

LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT

SITE DEVELOPMENT PLAN 0.716 ACRES LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

OWNERSHIP CERTIFICATE:
 THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
 MEM HOLDINGS, LLC A COLORADO LIMITED LIABILITY COMPANY
 SIGNED THIS 13 DAY OF OCT 20 15
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF OCT 20 15
 BY Mike Moroni AS OWNER OF MEM HOLDINGS, LLC.
 WITNESS MY HAND AND OFFICIAL SEAL
 MORGAN J. OLISENBERRY
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20134082452
 MY COMMISSION EXPIRES OCTOBER 03, 2017
 MY COMMISSION EXPIRES 10/03/2017

TITLE CERTIFICATE:
 I, Joseph Belongia, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE 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, MORTGAGERS AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
 SIGNED THIS 12TH DAY OF OCTOBER 20 15
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF OCTOBER 20 15 BY Joseph Belongia AS AUTHORIZED REPRESENTATIVE
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9/15/18
 KARLA PARKER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20024027392
 MY COMMISSION EXPIRES SEPTEMBER 5, 2018

SURVEYORS CERTIFICATE:
 I, Doug Allen Bred, 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 REPRESENTS THE SURVEY.
 Doug Allen Bred
 REGISTERED LAND SURVEYOR
 DATE 10-6-15

CIVIL ENGINEERS STATEMENT:
 I, Kevin E. Archer, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS SHOWN ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN ACCORDANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
 Kevin E. Archer
 REGISTERED PROFESSIONAL ENGINEER
 DATE 10-6-15

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE:
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:44 ON THE 19th DAY OF OCTOBER 20 15 AT RECEIPT NO. 2015 075421 pm
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Haron L. Valle DEPUTY
 EST. 1874

LIENHOLDER SUBORDINATION CERTIFICATE:
 THE UNDERSIGNED ARE ALL OWNERS AND MORTGAGEES OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 8, 2014 AT RECEIPT NO. 2014044393, DOUGLAS COUNTY COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
 BY: Smuhling LIVE OAK BANKING COMPANY
 SIGNED THIS 15th DAY OF OCT 20 15
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF OCT 20 15 BY AS OF LIVE OAK BANKING COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES March 3, 2020

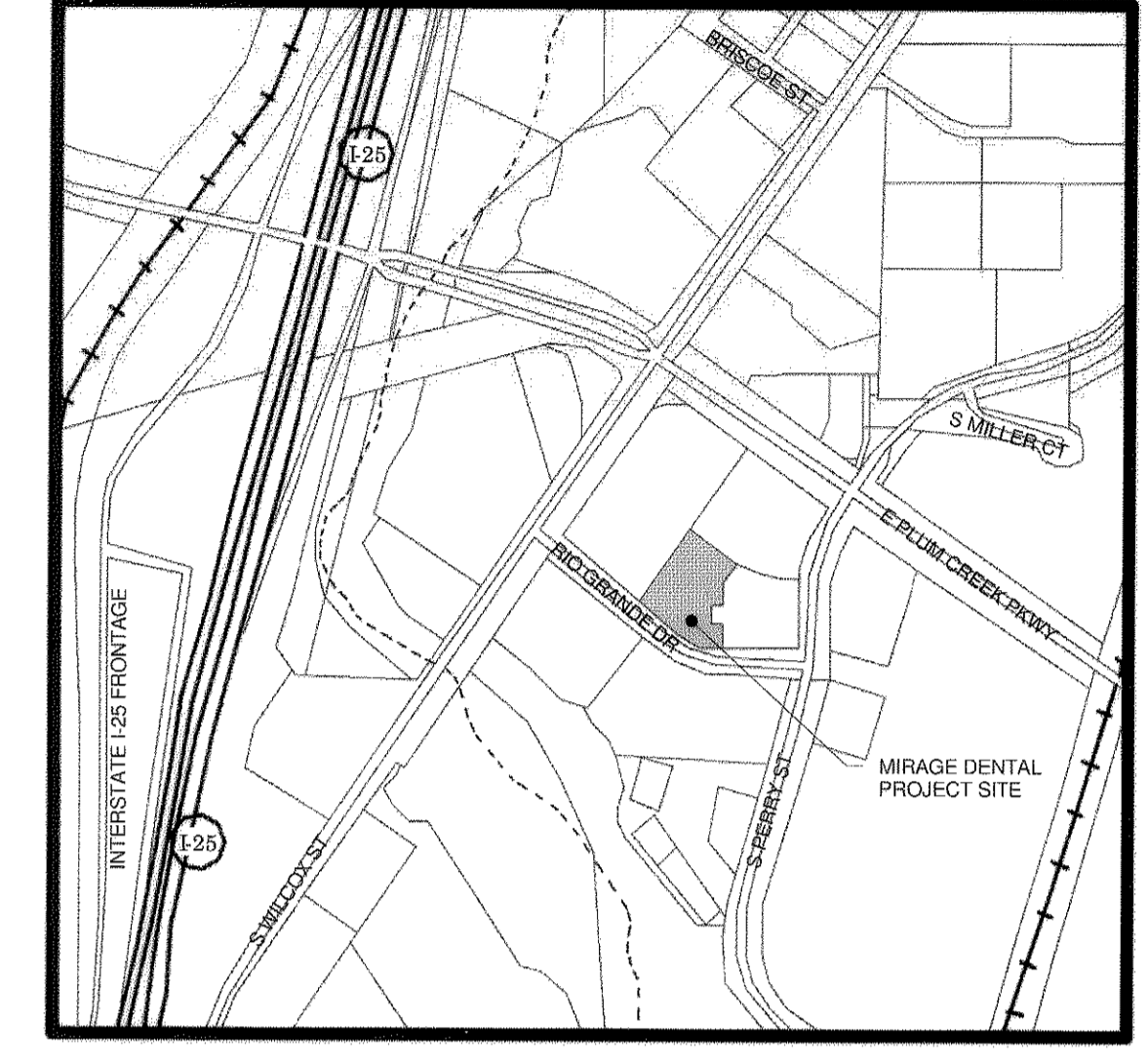
DESIGN REVIEW BOARD APPROVAL:
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK COLORADO, ON THE 23rd DAY OF SEPTEMBER 20 15.
 CHAIR: [Signature] DATE: 10-15-15
 ATTEST: [Signature] DATE: 10/16/15
 DEVELOPMENT SERVICES DIRECTOR

- 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 purpose 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 permanent 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 impervious impaction.
 - The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
 - No FEMA regulated floodplains or wetlands exist on the site.
 - 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 finished elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, mops, cut slopes, and benches shall be placed within sight distance lines and sight distance easements.
 - All Utility, Damage, 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.
 - This Property is zoned Business/Commercial, within the Downtown Overlay District, South District.
 - 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 MEM HOLDING, LLC.
 - 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.
 - A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any signs on the property. All signs must comply with the provisions of Title 19 (sign code regulations) of the municipal code.

BASE OF BEARING:
 BEARINGS ARE ASSUMED AND BASED ON THE CONSIDERATION THAT THE WEST LINE OF LOT 1 BEARS N84°25'50" E AS SHOWN HEREON BETWEEN THE IDENTIFIED MONUMENTS.

BENCHMARK:
 DC BM 3020015
 ELEVATION = 6255.22 (NAVD 88)

APPROVED VARIANCE:
 THE DRB APPROVED BOTH ITEMS BELOW ON SEPTEMBER 23, 2015:
 THE DRB APPROVED THE LANDSCAPE VARIANCE WHICH APPROVES THE USE OF TWO (2) TREES ALONG RIO GRANDE DRIVE INSTEAD OF EIGHT (8) TREES DUE TO THE SITE DRAINAGE REQUIREMENT AND UTILITY EASEMENTS.
 THE DRB HAS APPROVED THE EXTERIOR SUN SHADES TO BE OPIDNAL ON THE EAST, NORTH, AND SOUTH ELEVATIONS.



VICINITY MAP

LEGAL DESCRIPTION
 LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVERSHEET
2	SITE PLAN
3	GENERAL GRADING PLAN
4	GENERAL UTILITIES PLAN
5	CONCEPTUAL LANDSCAPE PLAN
6	BUILDING ELEVATIONS
7	GENERAL LIGHTING PLAN

SITE DATA:

SITE BREAKDOWN:

TOTAL NET SITE AREA:	31,189 S.F.	0.716 AC	100%
DRIVE, WALKS & PARKING:	20,041 S.F.	0.46 AC	64 %
BUILDING COVERAGE	6,454 S.F.	0.14 AC	21 %
LANDSCAPE	4,694 S.F.	0.11 AC	15 %
TOTAL:	31,189 S.F.	0.716 AC	100.00%

BUILDING COVERAGE:

BUILDING ACTUAL BUILDING	FOOTPRINT AREA	6,454 S.F.
MAXIMUM ALLOWED: 100% =		31,189 S.F.

PARKING REQUIRED:

PD REQUIRED PARKING	0 REQUIRED*
HANDICAP PARKING	0 REQUIRED*
TOTAL REQUIRED	0 REQUIRED*

* DOWNTOWN OVERLAY DISTRICT DOES NOT HAVE PARKING REQUIREMENTS

PARKING PROVIDED:

STANDARD SURFACE PARKING STALLS: 29 (9'-0" x 16'-0" with a 2' overhang)	
HANDICAP PARKING STALLS: 1 (9'-0" x 16'-0" with a 2' overhang)	1
TOTAL PARKING PROVIDED:	30 SPACES ON SITE - ADDITIONAL STREET PARKING

PROPOSED BUILDING HEIGHTS:

MAXIMUM BUILDING HEIGHT ALLOWED:	6 STORIES; NO MAXIMUM HEIGHT LIMITATION PER DOWNTOWN OVERLAY DISTRICT SOUTH DISTRICT REQUIREMENTS
ACTUAL BUILDING HEIGHT:	4 STORIES

SEWER DATA:

0'-0" SIDE TO RIO GRANDE DRIVE
 0'-0" SIDE TO INTERIOR DRIVE
 0'-0" REAR TO INTERIOR DRIVE
 0'-0" FRONT TO INTERIOR DRIVE

SEWER SUMMARY TABLE:

SEWER SIZE	FEET
1.5"	3.33

LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT SITE DEVELOPMENT PLAN

PROJECT NO. SDP15-0020

PLANS PREPARED FOR: MEM HOLDINGS, LLC

755 S. PERRY ST., SUITE #200
 CASTLE ROCK, CO 80104

SHEET 1 OF 7

PWN Architects and Planners, Inc.

9250 E Costilla Avenue | Suite 620
 Greenwood Village, CO 80112
 voice: 303.649.9880 | fax: 303.649.9870
 pwnarchitects.com

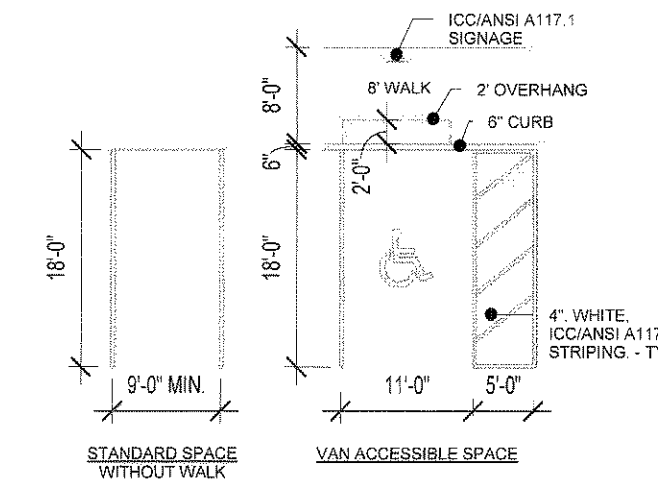
LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT

SITE DEVELOPMENT PLAN

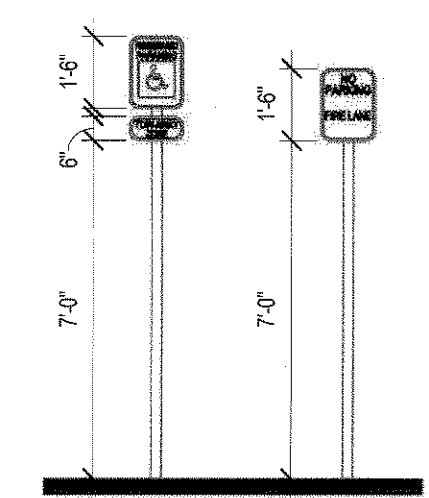
0.716 ACRES

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

PARKING STANDARDS

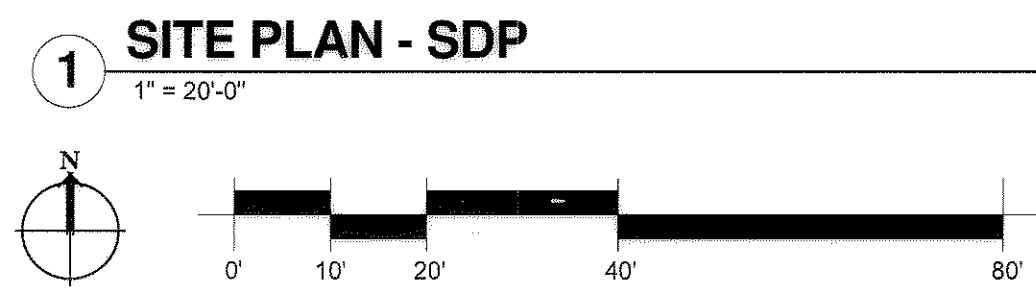
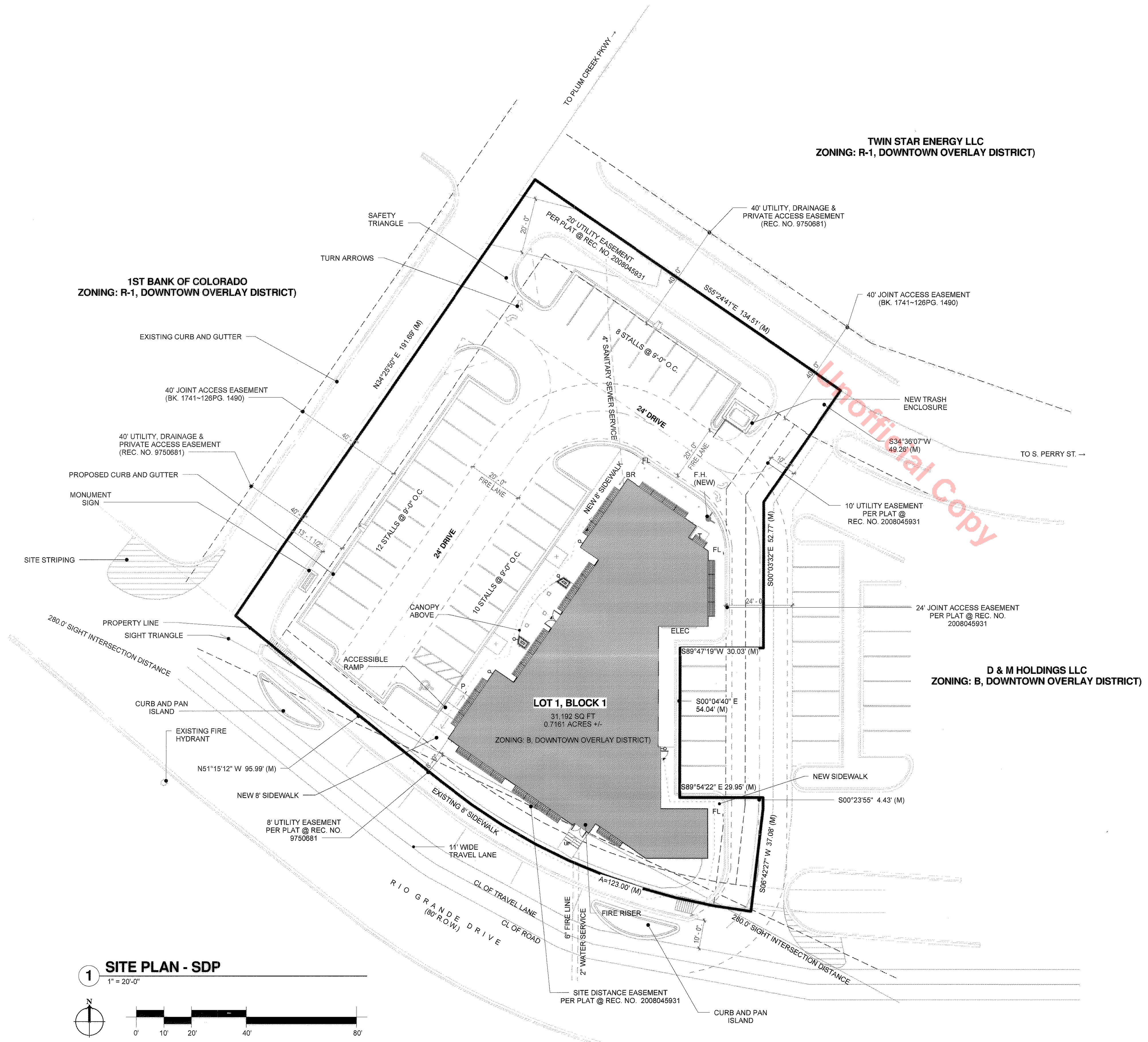
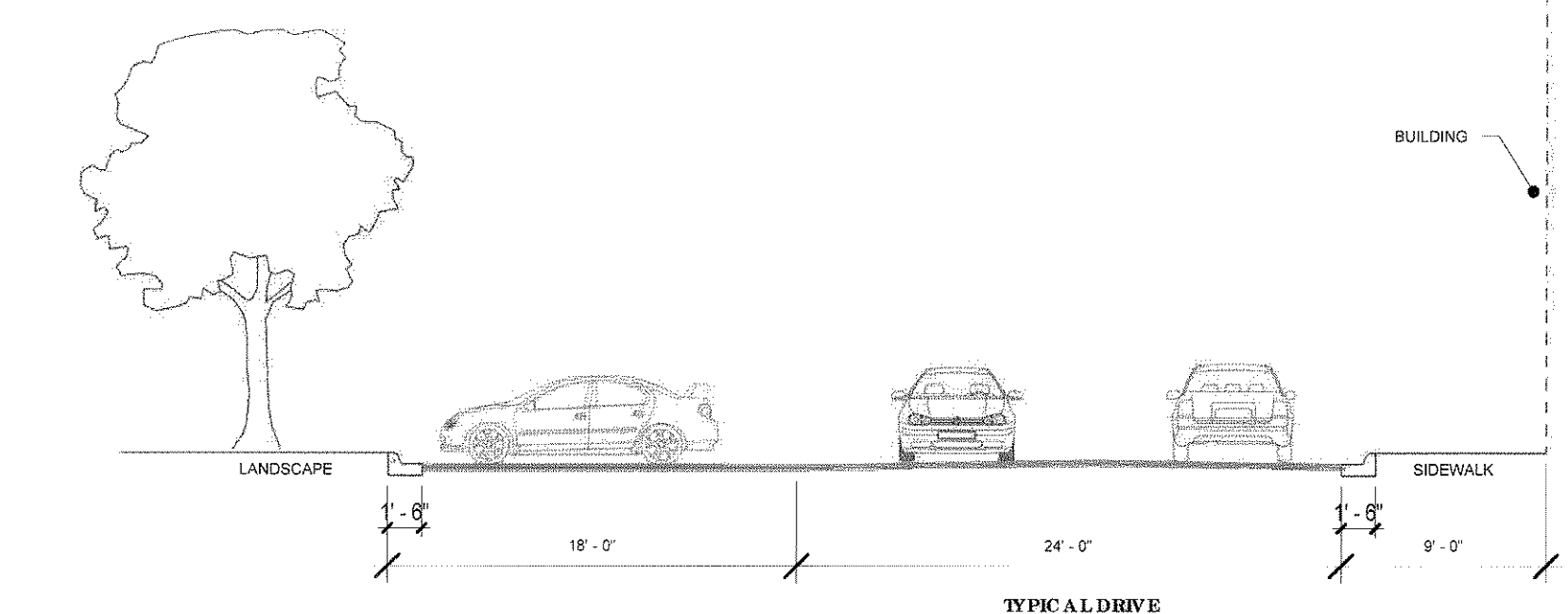
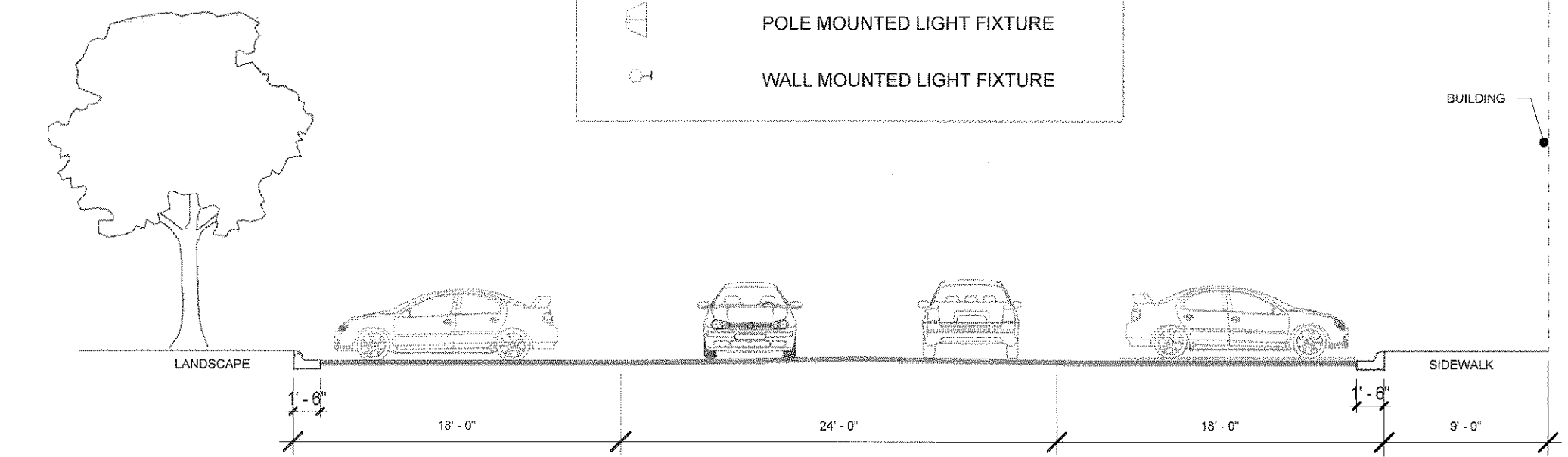


PARKING SIGNS



SITE PLAN KEY:

- HANDICAP PARKING SPACE
- ACCESSIBLE CURB RAMP
- RESERVED HANDICAP PARKING SIGN
- BIKE RACK
- FIRE HYDRANT
- FIRE LANE SIGN (SEE DETAILS)
- PARKING LIGHT
- TRANSFORMER
- ADA ACCESS ROUTES
- DECORATIVE BOLLARDS
- TREE GRATE
- SUMP PUMP
- POLE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE



ALL MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET.
CONFLICTING BOUNDARY EVIDENCE IS AS SHOWN.
(M) = FIELD MEASURED
(P) = PLATTED DESIGN

LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT SITE DEVELOPMENT PLAN

PROJECT NO. SDP15-0020
PLANS PREPARED FOR:
MEM HOLDINGS, LLC

755 S. PERRY ST., SUITE #200
CASTLE ROCK, CO 80104

SHEET
2 OF 7

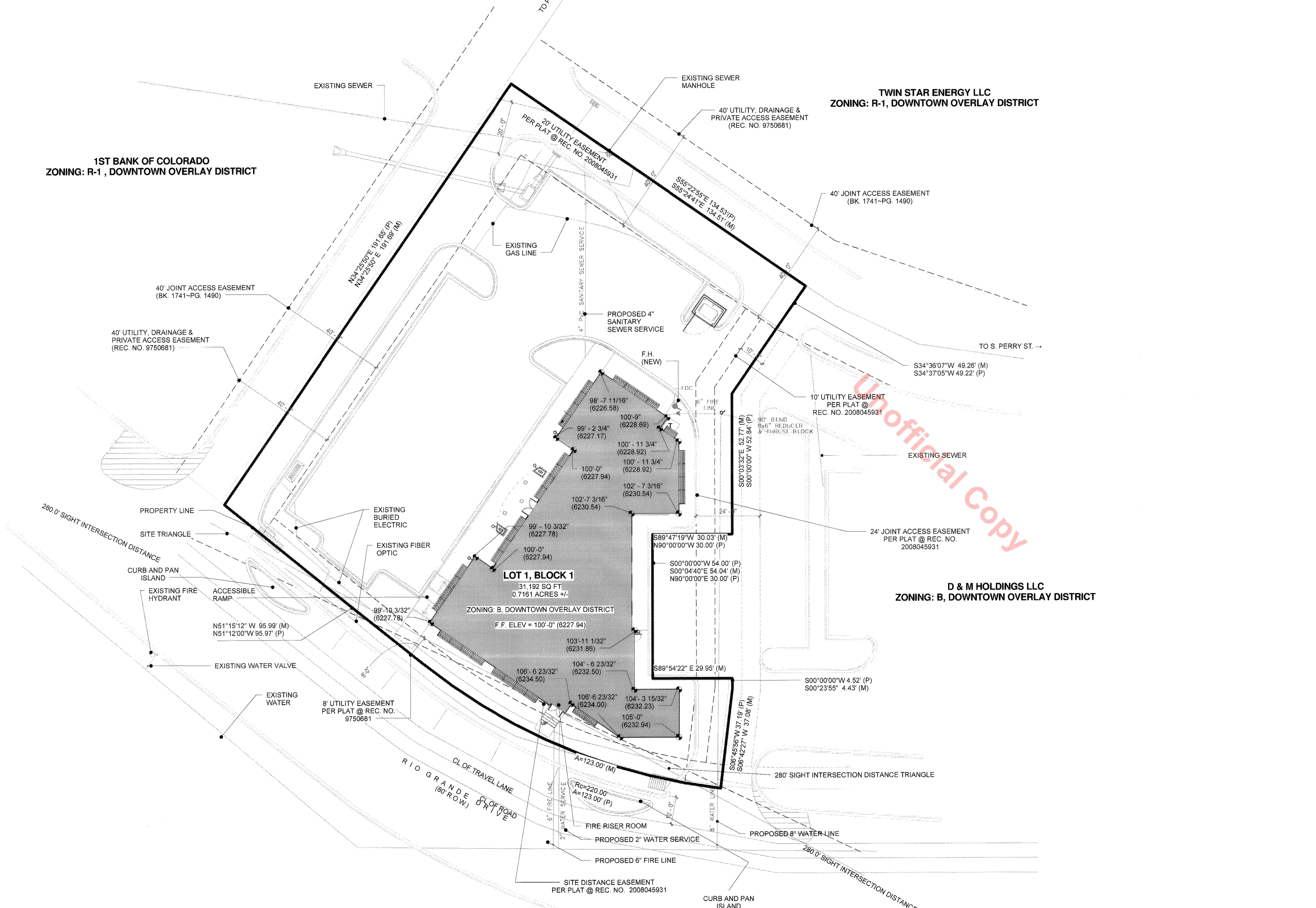


PWN Architects and Planners, Inc.
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voice: 303.649.9880 fax: 303.649.9870
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SITE DEVELOPMENT PLAN

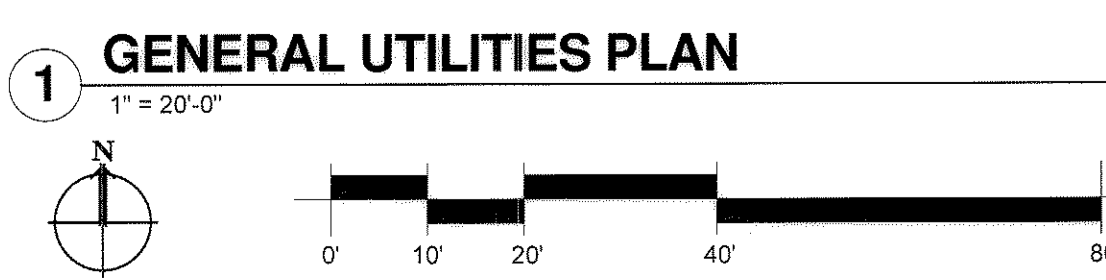
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WEST OF THE 6TH P.M.



LEGEND:

	EXISTING PROPERTY LINE
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATERLINE
	EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND ELECTRIC
	GAS LINE

- UTILITY 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 BLUE WATER PRESSURE ZONE.



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CONFLICTING BOUNDARY EVIDENCE IS AS SHOWN.
(M) = FIELD MEASURED
(P) = PLATTED DESIGN

DETAIL FOR THE INSIDE DUAL WATER METER
INSTALLATION WILL BE PROVIDED WITH THE CDS

**LOT 1, BLOCK 1, 1ST BANK OF
DOUGLAS COUNTY SUBDIVISION,
1ST AMENDMENT
SITE DEVELOPMENT PLAN**

**PROJECT NO. SDP15-0020
PLANS PREPARED FOR:
MEM HOLDINGS, LLC**

755 S. PERRY ST., SUITE #200
CASTLE ROCK, CO 80104

SHEET
4 OF 7

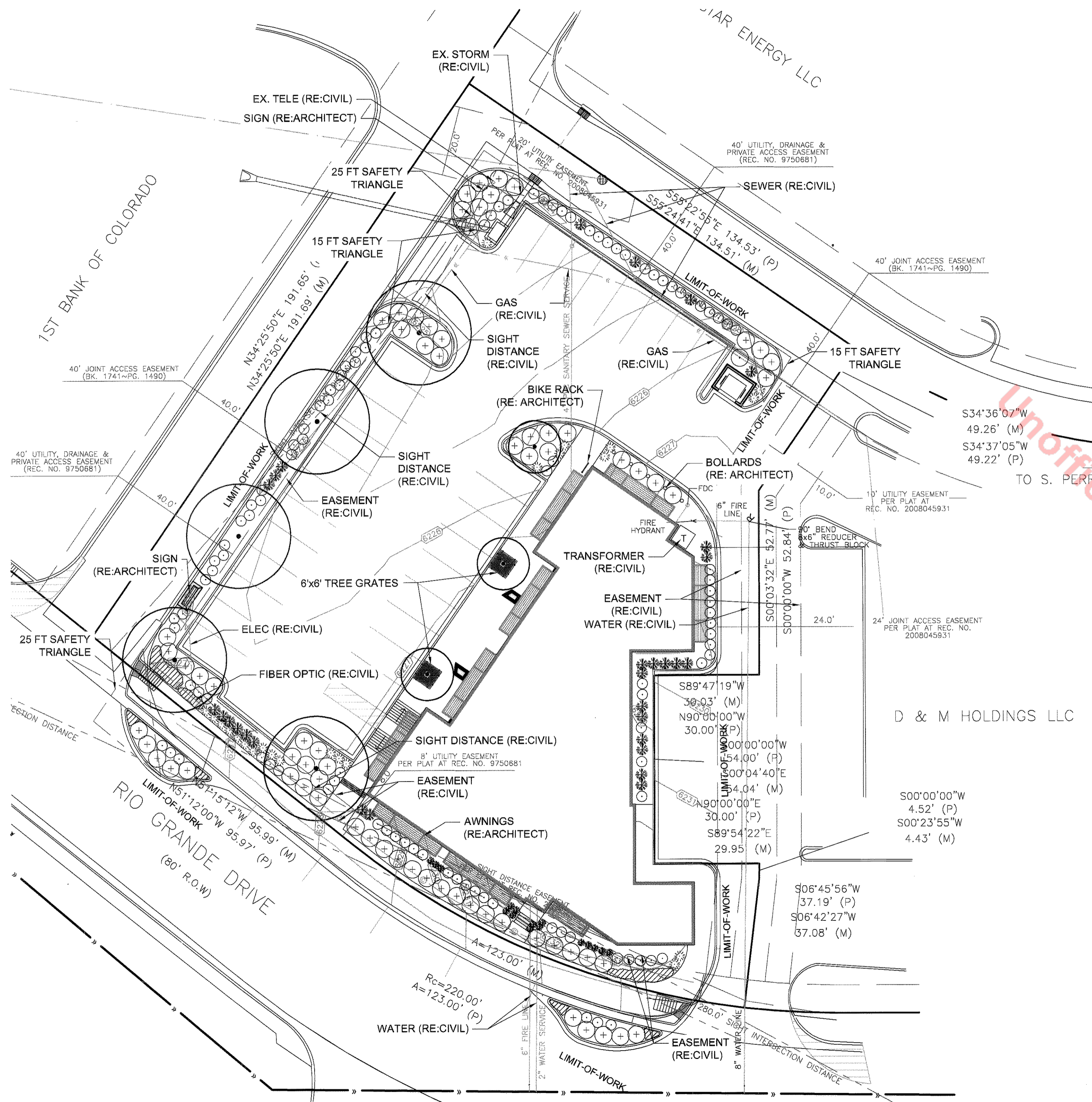


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pwnarchitects.com

MIRAGE DENTAL SITE DEVELOPMENT PLAN

0.716 ACRES

LOT 1, BLOCK 1, 1ST BANK DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO



PLANT SCHEDULE	
SYMBOL	HYDROZONE
●	DECIDUOUS CANOPY TREES (LARGE CANOPY)
	2 & 3 LOW TO MODERATE
○	GROUNDCOVERS
	2 & 3 LOW TO MODERATE
●	DECIDUOUS & EVERGREEN SHRUBS
	1 & 2 & 3 VERY LOW TO MODERATE
○	PERENNIALS
	2 & 3 LOW TO MODERATE
●	ORNAMENTAL GRASSES
	1 & 2 & 3 VERY LOW TO MODERATE

Commercial Landscape Site Inventory	
Town of Castle Rock Registered Professional	Scott Ohm
Town of Castle Rock Registration #	15-1161
State of Colorado License Landscape Architect #	830
Company Name	Grounded By Design, LLC
Address	P.O. Box 1953
Phone	303.872.7807
Email	design-info@groundedbydesign.com
Date	7/23/2015
PROJECT NAME	MIRAGE DENTAL

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
31,189	5,220	0	546	6	8	12	175	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
9,991	1,334	30	0	0	10	2	7	4	51

- TOWN OF CASTLE ROCK CONCEPT PLAN 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.
 - KEEP ALL TREES MINIMUM 10' CLEAR FROM WATER, SANITARY SEWER MAINS, PUBLIC STORM LINES AND 4' CLEAR FROM GAS, ELECTRIC, FIBER OPTIC LINES AND 5' CLEAR FROM PRIVATE STORM LINES.
 - 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.
 - SIGHT DISTANCE TRIANGLES AREAS MUST BE KEPT FREE OF VISUALLY OBSTRUCTING LANDSCAPE FEATURES (30 INCHES OR TALLER) AT MATURE SIZE.

LANDSCAPE BUFFER REQUIREMENTS												
Buffer Description / Length / Adj. Land Use	Square Footage	Min. 10% SF Landscaped	Square Foot Landscaped	Trees Required 2/1000 SF	Linear Feet	Trees Required 1/22 LF	Trees Provided	Shrubs Required 4/1000 SF	Shrubs Required 4/40 LF	Shrubs Required 5/Tree	Perennials Required 7/Tree	Perennials Provided
Parking Lot Area	10,161	1016	1,364	2	N.A.	N.A.	8	4	N.A.	N.A.	51	N.A.
Gross Site Area	31,189	3119	5,220	6	N.A.	N.A.	8	12	N.A.	N.A.	175	N.A.
Downtown Overlay District along Rio Grande Drive	N.A.	N.A.	N.A.	N.A.	180	8	2	N.A.	N.A.	41	63	164

* TREES PLANTED IN UTILITY EASEMENT APPROVED VARIANCE # TCV15-0050

SITE DATA TABLE						
Site Data	Actual Square Footage	Minimum Area SF Required	Maximum %	% Required	% Provided	CY Compost Req'd @ 4/1000 SF
Gross Site Area:	31,189	N.A.	N.A.	N.A.	100.0	
Building Coverage	6,454	N.A.	N.A.	N.A.	20.7	
Hardscape Area	19,515	N.A.	N.A.	N.A.	62.6	
Total Landscaped Area	5,220	3,119	N.A.	10	16.7	
Total Non-Living Ornamental	546	N.A.	N.A.	N.A.	N.A.	
Permanently Irrigated Landscape	4,674	N.A.	N.A.	N.A.	N.A.	19

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECTURE
P.O. Box 1953
Wheat Ridge, CO 80034
Office: (303) 872.7807
www.groundedbydesign.com

SCOTT OHM, RLA
STATE OF COLORADO LICENSED
LANDSCAPE ARCHITECT #830
TOWN OF CASTLE ROCK #15-1161
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF GROUNDED BY DESIGN, LLC AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF GROUNDED BY DESIGN, LLC

SHEET
5 OF 6

MIRAGE DENTAL
SITE DEVELOPMENT PLAN

LANDSCAPE PLAN & SCHEDULES SPD # 15-0020

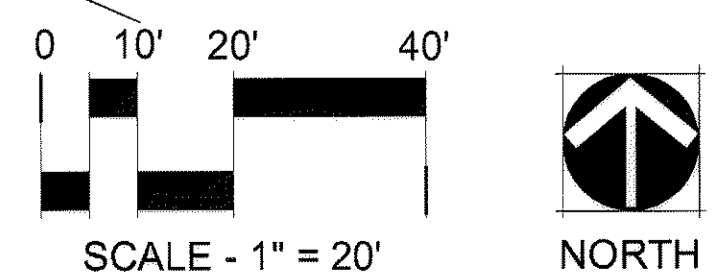
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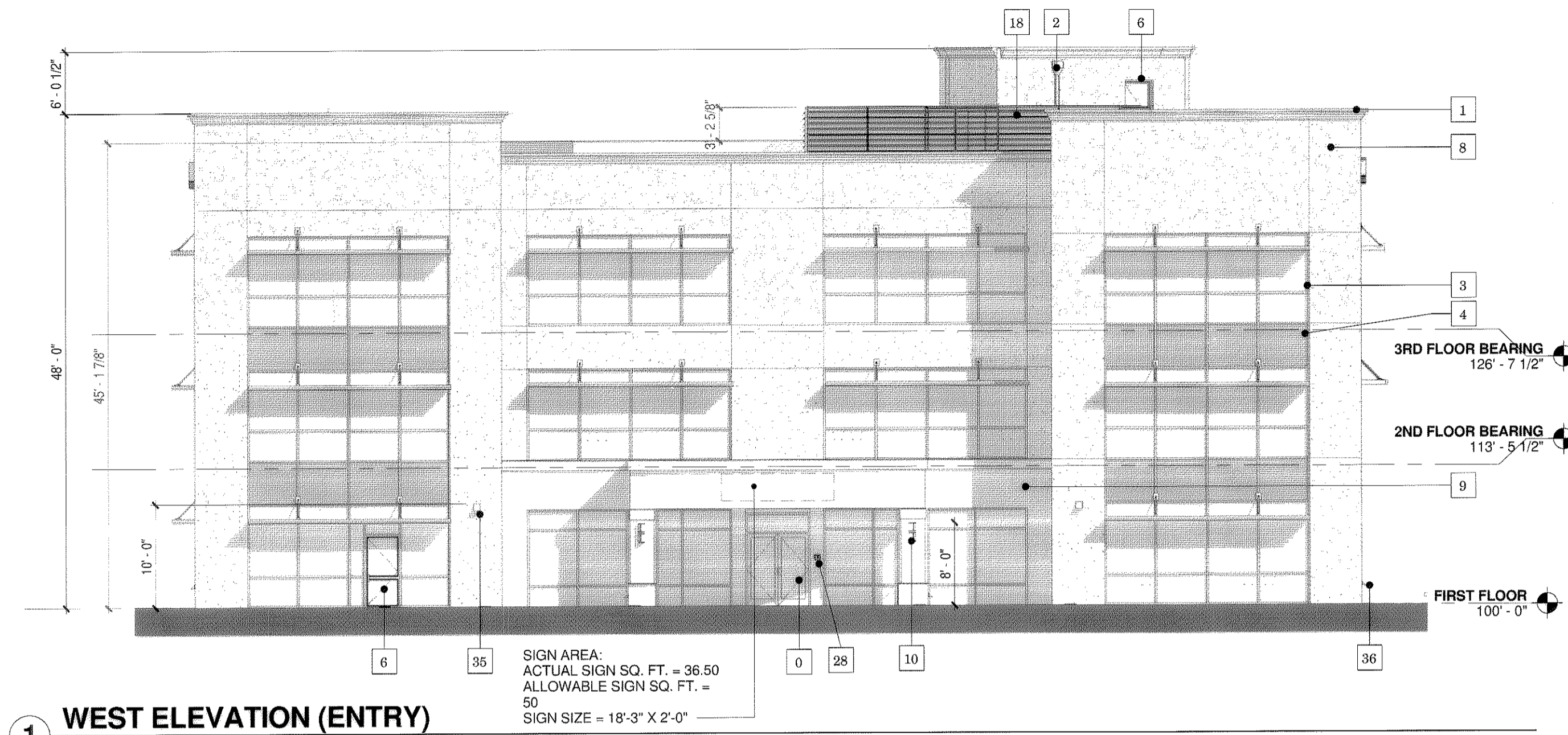


BEFORE YOU DIG
CALL UTILITY NOTIFICATION
811
CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

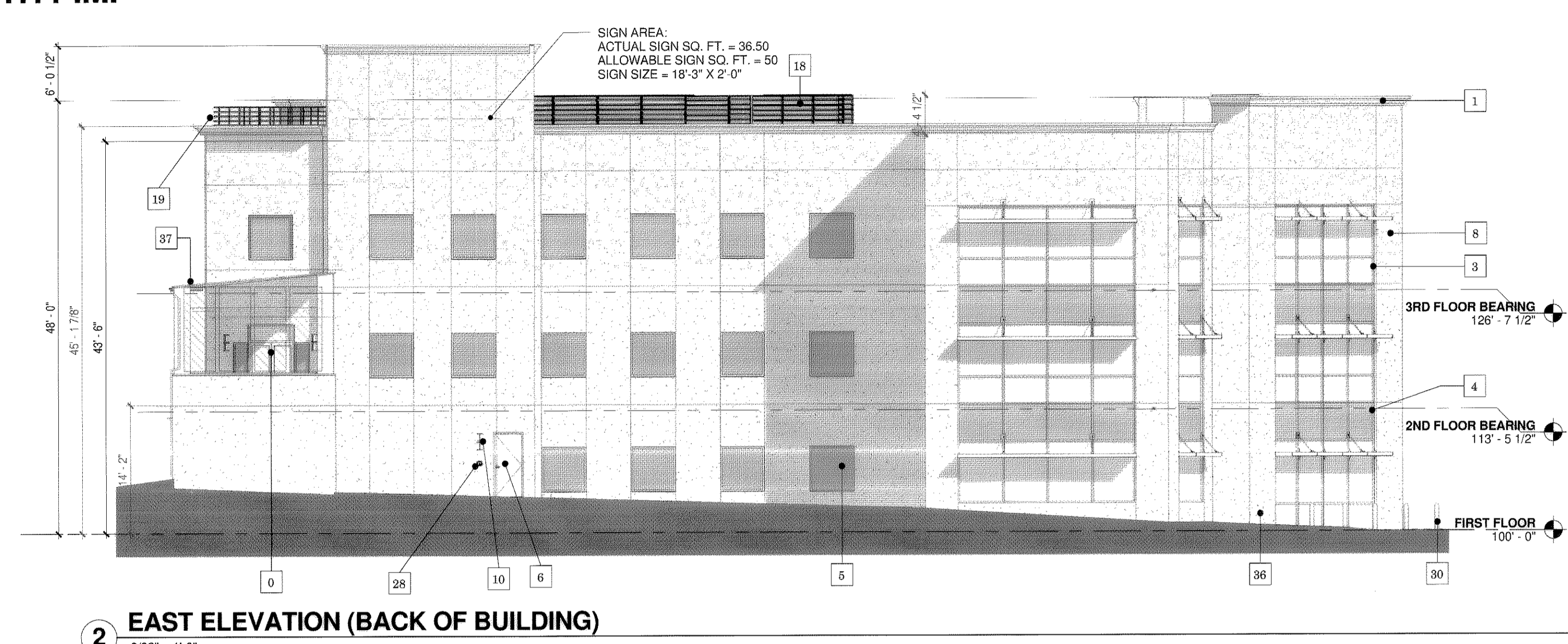
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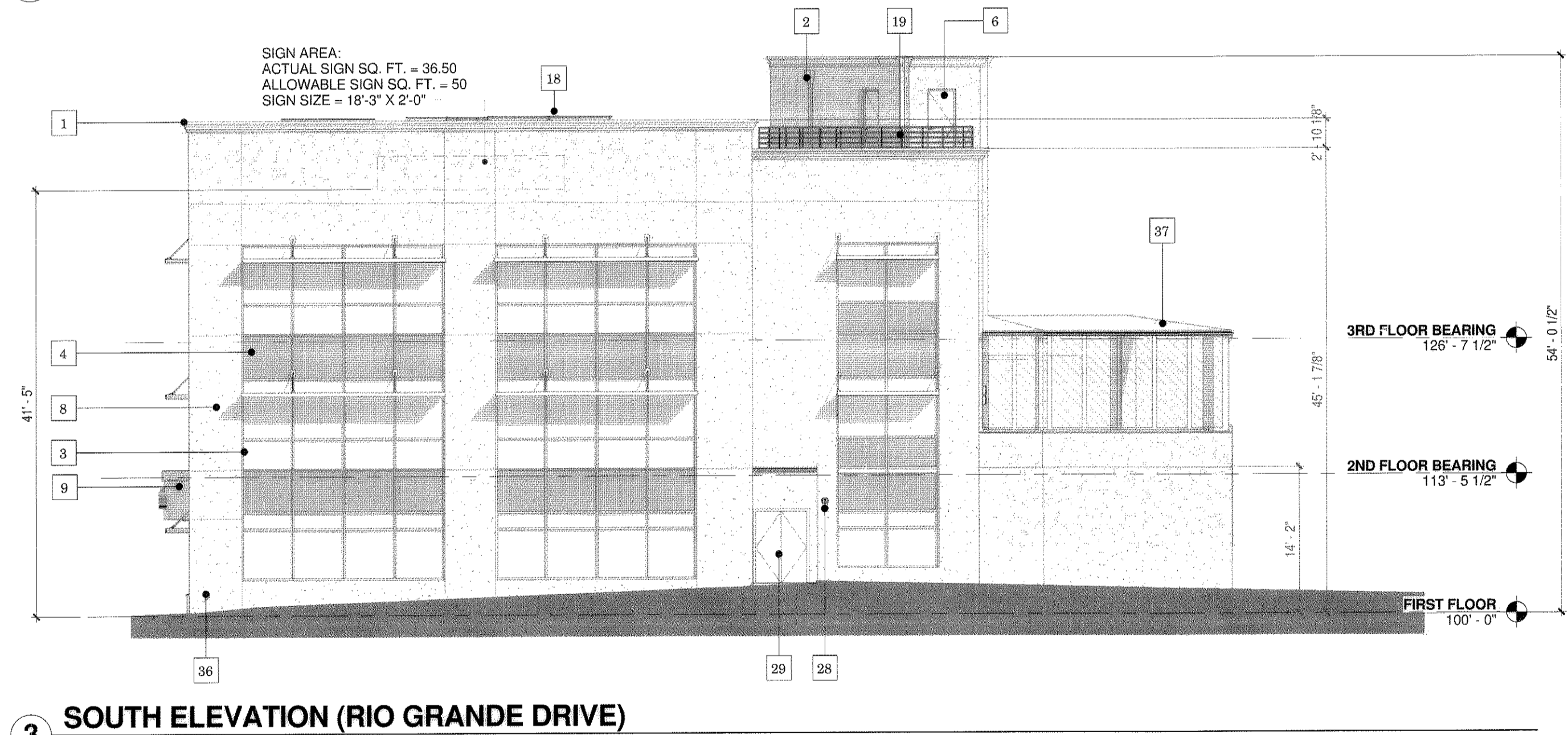
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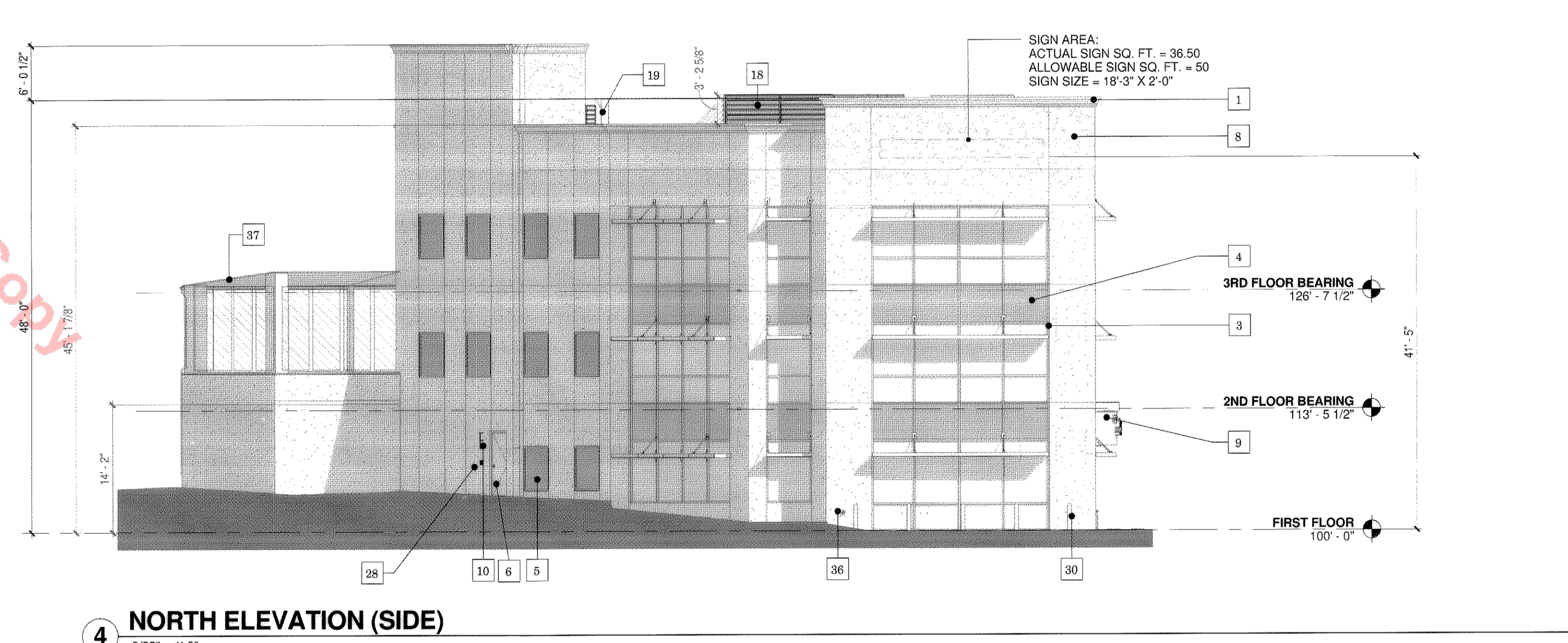
1 WEST ELEVATION (ENTRY)
3/32" = 1'-0"



2 EAST ELEVATION (BACK OF BUILDING)
3/32" = 1'-0"

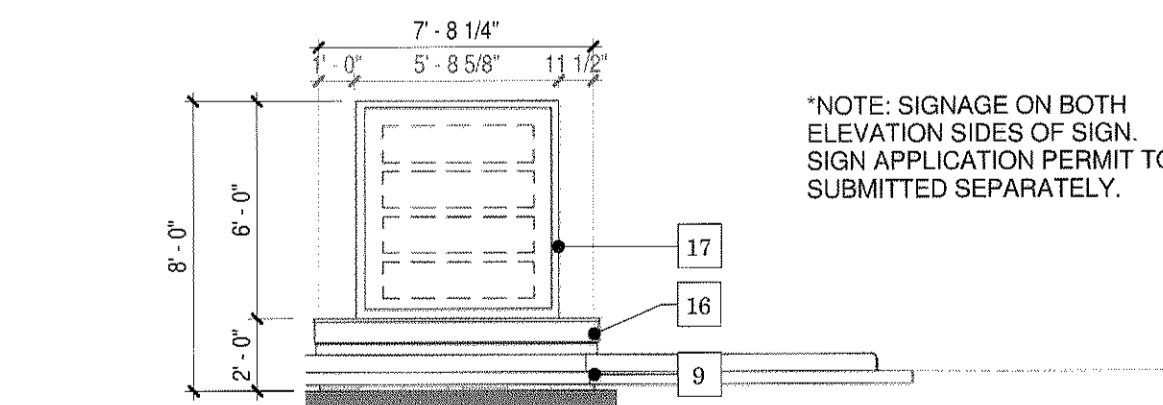


3 SOUTH ELEVATION (RIO GRANDE DRIVE)
3/32" = 1'-0"

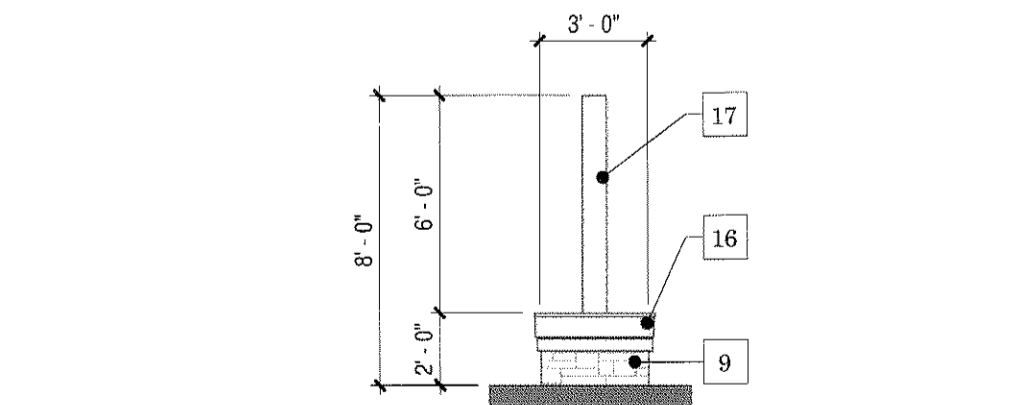


4 NORTH ELEVATION (SIDE)
3/32" = 1'-0"

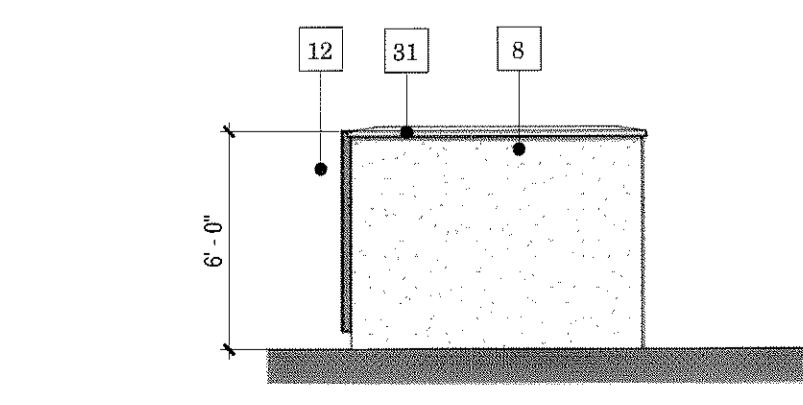
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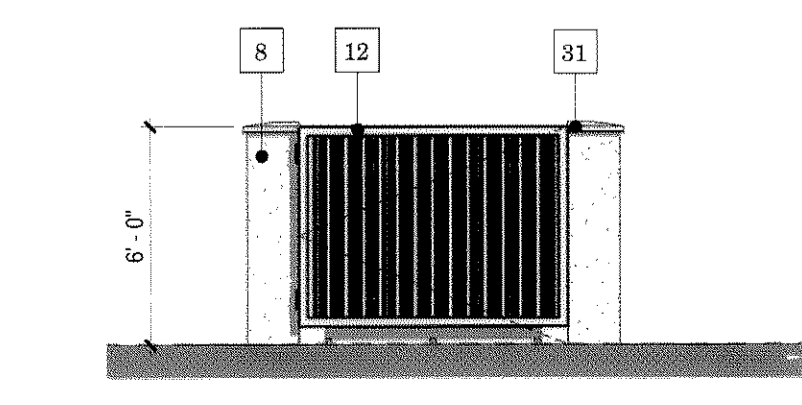
5 MONUMENT SIGN - FRONT ELEVATION
3/16" = 1'-0"



6 MONUMENT SIGN - SIDE ELEVATION
3/16" = 1'-0"



7 TRASH ENCLOSURE - FRONT ELEVATION - SDP
3/16" = 1'-0"



8 TRASH ENCLOSURE - SIDE ELEVATION SDP
3/16" = 1'-0"

COLOR SCHEME FOR MIRAAGE DENTAL	
S-1 STUCCO COLOR	B-1 PARAPET
SW 0009 EASTLAKE GOLD	SW 6076 TURKISH COFFEE
P-2 PUNCH COLOR	
TRASH SCREEN GATES	
SW 6076 TURKISH COFFEE	
ROOF	
TPO	
COLOR: WHITE	
STONE	
RED SANDSTONE	
SPANDREL GLASS	
HIGH OPACITY WHITE	

SIGNAGE BREAKDOWN						
	ALLOWABLE SQ. FT.	ACTUAL SQ. FT.	ALLOWABLE HEIGHT	HEIGHT	WIDTH	LOCATION
SIGN A	50 SQ. FT.	36.50 SQ. FT.	N/A	2'-0"	18'-3"	WEST ELEVATION
SIGN B	50 SQ. FT.	36.50 SQ. FT.	N/A	2'-0"	18'-3"	EAST ELEVATION
SIGN C	50 SQ. FT.	36.50 SQ. FT.	N/A	2'-0"	18'-3"	SOUTH ELEVATION
SIGN D	50 SQ. FT.	36.50 SQ. FT.	N/A	2'-0"	18'-3"	NORTH ELEVATION
SIGN E	50 SQ. FT.	48 SQ. FT.	20'-0"	6'-0"	8'-0"	MONUMENT SIGN

KEYNOTES	
0	EXTERIOR NOTES - CDS
1	PARAPET, PAINTED TO MATCH CURTAIN WALL MULLIONS.
2	SCUPPER TO DOWNSPOUT, PAINTED TO MATCH STUCCO.
3	VISION PANEL.
4	SPANDREL GLASS.
5	VINYL WINDOWS - FIXED. MATCH FRAME FINISH TO CURTAIN WALL MULLION FINISH.
6	EXTERIOR DOOR. MATCH FRAME FINISH TO CURTAIN WALL MULLION FINISH.
8	CEMENT STUCCO, FINE SAND TEXTURE - COLOR SW0009 EASTLAKE GOLD.
9	STONE VENEER.
10	EXTERIOR LIGHT FIXTURE - TYPE "SC".
12	METAL GATE. PAINT TO MATCH CURTAIN WALL MULLIONS.
16	
17	METAL SIGN BOX, PAINTED.
18	RTU SCREENING, PAINTED TO MATCH PARAPET.
19	METAL GUARDRAIL @ 42" HIGH AFF MIN. POWDER COAT TO MATCH CURTAIN WALL MULLIONS. PER CODE
28	KNOX BOX. WITH LOCKING KNOX CAPS.
29	FIRE RISER DOUBLE ENTRY DOOR.
30	DECORATIVE BOLLARD, PAINTED TO MATCH CURTAIN WALL VERTICAL MULLIONS.
31	STUCCO BREAK METAL CAP - PAINTED TO MATCH CURTAIN WALL VERTICAL MULLIONS.
35	EXTERIOR LIGHT FIXTURE - TYPE "SB".
36	6" ROOF DRAIN - RE: PLUMBING.
37	STANDING SEAM METAL ROOF - FINISH TO MATCH CURTAIN WALL MULLIONS.

**LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT
SITE DEVELOPMENT PLAN**

**PROJECT NO. SDP15-0020
PLANS PREPARED FOR:
MEM HOLDINGS, LLC**

755 S. PERRY ST., SUITE #200
CASTLE ROCK, CO 80104

SHEET
6 OF 7



PWN Architects and Planners, Inc.

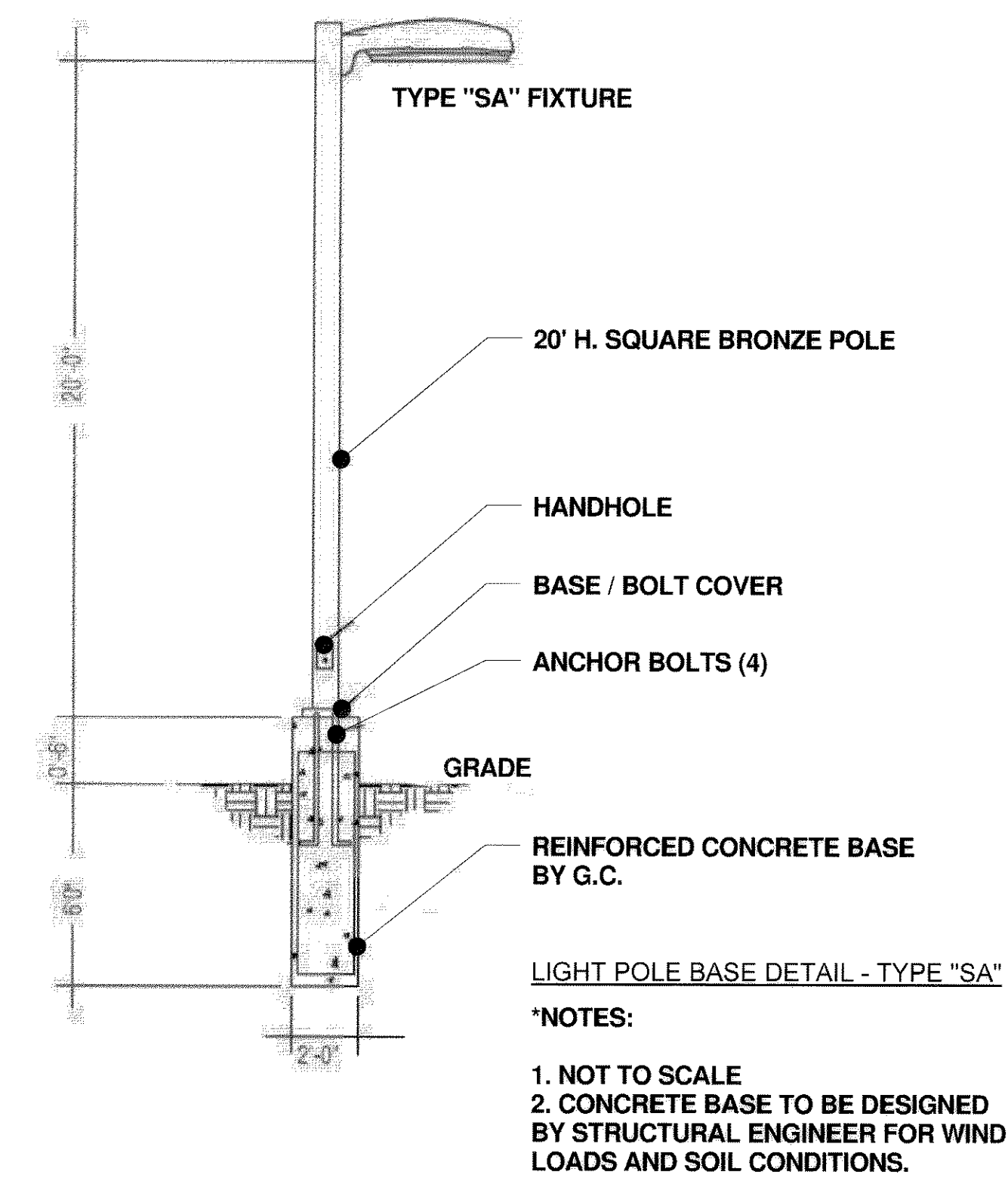
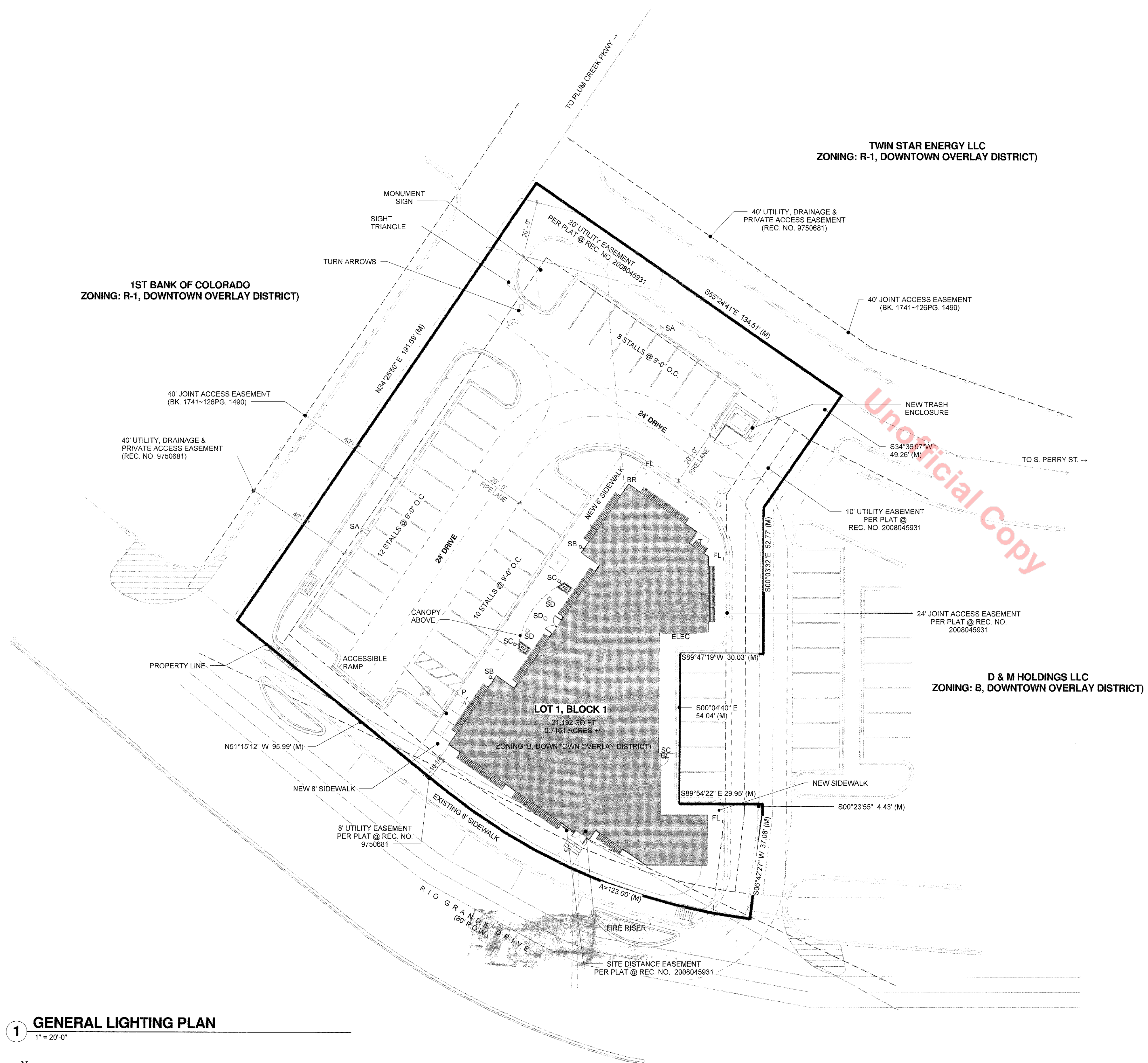
9250 E Costilla Avenue | Suite 620
Greenwood Village, CO 80112
voice: 303.649.9880 fax: 303.649.9870
pwnarchitects.com

LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT

SITE DEVELOPMENT PLAN

0.716 ACRES

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.



LEGEND

- ☐ POLE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE

LIGHTING FIXTURE SCHEDULE

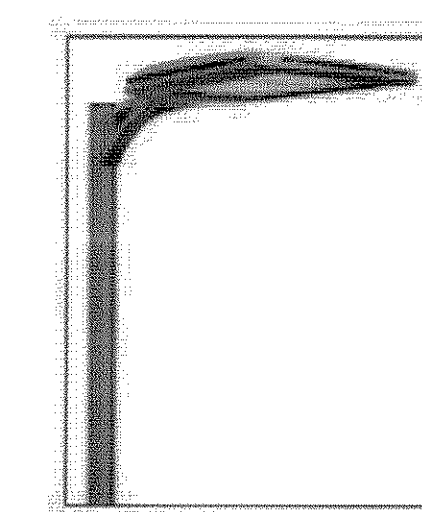
ITEM	MANUFACTURER	CAT. NO.	LAMPS	DESCRIPTION
SA	ARCHITECTURAL AREA LIGHTING	P21-A1-1-5M-55LA-NW-UNV-BRP	52W 40 K LED 5279 LUMENS	FULL CUT OFF SINGLE HEAD LED PARKING POLE LIGHT. TYPE IV OPTICS, 20 FT POLE, INCLUDE HOUSE SIDE SHIELD.
SB	PHILIPS GARDCO	121-2-35LA-700-NW	16-2W LED 40 K LED 3102 LUMENS	EXTERIOR WALL MOUNT FULL CUT-OFF LIGHT. INSTALLED AT 10' ABOVE GRADE.
SC	ARCHITECTURAL AREA LIGHTING	VSCL-DB-20MR-11-NO TILT	20W MR 11 212 LUMENS	EXTERIOR WALL MOUNT LIGHT. INSTALLED AT 8' ABOVE GRADE.
SD	HALO LIGHTING	EL406927-TL40 2SCS	13W 40K LED 740 LUMENS	WET LOCATION RATED LED DOWNLIGHT IN CANOPY.

EXTERIOR LIGHTING PLAN:

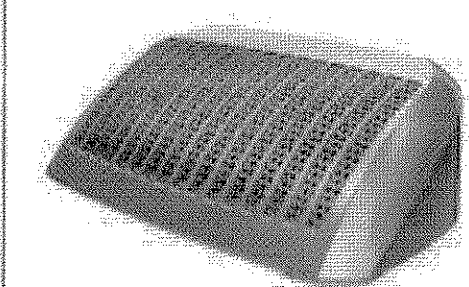
ALL EXTERIOR LIGHTING TO BE:
ON- THROUGH PHOTO CELL
OFF - THOROUGH TIME SWITCH

POST CURFEW LIGHTING PLAN:
MONUMENT LIGHT TO BE LEFT ON
POST CURFEW.

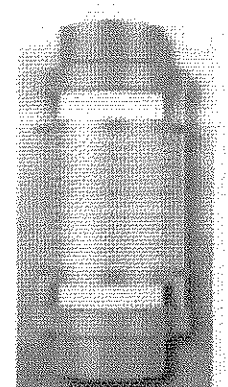
90% OF REMAINING LIGHTS TO BE
TURNED OFF POST CURFEW.
CURFEW IS DEFINED AS 9:00 PM
THROUGH 6:00 AM.



TYPE "SA"



TYPE "SB"



TYPE "SC"

LOT 1, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT
SITE DEVELOPMENT PLAN

PROJECT NO. SDP15-0020
PLANS PREPARED FOR:
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755 S. PERRY ST., SUITE #200
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SHEET
7 OF 7



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