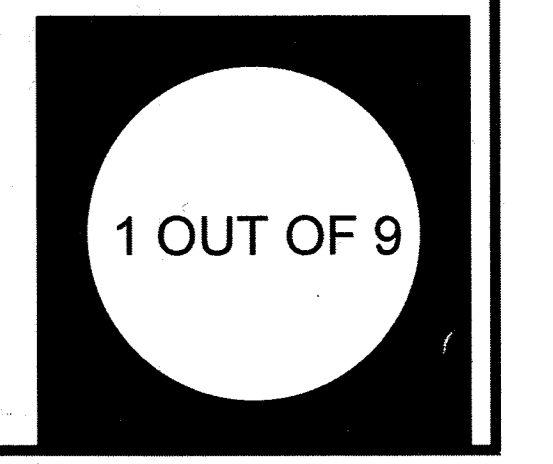


12/09/2020
COVER SHEET -
COVER SHEET & PROJECT
INFORMATION

Project #: C0210145
File: CONSTRUCTION DOCUMENTS
Drawn by: MJC
Date(s): 03/18/2020
03/18/2020 REV #1 - C050 PLANS
04/07/2020 REV #2 - C090 PLANS
06/22/2020 REV #3 - C0100 PLANS

Project # 00210145
File: CONSTRUCTION DOCUMENTS
Drawn by: MJC
Date(s): 03/18/2020
03/18/2020 REV #1 - C050 PLANS
04/07/2020 REV #2 - C090 PLANS
06/22/2020 REV #3 - C0100 PLANS



SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

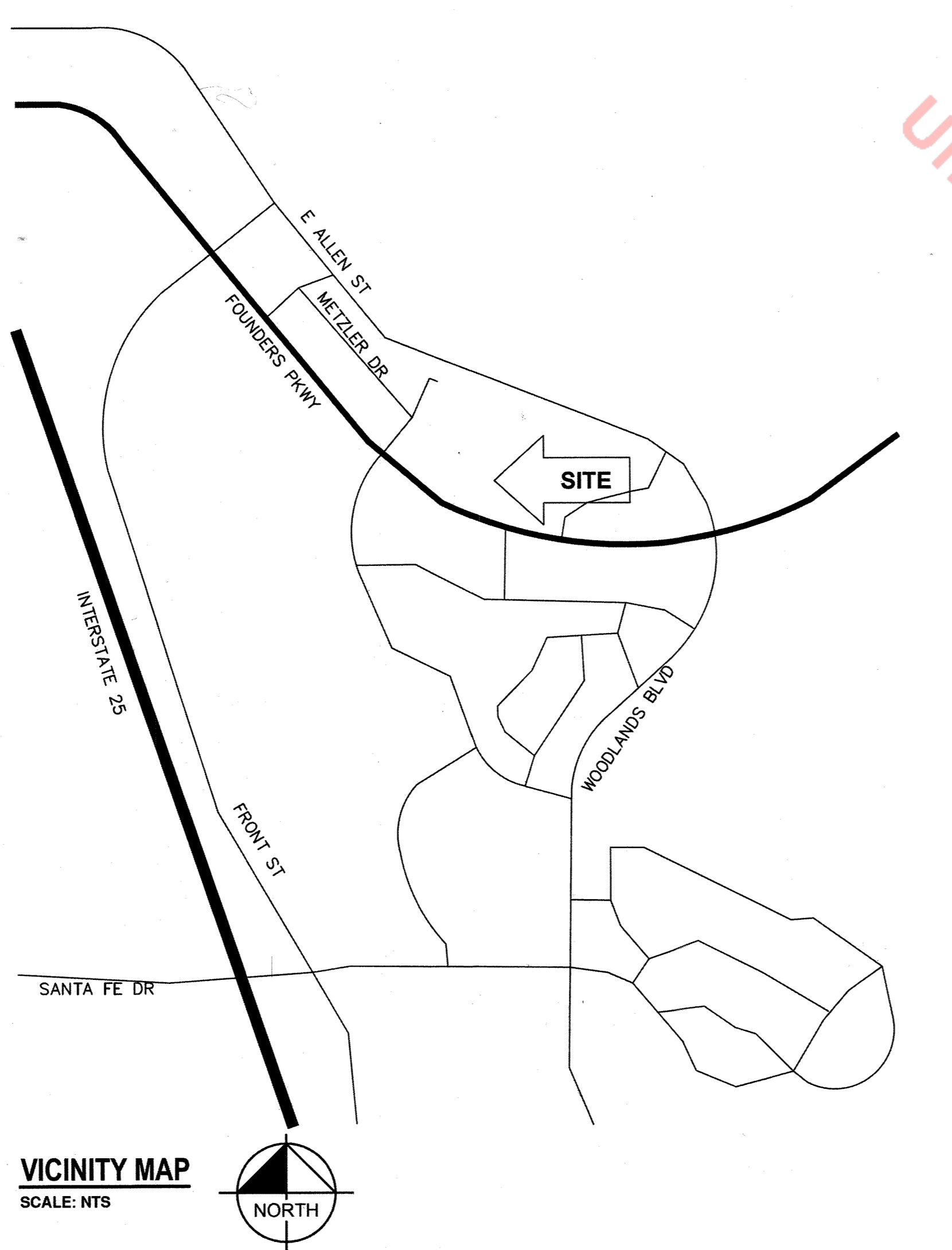
LOT 3A, METZLER RANCH FILING NO. 3, AMENDMENT NO. 2
2ND AMENDMENT OF THE METZLER RANCH FILING NO. 3, LOT 3, FINAL PD SITE PLAN
LOCATED IN THE SOUTH 1/2 SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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]
AUTHORIZED REPRESENTATIVE, JOHN LESION *James L. Tucker*
SIGNED THIS 24th DAY OF April, 2021
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF April, 2021 BY James L. Tucker
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature] **AMBER ROSE HAGUE**
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 31, 2024

SURVEYOR'S CERTIFICATE
I, CHRIS HOGLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (name of document) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.
[Signature]
REGISTERED LAND SURVEYOR DATE 1/22/21
CIVIL ENGINEER'S STATEMENT
I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (name of document) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
REGISTERED PROFESSIONAL ENGINEER DATE _____

TITLE CERTIFICATION
I, Linda Meigs, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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
TITLE COMPANY
SIGNED THIS 5th DAY OF May, 2021
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF May, 2021 BY Linda Meigs AS AUTHORIZED REPRESENTATIVE OF First American Title
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature] **SHERI LYNN LITTLE**
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 19894000896
MY COMMISSION EXPIRES: 11/17/2024

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS (name of document) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10th DAY OF May, 2021.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS (name of document) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:46 AM ON THE 15th DAY OF May, 2021 AT RECEPTION NO. 2021061716.
[Signature]
DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]*
DEPUTY



SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET & PROJECT INFORMATION
2	EXISTING SITE CONDITIONS
3	OVERALL SITE PLAN
4	ENLARGED SITE PLAN
5	SITE ELEVATION
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES AND DETAILS
8	PHOTOMETRIC PLAN
9	SURVEY

- PURPOSE STATEMENT**
- THE PURPOSE OF THIS SDP AMENDMENT TO THE METZLER RANCH FILING NO. 3, LOT 3 FINAL PD SITE PLAN (RECEPTION #00090125) AND TO SDP16-0003 AND TO SDP19-0013 IS TO:
- INSTALL (1) UTILITY TRANSFORMER
 - INSTALL (1) SWITCHBOARD ASSEMBLY
 - INSTALL (4) 150 KW SIGNET DISPENSERS
 - INSTALL (4) 150 KW SIGNET POWER UNITS
 - INSTALL (1) LIGHT POLE AND BASE FIXTURE (LITHONIA KAX1 LED P1 50K LUMINAIRE)

PROJECT INFORMATION
ADDRESS: 5010 FOUNDERS PKWY CASTLE ROCK, CO 80108

PROPERTY OWNER
TARGET

DEVELOPER/ APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
P: 303-288-2300

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
KYLE.WATSON@KIMLEY-HORN.COM
P: 720-943-5665
KYLE WATSON, P.E.

SURVEYOR
WESTWOOD
12701 WHITEWATER DRIVE, SUITE #300
MINNETONKA, MN 55343
P: 952-937-5150
CHRISTOPHER HOGLUND, L.S.

GENERAL SITE DESCRIPTION
PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE INSTALLATION OF 4 ELECTRIC VEHICLE CHARGING STATIONS, A SITE LIGHT, A UTILITY TRANSFORMER, AND ASSOCIATED ELECTRICAL EQUIPMENT.

BENCHMARK
ELEVATIONS ARE BASED OF NAVD88 DATUM. BENCHMARK: MAG NAIL, AS SHOWN ON SURVEY. ELEVATION: 6286.62.

BASIS OF BEARING
BEARINGS SHOWN ARE BASED UPON COLORADO STATE PLANE COORDINATE SYSTEM ZONE 502.

LEGAL DESCRIPTION
LOT 3 METZLER RANCH FILING NO. 3, AMENDMENT NO. 1, DOUGLAS COUNTY, COLORADO

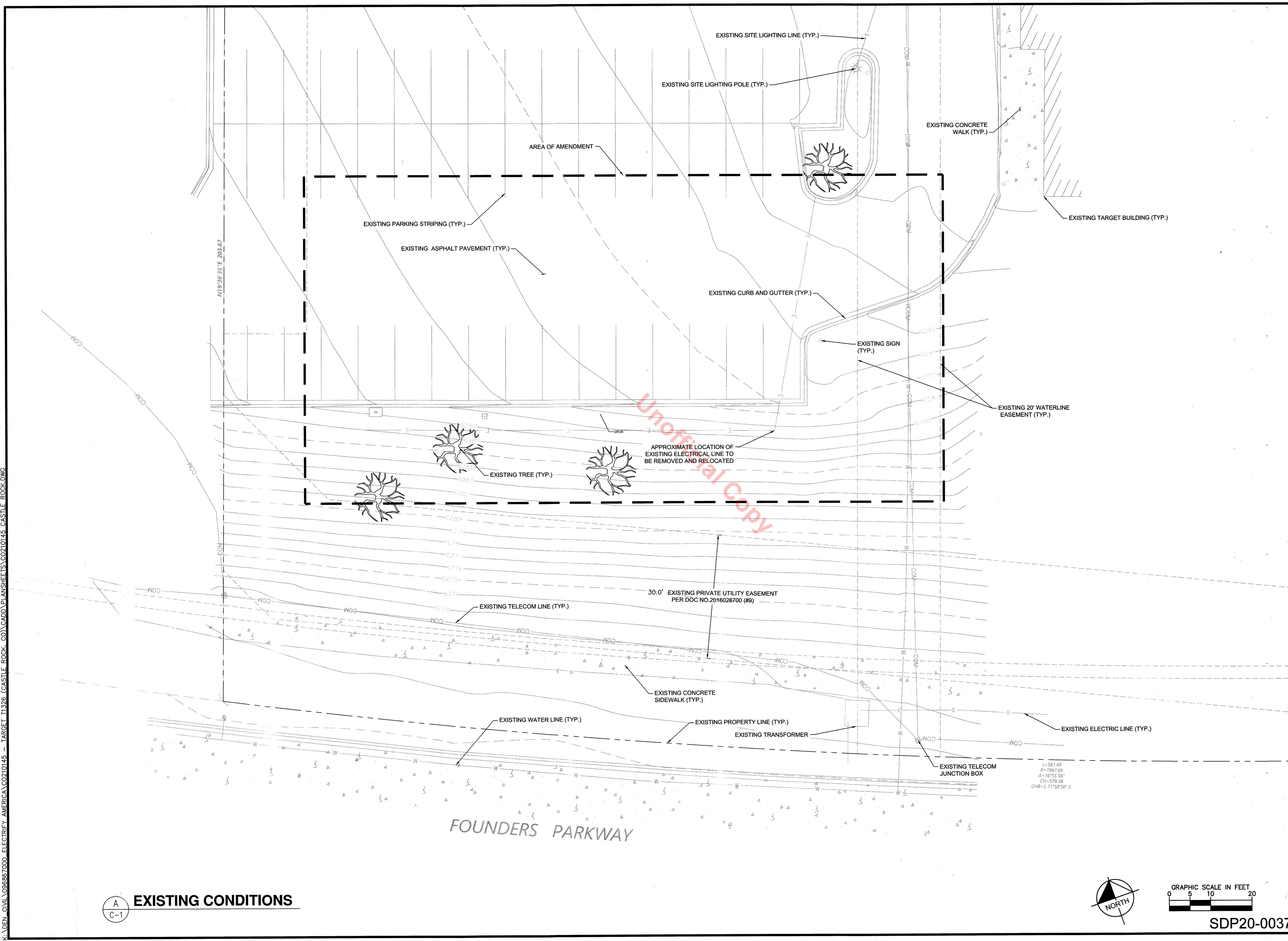
SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. 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 COLLECTION OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0186G 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.
5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK " WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY" , AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
6. APPROVAL OF 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.
7. 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.
8. 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 THIS SITE DEVELOPMENT PLAN. 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.
9. THE ZONING RECORDATION INFORMATION, INCLUDING DATE AND RECEPTION NUMBER OR " THIS SITE IS ZONED C."
10. 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.
11. 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.
12. 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.

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

K:\DEN_CIVIL\0968687000 - ELECTRIFY AMERICA\0210145 - TARGET T1326 (CASTLE ROCK_CO)\CADD\PLANSHEETS\0210145 - CASTLE ROCK.DWG



**electrify
america**

ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

Kimley»Horn

4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
303-288-2300

Job Name:

**CASTLE ROCK
TARGET
T1326**

5010 FOUNDERS PKWY
CASTLE ROCK, CO 80108

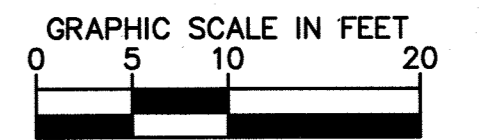
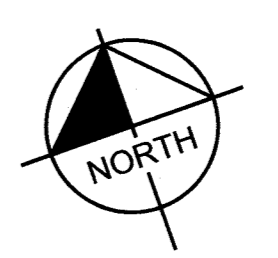


12/09/2020

SHEET DESCRIPTION:
EXISTING CONDITIONS

Project #:	C0210145
File:	CONSTRUCTION DOCUMENTS
Drawn by:	MJG
Date(s):	03/18/2020
03/18/2020 REV #1 -	CD50 PLANS
04/07/2020 REV #2 -	CD90 PLANS
06/22/2020 REV #3 -	CD100 PLANS

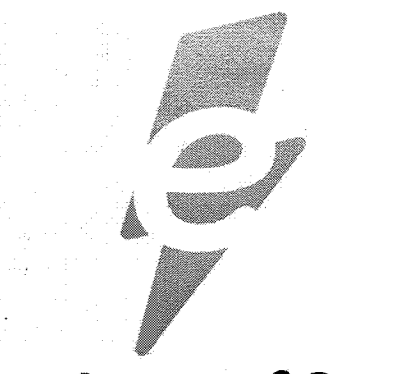
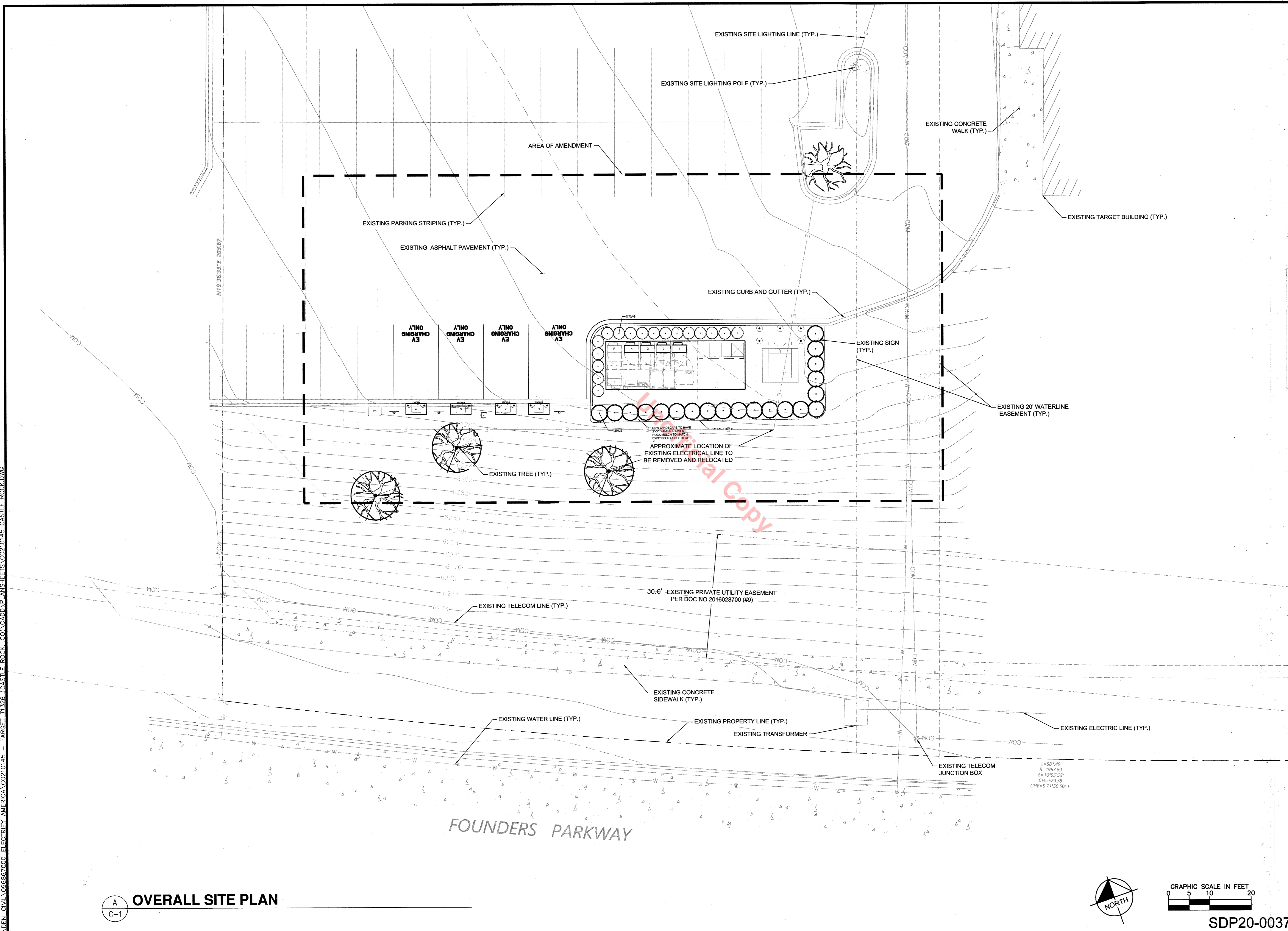
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C-1 **EXISTING CONDITIONS**



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electrify america

ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

Kimley»Horn

4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
303-288-2300

Job Name:

**CASTLE ROCK
TARGET
T1326**

5010 FOUNDERS PKWY
CASTLE ROCK, CO 80108



12/09/2020

SHEET DESCRIPTION:
OVERALL SITE PLAN

Project #: 00210145

File: CONSTRUCTION DOCUMENTS

Drawn by: M.J.G.

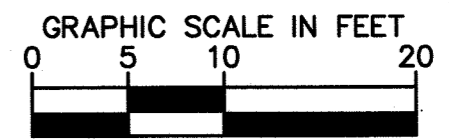
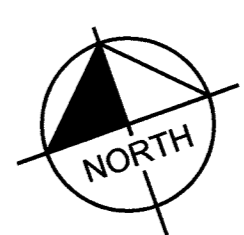
Date(s): 03/18/2020

03/18/2020 REV #1 - CD50 PLANS

04/07/2020 REV #2 - CD90 PLANS

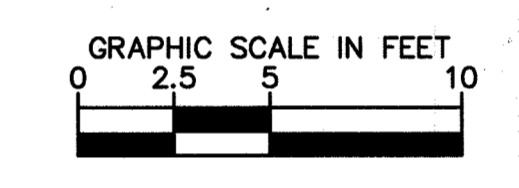
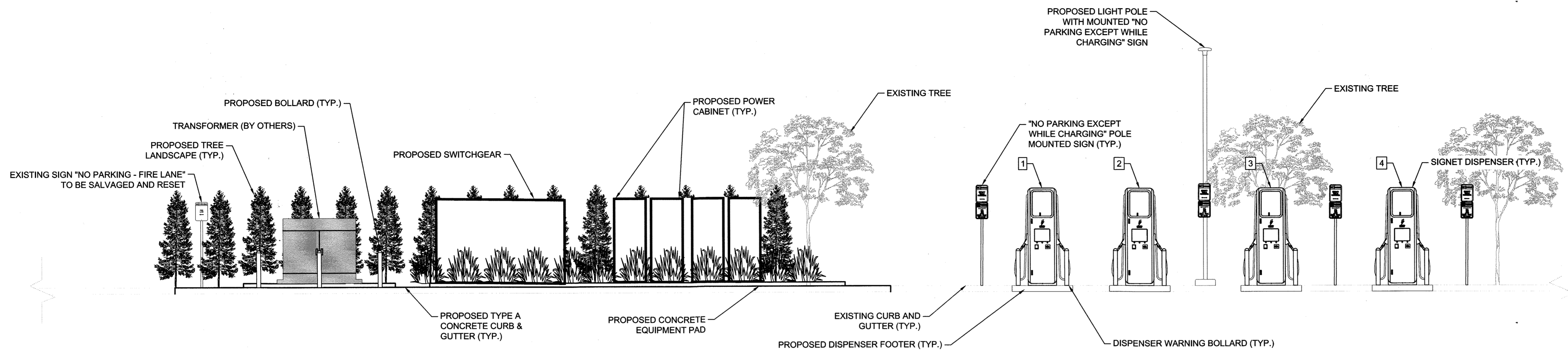
06/22/2020 REV #3 - CD100 PLANS

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C-1 **OVERALL SITE PLAN**

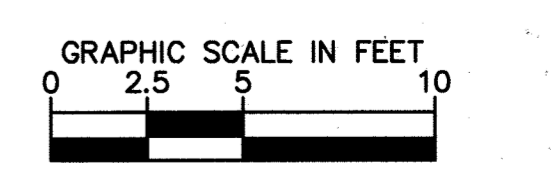
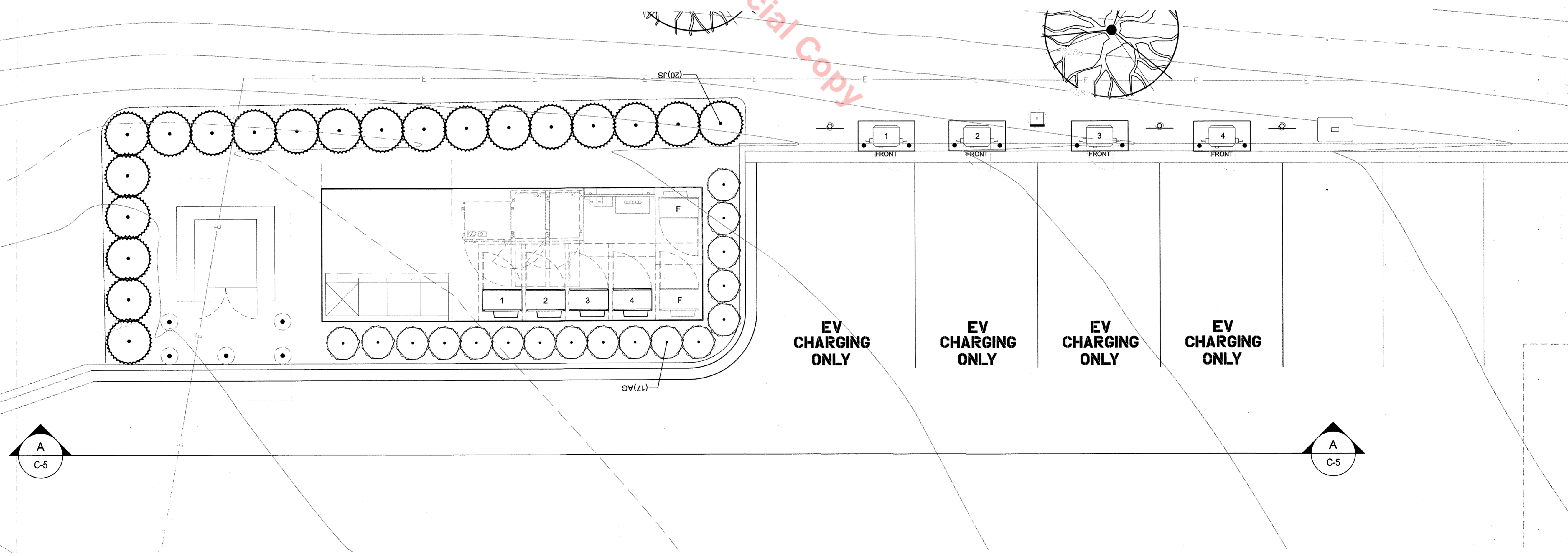


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Kimley»Horn

4882 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
303-288-2300

Job Name:
CASTLE ROCK TARGET T1326

5010 FOUNDERS PKWY
CASTLE ROCK, CO 80108



12/09/2020

SHEET DESCRIPTION:
SITE ELEVATION

Project #: C0210145
File: CONSTRUCTION DOCUMENTS
Drawn by: MJS
Date(s): 03/18/2020
03/18/2020 REV #1 - CD50 PLANS
04/07/2020 REV #2 - CD90 PLANS
06/22/2020 REV #3 - CD100 PLANS

SDP20-0037

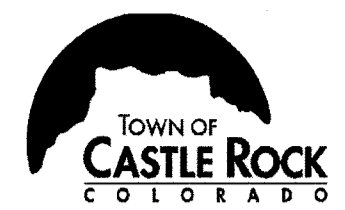
A C-5 SITE ELEVATION

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	JS	20	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B		6' HT MIN

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	AG	17	ANDROPOGON GERARDII	BIG BLUESTEM	3 GAL	SEE PLAN	24" HT MIN

NOTE:
 1. NEW LANDSCAPE AREA IS APPROXIMATELY 550 SF
 2. ALL NEW LANDSCAPE TO BE IRRIGATED BY DRIP IRRIGATION. CONTRACTOR TO FIELD LOCATE AND TIE INTO EXISTING SYSTEM TO PROVIDE 100% COVERAGE.

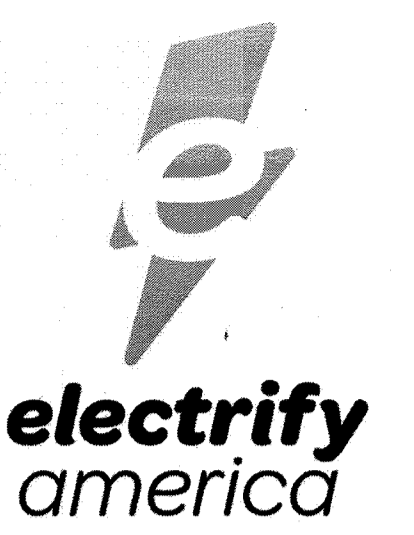
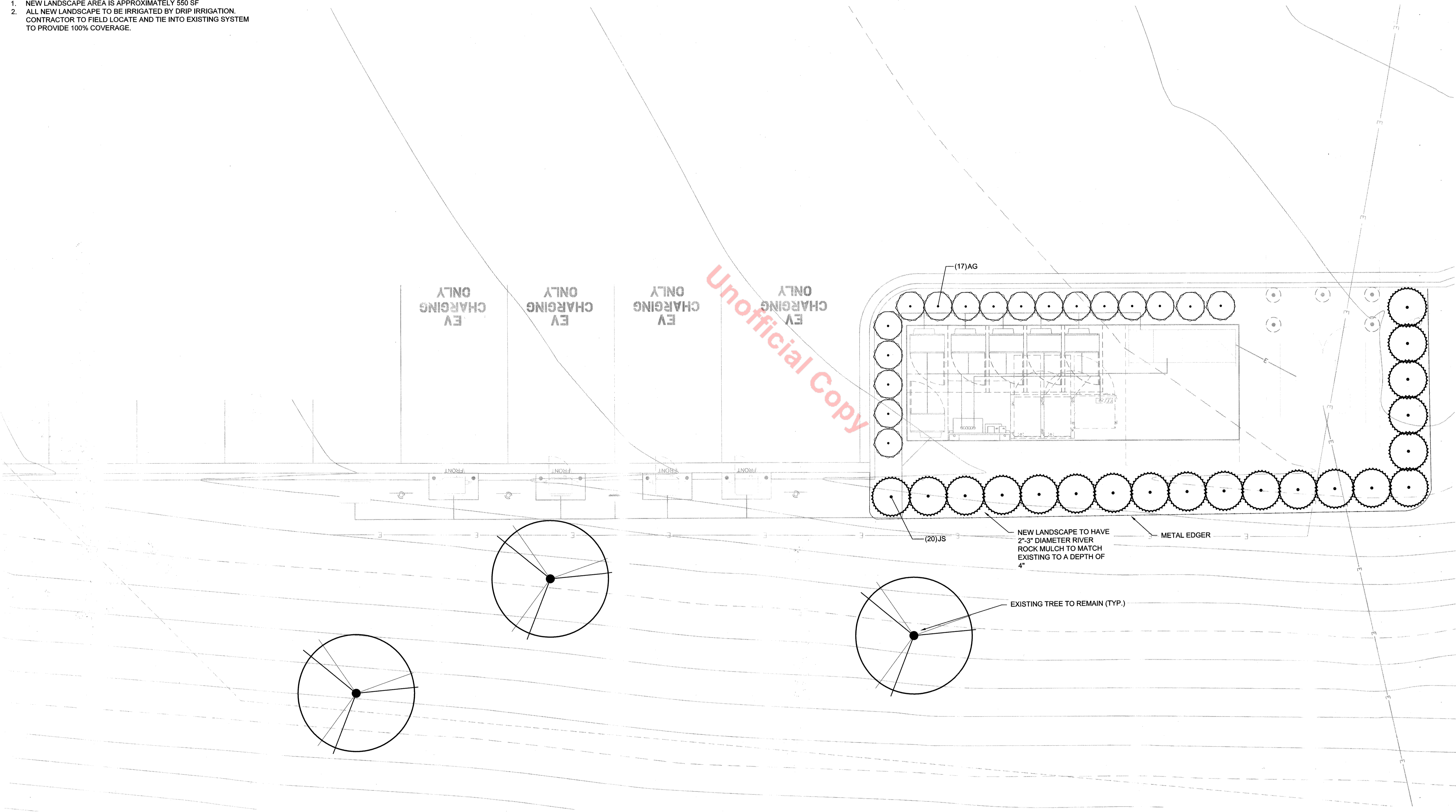


CLWUR (Composite landscape water use rating) Chart

Project Name: Target Castle Rock EV Charging Station
 Site Development Plan (SDP) Number:

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (Inches/month)	Zone (V,L,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Drip	Big Bluestem	2	L	32%	175	1.5	550	0.477272727
Drip	Rocky Mountain Juniper	2	L	68%	375	1.5	550	1.022727273
Total of the CLWUR								1.5

Reference Chapter 13.20 of the Castle Rock Municipal Code



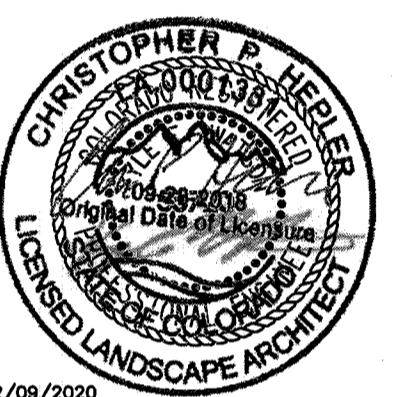
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Job Name:
CASTLE ROCK TARGET T1326

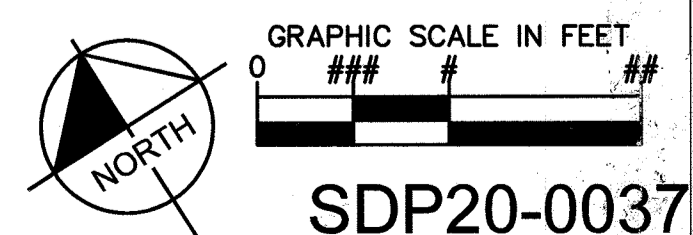
5010 FOUNDERS PKWY
 CASTLE ROCK, CO 80108



12/09/2020

SHEET DESCRIPTION:
 LANDSCAPE PLAN

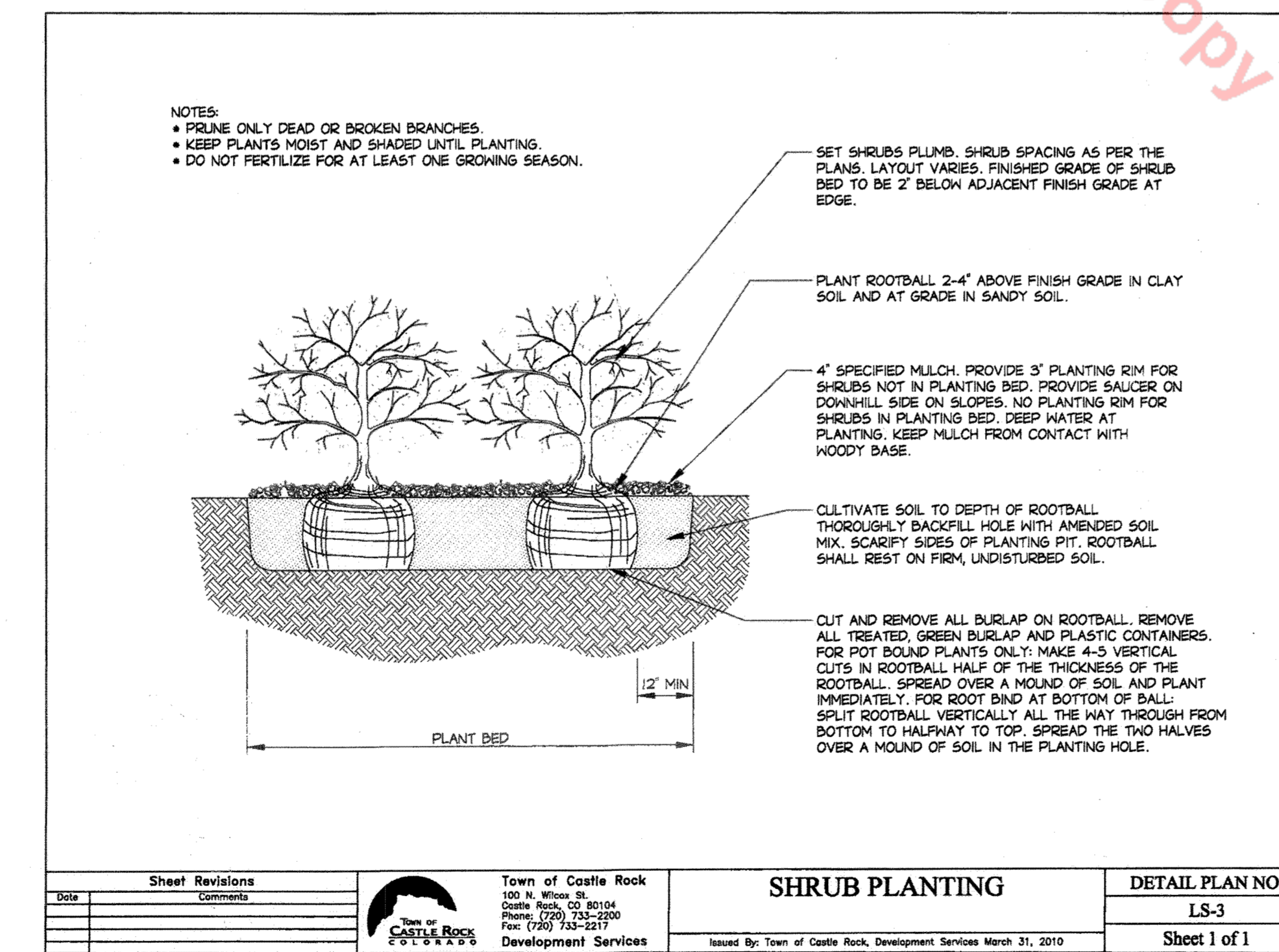
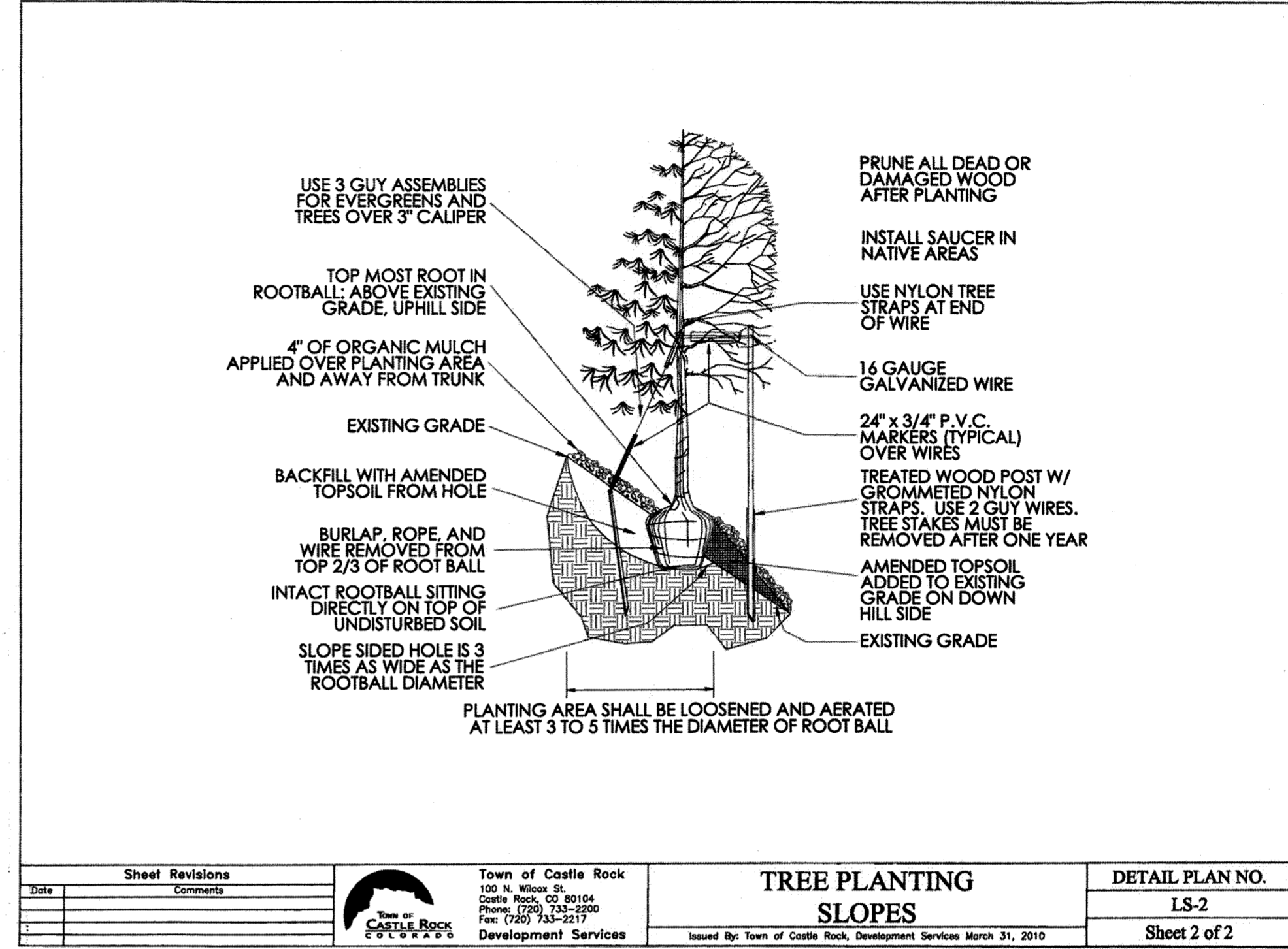
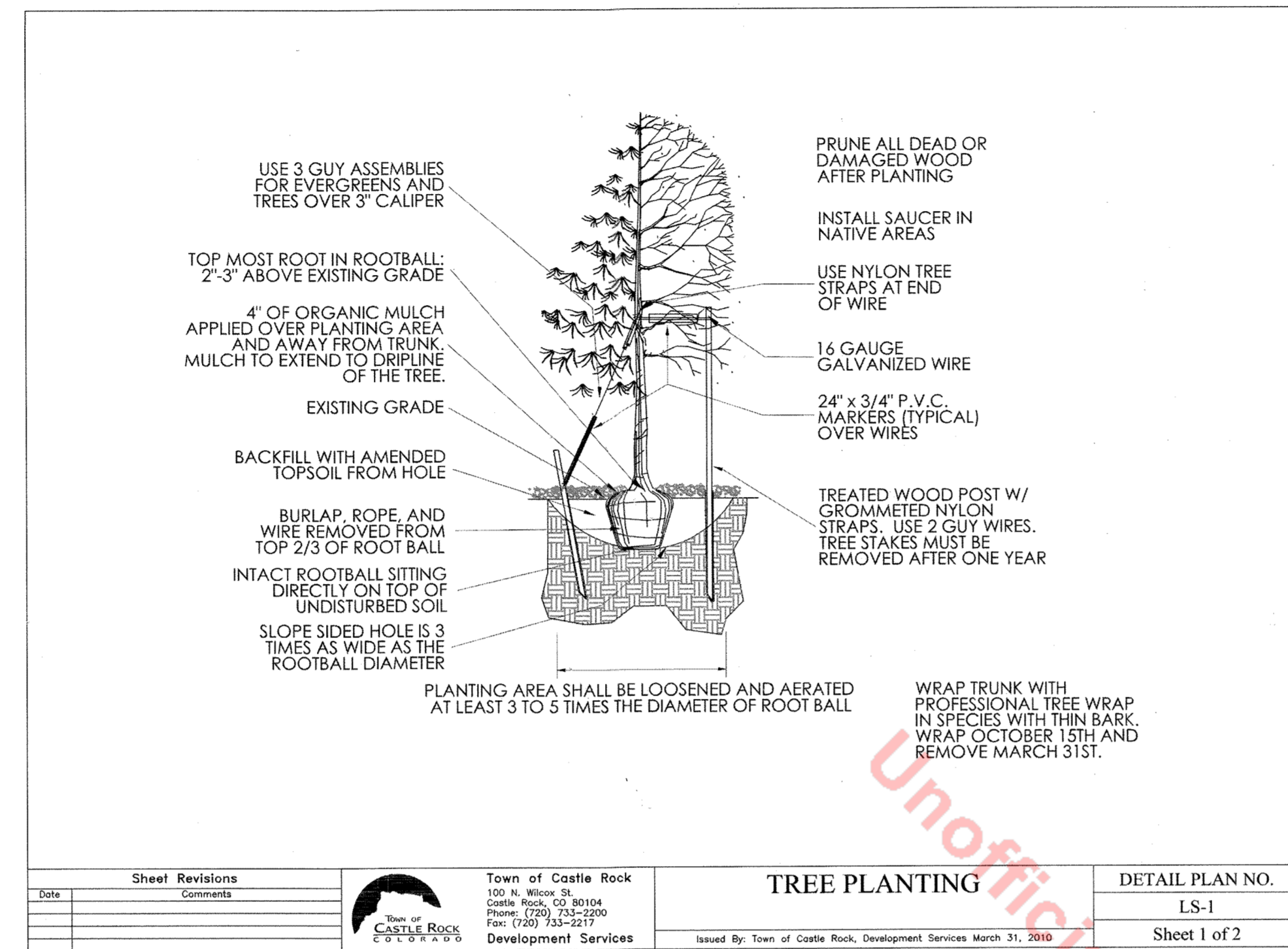
Project #: C0210145
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SDP20-0037

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 SHALL 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.
- 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 AND 4.2.3 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 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.
- INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
- INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
- SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I COMPOST IS REQUIRED.
- TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
- ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
- TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13).
- TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
- TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
- OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.
- MULCH TO BE 2-3" RIVER ROCK TO MATCH EXISTING ON SITE.



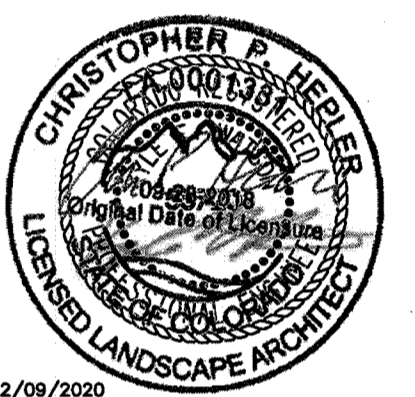
ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191



4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
303-288-2300

Job Name:
CASTLE ROCK TARGET T1326

5010 FOUNDERS PKWY
CASTLE ROCK, CO 80108



12/09/2020

SHEET DESCRIPTION:
LANDSCAPE NOTES AND DETAILS

Project #: C0210145
File: CONSTRUCTION DOCUMENTS
Drawn by: MJG
Date(s): 03/18/2020
03/18/2020 REV #1 - C050 PLANS
04/07/2020 REV #2 - C090 PLANS
06/22/2020 REV #3 - C0100 PLANS

LEGAL DESCRIPTIONS PER TITLE REPORT RC2458121

LOT 3 METZLER RANCH FILING NO. 3, DOUGLAS COUNTY, COLORADO

ITEMS OF RECORD PER TITLE REPORT RC2458121

- METZLER RANCH FILING NO. 3, LOT 3 SUBDIVISION IMPROVEMENTS AGREEMENT December 13, 2000 BOOK: 1934 PAGE: 1909 (23FT RESERVE TRACT SHOWN; SOME ITEMS ARE BLANKET IN NATURE OTHERS ARE NOT IN THE SURVEY AREA)
- CROSS ACCESS EASEMENT December 13, 2000 BOOK: 1934 PAGE: 1922 (BLANKET IN NATURE)
- CROSS ACCESS EASEMENT AGREEMENT December 13, 2000 BOOK: 1934 PAGE: 1941 (BLANKET IN NATURE)
- EASEMENT AGREEMENT December 13, 2000 BOOK: 1934 PAGE: 1970 (NOT IN SUBJECT PROPERTY)
- EASEMENT AGREEMENT December 13, 2000 BOOK: 1934 PAGE: 1980 (NOT IN SUBJECT PROPERTY)
- EASEMENT AGREEMENT December 13, 2000 BOOK: 1934 PAGE: 1985 (NOT IN SUBJECT PROPERTY)
- EASEMENT AGREEMENT December 13, 2000 BOOK: 1934 PAGE: 1990 (NOT IN SUBJECT PROPERTY)
- DECLARATION OF ACCESS AND UTILITY EASEMENTS AND RESTRICTIONS May 17, 2016 DOCUMENT NO. 2016028700 (AS SHOWN HEREON)
- AMENDMENT NO. 1 TO FINAL PLAT May 17, 2016 DOCUMENT NO. 2016030844 (LOT LINES AND EASEMENTS SHOWN HEREON)
- METZLER RANCH FILING NO. 3, LOT 3 December 13, 2000 DOCUMENT NO. 90124
- METZLER RANCH FILING NO. 3, LOT 3 DOCUMENT NO. 90125

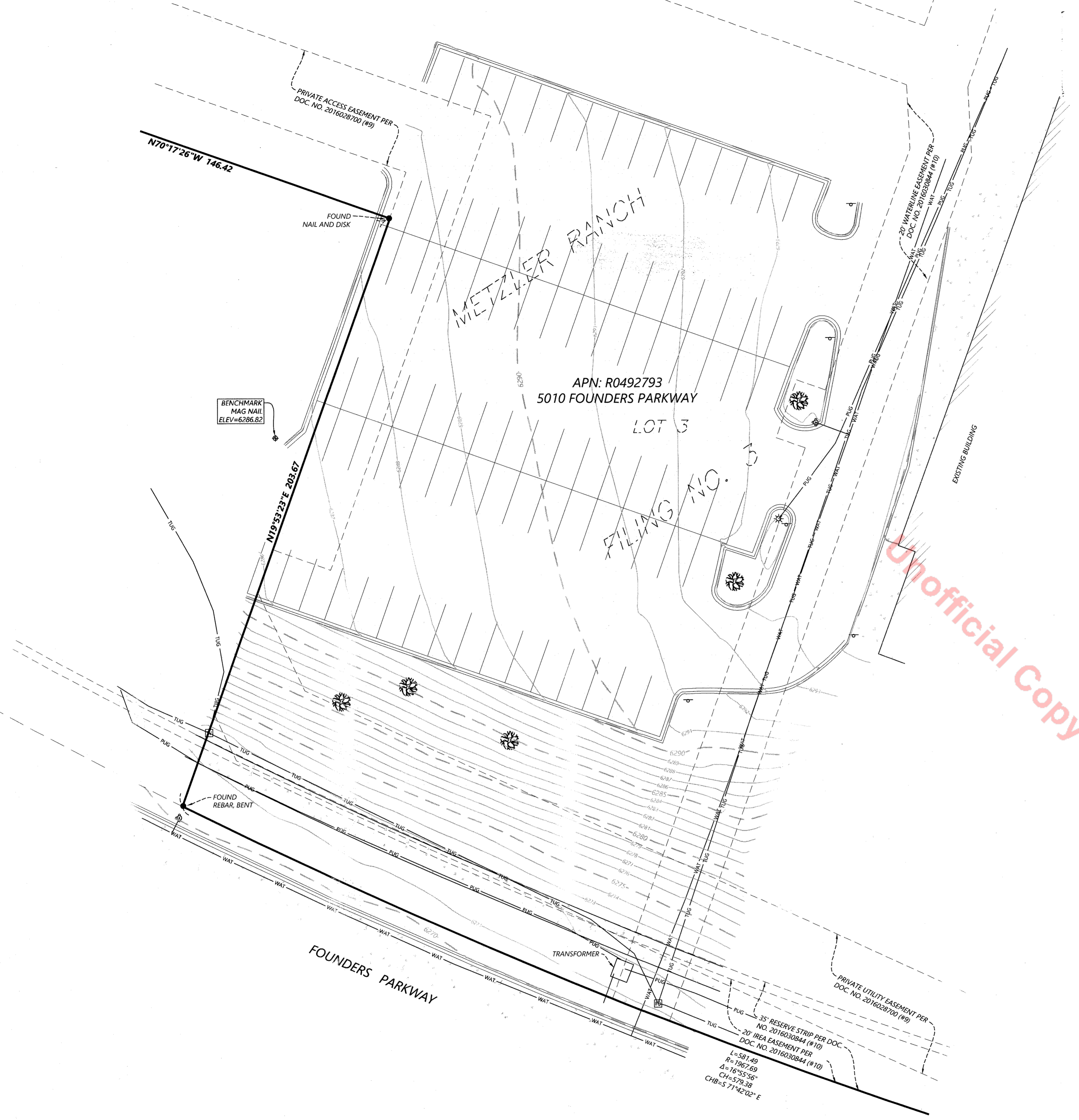
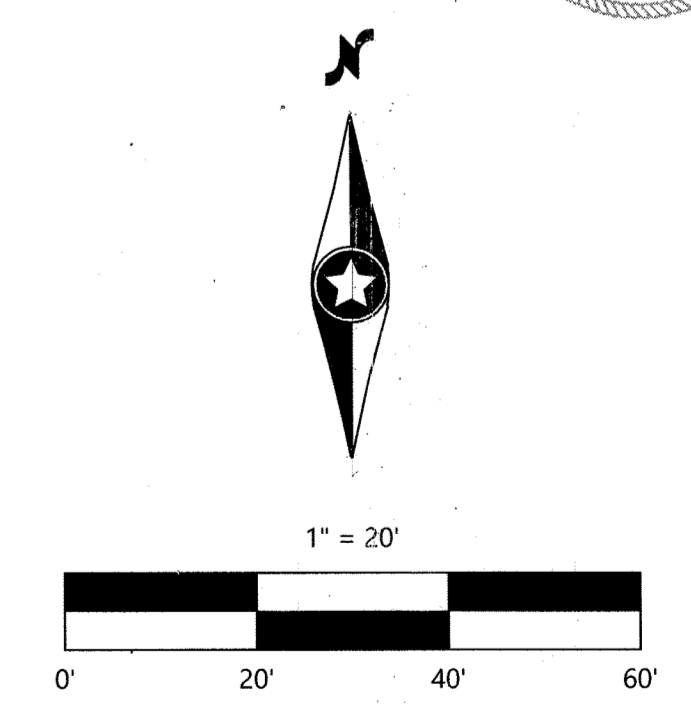
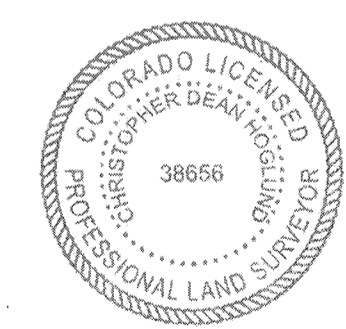
SURVEYOR'S NOTES

- This survey was prepared using First Corporate Solutions, Title Report Number RC2458121 having an effective date of January 27, 2020.
- The underground utilities shown have been located from field survey information provided by GPRS INC. on 1/31/2020 and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Subject property appears to be classified as Zone X, when scaled from Flood Insurance Rate Map Community- Panel Number 08035C01986G - Dated 03/16/2016
- The subject property is zoned Planned Development - Commercial (C). No zoning information was provided by the client. For zoning code, contact the Town of Castle Rock Development Services Department.
- Elevations are based on NAVD83 Datum. Benchmark: MAG NAIL, as shown hereon. Elevation: 6286.82.
- This is a topographic survey. This is not a boundary survey and is only intended to depict those features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
- Bearings shown are based upon Colorado State Plane Coordinate System Zone 502.

SURVEYOR'S STATEMENT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Colorado.

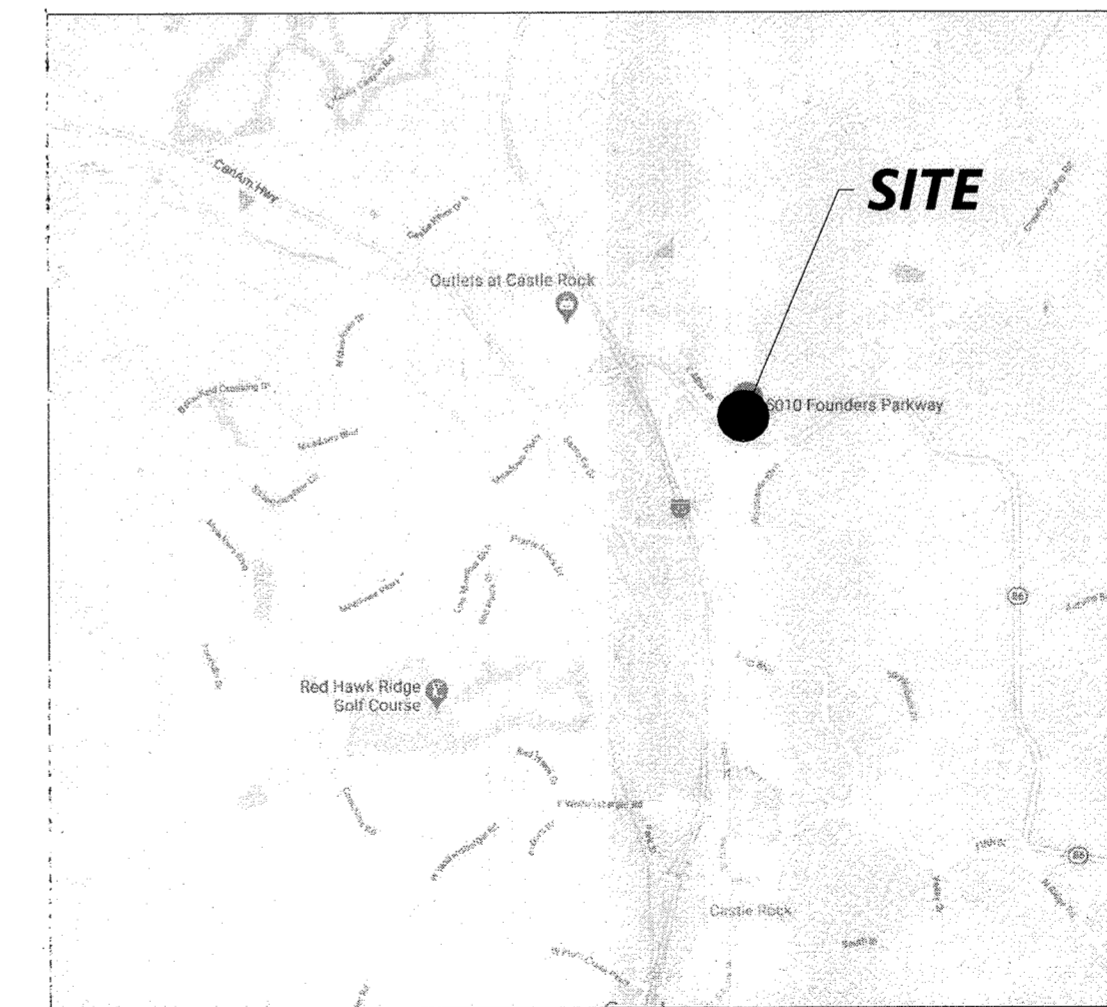
Christopher Hoglund
CHRISTOPHER HOGGLUND, LS DATE 02/14/2020
CO LICENSE NO. 38656, EXPIRATION 10/31/2021



LEGEND:

⊙	SANITARY MANHOLE	⊗	STEELWOOD POST
⊙	SEWER CLEANOUT	—	SIGN
⊙	STORM MANHOLE	—	FLAG POLE
⊙	CATCH BASIN	☀	CONIFEROUS TREE
⊙	STORM INTERCEPTOR	☀	DECIDUOUS TREE
⊙	HYDRANT	☀	CACTUS
⊙	GATE VALVE	☀	PALM TREE
⊙	WATER METER	⊠	FIBER OPTIC PEDESTAL
⊙	FIRE DEPARTMENT CONNECTION	⊠	NATURAL GAS METER
⊙	DOUBLE DETECTOR CHECK VALVE	⊠	UNKNOWN MANHOLE
⊙	ELECTRIC BOX	⊠	MISCELLANEOUS METER
⊙	ELECTRIC METER	⊠	MISCELLANEOUS PEDESTAL
⊙	ELECTRIC MANHOLE	—	BOUNDARY LINE
⊙	STREET LIGHT	—	GAS LINE
⊙	POWER POLE	—	POWER OVERHEAD
⊙	MAST ARM	—	POWER UNDERGROUND
⊙	MAST ARM W/ LIGHT	—	SANITARY SEWER
⊙	TRAFFIC SIGNAL	—	STORM SEWER
⊙	TELEPHONE BOX	—	WATERMAIN
⊙	TELEPHONE MANHOLE	—	CURB & GUTTER
⊙	HAND HOLE/JUNCTION BOX	▨	CONCRETE SURFACE
⊙	CABLE TV BOX	▨	BITUMINOUS SURFACE
●	FOUND MONUMENT (SEE LABEL)	▨	CONCRETE PAVEMENT SURFACE

VICINITY MAP (NOT TO SCALE)



DESIGNED: _____
CHECKED: _____
DRAWN: VCH
HORIZONTAL SCALE: 20'

REVISIONS:

PREPARED FOR:
Electrify America, LLC
2003 Edmund Halley Drive
Reston, VA 20191

Westwood
Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-5922 Minneapolis, MN 55443
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SITE 210145
TARGET T1326
5010 FOUNDERS PARKWAY
CASTLE ROCK, CO

Topographic Survey
A PORTION OF LOT 3, METZLER RANCH FILING NO. 3
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO