

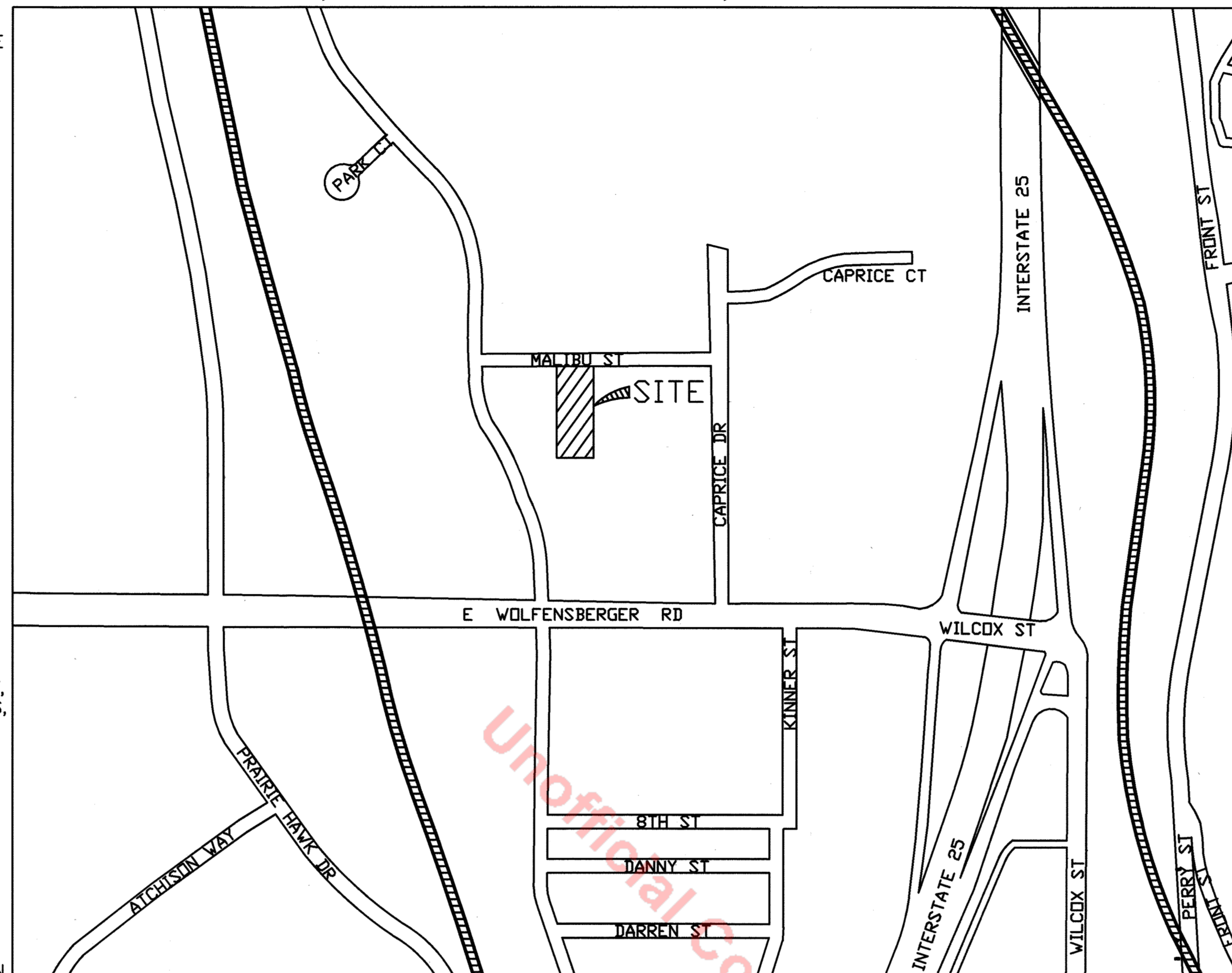
SITE DEVELOPMENT PLAN GENERAL NOTES

- 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 4.3E 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.
- THIS SITE IS NOT LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN. FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C0188F. UNITED STATES FISH AND WILDLIFE SERVICE INDICATE THIS SITE IS NOT LOCATED WITHIN DESIGNATED WETLAND HABITAT.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- THIS SITE IS LOCATED WITHIN THE B, BUSINESS/COMMERCIAL ZONING DISTRICT WITHIN THE WOLFENBERGER NORTH OVERLAY ZONING DISTRICT (WNZOD). WNZOD SUPERCEDES THE B ZONE REGULATIONS, UNLESS THE WNZOD DOES NOT HAVE A SPECIFIC REQUIREMENT.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNALS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 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 FOR 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.

SITE DEVELOPMENT PLAN
VILLAGE NORTH AMENDED, LOT 1F SITE DEVELOPMENT PLAN
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



PROPERTY DESCRIPTION
 LOT 1F, VILLAGE NORTH AMENDED, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

GROSS FLOOR AREA	(4000 SF/BLD X 2 BUILDINGS)	8000 SF	REQUIRED	PROPOSED
BUILDING SETBACKS & SEPARATIONS				
MIN. SIDE YARD SETBACK	0'	2'		
MIN. REAR YARD SETBACK	10'	10'		
MIN. FRONT YARD SETBACK	15'	50'		

PARKING SPACES

25	25 (INC ADA SPACES)
PARKING REQUIREMENTS PER MUNICIPAL CODES SECTION 17-54.040 FOR BUSINESS/COMMERCIAL B OF THE WNZOD. USE CATEGORIES ALLOWED SHALL NOT EXCEED PARKING SPACES PROVIDED FOR THIS PROJECT. NO SINGLE OR MULTIPLE USE CATEGORIES SHALL EXCEED THE TOTAL NUMBER OF SPACES SHOWN ON THE SITE DEVELOPMENT PLAN. AN EXAMPLE OF THE TYPE OF USE, GFA OF THE USE AND THE RESULTANT PARKING SPACES IS SHOWN BELOW:	
WAREHOUSE	
1 SPACE/1000SF GFA WAREHOUSE	3000SF = 3 SPACES
+ 3 SPACES/1000SF RETAIL OR OFFICE	1000SF = 3 SPACES
+ 1 SPACE/COMPANY VEHICLE	2 = 2 SPACES
	TOTAL 8 SPACES

SERVICE REPAIR

5 SPACES/1000SF	4000SF = 20 SPACES
	TOTAL 28 SPACES
20% PARKING REDUCTION	TOTAL SPACES REQUIRED = 22
PER SEC 17.46.070(9)(b) = -6 SPACES	TOTAL SPACES PROVIDED = 25

ADA PARKING SPACES 1:1(VAN ACC.)	2	2
MAX. HEIGHT OF ALL BUILDINGS	35'	21'8"

SITE AREA UTILIZATION

BUILDING COVERAGE	8,000.00	S.F.
PARKING COVERAGE	13,177.50	S.F.
OTHER HARDSCAPE	3,634.00	S.F.
OPEN/LANDSCAPED	4,704.31	S.F.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	AUTO TURN EXHIBIT
6	CONCEPTUAL LANDSCAPE PLAN
7	GENERAL LIGHTING PLAN
8-9	ELEVATIONS PLANS
10	BUILDING SIGN LOCATIONS & TYPICAL SIGN ELEVATIONS

OWNER:
 FRED LINNEMAN
 11505 SPRING VALLEY ROAD
 LARKSPUR, COLORADO 80118

ENGINEER:
 MM&D ENGINEERING SERVICES, INC.
 6901 S. YOSEMITE STREET, #201
 CENTENNIAL, COLORADO 80112
 CONTACT: WILLIAM E MILLER, P.E.
 303.908.0062

LAND SURVEY COMPLETED BY:
 HIGH PLAINS SURVEYING CO. INC
 345 COMANCHE
 PO BOX 773
 KIOWA, CO 80117
 COMPLETION DATE OCTOBER 18, 2001
 REF JOB # 01390T

ELEVATIONS WERE BASED ON THIS SURVEY PROVIDE AND MAY BE SUBJECT TO ANY CHANGES DONE TO THE PROPERTY SINCE THE COMPLETION OF THE SURVEY.

TOTAL SITE	29,515.81 SF	100%
BUILDINGS	8,000.00 SF	27.10%
ASPHALT	14,130.50 SF	47.90%
CONCRETE	2,681.00 SF	9.10%
TOTAL IMPERVIOUS AREA	23,913	= 84.10%

LANDSCAPE 4,704.31 SF 15.90%

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.

Fred Linneman TRUSTEE
 ASPEN TRUST, A COLORADO TRUST

SIGNED THIS 2 DAY OF June, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June 2016 BY Paula Jo Bertsch AS Trustee OF ASPEN TRUST, A COLORADO TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.
Paula Jo Bertsch
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-26-2019

PAULA JO BERTSCH
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19944015003
 My Commission Expires June 26, 2019

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 9:31 AM ON THE 20th DAY OF June, 2016

AT RECEPTION NO. 2016039389

DOUGLAS COUNTY CLERK AND RECORDER BY Grombrano
 DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17 DAY OF JUNE, 2016

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION
 I, Lindsay Dunston, AN AUTHORIZED REPRESENTATIVE OF Lord Title Guarantee Company, A TITLE 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.

[Signature]
 AUTHORIZED REPRESENTATIVE

Lord Title Guarantee Company
 TITLE COMPANY

SIGNED THIS 14th DAY OF June, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF June, 2016 BY Lindsay Dunston

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
 NOTARY PUBLIC

MY COMMISSION ENDS: 9/29/18

LINDSAY DUNSTON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 30094015661
 MY COMMISSION EXPIRES 09/29/2018

SURVEYOR'S CERTIFICATION
 I, William E. Miller, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THE SURVEY.

[Signature]
 REGISTERED LAND SURVEYOR

5/26/16
 DATE

PROFESSIONAL ENGINEER'S STATEMENT
 I, WILLIAM E. MILLER, 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 WERE DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC UTILITIES CONSTRUCTION STANDARDS.

[Signature]
 William E. Miller
 COLORADO P.E. NO. 13889

5/26/16
 DATE

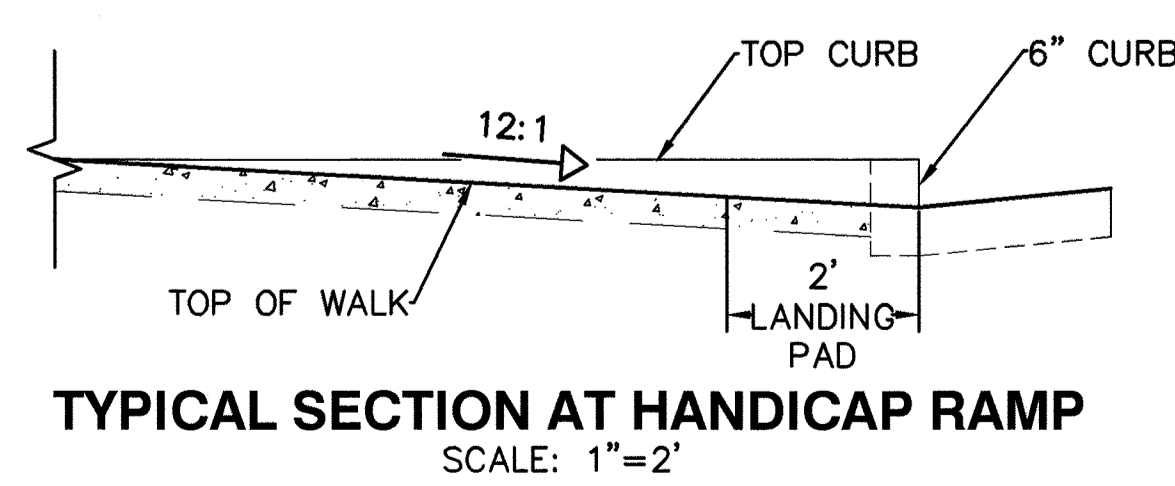
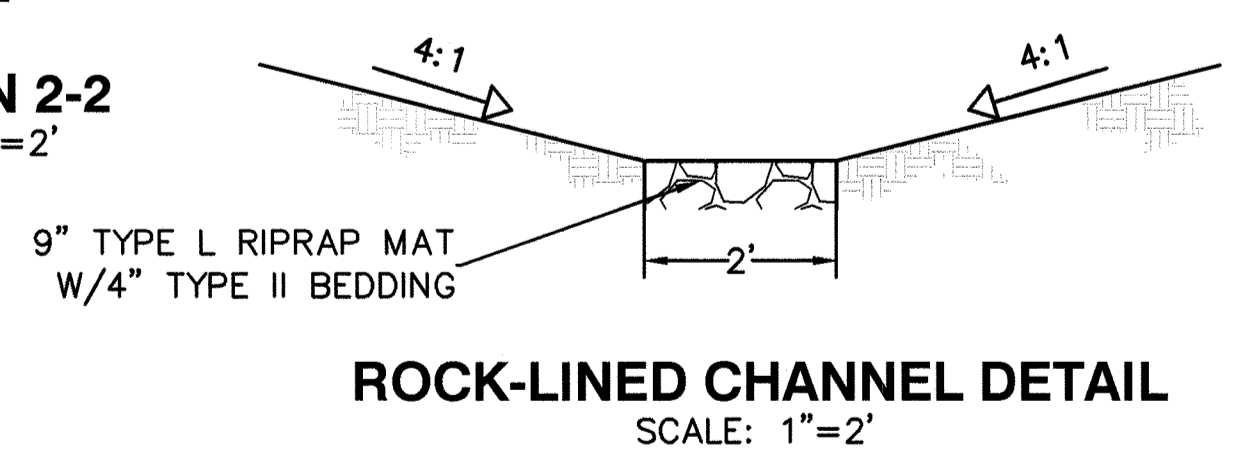
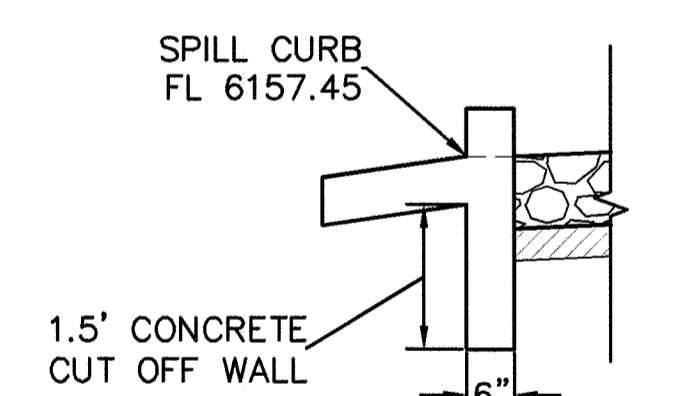
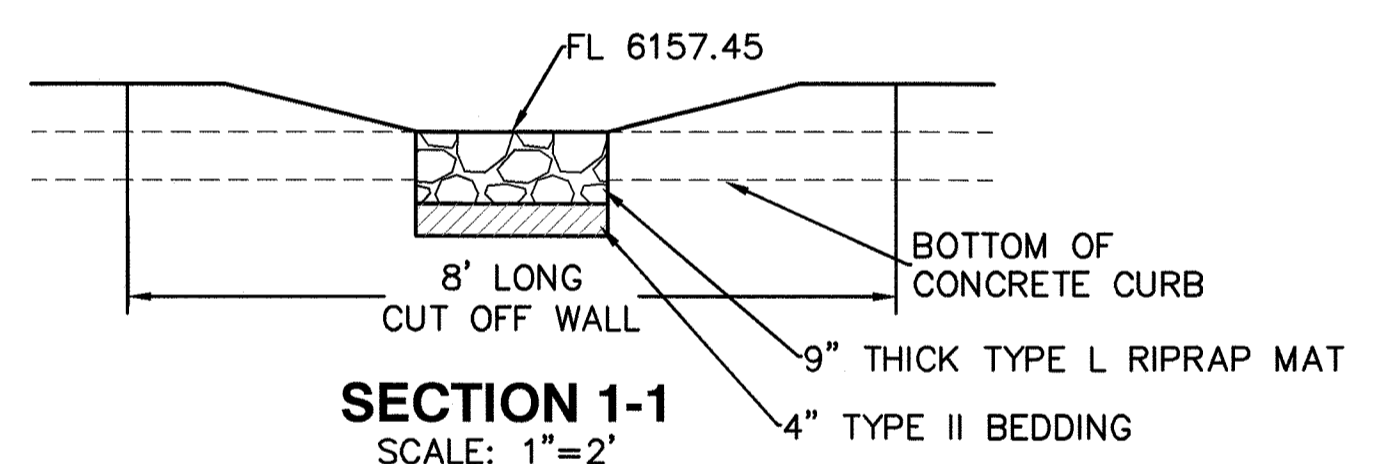
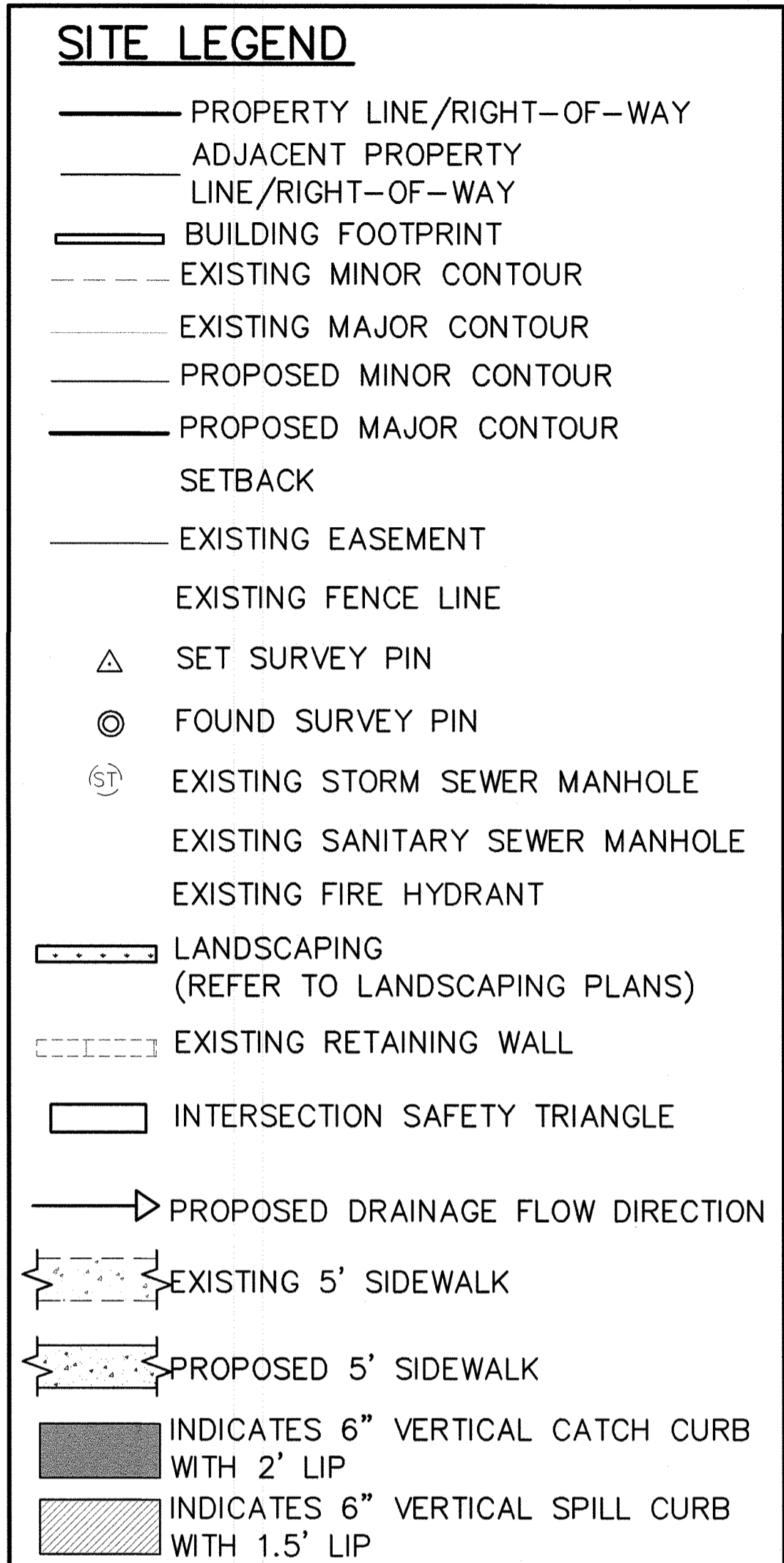
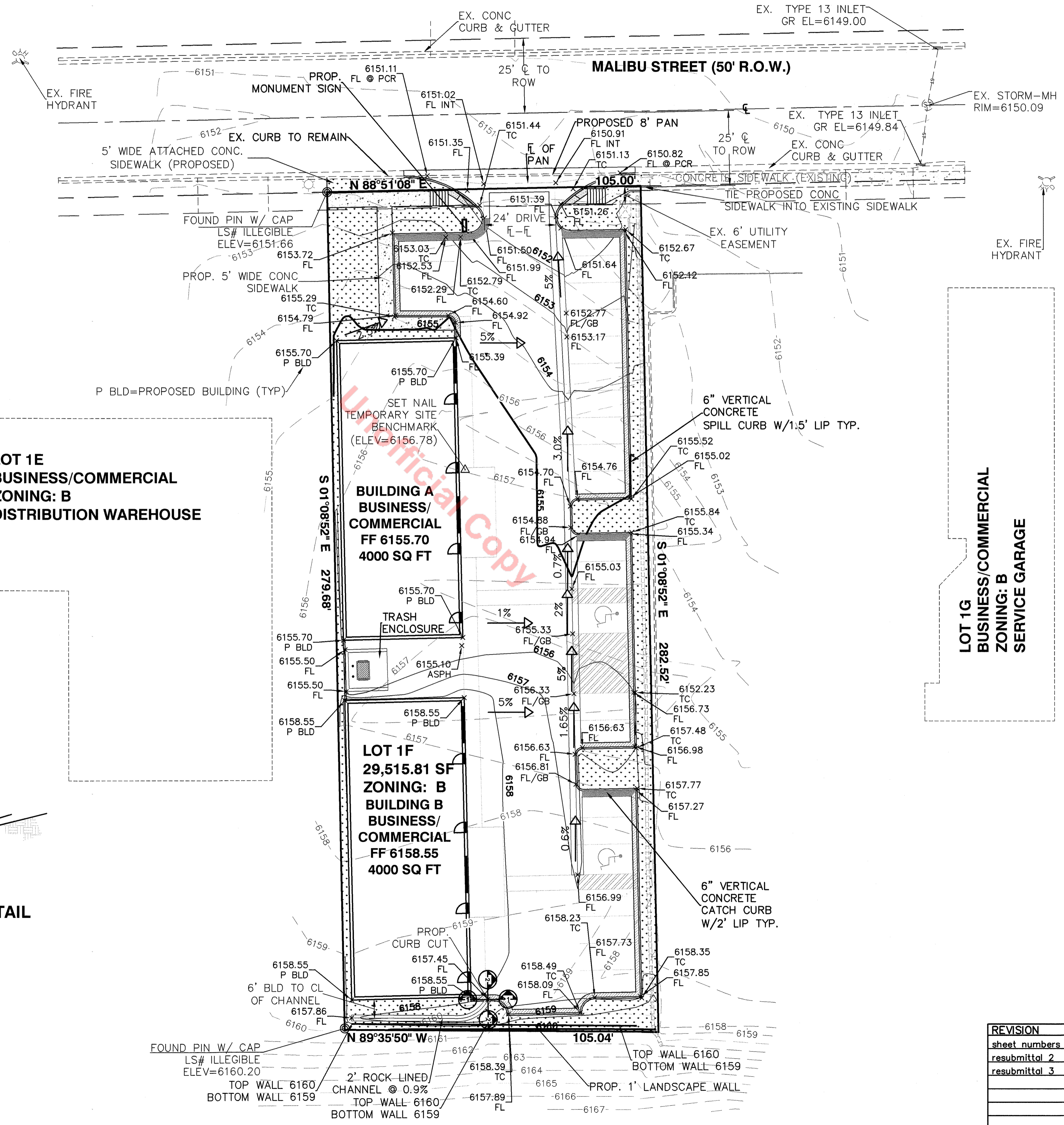
REVISION	DATE	MM&D Engineering & Surveying, Inc. William E. Miller, PE 13889 Engineering/Surveying/Construction Management 6901 S. Yosemite St, #201 PH (303) 908-0082 Centennial, Colorado 80112 FAX (303) 708-8399
sheet numbers	03/17/2016	
resubmittal 2	04/08/2016	
resubmittal 3	05/20/2016	
PARKING	05/23/2016	
Village North Amended, Lot 1F Site Development Plan Project No. SDP15-0036 Cover Sheet		DATE: 01/20/2016 DES/DFT/CHK: WEM/kem PROJ. NO. 16-381 SHEET 1 OF 10

SITE DEVELOPMENT PLAN

VILLAGE NORTH AMENDED, LOT 1F SITE DEVELOPMENT PLAN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING NOTES:

1. THIS SITE WAS PREVIOUSLY UTILIZED AS A LANDFILL. PRIOR TO ANY DEVELOPMENT ACTIVITY ON THE SITE, THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT SHOULD BE CONTACTED.
2. CURRENT SOIL SURFACE HAS BEEN BUILT UP IN ELEVATION, DUE TO CONTENTS OF DEBRIS AND POSSIBLE CONTAMINANTS BELOW THE SURFACE, THEREFORE MINIMAL CHANGES IN GRADE SHOULD BE MADE. ANY LARGE CUTS TO ELEVATION SHALL NOT BE ALLOWED. IF SOIL IS REMOVED FROM PROPERTY, CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR GUIDANCE ON PROPER DISPOSAL.
3. THIS SITE IS NOT WITHIN A FLOODPLAIN.
4. THERE ARE NO DRAINAGE EASEMENTS ON THIS SITE.
5. THERE ARE NO MAJOR OUTCROPS ON THIS SITE.
6. MINIMUM DRAINAGE REQUIREMENTS: MIN. 10% MAX. 33% AWAY FROM FOUNDATION WALL & WINDOW WELLS FOR THE FIRST 10'-0".
7. ALL OTHER PERVIOUS AREAS MINIMUM SLOPE OF 2%. 2.5% RECOMMENDED FOR GRASSY AREAS.
8. DRIVEWAY SLOPE REQUIREMENTS: MIN. 1% MAX. 8%.
9. MAN MADE SLOPES STEEPER THAN 3H:1V REQUIRE STABILIZATION, UTILIZING RETAINING WALLS, OR EXCELSIOR BATT OR EQUAL. ANY WALL OR MONUMENT OVER 4 FEET IN HEIGHT REQUIRES A PERMIT FROM THE BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER 4 FEET IN HEIGHT WILL BE SUBMITTED TO THE BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
10. DOWN SPOUTS & SUMP PUMPS SHALL DISCHARGE A MINIMUM OF 5'-0" AWAY FROM FOUNDATION WALL & FOUNDATION BACK FILL ZONE.
11. ESTIMATED RELATIVE FINISHED FLOOR ELEVATION 6155.70'.



LOT 1G BUSINESS/COMMERCIAL ZONING: B SERVICE GARAGE

LOT 1E BUSINESS/COMMERCIAL ZONING: B DISTRIBUTION WAREHOUSE

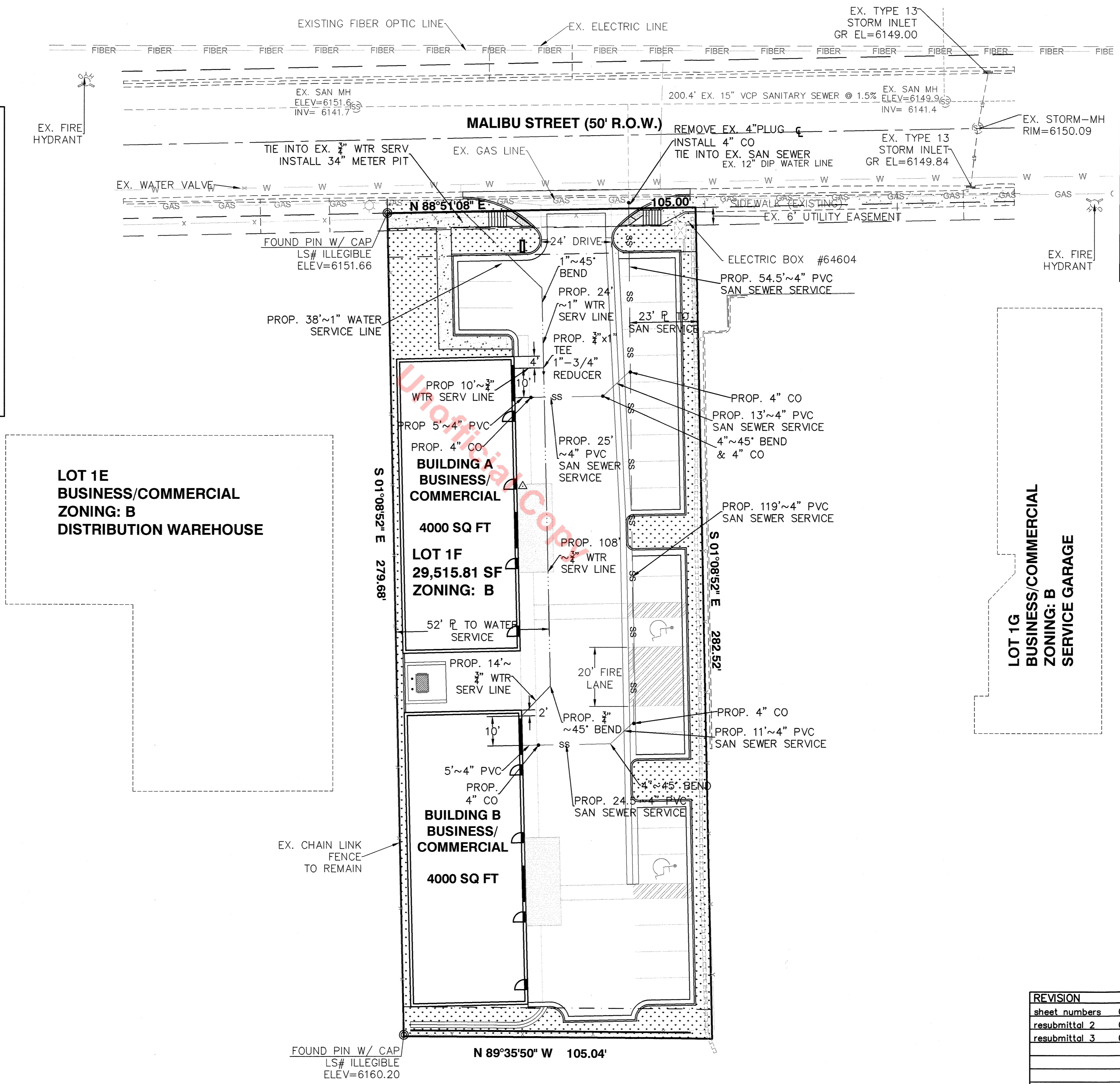
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Village North Amended, Lot 1F		DATE: 01/20/2016
Site Development Plan		DES/DFT/CHK: WEM/vem
Project No. SDP15-0036		PROJ. NO. 16-381
Grading Plan		SHEET 3 OF 10

SITE DEVELOPMENT PLAN

VILLAGE NORTH AMENDED, LOT 1F SITE DEVELOPMENT PLAN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

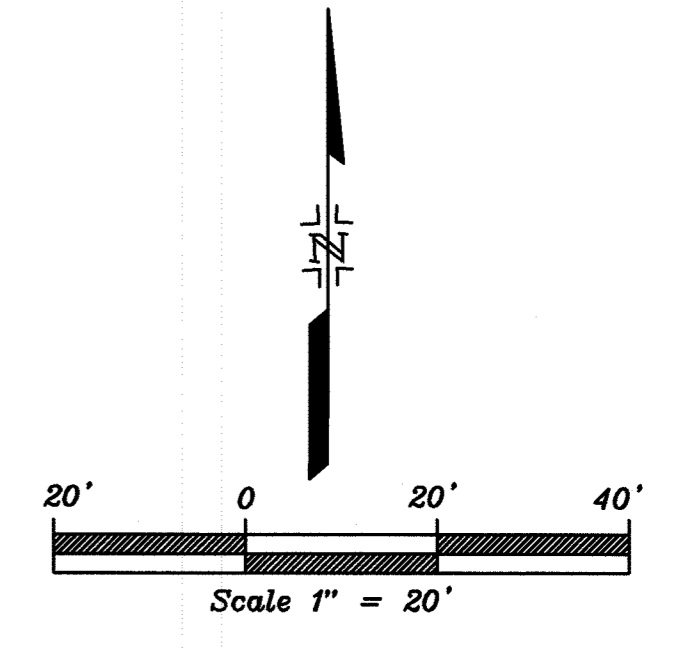
SITE LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	ADJACENT PROPERTY LINE/RIGHT-OF-WAY
	BUILDING FOOTPRINT
	SETBACK
	EXISTING EASEMENT
	EXISTING WATER LINE
	PROP. WATER SERVICE LINE
	EXISTING SANITARY SEWER LINE
	PROP. SANITARY SEWER SERVICE LINE
	EXISTING FENCE LINE
	SET SURVEY PIN
	FOUND SURVEY PIN
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	LANDSCAPING (REFER TO LANDSCAPING PLANS)
	EXISTING RETAINING WALL

- UTILITY NOTES**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK IPC UNDER 30 GPM WATER PRESSURE ZONE, USES BY RIGHT.
 - SANITARY SEWER LINE: 4 INCHES. CAPPED AT 150 FT FROM MAIN LINE INTO PROPERTY. LINE 97 FT 4 IN EAST OF MANHOLE IN STREET, WEST OF PROPERTY LINE. CURRENT DEPTH 11 FEET.
 - WATER LINE: 3/4 INCH. CAPPED AT 150 FT FROM MAIN LINE INTO PROPERTY. LINE 7 FEET FROM NORTHWEST PROPERTY LINE.
 - BURIED ELECTRIC LINE 3 FEET EAST OF SEWER LINE WITHIN PROPERTY. ELECTRIC LINES RUN ALONG THE LENGTH OF MALIBU STREET, NORTH SIDE, APPROXIMATELY 5 FEET FROM STREET/CURB. ELECTRIC LINES CUT THROUGH MALIBU STREET AT A 90° ANGLE 10 FEET FROM EASTERN MOST PROPERTY LINE.
 - CENTURYLINK HAS NO UTILITY THAT CURRENTLY RUN THROUGH PROPERTY BOUNDARIES. CENTURY LINK DOES HAVE LINES AVAILABLE ON THE NORTH SIDE OF THE STREET, SETBACK APPROXIMATELY 5 FEET FROM STREET/CURB.
 - BURIED GAS LINE LIES 1 FOOT FROM STREET/CURB WITHIN PROPERTY BOUNDARIES AND RUNS LENGTH OF MALIBU STREET.



**LOT 1E
BUSINESS/COMMERCIAL
ZONING: B
DISTRIBUTION WAREHOUSE**

**LOT 1G
BUSINESS/COMMERCIAL
ZONING: B
SERVICE GARAGE**



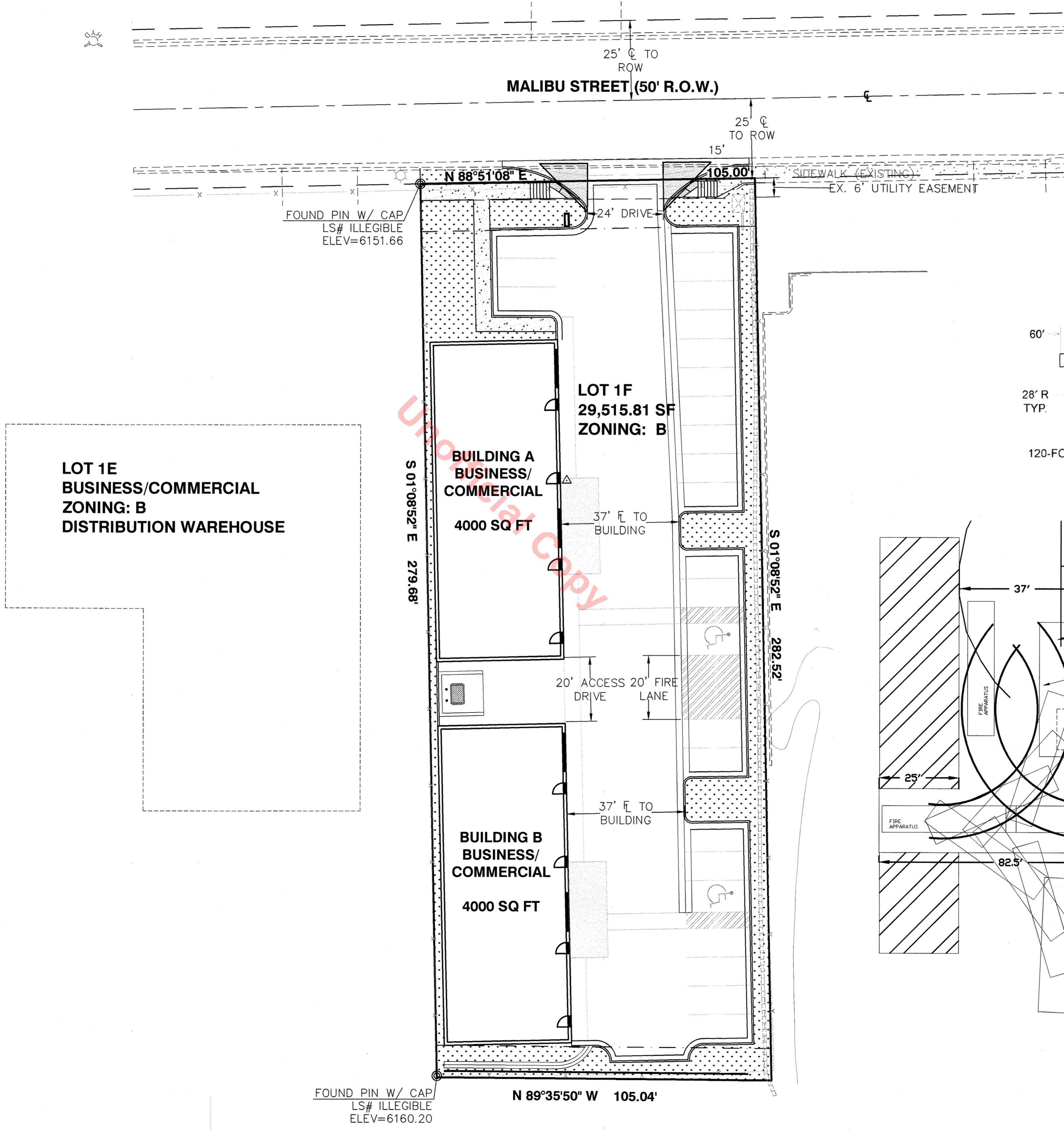
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Village North Amended, Lot 1F DATE: 01/20/2016 Site Development Plan DES/DFT/GHK: WEM/kem Project No. SDP15-0036 PROJ. NO. 16-381 Utility Plan SHEET 4 OF 10		

SITE DEVELOPMENT PLAN

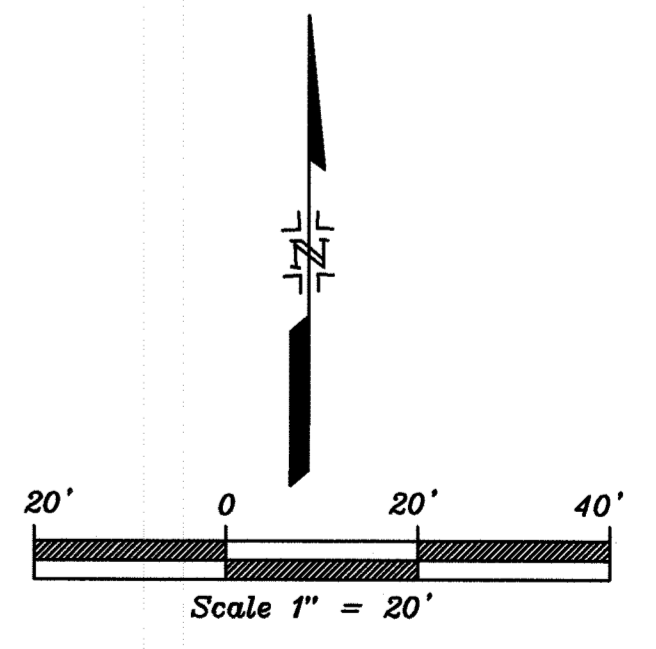
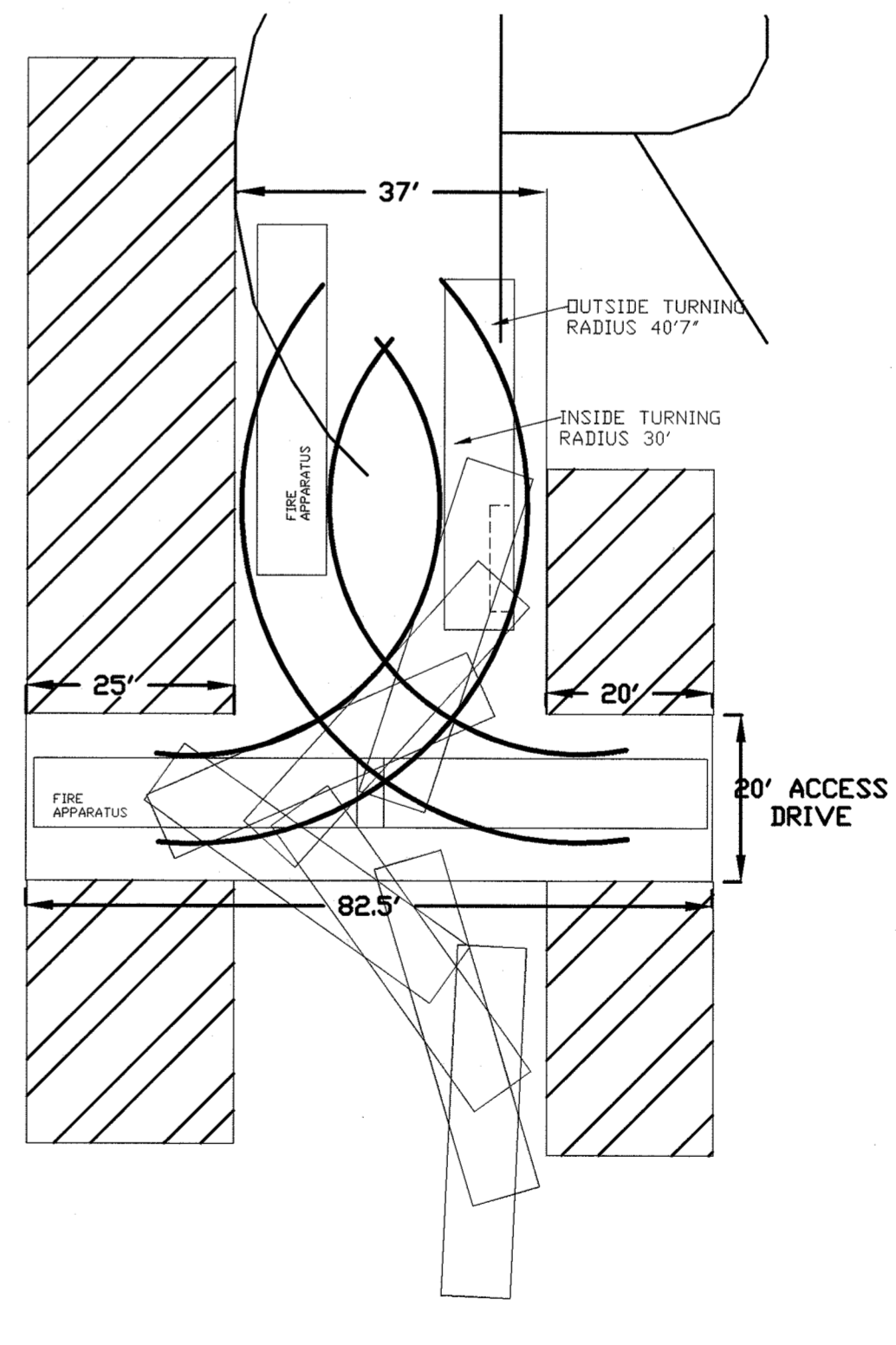
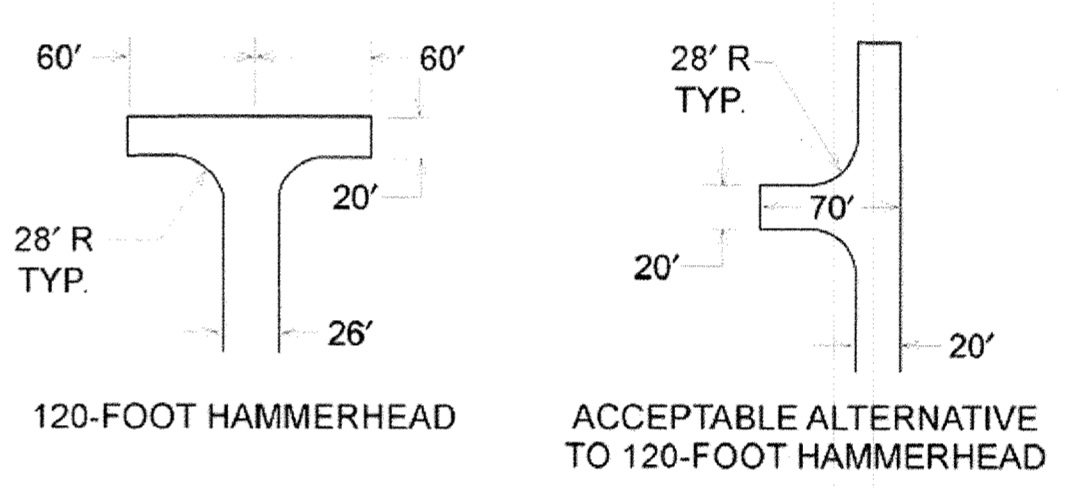
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SITE LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	ADJACENT PROPERTY LINE/RIGHT-OF-WAY
	BUILDING FOOTPRINT
	SETBACK
	EXISTING EASEMENT
	EXISTING FENCE LINE
	SET SURVEY PIN
	FOUND SURVEY PIN
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	LANDSCAPING (REFER TO LANDSCAPING PLANS)
	EXISTING RETAINING WALL
	INTERSECTION SAFETY TRIANGLE

- AUTO TURN EXHIBIT AND 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. FIRE HYDRANTS ARE CURRENTLY LOCATED 130 FT TO THE EAST OF THE SUBJECT PROPERTY LINE AND 110 FT WEST. BOTH FIRE HYDRANTS ARE LOCATED ON THE THE SAME SIDE OF THE STREET AS THE SITE.
 - FIRE FLOW REQUIREMENTS FOR 4000 SQ FT BLDG : 1500 GPM, FLOW DURATION 2 HR.
 - TOWN UTILITIES DEPARTMENT TO TEST EXISTING HYDRANT FOR FIRE FLOW LEVELS.
 - 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.
 - 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.
ACCESS DRIVE IS ASPHALT WHICH DOES SUPPORT IMPOSED FIRE APPARATUS ROAD REQUIREMENTS FOR ALL-WEATHER DRIVING CAPABILITIES AND LOAD BEARING PRESSURE OF 75,000 LBS.
 - "DEAD-END TURNING AROUND FIRE APPARATUS. ACCESS DRIVE DEAD-ENDS OVER 150 FT. TURNING AREA PROVIDED IS AN AMENDED HAMMERHEAD PER 2012 ICC REGULATIONS. AMENDED HAMMERHEAD IS 20 FT WIDE, 82.5 FT LONG. TURNING RADIUS FOR ACCESS TO PROPERTY IS 35 FT MIN. UNOBSTRUCTED VERTICAL CLEARANCE OF 15 FT AT FRONT ACCESS TO PROPERTY.
 - 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.
 - "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. "NO PARKING FIRE LANE" SIGNS REQUIRED FOR DRIVE LOCATIONS LESS THAN 26 FT WIDE. SIGNS POSTED ON BOTH SIDES. ADDITIONAL SIGNS TO BE PLACE NEAR TRASH ENCLOSURE FOR FIRETRUCK TURN AROUND.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



2012 ICC APPENDIX D



FOUND PIN W/ CAP
LS# ILLEGIBLE
ELEV=6160.20

N 89°35'50" W 105.04'

REVISION	DATE	MM&D Engineering & Surveying, Inc.
sheet numbers	03/17/2016	
resubmittal 3	05/13/2016	
William E. Miller, PE 13889 Engineering/Surveying/Construction Management 6901 S. Yosemite St, #201 PH (303) 908-0062 Centennial, Colorado 80112 FAX (303) 708-8399		
Village North Amended, Lot 1F Site Development Plan Project No. SDP15-0036 Auto Turn Exhibit		DATE: 01/20/2016 DES/DFT/CHK: WEM/kem PROJ. NO. 16-381 SHEET 5 OF 10

SITE DEVELOPMENT PLAN

VILLAGE NORTH AMENDED, LOT 1F SITE DEVELOPMENT PLAN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL LIGHTING PLAN STANDARD NOTES

1. THE LIGHTING FOR THE ENTRANCES AT THE MAN DOORS WILL BE LOCATED AT A HEIGHT OF 8 FEET. THERE WILL BE 8 LIGHTS, ONE LOCATED AT EACH MAN DOOR. THE MAXIMUM LUMINERS PER LIGHT IS 1.5.
2. ALL MAN DOOR LIGHTS SHALL BE OPERATED BY A SENSOR WHICH WILL TURN THE LIGHTS ON AT DUSK AND EXTINGUISH THE LIGHTS AT DAYLIGHT.
3. AS CAN BE SEEN BY THE PHOTOMETRIC PLAN, THE LIGHTS HAVE A MAXIMUM RANGE AT APPROXIMATELY 20 FEET AND ALL LIGHTS WILL BE DIRECTED DOWN. THE LIGHTS SHOULD NOT HAVE ANY AFFECT ON THE NEIGHBORING PROPERTIES.
4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.



FEATURES & SPECIFICATIONS

INTENDED USE
For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION
Cast aluminum backplate. Basking between backplate and front cover prevents the entry of water and contaminants. External hardware includes Phillips head and tamper-proof hex-head fasteners.

FINISH
Dark bronze (DOB) or white (DW) front cover available for all wattages.

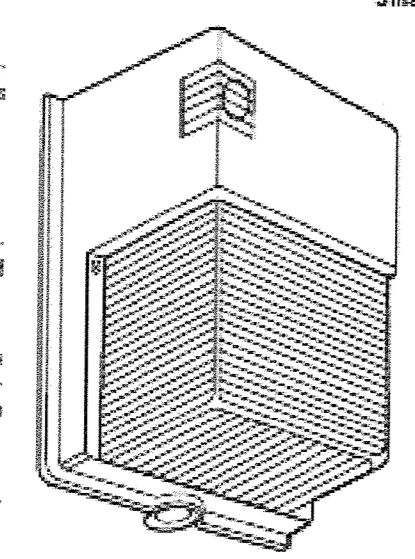
OPTICAL SYSTEM
Front cover/reflector is injection-molded, one-piece, UV-stabilized polycarbonate. The optical system is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM
The 13W fluorescent uses a 120V electromagnetic ballast and includes a twin tube fluorescent lamp as standard. The 26/42W fluorescent uses a multi-volt electronic ballast and offers the option of 120/270V operation and also the option of 20W, 32W or 42W triple tube fluorescent lamp (not included).

INSTALLATION
Units are for wall mounting and include two 3/4" knockouts for routing electrical conduit.

LISTING
UL listed for wet locations listed and labeled to comply with Canadian Standards.

Rating Number	
Notes	Type



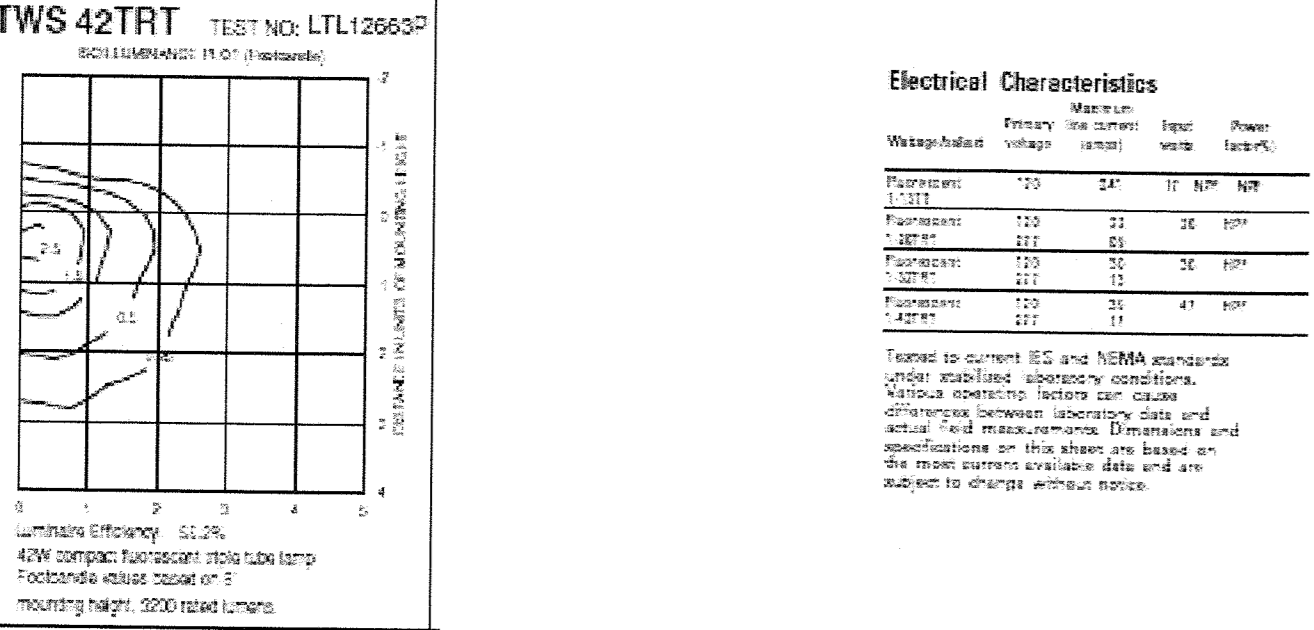
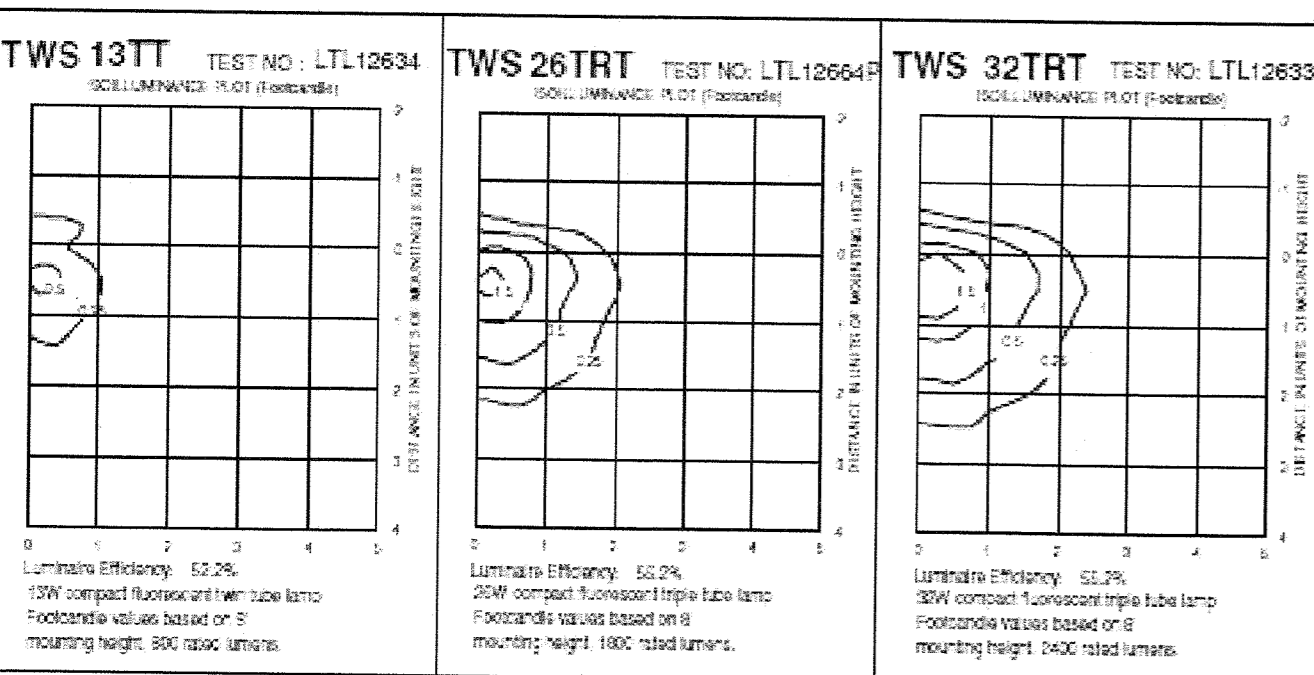
Small Polycarbonate Wall Pack
TWS
COMPACT FLUORESCENT
13TT
26TRT, 32TRT, 42TRT
8 to 12" Mounting

Specifications
Height: 11" (27.8cm)
Width: 6 1/2" (16.5cm)
Depth: 5 1/4" (13.8cm)
Weight: 3.3 lbs./1.5 kg

ORDERING INFORMATION For shortest lead times, configure product using standard options (shown in bold). Example: TWS 13TT 120 PE LP1

Series	Wattage/Lamp	Voltage	Options
TWS			
13TT	One 13W twin-tube lamp	120 MVOLT*	Suppl. installed in fixture
26TRT	One 26W 4-pin tri-tube lamp	120 MVOLT*	PE Photoelectric cell as standard (N/A with MVOLT)
32TRT	One 32W 4-pin tri-tube lamp	120 MVOLT*	LP Lamp included as standard for 26/42TRT
42TRT	One 42W 4-pin tri-tube lamp	120/270*	LAL Less lamp standard for 26/42TRT
			Architectural color: standard
			(D=DK) Dark bronze
			DW White

Accessories
Order as shown with the model:
PK1 PE81 Photoelectric kit (120V only)
TWSWG Wireguard

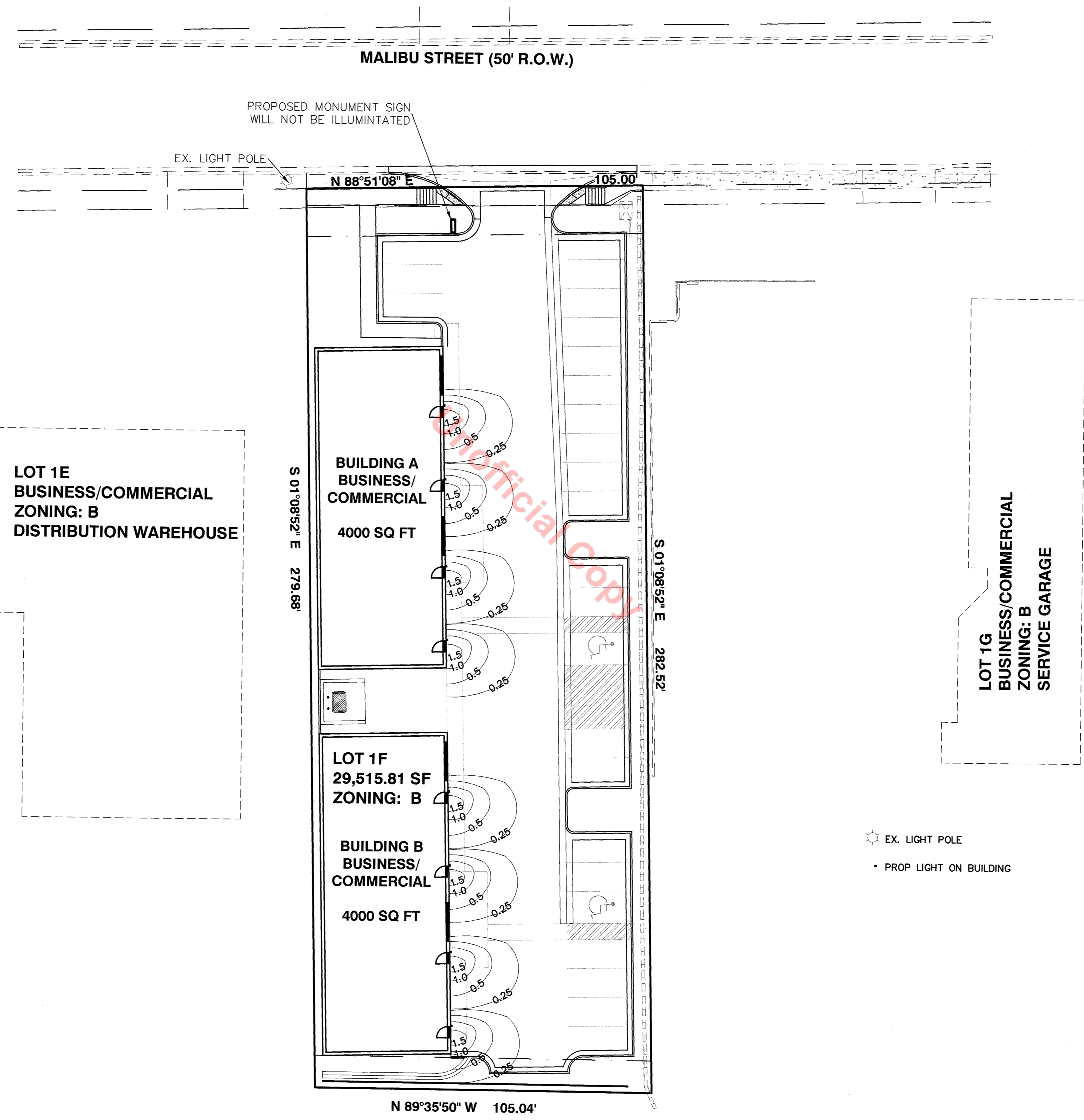


Electrical Characteristics

Wattage/Lumen	Wattage	Efficiency	Beam Angle	Beam Feet	Beam Feet
13TT	13	52.2%	24"	11'	30"
26TRT	26	52.2%	24"	11'	30"
32TRT	32	52.2%	24"	11'	30"
42TRT	42	52.2%	24"	11'	30"

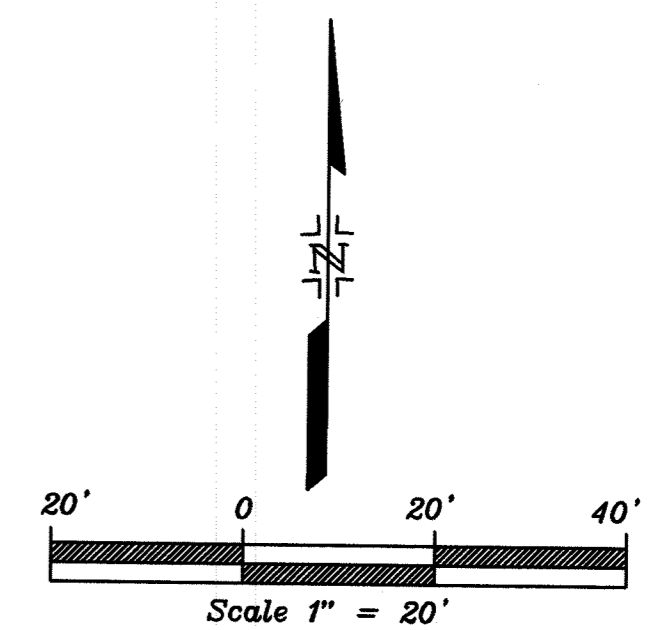
*Based on current IES and NEMA standards under established laboratory conditions. Actual electrical factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

Mounting Height Correction Factor
(Multiply the fc. level by the correction factor)
10 FT. = 0.64
12 FT. = 0.84



DEVELOPMENT STANDARDS FOR THE B DISTRICT NOTES

1. MINIMUM FRONT YARD: A MINIMUM FRONT YARD OF FIFTEEN (15) FEET FROM THE PROPERTY LINE SHALL BE REQUIRED.
2. MAXIMUM HEIGHT: THIRTY-FIVE (35) FEET
3. MAXIMUM BUILDING COVERAGE: 35% OF LOT AREA
4. IN NO EVENT SHALL WRECKED, JUNKED OR ABANDONED MOTOR VEHICLES BE STORED ON ANY PROPERTY IN THE DISTRICT UNLESS WITHIN A FULLY ENCLOSED BUILDING.
5. SIGNAGE MUST COMPLY WITH THE TOWN OF CASTLE ROCK MUNICIPAL SIGN CODE REGULATIONS CHAPTER 19. EACH SIGN REQUIRES A SIGN PERMIT.



REVISION	DATE	MM&D Engineering & Surveying, Inc. William E. Miller, PE 13889 Engineering/Surveying/Construction Management 6901 S. Yosemite St., #201 PH (303) 908-0062 Centennial, Colorado 80112 FAX (303) 708-8399
sheet numbers	03/17/2016	
resubmittal 3	05/13/2016	
Village North Amended, Lot 1F		DATE: 01/20/2016
Site Development Plan		DES/DFT/CHK: WEM/ken
Project No. SDP15-0036		PROJ. NO. 16-381
General Lighting Plan		SHEET 7 OF 10

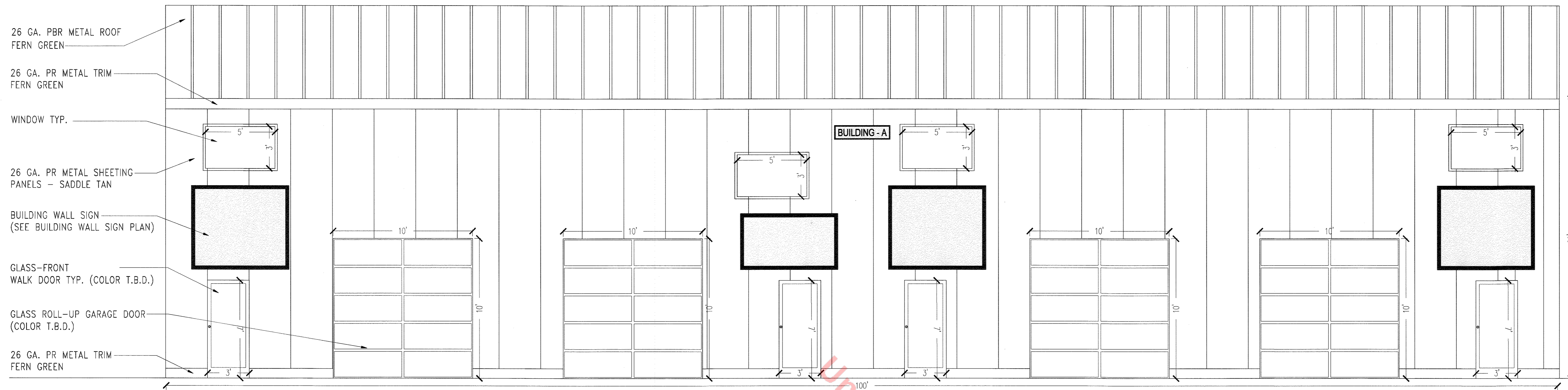
SITE DEVELOPMENT PLAN

Building Elevations & Materials

VILLAGE NORTH AMENDED, LOT 1F SITE DEVELOPMENT PLAN
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

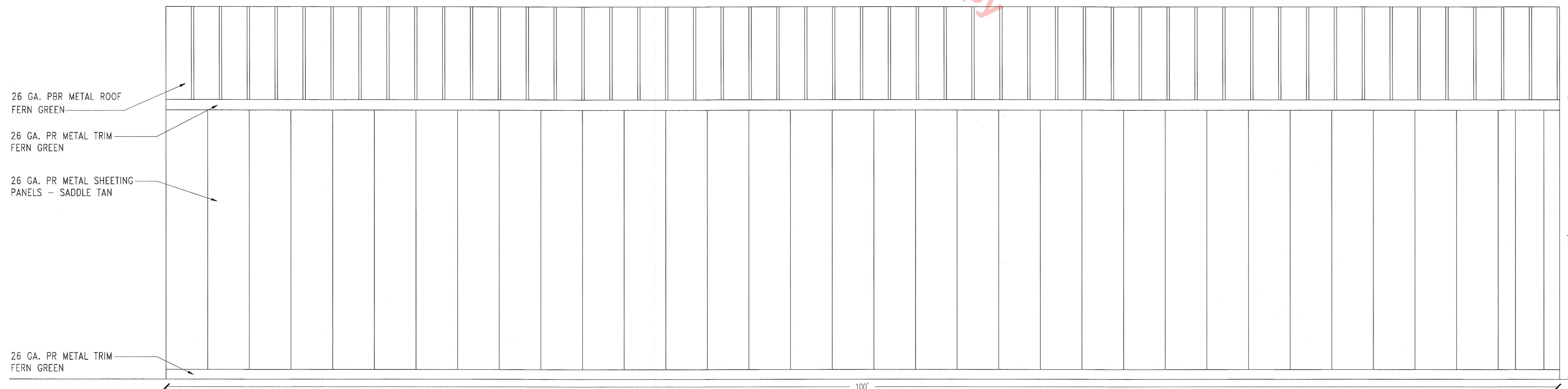
EAST ELEVATIONS BUILDINGS 'A' & 'B'

1" = 4' Scale (1/4" = 1' Scale)

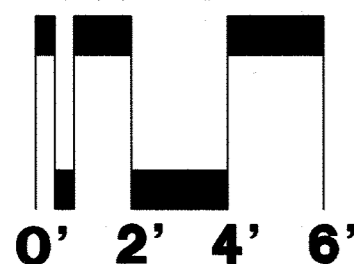


WEST ELEVATIONS BUILDINGS 'A' & 'B'

1" = 4' Scale (1/4" = 1' Scale)



Scale: 1" = 4'



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CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
811
 CALL 2 BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.

Landscape Plans Prepared By:

Kirby Smith & Associates, Inc.
 Land Planning • Site Design • Landscape Architecture
 6201 So. Hudson Ct. Centennial, CO 80121
 (303) 694-9484 FAX (303) 694-9272
 Castle Rock Design Certificate No. 15-1088 Job # 422.0
 Expiration: April 30, 2017

[Signature] 3/16/16
 Signature Date

REVISION	DATE
Rev 2 Staff Comments	4/22/16
Rev 3 Staff Comments	5/13/16

MM&D Engineering & Surveying, Inc.
 William E. Miller, PE 13889
 Engineering/Surveying/Construction Management
 6901 S. Yosemite St, #201 PH (303) 908-0062
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Village North Amended, Lot 1F DATE: 3/16/16
 Site Development Plan
 Project No. SDP15-0036 DES/DFT/CHK: WEM/awm
 Building Elevations & Materials PROJ. NO. 16-381
 SHEET 8 OF 10

SITE DEVELOPMENT PLAN

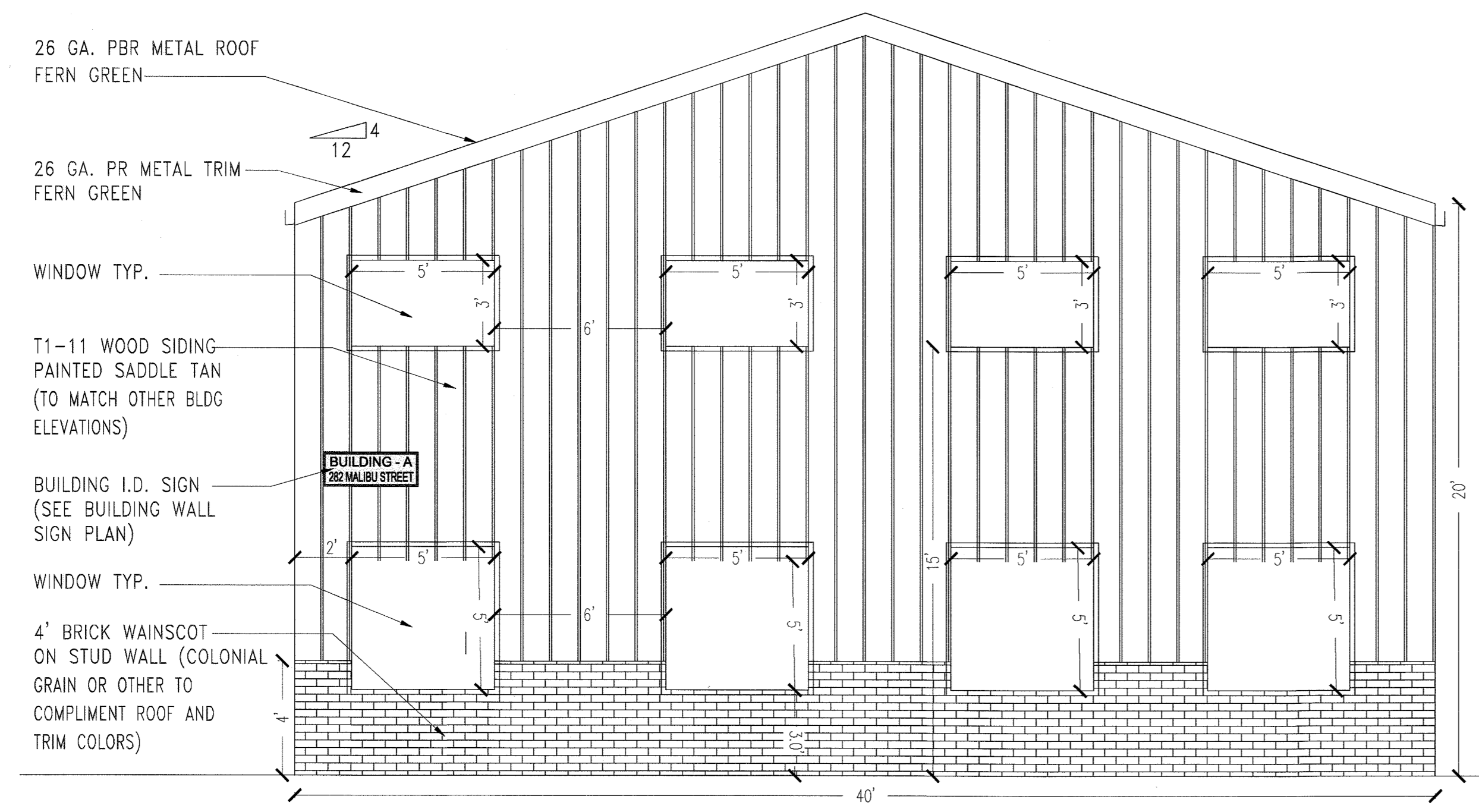
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Building Elevations & Materials

TRANSPARENCY REQUIREMENT	BUILDING LENGTH	REQUIRED % OF BUILDING LENGTH	REQUIRED BUILDING LENGTH - FT	REQUIRED MIN. HEIGHT - FT	PROVIDED LINEAR FT	PROVIDED HEIGHT - FT
MAIN FRONT	100'	25	25	5	52	7 To 10
ALTERNATIVE FRONT	100'	25	25	5	26	7 To 10
SIDE FACING PUBLIC ROADWAY	40'	20	8	5	20	5

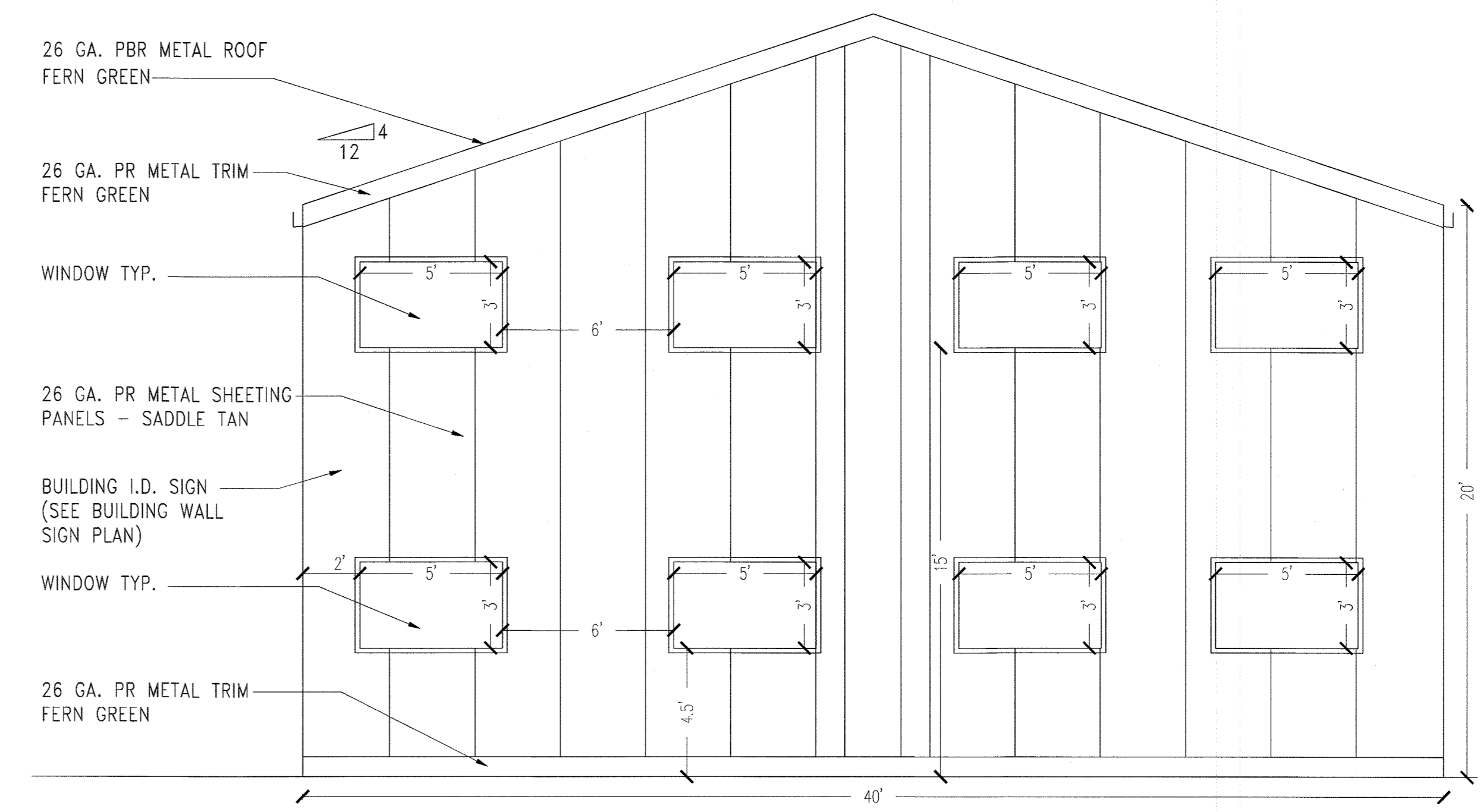
NORTH ELEVATION - BUILDING 'A' *

1" = 4' Scale (1/4" = 1' Scale)



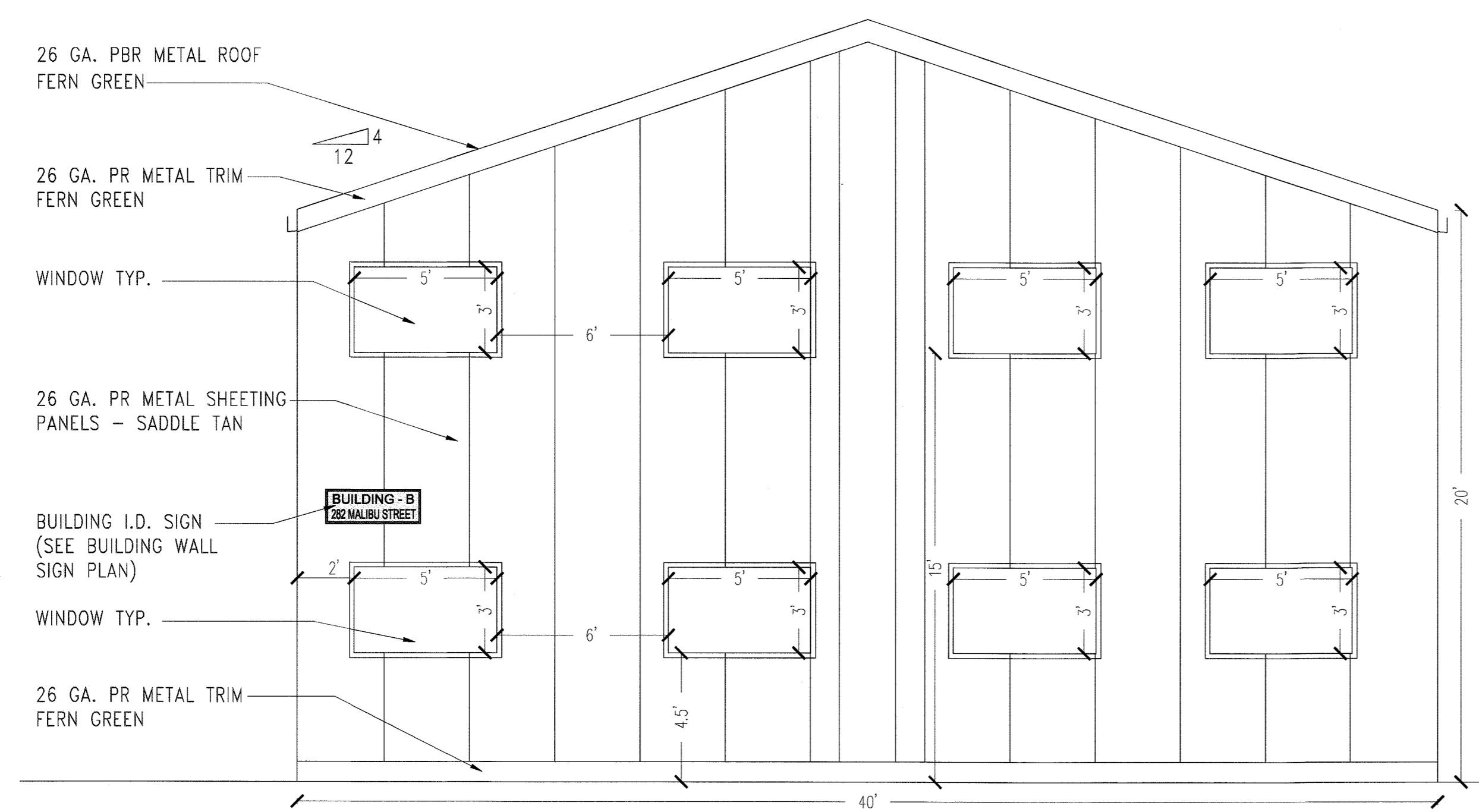
SOUTH ELEVATIONS - BUILDINGS 'A' & 'B'

1" = 4' Scale (1/4" = 1' Scale)



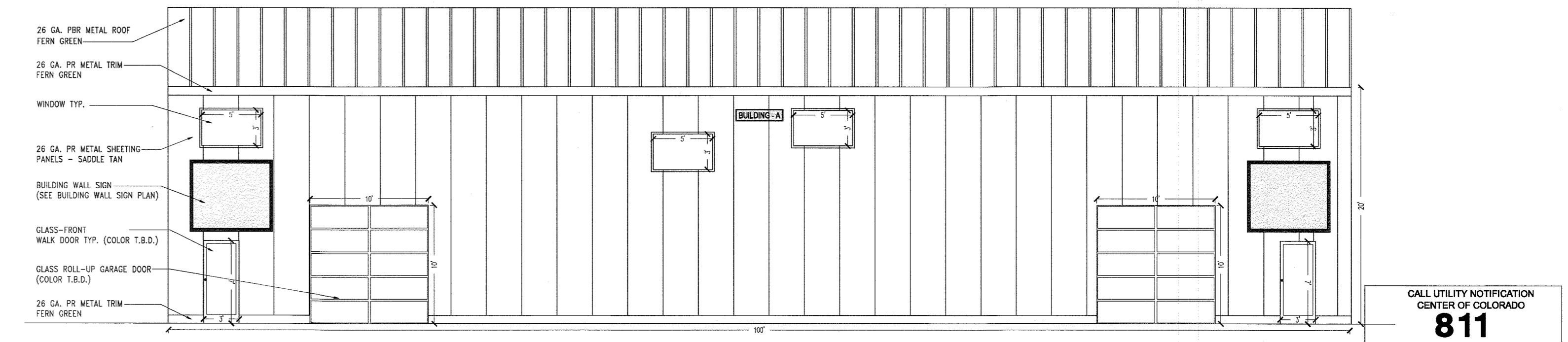
NORTH ELEVATION - BUILDING 'B'

1" = 4' Scale (1/4" = 1' Scale)



EAST ELEVATION - BUILDINGS 'A' & 'B' - ALTERNATIVE TWO TENANT ELEVATION

1" = 8' Scale (1/8" = 1' Scale)



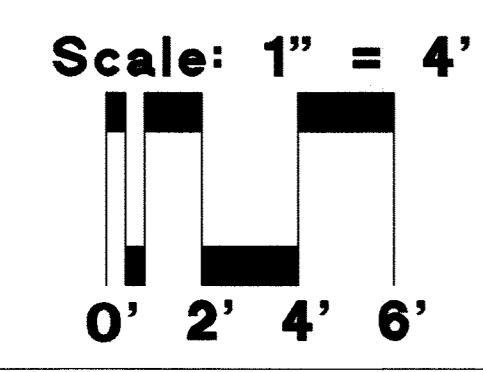
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Rev 2 Staff Comments	4/22/16
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 Centennial, Colorado 80112 FAX (303) 708-8399
 Village North Amended, Lot 1F DATE: 3/16/16
 Site Development Plan DES/DFT/CHK: WEM/wem
 Project No. SDP15-0036 PROJ. NO. 16-381
 Building Elevations & Materials SHEET 9 OF 10



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SITE DEVELOPMENT PLAN

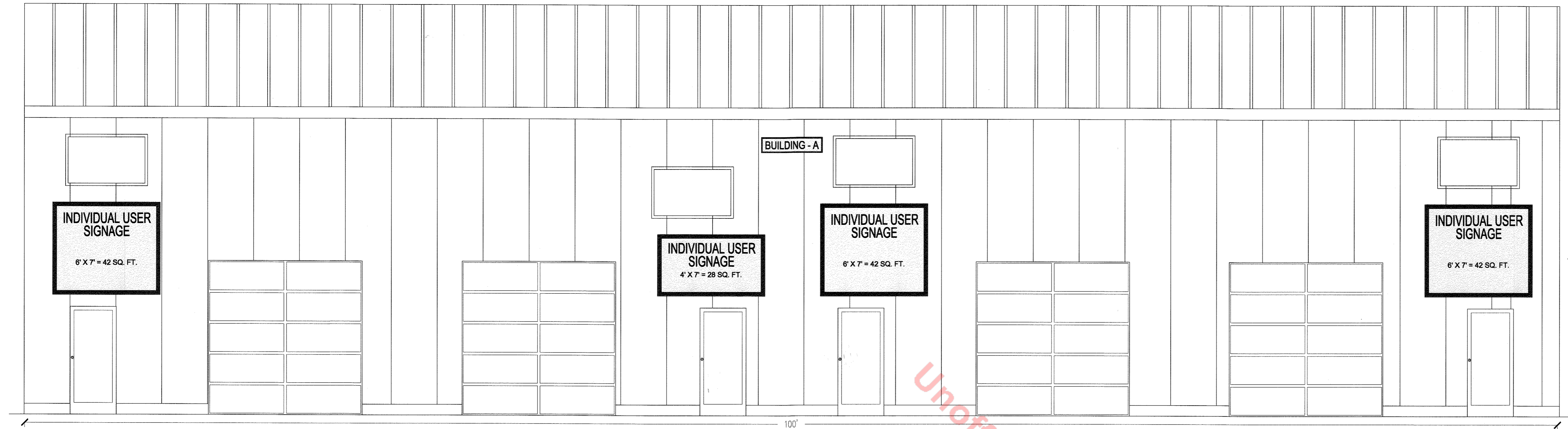
VILLAGE NORTH AMENDED, LOT 1F SITE DEVELOPMENT PLAN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

Building Sign Locations & Typical Sign Elevations

Sign Type:	Allowable Size:	Proposed Size:
Wall Signs (At Building Entries):	728 SF	308 SF
Allowable Wall Sign Area Equals 25% Of Wall Area. Wall Area = 1456 SF/Building (For Each Of 2 Buildings)	1456 SF x 25% = 364 SF x 2 = 728 SF	42 SF / Unit x 6 Units = 252 SF + 28 SF x 2 units = 56 SF = 308 SF
Monument Sign:	100 SF (50 SF / Side)	30 SF (15 SF / Side)
TOTAL SIGN AREA:	500 SF	338 SF
Total Sign Area Equals 2.5 SF For Each Linear Foot Of Building Frontage. Building Frontage = 100 LF (For Each Of 2 Buildings)	100 LF x 2.5 LF = 250 SF x 2 = 500 SF	

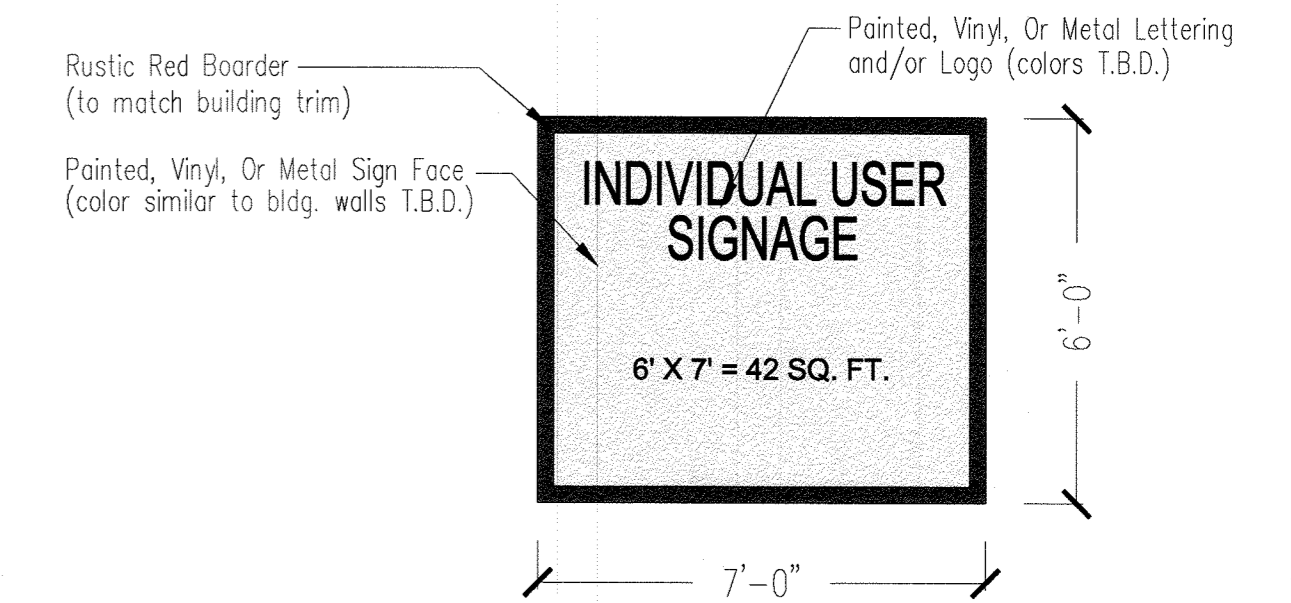
WALL SIGN & I.D. SIGN LOCATIONS - EAST ELEVATIONS

1" = 4' Scale (1/4" = 1' Scale)

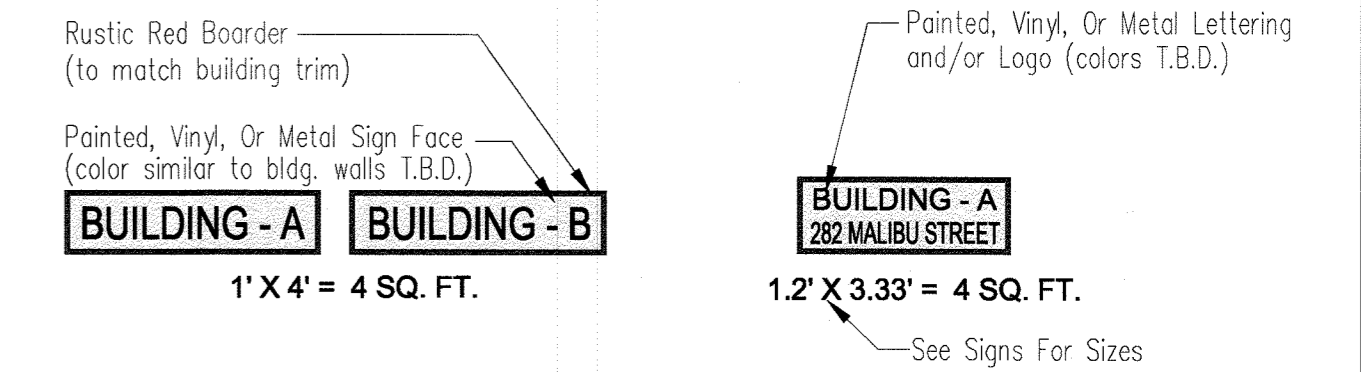


282 Malibu St. Typical Wall Signs

1" = 3' Scale

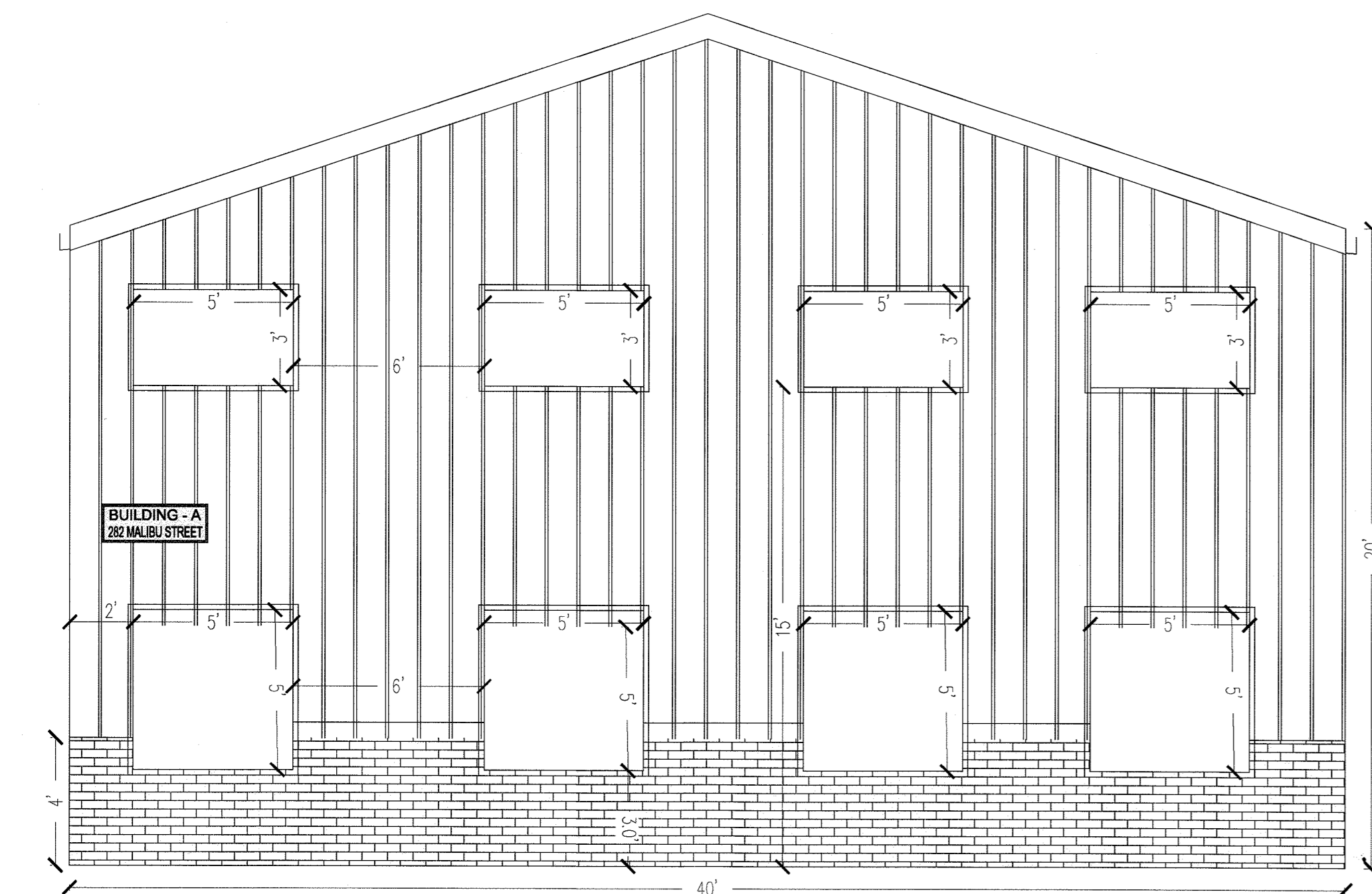


282 Malibu St. Typical I.D. Signs - (No Permits Required)



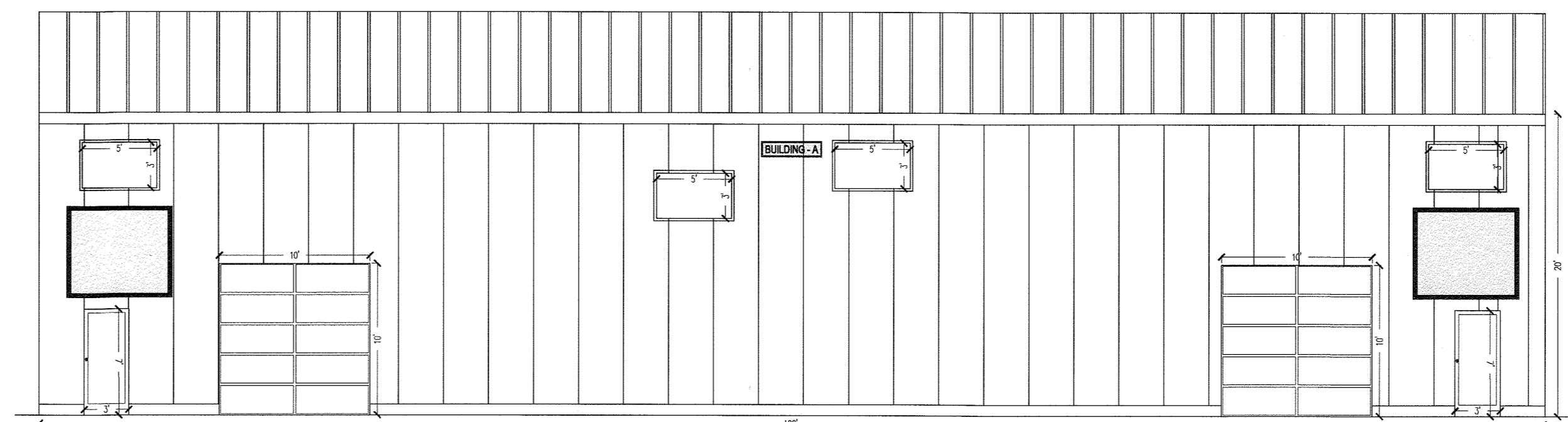
I.D. SIGN LOCATIONS - NORTH ELEVATIONS

1" = 4' Scale (1/4" = 1' Scale)



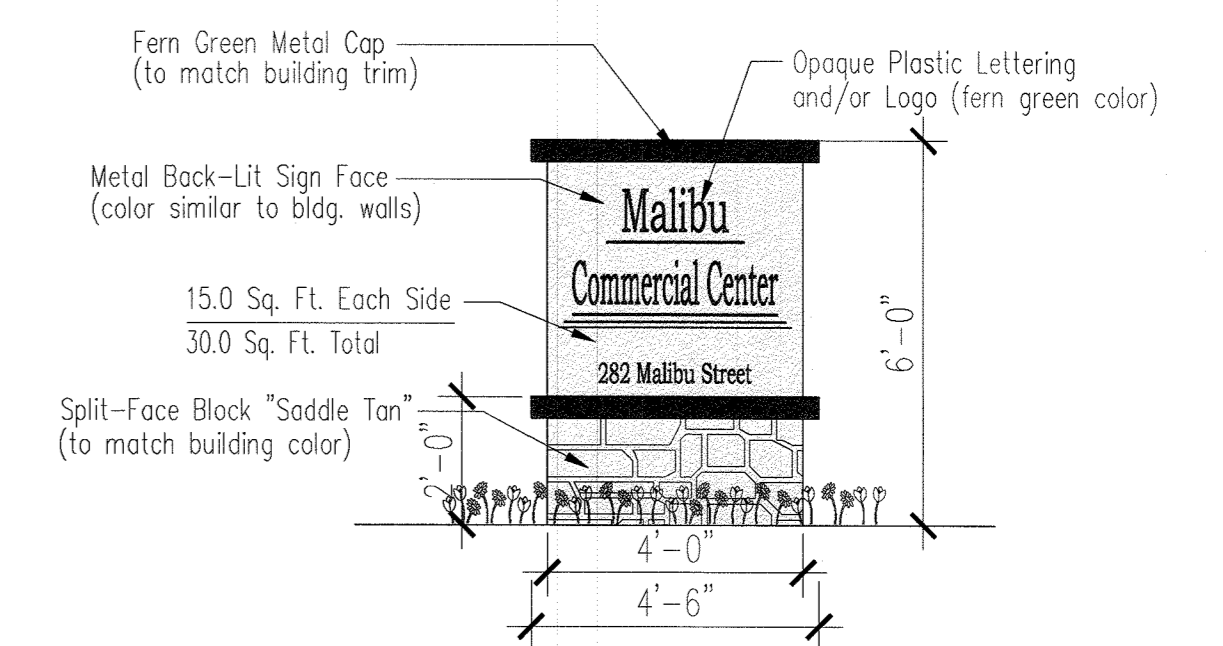
EAST ELEVATION - BUILDINGS 'A' & 'B' - ALTERNATIVE TWO TENANT ELEVATION

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282 Malibu St. Ground Sign

1" = 3' Scale



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Rev 3 Staff Comments	5/13/16	
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