

CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)

SITE DEVELOPMENT PLAN

GENERAL NOTES

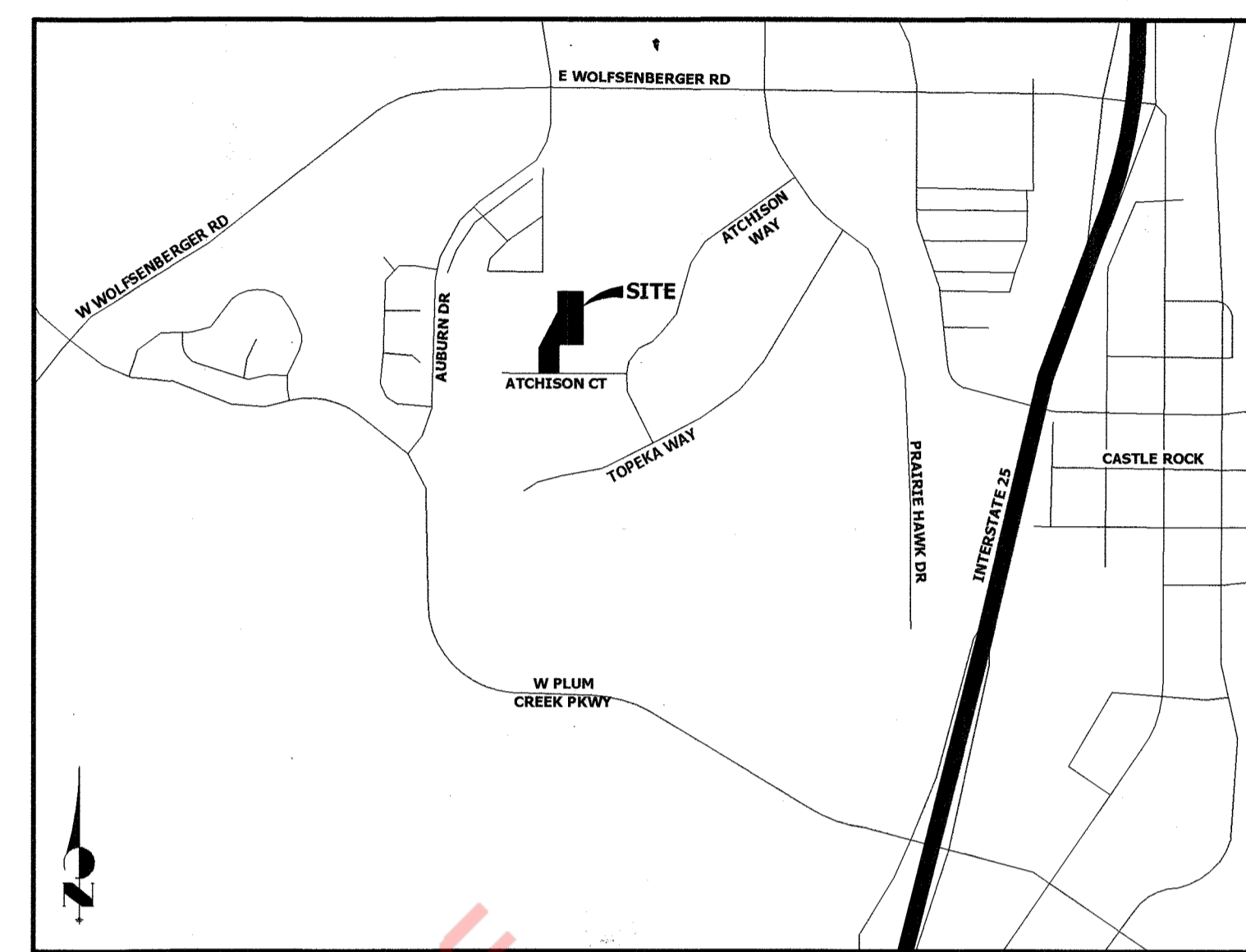
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, 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 4.3E AND 8.2.3A 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 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THERE ARE NO MAJOR DRAINAGEWAYS OR WETLANDS LOCATED WITHIN THE SITE. THE ENTIRE SITE IS LOCATED WITHIN AND ADJACENT TO ZONE X, AS DETERMINED BY THE FIRM PANEL 08035C0188G, 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 CONCEPTUAL 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.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN. TRACT A WILL BE DEDICATED FOR DRAINAGE USE.
- ALL UTILITY, DRAINAGE, SIGHT DISTANCE, EMERGENCY ACCESS AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED GENERAL INDUSTRIAL (I-2).
- 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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 THE TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- BENCHMARK:**
THE PROJECT BENCHMARK IS DOUGLAS COUNTY CONTROL POINT 3015020. BENCHMARK ELEVATION BEING 6261.66 FEET, NAVD 1988 DATUM.
- BASIS OF BEARINGS:**
BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 1, BLOCK 4, SECOND AMENDMENT OF A PORTION OF CITADEL STATION FILING NO. 6, AS SHOWN ON THE RECORDED PLAN RECEPTION NUMBER 0806069. BEARING BEING S89°57'43"E, SAID LINE BEING ESTABLISHED BY THE NORTHWEST LOT CORNER (2-1/2" MONUMENT, LS#25629) AND THE NORTHEAST LOT CORNER (REBAR WITH 1-1/4" PLASTIC CAP LS#25629.)

CONTACTS

OWNER
DR&M, LLC
1141 ATCHISON COURT
CASTLE ROCK, CO 80109
CONTACT: DANA VERDOORN

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS
5539 COLT DRIVE
LONGMONT, CO 80503
CONTACT: NEIL MCCLANE

ENGINEER/LAND SURVEYOR/PLAN PREPARER
JR ENGINEERING
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS



VICINITY MAP
1"=1000'

SHEET INDEX

- 1 - COVER SHEET
- 2 - SITE PLAN
- 3 - GENERAL GRADING & UTILITY PLAN
- 4 - CONCEPTUAL LANDSCAPE PLAN
- 5 - LANDSCAPE DETAILS
- 6 - BUILDING ELEVATIONS
- 7 - GENERAL LIGHTING PLAN
- 8 - IRRIGATION PLAN
- 9 - IRRIGATION PLAN DETAILS

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 28, 2016 AT RECEPTION NO. 2016049862, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK BANK by Thomas Waymire V.P.
CASTLE ROCK BANK

SIGNED THIS 14th DAY OF November, 2016

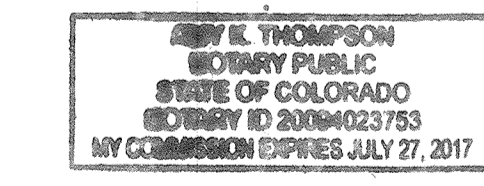
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF November, 2016
BY Thomas Waymire AS Vice President OF CASTLE ROCK BANK
DANA VERDOORN AS PROJECT MANAGER OF DR&M LLC

WITNESS MY HAND AND OFFICIAL SEAL.

Angie Thompson
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 27th 2017



LEGAL DESCRIPTION

THE PROPERTY DESCRIBED AS FOLLOWS:
LOT 1-A, CITADEL STATION FILING NO. 6, AMENDMENT NO. 9, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

SUMMARY TABLE	
MAXIMUM GROSS FLOOR AREA	N/A
BUILDING SETBACKS	REQUIRED: 15' FRONT, 0' REAR, 0' SIDE PROVIDED: 5.5' SIDE; 10.5' SIDE, 4' REAR
PARKING SPACES REQUIRED & PROVIDED	REQUIRED (BASED ON AUTO REPAIR USE): 13 SPACES 3 SPACES PER SERVICE BAY, 2 SERVICE BAYS - 6 SPACES 1 SPACE PER EMPLOYEE, 7 EMPLOYEES - 7 SPACES PROVIDED: 14 SPACES
MAX BUILDING HEIGHT	50'-0" (PROPOSED: 24')
SITE UTILIZATION	BUILDING COVERAGE: 8120 SF EXISTING, 10,010 SF PROPOSED, 18,130 SF TOTAL (22.8%)
LOT 1A: .9574 AC TOTAL	PAVEMENT PARKING COVERAGE: 8,708 SF EXISTING, 10,173 SF PROPOSED, 18,881 SF TOTAL (23.8%)
TRACT A: 0.8672 AC TOTAL	OPEN SPACE/LANDSCAPED AREA: 62,651 SF EXISTING, 42,468 SF REMAIN AFTER PARKING LOT AND BUILDING CONSTRUCTION (53.4%)

TRACT CHART

TRACT	USE	GRANTED TO	TRACT MAINTENANCE
TRACT A	DETENTION/WATER QUALITY POND AND DRAINAGE EASEMENT	LOT OWNER	LOT OWNER

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO KNOWN HEREIN AS LOT 1 CITADEL STATION FILING NO. 6, AMENDMENT NO. 9.

Dana Verdoorn AS AUTHORIZED SIGNATORY OF DR&M, LLC A COLORADO LIMITED LIABILITY COMPANY
DANA VERDOORN AS MANAGER
SIGNED THIS 14th DAY OF November, 2016

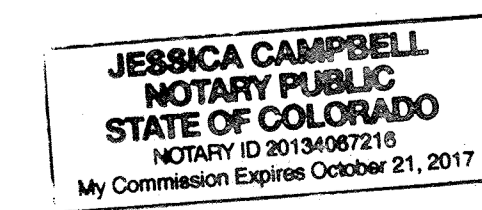
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF November, 2016
BY Dana Verdoorn as Manager of DR&M LLC
DANA VERDOORN AS PROJECT MANAGER OF DR&M LLC

WITNESS MY HAND AND OFFICIAL SEAL.

Jessica Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 21, 2017



TITLE CERTIFICATION

Brenda Becker AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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.

Brenda Becker
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE COMPANY
SIGNED THIS 14th DAY OF November, 2016

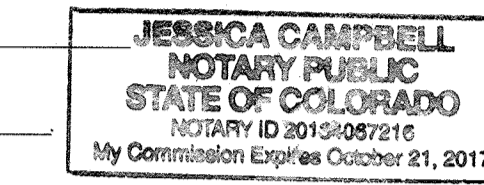
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF November, 2016 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

Jessica Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/21/17



SURVEYOR'S CERTIFICATE

I, JARROD ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

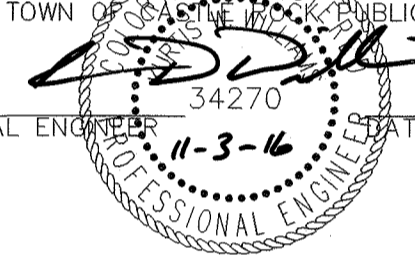
REGISTERED LAND SURVEYOR



CIVIL ENGINEER'S STATEMENT

I, KURTIS W. WILLIAMS, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER



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 9th DAY OF December, 2016

Brenda Becker
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:29 pm ON THE 3rd DAY OF Jan, 2017. RECEPTION NO. 2017000177.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Sandra C. Seaver
DEPUTY



COVER SHEET
SITE DEVELOPMENT PLAN
CITADEL STATION FILING 6, AMENDMENT NO. 9
JOB NO. 15862.00
DATE 8/30/16
SHEET 1 OF 9

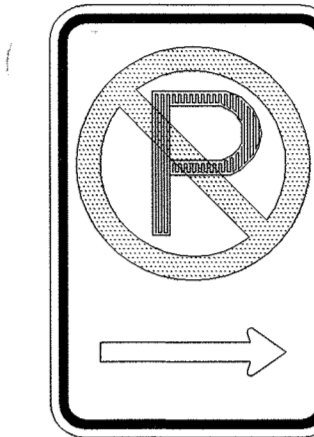
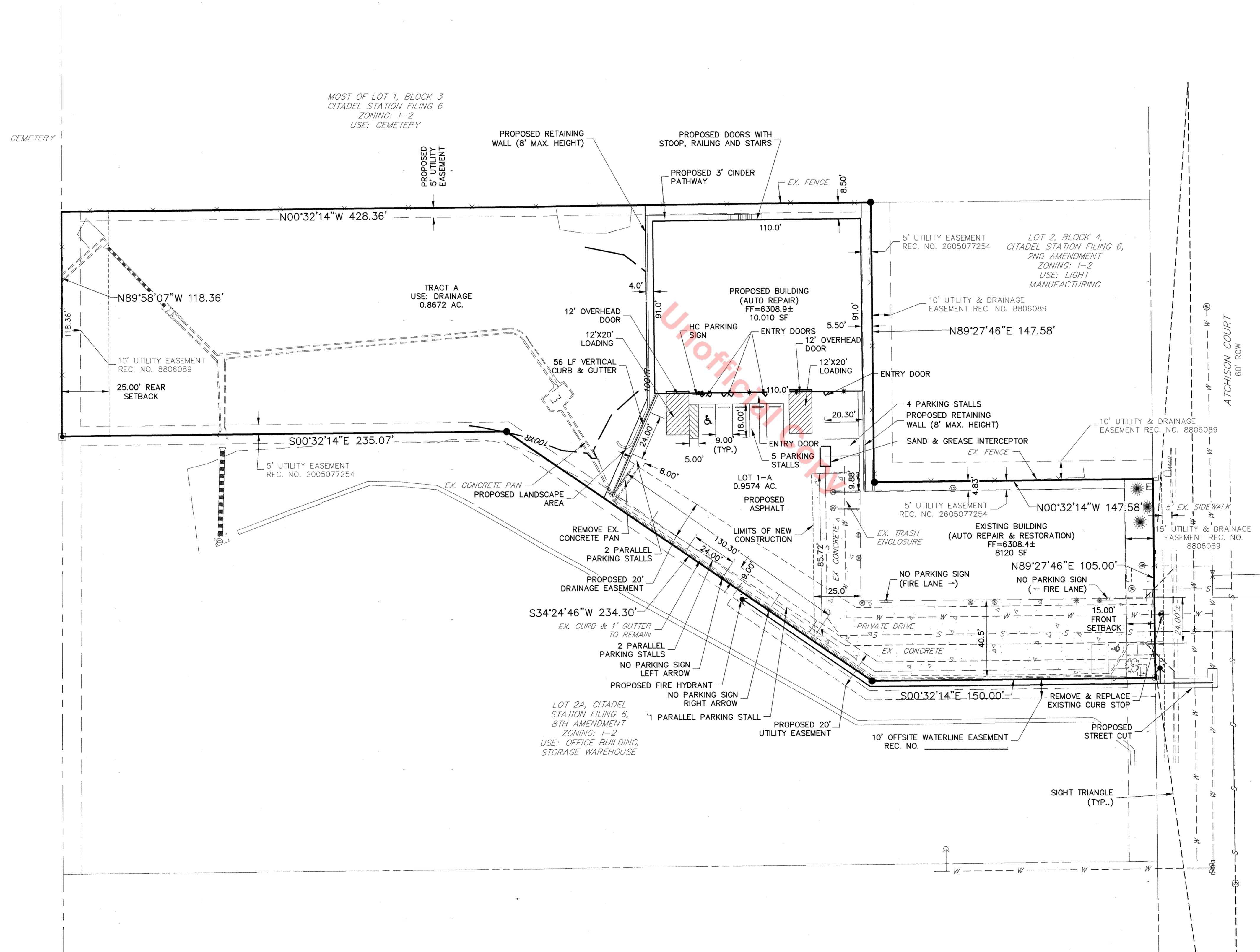


PROJECT NO. SDP16-0023

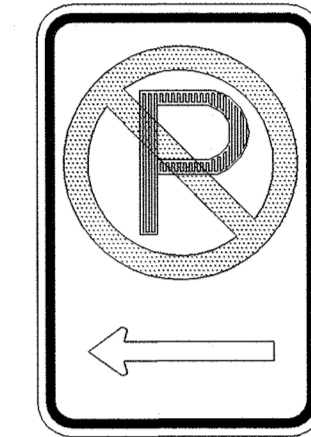
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Fort Collins 970-491-9888 • www.jr-engineering.com

CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)
SITE DEVELOPMENT PLAN



NO PARKING SIGN
R7-10R
12"x18"



NO PARKING SIGN
R7-10L
12"x18"



HANDICAP PARKING SIGN
D9-6
12"x12"

MONUMENT/SIGN NOTE:
A MONUMENT SIGN WAS PREVIOUSLY APPROVED WITH THE ORIGINAL SITE PLAN.

FENCE NOTE:
6' TALL CHAIN LINK FENCE WITH BARB WIRE TO PROTECT DRAINAGE POND FROM BECOMING A DUMP SITE TO TRESPASSERS. SITE OWNER HAS RIGHT TO CLOSE FENCE ALONG WEST SIDE OF POND AS LONG AS IT IS IN CONFORMANCE WITH TOWN OF CASTLE ROCK MUNICIPAL CODE 17-52.130.



SITE PLAN
SITE DEVELOPMENT PLAN
CITADEL STATION FILING 6, AMENDMENT NO. 9
JOB NO. 15862.00
DATE 8/30/16
SHEET 2 OF 9



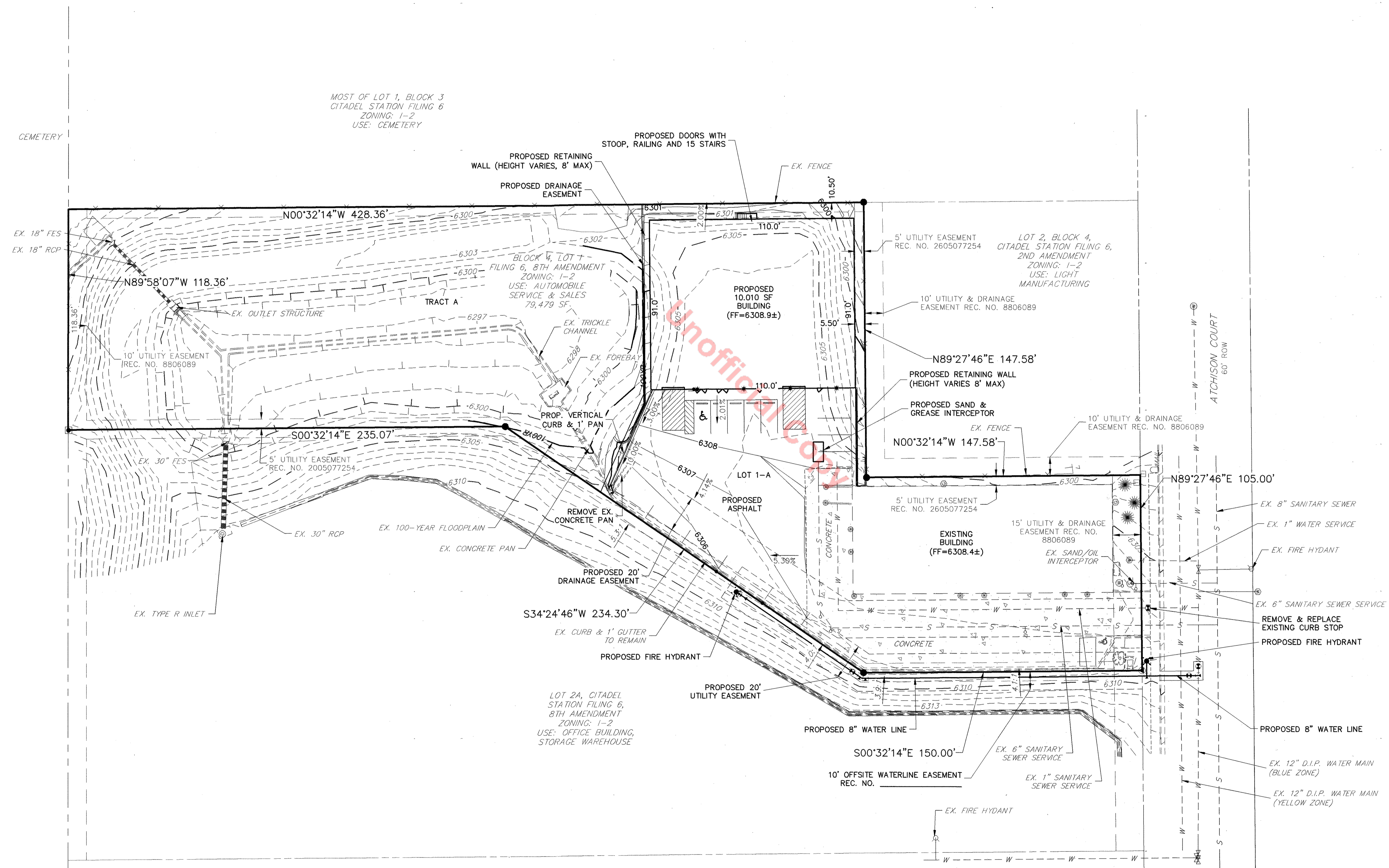
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CITADEL STATION FILING 6, AMENDMENT NO. 9

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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)

SITE DEVELOPMENT PLAN



LEGEND

--- 6310 --- EXISTING COUNTER
 ——— 6310 ——— PROPOSED COUNTER

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



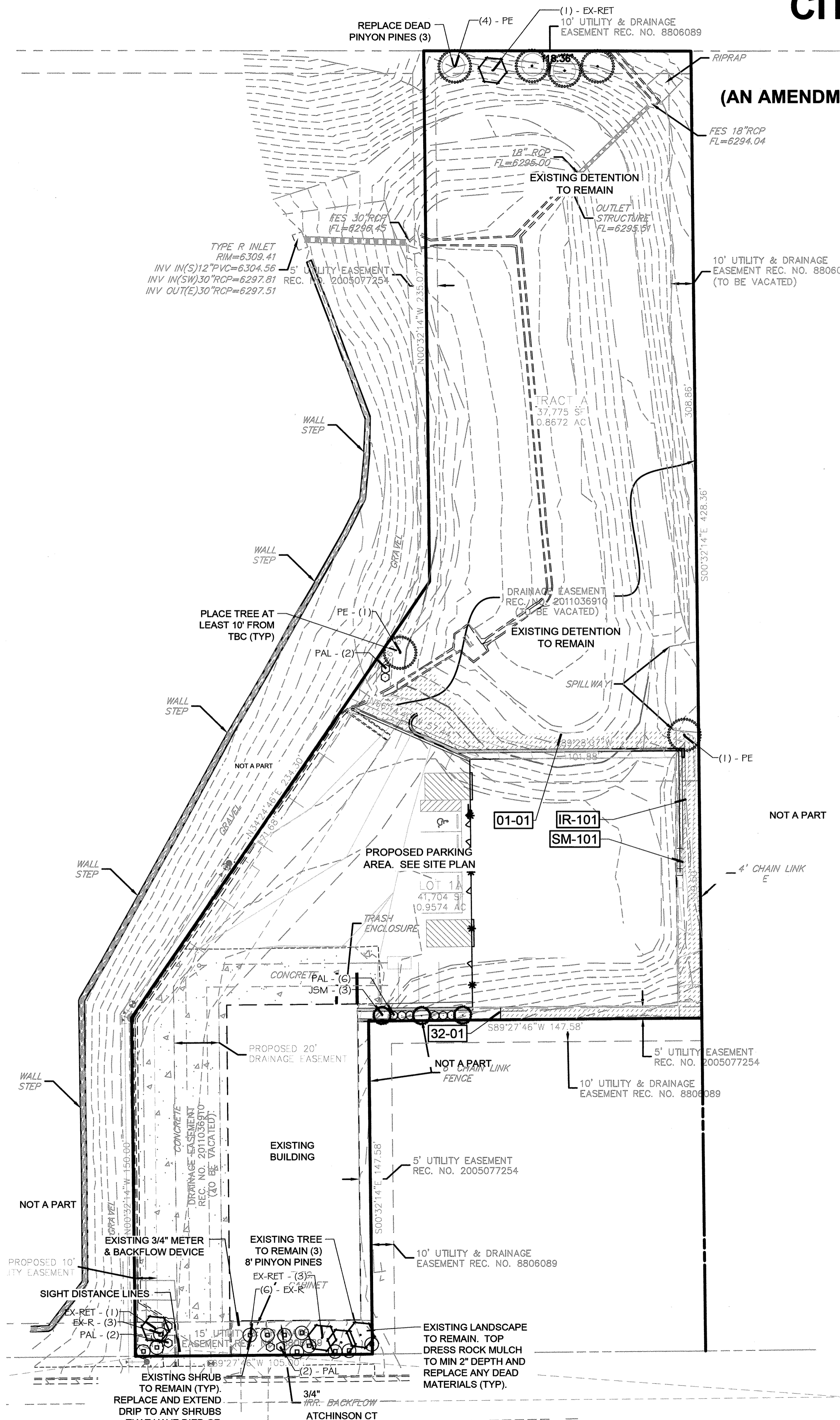
30 15 0 30 60
 ORIGINAL SCALE: 1" = 30'

GENERAL GRADING & UTILITY PLAN
 SITE DEVELOPMENT PLAN
 CITADEL STATION FILING 6, AMENDMENT NO. 9
 JOB NO. 15862.00
 DATE 8/30/16
 SHEET 3 OF 9



CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)
SITE DEVELOPMENT PLAN



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	JSM	3	Moonglow Juniper / Juniperus scopulorum 'Moonglow'	B&B	6' HT
	PE	6	Pinon Pine / Pinus edulis	6' B&B	
	EX-REM	3	EXISTING TREE TO BE REMOVED / REMOVE AS INDICATED	EX	
	EX-RET	5	EXISTING TREE TO REMAIN / TO REMAIN- Protect during construction	EX	
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	FIELD2
	PAL	12	Russian Sage / Perovskia atriplicifolia	5 gal	
	EX-R	12	EXISTING SHRUB / TO REMAIN PROTECT IN PLACE. REPLACE ANY DAMAGED OR DEAD MATERIALS.	EX	
MULCHES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	FIELD2
	AGG	676 sf	2 - 4" / AGGREGATE	mulch	
SOD/SEED	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	FIELD2
	NLM	3,157 sf	PAWNEE BUTTES SEED CO NATIVE LAWN MIX / NATIVE LAWN SEED MIX	seed	

NATIVE AND VERY XERIC PLANT MATERIALS ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT CO BEST MANAGEMENT PRACTICES, WHICH INCLUDE PROPER AMENDMENTS (AMEND FOR DRAINAGE WHERE REQUIRED, LESS ORGANIC MATTER THAN HIGH WATER PLANTS, NO FERTILIZERS, ETC) AND REDUCED IRRIGATION FREQUENCIES. NO PLANT SUBSTITUTIONS WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

Native Lawn Mix
(90%) Buffalograss
(10%) Blue Grama
Seed @ 2.3 lb / 1000 sf

DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS
ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

SEED MAINTENANCE: MOW NATIVE LAWN MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON. MOW FOOTHILLS/WILDFLOWER SEED MIX FREQUENTLY DURING FIRST YEAR TO A HEIGHT OF 6-8". HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

SEED ESTABLISHMENT: KILL EXISTING VEGETATION BY SOLARIZATION, OR WITH A NON-RESIDUAL HERBICIDE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO WORK, IRRIGATE FOR 2-3 WEEKS AND RE-APPLY HERBICIDE TO ANY EMERGING WEEDS. REMOVE DEBRIS, LARGE CLUMPS, ETC. SPREAD ORGANIC MATTER AT 2 CYD PER 1000 SF AND SPECIFIED AMENDMENTS AND TILL INTO TOP 4-8" OF SOIL. SEE NOTE #10 FOR SPECIFICS ON APPLICATION METHOD, SLOPE PROTECTION, ETC. HYDROMULCH AND ENSURE SEEDLINGS DO NOT DRY OUT FOR AT LEAST 45 DAYS BY IRRIGATING FREQUENTLY. SEEDLINGS TO BE IN DAMP SOIL BUT NOT STANDING WATER PROVIDE LESS FREQUENT, DEEP IRRIGATION AFTER SEED EMERGENCE.

SIGHT DISTANCE TRIANGLE NOTE:

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.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
01-01	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
SYMBOL	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	75 LF
SYMBOL	DESCRIPTION	QTY
IR-101	ALL NATIVE LAWN AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED	
SYMBOL	DESCRIPTION	QTY
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

CONCEPTUAL LANDSCAPE NOTES:

- CONCEPTUAL LANDSCAPE PLAN STANDARD 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 TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOFFS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0.
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

Plant Schedule for the Town of Castle Rock

Irrigation Zone	Plant Name Scientific	Plant Name Common	Planting Size	Legend Abbrev.	Mature Size (HxW)	# of Plants	App. Rate Inches/Month (low etc.)	Water Use (low etc.)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area
Drip	Pinus edulis	Pinon Pine	6-8' HT.	PE	20' x 20'	6	0.3 Very Low (VL)			N/A	N/A
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	6-8' HT.	JSM	15' x 8'	3	0.3 Very Low (VL)				
	Existing to remain	Existing to remain				5					
	Perovskia atriplicifolia	Russian Sage	5 gallon	PAL	2' x 3'	12	0.3 Very Low (VL)				
	Existing Shrub to remain	Existing	Existing			12					
Planting Area	Aggregate									16%	676
	Pawnee Buttes Seed Native Turf Mix - See sheet L1.0 for Company Native Seed specifications and seeding rates. Mixes - Disturbed Areas Only	Native Grass - Non Irrigated			Noted Per Plan		0 Very Low (VL)			84%	3,515
										100%	4,191

SEE SHEET L2.0 FOR COMMERCIAL SITE INVENTORY CHART.

LICENSURE NOTES:

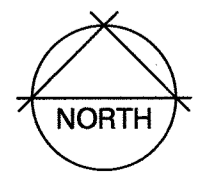
THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL ONLY.
THIS DOCUMENT IS NOT A CONSTRUCTION DRAWING UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD. PROJECTS REQUIRE A STAMPED SET OF CONSTRUCTION DOCUMENTS FOR LANDSCAPE IMPROVEMENT INSTALLATION.

Landscape Architect's Certificate

I, NEIL A. MCCLANE, BEING A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND SPECIFIED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CONSTRUCTION STANDARDS.
NEIL A. MCCLANE LA # 00405
Natural Design Solutions
DATE: 6/14/16

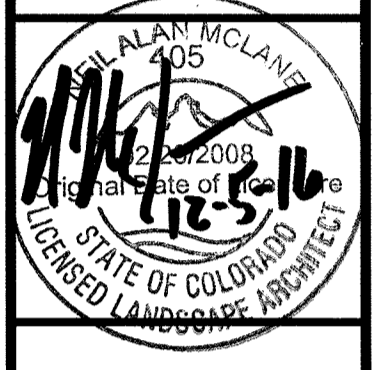
LANDSCAPE PLAN
SITE DEVELOPMENT PLAN
CITADEL STATION, FILING 6, AMEND NO. 9
JOB NO. 15862.00
DATE: 6/14/16
SHEET 4 OF 9
PROJECT NO. SDP16-0023

LANDSCAPE PLAN
SCALE: 1" = 30'



REVISIONS:	
CR Comments:	6/17/16
CD ISSUED:	06/17/16
Agency Cmnt:	07/22/16
Agency Cmnt:	08/12/16

NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation - Design
5539 East Drive, Longmont, CO 80503
(903) 443-0398 - neil@ndscolorado.com



BRONCO HUT
CASTLE ROCK, CO

PROJ. NO.:	
DATE:	04.22.16
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	4 of 9

CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)
SITE DEVELOPMENT PLAN

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.

LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK CHUNK. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES AT 3:1 GRADE).

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (8) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- ROLL TOP STEEL PLANTING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

19. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional YES

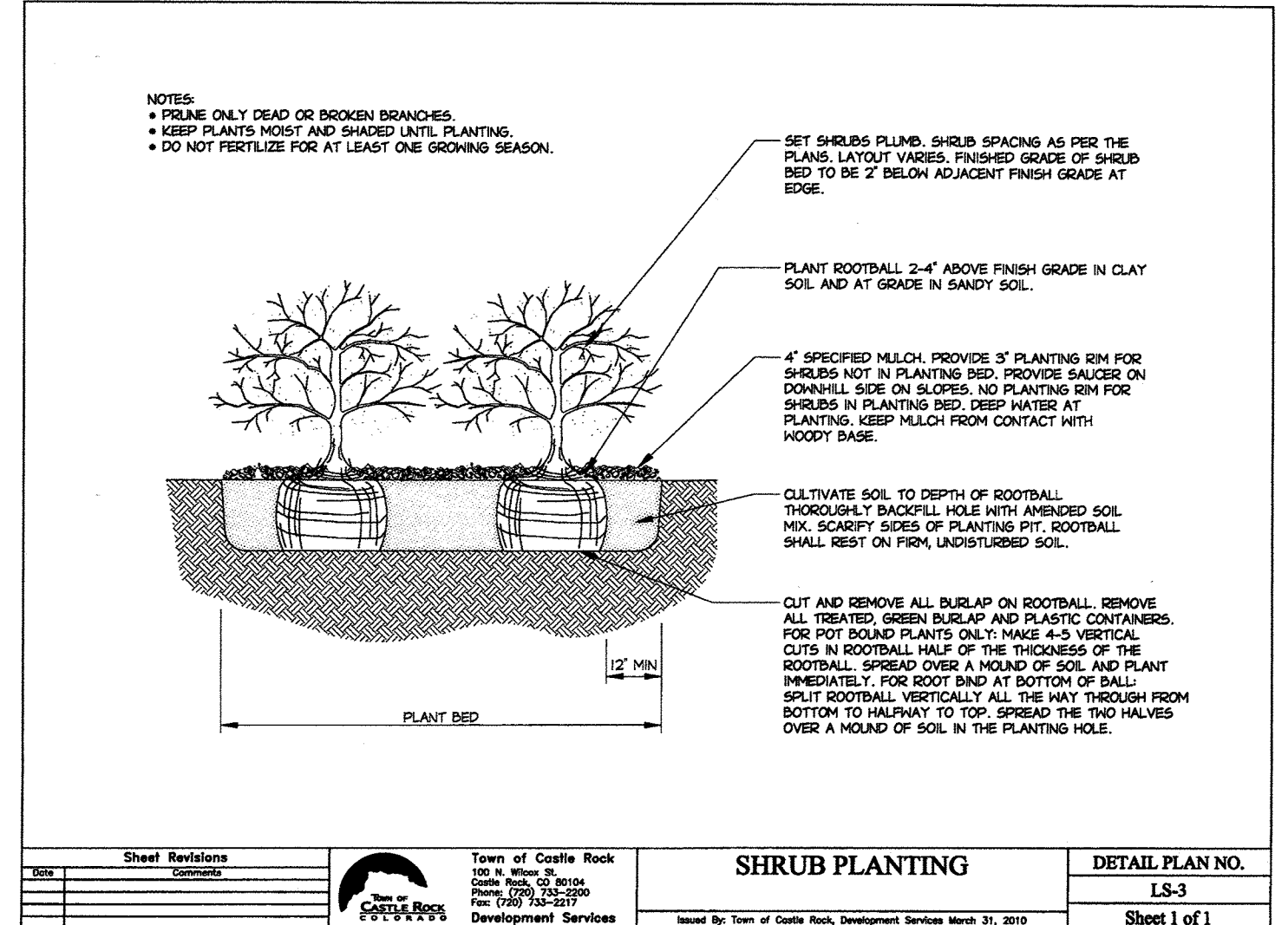
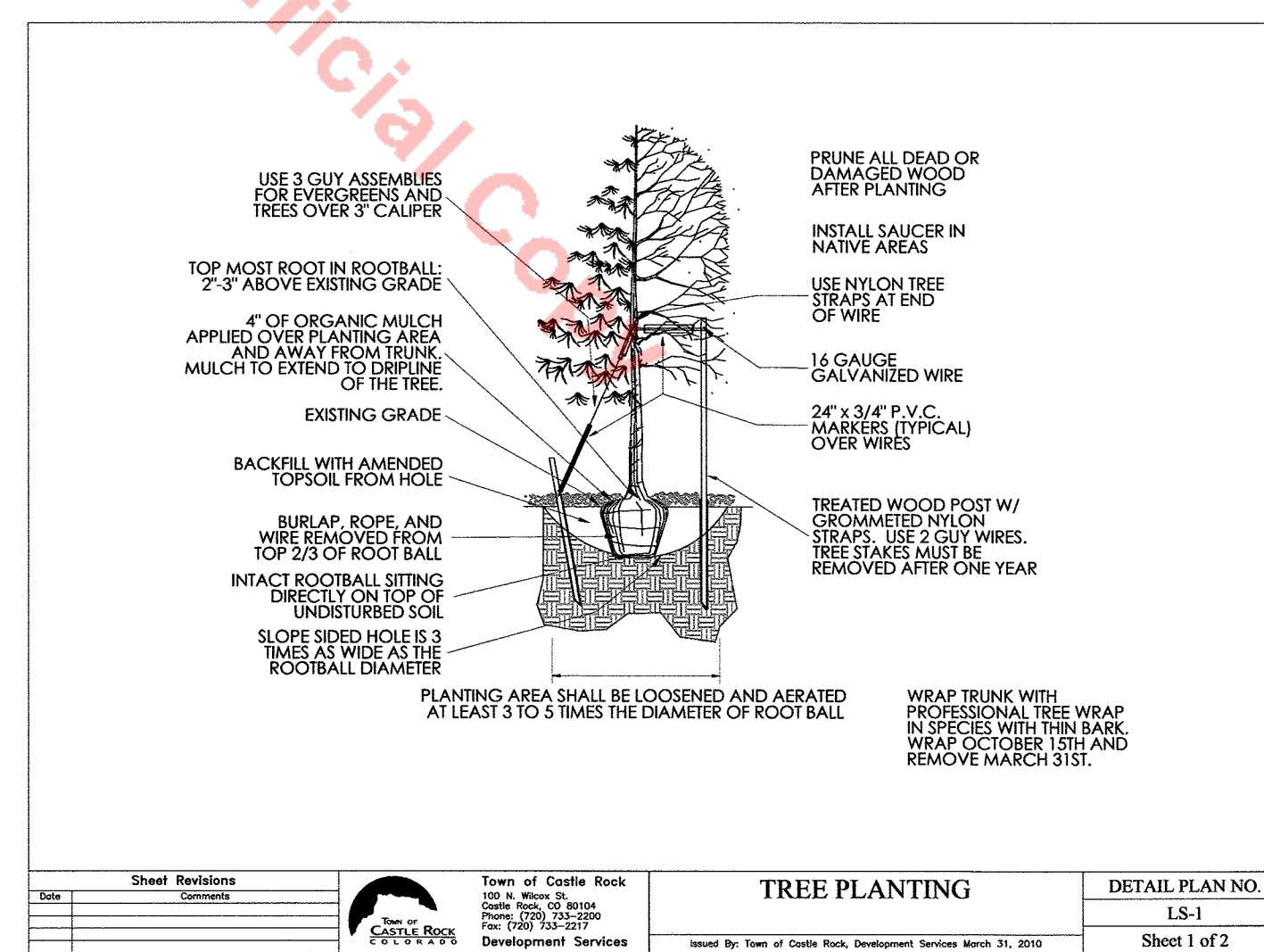
Town of Castle Rock Registration # 16-1607 State of Colorado License Landscape Architect # LA-405

Company Name Natural Design Solutions, Inc. Address 5539 Colt Drive, Longmont, CO 80503

Phone (303) 443-0388 Email neil@ndscolorado.com Date 04/22/2016

PROJECT NAME Bronco Hut

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List (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
79,409 SF Total 30,787 SF scope of work	3,079 SF - Req 3,428 SF - Prov	N/A	Approx 326 SF	6 - Scope of work	6 new + 8 existing*	12	12 new + 12 existing*	4 cy / 1000 sf	Yes No x
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	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
5,754 SF (Scope of work)	575 required; 578 provided	13 Parking	N/A	N/A - Under 40 spaces	N/A	1	1	2	2

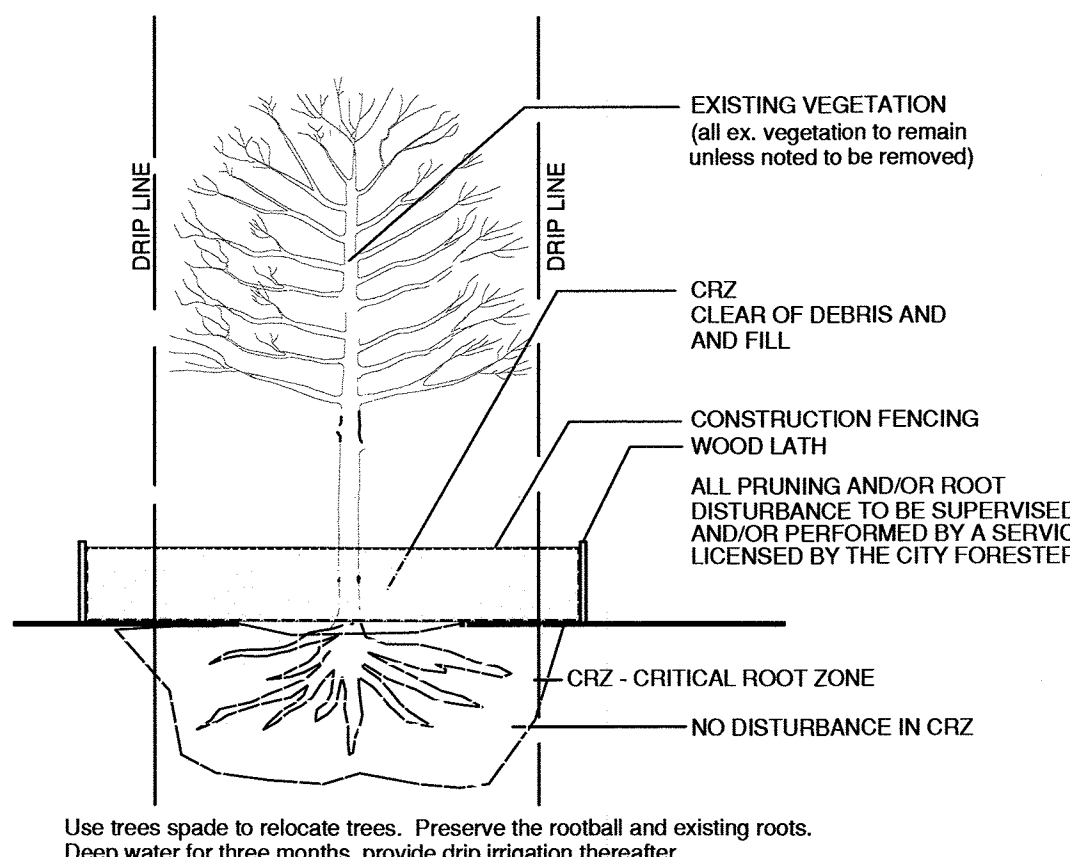


EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BEYOND THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:
PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



TOWN OF CASTLE ROCK LANDSCAPE NOTES

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

TOWN OF CASTLE ROCK IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
- IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
- VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
- NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEETWIDE.
- THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

SOIL AMENDMENTS: Test No.: H2012a, PH = 7.6, SOIL TYPE = Loamy Sand, Organic Material = 0.8%

GROUND PLANE TREATMENT	CLASS I OR AMENDMENT OM	NITROGEN = 4.0 ppm	PHOSPHORUS = 2.8 ppm	POTASSIUM = 137.1 ppm	OTHER K, Ca, Fe, Mn, B or Cu	FERTILIZER	E.C. SALT OR PH TREATMENT	MYCOAPPY ALL PURPOSE	ROTOTILL DEPTH
SODDED TURFGRASS	4 cu.yds./ 1000sf	3 lb. per 1000sf	5 lb. per 1000sf	1 lb. per 1000sf	2 oz. Fe chelate & 2 oz. Zn per 1000 sq.ft.	Biosol: 20 lbs. per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
SEEDED AREAS-NATIVE	4 cu.yds./ 1000sf	N/A	N/A	N/A	N/A	Biosol: 20 lbs. per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
TREES	4 cu.yds./ 1000sf	3 lb. per 1000sf	5 lb. per 1000sf	1 lb. per 1000sf	2 oz. Fe chelate & 2 oz. Zn per 1000 sq.ft.	Biosol: 8 oz. per sq.yd.	n/a	1 oz. per 1" Caliper	6" MIN
SHRUBS	4 cu.yds./ 1000sf	3 lb. per 1000sf	5 lb. per 1000sf	1 lb. per 1000sf	2 oz. Fe chelate & 2 oz. Zn per 1000 sq.ft.	Biosol: 8 oz. per sq.yd.	n/a	2 lbs. per gal. container size	6" MIN

*USE CLASS I COMPOST, BY AT ORGANICS, AND ORGANIC AMENDMENTS AS SPECIFIED BELOW
*ACCEPTABLE FERTILIZERS: For each 1 lb of Nitrogen needed, apply about 2 lb urea, or 5 lb ammonium sulfate, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal pellets per 1000 sq.ft.
For Phosphorus bone meal can be added at 35 lbs/1000 sq.ft.
Potassium can be added as potassium chloride or composted manure.
BIOSOL 8-1-1 ORGANIC FERTILIZER AND MYCOAPPY ALL PURPOSE GRANULAR ARE AVAILABLE AT AMERICAN CLAY WORKS & SUPPLY, DENVER, CO (303) 534-4044. www.americanclayworks.net.

IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ALL AMENDMENTS INSTALLED PRIOR TO FINAL INSPECTION.

Landscape Architect's Certificate

I, NEIL A. MCLANE, BEING A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND SPECIFIED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CONSTRUCTION STANDARDS.

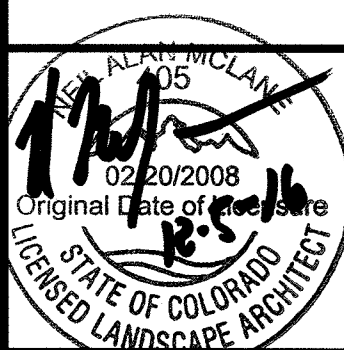
Neil A. McLane DATE 12-5-16
NEIL A. MCLANE, LA # 04045
Natural Design Solutions

LANDSCAPE DETAILS
SITE DEVELOPMENT PLAN
CITADEL STATION, FILING 6, AMEND NO. 9
JOB NO. 15862.00
DATE: 6/14/16
SHEET 5 OF 9
PROJECT NO. SDP16-0023

1
2.0
NOT TO SCALE
TREE PROTECTION DETAIL

REVISIONS:
CR Comments: 6.17.16
CD ISSUED: 08.17.16
Agency Cmnt: 07.22.16
Agency Cmnt: 08.12.16

NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 neil@ndscolorado.com



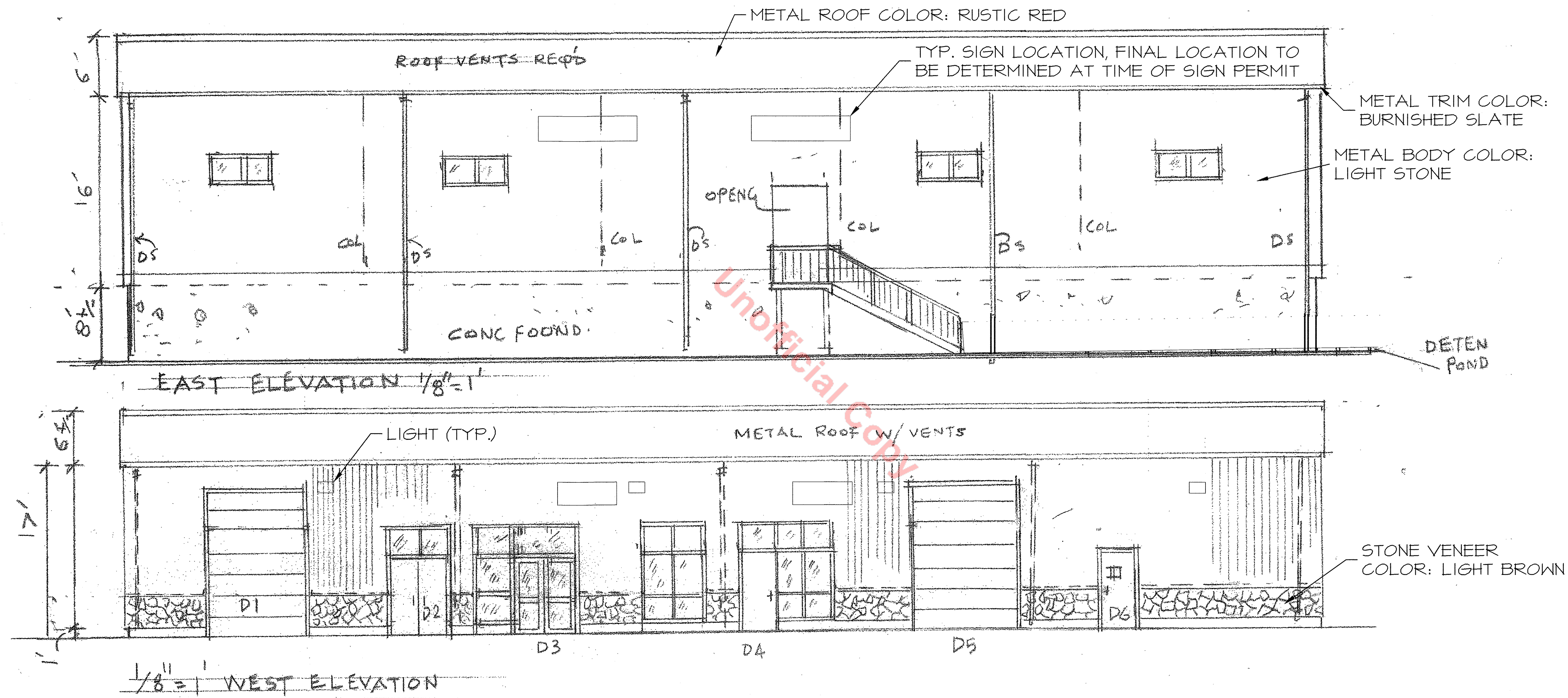
BRONCO HUT
CASTLE ROCK, CO
LANDSCAPE PLAN DETAILS

PROJ. NO.:
DATE: 04.22.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 5 of 9

CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)

SITE DEVELOPMENT PLAN



NOTE:

1. ALL SIGNS MUST MEET TITLE 19 SIGN CODE REGULATIONS.
2. EACH SIGN WILL REQUIRE A SIGN PERMIT.
3. ALL COLORS WILL MATCH EXISTING BUILDING.

BUILDING ELEVATIONS
SITE DEVELOPMENT PLAN
CITADEL STATION FILING 6, AMENDMENT NO. 9
JOB NO. 15862.00
8/30/16
SHEET 6 OF 9

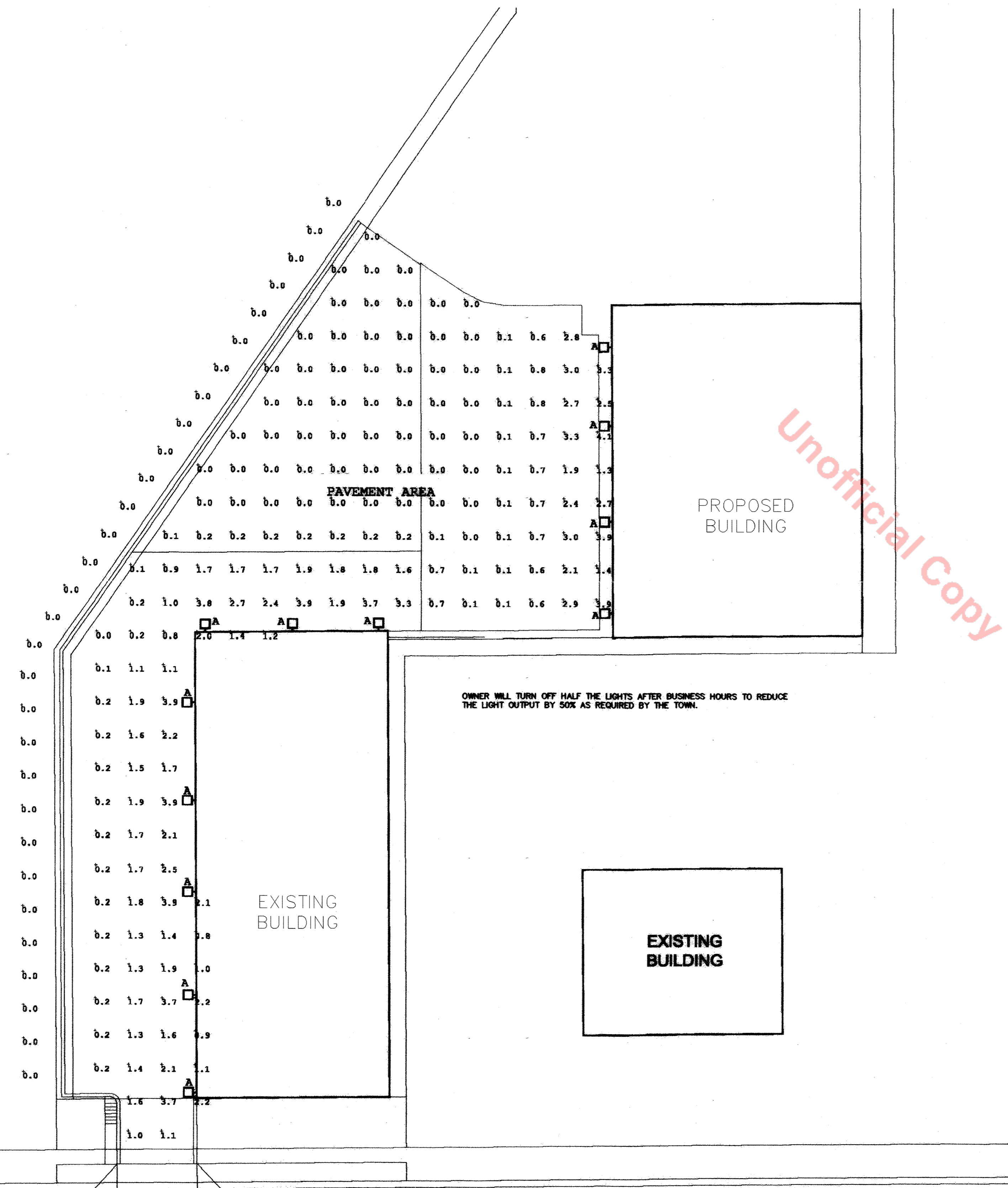
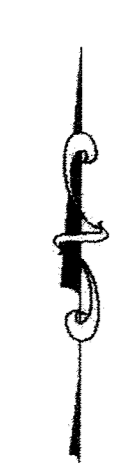


PROJECT NO. SDP16-0023

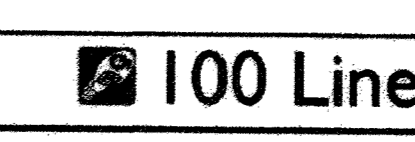
Centennial 303-740-9333 • Colorado Springs 719-593-2533
Fort Collins 970-491-9888 • www.jrengineering.com

CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)
SITE DEVELOPMENT PLAN



Job: _____
Type: _____
Notes: _____



Page 1 of 3 I01 Performance Scence

The Gardco I01 Trapezoidal Wedge high performance scence luminaires are designed to integrate naturally to wall surfaces. The I01 luminaires are available with three (3) different distribution patterns. Each luminaire is designed to accept HID sources up to 175MH and Compact Fluorescent up to (2) 42W. Housings are sealed throughout, completely excluding moisture, dust, insects and contaminants.

I01 luminaires installed in the normal downlight position and with a flat glass lens, provide full cutoff performance.



PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
I01	FT	150MH	120		

PREFIX	DISTRIBUTION
I01	FT Forward Throw Not Available with Fluorescent or IFS sources.
I01EM	WT Wide Throw Not Available with Fluorescent or IFS sources.
I01EMC	MT Medium Throw
I01EMR	

LAMP VOLTAGE CHART - I01	CONFIGURATION CHART - I01EM OR I01EMC																																																																																																																																																																																								
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60CMPE
60 Watt Compact Fluorescent
High performance electronic
ballast. 90° beam angle.
Available in 120V and 277V.
Available in 120V or 277V.

PHILIPS GARDCO

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.
7115-1246510

Luminaire Schedule	Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	I	12	A	SINGLE	6600	1.0	I01-FT-150P

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Proposed Pavement Area		Illuminance	Fc	0.96	4.1	0.0	N.A.	N.A.
10' East Boundary		Illuminance	Fc	0.90	0.0	0.0	N.A.	N.A.

GENERAL LIGHTING PLAN
SITE DEVELOPMENT PLAN
CITADEL STATION FILING 6, AMENDMENT NO. 9
JOB NO. 15862.00
8/30/16
SHEET 7 OF 9



PROJECT NO. SDP16-0023

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

CITADEL STATION FILING 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

(AN AMENDMENT TO THE GENERAL SITE PLAN FOR LOT 1-A, CITADEL STATION FILING NO. 6, 8TH AMENDMENT)
SITE DEVELOPMENT PLAN

IRRIGATION NOTES:

1. ALL TREES NOT CONNECTED TO PERMANENT DRIP IRRIGATION SYSTEM WILL BE IRRIGATED WITH TREEGATOR SLOW RELEASE WATERING BAGS.
2. ONE TREEGATOR BAG PER TREE.
3. TREES TO BE IRRIGATED BY BAGS FOR TWO YEARS OR UNTIL ESTABLISHED.
4. TO BE PERMANENTLY IRRIGATED BY DRIP EMITTERS FROM EXISTING SYSTEM

EXISTING

ANNUAL IRR WATER USE CALC'S L/M 1112 G/YR

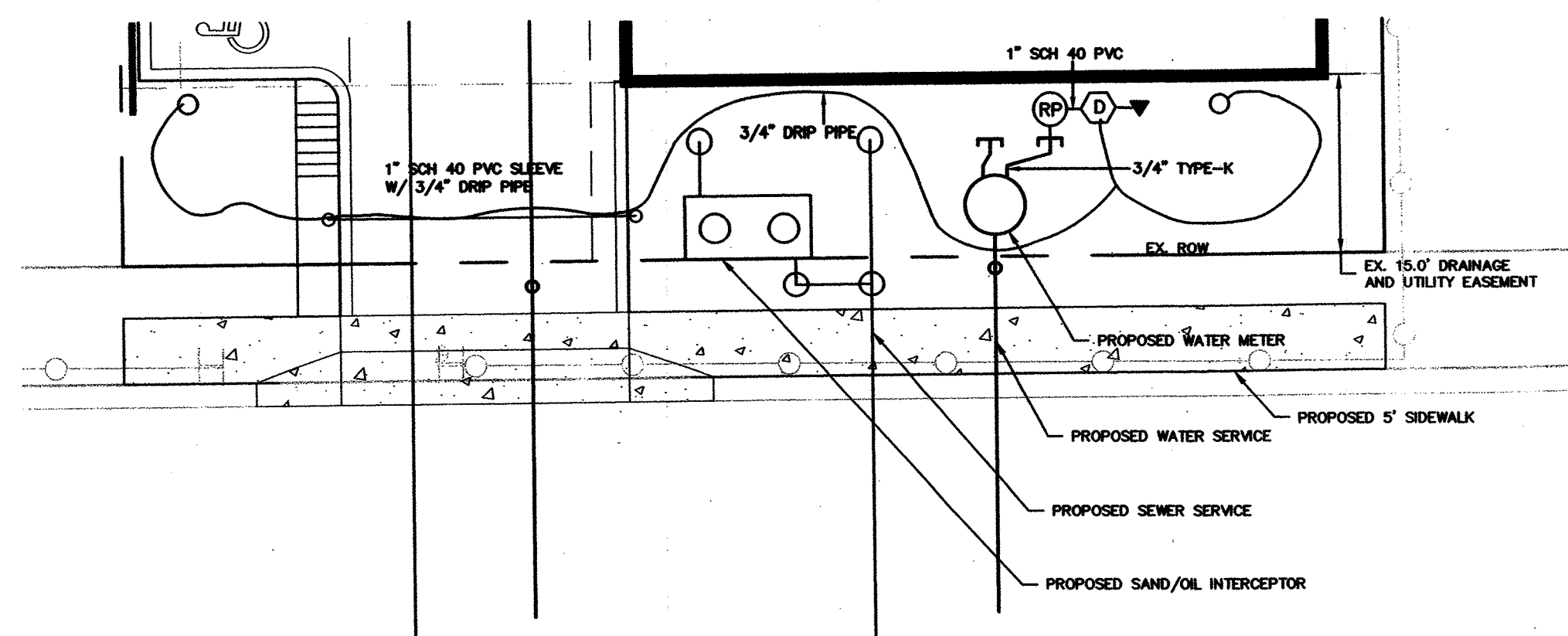
4 TREES @ 13 SQ.FT.-52 SQ.FT. X 12" X 0.623	= 388 GAL
12 SHRUBS @ 7 SQ.FT.-84 SQ.FT. X 12" X 0.623	= 627 GAL

SEASONAL WATER USE AND PEAK FLOW PROJECTION

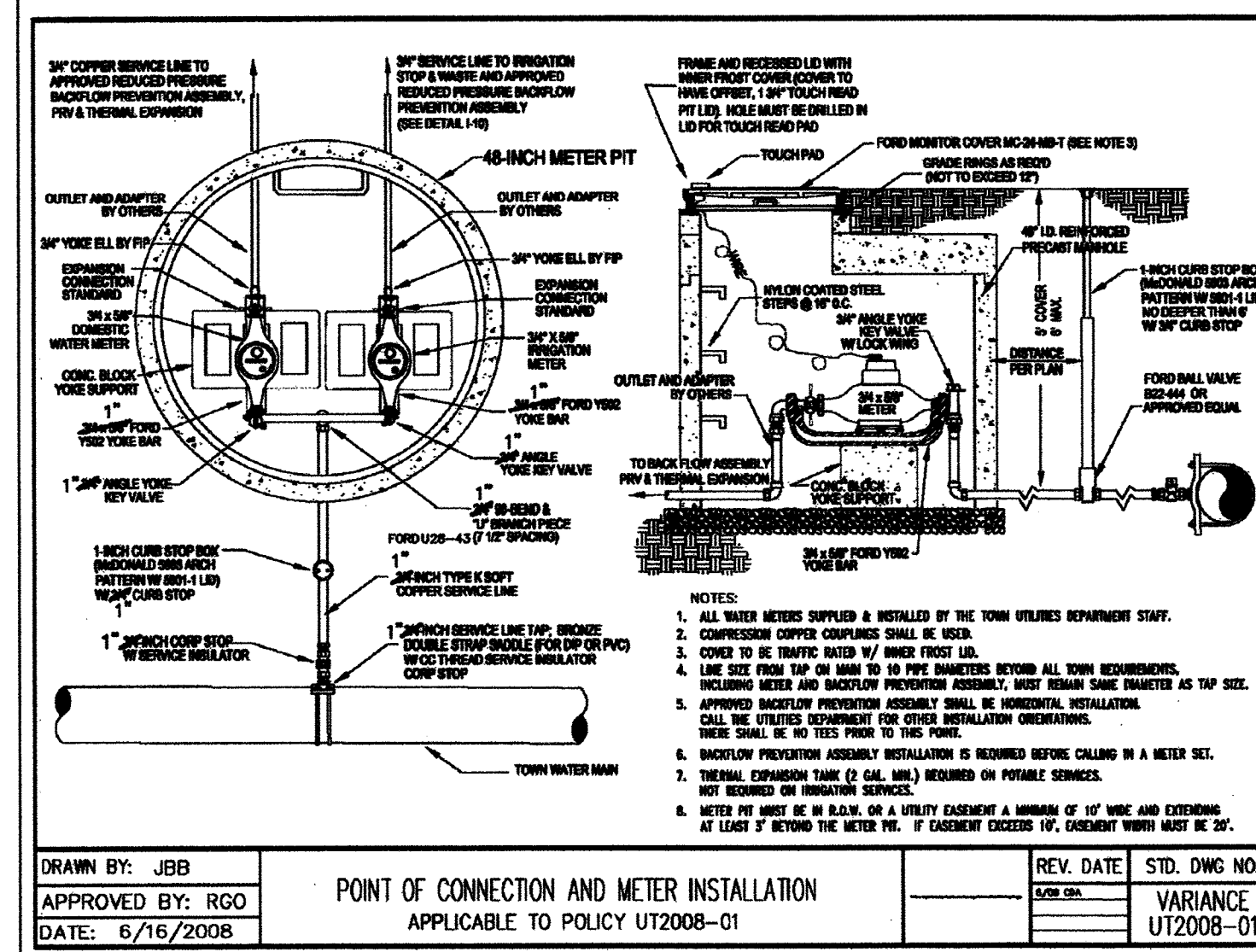
DESCRIPTION	IRR. ACRES	MONTH	IN./MO.	%	MONTHLY
IRRIGATED TREES/SHRUBS (136 SQ.FT.)	0.004/AC	APRIL	0.72	21	73
		MAY	1.44	42	145
		JUNE	2.24	64	228
		JULY	2.88	100	292
		AUGUST	2.48	70	252
		SEPT.	1.52	42	155
		OCT.	0.72	21	73

- IRRIGATION LEGEND: 136 SQ.FT. DRIP
- M 3/4" METER W/ 3/4" TEE, AND 3/4" STOP-N-WASTE: BY OTHERS AVAILABLE: 28 GPH @ 30 PSI
 - 3/4" FEBCO B15 YA W/ GUARDSHACK ENCLOSURE
 - IRRITROL RAIN-DIAL CONTROLLER W/ WIRELESS RAIN SENSOR
 - 3/4" RAINBIRD XCZ 075 DRIP VALVE ASSEMBLY
 - 3/4" RAINBIRD 44 RC QUICK COUPLING VALVE
 - DRIP BLOW-OUT

EXISTING



EXISTING



EXISTING

IRRIGATION CHART

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
					(GPM)	(GPM)	(inches)	(minutes)	(hours:minutes)	(gallons)
EX-1	High	Blue Grass	1/2" 1500 RPM PIP	1/2"	1.25	10	0	180	20	3600
EX-2	Low	Blue Grass	1/2" 1500 RPM PIP	1/2"	0.75	10	0	180	15	2700
1	Low	Blue Grass	1/2" 1500 RPM PIP	1/2"	0.75	10	0	180	15	2700
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