

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

### COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGAL DESCRIPTION** - LOT 3A-1 & LOT 3A-2, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16, 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.
  - ZONE A FEMA FIRM FLOODPLAIN (PER CLOMR CASE NO. 15-08-0325R).
  - 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 BUSINESS/COMMERCIAL AS PART OF THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN.
  - 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 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.

#### 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 OCTOBER 28, 2016 AT RECEPTION NO. 2016077563, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CIBC BANK USA, AN ILLINOIS BANKING CORPORATION, F/K/A THE PRIVATE BANK AND TRUST COMPANY.

BY: *[Signature]*  
JANE KACHADURIAN, MANAGING DIRECTOR

STATE OF COLORADO )  
COUNTY OF Arapahoe ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF November 2017, BY JANE KACHADURIAN, MANAGING DIRECTOR OF CIBC BANK USA, AN ILLINOIS BANKING CORPORATION, F/K/A THE PRIVATE BANK AND TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 7, 2021

#### 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.

*[Signature]*  
W. Brendemuhl, Comm. Title Officer  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 22nd DAY OF November 2017.

#### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF November 2017.

BY William Brendemuhl, Comm. Title Officer

WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
JORDAN PETERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20094022890  
My Commission Expires July 10, 2021

MY COMMISSION EXPIRES: 7/10/2021

#### 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.

#### BENCH MARK

(KK1334) 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-NAVD88 ELEVATION-6222.12

#### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE NORTHEAST CORNER OF SAID SECTION 27 MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 13485 1993" AND AT THE EAST QUARTER CORNER OF SAID SECTION 27 BY A 3-1/4" ALUMINUM CAP STAMPED "TST 14166" SAID EAST LINE BEARS SOUTH 00°28'32" WEST.

#### PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT TO SDP16-0036 IS TO RELOCATE TRASH ENCLOSURE, TRANSFORMER, LANDSCAPING, ADD A PHASING PLAN AND SUBDIVIDE THE LOT.

#### 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.

LITTLE DEVIL NINEBARK, LLC  
A COLORADO LIMITED LIABILITY COMPANY

BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

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

BY: *[Signature]*  
NAME: DONALD G. PROVOST, MANAGER

SIGNED THIS 21st DAY OF November 2017.

#### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF November 2017.

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, MANAGING MEMBER OF LITTLE DEVIL NINEBARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
MICHELLE SANCHEZ  
Notary Public - State of Colorado  
Notary ID 20174024139  
My Commission Expires Jun 7, 2021

MY COMMISSION EXPIRES: June 7, 2021

#### 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 11  
LITTLETON, COLORADO 80122  
PHONE: (303) 713-1898

*[Signature]*  
H

#### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 22nd DAY OF November 2017.

*[Signature]*  
DIRECTOR OF DEVELOPMENT SERVICES

#### CIVIL ENGINEER'S STATEMENT

Clinton Dayton 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.

*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER DATE 11/21/17

#### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:43 am ON THE 29th DAY OF November 2017 AT RECEPTION NO. 2017080530

DOUGLAS COUNTY CLERK AND RECORDER  
BY: C Zambrana  
DEPUTY *[Signature]*

#### SHEET INDEX

1 OF 13	COVER SHEET/GENERAL NOTES
2 OF 13	SITE PLAN
3 OF 13	GENERAL UTILITY PLAN
4 OF 13	GENERAL GRADING PLAN
5 OF 13	PHASING PLAN
6 OF 13	CONCEPTUAL LANDSCAPE PLAN AND NOTES
7 OF 13	LANDSCAPE PLAN PHASE 1
8 OF 13	LANDSCAPE PLAN PHASE 2
9 OF 13	LANDSCAPE LEGEND AND CALCULATIONS
10 OF 13	BUILDING ELEVATIONS
11 OF 13	GENERAL LIGHTING PLAN
12 OF 13	LIGHTING CUT SHEETS
13 OF 13	LIGHTING CUT SHEETS

#### PROJECT TEAM:

**PROPERTY OWNER:**  
LITTLE DEVIL NINEBARK, LLC  
5750 DTC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 799-8300

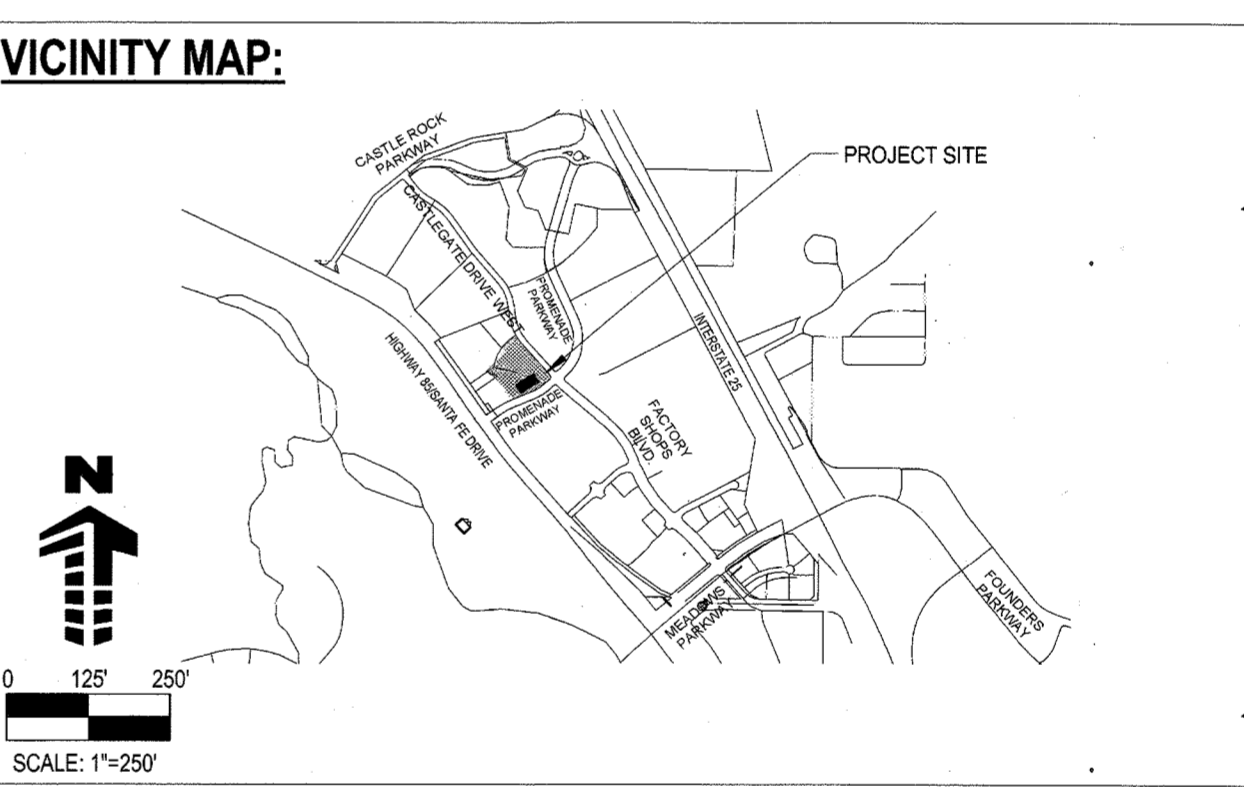
**LIGHTING ENGINEER:**  
GALLOWAY AND COMPANY, INC  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884

**ARCHITECT:**  
GALLOWAY AND COMPANY, INC  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884

**LANDSCAPE ARCHITECT:**  
GALLOWAY AND COMPANY, INC  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884

**CIVIL ENGINEER:**  
BOWMAN COLORADO GROUP, LLC  
603 PARK POINT DRIVE  
SUITE 100  
GOLDEN, CO 80401  
TEL: (303) 674-7355

**TRAFFIC ENGINEER:**  
FELSBURG HOLT & ULLEVIG  
6300 SOUTH SYRACUSE WAY  
SUITE 600  
CENTENNIAL, CO 80111  
TEL: (303) 721-1440



#### Zoning Comparison

Zoning Use Area	Promenade at Castle Rock PD Business/Commercial District			
	PD Requirement	Provided (SDP)		
Lot	Lot 3A-2	Lot 3A-1		
Building	Building D-3	Future Building D-2	Future Building D-1	Future Building D-1
Building Square Footage	8,230	8,400	8,000	
Permitted Uses	Per Section 6.1 of the PD Zoning	Complies	Complies	Complies
Min. front yard setback	15 FEET	184	TBD	TBD
Min. rear yard setback	10 FEET	10.1	TBD	TBD
Min. side yard setback	10 FEET	16.2	TBD	TBD
Min. side to street setback	15 FEET	23.6	TBD	TBD
Max. Building Height	5'	27'-8"	TBD	TBD
Max. Buildable Slope	3:1 slope	3:1 slope	TBD	TBD
Min. Parking Space	5/1,000 GFA for Retail 1011,000 GFA for Restaurant	4.93 x 5 = 25 3.29 x 10 = 33 Total Required = 58	5.04 x 5 = 25 3.36 x 10 = 35 Total Required = 60	4.8 x 5 = 24 3.2 x 10 = 32 Total Required = 56
Min. ADA Parking space	Per Muni. Code 5 spaces for 101 to 150 total lot spaces	Total lot spaces = 150 Total Required = 5 Provided = 6 (3 ADA + 3 Van ADA)		
Max. Building Coverage of lot	25%	16.10%		
Min. Landscape Coverage of lot	10%	19.40%		

\* Per Section 6.7 of the PD Zoning Regulations to provide maximum flexibility for innovative design minimum setbacks are to be determined at time of SDP based on site specific criteria.  
\*\* Per Section 6.7 of the PD Zoning Regulations to provide maximum flexibility for innovative design maximum buildable slopes are to be determined at time of SDP based on site specific criteria.  
TBD = To be determined at time of SDP Amendment for future building.  
v = Reduction of the minimum parking requirement of 13% granted via TCV16-0071

#### Site Utilization

	S.F.	% of Total
Building Coverage	24,630	16.10%
Parking Coverage	51,127	33.40%
Landscape/Open Space Coverage	29,696	19.40%
Street Coverage	9,607	6.30%
Other Coverage (Overlot Seeding & Sidewalk Hardscape)	37,999	24.80%
Total Lot Area	153,049	100%

#	Date	Issue/Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	09/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No:	ADP00001.34
Drawn By:	KSK
Checked By:	GAR
Date:	01/04/2017
Scale:	As indicated

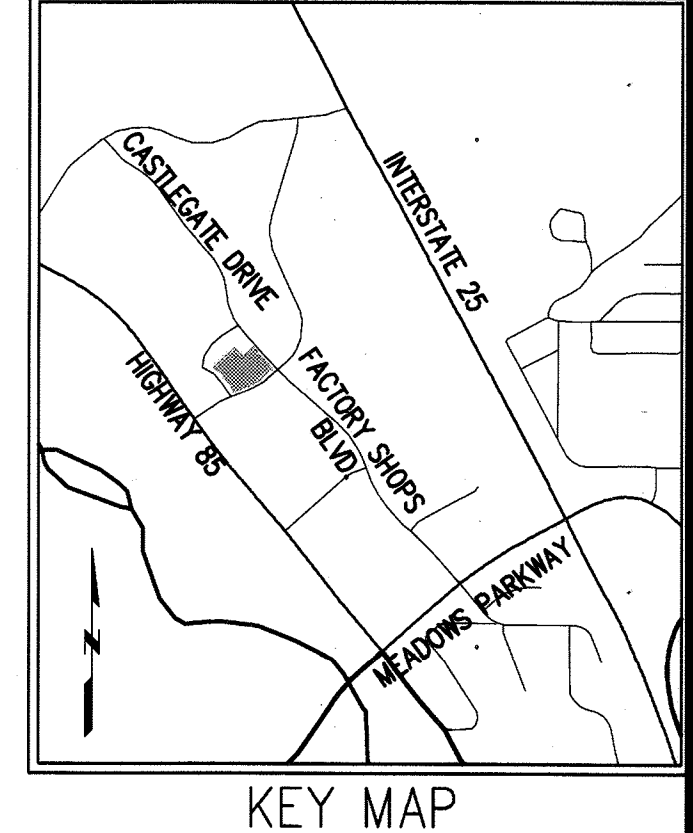
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COVER SHEET



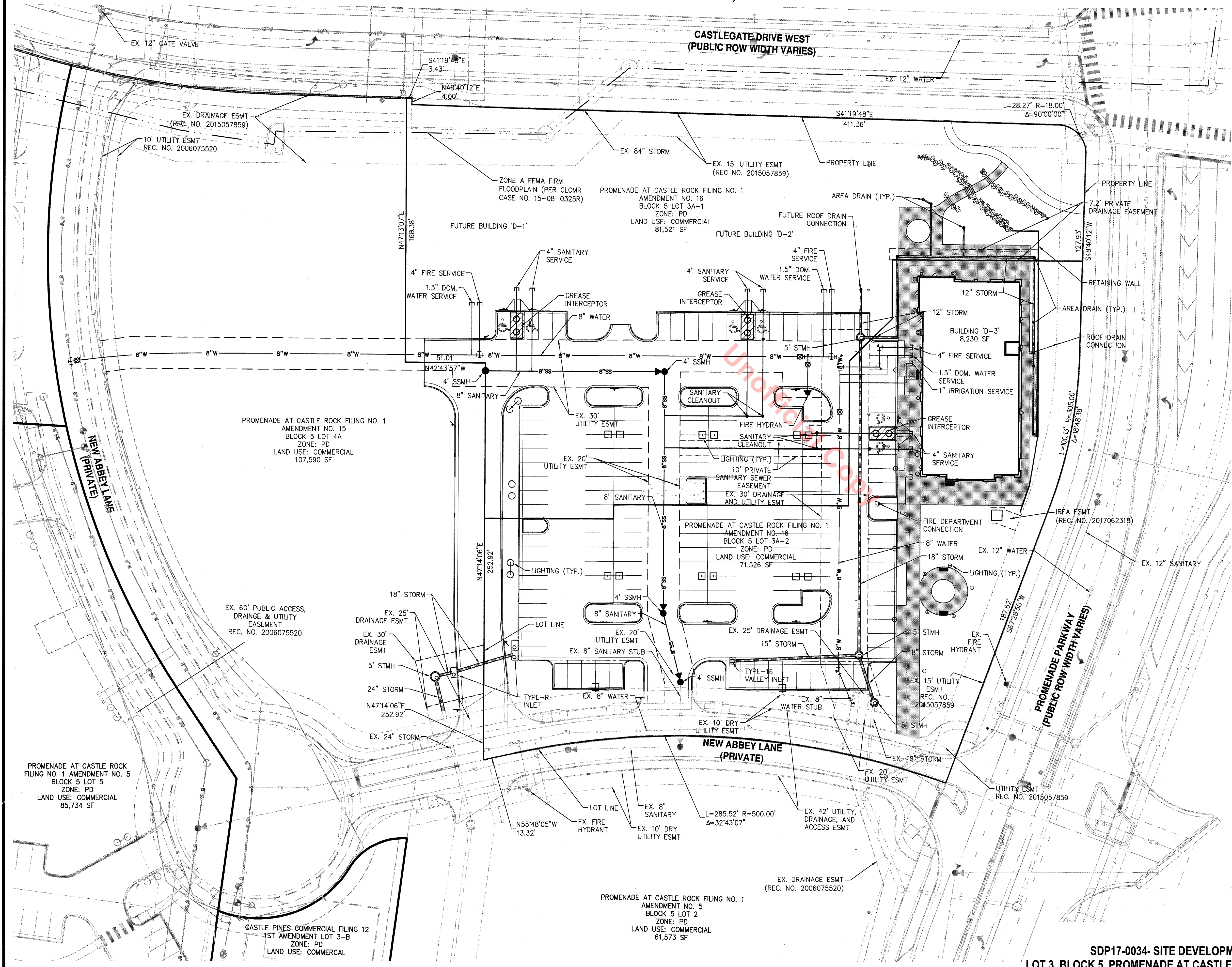
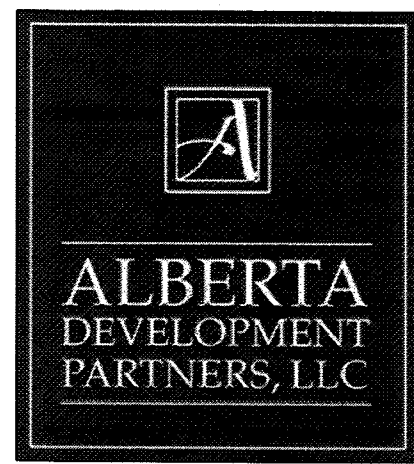
# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



**Galloway**  
 Planning Architecture Engineering  
 6163 S. Willow Drive, Suite 320  
 Greenwood Village, CO 80111  
 303.770.8884 O  
 303.770.3636 F  
 www.gallowayUS.com  
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#### UTILITY LEGEND

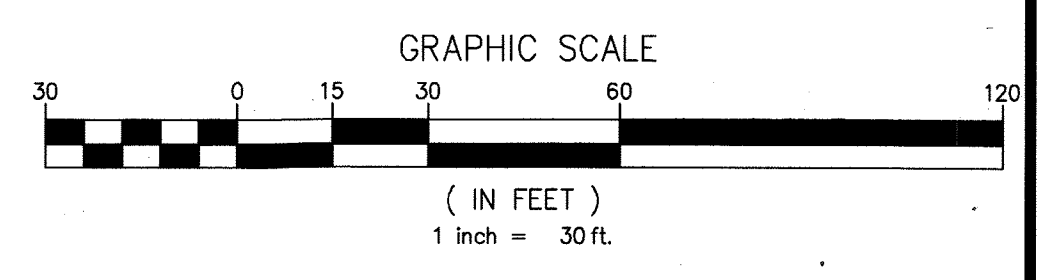
- CURB & GUTTER
- EXISTING WATER LINE W/ VALVE
- PROPOSED WATER LINE W/ VALVE
- FIRE HYDRANT
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- STORM DRAIN PIPE W/ MANHOLE
- STORM SEWER STRUCTURE
- RETAINING WALL

**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.

#	Date	Issue / Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	02/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No: ADP0000134  
 Drawn By: JAH  
 Checked By: KJS  
 Date: 01-04-2017

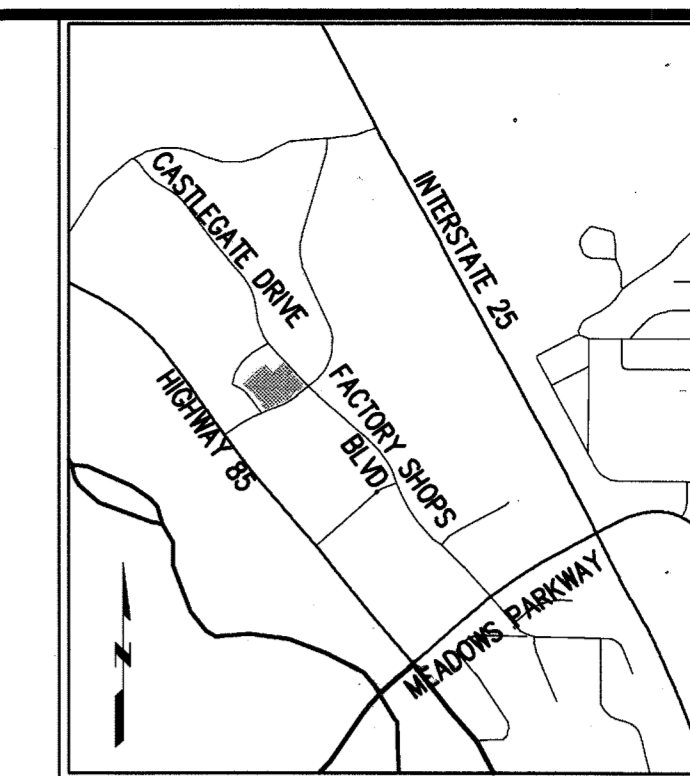
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 GENERAL UTILITY PLAN



# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

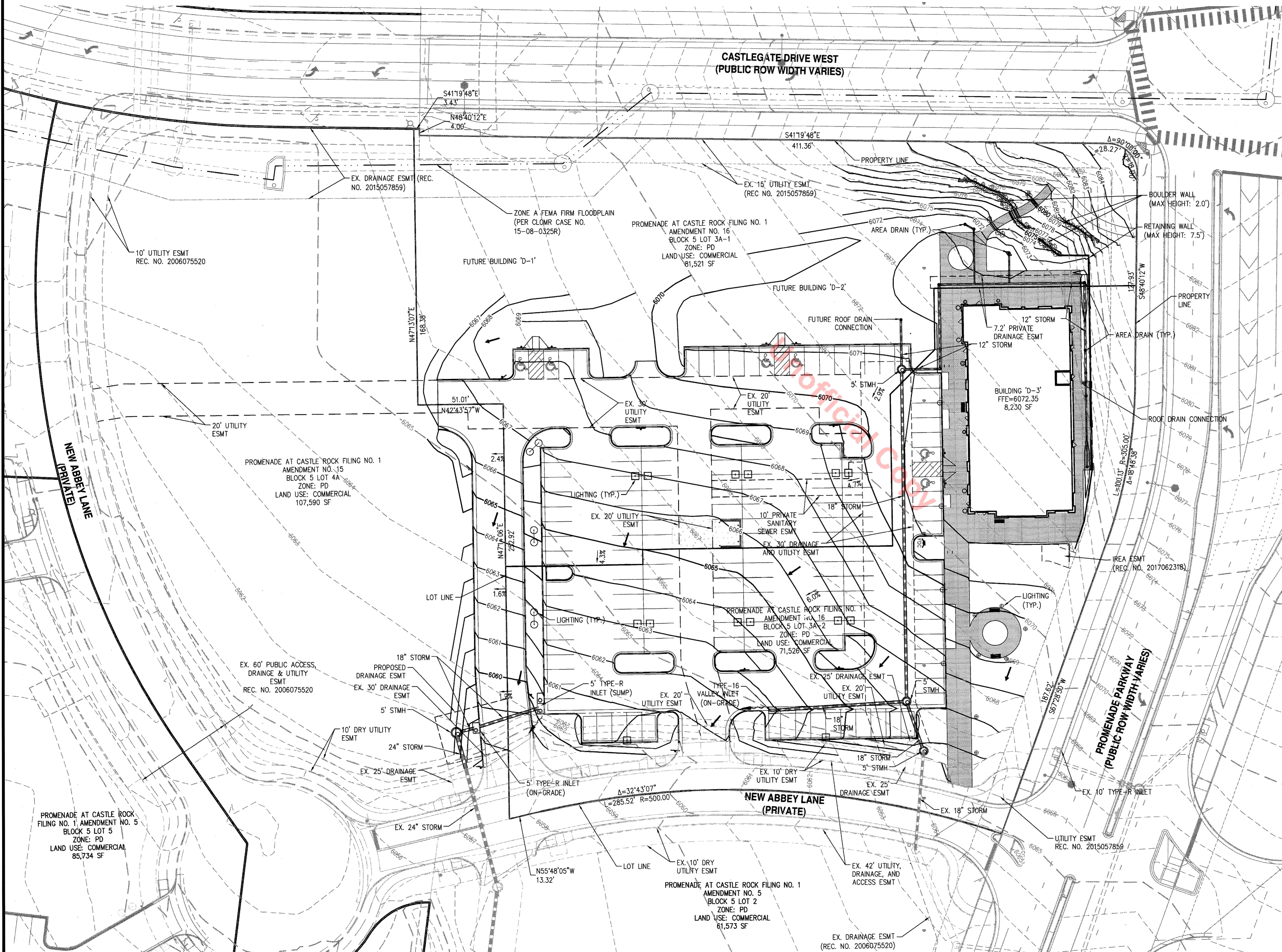
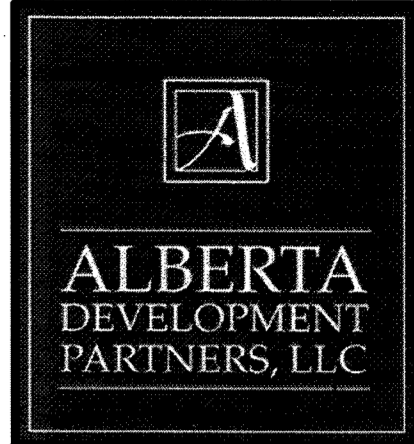
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### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP

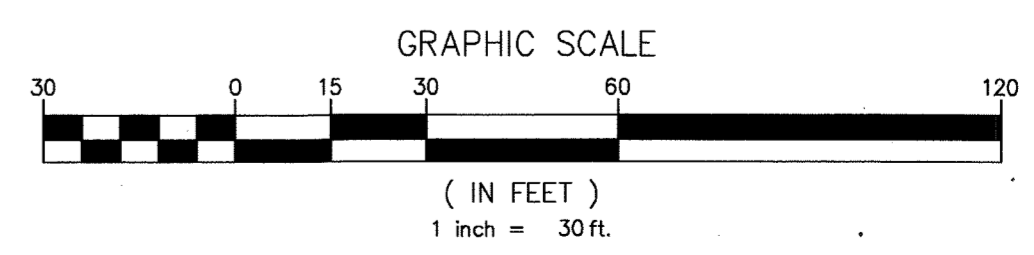
**Galloway**  
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 Greenwood Village, CO 80111  
 303.770.8884  
 303.770.3636  
 www.gallowayUS.com



**GRADING LEGEND**

- 6070 --- EXISTING CONTOUR
- 6070 — PROPOSED CONTOUR
- ==== CURB & GUTTER
- FIRE HYDRANT
- STORM DRAIN PIPE W/ MANHOLE
- □ STORM SEWER STRUCTURE
- ▲ HANDICAP RAMP
- ▬ RETAINING WALL
- FLOW DIRECTION ARROW
- ~ SUMP INLET OVERFLOW PATH

RETAINING WALL NOTE:  
 ALL RETAINING WALLS TO BE STONE VENEER AND MATCH BUILDING MATERIALS.



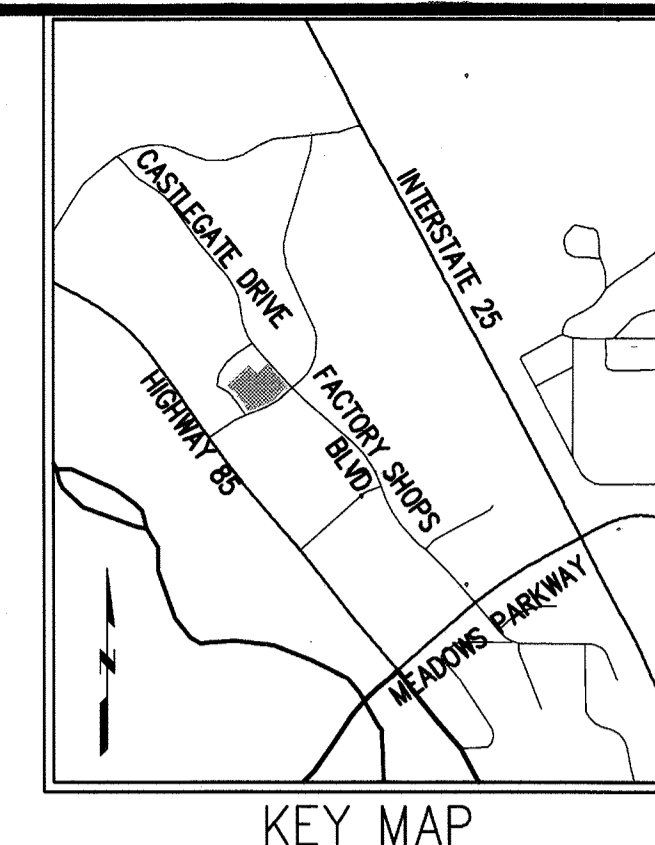
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	09/07/2017	MINOR AMENDMENT
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	11/17/2017	MYLAR SUBMITTAL

Project No: ADP0000134  
 Drawn By: JAH  
 Checked By: KJS  
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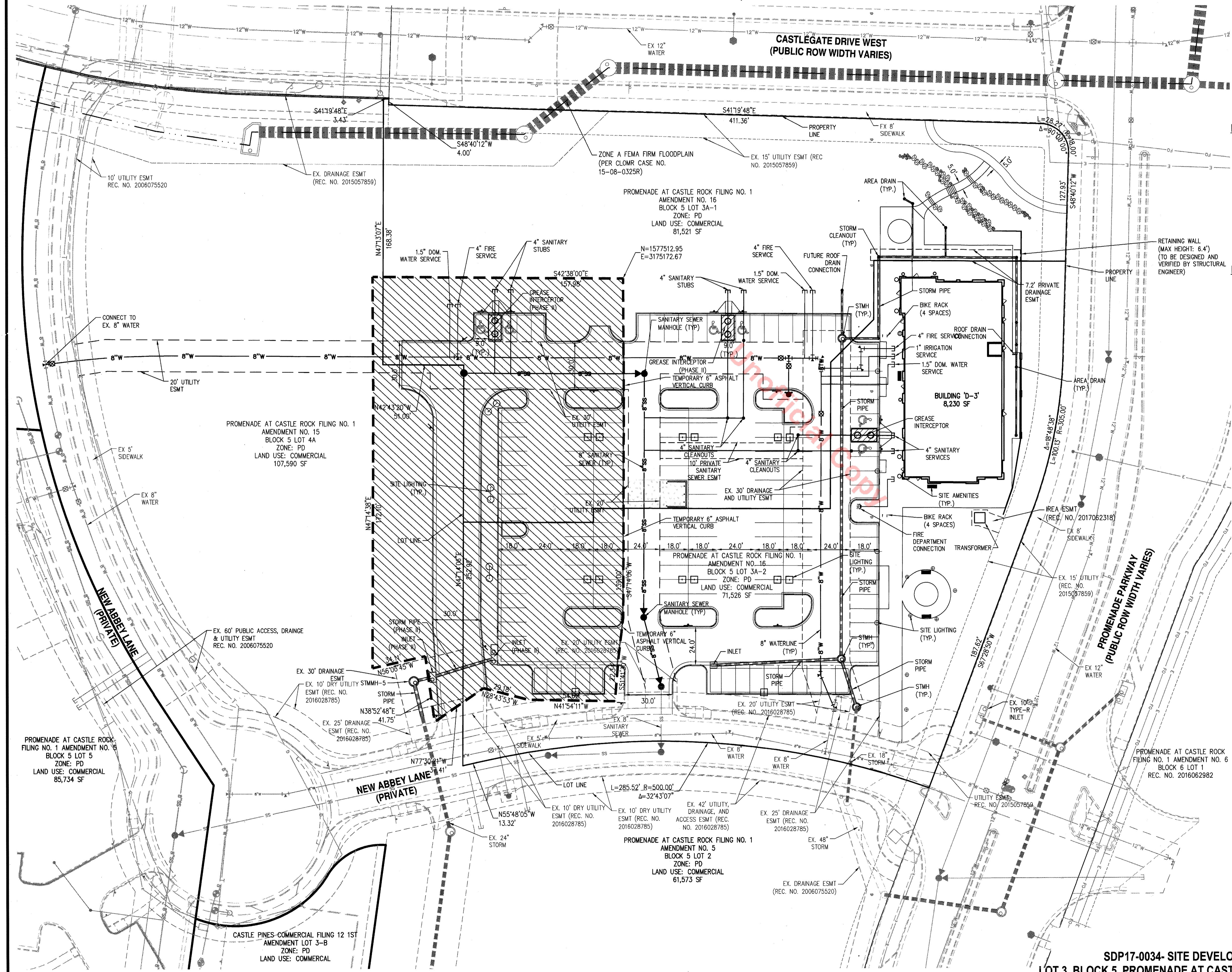
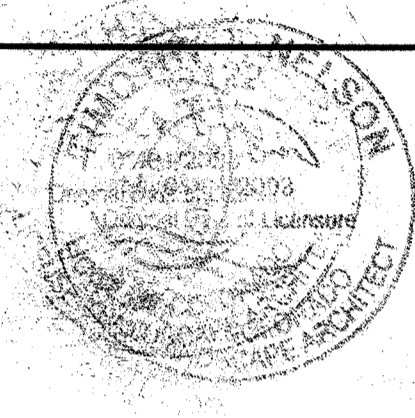
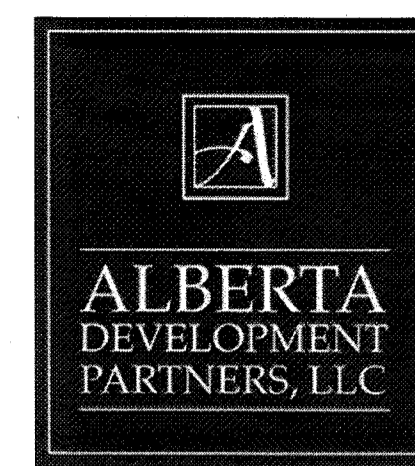
SHEET TITLE:  
 GENERAL GRADING PLAN

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5 LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



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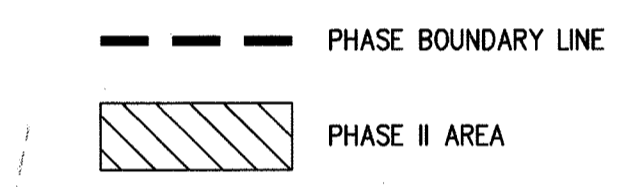
### PHASE I OF THIS DEVELOPMENT INCLUDES:

- ALL GRADING WITHIN THE PHASE I AND PHASE II BOUNDARIES
- ALL STREET LIGHTS, SIGNS, & SURFACE IMPROVEMENTS WITHIN THE PHASE I BOUNDARY
- ALL WATER SERVICES IN PHASE I AND PHASE II BOUNDARY
- ALL SANITARY SEWER IMPROVEMENTS WITHIN THE PHASE I AND PHASE II BOUNDARY EXCEPT GREASE INTERCEPTORS AS INDICATED
- ALL STORM SEWER IMPROVEMENTS WITHIN THE PHASE I BOUNDARY
- ALL STORM MANHOLE STMMH-5, AND CONNECTION TO EXISTING (PROVIDE STUB FOR STORM, PLUS REQUIRED AT END)
- PROVIDE 6" TEMPORARY ASPHALT ALONG PHASE I LINE IN PARKING LOT.
- BUILDING D-3 TO BE CONSTRUCTED IN PHASE I
- 96 PARKING SPACES TO BE CONSTRUCTED IN PHASE I

### PHASE II OF THIS DEVELOPMENT INCLUDES:

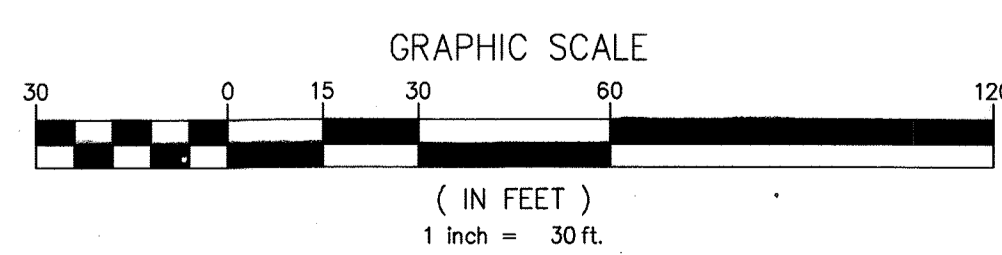
- ALL STREET LIGHTS, SIGNS, & SURFACE IMPROVEMENTS WITHIN THE PHASE II BOUNDARY
- ALL STORM SEWER IMPROVEMENTS WITHIN THE PHASE II BOUNDARY
- ALL GREASE INTERCEPTORS NOT CONSTRUCTED IN PHASE I
- IT IS ANTICIPATED THAT PHASE II WILL BE COMPLETED WITHIN 2 YEARS.
- BUILDING D-1 OR D-2 OR BOTH

### PHASING LEGEND:



#	Date	Issue / Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	09/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No: ADP00001.34  
 Drawn By: JAH  
 Checked By: KJS  
 Date: 01-04-2017  
 Disk File:  
 SHEET TITLE:  
 PHASING PLAN

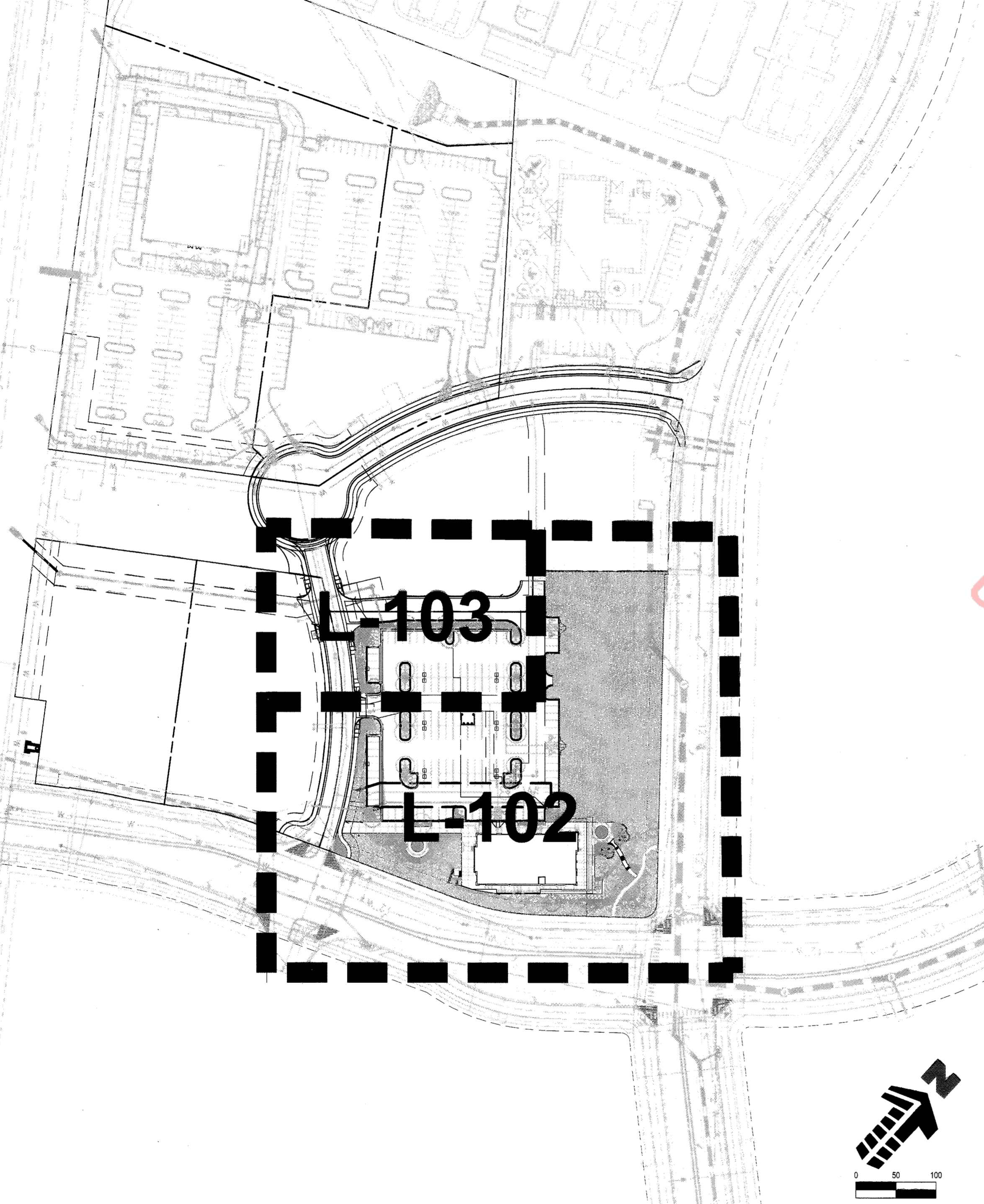
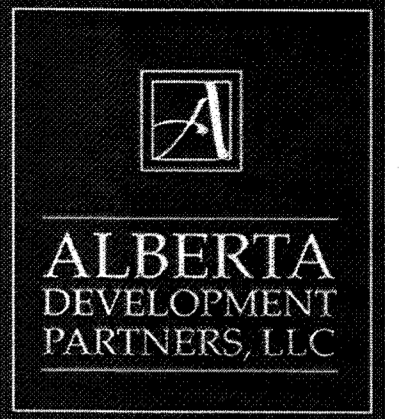


# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 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 LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR 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 AND LABORATORY 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 FINISH 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 LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL 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 A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET. INSTALLING CONTRACTOR SHALL SCHEDULE A SOIL INSPECTION BEFORE PLANT INSTALLATION ONLINE AT [www.ctgov.com](http://www.ctgov.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 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.

#### 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 REPLACE ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD 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.

##### 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". FOLLOW GREENCO 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 BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK, ROAD, OR EASEMENT.
- NATURE'S PRAIRIE SOD 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, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL BE 14 GAUGE GALVANIZED AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- ALL LANDSCAPING SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- WHEN NECESSARY, INSTALL STANDARD NURSERY CREPE TAPE NOT LESS THAN 4" WIDE, DESIGNED TO PREVENT WINTER SUN-SCALD. SECURE EVERY 24" BY TAPING. DO NOT USE DUCT TAPE.

##### MULCHING

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1-1/2 THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S ROOTBALL. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER. OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

#### IRRIGATION CONCEPT

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

#### LANDSCAPE PLAN PHASING NOTE

- INSTALLATION AND COMPLETION OF PHASE II OF THE LANDSCAPE PLAN WILL BE DETERMINED BY COMPLETION OF FUTURE BUILDINGS D-1 & D-2.
- PHASE II IRRIGATION TO BE INTO PHASE I STUBBED MAINLINE AND FOLLOW THE OVERALL APPROVED BLOCK 5 LOT 3 IRRIGATION DESIGN.

#### TOWN OF CASTLE ROCK'S CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE PROTECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES NOT SHOWN ON THE SDP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, 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, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLE OR EASEMENTS AS SHOWN ON THIS PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIAL SHALL BE MOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN 45 DAYS OR SOONER IF A CONTAGIOUS DISEASE OR INVASIVE INSECT IS EVIDENT. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:  
 CERTIFIED LANDSCAPE ARCHITECT  
 TOWN OF CASTLE ROCK REGISTRATION NUMBER  
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

TIM NELSON  
 #16-1994  
 LA-122



#### 6 OVERALL LANDSCAPE PLAN AND NOTES

SCALE: 1" = 100'

#	Date	Issue/Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	09/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No:	ADP0000134
Drawn By:	NLR
Checked By:	TTN
Date:	01/04/2017
Disk File:	

SHEET TITLE:  
 OVERALL LANDSCAPE PLAN  
 & NOTES

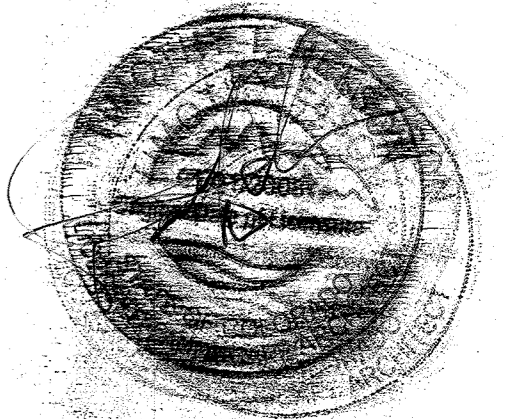
# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

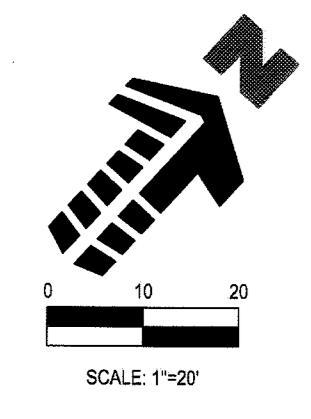
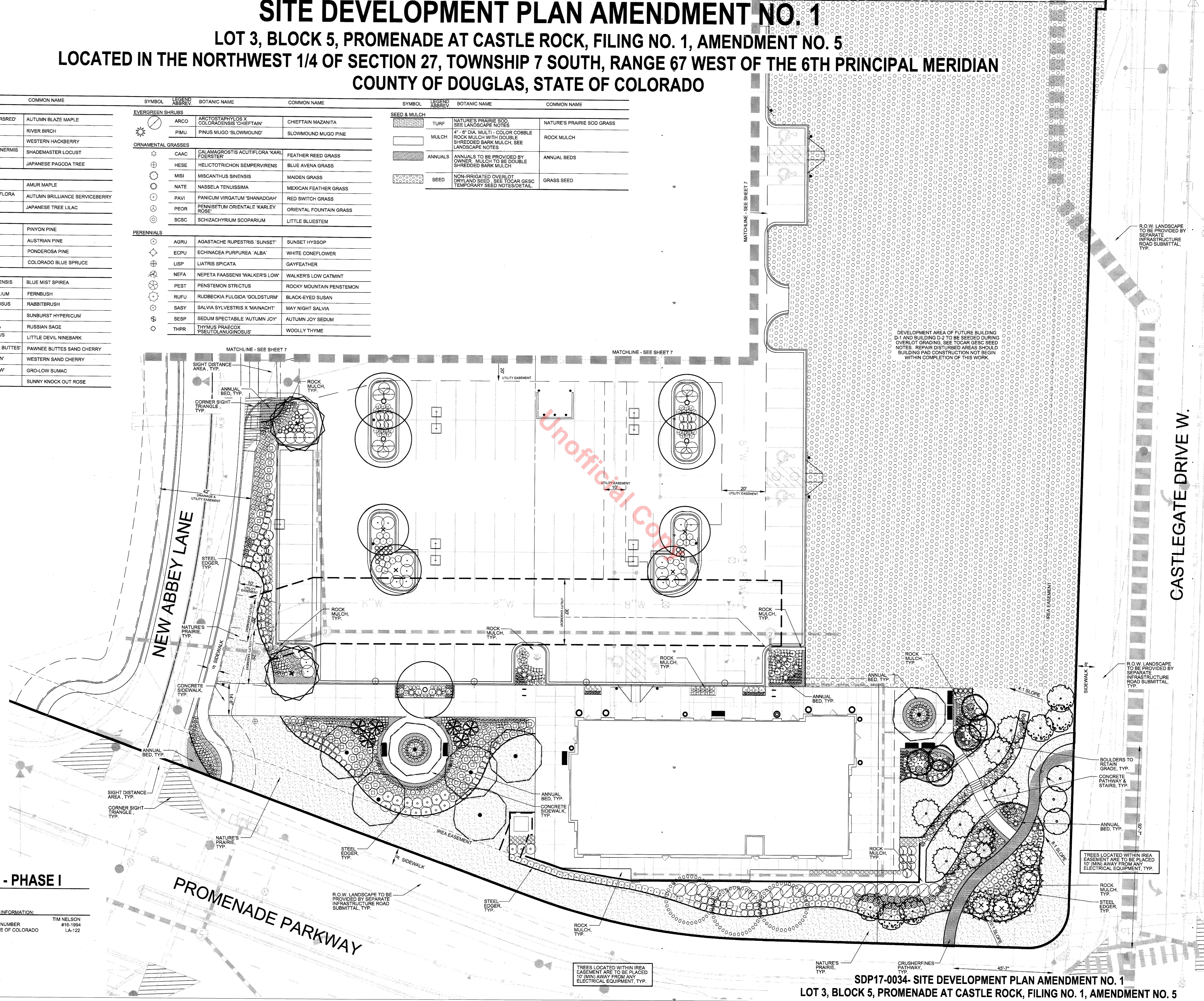
### COUNTY OF DOUGLAS, STATE OF COLORADO

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**PLANTING LEGEND**

SYMBOL	LEGEND ABBREVIATION	BOTANIC NAME	COMMON NAME
<b>OVERSTORY DECIDUOUS TREES</b>			
ACFR	ACER X FREEMANII 'JEFFERSRED'	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
BENI	BETULA NIGRA	BETULA NIGRA	RIVER BIRCH
CEOC	CELTIS OCCIDENTALIS	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
GLTR	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
SOJA	SOPHORA JAPONICA	SOPHORA JAPONICA	JAPANESE PAGODA TREE
<b>ORNAMENTAL DECIDUOUS TREES</b>			
ACGI	ACER GINNALA	ACER GINNALA	AMUR MAPLE
AMGR	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
SYRE	SYRINGA RETICULATA	SYRINGA RETICULATA	JAPANESE TREE LILAC
<b>EVERGREEN TREES</b>			
PIED	PINUS EDULIS	PINUS EDULIS	PINYON PINE
PINI	PINUS NIGRA	PINUS NIGRA	AUSTRIAN PINE
PIPO	PINUS PONDEROSA	PINUS PONDEROSA	PONDEROSA PINE
PIPU	PICEA PUNGENS	PICEA PUNGENS	COLORADO BLUE SPRUCE
<b>DECIDUOUS SHRUBS</b>			
CACL	CARYOPTERIS X CLANDONENSIS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
CHMI	CHAMAEBATIARA MILLEFOLIUM	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH
CHNA	CHRYSOETHAMNUS NAUSEOSUS	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH
HYFR	HYPERICUM FRONDOSUM 'SUNBURST'	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM
PEAT	PEROVSKIA ATRIPLICIFOLIA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
PHOP	PHYSOCARPUS OPUPLICIFOLIUS 'DONNA MAY'	PHYSOCARPUS OPUPLICIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK
PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
PRBW	PRUNUS BESSEYI 'WESTERN'	PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY
RHAR	RHUS AROMATICA 'GRO-LOW'	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
RORA	ROSA 'RADSUNNY'	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE
<b>EVERGREEN SHRUBS</b>			
ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MAZANITA
PIMU	PINUS MUGO 'SLOWMOUND'	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>			
CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
HESE	HELICTOTRICHON SEMPERVIRENS	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
MISI	MISCANTHUS SINENSIS	MISCANTHUS SINENSIS	MAIDEN GRASS
NATE	NASSELLA TENUISSIMA	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
PAVI	PANICUM VIRGATUM 'SHANADOAH'	PANICUM VIRGATUM 'SHANADOAH'	RED SWITCH GRASS
PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	PENNISETUM ORIENTALE 'KARLEY ROSE'	ORIENTAL FOUNTAIN GRASS
SCSC	SCHIZACHYRIUM SCOPARIUM	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
<b>PERENNIALS</b>			
AGRU	AGASTACHE RUPESTRIS 'SUNSET'	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP
ECPU	ECHINACEA PURPUREA 'ALBA'	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER
LISP	LIATRIS SPICATA	LIATRIS SPICATA	GAYFEATHER
NEFA	NEPETA FAASSENII 'WALKER'S LOW'	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
PEST	PENSTEMON STRICTUS	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SASY	SALVIA SYLVESTRIS X 'MANSCHT'	SALVIA SYLVESTRIS X 'MANSCHT'	MAY NIGHT SALVIA
SESP	SEDUM SPECTABILE 'AUTUMN JOY'	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
THPR	THYMUS PRAECOX 'PEUTOLANGINOSUS'	THYMUS PRAECOX 'PEUTOLANGINOSUS'	WOOLLY THYME
<b>SEED &amp; MULCH</b>			
TURF	NATURE'S PRAIRIE SOD	NATURE'S PRAIRIE SOD	NATURE'S PRAIRIE SOD GRASS
MULCH	4" - 6" DIA. MULTI-COLOR COBBLE ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH. SEE LANDSCAPE NOTES.	MULCH	ROCK MULCH
ANNUALS	ANNUALS TO BE PROVIDED BY OWNER. MULCH TO BE COBBLE SHREDDED BARK MULCH.	ANNUALS	ANNUAL BEDS
SEED	NON-IRRIGATED OVERLOT DRY-LAND SEED. SEE TOGAR GESC TEMPORARY SEED NOTES/DETAIL.	SEED	GRASS SEED



**7 LANDSCAPE PLAN - PHASE I**  
 SCALE: 1" = 20'

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:  
 CERTIFIED LANDSCAPE ARCHITECT: TIM NELSON #16-1994  
 TOWN OF CASTLE ROCK REGISTRATION NUMBER: LA-122  
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO



#	Date	Issue/Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	09/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No: ADP0001.34  
 Drawn By: NLR  
 Checked By: TTN  
 Date: 01/04/2017

Sheet Title:  
 LANDSCAPE PLAN  
 PHASE 1

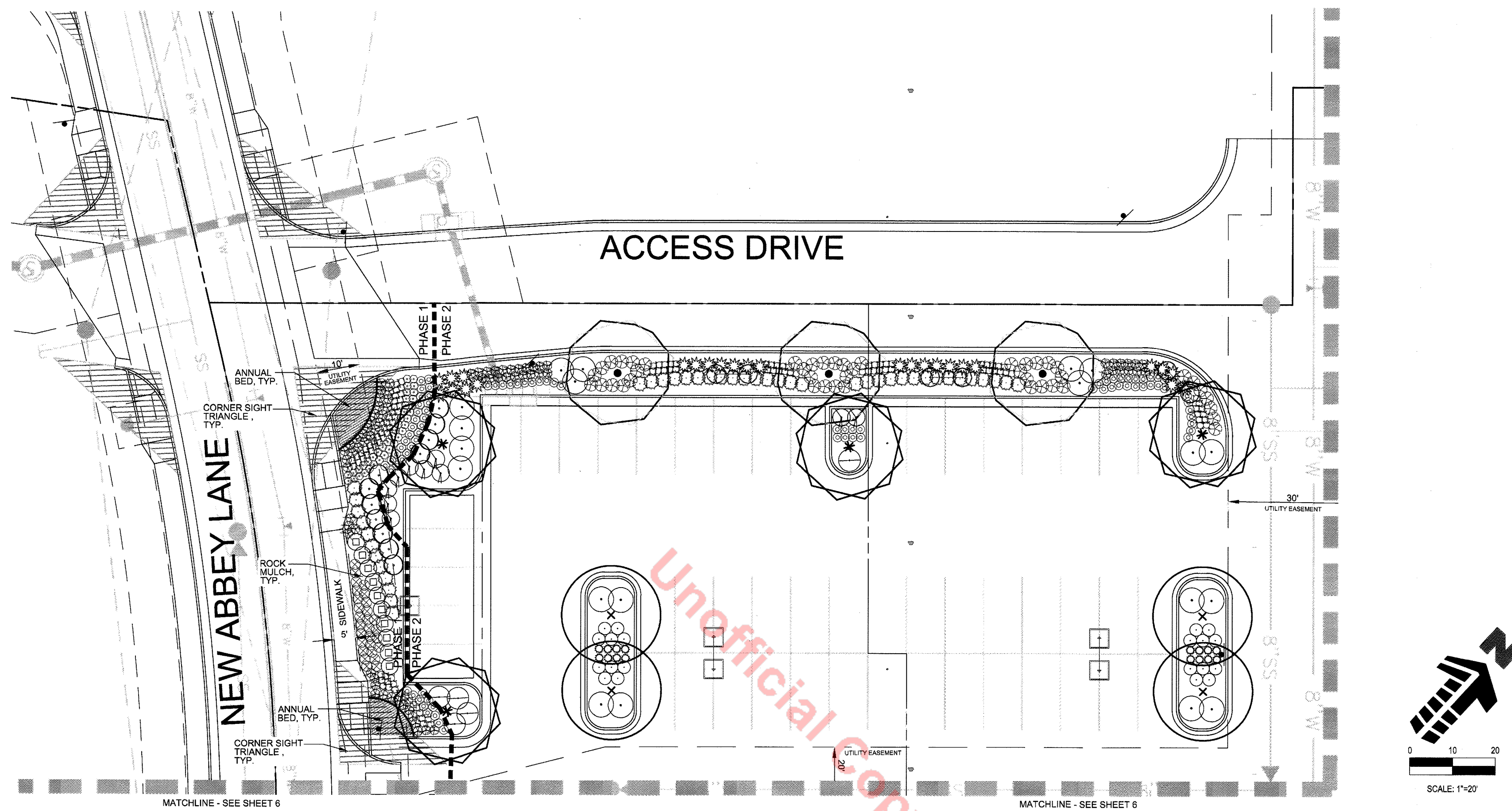
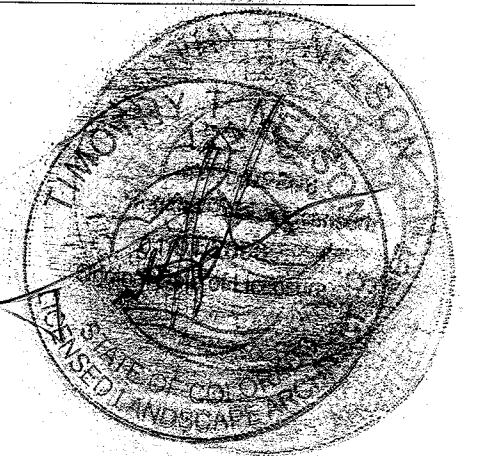
# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

### COUNTY OF DOUGLAS, STATE OF COLORADO

**Galloway**  
 Planning, Architecture, Engineering  
 6162 S. Willow Drive, Suite 320  
 Greenwood Village, CO 80111  
 303.770.8884  
 303.770.3636 F  
 www.gallowayUS.com



**PLANTING LEGEND**

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
<b>OVERSTORY DECIDUOUS TREES</b>			
(Symbol)	ACFR	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
(Symbol)	BENI	BETULA NIGRA	RIVER BIRCH
(Symbol)	CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
(Symbol)	GLTR	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
(Symbol)	SOJA	SOPHORA JAPONICA	JAPANESE PAGODA TREE
<b>ORNAMENTAL DECIDUOUS TREES</b>			
(Symbol)	ACGI	ACER GINNALA	AMUR MAPLE
(Symbol)	AMGR	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
(Symbol)	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC
<b>EVERGREEN TREES</b>			
(Symbol)	PIED	PINUS EDULIS	PINYON PINE
(Symbol)	PINI	PINUS NIGRA	AUSTRIAN PINE
(Symbol)	PIPO	PINUS PONDEROSA	PONDEROSA PINE
(Symbol)	PIPU	PICUS PUNGENS	COLORADO BLUE SPRUCE

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
<b>DECIDUOUS SHRUBS</b>			
(Symbol)	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
(Symbol)	CHMI	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH
(Symbol)	CHNA	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH
(Symbol)	HYFR	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM
(Symbol)	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
(Symbol)	PHOP	PHYSOCARPUS OPUULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK
(Symbol)	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
(Symbol)	PRBW	PRUNUS BESSEYI 'WESTERN'	WESTERN SAND CHERRY
(Symbol)	RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
(Symbol)	RORA	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE
<b>EVERGREEN SHRUBS</b>			
(Symbol)	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	CHIEFTAIN MAZANITA
(Symbol)	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
<b>ORNAMENTAL GRASSES</b>			
(Symbol)	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FERGSTER'	FEATHER REED GRASS
(Symbol)	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
(Symbol)	MISI	MISCANTHUS SINENSIS	MAIDEN GRASS
(Symbol)	NATE	NASSELA TENUISSIMA	MEXICAN FEATHER GRASS
(Symbol)	PAVI	PANICUM VIRGATUM 'SHANADAH'	RED SWITCH GRASS
(Symbol)	PEOR	PENNSETUM ORIENTALE 'KARLEY ROSE'	ORIENTAL FOUNTAIN GRASS
(Symbol)	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
<b>PERENNIALS</b>			
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(Symbol)	ECPU	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER
(Symbol)	LISP	LIATRIS SPICATA	GAYFEATHER
(Symbol)	NEFA	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
(Symbol)	PENF	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
(Symbol)	RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
(Symbol)	SASY	SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA
(Symbol)	SESP	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
(Symbol)	THPR	THYMUS PRAECOX 'SEUTOLANUS'	WOOLLY THYME

SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
(Symbol)	TURF	NATURE'S PRAIRIE SOD, SEE LANDSCAPE NOTES	NATURE'S PRAIRIE SOD GRASS
(Symbol)	MULCH	4" - 6" DIA. MULTI-COLOR COBBLE ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH. SEE LANDSCAPE NOTES	ROCK MULCH
(Symbol)	ANNUALS	ANNUALS TO BE PROVIDED BY OWNER. MULCH TO BE DOUBLE SHREDDED BARK MULCH	ANNUAL BEDS
(Symbol)	SEED	NON-IRRIGATED OVERLOT DRYLAND SEED. SEE TOCAR GESC TEMPORARY SEED NOTES/DETAIL.	GRASS SEED

**8 LANDSCAPE PLAN - PHASE I & PHASE II**  
 SCALE: 1" = 20'

TOWN OF CASTLE ROCK REGISTRATION INFORMATION:  
 CERTIFIED LANDSCAPE ARCHITECT  
 TOWN OF CASTLE ROCK REGISTRATION NUMBER  
 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

TIM NELSON  
 #16-1994  
 LA-122

#	Date	Issue/Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	09/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No: ADP0001.34  
 Drawn By: NLR  
 Checked By: TTN  
 Date: 01/04/2017  
 Disk File:  
 SHEET TITLE:  
 LANDSCAPE PLAN  
 PHASE 1 & PHASE 2

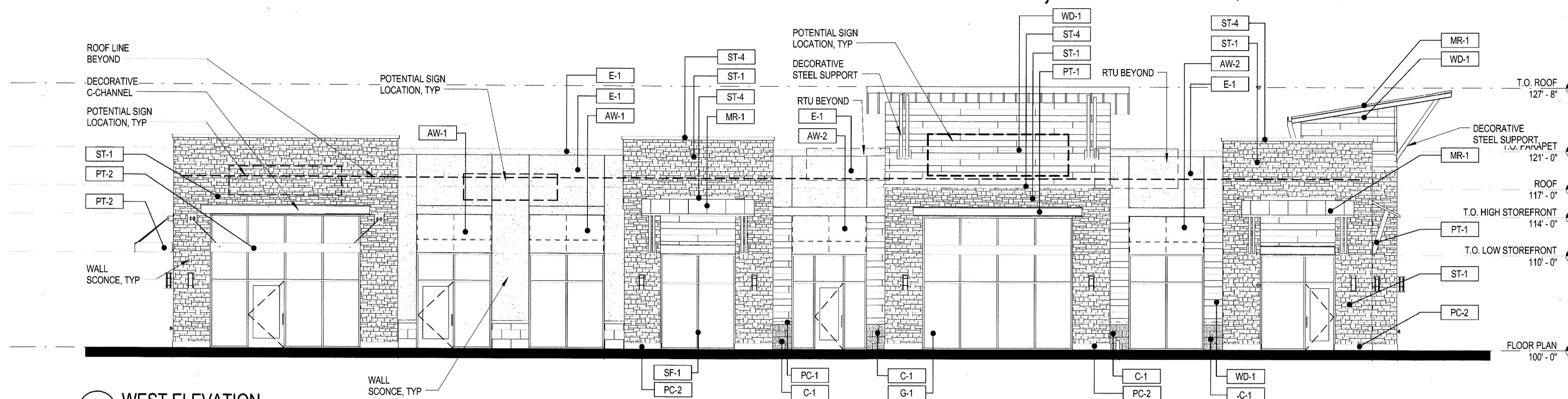




# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

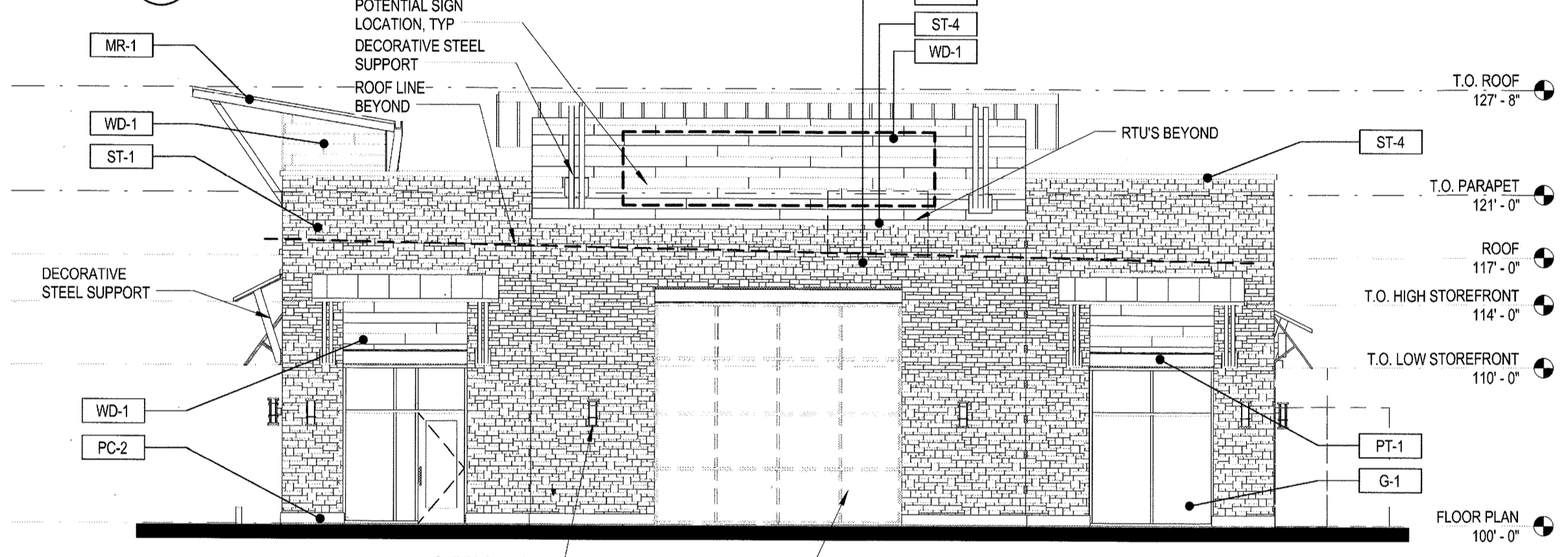
## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

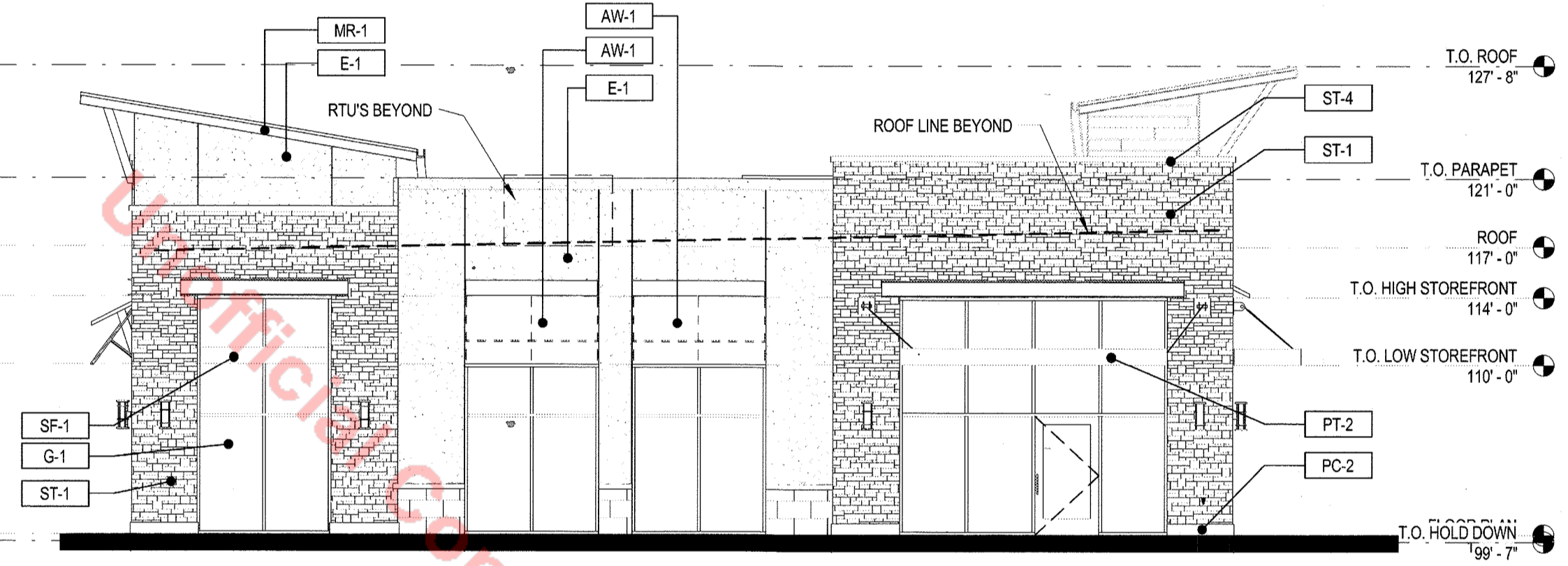


MATERIAL LEGEND		
LABEL	MATERIAL	COLOR
AW-1	FABRIC AWNING	BLACK BY SUNBRELLA
AW-2	FABRIC AWNING	JOCKEY RED BY SUNBRELLA
C-1	GROUND FACE CONCRETE MASONRY UNIT	GREY 1
E-1	EXTERIOR INSULATION FINISHING SYSTEM	DOVER WHITE BY DRYVIT
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	1" INSULATED SPANDREL GLAZING	HARMONY GREY
MR-1	STANDING SEAM METAL ROOF PANEL	DARK BRONZE
PC-1	ARRISCRAFT PRECAST STONE CAP	ASH
PC-2	ARRISCRAFT PRECAST STONE BASE	T-1110
PT-1	PAINT	2121-10 BY BENJAMIN MOORE
PT-2	PAINT	BLACK BEAUTY 2128-10 BY BENJAMIN MOORE
SF-1	STOREFRONT WINDOW SYSTEM	DARK BRONZE
ST-1	ARRISCRAFT STONE VENEER - ARRIS-STACK	ASH
ST-4	PRECAST CAP	COLOR TO MATCH 'ASH'
ST-5	ARRISCRAFT STONE SILL	GREY
ST-7	ARRISCRAFT STONE VENEER - RENAISSANCE - SMOOTH FACE	NUTMEG
WD-1	RECLAIMED WOOD PLANK SIDING	BROWN

**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



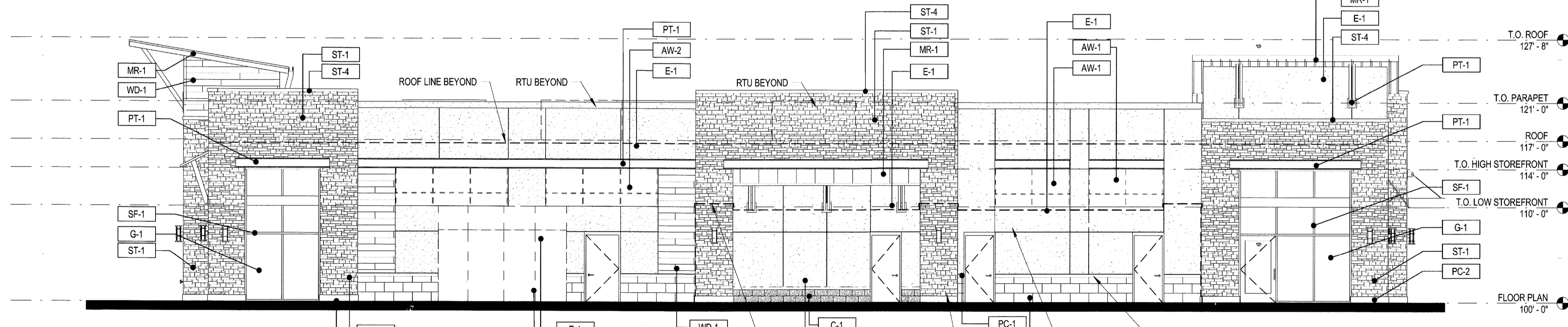
**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



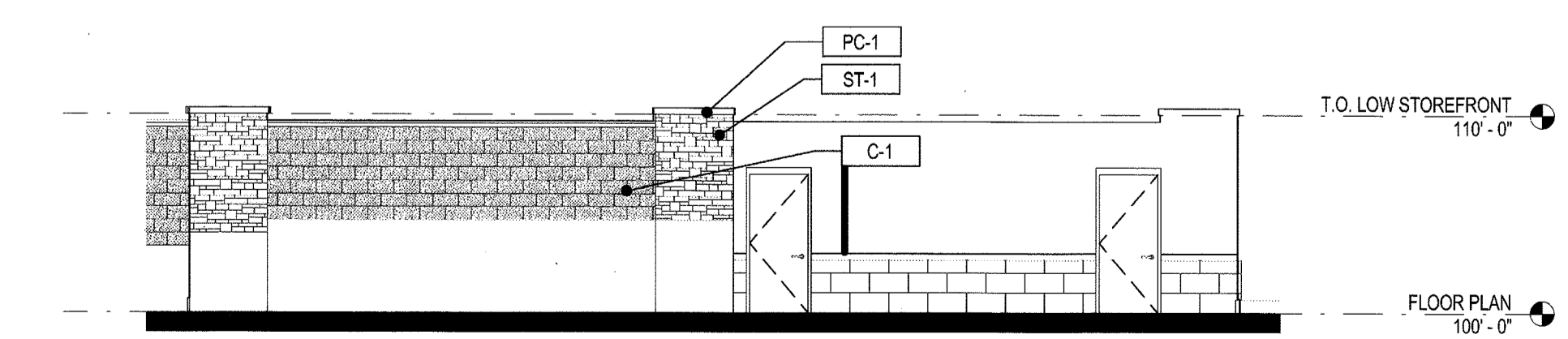
**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE BUILDING DEPARTMENT AND ALL EXTERIOR SIGNAGE TO COMPLY WITH PROMENADE AT CASTLE ROCK SIGN CRITERIA MANUAL.

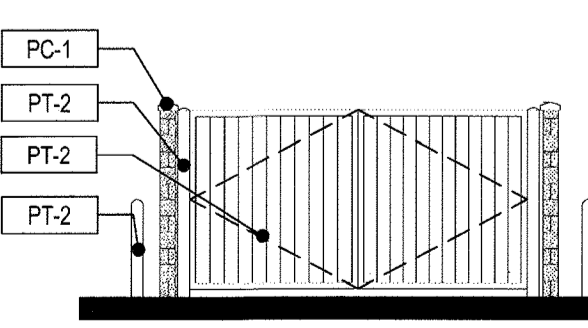
SIGNAGE NOTE: SEE PROMENADE AT CASTLE ROCK SIGNAGE AND WAYFINDING PLAN FOR SIGNAGE DETAILS INCLUDING HEIGHT AND DIMENSIONS



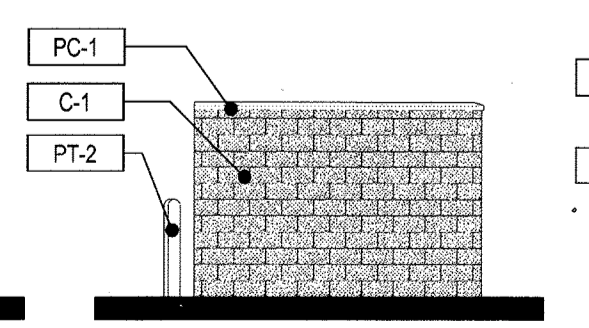
**4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



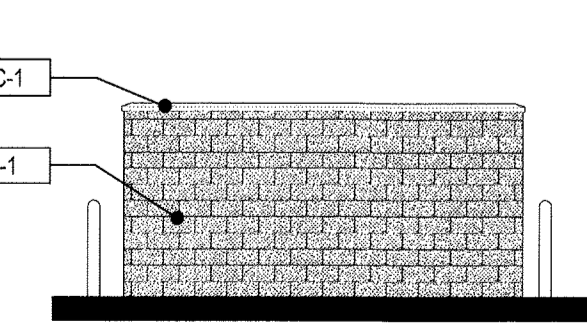
**5 SCREEN WALL**  
SCALE: 1/8" = 1'-0"



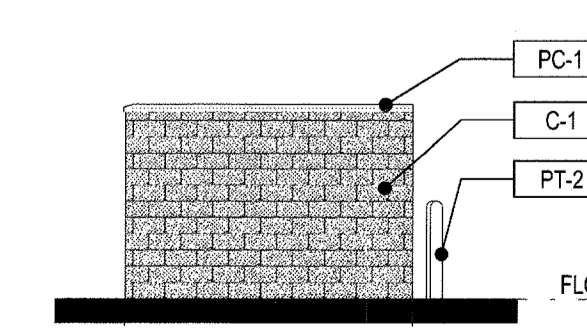
**6 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**8 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**9 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

#	Date	Issue/Description
	09/16/2016	SDP SUBMITTAL
	10/07/2016	SDP RESUBMITTAL
	12/13/2016	SDP RESUBMITTAL
	01/04/2017	MYLAR SUBMITTAL
	09/07/2017	MINOR AMENDMENT
	10/05/2017	MINOR AMENDMENT
	11/17/2017	MYLAR SUBMITTAL

Project No:	ADP0001.34
Drawn By:	KSK
Checked By:	GAR
Date:	01/04/2017
Scale:	1/8" = 1'-0"

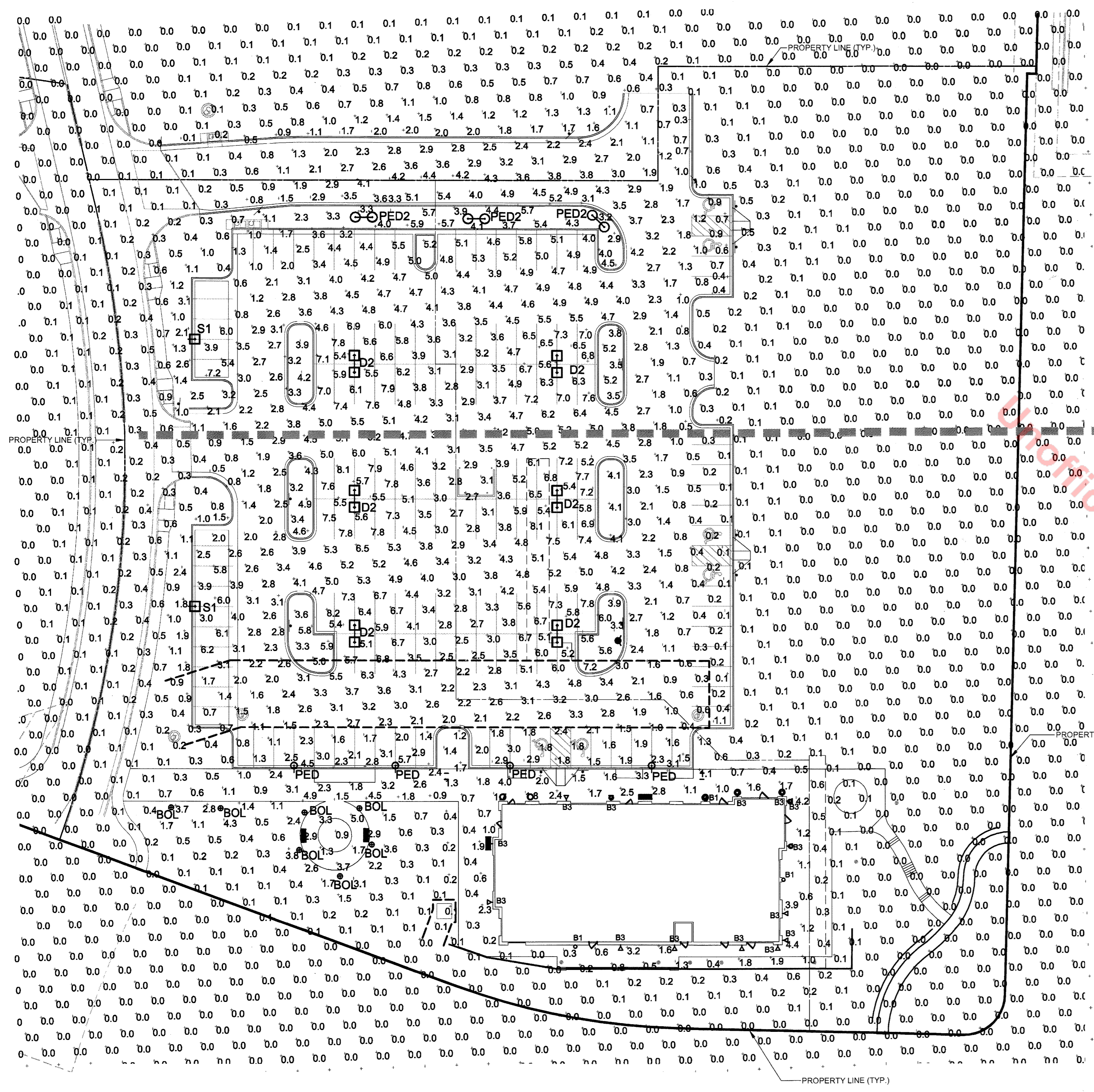
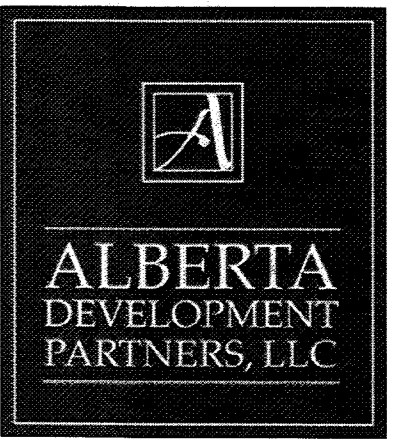
SHEET TITLE:  
EXTERIOR ELEVATIONS

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

### COUNTY OF DOUGLAS, STATE OF COLORADO



PHASE 2 - LIGHTING  
 PHASE 1 - LIGHTING

**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 LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY AT BUILDING ENTRANCES, STAIRWAYS, AND LOADING DOCKS SHALL BE CIRCUITED SUCH THAT LIGHTING SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS. THE 24 HOURS FITNESS FACILITY ON LOT 5 WILL BE OPERATED 24 HOURS A DAY, SEVEN DAYS A WEEK AND AS SUCH THE LIGHTS WILL OPERATE AT 100% FOR THE SAFETY OF ITS PATRONS. THE LIGHTS ON LOT 6 WILL BE REDUCED BY 50% BETWEEN THE HOURS OF 2:00AM AND 4:00AM.
4. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHELDED WALL PACKS.

**LIGHTING PLAN PHASING NOTE**

1. INSTALLATION AND COMPLETION OF PHASE II OF THE LIGHTING PLAN WILL BE DETERMINED BY COMPLETION OF FUTURE BUILDINGS D-1 & D-2.

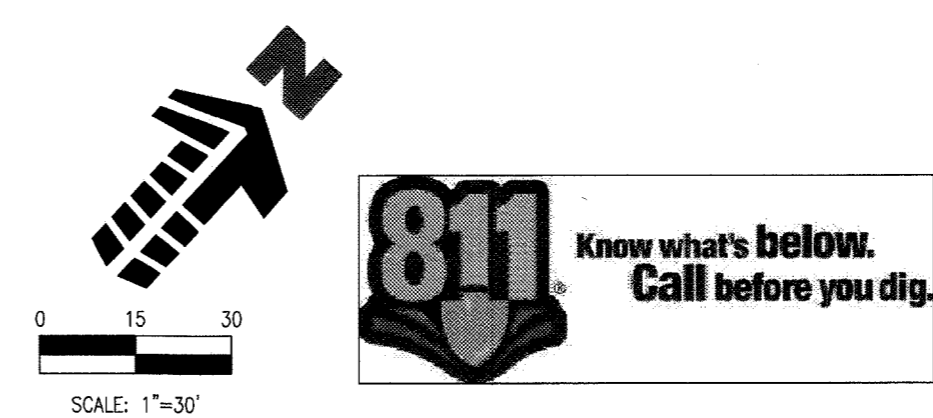
**CALCULATION SUMMARY**

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING	Fc	5.07	8.2	2.2	2.30	3.73
BUILDING SURROUNDS	Fc	1.76	4.4	0.3	5.87	14.67
OUTER PARKING-NORTHWEST	Fc	3.99	5.8	1.0	3.99	5.80
OUTER PARKING-SOUTHWEST	Fc	3.67	7.2	0.8	4.89	9.00
FRONT PARKING	Fc	2.21	5.7	0.8	2.76	7.13
PARKING-FUTURE RETAIL	Fc	3.92	6.4	2.2	1.78	2.91
ENTRY DRIVE-NORTHWEST	Fc	2.68	4.2	1.3	2.06	3.23
ENTRY DRIVE-SOUTHWEST	Fc	0.77	1.6	0.3	2.57	5.33

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	MOUNTING HEIGHT	LLF	MODEL NUMBER	DESCRIPTION	LUMENS
S1	2	S1	SINGLE	POLE	28'-0"	1.0	AME-2-L-T3-72LC-5-SK-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25'-0" SQUARE POLE ON 3" CONCRETE BASE	10508
D2	6	D2	D180°	POLE	28'-0"	1.0	AME-2-L-T5W-72LC-5-SK-UNV-BOA10-BK	VISIONAIRE LIGHTING, AMERICAN SERIES LED AREA LIGHT, 72 DIODE, 25'-0" POLE ON 3" CONCRETE BASE	25690
PED2	4	PED2	SINGLE	POLE	16'-0"	1.0	ODN-2-L-T3-42L-5-SK-UNV-BKVA112-S14-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 42 DIODE, MOUNT ON 16'-0" ROUND POLE	3696
BOL	7	BOL	SINGLE	BOLLARD	3'-0"	1.0	ODN-3-L-T5-84LC-5-SK-UNV-BKVA112-D2-4-BK	VISIONAIRE LIGHTING, ODEN SERIES, LED ARCHITECTURAL AREA LIGHT, 84 DIODE, MOUNT ON 28'-0" ROUND POLE	19208
B1	3	B1	SINGLE	WALL	8'-0"	1.0	BSL-36-50W-MIP-VOLT-BZ-L	COOPER LIGHTING, BSL BOLLARD SERIES, SQUARE, 50 WATT METAL HALIDE, BRONZE, 42" HEIGHT	3400
B3	14	B3	SINGLE	WALL	7'-0"	1.0	WXBL260008	ESCO LIGHTING, 6" CYLINDER UPDOWN LIGHT, 25 WATT LED, WALL MOUNT FIXTURE	1057
						1.0	55786WGBO	MAXIM LIGHTING, OAKVILLE LANTERN FIXTURE, (1) LED LAMP, OPAQUE WATER GLASS/BLACK COLOR	900

NOTE: G.C. TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT



**1 GENERAL LIGHTING PLAN**  
 1" = 30'-0"

# Date Issue/Description

09/16/2016	SDP SUBMITTAL
10/07/2016	SDP RESUBMITTAL
12/13/2016	SDP RESUBMITTAL
01/04/2017	MYLAR SUBMITTAL
09/07/2017	MINOR AMENDMENT
10/05/2017	MINOR AMENDMENT
11/17/2017	MYLAR SUBMITTAL

Project No: ADP0000134  
 Drawn By: JMC  
 Checked By: GRF  
 Date: 01/04/2017

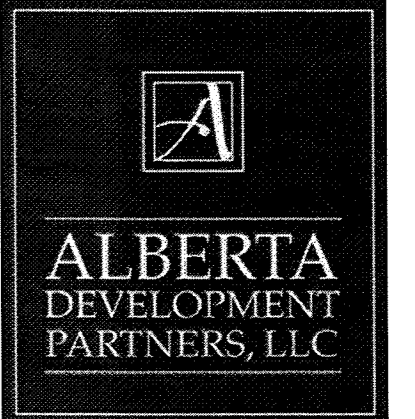
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 GENERAL LIGHTING PLAN

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

### COUNTY OF DOUGLAS, STATE OF COLORADO



### Oden LED

**Product Name:** Oden LED  
**Catalog Number:** ODN-24  
**Type:** AREA

Fixture	A	B	Max. LEDs	Lbs.
ODN-24	30	22 1/2	84	53
ODN-31	28	24	84	74

**Options:** CAP 1 (C1), CAP 2 (C2), CAP 3 (C3), HOUSING 1 (H1), HOUSING 2 (H2), HOUSING 3 (H3), CAP 4 (C4), CAP 5 (C5), CAP 6 (C6), HOUSING 4 (H4), HOUSING 5 (H5), HOUSING 6 (H6)

**With six interchangeable caps and spin shade eyes, the Oden - LED offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.**

**The Oden - LED's high quality, durable construction makes it an ideal fixture for any application.**

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Cap/Shade	Options
DDN-24	Type I (T1)	42 (42LC)	350 (S1)	4000K (40K)	120-277 (UNV)	Yoke Mount (YM)	Bronze (B2)	(C1)	Button Type Photocell (PC120) (PC298) (PC240)
PED1	Type II (T2)	42 (42LC)	530 (S3)	5500K (55K)	480 (S)	Wall Mount (WM)	White (W)	(C2)	Fusing (F120) (F277) (F240)
DDN-31	Type III (T3)	42 (42LC)	350 (S1)	4000K (40K)	120-277 (UNV)	Arm Mount (AM)	Sandstone (SW)	(C3)	Cutoff Louver System (CLS)
PED2	Type IV (T4)	42 (42LC)	530 (S3)	5500K (55K)	480 (S)	Wall Mount (WM)	Weathered Stone (WS)	(C4)	0-10V Dimming Driver (DIM)
	Type V (T5)	42 (42LC)	350 (S1)	4000K (40K)	120-277 (UNV)	Yoke Mount (YM)	Silver Metallic (SL)	(C5)	10KV Surge Protector (10KV)
	Type VI (T6)	42 (42LC)	530 (S3)	5500K (55K)	480 (S)	Wall Mount (WM)	Forest Green (FG)	(C6)	
	Type VII (T7)	42 (42LC)	350 (S1)	4000K (40K)	120-277 (UNV)	Yoke Mount (YM)	Custom Color (CC)	(C7)	

### American LED

**Product Name:** American LED  
**Catalog Number:** AME-2  
**Type:** AREA

Fixture	A	B	C	Stripes	Max. Watts	Lbs.
AME-2	19"	10"	12"	2"	2,813 W	24
AME-4	23"	15"	15"	2"	3,763 W	68

**Options:** AME-2, AME-4

**Housing:** All housings are manufactured using advanced computerized numerical control (CNC) machinery. Precision sheared and formed from one-piece, corrosion-resistant aluminum, with tool-aided external reveals.

**Electrical Assembly:** The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that accept 120 v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for 500+ operations.

**Options:** Photo receptacle, Button type photocell, House side light shield, Round pole plate adaptor, Dimming Driver, Motion Sensor, Wireless Controls

**Quali-Guard® Finish:** The finish is Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

# of LEDs	Kelvin	mA	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
72	5000	350	8,470	7,485	8,401	8,069	9,174	9,145	80
		530	11,883	10,501	11,786	11,321	12,871	12,830	120
144	5000	350	16,423	14,513	16,289	15,656	17,789	17,732	160
		530	21,913	19,365	21,734	20,876	23,736	23,659	238
224	5000	350	22,993	20,319	22,805	21,929	24,905	24,825	250
		530	30,678	27,111	30,428	29,226	33,230	33,122	373

### VA112 MOUNTING ARM

**Product Name:** VA112  
**Catalog Number:** VA112  
**Type:** AREA

**Specifications:** Pole Shaft: ASTM A307 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.

**Base Plate:** Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.

**Base Cover:** Die formed from heavy gauge quality aluminum. Two piece cover for easy installation.

**Pole Cap:** Color-matched polymer snap-on-pole cap provided in black.

Model	Mounting	Pole or Pole Size	Finish
VA112	Single (S1)	2 1/2" dia. (2 1/2")	Bronze (B2)
	Double (D2)	3" dia. (3")	Black (BK)
	Wall Mount (WM)	3" dia. (3")	White (W)
		4" dia. (4")	Sandstone (SW)
		4 1/2" dia. (4 1/2")	Weathered Stone (WS)
			Silver Metallic (SL)
			Forest Green (FG)
			Custom Color (CC)

**VA112 is available for both post top and suspended luminaires.**

**VA112 displays dual horizontal tubing, constructed from 1 1/2" O.D. extruded aluminum tubing. The center slip fitter can be made to slip over the following (post pole) sizes: 2 1/2", 3", 3 1/2", 4", 4 1/2", 5". VA112 is available in the following pole mounting configurations: Single and Double 180°. Please consult factory for custom mounting. Center section of arm will match pole design (i.e. fluted pole = fluted center arm section).**

Fixture	A	B	C	D	E	F	SP1	SP2	SP3	WM
VA112	18"	12"	11 1/2"	9 1/2"	6"	9"	1.2	1.7	1.1	

**VA112 S1**      **VA112 D2**

### DCB-10 POLE BASE

**Product Name:** DCB-10  
**Catalog Number:** DCB-10  
**Type:** AREA

Model	Shaft Diameter	Finish
DCB-10	Smooth (S1)	Bronze (B2)
	Smooth (S1)	Black (BK)
	Smooth (S1)	White (W)
	Smooth (S1)	Sandstone (SW)
	Smooth (S1)	Forest Green (FG)
	Smooth (S1)	Grey (GY)
	Smooth (S1)	Silver Metallic (SL)
	Smooth (S1)	Custom Color (CC)

**Base:** Two piece clamp-style decorative fluted cast aluminum.

**Finish:** All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Base finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available.

### RNTS POLES & BASES

**Product Name:** RNTS  
**Catalog Number:** RNTS  
**Type:** AREA

Model	Shaft Size	Gauge	Height	Base	Attachment	Mounting	Finish	Options
RNTS	4" (4R)	11 (T1)	10' 12' 14' 16' 18' 20'	9" Base (9BC)	3/4" x 30" (34)	Boil-On-Arm (BOA)	Bronze (B2)	GFI Receptacle (GFI)
				12" Base (12BC)	1" x 36" (136)	D180 (D2)	Black (BK)	Photo Receptacle (PR)
				12" Base (12BC)	1" x 36" (136)	D90 (D9)	White (W)	Custom Bolt Circle (CBC)
				12" Base (12BC)	1" x 36" (136)	T10 (T9)	Weathered Stone (WS)	Rust-Inhibiting Internal Coating & Primer (RIP)
				12" Base (12BC)	1" x 36" (136)	T20 (T1)	Forest Green (FG)	Single Barrier Arm (SBA)
				12" Base (12BC)	1" x 36" (136)	Quad (QD)	Grey (GY)	Double Barrier Arms (DBA)
				12" Base (12BC)	1" x 36" (136)	Iron Options (IO)	Silver Metallic (SL)	Direct Burial Coating (DBC)
				12" Base (12BC)	1" x 36" (136)	Custom Color (CC)	Custom Color (CC)	Hand Hole (HH)

**Notes:** 1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL. 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE. 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. 4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF. 5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF. 6. FOUNDATION HAS BEEN DESIGNED FOR AN ANNUAL LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING ASHITO FIGURE 1.8.2(C)(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS". 7. DETAIL FOR 25' POLE WITH MAX. FIXTURE EPA 6.1 SQ.FT. SUITABLE FOR WIND ZONES UP TO 100 MPH. 8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE. 9. SQUARE STEEL POLE TO BE BY VISIONARE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'PED1' & 'PED2', POLE, POLE BASE, AND MOUNTING ARM

### American LED

**Product Name:** American LED  
**Catalog Number:** AME-2L  
**Type:** AREA

Fixture	A	B	C	Stripes	Max. Watts	Lbs.
AME-2L	19"	10"	12"	2"	2,813 W	24
AME-4L	23"	15"	15"	2"	3,763 W	68

**Options:** AME-2L, AME-4L

**Housing:** All housings are manufactured using advanced computerized numerical control (CNC) machinery. Precision sheared and formed from one-piece, corrosion-resistant aluminum, with tool-aided external reveals.

**Electrical Assembly:** The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that accept 120 v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for 500+ operations.

**Options:** Photo receptacle, Button type photocell, House side light shield, Round pole plate adaptor, Dimming Driver, Motion Sensor, Wireless Controls

**Quali-Guard® Finish:** The finish is Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

# of LEDs	Kelvin	mA	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
72	5000	350	8,470	7,485	8,401	8,069	9,174	9,145	80
		530	11,883	10,501	11,786	11,321	12,871	12,830	120
144	5000	350	16,423	14,513	16,289	15,656	17,789	17,732	160
		530	21,913	19,365	21,734	20,876	23,736	23,659	238
224	5000	350	22,993	20,319	22,805	21,929	24,905	24,825	250
		530	30,678	27,111	30,428	29,226	33,230	33,122	373

### American LED

**Product Name:** American LED  
**Catalog Number:** AME-2  
**Type:** AREA

Fixture	A	B	C	Stripes	Max. Watts	Lbs.
AME-2	19"	10"	12"	2"	2,813 W	24
AME-4	23"	15"	15"	2"	3,763 W	68

**Options:** AME-2, AME-4

**Housing:** All housings are manufactured using advanced computerized numerical control (CNC) machinery. Precision sheared and formed from one-piece, corrosion-resistant aluminum, with tool-aided external reveals.

**Electrical Assembly:** The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that accept 120 v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for 500+ operations.

**Options:** Photo receptacle, Button type photocell, House side light shield, Round pole plate adaptor, Dimming Driver, Motion Sensor, Wireless Controls

**Quali-Guard® Finish:** The finish is Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

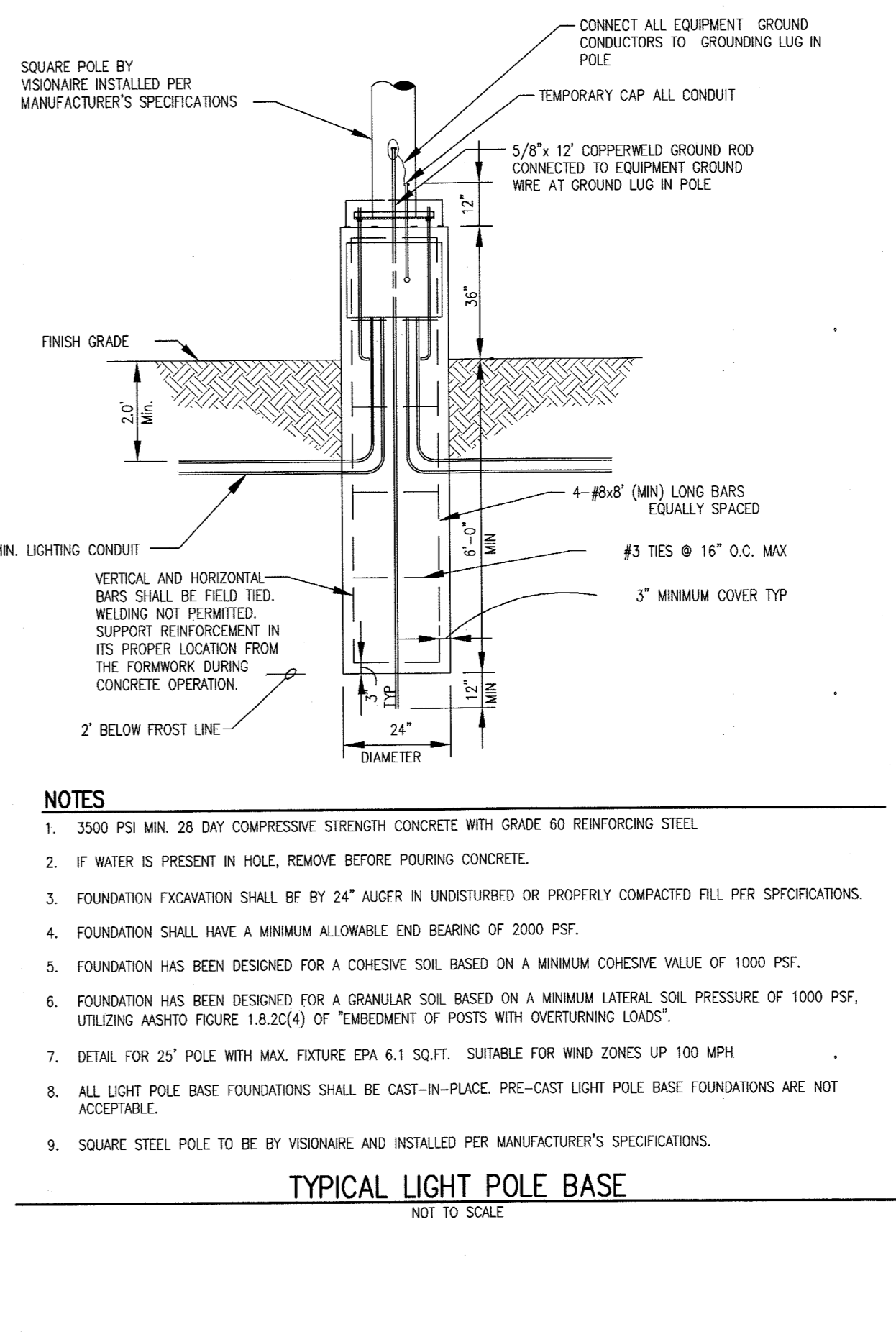
# of LEDs	Kelvin	mA	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
72	5000	350	8,470	7,485	8,401	8,069	9,174	9,145	80
		530	11,883	10,501	11,786	11,321	12,871	12,830	120
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224	5000	350	22,993	20,319	22,805	21,929	24,905	24,825	250
		530	30,678	27,111	30,428	29,226	33,230	33,122	373

### SNTS POLES & BASES

**Product Name:** SNTS  
**Catalog Number:** SNTS  
**Type:** AREA

Model	Shaft Size	Gauge	Height	Base	Attachment	Mounting	Finish	Options
SNTS	4" x 4"	11 (T1)	10' 12' 14' 16' 18' 20'	9" Base (9BC)	3/4" x 30" (34)	Boil-On-Arm (BOA)	Bronze (B2)	GFI Receptacle (GFI)
				12" Base (12BC)	1" x 36" (136)	D180 (D2)	Black (BK)	Photo Receptacle (PR)
				12" Base (12BC)	1" x 36" (136)	D90 (D9)	White (W)	Custom Bolt Circle (CBC)
				12" Base (12BC)	1" x 36" (136)	T10 (T9)	Weathered Stone (WS)	Rust-Inhibiting Internal Coating & Primer (RIP)
				12" Base (12BC)	1" x 36" (136)	T20 (T1)	Forest Green (FG)	Single Barrier Arm (SBA)
				12" Base (12BC)	1" x 36" (136)	Quad (QD)	Grey (GY)	Double Barrier Arms (DBA)
				12" Base (12BC)	1" x 36" (136)	Iron Options (IO)	Silver Metallic (SL)	Direct Burial Coating (DBC)
				12" Base (12BC)	1" x 36" (136)	Custom Color (CC)	Custom Color (CC)	Hand Hole (HH)

**Notes:** 1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL. 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE. 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. 4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF. 5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF. 6. FOUNDATION HAS BEEN DESIGNED FOR AN ANNUAL LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING ASHITO FIGURE 1.8.2(C)(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS". 7. DETAIL FOR 25' POLE WITH MAX. FIXTURE EPA 6.1 SQ.FT. SUITABLE FOR WIND ZONES UP TO 100 MPH. 8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE. 9. SQUARE STEEL POLE TO BE BY VISIONARE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'S1' & 'D2', POLE, AND POLE BASE      SDP17-0034- SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

## LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

### LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

### COUNTY OF DOUGLAS, STATE OF COLORADO

**Galloway**  
 Planning, Architecture, Engineering,  
 6162 S. Willow Drive, Suite 320  
 Greenwood Village, CO 80111  
 303.770.8854  
 303.770.3838 F  
 www.gallowayus.com



## esco LIGHTING, INC.

### SXL60006 SERIES 6" Diameter Extruded Aluminum Cylinder EZS® Mounting System Surface, Pendant or Wall Mount Designed Specifically for Energy Efficient LED Lamps De-rated Maximum of 20 Watts U.S. Patent No. 5,875,035

**SPECIFICATIONS**

**Cylinder**  
 Extruded aluminum 6063 T5 .091" thick. See finish note.

**Reflector**  
 Sun aluminum alloy 2000. Pre-treated with Bonalux®1000 and Paraclear®60. Electrostatic cold sprayed with ALUSTAR® eponox white epoxy, eliminates inherent LED lamp enclosure.

**Lamp**  
 Acquire self ballasted PAR 30, 12W LED lamp (by order). See LED Lamp Selection Table.

**Lamp Holder**  
 High heat strength, 4-KV rated with nickel plated copper screw shaft. Spring loaded center contact, lamp grip, 3/16" depth (200°C) IP20 rated gasket.

**Canopy Set**  
 (Pendant Mount) 0.45" hanging string for 3/8" x 12" long steel pipe standard length with P2 accessory. Other lengths available. Finished to match housing.

**EZS® Surface Mount**  
 Cast Aluminum 532" thick. 5/32" spline base mounted to standard octagonal junction box. Safety dip switches (mount for hands-free) spline connection. Three #10-32.

**FINISHES**

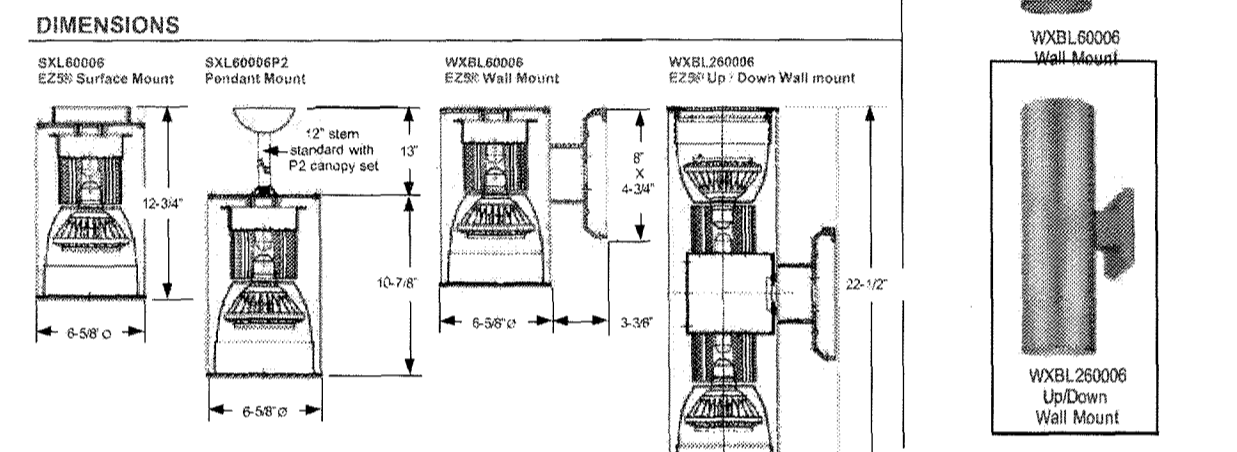
**Surface Mount**  
 EZS® Surface Mount

**Pendant Mount**  
 SXL60006P2

**Wall Mount**  
 EZS® Up/Down Wall Mount

**Up/Down Wall Mount**  
 WXBL60006

**Up/Down Wall Mount**  
 WXBL20006



**WBE City of Chicago Certified**

3254 North Kilbourn Avenue Chicago, Illinois 60641-4505  
 Phone: 773-427-7000 Fax: 773-427-7007 www.escoighting.com  
 Established 1975

## esco LIGHTING, INC.

### SXL60006 SERIES 6" Diameter Extruded Aluminum Cylinder EZS® Mounting System Surface, Pendant or Wall Mount Designed Specifically for Energy Efficient LED Lamps De-rated Maximum of 20 Watts U.S. Patent No. 5,875,035

**HOW TO ORDER**

Catalog Number	Mounting System	Maximum Wattage
SXL60006	Surface Mount	20 watt maximum LED lamp
SXL60006P2	Pendant Mount	20 watt maximum LED lamp
WXBL60006	Wall Mount	20 watt maximum LED lamp
WXBL20006	Up/Down Wall Mount	20 watt maximum LED lamp

**ACCESSORIES AND OPTIONS**

**Photo Control** - SXL60006 with 120 Volt PFC  
 Example: SXL60006 becomes: SXL60006PC4

**Pendant Mount** - SXL60006 with P2 (12" long steel standard) P2X (18" custom steel length) EXAMP: P224-18 long steel.

**Trunion Mount** - Change # in catalog number to T. Example: SXL60006 becomes: TXL60006

**Louver Guard** - Replace #6 in catalog number with LG1. Example: SXL60006 becomes: SXL60006LG1

**Finish and Buffs** - Catalog Number with F. Example: SXL60006 becomes: SXL60006F

**Wall Mount** - Change SX prefix in catalog number to WXB. Example: SXL60006 becomes: WXBL60006

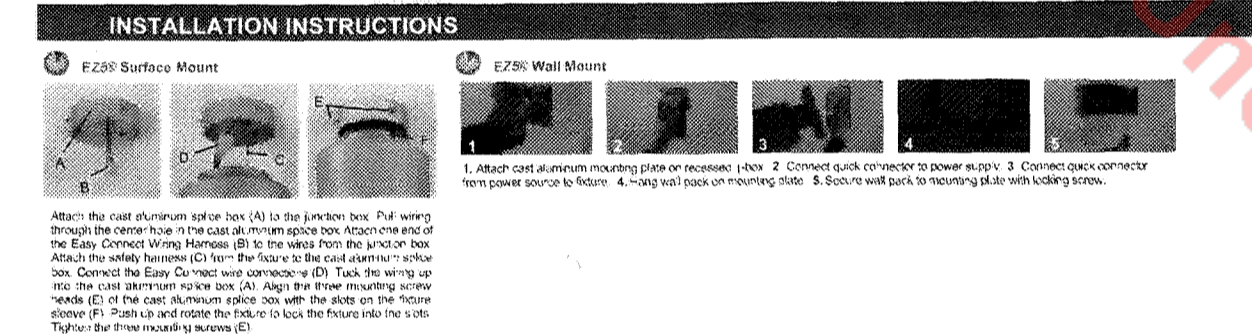
**Mini-Droove Black Bar** - Replace #6 in catalog number with #1. Example: SXL60006 becomes: SXL161006

**Finish Color Options:** Textured Black-BL, Textured Bronze-BZ, White-W

**EXAMPLES:** SXL612006L-P224-18 = 6" diameter outdoor mini-droove black bar, 18" long, pendant mount with 24" steel, textured black.

**SXL60006 PAR 30 DIMMABLE LAMP SELECTION**

Lamp Number	Watts	Input Voltage	Description	Average Rated Life (hrs)	Color	CR1	Lumens	Beam Angle	CRCP
124-100	10	120	Narrow Flood	25,000	3000K	89	550	25°	2300cd
124-103	10	120	Narrow Flood	50,000	3000K	95	970	25°	3400cd



### MANUFACTURER SPEC SHEET FOR BUILDING FIXTURE 'B1'

**McGraw-Edison**

Lighting Your Life Since 1970

35786WGB0  
Oakville LED 1-Light Outdoor Wall Lantern

Job Name	Job Type
Quantity	Comments

Product Specifications - 55786WGB0	Shipping
Finish: Black Oxide	Carton Weight: 16.17 lbs
Finish: Glass/Shape: Water Glass	Carton Width: 14"
Measurements: 1" Width, 12.00" Height, 2.00" Length	Carton Length: 22"
Lampings: 1 LED	Carton Cubic Feet: 1.17
Light Type: LED	Master Pack Height: 1"
Max Bulb Wattage: 15	Master Pack Length: 4.41
Max Fixture Wattage: 15	Master Pack Width: N/A
Rated Life: 50000	Master Pack Weight: N/A
Rated Lumens: 1500	Light Up/Down: N/A
Color Temp: 3000	Beam Spread: N/A
Beam Spread: Included	CR1: N/A
Light Up/Down: N/A	Photo Call Included: Yes
Beam Spread: N/A	Ballast/Driver/Transformer: No
CR1: N/A	Dimmable: No
Photo Call Included: N/A	Other: N/A
Ballast/Driver/Transformer: No	UPC Code: 783209120204
Dimmable: No	Shades Included: N/A
	Fluorescent Watts: N/A
	Fluorescent Watts: N/A

Certification	Other	Incandescents	N/A
Safety Rating	Wet	Shades Included	N/A
Energy Star	Yes	Crystals Included	N/A
CA Title 24	Yes	Diffuser Included	N/A
CA Title 20	No	Conversion Kit	N/A
ADA	No	Material	N/A
Dark Sky	N/A		

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Always consult a qualified, licensed electrician before installation of any product weighing 35 pounds or more. We recommend that a qualified, licensed electrician do the installation. Always install to a mechanically sound structure.

233 North Vineland Avenue | City of Industry, California 91746 | 800-488-2549/800-488-7331 | www.maximlighting.com

### MANUF. SPEC SHEET FOR BUILDING FIXTURE 'B3'

**McGraw-Edison**

Catalog #	Type
Project	Optic
Comments	
Prepared by	

**DESCRIPTION**

The McGraw-Edison BSL, BRL, Bollard Series, available in heights from 24" to 42", has a clear, clear lens which blends with any architectural setting. Constructed of seamless, heavy-duty aluminum and finished with a tough polyester powder coat finish, the McGraw-Edison Luminated Bollard Series is gasketed to seal out external contaminants. U.L. 1508 listed and CSA certified for wet locations.

Bollards are designed for walkways, staircases, drives and other small-area lighting applications where low mounting heights are desirable.

**SPECIFICATION FEATURES**

**Construction**  
 TOP: Rugged, minimum 6/32" thick cast aluminum top cap secured via a concealed stainless steel allen screw with twist removal mechanism for lamp access. Flow through ventilation assure cool to the touch top. LOUVERS: Cast Aluminum Louver blades provide sharp cutoff delivering no direct light above 80°. Louvers are secured to the shaft via temper stainless steel rods and fasteners.

**LOWE'S HOUSING:** Nominal 1/8" thick aluminum extruded housing. Housing is secured to the base with flathead, counter sunk screws for smooth, unobstructed appearance. BASE: Rugged cast aluminum. Completely concealed.

**Electrical**  
 TOP: Rugged, minimum 6/32" thick cast aluminum top cap secured via a concealed stainless steel allen screw with twist removal mechanism for lamp access. Flow through ventilation assure cool to the touch top. LOUVERS: Cast Aluminum Louver blades provide sharp cutoff delivering no direct light above 80°. Louvers are secured to the shaft via temper stainless steel rods and fasteners.

**LOWE'S HOUSING:** Nominal 1/8" thick aluminum extruded housing. Housing is secured to the base with flathead, counter sunk screws for smooth, unobstructed appearance. BASE: Rugged cast aluminum. Completely concealed.

**Optical**  
 LAMP ENCLOSURE: One piece tempered glass with internal flutes for even distribution of illumination. Decorative colored glass optional. Globe is fully gasketed via EPDM material. Socket is porcelain, medium-base for HID lamp source and polycarbonate; RFL GX24q 3/4 4 base for compact fluorescent lamps.

**Mounting**  
 Base mounts onto foundation with three (3) 1/2" x 12 1/2" anchor bolts on a 5" Dia. bolt circle in centrally located 2 7/8" x 3 1/2" wire entrance opening provided.

**Finish**  
 Premium fade and abrasion resistant, TGIC Polyester Powder Coat Finish. Standard colors are Black, Grey, Bronze, White, Dark Platinum and Graphite Metallic. Other finish colors available including all RAL matches.

**BSL/BRL BOLLARD**

26 - 100W  
Pulse Start Metal Halide  
Compact Fluorescent  
Incandescent

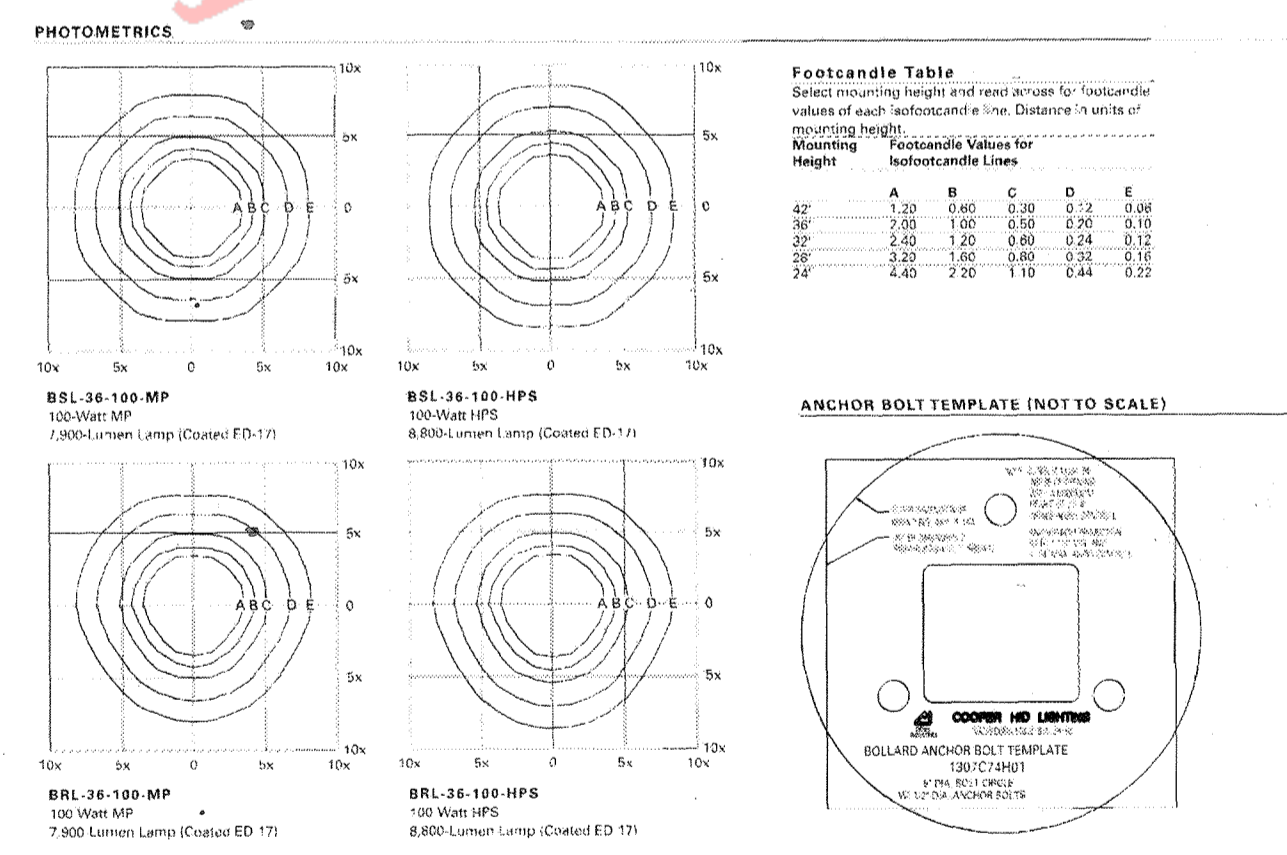
**PATHWAY LUMINAIRE**

**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MH)	26, 30, 100W
High Pressure Sodium (HPS)	26, 30, 75, 100W
Compact Fluorescent (CF)	11, 7W, 11.3W, 11.42W
Incandescent (INC)	100W

**DIMENSIONS**

COOPER Lighting  
 www.cooperlighting.com



**ORDERING INFORMATION**

Sample Number: BSL-36-100MH-MT-08

Product	Finish	Mounting System	Wattage	Lamp Type	Voltage	Color	Options
BSL-36-100MH-MT-08	Black	Surface	100W	Compact Fluorescent	120V	White	None

**ENERGY DATA**

Report Ballast Input Watts

Wattage	Ballast Input Watts
26W	30W
30W	36W
75W	90W
100W	120W

**SHIPPING DATA**

Approximate Net Weight: 26 lbs (12 kg)

COOPER Lighting  
 www.cooperlighting.com

### MANUF. SPEC SHEET FOR BOLLARD FIXTURE 'BOL'

SDP17-0034- SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 3, BLOCK 5, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 5

#	Date	Issue/Description
1	09/16/2016	SDP SUBMITTAL
2	10/07/2016	SDP RESUBMITTAL
3	12/13/2016	SDP RESUBMITTAL
4	01/04/2017	MYLAR SUBMITTAL
5	09/07/2017	MINOR AMENDMENT
6	10/05/2017	MINOR AMENDMENT
7	11/17/2017	MYLAR SUBMITTAL

Project No: ADP0000134  
 Drawn By: JMC  
 Checked By: GRF  
 Date: 01/04/2017  
 Disk File:  
 SHEET TITLE:  
 LIGHTING CUT SHEET