

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

## LOT 1A, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I

### 2ND AMENDMENT OF THE MEADOWS FILING 20 - FINAL PD SITE PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## SDP20-0035

**LEGAL DESCRIPTION**  
A PARCEL OF LAND BEING ALL OF LOT 1A, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT 7 FINAL PLAT AS RECORDED UNDER RECEPTION NO. 2016074705 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 7 PLAT, RECORDED AT RECEPTION NO. 2016074705 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING MONUMENTED AT THE WEST END BY A BROKEN NAIL WITH MISSING TAG, BEING MONUMENTED AT THE EAST END BY A NAIL WITH BRASS TAG STAMPED: PLS 10734, BEARING NORTH 87°26'17" WEST.

**BENCHMARK**  
BENCHMARK IS NGS POINT NO. K23. THE MONUMENT IS A 3.25" BRASS CAP INSIDE A CONCRETE POST. ELEVATION=5984.83, NAVD88.

**PURPOSE STATEMENT**  
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO MITIGATE ONGOING FLOODING DRAINAGE ISSUES IN THE SOUTHERN PART OF THE LOT 1A, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I. ADDITIONAL DRAINAGE INFRASTRUCTURE IS PROPOSED AS WELL AS THE ADDITION OF A FREESTANDING RETAINING WALL TO ELIMINATE OFF-SITE FLOWS OVERTOPPING THE CURB ADJACENT TO THE SITE.

**OWNERSHIP CERTIFICATION**  
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

*[Signature]*  
AVB MEADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: CHARLES STRONG, PRESIDENT  
SIGNED THIS 4th DAY OF December, 2020

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December, 2020 BY Janice Diane Pope, NOTARY PUBLIC OF AVB MEADOWS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC - JANICE DIANE POPE  
MY COMMISSION EXPIRES: July 29, 2023

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
THIS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:15 A.M. ON THE 14th DAY OF May, 2021 AT RECEPTION NO. 2021062152.

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Dana L. Bonham, DEPUTY

**CIVIL ENGINEER'S STATEMENT**  
I, Rachel L. Patton, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

RACHEL PATTON, PE 59450  
DATE: 11-10-2020

**SURVEYOR'S CERTIFICATE**  
I, MIGUEL A. ROMERO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE BOUNDARY AND RIGHT OF WAY LINES ON THIS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 ARE SHOWN ACCURATELY. THE LINES WERE DETERMINED BY SURVEY AND FIELD MEASUREMENTS UNDER MY SUPERVISION AND CHECKED.

MIGUEL A. ROMERO, PLS 58164  
DATE: 11-6-2020

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
THIS SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 13th DAY OF May, 2021.

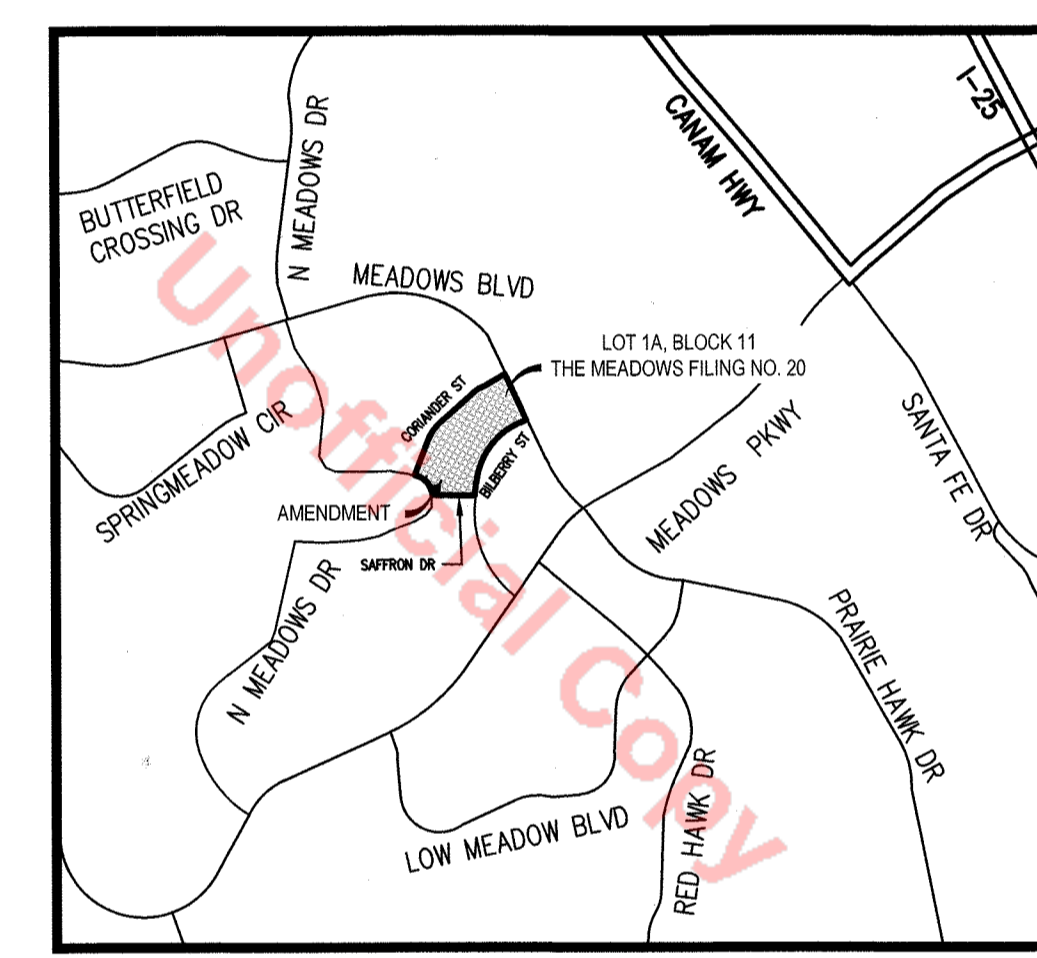
*[Signature]*  
DIRECTOR OF DEVELOPMENT SERVICES

**TITLE CERTIFICATION**  
I, Joe Rosetta, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance 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.

*[Signature]*  
AUTHORIZED REPRESENTATIVE  
First American Title Insurance Company  
TITLE COMPANY  
SIGNED THIS 6th DAY OF May, 2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF May, 2021 BY Joe Rosetta, AS AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company.

WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: MAR 24, 2025



**SUMMARY TABLE**

|                                   |                        |
|-----------------------------------|------------------------|
| LAND AREA WITHIN PROPERTY LINES   | 645,995 SF. - 14.83 AC |
| ZONING                            | TOWN CENTER (TC)       |
| NUMBER OF BUILDINGS               | 24+1                   |
| TOTAL GROSS FLOOR AREA            | 406,000 SF.            |
| BUILDING SETBACKS AND SEPARATIONS | 15'                    |
| MAXIMUM HEIGHT OF BUILDINGS       | 35'                    |
| TOTAL BUILDING COVERAGE           | 218,774 SF.            |
| PARKING COVERAGE                  | 67,032 SF.             |
| STREET COVERAGE                   | 113,201 SF.            |
| OPEN SCOPE/LANDSCAPED COVERAGE    | 248,988 SF.            |
| TOTAL NUMBER OF PARKING SPACES    | 432                    |

**REQUIRED PARKING TABULATION:**

| REQ. SPACES/UNIT TYPE | UNITS ON SITE | REQ. SPACES |
|-----------------------|---------------|-------------|
| 1/1 BEDROOM           | 96            | 96          |
| 2/2 BEDROOM           | 96            | 192         |
| 3/3 BEDROOM           | 48            | 144         |

**PARKING TABULATION:**

| ON-SITE PARKING    | REQUIRED | PROVIDED |
|--------------------|----------|----------|
| STANDARD SPACES:   | 432      | 432      |
| ACCESSIBLE SPACES: | 9        | 9        |
| VAN ACCESSIBLE SP: | 2        | 2        |

**PARKING TYPE COUNT**

|                 |     |
|-----------------|-----|
| GARAGE SPACES:  | 288 |
| SURFACE SPACES: | 124 |
| TANDEM SPACES:  | 20  |

\*SUMMARY TABLE TAKEN FROM APPROVED SDP16-0015

**ABBREVIATIONS**

|      |                          |
|------|--------------------------|
| BOP  | BOTTOM OF PIPE           |
| BS   | BOTTOM OF STEP           |
| BW   | BOTTOM OF WALL (FG)      |
| CONC | CONCRETE                 |
| DIA  | DIAMETER                 |
| DIP  | DUCTILE IRON PIPE        |
| DR   | DOOR                     |
| DS   | DOWNSPOUT                |
| E    | EAST, EASTING            |
| EGL  | ENERGY GRADE LINE        |
| EL   | ELEVATION                |
| EOA  | EDGE OF ASPHALT          |
| ECC  | EDGE OF CONCRETE         |
| EOP  | EDGE OF PAVEMENT         |
| ESMT | EASEMENT                 |
| EX   | EXISTING                 |
| FES  | FLARED END SECTION       |
| FF   | FINISHED FLOOR           |
| FG   | FINISHED GRADE           |
| FH   | FIRE HYDRANT             |
| FL   | FLOW LINE                |
| GB   | GRADE BREAK              |
| GV   | GATE VALVE               |
| HC   | HANDICAP                 |
| HGL  | HYDRAULIC GRADE LINE     |
| HORZ | HORIZONTAL               |
| HP   | HIGH POINT               |
| INV  | INVERT                   |
| LP   | LOW POINT                |
| LSD  | LANDSCAPE DRAIN          |
| MAX  | MAXIMUM                  |
| MH   | MANHOLE                  |
| MIN  | MINIMUM                  |
| MJ   | MECHANICAL JOINT         |
| N    | NORTH, NORTHING          |
| PR   | PROPOSED                 |
| PVC  | POLYVINYL CHLORIDE       |
| RCF  | REINFORCED CONCRETE PIPE |
| ROW  | RIGHT-OF-WAY             |
| SAN  | SANITARY                 |
| SS   | SANITARY SEWER           |
| STA  | STATION                  |
| STM  | STORM                    |
| TB   | THRUST BLOCK             |
| TBC  | TOP/BACK OF CURB         |
| TOP  | TOP OF PIPE              |
| TS   | TOP OF STEP              |
| TW   | TOP OF WALL (FG)         |
| TYP  | TYPICAL                  |
| VERT | VERTICAL                 |
| WAT  | WATER                    |

- 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 4.3 AND 8.2.3 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
  - THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C01696 DATED 03/16/2016.
  - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
  - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
  - APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
  - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
  - ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE 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 TC (TOWN CENTER) PER THE MEADOWS PD AMENDMENT 4.
  - 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 GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
  - A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
  - THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

**Sheet List Table**

|   |                          |
|---|--------------------------|
| 1 | COVER                    |
| 2 | OVERALL SITE PLAN        |
| 3 | SITE PLAN                |
| 4 | GRADING AND UTILITY PLAN |
| 5 | LANDSCAPE NOTES          |
| 6 | PLANT SCHEDULE           |
| 7 | LANDSCAPE PLAN           |
| 8 | LANDSCAPE DETAILS        |

- FIRE NOTES**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
  - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
  - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
  - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
  - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
  - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
  - "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
  - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
  - THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADAPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

**OWNER**  
AVALONBAY COMMUNITIES, INC.  
2050 MAIN STREET, SUITE 1200  
IRVINE, CA 92614  
OFFICE: (949) 250-5482

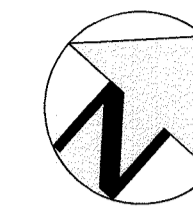
**LANDSCAPE ARCHITECT**  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
OFFICE: (303) 892-1166

**CIVIL ENGINEER**  
**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

|                        |                                  |
|------------------------|----------------------------------|
| ISSUE DATE: 07-24-2020 | PROJECT #: 200413                |
| DATE                   | REVISION COMMENTS                |
| 09-23-2020             | PER TOWN OF CASTLE ROCK COMMENTS |
| 11-04-2020             | PERMIT SET                       |
|                        |                                  |
|                        |                                  |
|                        |                                  |
|                        |                                  |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH  
FILED IN: 11/06/2020 10:46:49 AM BY: JEFF HANCOCK  
PROJECT # 200413

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1A, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I



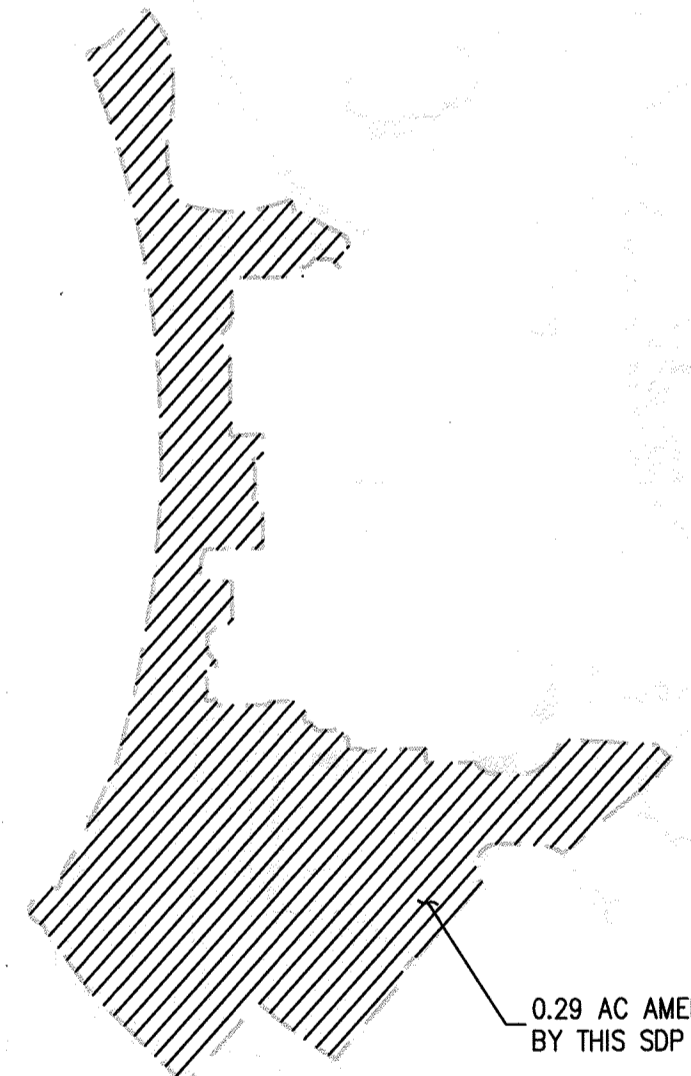
**LEGEND:**

AREA OF AMENDMENT  
LIMITS OF AMENDMENT



LOT 1A, BLOCK 11  
THE MEADOWS FILING NO. 20, PHASE I  
PARCEL CONTAINS: ±14.83 AC

*Unofficial Copy*



0.29 AC AMENDED  
BY THIS SDP

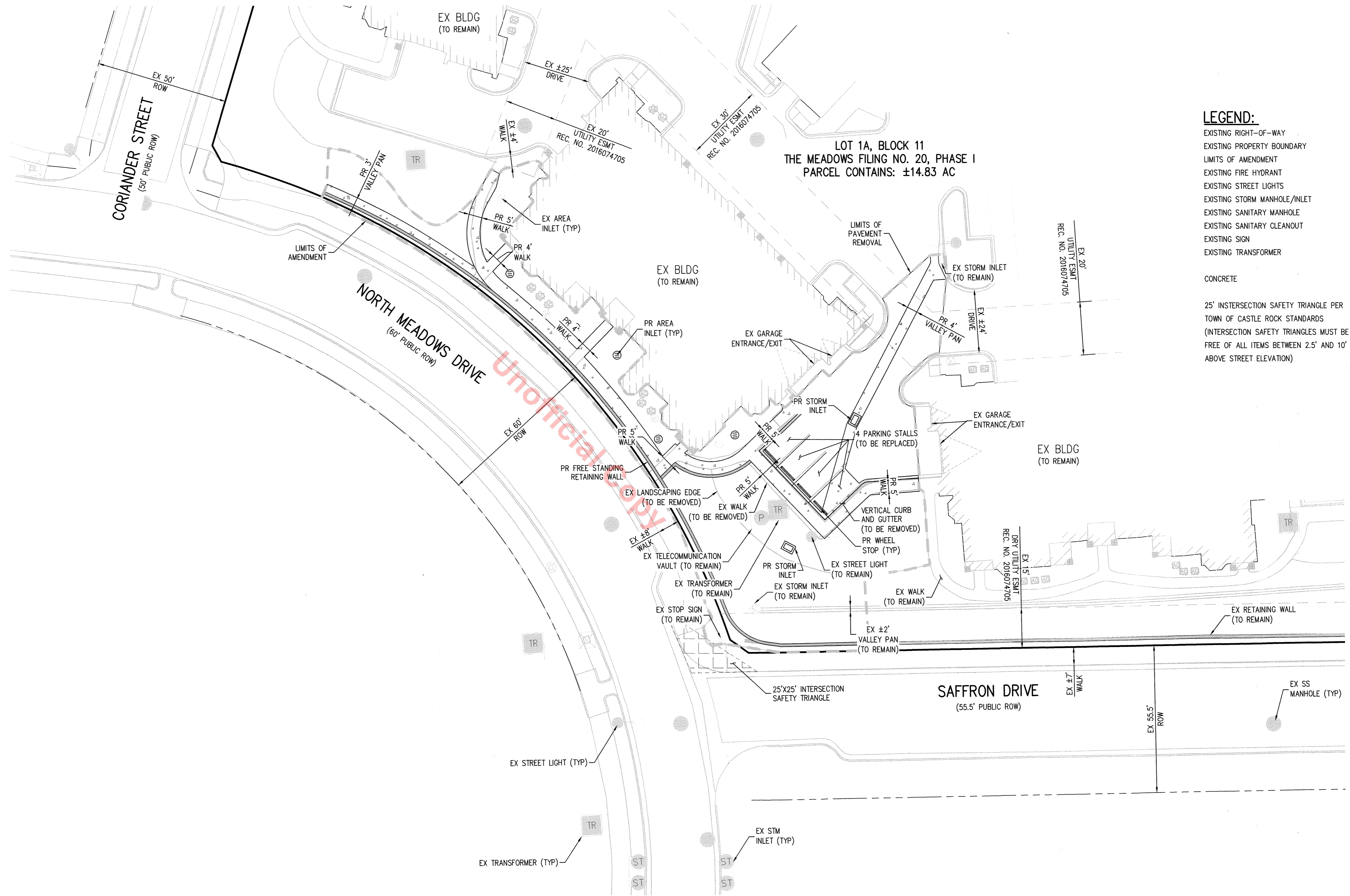
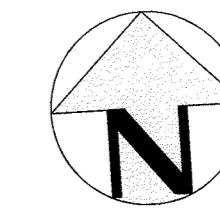
NOT TO SCALE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

PROJECT: KISSA DESIGN CENTER SITE PLAN AMENDMENT/SPA - OVERALL SITE PLANNING LAYOUT  
4 SHEETS (004 - 007) OF 004 - 007  
Project: THU 11/06/2019 10:52:34 By: JPH/Memo

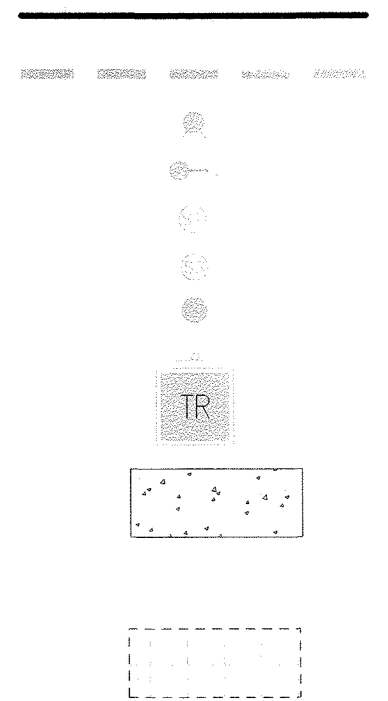
PROJECT # 20413

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1A, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I



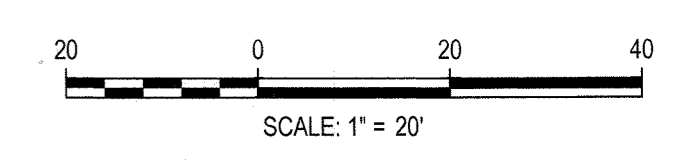
### LEGEND:

- EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY BOUNDARY
  - LIMITS OF AMENDMENT
  - EXISTING FIRE HYDRANT
  - EXISTING STREET LIGHTS
  - EXISTING STORM MANHOLE/INLET
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY CLEANOUT
  - EXISTING SIGN
  - EXISTING TRANSFORMER
- CONCRETE
- 25' INTERSECTION SAFETY TRIANGLE PER TOWN OF CASTLE ROCK STANDARDS (INTERSECTION SAFETY TRIANGLES MUST BE FREE OF ALL ITEMS BETWEEN 2.5' AND 10' ABOVE STREET ELEVATION)



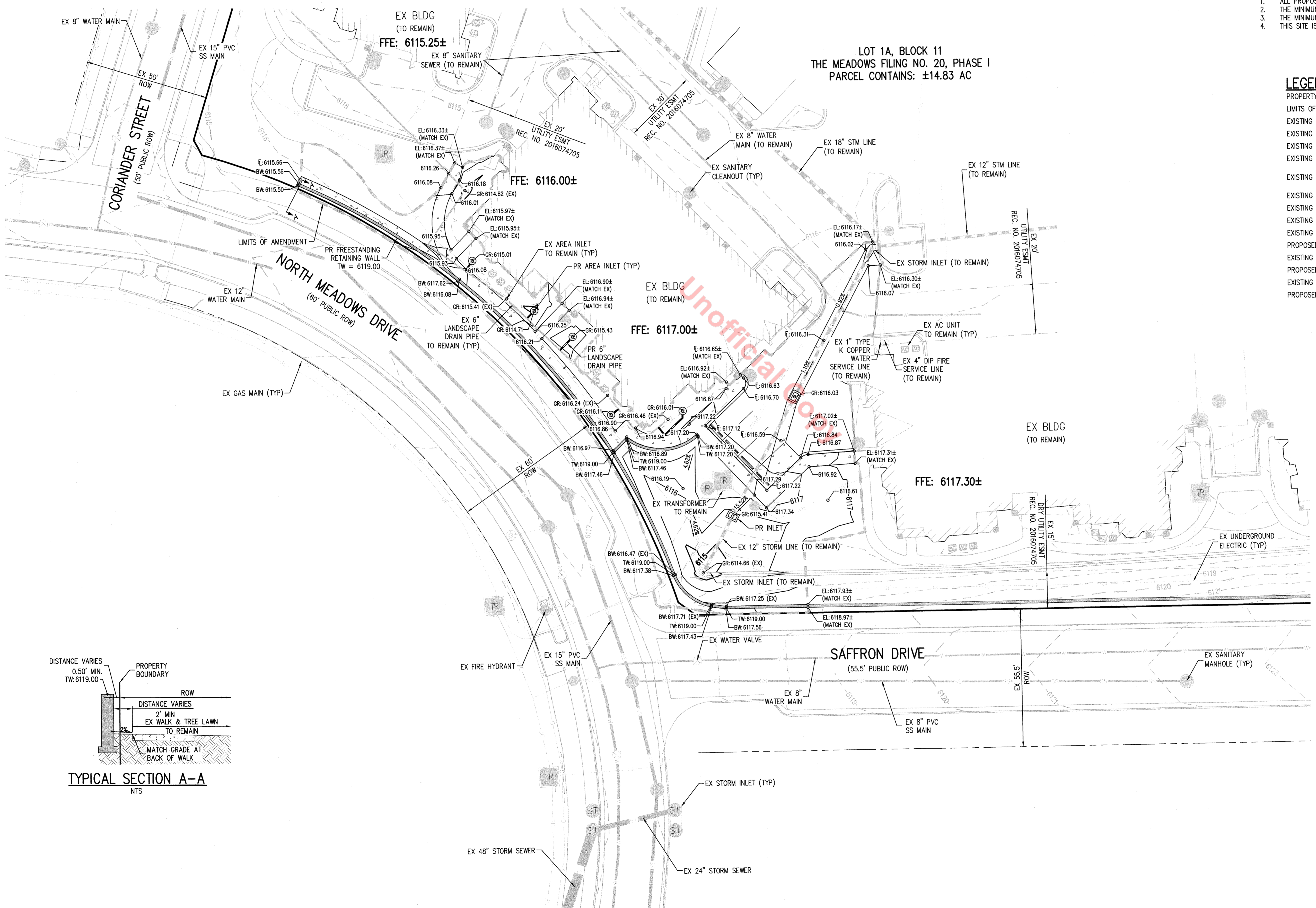
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH

FILED IN 2020/04/08 AMENDMENT NO. 2 SITE PLAN (DWS) LAYOUT  
BY: JEFFREY, J. COLE, P.E. & JEFFREY, J. COLE, P.E. FOR: P. HARRIS, P.E.  
PROJECT: 110520100008 By: Jeff Harriss



# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1A, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE I

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

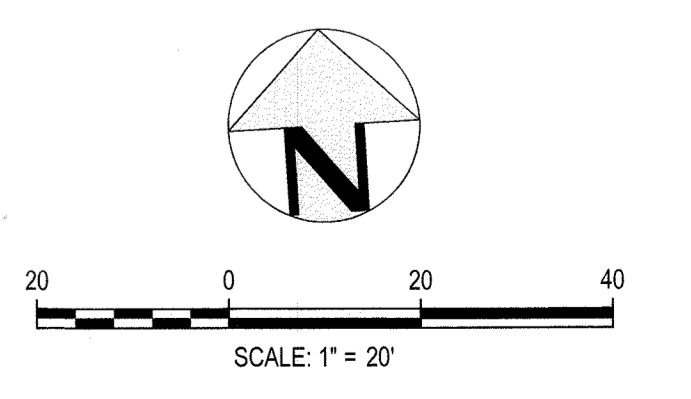
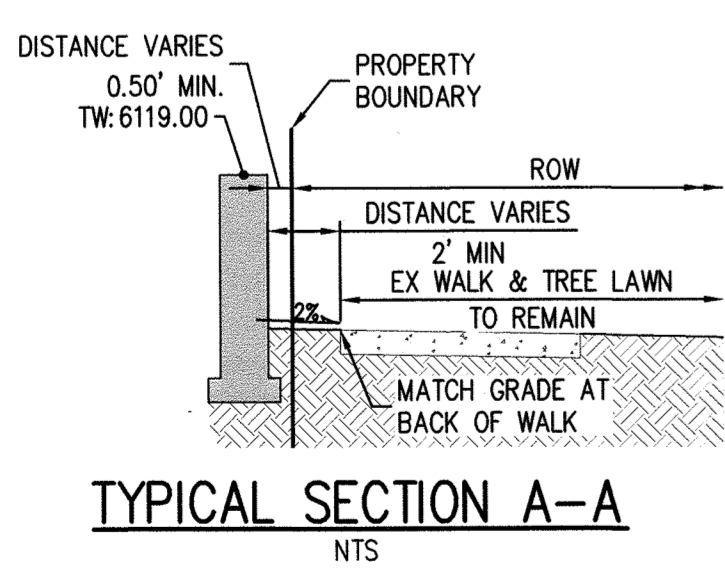
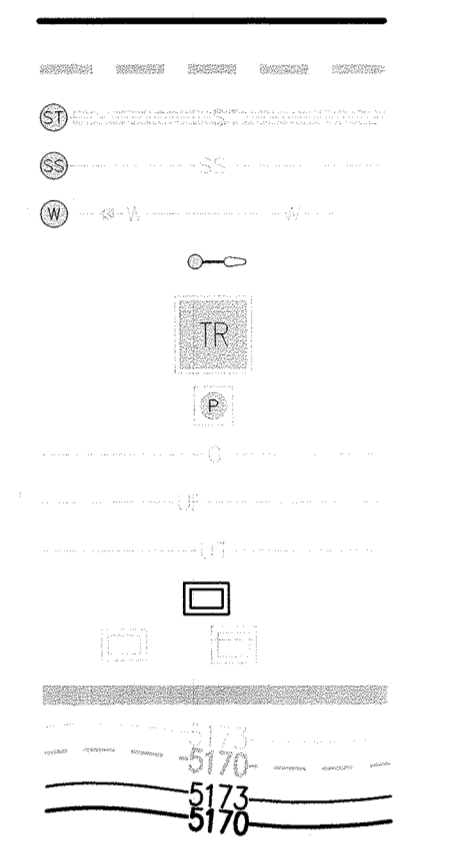


### UTILITY NOTES

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 YELLOW WATER PRESSURE ZONE.

### LEGEND:

- PROPERTY BOUNDARY
- LIMITS OF AMENDMENT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER LINE
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED STORM SEWER INLETS
- EXISTING STORM SEWER INLETS
- PROPOSED RETAINING WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS



PROJECT # 200413

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1, BLOCK 1, THE MEADOWS FILING NO. 20, PHASE I

## GENERAL NOTES:

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

## GENERAL NOTES CONTINUED:

- REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

## GRADING NOTES:

- THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
- EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
- CONTRACTOR SHALL ENSURE EXISTING GRADES ARE WITHIN 1/4 OF A FOOT PRIOR TO START OF WORK.
- CONTRACTOR SHALL ENSURE THEIR COMPLETED GRADES ARE WITHIN 1/10 OF A FOOT WHEN COMPLETED WITH WORK.

## LANDSCAPE NOTES:

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

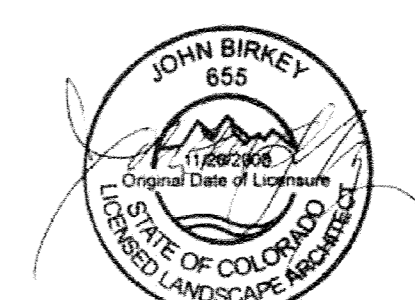
## LAYOUT NOTES:

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED WASH OUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE THE STORM SEWER IS PROHIBITED.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

## CASTLE ROCK SITE DEVELOPMENT PLAN LANDSCAPE 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.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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 SECTIONS 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 CONTAGIOUS 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.

JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER. COLORADO LICENCE  
NUMBER IS 655



NORRIS DESIGN  
Planning | Landscape Architecture | Branding

## LANDSCAPE NOTES

REVISION DATE: ISSUE DATE: 10-22-2020 SHEET 5 OF 8

## SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH  
FILED: PLAN ON CASTLE ROCK MAINS (S) 11/14/2024 11:00 AM  
PROJECT # 24-000-003

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1, BLOCK 1, THE MEADOWS FILING NO. 20, PHASE I

## PLANT SCHEDULE

| DECIDUOUS TREES    | CODE  | QTY | BOTANICAL / COMMON NAME  | ROOT  | SIZE   |
|--------------------|-------|-----|--|-------|--------|
|                    | GL SH | 4   | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST    | B & B | 2" CAL |
|                    | QU SH | 2   | QUERCUS SHUMARDII / SHUMARD RED OAK                                    | B & B | 2" CAL |
| DECIDUOUS SHRUBS   | CODE  | QTY | BOTANICAL / COMMON NAME  | ROOT  | SIZE   |
|                    | CA DK | 31  | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD       | CONT  | 5 GAL  |
|                    | CH NA | 6   | CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH                           | CONT  | 5 GAL  |
|                    | CH NN | 21  | CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / BABY BLUE RABBITBRUSH              | CONT  | 5 GAL  |
|                    | CO RP | 11  | COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE             | CONT  | 5 GAL  |
| EVERGREEN SHRUBS   | CODE  | QTY | BOTANICAL / COMMON NAME  | ROOT  | SIZE   |
|                    | AR PA | 3   | ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA         | CONT  | 5 GAL  |
|                    | AR TR | 10  | ARTEMISIA TRIDENTATA / BIG SAGEBRUSH                                   | CONT  | 5 GAL  |
| ORNAMENTAL GRASSES | CODE  | QTY | BOTANICAL / COMMON NAME  | ROOT  | SIZE   |
|                    | BO BA | 33  | BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLOND AMBITION BLUE GRAMA GRASS | CONT  | 1 GAL  |
|                    | MI ML | 27  | MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS       | CONT  | 1 GAL  |
|                    | MI PU | 15  | MISCANTHUS SINENSIS 'PURPURESCENS' / FLAME GRASS                       | CONT  | 1 GAL  |
|                    | MI VA | 6   | MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS             | CONT  | 1 GAL  |

## COMPOSITE LANDSCAPE WATER USE RATING CHART

| LANDSCAPE ZONE     | LWU RATING RANGE |
|--------------------|------------------|
| VERY LOW WATER USE | 0.0 to 1.5       |
| LOW WATER USE      | +1.5 to 3.0      |
| MODERATE WATER USE | +3.0 to 4.5      |
| HIGH WATER USE     | +4.5             |

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

| IRRIGATION ZONE           | PLANT NAME (COMMON) | APPLICATION RATE (INCHES/MONTH) | LANDSCAPE ZONE | % OF TOTAL AREA | IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE) | LWUR (LANDSCAPE WATER USE RATING) | TOTAL AREA (TA) | CLWUR (LWUR X IA)/TA |
|---------------------------|---------------------|---------------------------------|----------------|-----------------|--|-----------------------------------|-----------------|----------------------|
| DRIP                      | SHRUB BED           | 2.0 in./mo.                     | LOW            | 46.9%           | 2118                                       | 2.0                               | 4,513           | 0.94                 |
| SPRAY ROTORS              | FESCUE SEED         | 2.00 in./mo.                    | LOW            | 53.1%           | 2395                                       | 2.00                              | 4,513           | 1.06                 |
| <b>TOTALS</b>             |                     |                                 |                |                 | 100  | 4,513                             | 4,513           | 2                    |
| <b>TOTAL OF THE CLWUR</b> |                     |                                 |                |                 |  |                                   |                 | 2.00                 |

## LANDSCAPE SUMMARY TABLE

| LANDSCAPE TYPE              | SQUARE FOOTAGE | PERCENTAGE  |
|-----------------------------|----------------|-------------|
| FESCUE SEED                 | 2,395          | 53.1%       |
| IRRIGATED GRASS SEED MIX    | 0              | 0.0%        |
| IRRIGATED TREES*            | 0              | 0.0%        |
| IRRIGATED BED               | 2,118          | 46.9%       |
| <b>TOTAL AREA LANDSCAPE</b> | <b>4,513</b>   | <b>100%</b> |
| NON-DISTURBED AREAS: N/A    |                |             |

\* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

### MULTI-FAMILY LANDSCAPE SITE INVENTORY FORM

Town of Castle Rock Registered Professional: John Birkey  
 Town of Castle Rock Registration #: CD20-0036  
 State of Colorado License Landscape Architect # 655  
 Company Name: Norris Design  
 Address: 1101 Bannock Street, Denver, CO, 80204  
 Phone: 303.892.1166  
 Email: jbirkey@norris-design.com  
 PROJECT NAME: Avalon Castle Rock

## FESCUE SEED MIX

| FESCUE TURF SEED MIX | ARKANSAS VALLEY SEED | 2,395 SQ.FT | LOW (2) |
|----------------------|----------------------|-------------|---------|
|----------------------|----------------------|-------------|---------|

| COMMON NAME               | MIX (%) | PLS/LB |
|---------------------------|---------|--------|
| SR3000 HARD FESCUE        | 30%     | 6 LBS. |
| CHEWINGS FESCUE           | 30%     | 6 LBS. |
| CREeping RED FESCUE       | 25%     | 5 LBS. |
| SR4000 PERENNIAL RYEGRASS | 15%     | 3 LBS. |

APPLY AT A RATE OF 20 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST

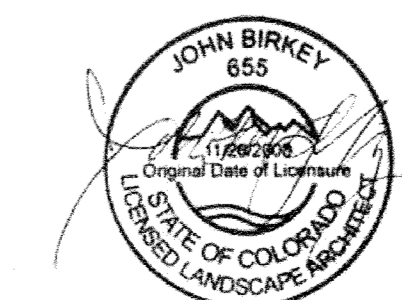
## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION  | QTY      |
|--------|--|----------|
|        | 6" CONCRETE EDGER. EDGING ABUTTING SOD OR GRASS SHALL BE SET 1" ABOVE FINISH SURFACE.  | 146 LF   |
|        | PLANT BED - 3/4" HORIZON LANDSCAPE ROCK MULCH. SHALL BE PLACED AT 4" DEPTH.  | 2,118 SF |
|        | COBBLE - 2"-4" ROUNDED RIVER ROCK, TAN-BEIGE COLOR RANGE. SHALL BE PLACED @ 4" MIN. DEPTH OVER A NON WOVEN POLYPROPYLENE WEED BARRIER SUCH AS TYPAR OR MIRAFI. | 1,779 SF |

| 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.yrds. Per 1000 Sq.Ft.)                        | Separate Irrigation Service Connections |
|------------------------------|-------------------------------------|---|--|-----------------------------------|--|------------------------|------------------------|--|---|
| 645,995 sq.ft./14.83 acres   | 197,490 sq.ft./4.53 acres           | Nature's Prairie/ 35,025 sq.ft.<br><br>Reveille 'Texas' Hybrid Bluegrass/ 20,345 sq.ft. | Approx. 35,550 sq.ft./ avg. 18% of total LS area | Site-259<br><br>ROW-89            | 259<br><br>*83                               | 517                    | 574                    | 4 cu.yrds of organic matter per 1,000 sq.ft. rolled into a depth of 6" | 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                  |
| 23,125 sq.ft.                | 6,890 sq.ft.                        | 124   | Approx. 1,035 sq.ft./ avg. 15% of total P-LOT LS | 2/ 1,060 sq.ft.                   | Meets min. of 6' width                       | 5                      | 32                     | 10   | 31                                      |

\* ALL SHRUB QUANTITIES HAVE REMAINED THE SAME OR INCREASED TO MEET THE 75% COVERAGE REQUIREMENT IN SECTION 4.2.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA. REMOVED TREES WERE REPLACED 1:1

I JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO LICENCE NUMBER IS 655



**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding

REVISION DATE:

ISSUE DATE: 10-22-2020

SHEET 6 OF 8

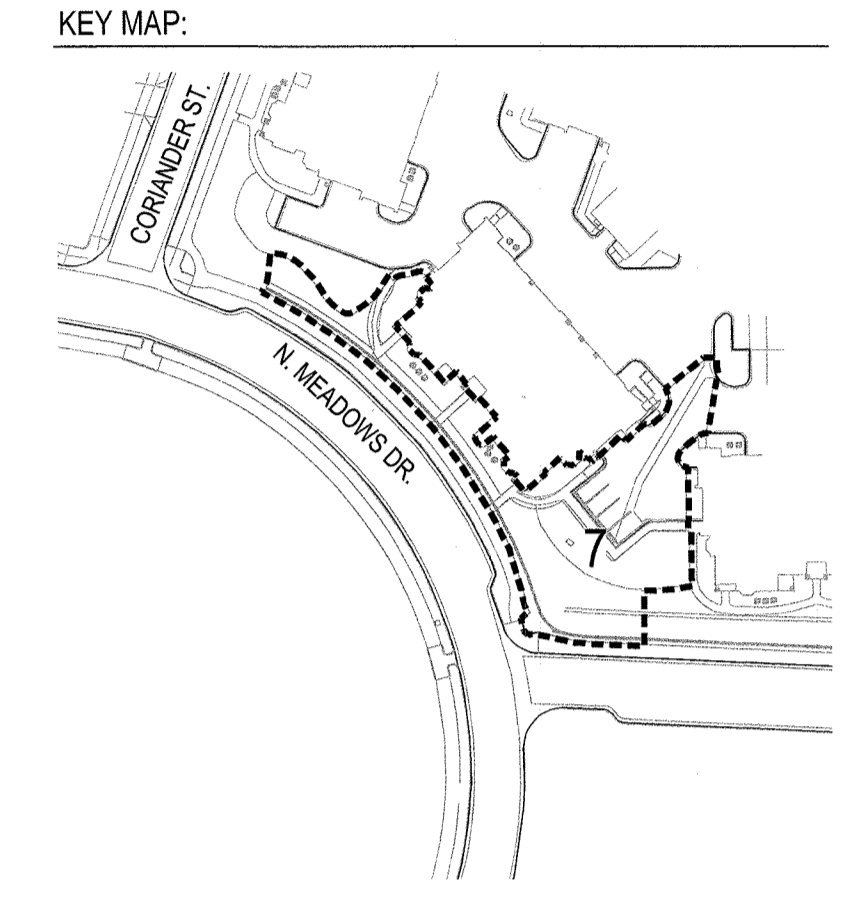
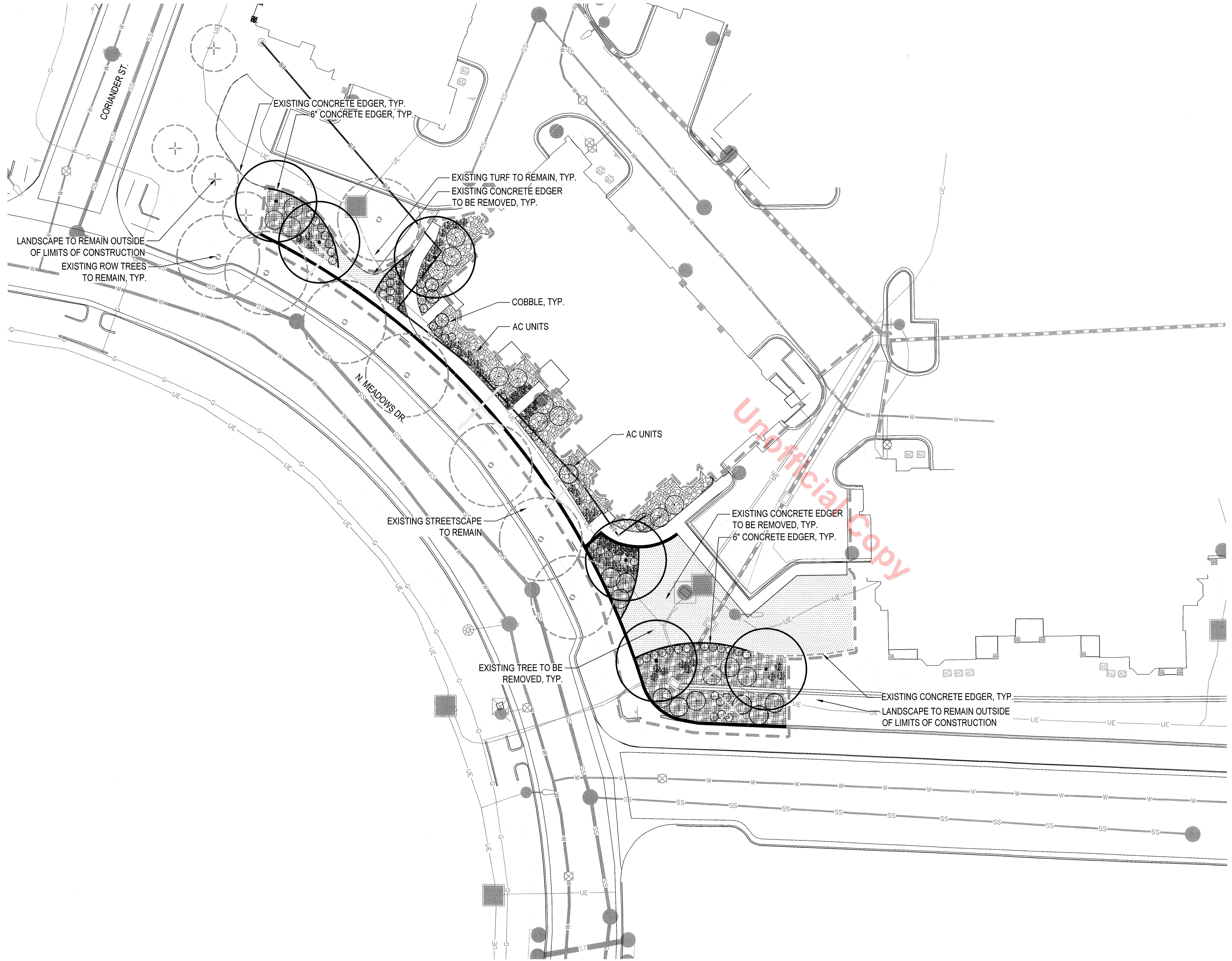
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH  
 PROJECT # 2020-065  
 PLANT SCHEDULE  
 10/22/2020  
 11/19/2020 8:10:27A By: Jacob Vogtner

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1, BLOCK 1, THE MEADOWS FILING NO. 20, PHASE I

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS FUCHS SMITH

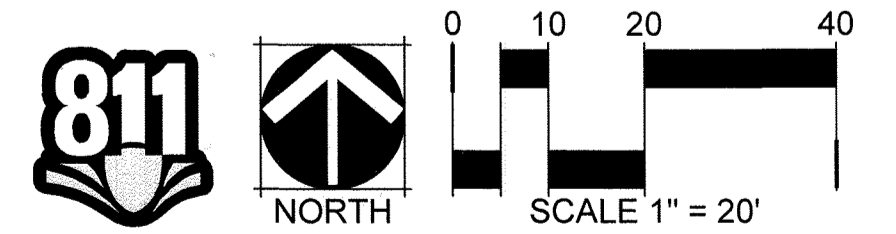
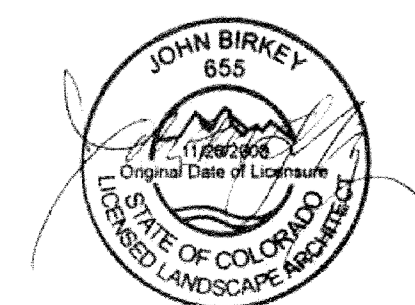
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Printed: WED 11/04/20 8:10:30M By: Jacob Koghammer



- LEGEND**
- LIMIT OF CONSTRUCTION
  - SHADE TREE
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - DECIDUOUS SHRUB
  - EVERGREEN SHRUB
  - ORNAMENTAL GRASSES
  - FESCUE SEED
  - COBBLE
  - PLANT BED

Unofficial Copy

I JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENCE NUMBER IS 655

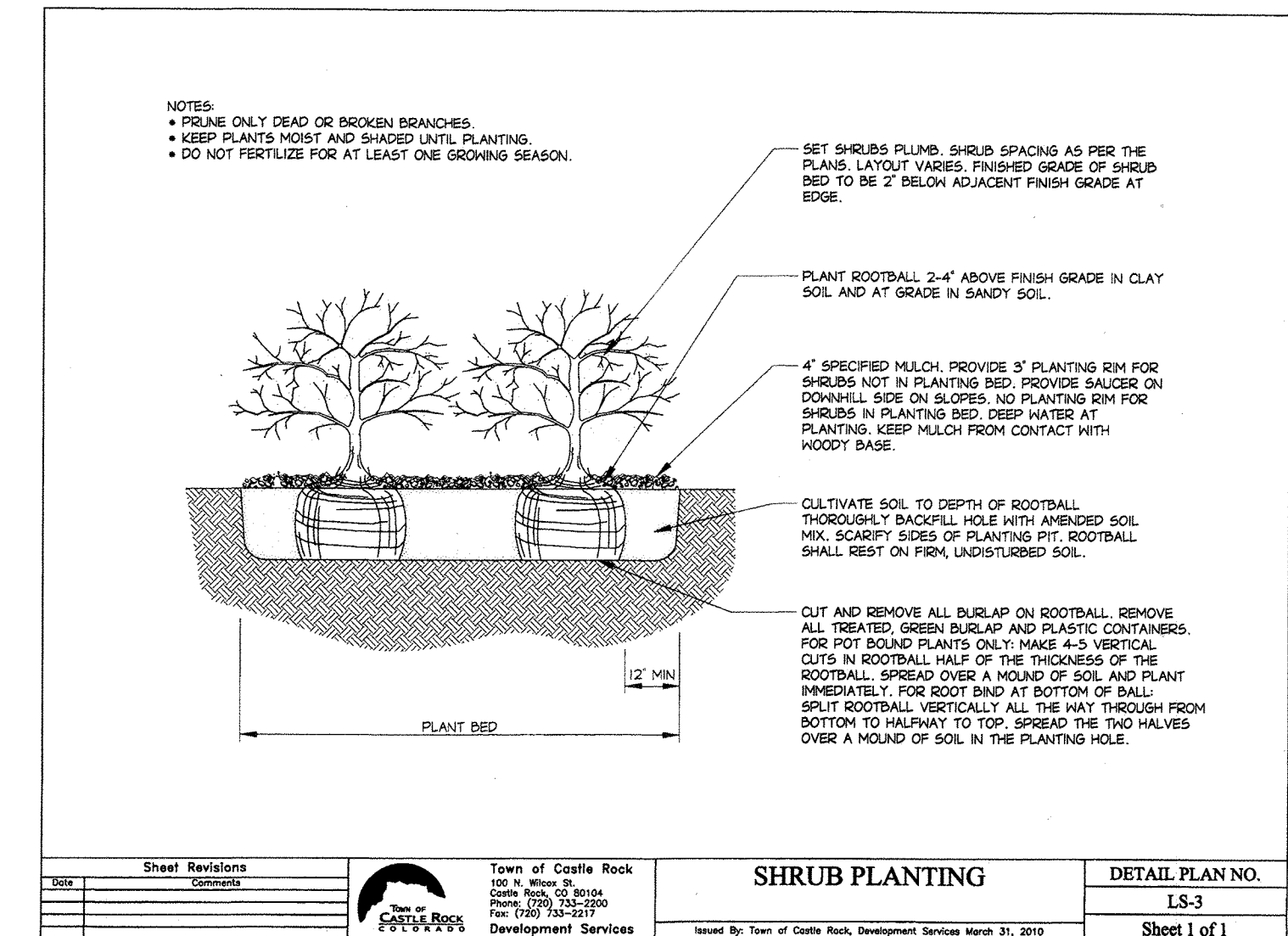
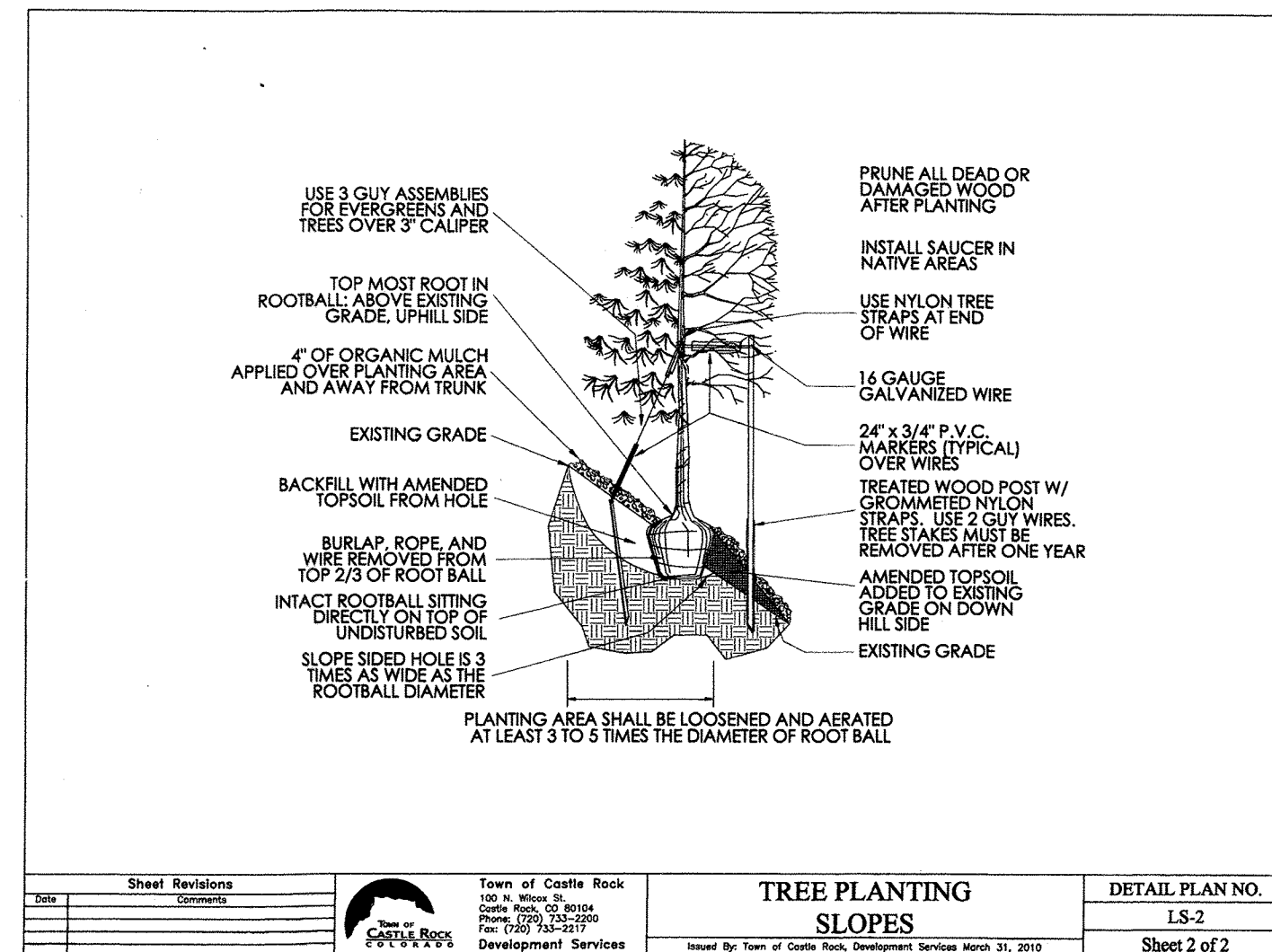
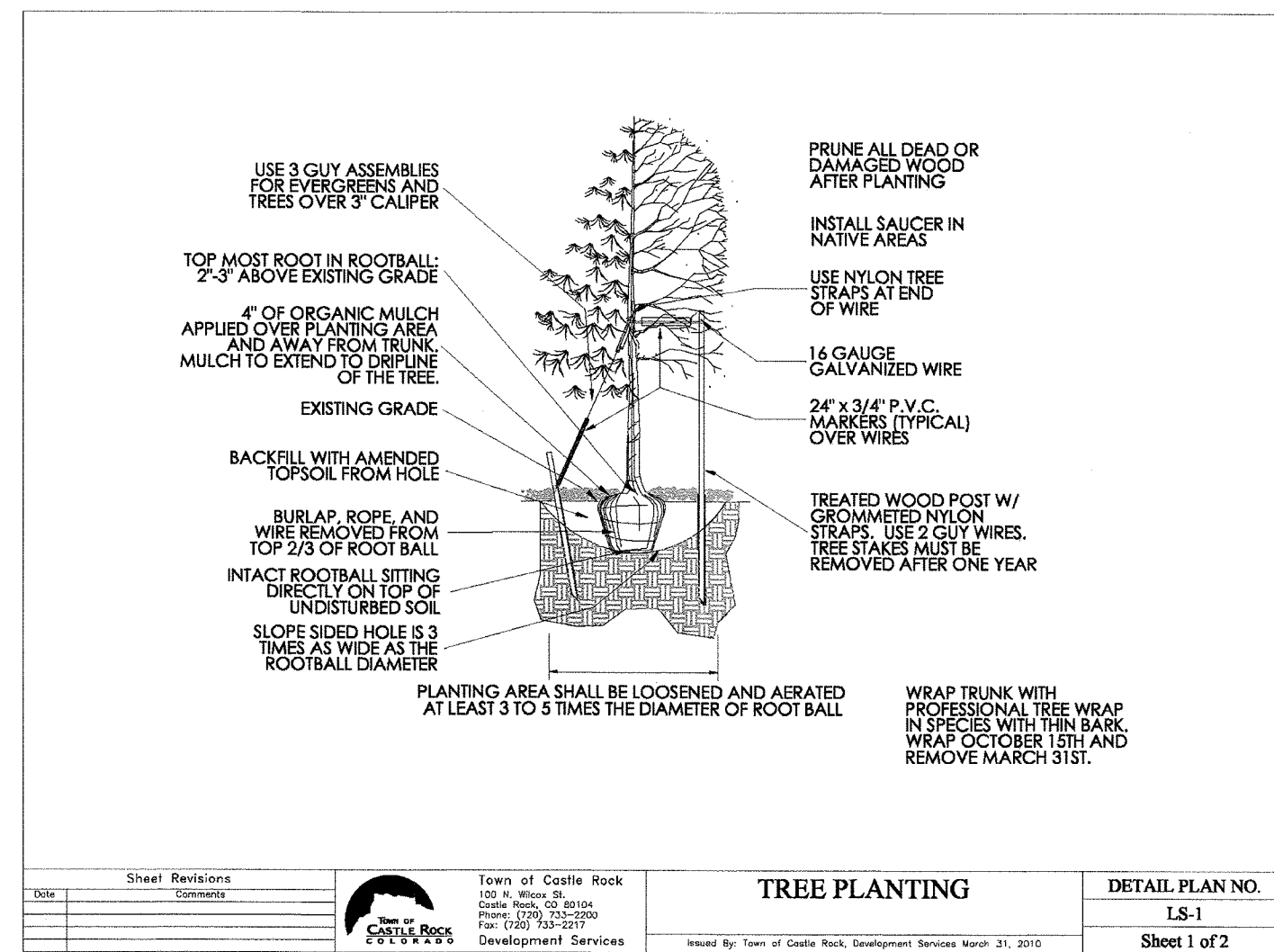


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PROJECT # : SPP20-005

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

# SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 LOT 1, BLOCK 1, THE MEADOWS FILING NO. 20, PHASE I

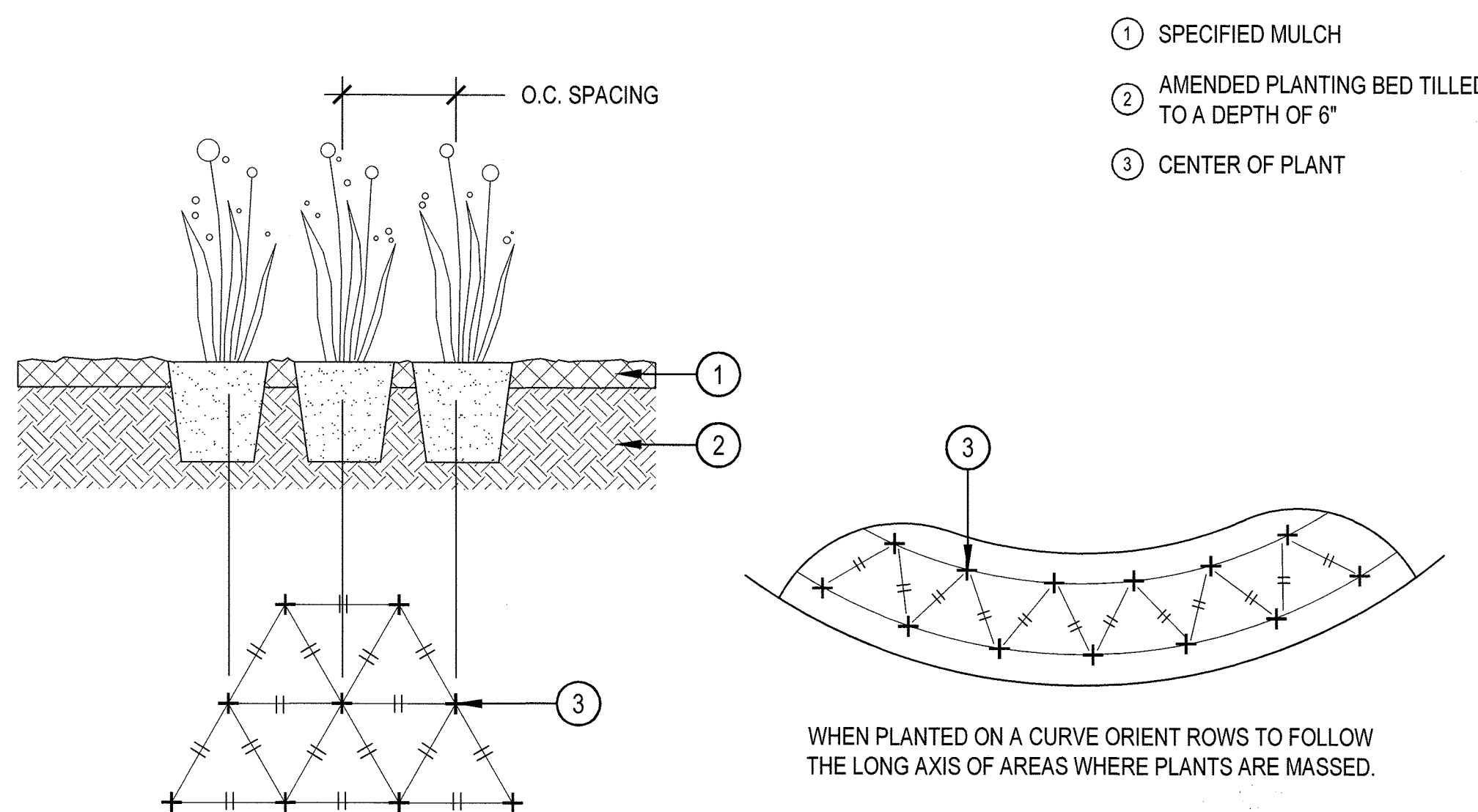


1 TREE PLANTING DETAIL

2 SHRUB PLANTING

SCALE: NTS

SCALE: NTS



3 PERENNIAL PLANT LAYOUT

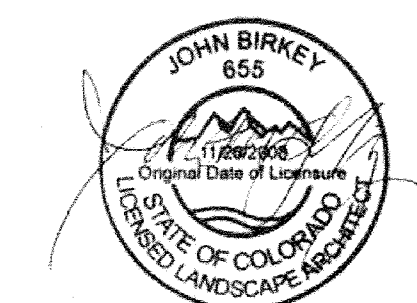
SCALE: 1" = 1'-0"

4 CONCRETE EDGE

SCALE: 1 1/2" = 1'-0"

- NOTES:
1. PROVIDE CONTROL JOINTS AT 6' ON CENTER AND EXPANSION JOINTS AT 24' ON CENTER.
  2. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2", UNLESS OTHERWISE NOTED.
  3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 / 4,000 PSI AT 28 DAYS.

I JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO LICENCE NUMBER IS 655



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REVISION DATE:

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