

SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

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ALBERTA DEVELOPMENT PARTNERS, LLC

LEGAL DESCRIPTION:
LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5, ACCORDING TO RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO

- SITE DEVELOPMENT PLAN GENERAL NOTES:**
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
 - PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
 - THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
 - NO PORTIONS OF THE SITE ARE WITHIN A FEMA REGULATED FLOODPLAIN PER PRELIMINARY FEMA MAP NUMBER 08035C0167F, DATED SEPTEMBER 30, 2005.
 - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
 - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
 - APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
 - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
 - 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 RE-PLAT.
 - THIS SITE IS ZONED PLANNED DEVELOPMENT AS PART OF THE APPROVAL OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN AND ITS RECORDING.
 - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
 - RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
 - A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY.
 - THE COMMON SIGN PLAN ESTABLISHES THE ELEVATIONS AND DIMENSIONS OF FREESTANDING MONUMENT SIGNS THROUGHOUT THE SITE.
 - TENANT SIGNAGE IS SUBJECT TO THE TENANT SIGN CRITERIA.

- 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 28 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 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.

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AND NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO, BETWEEN THE NORTHEAST CORNER OF SECTION 27 AND THE SOUTHEAST CORNER OF SECTION 22 (A FOUND 3-1/4" ALUMINUM CAP STAMPED "L.S. 13485 1993"), AND THE NORTH 1/4 CORNER OF SECTION 27 AND THE SOUTH 1/4 CORNER OF SECTION 22 (A FOUND 2-1/2" CAP STAMPED "PLS 22584 1998"), SAID BEARING BEING: NORTH 89°09'35" WEST

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED DECEMBER 31, 2015 AT RECEPTION NOS. 2015093191 AND 2015093192, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATE BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION
BY: JANE KACHADURIAN, MANAGING DIRECTOR

SIGNED THIS 11th DAY OF April, 2016.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2016.
BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATE BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.
Katherine Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/30/2019

TITLE CERTIFICATION

I, William Brendemuhl, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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

W. Brendemuhl
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 11th DAY OF April, 2016.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2016 BY William Brendemuhl

WITNESS MY HAND AND OFFICIAL SEAL.
Sandra Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-16

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492, OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY'S SFE ARE DEBITED FROM THE WATER BANK.

BENCH MARK

(K11334) BRASS DISK IN THE CENTER OF THE EAST END OF A 10' BY 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF OUTCROP, AND EAST OF THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD, AND 1 FT NORTH OF A FIBERGLASS WITNESS POST. DATUM NAVD83 ELEVATION 6222.12

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 15th DAY OF March, 2016.

Paul Dornheim, Mayor
DATE: 5/9/2016

ATTEST: [Signature]
TOWN CLERK
DATE: 5/9/2016

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.

MAIDEN GRASS, LLC
A COLORADO LIMITED LIABILITY COMPANY.

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
NAME: DONALD G. PROVOST

SIGNED THIS 11th DAY OF April, 2016.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2016.

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
Katherine Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/30/2019

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.

LEGACY BUFFALO GRASS, LLC
A COLORADO LIMITED LIABILITY COMPANY.

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
NAME: DONALD G. PROVOST

SIGNED THIS 11th DAY OF April, 2016.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2016.

BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
Katherine Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/30/2019

SURVEYOR'S CERTIFICATE

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

DEREK S. BROWN, PLS NO. 38064
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.,
300 E. MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
PHONE: (303) 713-1898

PLANNING COMMISSION RECOMMENDATION

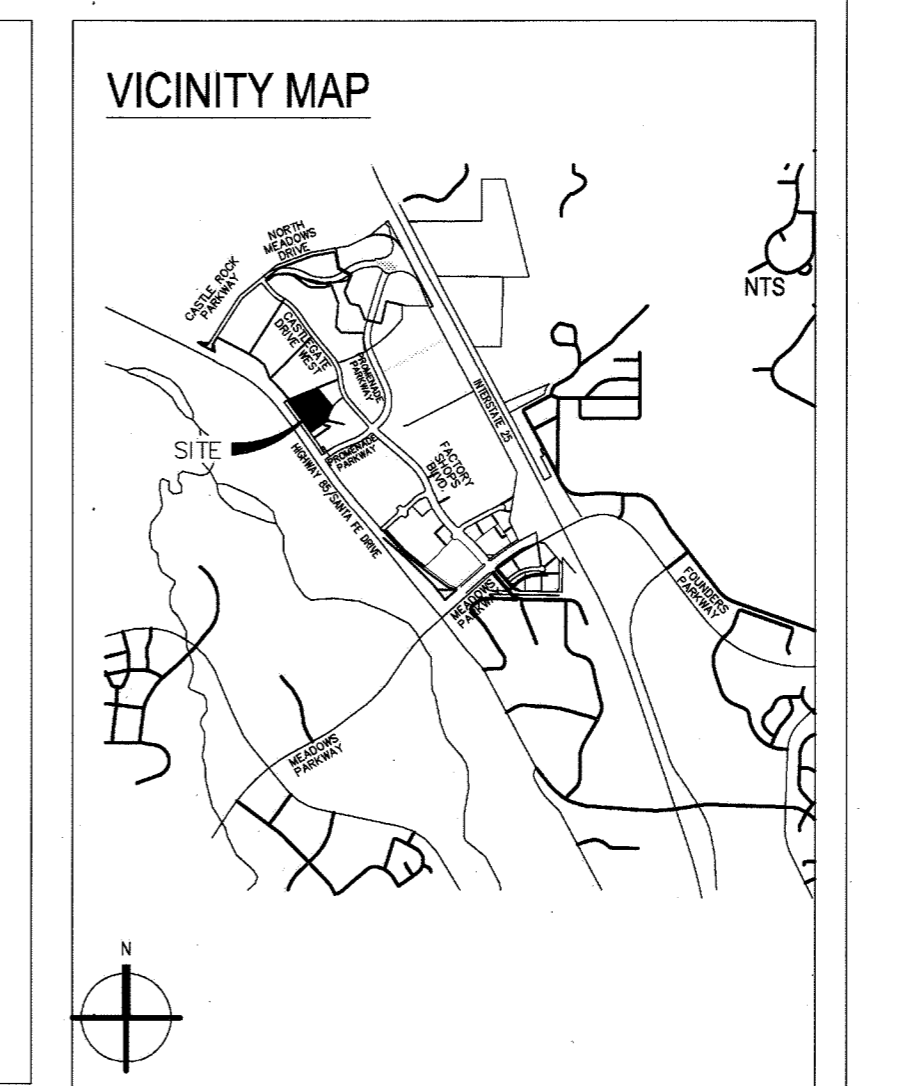
THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10th DAY OF March, 2016.

Michael J. Franziska, Chair
DATE: 4/28/2016

ATTEST: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 4/29/16

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CIVIL ENGINEER'S STATEMENT

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

Lincoln J. Thomas
REGISTERED PROFESSIONAL ENGINEER
DATE: 4-4-16

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:53 AM ON THE 10th DAY OF March, 2016 AT RECEPTION NO. 2016028736.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Jenni Shumate, DEPUTY

PROJECT TEAM

PROPERTY OWNER:
PROMENADE CASTLE ROCK, LLC
4600 S. SYRACUSE ST.
SUITE 1450
DENVER, CO 80237
PH: 303-799-8300

ARCHITECT:
GALLOWAY & COMPANY, LLC
5300 DTC PARKWAY
SUITE 100
GREENWOOD VILLAGE, CO 80111
PH: 303-770-8884

LIGHTING ENGINEER:
GALLOWAY & COMPANY, LLC
5300 DTC PARKWAY
SUITE 100
GREENWOOD VILLAGE, CO 80111
PH: 303-770-8884

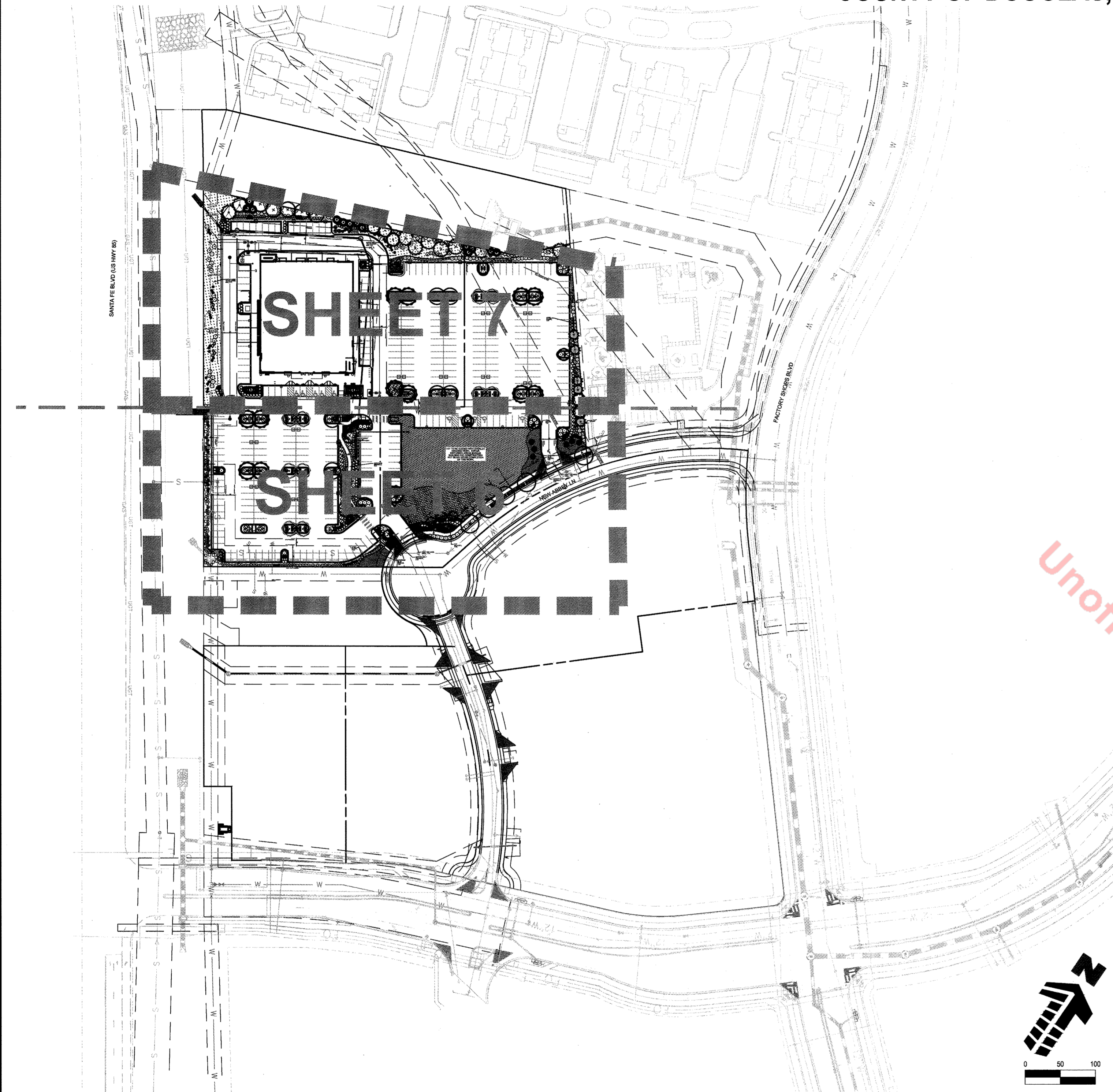
LAND SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE.
SUITE 1
LITTLETON, CO 80122
PH: 303-713-1898

#	Date	Issue / Description
12-23-15		SDP SUBMITTAL
02-15-16		SDP RESUBMITTAL
03-10-16		SDP RESUBMITTAL
03-30-16		MYLAR SUBMITTAL

Project No: ADP000001.17
Drawn By: GAR
Checked By: KK
Date: 12-23-15
Disk File:
SHEET TITLE:
COVER SHEET

SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



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 PRECEDENCE 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 TOWN 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 UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE TOWN. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL 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 GRADING PLANS FOR EXISTING AND PROPOSED SLOPE CONDITIONS. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 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 PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- 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 LAND 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 RECOMMEND 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 THE FOLLOWING: -NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT THE RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET. INSTALLING CONTRACTOR SHALL SCHEDULE A SOIL INSPECTION BEFORE PLANT INSTALLATION ONLINE AT www.crgov.com. -AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET.
- 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

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, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERIAL 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.

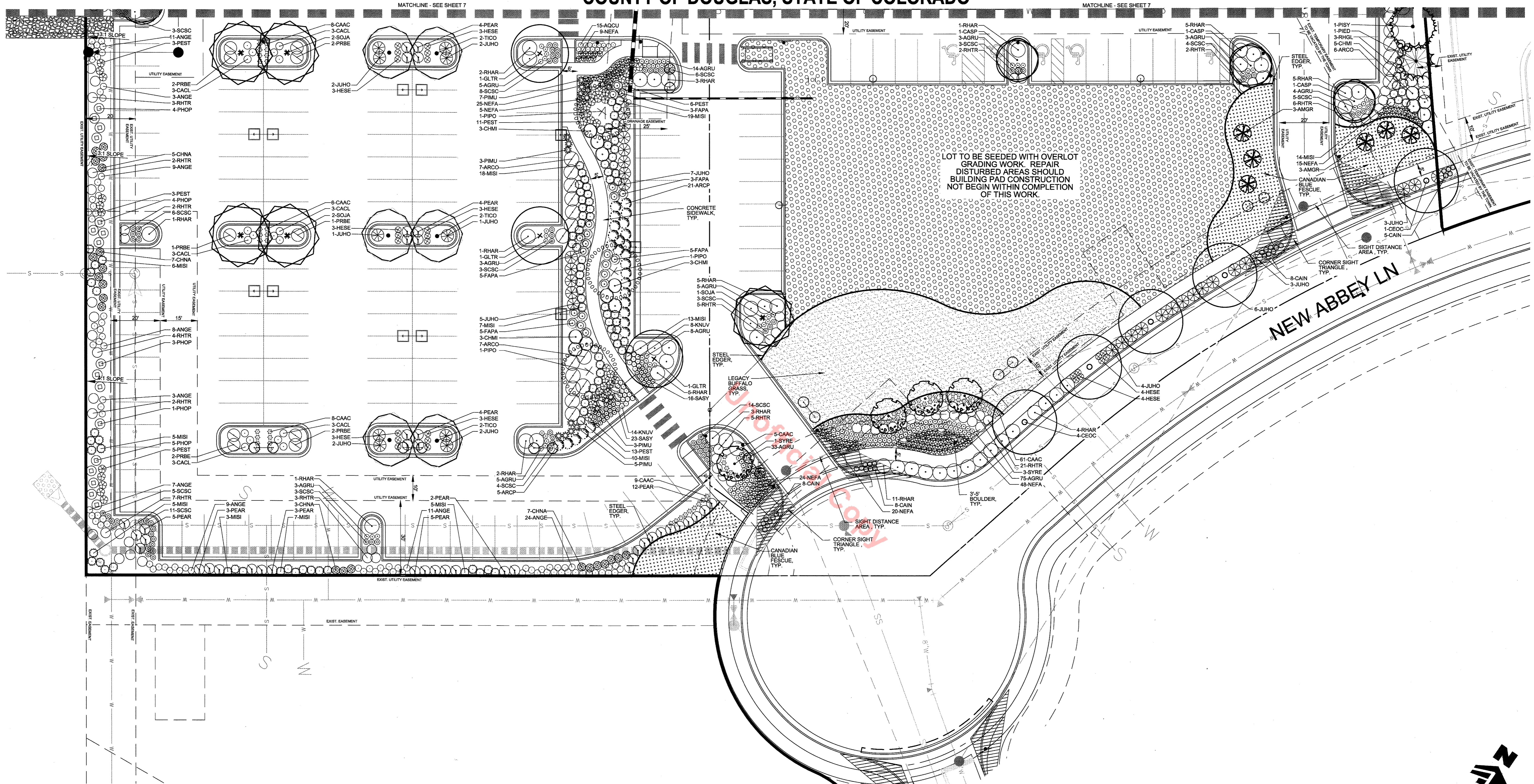
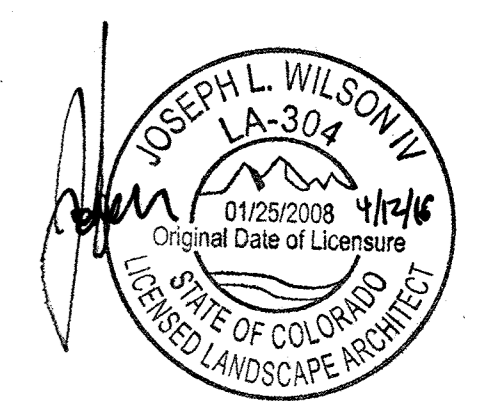
STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED 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 PLANT MATERIAL SHALL PASS TOWN OF CASTLE ROCK LANDSCAPE INSPECTION.
- 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", FOR ALL GREENS. TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC/PEDESTRIAN WALKWAYS AND WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED CLEAR OF ALL BRANCHES LOCATED OVER GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK, ROAD, OR EASEMENT.
- LEGACY BUFFALO TURF IS REQUIRED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-9764. CANADIAN BLUEGRASS IS REQUIRED THROUGH TURF MASTERS COMPANY, 3327 GIDDINGS ROAD FORT COLLINS, CO, 80524 (970) 493.8311. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 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, LITTLETON, CO 80125, (303) 798-9764. CANADIAN BLUEGRASS IS REQUIRED THROUGH TURF MASTERS COMPANY, 3327 GIDDINGS ROAD FORT COLLINS, CO, 80524 (970) 493.8311. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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- ALL PLANT BEDS SHALL BE CONTAINED

SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5
 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



LOT TO BE SEEDED WITH OVERLOT GRADING WORK. REPAIR DISTURBED AREAS SHOULD BEGIN WITHIN COMPLETION OF THIS WORK.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES			
○	CASP	CATALPA SPECIOSA	NORTHERN CATALPA
○	CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
○	GLTR	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	SHADEMASTER LOCUST
○	SOJA	SOPHORA JAPONICA	JAPANESE PAGODA TREE
○	TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
ORNAMENTAL DECIDUOUS TREES			
○	AMCA	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY
○	AMGR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
○	QUGA	QUERCUS GAMBELII	GAMBEL OAK
○	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC
EVERGREEN TREES			
○	PIED	PINUS EDULIS	PINYON PINE
○	PINI	PINUS NIGRA	AUSTRIAN PINE
○	PIPO	PINUS PONDEROSA	PONDEROSA PINE
○	PISY	PINUS SYLVESTRIS	SCOTCH PINE

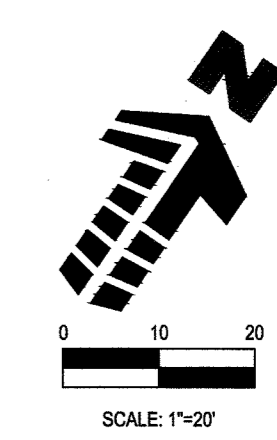
SYMBOL	ABBREVIATION	BOTANIC NAME	COMMON NAME
DECIDUOUS SHRUBS			
○	CAEL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
○	CENL	CERCOCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGANY
○	CHMI	CHAMAEBATARA MILLEFOLIUM	FERNBUSH
○	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
○	PEAR	FALLUGIA PARADOXA	APACHE PLUME
○	PERO	PEROVSKIA ARTIFLICIOLIA	RUSSIAN SAGE
○	PHOP	PHORADENDRON OPULEFOLIUM	LITTLE DEVIL NINEBARK
○	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
○	PRBW	PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY
○	RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
○	RHGL	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC
○	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC
EVERGREEN SHRUBS			
○	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA
○	ARCP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA
○	JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
○	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE

SYMBOL	ABBREVIATION	BOTANIC NAME	COMMON NAME
ORNAMENTAL GRASSES			
○	ANGE	ANDROPOGON GERARDII	BIG BLUESTEM
○	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOENSTER'	FEATHER REED GRASS
○	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
○	MISI	MISCANTHUS SINENSIS	MAIDEN GRASS
○	PAVI	PANICUM VIRGATUM 'SHANADOAH'	RED SWITCH GRASS
○	SCSV	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
PERENNIALS			
○	AGRU	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP
○	AQCH	AQUILEGIA CHRYSANTHA 'PAPRIKA'	PINK YARROW
○	AQUI	AQUILEGIA SP.	ROCKY MOUNTAIN COLUMBINE
○	CAIN	CALLIRHOE INVOLLUCRATA	PRAIRIE WINECUPS
○	KNJV	KNIPPOFIA UVARIA	TORCH LILY
○	NEFA	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
○	PEST	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
○	SASY	SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA
○	SESP	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM

SYMBOL	ABBREVIATION	BOTANIC NAME	COMMON NAME
SEED & MULCH (SPINE ROAD ONLY)			
○	TURF	LEGACY BUFFALO GRASS, SEE SOD NOTES, THIS SHEET	LEGACY BUFFALO GRASS
○	TURF	CANADIAN BLUE FESCUE GRASS, SEE LANDSCAPE NOTES	CANADIAN BLUE FESCUE GRASS
○	SEED	IRRIGATED DRYLAND SEED / WILDFLOWER MIX, SEE SEED NOTES	GRASS SEED
○	MULCH	4" - 6" DIA. MULTI-COLOR COBBLE ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH, SEE LANDSCAPE NOTES	ROCK MULCH
○	SEED	OUTLOT SEED MIX, SEE SEED NOTES	GRASS SEED
○	BOULDER	3'-6" BOULDER, HARVESTED LOCALLY	BOULDERS

6 LANDSCAPE PLAN

SCALE: 1" = 20'



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT JOSEPH L. WILSON #15-1175
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO LA-304

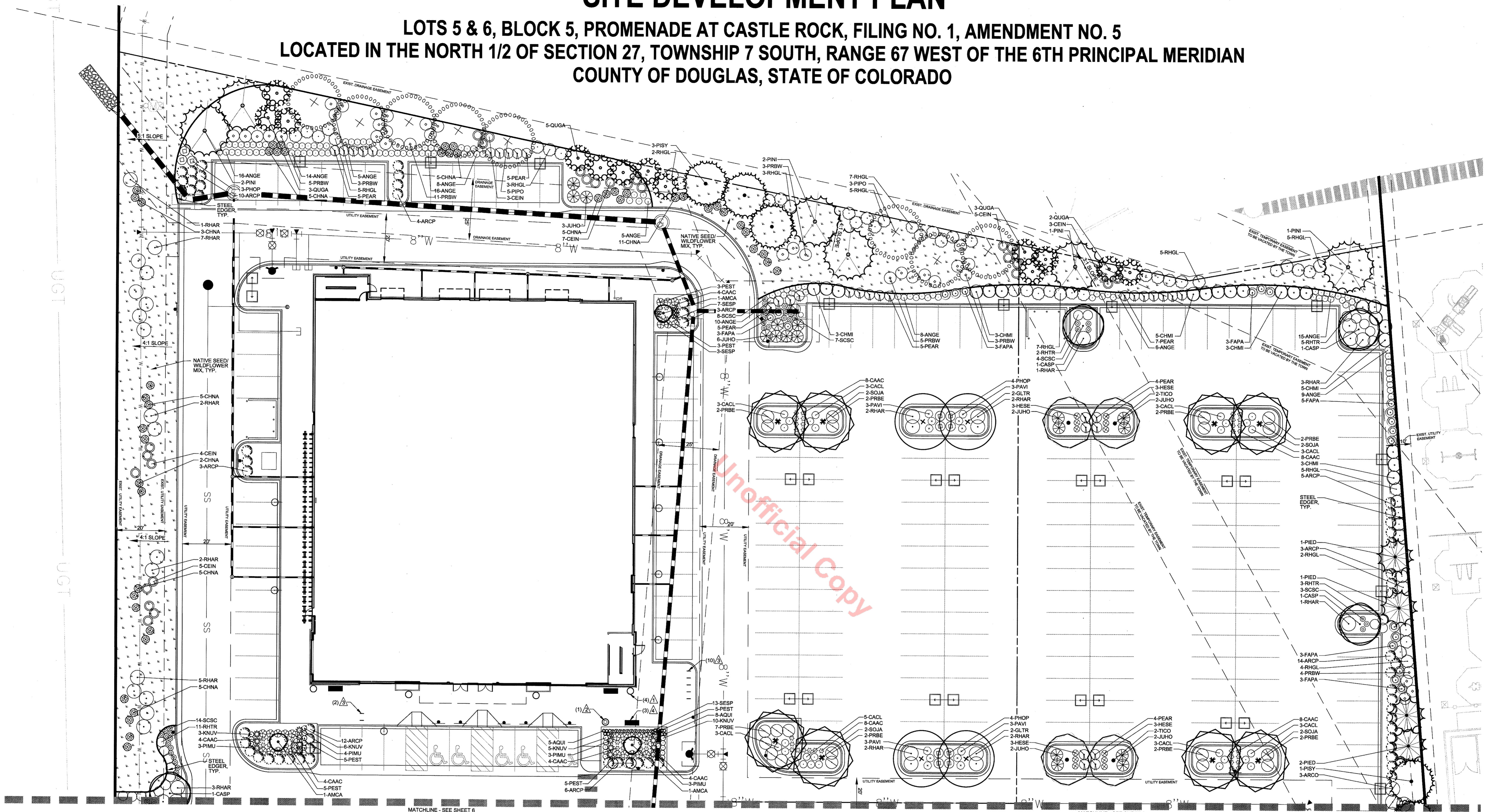
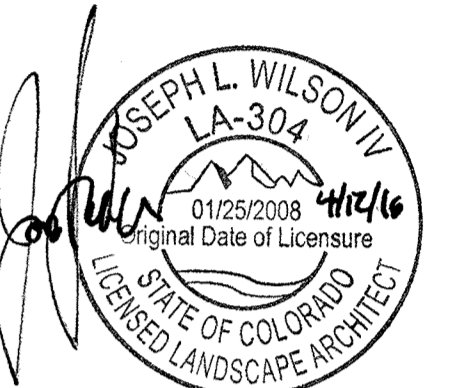
#	Date	Issue / Description
-	12-23-15	SDP SUBMITTAL
-	02-15-16	SDP RE-SUBMITTAL
-	03-10-16	SDP RE-SUBMITTAL
-	03-30-16	MYLAR SUBMITTAL

Project No:
 Drawn By: NLR
 Checked By: JLW
 Date: 12/23/2015
 Disk File:

SHEET TITLE:
 LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5
 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



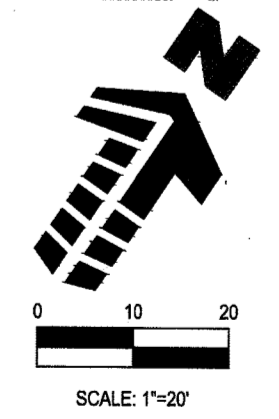
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PLANTING LEGEND

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES															
CASP		CATALPA SPECIOSA	NORTHERN CATALPA												
CEOC		CELTIS OCCIDENTALIS	WESTERN HACKBERRY												
GLTR		QUERCUS TRIACANTHOS INERMIS SKYLARK	SHADEMASTER LOCUST												
SOJA		SOPHORA JAPONICA	JAPANESE PAGODA TREE												
TICO		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN												
ORNAMENTAL DECIDUOUS TREES															
AMCA		AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY												
AMGR		AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE												
OUGA		QUERCUS GAMBELI	GAMBEL OAK												
SYRE		SYRINGA RETICULATA	JAPANESE TREE LILAC												
EVERGREEN TREES															
PIED		PINUS EDULIS	PINYON PINE												
PINI		PINUS NIGRA	AUSTRIAN PINE												
PIPO		PINUS PONDEROSA	PONDEROSA PINE												
PISY		PINUS SYLVESTRIS	SCOTCH PINE												
DECIDUOUS SHRUBS															
CAAC		CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA												
CEIN		CEROCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGANY												
CHMI		CHAMAEBATIARA MILLEFOLIUM	FERNBUSH												
CHNA		CHRYSOBAMMUS NAUSEOSUS	RABBITBRUSH												
FAPA		FALLUGIA PARADOXA	APACHE PLUME												
PEAR		PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE												
PHOP		PHYSOCARPUS OPULEFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK												
PRBE		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY												
PRBW		PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY												
RHAR		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC												
RHGL		RHUS GLABRA 'SISMONTANA'	ROCKY MOUNTAIN SUMAC												
RHTR		RHUS TRILOBATA	THREE LEAF SUMAC												
EVERGREEN SHRUBS															
ARCO		ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA												
ARCP		ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA												
JUHO		JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER												
PIMU		PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE												
ORNAMENTAL GRASSES															
ANGE		ANDROPOGON GERARDII	BIG BLUESTEM												
CAAC		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS												
HESI		HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS												
MISI		MELICANTHUS SINENSIS	MAIDEN GRASS												
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SCSC		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM												
PERENNIALS															
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AGCH		AQUILEGIA CHRYSANTHA 'PAPRIKA'	PINK YARROW												
AQUI		AQUILEGIA SP.	ROCKY MOUNTAIN COLUMBINE												
CAIN		CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS												
KNUV		KNIPOFIA UVARIA	TORCH LILY												
NEFA		NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT												
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SASY		SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA												
SESP		SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM												
SEED & MULCH (SPINE ROAD ONLY)															
TURF		LEGACY BUFFALO GRASS, SEE SOD NOTES, THIS SHEET	LEGACY BUFFALO GRASS												
TURF		CANADIAN BLUE FESCUE GRASS, SEE LANDSCAPE NOTES	CANADIAN BLUE FESCUE GRASS												
SEED		IRRIGATED DRYLAND SEEDS / WILDFLOWER MIX, SEE SEED NOTES	GRASS SEED												
MULCH		4" - 6" DIA. MULTI-COLOR COBBLE ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH, SEE LANDSCAPE NOTES	ROCK MULCH												
SEED		OUTLOT SEED MIX, SEE SEED NOTES	GRASS SEED												
BOULDER		3'-6" BOULDER, HARVESTED LOCALLY	BOULDERS												

7 LANDSCAPE PLAN

SCALE: 1" = 20'



TOWN OF CASTLE ROCK REGISTRATION INFORMATION:
 CERTIFIED LANDSCAPE ARCHITECT JOSEPH L. WILSON #15-1175
 TOWN OF CASTLE ROCK REGISTRATION NUMBER LA-304
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

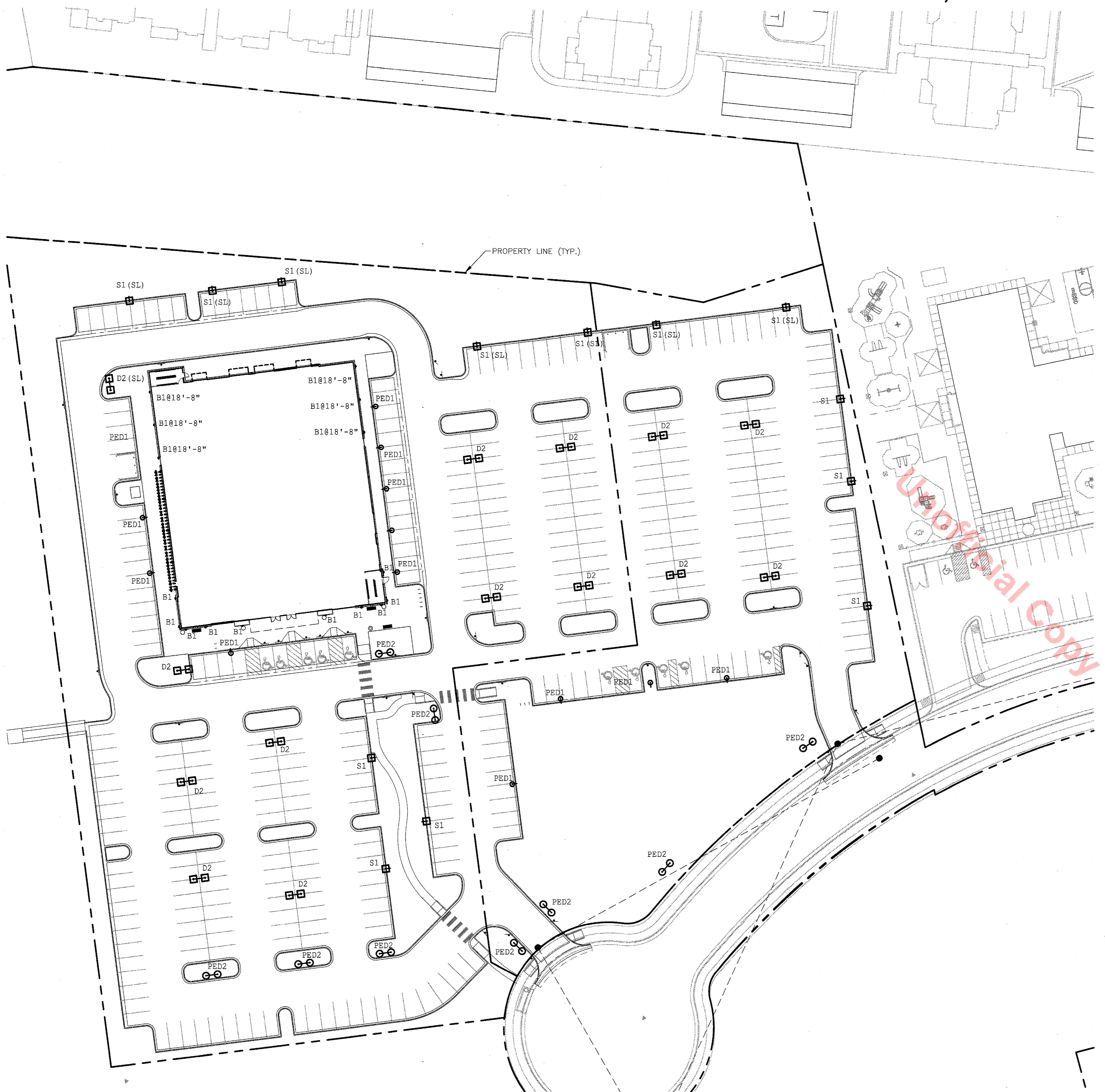
#	Date	Issue / Description
-	12-23-15	SOP SUBMITTAL
-	02-15-16	SOP RE-SUBMITTAL
-	03-10-16	SOP RE-SUBMITTAL
-	03-30-16	MYLAR SUBMITTAL

Project No: _____
 Drawn By: _____ NLR
 Checked By: _____
 Date: _____ 12/23/2015
 Disk File: _____

SHEET TITLE:
 LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

LOTS 5 & 6, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5
 LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL LIGHTING PLAN NOTES:

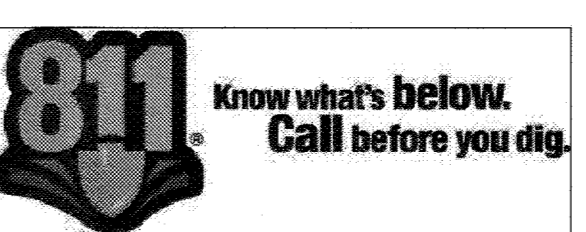
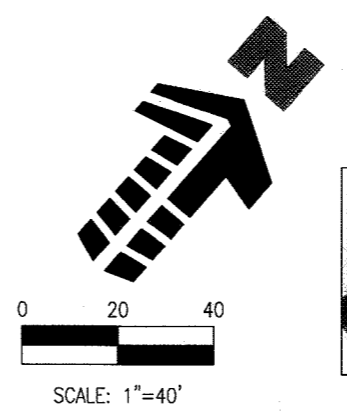
1. CONCEPTUAL LIGHTING PLAN; FINAL LIGHTING PLAN TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS
2. LIGHT TRESPASS TO ADJACENT PROPERTIES MITIGATED BY ORIENTATING ALL FIXTURES INTO SITE AND USING A TYPE III DISTRIBUTION ON OUTER LIGHT FIXTURES.
3. ALL ON LOT 6, EXCEPT THOSE REQUIRED FOR SECURITY AT BUILDING ENTRANCES, STAIRWAYS AND LOADING DOCKS SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS AND BE OPERATED IN SUCH 50% REDUCED MODE UNTIL ONE HOUR PRIOR TO THE COMMENCEMENT OF BUSINESS HOURS.
4. THE FITNESS FACILITY ON LOT 5 WILL OPERATE 24 HOURS A DAY, SEVEN DAYS A WEEK, AND AS SUCH THE LIGHTS WILL BE OPERATED AT 100% LEVELS FOR THE SAFETY AND SECURITY OF ITS PATRONS.
5. IN THE EVENT THAT THE 24/7 HOUR BUSINESS OPERATION ON LOT 5 CEASES FOR WHATEVER REASON, THE CIRCUITING AND LIGHT LEVEL REDUCTIONS OUTLINED IN #3 ABOVE SHALL APPLY TO THE LIGHTING PLAN FOR LOT 5.
6. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITED:
 FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHIELDED WALL PACKS.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING-NORTH	Fc	4.74	7.2	2.2	2.15	3.27
MAIN PARKING-24 HOUR FITNESS	Fc	5.32	8.9	2.3	2.31	3.87
OUTER PARKING-NORTH	Fc	4.58	8.2	1.8	2.54	4.56
OUTER PARKING-SOUTH	Fc	1.46	3.1	0.4	3.65	7.75
PARKING-24 HOUR FITNESS	Fc	3.39	7.1	1.5	2.26	4.73
PARKING-FUTURE RETAIL	Fc	3.92	6.4	2.2	1.78	2.91
REAR PARKING-24 HOUR FITNESS	Fc	5.24	7.7	2.4	2.18	3.21
FRONT DRIVE AISLE-24 HOUR	Fc	3.89	7.6	1.8	2.16	4.22
FRONT DRIVE AISLE-FUTURE	Fc	2.59	4.1	1.1	2.35	3.73
ENTRY DRIVE-NORTH	Fc	3.07	5.3	1.4	2.19	3.79
ENTRY DRIVE-SOUTH	Fc	3.78	6.3	1.7	2.22	3.71
REAR DRIVE	Fc	2.36	5.9	0.2	11.80	29.50

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	MODEL NUMBER	DESCRIPTION	LUMENS
□	6	S1	SINGLE	POLE	28'-0"	1.0	AME-2-L-T3-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25'-0" SQUARE POLE ON 3' CONCRETE BASE	10508
□	7	S1(SL)	SINGLE	POLE	28'-0"	1.0	AME-2-L-T3-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT WITH HOUSE SIDE SHIELD, 72 DIODE, 25'-0" SQUARE POLE ON 3' CONCRETE BASE	10508
□	13	D2	D180°	POLE	28'-0"	1.0	AME-2-L-T5W-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25'-0" POLE ON 3' CONCRETE BASE	25690
□	1	D2(SL)	D180°	POLE	28'-0"	1.0	AME-2-L-T5W-72LC-5-5K-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT WITH HOUSE SIDE SHIELD, 72 DIODE, 25'-0" POLE ON 3' CONCRETE BASE	25690
□	12	PED1	SINGLE	POLE	16'-0"	1.0	ODN-2-L-T3-42L-5-55K-UNV-BK/VA112-S1-4-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 42 DIODE, MOUNT ON 16'-0" ROUND POLE	3696
□	9	PED2	D180°	POLE	25'-0"	1.0	ODN-3-L-T5-84LC-5-55K-UNV-BK/VA112-D2-4-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 84 DIODE, MOUNT ON 28'-0" ROUND POLE	19208
△	16	B1	SINGLE	WALL	12'-0", 18'-8"	1.0	31-2241-16W LED-3000K	BETACALCO LIGHTING, WRAP SQ II SERIES, OPAL ACRYLIC DIFFUSED LIGHT, 16 WATT LED, WALL MOUNT FIXTURE	1360



1 GENERAL LIGHTING PLAN
 1"=40'

#	Date	Issue / Description
	12-23-15	SDP SUBMITTAL
	02-15-16	SDP RESUBMITTAL
	03-30-16	MYLAR SUBMITTAL

Project No:	
Drawn By:	JMG
Checked By:	GRR
Date:	12/23/15
Disk File:	

SHEET TITLE:
 GENERAL LIGHTING PLAN
 BLOCK 5

