

LEGAL DESCRIPTION

A PORTION OF LOT 1A-1, LOT 1A-2 AND ALL OF LOT 2B, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1 - AMENDMENT NO. 10, ACCORDING TO THE RECORDED PLAT THEREOF, AND A PORTION OF MEADOWS BOULEVARD ADJACENT TO LOT 2B, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

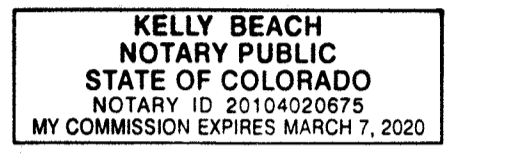
BY Stephane Melandres AS President
SIGNED THIS 28th DAY OF September, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF September, 2017
BY Stephane Melandres AS President OF

WITNESS MY HAND AND OFFICIAL SEAL.

Kelly Beach
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3-7-20

TITLE CERTIFICATION

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAST TIME 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.

AUTHORIZED REPRESENTATIVE

Last Time Guarantee Co.
TITLE COMPANY

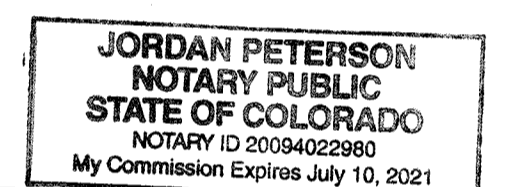
SIGNED THIS 3rd DAY OF October, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF October, 2017
BY Scott Bennetts AS Authorized Representative OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Jordan Peterson
NOTARY PUBLIC



MY COMMISSION EXPIRES: 7/10/2021

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 AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Castle Rock Land Co., LLC
CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

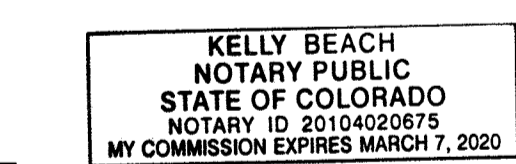
SIGNED THIS 28th DAY OF September, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF September, 2017
BY John A Fox AS Ruthered Agent OF CASTLE ROCK LAND CO., LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Kelly Beach
NOTARY PUBLIC

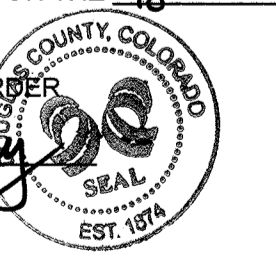


MY COMMISSION EXPIRES: 3-7-20

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 10:27 AM ON THE 18th DAY OF October, 2017 AT RECEPTION NO. 2017070672

DOUGLAS COUNTY CLERK AND RECORDER
BY Sandra C. Sealey
DEPUTY



SURVEYOR'S CERTIFICATE

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 THIS SITE DEVELOPMENT PLAN, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR 11 DATE 11



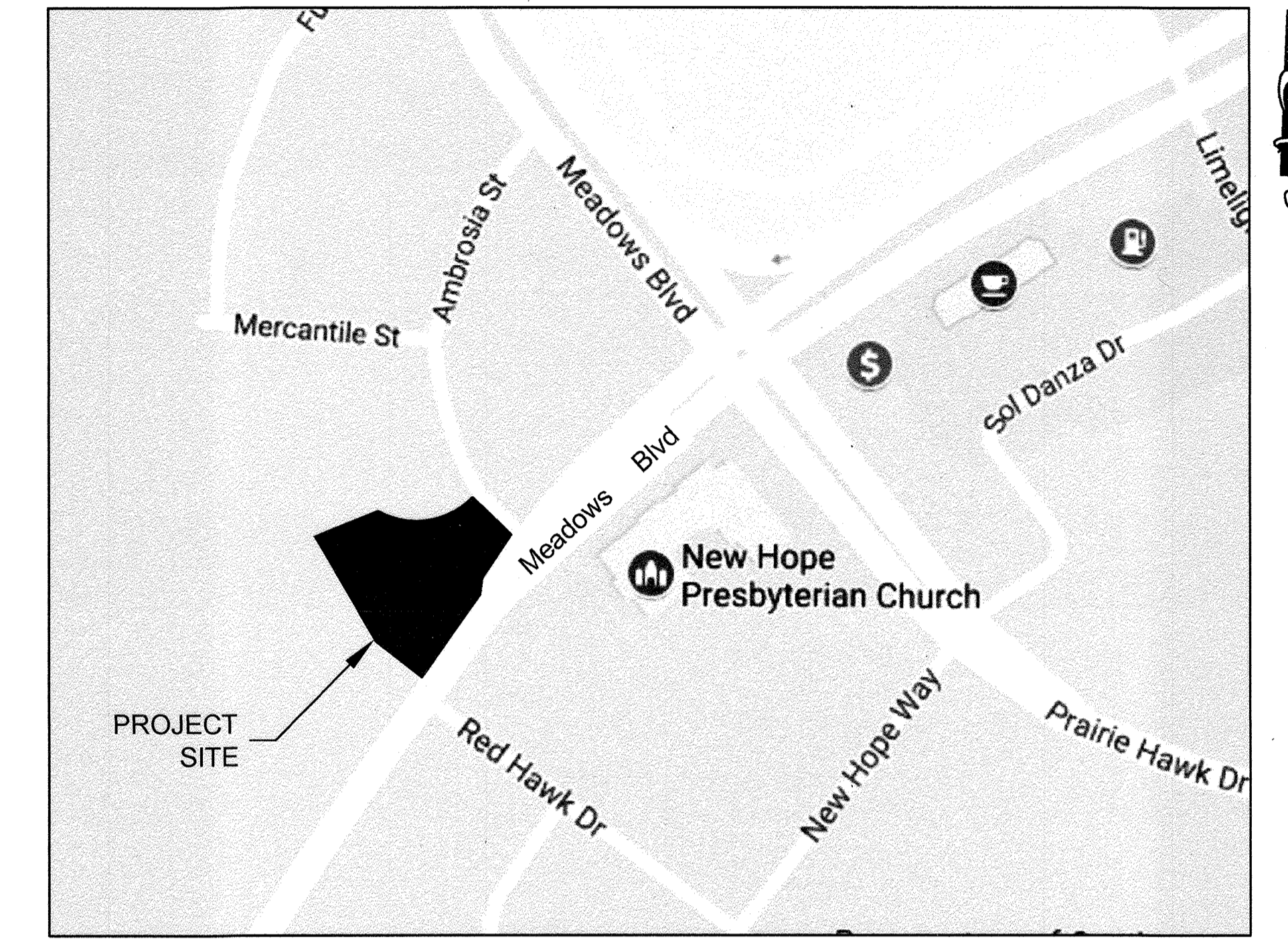
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 11th DAY OF October, 2017.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT SUMMARY TABLE

ITEM	SFT	AC	%
TOTAL GROSS SDP PROJECT AREA	34,812 SF	0.80 AC	100%
*OFFSITE SITE COVERAGE			
OFFSITE PAVEMENT/SIDEWALK	7,986 SF	0.18 AC	100.0%
TOTAL	7,987 SF	0.18 AC	100%
*SHERWIN WILLIAMS SITE COVERAGE			
BUILDING	4,358 SF	0.10 AC	16.2%
PRIVATE DRIVE/SIDEWALKS	6,449 SF	0.15 AC	24.0%
PARKING LOT	7,722 SF	0.18 AC	28.9%
LANDSCAPE	8,295 SF	0.19 AC	30.9%
TOTAL	26,825 SF	0.62 AC	100%

*AREAS ARE SEPARATED BASED ON USE AND FUTURE OWNERSHIP

ZONING	REQUIRED TOWN CENTER	PROPOSED NO CHANGE
BUILDING HEIGHT	60' MAX.	25'
PARKING LOT LANDSCAPING	772 SF MIN	789 SF
FLOOR AREA RATIO	1.5 MAX	0.15
SETBACKS		
FRONT (NORTH)	0'	27'
SIDE (WEST)	0'	69'
SIDE (EAST)	0'	21'
REAR (SOUTH)	0'	20'
PARKING		
RETAIL STORE @ 25 SF	18	21
HANDICAP PARKING @ 25 SPACES	1 (VAN ACCESS)	1 (VAN ACCESS)
SINGLE FAMILY EQUIVALENT (SFE) = 0.0005/SF = 0.0005 * 4,358 = 2.2 SFE'S FOR THIS PROJECT		

VICINITY MAP

1"=200'

TOWN OF CASTLE ROCK GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP PANEL NO. 08035C0169G, DATED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- 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.
- 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.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHTING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

WATER/SANITARY

CASTLE ROCK WATER
175 KELLOG CT.
CASTLE ROCK, CO
(720) 733-6000

CIVIL ENGINEER

210 ENGINEERING, LLC
7853 EAST ARAPAHOE COURT, STE. 2500
CENTENNIAL, CO 80112
(303) 841-9365

ARCHITECT

OPEN STUDIO ARCHITECTURE
THE FINE SILVER BUILDING
916 CAMERON, SUITE 230
SAN ANTONIO, TEXAS 78212
(210) 417-4307

APPLICANT/DEVELOPER

WDG MEADOWS, LLC
1121 GRANT STREET, SUITE 2-A
DENVER, CO 80203
(720) 255-2493

LANDSCAPE

OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811

SURVEYOR

AZTEC CONSULTANTS, INC.
8000 S. LINCOLN STREET, UNIT 5
LITTLETON, CO 80122
(303) 713-1898

OWNER

CASTLE ROCK DEVELOPMENT CO.
3033 E. FIRST STREET, SUITE 305
DENVER, CO 80206
(303) 394-5500

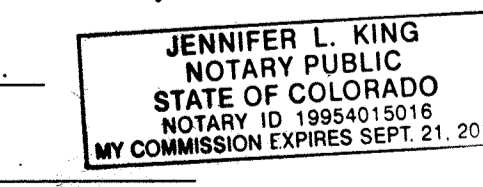
TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL ORGANIZATION
BY Camille Hume MAYOR ATTES Susan Anderson TOWN CLERK
SIGNED THIS 17 DAY OF October, 2017

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF October, 2017
BY Jennifer L. King AS Mayor OF the Town of Castle Rock.

WITNESS MY HAND AND OFFICIAL SEAL.
Jennifer L. King
NOTARY PUBLIC

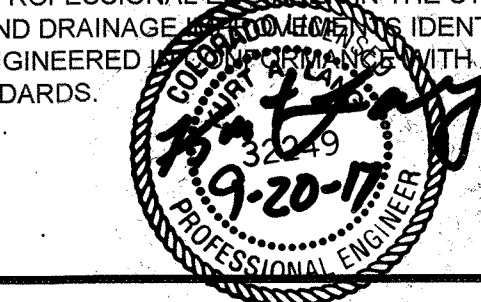


MY COMMISSION EXPIRES: 9-21-2019

CIVIL ENGINEER'S STATEMENT

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

KURT A. LANG
PE #32249



PROTH LANG ENGINEERING GROUP, LLC
7853 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-941-9365

SHERWIN WILLIAMS
THE MEADOWS, CASTLE ROCK, COLORADO
COVER SHEET

SCALE: AS SHOWN
FILE NO: 16-09015
DATE: September 7, 2017

DRAWN BY: [Blank]
CHECKED BY: [Blank]
DATE: [Blank]

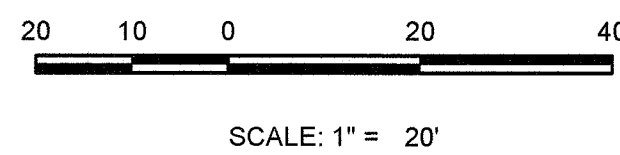
SHEET NUMBER
1 OF **10**

Revisions
No. [Blank] Date [Blank] Init. [Blank] Appr. [Blank]

SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B

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



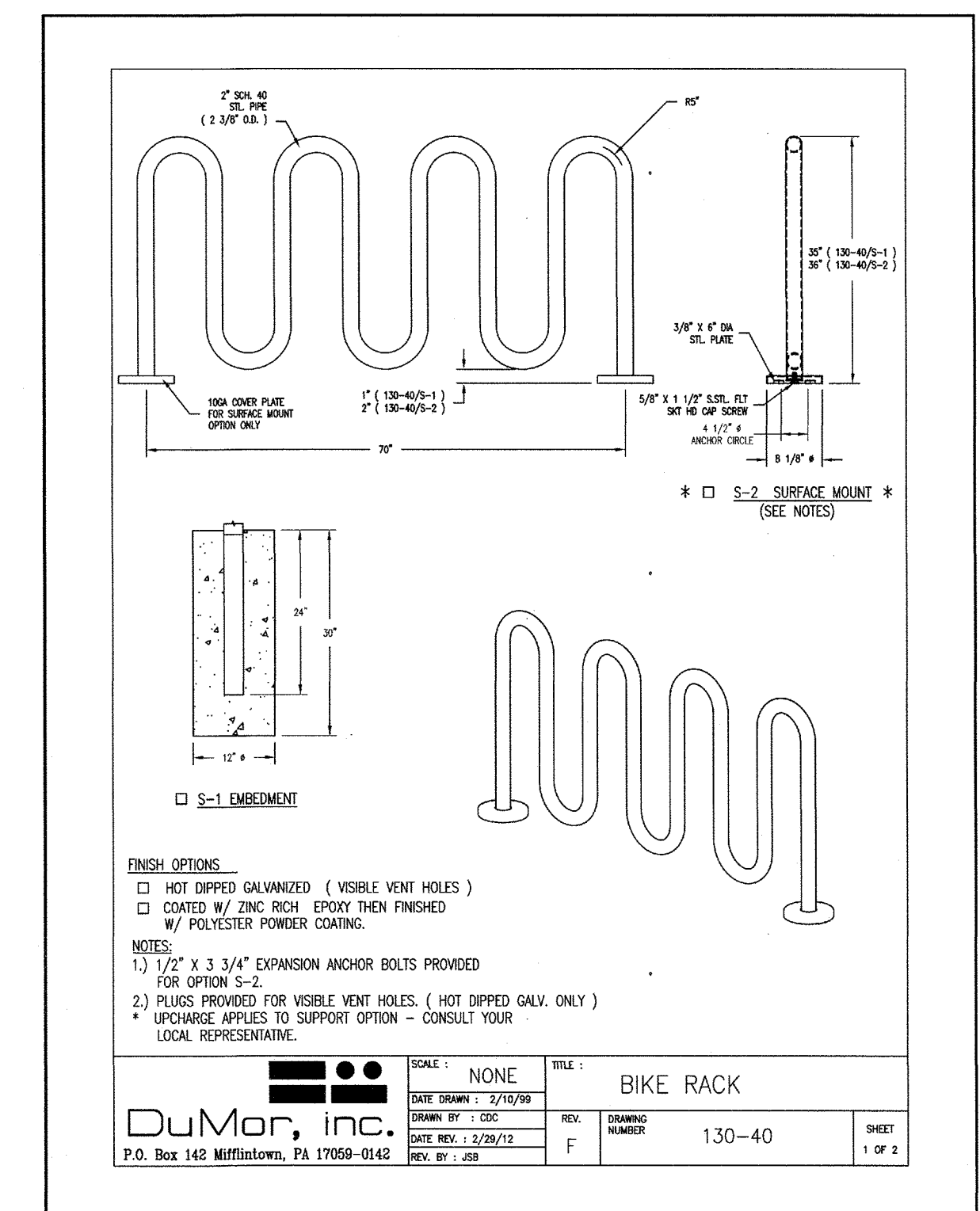
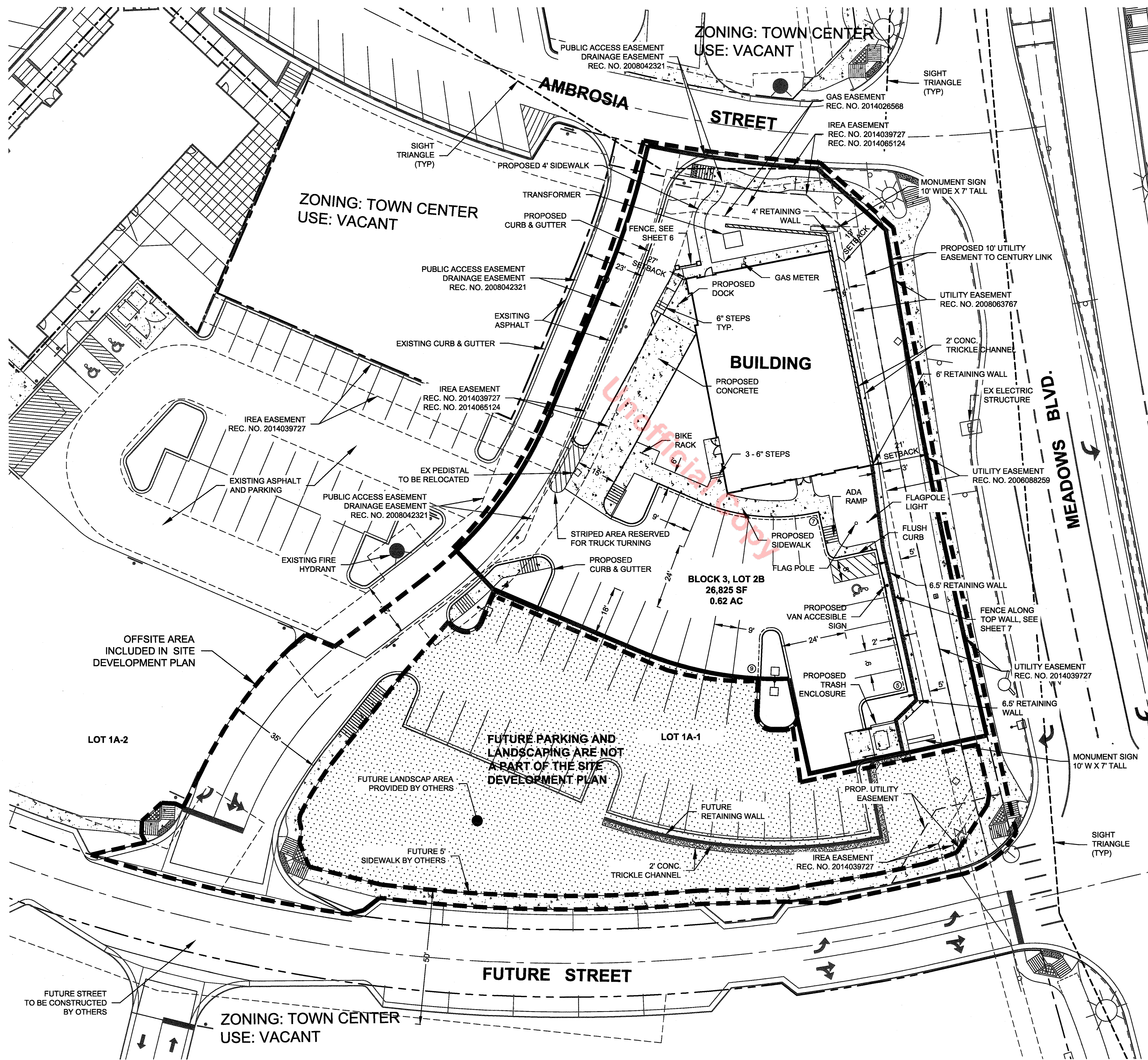
LEGEND

PROPOSED

- CATCH CURB
- SPILL CURB
- FENCE
- RETAINING WALL
- SITE LIGHTING
- CONCRETE
- PROPERTY LINE
- SIGNAGE
- WHITE STRIPING
- RIGHT-OF-WAY
- NOT PART OF SDP
- LIMITS OF SDP

EXISTING

- CURB/EDGE PAVEMENT
- CONCRETE
- LIGHT POLE
- SIGNAGE
- EASEMENT



BIKE RACK DETAIL

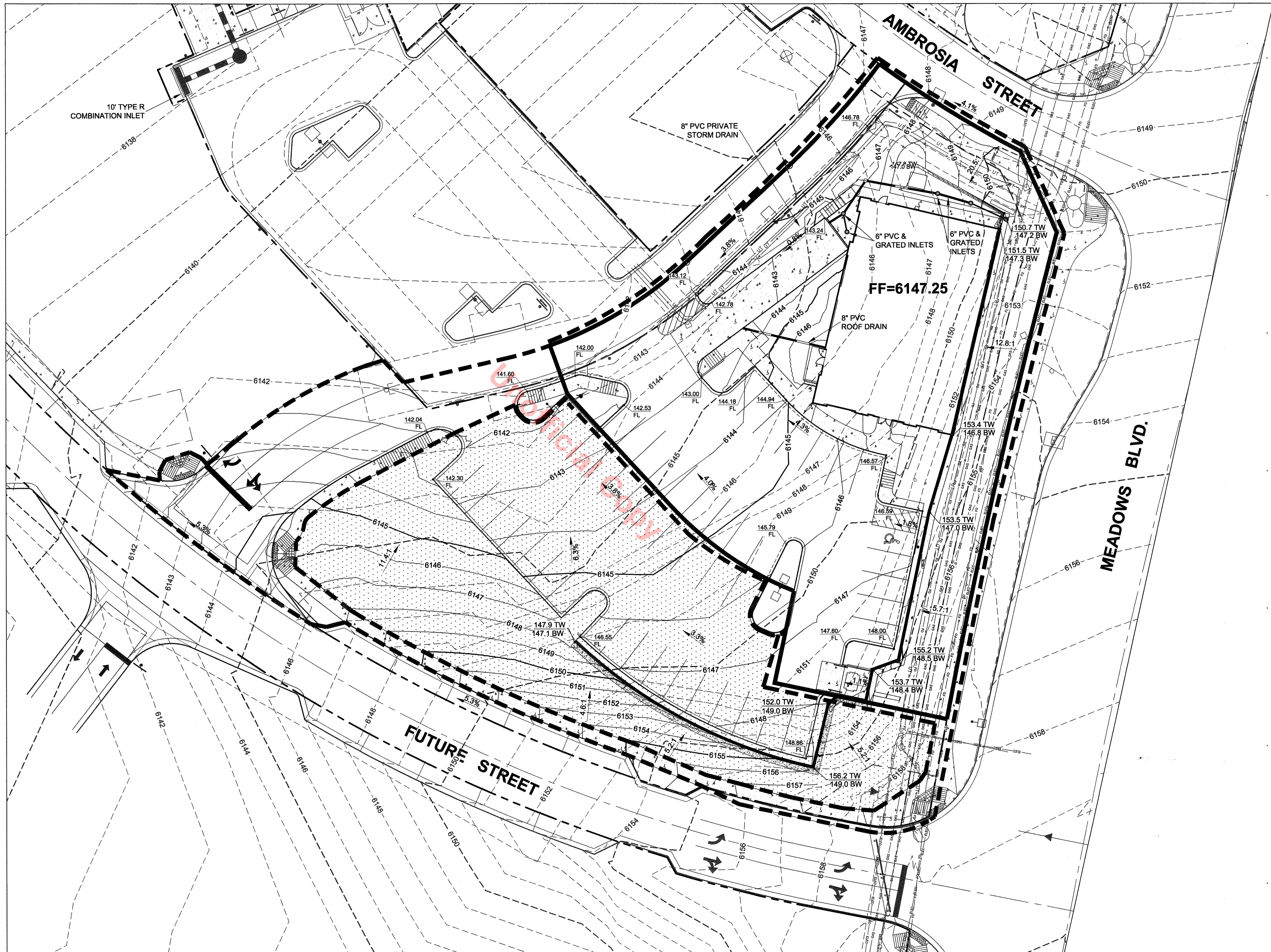
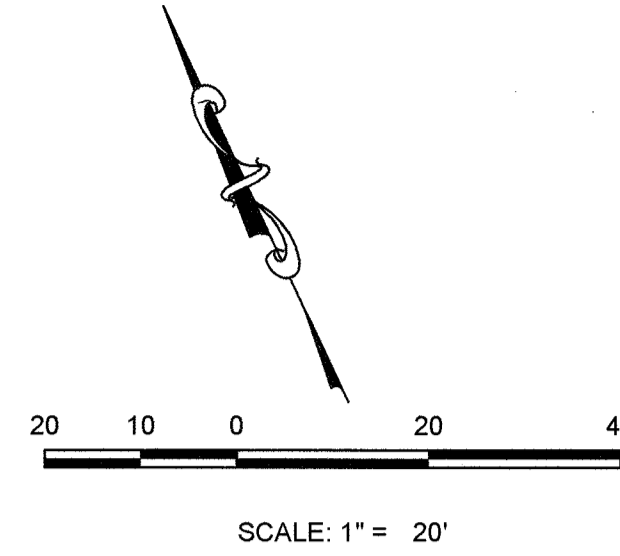
GENERAL NOTES

1. RETAINING WALL CAN BE SEGMENTAL BLOCK OR POURED-IN-PLACE WITH A GREY COLOR FACADE.

PROTH LANG ENGINEERING GROUP, LLC 7858 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-8985	SHERWIN WILLIAMS THE MEADOWS, CASTLE ROCK, COLORADO SITE PLAN
DRAWN BY: AS SHOWN CHECKED BY: KAL DATE: September 7, 2017	SCALE: AS SHOWN FILE NO: 16-09015
SHEET NUMBER 2 OF 10	SHEET NO. 16-09015 DATE: September 7, 2017

SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MAJOR CONTOURS
- PROPOSED MAJOR CONTOURS
- SPILL CURB
- CATCH CURB
- PROPOSED ELEVATION
- EXISTING SPOT ELEVATION
- NOT PART OF SDP
- LIMITS OF SDP

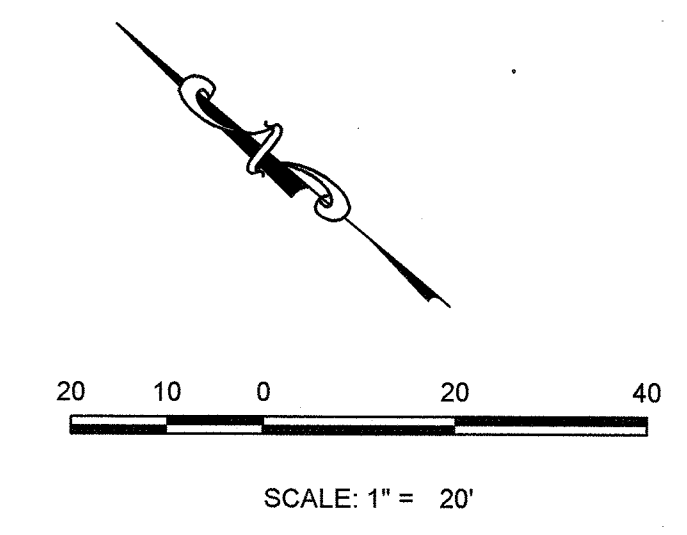
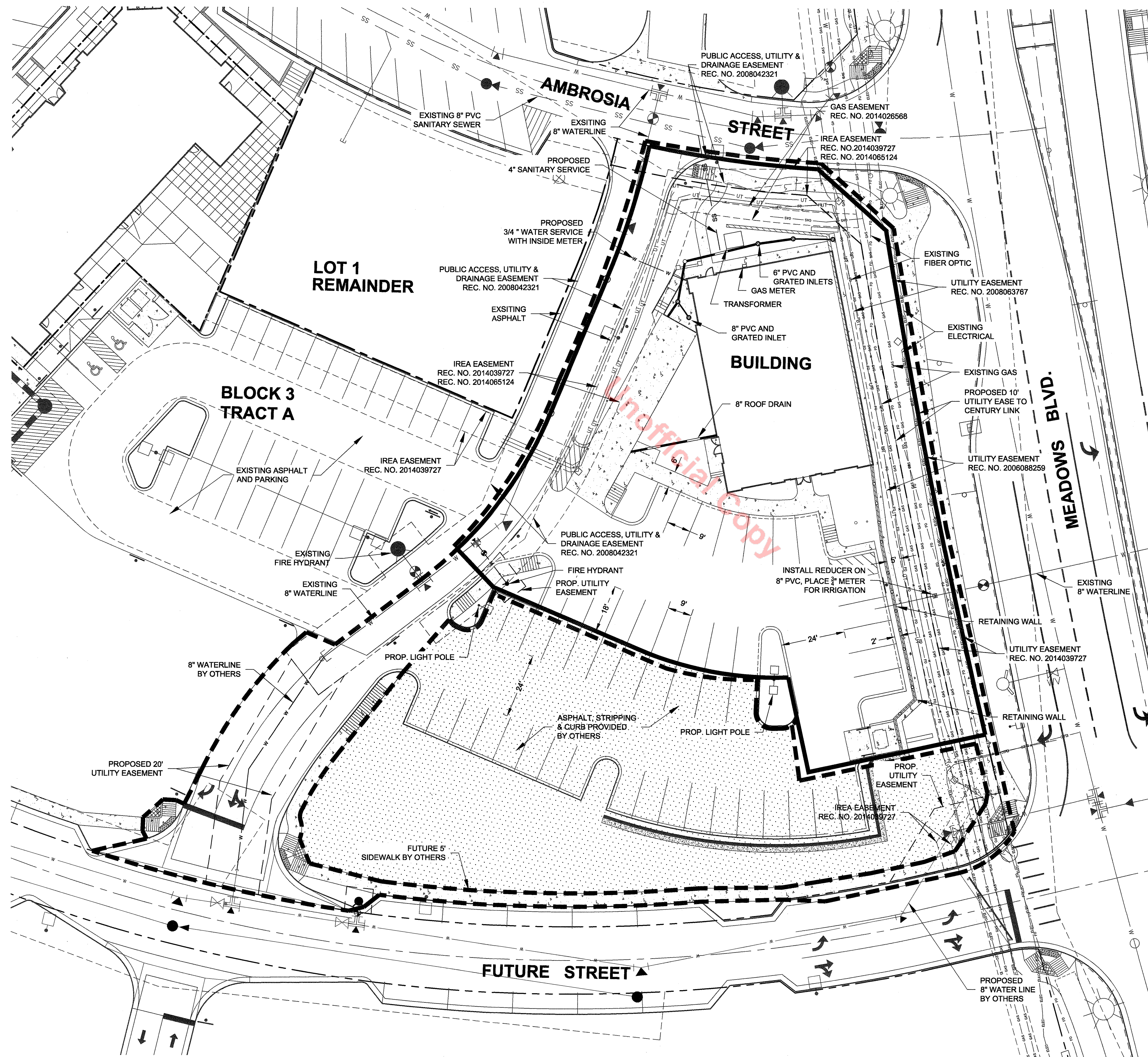
PROTH LANG ENGINEERING GROUP, LLC				
7883 E. ARDENNE COURT, SUITE 2500 DENVER, CO 80112 PHONE: 303-844-8865				
SHERWIN WILLIAMS THE MEADOWS, CASTLE ROCK, COLORADO GRADING PLAN				
SCALE: AS SHOWN	FILE NO: 16-09015			
DRAWN BY: KAL	CHECKED BY: KAL			
DATE: September 7, 2017				
SHEET NUMBER				
3 OF 10				

THE MEADOWS FILING NO. 20 PHASE 1,
AMENDMENT NO. 10, LOT 2B
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0016

SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B

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



LEGEND	
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING/PHASE 1 WATER LINE
	PROPOSED WATER LINE
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING CURB STOP
	PROPOSED CURB STOP
	EXISTING REDUCER
	PROPOSED REDUCER
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING MANHOLE
	EXISTING INLET
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING STORM DRAINAGE PIPE
	EXISTING LIGHT
	PROPOSED LIGHT
	EXISTING RIGHT OF WAY
	PROPOSED PROPERTY LINE
	PROPOSED ACCESS EASEMENT (P.A.E.)
	EXISTING ELECTRIC LINE
	EXISTING CABLE TELEVISION LINE
	EXISTING GAS LINE
	EXISTING LIGHT POLE
	P.A.E. PROPOSED ACCESS EASEMENT
	P.A.U.E. PROPOSED ACCESS AND UTILITY EASEMENT
	NOT PART OF SDP
	LIMITS OF SDP

- 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.

- NOTES:**
1. 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.

PROTH LANG <small>ENGINEERING GROUP, P.L.L.C.</small> 7665 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-8385	SHERWIN WILLIAMS THE MEADOWS, CASTLE ROCK, COLORADO UTILITY PLAN
SCALE: AS SHOWN FILE NO: 16-09015	DRAWN BY: KAL CHECKED BY: KAL DATE: September 7, 2017
SHEET NUMBER 4 OF 10	

PLANT SCHEDULE

COMMON NAME / BOTANICAL NAME	QTY
DECIDUOUS SHADE TREES	
ABM Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffersred'	9
SKL Skyline Honey Locust / <i>Gleditsia triacanthos</i> 'Skyline'	3
BUO Burr Oak / <i>Quercus macrocarpa</i>	2
GRL Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	1
EVERGREEN TREES	
AUS Austrian Black Pine / <i>Pinus nigra</i>	1
ORNAMENTAL TREES	
SSC Spring Snow Crab Apple / <i>Malus x 'Spring Snow'</i>	1
CCP Newport Flowering Plum / <i>Prunus cerasifera</i> 'Newport'	3
DECIDUOUS SHRUBS	
CPB Dwarf Redleaf Japanese Barberry / <i>Berberis thunbergii</i> 'Atropurpurea Nana'	5
BPH Butterfly Bush / <i>Buddleja davidii</i> 'Purple Haze'	6
GDP Gold Drop Potentilla / <i>Potentilla fruticosa</i> 'Gold Drop'	7
WSC Western Sand Cherry / <i>Prunus besseyi</i> 'Western Sand Cherry'	6
LMS Limeound Spiraea / <i>Spiraea x bumalda</i> 'Limemound' TM	15
RVS Vanhoutte Spiraea / <i>Spiraea x vanhouttei</i> 'Renaissance'	8
MKD Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	6
BVB Burkwood Viburnum / <i>Viburnum x burkwoodii</i>	3
JVB Judd Viburnum / <i>Viburnum x juddii</i>	10
EVERGREEN SHRUBS	
BHJ Bar Harbor Creeping Juniper / <i>Juniperus horizontalis</i> 'Bar Harbor'	28
BCJ Blue Chip Juniper / <i>Juniperus horizontalis</i> 'Blue Chip'	7
WCJ Blue Rug Juniper / <i>Juniperus horizontalis</i> 'Wiltonii'	7
BSJ Blue Star Juniper / <i>Juniperus squamata</i> 'Blue Star'	5
BAU Blue Arrow Juniper / <i>Juniperus virginiana</i> 'Blue Arrow'	13
PZJ Compact Pfitzer Juniper / <i>Juniperus x media</i> 'Pfitzerana Compacta'	6
OGH Oregon Grape / <i>Mahonia aquifolium</i>	3
BGS Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globosa'	2
BTM Mountain Pine / <i>Pinus mugo</i> 'Big Tuna'	2
SMP Mugo Pine / <i>Pinus mugo</i> 'Slowmound'	1
ORNAMENTAL GRASSES	
FRG Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	38
AVG Blue Avena Grass / <i>Helictotrichon sempervirens</i>	15
RSG Burgundy Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	9
PERENNIALS	
RSD Little Business Daylily / <i>Hemerocallis x 'Little Business'</i>	12
HEY Daylily / <i>Hemerocallis x 'Yellow'</i>	3
SOD Canadian Blue Fescue	
NON IRRIGATED NATIVE SEED (NOT A PART OF SDP)	
IRRIGATED LOW GROW SEED	

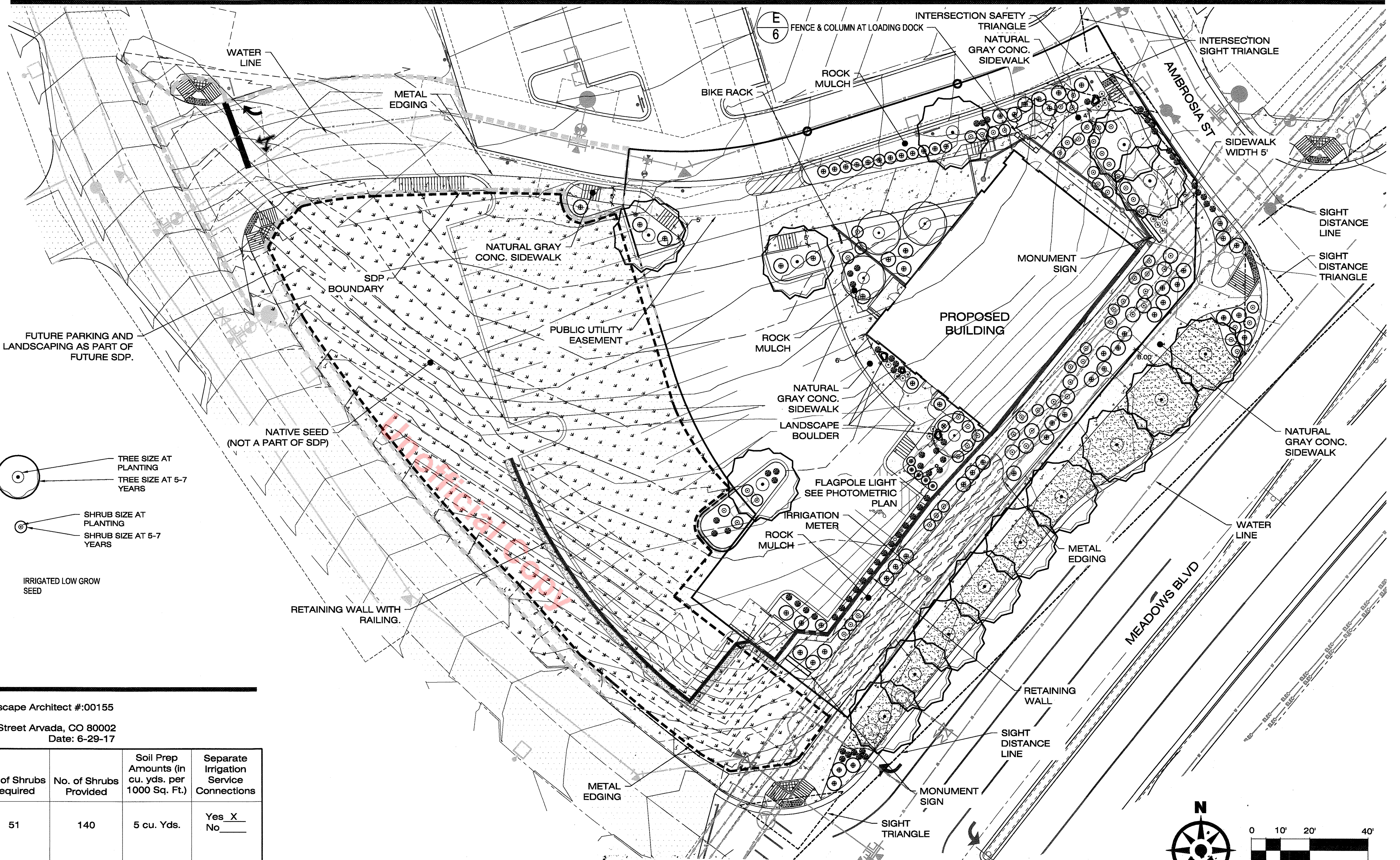
SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B

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

OUTDOOR DESIGN GROUP
 WWW.ODGDESIGN.COM
 OUTDOOR DESIGN GROUP, INC.
 5690 WEBSTER STREET
 ARVADA, CO 80002
 (303) 993-4811
 Matt Corrian Lic. # 0155

LANDSCAPE PLAN



COMMERCIAL LANDSCAPE SITE INVENTORY

Town of Castle Rock Registered Professional: Matt Corrian State of Colorado License Landscape Architect #:00155
 Town of Castle Rock Registration #: 15-1141
 Company Name: Outdoor Design Group Address: 5690 Webster Street Arvada, CO 80002
 Project Name: Meadows filing #20 Email: mcorrian@odgdesign.com Date: 6-29-17

Gross Site Area	Landscape Area in Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu. yds. per 1000 Sq. Ft.)	Separate Irrigation Service Connections
26,825	7,831	2,625 Canadian Blue Fescue 1,195 Irr. Native	0	13	20	51	140	5 cu. Yds.	Yes <u>X</u> No <u> </u>
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces.	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Min. Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
7,722	1,090	21	0	1	7	1	3	4	17

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN ON CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

LANDSCAPE SUMMARY TABLE

Category	Area (SQ.FT.)	Percentage
SHERWIN WILLIAMS SITE AREA	26,825 SQ.FT.	(29%)
IRRIGATED LANDSCAPE	7,831 SQ.FT.	(9%)
IRRIGATED TURF	2,625 SQ.FT.	(4%)
IRRIGATED NATIVE	1,195 SQ.FT.	(14%)
LIVING GROUND COVER	3,820 SQ.FT.	(0%)
NON-LIVING-GROUND COVER	0 SQ.FT.	(0%)
NON-DISTURBED AREA	0 SQ.FT.	
LANDSCAPE AREA (TOTAL)	7,831 SQ.FT.	
PARKING LOT AREA:	7,722 SQ.FT.	
PARKING LOT LANDSCAPE AREA:	1,090 SQ.FT.	
NUMBER OF SPACES	21	
NUMBER OF INTERIOR ISLANDS	1	
TREES	3	
SHRUBS	17	
ADDITIONAL STREET R.O.W. AREA	3,388 SQ.FT.	
LANDSCAPED STREET R.O.W. AREA	3,388 SQ.FT.	

CLWUR CHART FOR THE TOWN OF CASTLE ROCK

Irrig. Zone	Plant Name	App. Rate (inches/month)	Zone (VL, L, Mod, HW)	% of total Area	IA (Irrigated area in sq. ft. for each zone)	LWUR (Landscape Water Use Rating)	TA (Total area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
Spray	Canadian Blue Fescue	3	Mod	23	2,624	3	11,219	0.7
Spray	Low Grow Native Grass	2	Low	10	1,195	2	11,219	0.21
Drip	All plants are Low or Mod.	2	Low	67	7,400	2	11,219	1.3
							Total of the CLWUR	2.21

MATTHEW G. CORRIAN
 155
 2008
 Original Date of Licensure
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO
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COLORADO 811
 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
 Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0016

7855 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-941-9385	Revisions	No.	Date	Init.	Appr.	Date
SHERWIN WILLIAMS THE MEADOWS, CASTLE ROCK, COLORADO LANDSCAPE PLAN	SCALE: AS SHOWN	FILE NO: 16-09015	DRAWN BY: DPR	CHECKED BY: MGC	DATE: September 7, 2017	SHEET NUMBER
						5 OF 10

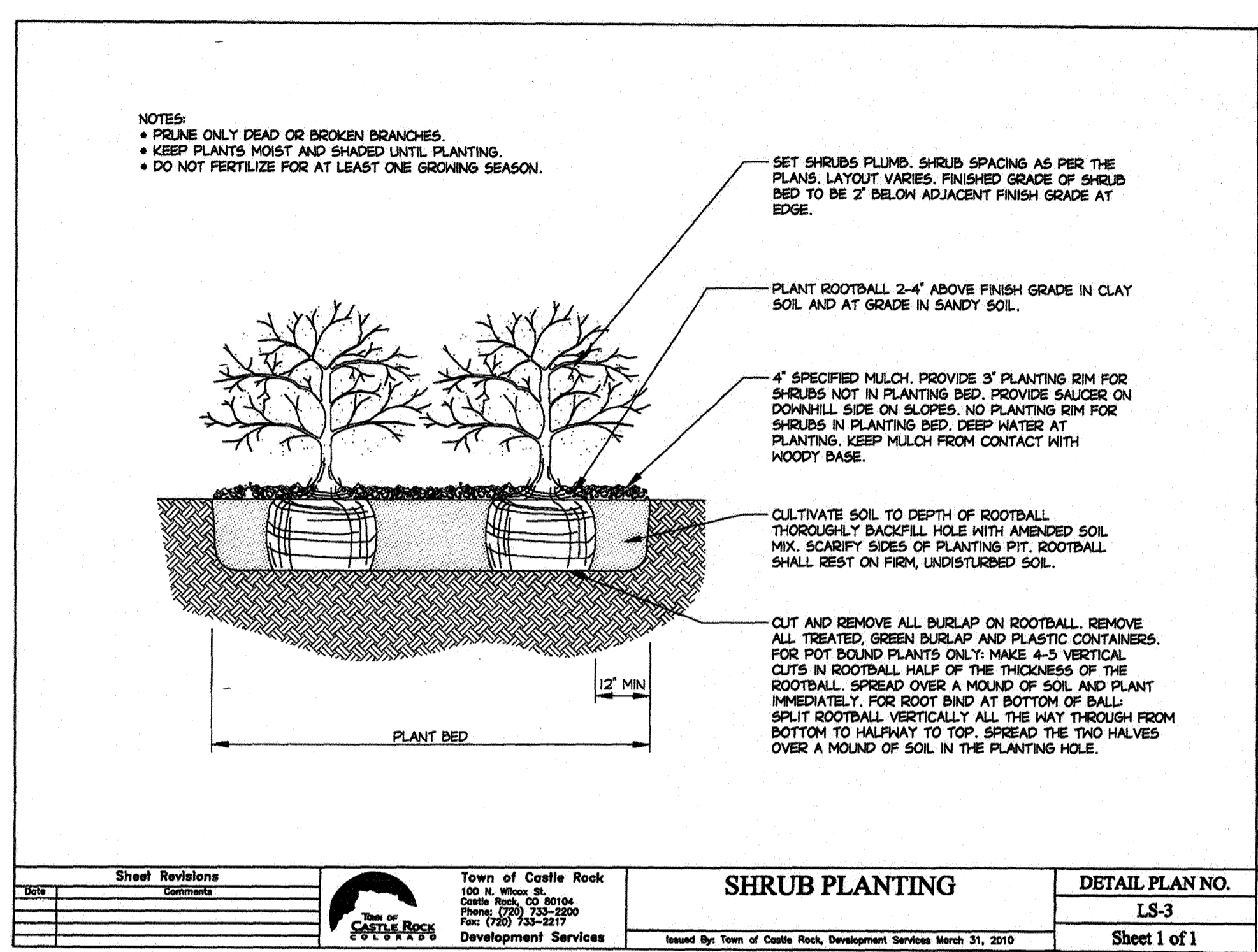
SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

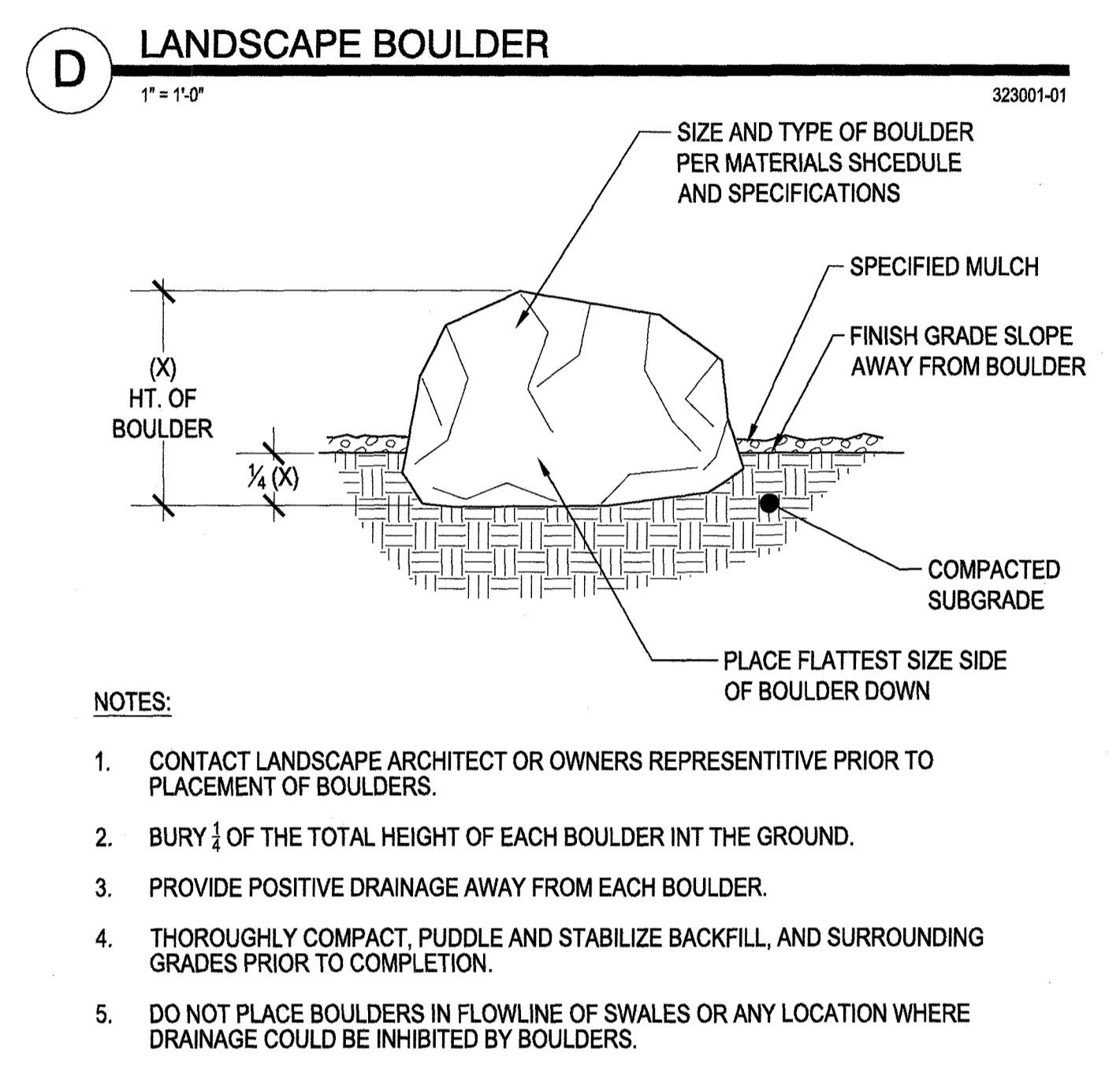
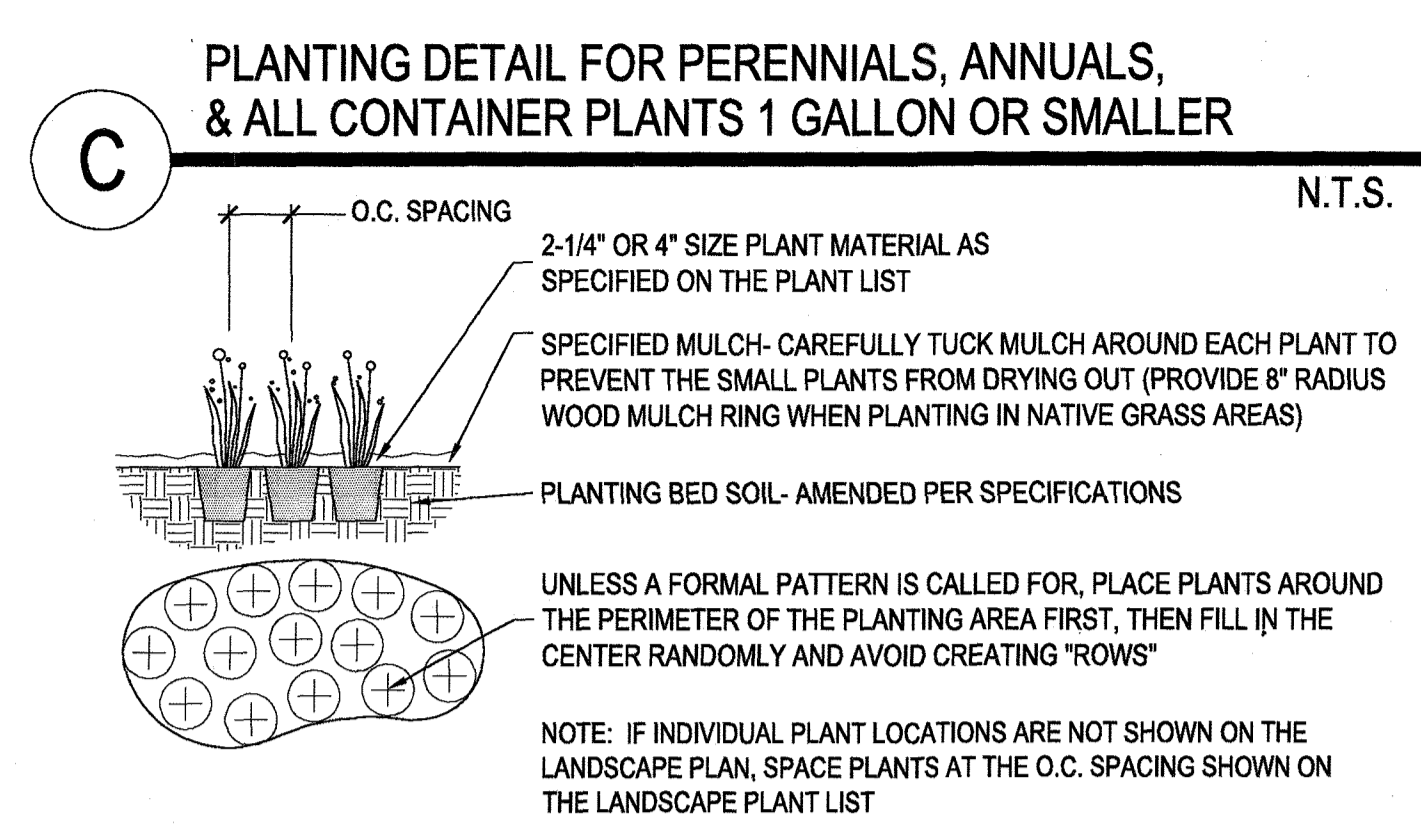
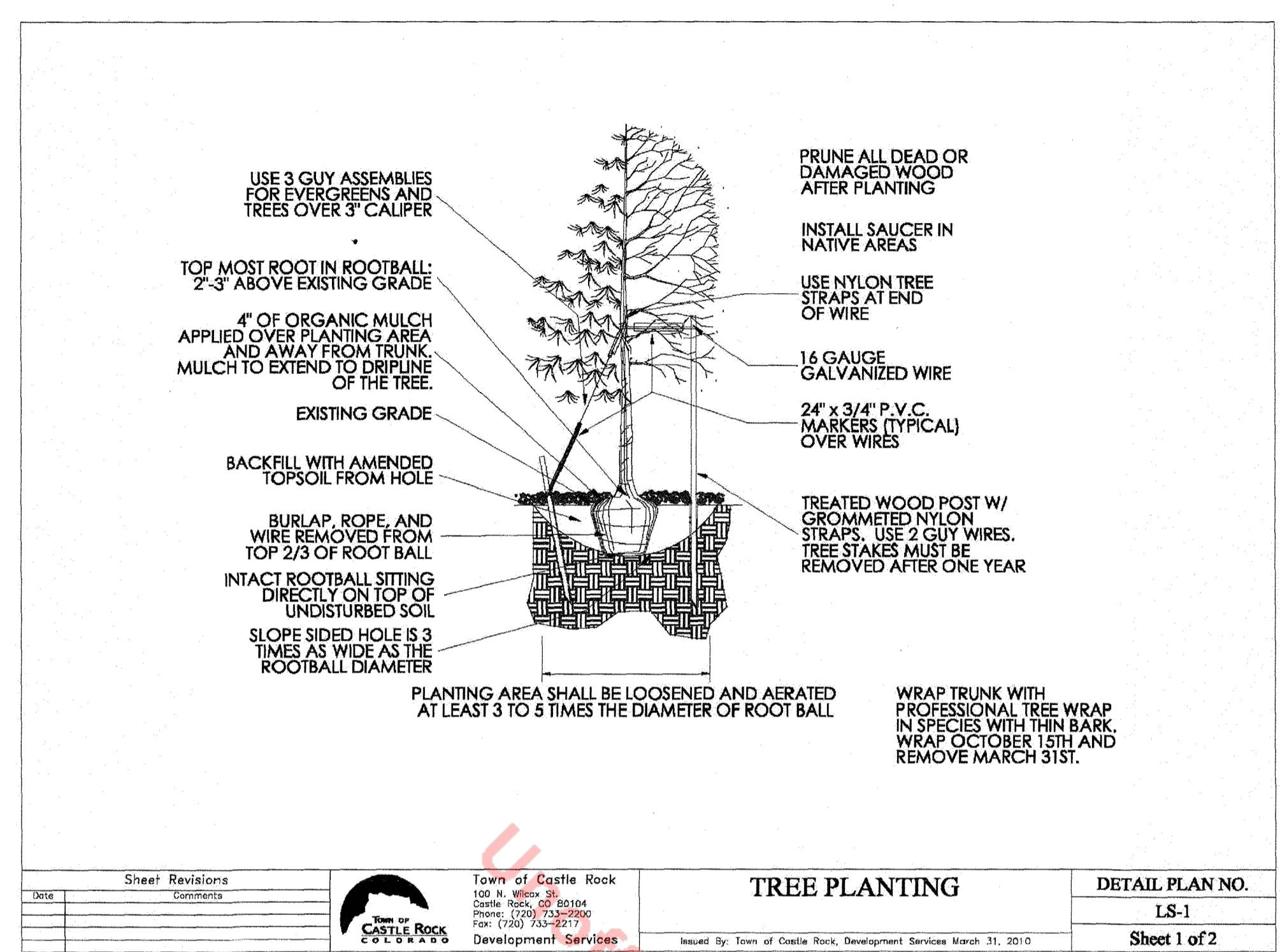


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 Matt Corrian Lic. # 0155

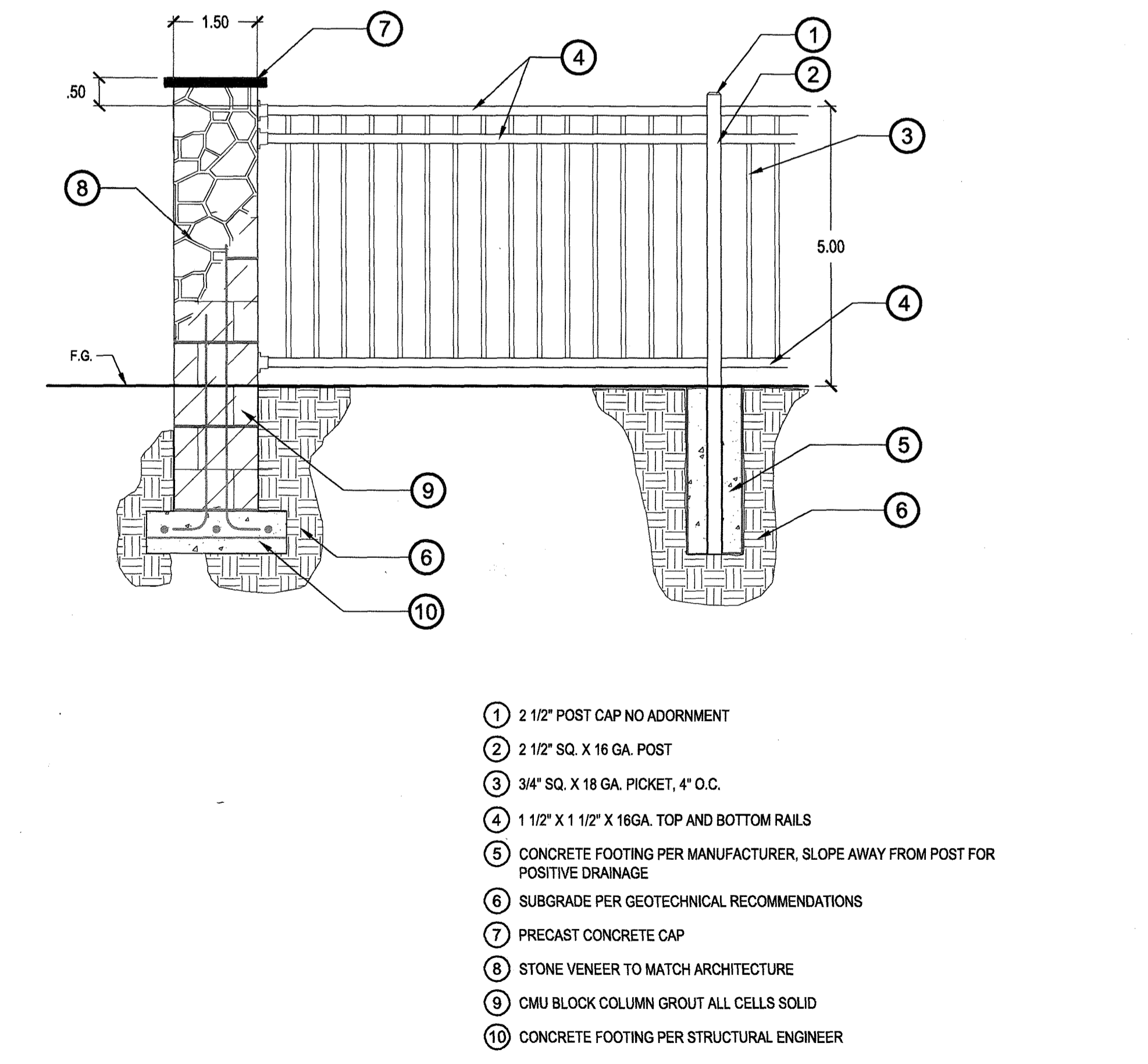
A TOWN OF CASTLE ROCK TREE PLANTING DETAIL N.T.S.



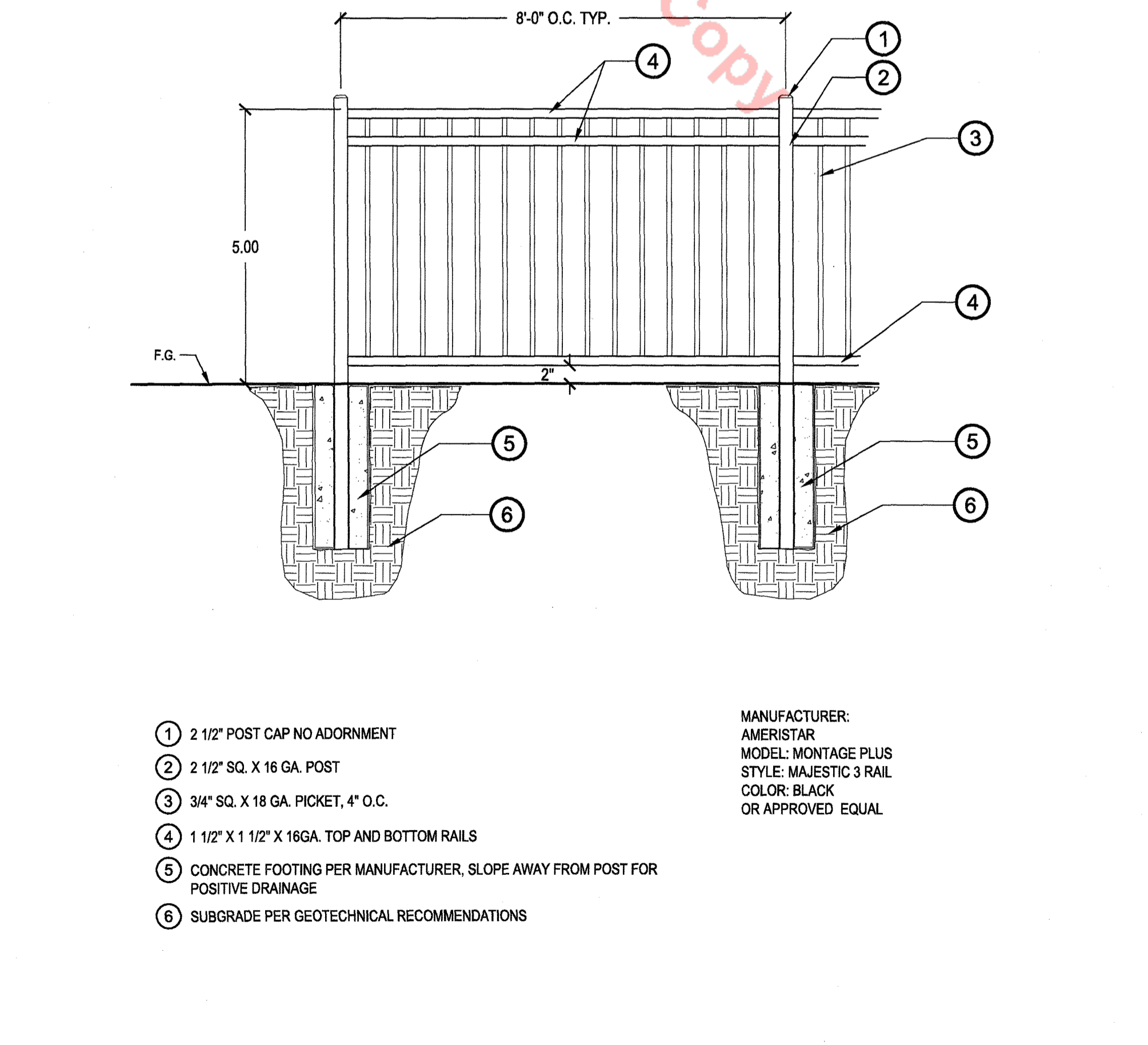
B TOWN OF CASTLE ROCK SHRUB PLANTING DETAIL N.T.S.



E FENCE AND COLUMN AT LOADING DOCK 042240-03



F FENCE AT RETAINING WALL 042240-04

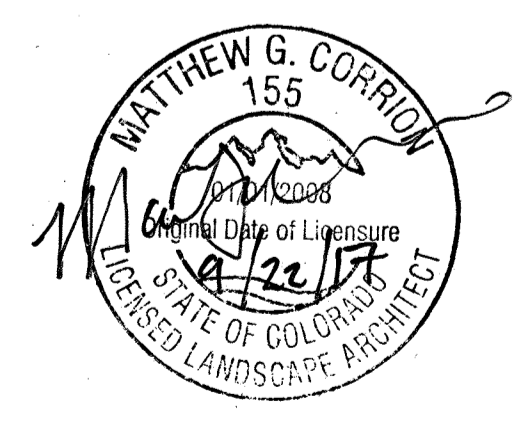


CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

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- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN ON CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- AFTER THE INITIAL INSTALLATION OF THE LANDSCAPING PLAN AS SET FORTH ON THIS SITE DEVELOPMENT PLAN (AND AS FURTHER DERIVED IN THE APPROVED LANDSCAPING CONSTRUCTION DRAWINGS) THE OWNER(S) OF THE PRIVATE O.S. TRACTS MAY, AT THE OWNERS FULL DISCRETION, REPLACE DEAD OR DYING PLANTS WITH SIMILAR PLANTS BUT NOT NECESSARILY THE SAME SPECIES OF PLANT WITHOUT OBTAINING TOWN OF CASTLE ROCK APPROVAL FOR THE REPLACEMENT OF SUCH PLANTINGS. FOR EXAMPLE, A DEAD OR DYING DECIDUOUS TREE/SHRUB CAN BE REPLACED WITH A DECIDUOUS TREE/SHRUB OF A DIFFERENT SPECIES.

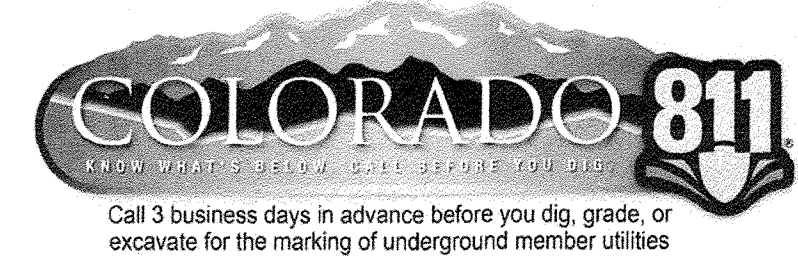
TOWN OF CASTLEROCK STANDARD LANDSCAPE NOTES

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED, USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESO) STANDARD DETAIL #17.
- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.



MATTHEW G. CORRIAN
 155
 State of Colorado
 LICENSED LANDSCAPE ARCHITECT

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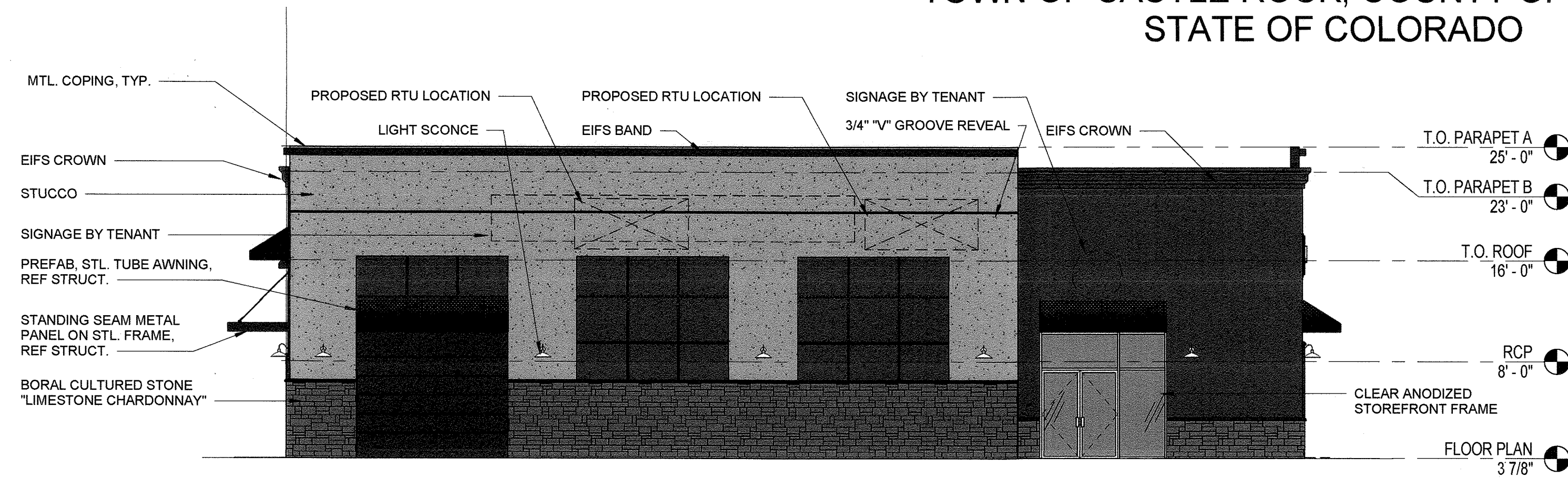
Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

THE MEADOWS FILING NO. 20 PHASE 1,
 AMENDMENT NO. 10, LOT 2B
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP17-0016

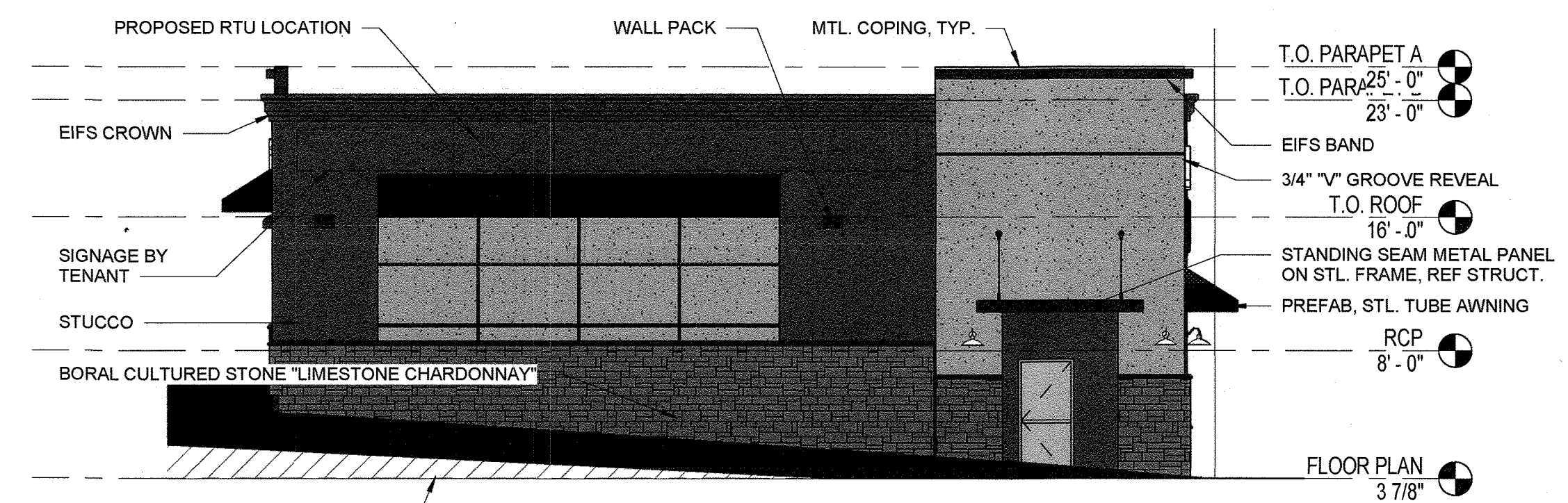
SHERWIN WILLIAMS THE MEADOWS, CASTLE ROCK, COLORADO LANDSCAPE NOTES & DETAILS	7683 E. ARAPAHOE COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-6686
SCALE: AS SHOWN	FILE NO: 16-08015
DRAWN BY: DPB CHECKED BY: JHC	DATE: September 7, 2017
SHEET NUMBER 6 OF 10	

SITE DEVELOPEMENT PLAN

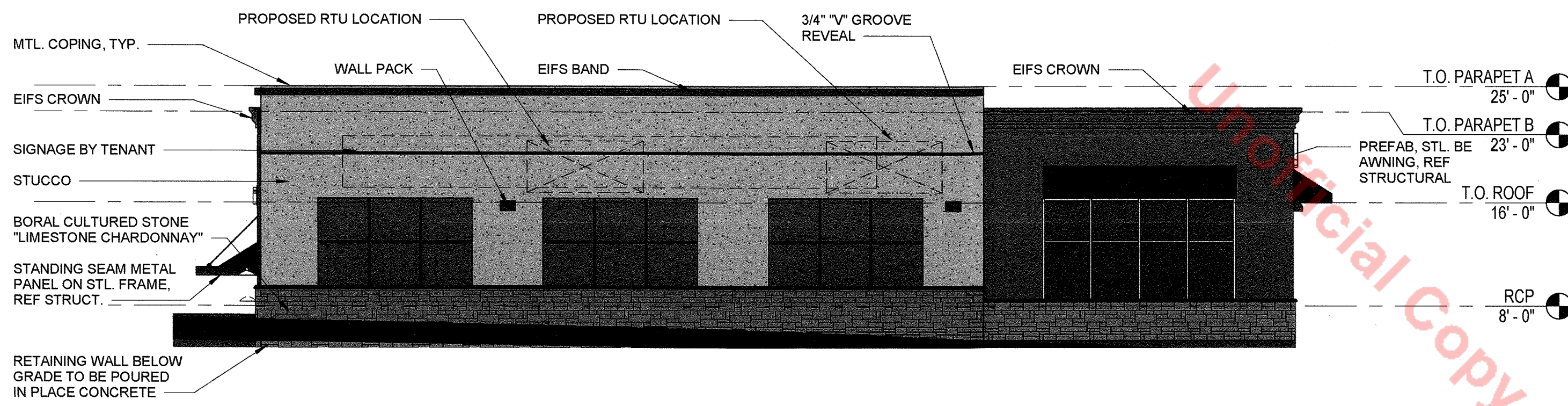
THE MEADOWS FILING NO. 20 -PHASE 1 AMENDMENT NO. 10, LOT 2B TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO



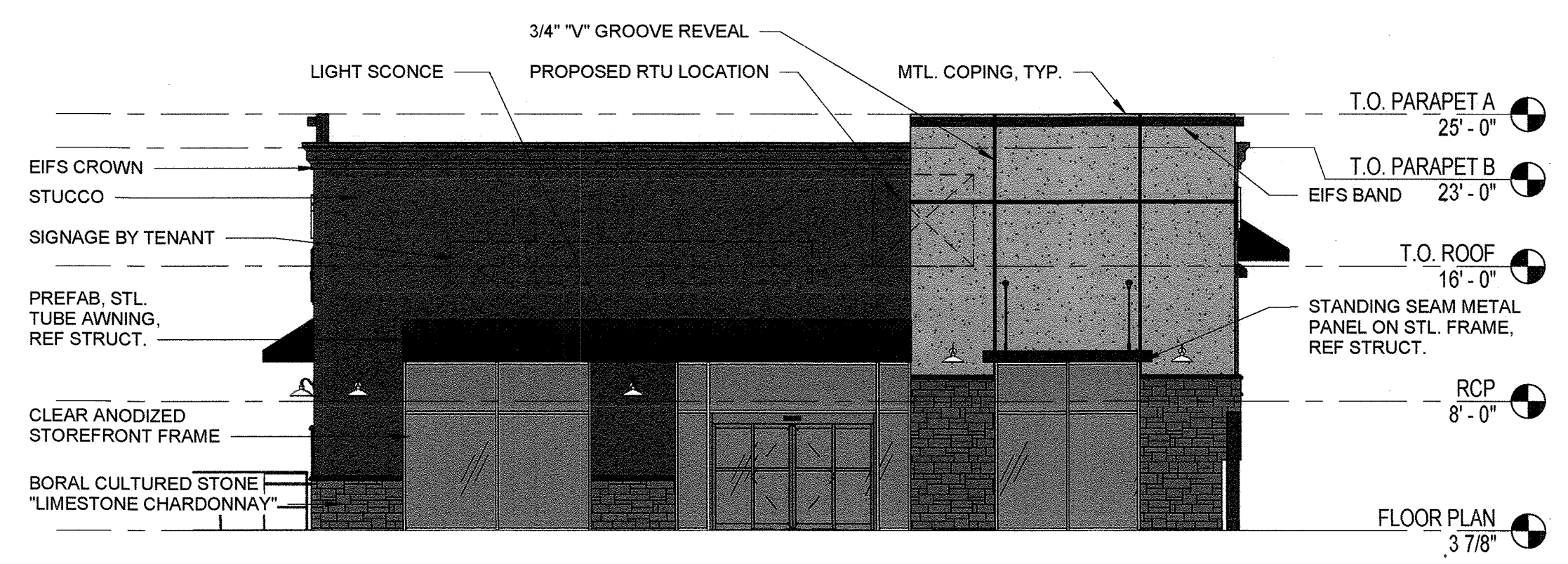
1 SD- WEST ELEV
SCALE: 1/8" = 1'-0"



2 SD- NORTH ELEV
SCALE: 1/8" = 1'-0"



3 SD- EAST ELEV
SCALE: 1/8" = 1'-0"



4 SD- SOUTH ELEV
SCALE: 1/8" = 1'-0"

FOR INTERIM REVIEW		
NOT FOR CONSTRUCTION, BIDDING, REGULATORY APPROVAL OR PERMITTING PURPOSES		
Architect:	Aaron J. Clark	
Seal No.:	23660	
Date Issued:	7.20.17	
Open studio architecture		
Revisions		
Number	Description	Date

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SHERWIN WILLIAMS - THE MEADOWS
CASTLE ROCK, CO 80109



WALL DEVELOPMENT GROUP

1121 Grant Street | Suite 2-A
Denver, Colorado 80203

**THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 10, LOT 2B
SITE DEVELOPEMENT PLAN**

PROJECT NO. SDP 17-0016

project #:	16.288
date:	7.20.17
drawn by:	Author
checked by:	Checker
drawing title:	BUILDING ELEVATIONS
drawing number:	

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION,
BIDDING, REGULATORY
APPROVAL OR PERMITTING
PURPOSES
Architect: Aaron J. Clark
Seal No.: 23660
Date Issued: 9.5.17
Open studio architecture

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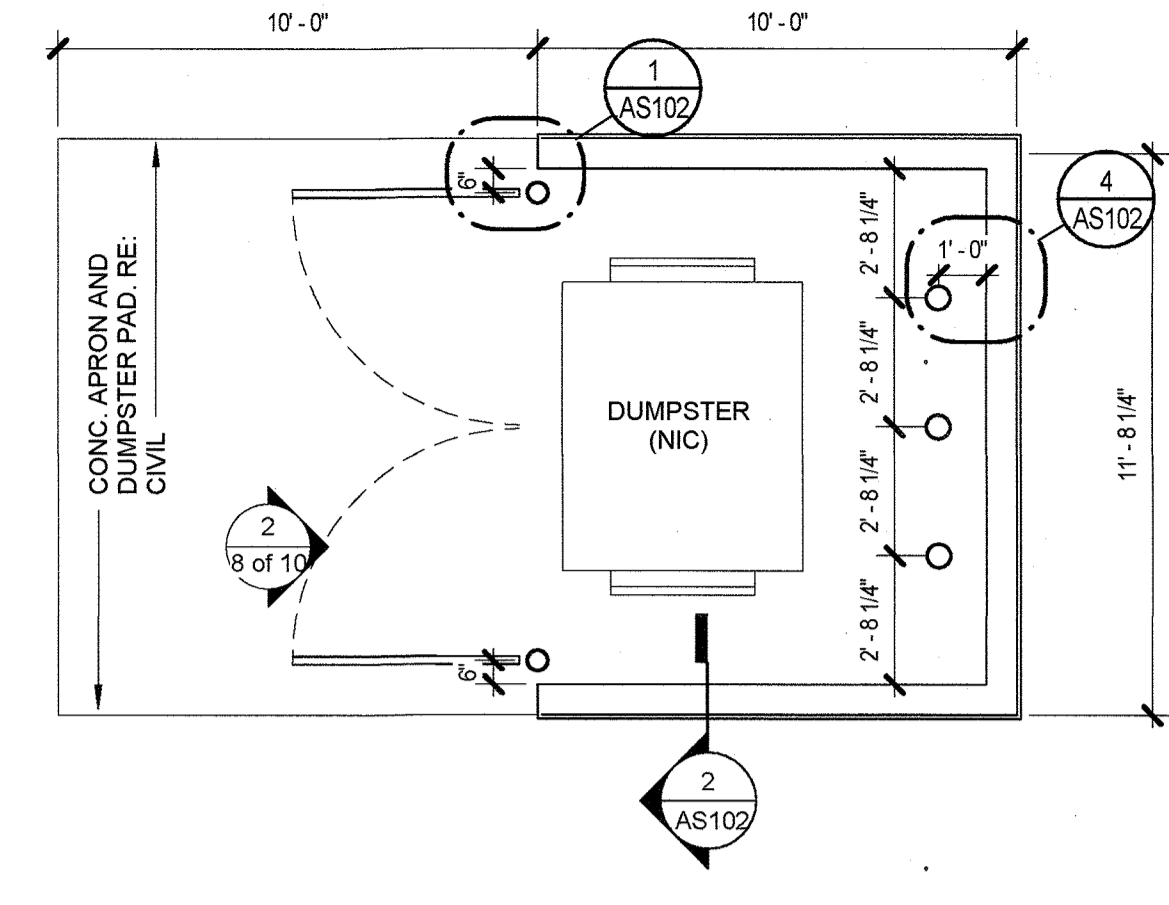
SHERWIN WILLIAMS - THE MEADOWS
3845 AMBROSIA ST., CASTLE ROCK, CO 80109

SITE DEVELOPEMENT PLAN

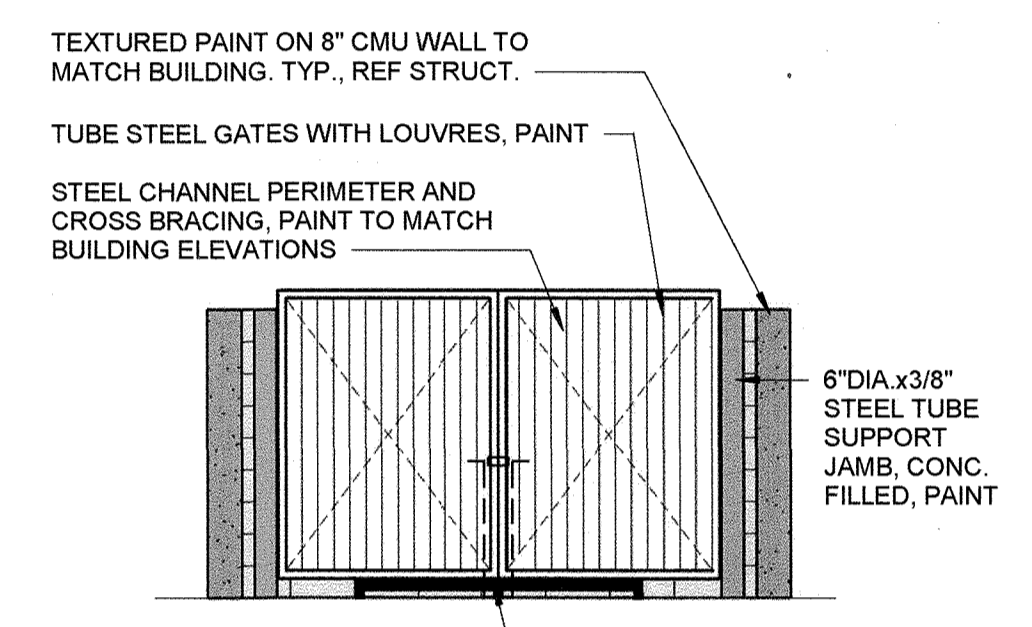
THE MEADOWS FILING NO. 20 -PHASE 1
AMENDMENT NO. 10, LOT 2B
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS
STATE OF COLORADO

SIGNAGE SUMMARY TABLE

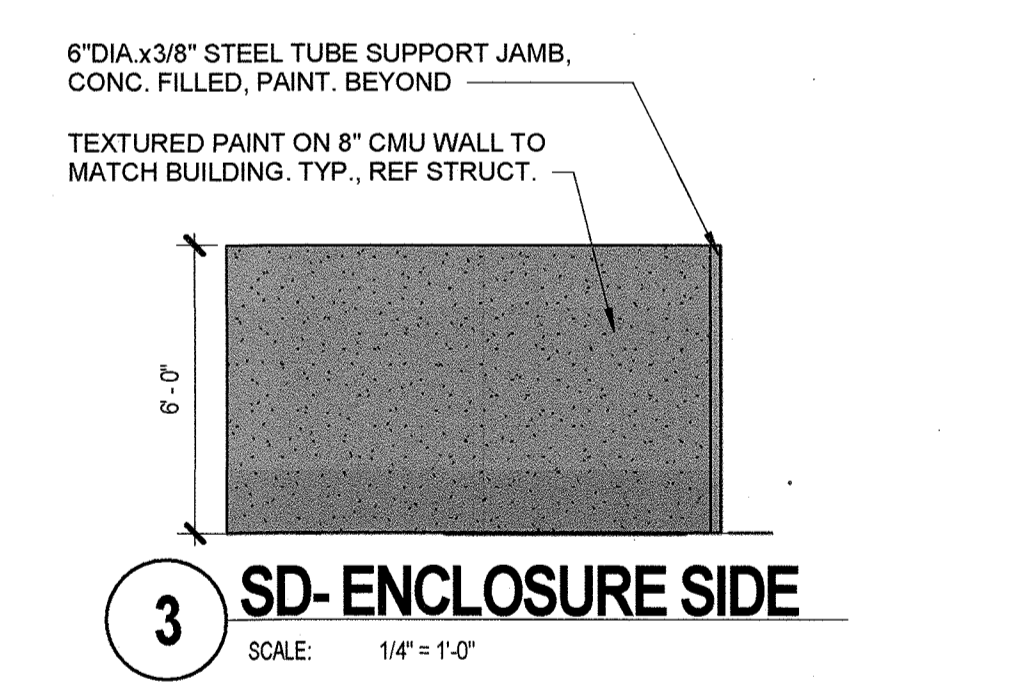
TYPE	QTY.	AREA PER UNIT
MONUMENT	2	70 SF.
TENANT SIGNAGE- SQ.	4	90 SF.
TENANT SIGNAGE- RND.	1	12 SF.



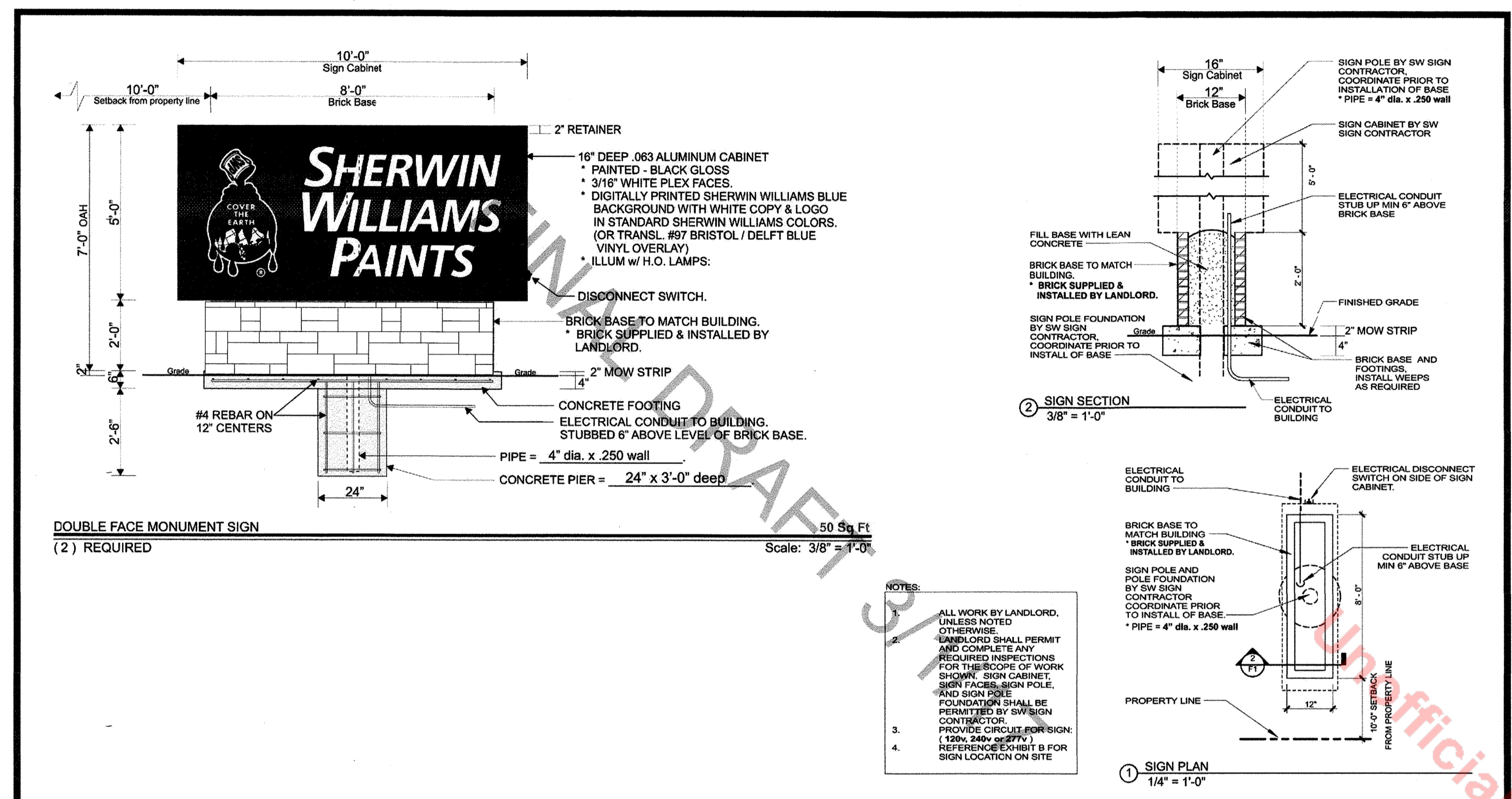
1 SD-ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



2 SD-ENCLOSURE FRONT
SCALE: 1/4" = 1'-0"

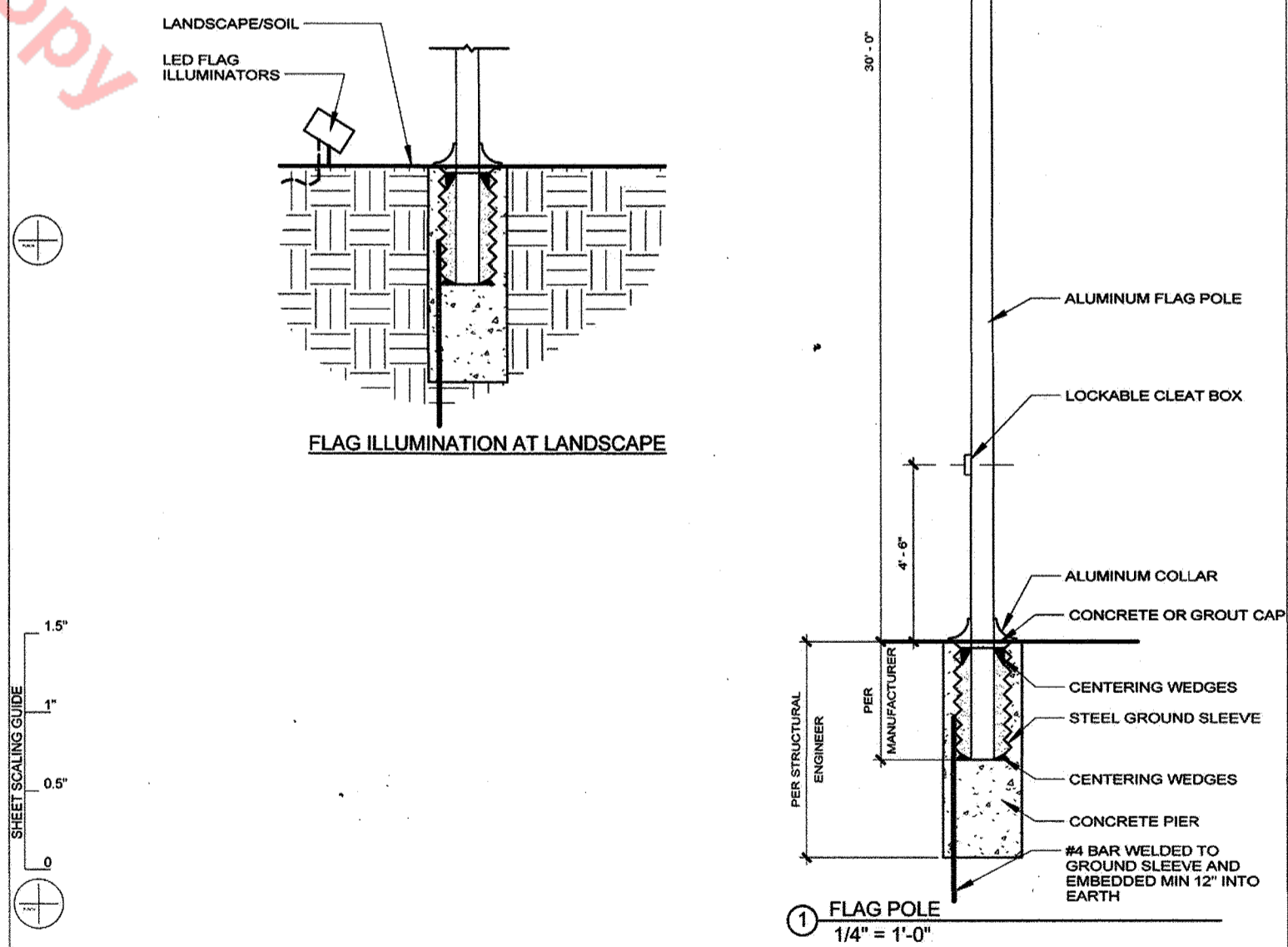


3 SD-ENCLOSURE SIDE
SCALE: 1/4" = 1'-0"



NOTES:
1. ALL WORK BY LANDLORD, UNLESS NOTED OTHERWISE.
2. LANDLORD SHALL PERMIT AND COMPLETE ANY REQUIRED INSPECTIONS FOR THE SCOPE OF WORK SHOWN. SIGN CABINET, SIGN FACE, SIGN POLE, AND SIGN POLE FOUNDATION SHALL BE PERMITTED BY SW SIGN CONTRACTOR.
3. PROVIDE CIRCUIT FOR SIGN (120V, 34W or 277V).
4. REFERENCE EXHIBIT B FOR SIGN LOCATION ON SITE.

FLAGPOLE DESIGN REQUIREMENTS AND NOTES
FLAGPOLE SHALL BE CAPABLE OF WITHSTANDING WIND LOADS AS DETERMINED BY THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS 1001 GUIDE SPECIFICATIONS FOR DESIGN OF METAL FLAGPOLES. USE LOCAL DESIGN WIND SPEEDS OR 90 MPH WIND SPEED, WHICHEVER IS GREATER.
FLAGPOLE FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE DESIGNED FOR A 4'-0" X 6'-0" NYLON FLAG AND LOCAL DESIGN WIND SPEEDS OR 90 MPH WIND SPEED, WHICHEVER IS GREATER. FLAGPOLE SHALL BE SET IN A METAL GROUND SLEEVE WITH CENTERING WEDGES.
FLAGPOLE SHALL BE EXTRUDED SATIN ALUMINUM CONE TAPERED TUBING WITH MINIMUM WALL THICKNESS OF 5/32" AND HEAT TEMPERED.
HALYARD SHALL BE INTERNAL BRAIDED NYLON ROPE WITH BALL BEARING, NON-FULFING, REVOLVING TRUCK. PROVIDE TWO STAINLESS STEEL SWIVEL SNAP HOOKS AND COUNTERWEIGHTED BEADED RETAINER RING.
FINAL BALL SHALL BE MANUFACTURER'S STANDARD FLUSH SEAMED GOLD ANODIZED BALL AND SIZED TO MATCH FLAGPOLE.
INSTALL MATCHING FINISH CLEATS PER MANUFACTURER'S DIRECTIONS AT HEIGHT INDICATED. CLEATS SHALL BE LOCATED IN A LOCKABLE CLEAT BOX OR INTERNAL TO THE FLAGPOLE WITH A LOCKABLE COVER. PROVIDE TWO SETS OF KEYS.
PROVIDE TWO FLAGS, 4'-0" X 6'-0" NYLON AMERICAN FLAG WITH SEVEN STRIPES AND EMBROIDERED STARS. INSTALL ONE FLAG ON FLAGPOLE AND AIM SPOT LIGHTS. LEAVE ONE FLAG IN BOX OR BAG, IN MANAGER'S OFFICE.
AFTER INSTALLATION, CLEAN FLAGPOLE SURFACES. ADJUST DEVICES FOR SMOOTH OPERATION AND FLAG FUNCTION.



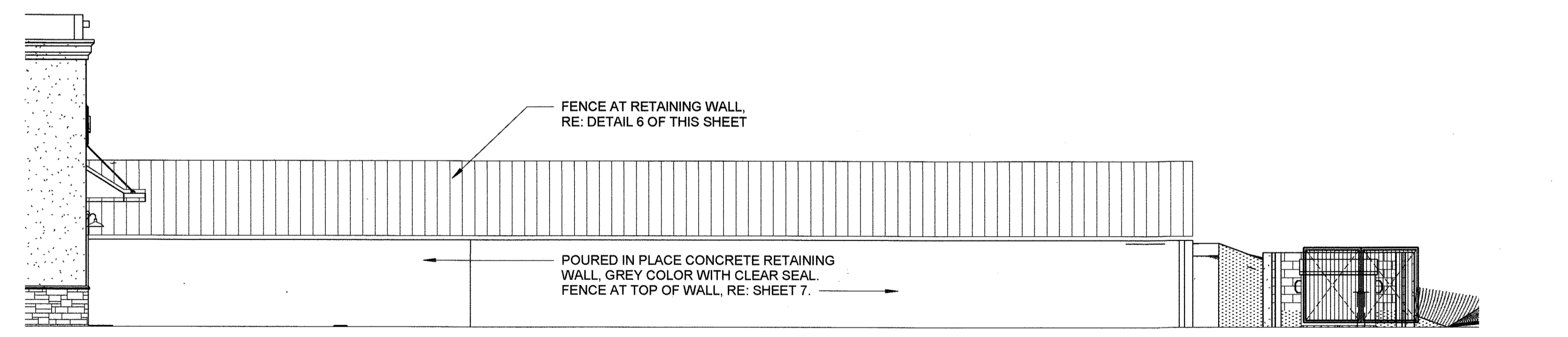
1 FLAG POLE
1/4" = 1'-0"

DATE	REVISIONS	NAME	AUTHORIZATION

Client: **SHERWIN WILLIAMS** STORE # _____
Installation Address: **MEADOWS PARKWAY CASTLE ROCK, CO**
Designer: **KN** Account Executive: **MDF**
DATE: **12-14-16** SHEET **8** OF **9** DESIGN # **16-303**
Gerber FILE = 1-2016-Jobs11-SherwinWilliams/CO/CastleRock/Production/Jobst/CASTLE1
Corel FILE = 1-2016-Jobs11-SherwinWilliams/CO/CastleRock/Drawings/16-303

accent graphics
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4 RETAINING WALL ELEVATION
SCALE: 1/8" = 1'-0"

WALL DEVELOPMENT GROUP
1121 Grant Street | Suite 2-A
Denver, Colorado 80203

THE MEADOWS FILING NO.
20, PHASE 1, AMENDMENT
NO. 10, LOT 2B
SITE DEVELOPEMENT PLAN

PROJECT NO. SDP 17-0016

project #: 16.288
date: 9.5.17
drawn by: Author
checked by: Checker
drawing title: TRASH ENCLOSURE & SIGNAGE DETAILS
drawing number:

SITE DEVELOPMENT PLAN

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK LIGHTING STANDARD NOTES:

OBJECTIVES FOR LIGHTING: THE OBJECTIVE OF THE SITE LIGHTING IS TO PROVIDE LIGHTING FOR PARKING AREAS FOR SAFETY.

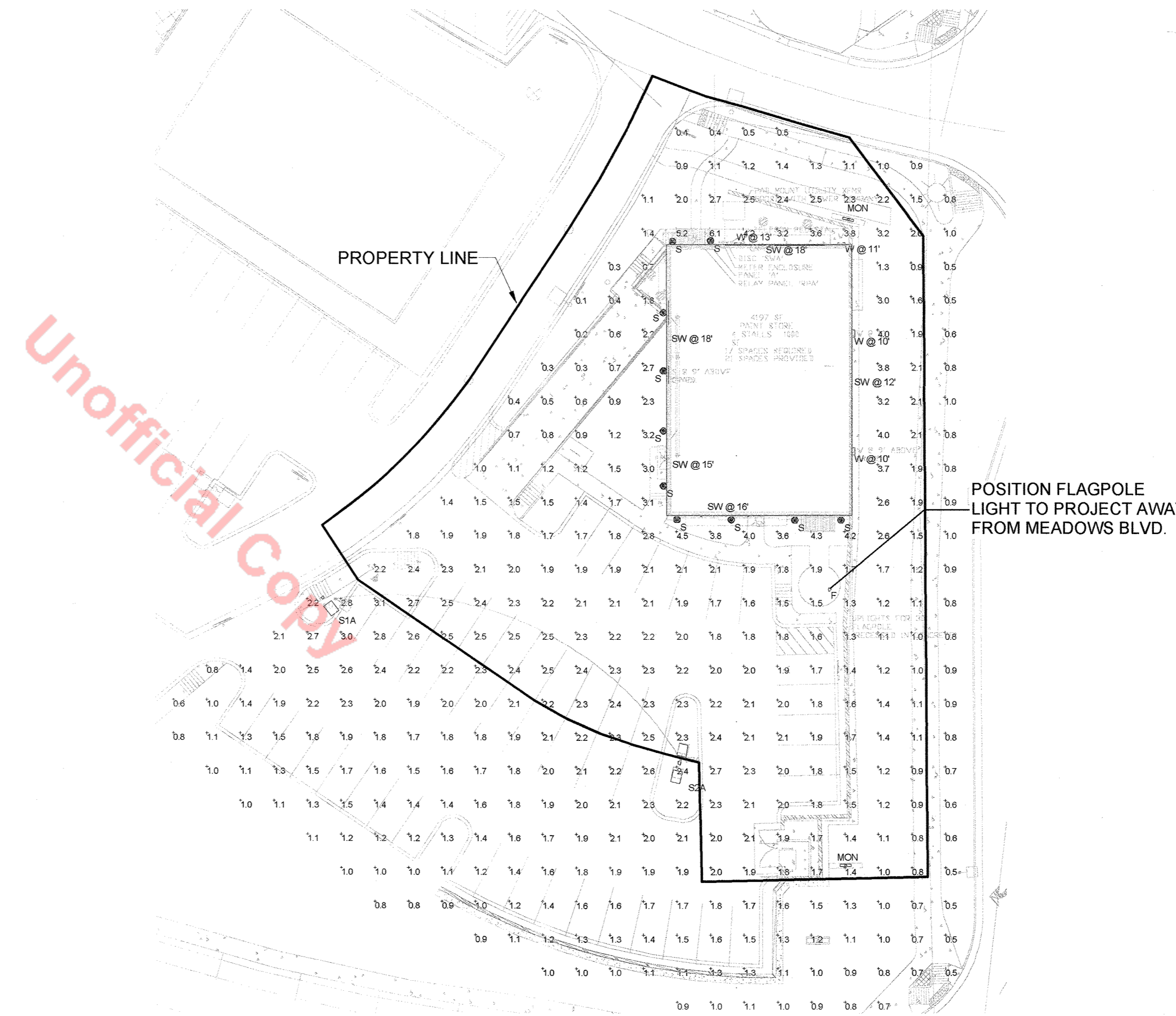
HOURS OF LIGHT OPERATION SHALL BE BETWEEN DUSK AND DAWN.

SITE LIGHTING WAS DESIGNED TO MITIGATE LIGHT LEAKAGE TO ADJACENT PROPERTIES.

THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT THE BUILDING'S FACADE AND UNSHIELDED WALL PACKS.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Number Lenses	Lumens Per Lamp	Light Loss Factor	Wattage
□	S1A	1	Ultrava Lighting	DEAT LED ROC 1000 40K TSM ANVOLT	DEAT LED with 60 LEDs @ 1000 mA, 4000K, TYPE 5 WIDE OPTICS	LED	30' ABOVE GRADE	1	21000	1	200
□	S2A	1	Ultrava Lighting	DEAT LED ROC 1000 40K TSM ANVOLT	DEAT LED with 60 LEDs @ 1000 mA, 4000K, TYPE 5 WIDE OPTICS	LED	30' ABOVE GRADE	1	20077	1	418
□	W	4	Ultrava Lighting	DEAT LED ROC 1000 40K TSM ANVOLT	DEAT LED with 60 LEDs @ 1000 mA, 4000K, TYPE 5 WIDE OPTICS	LED	VARIES, SEE PLAN	1	3673	1	36.8
□	S	10	Sherwin Lighting	WGS015LED0V 14W 40K E14 M5-L0W	OSRAM LED WITH 10 LED LIGHT BURNER, TYPE TSM OPTIC, 4000K, @ 100MA	LED	30' ABOVE GRADE	1	1235	1	14.2
○	F	1	Hyphal	MB40R 10LED WATERK NSF FLOOD HL 3000MA	IP68 X 10" LED LUMINAIRE ONE MODULE WITH 10 COOL WHITE LEDS WITH WAF OPTICS CLEAR LENS AIMED AT FLAG	LED	RECESSED	1	1241	1	14.04
□	SW	5	Accent Graphics	CUSTOM	WALL MOUNTED ILLUMINATED SIGNAGE	LED	VARIES, SEE PLAN	1	--	1	--
□	MON	2	Accent Graphics	CUSTOM	ILLUMINATED MONUMENT SIGN	LED	4'5" ABOVE GRADE	1	--	1	--

Notes		Statistics				
1. ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.		Description	Symbol	Qty	Min	Max
2. ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.		Flag	+	2%	3.5'	1.5'
		Parking	+	17.7%	61.1'	61.01'



THIS SHEET IS INTENDED FOR INFORMATIONAL PURPOSES ONLY.

1 SITE PHOTOMETRICS
 1" = 30'

THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10, LOT 2B
 SITE DEVELOPMENT PLAN
 PROJECT NO. SPD17-0016



SHERWIN WILLIAMS - THE MEADOWS

CASTLE ROCK, CO 80109

project #:	16-288
date:	08-02-17
drawn by:	DLUKERT
checked by:	CLCLEMENTS
drawing title:	PHOTOMETRIC SITE PLAN
drawing number:	

