SITE DEVELOPMENT PLAN
CASTLE CAR WASH
LOT 2, BLOCK 1, CONFLUENT MARKETPLACE FILING NO. 1
A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION
LOT 2, BLOCK 1, CONFLUENT MARKETPLACE FILING NO. 1

SHEET INDEX
1. COVER SHEET
2. SITE PLAN
3. PRELIMINARY GRADING AND UTILITY PLAN
4. LANDSCAPE PLAN
5. LANDSCAPE DETAILS
6. SITE PHOTOOMETRIC PLAN
7. SITE LIGHTING DETAILS
8. BUILDING EXTERIOR ELEVATIONS
9. SITE DETAILS

PROPERTY AREA 53,795 SF     100%
TOTAL BUILDING COVERAGE 3,980 SF     7.4%
HARD SURFACE AREA (PARKING AND DRIVES) 20,923 SF     38.9%
LANDSCAPE AREA 28,892 SF     53.7%
MAX. BUILDING HEIGHT PERMITTED:   50 FT PROPOSED: 25 FT

PROJECT CONTACTS
OWNER
CONFLUENT DEVELOPMENT, LLC
2439 BLAKE ST., SUITE 200
DENVER, CO 80205
CONTACT: GREG MEETER
PHONE: (303) 573-6500

DEVELOPER
ERIC AND LORI CHESTER
16713 W. 56TH DR.
GOLDEN, CO 80403
PHONE: (303) 239-9999
eric@ericchester.com

ARCHITECT
HOVER ARCHITECTURE
8089 S. LINCOLN ST., SUITE 201
LITTLETON, CO 80122
CONTACT: TROY KIRSCHMAN, AIA
PHONE: (303) 437-4320
jtkirschman@hoverarchitecture.com

CIVIL ENGINEER
KELLY DEVELOPMENT SERVICES
9301 SCRUB OAK LANE
LONE TREE, CO 80124
CONTACT: GREG KELLY, PE
PHONE: (303) 888-6338
greg@kellydev.com

LANDSCAPE ARCHITECT
JUMP DESIGN COMPANY
1233 S. CLARKSON
DENVER, CO 80210
CONTACT: TOM JUMP
PHONE: (303) 282-0463
TomJ@jumpdesignco.com

SITE DATA
SITE ADDRESS
PROPERTY AREA
TOTAL BUILDING COVERAGE
HARD SURFACE AREA (PARKING AND DRIVES)
LANDSCAPE AREA
MAX. BUILDING HEIGHT PERMITTED
PRESENT ZONING CLASSIFICATION
SITUS ADDRESS
PROPPOSED USE
FRONT (EAST) SETBACKS
SIDE (SOUTH) SETBACKS
SIDE (NORTH) SETBACKS
REAR (WEST) SETBACKS
PARKING REQUIRED
PROVIDED
ACCESSIBLE SPACE
BICYCLE SPACES
2009 IBC BUILDING CONSTRUCTION TYPE V-B
OCCUPANCY CLASSIFICATION GROUP B1
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CASTLE CAR WASH
LOT 2, BLOCK 1, CONFLUENT MARKETPLACE PLNO. 1
A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

SEEDING NOTES

1. Land preparation is the most important step in the establishment of a new lawn. The following procedures and practices have been proven to be the most effective for the successful establishment of a non-organic native, hybrid and/or选择了
classes.

2. Site preparation: The following steps shall be completed for site preparation:
   - Do not mow the seeded species until after the seed heads have set.
   - Use Bush Hog type mower and mow to a height of 4-6 inches prior to flowering of weed species, if needed.

3. Site preparation:
   - Look for desirable species that are not native to the area.
   - Avoid mowing of native grasses with wildflowers. If the contractor deems that an area should be mowed multiple times in a season, the contractor shall specify the mowing schedule in a submitted maintenance program and shall notify the owner's authorized representative.

4. Mulching and erosion control:
   - Mulching should be incorporated into the planting plan.
   - Mulching shall be applied to the soil surface to a depth of 4-6 inches.

5. The site should be continually monitored for undesirable plants. If weed control needs to be performed on the site, the contractor shall notify the owner's authorized representative.

6. The soil shall be tested by a recognized laboratory. Seed that has become wet, moldy or otherwise damaged in transit or in storage shall not be used.

7. The subcontractor shall furnish to the contractor a signed statement certifying the seed furnished is from a lot that has been tested by a recognized laboratory. Seed that has become wet, moldy or otherwise damaged in transit or in storage shall not be used.

8. Hydroseeding: Do not use wet seed or seed that is moldy or otherwise damaged in transit or storage. Deliver seed to the job site in the original unopened containers and submit the certified labels to the owner.

9. Fertilizer: 500 pounds per acre for 5-1-5 dry, commercial grade fertilizer.

10. Soil amendment requirements: Organic amendments shall be Biocomp Class 1 (available from A-1 Organics) or comparable replacement product. Apply at 3 tons per acre. Apply at 5 tons per acre if the area is to be seeded.

11. Mulching and erosion control:
   - Mulching should be incorporated into the planting plan.
   - Mulching shall be applied to the soil surface to a depth of 4-6 inches.

12. Soil amendment requirements: Organic amendments shall be Biocomp Class 1 (available from A-1 Organics) or comparable replacement product. Apply at 3 tons per acre. Apply at 5 tons per acre if the area is to be seeded.

13. Mulching and erosion control:
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14. Soil amendment requirements: Organic amendments shall be Biocomp Class 1 (available from A-1 Organics) or comparable replacement product. Apply at 3 tons per acre. Apply at 5 tons per acre if the area is to be seeded.

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16. Soil amendment requirements: Organic amendments shall be Biocomp Class 1 (available from A-1 Organics) or comparable replacement product. Apply at 3 tons per acre. Apply at 5 tons per acre if the area is to be seeded.

17. Mulching and erosion control:
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   - Mulching shall be applied to the soil surface to a depth of 4-6 inches.

18. Soil amendment requirements: Organic amendments shall be Biocomp Class 1 (available from A-1 Organics) or comparable replacement product. Apply at 3 tons per acre. Apply at 5 tons per acre if the area is to be seeded.

19. Mulching and erosion control:
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   - Mulching shall be applied to the soil surface to a depth of 4-6 inches.

20. Soil amendment requirements: Organic amendments shall be Biocomp Class 1 (available from A-1 Organics) or comparable replacement product. Apply at 3 tons per acre. Apply at 5 tons per acre if the area is to be seeded.
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CASTLE CAR WASH
LOT 2, BLOCK 1, CONFLUENT MARKETPLACE FILING NO. 1
A PORTION OF THE NORTH-WEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 8TH PRINCIPAL MERIDIAN
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO