

SITE DEVELOPMENT PLAN

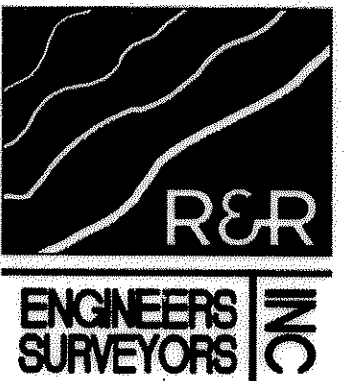
LOT 5A, CASTLE PINES COMMERCIAL FILING 3

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP12-0003



Know what's below.
Call before you dig.

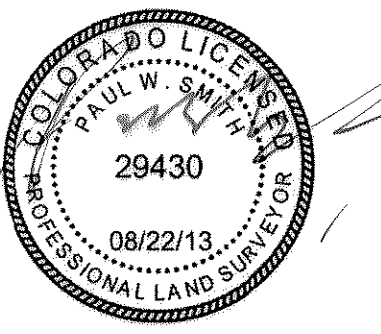


SHEET INDEX

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

SURVEYOR'S CERTIFICATION:

I, PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 5-A, CASTLE PINES COMMERCIAL FILING 3 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.



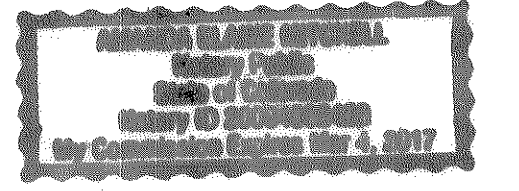
PAUL W. SMITH, P.L.S.
COLORADO REG. NO. 29430
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LOT 5-A, CASTLE PINES COMMERCIAL FILING 3 IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK HI, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 22nd DAY OF August, 2013

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2013
BY Krupte Houtko
WITNESS MY HAND AND OFFICIAL SEAL.



Joanna E. Mitchell
NOTARY PUBLIC
MY COMMISSION EXPIRES March 4, 2017

TITLE CERTIFICATION:

I, James A. Nye, AN AUTHORIZED REPRESENTATIVE OF First American Title, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATION.

SIGNED THIS 22nd DAY OF August, 2013

James A. Nye
AUTHORIZED REPRESENTATIVE
First American Title
TITLE INSURANCE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF AUGUST, 2013
BY Walter Bregman
WITNESS MY HAND AND OFFICIAL SEAL.

Walter Bregman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/5/16

TOWN CERTIFICATION:

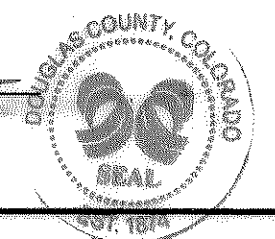
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE 12 DAY OF Sept, 2013 AT RECEPTION NO. 2013077105

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES
DATE 9/13/13

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION:

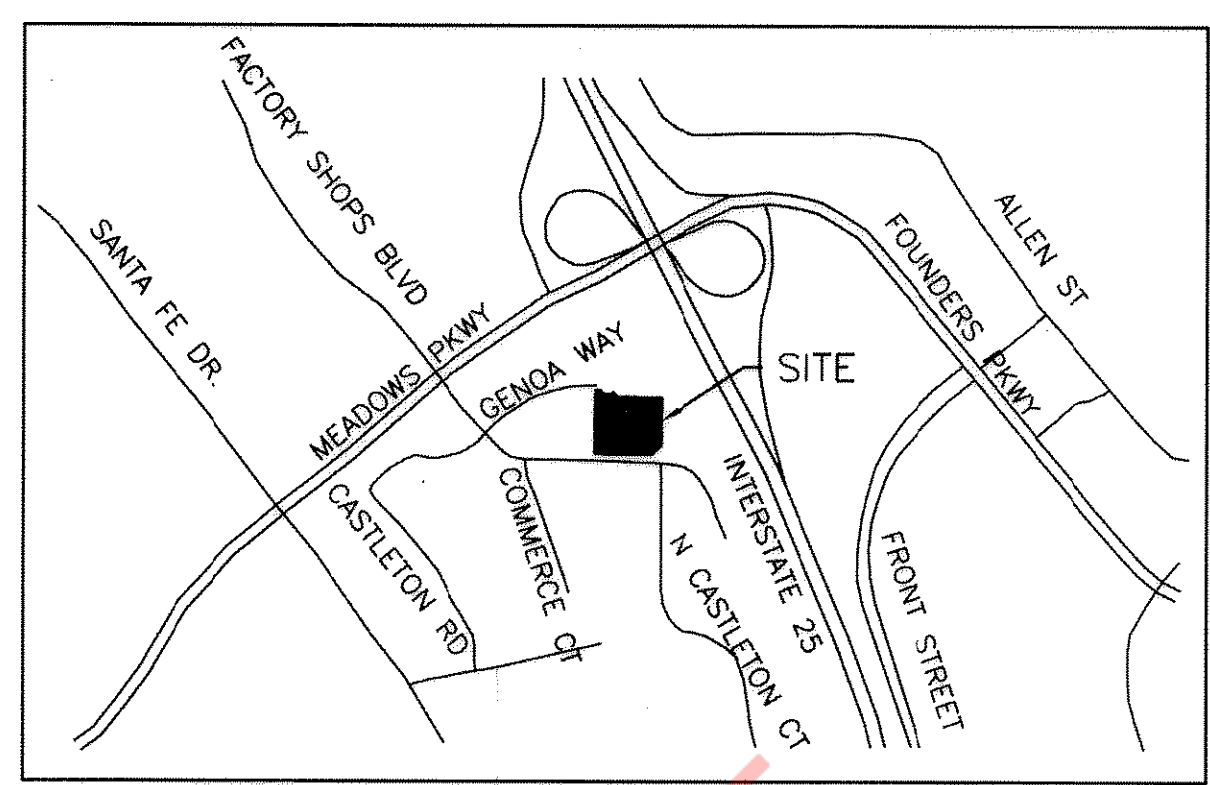
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:34 ON THE 18 DAY OF Sept, 2013 AT RECEPTION NO. 2013077105

DOUGLAS COUNTY CLERK AND RECORDER
BY: Julaya Kov
DEPUTY



WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON THE 14TH DAY OF JULY, 1995 IN BOOK 1274 AT PAGE 2057 AND ACCORDINGLY 8.34 SFE ARE DEBITED FROM THE WATER BANK.

A USE BY SPECIAL REVIEW WAS APPROVED BY TOWN COUNCIL ON FEBRUARY 5, 2013 TO ALLOW AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FOR THE PROPOSED BUILDING.



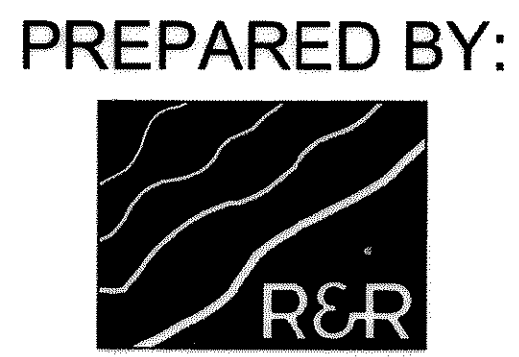
VICINITY MAP
SCALE 1" = 1,000'



SUMMARY TABLE	
LOT AREA	2.007 ac. 87,408 s.f.
BUILDING FOOTPRINT	14,350 s.f.
PARKING	42,372 s.f.
STREET COVERAGE	0 s.f.
LANDSCAPE	22,919 s.f.
MAXIMUM GROSS FLOOR AREA	54,280 s.f.
SETBACKS	10 FT
PARKING SETBACK (EAST SIDE)	20 FT
MAXIMUM BUILDING HEIGHT ALLOWED	75 FT (USR)
MAXIMUM BUILDING HEIGHT PROPOSED	61'
PARKING REQUIRED	
HOTEL/MOTEL (1.2 SPACES PER GUEST ROOM)	1.2*84 = 100.8
PLACES OF ASSEMBLY/CONFERENCE ROOM (1 SPACE PER 3 FIXED SEATS + 5 SPACES PER 1,000 SF GROSS FLOOR AREA)	1/200SF = 7.5
TOTAL PARKING REQUIRED	109 SPACES
PARKING PROVIDED	108 TOTAL: 103 Spaces + 5 Acc Spaces

A TECHNICAL CRITERIA VARIANCE, TCV13-0008, WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR TO ALLOW A DECREASE IN THE TOTAL PARKING SPACES REQUIRED FROM 109 TO 108.

PREPARED FOR:
IVINS DESIGN
7373 E. ELLSWORTH AVE.
DENVER, CO 80230
(303) 829-0308
CONTACT: BRUCE D. IVINS



PREPARED BY:
R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
PH: 303-753-6730
FX: 303-753-6568
www.RRENGINEERS.com
CONTACT: DOUGLAS S. DUNKIN, P.E.

LEGAL DESCRIPTION
LOT 5A,
CASTLE PINES COMMERCIAL FILING 3,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

BENCHMARK:
DOUGLAS COUNTY CONTROL POINT 2.010025 LOCATED APPROXIMATELY 450' EAST OF RAIL ROAD BRIDGE OVER MEADOWS PARKWAY ON THE NORTH SIDE OF THE ROAD HAVING A PUBLISHED ELEVATION OF 1854.46 METERS (6084.17 FEET), NAVD88.

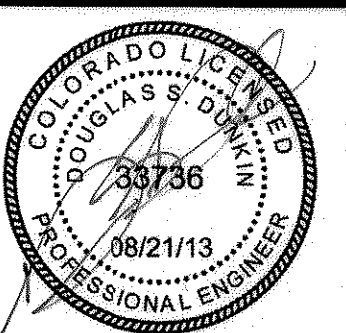
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE EAST LINE OF LOT 5, MONUMENTED AT BOTH ENDS BY A YELLOW PLASTIC CAP ON #5 REBAR STAMPED "TST 22564" WITH THE CONSIDERED TO BEAR S00°31'04"W.

NOTES:

- 1.) THE TOWN OF CASTLE ROCK REQUIRES THE MAINTENANCE ACCESS TO 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.
- 2.) PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, 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 PROPERTY OWNER ASSOCIATION, IF 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.) FLOOD NOTE: THE SITE LIES WITHIN ZONE X - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL MAP NUMBER 08035C0186F, EFFECTIVE DATE: SEPTEMBER 30, 2005.
- 4.) ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- 5.) 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.
- 6.) APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 7.) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.

PROJECT NO. SDP12-0003
SITE DEVELOPMENT PLAN
LOT 5-A, CASTLE PINES COMMERCIAL FILING 3

WWW.RRENGINEERS.COM



COVER SHEET
SITE: LOT 5A, CASTLE PINES COMMERCIAL FILING 3
610 GENOA WAY, CASTLE ROCK, COLORADO 80109
FOR: IVINS DESIGN
7373 E. ELLSWORTH AVE.
DENVER, COLORADO 80230

REVISIONS

ADDRESS COMMENTS	DATE
ADDRESS COMMENTS 04/03/13	
ADDRESS COMMENTS 06/07/13	
ADDRESS COMMENTS 07/16/13	

File Name	ID12106-SDP
Plot Date	8/22/13
Date	12/20/12
Drawn	KMH
Checked	DSD
Job No.	1
ID12106	of 9

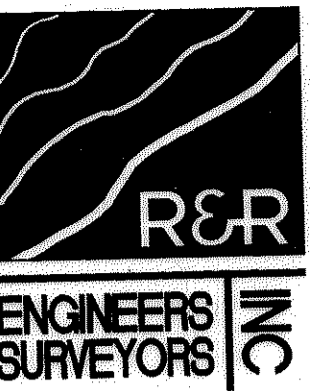
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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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70 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P) 303-753-6730 (F) 303-753-6568

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GENERAL GRADING PLAN

SITE: LOT 5A, CASTLE PINES COMMERCIAL FILING 3
610 GENOA WAY, CASTLE ROCK, COLORADO 80109

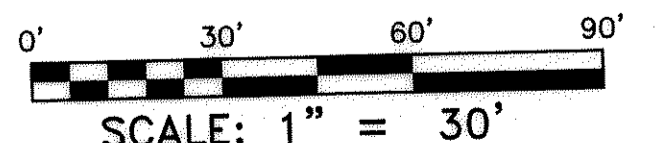
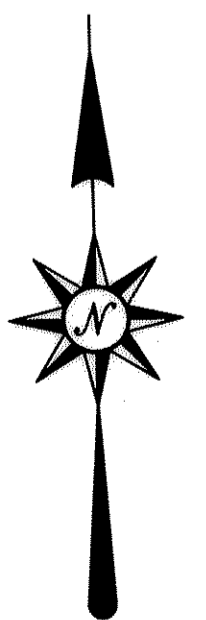
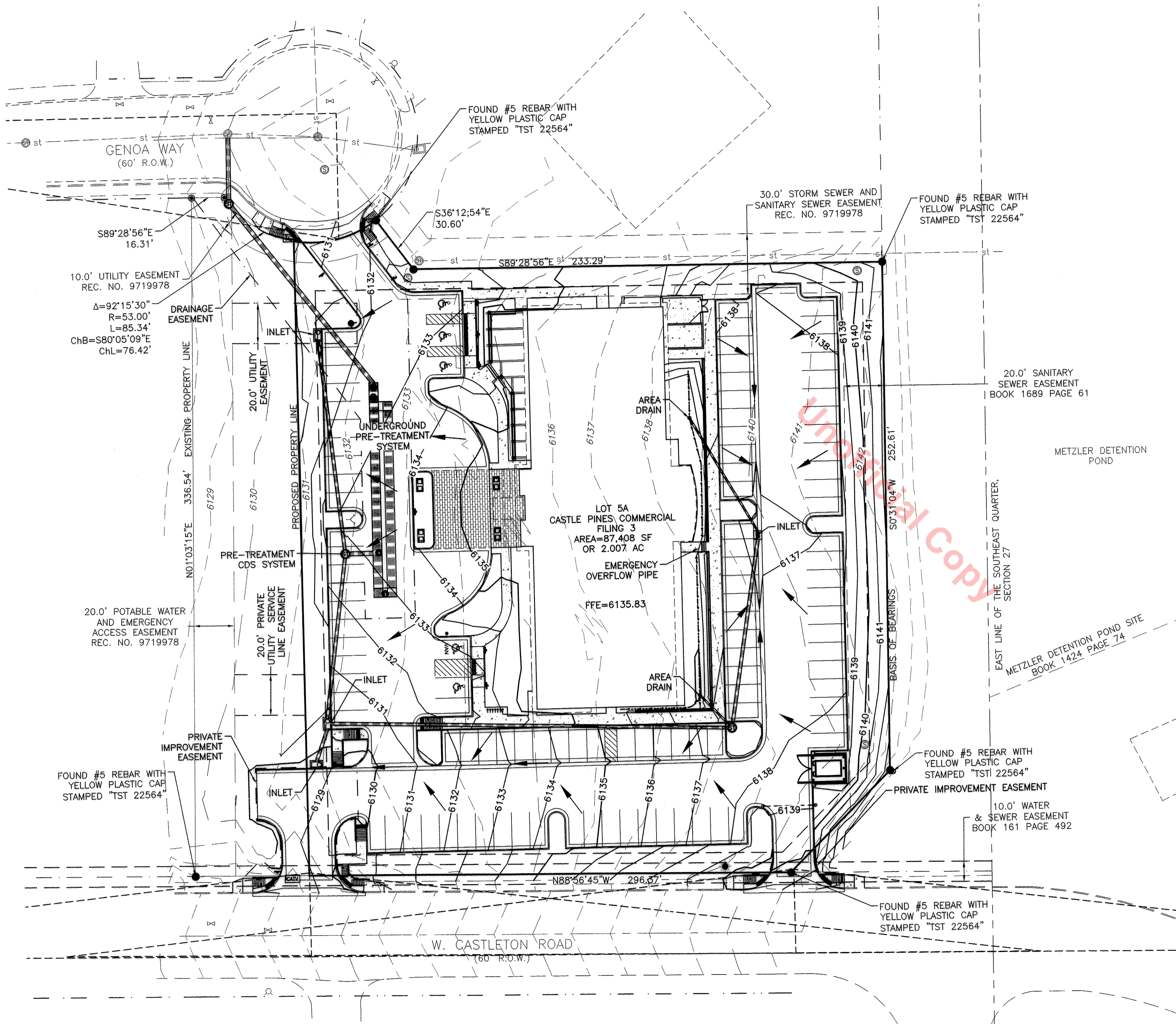
FOR: IVINS DESIGN
7373 E. ELLSWORTH AVE.
DENVER, COLORADO 80230

REVISIONS

ADDRESS COMMENTS 04/03/13
ADDRESS COMMENTS 06/07/13
ADDRESS COMMENTS 07/16/13

File Name: ID12106-SDP
Plot Date: 8/21/13
Date: 12/20/12 Sheet: 3
Drawn: KMH
Checked: DSD
Job No.

ID12106 of 9



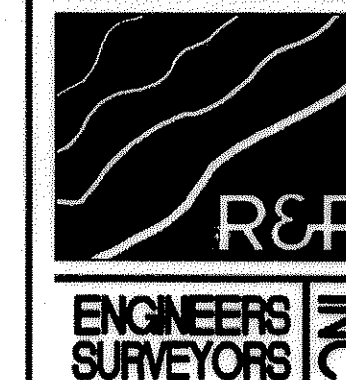
SCALE: 1" = 30'

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LOT 5-A, CASTLE PINES COMMERCIAL FILING 3

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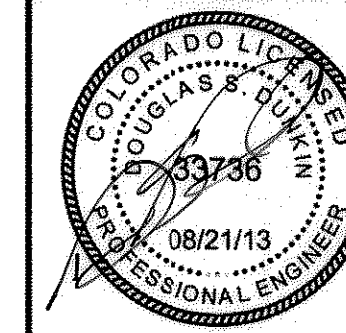
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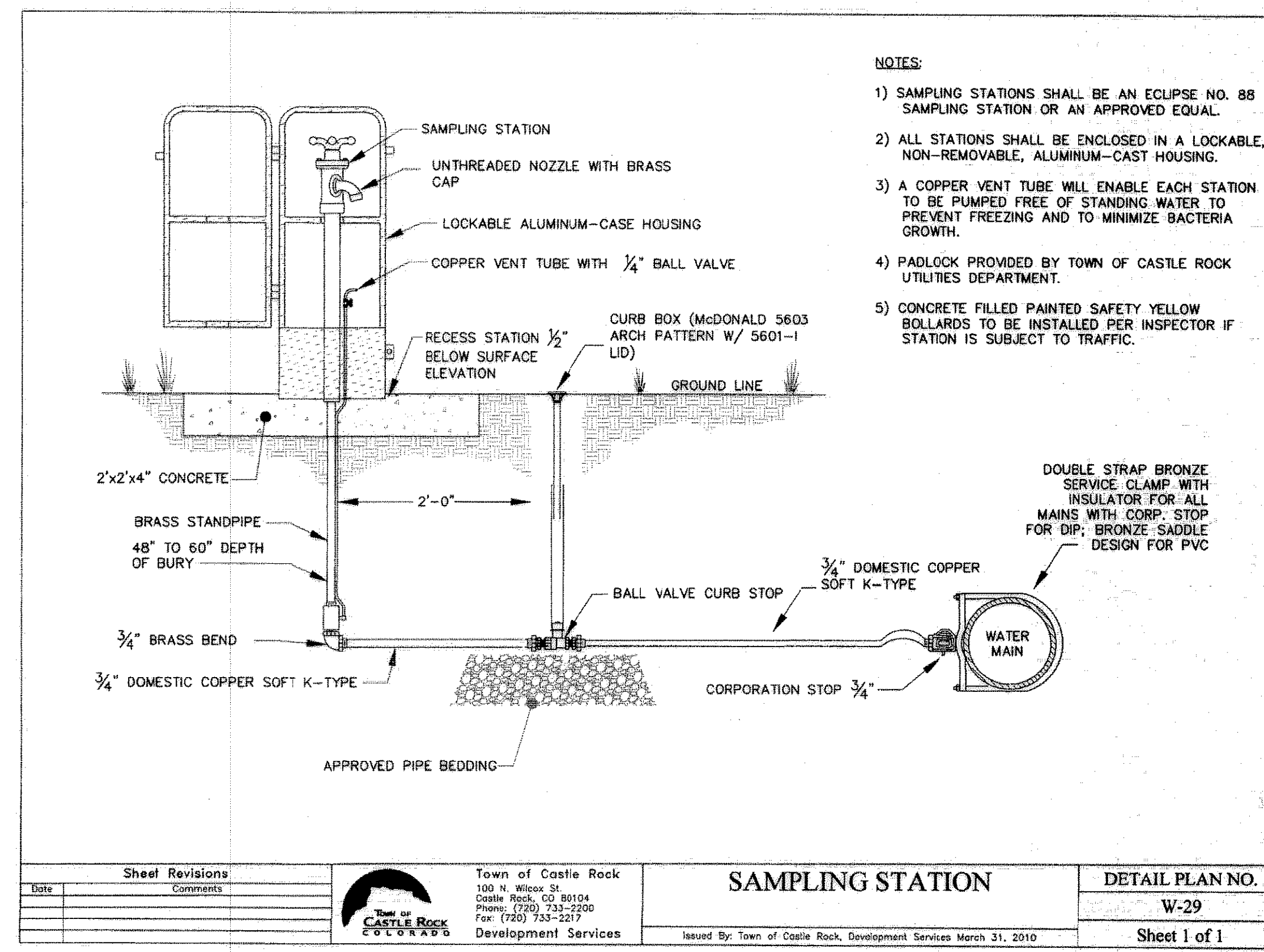
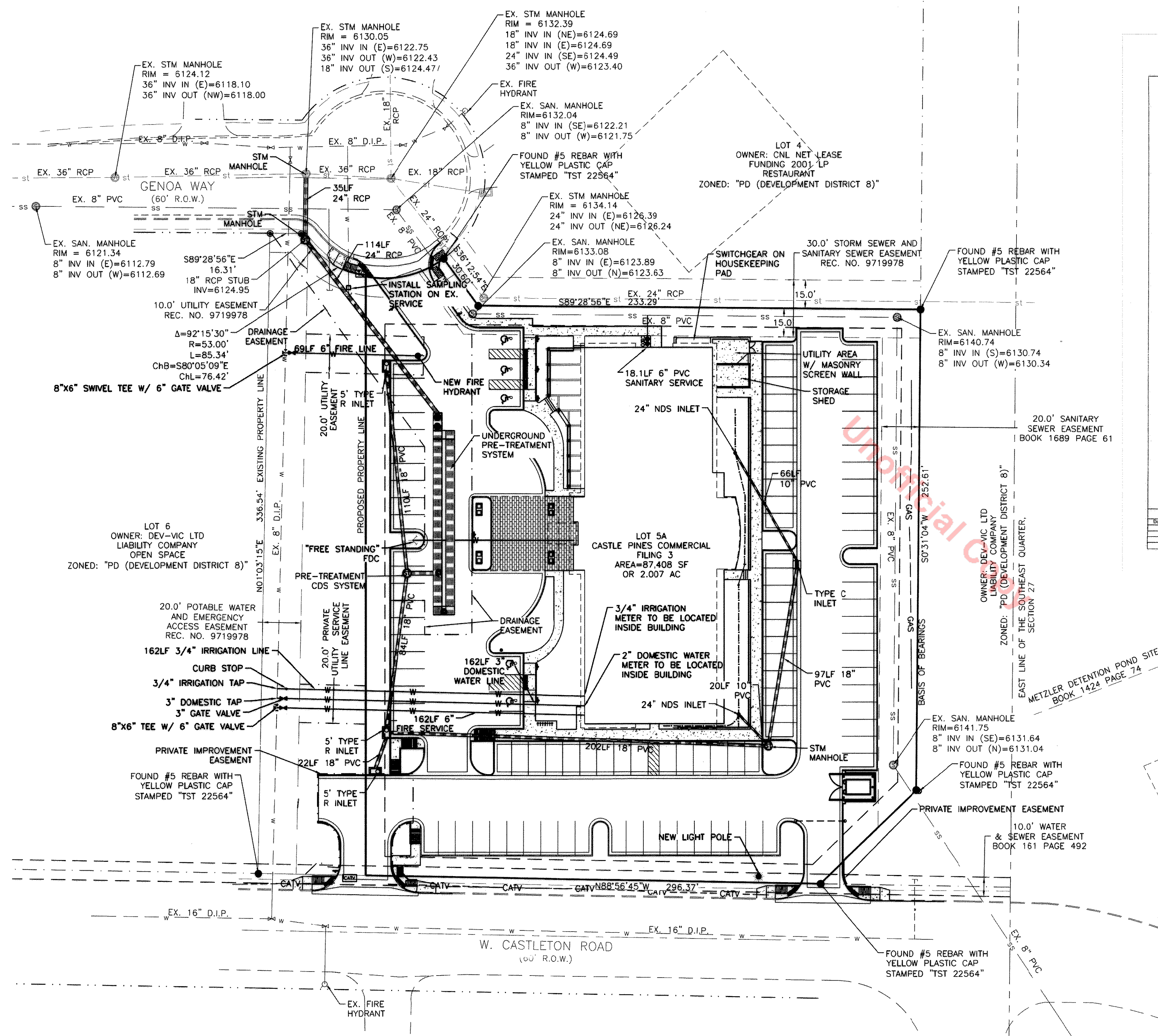
GENERAL UTILITY PLAN

SITE: LOT 5A, CASTLE PINES COMMERCIAL FILING 3
 610 GENOVA WAY, CASTLE ROCK, COLORADO 80109
 FOR: IVINS DESIGN
 7373 E. ELLSWORTH AVE.
 DENVER, COLORADO 80230

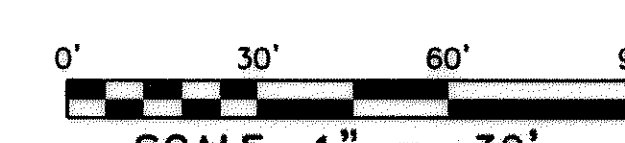
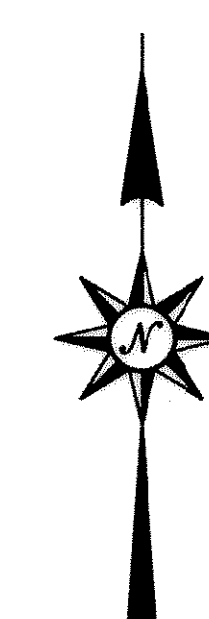
REVISIONS	
ADDRESS COMMENTS	04/03/13
ADDRESS COMMENTS	06/07/13
ADDRESS COMMENTS	07/16/13

File Name	ID12106-SDP
Plot Date	8/21/13
Date	12/20/12
Drawn	KMH
Checked	DSD
Job No.	

ID12106 of 9



- NOTES:**
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
 - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT AND 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.
 - 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 AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - FIRE DEPARTMENT APPARATUS ACCESS ROAD SHALL BE EITHER ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE ACCOMPANIED BY AN ENGINEER'S STAMP STATING IT IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
 - PAVE 1ST LIFT OF PARKING LOT PRIOR TO BUILDING VERTICAL CONSTRUCTION TO PROVIDE FIRE ACCESS ROAD.

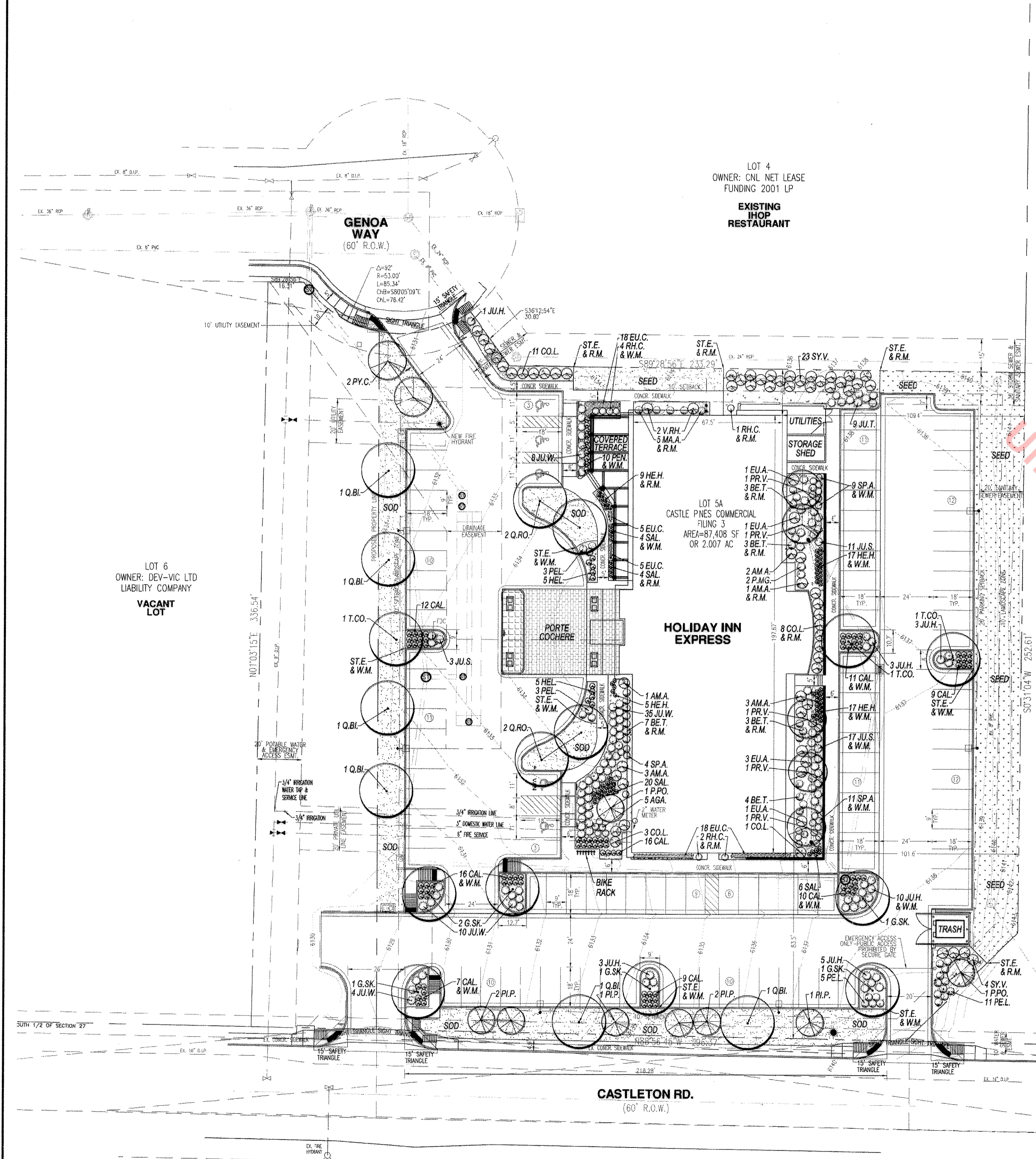


PROJECT NO. SDP12-0003
 SITE DEVELOPMENT PLAN
 LOT 5-A, CASTLE PINES COMMERCIAL FILING 3

SITE DEVELOPMENT PLAN

LOT 5A, CASTLE PINES COMMERCIAL FILING 3

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OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- ORNAMENTAL GRASS
- GROUND COVERS, ETC.
- BUFFALO GRASS SOD
- NATIVE GRASS SEED AREA
- ROCK MULCH AREA
- WOOD MULCH AREA
- STEEL EDGING

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	MATURE SIZE	SPACING	HYDRO-ZONE
DECIDUOUS SHADE TREES								
6	G.SK.	GLEDITSIA X 'SKYLINE'	SKYLINE HONEYLOCUST	2.0' CAL.	B.&B.	45' HT. x 40' SPR.	40' MIN.	2,3
6	Q.BI.	QUERCUS BICOLOR	SWAMP WHITE OAK	2.0' CAL.	B.&B.	40'-60' HT. x 40'-60' SPR.	25' MIN.	2,3,4
4	Q.R.O.	QUERCUS ROBUR	ENGLISH OAK	2.0' CAL.	B.&B.	60' HT. x 40' SPR.	40' MIN.	3,4
3	T.CO.	TILIA CORDATA	LITTLE LEAF LINDEN	2.0' CAL.	B.&B.	40' HT. x 30' SPR.	30' MIN.	3
DECIDUOUS ORNAMENTAL TREES								
5	PR.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	1.5' CAL.	B.&B.	25' HT. x 20' SPR.	20' MIN.	1,2
2	P.Y.C.	PYRUS CALLERYANA	CHANTICLEER PEAR	1.5' CAL.	B.&B.	30' HT. x 30' SPR.	20' MIN.	3,4
EVERGREEN TREES								
6	P.I.P.	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6' HT.	B.&B.	60' HT. x 30' SPR.	20' MIN.	3,4
2	P.P.O.	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	B.&B.	60' HT. x 30' SPR.	20' MIN.	1,2,3
34	= TOTAL TREES							
DECIDUOUS SHRUBS								
10	A.M.A.	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5 CONT.	3'-4' HT.	6' HT. x 6' SPR.	+/-5' O.C.	2,3
20	BE.T.	BERBERIS THUNBERGII	REDLEAF BARBERRY	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-4' O.C.	2,3
23	CO.L.	COTONEASTER LUCIDUS	PEKING COTONEASTER	#5 CONT.	24"-30" HT.	8' HT. x 8' SPR.	+/-5' O.C.	2,3
6	EU.A.	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#5 CONT.	24"-30" HT.	5' HT. x 4' SPR.	+/-5' O.C.	3
5	MA.A.	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGONGRAPE	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-3' O.C.	1,2
22	PE.L.	PEROVSKIA ATRIPLICIFOLIA 'L.S.'	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-3' O.C.	1,2
7	RH.C.	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	#5 CONT.	4'-5' HT.	8' HT. x 3' SPR.	+/-3' O.C.	3
24	SP.A.	SPIRAEA X BUMALDA 'ANTHONY WAT.'	ANTHONY WATERER SPIREA	#5 CONT.	18"-24" HT.	3' HT. x 4' SPR.	+/-3' O.C.	3
27	SY.V.	SYRINGA VULGARIS 'CHARLES JOLY'	DBL. RED FRENCH LILAC	#5 CONT.	3'-4' HT.	15' HT. x 15' SPR.	+/-3' O.C.	2,3
2	V.RH.	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEG.'	ALLEGHANY VIBURNUM	#5 CONT.	3'-4' HT.	10' HT. x 10' SPR.	+/-5' O.C.	2,3
EVERGREEN SHRUBS								
25	JU.H.	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT.	18"-24" SPR.	1' HT. x 6' SPR.	+/-4' O.C.	2
57	JU.W.	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON JUNIPER	#5 CONT.	18"-24" SPR.	1' HT. x 8' SPR.	+/-4' O.C.	2
31	JU.S.	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.	18"-24" SPR.	1' HT. x 8' SPR.	+/-4' O.C.	2
9	JU.T.	JUNIPERUS SABINA 'TAMARISCIFOL.'	TAMMY JUNIPER	#5 CONT.	18"-24" SPR.	4' HT. x 8' SPR.	+/-4' O.C.	2
2	P.M.G.	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT.	18"-24" SPR.	3' HT. x 5' SPR.	+/-3' O.C.	2
270	= TOTAL SHRUBS							
ORNAMENTAL GRASSES								
90	CAL.	CALAMAGROSTIS ACUTIFLORA 'K.F.'	K. FOERSTER FEATHER REED	#1 CONT.	12" HT.	5' HT. x 2' SPR.	+/-30' O.C.	2,3
10	HEL.	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.	6" HT.	4' HT. x 3' SPR.	+/-30' O.C.	2,3
10	PEN.	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 CONT.	12" HT.	3' HT. x 3' SPR.	+/-18' O.C.	2,3
110	= TOTAL ORNAMENTAL GRASSES							
GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.								
5	AGA.	AGASTACHE CANA	DBL. BUBBLEMINT HYSSOP	#1 CONT.	6" HT.	3' HT. x 3' SPR.	+/-30' O.C.	2,3
46	EU.C.	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	#1 CONT.	12" SPR.	1' HT. x 2' SPR.	+/-18' O.C.	2,3
48	HE.H.	HEMEROCALLIS X 'HYPERION'	YELLOW DAYLILY	#1 CONT.	6" HT.	2' HT. x 2' SPR.	+/-24' O.C.	2,3
34	SAL.	SALVIA MEMOROSA 'BLUE QUEEN'	BLUE SALVIA	#1 CONT.	6" HT.	2' HT. x 2' SPR.	+/-24' O.C.	2,3
133	= TOTAL GROUND COVERS, PERENNIALS, ETC.							

NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT QUANTITIES SHOWN AND NOTED ON THE PLAN WHICH SHALL TAKE PRECEDENCE OVER PLANT QUANTITIES LISTED IN THE PLANT LIST. PLANT SPACING DIMENSIONS ARE GENERAL PLANTING GUIDELINES ONLY. ACTUAL PLANT LOCATIONS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICTING INFORMATION.

LANDSCAPE MATERIALS		
-	R.M.	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. RIVER ROCK OVER WEED BARRIER FABRIC.
-	SEED	NATIVE GRASS AREA - LOW GROW NATIVE GRASS SEED MIX SEED AREA (SEE C.D. SPECS).
-	SOD	SOD AREA - T.O.C.R. APPROVED BUFFALO GRASS SOD INCL. PREP. & FINE GRADING.
-	ST.E.	STEEL EDGING - 6"X3/16"X20" SIZED GREEN PAINTED STEEL EDGER.
-	W.M.	WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH.

TOWN OF CASTLE ROCK NOTES:

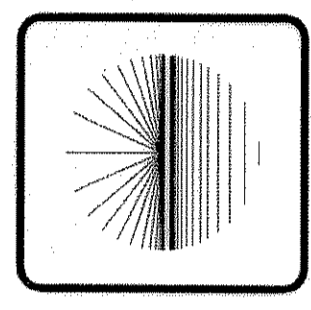
- LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- MAINTENANCE OF LANDSCAPED AREAS SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
- NO STREET WASHING IS ALLOWED IN THE TOWN OF CASTLE ROCK.
- PLANT SPECIES AND QUANTITIES MAY CHANGE WITH FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS.

TOWN OF CASTLE ROCK Registration of Landscape Professional

Michael L. Stahl - Landscape Architect
 Town of Castle Rock Landscape Professional - Design
 Certification No.: 4187
 Issued: January 23, 2013
 Expiration: March 1, 2014

PROJECT NO. SDP12-0003
 SITE DEVELOPMENT PLAN

MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
 8427 Bramberidge Dr., Castle Pines, CO 80108
 Ph.: 303-779-6601
 E-mail: mlstahl1@aol.com

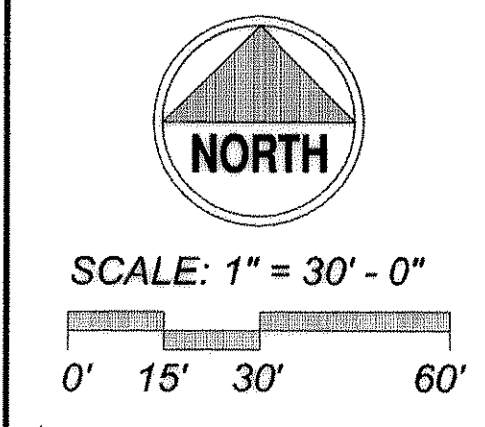


LANDSCAPE PLAN
 SITE: LOT 5A, CASTLE PINES COMMERCIAL FILING 3
 610 GENOA WAY, CASTLE ROCK, COLORADO 80109
 FOR: IVINS DESIGN
 7373 E. ELLSWORTH AVE.
 DENVER, COLORADO 80230

REVISIONS

ADDRESS COMMENTS	DATE
ADDRESS COMMENTS 04/03/13	
ADDRESS COMMENTS 06/07/13	
ADDRESS COMMENTS 07/16/13	

File Name	ID12106-SDP
Plot Date	
Date	12/20/12
Drawn	MLS
Checked	MMD
Job No.	5



SITE DEVELOPMENT PLAN

LOT 5A, CASTLE PINES COMMERCIAL FILING 3

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



COMMERCIAL LANDSCAPE SITE INVENTORY

Town of Castle Rock Registered Professional: **Michael L. Stahl**
 Town of Castle Rock Registration No.: **#4187** State of Colorado License Landscape Architect **#332**
 Company Name: **Michael L. Stahl, Inc. - Landscape Architect** Address: **8427 Brambleridge Dr., Castle Pines, CO 80108**
 Phone: **303-779-6601** Email: **mlstahl1@aol.com** Date: **7/15/2013**
 Project Name: **HOLIDAY INN EXPRESS AND SUITES - 610 Genoa Way, Castle Rock, CO 80109**

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
87,408 sf. (2.007 Ac.)	22,919 sf.	Buffalo Grass Sod = 8,438 sf. Native Grass Seed = 6,183 sf.	Wood & Rock Mulch; Total Mulch= 8,298 sf.	34	34	270	270	4 c.y./ 1000 sf. = 70.2 c.y.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
42,372 sf.	1,810* sf.	108	356 sf.	0*	9'	9	9	36	36

* Note: Refer to T.O.C.R. variance TCV13-0007 allowing for non-compliance of these requirements.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- 1) SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING 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) PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- 4) DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 5) ALL PLANTS TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- 6) DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- 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 REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

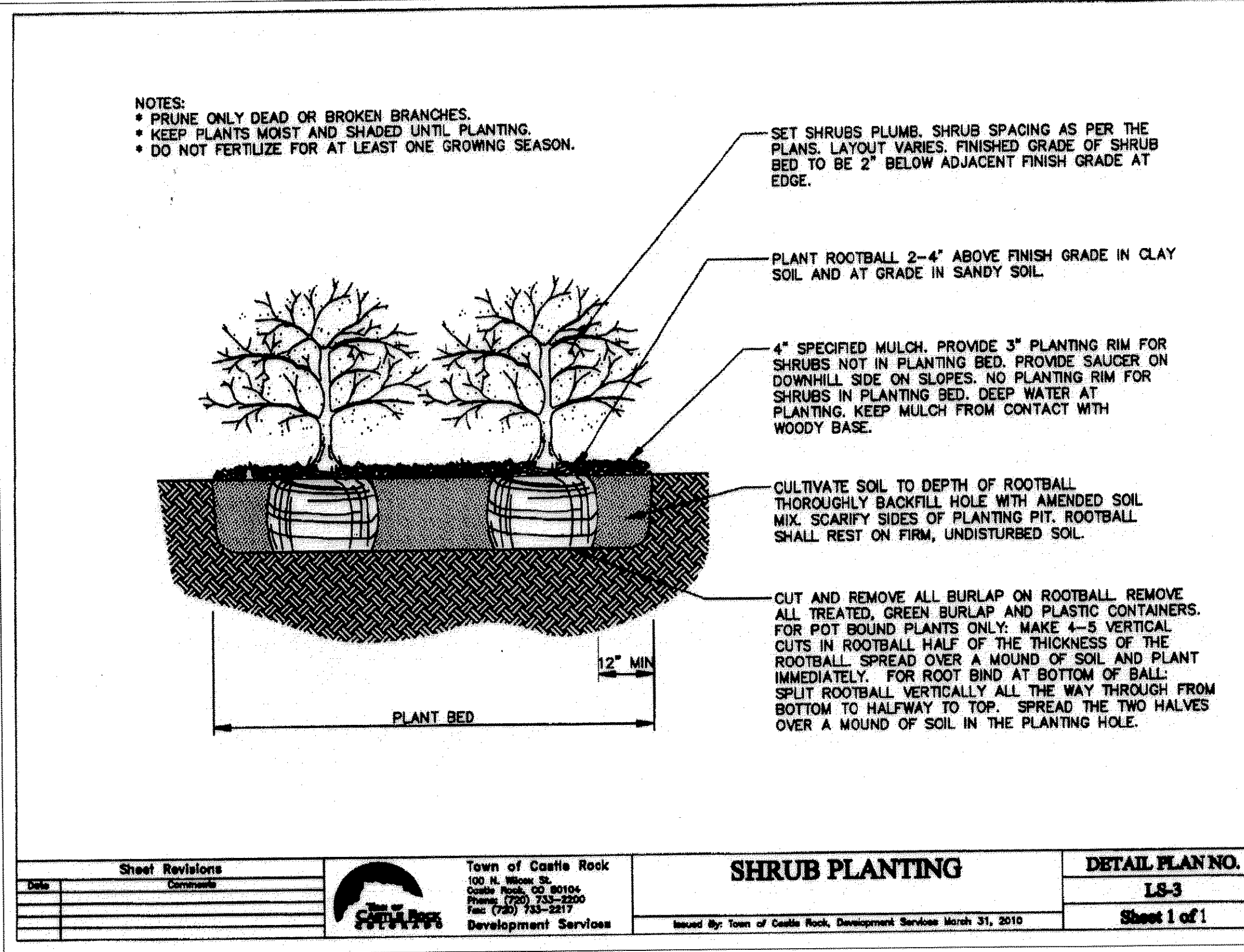
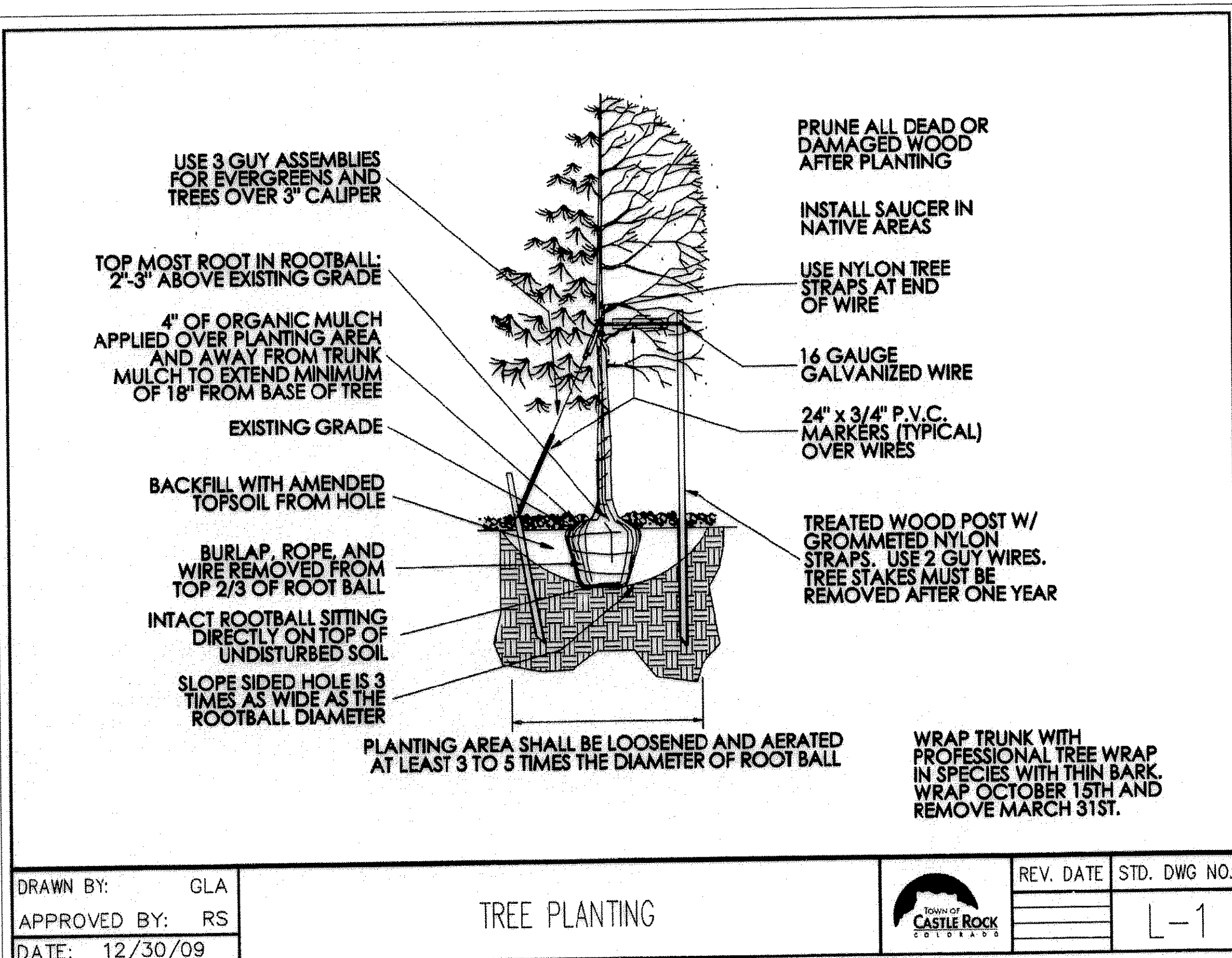
GENERAL NOTES:

- 1) ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE. NO TREES, LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY OR DRAINAGE EASEMENTS.
- 2) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, OR CUT SLOPES AND BERMS SHALL BE PLACED IN THE SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- 3) ALL TREES MUST BE LOCATED A MINIMUM OF 10-FT. BACK FROM THE FLOW LINE OF ANY ADJACENT STREET AND/OR OUTSIDE OF THE SIGHT DISTANCE TRIANGLE, WHICHEVER IS MOST RESTRICTIVE.
- 4) IF TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.
- 5) AN AUTOMATIC IRRIGATION SYSTEM, MEETING LOCAL REQUIREMENTS, SHALL BE INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING TURF AREAS, AND DRIP IRRIGATION TO MULCHED PLANTING BED AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS. IRRIGATION WATER SHALL BE PROVIDED BY A SEPARATE 3/4" IRRIGATION METER.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, EXISTING CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING MATERIALS, LABOR, EQUIPMENT AND SERVICES (INCL. PERMITS, TAXES, ETC.) NECESSARY AND REASONABLY INCIDENTAL TO CARRY OUT SPECIFIED WORK.
- 8) SEE THE ADDITIONAL LANDSCAPE PLAN SHEETS FOR ADDITIONAL LANDSCAPE AND IRRIGATION CONSTRUCTION INFORMATION.
- 9) SEE THE ENGINEER AND ARCHITECTURAL PLANS FOR ADDITIONAL SITE CONSTRUCTION INFORMATION.

TOWN OF CASTLE ROCK NOTES:

- 1) LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- 2) MAINTENANCE OF LANDSCAPED AREAS SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
- 3) NO STREET WASHING IS ALLOWED IN THE TOWN OF CASTLE ROCK.
- 4) PLANT SPECIES AND QUANTITIES MAY CHANGE WITH FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS.

Unofficial Copy



DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		L-1
DATE: 12/30/09		

<table border="1"> <tr> <th>Date</th> <th>Sheet Revisions</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Date	Sheet Revisions			<p>Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (303) 779-6600 Fax: (303) 433-3211 Development Services</p>	<p>SHRUB PLANTING</p> <p>Issued By: Town of Castle Rock, Development Services March 31, 2010</p>	<p>DETAIL PLAN NO.</p> <p>LS-3</p> <p>Sheet 1 of 1</p>
Date	Sheet Revisions						

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 Town of Castle Rock Landscape Professional - Design
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 FOR: MINS DESIGN
 7373 E. ELLSWORTH AVE
 DENVER, COLORADO 80230

REVISIONS
ADDRESS COMMENTS 04/03/13
ADDRESS COMMENTS 06/07/13
ADDRESS COMMENTS 07/16/13

File Name: ID12106-SDP	Plot Date: ---
Date: 12/20/12	Sheet: 6
Drawn: MLS	Checked: MMD
Job No.:	C-1215 of 9

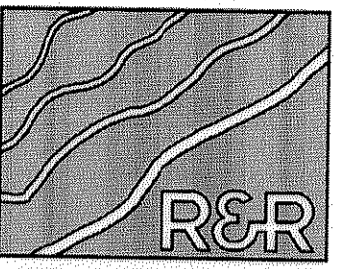
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LOT 5A, CASTLE PINES COMMERCIAL FILING 3

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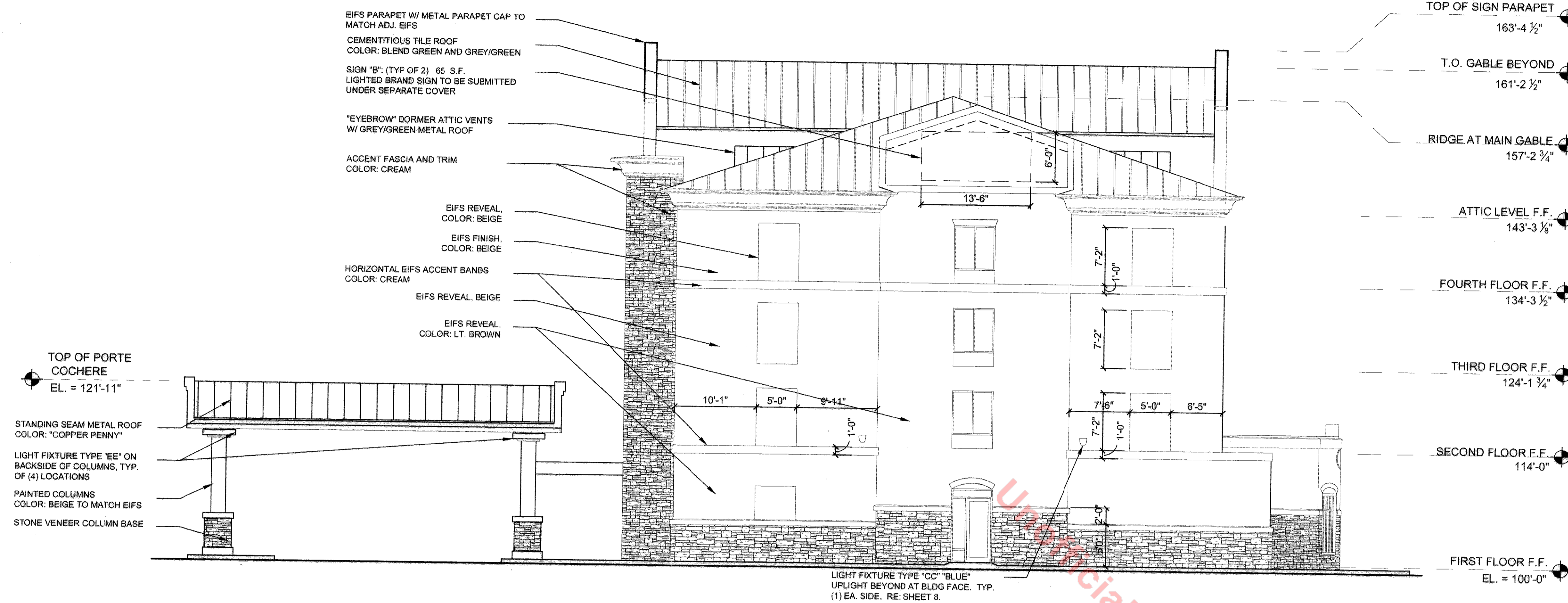
Know what's below.
Call before you dig.



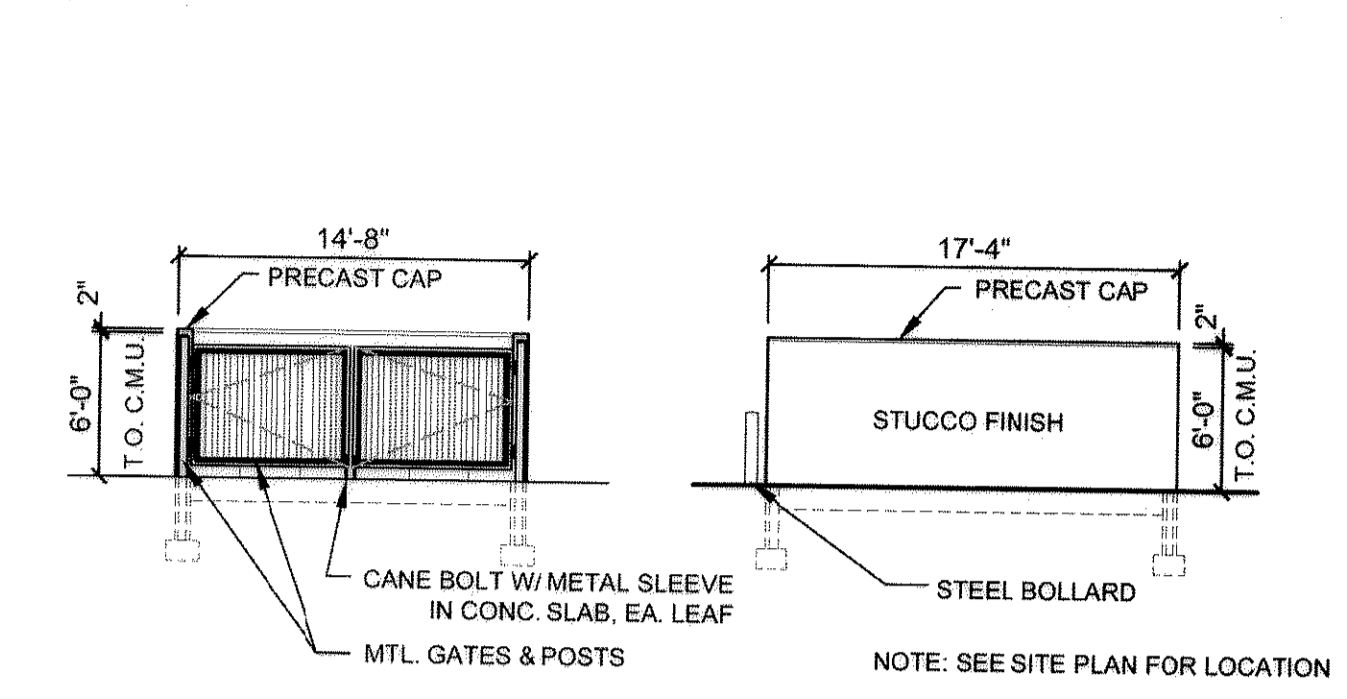
ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6566

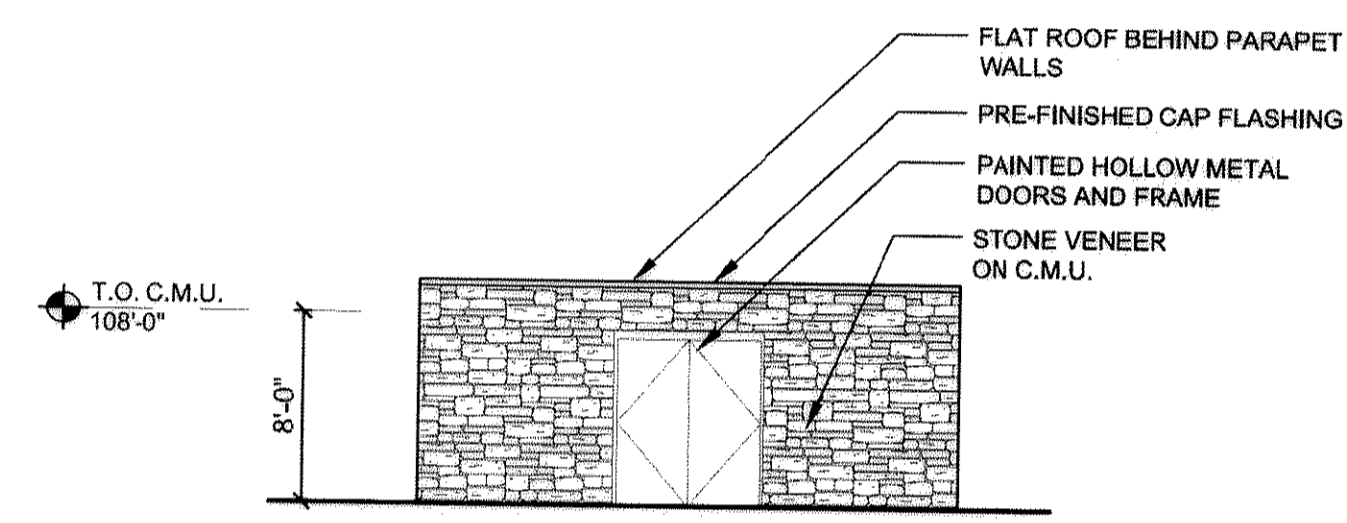
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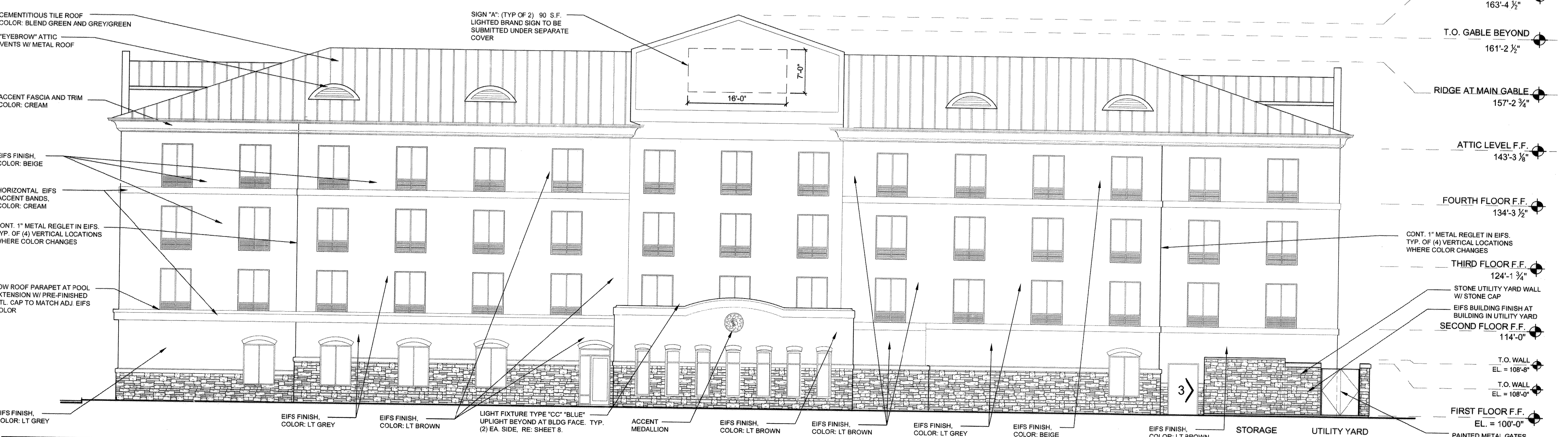
2 South Elevation



4 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



3 UTILITY YARD: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 East Elevation

REVISIONS	
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Plot Date	8/23/13
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Job No.	7
File Name	ID12106
of	9

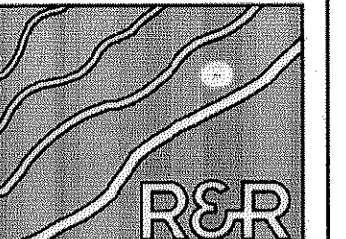
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DENVER, COLORADO 80230

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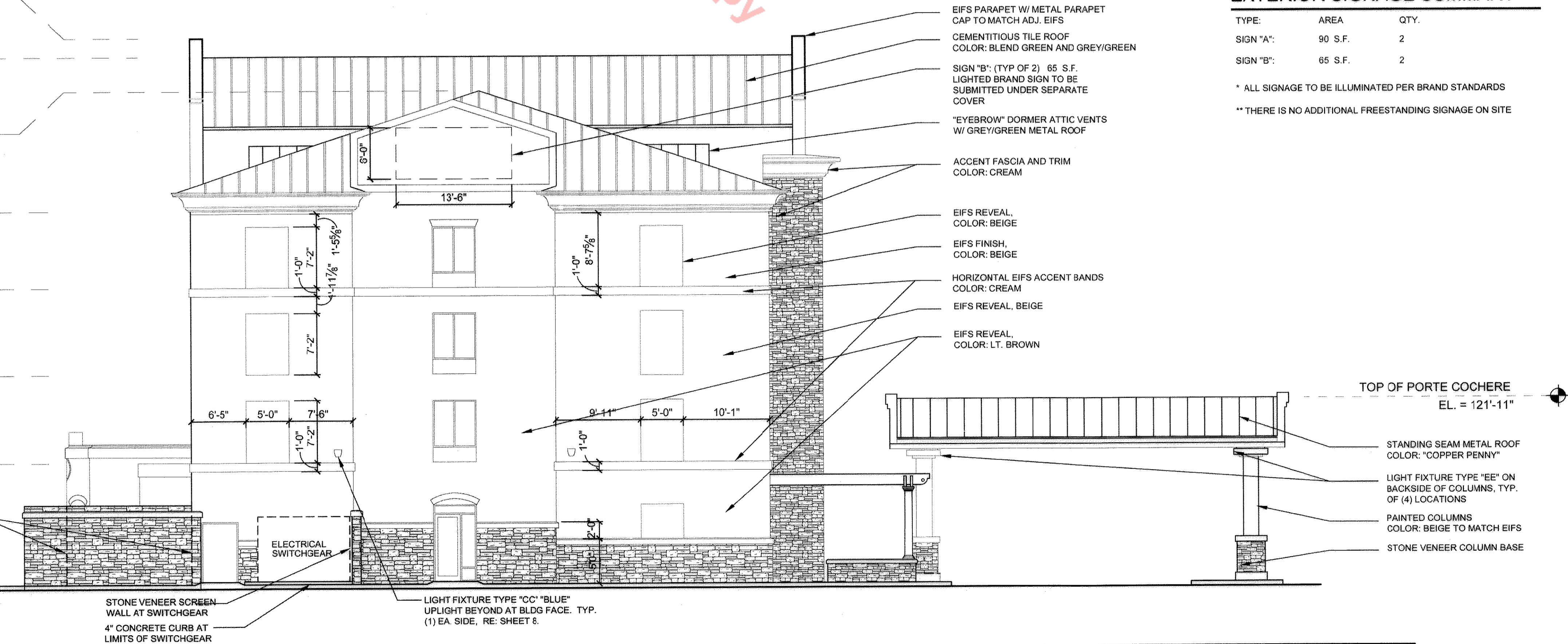
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2 Entry at West Elevation

- TOP OF SIGN PARAPET
163'-4 1/2"
- T.O. GABLE BEYOND
161'-2 1/2"
- RIDGE AT MAIN GABLE
157'-2 3/4"
- ATTIC LEVEL F.F.
143'-3 1/8"
- FOURTH FLOOR F.F.
134'-3 1/2"
- THIRD FLOOR F.F.
124'-1 3/4"
- SECOND FLOOR F.F.
114'-0"
- DASHED LINE INDICATES
BUILDING BEYOND
- FIRST FLOOR F.F.
EL. = 100'-0"



EXTERIOR SIGNAGE SUMMARY

TYPE	AREA	QTY.
SIGN "A":	90 S.F.	2
SIGN "B":	65 S.F.	2

* ALL SIGNAGE TO BE ILLUMINATED PER BRAND STANDARDS
 ** THERE IS NO ADDITIONAL FREESTANDING SIGNAGE ON SITE

1 North Elevation

PROJECT NO. SDP12-0003
 SITE DEVELOPMENT PLAN
 LOT 5A, CASTLE PINES COMMERCIAL FILING 3

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