

**LEGAL DESCRIPTION**  
 LOT 1, BLOCK 1, MILESTONE FILING NO. 4, AMENDMENT NO. 9, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**STANDARD 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.
- NO FEMA REGULATED FLOODPLAINS OR WETLANDS EXIST ON THE SITE.
- 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.
- THERE ARE NO TRACTS PROPOSED FOR THE PROPERTY.
- 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 THE MILESTONE OFFICE CAMPUS PLANNED DEVELOPMENT. SPECIFICALLY ZONED INTEGRATED BUSINESS.
- 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 6-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, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.4B OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES. THIS PROPERTY IS LOCATED IN A VESTED AREA AND ONLY NEEDS TO COMPLY WITH SECTION C OF CHAPTER 17.4B.060.
- RETAINING WALLS. SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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 20 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 20 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.

**MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1  
 SITE DEVELOPMENT PLAN  
 LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., P.M.,  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**

**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.  
 BERENGARIA CASTLE ROCK LLC, A COLORADO LIMITED LIABILITY COMPANY  
 SIGNED THIS 10 DAY OF August 2015

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF August 2015 BY DAVID MARCUS AS PRESIDENT OF BERENGARIA CASTLE ROCK LLC

WITNESS MY HAND AND OFFICIAL SEAL.  
 Linda Stafford  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/03/18

**TITLE CERTIFICATION**  
 I, William Brendenwill, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.  
 SIGNED THIS 13th DAY OF August 2015

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF August 2015 by William Brendenwill AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL.  
 Linda Stafford  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-17-2018

**TOWN OF CASTLE ROCK OWNERSHIP BLOCK**  
 THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.  
 TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
 BY [Signature]  
 MAYOR

**ATTEST:**  
 TOWN CLERK  
 SIGNED THIS \_\_\_ DAY OF \_\_\_ 20\_\_

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ DAY OF \_\_\_ 20\_\_ BY \_\_\_ AS MAYOR AND BY \_\_\_ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE FILING NO. 4, AMENDMENT NO. 9, 11, 8 1.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON 8-12-15 AT REC. NO. 2015057399, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITYWIDE BANKS  
 BY [Signature] VP  
 STATE OF COLORADO  
 COUNTY OF ARAPAHOE  
 SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF August, 2015 BY Rob Crosby AS Vice President OF CITYWIDE BANKS.

**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 21 DAY OF August 2015.

**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 10:04 AM ON THE 31 DAY OF August 2015 AT RECEPTION NO. 2015062415 DOUGLAS COUNTY CLERK AND RECORDER

WITNESS MY HAND AND OFFICIAL SEAL  
 Michael Sauer  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12-6-17

**CONTACT**

**OWNER**  
 BERENGARIA CASTLE ROCK, LLC.  
 301 N BROADWAY, SUITE 300  
 MILWAUKEE, WI 53202  
 PHONE: 414-585-8877  
 CONTACT: NATHAN WELLMAN  
 EMAIL: NATHAN.WELLMAN@BERENGARIADEVELOPMENT.COM

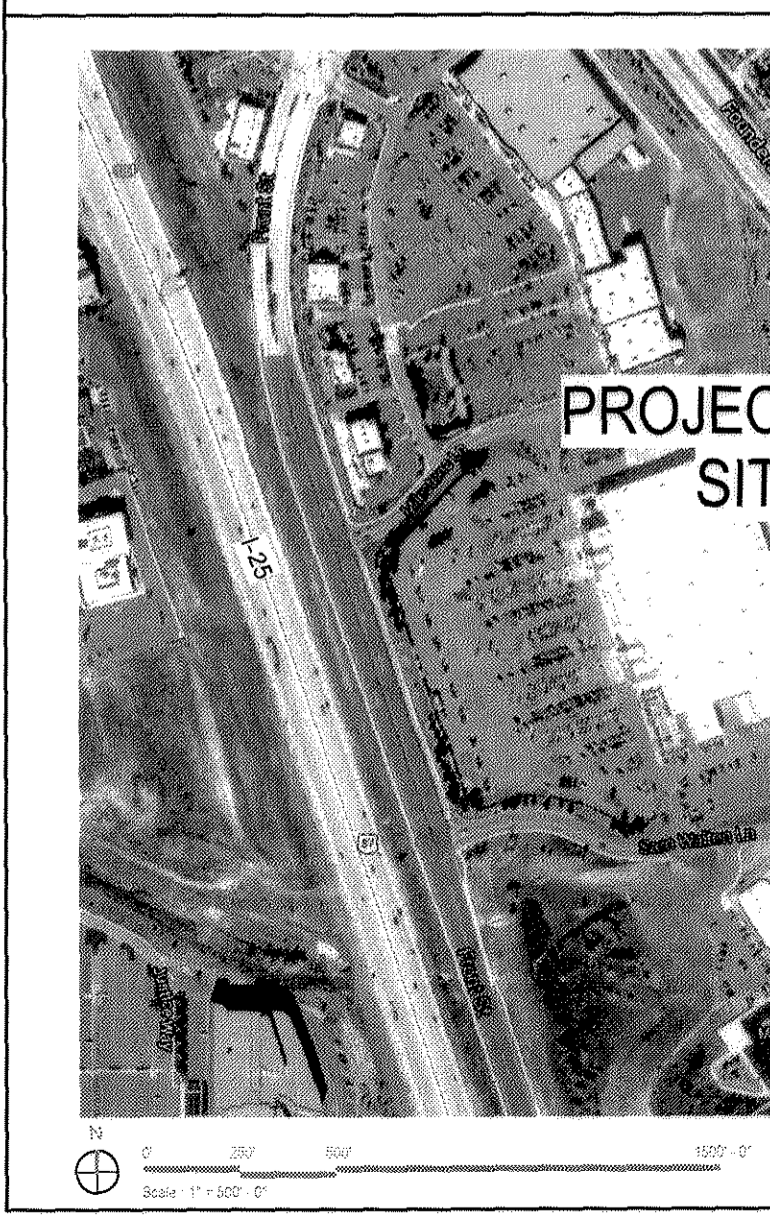
**SURVEY**  
 FARNSWORTH GROUP, INC  
 5613 DTC PARKWAY, SUITE 1100  
 GREENWOOD VILLAGE, COLORADO 80111  
 PHONE: 303-692-8838  
 CONTACT:  
 EMAIL:

**ARCHITECT**  
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 PHONE: 303-692-8838  
 CONTACT: ROB STETTNER  
 EMAIL: RSTETTNER@F-W.COM

**CIVIL**  
 FARNSWORTH GROUP, INC  
 1612 SPECHT POINT ROAD, SUITE 105  
 FORT COLLINS, CO 80525  
 PHONE: 970-484-7477  
 CONTACT: TODD KRELL  
 EMAIL: TKRELL@F-W.COM

**LANDSCAPE**  
 FARNSWORTH GROUP, INC  
 5613 DTC PARKWAY, SUITE 1100  
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 PHONE: 303-692-8838  
 CONTACT: CHAD HERD  
 EMAIL: CHERD@F-W.COM

**VICINITY MAP**



**SHEET LIST**

- 1 OF 7 COVER SHEET
- 2 OF 7 SITE PLAN
- 3 OF 7 GRADING PLAN
- 4 OF 7 UTILITY PLAN
- 5 OF 7 CONCEPTUAL LANDSCAPE PLAN
- 6 OF 7 BUILDING ELEVATIONS
- 7 OF 7 PHOTOMETRIC PLAN

**SITE DATA**

**PERMITTED BUILDING COVERAGE AND HEIGHT**

MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	50'-0"

**PROPOSED BUILDING AREA AND HEIGHT**

MAXIMUM BUILDING COVERAGE	17%
MAXIMUM BUILDING HEIGHT	35'-0"
MAXIMUM GROSS FLOOR AREA	18,023 S.F.

**BUILDING SETBACKS AND SEPARATIONS**

BUILDING SETBACK - NORTH	15'-0"
BUILDING SETBACK - EAST	15'-0"
BUILDING SETBACK - SOUTH	70'-0"
BUILDING SETBACK - WEST	15'-0"

**PARKING SETBACK - NORTH**

PARKING SETBACK - NORTH	5'-0"
PARKING SETBACK - EAST	5'-0"
PARKING SETBACK - SOUTH	49'-0"
PARKING SETBACK - WEST	5'-0"

**SITE UTILIZATION**

TOTAL SITE AREA	120,048 S.F.	2.76 ACRES
BUILDING COVERAGE	20,348 S.F.	0.47 ACRES (17% OF SITE)
PARKING COVERAGE	42,512 S.F.	0.98 ACRES (36% OF SITE)
STREET COVERAGE	12,244 S.F.	0.28 ACRES (10% OF SITE)
HARDSCAPE COVERAGE	10,486 S.F.	0.24 ACRES ( 8% OF SITE)
LANDSCAPE COVERAGE	34,450 S.F.	0.79 ACRES (29% OF SITE)

**PARKING CALCULATIONS**

PARKING REQUIRED	RETAIL: 13,173 @ 3/1000= 40 STALLS
	WAREHOUSE: 4,745 @ 1/1000= 5 STALLS
	COMPANY VEHICLES: 1 PER= 0 STALLS
	TOTAL REQUIRED= 45 STALLS
PARKING PROVIDED	77 STALLS
	4 ADA
	TOTAL PROVIDED= 81 STALLS

**BASIS OF BEARINGS:** THE SOUTHEAST LINE OF LOT 1, MILESTONE FILING NO. 4, SEVENTH AMENDMENT, IS ASSUMED TO BEAR S 01° 04' 19E. SITE BENCHMARK: 3-1/4" ALUMINUM CAP STAMPED "CDDT PLS 23421" AT THE EASTERLY CORNER OF MILESTONE FILING NO. 4, NINTH AMENDMENT. ELEVATION= 6273.48 (NAVD88)

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 Engineers | Architects | Surveyors | Scientists

**SITE DEVELOPMENT PLAN**

PROJECT: BERENGARIA

335 BARRANCA DRIVE  
 CASTLE ROCK, CO 80104

Date: 03/03/15

Design/Drawn: BS

Reviewed: RS

Book No.:

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 OF 7

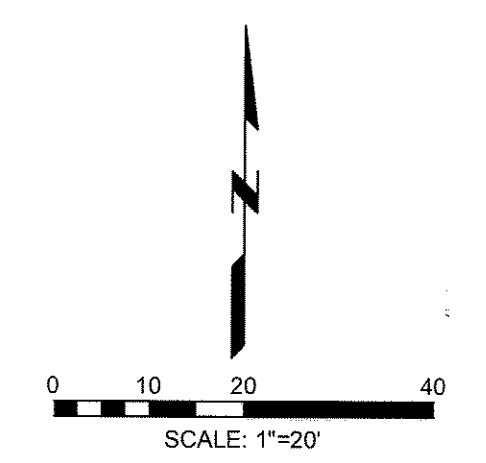
Project No.: 0150091.00

**GOODWILL CASTLE ROCK**

MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1, SITE DEVELOPMENT PLAN PROJECT NO. SDP 15-0012

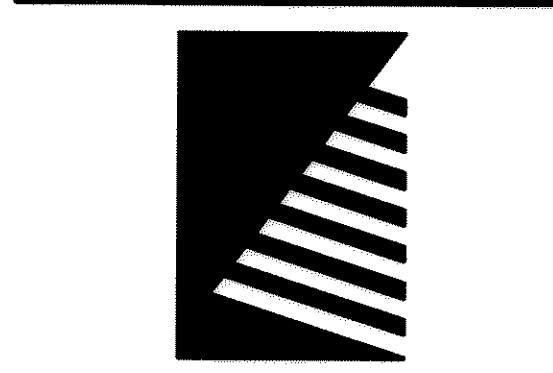
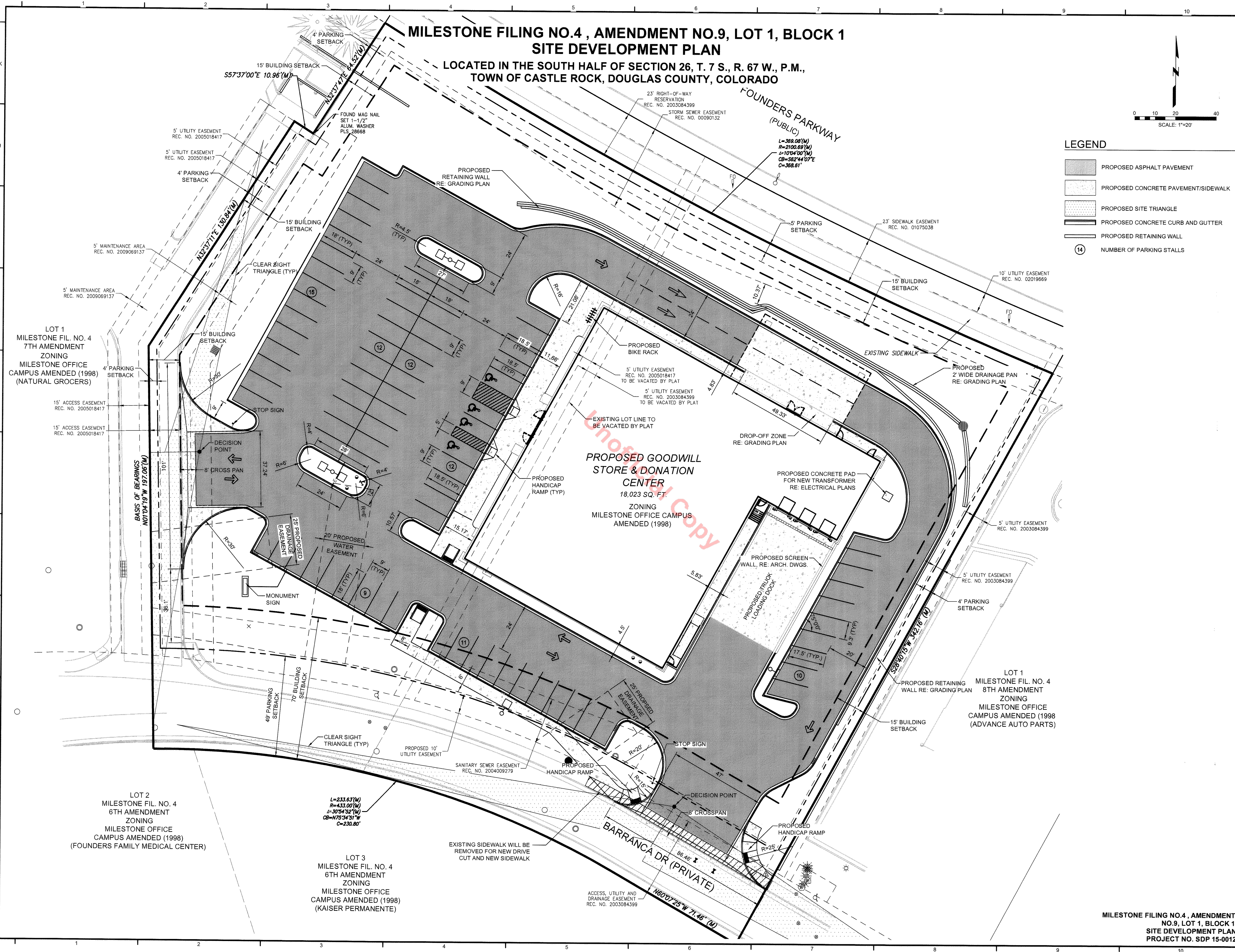
# MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1 SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



### LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED SITE TRIANGLE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED RETAINING WALL
- NUMBER OF PARKING STALLS



## Farnsworth GROUP

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ISSUE:

#	Date:	Description:
1	5-19-15	1st SDP COMMENTS
2	6-18-15	2nd SDP COMMENTS
3	7-17-15	4th SDP COMMENTS

### SITE DEVELOPMENT PLAN

PROJECT:  
BERENGARIA

### GOODWILL CASTLE ROCK

335 BARRANCA DRIVE  
CASTLE ROCK, CO 80104  
Date: 03/03/15

Design/Drawn: DJM

Reviewed: TWK

Book No.:

### SITE PLAN

SHEET NUMBER:

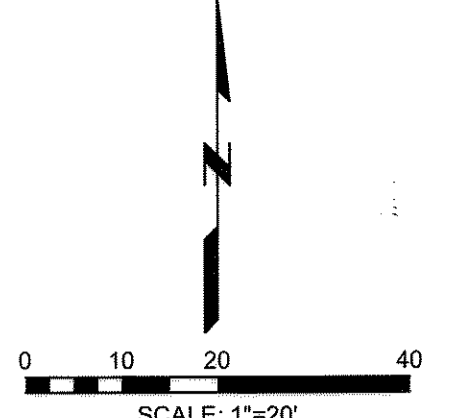
# 2 OF 7

MILESTONE FILING NO.4 , AMENDMENT  
NO.9, LOT 1, BLOCK 1,  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP 15-0012

Project No.: 0150091.00

# MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1 SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



### LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- INLET PROTECTION
- SILT FENCE
- EXISTING MAJOR CONTOUR INTERVAL
- EXISTING MINOR CONTOUR INTERVAL
- PROPOSED MAJOR CONTOUR INTERVAL
- PROPOSED MINOR CONTOUR INTERVAL
- PROPOSED STORM SEWER, RE: UTILITY PLAN
- EXISTING STORM SEWER

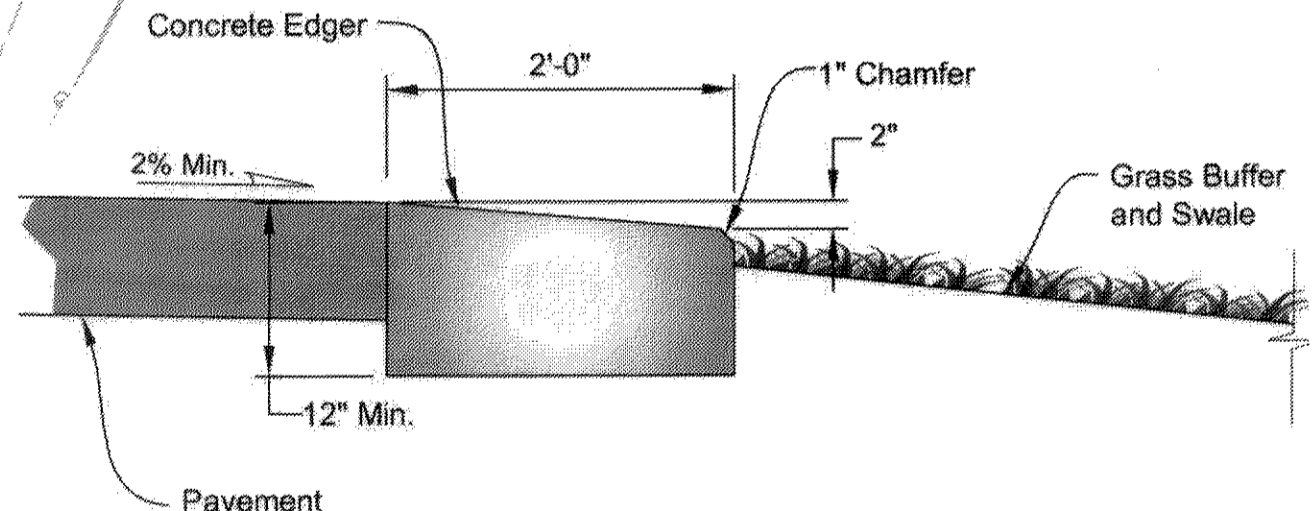
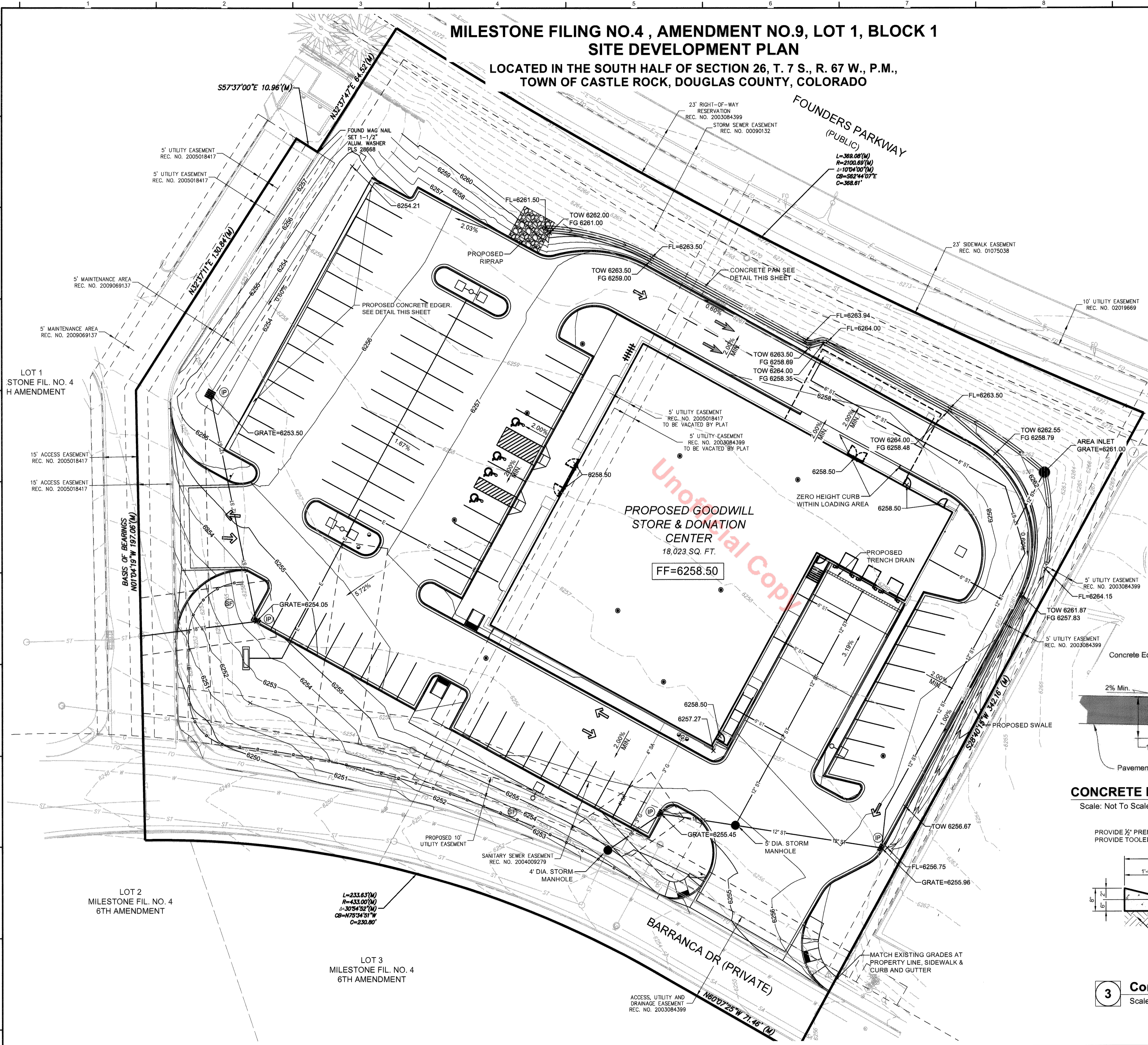
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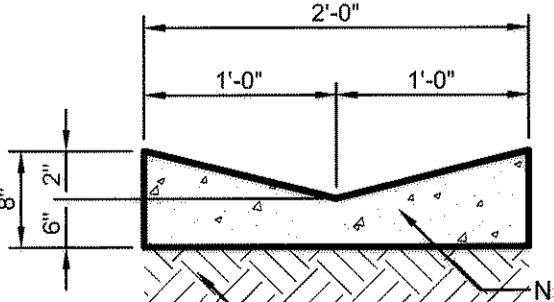
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3	7-16-15	4th SDP COMMENTS



### CONCRETE EDGER

Scale: Not To Scale

PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER AT 30' C.C.  
PROVIDE TOOLED CONTRACTION JOINTS AT 8' C.C.



NEW CDOT CLASS "D" (MIN. 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI) CONCRETE. 80% OF THIS STRENGTH MUST BE GAINED IN THE FIRST 7 DAYS.

MINIMUM OF 12" OF SCARIFIED SUBGRADE, AND RECOMPACTED ON-SITE SOILS, PER THE GEOTECHNICAL REPORT

### Concrete Trickle Pan

Scale: Not To Scale

### SITE DEVELOPMENT PLAN

PROJECT:  
BERENGARIA

### GOODWILL CASTLE ROCK

335 BARRANCA DRIVE  
CASTLE ROCK, CO 80104  
Date: 03/03/15

Design/Drawn: DJM

Reviewed: TWK

Book No.:

### GRADING PLAN

SHEET NUMBER:

# 3 OF 7

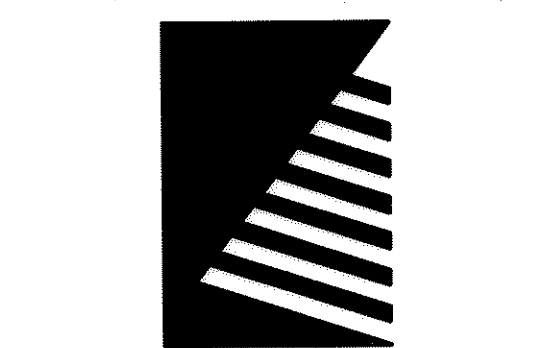
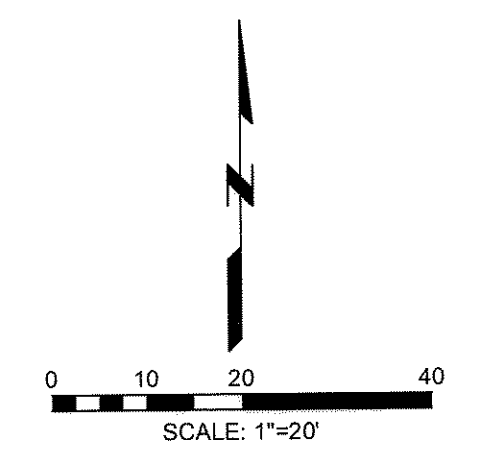
Project No.: 0150091.00

MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1, SITE DEVELOPMENT PLAN  
PROJECT NO. SDP 15-0012

15/03/2015 10:21:52 AM 00 - Goodwill Castle Rock/GoodwillSDP Sheet3 of 7 GRADING PLAN.dwg

# MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1 SITE DEVELOPMENT PLAN

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### LEGEND

- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED RETAINING WALL
- ST PROPOSED STORM SEWER LINE, RE: NOTE 3
- ST EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- SA PROPOSED SANITARY SEWER SERVICE LINE
- SA EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- W PROPOSED WATERLINE
- PROPOSED VALVE
- F PROPOSED FIRE LINE
- IRR PROPOSED IRRIGATION LINE
- W EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- G PROPOSED GAS LINE
- PROPOSED GAS METER
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- FO EXISTING FIBER OPTIC LINE
- T EXISTING TELEPHONE LINE
- EXISTING LOT LIGHT
- EXISTING STREET LIGHT

### NOTES:

1. WATER METERS TO BE LOCATED INSIDE OF BUILDING.
2. THE SITE LIES WITHIN THE "BLUE PRESSURE ZONE" FOR WATER SUPPLY.
3. PROPOSED STORM SEWER PIPING SHALL HAVE A MIN. 1.00% SLOPE.
4. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
5. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
6. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.

### SITE DEVELOPMENT PLAN

PROJECT:  
BERENGARIA

### GOODWILL CASTLE ROCK

335 BARRANCA DRIVE  
CASTLE ROCK, CO 80104  
Date: 03/03/15

Design/Drawn: DJM

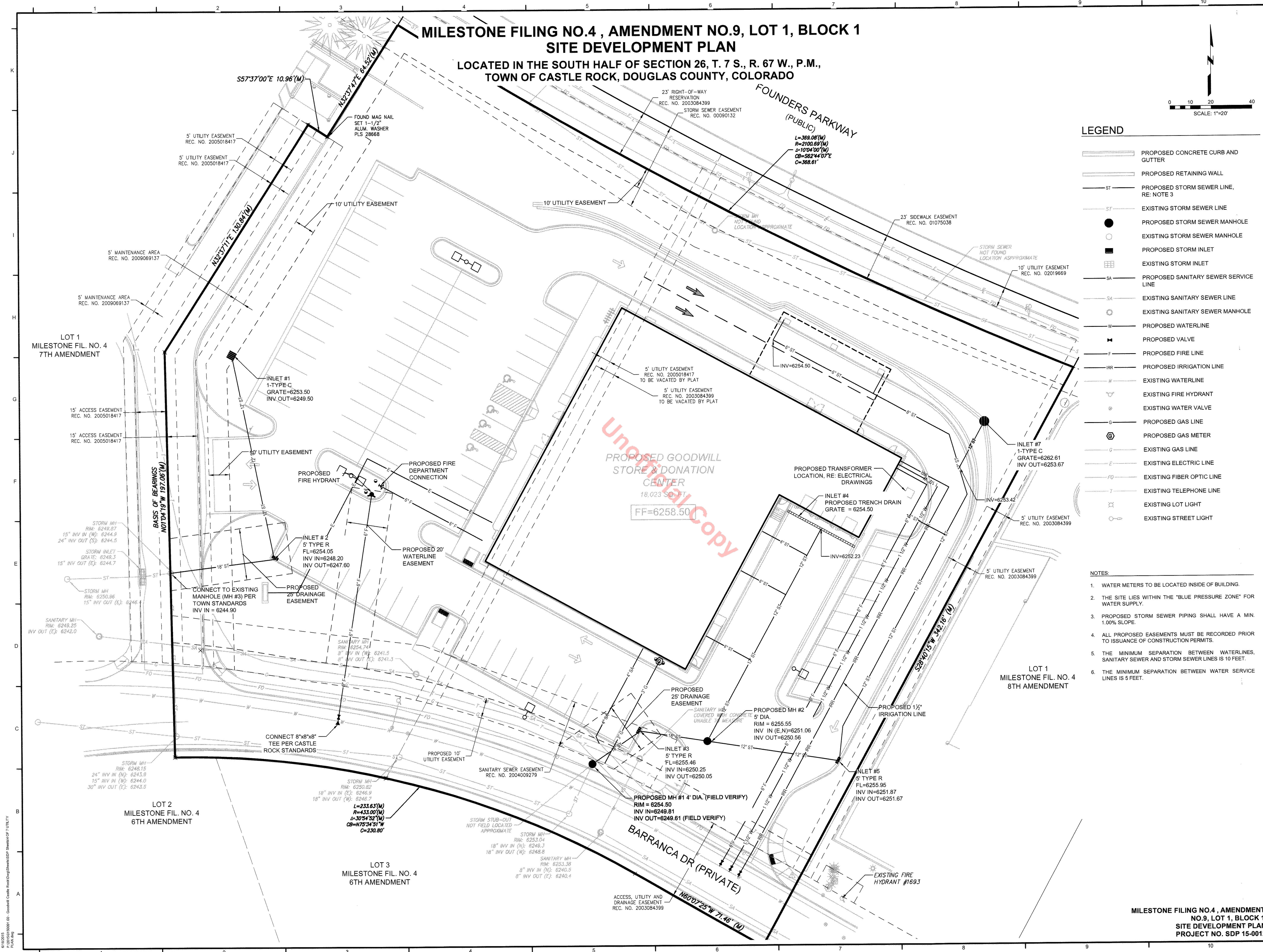
Reviewed: TWK

Book No.:

### UTILITY PLAN

SHEET NUMBER:  
**4 OF 7**

Project No.: 0150091.00



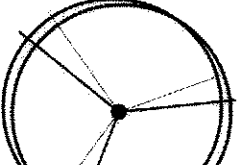
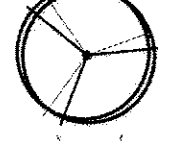

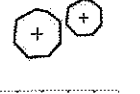
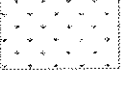

MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1,  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP 15-0012

6/16/2015 10:00:00 AM C:\cadd\Castle Rock\Drawings\SDP Sheets\4 OF UTILITY.dwg

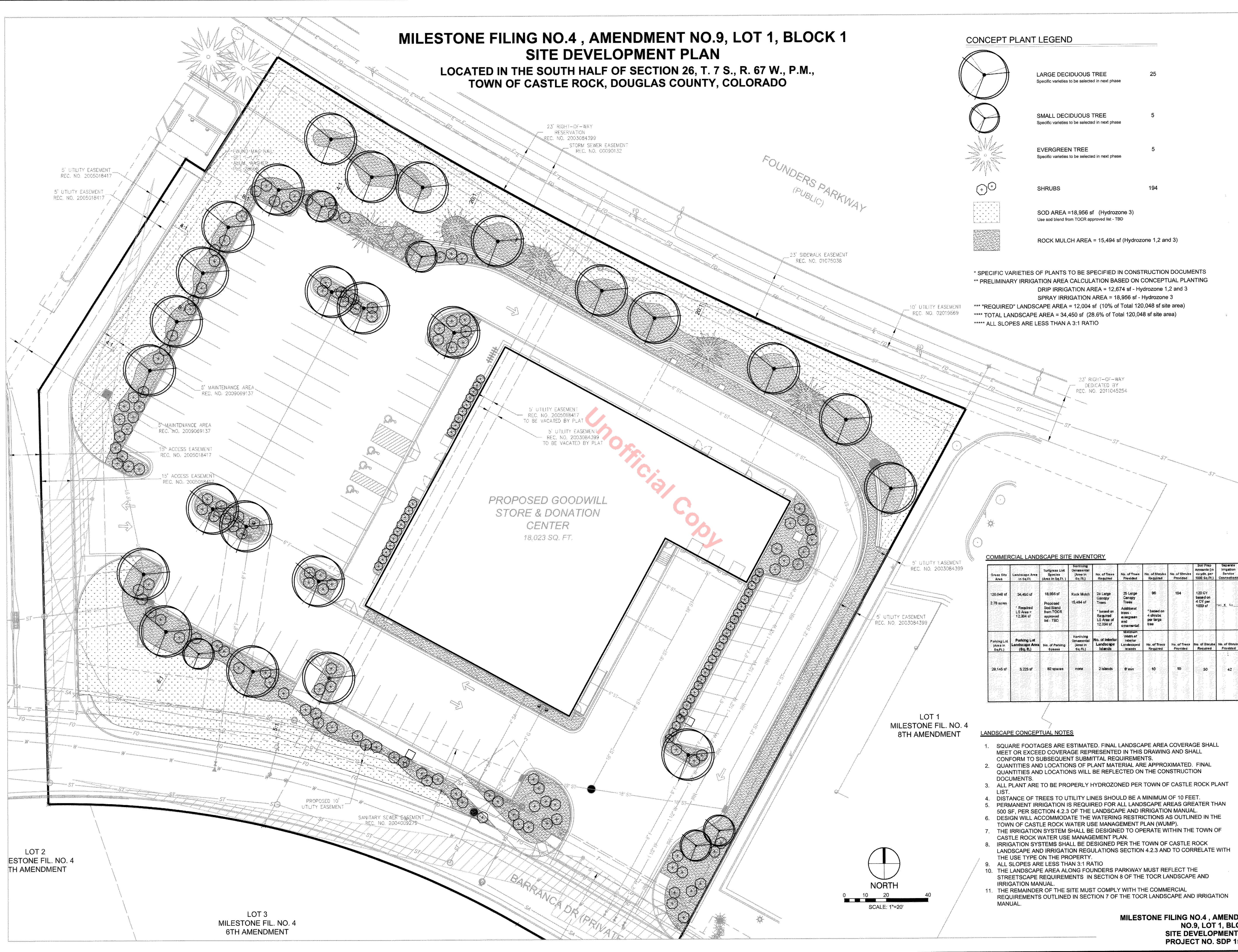
# MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1 SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

### CONCEPT PLANT LEGEND

-  LARGE DECIDUOUS TREE 25  
Specific varieties to be selected in next phase
-  SMALL DECIDUOUS TREE 5  
Specific varieties to be selected in next phase
-  EVERGREEN TREE 5  
Specific varieties to be selected in next phase
-  SHRUBS 194
-  SOD AREA = 18,956 sf (Hydrozone 3)  
Use sod blend from TOCR approved list - TBD
-  ROCK MULCH AREA = 15,494 sf (Hydrozone 1,2 and 3)

\* SPECIFIC VARIETIES OF PLANTS TO BE SPECIFIED IN CONSTRUCTION DOCUMENTS  
 \*\* PRELIMINARY IRRIGATION AREA CALCULATION BASED ON CONCEPTUAL PLANTING  
 DRIP IRRIGATION AREA = 12,674 sf - Hydrozone 1,2 and 3  
 SPRAY IRRIGATION AREA = 18,956 sf - Hydrozone 3  
 \*\*\* "REQUIRED" LANDSCAPE AREA = 12,004 sf (10% of Total 120,048 sf site area)  
 \*\*\*\* TOTAL LANDSCAPE AREA = 34,450 sf (28.6% of Total 120,048 sf site area)  
 \*\*\*\*\* ALL SLOPES ARE LESS THAN A 3:1 RATIO



### COMMERCIAL LANDSCAPE SITE INVENTORY

Green Site Area	Landscape Area in Sq.Ft.	Vegetation List Species (Area in Sq.Ft.)	Surviving Commercial (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	No. of Ground Covers Required	No. of Ground Covers Provided	SOD Area (Area in Sq.Ft.)	Special Irrigation Services (Observations)
120,048 sf 2.78 acres	34,450 sf * Required Landscape Area = 12,004 sf	18,956 sf Proposed Sod Blend Run TOCR approved list - TBD	15,494 sf Rock Mulch	25 Large Canopy Trees * based on Required Landscape Area of 12,004 sf	25 Large Canopy Trees Additional trees - evergreen and ornamental	96 * based on 4 shrubs per large tree	194	120 CY based on 4 CY per 1000 sf			
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Surviving Commercial (Area in Sq.Ft.)	No. of Interiors Landscape Islands	Minimum Width of Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Grounds Required	No. of Grounds Provided		
28,145 sf	3,223 sf	82 spaces	none	2 islands	8 min	10	10	30	42		

### LANDSCAPE CONCEPTUAL 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 MATERIAL ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON THE CONSTRUCTION DOCUMENTS.
- ALL PLANT 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 LANDSCAPE AREAS GREATER THAN 500 SF, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN WILL ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS SHALL 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.
- ALL SLOPES ARE LESS THAN 3:1 RATIO
- THE LANDSCAPE AREA ALONG FOUNDERS PARKWAY MUST REFLECT THE STREETSCAPE REQUIREMENTS IN SECTION 8 OF THE TOCR LANDSCAPE AND IRRIGATION MANUAL.
- THE REMAINDER OF THE SITE MUST COMPLY WITH THE COMMERCIAL REQUIREMENTS OUTLINED IN SECTION 7 OF THE TOCR LANDSCAPE AND IRRIGATION MANUAL.



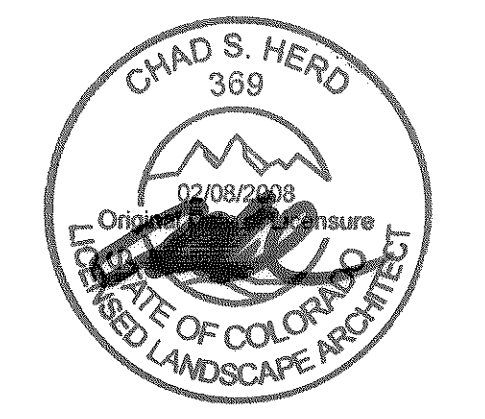
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ISSUE:

#	Date:	Description:
06-12-15		SDP Submittal
07-17-15		SDP Submittal

Chad S. Herd  
 Registered Landscape Architect  
 State of Colorado - LA.000369



### SITE DEVELOPMENT PLAN

PROJECT:  
 BERENGARIA

### GOODWILL - CASTLE ROCK

CASTLE ROCK, CO

Date: 04/10/15  
 Design/Drawn: CSH  
 Reviewed: RS  
 Book No.:

### Conceptual Landscape Plan

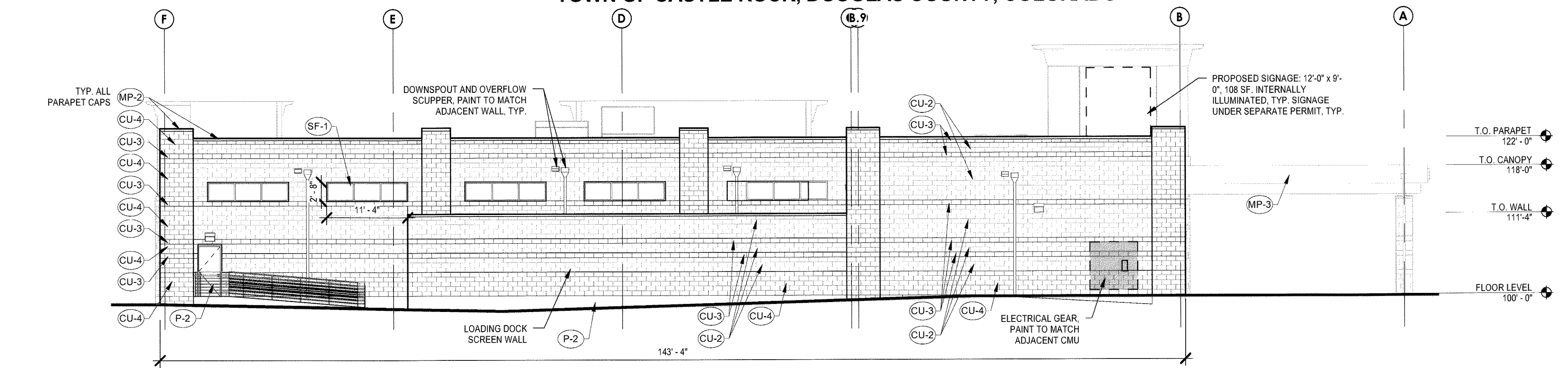
SHEET NUMBER:

5 of 7

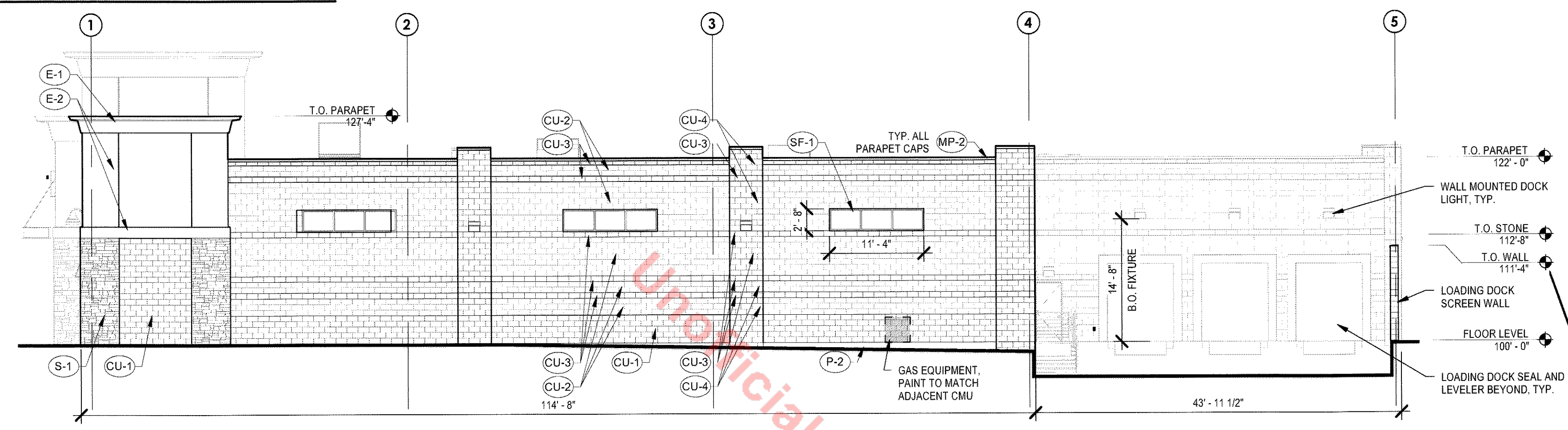
Project No.: 0150091.00

MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1, SITE DEVELOPMENT PLAN PROJECT NO. SDP 15-0012

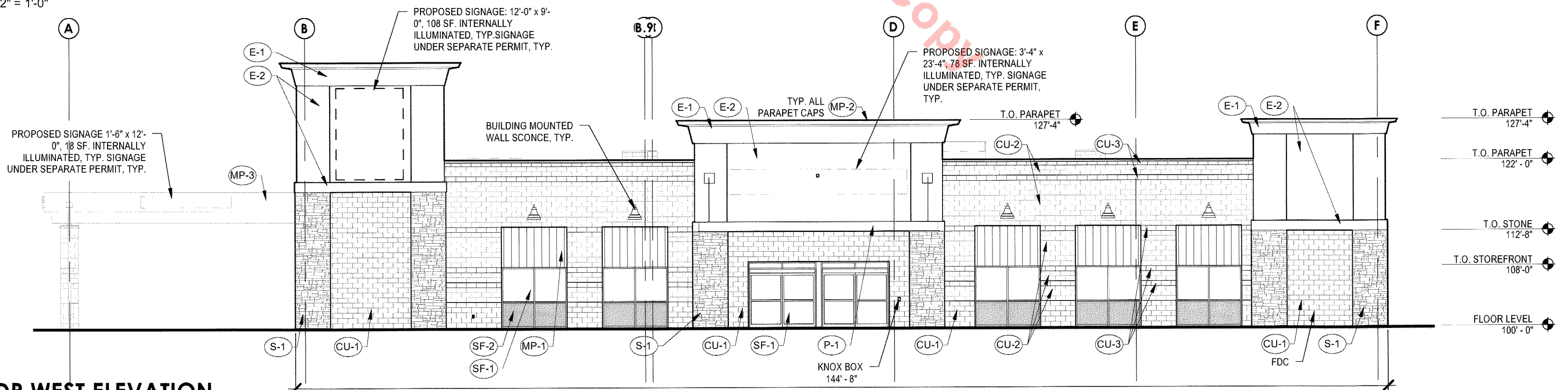
**MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1  
SITE DEVELOPMENT PLAN  
LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**



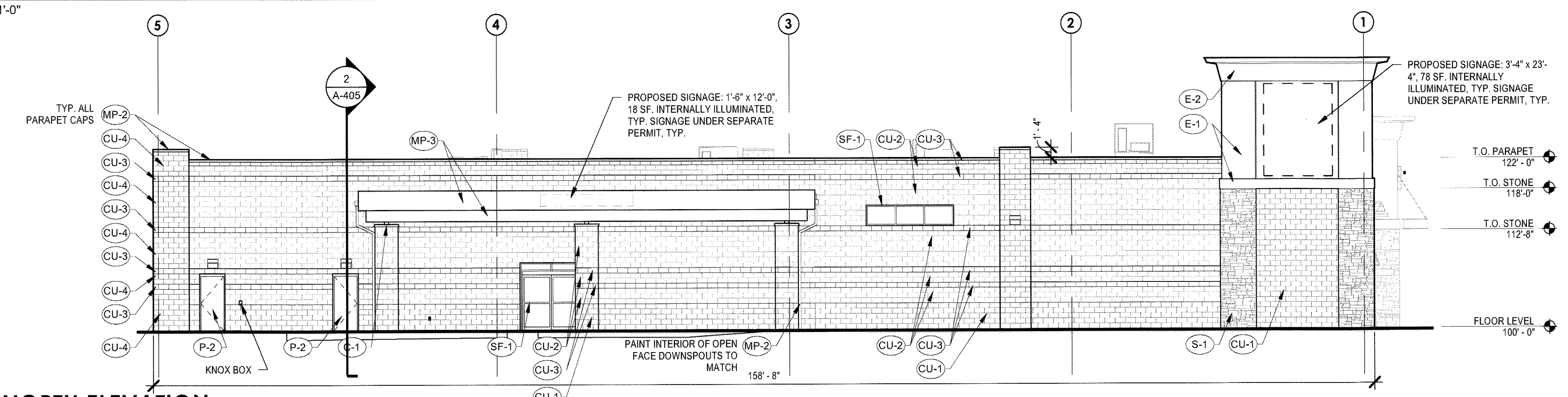
**7 SDP EAST ELEVATION**  
3/32" = 1'-0"



**6 SDP SOUTH ELEVATION**  
3/32" = 1'-0"



**5 SDP WEST ELEVATION**  
3/32" = 1'-0"



**4 SDP NORTH ELEVATION**  
3/32" = 1'-0"

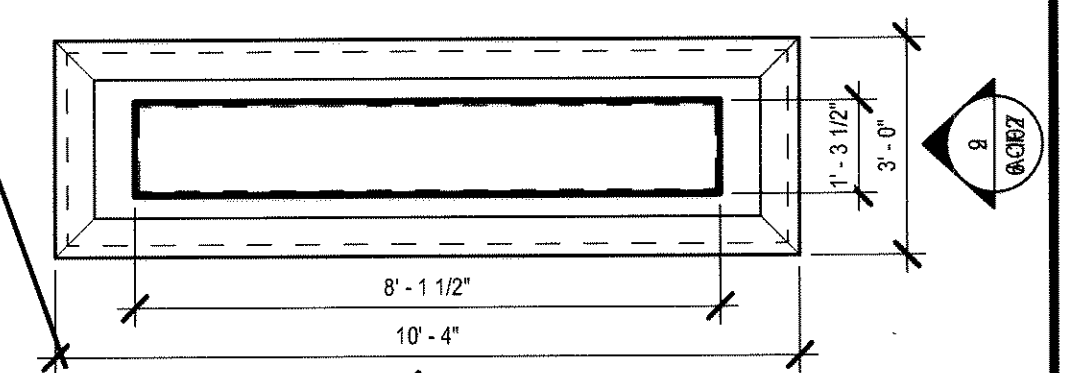
**MATERIALS LEGEND**

- CU-1 CMU: BEST BLOCK, COLOR: #555 -SPLIT FACE
- CU-2 CMU: BEST BLOCK, COLOR: #541 - SPLIT FACE
- CU-3 CMU: BEST BLOCK, COLOR: #541 - GROUND FACE
- CU-4 CMU: BEST BLOCK, COLOR: #722 SPLIT FACE
- S-1 STONE: SUNSET STONE : COUNTRY LEDGESTONE
- E-1 EIFS: DRYVIT, COLOR: #142 SPECTRUM BROWN
- E-2 EIFS: DRYVIT, COLOR: #486 OYSTER SHELL
- P-1 PAINT: BENJAMIN MOORE, COLOR: PM-8 CHARCOAL SLATE
- P-2 PAINT: BENJAMIN MOORE, COLOR: #1235 FOX HOLLOW BROWN
- MP-1 STANDING SEAM METAL PANEL: BERRIDGE TEE-PANEL: COLOR: AWARD BLUE
- MP-2 PREFINISHED BRAKE METAL: BERRIDGE: COLOR: METALLIC ZINC-COTE
- MP-3 OMEGA PANEL PRODUCTS LAMINATORS: 1-PIECE TIGHT-FIT MOLDING: SILVER METALLIC
- C-1 INTEGRAL COLOR PRECAST CONCRETE: DAVIS COLORS: COLOR: #5084 OMAHA TAN
- SF-1 STOREFRONT: CLEAR ANODIZED ALUMINUM W/ 1" CLEAR INSULATED GLAZING
- SF-2 STOREFRONT: CLEAR ANODIZED ALUMINUM W/ 1" SPANDREL INSULATED GLAZING

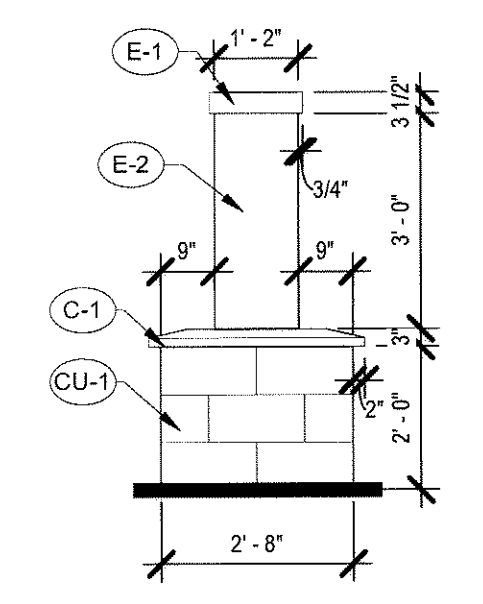
**SIGNAGE CALCULATIONS**

TOTAL ALLOWABLE PER LOT

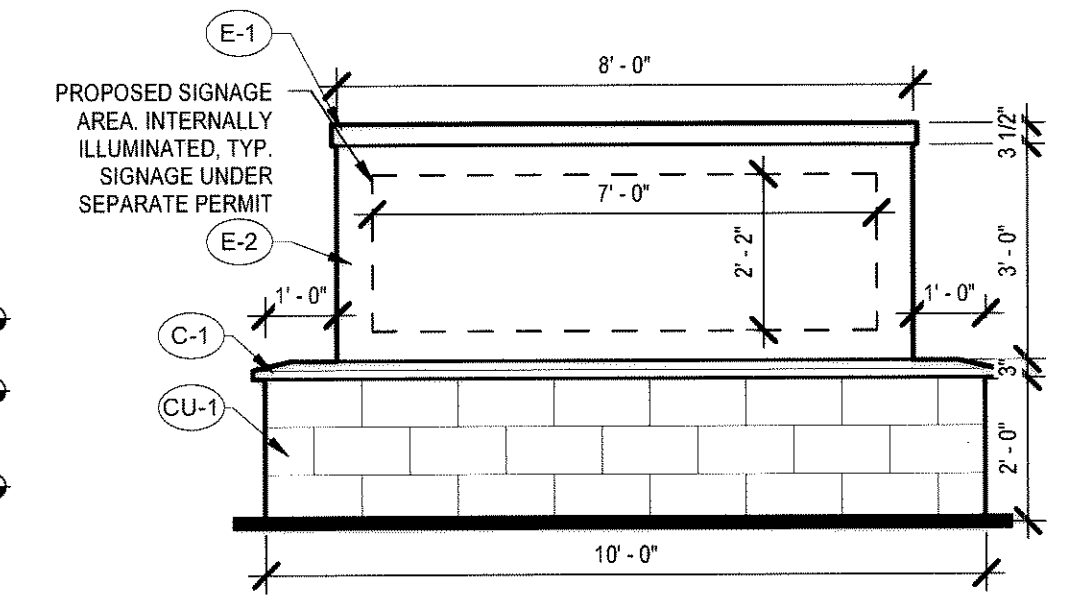
FRONTAGE NORTH SIDE	158'-0"
FRONTAGE SOUTH SIDE	114'-0"
TOTAL FRONTAGE:	272'-0"
200'-0" x 2.5 =	500 SF
72'-0" x 5 =	36 SF
TOTAL ALLOWED:	536 SF SIGNAGE
PROPOSED BUILDING SIGNAGE:	438 SF
PROPOSED MONUMENT SIGNAGE:	100 SF



**3 SDP MONUMENT SIGN PLAN**  
3/8" = 1'-0"

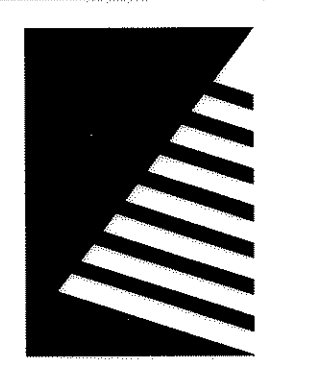


**2 MONUMENT SIGN ELEVATION**  
3/8" = 1'-0"



**1 SDP MONUMENT SIGN ELEVATION**  
3/8" = 1'-0"

MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP 15-0012



**Farnsworth GROUP**

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04/10/15		SDP SUBMITTAL
05/19/15		SDP 2ND SUBMITTAL
06/12/15		SDP 3RD SUBMITTAL
07/17/15		SDP 4TH SUBMITTAL

**SITE DEVELOPMENT PLAN**

PROJECT:  
BERENGARIA

**GOODWILL  
CASTLE ROCK**

335 BARRANCA DRIVE  
CASTLE ROCK, CO 80104

Date: 03/03/15

Design/Drawn: BS

Reviewed: RS

Book No.:

SHEET TITLE:

**EXTERIOR  
ELEVATIONS**

SHEET NUMBER:

**6 OF 7**

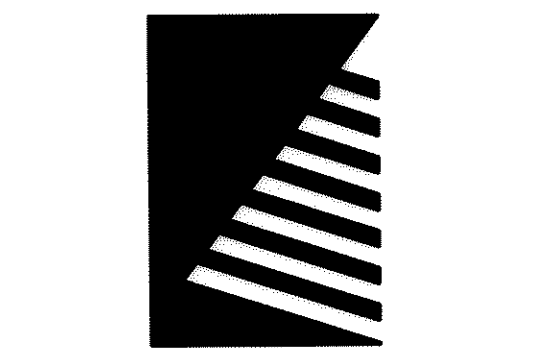
Project No.: 0150091.00

**MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1  
SITE DEVELOPMENT PLAN  
LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Mounting Height	Lum. Watts	IES Class	Cutoff Class
1	1	SA1	SINGLE	10501	1.0	GLEON-AE-02-LED-E1-S15	20FT POLE ON 2.5FT BASE	107	Type II	FULL CUT-OFF
2	1	SA2	SINGLE	15347	1.0	GLEON-AE-03-LED-E1-S12	20FT POLE ON 2.5FT BASE	151	Type II	FULL CUT-OFF
3	4	SB1	SINGLE	3996	1.0	ISC-B02-LED-E1-BL3	WALL MOUNTED AT 9FT	51	Type III	FULL CUT-OFF
4	6	SB2	SINGLE	1998	1.0	ISC-B01-LED-E1-BL3	WALL MOUNTED AT 9FT	27	Type III	FULL CUT-OFF
5	15	SC	SINGLE	1163	1.0	LD8AT80101E ERMA1640 8LMH	RECESSED MOUNTED UNDER CANOPY AT 14FT	22	Type V	FULL CUT-OFF
6	9	SD	SINGLE	1086	1.0	UGS-ANS-12LED-6W 5100K	WALL MOUNTED AT 18FT	32	Type V	FULL CUT-OFF

Max Initial Light Level	Area
4.3 FC	PARKING AREA
8.0 FC	CANOPY
2.9 FC	BUILDING MOUNTED
8.2 FC	LOADING DOCK AREA

- SITE LIGHTING NOTES & OBJECTIVES:**
- ALL LIGHTING EXCEPT TYPE SD LUMINAIRES ARE FOR SECURITY AND VISIBILITY FOR THE PARKING LOT AND ENTRANCES. TYPE SD BUILDING MOUNTED LUMINAIRES ARE FOR ACCENT LIGHTING.
  - ALL SIGNAGE INCLUDING MONUMENT SIGNS ARE INTERNALLY ILLUMINATED. ALL LIGHTING SHALL BE PHOTOCELL ON. BUILDING ENTRANCE/EXITS SHALL BE PHOTOCELL OFF. PARKING AREAS SHALL BE PHOTOCELL OFF. ACCENT LIGHTING AND CANOPY LIGHTING SHALL BE TIMELOCK OFF. HOURS OF OPERATION ARE 9:00AM TO 9:00PM. TIMELOCK OFF LUMINAIRES SHALL BE SHUT-OFF AT 12:00AM.
  - ALL LUMINAIRES ARE FULL CUT-OFF AND THE MAXIMUM FC LEVEL AT THE PROPERTY LINE IS 1 FC ON THE EAST SIDE ADJACENT TO ANOTHER BUSINESS DEVELOPMENT.
  - NO FORWARD THROW TYPE IV DISTRIBUTION LUMINAIRES SHALL BE PROVIDED. ALL POLE MOUNTED LUMINAIRES ARE FIXED AND ARE AIMED DOWN.

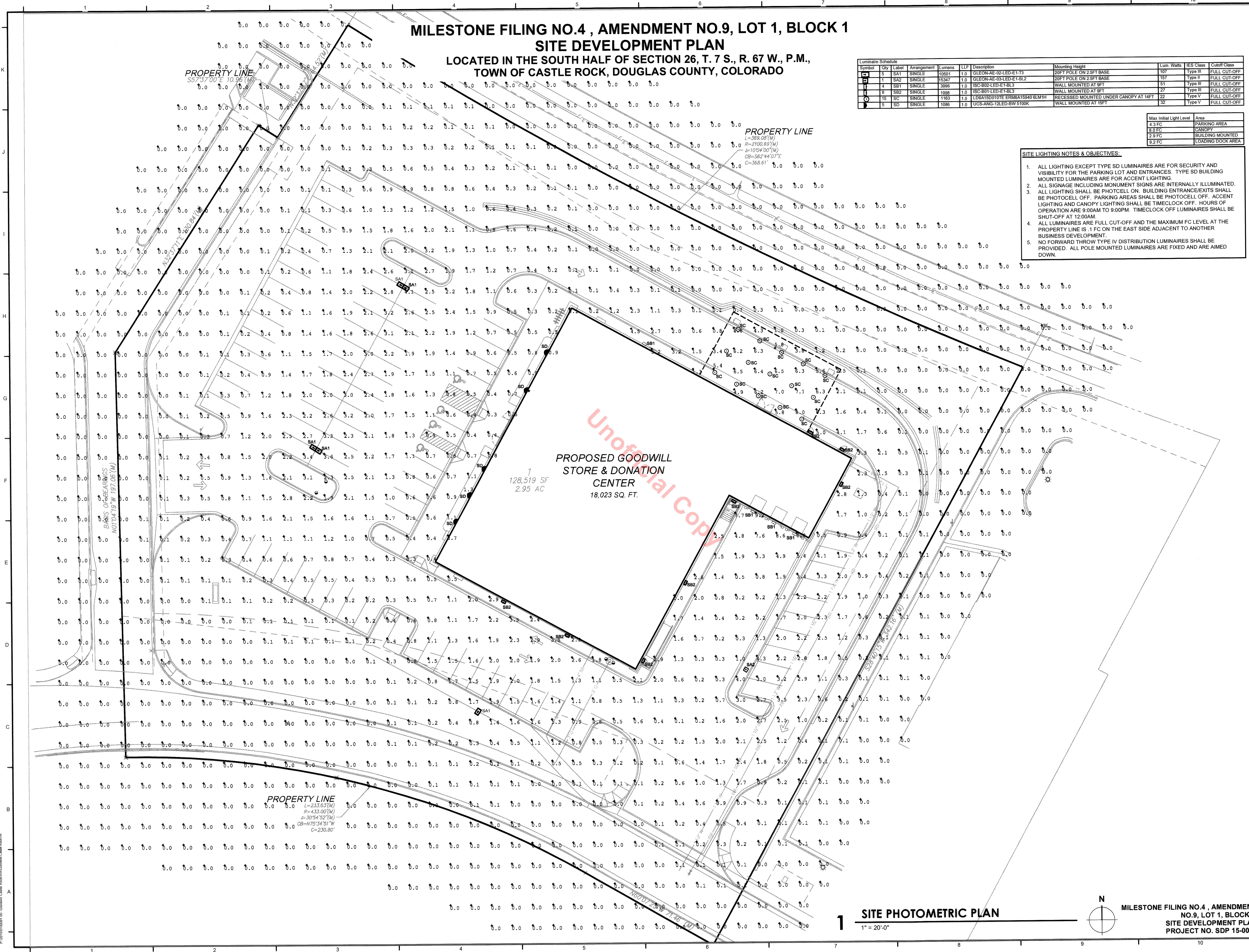


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07/17/15	SDP 4TH SUBMITTAL	



**SITE DEVELOPMENT PLAN**

PROJECT:  
BERENGARIA

**GOODWILL - CASTLE ROCK**

CASTLE ROCK, CO

Date: 04/10/15

Design/Drawn: TH

Reviewed: RS

Book No.:

**SITE PHOTOMETRIC PLAN**

SHEET NUMBER:

**7 of 7**

MILESTONE FILING NO.4 , AMENDMENT NO.9, LOT 1, BLOCK 1  
SITE DEVELOPMENT PLAN  
PROJECT NO. SDP 15-0012

Project No.: 0150091.00

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