



Know what's below.
Call before you dig.

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COLORADO
COUNTY OF DOUGLAS, STATE OF COLORADO

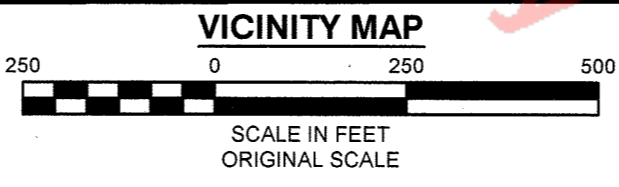
LEGAL DESCRIPTION

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

SUMMARY TABLE		
	BASE	BASE & MEZZININE
LOT SIZE	151,967 SF	151,967 SF
GROSS FLOOR AREA	47,237 SF	60,786 SF
PARKING SPACES REQUIRED*	111	139
ACCESIBLE PARKING SPACE (STRIPED)**	5	5
PARKING SPACES PROVIDED (STRIPED)	56	56
UNIT LOADING STALLS PROVIDED (NON-STRIPED)	78	78
TOTAL PARKING SPACES PROVIDED*	139	139
MAXIMUM HEIGHT OF BUILDING	40 FT.	40 FT.
HEIGHT OF BUILDING	40 FT.	40 FT.
PAVED PARKING/AISLE AREA	72,710 SF	72,710 SF
SIDEWALK AREA	2,111 SF	2,111 SF
IRRIGATED/TOTAL LANDSCAPE***	29,909 SF	29,909 SF
MINIMUM BUILDING PARKING SETBACK	15	15
BUILDING PARKING SETBACK	15	15
BUILDING COVERAGE	47,237 SF	47,237 SF
MAX FLOOR AREA RATIO	0.40	0.40
FLOOR AREA RATIO	0.31	0.40

* PARKING SPACES REQUIRED AND PROVIDED IS BASED ON PARKING EXHIBIT PROVIDED BY THE ENGINEER AND APPROVED BY THE TOWN OF CASTLE ROCK
** HANDICAP SPACES REQUIRED IS BASED ON CASTLE ROCK SECTION 17.54.050, TABLE 64-2, 2 SPACES FOR 101 TO 150 STANDARDS PARKING STALLS.
*** LANDSCAPE AREA SHOWN ARE WITHIN THE PROPERTY BOUNDARY AND DO NOT INCLUDE R.O.W LANDSCAPING.

PROJECT BENCHMARK:
A 3/4" STAINLESS STEEL ROD SET INSIDE NGS LOGO RANGE BOX SET FLUSH WITH SURFACE NAVD88 6221.48 USING A SCALE FACTOR OF 1.0003466244.
PROJECT BASIS OF BEARING:
BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST, AS SHOWN ON THE ALTA SURVEY DATED 09/03/14 BY LAND DEVELOPMENT CONSULTANTS LLC.



SURVEYOR'S CERTIFICATE
I, DAVID V. HOSTETLER 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 THAT SURVEY.
David V. Hostetler
COLORADO PROFESSIONAL LAND SURVEYOR NO. 20681
DATE: 09-06-16

CIVIL ENGINEER'S STATEMENT
I, DAVID R. KLINE 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 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
David R. Kline
COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 24520
DATE: 09/30/16

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 10:13 AM ON THE 27th DAY OF Oct. 2016 AT RECEPTION NO. 2016077121.
DOUGLAS COUNTY CLERK AND RECORDER
BY: *Cara Slunovsk*
Deputy

SHEET INDEX
1-2 COVER SHEET & NOTES
3 SITE PLAN
4 GENERAL GRADING PLAN
5 GENERAL UTILITY PLAN
6 LANDSCAPE PLAN
7 ILLUMINATION PLAN
8 PHOTOMETRIC DETAILS
9-12 ARCHITECTURAL ELEVATIONS
13-14 ARCHITECTURAL RENDERING

DEVELOPER
PWCR LLC
ERIC GREVEN, MANAGING PARTNER
4833 FRONT STREET, UNIT #252
CASTLE ROCK, CO 80202

MORTGAGEE
THE PUEBLO BANK AND TRUST COMPANY
KIM BENNETT, PRESIDENT
301 W 5TH STREET
PUEBLO, CO 81003

ENGINEER
MATRIX DESIGN GROUP
DAVID R. KLINE, P.E., P.T.O.E.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

LANDSCAPE DESIGN
MATRIX DESIGN GROUP
IAN ANDERSON
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

LAND SURVEYOR
LDC, INC.
DAVID V. HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909

ARCHITECT
WESTERN DESIGN GROUP, INC
MICHAEL R. SECOR
32037 STENZEL DRIVE
CONIFER, CO 80433

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.
Eric Greven Manager
OF PLUM CREEK INVESTMENT GROUP LLC
SIGNED THIS 10 DAY OF September 2016

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF September 2016
BY *Eric Greven* AS *Manager* OF PLUM CREEK INVESTMENT GROUP LLC
WITNESS MY HAND AND OFFICIAL SEAL
Jessica Martinez
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 30, 2018

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED NOTIFICATION OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 6, 2016 AT RECEPTION NO. 2016045985, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
Kim Bennett SLO
PUEBLO BANK AND TRUST COMPANY
SIGNED THIS 16th DAY OF September 2016

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF September 2016 BY *Kim Bennett* AS *SLO* OF PUEBLO BANK AND TRUST
WITNESS MY HAND AND OFFICIAL SEAL
Jessica Martinez
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 30, 2018

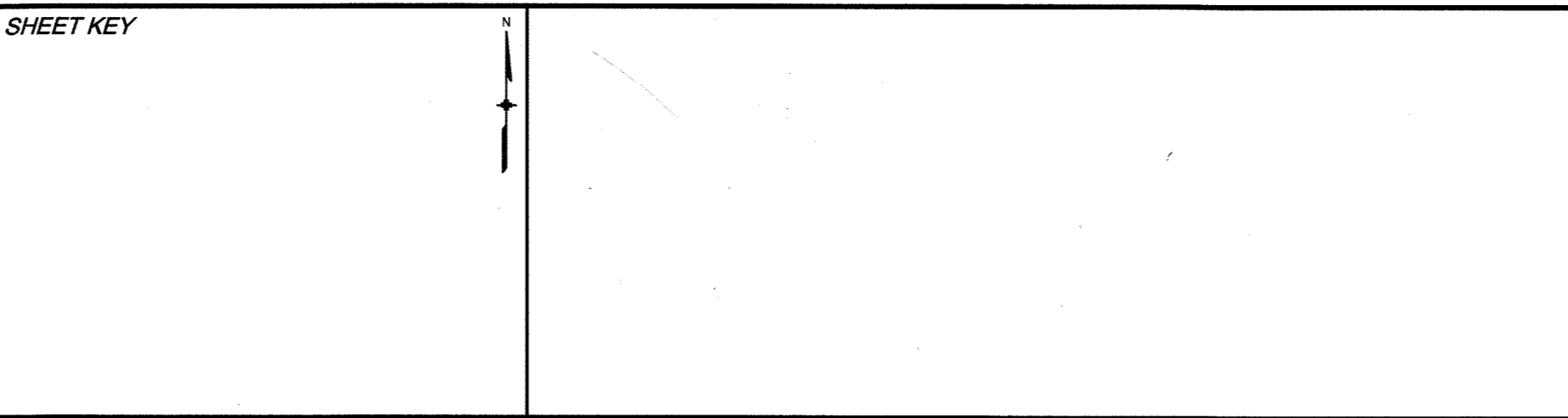
TITLE CERTIFICATION
I, *Kelley Norris* AN AUTHORIZED REPRESENTATIVE OF *First American Title* A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
Kelley Norris
AUTHORIZED REPRESENTATIVE
First American Title
TITLE COMPANY
SIGNED THIS 7th DAY OF September 2016
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF Sept 2016 BY *Kelley Norris* AS AUTHORIZED REPRESENTATIVE OF *First American Title*
WITNESS MY HAND AND OFFICIAL SEAL
Jennifer H Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/27/17

WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BURT AT CASTLE ROCK ANNEXATION AGREEMENT AND DEVELOPMENT AGREEMENT, RECORDED ON THE 7 DAY OF JULY, 2014 AT RECEPTION NO. 2004070068 AND ACCORDINGLY 8.33 SFE ARE DEBITED FROM THE WATER BANK.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21 DAY OF October 2016.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

PROJECT NO. SDP16-0018

REFERENCE DRAWINGS				
MDO 22034 SDP X-849-VIC-MAP				
No.	DATE	DESCRIPTION REVISIONS	BY	
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CTB FILE: ---				
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



PREPARED BY:
Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL
COLORADO REGISTERED PROFESSIONAL ENGINEER
24520
09/30/16

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1				
SITE DEVELOPMENT PLAN				
TITLE SHEET				
DESIGNED BY: FRD	SCALE: NA	DATE ISSUED: MARCH 2016	DRAWING No. 01	
DRAWN BY: FRD	HORIZ: NA	SHEET: 01 OF 14		
CHECKED BY: DK	VERT: NA			

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO

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 4.3E 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.
- 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.
- 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.
- THIS SITE IS ZONED BURT AT CASTLE ROCK PLANNED DEVELOPMENT.
- 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 THE PROPERTY OWNERS, 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.

- 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.
- THIS PROJECT IS NOT LOCATED IN A 100yr FLOODPLAIN NOR ARE THERE ANY WETLANDS ON THIS PROJECT.

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.

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 6 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 4, BLUE WATER WATER PRESSURE ZONE.

Unofficial Copy



LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

LAND USE SUMMARY TABLE

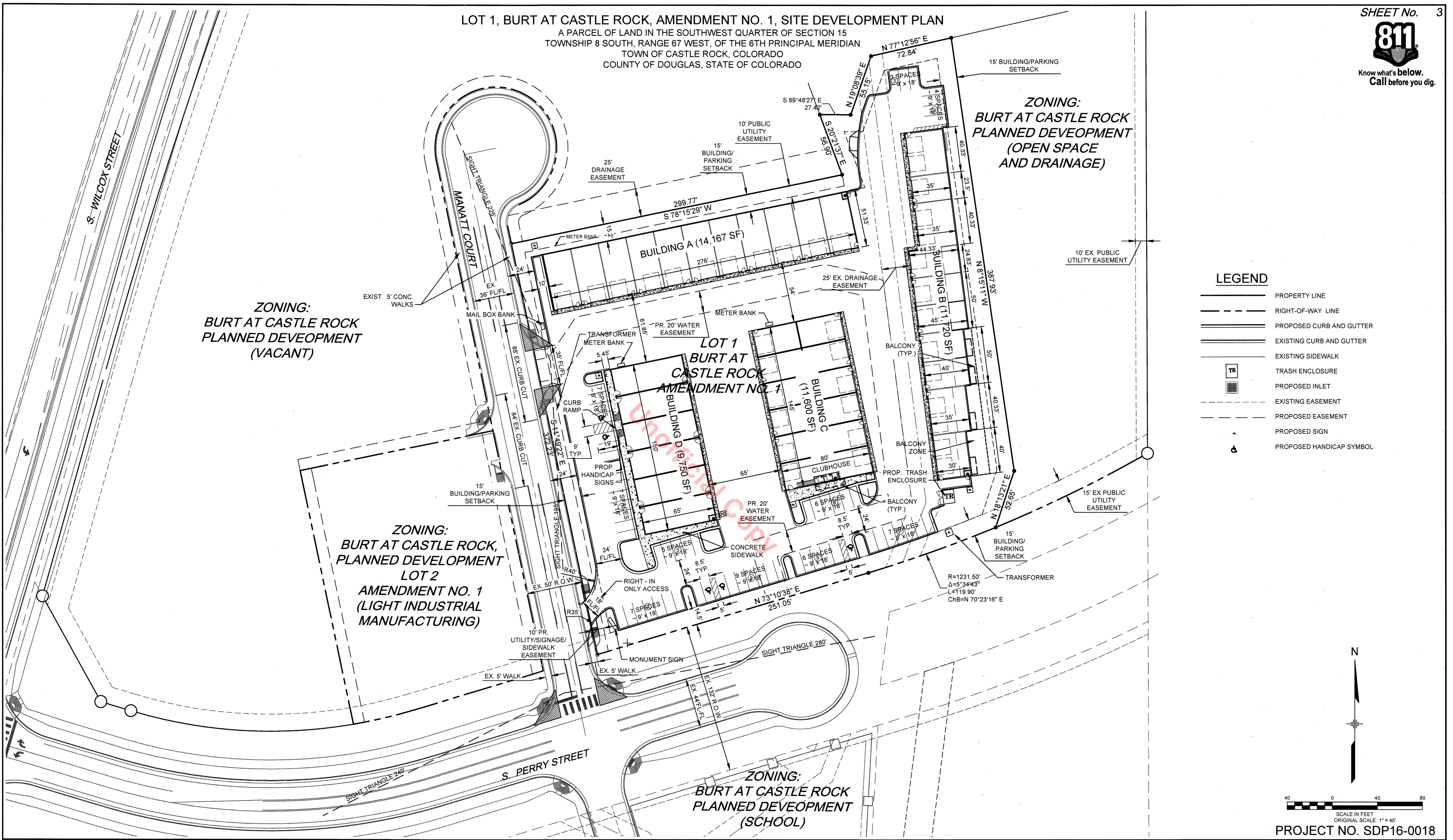
TRACT	SQ. FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT A	313,868	PLUM CREEK INVESTMENT GROUP, LLC	OWNERS ASSOCIATION	DETENTION POND	PRIVATE DRAINAGE/DRAINAGE EASEMENT
TRACT B	402,548	PLUM CREEK INVESTMENT GROUP, LLC	OWNERS ASSOCIATION	FUTURE DEVELOPMENT	INDIVIDUAL LOTS/TRACTS
LOT 1	151,981	PROPERTY OWNER	PROPERTY OWNER	PRIVATE	PRIVATE
LOT 2	39,291	PROPERTY OWNER	PROPERTY OWNER	PRIVATE	PRIVATE
ROW	30,100	TOWN OF CASTLE ROCK	ROW	ROW	ROW

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 THIS TABLE.

PROJECT NO. SDP16-0018

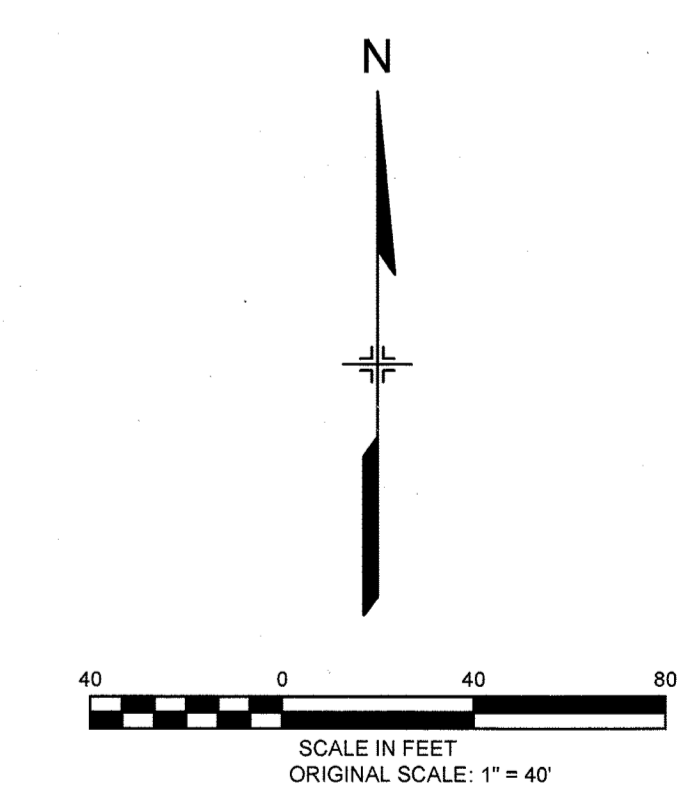
<p>REFERENCE DRAWINGS</p> <p>MDO 22-04 SDP</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">COMPUTER FILE MANAGEMENT</td> </tr> <tr> <td colspan="4">FILE NAME: R:\16.849.001 (Personal Warehouse)\Dwg\Site Development Plan\SDP_GN02.dwg</td> </tr> <tr> <td colspan="4">CTB FILE: ---</td> </tr> <tr> <td colspan="4">PLOT DATE: 8/29/2016 2:15 PM</td> </tr> <tr> <td colspan="4">THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	COMPUTER FILE MANAGEMENT				FILE NAME: R:\16.849.001 (Personal Warehouse)\Dwg\Site Development Plan\SDP_GN02.dwg				CTB FILE: ---				PLOT DATE: 8/29/2016 2:15 PM				THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				<p>SHEET KEY</p> 	<p>SEAL</p>  <p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 16.849.001</p>	<p align="center">LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1</p> <p align="center">SITE DEVELOPMENT PLAN</p> <p align="center">GENERAL NOTES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY:</td> <td>FRD</td> <td>SCALE:</td> <td>DATE ISSUED:</td> <td>MARCH 2016</td> <td>DRAWING No.</td> </tr> <tr> <td>DRAWN BY:</td> <td>FRD</td> <td>HORIZ. NA</td> <td>SHEET</td> <td>2 OF 14</td> <td>02</td> </tr> <tr> <td>CHECKED BY:</td> <td>DK</td> <td>VERT. NA</td> <td></td> <td></td> <td></td> </tr> </table>	DESIGNED BY:	FRD	SCALE:	DATE ISSUED:	MARCH 2016	DRAWING No.	DRAWN BY:	FRD	HORIZ. NA	SHEET	2 OF 14	02	CHECKED BY:	DK	VERT. NA			
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 COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	TRASH ENCLOSURE
	PROPOSED INLET
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SIGN
	PROPOSED HANDICAP SYMBOL



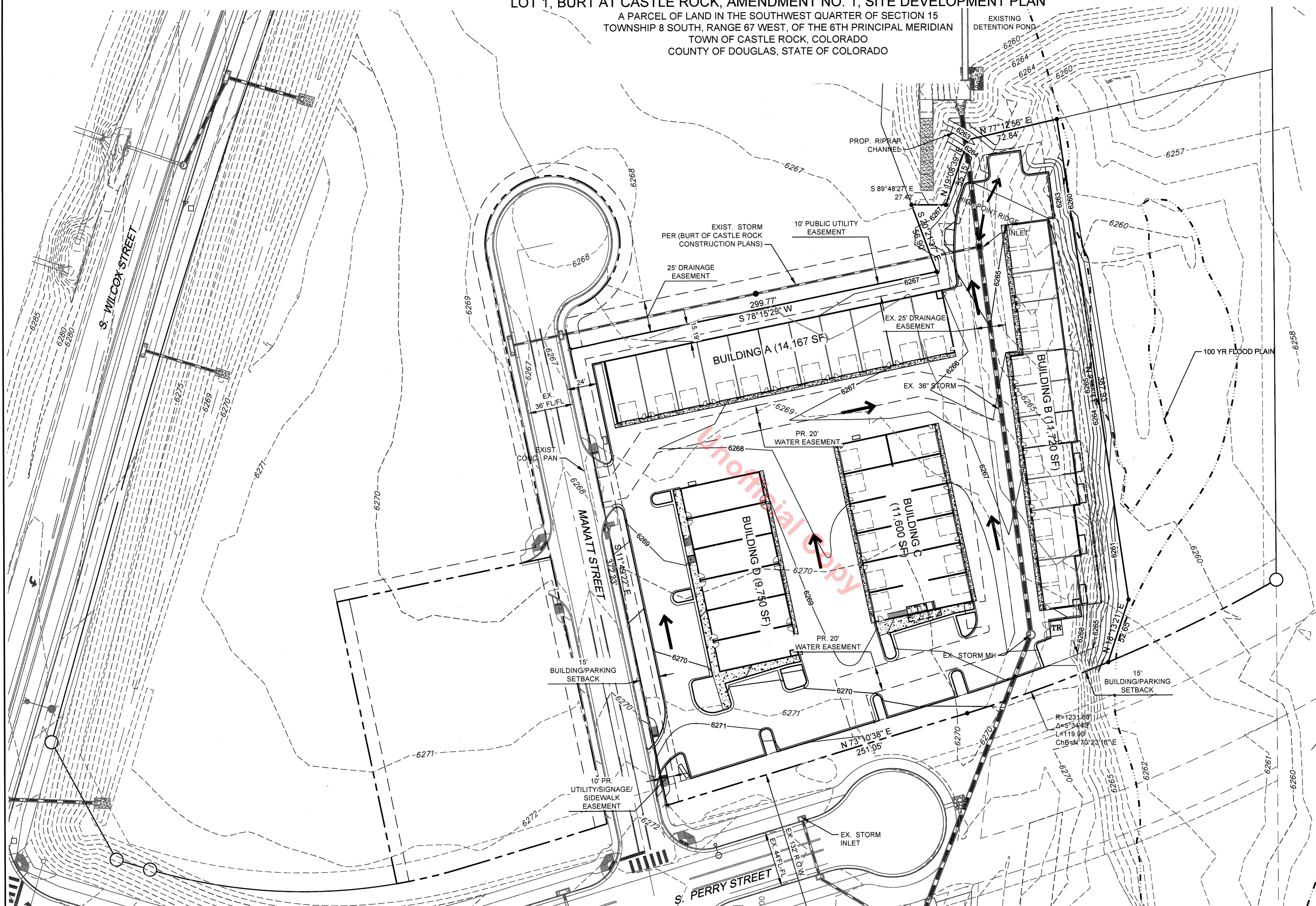
PROJECT No. SDP16-0018

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<p>PREPARED BY: Matrix DESIGN GROUP AN EMPLOYEE-OWNED COMPANY</p>		<p>SEAL </p>
<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 16.849.001</p>		<p>DESIGNED BY: FRD DRAWN BY: FRD CHECKED BY: DK</p>
<p>SCALE HORIZ 1"=40' VERT. NA</p>		<p>DATE ISSUED: MARCH 2016 SHEET 3 OF 14 DRAWING No. 03</p>

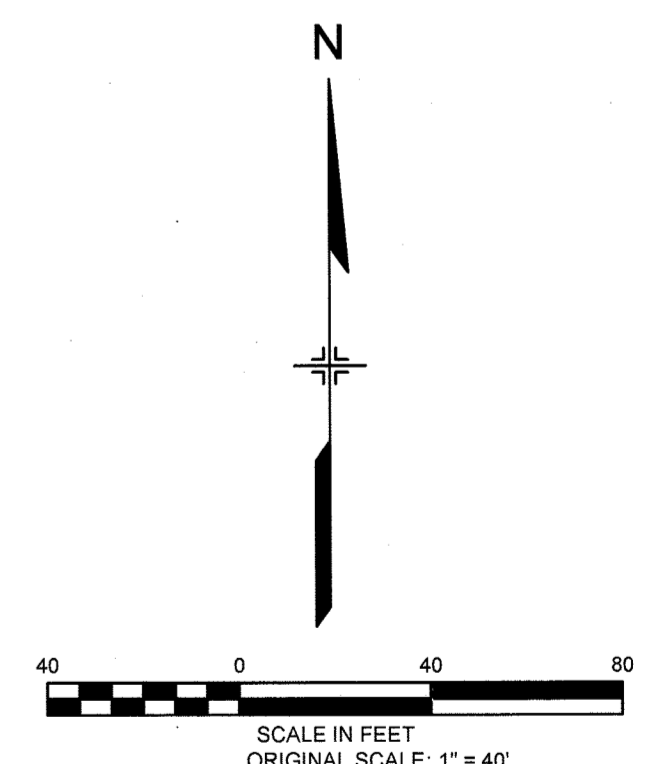
<p>LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1</p>			
<p>SITE DEVELOPMENT PLAN</p>			
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LEGEND

	EXISTING STORM SEWER
	EXISTING CONTOURS
	EXISTING EASEMENT
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING STORM F.E.S.
	TRASH ENCLOSURE
	PROPOSED INLET
	PROPOSED CONTOURS
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER



PROJECT NO. SDP16-0018

REFERENCE DRAWINGS

X-849-PR-MAP	
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X-849-EX-MAP	
X-849-PR-BASE	
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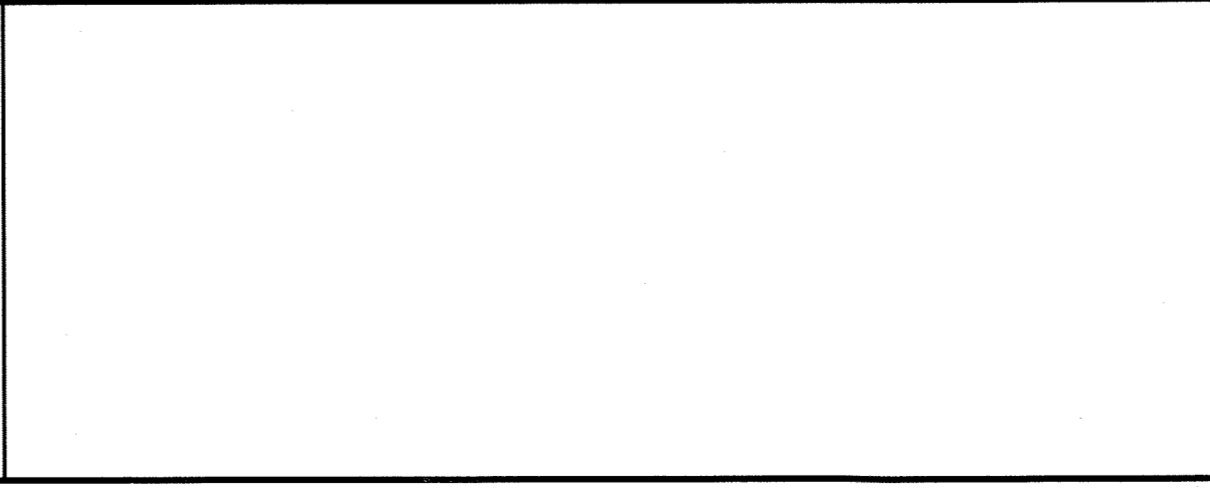
COMPUTER FILE MANAGEMENT

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 PLOT DATE: 8/29/2016 2:17 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

No.	DATE	DESCRIPTION REVISIONS	BY

SHEET KEY

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SEAL

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.849.001

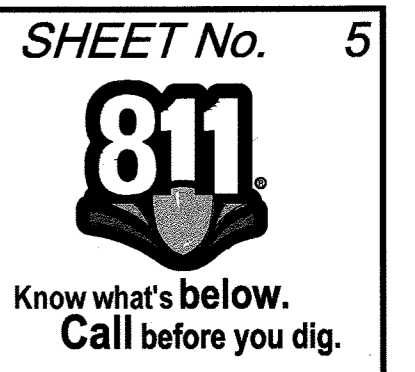
LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

GRADING PLAN

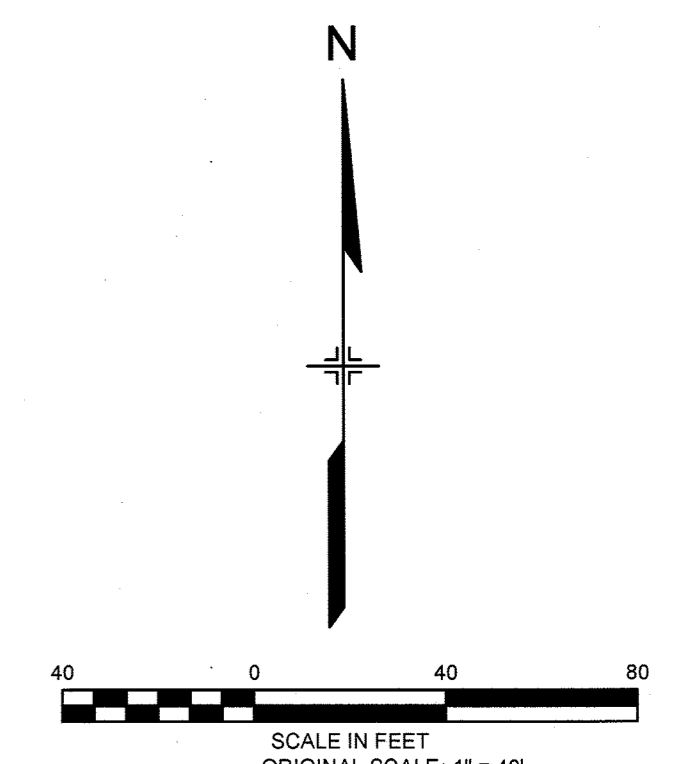
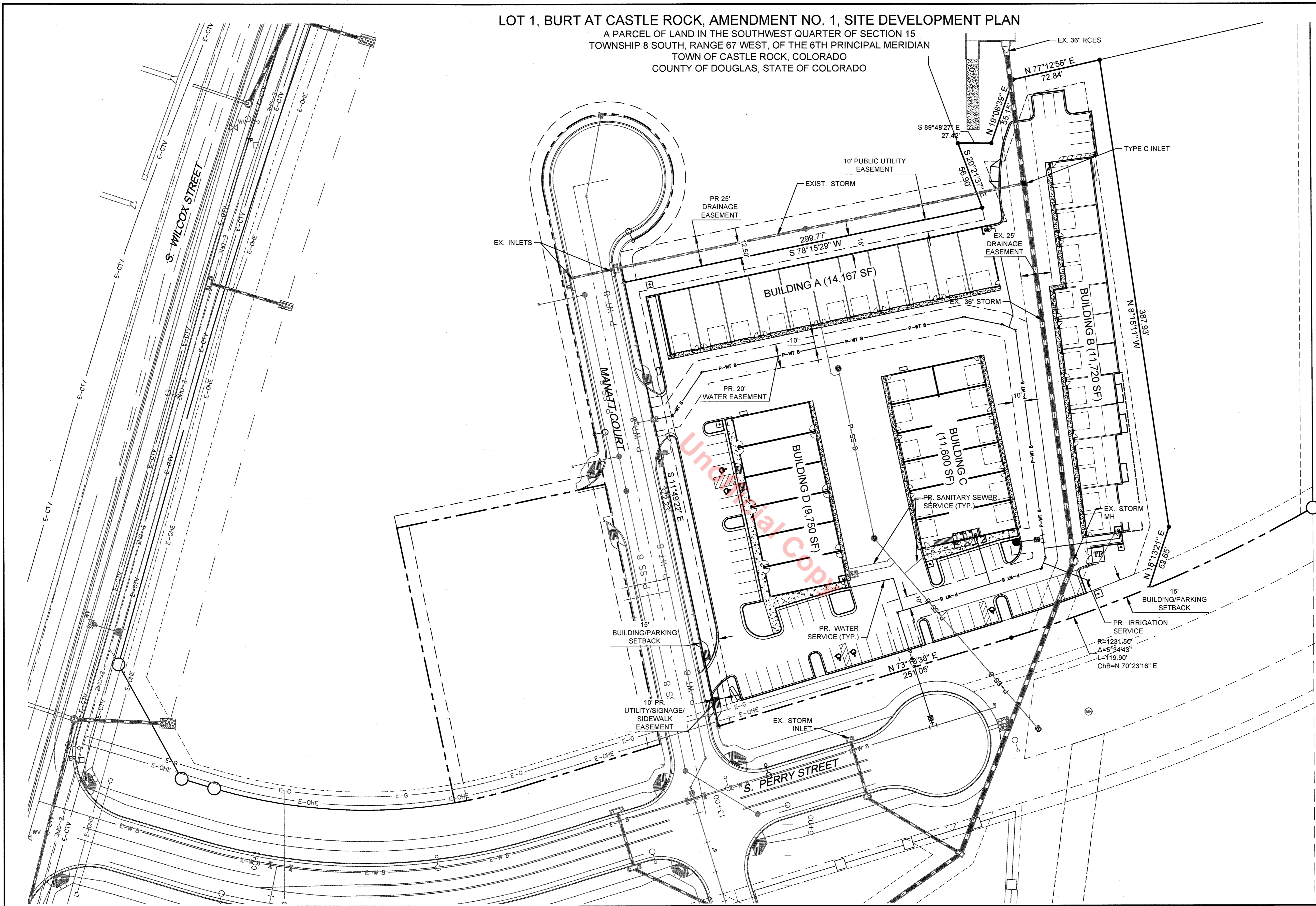
DESIGNED BY: FRD	SCALE: 1"=40'	DATE ISSUED: MARCH 2016	DRAWING No. 04
DRAWN BY: FRD	HORIZ. NA	SHEET 4 OF 14	
CHECKED BY: DK	VERT. NA		

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO



- 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 TANK 4, BLUE WATER WATER PRESSURE ZONE.

- LEGEND**
- E-SS B — EXISTING SANITARY SEWER
 - E-OHE — EXISTING STORM SEWER
 - E-OHE — EXISTING OVERHEAD ELECTRIC
 - E-G — EXISTING GAS LINE
 - E-CTV — EXISTING TV CABLE
 - E-W B — EXISTING WATER LINE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING STORM INLET
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING STORM F.E.S.
 - ⊙ EXISTING SANITARY CLEANOUT
 - P-SS B — PROPOSED SANITARY
 - P-WT B — PROPOSED STORM
 - P-WT B — PROPOSED WATER
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED STORM INLET
 - ⊙ PROPOSED GATE VALVE
 - ⊙ PROPOSED TEE

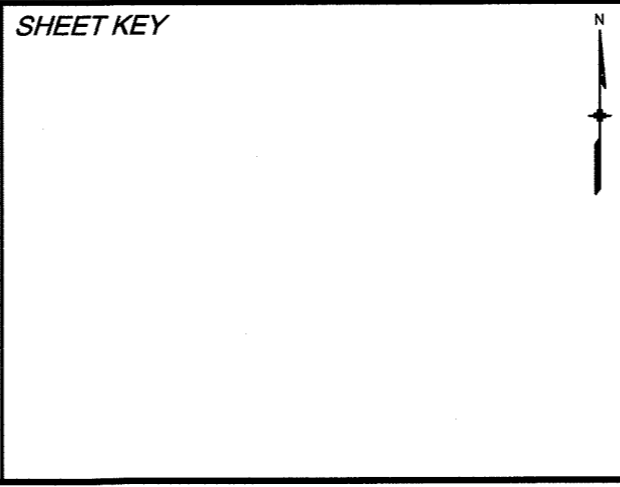


PROJECT NO. SDP16-0018

REFERENCE DRAWINGS

- X-849-PR-MAP
- X-849-EX-BASE
- X-849-EX-MAP
- X-849-PR-BASE
- X-849-EX-UTIL
- MDG 22dM SDP
- X-849-PR-UTIL
- X-849-PR-UTIL

No.	DATE	DESCRIPTION REVISIONS	BY
<p>COMPUTER FILE MANAGEMENT</p> <p>FILE NAME: R:\16.849.001 (Personal Warehouse)\Dwg\Site Development Plan\SDP_UT04.dwg</p> <p>CTB FILE:</p> <p>PLOT DATE: 8/29/2016 2:19 PM</p> <p>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>			



PREPARED BY:

AN EMPLOYEE-OWNED COMPANY

SEAL

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.849.001

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

UTILITY PLAN

DESIGNED BY: FRD	SCALE: 1"=40'	DATE ISSUED: MARCH 2016	DRAWING No.:
DRAWN BY: FRD	HORIZ: NA	SHEET: 5 OF 14	05
CHECKED BY: DK	VERT: NA		



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional _____
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # 203
 Company Name MATRIX DESIGN GROUP, INC. Address 1601 BLAKE STREET, SUITE 200, DENVER, CO
 Phone 303-572-0200 Email teresa_roberston@matrixdesigngroup.com Date 7-8-16
 PROJECT NAME PERSONAL WAREHOUSE

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
151,967 SF	29,909 SF (15,197 RECD.) 10,396 S.F. R.O.W.	N/A	SEE NOTE #2 BELOW	30	30	61	61 (MIN.)	4 CY PER 1,000 S.F. = 120 CY	YES
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
24,490 SF	3,110 SF	61	SEE NOTE #2 BELOW	5	6'	6	6	12	12

- NOTE:
 1. PARKING LOT AREA AND NUMBER OF PARKING SPACES ABOVE IS CALCULATED ONLY ON THE STRIPED PERPENDICULAR PARKING SPACES AND NOT ON THE UNIT LOADING STALLS OR PARALLEL PARKING.
 2. ALL SHRUB BEDS SHALL HAVE ROCK MULCH PER TOWN OF CASTLE ROCK STANDARDS. ALL BEDS SHALL HAVE LIVING PLANT MATERIAL COVERING MIN. 75% OF BED, AND SHALL NOT BE CONSIDERED NONLIVING ORNAMENTAL AREA.

STREETSCAPE REQUIREMENTS

STREET	TOTAL LENGTH	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
MANAT COURT	372 LF	9	9	36	36
S. PERRY STREET	200 LF*	5	5	20	20

* S. PERRY STREET FRONTAGE MEASURED FROM WEST PROPERTY LINE TO EAST END OF CUL-DE-SAC

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 AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 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.
- ALL SHRUB PLANTING BEDS SHALL HAVE 3" DEPTH RIVER GRAVEL MULCH OVER WEED BARRIER FABRIC. NO WEED BARRIER FABRIC SHALL BE PLACED IN PERENNIAL BEDS.
- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- TOPSOIL, IF DISTURBED, SHALL BE STOCKPILED AND RE-USED ON THE SITE.
- INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6045 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPE.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SHOULD BE SCHEDULED ONLINE AT WWW.CRGOV.COM.
- A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET OF LANDSCAPE AREA SHALL BE REQUIRED. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES.
- 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.

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO



Know what's below.
Call before you dig.

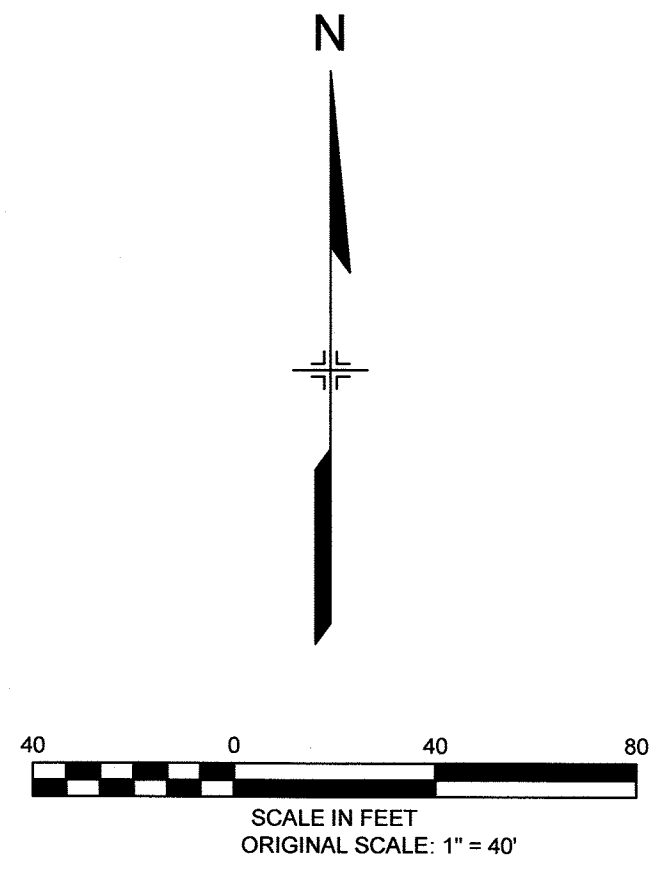
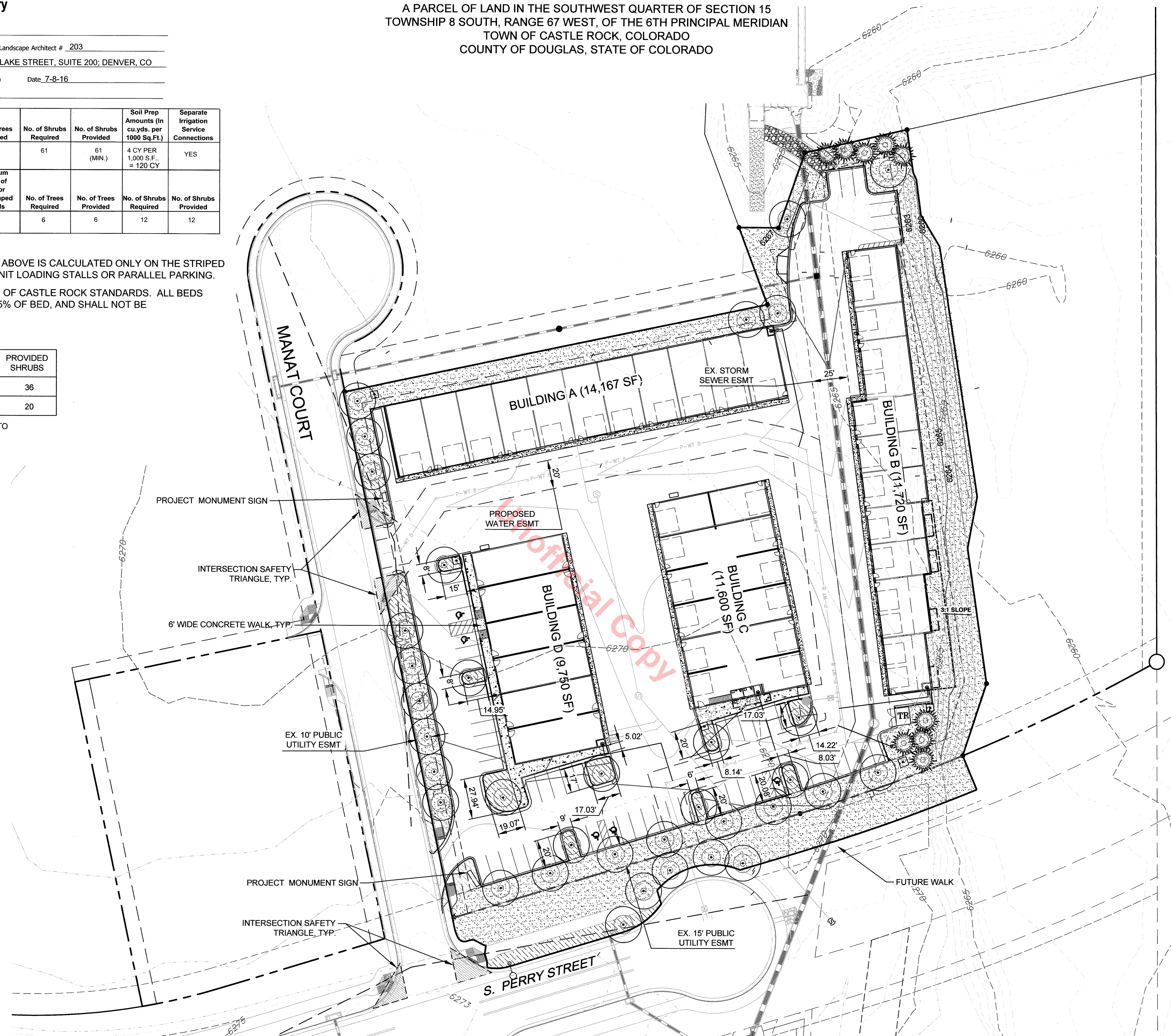
LEGEND

- LIMIT OF CONSTRUCTION
- EXISTING STORM SEWER
- EXISTING CONTOURS
- EXISTING EASEMENT
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING STORM F.E.S.
- TRASH ENCLOSURE
- PROPOSED INLET
- PROPOSED CONTOURS
- PROPOSED EASEMENT

LANDSCAPE LEGEND

- APPROX. 5-7 YEAR DIAMETER PROPOSED SHADE TREE (LOW HYDROZONE) (SHOWN AT APPROX. 75% OF MATURE SIZE)
- APPROX. DIAMETER AT PLANTING PROPOSED EVERGREEN TREE (LOW HYDROZONE) (SHOWN AT APPROX. 75% OF MATURE SIZE)
- APPROX. 5-7 YEAR DIAMETER PROPOSED SHRUB PLANTING BED W/ROCK MULCH PER TOWN OF CASTLE ROCK STANDARDS (MODERATE HYDROZONE)
- PROPOSED NON-IRRIGATED NATIVE GRASS SEEDING (LOW HYDROZONE, TO MATCH GRASS AT ADJACENT SCHOOL SITE)

NOTE: ALL TREES & SHRUB BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. NATIVE GRASS SEEDING SHALL BE NON-IRRIGATED.



PROJECT NO. SDP16-0018

REFERENCE DRAWINGS	DESCRIPTION REVISIONS	BY
X-849-FR-MAP X-849-EX-BASE X-849-EX-MAP X-849-FR-BASE MDG 22034 SDP X-849-EX-UTIL X-850-FR-BASE X-849-FR-LANDSCAPE X-849-EX-TOPD X-849-FR-TOPO X-849-FR-UTIL		
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NO.	DATE	DESCRIPTION REVISIONS	BY

PREPARED BY:

 AN EMPLOYEE-OWNED COMPANY

TERESA J. ROBERSON
 203
 Original Date of Licensure
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.849.001

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1					
SITE DEVELOPMENT PLAN					
LANDSCAPE PLAN					
DESIGNED BY:	TJR	SCALE:	DATE ISSUED:	AUGUST 2016	DRAWING No.
DRAWN BY:	TJR	HORIZ:	1"=40'		
CHECKED BY:	IA	VERT:	NA	SHEET	6 OF 14
					06

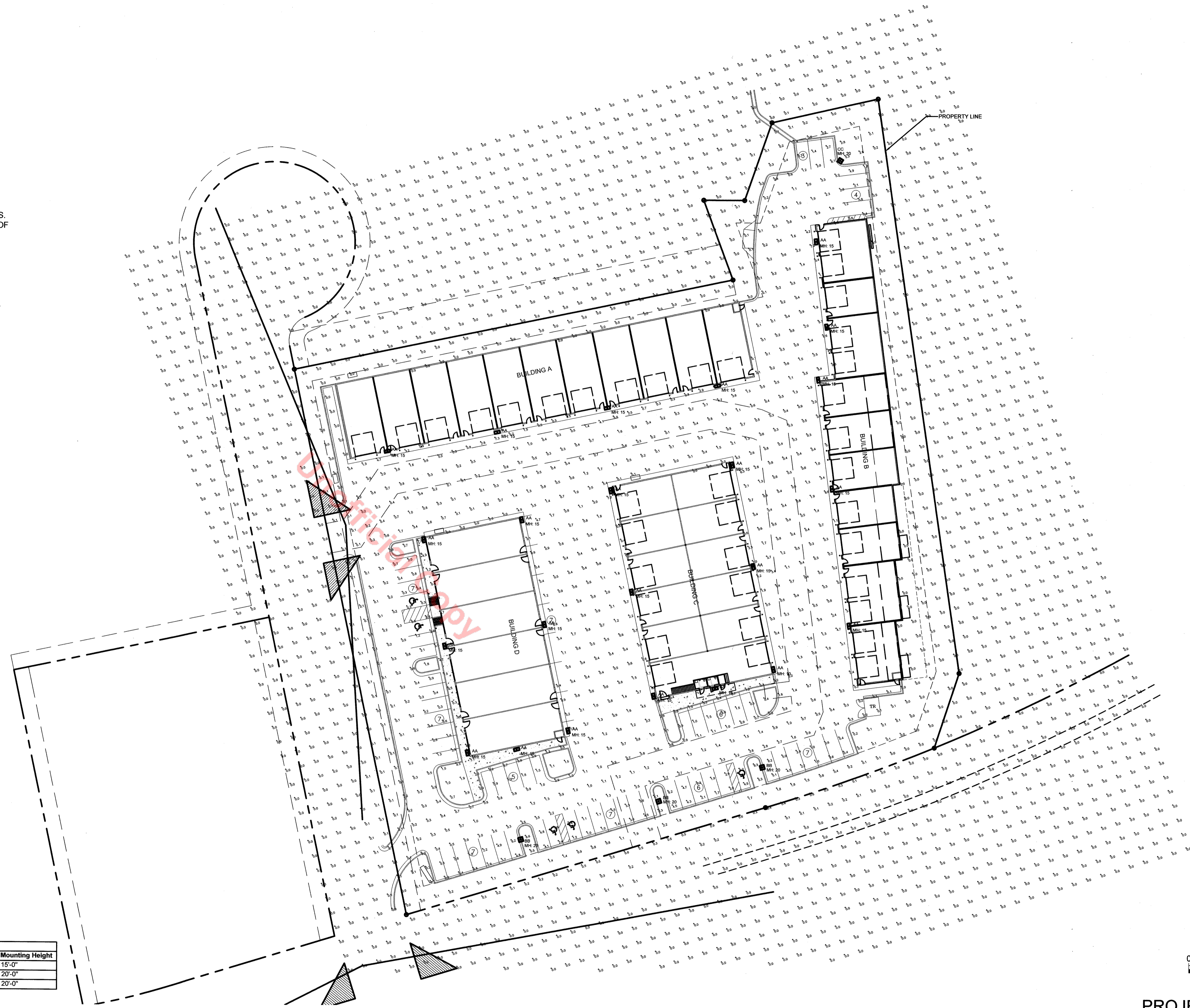
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 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO

LIGHTING PLAN GENERAL NOTES:

- LIGHTING OF THE EXTERIOR IS TO PROVIDE SAFETY FOR THE TENANTS / OWNERS OF THE UNITS.
- ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITHIN THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.

PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 P.M.
 POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 P.M. TO DAWN

- ALL EXTERIOR LIGHTING FIXTURES ARE DARK SKY COMPLIANT AND THE DESIGN INTENT IS TO MITIGATE LIGHT FROM LEAVING THE PROPERTY BOUNDARIES.
- THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

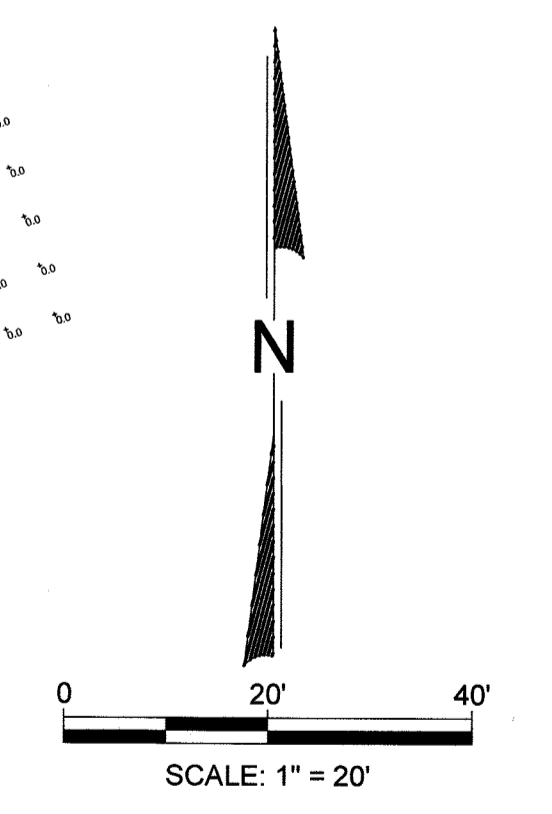


STATISTICS

PARKING AND DRIVES ONLY

Illuminance (Fc)
 Average = 1.43
 Maximum = 9.2
 Minimum = 0.0
 Avg/Min Ratio = 0.00
 Max/Min Ratio = 0.00

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Lum. Lumens	LLF	Description	Lum. Watts	Mounting Height
AA	23	AA	SINGLE	N.A.	5184	1.000	PVM-S-LED-HO-CW-UE	55.5	15'-0"
BB	3	BB	SINGLE	22000	11808	1.000	CT2H-3-250-PSMH-F-HSS	291	20'-0"
CC	1	CC	SINGLE	12800	7730	1.000	CT2H-FT-176-PSMH-F	208	20'-0"



PROJECT NO. SDP16-0018

REFERENCE DRAWINGS	No.	DATE	COMMENTS	DESCRIPTION REVISIONS	BY
X-849-PR-BASE					
MDG-220M-SDP					
X-849-PR-MAP					
	1	6-3-16			

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PREPARED BY:
EXCELLENCE IN ENGINEERING
 12005 Antelope Trail
 Parker, Colorado 80138
 303-748-1189
 info@eeparker.com

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
 PROJECT No. 16.849.001

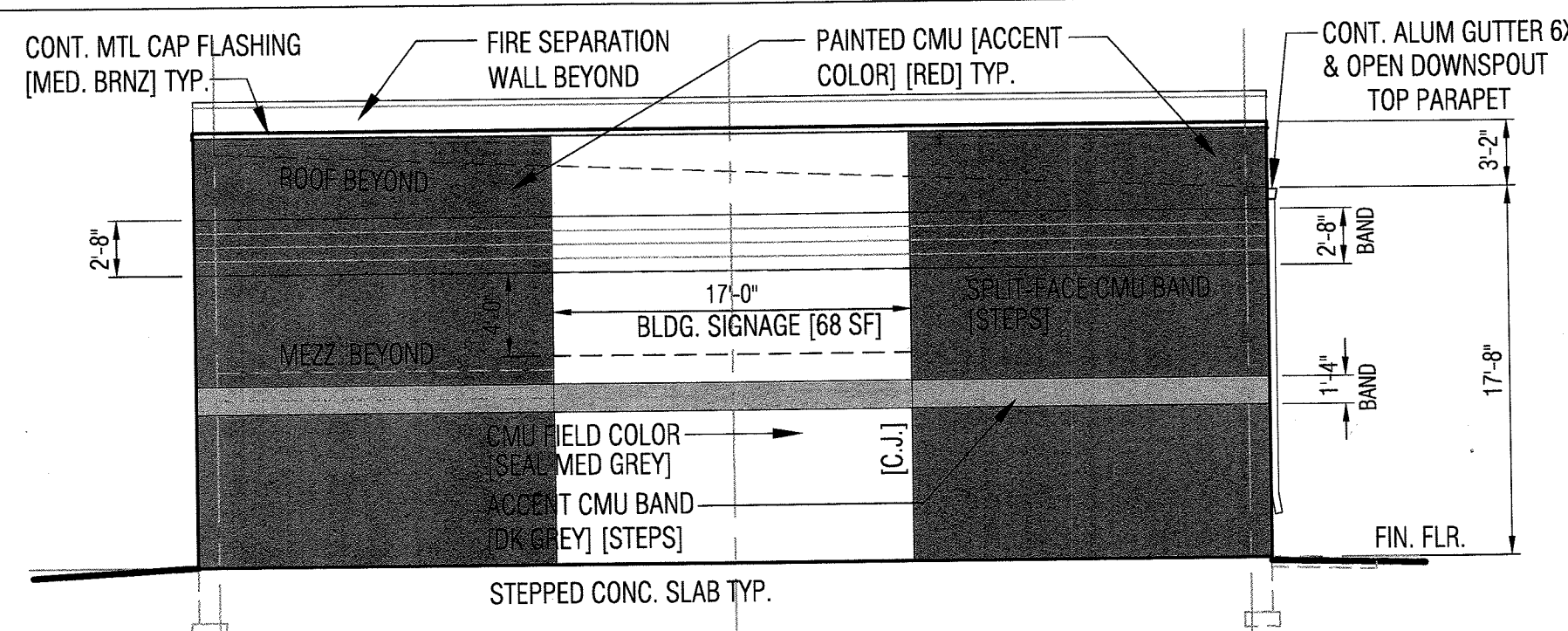
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SITE DEVELOPMENT PLAN

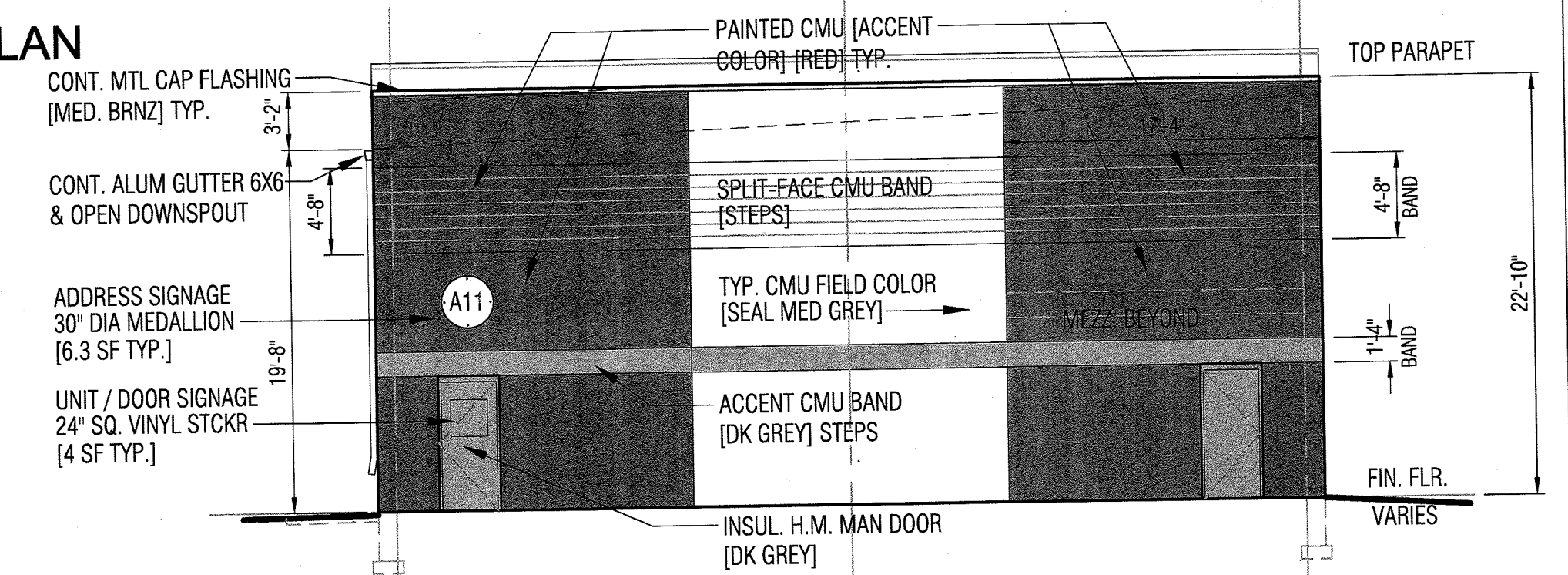
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DRAWN BY: SB	HORIZ: 1"=20'		
CHECKED BY: LRP	VERT: 1"=20'	SHEET 7 OF 14	

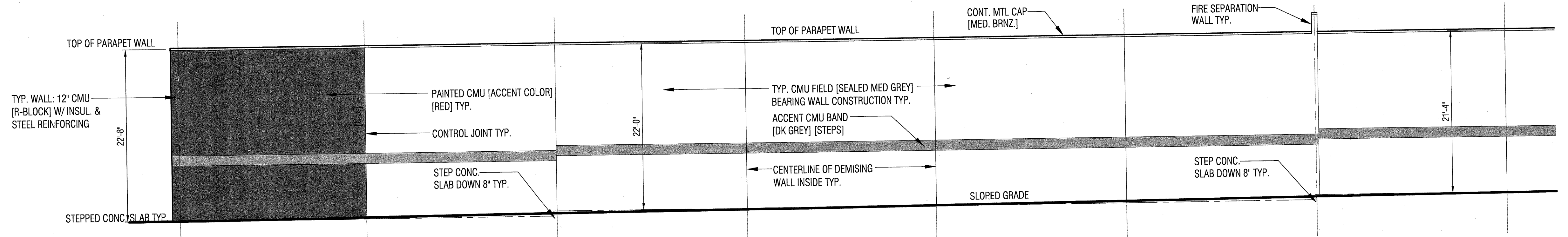
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 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO



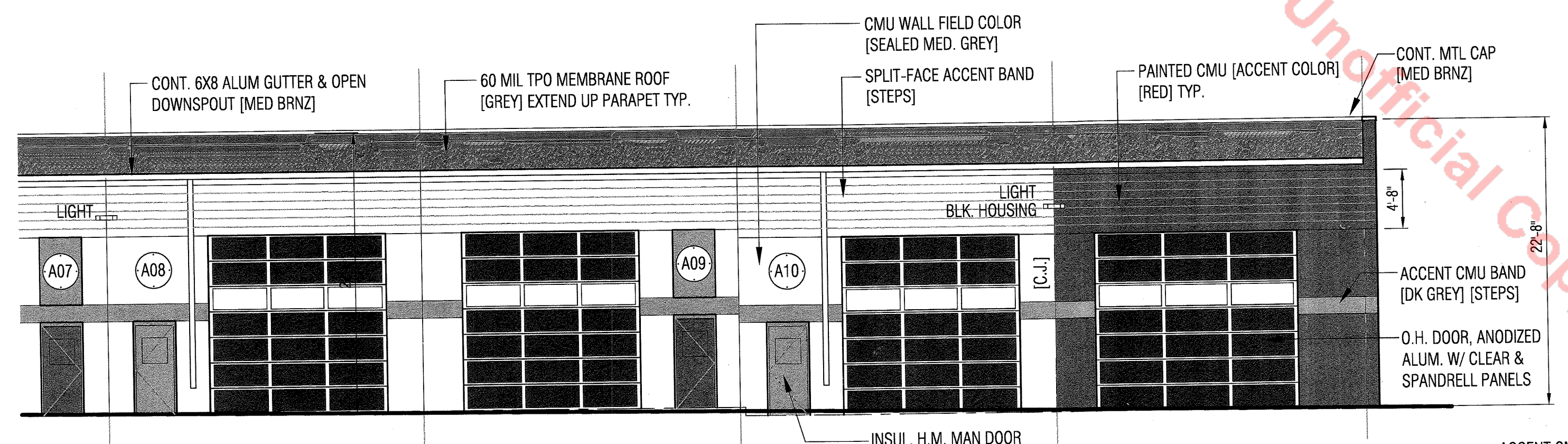
BUILDING A: WEST ELEVATION
 SCALE: 1/8"=1'-0"



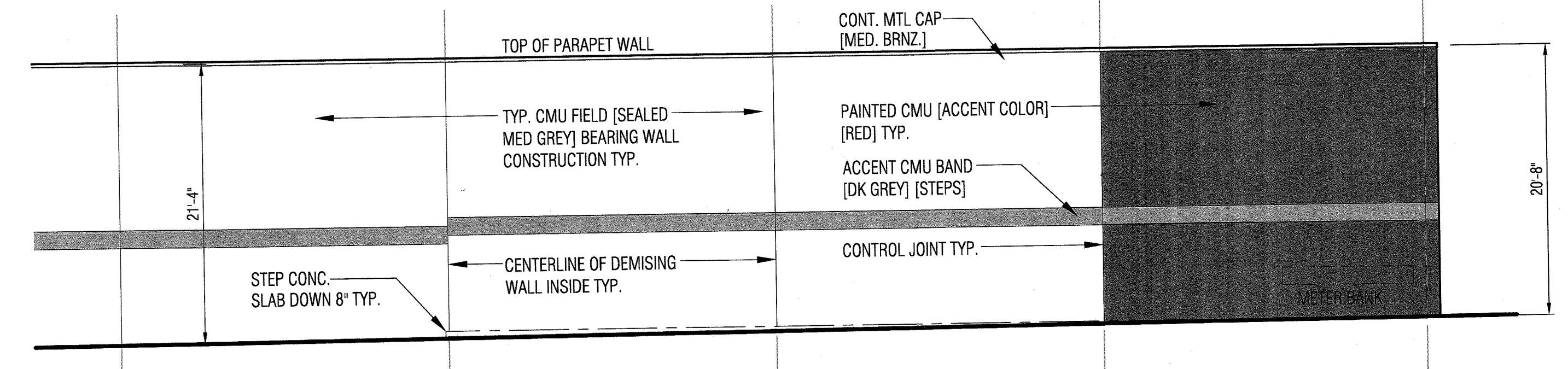
BUILDING A: EAST ELEVATION
 SCALE: 1/8"=1'-0"



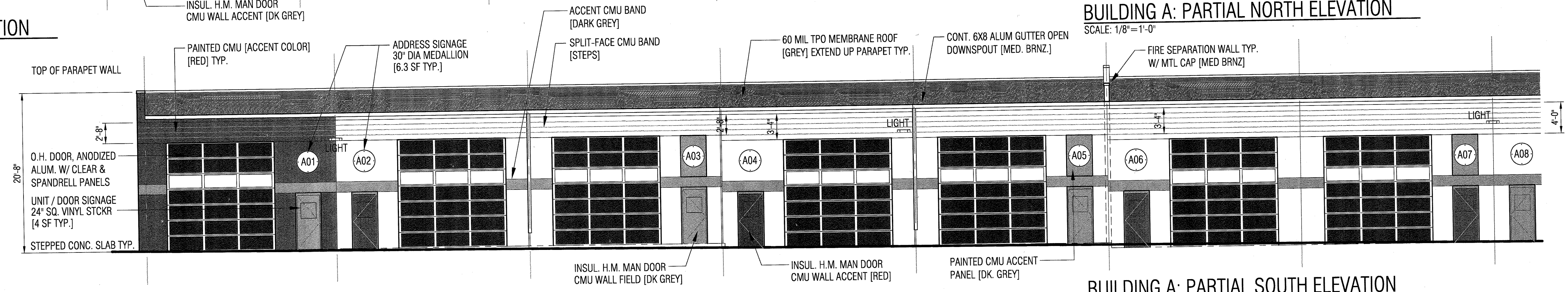
BUILDING A: PARTIAL NORTH ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING A: PARTIAL SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING A: PARTIAL NORTH ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING A: PARTIAL SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

PROJECT NO. SDP16-0018

Number	Date	Revision	Description

Developed By:

 PWCR, LLC
 Eric Greven, Managing Member
 4833 Front Street Unit B-252
 Castle Rock, CO 80202
 303.668.0063

Prepared By:

 WesternDesignGroup, Inc.
 32037 Stenzel Drive
 Conifer, CO 80433
 303.562.4436 / mscor@westerndesigngrp.com

Seal:

 MICHAEL M. STENZEL
 306093
 8/16/2016
 LICENSED ARCHITECT

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

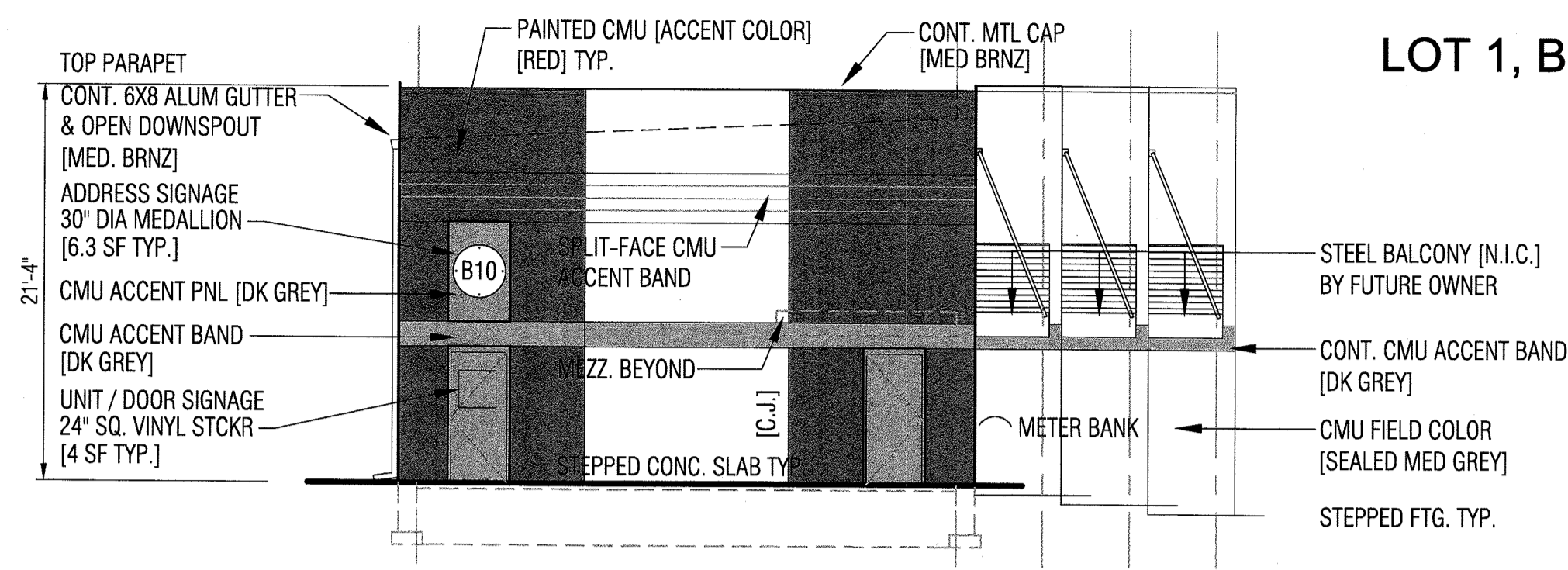
SITE DEVELOPMENT PLAN

BUILDING A: EXTERIOR ELEVATIONS [4]

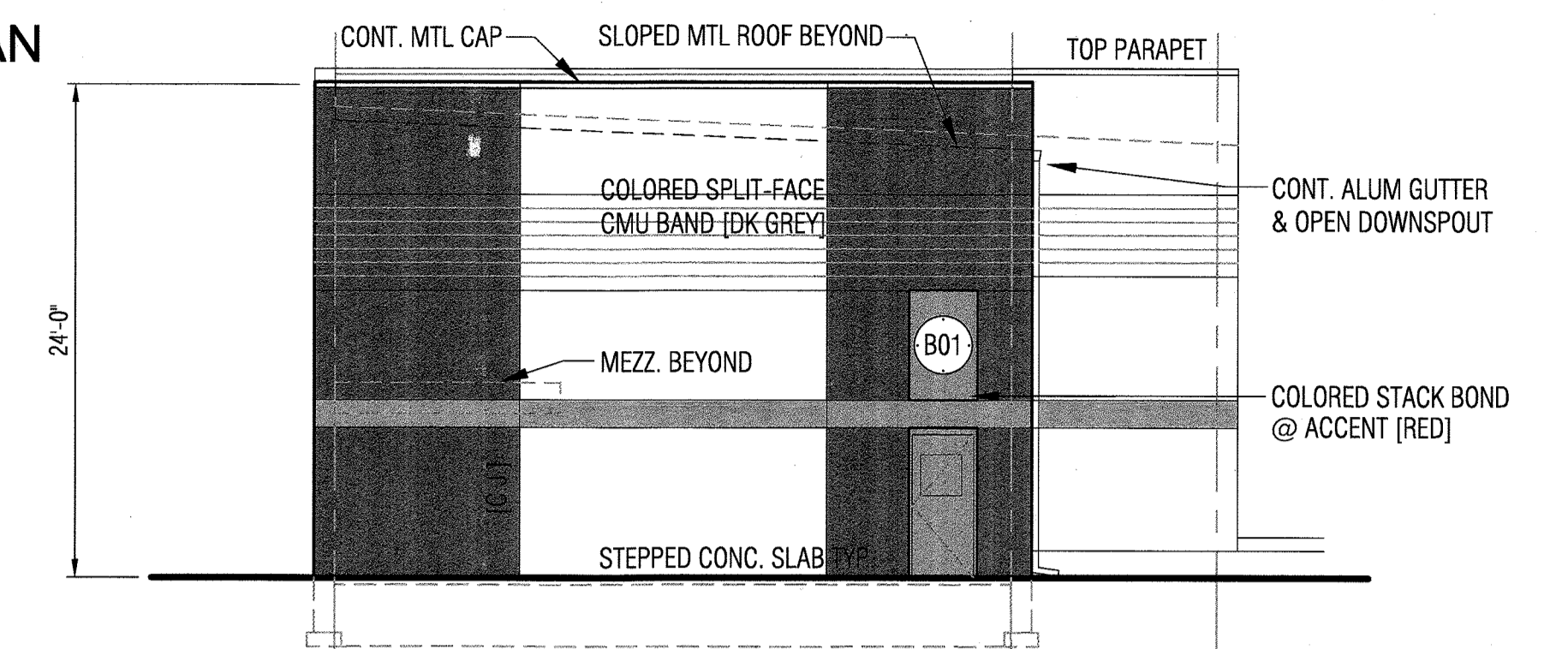
DRAWING NO: 9 OF 14

SHEET: 09

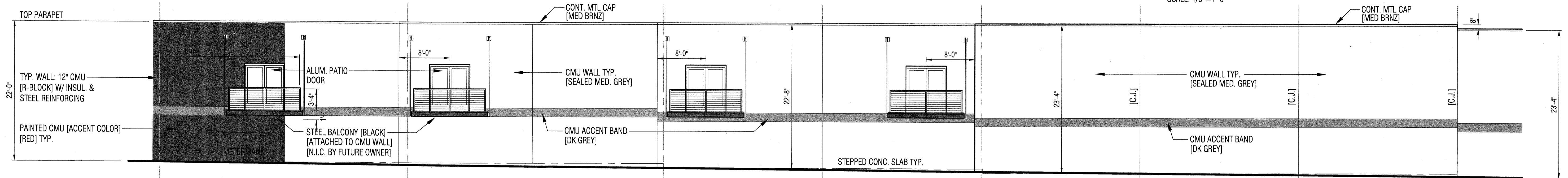
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 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO



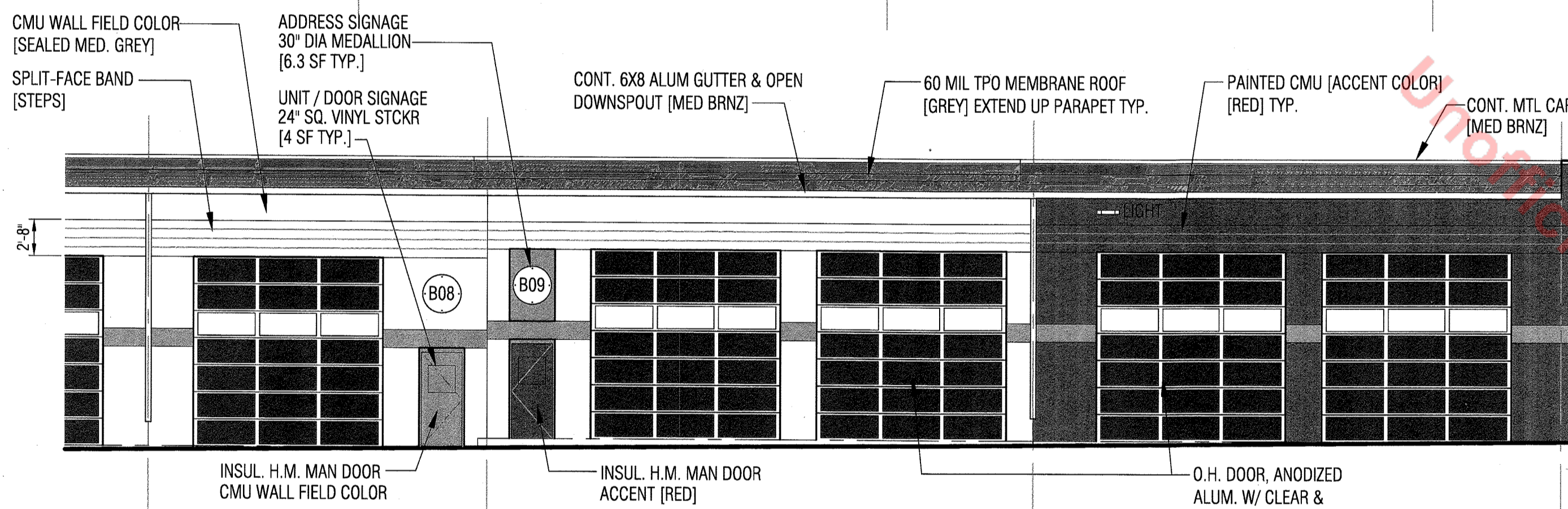
BUILDING B: SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



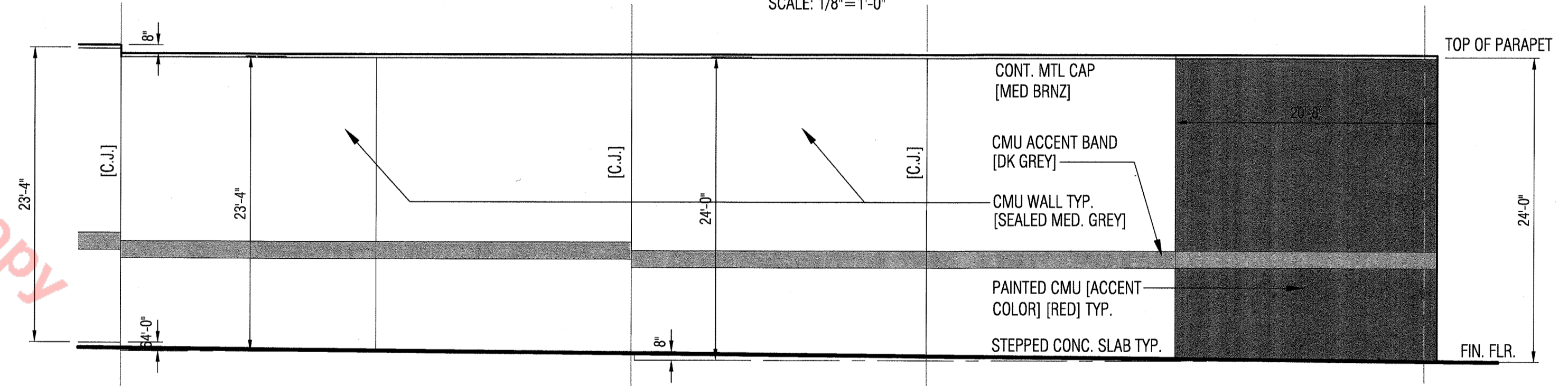
BUILDING B: NORTH ELEVATION
 SCALE: 1/8"=1'-0"



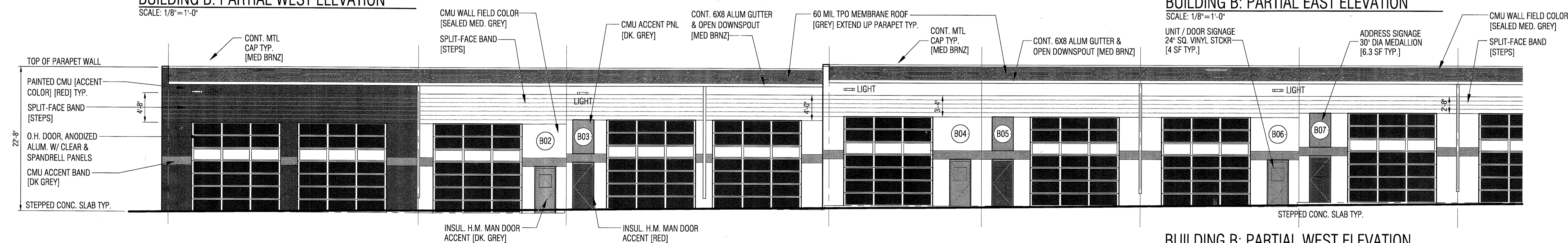
BUILDING B: PARTIAL EAST ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING B: PARTIAL WEST ELEVATION
 SCALE: 1/8"=1'-0"




BUILDING B: PARTIAL EAST ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING B: PARTIAL WEST ELEVATION
 SCALE: 1/8"=1'-0"


PROJECT NO. SDP16-0018

Number:	Date:	Revision:	Description:

Developed By:

 PWCR, LLC
 Eric Greven, Managing Member
 4833 Front Street Unit B-252
 Castle Rock, CO 80202
 303.668.0063

Prepared By:

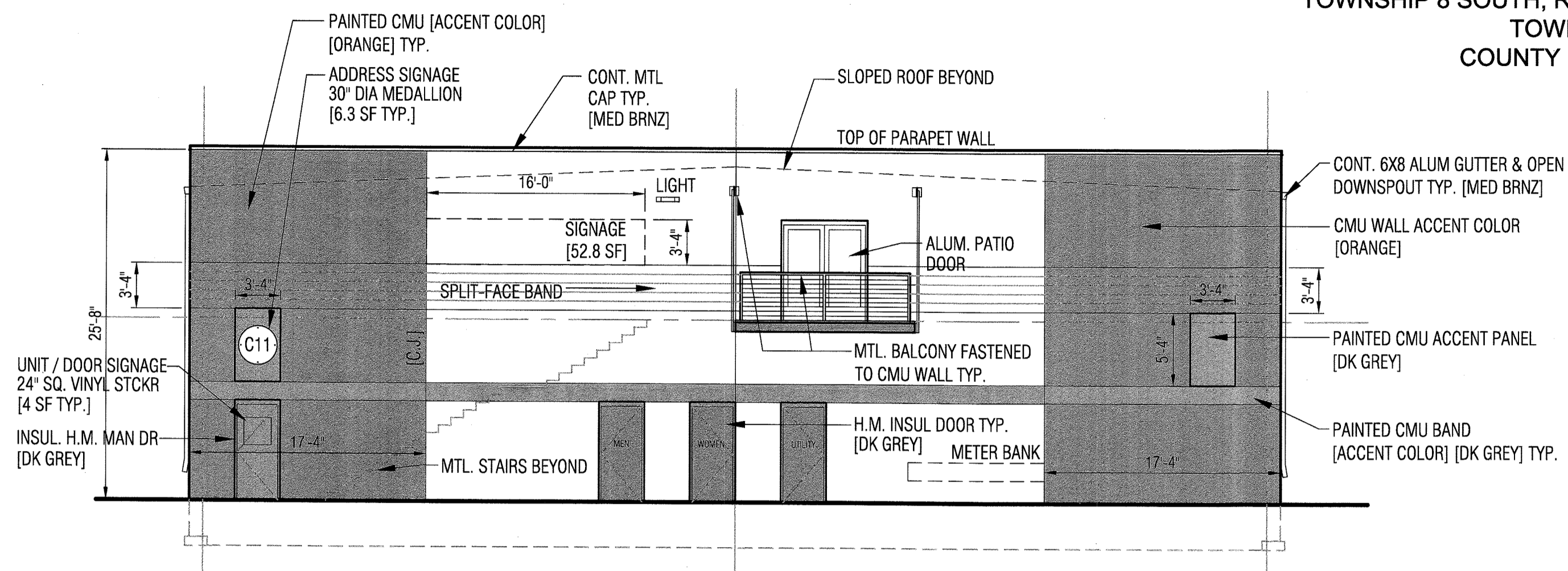
 WesternDesignGroup, Inc.
 32037 Stenzel Drive
 Conifer, CO 80433
 303.562.4436 / msecor@westerndesigngrp.com

Seal:


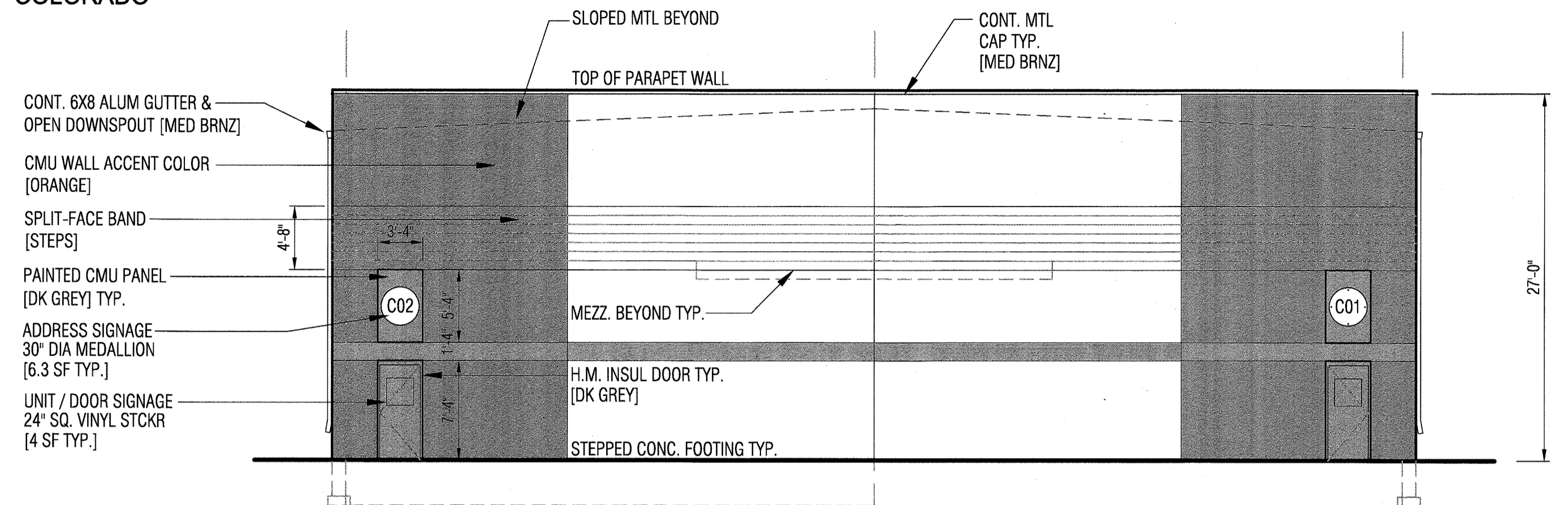
LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1
 SITE DEVELOPMENT PLAN
 BUILDING B: EXTERIOR ELEVATIONS [4]
 DRAWING NO:
 SHEET: 10 OF 14

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN

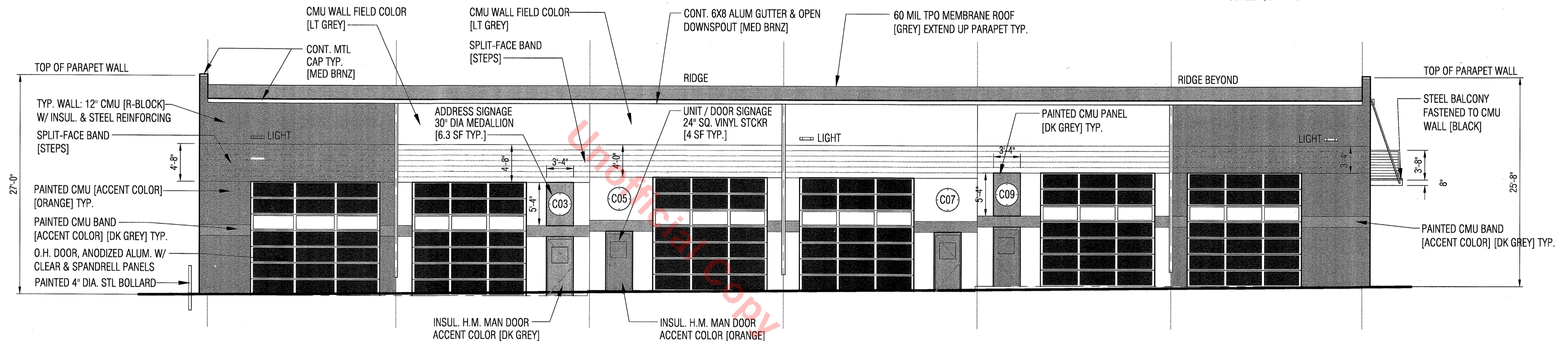
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COLORADO
COUNTY OF DOUGLAS, STATE OF COLORADO



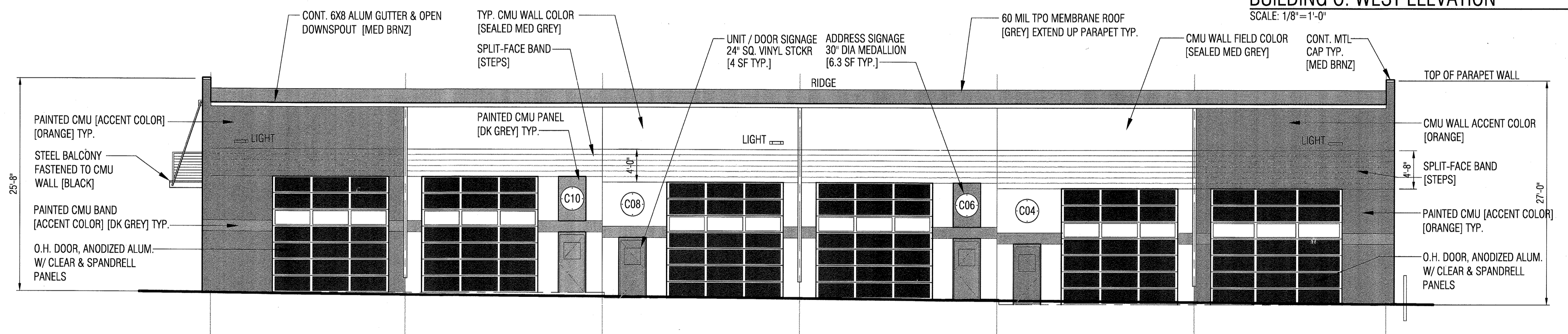
BUILDING C: SOUTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING C: NORTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING C: WEST ELEVATION
SCALE: 1/8"=1'-0"

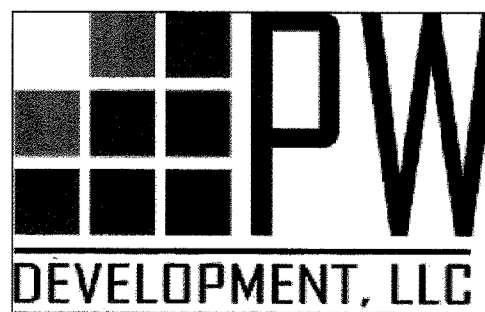


BUILDING C: EAST ELEVATION
SCALE: 1/8"=1'-0"

PROJECT NO. SDP16-0018

Number:	Date:	Revision:	Description:

Developed By:




PWCR, LLC
Eric Greven, Managing Member
4833 Front Street Unit B-252
Castle Rock, CO 80202
303.668.0063

Prepared By:



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32037 Stenzel Drive
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Seal:



LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

BUILDING C: EXTERIOR ELEVATIONS [4]

DRAWING NO:
SHEET: 11 OF 14

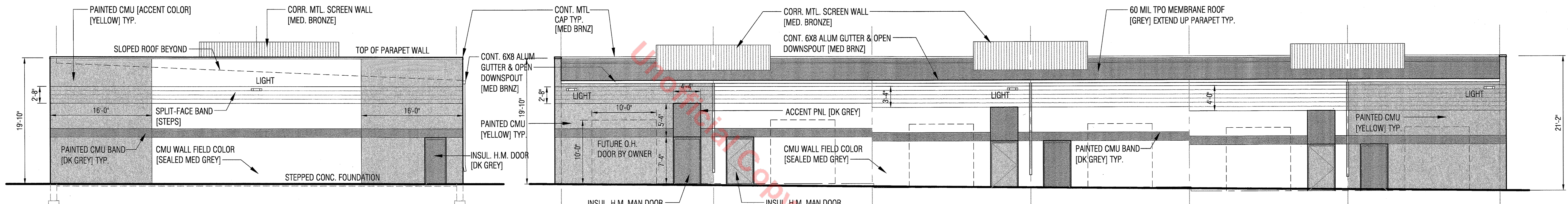
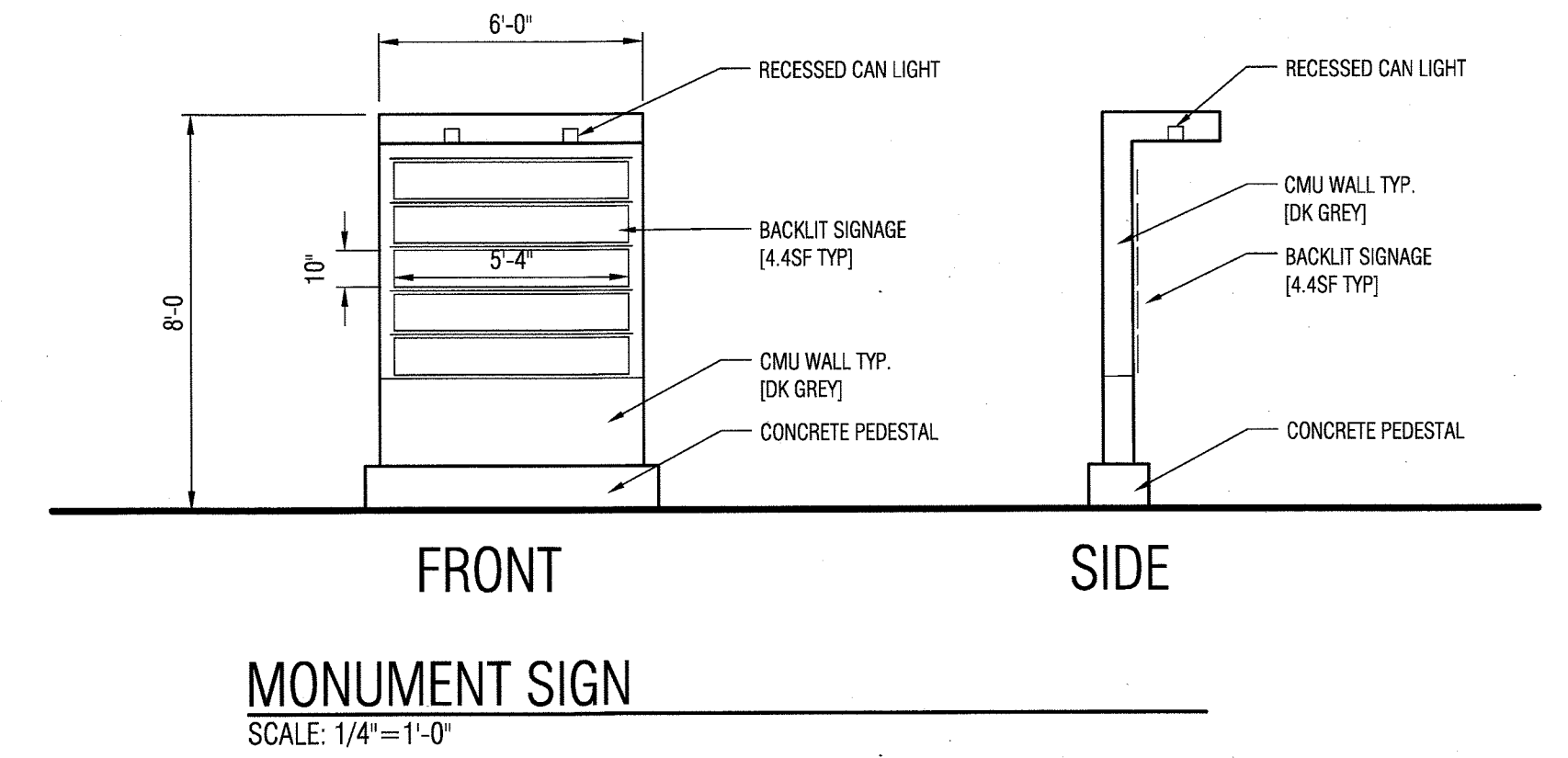
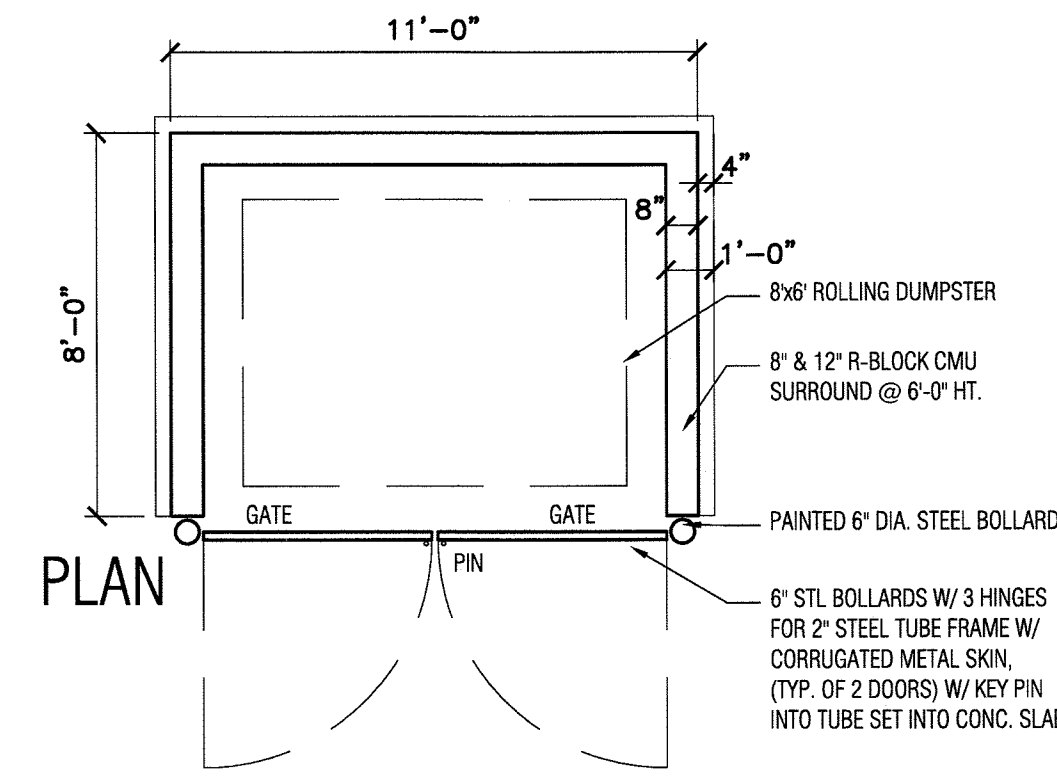
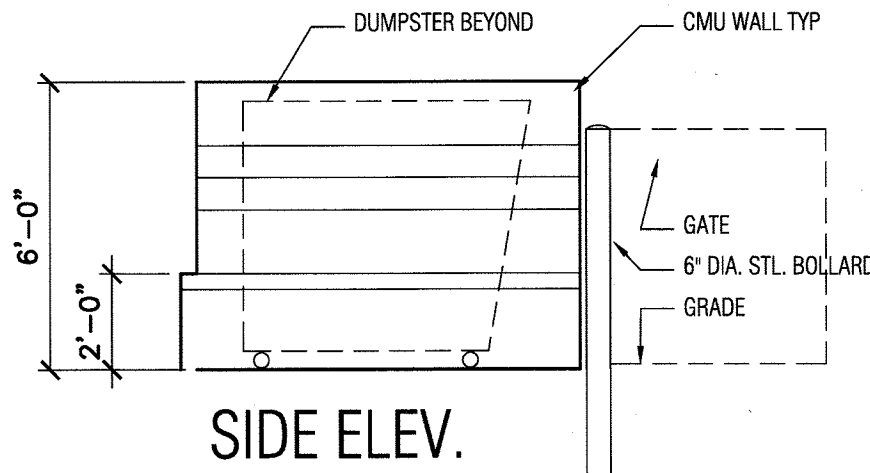
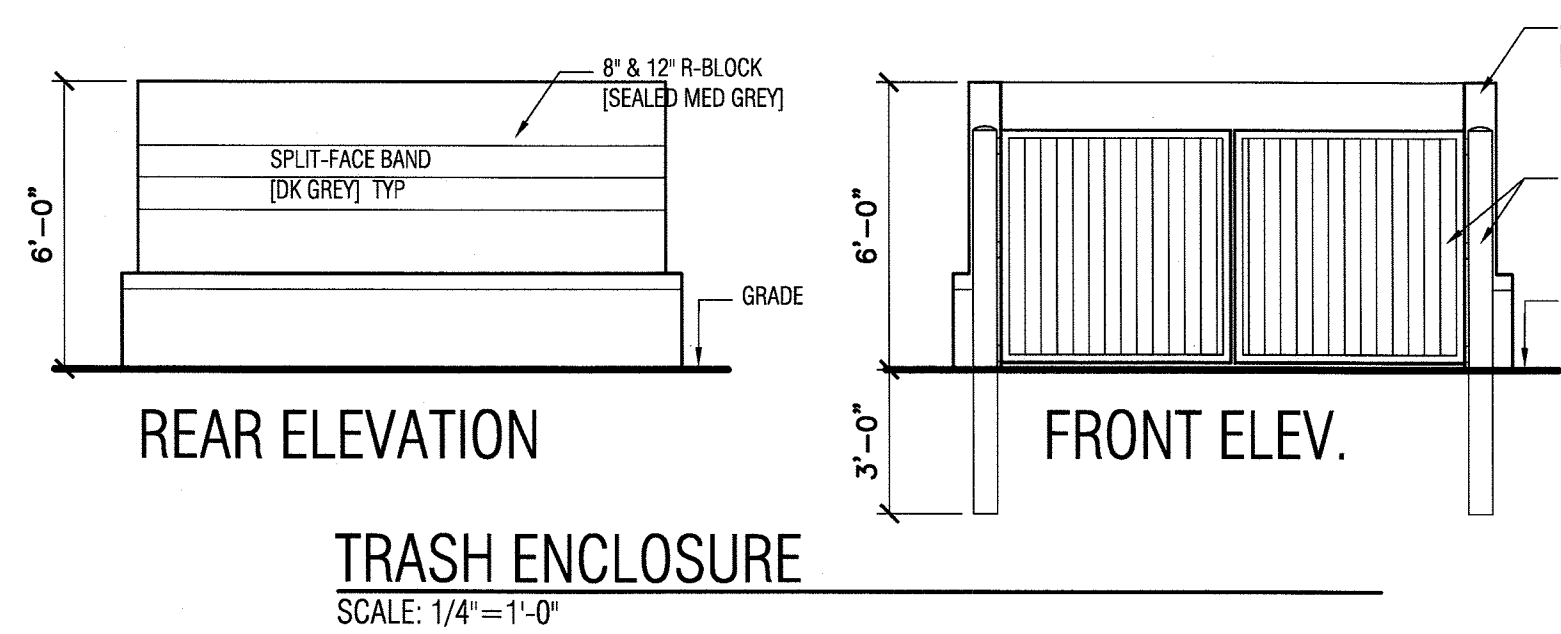
LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COLORADO
COUNTY OF DOUGLAS, STATE OF COLORADO

SIGNAGE DATA TABLE

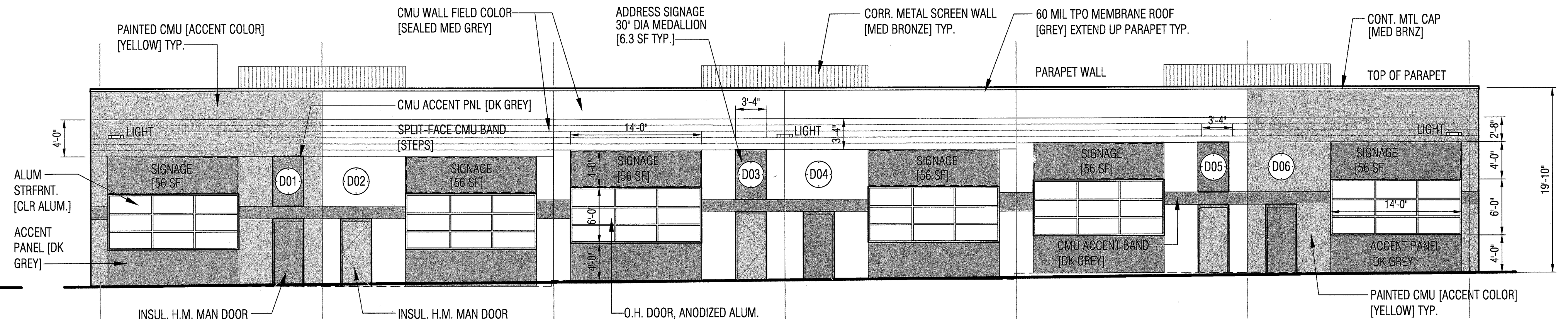
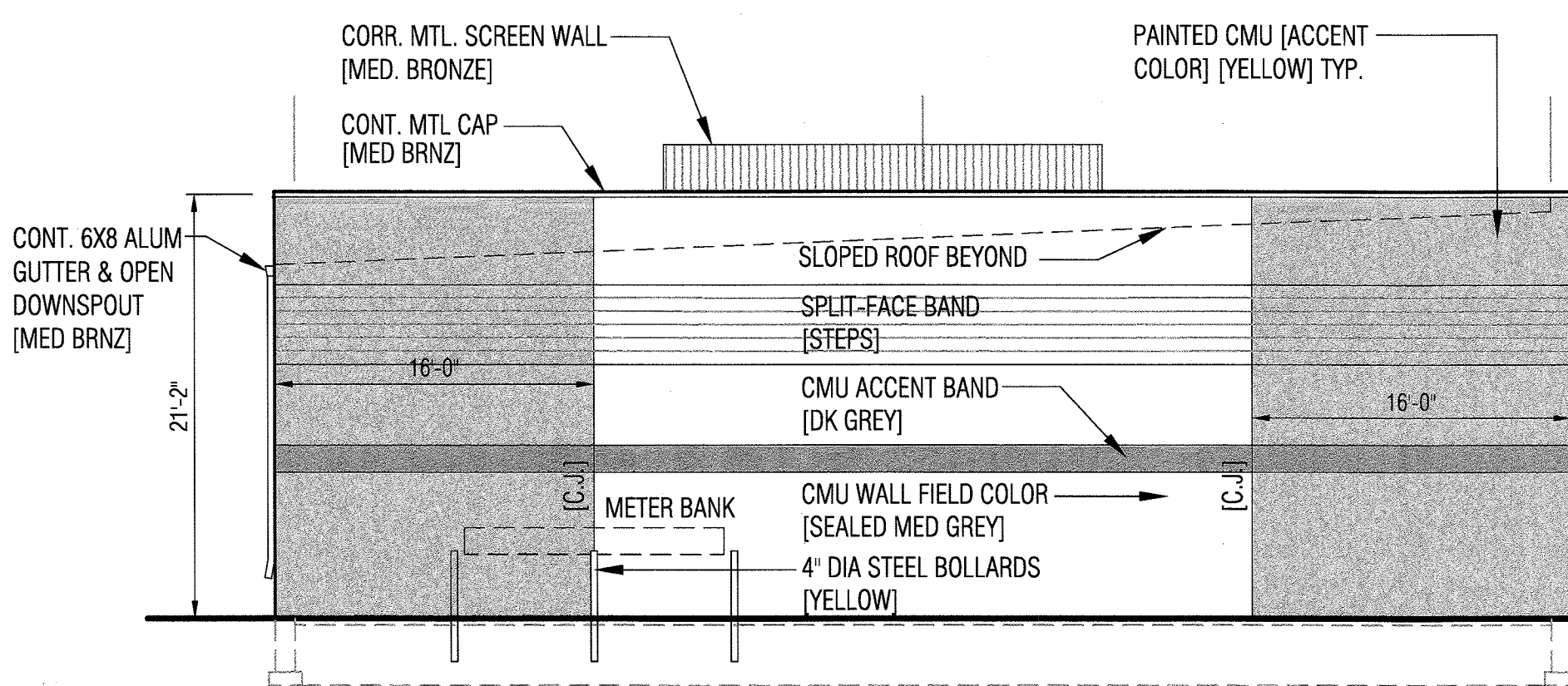
BUILDING	MAX AREA	TYPE	NUMBER	AREA	REMARKS
A	532 SF	WALL	1	68 SF	PW WALL SIGN [17' X 4']
		DOOR	11	44 SF	VINYL SIGN / LETTERS ON DOOR [11 DOORS][24" SQ / 4 SF]
		ADDRESS	11	69.3 SF	16" STAND OFF METAL LETTERS [30" DIA. MEDALLION / 6.3 SF]
					182 SF [OK]
B	554 SF	DOOR	10	40 SF	VINYL SIGN / LETTERS ON DOOR [10 DOORS][24" SQ / 4 SF]
		ADDRESS	10	63 SF	16" STAND OFF METAL LETTERS [30" DIA. MEDALLION / 6.3 SF]
C	362 SF	WALL	1	52.8 SF	PW WALL SIGN [16'-0"X3'-4"]
		DOOR	11	44 SF	VINYL SIGN / LETTERS ON DOOR [10 DOORS][24" SQ / 4 SF]
		ADDRESS	11	69.3 SF	16" STAND OFF METAL LETTERS [30" DIA. MEDALLION / 6.3 SF]
					167 SF [OK]
D	382 SF	WALL	6	336 SF	TENANT WALL SIGN [14' X 4' / 56 SF]
		ADDRESS	6	37.8 SF	16" STAND OFF METAL LETTERS [30" DIA. MEDALLION / 6.3 SF]

NOTE: ALL SIGNS WILL REQUIRE SEPARATE PERMITTING AND WILL COMPLY WITH TITLE 19.



BUILDING D: SOUTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING D: EAST ELEVATION
SCALE: 1/8"=1'-0"



PROJECT NO. SDP16-0018

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Developed By:

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Seal:

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

BUILDING D: EXTERIOR ELEVATIONS [4]

DRAWING NO:
SHEET: 12 OF 14

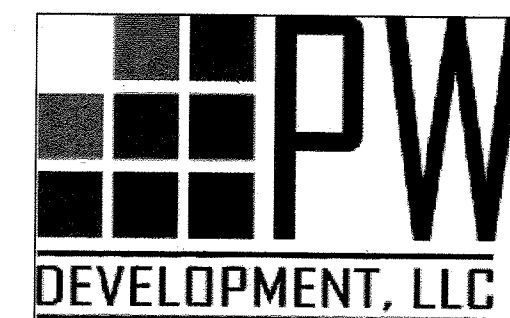
12

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO



Number:	Date:	Revision:	Description:

Developed By:



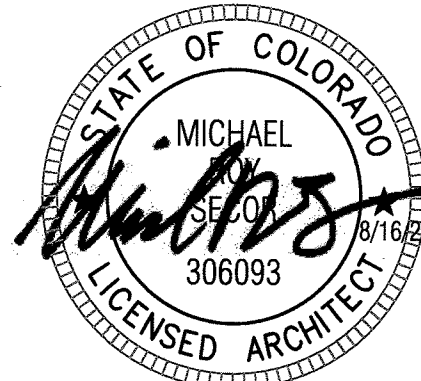
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PROJECT NO. SDP16-0018

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

EXTERIOR RENDERINGS [2]

DRAWING NO:
 SHEET: 13 OF 14

13

LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
 A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15
 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COLORADO
 COUNTY OF DOUGLAS, STATE OF COLORADO




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PROJECT NO. SDP16-0018

Number:	Date:	Revision:	Description:

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Seal:



LOT 1, BURT AT CASTLE ROCK, AMENDMENT NO. 1	
SITE DEVELOPMENT PLAN	
EXTERIOR RENDERINGS [2]	
DRAWING NO:	14 OF 14
SHEET:	14