

# Town of Castle Rock Town Council Meeting for The Learning Experience

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ASPIRANT DEVELOPMENT  
6617 N SCOTTSDALE RD, SUITE 101  
SCOTTSDALE, AZ 8250

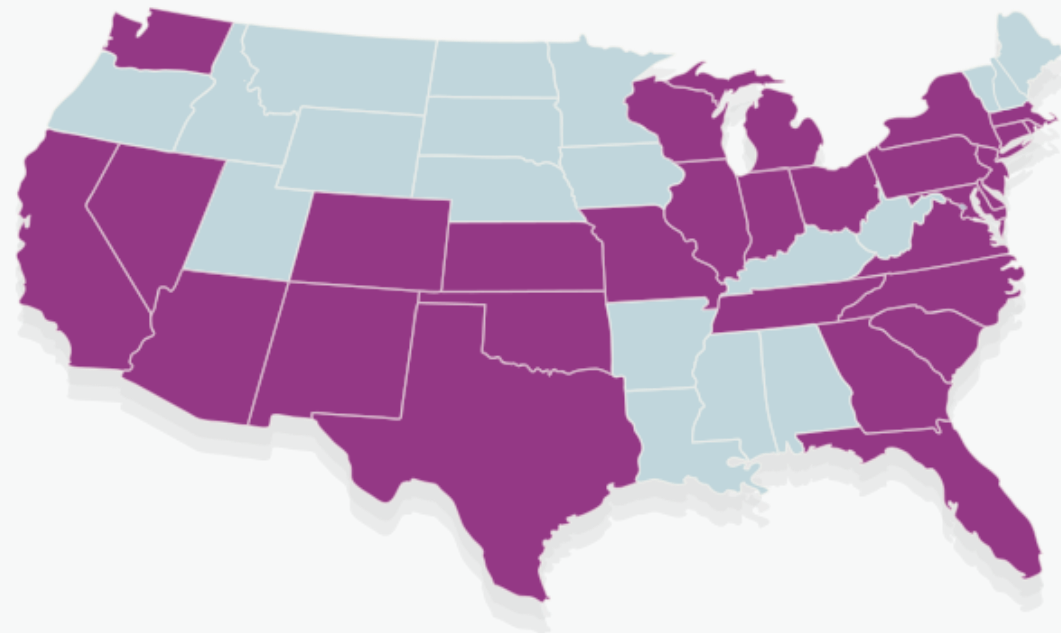
EDWARD@ASPIRANTDEVELOPMENT.COM  
WWW.ASPIRANTDEVELOPMENT.COM





## About The Learning Experience

The Learning Experience started with its first Daycare over 40 years ago. Today, there are more than 450 sites open or under development, operating in over 25 States. They open 75-100 Centers per year and are one of the largest Daycares in the country.



The Learning Experience's proprietary L.E.A.P. (Learning Experience Academic Program) curriculum **encourages children to learn in their favorite way: by exploring and doing.** They achieve success independently while developing intellectually, socially and cognitively through varied early educational materials, activities and social interactions.



The curriculum meets nationwide standards and focuses on the six ages and stages of early childhood development:

- Infants 6 weeks to 1 year
- Toddlers 1 to 2 years
- Twaddlers 2 to 2 1/2 years
- Preppers 2 1/2 to 3 years
- Preschooler 3 to 5 years

**A child-focused approach  
to childhood learning**





THE LEARNING EXPERIENCE STATISTICS TABLE		
ZONING	MEADOWS FOURTH AMENDMENT	
USE AREA	C(COMMERCIAL) - O(OFFICE) - I(INDUSTRIAL)	
TOTAL LOT AREA	74,430 SF / 1.71 AC	
	C-O-I ZONING STANDARD REQUIRED	LEARNING EXPERIENCE PROVIDED
MAX BUILDING HEIGHT	60 FT	25 FT
FLOOR AREA RATIO	0.60 FAR (60%)	0.134 FAR (13.4%)
LANDSCAPE COVER	20%	58.7%
MAX. BUILDING GROUND COVER	60%	11.4%
RESIDENTIAL/NON-RESIDENTIAL INTERFACE BUFFER	20 FT	142 FT

# Architectural Elevation

## Site Development Plan



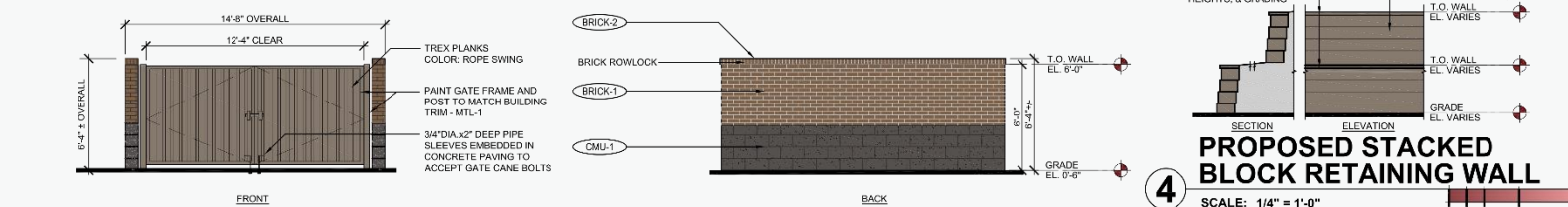
3 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER	TRIFAB 451	BONE WHITE
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	FACTORY PRIMED WHITE
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAY
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAY
CMU-1	BASALITE (OR EQUIV.)	INTERIOR COLOR w/ ASSOCIATED CAP	CHARCOAL #805 SPLIT-FACE
EPS-1	DRYVIT OR SIMILAR	FIELD (DARK) WATER MANAGED	DRYVIT SLIDE #105 POSSIBLE TEXTURE
EPS-2	DRYVIT OR SIMILAR	BANDING (LIGHT) WATER MANAGED	DRYVIT LITE SERENITY #300 POSSIBLE TEXTURE
EPS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM) WATER MANAGED	DRYVIT PRIME CLAY #111 POSSIBLE TEXTURE
EPS-4	DRYVIT OR SIMILAR	FIELD (MEDIUM) WATER MANAGED	DRYVIT BURNISHED SLATE POSSIBLE TEXTURE
SDMG-1	JAMES HARDIE	HARDIBOARD LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
MTL-1	MBG	PREFABRICATED AWNING	BURNISHED SLATE
MTL-2	MBG	METAL TRIM & DOWNSPOUTS	BURNISHED SLATE
PANT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #007 PERFECT GREIGE
KNOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: WHITE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX (MECHANICAL ROOM)	1600 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
RVL-1	DRYVIT OR SIMILAR	1/2" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH

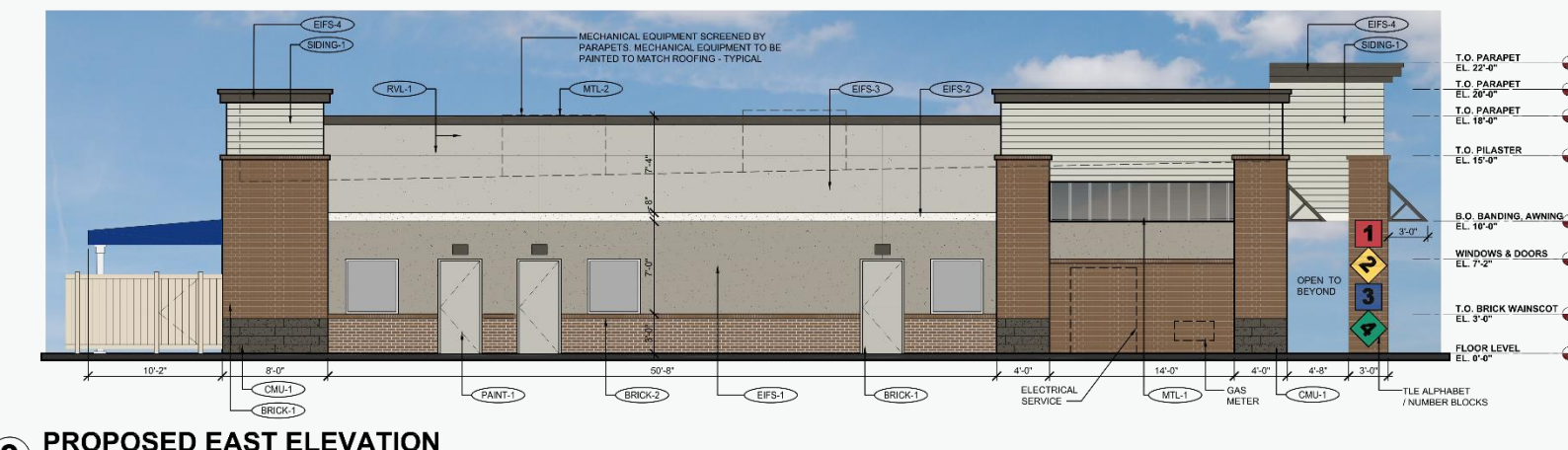
4 PROPOSED STACKED BLOCK RETAINING WALL

SCALE: 1/4" = 1'-0"



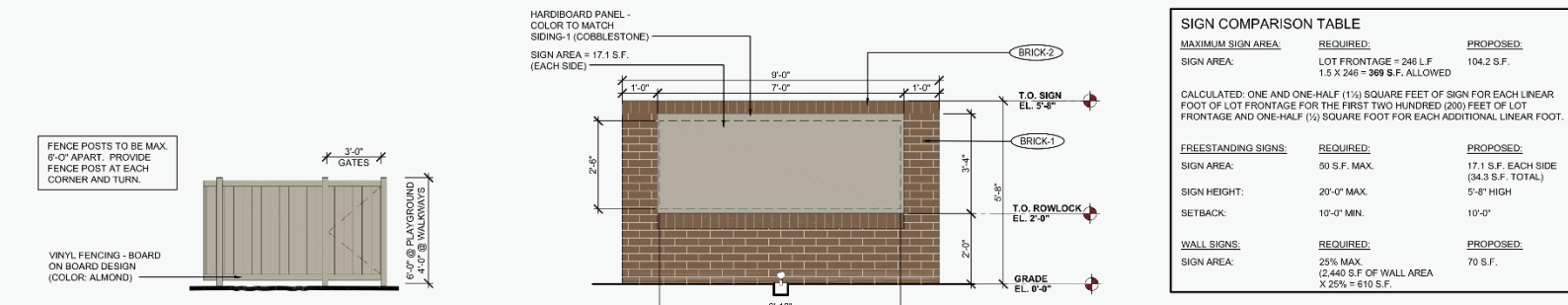
4 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



3 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED FENCE ELEVATIONS

SCALE: 1/4" = 1'-0"

1 PROPOSED MONUMENT SIGN

SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
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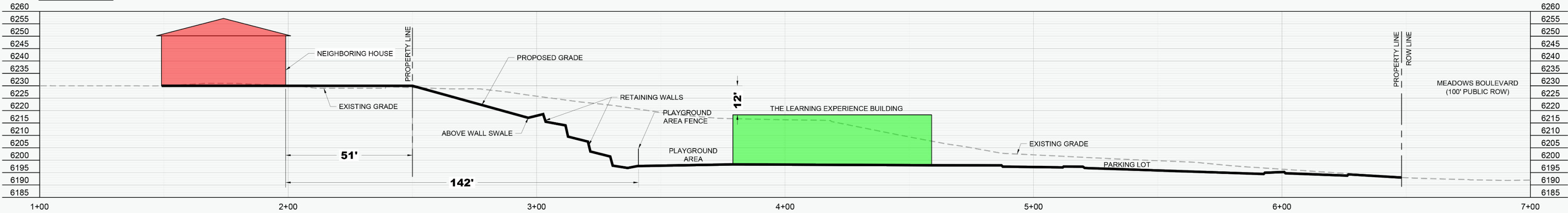


# Cross Section



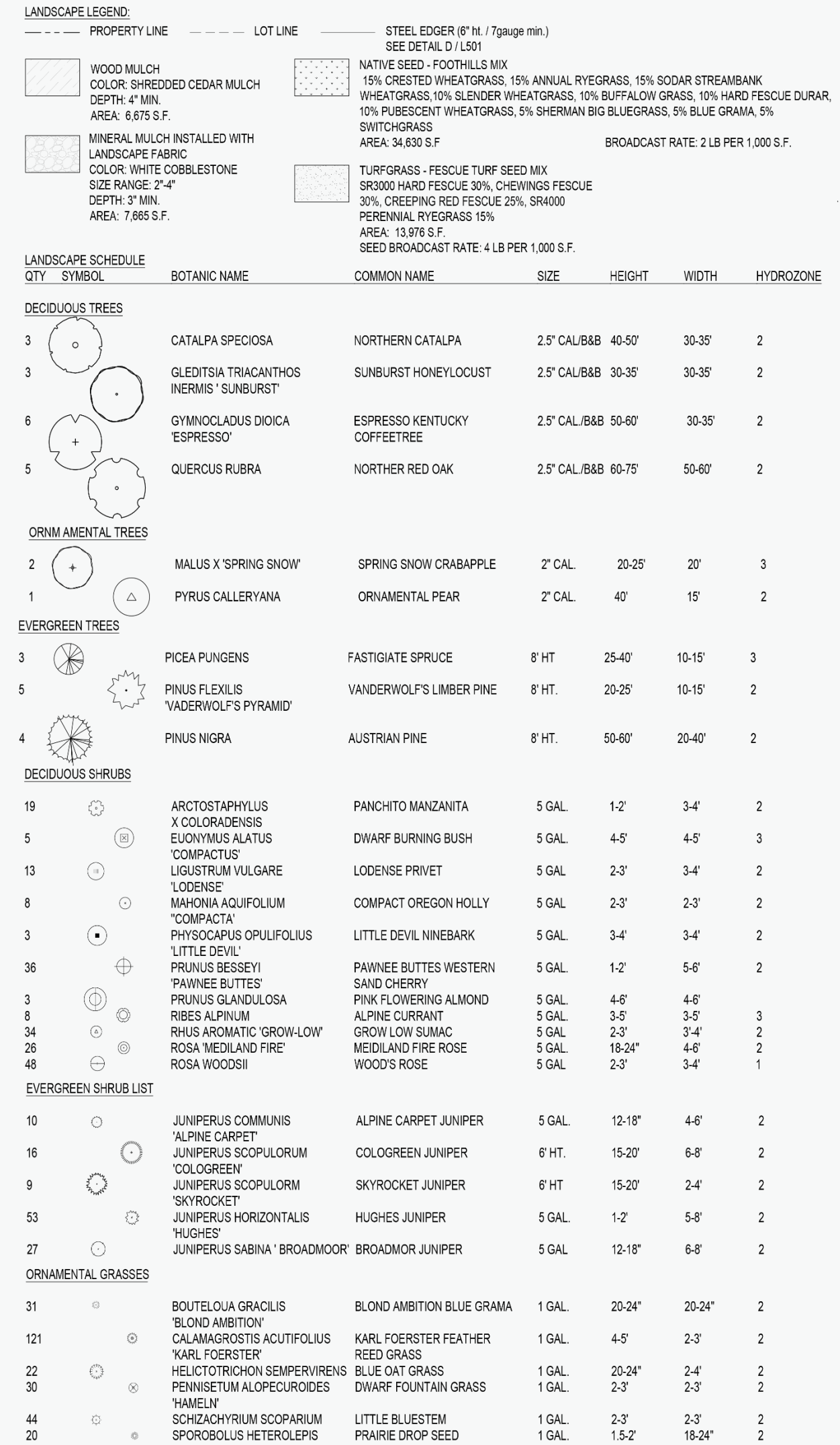
THE LEARNING EXPERIENCE  
CROSS SECTION EXHIBIT  
10/19/2020  
SHEET 1 OF 1

Section A



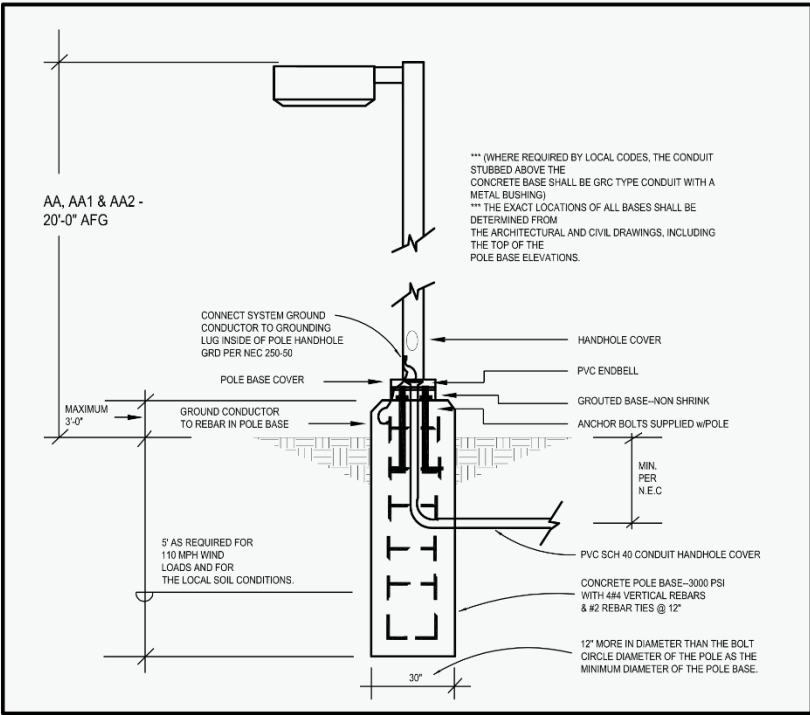


# Landscaping Plan





Lighting Plan



2 TYPICAL POLE BASE DETAIL  
scale: N.T.S.

- GENERAL LIGHTING PLAN STANDARD NOTES:
- 1. ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
  - 2. ALL FIXTURES TO BE CONTROLLED VIA TIMECLOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. ALL FIXTURES TO TURN ON 30MIN BEFORE OPENING OF BUSINESS.
  - 3. PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
  - 4. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

SITE LUMINAIRE SCHEDULE										
FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	QUANTITY	MTG HEIGHT	DESCRIPTION	VOLTS
	NAME	CATALOG NUMBER								
AA	LSI INDUSTRIES	XGBM-3-SS-128-NW-UE-BRZ-HSS-ASQBS-SOTG-20-S-BRZ-SF-DGP	BRONZE	LED	188	POLE	5	20'-0"	SITE LIGHTING SINGLE HEAD TYPE III WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-SSQBS-SOTG-20-S-BRZ-SF-DGP	BRONZE	LED	188	POLE	2	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	UNV
AA2	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BRZ-XGBM-5-SS-128-NW-UE-BRZ-SSQBS-SOTG-20-S-BRZ-SF-DGP	BRONZE	LED	376	POLE	1	20'-0"	SITE LIGHTING DUAL HEAD WITH TYPE 5 TOWARDS PARKING LOT AND TYPE 3 TOWARDS ACCESSWAY	UNV
G	PRESCOUTE	LCML-8CLM-24L-35K-8-WH-WT-B6	WHITE	LED	32	RECESSED	3	-	8" DIA. LED CANOPY FIXTURE	UNV
HE	WILLIAMS	VWRPH-L30740-T3-WHT-SDGL-EM10WC-DIM-UNV	BRONZE	LED	36	SURFACE	14	8'-6"	WALL PACK	UNV
P	KIM	EL218-120V-LED LAMP	BRONZE	LED	16	GROUND	2		WATERPROOF SPOT LIGHT FOR MONUMENT SIGN. PROVIDE WITH LOUVERS.	UNV

- NOTE:
- 1. ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.



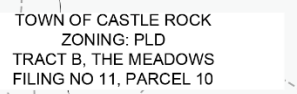
1 SITE LIGHTING PLAN  
scale: 1"=30'-0"

NORTH



**Thank you.**







## 10



SDP20-0023 - THE LEARNING EXPERIENCE



# Landscaping Plan

LANDSCAPE NOTES

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
9. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
10. No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.

[illegible]

# Commercial Landscape Site Inventory

NATHAN STARCK # 887

Town of Castle Rock Registered Professional \_\_\_\_\_

Town of Castle Rock Registration # \_\_\_\_\_ State of Colorado License Landscape Architect # \_\_\_\_\_


Company Name RUSSELL + MILLS STUDIOS Address 2245 CURTIS STREET, SUITE 100, DENVER, CO , 80205

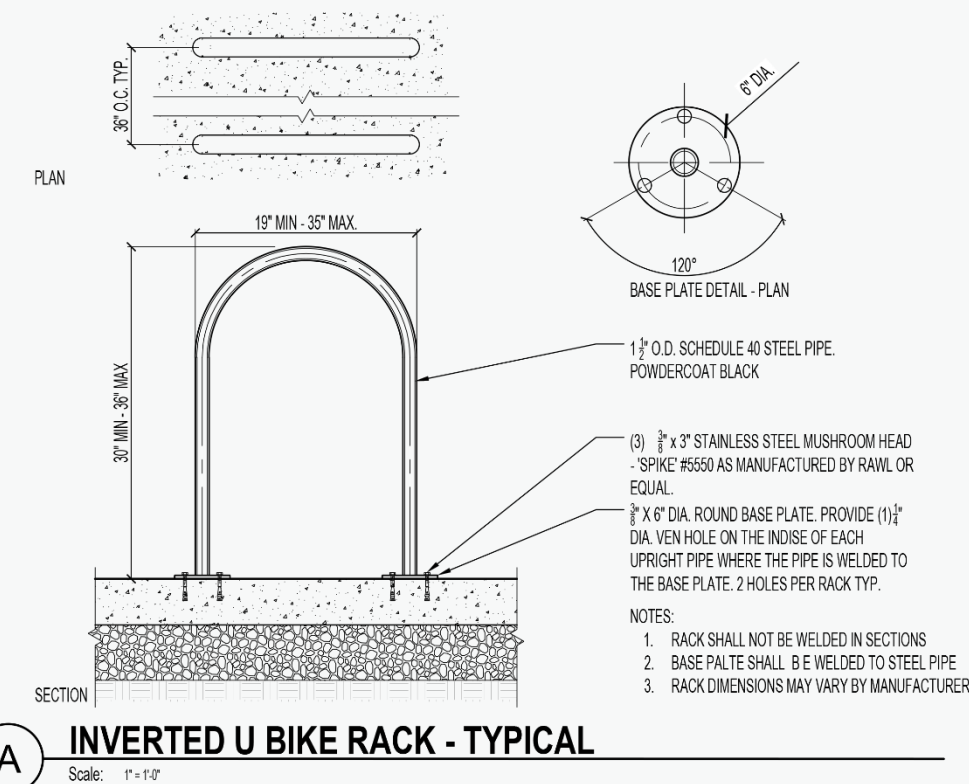
Phone 303.709.0704 Email NSTARCK@RUSSELLMILLSSTUDIOS.COM Date 06/16/2020

PROJECT NAME THE LEARNING EXPERIENCE LOT 2A - CASTLE ROCK

Gross Site Area	Landscape Area In Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Sell Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
LOT 2A 74,430 SF	LOT 2A 43,669 SF	LOT 2A 10,866 SF	LOT 2A 4,562 SF	LOT 2A (74,430*10%) / 1000 x 2  = 15	LOT 2A  = 18   = 30	LOT 2A (74,430 *10%) / 1000 x 4  = 172	LOT 2A   = 4		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
LOT 2A 17,638 SF	LOT 2A 3,085 SF	LOT 2A = 53	LOT 2A = 0 SF	LOT 2A = 6	LOT 2A 8 FT.	LOT 2A (17,638*10%) / 1000 x 2 x 4  = 4	LOT 2A = 6	LOT 2A (17,638 *10%) / 1000 x 4  = 7	LOT 2A = 30

[illegible]

		<h2 style="margin: 0;">Commercial Landscape Site Inventory</h2>							
Town of Castle Rock Registered Professional _____									
Town of Castle Rock Registration # _____		State of Colorado License Landscape Architect # <b>NATHAN STARCK # 887</b>							
Company Name <b>RUSSELL + MILLS STUDIOS</b>					Address <b>2245 CURTIS STREET, SUITE 100, DENVER, CO., 80205</b>				
Phone <b>303.709.0704</b>			Email <b>NSTARCK@RUSSELLMILLSSTUDIOS.COM</b>			Date <b>06/16/2020</b>			
PROJECT NAME <b>THE LEARNING EXPERIENCE LOT 2B - CASTLE ROCK</b>									
Gross Site Area	Landscape Area In Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu. yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
LOT 2B 61,071 SF	LOT 2B 34,977 SF	LOT 2B 7,115 SF	LOT 2B 3,103 SF	LOT 2B (61,070 +/- 10%) / 1000 x 2  =12	LOT 2B  =9 *	LOT 2B (61,070 +/- 10%) / 1000 x 4  = 25	LOT 2B  =163	LOT 2B  =4	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
LOT 2B 10,610 SF	LOT 2B 4,406 SF	LOT 2B = 30	LOT 2B 0 SF	LOT 2B =3	LOT 2B 6 FT.	LOT 2B (10,610 +/- 10%) / 1000 x 2  =2	LOT 2B  =7	LOT 2B (10,610 +/- 10%) / 1000 x 4  =4	LOT 2B  =132



RIGHT OF WAY - MEADOWS BOULEVARD	R.O.W. LENGTH	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
LOT 2 A	248 L.F.	6	2	25	25
LOT 2B	285 L.F.	7	2	29	37
TOTAL	533 L.F.	13	4	54	62



## About Us

Empire's founding partners have over four decades of experience in developing and redeveloping unique, value-added real estate assets in the greater Phoenix metropolitan market. Our intense focus on performance, innovation and market leadership has consistently resulted in positive experiences for the end users of our projects as well as generous returns for our underlying investors.

### Recent Development Project – Astra

Astra is a landmark two-tower, mixed-use project in the heart of vibrant Downtown Phoenix. The site occupies more than two coveted acres in a qualified Opportunity Zone on N. 2nd Avenue between W. Van Buren and Fillmore streets, adjacent to Arizona State University's flourishing downtown graduate campus.

Reaching a lofty 47 stories, Astra will make its mark on the downtown skyline as the tallest high rise in Arizona upon completion. Envisioned for the project is a pioneering luxury offering with a diversified mix of 225 hotel rooms, 400 apartments, 250 co-living units, 135,000 square feet of office and 18,050 square feet of ground-floor retail.



**Focused on development & redevelopment in the greater Phoenix metro area**