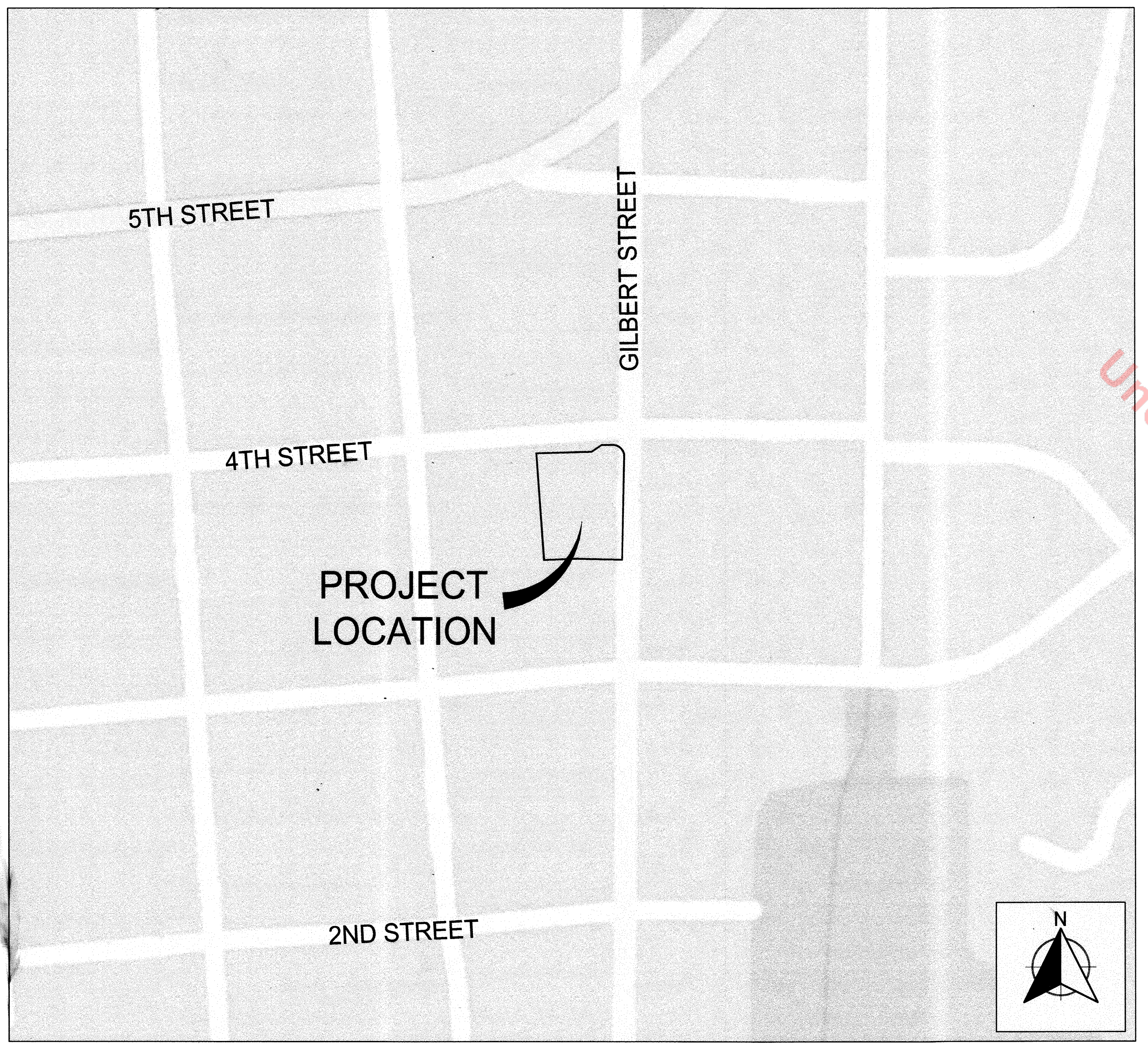


**LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
 USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN**

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



1 VICINITY MAP
 1 OF 6 SCALE: NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1 OF 6	COVER SHEET
2 OF 6	SITE PLAN
3 OF 6	GRADING PLAN
4 OF 6	UTILITY PLAN
5 OF 6	LANDSCAPE PLAN
6 OF 6	SITE DETAILS

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED ACCORDING TO UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

LEGAL DESCRIPTION:
 LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF September, 2018.

CHAIR: [Signature] DATE: 4/2/19
 ATTEST: [Signature] DATE: 3/22/19
 DIRECTOR OF DEVELOPMENT SERVICES

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF October, 2018.

MAYOR: [Signature] DATE: 4-2-2019
 ATTEST: [Signature] DATE: 4-2-2019
 TOWN CLERK

OWNERSHIP CERTIFICATION:

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

[Signature]
 JOSHUA ROBERT DAVEY
[Signature]
 LEAH DAVEY

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF February, 2019 BY JOSHUA ROBERT DAVEY AND LEAH DAVEY.

[Signature]
 NOTARY PUBLIC
 TARA E. HAYNES
 Notary Public
 State of Colorado
 Notary ID # 20144047896
 My Commission Expires 12-18-2022

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON NOVEMBER 16TH, 2017 AT RECEPTION NO. 2017077959, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

GREAT WESTERN BANK
 BY: [Signature]
 SIGNED THIS 15th DAY OF February, 2018.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF Feb, 2018 BY Chris Mangelsen AS Manager OF GREAT WESTERN BANK.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
 NOTARY PUBLIC
 MEREDITH R CASTILLO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20114067827
 MY COMMISSION EXPIRES NOVEMBER 14, 2019

TITLE CERTIFICATION:

I, Brenda Beckler, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AN LIEN HOLDER SUBORDINATION CERTIFICATE. Except Judgment recorded September 27, 2018 under Reception No. 20180558102

SIGNED THIS 15 DAY OF February, 2018 BY [Signature] AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.
[Signature]
 NOTARY PUBLIC
 NICOLE LUDWIG
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20160408651
 My Commission Expires December 8, 2020

SURVEYOR'S CERTIFICATE:

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

[Signature] DATE: 2/15/19
 JOHNNY CALVIN HICKS, FOR AND ON BEHALF OF TARA E. ARCHER & ASSOC.

CIVIL ENGINEER'S STATEMENT:

I, BRIAN W. FRANK, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED, OR WHERE STANDARDS CONFLICT.

[Signature] DATE: 2/14/19
 BRIAN W. FRANK, PROFESSIONAL ENGINEER
 COLORADO P.E. NO. 53667
 FOR AND ON BEHALF OF WSB & ASSOCIATES

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE EAST PROPERTY LINE OF LOT 10A, BLOCK 10 - ASSUMED TO BEAR S 00°54'41" E.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:32 pm ON THE DAY OF April 4, 2019 AT RECEPTION NO. 2019017651.

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature] DEPUTY

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED SPECIFICATIONS.
- OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE, AND FEDERAL AGENCIES.
- THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY MARKING AUTHORITY PRIOR TO CONSTRUCTION.

CONTRACTOR: MW GOLDEN CONSTRUCTORS
 1700 PARK STREET
 CASTLE ROCK, COLORADO 80109

ENGINEER / PLANNER: WSB & ASSOCIATES INC.
 720 SOUTH COLORADO BLVD
 DENVER, COLORADO 80246

OWNER: JOSHUA ROBERT DAVEY & LEAH DAVEY
 1622 FAIRFAX COURT
 CASTLE ROCK, COLORADO 80104

LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
 USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN
 PROJECT NO. USR18-0002



WSB PROJECT NO.: 011554-000

SCALE: AS SHOWN
 DESIGN BY: BWF
 PLAN BY: SSP
 CHECK BY: JIM

REVISIONS	
NO.	DATE DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.
 BRIAN W. FRANK, P.E.
 DATE: 03/29/2018 LIC. NO.: 53667

DAVEY DAYCARE CENTER
 CASTLE ROCK, COLORADO

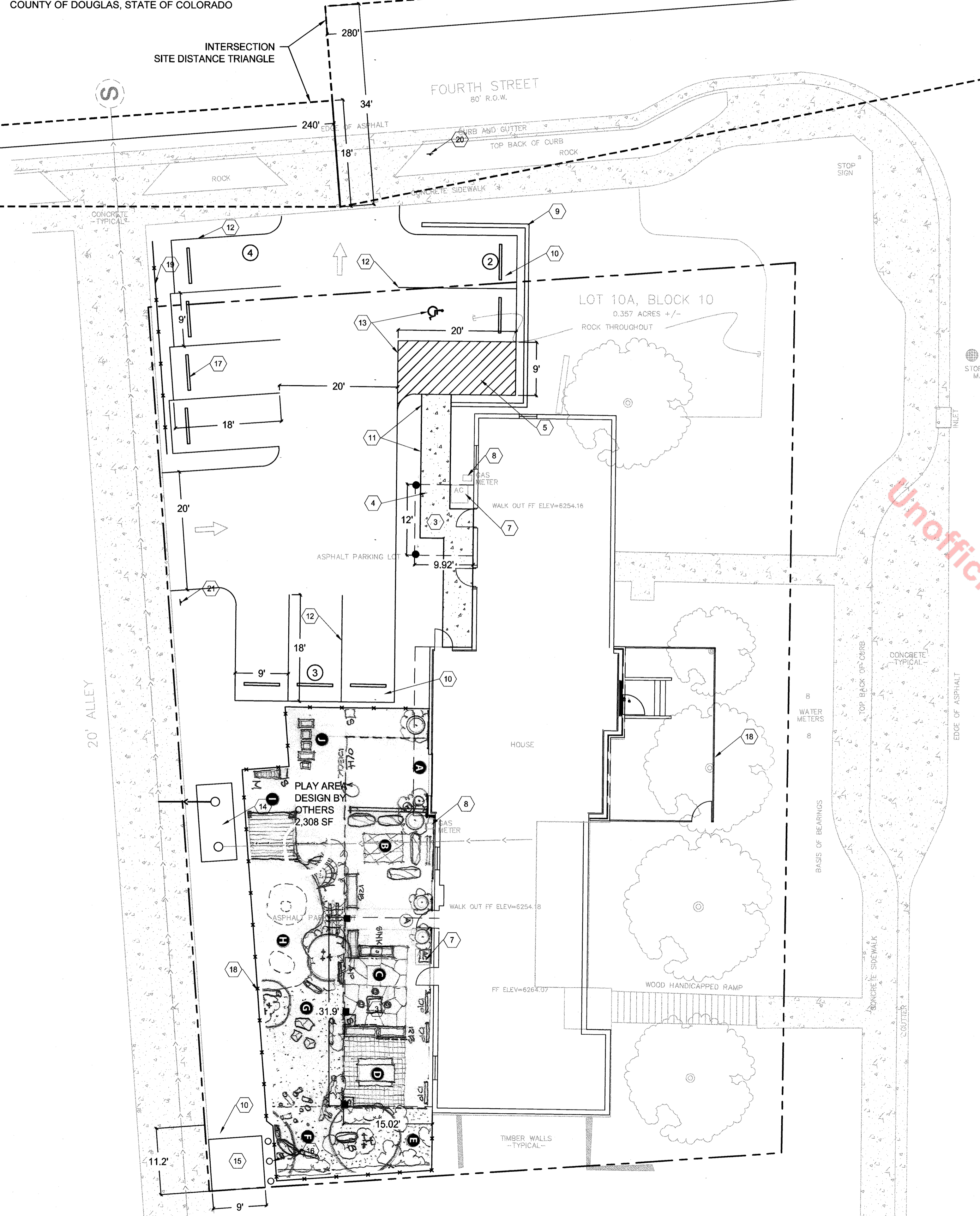
COVER SHEET

SHEET
 1 OF 6

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LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



SITE CAPACITY CALCULATIONS:

ZONING: R-2
 PROPOSED USE: DAY CARE CENTER
 CATEGORY: USE BY SPECIAL REVIEW

BASE SITE AREA:
 BASE SITE AREA: 15,537 SF
 EXISTING STRUCTURE
 FLOOR AREA: 3,278 SF

REQUIRED FOR DAY CARE CENTER:
 1 STALL PER EMPLOYEE
 1 STALL PER 6 CHILDREN
 1 STALL PER FACILITY OWNED VEHICLE

36 CHILDREN / 6 STALLS = 6 STALLS
 5 EMPLOYEES / 1 STALL = 5 STALLS

TOTAL REQUIRED: 11 STALLS

PROVIDED FOR DAY CARE CENTER:
 8 STANDARD STALLS
 1 ACCESSIBLE STALLS

TOTAL PROVIDED: 9 STALLS

*AS APPROVED PER TECHNICAL CRITERIA
 VARIANCE TCY18-0042

EXTERIOR STORAGE:
 ALL REFUSE WILL BE CONTAINED WITHIN
 THE BUILDINGS OR WITHIN DESIGNATED
 LOCATION ON SITE.

KEYNOTES

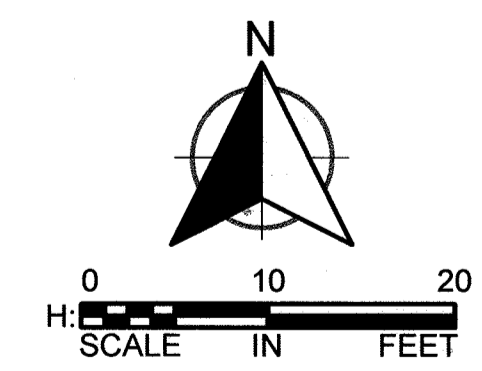
- ① NOT USED.
- ② NOT USED.
- ③ PROPOSED DECK OVERHEAD.
- ④ REMOVE CURB STOPPER.
- ⑤ REMOVE TIMBER WALL.
- ⑥ NOT USED.
- ⑦ PROTECT EXISTING A/C UNIT.
- ⑧ PROTECT EXISTING GAS METER.
- ⑨ MODULAR DESIGN RETAINING WALL, 0-3' IN HEIGHT. DESIGN BY OTHERS.
- ⑩ PROPOSED BITUMINOUS PAVEMENT.
- ⑪ PROPOSED CONCRETE SIDEWALK.
- ⑫ PARKING STRIPE, 4" WIDE, WHITE, TYPICAL.
- ⑬ HANDICAP ACCESSIBLE PARKING STALL WITH STRIPING AND SIGNAGE.
- ⑭ PROPOSED GREASE INTERCEPTOR. DESIGN BY OTHERS.
- ⑮ PROPOSED TRASH ENCLOSURE, SEE DETAIL 1/6.
- ⑯ VEHICLE BOLLARD.
- ⑰ CONCRETE WHEEL STOP (TYP).
- ⑱ 6' TALL CEDAR PRIVACY FENCE.
- ⑲ 4' TALL CEDAR PRIVACY FENCE.
- ⑳ "DO NOT ENTER" SIGN.
- ㉑ "ENTER ONLY" SIGN.

SITE PLAN NOTES

- 1. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DETAIL AND DIMENSION.
- 2. MINIMUM PARKING STALL DIMENSIONS ARE 9' X 20'.
- 3. ALL HANDICAPPED PARKING SHALL BE VAN ACCESSIBLE WITH MINIMUM STALL DIMENSIONS OF 9' X 20' WITH AN ADJACENT STRIPED ACCESS ROUTE OF THE SAME DIMENSION.
- 4. ONE WAY PARKING DRIVE AISLES ARE 20' IN WIDTH MINIMUM.
- 5. REFER TO GRADING AND DRAINAGE PLANS FOR TOPOGRAPHIC INFORMATION AND STORMWATER DESIGN DETAILS.
- 6. DIMENSIONS ARE TO EDGE OF PAVEMENT, CURB GUTTER-LINE, OUTSIDE FACE OF BUILDING, OR EDGE OF WALK UNLESS OTHERWISE NOTED.

LEGEND

- PROPOSED FENCE LINE
- (S) --- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM MANHOLE
- - - EXISTING PROPERTY LINE
- (X) PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BITUMINOUS TO BE REMOVED
- CONCRETE TO BE REMOVED



SCALE: AS SHOWN
 DESIGN BY: BWF
 PLAN BY: SSP
 CHECK BY: JJM

NO.	DATE	DESCRIPTION

DAVEY DAYCARE CENTER
CASTLE ROCK, COLORADO

SITE PLAN

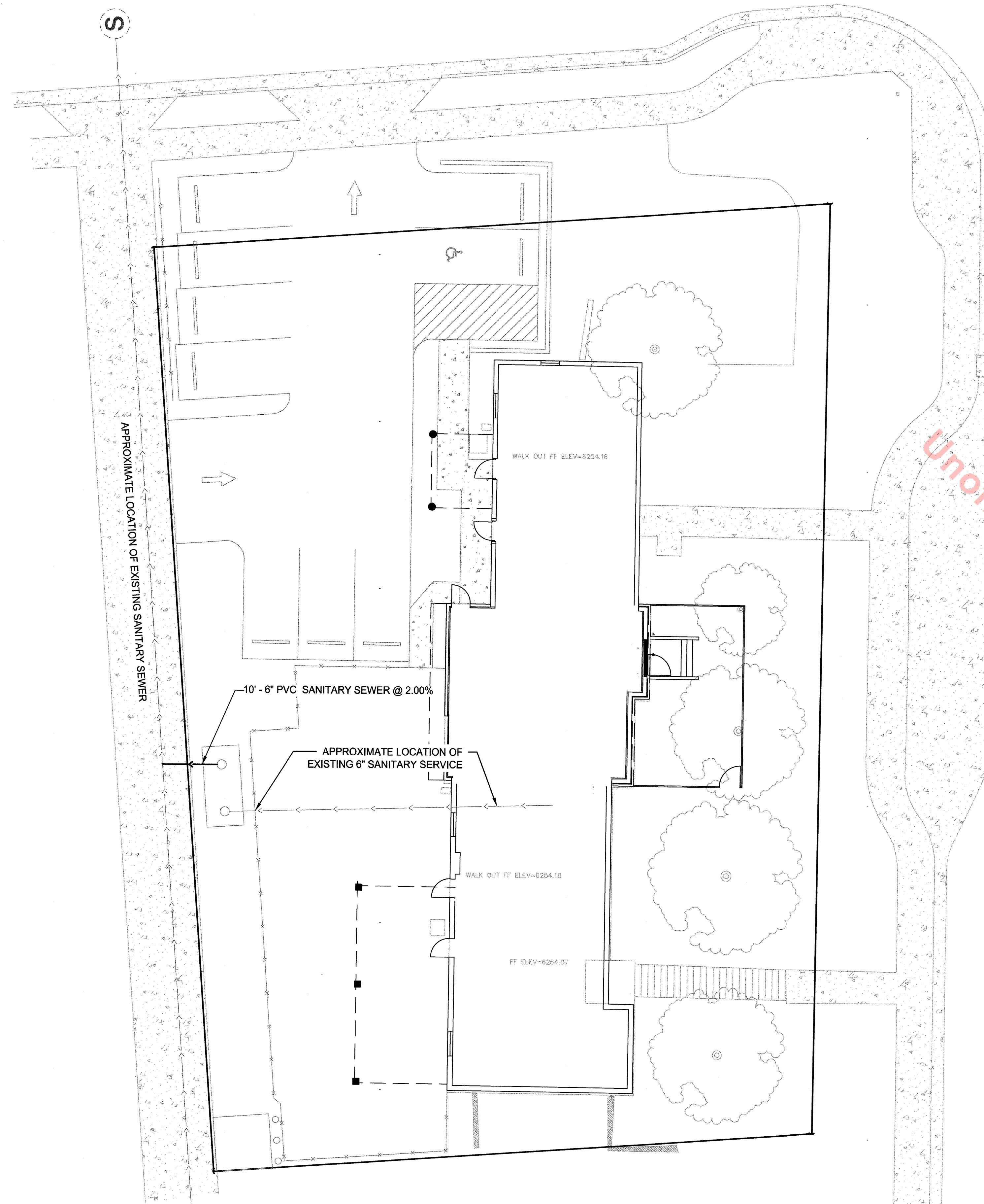
SHEET
2 OF 6

LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION
 TO CASTLE ROCK, 13TH AMENDMENT
 USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN
 PROJECT NO. USR18-0002

**LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN**

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

MAN HOLE
RIM ELEV=6251.31
INV. ELEV=6251.85



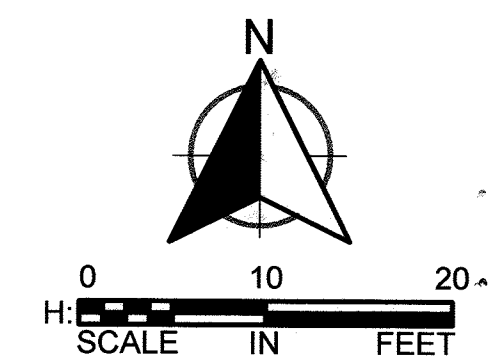
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UTILITY NOTES

1. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES. COMPLY WITH ALL LOCAL REQUIREMENTS. CONDUCT ALL TESTS TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
2. COORDINATES ARE TO END OF PIPE, CENTER OF APPURTENANCE, OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. ALL UTILITIES AND CONDUITS SHALL TERMINATE 5' OUTSIDE THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES AND SERVICE LINES SHALL BE KEPT IN SERVICE AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE AUTHORIZED BY OWNER.
5. REPORT ANY DISCREPANCIES TO THE ENGINEER. RECONNECT ALL SERVICES NOT MARKED FOR REMOVAL OR AS DIRECTED BY THE OWNER.
6. REFER TO MECHANICAL PLANS FOR CONTINUATION OF UTILITIES INTO THE BUILDING.
7. 10-FOOT HORIZONTAL SEPARATION REQUIRED BETWEEN SEWER LINES AND/OR STRUCTURES AND POTABLE WATER LINES.
8. MINIMUM 6-INCH VERTICAL SEPARATION REQUIRED AT ALL UTILITY CROSSINGS. POTABLE WATER LINES SHALL BE MINIMUM 18" ABOVE OR 18" BELOW SEWER LINES AT CROSSINGS. WHERE POTABLE WATER IS LOCATED BELOW OR LESS THAN 18" ABOVE SEWER LINES, SEWER PIPES SHALL BE PRESSURE RATED PVC (C900, SCH 40, SCH 80 OR SDR 26 PER ASTM D2241).
9. CONTRACTOR SHALL IDENTIFY, FIELD VERIFY AND COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS IN THE FIELD. REPORT CONFLICTS REQUIRING REDESIGN TO THE ENGINEER OF RECORD.
10. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR CONNECTIONS AT BUILDING FOR GAS, POWER AND COMMUNICATIONS. CONTRACTOR TO COORDINATE SERVICES WITH LOCAL UTILITY PROVIDERS, ARCHITECTURAL PLANS AND SPECIFICATIONS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING CONCRETE



WSB PROJECT NO.:
011554-000

SCALE: AS SHOWN
DESIGN BY: BWF
PLAN BY: SSP
CHECK BY: JJM

REVISIONS	
NO.	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.

BRIAN W. FRANK, P.E.
DATE: 05/29/2018 LIC. NO.: 53667

DAVEY DAYCARE CENTER
CASTLE ROCK, COLORADO

UTILITY PLAN

SHEET

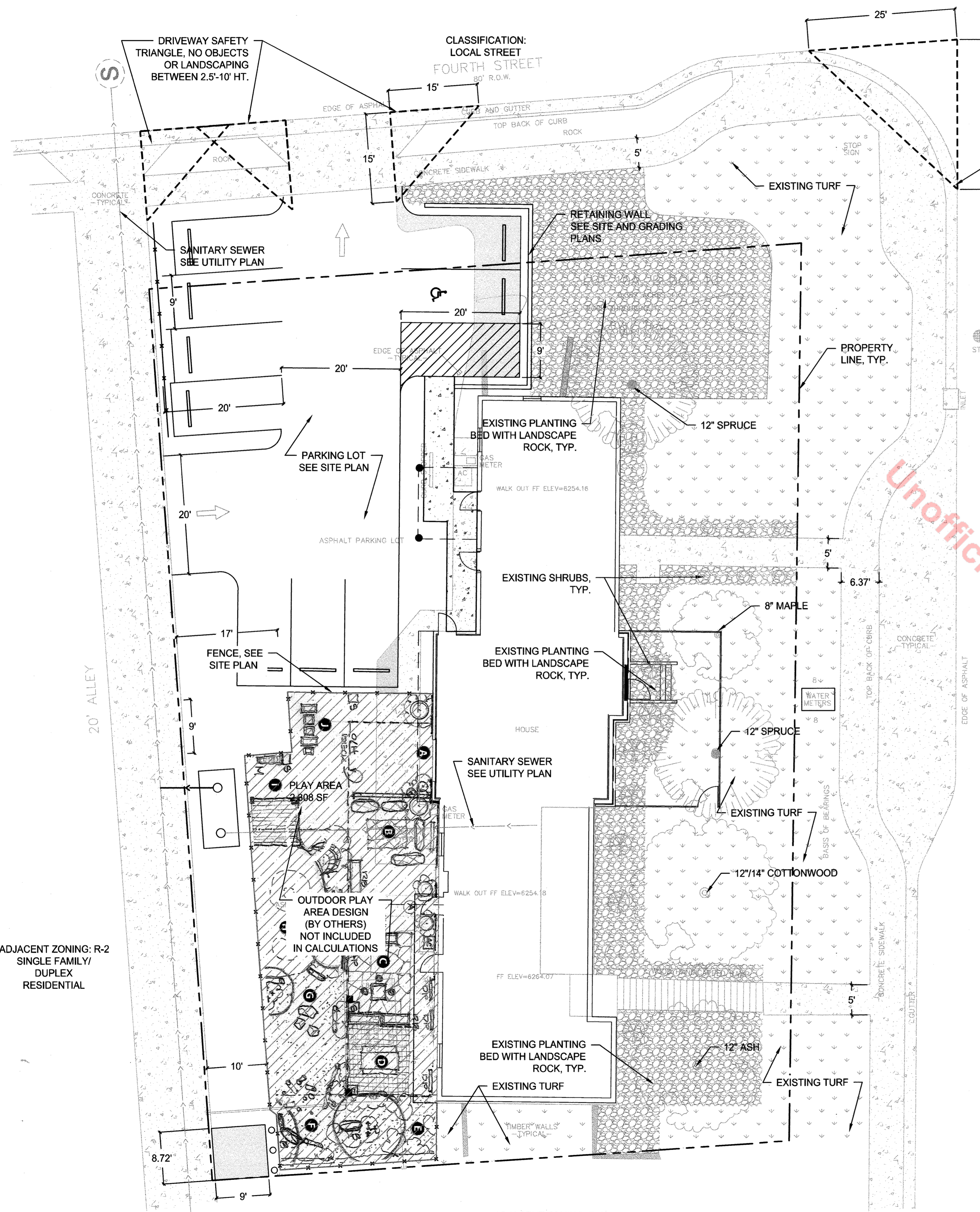
4 OF 6

LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN
PROJECT NO. USR18-0002

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LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



SITE CAPACITY CALCULATIONS:

ZONING: R-2
 PROPOSED USE: SCHOOL
 CATEGORY: USE BY SPECIAL REVIEW
 BASE SITE AREA:
 BASE SITE AREA: 15,537 SF
 EXISTING STRUCTURE
 FLOOR AREA: 3,278 SF

EXTERIOR STORAGE:
 ALL REFUSE WILL BE CONTAINED WITHIN
 THE BUILDINGS OR WITHIN DESIGNATED
 LOCATION ON SITE.

LANDSCAPE REQUIREMENTS
 REQUIRED: 2 LARGE TREES AND 4 SHRUBS FOR EACH 1,000 SF OF REQUIRED LANDSCAPE AREA.
 10% OF 15,537 SF = 1,554 SF REQ. LANDSCAPE AREA THEREFORE: 1,554/1,000 = 1.6
 TREES = 1.6 * 2 = 3.2 = 3 TREES REQ.
 SHRUBS = 1.6 * 4 = 6.4 = 6 SHRUBS REQ.
 PROVIDED: 5 LARGE EXISTING TREES ON SITE
 21 EXISTING SHRUBS ON SITE
 NO NEW LANDSCAPING IS PROPOSED AS PART OF THIS PROJECT.

LANDSCAPE NOTES

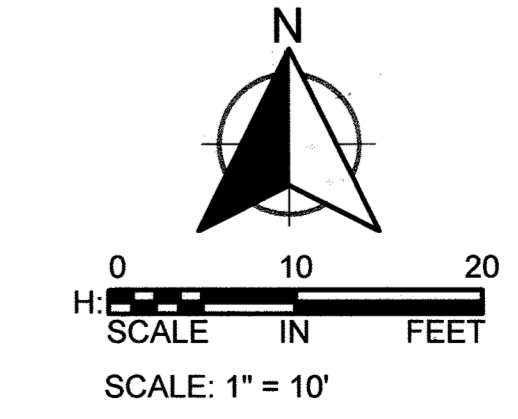
- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DETAIL AND DIMENSION.
- REFER TO GRADING AND DRAINAGE PLANS FOR TOPOGRAPHIC INFORMATION AND STORMWATER DESIGN DETAILS.
- DIMENSIONS ARE TO EDGE OF PAVEMENT, CURB GUTTER-LINE, OUTSIDE FACE OF BUILDING, OR EDGE OF WALK UNLESS OTHERWISE NOTED.
- OUTDOOR PLAY AREA DESIGN BY OTHERS.

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES 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 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.

LEGEND

- PROPOSED FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM MANHOLE
- EXISTING PROPERTY LINE
- PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE



Commercial Landscape Site Inventory
 Town of Castle Rock Registered Professional: Eva Kelly, PLA
 Town of Castle Rock Registration #: LA.0001284
 Company Name: WSB & Associates, Address: 720 South Colorado Blvd, Denver, CO 80246
 Phone: 612-360-1321, Email: ekelly@wsbeng.com, Date: 9/12/2018
 PROJECT NAME: Davey Day Care

Gross Site Area	Landscape Area In Sq.Ft.	Turfgrass List Species (Area In Sq.Ft.)	Nonliving Ornamental (Area In Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
15,537 sf	4,886 sf	2,630 sf	2,256 sf	15,537(10) = 1,554/1000 = 1.6*2=3.2 3 trees	5 existing trees to remain on site	15,537(10) = 1,554/1000 = 1.6*4=6.4 6 shrubs	21 existing shrubs to remain on site	n/a	Yes ___ No ___ unknown
Parking Lot (Area In Sq.Ft.) 3,787 sf	Parking Lot Landscape Area (Sq. Ft.) 0 sf*	No. of Parking Spaces 11	Nonliving Ornamental (Area In Sq.Ft.) 0 sf	No. of Interior Landscape Islands 0	Minimum Width of Interior Landscaped Islands n/a	No. of Trees Required 0	No. of Trees Provided 0	No. of Shrubs Required 0	No. of Shrubs Provided 0

*As approved per Technical Criteria Variance TCV18-0041

Revised April 2013



SCALE: AS SHOWN
 PLAN BY: SSP
 DESIGN BY: BWF
 CHECK BY: JJM

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.
 EVA M. KELLY, PLA
 DATE: 8/7/18 LIC. NO.: LA.0001284

DAVEY DAYCARE CENTER
CASTLE ROCK, COLORADO

LANDSCAPE PLAN

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ADJACENT ZONING: R-2
 SINGLE FAMILY/
 DUPLEX
 RESIDENTIAL

ADJACENT ZONING: R-2
 SINGLE FAMILY/DUPLEX
 RESIDENTIAL

LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION
 TO CASTLE ROCK, 13TH AMENDMENT
 USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN
 PROJECT NO. USR18-0002

LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT

USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN

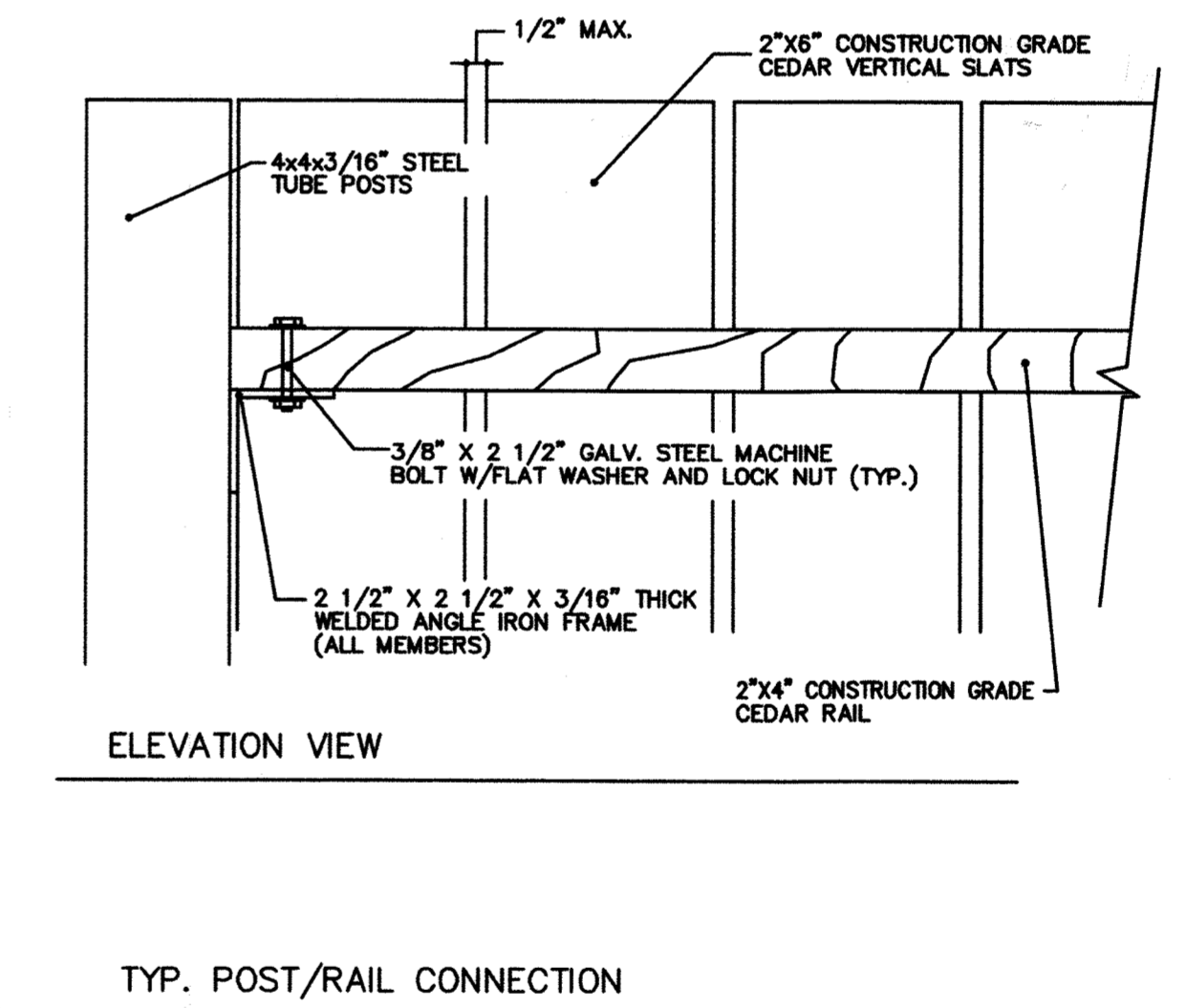
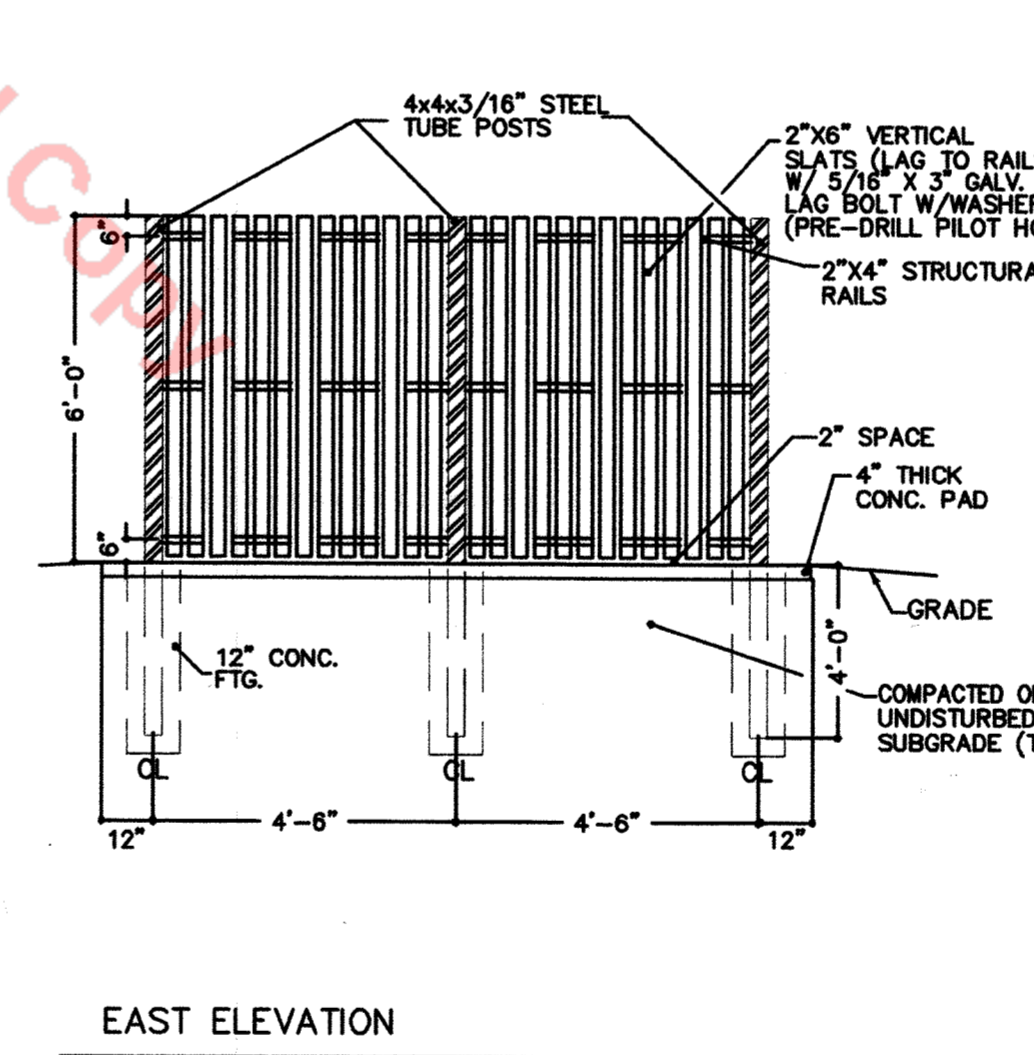
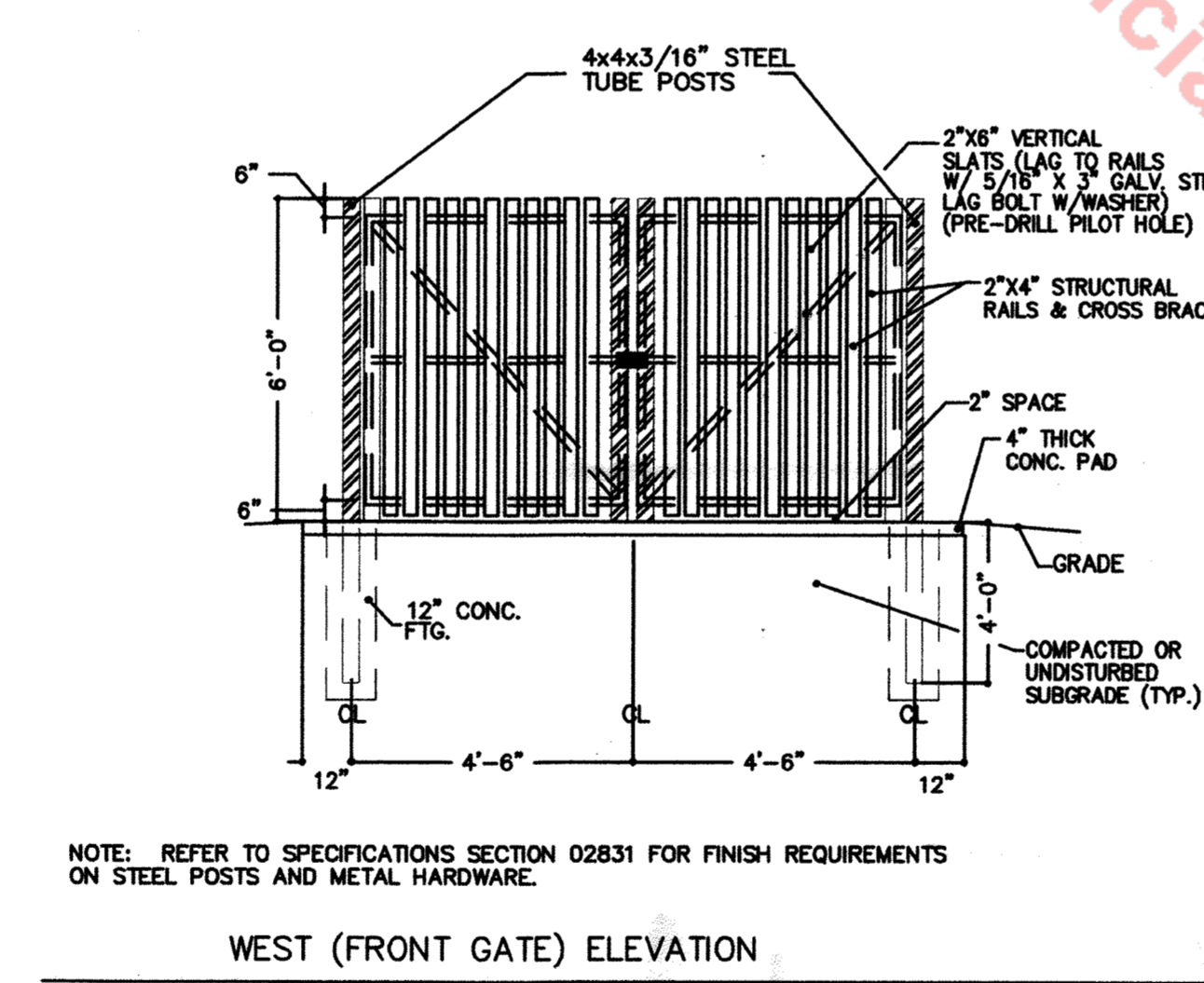
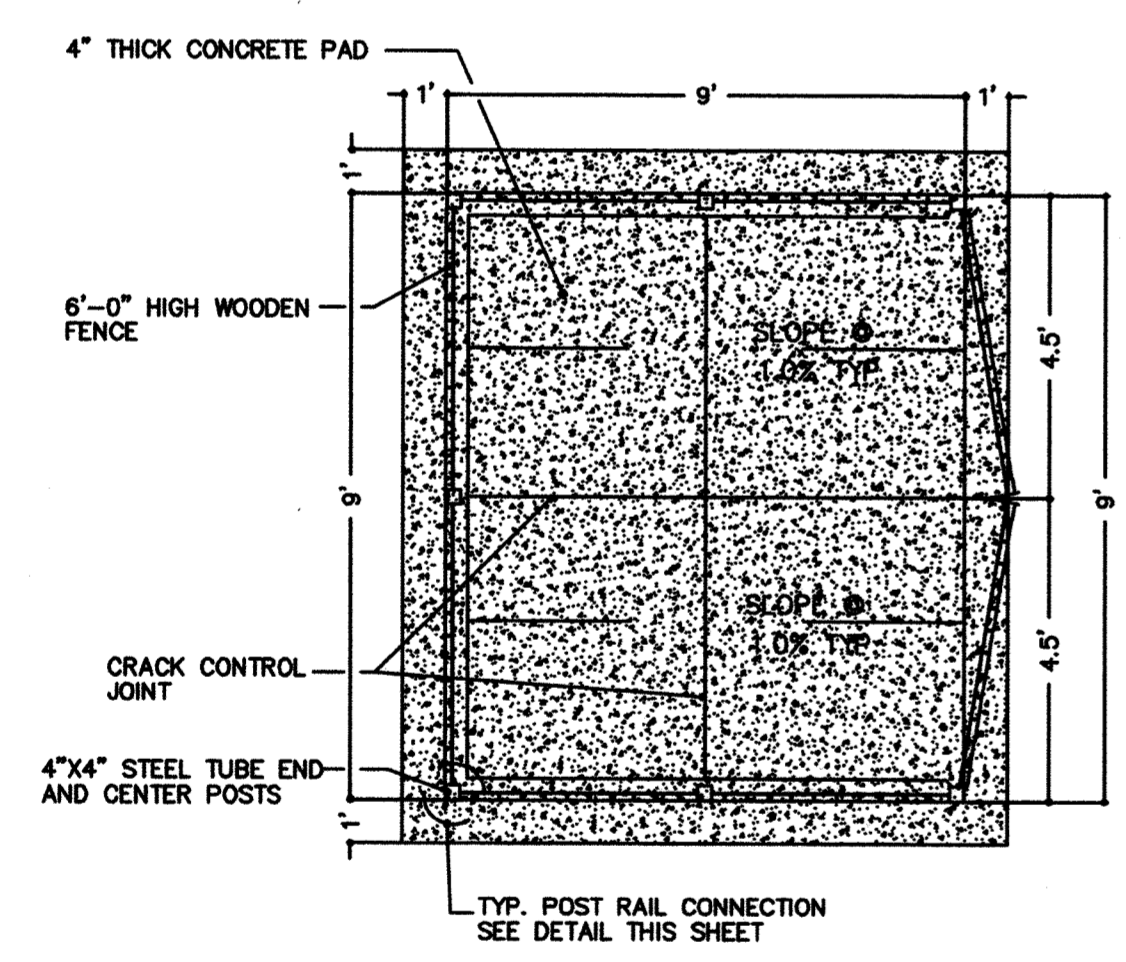
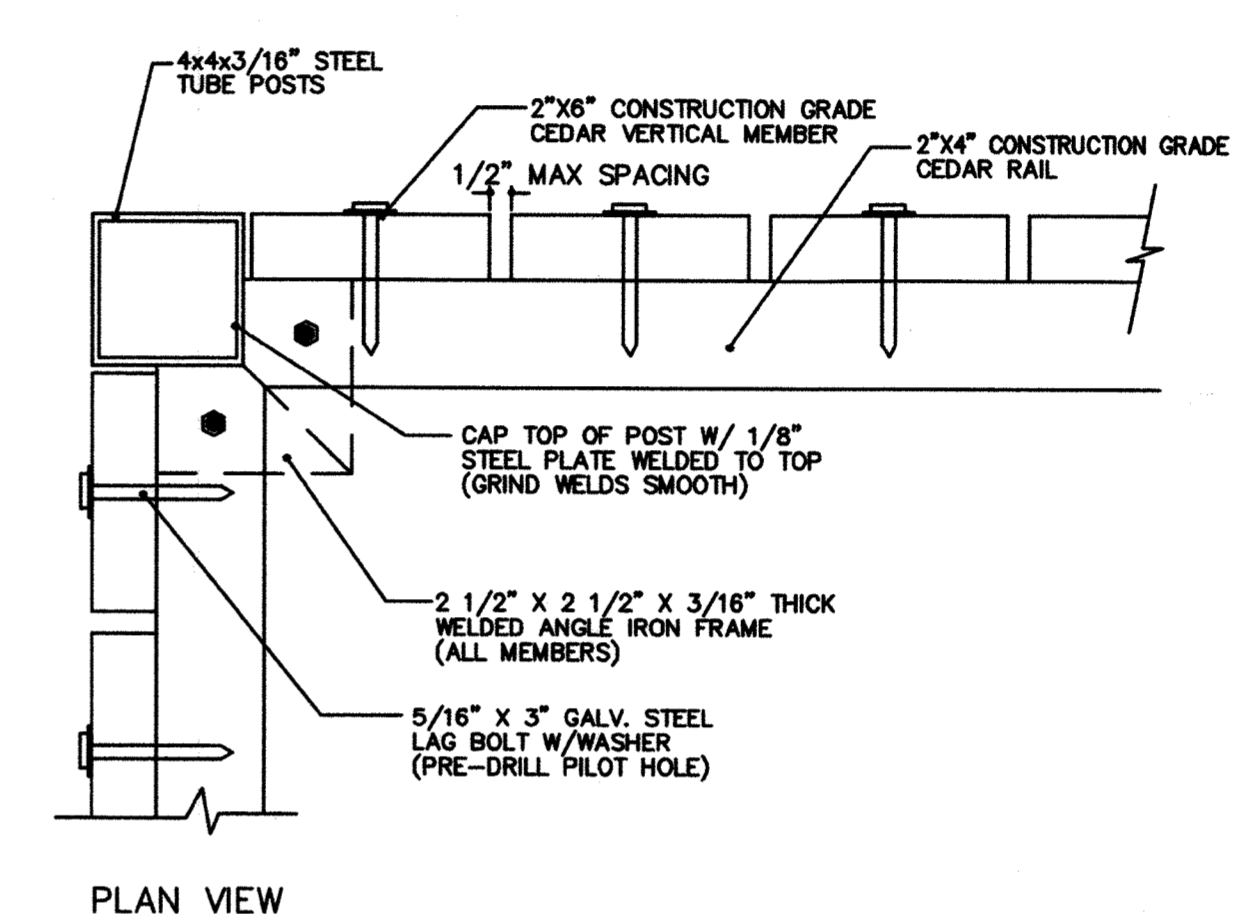
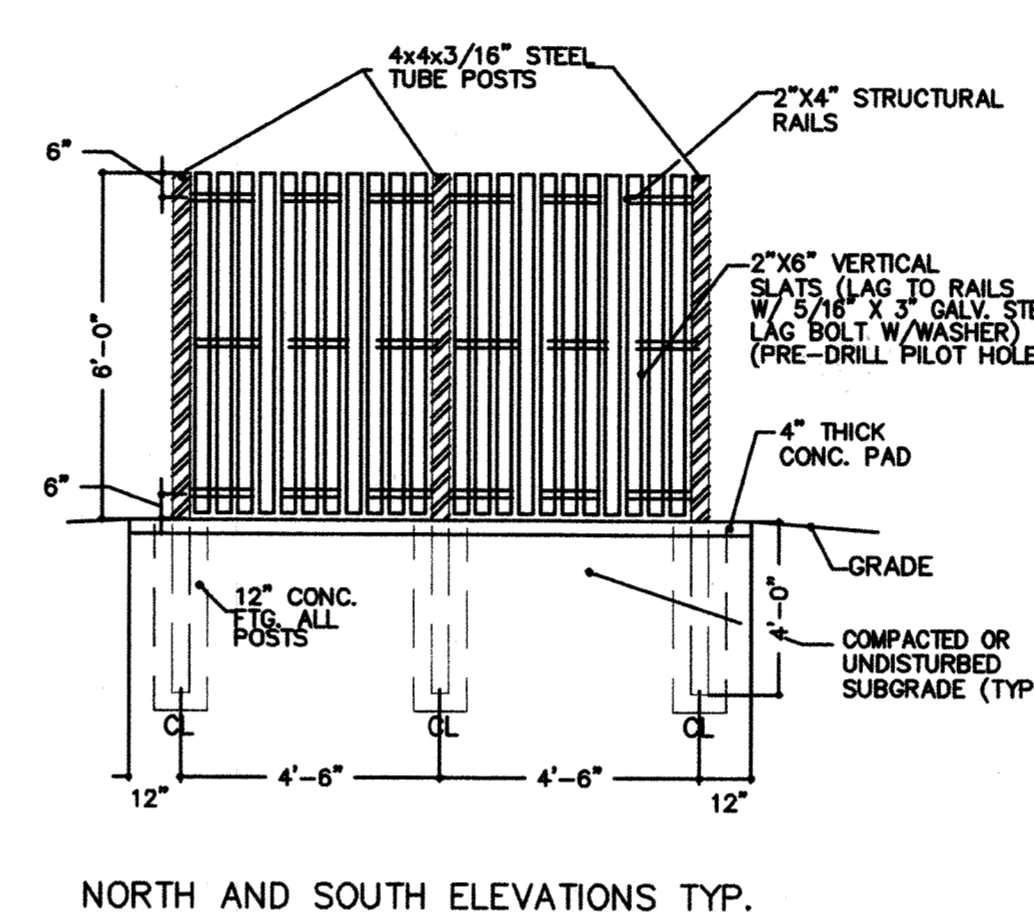
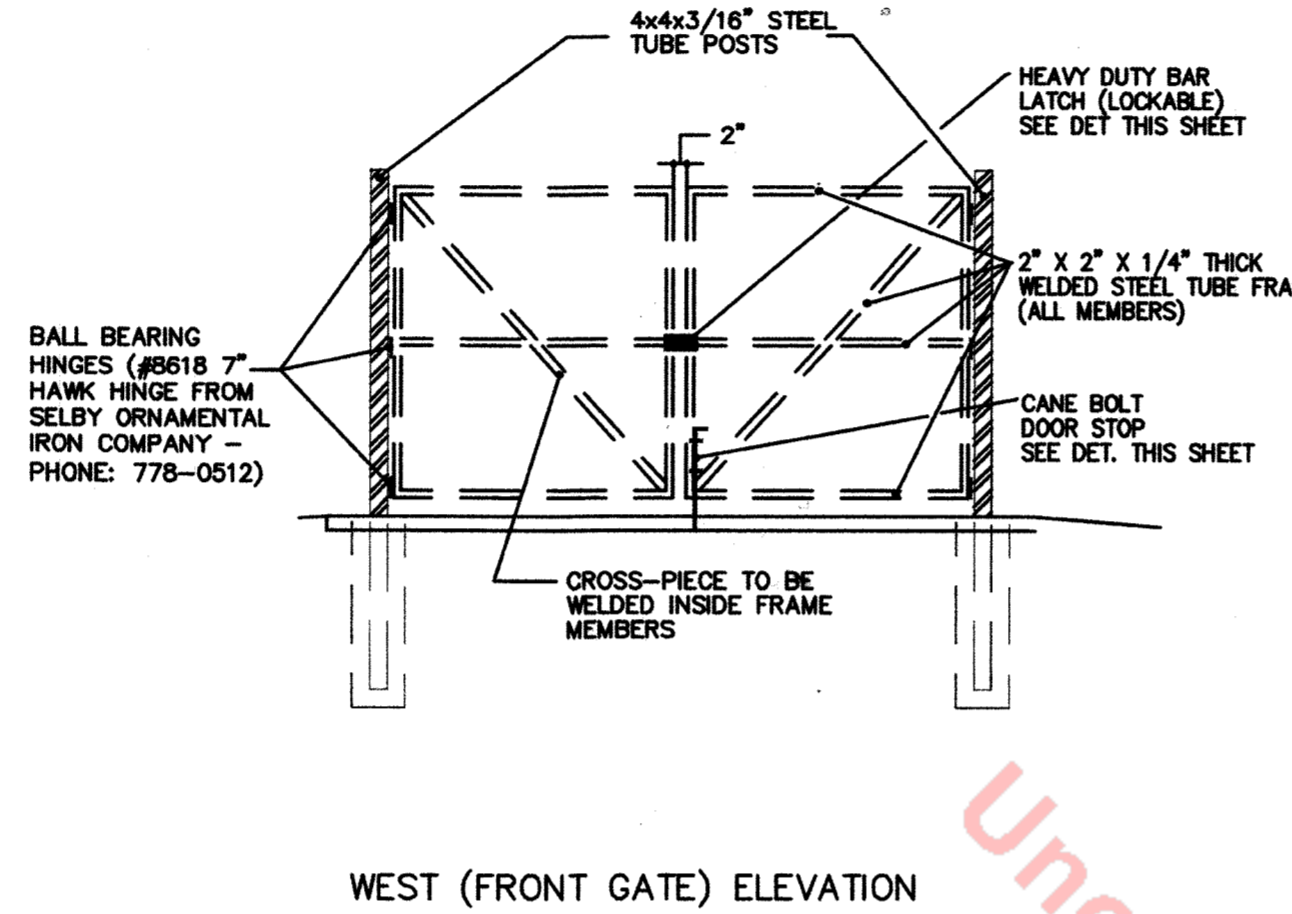
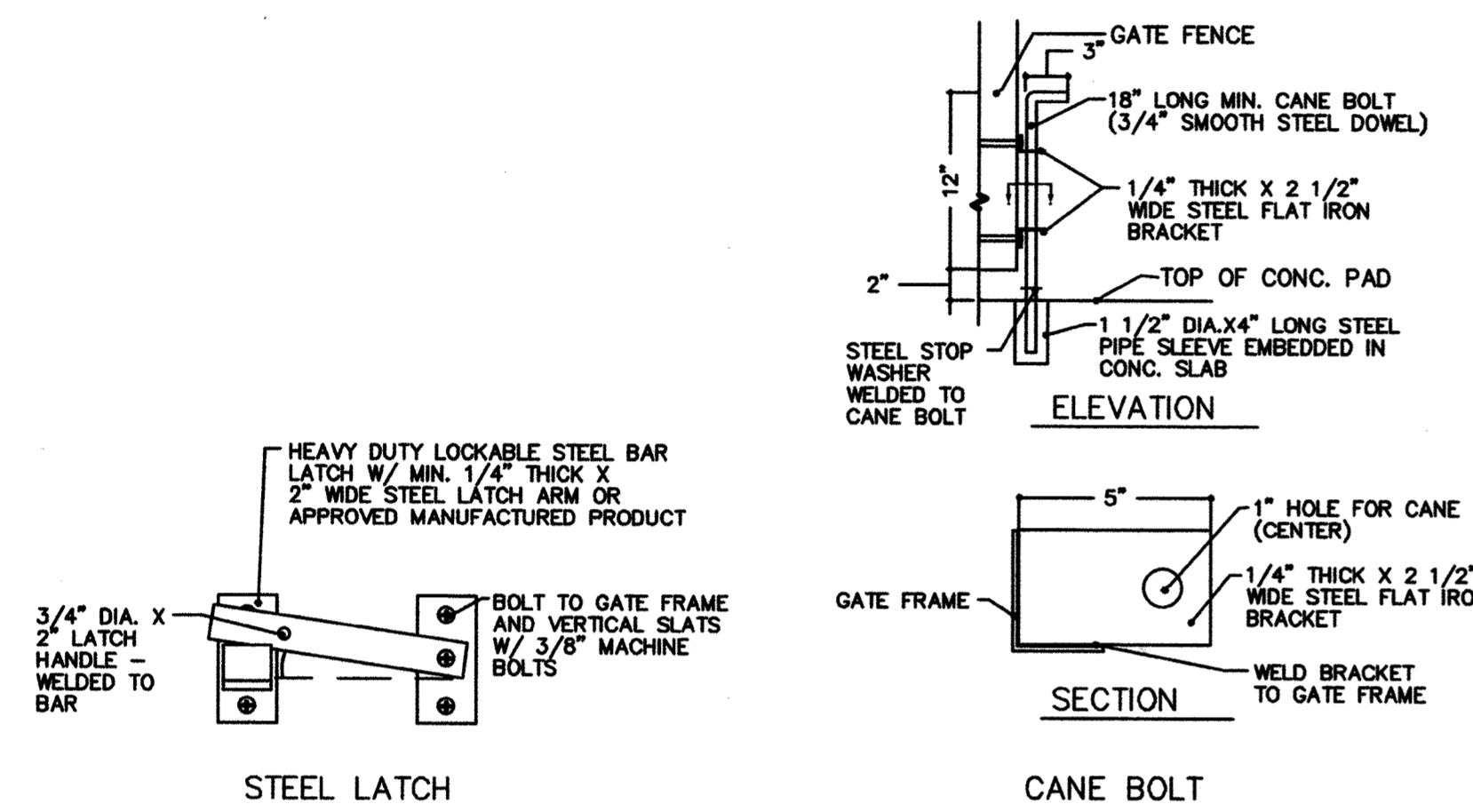
LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



WSB PROJECT NO.:
011554-000

SCALE: AS SHOWN
 DESIGN BY: BWF
 PLAN BY: SSP
 CHECK BY: JJM

REVISIONS	
NO.	DATE



1 TRASH ENCLOSURE DETAIL
 6 SCALE: NO SCALE

DAVEY DAYCARE CENTER
 CASTLE ROCK, COLORADO

SITE DETAILS

LOT 10A, BLOCK 10, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 13TH AMENDMENT
 USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN
 PROJECT NO. USR18-0002