

SITE DEVELOPMENT PLAN A PORTION OF LOT 1, SELLER'S LANDING TO BE KNOWN AS: LOT 1, GREYSTONE VILLAS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

SITE PLANNING A PORTION OF LOT 1 SELLER'S LANDING, THE SELLER'S LANDING SUBDIVISION SHALL BE AMENDED TO REFLECT THE UNDERLYING LOT FOR THIS SITE PLAN, TO BE KNOWN AS LOT 1, GREYSTONE VILLAS, SUBJECT TO THE RECORDING OF THE GREYSTONE VILLAS PLAN.

GENERAL NOTES

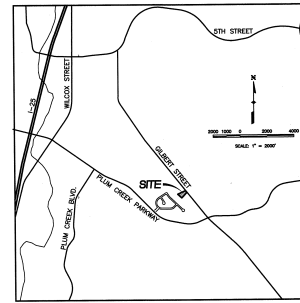
- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM... 2. PURSUANT TO SECTION 4.3 AND 8.2.1 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS... 3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS... 4. THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE X AS PER FEMA FIRM PANEL NO. 080350C030IG... 5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY... 6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM... 7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS... 8. NO SOIL OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING... 9. ALL UTILITY DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE... 10. THIS SITE IS ZONED PD (SELLER'S LANDING PLANNED DEVELOPMENT), RECORDED ON DECEMBER 2, 1982... 11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN... 12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT... 13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM... 14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION... 15. THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN... 16. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE... 17. THE UNDERLYING PROPERTY REQUIRES A REPLAT OF THE SELLER'S LANDING SUBDIVISION...

FIRE NOTES

- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE... 2. FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME... 3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION... 4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING... 5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET... 6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS... 7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN... 8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE... 9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE WILL BE FIRE AND LIFE SAFETY...

LEGAL DESCRIPTION

THE PART OF LOT 1, SELLER'S LANDING, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH 67 WEST OF THE 6TH PRINCIPAL MERIDIAN...



VICINITY MAP SCALE: 1"=2000'

BASIS OF BEARINGS

THE EAST LINE OF LOT 66, PLUM CREEK RIDGE AT CASTLE ROCK, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, IS ASSUMED TO BEAR S73°38'15"E

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT, DESIGNATION - 3025011, STATIONED 3.025011, PER THE DOUGLAS COUNTY WEBSITE - ELEVATION: 4374.18 (1944.82)

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREIN WITHIN THE TOWN OF CASTLE ROCK. BY: ADAMO BUILDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY. SIGNED THIS 9th DAY OF December, 2020.

JESSICA CAMPBELL NOTARY PUBLIC STATE OF COLORADO My Commission Expires October 31, 2021

TITLE CERTIFICATION

I, [Name], AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS TO BE PLATTED AS LOT 1, GREYSTONE VILLAS. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON [Date] AND [Date] AT RECEPTION NO. [Number] SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT. EXECUTED THIS 9th DAY OF December, 2020.

Zoning Comparison Chart table with columns for Zoning, Lot Square Footage, Permitted Uses, Maximum Dwelling Units, etc.

* Townhomes while not contemplated at time of initial zoning is a multi-family use consistent with apartment and condominium uses. ** Variance for height per AVA20-002

Site Utilization Chart (this SDP) table with columns for Use Area, Acres/SF, % of Total.

SHEET INDEX

- 1 OF 11 COVER SHEET 2 OF 11 SITE PLAN 3 OF 11 GENERAL GRADING PLAN 4 OF 11 GENERAL UTILITY PLAN 5 OF 11 LANDSCAPE NOTES 6 OF 11 LANDSCAPE SCHEDULE 7 OF 11 LANDSCAPE DETAILS 8 OF 11 BUILDING ELEVATIONS 9 OF 11 LIGHTING PLAN 10 OF 11 LIGHTING CUT SHEETS

CIVIL ENGINEER'S STATEMENT

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

BRIAN KROMBEN, REGISTERED ENGINEER, COLORADO P.E. NO. 34294. SIGNED THIS 23rd DAY OF December, 2020.

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEN, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EAST AND THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

BRIAN KROMBEN, REGISTERED LAND SURVEYOR, COLORADO P.L.S. NO. 35344. SIGNED THIS 23rd DAY OF December, 2020.

TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION: THE SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY OF December, 2020.

TOWN COUNCIL APPROVAL: THE SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF December, 2020.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF DOUGLAS COUNTY AT 2:15 PM ON THE 23rd DAY OF December, 2020 AT RECEPTION NO. 2020123118.

CIVIL ENGINEER/LAND SURVEYOR

VENUS/LEO ENGINEERING LLC 1745 SHEA CENTER DRIVE, 4TH FLOOR HIGHLANDS RANCH, CO 80129 720-402-6070 CONTACT: BRIAN KROMBEN, PE, PLS

LANDSCAPE ARCHITECT

NORRIS DESIGN 1101 BARNOCK STREET DENVER, COLORADO 80204 303-852-1188 CONTACT: TIM KELLAMS

OWNER/DEVELOPER

ADAMO BUILDING COMPANY, LLC 3194 INDUSTRIAL WAY, SUITE 100 CASTLE ROCK, COLORADO 80109 303-877-4880 CONTACT: ANDREW LARRICK



GREYSTONE VILLAS 1101 S. GILBERT STREET CASTLE ROCK, COLORADO

OWNER: ADAMO HOMES 3194 INDUSTRIAL WAY CASTLE ROCK, CO 80109 303-877-4880

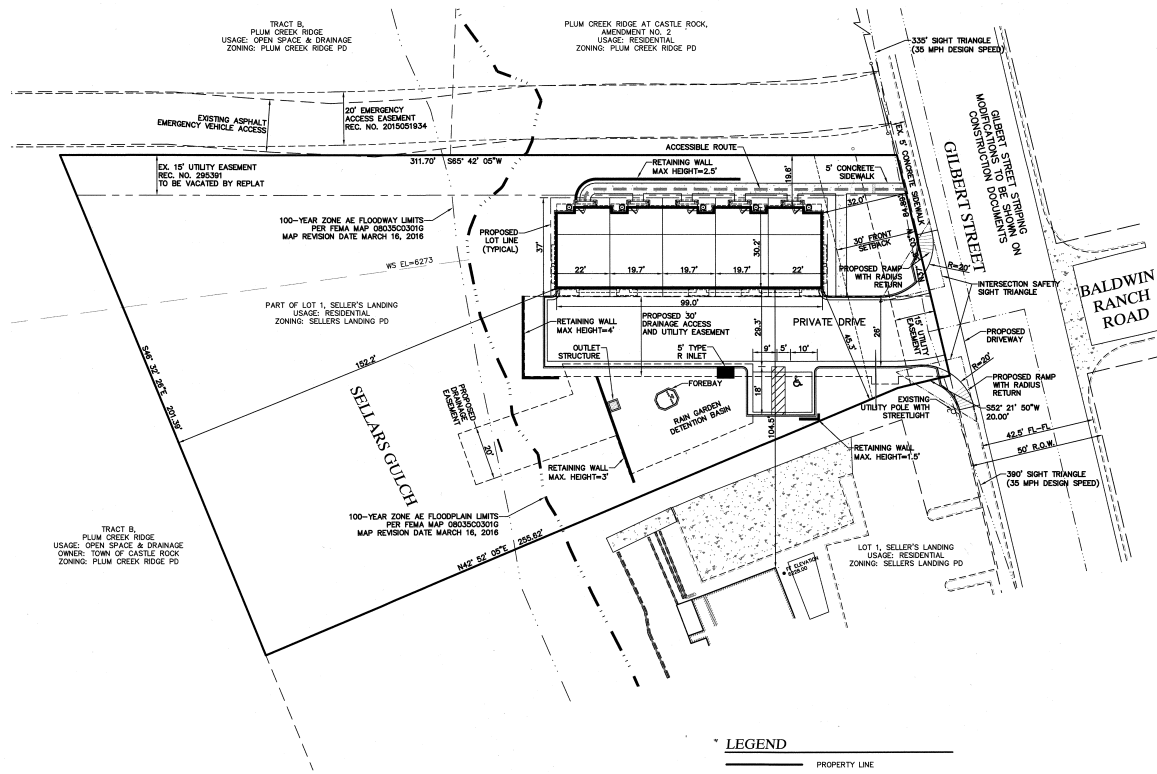
NOT FOR CONSTRUCTION

DATE: 3/13/20 SUBMITTAL 8/24/20 2ND SUBMITTAL 8/6/20 3RD SUBMITTAL 9/2/20 4TH SUBMITTAL

SHEET TITLE: COVER SHEET SHEET 1 OF 11

SITE DEVELOPMENT PLAN
 A PORTION OF LOT 1, SELLER'S LANDING
 TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NORRIS DESIGN
 Planning, Landscape Architecture, Interiors
 1101 Barrock Street
 Denver, Colorado 80204
 P: 303.862.1188
 www.norrisdesign.com



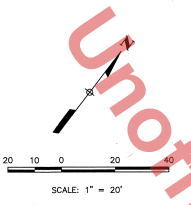
GREYSTONE VILLAS
 1101 S GILBERT STREET
 CASTLE ROCK, COLORADO

OWNER:
 ADAMO HOMES
 3184 INDUSTRIAL WAY
 CASTLE ROCK, CO 80109
 303.877.4880

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LEGEND

---	PROPERTY LINE
---	EXISTING CURB & GUTTER
---	PROPOSED 2" CATCH CURB & GUTTER
---	PROPOSED 1" SPILL CURB & GUTTER
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	SETBACK LINE
---	EXISTING ELECTRIC
---	SIGHT DISTANCE LINE
---	INTERSECTION SAFETY SIGHT TRIANGLE
---	PROPOSED STORM SEWER
---	PROPOSED RETAINING WALL
---	FEMA FLOODPLAIN LIMITS
---	ACCESSIBLE ROUTE
---	CONCRETE PAVEMENT
---	EXISTING UTILITY POLE



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 TWO WORKING DAYS
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 1-800-922-1987
 631-8700 METRO DENVER AREA
 UTILITY NOTIFICATION CENTER OF COLORADO
PROJECT NO. SDP20-0015

DATE:
 3/13/20 SUBMITTAL
 6/24/20 2ND SUBMITTAL
 8/5/20 3RD SUBMITTAL
 9/2/20 4TH SUBMITTAL

SHEET TITLE:
 SITE PLAN

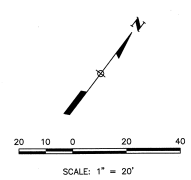
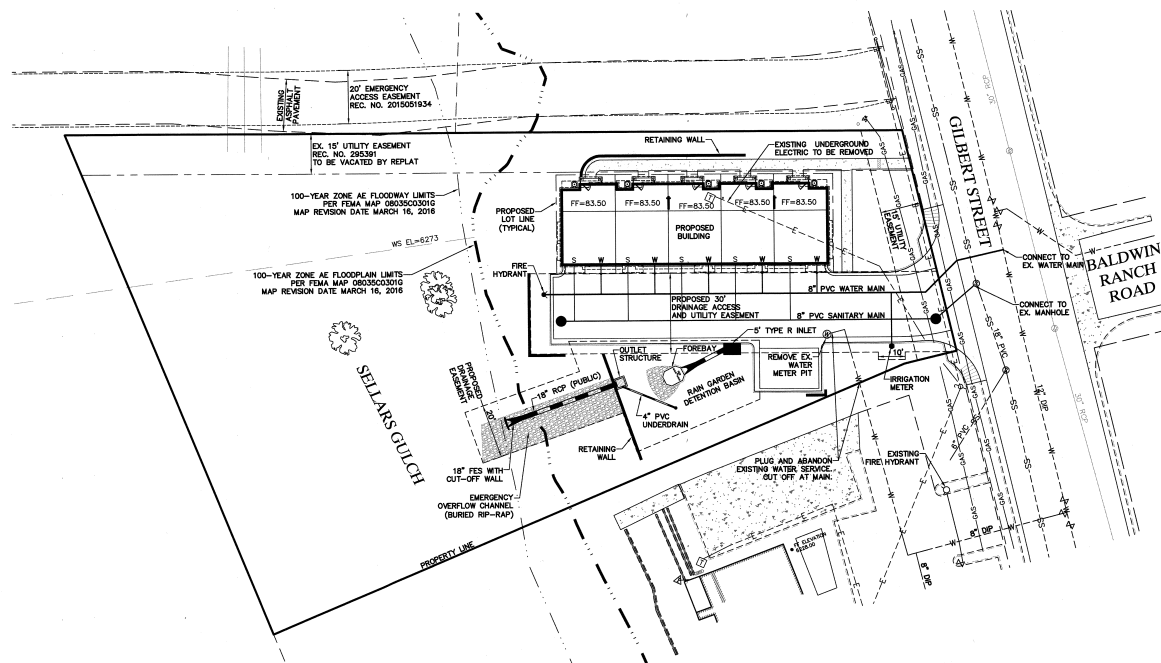
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 SHEET 2 OF 11

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SITE DEVELOPMENT PLAN
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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 BLUE WATER PRESSURE ZONE.

LEGEND

- PROPERTY LINE
- - - R.O.W. LIMITS
- - - FEMA FLOODPLAIN LIMITS
- - - EXISTING CURB & GUTTER
- SS- EXISTING SANITARY SEWER
- W- EXISTING WATERLINE
- GAS- EXISTING GAS PIPE
- E- EXISTING ELECTRIC
- ST- EXISTING STORM SEWER
- - - PROPOSED STORM SEWER
- - - PROPOSED CURB & GUTTER
- W- PROPOSED WATER SERVICE
- S- PROPOSED SANITARY SERVICE
- CONCRETE PAVEMENT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT

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 838-1700 METRO CENTER AREA
 UTILITY INFORMATION CENTER OF COLORADO
PROJECT NO. SDP20-0015

GREYSTONE VILLAS
 1101 S. GILBERT STREET
 CASTLE ROCK, COLORADO

OWNER:
 ADAMO HOMES
 3194 INDUSTRIAL WAY
 CASTLE ROCK, CO 80109
 303-877-4889

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DATE:
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 8/6/20 3RD SUBMITTAL
 9/2/20 4TH SUBMITTAL

SHEET TITLE:
 GENERAL UTILITY PLAN

4
 SHEET 4 OF 11

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SITE DEVELOPMENT PLAN
A PORTION OF LOT 1, SELLER'S LANDING
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CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30' IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

CONCEPTUAL IRRIGATION STANDARD NOTES:

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

GREYSTONE VILLAS
1101 S. GILBERT STREET
CASTLE ROCK, COLORADO

OWNER:
ADAMO HOMES

3194 INDUSTRIAL WAY
CASTLE ROCK, CO 80109
303-871-4800

LANDSCAPE
CERTIFICATION:
LOCAL LEVEL P.L.L.C. IS CERTIFIED
BY THE STATE OF COLORADO AS A
LANDSCAPE PROFESSIONAL. COLORADO LICENSE
NUMBER 838



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CONSTRUCTION**

DATE:
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8/24/20 2ND SUBMITTAL
8/5/20 3RD SUBMITTAL
8/2/20 4TH SUBMITTAL

SHEET TITLE:
LANDSCAPE
NOTES

5
SHEET 5 OF 11



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SITE DEVELOPMENT PLAN
 A PORTION OF LOT 1, SELLER'S LANDING
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1101 Bancroft Street
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COMPOSITE LANDSCAPE WATER USE RATING CHART

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

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA (IRRIGATED AREA IN SQ.FT. FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA/TA)
SPRAY	IRRIGATED TURF (FESCUE TURF SEED MIX)	3.0 in./mo.	LOW	11%	531	3.0	4,860	0.33
DRIP	SHRUB BED	2.0 in./mo.	LOW	60%	2,923	2.0	4,860	1.2
SPRAY	IRRIGATED ROTORS NATIVE SEED	2.5 in./mo.	LOW	29%	1,406	2.5	4,860	0.72
TOTALS					4,860			2.25
TOTAL OF THE CLWUR								2.25

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	531	1.7%
IRRIGATED NATIVE SEED	1,406	4.4%
RIPIARIAN SEED MIX	1,069	3.4%
IRRIGATED BED	2,923	9.1%
COBBLE	1,006	3.1%
EXISTING NATIVE AREA TO REMAIN	25,051	78.3%
TOTAL AREA LANDSCAPE	32,006	100.0%

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED
GILBERT ST.	59 LF	2	2*	8	8

* DUE TO OVERHEAD UTILITY LINES, SHORTER ORNAMENTAL TREES ARE PROPOSED TO MEET STREETSCAPE REQUIREMENTS. SEE TECHNICAL CRITERIA VARIANCE - TCY20-0027

MULTI-FAMILY LANDSCAPE SITE INVENTORY

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: JOHN BIRKEY
 TOWN OF CASTLE ROCK REGISTRATION #: 15-1126
 STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: 655
 COMPANY: NORRIS DESIGN
 ADDRESS: 1101 BANCROFT STREET, DENVER, COLORADO 80204
 PHONE: 303-892-1165
 EMAIL: JBIRKEY@NORRIS-DESIGN.COM
 DATE: 09/02/2020

GROSS SITE AREA	LANDSCAPE AREA IN SQ.FT.	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED	SOIL PREP AMOUNT (IN CUBIC YRDS PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
40,179 SQ.FT.	PROVIDED: 4,860* REQUIRED: 8,036	FESCUE TURF SEED MIX (571)	3,929**	16	16***	32	70****	4 CU YDS PER 1000 SQ.FT.	YES
PARKING LOT (AREA IN SQ.FT.)	PARKING LOT (AREA IN SQ.FT.)	NUMBER OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NUMBER OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS	NUMBER OF TREES PROVIDED	NUMBER OF TREES PROVIDED	NUMBER OF SHRUBS REQUIRED	NUMBER OF SHRUBS PROVIDED
3,635	600	2	600	0	N/A	2	2	4	14****

- NOTES:
 1. GROSS AREA MINIMUM LANDSCAPE AREA IS 20%. PARKING AREA MINIMUM LANDSCAPE AREA IS 10%.
 2. REQUIRED TREES = 2 TREES PER 1,000 SF OF REQUIRED LANDSCAPE AREA
 3. REQUIRED SHRUBS = 4 SHRUBS PER 1,000 SF OF REQUIRED LANDSCAPE AREA
 4. PROPOSED PARKING LOT PLANT COUNTS ARE INCLUDED WITHIN THE PROPOSED SITE LANDSCAPE PLANT TOTALS
 * PROVIDED LANDSCAPE ONLY INCLUDES IRRIGATED AREAS. COBBLE AND RIPIARIAN SEED WILL NOT BE IRRIGATED. DUE TO FLOODPLAIN EXTENTS AND FEATURES NO IRRIGATED LANDSCAPE IS PROPOSED IN THAT AREA.
 ** SEE TECHNICAL CRITERIA VARIANCE - TCY20-0028
 *** CALCULATION INCLUDES ROCK BED MULCH AND COBBLE
 **** THREE EXISTING DECIDUOUS TREES ARE INCLUDED
 ***** NO GRASS EQUIVALENTS ARE INCLUDED

TURF AND SEED MIXES

NATIVE RIPIARIAN MIX - NON-IRRIGATED

SPECIES	% OF MIX	PLS/ACRE
NEBRASKA SEDGE	6.11	1,000
CLUSTERED FIELD SEDGE	3.05	0,500
THICKSPIKE WHEATGRASS	12.22	2,000
BALTIC RUSH	0.76	0.125
TORREY'S RUSH	0.76	0.125
SWITCHGRASS	18.32	3,000
WESTERN WHEATGRASS	36.64	6,000
THREESQUARE BULRUSH	12.22	2,000
SHOWY MILKWEED	6.11	1,000
CANADA GOLDENROD	0.76	0.125
BLUE VERVAIN	3.05	0.500

APPLY AT A RATE OF 16.375 PLS. LBS. PER ACRE. DOUBLE FOR BROADCAST

DRYLAND GRASS SEED MIX (LOW 2 - HYDROZONE)

SPECIES	VARIETY	% OF MIX	PLS/ ACRE
BIG BLUESTEM	KAW	10	1.1
YELLOW INDIANGRASS	CHEYENNE	10	1
SWITCHGRASS	BLACKWELL	10	0.4
SIDEOTS GRAMA	VAUGHN	10	0.9
WESTERN WHEATGRASS	ARRIBA	10	1.6
BLUE GRAMA	HACHITA	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	10	1
PRAIRIE SANDREED	GOSHEN	10	0.7
GREEN NEEDLEGRASS	LODORM	10	1
SLENDER WHEATGRASS	PRYOR	5	0.6
STREAMBANK WHEATGRASS	SODAR	5	0.6

APPLY AT A RATE OF 9.2 PLS. LBS. PER ACRE DRILLED

FESCUE TURF SEED MIX (LOW 2 - HYDROZONE)

SPECIES	% OF MIX	PLS/ ACRE
ARKANSAS VALLEY SEED		
SR3300 HARD FESCUE	30	6
CHEWINGS FESCUE	30	6
CREEPPING RED FESCUE	25	5
SR4000 PERENNIAL RYEGRASS	15	3

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

GREYSTONE VILLAS
 1101 S. GILBERT STREET
 CASTLE ROCK, COLORADO

OWNER:
 ADAMO HOMES

3194 INDUSTRIAL WAY
 CASTLE ROCK, CO 80108
 303-87-4890

LANDSCAPE CERTIFICATION:
 JOHN BIRKEY, P.E., L.S., L.M., C.E.T.
 12345 6789 1011 1213 1415 1617 1819 2021
 LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 655



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DATE:
 3/13/20 SUBMITTAL
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 8/5/20 3RD SUBMITTAL
 9/2/20 4TH SUBMITTAL

SHEET TITLE:
 LANDSCAPE SCHEDULE

6
 SHEET 6 OF 11

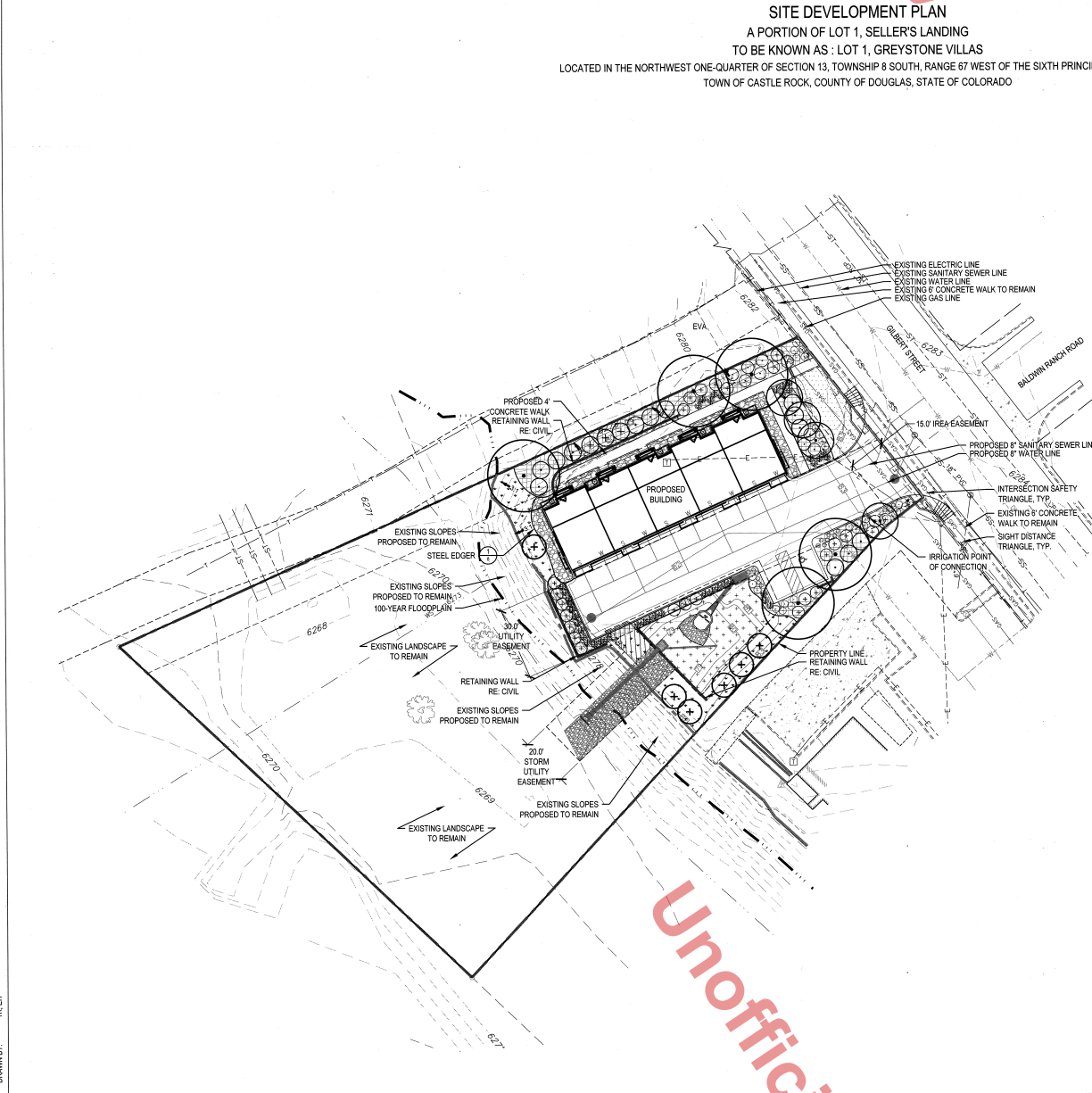


CHECKED BY: ME, DO
 DRAWN BY: TR, EH

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SITE DEVELOPMENT PLAN
 A PORTION OF LOT 1, SELLER'S LANDING
 TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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LEGEND:

- CANOPY TREES [5]
- EXISTING CANOPY TREES [3]
- ORNAMENTAL TREES [4]
- EVERGREEN TREES [6]
- EVERGREEN SHRUBS [35]
- DECIDUOUS SHRUBS [43]
- ORNAMENTAL GRASSES [57]
- FESCUE SEED MIX (LOW HYDROZONE)
- LANDSCAPE BED (LOW HYDROZONE)
- NATIVE SEED (LOW HYDROZONE)
- RIPARIAN SEED MIX (NON-IRRIGATED)
- COBBLE
- STEEL EDGER
- PROPERTY LINE
- RETAINING WALL, RE: CIVIL

NOTES:

1. ALL PROPOSED PLANTS SHALL BE LOW OR VERY LOW WATER USE.
2. ALL EXISTING TREES ARE DECIDUOUS

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 1101 S. GILBERT STREET
 CASTLE ROCK, COLORADO

OWNER:
 ADAMO HOMES
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 CASTLE ROCK, CO 80109
 303-877-4986

LANDSCAPE CERTIFICATION:
 I, JEFFREY W. NORRIS, LANDSCAPE ARCHITECT, LICENSE NO. 10001, DOUGLAS COUNTY, COLORADO, CERTIFY THAT THIS PLAN IS ACCORDING TO THE PROFESSIONAL STANDARDS OF THE LANDSCAPE ARCHITECTURE BOARD OF COLORADO.

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 LANDSCAPE PLAN

7

SHEET 7 OF 11

NORTH

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SITE DEVELOPMENT PLAN
A PORTION OF LOT 1, SELLER'S LANDING
TO BE KNOWN AS : LOT 1, GREYSTONE VILLAS

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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GREYSTONE VILLAS
1101 S. GILBERT STREET
CASTLE ROCK, COLORADO

OWNER:
ADAMO HOMES
3184 INDUSTRIAL WAY
CASTLE ROCK, CO 80109
303-877-4980
LANDSCAPE
CERTIFICATION:
LOREN H. BRINE, P.E., R.L.S., A.L.S., Q.CERTIFIED
WITH THE PROFESSIONAL SOCIETY OF LANDSCAPE DESIGNERS COLORADO LICENSE
NUMBER 618

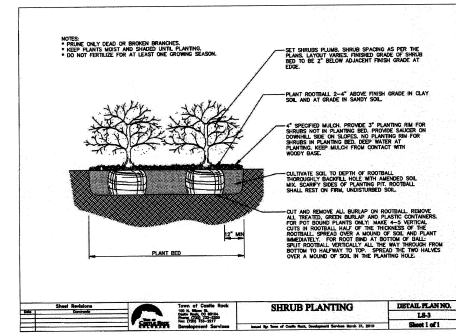


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5/5/20 3RD SUBMITTAL
8/2/20 4TH SUBMITTAL

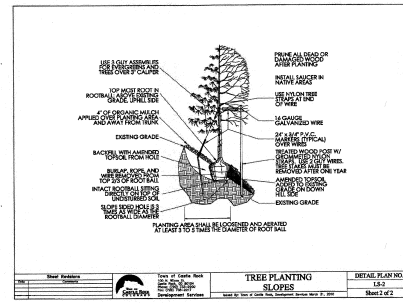
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DETAILS

8
SHEET 8 OF 11

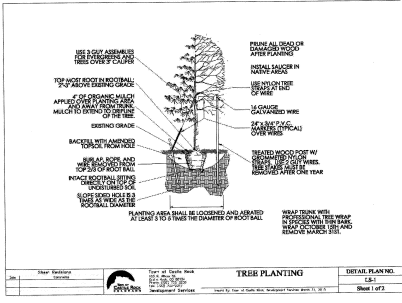


SHRUB PLANTING DETAIL PLAN NO. 5.3.3 Sheet 1 of 1

SCALE: NTS



TREE PLANTING SLOPES DETAIL PLAN NO. 5.3.2 Sheet 1 of 2



TREE PLANTING DETAIL PLAN NO. 5.3.1 Sheet 1 of 3

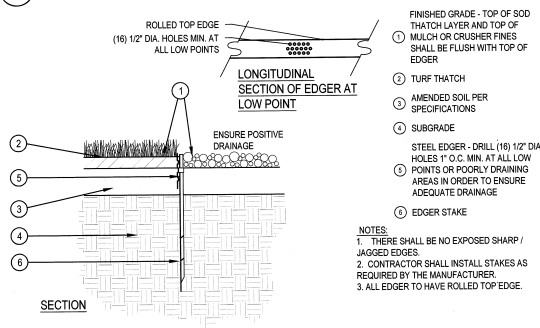
SHRUB PLANTING

SCALE: NTS

TREE PLANTING SLOPES

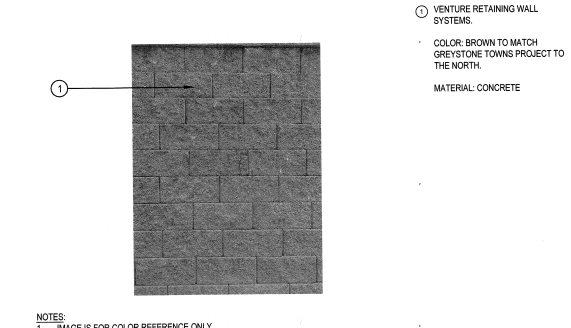
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TREE PLANTING DETAIL



STEEL EDGER

SCALE: 1" = 1'-0"



RETAINING WALL STYLE

SCALE: NTS

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SITE DEVELOPMENT PLAN
GREYSTONE VILLAS

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COLOR SCHEME*		4 TRIM - DARK BROWN
1	BODY 1 - LIGHT BEIGE SHERWIN WILLIAMS CR 884 COLOR: SW6073 PERFECT GREIGE	5 SINGLE ROOF - MEDIUM BROWN COFF. CR 884 COLOR: M8308N BROWN
2	BODY 2 - DARK BROWN SHERWIN WILLIAMS CR 884 COLOR: SW7014 FORTIFLEX	6 METAL ROOF - HIGH BROWN SHEPHERD METALS OR S&P COLOR: 485 URBAN
3	BODY 3 - DARK GRAY SHERWIN WILLIAMS CR 884 COLOR: SW621 GRANITE PEAK	7 STONE VENEER - MEDIUM BEIGE LEONARDI DRESS COLOR: CHAPEL HILL STACKED STONE

*ALL COLOR AND MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.

Godden|Sudik
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333.455.4437
www.goddensudik.com
5975 S. Quebec Street
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Centennial, CO 80111

GREYSTONE VILLAS
1101 S. GILBERT STREET
CASTLE ROCK, COLORADO

OWNER:
ADAM W. HOMES
3184 INDUSTRIAL WAY
CASTLE ROCK, CO 80109
303-877-4890

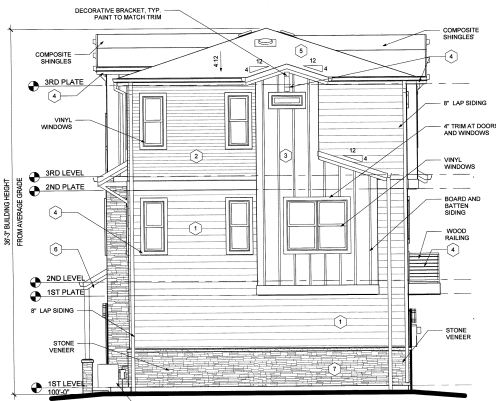
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SHEET TITLE:
ELEVATIONS

9
SHEET 9 OF 11

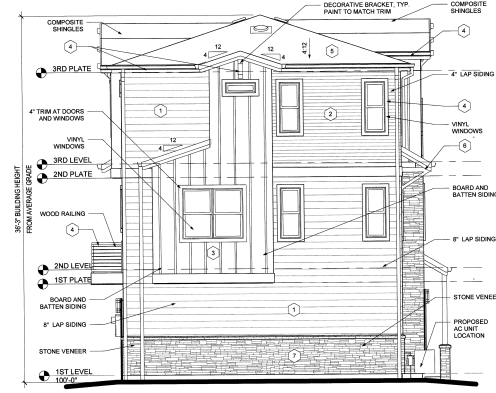
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1-800-922-1987
24 HOURS. MONITOR SERVICE AREA
UTILITY INFORMATION CENTER OF COLORADO
PROJECT NO. SDP20-0015



RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



LEFT ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"

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SITE DEVELOPMENT PLAN
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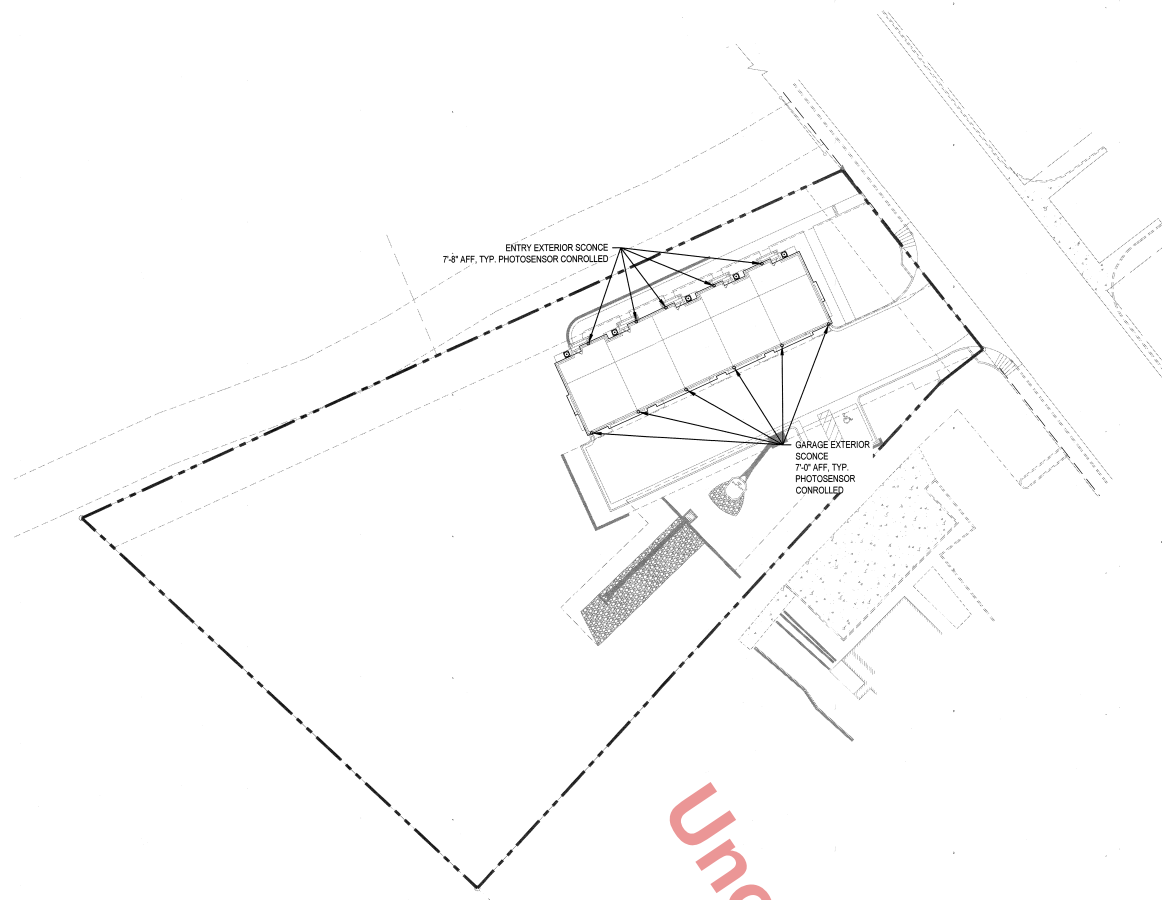
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SHEET TITLE:
 LIGHTING PLAN

10
 SHEET 10 OF 11



GENERAL LIGHTING PLAN STANDARD NOTES:

1. LIGHTING OBJECTIVES:
 - a. REAR ELEVATION (GARAGE) LIGHTING IS INTENDED FOR SAFETY LIGHTING AND FOR PROVIDING LIGHTING TO THE RESIDENTS ENTERING AND EXITING THE GARAGES.
 - b. FRONT ELEVATION (ENTRY) LIGHTING IS INTENDED FOR SAFETY LIGHTING AND FOR PROVIDING LIGHTING TO THE RESIDENTS ENTERING AND EXITING THE UNIT ENTRY DOORS.
2. HOURS OF OPERATION:
 - a. ALL BUILDING LIGHTS AT GROUND FLOOR WILL BE PHOTOSENSOR OPERATED TO LIGHT AT DUSK AND TURN OFF AT DAWN. RESIDENTS WILL NOT HAVE CONTROL OF GROUND FLOOR LIGHTING.
3. MITIGATION TO NEIGHBORS/ADJACENT PROPERTIES:
 - a. ALL LIGHTS WILL NOT THROW LIGHT ONTO ADJACENT PROPERTIES.
4. PROHIBITED LIGHTING WILL NOT BE UTILIZED ON THIS PROJECT.

LUMINARY SUMMARY TABLE

TYPE	NUMBER	IESNA CUTOFF CLASSIFICATION	LUMENS	HEIGHT ABOVE GRADE
8647901DEN3-12: SMALL ONE LIGHT OUTDOOR WALL LANTERN (WALL MOUNT UNIT ENTRY)	5	NONCUTOFF	800	7'-8"
8647901DEN3-12: SMALL ONE LIGHT OUTDOOR WALL LANTERN (WALL MOUNT GARAGE ENTRY)	6			7'


CALL UNCC
 TWO WORKING DAYS
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