

PROJECT LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO; LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE FILING 4 SIA AGREEMENT, RECORDED ON THE 12TH DAY OF DECEMBER, 1998 AT RECEPTION NO. 1998105513 AT B1644, P0529 AND ACCORDINGLY 2 SFE WERE DEBITED FROM THE WATER BANK.

BENCHMARK

CHISELED CROWS FOOT ON HANDICAP RAMP LOCATED AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, ELEVATION = 6238.00.

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO RENOVATE THE PRIOR APPROVED WENDY'S SDP TO ALLOW FOR A BANK USE.

PROFESSIONAL ENGINEER CERTIFICATION

I, SCOTT MAIER, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

1/22/2024
LICENSED PROFESSIONAL ENGINEER
SCOTT MAIER P.E. #38122

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.

WILLIAM C. VALARAKA, MANAGING MEMBER, FOR VALARADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS 3rd DAY OF January, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF January, 2024 BY William C. Valaraka

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/30/2027

LIENHOLDER SUBORDINATION CERTIFICATE (LOAN #300801029; BORROWER VALARADO, LLC)

EFFECTIVE AS OF JANUARY 10, 2024, THE UNDERSIGNED, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2014-C16, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERVICES 2014-C16 ("HOLDER"), BEING THE CURRENT OWNER AND HOLDER OF THAT CERTAIN DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT DATED MARCH 31, 2014, AND RECORDED IN THE PUBLIC LAND RECORDS OF DOUGLAS COUNTY, COLORADO (THE "REGISTRY") ON MARCH 31, 2014 AS INSTRUMENT NO. 2014015480 (THE "SECURITY INSTRUMENT"), AND, SUBJECT TO THE PROVISIONS IMMEDIATELY BELOW, DOES HEREBY (A) CONSENT TO THE EXECUTION AND RECORDING IN THE REGISTRY OF THE ATTACHED COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT FOR LOT 6 MILESTONE FILING NO. 4, SECOND AMENDMENT (THE "PLAN"), AND (B) SUBORDINATE THE LIEN OF THE SECURITY INSTRUMENT TO SAID PLAN SUCH THAT IN THE EVENT OF FORECLOSURE OF THE SECURITY INSTRUMENT SUCH FORECLOSURE SHALL NOT DISTURB OR AFFECT THE PLAN.

NOTWITHSTANDING THE FOREGOING, HOWEVER, IN NO EVENT SHALL THIS AGREEMENT OR THE CONSENT OR SUBORDINATION SET FORTH ABOVE BE DEEMED TO BE A CONSENT BY HOLDER TO, OR AN AGREEMENT BY HOLDER TO SUBORDINATE ANY LIEN, SECURITY INTERESTS, OR SECURITY TITLE OF HOLDER IN OR TO ANY PORTION OF THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT TO, (i) ANY LIEN RIGHTS OR MONETARY OBLIGATIONS THAT COULD GIVE RISE TO A LIEN ARISING UNDER THE PLAN, OR (ii) ANY ADDITIONAL DOCUMENT, AGREEMENT, AMENDMENT, ENCUMBRANCE, OR OTHER INSTRUMENT OF ANY KIND OR NATURE WHATSOEVER, NOTWITHSTANDING THAT ANY SUCH DOCUMENT, AGREEMENT, AMENDMENT, ENCUMBRANCE, OR OTHER INSTRUMENT MAY BE CONTEMPLATED, REFERENCED, OR PERMITTED IN OR BY THE PLAN, WHETHER ANY SUCH ADDITIONAL DOCUMENT, AGREEMENT, AMENDMENT, ENCUMBRANCE, OR OTHER INSTRUMENT HAS BEEN OR MAY BE ENTERED INTO OR RECORDED PRIOR TO, CONCURRENTLY WITH, OR AFTER THE PLAN. IN ADDITION, NOTHING IN THE PLAN SHALL BE DEEMED OR CONSTRUED TO BE AN ASSUMPTION BY HOLDER OF ANY LIABILITIES OR OBLIGATIONS UNDER ANY TERMS, CONDITIONS, RESTRICTIONS OR ANY OTHER PROVISIONS SET FORTH IN THE PLAN.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2014-C16, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C16

BY: WELLS FARGO BANK, NATIONAL ASSOCIATION,
SOLELY IN ITS CAPACITY AS MASTER SERVICER

BY: Charlotte Villarreal
NAME: CHARLOTTE VILLARREAL
TITLE: VICE PRESIDENT

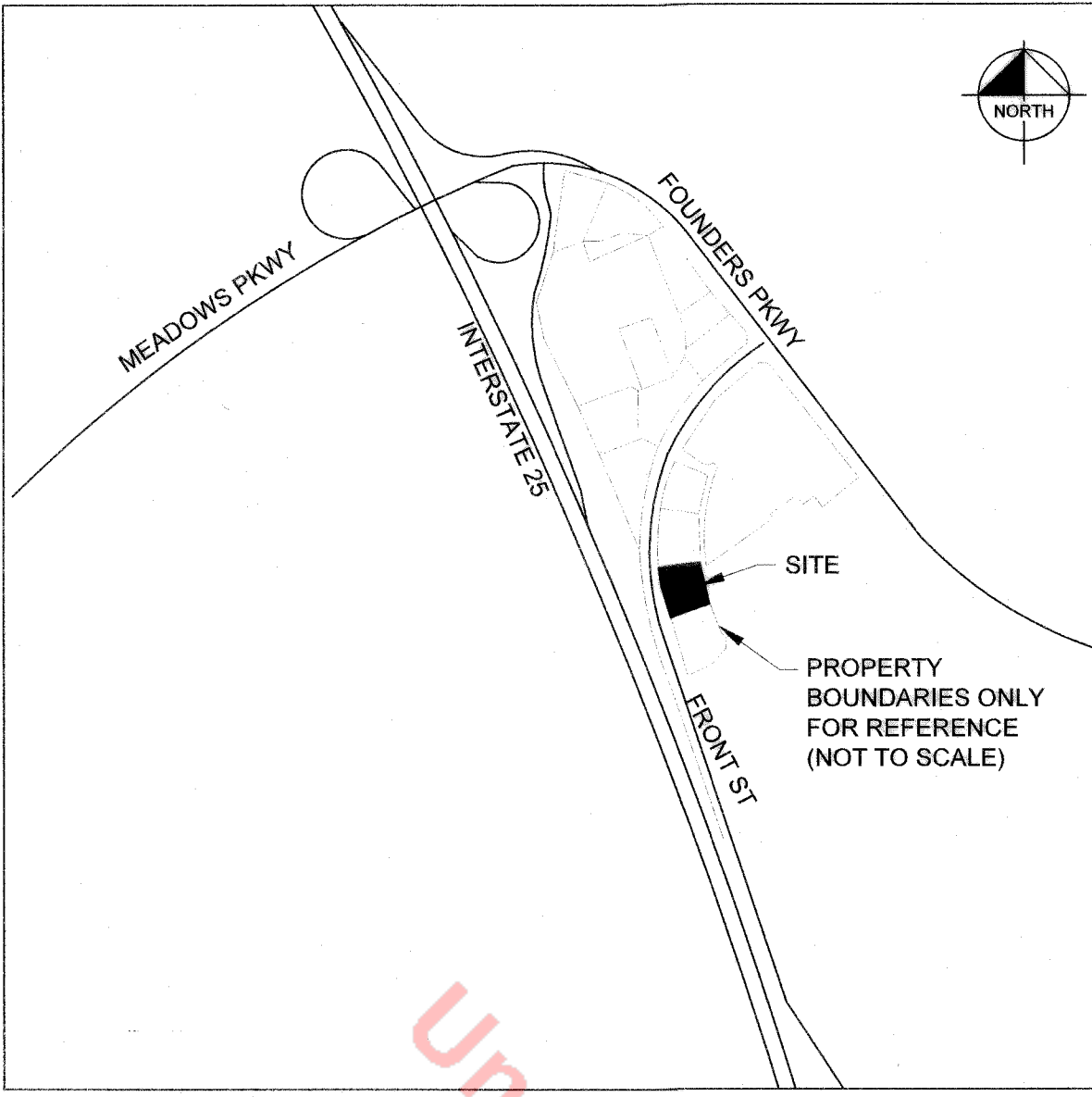
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-11-2028

COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0009

LOCATION MAP (NOT TO SCALE)



SITE DATA TABLE

ZONING DISTRICT	PD
USE AREA	BANK
LOT	LOT 6
SITE AREA S.F./ACRE	44,641 S.F./1.02 ACRE
REQUIRED	
BUILDING AREA	NA
PERMITTED USE	PER APPROVED PD
MIN. LOT SIZE	NA
MAX. BUILDING COVERAGE	35%
MIN. FRONT YARD SETBACK	15'
MIN. REAR YARD SETBACK	0'
MIN. SIDE YARD SETBACK	0'
MIN. SIDE TO STREET SETBACK	10'
MAX. BUILDING HEIGHT	35'
MAX. BUILDING SLOPE	NA
MIN. PARKING	12
MIN. ADA PARKING	1
PROPOSED	
BUILDING AREA	3,402 SF
PERMITTED USE	PD COMMERCIAL
MIN. LOT SIZE	43,517 SF
MAX. BUILDING COVERAGE	8%
MIN. FRONT YARD SETBACK	93'
MIN. REAR YARD SETBACK	63'
MIN. SIDE YARD SETBACK	44', 84'
MIN. SIDE TO STREET SETBACK	NA
MAX. BUILDING HEIGHT	23' 4"
MAX. BUILDING SLOPE	0
MIN. PARKING	28
MIN. ADA PARKING	2
SITE UTILIZATION	
S.F.	
BUILDING COVERAGE	3,402 SF
PARKING COVERAGE	20,140 SF
LANDSCAPING/OPEN SPACE COVERAGE	17,543 SF
CONCRETE SIDEWALK COVERAGE	2,432 SF
TOTAL	43,517 SF
% OF TOTAL	
BUILDING COVERAGE	8%
PARKING COVERAGE	46%
LANDSCAPING/OPEN SPACE COVERAGE	40%
CONCRETE SIDEWALK COVERAGE	6%
TOTAL	100%

Sheet List Table

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4 OF 6	PLANTING SCHEDULE & TABLES
5 OF 6	BUILDING ELEVATIONS
6 OF 6	BUILDING ELEVATIONS

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. 08035C0186G Dated 3/16/2016.
- 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 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, soil slopes, and berms shall be placed within sight distance lines and sight distance easements.
- This site is zoned PD.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.
- The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

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 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 weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "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.
- The developer understands 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.

PROJECT TEAM

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NEWGROUND



DATE	REVISION
8/1/2023	2nd Submittal
8/29/2023	3rd Submittal
9/14/2023	4th Submittal
12/28/2023	MYLAR PRINT

BELLCO CREDIT UNION
LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT
4611 MILESTONE LN
CASTLE ROCK, CO

COVER SHEET

Drawn By: AJJ
Checked By: SEM
Date: 04.25.2023
Project No. 24-0412
Sheet Number

1 OF 6

SDP23-0009

COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT

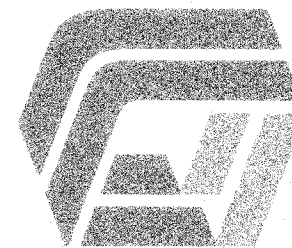
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BELCO CREDIT UNION
LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT
461.1 MILESTONE LN
CASTLE ROCK, CO

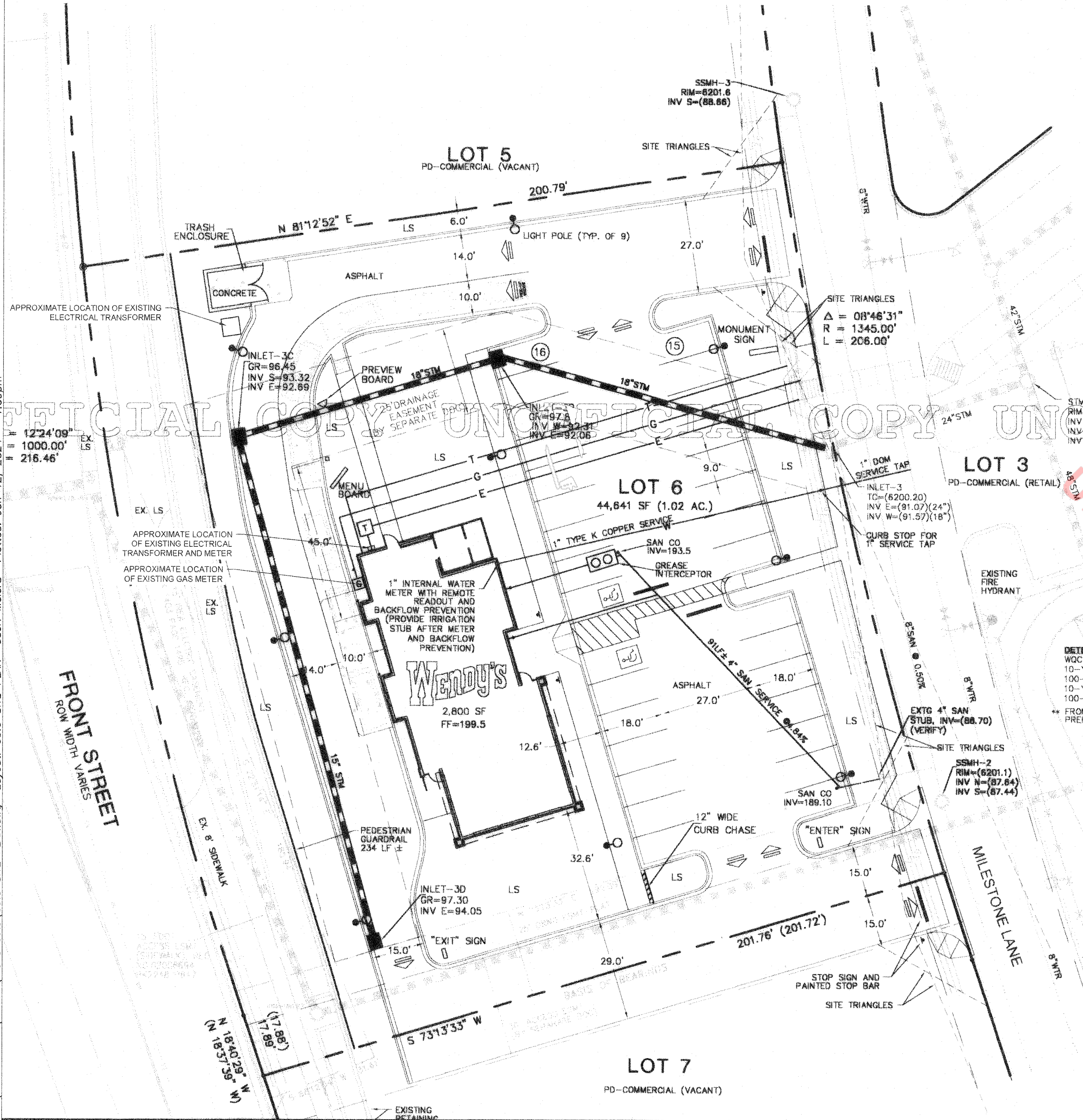
SITE PLAN

Drawn By: AJJ
Checked By: SEM
Date: 04.25.2023
Project No. 24-0412
Sheet Number

2 OF 6

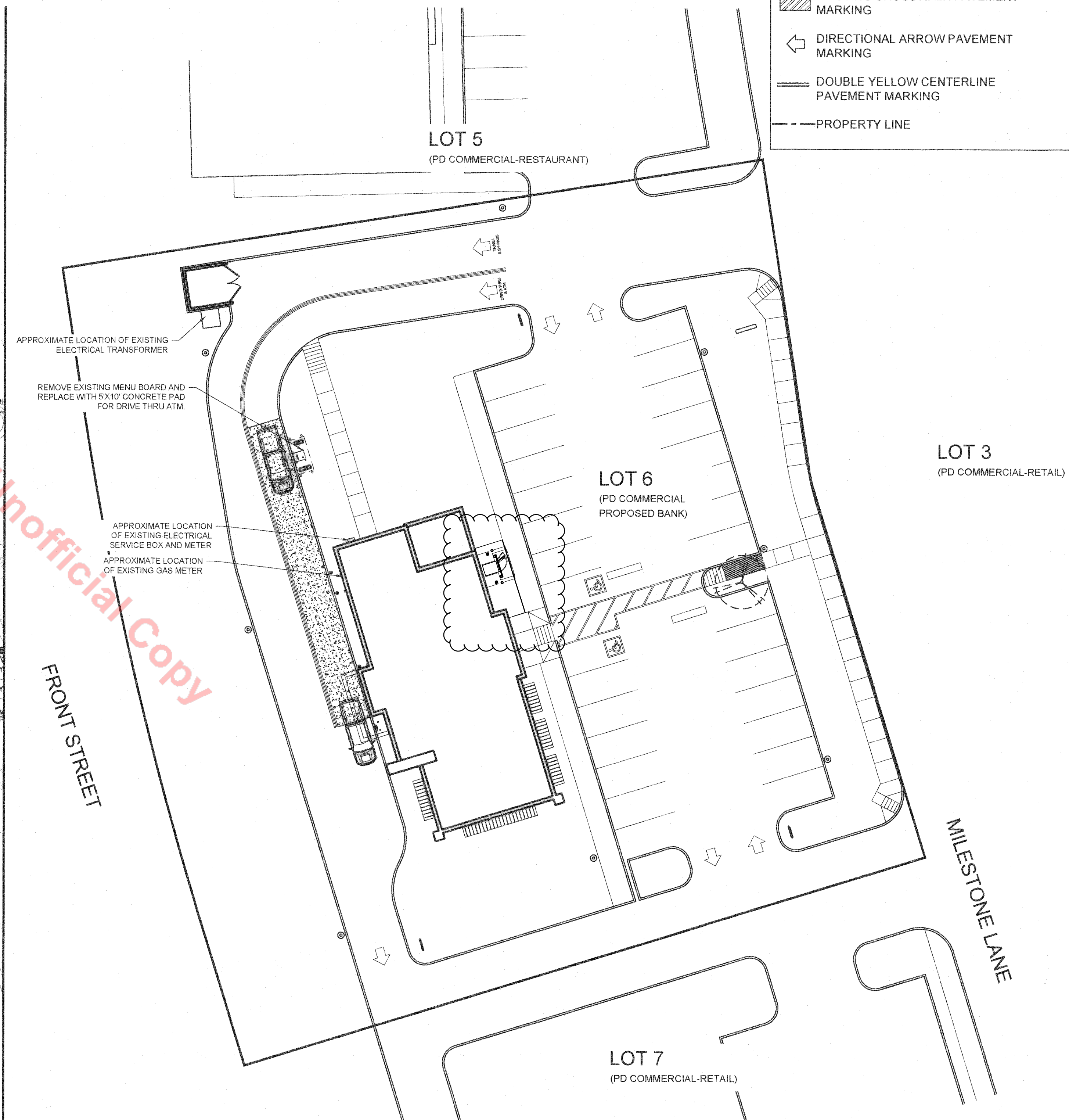
SDP23-0009

- SITE LEGEND
- EXISTING CONCRETE CURB AND GUTTER
 - EXISTING CONCRETE PAVEMENT
 - EXISTING CROSSWALK PAVEMENT MARKING
 - DIRECTIONAL ARROW PAVEMENT MARKING
 - DOUBLE YELLOW CENTERLINE PAVEMENT MARKING
 - PROPERTY LINE

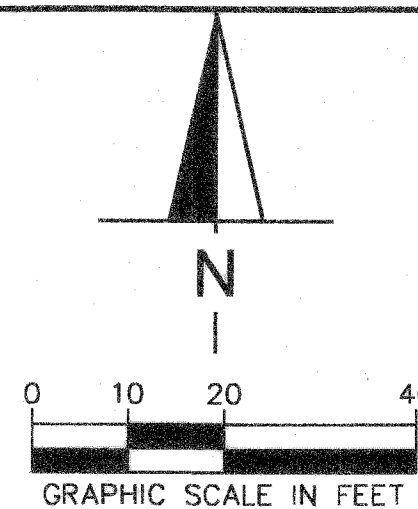


PRIOR APPROVED SITE PLAN

NOTE: THE PLAN ABOVE WAS APPROVED FOR THE WENDY'S PD SITE PLAN. THE SITE WAS PERMITTED AND CONSTRUCTED. THIS SITE PLAN AMENDMENT WILL MAINTAIN THE MAJORITY OF THE SITE AS CONSTRUCTED EXCEPT AS NOTED. RECEPTION #2002076875



PROPOSED SITE PLAN



File: C:\24\24-XXXX-Bellco-Castle-Rock\4-Production\Civil\3D\PlanSheets\SDP - Landscape Plans.dwg Layout: SDP - Landscape Plan User: Meters Plotted: Jan 12, 2024 1:11pm

COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT

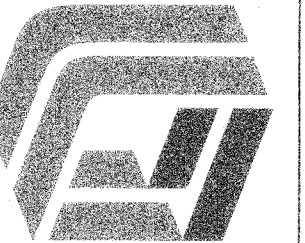
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AYRES

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Area Code 636 888-8100

NEWGROUND



REVISION	DATE
2nd Submittal	8/1/2023
3rd Submittal	8/29/2023
4th Submittal	9/14/2023
MYLAR PRINT	12/28/2023

BELLCO CREDIT UNION
LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT
4611 MILESTONE LN
CASTLE ROCK, CO

LANDSCAPE PLAN

Drawn By: AJJ
Checked By: SEM
Date: 04.25.2023
Project No. 24-0412
Sheet Number

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SDP23-0009

LANDSCAPE NOTES

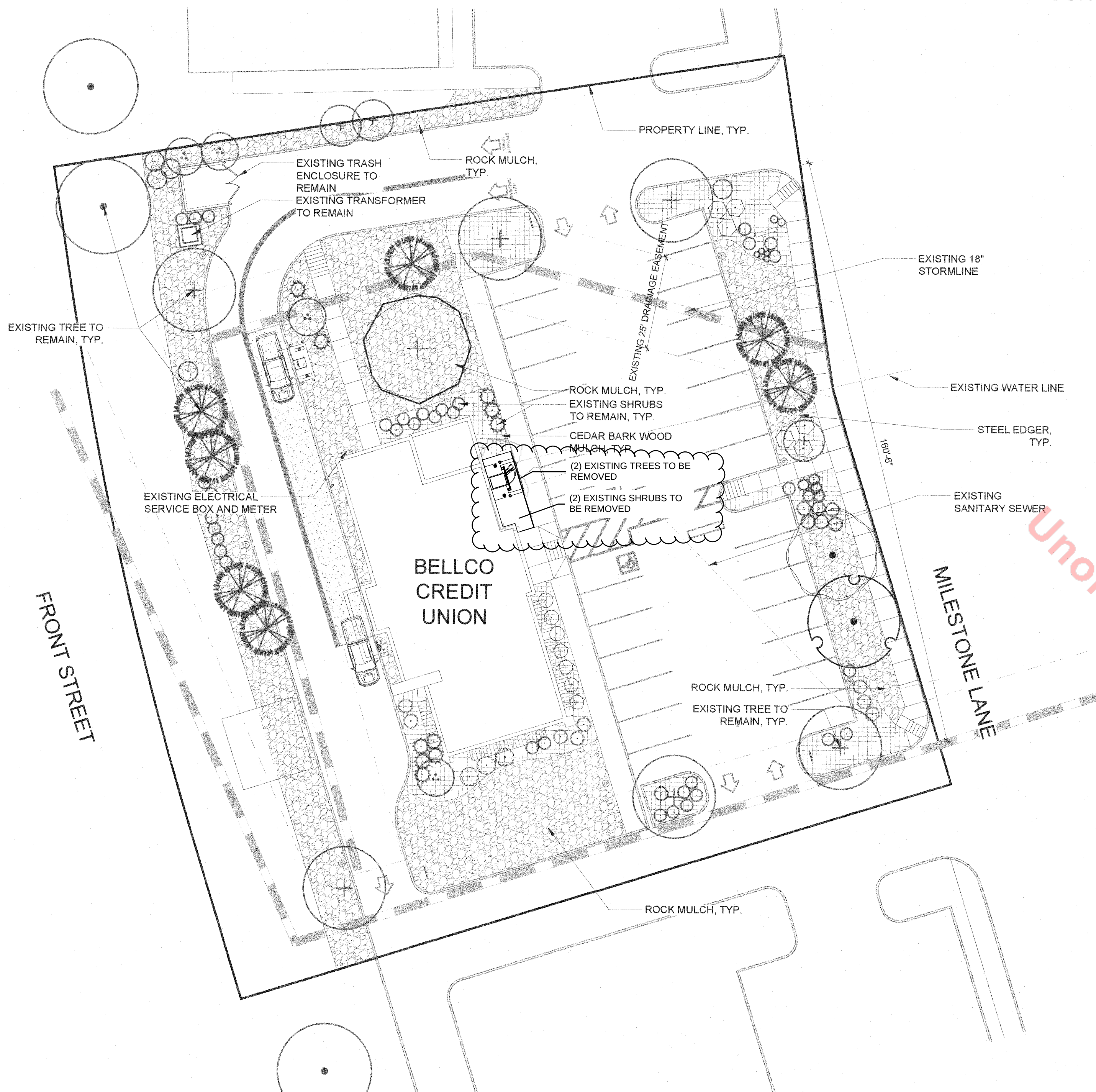
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE 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.

LEGEND

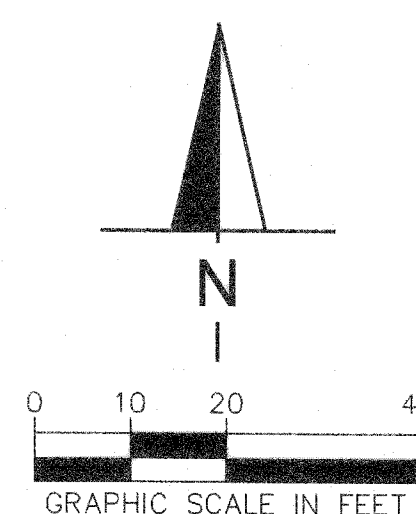
	SHREDDED CEDAR BARK WOOD MULCH OVER FILTER FABRIC TO A DEPTH OF FOUR (4) INCHES MIN.		EXISTING SHRUBS TO REMAIN
	1 1/2 INCH MINUS MOUNTAIN GRANITE ANGULAR ROCK MULCH OVER FILTER FABRIC TO A DEPTH OF FOUR (4) INCHES MIN.		EXISTING TREES TO REMAIN
	STEEL EDGER		
	PROPERTY LINE		

HYDROZONE LEGEND

GENERAL PLANT SYMBOLS:	GENERAL PLANT TYPE:	PLANT TYPE HYDROZONE:
	CANOPY TREE	HYDROZONE 2 (LOW WATER REQUIREMENT)
	SHRUB BEDS	HYDROZONE 2 (LOW WATER REQUIREMENT)
	EXISTING SHRUBS TO REMAIN	HYDROZONE 2 (LOW WATER REQUIREMENT)
	EXISTING TREES TO REMAIN	HYDROZONE 2 (LOW WATER REQUIREMENT)



1 LANDSCAPE PLAN



COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT

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4611 MILESTONE LN

PLANTING SCHEDULE & TABLES

Drawn By:	AJJ
Checked By:	SEM
Date:	04.25.2023
Project No.	24-0412
Sheet Number	

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SDP23-0009

SITE DEVELOPMENT PLAN PLANT SCHEDULE

SYMBOL LEGEND		HYDROZONE	2	QUANTITY	0
DECIDUOUS SHADE TREES 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 PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH					
DECIDUOUS SHADE TREES		HYDROZONE	2	QUANTITY	0
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND					
EVERGREEN TREES		HYDROZONE	2	QUANTITY	0
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH					
DECIDUOUS SHRUBS		HYDROZONE	2	QUANTITY	16
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE					
EVERGREEN SHRUBS		HYDROZONE	2	QUANTITY	15
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE					
ORNAMENTAL GRASSES		HYDROZONE	2	QUANTITY	0
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE					
PERENNIAL PLANTING BEDS		HYDROZONE	2	AREA	0
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE					
ANNUAL PLANTING BEDS		HYDROZONE	2	AREA	0
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER PLANTS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER					
NATIVE SEED		HYDROZONE	1, 2	AREA	0
GRASS SEED PLANTING QUALITY AND PLANTING IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON					
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]					

*Choose one symbol for each tree category.

**Choose one pattern for each category of ground cover, shrubs, and grasses.



CLWUR (Composite landscape water use rating) Chart

Project Name: Bellco Credit Union

Site Development Plan (SDP) Number: SDP-0009

[illegible]

Reference Chapter 13.20 of the Castle Rock Municipal Code

SDP REQUIREMENT TABLES

SITE DEVELOPMENT PLAN NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:																N/A					
Town of Castle Rock Registration #				N/A				State of Colorado License Landscape Architect #				1041									
Company Name:				Ayres Associates				Address:				3665 JFK Parkway, Building 2, Suite 100 Fort Collins, CO 80525									
Phone:				970.223.5556				Email:				stloftell@ayresassociates.com				Date:				7/28/2023	
Project Name:																		Bellico Credit Union			
Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.																					
Gross Site Area		Required Landscape (10% of the gross site area)		Provided Landscape Area		Required Trees (2 trees / 1,000 sqft)		Provided Trees		Required Shrubs (4 shrubs / 1,000 sqft)		Provided Shrubs		Soil Prep Amounts (cu.yds. Per 1000 SF)							
43,436		4,344		11,516		9		16		17		118		4							
Turf Grass Square Footage (SF)*		Required Landscape Coverage Percentage (75% minimum)		Provided Landscape Coverage at Maturity (SF)		Required Nonliving Ornamental Percentage (25% maximum)		Provided Nonliving Ornamental Area in Landscape (SF)		Required Large Canopy Deciduous Tree (50% minimum)		Provided Large Canopy Deciduous Shade Tree		Separate Irrigation Service Connections							
N/A		3,258		8,366		1,086		3,036		4		4		Yes ___ X ___ No ___							
Parking Lot*																					
Parking Lot Area		Landscape Area Required (10% of square footage)		Landscape Area Provided		Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)		Provided Trees		Required Shrubs** (4 shrubs / 1,000 sqft)		Provided Shrubs									
8,863		886		944		2		3		4		11									
Parking Lot Peninsula/Islands (40 Spaces or More)****																					
Number of Parking Spaces		Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided		Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)		Provided Trees		Required Shrubs (Minimum of 4 shrubs per island/peninsula)		Provided Shrubs									
30		2		2		2		2		8		19									
*Parking Lot landscaping can count towards overall site landscape requirements.																					
**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.																					
***Evergreens are not permitted in landscaped islands/peninsulas.																					
****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.																					

SITE DEVELOPMENT PLAN STREETScape*

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Milestone Lane	167	<u>4</u>	<u>4</u>	<u>16</u>	18

*Streetscape requirements can be found in Section 9 of the Landscape and Irrigation Criteria Manual

*Streetscape does not count towards overall site landscape requirements

*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.

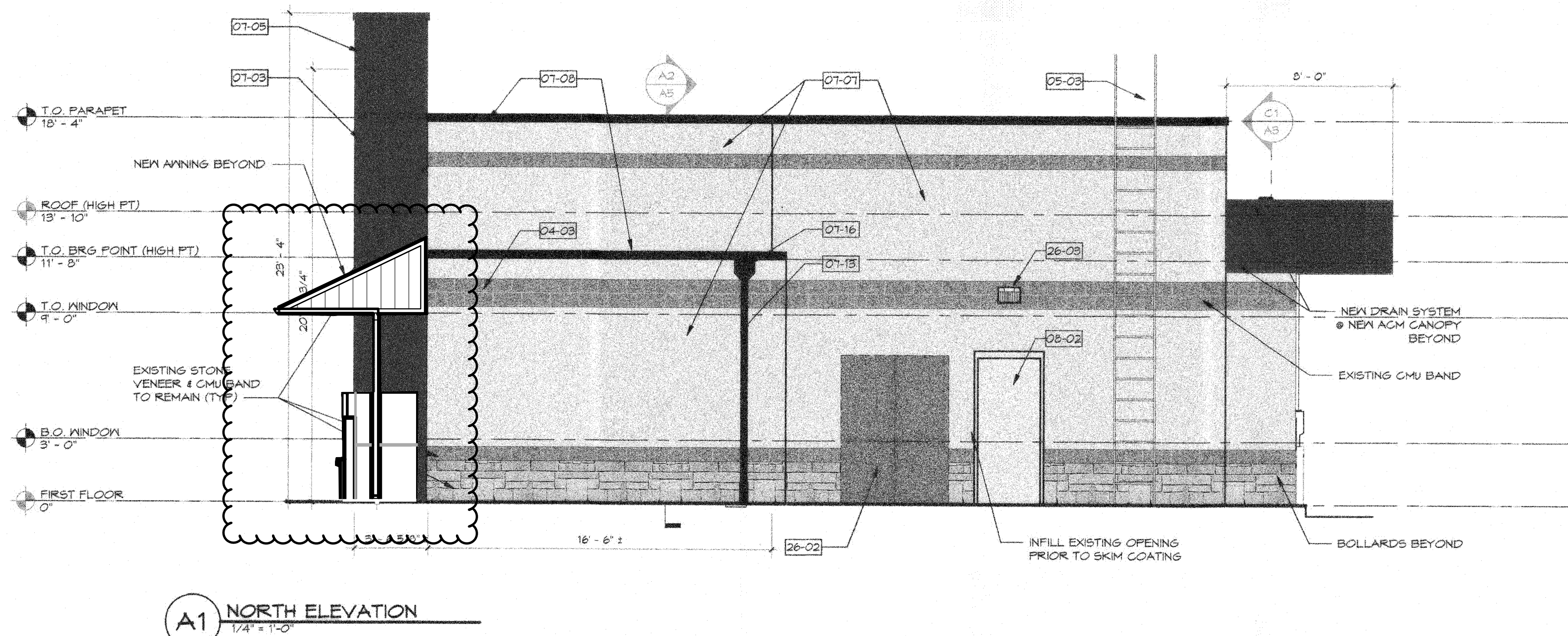
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0009

GENERAL NOTES: EXTERIOR ELEVATIONS

1. CONTRACTOR TO REMOVE, TRANSPORT, AND PAY FOR THE DISPOSAL OF ALL DEBRIS. COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.
2. NEW DOWNSPOUT TO DRAIN TO DAYLIGHT.
3. CONTRACTOR TO SEAL ALL MEPPF PENETRATIONS AND OPENINGS AT THE BUILDING ENVELOPE. REFER TO MEPPF DRAWINGS FOR COORDINATION AND LOCATIONS OF PENETRATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS SHOWN.



MATERIAL LEGEND			
	STYLE	COLOR	MANUFACTURER
EXT-PT-1	PAINT	SW7069 IRON ORE	SHERWIN WILLIAMS
EXT-PT-2	PAINT	SW6099 SAND DOLLAR	SHERWIN WILLIAMS
ACP	ALUM. COMPOSITE PANEL	AUB BLUE	ALPOLIC
AWNING	METAL AWNING	QUAKER BRONZE	LAWRENCE FABRIC
COPING	COPING	DARK BRONZE	PAC-CLAD

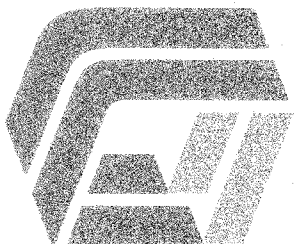
KEYNOTES PER SHEET	
04-03	NEW CMU BAND TO MATCH EXISTING.
04-04	NEW CAST STONE SILL.
05-03	NEW METAL LADDER TO REPLACE EXISTING. PAINT EXT-PT-2.
07-01	INFILL EXISTING OPENING AT EXTERIOR WALL. PROVIDE SHEATHING AND BUILDING WRAP. FACE MATERIALS TO MATCH EXISTING. FLUSH SMOOTHLY WITH ADJACENT SURFACE.
07-03	NEW PORTICO WITH ALUMINUM COMPOSITE PANELS ON WOOD FRAME BUILT AROUND EXISTING FRAME TO REMAIN. DIMENSIONS TO BE VERIFIED.
07-04	JOINT IN ALUMINUM COMPOSITE PANEL SYSTEM. MET SEAL AT HORIZONTAL PANELS.
07-05	NEW ALUMINUM COMPOSITE PANEL COVER. JOINTS TO BE MET SEAL. LOCATIONS TO MATCH VERTICAL JOINTS AT PORTICO AT ALL SIDES. COLOR TO MATCH PORTICO.
07-07	NEW SKIM COAT SYSTEM AT ALL BRICK SURFACE AT EXTERIOR WALLS. SEE SPECS.
07-08	NEW METAL COPING AT TOP OF EXISTING AND NEW PARAPETS. TYPICAL THROUGHOUT BUILDING. PAINT EXT-PT-1.
07-13	NEW DOWNSPOUT. PAINT EXT-PT-1.
07-16	NEW SCUPPER TO MATCH EXISTING. PAINT EXT-PT-1.
08-02	NEW DOOR AND FRAME. SEE DOOR SCHEDULE.
10-14	EXTERIOR SIGNAGE. BY SIGNAGE CONTRACTOR. PROVIDE BLOCKING IN WALL AS REQUIRED.
10-16	NEW METAL AWNING. SEE SPECS.
26-02	ELECTRICAL EQUIPMENT TO REMAIN.
26-03	NEW LIGHT FIXTURE. SEE ELECTRICAL.



3665 JFK PARKWAY
BUILDING 2, SUITE 100
FORT COLLINS, CO
80525
262.522.4901
www.AyresAssociates.com

NewGround International, Inc.
15450 South Outer Forty Drive
Suite 300
Chesterfield, MO 63017
Area Code 636 898-8100

NEWGROUND



REVISION	DATE
2nd Submittal	8/1/2023
3rd Submittal	8/29/2023
4th Submittal	9/14/2023
MYLAR PRINT	12/28/2023

BELLCO CREDIT UNION
LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT
4611 MILESTONE LN
CASTLE ROCK, CO

BUILDING ELEVATIONS

Drawn By: AJJ
Checked By: SEM
Date: 04.25.2023
Project No. 24-0412
Sheet Number

5 OF 6

SDP23-0009