

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.
- PER FEMA FIRM MAP NO. 08035C0169G, NO FLOODPLAINS EXIST ONSITE.
- 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.
- THIS SITE IS ZONED BURT AT CASTLE ROCK PD.
- 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 SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

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

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.

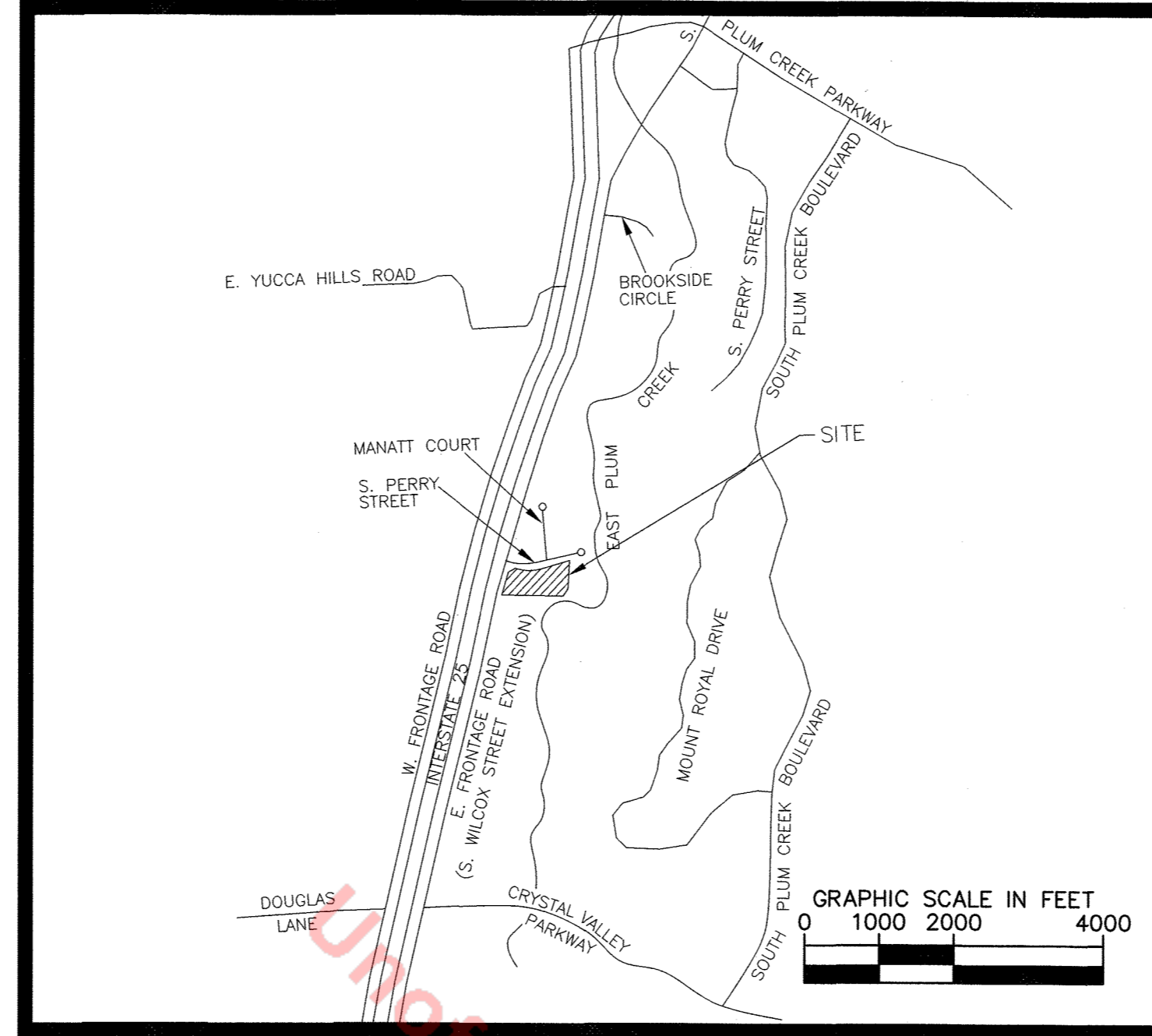
LEGAL DESCRIPTION:

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. 2

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

PURPOSE STATEMENT

THE PURPOSE OF THIS SDP AMENDMENT TO SDP14-0024 & SDP17-0028 IS TO ADD AN ARTIFICIAL TURF SOCCER FIELD, ADD A PYLON SIGN, RECONFIGURE PARKING ISLANDS AND RELOCATE PARKING ISLAND LANDSCAPING.

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 23rd DAY OF August, 2018.

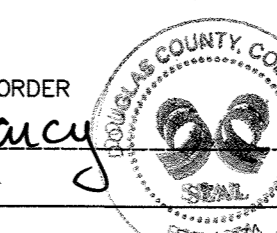
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

8/23/18
 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 1:15 p.m. ON THE 23rd DAY OF August, 2018 AT RECEPTION NO. 2018052013

DOUGLAS COUNTY CLERK AND RECORDER
 BY: *[Signature]*
 DEPUTY



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]
 REGISTERED LAND SURVEYOR
 20681
 DAVID V. HOSTETLER
 08-16-18
 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]
 REGISTERED PROFESSIONAL ENGINEER
 ERIC GUNDERSON, P.E. CO 49487
 8/17/18
 DATE

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 21st DAY OF August, 2018

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF August, 2018 BY *[Signature]*
 AS President OF WORLD COMPASS ACADEMY BUILDING CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/29/2019

TITLE CERTIFICATION

I, *[Signature]*, AN AUTHORIZED REPRESENTATIVE OF *[Signature]*, 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
[Signature]
 TITLE COMPANY
 SIGNED THIS 20th DAY OF August, 2018

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August, 2018 BY *[Signature]* AS AUTHORIZED REPRESENTATIVE OF *[Signature]*
 WITNESS MY HAND AND OFFICIAL SEAL
 ERIC BIRNBAUGH GONZALES
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20174036322
 MY COMMISSION EXPIRES 11/11/2021
 MY COMMISSION EXPIRES: 11/11/2021

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 OCTOBER 10, 2017 AT RECEPTION NO. 2017068845, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
 UMB BANK, NATIONAL ASSOCIATION
 SIGNED THIS 20th DAY OF August, 2018

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August, 2018 BY *[Signature]* AS Vice President OF UMB BANK, NATIONAL ASSOCIATION.
 WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1/27/2021

SHEET INDEX

- 1 OF 7 - COVER SHEET
- 2 OF 7 - GENERAL SITE PLAN
- 3 OF 7 - GENERAL UTILITY PLAN
- 4 OF 7 - GENERAL GRADING PLAN
- 5 OF 7 - EXISTING SIGN INFORMATION
- 6 OF 7 - PROPOSED SIGN SPECIFICATIONS
- 7 OF 7 - LANDSCAPE IMPROVEMENTS

DESIGN TEAM CONTACTS:

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

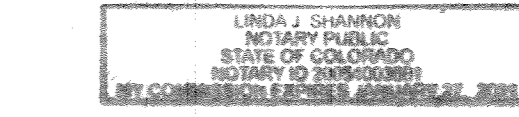
ARCHITECT:
 RTA ARCHITECTS
 19 S. TEJON STREET, #300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 867-7062
 CONTACT: KEN GREGG, AIA

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

	SDP	SDP Amend. No. 1	SDP Amend. No. 2
	Phase I	Phase II	
	SDP14-0024	SDP17-0028	SDP18-0029
Lot Size	311,760	311,760	311,760
Gross Floor Area	39,191 SF	67,011 (27,820 SF Expansion)	67,011
Building Coverage	39,191	52,791 (13,600 Expansion)	52,791
Parking Spaces Required	96	132**	132**
Parking Spaces Provided	122	122+10*	132*
Maximum Height of Building	40'	40'	40'
Height of Building Provided	28'	29'	29'
Paved Parking/Aisle Area	75,140 SF	75,140 SF	75,595 SF
Sidewalk Area	12,153 SF	17,405	17,477 SF
Landscape Area	201,570	166,424 (Total, with Expansion)	165,897 SF
Minimum Building & Parking Setback	15'	15'	15'
Parking Setback Provided	10'	10' Existing	10' Existing
Building Setback Provided	25'	62' for addition (south), 18.5' for trash enclosure (south)	25' for Pylon Sign
Maximum Building Coverage	30%	40%	40%
Building Coverage Provided	12.7%	21.6%	21.6%
Maximum Floor Area Ratio	0.30	0.40	0.40
Floor Area Ratio Provided	0.13	0.22	0.22
*10 spaces to be shared parking with the church to the south as per recorded parking & access agreement at Reception #2015057733			
**Minimum Parking Requirements			
Number of Classrooms	44	1 Space per Classroom =44	1 Space per Classroom =44
Number of Employees	80	1 Space per 1.5 Employees=54	1 Space per 1.5 Employees=54
Assembly Area	6818 SF	5 Spaces per 1,000 Sq Ft of Assembly Area=34	5 Spaces per 1,000 Sq Ft of Assembly Area=34
Total:		Parking Required=132	Parking Required=132



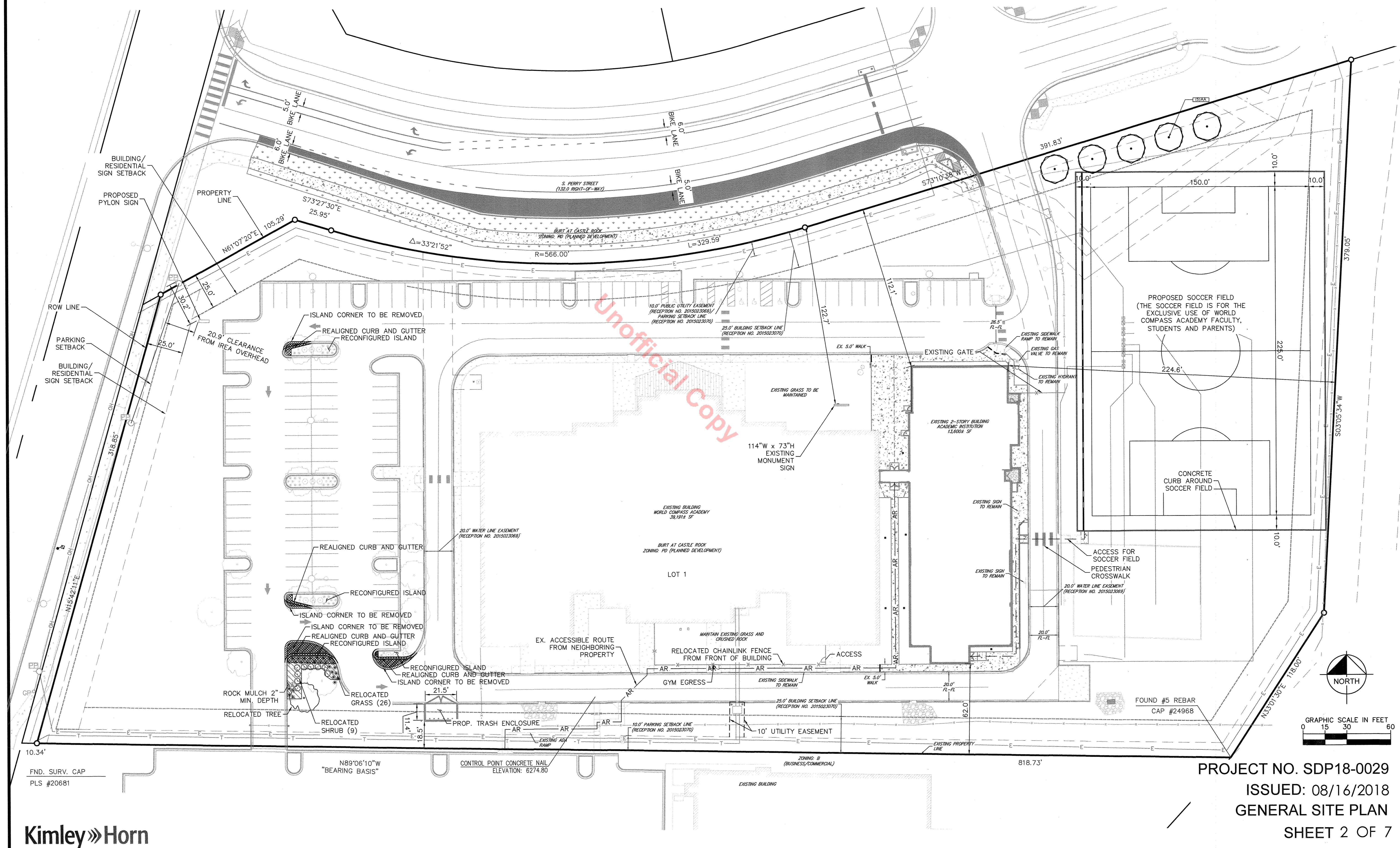
PROJECT NO. SDP18-0029
 ISSUED: 08/16/2018
 COVER SHEET
 SHEET 1 OF 7

LEGEND

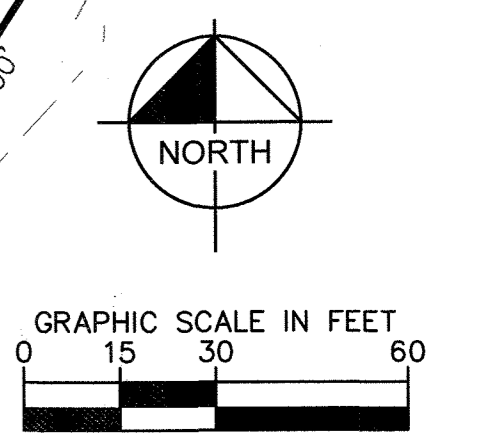
	PROPERTY LINE
	ACCESSIBLE ROUTE
	FENCE/GATE
	PROPOSED CURB
	EXISTING CURB
	STANDARD DUTY CONCRETE

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

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



Unofficial Copy



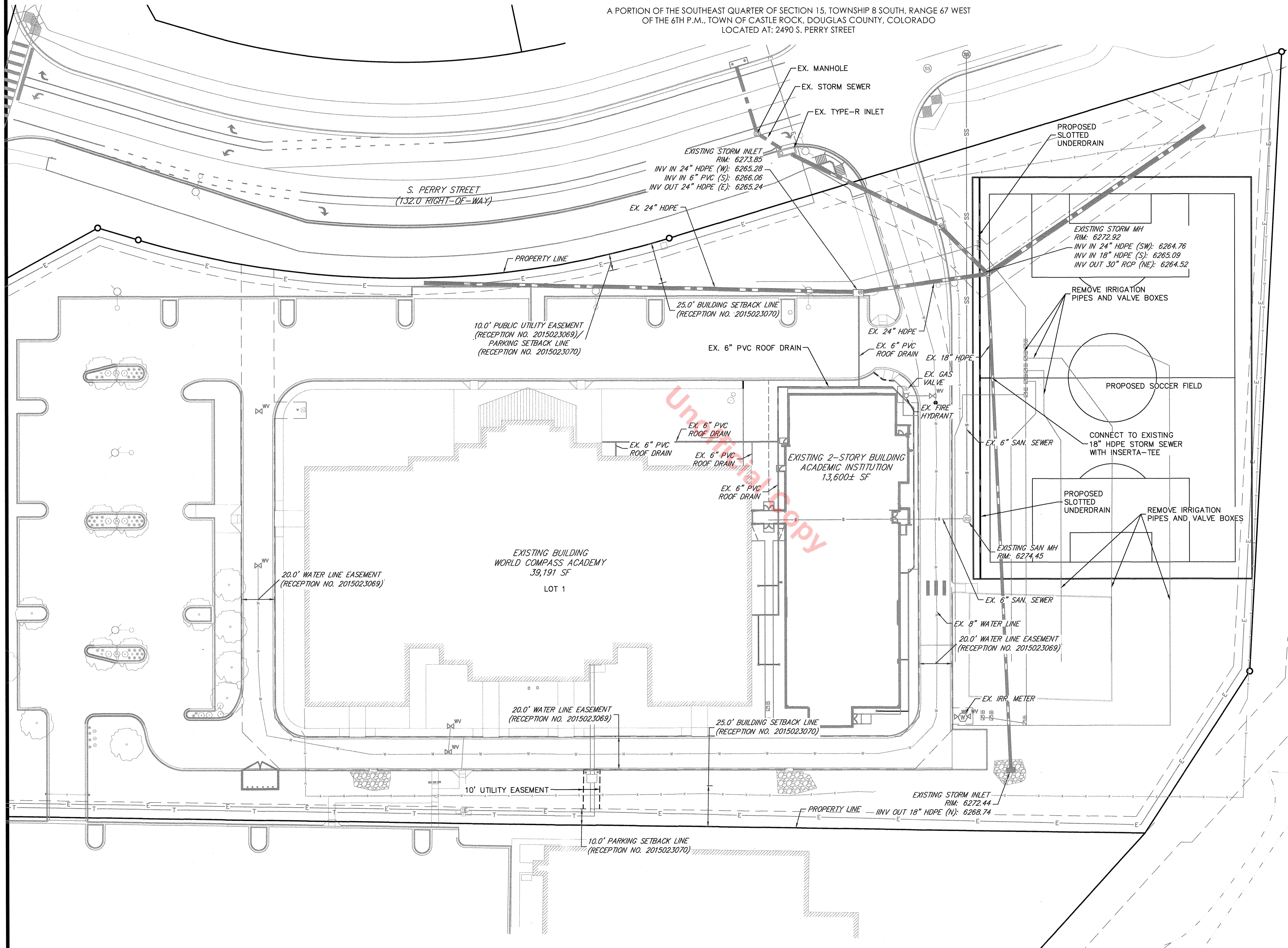
FND. SURV. CAP
PLS #20681

PROJECT NO. SDP18-0029
ISSUED: 08/16/2018
GENERAL SITE PLAN
SHEET 2 OF 7



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

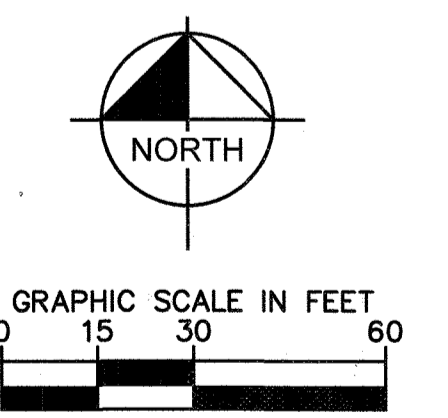
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO LOCATED AT: 2490 S. PERRY STREET



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**
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 TANK 4 BLUE WATER PRESSURE ZONE.

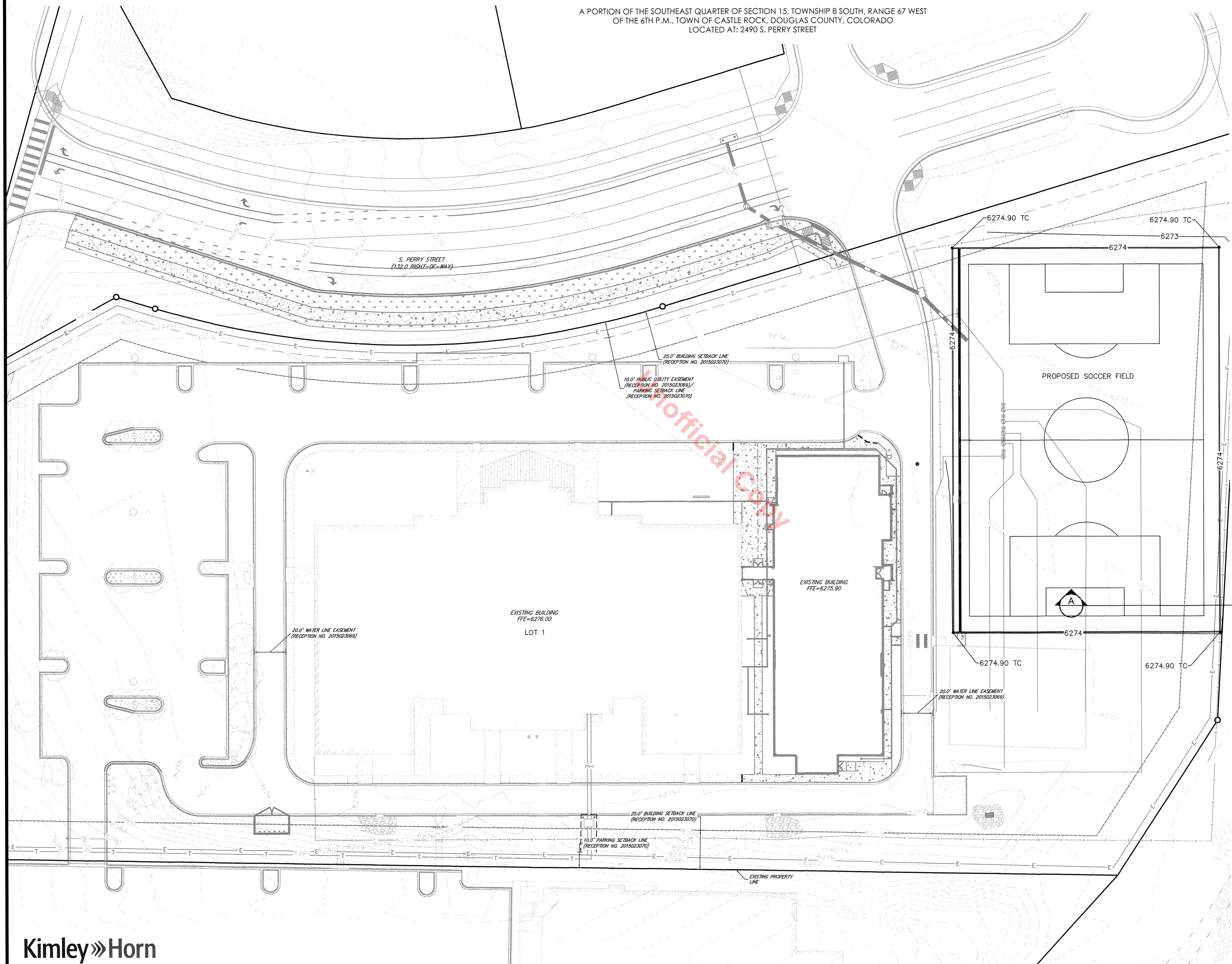


PROJECT NO. SDP18-0029
 ISSUED: 08/16/2018
 GENERAL UTILITY PLAN
 SHEET 3 OF 7



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

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

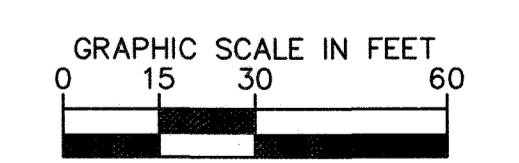
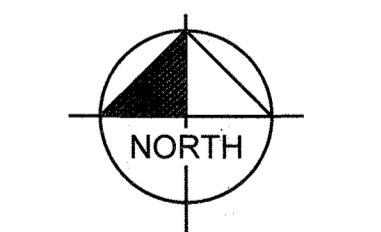
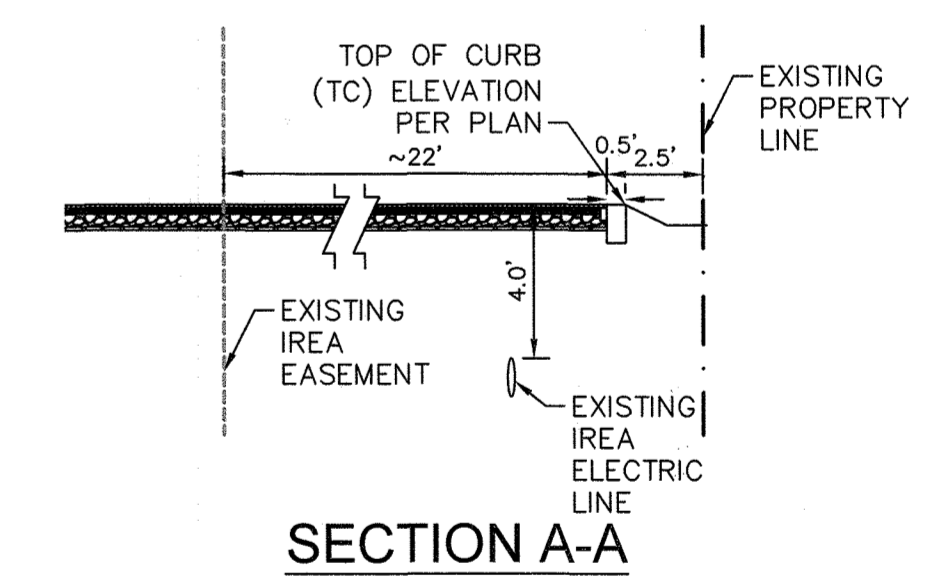


LEGEND

---	PROPERTY LINE
- - - -	SAWCUT LINE
---	PROPOSED STORM SEWER LINE
---	EXISTING STORM SEWER LINE
---	ACCESSIBLE ROUTE
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR
[Pattern]	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. SDP18-0029
ISSUED: 08/16/2018
GENERAL GRADING PLAN
SHEET 4 OF 7

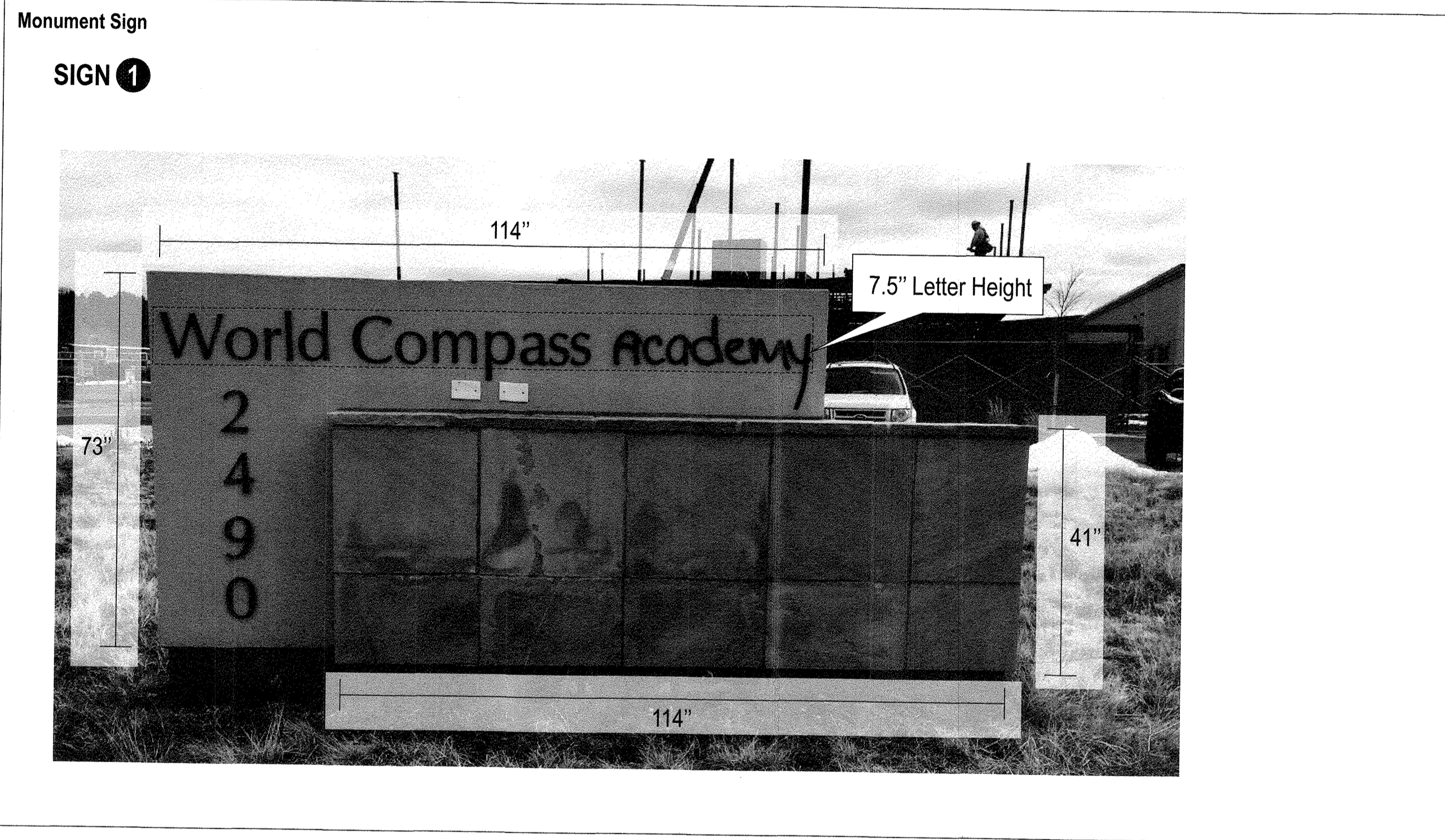
LOT 1, BURT AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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

GENERAL SHEET NOTES

The existing monument and wall sign to remain

Sign	Allowable Sq.Ft	Proposed/Existing Sq Ft.
SIGN 3: Proposed EMC Pylon	50	50
SIGN 2: Existing Wall Sign	652	170
SIGN 1: Existing Monument Sign	50	6
Total		226



Remote LED Channel Letters
SIGN 2

681.75" 36" x 681.75" = 170.4 SQ FT

WORLD COMPASS ACADEMY

TYPICAL SIDE SECTION DETAIL
NO SCALE

LISTED SIGN

- LISTED DISCONNECT SWITCH IN PRIMARY POWER SUPPLY
- 120 VAC 20 AMP PRIMARY
- 15 AMP 120V AC SECONDARY
- JUNCTION BOX
- 1/2" CONDUIT WIRE SHIELD WITH LEADS
- WASHERS
- #10 PLASTIC ANCHOR WITH WEDGEOFF SIDE W/ 5/16" PER SIDE HARDWARE SURFACE FOR FIELD CONDITIONS
- 1/4" WEEP HOLES
- 3/16" WHITE CHEMCAST ACRYLIC
- 5" DEEP TRIMCAP
- 1" WIDE TRIMCAP
- WHITE LED MODULES
- 3/16" BLACK COIL PRE-COAT ALUM LETTER RETURN WELD TO 3/16" ALUM BACK
- 1/4" WEEP HOLES

Fabrication Specs

- 5" Deep remote LED channel letters
- White acrylic faces with Rust Brown 3M 3630-63 translucent vinyl
- 1" Brown trimcap with 5" deep aluminum returns painted brown to match
- Internally illuminated with white LEDs

Colors

Attachment Method Specifications:

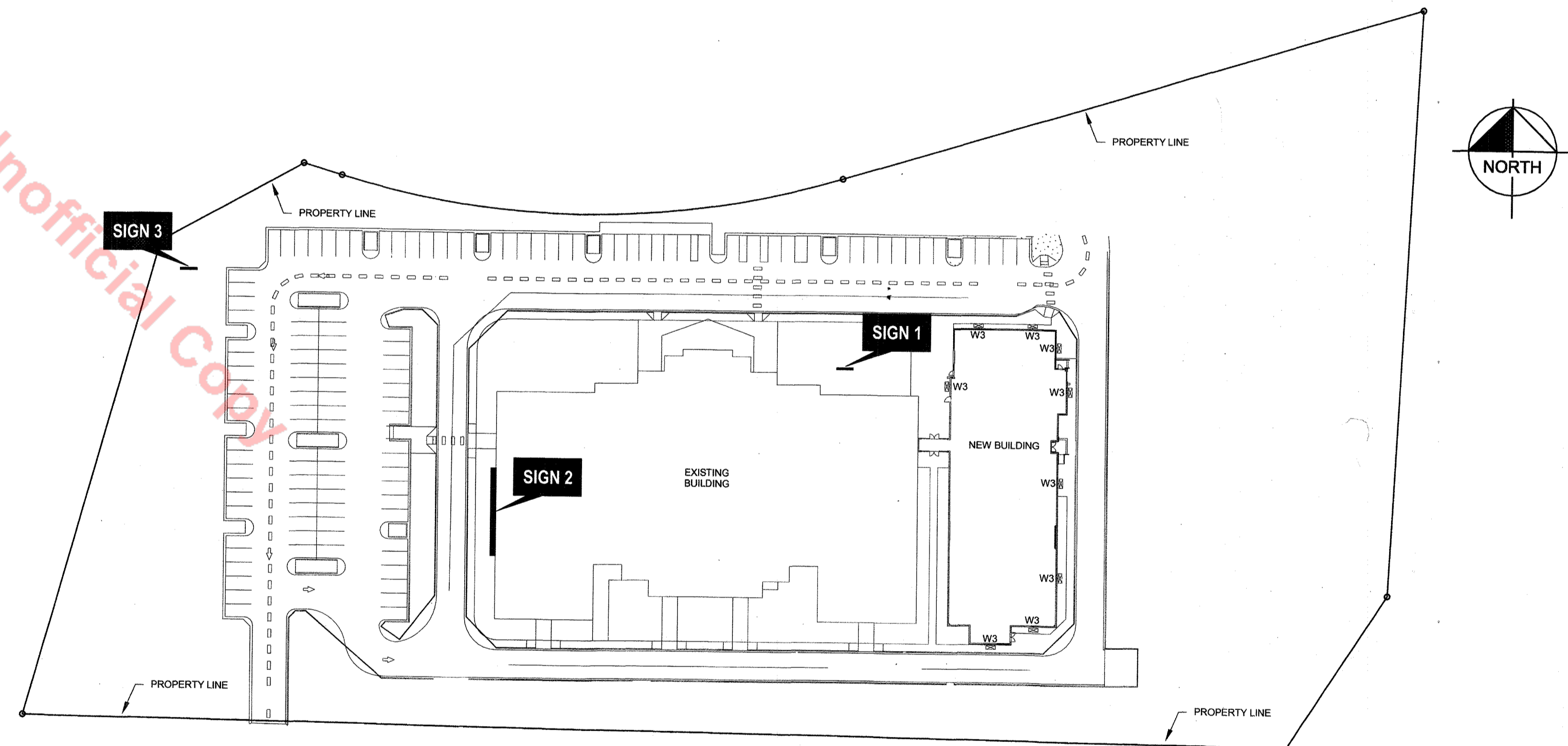
- Hardware Type: Screws and blue lags
- Hardware Length: 3"
- Approximate Number of fasteners and Position: 4 to 5 Per letter

Electrical Specifications:

- Who Makes Electrical Connection: GC
- Power Requirement: 120V 3 AMP
- J-Box/Primary Circuit Location: Interior Wall inside Ceiling

Newly Proposed Signage

Unofficial Copy

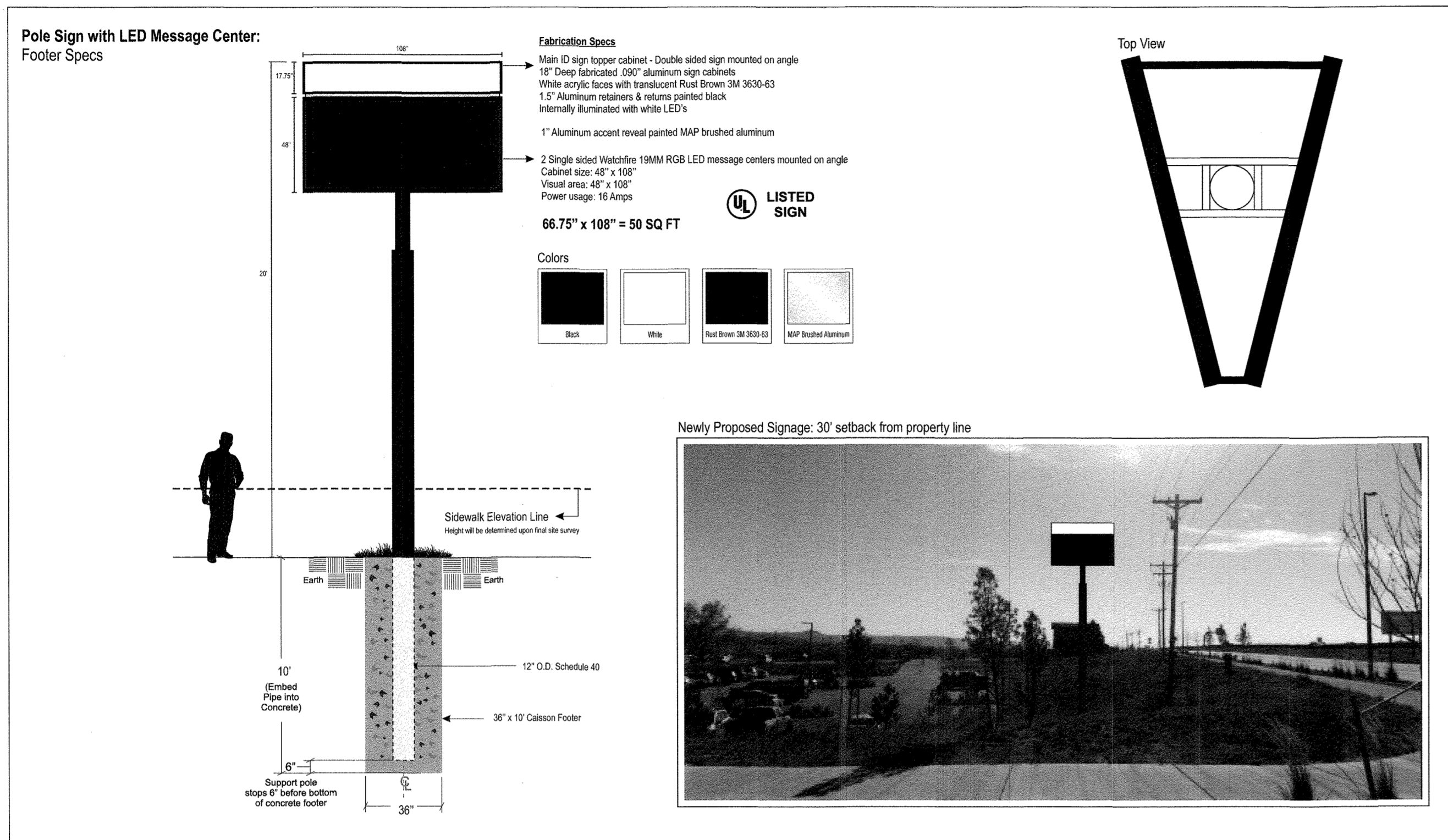


Scale: 1/64" = 1'

PROJECT NO. SDP18-0029
ISSUED: 8/16/2018
EXISTING SIGN INFORMATION
SHEET 5 OF 7

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

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



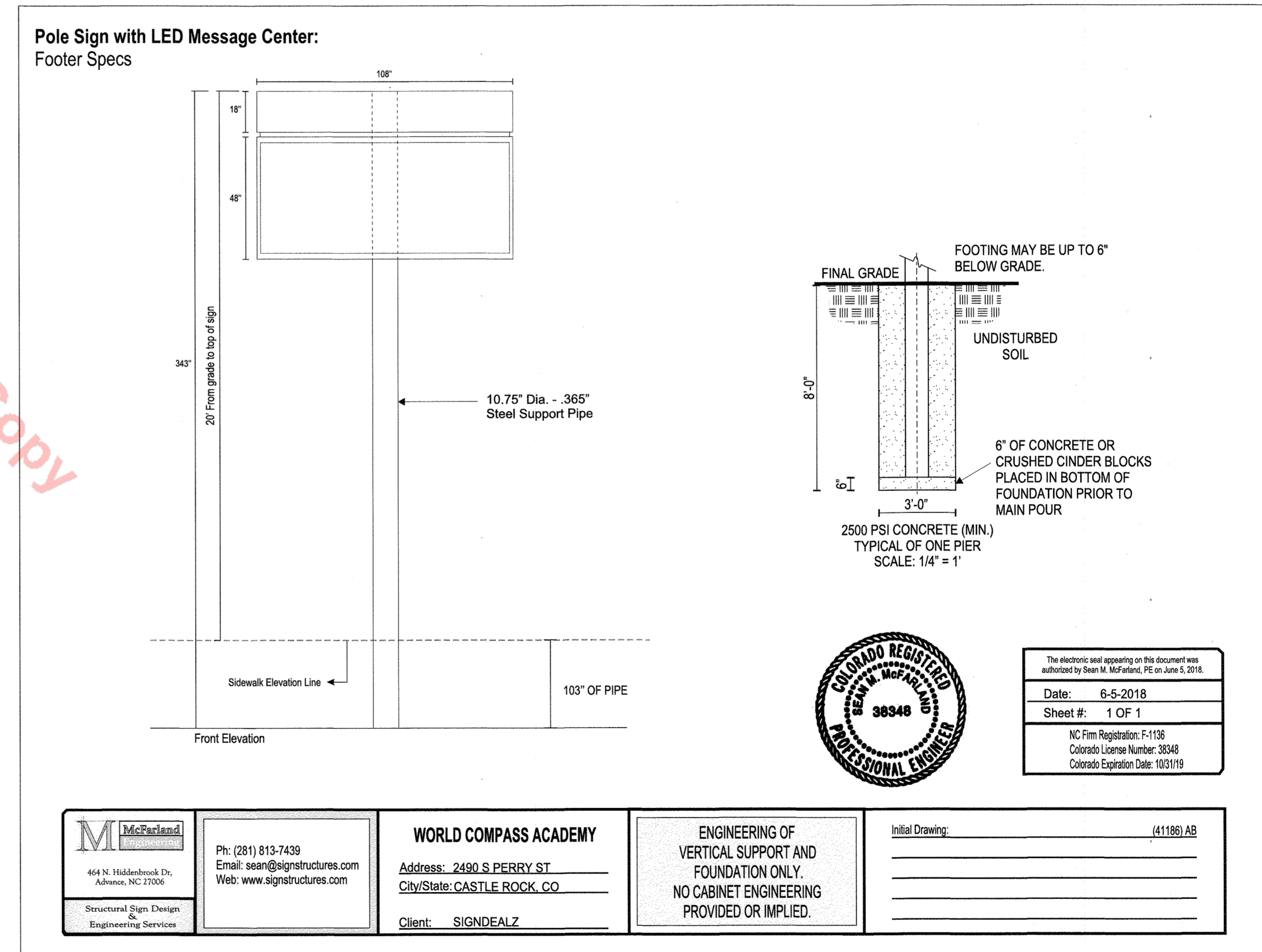
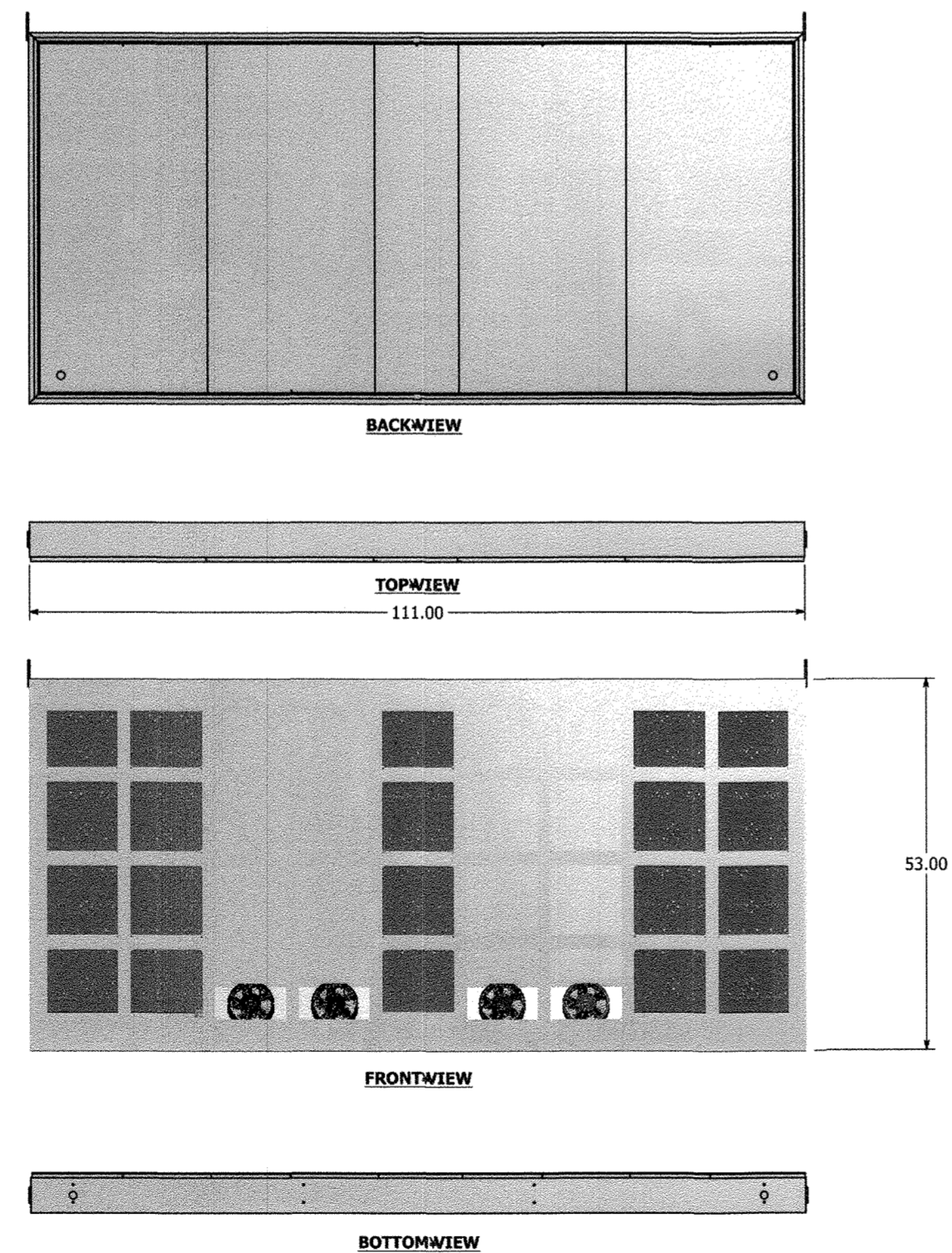
PRODUCT SPECIFICATIONS EMS Brightness: 100 Candelas

- Pixel Pitch:** W19mm Color
- Pixel Matrix:** 64 X 144
- Cabinet Size:** 4ft 5in H x 9ft 3in L x 5in D
- Viewing Area:** 4ft H x 9ft L
- Cabinet Style:** Double Face Twinpak (Slim)
- Character Size:** 8 lines / 29 Characters at a 5" type.
- Approx. Weight:** 900 Lbs.

Electrical Service: 120.00 VOLT 12.00 amps per face / 24.00 amps total Single Phase Service Refer to the Installation manual for details on wiring. Based on 18.00 hours of operation a day, plus or minus 10% depending on how the sign is programmed.
Example: 14.9 KWHrs a day x \$0.07 = 1.04/Day

STANDARD FEATURES

- Color:** LED RGB
- Color Capability:** Min. 18.0 Quadrillion
- Viewing Angles:** 140 Horiz/70 Vert
- Video:** plays prerecorded clips up to 30FPS; Imports Windows Video (AVI); Animated Text & graphics
- Brightness:** Day 10,000 NITS; Night 750 NITS



Unofficial Copy

