


# LOT 1, CITADEL STATION, FILING NO. 6, SIXTH AMENDMENT SITE DEVELOPMENT PLAN LOCATED IN SECTIONS 2 AND 3, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

**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<sup>nd</sup> DAY OF October, 2015  
  
 DIRECTOR OF DEVELOPMENT SERVICES

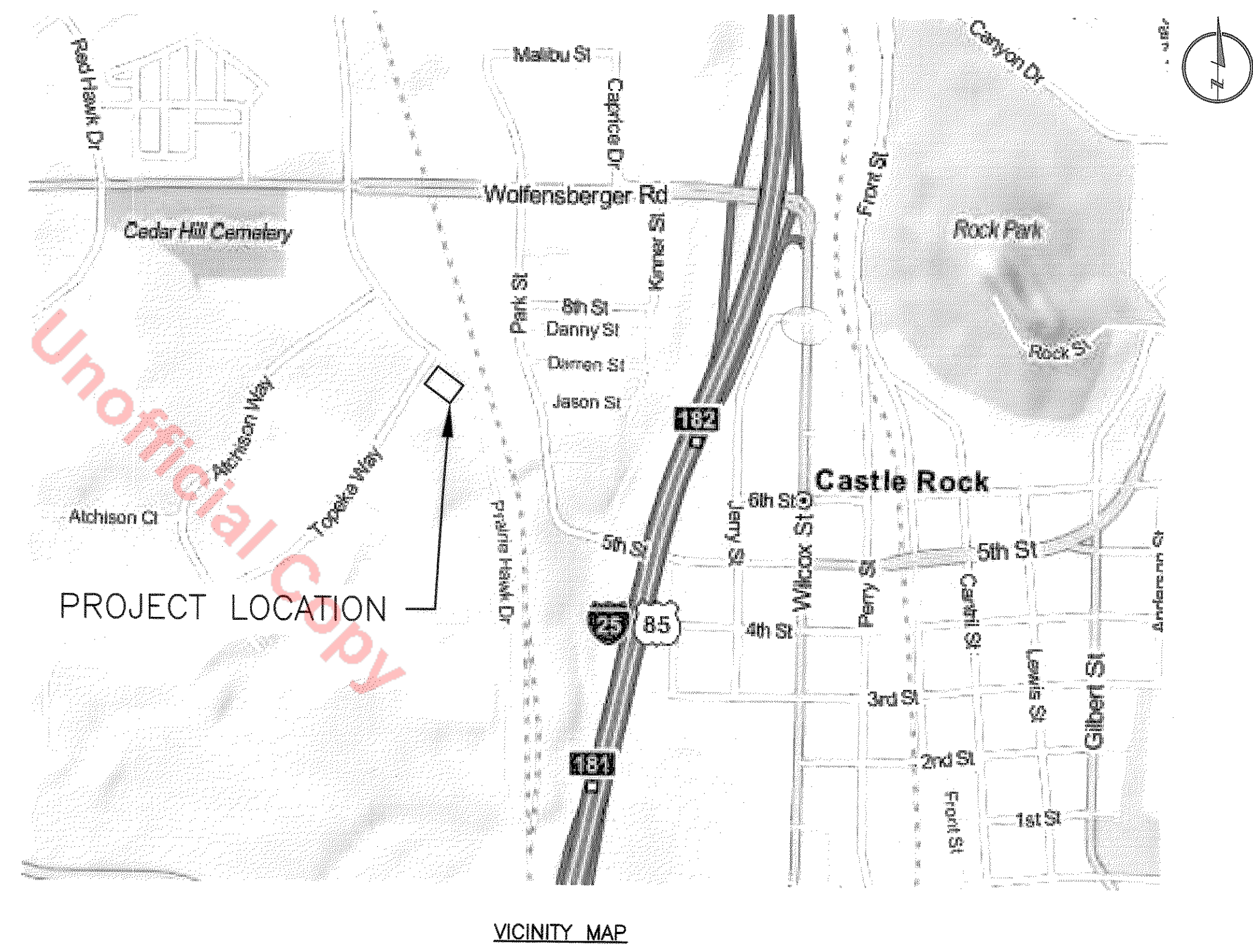
**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
 THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:03 p.m. ON THE 13<sup>th</sup> DAY OF October, 2015  
 AT RECEPTION NO. 2015073950  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Tulayan Lou  
 DEPUTY

**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.  
DLD Properties LLC  
 SIGNED THIS 2<sup>nd</sup> DAY OF October, 2015  
**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 2<sup>nd</sup> DAY OF October, 2015 BY Member-Dean S. Lewis AS Manager OF DLD PROPERTIES LLC.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 3/2/2017

**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 MARCH 24, 2010 AT RECEPTION NO. 2010018297, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.  
Vectra Bank Colorado, National Association  
 SIGNED THIS 30<sup>th</sup> DAY OF September, 2015  
**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 30<sup>th</sup> DAY OF September, 2015 BY Trish A. Cook AS Credit Administrator OF VECTRA BANK COLORADO.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: August 16, 2016

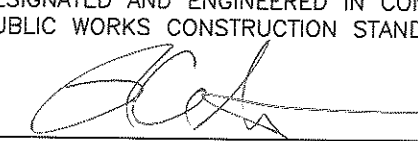
**TITLE CERTIFICATION**  
 I, Brenda Beecher, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.  
Brenda Beecher  
 AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Company  
 TITLE COMPANY  
 SIGNED THIS 2<sup>nd</sup> DAY OF October, 2015  
**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 2<sup>nd</sup> DAY OF October, 2015 BY Brenda Beecher AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 3/2/18

- SITE DEVELOPMENT PLAN (SDP) 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-WAYS 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.
  - NO CONCEPTUAL LANDSCAPE OR IRRIGATION PLANS EXIST WITHIN SCOPE OF WORK.
  - THERE ARE NO STREET SIGNS, STRIPING, STREET LIGHTS, OR CURB RAMPS WITHIN SCOPE OF WORK.
  - 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.
  - THIS SITE IS ZONED I-2 GENERAL INDUSTRIAL.
  - NO FLOODPLAINS EXIST ON THE PROPERTY AND THEREFORE ARE NOT DISPLAYED. SEE FLOOD INSURANCE RATE MAP 0803500188F.
  - ELEVATIONS ARE REFERENCED IN NAVD83 DATUM.
  - 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-WAYS 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 10 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.



SITE SUMMARY TABLE			
BASIS OF BEARINGS	BASIS OF BEARINGS: BEARINGS ARE ASSUMED AND BASED ON THE CONSIDERATION THAT THE WESTERLY LINE OF LOT 1 BEARS N30°45'30"E AS SHOWN HEREON BETWEEN THE IDENTIFIED MONUMENTS.		
BENCHMARK	DOUGLAS COUNTY BENCHMARK: DCBM 3010030, ELEVATION = 6394.91 (NAVD88).		
ADDRESS	520 TOPEKA WAY, CASTLE ROCK, CO 80109		
APPLICANT	DLD PROPERTIES, LLC		
ZONING	I2, GENERAL INDUSTRIAL		
AREA OF LOT	54,861 SQ. FT.		
AREA OF BUILDING	17,920 SQ. FT.		
SITE REGULATORS (SEE SECTION 17.28.080)			
	ALLOWED	EXISTING	PROPOSED
MAXIMUM LOT COVERAGE	AS LIMITED BY APPLICABLE STANDARDS	66.3%	67.1%
MINIMUM SIDE YARD	0 FEET, OR SIDE YARD SETBACK OF NEIGHBORING LESSER ZONING DISTRICT	35.2 FEET	30.2 FEET
MINIMUM FRONT YARD	15 FEET FROM PROPERTY LINE	15 FEET	NA
MINIMUM REAR YARD	0 FEET, OR REAR YARD SETBACK OF LESSER ZONING DISTRICT	48 FEET	NA
MAXIMUM HEIGHT OF BUILDINGS	50 FEET	26 FEET	NA
PARKING	PURE WATER SOLUTIONS: 1 SPACE PER 1000 SQ. FT. FOR INDUSTRIAL = 6 SPACES SANDLOT BASEBALL: 3 SPACES PER COURT = 12 SPACES TOTAL REQUIRED = 18 SPACES	29	NA

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

**CIVIL ENGINEER'S STATEMENT**  
 I, BRADLEY A. SIMONS, 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 DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
  
 REGISTERED PROFESSIONAL ENGINEER DATE: 08/10/15

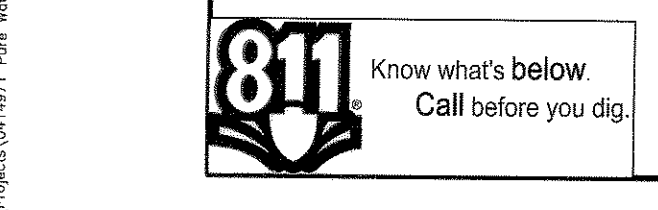
**LOT 1, CITADEL STATION, FILING NO. 6, SIXTH AMENDMENT  
 SITE DEVELOPMENT PLAN  
 PROJECT NO. SDP15-0018**

12596 West Bayaud Avenue, Suite 330 303.971.0030 | P  
 Lakewood, Colorado 80228 303.971.0077 | F  
 LRA-Inc.com / tza4water.com

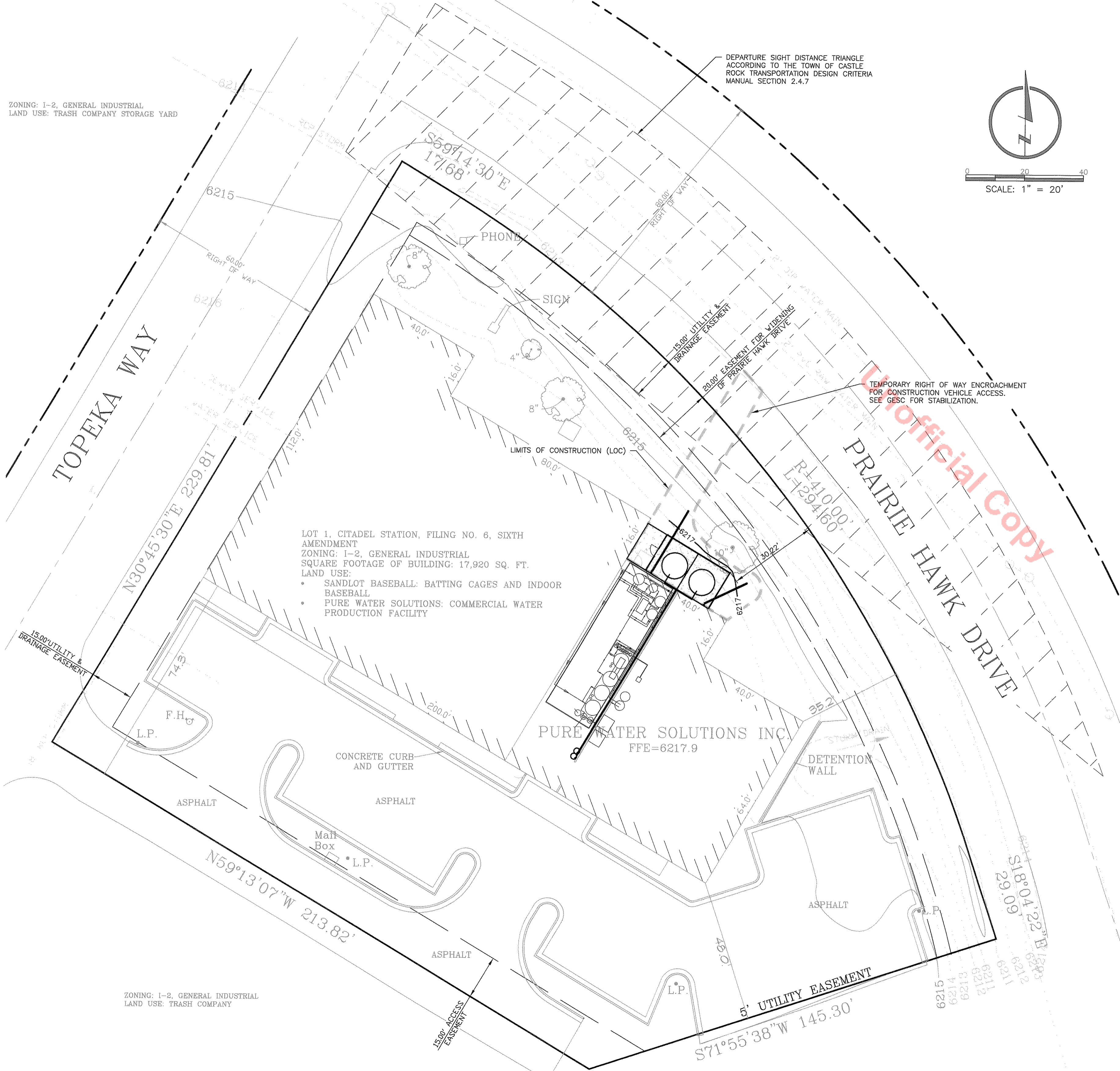
REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.
0	07/28/2015			
1				
2				
3				

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	TANK PLAN AND PROFILE

- OWNER**  
 DLD PROPERTIES LLC  
 520 TOPEKA WAY  
 CASTLE ROCK, COLORADO 80109  
 ATTN: DEAN LEWIS  
 PHONE: 303.660.9093
- PROJECT LOCATION**  
 WATER PLANT EXPANSION  
 PURE WATER SOLUTIONS INC.  
 520 TOPEKA WAY  
 CASTLE ROCK, COLORADO 80109  
 ATTN: DEAN LEWIS  
 PHONE: 303.660.9093
- ENGINEER**  
 TZA WATER ENGINEERS  
 12596 WEST BAYAUD AVENUE,  
 SUITE 330  
 LAKEWOOD, COLORADO 80228  
 ATTN: BRAD SIMONS  
 PHONE: 303.971.0030, X4
- CONTRACTOR**  
 MW GOLDEN CONSTRUCTORS  
 PO BOX 338  
 CASTLE ROCK, COLORADO 80104  
 ATTN: MIKE GOLDEN  
 PHONE: 303.688.9848
- SURVEYOR**  
 DAVID E. ARCHER & ASSOCIATES,  
 INC.  
 105 WILCOX  
 CASTLE ROCK, COLORADO 80104  
 ATTN: MIKE ARCHER  
 PHONE: 303.688.4642
- OTHER CONTACTS**  
 COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE)  
 4300 CHERRY CREEK DRIVE SOUTH  
 DENVER, CO 80246-1530  
 PHONE: 303.692.2000  
 WEBSITE: WWW.CDPHE.STATE.CO.US  
 CDPHE TOLL FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE  
 1-877-518-5608  
 NATIONAL RESPONSE CENTER (24-HOUR NATIONAL SPILL RESPONSE)  
 1-800-424-8802
- UTILITIES CONTACTS**  
 BLACK HILLS/COLORADO ELECTRIC UTILITY COMPANY LP  
 1515 WYNGOOP STREET, SUITE 500  
 DENVER, CO 80202  
 ATTN: ERIC GILLEN  
 PHONE: 303.566.3390  
 INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION  
 5496 NORTH US HIGHWAY 85  
 SEDALIA, CO 80135  
 ATTN: PATRICK MOONEY  
 PHONE: 720.733.5678  
 COMCAST PHONE OF COLORADO LLC  
 183 INVERNESS DRIVE WEST  
 ENGLEWOOD, CO 80112  
 ATTN: MICHAEL NELSON  
 PHONE: 800.934.6489  
 ELECTRIC LIGHTWAVE, LLC (AKA INTEGRA TELECOM)  
 1675 BROADWAY, SUITE 1200  
 DENVER, CO 80202  
 ATTN: NATIONAL REGISTERED AGENTS, INC.  
 PHONE: 800.767.1553
- TOWN OF CASTLE ROCK CONTACTS**  
 STORMWATER ENGINEERING (FOR GESC AND DESC TECHNICAL QUESTIONS, AND SCHEDULING GESC INSPECTIONS)  
 UTILITIES DEPARTMENT  
 175 KELLOGG COURT  
 CASTLE ROCK, CO 80109  
 PHONE: 720.733.6000  
 DEVELOPMENT SERVICES DEPARTMENT (FOR PROCESS, PLAN REVIEW, PERMIT, AND FISCAL SECURITY QUESTIONS)  
 100 N. WILCOX STREET  
 CASTLE ROCK, CO 80104  
 PHONE: 720.733.2200  
 PUBLIC WORKS DEPARTMENT (FOR SCHEDULING PUBLIC WORKS INSPECTIONS)  
 4175 N. CASTLETON COURT  
 CASTLE ROCK, CO 80109  
 PHONE: 720.733.2462  
 WATER CONSERVATION TECHNICIAN  
 UTILITIES DEPARTMENT  
 175 KELLOGG COURT  
 CASTLE ROCK, CO 80109  
 PHONE: 720.733.6000  
 STORMWATER ENGINEERING MANAGER/FLOODPLAIN MANAGER  
 UTILITIES DEPARTMENT  
 175 KELLOGG COURT  
 CASTLE ROCK, CO 80109  
 PHONE: 720.733.2235  
 CASTLE ROCK UTILITIES DEPARTMENT  
 UTILITIES DIRECTOR  
 175 KELLOGG COURT  
 CASTLE ROCK, CO 80109  
 720.733.6000  
 303.688.0437  
 EMERGENCY: 303.663.6100



# LOT 1, CITADEL STATION, FILING NO. 6, SIXTH AMENDMENT SITE DEVELOPMENT PLAN LOCATED IN SECTIONS 2 AND 3, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

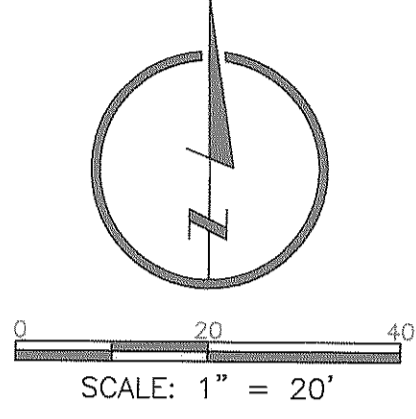


ZONING: 1-2, GENERAL INDUSTRIAL  
LAND USE: TRASH COMPANY STORAGE YARD

ZONING: 1-2, GENERAL INDUSTRIAL  
LAND USE: TRASH COMPANY

ZONING: 1-2, GENERAL INDUSTRIAL  
LAND USE: TRASH COMPANY

DEPARTURE SIGHT DISTANCE TRIANGLE  
ACCORDING TO THE TOWN OF CASTLE  
ROCK TRANSPORTATION DESIGN CRITERIA  
MANUAL SECTION 2.4.7



### EXISTING LEGEND

- PROPERTY LINE
- UTILITIES (FROM RECORD DRAWINGS)
- MANHOLE
- ▨ BUILDING
- TREE AND SIZE
- EXISTING CONTOUR

### PROPOSED LEGEND

- PROPOSED CONTOUR
- PIPE
- ▭ PC CONCRETE PAVEMENT
- FENCE

### GENERAL ABBREVIATIONS

- FFE FINISH FLOOR ELEVATION
- GESC GRADING, EROSION, AND SEDIMENT CONTROL PLAN
- LOC LIMITS OF CONSTRUCTION
- N NORTH
- SS SANITARY SEWER

LOT 1, CITADEL STATION, FILING NO. 6, SIXTH  
AMENDMENT  
ZONING: 1-2, GENERAL INDUSTRIAL  
SQUARE FOOTAGE OF BUILDING: 17,920 SQ. FT.  
LAND USE:  
• SANDLOT BASEBALL, BATTING CAGES AND INDOOR  
BASEBALL  
• PURE WATER SOLUTIONS: COMMERCIAL WATER  
PRODUCTION FACILITY

PURE WATER SOLUTIONS INC.  
FFE=6217.9

TEMPORARY RIGHT OF WAY ENCROACHMENT  
FOR CONSTRUCTION VEHICLE ACCESS.  
SEE GESC FOR STABILIZATION.

**Official Copy**

**CIVIL ENGINEER'S STATEMENT**

I, BRADLEY A. SIMONS, 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.

*[Signature]* *[Stamp]* 08/10/15  
REGISTERED PROFESSIONAL ENGINEER DATE

LOT 1, CITADEL STATION, FILING NO. 6, SIXTH AMENDMENT  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP15-0018

drawn by	LMG	reference no.	0414971000
designed by	BAS		0414971000
reviewed by	BAS		0414971000

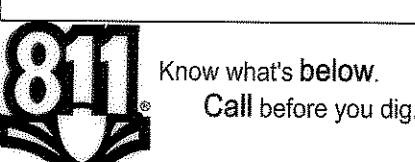
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revisions	

12596 West Bayraud Avenue, Suite 330 303.971.0030 | P  
Lakewood, Colorado 80228 303.971.0077 | F  
LRA-inc.com / tza@water.com

**TZA Water Engineers**  
a Lamp Fynearson Company  
**PURE WATER SOLUTIONS WATER PLANT EXPANSION  
CASTLE ROCK, COLORADO**

**SITE PLAN**

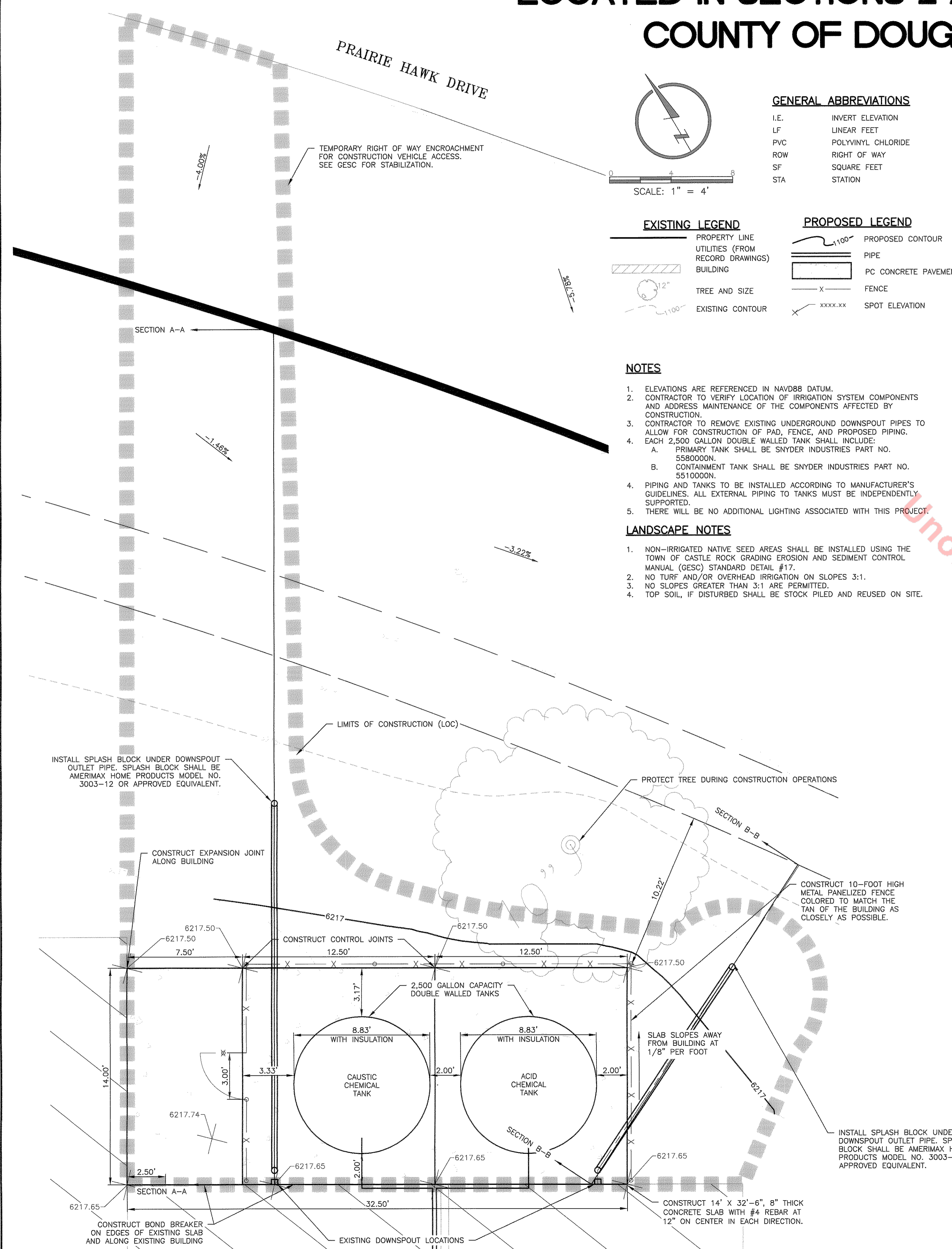
job number-tasks  
0414971.01-001  
book page  
date 07/28/2015  
sheet 2 of 3



I:\Projects\0414971\_Pure Water Solutions\0414971A101.dwg, 7/28/2015 8:08:41 AM, USER: CDEK, LAMP FINEARSON & ASSOCIATES

# LOT 1, CITADEL STATION, FILING NO. 6, SIXTH AMENDMENT SITE DEVELOPMENT PLAN LOCATED IN SECTIONS 2 AND 3, T8S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

drawn by	LMG	references	0414971000 0414971001 0414971002
designed by	BAS		
reviewed by	BAS		
filename	0414971A101.dwg		
revisions			



### GENERAL ABBREVIATIONS

I.E.	INVERT ELEVATION
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE
ROW	RIGHT OF WAY
SF	SQUARE FEET
STA	STATION

### EXISTING LEGEND

	PROPERTY LINE
	UTILITIES (FROM RECORD DRAWINGS)
	BUILDING
	TREE AND SIZE
	EXISTING CONTOUR

### PROPOSED LEGEND

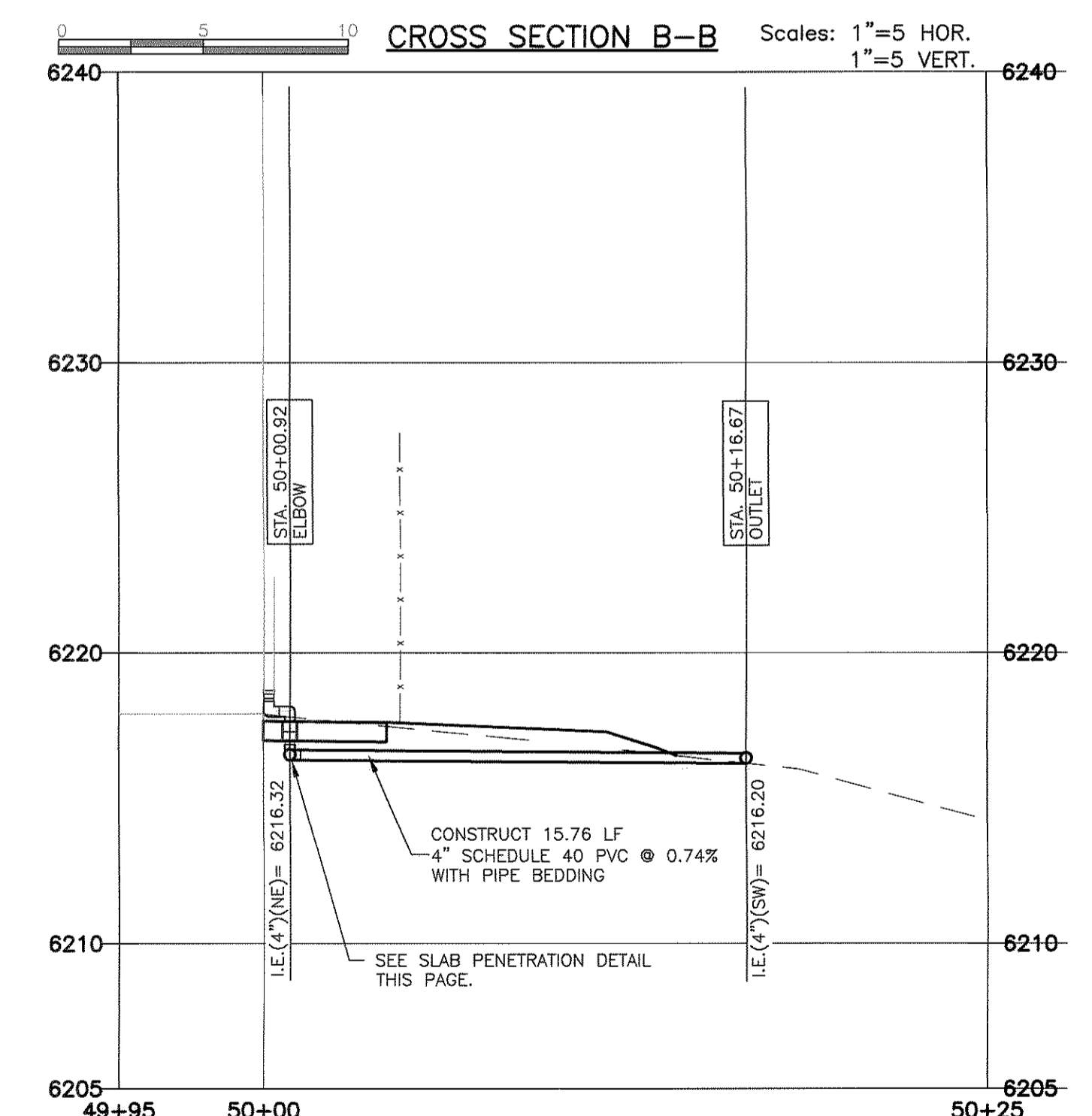
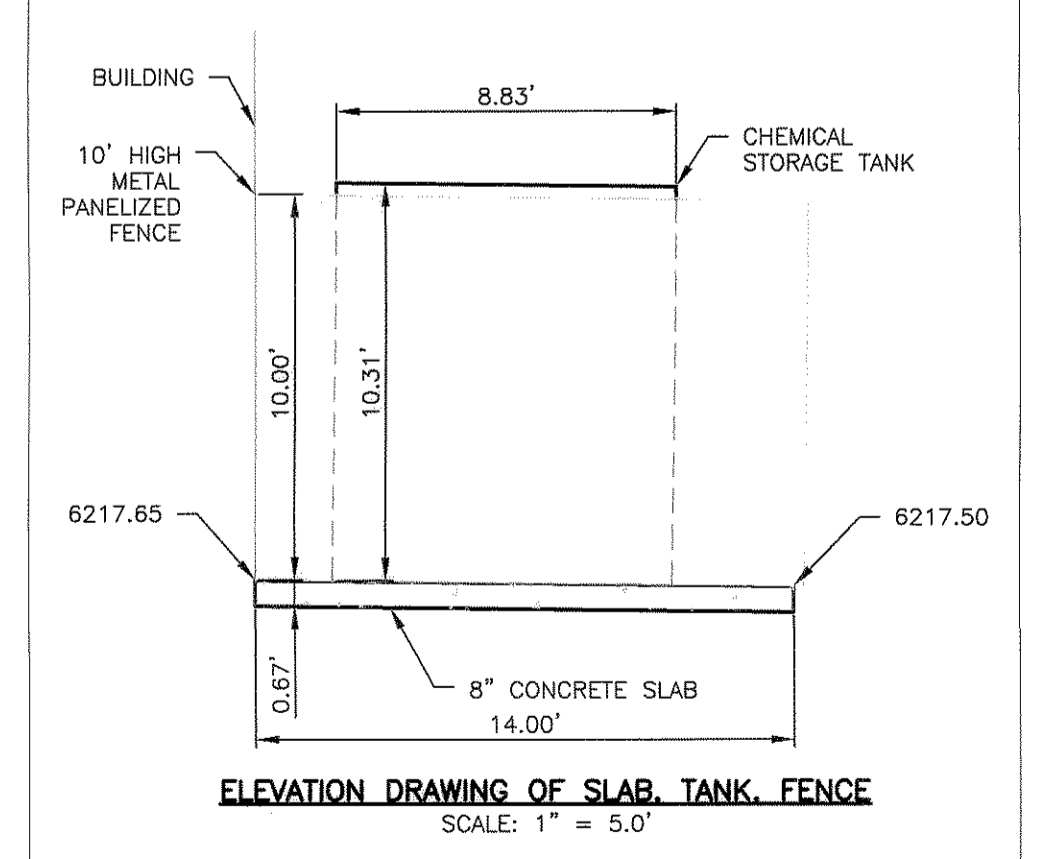
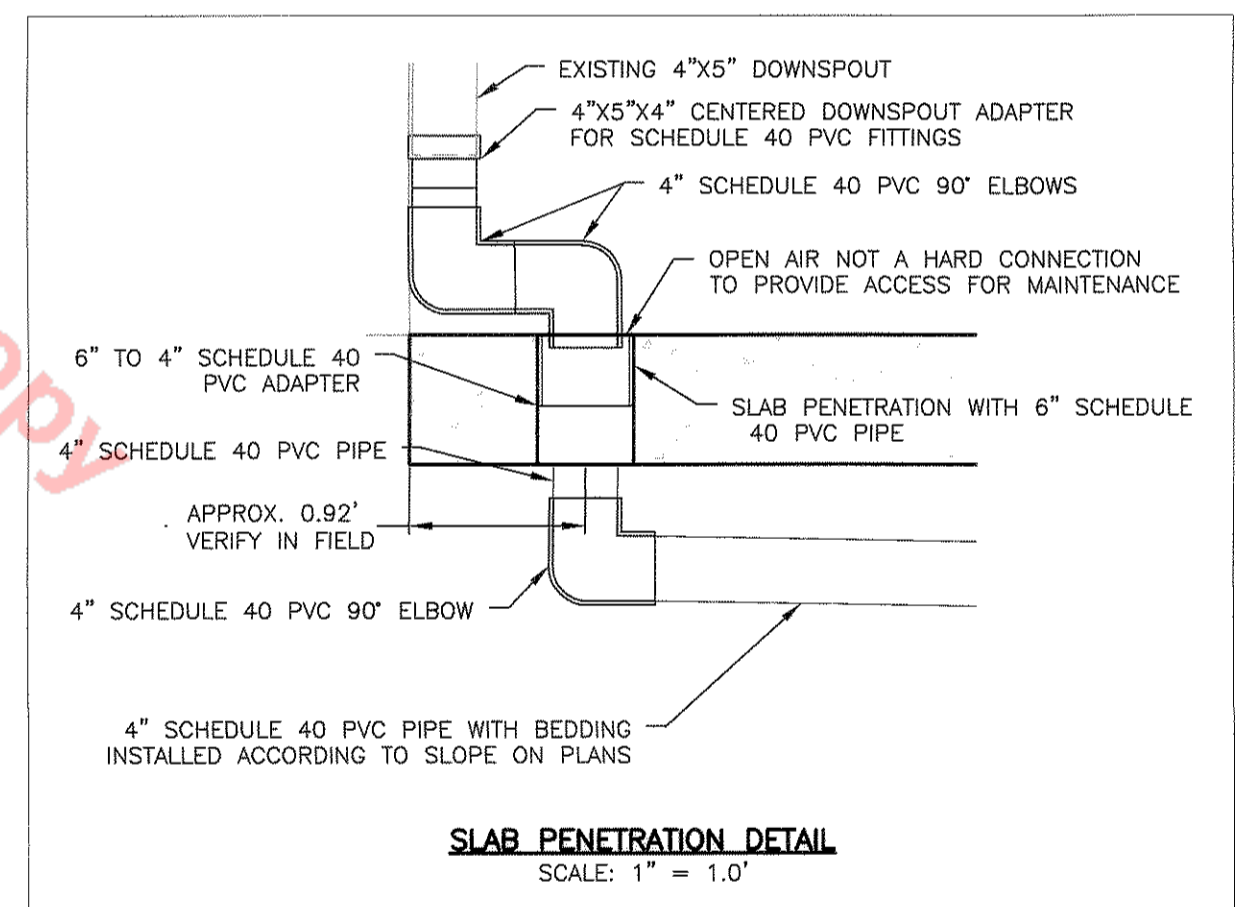
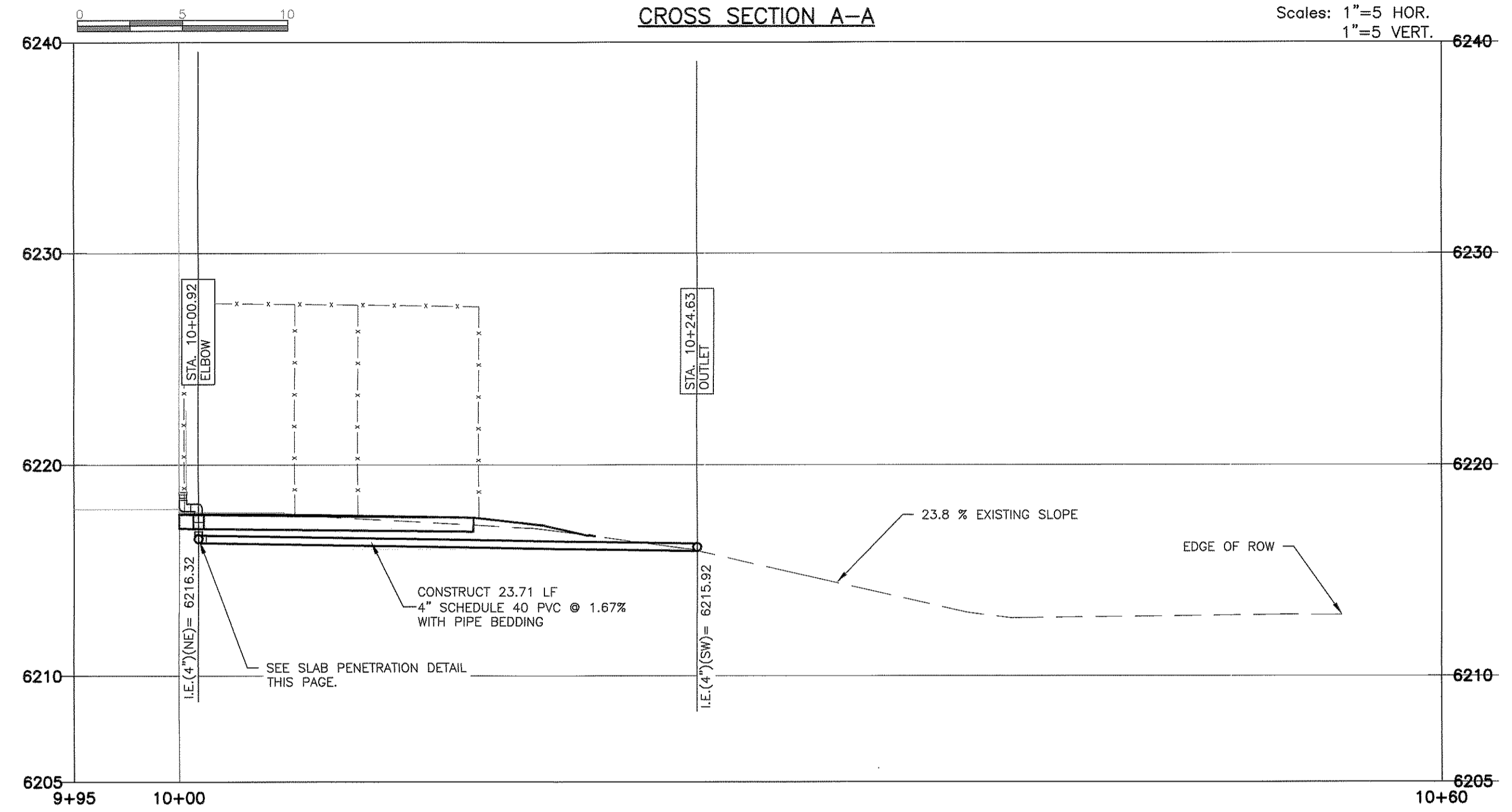
	PROPOSED CONTOUR
	PIPE
	PC CONCRETE PAVEMENT
	FENCE
	SPOT ELEVATION

### NOTES

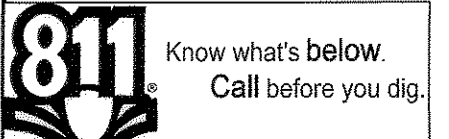
- ELEVATIONS ARE REFERENCED IN NAVD83 DATUM.
- CONTRACTOR TO VERIFY LOCATION OF IRRIGATION SYSTEM COMPONENTS AND ADDRESS MAINTENANCE OF THE COMPONENTS AFFECTED BY CONSTRUCTION.
- CONTRACTOR TO REMOVE EXISTING UNDERGROUND DOWNSPOUT PIPES TO ALLOW FOR CONSTRUCTION OF PAD, FENCE, AND PROPOSED PIPING.
- EACH 2,500 GALLON DOUBLE WALLED TANK SHALL INCLUDE:
  - PRIMARY TANK SHALL BE SNYDER INDUSTRIES PART NO. 5580000N.
  - CONTAINMENT TANK SHALL BE SNYDER INDUSTRIES PART NO. 5510000N.
- PIPING AND TANKS TO BE INSTALLED ACCORDING TO MANUFACTURER'S GUIDELINES. ALL EXTERNAL PIPING TO TANKS MUST BE INDEPENDENTLY SUPPORTED.
- THERE WILL BE NO ADDITIONAL LIGHTING ASSOCIATED WITH THIS PROJECT.

### LANDSCAPE NOTES

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON SITE.



**CIVIL ENGINEER'S STATEMENT**  
I, BRADLEY A. SIMONS, 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 DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
*Bradley A. Simons*  
REGISTERED PROFESSIONAL ENGINEER DATE 08/10/15



FINISHED FLOOR OF EXISTING BUILDING = 6217.9

LOT 1, CITADEL STATION, FILING NO. 6, SIXTH AMENDMENT  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP15-0018

job number-tasks	0414971.01-001
book page	
date	07/28/2015
sheet	3 of 3

**TZA Water Engineers**  
a Lamp Pyrean Company  
12596 West Bayaud Avenue, Suite 330  
Lakewood, Colorado 80226  
303.971.0030 | P  
303.971.0077 | F  
LRA-inc.com / tza4water.com

**TANK AND PROFILE**  
**PURE WATER SOLUTIONS WATER PLANT EXPANSION**  
**CASTLE ROCK, COLORADO**