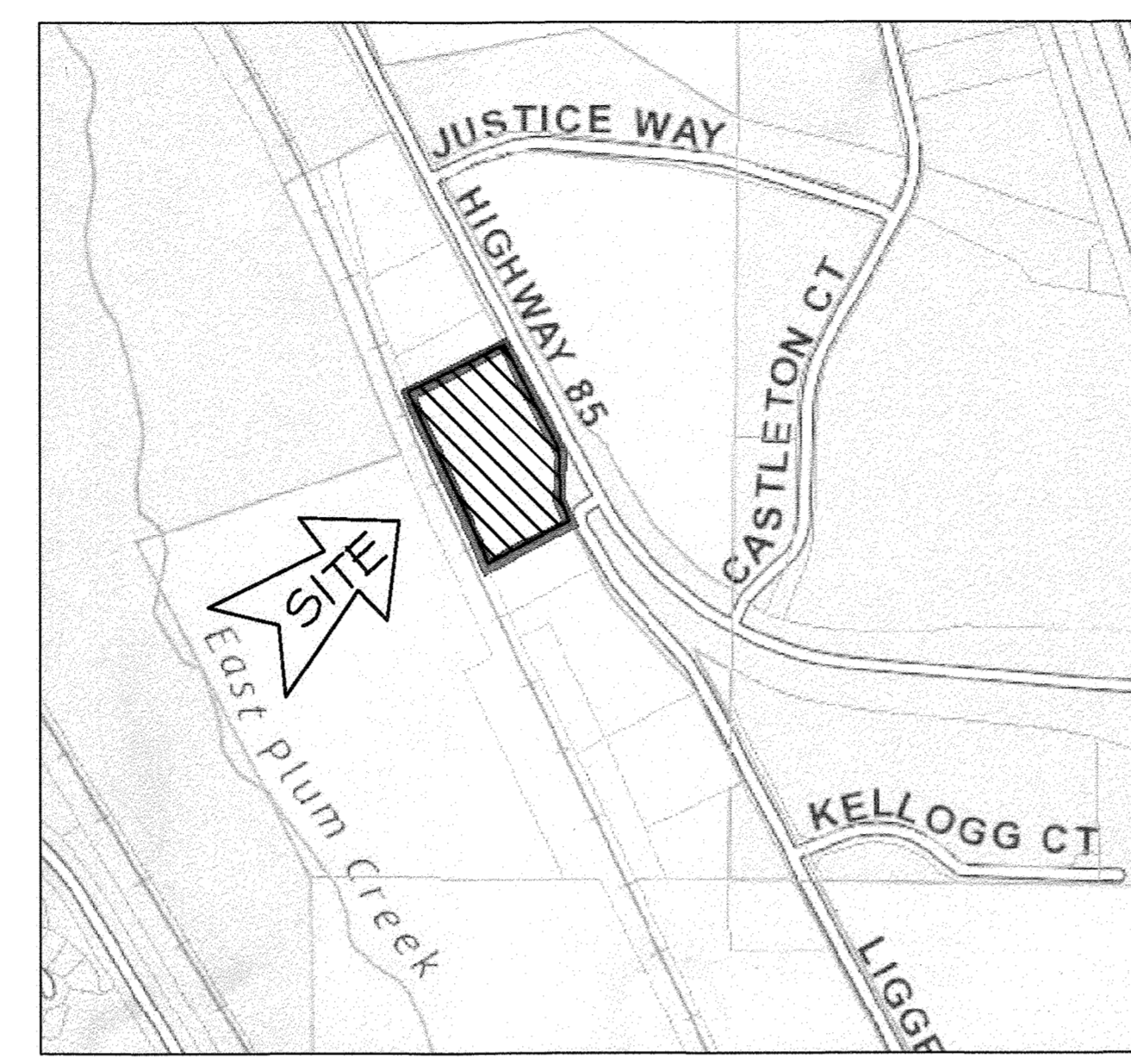


SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- According to FEMA Flood Insurance Rate Map for Douglas County, Colorado Map Number 08035C0188G, last revised on March 16, 2016, the site lies within zone X, "Area of Minimal Flood Hazard".
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- All Utility, Drainage, Sidewalk and Emergency Access Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock by separate document.
- This site is zoned I-2.



LEGAL DESCRIPTION:

LOTS 3 AND 4, CASTLE ROCK INDUSTRIAL PARK

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK INDUSTRIAL PARK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 23RD DAY OF AUGUST, 2018 AT RECEPTION NO. 2018051409 AND ACCORDINGLY 6.34 SFE ARE DEBITED FROM THE WATER BANK.

SHEET INDEX

- 1 of 12 COVER SHEET
- 2 of 12 SITE PLAN - OPTION 'A'
- 3 of 12 SITE PLAN - OPTION 'B'
- 4 of 12 GENERAL GRADING PLAN
- 5 of 12 GENERAL UTILITIES PLAN
- 6 of 12 CONCEPTUAL LANDSCAPE PLAN
- 7 of 12 LANDSCAPE DETAILS
- 8 of 12 GENERAL LIGHTING PLAN
- 9 of 12 SITE AND LIGHTING DETAILS
- 10 of 12 EXTERIOR ELEVATIONS BUILDING 3
- 11 of 12 EXTERIOR ELEVATIONS BUILDING 4 - OPTION 'A'
- 11 of 12 EXTERIOR ELEVATIONS BUILDING 4 - OPTION 'B'

BENCHMARK:

DCBM 2011031, ELEVATION = 6089.99 (NAVD88)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF THE SUBJECT PROPERTY BEARS S27°58'00"E.

Zoning Comparison						
Zoning	Requirement	General Industrial I-2				
		LOT 1	LOT 2	LOT 3	LOT 4	TRACT A
Lot		Building 1	Building 2	Building 3	Building 4	N/A
Building						
Project		SDP17-0006		SDP18-0058		SDP17-0006
Building Square Footage	Total = 8,700	Total = 12,900		Total = 16,440		Total = 13,225
	Warehouse = 6,090	Warehouse = 6,090	Warehouse = 9,030	Warehouse = 5,100	Warehouse = 9,258	N/A
	Office = 2,610	Office = 2,610	Office = 3,870	Auto Repair = 11,340	Office = 3,967	
Permitted Uses	Various uses by right and special review per 17.28.030	70% Warehouse 30% Office	70% Warehouse 30% Office	69% Auto Repair 31% Warehouse	70% Warehouse 30% Office	Drainage
Maximum Lot Coverage	As limited by applicable standards for development, parking, landscaping and other requirements	8,700 SF (23%)	12,900 SF (33%)	16,440 SF (29%)	13,225 SF (30%)	N/A
Minimum front yard setback	15-feet for lots 1 & 2; 0-feet for flag lots 3, 4 & A	69-feet	69-feet	40-feet	41-feet	N/A
Minimum rear yard setback	0-feet	16-feet	16-feet	41-feet	42-feet	N/A
Minimum side yard setback	0-feet	5-feet	5-feet	49-feet	28-feet	N/A
Maximum height	50-feet	28-feet	30-feet	24-feet	32-feet	N/A
Minimum Parking Spaces	1/1,000 GFA for warehouse, 3/1,000 GFA for office; 1 per empl. + 3 per service bay for auto repair	Required = 14	Required = 22	Required = 41	Required = 22	N/A
		Provided = 23	Provided = 21*	Provided = 42	Provided = 36 (OPT. 'A') Provided = 29 (OPT. 'B')	N/A
Min. ADA Parking spaces	Per Muni. Code 1 ADA space required for 1 to 25 total lot spaces, 2 for 26 to 50 total lot spaces	ADA spaces required = 1 Provided = 1 Van ADA Total lot spaces = 23	ADA spaces required = 1 Provided = 1 Van ADA Total lot spaces = 21	ADA spaces required = 2 Provided = 2 Van ADA Total lot spaces = 42	ADA spaces required = 2 Provided = 2 Van ADA Total lot spaces = 36 (OPT. 'A') Total lot spaces = 29 (OPT. 'B')	N/A

Site Utilization by Lot										
Lot	Requirement	LOT 1		LOT 2		LOT 3		LOT 4		TRACT A
		SF	% of Total	SF	% of Total	SF	% of Total	SF	% of Total	
Building Coverage	N/A	8,700	23%	12,900	33%	16,440	29%	13,225	30%	0
Parking Coverage	N/A	19,221	50%	19,262	50%	28,840	52%	21,243	49%	0
Street Coverage	N/A	0	0%	0	0%	0	0%	0	0%	0
Landscape/Open Space Coverage Calculations		Irrigated Area		Temporary Irrigated Native Seed		Non-Irrigated Area (incl. sidewalks)				
		4,759		3,055		2,960		3,743		
Total Landscape/Open Space Coverage		10%	10,180	27%	6,607	17%	10,774	19%	9,203	21%
Other Coverage:		0	0%	0	0%	0	0%	0	0%	0
Total		38,101	100%	38,769	100%	55,814	100%	43,671	100%	22,610

*VARIANCE TO REDUCE PARKING REQUIREMENT BY ONE SPACE GRANTED VIA TCV18-0037
**ASSUME 2 EMPLOYEES PER AUTO REPAIR BAY

PROJECT CONTACTS:

APPLICANT/OWNER POLO PROPERTIES HOLDINGS, LLC 2407 MORNINGVIEW TRAIL CASTLE ROCK, CO 80109 CONTACT: MIKE HUMPHREY PHONE: (303) 360-6600 mike@poloproperties.net	APPLICANT/OWNER SHANE ROTH EO INVESTMENTS, LLC 8160 BLAKELAND DR., UNIT B LITTLETON, CO 80125 CONTACT: SHANE ROTH PHONE: (303) 471-5788	PLANNER APERIO PROPERTY CONSULTANTS LLC 4032 DEFOE ST. STRASBURG, CO 80136 CONTACT: AARON THOMPSON PHONE: (303) 317-3000 aaron@aperioprop.com	ARCHITECT HOVER ARCHITECTURE 8089 S. LINCOLN ST., SUITE 201 LITTLETON, CO 80122 CONTACT: TROY KIRSCHMAN PHONE: (720) 773-2801 tkirschman@hoverarchitecture.com	CIVIL ENGINEER KELLY DEVELOPMENT SERVICES 9301 SCRUB OAK LANE LONE TREE, CO 80134 CONTACT: GREG KELLY PHONE: (303) 888-6338 greg@kellydev.com	LANDSCAPE ARCHITECT TCK DESIGN AND PLANNING P.O. BOX 202560 DENVER, CO 80220 CONTACT: CHRIS MARCH PHONE: (720) 242-7947 cmarch@tckdesignandplanning.com	SURVEYOR ROCKY MOUNTAIN MERIDIAN, INC. 19600 E. PARKER SQ. DR., #200 PARKER, CO 80134 CONTACT: BOB FREE PHONE: (303) 481-8567 bfree@rmmmeridian.com
--	---	--	---	--	--	--

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.

POLO PROPERTY HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY

SIGNED THIS 29th DAY OF April, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April, 2019 BY Michael S. Humphrey AS Manager OF POLO PROPERTY HOLDINGS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MEGAN L BERGER
Notary Public - State of Colorado
Notary ID 2008423703
My Commission Expires May 23, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2021

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.

EO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 29th DAY OF APRIL, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April, 2019 BY Shane Roth AS Manager OF SHANE ROTH EO INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MEGAN L BERGER
Notary Public - State of Colorado
Notary ID 2008423703
My Commission Expires May 23, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2021

TITLE CERTIFICATION

I, Jennifer Williams, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Jennifer Williams
AUTHORIZED REPRESENTATIVE

First American Title Insurance Company

SIGNED THIS 29th DAY OF April, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF April, 2019 BY Jennifer Williams AS AUTHORIZED REPRESENTATIVE OF First American Title Insurance

WITNESS MY HAND AND OFFICIAL SEAL.

LUDMILLA ONDO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2005404091
MY COMM. EXPIRES FEBRUARY 01, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-1-21

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2 DAY OF May, 2019

Bill Detweiler
DIRECTOR OF DEVELOPMENT SERVICES

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 12:41pm ON THE 6th DAY OF May, 2019 AT RECEPTION NO. 2019023962.

DOUGLAS COUNTY CLERK AND RECORDER

Keisty Mann
DEPUTY

SURVEYOR'S CERTIFICATE

I, ROBERT FREE, 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.

Greg Kelly
REGISTERED PROFESSIONAL ENGINEER

REGISTERED LAND SURVEYOR

CIVIL ENGINEER'S CERTIFICATE
I, GREG KELLY, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Greg Kelly
REGISTERED PROFESSIONAL ENGINEER

MEGAN L BERGER
Notary Public - State of Colorado
Notary ID 2008423703
My Commission Expires May 23, 2021

NOTARY PUBLIC

DATE: 04/29/2019

COVER SHEET
1 OF 12
04-19-19
CASTLE ROCK INDUSTRIAL PARK SITE DEVELOPMENT PLAN LOTS 3 AND 4 - PROJECT NO. SDP18-0058

Aperio
Property Consultants, LLC
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

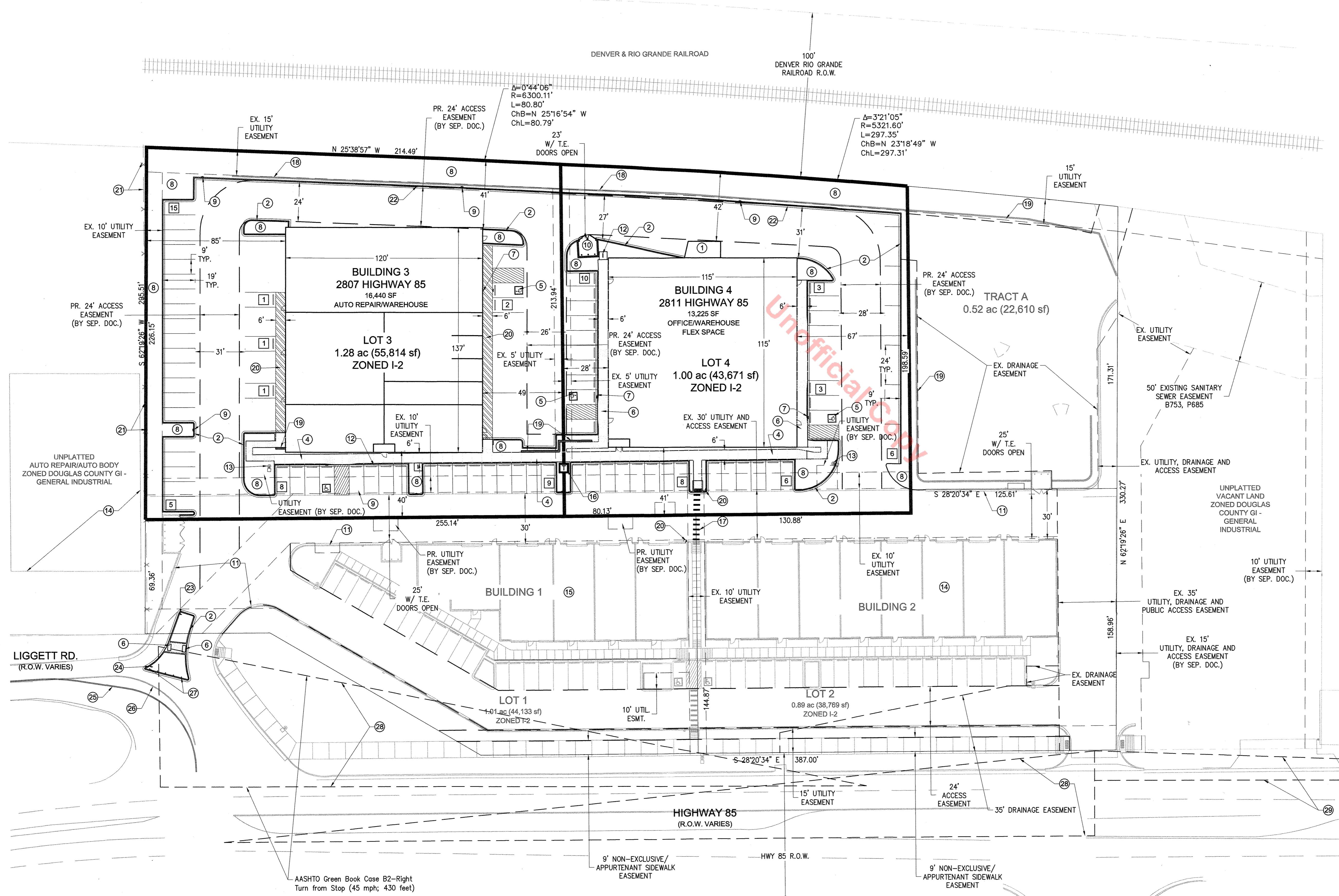
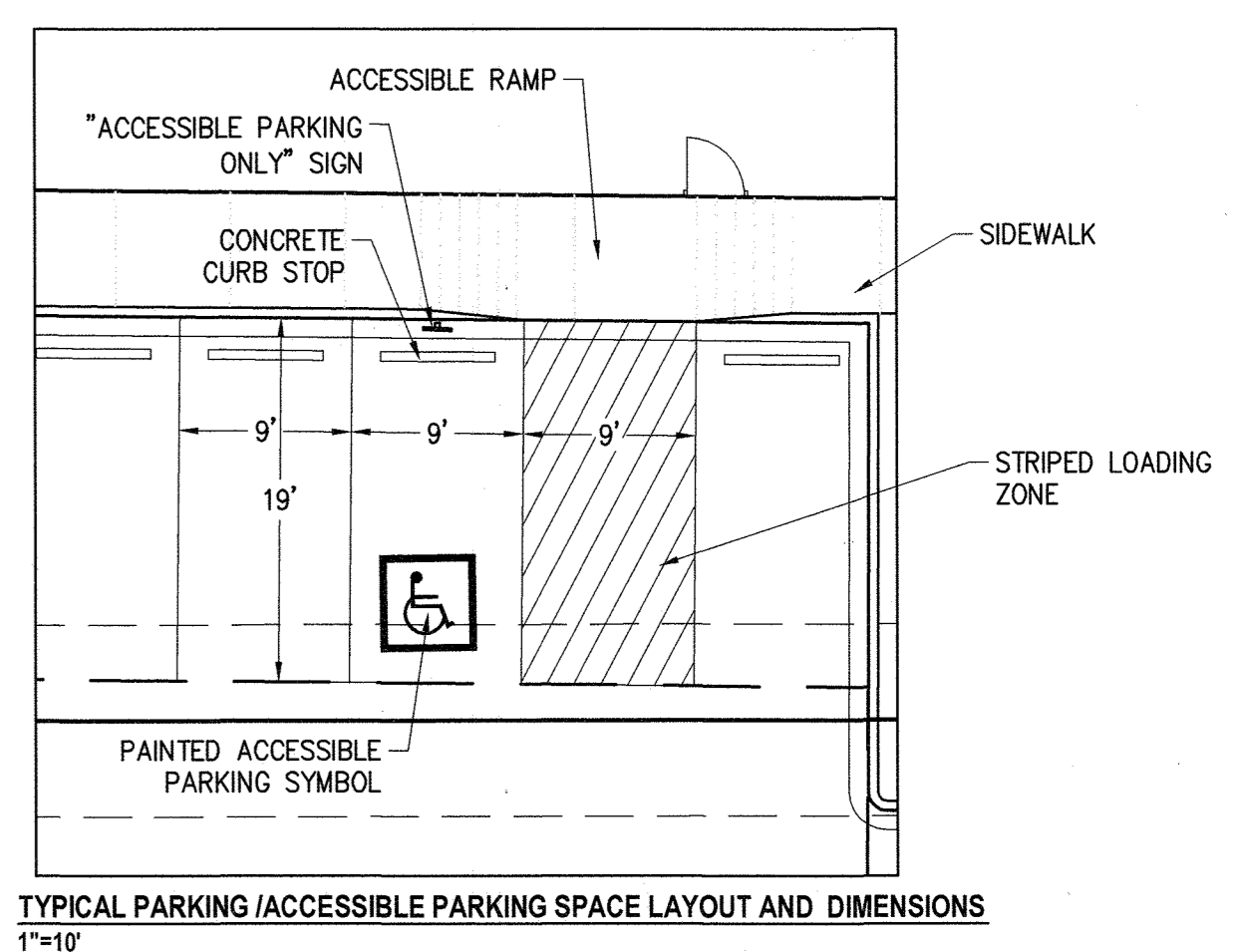
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN KEYNOTES

- ① LOADING DOCK
- ② 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- ④ SIDEWALK
- ⑤ 9' x 19' HANDICAP PARKING STALL
- ⑥ HANDICAP ACCESSIBLE RAMP
- ⑦ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑧ LANDSCAPE AREA
- ⑨ FIRE LANE - NO PARKING SIGN
- ⑩ TRASH ENCLOSURE - SEE SHEET 8 FOR DETAILS
- ⑪ EXISTING CURB AND GUTTER
- ⑫ BIKE RACK - SEE SHEET 8 FOR DETAILS
- ⑬ POLE-MOUNTED LIGHT
- ⑭ EXISTING BUILDING
- ⑮ FUTURE BUILDING
- ⑯ TRANSFORMER LOCATION
- ⑰ PAINTED CROSSWALK
- ⑱ EXISTING RETAINING WALL
- ⑲ BLOCK RETAINING WALL - 1' TO 2.0' HEIGHT
- ⑳ 6' STRIPED PEDESTRIAN WALKWAY
- ㉑ EXISTING FENCE TO WALKWAY
- ㉒ VARIABLE HEIGHT CURB, 12" TO 18"
- ㉓ "NO LEFT TURN" SIGN
- ㉔ "NO LEFT TURN" (GRAPHICAL) SIGN/SPECIAL CAUTION SIGN
- ㉕ PROPOSED DOUBLE YELLOW STRIPING
- ㉖ EXISTING DOUBLE YELLOW STRIPING
- ㉗ PLASTIC DELINEATOR (TYP.)
- ㉘ SIGHT DISTANCE TRIANGLE

③ STALL COUNT

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	R.O.W. LINE	---
---	EASEMENT	---
---	SIGHT TRIANGLE	---
---	SECTION LINE	---
---	BACK OF CURB	---
---	CONCRETE HATCH	---
---	EDGE OF PAVEMENT / FIN	---
---	FLOWLINE	---
---	SIDEWALK HATCH	---
---	PAVEMENT MARKING	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	LIGHT POLE	---



NORTH
GRAPHIC SCALE
0 15 30
1 INCH = 30 FEET

Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

SITE PLAN - OPTION 'A'

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

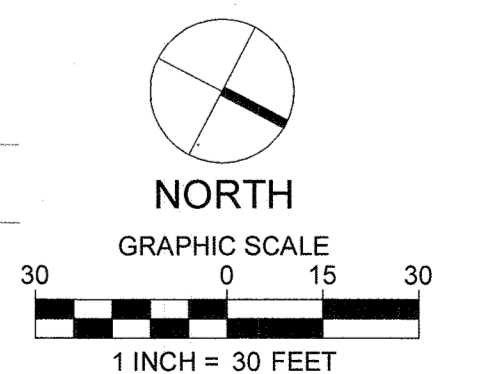
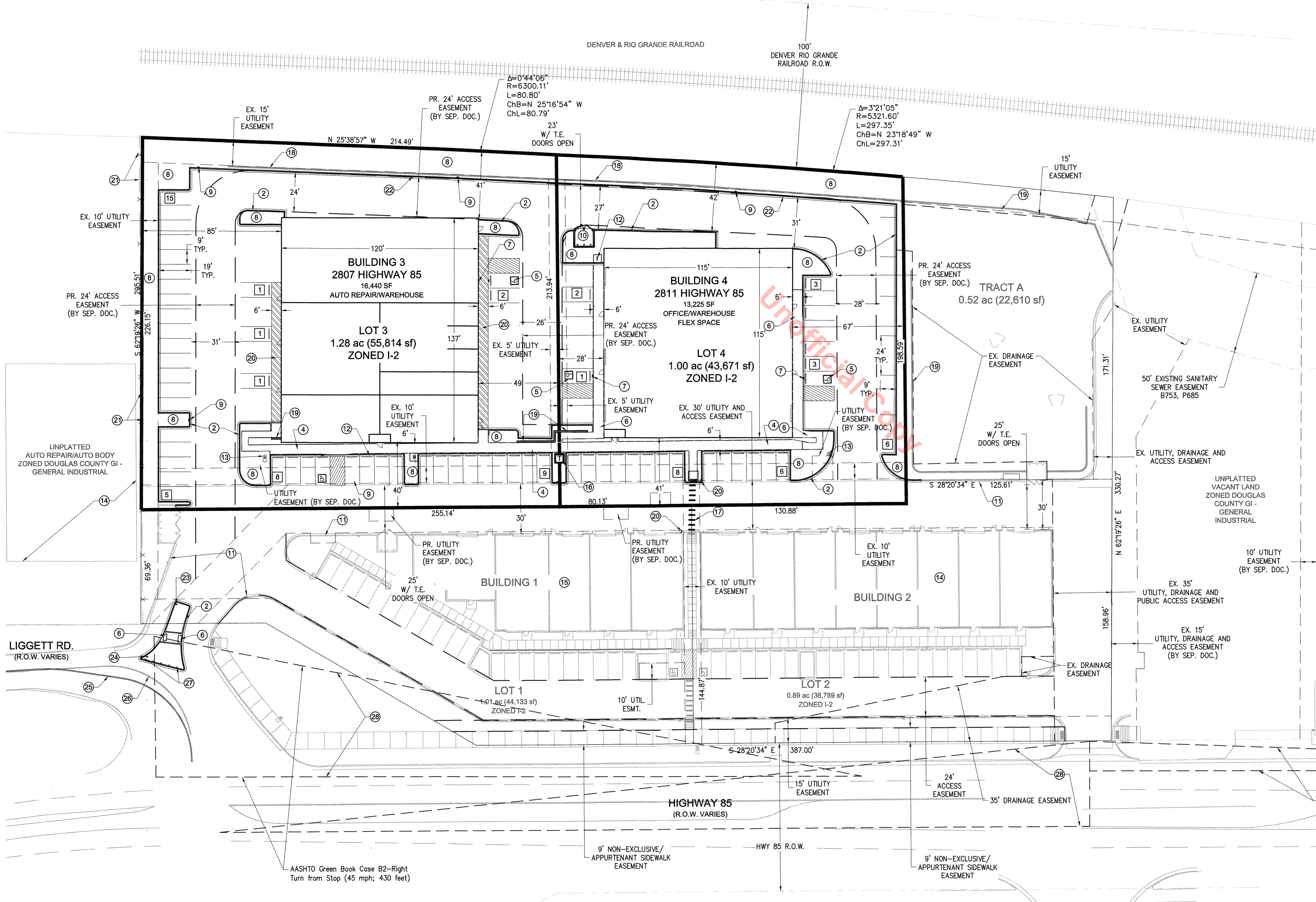
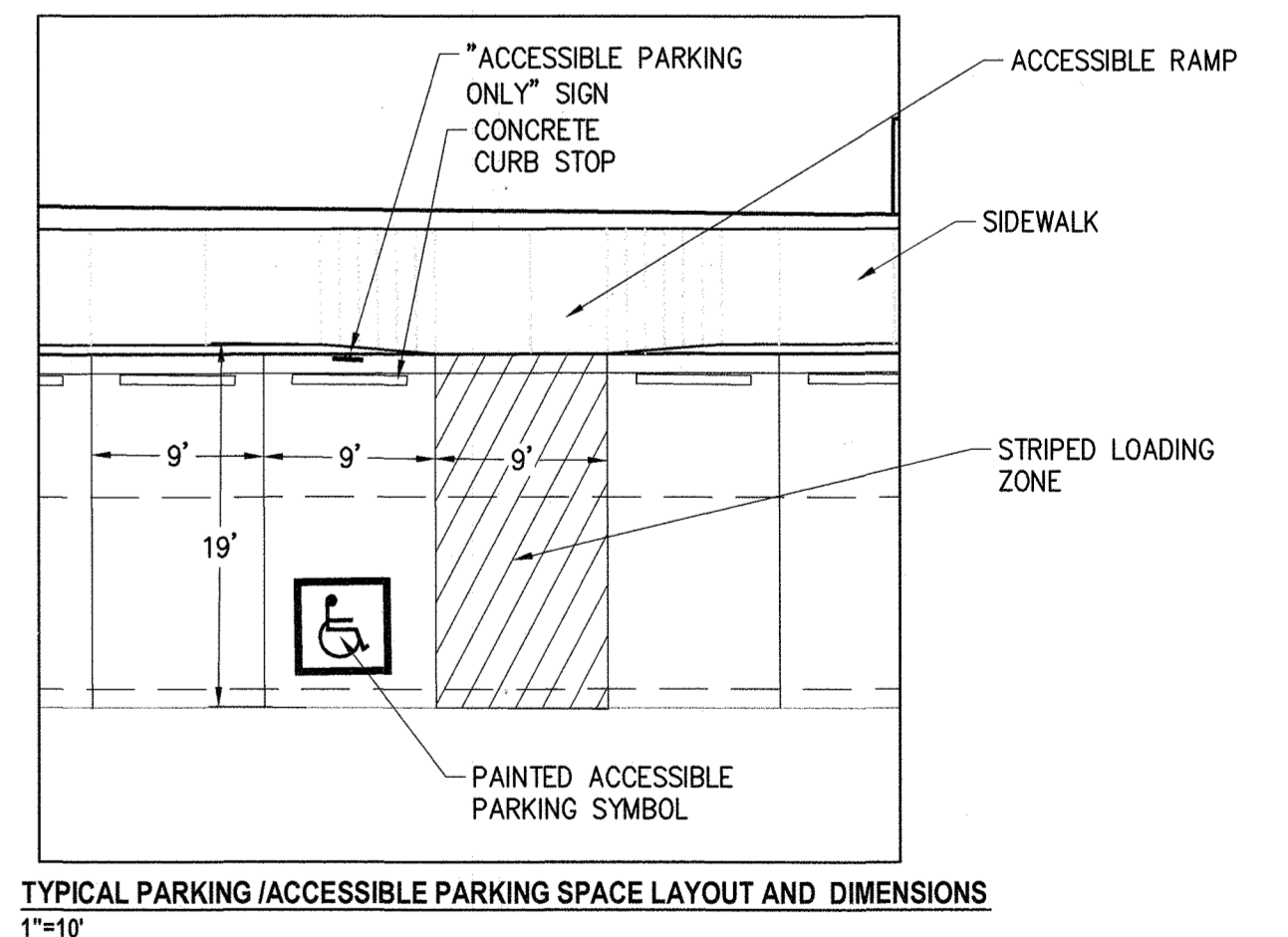
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN KEYNOTES

- ① NOT USED
- ② 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- ④ SIDEWALK
- ⑤ 9' x 19' HANDICAP PARKING STALL
- ⑥ HANDICAP ACCESSIBLE RAMP
- ⑦ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑧ LANDSCAPE AREA
- ⑨ FIRE LANE - NO PARKING SIGN
- ⑩ TRASH ENCLOSURE - SEE SHEET 8 FOR DETAILS
- ⑪ EXISTING CURB AND GUTTER
- ⑫ BIKE RACK - SEE SHEET 8 FOR DETAILS
- ⑬ POLE-MOUNTED LIGHT
- ⑭ EXISTING BUILDING
- ⑮ FUTURE BUILDING
- ⑯ TRANSFORMER LOCATION
- ⑰ PAINTED CROSSWALK
- ⑱ EXISTING RETAINING WALL
- ⑲ BLOCK RETAINING WALL - 1' TO 2.0' HEIGHT
- ⑳ 6' STRIPED PEDESTRIAN WALKWAY
- ㉑ EXISTING FENCE TO REMAIN
- ㉒ VARIABLE HEIGHT CURB, 12" TO 18"
- ㉓ "NO LEFT TURN" SIGN
- ㉔ "NO LEFT TURN" (GRAPHICAL) SIGN/SPECIAL CAUTION SIGN
- ㉕ PROPOSED DOUBLE YELLOW STRIPING
- ㉖ EXISTING DOUBLE YELLOW STRIPING
- ㉗ PLASTIC DELINEATOR (TYP.)
- ㉘ SIGHT DISTANCE TRIANGLE

③ STALL COUNT

PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	R.O.W. LINE	
	EASEMENT	
	SIGHT TRIANGLE	
	SECTION LINE	
	BACK OF CURB	
	CONCRETE HATCH	
	EDGE OF PAVEMENT / FIN	
	FLOWLINE	
	SIDEWALK	
	SIDEWALK HATCH	
	PAVEMENT MARKING	
	TRAFFIC SIGN	
	BOLLARD	
	LIGHT POLE	

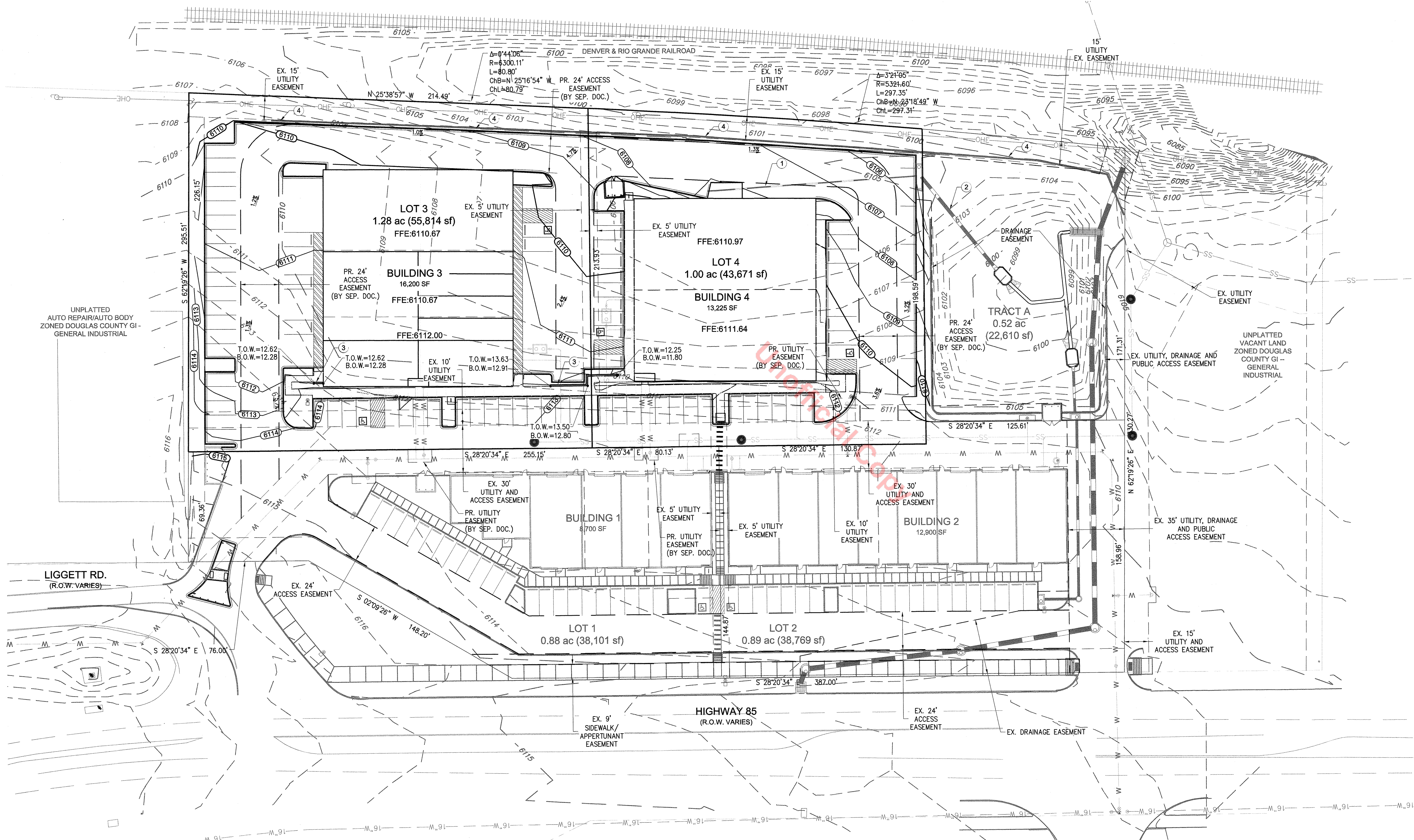


Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

SITE PLAN - OPTION 'B'

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRADING PLAN LEGEND		
PROPOSED	LEGEND	EXISTING
(1)	PROPOSED STORM SEWER	
(2)	EXISTING STORM SEWER	
(3)	PROPOSED RETAINING WALL - SEE TYPICAL DETAIL SHEET 10	
(4)	EXISTING RETAINING WALL	
---	PROPERTY LINE	---
---	R.O.W. LINE	---
---	EASEMENT	---
---	SECTION LINE	---
---	GAS LINE	---
---	UGT	---
---	FIBER OPTIC	---
---	UNDERGROUND CABLE	---
---	FIRE HYDRANT	---
---	WATER MAIN	---
---	WATER METER	---
---	WATER SERVICE	---
---	WATER VALVE	---
---	IRRIGATION PIPE	---
---	TRANSFORMER	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	LIGHTPOLE	---
---	POWER POLE	---
---	SANITARY MAIN	---
---	SANITARY CLEAROUT	---
---	SANITARY MANHOLE	---
---	SANITARY SERVICE	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	STORM PIPE	---
---	BACK OF CURB	---
---	CONCRETE HATCH	---
---	EDGE OF PAVEMENT / PAV	---
---	FLOWLINE	---
---	SIDEWALK	---
---	SIDEWALK HATCH	---
---	PAVEMENT MARKING	---
---	TRAFFIC SIGN	---
---	BOLLARD	---
---	LIGHT POLE MONUMENT SIGN	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	SLOPE/GRADE	---

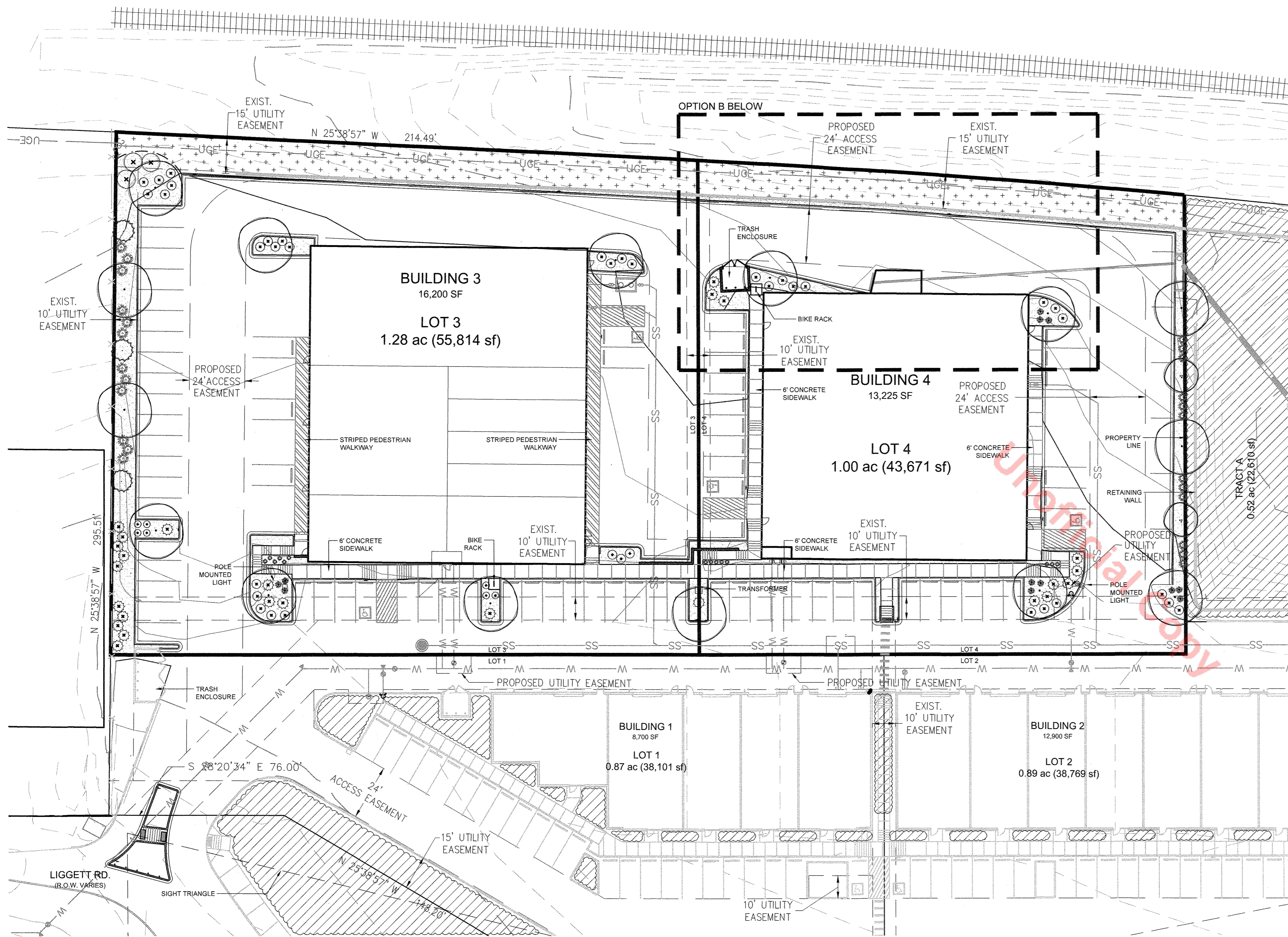
KELLY DEVELOPMENT SERVICES, LLC
 9301 SCRUB OAK DR
 LONE TREE, CO 80124
 303-888-6338
 greg@kellydev.com

GENERAL GRADING PLAN

SITE DEVELOPMENT PLAN

CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	IRRIGATION	WATER USE
CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	B & B	2" CAL	DRIP	L-M
GLTR	GLEDITSIA INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2" CAL	DRIP	L-M
GYDI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL	DRIP	M
TIAM	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2" CAL	DRIP	M
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	IRRIGATION	WATER USE
PIDE	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6-8'	DRIP	M
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	IRRIGATION	WATER USE
CRIN	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	6" CLUMP	DRIP	V-L
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	IRRIGATION	WATER USE	
DABU	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL	DRIP	M	
PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	DRIP	L-M	
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	DRIP	V-L	
RHTY	RHUS TYPHINICA	STAGHORN SUMAC	5 GAL	DRIP	V-L	
SYMK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	DRIP	L-M	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	IRRIGATION	WATER USE	
JUBU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	DRIP	L	
MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	DRIP	L	
ORNAMENTAL GRASS	BOTANICAL NAME	COMMON NAME	CONT	IRRIGATION	WATER USE	
ANW	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUE STEM	5 GAL	DRIP	V-L	
CAKF	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	DRIP	L-M	
MIGR	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	DRIP	M	
PAVI	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	DRIP	L	

WATER USE CATEGORIES: VERY LOW (V), LOW (L), MODERATE (M), HIGH (H)

NATIVE SEED MIX

COMMON NAME	PERCENT	IRRIGATION TYPE	WATER USE
ANNUAL RYEGRASS	20%	TEMPORARY SPRAY	V-L
SLENDER WHEATGRASS	15%		
CRESTED WHEATGRASS	15%		
MOUNTAIN BROME	15%	SEED RATE	AREAS TO RECEIVE SEED SHALL BE BROADCAST AT A RATE OF 25 LBS PER ACRE AND DRILLED AT A RATE OF 20 LBS PER ACRE.
HARD FESCUE	10%		
SIDEOATS GRAMA	6%		
BIG BLUESTEM	6%		
BLUE GRAMA (COATED)	6%		
SWITCHGRASS	6%		
SAND DROPSEED	1%		

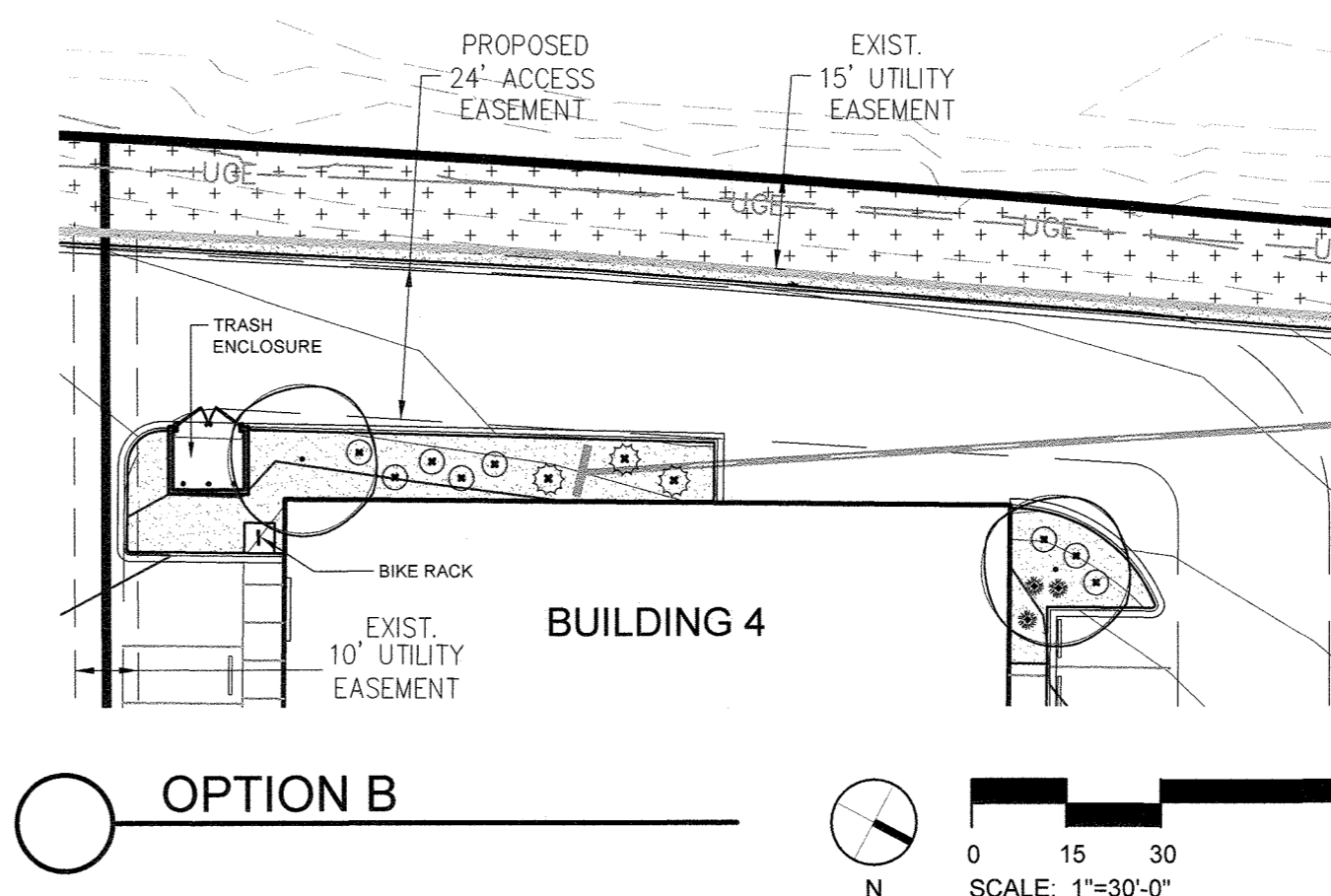
CONCEPTUAL LANDSCAPE PLAN NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE 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 ARE TYPE ON THE PROPERTY.

LANDSCAPE PLAN

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE		EVERGREEN SHRUBS		3/4" GRANITE ROCK MULCH (LOW-MEDIUM HYDROZONE)
	EVERGREEN TREE		ORNAMENTAL GRASS		NATIVE SEED - TEMPORARY IRRIGATION (VERY LOW - LOW HYDROZONE)
	ORNAMENTAL TREE		DECIDUOUS SHRUBS		EXISTING LANDSCAPE PER SDP17-0006
	STEEL EDGE				



LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, 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

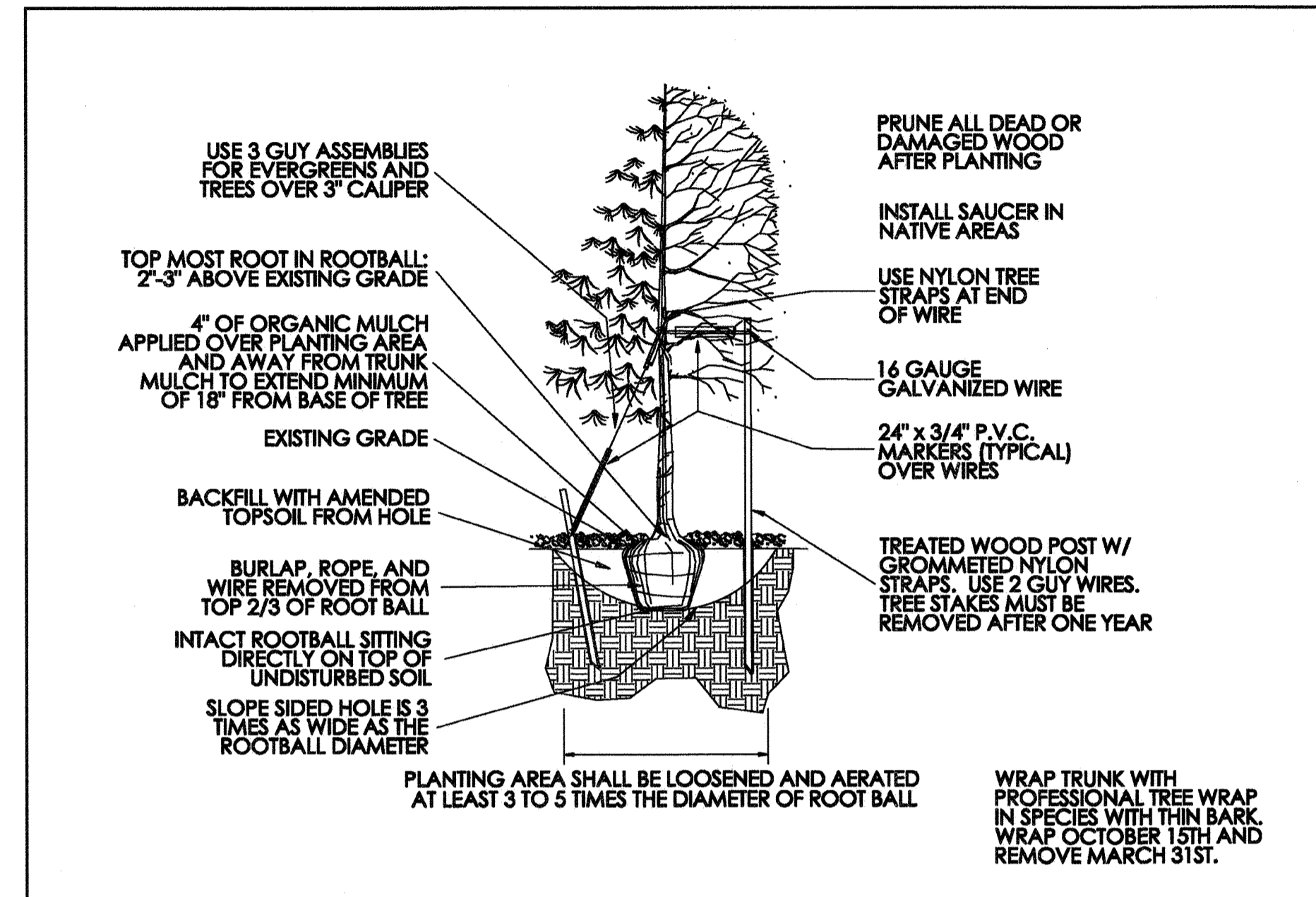
Town of Castle Rock Registered Professional Chris March
 Town of Castle Rock Registration # NA State of Colorado License Landscape Architect # 133
 Company Name TCK Design and Planning Address 2809 Larimer St. Denver, CO 80205
 Phone TCK Design and Planning Email cmarch@tckdesignandplanning.com Date 2019-02-26
 PROJECT NAME Castle Rock Industrial Park

LOT 3										
Gross Site Area	Landscape Area in Sq. Ft. (10% Req.)	Turfgrass - List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (2/1,000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1,000 SF)	No. of Shrubs Provided	Soil Prep Amounts (4 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections	
55,814 SF (1.28 AC)	REQUIRED 5,582 SF PROVIDED 10,774 SF (19%) IRRIGATED 4,759 SF NON-IRRIGATED 6,015 SF	LOW GROW SEED MIX	311 SF	11	11	22	47	28.3 CY	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.) (10% Min.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required (2/1,000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1,000 SF)	No. of Shrubs Provided	No. of Shrubs Provided
28,840 TOTAL	REQUIRED 2,884 SF PROVIDED 2,898 SF	42	456 SF	3	8'	6	6	24	24	24

LOT 4										
Gross Site Area	Landscape Area in Sq. Ft. (10% Req.)	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required (2/1,000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1,000 SF)	No. of Shrubs Provided	Soil Prep Amounts (4 cu. yds. per 1000 sq. ft.)	Separate Irrigation Service Connections	
43,671 SF (1.00 AC)	REQUIRED 4,367 SF PROVIDED 9,203 SF (21%) IRRIGATED 1,775 SF NON-IRRIGATED 7,430 SF	LOW GROW SEED MIX	272 SF	9	9	18	23	20.1 CY	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.) (10% Min.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required (2/1,000 SF)	No. of Trees Provided	No. of Shrubs Required (4/1,000 SF)	No. of Shrubs Provided	No. of Shrubs Provided
21,243 SF	REQUIRED 2,124 SF PROVIDED 2,191 SF	36	85 SF	3	8'	4	4	16	26	26

TOWN OF CASTLE ROCK LANDSCAPE NOTES

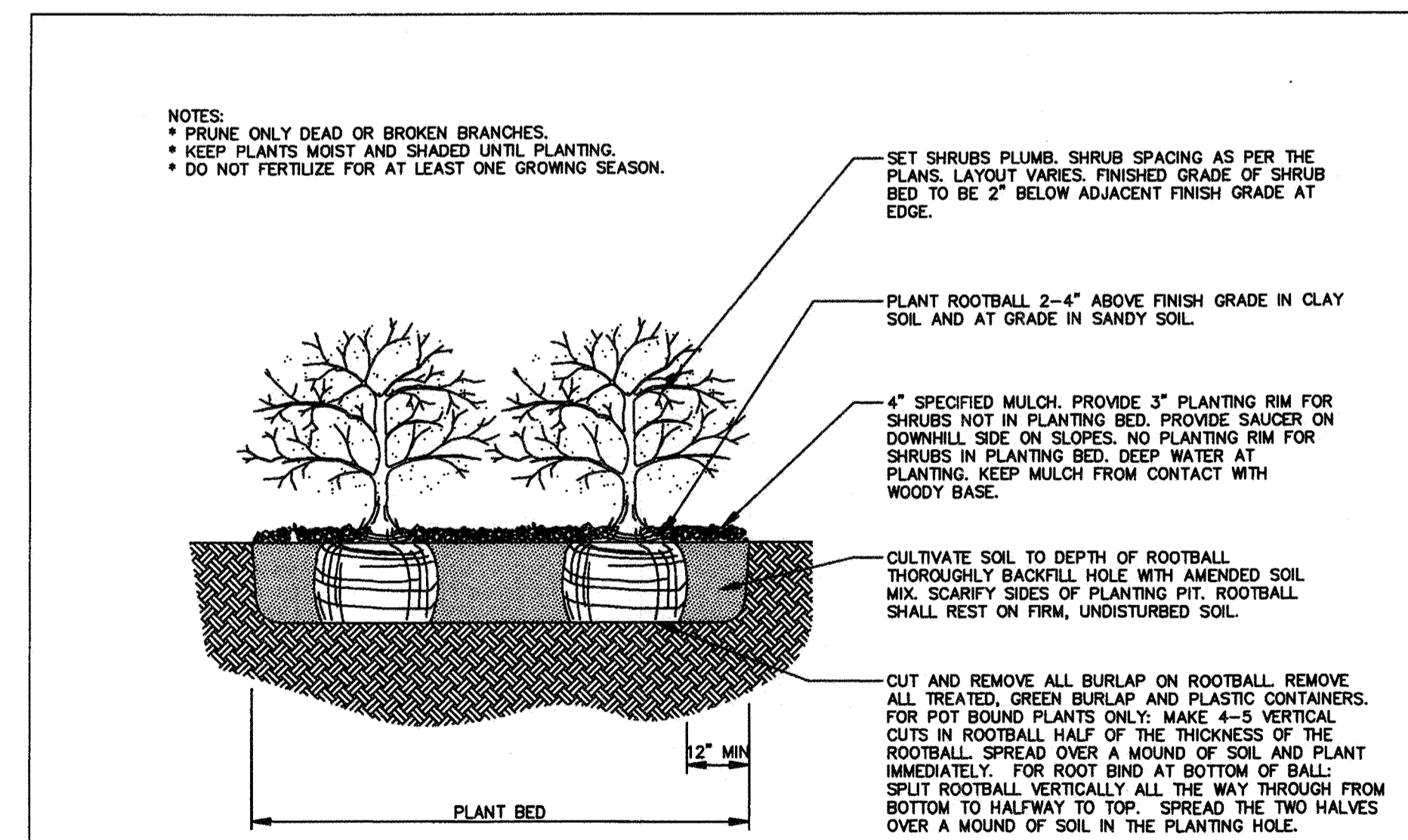
- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.8017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
- TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
- TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
- OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.



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

1 TREE PLANTING

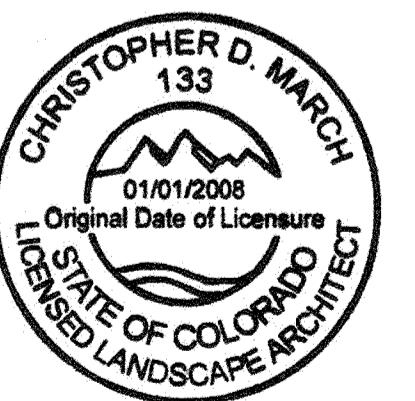
NTS



Sheet Revisions	Town of Castle Rock 100 N. W. 5th St. Castle Rock, CO 80104 Phone: (303) 325-7700 Fax: (303) 325-2817	SHRUB PLANTING	DETAIL PLAN NO. LS-3 Sheet 1 of 1
Iss			

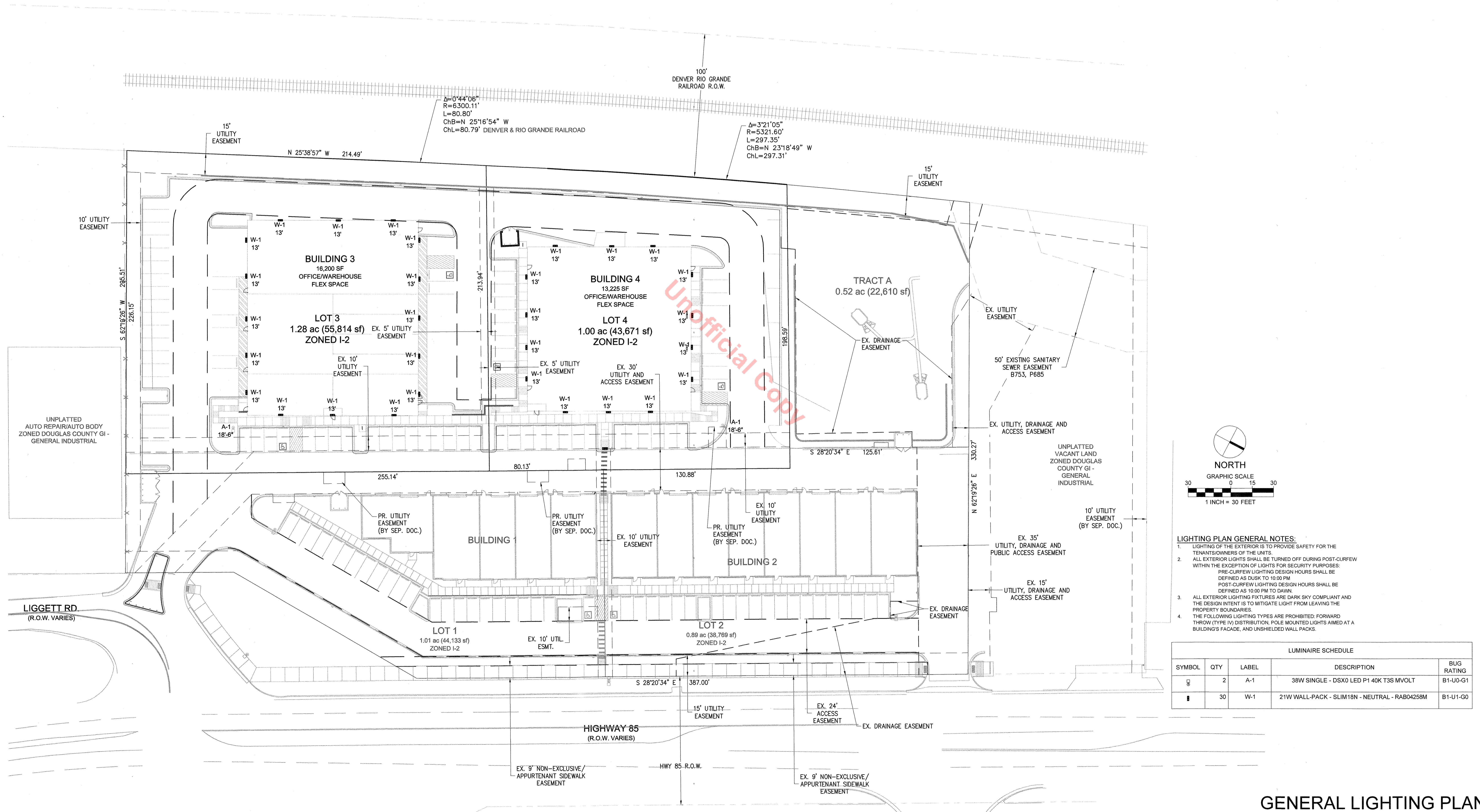
2 SHRUB PLANTING

NTS



SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



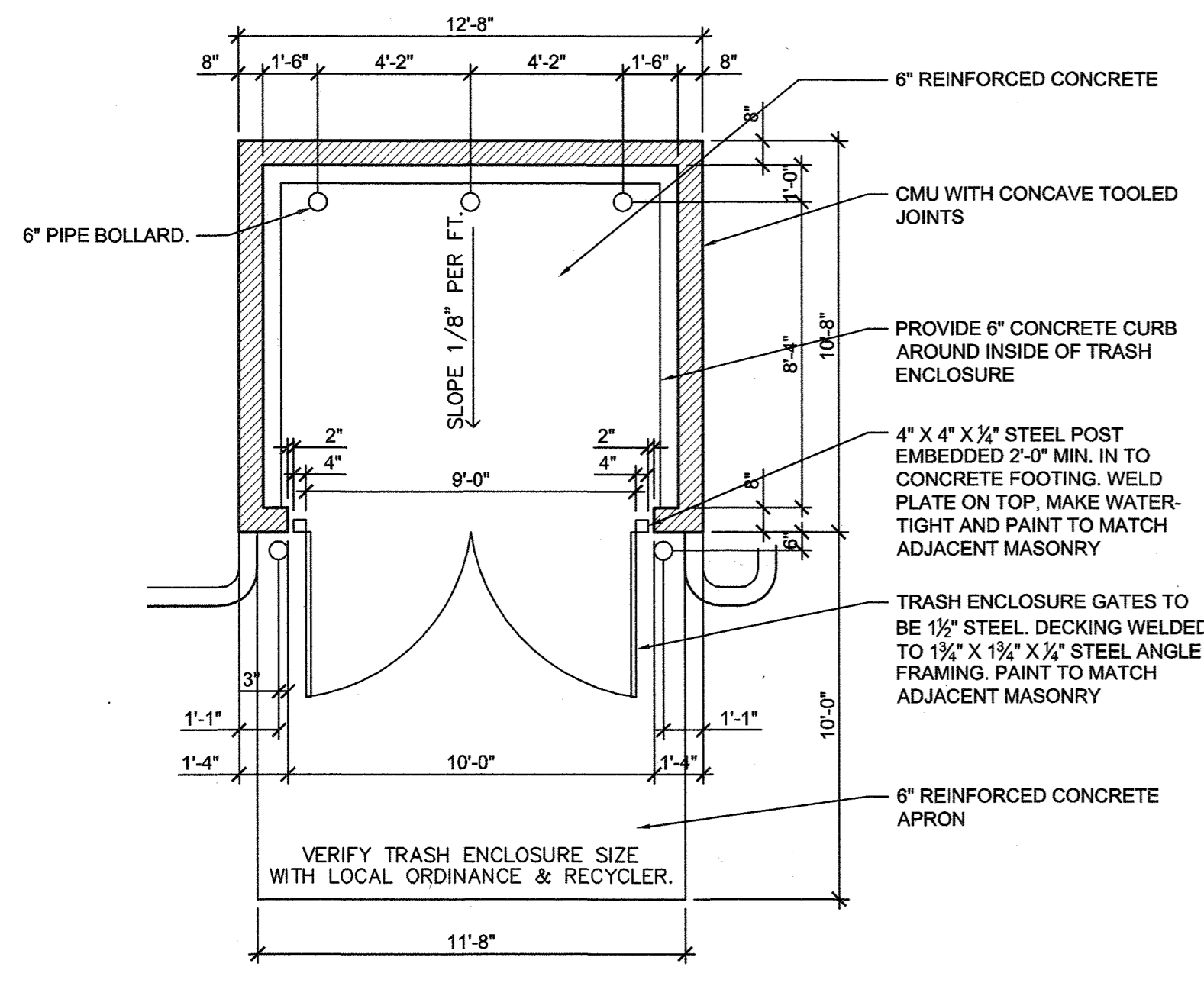
- LIGHTING PLAN GENERAL NOTES:**
- LIGHTING OF THE EXTERIOR IS TO PROVIDE SAFETY FOR THE TENANTS/OWNERS OF THE UNITS.
 - ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITHIN THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES:
PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM
POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN
 - ALL EXTERIOR LIGHTING FIXTURES ARE DARK SKY COMPLIANT AND THE DESIGN INTENT IS TO MITIGATE LIGHT FROM LEAVING THE PROPERTY BOUNDARIES.
 - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	DESCRIPTION	BUG RATING
	2	A-1	38W SINGLE - DSX0 LED P1 40K T3S MVOLT	B1-U0-G1
	30	W-1	21W WALL-PACK - SLIM18N - NEUTRAL - RAB04258M	B1-U1-G0

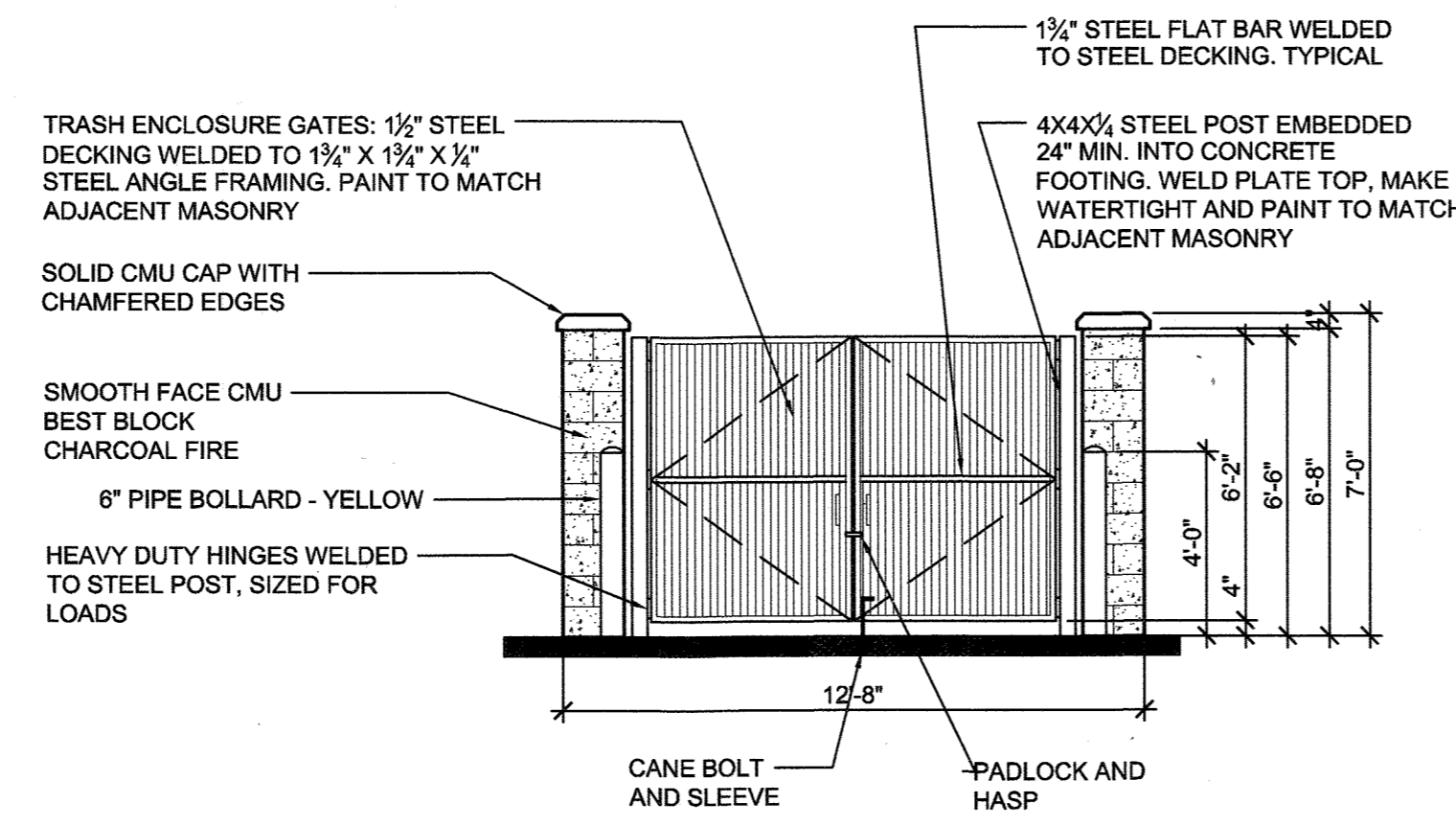
GENERAL LIGHTING PLAN

SITE DEVELOPMENT PLAN CASTLE ROCK INDUSTRIAL PARK LOTS 3 AND 4

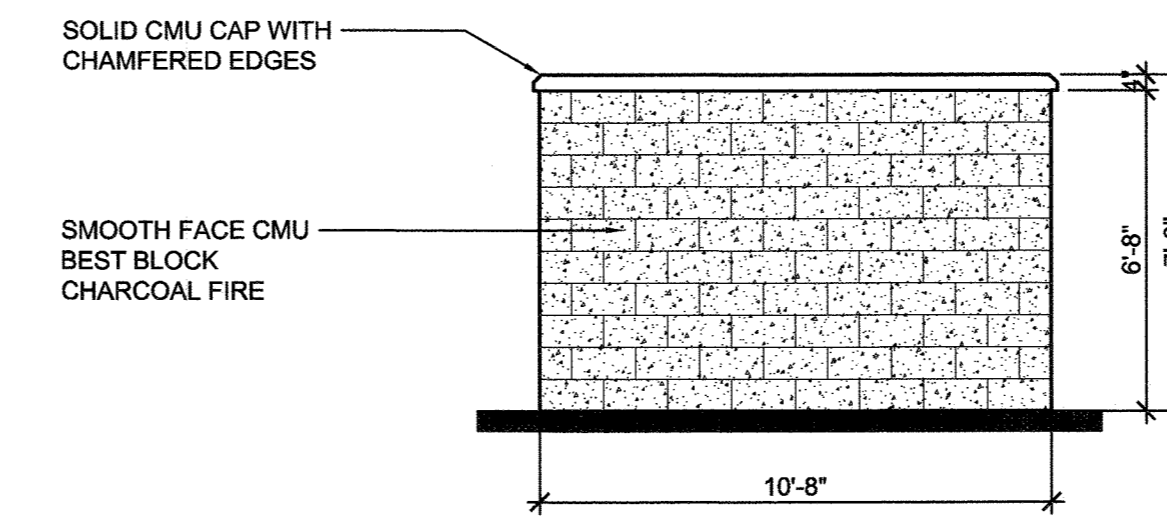
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



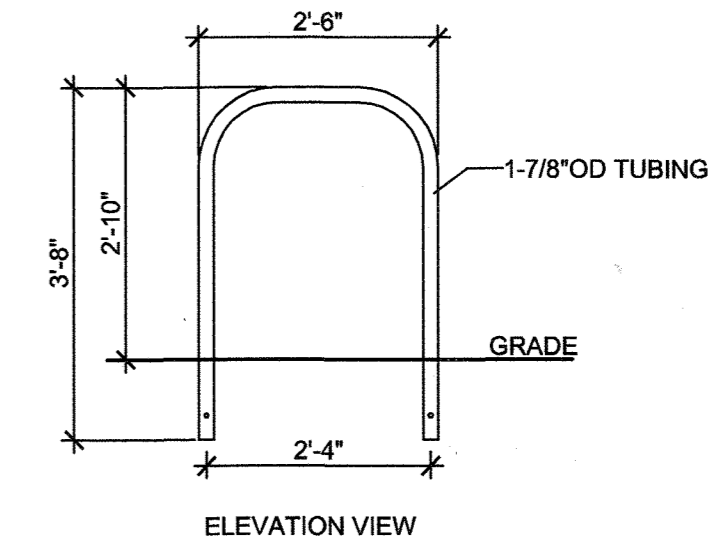
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATION - FRONT

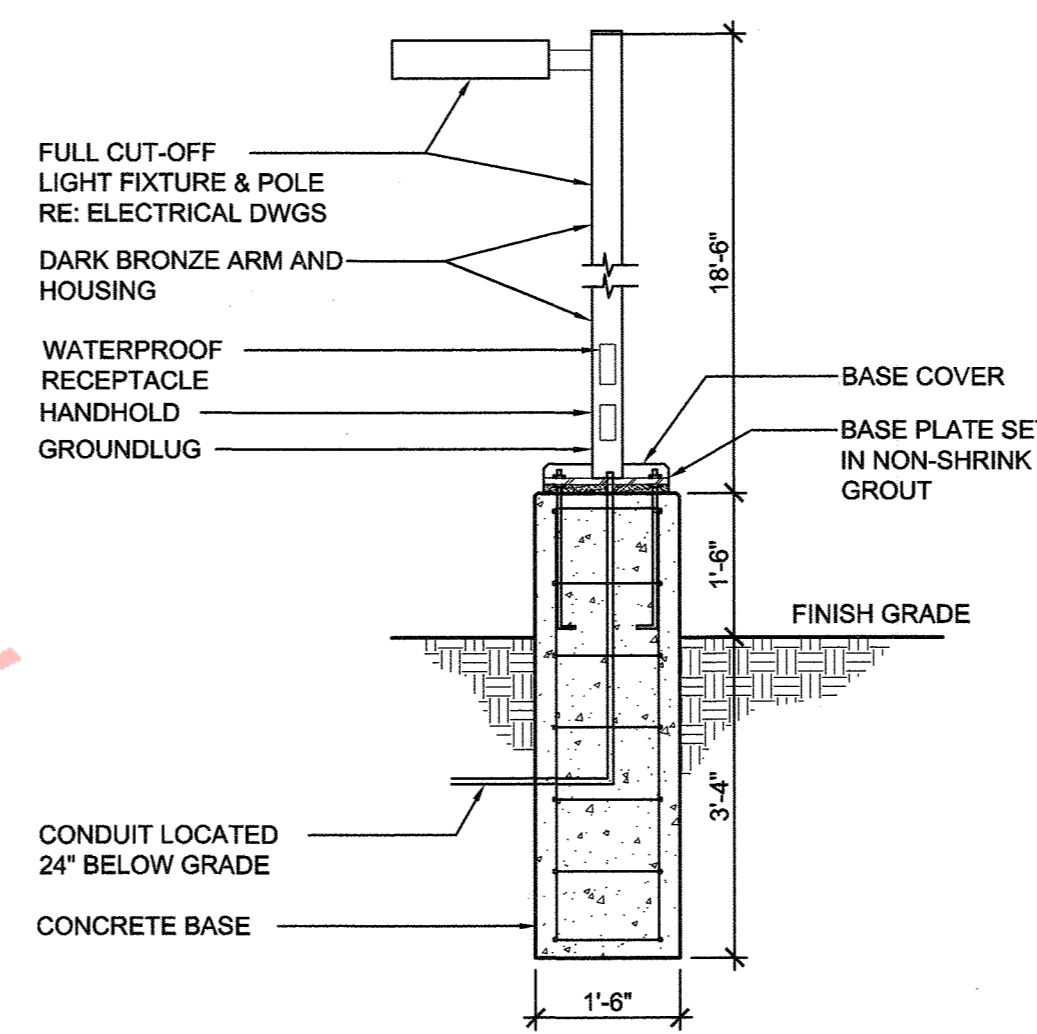


TRASH ENCLOSURE ELEVATION REAR AND SIDES

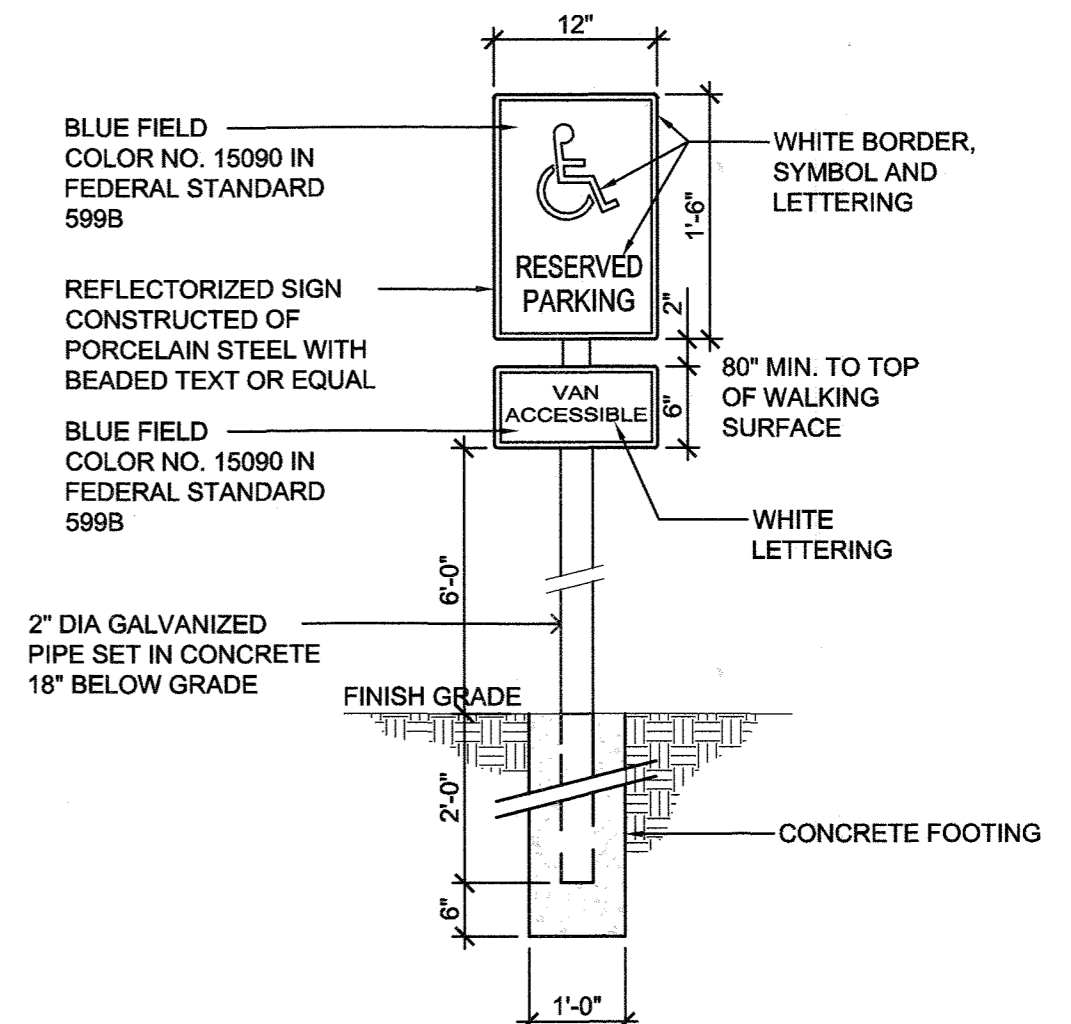


PRODUCT: UX190-IG(SF,SG)
DESCRIPTION: 'U' BIKE RACK
2 BIKE. SURFACE OR IN GROUND MOUNT

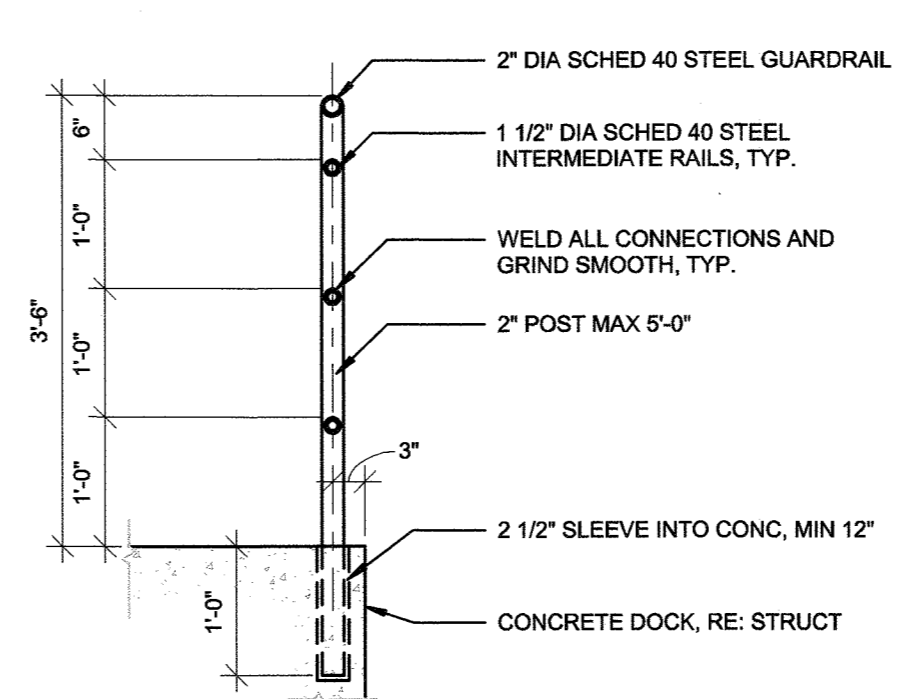
BIKE RACK



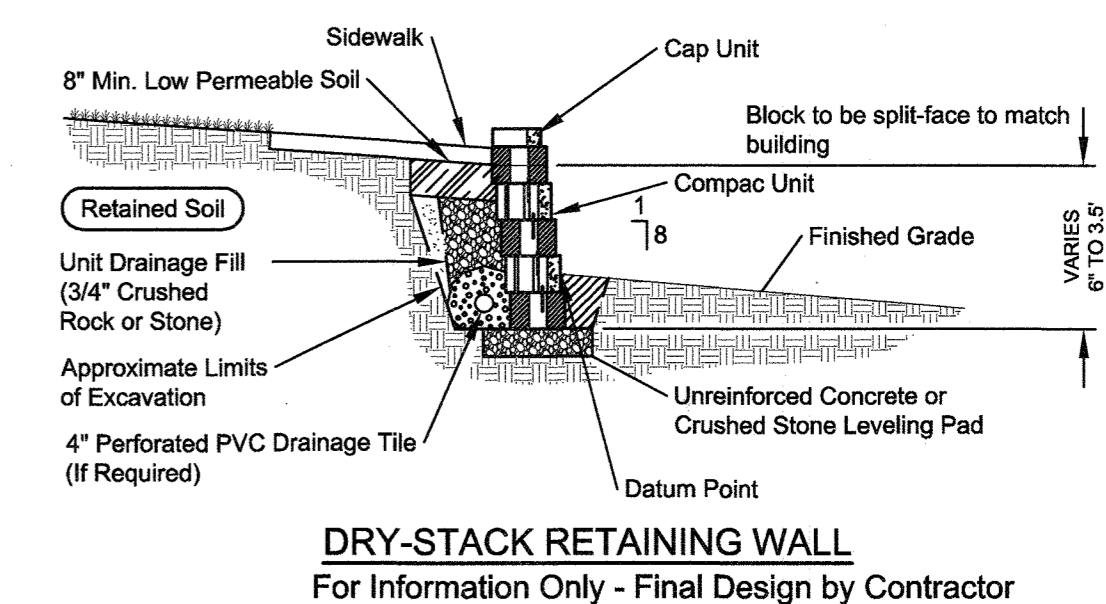
SITE POLE-MOUNTED LIGHT



ACCESSIBLE PARKING SIGN



BUILDING 3 DOCK GUARDRAIL



DRY-STACK RETAINING WALL
For Information Only - Final Design by Contractor

D-Series Size 0 LED Area Luminaire

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately.

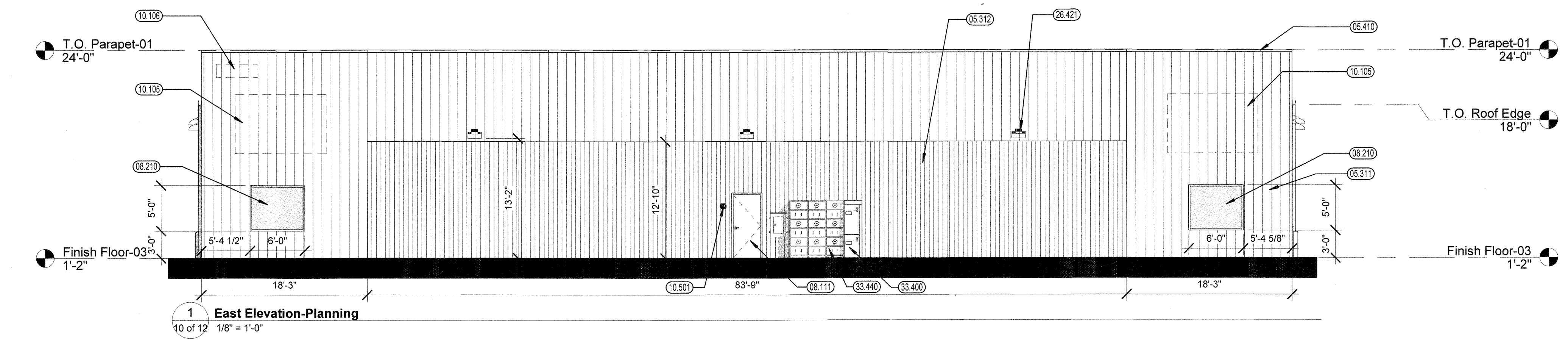
DSX0 LED	Forward optics	30K	3000K	T15	Type I short	T55	Type V short	MVOLT 41	Shipped included
P1	P4	40K	4000K	T25	Type I short	T5M	Type V wide	120V	SPA Square pole mounting
P2	P5	40K	4000K	T2M	Type II medium	T5W	Type V wide	208V	RPA Round pole mounting
P3	P6	AMPCP	Amber phosphor converted	T35	Type II short	BCC	Backlight corner	240V	WBA Wall bracket
P19	P12	T3M	Type III medium	LCD	Left corner cutout	277V	SPBBA Square pole universal mounting adaptor	277V	SPBBA Square pole universal mounting adaptor
P17	P13	T4M	Type IV medium	RCD	Right corner cutout	347V	RWBBA Round pole universal mounting adaptor	347V	RWBBA Round pole universal mounting adaptor
		T7M	Forward throw medium	T7M	Forward throw medium	480V		480V	Shipped separately
		T5V5	Type V very short						KMAM DOBBD U Mast arm mounting bracket adaptor (specify finish)

Shipped installed	Shipped installed	Shipped installed	Shipped installed
NDAUR2 Night RGB generation 2 enabled	PBR1FCV Bi-level motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 16"	BL30 Bi-level switched dimming, 30% 14"	D08D Dark bronze
PBR Bi-level motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 16"	BL50 Bi-level switched dimming, 50% 14"	PBRM030 Part right, dim 5 hrs 14"	D8D Dark bronze
PBR5 Fan-wire receptacle only (control ordered separately)	PBRM033 Part right, dim 3 hrs 14"	PBRM035 Part right, dim 5 hrs 14"	D8L Dark bronze
PBR7 Seven-wire receptacle only (control ordered separately)	PBRM037 Part right, dim 7 hrs 14"	PBRM039 Part right, dim 9 hrs 14"	D8M Dark bronze
DAG 0-10V dimming extend out back of housing for external control (control ordered separately)	PBRM041 Part right, dim 11 hrs 14"	PBRM043 Part right, dim 13 hrs 14"	D8N Dark bronze
PR Bi-level motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 36"	PBRM045 Part right, dim 15 hrs 14"	PBRM047 Part right, dim 17 hrs 14"	D8O Dark bronze
PBRM Bi-level motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 16"	PBRM049 Part right, dim 19 hrs 14"	PBRM051 Part right, dim 21 hrs 14"	D8P Dark bronze
PBRN Network, Bi-level motion/ambient sensor	PBRM053 Part right, dim 23 hrs 14"	PBRM055 Part right, dim 25 hrs 14"	D8Q Dark bronze
PBR1FCV Bi-level motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 16"	PBRM057 Part right, dim 27 hrs 14"	PBRM059 Part right, dim 29 hrs 14"	D8R Dark bronze
	PBRM061 Part right, dim 31 hrs 14"	PBRM063 Part right, dim 33 hrs 14"	D8S Dark bronze
	PBRM065 Part right, dim 35 hrs 14"	PBRM067 Part right, dim 37 hrs 14"	D8T Dark bronze
	PBRM069 Part right, dim 39 hrs 14"	PBRM071 Part right, dim 41 hrs 14"	D8U Dark bronze
	PBRM073 Part right, dim 43 hrs 14"	PBRM075 Part right, dim 45 hrs 14"	D8V Dark bronze
	PBRM077 Part right, dim 47 hrs 14"	PBRM079 Part right, dim 49 hrs 14"	D8W Dark bronze
	PBRM081 Part right, dim 51 hrs 14"	PBRM083 Part right, dim 53 hrs 14"	D8X Dark bronze
	PBRM085 Part right, dim 55 hrs 14"	PBRM087 Part right, dim 57 hrs 14"	D8Y Dark bronze
	PBRM089 Part right, dim 59 hrs 14"	PBRM091 Part right, dim 61 hrs 14"	D8Z Dark bronze
	PBRM093 Part right, dim 63 hrs 14"	PBRM095 Part right, dim 65 hrs 14"	D8AA Dark bronze
	PBRM097 Part right, dim 67 hrs 14"	PBRM099 Part right, dim 69 hrs 14"	D8AB Dark bronze
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	PBRM105 Part right, dim 75 hrs 14"	PBRM107 Part right, dim 77 hrs 14"	D8AD Dark bronze
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	PBRM121 Part right, dim 91 hrs 14"	PBRM123 Part right, dim 93 hrs 14"	D8AH Dark bronze
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	PBRM169 Part right, dim 139 hrs 14"	PBRM171 Part right, dim 141 hrs 14"	D8AT Dark bronze
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	PBRM297 Part right, dim 267 hrs 14"	PBRM299 Part right, dim 269 hrs 14"	D8BZ Dark bronze
	PBRM301 Part right, dim 271 hrs 14"	PBRM303 Part right, dim 273 hrs 14"	D8CA Dark bronze
	PBRM305 Part right, dim 275 hrs 14"	PBRM307 Part right, dim 277 hrs 14"	D8CB Dark bronze
	PBRM309 Part right, dim 279 hrs 14"	PBRM311 Part right, dim 281 hrs 14"	D8CC Dark bronze
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	PBRM321 Part right, dim 291 hrs 14"	PBRM323 Part right, dim 293 hrs 14"	D8CF Dark bronze
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	PBRM345 Part right, dim 315 hrs 14"	PBRM347 Part right, dim 317 hrs 14"	D8CL Dark bronze
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	PBRM361 Part right, dim 331 hrs 14"	PBRM363 Part right, dim 333 hrs 14"	D8CP Dark bronze
	PBRM365 Part right, dim 335 hrs 14"	PBRM367 Part right, dim 337 hrs 14"	D8CQ Dark bronze
	PBRM369 Part right, dim 339 hrs 14"	PBRM371 Part right, dim 341 hrs 14"	D8CR Dark bronze
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	PBRM377 Part right, dim 347 hrs 14"	PBRM379 Part right, dim 349 hrs 14"	D8CT Dark bronze
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	PBRM385 Part right, dim 355 hrs 14"	PBRM387 Part right, dim 357 hrs 14"	D8CV Dark bronze
	PBRM389 Part right, dim 359 hrs 14"	PBRM391 Part right, dim 361 hrs 14"	D8CW Dark bronze
	PBRM393 Part right, dim 363 hrs 14"	PBRM395 Part right, dim 365 hrs 14"	D8CX Dark bronze
	PBRM397 Part right, dim 367 hrs 14"	PBRM399 Part right, dim 369 hrs 14"	D8CY Dark bronze
	PBRM401 Part right, dim 371 hrs 14"	PBRM403 Part right, dim 373 hrs 14"	D8CZ Dark bronze
	PBRM405 Part right, dim 375 hrs 14"	PBRM407 Part right, dim 377 hrs 14"	D8DA Dark bronze
	PBRM409 Part right, dim 379 hrs 14"	PBRM411 Part right, dim 381 hrs 14"	D8DB Dark bronze
	PBRM413 Part right, dim 383 hrs 14"	PBRM415 Part right, dim 385 hrs 14"	D8DC Dark bronze
	PBRM417 Part right, dim 387 hrs 14"	PBRM419 Part right, dim 389 hrs 14"	D8DD Dark bronze
	PBRM421 Part right, dim 391 hrs 14"	PBRM423 Part right, dim 393 hrs 14"	D8DE Dark bronze
	PBRM425 Part right, dim 395 hrs 14"	PBRM427 Part right, dim 397 hrs 14"	D8DF Dark bronze
	PBRM429 Part right, dim 399 hrs 14"	PBRM431 Part right, dim 401 hrs 14"	D8DG Dark bronze
	PBRM433 Part right, dim 403 hrs 14"	PBRM435 Part right, dim 405 hrs 14"	D8DH Dark bronze
	PBRM437 Part right, dim 407 hrs 14"	PBRM439 Part right, dim 409 hrs 14"	D8DI Dark bronze
	PBRM441 Part right, dim 411 hrs 14"	PBRM443 Part right, dim 413 hrs 14"	D8DJ Dark bronze
	PBRM445 Part right, dim 415 hrs 14"	PBRM447 Part right, dim 417 hrs 14"	D8DK Dark bronze
	PBRM449 Part right, dim 419 hrs 14"	PBRM451 Part right, dim 421 hrs 14"	D8DL Dark bronze
	PBRM453 Part right, dim 423 hrs 14"	PBRM455 Part right, dim 425 hrs 14"	D8DM Dark bronze
	PBRM457 Part right, dim 427 hrs 14"	PBRM459 Part right, dim 429 hrs 14"	D8DN Dark bronze
	PBRM461 Part right, dim 431 hrs 14"	PBRM463 Part right, dim 433 hrs 14"	D8DO Dark bronze
	PBRM465 Part right, dim 435 hrs 14"	PBRM467 Part right, dim 437 hrs 14"	D8DP Dark bronze
	PBRM469 Part right, dim 439 hrs 14"	PBRM471 Part right, dim 441 hrs 14"	D8DQ Dark bronze
	PBRM473 Part right, dim 443 hrs 14"	PBRM475 Part right, dim 445 hrs 14"	D8DR Dark bronze
	PBRM477 Part right, dim 447 hrs 14"	PBRM479 Part right, dim 449 hrs 14"	D8DS Dark bronze
	PBRM481 Part right, dim 451 hrs 14"	PBRM483 Part right, dim 453 hrs 14"	D8DT Dark bronze
	PBRM485 Part right, dim 455 hrs 14"	PBRM487 Part right, dim 457 hrs 14"	D8DU Dark bronze
	PBRM489 Part right, dim 459 hrs 14"	PBRM491 Part right, dim 461 hrs 14"	D8DV Dark bronze
	PBRM493 Part right, dim 463 hrs 14"	PBRM495 Part right, dim 465 hrs 14"	D8DW Dark bronze
	PBRM497 Part right, dim 467 hrs 14"	PBRM499 Part right, dim 469 hrs 14"	D8DX Dark bronze
	PBRM501 Part right, dim 471 hrs 14"	PBRM503 Part right, dim 473 hrs 14"	D8DY Dark bronze
	PBRM505 Part right, dim 475 hrs 14"	PBRM507 Part right, dim 477 hrs 14"	D8DZ Dark bronze
	PBRM509 Part right, dim 479 hrs 14"	PBRM511 Part right, dim 481 hrs 14"	D8EA Dark bronze
	PBRM513 Part right, dim 483 hrs 14"	PBRM515 Part right, dim 485 hrs 14"	D8EB Dark bronze
	PBRM517 Part right, dim 487 hrs 14"	PBRM519 Part right, dim 489 hrs 14"	D8EC Dark bronze
	PBRM521 Part right, dim 491 hrs 14"	PBRM523 Part right, dim 493 hrs 14"	D8ED Dark bronze
	PBRM525 Part right, dim 495 hrs 14"	PBRM527 Part right, dim 497 hrs 14"	D8EE Dark bronze
	PBRM529 Part right, dim 499 hrs 14"	PBRM531 Part right, dim 501 hrs 14"	D8EF Dark bronze
	PBRM533 Part right, dim 503 hrs 14"	PBRM535 Part right, dim 505 hrs 14"	D8EG Dark bronze
	PBRM537 Part right, dim 507 hrs 14"	PBRM539 Part right, dim 509 hrs 14"	D8EH Dark bronze
	PBRM541 Part right, dim 511 hrs 14"	PBRM5	

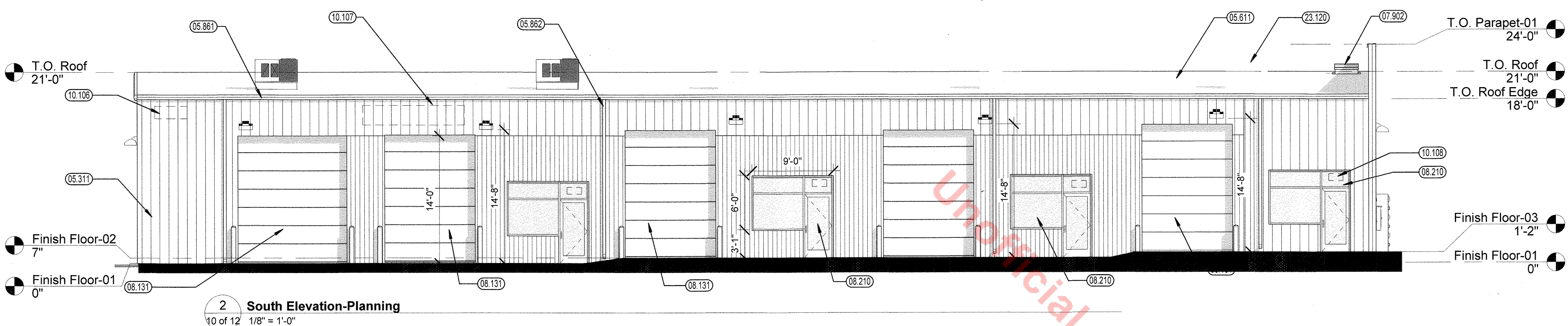
SITE DEVELOPMENT PLAN

CASTLE ROCK INDUSTRIAL PARK, LOTS 3 AND 4

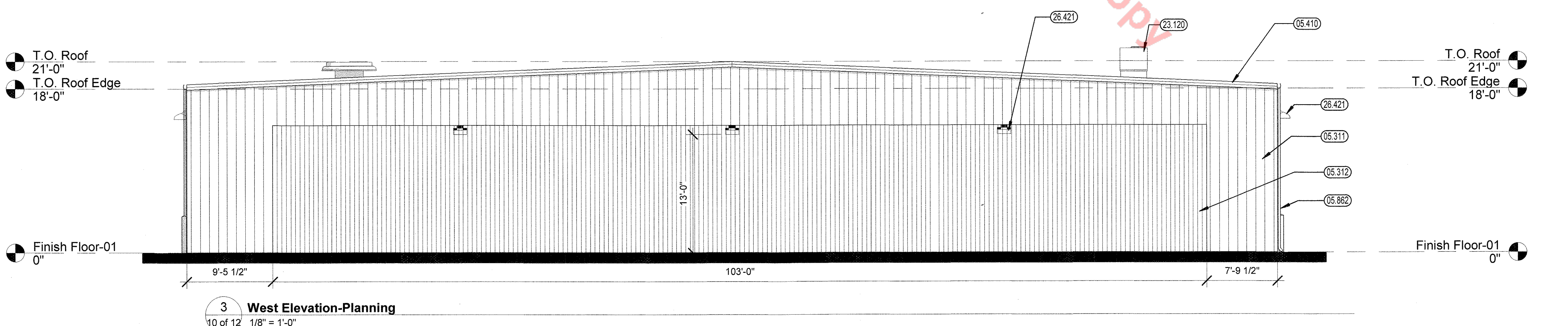
LOCATED IN THE NORTHEAST 1/4 SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



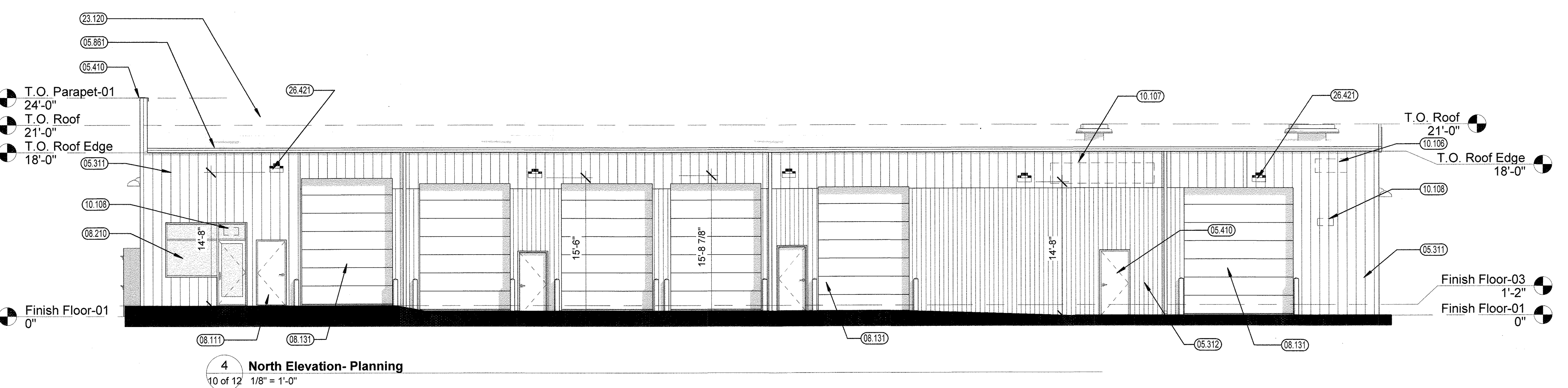
1 East Elevation-Planning
10 of 12 1/8" = 1'-0"



2 South Elevation-Planning
10 of 12 1/8" = 1'-0"



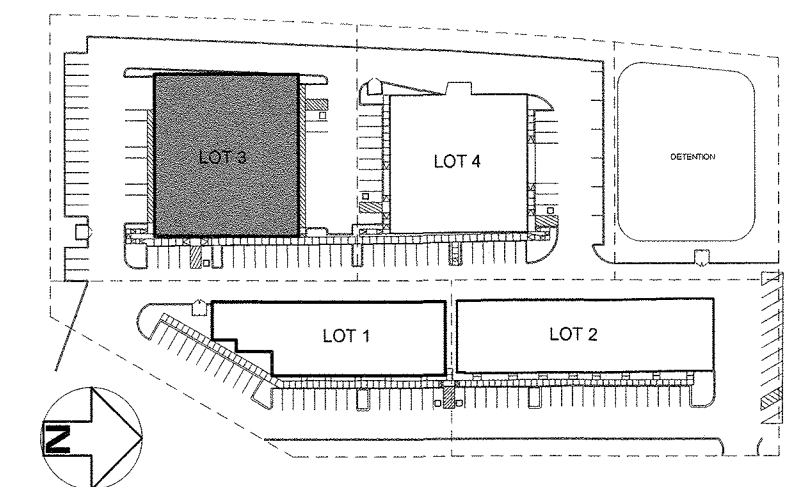
3 West Elevation-Planning
10 of 12 1/8" = 1'-0"



4 North Elevation-Planning
10 of 12 1/8" = 1'-0"

KEYNOTES	
Key Value	Keynote Text
05.311	1 1/2" VERTICAL METAL WALL PANELS, MP-1.
05.312	1 1/2" VERTICAL METAL WALL PANELS, MP-2.
05.410	METAL WALL CAP, MF-1.
05.611	PBR METAL PANEL ROOFING, MR-1.
05.861	PREFINISHED METAL GUTTERS, DS-1.
05.862	PREFINISHED METAL DOWNSPOUTS, DS-1.
07.902	3'X3' ROOF ACCESS HATCH.
08.111	HM INSULATED EXTERIOR DOOR, PAINT TO MATCH WINDOWS, SF-1.
08.131	PRE-FINISHED ALUMINUM SECTIONAL ROLL-UP DOOR.
08.210	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLASS, SF-1.
10.105	MULTI-TENANT SIGNAGE BY OWNER, DESIGN AND LAYOUT BY OTHERS.
10.106	BUILDING ADDRESS SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.107	TENANT LOGO SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.108	TENANT SUITE ADDRESS SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.501	KNOX BOX, APPROX 6'-0" AFF. COORDINATE W/ FIRE DEPT FOR TYPE AND KEYING.
23.120	MECHANICAL ROOF TOP UNIT, BY OTHERS.
26.421	EXTERIOR WALL PACK WITH 90 DEGREE CUTOFF, RE: ELECTRICAL.
33.400	ELECTRICAL SERVICE ENTRANCE.
33.440	ELECTRICAL POWER METER, RE: ELECTRICAL.

EXTERIOR MATERIAL FINISHES	
ABBREV.	DESCRIPTION
DS-1	PREFINISHED GALVANIZED DOWNSPOUT COLOR: BURNISHED SLATE
MD-1	COILING METAL DOOR - JANUS COLOR: DARK BRONZE
MF-1	PREFINISHED GALVANIZED CAP FLASHING COLOR: BURNISHED SLATE
MP-1	B&C - PBR METAL PANEL COLOR: BUCKSKIN
MP-2	B&C - PBR METAL PANEL COLOR: LIGHTSTONE
SF-1	KAWNEER ALUMINUM FRAME WITH CLEAR GLAZING COLOR: DARK BRONZE
MR-1	METAL ROOF - METAL SALES - SEAM LOC 24 COLOR: GALVALUME



KeyPlan

DATE: 4.10.19
SCALE: As indicated
DRAWN BY: JTK
CHECKED BY: JTK



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PROJECT NUMBER
8102.28

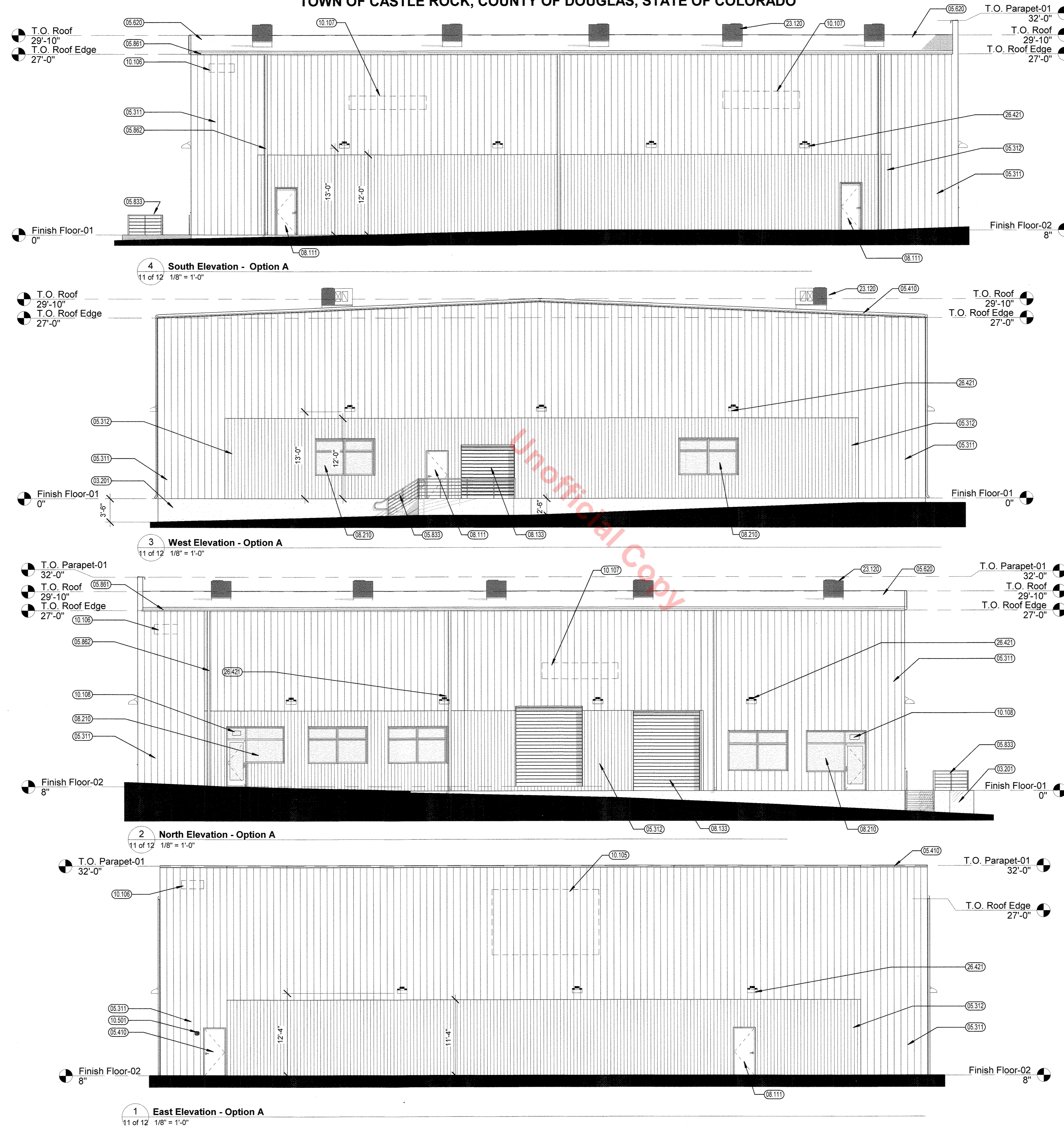
SHEET
10 of 12

Exterior Elevations
Building 3

SITE DEVELOPMENT PLAN

CASTLE ROCK INDUSTRIAL PARK, LOTS 3 AND 4

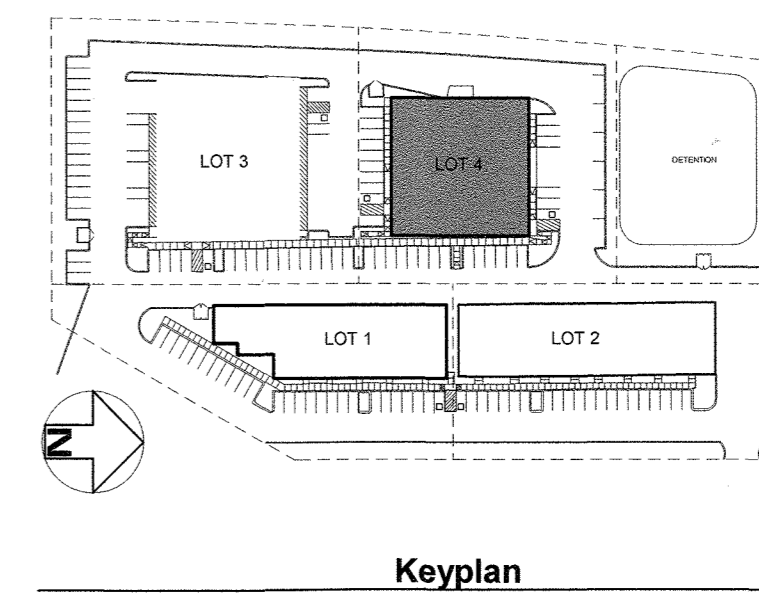
LOCATED IN THE NORTHEAST 1/4 SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



OPTION A

KEYNOTES	
Key Value	Keynote Text
03.201	CONCRETE FOUNDATION, RE: STRUCTURAL
05.311	1 1/2" VERTICAL METAL WALL PANELS, MP-1.
05.312	1 1/2" VERTICAL METAL WALL PANELS, MP-2.
05.410	METAL WALL CAP, MF-1.
05.620	STANDING SEAM METAL ROOFING, MR-1
05.833	PROVIDE 2" FLOOR MOUNTED GUARDRAIL @ 42" AFF WITH 1 1/2" HORIZONTAL LATERALS @ 12" OC
05.861	PREFINISHED METAL DOWNSPOUTS, DS-1.
05.862	PREFINISHED METAL DOWNSPOUTS, DS-1
08.111	HM INSULATED EXTERIOR DOOR, PAINT TO MATCH WINDOWS, SF-1.
08.133	PRE-FINISHED METAL COILING DOOR, FINISH MD-1.
08.210	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLASS, SF-1.
10.105	MULTI-TENANT SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.106	BUILDING ADDRESS SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.107	TENANT LOGO SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.108	TENANT SUITE ADDRESS SIGNAGE, SIZE AND FINAL LOCATION BY OTHERS.
10.501	KNOX BOX, APPROX 6'-0" AFF, COORDINATE W/ FIRE DEPT FOR TYPE AND KEYING.
23.120	MECHANICAL ROOF TOP UNIT, BY OTHERS
26.421	EXTERIOR WALL PACK WITH 90 DEGREE CUTOFF, RE: ELECTRICAL.

EXTERIOR MATERIAL FINISHES	
ABBREV.	DESCRIPTION
DS-1	PREFINISHED GALVANIZED DOWNSPOUT COLOR: BURNISHED SLATE
MD-1	COILING METAL DOOR- JANUS COLOR: DARK BRONZE
MF-1	PREFINISHED GALVANIZED CAP FLASHING COLOR: BURNISHED SLATE
MP-1	B&C - PBR METAL PANEL COLOR: BUCKSKIN
MP-2	B&C - PBR METAL PANEL COLOR: LIGHTSTONE
SF-1	KAWNEER ALUMINUM FRAME WITH CLEAR GLAZING COLOR: DARK BRONZE
MR-1	METAL ROOF - METAL SALES - SEAM LOC 24 COLOR: GALVALUME



DATE: 04.19.19
SCALE: As indicated
DRAWN BY: JTK
CHECKED BY: JTK



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PROJECT NUMBER
6102.26

SHEET
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Exterior Elevations
Building 4 - Option A

