

Ownership Certification

THE UNDERSIGNED ARE ALL OF THE OWNERS OF LOT 9A, BLOCK 13, CRAIG AND GOULD'S ADDITION, 11th AMENDMENT, TOWN OF CASTLE ROCK.

DLH HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
 SIGNED THIS 21st DAY OF APRIL 2016

NOTARY PUBLIC
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS 21st DAY OF April 2016
 BY Dave Hieronymus as President, CEO and Member

WITNESS MY HAND AND OFFICIAL SEAL
 Erica Herington
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 04/30/2018

Title Certification

Brenda Becker
 AN AUTHORIZED REPRESENTATIVE OF LAND 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDERS SUBORDINATION CERTIFICATE.

SIGNED THIS 21st DAY OF April 2016
 Brenda Becker, Title Officer
 Land Title Insurance Company
 TITLE INSURANCE COMPANY

NOTARY PUBLIC
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS 21st DAY OF April 2016
 Brenda Becker, Title Officer
 Land Title Insurance Company

WITNESS MY HAND AND OFFICIAL SEAL
 Linda Herington
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9/29/18

Town Certification

A. PLANNING COMMISSION RECOMMENDATION
 THIS SITE DEVELOPMENT PLAN AMENDMENT IS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF MAY 2016.

CHAIR: [Signature] DATE: 6/22/16
 DIRECTOR OF DEVELOPMENT SERVICES: [Signature]

B. TOWN COUNCIL APPROVAL
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 31st DAY OF APR 2016.

MAYOR: [Signature] DATE: 7/14/16
 TOWN CLERK: [Signature] DATE: 7-14-16

Surveyor's Certification

I, JOHN E. KRATZ, 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 ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

John E. Kratz DATE: 6/21/16
 JOHN E. KRATZ, RES. # 2042
 B.L.S. SURVEYING

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, COLORADO, ON THE 18th DAY OF July 2016. AT RECEPTION NO. 2016046618.

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature] DEPUTY

Legal Description

Lot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendment, Town of Castle Rock, County of Douglas, according to the recorded plat thereof.

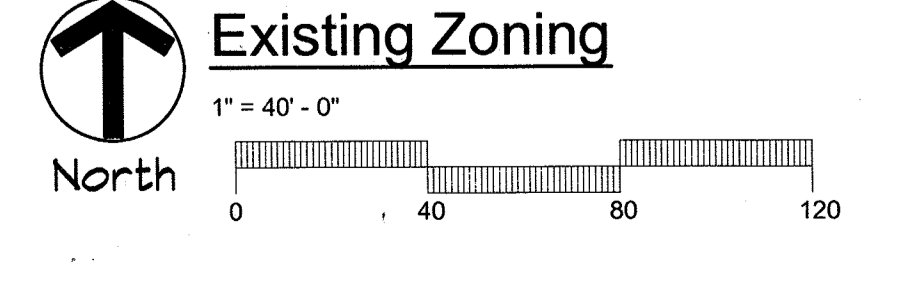
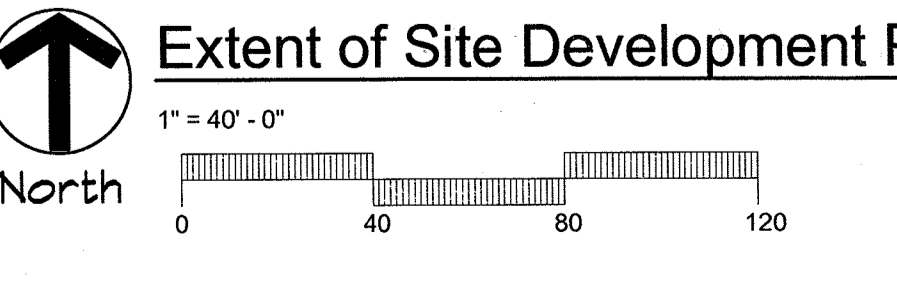
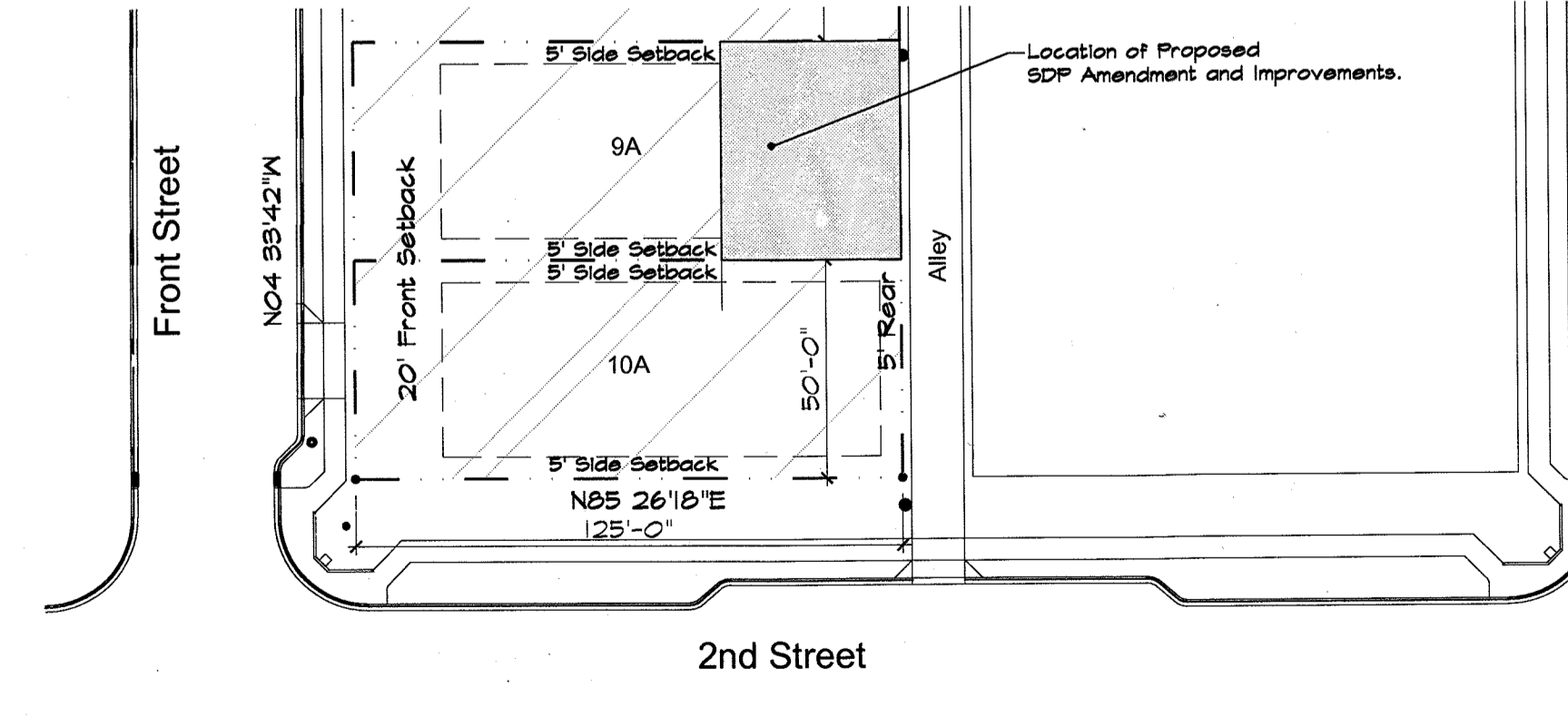
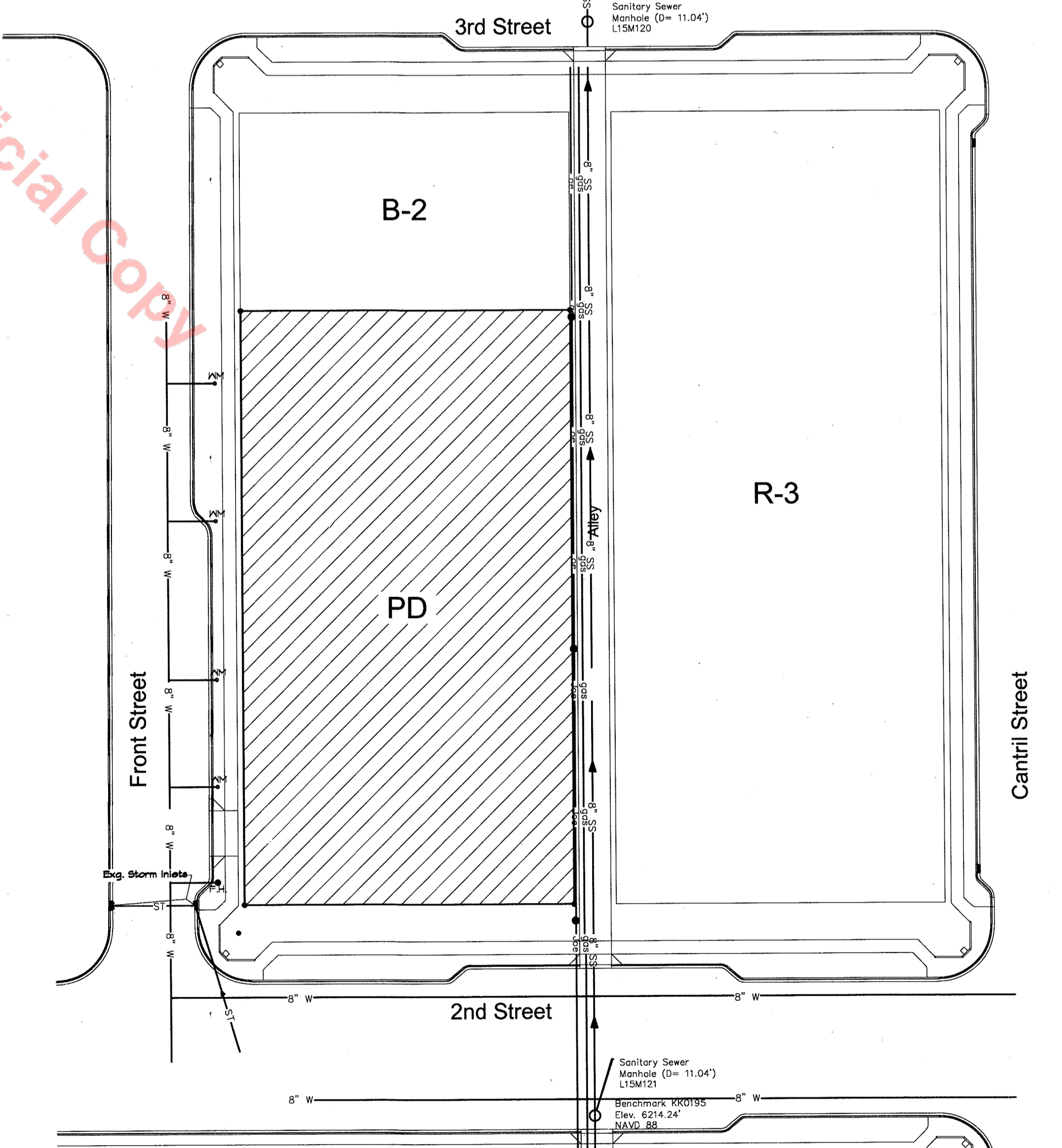
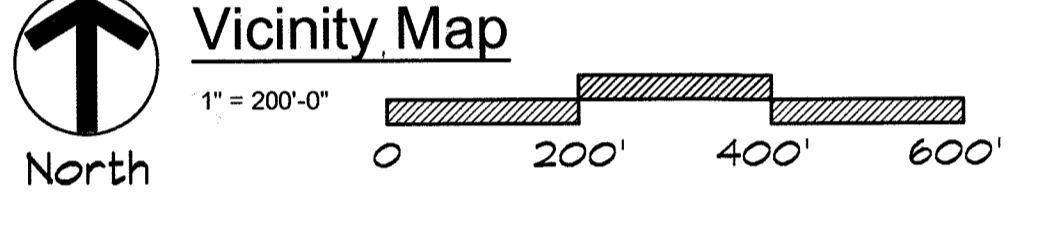
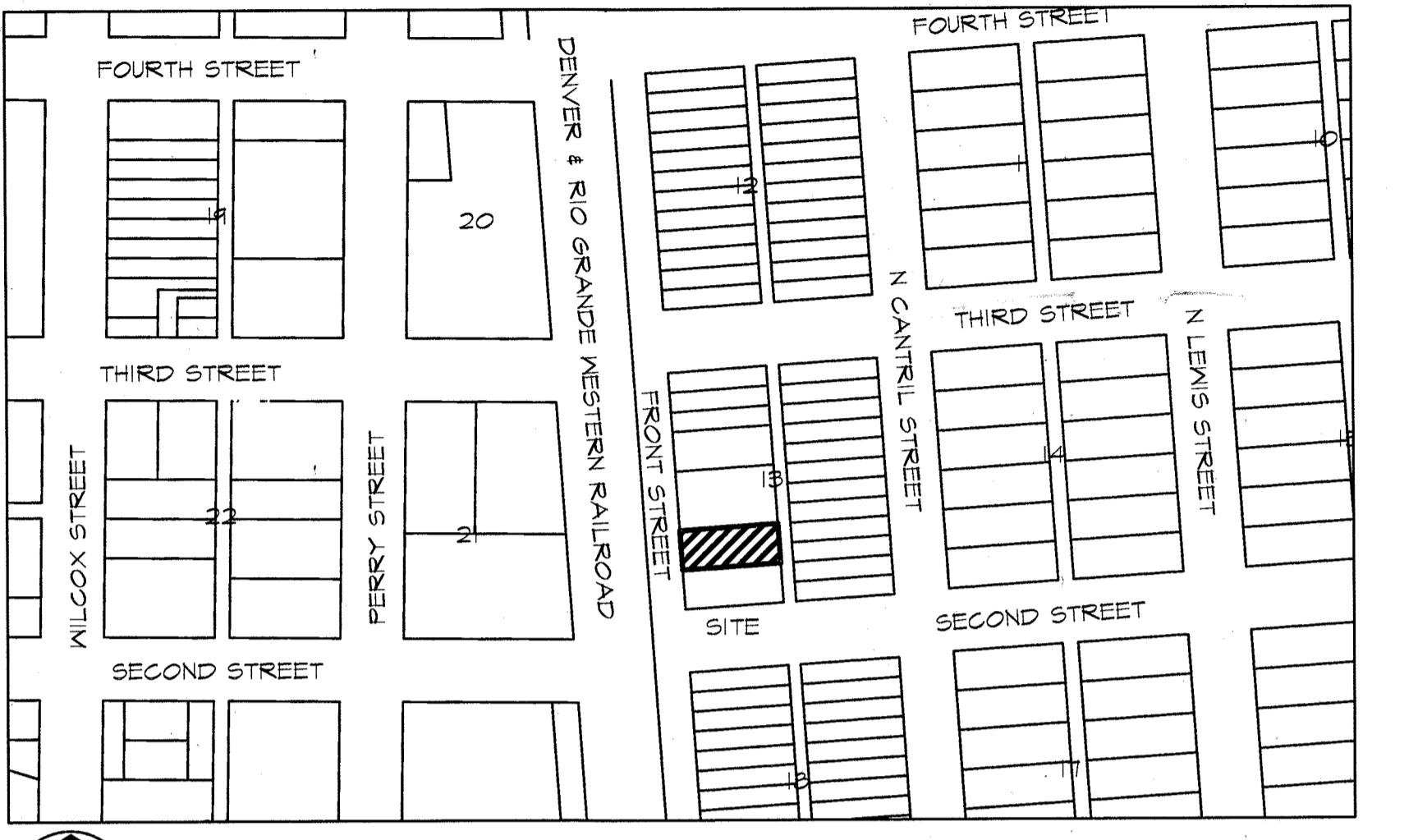
SITE DEVELOPMENT PLAN GENERAL NOTES

- 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, catch basins, 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 for 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.
- According to FEMA Flood Insurance Rate Map Number 08035C0301S, Dated March 16, 2016, No Portion of the Site Lies Within a FEMA Designated 100-YR Floodplain.
- 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 finished 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 Plat. Revised: 11/4/2014
- This Site is Zoned Planned Development.
- 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 14 (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 hydrants 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 15,000 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.

P.S. MILLER HOUSE
 Site Development Plan, Amendment No. 1
 (An Amendment to the P.S. Miller House Final PD Site Plan)
 Lot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendment
 Located in Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado



Permitted Uses

- Offices
- Medical Offices
- Schools
- Churches
- Single Family Detached Dwellings
- Multi Family Attached Housing
- Personal Service
- Dogcare

Site Data

Location: 210 Front Street, Castle Rock, CO 80104
 County: Douglas County
 Fire District: Town of Castle Rock Fire Dept.
PD Lot Sizes:
 Lot 4A: 6,250 S.F. or 1435 Acres
 Lot 5A: 4,375 S.F. or 2152 Acres
 Lot 9A: 6,250 S.F. or 1435 Acres
 Lot 10A: 6,250 S.F. or 1435 Acres
 Total: 23,125 S.F. or 4487 Acres
PD Total Building Footprint S.F.:
 Lot 4A: Vacant
 Lot 5A: 1344 S.F. (Existing) +576 (Proposed)
 Lot 9A: 888 S.F. (Existing) +576 (Proposed)
 Lot 10A: 1174 S.F. (Existing)
 Total: 4286 S.F. (Existing) 2332 S.F. (w/ Proposed)
PD Total Building Floor Area S.F.:
 Lot 4A: Vacant
 Lot 5A: 1344 S.F. (Existing)
 Lot 9A: 888 S.F. (Existing) +576 (Proposed)
 Lot 10A: 3128 S.F. (Existing)
 Total: 5420 S.F. (Existing) 5332 S.F. (w/ Proposed)
 -Per the P.S. Miller PD Zoning The combined Lots Shall Not Exceed a Building Coverage of 14,571 SF AND Not Exceed a Building Floor Area SF of 14,200.
 -Building Height Not to Exceed 25 Feet (Proposed)
Parking:
 - 14 Total Parking Spaces Req'd for the Entire P.D.
 - 6 Spaces Required for Lots 9A & 10A
 - 8 Provided for Lots 5A & 10A
 - 3 Parking Spaces Allowed on Street
 - 1 ADA Parking Space
 * A 25% Reduction in Required Parking was Approved with TC16-0003.
Setbacks:
 Minimum Front Setback = 20'-0"
 Minimum Side Setback = 5'-0"
 Minimum Rear Setback = 5'-0"
 NO CHANGE TO EXISTING BUILDING FOOTPRINTS

Site Notes

- A Maximum of One (1) Residential Dwelling Unit is Permitted Per Lot within the P.S. Miller Planned Development.
- All existing utilities to remain.
- New utilities on 9A include new 42" water meter pit with one new irrigation and one relocated domestic meter.
- There are no significant natural features on or adjacent to this project.
- 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 Purpose 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, Materials and a 25% Fee.

Landscape Notes

Historical plantings will be used to match the architecture of the buildings. All plantings shall be native in nature.

Signage Notes

All signage shall have a max height of 5' above the adjacent grade and shall have a maximum square footage of 20 square feet. Changeable signage is encouraged. Exterior above mounted lighting is encouraged. Backlighting or internal lighted signage is not allowed. Landscaping around the base of the signage is encouraged.

Front Porches

Open unenclosed uncovered or covered porches can encroach 10' into the 20' front yard setback.

Easement Note:

No Utility Easements on this Site.

Sheet Index

- 1 - Cover Sheet
- 2 - Utility Plan
- 3 - Site Plan and Grading Plan
- 4 - Landscape Plan
- 5 - Photometric Site Plan
- 6 - Exterior Elevations

Benchmark

Benchmark KK0195
 Elevation 6214.24' - NAVD 88 Datum

Project Roster

Owner:
 Dave Hieronymus
 DLH Holdings, LLC
 200 Front Street
 Castle Rock, CO 80104
 PH: 303-688-5278
 No. Managers or Lienholders

Developer:
 DLH Holdings, LLC
 200 Front Street
 Castle Rock, CO 80104
 PH: 303-688-5278
 FX: 303-614-3370

Plan Preparer:
 DLH Architecture
 200 Front Street
 Castle Rock, CO 80104
 PH: 303-688-5278
 FX: 303-614-3370

Land Surveyor:
 B & J Surveying
 784 Ventura St. #B
 Aurora, CO 80011
 Contact: John E. Kratz
 PH: 303-850-0554

DLH Architecture
 200 Front Street, Castle Rock, CO 80104
 Phone: (303) 688-5278
 DLH Architecture is a Limited Liability Corporation Established in 1992.

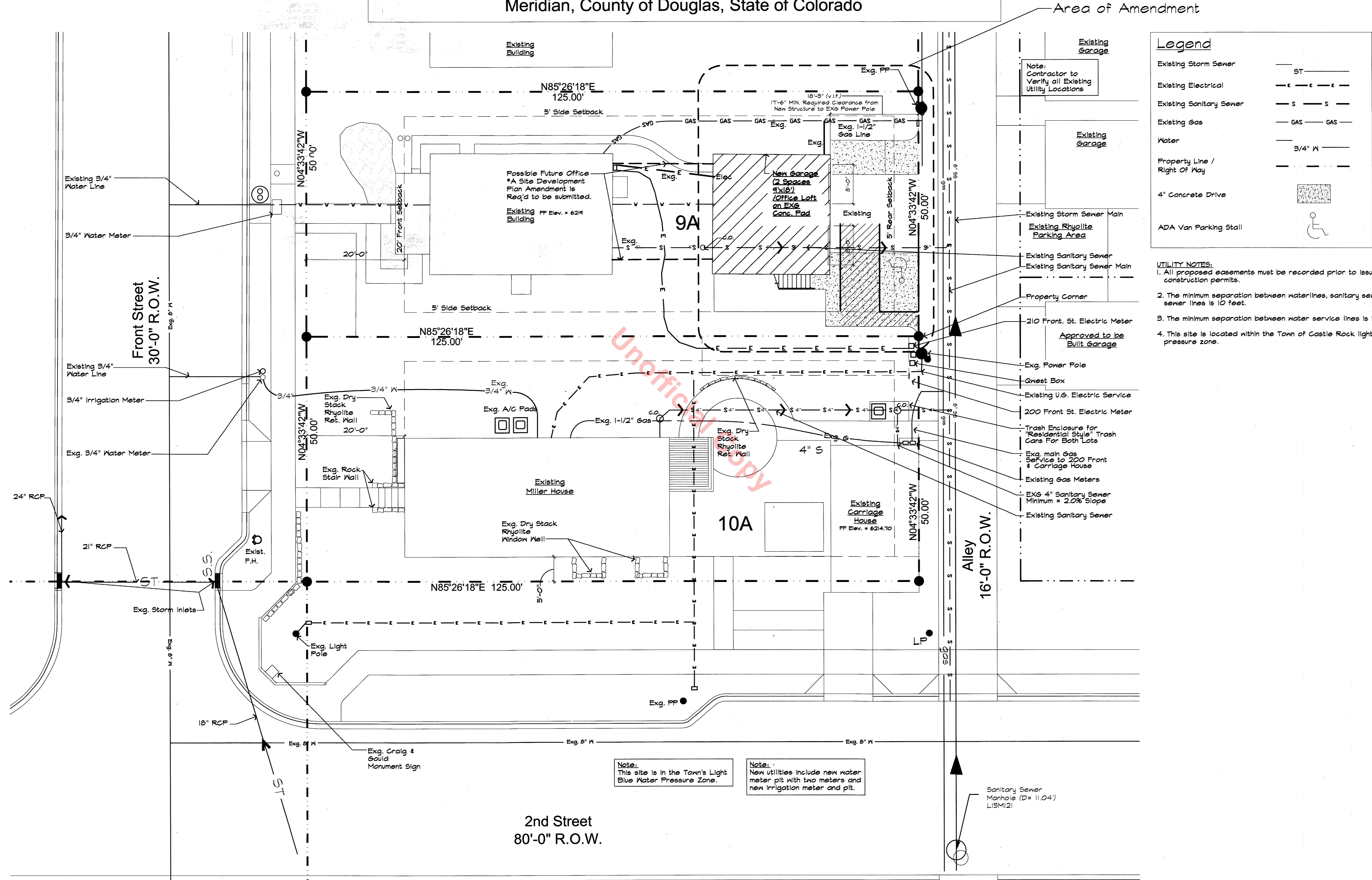
PROJECT NO. SDP15-0032

P.S. MILLER HOUSE
 Site Development Plan, Amendment No. 1
 (An Amendment to the P.S. Miller House Final PD Site Plan)
 Lot 9A, Block 13, Craig and Gould's Addition to Castle Rock, 11th Amendment
 Located in Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado

Sheet #
1
 Cover Sheet

Of: 6

P.S. MILLER HOUSE
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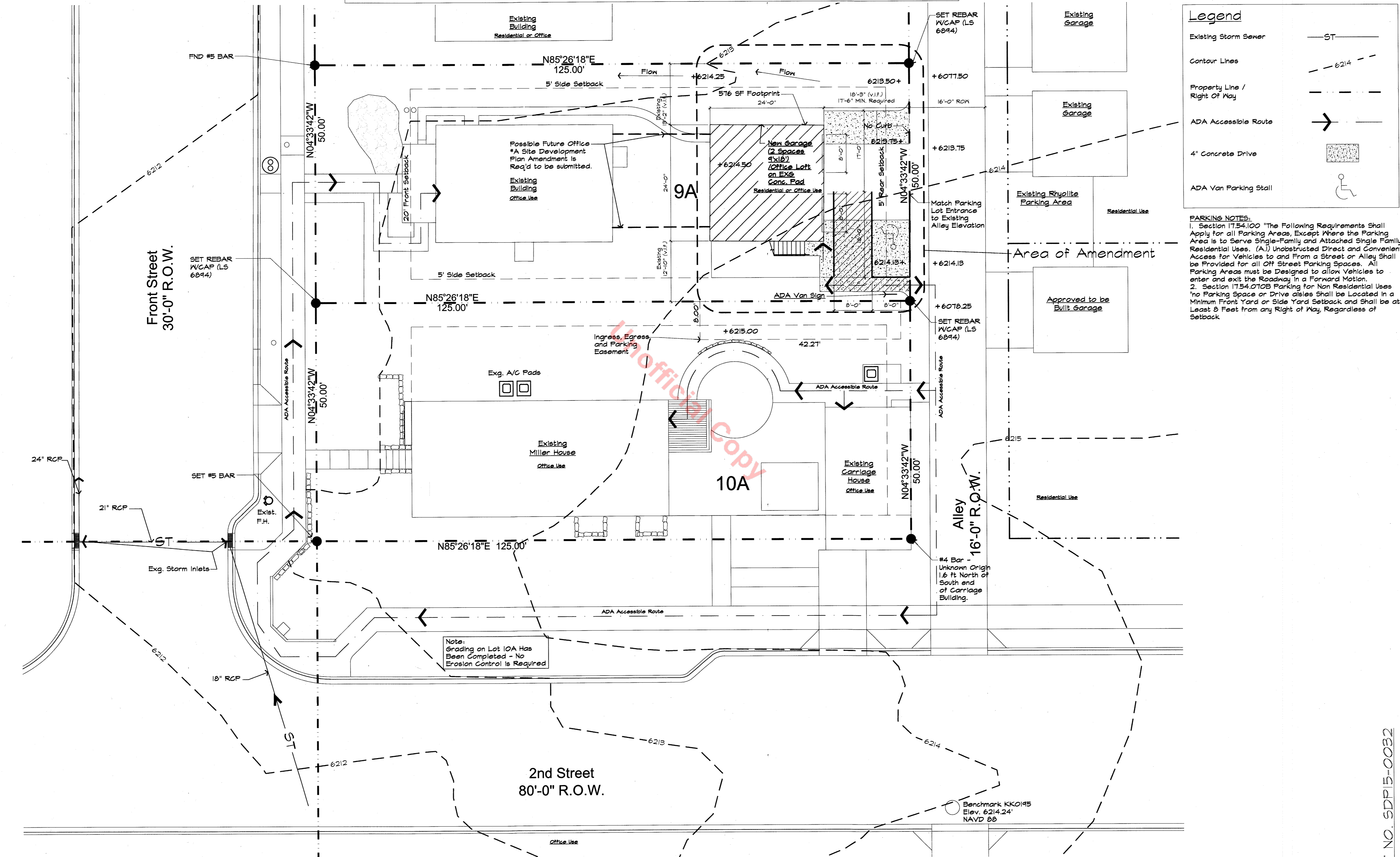


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Project #: 0820
 Date: 9-17-15
 Drawn By: RGB
 Checked By: DLH
 Scale: As Noted
 Revisions:

Sheet #
2
 Utility Plan
 Of: 6

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Legend

Existing Storm Sewer	—ST—
Contour Lines	- - - 6214
Property Line / Right of Way	- - - - -
ADA Accessible Route	→
4" Concrete Drive	[Pattern]
ADA Van Parking Stall	[Symbol]

PARKING NOTES:
 1. Section 17.54.100 "The Following Requirements Shall Apply for all Parking Areas, Except Where the Parking Area is to Serve Single-Family and Attached Single Family Residential Uses. (A.) Unobstructed Direct and Convenient Access for Vehicles to and From a Street or Alley Shall be Provided for all Off Street Parking Spaces. All Parking Areas must be Designed to allow Vehicles to enter and exit the Roadway in a Forward Motion.
 2. Section 17.54.070B Parking for Non Residential Uses "No Parking Space or Drive aisles Shall be Located in a Minimum Front Yard or Side Yard Setback and Shall be at Least 8 Feet from any Right of Way, Regardless of Setback."

Note:
 Grading on Lot 10A Has
 Been Completed - No
 Erosion Control is Required

Site Plan and Grading Plan
 1" = 10' - 0"
 North

PROJECT NO. SDP15-0032

Project #: 0820
 Date: 9-17-15
 Drawn By: RGB
 Checked By: DLH
 Scale: As Noted
 Revisions:

Sheet #
3
 Site and
 Grading Plan
 Of: 6

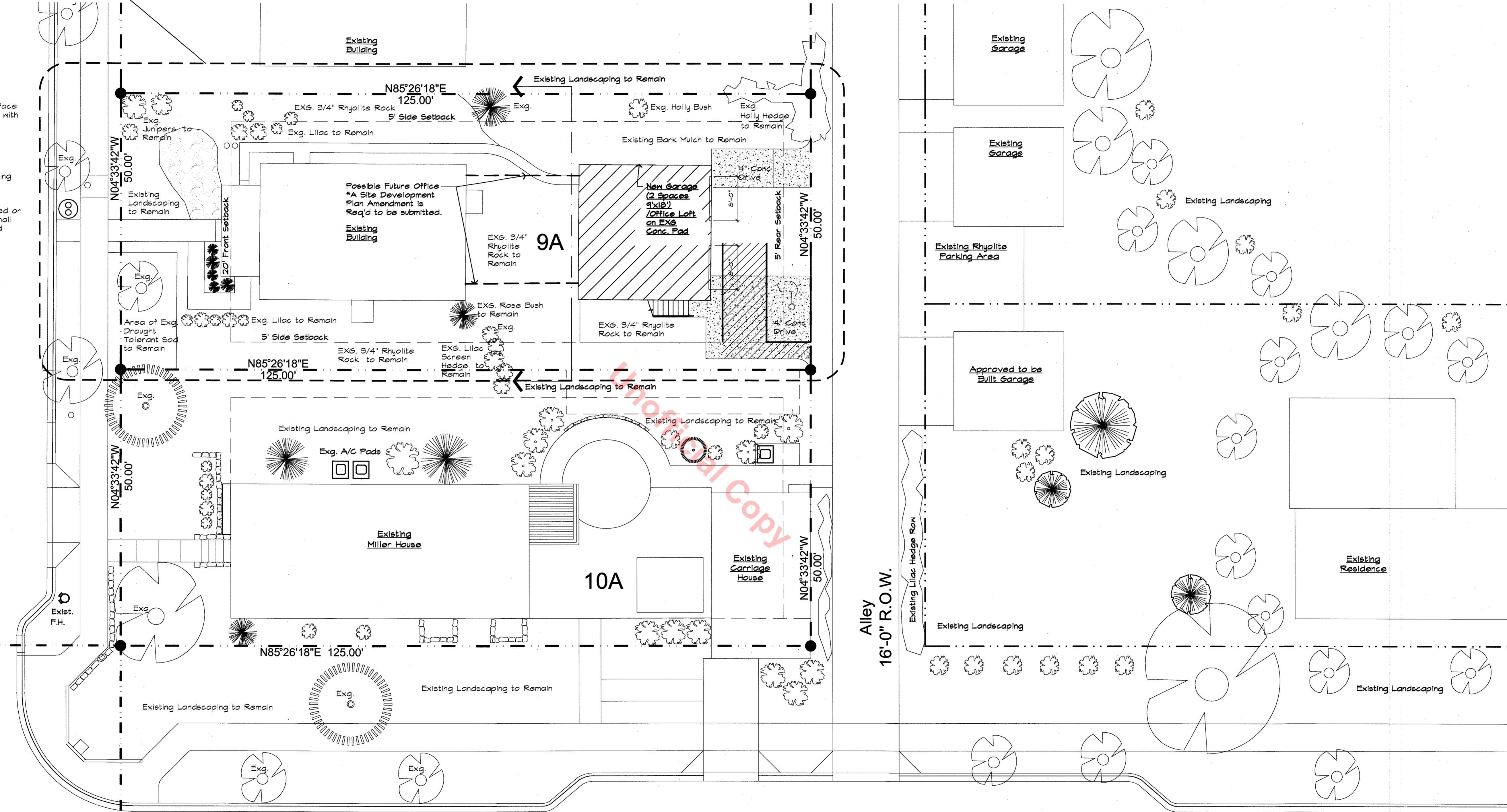
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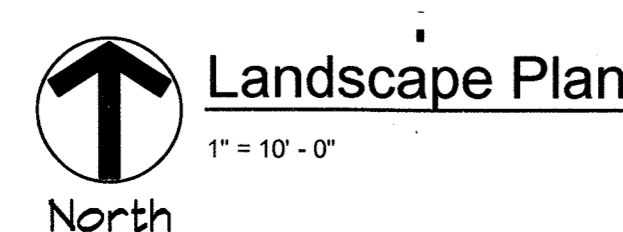
Legend	
Property Line / Right Of Way	
4" Concrete Drive	
ADA Van Parking Stall	

Notes:
 No New Landscape Planned. A Deviation from the Residential/Nonresidential Interface Regulations is being Requested with this Site Plan.
 Currently there are no Visual Connections from any Adjacent Residence to this Property.
 All Sight Lines Blocked by Existing or Planned Garage Buildings or Landscaping.
 Any Landscaping that is Removed or Damaged During Construction shall be Replaced per the Approved Site Development Plan.

Front Street
30'-0" R.O.W.



2nd Street
80'-0" R.O.W.



PROJECT NO. SDPI5-0032

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 Meridian, County of Douglas, State of Colorado

Your Store:
N Westminster, CO

Your Store: Westminster, CO



Portfolio Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light
 Item # 337508 | Model # FS130125-30
\$41.48

Fixture Height (Inches) **

Light bulb(s) not included

Free Store Pickup
Your order can be available for pickup in Lowe's of N Westminster, CO today.

Lowe's Truck Delivery
Your order will be ready for delivery to you from your selected store.

Parcel Shipping
Ships by carriers like UPS, FedEx, USPS, etc.

Portfolio Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light \$41.48

Twitter | Facebook | Email

Description

Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light

- Galvanized steel fixture is weather-resistant and sturdy
- 50-watt medium base incandescent bulb required (not included)
- 10.5-in W x 13.12-in H x 12.62-in D
- 3-year base warranty on the parts and labor (does not cover the bulb)
- ETL safety listing demonstrates the product has met minimum requirements of widely accepted product safety standards
- Hardware included for easy set-up
- Lenses style offers a traditional look
- Dark sky design minimizes unwanted glare, unwanted light pollution
- Ideal for entranceway lighting

Specifications

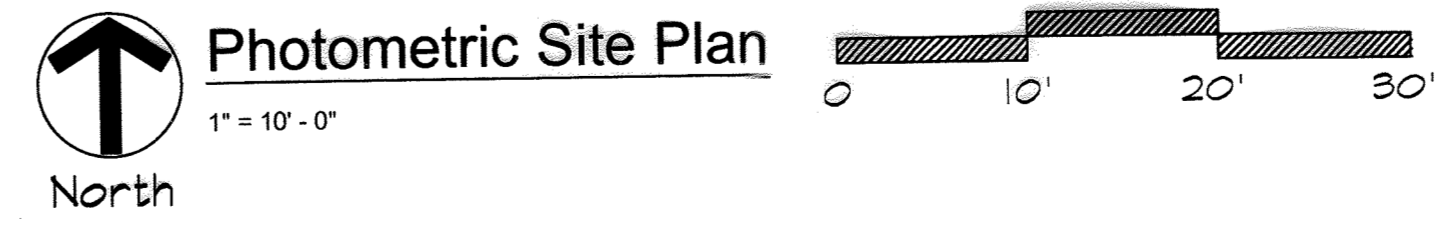
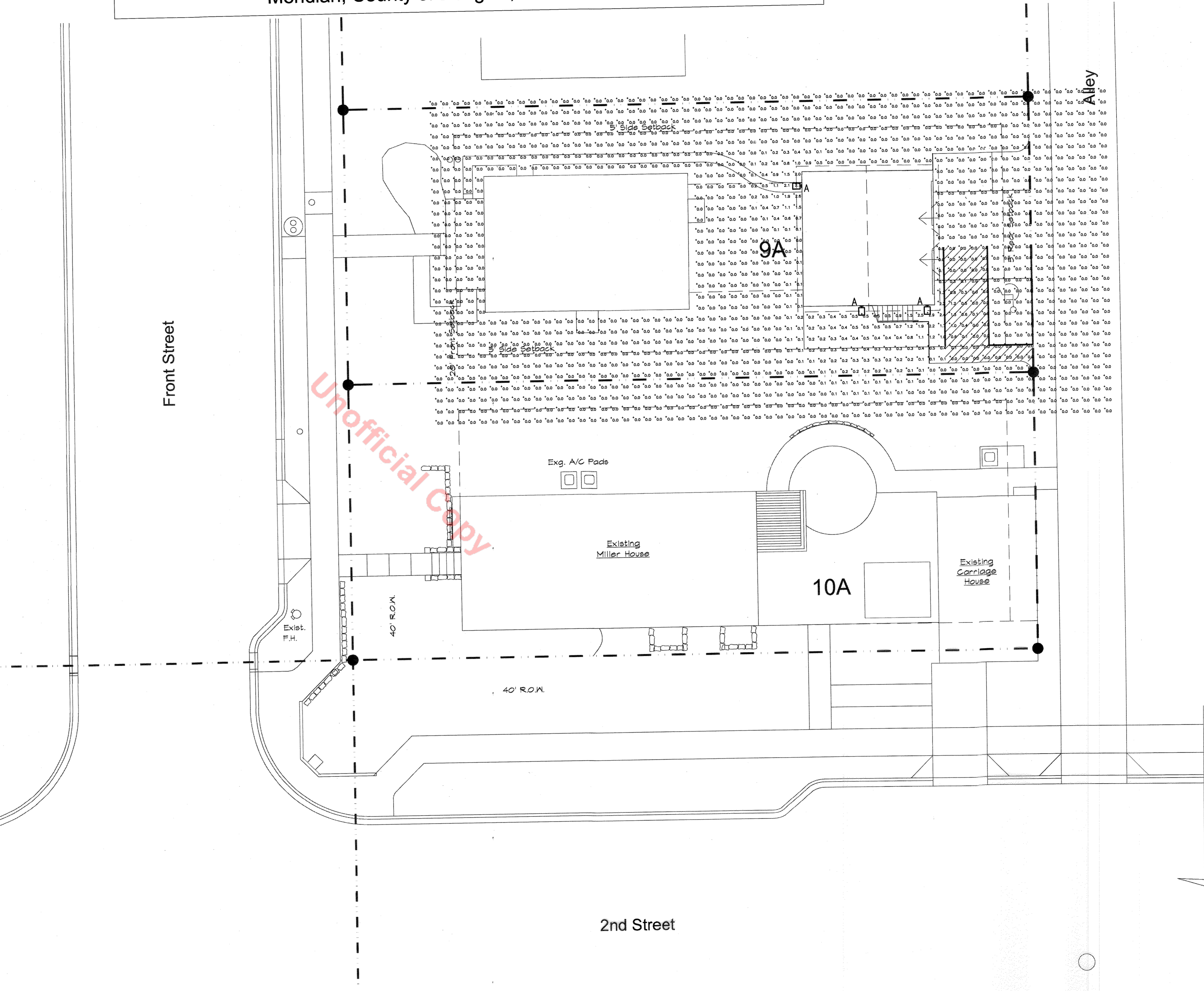
Type	Outdoor wall-mount light	Glass Style	No glass
Material	Galvanized	Power Source	Hardwired
Manufacturer Color/Finish	ENERGY STAR Qualified	Style	Traditional
Fixture Height (Inches)	13.12	Package Quantity	1
Fixture Width (Inches)	10.5	Material	Steel
Fixture Depth (Inches)	12.62	Construction Family	Sheet
Weather Resistant/Weatherproof	Weather resistant	Dark Sky	Yes
Maximum Bulb Voltage	80	Ellicott Collection Name	Ellicott
Glass Included	No	Light Bulb Base Type	Medium base (E-26)
Number of Bulbs Required	1	Recommended Light Bulb Shape	A19
UL Safety Listed	Yes	Size Classification	Large (0.1-in and above)
CSA Safety Listed	No	Damp Rated	No
ETL Safety Listed	Yes	Bulb Type	Incandescent
Hardware Included	Yes		
Glass Color	No glass		

http://www.lowes.com/pd_337508-43501-FS130125-30__?productId=50106276&pl=1&... 9/18/2015

** BULB TO BE RECESSED (DOES NOT EXTEND BELOW RIM) TO ENSURE FULL CUT-OFF

Type	Description	Catalog Number	Lamp	Lumens	LLF	Quantity	Mounting
A	Decorative Entry Light	Portfolio Ellicott 13.12 W Galv. Darksky	A1-LED	800	1	3	7' AFG *
* AFG = Above Finish Grade FIXTURE CONTROL - PHOTOCELL ON, TIME SWITCH OFF SET TIME SWITCH 'OFF' @ 2 HOURS AFTER CLOSING							
Numeric Summary							
Label	Avg (fc)	Max (fc)	Min (fc)	Avg/Min	Max/Min		
Grade	0.1	2.3	0	N/A	N/A		
Property Line		0	0				

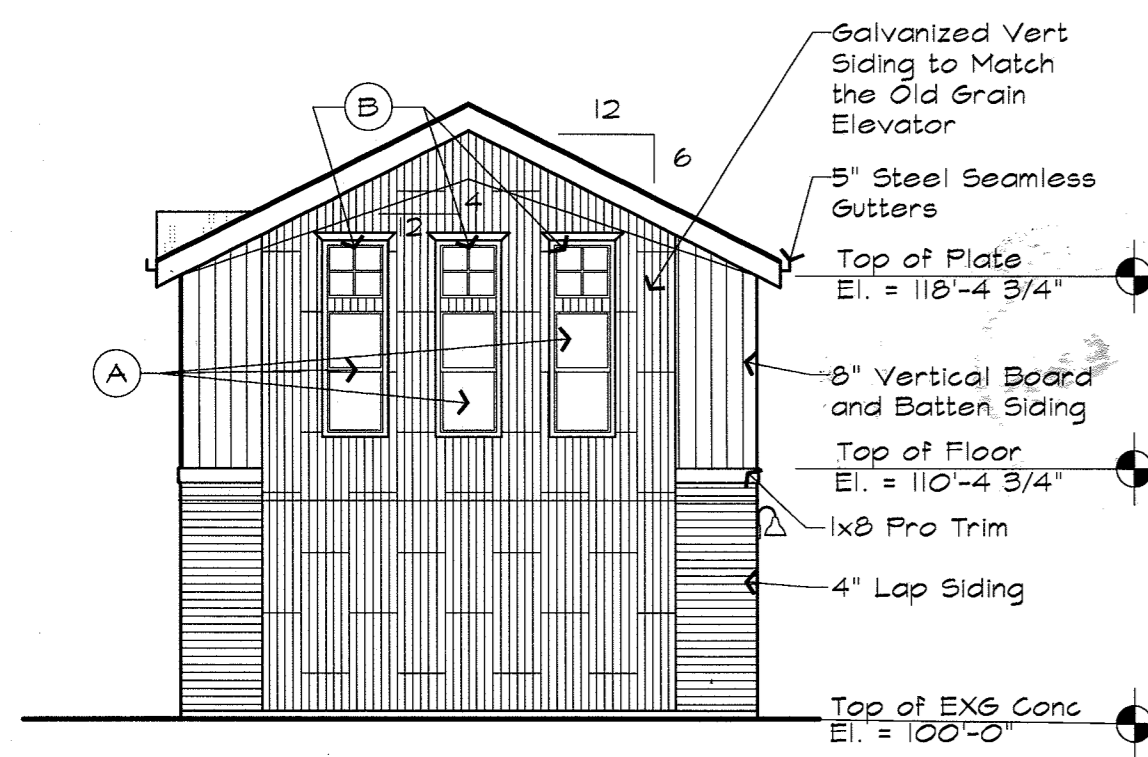
LIGHTING NOTE:
 Lighting calculations do not include public street/alley lighting.
 Calculations based on building lighting (Wall Fixtures) only.
 Lighting calc's based on 3 wall lights.
 The following lighting types are prohibited:
 Forward Throw (Type IV) distribution, pole-mounted lights aimed at building facade, and unshielded wall packs.



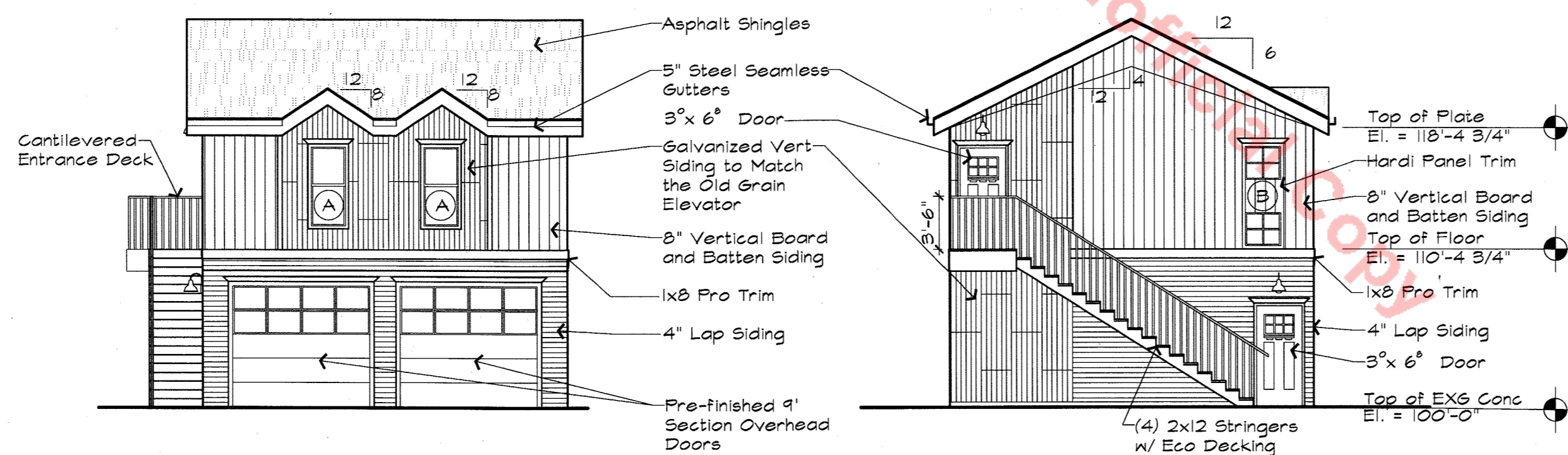
PROJECT NO. SDP15-0082

Project #: 0820
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 Checked By: JSH
 Scale: As Noted
 Revisions:

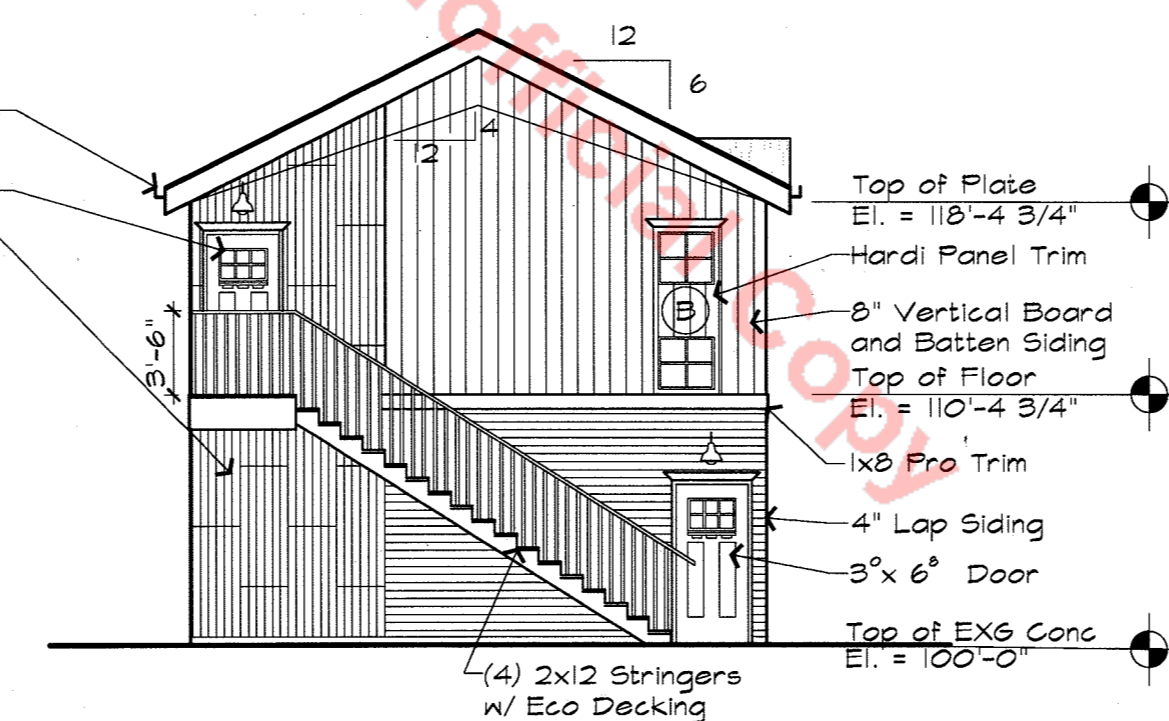
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15 North Elevation
1/8" = 1'-0"



16 East Elevation
1/8" = 1'-0"



17 South Elevation
1/8" = 1'-0"



18 West Elevation
1/8" = 1'-0"

Window Legend	
(A)	2' x 5' Dbl Hung Wood Window
(B)	2' x 2' Fixed Wood Window w/ Grid

EXTERIOR ELEVATIONS

PROJECT NO. SDPI5-0032

Project #: 082C
 Date: 9-17-15
 Drawn By: RGE
 Checked By: DLT
 Scale: As Noted
 Revisions:

Sheet #
6
 Exterior Elevations
 Of: 6

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