

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 4 - 9, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1



LEGAL DESCRIPTION:
 LOTS 4 - 9 CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1,
 COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE
 COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY
 OF _____ 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER
 BY: _____
 DEPUTY

SURVEYOR'S CERTIFICATE
 I, _____ 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 ACCURATELY REPRESENTS THAT SURVEY.

_____ REGISTERED LAND SURVEYOR _____ DATE _____

PLANNING COMMISSION RECOMMENDATION
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE
 TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ 20____

CHAIR: _____ DATE _____
 ATTEST: _____
 DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK,
 COLORADO ON THE _____ DAY OF _____ 20____

MAYOR: _____ DATE _____
 ATTEST: _____
 TOWN CLERK _____ DATE _____

WATER RIGHTS DEDICATION AGREEMENT
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND
 CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT,
 RECORDED ON THE 14TH DAY OF JULY, 1995 IN BOOK 1374 AT PAGE 2057 UNDER RECEPTION NO.
 9531414 OF THE DOUGLAS COUNTY, COLORADO RECORDS.

OWNERSHIP CERTIFICATION
 WALKER'S LOW CATMINT, LLC,
 A COLORADO LIMITED LIABILITY COMPANY
 WESTERN HACKBERRY, LLC,
 A COLORADO LIMITED LIABILITY COMPANY
 WESTERN SAND CHERRY, LLC,
 A COLORADO LIMITED LIABILITY COMPANY
 WHITE CONEFLOWER, LLC,
 A COLORADO LIMITED LIABILITY COMPANY
 WHITE FIR, LLC,
 A COLORADO LIMITED LIABILITY COMPANY
 WOOLLY THYME, LLC,
 A COLORADO LIMITED LIABILITY COMPANY

BY: PROMENADE CASTLE ROCK, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 AS MANAGING MEMBER OF THE ENTITIES SHOWN ABOVE

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

BY: _____
 NAME: DONALD G. PROVOST
 ITS: MANAGER

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____

BY DONALD G. PROVOST AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC,
 AS MANAGER OF PROMENADE CASTLE ROCK, LLC, AS MANAGING MEMBER OF THE ENTITIES
 SHOWN ABOVE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

CIVIL ENGINEER'S STATEMENT
 I, _____ 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
 AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF
 CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

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 LIEN CREATED BY THE INSTRUMENT RECORDED
 AUGUST 26, 2015, AT RECEPTION NOS. 2015061179 THROUGH 2015061184, DOUGLAS COUNTY,
 COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS
 OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS ADMINISTRATIVE
 AGENT.

BY: JANE KACHADURIAN, MANAGING DIRECTOR

SIGNED THIS _____ DAY OF _____, 2015.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 2015.
 BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK
 AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS ADMINISTRATIVE AGENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION
 I, _____ 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 _____ 20____

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

PURPOSE STATEMENT
 TO ESTABLISH A MASTER SIGNAGE
 PROGRAM FOR BLOCK 8

PROJECT TEAM:

PROPERTY OWNER:
 PROMENADE CASTLE ROCK, LLC
 4800 S. SYRACUSE ST.
 SUITE 1450
 DENVER, CO 80237
 PH: 303-799-6300

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

CIVIL ENGINEER:
 BOWMAN COLORADO GROUP, LLC
 603 PARK POINT DRIVE
 SUITE 100
 GOLDEN, CO 80401
 PH: 303-674-7355

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

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

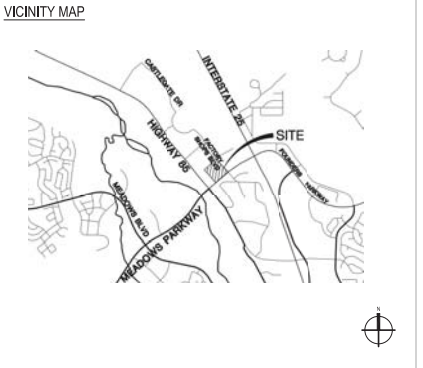
TRAFFIC ENGINEER:
 FELSBERG HOLT & ULLELVIG
 6300 SOUTH SYRACUSE WAY
 SUITE 603
 CENTENNIAL, CO 80111
 PH: 303-721-1440

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 5'-14" 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'-12" CAP STAMPED "PLS 22264 1998"),
 SAID BEARING BEING NORTH
 89°09'35" WEST

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: NAVD83
 ELEVATION: 6222.12

SHEET INDEX

1 OF 3	COVER SHEET / GENERAL NOTES
2 OF 3	OVERALL LANDSCAPE PLAN / NOTES
3 OF 3	SIGN AMENDMENT / LEGEND / DETAILS



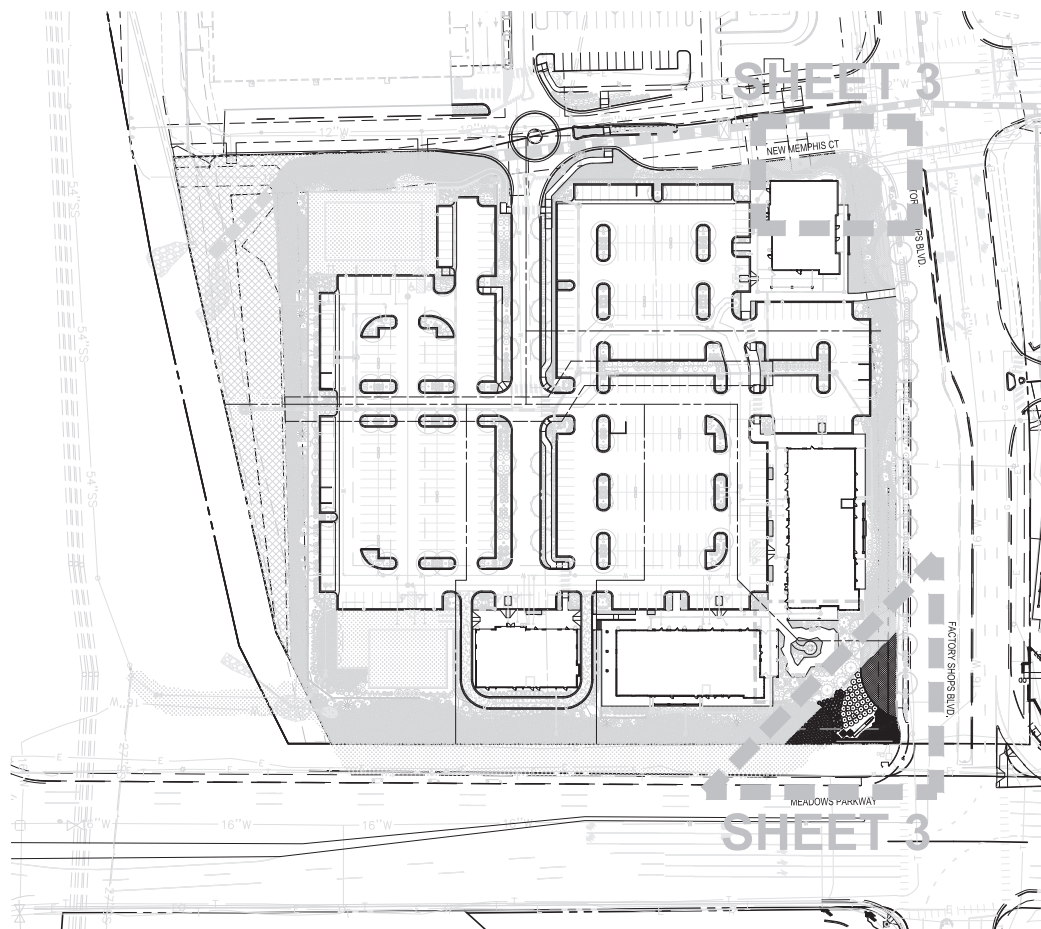
Date Issue/Revision
 + 10/16/15 SDP AMENDMENT
 - 11/26/15 SDP AMENDMENT REVISIONAL

Project No: _____
 Drawn By: _____
 Checked By: _____
 Date: _____
 DSA File: _____
 SHEET TITLE:
 COVER SHEET

Exhibit 1

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 4 - 9, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1



TOWN OF CASTLE ROCK'S CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. 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 PLANT MATERIALS ARE TO BE PROPERLY HYDRONIZED 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 LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESKIN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
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 FEEDSTALKS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SSP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF CONSTRUCTION, OR FINAL INSPECTION, 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,

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, 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 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 INAPPROPRIATELY. LANDSCAPING WITH PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER.
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, MOVING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULED ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. A SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHALL BEGIN AFTER ACCEPTANCE OF THE WORK.
3. AFTER THE FINAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
4. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SET AND CREATE THE POTENTIAL FOR PONDING SHALL BE PREPARED TO ELIMINATE PONDING POTENTIAL AND BLEND WITH THE SURROUNDING GRASSES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANTING NOTES

GENERAL

1. CALL UNCA AT (303) 232-1991 PRIOR TO ANY EXCAVATION.
 2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 3. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF 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 LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR TOWN CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 4. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
 5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 6. 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 OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES IN THE PLANS AS APPLICABLE.
 7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF ANY ESTABLISHED CONDITIONS OR SITE CONDITIONS ON WHICH PLANT AVAILABILITY REQUIRES CHANGES TO THE PLAN. THEN AN APPROVAL WILL BE OBTAINED FROM THE TOWN, DO NOT PROCEED UNTIL CONDITIONS ARE ACCEPTED.
 8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 9. 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 THE GRADING PLAN FOR TREE STANDING TOLERANCE.
 10. ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
 11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 12. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 13. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE CRANCO LANDSCAPE CONTRACTORS ASSOCIATION.
 14. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- #### FINISH GRADING AND SOIL PREPARATION
15. CONTRACTOR SHALL CONSIDER AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS WITH POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRASSES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 16. 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: PHOSPHORUS (PPH), ORGANIC MATTER (OM), NITROGEN (N), POTASSIUM (K), SODIUM (SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO MORE THAN ONE QUART OF SOIL. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING AS APPROPRIATE: GENERAL SOIL PREPARATION AND BACKFILL MIXES, PROPER FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 17. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT TO THE OWNER/OWNER'S REPRESENTATIVE CONSULTATION.
 18. AT A MINIMUM ALL TOPSOIL SHALL BE AMENDED WITH THE FOLLOWING: NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 40 CUBIC YARDS PER THOUSAND SQUARE FEET; CONTRACTOR TO CONTACT THE TOWN OF CASTLE ROCK UTILITY DEPARTMENT FOR A SOIL INSPECTION BEFORE INSTALLATION OF PLANT MATERIAL. AMMONIUM PHOSPHATE 15-30-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET; COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-PLOUGHING. GROUND COVER A PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 2 CUBIC YARDS PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER C.Y.D. ROTOTILLED TO A DEPTH OF 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

20. ALL TREE/DIPOD TREES SHALL HAVE FULL, WELL-SHAPED HEADS/SHALL EVERGREENS SHALL BE MAINTAINED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
21. 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 PLANTING WHICH IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

SITE ANALYSIS

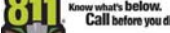
THE SITE CONSISTS OF LOTS 4-9 OF CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1, REC. NO. 201957828, AND IS LOCATED AT THE NORTHWEST CORNER OF MEADOWS PARKWAY AND FACTORY SHOPS BOULEVARD IN THE TOWN OF CASTLE ROCK.

THE PHYSICAL CHARACTERISTICS OF THE SITE ARE SUCH THAT IT IS ROUGHLY AT GRADE ALONG MEADOWS PARKWAY AND FACTORY SHOPS BOULEVARD EXCEPT SLOPING DOWN FROM BOTH SIDES TO AN HIGH POINT AT THE NORTHWEST CORNER OF THE SITE. THE SITE HAS BEEN ROUGH GRADED AND STREET UTILITIES AND SIDEWALKS INSTALLED. THE SITE SOLS HAVE BEEN DELTURED AT ONE TIME AND THEIR SOILS WILL BE ESTABLISHED THROUGH THE PROPOSED AMMONIUM PHOSPHATE STABILIZED ORGANIC AMENDMENT FOR CONSTRUCTION. THE SITE HAS A SOUTHERN ASPERITY WITH WINDS FROM THE SOUTHWEST. SOILS HAVE BEEN THOROUGHLY ENHANCED WITH THAT WOULD BLOCK OR IMPACT SOLAR ACCESS OR PREVAILING SOUTHERLY AND NORTHWESTERLY WINDS.

THERE IS EXISTING NATIVE GRASS VEGETATION ON THE SITE. ALL STORM WATER RUNOFF FROM THE SITE WILL BE PAVED ON SITE BY STORM SEWERS AND TRANSPORTED TO THE EXISTING REGIONAL DRAIN.

LANDSCAPE SHEET INDEX

- SHEET 1 - OVERALL LANDSCAPE PLAN AND NOTES
- SHEET 2 - LANDSCAPE PLAN - AMENDMENT, LEGEND, CALL OUTS AND DETAILS



OVERALL LANDSCAPE PLAN AND NOTES

SCALE: 1" = 80'

TOWN OF CASTLE ROCK REGISTRATION INFORMATION

22001 S WYOMING ST., SUITE 100, GREENWOOD VILLAGES, CO. 80111
TEL: 303.773.9858
WWW.GALLOWAYUS.COM

SDP15-0038 - SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 4 - 9, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

Galloway

Planning, Architecture, Engineering
1500 C-16 Parkway, Suite 100
Greenwood Villages, CO 80111
303.773.9858 G
303.770.9838 F
www.gallowayus.com



#	Date	Revision/Description
1	10/14/15	SDP AMENDMENT
2	11/10/15	SDP AMENDMENT REVISIONS

#	Date	Revision/Description
1	10/14/15	SDP AMENDMENT
2	11/10/15	SDP AMENDMENT REVISIONS

LANDSCAPE SITE USE/NARRATIVE

THE PROPOSED DEVELOPMENT AREA WITH THREE MULTITENANT BUILDINGS AND THREE FUTURE SINGLEMULLENANT BUILDINGS TOTALING 44-45,939 SQ. FT. WILL CREATE APPROXIMATELY 103,415 SQ. FT. OF 25% OF VISUALLY PLEASING, NATIVE, AND ADAPTABLE WATER CONSERVING LANDSCAPING. THE GROUND PLANT LANDSCAPING HAS BEEN THOROUGHLY ENHANCED WITH THE DEVELOPMENT AS WELL AS WAVES OF ORNAMENTAL GRASSES AND DROUGHT TOLERANT TURF PROVIDES AN EYE-PLEASING LINE ALONG FACTORY SHOPS BOULEVARD.

THE SITE HAS BEEN DESIGNED TO FULLY THE BUILDINGS UP TO THE STREET EDGE ALONG BOTH MEADOWS PARKWAY AND FACTORY SHOPS BOULEVARD WHILE ORIENTING THE PARKING AREAS, DRIVE THRU AND TRASH ENCLOSURES, INTERNAL TO THE SITE. PARKING HAS BEEN PROVIDED ON IN ADDITION TO SCREENING FROM THE STREET AND MINIMIZE THE IMPACTS OF LONG RUNS OF PARKING STALLS.

THE PHYSICAL CHARACTERISTICS OF THE SITE AS MENTIONED ON THE SITE ANALYSIS TOGETHER WITH THE PROPOSED BUILDING ORIENTATION ARE SUCH THAT THE ACTIVITY AREAS WILL EFFECTIVELY BE SCREENED FROM BOTH MEADOWS PARKWAY AND FACTORY SHOPS BOULEVARD.



SHEET TITLE:
OVERALL
LANDSCAPE PLAN AND NOTES

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOTS 4 - 9, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1

COMMERCIAL LANDSCAPE SITE INVENTORY

GRASS SITE AREA	LANDSCAPE AREA IN SQ.FT.	TURF/GRASS BY SPECIES (AREA IN SQ.FT.)	NON-LIVING ORNAMENTAL (AREA IN SQ.FT.)	# OF DECIDUOUS LARGE CANOPY TREES PROVIDED	# OF DECIDUOUS LARGE CANOPY TREES REQUIRED	# OF SHRUBS PROVIDED	# OF SHRUBS REQUIRED	SOIL PREP AMOUNTS IN CUBIC YDS PER 1000 SQ.FT.	SEPARATE EVOLUTION STRATEGIES CONNECTIONS
0.15 AC 6,493 SF	650 SF REQUIRED LANDSCAPE AREA 6,493 SF PROPOSED LANDSCAPE AREA	1,050 SF LEGACY BUFFALO GRASS SOD 1,996 SF CANADIAN BLUE FESCUE	350 SF	2	0	3	38	26	NO IRRIGATION TO BE PART OF BLOCK'S
PARKING LOT AREA IN SQ.FT.	PARKING LOT LANDSCAPE AREA (SQ.FT.)	# OF PARKING SPACES	NO-LIVING ORNAMENTAL AREA IN SQ.FT.	# OF EXTERIOR LANDSCAPE ISLANDS	MILWIDTH OF BUFFER LANDSCAPE BANDS	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS PROVIDED	# OF SHRUBS REQUIRED
NA	REQUIRED NA PROVIDED NA	NA	NA	NA	NA	NA	NA	NA	NA

CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLY RATE (GALLONS/MONTH)	ZONE (LOW, LOW-MODERATE, HIGH)	% OF TOTAL AREA	IRRIGATED AREA (SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE/WING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR X TA)
TURF	LEGACY BUFFALO GRASS	1.43 IN/MONTH	LOW	16.2%	1,050 SF	1.43	6,493 SF	0.23
TURF	CANADIAN BLUE FESCUE	3.00 IN/MONTH	MODERATE	30.7%	1,996 SF	3.00	6,493 SF	0.92
DRIP	SHRUB BED (IRRIGATION FABRIC, ROCK MULCH & EDGER)	1.43 IN/MONTH	LOW	53.1%	3,447 SF	1.43	6,493 SF	0.76
TOTAL OF THE CLWUR:		1.43 IN/MONTH	LOW	100.0%	6,493 SF		6,493 SF	1.91

LANDSCAPE DATA:

DESCRIPTION	TOTAL SITE	TOTAL AREA
TOTAL SITE	100.0%	6,493 S.F.
REQUIRED LANDSCAPE MINIMUM	10.0%	650 S.F.
PROVIDED LANDSCAPE	100.0%	6,493 S.F.
MINIMUM IRRIGATED TURF ALLOWED	80.0%	5,194 S.F.
PROVIDED LANDSCAPE TURF	46.9%	3,046 S.F.

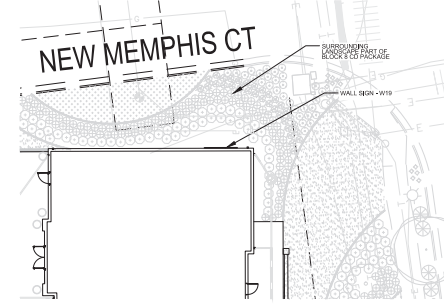
MINIMUM LANDSCAPE REQUIREMENTS:
A MINIMUM OF (2) TWO LARGE CANOPY TREES AND (4) FOUR SHRUBS FOR EACH 1000 S.F. OF REQUIRED LANDSCAPE AREA. (1) ONE ADDITIONAL TREE MAY BE SUBSTITUTED IN LIEU OF EACH OF FOUR SHRUBS REQUIRED.

REQUIRED:
80% SHRUBS S.F. LANDSCAPE AREA = 0.85
SHRUBS OVER 4' = 3
LARGE CANOPY TREES OVER 2' = 2

PROVIDED:
PERSONAL GRASSES 388
SHRUBS (10.0% DECIDUOUS, 0.0% EVERGREEN) 38
IRRIGATED SOD AREA 3,046 S.F. (46.9%)
SHRUB & MULCH AREA 3,447 S.F. (53.1%)
LIVING GROUND COVER 6,130 S.F. (94.4%)
NON-LIVING GROUND COVER 350 S.F. (5.4%)

TOTAL STEEL EDGING 109 LF

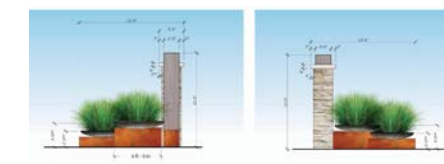
NOTE: TURF AREAS SHALL BE LEGACY BUFFALO OR FESCUE GRASS SOD PER LEGEND



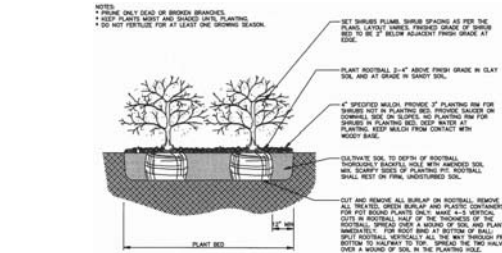
W19 WALL SIGN LOCATION
SCALE: 1"=20'



MS18 SIGN FRONT AND REAR ELEVATIONS
SCALE: NOT TO SCALE



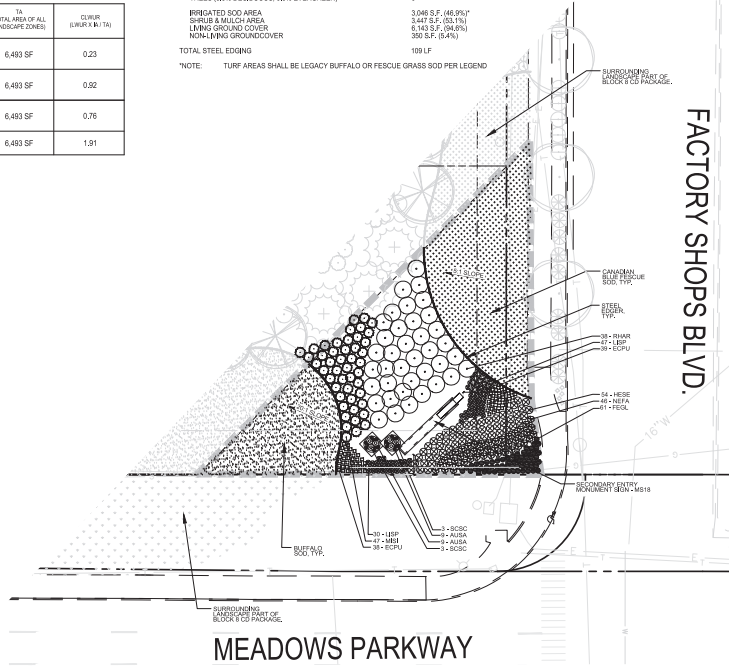
MS18 SIGN SIDE ELEVATIONS
SCALE: NOT TO SCALE



1 SHRUB PLANTING
SCALE: NOT TO SCALE

- 1. Spreadbed, edged much 3" deep for permeability, for ground covers.
- 2. Underlaid soil.
- 3. Keep plants moist and shaded until planting.
- 4. Plant ground cover and permeable bed soil at grade.
- 5. Soil to be well cultivated to a minimum depth of 4".
- 6. In clay soil work in liquid soil organic compound. See specs. for ratio and quantity.
- 7. In sandy soil work in liquid soil organic compound and aged manure. See specs. for ratio and quantity.
- 8. No staks.

2 PERENNIAL PLANTING
SCALE: NOT TO SCALE



MS18 SIGN LANDSCAPE PLAN
SCALE: 1"=30'



W19 WALL SIGN ELEVATION
SCALE: NOT TO SCALE

PLANTING LEGEND (BASED ON TOWN OF CASTLE ROCK LANDSCAPE MANUAL AND PROMENADES AT CASTLE ROCK FRAMEWORK DEVELOPMENT PLAN)

SYMBOL	PLANT SPECIES	BOTANICAL NAME	COMMON NAME	PLANTING UNIT	LEGEND ABBREVIATION	NATIVE SPECIES	QUANTITY	WATER REQ. (IN/MONTH)	WATER USE (GALLONS PER 1000 SQ.FT.)	% OF TOTAL AREA	SQ.FT. OF TOTAL LANDSCAPE
○	DRIP	RHUS ARNICAETICA	GRACKOW	5 GALLON 12"OD	RHAR	2X6'	38	1.00 IN/MONTH	VERY LOW	---	---
○	DRIP	FESTUCA GLAUCA	ELMH BLUE	1 GALLON	FEGAL	1X1'	61	1.40 IN/MONTH	LOW	---	---
○	DRIP	HELICTOTRICHON	SEMPERPRENS	1 GALLON	HESE	2.5X2.5'	54	1.40 IN/MONTH	LOW	---	---
○	DRIP	MISCANTHUS	SINENSIS	1 GALLON	MEB	5X3'	47	1.40 IN/MONTH	LOW	---	---
○	DRIP	SCHIZACHYRIUM	SCOPARIUM	1 GALLON	SCSC	3X2'	6	1.40 IN/MONTH	LOW	---	---
○	DRIP	AURIBIA	SAXATILES	1 GALLON	AUSA	7X7'	18	1.40 IN/MONTH	LOW	---	---
○	DRIP	ECHEVIAZA	PARENNEA ALBA	1 GALLON	ECPU	2.5X1.5'	77	1.40 IN/MONTH	LOW	---	---
○	DRIP	LEATHES	SPICATA	1 GALLON	LESP	3X3'	77	1.40 IN/MONTH	LOW	---	---
○	DRIP	NERITA	FASSENIS WALKERS LOW	1 GALLON	NEFA	2X2'	46	1.00 IN/MONTH	VERY LOW	---	---
○	TURF	LEGACY BUFFALO GRASS	SEE LANDSCAPE NOTES	---	SCD	---	---	1.050 SF	LOW	16.2%	6,493 S.F.
○	TURF	CANADIAN BLUE FESCUE GRASS	SEE LANDSCAPE NOTES	---	SCD	---	---	1,996 SF	MODERATE	30.7%	1,996 S.F.
○	MULCH	ROCK MULCH	SEE LANDSCAPE NOTES	---	MULCH	---	---	3,447 SF	XERIC	53.1%	3,447 S.F.

LANDSCAPE PLAN - SIGN AMENDMENT, LEGEND, DETAILS & CITY CALCULATIONS

SCALE: 1"=20'



TOWN OF CASTLE ROCK SUBSTITUTION INFORMATION
 CITY WELL LANDSCAPE REQUIRED TOWN OF CASTLE ROCK SUBSTITUTION NUMBER
 SDP15-0038 - SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 LOTS 4 - 9, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1



#	Date	Issue / Description
1	10/14/15	SDP AMENDMENT
2	11/16/15	SDP AMENDMENT RESUBMITAL
3		
4		
5		
6		
7		
8		
9		
10		

Project No: _____
 Drawn By: NLR
 Checked By: JLM
 Date: 7/11/2014

SHEET TITLE:
 LANDSCAPE PLAN - SIGN AMEND,
 LEGEND, DETAILS & CITY CALCS