

File: C:\S\000000\CV.dwg Path: P:\Colorado\castle rock\boduch design group\the little school design group #23-222-002\2 drawings\ Plotted by: Adam Date: 31-Aug-23 4:40:20pm

SITE DATA	
LOT 1	0.245± AC
TOTAL	0.245± AC
ZONING:	B (BUSINESS/COMMERCIAL) - WITHIN DOWNTOWN OVERLAY DISTRICT
LOCAL JURISDICTION:	CASTLE ROCK, COLORADO

BASIS OF BEARING

ORIGINAL PLAT IS INTERIOR ANGLES. BEARINGS ARE ASSUMED AND BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOT 6 & THE SOUTH 1/2 OF LOT 5, TOWN OF CASTLE ROCK REC NO. 1874010001, COUNTY OF DOUGLAS, STATE OF COLORADO S 00°31'17" W; NORTHEAST CORNER IS A #5 REBAR WITH A 1-1/2" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 36570; SOUTHEAST CORNER IS AN "X" CHISELED INTO CONCRETE WALL AS SHOWN HERON BETWEEN THOSE IDENTIFIES MONUMENTS.

BASIS OF ELEVATIONS

DOUGLAS COUNTY BENCHMARK:
DCBM 3020015
ELEVATION = 6255.00 (NAV88B)

LEGAL DESCRIPTION

LOT 6 & S 1/2 OF LOT 5 BLOCK 22,
TOWN OF CASTLE ROCK, STATE OF COLORADO, COUNTY OF DOUGLAS

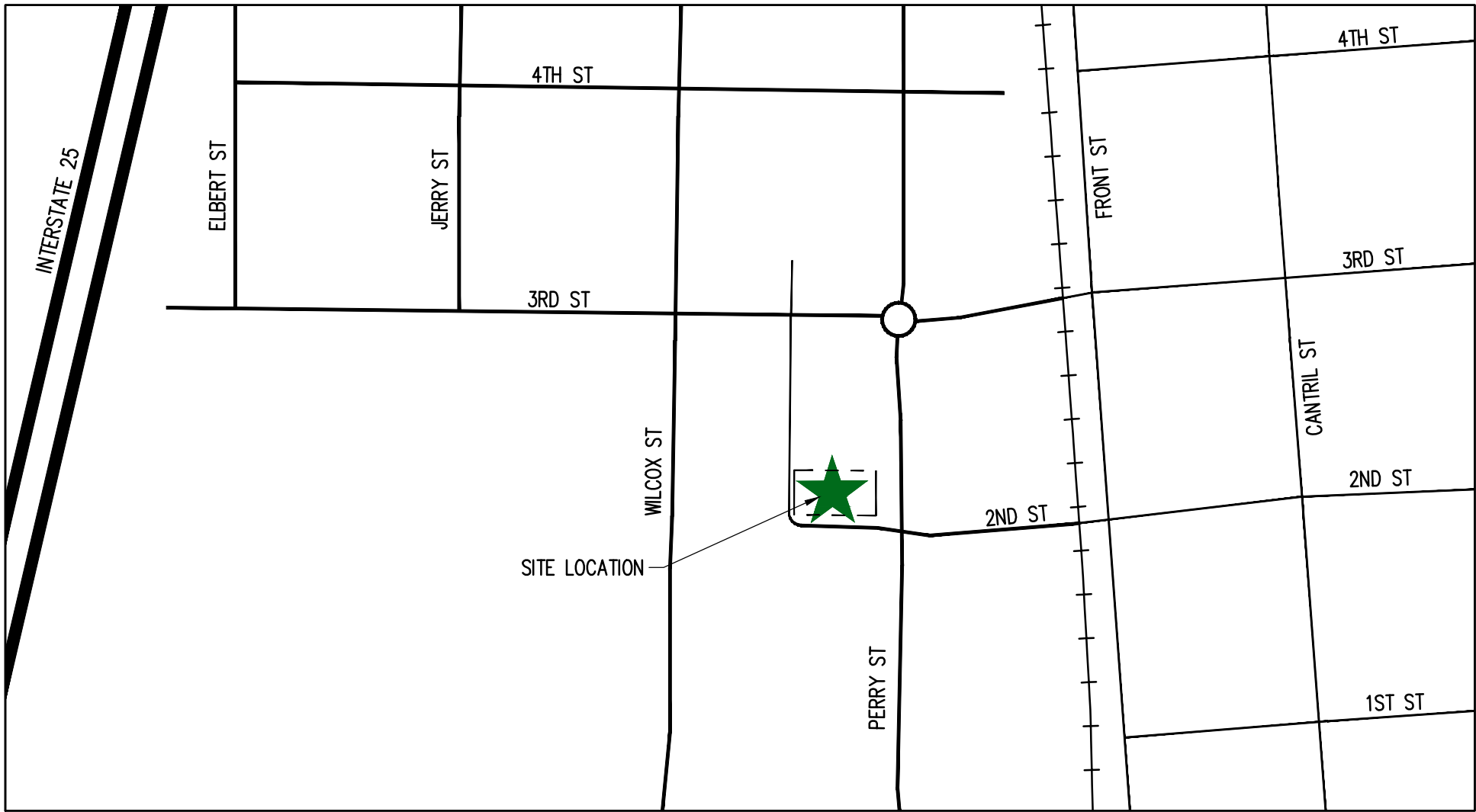
PROJECT CONTACTS:

CIVIL ENGINEER RIDGETOP ENGINEERING 541 E. GARDEN DRIVE, UNIT N WINDSOR, CO 80550 (970) 663-4552 CONTACT: MIKE BEACH, P.E.	DEVELOPER/APPLICANT THE LITTLE SCHOOL ON PERRY ST. 203 PERRY ST. CASTLE ROCK, CO 80104 (970) 420-9048 CONTACT: TAYLOR LEWSON
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ARCHITECT BODOUCH DESIGN GROUP 4969 S. AKIRE ST. MORRISON, CO 80465 (303) 901-0720 CONTACT: SCOTT BODOUCH, AIA	SURVEYOR DAVID E. ARCHER & ASSOCIATES, INC. 105 WILCOX ST. CASTLE ROCK, CO 80104 (303) 688-4642 CONTACT: KEVIN E. ARCHER P.E. KARCHER@DAVIDARCHER.COM
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LANDSCAPE ARCHITECT
PLANSCAPES
980 NORWAY MAPLE DR.
LOVELAND, CO 80538
(970) 988-5301
CONTACT: ROB MOLLOY, PLA, ASLA

DRAWING INDEX		
SHEET	TITLE	#
CV-1.0	COVER SHEET	1
DM-1.0	DEMO PLAN	2
C-1.0	SITE PLAN	3
C-2.0	GENERAL GRADING PLAN	4
C-3.0	GENERAL UTILITY PLAN	5
LS1	LANDSCAPE PLAN	6
LS2	LANDSCAPE NOTES	7
A2.0	PROPOSED FLOOR PLAN	8
A3.0	HISTORICAL LANDMARK ELEVATIONS	9
A3.1	PROPOSED OVERALL ELEVATIONS	10
A3.2	PROPOSED OVERALL ELEVATIONS	11
EP-100	SITE PHOTOMETRICS PLAN	12
EP-101	PHOTOMETRICS CUT SHEETS	13



VICINITY MAP

1" = 250'



SITE DEVELOPMENT PLAN 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 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C0301G, DATED MARCH 16TH, 2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, 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.
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED ____."
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE.
HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/

SURVEYOR'S CERTIFICATE

I, _____, 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 SURVEY _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____, 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.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____
CO REGISTRATION NO. 45088

OWNERSHIP CERTIFICATION

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

LINDEN PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS LINDEN PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP.
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ OF LINDEN PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION 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.

POPLAR INVESTMENTS, INC., A COLORADO CORPORATION.
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ OF POPLAR INVESTMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

BENCHMARK:

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

DATE

08/31/2023

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1.0

1 of 13

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Windsor, CO 80550
T (970) 663-4552 W ridgetopeng.com

SEAL

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

SUBMITTAL

SITE DEVELOPMENT PLAN

DRAWN BY: AUS
CHECKED BY: MRB
PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1.0

1 of 13



LOT 6 & S 1/2 OF LOT 5, BLOCK 22
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
A PARCEL OF LAND LOCATED IN THE NW 1/4
OF SECTION 11, TOWNSHIP 8, RANGE 67 W OF THE 6TH P.M.

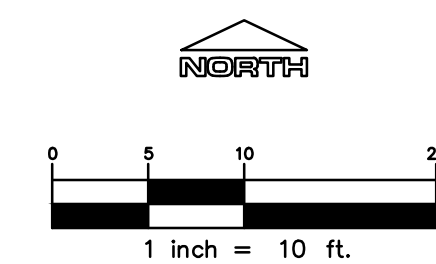


PROPERTY LINE	---
REMOVE/REPLACE EX. PAVEMENT/HARDSCAPE	
PROTECT EXISTING	
REMOVE/REPLACE EXISTING CONCRETE/SIDEWALK	
CURB REMOVAL	—+—+—+—+—+—+—+—+—+—
SAW CUT	- - - - -
UTILITIES TO BE DEMOED	~~~~~

NOTE: FOR ANY REMOVALS BACK TO MAIN OR SIMILAR; ALL HARD SURFACES, BASE MATERIAL, CURB AND GUTTER, ETC MUST BE REPLACED WITH SAME TYPE/COLOR MATERIAL AS REMOVED.

1. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, DATED 10/05/2022. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED STEWORM IMPROVEMENTS. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE STEWORM WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS AGENCIES AND EXISTING MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS A EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
4. CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
5. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
6. REMOVE EXISTING PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS.
7. CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RISERS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.

1. PROTECT EXISTING BUILDING. TO REMAIN.
2. DEMOLISH EXISTING SHED
3. PROTECT EXISTING RETAINING WALLS
4. DEMOLISH AND REMOVE EXISTING RETAINING/ROCKERY WALLS
5. REMOVE EXISTING GAS METER. TO BE RELOCATED.
6. PROTECT EXISTING PLANTER
7. REMOVE EXISTING SIDEWALKS AND PATHWAYS
8. DEMOLISH AND REMOVE EXISTING ASPHALT PAVEMENT/CONCRETE TO DEPTH SUFFICIENT TO CONSTRUCT NEW PAVING AND IMPROVEMENTS.
9. DEMOLISH EXISTING CONCRETE CURB
10. PROTECT HISTORICAL MARKER. TO REMAIN.
11. CLEAR AND GRUB AREA OF ANY EXISTING IMPROVEMENTS IN THE WAY OF THE PROPOSED BUILDING AND SITE IMPROVEMENTS.
12. REMOVE ALL EXISTING FENCING FROM SITE



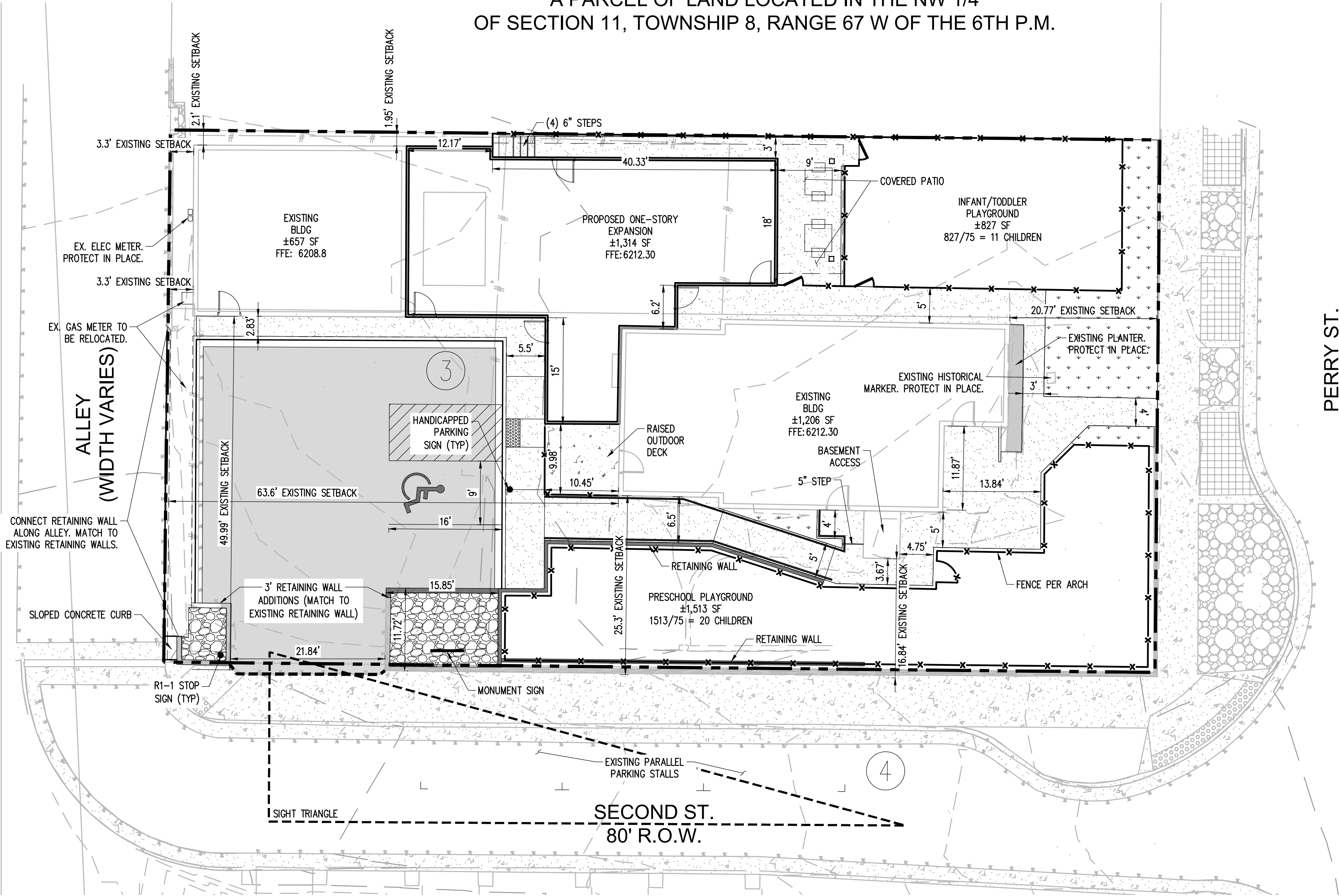
Know what's **below**.
Call before you dig.

File: C:\S011005.dwg Path: P:\Colorado\castle rock\houch design group\the little school daycare #23-222-002\2 drawings\ Plotted by: Adam Date: 31-Aug-23 2:36:30pm

SITE DEVELOPMENT PLAN

LITTLE SCHOOL ON PERRY STREET

LOT 6 & S 1/2 OF LOT 5, BLOCK 22
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
A PARCEL OF LAND LOCATED IN THE NW 1/4
OF SECTION 11, TOWNSHIP 8, RANGE 67 W OF THE 6TH P.M.



LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	ASPHALTIC CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAW CUT
	BUILDING
	FENCE
	ROCK GARDEN
	EXISTING HARDSCAPE (TO REMAIN)

NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY DAVID E. ARCHER & ASSOCIATES INC., DATED 10/15/2021. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
6. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
7. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ZONING DATA

LOT 1	0.245± AC
TOTAL	0.245± AC
ZONING:	B (BUSINESS/COMMERCIAL)
LOCAL JURISDICTION:	CASTLE ROCK, COLORADO

PARKING DATA

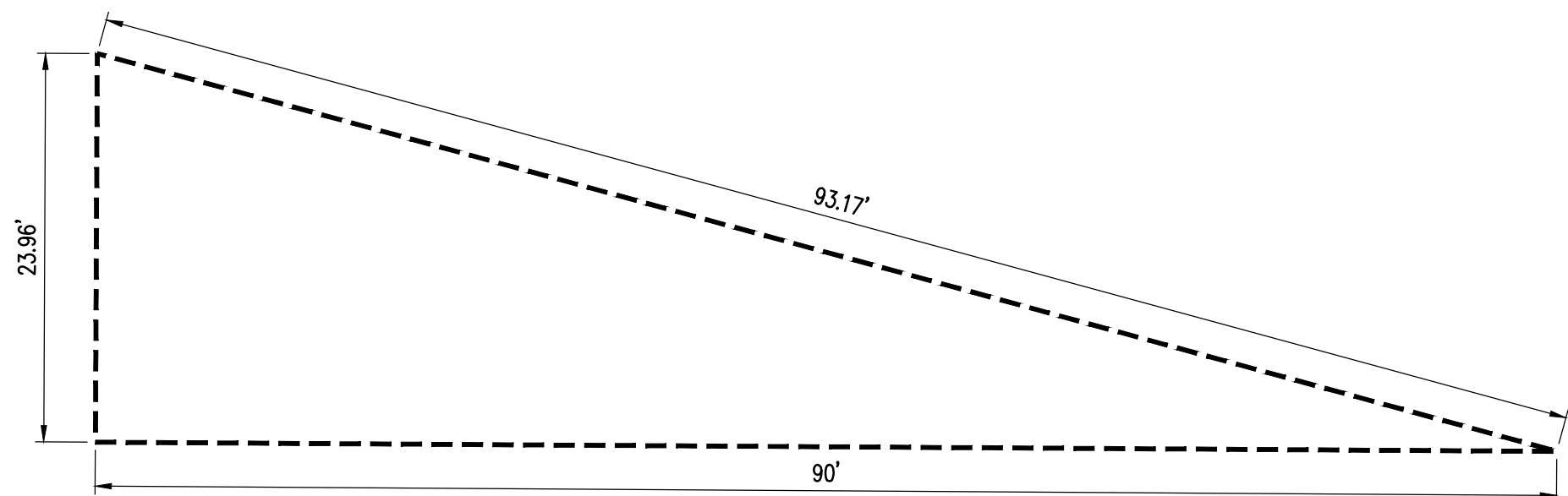
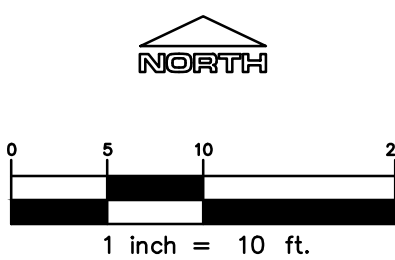
PARKING PROVIDED	
STANDARD STALLS	= 6 STALLS
ACCESSIBLE STALLS	= 1 STALL
TOTAL STALLS	= 7 STALLS

PARKING REQUIRED: TBD

TYPICAL STALL DIMENSIONS:
9' X 19' STANDARD

BIKE PARKING: TBD

SIGHT TRIANGLE DIMENSIONS



Know what's below.
Call before you dig.

SDP23-00X
PREAPP23-0031 - LITTLE SCHOOL ON PERRY ST.

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (877) 863-4562 W ridgektopeng.com

SEAL

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

SUBMITTAL

SITE DEVELOPMENT PLAN

DRAWN BY: AUS

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

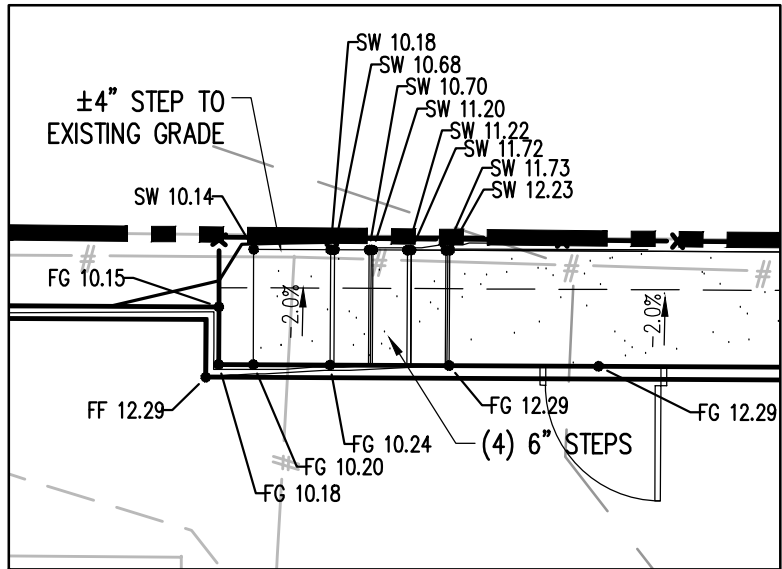
SITE PLAN

SHEET INFORMATION

C-1.0

3 of 13

File: C:\S012006.dwg Path: P:\Colorado\castle rock\houch design group\the little school daycare #23-222-002\2 drawings\ Plotted by: Adam Date: 31-Aug-23 2:36:42pm

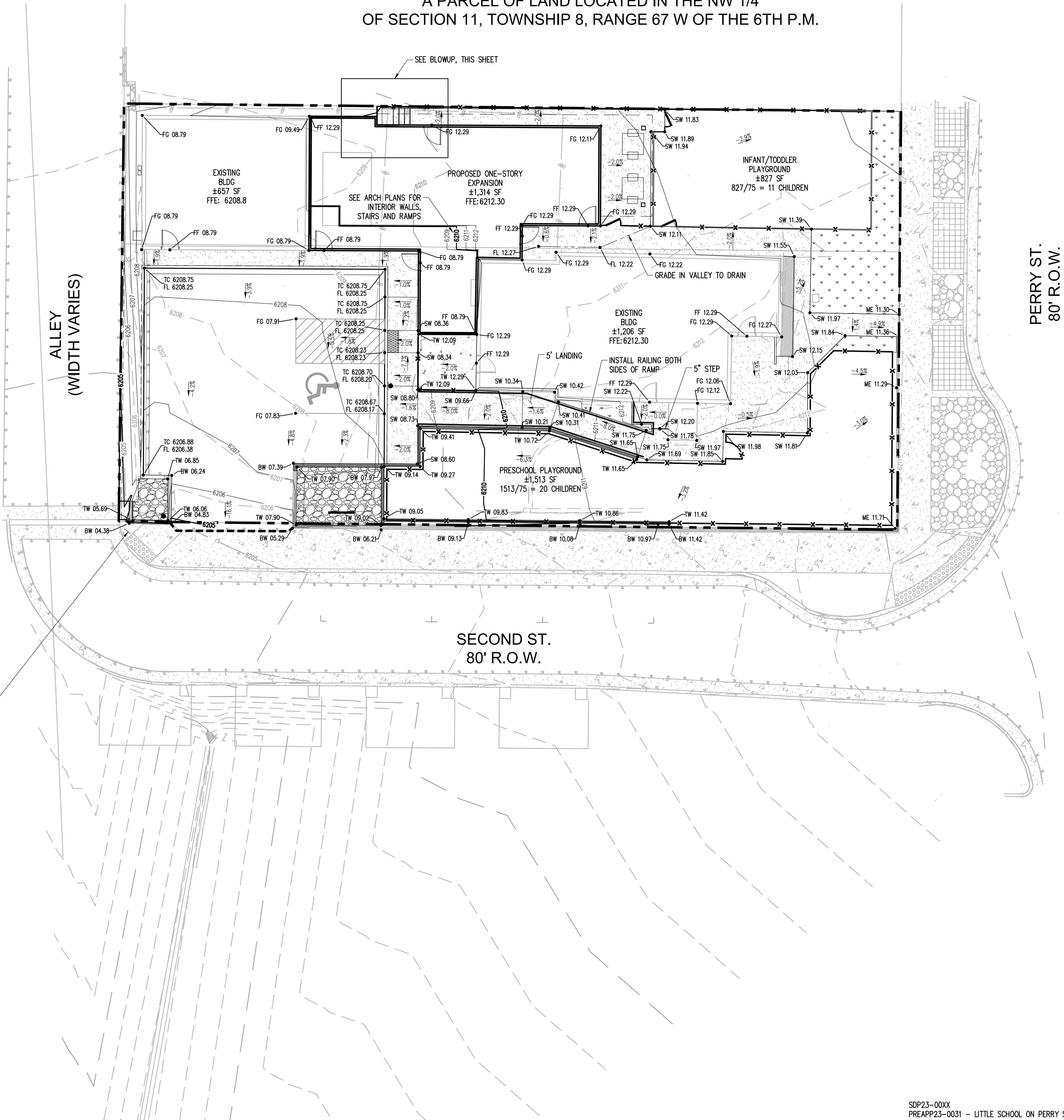


SITE BLOWUP 1

SITE DEVELOPMENT PLAN

LITTLE SCHOOL ON PERRY STREET

LOT 6 & S 1/2 OF LOT 5, BLOCK 22
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
A PARCEL OF LAND LOCATED IN THE NW 1/4
OF SECTION 11, TOWNSHIP 8, RANGE 67 W OF THE 6TH P.M.



LEGEND

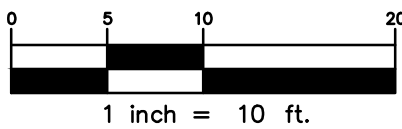
EX. CONTOUR	-24
PROPOSED CONTOUR	322
PROPERTY LINE	---
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME
FLOW LINE	FL
HIGH POINT	HP
TOP OF WALL	TW
BOTTOM OF WALL	BW

NOTES

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- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

GRADING NOTES

- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, SWALE FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PERFORM A CUT AND FILL QUANTITY CALCULATION AND INCLUDE IN THE BASE BID. ANY CUT OR FILL REQUIRED IN ADDITION TO THE BASE BID SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND ARENAS. ADDITIONAL SWALES OR MINOR CHANNELIZATION GRADING EFFORTS MAY BE REQUIRED PRIOR TO SEEDING OR INSTALLING GRAVEL, ETC.



Know what's below.
Call before you dig.

SDP23-00XX
PREAPP23-0031 - LITTLE SCHOOL ON PERRY ST.

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (877) 663-4662 W ridgetopeng.com

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

PREPARED FOR

203 PERRY ST.
CASTLE ROCK, CO 80104

MISSION CAPITAL PROPERTIES BAYSIDE

SUBMITTAL

SITE DEVELOPMENT PLAN

DRAWN BY:

KNW

CHECKED BY:

MRB

PROJECT NO.:

23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

GENERAL GRADING PLAN

SHEET INFORMATION

C-2.0

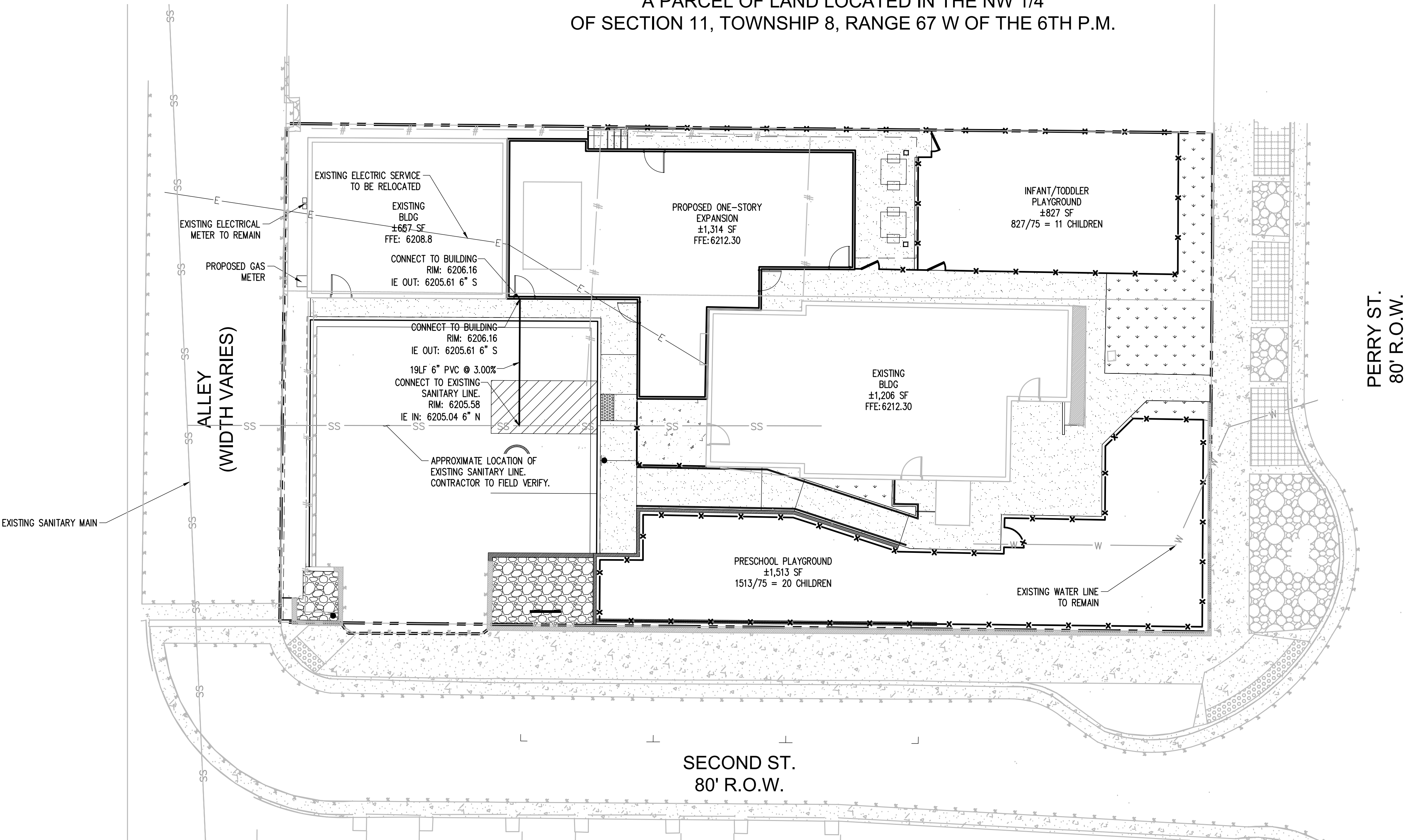
4 of 13

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SITE DEVELOPMENT PLAN

LITTLE SCHOOL ON PERRY STREET

LOT 6 & S 1/2 OF LOT 5, BLOCK 22
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
A PARCEL OF LAND LOCATED IN THE NW 1/4
OF SECTION 11, TOWNSHIP 8, RANGE 67 W OF THE 6TH P.M.

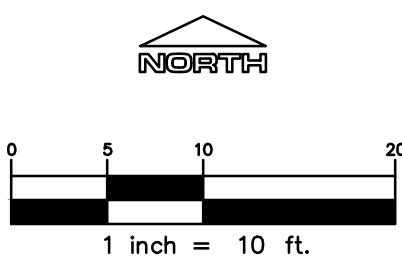


UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
REVISED: 11/5/2019
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.

LEGEND

- PROPERTY LINE
- ==== CURB AND GUTTER
- x-x- FENCE
- - - BUILDING SETBACK
- ===== PROPOSED BUILDING
- W- WATER LINE
- SS- SEWER LINE
- G- GAS LINE
- E- ELECTRIC LINE
- T- COMMUNICATIONS LINE
- ⊙ SANITARY MANHOLE



Know what's below.
Call before you dig.

SDP23-00XX
PREAPP23-0031 - LITTLE SCHOOL ON PERRY ST.

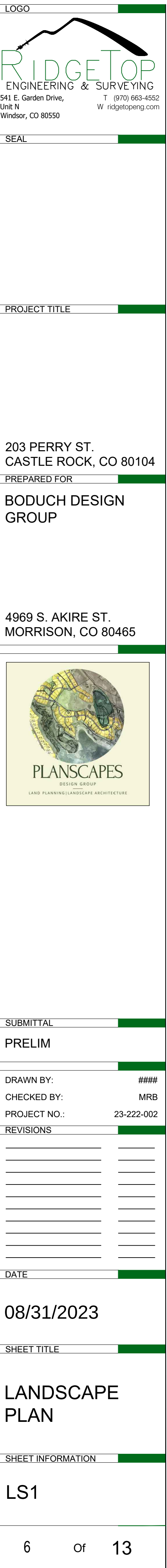
LOGO
 <div>541 E. Garden Drive, Unit N Windsor, CO 80550 T (970) 663-4562 W ridgetopeng.com</div>
SEAL
PROJECT TITLE
LITTLE SCHOOL ON PERRY ST
203 PERRY ST. CASTLE ROCK, CO 80104
PREPARED FOR
MISSION CAPITAL PROPERTIES BAYSIDE
SUBMITTAL
SITE DEVELOPMENT PLAN
DRAWN BY: KNW
CHECKED BY: MRB
PROJECT NO.: 23-222-002
REVISIONS
DATE
08/31/2023
SHEET TITLE
GENERAL UTILITY PLAN
SHEET INFORMATION
C-3.0
5 of 13

A PARCEL OF LAND LOCATED IN THE NW 1/4
OF SECTION 11, TOWNSHIP 8, RANGE 67 W OF THE 6TH P.M.
LOT 6 & S 1/2 OF LOT 5, BLOCK 22
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-00XX



- ## PROPOSED PLANT LIST

A PLANTING DETAIL FOR ALL TREES



SITE DEVELOPMENT PLAN

LITTLE SCHOOL ON PERRY STREET

A PARCEL OF LAND LOCATED IN THE NW 1/4
OF SECTION 11, TOWNSHIP 8, RANGE 67 W OF THE 6TH P.M.
LOT 6 & S 1/2 OF LOT 5, BLOCK 22
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-00XX

SITE UTILIZATION TABLE			
BUILDING FOOTPRINT	3,290 SF	0.07 AC	31%
OPEN SPACE	3,153 SF	0.07 AC	30%
PARKING, DRIVES & SIDEWALKS	4,102 SF	0.09	39%
TOTAL	10,545 SF	0.24 AC	100%

COMPOSITE LANDSCAPE WATER USE RATING CHART	
LANDSCAPE ZONE	LWU RATING RANGE
Very low	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

CLWUR CHART (LWUR X IA) /TA								
IRRIGATION ZONE	PLANT NAME	APP RATE (INCHES/MONTH)	ZONE (VL, L M, H)	% OF TOTAL AREA	IA (Irrigated area in SF for each zone)	LWUR (Landscape Water Use Rating)	TA (Total area of all irrigated landscape zones)	CLWUR (LWUR X IA/TA)
Drip	Deciduous Shrub beds	2	Low	4.2%	441 SF	2	350 SF	2.52
	Turf	4	M-H	22%	2,296 SF	4	2,296 SF	4
TOTALS				26%	2,737 SF		2,644 SF	6.52
Trees in non-irrigated native to receive drip irrigation								

COMMERCIAL LANDSCAPE SITE INVENTORY									
GROSS SITE AREA SF	REQUIRED LANDSCAPING AREA IN SF	TURF GRASS	NONLIVING ORNAMENTAL	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	SOIL PREP AMOUNTS (In cu.yds/1000 SF)	SEPARATE IRRIGATION SERVICE CONNECTIONS
10,545	1,054 SF (3,153 SF PROVIDED)	2,296 SF	0	6	10 (4 Existing)	13	11 Shrubs (6 ORNAMENTAL GRASSES)	4cu.yds/1000 sf	Y OR N
PARKING LOT (Area in SF)	PARKING LOT LANDSCAPE AREA	PARKING SPACES	NONLIVING ORNAMENTAL	INTERIOR LANDSCAPE ISLANDS	MIN WITH OF INTERIOR LANDSCAPE ISLANDS	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
1,640 SF	164 SF	3	158 SF	1	10 FT	1	0 due to utility line conflicts	4	4

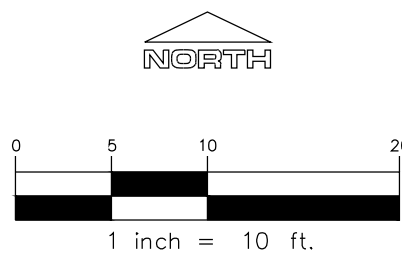
STREETSCAPE*						
Street Name	Linear Feet (LF)**	Required Street Trees (1 large canopy tree per 22 LF) (1 small canopy tree per 15 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (5 shrubs per required tree)	Provided Street Shrubs
Wilcocks Street	76	3	0	2	15	0
	76	5	2	0	25	0
Second Street	140	6	0	0	30	0
	140	9	2	0	45	0
*Streetscape is existing with areas of pavers and large stone mulch along with utility boxes which is was previously installed and part of a city streetscape program						

GENERAL LANDSCAPE NOTES

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

CASTLE ROCK LANDSCAPE & IRRIGATION NOTES

- Landscape Notes**
- Installing contractor shall contact Castle Rock Water at 720.733.6017 to schedule a pre-construction meeting before beginning the installation of the landscaping.
 - Landscaping and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
 - Soil inspection is required before plant installation and scheduling soil inspection should be discussed at the landscape preconstruction meeting.
 - Installing Contractor is to provide submittal from suppliers for sod and native seed mix at time of landscape inspection.
 - Soil amendment shall be a minimum of four (4) cubic yards of organic matter per one thousand square feet. This soil amendment shall be rototilled to a depth of six (6) inches. Class I or Class II compost is required.
 - Trees, large shrubs and permanent objects are not permitted in water, sanitary and storm sewer utility easements.
 - All landscape is to be installed per Town of Castle Rock planting details.
 - Plant species and location should follow the approved plan, if site conditions or plant availability require changes to the plan, the contractor must obtain approval from the Town of Castle Rock and the owner's representative.
 - Town of Castle Rock is not responsible for replacing landscape or irrigation removed in utility easements due to utility line maintenance or repair (PWR 14.3.13)
 - Town permit and Town approved landscape plans are required on site during installation of the landscape and irrigation.
 - Town inspectors will not approve landscape and overhead irrigation on slopes steeper than 3:3. 12. Overhead irrigation is not permitted on slopes equal to 3:1 or in areas less than 10' in width.
- Irrigation Notes**
- Installing contractor shall contact the Town of Castle Rock utilities department at 720.733.6017 to schedule a preconstruction meeting before beginning the installation of the irrigation system.
 - Irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
 - Backflow is to be tested by a certified backflow technician approved by the utility department within 30 days of the irrigation meter installation and annually thereafter.
 - Irrigation exemption must be obtained from the Castle Rock Water if irrigating the native seed or the sod on a daily basis for establishment during the months of June and August. Irrigation exemptions will not be issued during the month of July.
 - Irrigation systems must be designed to operate within the Town of Castle Rock Water Use Management plan. Current commercial hours of operation are a three fixed days a week from 10 p.m. to 6 a.m.
 - Overhead irrigation in areas less than 10' in width or installed on slopes steeper than 3:3 will not be approved by Town of Castle Rock inspectors.
 - All irrigation installations must meet Town of Castle Rock details.
 - Please note that the irrigation tap, line, meter and backflow prevention assembly must be the same size from the tap to a minimum distance of 10 pipe diameters past the backflow prevention assembly and winterization tee.
 - All sprinkler heads to be adjusted to minimize/eliminate over spray on to hard surfaces or unintended areas. Per Town of Castle Rock Water Use Management Plan Water Waste is not allowed
 - Irrigation systems are to be winterized annually in the fall. As-Built Record Drawings Approval Bio



LOGO

ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4552 W ridgepeng.com

SEAL

PROJECT TITLE

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

BODUCH DESIGN GROUP

4969 S. AKIRE ST.
MORRISON, CO 80465

LAND PLANNING/LANDSCAPE ARCHITECTURE

SUBMITTAL

PRELIM

DRAWN BY:####
CHECKED BY:MRB
PROJECT NO.:23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

LANDSCAPE NOTES

SHEET INFORMATION

LS2

7 of 13

SITE DEVELOPMENT PLAN

LITTLE SCHOOL ON PERRY STREET

LOT 6 & S 1/2 OF LOT 5 BLOCK 22
TOWN OF CASTLE ROCK, STATE OF COLORADO
SDP23-00XX

PROPOSED AREA CALCULATION

EXISTING BLDG:	+/- 1,293 G.S.F.
EXISTING GARAGE:	+/- 723 G.S.F.
EXPANSION:	1,316 G.S.F.
TOTAL	+/- 3,332 G.S.F.

REQUIRED PLAYGROUND:	1,500 G.S.F.
INFANT / TODDLER PLAYGROUND:	+/- 814 G.S.F.
PRESCHOOL PLAYGROUND:	+/- 1,526 G.S.F.

LICENSING CHART

INFANT (0 - 17 MONTHS):	8 CHILDREN
TODDLERS (18 - 24 MONTHS):	7 CHILDREN
TODDLERS (25 - 36 MONTHS):	7 CHILDREN
PRESCHOOL (3 TO 4 YEARS):	20 CHILDREN
TOTAL	42 CHILDREN

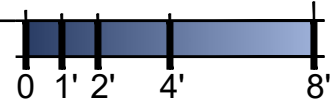
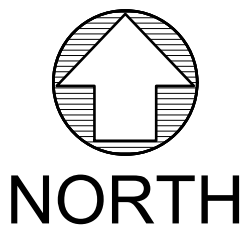
HISTORIC LEGEND

- ORIGINAL HOUSE (1874 +/-)
- HOUSE ADDITION (1888 +/-)
- EARLY 1900'S ADDITION
- 1950'S ADDITION



1 PROPOSED FLOOR PLAN

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



TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

DATE

PROJECT TITLE

LITTLE SCHOOL ON
PERRY STREET

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

4969 S. AKIRE ST.
MORRISON, CO 80465

SUBMITTAL

SITE DEV. PLAN

DRAWN BY:

CHECKED BY:

PROJECT NO.:

REVISIONS

DATE

08/31/2023

SHEET TITLE

PROPOSED
FLOOR PLAN

SHEET INFORMATION

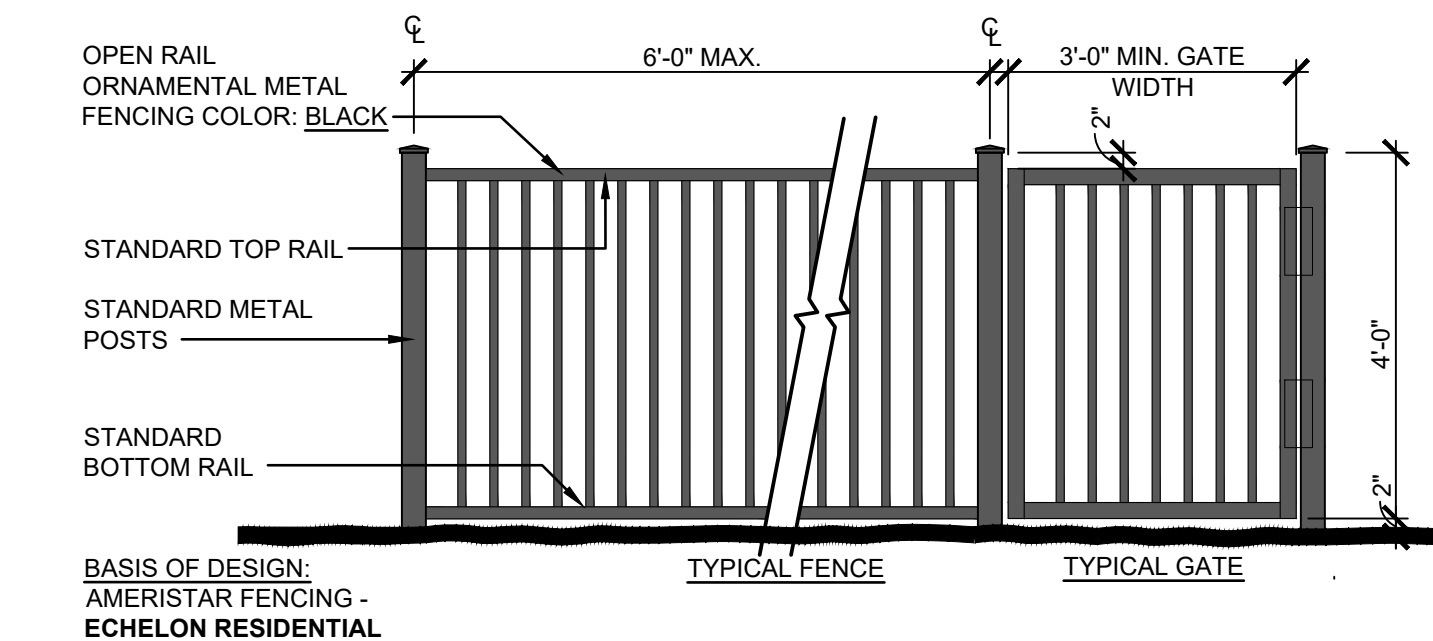
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8 of 13

SITE DEVELOPMENT PLAN

LITTLE SCHOOL ON PERRY STREET

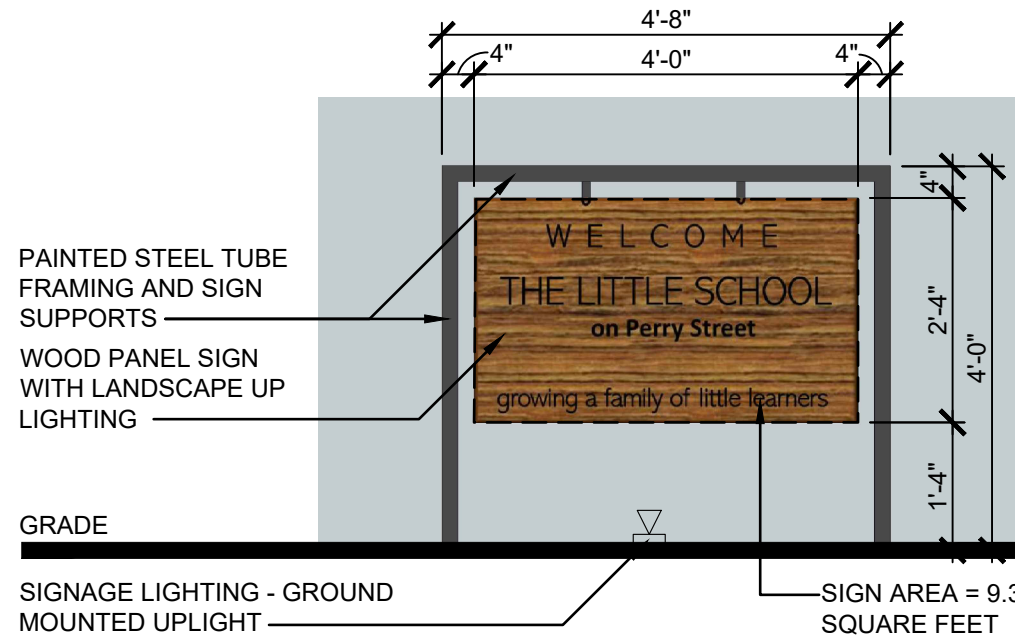
LOT 6 & S 1/2 OF LOT 5 BLOCK 22
TOWN OF CASTLE ROCK, STATE OF COLORADO
SDP23-00XX



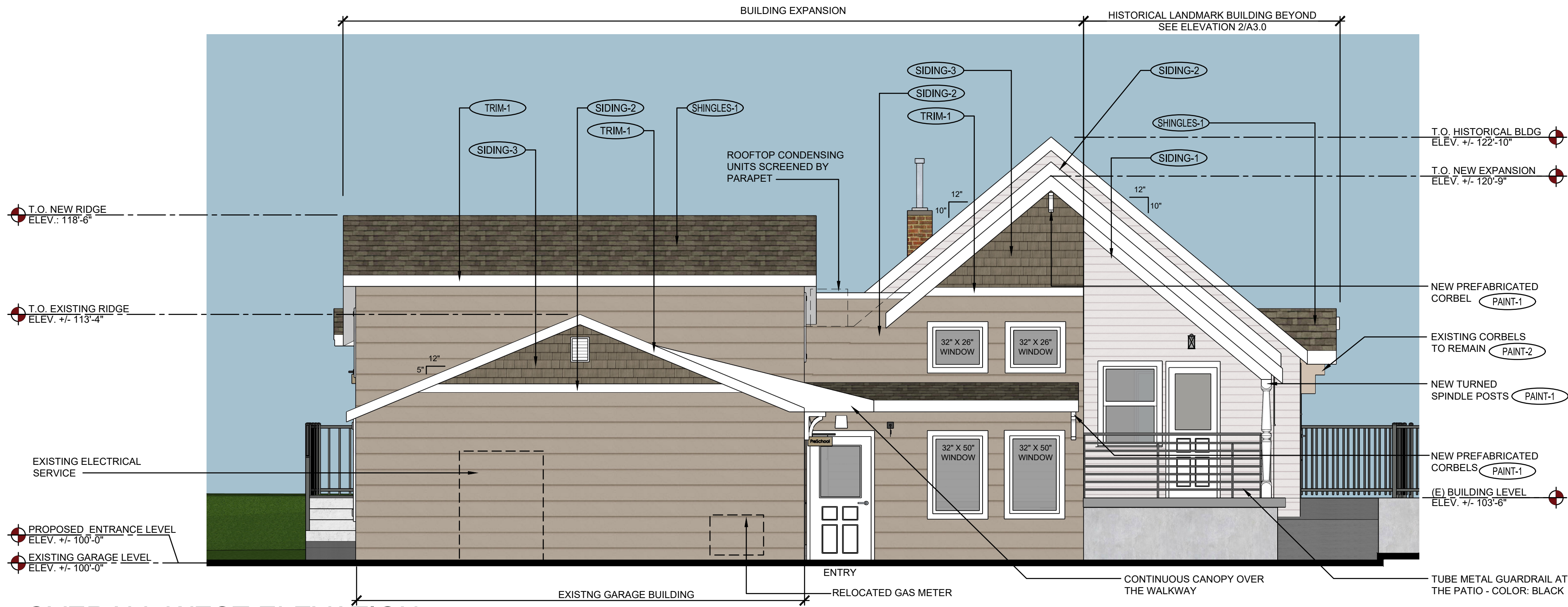
3
A3.1
TYPICAL FENCE DETAIL
SCALE: 1/2" = 1'-0"

SIGN COMPARISON TABLE		SIGN AREA	
	NUMBER OF SIGNS	ALLOWED	PROPOSED
FREESTANDING SIGNS	2	1	1
WALLS SIGNS	2	1	1

* - ALLOWED BUILDING SIGNAGE BASED ON 50'-8" BUILDING FRONTAGE

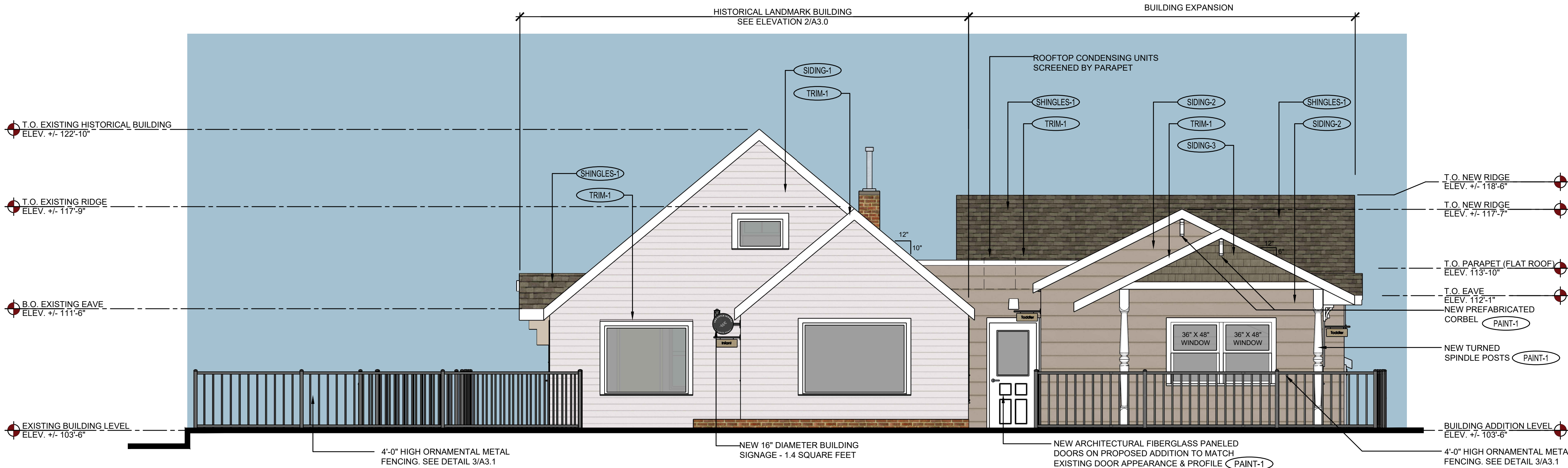


4
A3.1
PROPOSED MONUMENT SIGN
SCALE: 1/2" = 1'-0"



1
A3.1
OVERALL WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
SIDING-1	SIDING -1: 5" HIGH LAP FIBER-CEMENT SMOOTH SIDING TO MATCH ORIGINAL WOOD CLAP BOARD SIDING COLOR: PAINTED SW #0053 - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES) MFR: JAMES HARDIE SIDING
SIDING-2	SIDING -2: 10" HIGH LAP FIBER-CEMENT SMOOTH SIDING TO MATCH ORIGINAL WOOD CLAP BOARD SIDING COLOR: PAINTED SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES) MFR: JAMES HARDIE SIDING
SIDING-3	SIDING -3: FIBER-CEMENT CEDARMILL STAGGERED SHAKE SIDING COLOR: AGED PEWTER (STANDARD JAMES HARDIE COLOR) MFR: JAMES HARDIE SIDING
TRIM-1	TRIM -1: 5" FIBER-CEMENT SMOOTH TRIM TO MATCH ORIGINAL WOOD COLOR: SW #7005 - PURE WHITE (SHERWIN WILLIAMS HISTORIC SERIES) MFR: JAMES HARDIE TRIM
SHINGLES-1	SHINGLES -1: COLOR: HERITAGE - WEATHERED WOOD MFR: TAMKO ROOF SHINGLES
PAINT-1	PAINT -1: COLOR: SW #7005 - PURE WHITE - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES)
PAINT-2	PAINT -2: COLOR: SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES)



2
A3.1
OVERALL EAST ELEVATION
SCALE: 1/4" = 1'-0"



TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED BY: _____
DEVELOPMENT SERVICES _____ DATE _____



PROJECT TITLE
LITTLE SCHOOL ON
PERRY STREET

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR
MISSION CAPITAL
PROPERTIES
BAYSIDE

4969 S. AKIRE ST.
MORRISON, CO 80465

SUBMITTAL
SITE DEV. PLAN

DRAWN BY:
CHECKED BY:
PROJECT NO.:
REVISIONS

DATE
08/31/2023

SHEET TITLE
PROPOSED
OVERALL
ELEVATIONS

SHEET INFORMATION
A3.1
10 of 13

SITE DEVELOPMENT PLAN
LITTLE SCHOOL ON PERRY STREET

LOT 6 & S 1/2 OF LOT 5 BLOCK 22
TOWN OF CASTLE ROCK, STATE OF COLORADO
SDP23-00XX

NOTE:
REFER TO SHEET A3.1 FOR
MATERIAL LEGEND

LOGO



ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 863-4652
W ridgeTOPeng.com

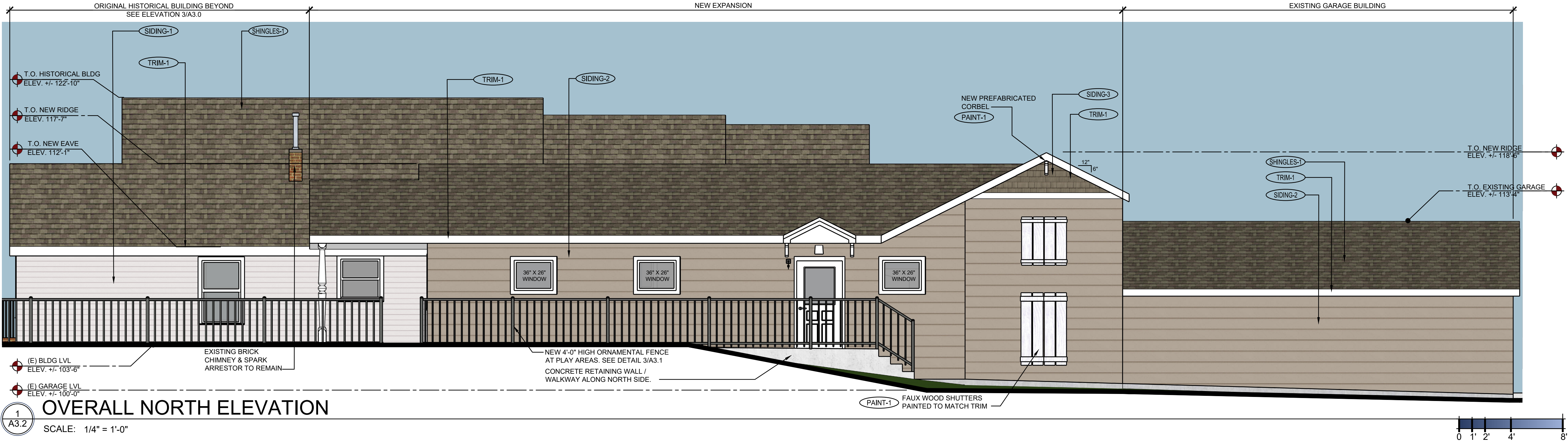
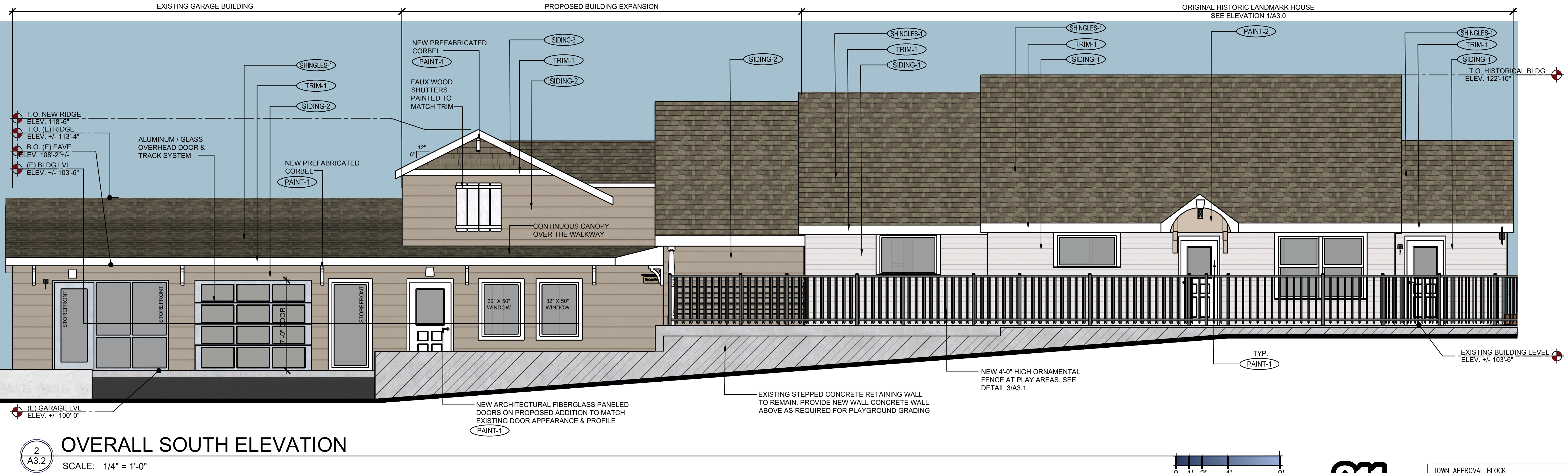
SEAL

PROJECT TITLE
LITTLE SCHOOL ON
PERRY STREET

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR
MISSION CAPITAL
PROPERTIES
BAYSIDE

4969 S. AKIRE ST.
MORRISON, CO 80465



SUBMITTAL
SITE DEV. PLAN

DRAWN BY:
CHECKED BY:
PROJECT NO.:
REVISIONS

DATE
08/31/2023

SHEET TITLE
PROPOSED
OVERALL
ELEVATIONS

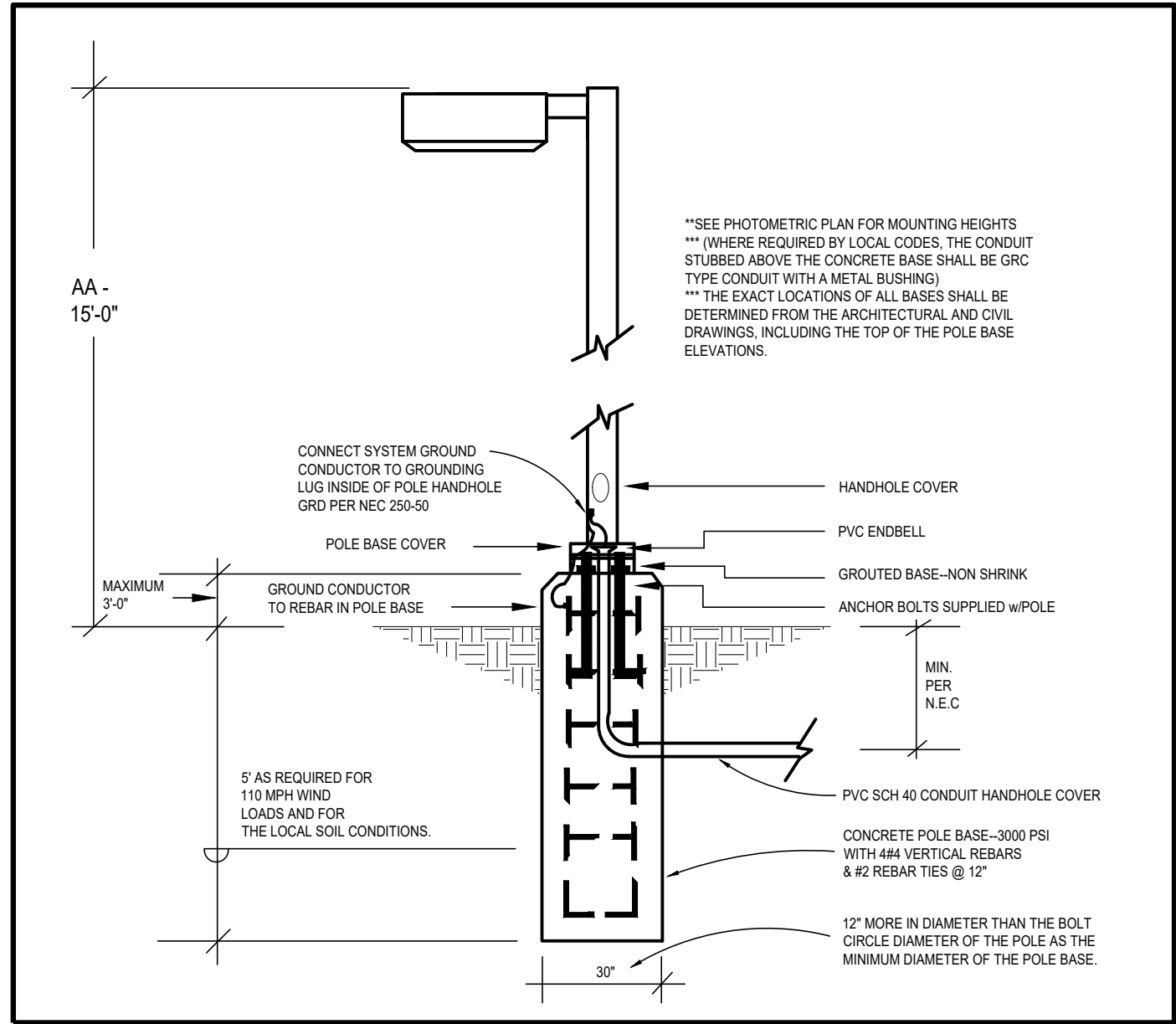
SHEET INFORMATION
A3.2
11 of 13

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM
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APPROVED BY:
DEVELOPMENT SERVICES
DATE

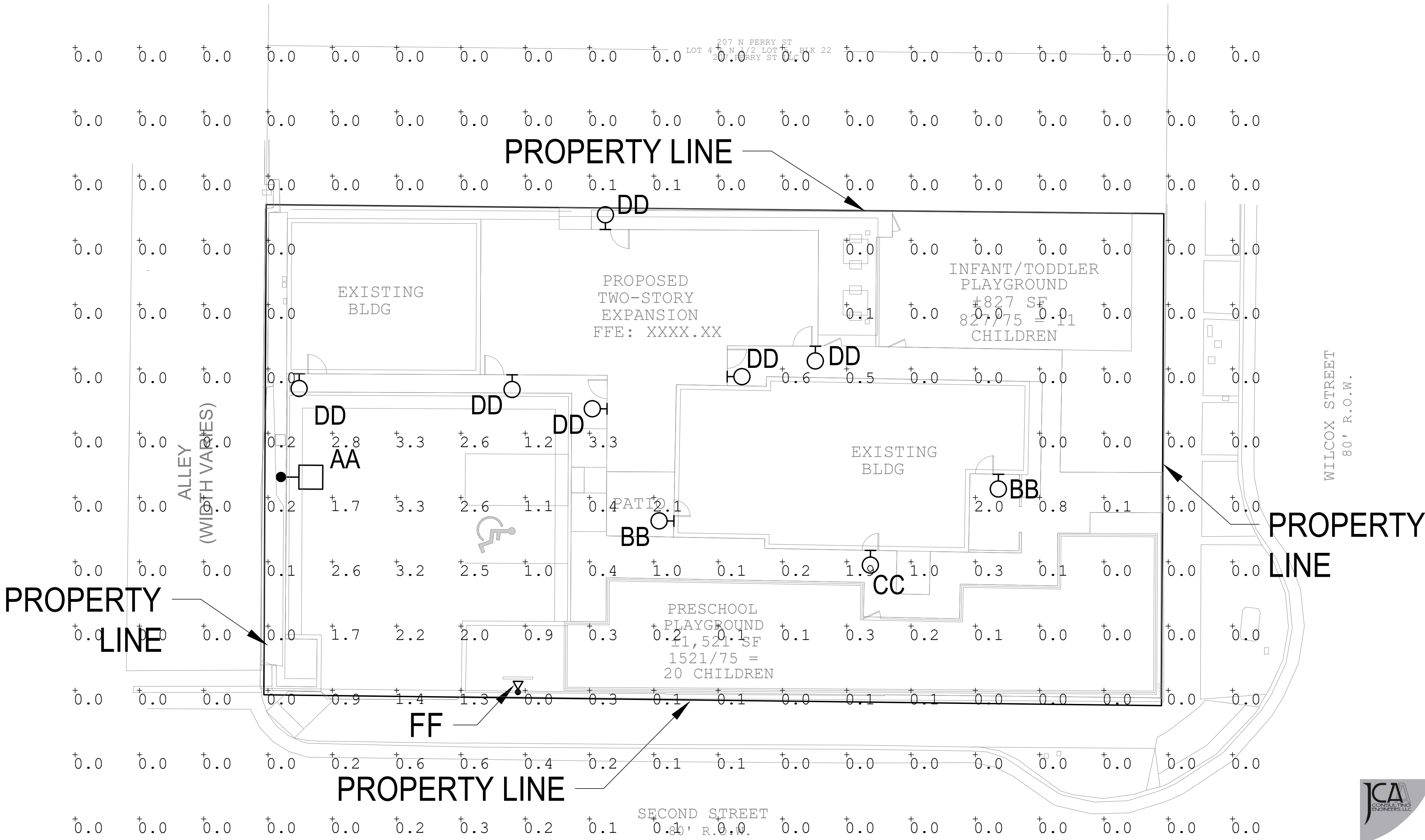


SITE DEVELOPMENT PLAN
LITTLE SCHOOL ON PERRY STREET

LOT 6 & S 1/2 OF LOT 5 BLOCK 22
TOWN OF CASTLE ROCK, STATE OF COLORADO
SDP23-00XX



2 TYPICAL POLE BASE DETAIL
scale: N.T.S.



1 PHOTOMETRIC PLAN
scale: 1"=30'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	0.28	3.3	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.25	3.3	1.0	2.25	3.30

LUMINAIRE SCHEDULE												
FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA / INITIAL LUMEN RATING	LAMP WATTS	LIGHT LOSS FACTOR (LLF)	MOUNTING METHOD	QUANTITY	MTG HEIGHT	DESCRIPTION WITH DISTRIBUTION TYPE	VOLTS	CUTOFF
	NAME	CATALOG NUMBER										
AA	LSI INDUSTRIES	MRS-LED-9L-SIL-3-UNV-30-70CRI-BLK-IL	BLACK	LED / 6016	63	1.0	POLE	1	15'-0"	SITE LIGHTING SINGLE HEAD TYPE III WITH HOUSE SIDE SHIELD, 3000K 70CRI	UNV	FULL CUTOFF
BB	TRANSGLOBE	40455-BK	BLACK	LED / 806	9	1.0	SURFACE	2	6'-0"	8" WALL LANTERN, 1 E26 60W LED EQUIVALENT BULB, 3000K, VERIFY MOUNTING HEIGHT PRIOR TO INSTALLATION	120	NON-FULL CUTOFF
CC	TRANSGLOBE	51390-BK	BLACK	LED / 806	9	1.0	SURFACE	1	-	1LT WALL LANTERN, 1 E26 60W LED EQUIVALENT BULB, 3000K, VERIFY MOUNTING HEIGHT PRIOR TO INSTALLATION	120	NON-FULL CUTOFF
DD	WAC LIGHTING	DS-WS0517-N-30-S-BK	BLACK	LED / 2300	17	1.0	SURFACE	6	8'-0"	LED DOWNLIGHT, 3000K, VERIFY MOUNTING HEIGHT PRIOR TO INSTALLATION	120	FULL CUTOFF
FF	KIM	EL218-F-3-8L-3K-UV-BK, LED LAMP	BLACK	LED / 889	16	1.0	GROUND	1	-	WATERPROOF SPOT LIGHTIN FOR MONUMENT SIGN, PROVIDE WITH LOUVERS (NARROW FLOOD), 3000K	UNV	NON-FULL CUTOFF
GENERAL LIGHTING PLAN STANDARD NOTES:								TOTAL NON-FULL CUTOFF LUMENS: 3,307 LUMENS		TOTAL FULL CUTOFF LUMENS: 19,816 LUMENS		TOTAL SITE LUMENS: 23,123 LUMENS

GENERAL LIGHTING PLAN STANDARD NOTES:
1. ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
2. ALL FIXTURES TO BE CONTROLLED VIA TIMECLOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. FIXTURES TO TURN ON 30MIN PRIOR TO OPENING OF BUSINESS. BUILDING HOURS OF OPERATION TO BE FROM 6:30AM-7:00PM.
3. PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
4. THE FOLLOWING LIGHT TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PAKS.



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

#23.124

BENCHMARK:

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

MICHAEL ROBERT BEACH, P.E. NO. 45088 DATE
TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES DATE

LOGO

541 E. Garden Drive,
Unit N
Windsor, CO 80550

T (970) 683-4582
W ridgetopeng.com

SEAL

PROJECT TITLE

LITTLE SCHOOL DAYCARE

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

BODUCH DESIGN GROUP

4969 S. AKIRE ST.
MORRISON, CO 80465

SUBMITTAL

PRELIM

DRAWN BY: JCAA

CHECKED BY: JCAA

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

EP-100

SHEET INFORMATION

PHOTOMETRIC PLAN

12 of 13



