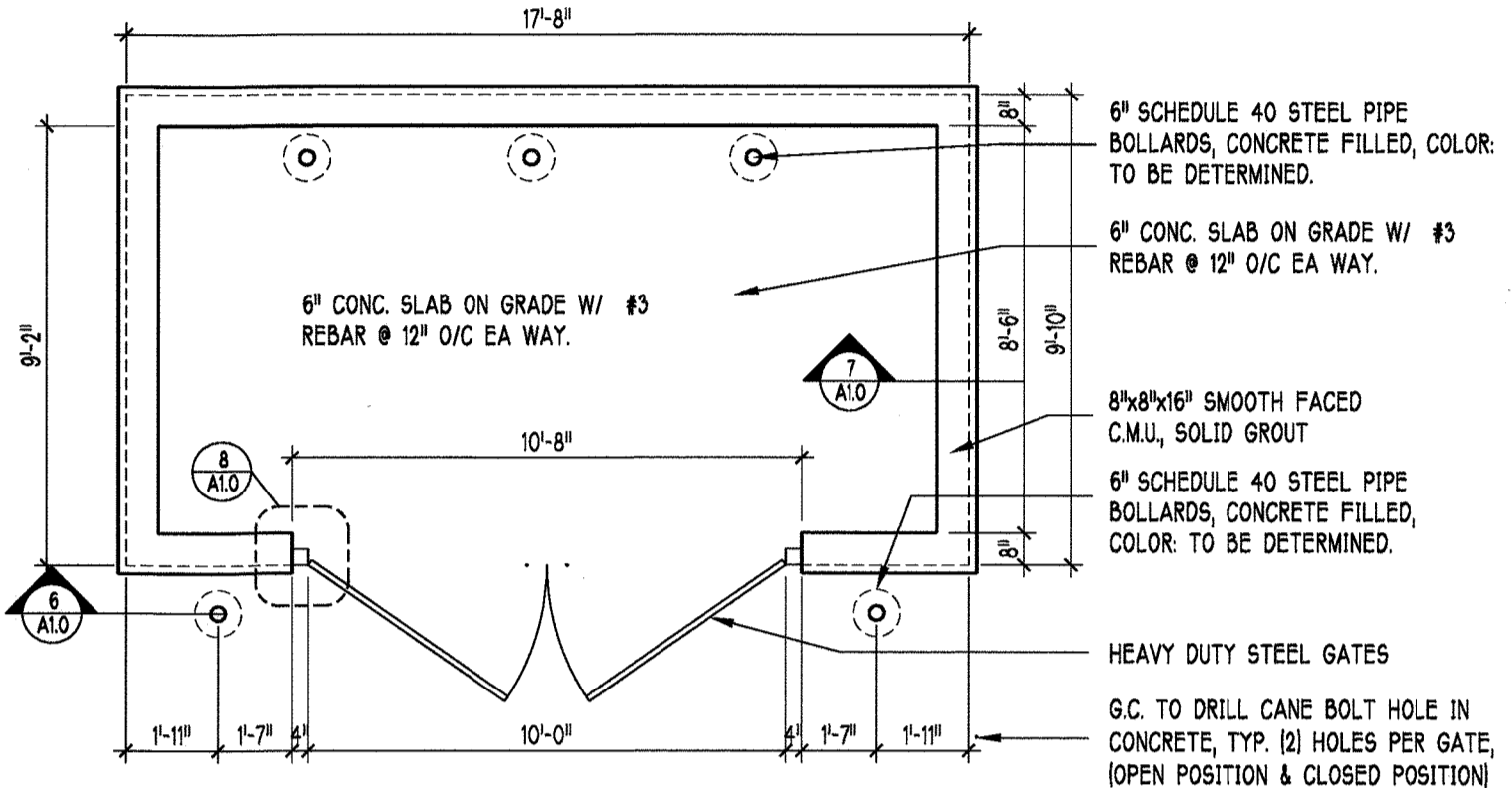
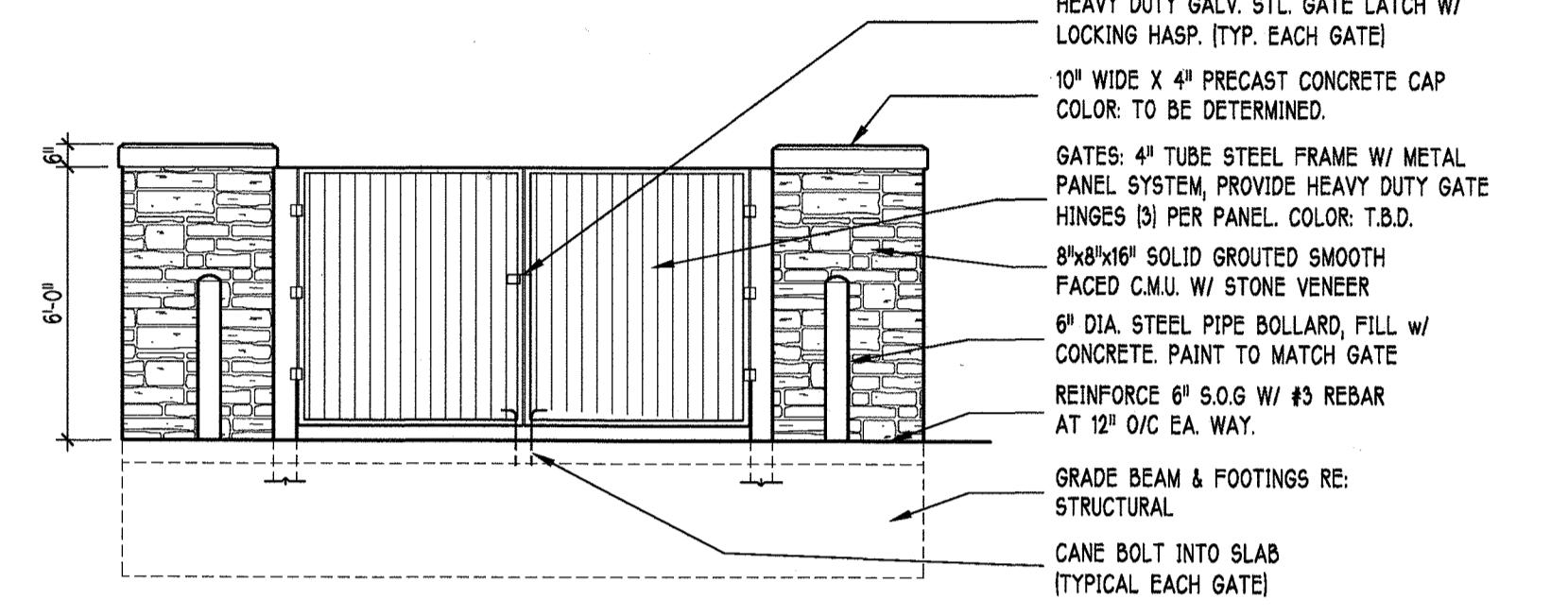
THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2 SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



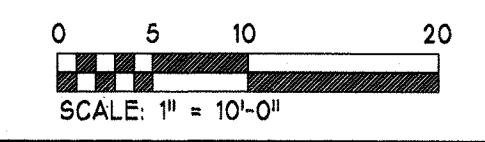
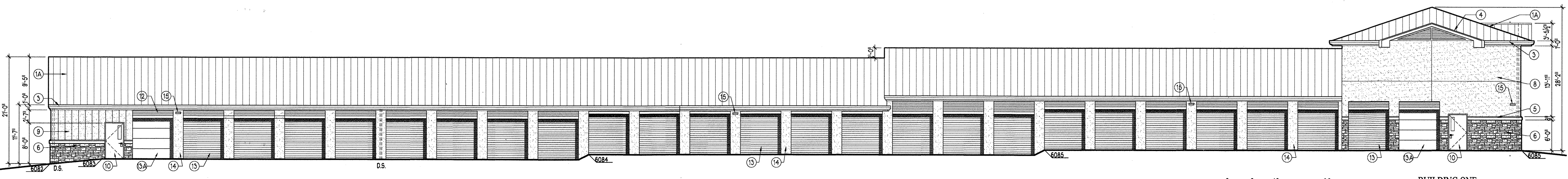
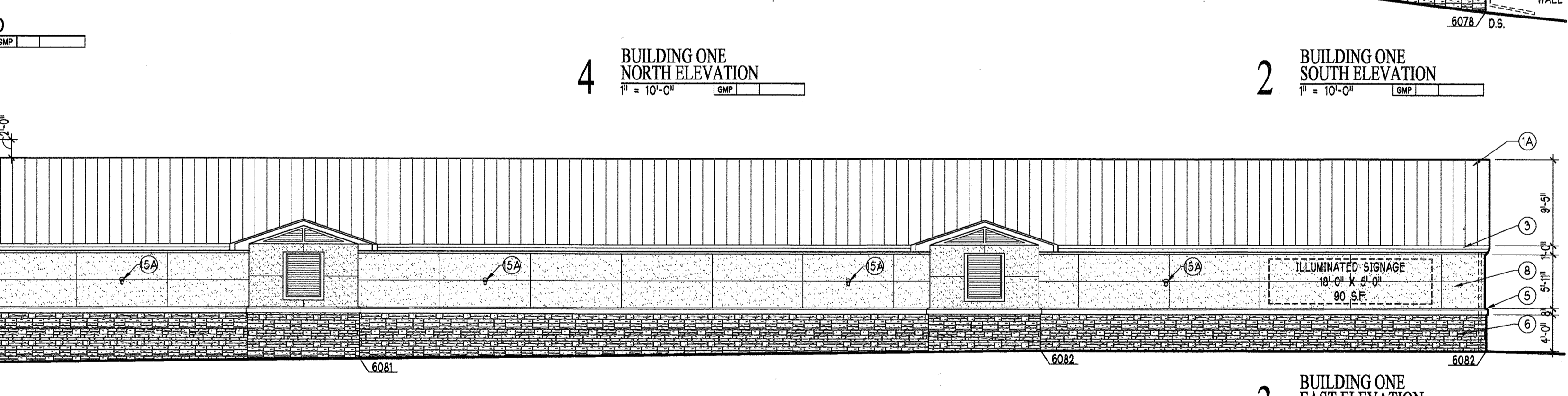
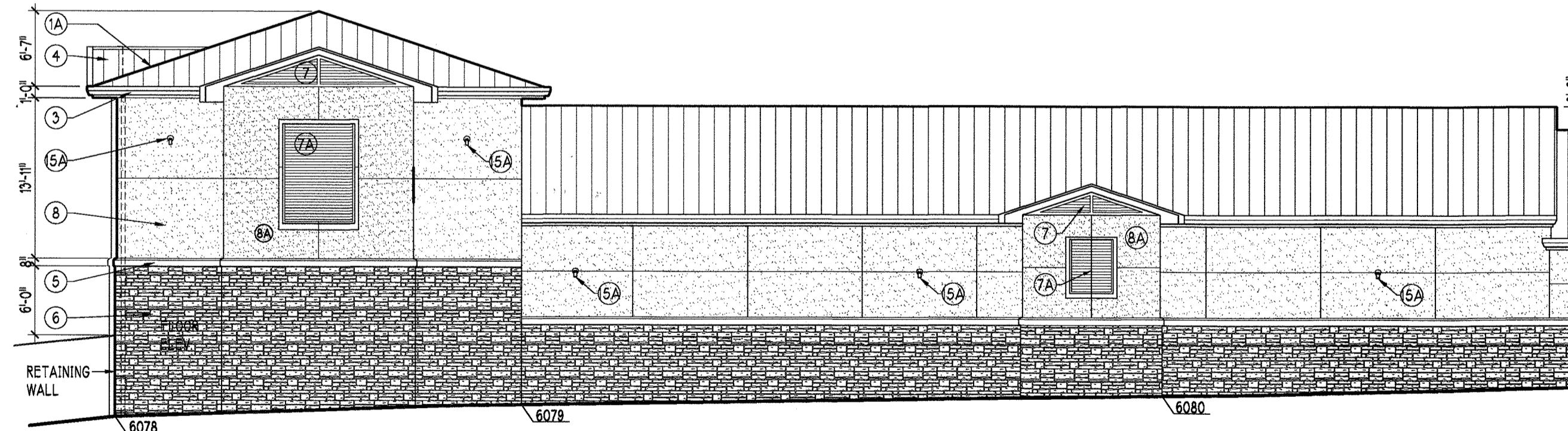
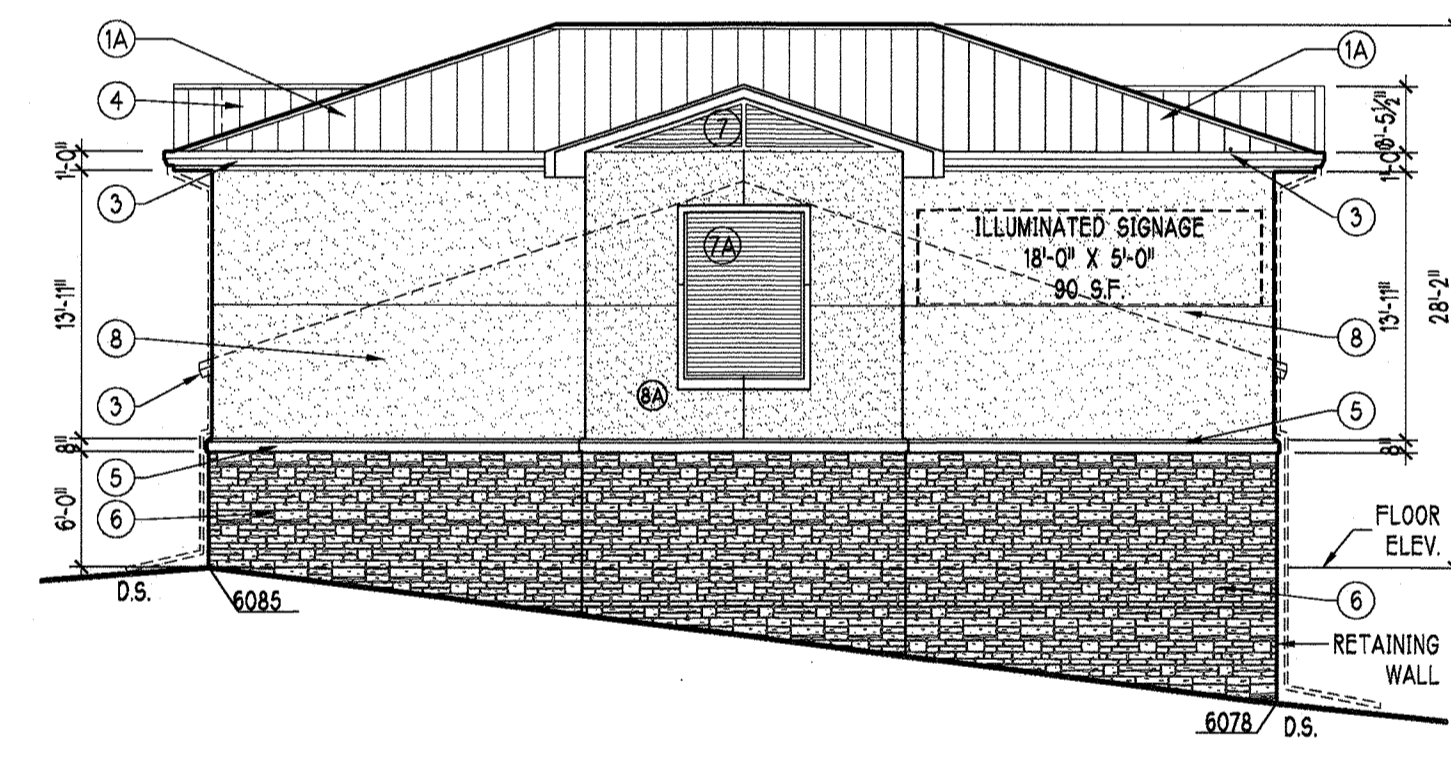
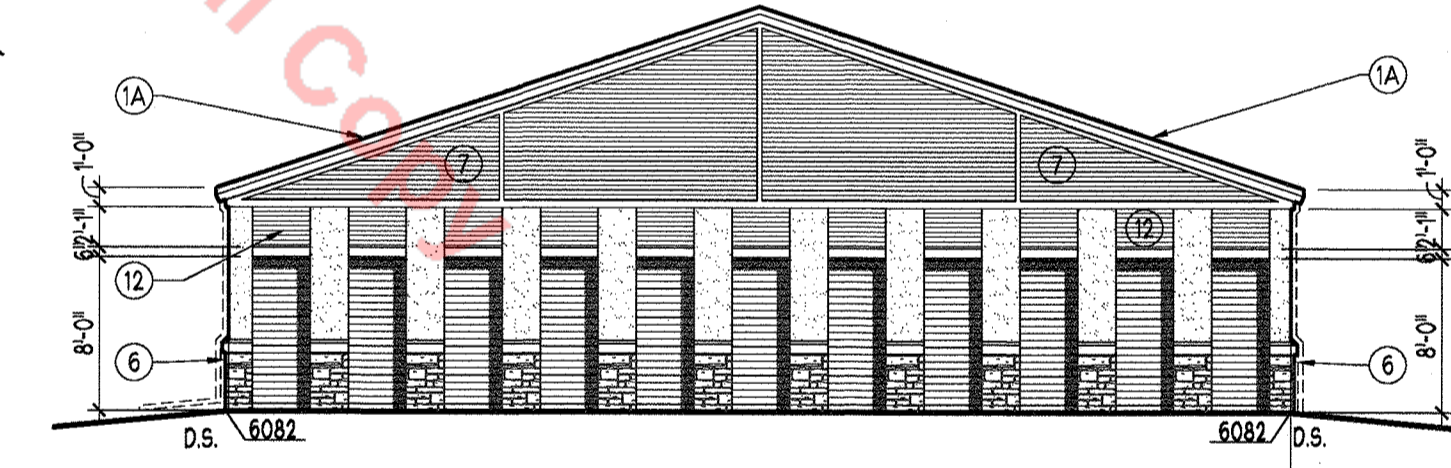
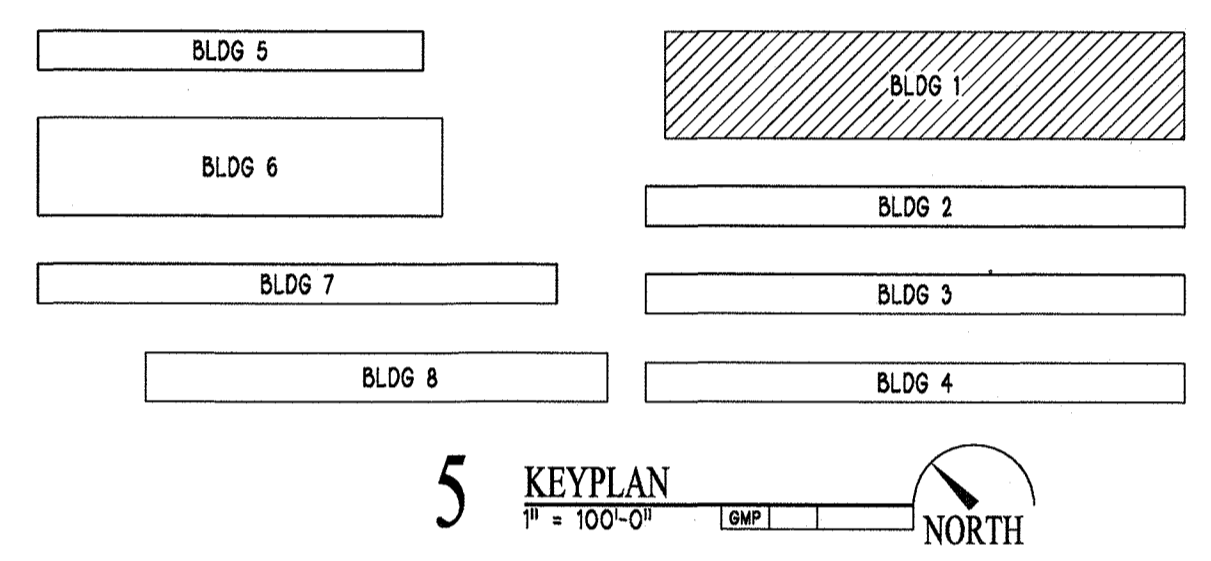
ELEVATIONS / SECTIONS KEYNOTES

- ① METAL ROOF SLOPED AT 4:12, RE. ELEVATIONS, METAL SALES - CLIP LOCK® OVER R-5 THERMAL BLOCK INSUL. OVER STEEL PURLINS PER STRUCTURAL ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- ② STANDING SEAM METAL ROOFING SLOPED AT 1/2 IN 12, METAL - SALES CLIP LOC® OVER R-5 THERMAL BLOCK INSUL. OVER STEEL PURLINS PER ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- ③ METAL SOFFIT PANEL, M.B.C.I. 1/2" PANEL SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- ④ PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT, EXTEND DOWNSPOUTS 48" AWAY FROM BUILDINGS AT LANDSCAPED AREAS, OR DRAIN INTO UNDERGROUND P.V.C. STORM SYSTEM AT DRIVE ISLES PER EXTERIOR ELEVATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- ⑤ LIGHT GAUGE METAL FRAMED DORMER WITH 8" INCH FASCIA PROVIDE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, RECESS GABLE 6" INCHES, COLOR: M.B.C.I. "KOKO BROWN".
- ⑥ FAUX STONE CAP, INSTALL SAME AS FAUX STONE VENEER, PROVIDE GALVANIZED FLASHING T & B, COLOR: SUNSET STONE NATURAL - "MAIL VALLEY LEDGE STONE".
- ⑦ FAUX STONE VENEER OVER WIRE MESH ON SCRATCH COAT OVER BLDG. WRAP OVER 5/8" TYPE 'X' GYP. SHTS. OVER 6" INCH STEEL STUDS AT 24" O.C., PROVIDE R-19 BATT INSUL. AT THERMAL WALLS, TYP., COLOR: SUNSET STONE NATURAL - "MAIL VALLEY LEDGE STONE".
- ⑧ GABLE END METAL CORRUGATED SIDING PANEL, M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, OVERLAP PANEL 4" MIN, PROVIDE FLASHING AT MATERIAL CHANGE, COLOR: M.B.C.I. "KOKO BROWN".
- ⑨ DECORATIVE AWNING PANEL W/ 10 DEGREE SLOPED FACE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL W/ 2" x 2" ALUMINUM ANGLE FRAME, COLOR: M.B.C.I. "KOKO BROWN".
- ⑩ THIN COAT STUCCO FIELD, LIGHT, OVER SCRATCH COAT ON WIRE MESH OVER 5/8" TYPE 'X' EXTERIOR GYP. SHTS. OVER 6" STEEL STUDS W/ R-19 BATT INSULATION, PROVIDE REVEALS PER ELEVATIONS, COLOR: M.B.C.I. "LIGHT STONE", AND / OR STRUKTURCO "FOG".
- ⑪ THIN COAT STUCCO AT DORMER, (DARK), OVER SCRATCH COAT ON WIRE MESH OVER 5/8" TYPE 'X' EXTERIOR GYP. SHTS. OVER 6" STEEL STUDS W/ R-19 BATT INSULATION, PROVIDE EXPANSION JOINTS PER ELEVATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- ⑫ HEAVY TEXTURED "STRUKTURCO" STEEL SIDING OVER BUILDING WRAP OVER 5/8" TYPE 'X' EXTERIOR GYP. SHTS. OVER 6" STEEL STUDS W/ R-19 BATT INSUL., COLOR: STRUKTURCO "FOG".
- ⑬ INSULATED STEEL MAN DOOR W/ STEEL DOOR FRAME, RE. ELEVATIONS FOR TYPE, PROVIDE VISION PANEL ON ALL DOORS EXCEPT RESTROOM, COLOR: M.B.C.I. "BROWNSTONE".
- ⑭ ALUMINUM STOREFRONT WINDOW, KAWNEER 45-T W/ DOUBLE PANE GLAZING, INSTALL PER MANUF. SPECS, COLOR: BLACK OR BRONZE.
- ⑮ EXTERIOR PRE-MANUF., PRE-FINISHED HEADER PANEL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- ⑯ MANUAL OVERHEAD COILING DOOR, SEE ELEVATIONS FOR SIZE, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- ⑰ MANUAL OVERHEAD SECTIONAL DOOR, SEE ELEVATIONS FOR SIZE, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- ⑱ LIGHT GAUGE STEEL PIER PANEL COVER, TYPICAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "LIGHT STONE", AND / OR STRUKTURCO "FOG".
- ⑲ WALL-PAK LIGHT FIXTURE, "GE EVOLVE LED" INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE, COLOR: BLACK OR DARK BRONZE TO MATCH.
- ⑳ LIGHT FIXTURE, "LSH XALY WCD LED16 H SCOR" - INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE, COLOR: BLACK OR DARK BRONZE TO MATCH.
- ㉑ 6" DIA. CONCRETE FILLED PIPE BOLLARD WITH PLASTIC COVER, INSTALL PER DETAILS ON SHEET A10-SITE PLAN, COLOR: FLUORESCENT YELLOW.



Meadows Self Storage Signage Summary Table

Type Of Sign	Proposed Placement	Approximate Square Footage
Illuminated Wall Sign	Building One South Elevation	5' tall x 18' wide = 90 sf
Illuminated Wall Sign	Building One East Elevation	5' tall x 18' wide = 90 sf
Illuminated Wall Sign	Building Six East Elevation	5' tall x 18' wide = 90 sf
Illuminated Wall Sign	Building Six North Elevation	5' tall x 18' wide = 90 sf
Illuminated Monument Ground Sign	Main Facility Entrance	8' tall x 10' wide overall monument including stone base: 4' tall x 10' wide aluminum sign cabinet on stone veneer base = 40 sf



PALMER ARCHITECTURE, L.L.C.
3811 SOUTH GRANT STREET
ENGLEWOOD, CO. 80113 (720) 938-3329

Realty Management Group, LLC
3033 East 1st Ave., Suite 305 Denver, CO 80206 303.388.3506

MEADOWS SELF STORAGE
The Meadows Filing No. 17, Area No. 2, Lot 2 - SDP17-0002

OWNER:
PROJECT:

ISSUE DATE	03.02.2017
REVISED	04.03.2017
REVISED	--
REVISED	--
SDP 17-0002	
BUILDING 1 ELEVATIONS	
SHEET 7 OF 11	

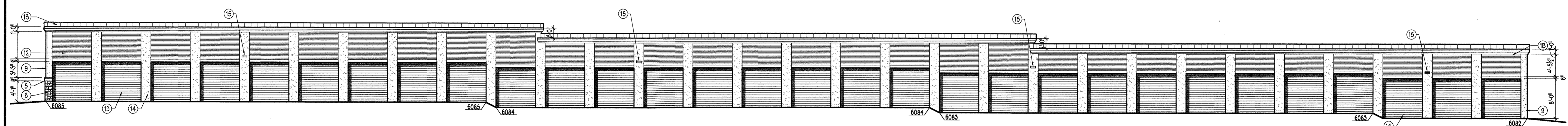
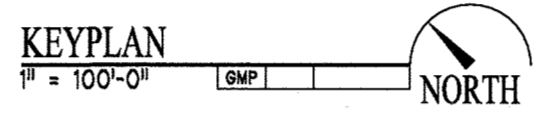
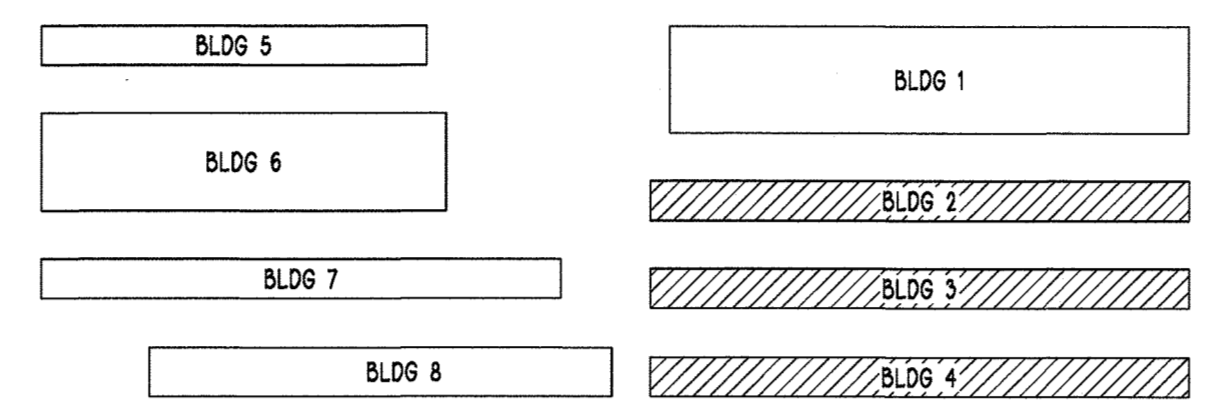
TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER, ARCHITECT, WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED.

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2 SITE DEVELOPMENT PLAN

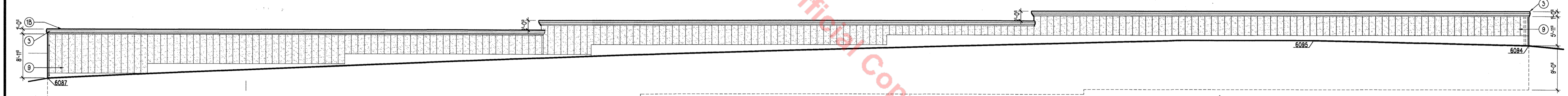
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ELEVATIONS / SECTIONS KEYNOTES

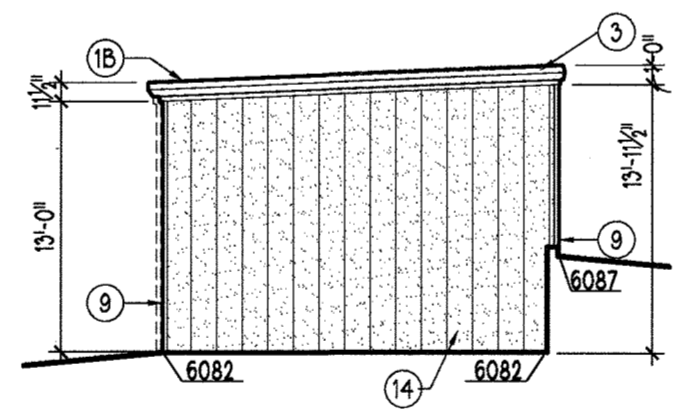
- (1A) METAL ROOF SLOPED AT 4:12, RE. ELEVATIONS, "METAL SALES - CLIP LOCK" OVER R-5 THERMAL BLOCK INSUL. OVER STEEL PURLINS PER STRUCTURAL ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- (1B) STANDING SEAM METAL ROOFING SLOPED AT 1/2 IN 12, "METAL - SALES CLIP LOC" OVER R-5 THERMAL BLOCK INSUL. OVER STEEL PURLINS PER ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- (2) METAL SOFFIT PANEL, M.B.C.I. "V" PANEL SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR: M.B.C.I. "KOKO BROWN".
- (3) PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT, EXTEND DOWNSPOUTS 48" AWAY FROM BUILDINGS AT LANDSCAPED AREAS, OR DRAIN INTO UNDERGROUND P.V.C. STORM SYSTEM AT DRIVE ISLES PER EXTERIOR ELEVATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- (4) LIGHT GAUGE METAL FRAMED DORMER WITH 8 INCH FASCIA. PROVIDE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, RECESS GABLE 6 INCHES. COLOR: M.B.C.I. "KOKO BROWN".
- (5) FAUX STONE CAP, INSTALL SAME AS FAUX STONE VENEER, PROVIDE GALVANIZED FLASHING T & B. COLOR: SUNSET STONE NATURAL - "VAIL VALLEY LEDGE STONE".
- (6) FAUX STONE VENEER OVER WIRE MESH ON SCRATCH COAT OVER BLDG. WRAP OVER 5/8" TYPE 'X' GYP. SHTG. OVER 6 INCH STEEL STUDS AT 24" O.C., PROVIDE R-19 BATT INSUL. AT THERMAL WALLS, TYP. COLOR: SUNSET STONE NATURAL - "VAIL VALLEY LEDGE STONE".
- (7) GABLE END METAL CORRUGATED SIDING PANEL, M.B.C.I. PBU PANEL INSTALLED HORIZONTAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS OVERLAP PANEL 4" MIN. PROVIDE FLASHING AT MATERIAL CHANGE, COLOR: M.B.C.I. "KOKO BROWN".
- (7A) DECORATIVE AWNING PANEL W/ 10 DEGREE SLOPED FACE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL W/ 2" x 2" ALUMINUM ANGLE FRAME, COLOR: M.B.C.I. "KOKO BROWN".
- (8) THIN COAT STUCCO FIELD, (LIGHT) OVER SCRATCH COAT ON WIRE MESH OVER 5/8" TYPE 'X' EXTERIOR GYP. SHTG. OVER 6" STEEL STUDS W/ R-19 BATT INSULATION. PROVIDE REVEALS PER ELEVATIONS, COLOR: M.B.C.I. "LIGHT STONE", AND / OR STRUKTURKOC "FOG".
- (8A) THIN COAT STUCCO AT DORMER, (DARK) OVER SCRATCH COAT ON WIRE MESH OVER 5/8" TYPE 'X' EXTERIOR GYP. SHTG. OVER 6" STEEL STUDS W/ R-19 BATT INSULATION. PROVIDE EXPANSION JOINTS PER ELEVATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- (9) HEAVY TEXTURED "STRUKTURKOC" STEEL SIDING OVER BUILDING WRAP OVER 5/8" TYPE 'X' EXTERIOR GYP. SHTG. OVER 6" STEEL STUDS W/ R-19 BATT INSUL., COLOR: STRUKTURKOC "FOG".
- (10) INSULATED STEEL MAN DOOR W/ STEEL DOOR FRAME. RE. ELEVATIONS FOR TYPE, PROVIDE VISION PANEL ON ALL DOORS EXCEPT RESTROOM. COLOR: M.B.C.I. "BROWNSTONE".
- (11) ALUMINUM STOREFRONT WINDOW, KAWNEER 451-T W/ DOUBLE PANE GLAZING. INSTALL PER MANUF. SPECS, COLOR: BLACK OR DARK BRONZE.
- (12) EXTERIOR PRE-MANUF. PRE-FINISHED HEADER PANEL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- (13) MANUAL OVERHEAD COILING DOOR, SEE ELEVATIONS FOR SIZE. INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- (13A) MANUAL OVERHEAD SECTIONAL DOOR, SEE ELEVATIONS FOR SIZE. INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- (14) LIGHT GAUGE STEEL PIER PANEL COVER, TYPICAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "LIGHT STONE", AND / OR STRUKTURKOC "FOG".
- (15) WALL-PAK LIGHT FIXTURE, "GE EVOLVE LED" INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE. COLOR: BLACK OR DARK BRONZE TO MATCH.
- (15A) LIGHT FIXTURE, "LSI" XALV WCD LED16 HO SCOR - INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE. COLOR: BLACK OR DARK BRONZE TO MATCH.
- (16) 6" DIA. CONCRETE FILLED PIPE BOLLARD WITH PLASTIC COVER. INSTALL PER DETAILS ON SHEET A10-SITE PLAN. COLOR: SAFETY YELLOW.



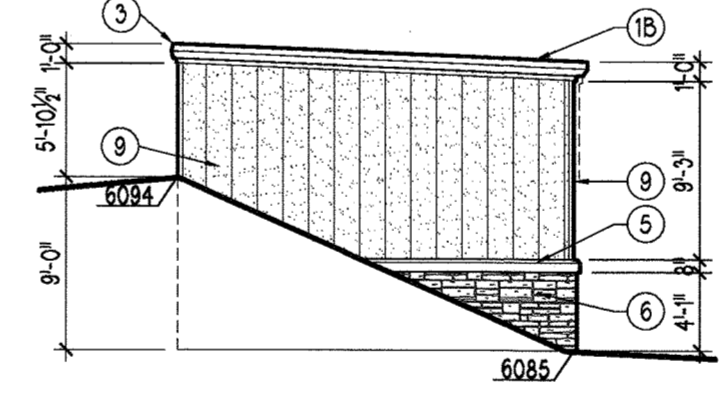
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1" = 10'-0"



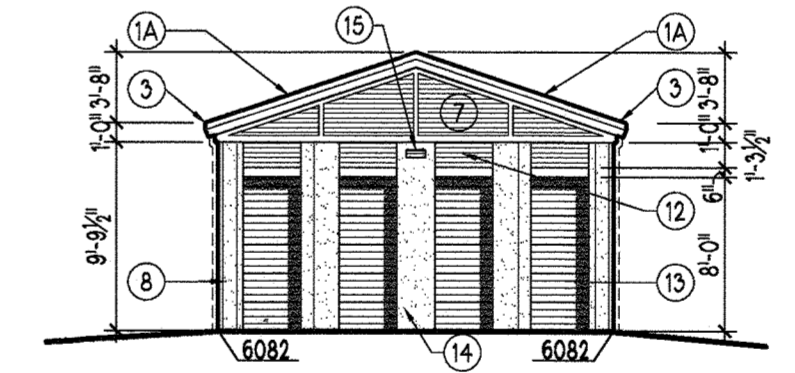
5 BUILDING 4 WEST ELEVATION
1" = 10'-0"



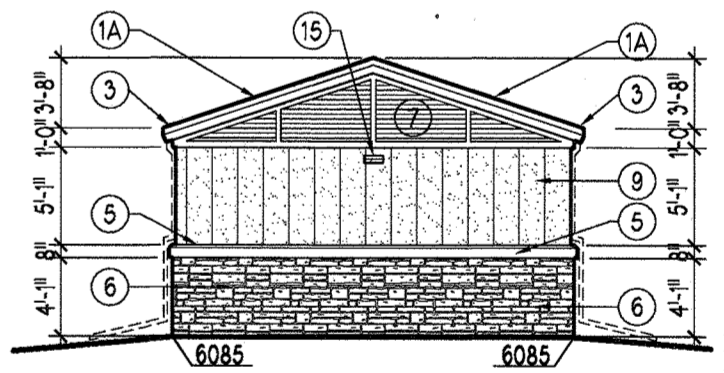
8 BUILDING 4 NORTH ELEVATION
1" = 10'-0"



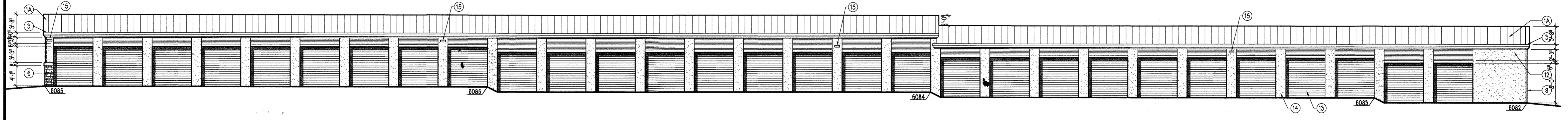
6 BUILDING 4 SOUTH ELEVATION
1" = 10'-0"



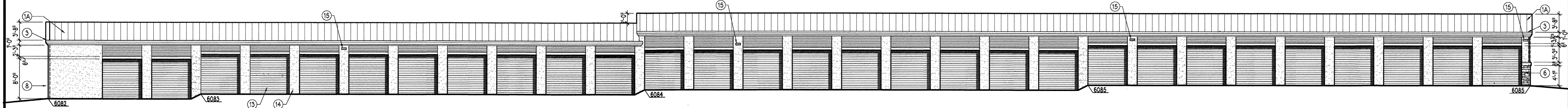
4 BUILDINGS 2 & 3 NORTH ELEVATION
1" = 10'-0"



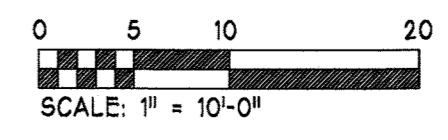
2 BUILDINGS 2 & 3 SOUTH ELEVATION
1" = 10'-0"



3 BUILDINGS 2 & 3 EAST ELEVATION
1" = 10'-0"



1 BUILDINGS 2 & 3 WEST ELEVATION
1" = 10'-0"



PALMER ARCHITECTURE, L.L.C.
3811 SOUTH GRANT STREET
ENGLEWOOD, CO. 80113 (720) 938-3329

Realty Management Group, LLC
3033 East 1st Ave., Suite 305 Denver, CO 80206 303.388.3506
MEADOWS SELF STORAGE
The Meadows Filing No. 17, Area No. 2, Lot 2 - SDP17-0002

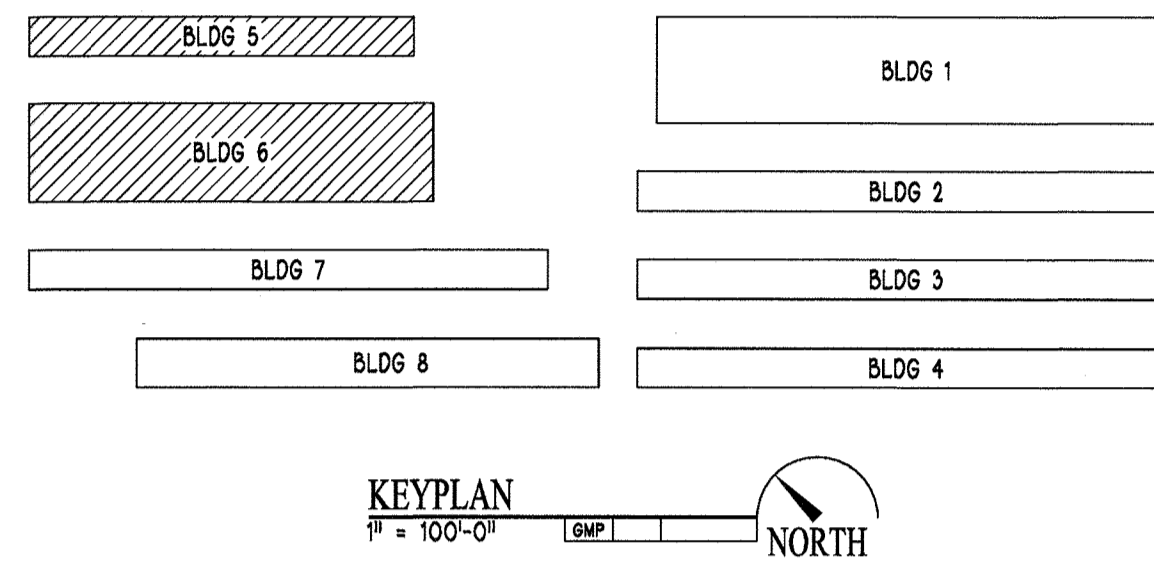
ISSUE DATE	03.02.2017
REVISED	04.03.2017
REVISED	
REVISED	
SDP 17-0002 BUILDINGS 2, 3, 4 ELEVATIONS	
SHEET 8 OF 11	

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER - ARCHITECT. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED.

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2 SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Meadows Self Storage		
Signage Summary Table		
Type Of Sign	Proposed Placement	Approximate Square Footage
Illuminated Wall Sign	Building One South Elevation	5' tall x 18' wide = 90 sf
Illuminated Wall Sign	Building One East Elevation	5' tall x 18' wide = 90 sf
Illuminated Wall Sign	Building Six East Elevation	5' tall x 18' wide = 90 sf
Illuminated Wall Sign	Building Six North Elevation	5' tall x 18' wide = 90 sf
Illuminated Monument Ground Sign	Main Facility Entrance	8' tall x 10' wide overall monument including stone base: 4' tall x 10' wide aluminum sign cabinet on stone veneer base = 40 sf



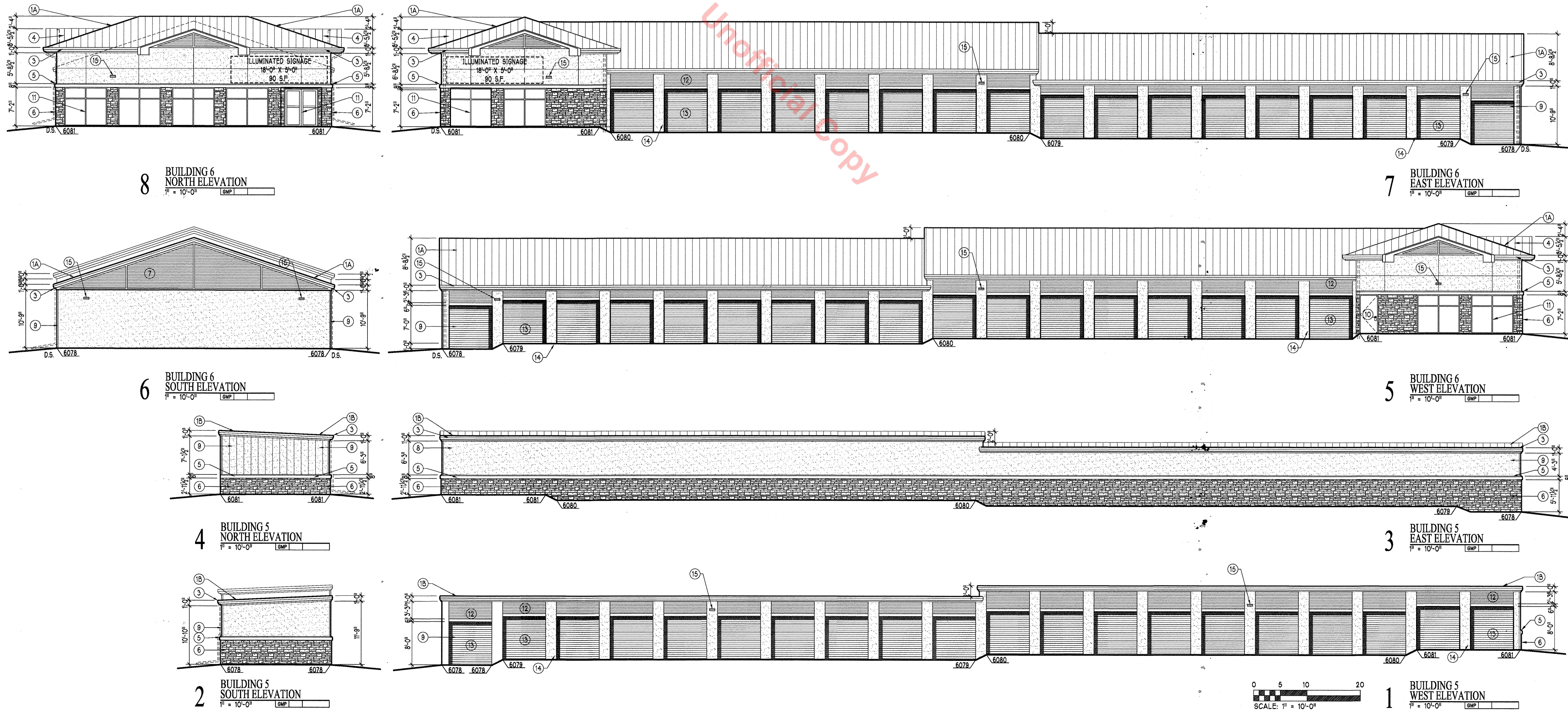
ELEVATIONS / SECTIONS KEYNOTES

- 1A METAL ROOF SLOPED AT 4:12, RE. ELEVATIONS, "METAL SALES - CLIP LOCK" OVER R-5 THERMAL BLOCK INSUL. OVER STEEL PURLINS PER STRUCTURAL ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- 1B STANDING SEAM METAL ROOFING SLOPED AT 1/2 IN 12, "METAL - SALES CLIP LOC." OVER R-5 THERMAL BLOCK INSUL. OVER STEEL PURLINS PER ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- 2 METAL SOFFIT PANEL, M.B.C.I. "V" PANEL SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- 3 PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT, EXTEND DOWNSPOUTS 48" AWAY FROM BUILDINGS AT LANDSCAPED AREAS, OR DRAIN INTO UNDERGROUND P.V.C. STORM SYSTEM AT DRIVE ISLES PER EXTERIOR ELEVATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- 4 LIGHT GAUGE METAL FRAMED DORMER WITH 8 INCH FASCIA, PROVIDE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, RECESS GABLE 6 INCHES, COLOR: M.B.C.I. "KOKO BROWN".
- 5 FAUX STONE CAP, INSTALL SAME AS FAUX STONE VENEER, PROVIDE GALVANIZED FLASHING T & B, COLOR: SUNSET STONE NATURAL - "VAIL VALLEY LEDGE STONE".
- 6 FAUX STONE VENEER OVER WIRE MESH ON SCRATCH COAT OVER BLDG. WRAP OVER 5/8" TYPE "X" GYP. SHTG. OVER 6 INCH STEEL STUDS AT 24" O.C., PROVIDE R-19 BATT INSUL. AT THERMAL WALLS, TYP, COLOR: SUNSET STONE NATURAL - "VAIL VALLEY LEDGE STONE".
- 7 GABLE END METAL CORRUGATED SIDING PANEL, M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, OVERLAP PANEL 4" MIN, PROVIDE FLASHING AT MATERIAL CHANGE, COLOR: M.B.C.I. "KOKO BROWN".
- 7A DECORATIVE AWNING PANEL W/ 10 DEGREE SLOPED FACE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL W/ 2" x 2" ALUMINUM ANGLE FRAME, COLOR: M.B.C.I. "KOKO BROWN".
- 8 THIN COAT STUCCO FIELD, (LIGHT), OVER SCRATCH COAT ON WIRE MESH OVER 5/8" TYPE "X" EXTERIOR GYP. SHTG. OVER 6" STEEL STUDS W/ R-19 BATT INSULATION, PROVIDE REVEALS PER ELEVATIONS, COLOR: M.B.C.I. "LIGHT STONE", AND / OR STRUKTURROC "FOG".
- 8A THIN COAT STUCCO AT DORMER, (DARK), OVER SCRATCH COAT ON WIRE MESH OVER 5/8" TYPE "X" EXTERIOR GYP. SHTG. OVER 6" STEEL STUDS W/ R-19 BATT INSULATION, PROVIDE EXPANSION JOINTS PER ELEVATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- 9 HEAVY TEXTURED "STRUKTURK" STEEL SIDING OVER BUILDING WRAP OVER 5/8" TYPE "X" EXTERIOR GYP. SHTG. OVER 6" STEEL STUDS W/ R-19 BATT INSUL., COLOR: STRUKTURK "FOG".
- 10 INSULATED STEEL MAN DOOR W/ STEEL DOOR FRAME, RE. ELEVATIONS FOR TYPE, PROVIDE VISION PANEL ON ALL DOORS EXCEPT RESTROOM, COLOR: M.B.C.I. "BROWNSTONE".
- 11 ALUMINUM STOREFRONT WINDOW, KAWNEER 451-T W/ DOUBLE PANE GLAZING, INSTALL PER MANUF. SPECS, COLOR: BLACK OR DARK BRONZE.
- 12 EXTERIOR PRE-MANUF. PRE-FINISHED HEADER PANEL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- 13 MANUAL OVERHEAD COILING DOOR, SEE ELEVATIONS FOR SIZE, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- 13A MANUAL OVERHEAD SECTIONAL DOOR, SEE ELEVATIONS FOR SIZE, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "BROWNSTONE".
- 14 LIGHT GAUGE STEEL PIER PANEL COVER, TYPICAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "LIGHT STONE", AND / OR STRUKTURROC "FOG".
- 15 WALL-PAK LIGHT FIXTURE, "6E EVOLVE LED" INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE, COLOR: BLACK OR DARK BRONZE TO MATCH.
- 15A LIGHT FIXTURE, "LS" XALV WCD LED16 HO SCOR - INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE, COLOR: BLACK OR DARK BRONZE TO MATCH.
- 16 6" DIA. CONCRETE FILLED PIPE BOLLARD WITH PLASTIC COVER, INSTALL PER DETAILS ON SHEET A10-SITE PLAN, COLOR: SAFETY YELLOW.

PALMER ARCHITECTURE, L.L.C.
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ENGLEWOOD, CO. 80113 (720) 938-3329

Realty Management Group, LLC
3033 East 1st Ave., Suite 305 Denver, CO 80206 303.388.3506
MEADOWS SELF STORAGE
The Meadows Filing No. 17, Area No. 2, Lot 2 - SDP17-0002

ISSUE DATE	03.02.2017
REVISED	04.03.2017
REVISED	-
REVISED	-
SDP 17-0002	
BUILDINGS 5 & 6	
ELEVATIONS	
SHEET 9 OF 11	



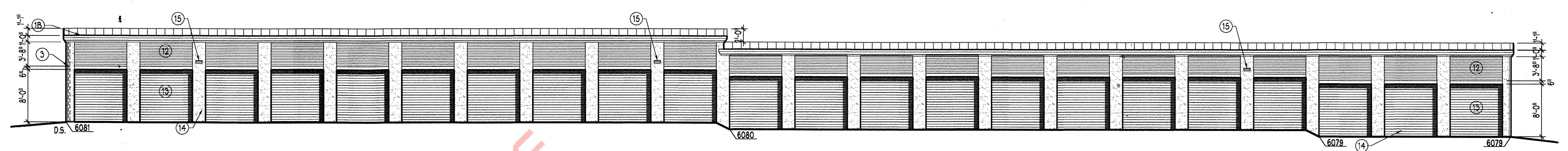
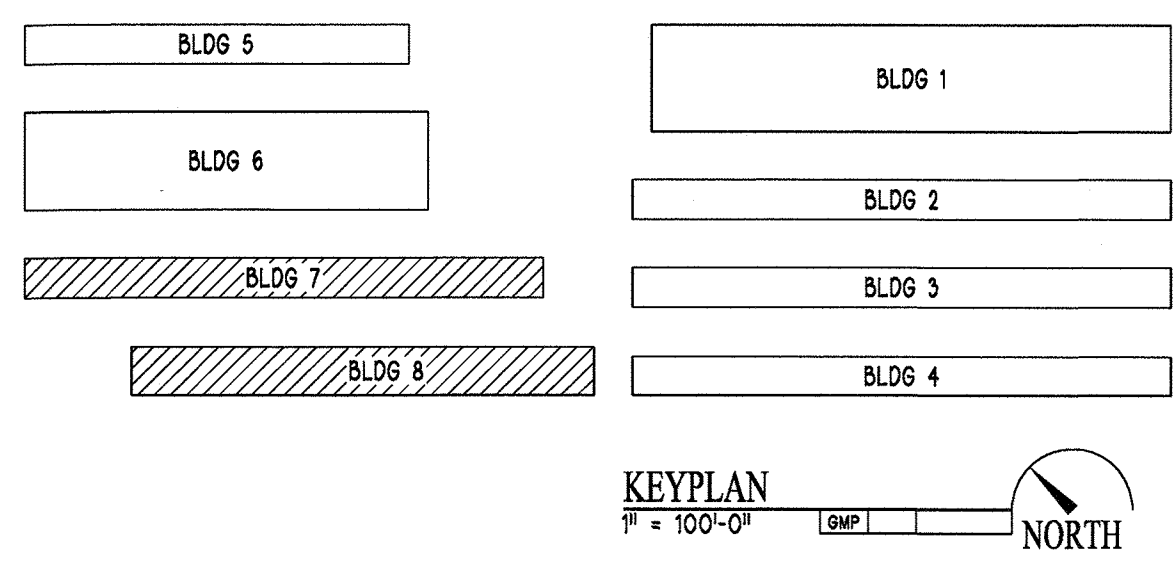
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TITLE TO THE PLANS REMAIN WITH BLEN M. PALMER - ARCHITECT. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED.

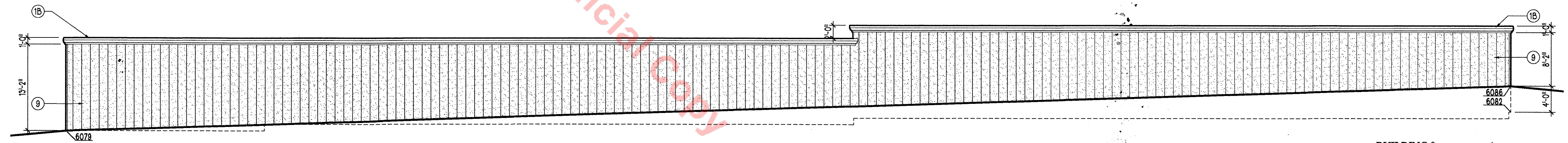
**THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2
SITE DEVELOPMENT PLAN**
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ELEVATIONS / SECTIONS KEYNOTES

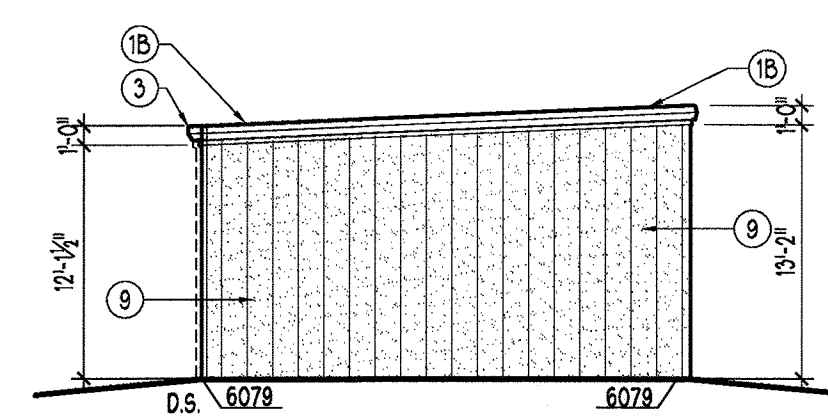
- ①A METAL ROOF SLOPED AT 4:12, RE ELEVATIONS, METAL SALES - CLIP LOCK® OVER R-5 THERMAL BLOCK INSUL OVER STEEL PURLINS PER STRUCTURAL ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- ①B STANDING SEAM METAL ROOFING SLOPED AT 1/2 IN 12, METAL - SALES CLIP LOCK® OVER R-5 THERMAL BLOCK INSUL OVER STEEL PURLINS PER ENGINEER, COLOR: M.B.C.I. "KOKO BROWN".
- ② METAL SOFFIT PANEL, M.B.C.I. 1/2" PANEL SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- ③ PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT, EXTEND DOWNSPOUTS 48" AWAY FROM BUILDINGS AT LANDSCAPED AREAS, OR DRAIN INTO UNDERGROUND P.V.C. STORM SYSTEM AT DRIVE ISLES PER EXTERIOR ELEVATIONS, COLOR: M.B.C.I. "KOKO BROWN".
- ④ LIGHT GAUGE METAL FRAMED DORMER WITH 8 INCH FASCIA, PROVIDE M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, RECESS GABLE 6 INCHES, COLOR: M.B.C.I. "KOKO BROWN".
- ⑤ FAUX STONE CAP, INSTALL SAME AS FAUX STONE VENEER, PROVIDE GALVANIZED FLASHING T & B, COLOR: SUNSET STONE NATURAL - "VAIL VALLEY LEDGE STONE".
- ⑥ FAUX STONE VENEER OVER WIRE MESH ON SCRATCH COAT OVER BLDG. WRAP OVER 5/8" TYPE 'X' GYP. SHT'G. OVER 6 INCH STEEL STUDS AT 24" O.C. PROVIDE R-19 BATT INSUL. AT THERMAL WALLS, TYP, COLOR: SUNSET STONE NATURAL - "VAIL VALLEY LEDGE STONE".
- ⑦ GABLE END METAL CORRUGATED SIDING PANEL, M.B.C.I. PBU PANEL INSTALLED HORIZONTAL, INSTALL PER MANUFACTURER'S SPECIFICATIONS OVERLAP PANEL 4" MIN, PROVIDE FLASHING AT MATERIAL CHANGE, COLOR: M.B.C.I. "KOKO BROWN".
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- ⑮ WALL-PAK LIGHT FIXTURE, "EVOOLVE LED" INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE, COLOR: BLACK OR DARK BRONZE TO MATCH.
- ⑮A LIGHT FIXTURE, "LS" XALV WCD LED6 HO SCOR - INSTALL PER CODE, SEAL ALL AROUND FIXTURE ADJACENT TO WALL SURFACE, COLOR: BLACK OR DARK BRONZE TO MATCH.
- ⑯ 6" DIA CONCRETE FILLED PIPE BOLLARD WITH PLASTIC COVER, INSTALL PER DETAILS ON SHEET A10-SITE PLAN, COLOR: SAFETY YELLOW.



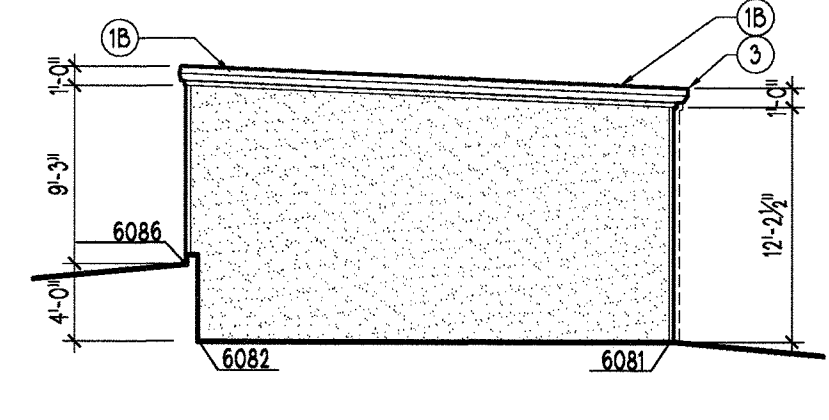
7 BUILDING 8 EAST ELEVATION
1" = 10'-0" [GMP]



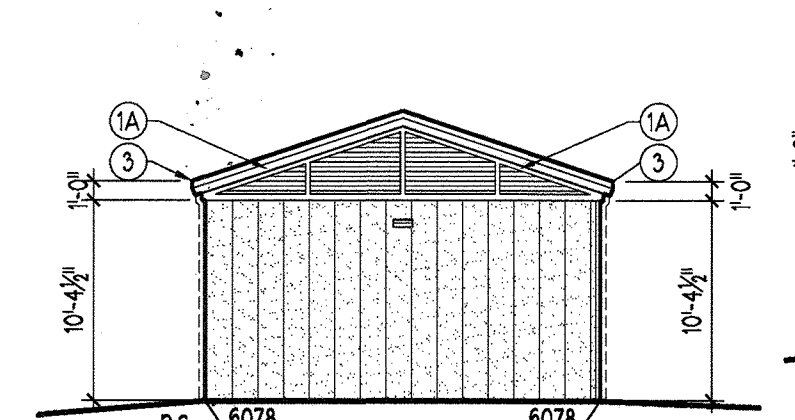
5 BUILDING 8 WEST ELEVATION
1" = 10'-0" [GMP]



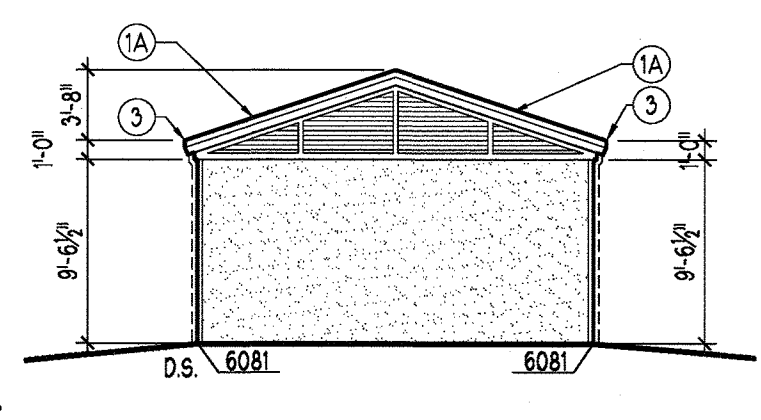
8 BUILDING 8 NORTH ELEVATION
1" = 10'-0" [GMP]



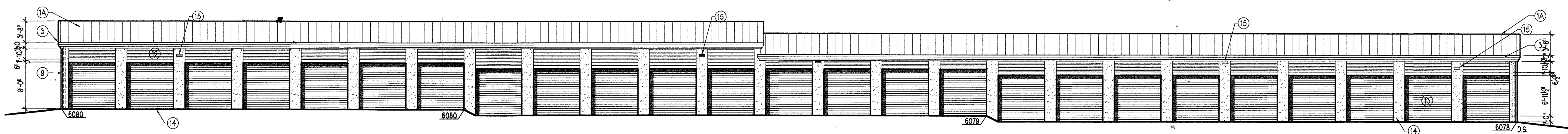
6 BUILDING 8 SOUTH ELEVATION
1" = 10'-0" [GMP]



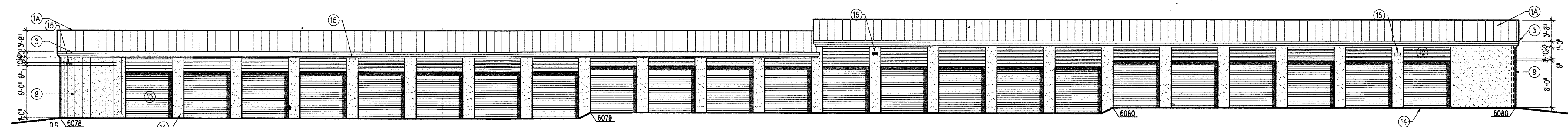
4 BUILDING 7 NORTH ELEVATION
1" = 10'-0" [GMP]



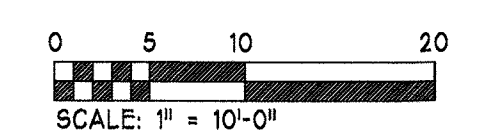
2 BUILDING 7 SOUTH ELEVATION
1" = 10'-0" [GMP]



3 BUILDING 7 EAST ELEVATION
1" = 10'-0" [GMP]



1 BUILDING 7 WEST ELEVATION
1" = 10'-0" [GMP]



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ENGLEWOOD, CO. 80113 (720) 938-3329

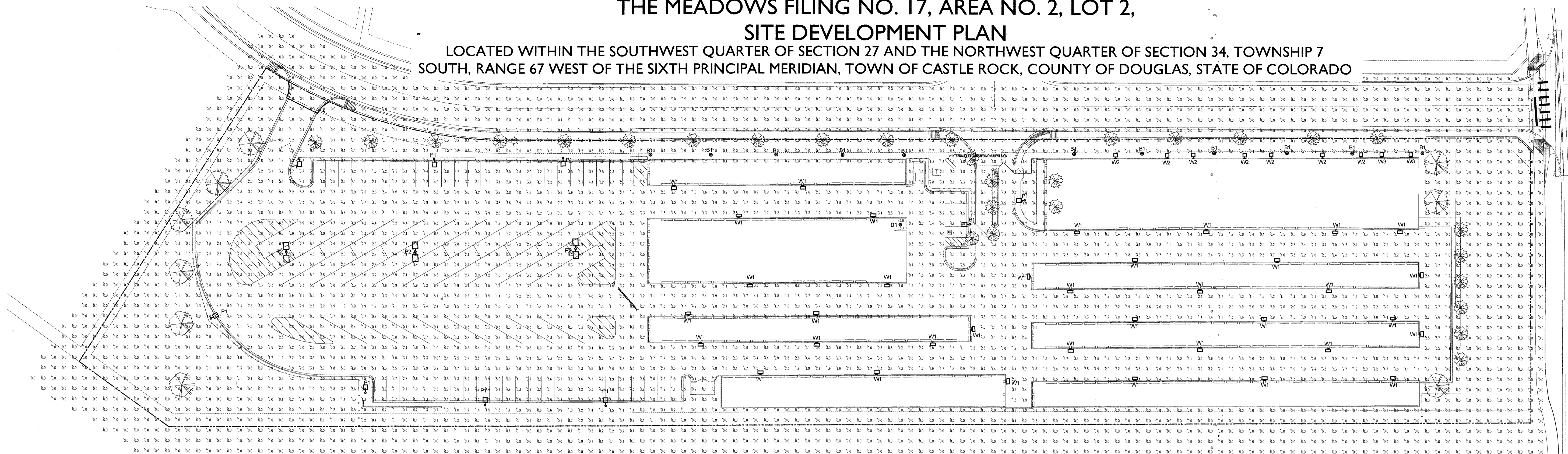
Realty Management Group, LLC
3033 East 1st Ave., Suite 305 Denver, CO 80206 303.388.3506
MEADOWS SELF STORAGE
The Meadows Filing No. 17, Area No. 2, Lot 2 - SDP17-0002

ISSUE DATE	03.02.2017
REVISED	04.03.2017
REVISED	-
REVISED	-
SDP 17-0002	
BUILDINGS 7 & 8	
ELEVATIONS	
SHEET 10 OF 11	

TITLE TO THE PLANS REMAIN WITH GLEN M. PALMER - ARCHITECT. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED.

THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2, SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

Label	Arrangement	Lumens	LLF	Description	Description	Height Above Grade
B1	SINGLE	1,500	1.000	42" BOLLARD LIGHT	ANP LIGHTING #BL6051-FR-MQ31LD-N-15-35K	42"
D1	SINGLE	800	1.000	4" SURFACE LED DOWNLIGHT	HALO LIGHTING #SLD405-840	13'-4"
P1	SINGLE	10,800	1.000	FULL-CUTOFF LED POLE-MOUNTED LIGHT - SINGLE	LSI LIGHTING #XALM-3-LED-SS-40-L	20'-0"
P2	BACK-BACK	10,800 X 2	1.000	FULL-CUTOFF LED POLE-MOUNTED LIGHT - DOUBLE	LSI LIGHTING #XALM-3-LED-SS-40	20'-0"
W1	SINGLE	3,410	1.000	FULL-CUTOFF LED WALL-MOUNTED LIGHT	LSI LIGHTING #XWM-3-LED-03-40	9'-0"
W2	SINGLE	550	1.000	FULL-CUTOFF LED WALL SCIENCE	ZAREEN LIGHTING #LW1010	7'-6"
W3	SINGLE	550	1.000	FULL-CUTOFF LED WALL SCIENCE	ZAREEN LIGHTING #LW1010	15'-6"

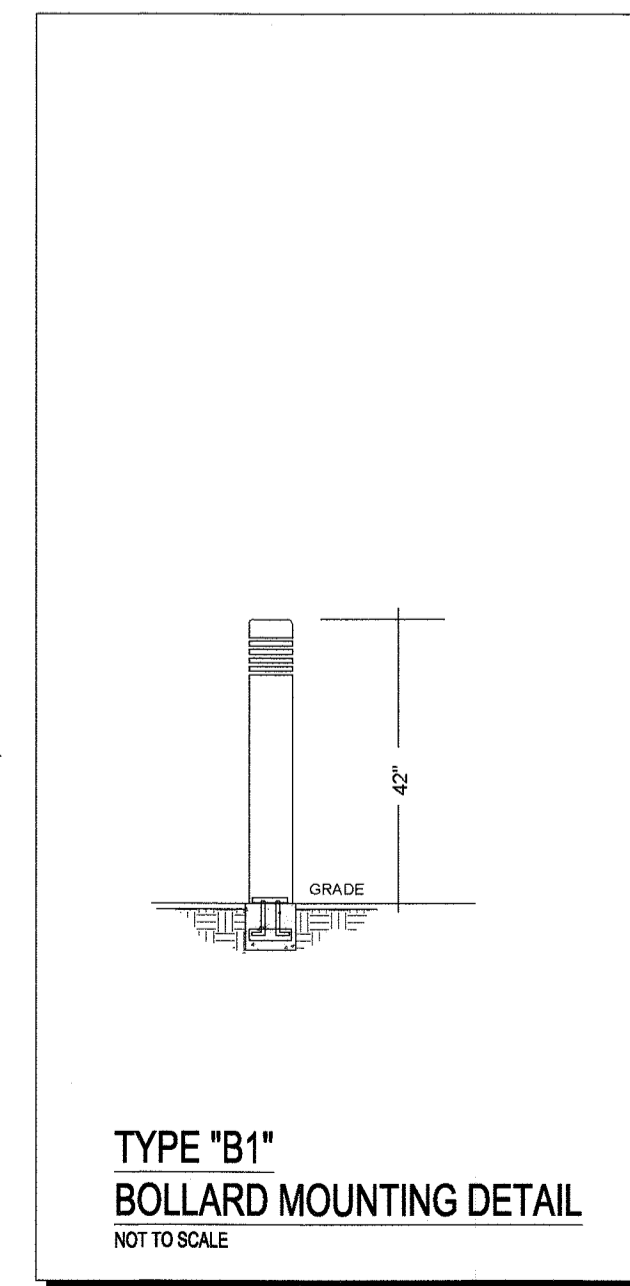
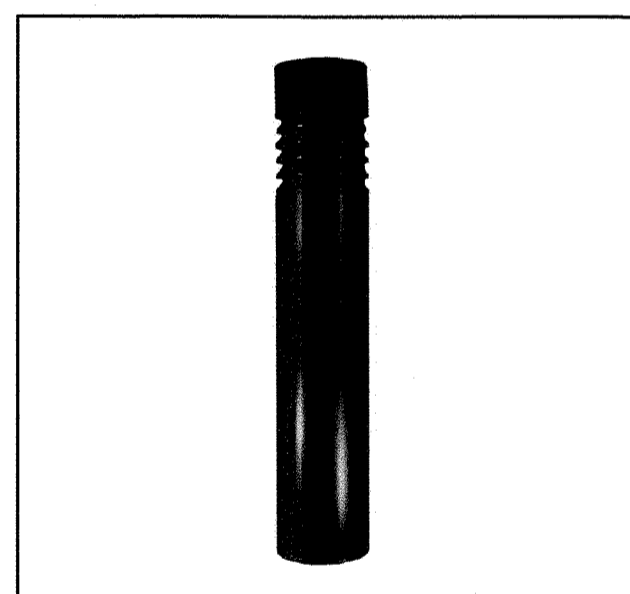
Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVES	2.36	8.4	0.2	11.80	42.00

NOTE:
ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

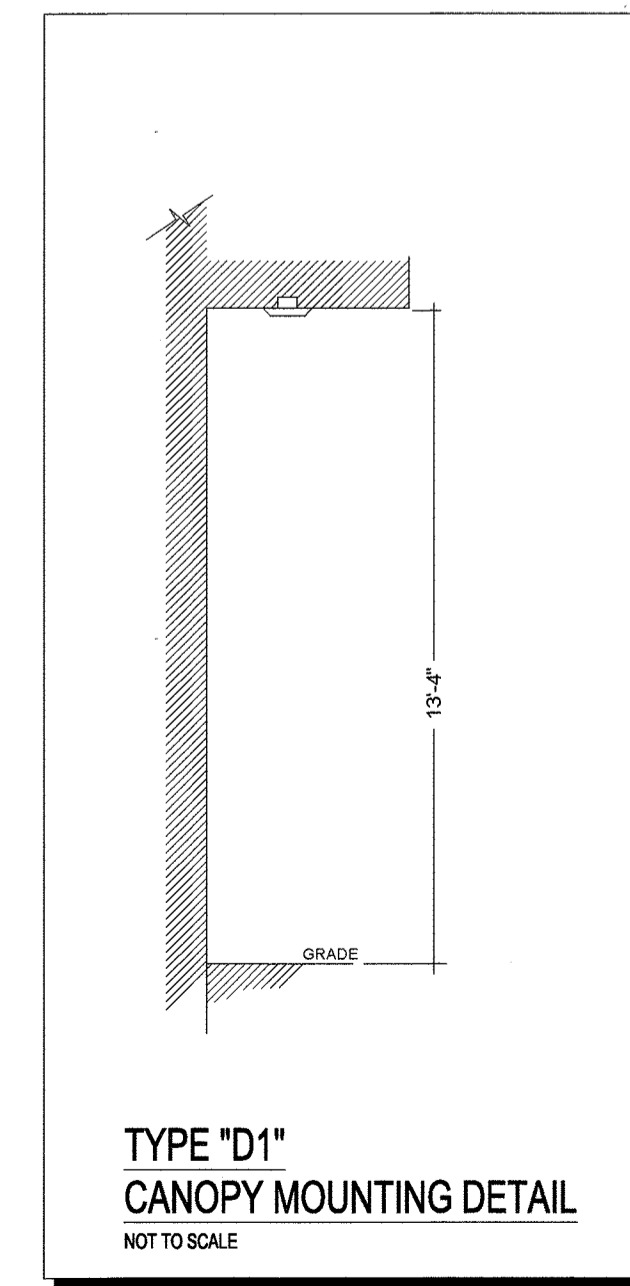
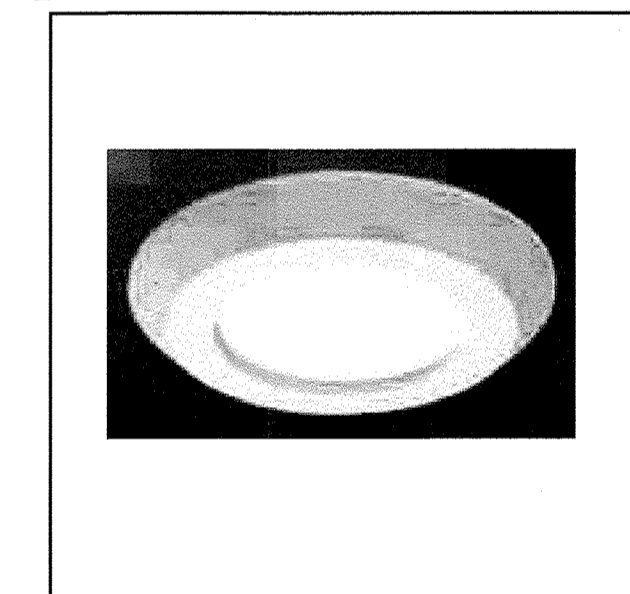
General Lighting Plan Schedule Notes.

- Objectives for lighting in different areas of the site:
The intent for the parking area illumination is to have adequate light levels for entering / leaving parking areas from driveways. The intent for the areas between storage buildings is to provide adequate illumination for automobile traffic patterns as well as pedestrian access to storage units.
- Hours of light operation:
The property will be 24-hour access, therefore the lighting will be controlled via photocell - on at dusk, off at dawn.
- Mitigation to neighborhoods/adjacent properties:
All lighting is full-cutoff, oriented in a manner or with limited lumen output to prevent disability glare. Pole fixtures at property perimeter are equipped with internal house-side shields.
- The following lighting types are prohibited: Forward Throw (Type IV) distribution, pole mounted lights aimed at a buildings facade, and unshielded wall packs.

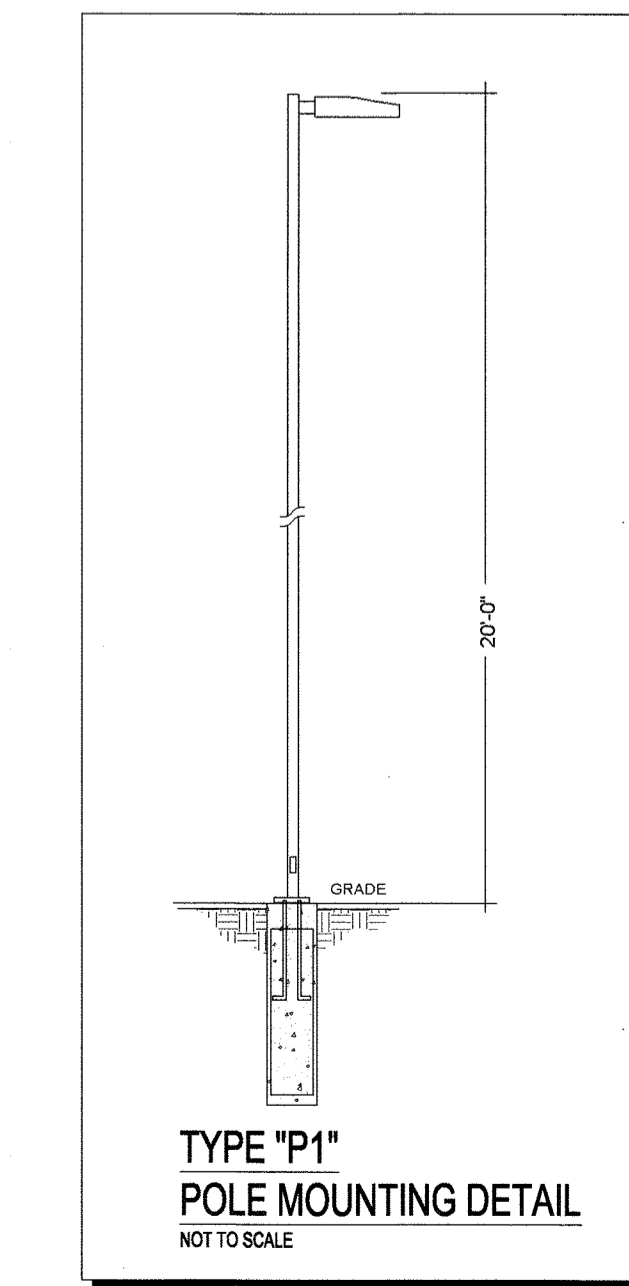
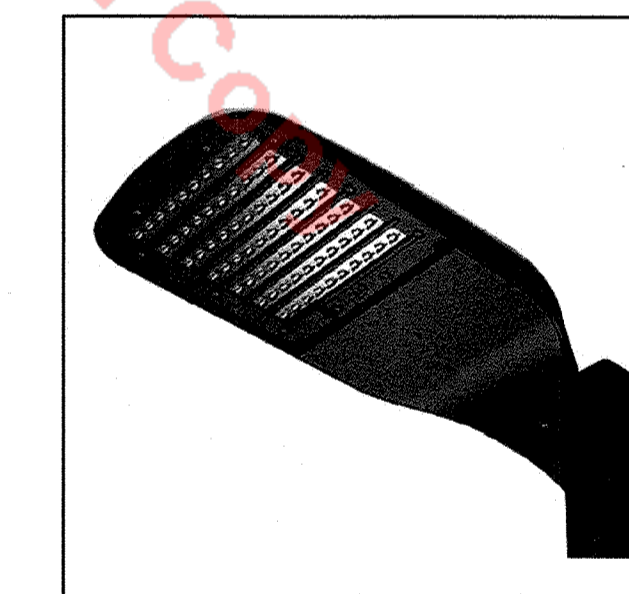
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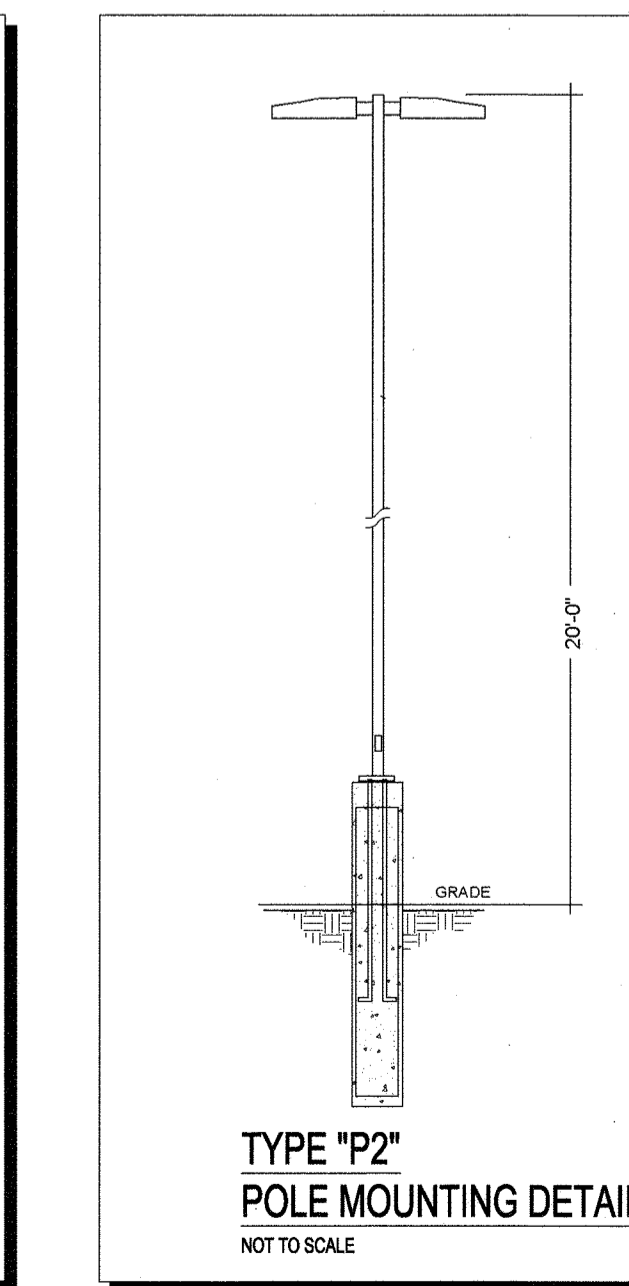
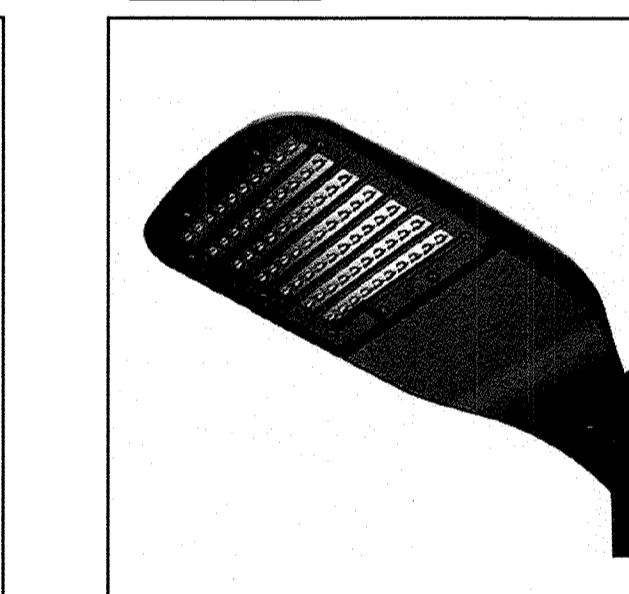
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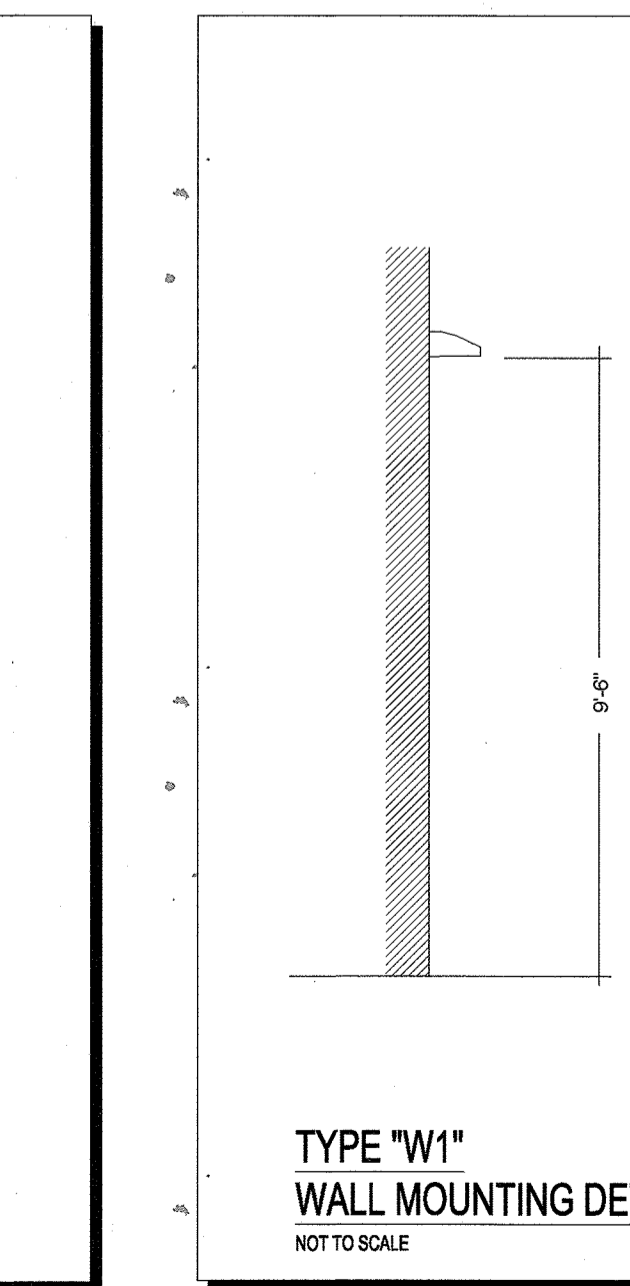
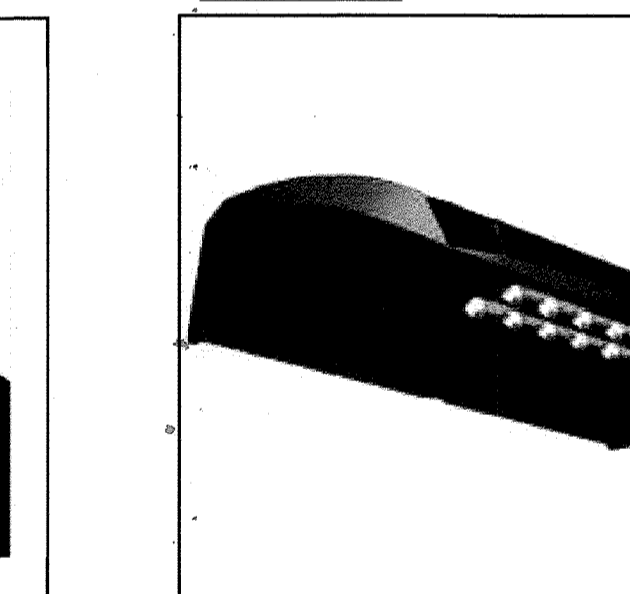
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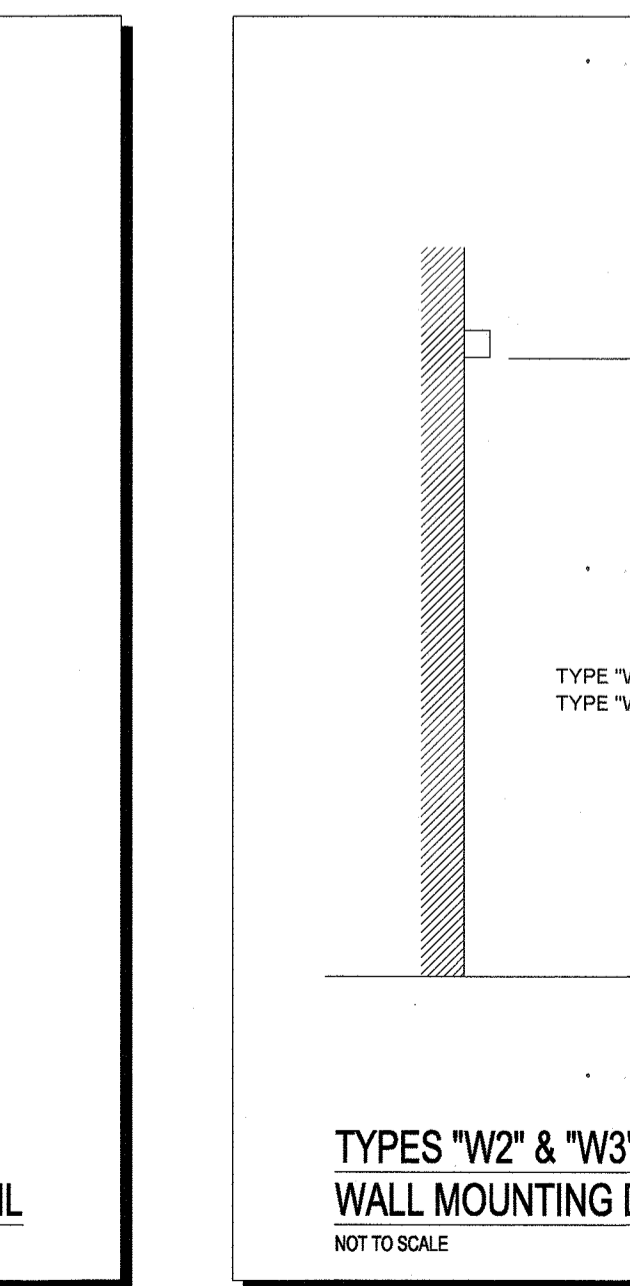
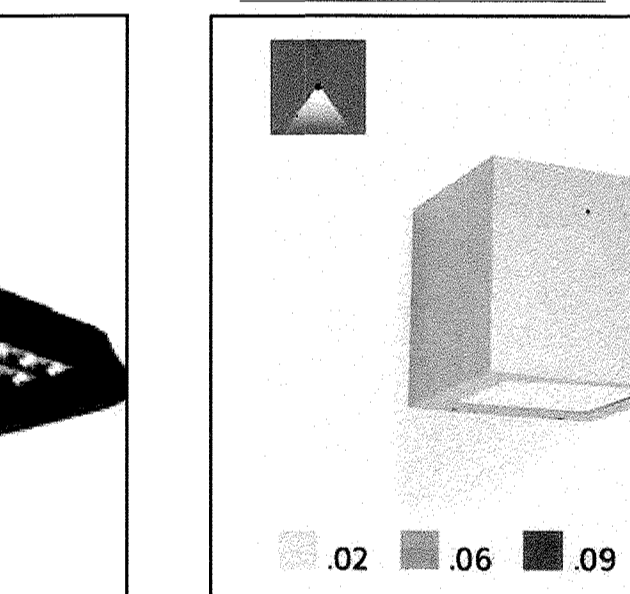
TYPE "P2"



TYPE "W1"



TYPES "W2" & "W3"



HPE
HUTCHINSON - PAPERISH
ENGINEERING CORPORATION
CONSULTING ELECTRICAL ENGINEERS
13986 W. BOWLES AVE., STE 102
LITTLETON, COLORADO 80127
V. 303.973.9779 F.303.973.9759

MEADOWS SELF STORAGE
THE MEADOWS FILING NO. 17, AREA NO. 2, LOT 2
TOWN OF CASTLE ROCK, COLORADO

DRAWN: HPE
DATE: 04.05.17
REVISIONS:

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SCALE: AS NOTED
SHEET NUMBER:
11 of 11