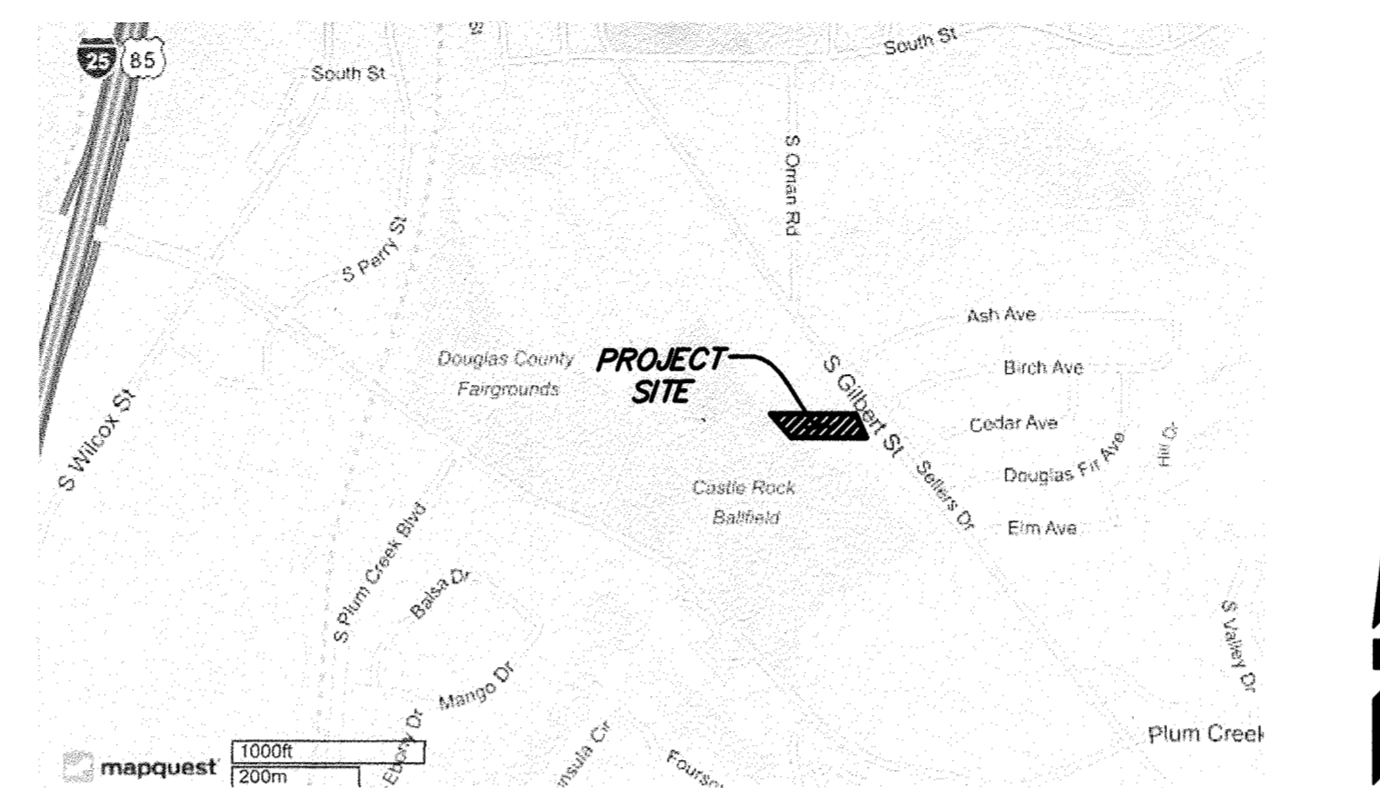


MASTER-MAGNETICS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

**SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.**



VICINITY MAP
 1" = 1000'

OWNER:
 B2B PROPERTY LLC
 5175 BUENA VISTA BLVD
 CASTLE ROCK, COLORADO 80109

**PLAN PREPARER/
 CIVIL ENGINEER:**
 CKE ENGINEERING, INC.
 14257 W. EVANS CIRCLE
 LAKEWOOD, COLORADO 80228
 (303) 917-1757
 MR. JOE COCO

LANDSCAPE ARCHITECT:
 PRESENCE DESIGN GROUP
 1101 BANNOCK STREET
 DENVER, COLORADO 80202
 (303) 623-2330

SURVEYOR:
 DAVID E. ARCHER & ASSOCIATES
 105 WILCOX STREET
 CASTLE ROCK, COLORADO 80104
 (303) 688-4642
 MR. DAVID ARCHER

SHEET INDEX

| | | |
|---|------|---------------------------|
| 1 | OF 7 | COVER SHEET |
| 2 | OF 7 | SITE PLAN |
| 3 | OF 7 | GENERAL GRADING PLAN |
| 4 | OF 7 | GENERAL UTILITY PLAN |
| 5 | OF 7 | CONCEPTUAL LANDSCAPE PLAN |
| 6 | OF 7 | BUILDING ELEVATIONS |
| 7 | OF 7 | BUILDING ELEVATIONS |

BENCHMARK:
 DOUGLAS COUNTY BENCHMARK DCBM 3020015. ELEVATION=6255.22. (NAVD 88)

BASIS OF BEARING:
 BASIS OF BEARING IS THE SOUTH LINE OF SUBJECT PROPERTY BEARING S89°36'26" E.

SITE DATA TABLE:

| ITEM | EXISTING SF | PROPOSED SF | % OF GROSS SITE |
|---|-------------|--------------------------|-----------------|
| GROSS SITE AREA | | 87,560 | 100% |
| * Building Footprint | 17,150 | 22,150 | 25.3% |
| * Parking/Drive Aisles | 26,846 | 30,928 | 35.3% |
| HARDSCAPE TOTAL | 43,996 | 53,078 | 60.6% |
| * Landscape Area | 43,564 | 34,482 | 39.4% |
| LANDSCAPED TOTAL | 43,564 | 34,482 | 39.4% |
| ITEM | | DESCRIPTION | |
| Building Gross Floor Area | | 22,150 SF | |
| Maximum Gross Floor Area (40% Gross Site) | | 35,371 SF ^{max} | |
| Maximum Building Height | | 35' | |
| Required Setbacks | | | |
| Front | | 15' | |
| Side | | 5' | |
| Rear | | 20' | |
| PARKING | | | |
| Required | | | |
| Use | Criteria | SF | No. Stalls |
| * Office | 1sp/250 sf | 3,900 | 16 |
| * Warehouse | 1sp/1000 sf | 6,150 | 7 |
| * Light Industrial | 1sp/1000 sf | 12,100 | 13 |
| Total Required Parking | | 36 | |
| Provided | | | |
| * Parking Provided | | 38 | |
| (of which 2 are handicap spaces) | | | |

SITE DEVELOPMENT PLAN GENERAL NOTES:
 REVISED: 11/4/2014

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL UPON WRITTEN NOTICE BY THE TOWN. THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THE 100-YEAR FLOODPLAIN FOR SELLER'S GULCH ENCLOSES INTO THE SUBJECT PROPERTY.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS 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.
- 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.
- 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.
- 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.]
- THIS SITE IS ZONED PUD.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY THENCE S37°58'02"E 249.53 FEET; THENCE N89°36'59"W 411.30 FEET; THENCE N50°12'08"W 302.24 FEET; THENCE N89°56'25"E 489.98 FEET. SAID PARCEL CONTAINS 87,697 SF OR 2.03 ACRES MORE OR LESS.

A TRACT OF LAND SITUATED PARTLY IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND PARTLY IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID POINT BEING 350.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 575 FEET, MORE OR LESS TO THE WESTERLY LINE OF THE LAKE GULCH ROAD;

THE NORTHWESTERLY ALONG SAID WESTERLY LINE A DISTANCE OF 250 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 140 AT PAGE 263 OF THE DOUGLAS COUNTY RECORDS;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 490 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY A DISTANCE OF 208 FEET MORE OR LESS TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION CONVEYED IN DEED RECORDED DECEMBER 29, 1989 IN BOOK 891 AT PAGE 285.

SURVEYORS CERTIFICATE:

I, Dee Ann Strad, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
Dee Ann Strad 10/10/16
 REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT:

I, Joe Coco, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Joe Coco 10/7/2016
 REGISTERED PROFESSIONAL ENGINEER DATE

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.
Jennifer Brown
 B2B PROPERTY, LLC A COLORADO LIMITED LIABILITY COMPANY
 SIGNED THIS 11th DAY OF October, 2016
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF October, 2016 BY Jennifer Brown OF B2B PROPERTY, LLC AS Owner
 WITNESS MY HAND AND OFFICIAL SEAL.
Tara E. Haynes
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: December 18, 2018

TITLE CERTIFICATION:

I, Jennifer Brown, AN AUTHORIZED REPRESENTATIVE OF B2B Property, 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.
Jennifer Brown
 AUTHORIZED REPRESENTATIVE
B2B Property
 TITLE COMPANY
 SIGNED THIS 11th DAY OF October, 2016
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF October, 2016 BY Jennifer Brown AS AUTHORIZED REPRESENTATIVE OF B2B Property
 WITNESS MY HAND AND OFFICIAL SEAL.
Tara E. Haynes
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: December 18, 2018

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 11th DAY OF October, 2016.
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

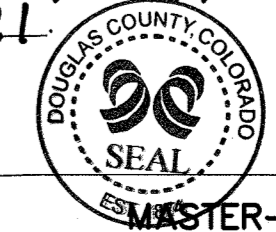
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:58 AM ON THE 17th DAY OF October, 2016 AT RECEPTION NO. 2016073621.
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Cramerana
 DEPUTY CLERK

CKE ENGINEERING INC.
 14257 W. EVANS CIRCLE
 LAKEWOOD, CO. 80228
 (303) 917-1757

| No. | Description of Revisions | Date | Name |
|-----|--------------------------|----------|------|
| 1 | 1ST SUBMITTAL | 08/20/15 | JC |
| 2 | 2ND SUBMITTAL | 03/09/16 | JC |
| 3 | 3RD SUBMITTAL | 06/10/16 | JC |
| 4 | 4TH SUBMITTAL | 07/20/16 | JC |

Date: AUGUST, 2015
 Job Number:
 Design By: J. COCO
 Drawn By: J. COCO
 Checked By: J. COCO

Sheet Number:
COVER SHEET

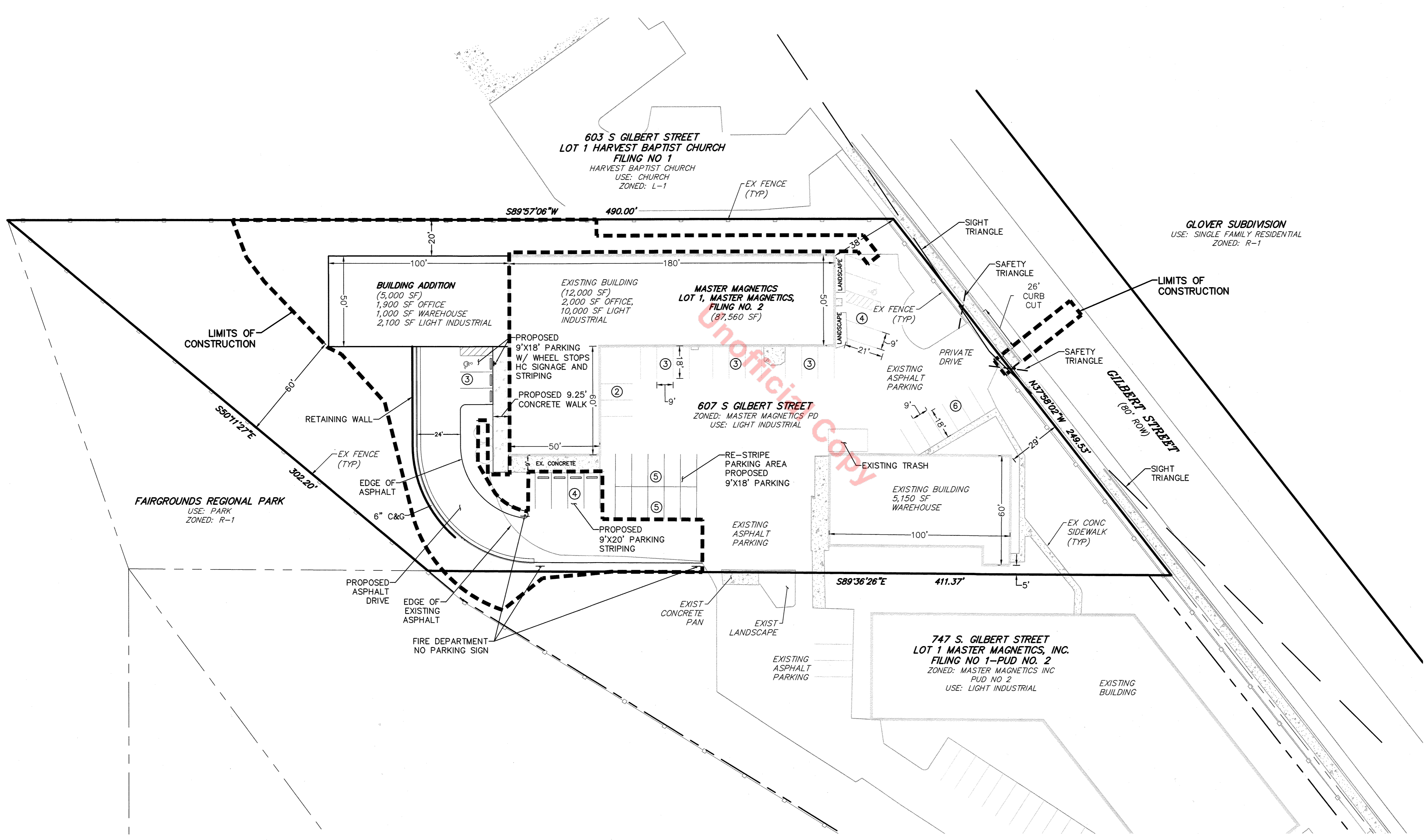


MASTER-MAGNETICS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

| LEGEND | |
|----------|-------------------------------|
| EXISTING | PROPOSED |
| | PROPERTY LINE |
| | CURB & GUTTER |
| | TYPE I (CATCH) CURB & GUTTER |
| | TYPE II (SPILL) CURB & GUTTER |
| | DRIVE |
| | LIMITS OF CONSTRUCTION |

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

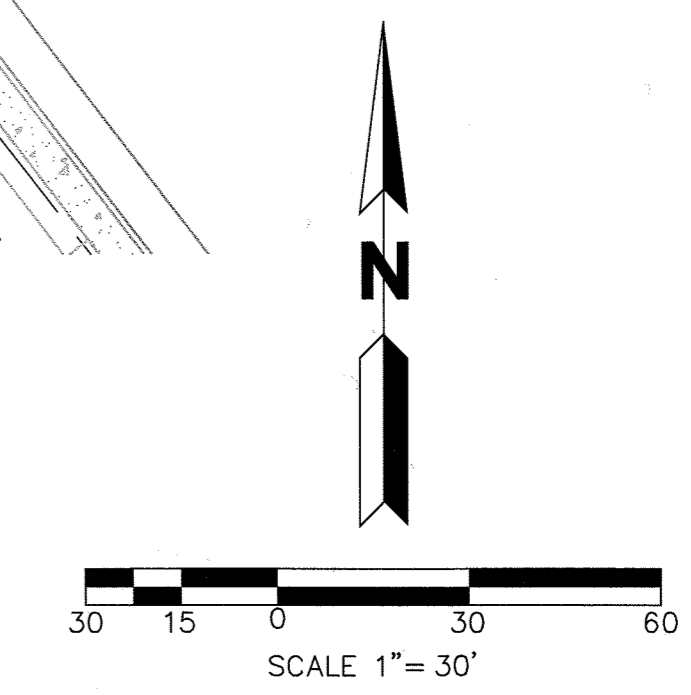


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| 4 | 4TH SUBMITTAL | 07/20/16 | JC |

Date: AUGUST, 2015
Job Number: _____
Design By: JC
Drawn By: JC
Checked By: JC

Sheet Number:
SITE PLAN

2 OF 7
PROJECT NO. SDP15-0028



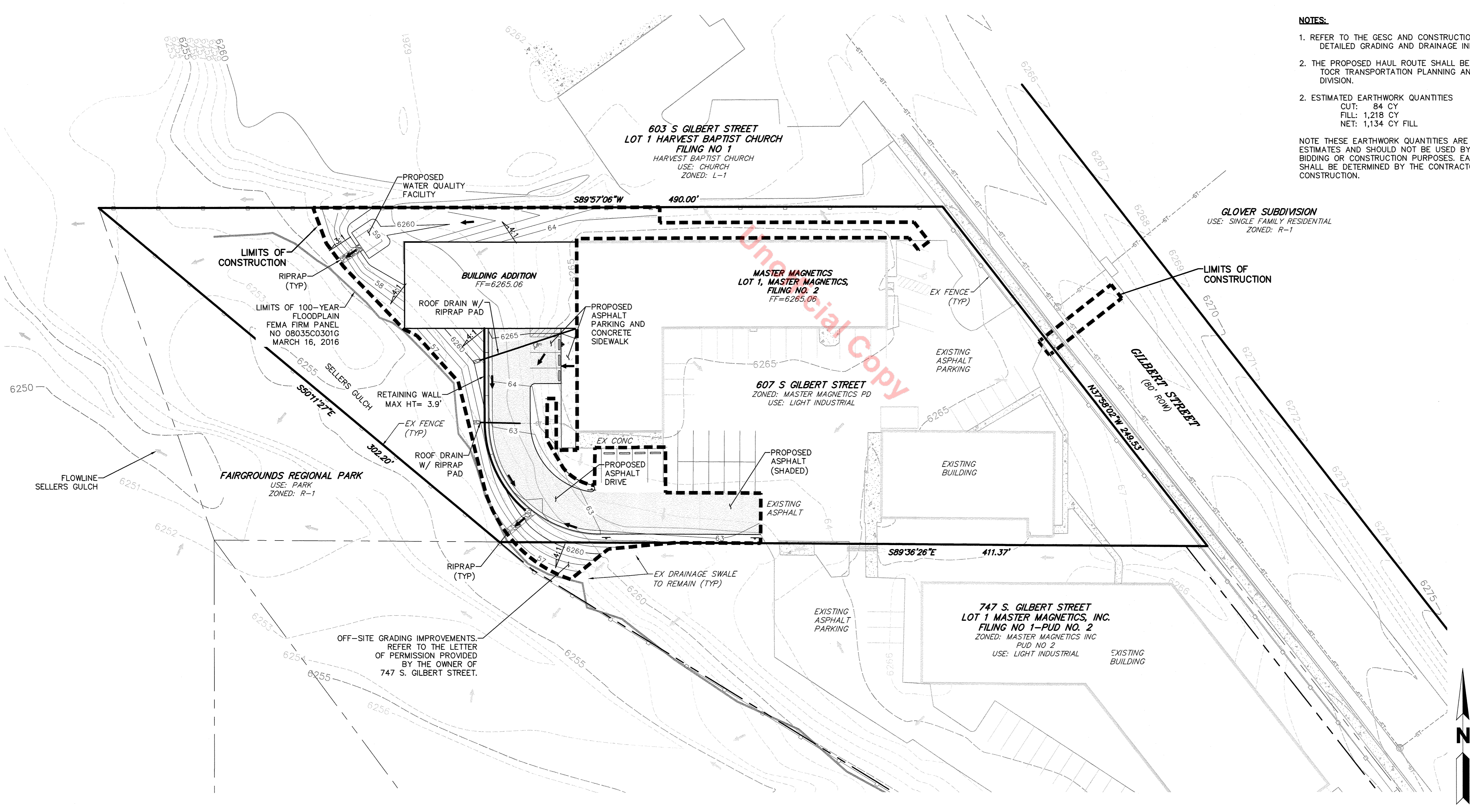
CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

MASTER-MAGNETICS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

| EXISTING | | PROPOSED | |
|----------|-------------------------------|----------|-------------------------------|
| | PROPERTY LINE | | PROPERTY LINE |
| | EASEMENT | | EASEMENT |
| | CURB & GUTTER | | CURB & GUTTER |
| | TYPE I (CATCH) CURB & GUTTER | | TYPE I (CATCH) CURB & GUTTER |
| | TYPE II (SPILL) CURB & GUTTER | | TYPE II (SPILL) CURB & GUTTER |
| | HANDICAP RAMPS | | HANDICAP RAMPS |
| | DRIVE | | DRIVE |
| | INDEX CONTOURS | | INDEX CONTOURS |
| | INTERMEDIATE CONTOURS | | INTERMEDIATE CONTOURS |
| | LIMITS OF CONSTRUCTION | | LIMITS OF CONSTRUCTION |

- NOTES:**
- REFER TO THE GESC AND CONSTRUCTION PLANS FOR DETAILED GRADING AND DRAINAGE INFORMATION.
 - THE PROPOSED HAUL ROUTE SHALL BE APPROVED BY THE TOCR TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING DIVISION.
 - ESTIMATED EARTHWORK QUANTITIES
CUT: 84 CY
FILL: 1,218 CY
NET: 1,134 CY FILL
- NOTE THESE EARTHWORK QUANTITIES ARE PRELIMINARY ESTIMATES AND SHOULD NOT BE USED BY THE CONTRACTOR FOR BIDDING OR CONSTRUCTION PURPOSES. EARTHWORK QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO BID AND CONSTRUCTION.

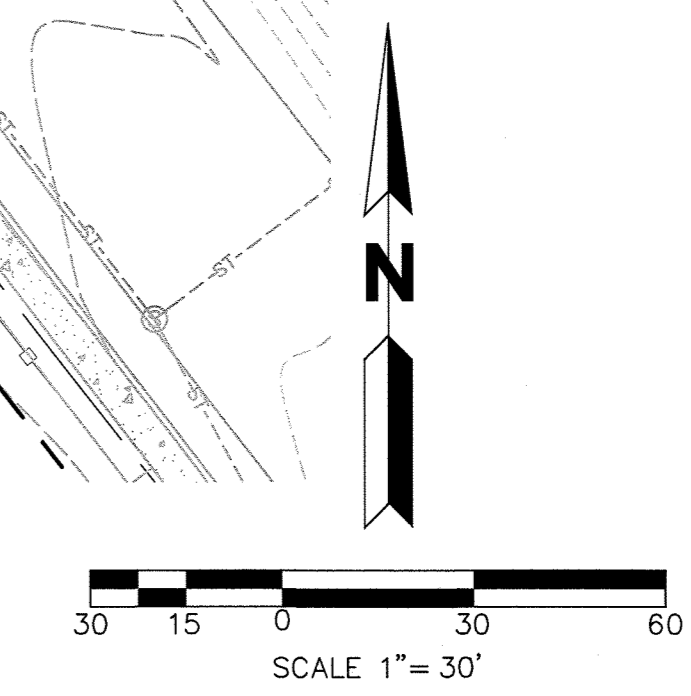


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| 4 | 4TH SUBMITTAL | 07/20/16 | JC |

Date: AUGUST, 2015
 Job Number: _____
 Design By: JC
 Drawn By: JC
 Checked By: JC

Sheet Number:
GENERAL GRADING PLAN
3 OF 7
 PROJECT NO. SDP15-0028



CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

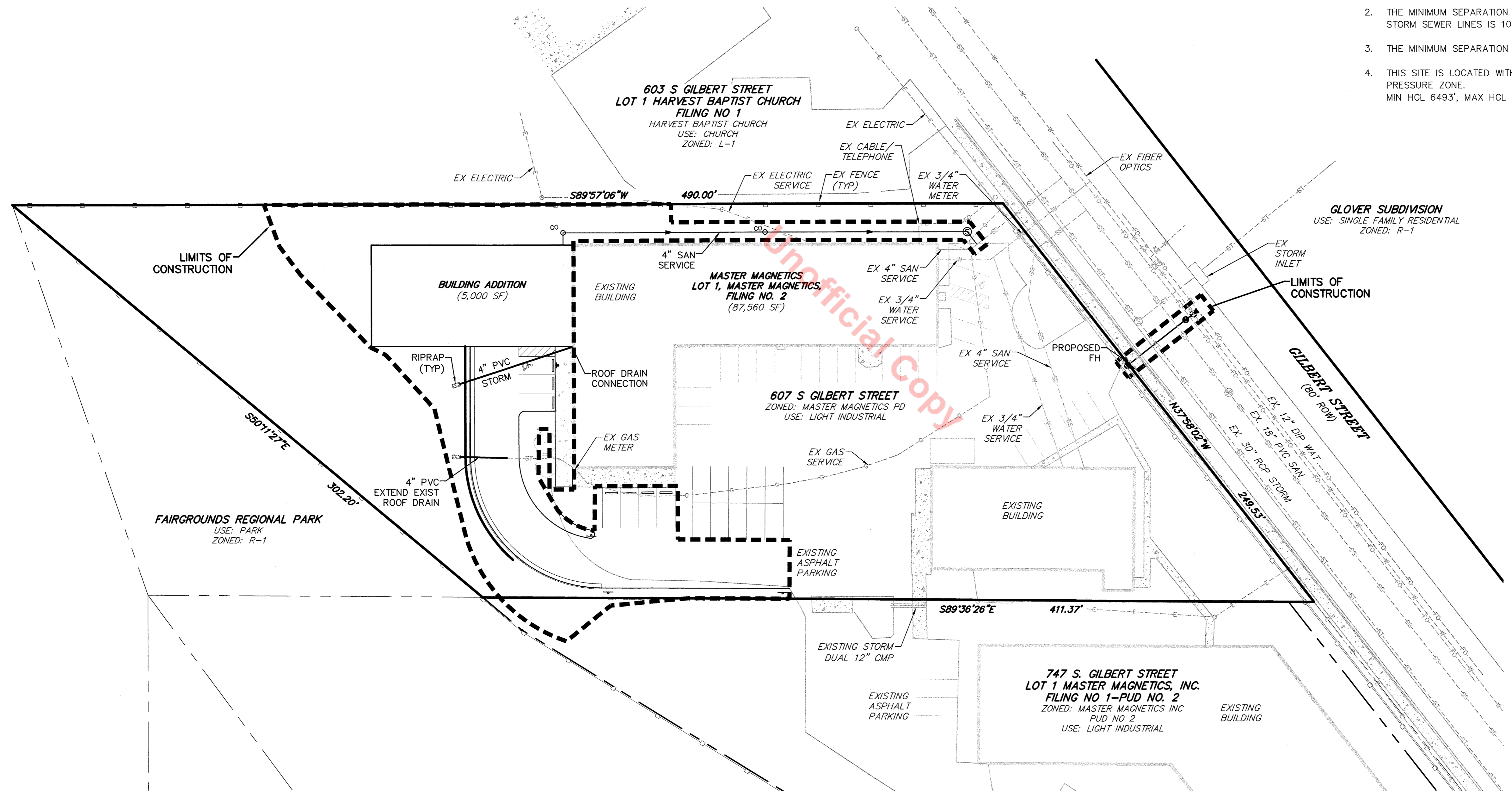
MASTER-MAGNETICS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

| LEGEND | | EXISTING | PROPOSED |
|---------|----------------------------------|----------|----------|
| --- | PROPERTY LINE | --- | --- |
| - - - - | EASEMENT | - - - - | - - - - |
| ==== | CURB & GUTTER | ==== | ==== |
| ==== | TYPE I (CATCH) CURB & GUTTER | ==== | ==== |
| ==== | TYPE II (SPILL) CURB & GUTTER | ==== | ==== |
| ▤ | HANDICAP RAMPS | ▤ | ▤ |
| --- | DRIVE | --- | --- |
| --- | DESCRIPTIONS | --- | --- |

UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
MIN HGL 6493', MAX HGL 6507'



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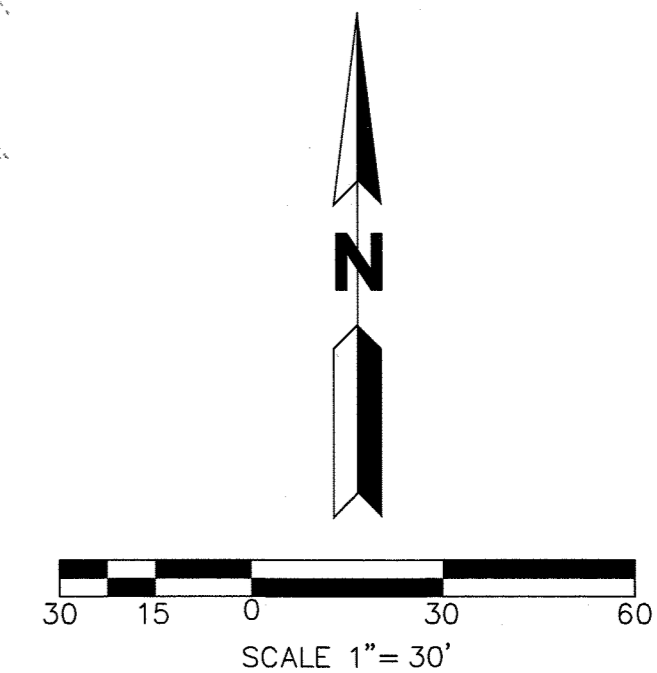
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| | |
|-------------|--------------|
| Date: | AUGUST, 2015 |
| Job Number: | |
| Design By: | JC |
| Drawn By: | JC |
| Checked By: | JC |

Sheet Number:

**GENERAL
UTILITY PLAN**

4 OF 7
PROJECT NO. SDP15-0028



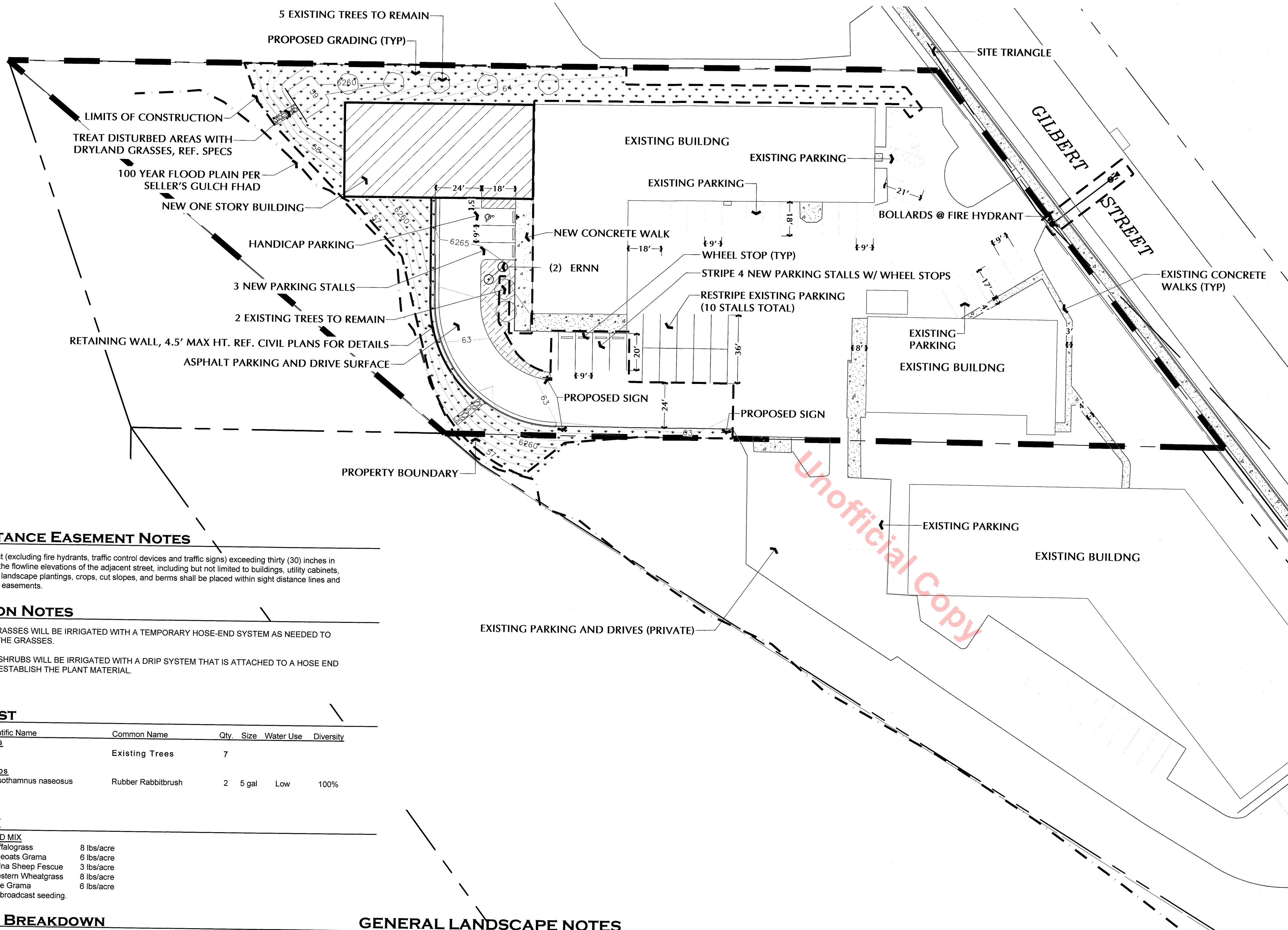
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**MASTER-MAGNETICS SITE DEVELOPMENT
AMENDMENT NO. 2**
SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6 P.M.TH P.M.

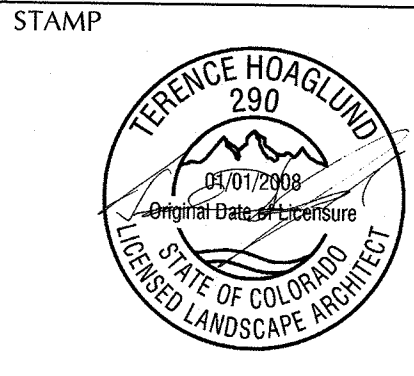
Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Terence Hoaglund
 Town of Castle Rock Registration # 290 State of Colorado License Landscape Architect # 290
 Company Name Vignette Studios Address Po Box 1889 Ft. Collins, CO 80522
 Phone 970-492-9125 Email hoaglude@vignestudios.com Date 8/17/16
 PROJECT NAME Master Magnetics

VIGNETTE studios
 Planning • Landscape Architecture • Graphics
 PO Box 1889
 Fort Collins, Colorado 80522-1889
 970.472.9125 T
 970.494.0728 F
 www.vignetestudios.com



| Gross Site Area | Landscape Area in Sq.Ft. | Turfgrass List Species (Area in Sq.Ft.) | Nonliving Ornamental (Area in Sq.Ft.) | No. of Trees Required | No. of Trees Provided | No. of Shrubs Required | No. of Shrubs Provided | Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.) | Separate Irrigation Service Connections |
|------------------------------|--------------------------------------|---|---------------------------------------|-----------------------------------|--|------------------------|------------------------|--|---|
| 24,018 | 2,402 | Dryland 10,395 | 864 | 5 | 5 (5 Existing Trees) | 9.6 | 2 | 4 | Yes No X |
| Parking Lot (Area in Sq.Ft.) | Parking Lot Landscape Area (Sq. Ft.) | No. of Parking Spaces | Nonliving Ornamental (Area in Sq.Ft.) | No. of Interior Landscape Islands | Minimum Width of Interior Landscaped Islands | No. of Trees Required | No. of Trees Provided | No. of Shrubs Required | No. of Shrubs Provided |
| 7,123 | 712 | 7 | 864 | 1 | 6 ft. | 1 | 0 (Existing Trees) | 3 | 2 |



SITE DISTANCE EASEMENT NOTES

- 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.

IRRIGATION NOTES

- DRYLAND GRASSES WILL BE IRRIGATED WITH A TEMPORARY HOSE-END SYSTEM AS NEEDED TO ESTABLISH THE GRASSES.
- TREES AND SHRUBS WILL BE IRRIGATED WITH A DRIP SYSTEM THAT IS ATTACHED TO A HOSE END SYSTEM TO ESTABLISH THE PLANT MATERIAL.

PLANT LIST

| Code | Scientific Name | Common Name | Qty. | Size | Water Use | Diversity |
|-------------------------|------------------------|--------------------|------|-------|-----------|-----------|
| Deciduous Trees | | | | | | |
| | | Existing Trees | 7 | | | |
| Deciduous Shrubs | | | | | | |
| ERNN | Chrysothamnus naseosus | Rubber Rabbitbrush | 2 | 5 gal | Low | 100% |

SEED MIX

DRYLAND SEED MIX

| | | |
|-------|--------------------|------------|
| 10.0% | Buffalograss | 8 lbs/acre |
| 25.0% | Sideoats Grama | 6 lbs/acre |
| 15.0% | Ovina Sheep Fescue | 3 lbs/acre |
| 20.0% | Western Wheatgrass | 8 lbs/acre |
| 30.0% | Blue Grama | 8 lbs/acre |

Apply by drill or broadcast seeding.

LANDUSE BREAKDOWN

| LOC AREA | TOTAL AREA SF | REQUIRED AREA SF | REQUIRED TREES | PROVIDED TREES | REQUIRED SHRUBS | PROPOSED SHRUBS |
|----------|---------------|------------------|----------------|----------------|-----------------|-----------------|
| LOC | 24,018 | 2,402 | 5 | 7 | 10 | 2 |
| PARKING | 7,123 | 712 | 1 | 2 | 3 | 2 |

COVERAGES

| | |
|-------------------------------------|-----------|
| PARKING & DRIVES | 7,123 SF |
| BUILDINGS | 5,000 SF |
| WALKS | 636 SF |
| DRYLAND GRASSES | 10,395 SF |
| INTERIOR PARKING LOT LANDSCAPE AREA | 864 SF |

PARKING PROVIDED

| | |
|----------------------------|---|
| STANDARD ON SITE SPACES | 6 |
| HANDICAP ON SITE SPACES | 1 |
| TOTAL NEW PARKING PROVIDED | 7 |

EXISTING PARKING SPACES: 31

GENERAL LANDSCAPE NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE GUIDELINES.
- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A GRADE OR NO. 1 GRADE FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH 3/4-3" COBBLE MULCH.

NOTE: THERE ARE SEVEN (7) EXISTING TREES ON SITE.
 • FIVE (5) OF THESE TREES ARE BEING COUNTED TOWARDS THE REQUIRED TREES.
 • TWO (2) OF THE TREES ARE BEING COUNTED TOWARDS THE REQUIRED SHRUBS AT THE RATE OF 1 TREE PER 4 SHRUBS, OR 8 SHRUBS TOTAL.

**MASTER-MAGNETICS
SITE DEVELOPMENT
AMENDMENT NO. 2**

Project No. SDP15-0028

NORTH

SCALE 1"=30'

JOB NO: 65013
 ACAD FILE: 65013PDP1
 DRAWN: TCH
 CHECKED: TCH
 ISSUE DATE: MAY 20, 2016

REVISIONS DATE

| | |
|----------------|---------|
| STAFF COMMENTS | 6/8/16 |
| STAFF COMMENTS | 7/6/16 |
| STAFF COMMENTS | 7/27/16 |
| CD SUBMITTAL | 8/17/16 |

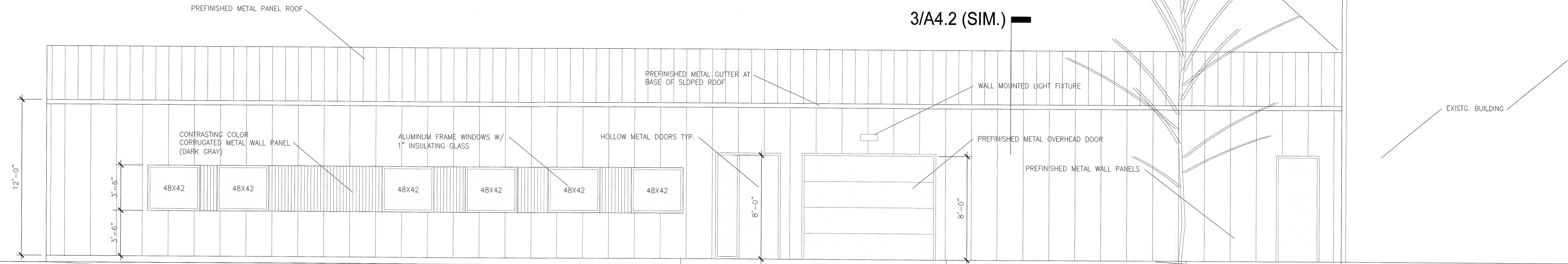
SHEET TITLE: **LANDSCAPE PLAN**

SHEET NO: **5** OF **7**

MASTER MAGNETICS SITE DEVELOPMENT PLAN, AMENDMENT NO.2

SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 67 W OF THE 6TH P.M.

SET NEW "L" SHAPED FLASHING BENEATH EXISTING BUILDING WALL PANELS TO
LAP OVER NEW ROOF PANELS- MINIMUM HEIGHT FOR VERTICAL LEG OF
FLASHING - 12"; MINIMUM WIDTH FOR HORIZONTAL LEG OF FLASHING- 8"

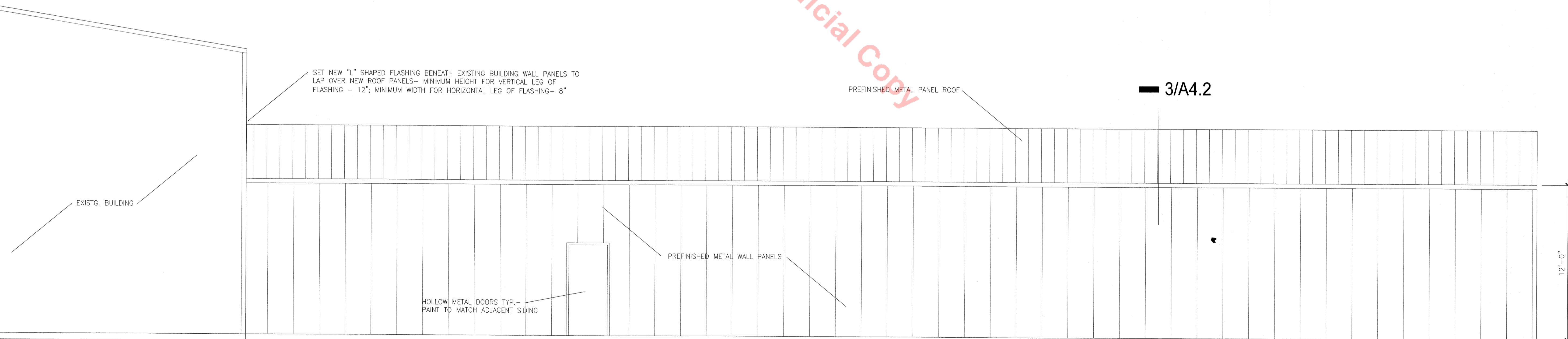


1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"

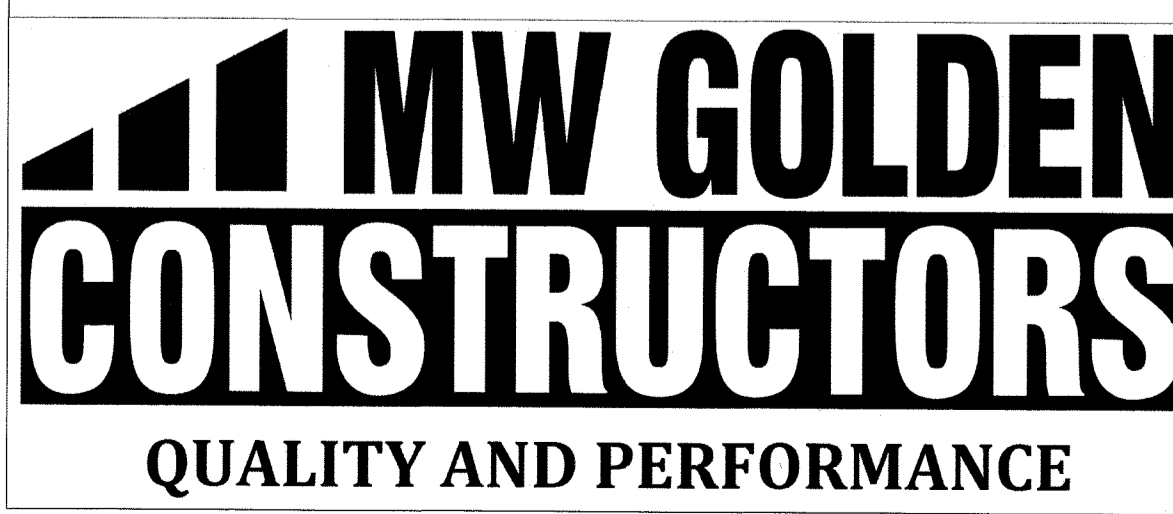
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SET NEW "L" SHAPED FLASHING BENEATH EXISTING BUILDING WALL PANELS TO
LAP OVER NEW ROOF PANELS- MINIMUM HEIGHT FOR VERTICAL LEG OF
FLASHING - 12"; MINIMUM WIDTH FOR HORIZONTAL LEG OF FLASHING- 8"

PREFINISHED METAL PANEL ROOF 3/A4.2



2 NORTH BUILDING ELEVATION
1/4" = 1'-0"



GENERAL NOTES
GLASS SPECIFICATIONS - GLASS AT ALUMINUM FRAMED WINDOWS SHALL BE 1" INSULATING GLASS. GLASS SHALL BE CARDINAL LoE-366 GLASS OR APPROVED EQUIVALENT GLASS HIGH PERFORMANCE CLEAR LOW E GLASS- SOLAR HEAT GAIN COEFFICIENT (SHGC) - 0.27 U FACTOR - (WINTER VALUE) - 0.29
METAL PANEL COLORS - PREFINISHED METAL PANEL COLOR AT ALL WALLS AND ROOF - "OFF-WHITE" TO MATCH ADJACENT BUILDINGS. SEE DRAWINGS FOR LOCATIONS OF ACCENT COLOR WALLS.
NOTE: NO SIGNS ARE PLANNED FOR THIS ADDITION

MASTER MAGNETICS SITE DEVELOPMENT PLAN, AMENDMENT NO.2

presence
DESIGN GROUP
www.presencedesigngroup.com
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1101 BANNOCK STREET
DENVER COLORADO

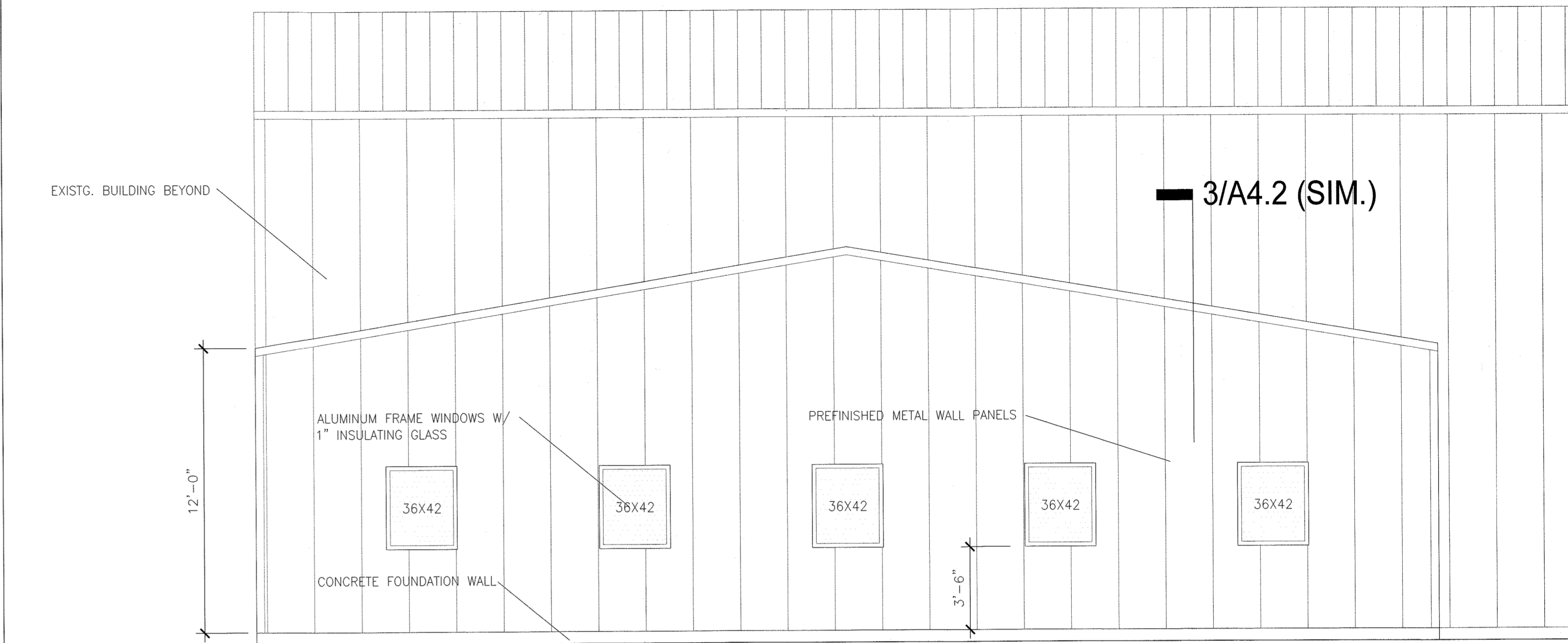
| ISSUED FOR | DATE |
|------------|----------|
| | 11/16/15 |
| | 12/10/15 |
| | 4/28/16 |
| | 7/12/16 |

Building Elevations

6 OF 7

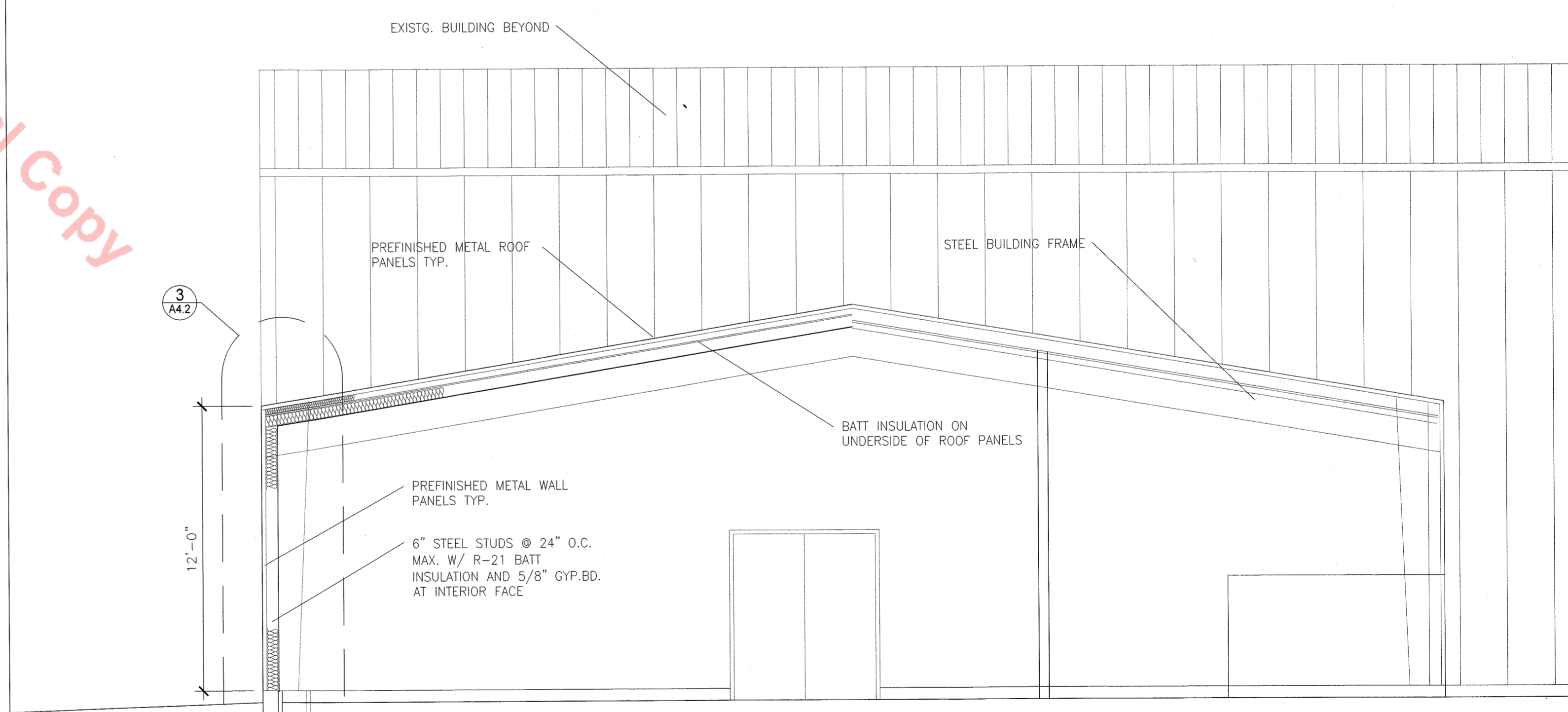
PROJECT NO. SDP15-0028

MASTER MAGNETICS SITE DEVELOPMENT PLAN,
 AMENDMENT NO.2
 SE 1/4 OF SECTION 11 AND SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
 RANGE 67 W OF THE 6TH P.M.

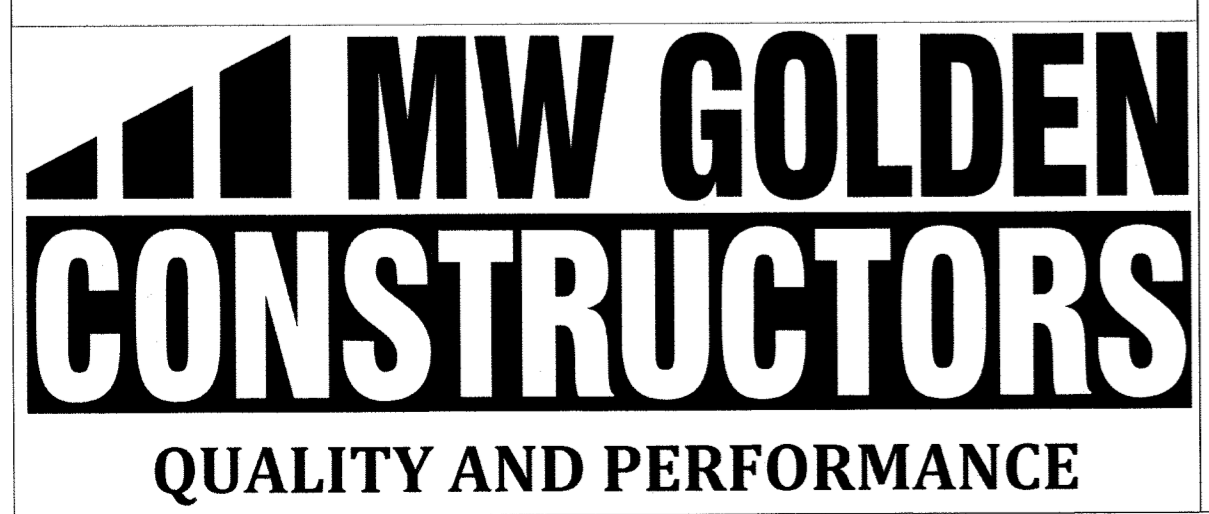


1 WEST BUILDING ELEVATION
 1/4" = 1'-0"

Unofficial Copy



2 NORTH-SOUTH BUILDING SECTION
 1/4" = 1'-0" (LOOKING EAST)



GENERAL NOTES
 GLASS SPECIFICATIONS - GLASS AT ALUMINUM FRAMED WINDOWS SHALL BE 1" INSULATING GLASS. GLASS SHALL BE CARDINAL LGE-366 GLASS OR APPROVED EQUIVALENT GLASS HIGH PERFORMANCE CLEAR LOW E GLASS- SOLAR HEAT GAIN COEFFICIENT (SHGC) - 0.27 U FACTOR - (WINTER VALUE) - 0.29
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MASTER MAGNETICS SITE DEVELOPMENT PLAN,
 AMENDMENT NO.2

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 DENVER COLORADO

| ISSUED FOR | DATE |
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| | 11/16/15 |
| | 12/10/15 |
| | 4/28/16 |
| | 6/22/16 |
| Building Elevations | |
| 7 OF 7 | |
| PROJECT NO. SDP15-0028 | |