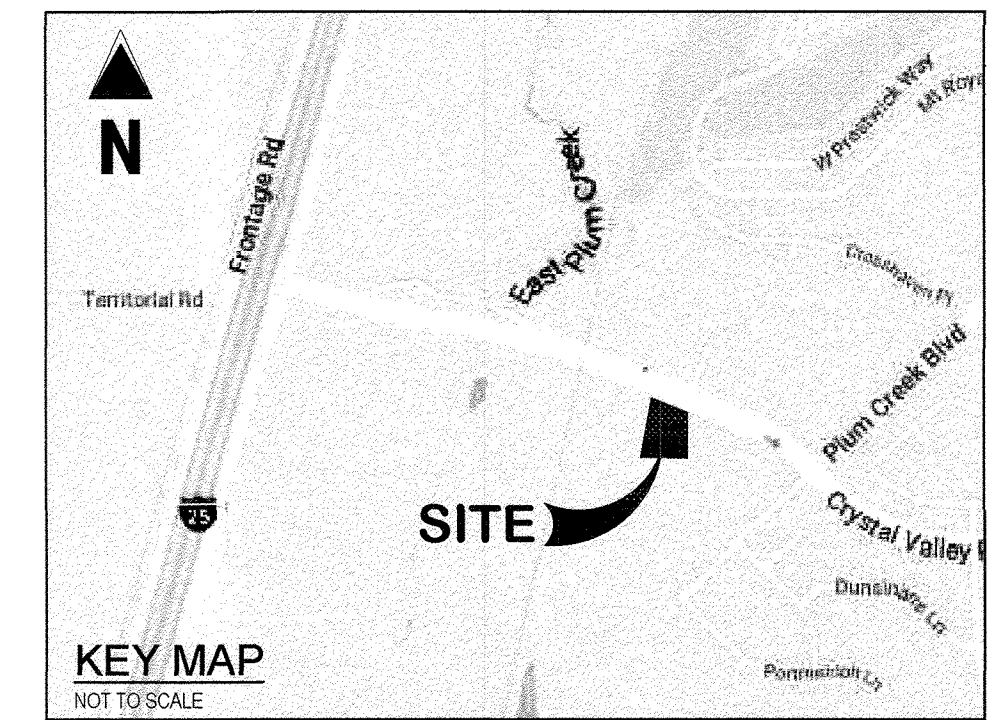
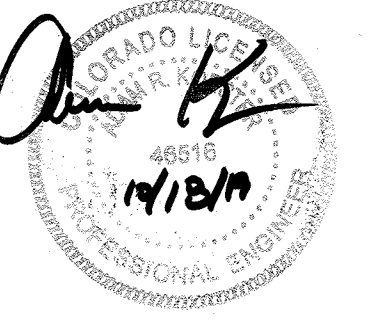


SITE DEVELOPMENT PLAN AMENDMENT

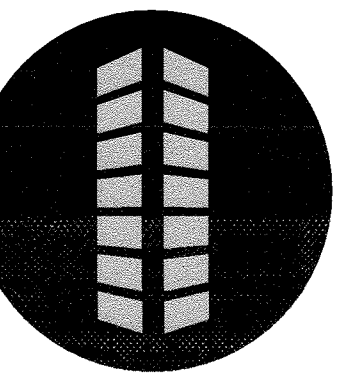
HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6
 LOT 1B, BLOCK 2, HECKENDORF RANCH FILING NO. 2 LOCATED IN THE SOUTHEAST 1/4 OF
 SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



6162 S. Willow Drive, Suite 320
 Greenwood Village, CO 80111
 303.770.8884
 GallowayUS.com



COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

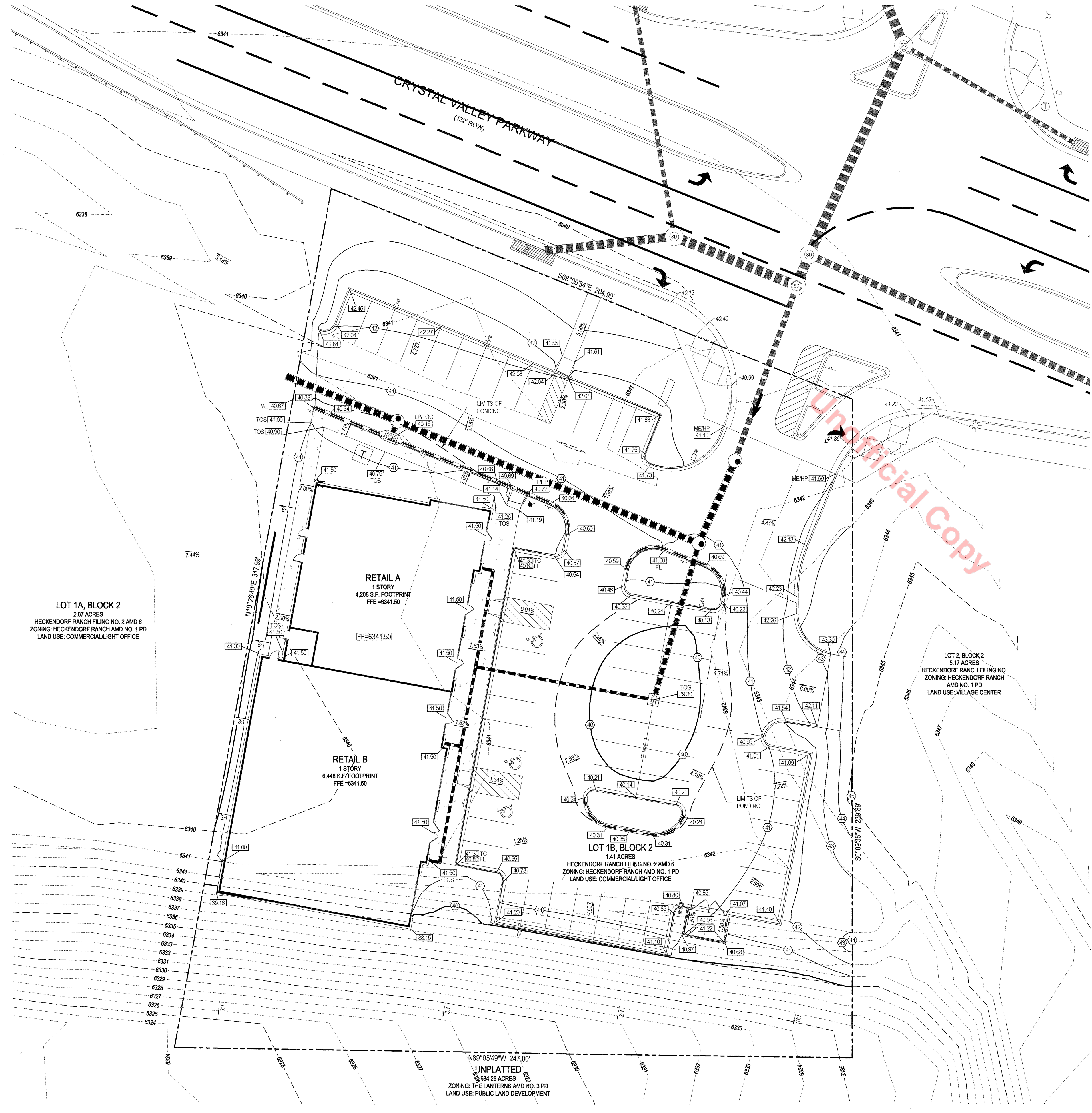
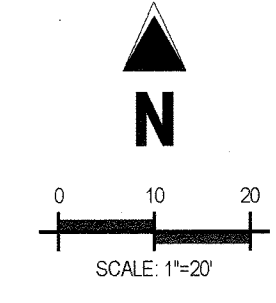


SITE DEVELOPMENT PLAN
LOT 1B, BLOCK 2
HECKENDORF RANCH FILING NO. 2
CRYSTAL VALLEY PKWY & S PLUM CREEK BLVD
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	2/21/19	SOP 2ND SUBMITTAL	ARK
2	3/25/19	SOP FINAL SUBMITTAL	ARK
3	5/30/19	SOPICD UPDATE	ARK
4	7/11/19	SOPICD UPDATE	ARK
5	8/21/19	SOPICD UPDATE	ARK
6	9/11/19	SOPICD UPDATE	ARK
7	9/24/19	FINAL SUBMITTAL	ARK

Project No: RBH000001
 Drawn By: EVR
 Checked By: ARK
 Date: 11/30/18

GRADING PLAN



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY LINE
- PROPOSED EASEMENT BOUNDARY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED MANHOLE COVER
- SIDEWALK
- ⊙ EXISTING SITE LIGHT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ PROPOSED INLET
- ⊙ EXISTING INLET
- ⊙ PROPOSED TRANSFORMER
- 1 PARKING COUNT

GRADING LEGEND

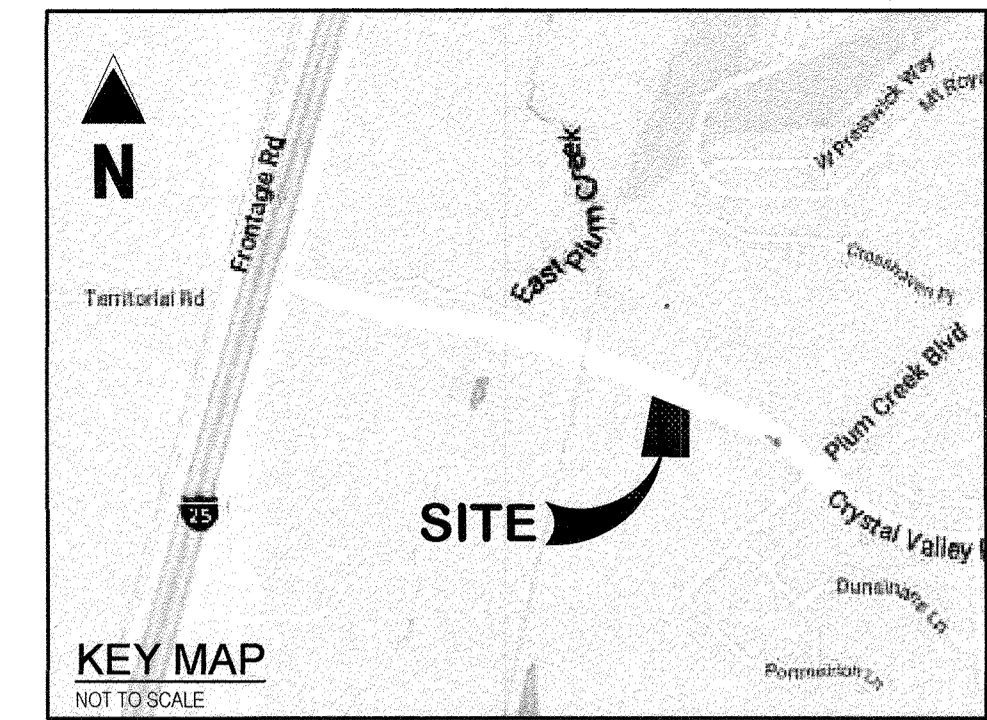
- 45 EXISTING CONTOUR
- 46 PROPOSED CONTOUR
- MAX PONDING DEPTH
- 45.0 PROPOSED SPOT ELEVATION
- 45.5 TC PROPOSED TOP OF CURB ELEVATION
- 45.0 FL PROPOSED FLOWLINE ELEVATION
- FFE FINISHED FLOOR ELEVATION
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- TOG TOP OF GRATE
- TOS TOP OF SLAB
- FL FLOW LINE

NOTES

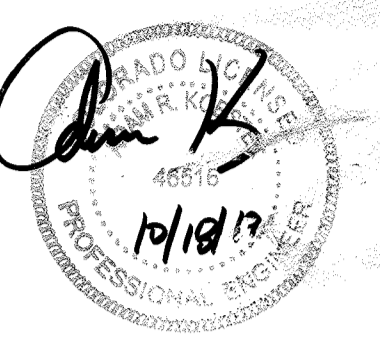
- ALL 6300 FEET TO ALL SPOT ELEVATIONS.
- ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

SITE DEVELOPMENT PLAN AMENDMENT

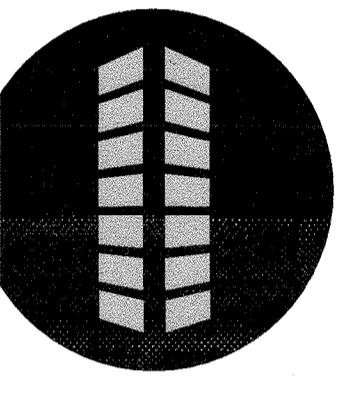
HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6
LOT 1B, BLOCK 2, HECKENDORF RANCH FILING NO. 2 LOCATED IN THE SOUTHEAST 1/4 OF
SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



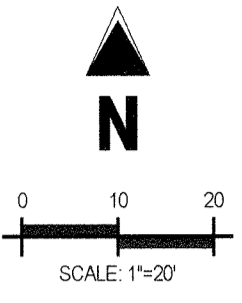
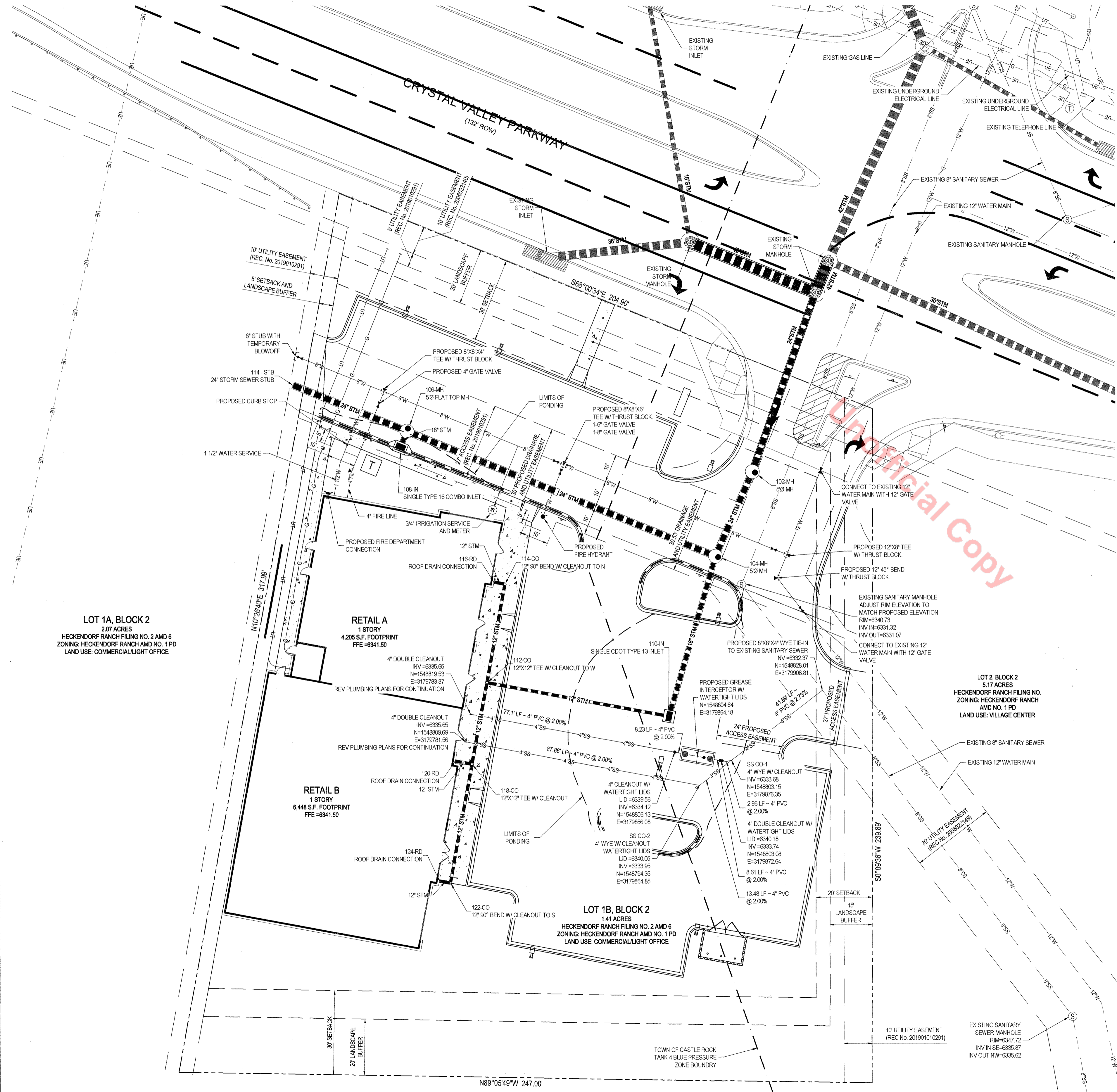
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



SITE DEVELOPMENT PLAN
LOT 1B, BLOCK 2
HECKENDORF RANCH FILING NO. 2
CRYSTAL VALLEY PKWY & S PLUM CREEK BLVD
CASTLE ROCK, COLORADO



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY LINE
- PROPOSED EASEMENT BOUNDARY LINE
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE COVER
- SIDEWALK
- EXISTING STREET LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED INLET
- EXISTING INLET
- PROPOSED TRANSFORMER
- SITE LIGHT

UTILITY LEGEND

- 12" W - EXISTING WATER LINE
- 8" SS - EXISTING SANITARY SEWER
- 4" SS - PROPOSED SANITARY SEWER
- 8" W - PROPOSED WATER LINE
- 4" FL - PROPOSED FIRE LINE
- 1 1/2" W - PROPOSED WATER SERVICE LINE
- X" STS - EXISTING STORM SEWER
- X" STS - PROPOSED STORM SEWER
- G - EXISTING GAS LINE
- G - PROPOSED GAS LINE
- UE - EXISTING UNDERGROUND ELECTRICAL
- UE - PROPOSED UNDERGROUND ELECTRICAL
- UT - EXISTING UNDERGROUND TELEPHONE
- UT - PROPOSED UNDERGROUND TELEPHONE

UTILITY NOTES

- STORMWATER DETENTION AND WATER QUALITY FOR THIS PROPERTY IS PROVIDED WITHIN HECKENDORF RANCH STORMWATER POND 1. NO ADDITIONAL STORMWATER DETENTION OR WATER QUALITY IS REQUIRED FOR THIS DEVELOPMENT.
- 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 BLUE WATER PRESSURE ZONE.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100-YEAR FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE THE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE: [HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
- CONTRACTOR TO ENSURE A MINIMUM OF 5' OF COVER OVER WATERLINES.
- ALL SANITARY TOILETS AND MANHOLE 5'0" ARE TO BE WATER TIGHT.

BENCHMARK

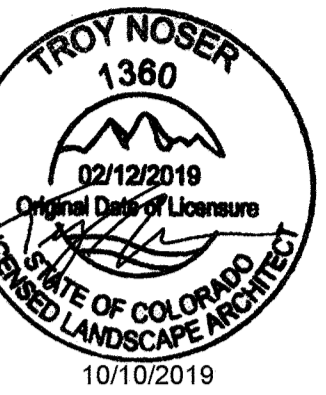
BENCHMARK IS NGS POINT "X 386" THE MONUMENT IS A STEEL ROD WITH A PUNCH MARK INSIDE OF A PVC PIPE SET IN CONCRETE. ACCESS TO THE MONUMENT IS THROUGH A 6" LOGO CAP LOCATED 0.25 MI (0.40 KM) SOUTH OF THE INTERSECTION OF DOUGLAS LAKE LEADING EAST, 121.1 FT (36.9 M) EAST OF THE CENTERLINE OF THE NORTH BOUND LINES OF INTERSTATE 25, 66 FT (20.4 M) SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT (11.6 M) EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT (1.7 M) NORTH OF A UTILITY POLE ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT (0.3 M) WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. ELEVATION=6365.09, NAVD 88.

Project No:	RBH000001
Drawn By:	EVR
Checked By:	ARK
Date:	11/30/18

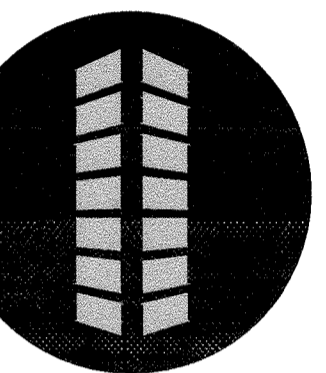
UTILITY PLAN

SITE DEVELOPMENT PLAN AMENDMENT

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6
 LOT 1B, BLOCK 2, HECKENDORF RANCH FILING NO. 2 LOCATED IN THE SOUTHEAST 1/4 OF
 SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



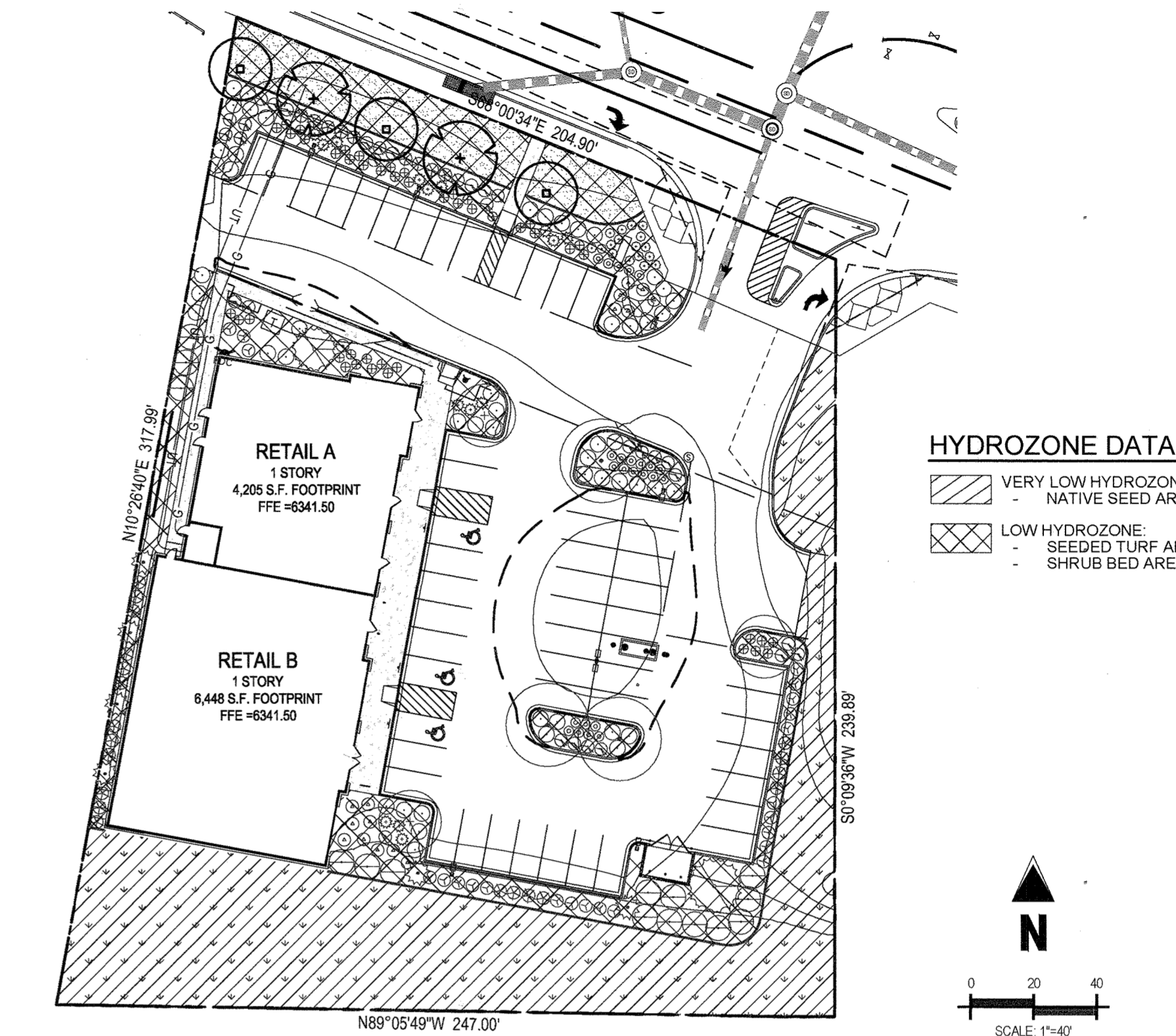
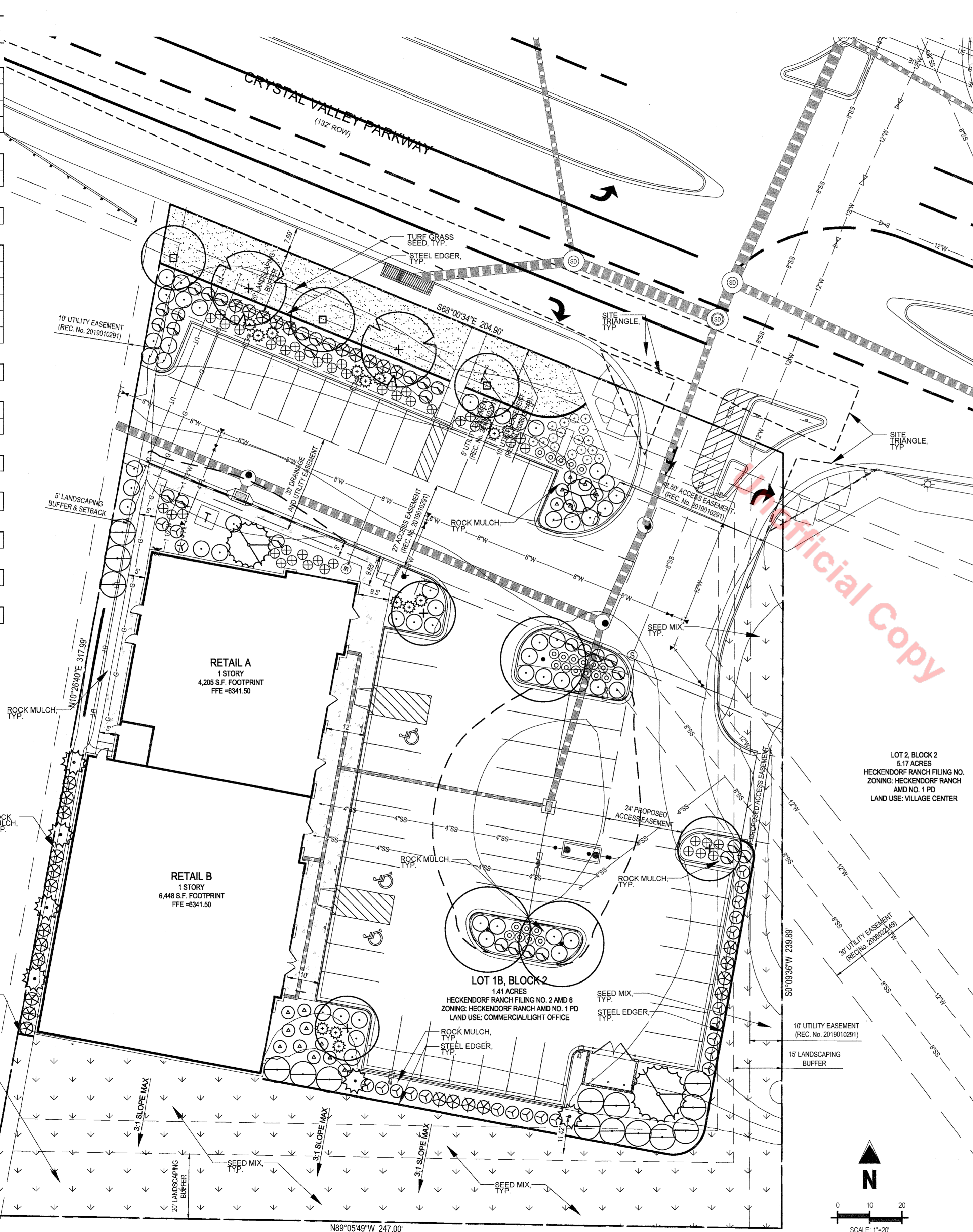
COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



SITE DEVELOPMENT PLAN
LOT 1B, BLOCK 2
HECKENDORF RANCH FILING NO. 2
CRYSTAL VALLEY PKWY & S PLUM CREEK BLVD
CASTLE ROCK, COLORADO

PLANTING LEGEND

QTY	PLANTING SIZE (MINIMUM)	WATER USE (V.L.M.F.)
DECIDUOUS TREES		
3	2.5" CAL. B&B	L
3	2.5" CAL. B&B	L
2	2.5" CAL. B&B	L
3	2.5" CAL. B&B	L
EVERGREEN TREES		
8	8" HEIGHT B&B	L
2	8" HEIGHT B&B	L
ORNAMENTAL TREES		
1	1.5" CAL. B&B	L
DECIDUOUS SHRUBS		
12	#5 CONT. 18-24"	VL
30	#5 CONT. 18-24"	VL
30	#5 CONT. 18-24"	VL
16	#5 CONT. 18-24"	VL
52	#5 CONT. 18-24"	VL
23	#5 CONT. 18-24"	L
EVERGREEN SHRUBS		
15	#5 CONT. 18-24"	L
ORNAMENTAL GRASSES		
45	#3 CONT.	L
24	#3 CONT.	L
PERENNIALS		
17	#1 CONT.	L
TURF GRASS SEED		
2,394 SF	TURF GRASS SEED	L
MULCH		
8,561 SF	MULCH	N/A
EDGING		
400 LF	EDGING	N/A
SEED		
11,909 SF	NATIVE GRASS SEED	VL



CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT NAME (COMMON)	APP. RATE (INCHES/MONTH)	ZONE (V. LOW, LOW, MODERATE, HIGH)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ. FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR X IA / TA)
SEED	WESTERN NATIVE SEED	1.5 IN/MONTH	LOW	52.0%	11,909 SF	1.5	22,864 SF	0.78
TURF SEED	LOW MAINTENANCE TURF SEED	1.75 IN/MONTH	LOW	10.3%	2,394 SF	1.75	22,864 SF	0.18
DRIP	SHRUB BED (IRRIGATION, FABRIC, ROCK MULCH & EDGER)	1.5 IN/MONTH	LOW	37.7%	8,561 SF	1.5	22,864 SF	0.56
TOTAL OF THE CLWUR:				100.0%	22,864 SF		22,864 SF	1.52

COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS SEED MIX PER TOCR (AREA IN SQ. FT.)	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	TREES REQUIRED	TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (4 CU. YDS / 1000 SQ. FT.)	SEPARATE IRRIGATION SERVICES CONNECTIONS
1.41 AC 61,420 SF	6,142 SF REQUIRED LANDSCAPE AREA 22,864 SF PROPOSED LANDSCAPE AREA	2,394 SF LOW GROW MIX	3,391 SF	13	15	26	155	22	YES
PARKING LOT (AREA IN SQ. FT.)	PARKING LOT LANDSCAPE AREA (SQ. FT.)	# OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ. FT.)	# OF INTERIOR LANDSCAPE ISLAND	MIN. WIDTH OF INTERIOR LANDSCAPE ISLANDS	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
20,933 SF	REQUIRED: 2,093 SF PROVIDED: 4,012 SF	54	1,431 SF	2	11.0'	5	5	10	83

* 1 TREE PER 40' STREET FRONTAGE (160 LF); REQUIRED TREES - 4, REQUIRE SHRUBS - 16
 PROPOSED TREES - 5, PROPOSED SHRUBS - 26

LANDSCAPE DATA:

TOTAL SITE AREA	100.0%	61,420 SF
REQUIRED LANDSCAPE MINIMUM	10.0%	6,142 SF
PROVIDED LANDSCAPE	37.0%	22,864 SF
PROVIDED LANDSCAPE TURF	0.0%	0 SF

MINIMUM LANDSCAPE REQUIREMENTS:
 A MINIMUM OF (2) TWO LARGE CANOPY TREES AND (4) FOUR SHRUBS FOR EACH 1000 S.F. OF REQUIRED LANDSCAPE AREA. (1) ONE ADDITIONAL TREE MAY BE SUBSTITUTED IN LIEU OF EACH (4) FOUR SHRUBS REQUIRED.

REQUIRED:	
8,142 SF/1000 S.F. LANDSCAPE AREA =	6.1
REQUIRED TREES 6.1 x 2 =	12.2
REQUIRED SHRUBS 6.1 x 4 =	24.4
PROVIDED:	
TREES (60.8% DECIDUOUS, 39.1% EVERGREEN)	20
SHRUBS (92.6% DECIDUOUS, 7.4% EVERGREEN)	181
PERENNIALS/GRASSES	69
IRRIGATED SOD AREA	0 S.F. (0%)
IRRIGATED SEED AREA	14,303 S.F. (62.4%)
SHRUB & MULCH AREA	8,561 S.F. (37.6%)
LIVING GROUND COVER	20,502 S.F. (89.7%)
NON-LIVING GROUND COVER	2,362 S.F. (10.3%)

TOTAL STEEL EDGING (CASTLE ROCK REQUIRED LANDSCAPE EDGING TO BE ROLLED OR CAPPED) 400 LF

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT TIM NELSON #15-1994
 TOWN OF CASTLE ROCK REGISTRATION NUMBER LA-122
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

#	Date	Issue / Description	Init.
1	2/22/19	SDP 2ND SUBMITTAL	ARK
2	3/25/19	SDP FINAL SUBMITTAL	ARK
3	5/30/19	SDP/CD UPDATE	ARK
4	7/11/19	SDP/CD UPDATE	ARK
5	8/21/19	SDP/CD UPDATE	ARK
6	9/11/19	SDP/CD UPDATE	ARK
7	9/24/19	FINAL SUBMITTAL	ARK

Project No: RBH000001
 Drawn By: EVR
 Checked By: ARK
 Date: 11/30/18

LANDSCAPE PLAN

SDP18-0059 SITE DEVELOPMENT PLAN
 LOT 1B, BLOCK 2, HECKENDORF RETAIL

SITE DEVELOPMENT PLAN AMENDMENT

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6
 LOT 1B, BLOCK 2, HECKENDORF RANCH FILING NO. 2 LOCATED IN THE SOUTHEAST 1/4 OF
 SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

6162 S. Willow Drive, Suite 320
 Greenwood Village, CO 80111
 303.770.8884
 GallowayUS.com

PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF ANY UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING

- GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL REQUIRE INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 16 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER THOUSAND SQUARE FEET. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- PLANTING
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHARED AND FULL TO THE GROUND UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND ROCK MULCH LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1/8" THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH ROCK MULCHES SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE LEFT SHOWING.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH. TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER. OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #07-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TOWN OF CASTLE ROCK'S CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

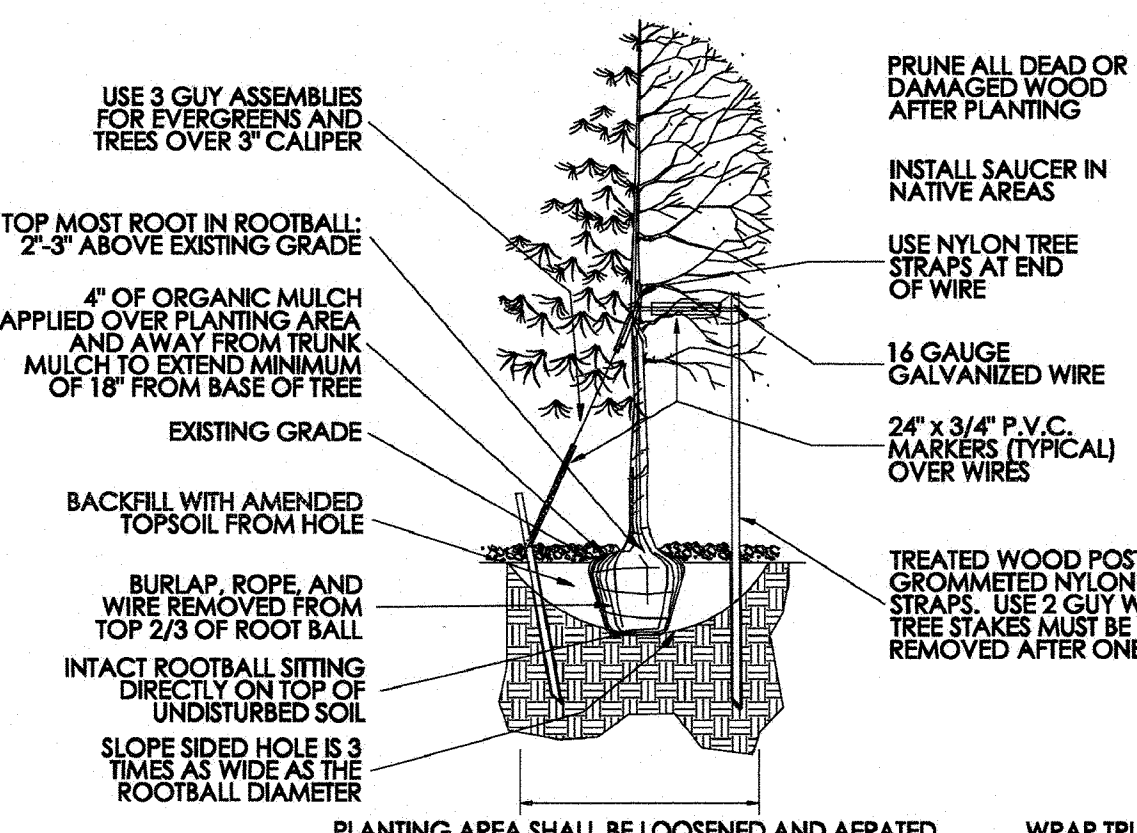
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET 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. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
- 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 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.
- 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 WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 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 A CONTIGUOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL MEET ALL TOWN OF CASTLE ROCK MAINTENANCE REQUIREMENTS AND SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHALL BEGIN AFTER ACCEPTANCE OF THE WORK.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

IRRIGATION CONCEPT

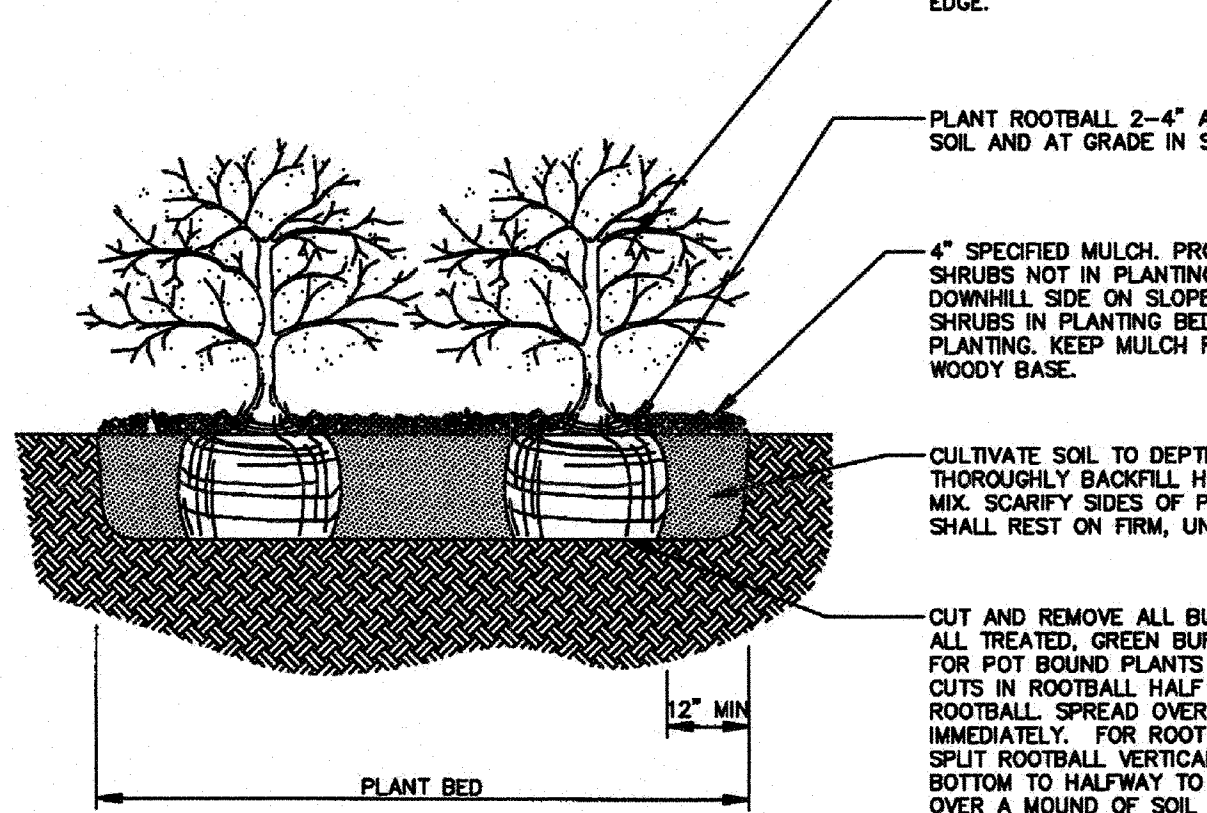
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS AS SHOWN ON THE PLANS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS, WATCHED POSSIBLE RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.



1 TREE PLANTING

SCALE: NO TO SCALE

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - KEEP PLANTS MOIST AND SHADDED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



2 SHRUB PLANTING

SCALE: NO TO SCALE

3 PERENNIAL / ORNAMENTAL GRASS PLANTING

SCALE: NO TO SCALE

SEED NOTES

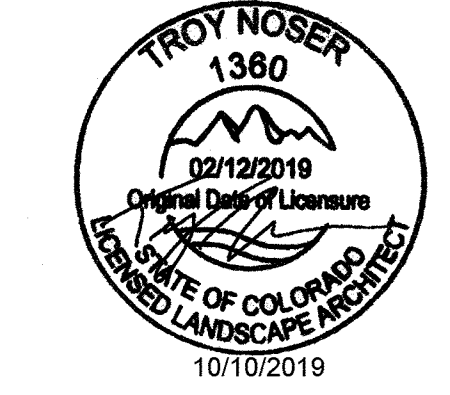
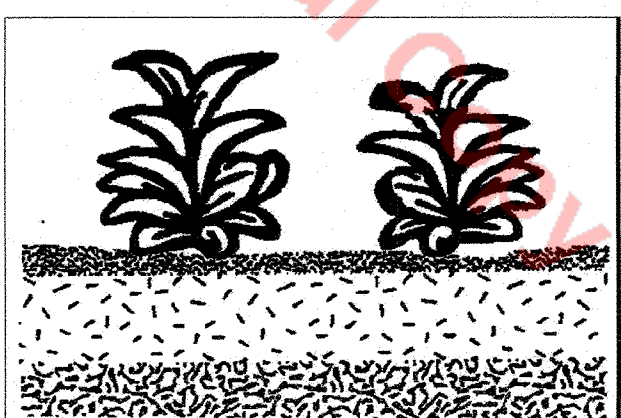
- ALL SEED MIXES AVAILABLE THROUGH:
 - SUFFALO BRAND SEED
 - 101 EAST 4TH STREET ROAD
 - GREELEY, CO 80631
 - (800) 421-4234
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDING. SEEDS NOT IN PLANTING BED. THE SEED BED AFTER SEEDING, THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

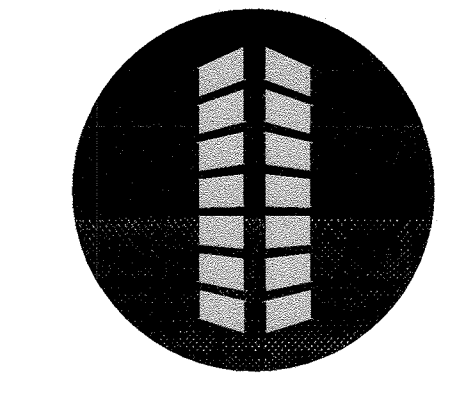
- POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS.

NATIVE SEED MIX ON STREETSAPES IN SAPPHIRE POINT

% COMMON NAME	AMOUNT
40% ARRIBA WESTERN WHEATGRASS	19.2LBS/ACRE
20% LODORIM GREEN NEDDLEGRASS	6.0LBS/ACRE
20% LOVINGTON BLUE GRAMA	1.8LBS/ACRE
10% PASTURA LITTLE BLUESTEM	2.1LBS/ACRE
5% VAUGHN SIDAEDATS GRAMA	1.5LBS/ACRE
5% SHARPS BUFFALOGRASS	3.0LBS/ACRE



COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



SITE DEVELOPMENT PLAN
 LOT 1B, BLOCK 2
 HECKENDORF RANCH FILING NO. 2
 CRYSTAL VALLEY PKWY & S PLUM CREEK BLVD
 CASTLE ROCK, COLORADO

#	Date	Issue / Description	Int.
1	2/21/19	SOP 2ND SUBMITTAL	ARK
2	3/25/19	SOP FINAL SUBMITTAL	ARK
3	5/30/19	SOP/CD UPDATE	ARK
4	7/1/19	SOP/CD UPDATE	ARK
5	8/21/19	SOP/CD UPDATE	ARK
6	9/11/19	SOP/CD UPDATE	ARK
7	9/24/19	FINAL SUBMITTAL	ARK

Project No: RBH000001
 Drawn By: EVR
 Checked By: ARK
 Date: 11/30/18

LANDSCAPE NOTES & DETAILS

