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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

SITE DEVELOPMENT PLAN, AMENDMENT NO.2

GRAND MERE PLAZA

LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3,
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 1, K.L.N. SUBDIVISION, BEARING S55°49'23"E, A DISTANCE OF 330.53 FEET, AS MONUMENTED BY A FOUND NAIL WITH AN ILLEGIBLE $\frac{3}{8}$ " BRASS TAG AT THE NORTHWESTERLY CORNER OF SAID LOT 1, AND AS MONUMENTED BY A FOUND #5 REBAR 0.4 FEET BELOW GROUND AT THE NORTHEASTERLY NORTHEAST CORNER OF SAID LOT 1.

BENCHMARK

NATIONAL GEODETIC SURVEY (NGS) MONUMENT G 23, BEING A STANDARD NGS DISK SET IN TOP OF A CONCRETE POST, STAMPED G 23 1929, HAVING A PUBLISHED ELEVATION OF 6231.61' (NAVD88).
SITE TEMPORARY BENCHMARK (TBM): SET A CHISELED SQUARE AT THE NORTHERLY SIDE OF A CONCRETE LIGHT POLE BASE AS SHOWN HEREON. ELEVATION: 6212.58'. (NAVD88)

LEGAL DESCRIPTION

LOT 1 AND LOT 2, K.L.N. SUBDIVISION, FILING NO. 3, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROPERTY DESCRIPTION

(AS DESCRIBED IN DEED OF TRUST RECORDED AT RECEPTION NUMBER 20119006190)
LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO RE-PLAT EXISTING LOT 1 INTO PROPOSE LOT 1A AND LOT 2A. THIS AMENDMENT PROPOSES A WATER METER, DOMESTIC WATER SERVICE LINE, UTILITY EASEMENTS, LANDSCAPE IMPROVEMENTS, AND IRRIGATION IMPROVEMENTS.

STATEMENT OF DIRECTOR DEVELOPMENT SERVICES APPROVAL

THIS (SITE PLAN DEVELOPMENT AMENDMENT) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ 20____.

DIRECTOR OF DEVELOPMENT SERVICES
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS (SITE PLAN DEVELOPMENT 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

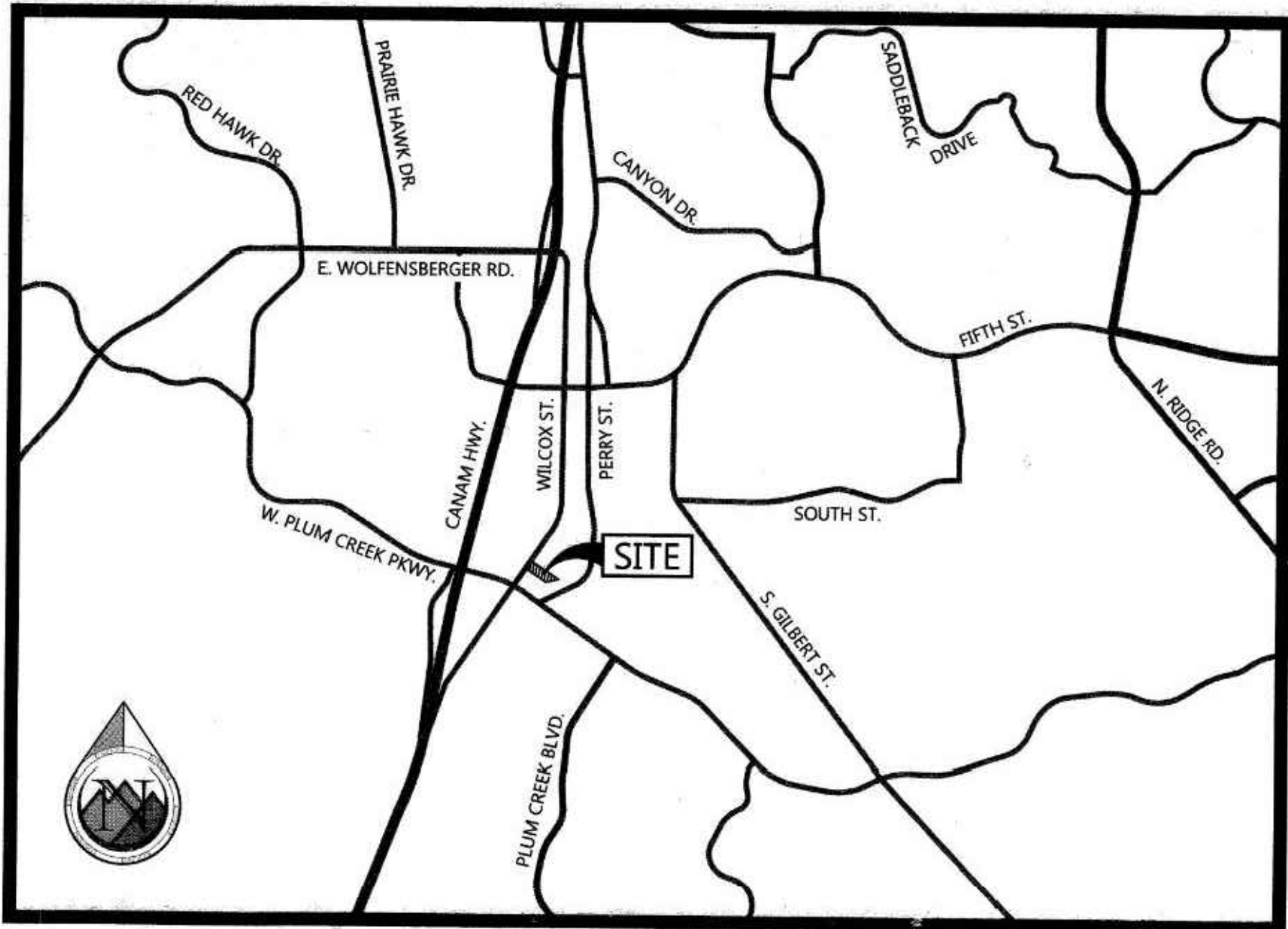
BY: _____
DEPUTY

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER
EMILY FELTON
PE: 0054609

DATE



VICINITY MAP

SCALE: 1"=2000'

CONTACTS

DEVELOPER/OWNER
340 S WILCOX STREET LLC
C/O GRAND MERE RESTAURANT GROUP
300 PARK AVE 12TH FLOOR
NEW YORK, NY 10022
TEL: (913)-228-1594
CONTACT: MONICA SMITH

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
3801 AUTOMATION WAY SUITE 210,
FORT COLLINS, CO 80525
TEL: (303)-228-2300
CONTACT: EMILY FELTON, P.E.

ARCHITECT
MCG ARCHITECTURE
60 EAST RIO SALADO PARKWAY, SUITE 900
TEMPE, AZ 85281
TEL: (602)-813-0778
CONTACT: JORGE CALDERON, AIA

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303)-228-2300
CONTACT: DARREN WOLTERSTORFF, PLS

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.

MONICA R SMITH

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: _____

TITLE CERTIFICATION

I, MONICA R SMITH, AN AUTHORIZED REPRESENTATIVE OF GRAND MERE RESTAURANT GROUP, A TITLE INSURANCE 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
MONICA R SMITH

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

WATER RIGHTS DEDICATION AGREEMENT

WATER RIGHTS CONVEYED TO THE TOWN OF CASTLE ROCK BY QUIT CLAIM DEED RECORDED FEBRUARY 19TH, 1997 IN BOOK 1409 718

SURVEYOR'S CERTIFICATE

I, DARREN WOLTERSTORFF, A REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (NAME OF DOCUMENT) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (SITE PLAN DEVELOPMENT AMENDMENT) ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR
DARREN WOLTERSTORFF
PLS: 38281

DATE

LIENHOLDER SUBORDINATION CERTIFICATE

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 _____ AT RECEPTION NO. _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

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: _____

Sheet List Table	
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2	GENERAL NOTES
3	SITE PLAN
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6	LANDSCAPE PLAN
7	LANDSCAPE NOTES
8	LANDSCAPE DETAILS
9	IRRIGATION PLAN
10	IRRIGATION NOTES
11	IRRIGATION DETAILS
12	IRRIGATION DETAILS

Kimley»Horn

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3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, COLORADO 80525 (903) 228-2300

DESIGNED BY: HPC
DRAWN BY: CAV
CHECKED BY: EPF
DATE: 07/21/2023

GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196110023

SHEET
1 OF 12



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SITE DEVELOPMENT PLAN, AMENDMENT NO.2

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A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP23-0008

GENERAL NOTES

- 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, 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.
- PURSUANT TO SECTION 4.3 AND 8.2.3 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. 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE _____ AS PER FEMA FIRM PANEL NO. _____ DATED _____ [IF APPLICABLE] PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- 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.
- 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.
- APPROVAL OF THIS 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.
- 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. REVISED: 11/5/2019
- [IF APPLICABLE.] THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- 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 PLAT. [MODIFY AS APPROPRIATE.]
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR "THIS SITE IS ZONED _____"
- [IF APPLICABLE.] ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- 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.
- [IF APPLICABLE.] THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- [IF APPLICABLE.] RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
- 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.
- [IF APPLICABLE] LOTS _____ ARE TO BE REMOVED FROM THE 100-YEAR FLOODPLAIN AS PER (PRELIMINARY FMS OR CLOMR). SUCH LOTS ARE TO BE RESTRICTED FROM BUILDING PERMITS UNTIL SUCH TIME THAT A LOMR IS APPROVED THROUGH FEMA.
- [IF APPLICABLE] IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE.
HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

FIRE NOTES

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WDTH 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.
- 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.
- "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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
- ELEVATIONS FOR THIS SDP SHALL MATCH THE APPROVED ELEVATIONS FROM SDP20-0054, RECEPTION NUMBER REC NO. 9614429 ANY DEVIATION FROM SAID ELEVATIONS SHALL REQUIRE AN SDP AMENDMENT

PROJECT DATA
TOWN OF CASTLE ROCK PROJECT SDP23 - 0008

Lot 1A		
GENERAL INFORMATION ZONE	SQUARE FEET	ACRES
LOT AREA	12,946 SF	0.29 AC
	PERMITTED	PROPOSED
BUILDING GROUND COVERAGE (MAX)	12,946 SF (100%)	4,635 SF
BUILDING HEIGHT	PERMITTED	PROPOSED
BUILDING HEIGHT, STORIES (MAX)	6	1
BUILDING HEIGHT, FEET (MAX)	35 FT	21.2 FT
PARKING	REQUIRED/PERMITTED	PROVIDED
STANDARD	4 (5 SPACES/1000 SF OF GFA)	6
ACCESSIBLE*	1 (1 VAN ACCESSIBLE)	2
TOTAL (STANDARD)	5	6
SETBACKS	REQUIRED/PERMITTED	PROVIDED
FRONT YARD - WEST	0 FT	22 FT
SIDE YARD - NORTH	0 FT	6 FT
SIDE YARD - SOUTH	0 FT	48 FT
REAR YARD - EAST	0 FT	0 FT
ZONING	DOWNTOWN OVERLAY	
USE	COMMERCIAL/RETAIL	

* PROPOSED SHARED PARKING AGREEMENT IN PLACE TO SHARE ACCESSIBILITY PARKING BETWEEN BOTH LOT1A AND LOT2A. TOTAL

Lot 2A		
GENERAL INFORMATION ZONE	SQUARE FEET	ACRES
LOT AREA	24,337 SF	0.56
	PERMITTED	PROPOSED
BUILDING GROUND COVERAGE (MAX)	24,337 SF (100%)	1,653 SF
BUILDING HEIGHT	PERMITTED	PROPOSED
BUILDING HEIGHT, STORIES (MAX)	6	1
BUILDING HEIGHT, FEET (MAX)	35 FT	21.2 FT
PARKING	REQUIRED/PERMITTED	PROVIDED
STANDARD	15 (10 SPACES/1000 SF OF GFA)	33
ACCESSIBLE*	2 (1 VAN ACCESSIBLE)	0
TOTAL (STANDARD)	17	33
SETBACKS	REQUIRED/PERMITTED	PROVIDED
FRONT YARD - WEST	0 FT	0 FT
SIDE YARD - NORTH	0 FT	6 FT
SIDE YARD - SOUTH	0 FT	47 FT
REAR YARD - EAST	0 FT	185 FT
ZONING	DOWNTOWN OVERLAY	
USE	COMMERCIAL/RETAIL	

Kimley»Horn

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3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, COLORADO 80525 (903) 228-2300

DESIGNED BY: HPC
DRAWN BY: CAV
CHECKED BY: EPF
DATE: 07/21/2023

GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
GENERAL NOTES

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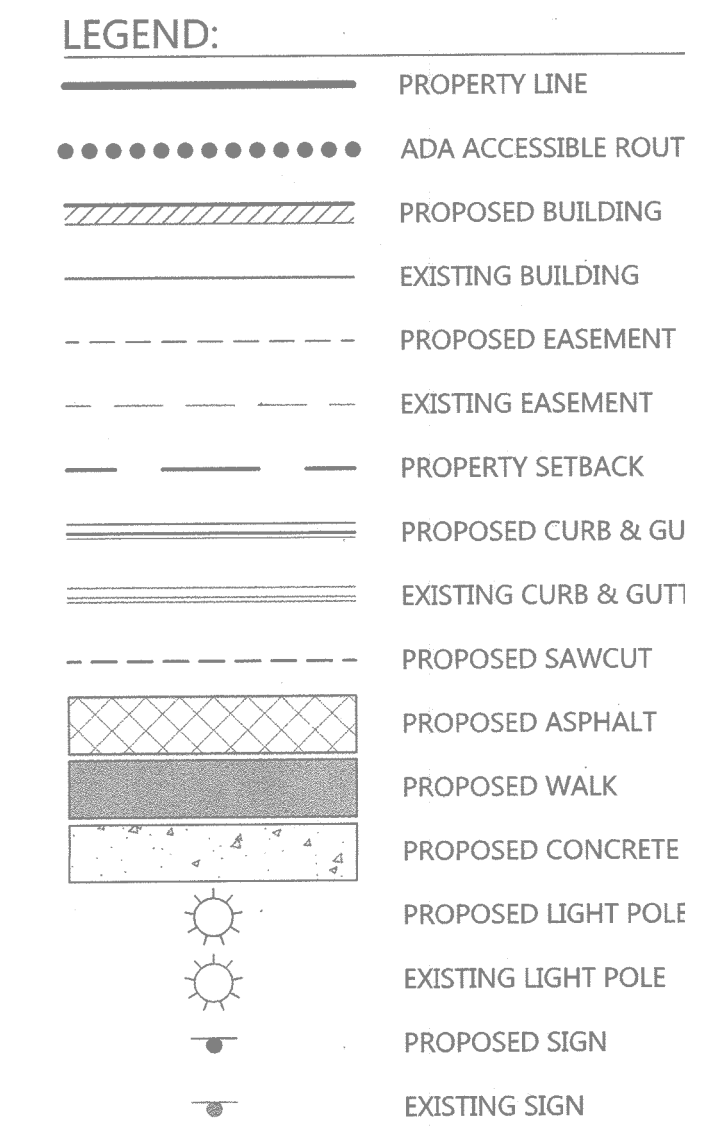
PROJECT NO.
196110023

SHEET
2 OF 12



GRAND MERE PLAZA

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008



NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
2. EASEMENTS SHOWN FOR REFERENCE. REFER TO PLAT FOR EXACT BEARINGS.

Kimley»Horn

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DESIGNED BY: HPC
DRAWN BY: CAV
CHECKED BY: EPF
DATE: 07/21/2023

**GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
SITE PLAN**

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PROJECT NO. 196110023

SHEET
3 OF 12



GRAND MERE PLAZA

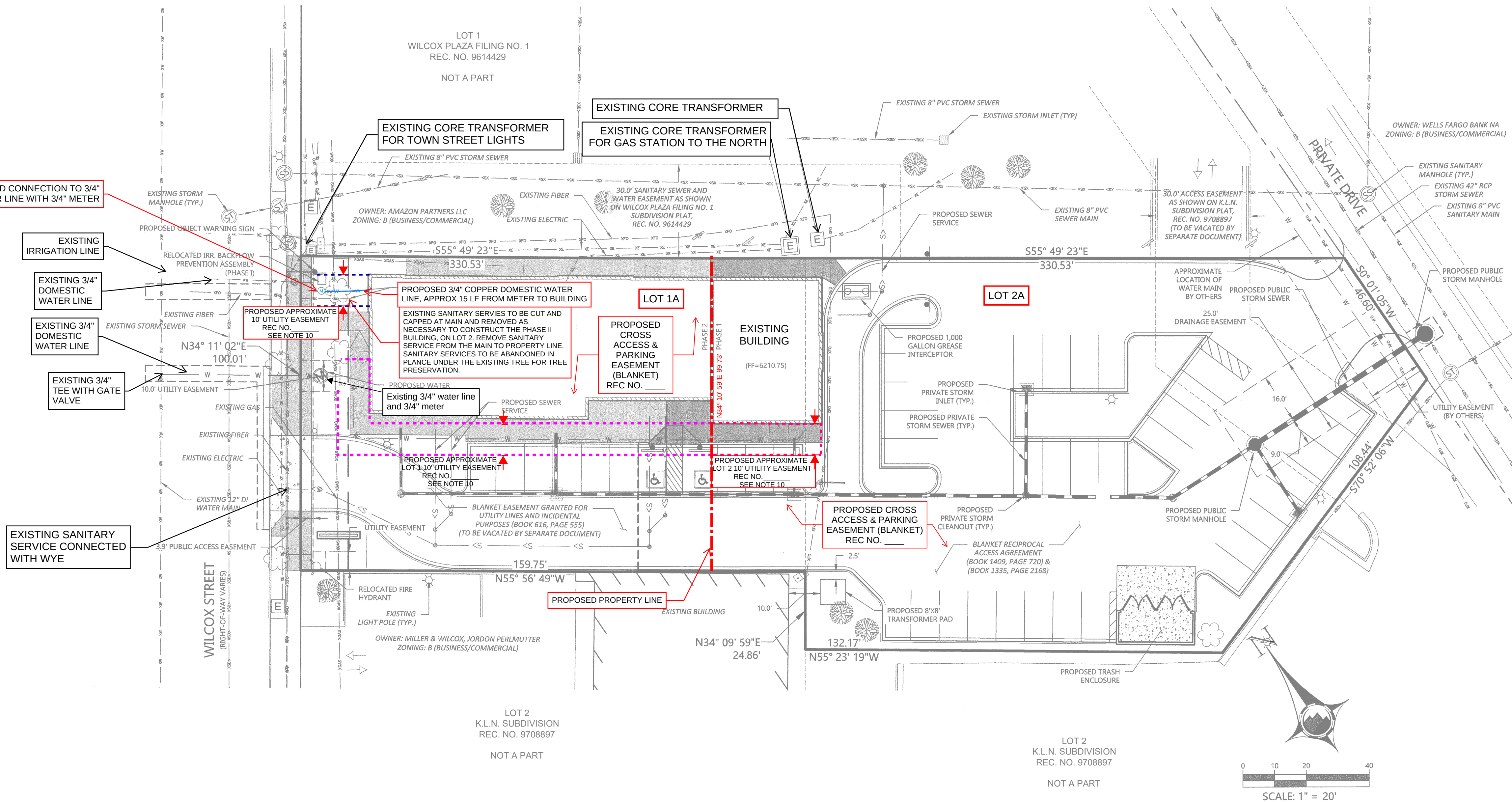
LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3,

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SDP23-0008

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
 5. PLEASE REFER TO DRAINAGE COMPLIANCE LETTER FOR MAINTENANCE STATEMENT.
 6. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 7. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
 8. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 9. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE.
 10. EASEMENTS SHOWN FOR REFERENCE. REFER TO PLAT FOR EXACT BEARINGS.
 11. ALL SANITARY SERVICE LINES TO PROPOSE TWO-WAY CLEANOUTS PER APPROVED PLUMBING PLAN.
 12. EASEMENTS SHOWN FOR REFERENCE. REFER TO PLAT FOR EXACT BEARINGS.



Kimley»Horn

DESIGNED BY: HPC
DRAWN BY: CAV
CHECKED BY: EPF
DATE: 07/21/2023

GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
UTILITY PLAN

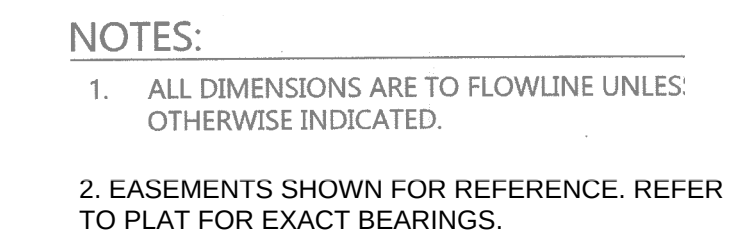
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196110023

SHEET
4 OF 12



A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008



SHEET

5 OF 12

GRAND MERE PLAZA

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008



<u>PERENNIALS</u>	<u>QTY</u>
ACMO	5
GEJB	7
PERR	5
PELS	5
SAMN	7
SEAJ	6

LANDSCAPE NOTES:

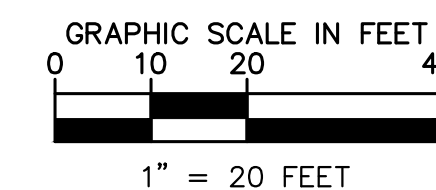
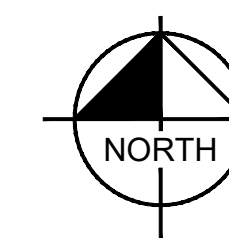
1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO 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. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
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.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

LICENSED LANDSCAPE ARCHITECT CERTIFICATION

I HEREBY AFFIRM THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, IN ACCORDANCE WITH TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM RESPONSIBLE FOR THE LANDSCAPE ARCHITECTURAL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

07/21/2023

EMILY WILSON. PLA LA.0001321



Know what's below.
Call before you dig.

K:\NCO_Civil\19610023_Pizzo Hut Castle Rock\CADD\PlanSheets\19610023_LA.dwg
DESIGNED BY: BEL
DRAWN BY: BEL
CHECKED BY: EWS
DATE: 07/21/2023

SITE DEVELOPMENT PLAN, AMENDMENT NO.2

GRAND MERE PLAZA
LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3,

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
ADULT MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS
 - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - g. FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH; IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAVATREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RINGS (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
2. FINE GRADING
 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, GEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL, AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION "E".
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION "E". THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE IRRIGATION PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

LICENSED LANDSCAPE ARCHITECT CERTIFICATION

I HEREBY AFFIRM THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, IN ACCORDANCE WITH TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM RESPONSIBLE FOR THE LANDSCAPE ARCHITECTURAL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

Emily Wilson

07/21/2023

EMILY WILSON, PLA LA-0001321 DATE



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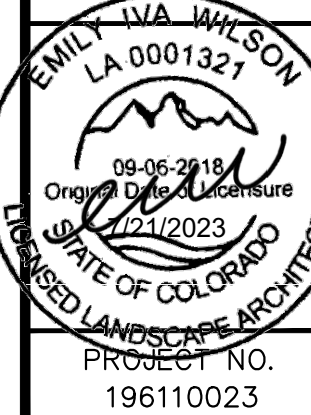
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DESIGNED BY: BEL
DRAWN BY: BEL
CHECKED BY: EWS
DATE: 07/21/2023

GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
LANDSCAPE NOTES

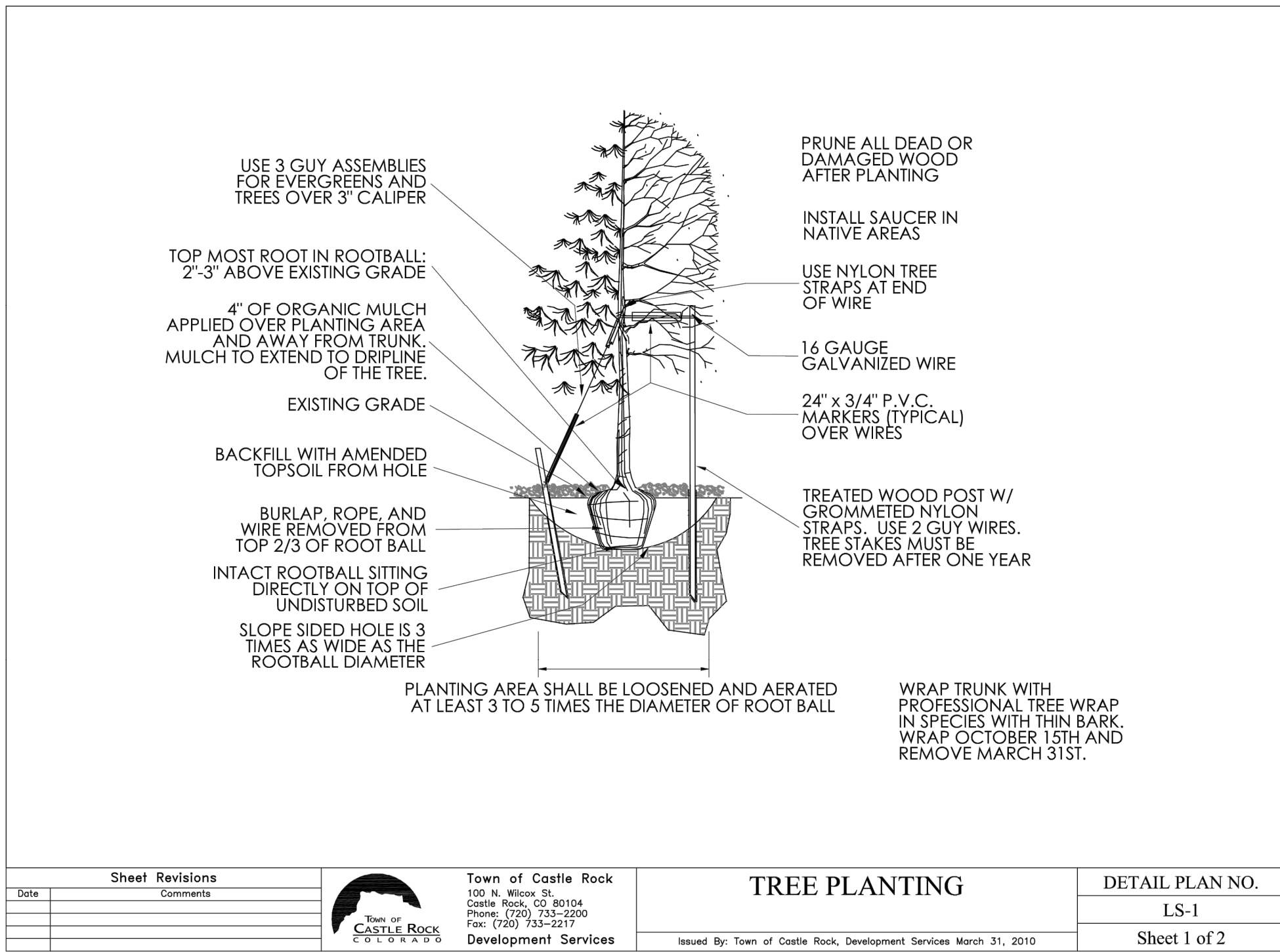
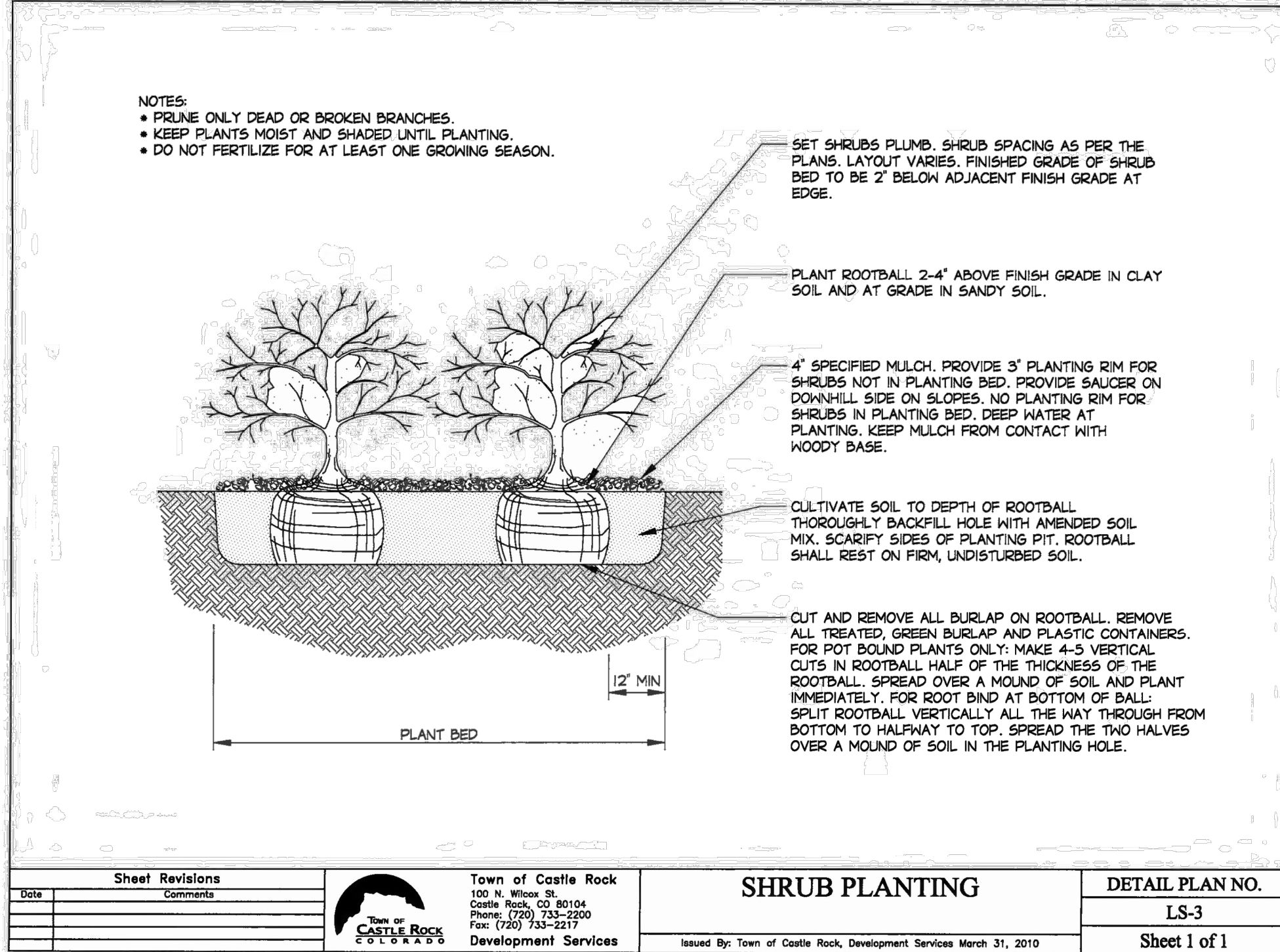
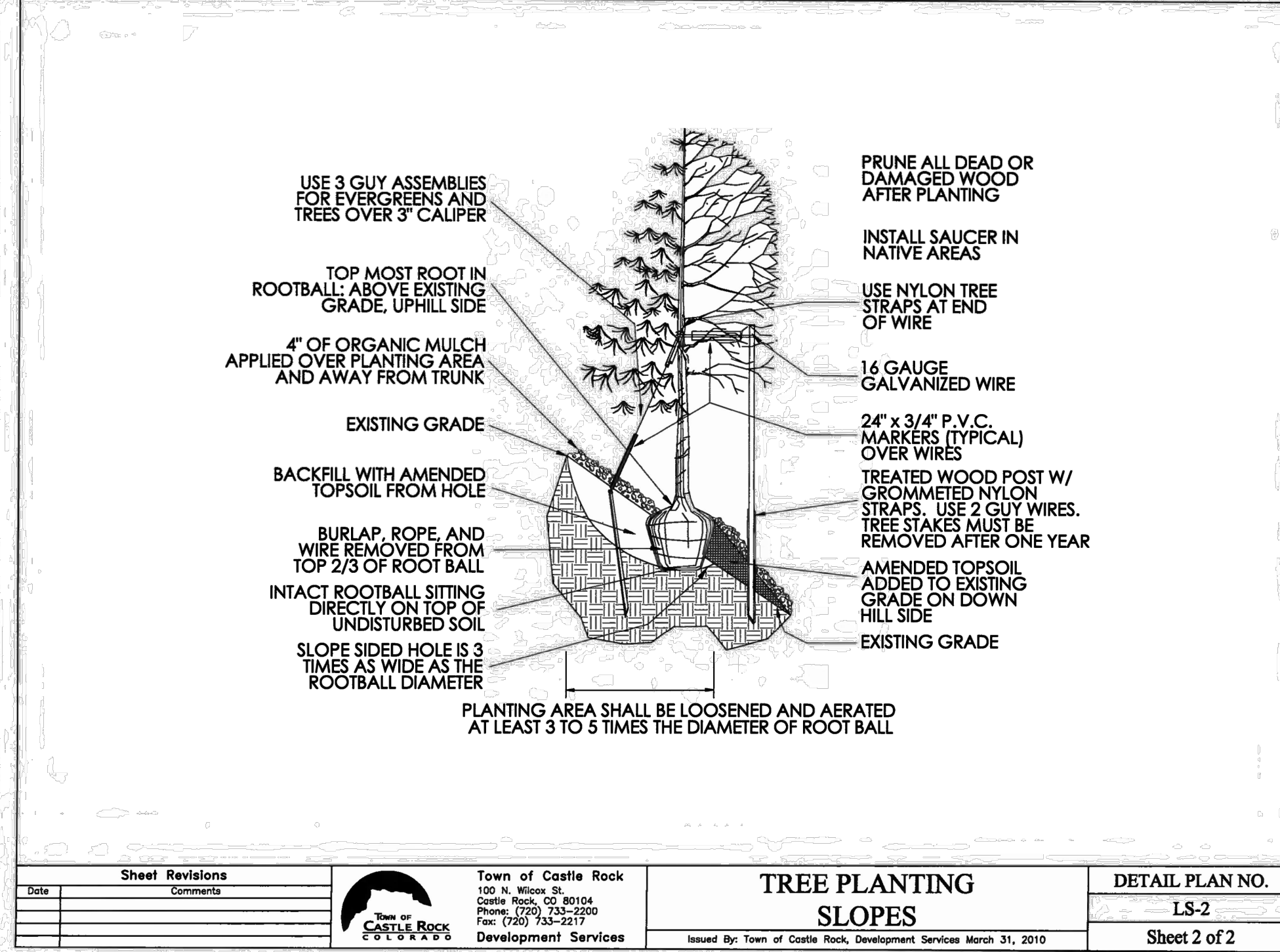


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SITE DEVELOPMENT PLAN, AMENDMENT NO.2

GRAND MERE PLAZA

LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3,
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008



WEST LOT (1A) PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
GLTR	2	GLEDITSIA INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2" CAL	DRIP	L
BROADLEAF EVERGREENS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
COCB	3	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL		DRIP	M
HEPA	1	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		DRIP	V
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
BECB	5	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	5 GAL		DRIP	L
PHOM	3	PHYSCARPUS OPULIFOLIUS 'MONIO'	DIABLO NINEBARK	5 GAL		DRIP	L
SPNI	3	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL		DRIP	L
SYAL	1	SYMPHORICARPOS ALBUS	SNOWBERRY	5 GAL		DRIP	L
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
JUSQ	1	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL		DRIP	L
PIMS	5	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		DRIP	L
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
CAKF	12	CALAMAGROTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		DRIP	L
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
ACMO	5	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL		DRIP	V
GEJB	7	GERANIUM CANTABRIGIENSE 'BIOKOVO'	BIOKOVO GERANIUM	1 GAL		DRIP	L
PERR	5	PENSTEMON X MEXICALI 'RED ROCKS'	RED ROCK PENSTEMON	1 GAL		DRIP	L
PELS	5	PEROVISIA ATRIPLICFOLIA	LITTLE SPIRE RUSSIAN SAGE	1 GAL		DRIP	V
SAMN	7	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL		DRIP	V
SEAJ	6	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL		DRIP	V

WATER USE CATEGORIES: VERY LOW (V), LOW (L), MODERATE (M), HIGH (H)

EAST LOT (2A) PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
GLTR	3	GLEDITSIA INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2" CAL	DRIP	L
BROADLEAF EVERGREENS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
COCB	7	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL		DRIP	M
HEPA		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		DRIP	V
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
RHAR	6	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		DRIP	V
RIGR	6	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL		DRIP	M
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
PIMS	6	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		DRIP	L
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	IRR	WATER USE
CAKF	7	CALAMAGROTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		DRIP	L
MIGR	11	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		DRIP	M

WATER USE CATEGORIES: VERY LOW (V), LOW (L), MODERATE (M), HIGH (H)

LANDSCAPE REQUIREMENTS									
	GROSS SITE AREA	LANDSCAPE AREA (10% REQ.)	NONLIVING ORNAMENTAL	# TREES REQUIRED (2/1,000 SF)	# TREES PROVIDED	# SHRUBS REQUIRED (4/1,000 SF)	# SHRUBS PROVIDED		
WEST LOT (1A)	12,863 SF	REQ: 1,286 SF PROV: 1,524 SF		3 TREES REQ	3 TREES PROVIDED	5 SHRUBS REQUIRED	62 SHRUBS PROVIDED		
EAST LOT (2A)	24,430 SF	REQ: 2,443 SF PROV: 3,596 SF		5 TREES REQ	5 TREES PROVIDED	10 SHRUBS REQUIRED	15 SHRUBS PROVIDED		
PARKING LOT REQUIREMENTS									
	PARKING LOT AREA	LANDSCAPE AREA (10% REQ.)	NONLIVING ORNAMENTAL	# OF PARING SPACES	# OF PARING ISALNDS	# TREES REQUIRED (2/1,000 SF)	# TREES PROVIDED	# SHRUBS REQUIRED (4/1,000 SF)	# SHRUBS PROVIDED
WEST LOT (1A)	3,093 SF	REQ: 309 SF PROV: 309 SF		8 SPACES	1 ISLAND	1 TREES REQ	1 TREES PROVIDED	2 SHRUBS REQUIRED	7 SHRUBS PROVIDED
EAST LOT (2A)	17,482 SF	REQ: 1,748 SF PROV: 3,594 SF		36 SPACES	3 ISLANDS	3 TREES REQ	3 TREES PROVIDED	7 SHRUBS REQUIRED	28 SHRUBS PROVIDED

LICENSED LANDSCAPE ARCHITECT CERTIFICATION

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Emily Wilson
07/21/2023
EMILY WILSON, PLA LA-0001321 DATE



PROJECT NO: SDP23-0008

Kimley»Horn

DESIGNED BY: BEL
DRAWN BY: BEL
CHECKED BY: EIW
DATE: 07/21/2023

GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
LANDSCAPE DETAILS



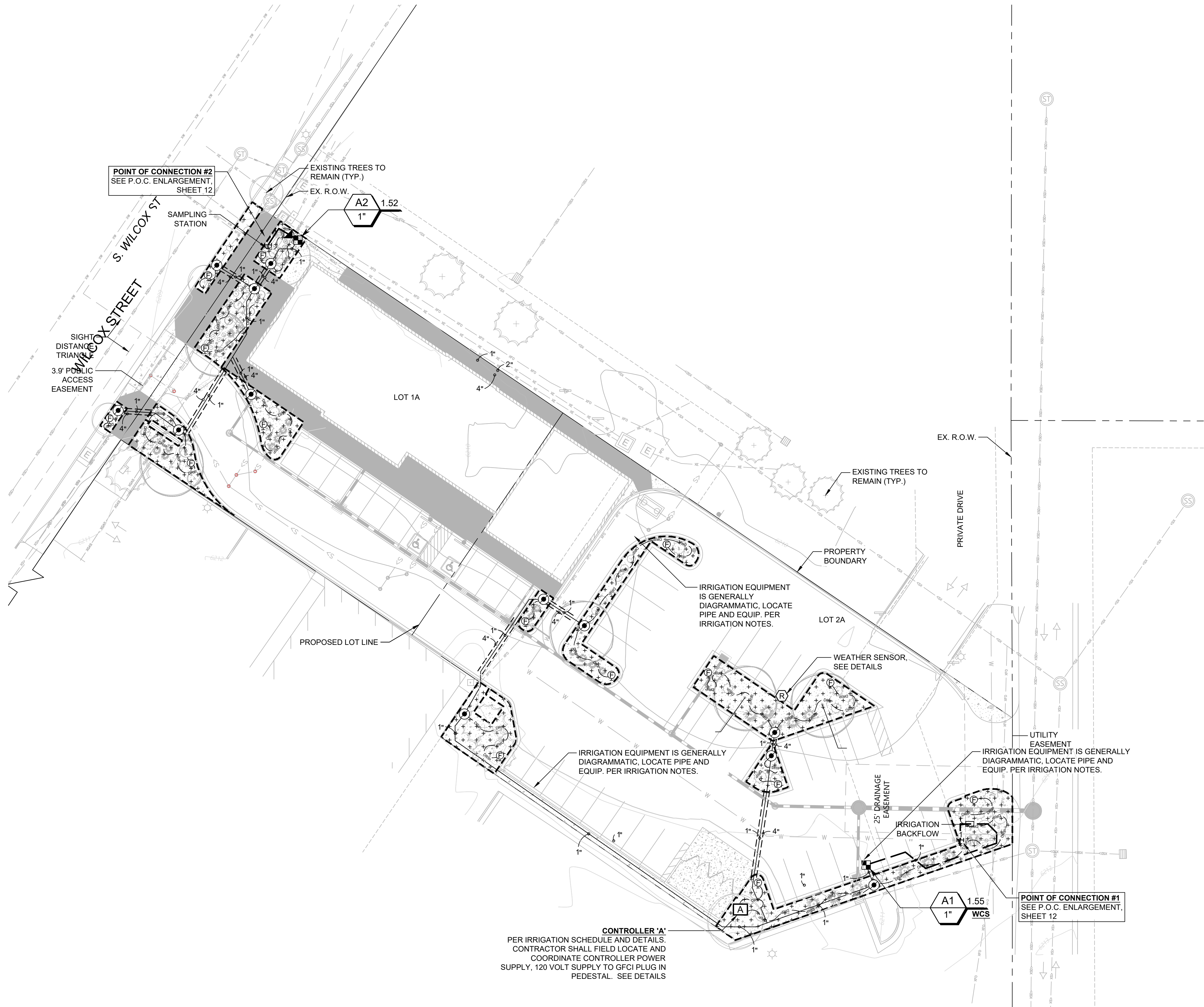
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SITE DEVELOPMENT PLAN, AMENDMENT NO.2

GRAND MERE PLAZA

LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3,
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008



IRRIGATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
7. THIS IRRIGATION SYSTEM IS DESIGNED TO THE FOLLOWING STATS: 10.0 G.P.M. (NOT TO EXCEED 7.5 FPS) STATIC WATER PRESSURE IS REPORTED TO 70.00 P.S.I.
8. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
9. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
10. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
11. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
14. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
15. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
16. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
17. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
18. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
19. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE / ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
20. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
21. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
22. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
23. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.
24. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
25. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
26. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
27. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF JUNE THRU AUGUST.
28. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION EVERY THIRD DAY 10 PM TO 5 AM.
29. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES EQUAL TO OR STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
30. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
31. PLEASE NOTE THAT THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
32. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
33. 10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	DRIP VALVE KIT
	PIPE TRANSITION
	FLUSH VALVE
	DRIP TUBING
	AREA OF DRIP EMITTERS
	QUICK COUPLING VALVE
	GATE VALVE (3/4")
	GATE VALVE (1")
	STOP AND DRAIN VALVE
	MASTER CONTROL VALVE
	MANUAL DRAIN VALVE
	BACKFLOW DEVICE
	CONTROLLER
	WEATHER SENSOR
	FLOW SENSOR
	POINT OF CONNECTION
	LATERAL LINE-PVC
	MAINLINE
	SERVICE LINE
	SLEEVE
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

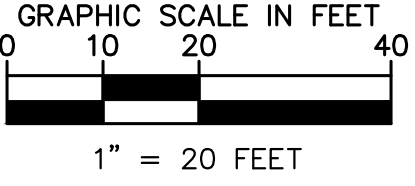
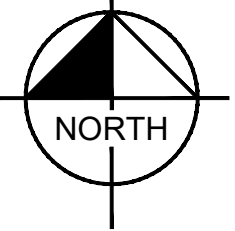
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Emily Wilson
EMILY WILSON, PLA LA.0001321

07/21/2023

DATE



PROJECT NO: SDP23-0008

Kimley»Horn

DESIGNED BY: BEL
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GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
IRRIGATION PLAN

Emily Wilson
07/21/2023

PROJECT NO.
196110023

SHEET

9 OF 12

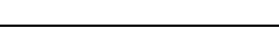
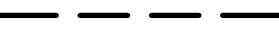
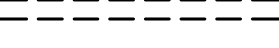
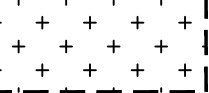
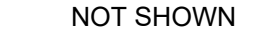
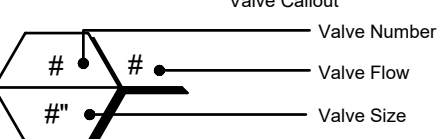
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SITE DEVELOPMENT PLAN, AMENDMENT NO.2

GRAND MERE PLAZA
LOT 1A AND LOT 2A, K.L.N. SUBDIVISION FILING NO. 3,

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	DRIP VALVE RB XCZLF-100-PRF LOW FLOW 1" VALVE AND 1" PRESSURE REGULATING RBY FILTER AND PRESSURE REGULATOR - 40PSI	2	4 / LI-201		IRRIGATION LATERAL LINE: PVC CLASS 160 PVC SDR 26 SOLVENT WELD WITH SCH 40 & 80 FITTINGS.	448 L.F.	4 / LI-202
	PIPE TRANSITION POINT TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING/OR ON GRADE POLYETHYLENE TUBING. RISER IN 6" DRIP BOX.	12	5 / LI-201		IRRIGATION MAINLINE: PVC PVC CLASS 200, SDR 21 BELL END.	100 L.F.	4 / LI-202
	FLUSH VALVE 3/4" BALL VALVE ON DRIP TUBING IN 10" VALVE BOX WITH DRIP INDICATOR HEAD, HUNTER ECO-INDICATOR OPERATION INDICATOR, POP-UP INDICATOR, VISIBLE YELLOW STEM.	15	1 / LI-202		IRRIGATION MAINLINE: SERVICE LINE TYPE K COPPER PIPE, PER LOCAL WATER PURVEYOR'S REQ.	20 L.F.	4 / LI-202
	DRIP TUBING (TYPICAL POINT SOURCE AREA) RB XBS 940-G BLACK STRIPE TUBING W/GREEN STRIPE, 3/4" POLY TUBING, UV-RESISTANT WITH INSERT BARB FITTINGS WITH TWO (2) GEAR WORM CLAMPS MIN. PER CONNECTION.	865 L.F.	6 / LI-201		SLEEVE PVC SCHEDULE 40 ALL SLEEVES SHALL BE 4" FOR ALL MAIN AND LATERAL LINE PIPING. ALL MAINLINE SLEEVES SHALL BE ACCOMPANIED BY A 2" WIRE SLEEVE.	241 L.F.	4 / LI-202
	POINT SOURCE DRIP AREA RB XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS W/INSERT BARB.	4,863 S.F.	6 / LI-201		CONTROL WIRE DIRECT BURIAL, UL LISTED POLYETHYLENE INSULATED SINGLE CONDUCTOR WIRE, SIZE AS REQUIRED FOR LENGTH OF RUN. WIRE COLORS: CONTROL WIRE - RED; COMMON WIRE - WHITE; SPARE WIRES - BLACK. ALL ELECTRICAL CONNECTIONS SHALL BE WATERPROOF 3M DBR-6 CONNECTIONS OR AS RECOMMENDED BY MANUFACTURER.	5,6 / LI-202	
	Emitter Notes: 0.5 GPH emitters (1 assigned to each # 1 plant) 0.5 GPH emitters (2 assigned to each # 5 plant) 1.0 GPH emitters (4 assigned to each B&B plant) 1.0 GPH emitters (4 assigned to each B&B, 2.0" Cal plant) 1.0 GPH emitters (8 assigned to each ex. dec tree) 1.0 GPH emitters (10 assigned to each ex. evergreen tree)						

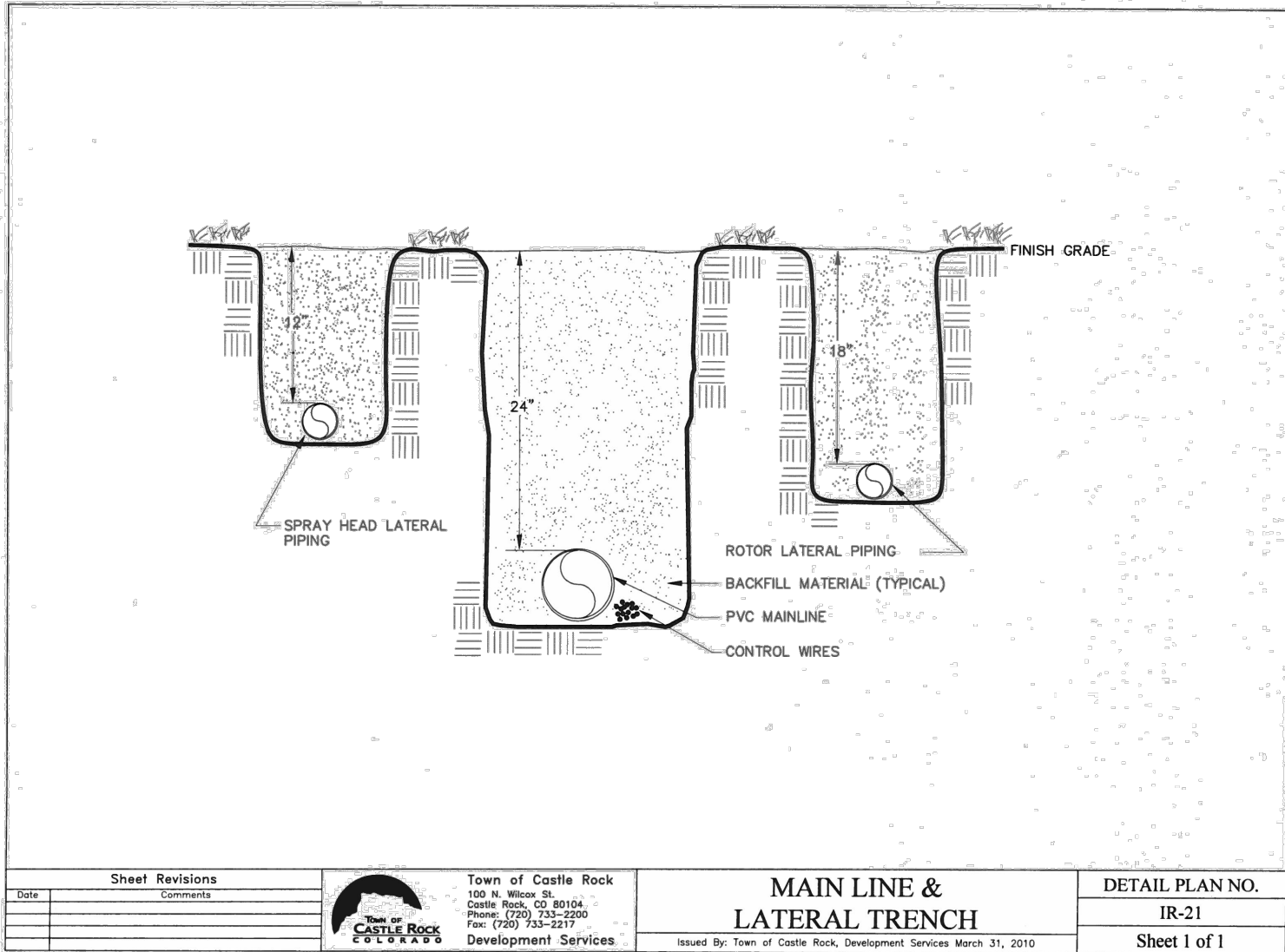
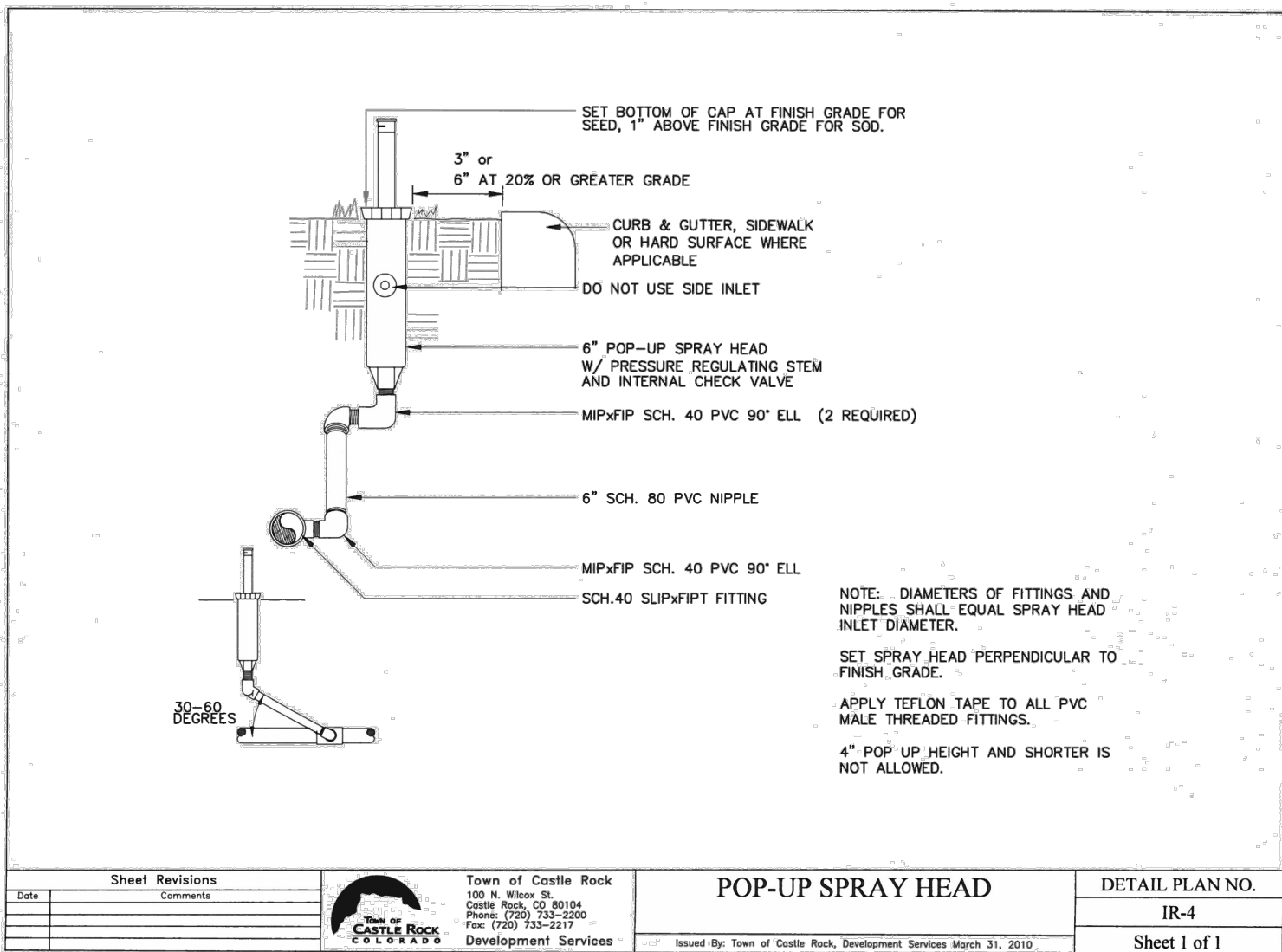
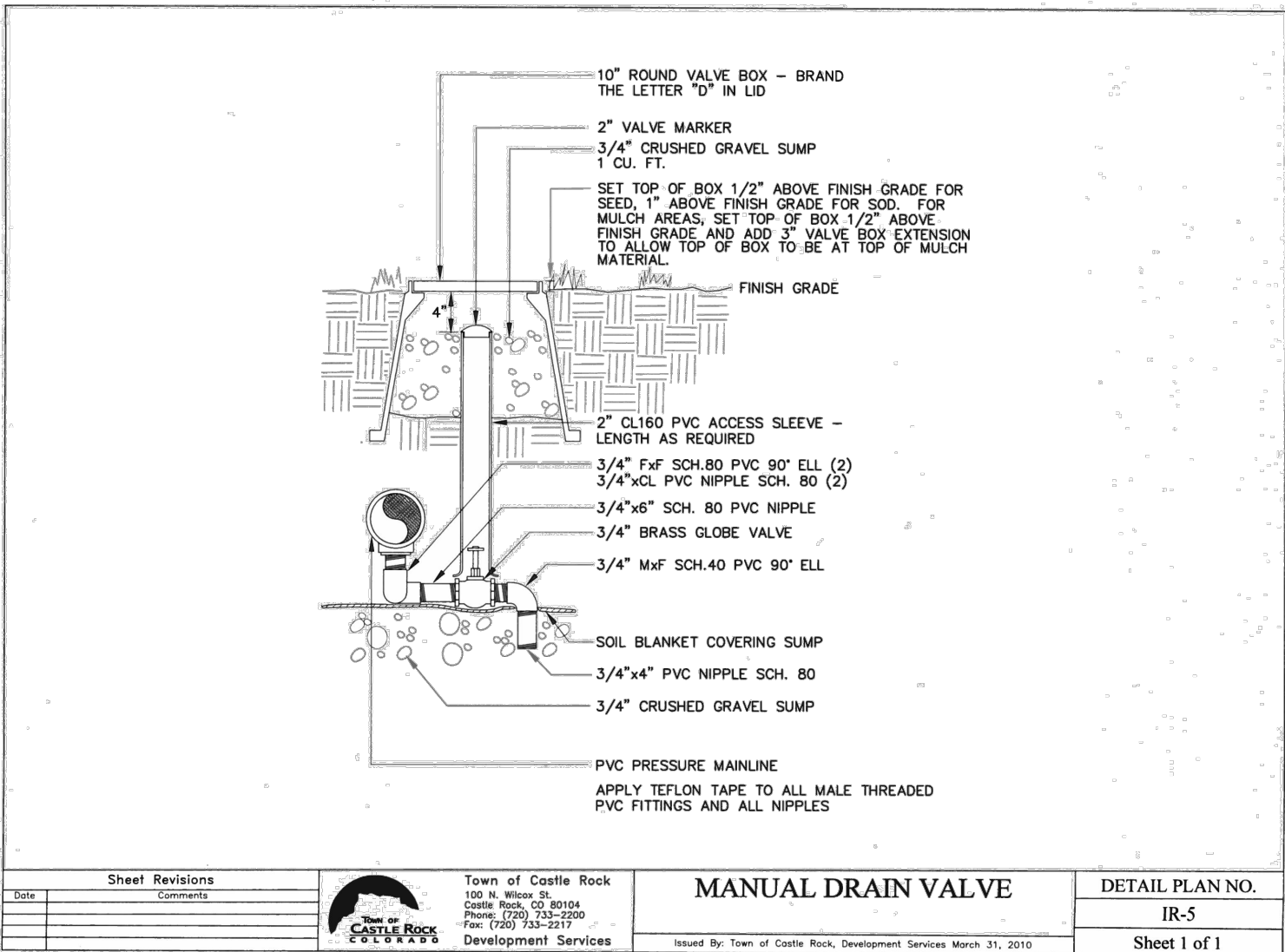
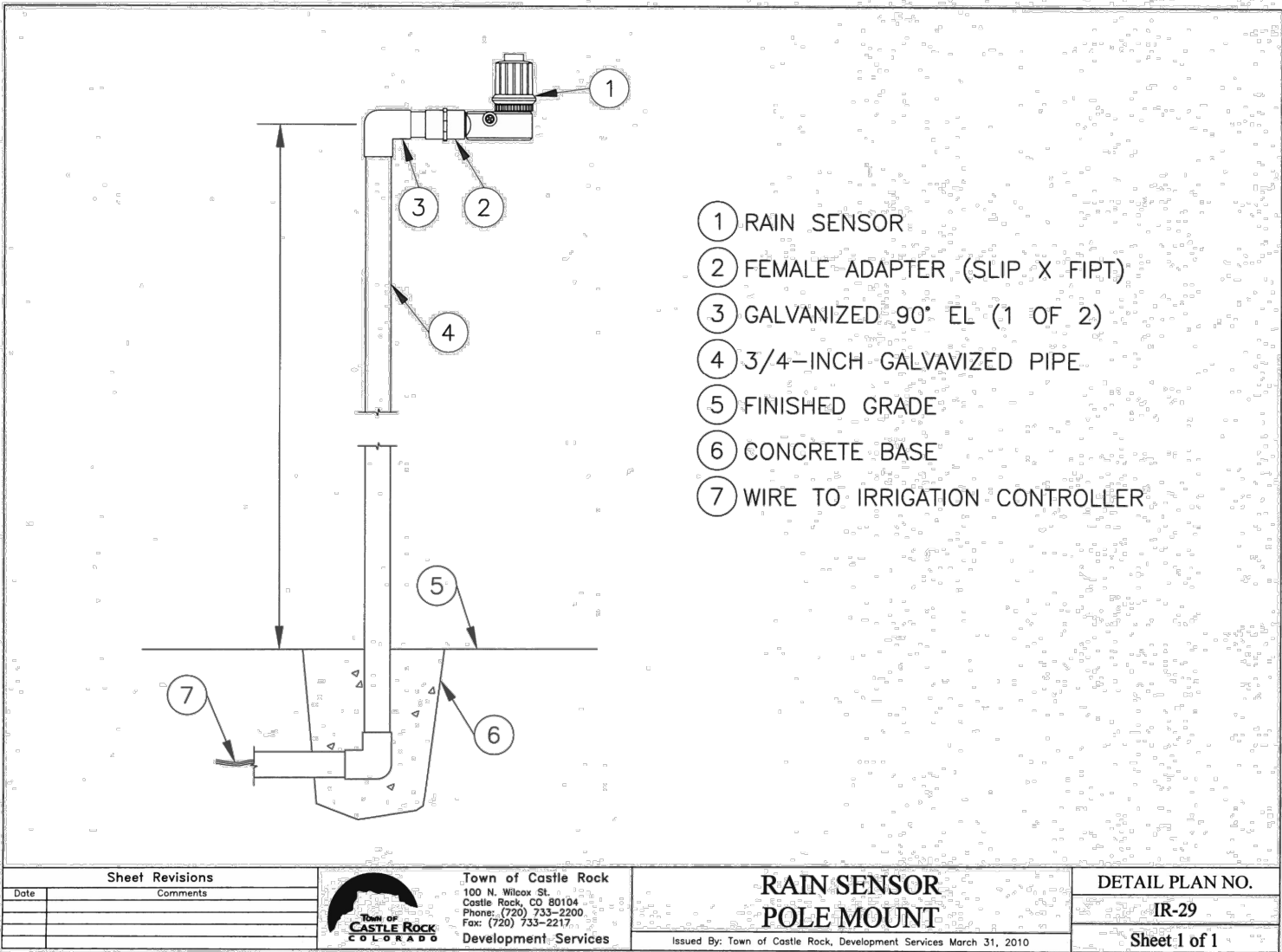
IRRIGATION SCHEDULE NOTES:

- SCHEDULE QUANTITIES ARE LISTED FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL AREAS AND QUANTITIES REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE DETAILS AND NOTES. ALL APPLICABLE COSTS SHALL BE INCLUDED IN BID AMOUNTS. WHERE DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND SCHEDULE EXIST, THE GRAPHIC PLAN SHALL PREVAIL.

P.O.C. EQUIPMENT SCHEDULE

P.O.C. #	TAP SIZE	SERV. LINE SIZE	METER SIZE	S&W VALVE SIZE	B.F. VALVE SIZE	MASTER VALVE	M.L. SIZE AT FLOW SENSOR	CONTROLLER NAME	AVAIL. STATIONS
1	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	A	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	QUICK-COUPLING VALVE HUNTER HQ-44LRC-AW 1" RED BRASS AND STAINLESS STEEL WITH 1" NPT INLET 2-PIECE BODY. ACME KEY WITH ANTI-ROTATION WINGS AND YELLOW RUBBER LOCKING COVER.	2	1 / LI-201
	GATE VALVE (3/4") NIBCO PVC BALL VALVE SCHEDULE 40	2	
	STOP AND DRAIN VALVE (3/4") PER TOWN OF CASTLE ROCK STANDARD DETAIL	2	2 / LI-200
	MASTER VALVE BUCKNER-SUPERIOR 3200 BRASS NORMALLY CLOSED. SIZE PER P.O.C. EQUIP SCHEDULE	2	3 / LI-201
	DRAIN VALVE MATCO - 201X 1" DRAIN VALVE AT P.O.C.'S AND ALL LOW POINTS OF MAINLINE FOR WINTERIZATION.	2	6 / LI-200
	BACKFLOW PREVENTER FEBCO 825YA W/ GS LIFT OFF ENCLOSURE REDUCED PRESSURE BACKFLOW PREVENTER INSTALLED WITHIN LOCKABLE GUARDSHACK LIFT-OFF EXPANDED METAL ENCLOSURE, GREEN. SIZE AS REQUIRED. SEE P.O.C. EQUIPMENT SCHEDULE FOR SIZES.	2	3,4 / LI-200
	CONTROLLER HUNTER IC-0600-PED METAL PEDESTAL CONTROLLER WITH FLOW SENSING SEE CONTROLLER NOTES	1	2 / LI-202
	WEATHER SENSOR HUNTER SOLAR-SYNC WIRELESS SENSOR.	1	3 / LI-202
	FLOW SENSOR CREATED SENSOR TECHNOLOGY ELF-T75-P01 LOW FLOW SENSOR WITH SIZED AS PER P.O.C EQUIPMENT SCHEDULE.	1	2 / LI-201
	IRRIGATION POINT OF CONNECTION TEE INTO DOMESTIC WATER SERVICE PER POINT OF CONNECTION NARRATIVE AND AS REQUIRED PER UTILITY PROVIDER. SEE NOTES FOR DESIGN FLOW AND PRESSURE	1	1 / LI-200



CLWUR (Composite landscape water use rating) Chart

Project Name: Grand Mere Plaza (340 S. Wilcox St)

Site Development Plan (SDP) Number: 23-0008

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Drip	Shademaster Honeylocust		L	4.3	209	2.6	4863	0.107443965
Drip	Coral Beauty Cotoneaster		M	8.5	413	3	4863	0.254780999
Drip	Red Yucca		VL	0.9	44	1.6	4863	0.013571869
Drip	Crimson Pygmy Barbary		L	4.3	209	2.5	4863	0.107443965
Drip	Diablo Ninebark		L	2.5	122	2	4863	0.050174789
Drip	Snowmound Spirea		L	2.5	122	2.5	4863	0.062718487
Drip	Snowberry		L	0.9	44	2.5	4863	0.022619782
Drip	Blue Star Juniper		L	0.9	44	2.5	4863	0.022619782
Drip	Slowmound Mugo Pine		L	9.4	457	2	4863	0.187949825
Drip	Feather Reed Grass		L	16.2	787	2.5	4863	0.404585647
Drip	Moonshine Yarrow		VL	4.3	209	1.5	4863	0.064466379
Drip	Biokovo Geranium		L	6	292	2	4863	0.120090479
Drip	Red Rock Penstemon		L	4.3	209	2	4863	0.085955172
Drip	Little Spire Russian Sage		VL	4.3	209	1.5	4863	0.064466379
Drip	May Night Salvia		VL	6	292	2.5	4863	0.150113099
Drip	Autumn Joy Sedum		VL	5.1	248	1	4863	0.050997327
Drip	Gro-Low Fragrant Sumac		VL	5.1	248	1.5	4863	0.076496999
Drip	Green Mound Alpine Currant		M	5.1	248	3	4863	0.15299198
Drip	Maiden Grass		M	9.4	457	3	4863	0.281924738
								0
								0
								0
						Total of the CLWUR	2.281410652	

Reference Chapter 13.20 of the Castle Rock Municipal Code

LICENSED LANDSCAPE ARCHITECT CERTIFICATION

I HEREBY AFFIRM THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, IN ACCORDANCE WITH TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM RESPONSIBLE FOR THE LANDSCAPE ARCHITECTURAL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

Emily Wilson

EMILY WILSON, PLA LA.0001321 DATE 07/21/2023



Know what's below. Call before you dig.

GRAND MERE PLAZA
SITE DEVELOPMENT PLAN
340 S. WILCOX STREET
IRRIGATION NOTES

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, COLORADO 80525 (953) 228-2300

DESIGNED BY: BEL
DRAWN BY: BEL
CHECKED BY: EWS
DATE: 07/21/2023

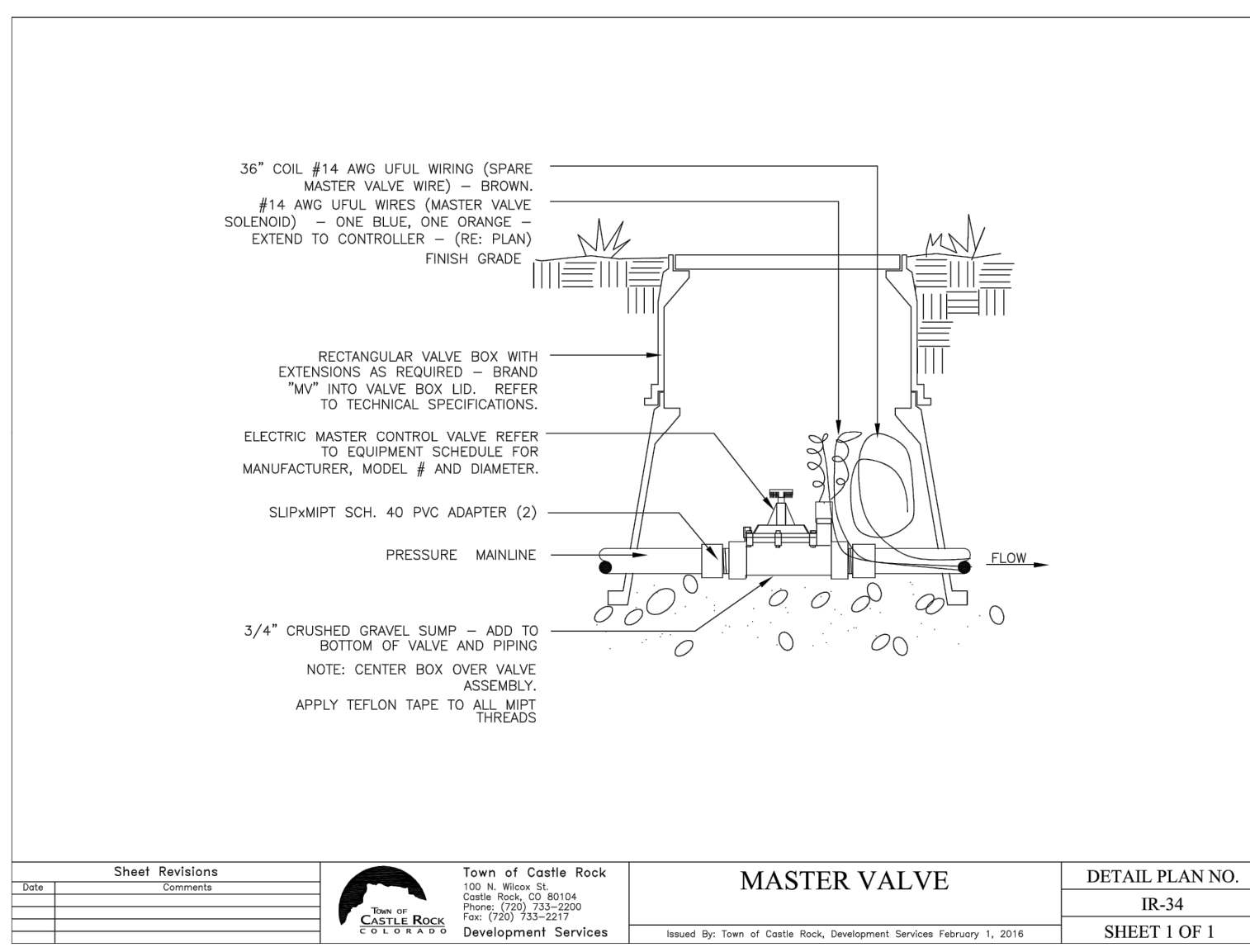
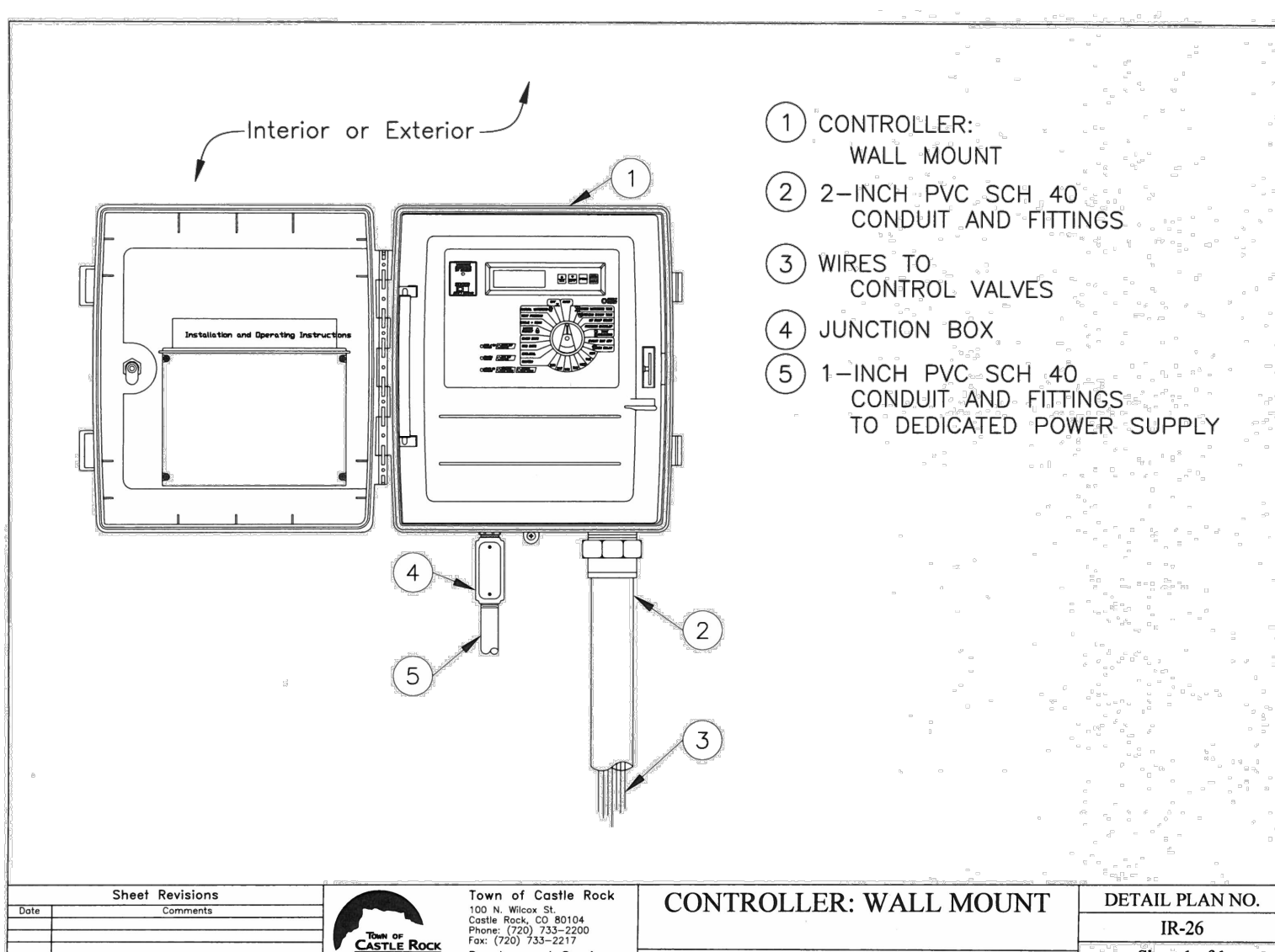
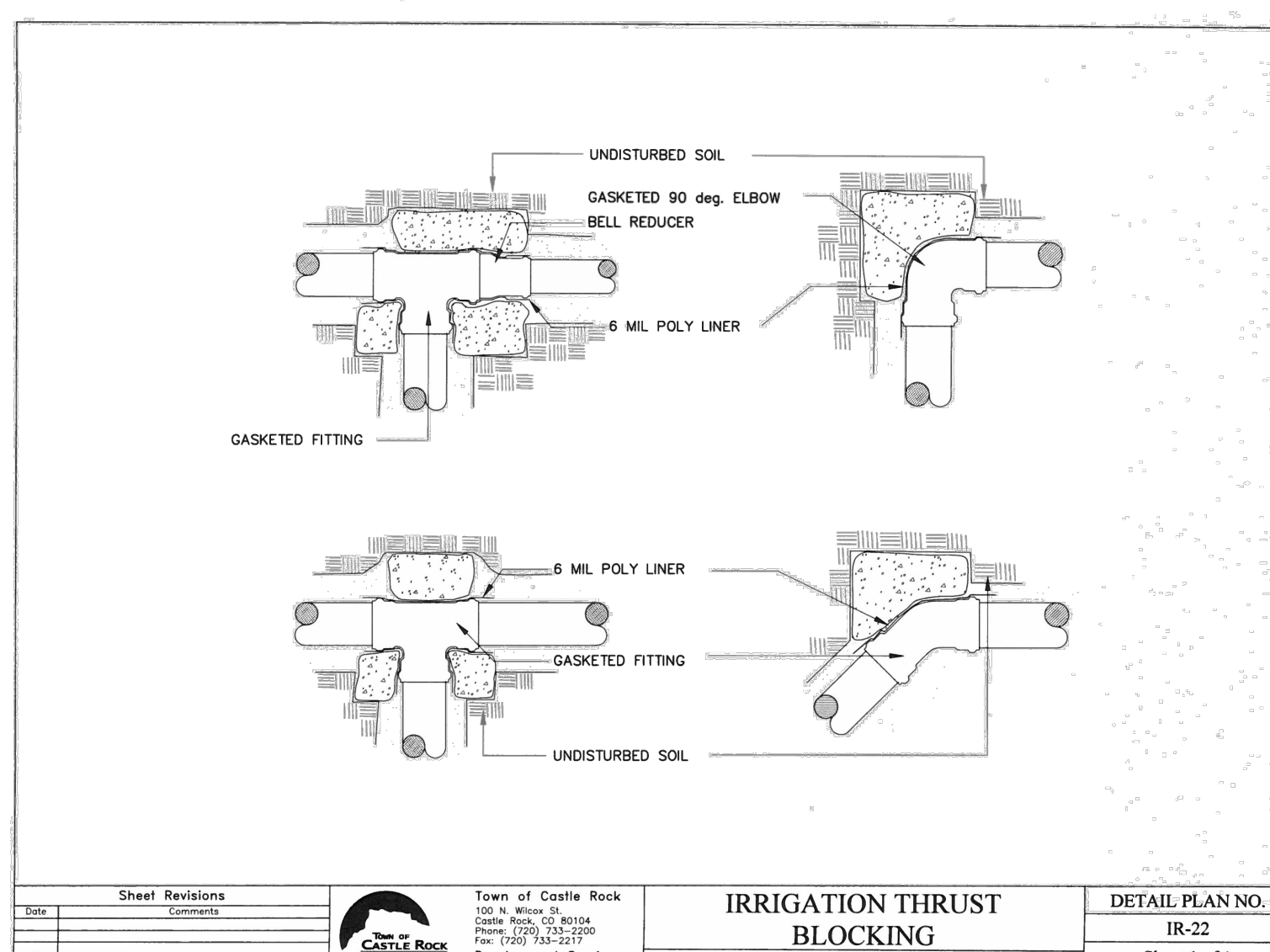
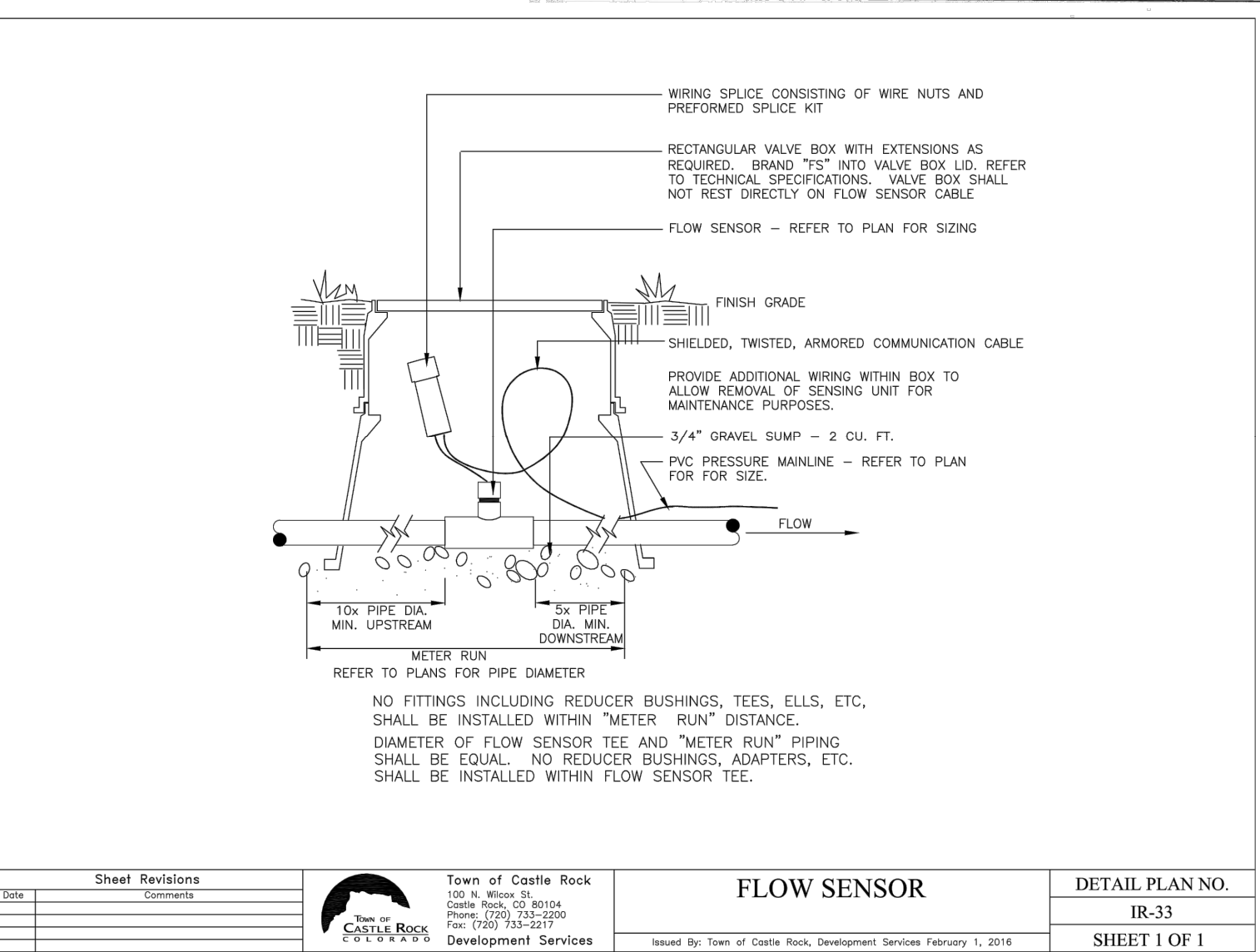
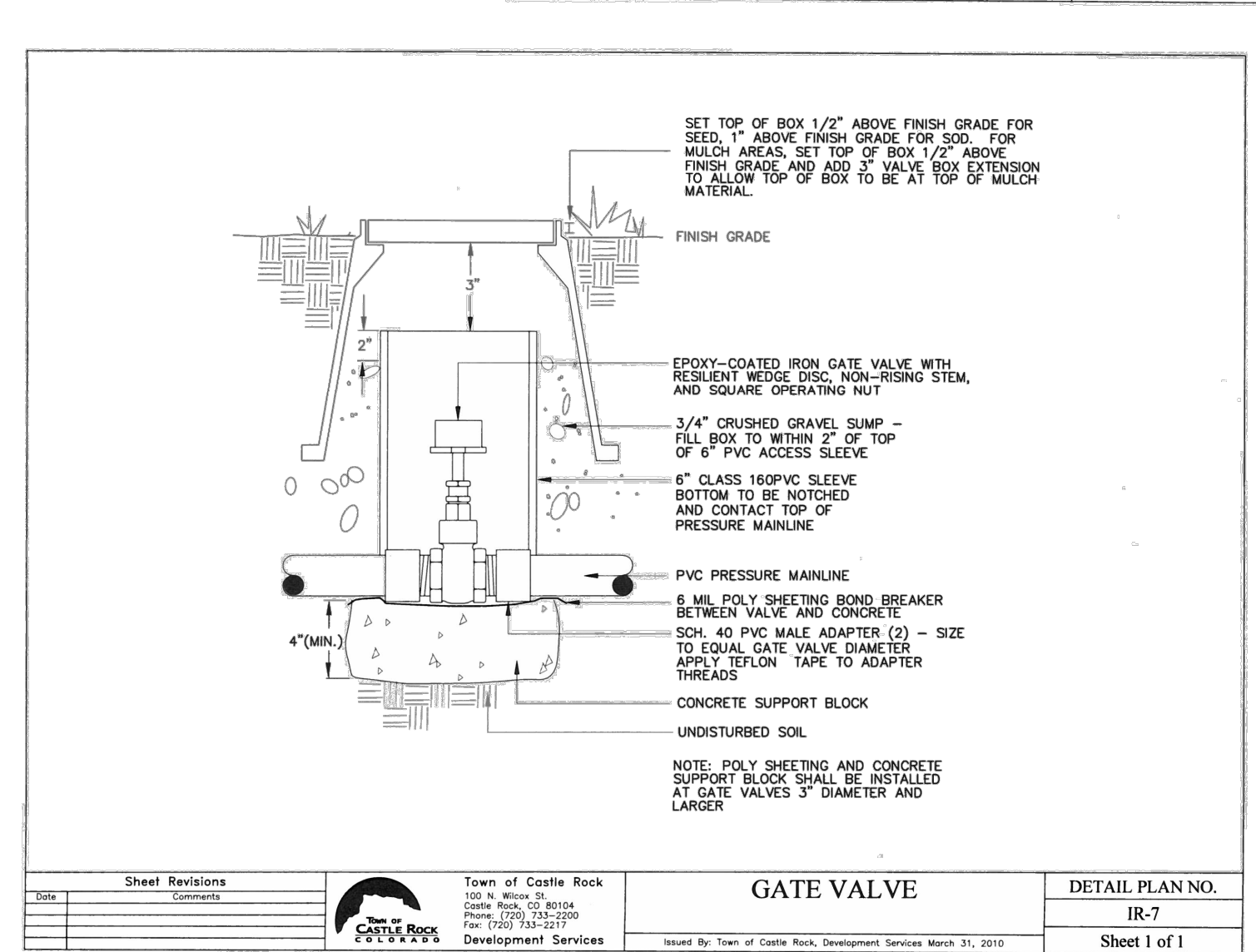
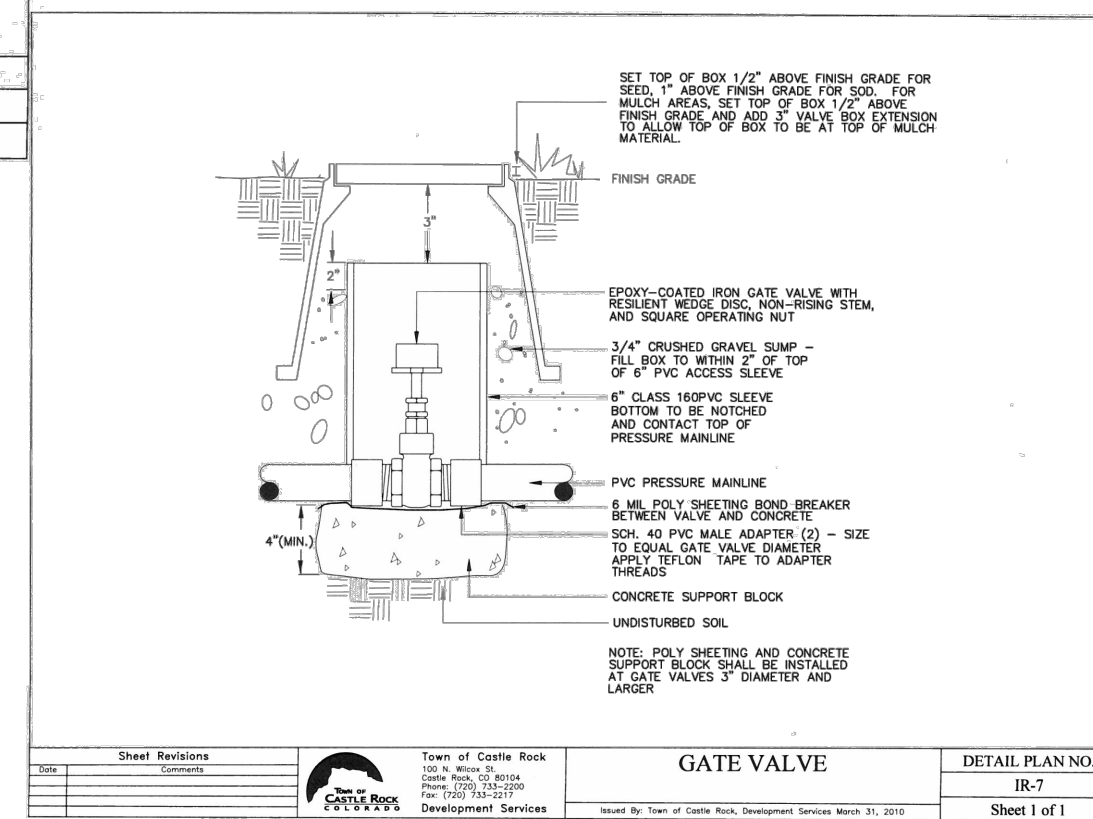
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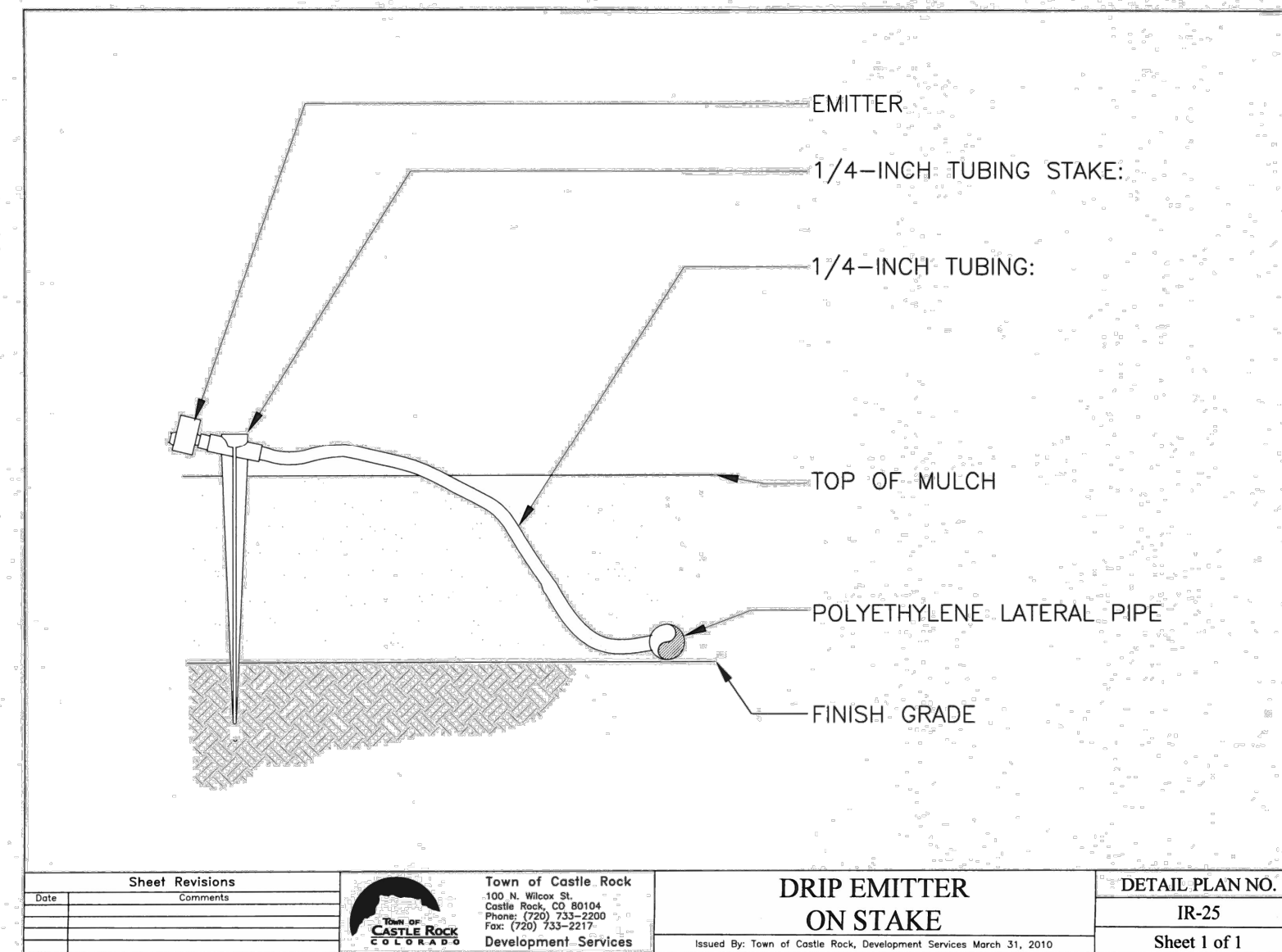
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP23-0008



1. BACKFLOW SHALL BE NO MORE THAN 5' FROM METER. **RE: DETAIL 1/11** FOR POINT OF CONNECTION EQUIP ORDER AND REQUIREMENTS.
2. IRRIGATION EQUIPMENT IS GENERALLY DIAGRAMMATIC LOCATE PIPE AND EQUIP. PER IRRIGATION NOTES.

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