

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF _____ THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS _____ FOR THE PURPOSE OF _____, TRACTS _____ WILL BE DEDICATED TO _____ BY SEPARATE INSTRUMENT FOR THE PURPOSE OF _____.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

(Name of owner)
SIGNED THIS _____ DAY OF _____, 20____.

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(Name of owner)
SIGNED THIS _____ DAY OF _____, 20____.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY _____
MAYOR
ATTEST: _____

TOWN CLERK
SIGNED THIS _____ DAY OF _____, 20____.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
20____ BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

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 _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS (name of document) WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER
ATTEST: _____

TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

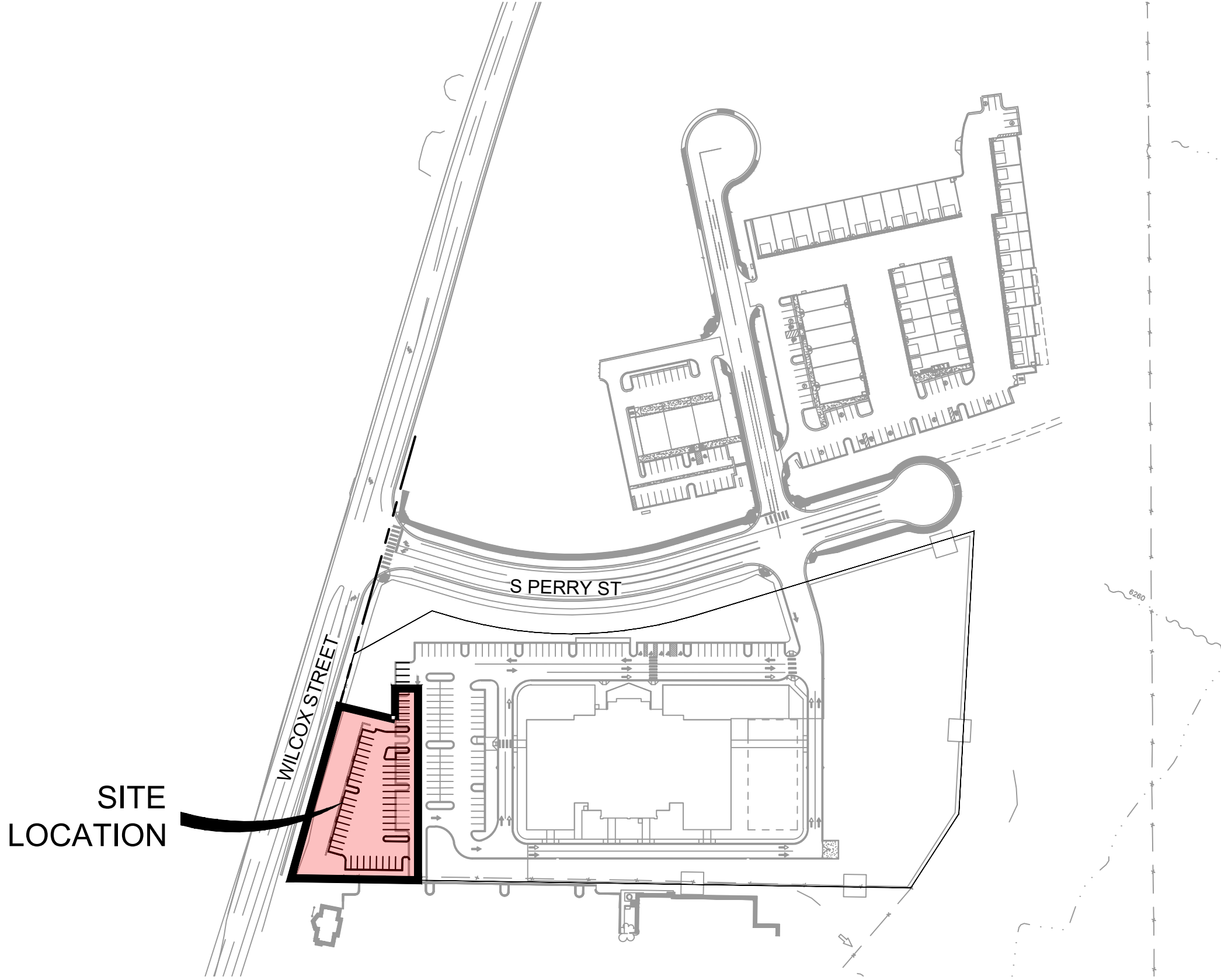
THIS (name of document) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK
AMENDMENT NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET



LOCATION MAP

SCALE: 1" = 150'

INDEX OF SHEETS

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CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: GARRETT ANDERSON, P.E.
GARRETT.ANDERSON@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

NURTURE STUDIO
CONTACT: KELLY HYZY, PLA
KELLY@STUDIOLANDARCH.COM

LIGHTING

GIVEN & ASSOCIATES INC
CONTACT: HAL RIGLEY
HAL.RIGLEY@GIVENANDASSOCIATES.COM

OWNER

WORLD COMPASS ACADEMY BUILDING CORP.
2490 S. PERRY STREET
CASTLE ROCK, CO 80104
PH: 303-814-5200
CONTACT: SHERI BATES

PROJECT APPLICANT

LEE ARCHITECTS/INTERIOR DESIGNERS
PH: 720-681-6829
CONTACT: JOEY HOPPE
JHOPPE@LEEARCHITECTS.COM

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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

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

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____ AT RECEPTION NO. _____ AND ACCORDINGLY, _____ SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S CERTIFICATE

I, _____, A 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 (name of document) ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (name of document) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS (name of document) 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 (name of document) WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

BENCHMARK:

A 3/4" STAINLESS STEEL ROD INSIDE NGS LOGO RANGE BOX SET FLUSH WITH SURFACE NAVD88 6221.48 USING A SCALE FACTOR OF 1.0003466244.

BASIS OF BEARING:

BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST, AS SHOWN ON THE ALTA SURVEY DATED 09/03/14 BY LAND DEVELOPMENT CONSULTANTS LLC.

LEGAL DESCRIPTION:

LOT 1, BURT AT CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.



TITLE SHEET
SHEET 01 OF 10
SITE DEVELOPMENT PLAN
PROJECT NO. SDP26-XXXX

SUMMARY TABLE			
	SDP	SDP AMEND #1	SDP AMEND #2
	SDP14–0024	SDP17–0028	SDP26–XXXX
LOT SIZE (SF)	311,760	311,760	314,913 (TOTAL W/ EXPANSION)
GROSS FLOOR AREA (SF)	39,191	67,011 (27,820 EXPANSION)	67,011
BUILDING COVERAGE (SF)	39,191	52,791 (13,600 EXPANSION)	52,791
PARKING SPACES REQUIRED	96	132	132
PARKING SPACES PROVIDED	122	132*	173 TOTAL W/ EXPANSION
MAXIMUM HEIGHT OF BUILDING	40’	40’	40’
HEIGHT OF BUILDING PROVIDED	28’	29’	29’
PAVED PARKING/AISLE AREA (SF)	75,140	75,140	88,810 (13,670 SF EXPANSION)
SIDEWALK AREA (SF)	12,153	17,405	17,405
LANDSCAPE AREA (SF)	201,570	166,424 (TOTAL WITH EXPANSION)	166,424
MINIMUM BUILDING & PARKING SETBACK	15’	15’	15’
PARKING SETBACK PROVIDED	10’	10’	10’
BUILDING SETBACK PROVIDED	25’	62’ FOR ADDITION(S), 18.5’ FOR TRASH ENCLOSURE (S)	62’ FOR ADDITION(S), 18.5’ FOR TRASH ENCLOSURE (S)
MAX BUILDING COVERAGE	30%	40%	40%
BUILDING COVERAGE PROVIDED	12.7%	21.6%	21.6%
MAXIMUM FLOOR AREA RATIO	.30	.40	.40
FLOOR AREA RATIO PROVIDED	.13	.22	.22
* 10 SPACES TO BE SHARED PARKING WITH THE CHURCH TO THE SOUTH AS PER RECORDED PARKING & ACCESS AGREEMENT AT REC#2015057733			

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK
AMENDMENT NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET

SITE DEVELOPMENT GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONSFROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER _____ OR "THIS SITE IS ZONED."
- 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.
- 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 REQUIRE A BUILDING PERMIT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
- 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 ASSIGNSSHALL 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 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.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN.
- A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30)INCHES IN HEIGHT ABOVE THE FLOW LINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, ALL LOTSSHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOTLINES 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 FACILITIESINCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GASLINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINE. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

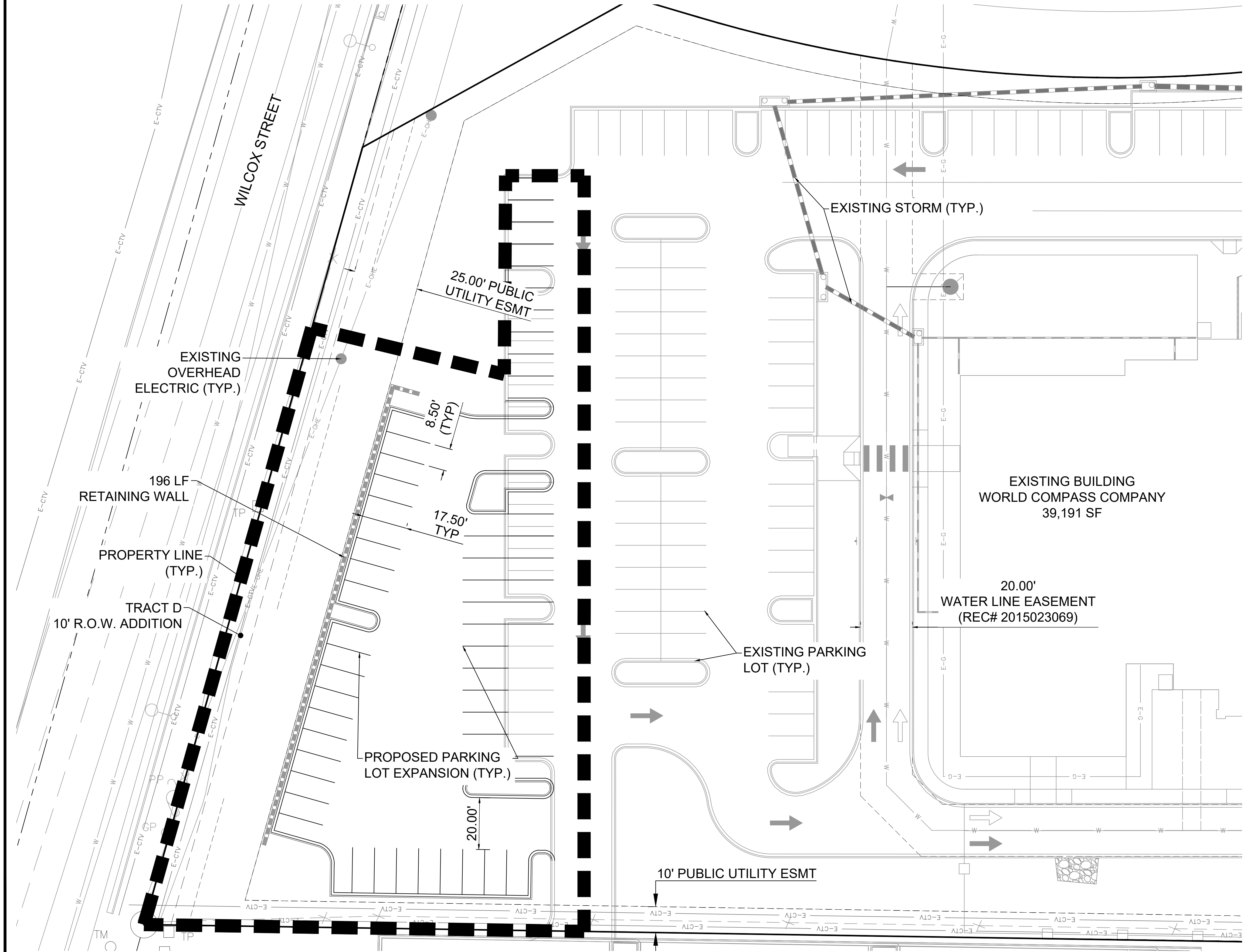
FIRE NOTES

- 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- 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.
- 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 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.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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 CASTLE ROCK FIRE DEPARTMENT. 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 TO32 FEET WIDE.
- "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

SITE DEVELOPMENT PLAN

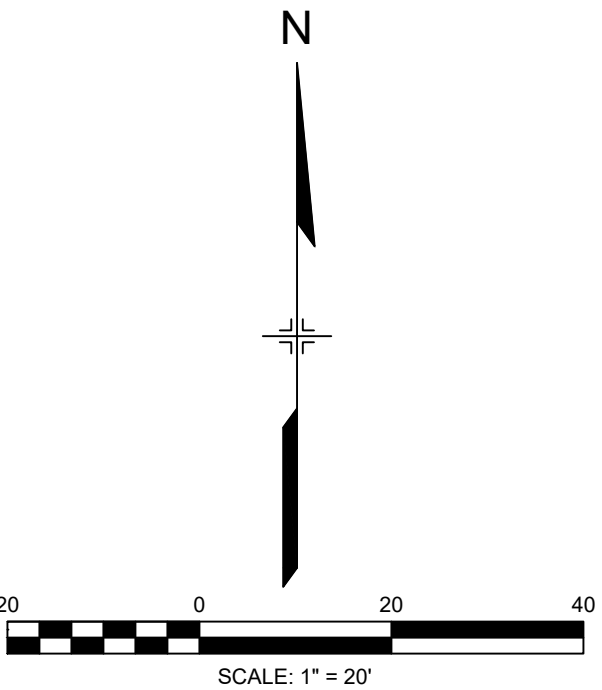
LOT 1, BURT AT CASTLE ROCK
AMENDMENT NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET



PARKING SUMMARY	
ADD	63 SPACES
REMOVE	22 SPACES
NET GAIN	41 SPACES (ADD)

LIMITS OF CONSTRUCTION



SITE DEVELOPMENT PLAN

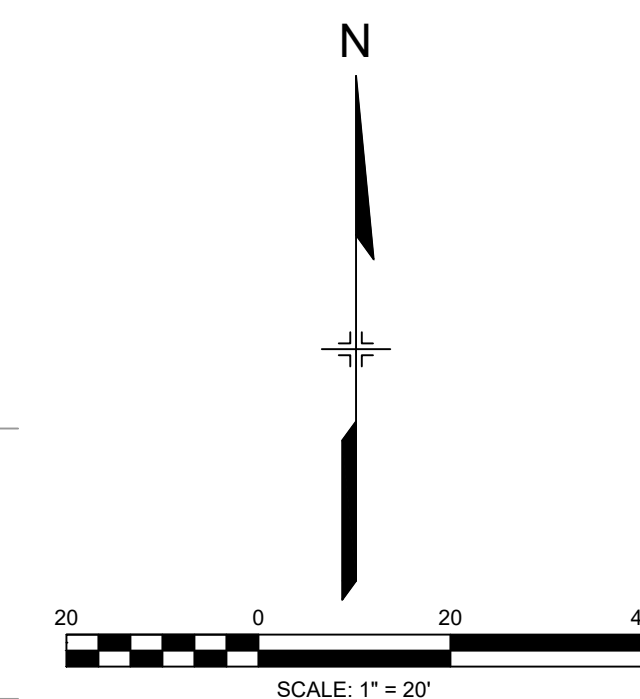
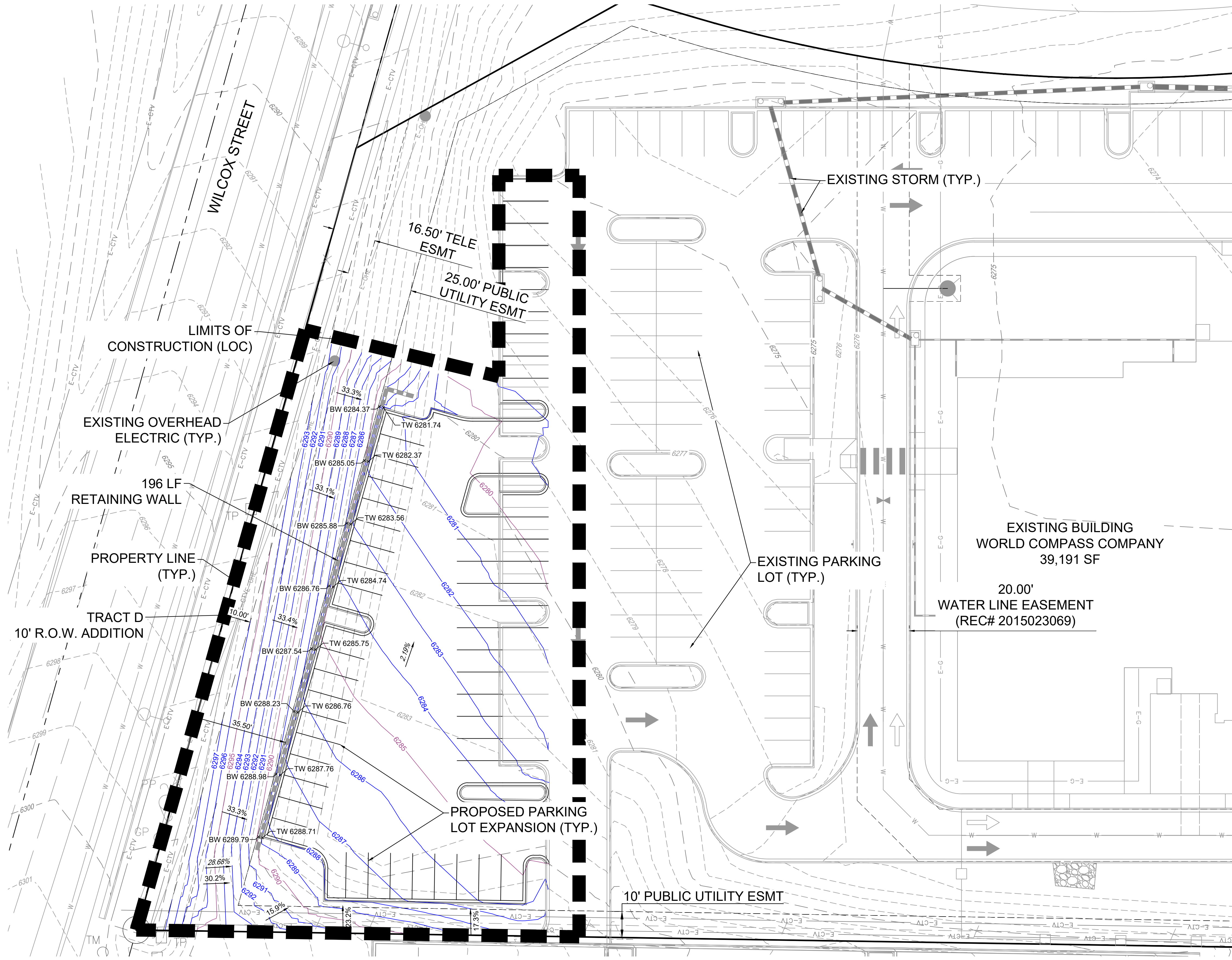
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LOCATED AT: 2490 S. PERRY STREET

LEGEND

- MAJOR CONTOURS, EXISTING (5')
- MINOR CONTOURS, EXISTING (1')
- MAJOR CONTOURS, PROPOSED (5')
- MINOR CONTOURS, PROPOSED (1')

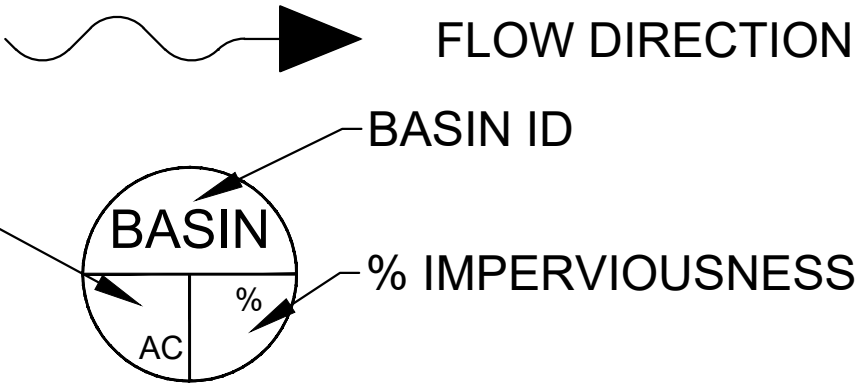


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LEGEND

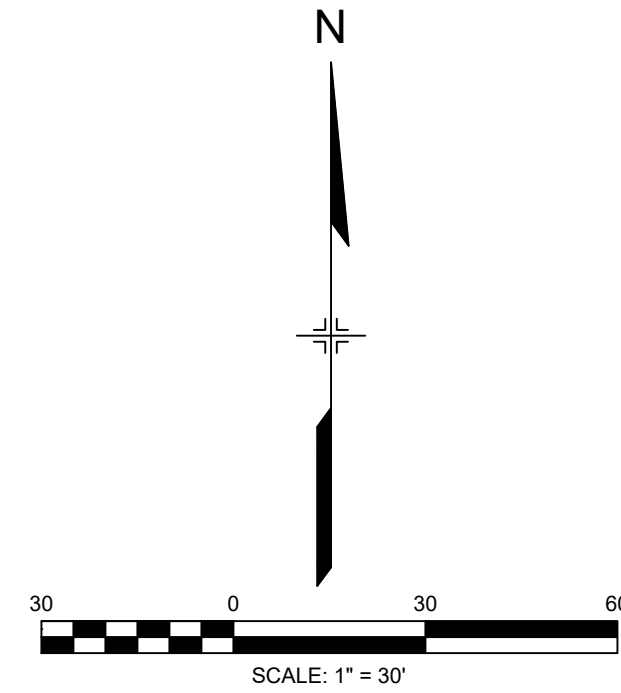


BASIN SUMMARY TABLE		
BASIN ID	AREA (AC)	% IMPERVIOUSNESS
S1*	0.86	81%
S2*	0.89	60%
S3	0.42	97%
S4	0.15	84%
S5	0.23	96%
S6	0.47	79%
S7	0.74	83%
S8	0.90	100%
S9	0.68	99%
S10	0.48	98%
S11	2.00	0%
I1	0.35	93%
I2	0.44	93%
I3	0.55	94%
I4	0.18	93%
I5	0.11	94%
I6	0.83	94%
I7	0.16	94%
I8	0.24	97%
F1	12.41	0%
OS3	1.70	46%
TOTAL	24.79	34%

NOTES:

POND BASINS: S1-S11, I1-18, F1, OS3
(PHASE III DRAINAGE REPORT CD18-0004)

S1 AND S2 BASINS HAVE BEEN REVISED FOR
THIS PROJECT DUE TO WCC PARKING LOT
EXPANSION.



SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK
AMENDMENT NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET

LANDSCAPE REQUIREMENTS:

AREA	TOTAL AREA IN S.F.	REQUIRED AREA (10%)	REQUIRED TREES	EXISTING TREES TO BE PROTECTED IN PLACE	PROPOSED TREES	TOTAL EXISTING & PROPOSED TREES	REQUIRED SHRUBS	EXISTING SHRUBS TO BE PROTECTED IN PLACE	PROPOSED SHRUBS	TOTAL EXISTING & PROPOSED SHRUBS
New Parking	15017	1502	3	0	3	3	6	0	24	24

EXISTING TO REMOVE

DECIDUOUS TREES	COMMON	QTY
	Honeylocust	3

WATER USE PERCENTAGE (PERMANENT IRRIGATION):

WATER ZONE	TOTAL S.F. PROPOSED PLANTS	GALLONS S.F./WEEK	PERCENT
LOW	76	12	56%
MODERATE	15	5	11%
HIGH	45	28	33%
TOTALS	136	45	100%

WATER ZONES:

LOW - 1/4" OF WATER PER WEEK
MODERATE - 1/2" OF WATER PER WEEK
HIGH - 1" OF WATER PER WEEK

LANDSCAPE SUMMARY TABLE:

LANDSCAPE TYPE	TOTAL AREA (S.F.)	PERCENT
PLANTING BEDS	1,288	13%
NEW NATIVE GRASS	8,946	87%
TOTAL AREA OF LANDSCAPE	10,234	100%

HATCH LEGEND:

REFERENCE MULCHING NOTES

- 1-1/2 - 2" NEW BROWN GRAVEL TO TO MATCH EXISTING - 577
S.F. WEED FABRIC UNDERNEATH NOT RECOMMENDED.
- 1-1/2 - 2" EXISTING BROWN GRAVEL TO BE STOCKPILED FROM
EXISTING MEDIANS AND RE-USED. 711 S.F. WEED FABRIC
UNDERNEATH NOT RECOMMENDED.
- LOW GROW SEED MIX. TEMPORARY IRRIGATION UNTIL
ESTABLISHMENT - 8,946 S.F. 0.5"/WEEK IN TWO WATERINGS (.25
EACH) UNTIL ESTABLISHMENT

LOW GROW SEED MIX:
DRILLED AT 15-20 LBS. /ACRE
30% EPHRAIM CRESTED WHEATGRASS
25% DWARF PERENNIAL RYEGRASS
20% SR3200 BLUE FESCUE
15% REUBENS CANADA BLUEGRASS
10% CHEWINGS FESCUE

DETAIL LEGEND:

- 1 LANDSCAPE EDGE RESTRAINT, REF. LANDSCAPE NOTES & DETAILS SHEET
- 2 LANDSCAPE RETAINING WALL, REF. LANDSCAPE NOTES & DETAILS SHEET

PLANT LEGEND:

SYMBOLS NOT
TO SCALE:

DECIDUOUS TREES

ABB.	BOTANIC	COMMON	SIZE	QTY	%	WATER USE
CEO	'Celtis occidentalis	'Western Hackberry	2" Cal.	2	67%	HIGH
QUM	Quercus macrocarpa	'Bullet Proof'	2" Cal.	1	33%	HIGH

EVERGREEN TREES

ABB.	BOTANIC	COMMON	SIZE	QTY	%	WATER USE
PNO	Pinus nigra	Austrian Pine	6'	1	100%	MOD

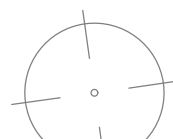
SYMBOLS TO
SCALE:

DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SIZE	QTY	%	WATER USE
CNN	Chrysothamnus nauseosus var. nauseosus	Dwarf Blue Rabbitbrush	5 Gal.	4	33%	LOW
DIO	Diervilla rivularis	Kodiak Orange Honeysuckle	5 Gal.	4	33%	LOW
PBP	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 Gal.	4	33%	LOW

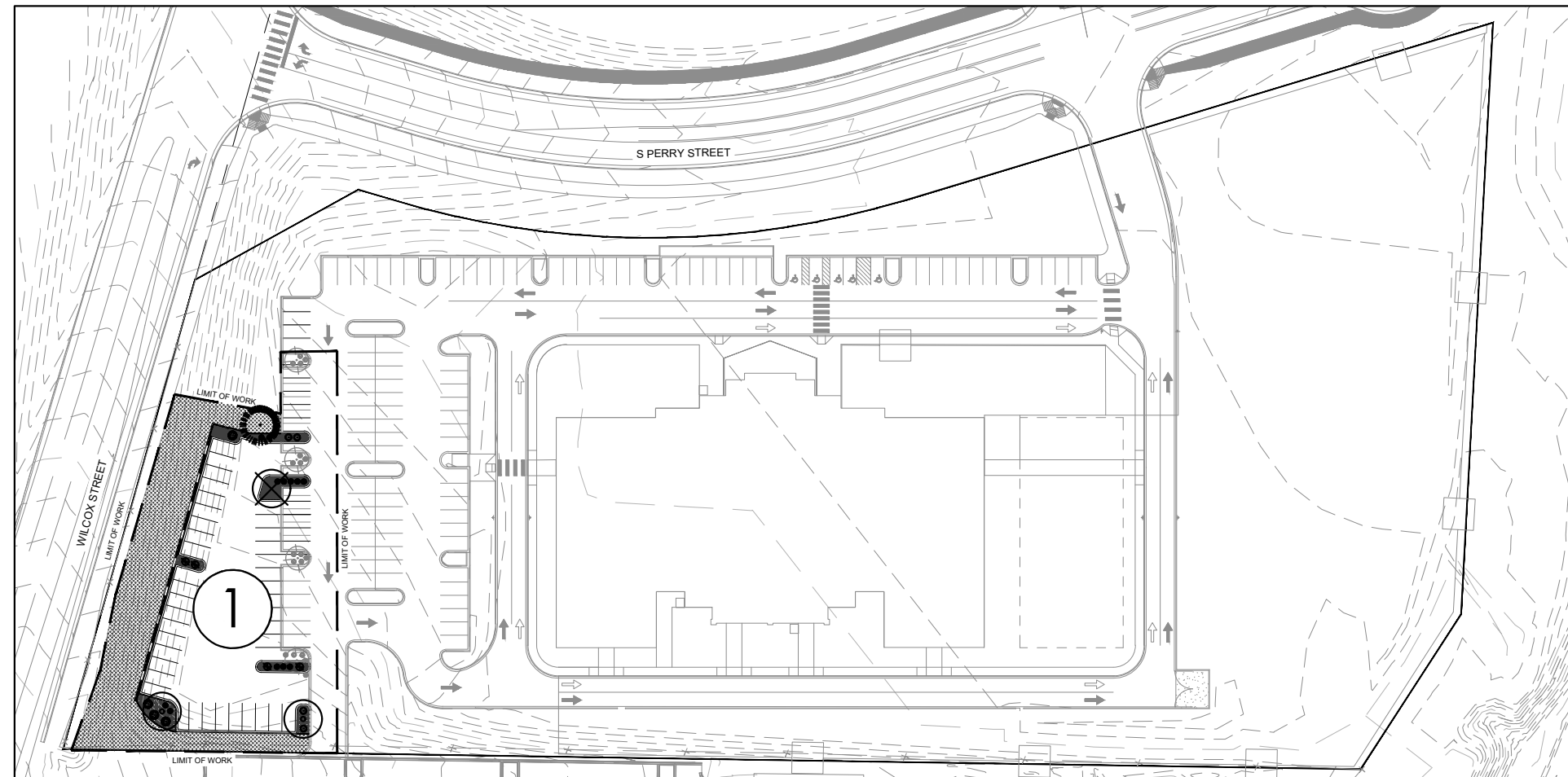
EVERGREEN SHRUBS

ABB.	BOTANIC	COMMON	SIZE	QTY	%	WATER USE
ARC	Arctostaphylos coloradoensis	Panchito manzanita	5 Gal.	4	33%	LOW
JSB	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 Gal.	4	33%	LOW
HEP	Hesperaloe parviflora	Red Yucca	5 Gal.	4	33%	LOW



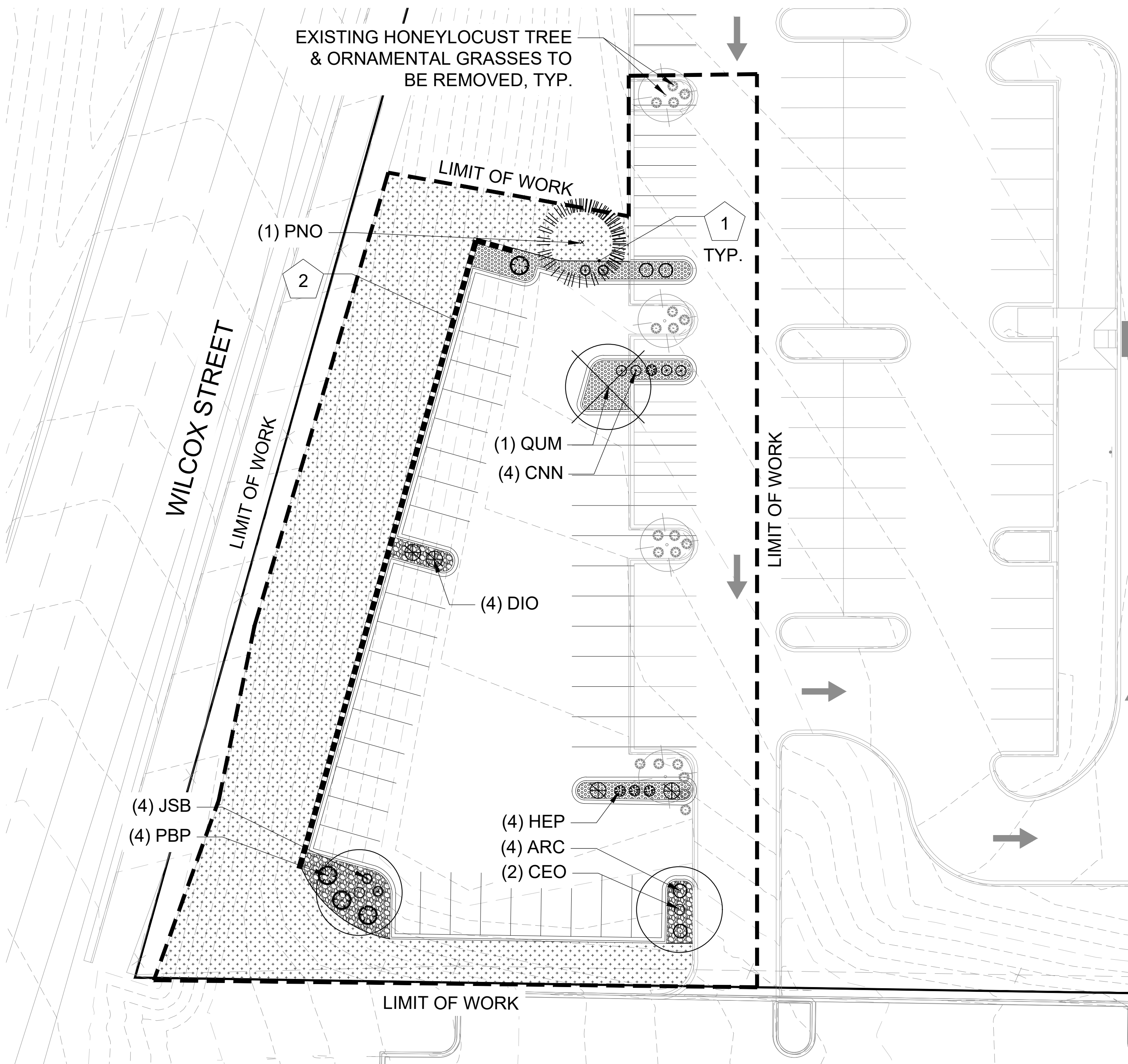
EXISTING HONEYLOCUST TO BE REMOVED

EXISTING ORNAMENTAL GRASS TO BE REMOVED



CONTEXT MAP

SCALE: 1"=100'-0"



SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE
67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

LANDSCAPE NOTES:

- ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
- PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
- ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS WITHIN TWO-TENTHS (2/10TH) OF A FOOT. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
- TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
- SITE SHALL BE FREE OF ROCKS, DIRT CLOUDS, AND DEBRIS OVER THREE-QUARTER INCH (3/4-INCH) DIAMETER IN SIZE.

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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.
- 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.
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK

MULCHING NOTES:

- APPLY SAME MULCH AROUND TREES AND SHRUBS AS SHOWN ON PLAN AND IN HATCH LEGEND. MULCH SHRUB BED/PLANTING AREAS TO A DEPTH OF 3 IN. FOR WOOD AND ROCK MULCH.
 - IN PLANTING BEDS WITH ROCK MULCH DO NOT ADD WOOD MULCH AROUND THE BASE OF TREES, SHRUBS OR PERENNIALS. USE ROCK MULCH.
 - APPLY WOOD MULCH 3FT AROUND ALL TREE TRUNKS FOR TREES IN NATIVE SEED OR SODDED AREAS. KEEP MULCH A MINIMUM OF 4-6 IN. AWAY FROM TREE TRUNKS AND NOT TOUCHING THE BASE OF OTHER WOODY LANDSCAPE PLANTS.
- NO WEED BARRIER FABRIC SHALL BE INSTALLED UNDER WOOD OR ROCK MULCH, ON TOP OF TREE ROOT-BALLS OR WITHIN THE TREE PROTECTION ZONE. WEED BARRIER FABRIC TO BE USED UNDER ROCK GREATER THAN 2" AND IN AREAS WITHOUT PLANTINGS.
- MULCH SHALL BE NATURAL SHREDDED WESTERN CEDAR NOT LARGER THAN FOUR INCHES (4") IN LENGTH AND CERTIFIED PATHOGEN, WEED AND CHEMICAL FREE. MULCH TO BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH SLOPES 4:1 OR STEEPER SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED TACKIFIER.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

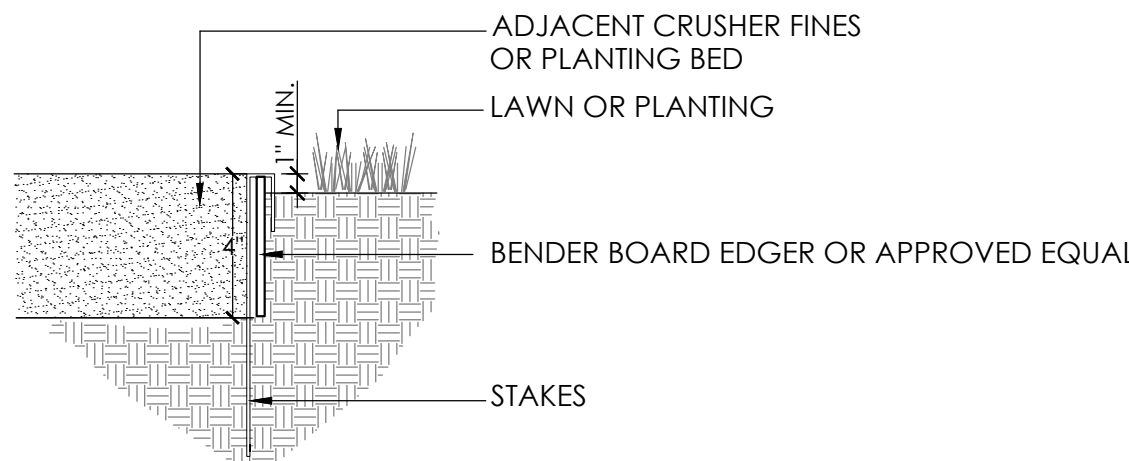
- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
 - MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
 - DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS.
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
- COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
 - ORGANIC MATTER: 25% MINIMUM.
 - SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
 - PH: 8.5 MAXIMUM.
 - CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
 - PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
 - ACCEPTABLE COMPOST PRODUCT: ORGANIC MATERIAL COMPOST, SUCH AS ECOGRO, AS PROVIDED BY A1 ORGANICS, EATON, CO. OR APPROVED EQUAL.
- FOR TREES, SHRUBS, PERENNIALS, AND ANNUALS APPLY 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. SEE LANDSCAPE AND IRRIGATION CRITERIA MANUAL FOR COMPOST DEFINITION AND REQUIREMENTS.
- AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.
- FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT OR EDGE RESTRAINT, PRIOR TO SODDING, PLANTING OR REPLACING GROUND-COVER MATERIAL:
 - SODDED AREAS: ALLOW 1 INCH FOR SOD.
 - PLANTING AND GRAVEL AREAS: ALLOW 3 INCHES FOR WOOD OR GRAVEL MULCH.

TREE PIT BACKFILL MATERIAL:

- THE PLANT PIT BACKFILL MATERIAL SHALL CONSIST OF THE FOLLOWING, THOROUGHLY MIXED:
 - SOIL ORIGINALLY EXCAVATED FROM THE PIT (TWO THIRDS PROPORTION OF TOTAL MIX)
- COMPOST MATERIAL AS SPECIFIED (ONE THIRD PROPORTION OF TOTAL MIX)

NATIVE GRASS SEED ESTABLISHMENT NOTES:

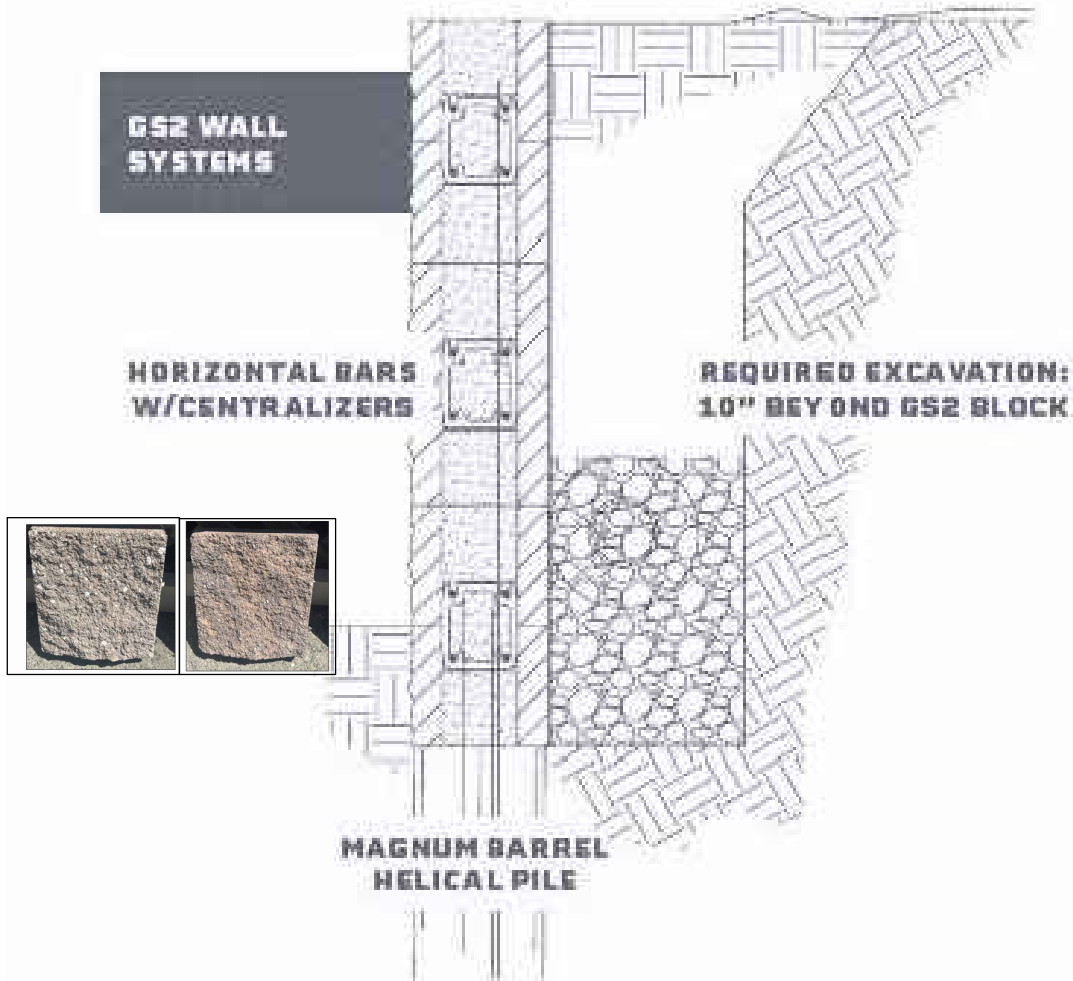
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS WITHIN 14 DAYS AFTER COMPLETION OF GRADING OPERATIONS.
- FOR BEST RESULTS, SOW THE NATIVE SEED MIX USING THE DRILL SEED METHOD IN EARLY SPRING OR FALL.
 - FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
 - DO NOT PLACE SEED WHEN STANDING WATER OR SNOW IS PRESENT OR IF THE GROUND IS FROZEN.
- SOIL PREPARATION MEASURES IN A AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING:
 - REMOVE ALL STONES LARGER THAN 1", ALL STICKS AND ROOTS.
 - REMOVE ALL TRASH OR FOREIGN DEBRIS
 - RAKE SMOOTH AND APPLY SEED
 - LIGHTLY RAKE OR DRAG THE SOIL TO COVER SEED TO A DEPTH OF < ¼ INCH.
- APPLY A THIN COVER OF STARTAK 600 OR APPROVED EQUAL. THIS TACKIFIER IS AN ENVIRONMENTALLY-FRIENDLY, STARCH-BASED TACKIFIER USED PRIMARILY FOR EROSION CONTROL, HYDROSEEDING, AND SOIL STABILIZATION. IT BINDS SEEDS, MULCH, AND SOIL TOGETHER, WHICH HELPS PREVENT WIND AND WATER EROSION DURING SEED GERMINATION AND PLANT ESTABLISHMENT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RE-SEEDING OF SPARSELY GERMINATED AREAS.
- WEED CONTROL IS CRITICAL IN THE FIRST TWO TO THREE YEARS, ESPECIALLY WHEN STARTING WITH SEED. MECHANICAL REMOVAL IS BEST FOLLOWED BY A POST-EMERGENT WEED KILLER.
- DO NOT MOW UNTIL GRASSES REACH AT LEAST 8-10 INCHES. EXPECT VISIBLE ESTABLISHMENT THE FOLLOWING GROWING SEASON, WITH FULL COVERAGE TAKING 2-3 GROWING SEASONS.



NOTES:

- CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
- NO EDGER REQUIRED WHEN CRUSHER FINES ADJACENT TO PAVEMENT, BORDER, OR WALLS.
- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL BE INSTALLED AT ALL TRANSITIONS INCLUDING:
 - GRAVEL MULCH NEXT TO SEEDED GRASS
- EDGING SHALL ABUT CONCRETE CURBS AND WALKS PERPENDICULAR, AND SHALL BE FLUSH WITH GRADES OF CONCRETE.
- ALL JOINTS TO BE SECURELY STAKED.
- CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

1 LANDSCAPE EDGE RESTRAINT



50% 50%
TAN TAN/BROWN

2 LANDSCAPE RETAINING WALL

LANDSCAPE
NOTES & DETAILS
SHEET 08 OF 10
SITE DEVELOPMENT PLAN
PROJECT NO. SDP26-XXXX

SITE DEVELOPMENT PLAN

LOT 1, BURT AT CASTLE ROCK AMENDMENT NO. 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LOCATED AT: 2490 S. PERRY STREET

Site Luminaire Summary Table

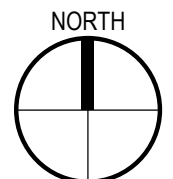
Luminaire											Lamps								
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
MM(E)	EXISTING	-	-	EXISTING WALL PACK	Y	-	120-	-	19	WALL	10'	1	LED	-	-	-	-	1 BLACK	
NN(E)	EXISTING	-	-	EXISTING WALL PACK	Y	-	120-	-	4	WALL	10'	1	LED	-	-	-	-	1 BLACK	
PP(E)	EXISTING	-	-	EXISTING SITE POLE	Y	-	120-	-	7	POLE	15'	1	LED	-	-	-	-	1 BLACK	
FF	LITHONIA	RSX1	RSX1 LED P4 50K R3 HS	SITE AREA LIGHT	Y	Type 3	120/0-10V	-	2	POLE	15'	1	LED	133	16574	5000K	-	1 BLACK	

Calculation Summary

Label	Calc Type	Units	Average	Min	Max	AVG Min Max
SITE	PHOTOMETRIC	FOOTCANDLES	0.5	0.0	8.2	N/A
OUTSIDE PROPERTY LINE	PHOTOMETRIC	FOOTCANDLES	0.0	0.0	0.0	N/A

DRAWING NOTES:

1. LIGHT LOSS FACTOR IS 1.
2. EXISTING APPROVED EXTERIOR LIGHTING CONTROL PANEL WILL BE UTILIZED FOR ALL NEW EXTERIOR LIGHTING.
3. NEW POLE LIGHTING PROVIDED IN UPDATED PARKING AREA.
4. HOUSE-SIDE SHIELD INSTALLED ON NEW POLE LIGHTING.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FAÇADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.



1 ELECTRICAL SITE PHOTOMETRICS UPPER LOT
1" = 40'-0"



735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 25129

ELECTRICAL SITE PHOTOMETRICS
SHEET09 OF 10
SITE DEVELOPMENT PLAN
PROJECT NO. SDP26-XXXX

LOT 1, BURT AT CASTLE ROCK
AMENDMENT NO. 2

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Site Luminary Summary Table																		
Luminaire											Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
MM(E)	EXISTING	-	-	EXISTING WALL PACK	Y	-	120	-	19	WALL	10'	1	LED	-	-	-	-	1 BLACK
NN(E)	EXISTING	-	-	EXISTING WALL PACK	Y	-	120	-	4	WALL	10'	1	LED	-	-	-	-	1 BLACK
PP(E)	EXISTING	-	-	EXISTING SITE POLE	Y	-	120	-	7	POLE	15'	1	LED	-	-	-	-	1 BLACK
FF	LITHONIA	RSX1	RSX1 LED P4 50K R3 HS	SITE AREA LIGHT	Y	Type 3	120 0-10V	-	2	POLE	15'	1	LED	133	16574	5000K	-	1 BLACK



RSX1 LED

Area Luminaire



Catalog

Notes

Type	FF
------	----

Hit the Tab key or mouse over the page to see all interactive elements

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

 Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSK1 LED							
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting		
RSK1	P1	30K 3000K	R2 Type 2 Wide	10V11 (120V-277V) ¹	SPA	Square pole mounting (3.0" min. 50 pole for 1 at 90°, 3.5" min. 50 pole for 2, 3, 4, 90°)	
	P2	40K 4000K	R3 Type 2 Wide	10V11 (347V-480V) ¹	SPA	Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4, 90° 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 1 at 120°)	
	P3	50K 5000K	R4 Type 2 Wide	10V11 (347V-480V) ¹	MA	Max. adapt. (fits 2.3" Ø or Ø horizontal track)	
			R4 Type 4 Short	(use specific voltage for options as noted)	IS	Adjustable bracket (fits 2.3" Ø or Ø track) ¹	
			R5 Type 4 Short	120 ¹ 277 ¹	WSA	Wall bracket ¹	
			R5 Type 4 Wide ¹	208 ¹ 347 ¹	WSP	Wall bracket with surface conduit ¹	
			R55 Type 4 Wide ¹	240 ¹ 480 ¹	ASP	Adjustable tilt arm square pole mounting ¹	
			AFR Automotive Foot Row Left Recessed		AAP	Adjustable tilt arm round pole mounting ¹	
			AFR80 Automotive Foot Row Right Recessed		AWB	Adjustable tilt arm with wall bracket ¹	
			AFR150 Automotive Foot Row Left Recessed		AWSC	Adjustable tilt arm with wall bracket and surface conduit ¹	

Options		Finish	
Shipped Installed		Shipped Installed	
HS House-side shield ¹ PE Photocoupler, button style ¹⁴ GS Green white light (not available only on controls) ^{1,15,16} ST Single face (100, 227, 347) ¹ DF Double face (208, 440, 480) ¹ SPK 20KV surge pack (10KV standard) FWD Front view adjustable shield ¹ DMG 0 to 100 degree bend of back of housing for external control (optional ordered option) ¹		Standard and Networked Sensors/Controls (factory default settings, see table page 9) NET4IR PIRHM night IR generation ² with Networked, 8-level motion ambient sensor ^{3,15,16} BAS Bay America or Build America Bay America Qualified CCE Coastal Construction ¹⁷ *Note: NET4IR PIRHM with night IR can be used as a standalone or networked solution. Sensor coverage patterns are filled when luminaires is tilted. Shipped requires a separate field assembly EGS External glare shield ¹⁸ EGS External glare full (360° around light aperture) ¹ BS Bird spikes ¹⁴	
		DRBK	Dark Bronze
		BLKD	Black
		ALUM	Anodized Aluminum
		WHTE	White
		DRBK	Dark Bronze
		BLKD	Black
		ALUM	Anodized Aluminum
		WHTE	White



1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 25129

SITE LIGHTING DETAILS
SHEET 10 OF 10
SITE DEVELOPMENT PLAN
PROJECT NO. SDP26-XXXX