

LOT 5, CASTLE PINES COMMERCIAL FILING NO. 4, 1ST AMENDMENT AND LOT 1-B CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT

(AMENDMENTS TO PLANS RECORDED AT REC. NOS. 2003178167 AND 2015017964)

BEING A PART OF SE 1/4 OF SECTION 27, T7S, R67W OF THE 6TH P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **Kenneth Merritt**
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # **LA-761**
 Company Name **JR Engineering** Address **7200 South Alton Way, Suite C400**
 Phone **(303) 267-6233** Email **kmerritt@jrengineering.com** Date **10-4-17**
 PROJECT NAME **Lot 5 & Lot 1-B, Castle Pines**

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
32,234	3,223	0	5,959	7	11	13	171	12.35	Yes <input type="checkbox"/> No <input checked="" 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 Landscaped Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
17,016	1,702		841	4	8	4	7	7	171

PLANT LIST

DECIDUOUS TREES

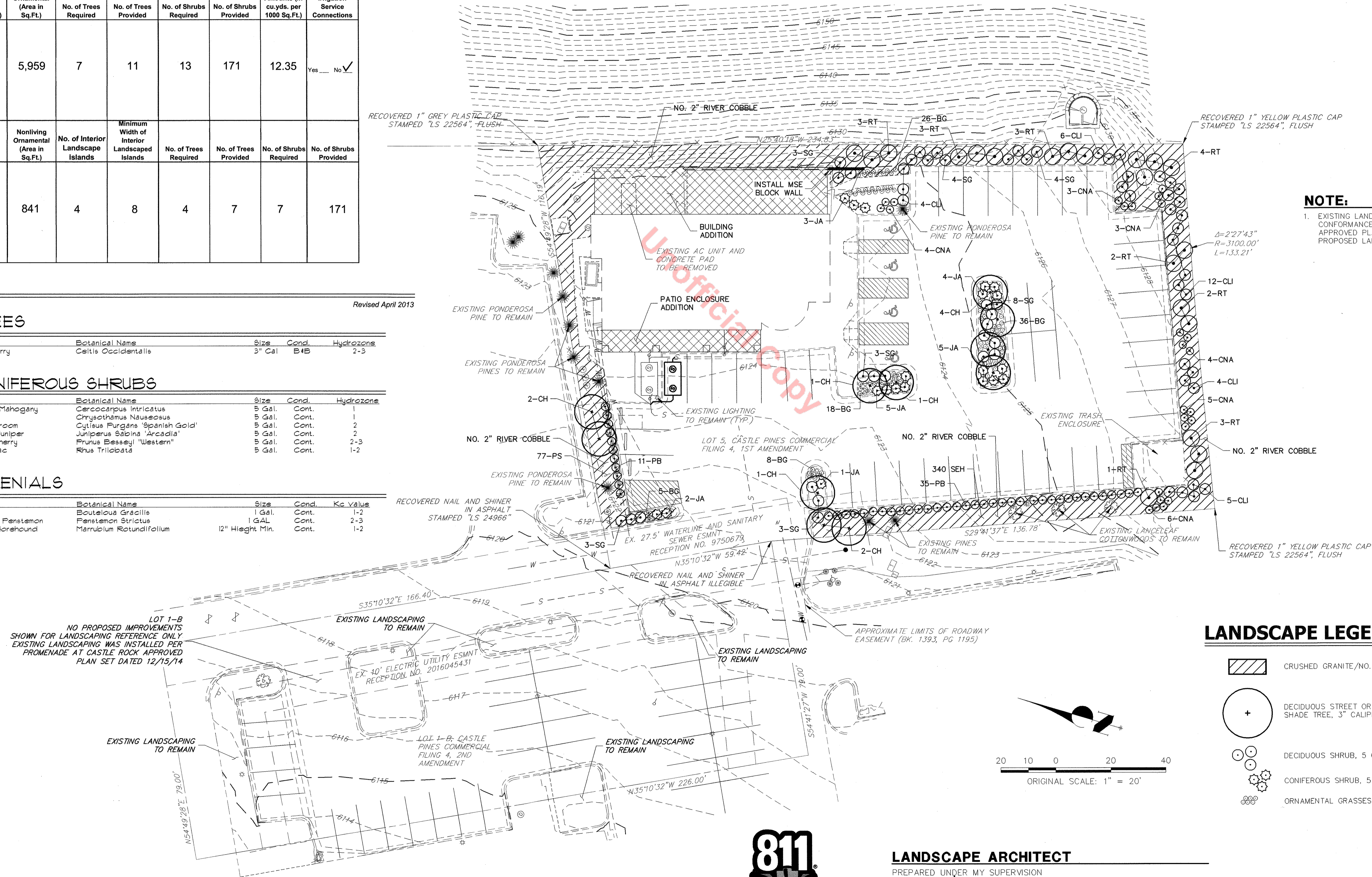
Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Hydrozone
11	CH	Common Hackberry	Celtis Occidentalis	3" Cal	B4B	2-3

DECIDUOUS/CONIFEROUS SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Hydrozone
31	CLI	Dwarf Mountain Mahogany	Cercocarpus intricatus	5 Gal.	Cont.	1
25	CNA	Rabbitbrush	Chrysothamnus nauseosus	5 Gal.	Cont.	1
28	SG	Spanish Gold Broom	Cytisus Furgans 'Spanish Gold'	5 Gal.	Cont.	2
20	JA	Arcadia Gold Juniper	Juniperus Sabinna 'Arcadia'	5 Gal.	Cont.	2
46	PB	Western Sand Cherry	Prunus Besseyi 'Western'	5 Gal.	Cont.	2-3
21	RT	Three Leaf Sumac	Rhus Trilobata	5 Gal.	Cont.	1-2

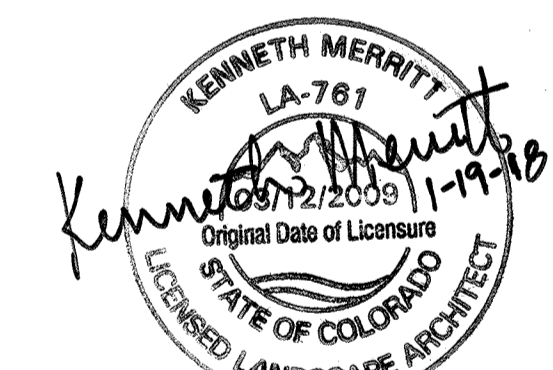
GRASSES/PERRENIALS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
93	BG	Blue Grama	Bouteloua Gracilis	1 Gal.	Cont.	1-2
11	PS	Rocky Mountain Penstemon	Penstemon Strictus	1 Gal.	Cont.	2-3
340	SEH	Silver Edged Horehound	Marrubium Rotundifolium	12" Height Min.	Cont.	1-2



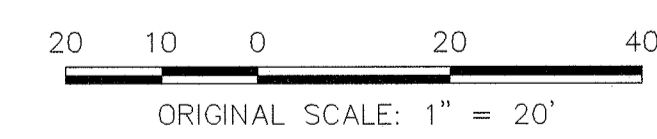
NOTE:

1. EXISTING LANDSCAPING ON LOT 1-B WAS INSTALLED IN CONFORMANCE WITH THE PROMENADE AT CASTLEROCK APPROVED PLAN SET APPROVED 12/15/14. THERE IS NO PROPOSED LANDSCAPING ON THE LOT 1-B SITE.



LANDSCAPE LEGEND

- CRUSHED GRANITE/NO. 2" RIVER COBBLE
- DECIDUOUS STREET OR SHADE TREE, 3" CALIPER SIZE
- DECIDUOUS SHRUB, 5 GAL
- CONIFEROUS SHRUB, 5 GAL
- ORNAMENTAL GRASSES AND PERENNIALS, 1 GAL MIN



Know what's below.
Call before you dig.

LANDSCAPE ARCHITECT

PREPARED UNDER MY SUPERVISION

Kenneth Merritt
 KENNETH MERRITT, APA RLA
 COLORADO LA-761
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

1-19-18
DATE

SITE DEVELOPMENT PLAN
 LOT 5, CASTLE PINES COMMERCIAL FILING NO. 4, 1ST AMENDMENT
 AND LOT 1-B CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT
 PROJECT NO. SDP17-0026

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 PREPARED FOR
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 COLORADO SPRINGS, CO 80903
 (337) 302-5555
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No.	REVISION	BY	DATE	SCALE				DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE	DATE	DATE			
				1"=20'	N/A	10/6/17	AAM	AAM		

LANDSCAPE PLAN

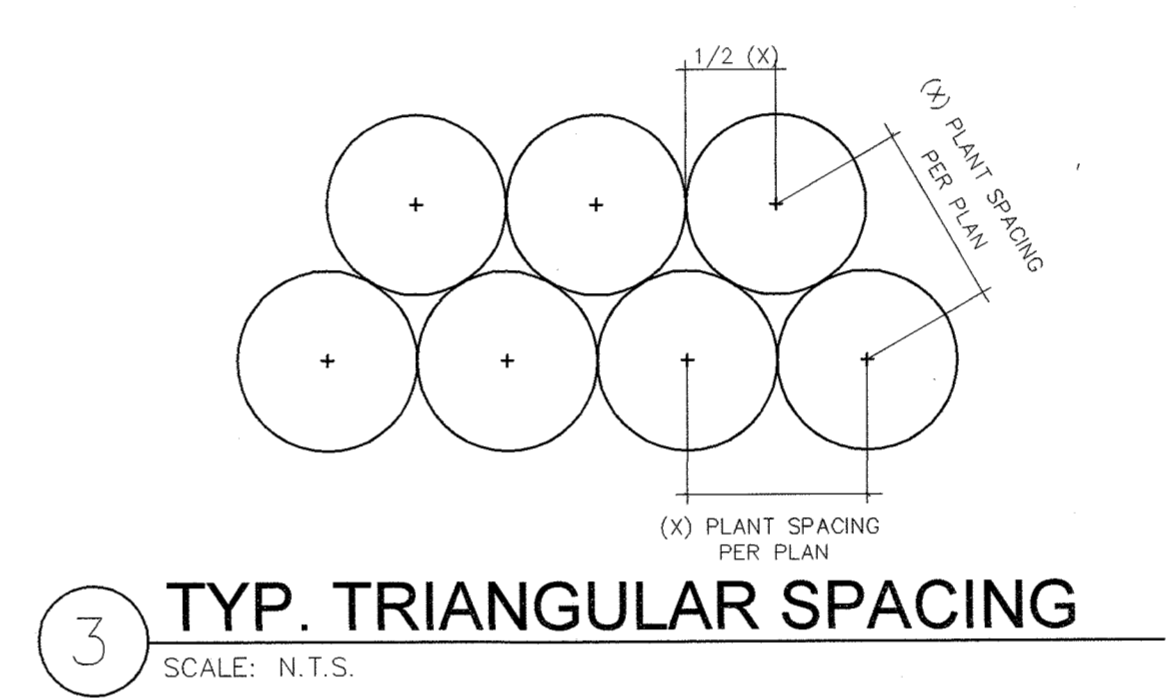
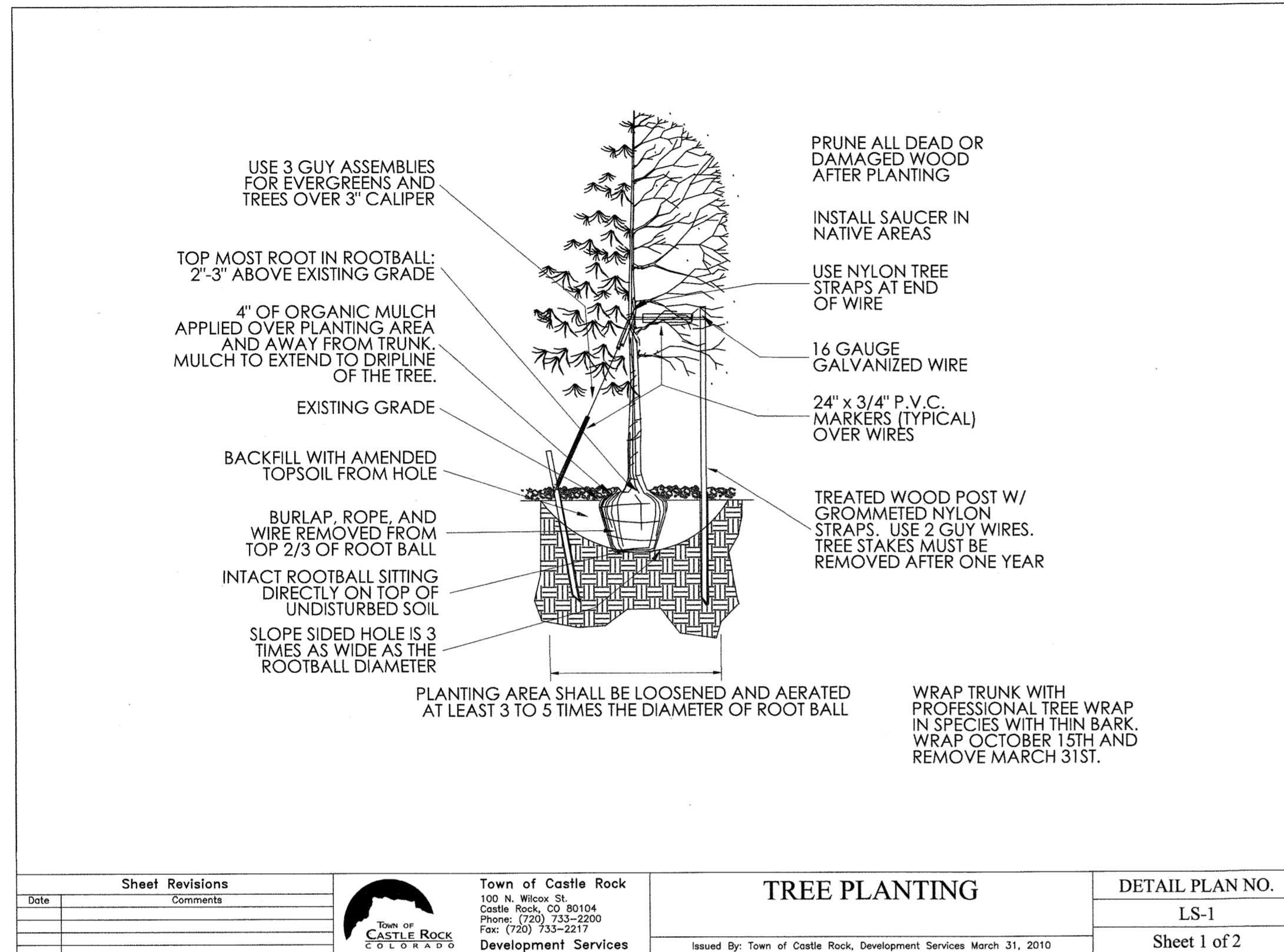
SHEET 3 OF 8
 JOB NO. 25085.03

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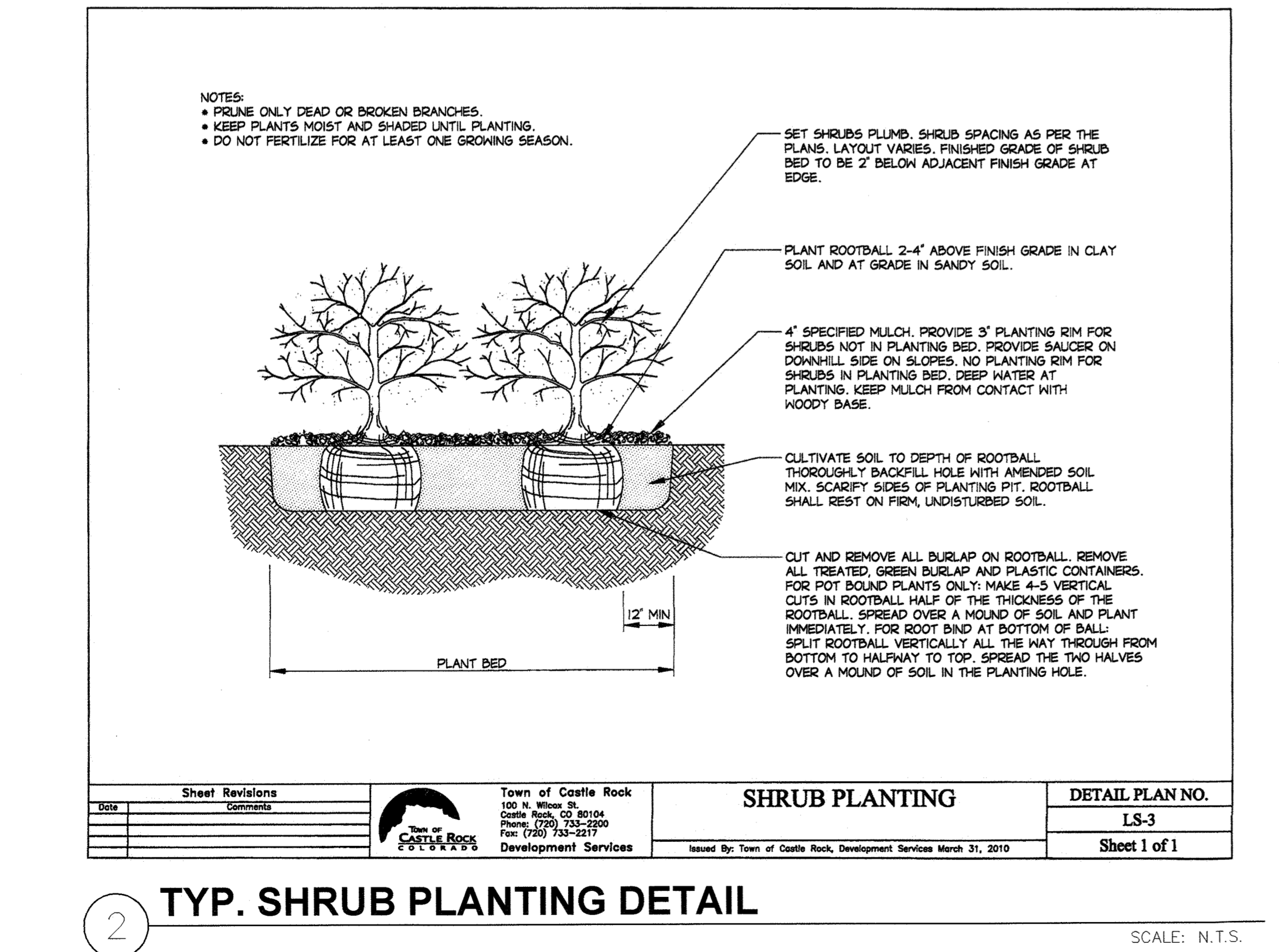
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COUNTY OF DOUGLAS, STATE OF COLORADO SITE DEVELOPMENT PLAN



- LANDSCAPE NOTES:**
- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
 - QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
 - ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
 - DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
 - DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
 - IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
 - IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
 - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
 - NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
 - NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
 - AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
 - LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
 - DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF CONTAGIOUS DISEASE OR INVASIVE INSECT REPLACEMENTS.
 - SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.



LANDSCAPE ARCHITECT
PREPARED UNDER MY SUPERVISION
Kenneth Merritt
KENNETH MERRITT, A.P.A. P.L.A.
COLORADO LA-761
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								10/6/17	AAM	AAM	

LANDSCAPING DETAILS

SHEET 4 OF 8
JOB NO. 25085.03



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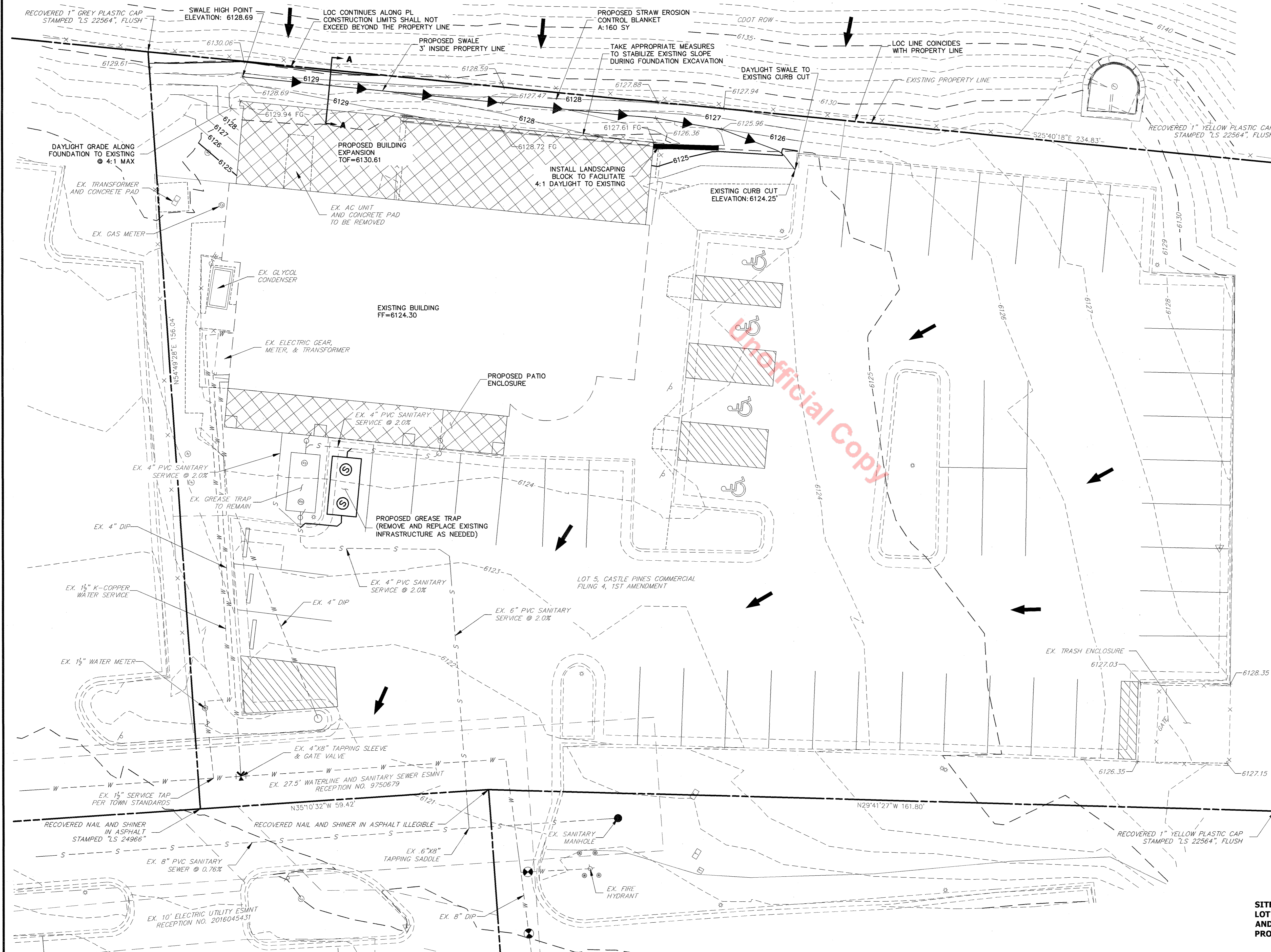
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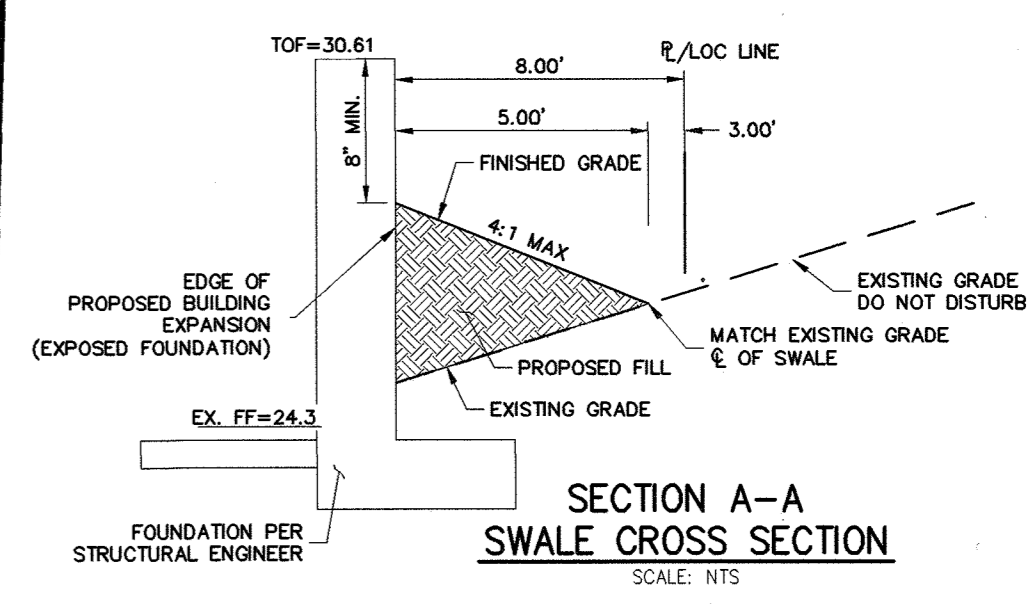
COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- ===== EXISTING CURB & GUTTER
- X X EXISTING FENCE
- - - - - EXISTING EDGE OF ASPHALT
- - - - - EXISTING EDGE OF CONCRETE
- W W EXISTING WATER LINE
- S S EXISTING SANITARY SEWER LINE
- E E EXISTING ELECTRIC LINE
- ⊙ EXISTING STORM SEWER MANHOLE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING IRRIGATION VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER CLEANOUT
- ⊙ EXISTING ELECTRIC PEDESTAL
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING LIGHT
- ⊙ EXISTING SIGN
- ⊙ PARKING COUNT



ZONE: COMMERCIAL
LOT 5, 0.74 ACRES: 32,234 SF

UTILITY NOTES

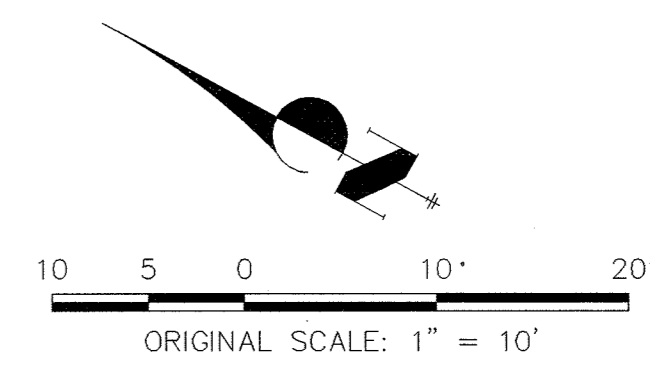
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

BENCHMARK

NGS STATION DESIGNATION A 355, BEING MONUMENTED BY 3-1/4" BRASS CAP STAMPED "USGS A355 1954" SAID MONUMENT IS SET IN THE NORTHWEST END OF THE NORTHEAST HEADWALL OF A CONCRETE CULVERT LOCATED 0.5 MILES NORTHWESTERLY OF THE INTERSECTION OF US 85 AND MEADOWS PARKWAY ON LEFT, 32.5 FEET SOUTHERLY OF THE GUARD RAIL, 10.2 FEET NORTHERLY OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS AND 90.6 FEET EASTERLY OF THE RAILROAD LIGHT SIGNAL NUMBER 2294. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6050.74 FEET, NAVD(88).

BASIS OF BEARINGS

THE NORTHERLY LINE OF LOT 5, CASTLE PINES COMMERCIAL FILING 4, 1ST AMENDMENT BEING MONUMENTED BY A NAIL AND SHINER STAMPED "LS 24966" AT THE WEST END AND A 1" GREY PLASTIC CAP STAMPED "LS 22564" AT THE EAST END, SAID LINE BEARING S54°49'28"W AS SHOWN ON SAID CASTLE PINES COMMERCIAL FILING 4, 1ST AMENDMENT.



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GRADING & OVERALL UTILITY PLAN

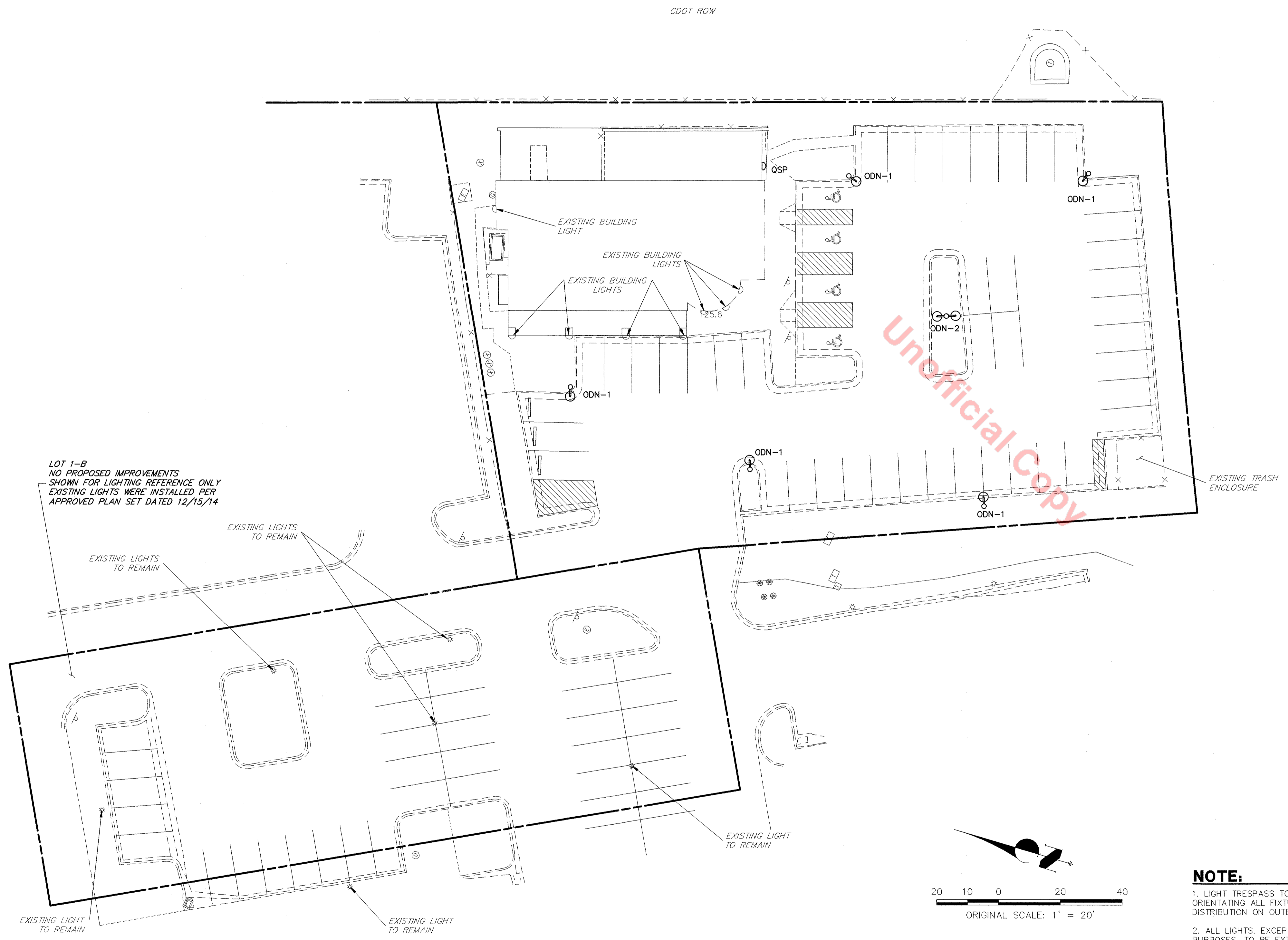
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COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN



LOT 1-B
NO PROPOSED IMPROVEMENTS
SHOWN FOR LIGHTING REFERENCE ONLY
EXISTING LIGHTS WERE INSTALLED PER
APPROVED PLAN SET DATED 12/15/14

Unofficial Copy

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	MODEL NUMBER	DESCRIPTION	LUMENS
	5	ODN-1	SINGLE	POLE	20'-0"	1,000	ODN-1-L-T3-16LC-5-5K-UNV-BK/VA107-S1-H1	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 16 DIODE, MOUNT ON 20'-0" ROUND POLE	3591
	1	ODN-2	D180°	POLE	20'-0"	1,000	ODN-2-L-T5-64LC-5-5K-UNV-BK/VA107-D2-H1	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 64 DIODE, MOUNT ON 20'-0" ROUND POLE	18454
	1	QSP	SINGLE	WALL	9'-0"	1,000	QSP-30L-4K-053-4-1-BL-SCP-BBU	SPALLDING LIGHTING, ARCHITECTURAL WALLPACK, 30 DIODE, WALL MOUNT FIXTURE	5564
	8	EXIST.	SINGLE	WALL	8'-0"	1,000	SLED1220-M-85W-27K-CL-BL	ATLANTIC LIGHTING, ARCHITECTURAL WALLPACK, WALL MOUNT FIXTURE	7500

- NOTE:**
1. LIGHT TRESPASS TO ADJACENT PROPERTIES MITIGATED BY ORIENTATING ALL FIXTURES INTO SITE AND USING A TYPE III DISTRIBUTION ON OUTER LIGHT FIXTURES.
 2. ALL LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY PURPOSES, TO BE EXTINGUISHED ONE (1) HOUR AFTER CLOSING. HOURS OF OPERATION WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
 3. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHIELDED WALL PACKS.
 4. ALL STREET LIGHTS ON LOT 5 ARE EXISTING AND WILL REMAIN IN PLACE. THE EXISTING LIGHTS WERE INSTALLED WITH THE ORIGINAL JARRE CREEK RANCH BREWERY/RESTAURANT SDP IMPROVEMENTS.
 5. ALL STREET LIGHTS ON LOT 1-B ARE EXISTING AND WERE INSTALLED IN CONFORMANCE WITH THE PROMENADE AT CASTELROCK APPROVED PLAN SET DATED 12/15/14.

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						No.	DATE
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LIGHTING PLAN

SHEET 6 OF 8
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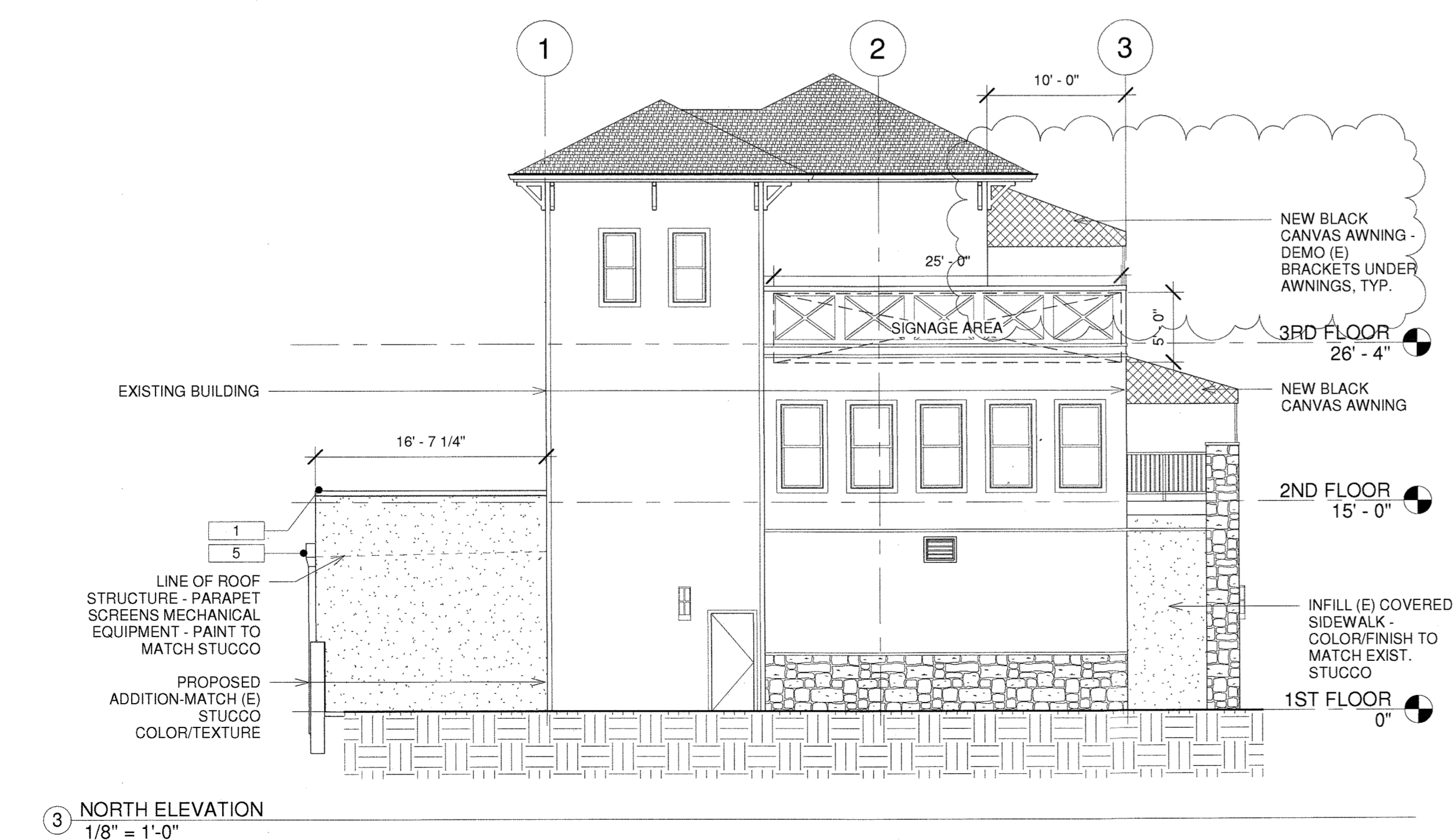
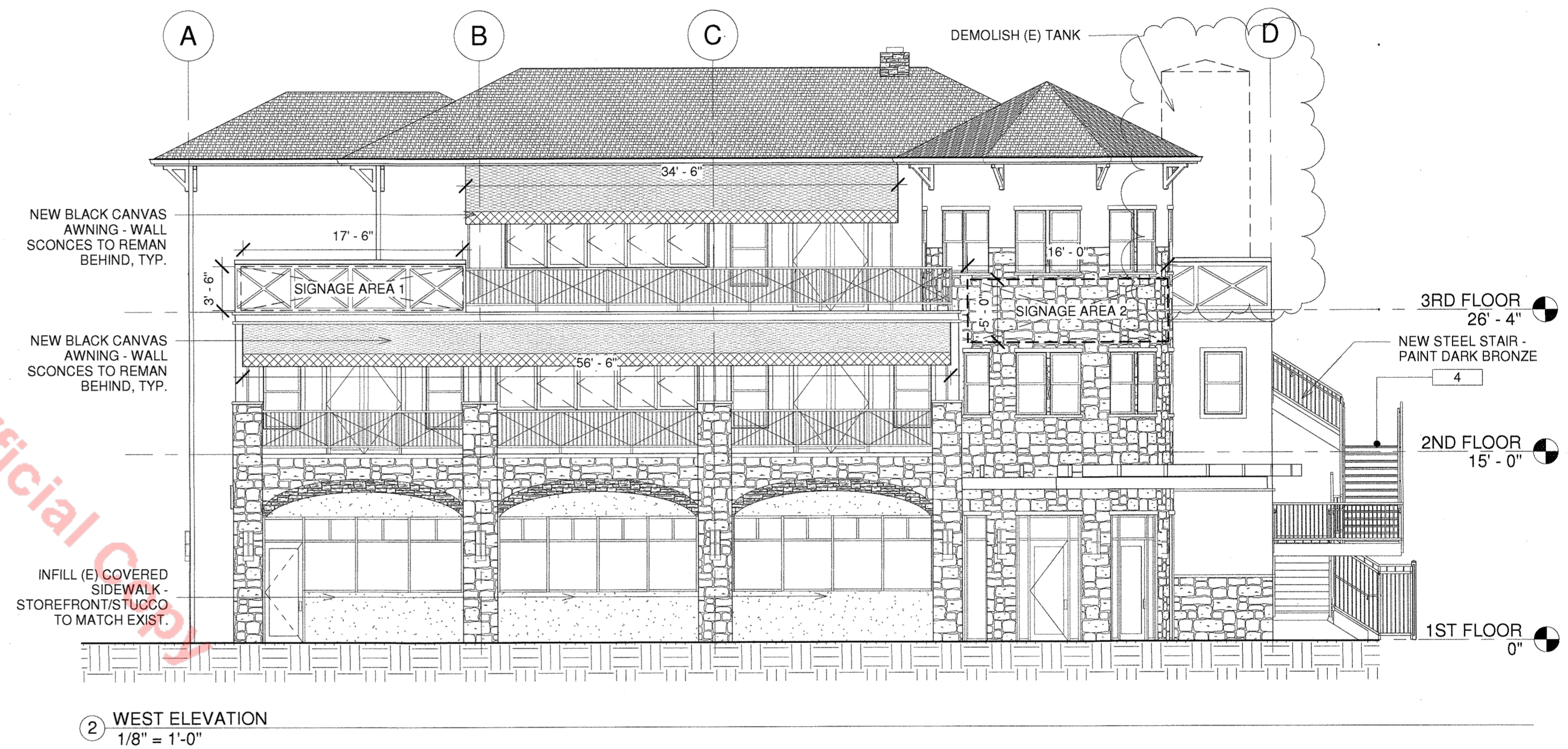
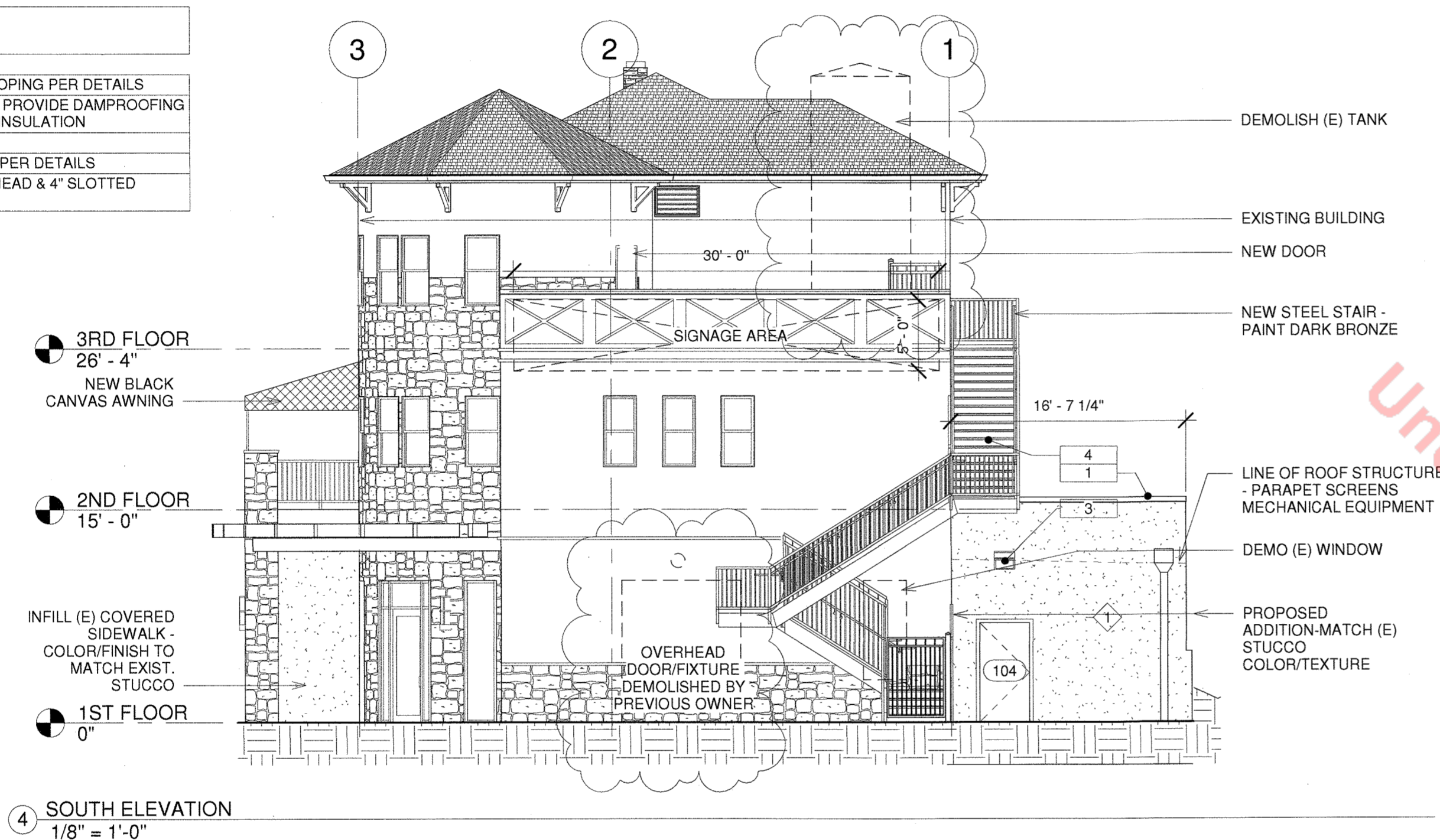
COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN

WALL SIGN - SIGNAGE TABLE 25% MAX WALL AREA ALLOWED PER 19.04.052.B.3			
BUILDING ELEVATION	WALL SQUARE FOOTAGE	MAX. SQUARE FOOTAGE	PROP. SQUARE FOOTAGE
SOUTH	970 SF	242.5 SF	150 SF
NORTH	785 SF	198.75 SF	125 SF
EAST	1607 SF	401.75 SF	150 SF
WEST 1	706 SF	176.5 SF	61.25 SF
WEST 2	943 SF	235.75 SF	80 SF

NOTE: ALL MATERIALS AND COLORS/FINISHES TO MATCH EXISTING BUILDING.

KEYNOTES	
1	20 GA PREFINISHED SHT. METAL COPING PER DETAILS
2	FOUNDATION WALL PER STRUCT. - PROVIDE DAMPROOFING BELOW GRADE, CONT. VERT. R-10 INSULATION
3	WALLPACK PER ELEC.
4	STEEL EXTERIOR EGRESS STAIRS PER DETAILS
5	PREFINISHED 24GA CONDUCTOR HEAD & 4" SLOTTED DOWNSPOUT



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BUILDING ELEVATIONS

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