

SITE DEVELOPMENT PLAN

**LOT 6A, CASTLE PLAZA SOUTH
 FIFTH AMENDMENT**
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 PROJECT NO.: SDP20-0022

ZONING COMPARISON TABLE	
ZONING	DOWNTOWN OVERLAY DISTRICT - ZONE B
LOT SIZE	34,255 SQ. FT./0.79 ACRES (AS SURVEYED)
LAND USE	UNITED STATES POSTAL SERVICE
BUILDING SIZE:	1. BUILDING FOOTPRINT: 5,380 S.F. 2. NUMBER OF STORIES: ONE (1) STORY 3. BUILDING HEIGHT: 17.5'
MIN. BUILDING SETBACKS:	SIDE/FRONT/REAR: ZERO SETBACK
MAX. BUILDING SETBACK:	25% MIN. OF BUILDINGS FOOTAGE FACING ROADWAY MUST HAVE A SETBACK OF 0 - 20 FT WITH DIRECT PEDESTRIAN CONNECTION
PARKING REQUIREMENTS (RETAIL): 5 SPACES PER 1,000 SQ. FT OF GFA = 5,380/1,000*5 = 26.9	EXISTING PARKING TO REMAIN: 32 SPACES PROPOSED PARKING SPACES: 6 SPACES PROPOSED ADA PARKING: 2 SPACES TOTAL PARKING PROVIDED: 40 SPACES
REQUIRED PARKING = 27 SPACES	

SITE UTILIZATION TABLE			
	SQ. FT.	ACRES	% OF SITE
GROSS LOT AREA	34,255	0.79	100
BUILDING FOOTPRINT	5,380	0.12	15.7
PARKING/ROADS/WALKS	27,378	0.63	80.0
TOTAL HARDSCAPE AREA	32,758	0.75	95.7
PROP. LANDSCAPE AREA	606	0.014	1.8
EX. LANDSCAPE AREA	891	0.02	2.6
TOTAL LANDSCAPE AREA	1,497	0.034	4.4

LEGAL DESCRIPTION:
 LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK:
 DOUGLAS COUNTY BENCHMARK:
 DCBM 3020015
 ELEV: 6255.22 (NAVD 88 DATUM)

BASIS OF BEARINGS:
 WESTERN PROPERTY LINE OF LOT 6 BEARS N00°29'44"E AS SHOWN HEREON BETWEEN THE MONUMENTS IDENTIFIED.

DESIGN REVIEW BOARD APPROVAL
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 26th DAY OF August, 2020

CHAIR: [Signature]
 9/10/2020
 DATE

ATTEST: [Signature]
 DIRECTOR OF DEVELOPMENT SERVICES
 9/15/2020
 DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:47am ON THE 24th DAY OF September, 2020 AT RECEPTION NO. 2020091539

DOUGLAS COUNTY CLERK AND RECORDER: [Signature]
 DEPUTY

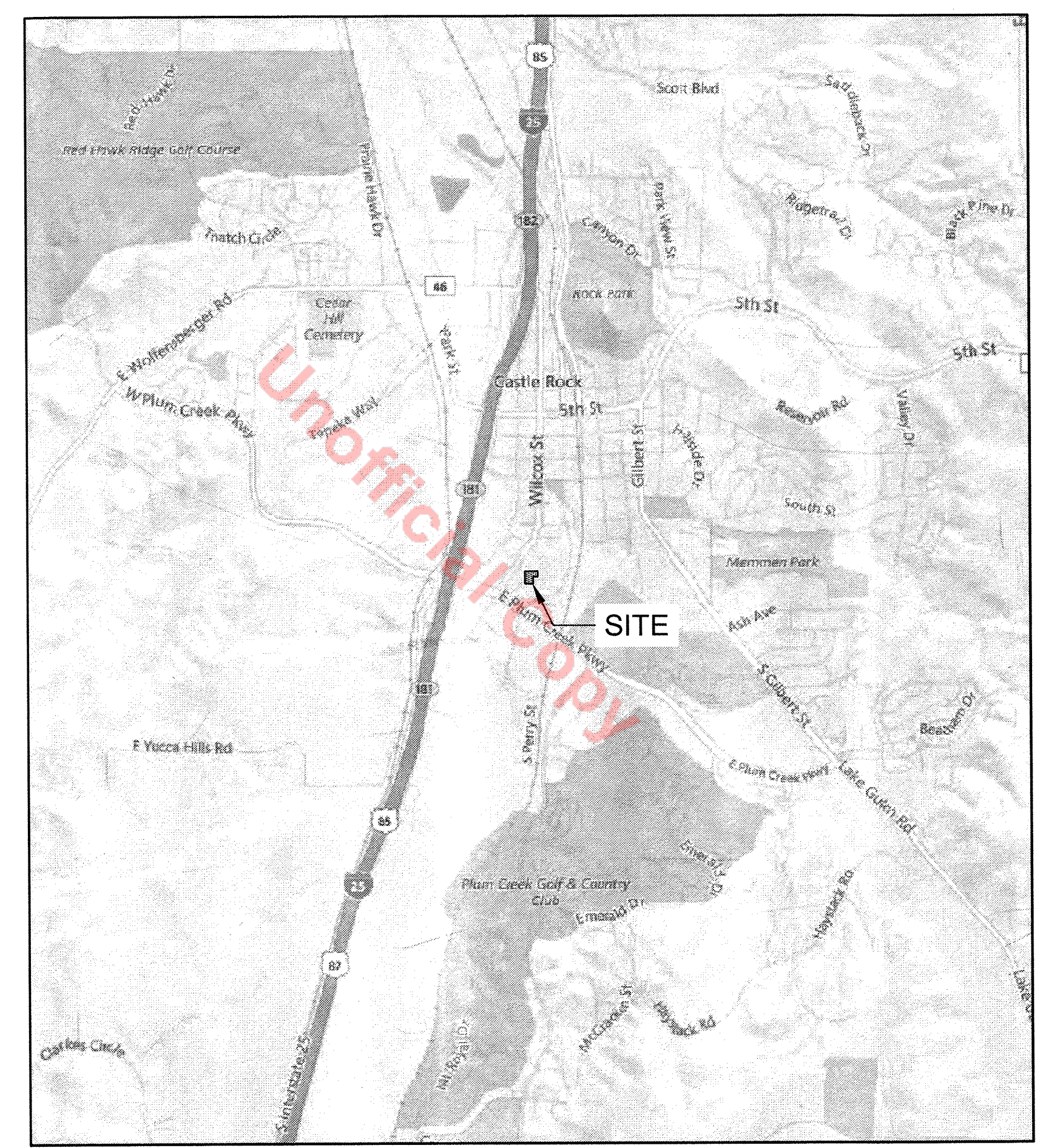
SURVEYOR'S CERTIFICATE
 I, Bo Boice, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS "LOT 6A, CASTLE PLAZA SOUTH, SITE DEVELOPMENT PLAN" WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS "LOT 6A, CASTLE PLAZA SOUTH, SITE DEVELOPMENT PLAN" ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
 REGISTERED LAND SURVEYOR
 37990
 09/03/20

CIVIL ENGINEER'S STATEMENT
 I, Scott W. Jensen, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS "LOT 6A, CASTLE PLAZA SOUTH, SITE DEVELOPMENT PLAN" HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

[Signature]
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 9/14/20

STREET ADDRESS SUMMARY CHART:
 CASTLE PLAZA SOUTH ADDRESS
 LOT 6A 220 SOUTH WILCOX STREET



VICINITY MAP 1"=2,000 FEET

TITLE CERTIFICATION
 I, Sandy Johnson, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., 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.

[Signature]
 AUTHORIZED REPRESENTATIVE

Land Title Guarantee Co.
 TITLE COMPANY

SIGNED THIS 2nd DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF September, 2020 BY Sandy Johnson AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

WITNESS MY HAND AND OFFICIAL SEAL:
[Signature]

NOTARY PUBLIC
 MY COMMISSION EXPIRES: July 12, 2021

**SCOTT DAVID BENNETTS
 NOTARY PUBLIC
 STATE OF COLORADO**
 NOTARY ID 2017-4026863
 My Commission Expires July 12, 2021

Sheet List Table	
Sheet Number	Sheet Title
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2 of 10	SITE PLAN
3 of 10	GRADING & DRAINAGE PLAN
4 of 10	UTILITY PLAN
5 of 10	OFFSITE UTILITY PLAN STA 0+00 - 4+50
6 of 10	OFFSITE UTILITY PLAN STA 4+50 - 9+00
7 of 10	LANDSCAPING PLAN
8 of 10	LANDSCAPING DETAILS
9 of 10	ARCHITECTURAL ELEVATIONS
10 of 10	PHOTOMETRIC PLAN

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 NOVEMBER 25, 2019 AT RECEPTION NO. 2019081289, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
 (ASSOCIATED BANK, NATIONAL ASSOCIATION)
 SIGNED THIS 31 DAY OF August, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF August, 2020 BY Michael Haigh

WITNESS MY HAND AND OFFICIAL SEAL:
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/23/21

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

[Signature]
 (QUATTRO CASTLE ROCK, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY)
 SIGNED THIS 27th DAY OF August, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF August, 2020 BY Roger Williams AS Manager OF QUATTRO CASTLE ROCK, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:
[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/23/21

APPLICANT/DEVELOPER
 QUATTRO DEVELOPMENT, LLC
 1100 JORIE BOULEVARD - SUITE 140
 OAK BROOK, IL 60523

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 (303)449-9105

ARCHITECT:
 EXCEL ENGINEERING
 100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 (920)322-1690

LANDSCAPE ARCHITECT:
 HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 (303)449-9105

TOWN OF CASTLE ROCK PROJECT NO. SDP20-0022
 LOT 6A, CASTLE PLAZA SOUTH, FIFTH AMENDMENT

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DO CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
 811
 CALL 800-485-4848
 WWW.811.CO
 FOR A LIST OF PARTICIPATING UTILITIES VISIT WWW.811.CO

NO.	DESCRIPTION	DATE	BY
1			

REVISIONS

HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

SITE DEVELOPMENT PLAN
 LOT 6A, CASTLE PLAZA SOUTH
 COVER SHEET
 Prepared for: QUATTRO DEVELOPMENT LLC.

DRAWN BY:	JR
DESIGNED BY:	JJ
DRAWING NAME:	25682-CV
APPROVED BY:	JJ

JOB NUMBER: 25682
 DATE: 06/26/2020
 SCALE: N/A
 SHEET NO.: 1 OF 10

SITE DEVELOPMENT PLAN

LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT

**LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

PROJECT NO.: SDP20-0022

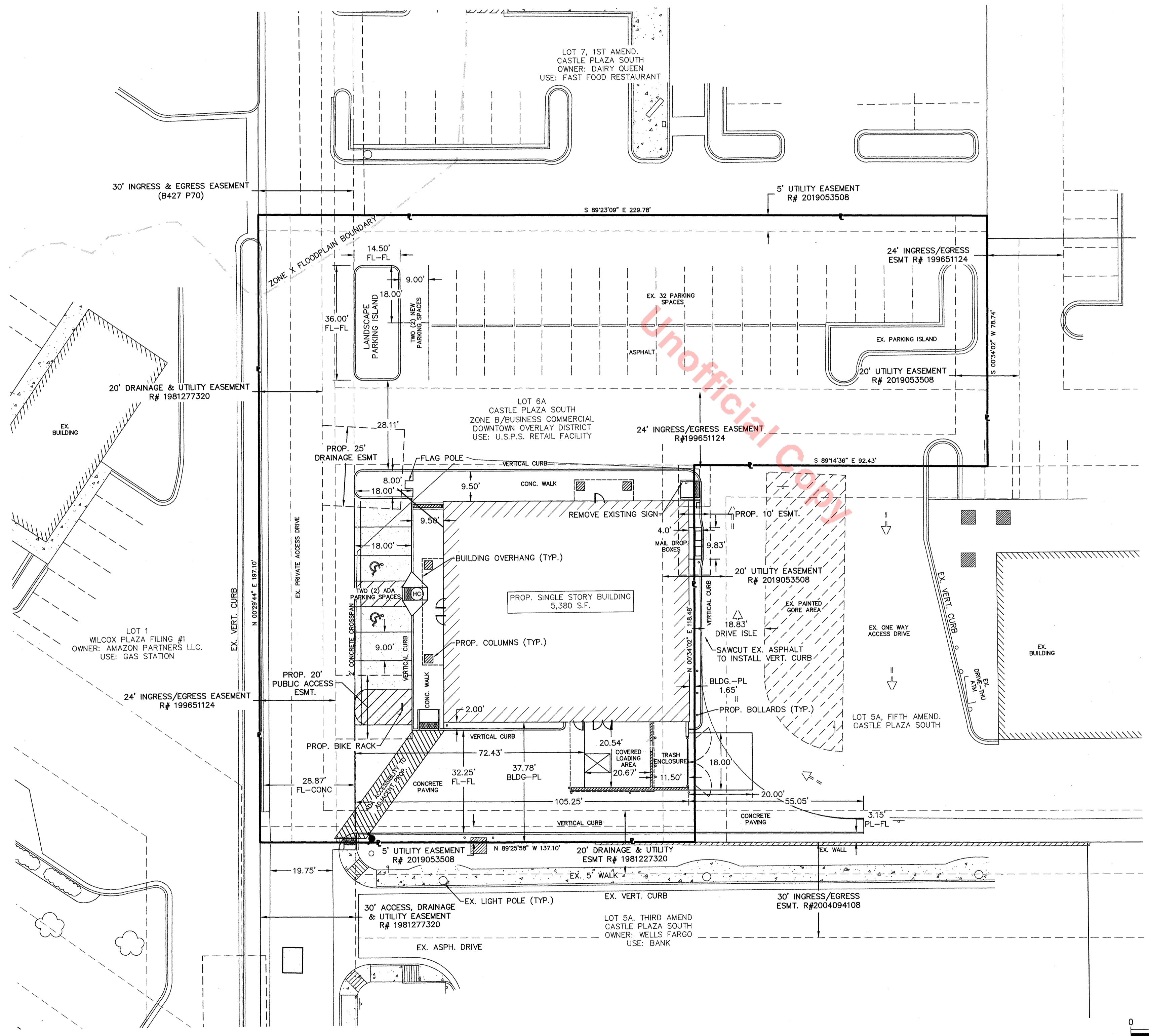
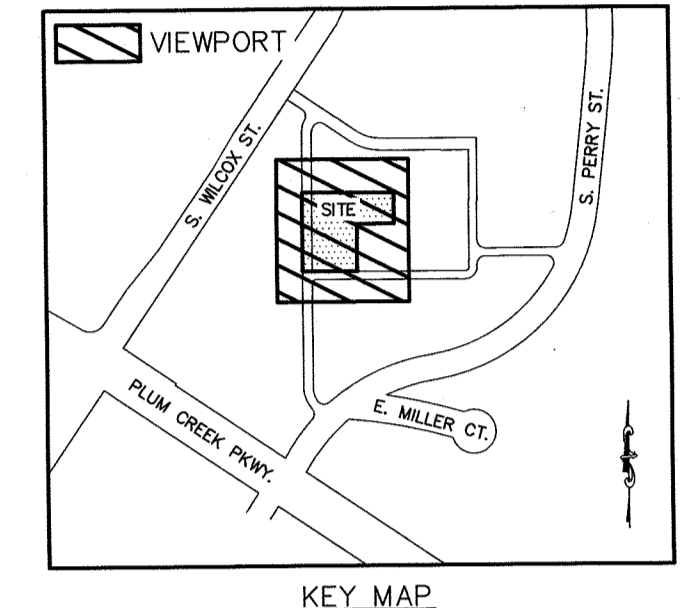
LEGEND	
	Proposed Asphalt
	Proposed Conc. Paving
	Proposed Conc. Walk
	Proposed Vert. Curb W/ Conc. Pan
	Existing Vert. Curb W/ Conc. Pan
	Install Handicap Ramp
	Easement Line
	Floodplain Boundary

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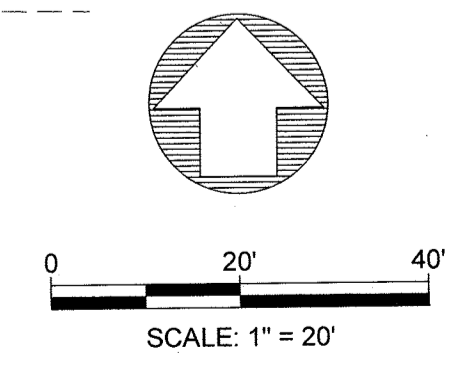
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CAS. BEARING TELEPHONE, CITY AND PARALLEL EXISTING PROFILE LOCATIONS

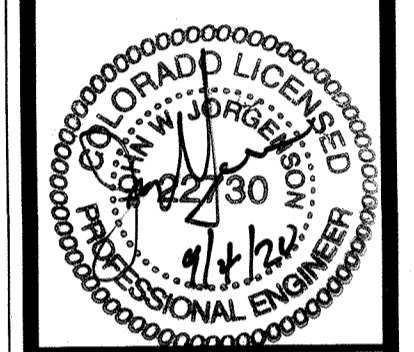


- ### SITE PLAN NOTES
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED FOR ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL 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 4.3 AND 8.2.3 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 PROVIDED LANDSCAPE PLAN IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
 - A PORTION OF THIS SITE IS LOCATED WITHIN ZONE "X" SHADED AREA (500-YEAR FLOODPLAIN) AS PER FEMA FIRM PANEL NO. 08035C0301G, DATED MARCH 16, 2016.
 - 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 SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
 - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
 - ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
 - PER CASTLE ROCK ZONING CHAPTER 17.42- THIS SITE IS ZONED B. BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
 - 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.
 - 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.
 - THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

NOTE: THE ACCESS AT THE SHERWIN WILLIAMS PAINT STORE (MOST OF LOT 2 MILLER PLAZA 1ST AMENDMENT) MAY BE RESTRICTED TO A RIGHT IN/RIGHT OUT IN THE FUTURE, AS DETERMINED BY PUBLIC WORKS.



NO.	DESCRIPTION	DATE	BY



HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

SITE DEVELOPMENT PLAN
 LOT 6A, CASTLE PLAZA SOUTH
 SITE PLAN
 Prepared for: QUATTRO DEVELOPMENT LLC.

DRAWN BY: JR	DESIGNED BY: JJ	DRAWING NAME: 25682-SITE	APPROVED BY: JJ
JOB NUMBER: 25682	DATE: 06/26/2020	SCALE: 1" = 20'	SHEET NO: 2 OF 10

TOWN OF CASTLE ROCK PROJECT NO. SDP20-0022
LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT

LAST SAVED: 6/26/2020 7:25 AM

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SITE DEVELOPMENT PLAN

LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT

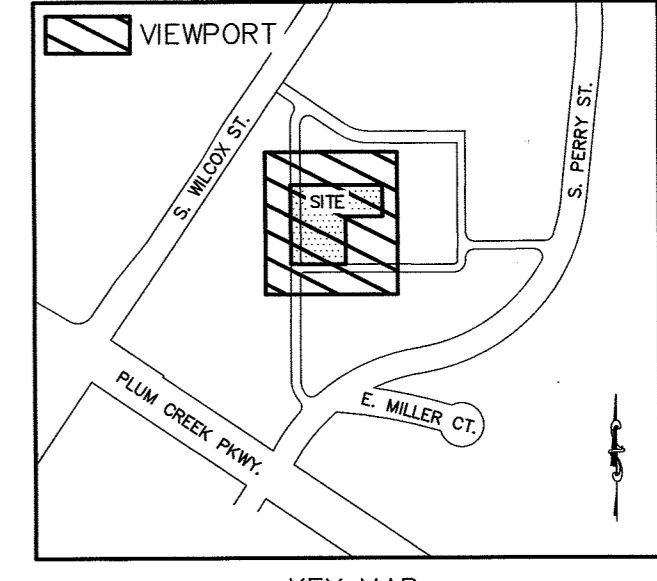
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.: SDP20-0022

LEGEND

- Existing Contours
- Proposed Contours
- Basin Boundary
- Flood Zone Boundary
- Flow Arrow
- Basin Designation (A1)

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DO
CENTER OF COLORADO (U.N.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CTV AND
FIREARMS EXISTING PIPELINE LOCATIONS



GRADING NOTES:
1) ALL CURB LINE ELEVATIONS ARE IN REFERENCE TO THE FLOWLINE.

NO.	DESCRIPTION	DATE	BY

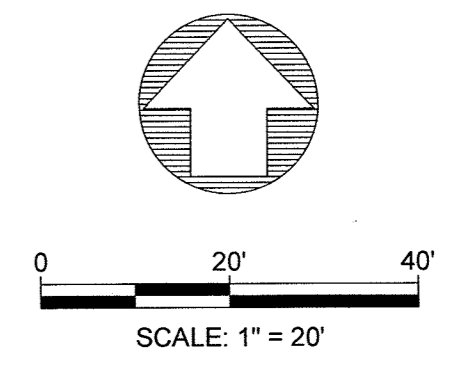
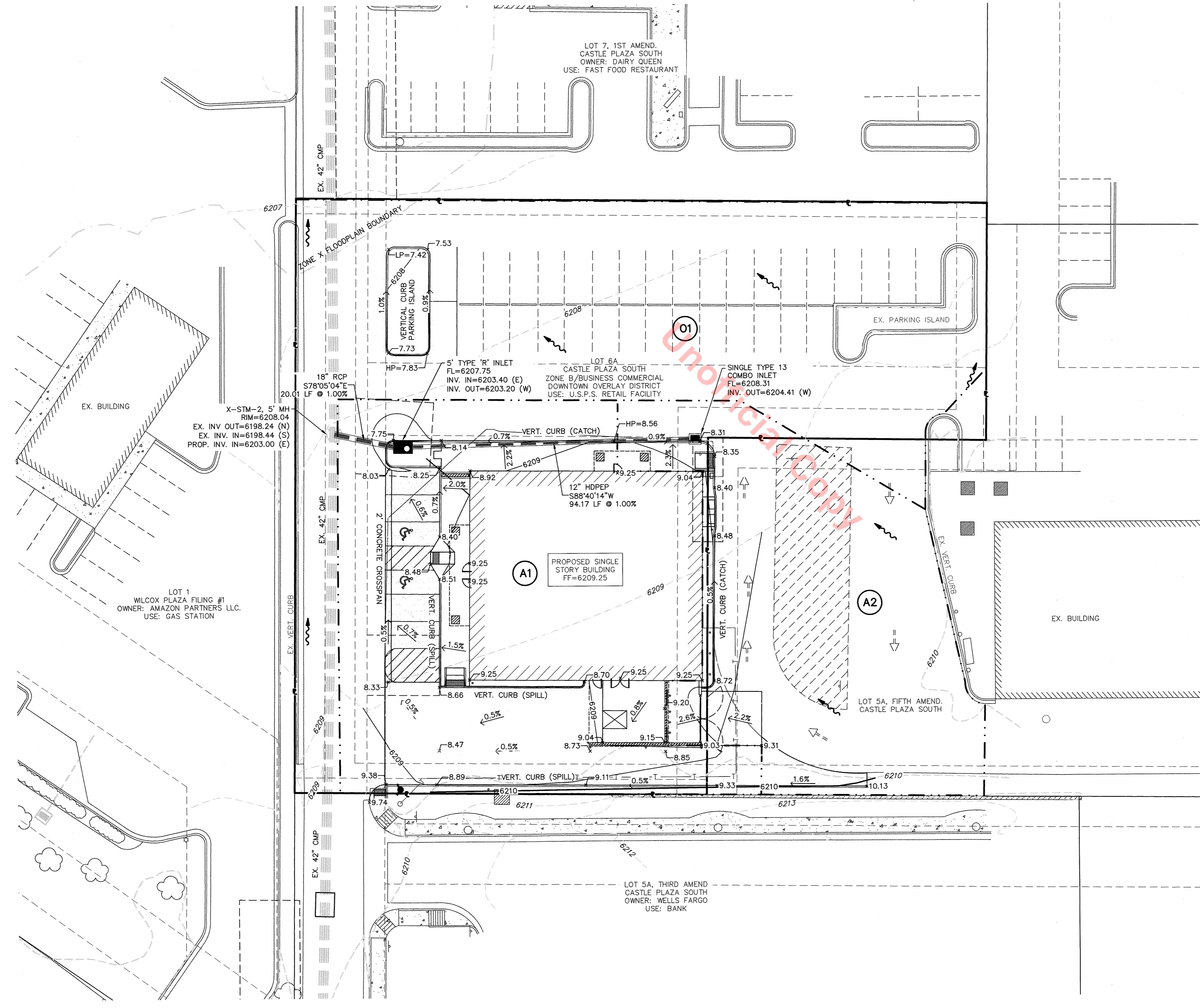


HURST & ASSOCIATES, INC.
1285 S. Public Road, Suite B
Lafayette, CO 80026
303.449.8103

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CIVIL ENGINEERING
PLANNING
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SITE DEVELOPMENT PLAN
LOT 6A, CASTLE PLAZA SOUTH
GRADING & DRAINAGE PLAN
Prepared for: QUATTRO DEVELOPMENT LLC.

DRAWN BY: JR	DESIGNED BY: JJ	DRAWING NAME: 25682-06	APPROVED BY: JJ
JOB NUMBER: 25682			
DATE: 06/26/2020			
SCALE: 1" = 20'			
SHEET NO: 3 OF 10			



TOWN OF CASTLE ROCK PROJECT NO. SDP20-0022
LOT 6A CASTLE PLAZA SOUTH FIFTH AMENDMENT

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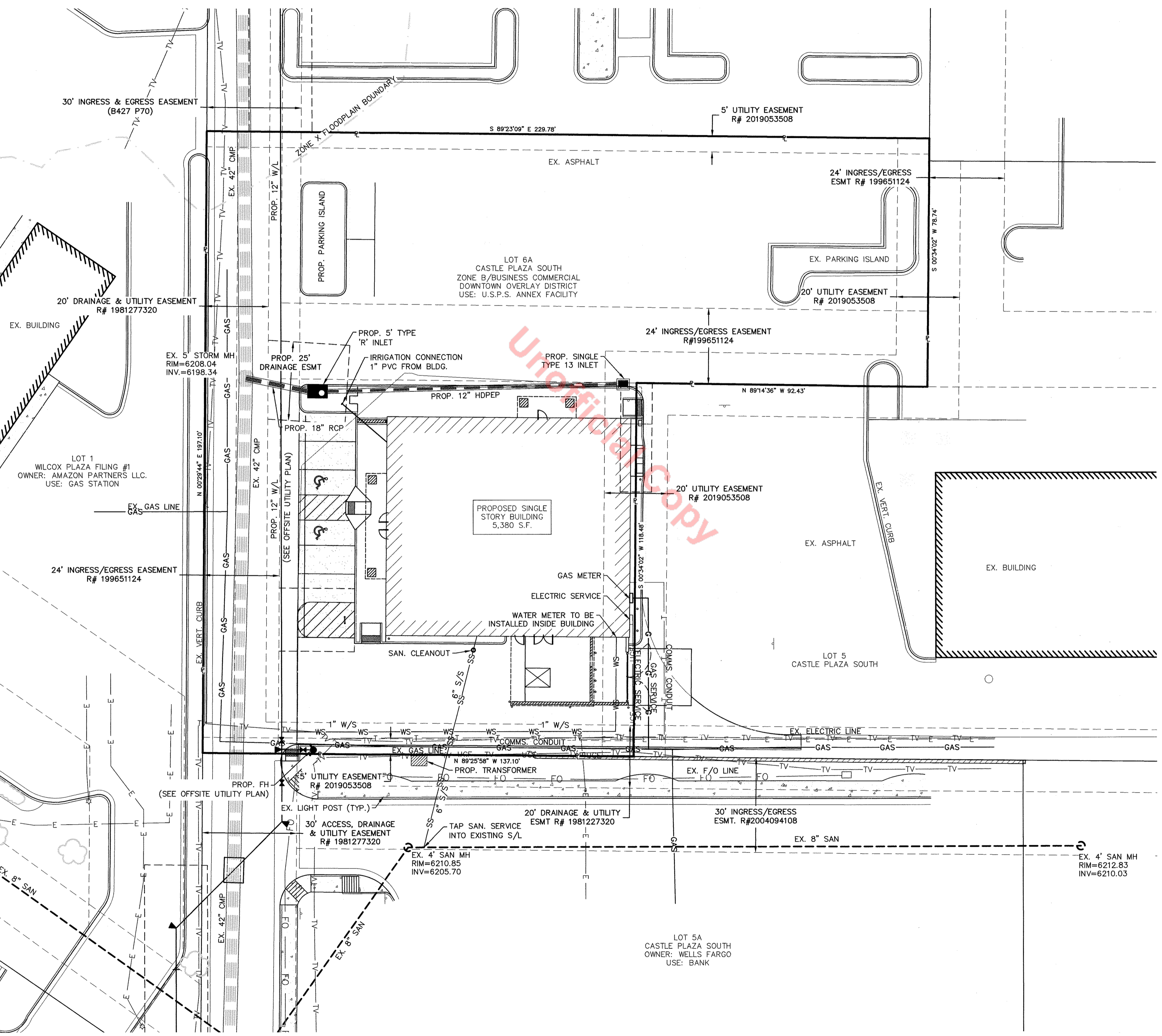
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SITE DEVELOPMENT PLAN

LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT

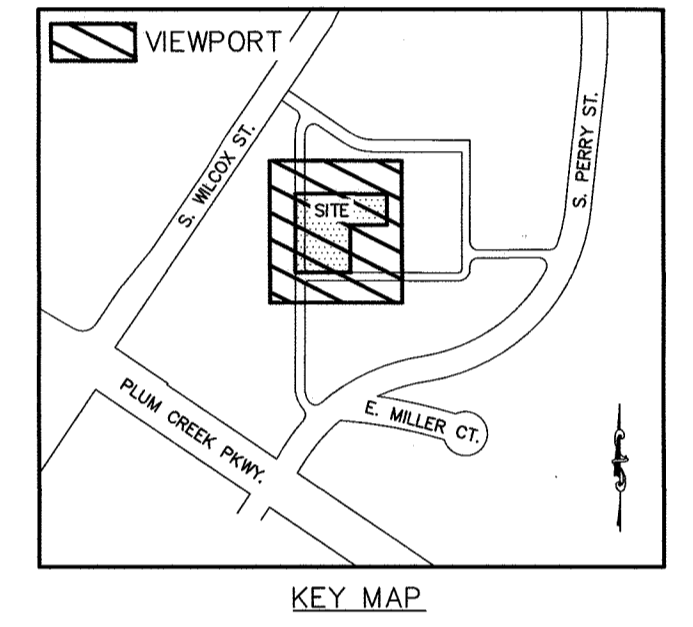
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.: SDP20-0022

- 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 FLOOR 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.
 - THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



LEGEND

	Proposed Waterline
	Existing Waterline
	Proposed Sewerline
	Existing Sewerline
	Existing Stormline
	Proposed Stormline
	Water Service
	Ex. Water Service
	Sewer Service
	Ex. Sewer Service
	Electric Service Line
	Gas Service Line
	Ex. Gas Line
	Ex. Underground Electric
	Ex. Overhead Electric
	Existing Fiber Optic
	Existing Telephone Line
	Prop. Communication Conduit
	Thrust Block
	Ex. Water Valve
	Ex. Fire Hydrant
	Plug
	Ex. Manhole
	Proposed Inlet
	Street Light

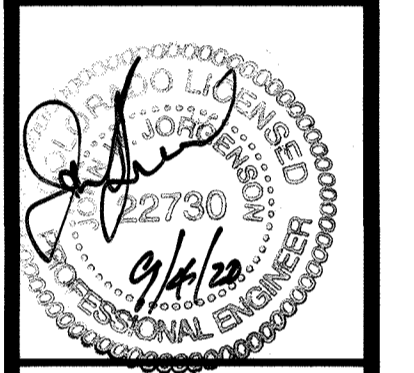


- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
 - REFER TO OFFSITE UTILITY PLANS FOR WATER SERVICE CONNECTION AND WATERLINE CONSTRUCTION.

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG THE UTILITIES (MUNICIPAL CENTER OF CASTLE ROCK, CO) 811
 GAS, ELECTRIC, TELEPHONE, CABLE AND PLYMOUTH EASTERN PIPELINE LOCATIONS

NO.	DESCRIPTION	DATE	BY
1			

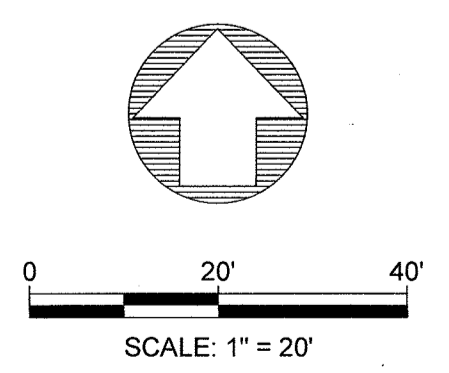


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 1265 S. Public Road, Suite B
 Lafayette, CO 80006
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

SITE DEVELOPMENT PLAN
 LOT 6A, CASTLE PLAZA SOUTH
 UTILITY PLAN
 Prepared for: QUATTRO DEVELOPMENT LLC.

DESIGNED BY: JR	DATE: 06/26/2020
DRAWING NAME: 25682-AU	SCALE: 1" = 20'
APPROVED BY: JJ	SHEET NO: 4 OF 10
JOB NUMBER: 25682	



TOWN OF CASTLE ROCK PROJECT NO. SDP20-0022
 LOT 6A CASTLE PLAZA SOUTH FIFTH AMENDMENT

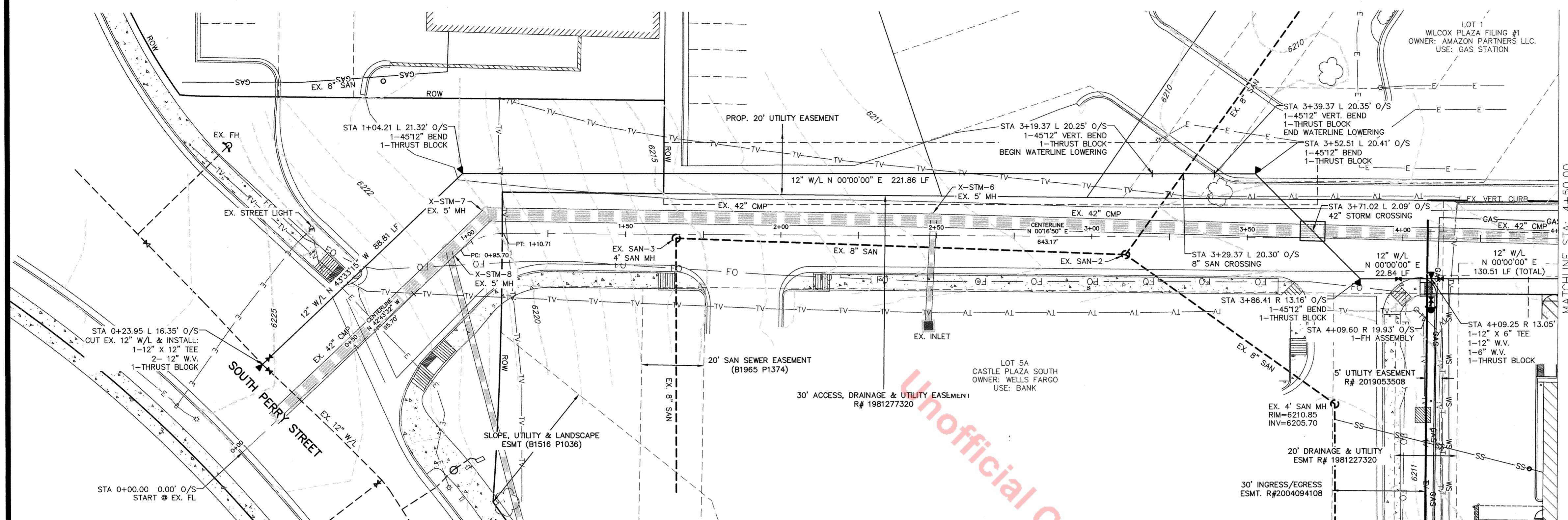
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SITE DEVELOPMENT PLAN

LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.: SDP20-0022



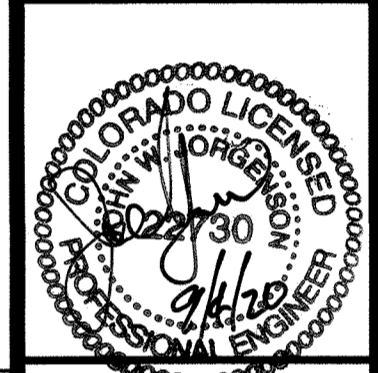
LEGEND

	Proposed Waterline
	Existing Waterline
	Proposed Sewerline
	Existing Sewerline
	Proposed Stormline
	Existing Stormline
	Water Service
	Ex. Water Service
	Ex. Fire Service
	Sewer Service
	Electric Service Line
	Gas Service Line
	Ex. Gas Line
	Ex. Underground Electric
	Ex. Overhead Electric
	Existing Fiber Optic
	Existing Telephone Line
	Thrust Block
	Ex. Water Valve
	Ex. Fire Hydrant
	Plug
	Ex. Manhole
	Proposed Inlet
	Street Light

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (800.662.811)
GAS, ELECTRIC, TELEPHONE, CTV AND PIPABLE EASTERN PIPELINE LOCATIONS

NO.	DESCRIPTION	DATE	BY
1			

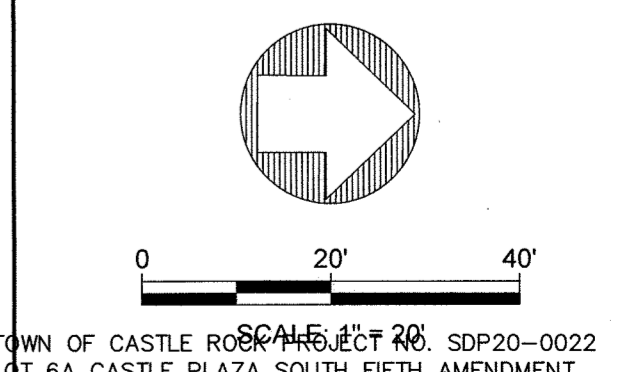
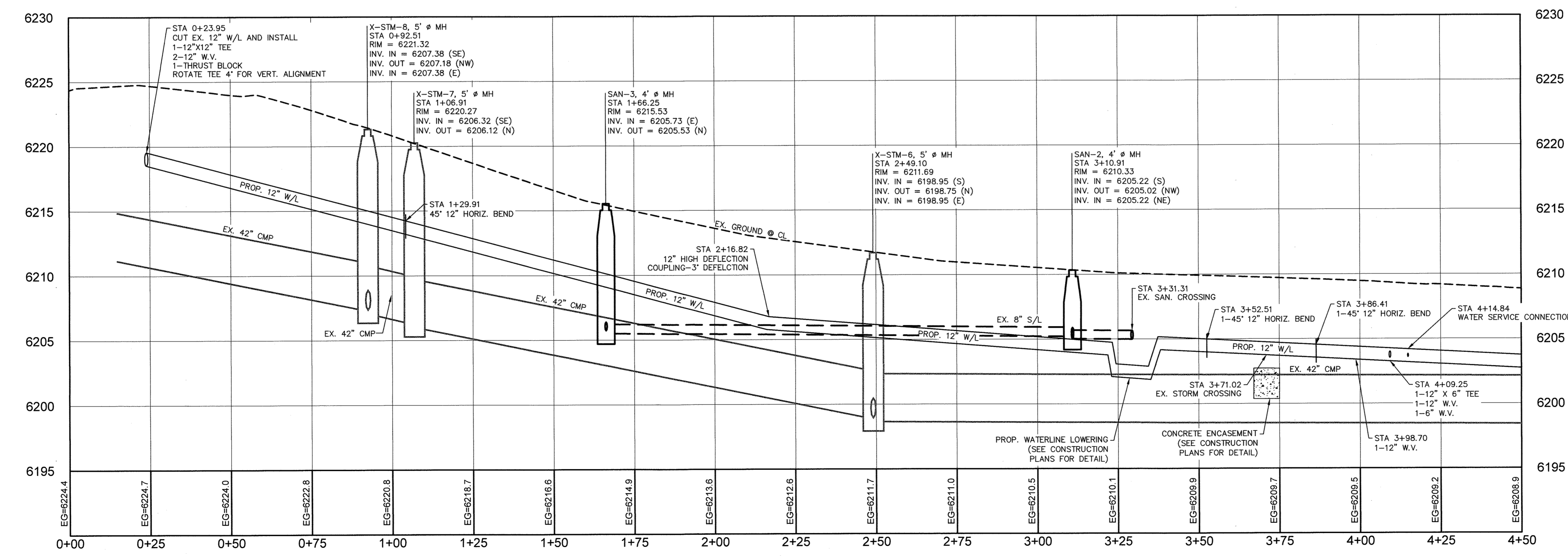


UTILITY NOTES:

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
- MAINTAIN AT MINIMUM 5' OF COVER OVER PROPOSED 12" W/L.

Access Drive Alignment PROFILE
SCALE: (H) 1" = 20' (V) 1" = 5'
START STA: 0+00.00, END STA: 4+50.00

ALL UTILITY CUTS WITHIN THE PUBLIC ROW ARE TO BE FILLED WITH FLOWABLE FILL. EDGE MILL PERIMETER OF SAWCUT. MATCH EXISTING PAVEMENTS DEPTH. COORDINATE WITH PUBLIC WORKS INSPECTOR.



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126 S. Public Road, Suite 802
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303.449.9103

SITE DEVELOPMENT PLAN
LOT 6A, CASTLE PLAZA SOUTH
OFFSITE UTILITY PLAN & PROFILE
STA 0+00 - 4+50
Prepared for: QUATTRO DEVELOPMENT LLC.

DRAWN BY: JR	DESIGNED BY: JJ	PLANNING MANAGER: 26882-MJ/OFFSITE	APPROVED BY: JJ
JOB NUMBER: 25682		DATE: 06/26/2020	
SCALE: 1" = 20'		SHEET NO: 5 OF 10	

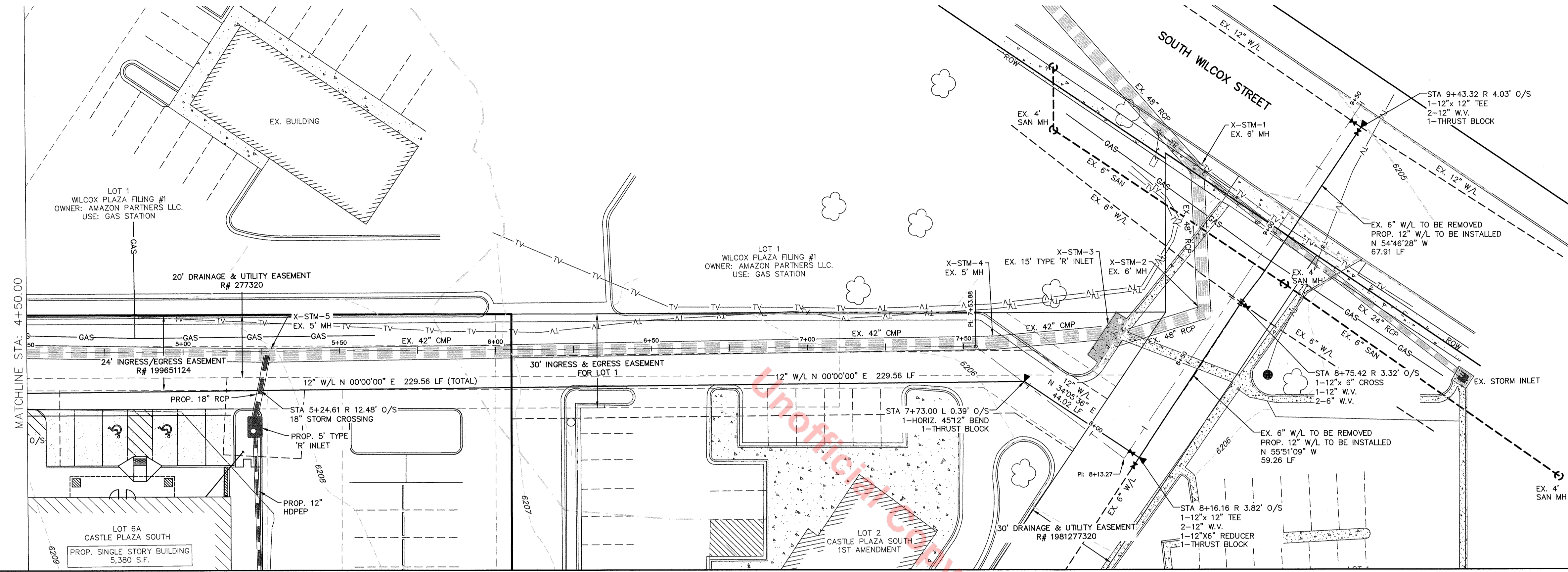
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SITE DEVELOPMENT PLAN

LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO.: SDP20-0022

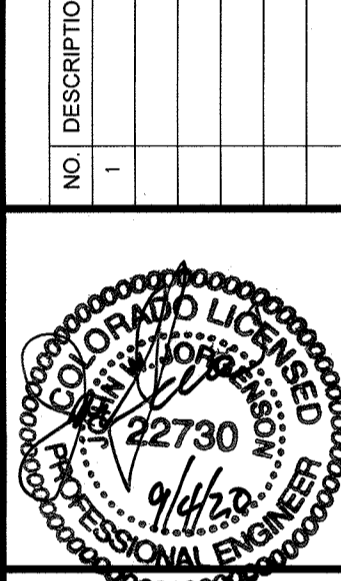


LEGEND	
	Proposed Waterline
	Existing Waterline
	Proposed Sewerline
	Existing Sewerline
	Proposed Stormline
	Existing Stormline
	Water Service
	Ex. Water Service
	Ex. Fire Service
	Sewer Service
	Electric Service Line
	Gas Service Line
	Ex. Gas Line
	Ex. Underground Electric
	Ex. Overhead Electric
	Existing Fiber Optic
	Existing Telephone Line
	Thrust Block
	Ex. Fire Hydrant
	Plug
	Ex. Manhole
	Proposed Inlet
	Street Light

SCALE VERIFICATION
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 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DO IT
 CENTER OF COLORADO (U.A.C.C.)
 811
 GAS, ELECTRIC, TELEPHONE, CABLE AND
 PANDORA/EASTERN PIPELINE LOCATIONS

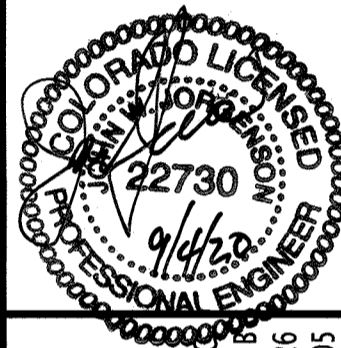
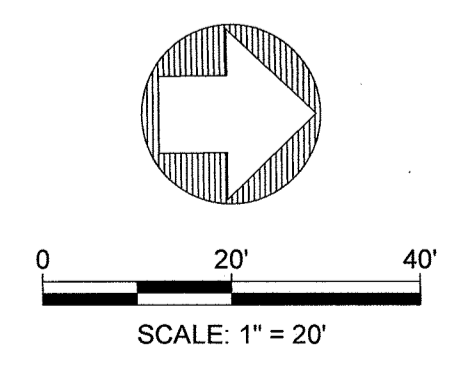
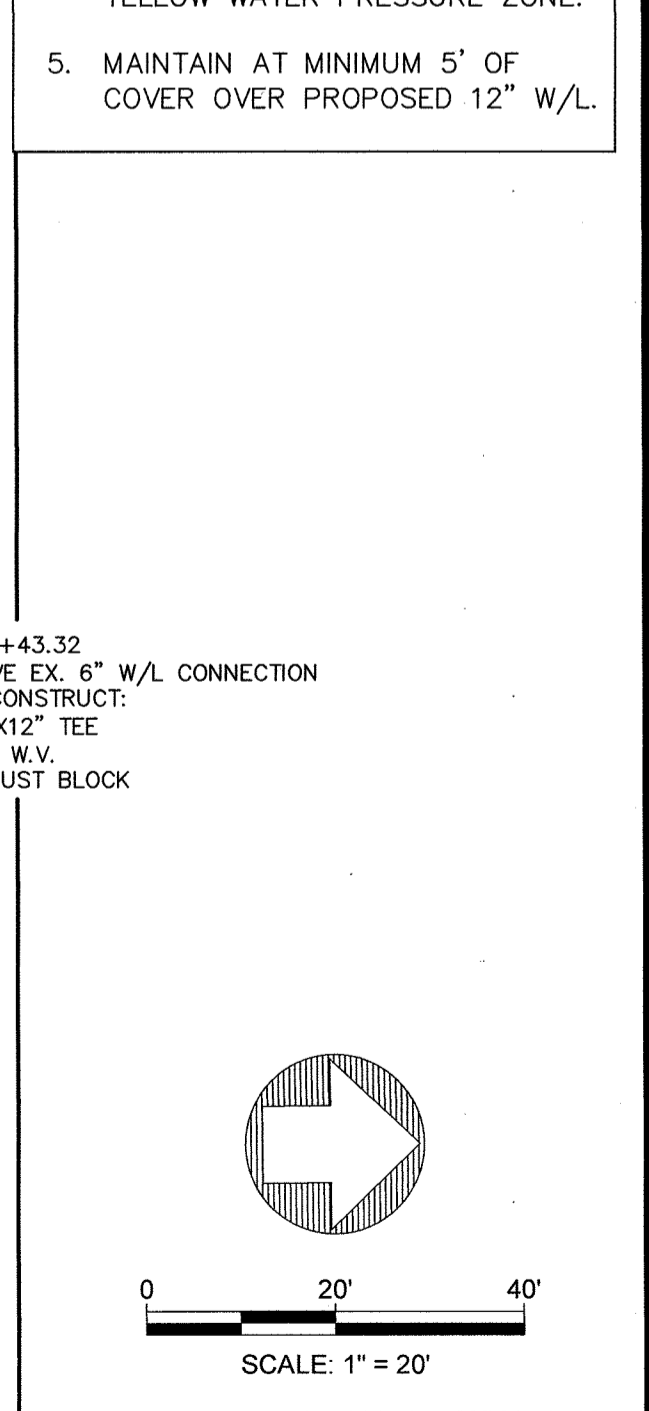
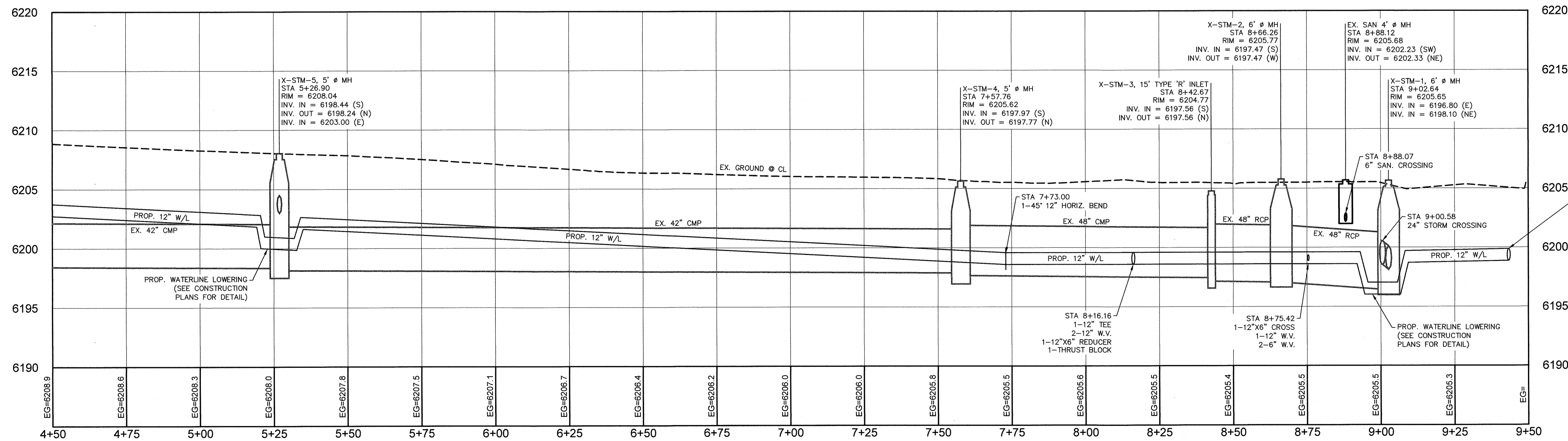
NO.	DESCRIPTION	DATE	BY
1			



- UTILITY NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
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Access Drive Alignment PROFILE
 SCALE: (H) 1" = 20' (V) 1" = 5'
 START STA: 4+50.00, END STA: 9+50.00

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SITE DEVELOPMENT PLAN
 LOT 6A, CASTLE PLAZA SOUTH
 OFFSITE UTILITY PLAN & PROFILE
 STA 4+50 - 9+50
 Prepared for:
 QUATTRO DEVELOPMENT LLC.

DRAWN BY:	JJR
DESIGNED BY:	JJ
DRAWING NAME:	25582-MU-OFFSITE
APPROVED BY:	JJ
JOB NUMBER:	25582
DATE:	06/26/2020
SCALE:	1" = 20'
SHEET NO.:	6 OF 10

LAST SAVED: 6/26/2020 7:25 AM

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SITE DEVELOPMENT PLAN

AMENDMENT NO. 1

LOT 6A, CASTLE PLAZA SOUTH

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNER: DAIRY QUEEN
USE: FAST FOOD RESTAURANT

LEGEND

- ROCK MULCH (PROPOSED)
- ROCK MULCH (EXISTING)
- STREET LIGHT
- TREE (PROPOSED)
- TREE (EXISTING)
- SHRUB
- ORNAMENTAL GRASS

SCALE VERIFICATION
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

FOR MORE INFO OR TO CALL THE CITY ENGINEER, CALL THE CITY ENGINEER, CENTER OF COLORADO (U.A.C.C.)
811

GAS, ELECTRIC, TELEPHONE, CITY AND FIRE DEPARTMENT UTILITIES AVAILABLE EXISTING PUBLIC UTILITIES

GROSS SITE AREA	LANDSCAPE AREA ⁴	TURFGRASS LIST SPECIES	NONLIVING ORNAMENTAL	NO. OF REQUIRED TREES ⁴	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED ⁴	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS 4 C.Y. per 1,000 SF ³	SEPARATE IRRIGATION SERVICE CONNECTIONS
34,255 SF	REQUIRED: NA	0	432 SF	0	0	0	0	4 C.Y. per 1,000 SF ³	NO
PARKING LOT	PARKING LOT LANDSCAPE AREA ⁴	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL	NO. OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS	NO. OF TREES REQUIRED ⁴	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED ⁴	NO. OF SHRUBS PROVIDED
21,648 SF	REQUIRED: NA	40	0	2 PROPOSED 2 EXISTING	8 FEET	0	2 PROPOSED 3 EXISTING	0	7 SHRUBS

¹ PROPOSED ROCK MULCH ONLY--NO IRRIGATION OR SOIL AMENDMENTS PROPOSED
² INCLUDES 719 S.F. EXISTING LANDSCAPE--NO IRRIGATION OR SOIL AMENDMENTS PROPOSED
³ 582 S.F. PROPOSED PARKING LOT ISLANDS WITH SOIL AMENDMENTS--NO OTHER LANDSCAPE AREAS RECEIVE SOIL AMENDMENTS
⁴ THE SITE IS WITHIN THE DOWNTOWN DISTRICT AUTHORITY. THE SITE IS NOT ADJACENT TO A PUBLIC ROADWAY

DECIDUOUS TREES

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
WCA	2	CATALPA, WESTERN	<i>Catalpa speciosa</i>	2" cal. B&B

EVERGREEN SHRUBS

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TWS	1	SAGEBRUSH, TALL WESTERN	<i>Artemisia tridentata</i>	5 gallon

DECIDUOUS SHRUBS

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
GCU	6	CURRENT, GOLDEN	<i>Ribes aureum</i>	5 gallon

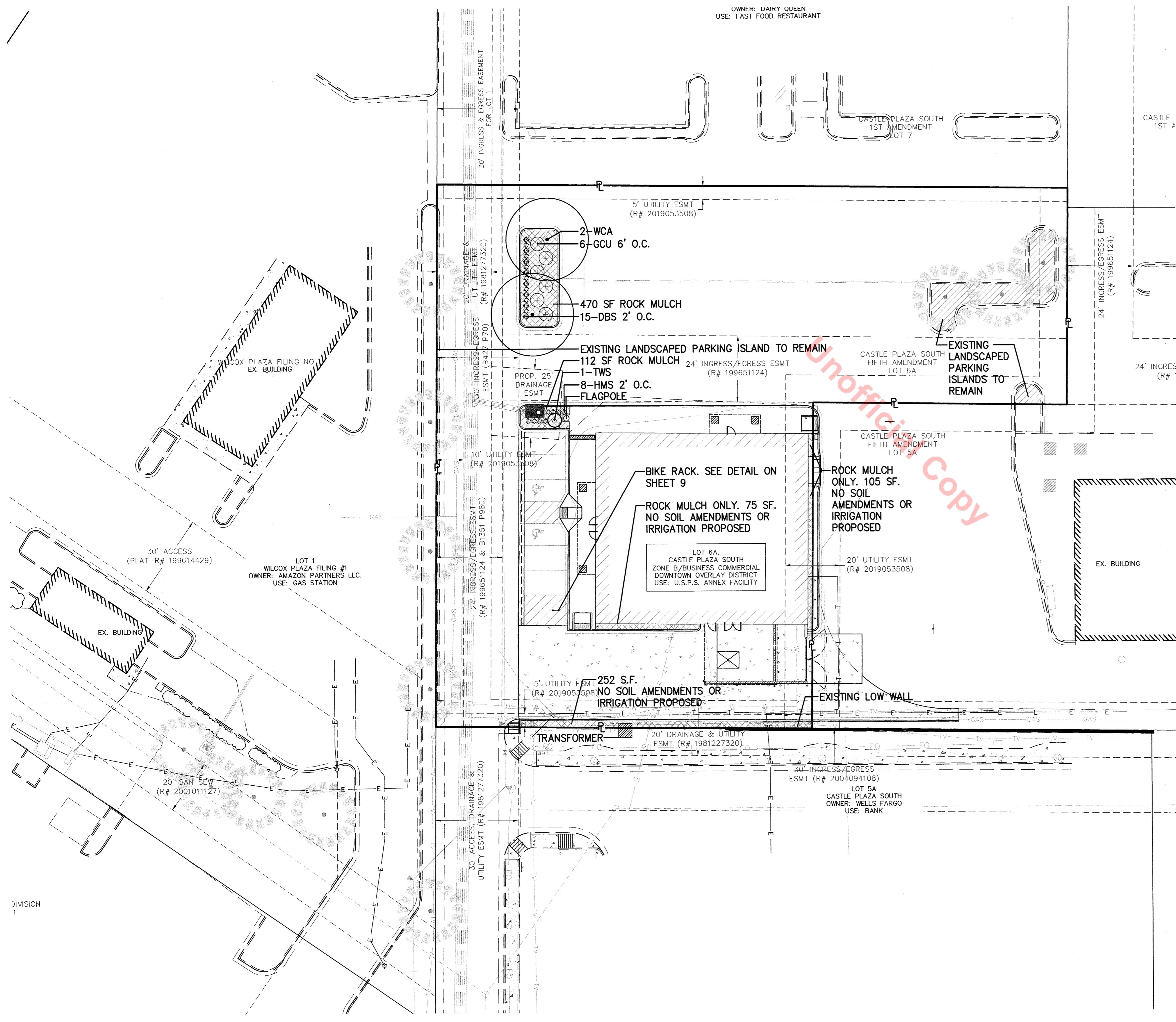
ORNAMENTAL GRASSES

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DBS	15	SWITCH GRASS, DALLAS BLUES	<i>Panicum virgatum 'Dallas Blues'</i>	1 gallon
HMS	8	SWITCH GRASS, HEAVY METAL	<i>Panicum virgatum 'Heavy Metal'</i>	1 gallon

- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

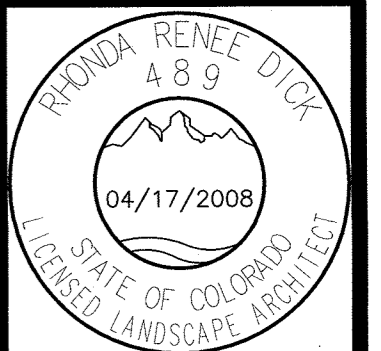
0 20' 40'

SCALE: 1" = 20'



REVISIONS

NO.	DESCRIPTION	DATE	BY
1			



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Lafayette, CO 80026
303.449.9105



SITE DEVELOPMENT PLAN
 LOT 6A, CASTLE PLAZA SOUTH
 LANDSCAPE PLAN
 Prepared for: QUATTRO DEVELOPMENT LLC.

DRAWN BY: RD	DESIGNED BY: RD	DRAWING NAME: 25682-LP	APPROVED BY: RD
JOB NUMBER: 25682			
DATE: 06/26/2020			
SCALE: 1" = 20'			
SHEET NO: 7 OF 10			

SITE DEVELOPMENT PLAN

AMENDMENT NO. 1

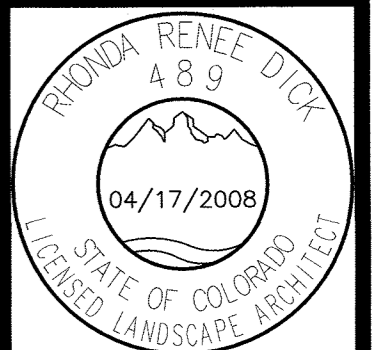
LOT 6A, CASTLE PLAZA SOUTH

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SCALE VERIFICATION
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ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DO
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CENTER OF COLORADO (U.R.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CABLE AND
FIREMAN'S EASTERN PIPELINE LOCATIONS

NO.	DESCRIPTION	DATE	BY
1			

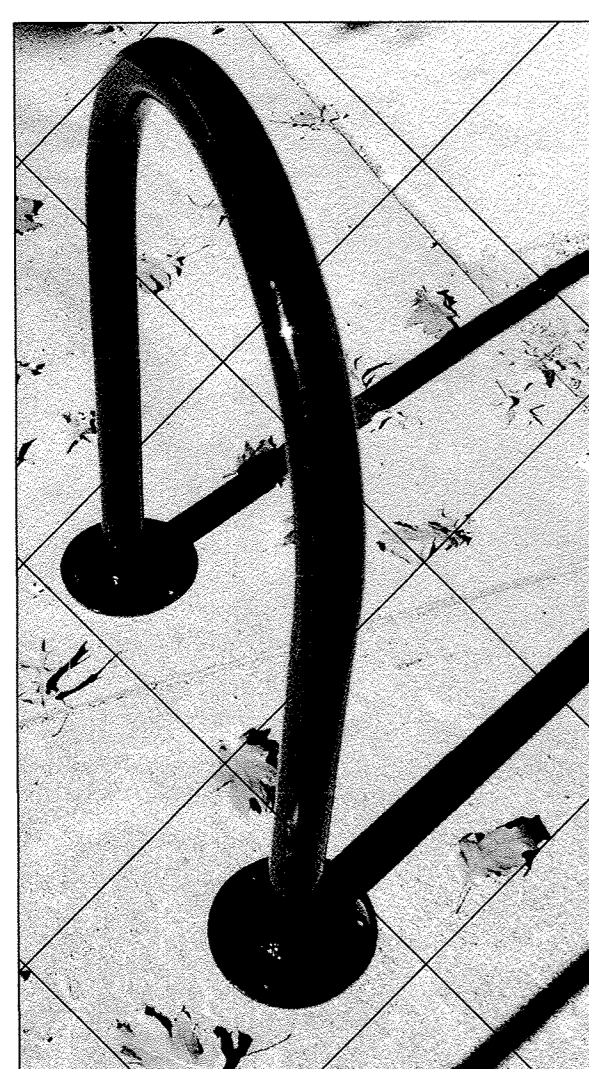


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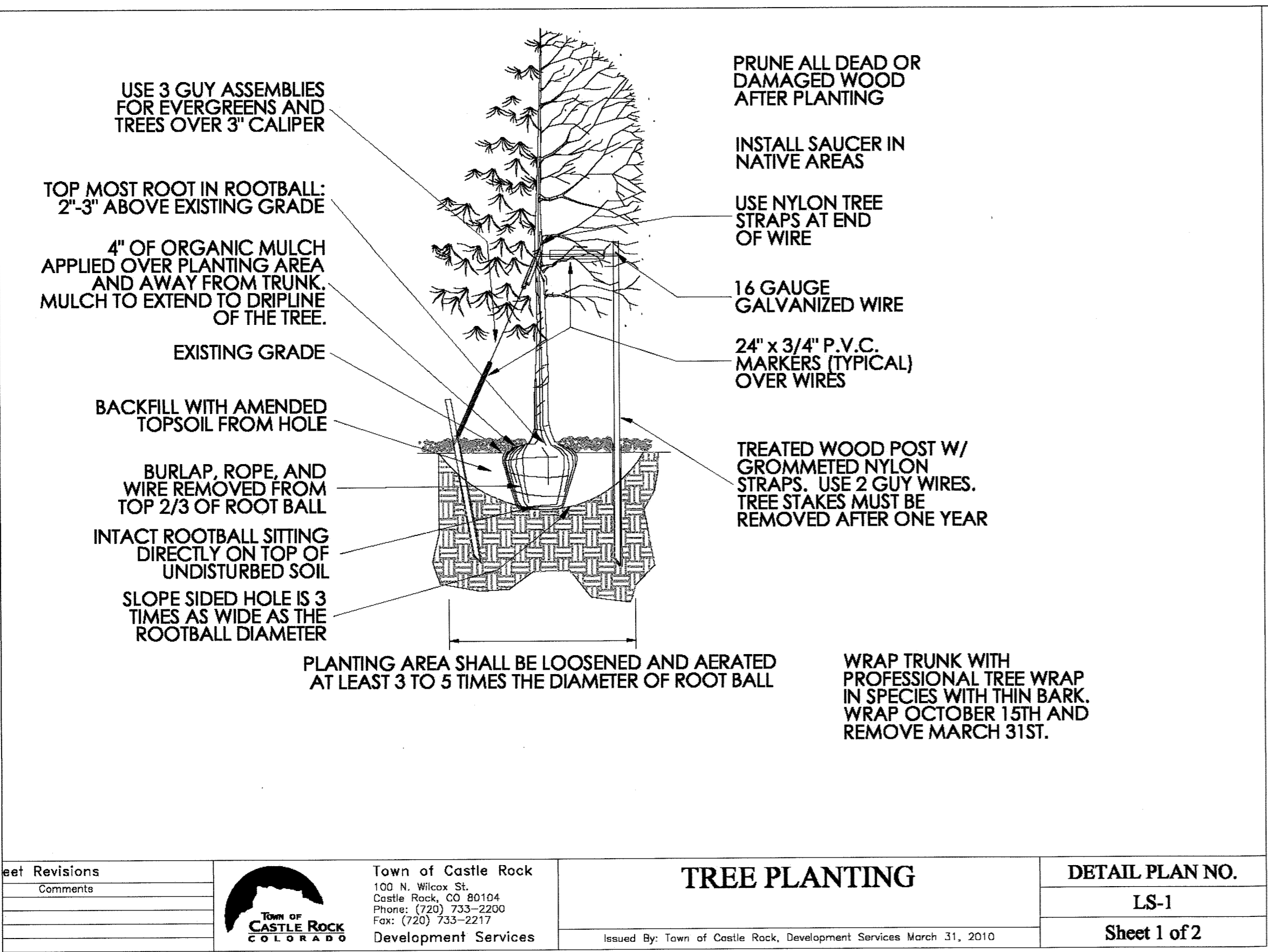
SITE DEVELOPMENT PLAN
LOT 6A, CASTLE PLAZA SOUTH
LANDSCAPE DETAILS
Prepared for:
QUATTRO DEVELOPMENT LLC.

DESIGNED BY: RD	ISSUED BY: RD	DRAWING NAME: 25682-LP	APPROVED BY: RD
JOB NUMBER: 25682			
DATE: 06/26/2020			
SCALE: 1" = 20'			
SHEET NO: 8 OF 10			

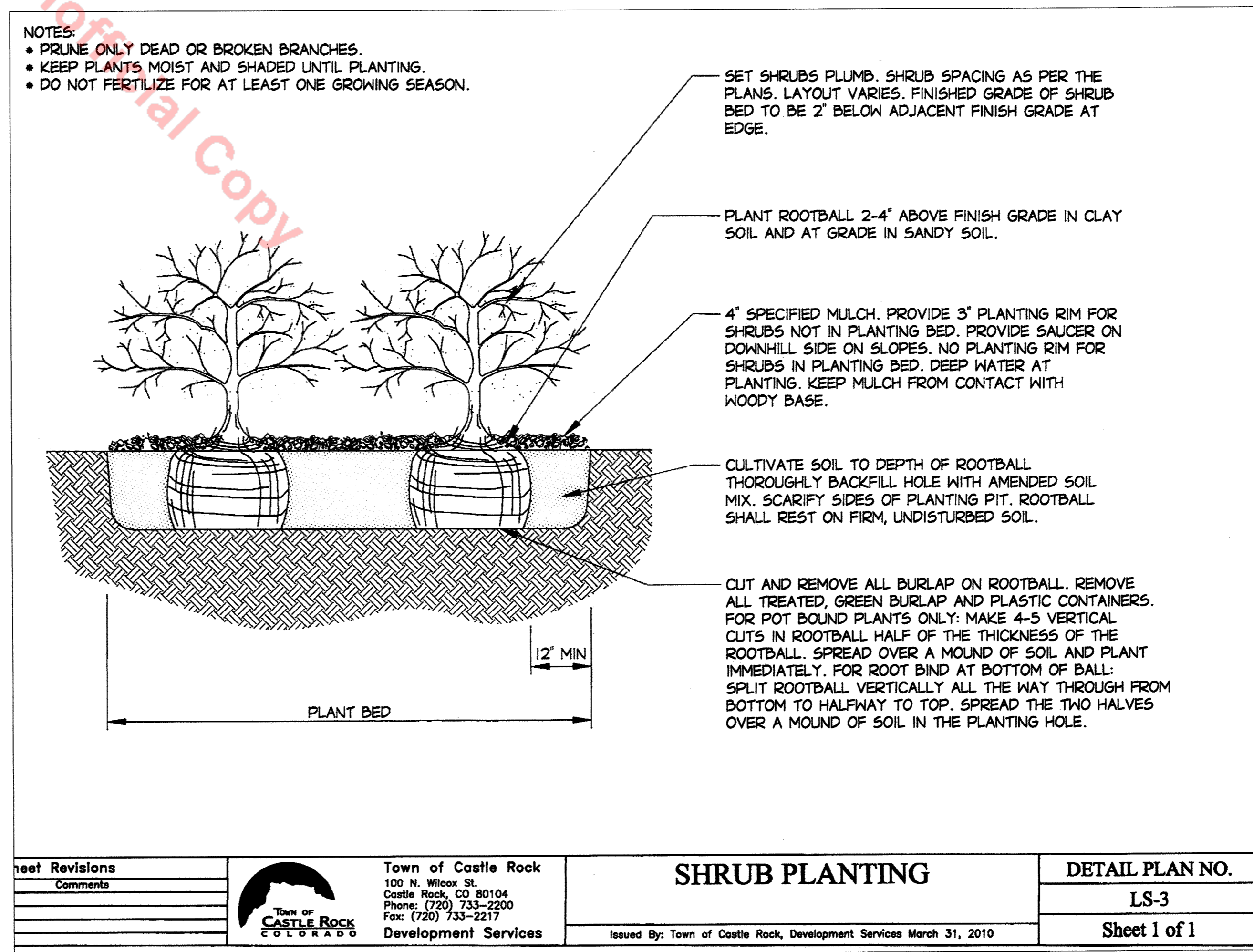


SITESCAPES:
(AP2-02-SM) APEX BIKERACK
SURFACE MOUNT
COLOR TO BE SELECTED FROM
MANUFACTURER'S STANDARD COLORS
TOTAL OF ONE

A BIKE RACK



B TREE PLANTING DETAIL



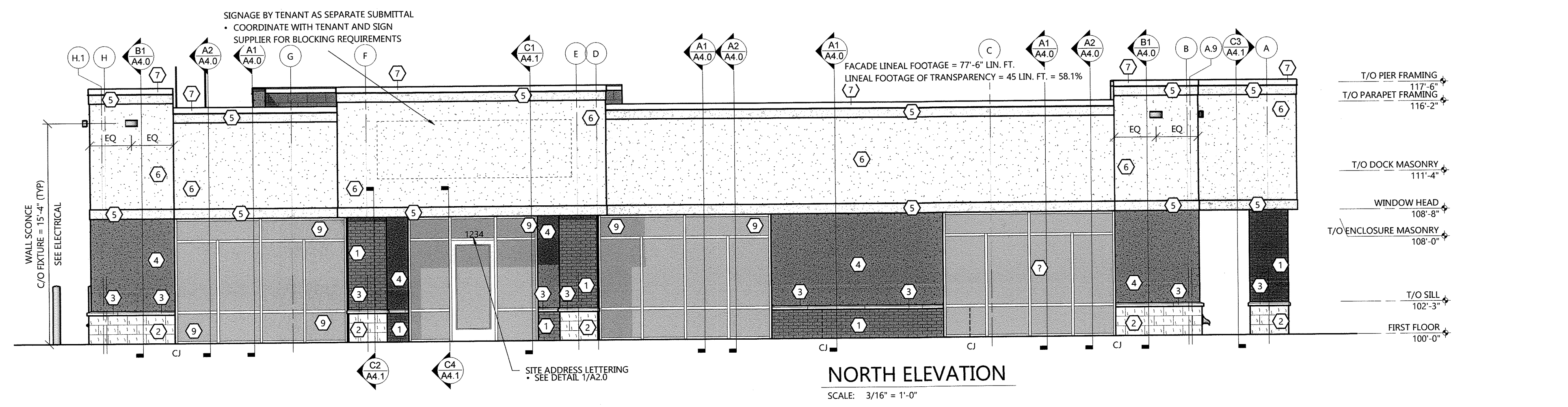
C SHRUB PLANTING DETAIL

LAST SAVED: 8/25/2020 4:53 PM

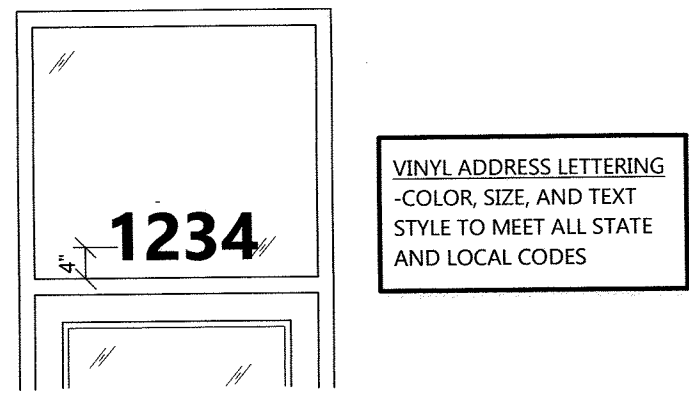
C:\Users\Yvonne\Documents\Projects\Castle Rock Plaza\25682-LP.dwg

Sheet Revisions	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services Issued By: Town of Castle Rock, Development Services March 31, 2010	TREE PLANTING DETAIL PLAN NO. LS-1 Sheet 1 of 2
Comments		

Sheet Revisions	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services Issued By: Town of Castle Rock, Development Services March 31, 2010	SHRUB PLANTING DETAIL PLAN NO. LS-3 Sheet 1 of 1
Comments		



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 ADDRESS DETAIL
SCALE: 1/2" = 1'-0"

EXTERIOR FINISH KEY

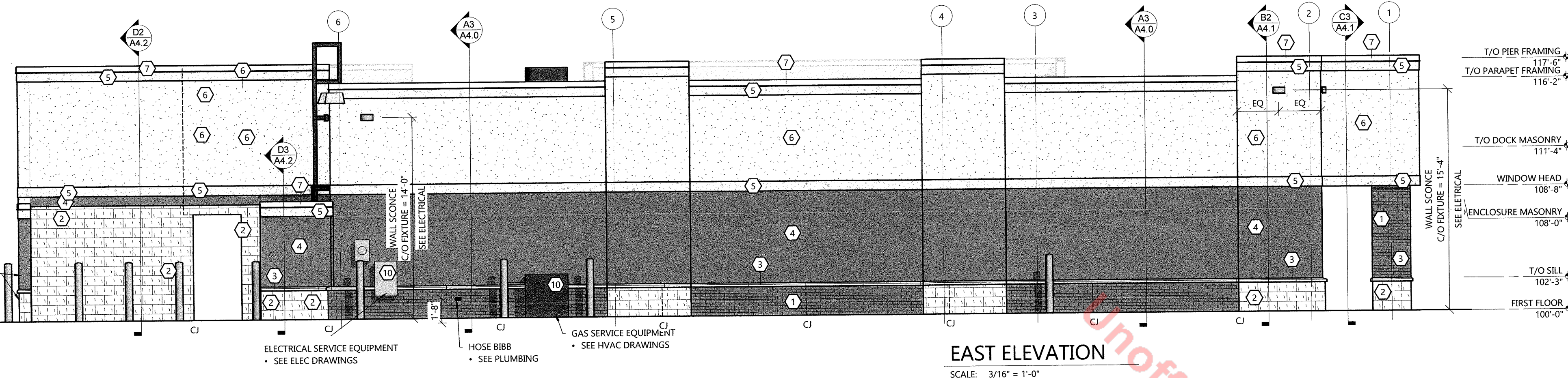
10	PAINTED ELEMENT PRIME AND PAINT TO MATCH ADJACENT WALL
9	ALUMINUM FRAMED STOREFRONT SEE A6 SHEET FOR MORE INFORMATION
8	SMOOTH-FACE CMU MFR: NORTHFIELD / ECHOLON SIZE: SEE WALL SECTIONS COLOR: STANDARD GRAY, PAINT TO MATCH EIFS FIELD MORTAR: STANDARD GRAY
7	PREFINISHED METAL TRIM GRAVEL STOPS, TRIM, GUTTERS, DOWNSPOUTS, ETC MFR: PAC-CLAD COLOR: STONE WHITE
6	EIFS ACCENT MFR: DRYVIT TEXTURE: SANDBLAST COLOR: #442ST COTTON
5	EIFS BAND MFR: DRYVIT TEXTURE: SANDPEBBLE FINE COLOR: #131ST GULL GRAY
4	EIFS FIELD MFR: DRYVIT TEXTURE: SANDBLAST COLOR: #356ST RED CLAY
3	CAST STONE SILL MFR: STONECAST COLOR: LIMESTONE MORTAR: SPECMIX SM270 - TANGLEWOOD
2	SPLIT-FACE CMU MFR: NORTHFIELD / ECHOLON SIZE: SEE WALL SECTIONS COLOR: BIRCH MORTAR: SPECMIX SM270 - TANGLEWOOD
1	BRICK VENEER MFR: NORTHFIELD / ECHOLON SIZE: SEE WALL SECTIONS COLOR: HARVARD BRK - BOSTON MORTAR: SPECMIX SM270 - TANGLEWOOD

NOTES

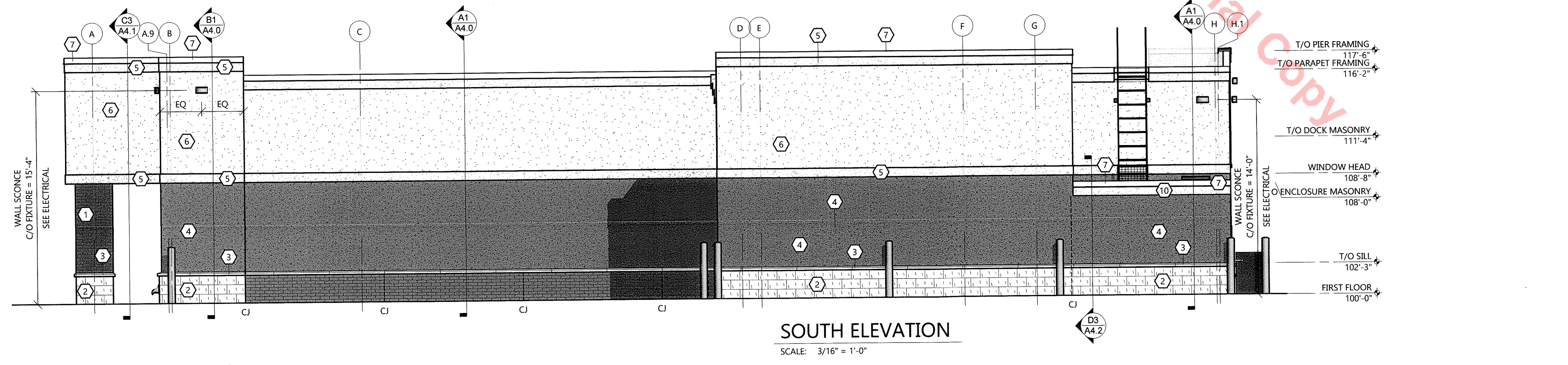
OWNER TO CONFIRM ALL MATERIAL SELECTIONS BEFORE ORDERING. PHYSICAL SAMPLES MUST BE PROVIDED PRIOR TO APPROVAL.

'CJ' INDICATES THE LOCATION OF MASONRY CONTROL JOINT. SEE A4 SHEET(S) FOR ADDITIONAL INFORMATION.

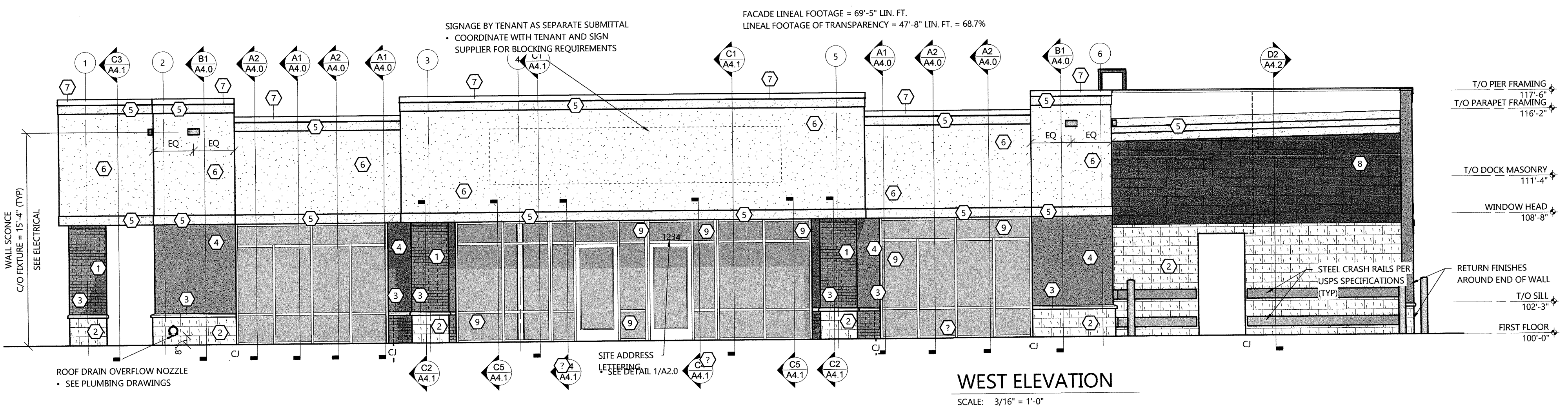
EIFS CONTRACTOR TO INSTALL EIFS CONTROL / EXPANSION JOINTS PER MFR REQUIREMENTS. • SEE DETAIL 2/A2.0



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

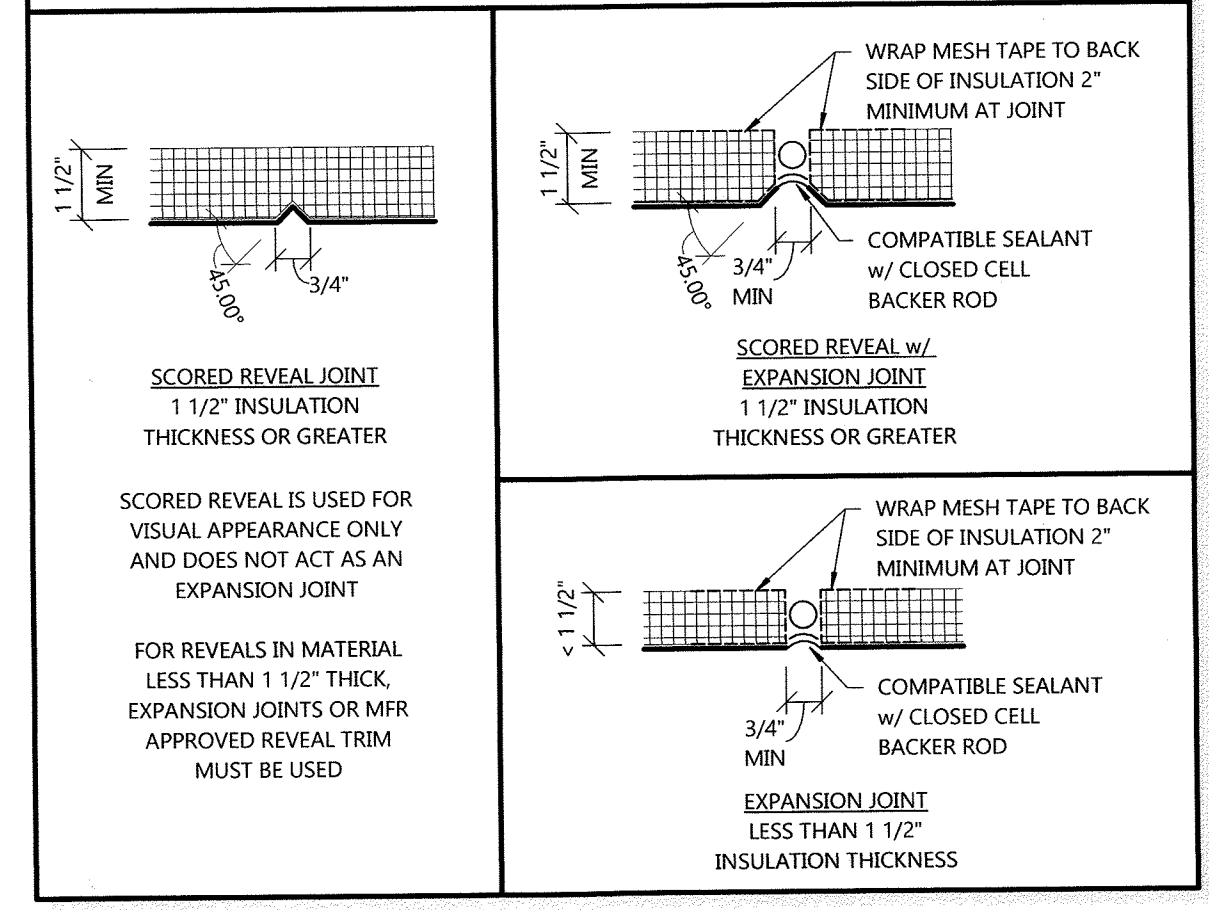


WEST ELEVATION
SCALE: 3/16" = 1'-0"

EIFS EXPANSION JOINTS REQUIRED AT THE FOLLOWING LOCATIONS:

- WHERE THEY EXIST IN THE SUBSTRATE OR SUPPORT CONSTRUCTION
- WHERE THE EIFS ADJOINS DISSIMILAR CONSTRUCTION OR MATERIALS
- AT CHANGES IN BUILDING HEIGHT OR OTHER AREAS OF ANTICIPATED BUILDING MOVEMENT
- AT FLOOR LINES IN MULTI-LEVEL WOOD FRAME CONSTRUCTION
- WHERE PREFABRICATED PANELS ABUT ONE ANOTHER
- WHERE THE SUBSTRATE CHANGES
- IN CONTINUOUS ELEVATIONS AT INTERVALS NOT EXCEEDING 75'-0"
- WHERE REQUIRED PER MFR RECOMMENDATIONS

VERIFY FINAL LOCATIONS w/ A/E PRIOR TO INSTALL



2 EIFS JOINT DETAILS
SCALE: 3" = 1'-0"

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Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

Quattro

PROJECT INFORMATION

PROPOSED POSTAL FACILITY FOR:
QUATTRO DEVELOPMENT
LOT 6 OF CASTLE ROCK PLAZA SOUTH • CASTLE ROCK, CO 80104

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 19, 2020
MAR. 16, 2020
APR. 3, 2020
APR. 17, 2020
MAY 20, 2020
JUNE 22, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
1943280

SHEET NUMBER
9 OF 10

