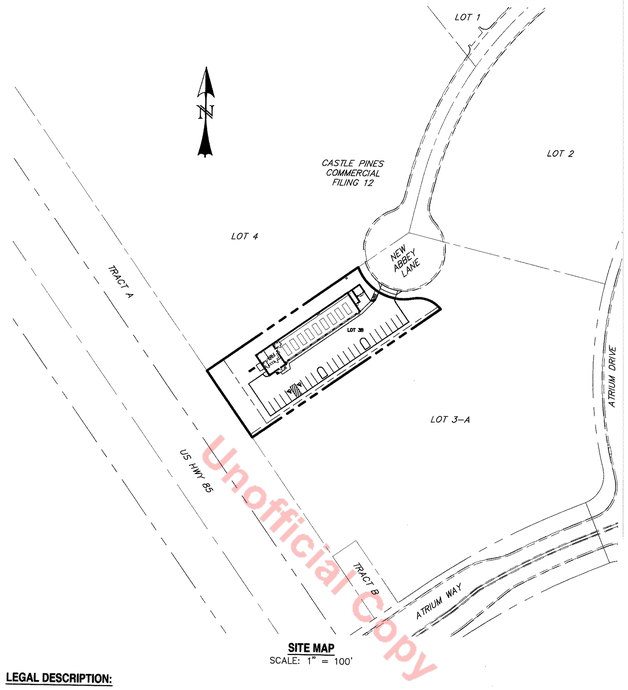
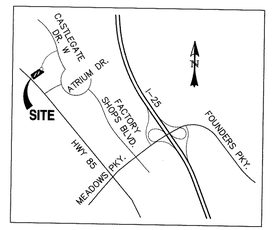
#2014019230, 04/18/2014 at 10:54:32 AM, 1 OF 2,Rec Fee $21.00 Douglas County
CO Jack Arrowsmith, Clerk & Recorder

# SITE DEVELOPMENT PLAN - 1ST AMENDMENT
# FOR
# LOT 3-B, CASTLE PINES COMMERCIAL FILING 12
# 1ST AMENDMENT
## TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO




SITE MAP
SCALE: 1" = 100'




VICINITY MAP
SCALE: 1" = 2,500'

## SURVEYOR'S CERTIFICATE

I, Richard B. Gabriel, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 3-B CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR

## OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3-B CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK.

PRESIDENT
CBH PROPERTIES CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 27th DAY OF February, 2014.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF February, 2014.

BY
Katherine E. Nichols
WITNESS MY HAND AND OFFICIAL SEAL.

KATHERINE E. NICHOLS
Notary Public, State of Texas
My Commission Expires
September 01, 2015

Katherine E. Nichols
NOTARY PUBLIC, State of Texas
MY COMMISSION EXPIRES September 01, 2015.

## LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3-B CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2013 AT RECEPTION NO. 2013065392, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Castel B. Hibbert
PATRIOT BANK

SIGNED THIS 11 DAY OF March, 2014

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF March, 2014.

BY
Castel B. Hibbert
WITNESS MY HAND AND OFFICIAL SEAL.

CAROL HOHENSTEIN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/06/15

Carol Hohenstein
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-6-15

## LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3-B CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2013 AT RECEPTION NO. 2013065394, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CHARLES AND CAROLYN MOORE FAMILY PARTNERSHIP LTD., A TEXAS LIMITED PARTNERSHIP

SIGNED THIS 7th DAY OF March, 2014.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF March, 2014.

BY
Katherine E Nichols
WITNESS MY HAND AND OFFICIAL SEAL.

KATHERINE E. NICHOLS
Notary Public, State of Texas
My Commission Expires
September 01, 2015

Katherine E Nichols
NOTARY PUBLIC, State of Texas
MY COMMISSION EXPIRES 09/01/2015

## TITLE CERTIFICATION

I, BRUCE ROSELLEN, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO., 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 CERTIFIACTE

SIGNED THIS 13th DAY OF March, 2014.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF March, 2014.

BY
Bruce Rosellen
WITNESS MY HAND AND OFFICIAL SEAL.

LINDA STAFFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984030516
My Commission Expires December 17, 2014

Linda Stafford
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-17-14

## LEGAL DESCRIPTION:

LOT 3-B, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT;
ACCORDING TO THE RECORDED PLAT THEREOF.

## WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE PINES COMMERCIAL WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON THE 14TH DAY OF JULY, 1995 IN BOOK 1274 AT PAGE 2057.

## TOWN CERTIFICATION

THE SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF APRIL, 2014.

DIRECTOR OF DEVELOPMENT SERVICES

4/3/14
DATE

## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:54 A ON THE 18th DAY OF April, 2014 AT RECEPTION NO. 2014019230.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Jacqueline A. H...
DEPUTY

## CIVIL ENGINEER'S STATEMENT

I, CHAD D. KUZBEK, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN/AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

CHAD D. KUZBEK, COLORADO PE #35751

2-26-14
DATE

## CONTACTS:

| | |
|---|---|
| OWNER/DEVELOPER: | CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION<br>15995 NORTH BARKERS LANDING, SUITE 145<br>HOUSTON, TX 77079<br>(281) 870-8900 |
| CIVIL ENGINEER/PLANNER: | WESTWORKS ENGINEERING<br>1023 WEST COLORADO AVENUE<br>COLORADO SPRINGS, CO 80904<br>(719) 685-1670 |
| SURVEYOR: | POWER SURVEYING COMPANY, INC.<br>120 WEST 84TH AVENUE<br>THORNTON, CO 80260<br>(303) 702-1617 |
| ARCHITECT: | ICON ARCHITECTS<br>1612 SUMMIT AVENUE, SUITE 420<br>FORT WORTH, TX 76102<br>(817) 665-0200 |
| LANDSCAPE ARCHITECT: | BELLE FIRMA, INC.<br>4245 NORTH CENTAL EXPRESSWAY<br>DALLAS, TX 75205<br>(214) 865-7192 |
| ELECTRIC: | INTERMOUNTAIN RURAL ELECTIC ASSOCIATION<br>5496 NORTH US HWY 85<br>SEDALIA, CO 80135<br>(303) 688-3100 |
| GAS: | BLACK HILLS ENERGY<br>7060 ALEGRE STREET<br>FOUNTAIN, CO 80817<br>(866) 243-9002 |
| PHONE: | CENTURYLINK<br>(800) 350-1044 |
| CABLE: | CENTURYLINK<br>(800) 676-1271 |
| LIENHOLDER/MORTGAGEE: | F&M BANK & TRUST COMPANY<br>505 BROADWAY<br>HANNIBAL, MO 63401<br>(573) 221-6424 |

## NOTES:

1. 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 15% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS., THE OWNER OF THE PROPERTY, 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 HOMEOWNERS ASSOCIATION, IF 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.
3. NO PORTION OF THIS SITE FALLS WITHIN A DESIGNATED FLOODPLAIN PER FIRM PANEL 08035C0167 F, DATED SEPTEMBER 30, 2005.
4. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. APPROVAL OF THE SITE DEVELOPMENT PLAN AMENDMENT 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.
7. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.

## SITE DATA:

GROSS FLOOR AREA = 5,181 SF

BUILDING SETBACKS AND SEPARATIONS:
FRONT = 10'
SIDE = 5'
REAR = 20'

SFE'S = 1.67

PARKING:
SPACES REQUIRED = (3) X 1/EMPLOYEE + (9) X 3/BAY
= 30 SPACES REQUIRED
SPACES PROVIDED = 23 [REDUCTION REQUESTED]

BUILDING HEIGHT = 25' (MAX.)

AREA:
BUILDING = 5,181 SF = 16.6%
PARKING = 3,986 SF = 12.8%
PAVED = 7,943 SF = 25.5%
OPEN SPACE/LANDSCAPING = 14,057 SF = 45.1%

## PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO ADD A MONUMENT SIGN TO THE SOUTHWEST OF THE BUILDING.

## SHEET INDEX:


| | |
|---|---|
| TITLE SHEET | 1 |
| LANDSCAPE PLAN | 2 |


| REV. | DESCRIPTION | DATE |
|---|---|---|
| | | |

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PREPARED FOR:
CHRISTIAN BROTHERS AUTOMOTIVE CORP.
15995 NORTH BARKERS LANDING
SUITE 145
HOUSTON, TX 77079
(281) 870-8900

WESTWORKS ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

PROJECT NO. SDP13-0025

| | |
|---|---|
| LOT 3-B, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT | DESIGNED BY: MGP / DRAWN BY: MGP |
| | SCALE: N/A / DATE: 02/10/14 |
| SITE DEVELOPMENT PLAN - 1ST AMENDMENT | JOB NUMBER: 91221 / SHEET: 1 |

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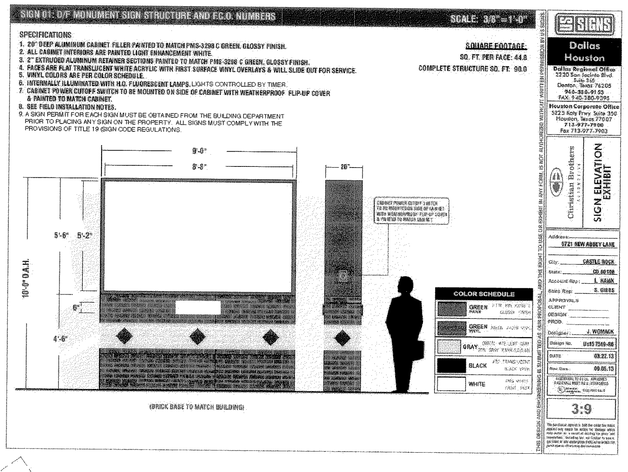
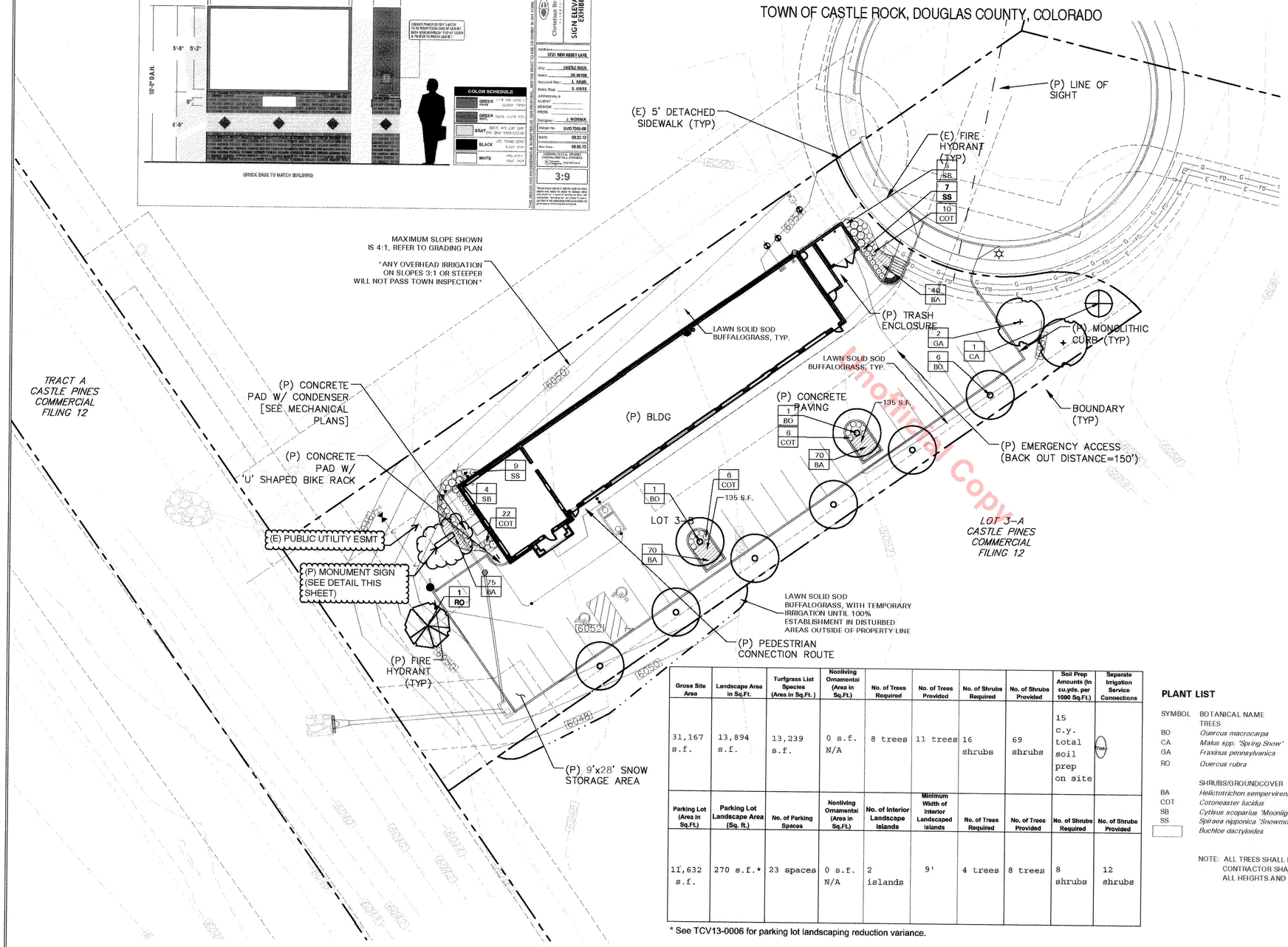



# SITE DEVELOPMENT PLAN - 1ST AMENDMENT

FOR

# LOT 3-B, CASTLE PINES COMMERCIAL FILING 12 1ST AMENDMENT

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO




| 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 |
|---|---|---|---|---|---|---|---|---|---|
| 31,167 s.f. | 13,894 s.f. | 13,239 s.f. | 0 s.f. N/A | 8 trees | 11 trees | 16 shrubs | 69 shrubs | 15 c.y. total soil prep on site | Yes |

| 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 |
|---|---|---|---|---|---|---|---|---|---|
| 11,632 s.f. | 270 s.f.* | 23 spaces | 0 s.f. N/A | 2 islands | 9' | 4 trees | 8 trees | 8 shrubs | 12 shrubs |

* See TCV13-0006 for parking lot landscaping reduction variance.

## LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY ROLL-TOP STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BUFFALOGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

## MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE WITHIN 45 DAYS.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

## GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

## SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

## TOWN OF CASTLE ROCK STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

## PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | REMARKS |
|---|---|---|---|---|---|
| | TREES | | | | |
| BO | *Quercus macrocarpa* | Bur Oak | 8 | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| CA | *Malus spp. 'Spring Snow'* | 'Spring Snow' Crabapple | 1 | 2.5" Cal. | container grown, 8' ht., 4' spread min., 4' branching ht. |
| GA | *Fraxinus pennsylvanica* | Green Ash | 2 | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| RO | *Quercus rubra* | Northern Red Oak | 1 | 3" cal. | B&B or container grown, 11' ht., 6.5' width, 2" cal. min., matching |
| | SHRUBS/GROUNDCOVER | | | | |
| BA | *Helictotrichon sempervirens* | Blue Avena | 255 | 1 gal. | container full top of container, 12" o.c. |
| COT | *Cotoneaster lucidus* | Peking Cotoneaster | 44 | 5 gal. | container full, 20" spread 24" o.c. |
| SB | *Cytisus scoparius 'Moonlight'* | Moonlight Broom | 9 | 5 gal. | container full, 20" spread, 36" o.c. |
| SS | *Spiraea nipponica 'Snowmound'* | Snowmound Spiraea | 16 | 5 gal. | container full, 20" spread, 24" o.c. |
| | *Buchloe dactyloides* | Buffalograss "Legacy" | 14,174 s.f. | | As supplied by: Green Valley Turf Co. Located in Littleton, CO (303) 798-6764 |

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

KORI ANN HAUG 938 — 09/22/2011 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT — 6.10.13

PROJECT NO. SDP13-0025

SCALE: 1" = 20'-0"
0 10 20 40

KORI HAUG, ASLA, CLARB
4245 North Central Expy
Suite 230
Dallas, Texas 75205
214.865.7192 office

| REV. | DESCRIPTION | DATE |
|---|---|---|
| | | |

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PREPARED FOR:
CHRISTIAN BROTHERS AUTOMOTIVE CORP.
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SUITE 145
HOUSTON, TX 77079
(281) 870-8900

WESTWORKS ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1570

LOT 3B, CASTLE PINES COMMERCIAL FILING 12

LANDSCAPE PLAN
1ST AMENDMENT

| DESIGNED BY: KAH | DRAWN BY: KAH |
|---|---|
| SCALE: 1"=20' | DATE: 11/13/13 |
| JOB NUMBER: 91221 | SHEET: 2 |

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