

SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

APPLICANT/OWNER

PERRY STREET COLLECTIVE LLC
411 S. PERRY STREET
CASTLE ROCK, CO 80104
CONTACT: PAUL MYHILL
P: (303) 883-5555

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
CONTACT: KRISTA HOUTCHENS
P: (870)-380-7054

ARCHITECT

CAHEN ARCHITECTURAL GROUP P.C.
7000 E. BELLEVIEW AVE, SUITE 355
GREENWOOD VILLAGE, CO 80111
CONTACT: CRAIG CAHEN
P: (303) 743-0002 X211

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
1600 BROADWAY, SUITE 1600
DENVER, CO 80202
CONTACT: RODNEY MCNABB
P: (713) 817-2125

SURVEYOR

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, CO 80204
CONTACT: STACY JACOBS
P: (720) 390-5526

FIRE PROTECTION

FIRE AND RESCUE DEPARTMENT
TOWN OF CASTLE ROCK
300 PERTTY STREET
CASTLE ROCK, CO 80104
CONTACT: BRIAN DIMOCK
P: (303) 660-1066

SANITARY SEWER

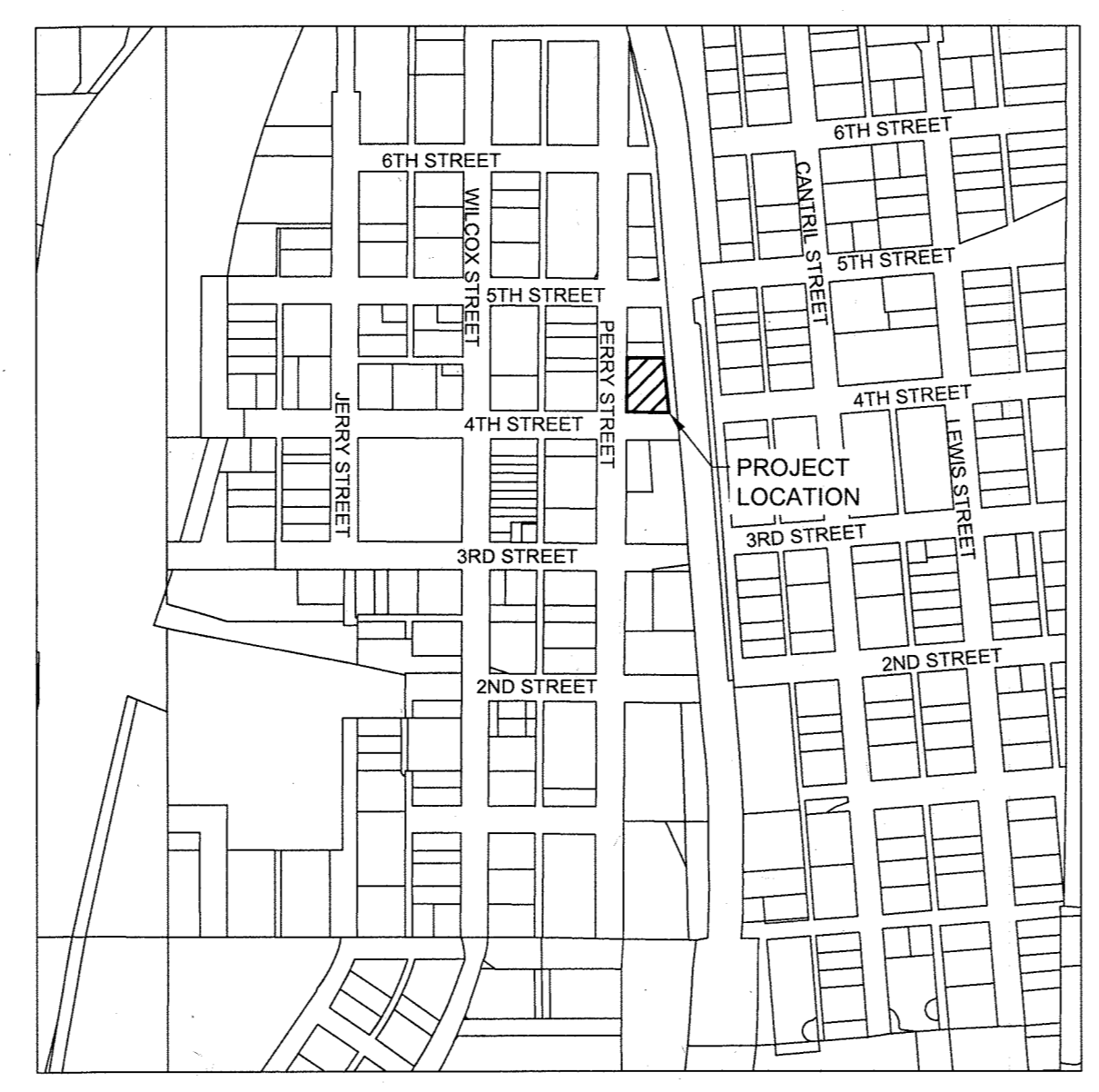
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
CONTACT: TINA CLOSE
P: (720) 733-6089

WATER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
CONTACT: TINA CLOSE
P: (720) 733-6089

STORM SEWER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
CONTACT: TINA CLOSE
P: (720) 733-6089



VICINITY MAP
SCALE: 1" = 500'

SITE PLAN SHEET INDEX

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ZONING COMPARISON TABLE

ZONING DISTRICT	B - BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT, CORE DISTRICT			
OVERLAY DISTRICT	DOD - DOWNTOWN OVERLAY DISTRICT			
DOD AREA	CORE			
DOWNTOWN PARKING AREA	NORTH NON-RESIDENTIAL			
	REQUIREMENT	PROVIDED (THIS SDP)		
		414 N. PERRY ST	405 N. PERRY ST.	411 N. 4TH ST.
MINIMUM LOT SIZE SF/ACRES	500 SF	17,393 SF/0.40 ACRES		
PERMITTED USES	GENERALLY, OFFICE, SERVICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL USES AS OUTLINED FOR B AND DOD PER MUNI. CODE 17.28.030	TAP ROOM	RESTAURANT	RESTAURANT
USE BY SQUARE FOOTAGE	N/A	2,754 SF TAP ROOM	1,400 SF RESTAURANT	2,914 SF RESTAURANT
NON-RESIDENTIAL SQUARE FOOTAGE TOTAL	N/A	7,068 SF (OCCUPIABLE AREA) RESTAURANT & TAP ROOM		
SQUARE FOOTAGE TOTAL	N/A	7,068 SF (OCCUPIABLE AREA) RESTAURANT & TAP ROOM		
MAXIMUM LOT COVERAGE	100%	87.5%		
MINIMUM FRONT YARD SETBACK	0 FEET	1.0 FT	1.6 FT	N/A
MINIMUM REAR YARD SETBACK	0 FEET	0.9 FT	71.2 FT	2.0 FT
MINIMUM SIDE YARD SETBACK	0 FEET	1.5 FT	N/A	0.5 FT
MINIMUM SIDE YARD TO STREET SETBACK	0 FEET	N/A	11.9 FT	N/A
MINIMUM BUILDING SETBACK TO ROADWAY	20 FEET MAXIMUM FOR A MINIMUM OF 25% OF BUILDING LENGTH	100% OF BUILDING FACADE FACING PERRY STREET IS 1.0' SETBACK	100% OF PROPOSED BUILDING FACADE FACING PERRY STREET IS 1.6' SETBACK	100% OF BUILDING FACADE FACING 4TH STREET IS WITHIN 20'
MAXIMUM STORIES	4 STORIES	1 STORY	1 STORY	3 STORIES
MAXIMUM BUILDING HEIGHT	60 FEET	24'-4"	14'-7"	28'-6"
MINIMUM PARKING	1 PARKING SPACE PER 500 SF OF NEW CONSTRUCTION MINUS ANY EXISTING SF REMOVED, AND FIRST 2,000 SF EXEMPT	EXISTING 2-STORY STRUCTURE WITH USABLE BASEMENT SURVEYED BUILDING AREA TO BE DEMO'D. 1ST FLOOR=1,340 SF 2ND FLOOR=360 SF	EXISTING 1-STORY STRUCTURE WITH PARTIAL DEMOLITION SURVEYED BUILDING AREA TO BE DEMO'D. EX. STRUCTURE=784 SF TO REMAIN & 281 SF TO BE DEMO'D	EXISTING 1-STORY STRUCTURE SURVEYED BUILDING AREA TO BE DEMO'D. 1ST FLOOR=2,508 SF
TOTAL EXISTING SQUAREFOOTAGE = 5,273 SF (OCCUPIABLE AREA)				
7,068 NEW SQUARE FOOTAGE - 5,273 EXISTING SQUARE FOOTAGE - 2000 SQUARE FOOTAGE EXEMPTION = -205 SQUARE FEET TO BE PARKED = 0 PARKING SPACES REQUIRED				

MINIMUM WINDOW TRANSPARENCY

MINIMUM WINDOW TRANSPARENCY AT THE PEDESTRIAN LEVEL	35% FOR THE MAIN FRONT ELEVATION	55.8% FOR PERRY STREET (14.8'/26.5')	72.5% FOR PERRY STREET (14.0'/19.3')	45% FOR 4TH STREET (13.0'/28.7')
		TOTAL WINDOW TRANSPARENCY = 14.8' TRANSPARENCY ZONE = 26.5'	TOTAL WINDOW TRANSPARENCY = 14.0' TRANSPARENCY ZONE = 19.3'	TOTAL WINDOW TRANSPARENCY = 13.0' TRANSPARENCY ZONE = 28.7'
	30% FOR THE SIDE ELEVATION THAT FACES A PUBLIC ROADWAY	N/A	73.7% FOR 4TH STREET (14.0'/19.0')	N/A
		N/A	TOTAL WINDOW TRANSPARENCY = 14.0' TRANSPARENCY ZONE = 19.0'	N/A

SITE UTILIZATION TABLE

	PROPOSED
BUILDING COVERAGE	37.3% (6,467 SF)
COVERED PAVILION COVERAGE	31.7% (5,521 SF)
STREET COVERAGE	0% (0 SF)
LANDSCAPE COVERAGE	12.5% (2,186 SF)
SIDEWALK COVERAGE	18.5% (3,219 SF)
GRAVEL COVERAGE	0% (0 SF)
PARKING COVERAGE	0% (0 SF)
TOTAL SITE	100% (17,393 SF)

LEGAL DESCRIPTION

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK, AND AS AMENDED BY LOT LINE VACATION CERTIFICATED RECORDED DECEMBER 5, 2012 UNDER RECEPTION NO. 2012093484, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT BENCHMARK

ELEVATIONS ARE BASED ON NGS POINT NO. 336 BEING A BENCHMARK DISK IN A GRANITE BOULDER AT THE FOOT OF A ROCK OUTCROP LOCATED 29 FEET SOUTH OF THE EAST ONE OF THREE LARGE PINE TREES AND 10 FEET ABOVE THE LEVEL OF THE HIGHWAY. ELEVATION = 6571.41 FEET (NAVD88 DATUM)

PROJECT BASIS OF BEARING

BASED ON THE NORTH LINE OF LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK. SAID LINE BEARS NORTH 89 58'45" EAST, AND IS MONUMENTED AT THE WEST END BY A CHISELED "X" AND IS MONUMENTED AT THE EAST END BY A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "LS6935".

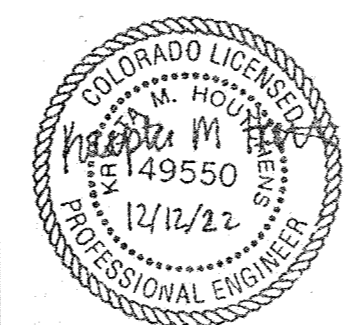
811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

USE BY SQUARE FOOTAGE NOTE

PROPOSED AND EXISTING SQUARE FOOTAGE OF PROPOSED STRUCTURES AND USES INCLUDES ONLY OCCUPIABLE AREA.

CIVIL ENGINEER'S STATEMENT

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



KRYSTA HOUTCHENS, P.E. #49550
DATE: 12/12/2022

SURVEYOR'S CERTIFICATE

I, STACY LYNN JACOBS, BEING 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENT THAT SURVEY.



STACY LYNN JACOBS
PROFESSIONAL LAND SURVEYOR
DATE: 12/14/2022

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 9th DAY OF November, 2022.

Chair: Chal DATE: 3/22/23
Director of Development Services: [Signature] DATE: 3/22/2023

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:39 PM ON THE 10th DAY OF April, 2023 AT RECEPTION NO. 2023014902.

DOUGLAS COUNTY CLERK AND RECORDER BY: Mitchell Weiner DEPUTY

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.

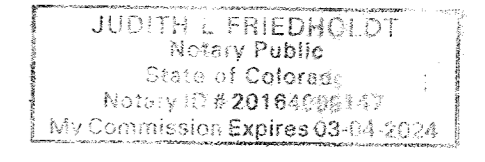
[Signature]
PERRY STREET COLLECTIVE LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 14 DAY OF DECEMBER, 2022

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF December, 2022 BY Paul Myhill AS Managing Member PERRY STREET COLLECTIVE LLC.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 3/4/2024

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 04, 2022 AT RECEPTION NO. 2022032174, DOUGLAS COUNTY, COLORADO. SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

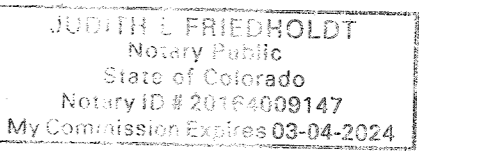
[Signature]
INDEPENDENT BANK

SIGNED THIS 14 DAY OF DECEMBER, 2022

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF December AS SVP OF Independent Financial

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 3/4/2024

TITLE CERTIFICATION

I, [Signature], AN AUTHORIZED REPRESENTATIVE OF [Signature], A TITLE INSURANCE COMPANY LICENSED TO BE 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.

[Signature]
AUTHORIZED REPRESENTATIVE

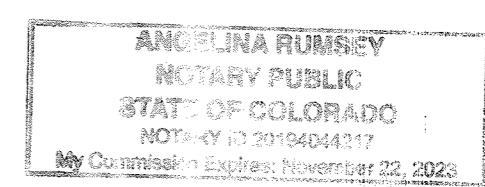
TITLE COMPANY

SIGNED THIS 15th DAY OF December, 2022

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF December AS Title Rep OF [Signature]

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 11/22/2023

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

DATE: _____ BY: _____ REVISION: _____ No. _____

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S Cherry St, Suite 300
Denver, CO 80246
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
COVER SHEET

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 10/25/2022

1
SHEET 1 OF 12

SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

TOWN OF CASTLE ROCK STANDARD NOTES:

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY. UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, STANDARD 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. REVISED: 11/5/2019
- 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 THIS 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 BY SEPARATE DOCUMENTS.
- THIS SITE IS ZONED B-BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN. REVISED: 11/5/2019

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

Unofficial Copy

NO.	REVISION	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



EES
ENGINEERING
AND
SOLUTIONS, INC.
501 S Cherry St, Suite 300
Denver, CO 80246
303.572.7987 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
NOTES SHEET

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 10/25/2022



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below.
Call before you dig.

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

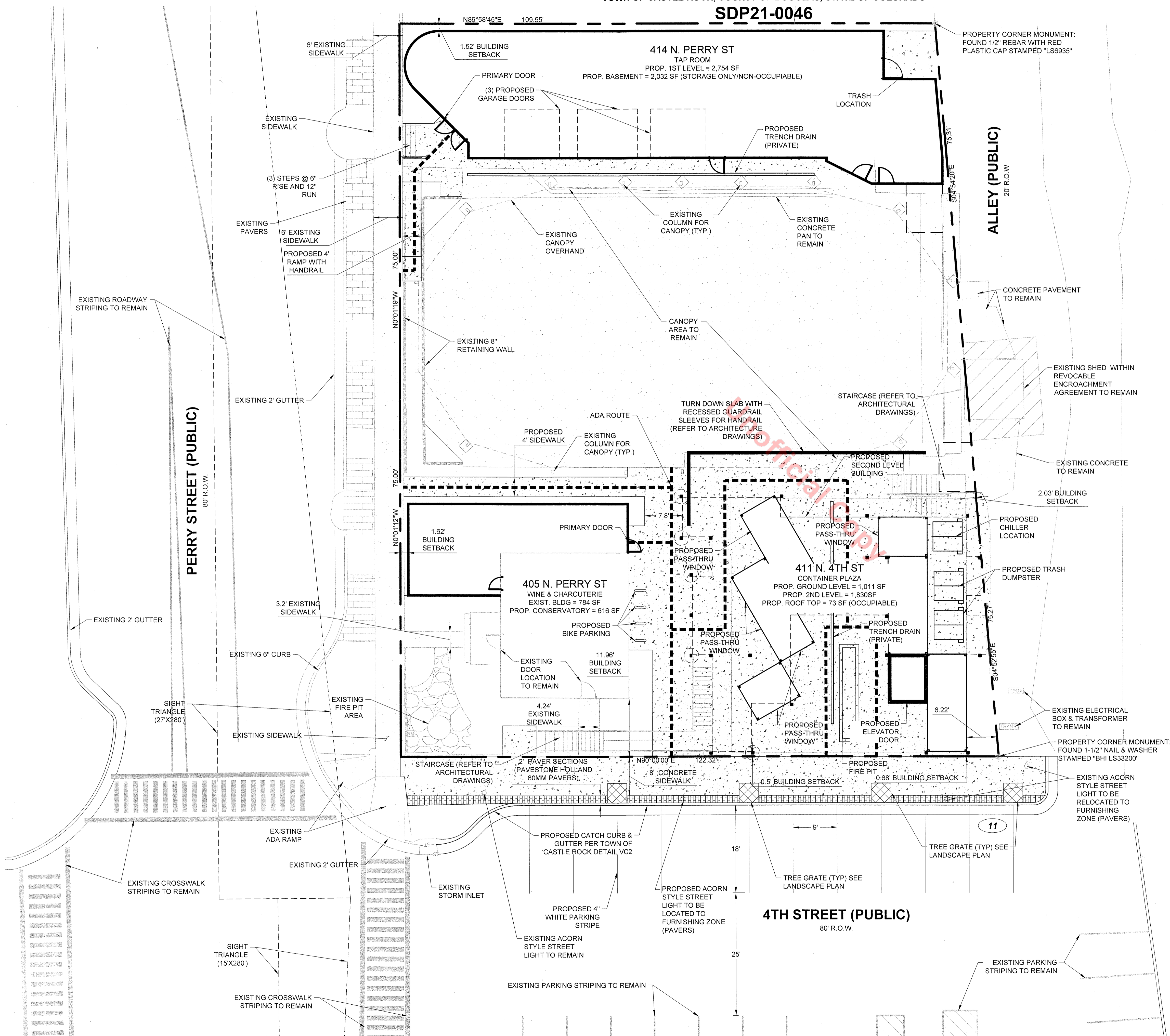
SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP21-0046

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11/22/2022 4:17 PM P:\PERRY STREET SOCIAL DISTRICT\CO, CASTLE ROCK - PERRY STREET SOCIAL (4TH & PERRY) USE CAD\SDP1-0 SITE PLAN DWG



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- REQUIRED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- DENOTES ADA ROUTE
- PARKING COUNT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SITE LIGHTING

GENERAL NOTES:

1. THE PROJECT SITE IS NOT WITHIN A WETLAND BOUNDARY.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED. SEE UTILITY SHEET FOR LOCATION.
3. SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO REVIEWS AND PERMITS.
4. REFER TO SHEET A1 FOR NET FLOOR AREA OF THE PROPOSED USES.
5. ALL FEATURES IN SITE SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.

NO.	REVISION	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

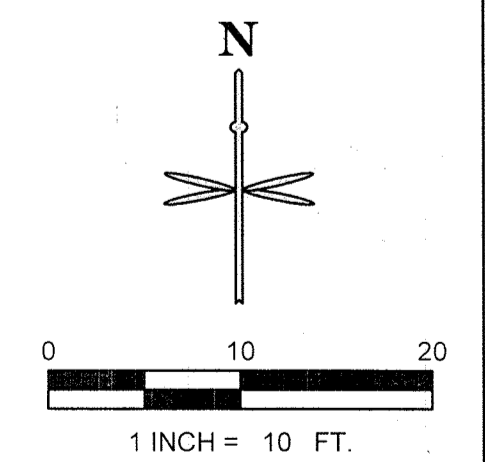
EES
ENGINEERING AND
ENTITLEMENT
SOLUTIONS, INC.
501 S Cherry St, Suite 300
Denver, CO 80246
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
SITE PLAN

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 10/25/2022
3
SHEET 3 OF 12

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046



SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

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



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **LARRY LESSER**
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # **LA-188**
 Company Name **EVERGREEN DESIGN GROUP** Address **1600 BROADWAY, SUITE 1600, DENVER, CO 80202**
 Phone **(800) 680-6630 x5** Email **larry@evergreendesigngroup.com** Date **8/10/2022**
 PROJECT NAME **PERRY STREET SOCIAL**

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
17,393 sf	1,736 sf (10.0%)	0	0 sf	N/A	0	N/A	102	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
0 (NO ON-SITE PARKING)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Revised April 2013

TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 1,736 SF

STREETSCAPE REQUIREMENT TABLE - DOWNTOWN OVERLAY DISTRICT

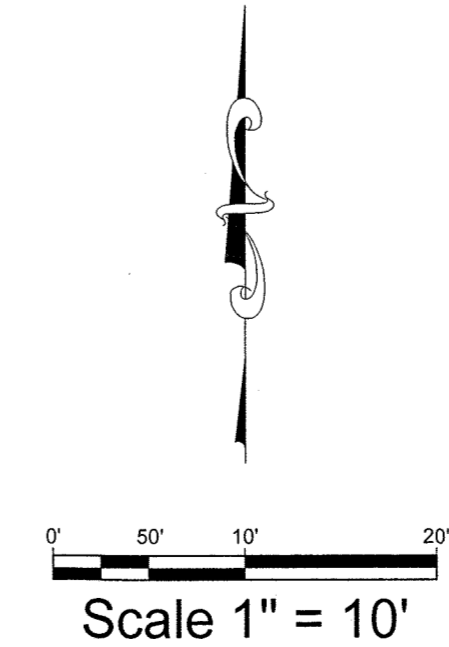
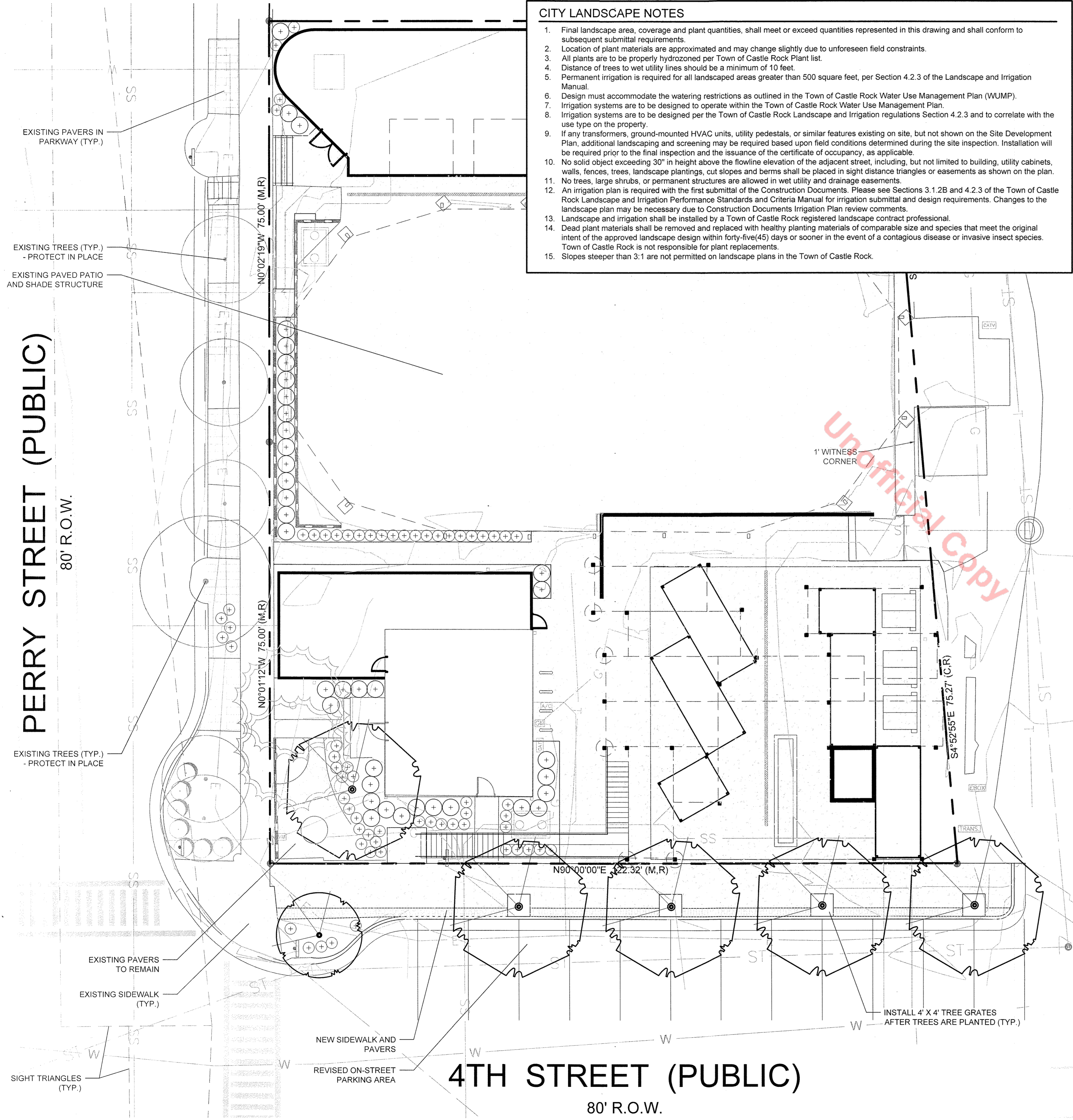
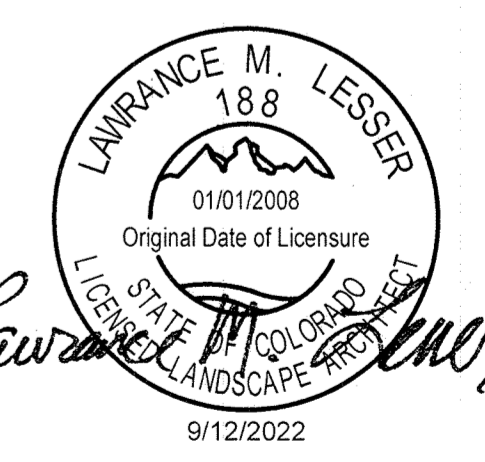
Street	Linear Feet	Trees				Shrubs	
		Trees Required 1 Tree / 22 LF	Large Canopy Trees Provided (Min. 75% of Trees Required)	Other Trees Provided	Total Trees Provided	Shrubs Required 5 Shrubs Per Required Tree	Shrubs Provided
Perry Street	150	7	8	0	8	35	48
4th Street	122	6	5	1	6	30	39

PLANT TYPE SCHEDULE

- LARGE CANOPY TREE (proposed) 1 HYDROZONE LOW TO MODERATE
- LARGE CANOPY TREE (existing) 2 LOW TO MODERATE
- ORNAMENTAL TREE (proposed) 1 LOW TO MODERATE
- ORNAMENTAL TREE (existing) 2 LOW TO MODERATE
- EVERGREEN TREE (existing) 2 VERY LOW TO LOW
- MEDIUM SHRUBS/GRASSES 37 VERY LOW TO LOW
- SMALL SHRUBS/GRASSES 65 VERY LOW TO LOW
- RIVER ROCK MULCH (2"-3")

EXISTING SHRUBS QTY COMMON NAME
 7 EXISTING SHRUBS WITHIN THE R.O.W. TO REMAIN

NOTE: ALL PROPOSED PLANT MATERIALS SPECIFIED SHALL BE SELECTED FROM THE APPROVED TOWN OF CASTLE ROCK PLANT LIST AND PD ZONING REGULATIONS PLANT LIST.



NO.	REVISION	BY	DATE

NOT FOR CONSTRUCTION

EES
 ENTITLEMENT AND SOLUTIONS, INC.
 501 S Cherry St. Suite 300
 Glendale, CO 80246
 303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
 410 PERRY STREET, CASTLE ROCK, CO 80104
LANDSCAPE PLAN

PROJECT NO: PER001.01
 DESIGNED BY: LML
 DRAWN BY: LML
 DATE: 08/01/22

SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

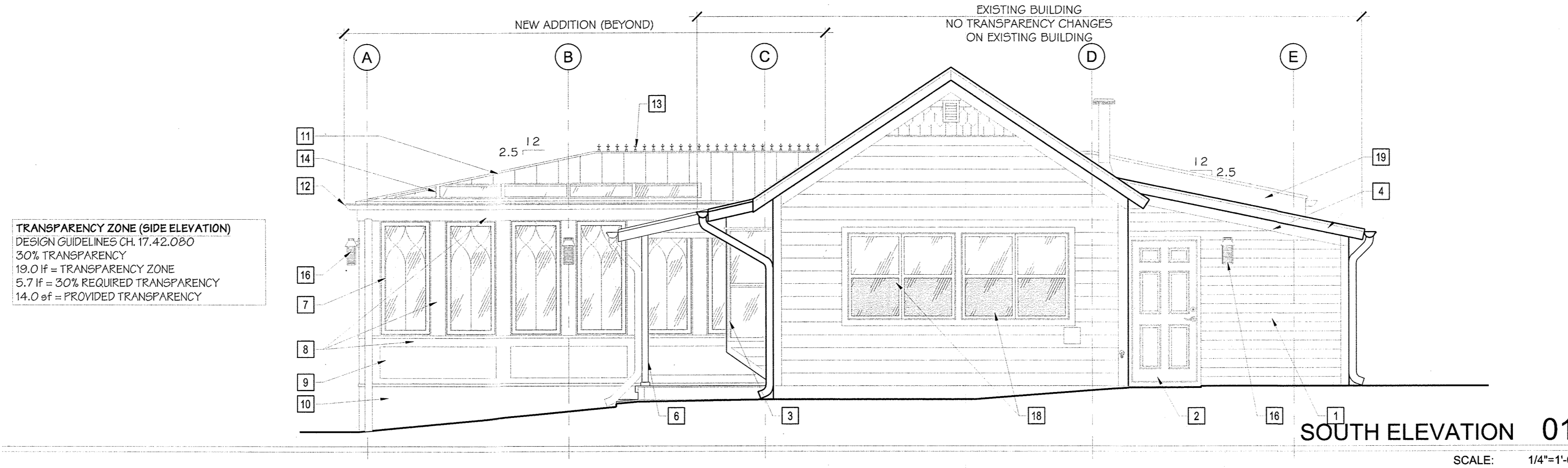
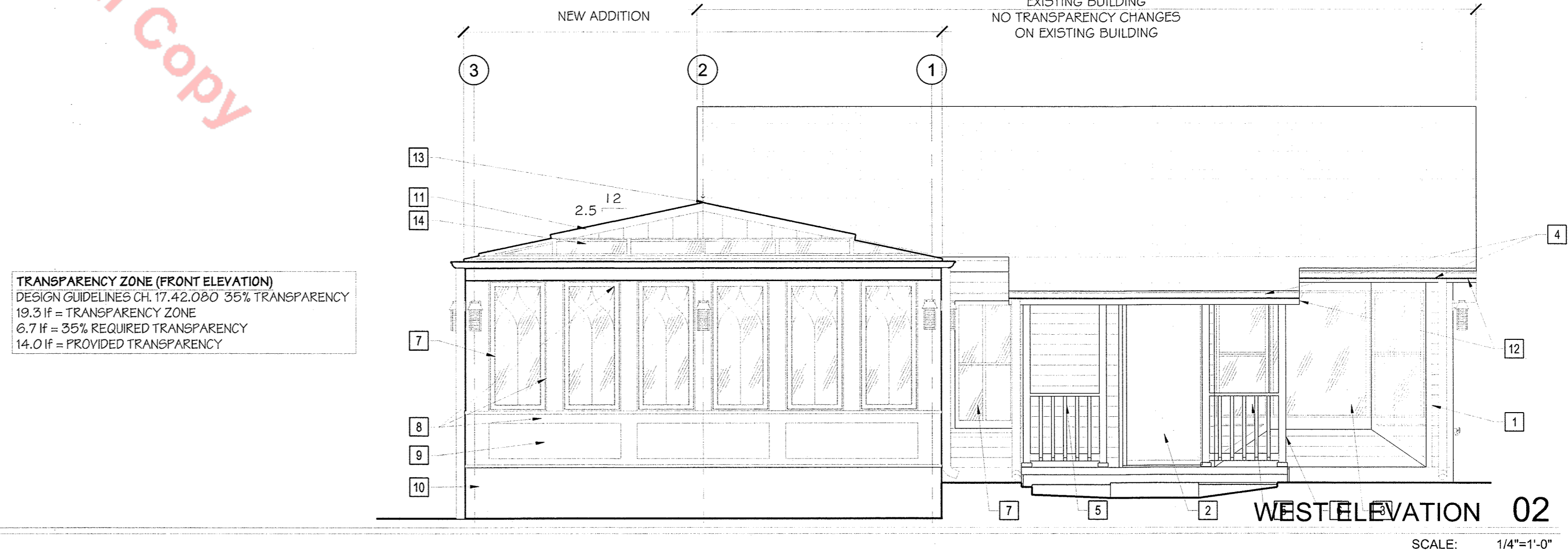
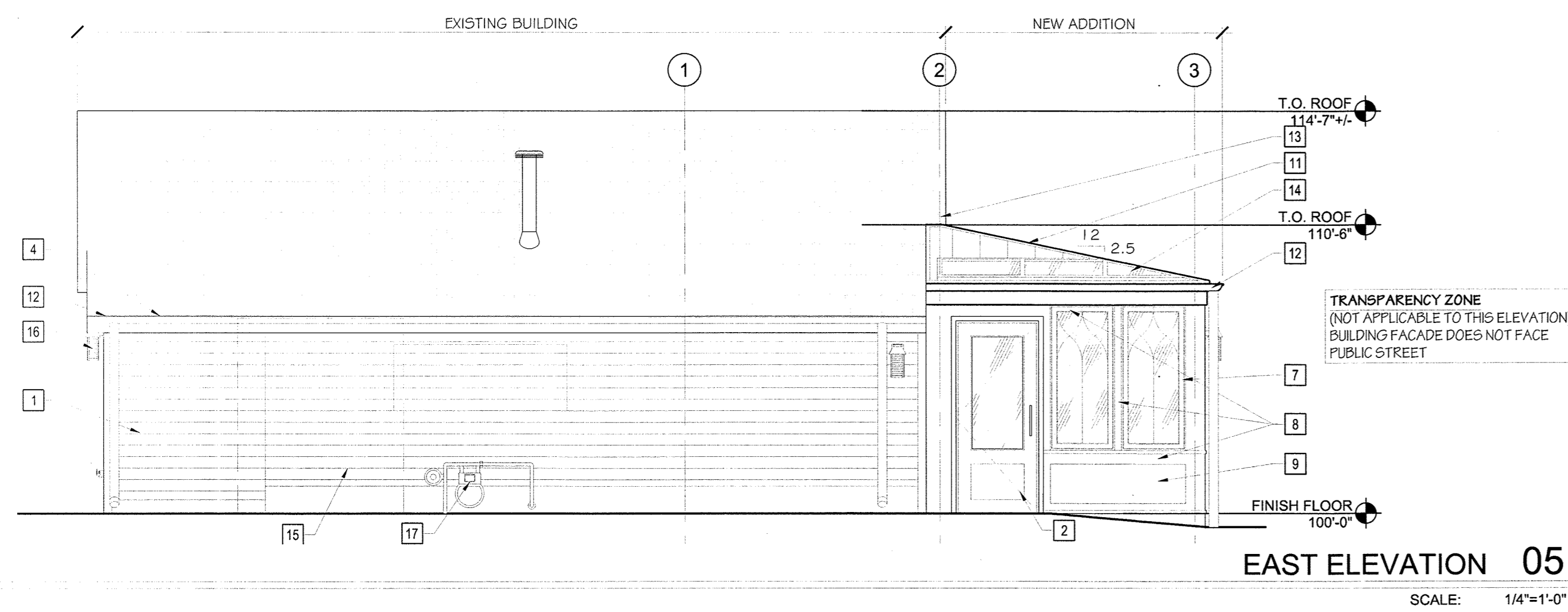
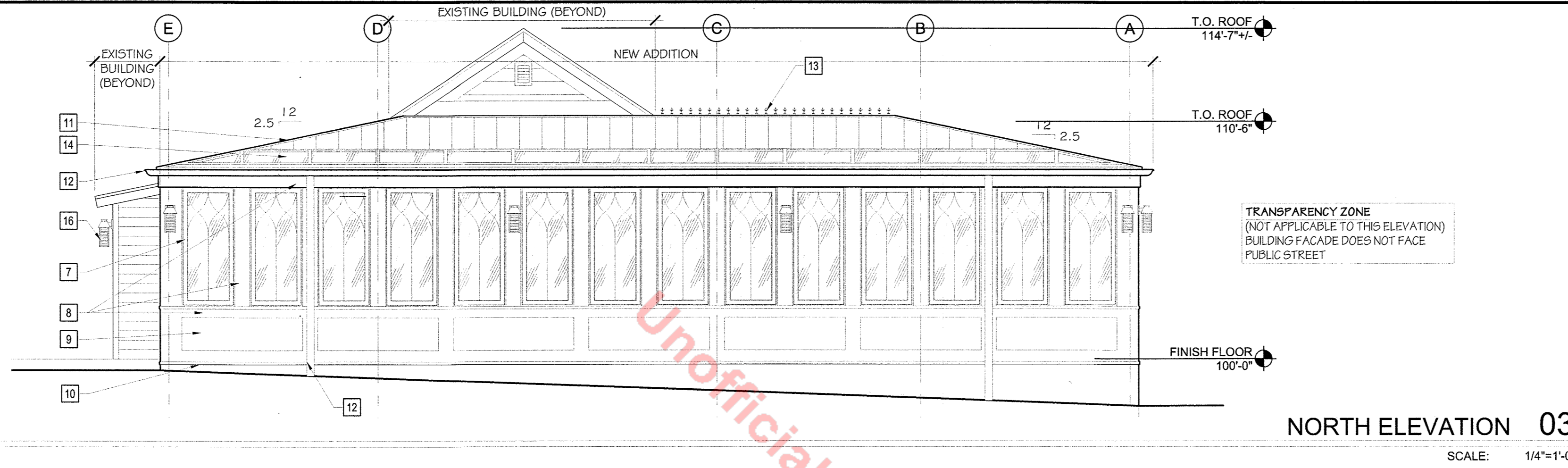
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EXTERIOR FINISH SCHEDULE

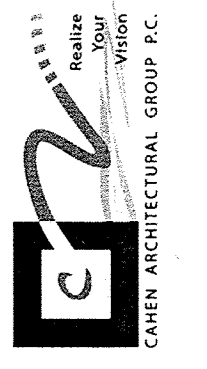
MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR	DIMENSION	ADDITIONAL INFORMATION
CMU-1	CONCRETE MASONRY UNITS	SCREEN WALL	COLORADO BEST BRICK	SPLIT FACE CMU		WHITE	6X8X8 # 6X8X1 6 SPLIT FACE BLOCK	6X8X1 6 BLOCK TO HAVE SINGLE MORTAR GROOVE
CMU-2	CONCRETE MASONRY UNITS	SCREEN WALL	COLORADO BEST BRICK	SMOOTH FACE CMU		WHITE	6X8X8 # 6X8X1 6 SMOOTH FACE BLOCK	6X8X1 6 BLOCK TO HAVE SINGLE MORTAR GROOVE
FD-1	FIBERGLASS DOOR	ENTRY DOOR				WHITE		
MT-1	24 GAUGE STEEL	CONSERVATORY ROOF	BERRIDGE	TEE-PANEL - STRAIGHT		HARTFORD GREEN	12 3/4' COVERAGE	
MT-2	ALUMINUM	CONSERVATORY GUTTER / DOWNSPOUT	T.B.D.	HALF ROUND GUTTER / ROUND DOWNSPOUT		MATCH BERRIDGE HARTFORD GREEN	6" GUTTER / 4" DOWNSPOUT	
MT-3	ALUMINUM	HOUSE GUTTER / DOWNSPOUT	T.B.D.	HALF ROUND GUTTER / ROUND DOWNSPOUT		WHITE	6" GUTTER / 4" DOWNSPOUT	
MT-4	METAL CLAD	CONSERVATORY WINDOWS	ANDERSEN	CASEMENT & AWNING WINDOW		MATCH BERRIDGE HARTFORD GREEN		
MT-5	ALUMINUM	CONSERVATORY ROOF RIDGE	KING ARCHITECTURAL METALS	TRIAD SPEAR 43-12-F34		MATCH BERRIDGE HARTFORD GREEN	4 1/4" HIGH	
P-1	PAINT	EXISTING SIDING / TRIM	SHERWIN WILLIAMS			SW 7005 - PURE WHITE		
P-2	PAINT	EXISTING FASCIA	SHERWIN WILLIAMS			SW - GRAY		
P-3	PAINT	CONSERVATORY TRIM	SHERWIN WILLIAMS			SW 7005 - PURE WHITE		
P-4	PAINT	CONSERVATORY PANEL	SHERWIN WILLIAMS			MATCH BERRIDGE HARTFORD GREEN		
P-5	PAINT	BENCH SUPPORTS	SHERWIN WILLIAMS			SW 6258 - TRICORN BLACK		
SD-1	LAP SIDING	NORTH SIDE OF EXISTING BUILDING				MATCH EXISTING LAP SIDING	4" EXPOSURE	
SS-1		PASS THROUGH EXISTING WINDOW						
ST-1	STONE	TOP OF SCREEN WALL	CULTURED STONE	COUNTRY LEDGESTONE		GRAY	2" THICK X 8" WIDE	
WD-1	COMPOSITE DECKING	SCREEN WALL BENCH	TREX ENHANCE	1" BOARD		BROWN		

KEY PLAN

- EXISTING EXTERIOR SIDING (P-1)
- FIBERGLASS DOOR (FD-1)
- EXISTING BAY WINDOW, PAINT (P-3)
- EXISTING WOOD FASCIA (P-2)
- EXISTING WOOD RAILING, PAINT (P-4)
- EXISTING WOOD POST (P-3)
- ALUMINUM CLAD WOOD WINDOW, TYP (MT-4)
- HARDIETRIM BOARD, TYP (P-3)
- HARDIE PANELS WITH TRIM (P-4)
- FOUNDATION WALL SYSTEM, PAINTED
- STANDING SEAM METAL ROOF (MT-1)
- PREFINISHED GUTTER + DOWNSPOUT SYSTEM (MT-2 / MT-3)
- DECORATIVE FINIALS (MT-5)
- ALUMINUM WINDOWS, RE: ROOF PLAN FOR LOCATIONS
- NEW EUSERC CABINET (P-3)
- WALL MOUNTED LIGHT FIXTURE
- EXISTING GAS METER AND LINES
- SPLIT LITE WINDOW TO REPLACE EXISTING, FILM AT BOTTOM HALF (P-1)
- SMOOTH METAL PANEL TO MATCH STANDING SEAM (MT-4)



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CONSTRUCTION



SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

811
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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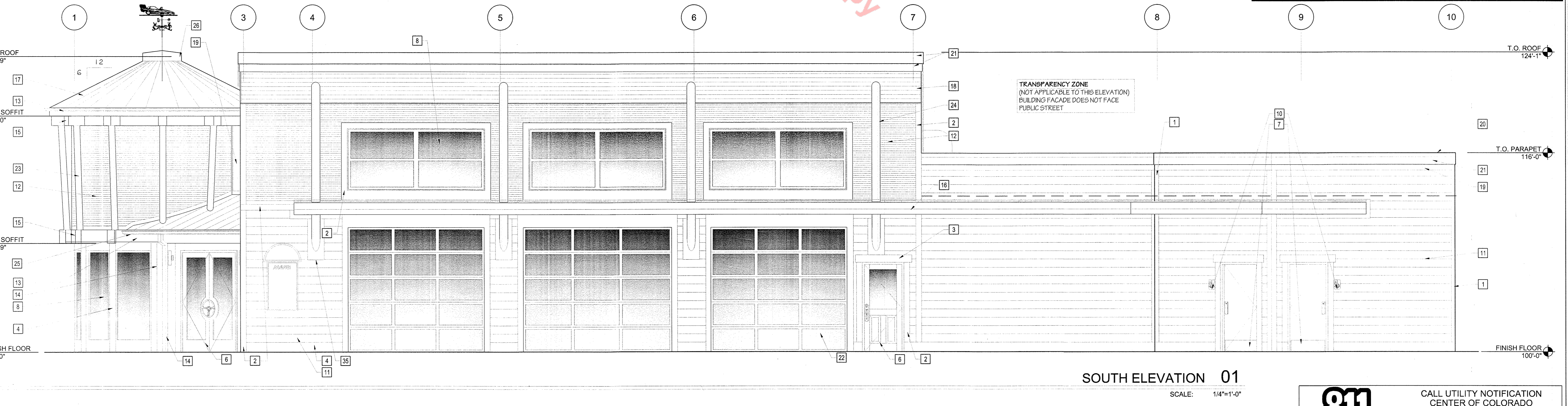
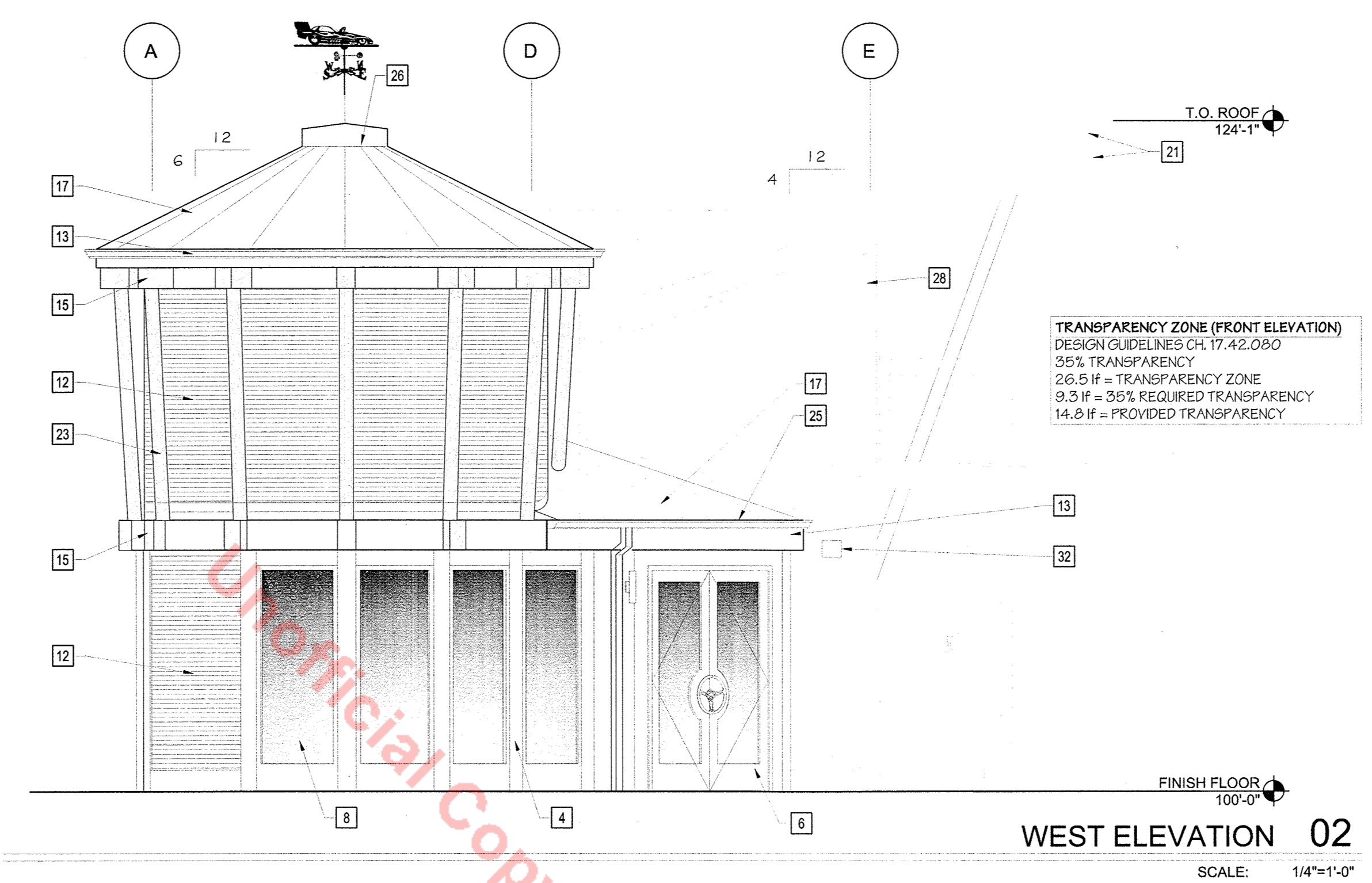
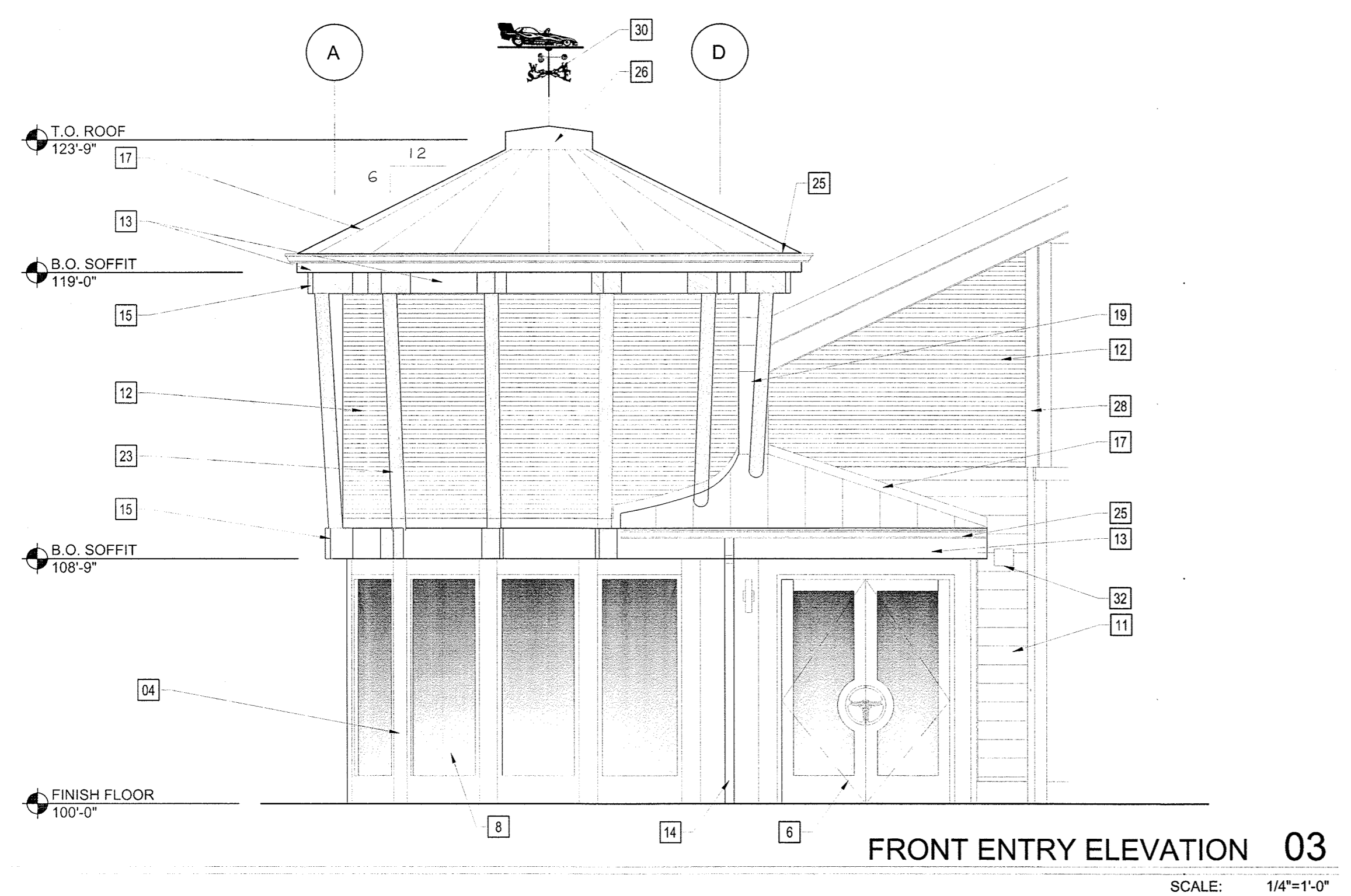
PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 08/01/2022

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

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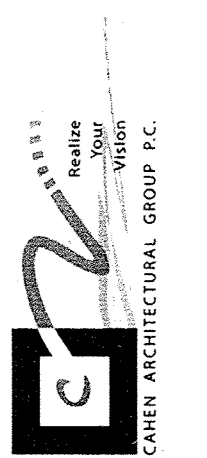


- ### KEY NOTES
- 1 X 3.5 HARDIE TRIM, SD-2
 - 1 X 5.5 HARDIE TRIM, SD-2
 - 1 X 7.25 HARDIE TRIM, SD-2
 - 1 X 9.25 HARDIE TRIM, SD-2
 - 1 X 11.25 HARDIE TRIM, SD-2
 - FIBERGLASS DOOR, RE: SCHEDULES, MT-1
 - HOLLOW METAL DOOR & FRAME, RE: SCHEDULES, P-1
 - WOOD CLAD ALUMINUM WINDOWS, RE: SCHEDULES, MT-1
 - SLIDING TAKE-OUT WINDOW, MT-1
 - RESTROOM SIGNS
 - HARDIE PLANK LAP SIDING, SD-1
 - CORRUGATED METAL PANELS, MT-2
TYPICAL MFR DETAILS, SHEET A8.0
 - METAL FASCIA, MT-3
 - DOWNSPOUT, P-1
 - DECORATIVE HEAVY TIMBER BRACKET, ST-1
 - EYEBROW CANOPY
 - STANDING SEAM METAL ROOF, MT-3
 - TONGUE & GROOVE BOARDS, ST-1
 - METAL TRIM, MT-4
 - METAL PARAPET COPING, MT-3
 - HARDIE TRIM FASCIA, SD-2
 - OVERHEAD DOOR, RE: SCHEDULE
 - 6" Ø METAL POST, P-2
 - 8" Ø STEEL TUBE, PAINTED, P-2
 - PREFINISHED GUTTER SYSTEM
 - CUSTOM ROOF FLASHING CAP
 - CMU WALL & TRASH ENCLOSURE
 - METAL CORNER TRIM BY METAL PANEL MFR, DTL 01/ A8.0
 - METAL BRACKETS FOR COUNTER SUPPORT
 - WIND VINE BY OWNER
 - 16"W X 14"H WOOD TRIM AT PIPE PENETRATION
 - WALL MOUNTED LIGHT FIXTURE, RE: PHOTOMETRIC

TRANSPARENCY ZONE (FRONT ELEVATION)
DESIGN GUIDELINES CH. 17.42.080
35% TRANSPARENCY
26.5' H = TRANSPARENCY ZONE
9.3' H = 35% REQUIRED TRANSPARENCY
14.8' H = PROVIDED TRANSPARENCY

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE
PUBLIC STREET

PRELIMINARY
NOT FOR
CONSTRUCTION



SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

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SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

PROJECT NO.: PER001.01
DESIGNED BY: KMH
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DATE: 08/01/2022

SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

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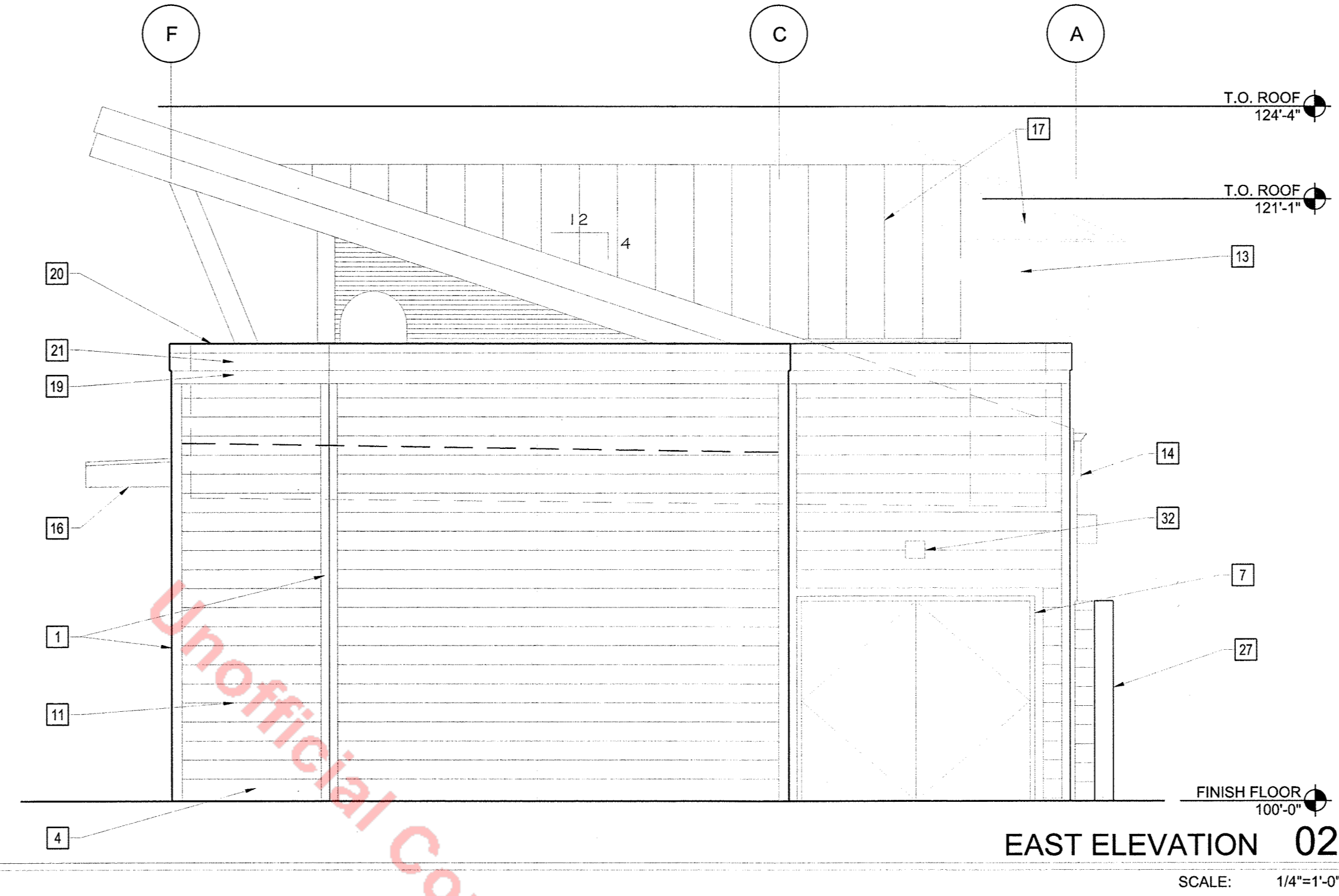
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EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	DIMENSION	ADDITIONAL INFORMATION
SD-1	CEMENT LAP SIDING	GENERAL	JAMES HARDIE		COLOR	8"	
SD-2	CEMENT TRIM	GENERAL	JAMES HARDIE		COLOR	VARIES, RE: ELEVATIONS	
MT-1	METAL WINDOW TRIM	WINDOWS	ANDERSON WINDOWS & DOORS				
MT-2	CORRUGATED METAL	GENERAL	BRIDGERSTEEL	CORRUGATED WALL PANELS		1/2"	
MT-3	METAL	FASCIA, PARAPET FLASHING, METAL TRIM, STANDING SEAM METAL ROOFING	BERRIAGE				
MT-4	METAL	PARAPET TRIM					
P-1	METAL	DOWNSPOUTS, GUTTERS, H.M. DOORS	SHERWIN WILLIAMS	PAINT	GALVANIZED METAL		
P-2	METAL	6" ± 8" ROUND STEEL POSTS PRIMED	SHERWIN WILLIAMS	PAINT	SW 4027 GALVANO		
ST-1	WOOD	HEAVY TIMBER BRACKETS		WOOD STAIN	BLACK		

KEY NOTES

- 1 X 3.5 HARDIE TRIM, SD-2
- 1 X 5.5 HARDIE TRIM, SD-2
- 1 X 7.25 HARDIE TRIM, SD-2
- 1 X 9.25 HARDIE TRIM, SD-2
- 1 X 11.25 HARDIE TRIM, SD-2
- FIBERGLASS DOOR, RE: SCHEDULES, MT-1
- HOLLOW METAL DOOR & FRAME, RE: SCHEDULES, P-1
- WOOD CLAD ALUMINUM WINDOWS, RE: SCHEDULES, MT-1
- SLIDING TAKE-OUT WINDOW, MT-1
- RESTROOM SIGNS
- HARDIE PLANK LAP SIDING, SD-1
- CORRUGATED METAL PANELS, MT-2.
TYPICAL MFR DETAILS, SHEET A8.0
- METAL FASCIA, MT-3
- DOWNSPOUT, P-1
- DECORATIVE HEAVY TIMBER BRACKET, ST-1
- EYEBROW CANOPY
- STANDING SEAM METAL ROOF, MT-3
- TONGUE & GROOVE BOARDS, ST-1
- METAL TRIM, MT-4
- METAL PARAPET COPING, MT-3
- HARDIE TRIM FASCIA, SD-2
- OVERHEAD DOOR, RE: SCHEDULE
- 6" Ø METAL POST, P-2
- 8"Ø STEEL TUBE, PAINTED, P-2
- PREFINISHED GUTTER SYSTEM
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TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE
PUBLIC STREET

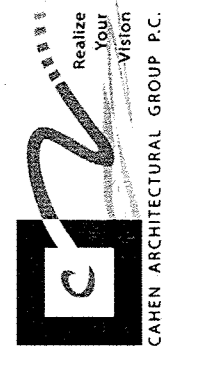
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SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 08/01/2022

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

9/9/2022 12:28 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 9 - CHECKED PAST - EXTERIOR ELEVATIONS RAW.DWG

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SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

EXTERIOR MATERIALS & FINISH SCHEDULE

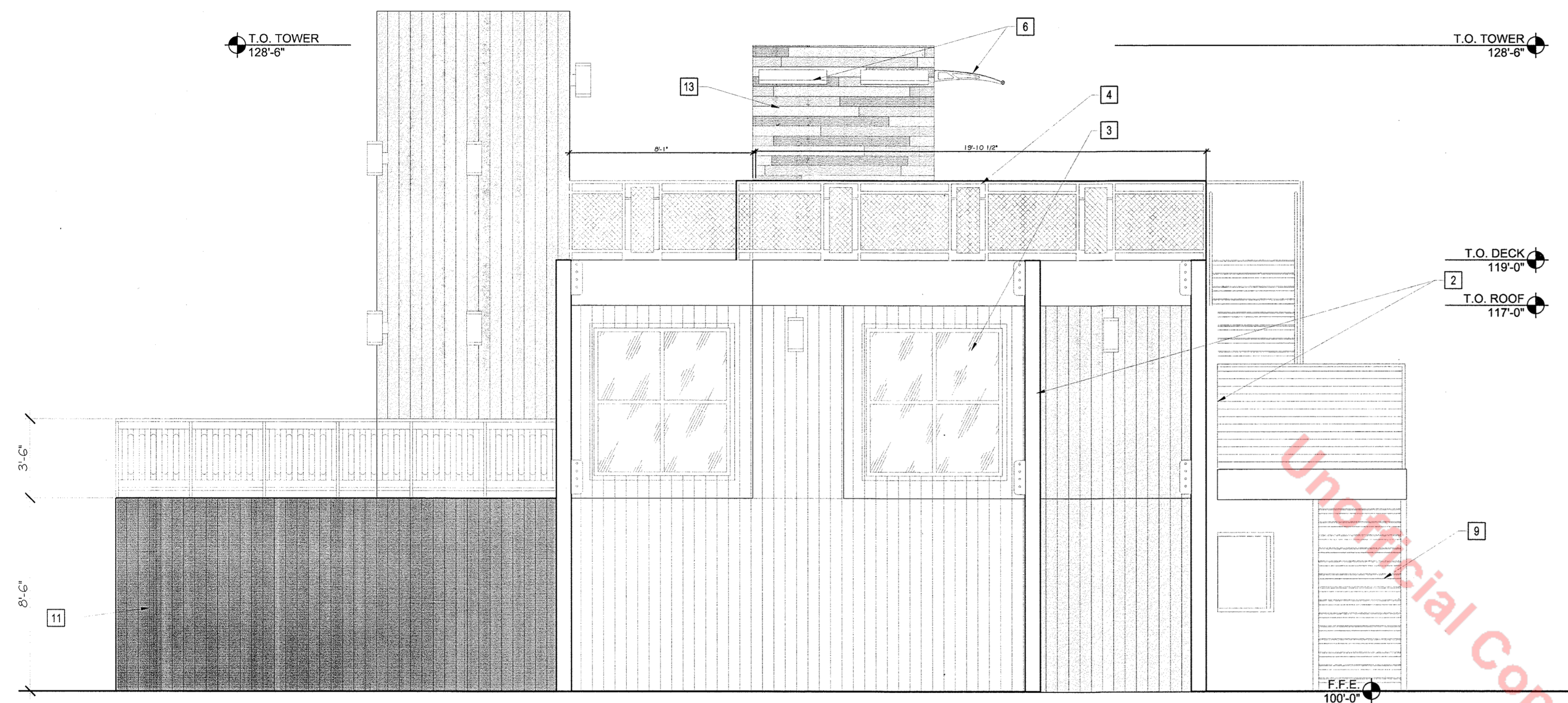
MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	COLOR	ADDITIONAL INFORMATION
P-1	PAINT	CORRUGATED METAL PANELS	SHERWIN WILLIAMS	SW 9574 HULETT ORE	
P-2	PAINT	CORRUGATED METAL PANELS, WINDOWS	MODERN MASTERS	METAL EFFECT OXYDIZING BRONZE PAINT	
P-3	PAINT	WINDOWS	SHERWIN WILLIAMS	SW 6447 EVERGREENS	
P-4	PAINT	DOORS, WINDOWS	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	
P-5	PAINT	METAL STAIRS	SHERWIN WILLIAMS	SW 7019 GAUNTLET GREY	
SD-1	SHIPLAP SIDING	ACCENT WALLS	RULON INTERNATIONAL	OAK, AMBER BAMBOO, WALNUT	33% OAK, 33% AMBER BAMBOO, 34% WALNUT

KEY NOTES

1. PAINTED CORRUGATED METAL WALL PANELS
2. STEEL 6X6 COLUMNS (P-2)
3. ALUMINUM STOREFRONT WINDOWS (P-3)
4. 42" METAL GUARDRAILS
5. METAL CANOPY
6. METAL AWNING
7. ELEVATOR DOOR (P-7)
8. ROUND BAR HEIGHT COUNTER AT COLUMN
9. PRE-MANUFACTURED METAL STAIR (P-5)
10. ALUMINUM STOREFRONT DOOR (P-4)
11. SIGN, BY SIGN VENDOR
12. PASS-THRU WINDOW
13. SHIPLAP SIDING (SD-1)
14. ELEVATOR SHAFT
15. LIGHT FIXTURES, RE: PHOTOMETRIC

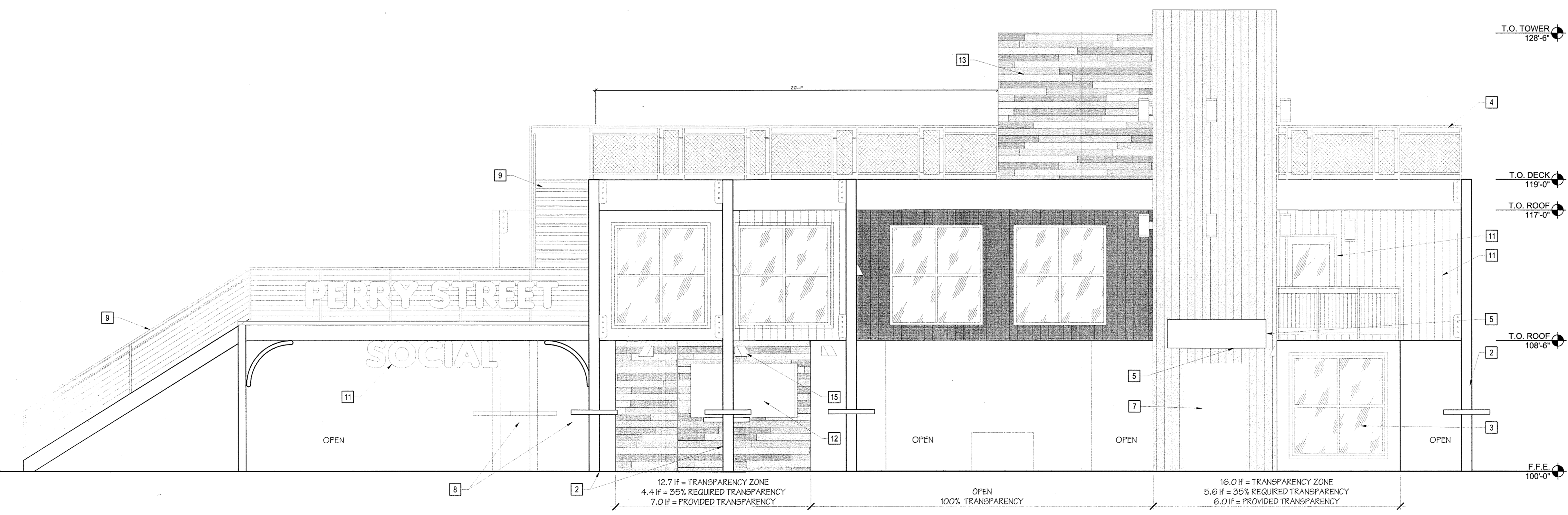
LEGEND

- SHIPPING CONTAINER METAL PANEL, COLOR: (P-1)
- SHIPPING CONTAINER METAL PANEL, COLOR: (P-2)
- SHIPPING CONTAINER METAL PANEL, COLOR: (P-4)
- SHIPLAP SIDING (SD-1)



EAST ELEVATION 02

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



SOUTH ELEVATION 01

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

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811

Know what's below. Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

9/9/2022 12:31 PM PERRY STREET SOCIAL HISTORIC SITE PLAN SUBMITTALS WORKING FILES SHEET 10 - CONTAINER BUILDING - EXTERIOR ELEVATIONS BAW.DWG

PRELIMINARY NOT FOR CONSTRUCTION

CARMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 08/01/2022

10
10 OF 12

SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

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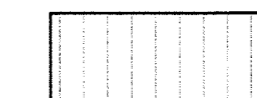
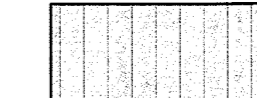
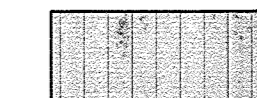
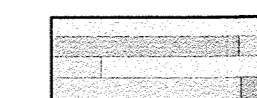
EXTERIOR MATERIALS & FINISH SCHEDULE

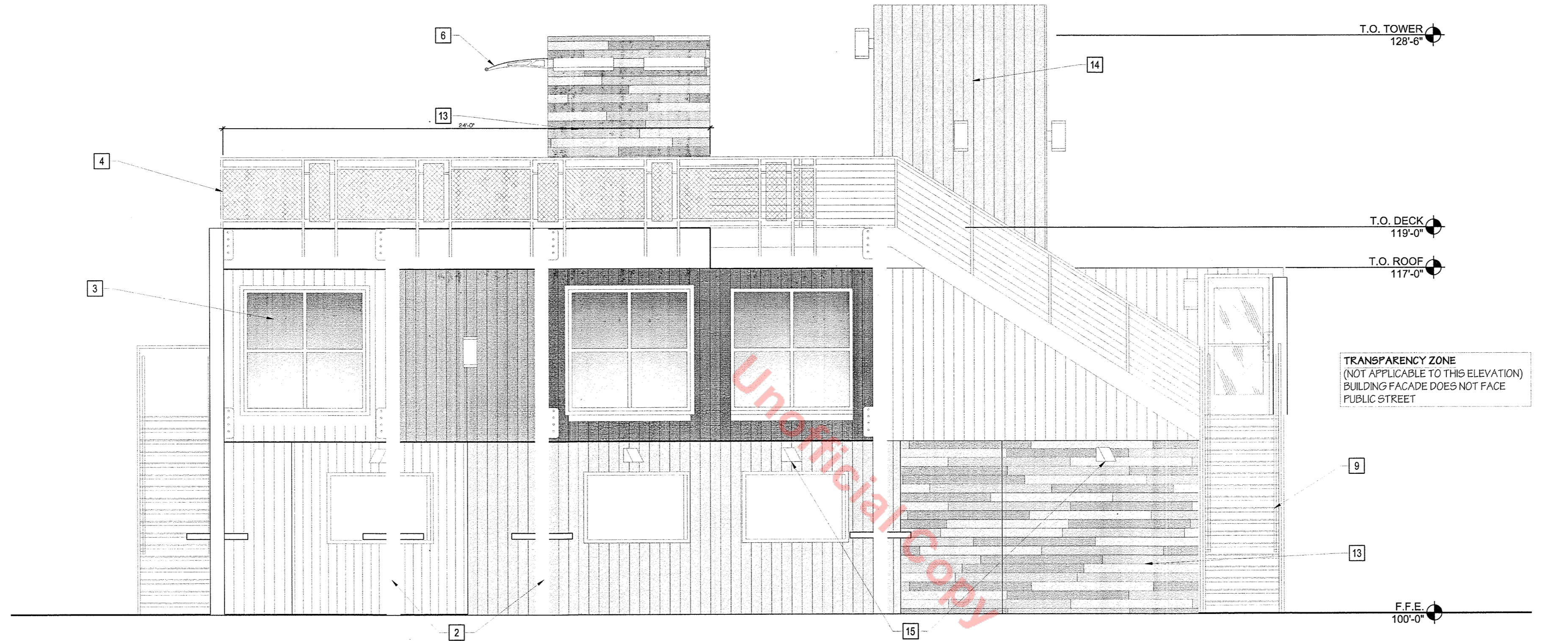
MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	COLOR	ADDITIONAL INFORMATION
P-1	PAINT	CORRUGATED METAL PANELS	SHERWIN WILLIAMS	SW 9574 HULETT ORE	
P-2	PAINT	CORRUGATED METAL PANELS, WINDOWS	MODERN MASTERS	METAL EFFECT OXYDIZING BRONZE PAINT	
P-3	PAINT	WINDOWS	SHERWIN WILLIAMS	SW 6447 EVERGREENS	
P-4	PAINT	DOORS, WINDOWS	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	
P-5	PAINT	METAL STAIRS	SHERWIN WILLIAMS	SW 7019 GAUNTLET GREY	
SD-1	SHIPLAP SIDING	ACCENT WALLS	RULON INTERNATIONAL	OAK, AMBER BAMBOO, WALNUT	33% OAK, 33% AMBER BAMBOO, 34% WALNUT

KEY NOTES

1. PAINTED CORRUGATED METAL WALL PANELS
2. STEEL GXG COLUMNS (P-2)
3. ALUMINUM STOREFRONT WINDOWS (P-3)
4. 42" METAL GUARDRAILS
5. METAL CANOPY
6. METAL AWNING
7. ELEVATOR DOOR (P-7)
8. ROUND BAR HEIGHT COUNTER AT COLUMN
9. PRE-MANUFACTURED METAL STAIR (P-5)
10. ALUMINUM STOREFRONT DOOR (P-4)
11. SIGN, BY SIGN VENDOR
12. PASS-THRU WINDOW
13. SHIPLAP SIDING (SD-1)
14. ELEVATOR SHAFT
15. LIGHT FIXTURES, RE: PHOTOMETRIC

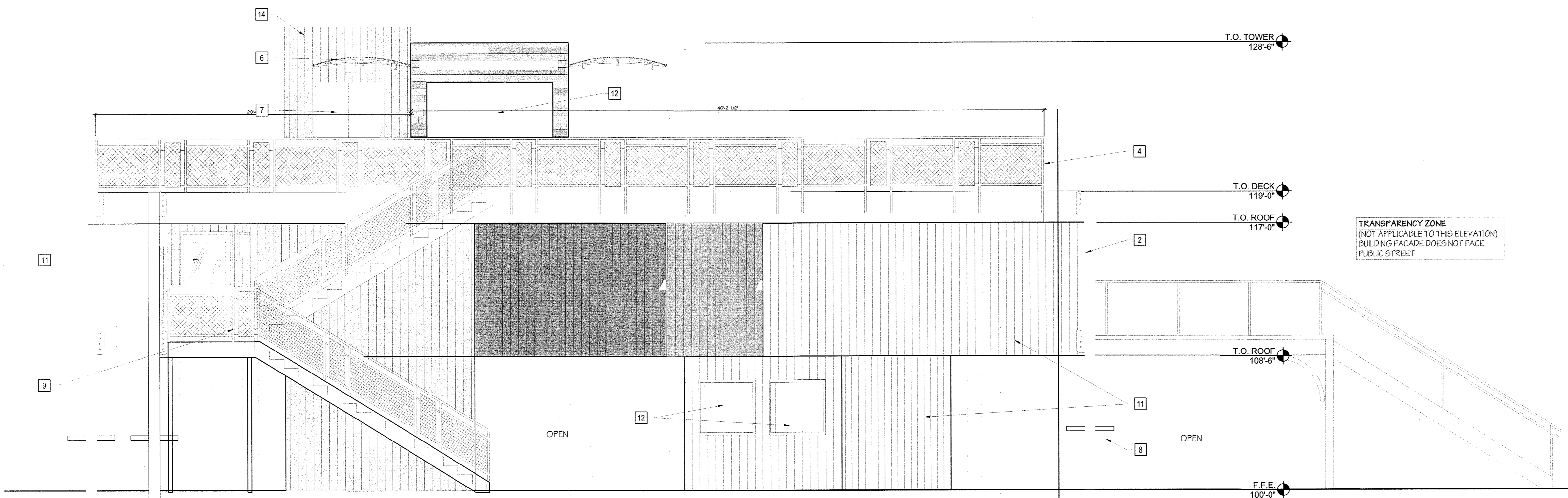
LEGEND

-  SHIPPING CONTAINER METAL PANEL, COLOR: P-1
-  SHIPPING CONTAINER METAL PANEL, COLOR: P-2
-  SHIPPING CONTAINER METAL PANEL, COLOR: P-4
-  SHIPLAP SIDING (SD-1)



WEST ELEVATION 02

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



NORTH ELEVATION 01

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**



**SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT**

410 PERRY STREET, CASTLE ROCK, CO 80104



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 08/01/2022

9/28/2022 8:17 AM P:\PERRY STREET SOCIAL\STORY\01 SITE PLAN SUBMITTAL\WORKING FILES\SHEET 11 - CONTAINER BUILDING - EXTERIOR ELEVATIONS B&W.DWG

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SITE DEVELOPMENT PLAN PERRY STREET SOCIAL DISTRICT

LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP21-0046

Symbol	Level	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lumens	Lumens Per Lamp	Light Loss Factor	Total Lumens	Watts	Foot	Min. Alt.
A	1st	151	WAC Lighting	WS92114-BC	LITHONIA LED 30W/15 LOGAR LSS CLEAR GLASS	LED	151	345.00	0.90	513.30	15.00	13.8	10.00
B1	1st	1	WAC Lighting	WS92114-BC	Surface-Mounted Luminaire	LED	1	345.00	0.90	345.00	15.00	13.8	10.00
C	1st	1	WAC Lighting	WS92114-BC	WALL SCIENCE	LED	1	345.00	0.90	345.00	15.00	13.8	10.00
D1	1st	1	Lithonia	LDN6 30/15 LOGAR LSS	LED LUM. 30W/15 LOGAR LSS CLEAR SEMI-SPECULAR REFLECTION OPTIC	LED	1	345.00	0.90	345.00	15.00	13.8	10.00
E1	1st	1	Lithonia	LDN6 30/15 LOGAR LSS	LED LUM. 30W/15 LOGAR LSS CLEAR SEMI-SPECULAR REFLECTION OPTIC	LED	1	345.00	0.90	345.00	15.00	13.8	10.00
F	1st	1	Lithonia	LDN6 30/15 LOGAR LSS	LED LUM. 30W/15 LOGAR LSS CLEAR SEMI-SPECULAR REFLECTION OPTIC	LED	1	345.00	0.90	345.00	15.00	13.8	10.00
H1	1st	14	Lithonia	LDN6 30/15 LOGAR LSS	LED LUM. 30W/15 LOGAR LSS CLEAR SEMI-SPECULAR REFLECTION OPTIC	LED	14	345.00	0.90	4830.00	15.00	13.8	10.00
I2	1st	1	Lithonia	LDN6 30/15 LOGAR LSS	LED LUM. 30W/15 LOGAR LSS CLEAR SEMI-SPECULAR REFLECTION OPTIC	LED	1	345.00	0.90	345.00	15.00	13.8	10.00

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	14.6 fc	0.0 fc	N/A	N/A

FIXTURE TYPE "A" - BLACK
Lithonia LDN6 30/15 LOGAR LSS MVOLT
Lumens, Clear Downlight Trim, Semi Spe 10%

FIXTURE TYPE "B" - BLACK
Lithonia LDN6 30/15 LOGAR LSS MVOLT
Lumens, Clear Downlight Trim, Semi Spe 10%

FIXTURE TYPE "C" - BRONZE

FIXTURE TYPE "D" - CLEAR ALZAK

FIXTURE TYPE "E" - BRONZE

FIXTURE TYPE "F" - BLACK

FIXTURE TYPE "H" - BRONZE

FIXTURE TYPE "I2" - BRONZE

No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
48	A	833.73	516.42	10.00	10.00	345.00	0.00	833.73	516.42	0.00
82	A	837.84	535.74	10.00	10.00	11.87	0.00	837.84	535.74	0.00
83	A	839.59	535.33	10.00	10.00	11.87	0.00	839.59	535.33	0.00
84	A	841.55	534.93	10.00	10.00	11.87	0.00	841.55	534.93	0.00
85	A	843.51	534.52	10.00	10.00	11.87	0.00	843.51	534.52	0.00
86	A	845.47	534.12	10.00	10.00	11.87	0.00	845.47	534.12	0.00
87	A	847.43	533.71	10.00	10.00	11.87	0.00	847.43	533.71	0.00
88	A	849.39	533.31	10.00	10.00	11.87	0.00	849.39	533.31	0.00
89	A	851.35	532.90	10.00	10.00	11.87	0.00	851.35	532.90	0.00
90	A	853.30	532.50	10.00	10.00	11.87	0.00	853.30	532.50	0.00
116	A	834.76	549.41	10.00	10.00	317.21	0.00	834.76	549.41	0.00
117	A	836.23	549.77	10.00	10.00	317.21	0.00	836.23	549.77	0.00
118	A	837.70	551.12	10.00	10.00	317.21	0.00	837.70	551.12	0.00
119	A	839.16	552.48	10.00	10.00	317.21	0.00	839.16	552.48	0.00
120	A	840.63	553.84	10.00	10.00	317.21	0.00	840.63	553.84	0.00
121	A	842.10	555.20	10.00	10.00	317.21	0.00	842.10	555.20	0.00
122	A	843.57	556.56	10.00	10.00	317.21	0.00	843.57	556.56	0.00
135	A	856.37	567.14	10.00	10.00	46.55	0.00	856.37	567.14	0.00
1	B1	830.50	548.25	7.00	7.00	0.00	0.00	830.50	548.25	0.00
2	B1	815.50	548.25	7.00	7.00	0.00	0.00	815.50	548.25	0.00
3	B1	802.25	548.25	7.00	7.00	0.00	0.00	802.25	548.25	0.00
4	B1	788.25	548.25	7.00	7.00	0.00	0.00	788.25	548.25	0.00
5	B1	774.25	537.50	7.00	7.00	270.00	0.00	774.25	537.50	0.00
6	B1	759.75	527.00	7.00	7.00	180.00	0.00	759.75	527.00	0.00
7	B1	806.50	527.75	7.00	7.00	270.00	0.00	806.50	527.75	0.00
8	B1	822.25	527.90	7.00	7.00	180.00	0.00	822.25	527.90	0.00
1	C	798.75	618.75	8.00	8.00	270.00	0.00	798.75	618.75	0.00
1	D1	814.36	616.41	11.00	11.00	0.00	0.00	814.36	616.41	0.00
2	D1	828.86	616.41	11.00	11.00	0.00	0.00	828.86	616.41	0.00
3	D1	843.36	616.41	11.00	11.00	0.00	0.00	843.36	616.41	0.00
4	D1	857.86	616.41	11.00	11.00	0.00	0.00	857.86	616.41	0.00
5	D1	868.11	616.41	11.00	11.00	0.00	0.00	868.11	616.41	0.00
6	D1	879.32	612.63	11.00	11.00	0.00	0.00	879.32	612.63	0.00
7	D1	889.62	611.13	11.00	11.00	0.00	0.00	889.62	611.13	0.00
1	A	834.13	507.37	10.00	10.00	354.31	0.00	834.13	507.37	0.00
2	A	836.12	507.47	10.00	10.00	354.31	0.00	836.12	507.47	0.00
3	A	838.11	507.77	10.00	10.00	354.31	0.00	838.11	507.77	0.00
4	A	840.10	508.07	10.00	10.00	354.31	0.00	840.10	508.07	0.00
5	A	842.09	508.17	10.00	10.00	354.31	0.00	842.09	508.17	0.00
6	A	844.08	508.36	10.00	10.00	354.31	0.00	844.08	508.36	0.00
7	A	846.07	508.56	10.00	10.00	354.31	0.00	846.07	508.56	0.00
8	A	848.06	508.76	10.00	10.00	354.31	0.00	848.06	508.76	0.00
9	A	850.05	508.96	10.00	10.00	354.31	0.00	850.05	508.96	0.00
10	A	852.04	509.16	10.00	10.00	354.31	0.00	852.04	509.16	0.00
11	A	854.03	509.36	10.00	10.00	354.31	0.00	854.03	509.36	0.00
12	A	856.02	509.56	10.00	10.00	354.31	0.00	856.02	509.56	0.00
13	A	858.01	509.76	10.00	10.00	354.31	0.00	858.01	509.76	0.00
14	A	860.00	509.96	10.00	10.00	354.31	0.00	860.00	509.96	0.00
15	A	862.00	510.16	10.00	10.00	354.31	0.00	862.00	510.16	0.00
16	A	864.00	510.36	10.00	10.00	354.31	0.00	864.00	510.36	0.00
17	A	866.00	510.56	10.00	10.00	354.31	0.00	866.00	510.56	0.00
18	A	868.00	510.76	10.00	10.00	354.31	0.00	868.00	510.76	0.00
19	A	870.00	510.96	10.00	10.00	354.31	0.00	870.00	510.96	0.00
20	A	872.00	511.16	10.00	10.00	354.31	0.00	872.00	511.16	0.00
21	A	874.00	511.36	10.00	10.00	354.31	0.00	874.00	511.36	0.00
22	A	876.00	511.56	10.00	10.00	354.31	0.00	876.00	511.56	0.00
23	A	878.00	511.76	10.00	10.00	354.31	0.00	878.00	511.76	0.00
24	A	880.00	511.96	10.00	10.00	354.31	0.00	880.00	511.96	0.00
25	A	882.00	512.16	10.00	10.00	354.31	0.00	882.00	512.16	0.00
26	A	884.00	512.36	10.00	10.00	354.31	0.00	884.00	512.36	0.00
27	A	886.00	512.56	10.00	10.00	354.31	0.00	886.00	512.56	0.00
28	A	888.00	512.76	10.00	10.00	354.31	0.00	888.00	512.76	0.00
29	A	890.00	512.96	10.00	10.00	354.31	0.00	890.00	512.96	0.00
30	A	892.00	513.16	10.00	10.00	354.31	0.00	892.00	513.16	0.00
31	A	894.00	513.36	10.00	10.00	354.31	0.00	894.00	513.36	0.00
32	A	896.00	513.56	10.00	10.00	354.31	0.00	896.00	513.56	0.00
33	A	898.00	513.76	10.00	10.00	354.31	0.00	898.00	513.76	0.00
34	A	900.00	513.96	10.00	10.00	354.31	0.00	900.00	513.96	0.00
35	A	902.00	514.16	10.00	10.00	354.31	0.00	902.00	514.16	0.00
36	A	904.00	514.36	10.00	10.00	354.31	0.00	904.00	514.36	0.00
37	A	906.00	514.56	10.00	10.00	354.31	0.00	906.00	514.56	0.00
38	A	908.00	514.76	10.00	10.00	354.31	0.00	908.00	514.76	0.00
39	A	910.00	514.96	10.00	10.00	354.31	0.00	910.00	514.96	0.00
40	A	912.00	515.16	10.00	10.00	354.31	0.00	912.00	515.16	0.00
41	A	914.00	515.36	10.00	10.00	354.31	0.00	914.00	515.36	0.00
42	A	916.00	515.56	10.00	10.00	354.31	0.00	916.00	515.56	0.00
43	A	918.00	515.76	10.00	10.00	354.31	0.00	918.00	515.76	0.00
44	A	920.00	515.96	10.00	10.00	354.31	0.00	920.00	515.96	0.00
45	A	922.00	516.16	10.00	10.00	354.31	0.00	922.00	516.16	0.00
46	A	924.00	516.36	10.00	10.00	354.31	0.00	924.00	516.36	0.00
47	A	926.00	516.56	10.00	10.00	354.31	0.00	926.00	516.56	0.00
48	A	928.00	516.76	10.00	10.00	354.31	0.00	928.00	516.76	0.00
49	A	930.00	516.96	10.00	10.00	354.31	0.00	930.00	516.96	0.00
50	A	932.00	517.16	10.00	10.00	354.31	0.00	932.00	517.16	0.00
51	A	934.00	517.36	10.00	10.00	354.31	0.00	934.00	517.36	0.00
52	A	936.00	517.56	10.00	10.00	354.31	0.00	936.00	517.56	0.00
53	A	938.00	517.76	10.00	10.00	354.31	0.00	938.00	517.76	0.00
54	A	940.00	517.96	10.00	10.00	354.31	0.00	940.00	517.96	0.00
55	A	942.00	518.16	10.00	10.00	354.31	0.00	942.00	518.16	0.00
56	A	944.00	518.36	10.00	10.00	354.31	0.00	944.00	518.36	0.00
57	A	946.00	518.56	10.00	10.00	354.31	0.00	946.00	518.56	0.00
58	A	948.00	518.76	10.00	10.00	354.31	0.00	948.00	518.76	0.00</