

AMENDMENT NO.11 TO SITE DEVELOPMENT PLAN FOR LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 9 LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPER



EVgo SERVICES, LLC
11835 OLYMPIC BLVD, STE 900E
LOS ANGELES, CA 90064
WWW.EVGO.COM

LEGAL DESCRIPTION:
LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 9,
COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN 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 4.7 AND 9.3.2 PER 2021 LANDSCAPE CRITERIA MANUAL 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 NEGLECTED 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.
- NO PORTIONS OF THE SITE ARE WITHIN A FEMO REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167G, DATED MARCH 16, 2016.
- 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.
- 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.
- 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.
- 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.

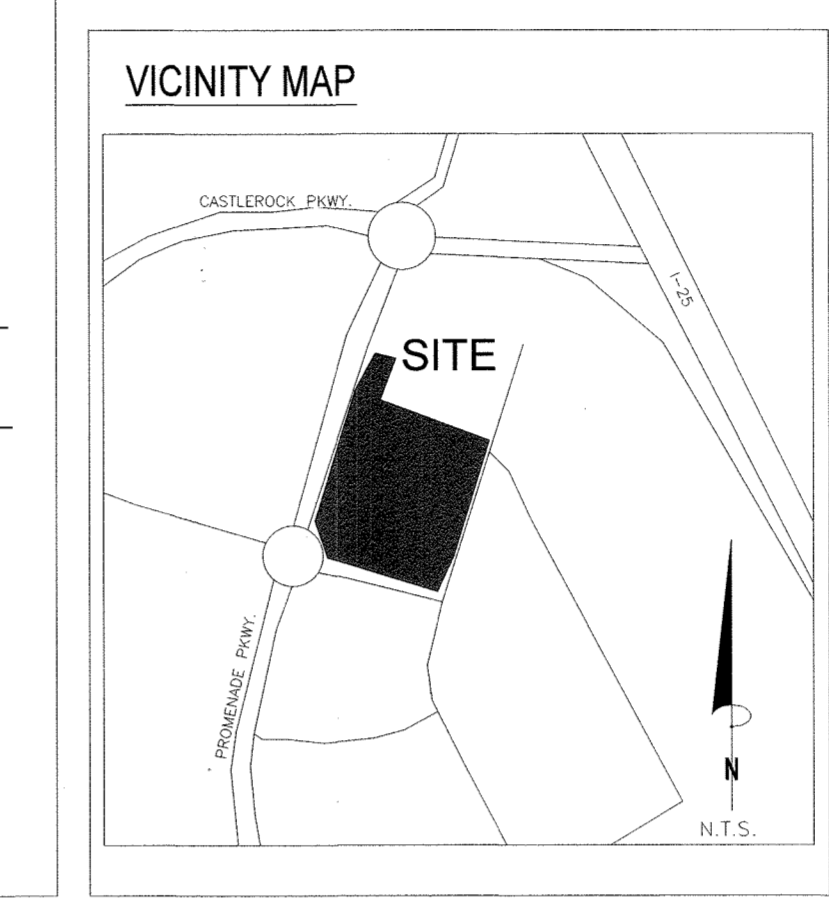
OWNERSHIP CERTIFICATION:
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
GKT CASTLE ROCK PG 1, L.L.C.
SIGNED THIS 13th DAY OF March, 2023
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13rd DAY OF March, 2023
BY: Debi Barton
WITNESS MY HAND AND OFFICIAL SEAL.
Debi Barton
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 26, 2025

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.
GKT CASTLE ROCK PG 2, L.L.C.
SIGNED THIS 13th DAY OF March, 2023
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13rd DAY OF March, 2023
BY: Debi Barton
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Debi Barton
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 26, 2025

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.
GKT CASTLE ROCK PG 3, L.L.C.
SIGNED THIS 13th DAY OF March, 2023
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13rd DAY OF March, 2023
BY: Debi Barton
WITNESS MY HAND AND OFFICIAL SEAL.
Debi Barton
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 26, 2025

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 8-1-2020
AT THE RECEPTION NO. 2020070517
DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
UMBS Bank, NA
(NAME OF MORTGAGEE)
SIGNED THIS 13th DAY OF April, 2023
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF April, 2023
BY: John B. Bachoua
WITNESS MY HAND AND OFFICIAL SEAL.
John B. Bachoua
NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb. 8, 2025
Commission No: 17769247

PURPOSE STATEMENT:
THE PURPOSE OF THIS AMENDMENT IS TO AMEND THE SITE DEVELOPMENT PLAN (SDP18-0045) UNDER RECEPTION NO. 2018075530 ON DECEMBER 17, 2018 TO INCORPORATE ELECTRIC VEHICLE CHARGING STATIONS AND SUPPORT EQUIPMENT IN THE PARKING LOT.



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1 of 8	COVER SHEET
2 of 8	SITE PLAN
3 of 8	ELECTRICAL LAYOUT PLAN
4 of 8	LANDSCAPE COVER SHEET
5 of 8	LANDSCAPE PLAN
6 of 8	LANDSCAPE DETAILS
7 of 8	LANDSCAPE DETAILS
8 of 8	ELEVATIONS

PROJECT TEAM:

DEVELOPER:
EVGO SERVICES, LLC
11835 OLYMPIC BLVD, STE 900E
LOS ANGELES, CA 90064

ELECTRICAL ENGINEER:
NAZARENE ENGINEERING
2514 JAMACHA RD. #502-182
EL CAJON, CA 92019
619.333.6703

LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
303.892.1166

ELECTRICAL ENGINEER

nazarene engineering

NAZARENE ENGINEERING
2514 JAMACHA RD. #502-182
EL CAJON, CA 92019
619.333.6703
WWW.NAZENGINEERING.COM

LANDSCAPE ARCHITECT

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

ENGINEER'S STATEMENT
I, John Bachoua, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
John B. Bachoua
REGISTERED PROFESSIONAL ENGINEER
DATE: 1-25-2023 54622
PE NUMBER

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THE SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 7:16am ON THE 3rd DAY OF May, 2023 AT RECEPTION NO. 2023018278
DOUGLAS COUNTY CLERK AND RECORDER
BY: Mitchell Weiner
DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 1st DAY OF May, 2023.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

BENCH MARK
(KK1334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT. NORTH OF A FIBERGLASS WITNESS POST. DATUM-NAVD88 ELEVATION-6222.12

SURVEYOR'S CERTIFICATE
I, Justin A. Crosson, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
~~DEVELOPER'S RECORDING NO. 2023018278~~
Justin A. Crosson PLS 38066



[Signature]
COLORADO LICENSED
SURVEYOR
54622
PROFESSIONAL ENGINEER
SIGNED: 4/25/2023

PLOT DATE: 12/12/22

PROJECT #: 2021-57
DRAWN BY: RJF
CHECKED BY: JBB

REVISIONS

REV	DATE	DESCRIPTION	BY

SITE ADDRESS

WHOLE FOODS CASTLE ROCK
6384 PROMENADE PKWY.
CASTLE ROCK, CO 80108
APN: 2351-223-09-001

SHEET TITLE

COVER SHEET

SHEET NUMBER

1 of 8

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 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 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.

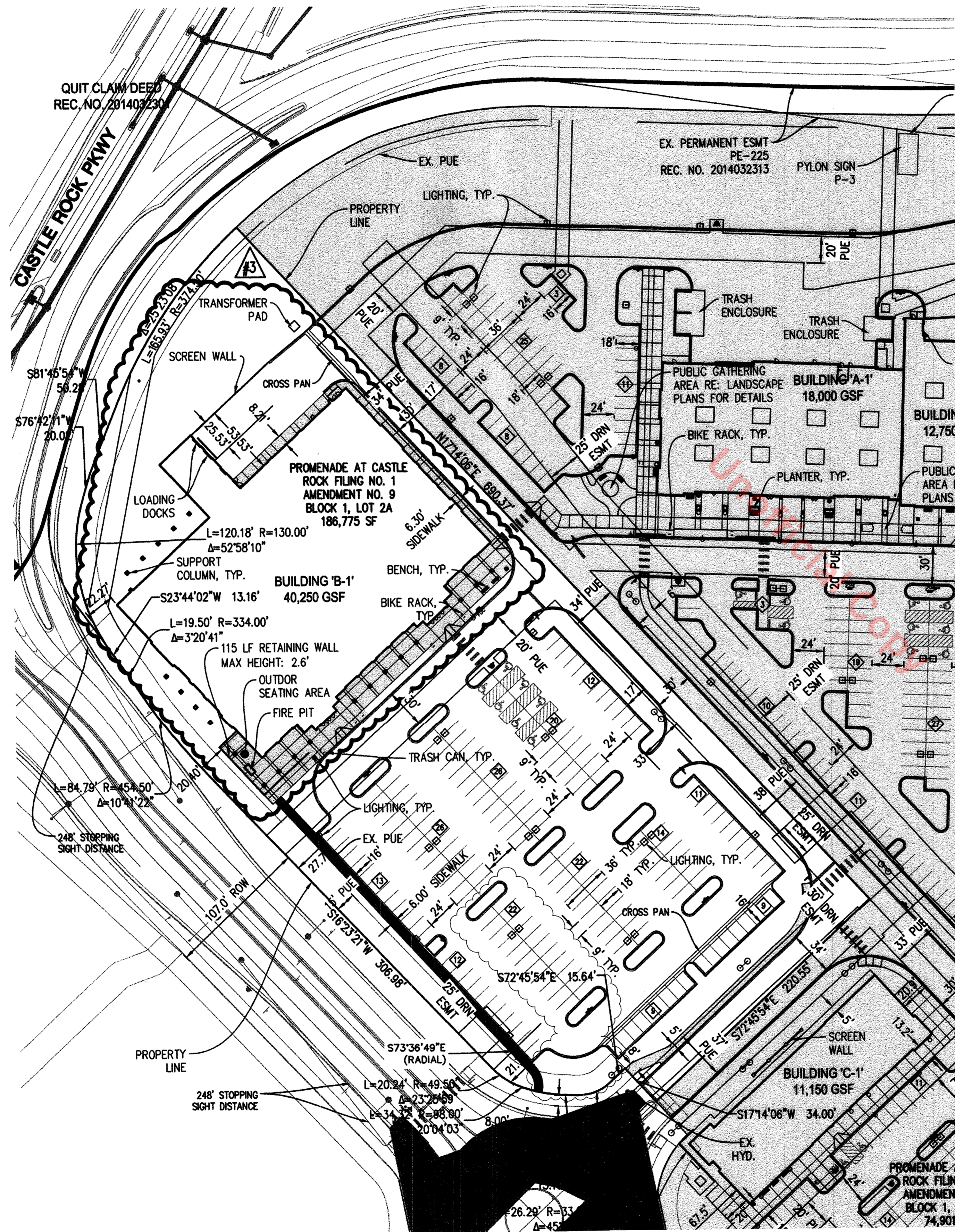
BASIS OF BEARING
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING NORTH 00°05'15" EAST, A DISTANCE OF 2705.77 FEET WITH THE SOUTH 1/4 CORNER OF SAID SECTION 22 BEING MONUMENTED BY A NO. 6 REBAR W/ 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38064 2016" IN A MONUMENT BOX AND THE CENTER QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A NO. 6 REBAR W/ 2-1/2" ALUMINUM CAP STAMPED "LS 6935 1992"

Unofficial Copy

AMENDMENT NO.11 TO SITE DEVELOPMENT PLAN FOR

LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 9

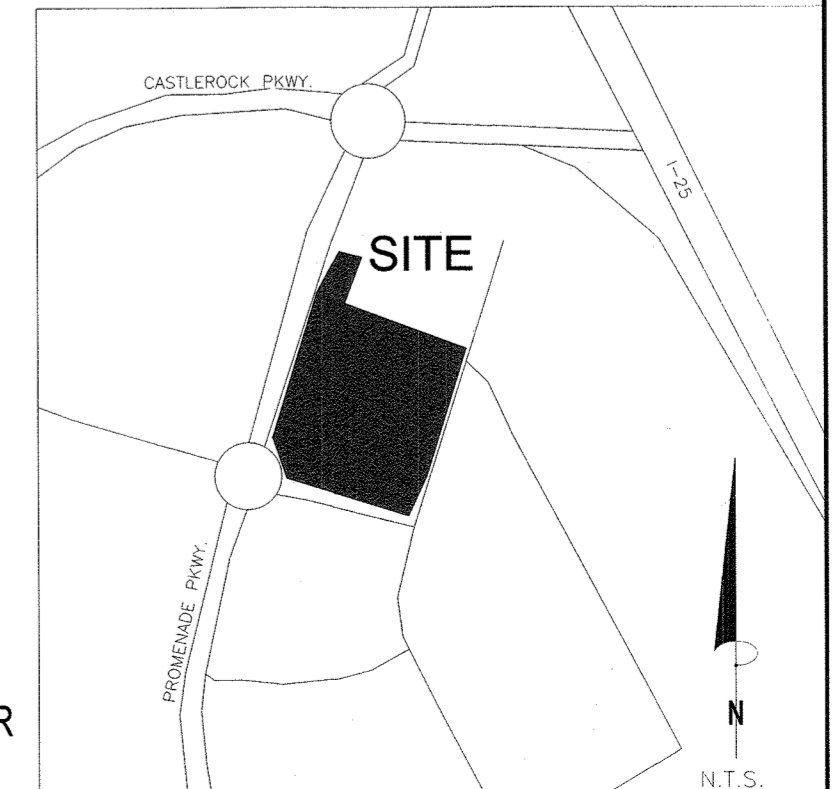
LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



LAND USE SUMMARY TABLE		
MAXIMUM GROSS FLOOR AREA	25% ALLOWED	
CUMULATIVE TOTAL GROSS FLOOR AREA	190,487 S.F.	19.1% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
LOT 1A - 611,503 SF (14.038 ACRES)		
EXISTING GROSS FLOOR AREA (A-1 - A-5)	11,350 S.F.	11.6% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RETAIL	5 SPACES / 1000 GFA = 577 SPACES	
PARKING PROVIDED	640 SPACES (63 NET)	
ACCESSIBLE PARKING REQUIRED	640 SPACES x .02 = 13 SPACES TOTAL / 3 VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	23 SPACES TOTAL / 22 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	640 PARKING SPACES x .05 = 32	
BICYCLE PARKING PROVIDED	36 SPACES	
LOT 2A - 186,775 S.F. (4.288 ACRES)		
BUILDING B-1 GROSS FLOOR AREA	40,250 S.F.	4.3% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RETAIL	5 SPACES/1000 GFA=202 SPACES	
PARKING PROVIDED	193 SPACES	
ACCESSIBLE PARKING REQUIRED	202 SPACES x 0.2 = 7 SPACES TOTAL / 2 VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	7 SPACES TOTAL / 7 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	202 PARKING SPACES x .05 = 11 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	10 SPACES PROVIDED	
LOT 3A - 74,901 SF (1.720 ACRES)		
EXISTING GROSS FLOOR AREA	11,150 S.F.	1.1% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RETAIL (5,849 SF)	5 SPACES / 1000 GFA = 30 SPACES	
PARKING REQUIRED RESTAURANT (5,301 SF)	10 SPACES / 1000 GFA = 54 SPACES	
TOTAL PARKING REQUIRED	84 SPACES	
PARKING PROVIDED	81 SPACES	
ACCESSIBLE PARKING REQUIRED	84 SPACES x .02 = 2 SPACES TOTAL / 1 VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	2 SPACES TOTAL / 2 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	84 PARKING SPACES x .05 = 5 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	8 SPACES PROVIDED	
LOT 4A - 27,325 SF (0.627 ACRES)		
EXISTING BUILDING C-2 GROSS FLOOR AREA	4,337 S.F.	0.4% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RETAIL	5 SPACES / 1000 GFA = 22 SPACES	
PARKING PROVIDED	21 SPACES	
ACCESSIBLE PARKING REQUIRED	22 SPACES x .02 = 1 SPACE TOTAL / VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	2 SPACES TOTAL / 2 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	22 PARKING SPACES x .05 = 2 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	4 SPACES PROVIDED	
LOT 5A - 66,890 SF (1.536 ACRES)		
FUTURE BUILDING D GROSS FLOOR AREA	4,400 S.F.	0.4% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RESTAURANT	10 SPACES / 1000 GFA = 44 SPACES	
PARKING PROVIDED	61 SPACES	
ACCESSIBLE PARKING REQUIRED	61 SPACES x .02 = SPACE TOTAL / VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	1 SPACES TOTAL / 1 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	61 PARKING SPACES x .05 = 4 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	N/A	
LOT 6A - 53,736 SF (1.234 ACRES)		
FUTURE BUILDING E GROSS FLOOR AREA	7,000 S.F.	0.7% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RETAIL	5 SPACES / 1000 GFA = 35 SPACES	
PARKING PROVIDED	58 SPACES	
ACCESSIBLE PARKING REQUIRED	58 SPACES x .02 = 2 SPACE TOTAL / 1 VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	2 SPACES TOTAL / 2 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	58 PARKING SPACES x .05 = 3 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	N/A	
LOT 7A - 63,048 SF (1.447 ACRES)		
FUTURE BUILDING F GROSS FLOOR AREA	8,000 S.F.	0.8% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
PARKING REQUIRED RETAIL	5 SPACES / 1000 GFA = 40 SPACES	
PARKING PROVIDED	65 SPACES	
ACCESSIBLE PARKING REQUIRED	65 SPACES x .02 = 2 SPACE TOTAL / 1 VAN ACCESSIBLE SPACES	
ACCESSIBLE PARKING PROVIDED	5 SPACES TOTAL / 2 VAN ACCESSIBLE SPACES	
BICYCLE PARKING REQUIRED	65 PARKING SPACES x .05 = 4 BICYCLE SPACES REQUIRED	
BICYCLE PARKING PROVIDED	N/A	
FUTURE GROSS FLOOR AREA (D, E, F)	19,400 S.F.	1.9% OF MAXIMUM ALLOWED BY PD(1,000,000 SF)
CUMULATIVE TOTAL GROSS FLOOR AREA	175,487 S.F.	17.5% OF MAXIMUM ALLOWED BY PD (1,000,000 SF)
NOTE: FUTURE BUILDINGS D, E, & F ARE NOT INCLUDED IN THE CUMULATIVE TOTAL GROSS FLOOR AREA.		
TOTAL PARKING REQUIRED	1004 SPACES	
TOTAL PARKING PROVIDED	1116 SPACES	
DECLARATION ALLOWS CROSS PARKING		
HARDSCAPE (INCLUDING SIDEWALKS)	667,600 SQ. FT. = 60.2%	
OPEN SPACE (LANDSCAPED AREA)	254,835 SQ. FT. = 23.0%	
TOTAL AREA	25,429 ACRES (1,107,596 SQ. FT.) = 100%	

SITE LEGEND

- CURB & GUTTER
- FIRE HYDRANT
- STORM SEWER STRUCTURE
- HANDICAP RAMP
- RETAINING WALL
- HANDRAIL
- PROPOSED LOT LINE
- SIDEWALK



1 SITE PLAN

SCALE: 1"=50'

SDP22-0002-AMENDMENT NO. 11 TO SITE DEVELOPMENT PLAN FOR LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1

DEVELOPER

EVgo

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11835 OLYMPIC BLVD, STE 900E
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LANDSCAPE ARCHITECT

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PROFESSIONAL ENGINEER
JOHN B. BICKEL
54622
11/25/2023

PLOT DATE: 12/12/22

PROJECT #: 2021-57
DRAWN BY: R/JF
CHECKED BY: JBB

REVISIONS			
REV	DATE	DESCRIPTION	BY

SITE ADDRESS

WHOLE FOODS CASTLE ROCK
6384 PROMENADE PKWY
CASTLE ROCK, CO 80108
APN: 2351-223-09-001

SHEET TITLE

SITE PLAN

SHEET NUMBER

2 of 8

AMENDMENT NO.9 TO SITE DEVELOPMENT PLAN FOR

LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

- THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERRING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- REVISIONS TO THESE DOCUMENTS, REVIEW AND CONSIDERATIONS OF SUBSTITUTIONS, OWNER DIRECTED CHANGES, AND/OR RFI RESPONSES WHICH REQUIRE PROVIDING ADDITIONAL DETAIL AFTER APPROVAL OF THE PERMIT SET MAY REQUIRE APPROVAL OF AN ADDITIONAL SERVICES REQUEST BY THE CLIENT.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING

- THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENOED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, WYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1-1/2" LOCAL RIVER ROCK (PIONEER SAND & GRAVEL 303-279-4748) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

SHEET INDEX

- LP-1 COVER SHEET AND NOTES
- LP-2 LANDSCAPE PLAN
- LP-3 LANDSCAPE DETAILS
- LP-4 LANDSCAPE DETAILS

DEVELOPER

EVgo

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ELECTRICAL ENGINEER

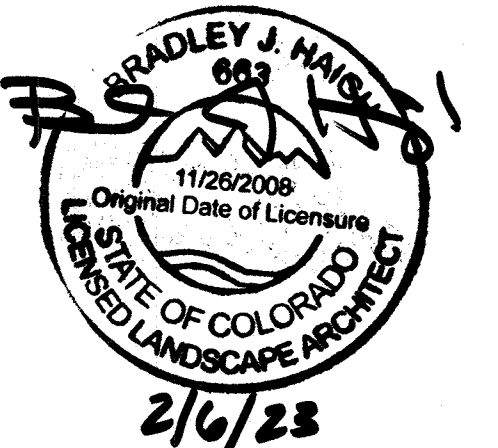
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PLOT DATE: 12/12/22

PROJECT #: 2021-57
DRAWN BY: R/JF
CHECKED BY: JBB

REVISIONS

REV	DATE	DESCRIPTION	BY

SITE ADDRESS

WHOLE FOODS CASTLE ROCK
6384 PROMENADE PKWY.
CASTLE ROCK, CO 80108
APN: 2351-223-09-001

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

4 of 8

SDP22-0002-AMENDMENT NO. 9 TO SITE DEVELOPMENT PLAN FOR
LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1

AMENDMENT NO.9 TO SITE DEVELOPMENT PLAN FOR

LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

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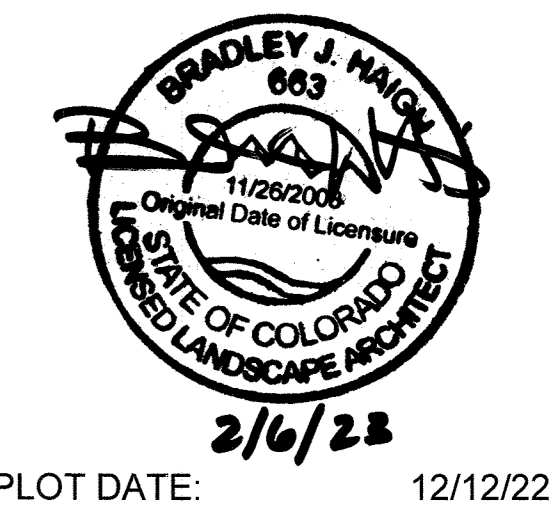


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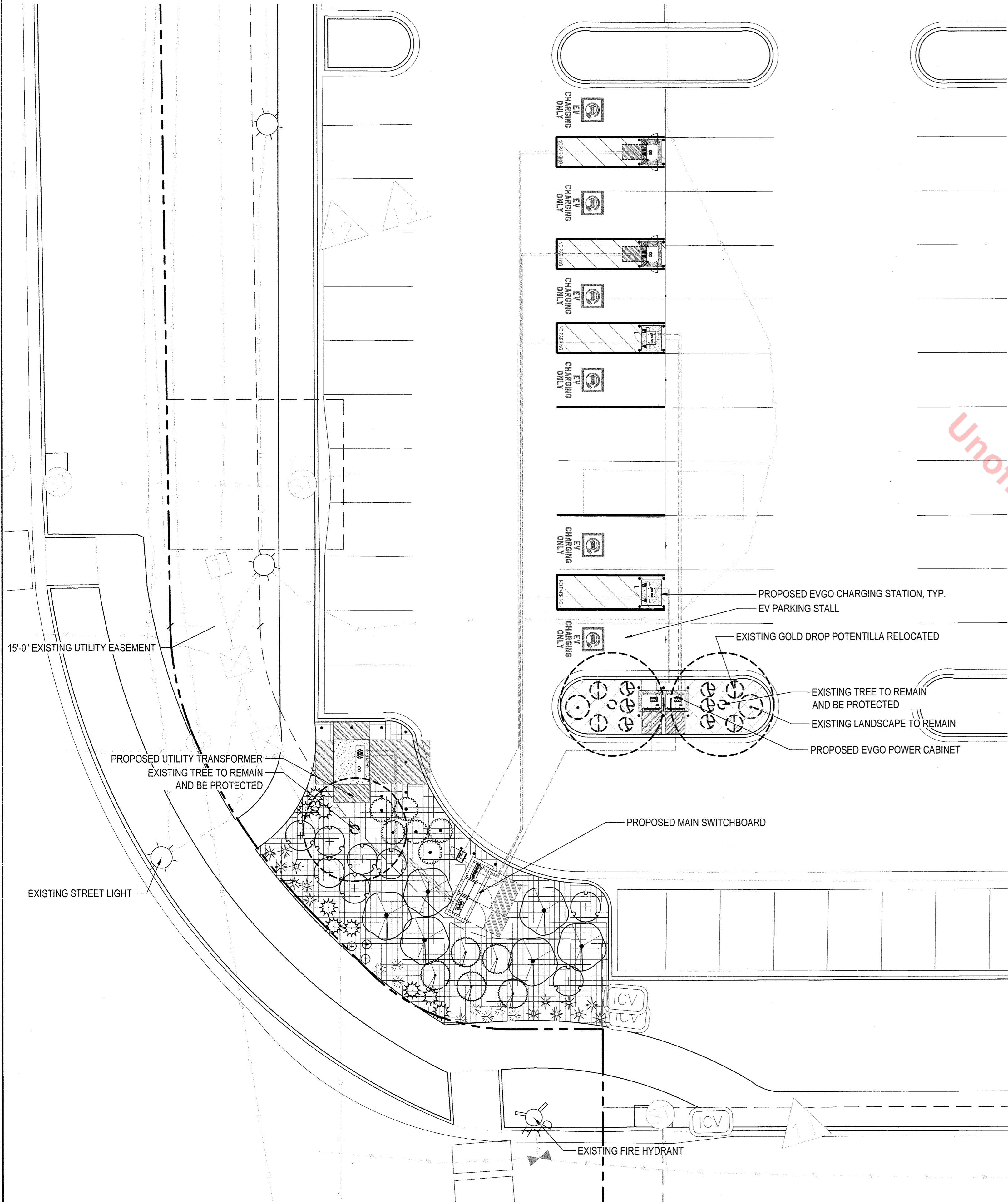
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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

5 of 18



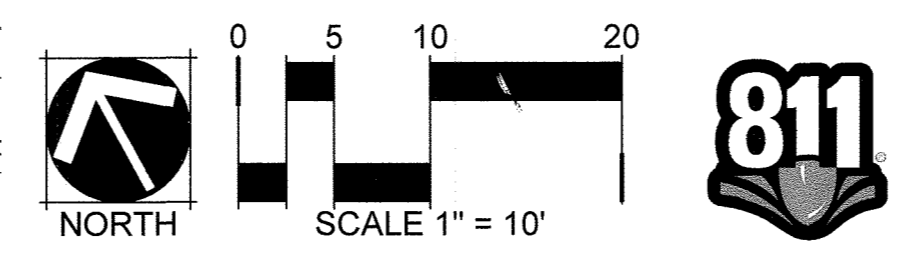
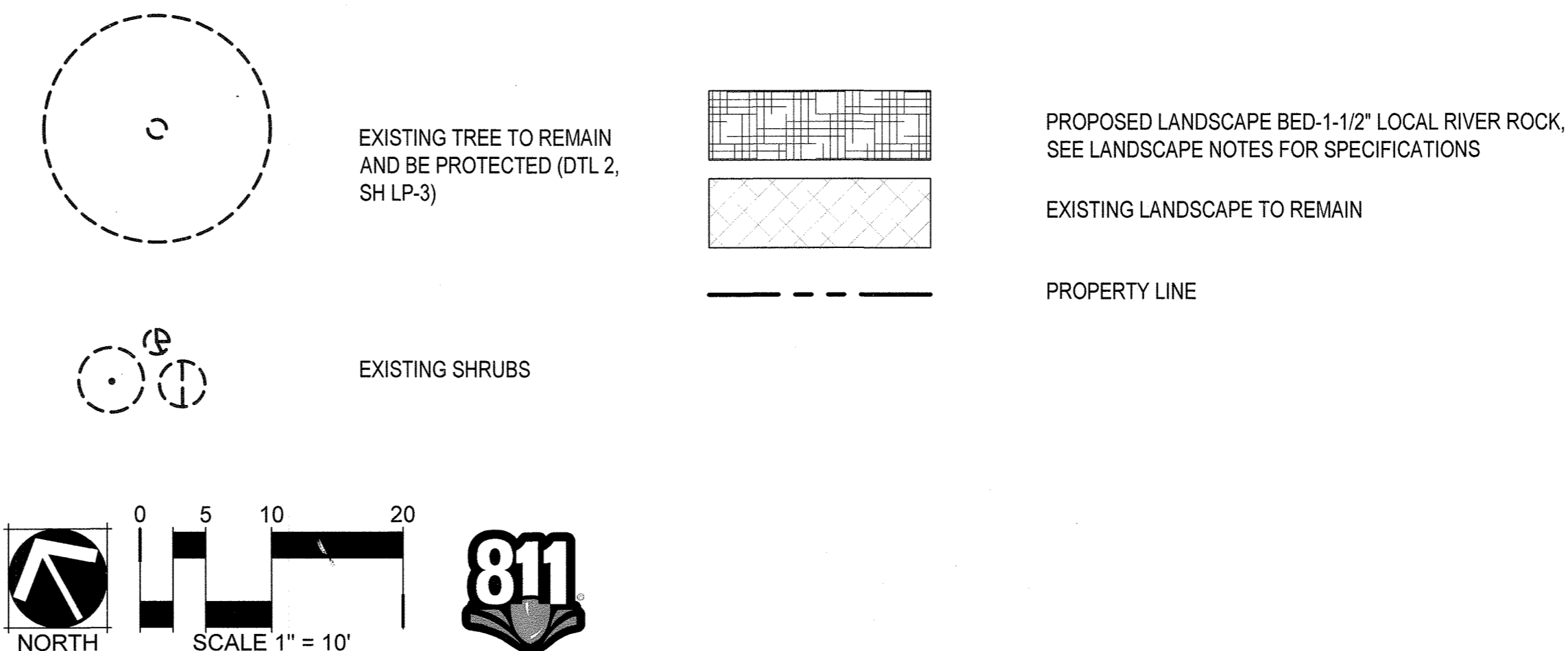
PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	CA SI	6	CARAGANA ARBORESCENS	SIBERIAN PEASHRUB	CONT.	#5
	FR FL	6	FRANGULA ALNUS 'FINE LINE' TM	TALL FERNLEAF BUCKTHORN	CONT.	#5
	SY MK	8	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	HE PA	9	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5
	MA AQ	6	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
	PI TE	3	PINUS MUGO 'TEENY'	TEENY MOUNTAIN PINE	CONT.	#5
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	BO BA	8	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
	SC SC	14	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1

COMMERCIAL SITE INVENTORY TABLE

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
25.4 AC 1,107,596 SF	110,760 SF Required Landscape Area 254,835 SF Proposed Landscape Area	0 SF enviro turf 16,167 SF Legacy Buffalo Grass Sod 9,418 SF Canadian Blue Fescue	20,492 SF	222	220 No new trees being proposed, due to site restrictions and utility easements, tree requirements are met on site at a equivalent rate of 1 tree=5 shrubs.	444	1,940	1,020	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
281,417 SF	Required: 28,142 SF Provided: 30,150 SF	1,140	10,665 SF	67	8.0'	57	119	113	813

LEGEND



SDP22-0002-AMENDMENT NO. 9 TO SITE DEVELOPMENT PLAN FOR LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1

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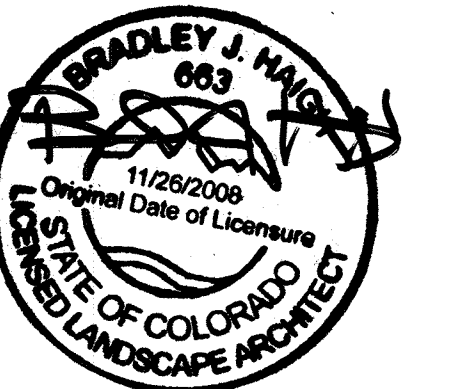


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PLOT DATE: 2/6/23 12/12/22

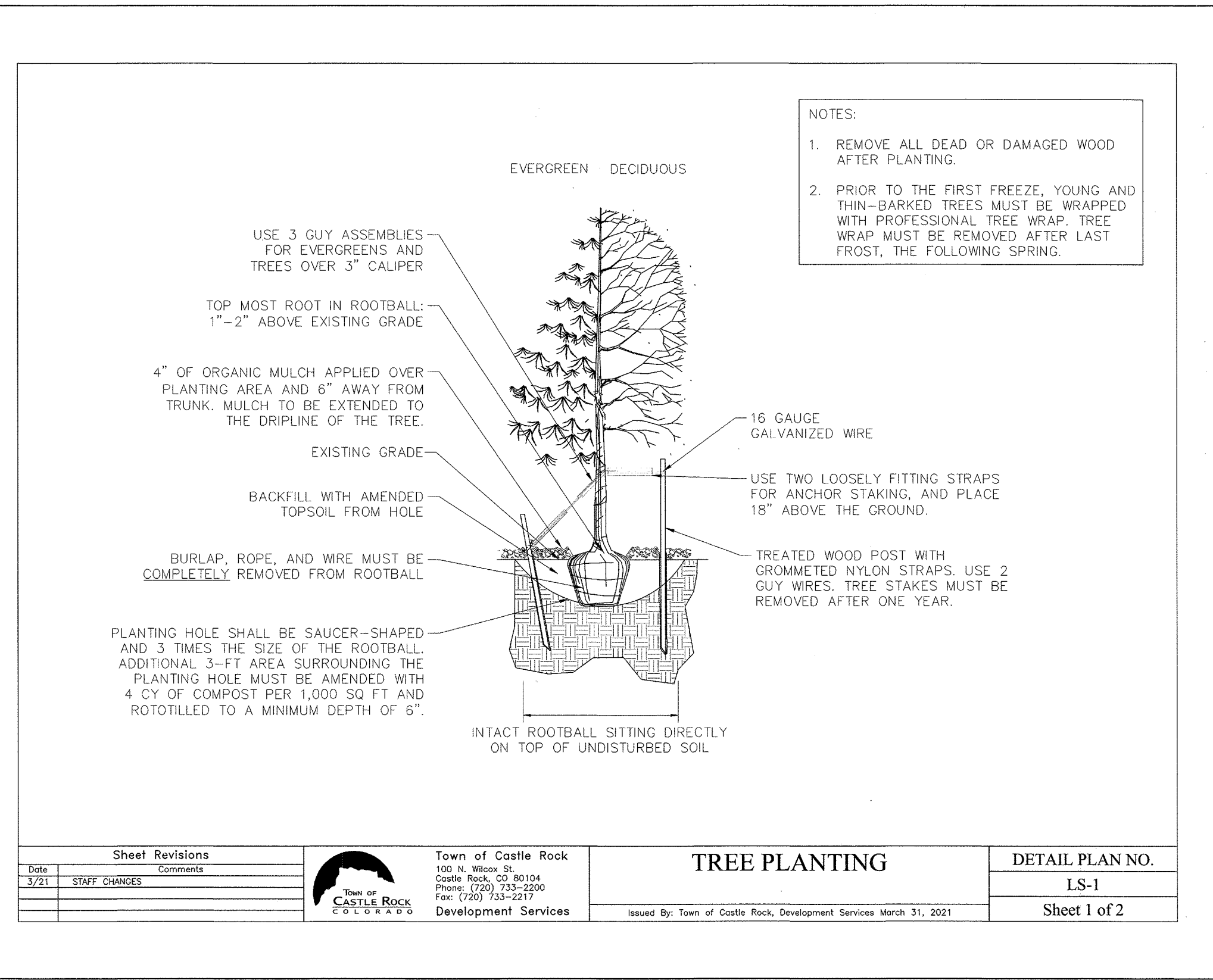
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CASTLE ROCK, CO 80108
APN: 2351-223-09-001

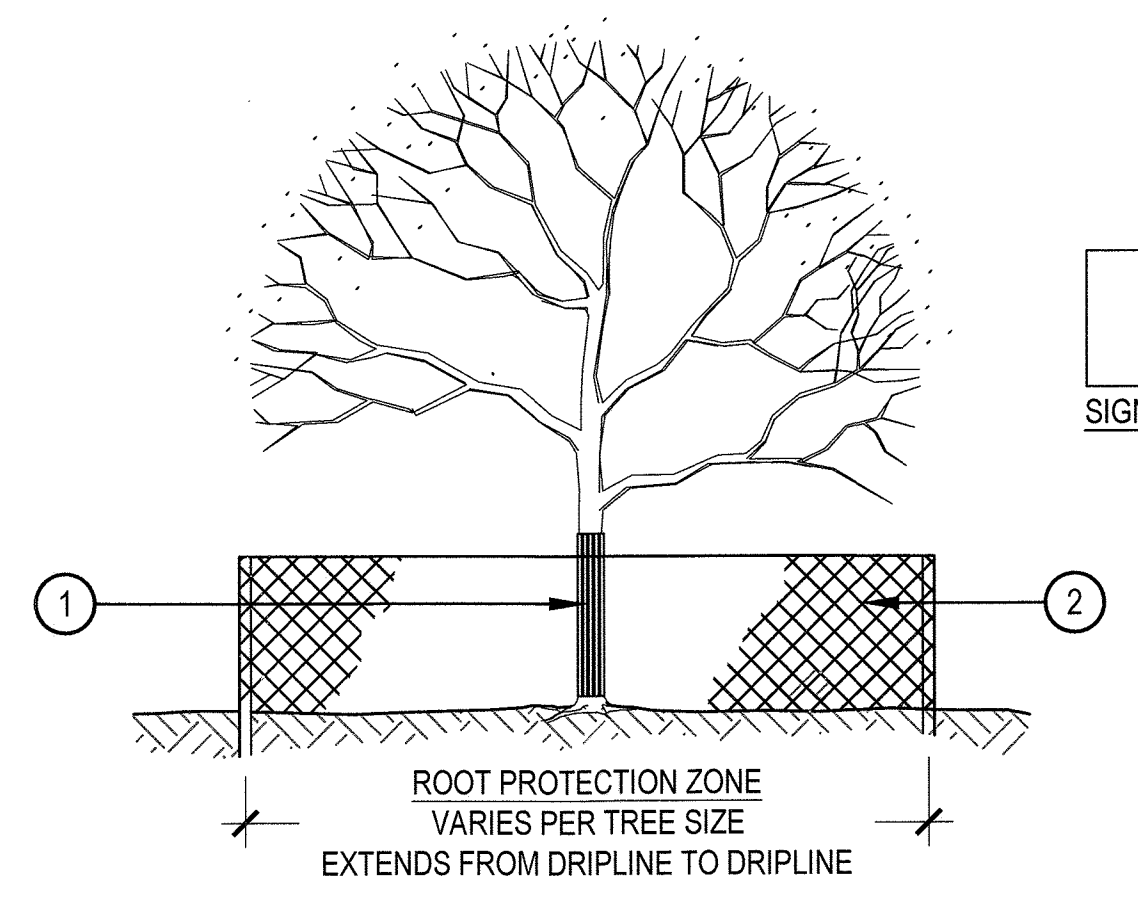
SHEET TITLE
LANDSCAPE
DETAILS

SHEET NUMBER
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- NOTES:**
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 - TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 - FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 - FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 - TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



- TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION** - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

2 TREE PROTECTION

SCALE: 1/8" = 1'-0"

AMENDMENT NO.9 TO SITE DEVELOPMENT PLAN FOR

LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPER



EVgo SERVICES, LLC
11835 OLYMPIC BLVD, STE 900E
LOS ANGELES, CA 90064
WWW.EVGO.COM

ELECTRICAL ENGINEER

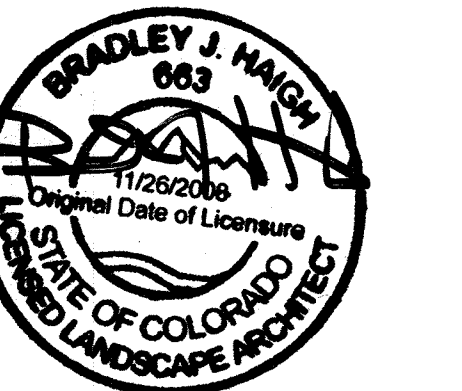


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LANDSCAPE ARCHITECT



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PLOT DATE: 12/12/22

PROJECT #: 2021-57
DRAWN BY: RJF
CHECKED BY: JBB

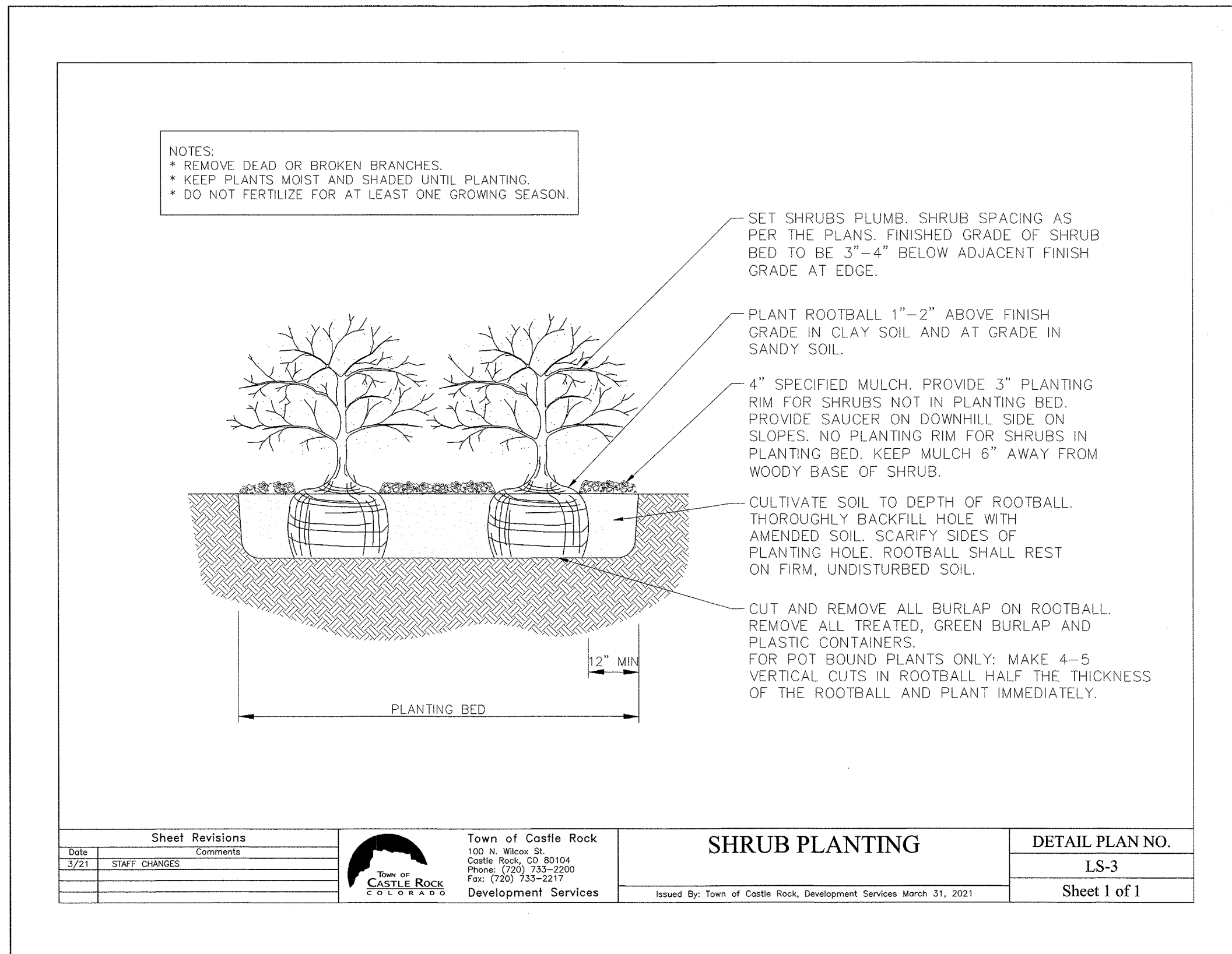
REVISIONS			
REV	DATE	DESCRIPTION	BY

SITE ADDRESS
WHOLE FOODS CASTLE ROCK
6384 PROMENADE PKWY.
CASTLE ROCK, CO 80108
APN: 2351-223-09-001

SHEET TITLE
**LANDSCAPE
DETAILS**

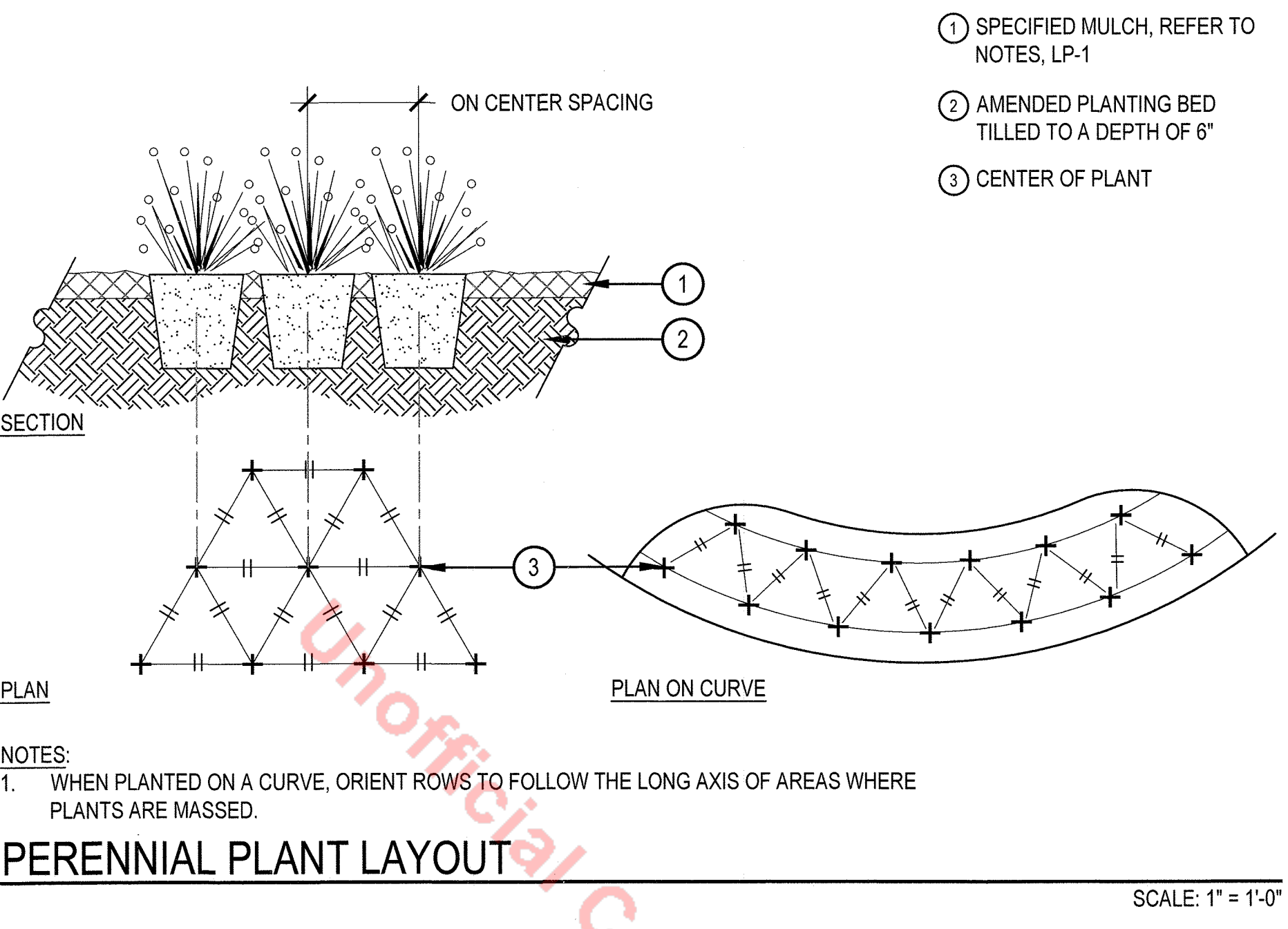
SHEET NUMBER
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1



- ① SPECIFIED MULCH, REFER TO NOTES, LP-1
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT

2



PERENNIAL PLANT LAYOUT

AMENDMENT NO.11 TO SITE DEVELOPMENT PLAN FOR

LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 9

LOCATED IN THE SOUTH 1/2 OF SECTION 22 AND THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPER



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ELECTRICAL ENGINEER

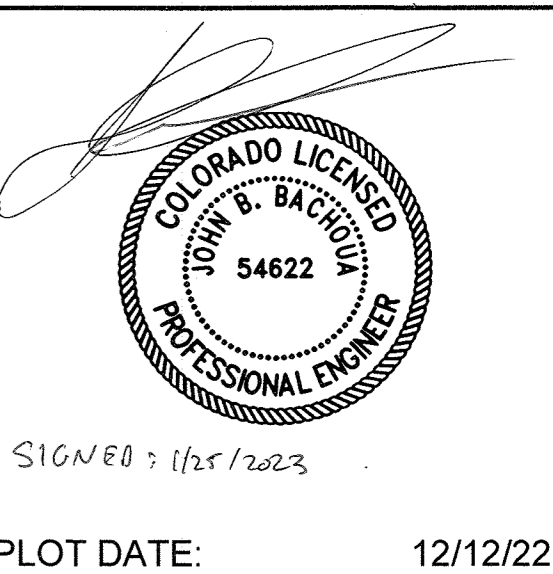


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SIGNED: 1/25/2023
PLOT DATE: 12/12/22

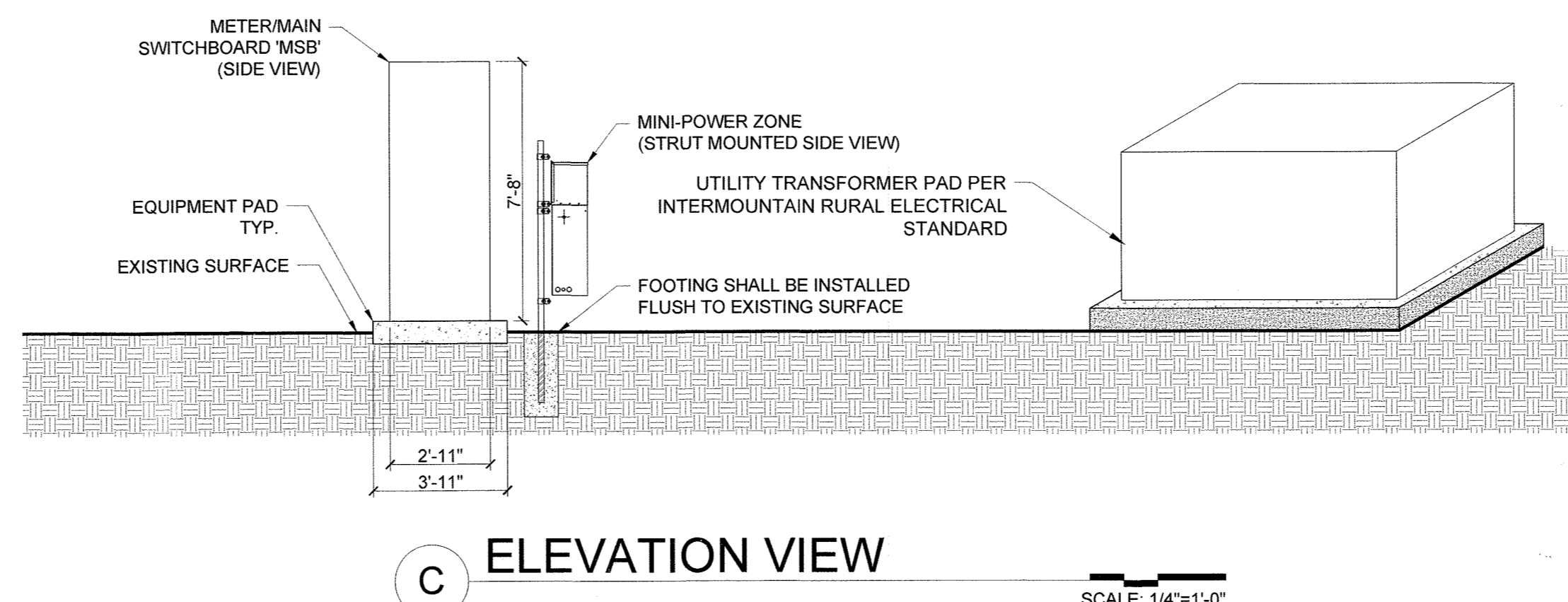
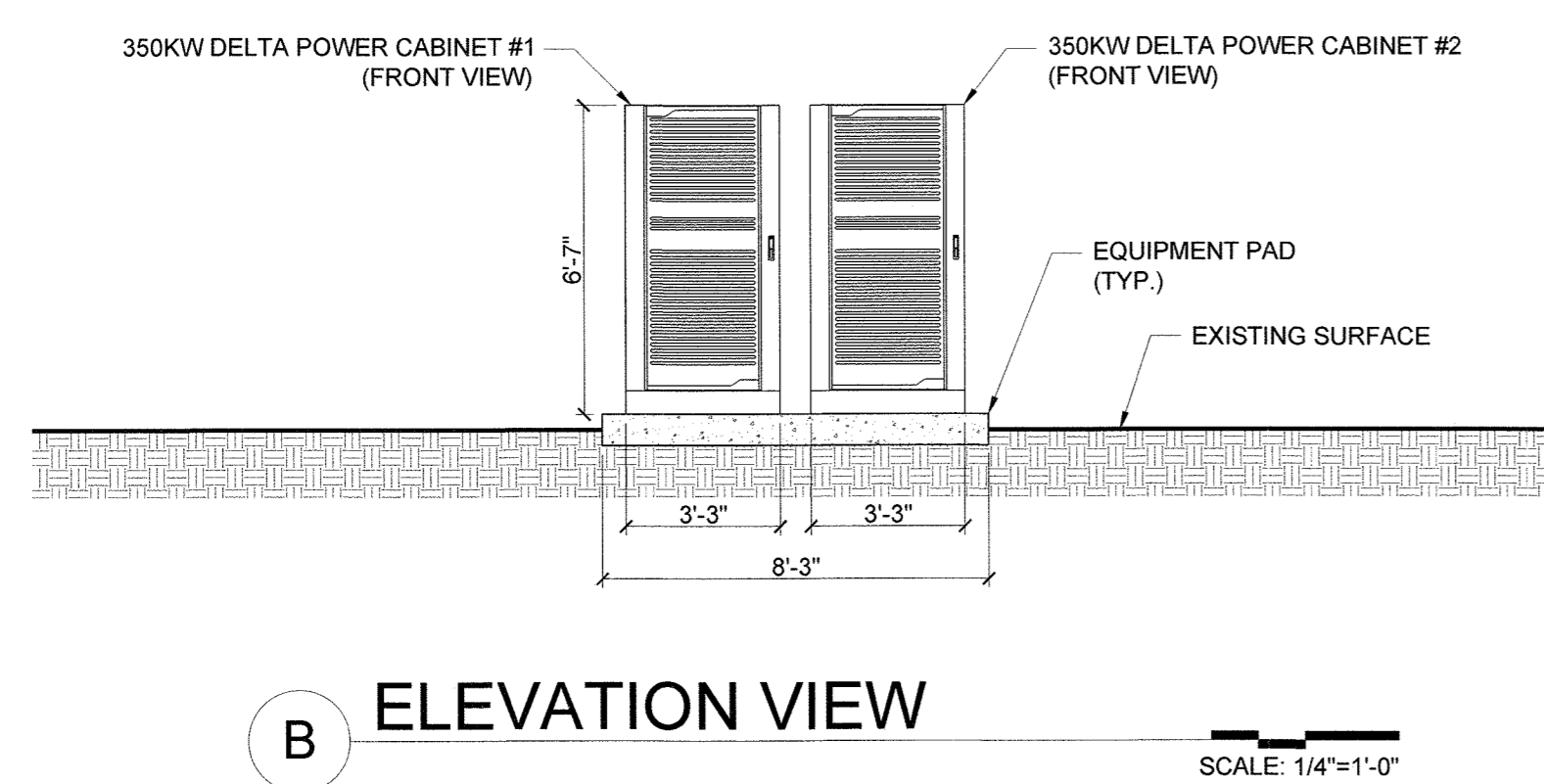
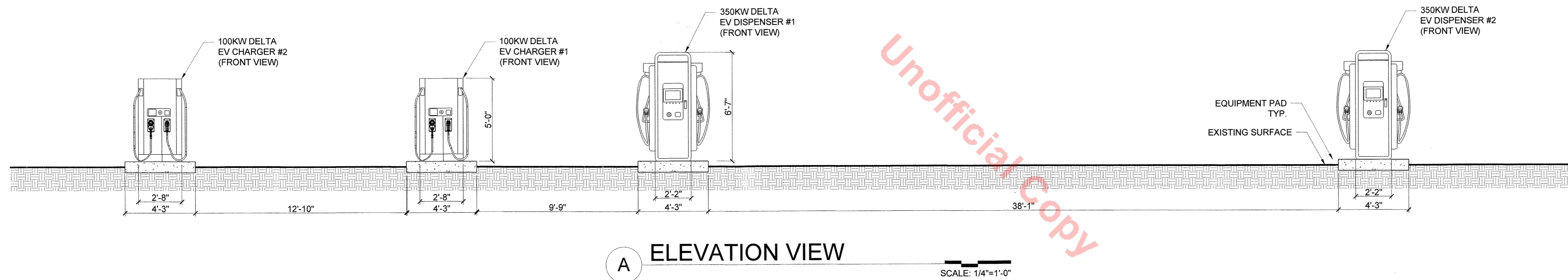
PROJECT #: 2021-57
DRAWN BY: RJF
CHECKED BY: JBB

REVISIONS			
REV	DATE	DESCRIPTION	BY

SITE ADDRESS
WHOLE FOODS CASTLE ROCK
6384 PROMENADE PKWY.
CASTLE ROCK, CO 80108
APN: 2351-223-09-001

SHEET TITLE
ELEVATIONS

SHEET NUMBER
8 of 8



MATERIAL COLOR LEGEND		
EQUIPMENT NAME	MATERIAL	COLOR
100KW DELTA EV CHARGER #1	METAL PANEL	RAL 9003 SIGNAL WHITE
100KW DELTA EV CHARGER #2	METAL PANEL	RAL 9003 SIGNAL WHITE
350KW DELTA EV DISPENSER #1	METAL PANEL	RAL 9003 SIGNAL WHITE
350KW DELTA EV DISPENSER #2	METAL PANEL	RAL 9003 SIGNAL WHITE
350KW DELTA POWER CABINET #1	METAL PANEL	RAL 9003 SIGNAL WHITE
350KW DELTA POWER CABINET #2	METAL PANEL	RAL 9003 SIGNAL WHITE
METER/MAIN SWITCHBOARD 'MSB'	METAL PANEL	ANSI 49 - DIAMOND VOGEL
MINI-POWER ZONE	METAL PANEL	ANSI 49 - DIAMOND VOGEL
UTILITY TRANSFORMER	METAL PANEL	SHERWIN WILLIAMS AS ERMCO GREEN #2 EF

SDP22-0002-AMENDMENT NO. 11 TO SITE DEVELOPMENT PLAN FOR
LOT 2A, BLOCK 1, PROMENADE AT CASTLE ROCK FILING NO. 1