

# LOT 1, METZLER RANCH FILING NO. 11 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

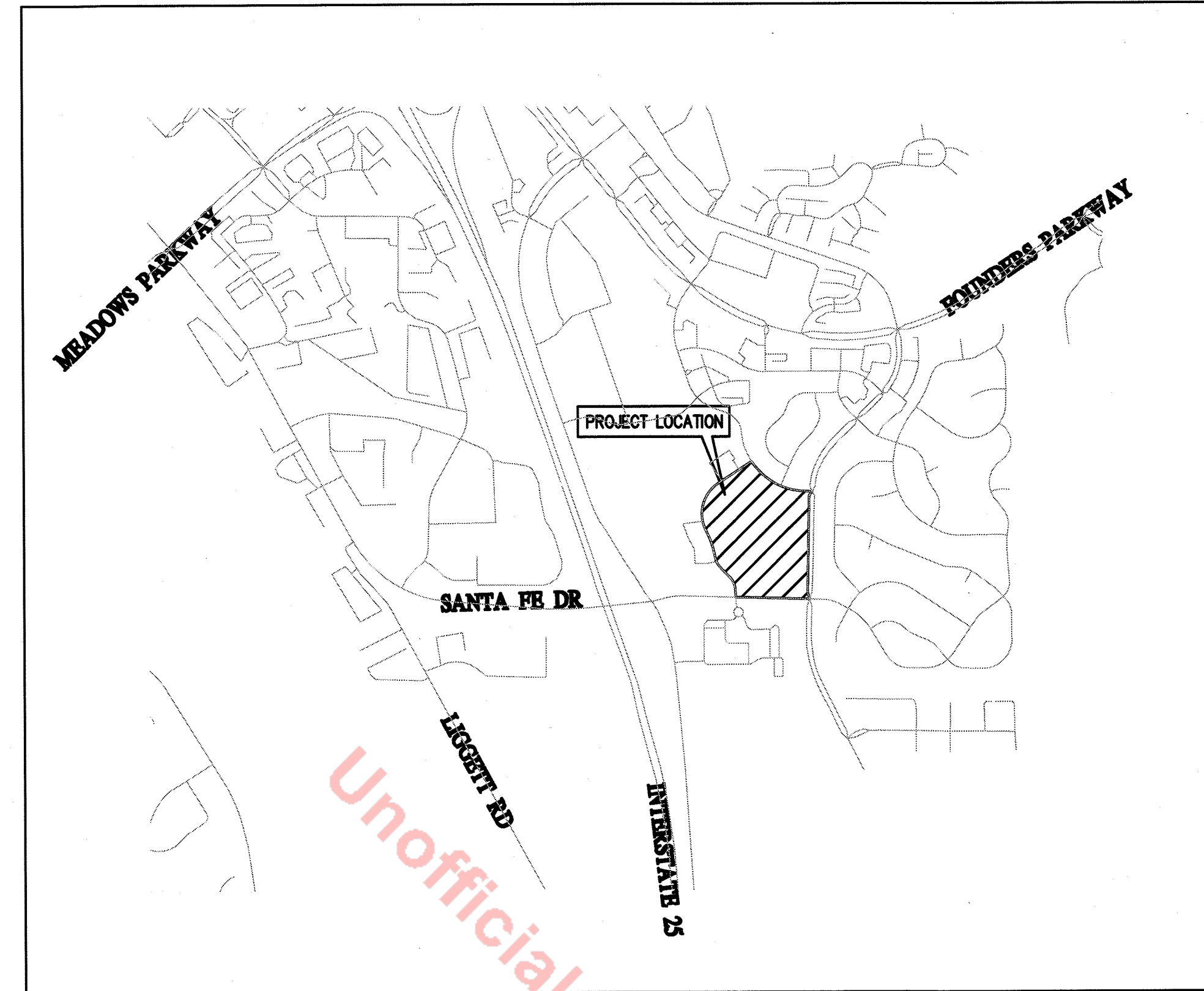
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH,  
 RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

### 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.
- THE SITE IS NOT LOCATED WITHIN ANY FEMA REGULATED FLOODPLAINS.
- ANY STREET SIGNS, STRIPPING, 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, 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 PLAN.
- THIS SITE IS ZONED PD. THE DATE OF RECORDATION WAS DECEMBER 24, 1996. THE RECEPTION NUMBER IS DC9672131
- 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.

- #### 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.

**PROJECT BENCHMARK**  
 NGS CONTROL POINT KK0199 DESIGNATION J23  
 BENCHMARK DESCRIPTION - 1.0 MILE NORTHWESTERLY ALONG THE DENVER AND RIO GRANDE RAILROAD FROM ITS JUNCTION WITH INTERSTATE HIGHWAY 25 IN CASTLE ROCK 0.5 MILE SOUTH OF MILEPOST 30, 50' EAST OF THE CENTER OF A ROAD CROSSING, 46.7' NORTHEAST OF THE NORTHEAST RAIL, 15' SOUTHWEST OF THE CENTERLINE OF A PRIVATE ROAD, 2' SOUTHWEST OF A FENCE, 2' NORTHWEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.5 FEET ABOVE THE GROUND.  
 NAVD 88 ELEVATION - 6118.68'  
**BASIS OF BEARING**  
 THE BASIS OF BEARING IS THE EAST LINE OF LOT 1 METZLER RANCH FILING NO. 11 ASSUMED TO BEAR S01°54'26"W.



SUMMARY TABLE		
ITEM	QTY	UNIT
MAXIMUM GROSS FLOOR AREA		41,917 SQUARE FEET
BUILDING SETBACKS/SEPARATIONS	FRONT REQ'D 25 - FRONT PROVIDED 84 BACK REQ'D 15 - BACK PROVIDED 344 SIDE REQ'D 15 - SIDE PROVIDED 86	LINEAR FEET
BUILDING SETBACKS/SEPARATIONS	17 CLASSROOMS: 1 SPACE/CLASSROOM REQ'D 25 FACULTY: 1 SPACE/1.5 FACULTY STANDARD: 44 REQ'D/46 PROVIDED HANDICAP: 2 REQ'D/2 PROVIDED	EACH
MAXIMUM HEIGHT OF BUILDINGS		37 LINEAR FEET
TOTAL SITE UTILIZATION	PARKING: 14,310 BUILDING COVERAGE: 30,255 STREETS: 26,396 OPEN SPACE: 92,142 CONCRETE: 10,764 GROSS SITE AREA: 175,000	SQUARE FEET

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
1 of 1	COVER SHEET
2 of 2	SITE PLAN
3 of 3	GENERAL GRADING PLAN
4 of 4	GENERAL UTILITIES PLAN
5 of 5	LANDSCAPE PLAN
6 of 6	LANDSCAPE NOTES
7 of 7	EXTERIOR ELEVATIONS
8 of 8	SITE LIGHTING PLAN
9 of 9	SITE SIGNAGE
10 of 10	THREE DIMENSIONAL IMAGES

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTRY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:38 PM ON THE 27th DAY OF March, 2017.  
 AT RECEPTION NO. 2017020265  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: *C. Zambrana*  
 DEPUTY

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21st DAY OF March, 2017.  
*[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

**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]*  
 DOUGLAS COUNTY SCHOOL DISTRICT RE-1  
 SIGNED THIS 14th DAY OF March, 2017  
**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF March, 2017 BY *[Signature]*  
 WITNESS MY HAND AND OFFICIAL SEAL  
*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: December 28, 2020

**CIVIL ENGINEER'S STATEMENT**  
 I, NOAH NEMMERS, BEING A REGISTERED ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
 NOAH NEMMERS, P.E. 3-9-17 DATE

**SURVEYOR'S CERTIFICATE**  
 I, WATT EISENHACH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.  
 WATT EISENHACH, P.L.S. 30226  
 AARON DEMO  
 3/28/17

**TITLE CERTIFICATION**  
 I, Eric Stevens, AN AUTHORIZED REPRESENTATIVE OF Commercial Title Company 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.  
 AUTHORIZED REPRESENTATIVE  
 Commercial Title Insurance Company  
 SIGNED THIS 13 DAY OF March, 2017  
**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF March, 2017 BY Eric Stevens  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MAUREEN S. DUHN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID # 20154020040  
 MY COMMISSION EXPIRES MAY 21, 2019  
 MY COMMISSION EXPIRES:

**PROVIDERS:**

**MUNICIPALITY**  
 TOWN OF CASTLE ROCK  
 100 N. WILCOX STREET  
 CASTLE ROCK, CO 80104  
 CONTACT: DANIEL BOBODA, P.E.  
 720.733.2202

**CIVIL ENGINEER**  
 BASELINE ENGINEERING  
 1850 FORD STREET  
 GOLDEN, CO 80401  
 CONTACT: NOAH NEMMERS, P.E.  
 303.940.9966

**ARCHITECT**  
 EWERS ARCHITECTURE  
 1420 WASHINGTON AVENUE  
 GOLDEN, CO 80401  
 CONTACT: PETER EWERS  
 303.271.0977

**APPLICANT**  
 RSS BUILDING CORPORATION  
 4833 FRONT STREET, UNIT B #145  
 CASTLE ROCK, CO 80104

**OWNER'S REPRESENTATIVE**  
 INLINE MANAGEMENT  
 1703 SANDY LILY DRIVE  
 GOLDEN, CO 80401  
 CONTACT: KURT CONNOLLY  
 303.810.5054

**ELECTRIC**  
 INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION  
 5495 N. HIGHWAY 85  
 SEDALIA, CO 80135  
 303.688.3100

**WATER**  
 TOWN OF CASTLE ROCK UTILITIES  
 175 KELLOGG COURT  
 CASTLE ROCK, CO 80109  
 720.977.6600

**FIRE PROTECTION**  
 CASTLE ROCK FIRE DEPARTMENT  
 300 PERRY STREET  
 CASTLE ROCK, CO 80104  
 303.660.1068

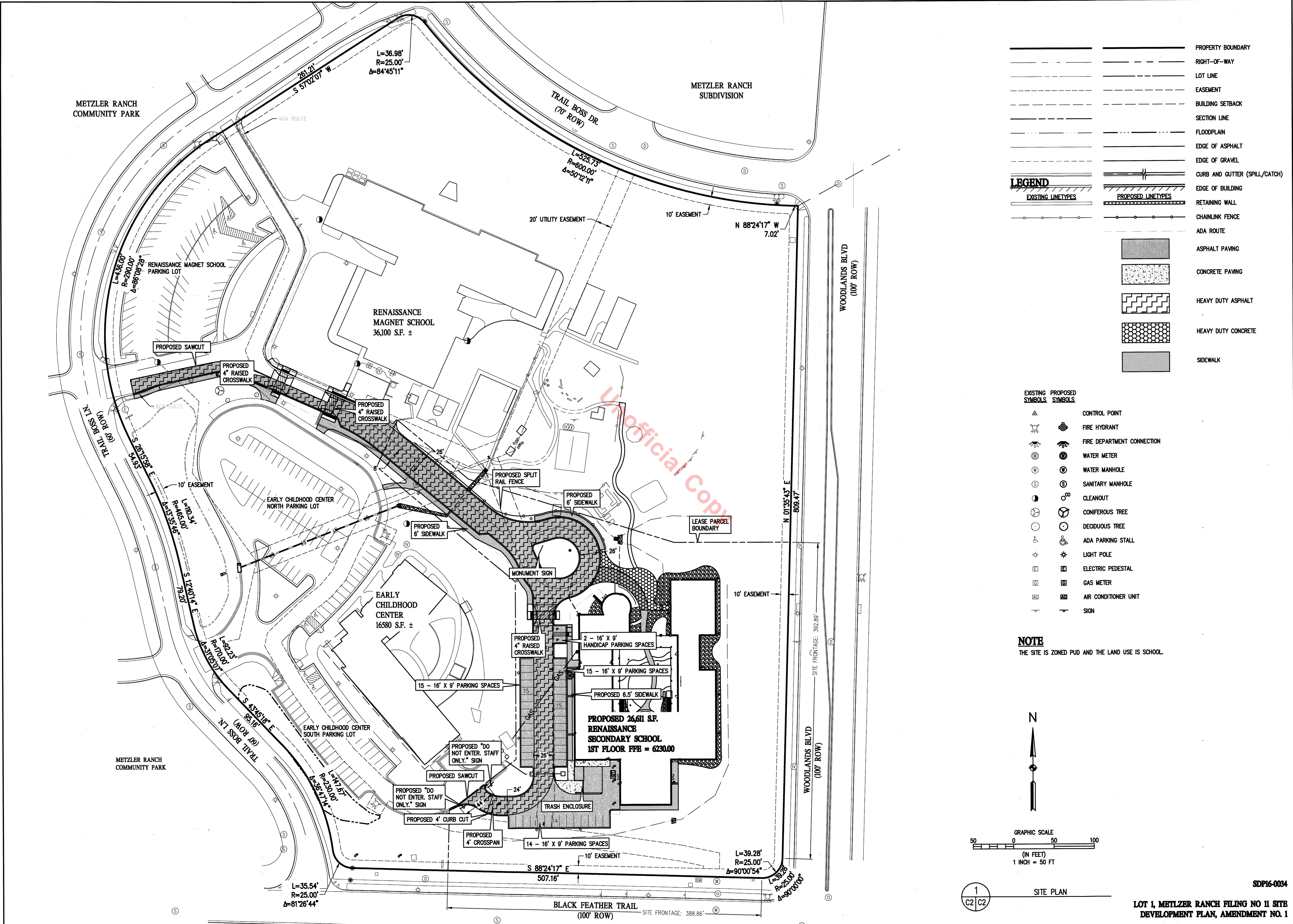
BASELINE ENGINEERING  
 civil engineer  
 landscape architect  
 MUNDUS BISHOP  
 structural engineer  
 K.L.A., INC.  
 mech./elec engineer  
 GIVEN & ASSOCIATES

E A R W H I T E R C T S U R E  
 1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
 303.271.0977 www.eawerarchitecture.com

COVER SHEET  
 R RENAISSANCE SECONDARY SCHOOL  
 TRAIL BOSS LANE CASTLE ROCK COLORADO

1 OF 10

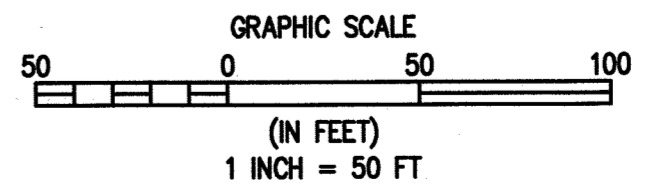
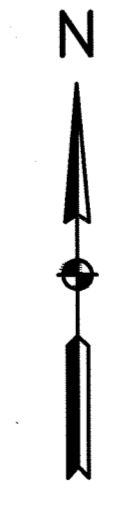
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EXISTING LINETYPES	PROPOSED LINETYPES	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	SECTION LINE
---	---	FLOODPLAIN
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	EDGE OF ASPHALT
---	---	RETAINING WALL
---	---	CHAINLINK FENCE
---	---	ADA ROUTE
---	---	ASPHALT PAVING
---	---	CONCRETE PAVING
---	---	HEAVY DUTY ASPHALT
---	---	HEAVY DUTY CONCRETE
---	---	SIDEWALK

EXISTING SYMBOLS	PROPOSED SYMBOLS	DESCRIPTION
△	△	CONTROL POINT
⊙	⊙	FIRE HYDRANT
⊕	⊕	FIRE DEPARTMENT CONNECTION
⊖	⊖	WATER METER
⊗	⊗	WATER MANHOLE
⊙	⊙	SANITARY MANHOLE
⊖	⊖	CLEANOUT
⊗	⊗	CONIFEROUS TREE
⊙	⊙	DECIDUOUS TREE
⊕	⊕	ADA PARKING STALL
⊖	⊖	LIGHT POLE
⊗	⊗	ELECTRIC PEDESTAL
⊙	⊙	GAS METER
⊖	⊖	AIR CONDITIONER UNIT
⊗	⊗	SIGN

**NOTE**  
THE SITE IS ZONED PUD AND THE LAND USE IS SCHOOL.



1  
C2 C2

SITE PLAN

**BASELINE**  
civil engineer  
BASELINE ENGINEERING  
landscape architect  
MUNDUS BISHOP  
structural engineer  
KL&A, INC  
mechanical engineer  
GIVEN & ASSOCIATES

**ARCHITECTURE**  
1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
303.271.0977 www.eversarchitect.com

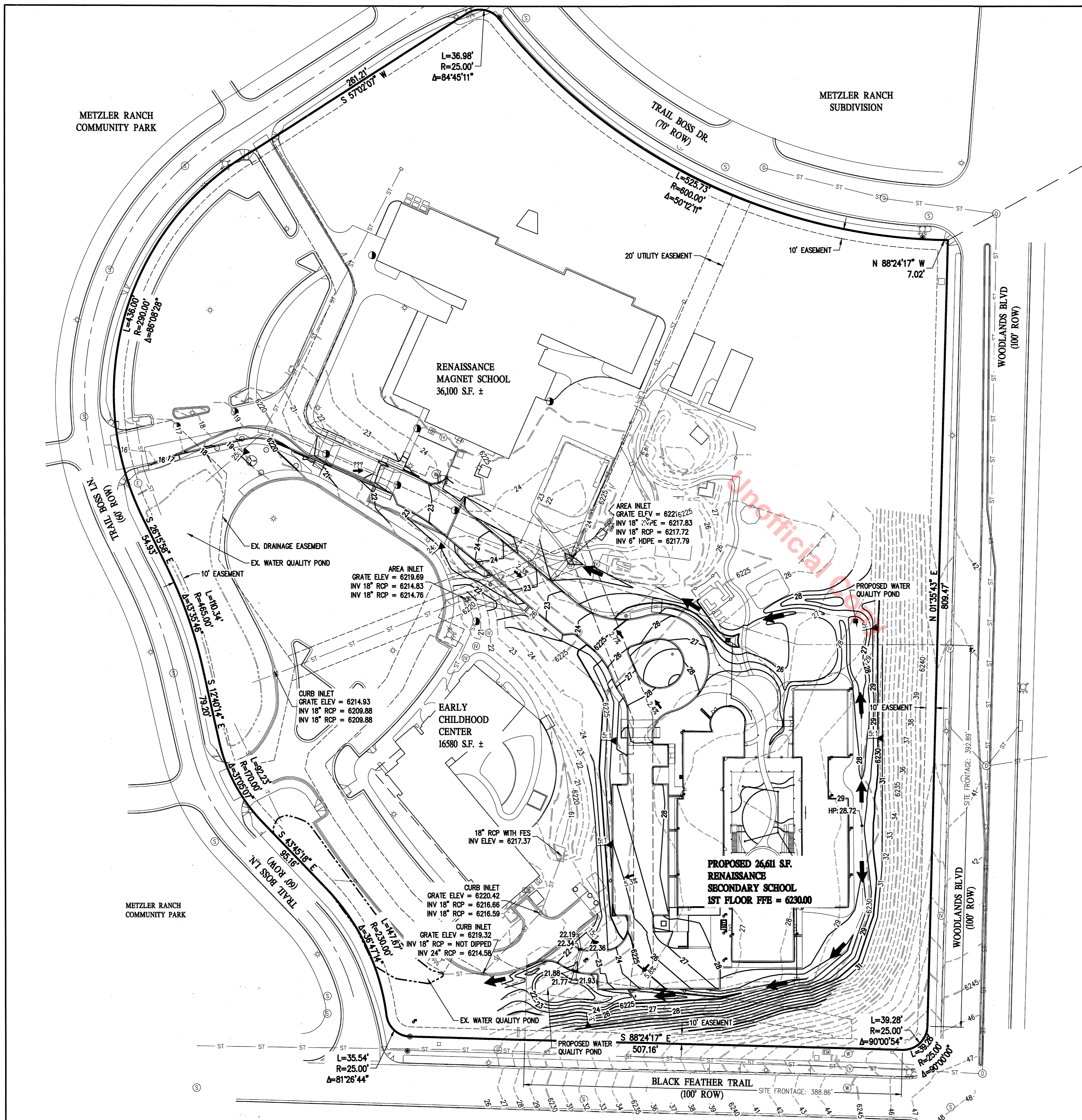
SCALE	PROJECT NUMBER	DRAWN BY	CHECKED BY	DATE	REVISIONS
1" = 50'					

**SITE PLAN**

**RENAISSANCE SECONDARY SCHOOL**  
TRAIL BOSS LANE CASTLE ROCK COLORADO

**2 OF 10**

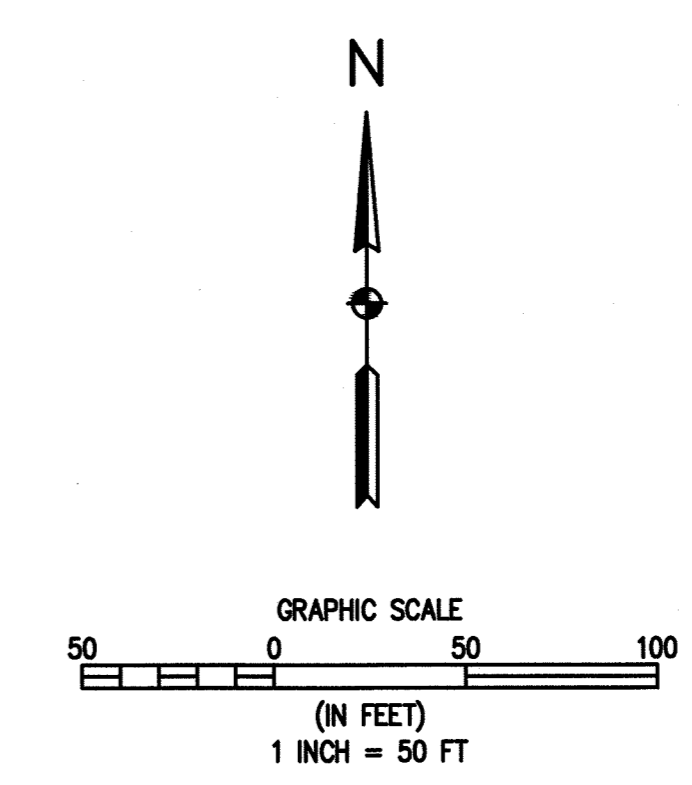
SDP16-0034  
LOT 1, METZLER RANCH FILING NO 11 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1



**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	SECTION LINE
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	EDGE OF BUILDING
---	---	RETAINING WALL
---	---	CHAINLINK FENCE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.4	25.38	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
→	→	FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
→	→	FLOW DIRECTION, TYPICALLY IN FLOWLINE
△	△	CONTROL POINT
⊗	⊗	FIRE HYDRANT
⊗	⊗	FIRE DEPARTMENT CONNECTION
⊗	⊗	WATER VALVE
⊗	⊗	WATER METER
⊗	⊗	WATER MANHOLE
⊗	⊗	SANITARY MANHOLE
⊗	⊗	CLEANOUT
⊗	⊗	STORM DRAIN MANHOLE
⊗	⊗	CONIFEROUS TREE
⊗	⊗	DECIDUOUS TREE
⊗	⊗	ADA PARKING STALL
⊗	⊗	LIGHT POLE
⊗	⊗	ELECTRIC PEDESTAL
⊗	⊗	GAS METER
⊗	⊗	AIR CONDITIONER UNIT
⊗	⊗	SIGN



1  
C3 C3

GENERAL GRADING PLAN

SDP16-0034

LOT 1, METZLER RANCH FILING NO 11 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

**BASELINE**  
civil engineer  
BASELINE ENGINEERING

landscape architect  
MUNDUS BISHOP

structural engineer  
R.C.A. INC

mech / elec engineer  
GIVEN & ASSOCIATES

1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
303.271.0977 www.ewersarchitecture.com

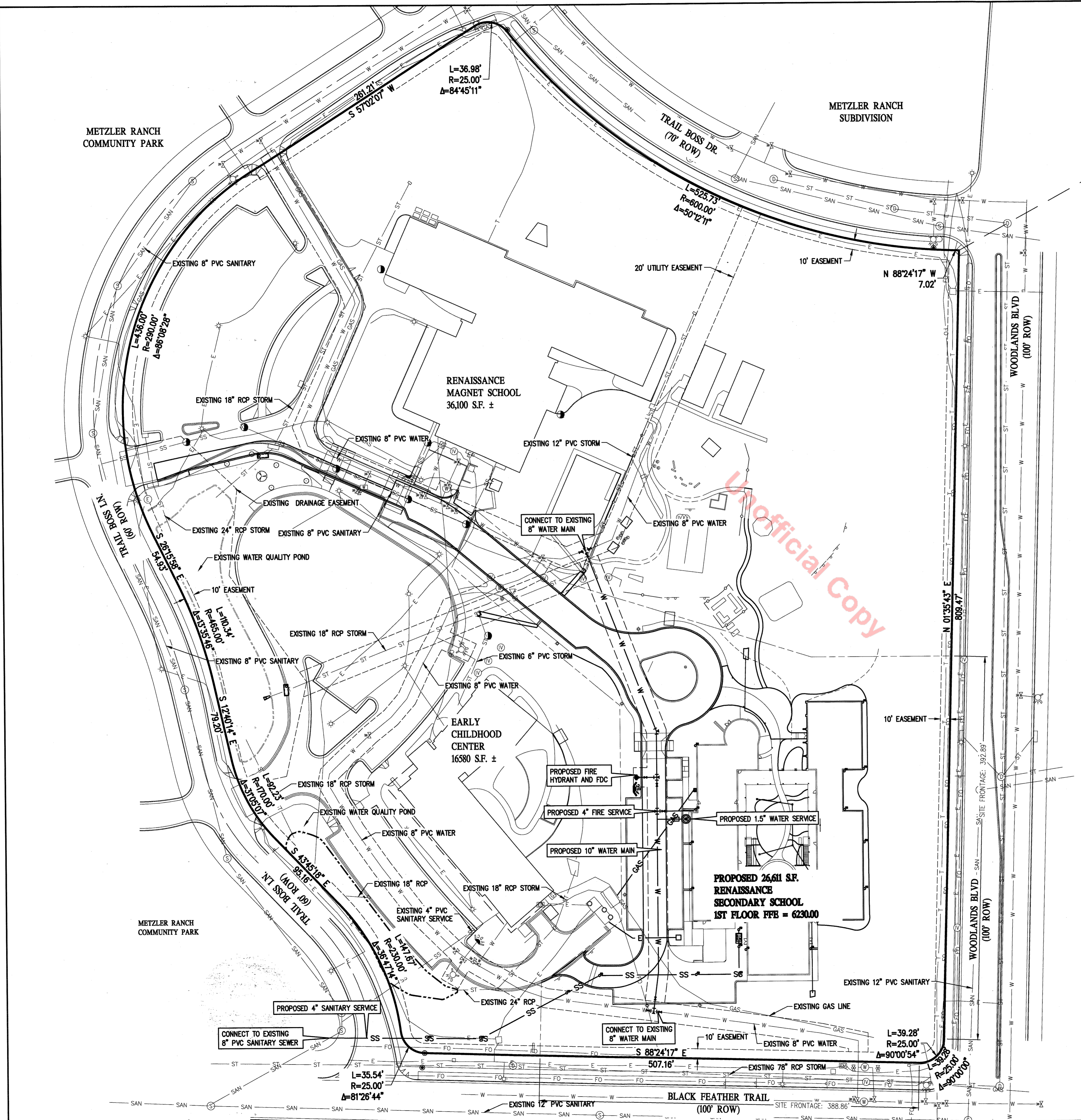
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DRAWN BY: [blank]  
CHECKED BY: [blank]  
DATE: 09/21/16  
REVISIONS: 12/29/16

**GENERAL GRADING PLAN**

**RENAISSANCE SECONDARY SCHOOL**  
TRAIL BOSS LANE CASTLE ROCK COLORADO

**3 OF 10**



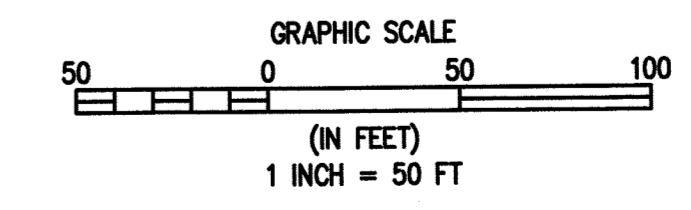
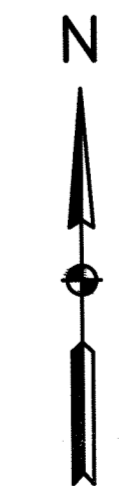
**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	SECTION LINE
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	EDGE OF BUILDING
---	---	RETAINING WALL
---	---	CHAINLINK FENCE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	IRRIGATION LINE
---	---	SANITARY SEWER
---	---	SANITARY SEWER SERVICE
---	---	STORM DRAIN
---	---	UNDERDRAIN
---	---	GASLINE
---	---	OVERHEAD UTILITY
---	---	UNDERGROUND ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	FIBER OPTIC
---	---	CABLE TV

EXISTING SYMBOLS	PROPOSED SYMBOLS	
△	△	CONTROL POINT
⊙	⊙	FIRE HYDRANT
⊕	⊕	FIRE DEPARTMENT CONNECTION
⊗	⊗	WATER VALVE
⊙	⊙	WATER METER
⊙	⊙	WATER MANHOLE
⊙	⊙	SANITARY MANHOLE
⊙	⊙	CLEANOUT
⊙	⊙	STORM DRAIN MANHOLE
⊙	⊙	CONIFEROUS TREE
⊙	⊙	DECIDUOUS TREE
⊙	⊙	ADA PARKING STALL
⊙	⊙	LIGHT POLE
⊙	⊙	ELECTRIC PEDESTAL
⊙	⊙	GAS METER
⊙	⊙	AIR CONDITIONER UNIT
⊙	⊙	GREASE TRAP
⊙	⊙	SIGN

**TOWN OF CASTLE ROCK 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 LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE-EAST WATER PRESSURE ZONE. THIS SITE IS SERVED BY PRV'S.



1  
C4 | C4

GENERAL UTILITY PLAN

SDP16-0034

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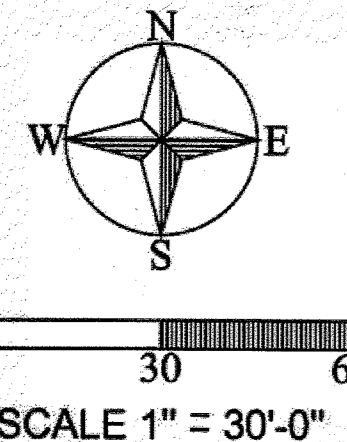
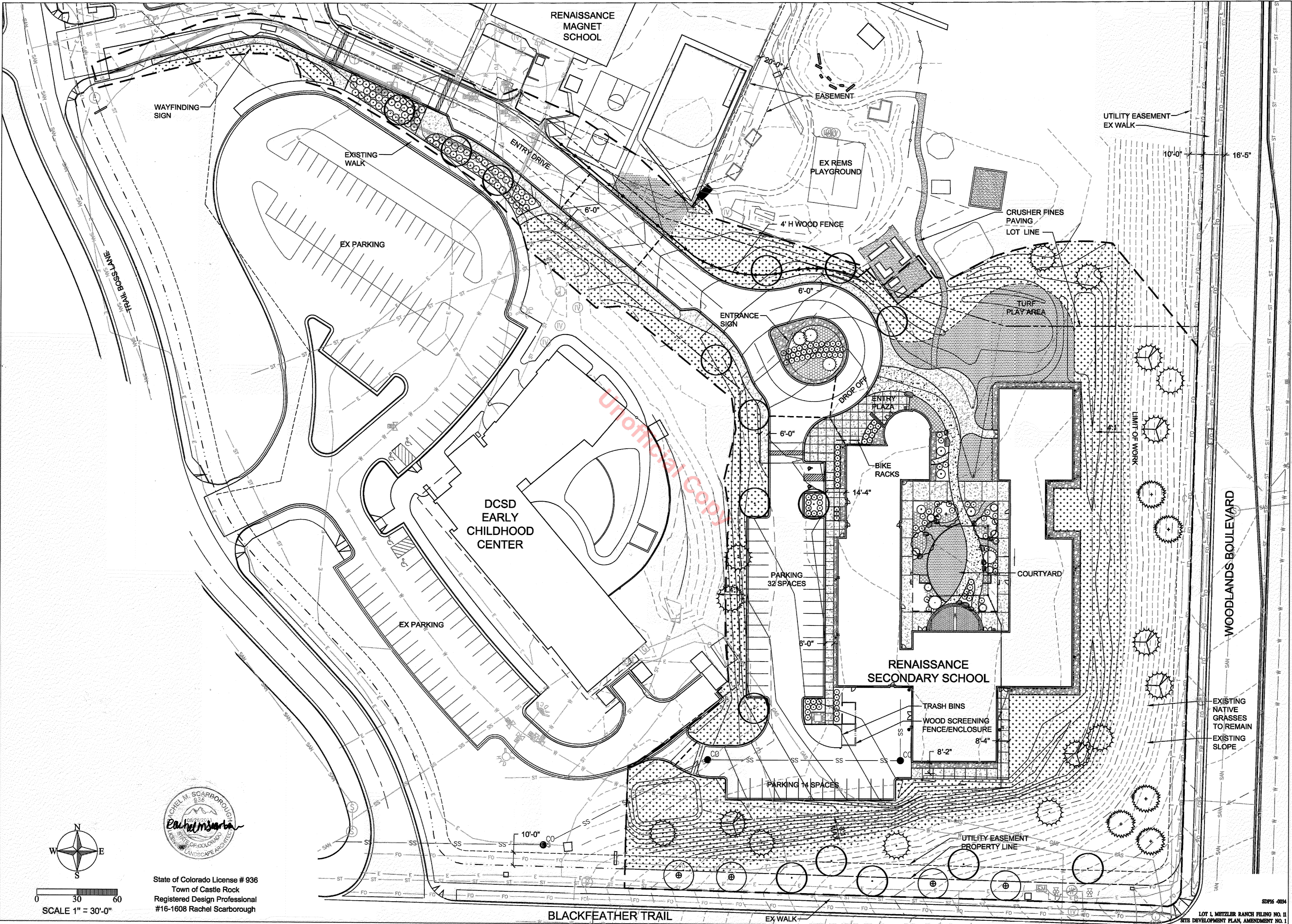
**GENERAL UTILITY PLAN**  
**RENAISSANCE SECONDARY SCHOOL**  
 TRAIL BOSS LANE CASTLE ROCK COLORADO

**4 OF 10**

BASELINE ENGINEERING  
 civil engineer  
 landscape architect  
 MUNDUS BISHOP  
 structural engineer  
 KL&A, INC  
 mech / elec engineer  
 GIVEN & ASSOCIATES

SCALE: 1" = 50'  
 PROJECT NUMBER: C0007  
 DRAWN BY: LJS  
 CHECKED BY: MWW  
 DATE: 08/11/16  
 REVISIONS: 02/28/16

1420 WASHINGTON AVENUE GOLDEN, COLORADO 80401  
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 303.271.0977



State of Colorado License # 936  
Town of Castle Rock  
Registered Design Professional  
#16-1608 Rachel Scarborough

SCALE	1"=30'
PROJECT NUMBER	RMS TB 06/19
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# Renaissance Secondary School Plant Schedule

Registered Professional: Rachel Scarborough

Registration #: 936

Company Name: Mundus Bishop Design

Address: 1525 Raleigh St. Suite 310 Denver, Colorado 80204

Phone: 303-477-5244 x 109

Email: rachel@mundusbishop.com

Irrigation (Drip, spray or rotor)	Plant Name (Scientific)	Plant Name (Common)	Size	Abbrev	Mature Size (H x W)	No. of Plants	Water Requirements (inches per month)	Water Use (Very Low, Low, Moderate)	Sq. Ft. of Zone (Turf)	% of Total Area	Sq. Ft. of Total Landscaped Area
<b>DECIDUOUS TREES</b>											
Drip	Acer x freemani Autumn Blaze	Autumn Blaze Maple	2.5"	AF	50' x 35'			Moderate			
Drip	Acer tataricum Hot Wings	Hot Wings Maple	2.5"	AT	15' x 15'			Low			
Drip	Celtis occidentalis	Western Hackberry	2.5"	CO	50' x 40'			Low			
Drip	Cercis canadensis	Eastern Redbud	2.5"	CC	20' x 20'			Moderate			
Drip	Quercus rubra	Northern Red Oak	2.5"	QR	60x40			Moderate			
<b>EVERGREEN TREES</b>											
Drip	Pinus edulis	Pinon Pine	8'	PE	25' x 15'			Low			
Drip	Pinus ponderosa	Ponderosa Pine	8'	PP	50' X 35'			Low			
Drip	Pseudotsuga menziesii	Douglas Fir	8'	PM	50' X 20"			Moderate			
<b>DECIDUOUS SHRUBS</b>											
Drip	Caryopteris x clandonensis	Blue Mist Spirea	5 Gal.	CC	2' x 3'			Low			
Drip	Prunus besseyi	Sandhill Cherry 'Pawnee Buttes'	5 Gal.	PB	2' x 5'			Low			
Drip	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.	RA	3' x 6'			Moderate			
Drip	Ribes alpinum 'Green Mound'	Green Mound Current	5 Gal.	RA	4' x 3'			Low			
Drip	Rosa 'Nearly Wild'	Nearly Wild Rose	5 Gal.	RO	3' x 3'			Low			
Drip	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 Gal.	RA	3' x 6'			Moderate			
<b>EVERGREEN SHRUBS</b>											
Drip	Arctostaphylos x coloradoensis Panchito	Panchito Manzanita	5 Gal.	AC				Low			
Drip	Mahonia repens	Colorado Holly	5 Gal.	MR	3' x 6'			Moderate			
Drip	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	5 Gal.	PPG	4' x 6'			Low			
Drip	Pinus mugo 'Mops'	Mops Mugo Pine	5 Gal.	PPM	3' x 3'			Low			
<b>PERENNIALS (SUN)</b>											
Drip	Achillea millefolium Rosea	Pink Yarrow	1 Gal.	AMR	2.5' x 2.5'			Low			
Drip	Artemisia schmidtiana	Silver Mound Sage	1 Gal.	AAL	1' x 1.5'			Low			
Drip	Aster alpinus 'Goliath'	Alpine Aster	1 Gal.	AAL	1' x 1'			Low			
Drip	Hemerocallis fulva	Orange Daylily	1 Gal.	HFU	2' x 2'			Moderate			
Drip	Leucanthemum x superbum 'Alaska'	Shasta Daisy	1 Gal.	LXS	2' x 2'			Moderate			
Drip	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 Gal.	RFU	2' x 2'			Low			
Drip	Salvia x suberba	May Night Salvia	1 Gal.	SXS	2' x 2'			Moderate			
<b>PERENNIALS (SHADE)</b>											
Drip	Alchemilla mollis 'Thriller'	Thriller Lady's Mantle	1 Gal.	AMO	2' x 2'			Low			
Drip	Heuchera	Coral Bells	1 Gal.	H				Low			
Drip	Mahonia repens	Oregon Grape Holly	1 Gal.	MRE	1.5' x 6'			Moderate			
Drip	Galium odoratum	Sweet Woodruff	1 Gal.	AMO	0.5' x 1'			Moderate			
Drip	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.	BCO				Moderate			
Drip	Chasmanthium latifolium	Northern Sea Oats Grass	1 Gal.	CLA	2' x 2'			Moderate			
<b>ORNAMENTAL GRASSES, SEED AND SOD</b>											
Drip	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal.	CAC	5' x 2'			Low			
Drip	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	1 Gal.	BGR	1' x 1'			Low			
Drip	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	1 Gal.	PVI	3' x 3'			Low			
Drip	Schizachyrium scoparium 'Prairie Blues'	Prairie Blues Little Bluestem	1 Gal.	SSC							
Spray	Reveille Texas Hybrid Bluegrass							High	11,000 SF	6.3%	17%
	Non-irrigated Native Low Grow Seed Mix										

## LANDSCAPE NOTES

- SQUARE FOOTAGE ARE ESTIMATED. FINAL LANDSCAPE COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATION OF PLANT MATERIALS ARE APPROXIMATE. 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 FT.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAT 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTION AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS, SECTION 4.2.3 AND TO CORRELATE WITH THE USE ON THE PROPERTY SITE.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.

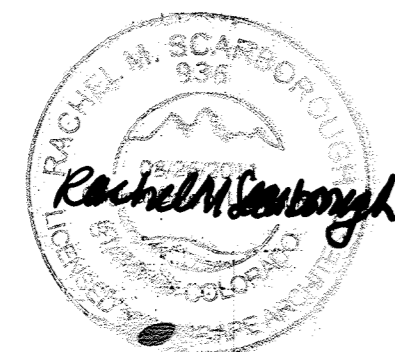
## Renaissance Landscape Site Inventory

Town of Castle Rock Registered Professional: Rachel Scarborough  
 Town of Castle Rock Registration #: 16-1608 State of Colorado License Landscape Architect # :936  
 Company Name: Mundus Bishop Design Address: 1525 Raleigh St. Suite 310, Denver, CO 80204  
 Phone: 303-477-5244  
 Email: rachel@mundusbishop.com  
 Date: Sept. 1, 2016  
 PROJECT NAME Renaissance Secondary School

Area	Area (Sq.Ft.)	Turfgrass List Species (Area in Sq.Ft.)	Non-irrigated Seed	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
175,000 SF	17,500 SF	11,000 SF Reveille Hybrid Texas Bluegrass	54,000 SF	4500 SF	35	38	70	183	250 CY	no
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Non-irrigated Seed	Nonliving Ornamental (Area in Sq.Ft.)	No. of peninsulas	Width of peninsulas	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
14310 SF	1431 SF	46	200 SF	150 SF	1	16.5'	3	3	6	18

Street Trees	Street Frontage	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
Black Feather Trail	400 LF	10	9	36	0

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State of Colorado License # 936  
 Town of Castle Rock  
 Registered Design Professional  
 #16-1608 Rachel Scarborough

civil engineer  
BASILENE ENGINEERING

landscape architect  
MUNDUS BISHOP

structural engineer  
K.L.A.A. INC

mechanical engineer  
GIVEN & ASSOCIATES

SCALE

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE

REVISIONS

152 Raleigh Street, Suite 310  
TO: (303) 477-5244 Fax: (303) 477-5146

1525 WASHINGTON AVENUE GOLDEN COLORADO 80401  
303.271.0977 www.ewbfrsarchitects.com

LANDSCAPE NOTES

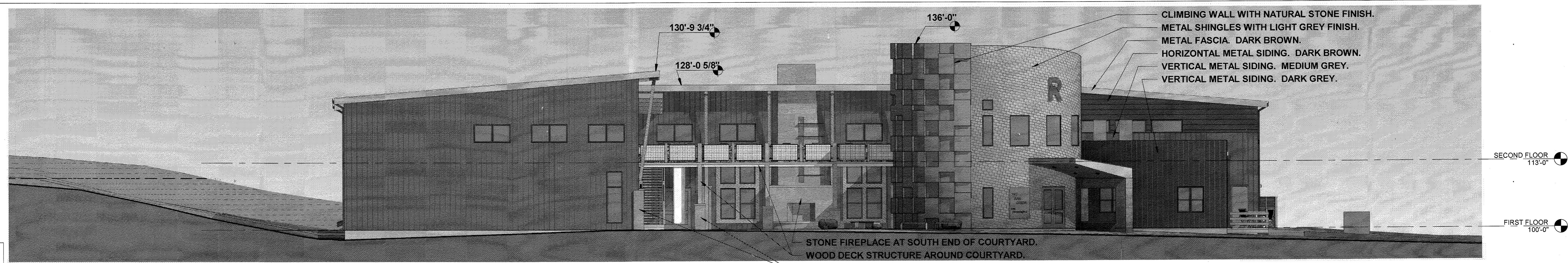
RENAISSANCE SECONDARY SCHOOL

6 of 10

SITE DEVELOPMENT PLAN

SDP16-0034

LOT 1, METZLER RANCH FILING NO. 11  
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

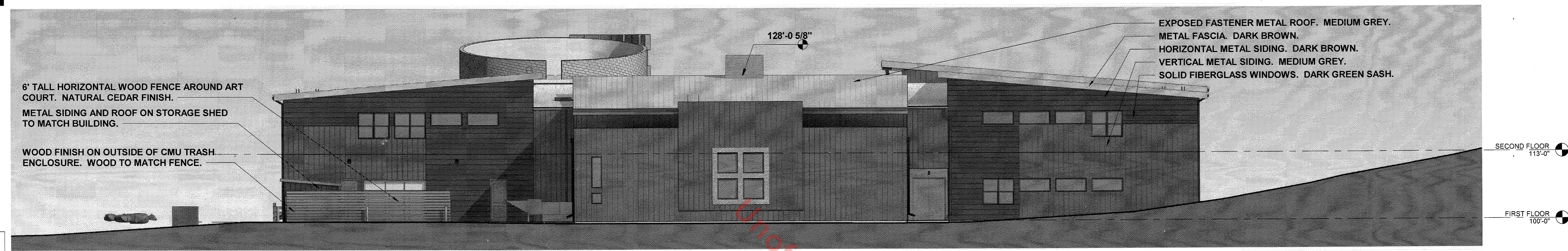


CLIMBING WALL WITH NATURAL STONE FINISH.  
METAL SHINGLES WITH LIGHT GREY FINISH.  
METAL FASCIA. DARK BROWN.  
HORIZONTAL METAL SIDING. DARK BROWN.  
VERTICAL METAL SIDING. MEDIUM GREY.  
VERTICAL METAL SIDING. DARK GREY.

STONE FIREPLACE AT SOUTH END OF COURTYARD.  
WOOD DECK STRUCTURE AROUND COURTYARD.  
STONE BASE ON COLUMNS AT GYM AND COURTYARD ENTRANCE.

1 NORTH ELEVATION

1" = 10'-0"

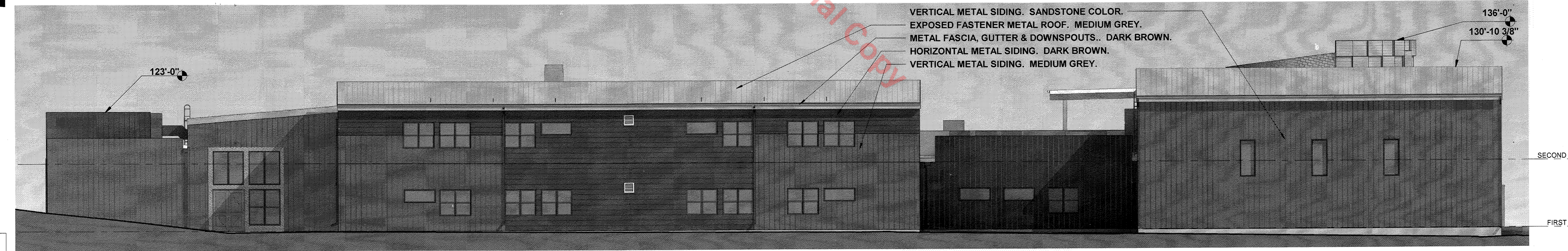


EXPOSED FASTENER METAL ROOF. MEDIUM GREY.  
METAL FASCIA. DARK BROWN.  
HORIZONTAL METAL SIDING. DARK BROWN.  
VERTICAL METAL SIDING. MEDIUM GREY.  
SOLID FIBERGLASS WINDOWS. DARK GREEN SASH.

6' TALL HORIZONTAL WOOD FENCE AROUND ART COURT. NATURAL CEDAR FINISH.  
METAL SIDING AND ROOF ON STORAGE SHED TO MATCH BUILDING.  
WOOD FINISH ON OUTSIDE OF CMU TRASH ENCLOSURE. WOOD TO MATCH FENCE.

2 SOUTH ELEVATION

1" = 10'-0"



VERTICAL METAL SIDING. SANDSTONE COLOR.  
EXPOSED FASTENER METAL ROOF. MEDIUM GREY.  
METAL FASCIA, GUTTER & DOWNSPOUTS. DARK BROWN.  
HORIZONTAL METAL SIDING. DARK BROWN.  
VERTICAL METAL SIDING. MEDIUM GREY.

3 EAST ELEVATION

1" = 10'-0"



METAL SHINGLES WITH LIGHT GREY FINISH.  
METAL FASCIA, GUTTER & DOWNSPOUTS. DARK BROWN.  
HORIZONTAL METAL SIDING. DARK BROWN.  
VERTICAL METAL SIDING. MEDIUM GREY.  
VERTICAL METAL SIDING. SANDSTONE COLOR.

METAL ROOF, FASCIA & SOFFIT. LIGHT GREY.  
STONE WALL @ ENTRANCE CANOPY.

4 WEST ELEVATION

1" = 10'-0"

BASELINE ENGINEERING  
civil engineer  
landscape architect  
MUNDUS BISHOP  
structural engineer  
KLS&A, INC  
mech / elec engineer  
GIVEN & ASSOCIATES

ERWHIFERTSURE  
1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
303.271.0977 www.erwhifertstructure.com

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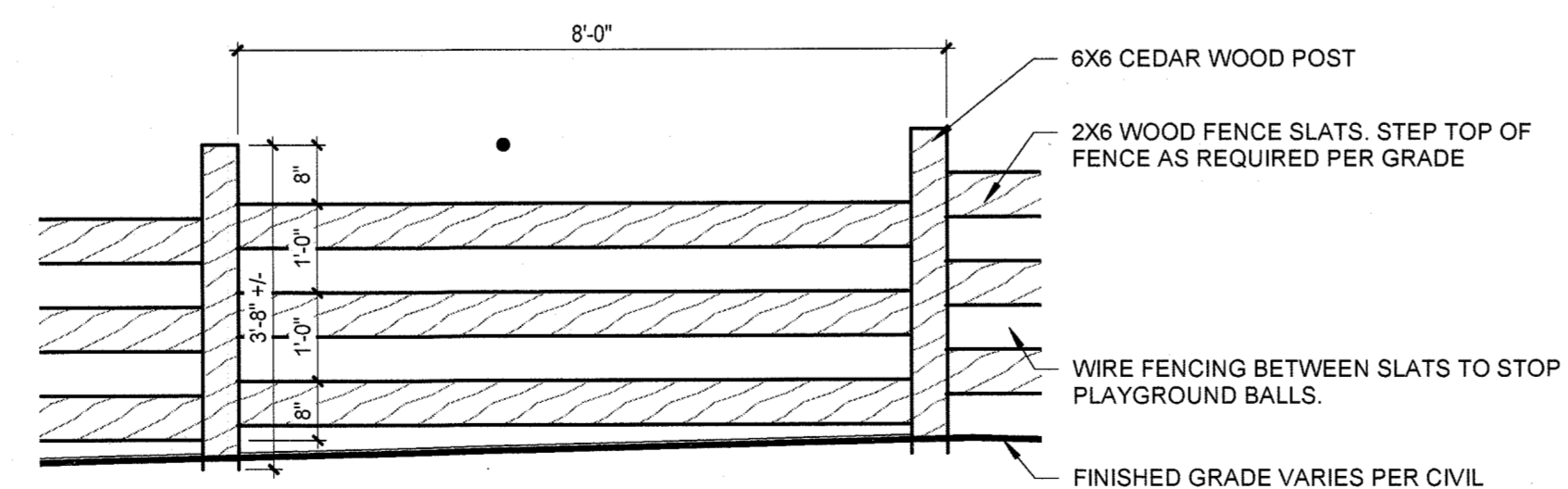
EXTERIOR ELEVATIONS  
RENAISSANCE SECONDARY SCHOOL  
TRAIL BOSS LANE  
CASTLE ROCK  
COLORADO

7 of 10  
SITE DEVELOPMENT PLAN  
SDP16-0034

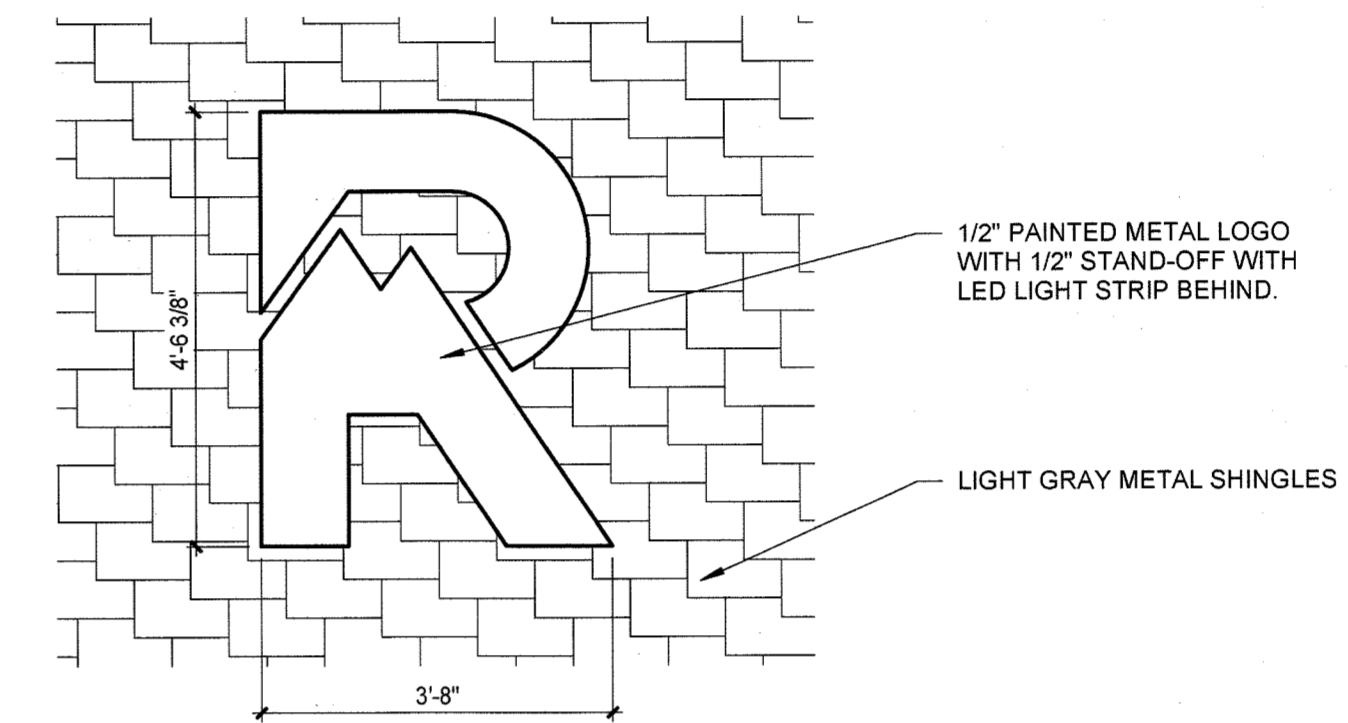


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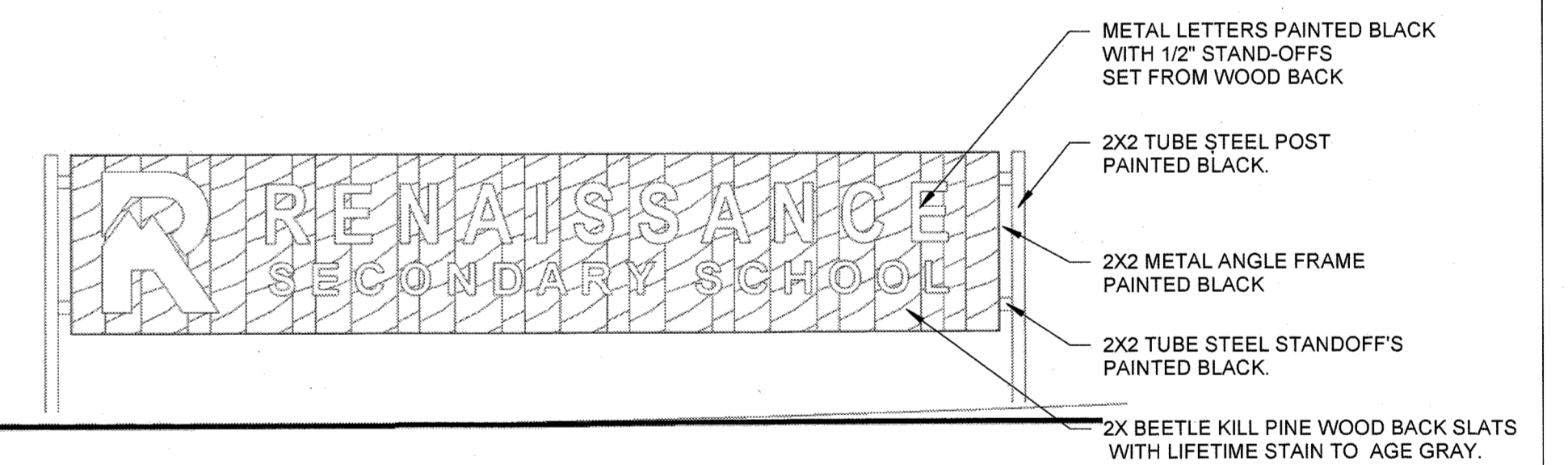
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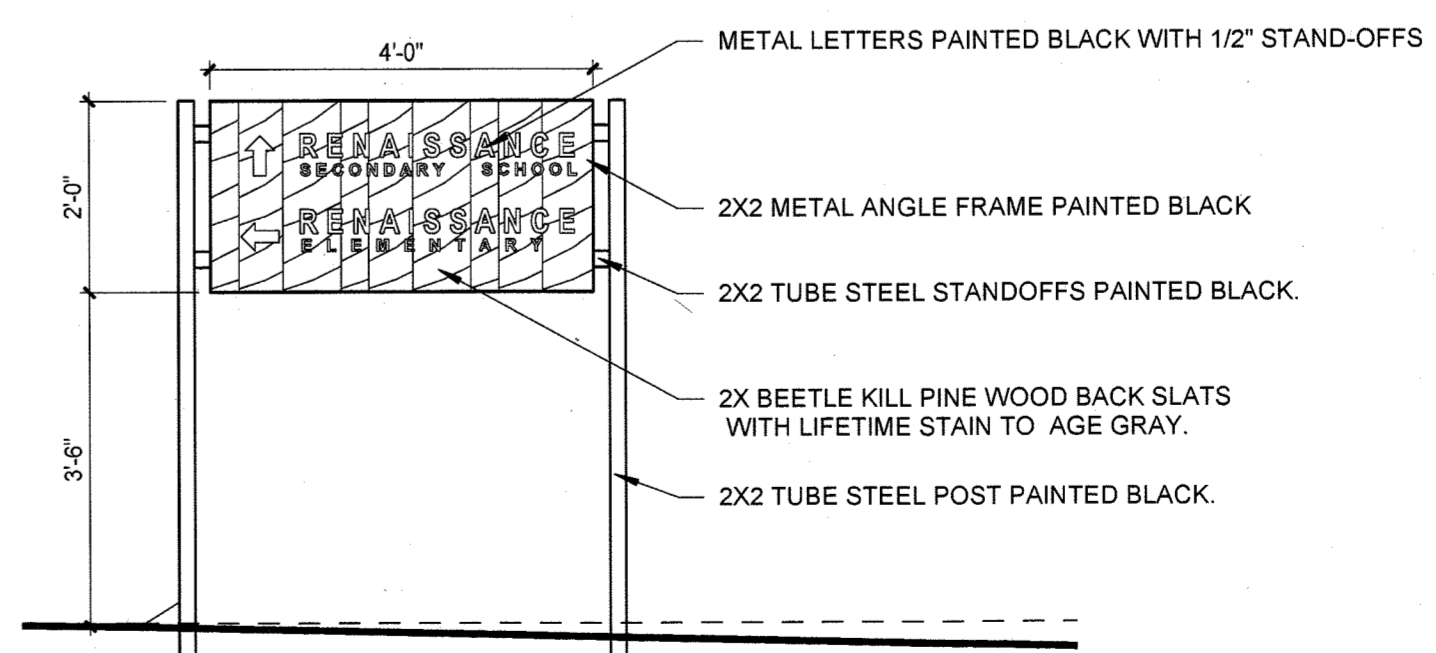
**4** FENCE DETAIL  
1/2" = 1'-0"



**3** LOGO SIGN DETAIL  
1/2" = 1'-0"



**2** ENTRANCE SIGN DETAIL  
1/2" = 1'-0"



**1** WAYFINDING SIGN DETAIL  
1/2" = 1'-0"

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K&A, INC  
mech / elec engineer  
GIVEN & ASSOCIATES

**ER** **WHIT** **ER** **TSU** **RE**  
1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
303.271.0977 www.ewersarchitecture.com

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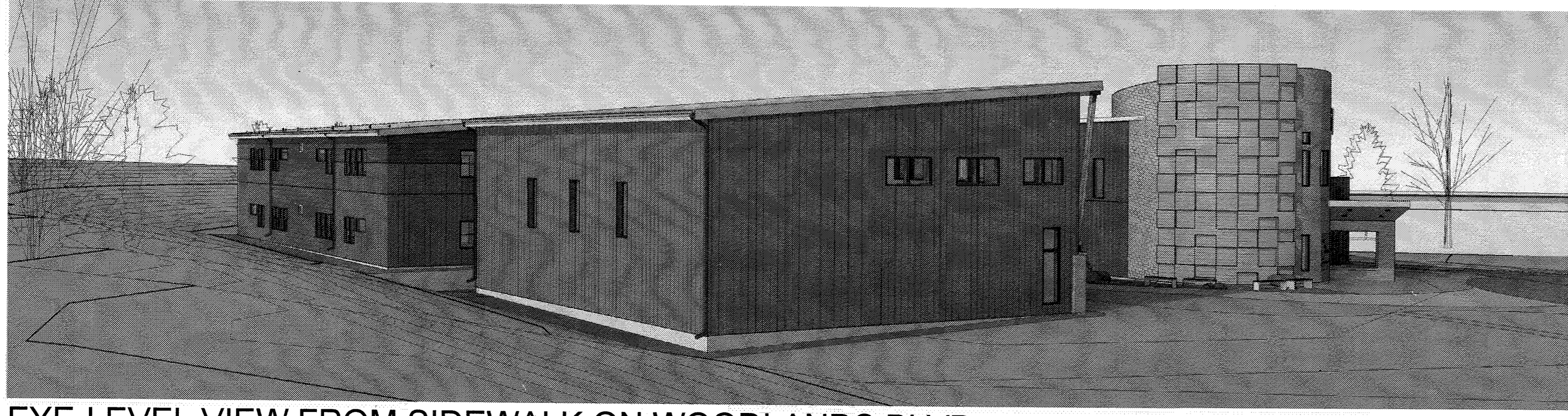
SIGNAGE AND FENCE DETAILS

**RENAISSANCE SECONDARY SCHOOL**  
TRAIL BOSS LANE CASTLE ROCK COLORADO

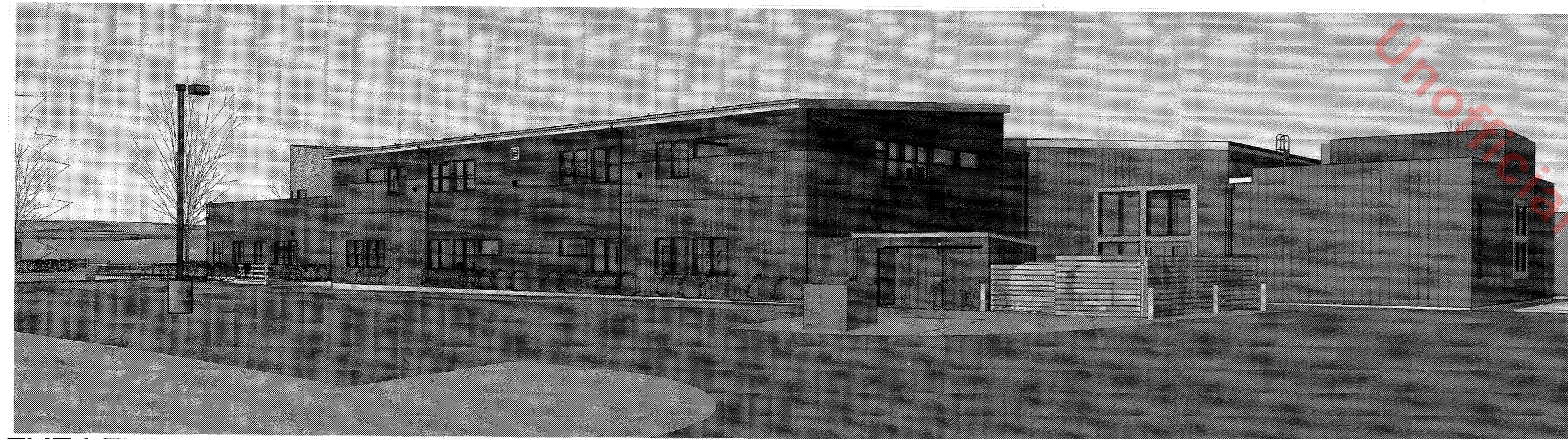
**9 of 10**  
SITE DEVELOPMENT PLAN



6 EYE LEVEL VIEW FROM INTERSECTION OF WOODLANDS BLVD & BLACKFEATHER TRAIL



5 EYE-LEVEL VIEW FROM SIDEWALK ON WOODLANDS BLVD



4 EYE LEVEL VIEW FROM SOUTHWEST



3 EYE-LEVEL VIEW FROM ENTRANCE ROUNDABOUT



2 AERIAL VIEW FROM SOUTH



1 AERIAL VIEW FROM NORTH

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**BASELINE ENGINEERING**  
 civil engineer  
 landscape architect  
 MUNDUS BISHOP  
 structural engineer  
 K.L.&A. INC  
 mech./elec engineer  
 GIVEN & ASSOCIATES

**EARWHITER** ARCHITECTURE  
 1420 WASHINGTON AVENUE GOLDEN COLORADO 80401  
 303.271.0977 www.ewersarchitecture.com

SCALE	1584	P/E	P/E	P/E
PROJECT NUMBER		DATE	08.01.16	10.05.16
DRAWN BY		CHECKED BY		
REVISIONS				

THREE DIMENSIONAL VIEWS

**RENAISSANCE SECONDARY SCHOOL**  
 TRAIL BOSS LANE  
 CASTLE ROCK  
 COLORADO