

GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. PER FEMA FIRM MAP NO. 08035C01696, NO FLOODPLAINS EXIST ONSITE.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THIS SITE IS ZONED BURT AT CASTLE ROCK PD.
10. 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.
11. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

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

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.

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.

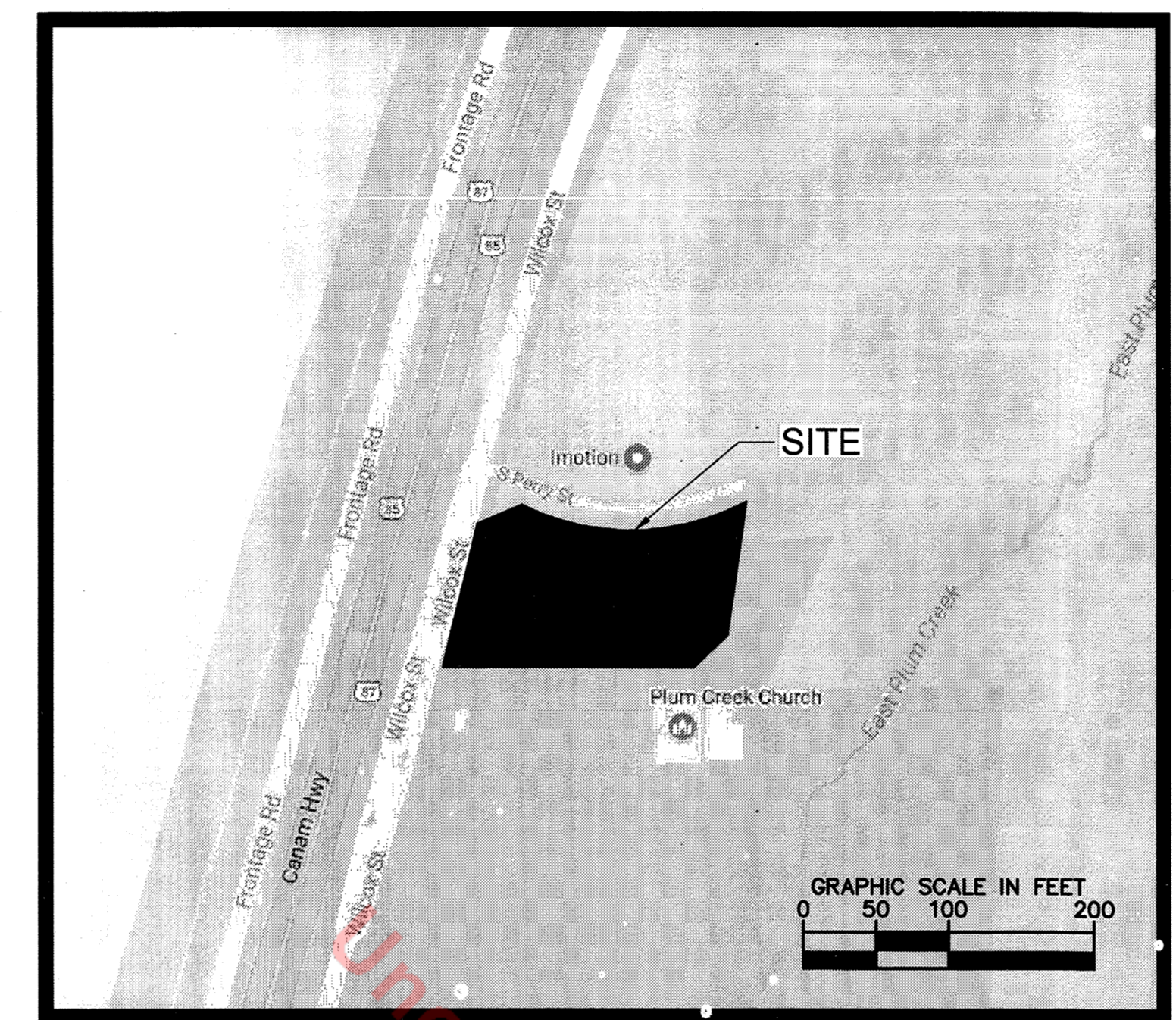
LEGAL DESCRIPTION:

LOT 1, BURT AT CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.



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

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 LOCATED AT: 2490 S. PERRY STREET



VICINITY MAP

SHEET INDEX

- 1 OF 9 - COVER SHEET
- 2 OF 9 - GENERAL SITE PLAN
- 3 OF 9 - GENERAL SITE PLAN
- 4 OF 9 - GENERAL UTILITY PLAN
- 5 OF 9 - GENERAL GRADING PLAN
- 6 OF 9 - CONCEPTUAL LANDSCAPE PLAN
- 7 OF 9 - BUILDING ELEVATIONS
- 8 OF 9 - BUILDING ELEVATIONS
- 9 OF 9 - GENERAL LIGHTING PLAN

DESIGN TEAM CONTACTS:

OWNER:
 WORLD COMPASS ACADEMY BUILDING CORPORATION
 2490 S. PERRY STREET
 CASTLE ROCK, CO 80104
 TEL: (303) 814-5200
 CONTACT: SHERI BATES

ARCHITECT:
 RTA ARCHITECTS
 19 S. TEJON STREET, #300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 867-7062
 CONTACT: KEN GREGG, AIA

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2 N. NEVADA AVE., SUITE 300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 453-0182
 CONTACT: ERIC GUNDERSON, P.E.

SURVEYOR:
 LDC, INC.
 3520 AUSTIN BLUFFS PARKWAY
 COLORADO SPRINGS, CO 80918
 CONTACT: DAVID V. HOSTETLER, P.L.S.

MORTGAGES:
 UMB BANK, NATIONAL ASSOCIATION
 1670 BROADWAY,
 DENVER CO 80202

PURPOSE STATEMENT

THE PURPOSE OF THIS SDP AMENDMENT IS TO INCREASE THE SIZE OF THE PHASE II BUILDING ADDITION, ADD A TRASH ENCLOSURE, ADD A TURN LANE, TO RELOCATE THE REQUIRED STREETScape ALONG THE S. PERRY STREET AND TO RELOCATE THE REQUIRED LANDSCAPING AROUND THE BUILDING ADDITION.

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 7 DAY OF NOVEMBER, 2017.
 [Signature] 11/7/17
 DIRECTOR OF DEVELOPMENT SERVICES DATE

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:53 PM ON THE 7 DAY OF NOVEMBER, 2017 AT RECEPTION NO. 2017076174

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature] DEPUTY

Summary Table		
	SDP	SDP Amend. No. 1
	Phase I	Phase II
	SDP14-0024	SDP17-0028
Lot Size	311,760	311,760
Gross Floor Area	39,191 SF	67,011 (27,820 SF Expansion)
Building Coverage	39,191	52,791 (13,600 Expansion)
Parking Spaces Required	96	132**
Parking Spaces Provided	122	132*
Maximum Height of Building	40'	40'
Height of Building Provided	28'	29'
Paved Parking/Aisle Area	75,140 SF	75,140 SF
Sidewalk Area	12,153 SF	17,405
Landscape Area	201,570	166,424 (Total, with Expansion)
Minimum Building & Parking Setback	15'	15'
Parking Setback Provided	10'	10' Existing
Building Setback Provided	25'	62' for addition (south), 18.5' for trash enclosure (south)
Maximum Building Coverage	30%	40%
Building Coverage Provided	12.7%	21.6%
Maximum Floor Area Ratio	0.30	0.40
Floor Area Ratio Provided	0.13	0.22
*10 spaces to be shared parking with the church to the south as per recorded parking & access agreement at Reception #2015057733		
**Required Parking		
Number of Classrooms	44	1 Space per Classroom =44
Number of Employees	80	1 Space per 1.5 Employees=54
Assembly Area	6818 SF	5 Spaces per 1,000 Sq Ft of Assembly Area=34
Total:		132

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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
 [Signature] 10/31/17
 REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT
 I, ERIC GUNDERSON, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
 [Signature] 10/31/17
 REGISTERED PROFESSIONAL ENGINEER DATE
 ERIC GUNDERSON, PE CO 49487

OWNERSHIP CERTIFICATE
 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]
 WORLD COMPASS ACADEMY BUILDING CORPORATION, A COLORADO NON-PROFIT CORPORATION
 SIGNED THIS 1 DAY OF November, 2017

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF November, 2017 BY Sheri Bates AS President OF WORLD COMPASS ACADEMY BUILDING CORPORATION.
 [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/25/2020

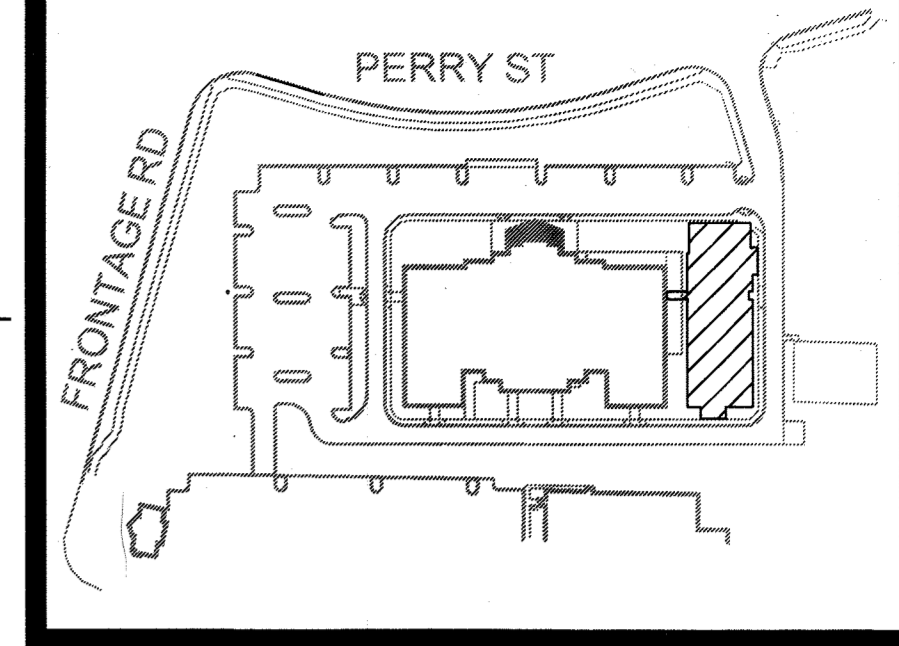
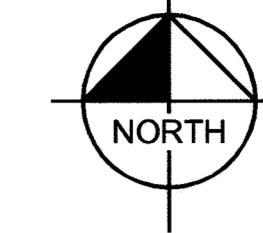
TITLE CERTIFICATION
 I, ERIC STANES, AN AUTHORIZED REPRESENTATIVE OF Chicago Title Insurance Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
 AUTHORIZED REPRESENTATIVE
 Chicago Title Company
 TITLE COMPANY
 SIGNED THIS 1st DAY OF November, 2017
 [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2-11-19

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 BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 1, 2017 AT RECEPTION NO. 201704643, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
 [Signature]
 UMB BANK, NATIONAL ASSOCIATION
 SIGNED THIS 1st DAY OF November, 2017
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF November, 2017 BY Tamara L. Dylson AS Vice President OF UMB BANK, NATIONAL ASSOCIATION.
 [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1/27/2021

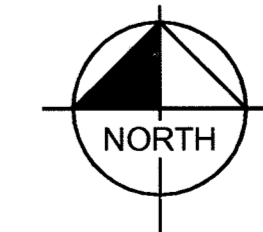
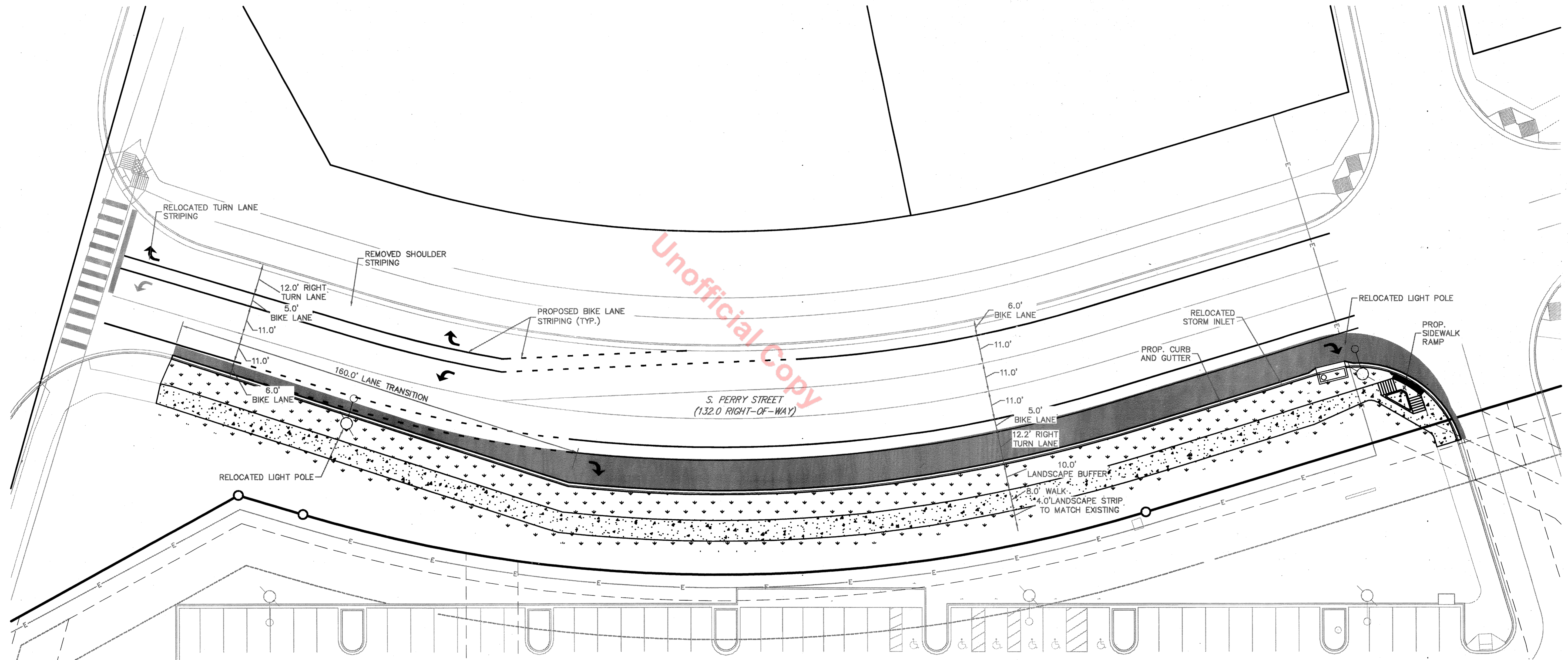
PROJECT NO. SDP17-0028
ISSUED: 10/17/2017
COVER SHEET
SHEET 1 OF 9

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

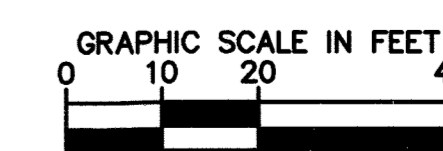
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET



KEY MAP
NOT TO SCALE

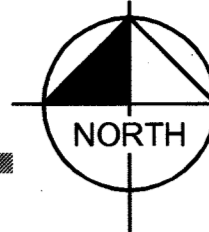
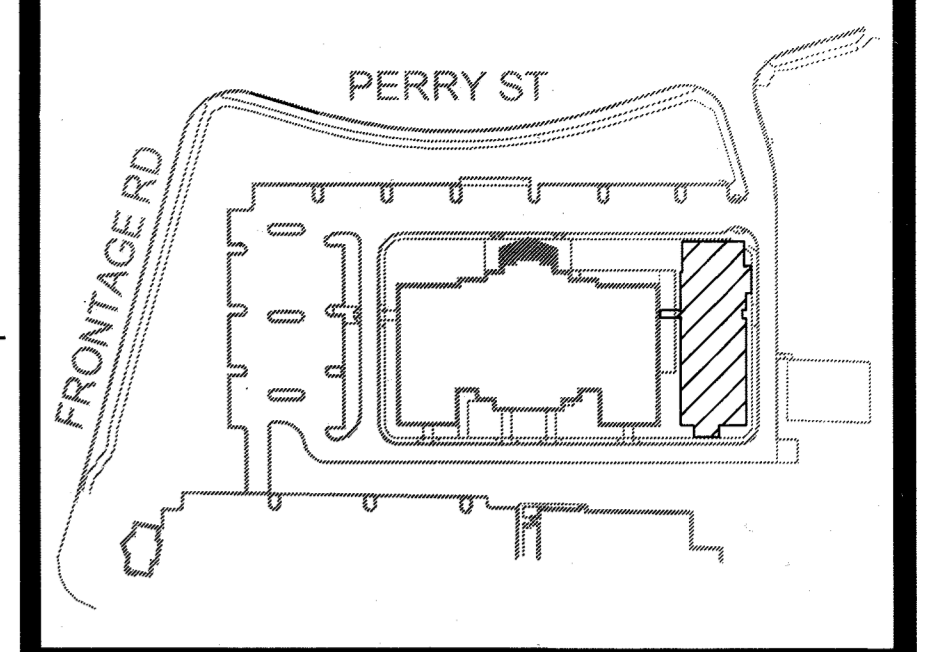
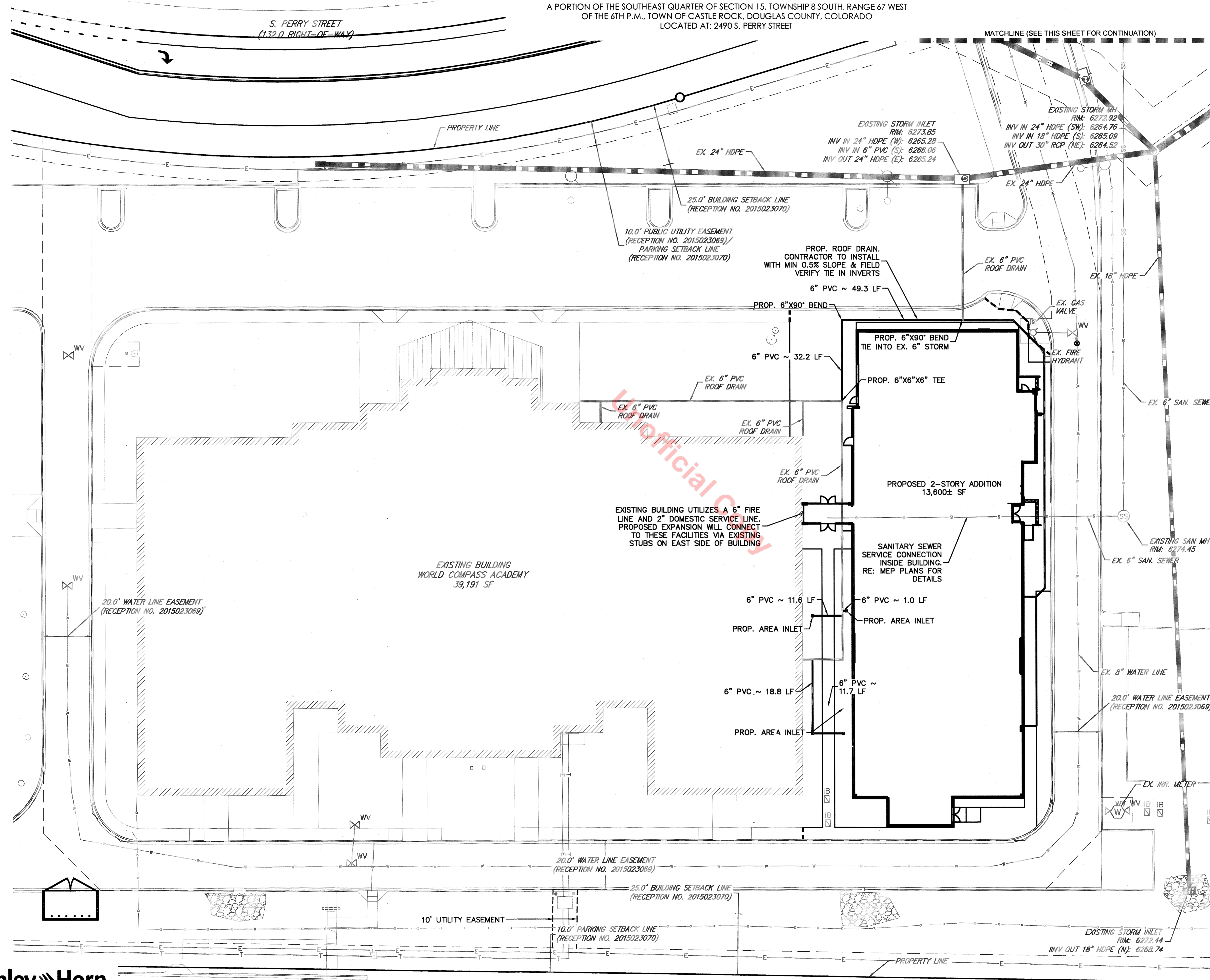


PROJECT NO. SDP17-0028
ISSUED: 10/17/2017
GENERAL SITE PLAN
SHEET 3 OF 9



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

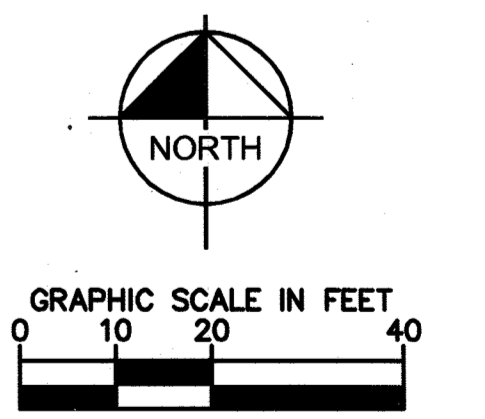
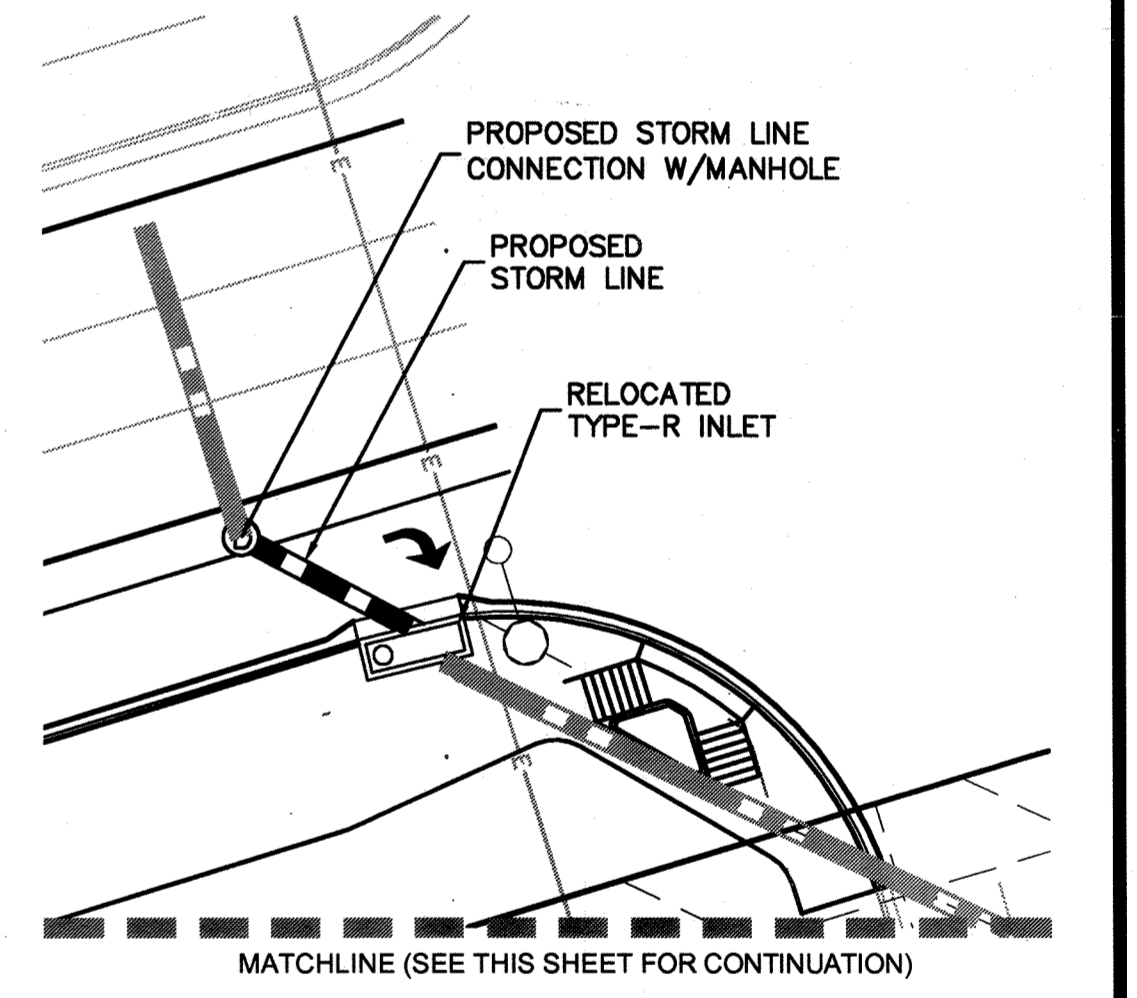
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO LOCATED AT: 2490 S. PERRY STREET



LEGEND

---	PROPERTY LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY SEWER LINE
---	EXISTING STORM MAIN
---	PROPOSED STORM SEWER LINE
G	EXISTING UNDERGROUND GAS LINE
E	EXISTING UNDERGROUND ELECTRIC LINE
T	EXISTING UNDERGROUND TELEPHONE LINE

- TOWN OF CASTLE ROCK 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 PRESSURE ZONE.

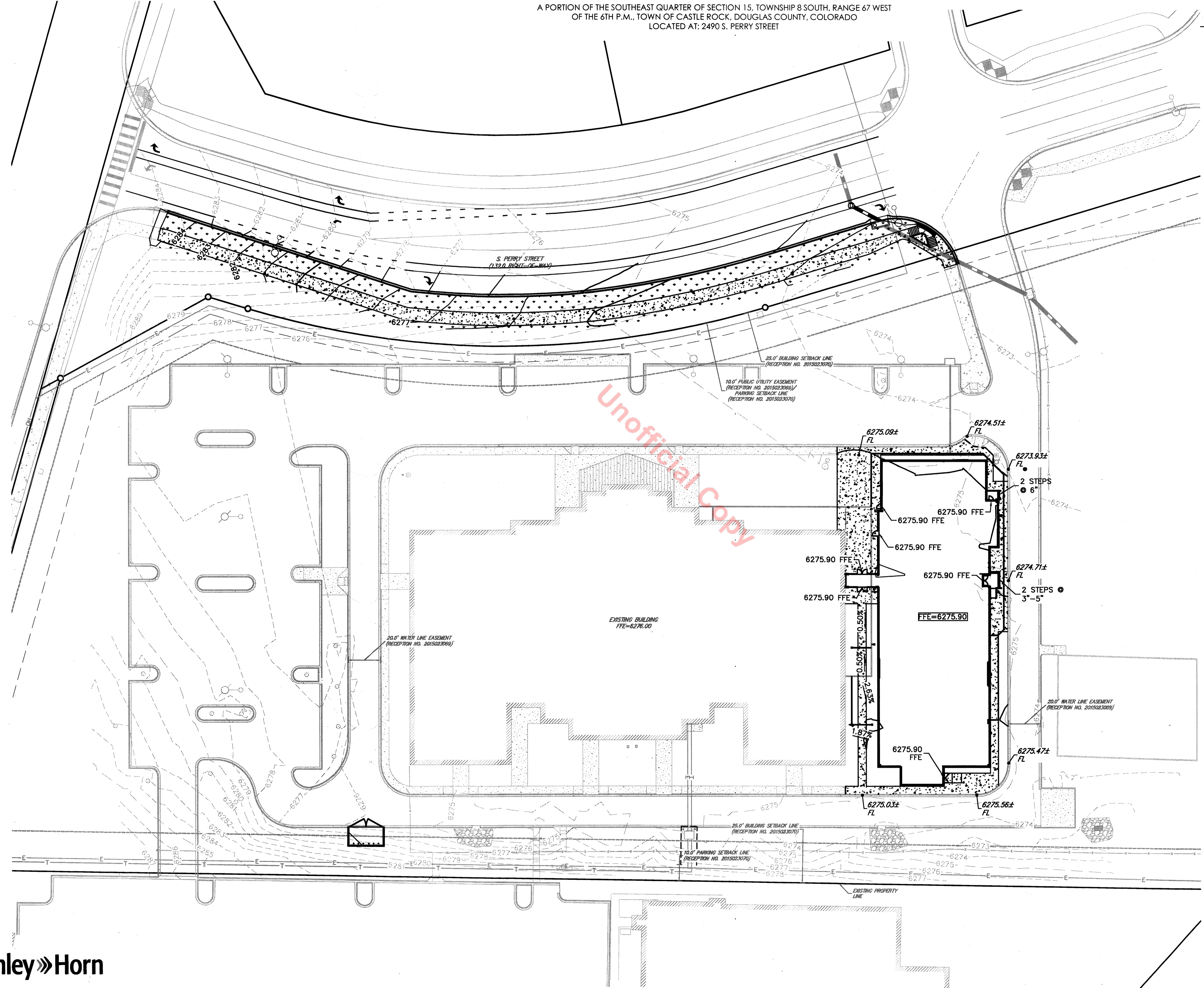
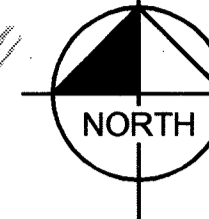
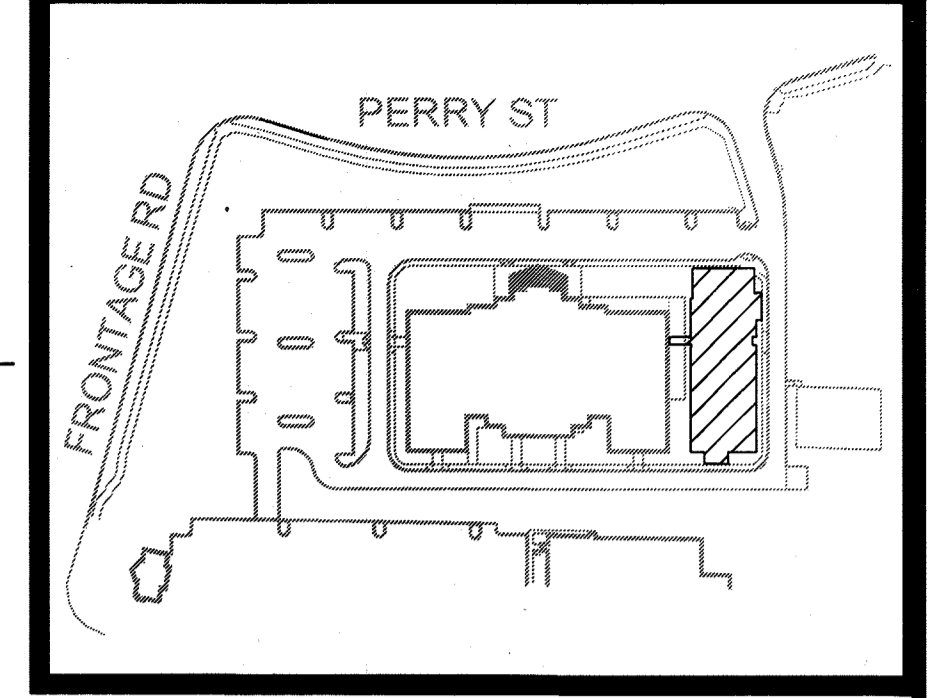


PROJECT NO. SDP17-0028
ISSUED: 10/17/2017
GENERAL UTILITY PLAN
SHEET 4 OF 9



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

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET

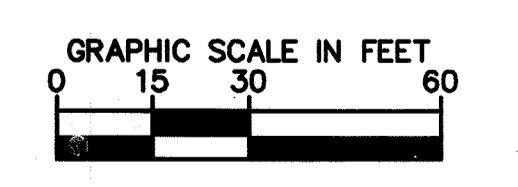
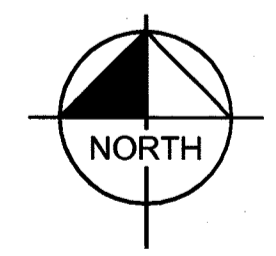


LEGEND

---	PROPERTY LINE
- - - -	SAWCUT LINE
---	PROPOSED STORM SEWER LINE
---	EXISTING STORM SEWER LINE
AR	ACCESSIBLE ROUTE
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
[Stippled Area]	STANDARD DUTY CONCRETE

- NOTES**
- ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 - ALL STORM DRAINS AND STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - RUNOFF ULTIMATELY OUTFALLS INTO EAST PLUM CREEK LOCATED OFFSITE TO THE EAST.

FLOOD PLAIN NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 08035C0301G, EFFECTIVE DATE JULY 11, 2014.



PROJECT NO. SDP17-0028
ISSUED: 10/17/2017
GENERAL GRADING PLAN
SHEET 5 OF 9

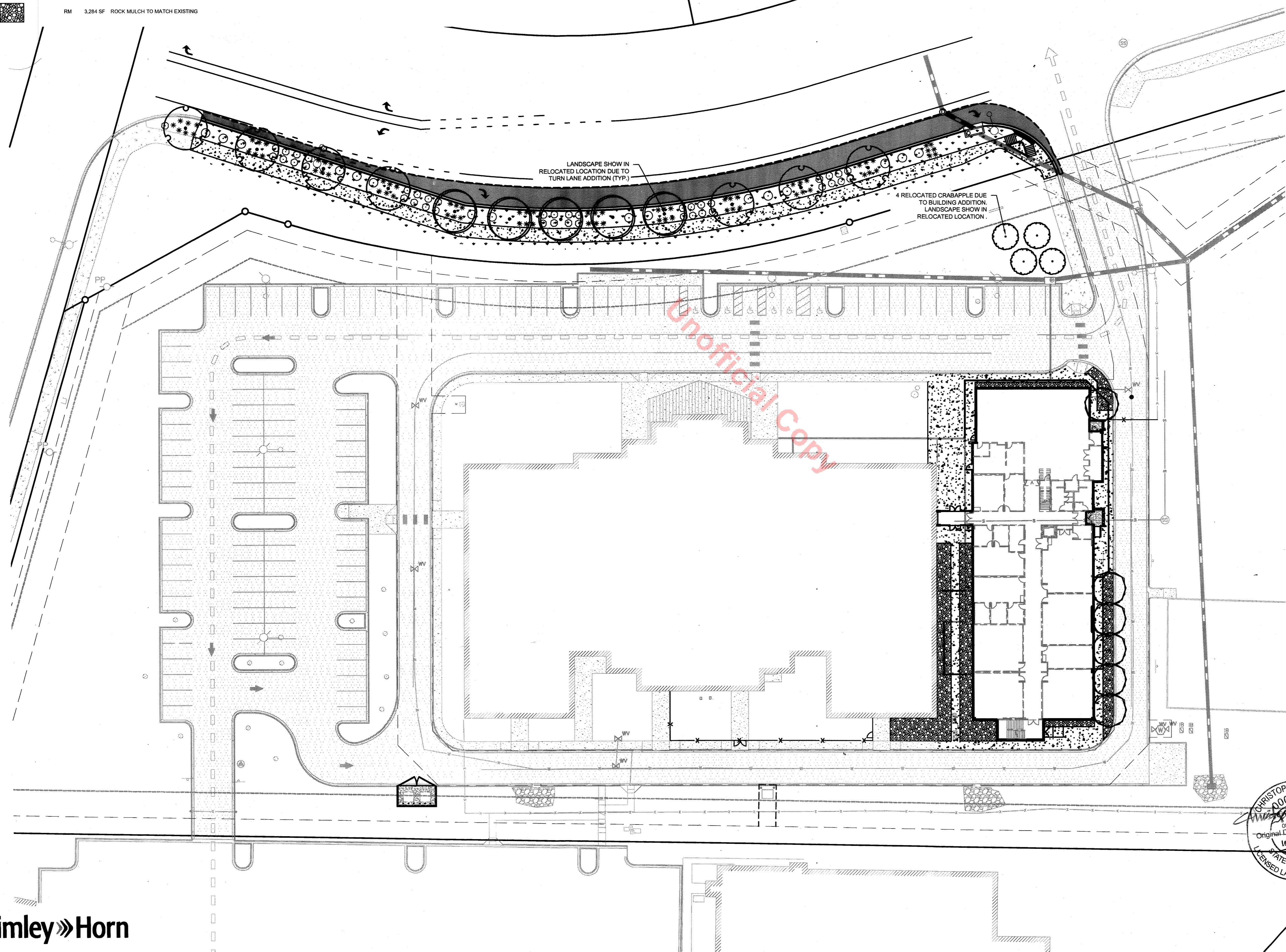
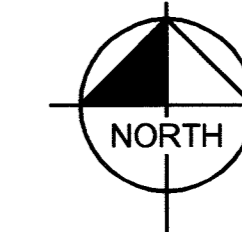
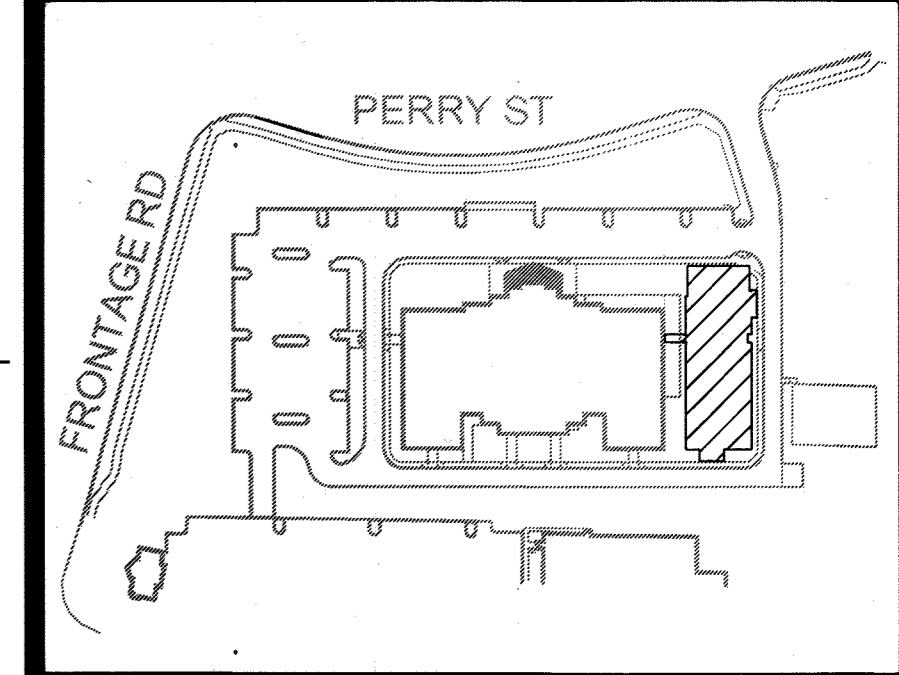


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	AA	6	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
	AP	7	ACER PLATANOIDES	NORWAY MAPLE (RELOCATED)
	MD	4	MALUS X 'DOLGO'	DOLGO CRAB APPLE (RELOCATED)
	PC	5	PYRUS CALLERYANA	ORNAMENTAL PEAR (RELOCATED)
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	CC	41	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB (RELOCATED)
	CK	73	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS (RELOCATED)
	RG	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC (RELOCATE)
GROUND COVERS	CODE	QTY	BOTANICAL NAME	
	RM	3,284 SF	ROCK MULCH TO MATCH EXISTING	

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LANDSCAPE SHOW IN RELOCATED LOCATION DUE TO TURN LANE ADDITION (TYP.)

4 RELOCATED CRABAPPLE DUE TO BUILDING ADDITION. LANDSCAPE SHOW IN RELOCATED LOCATION.

Castle Rock Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional: CHRIS HICE
 State of Colorado License Landscape Architect: LA 0001062
 Company Name: Kimley-Horn
 Address: 4582 South Ulster Street, Suite 1500, Denver, CO 80237
 Phone: 720.636.8302
 Email: chris.hice@kimley-horn.com
 Date: 08/25/2017
 PROJECT Name: World Compass

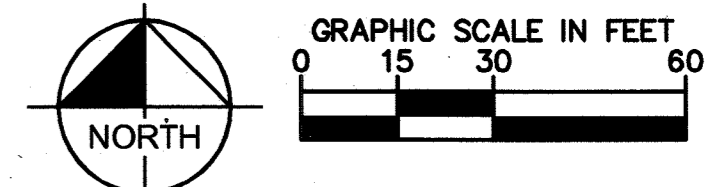
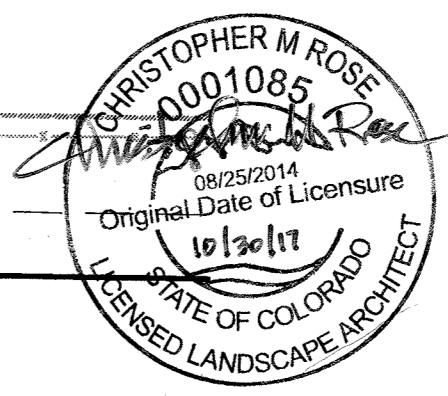
Gross Site Area	Landscape Area	Turfgrass List (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
311,760 SF	166,424 SF	55,869 of total (Turf 5,689, Paved 50,180)	17,457 SF	60	60	120	405	558	Yes
Parking Lot Area (Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
75,140 SF	7,157 sf	122	5,969 SF	3	35'x6'	14	36	29	316

ROW/Streetscape Inventory

	Street Frontage	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
S Perry Street	460 LF	12	12	48	130
Wilcox Rd	420 LF	11	11	44	72

NOTE:
 1. THE WILCOX RD LANDSCAPING WAS INSTALLED WITH PHASE I AND IS EXISTING TO REMAIN.
 2. THE S PERRY STREET LANDSCAPE WAS INSTALLED WITH PHASE I AND IS BEING RELOCATED DUE TO THE ADDITION OF A NEW TURN LANE.

- GENERAL NOTES:**
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 - TURF AREAS TO BE IRRIGATED WITH TURF SPRAYS. TREES AND SHRUB BEDS TO BE IRRIGATED WITH DRIFLINE.
 - 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 600 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.
 - SOD AREAS WILL BE IRRIGATED WITH TURF ROTARY HEADS. SHRUB BEDS WILL BE IRRIGATED WITH SUB-SURFACE DRIP IRRIGATION.

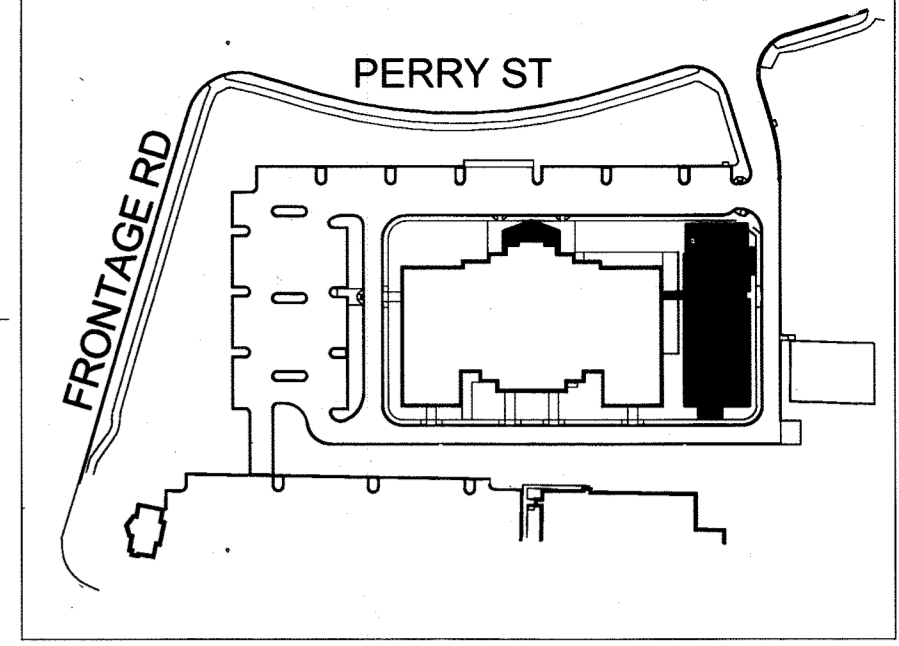
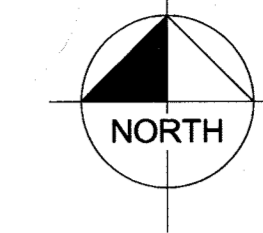


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CONCEPTUAL LANDSCAPE PLAN
SHEET 6 OF 9

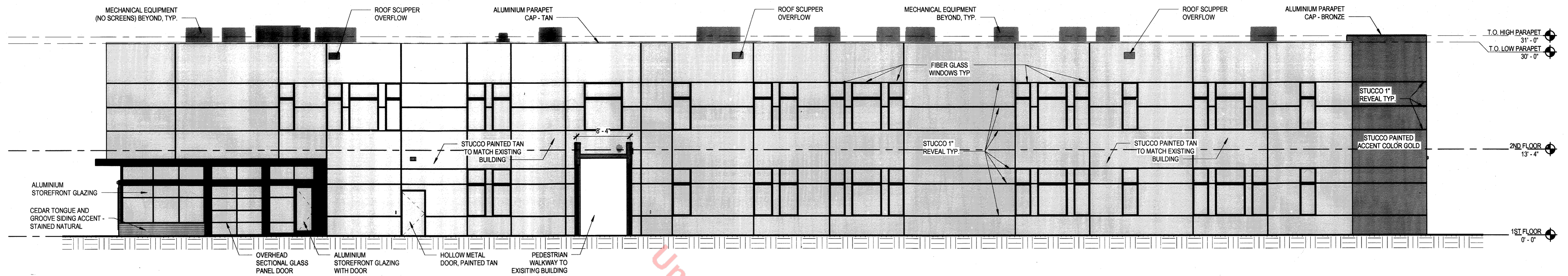


LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

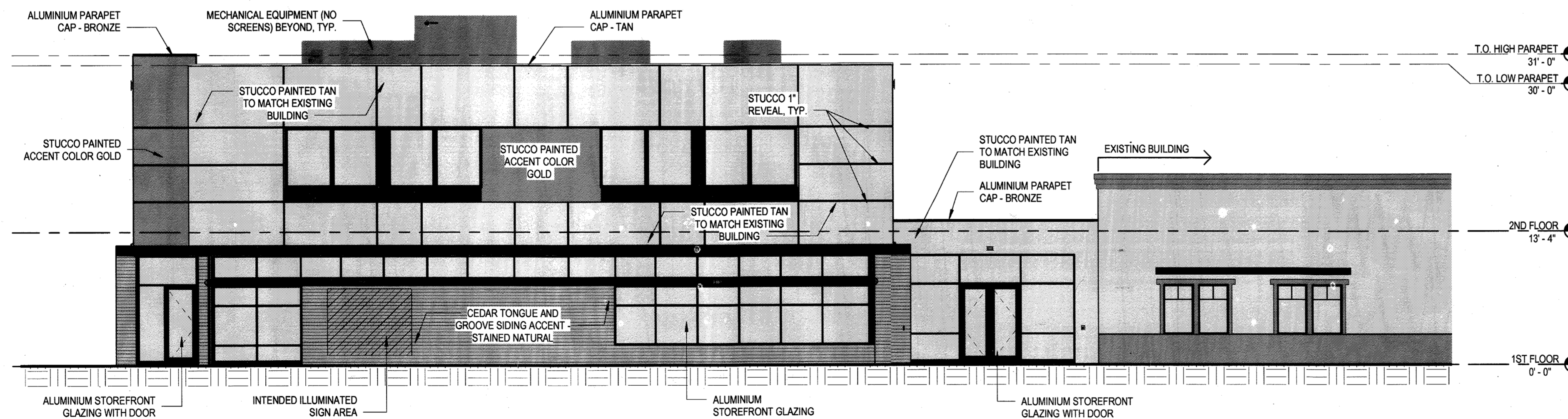
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET



KEY MAP
NO. TO SCALE



1 WEST ELEVATION
SDP110 1/8" = 1'-0"

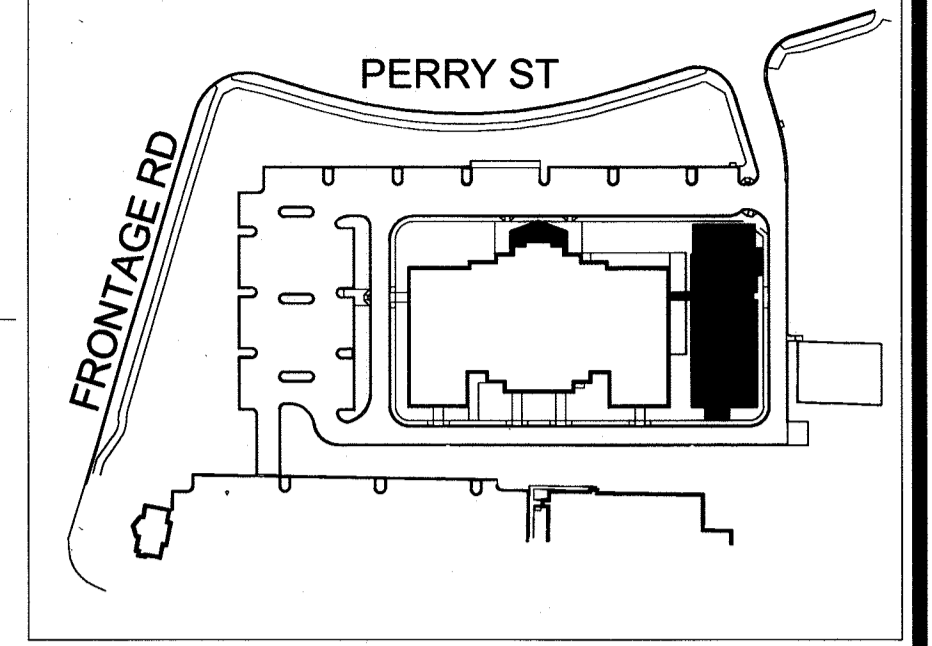
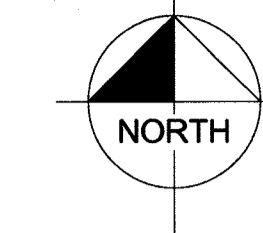


2 NORTH ELEVATION
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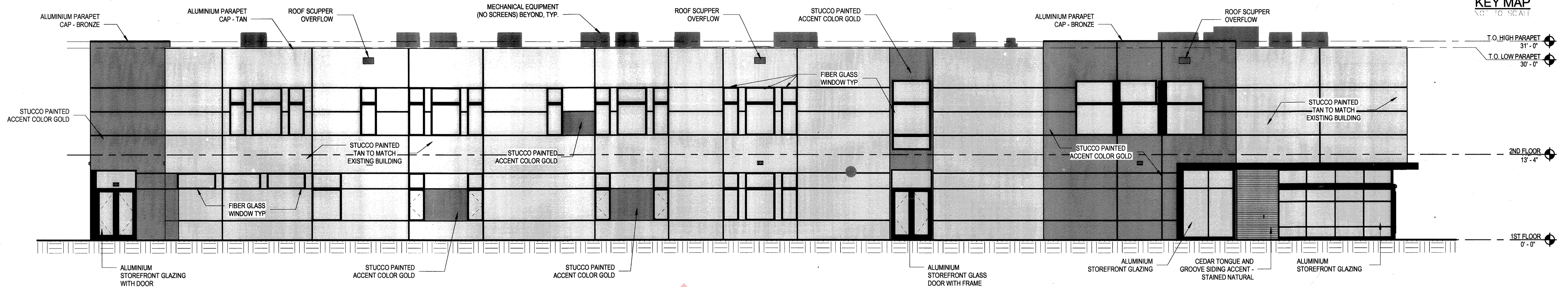
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LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET

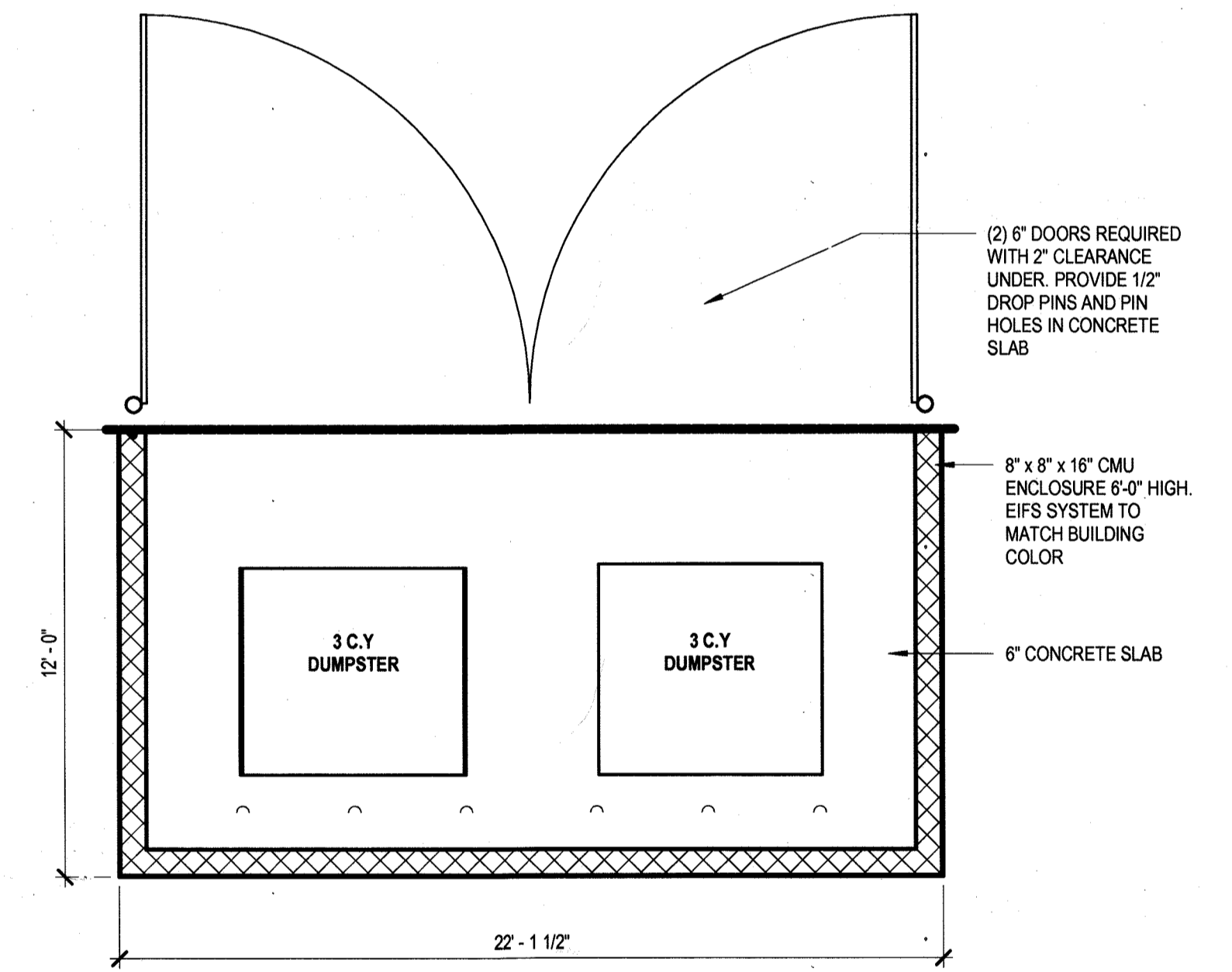


KEY MAP
N.O. TO SCALE

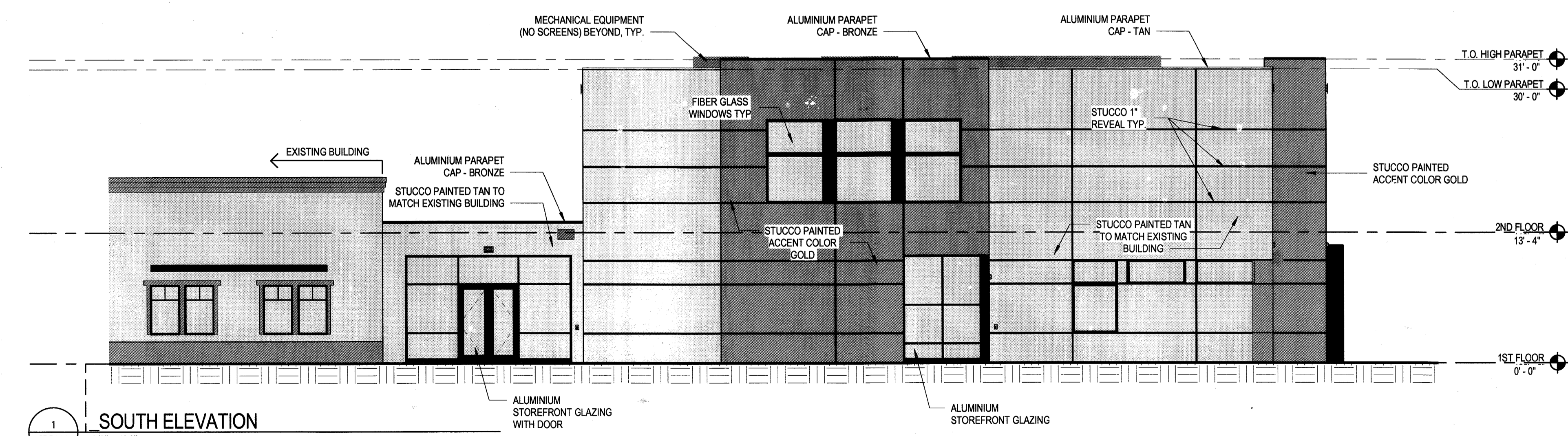


2 EAST ELEVATION
SDP111 1/8" = 1'-0"

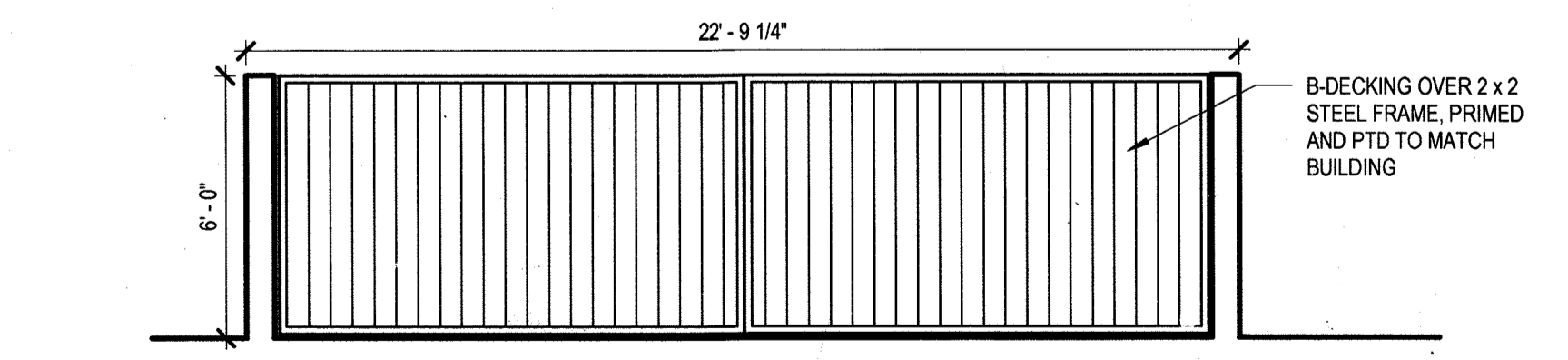
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4 DUMPSTER ENCLOSURE PLAN
SDP111 1/4" = 1'-0"



1 SOUTH ELEVATION
SDP111 1/8" = 1'-0"



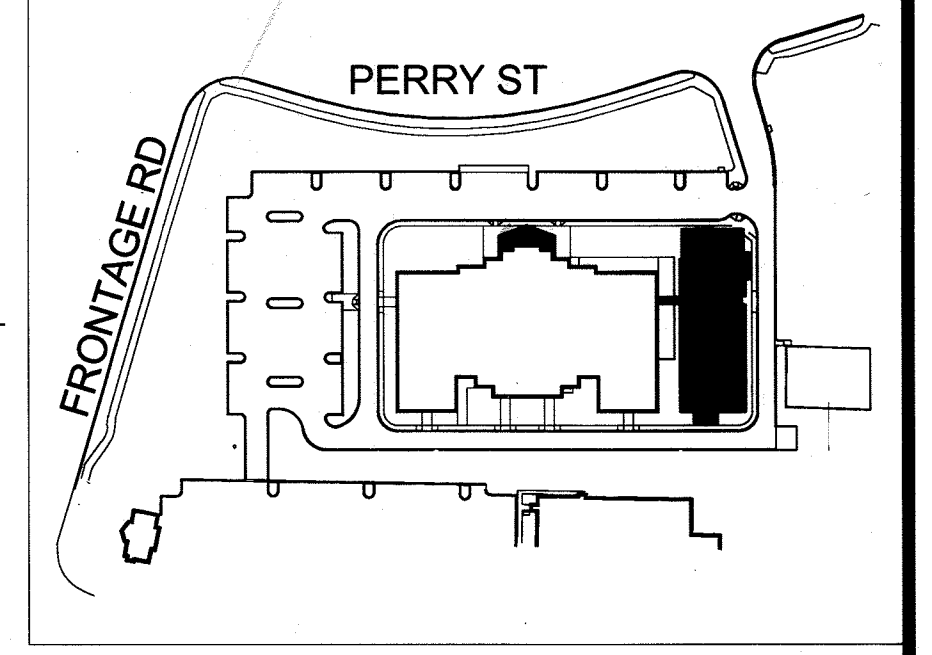
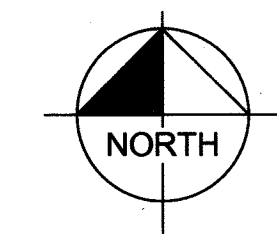
3 DUMPSTER ENCLOSURE ELEVATION
SDP111 1/4" = 1'-0"

PROJECT NO. SDP17-0028
ISSUED: 10/17/2017
BUILDING ELEVATIONS
SHEET 8 OF 9

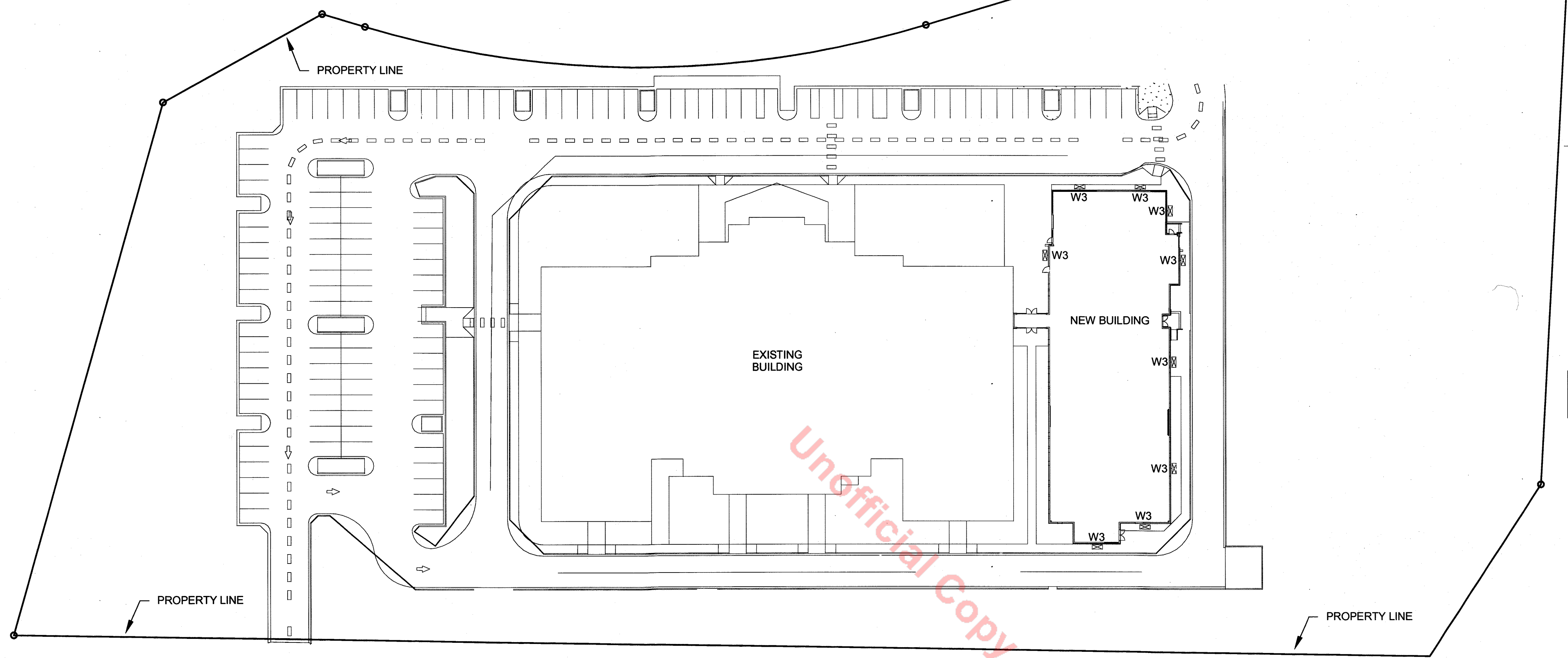


WORLD COMPASS ACADEMY EXPANSION SITE DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET



KEY MAP



1 Site Development Plan
ES102 1" = 40'-0"

GENERAL SHEET NOTES

- A. THE EXISTING POLE AND BUILDING MOUNTED LIGHTING TO REMAIN.
- B. THE NEW BUILDING MOUNTED LUMINAIRES ARE INTENDED TO PROVIDE ILLUMINATION FOR PEDESTRIANS AND SECURITY.
- C. NO NEW POLE MOUNTED LUMINAIRES ARE GOING TO BE ADDED.
- D. THE NEW BUILDING MOUNTED LUMINAIRES WILL BE CONNECTED TO THE EXISTING EXTERIOR LIGHTING CONTROL SYSTEM. HOURS OF OPERATION TO BE 6PM TO 11PM.
- E. THE NEW LIGHT FIXTURES WILL BE BRONZE AND WHITE TO MATCH ARCHITECTURAL FEATURES. FORWARD THROW, TYPE IV DISTRIBUTION FIXTURES, POLE MOUNTED AND AIMED AT BUILDINGS FACADE AND UNSHIELDED WALL PACK FIXTURES ARE PROHIBITED.
- F.

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/HEIGHT	QTY
W3		(1) W3 LNC2-12LUK-3	(1) NS-219C	2662	2662 AT 12 A.F.G.	9

NOTE: ALL FIXTURES ARE FULL CUT OFF AND ARE IDA DARK SKY COMPLIANT.

LITEPAK SERIES LNC2

Specifications:

- 120V AC, 50/60 Hz, 100W
- 120V AC, 50/60 Hz, 100W
- 120V AC, 50/60 Hz, 100W

Electrical:

- 120V AC, 50/60 Hz, 100W
- 120V AC, 50/60 Hz, 100W
- 120V AC, 50/60 Hz, 100W

Dimensions:

120V AC, 50/60 Hz, 100W

Shipping Information:

120V AC, 50/60 Hz, 100W

REPLACEMENT PARTS/ACCESSORIES

DESCRIPTION:

- 120V AC, 50/60 Hz, 100W
- 120V AC, 50/60 Hz, 100W
- 120V AC, 50/60 Hz, 100W

PHOTOMETRICS:

120V AC, 50/60 Hz, 100W

PERFORMANCE DATA:

TYPE	TYPE	TYPE	TYPE
120V AC, 50/60 Hz, 100W	120V AC, 50/60 Hz, 100W	120V AC, 50/60 Hz, 100W	120V AC, 50/60 Hz, 100W

PROJECTED LUMEN MAINTENANCE:

Year	LM-79	LM-80	LM-81	LM-82
1	100%	100%	100%	100%
2	95%	95%	95%	95%
3	90%	90%	90%	90%
4	85%	85%	85%	85%
5	80%	80%	80%	80%

ELECTRICAL DATA:

TYPE	TYPE	TYPE	TYPE
120V AC, 50/60 Hz, 100W	120V AC, 50/60 Hz, 100W	120V AC, 50/60 Hz, 100W	120V AC, 50/60 Hz, 100W

MOTION SENSOR OPTION:

120V AC, 50/60 Hz, 100W

LNC2 - BATTERY BACK UP

Dimensions:

120V AC, 50/60 Hz, 100W

LNC2-SC88-XX SURFACE CONDUIT BACK PLATE:

120V AC, 50/60 Hz, 100W

1365 Garden of the Gods Rd., Suite 1300
Colorado Springs, CO 80907
719.630.3350 www.bpc.com

ISSUED: 10/17/2017
GENERAL LIGHTING PLAN
SHEET 9 OF 9