

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK

STATE 25

ELBERT ST

JERRY ST

4TH ST

3RD ST

WILCOX ST

PERRY ST

FRONT ST

CANAL ST

2ND ST

1ST ST

SITE LOCATION

$$1'' = 250'$$


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 HEREON BETWEEN THOSE IDENTIFIES MONUMENTS.

DOUGLAS COUNTY BENCHMARK:
DCBM 3020015
ELEVATION = 6255.DD (NAVD88)

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

<u>CIVIL ENGINEER</u>	<u>DEVELOPER/APPLICANT</u>
RIDGETOP ENGINEERING	THE LITTLE SCHOOL ON PERRY ST.
541 E. GARDEN DRIVE, UNIT N	203 PERRY ST.
WINDSOR, CO 80550	CASTLE ROCK, CO 80104
(970) 663-4552	(949) 355-5355
CONTACT: MIKE BEACH, P.E.	CONTACT: TAYLOR LEWISON

BODUCH DESIGN GROUP
4969 S. AKIRE ST.
MORRISON, CO 80465
(303) 901-0720
CONTACT: SCOTT BODUCH, AIA

PLANSCAPES
980 NORWAY MAPLE DR.
LOVELAND, CO 80538
(970) 988-5301
CONTACT: ROB MOLLOY, PLA, ASLA

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, SUCCESSOR 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 PASSED TO THE PROPERTY OWNER, SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 10% FEE.
2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUCCESSOR 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 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C00301, DATED MARCH 16TH, 2016.
5. ANY STREET SIGNS, STRIPPING, STREET LIGHTS AND CURB RUMPS 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 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 PROCEEDINGS FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE FLOODED 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. 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.
10. THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED "B" - BUSINESS/COMMERCIAL I, AND "DOD" - DOWNTOWN OVERLAY."
11. 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.
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 A 10-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. 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.
14. 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.
15. 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/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
16. THE NUMBER OF PARKING SPACES SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

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 THE 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 SURFACES.
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.
9. THE PROJECT OWNER PROVIDES THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL SURVEY IN SECTION 11, TOWNSHIP SOUTH, RANGE 67 WEST, 6TH P.M., DOUGLAS COUNTY, CO. RECORDED ON THE 12TH DAY OF JULY, 2012 AT RECEPTION NO. 2012075334 AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK.

SITE UTILIZATION		
S.F.		% OF TOTAL
3390		31.79%

UTILITY NOTE

CONTRACTOR TO FIELD VERIFY ALL UTILITY INVERTS PRIOR
TO ANY CONSTRUCTION OR EARTHWORK MODIFICATIONS.

**NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION**



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

RIDGETOP
ENGINEERING & SURVEYING

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

T (970) 663-4555
W ridgetopeng.com

PROJECT TITLE

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

SUBMITTAL

SITE DEVELOPMENT PLAN

[illegible]

DATE _____

08/31/2023

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1.0

1 Of 12

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

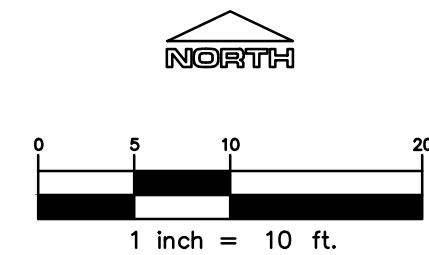


PROPERTY LINE	
REMOVE/REPLACE EX. PAVEMENT HARDSCAPE	
PROTECT EXISTING	
REMOVE/REPLACE EXISTING CONCRETE/SIDEWALK	
CURB REMOVAL	
SAW CUT	
UTILITIES TO BE DEMOED	

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 RIDGEPOINT ENGINEERING AND SURVEYING, DATED 10/05/2022. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED STEWOMK IMPROVEMENTS. IF CONDITIONS ARE DISCLOSED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE STEWOMK 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 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 RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT UDS 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
- 13 PROTECT EXISTING WATER LINE AND METER. TO REMAIN.
- 14 DEMOLISH EXISTING OVERHEAD POWER LINE. TO BE RELOCATED.
- 15 REPLACE EXISTING METERING POINT.
- 16 DEMOLISH EXISTING SANITARY LINE TO MAIN. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION



NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

 RidgeTop ENGINEERING & SURVEYING E. Garden Drive, N Dor, CO 80550 T (970) 663-4552 W ridgetopeng.com		
PROJECT TITLE		
LITTLE PERRY SCHOOL ON PERRY ST		
03 PERRY ST. ASTLE ROCK, CO 80104		
REPAIRED FOR		
MISSION CAPITAL PROPERTIES AYSIDE		
SUBMITTAL		
SITE DEVELOPMENT PLAN		
DRAWN BY: AJS		
CHECKED BY: MRB		
PROJECT NO.: 23-222-002		
REVISIONS		
0P 2ND SUBMITTAL	10.18.23	
DATE		
8/31/2023		
SHEET TITLE		
DEMO PLAN		
SHEET INFORMATION		
DM-1.0		
2	Of	12

File: C:\S011005.dwg Path: I:\Colorado\Castle Rock\Boulch Design Group\The Little School Doyore #23-222-002\2 Drawings\ Plotted by: Kyle Wagner Date: 24-Oct-23 3:37:23pm

SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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	= 2 STALLS
ACCESSIBLE STALLS	= 1 STALL
TOTAL STALLS	= 3 STALLS

PARKING REQUIRED: TBD

TYPICAL STALL DIMENSIONS:
9' X 19' STANDARD

BIKE PARKING: TBD

LOGO



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

SDP 2ND SUBMITTAL 10.18.23

DATE

08/31/2023

SHEET TITLE

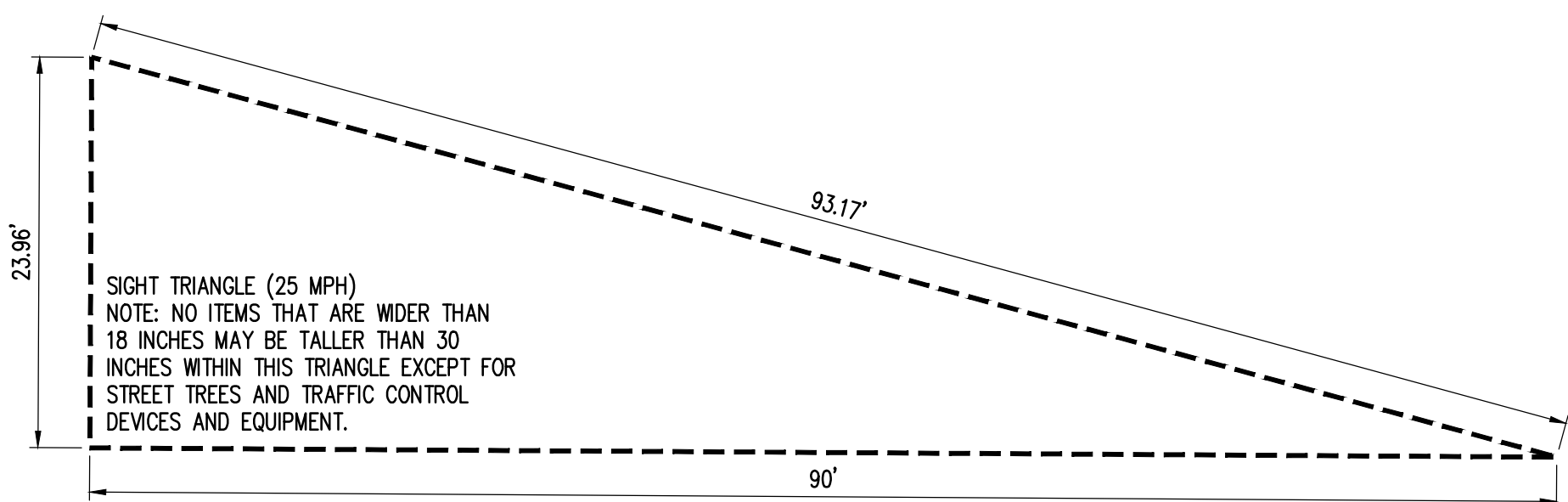
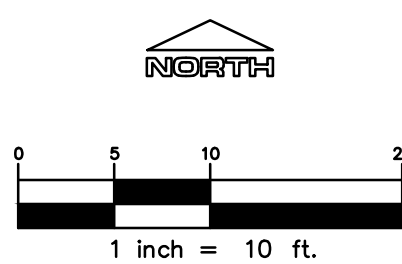
SITE PLAN

SHEET INFORMATION

C-1.0

3 of 12

SIGHT TRIANGLE DIMENSIONS

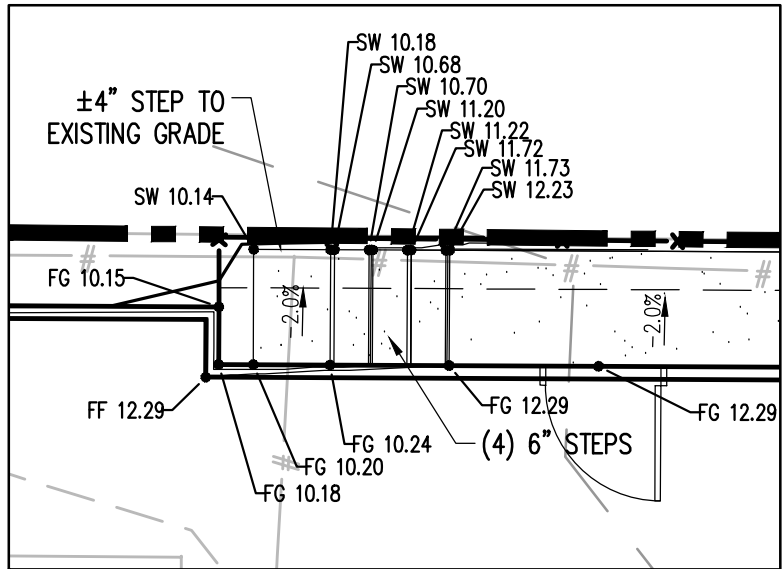


Know what's below.
Call before you dig.

NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

File: C:\S01200C.dwg Path: P:\Colorado\castle rock\houch design group\the little school daycare #23-222-002\2 drawings\ Plotted by: Adam Date: 23-Oct-23 4:21:04pm



SITE BLOWUP 1

SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

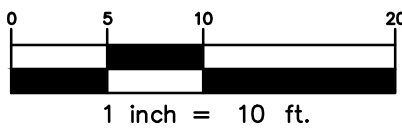
EX. CONTOUR	-24-
PROPOSED CONTOUR	322
PROPERTY LINE	---
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME
FLOW LINE	FL
HIGH POINT	HP
TOP OF WALL	TW
BOTTOM OF WALL	BW

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 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 THE 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.
- 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.



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO



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

SDP 2ND SUBMITTAL 10.18.23

DATE

08/31/2023

SHEET TITLE

GENERAL
GRADING
PLAN

SHEET INFORMATION

C-2.0

4 of 12

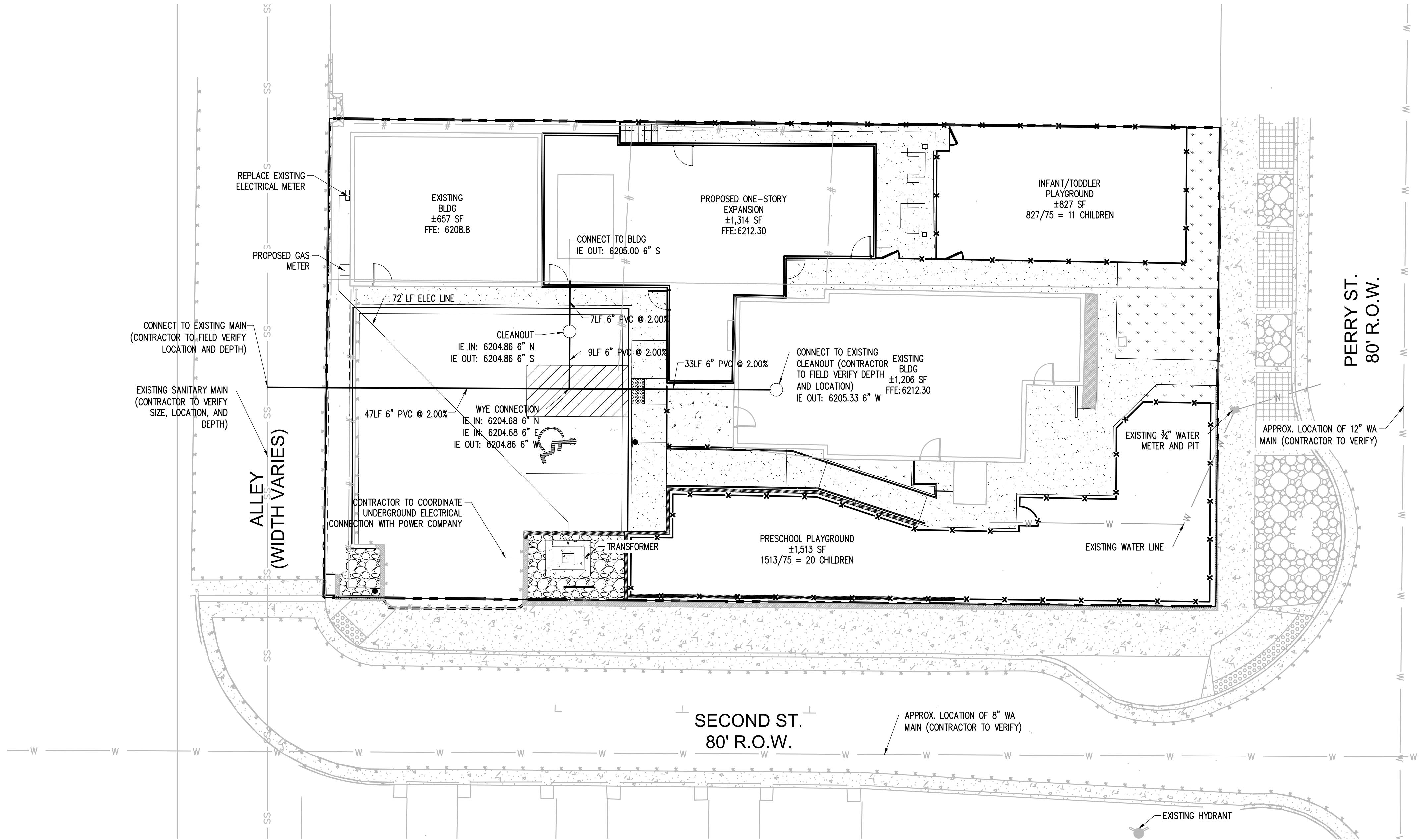
File: C:\S013000.dwg Path: P:\Colorado\castle rock\buduch design group\the little school daycare #23-222-002\2 drawings\ Plotted by: Adam Date: 23-Oct-23 4:21:12pm

SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

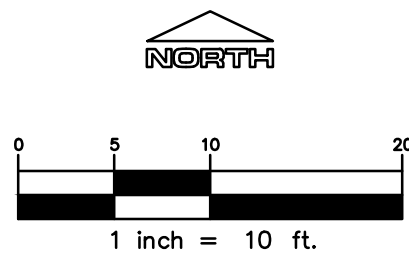
LEGEND

	PROPERTY LINE
	CURB AND GUTTER
	FENCE
	BUILDING SETBACK
	PROPOSED BUILDING
	WATER LINE
	SEWER LINE
	GAS LINE
	ELECTRIC LINE
	COMMUNICATIONS LINE
	SANITARY MANHOLE



UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
REVISED: 11/5/2019
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- AT THE TIME OF BUILDING PERMIT, THE WATER SUPPLY REQUIRED FOR THE REDEVELOPMENT OR CHANGE IN USE OF THE SITE SHALL BE DETERMINED BY TOTAL LOAD AT PEAK DEMAND IN TERMS OF WATER SUPPLY FIXTURE UNITS AND GALLONS PER MINUTE (GPM).



NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Windsor, CO 80550
T: (970) 663-4562
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: KNW

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

SDP 2ND SUBMITTAL	10.18.23

DATE

08/31/2023

SHEET TITLE

GENERAL
UTILITY PLAN

SHEET INFORMATION

C-3.0

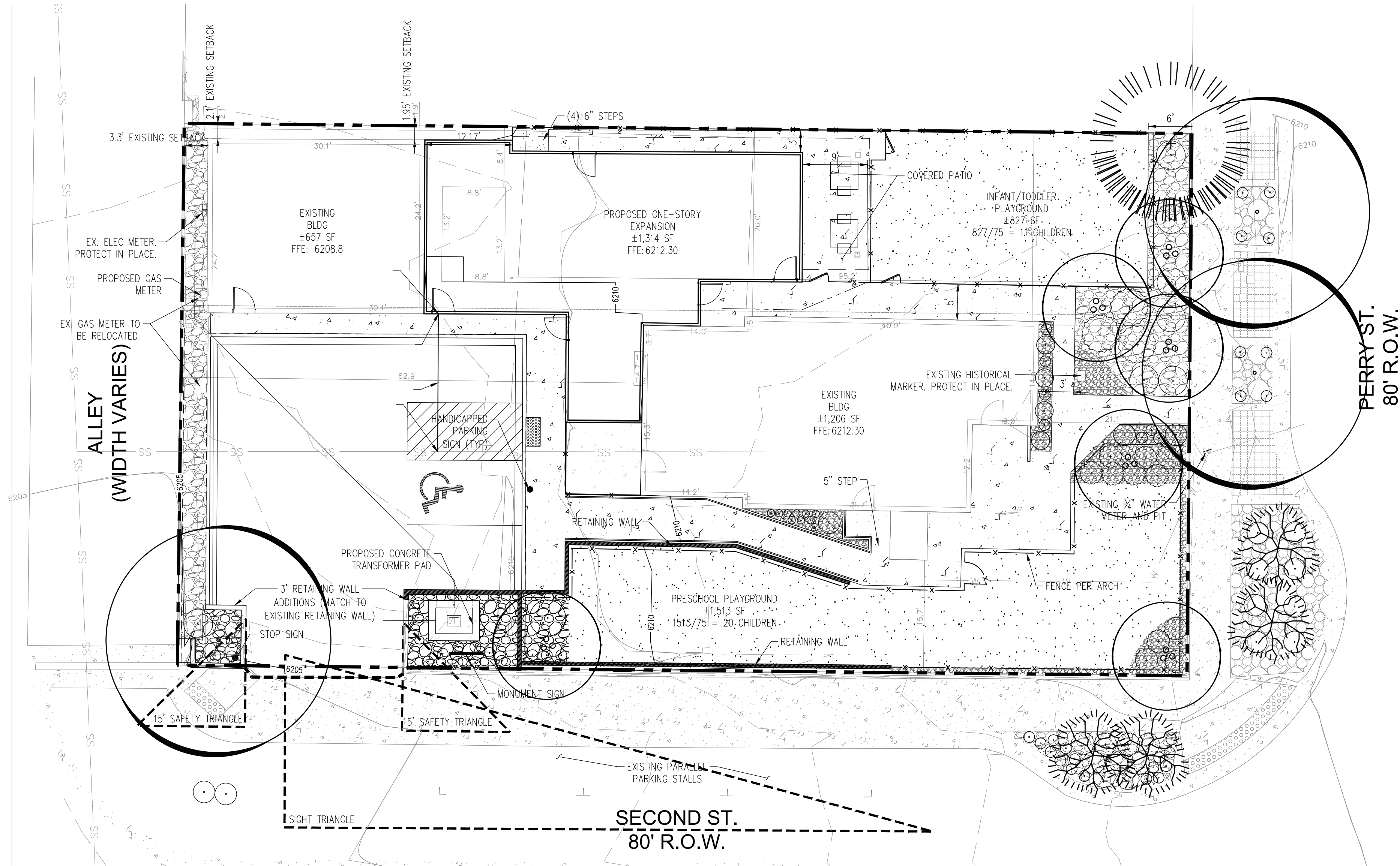
5 of 12

SITE DEVELOPMENT PLAN

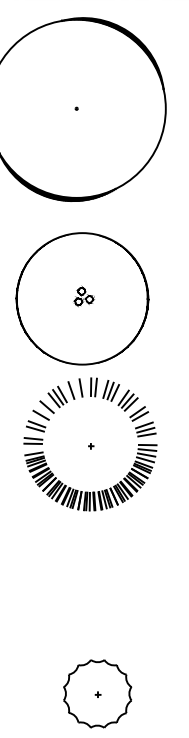
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EVERGREEN SHRUBS
- EXISTING ROCK MULCH
- 3/4" RIVER ROCK
- SYNTHETIC TURF
- 1" DECORATIVE ROCK



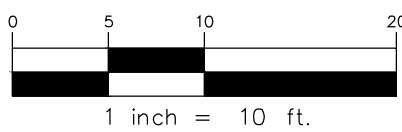
SYMBOL LEGEND



PLANT SCHEDULE

DECIDUOUS SHADE TREES	HYDROZONE	QUANTITY
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND		
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTER		
EIGHT (8) FEET IN WIDTH		
ORNAMENTAL TREES	HYDROZONE	QUANTITY
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND		
EVERGREEN TREES	HYDROZONE	QUANTITY
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT PRUNING		
DECIDUOUS SHRUBS	HYDROZONE	QUANTITY
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE		
EVERGREEN SHRUBS	HYDROZONE	QUANTITY
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE		
ORNAMENTAL GRASSES	HYDROZONE	QUANTITY
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE		
PERENNIAL PLANTING BEDS	HYDROZONE	AREA
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE		
ANNUAL PLANTING BEDS	HYDROZONE	AREA
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGE/SEVENTY-FIVE (75) PERCENT GROUND COVER		

NORTH



Know what's below.
Call before you dig.

NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

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

###

CHECKED BY:

MRB

PROJECT NO.:

23-222-002

REVISIONS

SDP 2ND SUBMITTAL 10.18.23

DATE

08/31/2023

SHEET TITLE

**LANDSCAPE
PLAN**

SHEET INFORMATION

LS1

of 12

DOWNTOWN LANDSCAPE TABLES

The required number of trees is based off the total linear feet of property fronting along a public roadway.
Large canopy trees receive a credit of 22 linear feet and small canopy trees receive a credit of 15 linear feet
The total linear feet credit must equal or exceed total linear feet of public roadway frontage

Street Name	Linear Feet (LF)
Wilcox Street	76
Fourth Street	140
Total	216

Tree Type	Number of Trees	Linear Credit per Tree	Linear Credit
Small Canopy Trees	10	15	150
Large Canopy Trees	3	22	66
Total			216

AT

Plantings	Number of Plantings	Tree Credit
Shrubs	25	5
Perennials	56	8
Trees above minimum requirements	0	0
Total		13

The Required Number of Plantings is based off the number of trees
Five Shrubs per required tree
Seven Perennial plants per required tree
One Tree per required tree

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 and Perennial beds	2	Low	100%	1,010 SF	2	1,010 SF	2
TOTALS					1,010 SF			2

SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 unforeseen field constraints.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

LOGO



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: ###

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

SDP 2ND SUBMITTAL	10.18.23

DATE

08/31/2023

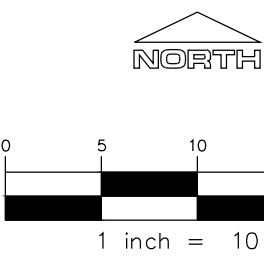
SHEET TITLE

LANDSCAPE
NOTES

SHEET INFORMATION

LS2

of 12



NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION



SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

File: 23.024 - A3.0 - Historic Exterior Elevations.dwg Path: D:\BGC Projects\23.024 - Little School on Perry - Castle Rock, CO\CAD\Site Submittal\ Plotted by: Scott Boduch Date: 18-Oct-23 4:53:23pm

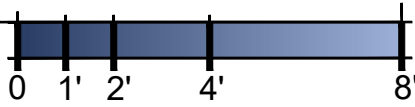
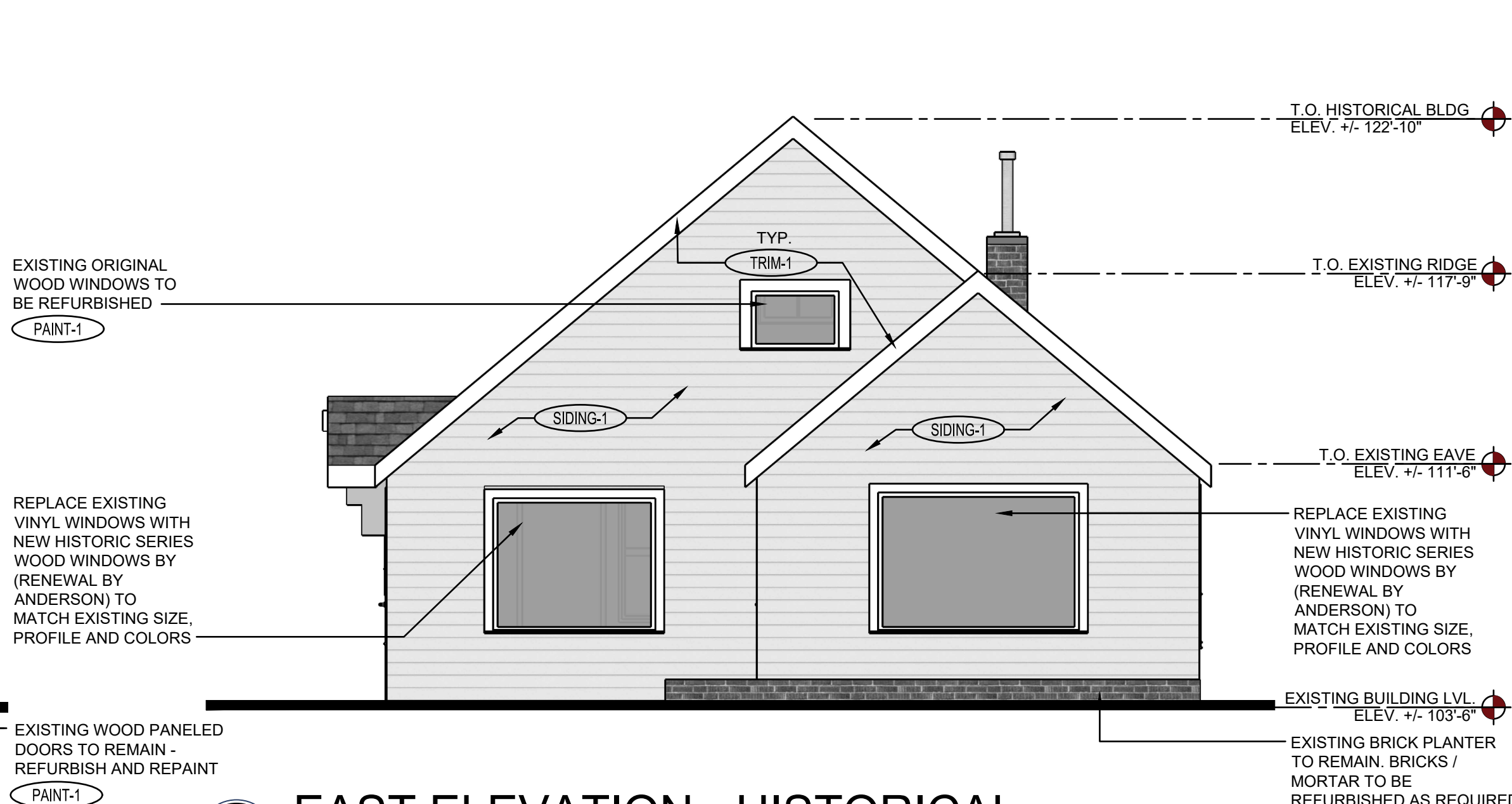
SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



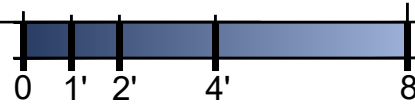
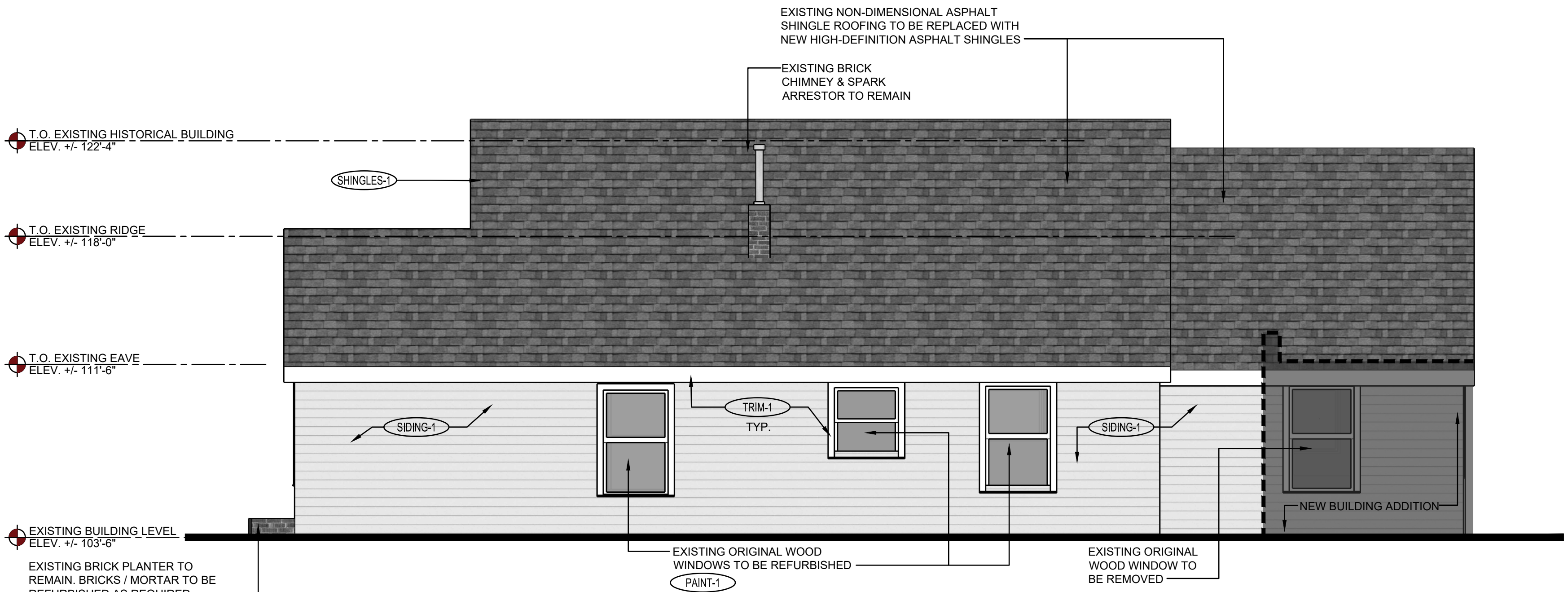
1 SOUTH ELEVATION - HISTORICAL

SCALE: 1/4" = 1'-0"



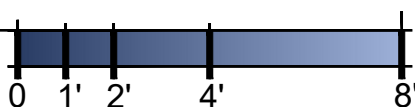
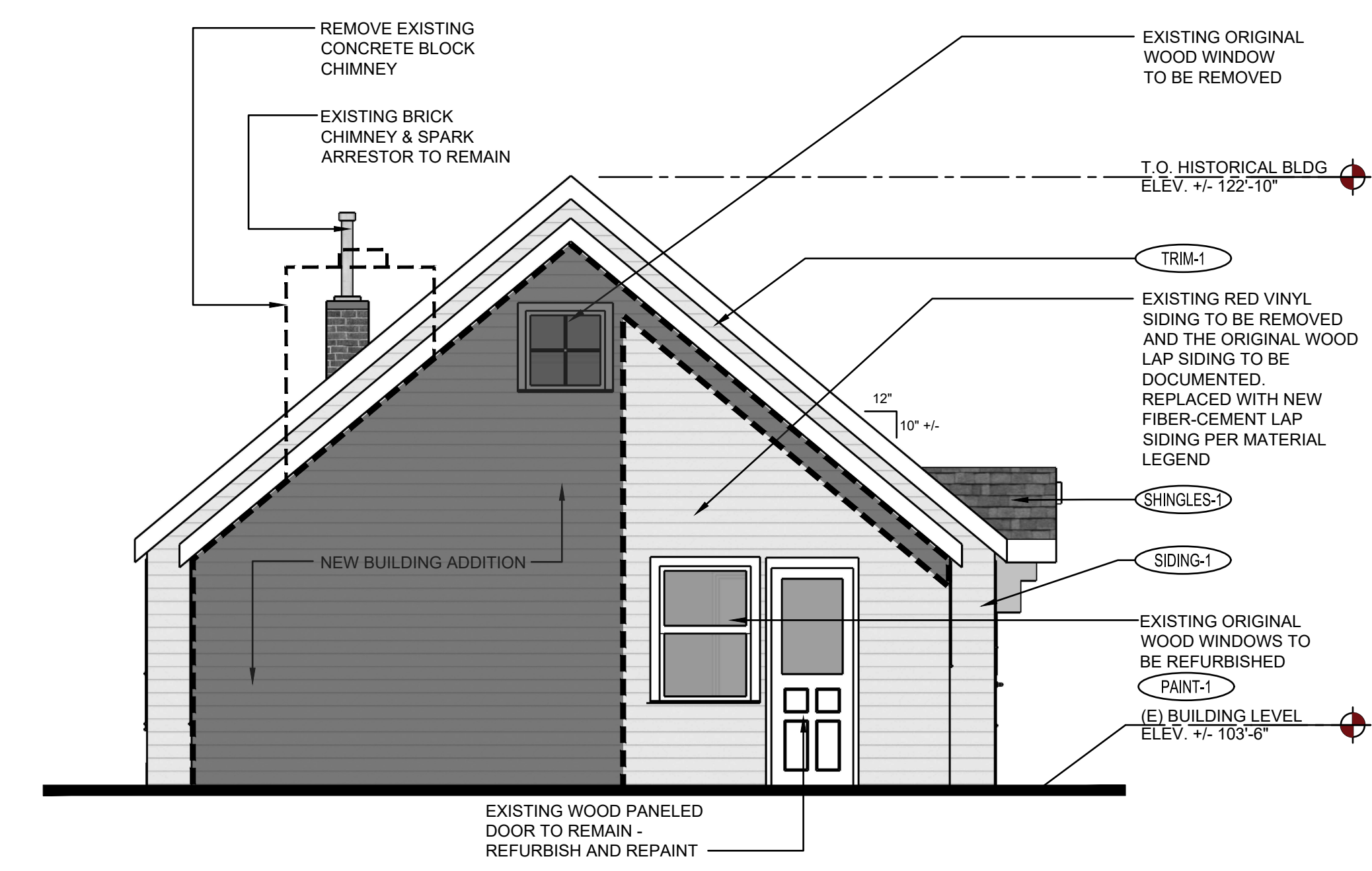
2 EAST ELEVATION - HISTORICAL

SCALE: 1/4" = 1'-0"



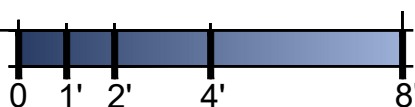
3 NORTH ELEVATION - HISTORICAL

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - HISTORICAL

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



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION.

SITE DEVELOPMENT PLAN
LOT 6 & S 12 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

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

SDP - 2ND SUBMITTAL 10.18.2023

DATE

08/31/2023

SHEET TITLE

HISTORIC LANDMARK
ELEVATIONS

SHEET INFORMATION

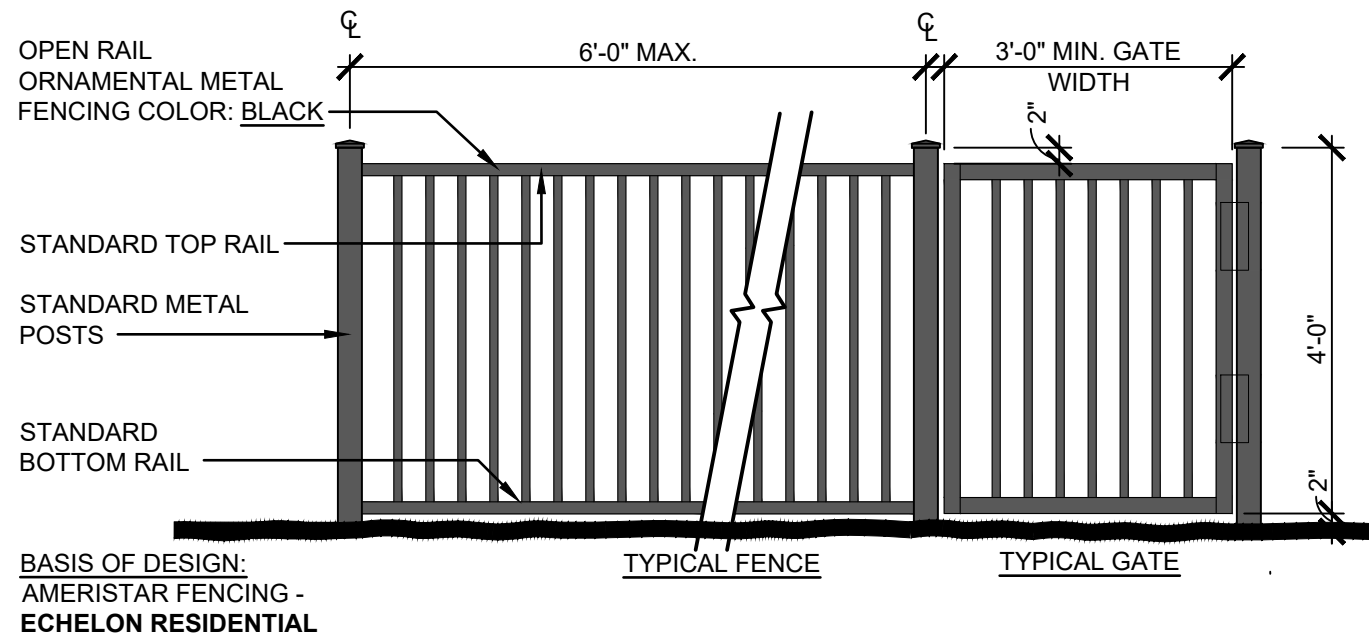
A3.0

8 of 12

File: 23.024 - A3.1 - Overall Exterior Elevations.dwg Path: D:\BDC Projects\23.024 - Little School on Perry - Castle Rock, CO\CAD\Site Submittal\ Plotted by: ScottBoduch Date: 18-Oct-23 4:54:24pm

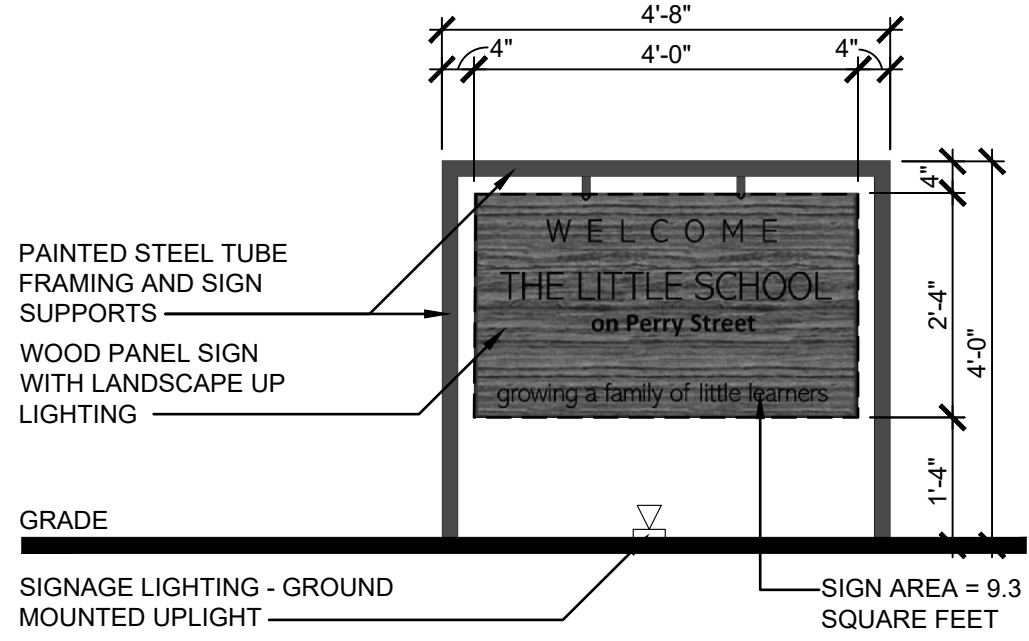
SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

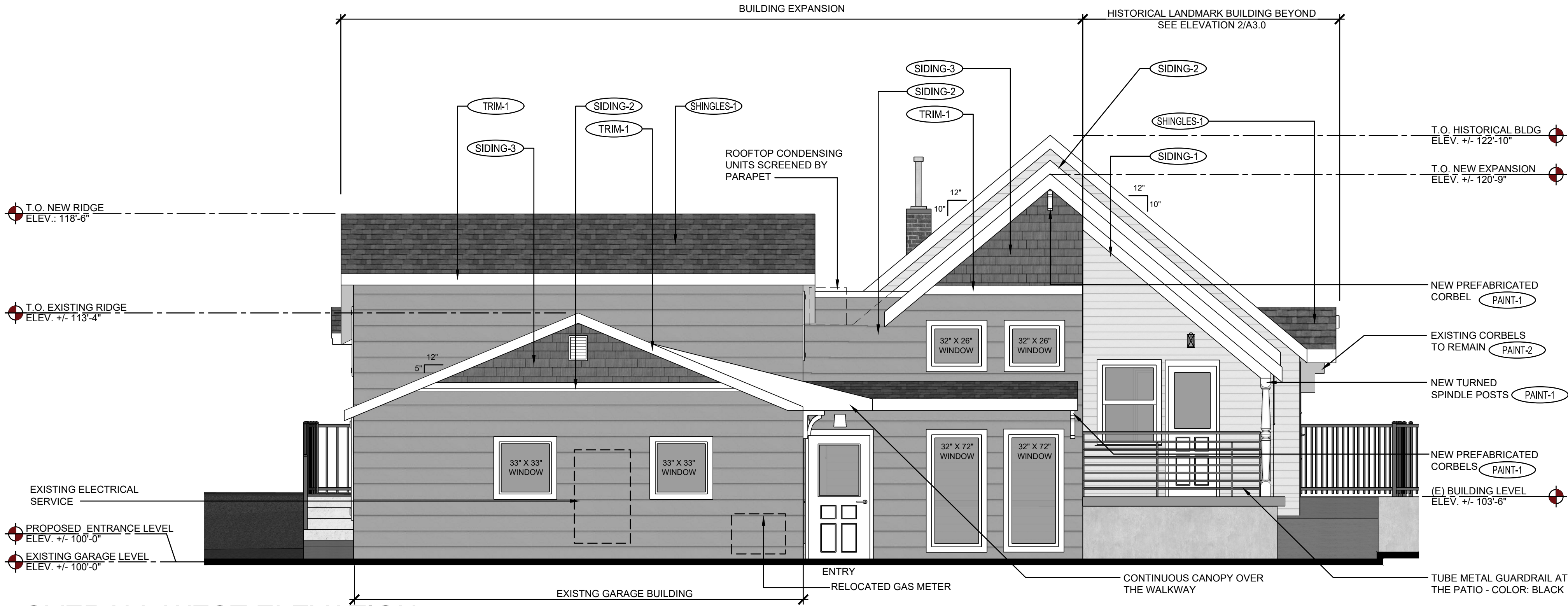


3
A3.1
TYPICAL FENCE DETAIL
SCALE: 1/2" = 1'-0"

<u>SIGN COMPARISON TABLE</u>				
	<u>NUMBER OF SIGNS</u>		<u>SIGN AREA</u>	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
FREESTANDING SIGNS	2	1	50 SQ. FT.	9.3 SQ. FT.
* - ALLOWED BUILDING SIGNAGE BASED ON 50'-8" BUILDING FRONTAGE				

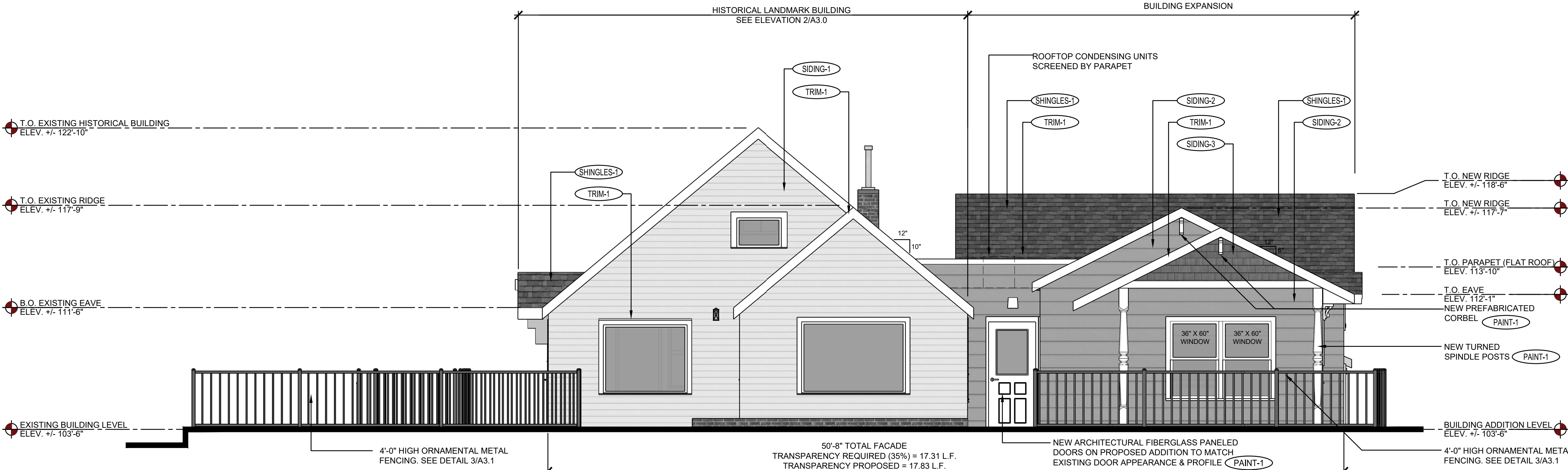


4
A3.1
PROPOSED MONUMENT SIGN
SCALE: 1/2" = 1'-0"



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: PAINTED FINISH COLOR: SW #7005 - PURE WHITE - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES)
PAINT-2	PAINT -2: PAINTED FINISH COLOR: SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES)

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



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



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION.

SITE DEVELOPMENT PLAN
LOT 6 & S 12 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032



LOGO

ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 883-4652 W ridgepeng.com

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

SDP - 2ND SUBMITTAL	10.18.2023

DATE

08/31/2023

SHEET TITLE

PROPOSED OVERALL ELEVATIONS

SHEET INFORMATION

A3.1

9 of 12

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



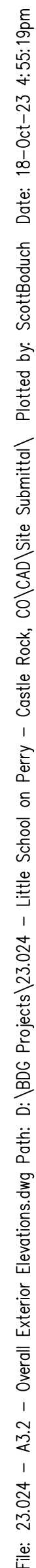
BODUCH DESIGN GROUP
 10000 10th Street
 Phone: 303.501.0726
www.bdseng.com



RIDGE TOP
 ENGINEERING & SURVEYING
 541 E. Garden Drive,
 Unit N
 Windsor, CO 80550

T (970) 663-4552
W.ridgepeng.com

SEAL



**NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION.**

SITE DEVELOPMENT PLAN
LOT 6 & S 12 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

10 Of 12

File: 23124_EP100.dwg Path: \\cra2\shared\Projects\JCAA 2023\23124 - Perry Street School - Castle Rock - Emily.mrs.Amy\Drawings\JCAA\ELECTRICAL\PTP\2023-10-17 VER 2\ Plotted by: Cyork Date: 18-Oct-23 3:17:13pm

SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.

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



SEAL

PROJECT TITLE

LITTLE SCHOOL ON
PERRY STREET

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

4969 S. AKIRE ST.
MORRISON, CO 80465

SUBMITTAL

SITE DEV. PLAN

DRAWN BY: ATE

CHECKED BY: ATE

PROJECT NO.: 23.024

REVISIONS

SDP - 2ND SUBMITTAL 10.18.2023

DATE

08/31/2023

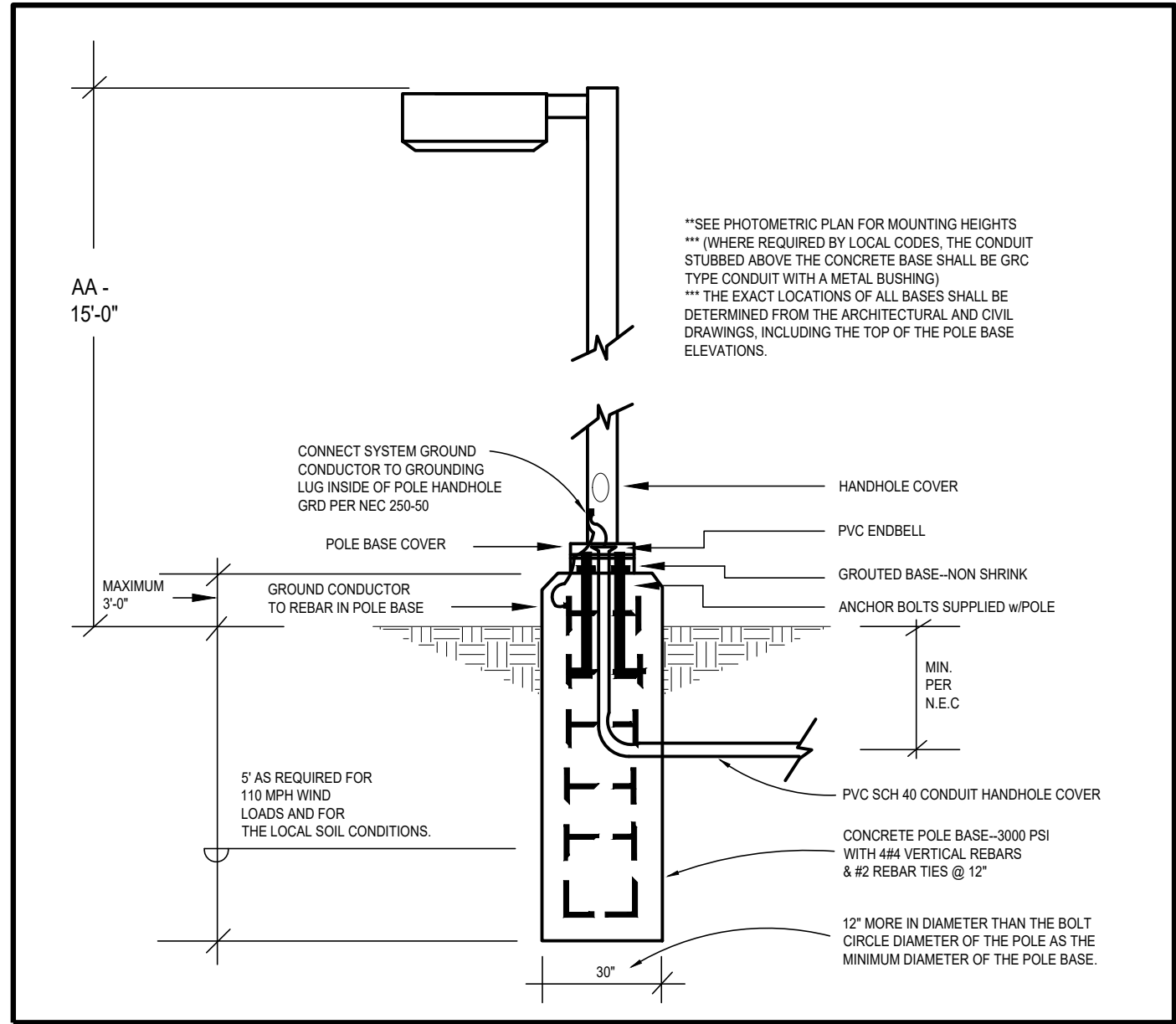
SHEET TITLE

EP-100

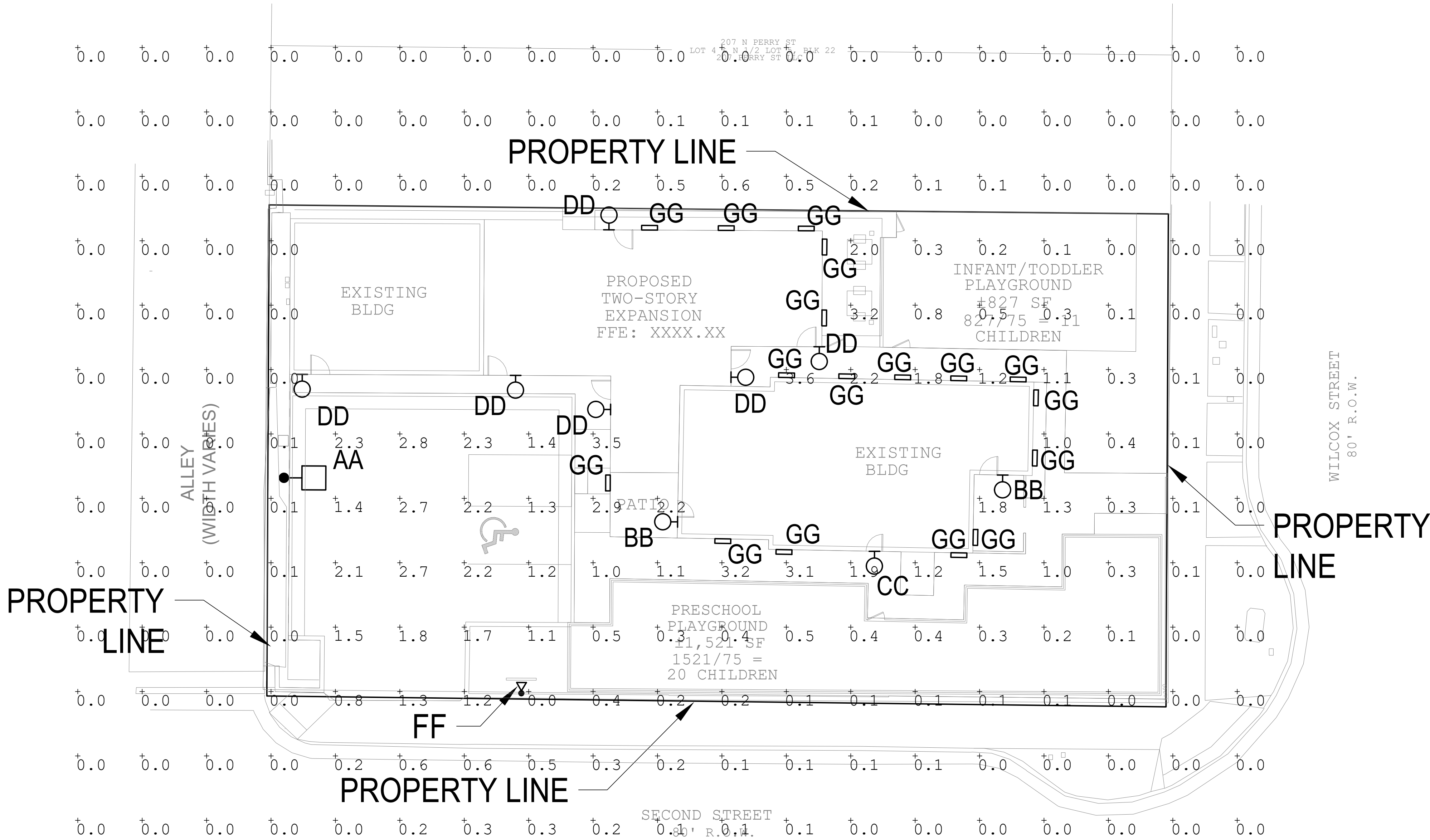
SHEET INFORMATION

PHOTOMETRIC
PLAN

11 of 12



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



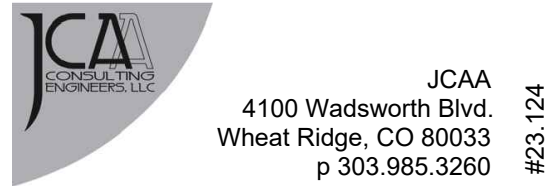
1 PHOTOMETRIC PLAN
scale: 3/32" = 1'-0"



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	0.43	3.6	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.97	2.8	1.2	1.64	2.33

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	-	11T 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
GG	REBELLE	1645-15L-30-120-LV-EM-BT	BLACK	LED / 1580	11.2	1.0	SURFACE	17	3'-0"	WALKWAY AREA LIGHT WITH INTEGRATED BATTERY BACKUP AND INTEGRATED LOUVER, 3000K	120	FULL CUTOFF
GENERAL LIGHTING PLAN STANDARD NOTES:							TOTAL NON-FULL CUTOFF LUMENS: 3,307 LUMENS		TOTAL FULL CUTOFF LUMENS: 46,676 LUMENS		TOTAL SITE LUMENS: 49,983 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 PACKS.



NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION.

SITE DEVELOPMENT PLAN
LOT 6 & S 12 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN
2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

SITE DEVELOPMENT PLAN
LOT 6 & S 12 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

12 Of 12