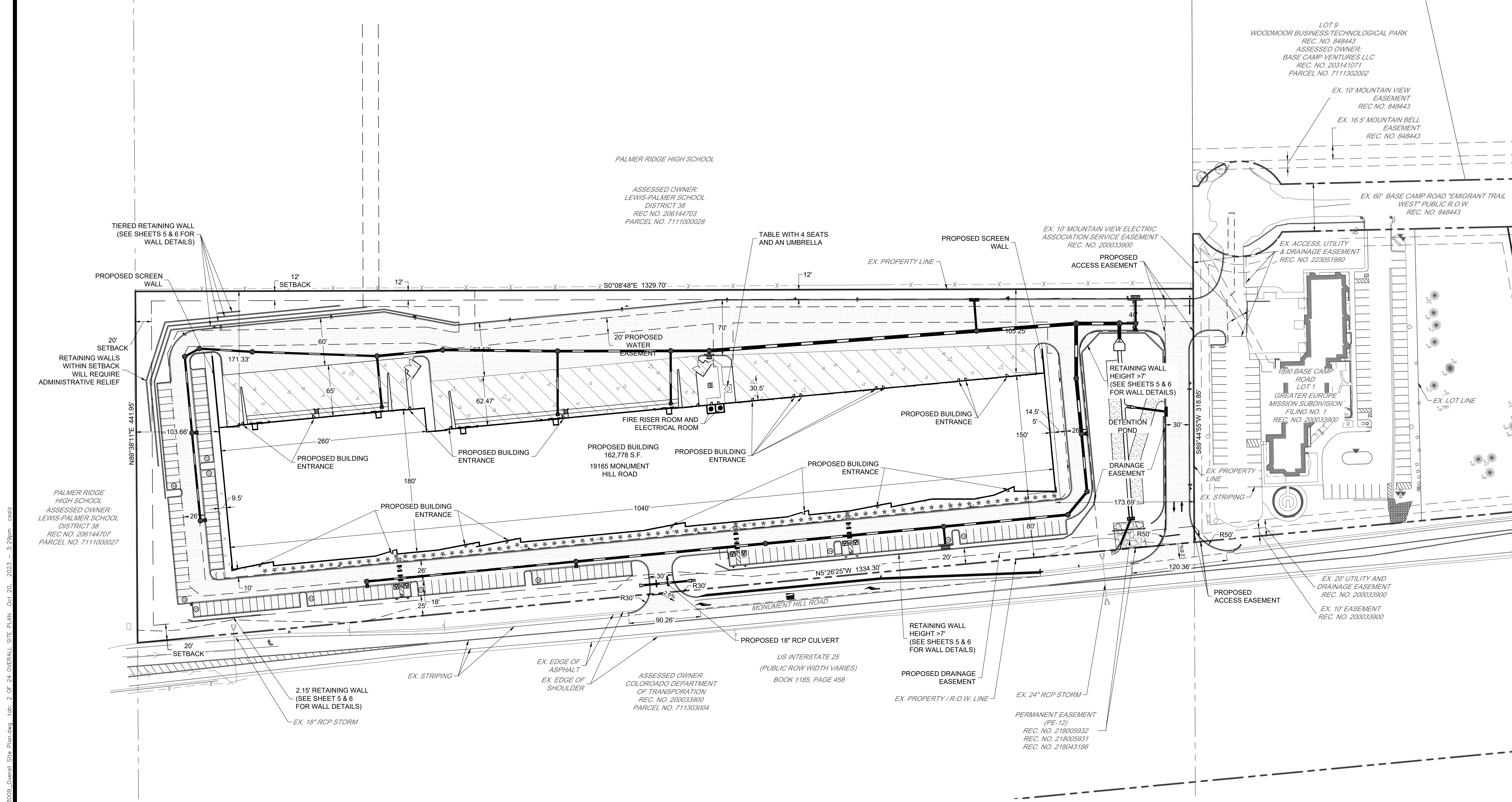


NOT FOR CONSTRUCTION

| PROJECT NO. | DATE | NO. | NOTES |
|-------------|------------|-----|---------------|
| 23009 | 08/08/2023 | 1 | 1ST SUBMITTAL |
| | 10/20/2023 | 2 | 2ND SUBMITTAL |

**THE ROCK COMMERCE CENTER
 SITE DEVELOPMENT PLAN
 OVERALL SITE PLAN**



- NOTE:**
1. ANY WORK WITHIN EL PASO COUNTY RIGHT-OF-WAY REQUIRES A WORK IN RIGHT-OF-WAY PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
 2. A BUILDING PERMIT FORM PIKES PEAK REGIONAL BUILDING DEPARTMENT IS REQUIRED FOR RETAINING WALLS GREAT THAN 4 FEET IN HEIGHT.

| SITE DATA TABLE | | |
|--|--|----------------------------------|
| LOT 1, THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1 | REQUIRED | PROPOSED |
| ZONING | CS | CS |
| PARCEL AREA | 11.61 AC. (505,680 S.F.) | 11.61 AC. (505,680 S.F.) |
| BUILDING AREA | - | 163,800 S.F. |
| BUILDING HEIGHT | 40' MAX. | 36' |
| STANDARD SPACES | *RETAIL = 27 SPACES *WAREHOUSE = 147 SPACES TOTAL = 175 SPACES TOTAL W/ 12.5% REDUCTION= 153 SPACES | PROPOSED PARKING = 153 SPACES |
| ACCESSIBLE SPACES | 6 ACCESSIBLE SPACES | 6 ACCESSIBLE SPACES |
| VAN ACCESSIBLE | 1 VAN ACCESSIBLE SPACE | 1 VAN ACCESSIBLE SPACES |
| LANDSCAPE AREA | - | 2.4 AC. (105,409.5 S.F. / 20.8%) |
| HARDSCAPE AREA | - | 9.2 AC. (400,270.5 S.F. / 79.2%) |

| SITE DATA TABLE | |
|--|--|
| LOT 1, GREATER EUROPE MISSION FILING NO. 1 | |
| ZONING | CS |
| PARCEL AREA | 3.59 AC. (156,422 S.F.) |
| BUILDING AREA | +11,784 S.F. |
| BUILDING HEIGHT | 45' MAX. |
| STANDARD SPACES | REQUIRED = 59 SPACES EXISTING = 96 SPACES PROPOSED = 88 SPACES |
| ACCESSIBLE SPACES | 3 ACCESSIBLE SPACES |
| VAN ACCESSIBLE | 1 VAN ACCESSIBLE |
| LANDSCAPE AREA | (87,973.7 S.F. / 56.2%) |
| HARDSCAPE AREA | (68,448.3 S.F. / 43.8%) |

- * RETAIL = 10% OF BLDG S.F. @ 1/600 S.F.
- * WAREHOUSE = 90% OF BLDG S.F. @ 1/1000 S.F.
- 12.5% REDUCTION IN PARKING REQUIREMENT IS WITHIN THE 20% ALLOWED UNDER THE ADMINISTRATIVE RELIEF SECTION IN THE CODE.

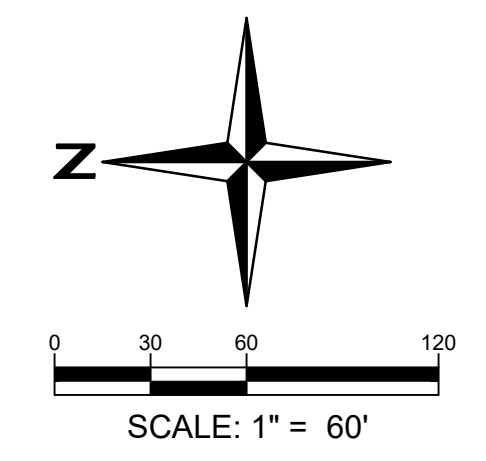
PROPOSED LEGEND

| | |
|----------|---------------------------------|
| [Symbol] | EASEMENT |
| [Symbol] | CURB AND GUTTER |
| [Symbol] | SIDEWALK |
| [Symbol] | CONCRETE PAVEMENT |
| [Symbol] | ASPHALT PAVEMENT |
| [Symbol] | LIMITS OF CONSTRUCTION / SAWCUT |
| [Symbol] | PEDESTRIAN ACCESSIBLE ROUTE |
| [Symbol] | RETAINING WALL |

EXISTING LEGEND

| | |
|----------|------------------|
| [Symbol] | PROPERTY LINE |
| [Symbol] | R.O.W. |
| [Symbol] | LOT LINE |
| [Symbol] | EASEMENT LINE |
| [Symbol] | SECTION LINE |
| [Symbol] | EDGE OF PAVEMENT |
| [Symbol] | CURB AND GUTTER |
| [Symbol] | CONCRETE |
| [Symbol] | FENCE |
| [Symbol] | SETBACK |

NOTE:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

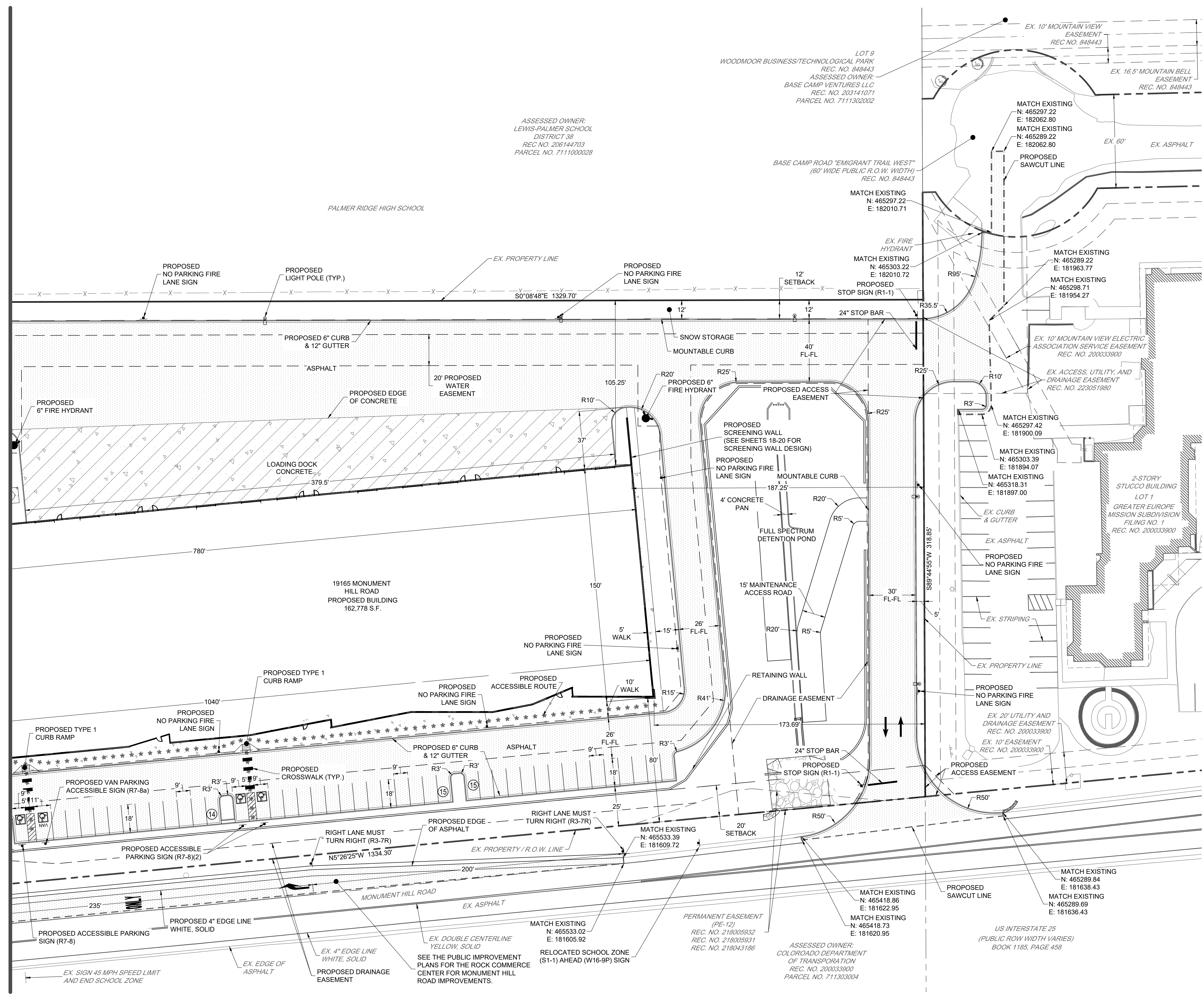


PCD FILE NO. PPR2329

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I:\2023\23009 - The Rock Commerce Center\Sheet Sets\Site Plan\The Rock\23009_Site Plan.dwg tab: 4 OF 24 SITE PLAN Oct 20, 2023 - 3:30pm cszlj

MATCHLINE - SEE SHEET NO. 3 OF 20



- PROPOSED LEGEND**
- EASEMENT
 - CURB AND GUTTER
 - SIDEWALK
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - LIMITS OF CONSTRUCTION / SAWCUT
 - PEDESTRIAN ACCESSIBLE ROUTE
 - RETAINING WALL
 - FIRE HYDRANT
- EXISTING LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE
 - FENCE
 - SETBACK

NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

15 Redland YEARS
WHERE GREAT PLACES BEGIN

720.283.6783
REDLAND, CO, TX

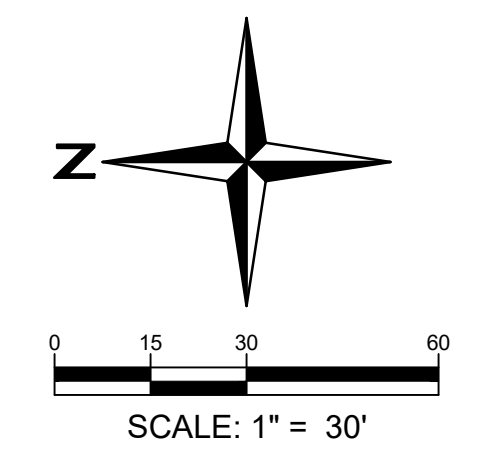
• Land Planning
• Landscape Architecture
• Civil Engineering
• Construction Management

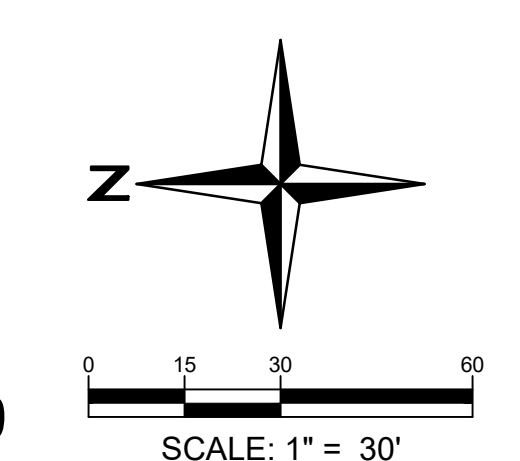
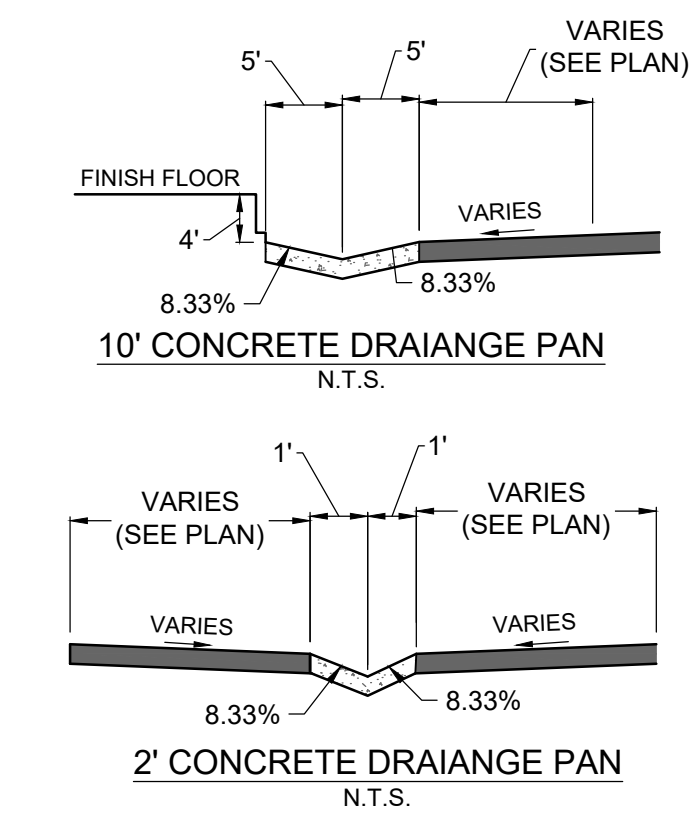
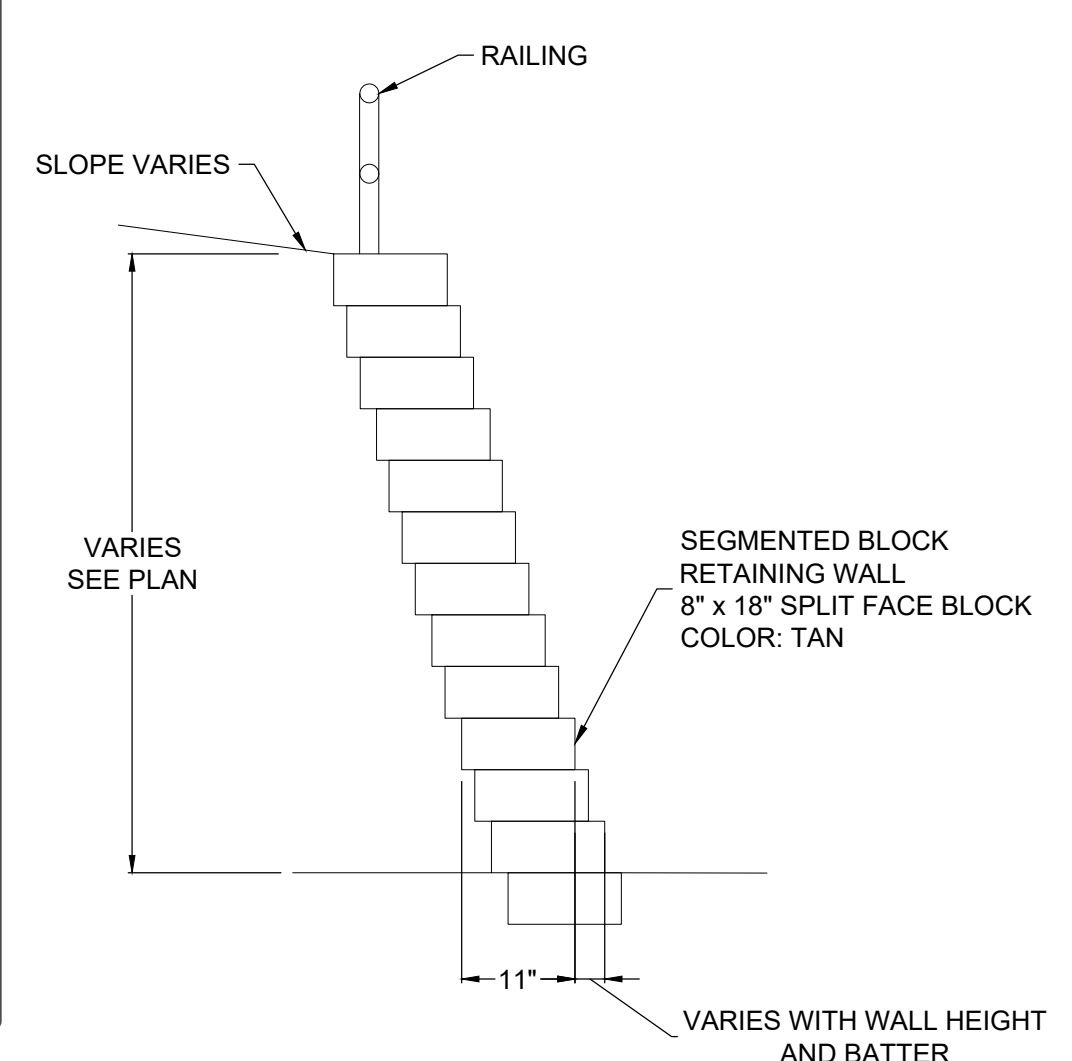
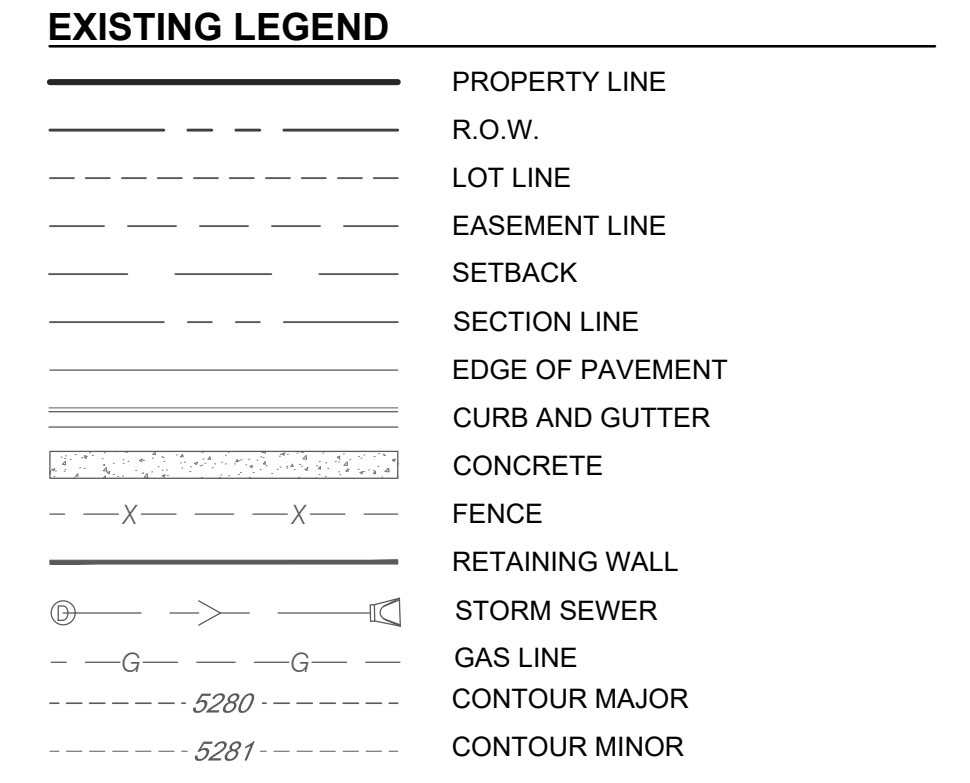
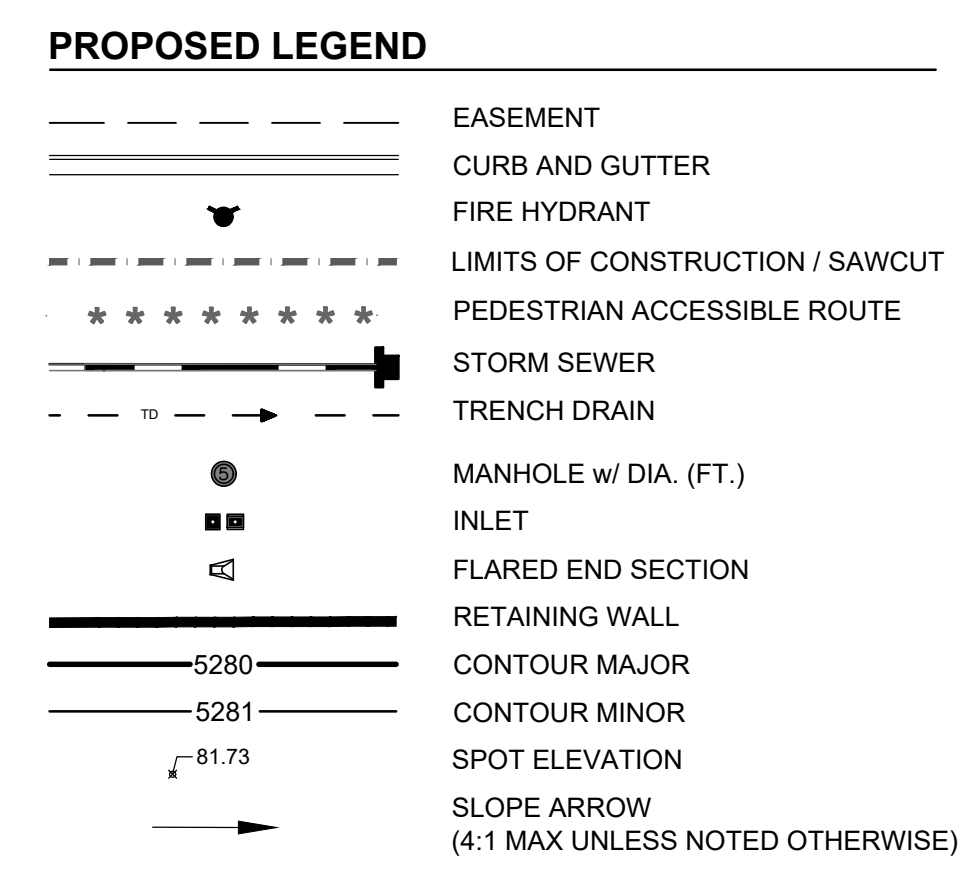
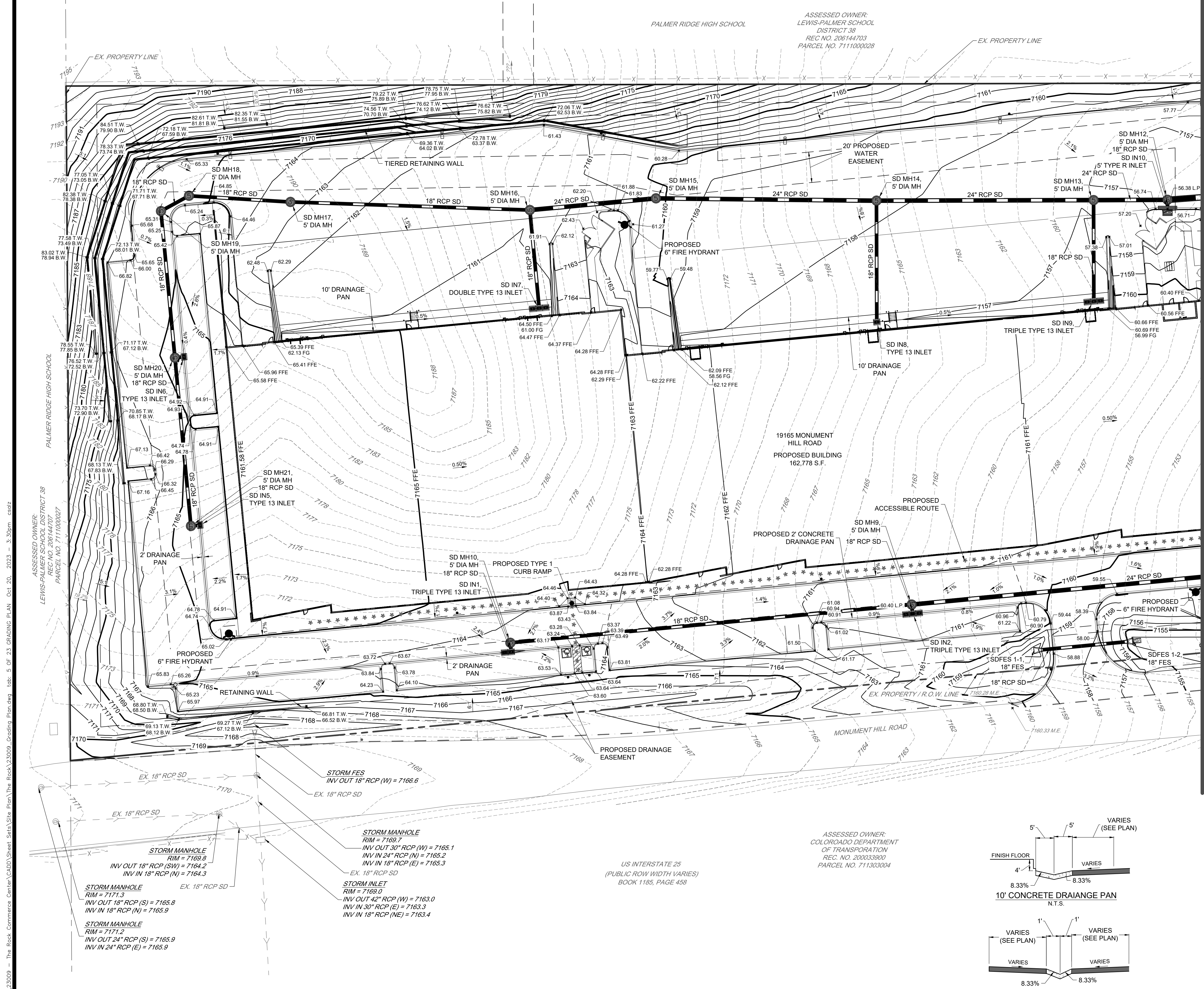
NOT FOR CONSTRUCTION

| PROJECT NO. | DATE | NO. | NOTES |
|-------------|------------|-----|---------------|
| 23009 | 08/08/2023 | 1 | 1ST SUBMITTAL |
| | 10/20/2023 | 2 | 2ND SUBMITTAL |

**THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
SITE PLAN**

PCD FILE NO. PPR2329





I:\2023\23009 - The Rock Commerce Center\CA00\Sheet\Site Plan\The Rock\23009_Grading Plan.dwg, tab: 5 OF 23 GRADING PLAN, Oct 20, 2023 - 3:30pm, caalx
 ASSESSED OWNER: LEWIS-PALMER SCHOOL DISTRICT 38, REC NO. 206144707, PARCEL NO. 7111000027
 ASSESSED OWNER: PALMER RIDGE HIGH SCHOOL, REC NO. 206144703, PARCEL NO. 7111000028
 ASSESSED OWNER: COLORADO DEPARTMENT OF TRANSPORTATION, REC. NO. 200033900, PARCEL NO. 711303004
 US INTERSTATE 25 (PUBLIC ROW WIDTH VARIES) BOOK 1185, PAGE 458

15 Redland

WHERE GREAT PLACES BEGIN

YEARS

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NOT FOR CONSTRUCTION

| PROJECT NO. | DATE | NO. | NOTES |
|-------------|------------|-----|---------------|
| 23009 | 09/08/2023 | 1 | 1ST SUBMITTAL |
| | 10/20/2023 | 2 | 2ND SUBMITTAL |

THE ROCK COMMERCE CENTER

SITE DEVELOPMENT PLAN

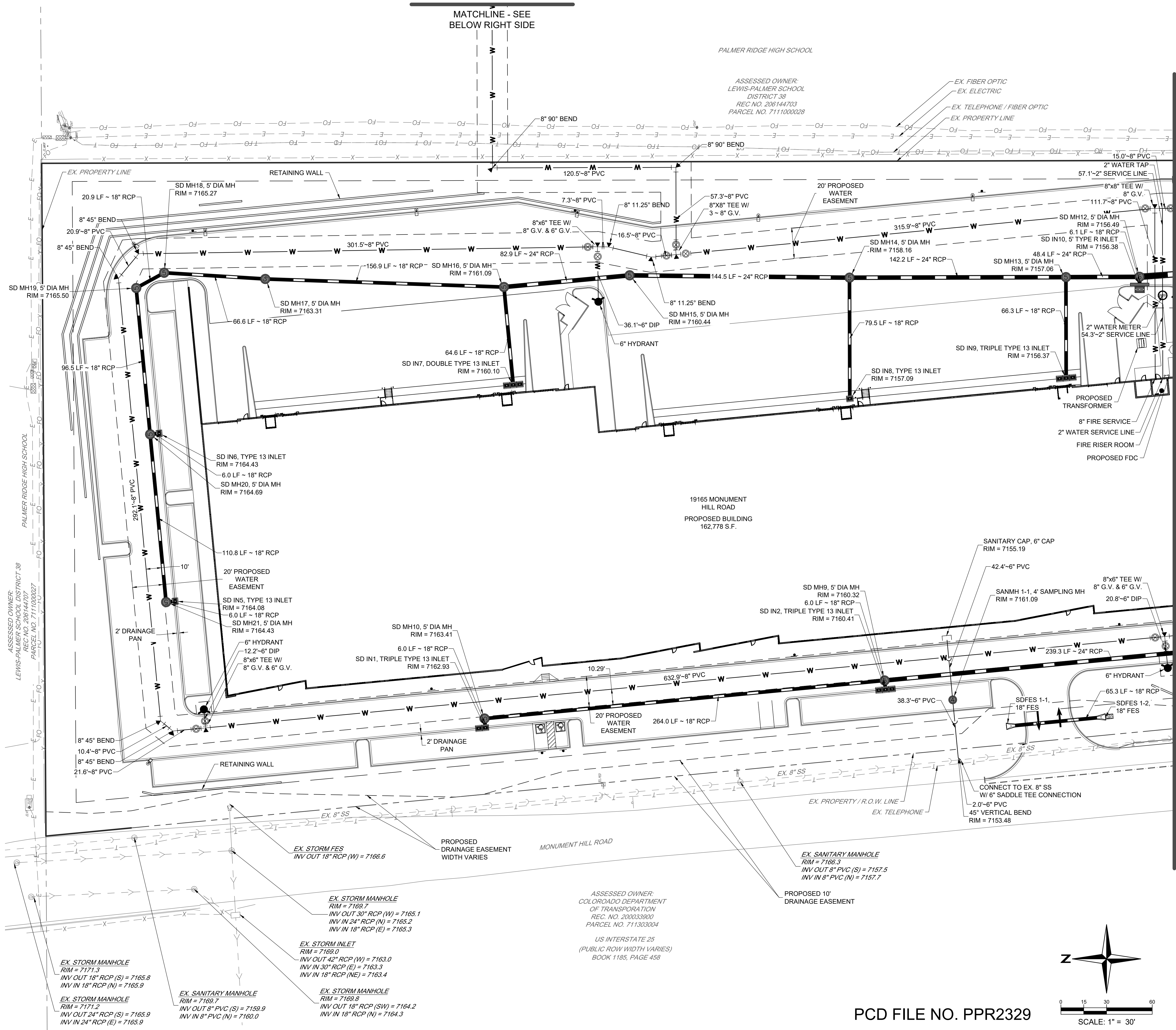
GRADING PLAN

SHEET

5 OF 20

PCD FILE NO. PPR2329

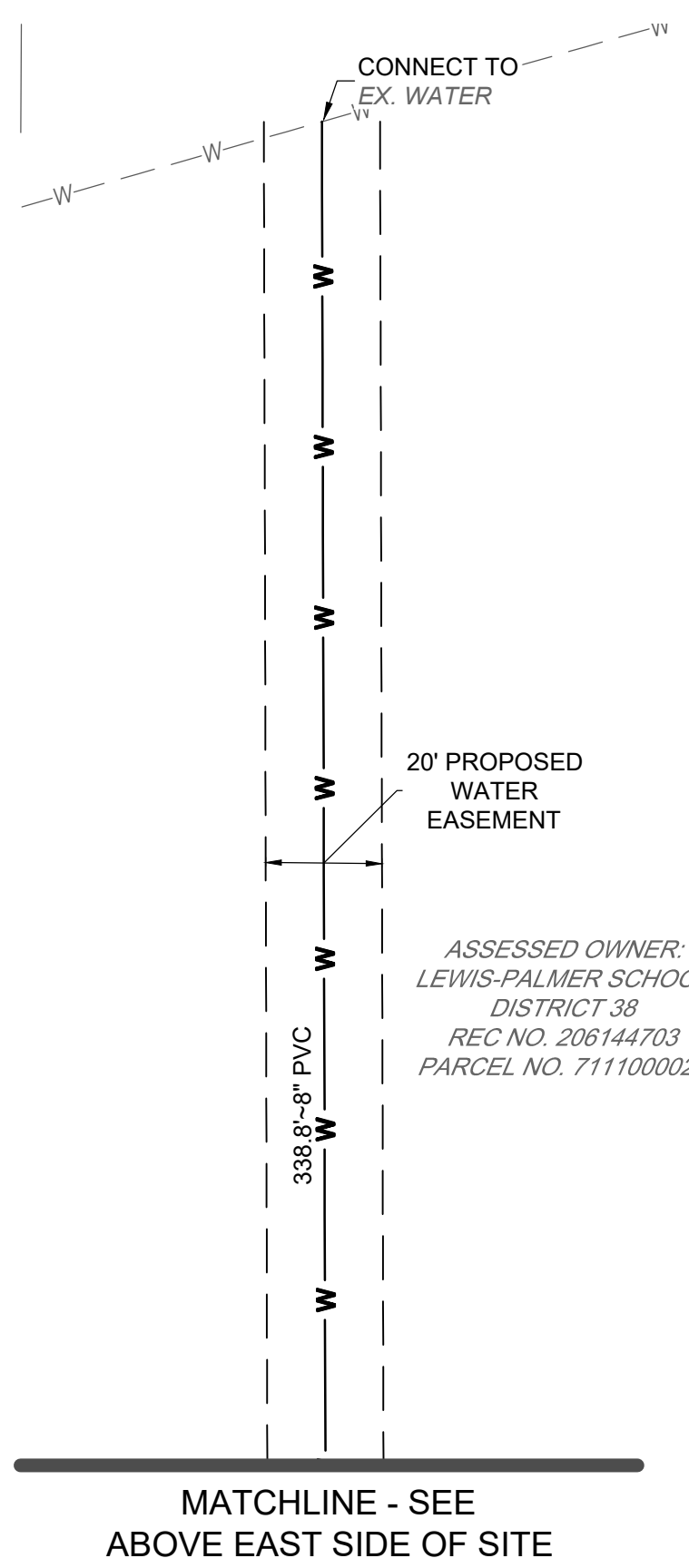
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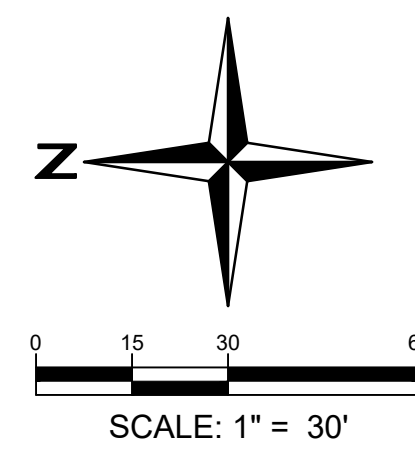
- PROPOSED LEGEND**
- EASEMENT
 - CURB AND GUTTER
 - LIMITS OF CONSTRUCTION / SAWCUT
 - FIRE HYDRANT
 - STORM SEWER
 - SANITARY SEWER
 - TRENCH DRAIN
 - W --- WATER LINE
 - IRR --- IRRIGATION LINE
 - NP --- NONPOTABLE WATER LINE
 - RW --- RAW WATER LINE
 - MANHOLE w/ DIA. (FT.)
 - INLET
 - △ FLARED END SECTION
 - WATER BEND
 - WATER CROSS
 - WATER TEE
 - WATER REDUCER
 - WATER VALVE
 - PLUG/CAP
 - RETAINING WALL
- EXISTING LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - SETBACK
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - FENCE
 - RETAINING WALL
 - WATER LINE
 - RW --- RAW WATER LINE
 - NP --- NON-POTABLE WATER LINE
 - IRR --- IRRIGATION LINE
 - SANITARY SEWER
 - STORM SEWER
 - E --- ELECTRIC LINE
 - G --- GAS LINE
 - T --- TELEPHONE LINE
 - FO --- FIBER OPTICS LINE
 - OH --- OVERHEAD ELECTRIC LINE

MATCHLINE - SEE SHEET NO. 8 OF 20

NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



MATCHLINE - SEE ABOVE EAST SIDE OF SITE



PCD FILE NO. PPR2329

15 Redland
 YEARS WHERE GREAT PLACES BEGIN

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 • Construction Management

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| PROJECT NO. | DATE | NO. | NOTES |
|-------------|------------|-----|---------------|
| 23009 | 08/08/2023 | 1 | 1ST SUBMITTAL |
| | 10/20/2023 | 2 | 2ND SUBMITTAL |

THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
 UTILITY PLAN

ASSESSED OWNER:
 COLORADO DEPARTMENT
 OF TRANSPORTATION
 REC. NO. 200033900
 PARCEL NO. 711303004

US INTERSTATE 25
 (PUBLIC ROW WIDTH VARIES)
 BOOK 1185, PAGE 458

PROPOSED 10' DRAINAGE EASEMENT

EX. SANITARY MANHOLE
 RIM = 7166.3
 INV OUT 8" PVC (S) = 7157.5
 INV IN 8" PVC (N) = 7157.7

EX. STORM MANHOLE
 RIM = 7169.7
 INV OUT 30" RCP (W) = 7165.1
 INV IN 24" RCP (N) = 7165.2
 INV IN 18" RCP (E) = 7165.3

EX. STORM INLET
 RIM = 7169.0
 INV OUT 42" RCP (W) = 7163.0
 INV IN 30" RCP (E) = 7163.3
 INV IN 18" RCP (NE) = 7163.4

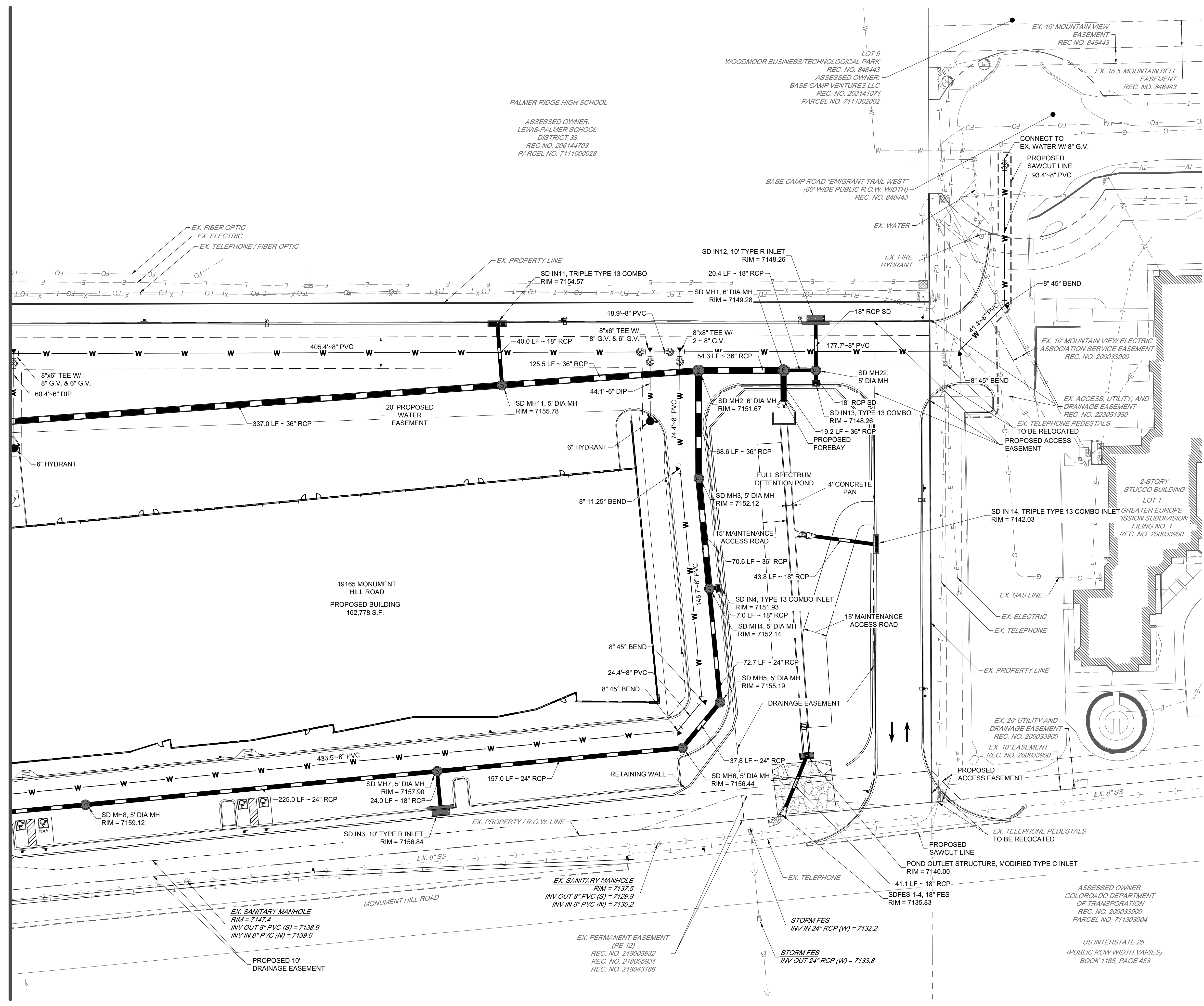
EX. SANITARY MANHOLE
 RIM = 7169.7
 INV OUT 8" PVC (S) = 7159.9
 INV IN 8" PVC (N) = 7160.0

EX. STORM MANHOLE
 RIM = 7171.3
 INV OUT 18" RCP (S) = 7165.8
 INV IN 18" RCP (N) = 7165.9

EX. STORM MANHOLE
 RIM = 7171.2
 INV OUT 24" RCP (S) = 7165.9
 INV IN 24" RCP (E) = 7165.9

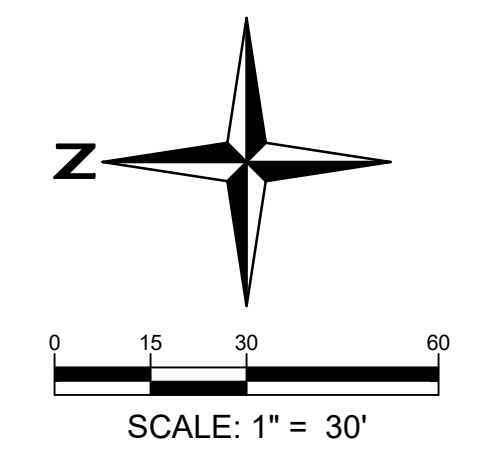
I:\2023\23009 - The Rock Commerce Center\Sheet Sets\Site Plan\The Rock\23009_Utility Plan.dwg Tab: 12 OF 24 UTILITY PLAN Oct. 20, 2023 - 3:30pm csolz

MATCHLINE - SEE SHEET NO. 7 OF 20



- PROPOSED LEGEND**
- EASEMENT
 - CURB AND GUTTER
 - LIMITS OF CONSTRUCTION / SAWCUT
 - FIRE HYDRANT
 - STORM SEWER
 - SANITARY SEWER
 - TRENCH DRAIN
 - WATER LINE
 - IRRIGATION LINE
 - NP --- NONPOTABLE WATER LINE
 - RW --- RAW WATER LINE
 - MANHOLE w/ DIA. (FT.)
 - INLET
 - △ FLARED END SECTION
 - ▽ WATER BEND
 - ⊕ WATER CROSS
 - ⊕ WATER TEE
 - ⊕ WATER REDUCER
 - ⊕ WATER VALVE
 - ⊕ PLUG/CAP
 - ⊕ RETAINING WALL
- EXISTING LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
 - SETBACK
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - FENCE
 - RETAINING WALL
 - WATER LINE
 - RW --- RAW WATER LINE
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 - IRR --- IRRIGATION LINE
 - SANITARY SEWER
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 - T --- TELEPHONE LINE
 - FO --- FIBER OPTICS LINE
 - OH --- OVERHEAD ELECTRIC LINE

NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



PCD FILE NO. PPR2329

15 Redland YEARS
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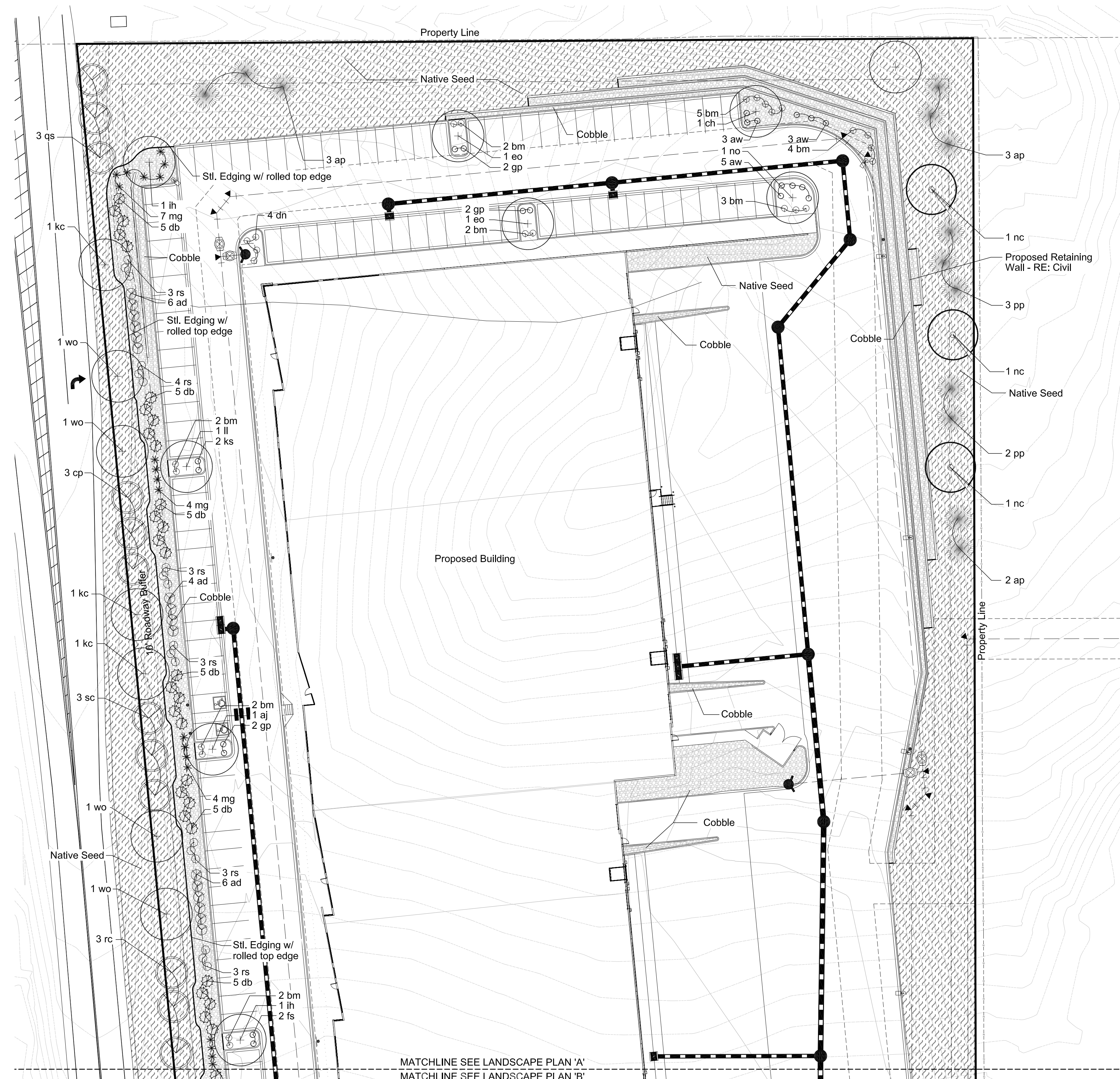
NOT FOR CONSTRUCTION

| PROJECT NO. | DATE | NO. | NOTES |
|-------------|------------|-----|---------------|
| 23009 | 09/08/2023 | 1 | 1ST SUBMITTAL |
| | 10/20/2023 | 2 | 2ND SUBMITTAL |

THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
 UTILITY PLAN

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LANDSCAPE LEGEND:

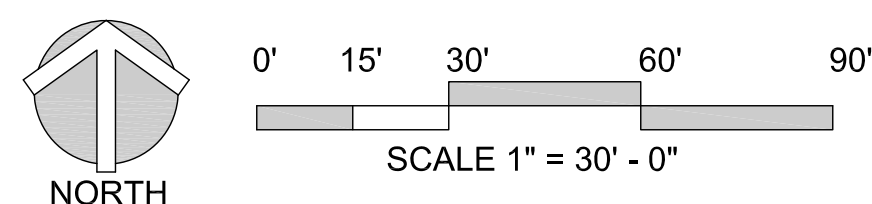
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL

| NATIVE SEED MIX NON-IRRIGATED | | % OF TOTAL | PLS PER ACRE |
|-------------------------------|------------------------|------------|--------------|
| COMMON NAME | SCIENTIFIC NAME | TOTAL | ACRE |
| BLUE GRAMA | BOUTELOUA GRACILIS | 25% | 1.8 LBS. |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 20% | 0.20 LBS. |
| SIDEOATS GRAMA | BOUTELOUA CURTIPENDULA | 20% | 6.3 LBS. |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 15% | 8.2 LBS. |
| BUFFALO GRASS | BOUTELOUA DACTYLOIDES | 10% | 10.7 LBS. |
| INLAND SALTGRASS | DISTICHLIS SPICATA | 1% | 0.60 LBS. |
| PASTURE SAGE | ARTEMISIA FRIGIDA | 1% | 0.01 LBS. |
| BLANKET FLOWER | GAILLARDIA ARTISTATA | 1% | 0.5 LBS. |
| PRAIRIE CONEFLOWER | RATIBIDA COLUMNIFERA | 1% | 0.1 LBS. |
| PURPLE PRAIRIECLOVER | DALEA PURPUREA | 1% | 0.3 LBS. |
| BLUE FLAX | LINUM LEWISII | 1% | 0.4 LBS. |

| DETENTION SEED MIX | | % OF TOTAL | PLS PER ACRE |
|--------------------|------------------------|------------|--------------|
| COMMON NAME | SCIENTIFIC NAME | TOTAL | ACRE |
| BLUE GRAMA | BOUTELOUA GRACILIS | 20% | 1.5 LBS. |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 20% | 0.20 LBS. |
| SWITCHGRASS | PANICUM VIRGATUM | 20% | 3.2 LBS. |
| SIDEOATS GRAMA | BOUTELOUA CURTIPENDULA | 15% | 4.7 LBS. |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 10% | 5.5 LBS. |
| GREEN NEEDLEGRASS | NASELLA VIRIDULA | 10% | 3.3 LBS. |

- 4"-8" ROUND COBBLE OVER FILTER FABRIC
- NON-HATCH PLANTING AREAS
- 2"-4" ROUND COBBLE OVER FILTER FABRIC
- STEEL EDGING w/ ROLLED TOP EDGE
- RETAINING WALL - RE: CIVIL

LANDSCAPE PLAN 'A'



MATCHLINE SEE LANDSCAPE PLAN 'A'
MATCHLINE SEE LANDSCAPE PLAN 'B'

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
phone. 303.808.4523

PCD FILE NO: PPR2329

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|-------------|
| BY | 10/23/23 | RESUBMITTAL |

DRAWN: sdw
CHECKED: jah
DESIGNED: sdw
FILENAME:

SITE DEVELOPMENT PLAN
 THE ROCK COMMERCE CENTER
 LANDSCAPE PLAN 'A'

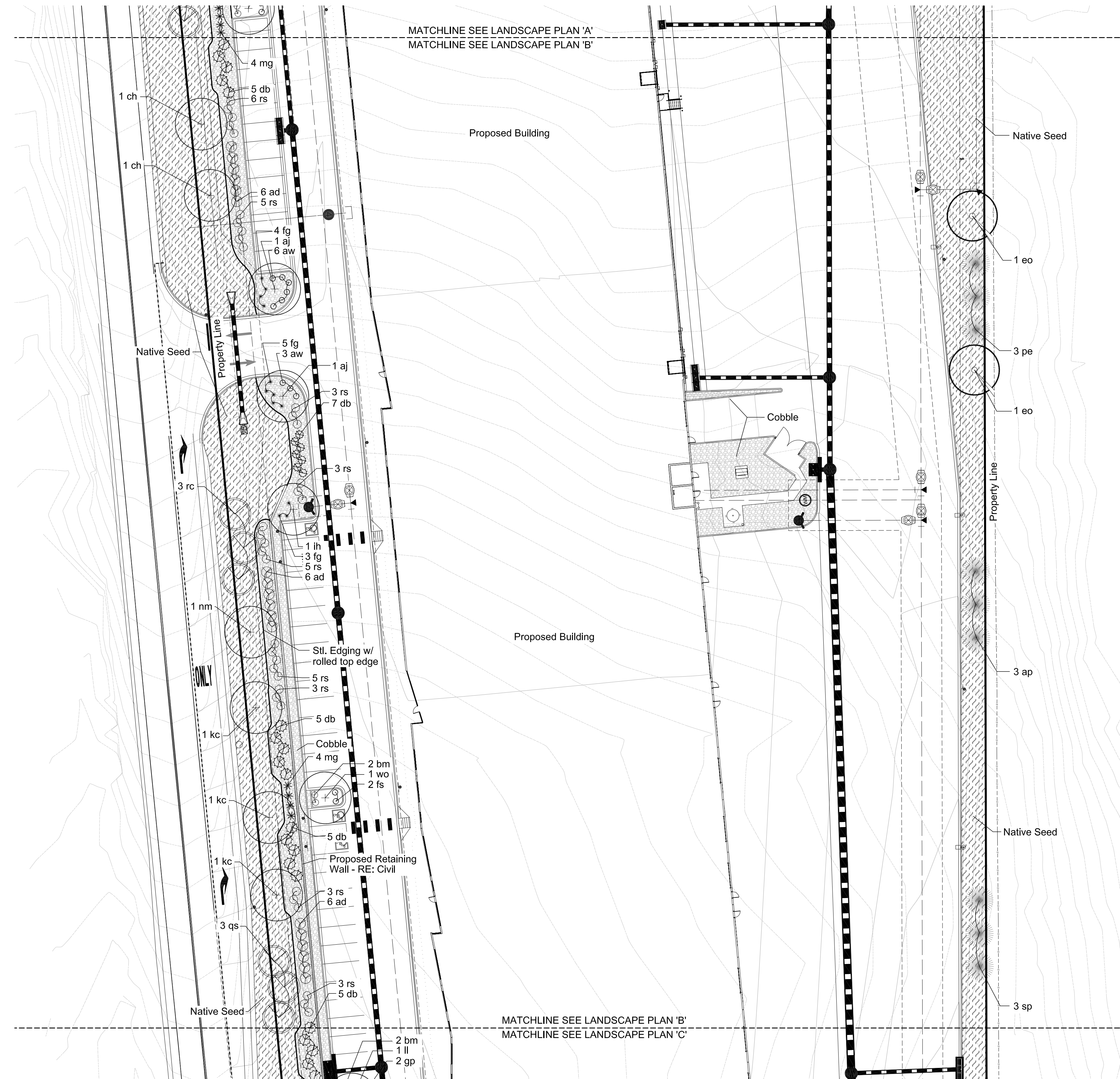


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2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.758.8877 F: 303.758.2294
www.igarch.com

JOB NO.
SCALE: AS SHOWN
DATE: 07/28/2023
SHEETS: 20 SHEET: 9

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LANDSCAPE LEGEND:

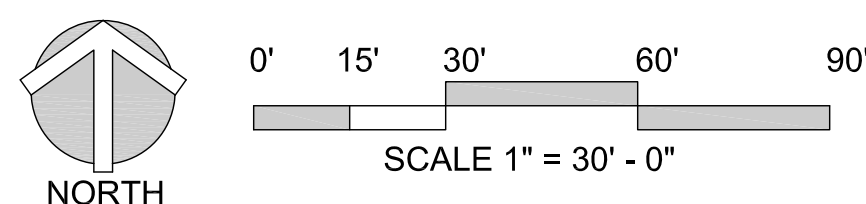
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL

| NATIVE SEED MIX NON-IRRIGATED | | % OF TOTAL | PLS PER ACRE |
|-------------------------------|-------------------------|------------|--------------|
| COMMON NAME | SCIENTIFIC NAME | | |
| BLUE GRAMA | BOUTELOUA GRACILIS | 25% | 1.8 LBS. |
| SAND DROPSEED | SPOROBOLUS CURTIPENDULA | 20% | 0.20 LBS. |
| SIDEOATS GRAMA | BOUTELOUA CURTIPENDULA | 20% | 6.3 LBS. |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 15% | 8.2 LBS. |
| BUFFALO GRASS | BOUTELOUA DACTYLOIDES | 10% | 10.7 LBS. |
| INLAND SALTGRASS | DISTICHLIS SPICATA | 1% | 0.60 LBS. |
| PASTURE SAGE | ARTEMISIA FRIGIDA | 1% | 0.01 LBS. |
| BLANKET FLOWER | GAILLARDIA ARTISTATA | 1% | 0.5 LBS. |
| PRAIRIE CONEFLOWER | RATIBIDA COLUMNIFERA | 1% | 0.1 LBS. |
| PURPLE PRAIRIECLOVER | DALEA PURPUREA | 1% | 0.3 LBS. |
| BLUE FLAX | LINUM LEWISII | 1% | 0.4 LBS. |

| DETENTION SEED MIX | | % OF TOTAL | PLS PER ACRE |
|--------------------|-------------------------|------------|--------------|
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- 4"-8" ROUND COBBLE OVER FILTER FABRIC
- NON-HATCH PLANTING AREAS
- 2"-4" ROUND COBBLE OVER FILTER FABRIC
- STEEL EDGING w/ ROLLED TOP EDGE
- RETAINING WALL - RE: CIVIL

LANDSCAPE PLAN 'A'



STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
phone. 303.808.4523

PCD FILE NO: PPR2329

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|-------------|
| BY | 10/23/23 | RESUBMITTAL |

DRAWN: sdw
CHECKED: jah
DESIGNED: sdw
FILENAME:

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
LANDSCAPE PLAN 'B'

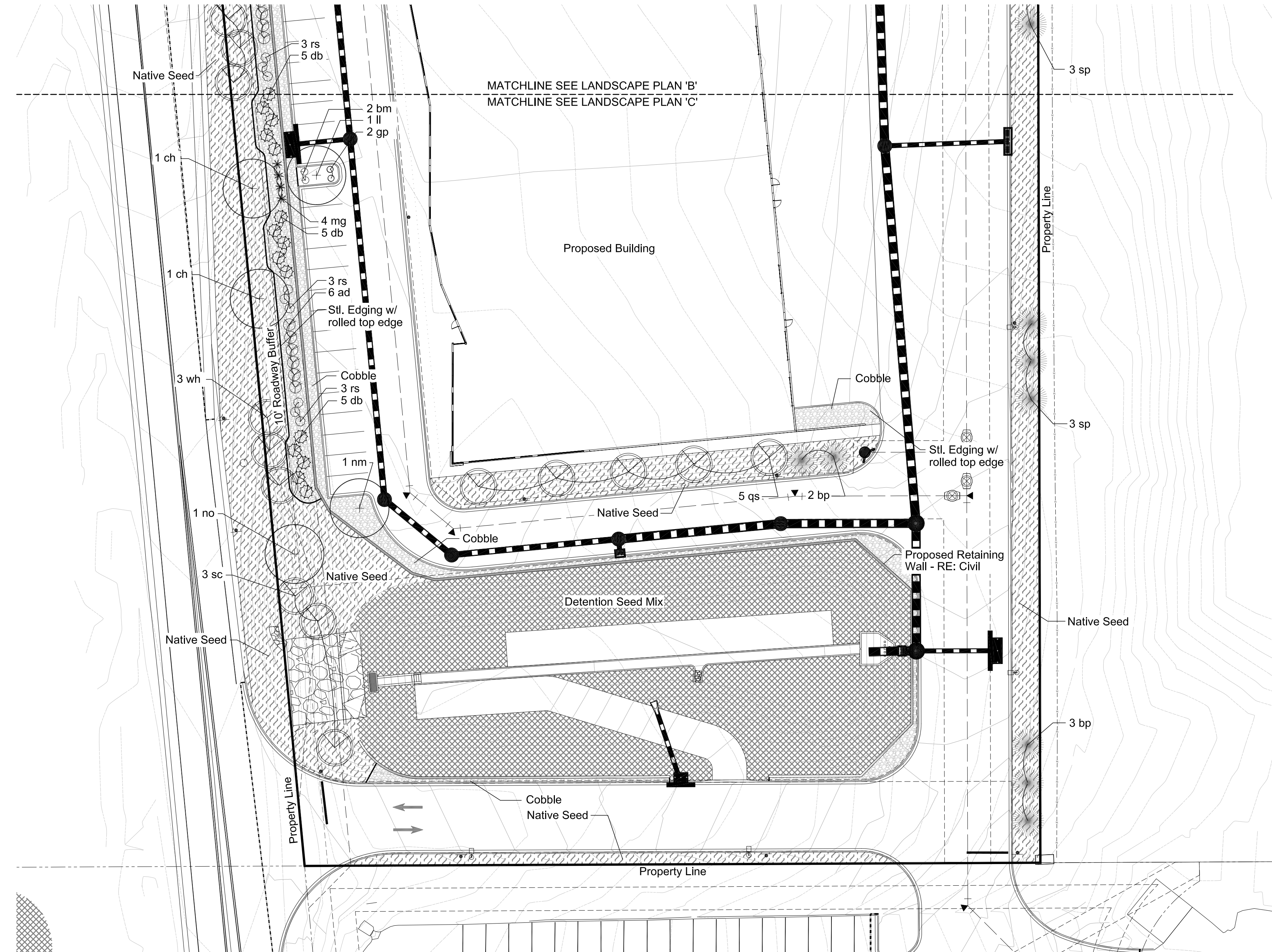


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| | |
|---------|------------|
| JOB NO. | |
| SCALE | AS SHOWN |
| DATE | 07/28/2023 |
| SHEETS | 20 |
| SHEET | 10 |

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LANDSCAPE LEGEND:

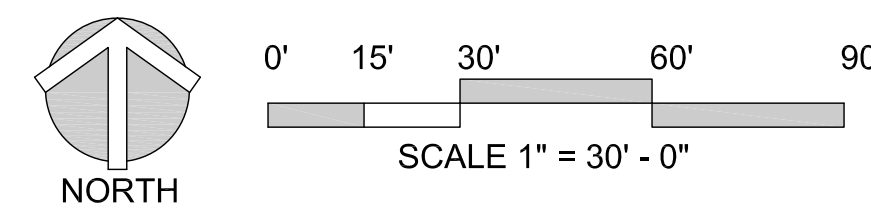
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL

| NATIVE SEED MIX NON-IRRIGATED | | % OF TOTAL | PLS PER ACRE |
|-------------------------------|------------------------|------------|--------------|
| BLUE GRAMA | BOUTELOUA GRACILIS | 25% | 1.8 LBS. |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 20% | 0.20 LBS. |
| SIDEOATS GRAMA | BOUTELOUA CURTIPENDULA | 20% | 6.3 LBS. |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 15% | 8.2 LBS. |
| BUFFALO GRASS | BOUTELOUA DACTYLOIDES | 10% | 10.7 LBS. |
| INLAND SALTGRASS | DISTICHLIS SPICATA | 1% | 0.60 LBS. |
| PASTURE SAGE | ARTEMISIA FRIGIDA | 1% | 0.01 LBS. |
| BLANKET FLOWER | GAILLARDIA ARTISTATA | 1% | 0.5 LBS. |
| PRAIRIE CONEFLOWER | RATIBIDA COLUMNIFERA | 1% | 0.1 LBS. |
| PURPLE PRAIRIECLOVER | DALEA PURPUREA | 1% | 0.3 LBS. |
| BLUE FLAX | LINUM LEWISII | 1% | 0.4 LBS. |

| DETENTION SEED MIX | | % OF TOTAL | PLS PER ACRE |
|--------------------|------------------------|------------|--------------|
| BLUE GRAMA | BOUTELOUA GRACILIS | 20% | 1.5 LBS. |
| SAND DROPSEED | SPOROBOLUS CYRPTANDRUS | 20% | 0.20 LBS. |
| SWITCHGRASS | PANICUM VIRGATUM | 20% | 3.2 LBS. |
| SIDEOATS GRAMA | BOUTELOUA CURIPENDULA | 15% | 4.7 LBS. |
| WESTERN WHEATGRASS | PASCOPYRUM SMITHII | 10% | 5.5 LBS. |
| GREEN NEEDLEGRASS | NASELLA VIRIDULA | 10% | 3.3 LBS. |

- 4"-8" ROUND COBBLE OVER FILTER FABRIC
- NON-HATCH PLANTING AREAS
- 2"-4" ROUND COBBLE OVER FILTER FABRIC
- STEEL EDGING w/ ROLLED TOP EDGE
- RETAINING WALL - RE: CIVIL

LANDSCAPE PLAN 'A'



| REVISIONS | DATE | DESCRIPTION |
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| BY | 10/23/23 | RESUBMITTAL |

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DESIGNED: sdw
FILENAME:

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
LANDSCAPE PLAN 'C'



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PCD FILE NO: PPR2329

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| JOB NO. | XX-XXXX |
| SCALE | AS SHOWN |
| DATE | 07/28/2023 |
| SHEETS | SHEET |
| 20 | 11 |

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE 3/8 INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
- IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

SOIL ANALYSIS CONTRACTOR REQUIREMENT

"THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL."

SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.

PLANT MATERIAL SCHEDULE:

| SYMBOL | QTY. | I.D. | COMMON NAME | BOTANICAL NAME | SIZE | COND. |
|------------------------|---------------------------|------|-------------------------|--|-------------|-------|
| SHADE TREES | | | | | | |
| | 2 | nm | NORWAY MAPLE | ACER PLATANOIDES | 1 1/2" CAL. | B & B |
| | 3 | aj | AUTUMN BLAZE MAPLE | ACER X FREEMANII 'JEFFERSRED' | 1 1/2" CAL. | B & B |
| | 5 | ch | COMMON HACKBERRY | CELTIS OCCIDENTALIS | 1 1/2" CAL. | B & B |
| | 3 | ih | IMPERIAL HONEY LOCUST | GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' | 1 1/2" CAL. | B & B |
| | 6 | kc | KENTUCKY COFFEE TREE | GYMNOCLADUS DIOICUS | 1 1/2" CAL. | B & B |
| | 3 | nc | NARROWLEAF COTTONWOOD | NARROWLEAF COTTONWOOD | 1 1/2" CAL. | B & B |
| | 5 | wo | SWAMP WHITE OAK | QUERCUS BICOLOR | 1 1/2" CAL. | B & B |
| | 2 | no | NORTHERN RED OAK | QUERCUS RUBRA | 1 1/2" CAL. | B & B |
| | 2 | ll | LITTLELEAF LINDEN | TILIA CORDATA | 1 1/2" CAL. | B & B |
| | 4 | eo | ENGLISH OAK | QUERCUS ROBUR | 1 1/2" CAL. | B & B |
| | ORNAMENTAL TREES | | | | | |
| | 3 | wh | WASHINGTON HAWTHORN | CRATAEGUS PHAENOPYRUM | 1" CAL. | B & B |
| | 6 | rc | RADIANT CRABAPPLE | MALAU 'RADIANT' | 1" CAL. | B & B |
| | 6 | sc | SPRING SNOW CRABAPPLE | MALUS 'SPRING SNOW' | 1" CAL. | B & B |
| | 3 | cp | CHANTICLEER PEAR | PYRUS CALLERYANA | 1" CAL. | B & B |
| | 11 | qs | CRIMSON SPIRE OAK | QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' | 1" CAL. | B & B |
| EVERGREEN TREES | | | | | | |
| | 3 | pe | PINON PINE | PINUS EDULIS | 6' HT. | B & B |
| | 11 | ap | AUSTRIAN PINE | PINUS NIGRA | 6' HT. | B & B |
| | 5 | pp | PONDEROSA PINE | PINUS PONDEROSA | 6' HT. | B & B |
| | 6 | sp | SOUTHWESTERN WHITE PINE | PINUS STROBIFORMIS | 6' HT. | B & B |
| | 5 | bp | BOSNIA PINE | PINUS HELDREICHII | 6' HT. | B & B |
| SHRUBS | | | | | | |
| | 2 | ks | DARK KNIGHT SPIREA | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | 5 GAL. | CONT. |
| | 20 | aw | ANOTHONY WATERER SPIREA | SPIREA JAPONICA 'ANTHONY WATER' | 5 GAL. | CONT. |
| | 4 | fs | GOLD FLAME SPIREA | SPIREA JAPONICA 'GOLDFLAME' | 5 GAL. | CONT. |
| | 8 | gp | GOLD DROP POTENTILLA | POTENTILLA FRUITICOSA 'GOLD DROP' | 5 GAL. | CONT. |
| | 26 | bm | BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS | 5 GAL. | CONT. |
| | 67 | db | DWARF BURNING BUSH | EOUNYMUS ALATA 'DWARF NANA' | 5 GAL. | CONT. |
| | 61 | rs | RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA | 5 GAL. | CONT. |
| | 40 | ad | ARCTIC FIRE DOGWOOD | CORNUS STOLONIFERA 'FARROW' | 5 GAL. | CONT. |
| | 4 | dn | DWARF NINEBARK | PHYSOCARPUS-OPULIFOLIUS 'NANUS' | 5 GAL. | CONT. |
| | ORNAMENTAL GRASSES | | | | | |
| | 27 | mg | MAIDEN GRASS | MISCANTHUS SINENSIS 'GRACILLIMUS' | 1 GAL. | CONT. |
| | 12 | fg | MEXICAN FEATHER GRASS | NESSELLA TENUISSIMA | 1 GAL. | CONT. |

Roadway Buffer

| MONUMENT HILL ROAD NON-ARTERIAL | REQUIRED ROADWAY BUFFER | PROVIDED ROADWAY BUFFER | REQUIRED TREES 1 TREE / 30 LN.FT. | PROVIDED TREES |
|---------------------------------|-------------------------|-------------------------|-----------------------------------|----------------|
| 1,175 LN.FT. | 10 FEET | 10 FEET | 40 | 40 |

Internal Landscaping

| SITE AREA | INTERNAL LANDSCAPE AREA REQUIRED - (5%) | INTERNAL LANDSCAPE AREA PROVIDED | REQUIRED TREES 1 TREE / 500 SF | PROVIDED TREES |
|-------------|---|----------------------------------|--------------------------------|----------------|
| 505,679 SF. | 25,284 SF. | 115,434 SF. | 51 | 54 |



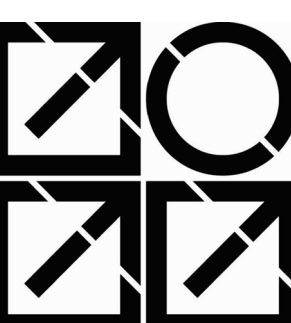
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PCD FILE NO: PPR2329

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| BY | RESUBMITTAL |

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| FILENAME | |

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
LANDSCAPE NOTES



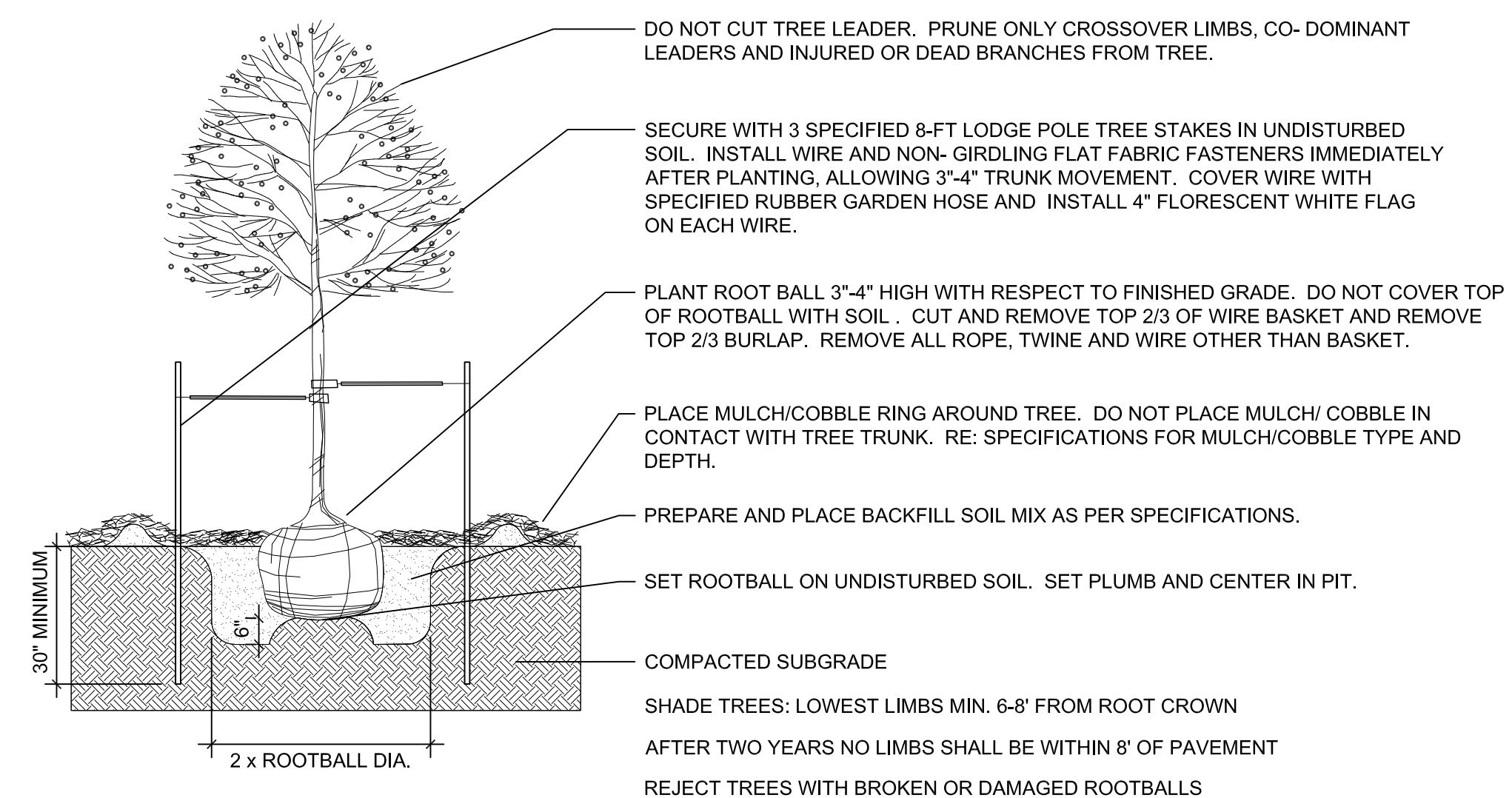
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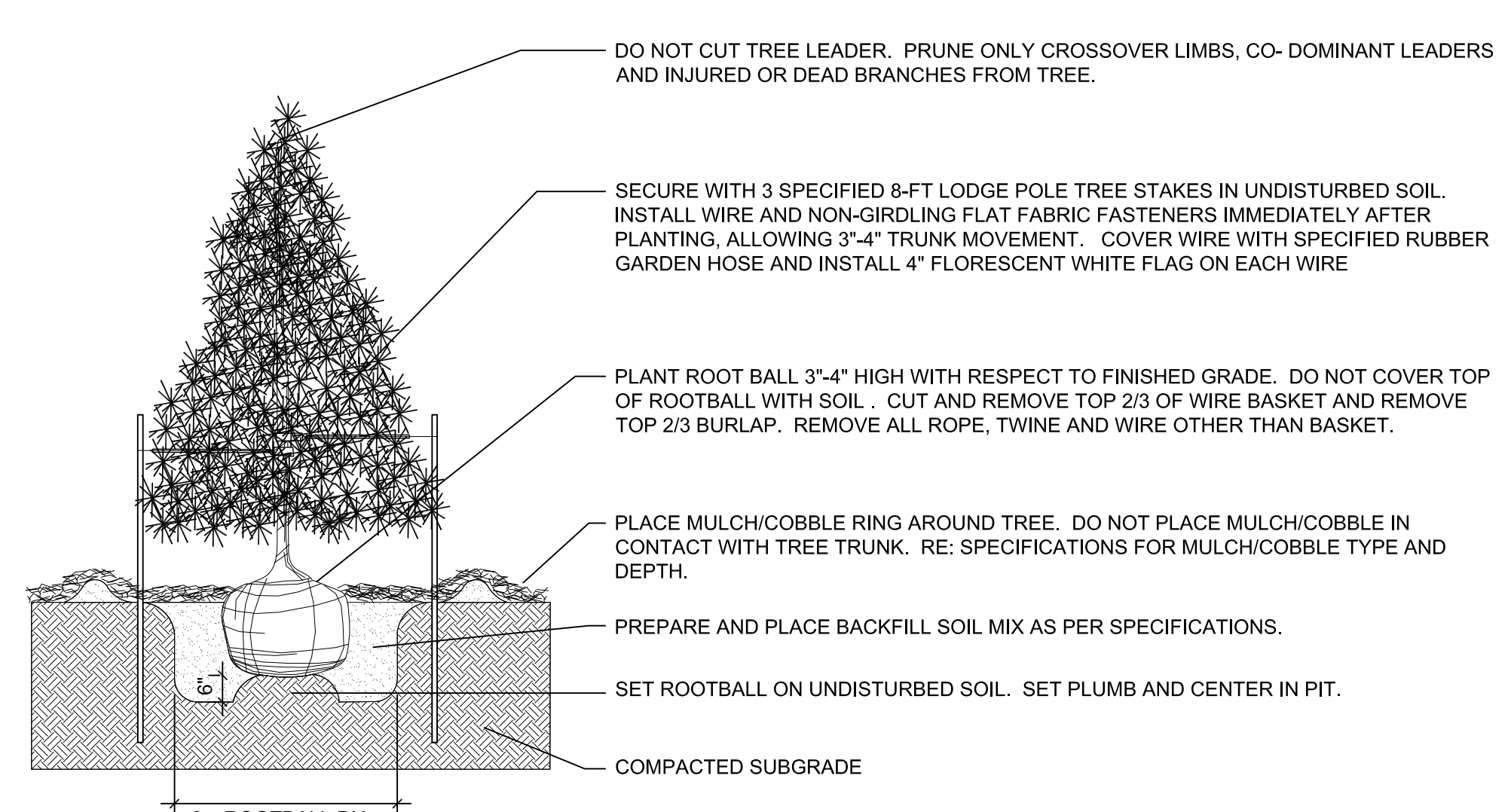
SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

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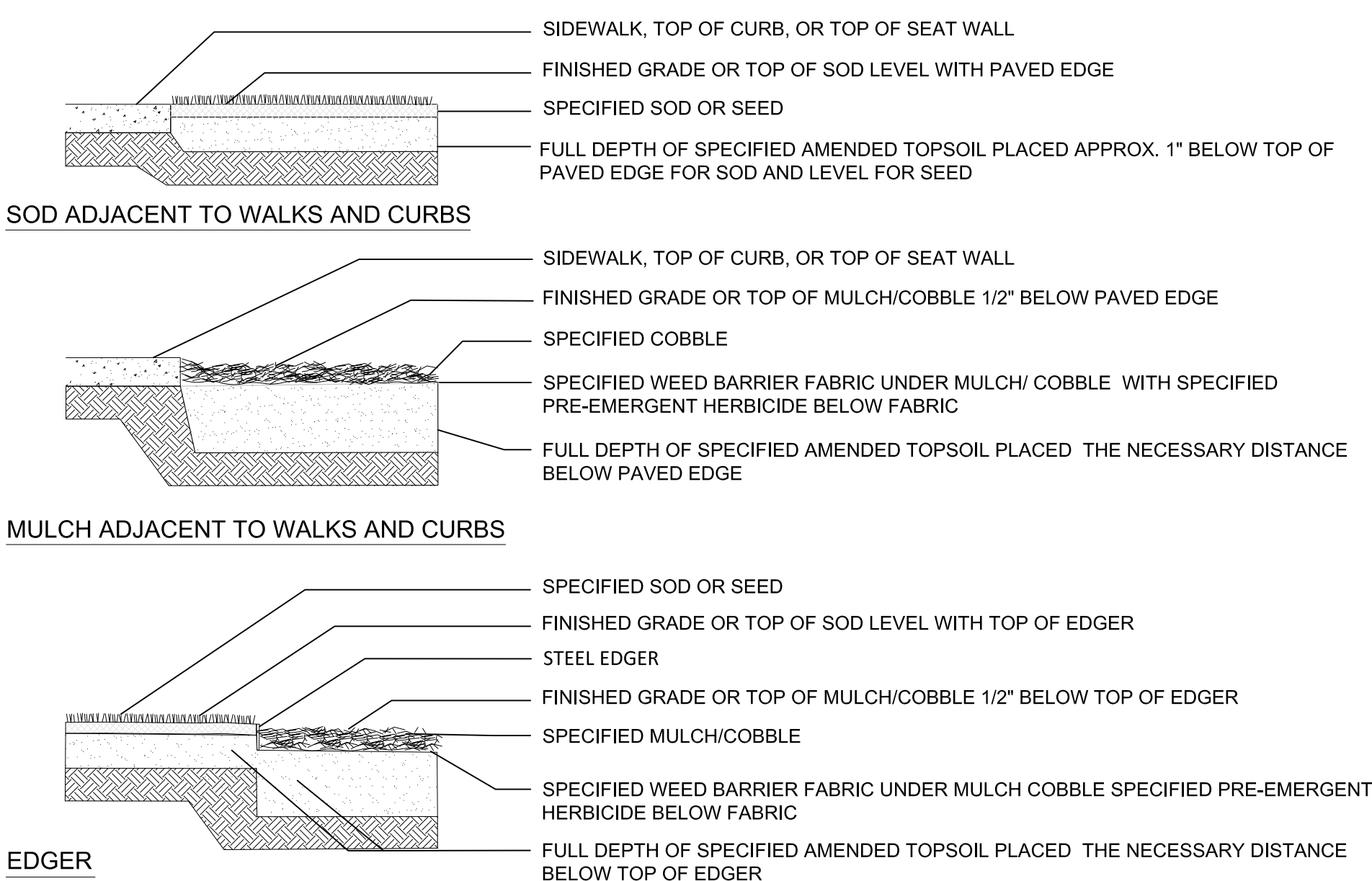
1 DECIDUOUS TREE
NOT TO SCALE

- DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.
- SECURE WITH 3 SPECIFIED 8-FT LODGE POLE TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT WHITE FLAG ON EACH WIRE.
- PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL. CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.
- PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.
- PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.
- SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.
- COMPACTED SUBGRADE
- SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN
- AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT
- REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS



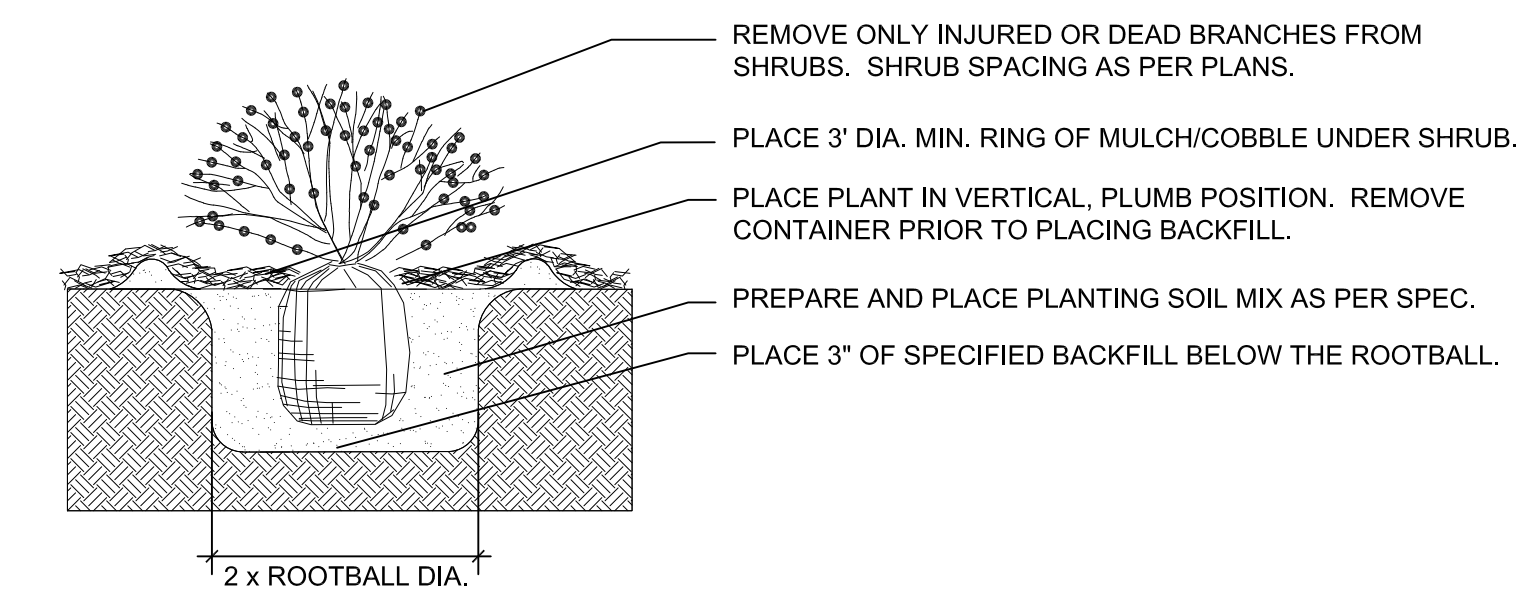
2 EVERGREEN TREE PLANTING
NOT TO SCALE

- DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.
- SECURE WITH 3 SPECIFIED 8-FT LODGE POLE TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT WHITE FLAG ON EACH WIRE.
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- PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.
- SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.
- COMPACTED SUBGRADE
- REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS



3 EDGE TREATMENT
NOT TO SCALE

- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL
- FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE
- SPECIFIED SOD OR SEED
- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED
- SOD ADJACENT TO WALKS AND CURBS
- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL
- FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE
- SPECIFIED COBBLE
- SPECIFIED WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC
- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW PAVED EDGE
- MULCH ADJACENT TO WALKS AND CURBS
- SPECIFIED SOD OR SEED
- FINISHED GRADE OR TOP OF SOD LEVEL WITH TOP OF EDGER
- STEEL EDGER
- FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER
- SPECIFIED MULCH/COBBLE
- SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC
- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP OF EDGER
- EDGER



4 SHRUB PLANTING
NOT TO SCALE

- REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.
- PLACE 3" DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.
- PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.
- PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

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CHECKED: jah
DESIGNED: sdw
FILENAME:

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
LANDSCAPE DETAILS

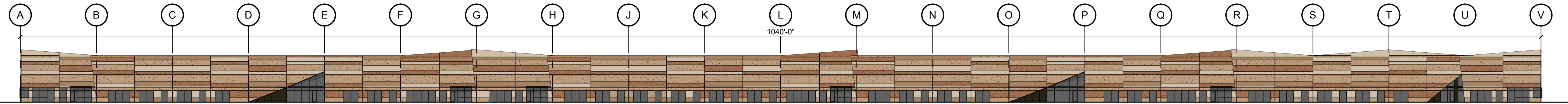


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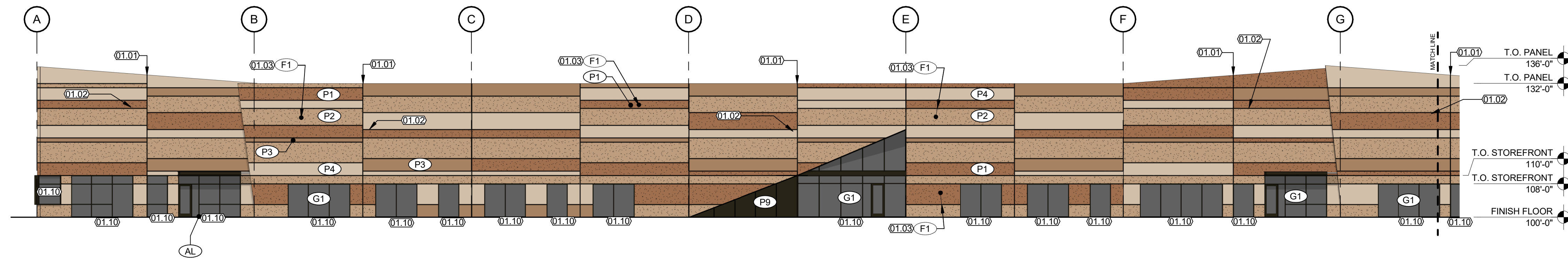
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| SCALE | AS SHOWN |
| DATE | 07/28/2023 |
| SHEETS | 20 |
| SHEET | 13 |

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

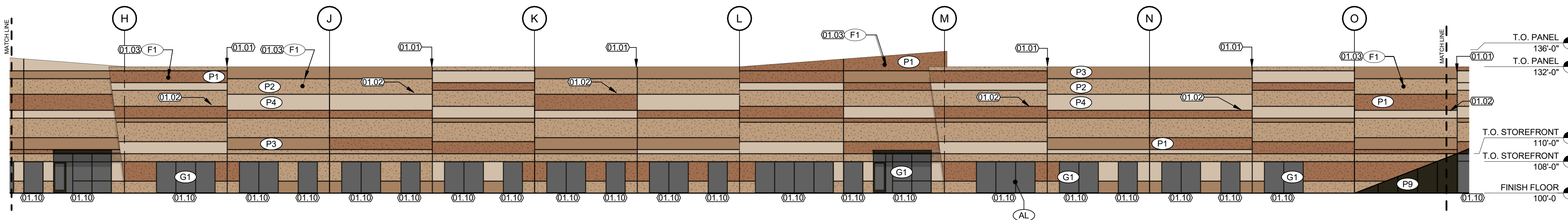
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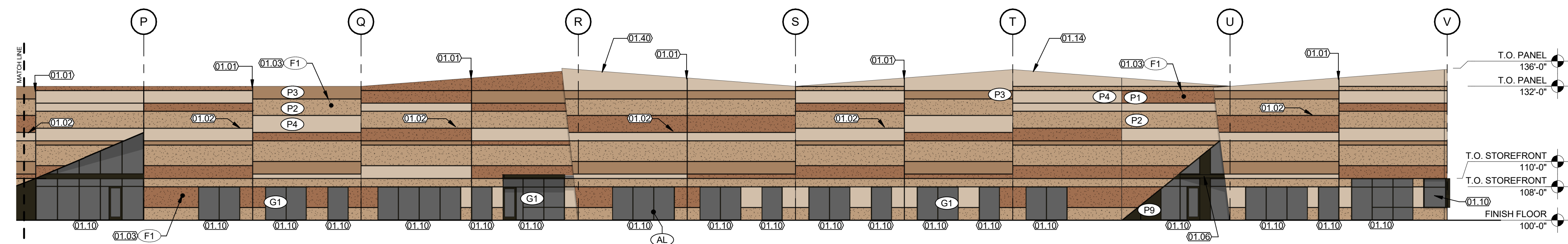
1 OVERALL WEST ELEVATION
SCALE: 1" = 40'-0"



2 ENLARGED WEST ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



3 ENLARGED WEST ELEVATION - MID
SCALE: 1/16" = 1'-0"



4 ENLARGED WEST ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
- 01.02 3/4" x 2 1/4" REVEAL, PAINTED.
- 01.03 US FORMLINER 2/156 STEINWALD.
- 01.06 STEEL CHANNEL ENTRY CANOPY TO ATTACH TO CONC. TILT-UP WALL WITH T.S. SUPPORTS, PAINTED.
- 01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
- 01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
- 01.40 PREFINISHED METAL CAP FLASHING, TYP @ ALL CONCRETE PANELS.

EXTERIOR FINISH LEGEND

| KEY | DESCRIPTION | IMAGE | MANUFACTURER | REMARKS / COMMENTS |
|-----|-------------------------|-------|--|------------------------------|
| P1 | EXTERIOR PAINT | | GLIDDEN #50YR 18/223 "SOFT COPPER" | MEDIUM TEXTURE @ CONC. PANEL |
| F1 | CONCRETE TILT UP ACCENT | | US FORMLINER | 2/156 STEINWALD ROCK PATTERN |
| P2 | EXTERIOR PAINT | | GLIDDEN #10YY 41/175 "HIGHLAND PLAINS" | MEDIUM TEXTURE @ CONC. PANEL |
| P3 | EXTERIOR PAINT | | GLIDDEN #20YY 33/145 "DEACON'S BENCH" | MEDIUM TEXTURE @ CONC. PANEL |
| P4 | EXTERIOR PAINT | | GLIDDEN #20YY 51/098 "LEGEND TAN" | MEDIUM TEXTURE @ CONC. PANEL |
| P5 | EXTERIOR PAINT | | GLIDDEN #30YY 46/036 "ZEPPELIN" | MEDIUM TEXTURE @ CONC. PANEL |
| F2 | CONCRETE TILT UP ACCENT | | US FORMLINER | 2/75 KOCHER - HORIZONTAL |
| P6 | EXTERIOR PAINT | | GLIDDEN #30YY 33/047 "OLD MONTEREY" | MEDIUM TEXTURE @ CONC. PANEL |
| P7 | EXTERIOR PAINT | | GLIDDEN #30YY 20/029 "MANSARD STONE" | MEDIUM TEXTURE @ CONC. PANEL |
| P8 | EXTERIOR PAINT | | GLIDDEN #30YY 10/038 "FOREST BLACK" | MEDIUM TEXTURE @ CONC. PANEL |
| P9 | EXTERIOR PAINT | | GLIDDEN #30YY 05/044 "THE DARK SIDE" | MEDIUM TEXTURE @ CONC. PANEL |
| G1 | GLAZING | | VITRO GLASS - SOLARGRAY | |
| AL | STOREFRONT FRAME | | DARK BRONZE | |

| REVISIONS | DESCRIPTION |
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| DATE | RESUBMITTAL |
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| DRAWN | CBW |
| CHECKED | BS |
| DESIGNED | KS |
| FILENAME | XX-XXXX |

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
EXTERIOR ELEVATIONS



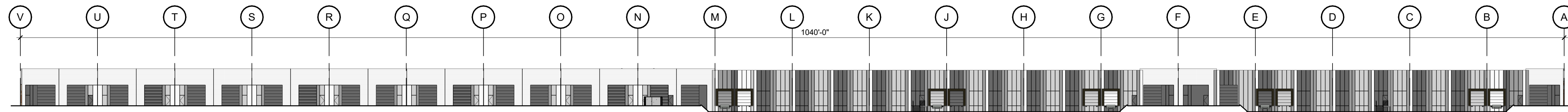
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| SCALE | AS SHOWN |
| DATE | 07/28/2023 |
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| SHEET | 14 |

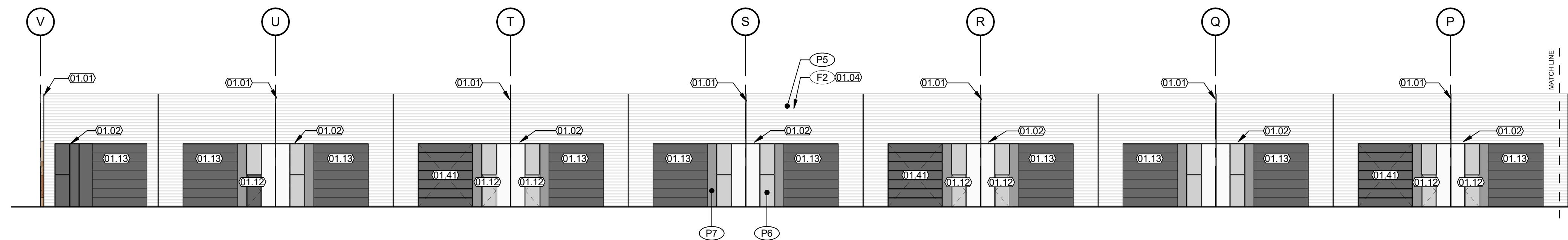
PCD FILE NO: PPR2329

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

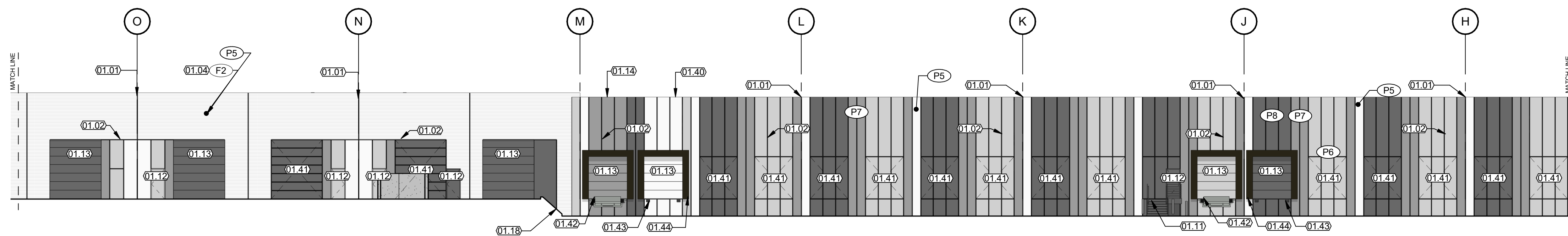
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TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



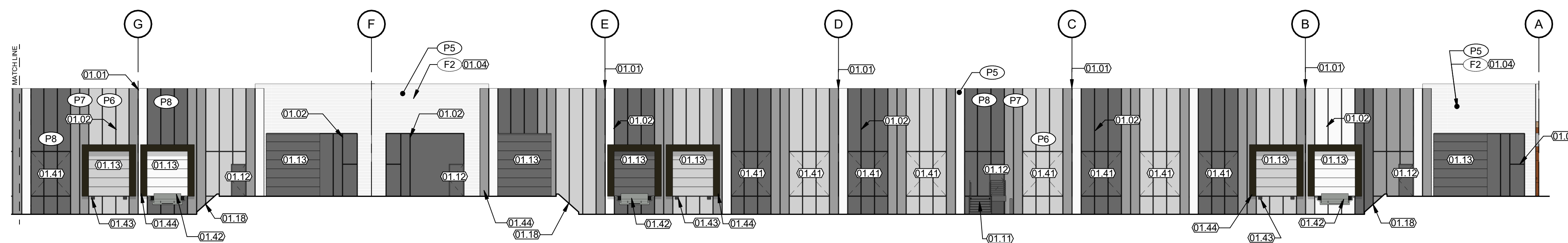
1 OVERALL EAST ELEVATION
SCALE: 1" = 40'-0"



2 ENLARGED EAST ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



3 ENLARGED EAST ELEVATION - MID
SCALE: 1/16" = 1'-0"



4 ENLARGED EAST ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
- 01.02 3/4" x 2 1/4" REVEAL, PAINTED.
- 01.04 US FORMLINER 2/75 KOCHER - ORIENTATION HORIZONTAL.
- 01.11 EXTERIOR STEEL STAIRS, LANDING, GUARDRAIL & HANDRAILS. TREAD & LANDING TO BE 1" DEEP OPEN GRATING WITH LONG DIM. PERP. TO PATH OF TRAVEL. GUARDRAIL TO BE 1 1/2"Ø x 42"H. WITH 1 1/2"Ø x 34"H. HARDRAIL, PAINTED.
- 01.12 INSULATED H.M. MAN DOOR, PAINT TO MATCH ADJACENT WALL SURFACE COLOR, U.N.O.
- 01.13 INSULATED STEEL O.H. DOOR, PAINTED - SEE FINISH LEGEND.
- 01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
- 01.18 SLOPING CONCRETE RETAINING WALL.
- 01.40 PREFINISHED METAL CAP FLASHING, TYP @ ALL CONCRETE PANELS.
- 01.41 AREA TO BE KNOCK-OUT FOR FUTURE DOCK DOOR, PROVIDE 1 1/2" DEEP REGRESS. TYPICAL 3/4" x 2 1/4" REVEALS WITHIN RECESS TO PROVIDE THE O.H. DOOR APPEARANCE.
- 01.42 6' x 8' DOCK LEVELER
- 01.43 DOCK BUMPER, TYP. @ DOCK LEVELER
- 01.44 DOCK SEAL, TYP @ DOCK HEIGHT O.H. DOORS

EXTERIOR FINISH LEGEND

| KEY | DESCRIPTION | IMAGE | MANUFACTURER | REMARKS / COMMENTS |
|-----|-------------------------|-------|--|------------------------------|
| P1 | EXTERIOR PAINT | | GLIDDEN #50YR 18/223 "SOFT COPPER" | MEDIUM TEXTURE @ CONC. PANEL |
| F1 | CONCRETE TILT UP ACCENT | | US FORMLINER | 2/156 STEINWALD ROCK PATTERN |
| P2 | EXTERIOR PAINT | | GLIDDEN #10YY 41/175 "HIGHLAND PLAINS" | MEDIUM TEXTURE @ CONC. PANEL |
| P3 | EXTERIOR PAINT | | GLIDDEN #20YY 33/145 "DEACON'S BENCH" | MEDIUM TEXTURE @ CONC. PANEL |
| P4 | EXTERIOR PAINT | | GLIDDEN #20YY 51/098 "LEGEND TAN" | MEDIUM TEXTURE @ CONC. PANEL |
| P5 | EXTERIOR PAINT | | GLIDDEN #30YY 46/036 "ZEPPELIN" | MEDIUM TEXTURE @ CONC. PANEL |
| F2 | CONCRETE TILT UP ACCENT | | US FORMLINER | 2/75 KOCHER - HORIZONTAL |
| P6 | EXTERIOR PAINT | | GLIDDEN #30YY 33/047 "OLD MONTEREY" | MEDIUM TEXTURE @ CONC. PANEL |
| P7 | EXTERIOR PAINT | | GLIDDEN #30YY 20/029 "MANSARD STONE" | MEDIUM TEXTURE @ CONC. PANEL |
| P8 | EXTERIOR PAINT | | GLIDDEN #30YY 10/038 "FOREST BLACK" | MEDIUM TEXTURE @ CONC. PANEL |
| P9 | EXTERIOR PAINT | | GLIDDEN #30YY 05/044 "THE DARK SIDE" | MEDIUM TEXTURE @ CONC. PANEL |
| G1 | GLAZING | | VITRO GLASS - SOLARGRAY | |
| AL | STOREFRONT FRAME | | DARK BRONZE | |

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SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
EXTERIOR ELEVATIONS



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| SCALE | AS SHOWN |
| DATE | 07/28/2023 |
| SHEETS | SHEET |
| 20 | 15 |

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

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TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

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**SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
EXTERIOR ELEVATIONS**



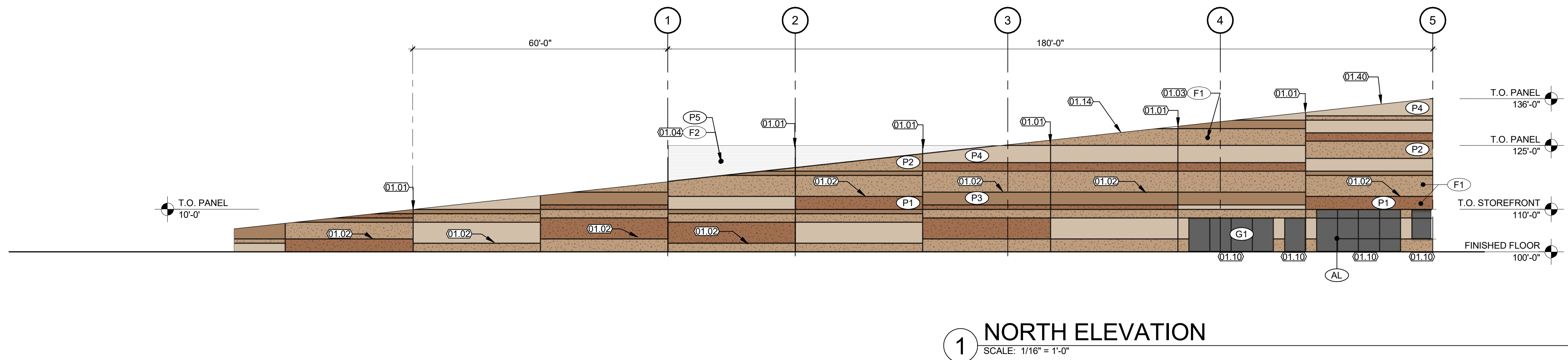
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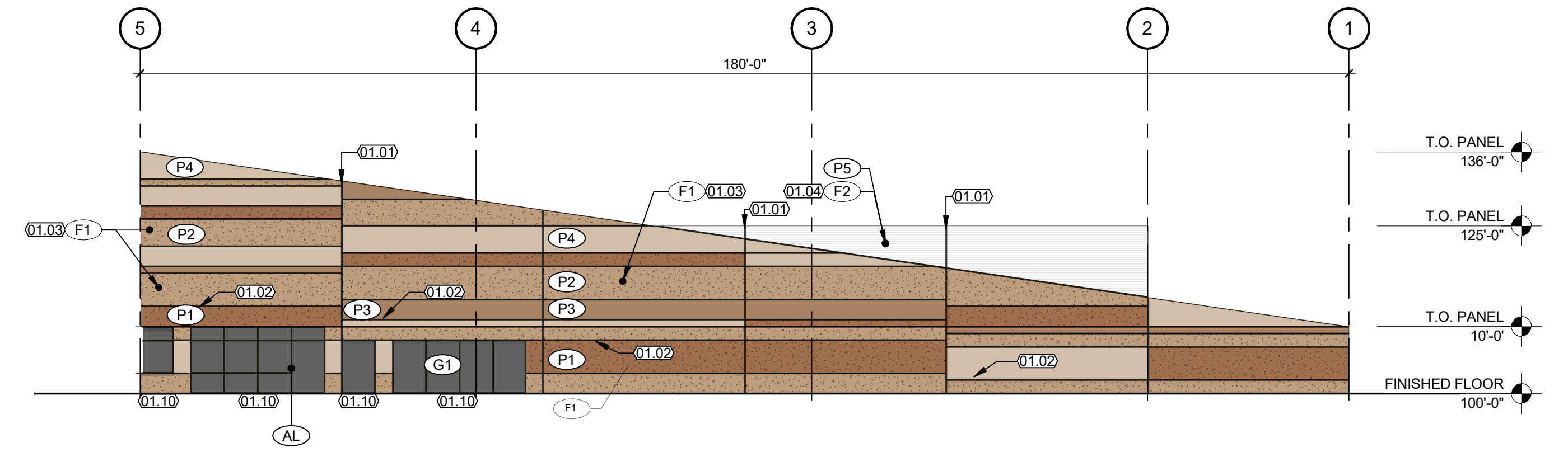
SHEETS 20 SHEET 16



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
- 01.02 3/4" x 2 1/4" REVEAL, PAINTED.
- 01.03 US FORMLINER 2/156 STEINWALD.
- 01.04 US FORMLINER 2/75 KOCHER - ORIENTATION HORIZONTAL.
- 01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND.
- 01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
- 01.40 PREFINISHED METAL CAP FLASHING, TYP @ ALL CONCRETE PANELS.



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND

| KEY | DESCRIPTION | IMAGE | MANUFACTURER | REMARKS / COMMENTS |
|------|-------------------------|-------|--|------------------------------|
| (P1) | EXTERIOR PAINT | | GLIDDEN #50YR 18/223 "SOFT COPPER" | MEDIUM TEXTURE @ CONC. PANEL |
| (F1) | CONCRETE TILT UP ACCENT | | US FORMLINER | 2/156 STEINWALD ROCK PATTERN |
| (P2) | EXTERIOR PAINT | | GLIDDEN #10YY 41/175 "HIGHLAND PLAINS" | MEDIUM TEXTURE @ CONC. PANEL |
| (P3) | EXTERIOR PAINT | | GLIDDEN #20YY 33/145 "DEACON'S BENCH" | MEDIUM TEXTURE @ CONC. PANEL |
| (P4) | EXTERIOR PAINT | | GLIDDEN #20YY 51/098 "LEGEND TAN" | MEDIUM TEXTURE @ CONC. PANEL |
| (P5) | EXTERIOR PAINT | | GLIDDEN #30YY 46/036 "ZEPPELIN" | MEDIUM TEXTURE @ CONC. PANEL |
| (F2) | CONCRETE TILT UP ACCENT | | US FORMLINER | 2/75 KOCHER - HORIZONTAL |
| (P6) | EXTERIOR PAINT | | GLIDDEN #30YY 33/047 "OLD MONTEREY" | MEDIUM TEXTURE @ CONC. PANEL |
| (P7) | EXTERIOR PAINT | | GLIDDEN #30YY 20/029 "MANSARD STONE" | MEDIUM TEXTURE @ CONC. PANEL |
| (P8) | EXTERIOR PAINT | | GLIDDEN #30YY 10/038 "FOREST BLACK" | MEDIUM TEXTURE @ CONC. PANEL |
| (P9) | EXTERIOR PAINT | | GLIDDEN #30YY 05/044 "THE DARK SIDE" | MEDIUM TEXTURE @ CONC. PANEL |
| (G1) | GLAZING | | VITRO GLASS - SOLARGRAY | |
| (AL) | STOREFRONT FRAME | | DARK BRONZE | |

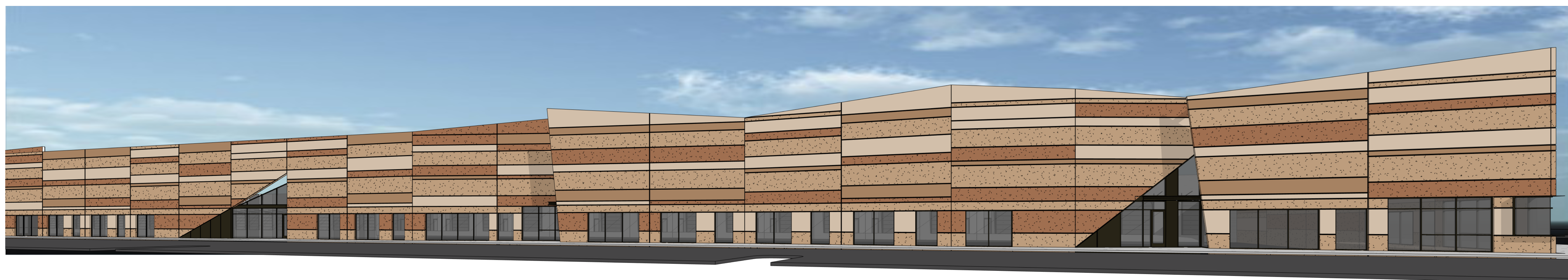
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SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

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TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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② NORTH END CAP PERSPECTIVE
SCALE: 1/2" = 1'-0"

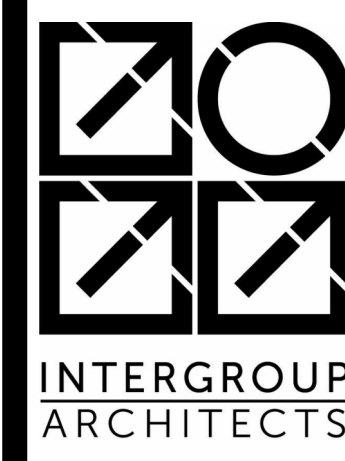


① SOUTH TENANT PERSPECTIVE
SCALE: 1/2" = 1'-0"

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SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
EXTERIOR PERSPECTIVES



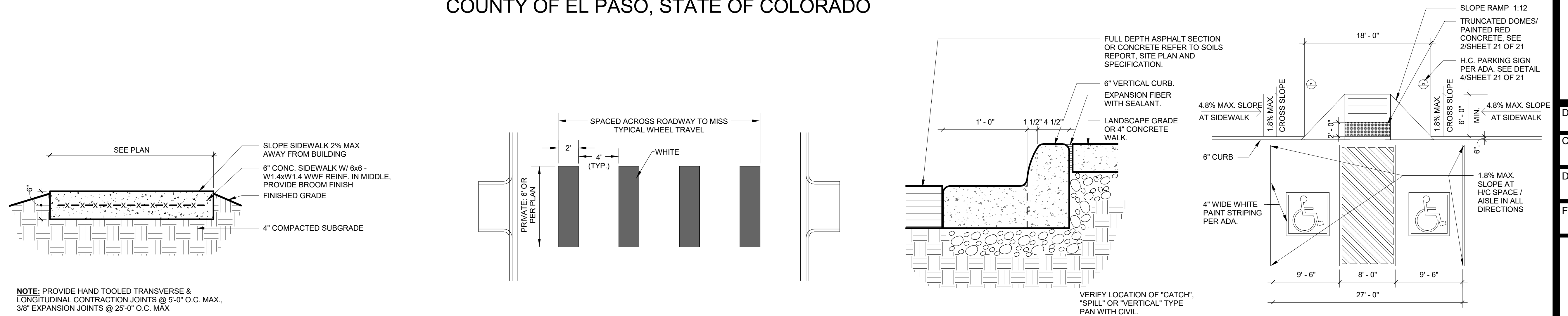
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SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



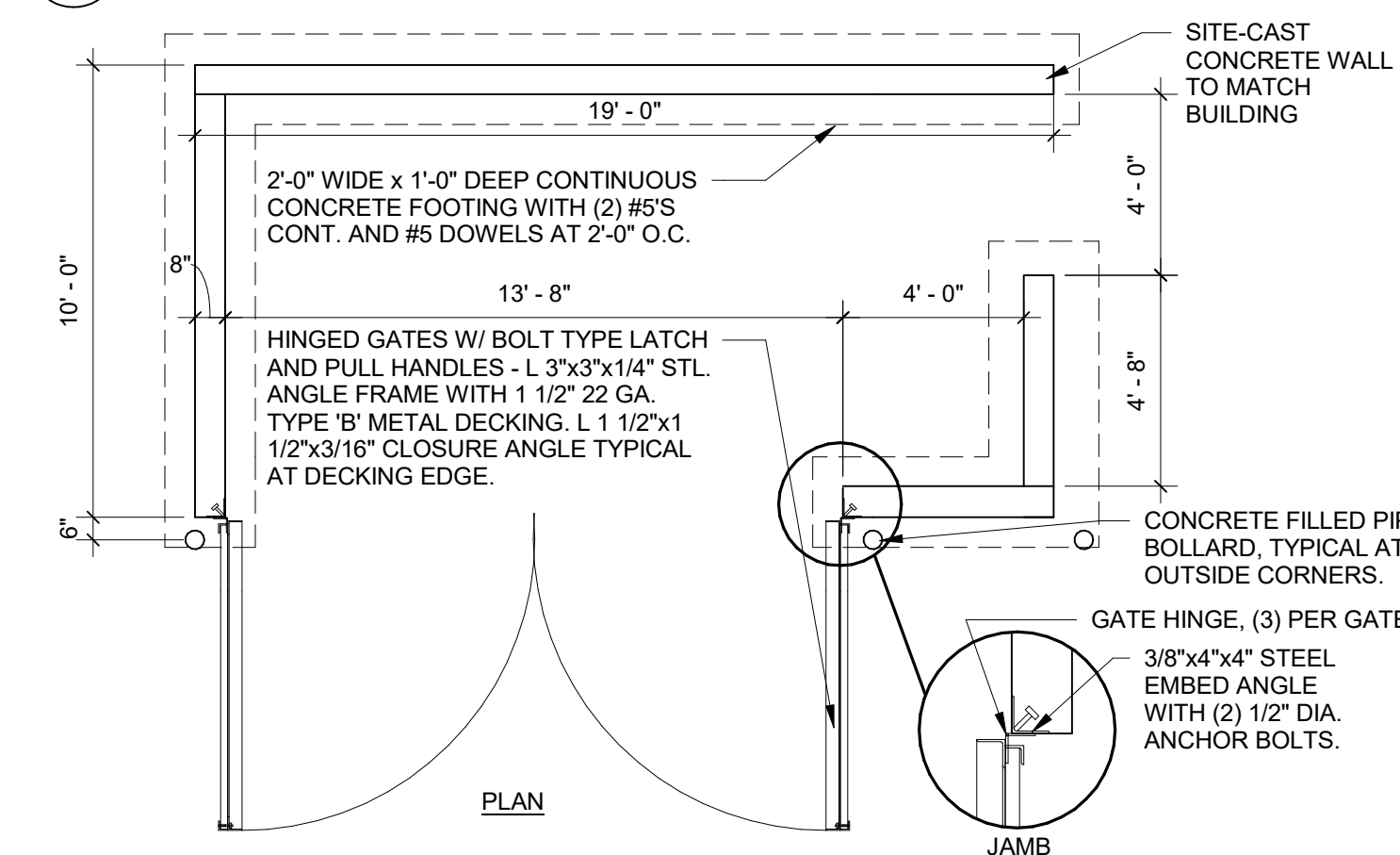
NOTE: PROVIDE HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX., 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.

12 EXTERIOR CONC. SIDEWALK
SCALE: 1" = 1'-0"

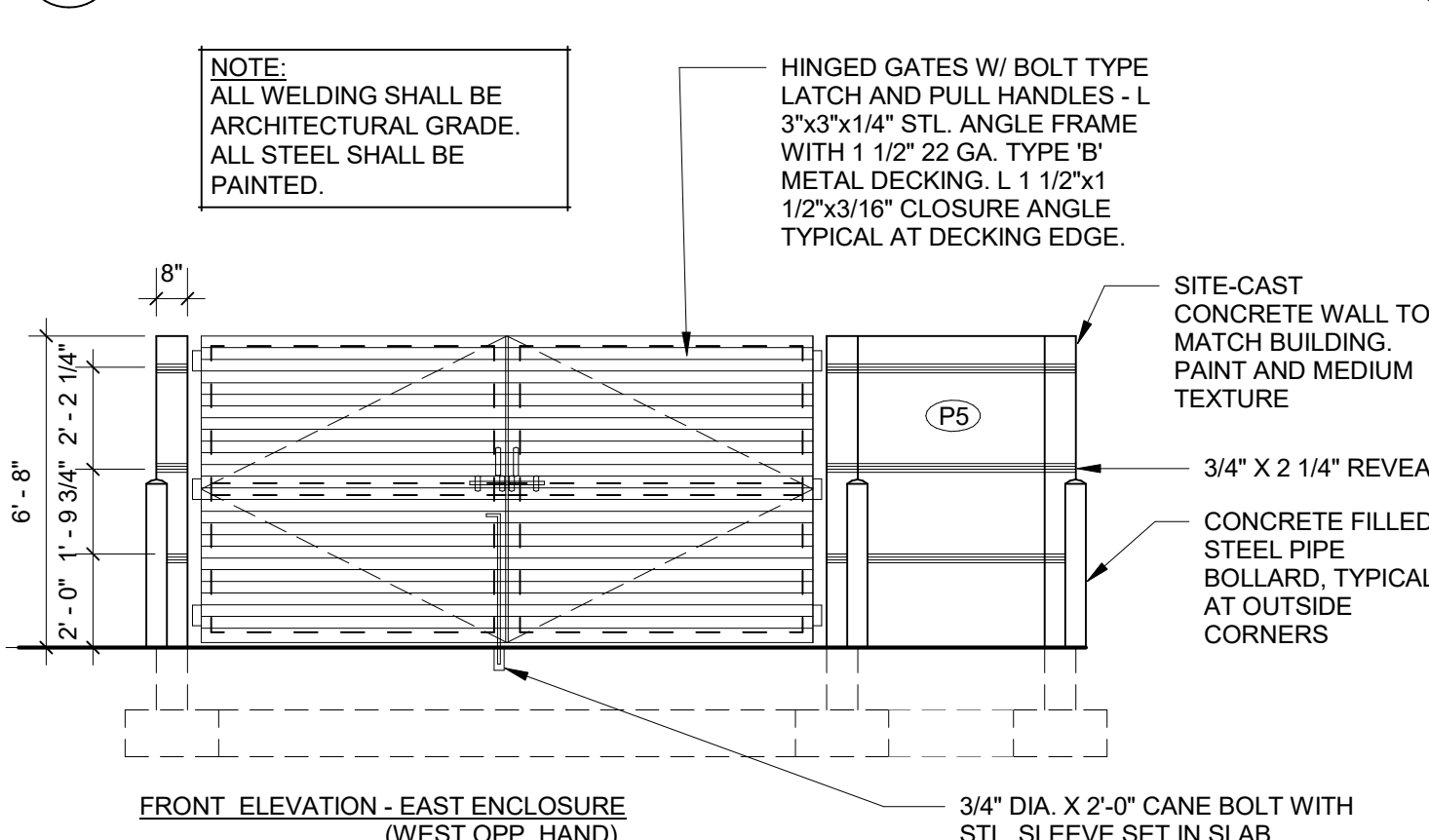
9 CROSS WALK STRIPING DETAIL
SCALE: 12" = 1'-0"

6 CURB DETAIL
SCALE: 1 1/2" = 1'-0"

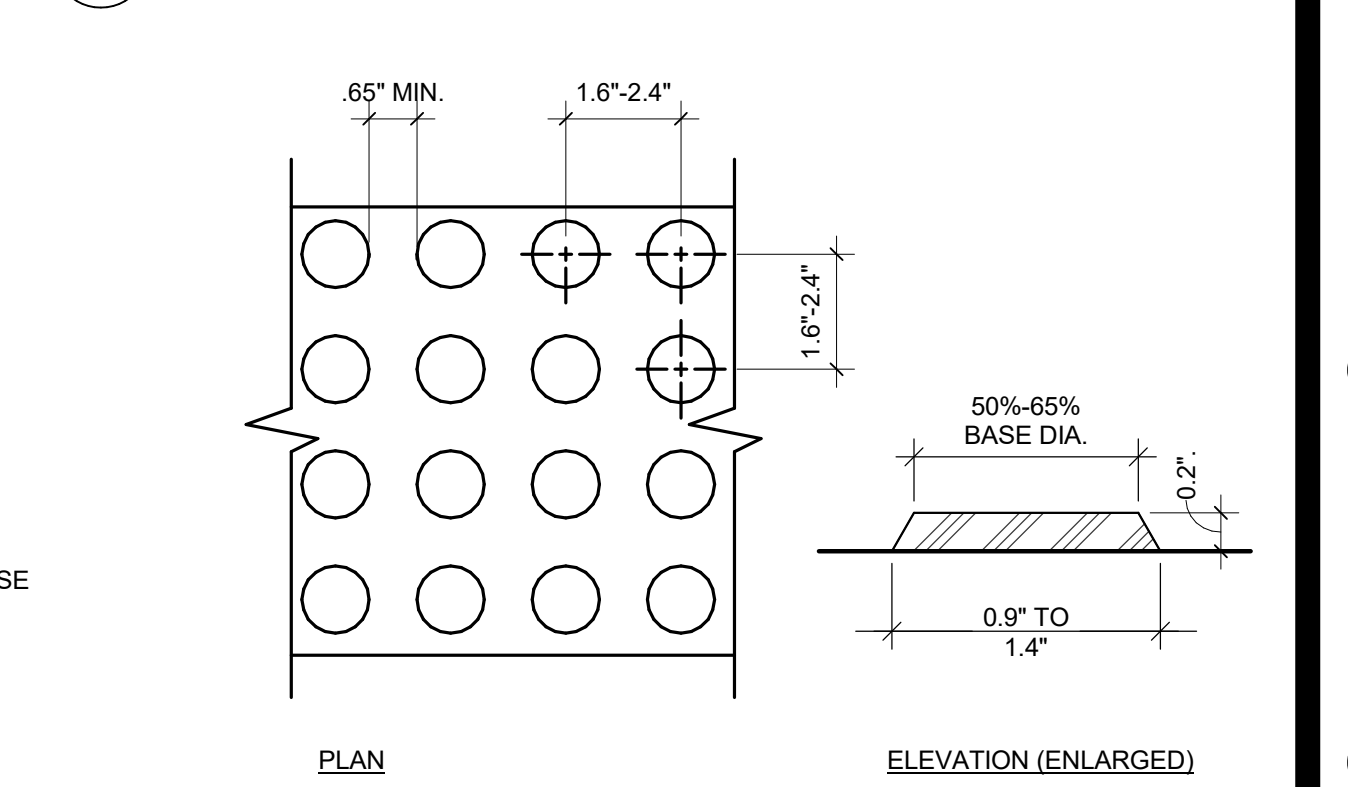
3 ACCESSIBLE PARKING ENLARGED PLAN
SCALE: 1/8" = 1'-0"



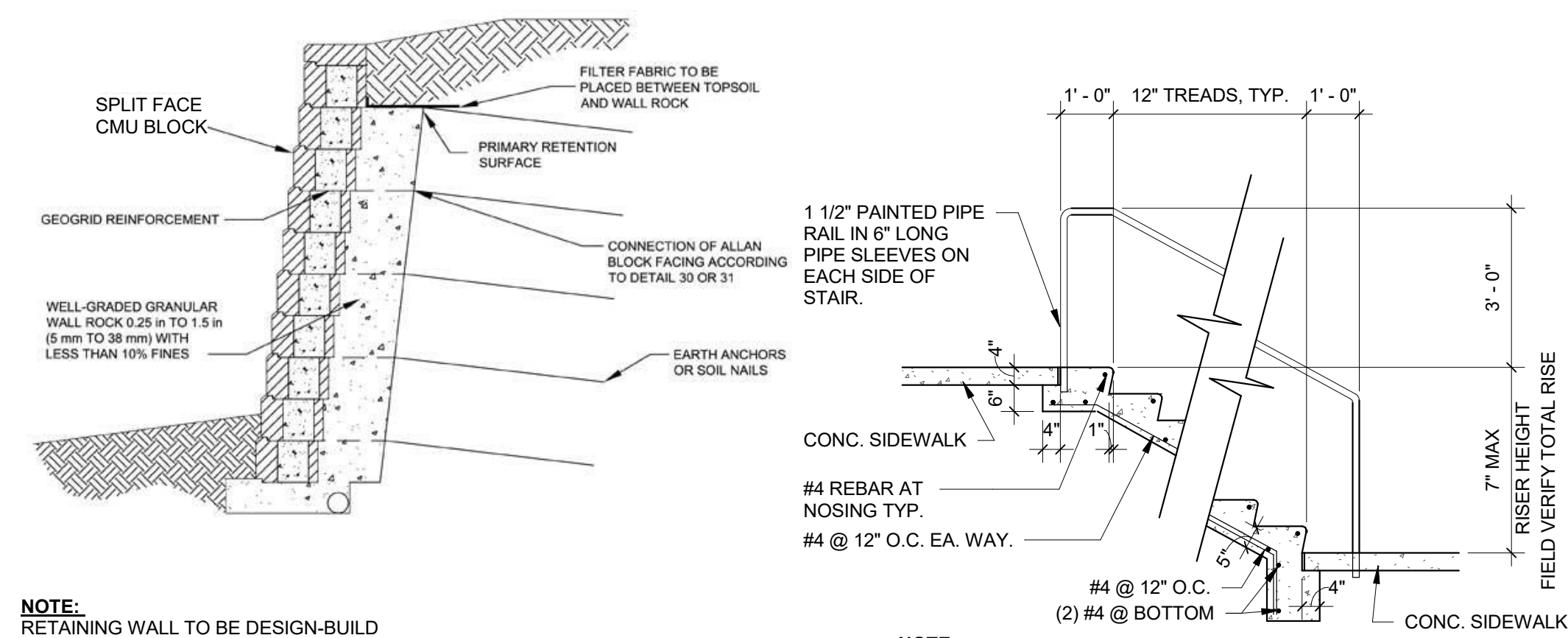
11 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



5 FIRE LANE SIGN DETAIL
SCALE: 1" = 1'-0"

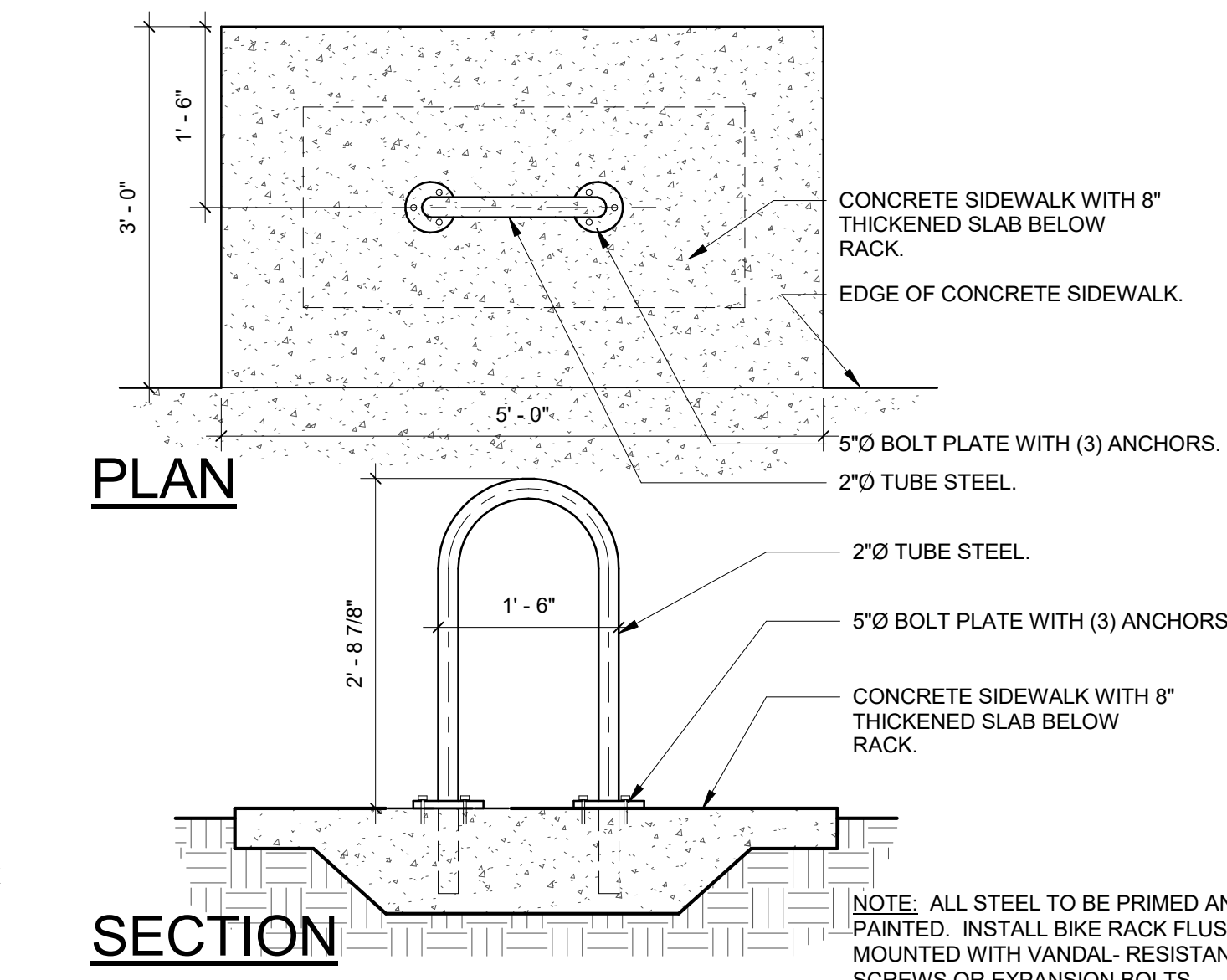


2 TRUNCATED DOME SIZING & SPACING
SCALE: 3" = 1'-0"

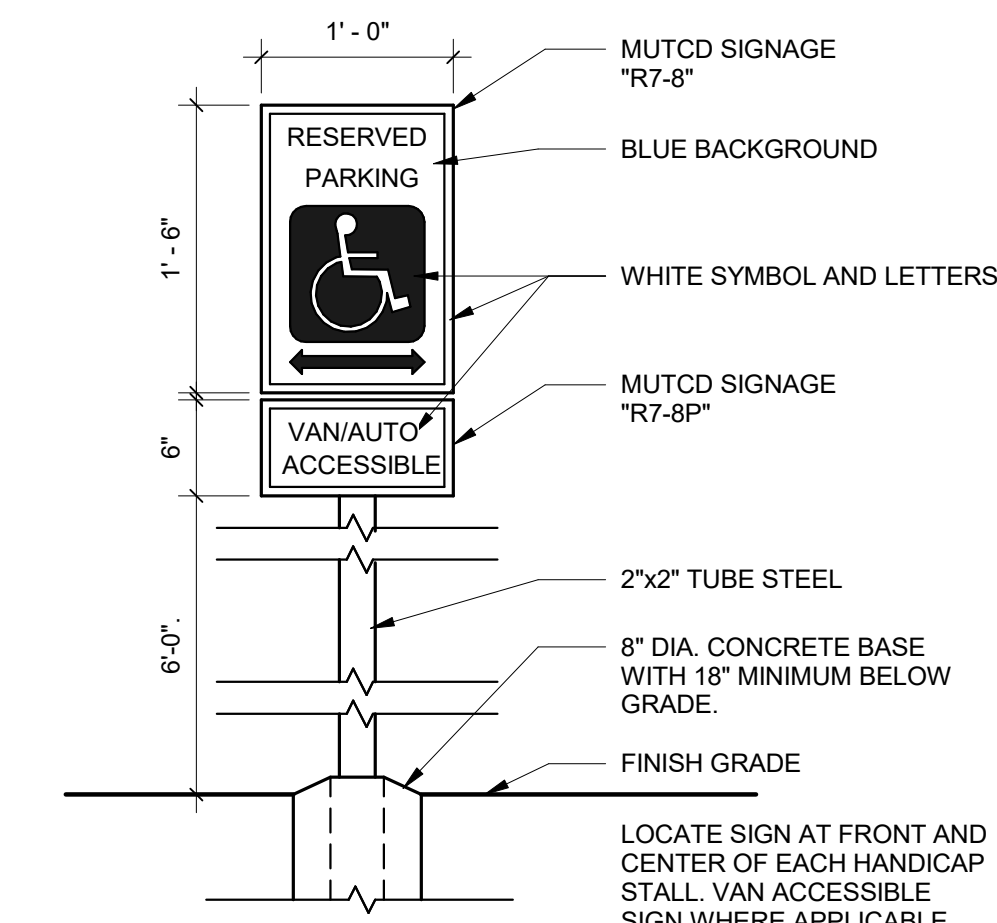


13 SEGMENTED BLOCK RETAINING WALL
SCALE: 3/4" = 1'-0"

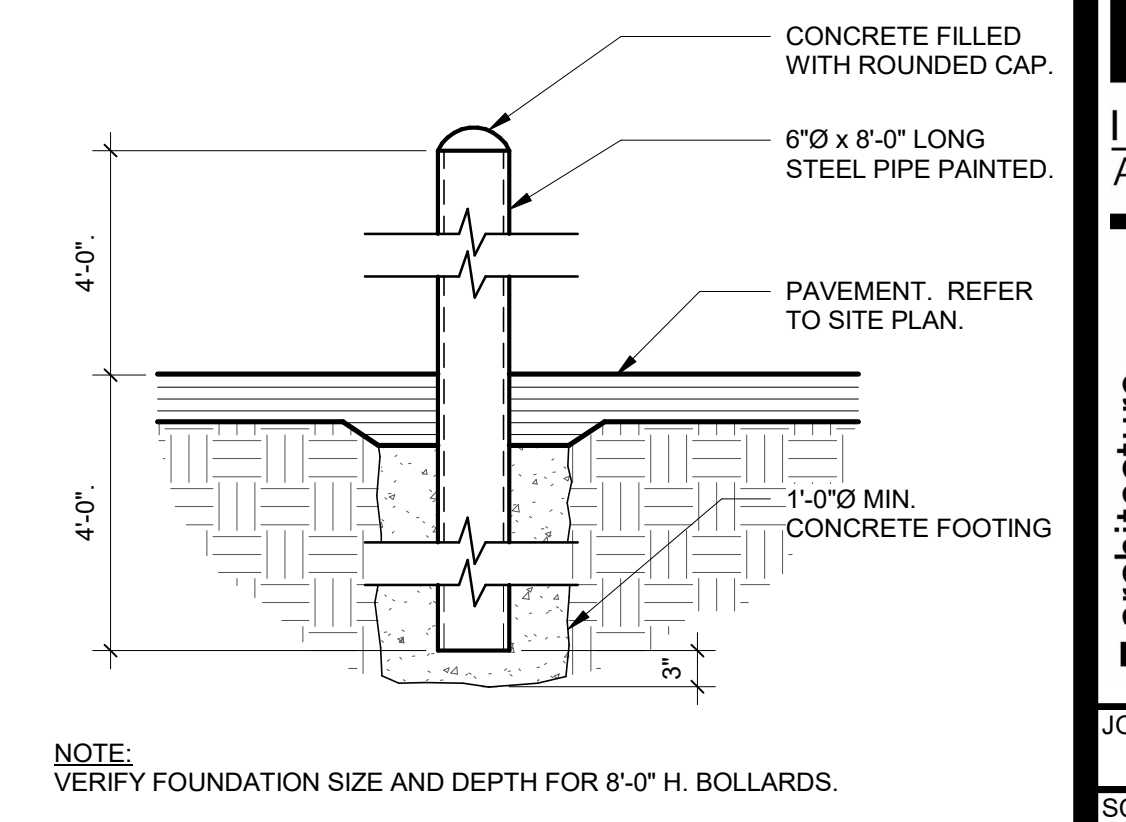
10 LANDSCAPE STAIR DETAIL
SCALE: 3/8" = 1'-0"



7 BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



4 HC PARKING SIGN
SCALE: 1" = 1'-0"



1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

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SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
SITE DETAILS



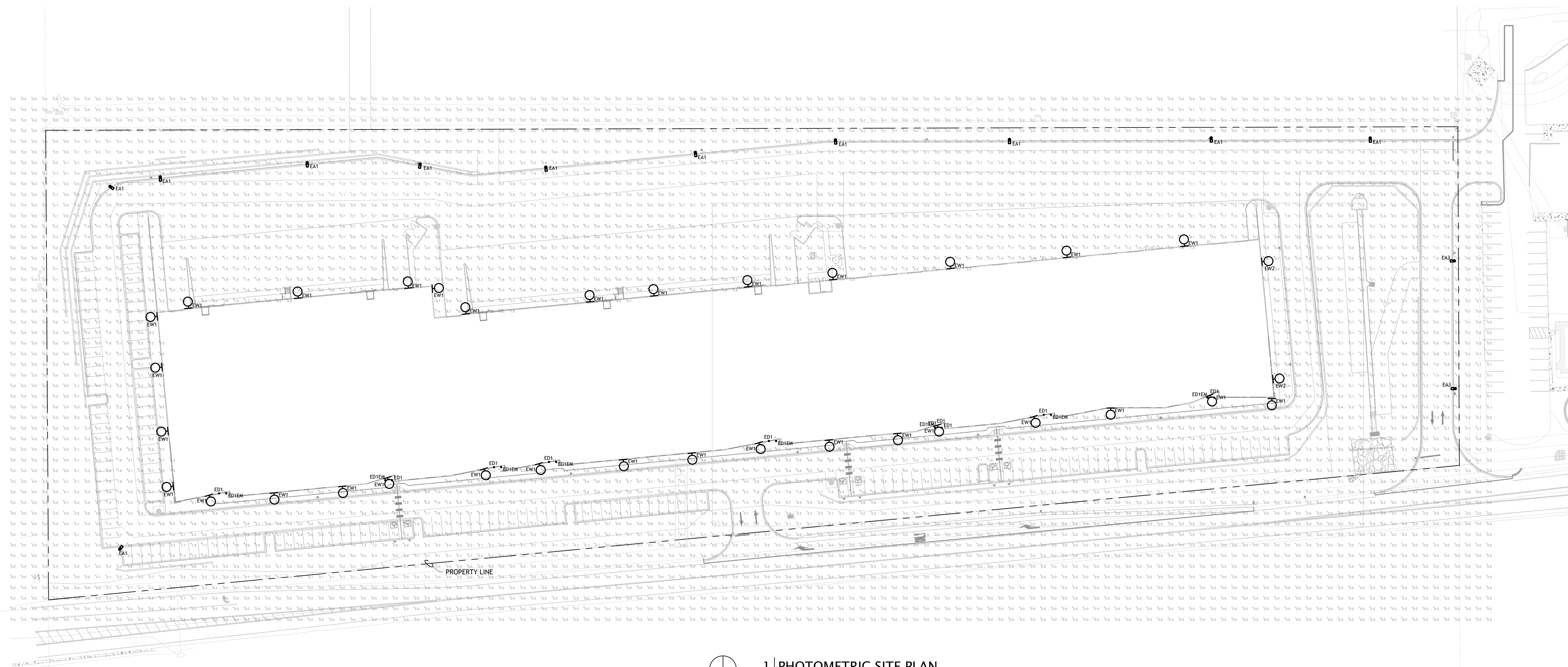
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SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

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1 | PHOTOMETRIC SITE PLAN
25 | SCALE: 1" = 50'

| REVISIONS | DATE | DESCRIPTION |
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| | 10/23/23 | RESUBMITTAL |

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| DESIGNED | HJ, HK |
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**SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
PHOTOMETRIC SITE PLAN**



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| SCALE | AS SHOWN |
| DATE | 07/28/2023 |
| SHEETS | 20 |
| SHEET | 19 |



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