

SITE DEVELOPMENT PLAN

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2, LOCATED IN SECTION 26, T7S, R67W, 6th P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, 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 4.3 and 8.2.3 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 provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of the plant material is subject to change due to field conditions with review of the Construction Documents.
- This property is located within Zone X as per FEMA FIRM Panel No. 08035C0186G Dated March, 16, 2016.
- 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 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 flowing 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 Montana Vista Planned Development Plan recorded on June 27, 2014 at Reception No. 2014034507.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines 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. (Not Applicable)
- Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge 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 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.
- The developer understands that as the project develops there may be a fire and fire safety provisions of the Town of Castle Rock adopted international Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

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 26 DAY OF February, 2020

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAIN PLACE ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 26TH DAY OF APRIL, 2001 IN BOOK 2020 AT PAGE 2092 UNDER RECEPTION NO. 2001038019 AND ACCORDINGLY \$4.47 ARE DEBITED FROM THE WATER BANK. ONE 1" TAP FOR DOMESTIC USE, AND ONE 1" TAP FOR IRRIGATION.

OWNER
MONTANA VISTA HOLDINGS, LLC.
5460 MONTANA VISTA WAY
CASTLE ROCK, CO 80108

PREPARED FOR:
MONTANA VISTA HOLDINGS, LLC.
5460 MONTANA VISTA WAY
CASTLE ROCK, CO 80108
CONTACT: DANIEL HUDICK
PHONE NO. 303-791-7869

ARCHITECT
TRIFORM ARCHITECTURE, PLLC
3545 EAST MENLO CIRCLE
MESA, AZ 85213
CONTACT:
PHONE NO. 480-832-0413

SURVEYOR/ENGINEER
DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET,
CASTLE ROCK, CO 80104
CONTACT: KEVIN ARCHER
PHONE NO. 303-688-4642

PLANNER
PCS GROUP INC
301 KALAMATH ST. #102
DENVER, CO 80265
CONTACT: JOHN PRESTWICH
PHONE NO. 303-653-9772

CONTACTS
TOWN OF CASTLE ROCK
UTILITIES DEPT.
PHONE: (720)733-6000
DEVELOPMENT SERVICES
PHONE: (720)733-2200

GAS:
BLACK HILLS ENERGY
PHONE: (800) 890-5554

ELECTRIC:
IREA
PHONE: 303-688-3100

TELEPHONE:
CENTURY LINK COMMUNICATIONS
PHONE: 720-578-5142

LIENHOLDER SUBORDINATION CERTIFICATE

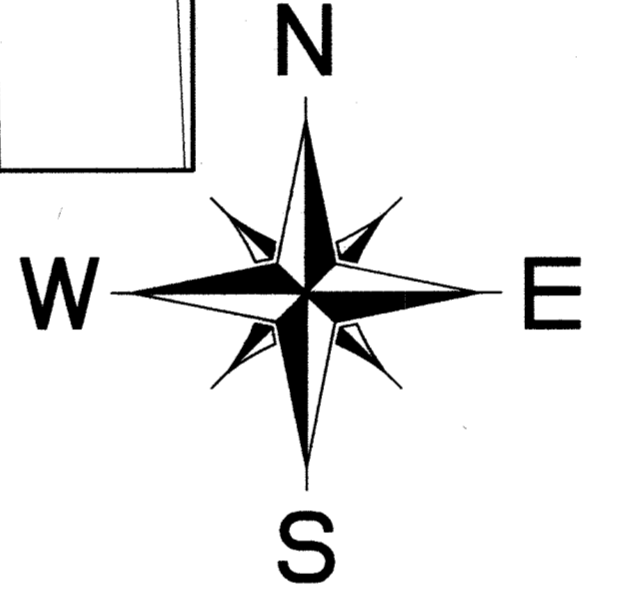
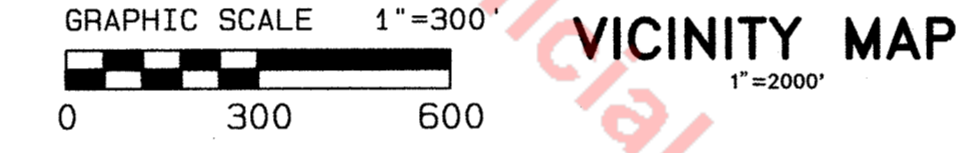
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED NOVEMBER 2, 2015 AT RECEPTION NO. 2015079057, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BANK OF THE WEST
BY *[Signature]*
SIGNED THIS 12th DAY OF FEBRUARY, 2020.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF FEBRUARY, 2020 BY REGGIE FINK, AS DIRECTOR OF BANK OF THE WEST
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPTEMBER 28, 2020

MY COMMISSION EXPIRES: September 25, 2023



PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM3.005015 ELEVATION 6197.57 AND IS ON NAVD88 DATUM.

LOT AREA	LOT 3A (67,338 SF)	100.0%	TOTAL SITE LOTS 1 & 3A (110,642 SF)	100.0%
BUILDING GROUND COVERAGE	8,467 SF	12.6%	13,330 SF	12.0%
GROSS FLOOR AREA	17,910 SF		27,436 SF	
GROSS LEASABLE FLOOR AREA	22,087 SF		22,087 SF	
PARKING	12,236 SF	18.2%	13,458 SF	12.2%
STREET COVERAGE	18,817 SF	27.9%	22,948 SF	20.7%
SIDEWALK/DISPLAY/OTHER	4,008 SF	6.0%	5,877 SF	5.3%
LANDSCAPE REQUIRED	11,079 SF	10.0%	11,064 SF	10.0%
LANDSCAPE PROVIDED	22,960 SF	9.8%	21,061 SF	19.0%

LOT AREA	PD REQUIREMENTS	LOT 1 2.54 AC (43,304 SF)	LOT 3A 1.55 AC (67,338 SF)	TOTAL 2.54 AC (110,642 SF)
BUILDING GROUND COVERAGE	35% MAX. (38,725 SF)	4,863 SF	8,467 SF	13,330 SF
SETBACKS PER SDP	TO BE DETERMINED AT TIME OF SDP	+100 FEET +100 FEET 15.79 FEET +100 FEET -----	85.74 FEET +100 FEET 97.19 FEET +100 FEET 15.58 FEET	N/A
MAX BUILDING HEIGHT ALLOWED				
MAX BUILDING HEIGHT PROPOSED		35'-0"	42'-9 5/8"	N/A
PARKING REQUIRED				
4.0 SPACES/1000 SF GROSS LEASABLE OFFICE SPACE	(22,087/1000)x4.0=88 SPACES*	N/A	N/A	22,087 SF 93 SPACES (+ HANDICAP)
PARKING PROVIDED				

*25% REDUCTION IN REQUIRED PARKING APPROVED BY DEVELOPMENT SERVICES DIRECTOR BASED ON VISION AND INTENT TO DEVELOPE PHASES I AND II AS HIGH END EXECUTIVE OFFICE SPACE. PARKING FOR PHASES I AND II IS APPROVED FOR GENERAL OFFICE USE ONLY. ANY OTHER OFFICE USE, INCLUDING MEDICAL OFFICES, MUST COMPLY WITH PARKING REQUIREMENTS FOR THOSE USES.

OWNERSHIP CERTIFICATE
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]
MONTANA VISTA DEVELOPMENT LLC, DANIEL HUDICK
BY DANIEL HUDICK.
SIGNED THIS 12th DAY OF FEBRUARY, 2020

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF FEBRUARY, 2020 BY DANIEL HUDICK.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/14/22

KATHERINE SORAH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164031604
MY COMMISSION EXPIRES AUG 14, 2022

TITLE CERTIFICATION
I, Brenda Becker, 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.

LAND TITLE GUARANTEE COMPANY
SIGNED THIS 13th DAY OF February, 2020

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF February, 2020 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/8/20

NICOLE LUDWIG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164046661
My Commission Expires December 8, 2020

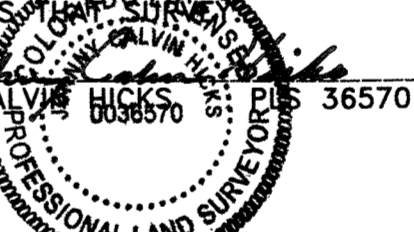
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS SITE DEVELOPEMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:25 pm ON THE 27th DAY OF February, 2020 AT RECEPTION NO. 2020013894

DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]*
DEPUTY



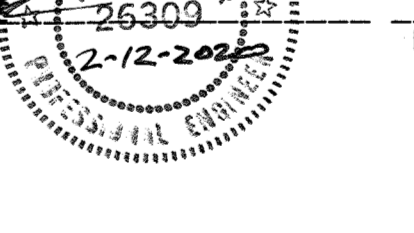
SURVEYOR'S CERTIFICATE
I, JOHNNY CALVIN HICKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPEMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPEMENT PLAN ACCURATELY REPRESENTS THE SAME.

[Signature]
JOHNNY CALVIN HICKS, PLS 36570 DATE 2/12/20



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

[Signature]
KEVIN E. ARCHER #26309 DATE 2-12-2020



SHEET INDEX SHEET NO.	DESCRIPTION
1 OF 9	COVER SHEET
2 OF 9	SITE PLAN
3 OF 9	GENERAL GRADING PLAN
4 OF 9	GENERAL UTILITIES PLAN
5 OF 9	BUILDING ELEVATIONS
6 OF 9	CONCEPTUAL LANDSCAPE PLAN
7 OF 9	CONCEPTUAL LANDSCAPE PLAN
8 OF 9	LIGHTING PLAN
9 OF 9	LIGHTING SPECIFICATIONS

LEGAL DESCRIPTION
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2, BEARS S00°21'20"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
SITE DEVELOPEMENT PLAN
PROJECT NO. SDP19-0007

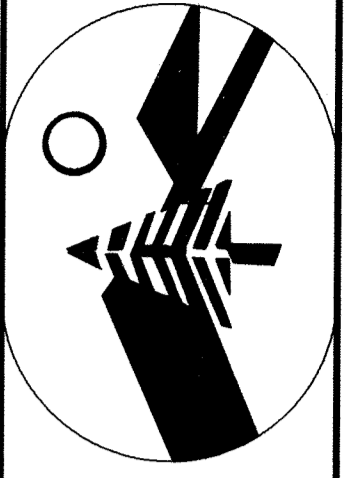
 DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	 SCALE: 1"=40'-0" DATE: 02-10-2020 DRAWN BY: KEA CHECKED BY: KEA APPROVED BY: KEA	TITLE SITE DEVELOPEMENT PLAN LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2 IN SEC. 28, T7S, R67W, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
CLIENT: MONTANA VISTA DEVELOPMENT LLC		SHEET: 1 of 9 JOB NUMBER: 18-1365

SITE DEVELOPMENT PLAN

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2

LOCATED IN SECTION 26, T7S, R67W, 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

REVISIONS

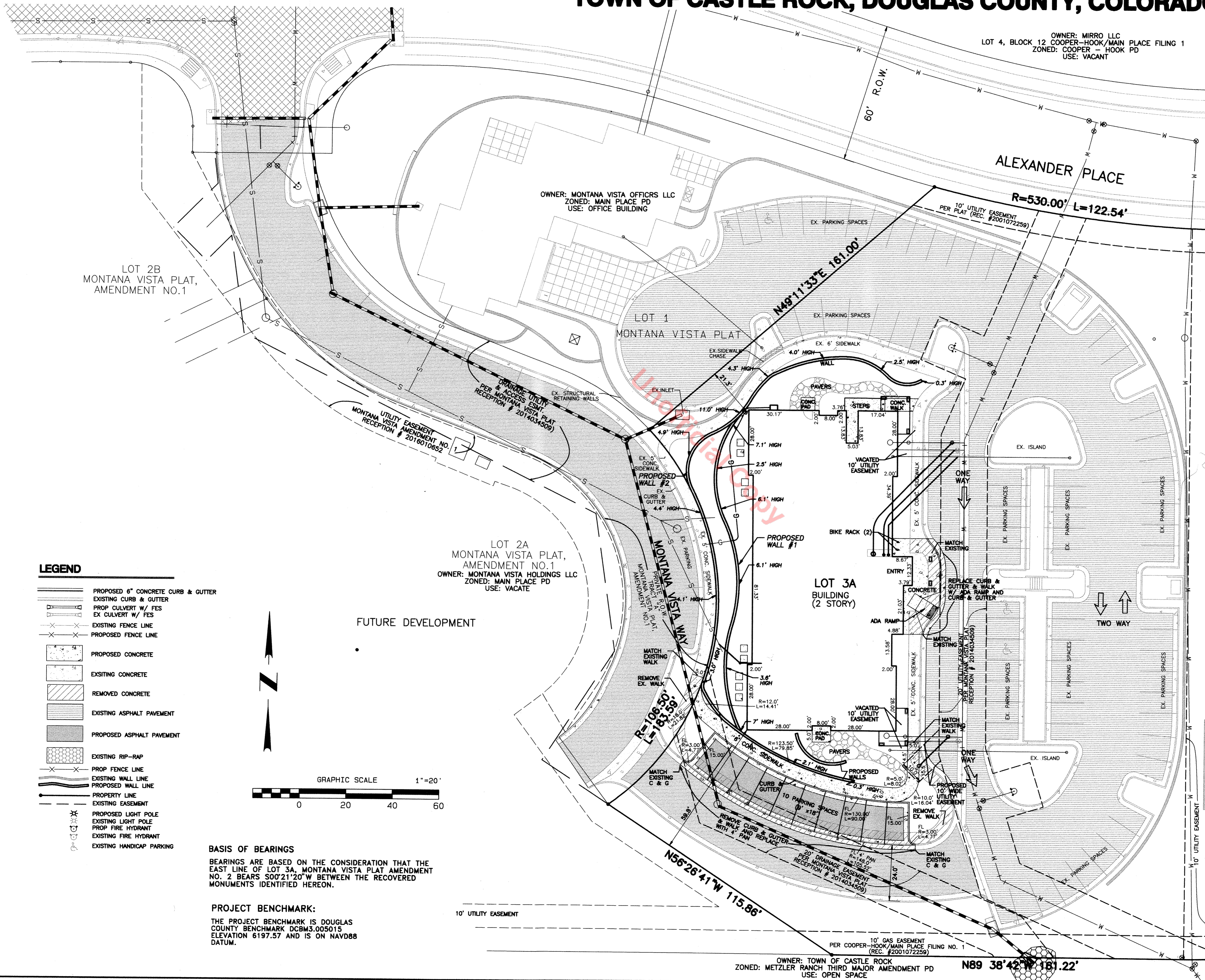
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 IN SEC. 26, T7S, R67W, TOWN OF CASTLE ROCK,
 DOUGLAS COUNTY, COLORADO.

SITE PLAN

CONTACT: HUDICK EXCAVATING, INC.
 PHONE: 303-688-9500

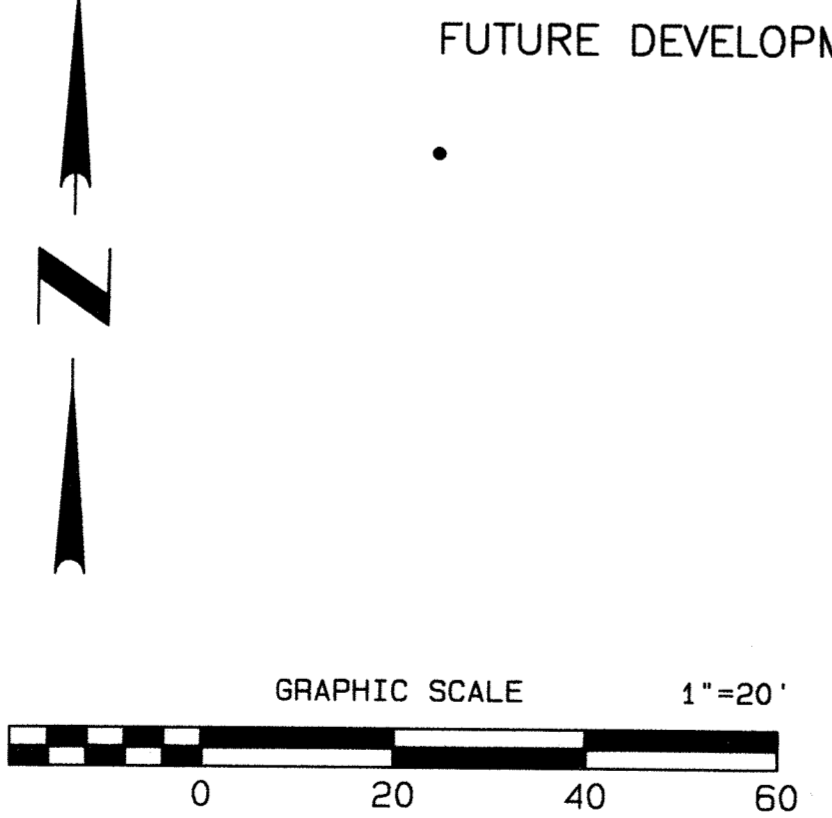
SCALE: 1" = 30'
 DATE: 02-14-20
 DRN: DMH CKD: KEA
 AP'VD: KEA
 JOB NUMBER: 18-1365
 SHEET: 2 of 9

Tue Feb 25 13:40:29 2020
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LEGEND

- PROPOSED 6" CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- PROP CULVERT W/ FES
- EX CULVERT W/ FES
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- REMOVED CONCRETE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING RIP-RAP
- PROPOSED RIP-RAP
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROP FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING HANDICAP PARKING



BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2 BEARS S00°21'20"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

PROJECT BENCHMARK:
 THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCSM43.005015 ELEVATION 6197.57 AND IS ON NAVD88 DATUM.

ZONED: A-1 RESIDENTIAL
 OWNER: MARTINEZ REAL ESTATE COMPANY LLC
 S00°21'28"W 313.42'

OWNER: TOWN OF CASTLE ROCK
 ZONED: METZLER RANCH THIRD MAJOR AMENDMENT PD
 USE: OPEN SPACE
 N89°38'42"W 181.22'

OWNER: MONTANA VISTA OFFICES LLC
 ZONED: MAIN PLACE PD
 USE: OFFICE BUILDING
 R=530.00' L=122.54'

OWNER: MIRRO LLC
 LOT 4, BLOCK 12 COOPER-HOOK/MAIN PLACE FILING 1
 ZONED: COOPER - HOOK PD
 USE: VACANT

LOT 2B
 MONTANA VISTA PLAT,
 AMENDMENT NO.1

OWNER: MONTANA VISTA OFFICES LLC
 ZONED: MAIN PLACE PD
 USE: OFFICE BUILDING

LOT 1
 MONTANA VISTA PLAT

LOT 2A
 MONTANA VISTA PLAT,
 AMENDMENT NO.1
 OWNER: MONTANA VISTA HOLDINGS LLC
 ZONED: MAIN PLACE PD
 USE: VACATE

LOT 3A
 BUILDING
 (2 STORY)

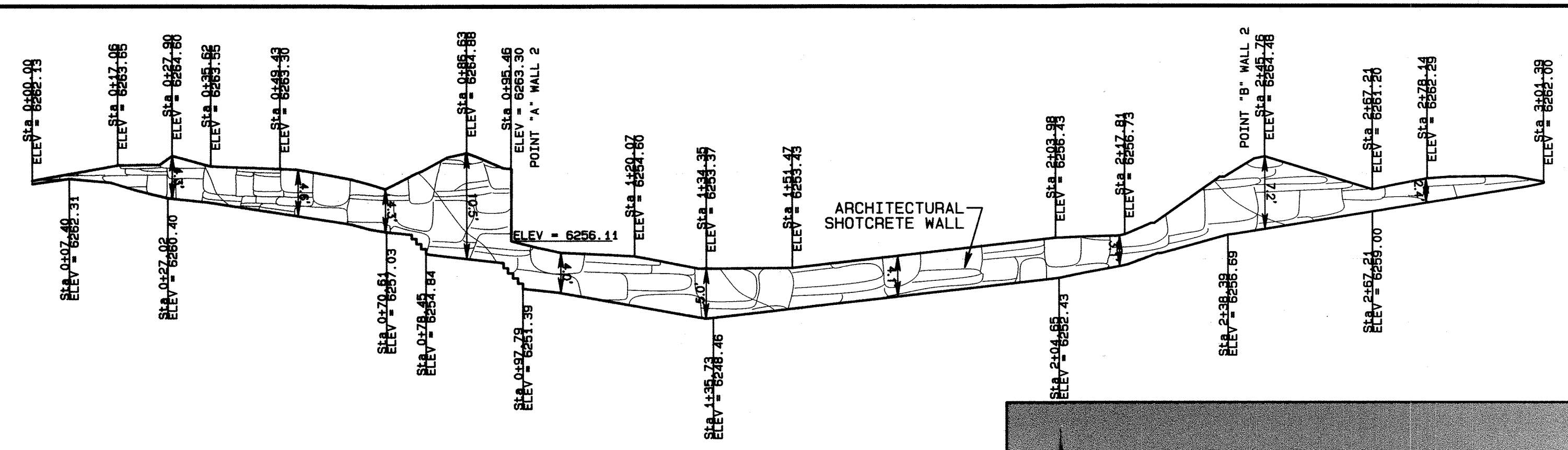
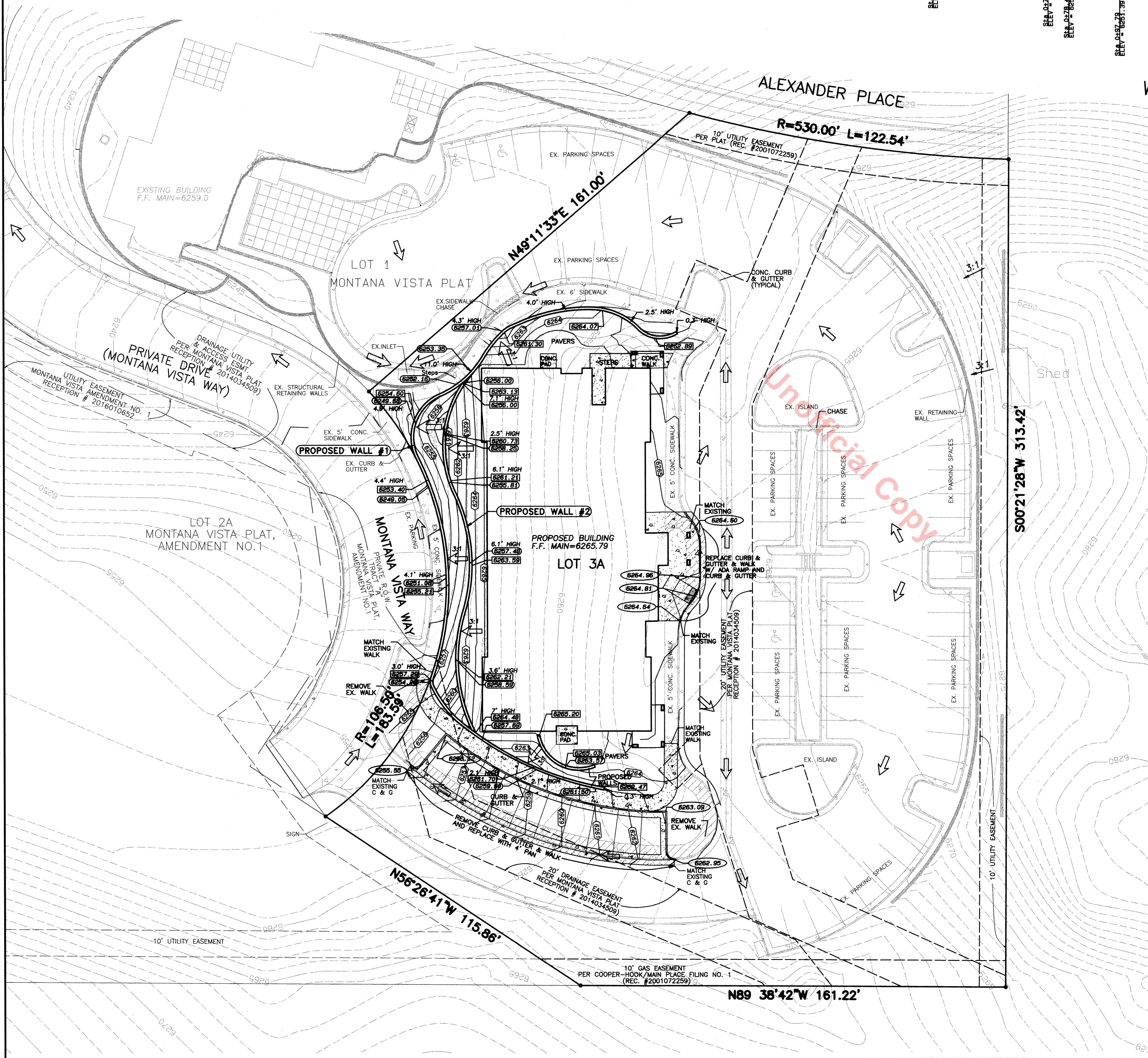
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP19-0007

SITE DEVELOPMENT PLAN

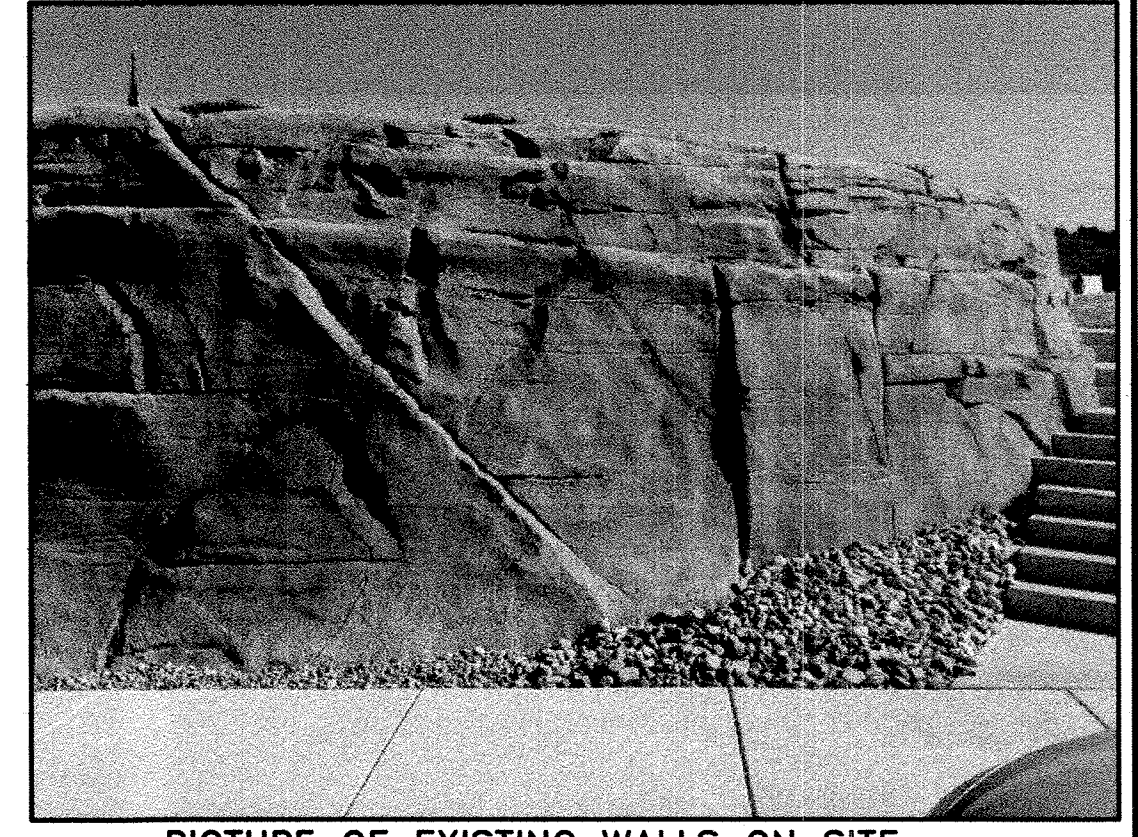
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2

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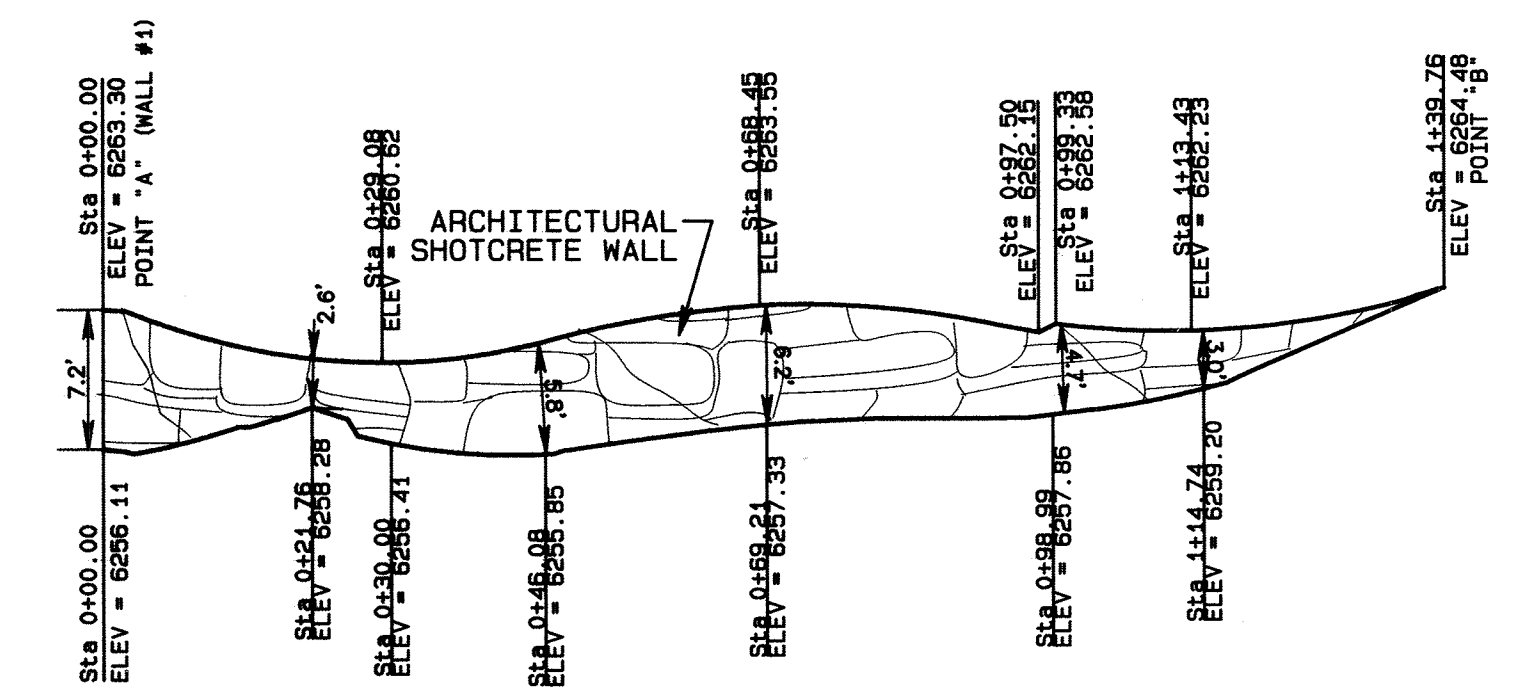
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



WALL #1 PROFILE
SCALE: (H) 1"=20', (V) 1"=10'



PICTURE OF WALLS ARE SCULPTURED ON SITE PROPOSED WALLS ARE SCULPTURED AND COLORED TO MATCH EXISTING WALLS ON SITE.

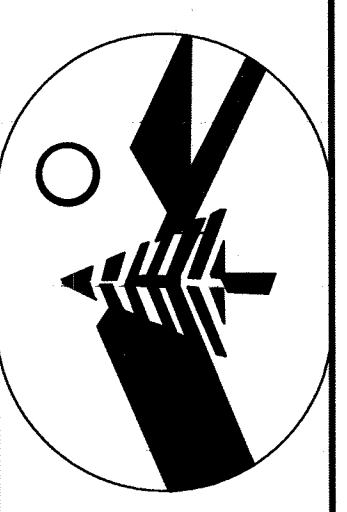
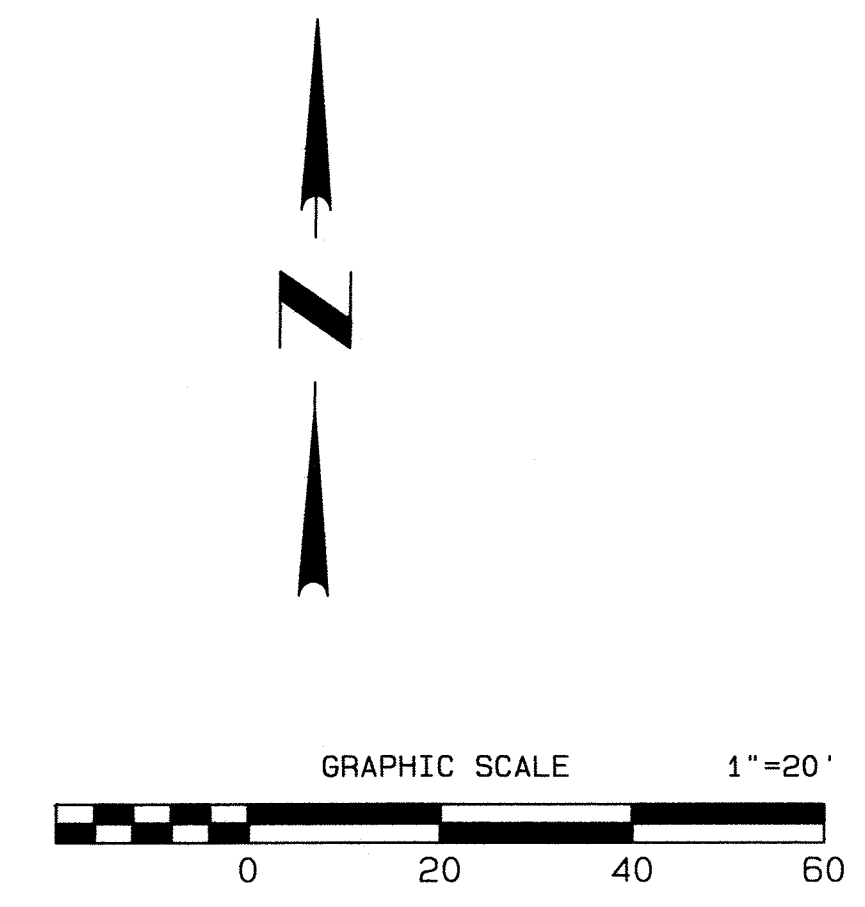


WALL #2 PROFILE
SCALE: (H) 1"=20', (V) 1"=10'

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- LEGEND**
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 - EXISTING CURB & GUTTER
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 - EX CULVERT W/ FES
 - EXISTING FENCE LINE
 - X X PROPOSED FENCE LINE
 - PROPOSED CONCRETE
 - EXISTING CONCRETE
 - REMOVED CONCRETE
 - EXISTING RIP-RAP
 - X X PROP FENCE LINE
 - EXISTING WALL LINE
 - PROPOSED WALL LINE
 - PROPERTY LINE
 - EXISTING EASEMENT
 - 6250.00 EXISTING GRADE CONTOURS (1' INTERVAL)
 - 6250.00 FINISHED GRADE CONTOURS (1' INTERVAL)
 - 6250.00 FINISHED FLOWLINE OF CURB ELEVATION
 - 6250.00 FINISHED TOP OF WALL SPOT ELEVATIONS
 - 6250.00 FINISHED BOTTOM OF WALL SPOT ELEVATIONS
 - FINISHED FLOW DIRECTION
 - EXISTING HANDICAP PARKING



DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILSON ST. CASTLE ROCK, COLORADO 80104

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
IN SEC. 26, T7S, R67W, TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO.
GENERAL GRADING PLAN
CONTACT: HUDICK EXCAVATING, INC.
PHONE: 303-688-9500

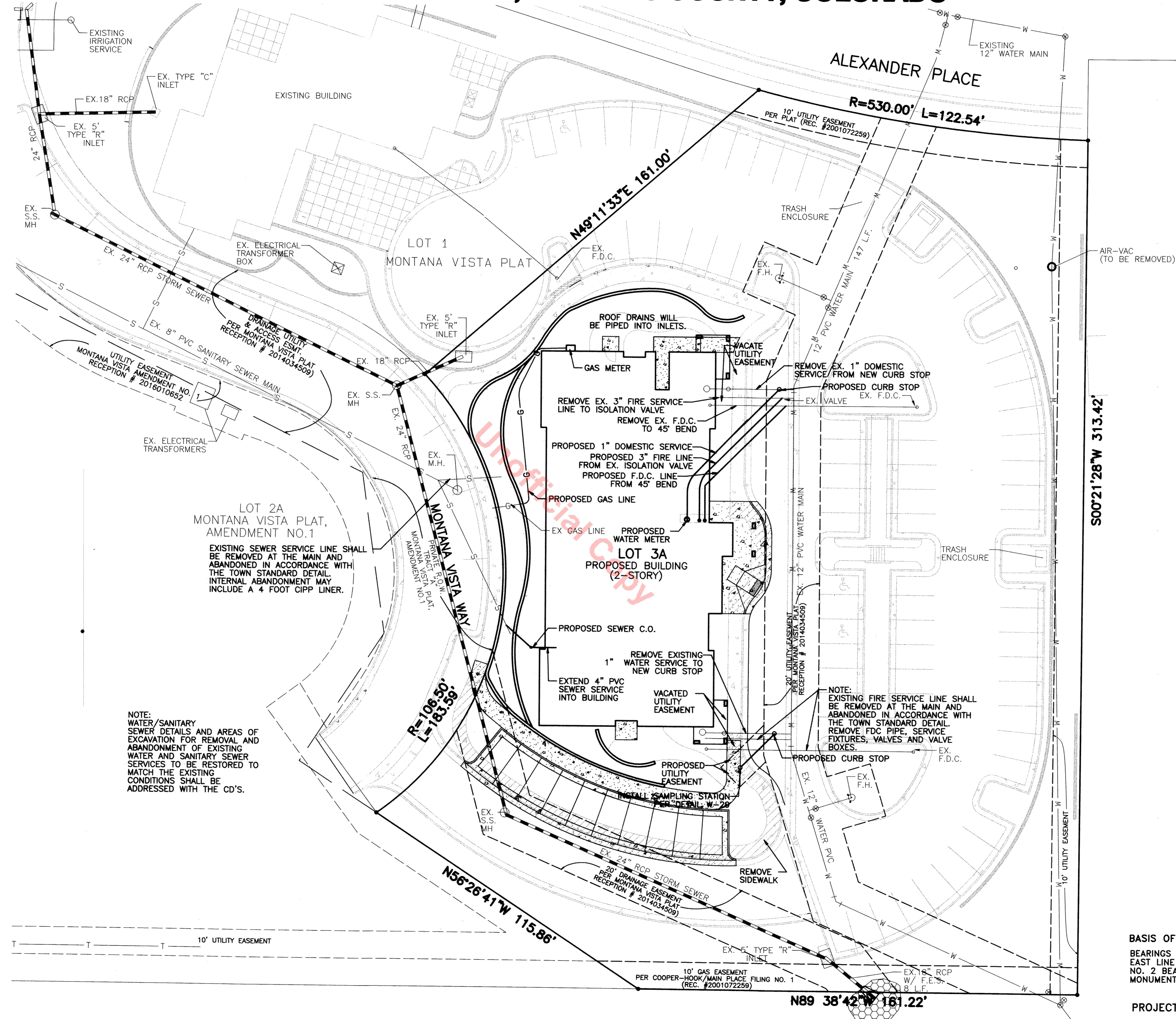
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Sheet 3 of 9

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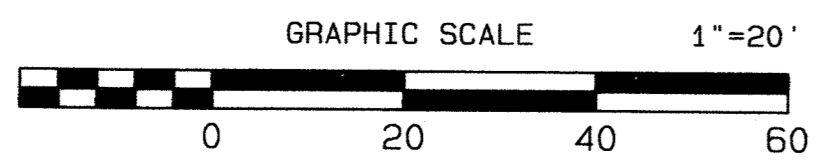
LOCATED IN SECTION 26, T7S, R67W, 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LEGEND

- PROPOSED 6" CONCRETE CURB & GUTTER
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- PROP CULVERT W/ FES
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- EXISTING RIP-RAP
- PROP FENCE LINE
- EXISTING WALL LINE
- PROPOSED WALL LINE
- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- PROPOSED EASEMENT
- PHASE LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EX WATER LINE
- PROP WATER LINE
- EX SEWER LINE
- PROP SEWER LINE
- PROP LIGHT POLE
- EX LIGHT POLE
- PROP FIRE HYDRANT
- EX FIRE HYDRANT
- PROP HANDICAP PARKING
- EX HANDICAP PARKING
- PROP LOW TAILWATER BASIN
- EX LOW TAILWATER BASIN
- PROP FLARE END SECTION
- EX FLARE END SECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED BUILDING COLUMN



BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2 BEARS S00°21'20"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

PROJECT BENCHMARK:
 THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM3.005015 ELEVATION 6197.57 AND IS ON NAVD88 DATUM.

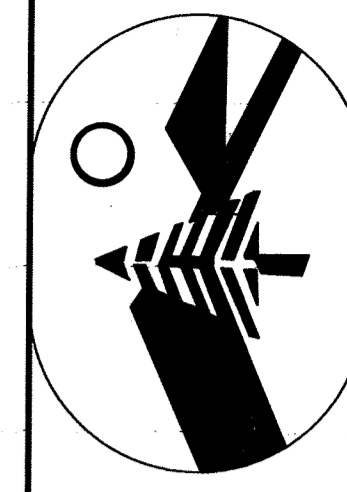
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 IN SEC. 26, T7S, R67W, TOWN OF CASTLE ROCK
 DOUGLAS COUNTY, COLORADO.

GENERAL UTILITIES PLAN

CONTACT: HUDICK EXCAVATING INC.
 PHONE: 303-688-9500

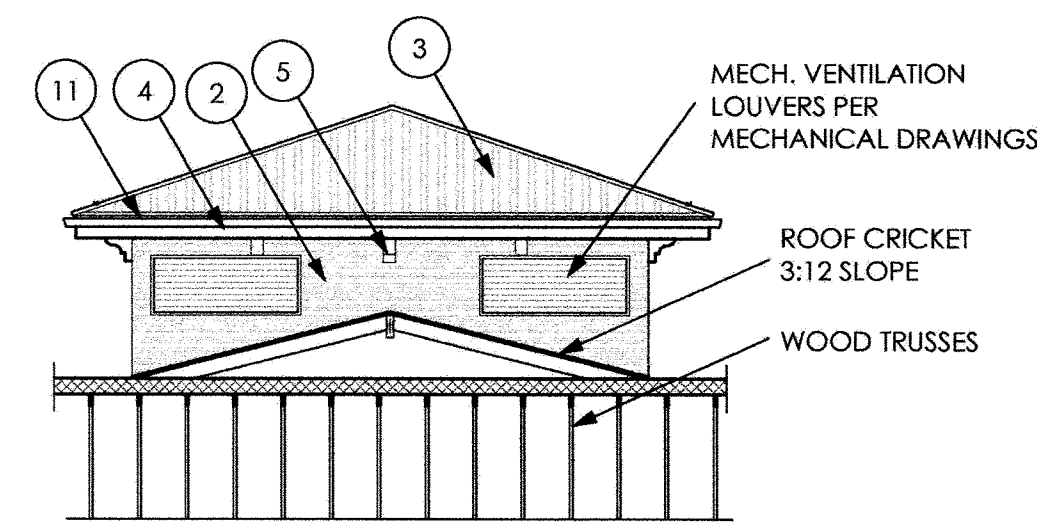
SCALE	1"=20'
DATE	02-14-20
DRN	DMH
CHK	KEA
APP'D.	KEA
JOB NUMBER	18-1365
Sheet	4 of 9

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE: 303-688-4642
 105 MILCOA ST., CASTLE ROCK, COLORADO 80104

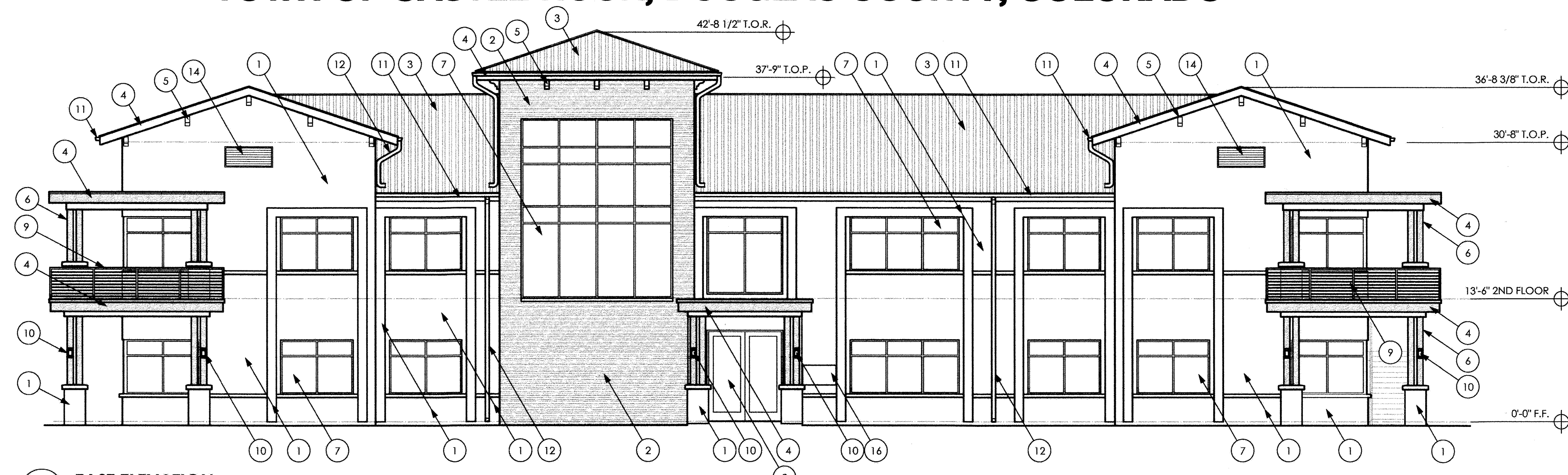


SITE DEVELOPMENT PLAN

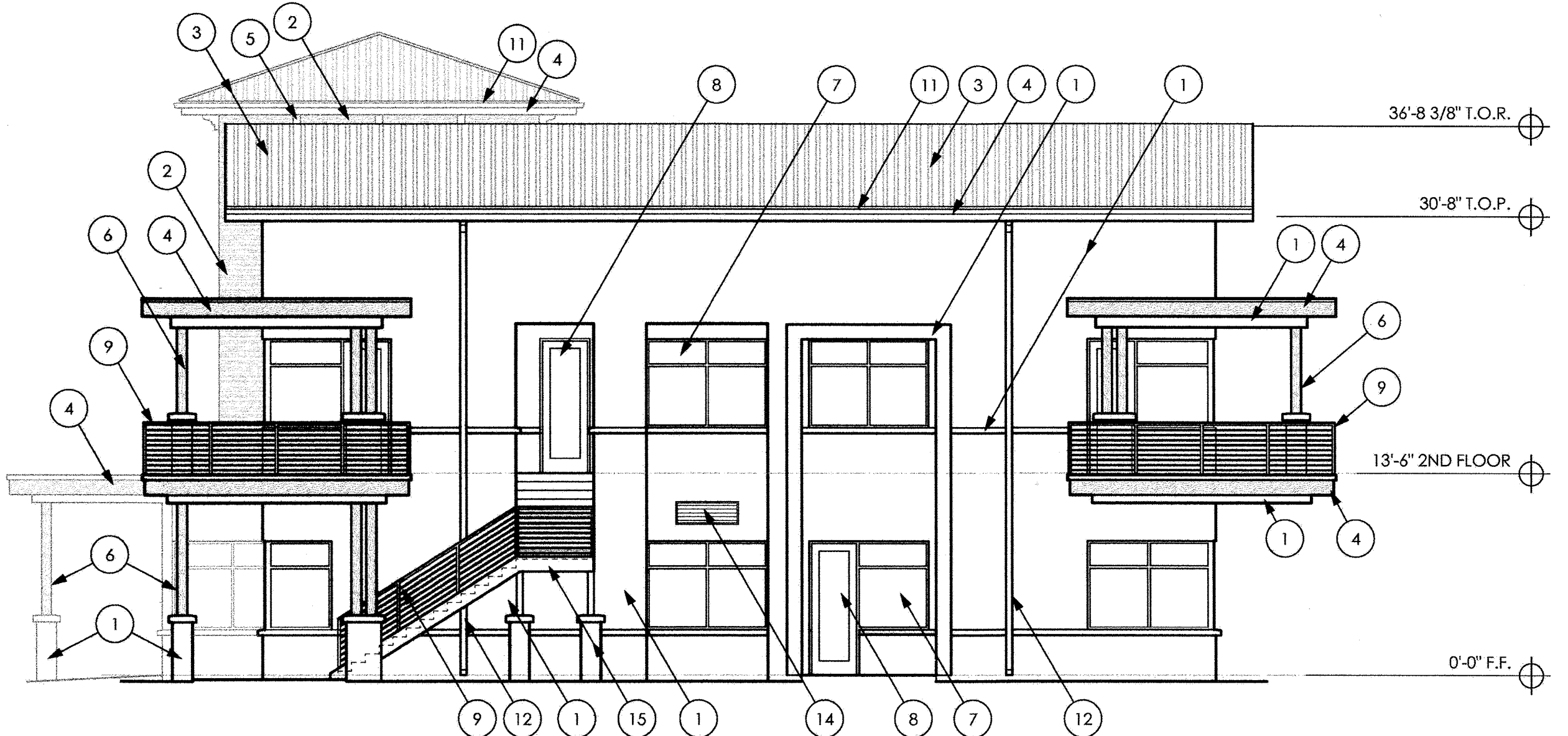
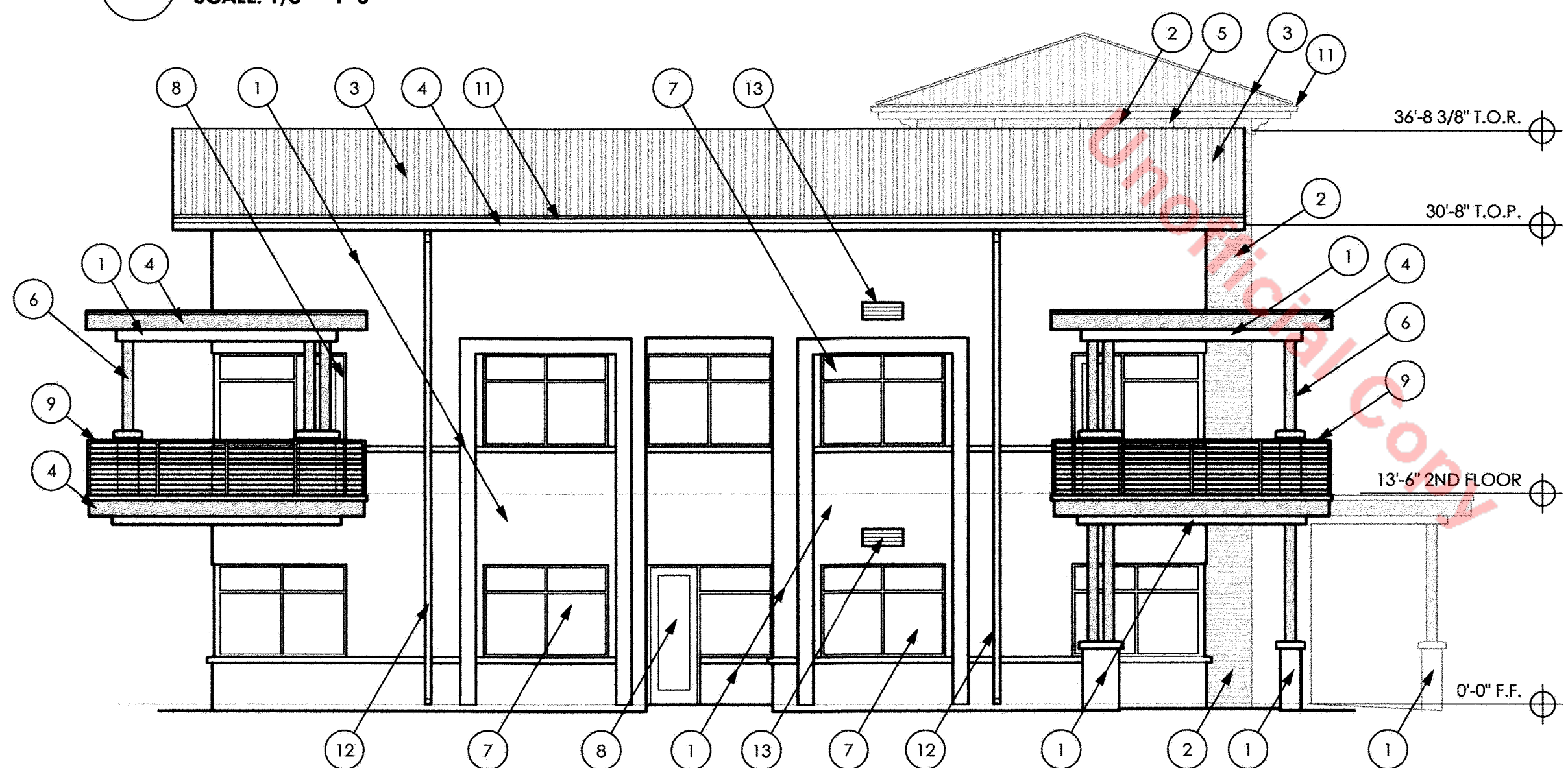
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2 LOCATED IN SECTION 26, T7S, R67W, 6th P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



5 WEST ELEVATION OF TOWER
SCALE: 1/8" = 1'-0"

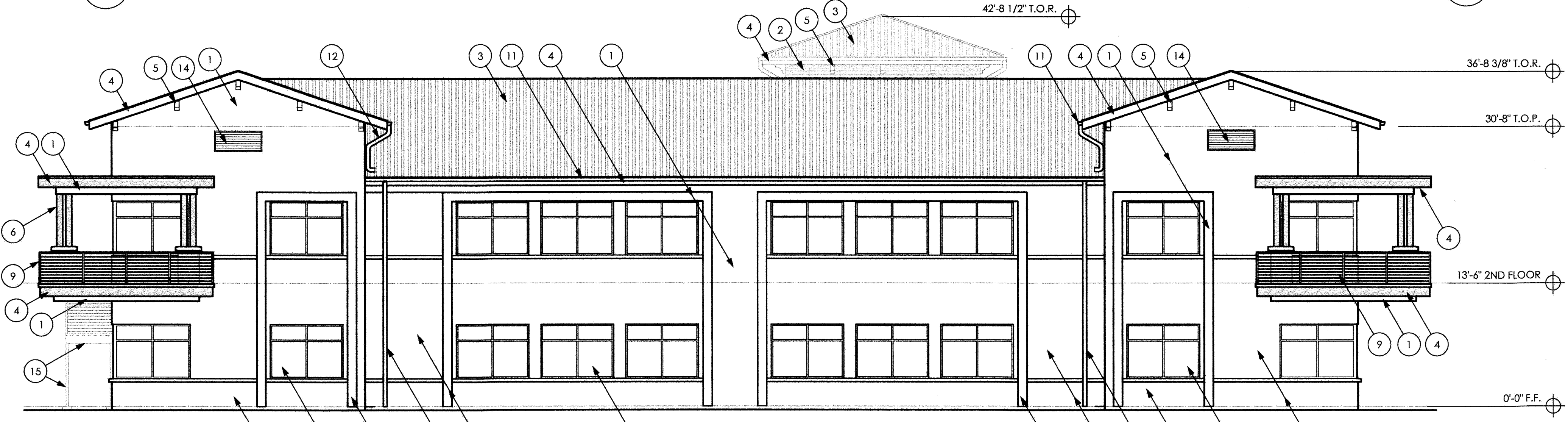


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

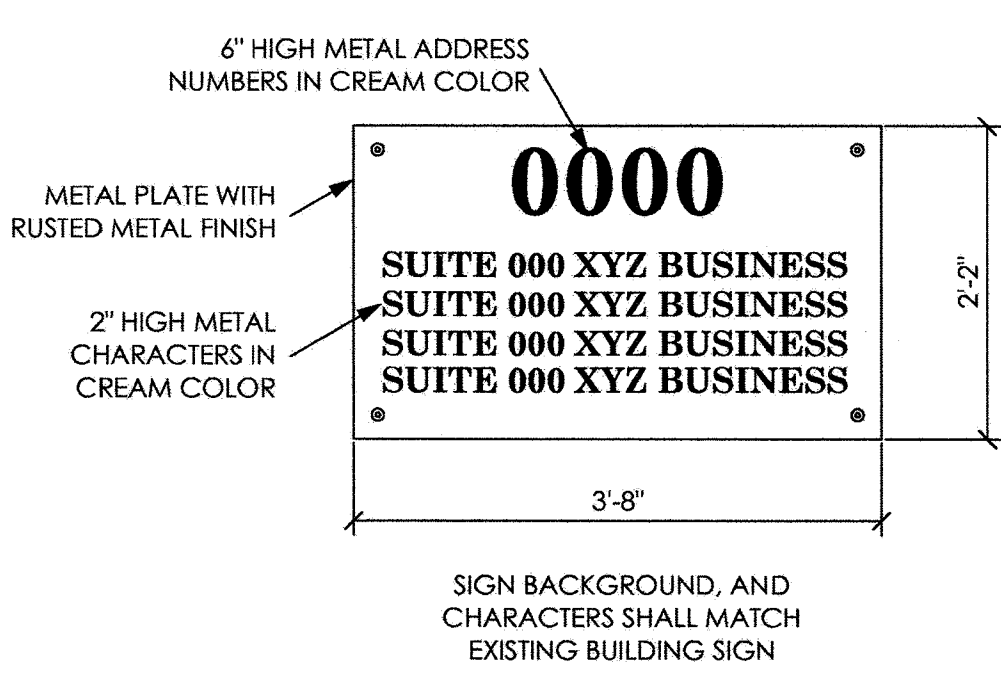


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 BUILDING SIGN ELEVATION
Scale: 3/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- 1 STUCCO - SAND TEXTURE. COLOR TO MATCH SHERWIN-WILLIAMS RAMIE, SW6156
- 2 STONE VENEER - ELDERADO LIMESTONE CASTILLO
- 3 METAL ROOF - BERRIDGE ZEE-LOCK STANDING SEAM PANEL AGED BRONZE
- 4 WOOD FASCIA - STAINED SHERWIN-WILLIAMS SEMI-TRANSPARENT, CHARWOOD SW3542
- 5 WOOD CORBEL - STAINED SHERWIN-WILLIAMS SEMI-TRANSPARENT, CHARWOOD SW3542
- 6 WOOD POST - STAINED SHERWIN-WILLIAMS SEMI-TRANSPARENT, CHARWOOD SW3542
- 7 GLASS WINDOW - BRONZE TINT WITH DARK BRONZE ALUMINUM FRAME.
- 8 ALUMINUM DOOR WITH GLASS - DARK BRONZE WITH GLASS TO MATCH WINDOWS.
- 9 STEEL TUBE GUARDRAIL - SHERWIN-WILLIAMS, OTTER SW6041
- 10 WALL SCONCE - NATUROSIS WL8191 LED WATER PROOF CYLINDER WALL LIGHT UP/DOWN LIGHT, 3000K WARM WHITE
- 11 METAL RAIN GUTTER TO MATCH WOOD FASCIA COLOR.
- 12 METAL DOWNSPOUT TO MATCH WOOD FASCIA COLOR.
- 13 MECHANICAL EXHAUST VENT - PAINTED TO MATCH ADJACENT STUCCO COLOR.
- 14 MECHANICAL AIR INTAKE VENT - PAINTED TO MATCH ADJACENT STUCCO COLOR.
- 15 STEEL STAIR BEAMS & COLUMNS - SHERWIN-WILLIAMS, OTTER SW6041
- 16 BUILDING SIGN LOCATION. SEE BUILDING SIGN ELEVATION

Triform Architecture, PLLC
 3545 east menlo circle, mesa, az 85213
 480-832-0413 az office
 702-523-8884 nv office

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 IN SEC. 26, T7S, R67W, TOWN OF CASTLE ROCK
 DOUGLAS COUNTY, COLORADO.
BUILDING ELEVATIONS
 CONTACT: HUDICK EXCAVATING INC.
 PHONE: 303-688-9500

SCALE	1" = 8'
DATE	02-14-20
DRN	DMH
CHKD	KEA
APVD	KEA
JOB NUMBER	18-1365
Sheet	5 of 9

SITE DEVELOPMENT PLAN

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2

LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

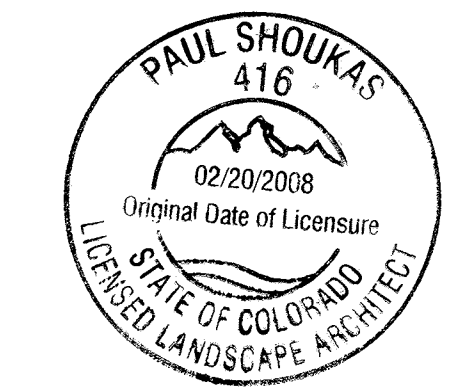
■ LAND PLANNING ■
PCS
 GROUP Inc.
 PO BOX 18287
 tel 303.653.9772

LANDSCAPE CALCULATIONS FOR THE PROJECT									
GROSS SITE AREA	LANDSCAPE AREA IN SF	TURFGRASS LIST SPECIES IN MATERIAL IN SF	NON-IRRIGATED AREA IN SF	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS PROVIDED	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	
2.54 ACRES OR 110,791 SF	REQUIRED: 11,079 PROVIDED: 22,960 SF	8,266 SF FESCUE TURF GRASS MIX (all in phase 1 - 0 sf in phase 2)	13,310 SF OF ¾-1 ½ RIVER ROCK MULCH & 769 SF OF WOOD FIBER MULCH	2 LARGE TREES, FOR EACH 1000 SF 11,079 / 1000 = 11.08 11.08 * 2 = 23 TREES	23	4 SHRUBS, FOR EACH 1000 SF 11,079 / 1000 = 11.08 11.08 * 4 = 45	772	4 CY PER 1000 SF 22,960 / 1000 = 22.96 22.96 * 4 = 91.84 CY	NO
PARKING LOT IN SF	PARKING LOT LANDSCAPE AREA IN SF	NO. OF PARKING SPACES	NON-IRRIGATED AREA IN SF	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS PROVIDED	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	
38,598 SF	4,655 SF	82 (in lot) 11 (on private street) = 93 total	3,650 SF OF ¾-1 ½ RIVER ROCK MULCH	2 LARGE TREES, FOR EACH 1000 SF 4,655 / 1000 = 4.66 4.66 * 2 = 10 TREES	10	4 SHRUBS, FOR EACH 1000 SF 4,655 / 1000 = 4.66 4.66 * 4 = 19 SHRUBS	200	1	9

GENERAL 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. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
10. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
11. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
12. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
13. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.
14. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
15. PLANTING WITHIN 3' OF FIRE HYDRANTS WILL BE 18" OR LESS IN HEIGHT.

Unofficial Copy



COLORADO REGISTERED LANDSCAPE ARCHITECT

3.25.20
date

Paul Shoukas, RLA #416

REVISIONS

NOT FOR CONSTRUCTION

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
CONCEPTUAL LANDSCAPE PLAN
 CONTACT: HUDICK EXCAVATING INC.
 PHONE: 303-688-9500

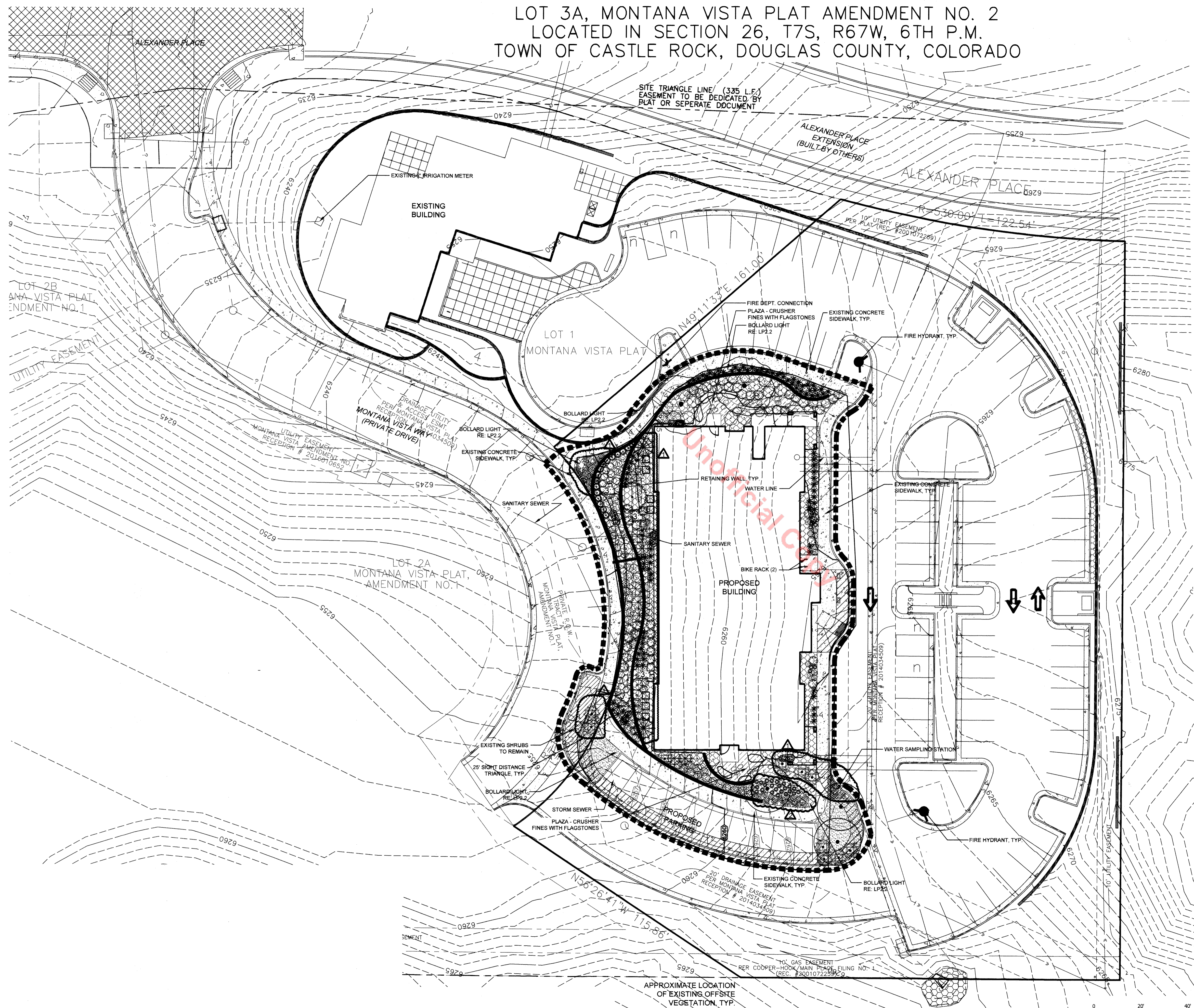
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 SITE DEVELOPMENT PLAN
 PROJECT NO. 19-0007

SCALE	AS SHOWN
DATE	9-17-19
DR'N	JW
Ckd.	JP
AP'VD.	
JOB NUMBER	
Sheet	6 of 9

SITE DEVELOPMENT PLAN

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LAND PLANNING
PCS
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PO BOX 18287
tel 303.653.9772



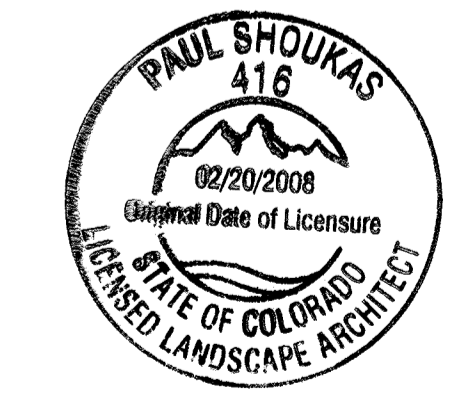
LEDGED

	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	GRASSES
	NONLIVING GROUND COVERS
	SOD/SEED
	HARDSCAPE

COMMON NAME	WATER USE
GRAY ANGULAR ROCK	
RIVER ROCK MULCH	
COMMON NAME	Very Low Low Medium High
ARKANSAS VALLEY NATIVE SEED MIX 30% EPHRAIM CRESTED WHEATGRASS, 25% SHEEP FESCUE, 20% PERENNIAL RYE, 15% CHEVINGS FESCUE, 10% WHEAT GRASS	X

	Concrete Sidewalk
--	-------------------

STATEMENT OF CHANGES:
THE PROPOSED LANDSCAPING AROUND THE BUILDING HAS BEEN MODIFIED TO ADD ADDITIONAL TREES AND SHRUBS.



COLORADO REGISTERED LANDSCAPE ARCHITECT

Paul Shoukas, RLA #416
2.25.20
date

1 LANDSCAPE PLANTING PLAN
Scale: 1"= 20'

REVISIONS
NOT FOR CONSTRUCTION

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
CONCEPTUAL LANDSCAPE PLAN
CONTACT: HUDICK EXCAVATING INC.
PHONE: 303-688-9500

SITE DEVELOPMENT PLAN

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2

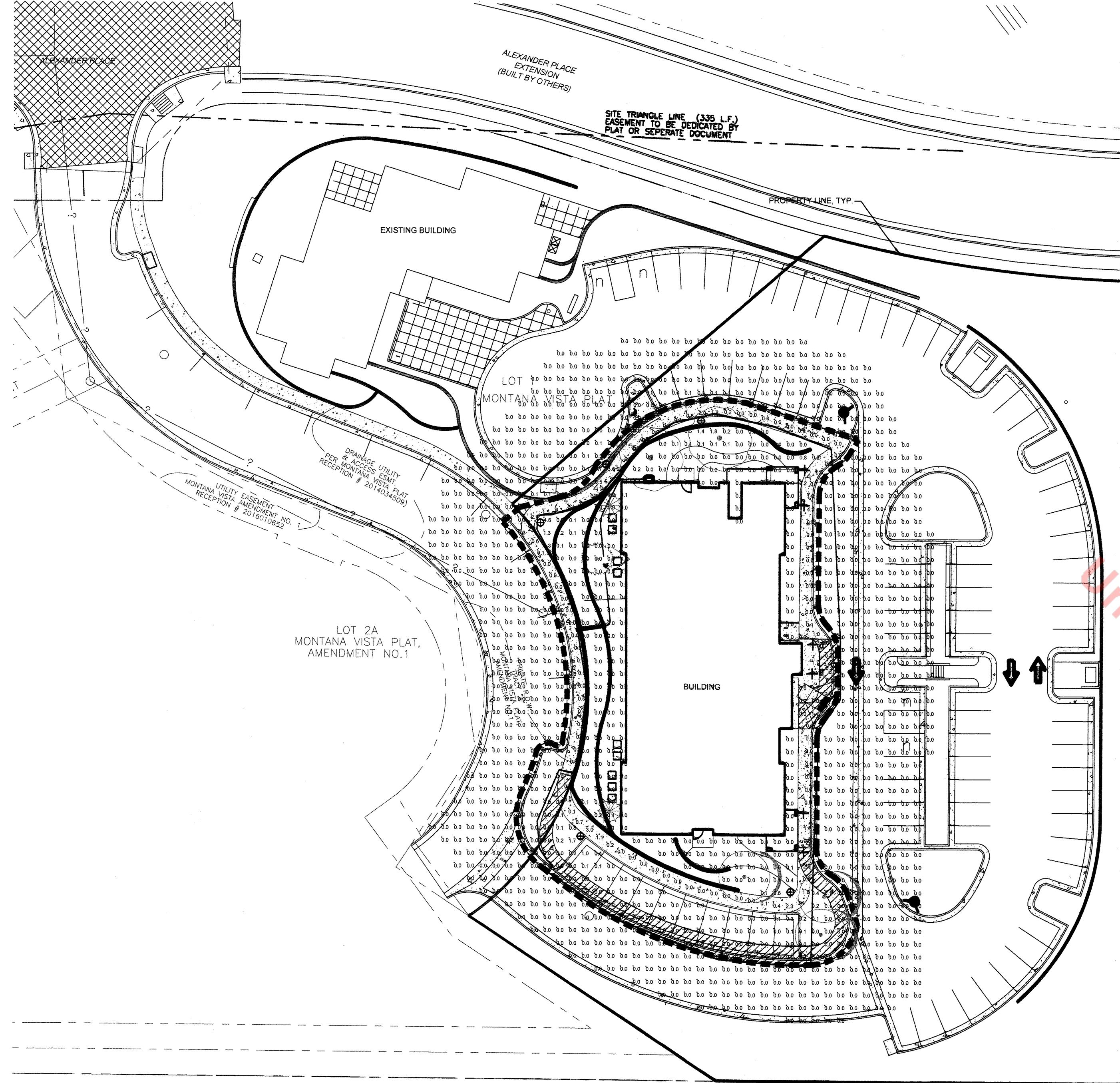
LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

■ LAND PLANNING ■

PCS

GROUP Inc.
1001 16th St. B-180
Denver, CO 80205
tel 303.531.4905
fax 303.531.4908



1 GENERAL SITE LIGHTING & PHOTOMETRIC PLAN - PHASE 2
Scale: 1"=30'

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QUANTITY	ARRANGEMENT	LAMPING	TOTAL LAMP LUMENS	DISCRPTION	MOUNTING HIGHT	CUT-OFF	CONTROL
+	L1	6	SINGLE, SURFACE	8 W LED	800	Natourous WLB191 LED Wall Sconce - UP/DOWN LIGHT	EYE LEVEL	N/A	PHOTOSENSOR/TIMER
⊕	L2	5	SINGLE, BOLLARD	16.1 W LED	588	KM CB32-BL COMPACT LED BOLLARD (BLACK)	36"	FULL	PHOTOSENSOR/TIMER

CONTROL SCHEDULE						
	TREE UPLIGHTING	BOLLARDS	SIGN LIGHTING	ENTRY BUILDING LIGHTS	BUILDING SIGNAGE	BUILDING ACCENT LIGHT
ON	Dusk to Dawn (by Photocell)	Dusk to Dawn (by Photocell)	Dusk to Dawn (by Photocell)	Dusk to Dawn (by Photocell)	Dusk to Dawn (by Photocell)	Dusk to Dawn (by Photocell)
OFF	During daylight hours (by Photocell)	During daylight hours (by Photocell)	During daylight hours (by Photocell)	During daylight hours (by Photocell)	During daylight hours (by Photocell)	During daylight hours (by Photocell)
reduced by 50%	between 1 hour after and 1 hour before business hours	between 1 hour after and 1 hour before business hours	between 1 hour after and 1 hour before business hours	N/A	between 1 hour after and 1 hour before business hours	between 1 hour after and 1 hour before business hours

GENERAL LIGHTING NOTES:

1. SITE LIGHTING OBJECTIVES: TO PROVIDE PATH ILLUMINATION FOR PEDESTRIANS AND ACCENT LIGHTING FOR TREES AND SIGNS.
2. HOURS OF OPERATION: DUSK TO DAWN
3. MITIGATION TO ADJACENT PROPERTIES: POLE LIGHTING WILL NOT BE USED. ALL FIXTURES WILL BE FULLY CUT OFF EXCEPT FOR LOW LEVEL UP LIGHTING AND ACCENT LIGHTS. LANDSCAPE LIGHTING WILL BE FULLY SHIELDED.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHIELDED WALL PACKS.

Official Copy

REVISIONS

NOT FOR CONSTRUCTION

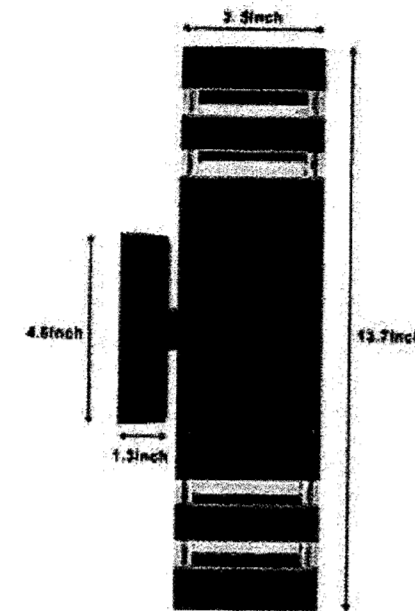
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
 LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
LIGHTING PLAN
 CONTACT: HUDICK EXCAVATING INC.
 PHONE: 303-688-9500

SCALE	AS SHOWN
DATE	9-17-19
DR'n	JW (cd: JP)
AP'VD:	
JOB NUMBER	
SHEET	8 of 9

SITE DEVELOPMENT PLAN

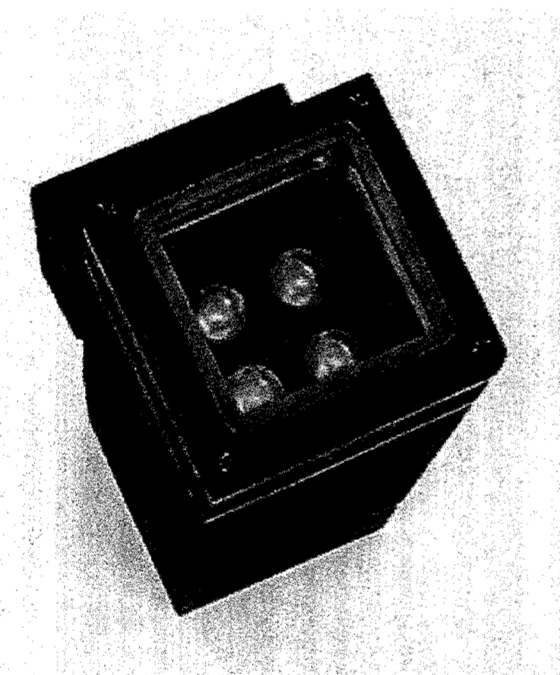
LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2 LOCATED IN SECTION 26, T7S, R67W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

■ LAND PLANNING ■
PCS
GROUP Inc.
1001 16th St. B-180
Denver, CO 80265
tel 303.531.4905
fax 303.531.4908



Specification

- ▶ Made of Aluminum and Acrylic.
- ▶ Wall sconce--3.50*3.50*13.7" inches.
- ▶ Back Plate--4.6**3.5**1.3" inches.
- ▶ Black Painted, Modern simplicity and American style.
- ▶ **IP64, besides the light body, including the inside lamp beads are waterproof, well-constructed and high quality.**



Outdoor Lighting with 8 leds.

- ▶ 8 led lamp beads are included.
- ▶ Wattage--1W*8
- ▶ Luminous--8*100LM
- ▶ CCT--3000K, Warm White
- ▶ Voltage--AC 100V-240V
- ▶ Up and down lighting, 4 of hollow glass reveals a wide range of lighting direction(not adjustable), reflecting 3 different directions of li

L1 NATUROUS WLB191 LED WALL SCONCE - UP/DOWN LIGHT



CB LED

Compact Bollard

revision 6/29/11 • kl_cbled_spec.pdf

Type:
Job:
Catalog number:

Approvals:

CB32	/15L 5k	/ BL	/
Fixture	Electrical Module	Luminaire Finish	Option

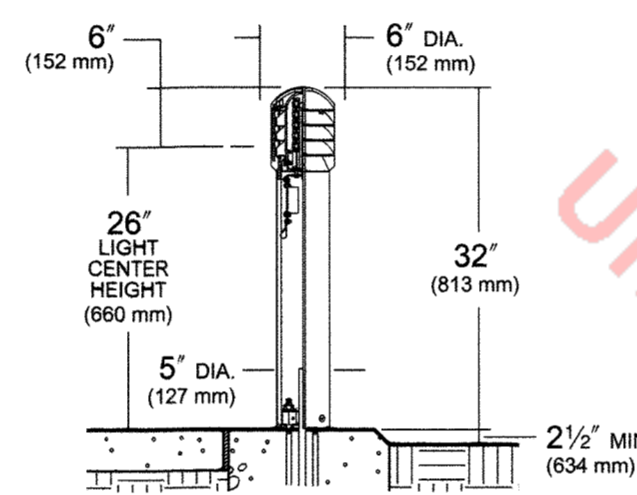
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Date:
Page: 1 of 2

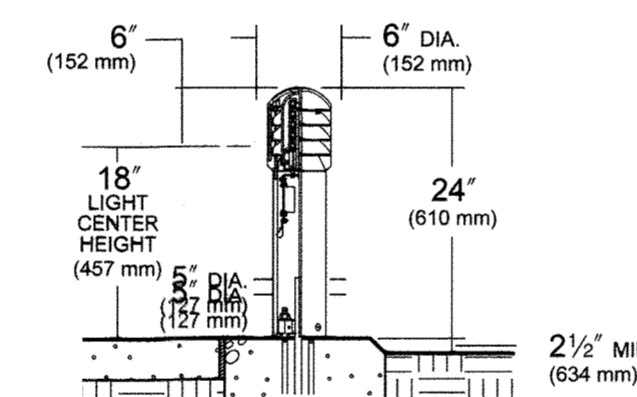
Specifications

CB Models
10 to 20 Diodes

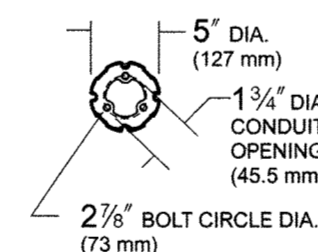
CB32
Maximum weight: 20 lb



CB24
Maximum weight: 17 lb



BASE PLAN CB



© 2011 KIM LIGHTING • P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-5666 • FAX: 626/369-2695

Top, Louvers: Interlocking die-cast, low-copper (<0.6% Cu) aluminum sections fasten together with concealed stainless steel screws. Louver base assembly fastens internally to riser with 4 concealed screws.

Riser: Extruded aluminum, 5" diameter, .125" typical wall thickness, external vertical grooves align with vertical members on louver assembly. Attaches to anchor base with 4 countersunk stainless steel flat socket head screws finished to match fixture.

Anchor Base: Heavy cast aluminum, fully concealed within riser shaft. Three 3/8" x 10" + 2" zinc plated anchor bolts, each with two nuts and washers, and a rigid pressboard template.

Globe: Internally fluted, clear tempered glass, fully gasketed.

Optical Module: Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized inter-locking heat sink extrusion. (Type I) two 5-LED boards for a total of 10-LED. (Type II) three 5-LED boards for a total of 15-LED. (Type V) four 5-LED boards for a total of 20-LED. Available in 3500K and 5100K color temperatures.

Electronic Module: All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Finish: TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local codes. Failure to do so may result in serious personal injury.

Listings and Ratings

UL, or ETL to UL Standards 1598 & 8750 ¹	IP46 Rated	25C Ambient
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¹Suitable for wet locations.
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

L2 KM CB32-BL COMPACT LED BOLLARD

NOTE: THE 990 LUMEN, 27 WATT LED DOME TOP ROUND BOLLARD / 27 WATT LED, COOL WHITE 5000K COLOR TEMPERATURE WITH CREE LEDS INSIDE. COLOR: BLACK - MAY BE USED AS AN APPROVED EQUAL.

REVISIONS

NOT FOR CONSTRUCTION

LOT 3A, MONTANA VISTA PLAT AMENDMENT NO. 2
LOCATED IN SECTION 26, T7S, R67W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

LIGHTING SPECIFICATIONS

CONTACT: HUDICK EXCAVATING INC.
PHONE: 303-688-9500

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DATE	9-17-19
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Sheet	9 of 9