

SITE DEVELOPMENT PLAN COVENANT AT CASTLE ROCK

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

PARCEL 1A:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE WESTERLY LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 10 TO BEAR SOUTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, WITH ALL BEARINGS MADE AS A REFERENCE HEREON;

THENCE SOUTH 06 DEGREES 23 MINUTES 18 SECONDS EAST 574.52 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST WESTERLY CORNER OF CASTLE HIGHLANDS FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 01019899 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND LYING ON THE HISTORIC SOUTHERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD; THENCE DEPARTING SAID HISTORIC SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID CASTLE HIGHLANDS FILING NO. 2 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 62 DEGREES 56 MINUTES 35 SECONDS EAST 350.24 FEET;
2. SOUTH 23 DEGREES 57 MINUTES 35 SECONDS EAST 608.07 FEET TO THE NORTH LINE OF

THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTH LINE, SOUTH 89 DEGREES 44 MINUTES 13 SECONDS WEST 274.96 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 129 AT PAGE 224 OF SAID DOUGLAS COUNTY RECORDS; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO COURSES:

1. NORTH 24 DEGREES 05 MINUTES 27 SECONDS WEST 420.10 FEET;
2. NORTH 63 DEGREES 04 MINUTES 27 SECONDS WEST 279.98 FEET TO SAID HISTORIC SOUTHERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD; THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID HISTORIC SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 33 DEGREES 47 MINUTES 11 SECONDS EAST 103.31 FEET;
2. NORTH 33 DEGREES 35 MINUTES 51 SECONDS EAST 144.17 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION THAT MA LIE WITHIN WOLFENBERGER ROAD.

PARCEL 2A:

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 10, AND CONSIDERING SAID WESTERLY LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 10 TO BEAR SOUTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, WITH ALL BEARINGS MADE AS A REFERENCE HEREON; THENCE SOUTH 17 DEGREES 57 MINUTES 31 SECONDS WEST 1353.49 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 286, PAGES 679-682 OF SAID DOUGLAS COUNTY RECORDS AND LYING ON SAID HISTORIC SOUTHERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD;

THENCE ALONG SAID HISTORIC SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 40 DEGREES 41 MINUTES 26 SECONDS EAST 45.02 FEET;
2. NORTH 36 DEGREES 49 MINUTES 43 SECONDS EAST 342.88 FEET;
3. NORTH 37 DEGREES 48 MINUTES 17 SECONDS EAST 60.64 FEET;
4. NORTH 34 DEGREES 21 MINUTES 14 SECONDS EAST 42.46 FEET;
5. NORTH 25 DEGREES 05 MINUTES 24 SECONDS EAST 53.85 FEET;
6. NORTH 17 DEGREES 36 MINUTES 33 SECONDS EAST 66.56 FEET;
7. NORTH 33 DEGREES 47 MINUTES 11 SECONDS EAST 7.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 129, PAGE 224; THENCE DEPARTING SAID HISTORIC SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 63 DEGREES 04 MINUTES 27 SECONDS EAST 279.98 FEET;
2. SOUTH 24 DEGREES 05 MINUTES 27 SECONDS EAST 420.10 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 44 MINUTES 13 SECONDS EAST 673.78 FEET TO THE WESTERLY BOUNDARY OF TRACT A, CASTLE HIGHLANDS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 961293 OF SAID DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY, THE BOUNDARY OF SAID TRACT A AND EASTERLY BOUNDARY OF SAID CASTLE HIGHLANDS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 23 DEGREES 35 MINUTES 57 SECONDS WEST 21.64 FEET;
2. NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST 1567.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET AND A RADIAL BEARING OF SOUTH 67 DEGREES 26 MINUTES 09 SECONDS WEST;

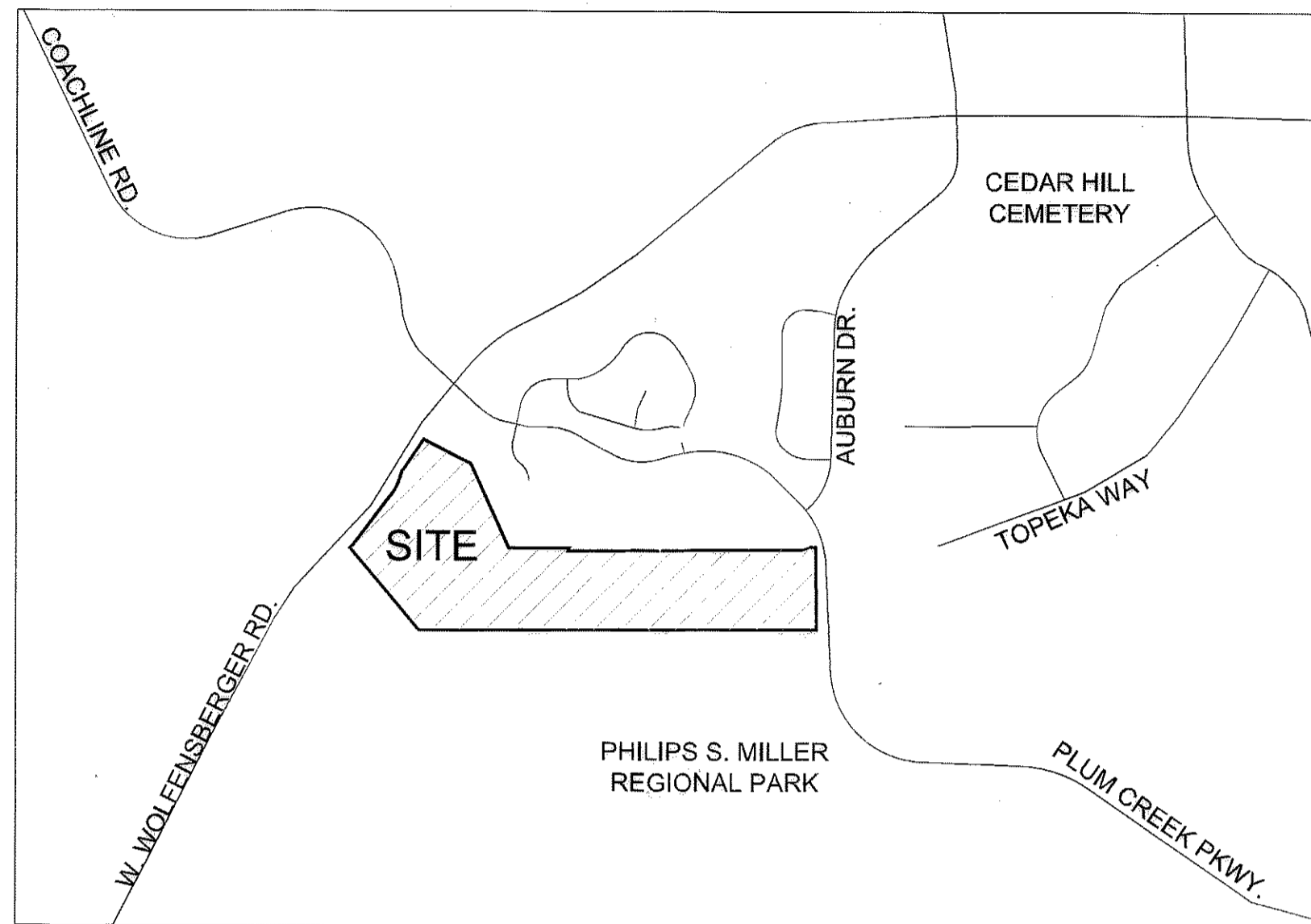
3. NORTHERLY ALONG SAID CURVE 13.72 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 02 MINUTES 54 SECONDS TO SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, NORTH 89 DEGREES 44 MINUTES 13 SECONDS EAST 61.48 FEET TO THE EASTERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE ALONG THE EASTERLY LINE OF SAID SOUTH HALF, SOUTH 00 DEGREES 36 MINUTES 47 SECONDS EAST 536.44 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89 DEGREES 44 MINUTES 47 SECONDS WEST 2607.40 FEET TO THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 40 DEGREES 01 MINUTES 12 SECONDS WEST 701.87 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION DEEDED TO THE TOWN OF CASTLE ROCK IN DEED RECORDED MAY 20, 2008 UNDER RECEPTION NO. 2009038240 AND ANY PORTION THAT MAY LIE WITHIN WOLFENBERGER ROAD.

CONTAINING AN AREA OF 1,852,197 SQUARE FEET OR 42.521 ACRES.

BENCHMARK

ELEVATIONS ARE BASED UPON DOUGLAS COUNTY GIS CONTROL POINT NUMBER 3.010030, A STANDARD (3-1/4" ALUMINUM CAP) DOUGLAS COUNTY GIS DISK LOCATED IN THE NORTHWEST CORNER OF THE TOP OF A STORM INLET, ON THE WEST SIDE OF COACHLINE ROAD, BEING APPROXIMATELY 0.1 MILE NORTH OF THE INTERSECTION OF WOLFENBERGER ROAD AND COACHLINE ROAD. ELEVATION = 6391.72 US SURVEY FEET NGVD 29

NOTE: ALL CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL REFERENCE AND BE DESIGNED TO NAVD 88 ELEVATIONS. THE ABOVE DESCRIBED BENCHMARK IS PUBLISHED BY DOUGLAS COUNTY GIS AS BEING AT AN ELEVATION OF 6394.91 NAVD 88.



VICINITY MAP

SCALE: 1" = 1,000'

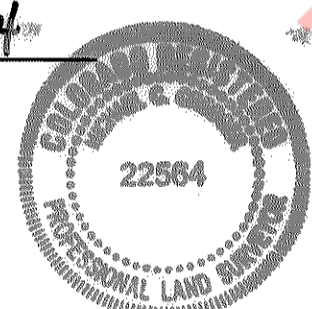


SURVEYORS CERTIFICATE

I, MICHAEL C. CREGGER, 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.

Michael C. Cregger
REGISTERED LAND SURVEYOR

DATE 12/9/14

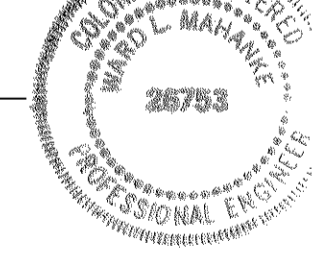


CIVIL ENGINEER'S STATEMENT

I, WARD L. MAHANKE, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (name of document) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Ward L. Mahanke
REGISTERED PROFESSIONAL ENGINEER

DATE 12.9.14



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

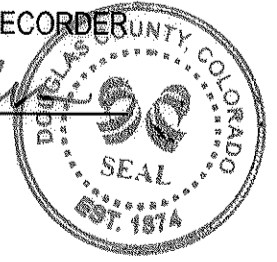
THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

ON THE 17th DAY OF December, 2014 AT 2:09 PM

RECEPTION NO. 2014073782

DOUGLAS COUNTY CLERK AND RECORDER

BY: Andrus Marlow
DEPUTY



Owner

National Covenant Properties Land Company
An Illinois Limited Liability Company
8303 W. Higgins Road
Chicago, Illinois 60631

Mortgagee/Lienholder

National Covenant Properties
An Illinois Not for Profit Corporation
8303 W. Higgins Road
Chicago, Illinois 60631

Applicant

Joberg International, LLC,
a Colorado Limited Liability Company
333 South Monroe Street, #404
Denver, CO 80222

Planner/Landscape Architect

Henry Design Group, Inc.
Karen Henry
1501 Wazee Street, Suite 1-C
Denver, CO 80202

Civil Engineer

TTG, Inc.
Ward Mahanke
9222 Teddy Lane
Lone Tree, CO 80124

Land Surveyor

TTG, Inc.
Mike Cregger
9222 Teddy Lane
Lone Tree, CO 80124

TITLE CERTIFICATION

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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.

David W. Knapp
AUTHORIZED REPRESENTATIVE
V.P. of Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 10th DAY OF December, 2014.

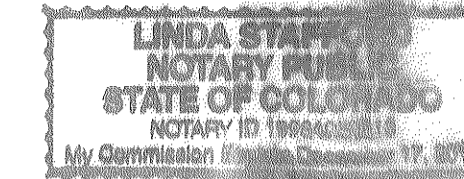
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF December, 2014.

BY: David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL.

Linda Staffa
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-11-14

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 25th DAY OF September, 2014.

Michael J. Tranter
CHAIR

December 13, 2014
DATE

ATTEST:

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

[Signature]
DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19th DAY OF October, 2014.

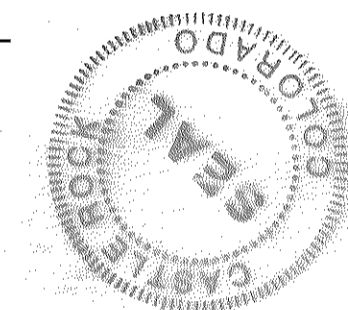
Paul Donahue
MAYOR

12/16/14
DATE

ATTEST:

[Signature]
TOWN CLERK

12-16-14
DATE



OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

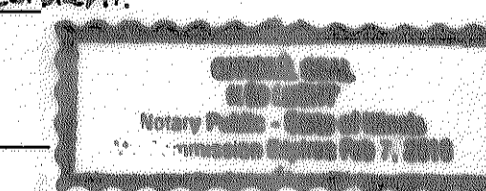
[Signature] 12/1/2014
NATIONAL COVENANT PROPERTIES LAND COMPANY, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF Dec., 2014 BY Stephen R. Dawson, President.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 02-07-2015

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 JULY 20, 2004 AT RECEPTION NO. 2004075570, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION

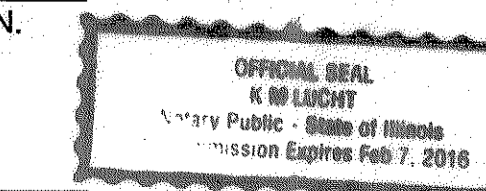
SIGNED THIS 1st DAY OF December, 2014.

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF Dec., 2014 BY Stephen R. Dawson AS President OF NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 02-07-2015

SHEET INDEX:

- 1 COVER SHEET & NOTES
- 2 COVER SHEET & NOTES
- 3-4 SITE PLAN
- 5 GRADING PLAN
- 6 UTILITY PLAN
- 7-8 LANDSCAPE PLAN
- 9 SITE NOTES
- 10 SITE DETAILS

APPLICANT:

Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

OWNER:

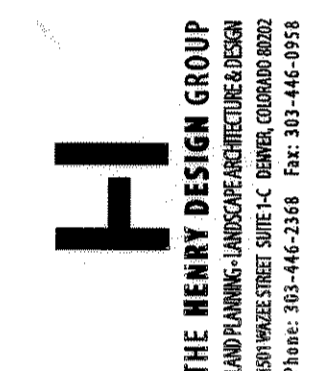
National Covenant Properties
8303 W. Higgins Rd.
Chicago, IL 60631
773.907.3336

CONSULTANTS:



TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
303.792.0557

CONSULTANTS:



COVENANT AT CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: AY

CHECK BY: KH

ISSUE DATE: 03-24-2014

REVISIONS: 07-17-2014

08-15-2014

09-05-2014

09-17-2014

09-17-2014



SHEET TITLE

COVER

SHEET NUMBER

1

SITE DEVELOPMENT PLAN COVENANT AT CASTLE ROCK

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

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 15% 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.
- There are no known FEMA regulated floodplains or wetlands 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 street lights, 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.
- The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on the Site Development Plan.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- This site is zoned Planned Development (PD).
- 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 Metropolitan District, Homeowners Association, or other property management entity.
- A 10 foot utility easement is provided along the front lot lines adjacent to the street right-of-way for all lots.
- This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code. All requirements of the Skyline Ridgeline Ordinance must be met, including maximum height limitations.
- 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.
- Architectural Design Guidelines were approved with the Annexation that set requirements for Exterior Architecture and Water and Energy Conservation. Refer to Covenant at Castle Rock Annexation and Development Agreement Exhibit 2.
- This Site Development Plan constitutes a site specific development plan pursuant to Chapter 17.08 of the Castle Rock Municipal Code and Section 25-68-101, et. seq., C.R.S., and establishes vested property rights for three years from its effective date to undertake and complete the development and use of the property in accordance with this plan.
- Lots 21, 22 and 31 shall be restricted to ranch style floor plans of 25 feet maximum height as acknowledged in the Land Analysis Suitability Report.

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" have 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.

WILDFIRE MITIGATION NOTES

This property has varying degrees of coverage of multiple vegetation types, thus fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of various measures designated to minimize the destructive effects from a wildfire. Below are suggested ways that homeowners can help to mitigate fire risk for their residences:

- Create a "Defensible Space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
- If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 8 feet. Remove any small or suppressed stems in the under story of dominant trees.
- When present, thin any shrubs, particularly Gambel Oak, growing below the canopy or larger retained trees.
- Prune retained coniferous trees to minimize crown overlap; Isolate individual trees by pruning back canopies to create separation between trees.
- Thin dense, continuous Gambel Oak stands and prune taller specimen up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
- Install a continuous non-irrigate rock mulch bed for a minimum of 3 feet around the perimeter of the building.
- Minimize foundation-type plantings, especially adjacent to combustible siding, keep all shrub plantings a minimum of 3 - 5 feet from the foundation. Exclude more flammable shrub species (coniferous evergreens) and space shrubs to create low, non-continuous plantings near the building.
- Plant only deciduous tree species within this zone. Provide irrigation as required for successful establishment and long term health of new trees.
- Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
- Plant sod or seed with fire resistant grass seed mixes.
- Provide irrigation to turf grasses within this area to prevent summer dormancy.
- Maintain turf grass height to a maximum of 6 inches.
- Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of the growing season (following seed production).
- Dispose of all slash or plant trimmings outside this zone.

Refer to the IWUIC, International Wildland-Urban Interface Code for additional wildfire mitigation measures and evaluation processes.

LAND USE SUMMARY				
Area	Use	Acres	Dwelling units	Density
PA-1	Single Family Detached	21.65	58	2.68 DU/Ac
PA-2	Public Open Space	20.87	0	NA

TRACT SUMMARY				
Tract	Area/SF	Use	Ownership	Maintenance
A	909,276	20.87 Public Open Space	ToCR	ToCR
B	99,771	2.29 Open Space and Drainage	ToCR	ToCR
C	58,410	1.34 Open Space and Drainage	HOA	HOA
D	29,447	.676 Open Space and Drainage	ToCR	ToCR
E	2,691	.062 Right-of-Way	ToCR	ToCR
F	12,806	.294 Open Space	HOA	HOA
ROW	162,498	Internal Right-of-Way	ToCR	ToCR
Total	365,623 (8.39 ac)	not including Tract A		

LOT SIZE (Minimum required lot size 6,500 square feet)	
Smallest Lot Size	6,900 Square feet
Largest Lot Size	31,360 Square feet
Average Lot Size	9,953 Square feet

BUILDING SETBACKS	
Front	-18 feet to face of garage -15 feet to face of home -10 feet to unenclosed covered porch w/o living space above
Side	-5 feet primary structure -5 feet accessory structure
Corner Side	-10 feet to primary structure -18 feet to face of garage if side entry
Rear	-15 feet internal lot or lot adjacent to open space -20 feet for perimeter lots along collector or arterial streets -10 feet accessory structure
Encroachments	Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into the setback a maximum of 24 inches
Decks and Patios	Decks and patios, 30 inches or less above grade may encroach the rear or side setback provided they are no closer than 5 feet to the rear or side property line

Building Height	35 feet for principal and accessory structures
Single Family Equivalents	58 SFE's were transferred from the Metzler Ranch Water Bank
Offstreet Parking	Required: 2 spaces per dwelling unit Provided: 2 spaces in garage and 2 in driveway

APPLICANT:

Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

OWNER:

National Covenant Properties
8303 W. Higgins Rd.
Chicago, IL 60631
773.907.3336

CONSULTANTS:



TST Inc. of Denver

9222 Teddy Lane
Lone Tree, CO 80124
303.792.0557

CONSULTANTS:



COVENANT AT CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: AY

CHECK BY: KH

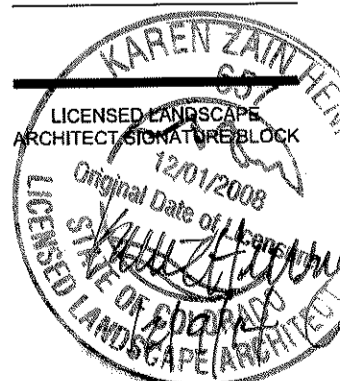
ISSUE DATE: 03-24-2014

REVISIONS: 01-17-2014

08-15-2014

03-05-2014

09-17-2014



SHEET TITLE

COVER

SHEET NUMBER

2

SITE DEVELOPMENT PLAN COVENANT at CASTLE ROCK

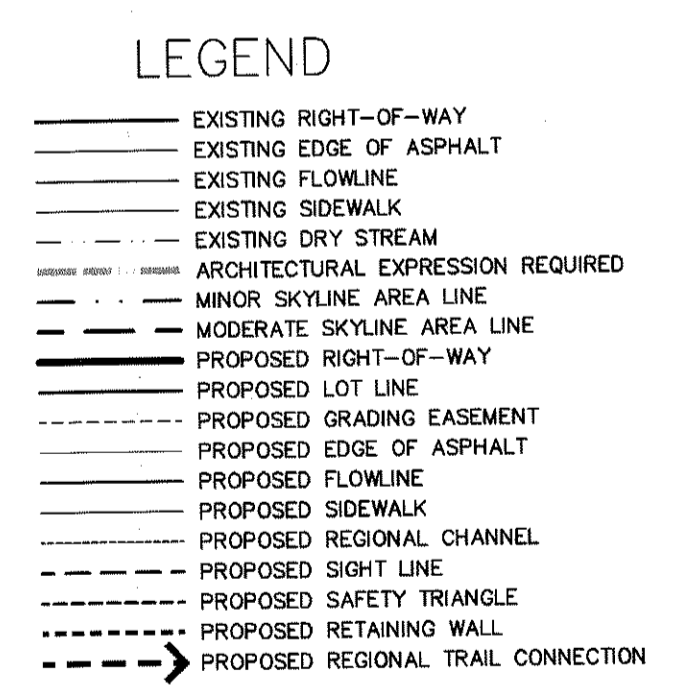
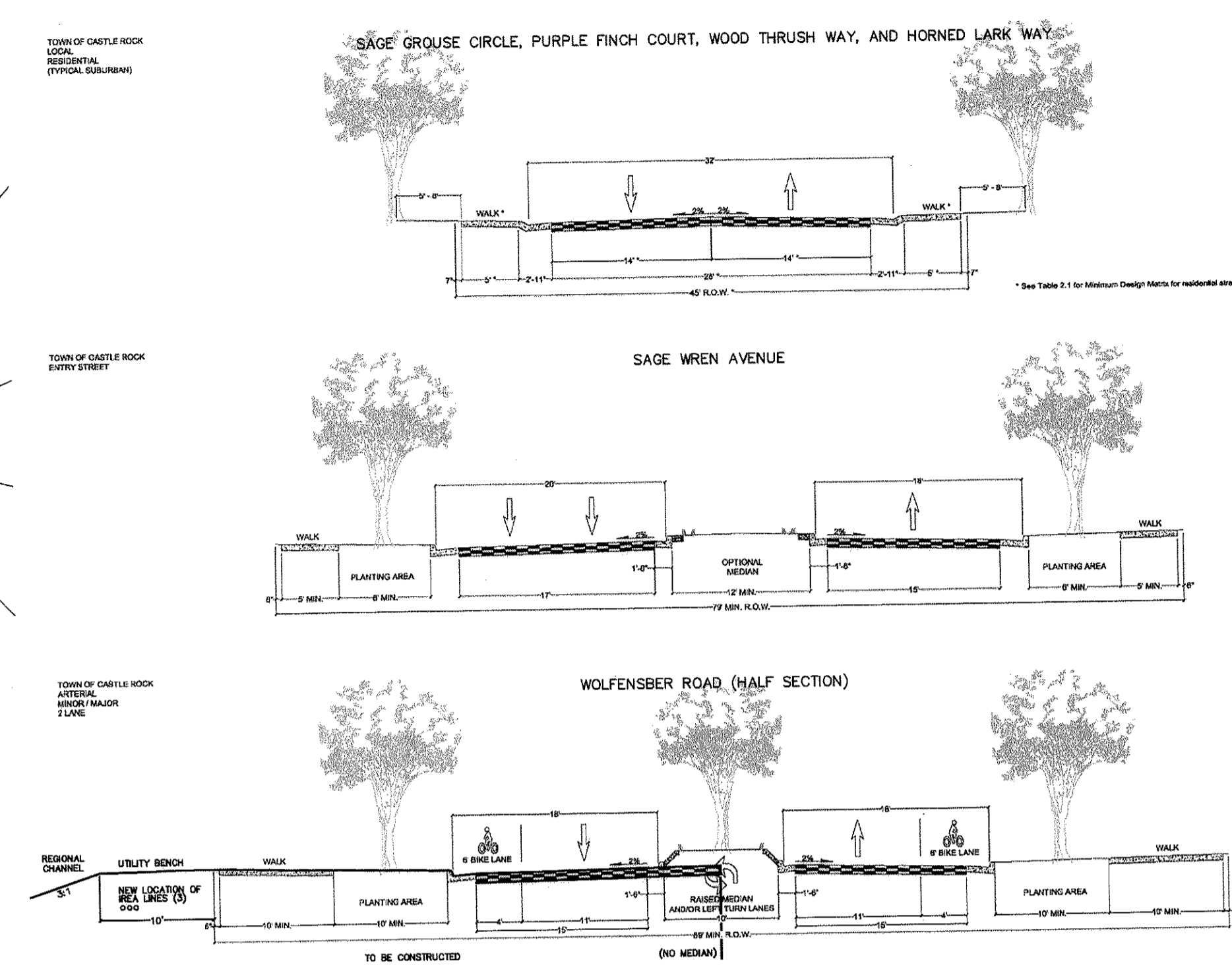
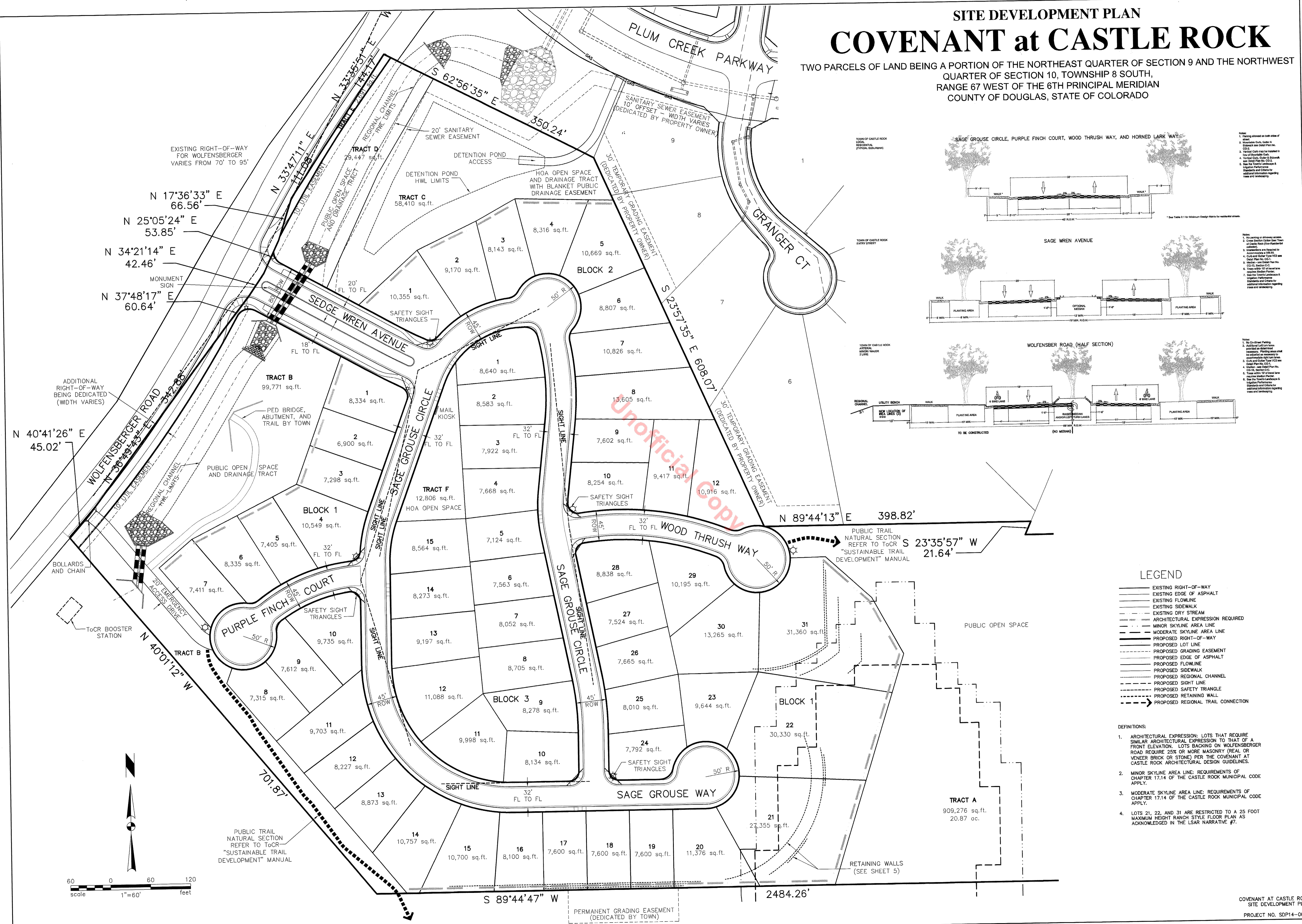
TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT:
Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

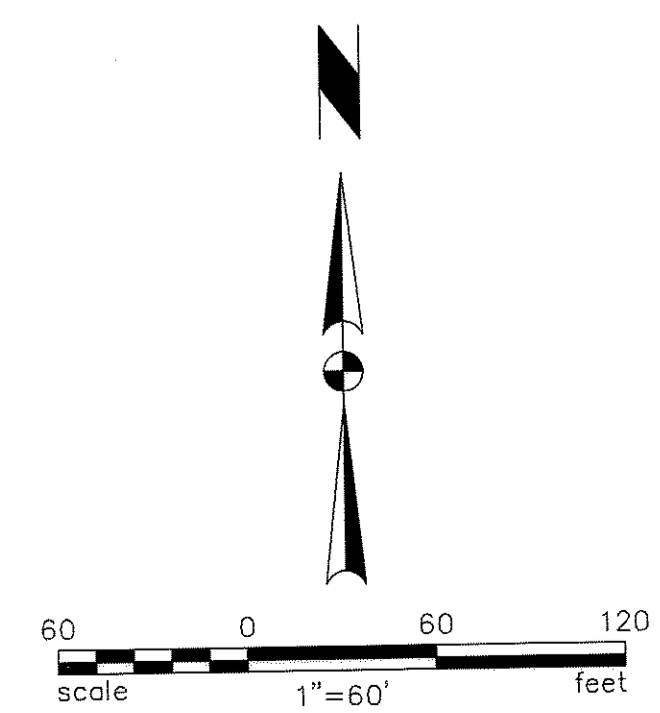
OWNER:
National Covenant
Properties
8303 W. Higgins Rd.
Chicago, IL 60631
773.907.3336

CONSULTANTS:
TST
TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
303.772.0557

CONSULTANTS:
HENRY DESIGN GROUP
THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE & DESIGN
1505 W. WASHINGTON STREET, SUITE 100, DENVER, COLORADO 80202
PHONE: 303-446-2348 FAX: 303-446-0355



- DEFINITIONS:
- ARCHITECTURAL EXPRESSION: LOTS THAT REQUIRE A SIMILAR ARCHITECTURAL EXPRESSION TO THAT OF A FRONT ELEVATION. LOTS BACKING ON WOLFENBERGER ROAD REQUIRE 25% OR MORE MASONRY (REAL OR VENEER BRICK OR STONE) PER THE COVENANT AT CASTLE ROCK ARCHITECTURAL DESIGN GUIDELINES.
 - MINOR SKYLINE AREA LINE: REQUIREMENTS OF CHAPTER 17.14 OF THE CASTLE ROCK MUNICIPAL CODE APPLY.
 - MODERATE SKYLINE AREA LINE: REQUIREMENTS OF CHAPTER 17.14 OF THE CASTLE ROCK MUNICIPAL CODE APPLY.
 - LOTS 21, 22, AND 31 ARE RESTRICTED TO A 25 FOOT MAXIMUM HEIGHT RANCH STYLE FLOOR PLAN AS ACKNOWLEDGED IN THE LSAR NARRATIVE #7.



COVENANT at CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: VM
CHECK BY:
ISSUE DATE: 03/27/2014
REVISIONS: 07/17/2014
08/15/2014
09/05/2014
09/17/2014

SHEET TITLE
SITE PLAN
(DEVELOPMENT)
SHEET NUMBER
4

COVENANT AT CASTLE ROCK
SITE DEVELOPMENT PLAN
PROJECT NO. SDP14-0009

SITE DEVELOPMENT PLAN COVENANT at CASTLE ROCK

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT:
Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

OWNER:
National Covenant Properties
8303 W. Higgins Rd.
Chicago, IL 60631
773.907.3336

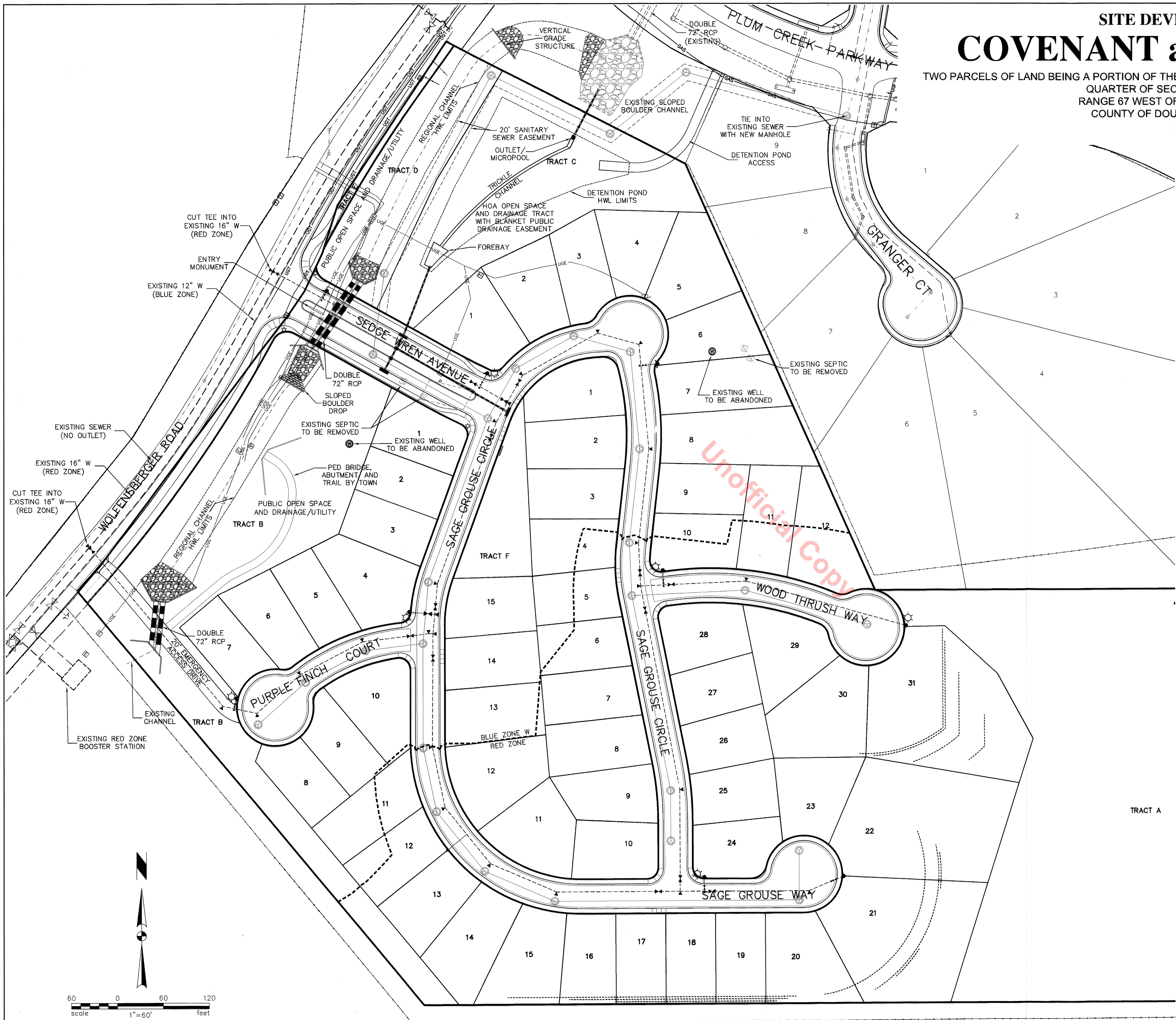
CONSULTANTS:
TST
TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
303.792.0557

CONSULTANTS:
THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
100 W. WASHINGTON STREET, SUITE 100, DENVER, COLORADO 80202
Phone: 303-442-2388 Fax: 303-442-0958

COVENANT at CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: WM
CHECK BY:
ISSUE DATE: 03/27/2014
REVISIONS: 07/17/2014
08/15/2014
09/05/2014
09/17/2014

SHEET TITLE
UTILITY
SHEET NUMBER
6

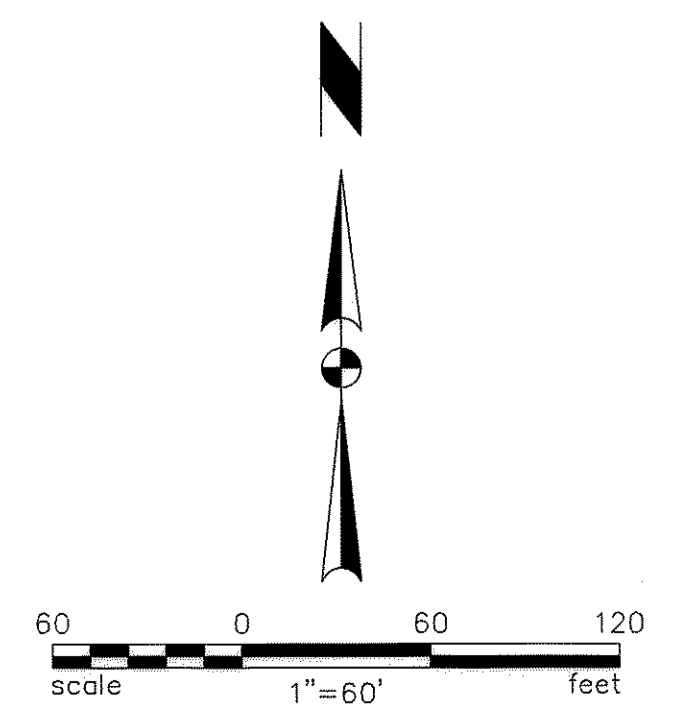


LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF ASPHALT
- EXISTING FLOWLINE
- EXISTING SIDEWALK
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING POTABLE WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE/ INLET
- EXISTING STREET LIGHT
- GAS
- EXISTING GAS
- UGS
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING PRIVATE WELL
- EXISTING PRIVATE SEPTIC
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED EDGE OF ASPHALT
- PROPOSED FLOWLINE
- PROPOSED SIDEWALK
- PROPOSED 8" SANITARY SEWER W/MANHOLE
- PROPOSED 8" WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER FITTING W/THRUSTBLOCK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE/ INLET
- PROPOSED REGIONAL CHANNEL
- PROPOSED STREET LIGHT
- PROPOSED WALL

UTILITY NOTES:

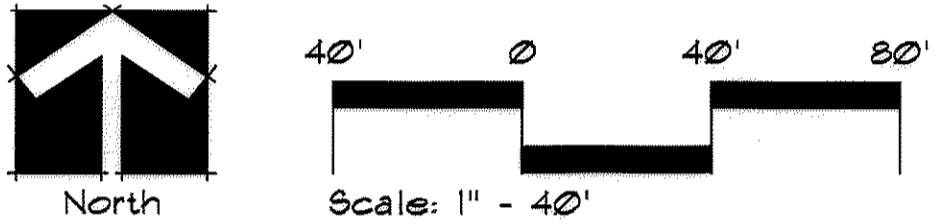
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS TEN FEET (10').
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS FIVE FEET (5').
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED PRESSURE ZONE.
5. ALL PROPOSED STORM PIPING IS EIGHTEEN INCH (18") DIAMETER.
6. ALL PROPOSED WATER AND SEWER TO BE EIGHT INCH (8") DIAMETER.
7. TOWN PRESSURE ZONES ARE SHOWN, PROPOSED SYSTEM TO BE ALL IN RED ZONE.
8. ALL EXISTING UTILITIES SHOWN WITHIN PROPERTY TO BE RELOCATED OR ABANDONED IN PLACE.



Unofficial Copy

- LEGEND**
- Deciduous Shade Tree (Very Low & Low Hydrozone)
 - Ornamental Tree (Low & Moderate Hydrozone)
 - Evergreen Tree (Very Low & Low Hydrozone)
 - Shrub (Low & Moderate Hydrozone)
 - Ornamental Grass (Low/Moderate Hydrozone)
 - Shrub Bed (Low/Moderate Hydrozone)
 - Sod (Moderate Hydrozone)
 - Temporarily Irrigated Native Seed (Very Low Hydrozone)
 - Grouted Cobble Mulch
 - Crusher Fines
 - Edger
 - Open Rail Fence
 - Privacy Fence
 -
 - Proposed Fire Hydrant
 - Proposed Water Valve / Line
 - Proposed Storm Sewer w/ Manhole
 - Proposed Street Light

NOTE: All native seed areas are to be temporarily irrigated to establish growth.



SITE DEVELOPMENT PLAN
COVENANT AT CASTLE ROCK

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT:
 Joberg International, LLC
 333 S. Monroe St. #404
 Denver, CO 80209
 303.941.4856

OWNER:
 National Covenant Properties
 8303 W. Higgins Rd.
 Chicago, IL 60631
 773.907.3336

CONSULTANTS:

 TST Inc. of Denver
 9222 Teddy Lane
 Lone Tree, CO 80124
 303.792.0557

CONSULTANTS:

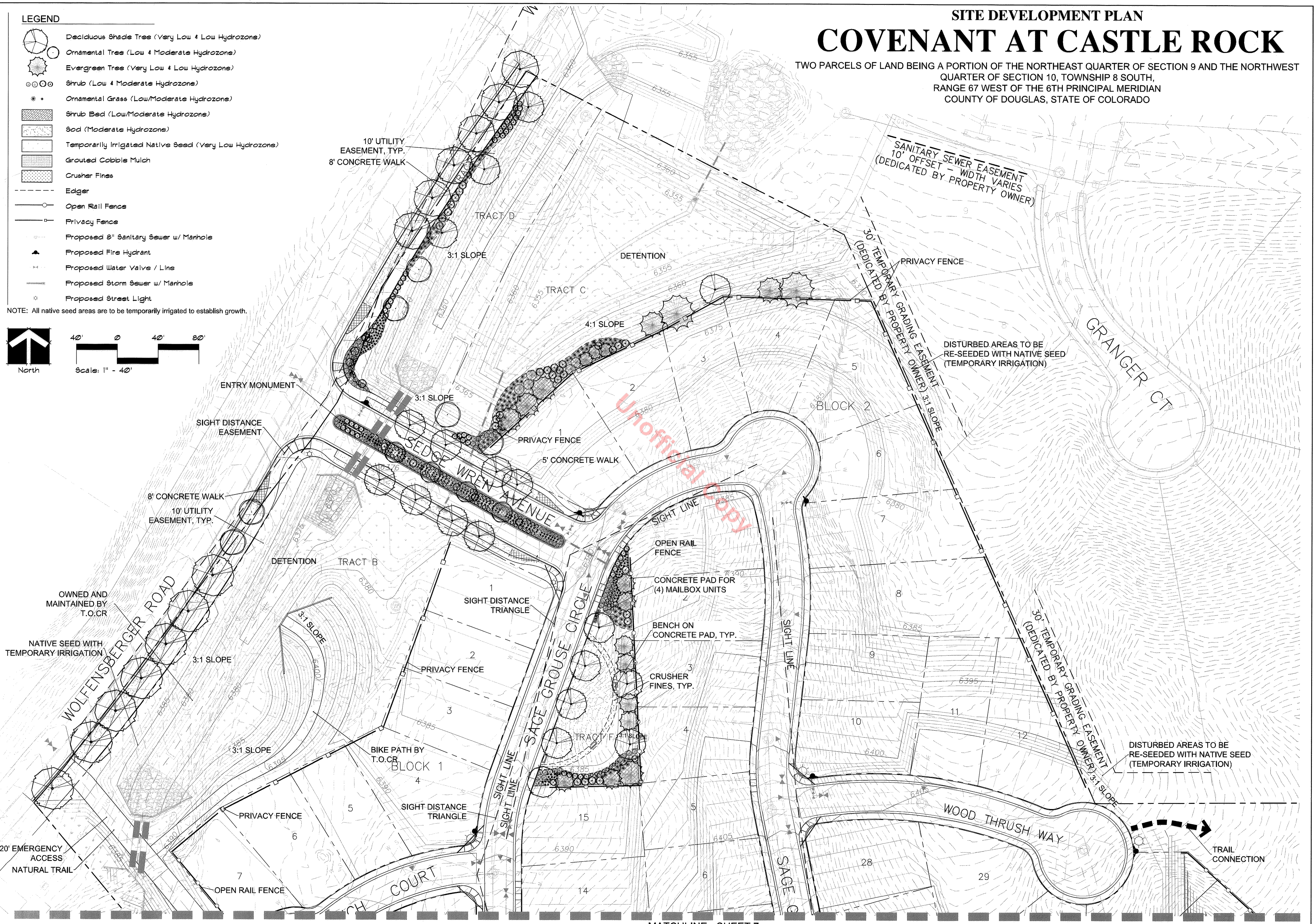
 THE HENRY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 1500 S. W. 10th St., Suite 100
 Phoenix, AZ 85006
 Phone: 602.442.2468 Fax: 602.331.4462

COVENANT AT CASTLE ROCK
 Castle Rock, Colorado
 Site Development Plan

DRAWN BY: AY
 CHECK BY: KH
 ISSUE DATE: 03-24-2014
 REVISIONS: 01-17-2014
 02-15-2014
 03-05-2014
 03-11-2014

LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO
 No. 12012000
 Original Date of Issue: 12/01/2010

SHEET TITLE
LANDSCAPE PLAN
 SHEET NUMBER
7



MATCHLINE - SHEET 7

COVENANT AT CASTLE ROCK
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP14-009

SITE DEVELOPMENT PLAN COVENANT AT CASTLE ROCK

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT:
Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

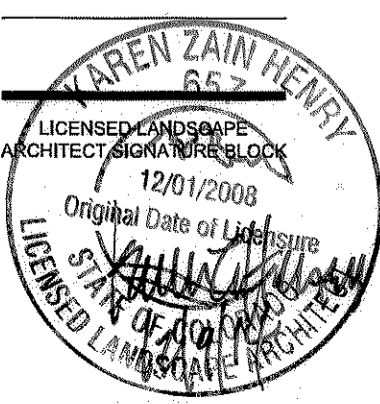
OWNER:
National Covenant Properties
8303 W. Higgins Rd.
Chicago, IL 60631
773.907.3336

CONSULTANTS:
TST
TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
303.792.0557

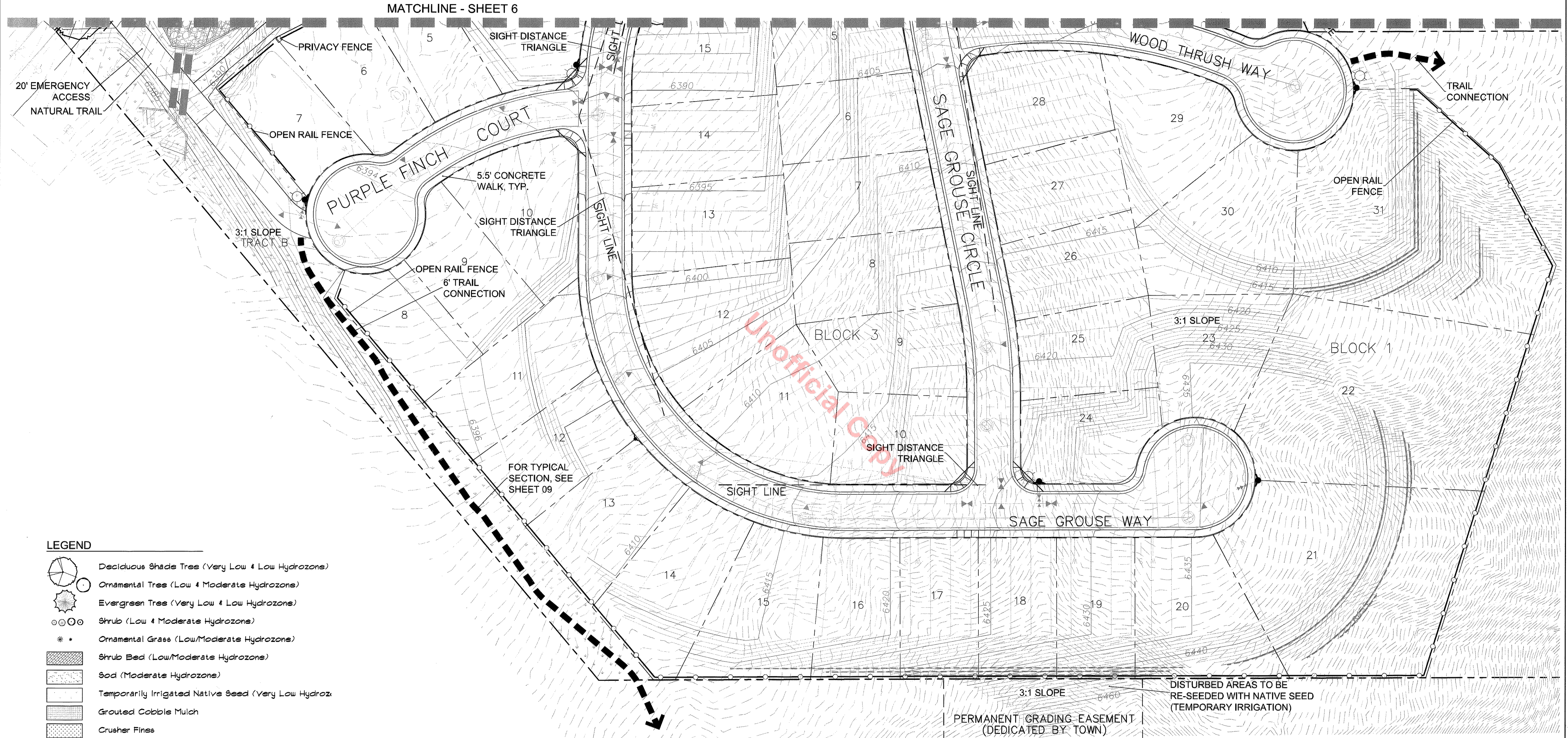
CONSULTANTS:
THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE
1201 W. 10th Ave., Suite 100
Denver, CO 80202
Phone: 303-733-2888 Fax: 303-733-2885

COVENANT AT CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 03-24-2014
REVISIONS: 01-17-2014
08-15-2014
09-09-2014
09-17-2014

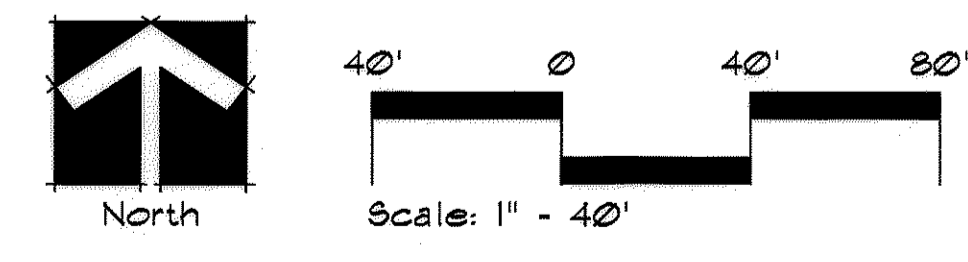


SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
8



- LEGEND**
- Deciduous Shade Tree (Very Low & Low Hydrozones)
 - Ornamental Tree (Low & Moderate Hydrozones)
 - Evergreen Tree (Very Low & Low Hydrozones)
 - Shrub (Low & Moderate Hydrozones)
 - Ornamental Grass (Low/Moderate Hydrozone)
 - Shrub Bed (Low/Moderate Hydrozones)
 - Sod (Moderate Hydrozone)
 - Temporarily Irrigated Native Seed (Very Low Hydroz)
 - Grouted Cobble Mulch
 - Crusher Fines
 - Edger
 - Open Rail Fence
 - Privacy Fence
 - Proposed 8" Sanitary Sewer w/ Manhole
 - Proposed Fire Hydrant
 - Proposed Water Valve / Line
 - Proposed Storm Sewer w/ Manhole
 - Proposed Street Light

NOTE: All native seed areas are to be temporarily irrigated to establish growth.



PERMANENT GRADING EASEMENT (DEDICATED BY TOWN)
DISTURBED AREAS TO BE RE-SEED WITH NATIVE SEED (TEMPORARY IRRIGATION)

Unofficial Copy

SITE DEVELOPMENT PLAN

COVENANT AT CASTLE ROCK

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE SUMMARY CHART								
TRACT	AREA	USE	TURF AREA	NATIVE SEED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	866,051 SF	PUBLIC OPEN SPACE	0	IN DISTURBED AREAS	N/A	N/A	N/A	N/A
B	99,111 SF	OPEN SPACE AND DRAINAGE	0	15,085 SF	N/A	N/A	N/A	N/A
C	58,410 SF	OPEN SPACE AND DRAINAGE	0	53,016 SF	N/A	N/A	N/A	N/A
D	29,441 SF	OPEN SPACE AND DRAINAGE	0	21,014 SF	N/A	N/A	N/A	N/A
E	2,691 SF	RIGHT-OF-WAY	N/A	N/A	N/A	N/A	N/A	N/A
F	12,806 SF	OPEN SPACE/PARK	4,418 SF	2,493 SF	1	1	28	65
G	63,588 SF	OPEN SPACE	0	IN DISTURBED AREAS	N/A	N/A	N/A	N/A
STREET LANDSCAPE	* 1,040 LF		2,145 SF		26	29	133	303

* Allows for Sight Distance Triangles: 1,330 feet - 290 = 1,040 feet

LANDSCAPE NOTES:

1. Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in these drawings and shall conform to subsequent submittal requirements.
2. Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
3. All plants are to be properly hydrozoned per Town of Castle Rock plant list.
4. Distance of trees to utility lines shall be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. 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.
9. All landscape areas and plant materials shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage.
10. All native seed areas are to be temporarily irrigated to establish growth with above ground, removable systems.
11. Trails shall meet the requirements of the Americans with Disabilities Act.
12. All fencing shall be as indicated on the landscape plans and details.
13. All sod areas shall be Turf Master EnviroTurf™ mix.
14. Trees in the right-of-ways must be a minimum of 10 feet away from any water and sanitary sewer main.
15. Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
16. All disturbed areas to be re-seeded with native seed and temporarily irrigated with above ground, removable systems.

CLWUR CHART

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
SPRAY	TEMPORARILY IRRIGATED NATIVE SEED	0 - 5	VERY LOW	86	174,611	0.75 - 1.5	202,942~	0.65
DRIP	LOW WATER USE TREES & SHRUBS	5 - 10	LOW	3	6,251	1.5 - 3.0	202,942~	0.05
DRIP OR SPRAY	TREES, SHRUBS & SOD	10 - 15	MODERATE	11	22,080	3.0 - 4.5	202,942~	0.33
TOTAL	NA	NA	NA	100%	202,942~	NA	NA	1.03

Note: Shrub beds shall be drip irrigated and native seed and sod shall be spray irrigated.



HYDROZONE PLAN
NOT TO SCALE

APPLICANT:
Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

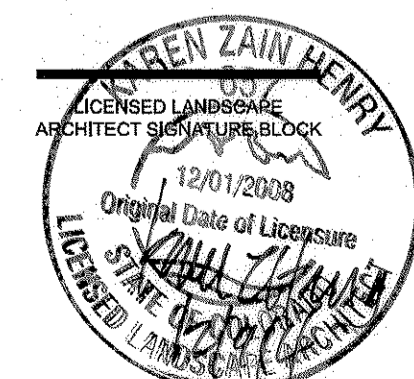
OWNER:
National Covenant Properties
8303 W. Higgins Rd.
Chicago, IL 60631
773.907.3336

CONSULTANTS:
TST
TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
303.792.0557

CONSULTANTS:
THE HENRY DESIGN GROUP
1000 W. WASHINGTON AVE. SUITE 1000
DENVER, CO 80202
PHONE: 303-744-2100 FAX: 303-744-9955

COVENANT AT CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 03-24-2014
REVISIONS: 01-17-2014
08-15-2014
09-05-2014
09-11-2014

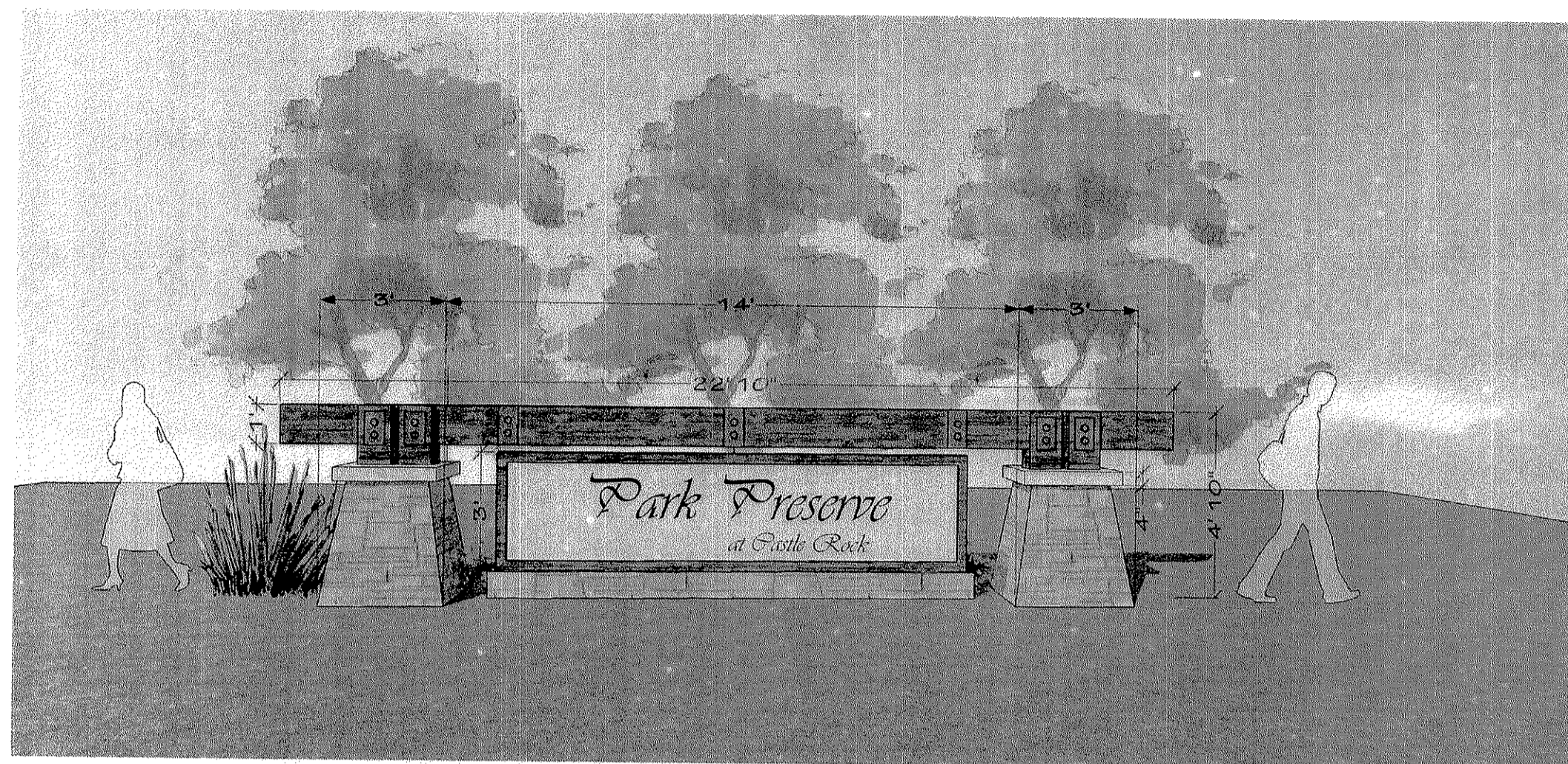


SHEET TITLE
SITE NOTES
SHEET NUMBER
9

SITE DEVELOPMENT PLAN

COVENANT AT CASTLE ROCK

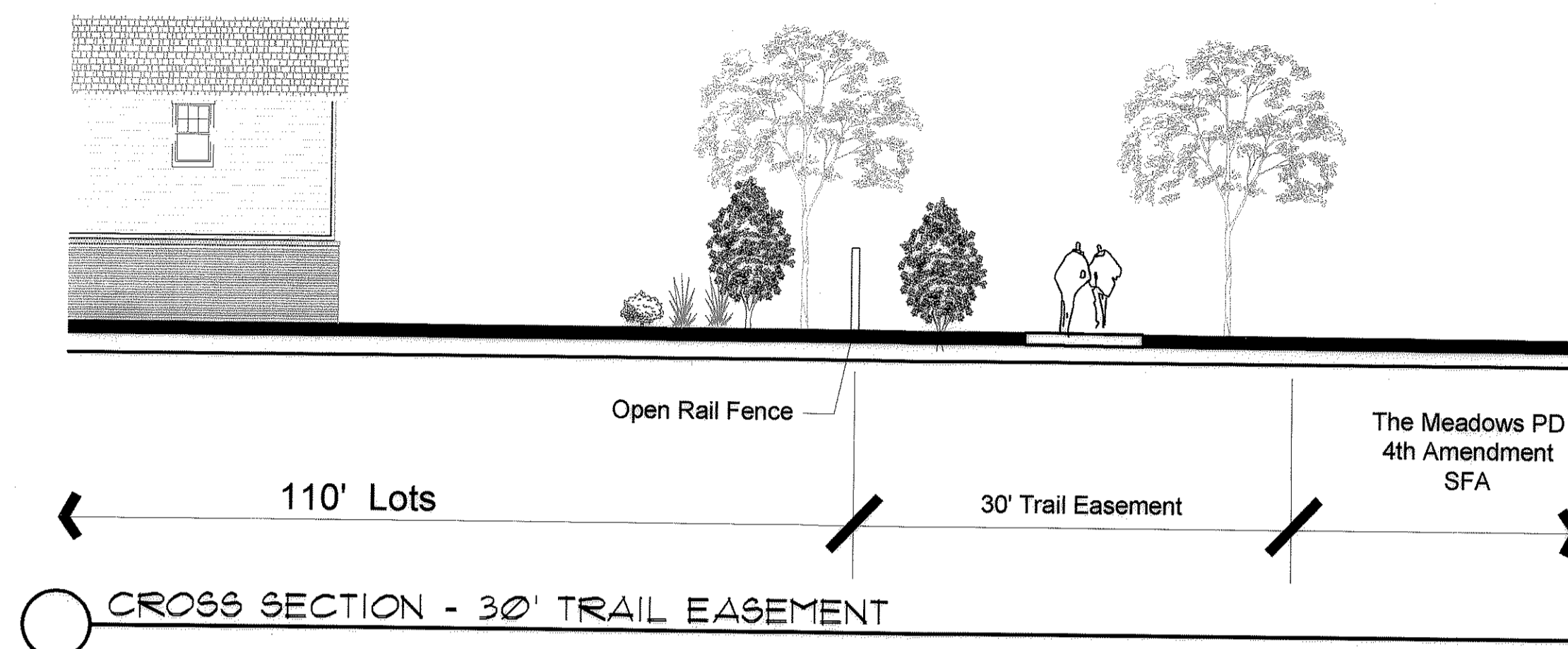
TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



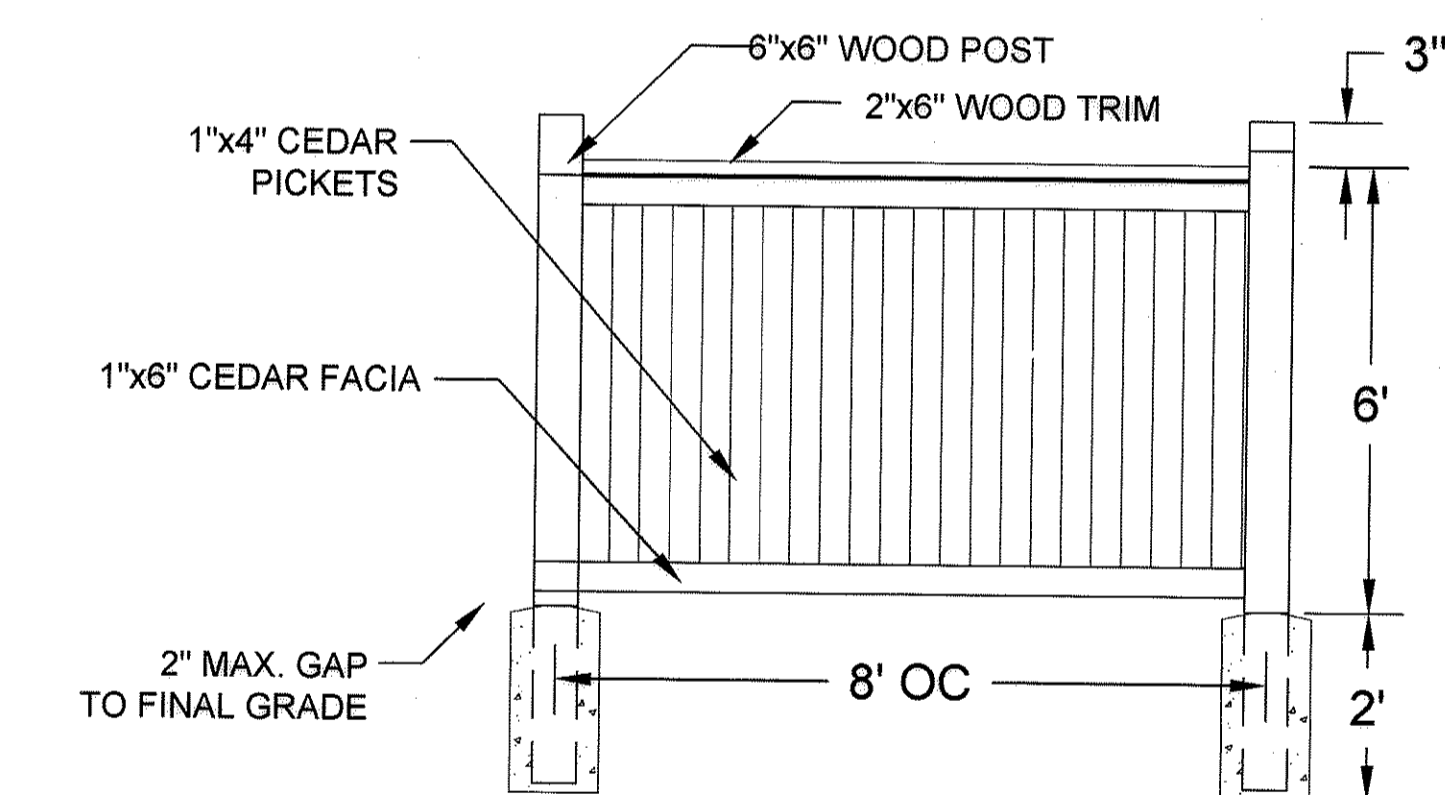
ENTRY MONUMENT

Note: Posts and Sign maybe uplighted

N.T.S.



N.T.S.

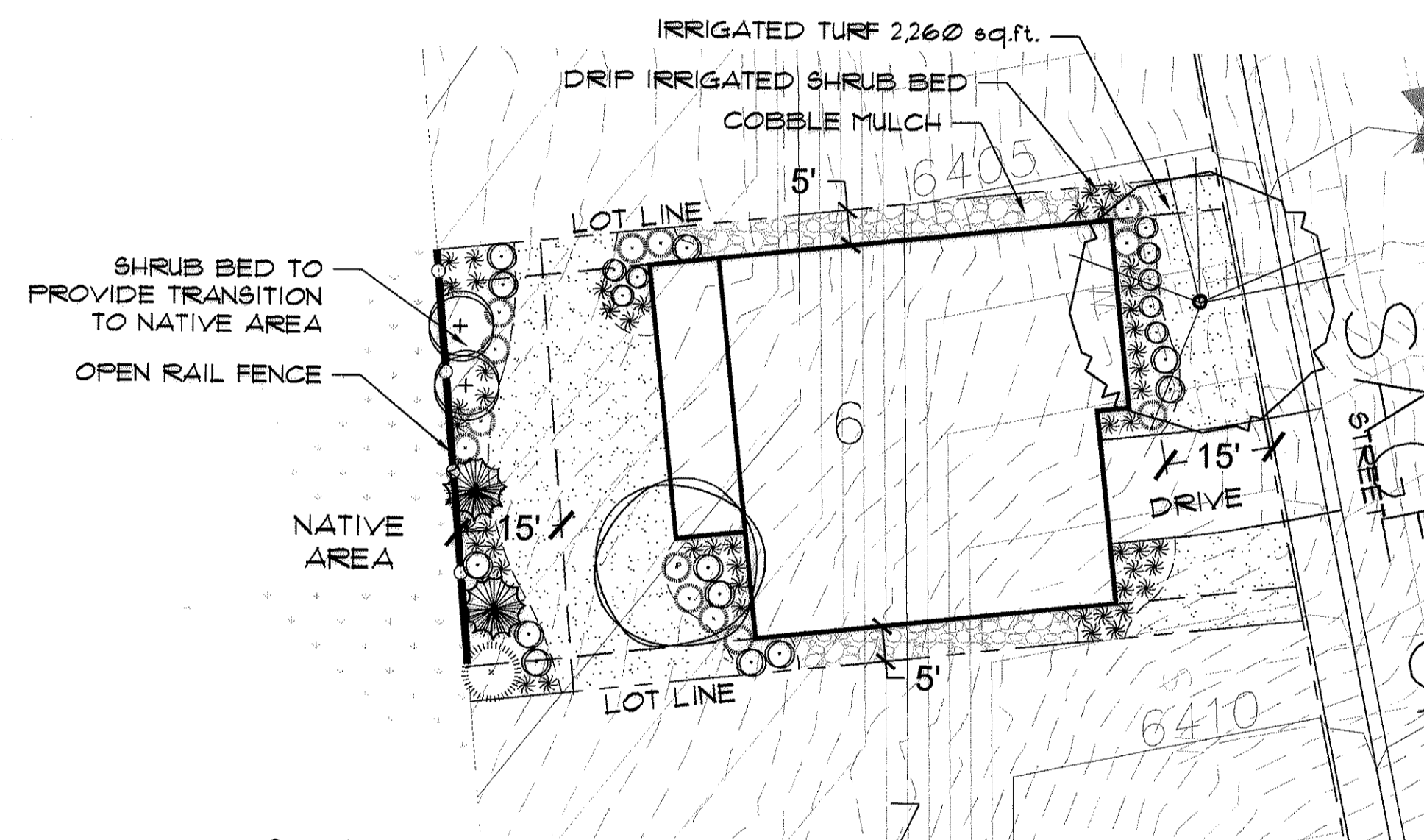


PRIVACY FENCE

- On perimeter as indicated on plan
- Optional at internal side & rear lot lines & wing fence

N.T.S.

BUILDING SETBACKS	
Front	-18 feet to face of garage -15 feet to face of home -10 feet to unenclosed covered porch w/o living space above
Side	-5 feet primary structure -5 feet accessory structure
Corner Side	-10 feet to primary structure -15 feet to face of garage if side entry
Rear	-15 feet internal lot or lot adjacent to open space -20 feet for perimeter lots along collector or arterial streets -10 feet accessory structure
Encroachments	Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into the setback a maximum of 24 inches
Decks and Patios	Decks and patios, 30 inches or less above grade may encroach the rear or side setback provided they are no closer than 5 feet to the rear or side property line



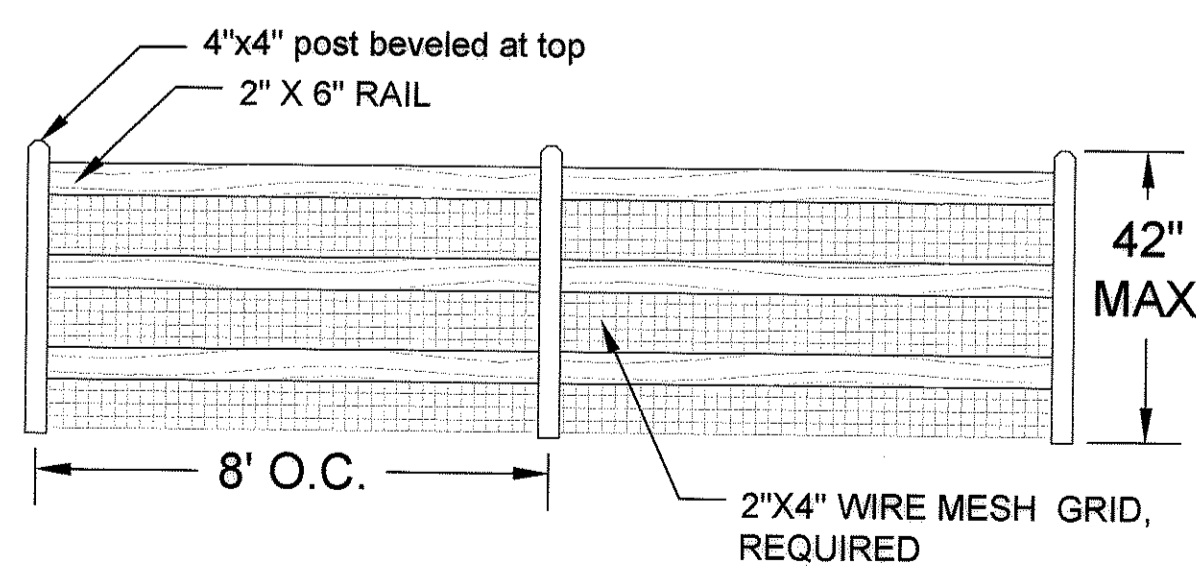
Sample Turf Area Calculation Chart

Lots Size	Base Turf Area	Plus % Exceeding Total Lot Size	Example
1,001-17,000 sq.ft.	3,500 sq.ft.	15%	15,000 sq.ft. lot : 3,500 + ((15,000-3,500) x 0.15) = 5,225 sq.ft.

TYPICAL LOT LANDSCAPE

- Front Yard Landscape by Builder
- Rear & Side Yard Landscape by Homeowner

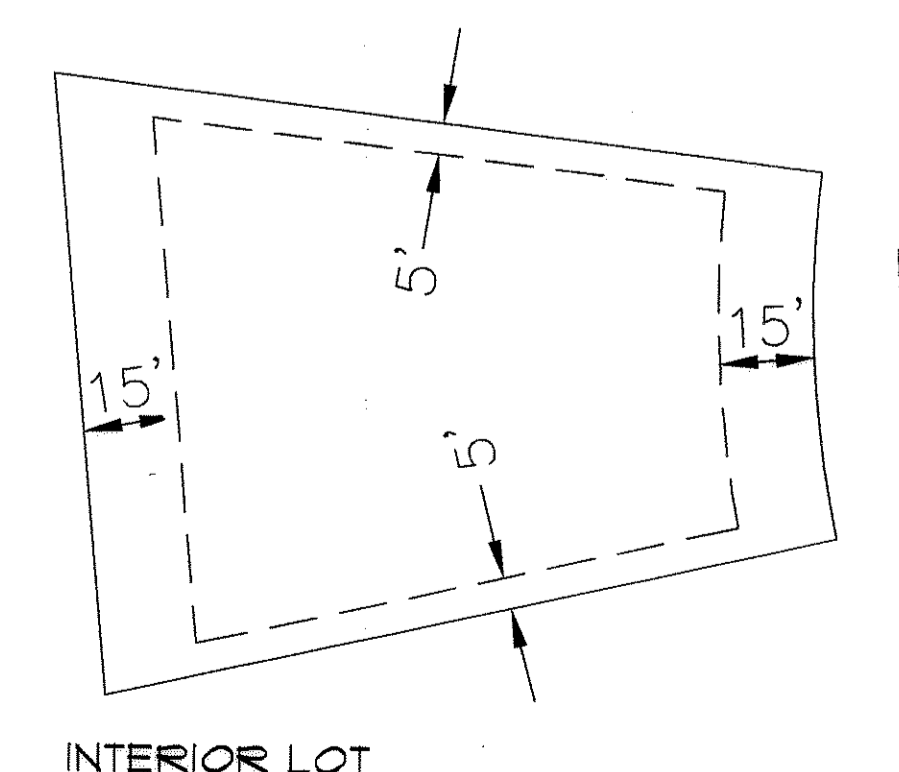
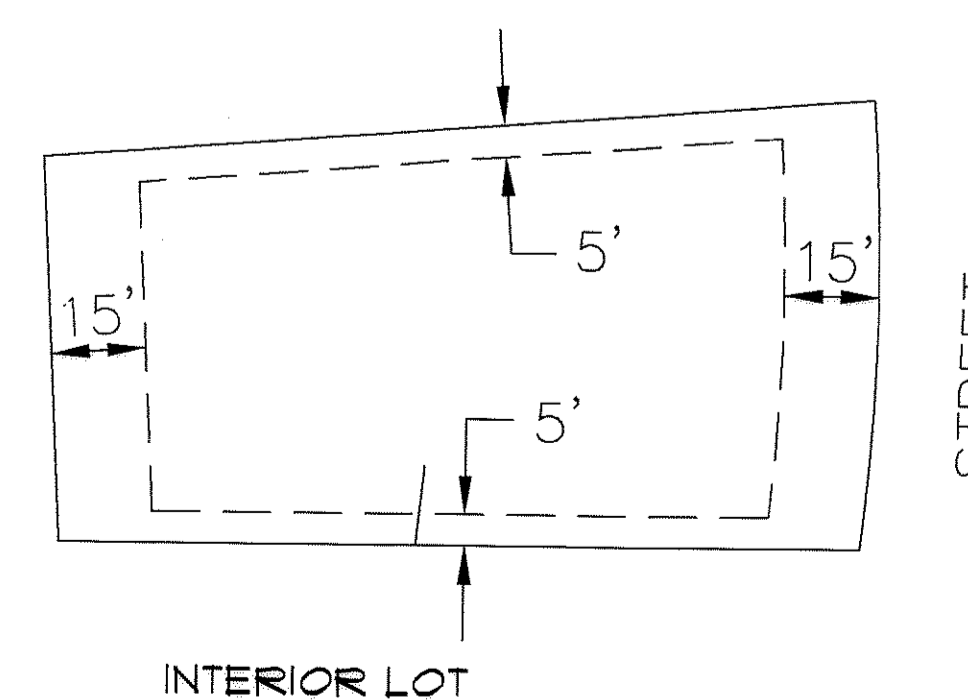
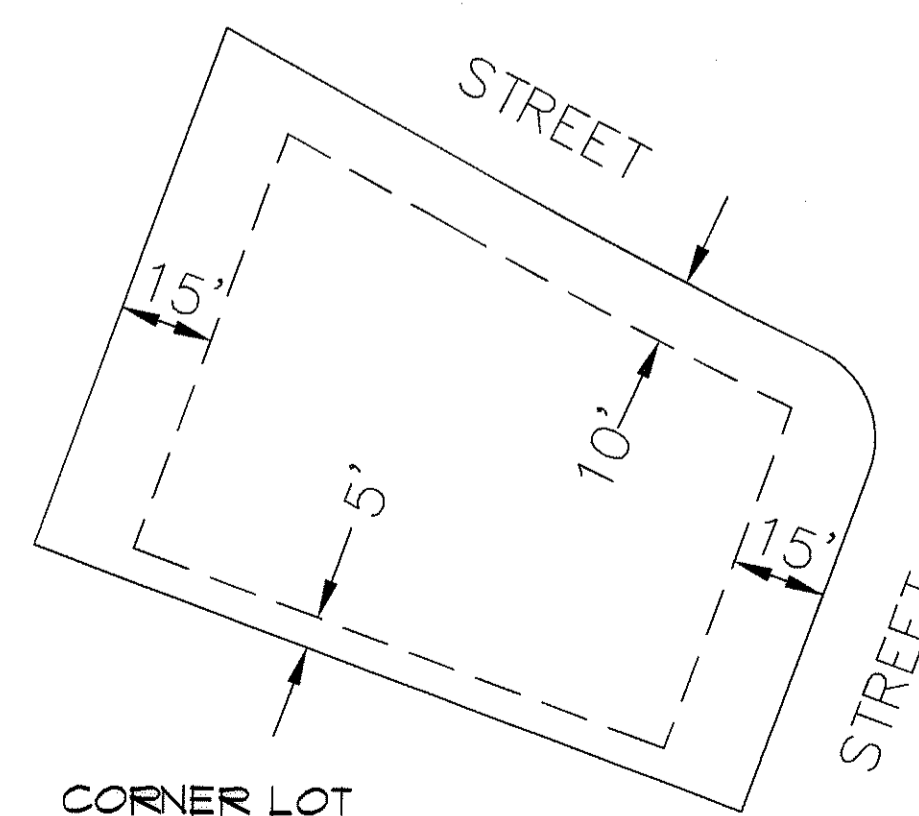
1" = 20'



OPEN RAIL FENCE

- On perimeter as indicated on plan
- Optional at internal side & rear lot lines & wing fence

N.T.S.



TYPICAL LOT SETBACKS

1" = 30'

APPLICANT:
Joberg International, LLC
333 S. Monroe St. #404
Denver, CO 80209
303.941.4856

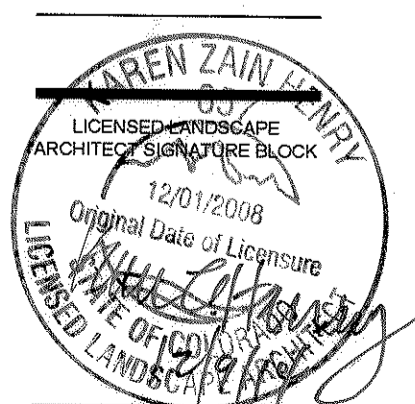
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CONSULTANTS:
TTC TST
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303.792.0557

CONSULTANTS:
THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE
1071 W. 10TH AVE. SUITE 140
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Phone: 303-446-2346 Fax: 303-446-9958

COVENANT AT CASTLE ROCK
Castle Rock, Colorado
Site Development Plan

DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 03-24-2014
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SHEET TITLE
SITE DETAILS
SHEET NUMBER
10