Greenwood Village, CO 80111

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LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

LEGAL DESCRIPTION:

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5, ACCORDING TO RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUEN OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE

2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER. SUBSEQUENT OWNERS. HEIRS. SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERT OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIA UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL. A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.

4. NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167F, DATED SEPTEMBER 30, 2005.

5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.

6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY". AS AMENDED FROM TIME TO TIME. FOR THIS PROJECT

7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL

8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE 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 RE-PLAT.

10. THIS SITE IS ZONED PLANNED DEVELOPMENT AS PART OF THE APPROVAL OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ITS RECORDING.

11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LO $^{\circ}$ 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.

12. RETAINING WALLS. SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

13. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY.

14. THE COMMON SIGN PLAN ESTABLISHES THE ELEVATIONS AND DIMENSIONS OF FREESTANDING MONUMENT SIGNS THROUGHOUT THE SITE.

15. TENANT SIGNAGE IS SUBJECT TO THE TENANT SIGN CRITERIA.

FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED. SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.

2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF

3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR

4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND

5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS

6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE

7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN

8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AND NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO., BETWEEN THE NORTHEAST CORNER OF SECTION 27 AND THE SOUTHEAST CORNER OF SECTION 22 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "L.S. 13485 1993"), AND THE NORTH 1/4 CORNER OF SECTION 27 AND THE SOUTH 1/4 CORNER OF SECTION 22 (A FOUND 2-1/2" CAP STAMPED "PLS 22564 1998"). SAID BEARING BEING: NORTH 89°09'35"WEST

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED DECEMBER 31, 2015 AT RECEPTION NOS. 2015093191 AND 2015093192, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

SUBSCRIBED AND SWORN TO BEFORE ME THIS ______ DAY OF _____ BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

BY: JANE KACHADURIAN, MANAGING DIRECTOR

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

, AN AUTHORIZED REPRESENTATIVE OF LAND 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

AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

SIGNED THIS _____DAY OF ____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ______ DAY OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492,

OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 5 SFE ARE DEBITED FROM THE WATER BANK.

BENCH MARK

(KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST. DATUM-NAVD88 ELEVATION-6222.12

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON

MAYOR ATTEST:

TOWN CLERK

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE

DIRECTOR OF DEVELOPMENT SERVICES

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.

MAIDEN GRASS, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

SIGNED THIS ______DAY OF ______, 20_____

NAME: DONALD G. PROVOST

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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.

LEGACY BUFFALO GRASS, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC A COLORADO LIMITED LIABILITY COMPANY,

ITS MANAGER

NAME: DONALD G. PROVOST

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT

DEREK S. BROWN. PLS NO. 38064 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. 300 E. MINERAL AVE., SUITE 1

ACCURATELY REPRESENTS THAT SURVEY.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR LITTLETON, COLORADO 80122 PHONE: (303) 713-1898

PLANNING COMMISSION RECOMMENDATION

ROCK, COLORADO ON THE______ DAY OF _______.

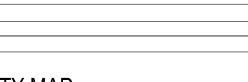
PROJECT TEAM

PROMENADE CASTLE ROCK, LLC 4600 S. SYRACUSE ST. SUITE 1450 DENVER, CO 80237 PH: 303-799-8300

ARCHITECT: GALLOWAY & COMPANY, LLC 5300 DTC PARKWAY SUITE 100 GREENWOOD VILLAGE, CO 8011 PH: 303-770-8884

LIGHTING ENGINEER: GALLOWAY & COMPANY, LLC 5300 DTC PARKWAY SUITE 100 GREENWOOD VILLAGE, CO 80111 PH: 303-770-8884

LAND SURVEYOR: AZTEC CONSULTANTS, INC 300 E. MINERAL AVE. LITTLETON, CO 80122



COVER SHEET / GENERAL NOTES

OVERALL LANDSCAPE PLAN & NOTES

LANDSCAPE NOTES & CITY CALCS

SHEET INDEX

4 OF 1

SITE PLAN

UTILITY PLAN

ELEVATIONS

ELEVATIONS

GRADING PLAN

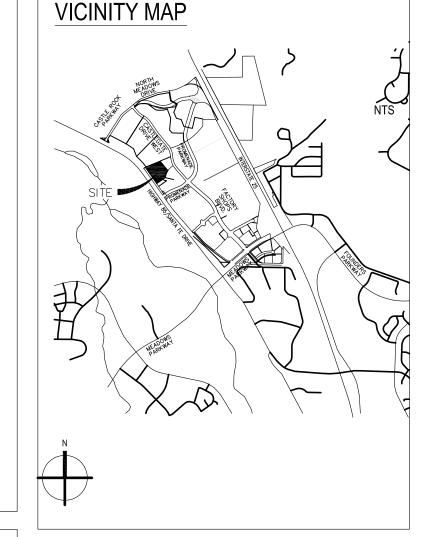
LANDSCAPE PLAN

LANDSCAPE PLAN

GENERAL LIGHTING PLAN

LIGHTING CUTSHEET

LIGHTING CUTSHEET



CIVIL ENGINEER'S STATEMENT

, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER	DATE	

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 _______, 20 _____, AT RECEPTION NO.

DOUGLAS COUNTY CLERK AND RECORDER

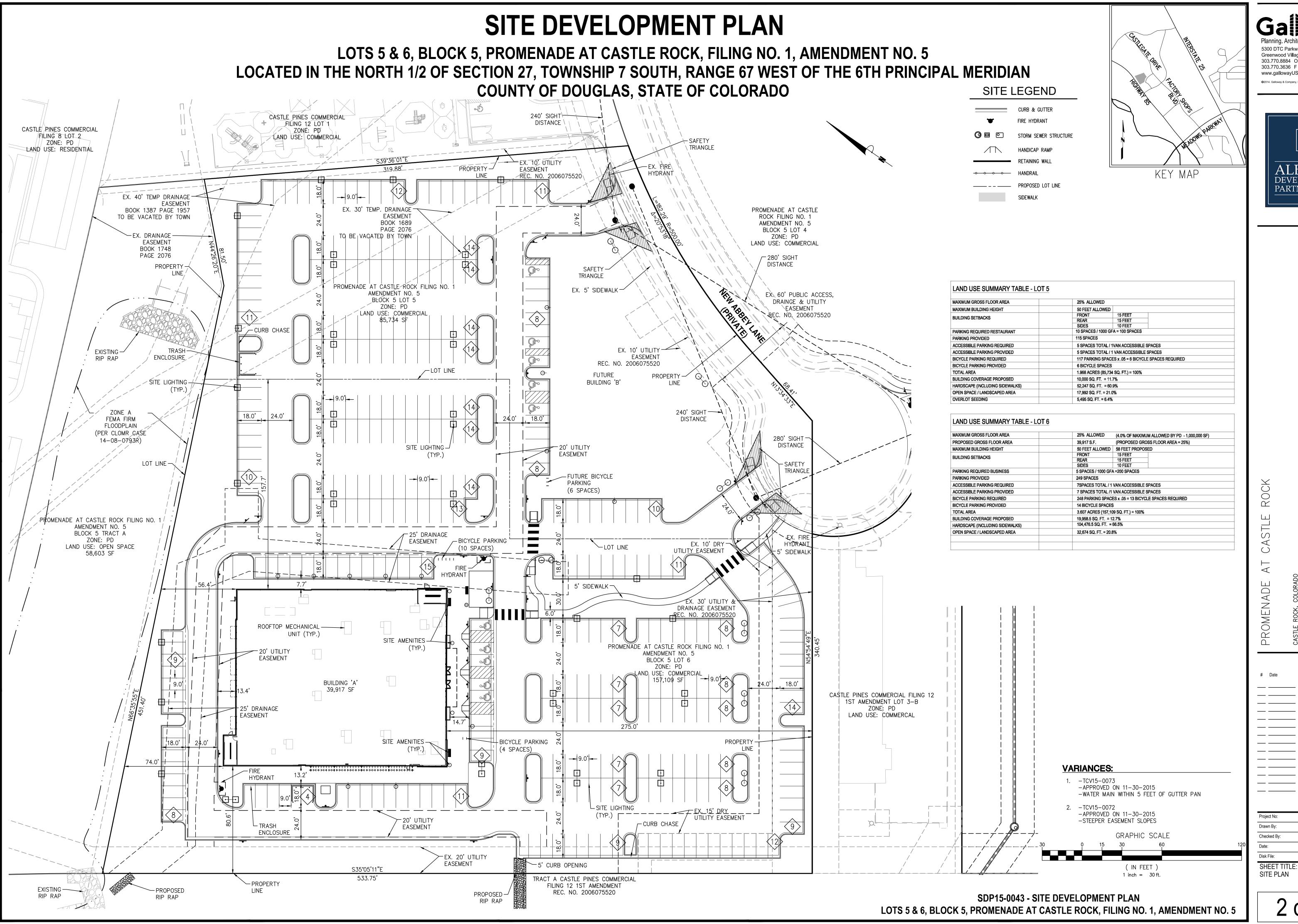
SDP RESUBMITTAL

SDP SUBMITTAL SDP RESUBMITTAL

Project No:	ADP000001.17
Drawn By:	GAR
Checked By:	KK
Date:	12-23-15
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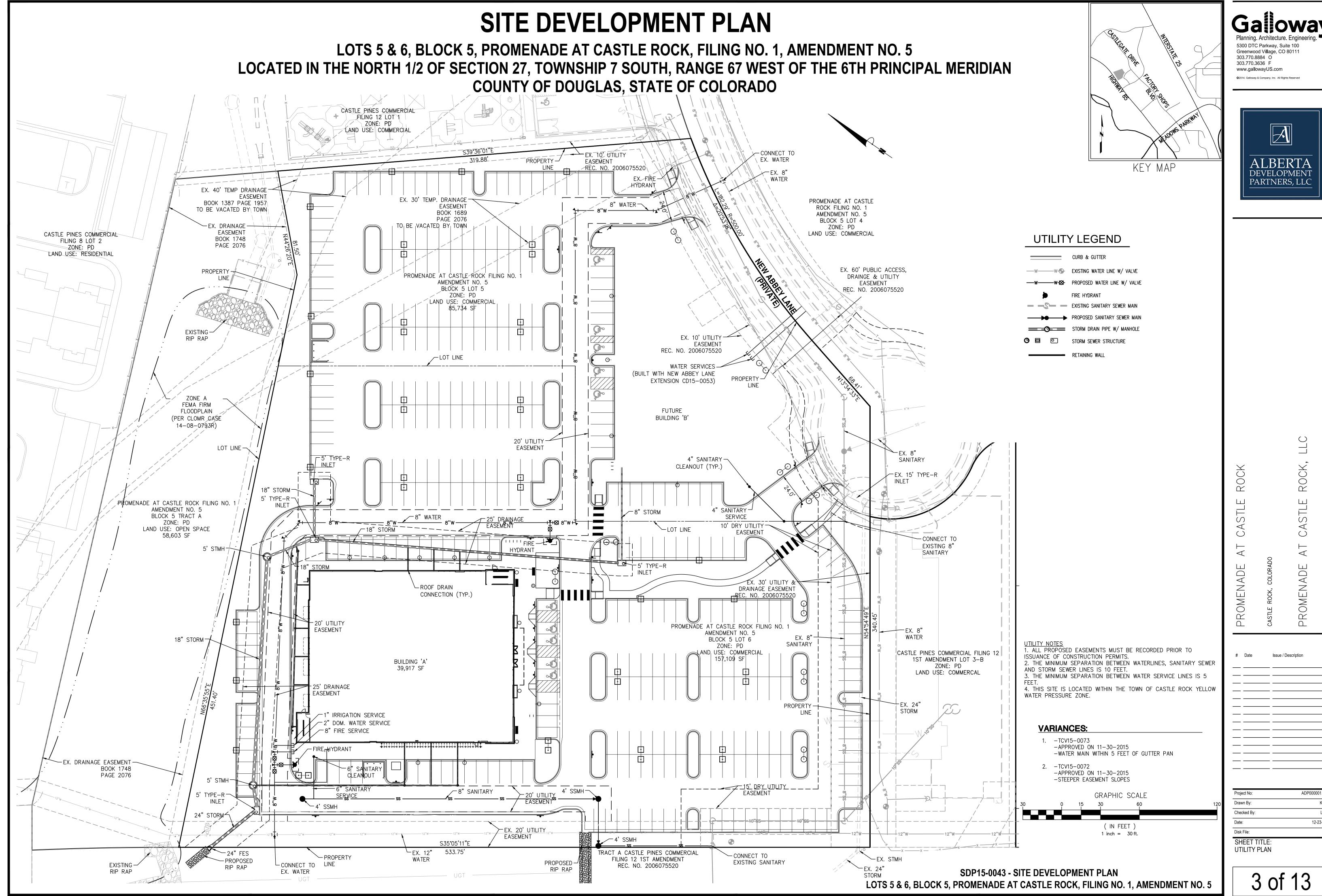
COVER SHEET

SHEET TITLE:

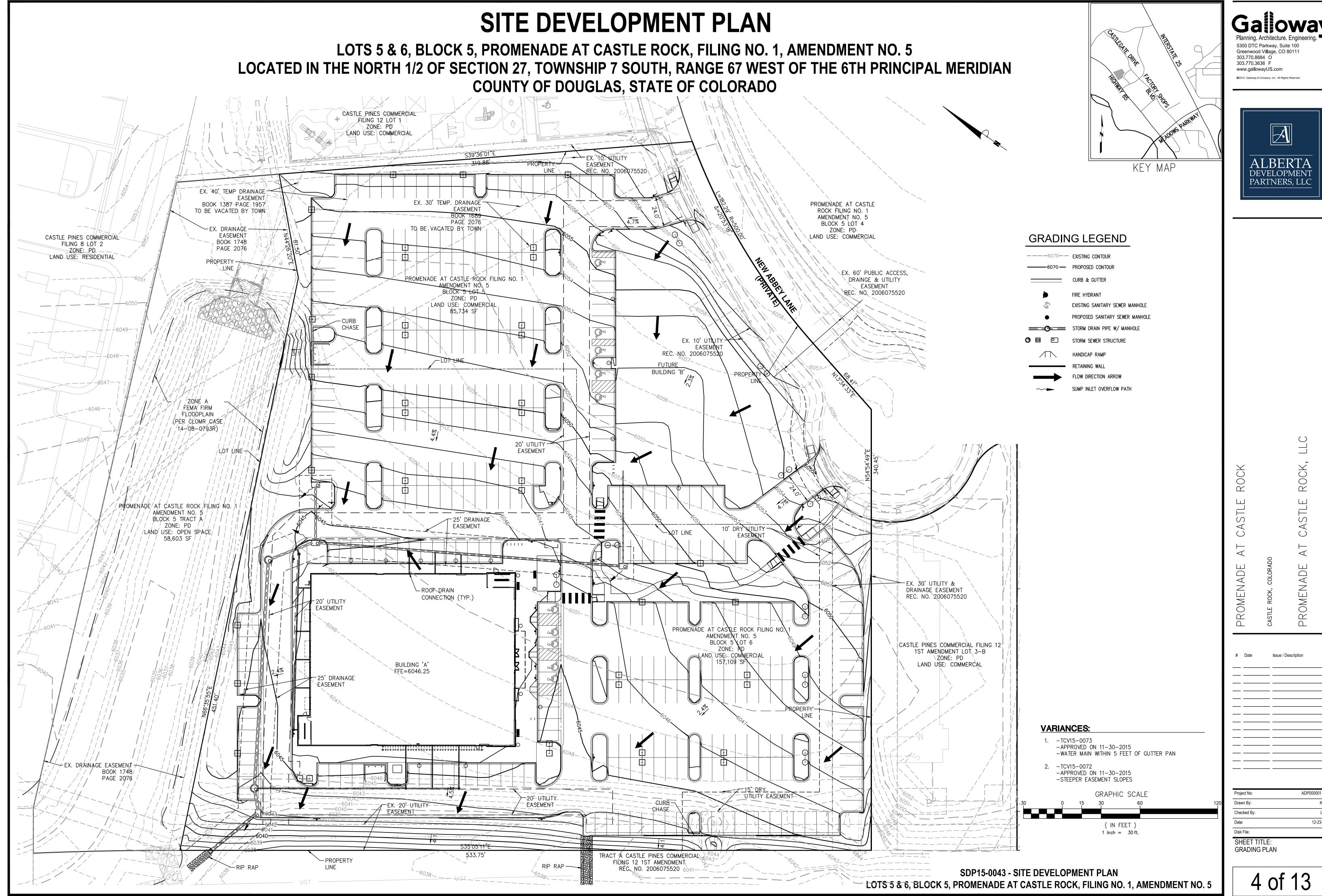














LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

PLANTING NOTES

AND/OR ANY INJURY TO ANY PERSON.

NOTES ON THE PLANS (AS APPLICABLE).

PRIOR TO BEGINNING CONSTRUCTION.

AS FINAL ACCEPTANCE IS RECEIVED

THE FINAL CERTIFICATE OF OCCUPANCY

FINISH GRADING AND SOIL PREPARATION

THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF

ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS,

RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF

LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR TOWN CONSIDERATION

THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG

THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL

BE REPLACED WITH THE SAME SPECIES. SIZE. AND QUANTITY AT THE CONTRACTOR'S

LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF

UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN. THEN AN APPROVAL WILL BE OBTAINED FROM THE TOWN. DO

ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT

FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS SEE THE SITE PLAN. SEE GRADING PLANS FOR EXISTING AND PROPOSED SLOPE

CONDITIONS. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION

THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK

WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME

ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN

LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF

AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AND

SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS

AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING

BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY

ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL

SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND

FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE

-NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 4.0 CUBIC YARDS

-AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET.

COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF

ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL

BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD,

AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S

ACCEPTANCE. THE CONTRACTOR SHALL MEET ALL TOWN OF CASTLE ROCK MAINTENANCE

IMPROPERLY. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE

REQUIREMENTS AND SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE

2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND

HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING

MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON

LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS

WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER

MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE

MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH

CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE

IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND

SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE

PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY

GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL

FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE

MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF

LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE

AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID

3. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE

4. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL

PER THOUSAND SQUARE FEET. INSTALLING CONTRACTOR SHALL SCHEDULE A SOIL

ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND

AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH THE FOLLOWING:

INSPECTION BEFORE PLANT INSTALLATION ONLINE AT www.crgov.com.

LANDSCAPE GUARANTEE AND MAINTENANCE

AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT

EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE

ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.

CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.

ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION

SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL

OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION

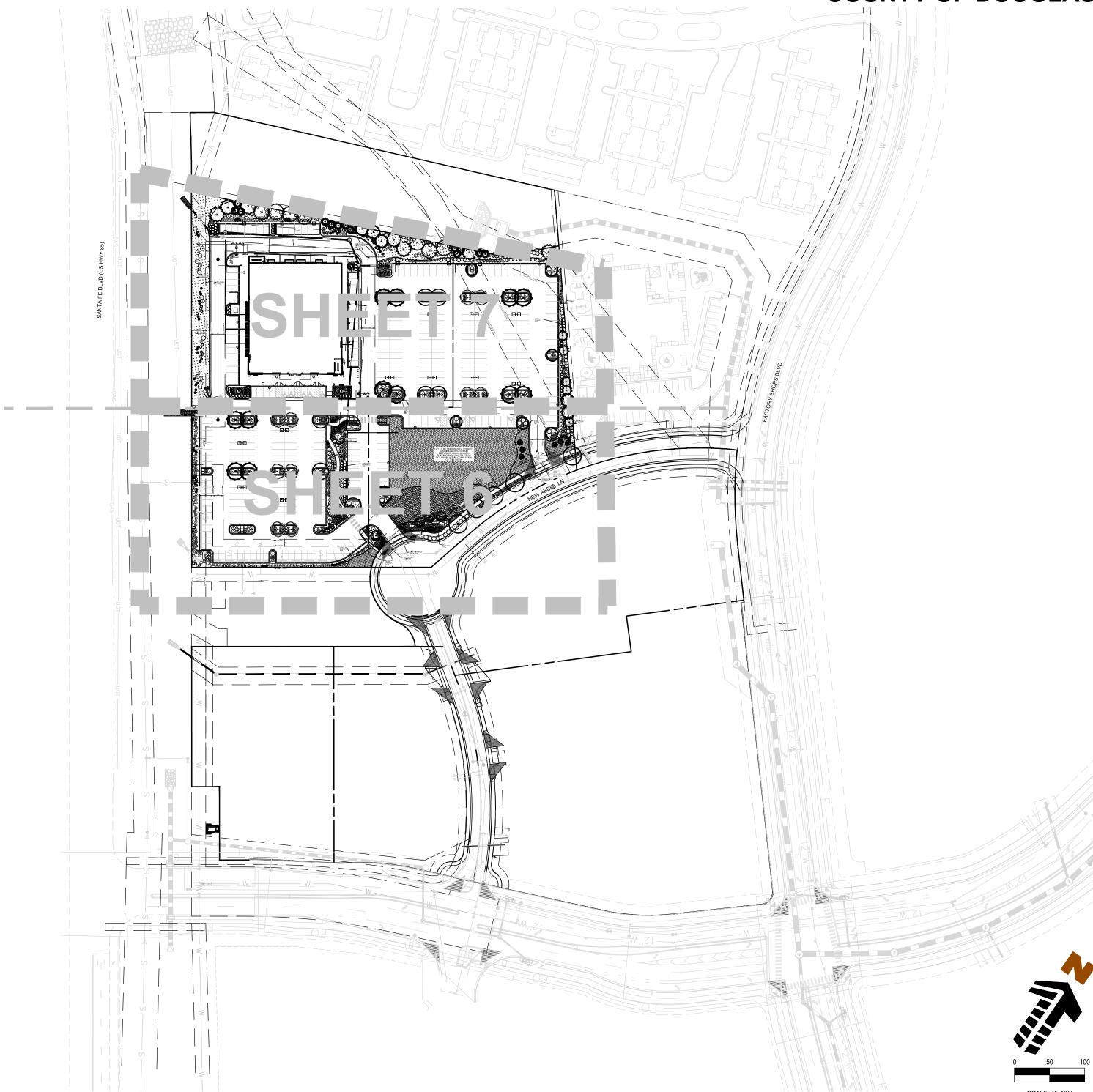
LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE

A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT

QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE

LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE

AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER. THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF



TOWN OF CASTLE ROCK'S CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED
 COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL
 REQUIREMENTS.
- 2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- 3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- 4. DISTANCE OF TREES TO 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
- 9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES NOT SHOWN ON THE SDP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

- 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, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLE OR EASEMENTS AS SHOWN ON THIS PLAN.
- 11.NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- 12. AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- 13.LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 14. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6045 FOR AN ON-SITE PRE-CONSTRUCTION MEETING BEFORE BEGINNING INSTALLATION OF THE LANDSCAPING.



s below. efore you dig. 5 OVERALL LANDSCAPE PLAN AND NOTES SCALE: 1" = 100'

ADJACENT PRIVATE PROPERTY OWNER.

DAMAGE BY HUMAN ACTIONS.

STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

19. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL PLANT MATERIAL SHALL PASS TOWN OF CASTLE ROCK LANDSCAPE INSPECTION.
- 1. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL
- 22. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES
- 23. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL
- 24. ALL TREES PLANTED ADJACENT TO PUBLIC/PEDESTRIAN WALKWAYS AND WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK, ROAD, OR EASEMENT.
- 25. LEGACY BUFFALO TURF IS REQUIRED THROUGH GREEN VALLEY TURF COMPANY, 13159 US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. CANADIAN BLUE FESCUE IS REQUIRED THROUGH TURF MASTERS COMPANY, 3327 GIDDINGS ROAD FORT COLLINS, CO, 80524 (970) 493.8311. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 26. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL
- 27. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL BE 14 GAUGE, OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- 28. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 29. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS
- 30. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- 31. ALL LANDSCAPING SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 32. WHEN NECESSARY, INSTALL STANDARD NURSERY CREPE TAPE NOT LESS THAN 4" WIDE, DESIGNED TO PREVENT WINTER SUN-SCALD. SECURE EVERY 24" BY TAPING. DO NOT USE

ALL OLUNO

- 33. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4"
 THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK
 RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK
 MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE
 SHALL BE 1-1/2 THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S
 ROOTBALL. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY
 STANDARD WIDTH.
- 34. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 35. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- 36. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 37. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 38. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE

IRRIGATION CONCEPT

- 1. A IRRIGATION PLAN SHALL BE SUBMITTED AFTER THE APPROVAL OF THE LANDSCAPE
- 2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- 3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 4. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS AS SHOWN ON THE PLANS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

SDP15-0043 - SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:

CERTIFIED LANDSCAPE ARCHITECT JOSEPH L. WILSOI

TOWN OF CASTLE ROCK REGISTRATION NUMBER #15-117

LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO LA-304

5 of 13

ALBERTA
DEVELOPMENT
PARTNERS, LLC

Greenwood Village, CO 8011

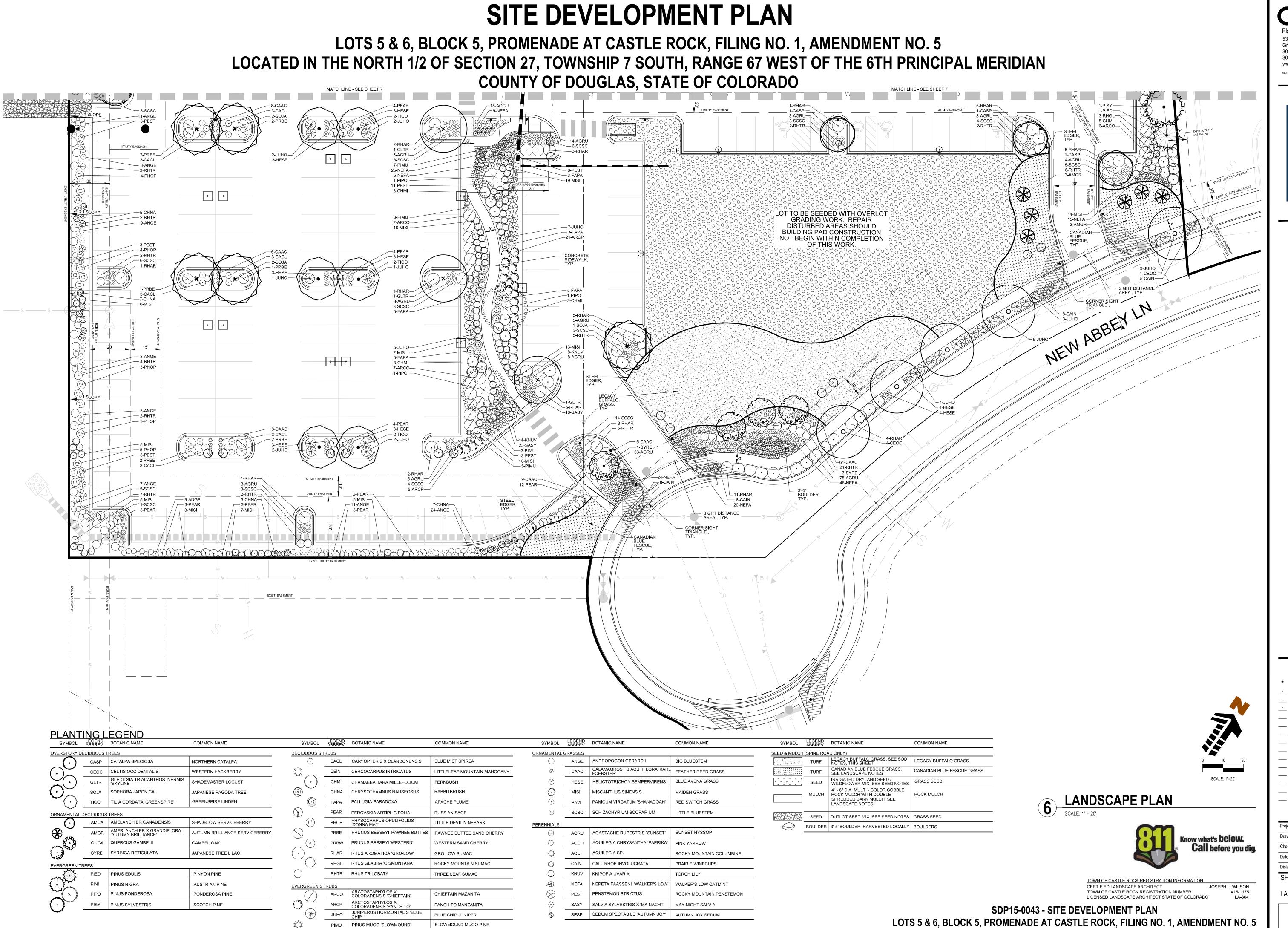
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	12-23-15	SDP SUBMITTAL
-	02-15-16	SDP RE-SUBMITTA
	03-10-16	SDP RE-SUBMITTA
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OVERALL LANDSCAPE PLAN & NOTES - BLOCK 5

SHEET TITLE:

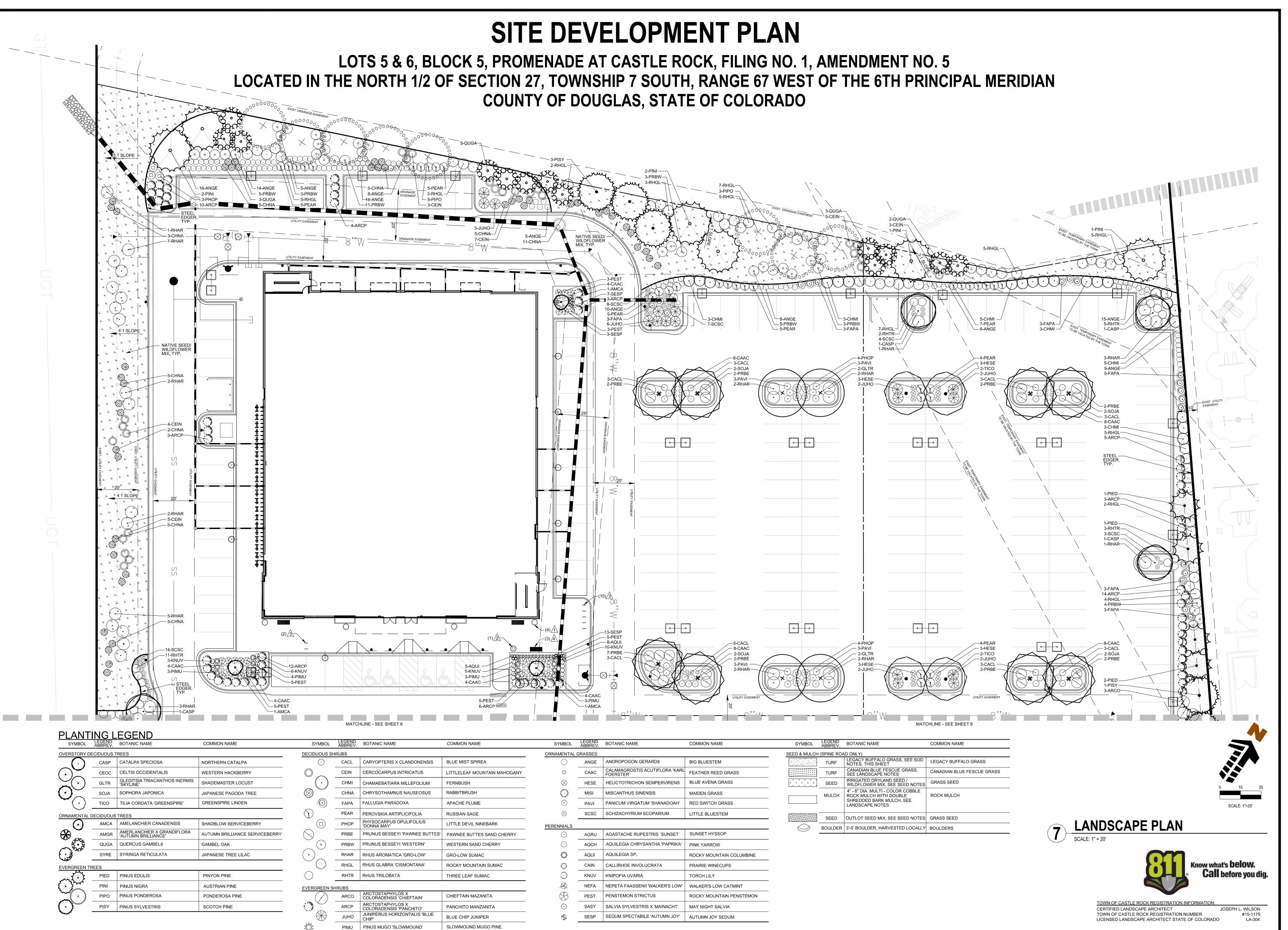


Greenwood Village, CO 80111 303.770.3636 F

Issue / Description SDP RE-SUBMITTAL 02-15-16 03-10-16 SDP RE-SUBMITTAL

SHEET TITLE:

LANDSCAPE PLAN



Galloway
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Date Issue / Description
- 12-23-15 SDP SUBMITTAL
- 02-15-16 SDP RE-SUBMITTAL
- 03-10-16 SDP RE-SUBMITTAL

Project No:

Drawn By:

Checked By:

Date:

Disk File:

SDP15-0043 - SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

SHEET TITLE:

LANDSCAPE PLAN

7 of 13

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

COMMERCIAL LANDSCAPE SITE INVENTORY (DOES NOT INCLUDE DRAINAGE TRACT)

								/	
GROSS SITE AREA	LANDSCAPE AREA IN SQ.FT.	TURFGRASS LIST SPECIES (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF DECIDUOUS LARGE CANOPY TREES REQUIRED	# OF DECIDUOUS LARGE CANOPY TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (4 CU. YDS / 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICES CONNECTIONS
(LOT 5 85,734 SF &	24,284 SF REQUIRED LANDSCAPE AREA 50,666 SF PROPOSED LANDSCAPE AREA & 1,344 SF ROW LANDSCAPE AREA	CANADIAN BLUE	3,741 SF	49	95 (42 LARGE DEC. TREES 26 ORN. TREES 27 EV. TREES)	97	804	203	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT LANDSCAPE AREA (SQ. FT.)	# OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF INTERIOR LANDSCAPE ISLAND	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
101,255 SF	REQUIRED: 10,125 SF PROVIDED: 14,346 SF	364	1,979 SF	32	8.0'	21	45	41	337

CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT NAME (COMMON)	APP. RATE (INCHES/MONTH)	ZONE (V. LOW, LOW, MODERATE, HIGH)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR X IA / TA)
TURF	LEGACY BUFFALO GRASS & IRRIGATED SEED	1.43 IN/MONTH	LOW	36.2%	18,795 SF	1.43	52,010 SF	0.52
TURF	CANADIAN BLUE FESCUE	3.00 IN/MONTH	MODERATE	5.5%	2,868 SF	3.00	52,010 SF	0.17
DRIP	SHRUB BED (IRRIGATION, FABRIC, ROCK MULCH & EDGER)	1.43 IN/MONTH	LOW	58.3%	30,347 SF	1.43	52,010 SF	0.83
тот	AL OF THE CLWUR:	1.43 IN/MONTH	LOW	100.0%	52,010 SF			1.52

SEED NOTES:

1)	SEED MIXES ARE AVAILABLE AS FOLLOWS:
	50%-"FOOTHILLS GRASS MIX", 50%-"XERISCAPE
	WILDFLOWER MIX"
	WESTERN NATIVE SEED COMPANY
	P.O. BOX 188
	COALDALE, CO 81222
	(719) 942-3935

2) ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING: WOOD FIBER MULCH

15-15-15 ORGANIC FERTILIZER ORGANIC BINDER

SEEDING RATE: 2 LBS/1000 SQ.FT. OR 25 LBS/ACRE % SCIENTIFIC NAME COMMON NAME 25 PASCOPYRUM SMITHII WESTERN WHEATGRASS 25 BOUTELOUA CURTIPENDULA SLENDER WHEATGRASS 15 ELYMUS TRACHYCAULUS 12 ORYZOPSIS HYMENOIDES INDIAN RICEGRASS 6 SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM BUFFALOGRASS

BLUE GRAMA

JUNEGRASS

MUTTON GRASS

SAND DROPSEED

'XERISCAPE WILDFLOWER MIX'

COMMON NAME

BLUE FLAX

PURPLE PRAIRIE CLOVER

PAGODA PENSTEMON

UTAH BLUEBELLS

YELLOW BEEPLANT

YELLOW YARROW

CANYON BEARDTONGUE

NORTHERN SWEETVETCH

WILD FOUR O'CLOCK

WINECUPS

SCARLET GILIA

FIRECRACKER PENSTEMON

MEXICAN HAT

PERENNIAL BLANKETFLOWER

SEEDING RATE: 4-8 OZ/1000 SQ.FT.

% SCIENTIFIC NAME

10 DALEA PURPUREA

10 CLEOME LUTEA

6 PENSTEMON EATONII

1 HEDYSARUM BOREALE

0.5 MIRABILIS MULTIFLORA

0.25 CALLIRHOE INVOLUCRATA

0.25 IPOMOPSIS AGGREGATA

6 ACHILLEA YARROW

10 COREOPSIS TINCTORIA

10 GAILLARDIA ARISTATA

10 LINUM PERENNE V. LEWISII

10 PENSTEMON ANGUSTIFOLIUS

10 PENSTEMON PACHYPHYLLUS

6 PENSTEMON COMMARHENUS

10 RATIBIDA COLUMNIFERA PULCHRA

5 BUCHLOE DACTYLOIDES 5 BOUTELOUA GRACILIS 2 KOELERIA MACRANTHA

'FOOTHILLS GRASS MIX'

2 POA FENDLERIANA 3 SPOROBOLUS CRYPTANDRUS

SEED ESTABLISHMENT NOTES 1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.

2. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS.

4. SEED INSTALLED ON 3:1 SLOPES AND IRRIGATED IS TO FOLLOW THE TOWN OF CASTLE ROCK TEMPORARY IRRIGATION FOR NON-IRRIGATED NATIVE SEED CRITERIA 5.1.2015.

DESCRIPTION - BLOCK 5: TOTAL SITE AREA
REQUIRED LANDSCAPE MINIMUM 242,843 SF 10.0% 20.9% 24.284 SF PROVIDED LANDSCAPE 50,666 SF 1,344 SF PROVIDED ROW LANDSCAPE MAXIMUM IRRIGATED TURF ALLOWED 14,570 SF PROVIDED LANDSCAPE TURF

A MINIMUM OF (2) TWO LARGE CANOPY TREES AND (4) FOUR SHRUBS FOR EACH 1000 S.F. OF REQUIRED LANDSCAPE AREA. (1) ONE ADDITIONAL TREE MAY BE SUBSTITUTED IN LIEU OF EACH (4) FOUR SHRUBS REQUIRED.

24.28

1,161

24,284 SF/1000 S.F. LANDSCAPE AREA = REQUIRED TREES 23.45 x 2 = REQUIRED SHRUBS 23.45 x 4 =

LANDSCAPE DATA:

TREES (71.6% DECIDUOUS, 28.4% EVERGREEN) SHRUBS (75.7% DECIDUOUS, 24.3% EVERGREEN) PERENNIÀLS/GRASSES

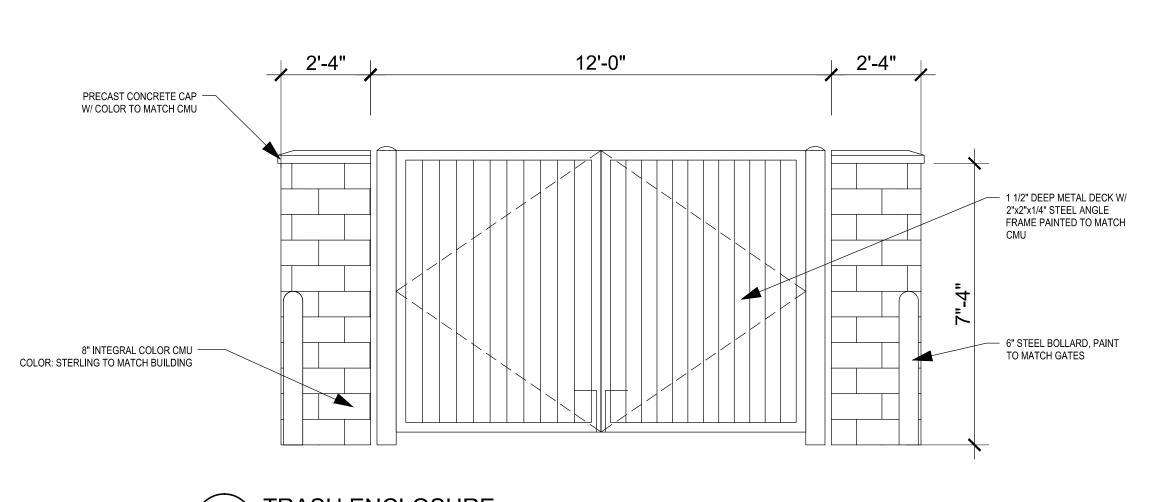
8,152 S.F. (16.1%)* 13,511 S.F. (26.7%) IRRIGATED SEED AREA 29,003 S.F. (57.2%) SHRUB & MULCH AREA ROW LANDSCAPE LIVING GROUND COVER 44,946 S.F. (88.7%) NON-LIVING GROUNDCOVER 5,720 S.F. (11.3%)

TOTAL STEEL EDGING

*NOTE - TURF AREAS SHALL BE LEGACY BUFFALO OR CANADIAN BLUE FESCUE GRASS SOD

PLANTER POTS PROGRAM

1. THE ANNUAL POTS ON THE PLANS ARE SHOW AND LABELED ON THE PLANS WILL BE PLANTED WITH ANNUALS AND PERENNIALS AS SHOWN ON THE LEGEND. THE PLANTING WILL BE A DENSE VARIETY OF TEXTURES AND COLORS WITH SPECIMEN-ACCENT PLANTINGS LIKE ORNAMENTAL GRASSES AND NATIVE PERENNIALS. POTS WILL BE IRRIGATED BY SUPPLEMENTAL IRRIGATION LIKE WATER TRUCK. THE PLANTER POTS PROGRAM IS NOT A PART OF THE IRRIGABLE AREA FOR THE WATER BUDGET.





TOWN OF CASTLE ROCK REGISTRATION INFORMATION CERTIFIED LANDSCAPE ARCHITECT TOWN OF CASTLE ROCK REGISTRATION NUMBER

SHEET TITLE: LANDSCAPE NOTES & CITY CALCS

Drawn By: Checked By

Disk File:

02-15-16

JLW 12/23/2015

Issue / Description

03-10-16 SDP RE-SUBMITTAL

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Greenwood Village, CO 80111

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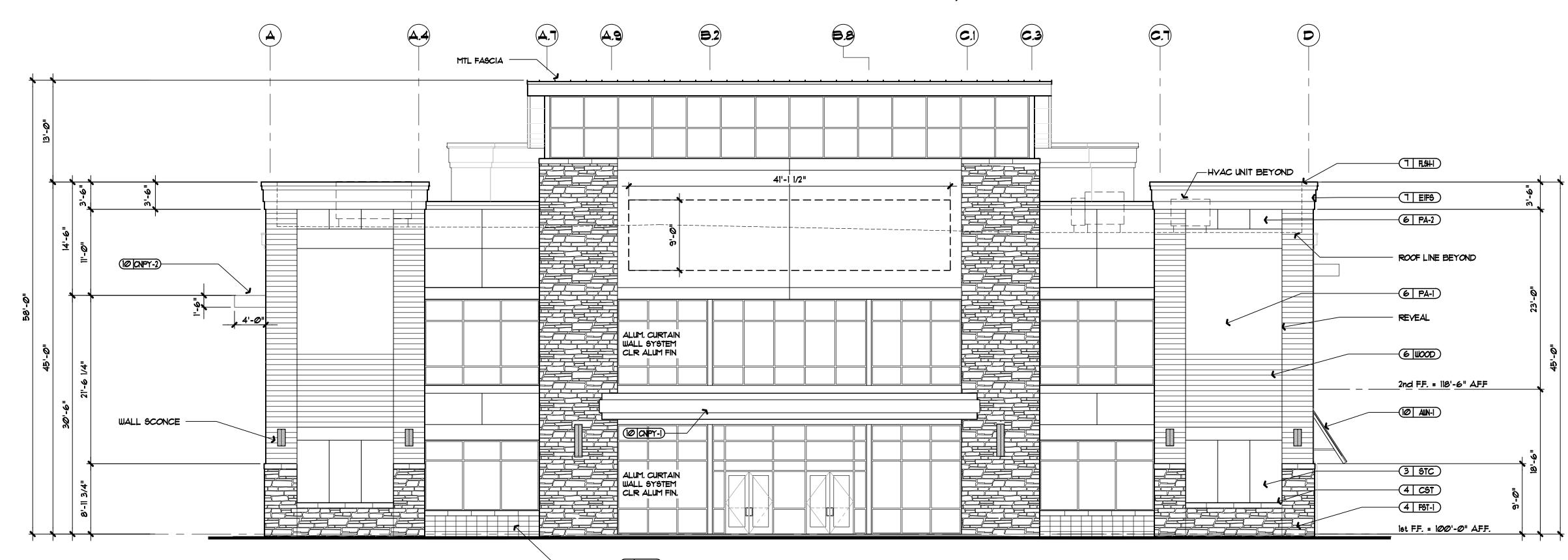
SDP15-0043 - SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5





LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

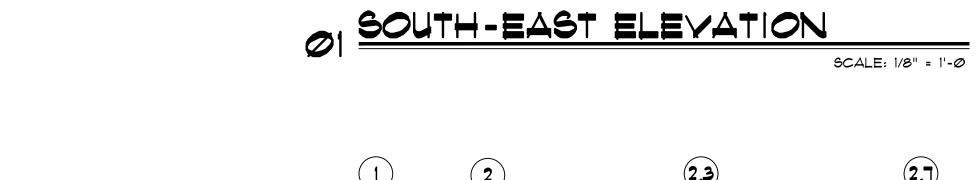


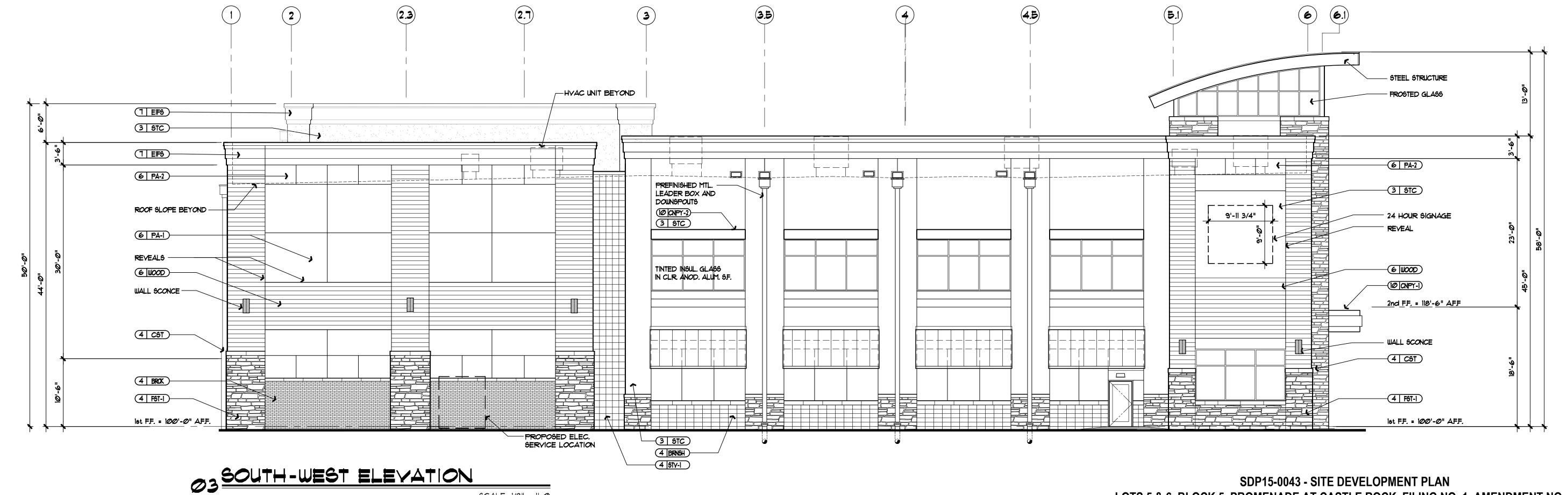
SCALE: 1/8" = 1'-0

STONE	4 MASONRY
4 F6T-I	ITEM: FAUX STONE VENEER MFR: ARRISCRAFT PRODUCT: ARRIS STACK COLOR: ASH
4 517-1	ITEM: STONE VENEER MFR: RENAISSANCE STONE COLOR: NUTMEG
(4 CST)	ITEM: CAST STONE CAP MFR: PACIFIC CAST STONE COLOR: T-9817
4 BRNSH	ITEM: BURNISHED CMU MFR: GENERAL SHALE COLOR: STERLING LW
4 BRCK	ITEM: BRICK VENEER MFR: ACME BRICK
METAL	.9 4 SUN PROTECTIVE DEVICES
7 FLSH-1	ITEM: PRE-FIN'D CAP FLASHING MFR: BERRIDGE COLOR: BUCKSKIN
(10 CNPY-1)	ITEM: ALPOLIC CANOPY COLOR: CFB BLUE & MTLC 9MX 9ILVER
(10 CNPY-2)	ITEM: STEEL CANOPY COLOR: PAINTED TO MATCH FLUROPON GATWICK SILVER 399A998
(10 AUN-1)	ITEM: PREFIN'D STANDING SEAM MTL AUNIN COLOR: CUSTOM BLUE TO MATCH PMS 293
FINISH	ES
(3 STC)	ITEM: STUCCO COLOR: TO MATCH DRYVIT COLOR **IIO YANDYKE FINISH: TO MATCH DRYVIT TEXTURE SANDPEBB
1 EIF6	ITEM: EIFS MFR: DRYVIT SYSTEMS, INC. COLOR: #142 SPECTRUM BROWN FINISH: SANDPEBBLE
(6 MOOD)	ITEM: RECLAIMED WOOD OR CEMENTITOUS SYNTHETIC WOOD MFR: DISTINGUISHED BOARDS + BEAMS COLOR: BROWN RECLAIMED BOARD
(6 PA-I	ITEM: PAINT COLOR MFR: BENJAMIN MOORE COLOR: WINTER GATES
(6 PA-2	ITEM: PAINT COLOR MFR: BENJAMIN MOORE COLOR: STEEL WOOL

SDP15-0043 - SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5



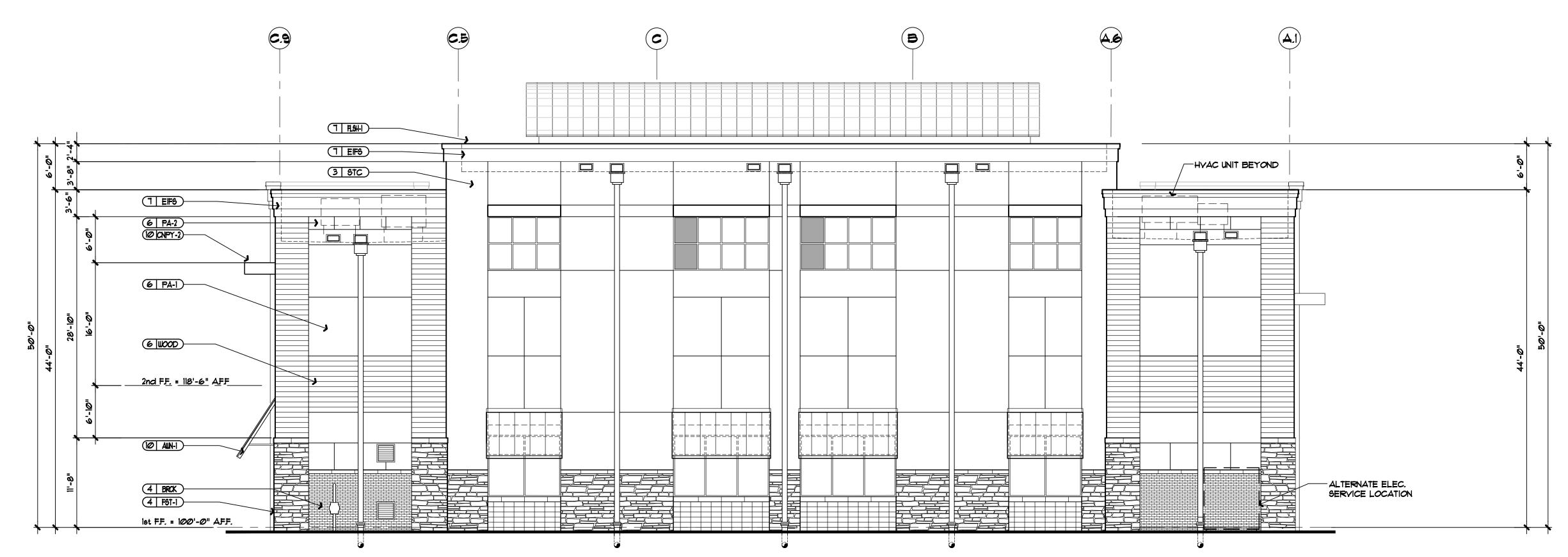


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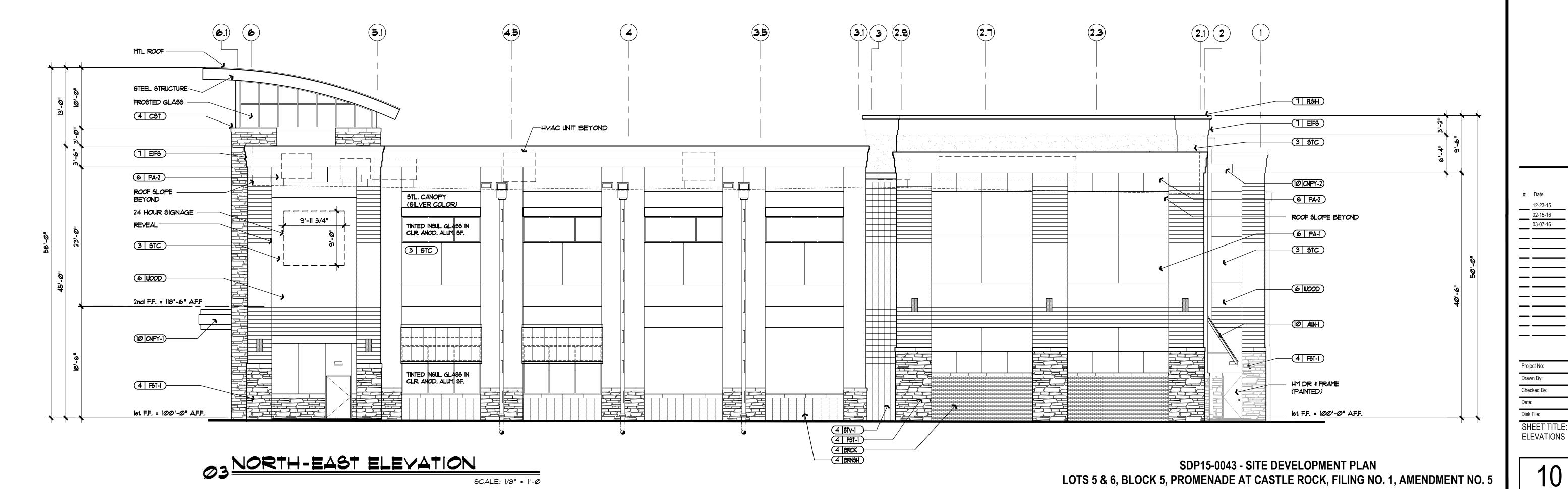
9 of 13

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



<u> </u>	RIAL SCHEDULE
STONE	# MASONRY
4 FST-1	ITEM: FAUX STONE VENEER MFR: ARRISCRAFT PRODUCT: ARRIS STACK COLOR: ASH
4 517-1	ITEM: STONE VENEER MFR: RENAISSANCE STONE COLOR: NUTMEG
(4 CST)	ITEM: CAST STONE CAP MFR: PACIFIC CAST STONE COLOR: T-9817
(4 BRNSH)	ITEM: BURNISHED CMU MFR: GENERAL SHALE COLOR: STERLING LW
4 BRCK	ITEM: BRICK VENEER MFR: ACME BRICK
METAL	.6 & SUN PROTECTIVE DEVICES
7 FLSH-1	ITEM: PRE-FIN'D CAP FLASHING MFR: BERRIDGE COLOR: BUCKSKIN
(10 CNPY-1)	ITEM: ALPOLIC CANOPY COLOR: CFB BLUE & MTLC SMX SILVER
(10 CNPY-2)	ITEM: STEEL CANOPY COLOR: PAINTED TO MATCH FLUROPON GATWICK SILVER 399A998
10 AUN-1	ITEM: PREFIN'D STANDING SEAM MTL AUNIN COLOR: CUSTOM BLUE TO MATCH PMS 293
FINISH	ES .
3 STC	ITEM: STUCCO COLOR: TO MATCH DRYVIT COLOR #10 VANDYKE
1 EIFS	FINISH: TO MATCH DRYVIT TEXTURE SANDPEBBI ITEM: EIFS MFR: DRYVIT SYSTEMS, INC. COLOR: #142 SPECTRUM BROWN FINISH: SANDPEBBLE
6 WOOD)	ITEM: RECLAIMED WOOD OR CEMENTITOUS SYNTHETIC WOOD MFR: DISTINGUISHED BOARDS + BEAMS COLOR: BROWN RECLAIMED BOARD
(6 PA-1	ITEM: PAINT COLOR MFR: BENJAMIN MOORE COLOR: WINTER GATES
(6 PA-2	ITEM: PAINT COLOR MFR: BENJAMIN MOORE COLOR: STEEL WOOL







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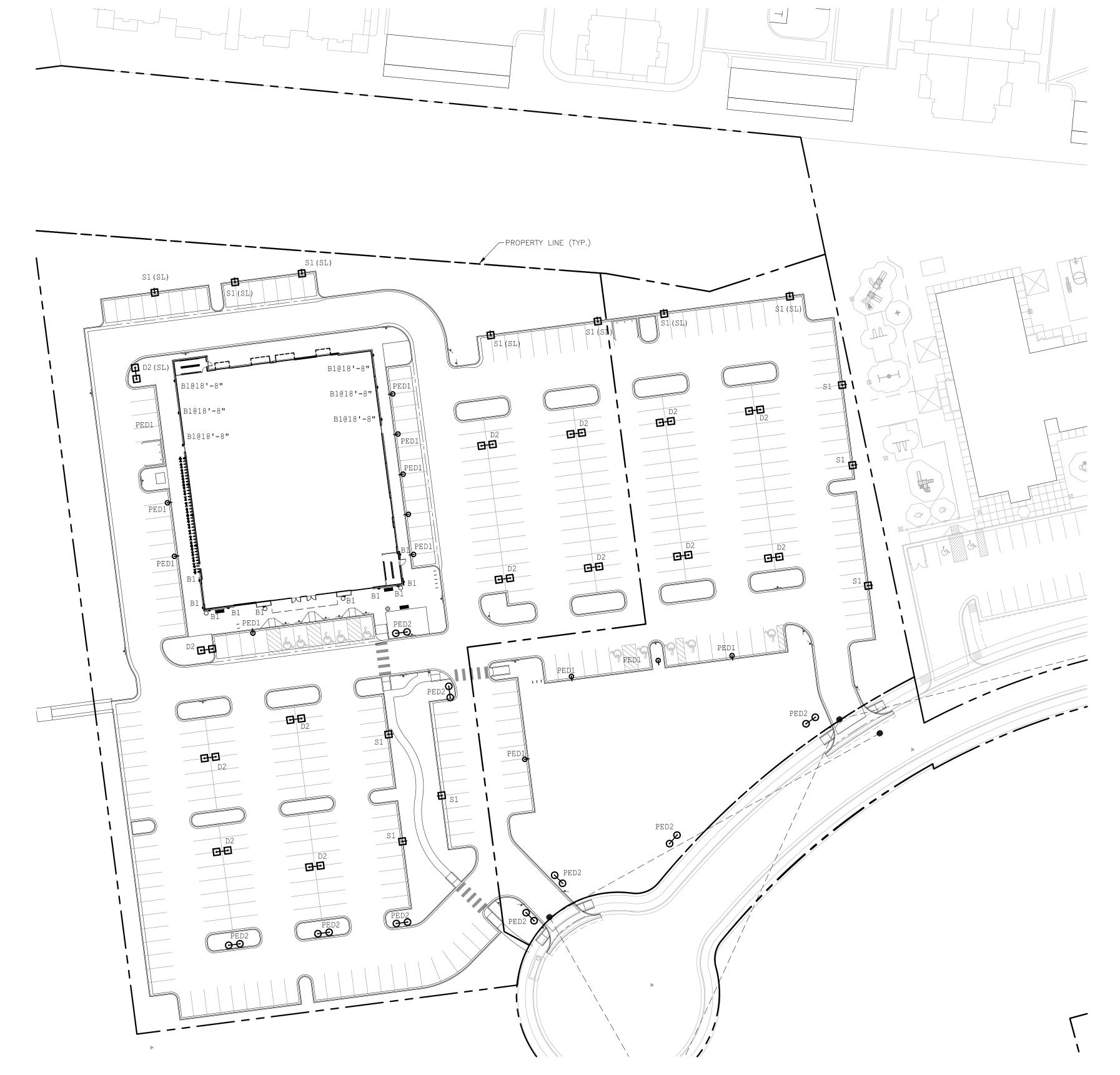
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#	Date	Issue / Description
	12-23-15	SUBMITTAL
_	02-15-16	SDP RESUBMITTAL
_	03-07-16	SDP RESUBMITTAL
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LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



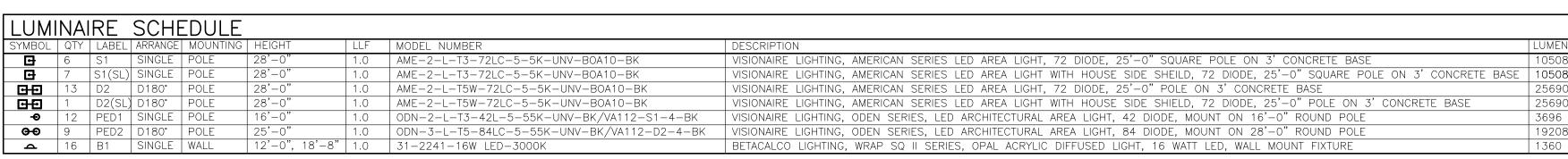
GENERAL LIGHTING PLAN NOTES:

- 1. CONCEPTUAL LIGHTING PLAN; FINAL LIGHTING PLAN TO BE PROVIDED WITH CONSTRUCTION
- 2. LIGHT TRESPASS TO ADJACENT PROPERTIES MITIGATED BY ORIENTATING ALL FIXTURES INTO
- 3. ALL LIGHTS ON LOT 6, EXCEPT THOSE REQUIRED FOR SECURITY AT BUILDING ENTRANCES, STAIRWAYS AND LOADING DOCKS SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS AND BE OPERATED IN SUCH 50% REDUCED MODE UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS HOURS.
- 4. THE FITNESS FACILITY ON LOT 5 WILL OPERATE 24 HOURS A DAY, SEVEN DAYS A WEEK, AND AS SUCH THE LIGHTS WILL BE OPERATED AT 100% LEVELS FOR THE SAFETY AND SECURITY OF ITS PATRONS.
- 5. IN THE EVENT THAT THE 24/7 HOUR BUSINESS OPERATION ON LOT 5 CEASES FOR WHATEVER REASON, THE CIRCUITING AND LIGHT LEVEL REDUCTIONS OUTLINED IN #3 ABOVE SHALL APPLY TO THE LIGHTING PLAN FOR LOT 5.

FORWARD THROW (TYPE IV) DISTRIBUTION, POLE—MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHIELDED WALL PACKS

6. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITIED:

CALCULATION SUM	MARY	<i>7</i> -				
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING-NORTH	Fc	4.74	7.2	2.2	2.15	3.27
MAIN PARKING-24 HOUR FITNESS	Fc	5.32	8.9	2.3	2.31	3.87
OUTER PARKING-NORTH	Fc	4.58	8.2	1.8	2.54	4.56
OUTER PARKING-SOUTH	Fc	1.46	3.1	0.4	3.65	7.75
PARKING-24 HOUR FITNESS	Fc	3.39	7.1	1.5	2.26	4.73
PARKING-FUTURE RETAIL	Fc	3.92	6.4	2.2	1.78	2.91
REAR PARKING-24 HOUR FITNESS	Fc	5.24	7.7	2.4	2.18	3.21
FRONT DRIVE AISLE-24 HOUR	Fc	3.89	7.6	1.8	2.16	4.22
FRONT DRIVE AISLE-FUTURE	Fc	2.59	4.1	1.1	2.35	3.73
ENTRY DRIVE-NORTH	Fc	3.07	5.3	1.4	2.19	3.79
ENTRY DRIVE-SOUTH	Fc	3.78	6.3	1.7	2.22	3.71
REAR DRIVE	Fc	2.36	5.9	0.2	11.80	29.50







SDP15-0043 - SITE DEVELOPMENT PLAN LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

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ALBERTA
DEVELOPMENT
PARTNERS, LLC

Project No:

Drawn By:

Checked By:

GRF

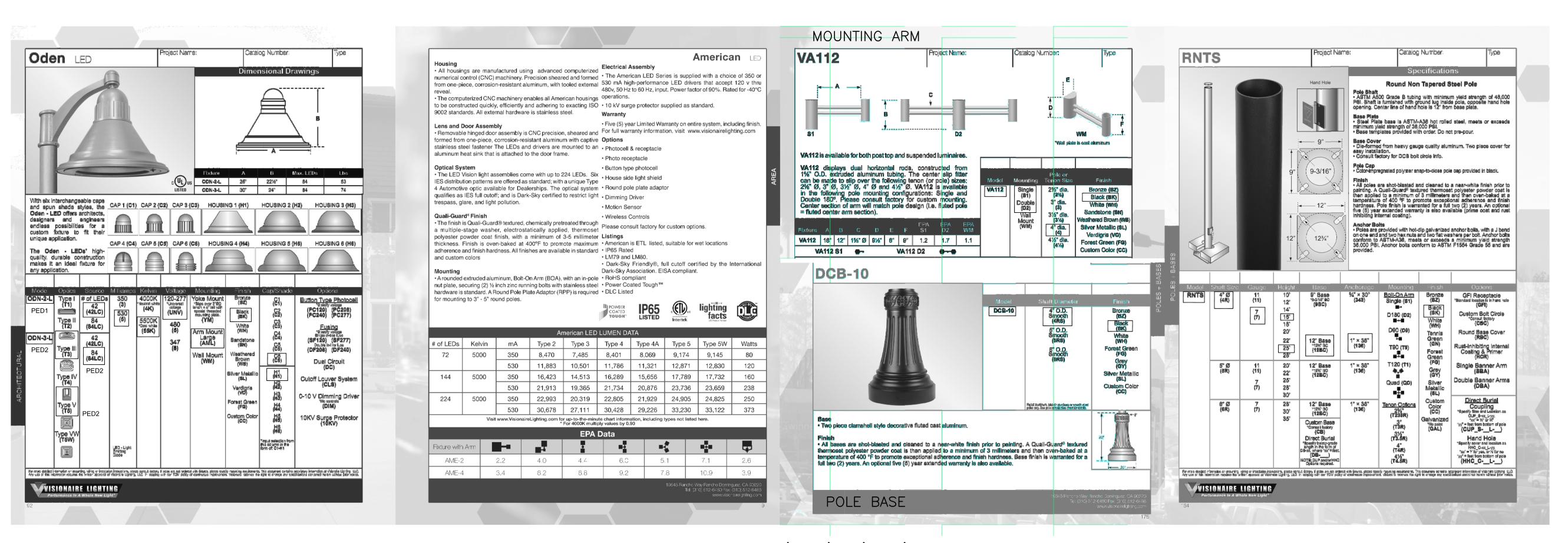
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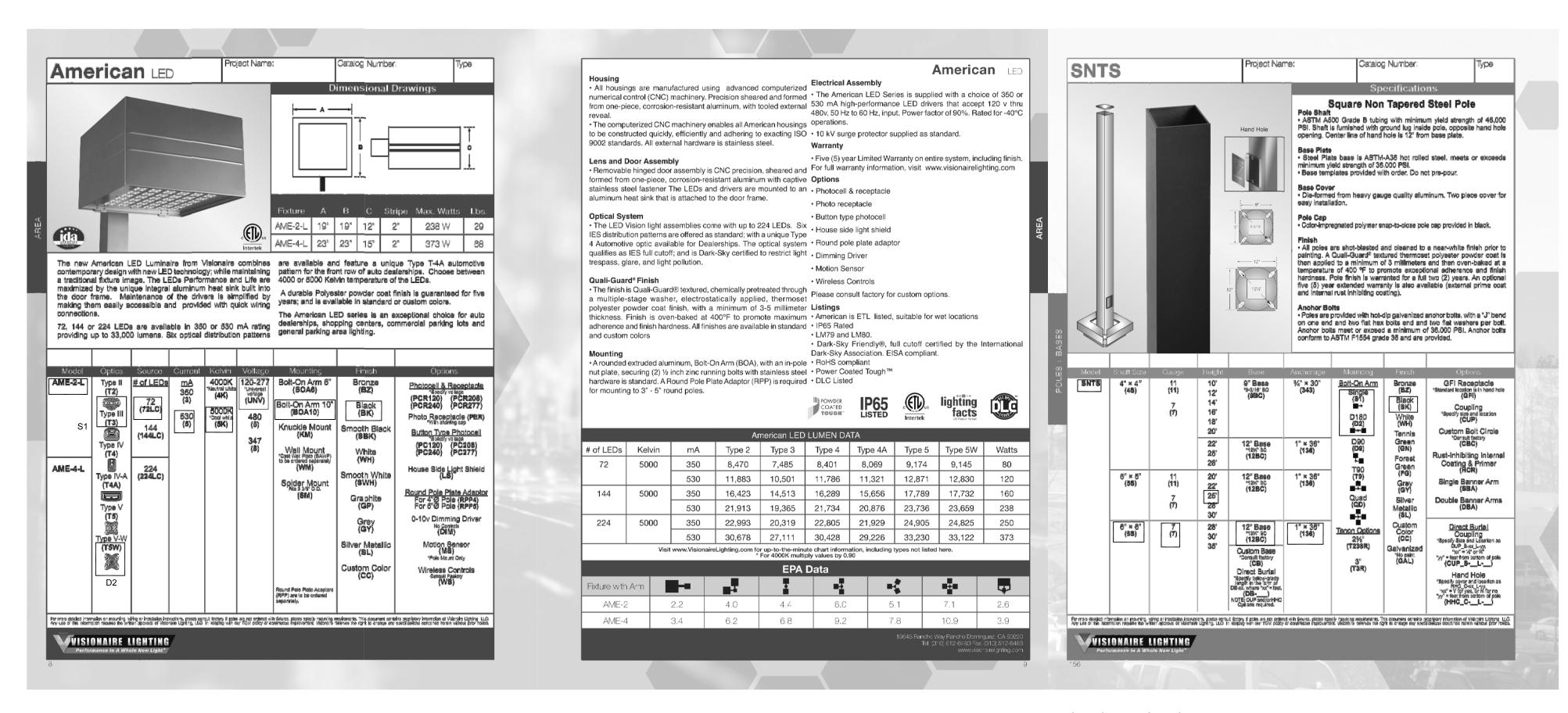
GENERAL LIGHTING PLAN BLOCK 5

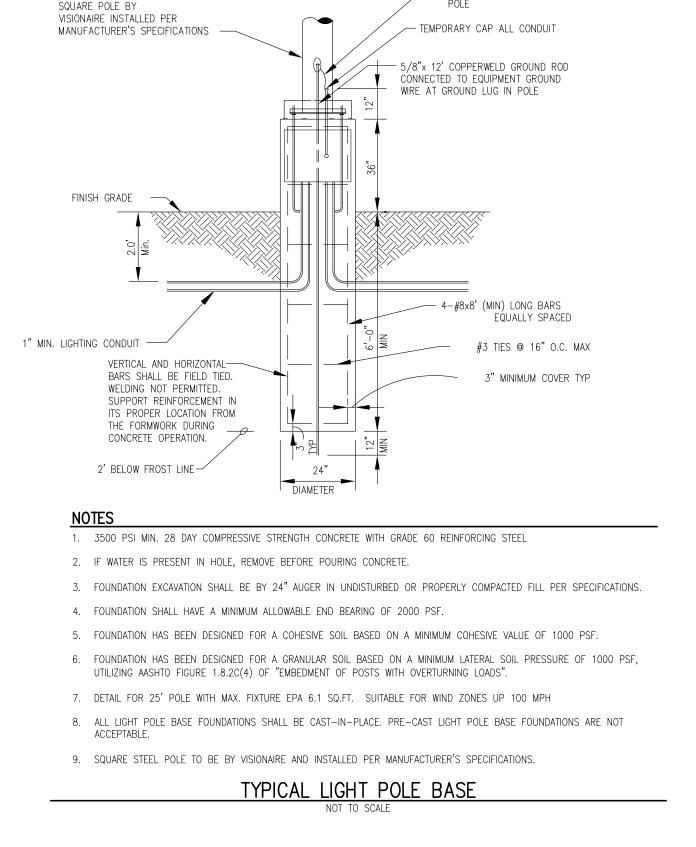
11 OF 13

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'PED1' & 'PED2', POLE, POLE BASE, AND MOUNTING ARM





 CONNECT ALL EQUIPMENT GROUND CONDUCTORS TO GROUNDING LUG IN

SDP15-0043 - SITE DEVELOPMENT PLAN
LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

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LIGHTING CUT SHEET

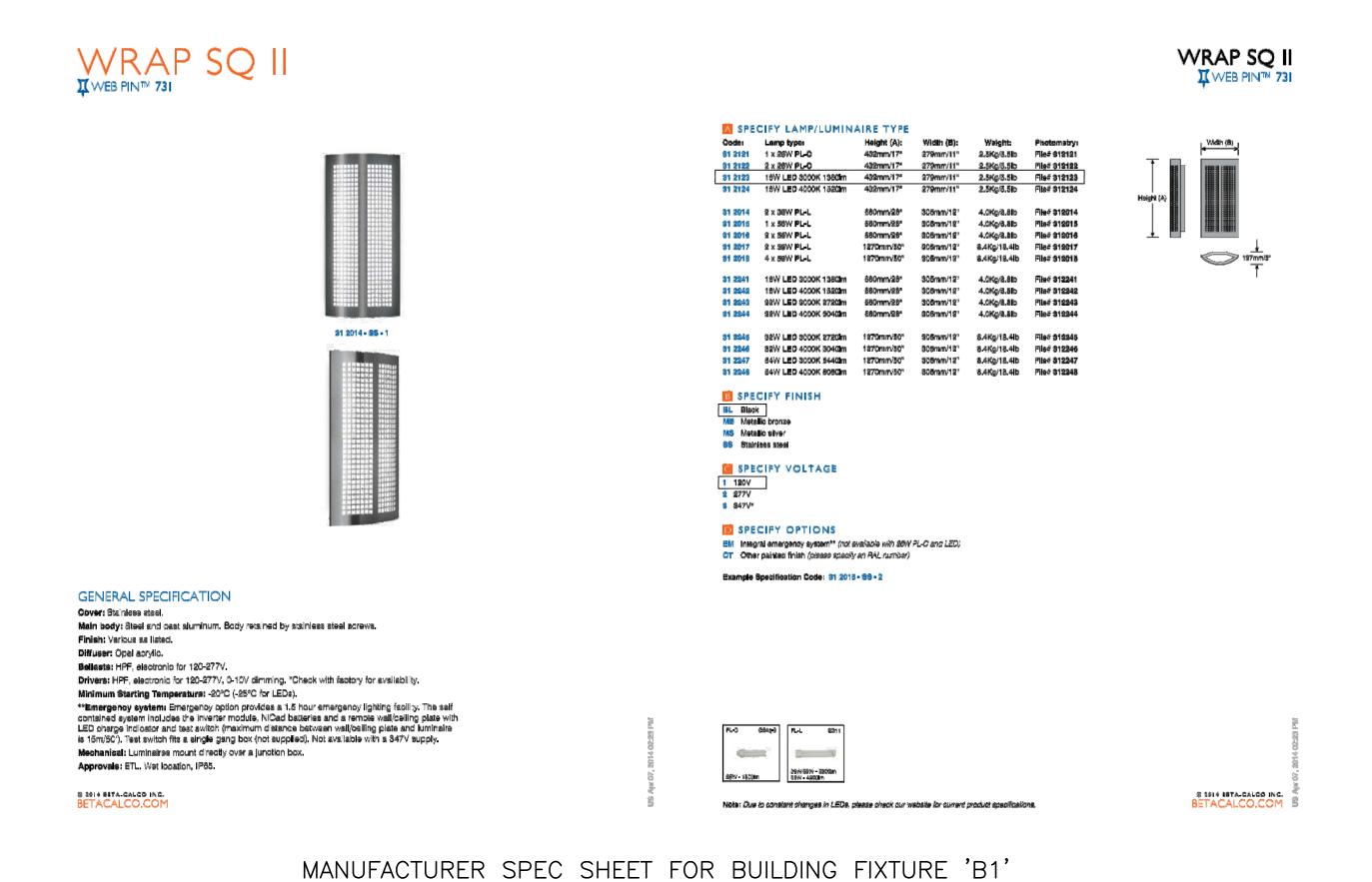
SDP SUBMITTAL

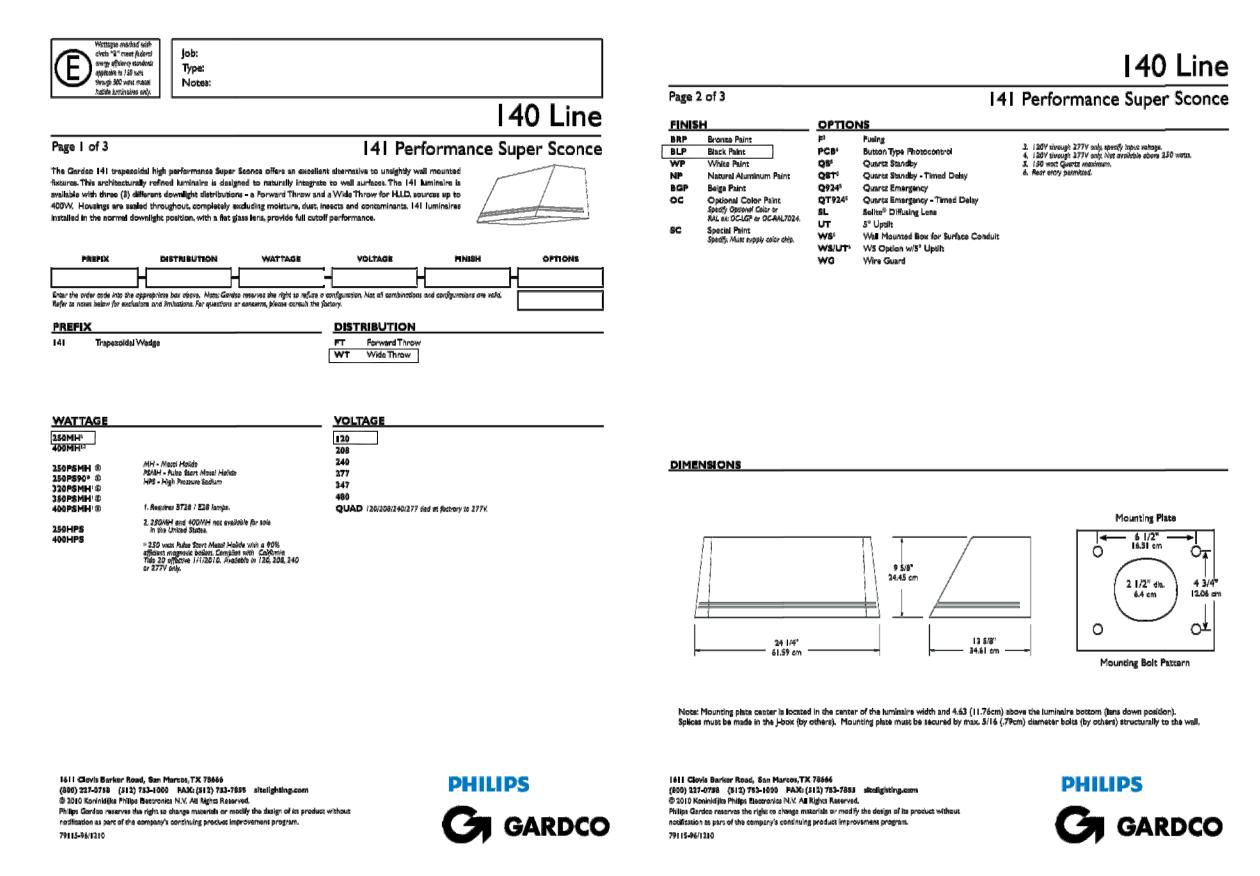
SDP RESUBMITTAL

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO









MANUFACTURER SPEC SHEET FOR BUILDING FIXTURE 'B2'

# Date	Issue / Description
- 12-23-15	SDP SUBMITTAL
- 02-15-16	SDP RESUBMITTAL
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Project No:	
Drawn By:	JMG
Checked By:	GRR

Project No:

Drawn By:

Checked By:

Date:

12/23/15

Disk File:

SHEET TITLE:
LIGHTING CUT SHEET