

### LEGAL DESCRIPTION

LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, AMENDMENT NO. 5 PLAT, LOCATED WITHIN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

### BASIS OF BEARINGS

A LINE BASED ON THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5 PLAT, BEARS N36°11'10"E, A DISTANCE OF 1020.60 FEET, PER SAID PLAT, MONUMENTED BY A FOUND NAIL & WASHER STAMPED 38064 ON THE SOUTHWEST AND, A FOUND #5 REBAR AND YELLOW CAP STAMPED 36567, SHOWN HEREON.

### VERTICAL DATUM

NAVD 1988 BASED ON THE DOUGLAS COUNTY CONTROL MONUMENT 2011031. ELEVATION 6089.98 FEET (NAVD 1988).

### SUMMARY TABLE

	EXISTING CONDITIONS	PROPOSED CHANGE
	NON-RESIDENTIAL USE	NONE
MINIMUM SETBACKS	0'	NONE
MAX. BUILDING HEIGHT	60'	NONE
MAX. BUILDING LOT COVERAGE	100%	NONE
MAX. FLOOR AREA / F.A.R.	1.5	NONE

### PARKING CALCULATIONS

EXISTING CONDITIONS	PROPOSED CHANGE
4 SPACES PER 1,000 SF FOR RECREATION CENTER	NONE
5 SPACES PER 1,000 SF FOR SWIMMING POOL	NONE
1 SPACE PER 330 SF FOR OFFICE USE	NONE
1 SPACE PER 330 SF FOR CIVIC/INSTITUTIONAL USE	NONE
AREA OF POOL DECK: 10,451 SF/1000 SF X 5 = 53 STALLS	AREA OF POOL DECK: 12,451 SF/1000 SF X 5 = 63 STALLS (+10 STALLS)
AREA OF BUILDING: 2,026 SF/1000 SF X 4 = 9 STALLS	NONE
AREA OF HOA OFFICE: 618 SF/330 SF X 1 = 2 STALLS	NONE
AREA OF MEETING ROOM: 1,757 SF/330 SF X 1 = 6 STALLS	NONE
TOTAL STALLS REQUIRED: 70	TOTAL STALLS REQUIRED: 80 (+10 STALLS)
TOTAL STALLS PROVIDED: 83	NONE

### SITE COVERAGE

ITEM	EXISTING CONDITIONS		PROPOSED CHANGE	
	S.F. COVERAGE	% OF NET AREA	S.F. COVERAGE	% OF NET AREA
TOTAL SITE*	238,250	N/A	NO CHANGE	N/A
RIGHT-OF-WAY DEDICATION	75,718	N/A	NO CHANGE	N/A
NET SITE AREA	162,532	100%	NO CHANGE	N/A
BUILDING AREA	4,191	3%	NO CHANGE	N/A
PARKING AND DRIVES	30,215	12%	NO CHANGE	N/A
PRIVATE ROADWAYS	N/A	N/A	N/A	N/A
SIDEWALKS & HARDSCAPE	47,865	20.1%	49,856	20.9%
LANDSCAPE	113,049	47.4%	111,058	46.8%
POOL	4,954	2.1%	4,497	1.8%

## SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**VICINITY MAP**  
N.T.S.

### SHEET INDEX

SHEET 1	COVER SHEET
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SHEET 8	LANDSCAPE PLAN



### PROJECT LOCATION

#### PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO IMPLEMENT DRAINAGE IMPROVEMENTS THAT WILL ELIMINATE THE HISTORIC FLOODING ISSUES IMPACTING THE SITE TAFT HOUSE. ADDITIONALLY, THE EXISTING POOL WILL BE DEMOLISHED AND A NEW POOL, POOL DECK, AND POOL AMENITIES WILL BE CONSTRUCTED.

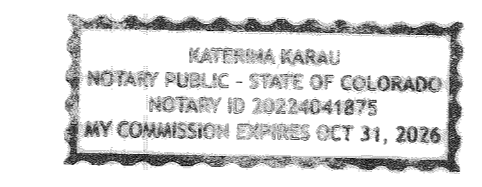
#### OWNERSHIP CERTIFICATION

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

*Jill Allen*  
THE MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NONPROFIT CORPORATION  
SIGNED THIS 4<sup>th</sup> DAY OF November, 2024

#### NOTARY BLOCK

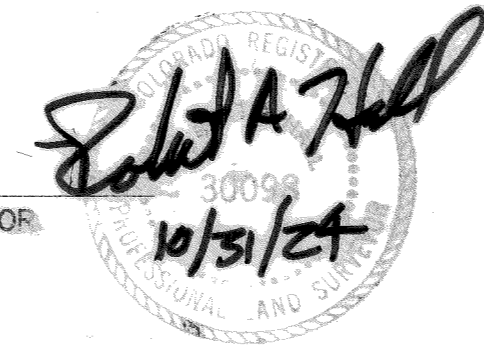
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4<sup>th</sup> DAY OF November, 2024 BY Jill Allen AS Executive Director OF THE MEADOWS NEIGHBORHOOD COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL.



#### SURVEYOR'S CERTIFICATE

I, ROBERT A. HALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

ROBERT A. HALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30098  
FOR & ON BEHALF OF GILLIANS LAND CONSULTANTS



#### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12 DAY OF November, 2024.

*[Signature]*  
DIRECTOR OF DEVELOPMENT SERVICES

#### TITLE CERTIFICATION

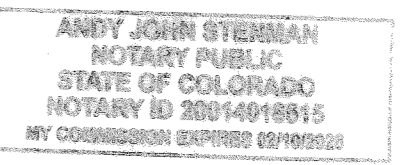
I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

*[Signature]*  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE CO.  
TITLE COMPANY  
SIGNED THIS 4<sup>th</sup> DAY OF November, 2024

#### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4<sup>th</sup> DAY OF November, 2024 BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC  
MY COMMISSION EXPIRES: FEBRUARY 10, 2028

#### CIVIL ENGINEER'S STATEMENT

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

STEPHEN M. DOUGLAS, P.E.  
REGISTERED LICENSED PROFESSIONAL ENGINEER  
STATE OF COLORADO No. 41176  
FOR AND ON BEHALF OF  
PERSONALIZED ENGINEERING SOLUTIONS, LLC  
(720)388-8126



TOTAL AREA OF DISTURBANCE FOR THE WORK DESCRIBED HEREIN:  
59,310 SF TOTAL DISTURBANCE AREA FROM THE PROPOSED WORK DESCRIBED IN THIS SITE DEVELOPMENT PLAN AMENDMENT.  
59,310 SF = 1.36-AC.

### KEY CONTACTS

<b>TOWN OF CASTLE ROCK</b>	
DENA PAULIN	720.733.3513 DPAULIN@CRGOV.COM
JULIE KIRKPATRICK	720.733.3516 JKIRKPATRICK@CRGOV.COM
<b>OWNER REPRESENTATIVE</b>	
THE MEADOWS NEIGHBORHOOD COMPANY	
EXECUTIVE DIRECTOR	
JILL ALLEN	303.814.3952 JALLEN@MEADOWSLINK.COM
<b>ENGINEER</b>	
STEPHEN DOUGLAS, P.E.	720.388.8126 SDOUGLAS@PENGESOLUTIONS.COM
PERSONALIZED ENGINEERING SOLUTIONS, LLC	
9249 S. BROADWAY #200-388, HIGHLANDS RANCH CO 80129	
<b>UTILITY NOTIFICATION</b>	
UTILITY NOTIFICATION CENTER OF COLORADO	800.922.1987
<b>CONTRACTOR</b>	
DARRICK JANDA	303.783.2562 DARRICK.JANDA@RECONEXP.COM
RECONSTRUCTION EXPERTS	
5310 VIVAN ST. ARVADA CO 80002	
<b>SURVEYOR</b>	
ROBERT HALL	303.973.9404
GILLIANS LAND CONSULTANTS	RHALL@GILLIANS.LC.COM
P.O. BOX 375, BENNETT CO 80102	
<b>LANDSCAPE</b>	
MATT WHITEMAN	303.993.4811 X1004
OUTDOOR DESIGN GROUP, INC.	MWHITEMAN@ODGDESIGN.COM
5690 WEBSTER ST. ARVADA CO 80002	
<b>POOL CONTRACTOR</b>	
CONNOR RILEY	303.323.8524
COUNCILMAN-HUNSAKER	CONNORRILEY@CHH20.COM
12265 W. BAYAUD AVE. STE. 110, LAKEWOOD CO 80228	



UNCC  
CALL BEFORE  
YOU DIG  
**811**  
OR  
**1-800-922-1987**  
Utility Notification  
Center of Colorado  
Administrative Office 303-232-1991  
16361 Table Mountain Parkway  
Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PERSONALIZED ENGINEERING SOLUTIONS, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ISSUE DATE:	09.13.2024
REVISION 1:	10.23.2024
REVISION 2:	
REVISION 3:	
REVISION 4:	

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## TOWN OF CASTLE ROCK GENERAL NOTES

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED COMMERCIAL. RECEPTION NUMBER 2015062417, RECORDED ON 09/02/2015.
3. PER PRELIMINARY FIRM PANEL 08035C0169G, DATED JULY 11, 2014, NO PORTION OF THIS SITE LIES WITHIN A FEMA REGULATED FLOODPLAIN.
4. 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 RETURN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 .
13. 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.
14. 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.
15. 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
16. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEMS, 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.
17. 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.
18. 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

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. 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.
5. 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.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. 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.
8. 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.
9. "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.
10. "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 BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') FEET APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. 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, BY ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

## ENGINEER NOTES

1. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY THE CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 1-800-922-1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICTED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
4. THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE DLOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.

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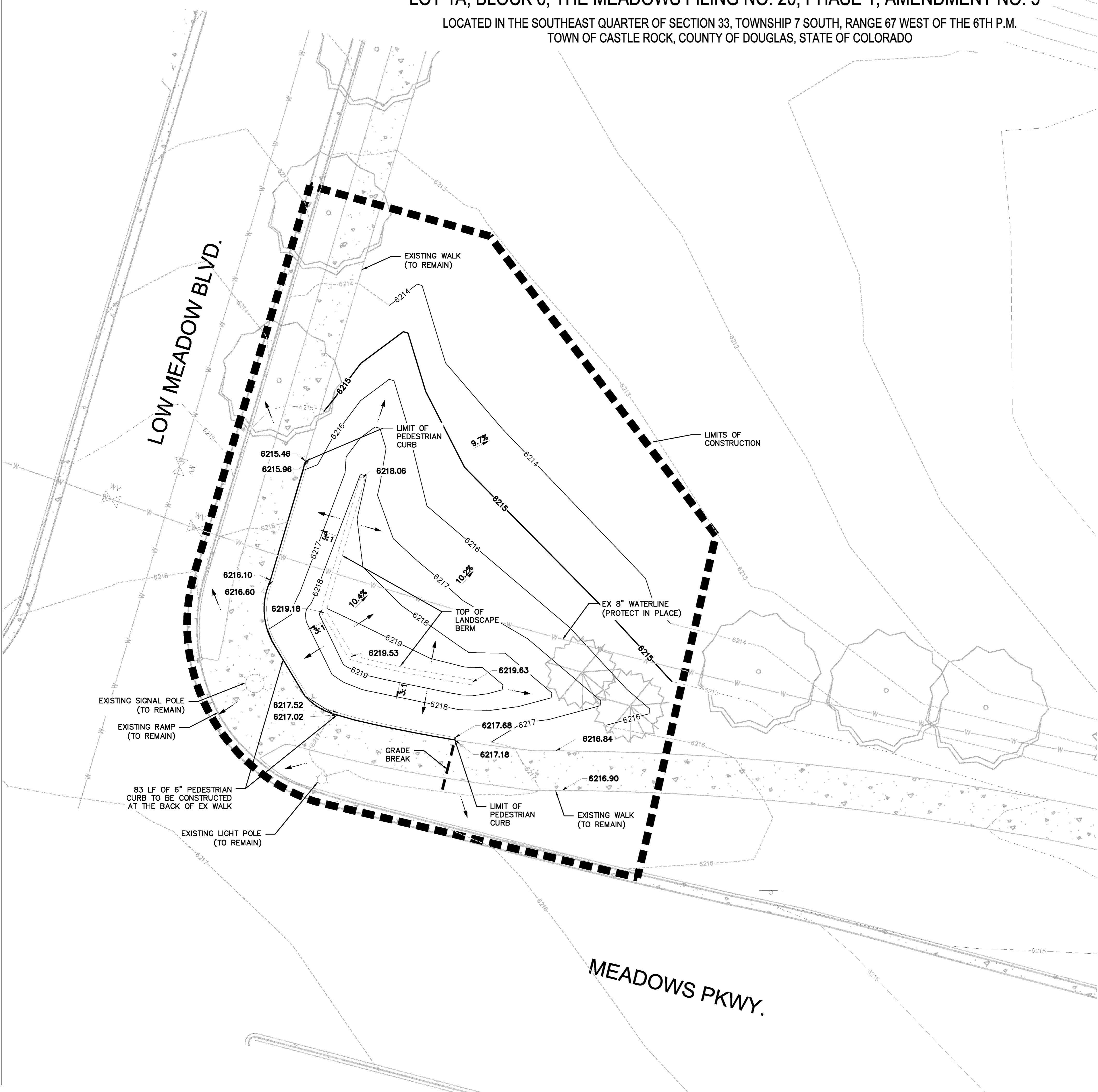


# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

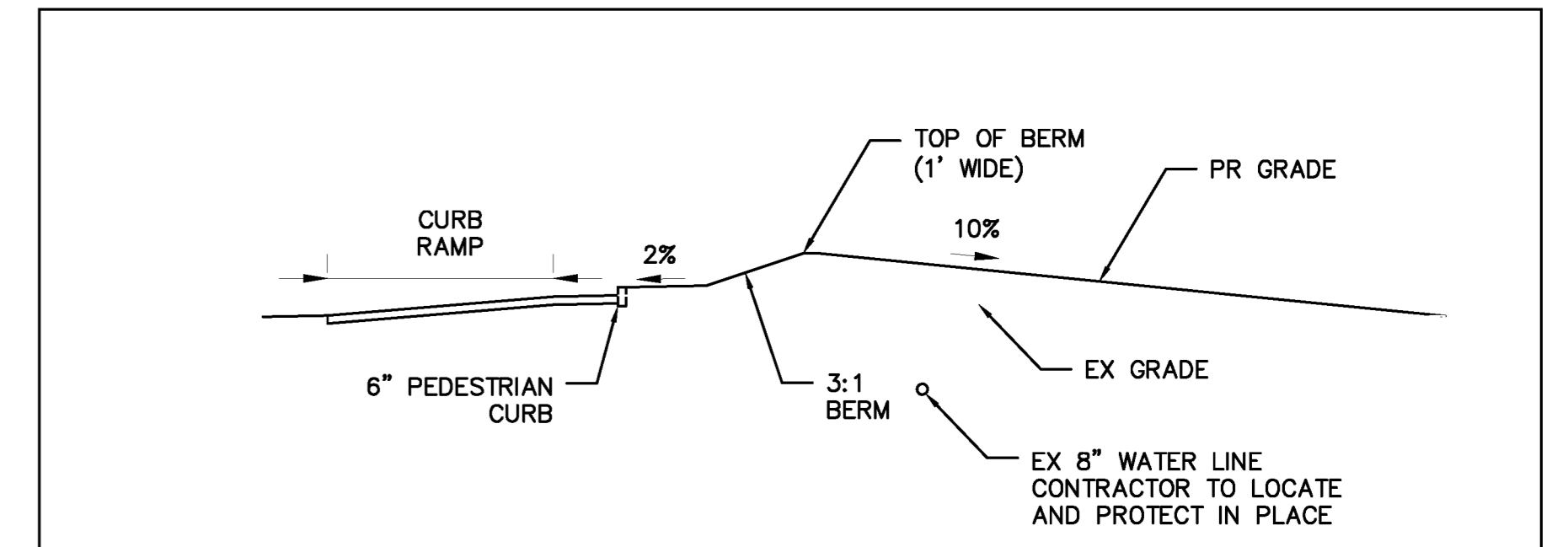
**LEGEND**

- — — — — LIMITS OF CONSTRUCTION
- W — W — EX WATER LINE
- 5300 — PROPOSED MAJOR CONTOUR
- 5300 — PROPOSED MINOR CONTOUR
- - - - - 5300 - EXISTING MAJOR CONTOUR
- - - - - 5300 - EXISTING MINOR CONTOUR
- ▭ EX CONCRETE SIDEWALK
- - - - - TOP OF BERM
- ▬ EX CURB & GUTTER

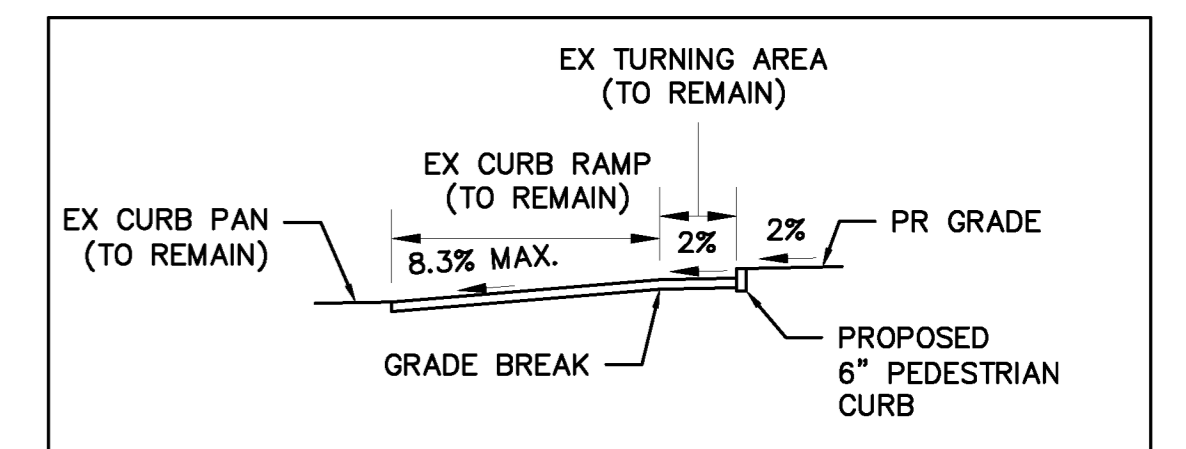


**EARTHWORK VOLUME FOR BERM:**

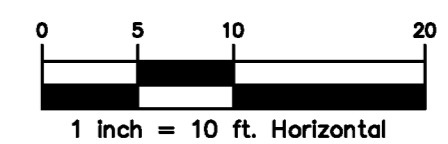
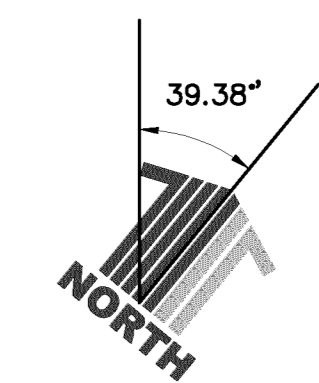
NOTE: ALL NUMBERS ARE RAW/UNADJUSTED FOR SHRINK OR SWELL FACTORS  
 TOTAL DISTURBED AREA: 10,136 SF (0.23-AC)  
 RAW CUT: 1 CY  
 RAW FILL: 217 CY  
 NET: 216 CY FILL (IMPORT)



**CROSS SECTION  
PEDESTRIAN CURB & BERM  
(N.T.S.)**



**CURB RAMP MODIFICATION  
PEDESTRIAN CURB  
(N.T.S.)**



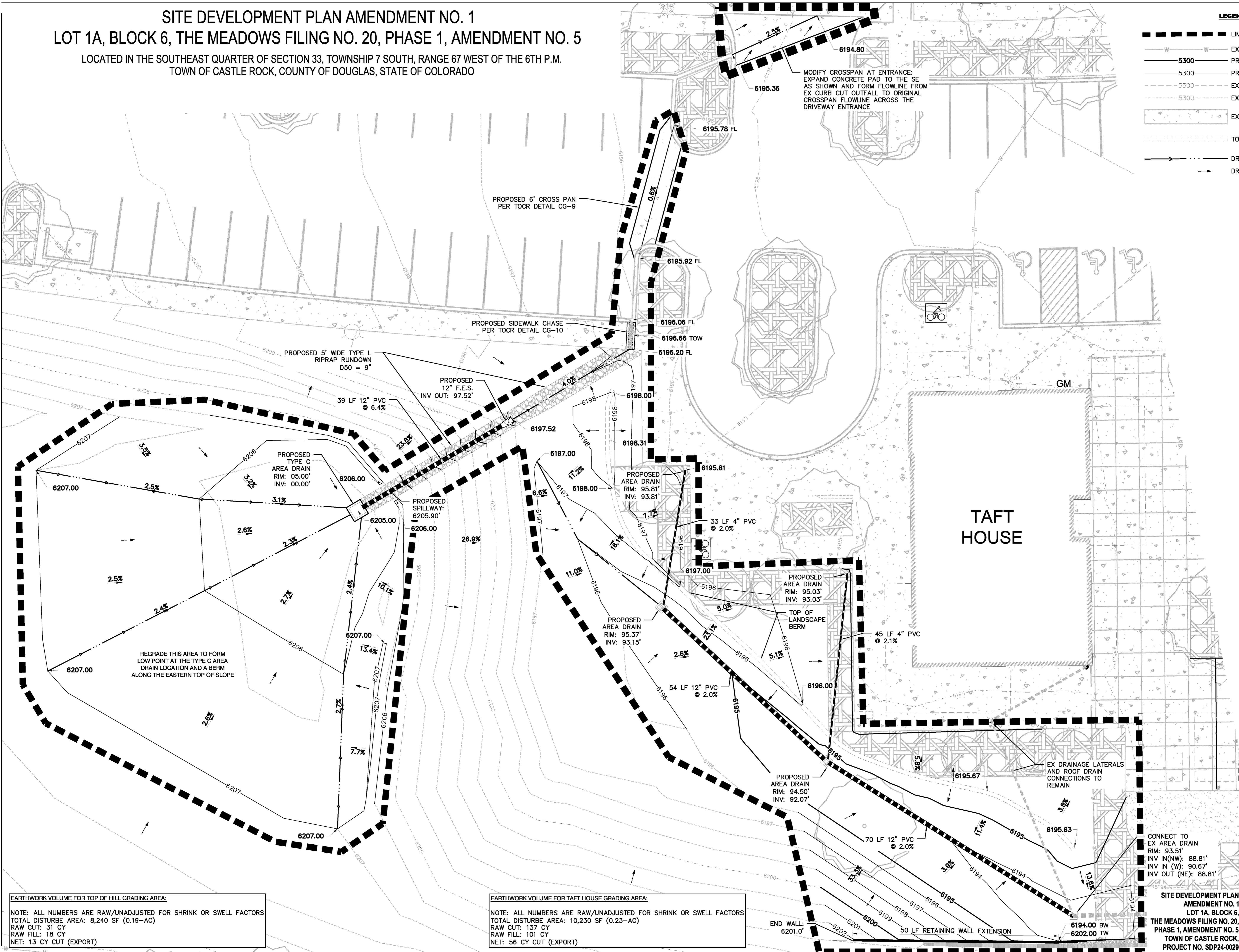
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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGEND

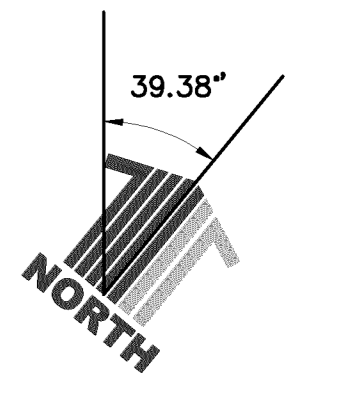
- LIMITS OF CONSTRUCTION
- EX WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EX CONCRETE SIDEWALK
- TOP OF BERM
- DRAINAGE SWALES
- DRAINAGE FLOW ARROWS



REGRADE THIS AREA TO FORM LOW POINT AT THE TYPE C AREA DRAIN LOCATION AND A BERM ALONG THE EASTERN TOP OF SLOPE

MODIFY CROSSPAN AT ENTRANCE: EXPAND CONCRETE PAD TO THE SE AS SHOWN AND FORM FLOWLINE FROM EX CURB CUT OUTFALL TO ORIGINAL CROSSPAN FLOWLINE ACROSS THE DRIVEWAY ENTRANCE

## TAFT HOUSE



0 5 10 20  
1 Inch = 10 ft. Horizontal

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**EARTHWORK VOLUME FOR TOP OF HILL GRADING AREA:**  
 NOTE: ALL NUMBERS ARE RAW/UNADJUSTED FOR SHRINK OR SWELL FACTORS  
 TOTAL DISTURBE AREA: 8,240 SF (0.19-AC)  
 RAW CUT: 31 CY  
 RAW FILL: 18 CY  
 NET: 13 CY CUT (EXPORT)

**EARTHWORK VOLUME FOR TAFT HOUSE GRADING AREA:**  
 NOTE: ALL NUMBERS ARE RAW/UNADJUSTED FOR SHRINK OR SWELL FACTORS  
 TOTAL DISTURBE AREA: 10,230 SF (0.23-AC)  
 RAW CUT: 137 CY  
 RAW FILL: 101 CY  
 NET: 56 CY CUT (EXPORT)

CONNECT TO EX AREA DRAIN  
 RIM: 93.51'  
 INV IN(NW): 88.81'  
 INV IN (W): 90.67'  
 INV OUT (NE): 88.81'

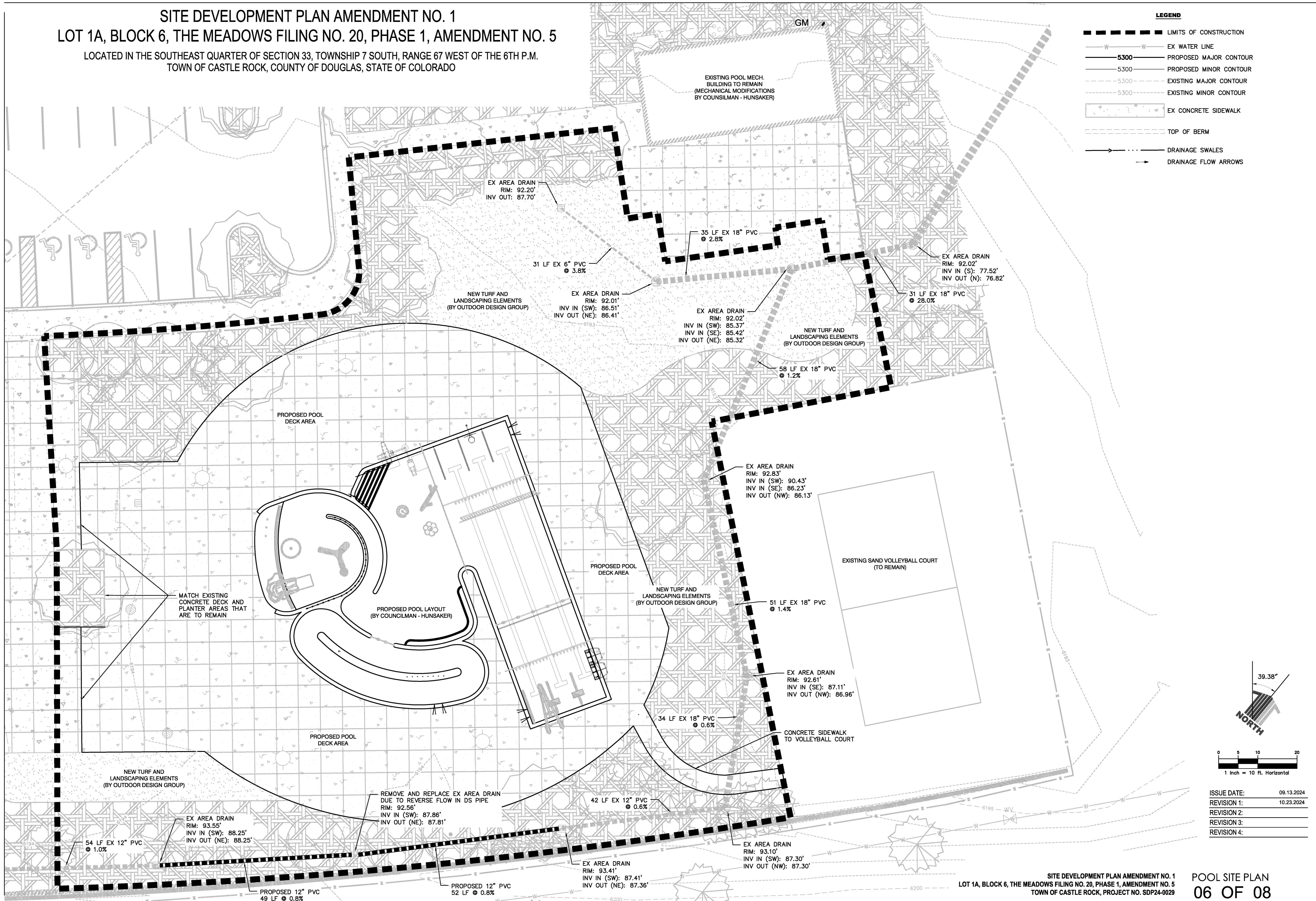
SITE DEVELOPMENT PLAN  
 AMENDMENT NO. 1  
 LOT 1A, BLOCK 6,  
 THE MEADOWS FILING NO. 20,  
 PHASE 1, AMENDMENT NO. 5  
 TOWN OF CASTLE ROCK,  
 PROJECT NO. SDP24-0029

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGEND

- LIMITS OF CONSTRUCTION
- EX WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EX CONCRETE SIDEWALK
- TOP OF BERM
- DRAINAGE SWALES
- DRAINAGE FLOW ARROWS



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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

LOCATED IN THE SOUTH-EAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### TOWN OF CASTLE ROCK SDP PLANT SCHEDULE

HYDROZONE	Low	QUANTITY	72
	DECIDUOUS SHADE TREES	LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND. LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH.	72
	DECIDUOUS SHADE TREES	ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND.	34
	EVERGREEN TREES	EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH.	53
	DECIDUOUS SHRUBS	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.	243
	EVERGREEN SHRUBS	SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.	82
	ORNAMENTAL GRASSES	ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE.	397
	PERENNIAL PLANTING BEDS	PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE.	NA
	ANNUAL PLANTING BEDS	ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER.	NA
	NATIVE SEED	GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON. APPROVED NATIVE GRASS SEED MIXES: Low Grow Mix/Foothills Mix/Colorado Native Mix	92,074 SF

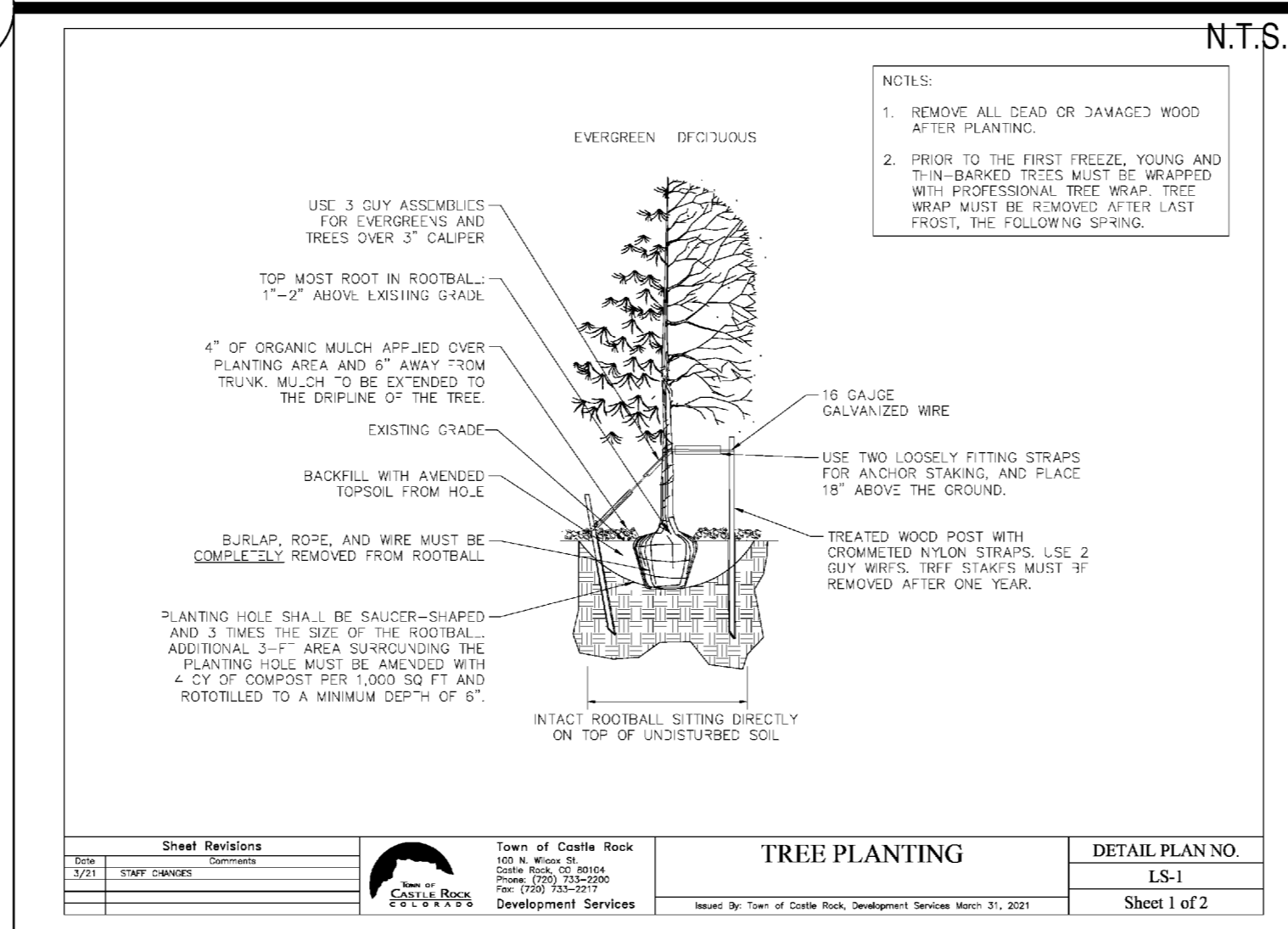
#### NATIVE SEEDING - DRYLAND MIX

Paynee Bulbs Seed Mixes (www.paynebulbseeded.com)  
PBI Foothills Native Mix  
Application Rate: 25 LBS/ACRE

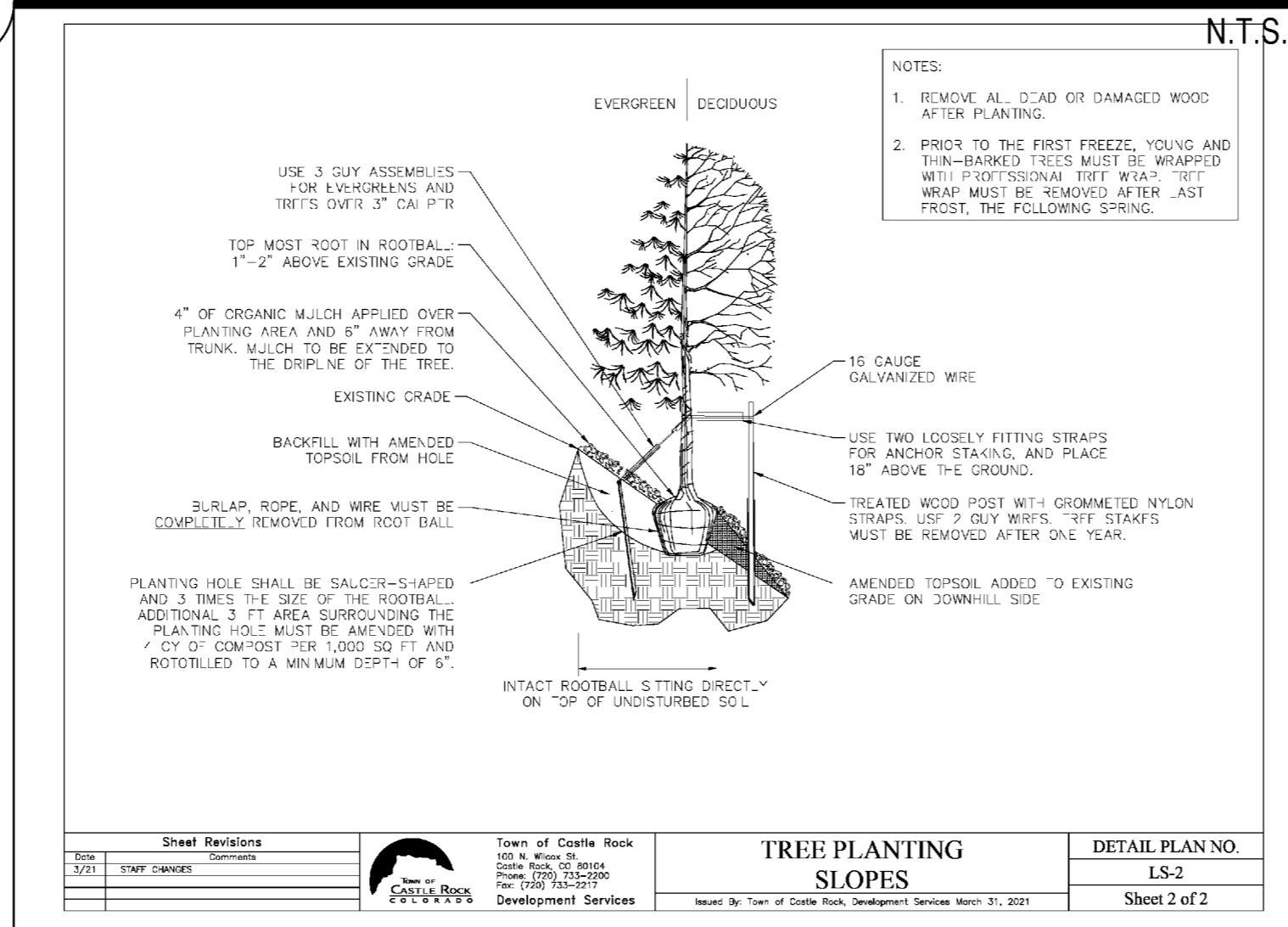
### TOWN OF CASTLE ROCK LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 AND NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10'.
- NO TREES, LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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 HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DESIGN OF TREES TO WET UTILITIES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES ARE EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN FULL COVERAGE TO A MINIMUM DEPTH OF (2) INCHES FOR ROCK MULCH AND (4) INCHES FOR WOOD MULCH.
- PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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 (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.

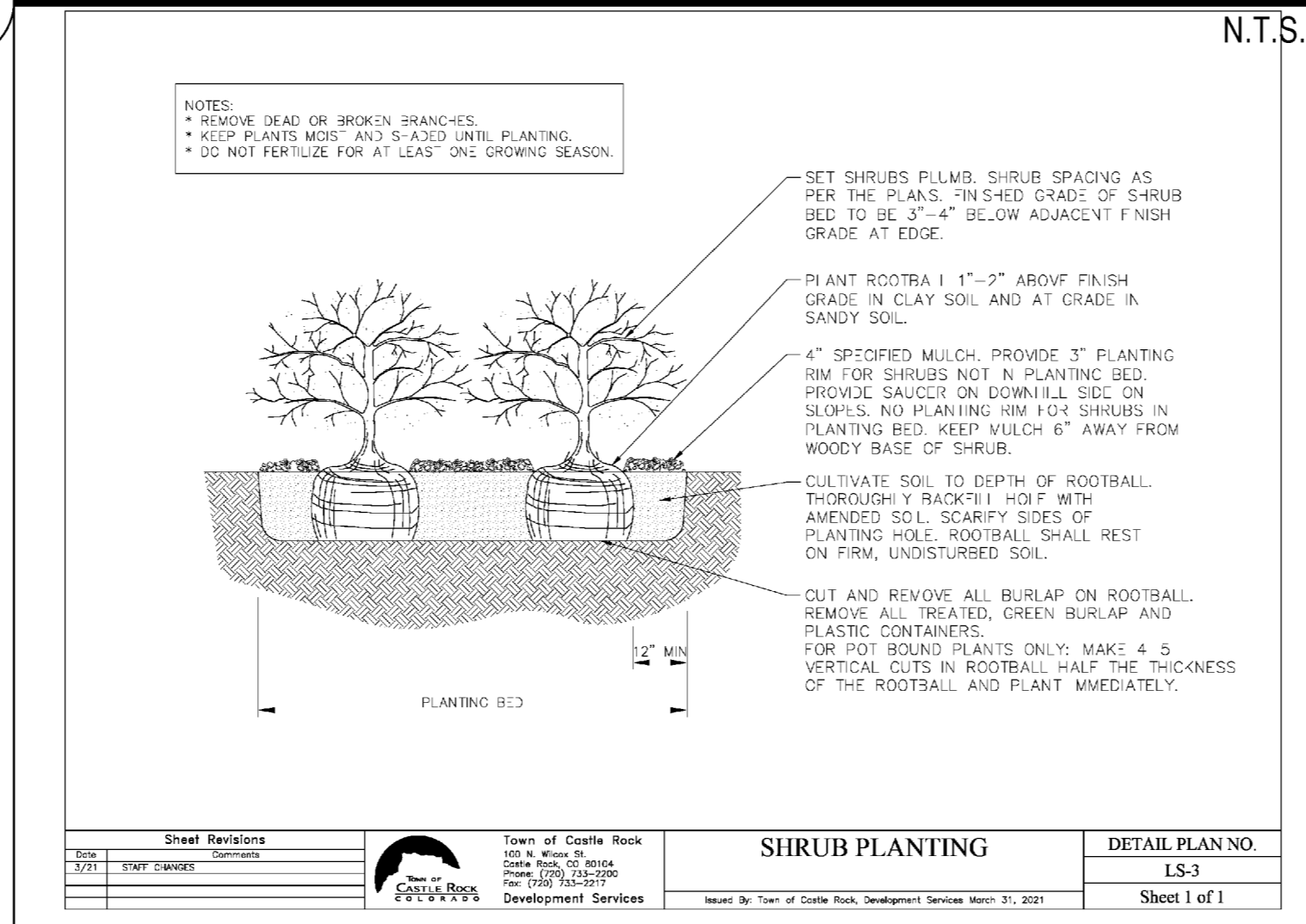
### A TREE PLANTING



### B TREE PLANTING SLOPES



### C SHRUB PLANTING



### NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: Matthew Corrion  
 Town of Castle Rock Registration #: 15-1141  
 Company Name: Outdoor Design Group, Inc.  
 Phone: 303.993.4811  
 Project Name: MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 6. LOT 1A SITE DEVELOPMENT PLAN (Taft House)

State of Colorado Landscape Architect License #: 155  
 Address: 5690 Webster Street, Arvada, CO 80002  
 Email: mcorrion@odgdesign.com Date: 08-20-24

Gross Site Area (SF)	Required Landscape Area (SF)	Existing Landscape Area (SF)	Provided Landscape Area (SF)	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs	Soil Prep Amount (CY)
238,250	203,949	113,049	111,058	48	71	96	316	4
Turf Grass (SF)	Required Landscape Coverage (SF)	Existing Landscape (If Applicable)	Provided Landscape Coverage (SF)	Required Nonliving Ornamental % (25% max)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Trees (50% min.)	Provided Large Canopy Deciduous Trees	Separate Irrigation Service Connections
4,701	17,869	NA	17,869	NA	NA	24	72	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

#### LANDSCAPE NOTES:

- LANDSCAPE AREA MUST EQUAL 10% OF THE GROSS SITE AREA
- TREES REQUIRED PER 1,000 SF
- SHRUBS REQUIRED / 1,000 SF
- SOIL PREP AMOUNTS ARE LISTED AS CUBIC YARDS PER 1000 SF
- PROVIDED LANDSCAPE COVERAGE IS MEASURED AT MATURE SIZING

### PARKING LOT CHART

Parking Lot Area (SF)	Landscape Area Required (SF)	Existing Landscape (SF)	Landscape Area Provided	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
30,215	3,022	NA	3,025	6	6	12	50

#### PARKING LOT NOTES:

- LANDSCAPE AREA MUST EQUAL 10% OF PARKING LOT SQUARE FOOTAGE
- LARGE DECIDUOUS TREES REQUIRED PER 1,000 SF
- SHRUBS REQUIRED / 1,000 SF

### PARKING LOT ISLAND / PENINSULA CHART (40 SPACES OR MORE)

Parking Spaces	Landscape Islands Required	Landscape Peninsulas Provided	Landscape Islands Provided	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
83	6	12	1	13	13	48	48

#### PARKING LOT ISLAND / PENINSULA NOTES:

- 1 ISLAND IS REQUIRED PER 15 SPACES
- 1 LARGE DECIDUOUS TREE REQUIRED PER ISLAND / PENINSULA
- 4 SHRUBS REQUIRED PER LARGE DECIDUOUS TREE

#### GENERAL PARKING LOT NOTES:

- PARKING LOT LANDSCAPING COUNTS TOWARDS OVERALL SITE REQUIREMENTS
- PARKING LOT LANDSCAPING TO BE WITHIN 3' OF PARKING LOT PERIMETER
- NO EVERGREEN TREES IN PARKING LOT ISLANDS / PENINSULAS

### STREETSCAPE LANDSCAPE CHART

Street Name/Tract	Linear Feet (LF)**	Required Street Trees	Existing Street Trees	Provided Street Trees	Required Street Shrubs	Existing Street Shrubs	Provided Street Shrubs
Celestial Ave	798 LF	20	17	17	80	0	0*
Low Meadow Blvd	252 LF	7	5	5	28	9	9*
Meadow's Pkwy	950 LF	24	30	30	96	0	0*
Elegant St	247 LF	6	6	6	28	0	0*

#### STREETSCAPE NOTES:

- 1 STREET TREE IS REQUIRED EVERY 40 LF
- 4 STREET SHRUBS ARE REQUIRED FOR EVERY REQUIRED STREET TREE

\* THE TREE LAWNS INCLUDED IN THE ORIGINAL SDP ARE INTENDED TO MATCH THE APPROVED FILING 20 FDP AMENDMENT #1 AS CLOSELY AS POSSIBLE. TREE LAWNS WITHIN THE FDP ARE DESIGNED AS TURF AND NOT DESIGNED TO ACCOMMODATE SHRUB BEDS.



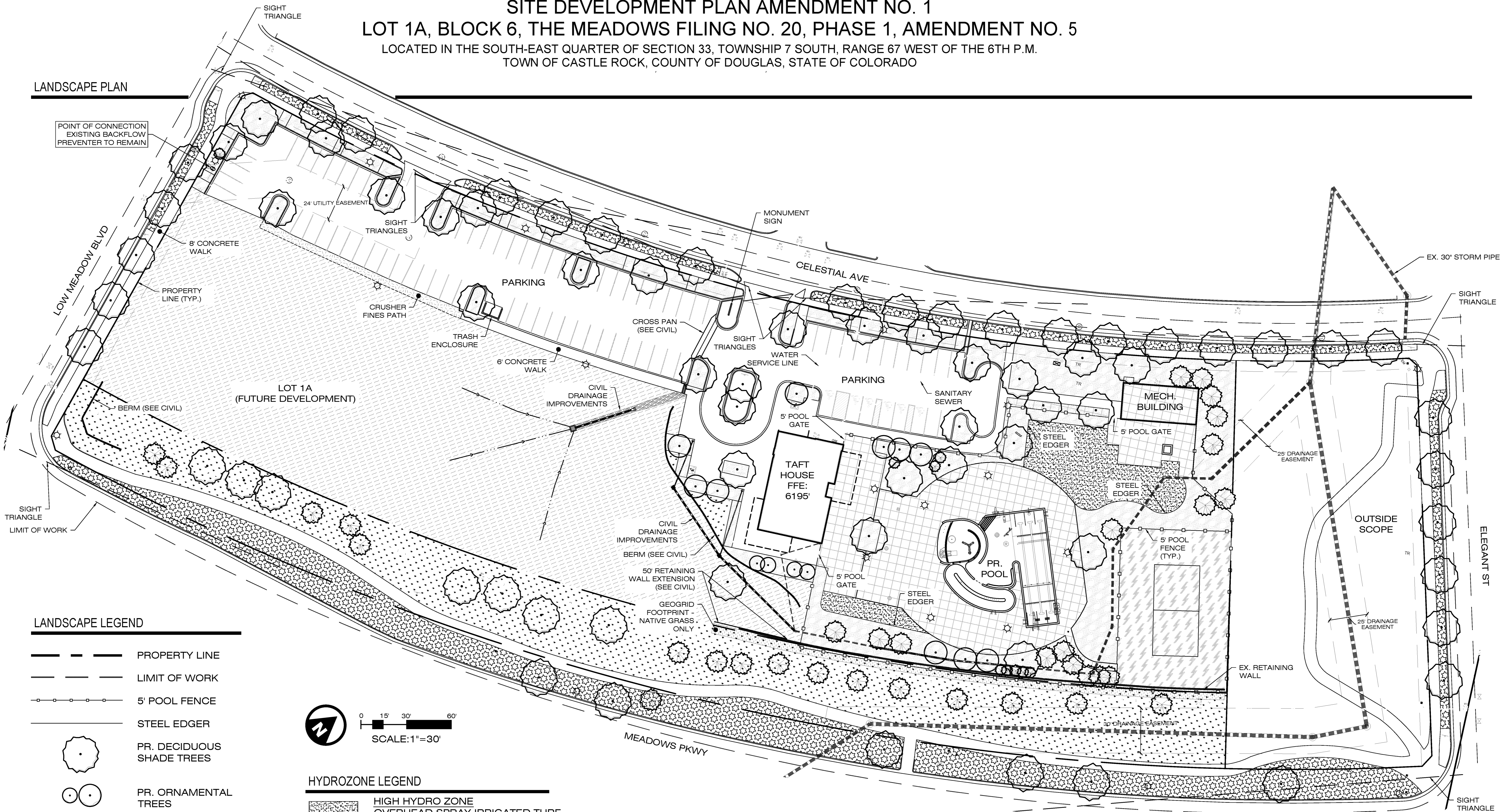
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# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 1A, BLOCK 6, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 5

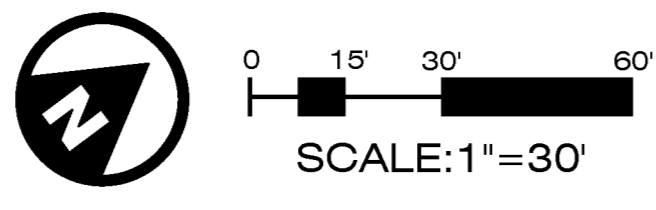
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LANDSCAPE PLAN



#### LANDSCAPE LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 5' POOL FENCE
- STEEL EDGER
- PR. DECIDUOUS SHADE TREES
- PR. ORNAMENTAL TREES
- PR. EVERGREEN TREES
- LIGHT POLE
- CRUSHER FINES
- SAND VOLLEYBALL
- POOL DECK PAVING



#### HYDROZONE LEGEND

- HIGH HYDRO ZONE OVERHEAD SPRAY IRRIGATED TURF (TEXAS REVEILLE BLUEGRASS)
- MEDIUM HYDRO ZONE BELOW GRADE IRRIGATED TURF (ENVIROTURF)
- LOW HYDRO ZONE DRIP IRRIGATED PLANTING BEDS
- VERY LOW HYDRO ZONE ROTOR IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEEDING



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