

PROJECT DESCRIPTION

The Project involves the following:
The primary scope of work is the addition of 2,500 sf of office space within an existing building shell. The existing building is a metal building consisting of 6 bays of 25'w x50'd. The last 2 bays are currently 2 story and primarily for storage. A second story is being introduced in the last 2 bays.

- Site:
- Addition of 29 new parking spaces and asphalt paving
 - New sidewalk along Topeka Way
 - New Landscape

- Building Level 1
- Remodel of existing bathrooms to make them ADA (ANSI) compliant and addition of a shower in the womens bathroom

- Building Level 2
- Addition of 2,500 sf of office space within existing building shell
 - New Bathroom core

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 diseased 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.
- The project does not impact the East Plum Creek 100 year floodplain and floodway as delineated on FEMA map number 06035C0301G dated March 16 2016, Zone AE
- 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 Project 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, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- This site is zoned I-2 - General Industrial
- 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.
- TCV16-0067. Uncaptured off-site flow Approved 01/17/2017

LOT 1, CITADEL STATION FILING NO.6, AMENDMENT NO. 1 SITE DEVELOPMENT PLAN LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:
LOT 1, CITADEL STATION FILING NO.6, AMENDMENT NO. 1 COUNTY OF DOUGLAS, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF

- 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 and in the Blue Water pressure zone

- FIRE NOTES:
- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
 - Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
 - "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
 - It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

SUMMARY TABLE

| | |
|---------------------------------------------------|-----------------------------------------------------------------|
| Total Building Area | : 15,049 sf |
| Building Setback and Separations (per I-2 zoning) | : Front - 15'-0" Side and back - 0'-0" |
| Existing | : East - 50.9' West - 50.9' North - 78.36' South - 133.3' |
| Parking spaces | |
| Office Bldg - Required per Town of Caste Rock | : 4 spaces per 1000sf GLA |
| | Existing Leasable Area = 5,618 sf |
| | New Leasable Area = 2,239 sf |
| | Total Leasable Area = 7,857 sf |
| | Parking Spaces required = 32 spaces |
| Warehouse Area | : 1 space per 1000 sf GLA |
| | Existing Leasable Area = 2,234 sf (No new Area Proposed) |
| | Parking Spaces required = 3 spaces |
| | Total Parking Spaces Required = 35 spaces |
| Total Parking Spaces Provided | : Existing - 24 Parking Spaces |
| | New - 29 Parking Spaces |
| | Total Parking Spaces Provided = 53 spaces |
| | (3ada 50 reg. spaces) |
| Building Height Allowed | : 50'-0" |
| Existing Building Height | : 24'-0" |
| Total Site Area | : 87,134 sf - 2 acres Impacted Area: 41,847 sf |
| | Current SDP Previous SDP |
| Building Coverage | 7,640 sf 7,640 sf |
| Parking/Walkways | 23,627 sf 13,525 sf |
| Landscape | 10,228 sf 2,130 sf |
| Unpaved Storage | 45,639 sf 63,839sf |
| Total | 87,134 sf 87,134 sf |

SIGNATURE BLOCKS:

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.
Robert Martinez
MARTINEZ REAL ESTATE COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 16 DAY OF May, 2017

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF May, 2017
BY *Robert Martinez* AS owner OF MARTINEZ REAL ESTATE COMPANY LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Kendra M. Lane
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-30-17

TITLE CERTIFICATION
Kachel Burham 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 CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
Kachel Burham
AUTHORIZED REPRESENTATIVE
First American Title
TITLE COMPANY
SIGNED THIS 8th DAY OF June, 2017

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF June, 2017 BY
Kachel Burham AS AUTHORIZED REPRESENTATIVE
OF *First American Title*
WITNESS MY HAND AND OFFICIAL SEAL.
Ashley Lorene Berg
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/05/2019

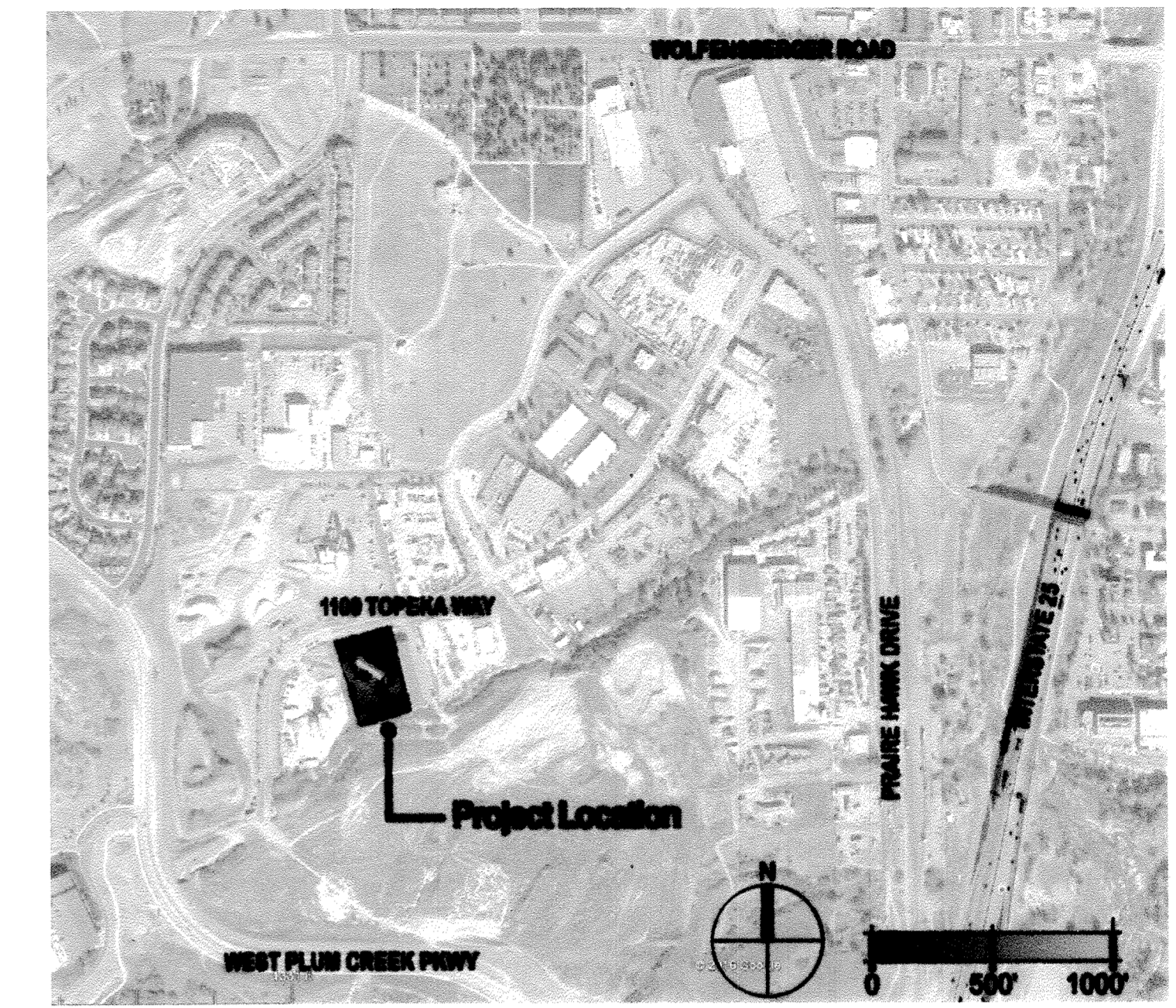
SURVEYOR'S CERTIFICATE
I JEFFERY MILLER A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
J. Miller
4-21-17
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38467

CIVIL ENGINEER'S STATEMENT
I, DAVID R. KLINE BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
David R. Kline
4/21/17
COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 24520

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 10:22 AM ON THE 18 DAY OF OCT. 2017 AT RECEPTION NO. 2017070669
Sandra C. Stacey
DOUGLAS COUNTY CLERK AND RECORDER
DEPUTY

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 9 DAY OF June, 2017.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

VICINITY MAP AND PROJECT LOCATION:



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 JANUARY 6-2692 AT RECEPTION NO. 2002002826, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
2017017482
Michael A. Lazzari
WELLS-FARGO BANK-WEST, N.A.
Bank of the West
SIGNED THIS 8th DAY OF June, 2017.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF June, 2017 BY *Michael A. Lazzari*
WITNESS MY HAND AND OFFICIAL SEAL.
Ashley Lorene Berg
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/05/2019

PROJECT BENCHMARK
A 1-1/4" RED PLASTIC CAP WITH ILLEGIBLE STAMPING LOCATED AT THE NORTH EAST CORNER OF LOT 1, CITADEL STATION FILING NO. 6, AMENDMENT NO. 1. ELEVATION = 2591.58 FEET NAVD88 DATUM

PROJECT BASIS OF BEARINGS
BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15 (A 1.1'x1.6'x7' CONCRETE COLUMN WITH A STEEL PIPE RUNNING THROUGH THE CENTER), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN TO THE EAST QUARTER CORNER OF SECTION 15 (A 2-1/2" ALUMINUM CAP STAMPED SURVEY MONUMENT, ARCHER & ASSOC., PLS 6935, 1998), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN. THE LINE BEARS N0°VA35'39"W., A DISTANCE OF 2,656.55 FEET.

DRAWING INDEX

| | |
|-----------------|------------------|
| 1. SHEET 1 OF 5 | - COVER SHEET |
| 2. SHEET 2 OF 5 | - SITE PLAN |
| 3. SHEET 3 OF 5 | - UTILITY PLAN |
| 4. SHEET 4 OF 5 | - GRADING PLAN |
| 5. SHEET 5 OF 5 | - LANDSCAPE PLAN |

Owner:
Martinez Real Estate LLC
559 Topeka Way | Suite 310
Castle Rock | CO 80109
P: 303.325.2259
e: travis.martinez@gmail.com

Design Team:
Architect:
SB Architecture, PC, Inc
12625 East Euclid Drive
Centennial | CO 80111
Contact: Shekhar Bhushan
e: sbhushan@sbarchpc.com
p: 303.503.5600

Design Team:
Civil Engineer | Landscape | Survey:
Matrix Design Group
1601 Blake Street
Denver | CO 80202
Contact: David Kline
e: Dave_Kline@matrixdesigngroup.com
p: 303.572.0200

SITE DEVELOPMENT PLAN

Seal:

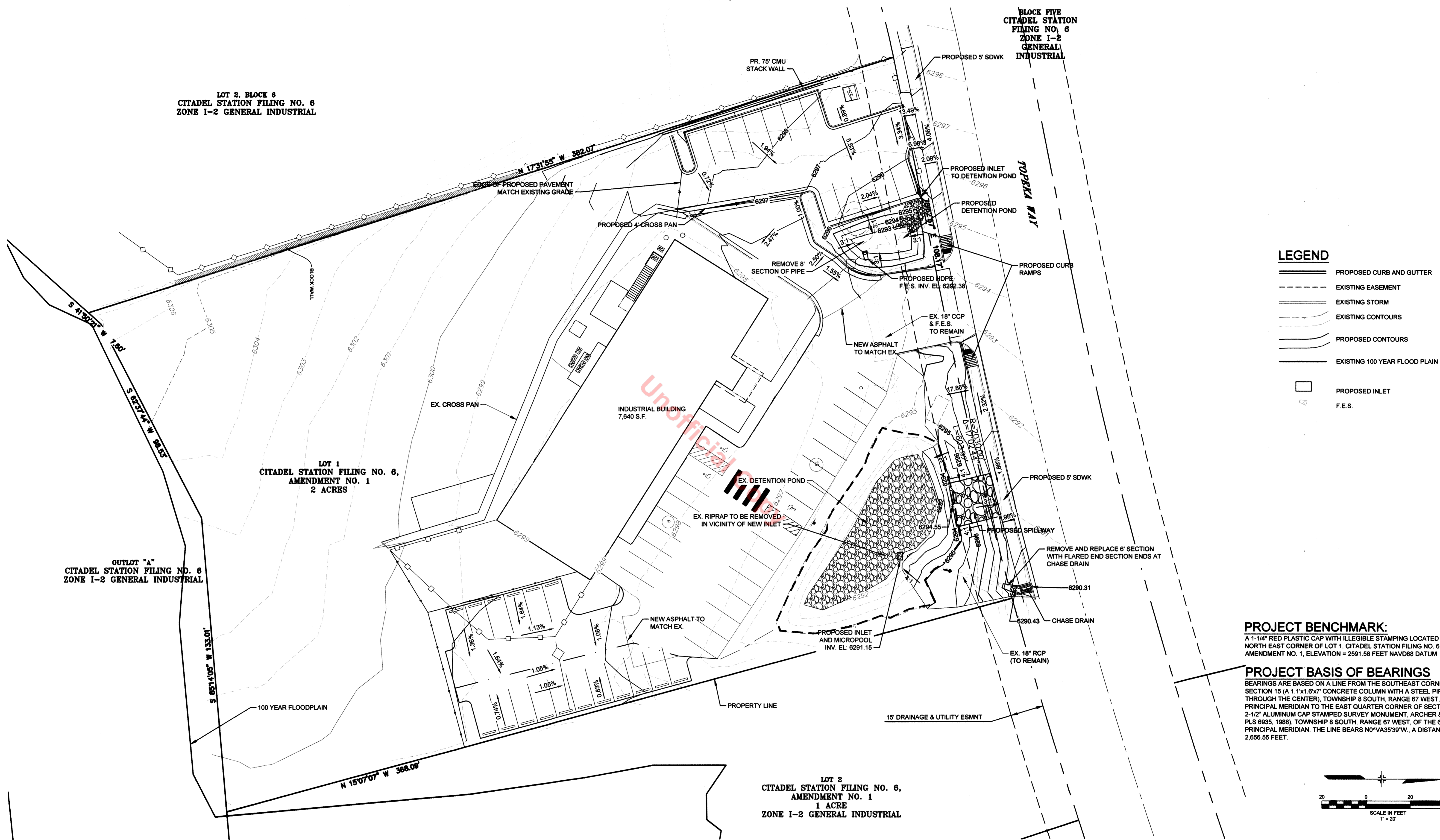
Issued For:

| No. | Date. | Description. |
|-----|------------|-----------------------|
| 1 | 06.30.2016 | Site Development Plan |

Sheet Title and Number:
COVER SHEET
LOT 1, CITADEL STATION FILING NO.6, AMENDMENT NO.1
PROJECT NO. SDP-16-0022
SHEET 1 OF 5

LOT 1, CITADEL STATION FILING NO. 6 AMENDMENT NO. 1, SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

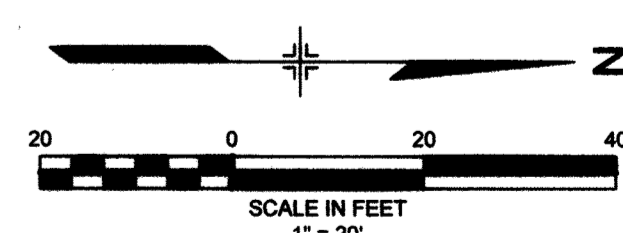


LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- EXISTING STORM
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING 100 YEAR FLOOD PLAIN
- PROPOSED INLET
- F.E.S.

PROJECT BENCHMARK:
A 1-1/4" RED PLASTIC CAP WITH ILLEGIBLE STAMPING LOCATED AT THE NORTH EAST CORNER OF LOT 1, CITADEL STATION FILING NO. 6, AMENDMENT NO. 1. ELEVATION = 2591.58 FEET NAVD83 DATUM

PROJECT BASIS OF BEARINGS
BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15 (A 1.1'x1.6'x7' CONCRETE COLUMN WITH A STEEL PIPE RUNNING THROUGH THE CENTER), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN TO THE EAST QUARTER CORNER OF SECTION 15 (A 2-1/2' ALUMINUM CAP STAMPED SURVEY MONUMENT, ARCHER & ASSOC., PLS 6935, 1988), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN. THE LINE BEARS N0°VA35'39"W, A DISTANCE OF 2,856.55 FEET.

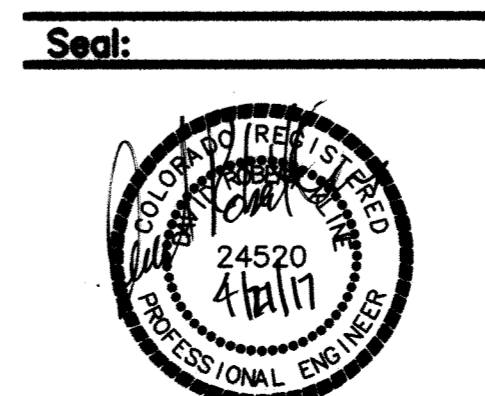


Owner:
Martinez Real Estate LLC
559 Topeka Way | Suite 310
Castle Rock | CO 80109
P: 303.325.2259
e: travis.martinez@gmail.com

Design Team:
Architect:
SB Architecture, PC, Inc
12626 East Euclid Drive
Centennial | CO 80111
Contact: Shekhar Bhushan
e: sbhushan@sbarchpc.com
p: 303.503.5600

Design Team:
Civil Engineer:
Matrix Design Group
1601 Blake Street
Denver | CO 80202
Contact: David Kline
e: Dave_Kline@matrixdesigngroup.com
p: 303.572.0200

SITE DEVELOPMENT PLAN



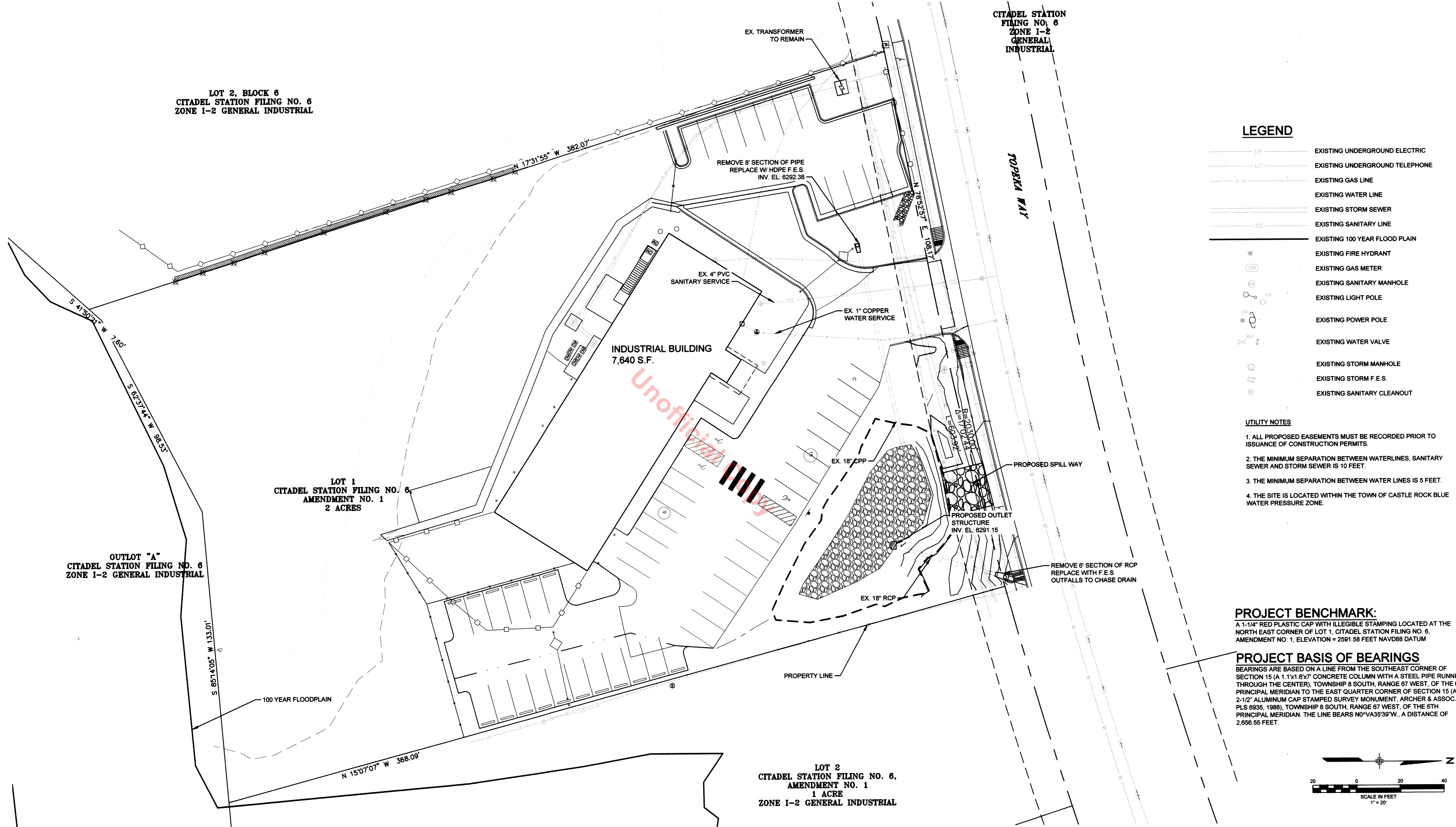
Issued For:

| No. | Date | Description |
|-----|------------|-----------------------|
| 1 | 06.30.2016 | Site Development Plan |

Sheet Title and Number:
GRADING PLAN
LOT 1, CITADEL STATION
FILING NO. 6,
AMENDMENT NO. 1
PROJECT NO.
SDP-16-0022
SHEET 3 OF 5

LOT 1, CITADEL STATION FILING NO. 6 AMENDMENT NO. 1, SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY LINE
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING STORM F.E.S.
- EXISTING SANITARY CLEANOUT

UTILITY NOTES

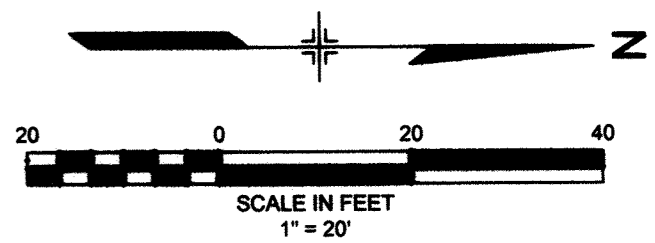
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.

PROJECT BENCHMARK:

A 1-1/4" RED PLASTIC CAP WITH ILLEGIBLE STAMPING LOCATED AT THE NORTH EAST CORNER OF LOT 1, CITADEL STATION FILING NO. 6, AMENDMENT NO. 1, ELEVATION = 2591.58 FEET NAVD88 DATUM

PROJECT BASIS OF BEARINGS

BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15 (A 1.1'x1.6'x7' CONCRETE COLUMN WITH A STEEL PIPE RUNNING THROUGH THE CENTER), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN TO THE EAST QUARTER CORNER OF SECTION 15 (A 2-1/2' ALUMINUM CAP STAMPED SURVEY MONUMENT, ARCHER & ASSOC., PLS 6935, 1988), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN. THE LINE BEARS N0°VA35°39'W, A DISTANCE OF 2,656.55 FEET.

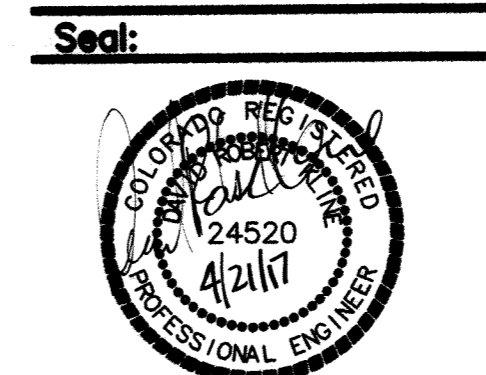


Owner:
Martinez Real Estate LLC
559 Topeka Way | Suite 310
Castle Rock | CO 80109
P: 303.325.2259
e: travis.martinez@gmail.com

Design Team:
Architect:
SB Architecture, PC, Inc
12625 East Euclid Drive
Centennial | CO 80111
Contact: Shekhar Bhushan
e: sbhushan@sbarchpc.com
p: 303.503.5600

Design Team:
Civil Engineer:
Matrix Design Group
1601 Blake Street
Denver | CO 80202
Contact: David Kline
e: Dave_Kline@matrixdesigngroup.com
p: 303.572.0200

SITE DEVELOPMENT PLAN



Issued For:

| No. | Date. | Description. |
|-----|------------|-----------------------|
| 1 | 06.30.2016 | Site Development Plan |

Sheet Title and Number:
UTILITY PLAN
LOT 1, CITADEL STATION
FILING NO. 6,
AMENDMENT NO. 1
PROJECT NO.
SDP-16-0022
SHEET 4 OF 5

Town of Castle Rock Registered Professional _____
 State of Colorado License Landscape Architect # 203
 Company Name MATRIX DESIGN GROUP, INC. Address 1601 BLAKE STREET, SUITE 200, DENVER, CO
 Phone 303-572-0200 Email lresa_roberson@matrixdesigngroup.com Date 11-10-2016
 PROJECT NAME 1100 TOPEKA WAY

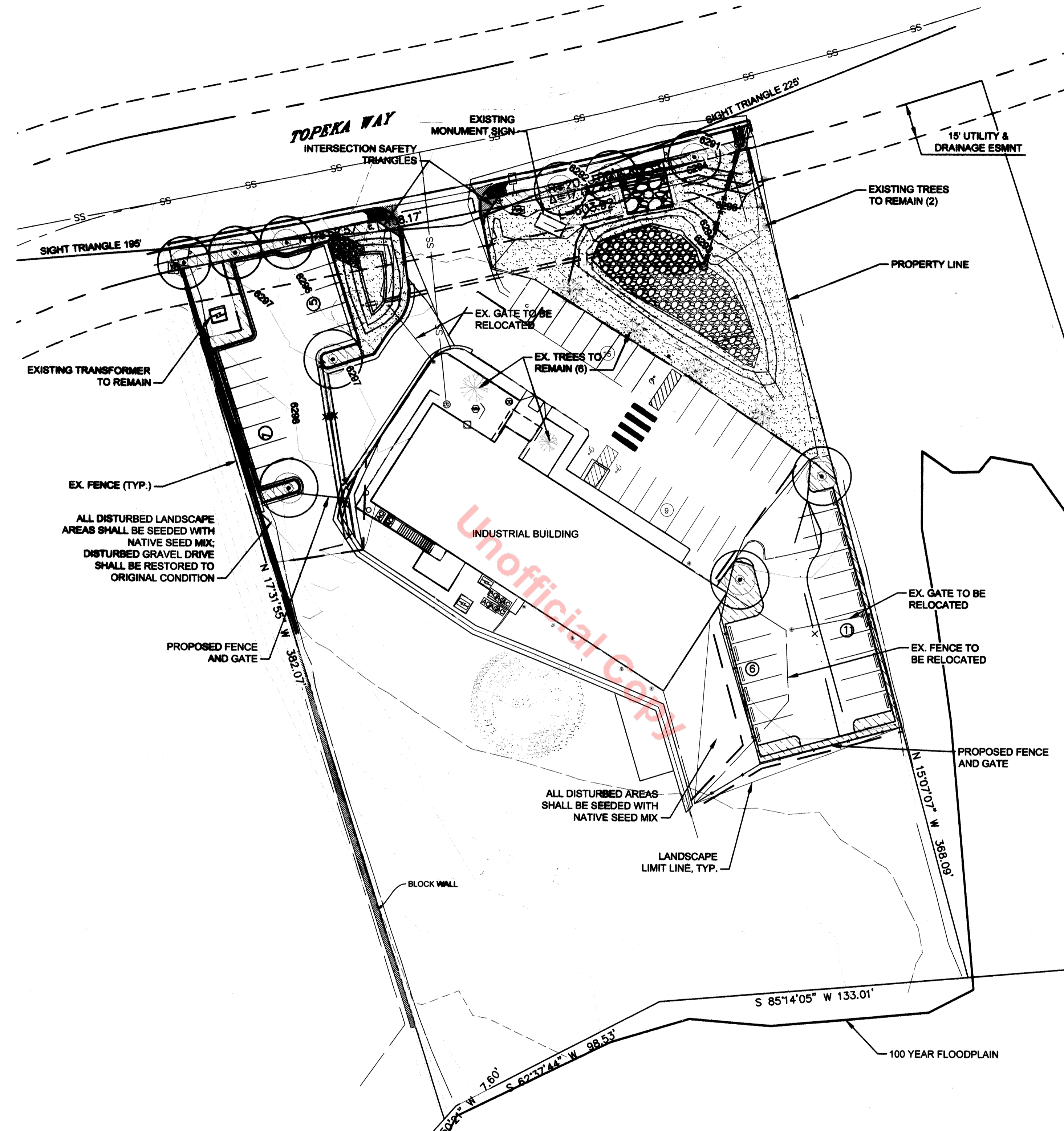
LOT 1, CITADEL STATION FILING NO. 6 AMENDMENT NO. 1, SITE DEVELOPMENT PLAN
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO

| 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 |
|-------------------------------|--------------------------------------|-----------------------------------------|---------------------------------------|-----------------------------------|---------------------------------------------|------------------------|------------------------|------------------------------------------------|-----------------------------------------|
| 41,847 SF (Scope of Work) | 10,228 SF 4,185 SF REGD. | N/A | 956 SF | 8 | 12* | 16 | 16 | 4 CY PER 1,000 S.F. = 45 CY | DUAL METER ON EXISTING SYSTEM |
| 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 Landscape Islands | No. of Trees Required | No. of Trees Provided | No. of Shrubs Required | No. of Shrubs Provided |
| 9,744 SF | 1,011 SF (874 SF Required) | 29 proposed, 24 existing | 100 SF | 4 | 5' | 4 | 4 | 8 | 16 |

- *INCLUDES (8) EXISTING TREES TO REMAIN
 NOTES:
 1. TREE AND SHRUB QUANTITIES SHOWN IN THE ABOVE CHART DO NOT INCLUDE TREES AND SHRUBS REQUIRED FOR STREETSCAPES. STREETSCAPE QUANTITIES ARE SHOWN BELOW.
 2. THE LANDSCAPE AREA SHOWN ABOVE (10,228 S.F.) INCLUDES THE FOLLOWING:
 -PERMANENTLY IRRIGATED LANDSCAPE AREA: 835 S.F.
 -TEMPORARILY IRRIGATED LANDSCAPE AREA: 8,437 S.F.
 -NON-LIVING ORNAMENTAL AREA: 956 S.F.

STREETSCAPE REQUIREMENTS

| TOTAL LENGTH | REQUIRED TREES | PROVIDED TREES | REQUIRED SHRUBS | PROVIDED SHRUBS |
|--------------|----------------|----------------|-----------------|-----------------|
| 250 LF | 6 | 6 | 24 | 24 |



LEGEND

- LANDSCAPE LIMIT LINE
- EXISTING STORM SEWER
- EXISTING CONTOURS
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING 100 YEAR FLOOD PLAIN

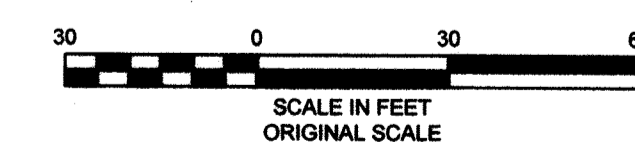
LANDSCAPE LEGEND

- APPROX. 6-7 YEAR DIAMETER
PROPOSED SHADE TREE (LOW HYDROZONE) (SHOWN AT APPROX. 75% OF MATURE SIZE)
- APPROX. DIAMETER AT PLANTING
PROPOSED EVERGREEN TREE (LOW HYDROZONE) (SHOWN AT APPROX. 75% OF MATURE SIZE)
- APPROX. 6-7 YEAR DIAMETER
- PROPOSED SHRUB PLANTING BED (MODERATE HYDROZONE)
- PROPOSED NATIVE GRASS SEEDING (LOW HYDROZONE)

NOTE: ALL TREES & SHRUB BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.

LANDSCAPE NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE 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. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. 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.



PROJECT BENCHMARK:

A 1-1/4" RED PLASTIC CAP WITH ILLEGIBLE STAMPING LOCATED AT THE NORTH EAST CORNER OF LOT 1, CITADEL STATION FILING NO. 6, AMENDMENT NO. 1, ELEVATION = 2591.58 FEET NAVD88 DATUM

PROJECT BASIS OF BEARINGS

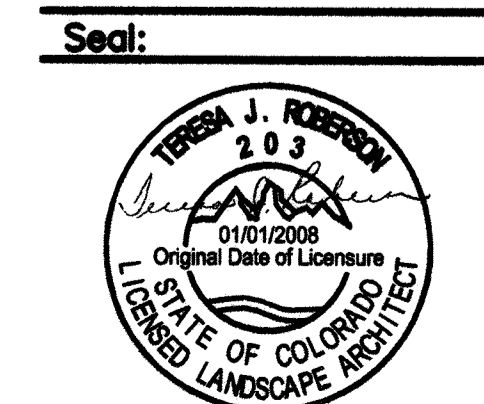
BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15 (A 1.1"x1.6"x7' CONCRETE COLUMN WITH A STEEL PIPE RUNNING THROUGH THE CENTER), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN TO THE EAST QUARTER CORNER OF SECTION 15 (A 2-1/2" ALUMINUM CAP STAMPED SURVEY MONUMENT, ARCHER & ASSOC., PLS 6935, 1988), TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN. THE LINE BEARS N0°VA35'39"W, A DISTANCE OF 2,656.55 FEET.

Owner:
 Martinez Real Estate LLC
 559 Topoka Way | Suite 310
 Castle Rock | CO 80109
 P: 303.325.2259
 e: travis.martinez@gmail.com

Design Team:
Architect:
 SB Architecture, PC, Inc
 12625 East Euclid Drive
 Centennial | CO 80111
 Contact: Shekhar Bhushan
 e: sbhushan@sbarchpc.com
 p: 303.503.5600

Design Team:
Civil Engineer:
 Matrix Design Group
 1601 Blake Street
 Denver | CO 80202
 Contact: David Kline
 e: Dave_Kline@matrixdesigngroup.com
 p: 303.572.0200

SITE DEVELOPMENT PLAN



Issued For:

| No. | Date | Description |
|-----|------------|-----------------------|
| 1 | 06.30.2016 | Site Development Plan |

Sheet Title and Number:
LANDSCAPE PLAN
 LOT 1, CITADEL STATION
 FILING NO.6,
 AMENDMENT NO.1
 PROJECT NO.
 SDP-16-0022
 SHEET 5 OF 5