Ref #2024007276, Date: 2/27/2024 8:42 AM, Pages: 1 of 16 ,RECORDING $163.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

# SITE DEVELOPMENT PLAN
# THE MEADOWS KIDDIE ACADEMY

A Portion Lot 6-B, a portion of Lombard St. Right of Way, and Tract C
The Meadows Filing No. 17, Area 2, Amendment No .1
County of Douglas, State of Colorado
Town of Castle Rock

## PROJECT CONTACTS

**OWNER**
CASTLE ROCK DEVELOPMENT COMPANY
C/O ALDER COMPANIES
3033 E. 1ST AVENUE SUITE 305
DENVER, CO 80206
CONTACT: STEPHANIE L. MCCANDLESS
PHONE: 303.618.5515
EMAIL: SMCCANDLESS@ALDERCOS.COM

**DEVELOPER**
BLOOMING POTENTIAL, LLC.
14370 GLENAYRE CIRCLE
PARKER, CO 80134
CONTACT: SARBMEET KANDHARI
EMAIL: SARBMEET.KANDHARI@KIDDIEACADEMY.NET

**CIVIL ENGINEER**
ALTITUDE LAND CONSULTANTS
3461 RINGSBY COURT, SUITE 125
DENVER, CO 80204
CONTACT: SCOTT RASMUSSEN, PE
PHONE: 720.427.4090
EMAIL: SCOTT@ALTITUDELANDCO.COM

**ARCHITECT**
BAKER & ASSOCIATES, ARCHITECTS
673 HIGH STREET, SUITE 204
WORTHINGTON, OHIO 43085
CONTACT: SAM BAKER, AIA
PHONE: 614.436.0555
EMAIL: BAKER@BAKERARCHITECTS.COM

**PURPOSE STATEMENT:**
THIS SITE DEVELOPMENT PLAN SUBMITTED IS TO SHOW THE USE OF KIDDIE ACADEMY, WHICH WILL CONTAIN AN APPROXIMATELY 10,000 SQUARE FEET CHILD DAY CARE BUILDING WITH APPROXIMATELY 11,000 SF OUTSIDE FENCED PLAYGROUND WITH ASSOCIATED DRIVEWAYS, PARKING AND UTILITY INFRASTRUCTURE.

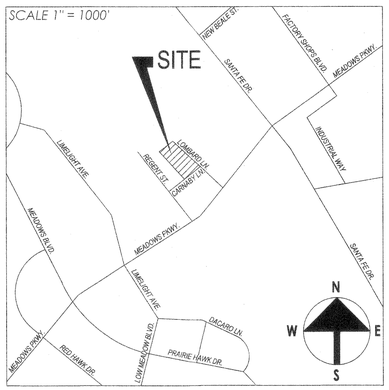
**POTENTIAL ADDITION:** THIS SITE DEVELOPMENT PLAN HAS BEEN REVIEWED AT A CONCEPTUAL LEVEL FOR GENERAL COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S DESIGN CRITERIA MANUALS AND APPLICABLE CODES. APPROVAL OF THIS PLAN DOES NOT IMPLY APPROVAL OR ACCEPTANCE OF CONSTRUCTION DESIGN DETAILS. REVIEW OF THE CONSTRUCTION DOCUMENTS, PHASE III DRAINAGE REPORT, FINAL UTILITY REPORT AND TRAFFIC IMPACT ANALYSIS MAY RESULT IN REVISIONS TO THE PROJECT AS PRESENTED HEREIN IN ORDER TO ENSURE APPLICABLE DESIGN CRITERIA ARE SATISFIED. 10-29-15

**GENERAL NOTES**
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, 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.
2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND CODE, 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. A NOTE REGARDING THE EXISTENCE OF ANY FEMA REGULATED FLOODPLAINS AND WETLANDS ON THE SITE [MODIFY AS APPROPRIATE].
5. 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.
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 CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
10. 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. [MODIFY AS APPROPRIATE.]
11. THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED ___."
12. 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.
13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
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.

**FIRE NOTES**
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 AN 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 SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
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.

**SURVEY NOTES:**
1. FIELD WORK PERFORMED IN OCTOBER 2022 BY ALTITUDE LAND CONSULTANTS.
2. CHICAGO TITLE INSURANCE COMPANY COMMITMENT ABC70786227, EFFECTIVE DATE OF SEPTEMBER 12, 2022 WAS RELIED UPON IN PREPARATION OF THE SURVEY.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON A LINE BETWEEN A FOUND ALUMINUM CAP IN RANGE BOX STAMPED "L.S. 38064" LOCATED AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND A FOUND NAIL AND TAG STAMPED "L.S. 38479" LOCATED 7.90 FEET SOUTHWEST OF THE NORTHWEST CORNER OF LOT 7 OF THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1.. ASSUMED TO BEAR N70°15'10"E AT 1742.12 FEET.
4. SITE ADDRESS IS THE MEADOWS, FILING NO. 17, AREA NO. 2, CASTLE ROCK, CO. (PER TITLE COMMITMENT)
5. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
6. ALL MEASUREMENTS IN PARENTHESES ARE PER RECORD DOCUMENT, ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
7. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
8. **BENCHMARK STATEMENT:** ELEVATIONS ARE BASED ON NGS BENCHMARK A 355 (KK0201). LOCATED 3.1 MILES NORTHWEST ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT CASTLE ROCK, 2 1/2 RAILS SOUTHEAST OF SEMAPHORE 29.4, 6 FEET NORTHEAST OF THE NORTHEAST RAIL SET IN THE TOP OF THE NORTHWEST END OF THE NORTHEAST HEADWALL OF A CONCRETE CULVERT. ELEVATION=6050.82 (NAVD88).

## VICINITY MAP




| SHEET SET TABLE | | |
|---|---|---|
| SHEET | NO. | NAME |
| 1 | G1.0 | COVER SHEET |
| 2 | C2.0 | SITE PLAN |
| 3 | C3.0 | GRADING PLAN |
| 4 | C3.1 | GRADING PLAN |
| 5 | C3.2 | GRADING PLAN |
| 6 | C3.3 | GRADING PLAN |
| 7 | C3.4 | DETAILED GRADING PLAN |
| 8 | C4.0 | SITE UTILITY PLAN |
| 9 | C5.0 | CIVIL DETAILS |
| 10 | C5.1 | CIVIL DETAILS |
| 11 | C5.2 | CIVIL DETAILS |
| 12 | L1.1 | LANDSCAPE PLAN |
| 13 | L1.2 | LANDSCAPE PLAN NOTES & DETAILS |
| 14 | A200 | EXTERIOR ELEVATIONS |
| 15 | E1.0 | LIGHTING PLAN |
| 16 | E2.0 | LIGHTING TABLE |

| ZONING COMPARISON TABLE | | |
|---|---|---|
| **ZONE DISTRICT** | **C-O-I** | |
| **ZONE DISTRICT** | **PD-MEADOWS 4TH AMENDMENT** | |
| **DESIGN ELEMENTS** | **REQUIRED** | **PROVIDED** |
| BUILDING HEIGHT, STORIES (MIN/MAX) | 1 | 1 |
| BUILDING HEIGHT, FEET (MIN/MAX) | 45' MAX | 26'-0" |
| **BUILD-TO** | **REQUIRED** | **PROVIDED** |
| PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX) | 75% within 0'/ 10' | 78% |
| **PARKING (ZONING CODE 17.54.040)** | **REQUIRED** | **PROVIDED** |
| 1 SPACE PER EMPLOYEE | 25 | 25 |
| 1 SPACE PER 6 CHILDREN | $\frac{176}{5}$ = 30 | 25* REDUCED FROM REQUIRED. |
| FACILITY VAN (KIDDIE ACADEMY DOES NOT UTILIZED FACILITY VEHILES) | 0 | 0 |
| ACCESSIBLE | 3 | 2 |
| **TOTAL** | **55** | **50** |
| MAX NUMBER OF EMPLOYEES | 25 | |
| MAX NUMBER OF CHILDREN | 176 | |
| MAX NUMBER OF CARS AT PEAK TIME (STAFF AND PARENTS) BASED ON DROP OFF/PICK UP TIMES | 26 (8:50 - 9:00 AM) | |
| **GROUND STORY ACTIVATION (TRANSPARENCY)** | **REQUIRED** | **PROVIDED** |
| TOTAL TRANSPARENCY PRIMARY STREET (%) | 40%-15' | 40%-15' |
| **BUILDING SETBACKS** | **REQUIRED** | **PROVIDED** |
| FRONT SETBACK | NA | 87'-0 13/16" |
| SIDE SETBACK | NA | 20'- 0" |

| SITE DATA CHART | | |
|---|---|---|
| **GENERAL ZONE LOT INFORMATION** | **SQUARE FEET** | **ACRES** |
| ZONE LOT SIZE (GROSS PROJECT AREA) | 63,141 | 1.450 |
| AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY | N/A | N/A |
| NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY | 63,141 | 1.450 |
| BUILDING COVERAGE | 10,663 | 0.245 |
| PARKING COVERAGE | 25,757 | 0.591 |
| PRIMARY/SIDE STREET DESIGNATIONS | CARNABY LANE | |
| PROPOSED USE(S) | DAYCARE | |
| NUMBER OF DWELLING UNITS | N/A | |
| BUILDING FORM USED | SHOPFRONT | |

**LEGAL DESCRIPTION:**
PARCEL OF LAND BEING A PORTION OF TRACT C AND A PORTION OF LOMBARD STREET, THE MEADOWS FILING NO. 17, AREA NO. 2, RECORDED AT RECEPTION NO. 2017009633 AND A PORTION OF LOT 6-B, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2022047667 IN THE OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6-B, WHENCE THE SOUTHWESTERLY BOUNDARY OF SAID LOT 6-B BEARS NORTH 38°12'29" WEST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 38°12'29" WEST, A DISTANCE OF 209.92 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 51°47'31" EAST, A DISTANCE OF 315.61 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT C;

THENCE ALONG SAID NORTHERLY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID TRACT C THE FOLLOWING THREE (3) COURSES:

1. SOUTH 72°04'31" EAST, A DISTANCE OF 75.51 FEET;
2. SOUTH 02°31'07" WEST, A DISTANCE OF 170.00 FEET;
3. SOUTH 33°21'56" EAST, A DISTANCE OF 5.58 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 56°56'35" WEST, A DISTANCE OF 57.69 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 6-B;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 14°30'07" WEST, A DISTANCE OF 37.17 FEET;
2. SOUTH 56°28'26" WEST, A DISTANCE OF 40.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 335.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'55", AN ARC LENGTH OF 28.01 FEET;
4. TANGENT TO SAID CURVE SOUTH 51°47'31" WEST, A DISTANCE OF 89.68 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.460 ACRES, (63,618 SQUARE FEET), MORE OR LESS.

**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.
~~ALDER COMPANIES~~ CASTLE ROCK DEVELOPMENT COMPANY
SIGNED THIS 2nd DAY OF FEBRUARY, 20 24

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF FEBRUARY,
2024 BY Robert C. Hamisch, Jr.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: MAY 9, 2027

JOSEPHINE HALLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234017532
MY COMMISSION EXPIRES MAY 9, 2027

**TITLE CERTIFICATION**
I, SCOTT BENNETTS, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE CO.
TITLE COMPANY
SIGNED THIS 2nd DAY OF FEBRUARY, 2024.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF FEBRUARY, 2024
2024 BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE
OF LAND TITLE GUARANTEE CO.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 10, 2028

ANDY JOHN STENMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018515
MY COMMISSION EXPIRES 02/10/2028

**SURVEYOR'S CERTIFICATE**
I, KARL W. FRANKLIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
REGISTERED LAND SURVEYOR — DATE 2/1/24

**CIVIL ENGINEER'S STATEMENT**
I, SCOTT E. RASMUSSEN, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
REGISTERED PROFESSIONAL ENGINEER — DATE 2/1/2024

**TOWN OF CASTLE ROCK OWNERSHIP BLOCK**
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY
MAYOR
ATTEST:
TOWN CLERK
SIGNED THIS 7TH DAY OF February, 2024

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF FEBRUARY,
2024 BY JASON GRAY AS MAYOR AND BY
LISA ANDERSON, AS TOWN CLERK.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054033388
MY COMMISSION EXPIRES SEPTEMBER 30, 2024

**WATER RIGHTS DEDICATION AGREEMENT**
THE PROVISION OF MUNICIPAL WATER TO THIS BUSINESS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FOURTH AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 8.34 SFE ARE DEBITED FROM THE WATER BANK.

NUMBER OF WATER METERS: 1 PROPOSED SIZE OF METER: 2" (DOMESTIC, 6.67 SFE)
1 PROPOSED SIZE OF METER: 1" (IRRIGATION, 1.67 SFE)

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 6 DAY OF February, 2024.
DIRECTOR OF DEVELOPMENT SERVICES

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS. THE SITE OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | DESCRIPTION | DATE |
|---|---|---|
| A | PERMIT SUBMITTAL | 09/20/23 |
| A | ADDENDUM | 10/17/22 |

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect. (c) 2022

PERMIT SET
CONSTRUCTION RECORD

| | |
|---|---|
| DINNER REVIEW PLAN & ELEVATIONS | 09/20/23 |
| TOWN REVIEW REVISED PLAN | 10/17/22 |
| TOWN REVIEW REVISED ELEVATIONS | 09/20/23 |
| TOWN REVIEW REVISED ELEVATIONS | 09/20/23 |

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0555
email: baker@bakerarchitects.com
ARCHITECTS OR ENGINEERS SEAL

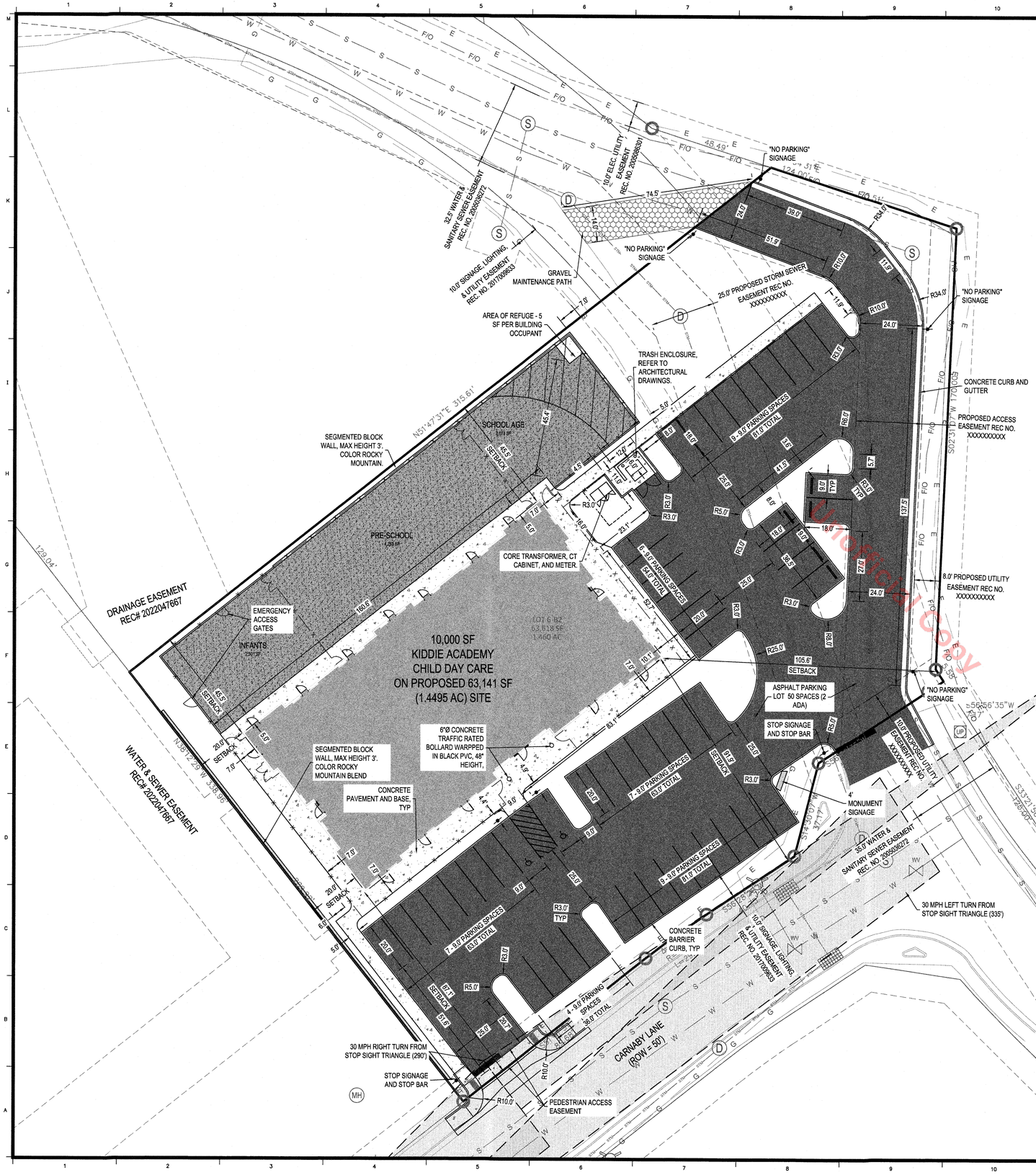
Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

G1.0
Sheet 1 of 16

COVER SHEET

**GENERAL NOTES:**

1. PROPOSED EASEMENTS SHOWN HERENIN ARE FOR REFERENCE ONLY. THESE EASEMENTS HAVE BEEN PREPARED BY SEAPERATE DOCUMENT.




**LEGEND:**

- PROPERTY LINE
- EASEMENT REFER TO PLAT
- AREA OF REFUGE
- SITE FENCING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- ASPHALT PAVEMENT AND BASE
- GRAVEL MAINTENANCE PATH
- ARTIFICIAL TURF
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- SITE WALL
- SITE SIGNAGE
- WHEELSTOP

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

( IN FEET )
1 inch = 20 ft.

**PARKING TABLE**

PARKING SPACES REQUIRED: 55**
STANDARD SPACES PROVIDED: 48
ADA SPACES PROVIDED: 2
TOTAL SPACES PROVIDED: 50

**PER KIDDIE ACADEMY PARKING STUDY, REDUCED PARKING PROVIDED

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

| MARK | REVISION / ISSUE | DATE |
|---|---|---|
| A | OWNER REVIEW PLAN & ELEVATIONS | 10/17/22 |
| A | OWNER/INHOUSE APPRO XX CONCEPT PKGNGE | 03/01/23 |
| A | OWNER REVIEW REVISED PLAN & ELEVATIONS | 04/07/23 |
| A | TOWN REVIEW REVISED ELEVATIONS | 06/22/23 |
| A | PERMIT / BID CONSTRUCTION RECORD | 06/23/23 |

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

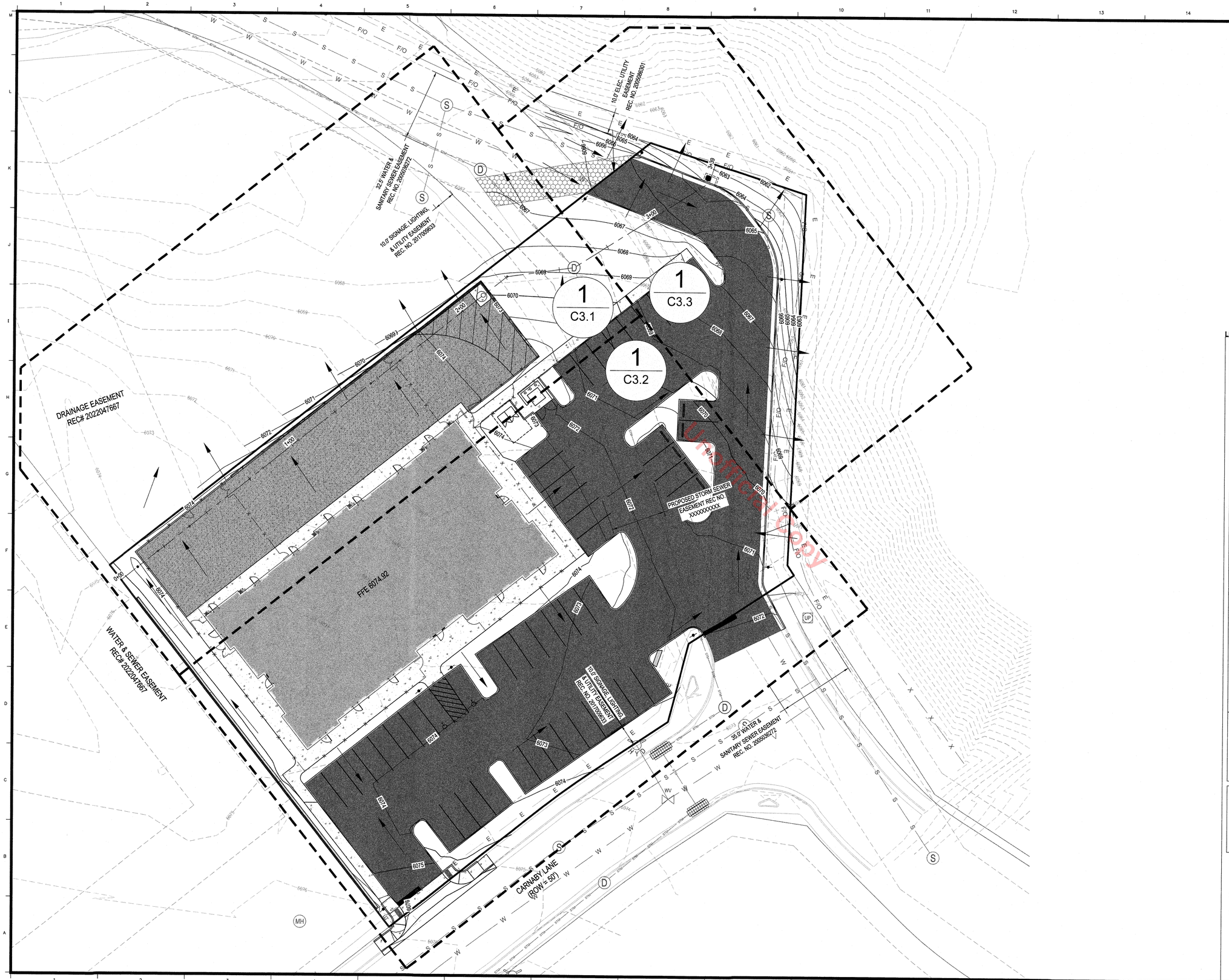
HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0355
email: baker@bakerarchitects.com
ARCHITECTS (A) ENGINEERS SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

C2.0
SHEET 2 of 16

SITE PLAN

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004




**LEGEND:**

- PROPERTY LINE
- EASEMENT REFER TO PLAT
- AREA OF REFUGE
- SITE FENCING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- ASPHALT PAVEMENT AND BASE
- GRAVEL MAINTENANCE PATH
- ARTIFICIAL TURF
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- SITE WALL
- SITE SIGNAGE
- WHEELSTOP
- 5342 PROP. CONTOUR
- 5342 EXISTING CONTOUR
- DRAINAGE ARROW
- TYPE R INLET

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

0 10 20 40 60
( IN FEET )
1 inch = 20 ft.

**SHEET NOTES:**

1. ALL PROPOSED DRAINAGE STRUCTURES ON THIS SITE ARE PRIVATE, UNLESS OTHERWISE NOTED.
2. ADA ACCESSIBLE STALL & AISLE NOT TO EXCEED 2.00% IN ANY7 DIRECTION.
3. REFER TO ARCHITECTURE DETAILS FOR FOUNDATION EXPOSURE.

DA

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | DESCRIPTION |
|---|---|
| 1 | OWNER REVIEW PLAN & ELEVATIONS |
| 2 | OWNER REVIEW REVISED ELEVATIONS |
| 3 | TOWN REVIEW REVISED ELEVATIONS |
| 4 | TOWN REVIEW REVISED ELEVATIONS |

| MARK | REVISION ISSUE DATE |
|---|---|
| | |

| MARK | ADDENDUM ISSUE DATE |
|---|---|
| | |

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be used, loaned, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

PERMIT / BID
CONSTRUCTION
RECORD

| | 09/25/23 |
|---|---|
| OWNER REVIEW PLAN & ELEVATIONS | |
| OWNER REVIEW REVISED ELEVATIONS | |
| TOWN REVIEW REVISED ELEVATIONS | |
| TOWN REVIEW REVISED ELEVATIONS | |

| | |
|---|---|
| 09/13/22 | ☐ |
| 10/27/22 | ☐ |
| 05/22/23 | ☐ |
| 09/05/23 | ☐ |

KIDDIE ACADEMY℠
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE 204, WORTHINGTON, OH 43085 614.436.0355
EMAIL: baker@bakerarchitects.com

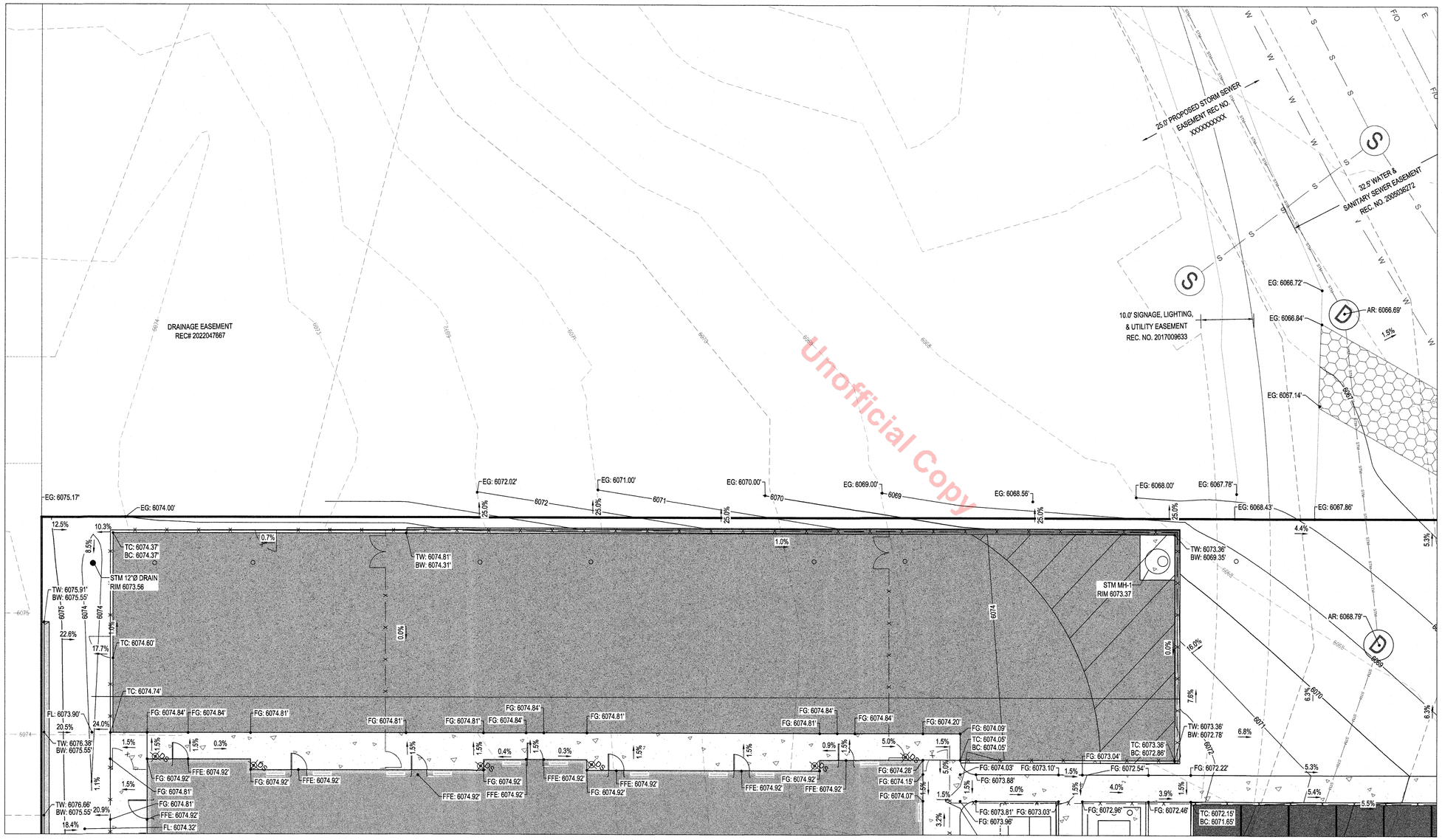
ARCHITECT'S OR ENGINEER'S SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED.

C3.0
SHEET 3 of 16

GRADING PLAN

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004




Unofficial Copy

**ABBREVIATION LEGEND**

FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOW LINE
TC: TOP OF CURB
BC: BOTTOM OF CURB
TW: TOP OF WALL
BW: BOTTOM OF WALL
EOP: EDGE OF PAVEMENT
FFE: FINISHED FLOOR ELEVATION

**LEGEND:**

- PROPERTY LINE
- EASEMENT REFER TO PLAT
- AREA OF REFUGE
- SITE FENCING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- ASPHALT PAVEMENT AND BASE
- GRAVEL MAINTENANCE PATH
- ARTIFICIAL TURF
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- SITE WALL
- SITE SIGNAGE
- WHEELSTOP
- 5342 PROP. CONTOUR
- 0.5% SLOPE ARROW
- 5342 EXISTING CONTOUR

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

0 5 10 20 30
( IN FEET )
1 inch = 10 ft.

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | REVISION / ISSUE DATE | DESCRIPTION |
|---|---|---|
| A1 | 10/17/22 | OWNER REVIEW PLAN & ELEVATIONS |
| A2 | 03/01/23 | OWNER/MANGERS APPR/ MJ CONCEPT PACKAGE |
| A3 | 06/22/23 | TOWN REVIEW REVISED ELEVATIONS |
| A4 | 09/22/23 | TOWN REVIEW REVISED ELEVATIONS |

| MARK | ADDENDUM / ISSUE DATE |
|---|---|
| A1 | |
| A2 | |
| A3 | |
| A4 | |
| A5 | |

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

PERMIT / BID ■
CONSTRUCTION RECORD □

KIDDIE ACADEMY℠
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0555
email: baker@bakerarchitects.com
ARCHITECTS OR ENGINEERS SEAL

Drawn By: DT
Checked By: S.L.R.
Project Number: 23022
Scale: AS NOTED

C3.1
SHEET 4 of 16

GRADING PLAN

Unofficial Copy

**ABBREVIATION LEGEND**

FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOW LINE
TC: TOP OF CURB
BC: BOTTOM OF CURB
TW: TOP OF WALL
BW: BOTTOM OF WALL
EOP: EDGE OF PAVEMENT
FFE: FINISHED FLOOR ELEVATION

**LEGEND:**

- PROPERTY LINE
- EASEMENT REFER TO PLAT
- AREA OF REFUGE
- SITE FENCING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- ASPHALT PAVEMENT AND BASE
- GRAVEL MAINTENANCE PATH
- ARTIFICIAL TURF
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- SITE WALL
- SITE SIGNAGE
- WHEELSTOP
- 5342 PROP. CONTOUR
- 0.5% SLOPE ARROW
- 5342 EXISTING CONTOUR

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

( IN FEET )
1 inch = 10 ft.

25.0' PROPOSED STORM SEWER EASEMENT REC NO. XXXXXXXXX

10.0' SIGNAGE, LIGHTING, & UTILITY EASEMENT REC. NO. 2017009533

10.0' ELEC. UTILITY EASEMENT REC. NO. 2005086301

35.0' WATER & SANITARY SEWER EASEMENT REC. NO. 2005036272

CARNABY LANE (ROW = 50')

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | DESCRIPTION |
|---|---|
| 1 | OWNER REVIEW PLANS & ELEVATIONS |
| 2 | OWNER/ENGINEERS, RFI'S & MODIFICATIONS |
| 3 | TOWN REVIEW REVISED ELEVATIONS |
| 4 | TOWN REVIEW REVISED ELEVATIONS |

| MARK | ADDENDUM ISSUE DATE |
|---|---|
| A1 | |
| A2 | |
| A3 | |
| A4 | |
| A5 | |
| A6 | |
| A7 | |
| A8 | |

| | |
|---|---|
| 10/17/22 | OWNER REVIEW PLANS & ELEVATIONS |
| 03/01/23 | OWNER/ENGINEERS, RFI'S & MODIFICATIONS |
| 05/22/23 | TOWN REVIEW REVISED ELEVATIONS |
| 08/22/23 | TOWN REVIEW REVISED ELEVATIONS |

07/08/23 ISSUED FOR CONSTRUCTION RECORD

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

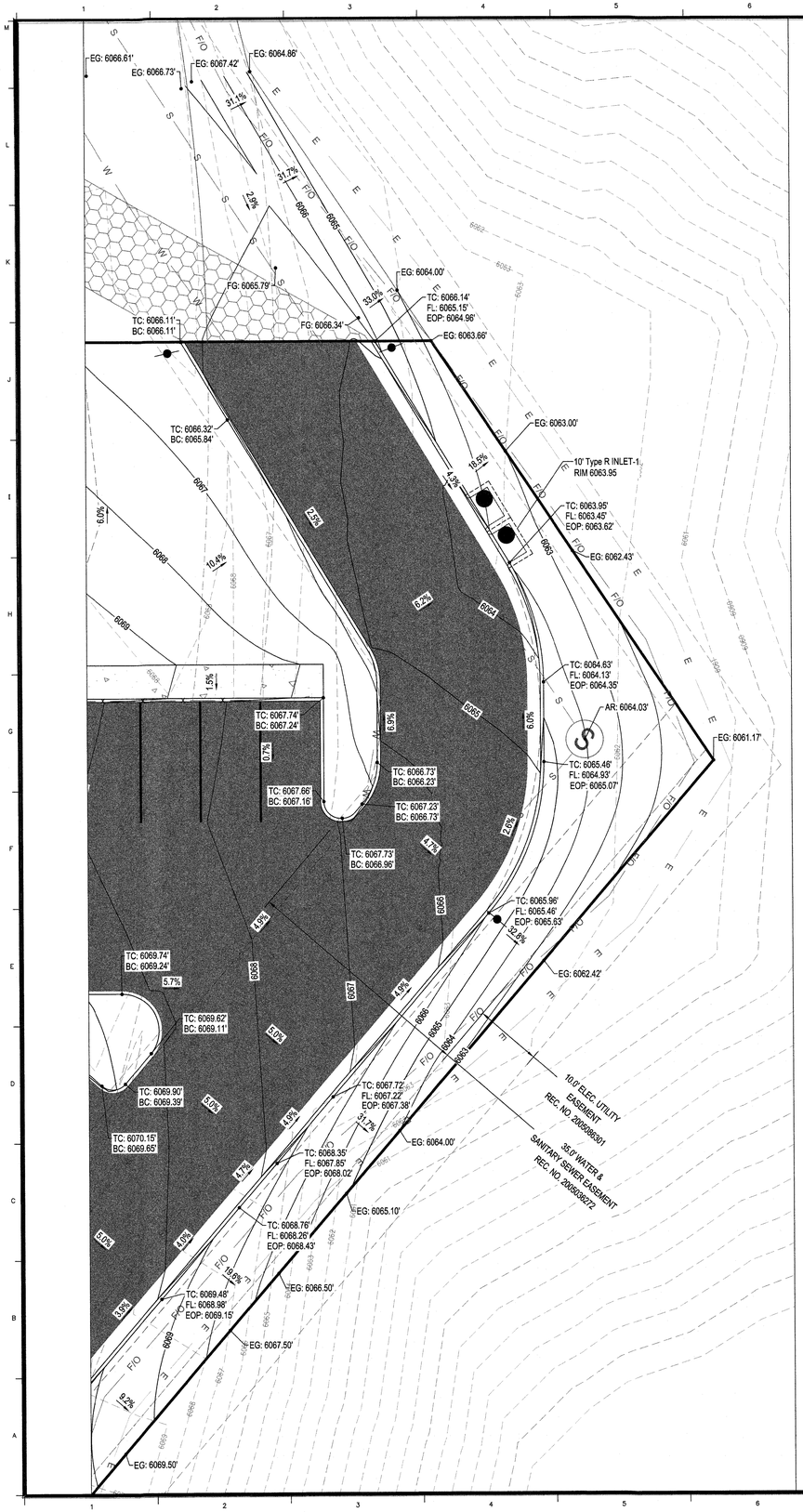
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 (614) 436-0355
email: baker@bakerarchitects.com
ARCHITECT'S OR ENGINEERS SEAL

| | |
|---|---|
| Drawn By: | DT |
| Checked By: | SLR |
| Project Number: | 22022 |
| Scale: | AS NOTED |

C3.2
SHEET 5 of 16

GRADING PLAN




Unofficial Copy

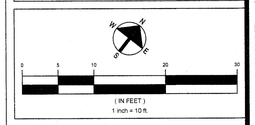
**ABBREVIATION LEGEND**

| | |
|---|---|
| FG: | FINISHED GRADE |
| EG: | EXISTING GRADE |
| FL: | FLOW LINE |
| TC: | TOP OF CURB |
| BC: | BOTTOM OF CURB |
| TW: | TOP OF WALL |
| BW: | BOTTOM OF WALL |
| EOP: | EDGE OF PAVEMENT |
| FFE: | FINISHED FLOOR ELEVATION |

**LEGEND:**

- PROPERTY LINE
- EASEMENT REFER TO PLAT
- AREA OF REFUGE
- SITE FENCING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- ASPHALT PAVEMENT AND BASE
- GRAVEL MAINTENANCE PATH
- ARTIFICIAL TURF
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- SITE WALL
- SITE SIGNAGE
- WHEELSTOP
- 5342 PROP. CONTOUR
- 0.5% SLOPE ARROW
- 5342 EXISTING CONTOUR
- TYPE R INLET

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.




FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings are original concepts by Harold C. Baker, AIA, and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

| MARK | DESCRIPTION | ISSUE DATE |
|---|---|---|
| 1 | OWNER REVIEW PLAN & ELEVATIONS | 10/17/22 |
| 2 | OWNER REVIEW REVISED ELEVATIONS | 12/07/22 |
| 3 | TOWN REVIEW REVISED ELEVATIONS | 06/22/23 |
| 4 | TOWN REVIEW REVISED ELEVATIONS | 09/22/23 |

| MARK | REVISION ISSUE DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

| MARK | ADDENDUM ISSUE DATE |
|---|---|
| 1 | |
| 2 | |

PERMIT / BID ☐ CONSTRUCTION ☐ RECORD ☐ 09/29/23

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

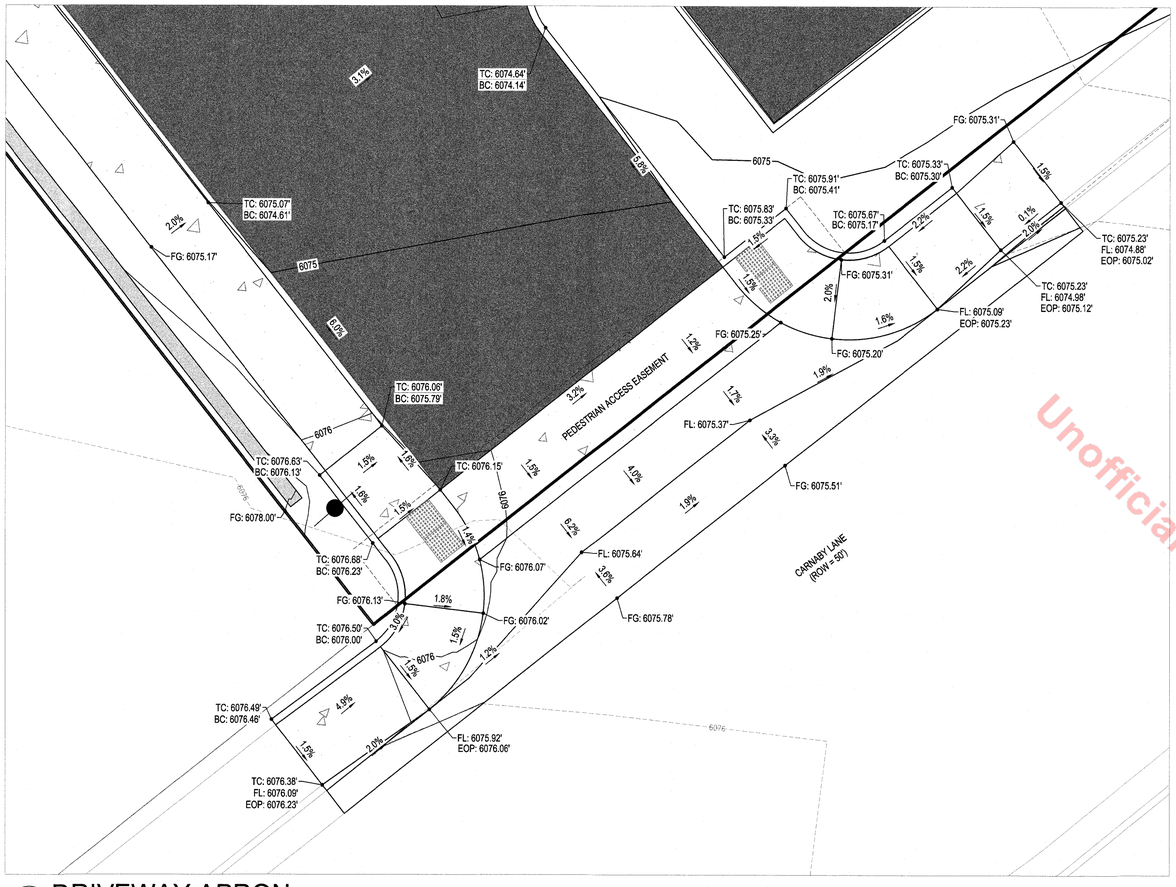
HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0555
email: baker@bakerarchitects.com
ARCHITECTS OR ENGINEER'S SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

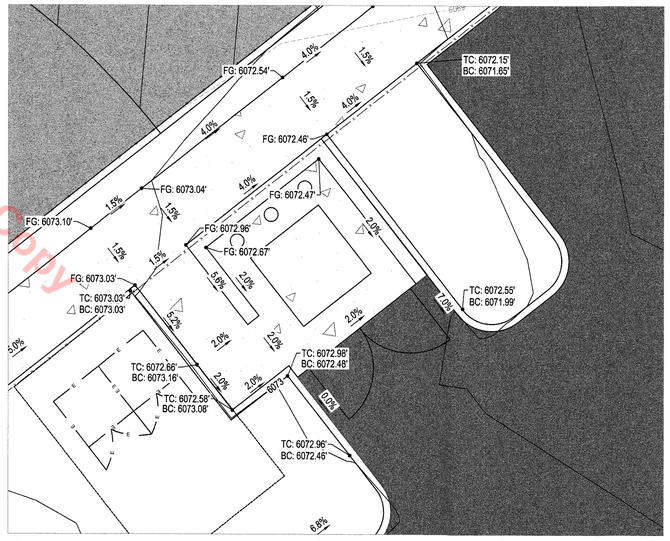
C3.3
SHEET 6 of 16

GRADING PLAN

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004




1 DRIVEWAY APRON
SCALE: 1" = 5'




2 TRASH ENCLOSURE
SCALE: 1" = 5'

**ABBREVIATION LEGEND**

| | |
|---|---|
| FG: | FINISHED GRADE |
| EG: | EXISTING GRADE |
| FL: | FLOW LINE |
| TC: | TOP OF CURB |
| BC: | BOTTOM OF CURB |
| TW: | TOP OF WALL |
| BW: | BOTTOM OF WALL |
| EOP: | EDGE OF PAVEMENT |
| FFE: | FINISHED FLOOR ELEVATION |

**LEGEND:**

PROPERTY LINE

5342 PROP. CONTOUR

0.5% SLOPE ARROW

5342 EXISTING CONTOUR

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

N W E S

0 2.5 5 10 15
( IN FEET )
1 inch = 5 ft.

Unofficial Copy

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

| MARK | REVISION ISSUE DATE | DESCRIPTION |
|---|---|---|
| A1 | | |
| A2 | | |
| A3 | | |
| A4 | | |
| A5 | | |

| MARK | ADDENDUM ISSUE DATE | DESCRIPTION |
|---|---|---|
| A1 | | |
| A2 | | |
| A3 | | |
| A4 | | |
| A5 | | |

PERMIT / BID
CONSTRUCTION RECORD
0525/23

| | |
|---|---|
| 10/17/22 | OWNER REVIEW PLAN & ELEVATIONS |
| 03/01/23 | OWNER/FRANCHISEE, HPPD, MA CONCEPT PACKAGE |
| 06/22/23 | TOWN REVIEW REVISED ELEVATIONS |
| 08/22/23 | TOWN ADD'L COMMENTS REVISED ELEVATIONS |

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0355
email: baker@bakerarchitects.com
ARCHITECTS OR ENGINEERS SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

C3.4
SHEET 7 of 16

DETAILED GRADING PLAN

STM MH
RIM=6062.83
INV (N)=6056.15
INV (S)=6056.15

REC# 2017009633

INV (S)=6052.87
INV (W)=5052.87

STM MH
RIM=6066.99
INV (N)=6058.17
INV (S)=6058.17

10.0' ELEC. UTILITY EASEMENT REC. NO. 2005086091

EXISTING 12"Ø PVC SANITARY MAIN

EXISTING 6"Ø PVC WATER MAIN

EXISTING 30"Ø RCP STORM SEWER

32.5' WATER & SANITARY SEWER EASEMENT REC. NO. 2005086272

SAN MH
RIM=6067.06
INV (E)=6053.44
INV (W)=5053.44

10.0' SIGNAGE, LIGHTING, & UTILITY EASEMENT REC. NO. 2017009633

STM MH
RIM=6068.60
INV (NW)=6059.06
INV (SW)=6059.24
15 LF - 10"Ø SDR-26 @ 5.00%

32 LF - 10"Ø SDR-26 @ 5.00%

74 LF - 18"Ø RCP III @ 1.00%

5' Type R INLET-1
RIM 6063.95
DESIGN POINT 1
18"Ø INVsw 6060.28

SAN MH
RIM=6062.37
INV (NW)=6053.69
INV (SW)=5053.99

STM MH-1
RIM 6073.37
DESIGN POINT 3
8"Ø INVsw 6070.49
10"Ø INVne 6065.34

10"Ø 30° BEND
10"Ø INVsw 6064.60
10"Ø INVe 6064.60

Ex MH-2
RIM 6068.79
30"Ø INVs 6059.24
18"Ø INVne 6059.54
10"Ø INVw 6063.04
30"Ø INVnw 6059.06

EXISTING GAS MAIN

GAS SERVICE CONNECTION.

WYE- (6)
6"Ø INVsw 6070.73
4"Ø INVse 6071.07
8"Ø INVne 6070.73

WYE- (5)
8"Ø INVsw 6070.81
4"Ø INVse 6071.15
8"Ø INVne 6070.81

WYE- (4)
8"Ø INVsw 6071.02
4"Ø INVse 6071.36
8"Ø INVne 6071.02

WYE- (3)
6"Ø INVsw 6071.13
4"Ø INVse 6071.46
8"Ø INVne 6071.13

WYE- (2)
8"Ø INVsw 6071.34
4"Ø INVse 6071.67
8"Ø INVne 6071.34

WYE- (1)
8"Ø INVsw 6071.44
4"Ø INVse 6071.77
8"Ø INVne 6071.44

DS- (6)
4"Ø INVnw 6071.62

37 LF - 4"Ø SDR-26 @ 1.50%

38 LF - 4"Ø SDR-26 @ 1.50%

PROPOSED TRANSFORMER COORDINATE WITH SERVICE PROVIDER.

PROPOSED TRANSFORMER CLEARANCE ZONE.

DS- (5)
4"Ø INVnw 6071.73

4"Ø SANITARY LINE, CLEANOUTS, GREASE INTERCEPTOR, AND SAMPLE WELL, REFER TO PLUMBING .

DS- (4)
4"Ø INVnw 6071.93

PROPOSED STORM SEWER EASEMENT REC NO. XXXXXXXXX

DS- (3)
4"Ø INVnw 6072.03

200 LF - 8"Ø PERF. SDR-26 @ 1.50%

38 LF - 4"Ø SDR-26 @ 1.50%

37 LF - 4"Ø SDR-26 @ 1.50%

DRAINAGE EASEMENT
REC# 2022047667

10,000 SF
KIDDIE ACADEMY
CHILD DAY CARE
ON PROPOSED 63,141 SF
(1.4495 AC) SITE

STM 12"Ø DRAIN
RIM 6073.56
DESIGN POINT 2
8"Ø INVne 6071.49

DS- (2)
4"Ø INVnw 6072.24

FIRE SERVICE BUILDING CONNECTION REFER TO MEP FOR CONTINUATION.

DOMESTIC SERVICE / METER AT BUILDING. REFER TO MEP FOR CONTINUATION.

DS- (1)
4"Ø INVnw 6072.32

INVERT AT BUILDING
6068.92

WATER & SEWER EASEMENT
REC# 2022047667

TRAFFIC RATED TWO WAY CLEANOUT.

168 LF 3"Ø DIP FIRE SERVICE

158 LF 1.5"Ø WATER SERVICE

109 LF - SCH 40 PVC
4"Ø @ 2.0%

EXISTING FIRE HYDRANT

EXISTING 24"Ø RCP STORM SEWER

EXISTING 8"Ø PVC WATER MAIN

EXISTING 12"Ø PVC SANITARY MAIN

STM INLET
GRATE=6073.1
INV (E)=6062.80
INV (S)=6062.80

SANITARY CONNECTION PER DETAIL SS-2
4"Ø INVERT 6068.74
EX 8"Ø INVERT 6059.2±

EXISTING 8"Ø PVC SANITARY MAIN

STM INLET
GRATE=6073.20
INV (N)=6063.25
INV (S)=6068.20
INV (W)=6064.10

SAN MH
RIM=6074.66
INV (E)=6059.14
INV (W)=6059.20

CARNABY LANE (ROW = 50')

EXISTING 16"Ø RCP STORM SEWER

STM MH
RIM=6074.53
INV (E)=6065.03
INV (W)=6065.07

1.5"Ø CURB STOP IN PAVEMENT PER DETAIL W-40

WATER SEWER CROSSING
TOP 8"Ø SANITARY = 5062.14
BOTTOM OF WATER SERVICES = 6070.98

28 LF 3"Ø DIP FIRE SERVICE TAP LINE BY CU.

28 LF - 1.5"Ø K-COPPER DOMESTIC SERVICE TAP LINE BY CU.

8"Ø ISOLATION VALVE BOX PER DETAIL W-10

EXISTING GAS MAIN

SAN MH
RIM=6071.82
INV (N)=6054.80
INV (S)=5055.06

STM MH
RIM=6072.92
INV (N)=6059.97
INV (W)=6061.37

SAN MH
RIM=6073.07
INV (N)=6057.09
INV (W)=5057.25

SAN MH
RIM=6072.08

REC# 2005036272

unofficial copy

**LEGEND:**

- PROPERTY LINE
- EASEMENT REFER TO PLAT
- AREA OF REFUGE
- SITE FENCING
- BUILDING
- CONCRETE PAVEMENT AND BASE
- ASPHALT PAVEMENT AND BASE
- GRAVEL MAINTENANCE PATH
- ARTIFICIAL TURF
- STORM PIPE
- TYPE R INLET
- 12"Ø YARD DRAIN
- S — SANITARY PIPE
- 4'Ø MANHOLE (MH)
- TWO WAY CLEAN OUT
- WATER METER
- WATER LINE VALVE
- W — WATER SERVICE LINE
- E — ELEC LINE
- G — GAS LINE

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

N W E S

0 10 20 40 60
( IN FEET )
1 inch = 20 ft.

**SHEET NOTES:**

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
5. EXISTING TRY UTILITIES ASSUMED DEPTH OF 3'

DA

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO 'EXTRAS' FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | REVISION / ISSUE DATE | DESCRIPTION |
|---|---|---|
| A | PERMIT SET 09/25/23 | |
| B | OWNER REVIEW PLAN & ELEVATIONS 09/07/23 | |
| C | OWNER REVIEW REVISED ELEVATIONS 09/15/23 | |
| D | TOWN REVIEW REVISED ELEVATIONS 09/22/23 | |
| E | TOWN REVIEW REVISED ELEVATIONS 09/25/23 | |

All drawings, plans, and specifications prepared by Harold C. Baker, AIA, are instruments of service and shall remain the property of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

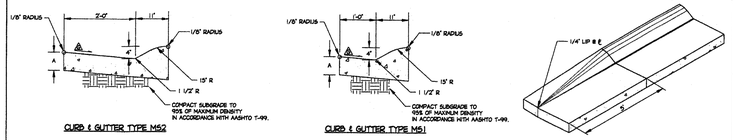
HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0555
email: baker@bakerarchitects.com ARCHITECTS OR ENGINEERS SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

C4.0
Sheet 8 of 16

SITE UTILITY PLAN

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004




**GENERAL NOTES**

1. DIMENSION A SHALL BE 5', 5', OR 10' (SEE PLANS).
2. CONTRACTION JOINTS SHALL BE AT MAXIMUM 10' CENTERS. NOMINAL WIDTH OF GROOVE OF CONTRACTION JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 200', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (V).
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (V).

⚠ GUTTER CROSS SLOPES SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN./FT WHEN DRAINING AWAY FROM CURB.

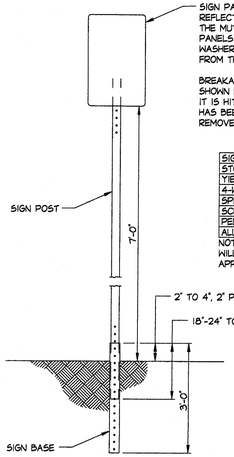
| Sheet Revisions | |
|---|---|
| Date | Comments |

Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

# CURB, GUTTERS, AND SIDEWALK

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-1
Sheet 1 of 1




SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS HIT AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN HIT, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS *

| SIGN TYPE | MATERIALS |
|---|---|
| STOP | DIAMOND GRADE CUBED |
| YIELD | DIAMOND GRADE CUBED |
| 4-WAY | DIAMOND GRADE CUBED |
| SPEED LIMIT | DIAMOND GRADE CUBED |
| SCHOOL | DG3 YELLOW/GREEN |
| PEDESTRIAN | DG3 YELLOW/GREEN |
| ALL OTHERS | HIP COLORS |

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

2' TO 4', 2' PREFERRED

18"-24" TOP POST SLEEVE OVERLAP

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 3" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE.

SIGN POSTS SHALL BE 1.75" X 1.75", SIGN BASES SHALL BE 2' X 2' WHEN SIGNS ARE SMALLER THAN 36" X 36".
SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25" WHEN SIGNS ARE 36" X 36" OR BIGGER.
SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUAL.

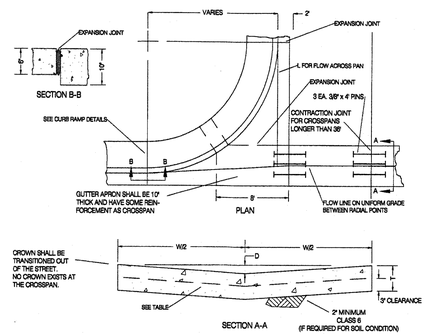
| Sheet Revisions | |
|---|---|
| Date | Comments |

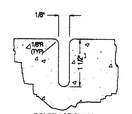
Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

# SIGN POST & BASE DETAIL

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
ST-1
Sheet 1 of 1




* 1/4 D IF TEMPLATES ARE NOT USED

| WIDTH (W) | DEPTH (D) | THICKNESS (T) |
|---|---|---|
| 5' | 1 - 1/2" | 6" |
| 8' | 2" | 10" |
| 10' | 2 - 1/2" | 10" |

| PAN LENGTH | WIRE MESH CALLED FOR | REPLACE WITH REBAR HAVING END AREA OF |
|---|---|---|
| 24' | 6x6 - 4.4 | 0.10 SQ. IN. OER FT. (#4 @ 18' E.W.) |
| 32' | 6x6 - 2.2 | 0.13 SQ. IN. OER FT. (#4 @ 18' E.W.) |
| 38' | 6x6 - 0.0 | 0.20 SQ. IN. OER FT. (#4 @ 12' E.W.) |
| 47' | (2) 6x6 - 2.2 | 0.26 SQ. IN. OER FT. (#4 @ 9' E.W.) |

NOTE:

SQUARE RETURNS AND PANS SHALL USE WIRE MESH AS SHOWN IN THE TABLE ABOVE. WHEN WIRE MESH IS NOT AVAILABLE, STEEL REINFORCING BAR MAY BE SUBSTITUTED.

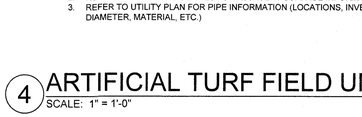
| Sheet Revisions | |
|---|---|
| Date | Comments |

Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

# CROSSPANS

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-9
Sheet 1 of 1



ROCKY MOUNTAIN BLEND SAMPLE




## 1 SEGMENTED BLOCK WALL

SCALE: 1/2" = 1'-0"

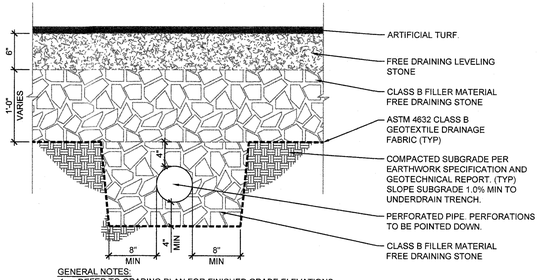



GENERAL NOTES:

1. REBAR(S) SHALL MAINTAIN 2-¾" (MIN) COVER FROM EXTENTS OF CONCRETE SURFACE.
2. REFER TO GRADING PLAN FOR TOP OF CURB ELEVATIONS AND EDGE OF PAVEMENT ELEVATIONS.
3. CONCRETE SHALL BE 3,500 PSI, A/E. LIGHT BROOM FINISH TOP OF CONCRETE CURB; RUB FINISH ON EXPOSED CURB FACE.
4. PROVIDE ½" PREFORMED EXPANSION JOINT WHERE CURB ABUTS RIGID PAVEMENT AND STRUCTURES.
5. REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.
6. SET ½" PREFORMED EXPANSION JOINTS 30' O.C. AND CONTROL JOINTS 10' O.C. WHERE CURB ABUTS CONCRETE PAVEMENT, ALIGN JOINTS WITH ADJACENT CONCRETE PAVEMENT JOINTS.

## 2 BARRIER CURB

SCALE: 1" = 1'-0"




GENERAL NOTES:

1. REFER TO GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
2. REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.
3. REFER TO UTILITY PLAN FOR PIPE INFORMATION (LOCATIONS, INVERTS, SLOPES, DIAMETER, MATERIAL, ETC.)

## 4 ARTIFICIAL TURF FIELD UNDERDRAIN

SCALE: 1" = 1'-0"




GENERAL NOTES:

1. REFER TO GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
2. REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.
3. EXTEND GEOTEXTILE DRAINAGE FABRIC 12 INCHES BENEATH LEVELING STONE REFER TO UTILITY PLAN OR PIPE INFORMATION (LOCATIONS, INVERTS, SLOPES, DIAMETER, MATERIAL, ETC.)
4. REFER TO ARTIFICIAL TURF WITH UNDERDRAIN DETAIL FOR SECTION DEPTHS.
5. NAILER BOARD SHALL BE PRESSURE TREATED 2"x4" TIMBER, UNLESS OTHERWISE NOTED. FASTEN SECURELY TO CURB WITH ⅜"Ø ANCHORS 24" O.C.

## 3 ARTIFICIAL TURF FIELD EDGE

SCALE: 1" = 1'-0"




GENERAL NOTES:

1. REFER TO GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
2. REFER TO PLANS AND DETAILS FOR ADJACENT SURFACE INFORMATION.
3. EXTEND GEOTEXTILE DRAINAGE FABRIC 12 INCHES BENEATH LEVELING STONE REFER TO UTILITY PLAN OR PIPE INFORMATION (LOCATIONS, INVERTS, SLOPES, DIAMETER, MATERIAL, ETC.)
4. REFER TO ARTIFICIAL TURF WITH UNDERDRAIN DETAIL FOR SECTION DEPTHS.
5. NAILER BOARD SHALL BE PRESSURE TREATED 2"x4" TIMBER, UNLESS OTHERWISE NOTED. FASTEN SECURELY TO CURB WITH ⅜"Ø ANCHORS 24" O.C.

Unofficial Copy

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | REVISION / ISSUE DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | CONFORM/AS ISSUED | |

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2022 Harold C. Baker, AIA.

PERMIT / BID
CONSTRUCTION RECORD
09/25/23

| | |
|---|---|
| 10/17/22 | OWNER REVIEW PLAN & ELEVATIONS |
| 03/01/23 | WIMBERRMONDEE APPR 90 CONCEPT PACKAGE |
| 04/03/23 | TOWN REVIEW REVISED ELEVATIONS |
| 09/22/23 | TOWN REVIEW REVISED ELEVATIONS |

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

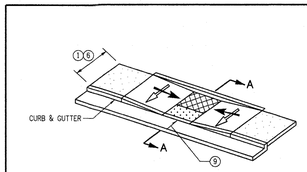
HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0555
email: baker@bakerarchitects.com
ARCHITECT'S OR ENGINEER'S SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

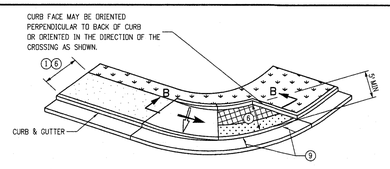
C5.0
SHEET 9 of 16

CIVIL DETAILS

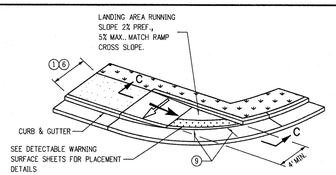
Ref # 2024007276, Pages: 10 of 16



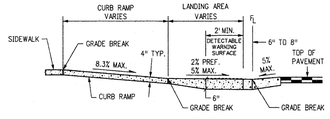

PARALLEL RAMP
(TYPICAL)



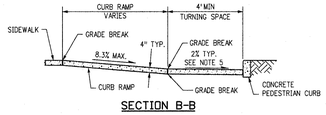

PARALLEL RAMP
(SIDEWALK ENDS)



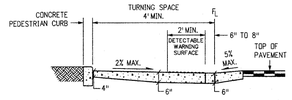

PARALLEL RAMP
(DIRECTIONAL - CROSSING IN ONE DIRECTION ONLY)




SECTION C-C




SECTION B-B




SECTION A-A

TYPE 2 PARALLEL CURB RAMPS

SIDEWALK

TURNING SPACE (4) (5) (6)

DETECTABLE WARNING SURFACE (DWS)

## PARALLEL RAMP NOTES

(1) RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

(2) RAMP RUNNING SLOPE - 8.3% MAX.

(3) RAMP CROSS SLOPE - 2.0% MAX.

(4) TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.

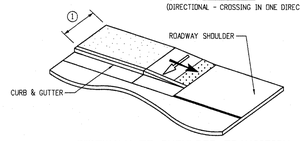
(5) TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.

(6) TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.

(7) RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.

(8) RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.

(9) GUTTER COUNTER SLOPE - 5.0% MAX.




SIDEWALK TO SHOULDER TRANSITION

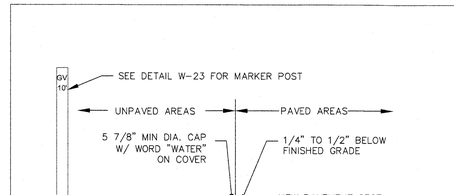
| Computer File Information | | Sheet Revisions | | |
|---|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments | |
| Designer Initials: JBK | (R-X) | | | |
| Last Modification Date: 07/31/19 | (R-X) | | | |
| Detailer Initials: LTA | (R-X) | | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (R-X) | | | |

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

# CURB RAMPS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 4 of 10
Project Sheet Number:




NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN THREE (3) FEET FROM FINISHED GRADE. IF OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A SET SCREW.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE @ THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. SEE DETAILS W-13 & W-14 FOR TYPICAL VALVE LOCATIONS.
8. TRACER WIRE SHALL BE ROUTED AROUND TO NORTH OR EAST OF VALVE BOX (SEE DETAIL W-28).

| Sheet Revisions | | |
|---|---|---|
| Date | Comments | |
| 3/19 | REVISED PER STAFF COMMENTS | |
| 3/20 | REVISED PER STAFF COMMENTS | |
| | | |

Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

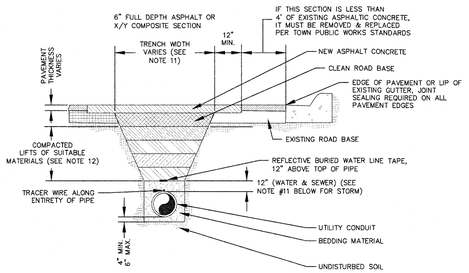
# TYPICAL VALVE BOX

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
W-10
Sheet 1 of 1

NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MGPEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.



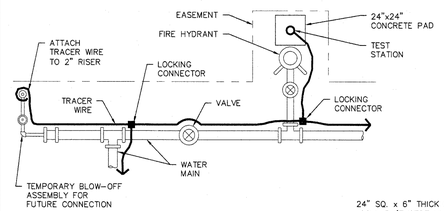

| Sheet Revisions | | |
|---|---|---|
| Date | Comments | |
| 3/19 | REVISED PER STAFF COMMENTS | |
| 3/20 | REVISED PER STAFF COMMENTS | |
| | | |

Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

# WATER TRENCH DETAIL

Issued By: Town of Castle Rock, Development Services March 2, 2020

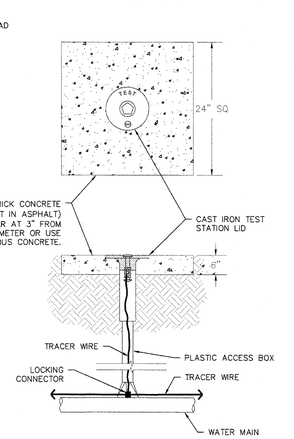
DETAIL PLAN NO.
W-21
Sheet 1 of 1




TRACER WIRE SAMPLE PLAN

NOTES:

1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS.
2. TRACER WIRE AND TEST STATION LIDS SHALL BE BLUE FOR POTABLE WATER DISTRIBUTION SYSTEM AND PURPLE FOR RECLAIMED OR RAW WATER COMPONENTS.
3. TRACER WIRE IN PLAN IS SHOWN AWAY FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT INTERVALS.
4. TRACER WIRE SHALL BE LAID CONTINUOUSLY, PASSING AROUND THE OUTSIDE OF VALVES AND FITTINGS ON THE NORTH OR EAST SIDE.
5. TEST STATIONS SHALL BE INSTALLED AT EVERY FIRE HYDRANT, AS SHOWN, OR AT A MINIMUM INTERVAL OF 500 FEET. TEST STATIONS NOT LOCATED NEAR HYDRANTS MUST BE PLACED BEHIND EDGE OF PAVEMENT.
6. AT ALL TEMPORARY BLOW-OFFS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO THE RISER PIPE AT GRADE WITHIN THE EASEMENT OR R.O.W.
7. TEST STATIONS SHALL LIE WITHIN UTILITY EASEMENT OR PUBLIC R.O.W.




TRACER WIRE TEST STATION DETAIL

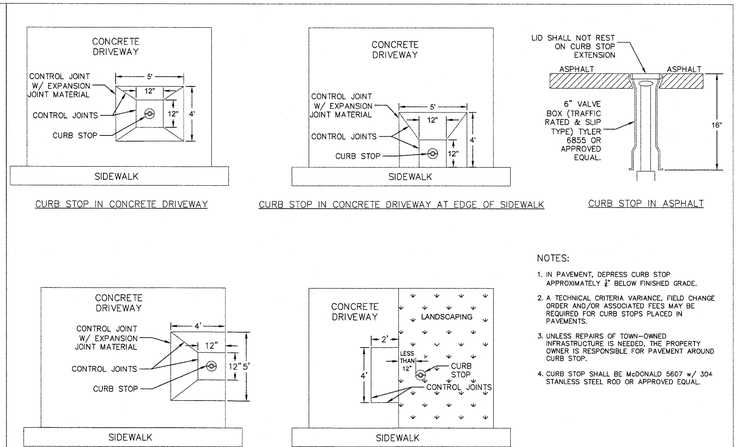
| Sheet Revisions | | |
|---|---|---|
| Date | Comments | |
| 3/19 | REVISED PER STAFF COMMENTS | |
| 3/20 | REVISED PER STAFF COMMENTS | |
| | | |

Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

# TRACER WIRE DETAIL

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
W-28
Sheet 1 of 1




CURB STOP IN CONCRETE DRIVEWAY

CURB STOP IN CONCRETE DRIVEWAY AT EDGE OF SIDEWALK

CURB STOP IN ASPHALT

CURB STOP AT EDGE OF CONCRETE DRIVEWAY

CURB STOP LESS THAN 1' FROM PAVEMENTS (OTHER THAN SIDEWALK)

NOTES:

1. IN PAVEMENT, DEPRESS CURB STOP APPROXIMATELY 2" BELOW FINISHED GRADE.
2. A TECHNICAL CRITERIA VARIANCE, FIELD CHANGE ORDER AND/OR ASSOCIATED FEES MAY BE REQUIRED FOR CURB STOPS PLACED IN PAVEMENTS.
3. UNLESS REPAIRS OF TOWN-OWNED INFRASTRUCTURE IS NEEDED, THE PROPERTY OWNER IS RESPONSIBLE FOR PAVEMENT AROUND CURB STOP.
4. CURB STOP SHALL BE McDONALD 5607 w/ 304 STANLESS STEEL ROD OR APPROVED EQUAL.

| Sheet Revisions | | |
|---|---|---|
| Date | Comments | |
| 5/21 | REVISED PER STAFF COMMENTS | |
| 3/19 | REVISED PER STAFF COMMENTS | |
| 3/20 | REVISED PER STAFF COMMENTS | |

Town of Castle Rock COLORADO
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

# CURB STOP IN PAVEMENT

Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO.
W-40
Sheet 1 of 1

Unofficial Copy

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | REVISION / ISSUE DATE | DESCRIPTION |
|---|---|---|
| A | | |
| A | | |
| A | | |
| A | | |
| A | | |
| A | | |
| A | | |

| MARK | ADDENDUM / ISSUE DATE |
|---|---|
| A | |
| A | |

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

| | |
|---|---|
| 10/17/22 | OWNER REVIEW PLAN & ELEVATIONS |
| 03/01/23 | DIMENSIONROSE APPVO XA CONCEPT PACKAGE |
| 05/22/23 | TOWN REVIEW REVISED ELEVATIONS |
| 06/26/23 | TOWN REVIEW REVISED ELEVATIONS |

06/26/23 ■ PERMIT/ BID ☐ CONSTRUCTION ☐ RECORD

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614.436.0355
email: baker@bakerarchitects.com

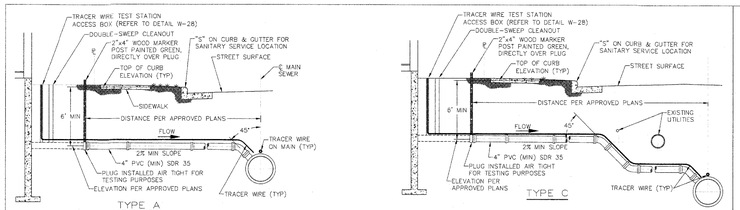
ARCHITECTS OR ENGINEERS SEAL

| | |
|---|---|
| Drawn By: | DT |
| Checked By: | SLR |
| Project Number | 22022 |
| Scale: | AS NOTED |

C5.1
SHEET 10 of 16

CIVIL DETAILS

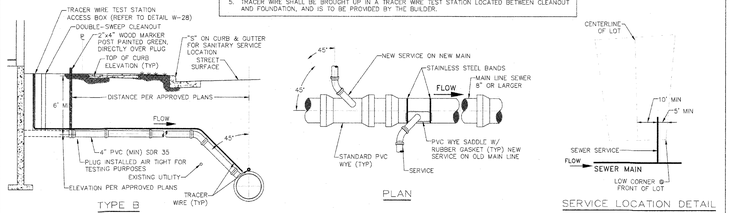
Ref # 2024007276, Pages: 11 of 16







NOTES:
1. TYPE "A" ELEMENTS ARE TYPICAL FOR ALL TYPES UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL LATERALS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM THE DOWNHILL PROPERTY LINE OF THE SERVICE SIDE OF THE LOT, UNLESS OTHERWISE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
3. ALL SEWER LATERAL CONNECTIONS SHALL BE TYPE "A" AND SHALL BE CONSTRUCTED ON A STRAIGHT LINE AND GRADE BETWEEN CONTROL POINTS EXCEPT AS OTHERWISE INDICATED ON THE APPROVED PROJECT PLANS.
4. TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER MAINS, LATERALS AND MANHOLES.
5. TRACER WIRE SHALL BE BROUGHT UP IN A TRACER WIRE TEST STATION LOCATED BETWEEN CLEANOUT AND FOUNDATION, AND IS TO BE PROVIDED BY THE BUILDER.





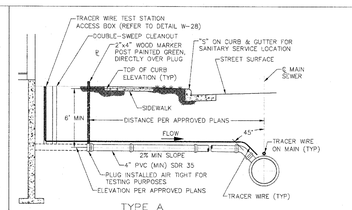


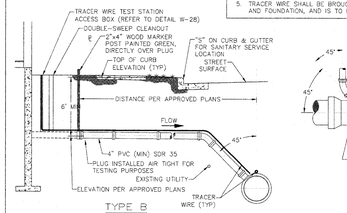



| Sheet Revisions | |
|---|---|
| Date | Comments |
| 3/20 | REVISED PER STAFF COMMENTS |

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

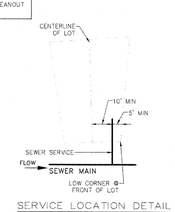
| SEWER LATERAL CONNECTIONS | DETAIL PLAN NO. |
|---|---|
| Issued By: Town of Castle Rock, Development Services March 2, 2020 | SS-2 |
| | Sheet 1 of 1 |









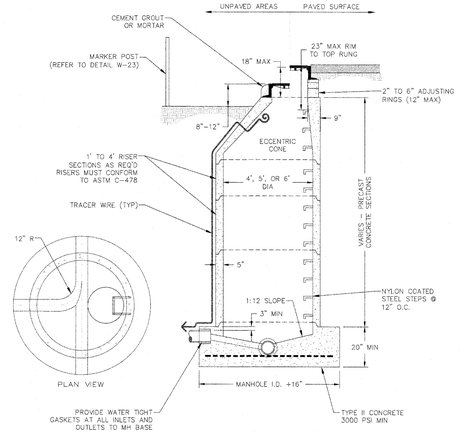

| Sheet Revisions | |
|---|---|
| Date | Comments |
| 3/20 | REVISED PER STAFF COMMENTS |

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

| SEWER LATERAL CONNECTIONS | DETAIL PLAN NO. |
|---|---|
| Issued By: Town of Castle Rock, Development Services March 2, 2020 | SS-2 |
| | Sheet 1 of 1 |

| PIPE I.D. | MANHOLE I.D. |
|---|---|
| 18" & SMALLER | 4'-0" |
| 21" TO 48" | 5'-0" |
| 54" | 6'-0" |
| 60" & LARGER | SPECIAL DESIGN |

NOTES:
1. MANHOLE RISER MINIMUM DIAMETER SHALL CONFORM TO THE TABLE ABOVE.
2. ALL MANHOLES SHALL BE SET ON 1" OF 3/4" CRUSHED ROCK.
3. FLAT CONCRETE MANHOLE TOPS MAY BE USED INSTEAD OF CONE SECTIONS WHERE RIM TO INVERT IS 7'-0" OR LESS.
4. SET EACH SECTION (RISER, CONE, ADJUSTING RINGS) IN A FULL BED OF BITUMINOUS MASTIC (RAMNECK) OR PLASTIC SEALING COMPOUND.
5. MANHOLE STEPS SHALL BE POSITIONED OVER THE BENCH IN A VERTICAL LINE.
6. NO MANHOLE STEPS ARE ALLOWED IN THE ADJUSTING RINGS.
7. ON STRAIGHT THROUGH GRADES, SEWER MAINS MAY BE LAID THROUGH THE MANHOLE AND USED AS THE INVERT. THE TOP ½ PORTION OF THE PIPE SHALL BE CUT AWAY TO A NEAT LINE. ANY BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CONCRETE MORTAR. IF GRADE IS NOT STRAIGHT THROUGH, THE FLOWLINES AT THE BASE SHALL BE HAND FORMED WHEN THE BASE IS POURED. FLOWLINES SHALL BE GROUND SMOOTH WITH A CONCRETE FINISHING STONE.
8. MANHOLE LID SHALL BE ¾" BELOW ASPHALT AND TIPPED TO CONFORM WITH PAVEMENT SLOPES.
9. TRACER WIRE IS REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.




| Sheet Revisions | |
|---|---|
| Date | Comments |
| 3/20 | REVISED PER STAFF COMMENTS |
| 1/21 | REVISED PER STAFF COMMENTS |
| 10/21 | REVISED PER STAFF COMMENTS |

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

| SANITARY AND STORM SEWER MANHOLE | DETAIL PLAN NO. |
|---|---|
| Issued By: Town of Castle Rock, Development Services November 8, 2021 | SS-3 |
| | 1 of 1 |

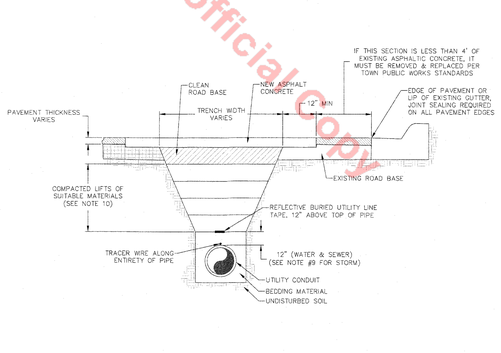
NOTES:
1. CLEANOUT PIPE DIAMETER SHALL BE THE SAME SIZE AS THE SEWER LINE AT THE WYE.
2. SEWER IS NOT TO BE CONVEYED THROUGH CLEANOUT.
3. CLEANOUT IS FOR PRIVATE USE ONLY.
4. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.

| Sheet Revisions | |
|---|---|
| Date | Comments |
| 3/20 | REVISED PER STAFF COMMENTS |

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

| SEWER CLEANOUT | DETAIL PLAN NO. |
|---|---|
| Issued By: Town of Castle Rock, Development Services March 2, 2020 | SS-7 |
| | Sheet 1 of 1 |

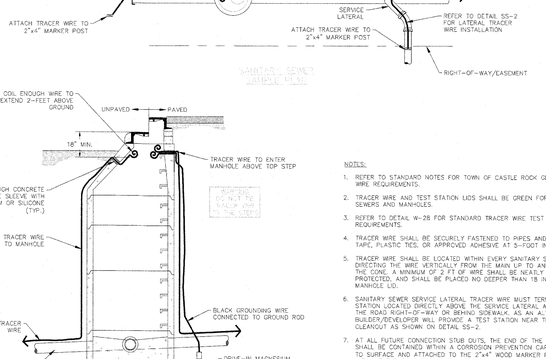
NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MGFEC CLSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTED LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.




| Sheet Revisions | |
|---|---|
| Date | Comments |
| 3/20 | REVISED PER STAFF COMMENTS |

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

| SANITARY SEWER TRENCH DETAIL | DETAIL PLAN NO. |
|---|---|
| Issued By: Town of Castle Rock, Development Services March 2, 2020 | SS-8 |
| | Sheet 1 of 1 |




NOTES:
1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS.
2. TRACER WIRE AND TEST STATION LIDS SHALL BE GREEN FOR ALL SANITARY SEWERS AND MANHOLES.
3. REFER TO DETAIL W-28 FOR STANDARD TRACER WIRE TEST STATION REQUIREMENTS.
4. TRACER WIRE SHALL BE SECURELY FASTENED TO PIPES AND MANHOLES USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
5. TRACER WIRE SHALL BE LOCATED WITHIN EVERY SANITARY SEWER MANHOLE BY DIRECTING THE WIRE VERTICALLY FROM THE MAIN UP TO AND THEN THROUGH THE CONE. A MINIMUM OF 2 FT OF WIRE SHALL BE NEATLY COILED AND PROTECTED, AND SHALL BE PLACED NO DEEPER THAN 18 INCHES BELOW THE MANHOLE LID.
6. SANITARY SEWER SERVICE LATERAL TRACER WIRE MUST TERMINATE AT A TEST STATION LOCATED DIRECTLY ABOVE THE SERVICE LATERAL AT THE EDGE OF THE ROAD RIGHT-OF-WAY OR BEHIND SIDEWALK, AS AN ALTERNATIVE, THE BUILDER/DEVELOPER WILL PROVIDE A TEST STATION NEAR THE BUILDING CLEANOUT AS SHOWN ON DETAIL SS-2.
7. AT ALL FUTURE CONNECTION STUB OUTS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO THE 2"x4" WOOD MARKER POST AT GRADE WITHIN THE EASEMENT OR R.O.W.

| Sheet Revisions | |
|---|---|
| Date | Comments |
| 1/2022 | NEW DRAWING |

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

| TRACER WIRE FOR SANITARY SEWERS | DETAIL PLAN NO. |
|---|---|
| Issued By: Town of Castle Rock, Development Services March 2, 2020 | SS-11 |
| | Sheet 1 of 1 |

Unofficial Copy

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | REVISION | ISSUE DATE |
|---|---|---|
| A | OWNER REVIEW PLAN & ELEVATIONS | 10/17/22 |
| B | DMD/FRANCHISEE APPVD XA CONCEPT PACKAGE | 03/01/23 |
| C | TOWN REVIEW REVISED ELEVATIONS | 06/22/23 |
| D | TOWN REVIEW REVISED ELEVATIONS | 09/26/23 |

| MARK | ADDENDUM/ ISSUE DATE | DESCRIPTION |
|---|---|---|
| A | PERMIT / BID | 09/26/23 |
| B | CONSTRUCTION RECORD | |

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085 614-436-0555
email: baker@bakerarchitects.com
ARCHITECTS OR ENGINEERS SEAL

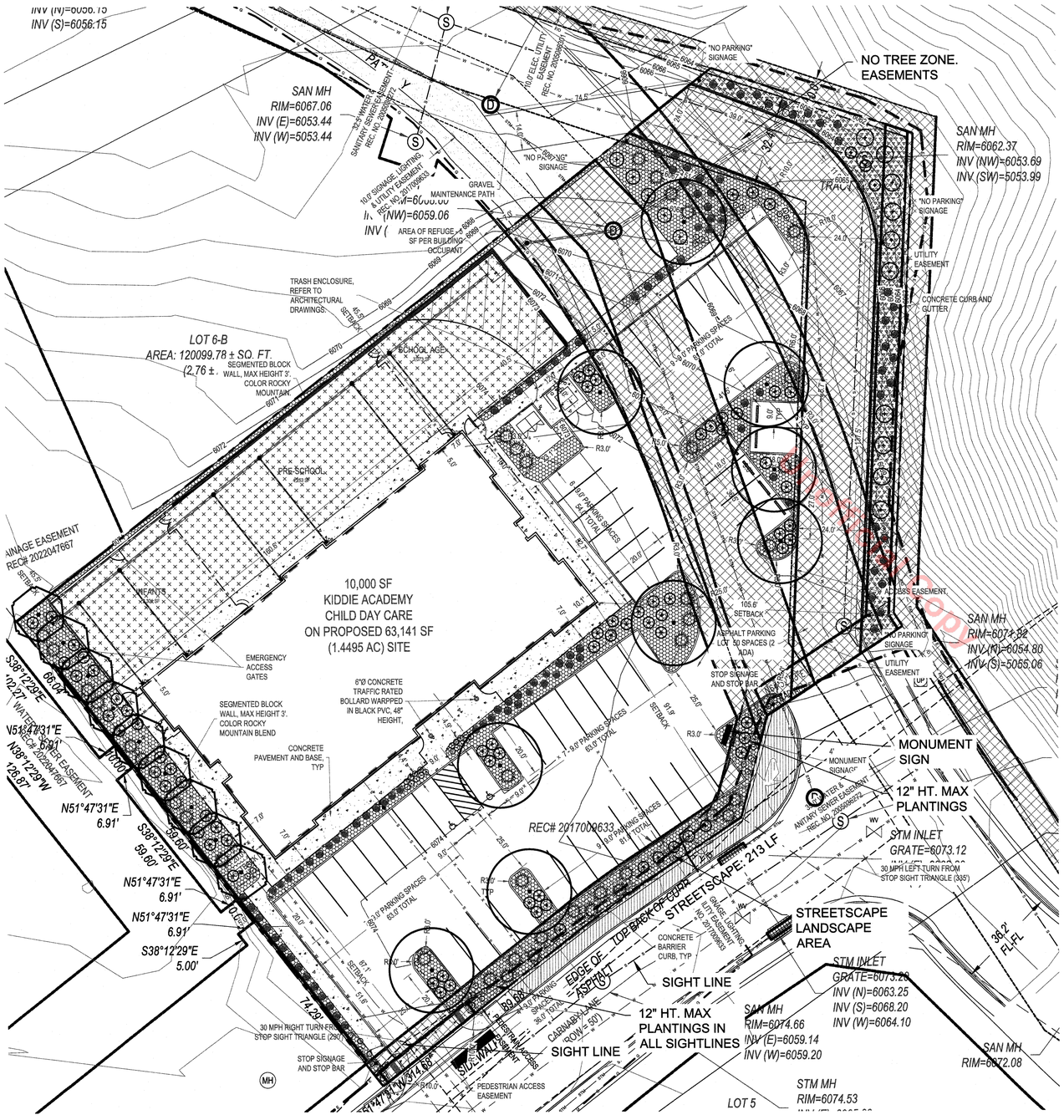
| Drawn By: | DT |
|---|---|
| Checked By: | SLR |
| Project Number: | 22022 |
| Scale: | AS NOTED |

C5.2
SHEET 11 of 16

CIVIL DETAILS

## LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN REQUIRES TOWN OF CASTLE ROCK APPROVAL.




## TOWN OF CASTLE ROCK LANDSCAPE NOTES

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. 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.
9. 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.
10. 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.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. 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.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. 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.
15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

## SITE DEVELOPMENT PLAN PLANT SCHEDULE

| | | | | |
|---|---|---|---|---|
| DECIDUOUS SHADE TREES | HYDROZONE | LOW | QUANTITY | 9 |
| *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 | LOW | QUANTITY | 9 |
| *ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND* | | | | |
| EVERGREEN TREES | HYDROZONE | NA | 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 | LOW | QUANTITY | 85 |
| *SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE* | | | | |
| EVERGREEN SHRUBS | HYDROZONE | LOW | QUANTITY | 54 |
| *SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE* | | | | |
| ORNAMENTAL GRASSES | HYDROZONE | LOW | QUANTITY | 88 |
| *ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE* | | | | |
| PERENNIAL PLANTING BEDS | HYDROZONE | LOW | AREA | 38 |
| *PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE* | | | | |
| ANNUAL PLANTING BEDS | HYDROZONE | NA | AREA | 0 |
| *ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER* | | | | |
| NATIVE SEED | HYDROZONE | NA | AREA | 0 |
| *GRASS SEED PLANTING QUALITY AND QUANTITY 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.*

## GROUND COVER LEGEND

| SYMBOL | DESCRIPTION | APPROX. SF |
|---|---|---|
| | Denver Granite Decorative Rock: 3/4" Diameter (with weed barrier) | 8,976 SF |
| | Arkansas Tan Cobble: 2-4" Diameter (with weed barrier) | 2,331 SF |
| | TOTAL LANDSCAPE AREA WITH PROPERTY | 11,307 SF |
| | Existing Concrete Sidewalk | |
| | Easement: No Tree Zone | |
| | Artifical Turf at play area. Refer to site plan. | |

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

# FINAL LANDSCAPE PLAN

SLOPES DO NOT EXCEED 3:1

NORTH

SCALE 1"= 20'

NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN EHIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJANCENT STREET, INCLUDING BUT NOT LIMITIED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

| MARK | DESCRIPTION |
|---|---|
| A | ADDENDUM |
| A | REVISION |
| A | DENVER REVIEW PLAN & ELEVATIONS |
| A | DENVER REVIEW REVISED ELEVATIONS |
| A | TOWN REVIEW REVISED ELEVATIONS |
| A | TOWN REVIEW REVISED ELEVATIONS |

ISSUE DATE: 07/7/22, 09/07/22, 06/22/23, 06/30/23

PERMIT SET: ☐ CONSTRUCTION ☐ RECORD

All drawings are written material appropriate to this project and as instruments of service are and shall remain the property of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE 204, WORTHINGTON OH 43085 614.436.0555
email: baker@bakerarchitects.com
ARCHITECT'S LANDSCAPERS SEAL
JOHN JAMES MACKAY 5701
07/23/2009
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

Drawn By:
Checked By:
Project Number: 22022
Scale: AS NOTED

L1.1

SHEET 12 of 16

LANDSCAPE PLAN

## NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: JOHN MACKAY

Town of Castle Rock Registration # — State of Colorado License Landscape Architect #: 571

Company Name: HIGHER GROUND DESIGNS — Address: 5350 NORTH ACADEMY BLVD

Phone: 719-477-1646 — Email: JMACKAY@HIGHERGROUNDDESIGNS.COM — Date: 2-15-23, 9-26-23, 11-22-23

Project Name: KIDDIE ACADEMY

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) | Existing Landscape (if Applicable ) | 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) |
|---|---|---|---|---|---|---|---|---|
| 63,141 | 6,314 | | 11307 | 13 | 13 | 26 | 97 | 4 |
| **Turf Grass Square Footage (SF)*** | **Required Landscape Coverage Percentage (75% minimum)** | **Existing Landscape (if Applicable )** | **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 | 4,736 | | 4,800 | 1,579 | 1,500 | na | na | YES |

**Parking Lot***

| Parking Lot Area | Landscaping Area Required (10% of square footage) | Existing Landscape (if Applicable ) | Landscaped Area Provided | Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft ) | Provided Trees | Required Shrubs** (4 shrubs / 1,000 sqft) | Provided Shrubs |
|---|---|---|---|---|---|---|---|
| 19,524 | 1,952 | | 2,095 | 4 | 4 | 8 | 8 |

**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 |
|---|---|---|---|---|---|---|---|
| 51 | 3 | | 3 | 3 | 3 | 14 | 14 |

*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.

## LANDSCAPE NOTES

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. 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.
9. 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.
10. 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.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. 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.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. 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.
15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

## SECTION 4 AND 8 TOWN NOTE

2. 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.

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.

## INSTALLATION NOTES

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL (1/8" x 4" x 10') WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C.
FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE SHREDDED CEDAR "GORILLA HAIR" WITH NO LANDSCAPE FABRIC. 4" DEPTH

FOR TREES SHOWN IN TURF GRASS PROVIDE 2' DIAMETER WOOD MULCH AT BASE TO PREVENT DAMAGE FROM MAINTENANCE EQUIPMENT.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% LOW SALT COMPOST.

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.

## SOIL PREP NOTES

SOIL PREPARATION FOR PROPOSED PLANTING AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BIOCOMP COMPOST (A1 ORGANICS) MATERIAL AT A RATE OF 4 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

STREETSCAPE*

| Street Name/Tract | Linear Feet (LF)** | Required Street Trees (1 tree per 40 LF) | Existing Street Trees (If applicable) | Provided Street Trees | Required Street Shrubs (4 shrubs per required tree) | Provided Street Shrubs |
|---|---|---|---|---|---|---|
| CARNABY LANE | 213 | 5 | NONE | 5 | 20 | 20 |
| | | 0 | | | | |
| | | 0 | | | 0 | |
| | | 0 | | | 0 | |
| | | 0 | | | 0 | |
| | | 0 | | | 0 | |
| | | 0 | | | 0 | |
| | | 0 | | | 0 | |

*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.

## CLWUR (Composite landscape water use rating) Chart

Project Name: KIDDIE ACADEMY

Site Development Plan (SDP) Number:

| Irrigation Spray or Drip? | Plant Name (Common) | Appl. Rate (inches/month) | Zone (VL,L,Mod,HW) | % of Total Area | IA Irrigated area (in sq. ft. for each zone) | LWUR Landscape Water Use Rating | TA Total Area of all Irrigated Landscape Zones | CLWUR (LWUR x IA) /TA |
|---|---|---|---|---|---|---|---|---|
| DRIP-1 | Hydrozone shrub area | 1 | VL | 60 | 6449 | 0.7 | 3869 | 1.166787284 |
| DRIP-2 | Hydrozone shrub area | 1 | VL | 60 | 2499 | 0.7 | 1499 | 1.166977985 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | Total of the CLWUR | | 2.333765269 |

*Reference Chapter 13.20 of the Castle Rock Municipal Code*

Unofficial Copy

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA.

| MARK | REVISION / ISSUE DATE | DESCRIPTION |
|---|---|---|
| A1 | | |
| A2 | | |
| A3 | | |
| A4 | | |
| A5 | | |
| A6 | | |

| MARK | ADDENDUM / ISSUE DATE |
|---|---|
| A1 | |
| A2 | |

PERMIT / BID
CONSTRUCTION RECORD
08/25/23

OWNER REVIEW PLAN & ELEVATIONS
OWNER/BRANCHSEE APPR. MATERIALS
TOWN REVIEW REVISED ELEVATIONS
TOWN REVIEW REVISED ELEVATIONS

10/17/22
03/01/23
06/22/23
09/20/23

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

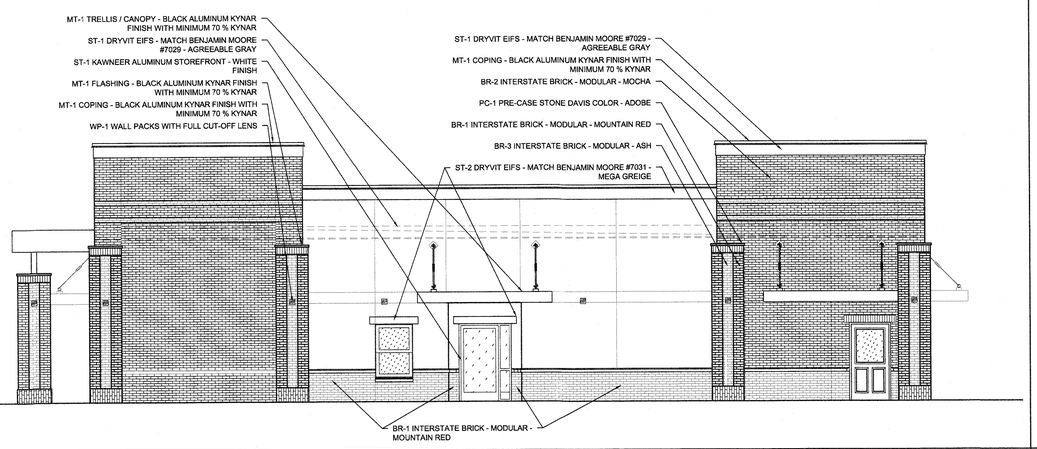
HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET STE. 204, WORTHINGTON, OH 43085 614.436.0555
email: baker@bakerarchitects.com

JOHN JAMES MACKAY 57II
07/23/2003
Original Date of Licensure
STATE OF COLORADO
REGISTERED LANDSCAPE ARCHITECT
ARCHITECT'S / ENGINEER'S SEAL

Drawn By:
Checked By:
Project Number: 22022
Scale: AS NOTED

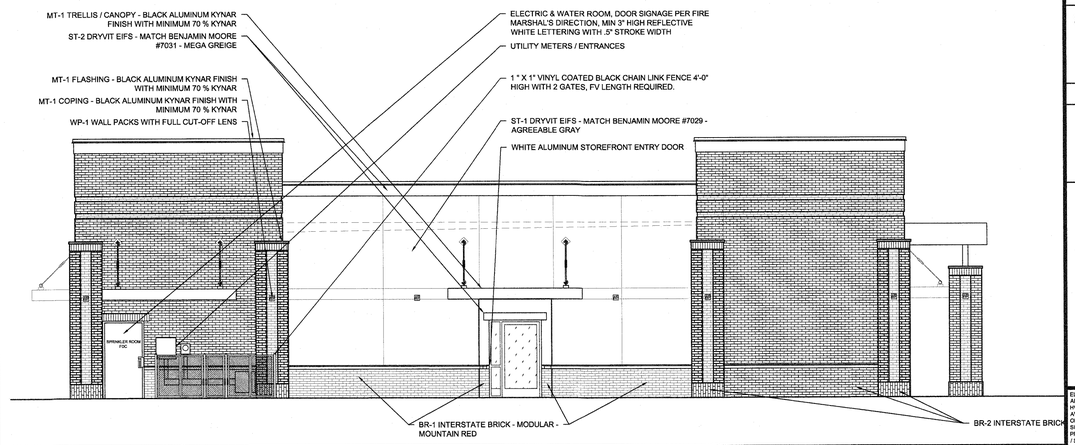
L1.2
SHEET 13 of 16

LANDSCAPE PLAN NOTES & DETAILS




K1 RIGHT SIDE ELEVATION (EAST)

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

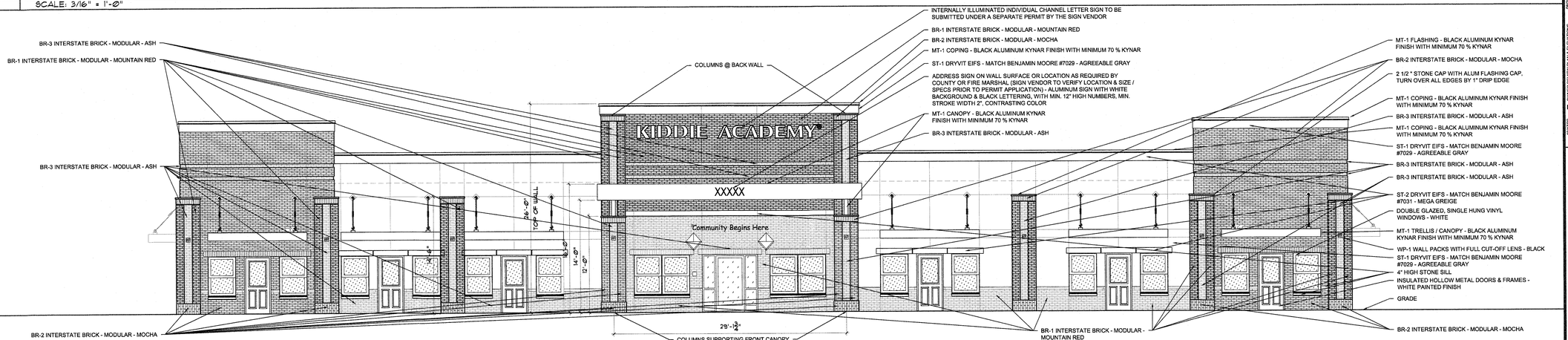



K10 LEFT SIDE ELEVATION (WEST)

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

F1 REAR SIDE ELEVATION (NORTH)

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




A1 FRONT ELEVATION (SOUTH)

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

Unofficial Copy

FRANCHISEE

SINGH KANDHARI

MEP ENGINEER

ELECTRONIC (AUTOCAD) FILES INCLUDING: ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, HVAC, PLUMBING, & ELECTRICAL, WILL NOT BE MADE AVAILABLE FOR USE BY THE GENERAL CONTRACTOR OR THE GENERAL CONTRACTOR'S SUBCONTRACTORS, EXCEPT FOR THE FIRE PROTECTION CONTRACTOR WITH A PAYMENT OF $200 / SHEET.

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ANY AND ALL REVISIONS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA ON 08/25/2023. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be used, in whole or in part, without the written consent of the architect and are not to be changed or copied in any form or manner whatsoever.

| MARK | REVISION / ISSUE DATE | DESCRIPTION |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

| MARK | ADDENDUM / ISSUE DATE | DESCRIPTION |
|---|---|---|
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |

PERMIT / BID CONSTRUCTION RECORD

OWNER REVIEW PLAN & ELEVATIONS 10/17/22
OWNER REVIEW REVISED ELEVATIONS 09/23/23
PERMIT SUBMITTAL 09/25/23
TOWN REVIEW REVISED ELEVATIONS 09/27/23

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE
THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET, STE 204, WORTHINGTON, OH 43085 614.436.0535
ARCHITECTS OR ENGINEERS SEAL

COLORADO LICENSED ARCHITECT HAROLD CRAIG BAKER ARC 00402065 REGISTERED ARCHITECT

DATE SIGNED: 08.25.23
EXPIRY DATE: 10.31.23

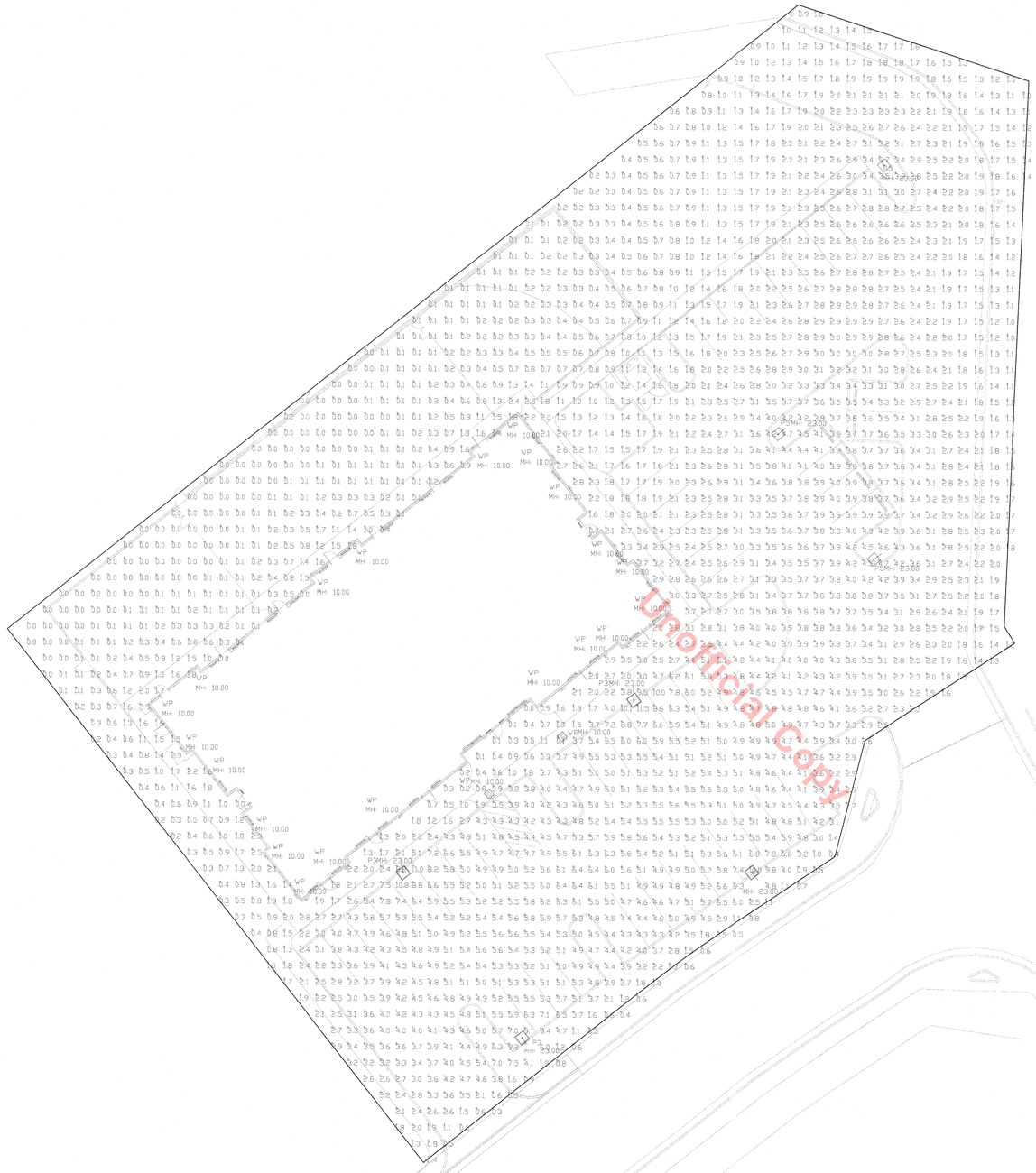
| | |
|---|---|
| Drawn By: | CMD |
| Checked By: | HCB |
| Project Number: | 20222 |
| Scale: | AS NOTED |

A200

Sheet 14 of 16

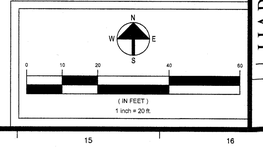
EXTERIOR ELEVATIONS

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004




**SITE LIGHTING PLAN GENERAL NOTES**

1. OBJECTIVES TO PROVIDE A MINIMAL AMOUNT OF LIGHTING IN ORDER TO PROVIDE SECURITY FOR STAFF AND THE PUBLIC.
2. HOURS OF LIGHT OPERATION ARE DEPENDENT UPON SEASONAL REQUIREMENTS. ESTIMATED HOURS FOR WINTER ARE 6:30 PM UNTIL 7:30 AM. ESTIMATED HOURS FOR SUMMER ARE 8:30 PM UNTIL 6:30 AM.
3. NONE OF THE LISTED LIGHT FIXTURES ARE USED ON THE EXTERIOR LIGHTING PLAN, ALL FIXTURES ARE FULL CUT-OFF AS LISTED ON THE DRAWINGS SUBMITTED. SEE THE SCHEDULE FROM THE PHOTOMETRIC PLANS SUBMITTED.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE- MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS.
5. LIGHT LOSS FACTOR FOR LED'S - 1.0.




FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and may not be reproduced, used, or disclosed without the prior written consent of the Architect. © 2021 Harold C. Baker, AIA.

| MARK | REVISION ISSUE DATE |
|---|---|
| 1 | ADDENDUM ISSUE DATE |

DESCRIPTION

PERMIT / BID
CONSTRUCTION RECORD

| | |
|---|---|
| 10/17/22 | OWNER REVIEW PLAN & ELEVATIONS |
| 05/25/23 | OWNER/HOMEBUILDER REVIEW |
| 06/22/23 | TOWN REVIEW |
| 06/22/23 | TOWN REVIEW REVISED ELEVATIONS |

KIDDIE ACADEMY℠
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER,AIA
ARCHITECT
673 HIGH STREET, STE. 204, WORTHINGTON, OH 43085, 614.436.0555
email: baker@bakerarchitects.com

ARCHITECT'S OR ENGINEER'S SEAL

| | |
|---|---|
| Drawn By: | DT |
| Checked By: | S.R. |
| Project Number: | 22022 |
| Scale: | AS NOTED |

E1.0
SHEET 15 of 16

LIGHTING PLAN

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004

## Luminaire Schedule

| Symbol | Qty | Label | Description | Luminaire Watts | BUG Rating | Luminaire Lumens | Mounting Height | LLF | Cutoff Class |
|---|---|---|---|---|---|---|---|---|---|
| | 25 | WP | 303-W1-LEDB1-4000-UNV-T4-DIM10 | 8.3 | B0-U0-G0 | 517 | 10 | 1.000 | Full Cutoff |
| | 4 | P3 | GLEON-SA3C-740-U-SL3-HSS | 166 | B2-U0-G3 | 18448 | 23 | 1.000 | Full Cutoff |
| | 3 | P5 | GLEON-SA3C-740-U-5WQ | 166 | B5-U0-G3 | 22744 | 23 | 1.000 | Full Cutoff |

## Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Calc Points | Illuminance | Fc | 2.48 | 10.0 | 0.0 | N.A. | N.A. |
| Property Line | Illuminance | Fc | 0.81 | 3.1 | 0.0 | N.A. | N.A. |

**Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103**
**(800)325-0693**
**www.villalighting.com**

**The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.**

**The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.**

**Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.**

**Fixtures mounted on 20' pole & 3' base**
**Light level calculated on the ground**

Unofficial Copy

## FIXTURE WP

**Lumark**

| | |
|---|---|
| Catalog # | Type |
| Project | |
| Comments | Date |
| Prepared by | |

**DESCRIPTION**

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

**SPECIFICATION FEATURES**

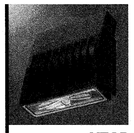
**Construction**
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

**Electrical**
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

**Finish**
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

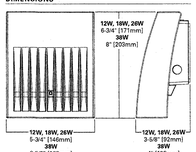
**Warranty**
Five-year warranty.



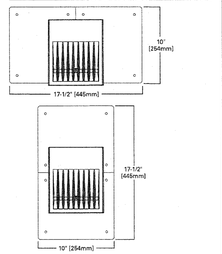
**XTOR**
CROSSTOUR LED

**APPLICATIONS:**
**WALL / SURFACE**
**POST / BOLLARD**
**LOW LEVEL**
**FLOODLIGHT**
**INVERTED**
**SITE LIGHTING**

**DIMENSIONS**




**ESCUTCHEON PLATES**




**CERTIFICATION DATA**
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

**TECHNICAL DATA**
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

**EPA**
**Effective Projected Area** (Sq. Ft.):
**XTOR1B, XTOR2B, XTOR3B**=0.34
**XTOR4B**=0.45

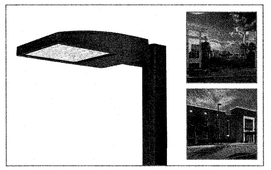
**SHIPPING DATA:**
**Approximate Net Weight:**
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

COOPER Lighting Solutions

*www.designlights.org

TD514013EN
December 14, 2021 5:27 PM

## FIXTURE P3/P5



**McGraw-Edison**
**GLEON Galleon**

Area / Site Luminaire

**Product Features**

LumenAdvance Technology · Light Ahead Sensor™ · BAA

**Interactive Menu**


- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9


**Product Certifications**

DSD · DLC LISTED · DLC LISTED PREMIUM · 3G VIB · IP66 · CERTIFIED · BAA · 5 YEAR

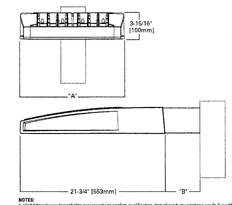
**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

**Connected Systems**

- WaveLinx
- Enlighted

**Dimensional Details**




| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Extended Arm Length[1] | "B" QM Arm Length | "B" QML Length | "B" QMEA Length |
|---|---|---|---|---|---|---|
| 1-4 | 15-1/2" | 7" | 10" | 10-5/8" | -- | 16-9/16" |
| 5-6 | 21-5/8" | 7" | 10" | 10-5/8" | -- | 16-9/16" |
| 7-8 | 27-5/8" | 7" | 13" | 10-5/8" | 10-5/16" | -- |
| 9-10 | 33-3/4" | 7" | 16" | -- | 10-5/16" | -- |

**NOTES:**
For arm selection requirements and additional line art, see Mounting Details section.

**NOTES:**
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DA Certified for 3100K CCT and warmer only.

COOPER Lighting Solutions

P550020EN page 1
May 24, 2023 7:00 PM

FRANCHISEE
SINGH - KANDHARI

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING, & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

All drawings, plans, specifications, and concepts herein are property of the Architect and may not be reproduced, used, or disclosed without the prior written consent of the Architect. © 2023 Harold C. Baker, AIA

| MARK | REVISION ISSUE DATE |
|---|---|
| 1 | 06/22/23 |
| 2 | 08/25/23 |

| MARK | ADDENDUM ISSUE DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/17/22 | OWNER REVIEW PLAN & ELEVATIONS |
| 2 | 12/22/22 | OWNER REVIEW REVISED ELEVATIONS |
| 3 | 06/22/23 | TOWN REVIEW REVISED ELEVATIONS |
| 4 | 08/22/23 | TOWN REVIEW REVISED ELEVATIONS |

PERMIT / CDD CONSTRUCTION RECORD

KIDDIE ACADEMY™
EDUCATIONAL CHILD CARE

THE MEADOWS KIDDIE ACADEMY
LOT 6-B, THE MEADOWS FILING NO. 17, AREA 2
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

HAROLD C. BAKER, AIA
ARCHITECT
673 HIGH STREET - STE. 204, WORTHINGTON, OH 43085 614.436.0355
email: baker@bakerarchitects.com

ARCHITECT'S OR ENGINEER'S SEAL

Drawn By: DT
Checked By: SLR
Project Number: 22022
Scale: AS NOTED

E2.0
SHEET 16 of 16

LIGHTING TABLE

SITE DEVELOPMENT PLAN THE MEADOWS KIDDIE ACADEMY
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0004