

05/08/2019

LEGAL DISCRIPTION: LOTS 5 AND 6 AND THE SOUTH 10 FEET OF LOT 4, BLOCK 8, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM, THE PROPERTY OWNER, SUBSEQUENT 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 8.23A 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/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED, INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. EXCEPT FOR DAMAGE TO PLANT 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. THE OWNER, ARCHITECT IS NOT AWARE OF ANY EXISTENCE OF FEMA REGULATED FLOODPLAINS NOR WETLANDS ON THE PROJECT SITE

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.

9. THIS SITE IS ZONED B, BUSINESS/COMMERCIAL, WITHIN THE DOWNTOWN OVERLAY DISTRICT, NORTH DISTRICT

11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT 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. 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. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

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 CONSTRUCTION

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 FACILITY.

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

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 THAN 13 FEET, 6 INCHES.

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 DEPARTMENT.

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 OR EQUAL TO 32 FEET WIDE.

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

PROJECT LOCATION

BUILDING OWNER - INDEPENDANT BANK
1600 REDBUD BLVD., MCKINNEY, TX 75069
CONTACT: JOSE AGUIRRE
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EMAIL: JAGUIRRE@IBTX.COM

ARCHITECT, STRUCTURAL ENGINEER, AND MEP ENGINEER - EIKON CONSULTING GROUP

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CONTACT: JASON BENNETT
EMAIL: JBENNETT@EIKONCG.COM
PHONE: 469-742-9428

LANDSCAPE ARCHITECT - CULTURAL LAND DESIGN
2250 W. GILL PL DENVER, CO 80223
CONTACT: NOAH SHUMATE
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PHONE: 720-468-2205

- 1 - SITE DEVELOPMENT PLAN COVERSHEET
2 - COLORED ELEVATIONS AND MATERIALITY
3 - LANDSCAPE PLAN



VICINITY MAP

SCALE: N.T.S.

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 8, LOTS 5, 6 AND SOUTH 10 FEET OF LOT 4
PROJECT NO. SDP19-0012

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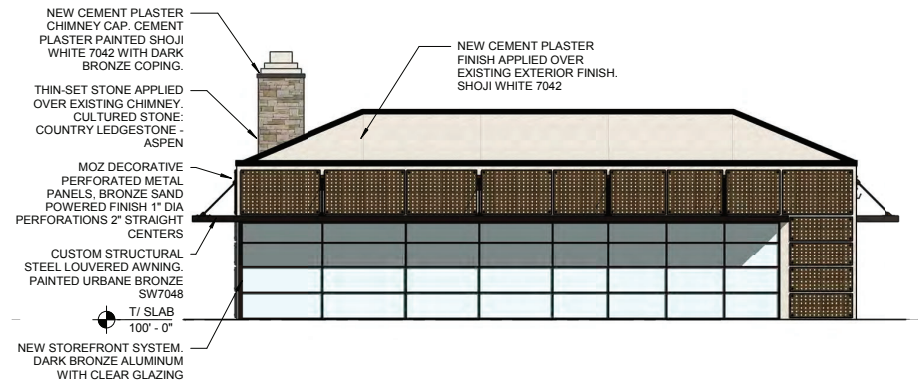
SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK BLOCK 8, LOTS 5, 6 AND SOUTH 10 FEET OF LOT 4

COLORED ELEVATIONS GENERAL NOTES

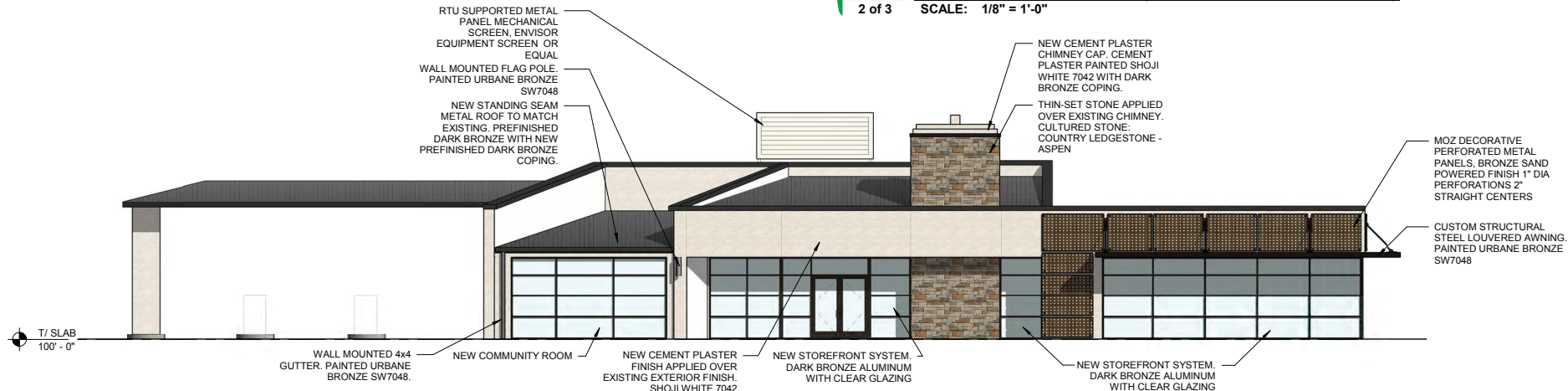
1. COLORED ELEVATIONS SHOW THE OWNERS / ARCHITECTS DESIGN INTENT FOR THE RENOVATED EXTERIOR AND HAVE IMPLEMENTED THE USE OF AVAILABLE PRODUCTS, MATERIALS, AND FINISHES TO THE BEST OF THEIR KNOWLEDGE.
2. ALL PRODUCTS, MATERIALS, AND FINISHES SHOWN ARE BASIS OF DESIGN AND ARE SUBJECT TO MANUFACTURER AVAILABILITY AND EQUAL SUBSTITUTION BY OWNER / ARCHITECT AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT.
3. COLORED ELEVATIONS IMPLEMENT THE USE OF SAMPLE IMAGES TO COMPLETE THE RENDERING. IMAGE BASED MATERIAL PATTERNS ARE FOR RENDERING PURPOSES ONLY AND MAY NOT MATCH THE FINAL PRODUCT AFTER CONSTRUCTION.



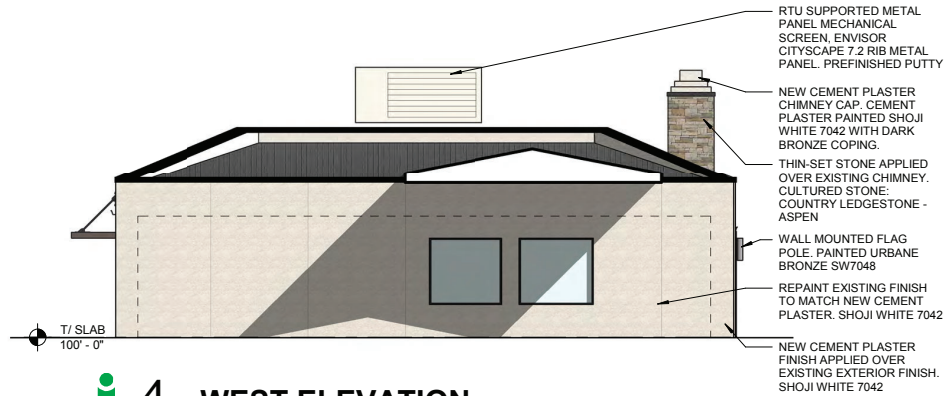
3 NORTH ELEVATION
2 of 3 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (N. WILCOX STREET)
2 of 3 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (FIFTH STREET)
2 of 3 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
2 of 3 SCALE: 1/8" = 1'-0"



05/08/2019

**NOT FOR INTERIOR AND EXTERIOR
RENOVATIONS FOR INDEPENDENT
BANK CASTLE ROCK GB
501 WILCOX STREET
CASTLE ROCK, COLORADO 80104**

5/8/2019 1:31:29 PM

Issued Date: 05/08/2019

Project No: 17031.18

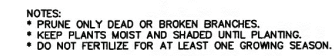
Drawn By: JLV

Checked By: JCB

Designed By: JTV

Issue Record

#	Description	Date
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IRRIGATION	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE (H x W)	WATER REQUIREMENTS	WATER USE	PERCENTAGE OF TOTAL AREA	SQ FT OF TOTAL LANDSCAPED AREA**
DRIP	RIAL	4	RIBES ALPINUM	ALPINE CURRANT	5 GAL	5 x 5	15" MAX/SEASON	MODERATE	10 %	80 SF
DRIP	HYCA	9	HYPERICUM KALMIANUM 'AMES'	AMES ST. JOHNSWORT	5 GAL	2 x 3	10" MAX/SEASON	LOW	8 %	64 SF
DRIP	MAAC	6	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	5 GAL	3 x 3	10" MAX/SEASON	LOW	5 %	42 SF
DRIP	PRPB	3	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	5 GAL	5 x 5	10" MAX/SEASON	LOW	8 %	60 SF
DRIP	YUFI	7	YUCCA FILAMENTOSA	ADAM'S NEEDLE YUCCA	5 GAL	4 x 4	10" MAX/SEASON	LOW	11 %	88 SF
DRIP	CERU	3	CENTRANTHUS RUBER 'COCCINEUS'	RED VALERIAN	1 GAL	3 x 2	10" MAX/SEASON	LOW	3.5 %	28 SF
DRIP	OEMA	3	OENATHERA MISSOURIENSIS	OZARK SUNDROPS (YELLOW PRIMROSE)	1 GAL	1 x 2	10" MAX/SEASON	LOW	3.5 %	28 SF
TOTAL:									49 %*	390 SF* **

MISC.

3 PLANTING SCHEDULE

SITE DEVELOPMENT PLAN FOR TOWN OF CASTLE ROCK
BLOCK 8, LOTS 5, 6 AND SOUTH 10 FEET OF LOT 4
PROJECT NO. SDP19-0012

TOWN OF CASTLE ROCK GENERAL NOTES:

1. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
2. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
3. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
4. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
5. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

PROJECT NAME:
INDEPENDENT BANK -
CASTLE ROCK GB
501 S. WILCOX STREET
CASTLE ROCK, COLORADO

PREPARED FOR:

EIKON CONSULTING GROUP
1405 WEST CHAPMAN DRIVE
SANGER, TEXAS 76266
PHONE 940.458.7503

PROJECT No:	DATE:	DRAWN BY:	CHECKED:
9003	5/8/2019	NS	NS

RECORD:

[illegible]

SUBMITTAL:

SITE DEVELOPMENT PLAN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

3 of 3