

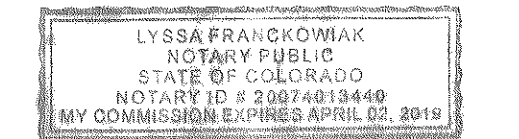
SITE DEVELOPMENT PLAN  
LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.  
LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO.

**SIGNATURES**

**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.

THE MOVE, LLC, A LIMITED LIABILITY COMPANY  
SIGNED THIS 20<sup>th</sup> DAY OF April, 2015

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20<sup>th</sup> DAY OF April, 2015 BY LEDCO AS member OF THE MOVE LLC.  
Douglas E. Decker  
Douglas E. Decker  
NOTARY PUBLIC



WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4.2.2019

**TITLE CERTIFICATION**  
I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor 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.

AUTHORIZED REPRESENTATIVE  
Land Title Guarantor Company  
TITLE COMPANY  
SIGNED THIS 20<sup>th</sup> DAY OF April, 2015

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20<sup>th</sup> DAY OF April, 2015 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantor Company



WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2/28/16

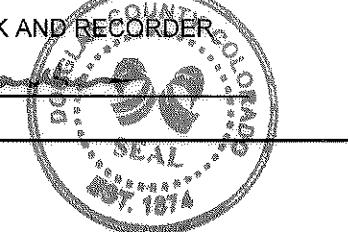
**SURVEYOR'S CERTIFICATE**  
I, Don Allen, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION PROVIDED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.  
DATE: 4-20-15

**CIVIL ENGINEER'S STATEMENT**  
I, Kyle Godwin, 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) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
DATE: 4/15/2015

**DESIGN REVIEW BOARD APPROVAL**  
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14<sup>th</sup> DAY OF JANUARY, 2015.  
CHAIR: [Signature] DATE: 1/21/2015

ATTEST:  
[Signature] DATE: 4/27/2015  
DEVELOPMENT SERVICES DIRECTOR

**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 2:40 PM ON THE 15<sup>th</sup> DAY OF May, 2015 AT RECEPTION NO. 2015031665



BY: [Signature] DEPUTY

**SITE DEVELOPMENT PLAN GENERAL NOTES**

- 1. 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.
- 2. 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.
- 3. The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- 4. The site lies outside the existence of any FEMA regulated floodplains per Preliminary FEMA FIRM Panels 08035C0188G and D8035C0301G.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Traffic Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.
- 11. The Zoning recordation information, including date and reception number OR "This site is zoned B."

- 12. 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.
- 13. Retaining walls, sections of retaining walls 4-feet in height or higher or tiered walls must be permitted by a Structural Engineer licensed in the State of Colorado and authorized a Building Permit from the Town of Castle Rock prior to the issuance of the Public Works Permit.
- 14. 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**
- 1. 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.
  - 2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
  - 3. 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.
  - 4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
  - 5. 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.
  - 6. 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.
  - 7. "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.
  - 8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

**SUMMARY TABLE**

MAXIMUM GROSS FLOOR AREA: 23,000 SF PER FLOOR PER IBC TABLE 503  
BUILDING SETBACKS & SEPARATIONS: NONE (ZERO LOT LINE), UNSEPARATED PER IBC 508.3  
PARKING SPACES REQUIRED & PROVIDED BY USE CLASSIFICATION:  
NON-REQUIRED: 74 PROVIDED BY LEGAL AGREEMENT WITH THE TOWN OF CASTLE ROCK.  
MAXIMUM HEIGHT: NOT RESTRICTED BY CASTLE ROCK. MAXIMUM 75' PER IBC 2012.  
PROVISIONS FOR SEPARATION:  
NOT REQUIRED PER DOWNTOWN ZONING OVERLAY.  
BREAKDOWN BY SQUARE FOOTAGE OF TOTAL SITE UTILIZATION:  
BUILDING COVERAGE: 18,993 SF OF 21,027 SF PROPERTY  
PARKING: 18,741 SF TOTAL (ON 2 PARTIAL FLOORS, CONTAINED WITHIN BUILDING FOOTPRINT)  
TOTAL SITE (INCLUDING RIGHT-OF-WAY) = 28,444 SF  
OPEN/LANDSCAPED AREA: 10,351 SF INCLUDING RIGHT-OF-WAY

**CODE DATA**

**PROJECT DESCRIPTION**  
This project is for new office tenant suites in a 4 story office building of Type II B Construction.

**LOCATION**  
Sixth and Jerry Street, Castle Rock, CO 80104

**CODES OF JURISDICTION**  
2012 International Building Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2012 International Fire Code  
2014 National Electric Code  
ICC/ANSI A117.1 - 2009 Accessibility Standards

**BUILDING DATA**  
Stories: 4 stories  
Building Area (actual): 71,724 GSF [13,325 (First Floor Use Groups S-1 and S-2)+ 17,563 (Second Floor Use Groups B and S-2) + 19,730 Third Floor + 21,106 Fourth Floor]  
Total Occupant Load: 548 [63 occ. First Floor + 100 occ. Second Floor + 187 occ. Third Floor + 198 occ. Fourth Floor]  
Type of Construction: Type II B - fully-sprinkled.  
Occupancy Classification: Group B Business.

**USE GROUPS (Mixed Use, Non-separated)**  
B Business (Primary)  
S-2 Parking Garage (Secondary)  
- Enclosed Parking Garage @ First Floor  
- Open Parking Garage @ Second Floor  
S-1 Storage (accessory)

**ALLOWABLE HEIGHT & AREA**  
(Type II B; Table 503)  
Group B: 55', 3 stories, 23,000 sf / story (most restrictive)  
Group S-2: 55', 3 stories, 26,000 sf/story

IBC Section 504.2 Allowable building height may increase from 3 to 4 stories, & 20', due to automatic sprinkler system. Therefore, allowable area and height = 23,000 sf/story, allowable height is 4 stories and 75'.

**FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (0 Hrs) - (Type II B; Table 601)**

**FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (Hrs) - (Type II B; Table 602)**  
Use group: B  
Fire Separation Distance in Feet (Hrs.): Between >=10 and < 30' = 0 hrs rating  
FSD on south lot line is 10', 1 hour fire rated exterior wall required.

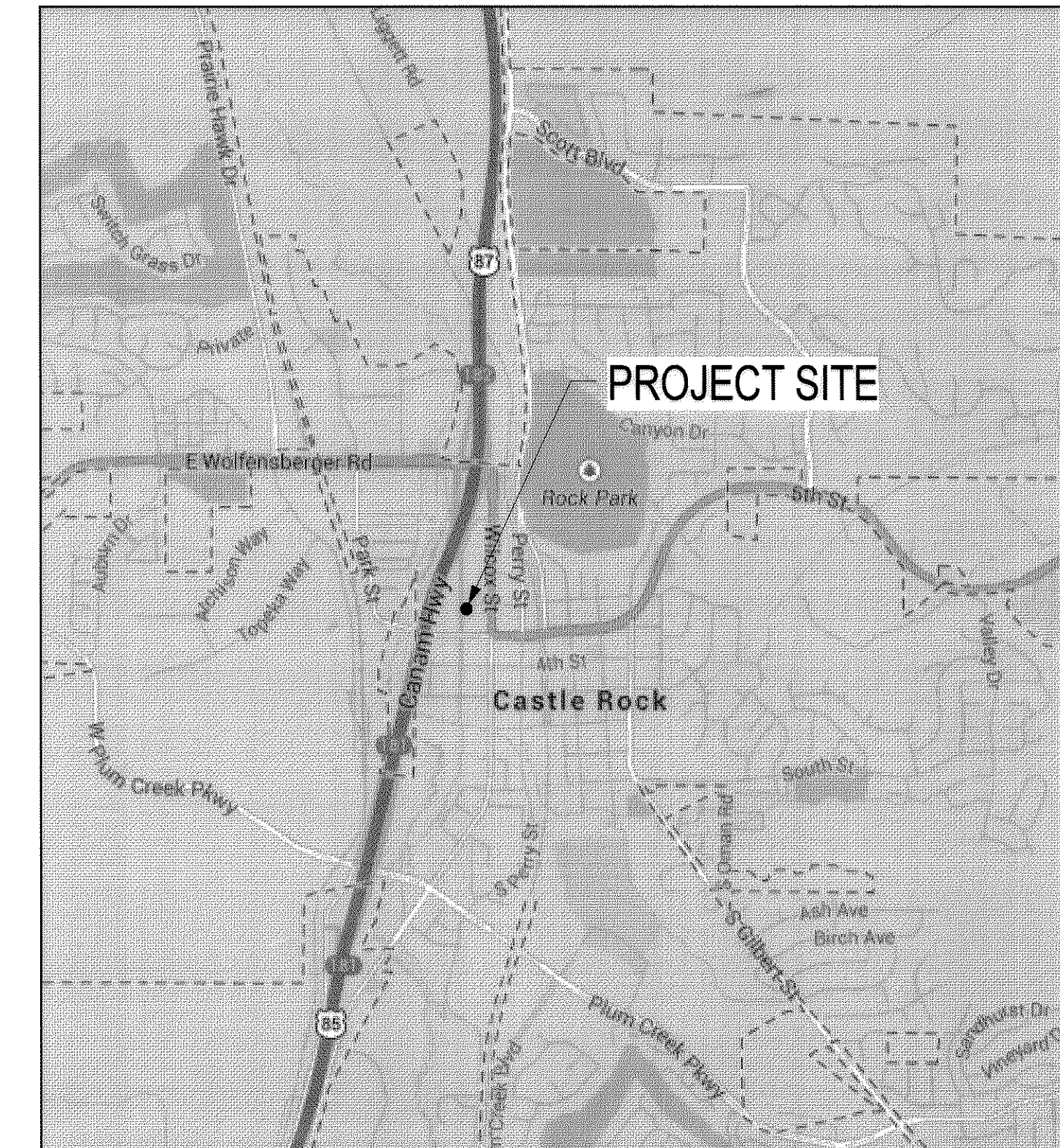
**PLUMBING CODE REVIEW (IBC Table 2902.1)**  
Minimum Number of Required Plumbing Fixtures

**Business B Occupancy: Occupant load in the parking garage not included in plumbing fixture load per IBC 2012 exception 2902.3.**  
Water Closets Req. (Male): 1 per 25 (for first 50) then 1 per 50  
Water Closets Req. (Female): 1 per 25 (for first 50) then 1 per 50  
Lavatories Req. (M/F): 1 per 40 (for first 80) then 1 per 80  
Drinking Fountains: 1 per 100 (a hi-lo drinking fountain for both ADA & ambulatory people)  
Service sink: 1

IPC Section 419 Urinals. Urinals shall not substitute for more than 67% in assembly & 50% in other occupancies for required # of water closets.

Plumbing Fixture Occupants calculated not including parking garage per IBC 2902.3 exception.

Occupants	People	WCs req / provided	Lavs. req. / provided	Drinking Fountains req. / provided
M	243	6 4 + 5 urinals	4 6	-
W	243	6 8	4 6	-
Total:	484	12 17	8 12	5 6



VICINITY MAP (SCALE: 1" = 1,666')

**SHEET INDEX**

- 1 OF 9 COVER SHEET
- 2 OF 9 GENERAL GRADING PLAN
- 3 OF 9 GENERAL UTILITY PLAN
- 4 OF 9 LANDSCAPE PLAN
- 5 OF 9 LANDSCAPE DETAILS
- 6 OF 9 ARCHITECTURAL SITE PLAN
- 7 OF 9 BUILDING ELEVATIONS
- 8 OF 9 BUILDING ELEVATIONS
- 9 OF 9 GENERAL SITE LIGHTING PLAN

**LEGAL DESCRIPTION**

LOT 10A BLOCK 8, TOWN OF CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PROJECT TEAM**

CLIENT: THE MOVE LLC  
CONTACT: TIM WHITE  
EMAIL: TWHITE@WHITECG.COM  
PHONE: 303-688-6924

GENERAL CONTRACTOR: WHITE CONSTRUCTION GROUP  
CONTACT: TIM WHITE  
EMAIL: TWHITE@WHITECG.COM  
PHONE: 303-688-6924

ARCHITECT: BARKER RINKER SEACAT ARCHITECTURE  
CONTACT: ANDREA CUNNINGHAM  
EMAIL: ANDREA@BRSARCH.COM  
PHONE: 303-455-1366

CIVIL ENGINEER: WILSON & COMPANY, INC.  
CONTACT: JAMES GODWIN  
EMAIL: JAMES.GODWIN@WILSONCO.COM  
PHONE: 303-297-2975

LANDSCAPE ARCHITECT: PLOT LANDSCAPE ARCHITECTURE  
CONTACT: TONY MAZZEO  
EMAIL: TMAZZEO@PLOTPROJECT.COM  
PHONE: 303.623.3385

STRUCTURAL ENGINEER: KLA INC  
CONTACT: JR BARKER  
EMAIL: JRBARKER@KLAA.COM  
PHONE: 303-384-9910

MECH./PLUMBING: MEC ENGINEERING  
CONTACT: BRYAN MOEN  
EMAIL: BMOEN@MECENGR.COM  
PHONE: 303-907-4285

ELECTRICAL: TECHNICUS  
CONTACT: DAVID ENGLISH  
EMAIL: DAENGLISH@TECHNICUSENG.COM  
PHONE: 303-648-0061

SURVEYOR: DAVID E. ARCHER & ASSOCIATES  
PHONE: 303-688-4642

TRAFFIC: ALDRIDGE TRANSPORTATION CONSULTANTS, LLC  
CONTACT: JOHN ALDRIDGE, PE  
EMAIL: JOHN@ATCENG.COM  
PHONE: 303-703-9112

**BASIS OF BEARINGS:**  
BEARINGS ARE ASSUMED AND BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 12 BEARS ON N89° 03'13"W AS SHOWN HEREON BETWEEN THE IDENTIFIED MONUMENTS.

**DOUGLAS COUNTY BENCHMARK:**  
DCBM: 3015020  
ELEVATION = 6281.66 (NAVD88)



AERIAL MAP SITE DEVELOPMENT PLAN LOT 10A BLOCK 8, TOWN OF CASTLE ROCK PROJECT NO. SDP14-0025

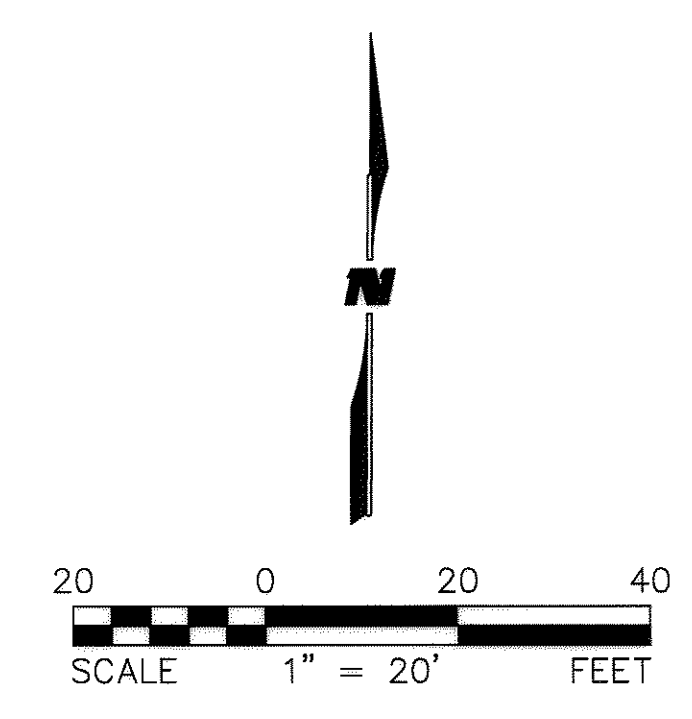
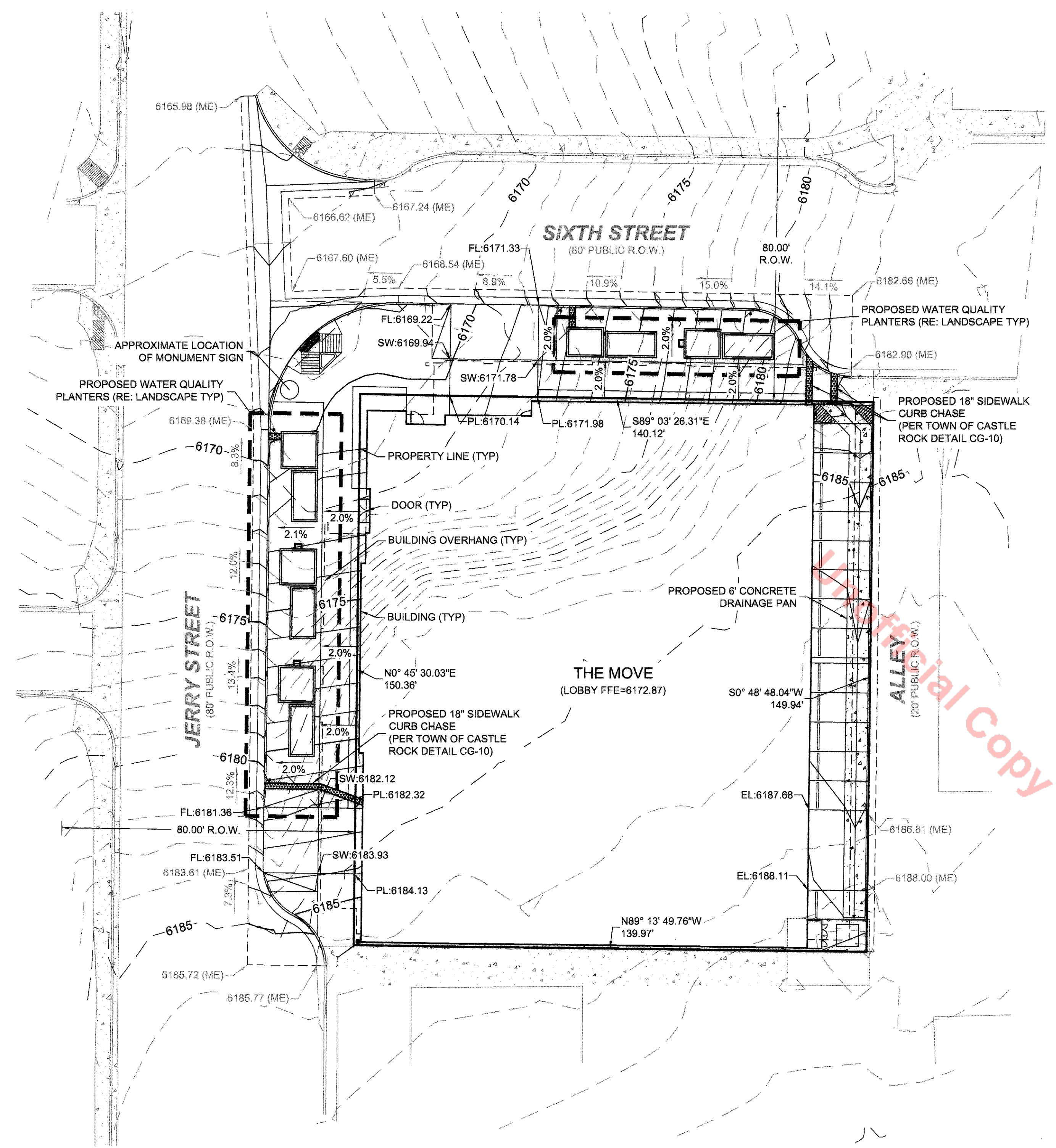


The Move  
202 Sixth Street,  
Castle Rock, CO

Project Number: 2014.021.01  
Issue: SITE DEVELOPMENT PLAN  
Date: 22 DEC 2014  
Drawn By: MD  
Checked By: AC  
Revisions:  
No. Date: Issue:

Sheet title:  
COVER SHEET  
1 OF 9

**SITE DEVELOPMENT PLAN**  
**LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.**  
 LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO.



PROPOSED	LEGEND	EXISTING	ABBREVIATIONS
	PROPERTY BOUNDARY		BOS BOTTOM OF STAIR
	CONTOUR - MAJOR		BOW BOTTOM OF WALL
	CONTOUR - MINOR		DIP DUCTILE IRON PIPE
	DRAINAGE FLOW		EG EXISTING GROUND
	SANITARY SEWER		EL ELEVATION
	SANITARY MANHOLE		EX EXISTING
	SANITARY CLEANOUT		FFE FINISH FLOOR ELEVATION
	SANITARY PLUG		FL FLOWLINE
	STORM SEWER		FG FINISH GRADE
	STORM MANHOLE		GB GRADE BREAK
	STORM INLET		HP HIGH POINT
	WATERLINE		INV INVERT
	FIRE HYDRANT		LF LINEAR FEET
	WATER METER		LP LOW POINT
	WATER VALVE		MAX MAXIMUM
	WATER CURB STOP		ME MATCH EXISTING
	WATER PLUG		MIN MINIMUM
	UNDERGROUND ELECTRIC		PL PROPERTY LINE
	LIGHT		PVC POLYVINYL CHLORIDE PIPE
	OVERHEAD UTILITY		RCP REINFORCED CONCRETE PIPE
	POWER POLE		ROW RIGHT OF WAY
	TELECOMMUNICATIONS		SW SIDEWALK
	GAS LINE		TOC TOP OF CURB
			TOS TOP OF STAIR
			TOW TOP OF WALL
			TYP TYPICAL
			VCP VITRIFIED CLAY PIPE

**SPOT ELEVATIONS NOTE**  
 ELEVATIONS SHOWN ALONG THE CURB AND GUTTER ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. ELEVATIONS SHOWN ALONG BUILDING FACE ARE PROPOSED GROUND ELEVATIONS ADJACENT TO THE BUILDING.

**BARKER RINKER SEACAT ARCHITECTURE**  
 3457 Ringsby Court, Unit 200  
 Denver, Colorado 80216  
 303-455-1366 Fax: 303-455-7457  
 http://www.brsarch.com

**WILSON & COMPANY**  
 1675 BROADWAY, SUITE 200  
 DENVER, COLORADO 80202  
 PHONE: 303-297-2976  
 FAX: 303-297-2693  
 www.wilsonco.com

**The Move**  
 202 Sixth Street  
 Castle Rock, CO

Project Number: 14-600-422-00  
 Issue: SITE DEVELOPMENT PLAN  
 Date: 22 DEC 2014  
 Drawn By: KMG  
 Checked By: KMG/JMG  
 Revisions: Issue: Date:

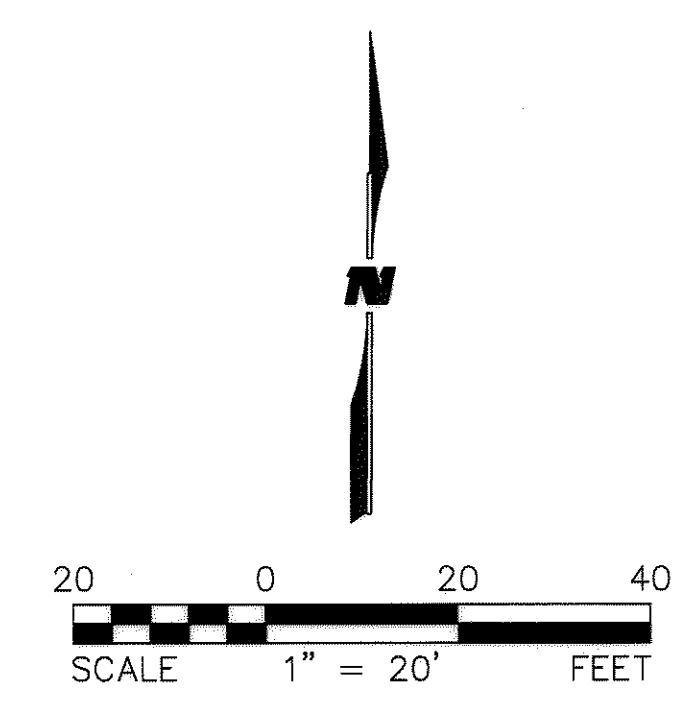
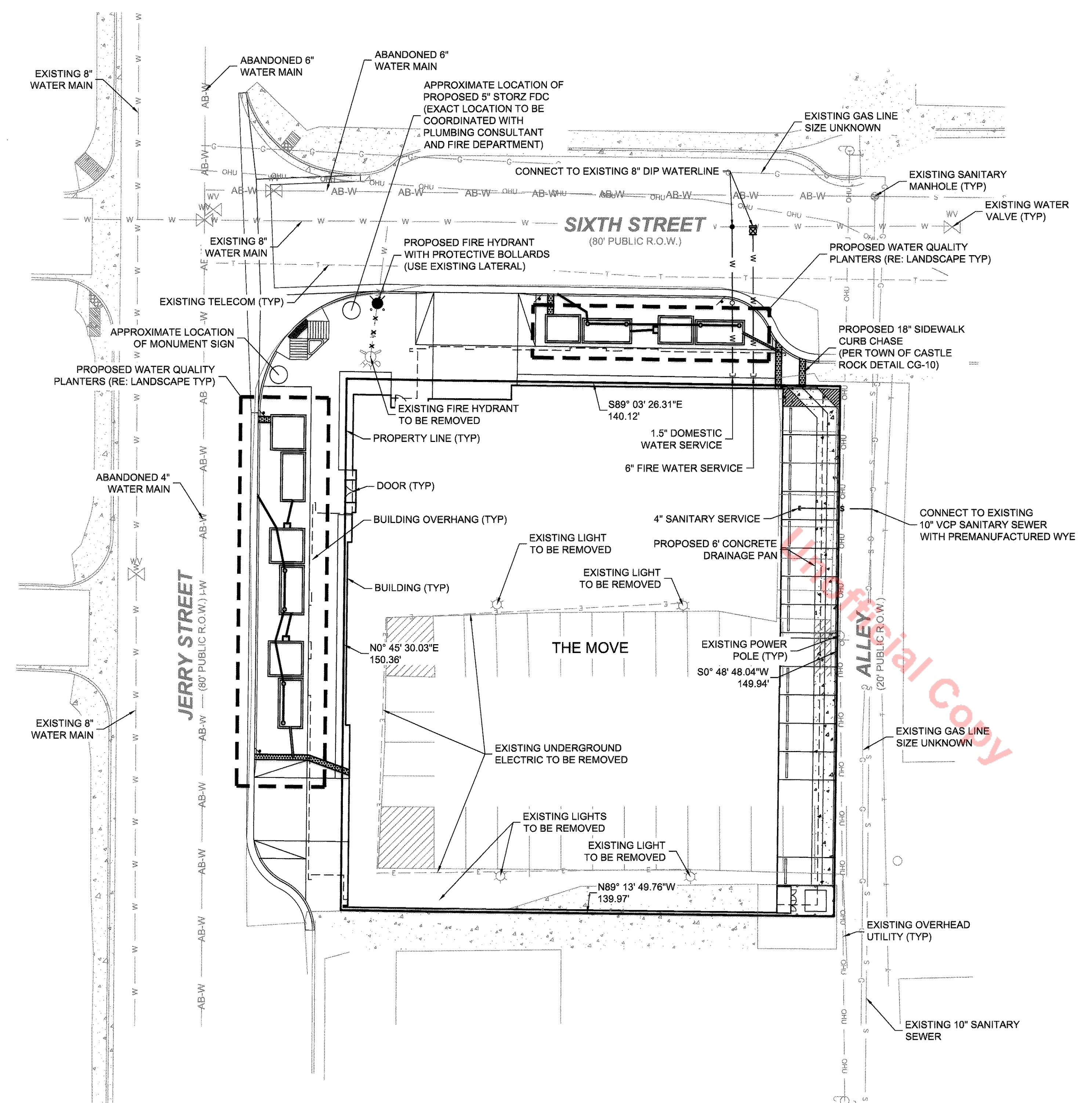
Sheet title:  
 GENERAL GRADING PLAN

**SHEET 2 OF 9**



Know what's below.  
 Call before you dig.

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 LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
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G	GAS LINE	G	SW SIDEWALK
			TOC TOP OF CURB
			TOS TOP OF STAIR
			TOW TOP OF WALL
			TYP TYPICAL
			VCP VITRIFIED CLAY PIPE

**UTILITY NOTES**

1. ALL PROPOSED EASEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

FIRE FLOW REQUIREMENTS ARE 1,500 GPM.  
 THIS BUILDING REQUIRES 1 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.  
 EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2009 IFC WITH 2012 AMENDMENTS  
 OCCUPANCY GROUP: B  
 CONSTRUCTION TYPE: II-B  
 FIRE AREA: 71,722 SF  
 THIS BUILDING IS FULLY SPRINKLERED.

**BARKER RINKER SEACAT ARCHITECTURE**  
 3457 Ringsby Court, Unit 200  
 Denver, Colorado 80216  
 303-455-1366 Fax: 303-455-7457  
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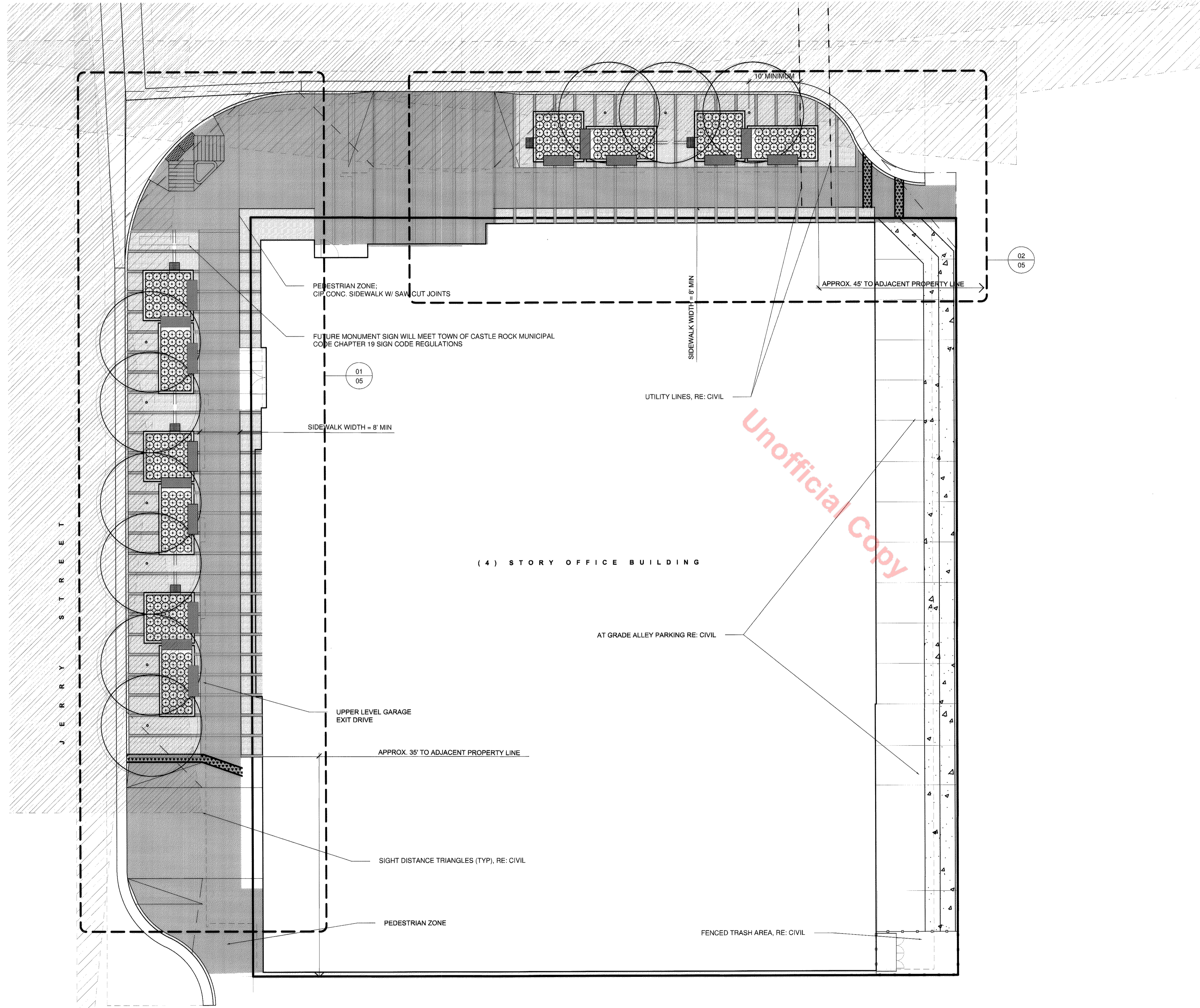
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 GENERAL UTILITY PLAN

**SHEET 3 OF 9**



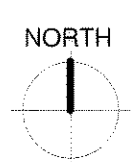
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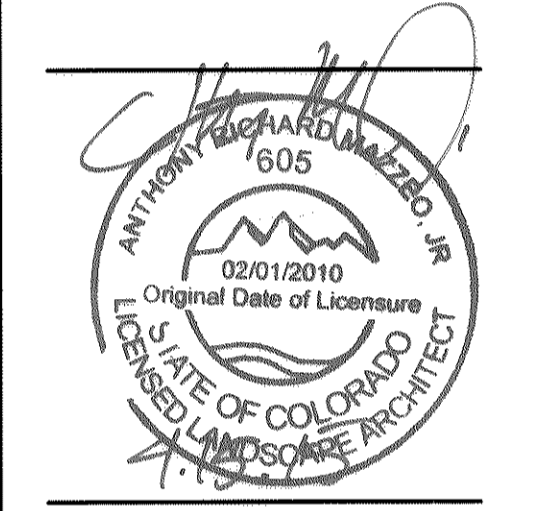
- CONCEPTUAL LANDSCAPE PLAN NOTES:**
- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
  - QUANTITIES AND LOCATIONS OF PLANT MATERIAL ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
  - ALL PLANTS ARE TO PROPERLY HYDRO-ZONED 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 LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET. PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
  - DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
  - IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
  - IRRIGATION SYSTEMS ARE TO BE DESIGNED PER TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE OF THE PROPERTY.
  - 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.
  - 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.
  - 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.

1 KEY PLAN  
Scale: 1" = 10'



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**PLOT**  
PLOT PROJECT, LLC  
3457 Ringsby Court, Unit 200  
Denver, Colorado 80216  
p: 303-455-1366  
www.plotproject.com



**The Move**  
514 Jerry Street, Castle Rock, CO

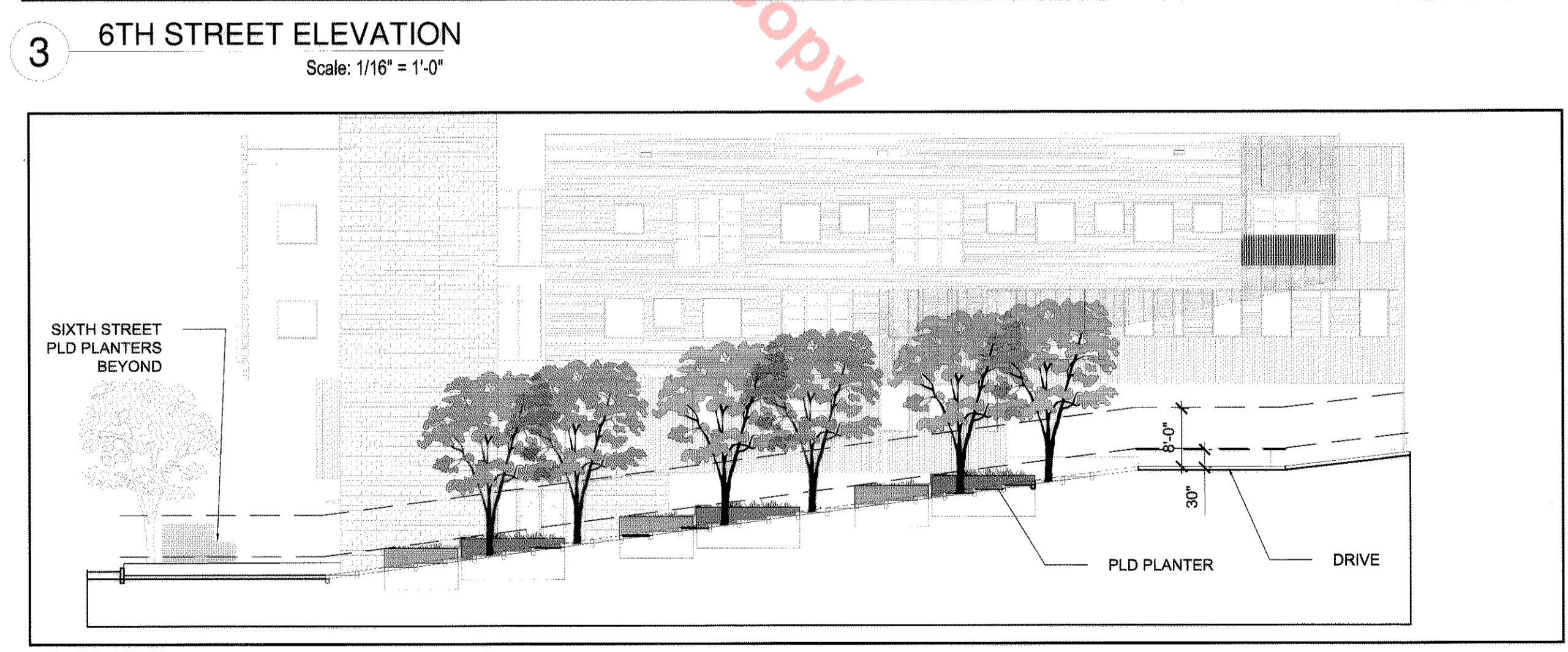
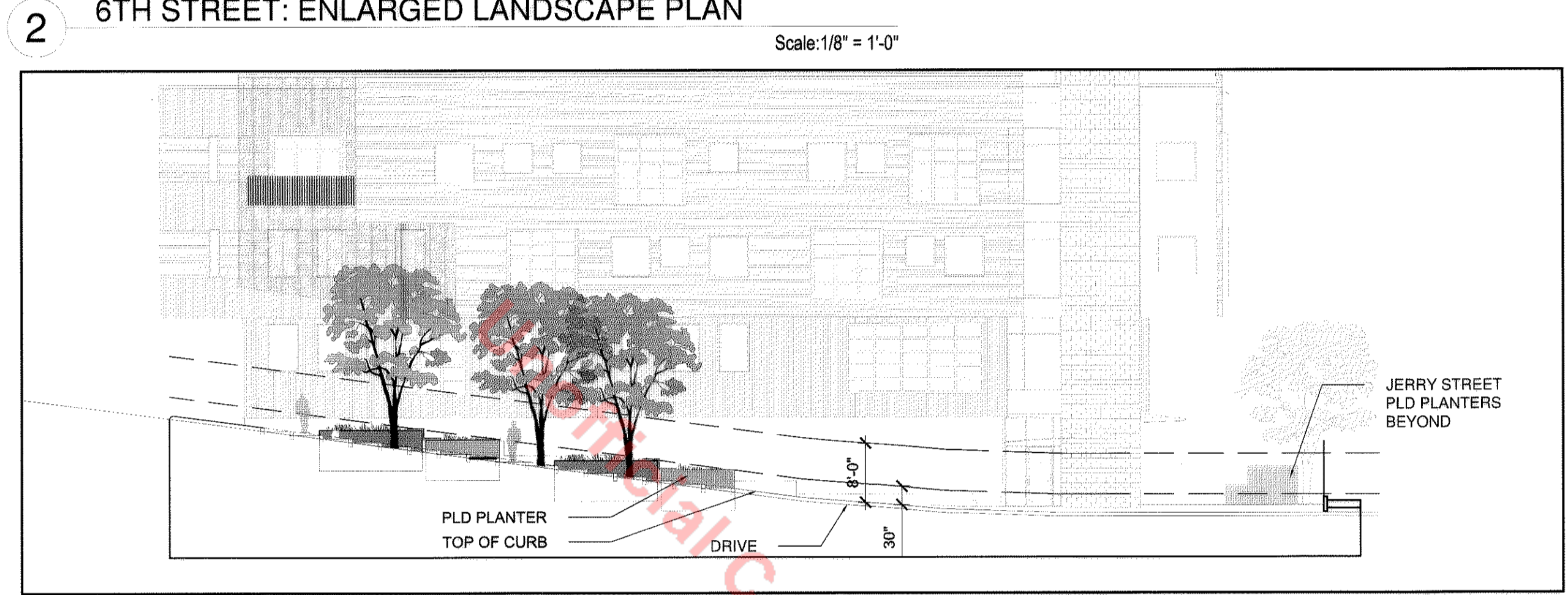
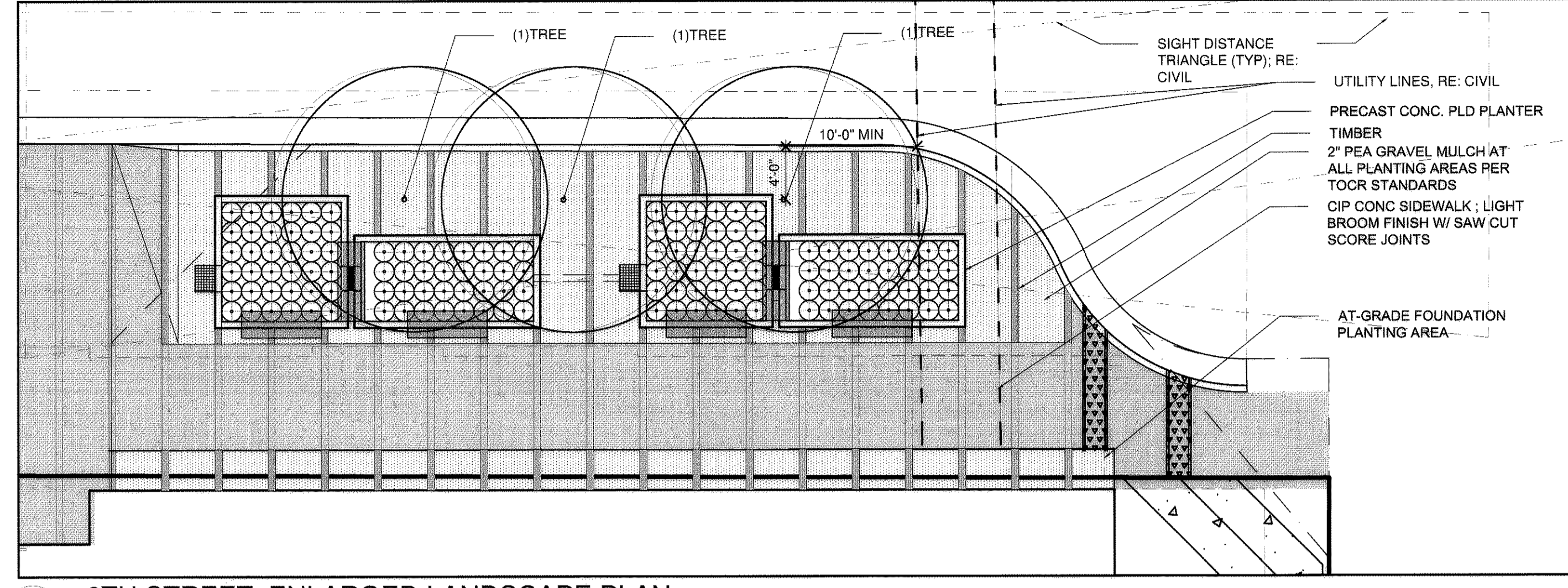
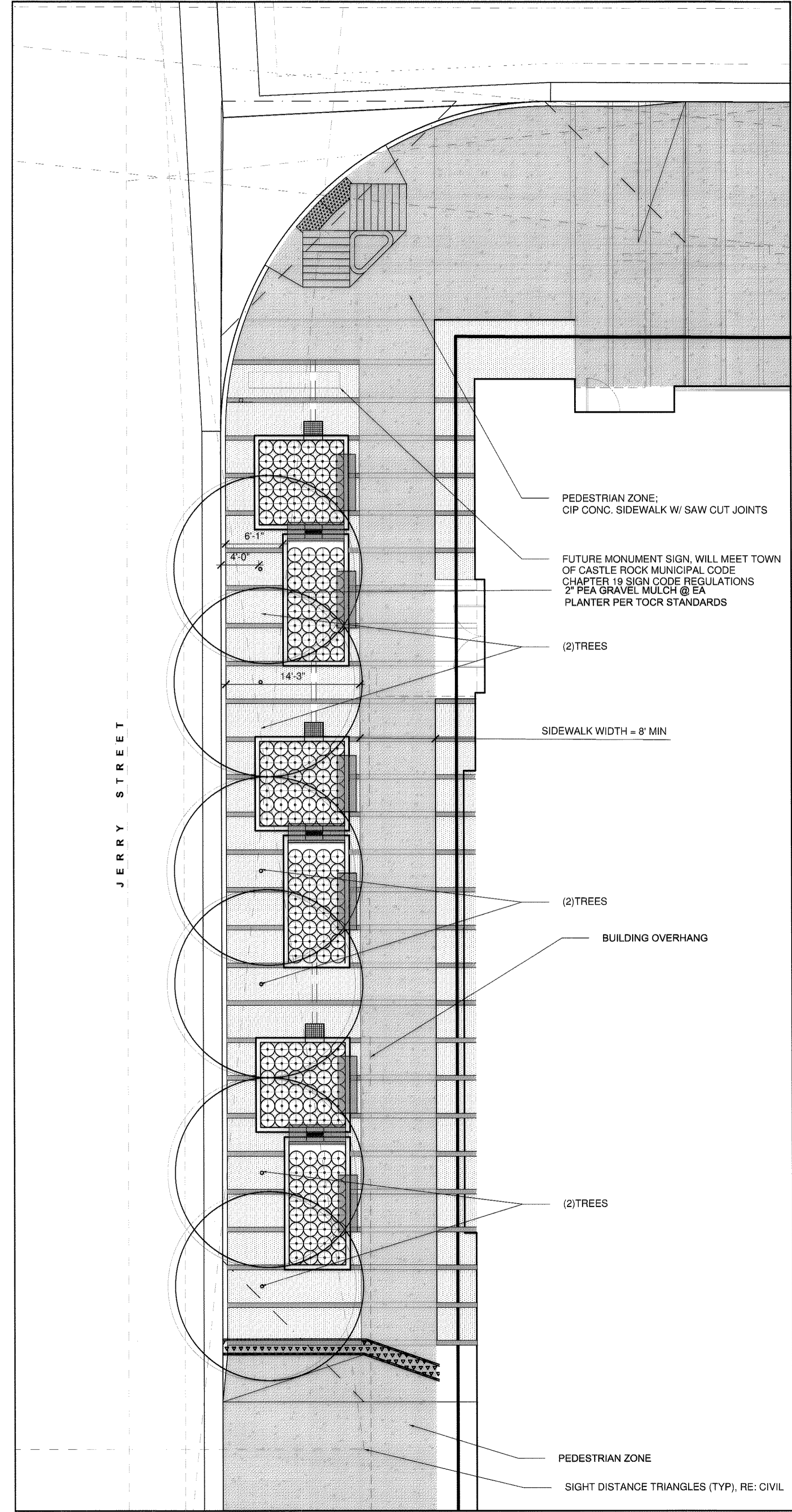
Project Number: 2014.021.01  
Is: SITE DEVELOPMENT PLAN  
Date: 18 DEC 2014  
Drawn By: Author  
Checked By: Checker  
Revisions:

1 03/19/2015

Sheet title: LANDSCAPE PLAN

SHEET 4 OF 9

**SITE DEVELOPMENT PLAN**  
**LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.**  
 LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO.



		REQUIRED MINIMUM #
TREE	THERE SHALL BE A MINIMUM OF ONE LARGE CANOPY TREE EVERY FORTY(22) LINEAR FEET	13 (9) *
SHRUBS	A MINIMUM OF FOUR (5) SHRUBS PER LARGE CANOPY OR ORNAMENTAL TREE SHALL BE PROVIDED	65**
PERENNIALS	A MINIMUM OF SEVEN (7) PERENNIALS PER LARGE CANOPY OR ORNAMENTAL TREE SHALL BE PROVIDED	91***

\*VARIANCE APPROVED BY THE DESIGN REVIEW BOARD ON 1/14/15 TO REQUIRE ONLY 9 TREES.  
 \*\*ORNAMENTAL GRASSES MAY BE USED TO MEET THE SHRUB REQUIREMENT, IF ORNAMENTAL GRASSES ARE USED, THEY WILL MEET THE SHRUB REQUIREMENT OF BEING FULLY ROOTED, IN A 5 GALLON CONTAINER, AND OF A 5 GALLON CONTAINER SIZE.  
 \*\*\*FLOWERING PERENNIALS WILL BE PLANTED IN 1 GAL CONTAINER  
 SHRUB AND PERENNIAL QUANTITIES WILL NOT DROP BELOW TOCR MINIMUM PLANTING REQUIREMENTS

ESTIMATED PLANT MATERIAL REQUIREMENTS	
GROSS SITE AREA:	APPROX. 10,100 SQFT
TURF	N/A
NATIVE TURF	N/A
NUMBER OF TREES	13(9)
NUMBER OF SHRUBS	65
PARKING LOT AREA:	RE: CIVIL
LANDSCAPE AREA TOTAL:	APPROX. 2,452 SQFT
IRRIGATED LANDSCAPE AREA:	< 2,500 SQFT
PARKING LOT LANDSCAPE AREA:	N/A

\*MINIMUM REQUIRED AMOUNT OF 4 SHRUBS PER STREET TREE. ORNAMENTAL GRASSES MAY BE USED TO MEET THE SHRUB REQUIREMENT, AS PER TOWN OF CASTLE ROCKS LANDSCAPE REQUIREMENTS. IF ORNAMENTAL GRASSES ARE USED, THEY WILL MEET THE SHRUB REQUIREMENT OF BEING FULLY ROOTED, IN A 5 GALLON CONTAINER, AND OF A 5 GALLON CONTAINER SIZE.

MINIMUM SOIL AMENDMENTS ARE TO INCLUDE 4 CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET, INCORPORATED INTO A DEPTH OF 6 INCHES. APPROX. 9.8 CU YDS

**GENERAL METHOD OF IRRIGATION**

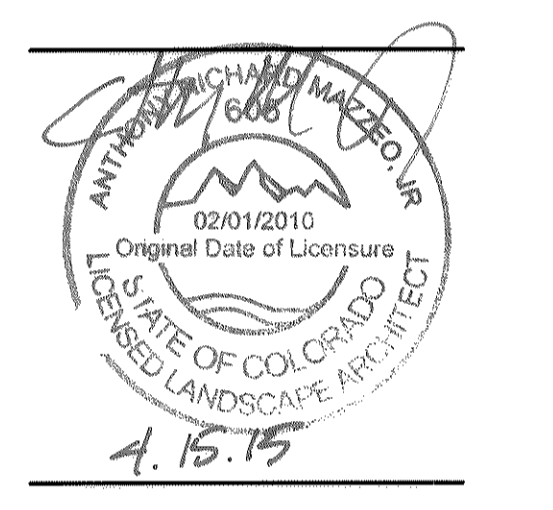
PLANTERS WILL BE IRRIGATED WITH A PERMANENT, AUTOMATIC, WATER EFFICIENT, DRIP OR SUB-SURFACE IRRIGATION SYSTEM. THE PLANTERS ARE DESIGNED TO CAPTURE AND SLOWLY RELEASE STORM WATER RUN-OFF, DURING AND AFTER STORM EVENTS SUPPLEMENTAL IRRIGATION WILL BE AUTOMATICALLY DISABLED.

**HYDRO ZONE LEGEND**

ALL PLANTERS WILL BE COMPOSED OF THE SAME HYDRO ZONE: LOW, MODERATE AND HIGH. A SELECTION OF MESC TREES, SHRUBS, AND GRASSES WILL TOLERATE A VARIETY OF SOIL MOISTURE CONDITIONS

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**The Move**  
 514 Jerry Street, Castle Rock, CO

Project Number: 2014.021.01  
 is SITE DEVELOPMENT PLAN  
 Date: 18 DEC 2014  
 Drawn By: KH  
 Checked By: ARM  
 Revisions:

1 03/19/2015

Sheet title:  
 LANDSCAPE DETAILS

**SITE DEVELOPMENT PLAN**  
**LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.**  
 LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO.

**GENERAL NOTES**

1. FINISH FLOOR ELEVATION 100'-0" EQUALS 6,172.87' ABOVE SEA LEVEL.
2. PROPERTY LINE INDICATED THUS:
3. SIGHT TRIANGLES INDICATED THUS:
4. RE: CIVIL FOR EXISTING SITE DEMOLITION NOTES.
5. COMPACT CAR PARKING SPACES INDICATED BY "CC" LABEL.
6. SEE LANDSCAPE FOR PLANTING LOCATIONS

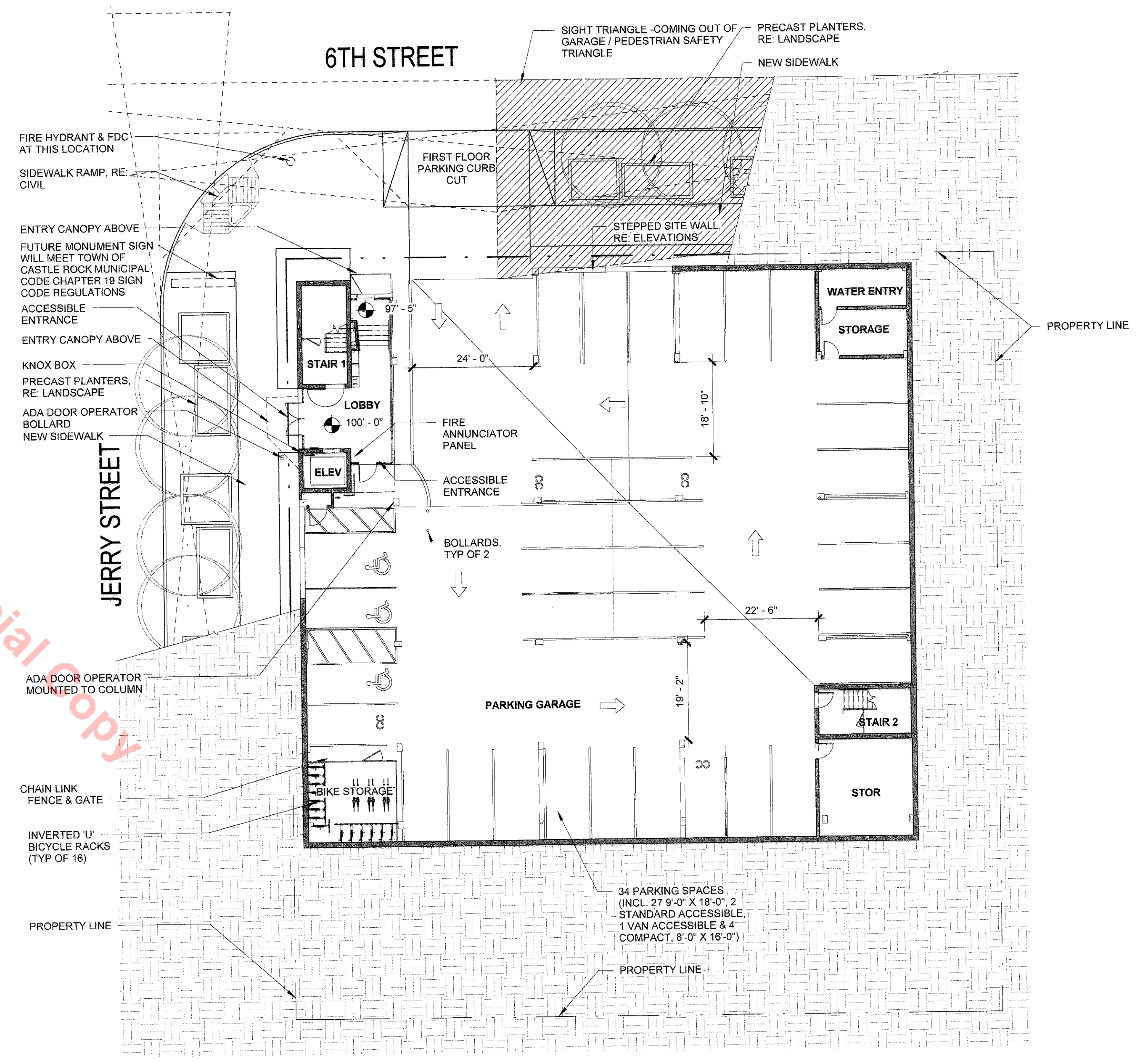
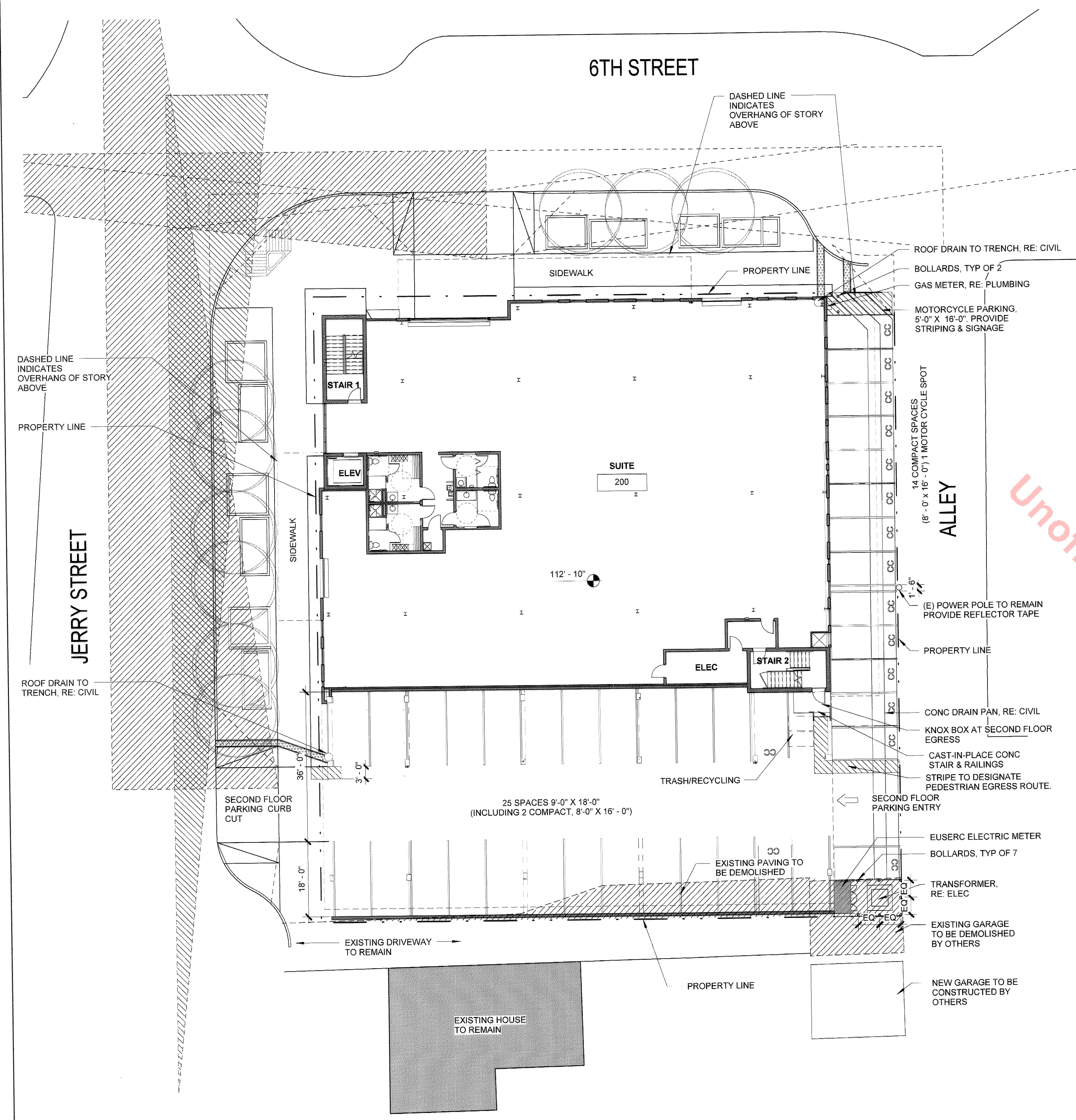
**BARKER RINKER SEACAT ARCHITECTURE**  
 3457 Ringsby Court, Unit 200  
 Denver, Colorado 80216  
 303-465-1366 Fax: 303-465-7457  
 http://www.bsarch.com



**The Move**  
 202 Sixth Street,  
 Castle Rock, CO

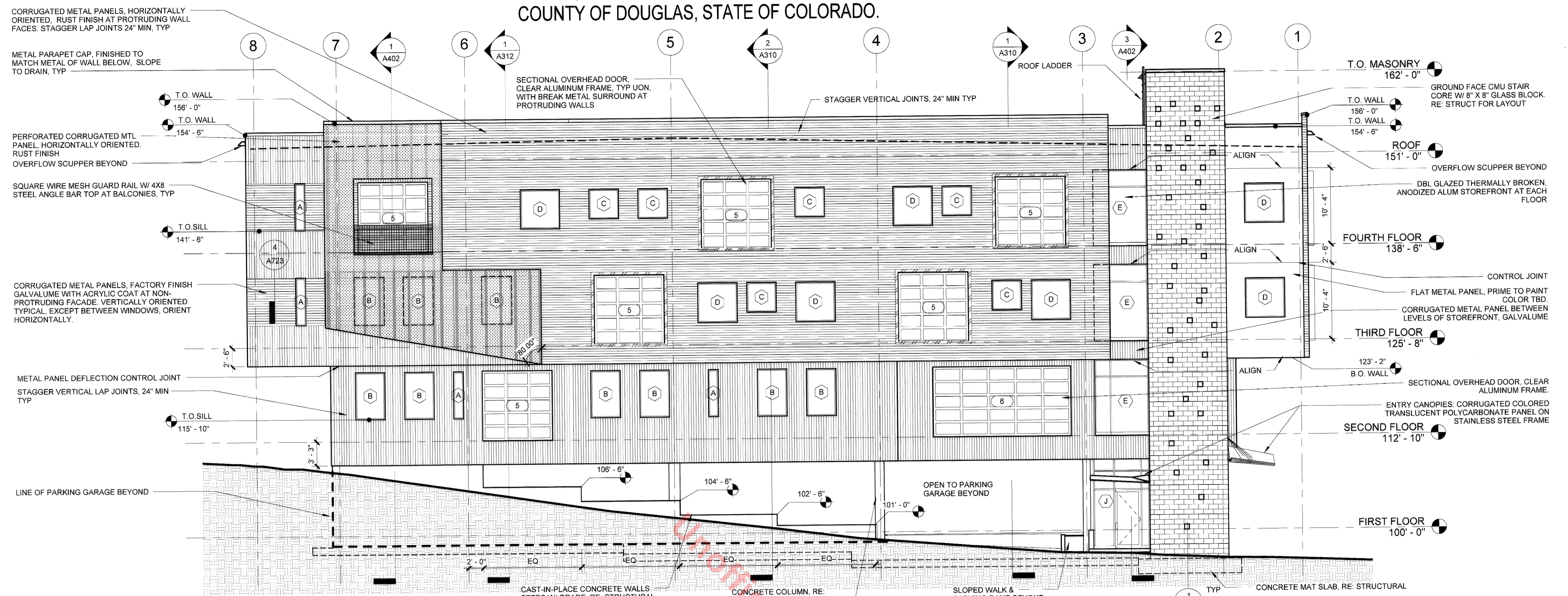
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Issue:	SITE DEVELOPMENT PLAN	
Date:	22 DEC 2014	
Drawn By:	MD	
Checked By:	AC	
Revisions:		
No.	Date:	Issue:
1	27 FEB 2015	ADDENDUM #1

Sheet title:  
 ARCHITECTURAL SITE PLAN

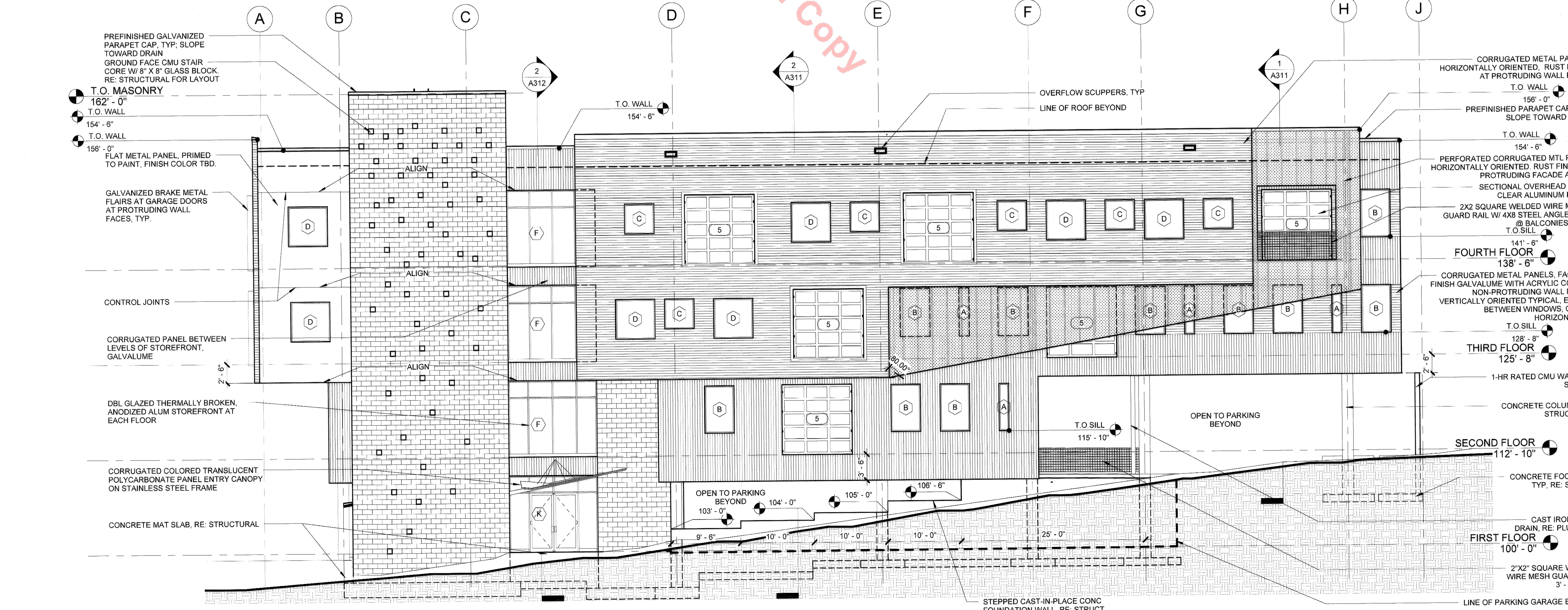


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SITE DEVELOPMENT PLAN  
LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.  
LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO.



2 NORTH BUILDING ELEVATION  
1/8" = 1'-0"



1 WEST BUILDING ELEVATION  
1/8" = 1'-0"

**bs**  
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ARCHITECTURE  
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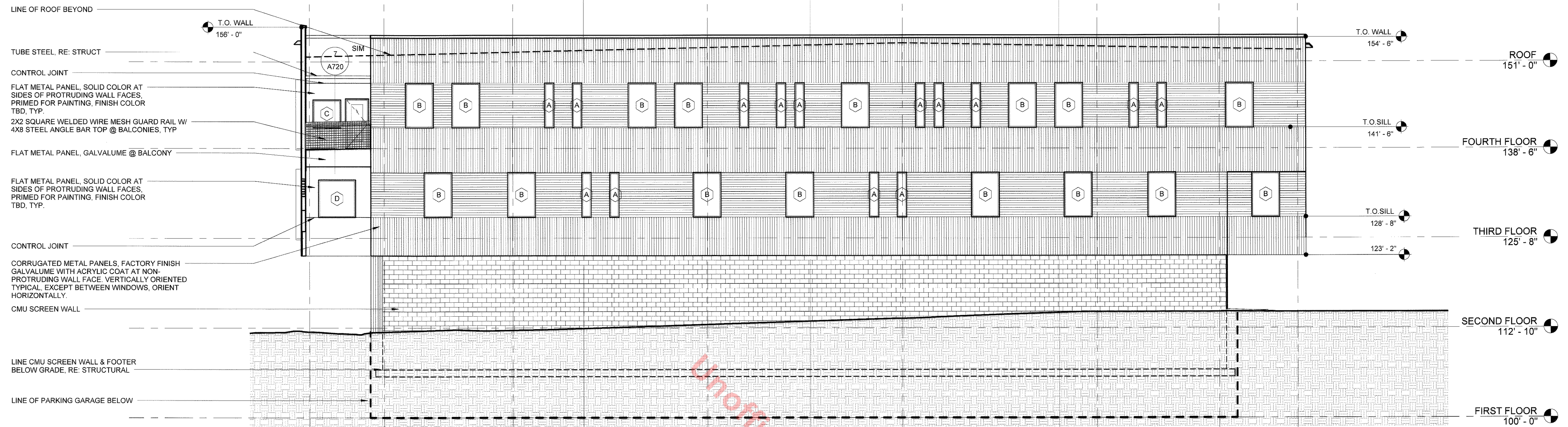


The Move  
202 Sixth Street,  
Castle Rock, CO

Project Number: 2014.021.01  
Issue: SITE DEVELOPMENT PLAN  
Date: 22 DEC 2014  
Drawn By: MD  
Checked By: AC  
Revisions:  
No. Date: Issue:

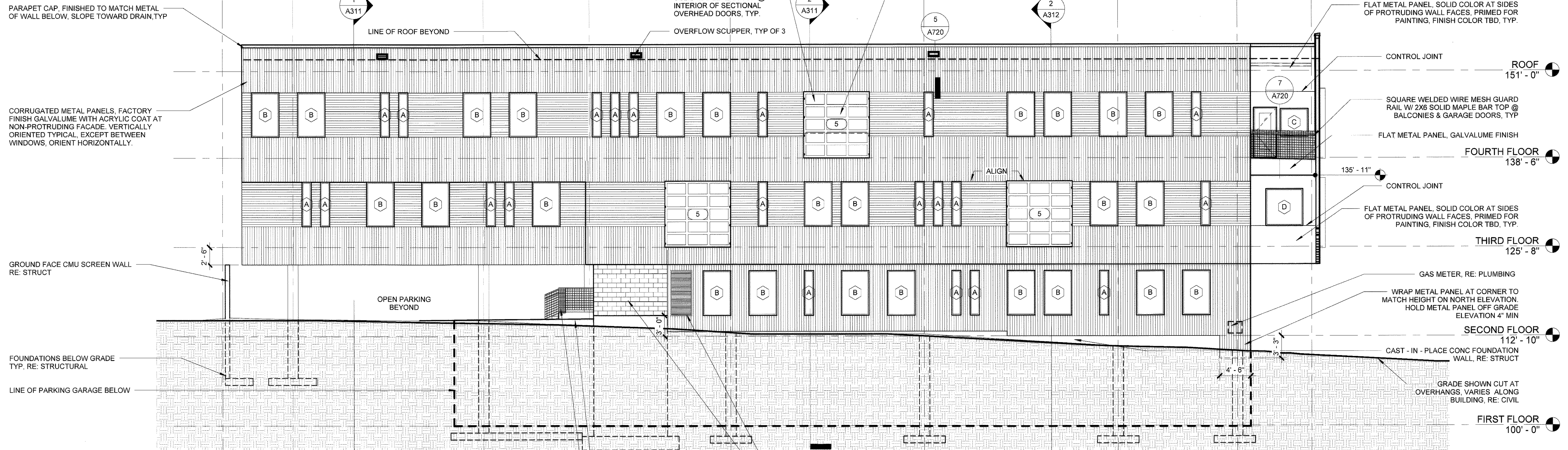
SITE DEVELOPMENT PLAN  
LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.  
LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FSD IS 15% FOR UNPROTECTED, SPRINKLERED. IBC TABLE 705.8.  
FOURTH FLOOR OPENINGS: 290.89 SF/ 1945 WALL AREA= 14.9%  
THIRD FLOOR OPENINGS: 231 SF/ 1578 WALL AREA= 14.6%  
NO OPENINGS ALLOWED AT SECOND FLOOR PER IBC TABLE 705.8.



2 SOUTH BUILDING ELEVATION  
1/8" = 1'-0"

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (PROTRUDING WALLS) BASED ON FSD IS 45% FOR UNPROTECTED, SPRINKLERED. IBC TABLE 705.8.  
FOURTH FLOOR OPENINGS: 414 SF/ 2072 WALL AREA= 20%  
THIRD FLOOR OPENINGS: 328 SF/ 1231 WALL AREA= 27%  
SECOND FLOOR: UNRESTRICTED. SEPARATION > 10'-0"




1 EAST BUILDING ELEVATION  
1/8" = 1'-0"

**SITE DEVELOPMENT PLAN**  
**LOT 10A BLOCK 8, TOWN OF CASTLE ROCK.**  
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LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NO.	VOLTAGE	LAMPS	REMARKS
G	PARKING GARAGE LIGHT FIXTURE	LITHONIA LIGHTING DSKPG LED 20C 700 40K TSM MVOLT DOBKX	120	LED	
J1	WALL MOUNTED LED FIXTURE, COLOR CHANGING, INTEGRAL DRIVER	WAC LIGHTING LED-T00-10-RGB	120	LED	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GARAGE SOUTH	+	6.6 fc	10.0 fc	2.2 fc	4.5:1	3.0:1
NORTH WALKWAY	+	1.4 fc	4.8 fc	0.1 fc	48.0:1	14.0:1
PARKING EAST	+	5.1 fc	7.6 fc	1.3 fc	5.8:1	3.9:1
SOUTH OF PROP. LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
WALKWAY WEST	+	0.7 fc	3.5 fc	0.0 fc	N/A	0.2:1



**D-Series LED Surface Canopy**

**Specifications**

- Length: 10.25" (260mm)
- Width: 6.12" (155mm)
- Height: 3.37" (86mm)
- Weight: 1.2 lbs (0.54kg)

**Ordering Information**

EXAMPLE: DSKSC LED 20C 700 40K TSM MVOLT 5RM DWHXD

SKU	LED	Color	Temp	Beam	Mount	Notes
DSKSC	20C	700	40K	TSM	MVOLT	5RM DWHXD

**Introduction**

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

**Notes:**

- Available with 1000K or 3000K color temp.
- See website for 1000K and 3000K color temp.
- DSKSC is available in 1000K and 3000K color temp.
- DSKSC is available in 1000K and 3000K color temp.
- DSKSC is available in 1000K and 3000K color temp.

**SPECIFICATION SHEET**

Client: \_\_\_\_\_

Project Name: \_\_\_\_\_

Order #: \_\_\_\_\_

Type: \_\_\_\_\_

Qty: \_\_\_\_\_

**FEATURES AND BENEFITS**

**Physical:**

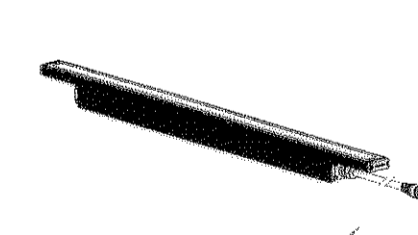
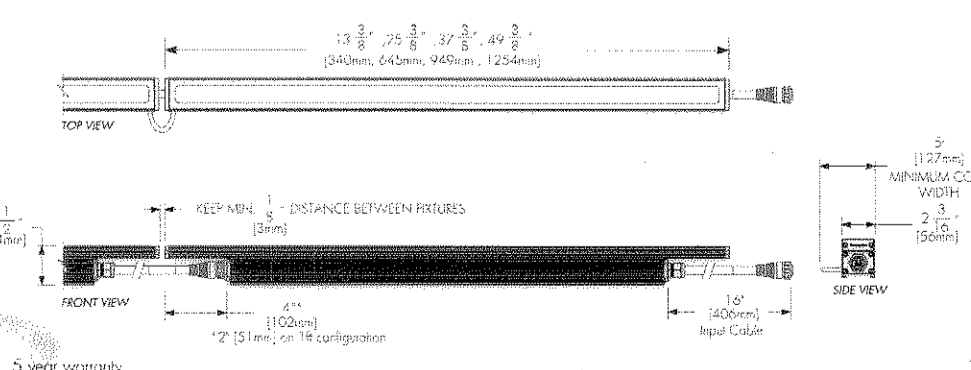
- Low copper content anodized aluminum housing
- Available in 1", 2", 3" or 4" sections
- Electrochemically applied polyester powder coat finish
- Aluminum end caps and silicone gaskets
- Stainless steel hardware
- Tempered glass lens
- IP66
- IK07 rated
- Construction option for marine environments
- Meets 3C ANSI CT-36.31 Vibration standard for bridge applications

**Performance:**

- 107 delivered lumens per foot (R0 RGB version)
- Lowest maintenance: 100,000 hours (L70 @ 25°C)
- Reduction per foot on par fixture (see page 4)
- Operating temperature: 25° C to 50° C (1.5 ft to 1.2 ft)

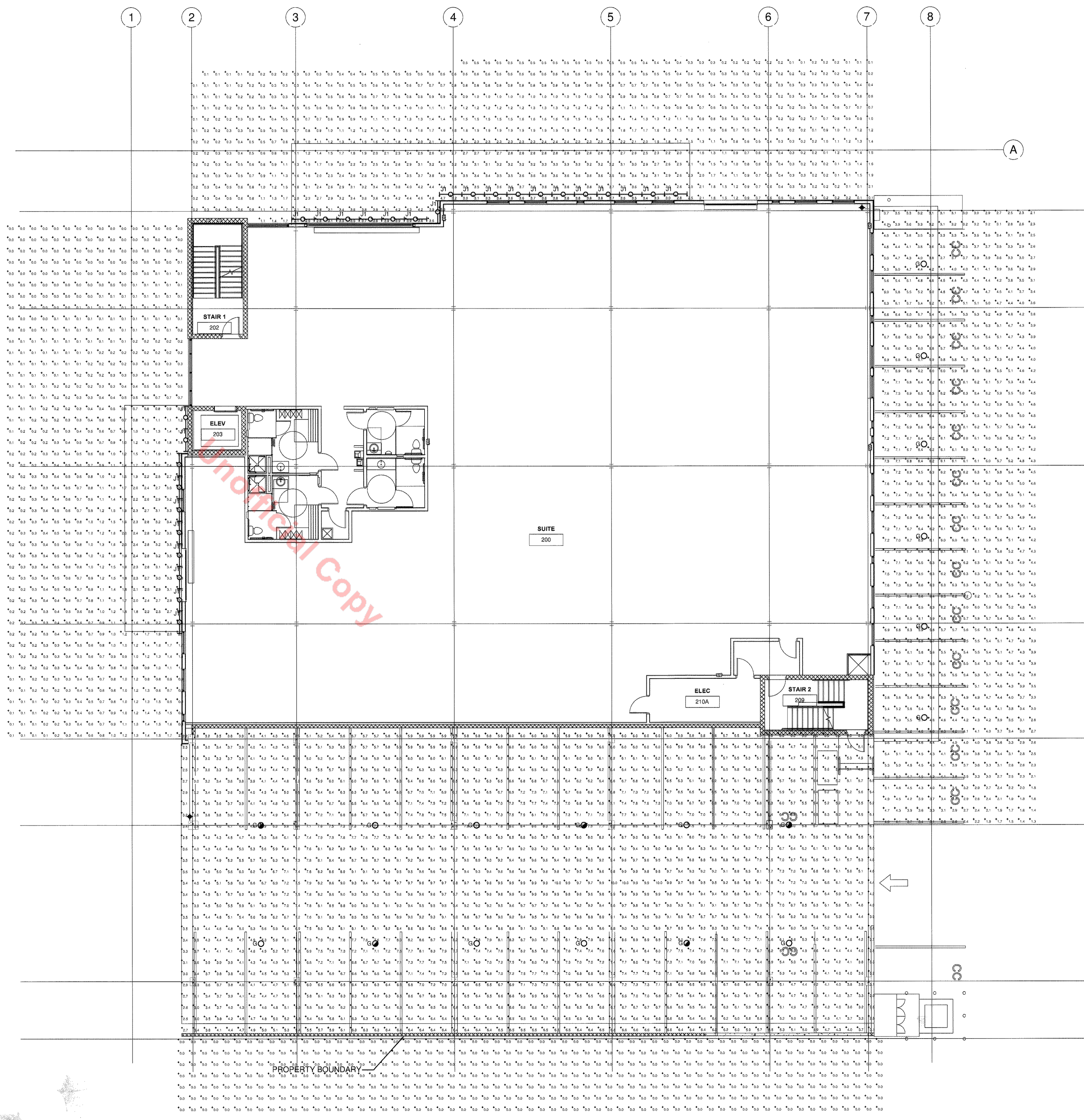
**Electrical:**

- Line voltage luminaire for 100 to 277V
- Power and data in 1 cable (P10-S)
- DMX/RDM and R0 RGB versions
- PWW/S H0 RGB version
- DMX 512 ready

**lumencove XT**  
EXTERIOR  
COLOR CHANGING

**lumenpulse**  
Sustainable architectural LED lighting systems



**Technicus**

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 514 Jerry Street  
 Castle Rock, CO

Project Number: 2014.021.01  
**SITE DEVELOPMENT PLAN**  
 Date: 03 APR 2015  
 Drawn By: DAE  
 Checked By: DAE  
 Revisions: Issue: Date:

Sheet title:  
**GENERAL SITE LIGHTING PLAN**  
**SHEET 9 OF 9**