

PLUM CREEK RIDGE AT CASTLE ROCK SITE DEVELOPMENT PLAN, AMENDMENT NO. 3

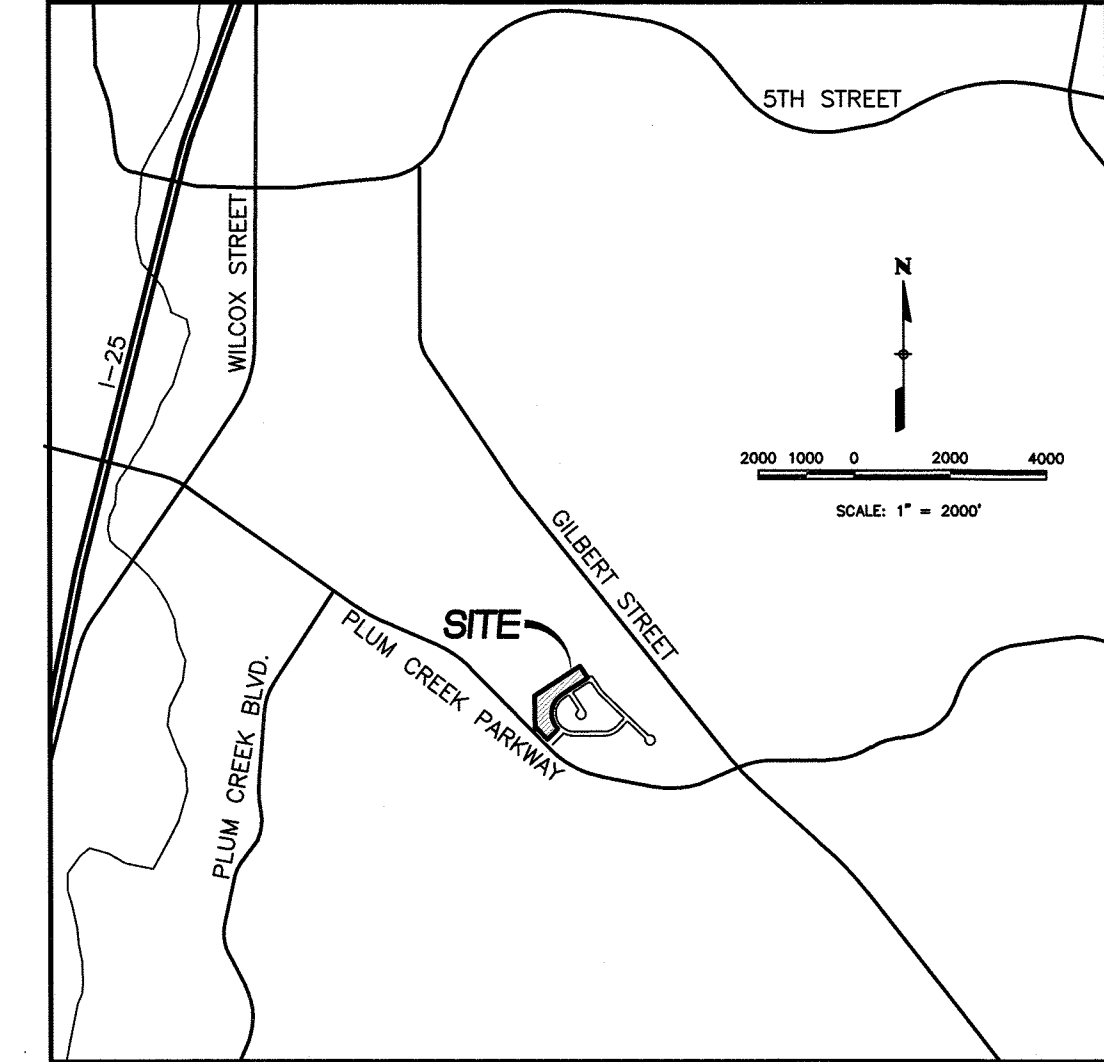
3.34 ACRES
 LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

- DRAINAGE EASEMENTS.** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULTVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF 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.
- A PORTION OF THIS SITE LIES WITHIN A 100-YEAR ZONE AE FLOODPLAIN ACCORDING TO FEMA FLOODPLAIN MAP 08035C0301G DATED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. 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 THE 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 (EXCEEDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN. (NO TRACTS ARE PROPOSED AS A PART OF THIS DEVELOPMENT.)
- ALL UTILITY, DRAINAGE AND EMERGENCY ACCESS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PLUM CREEK RIDGE PD AMENDMENT NO. 1.
- ALL EMERGENCY ACCESS ROADS AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 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.
- WATER RIGHTS DEDICATION AGREEMENT
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED PLUM CREEK RIDGE DEVELOPMENT AGREEMENT, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2014 AT RECEPTION NO. 2014050338 AND ACCORDINGLY 33.5 SFE ARE DEBITED FROM THE WATER BANK.

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 SHOULDER, 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 28 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 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.



VICINITY MAP
 SCALE: 1"=2000'

LEGAL DESCRIPTION

PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT 3020015, 3-1/4" ALUMINUM CAP LOCATED IN THE NORTHEAST CORNER, TOP OF STORM INLET, SOUTH ENTRANCE TO 959 PLUM CREEK BLVD. ELEVATION: 6255.22 (NAV89)

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

BY: LOKAL PLUM CREEK TOWNS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: LOKAL COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

SIGNED THIS 16 DAY OF OCTOBER 2017

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF OCTOBER 2017 BY RYAN LANTZ AS MEMBER OF LOKAL COMMUNITIES, LLC, SOLE MEMBER/MANAGER OF LOKAL PLUM CREEK TOWNS, LLC.

REANA KAMINSKY
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20134067406
 MY COMMISSION EXPIRES OCTOBER 25, 2017

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-25-17

TITLE CERTIFICATION

I, Scott Bernetts, 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

SIGNED THIS 9th DAY OF October 2017

AUTHORIZED REPRESENTATIVE

TITLE COMPANY NAME

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF October 2017 BY Scott Bernetts

WITNESS MY HAND AND OFFICIAL SEAL

JORDAN PETERSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20094022980
 My Commission Expires July 10, 2021

NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/10/2021

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 JUNE 12, 2017 AT REC. NO. 2017039376, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

IGNITE FUNDING, LLC

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF October 2017

BY: Patrick Vassar AS Director OF IGNITE FUNDING, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

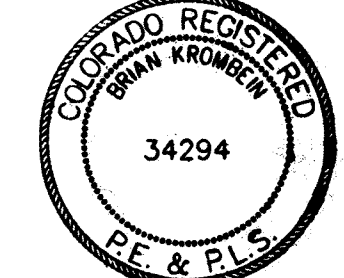
JENIFER OSTLER
 Notary Public-State of Nevada
 APT. NO. 12-9895-1
 My Appt. Expires 11-30-2020

NOTARY PUBLIC
 MY COMMISSION EXPIRES 11/30/20

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED ENGINEER
 BRIAN KROMBEIN, PE, PLS.
 COLORADO PE NO. 34294



SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AND THE SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR
 BRIAN KROMBEIN, PE, PLS.
 COLORADO PLS NO. 38344



SITE DATA TABLE

ZONING	PD MIN.	PROPOSED
ITEM		
NUMBER OF UNITS		45
GROSS SITE AREA		3.34 ACRES
DENSITY	4.98-7.46 DU/AC FOR ENTIRE PA-1 AREA	13.5 DU/AC (PHASE 2 - THIS SDP) 4.5 DU/AC (PHASE 1 - SDP14-0012) 6.2 DU/AC (ENTIRE PA-1 AREA)
BUILDING SETBACKS		
FRONT	10'	12.0'
REAR	20'	43.4'
SIDE (INTERNAL)	5'	16.8'
SIDE (EMERALD DRIVE)	15'	33.5'
MF STRUCTURE TO OSD/OSP	15'	16.8'
BUILDING SEPARATION		
FRONT AND REAR SEPARATION	35'	35'
SIDE TO REAR SEPARATION	20'	N/A
SIDE TO SIDE SEPARATION (2 STORY)	10'	N/A
SIDE TO SIDE SEPARATION (3 STORY)	15'	N/A
BUILDING HEIGHT (3-STORY, PITCHED ROOF)	50'	35'-9" (5-PLEX) 34'-9" (4-PLEX)
PARKING	2 SPACES/UNIT	90
OPEN SPACE	37,026 SF (0.85 AC.)	86,244 SF (1.98 AC.)

SHEET INDEX

- 1 COVER SHEET
- 2 4 UNIT BUILDING ELEVATIONS
- 3 5 UNIT BUILDING ELEVATIONS

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO UPDATE THE EXTERIOR ARCHITECTURE TO BE MORE COMPATIBLE WITH THE EXISTING SINGLE FAMILY SUBDIVISION. THE LIGHTING PLAN AND SITE PLAN ARE CONSISTENT WITH WHAT WAS PREVIOUSLY APPROVED IN SDP16-0009.

SITE COVERAGE

ITEM	S.F. COVERAGE	% OF TOTAL AREA
TOTAL SITE	145,416 SF (3.34 ACRES)	100%
RIGHT-OF-WAY DEDICATION	0 SF	0%
NET SITE AREA	145,416 SF	100%
BUILDING AREA	34,424 SF	23.7%
PARKING AND DRIVES	19,738 SF	13.6%
SIDEWALKS	5,010 SF	3.4%
LANDSCAPING	86,244 SF	59.3%

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THE SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16 DAY OF October 2017

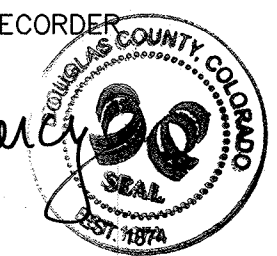
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:25 am O'CLOCK ON THE 18 DAY OF OCT 2017 AT RECEPTION NO. 2017070677.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Sandra C. Seach DEPUTY



CIVIL ENGINEER/LAND SURVEYOR

VERMILION PEAK ENGINEERING LLC
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070
 CONTACT: BRIAN KROMBEIN, PE, PLS

ARCHITECT

LOKAL COMMUNITIES, LLC
 8310 S. VALLEY HWY, SUITE 115
 ENGLEWOOD, CO 80112
 CONTACT: RYAN LANTZ, MEMBER

LANDSCAPE ARCHITECT

STERLING DESIGN
 2009 W. LITTLETON BLVD. #300
 LITTLETON, CO 80120
 303-794-4724
 CONTACT: MIKE HAAF

OWNER/DEVELOPER

LOKAL PLUM CREEK TOWNS, LLC
 8310 S. VALLEY HWY, SUITE 115
 ENGLEWOOD, CO 80112
 CONTACT: RYAN LANTZ, MEMBER

COVER SHEET
 PLUM CREEK RIDGE AT CASTLE ROCK
 SITE DEVELOPMENT PLAN AMENDMENT
 DATE: JULY 31, 2016 SDP17-0019
 SHEET 1 OF 3

Vermilion Peak
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

PLUM CREEK RIDGE AT CASTLE ROCK

SITE DEVELOPMENT PLAN, AMENDMENT NO. 3

3.34 ACRES

LOCATED IN THE NW 1/4, SECTION 13, T. 8S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING MATERIALS AND COLORS

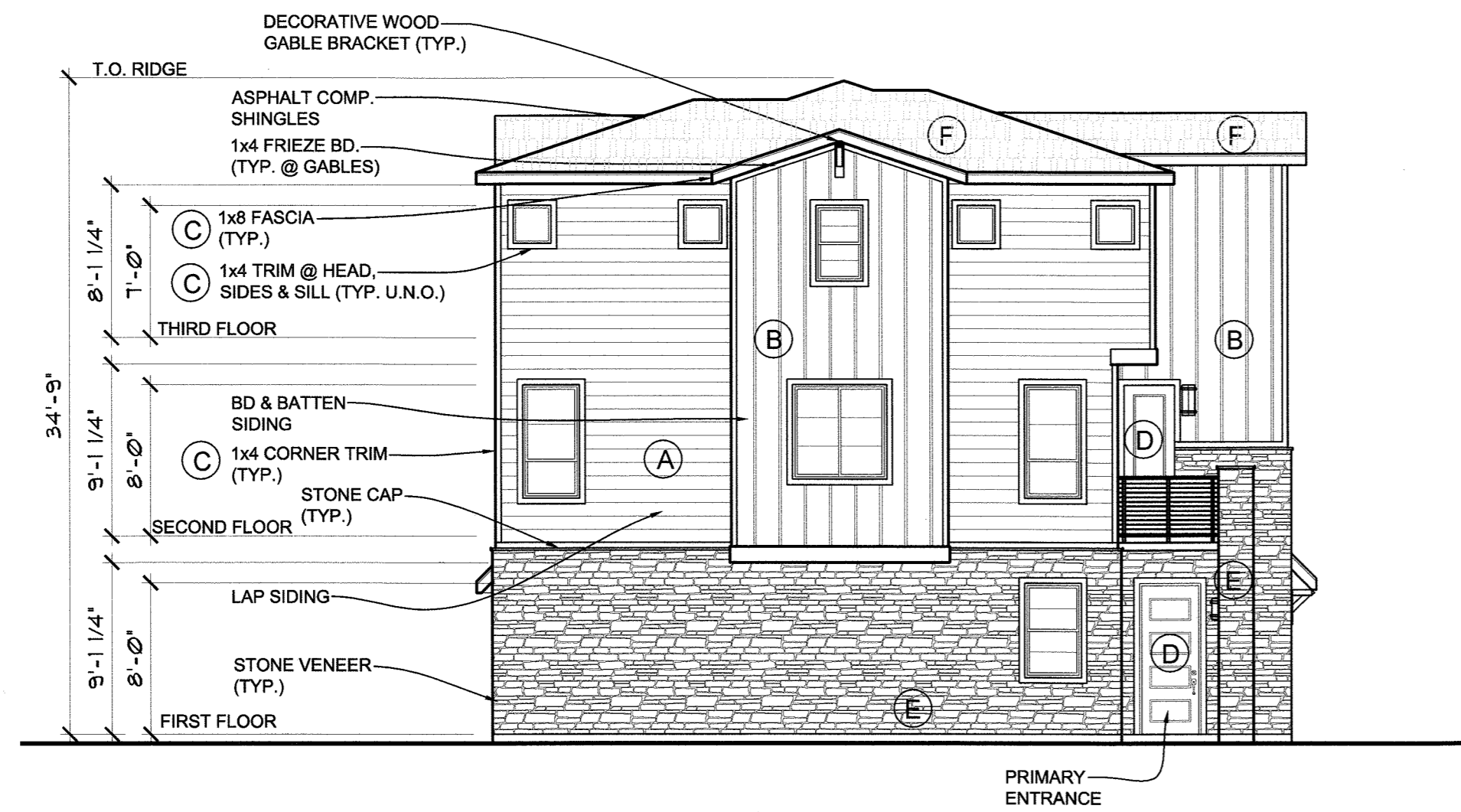
SCHEME 1		
(A)	BODY 1	DISCOVER - PPG1021-3
(B)	BODY 2	COOL CONCRETE - PPG1023-2
(C)	TRIM	BARK - PPG 1007-7
(D)	ACCENT	BLACK WALNUT - PPG1014-7
(E)	MASONRY	TAN/GREY/RED LEDGE STONE
(F)	ROOF	BLACK WALNUT
(G)	METAL ROOF	BLACK



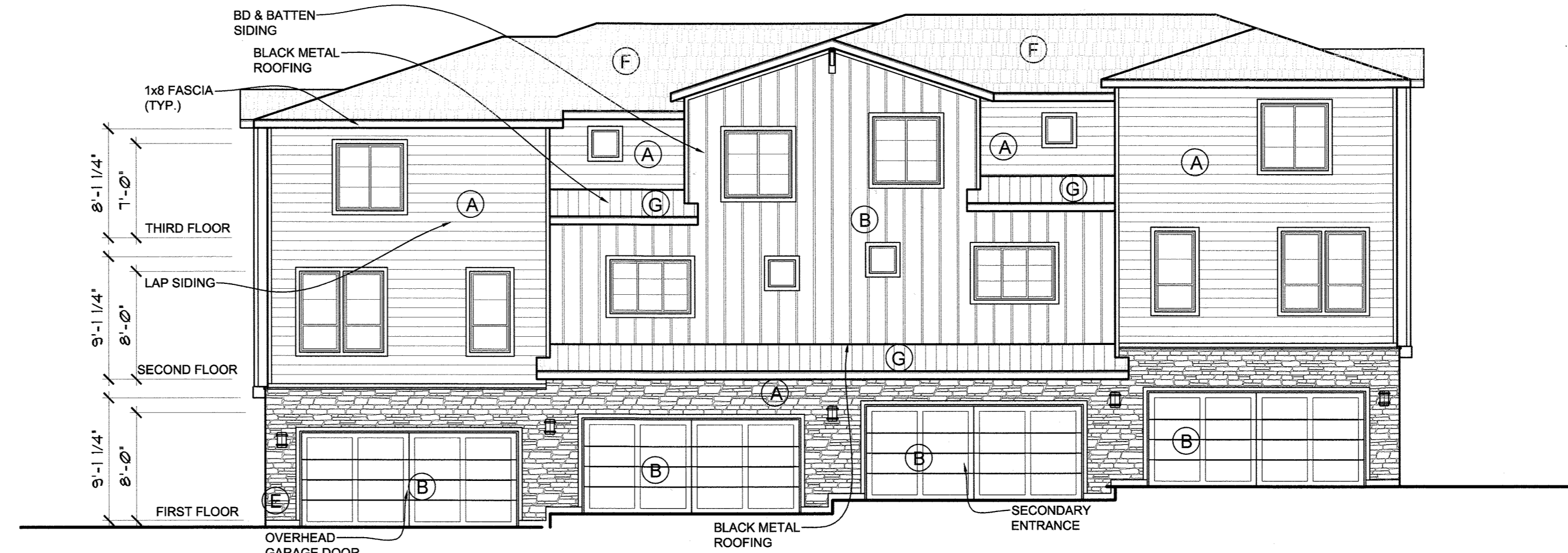
RIGHT ELEVATION - 4 UNIT BUILDING



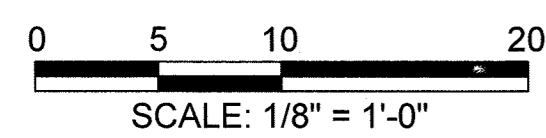
FRONT ELEVATION - 4 UNIT BUILDING



LEFT ELEVATION - 4 UNIT BUILDING



REAR ELEVATION - 4 UNIT BUILDING



PLUM CREEK RIDGE AT CASTLE ROCK

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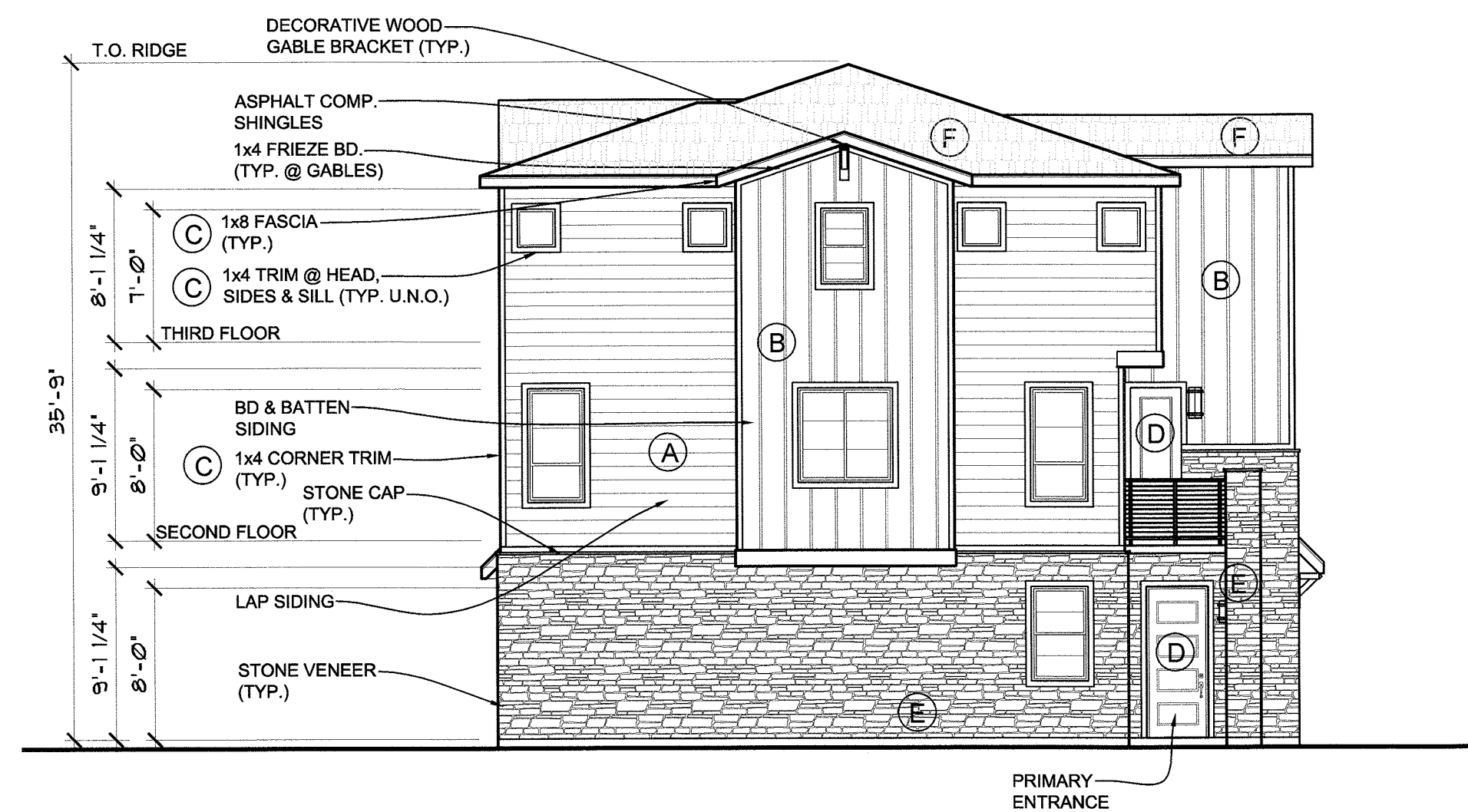
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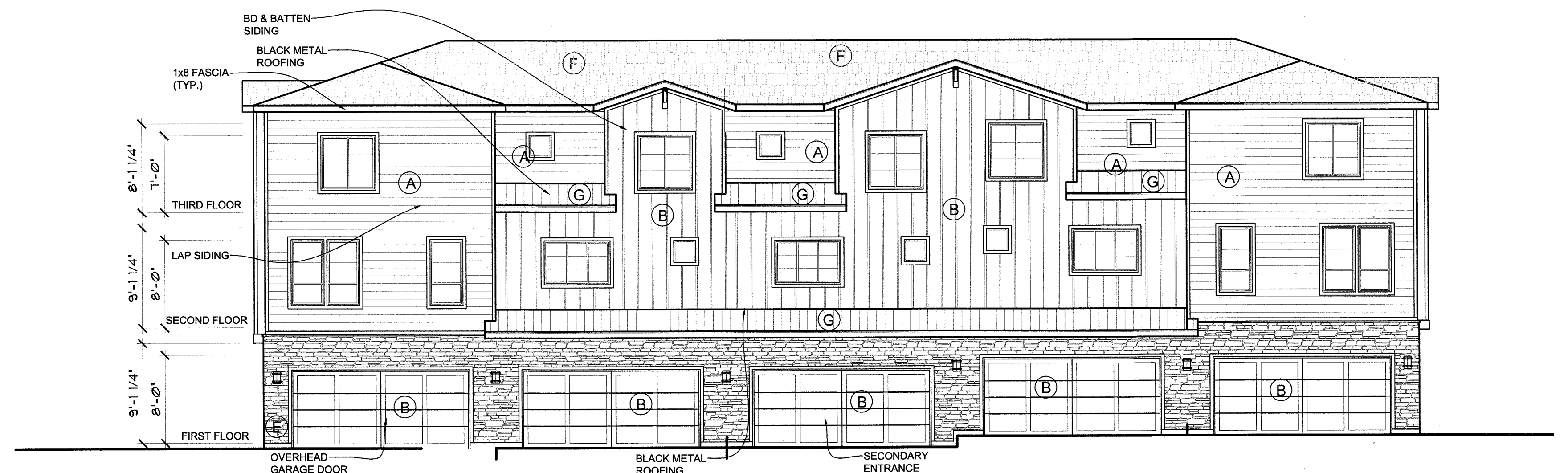
RIGHT ELEVATION - 5 UNIT BUILDING



FRONT ELEVATION - 5 UNIT BUILDING



LEFT ELEVATION - 5 UNIT BUILDING



REAR ELEVATION - 5 UNIT BUILDING

