

**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.  
 MONARCH DEVELOPMENT, LLP, A LIMITED LIABILITY PARTNERSHIP  
 SIGNED THIS 29th DAY OF MARCH, 2017  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF MARCH, 2017  
 BY MILAN HEJDUK AS General Partner  
 OF MONARCH DEVELOPMENT, LLP  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12/20/2020

**TITLE CERTIFICATION**  
 I, Branda Rae Yee, AN AUTHORIZED REPRESENTATIVE OF Loft Title Guarantees 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.  
 AUTHORIZED REPRESENTATIVE  
Loft Title Guarantees Company  
 TITLE COMPANY  
 SIGNED THIS 23rd DAY OF MARCH, 2017  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF MARCH, 2017  
 BY Branda Rae Yee AS AUTHORIZED REPRESENTATIVE OF Loft Title Guarantees Company  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 3/31/18

**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 LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 16, 2015 AT RECEPTION NO. 2015024494, DOUGLAS COUNTY, COLORADO, CONSENTS TO AMENDMENTS, AS SET FORTH IN THIS DOCUMENT, OF THE SITE DEVELOPMENT PLAN RECORDED APRIL 23, 2014 AT RECEPTION NO. 2014020139, DOUGLAS COUNTY, COLORADO.  
 SUNFLOWER BANK N.A.  
 SIGNED THIS 22nd DAY OF MARCH, 2017  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF MARCH, 2017  
 BY Charles Carvignat AS  
 OF SUNFLOWER BANK N.A.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: October 19, 2020

**CIVIL ENGINEER'S STATEMENT**  
 I, Kevin S. Roth, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS DESIGNATED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED TO CONFORM WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: 03/14/17

**DESIGN REVIEW BOARD APPROVAL**  
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF DECEMBER, 2016.  
 CHAIR: [Signature] DATE: 4/12/17  
 ATTEST: [Signature] DATE: 4/14/2017  
 DEVELOPMENT SERVICES DIRECTOR

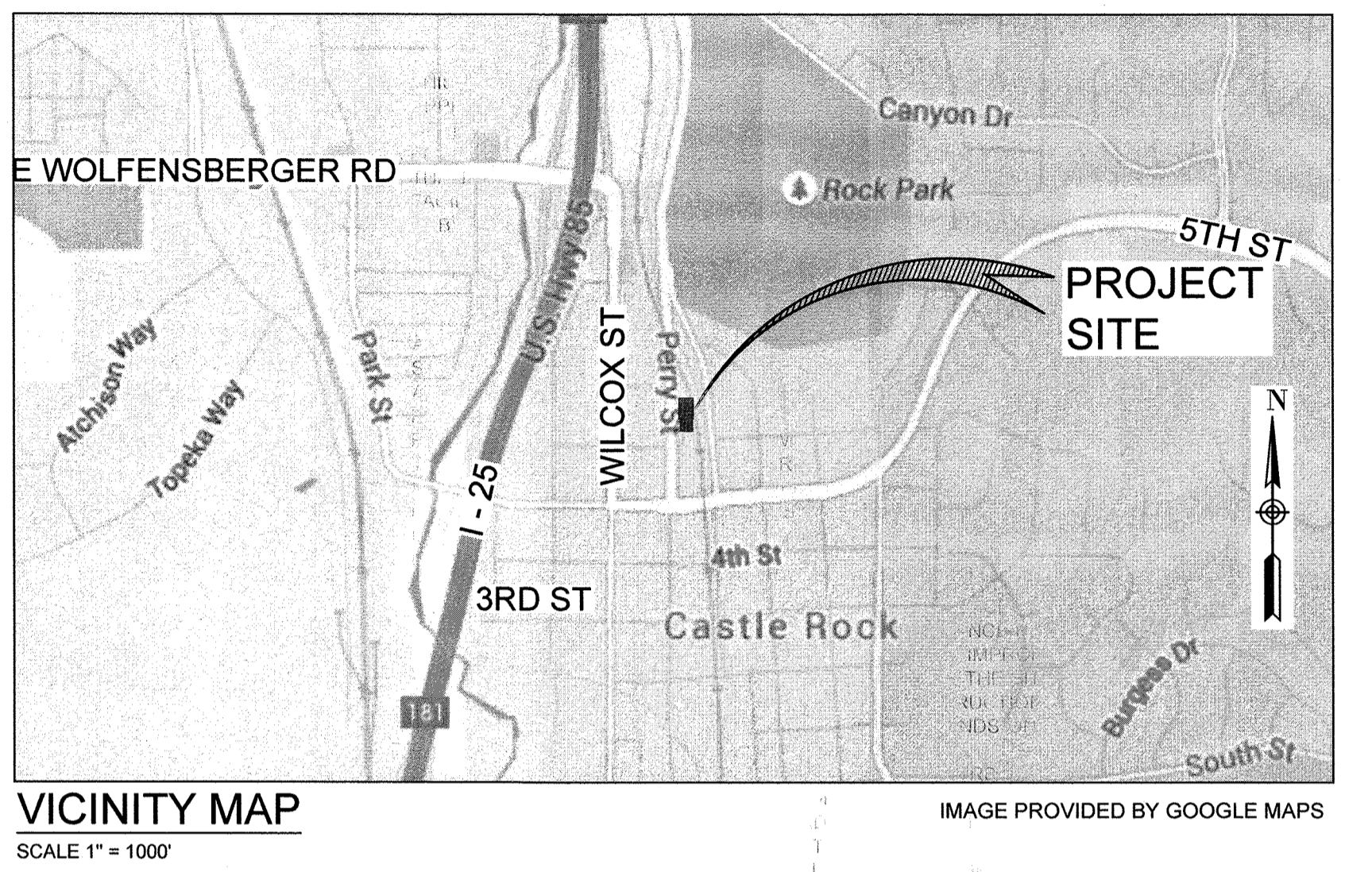
**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:04pm ON THE 17th DAY OF APR, 2017 AT RECEPTION NO. 2017025413.  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Tulayana Poon DEPUTY

# LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK

## SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- UTILITY NOTES**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  - THE MINIMUM SEPARATION BETWEEN WATER, SANITARY SEWER AND STORM SEWER LINES IS 10-FT.
  - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 5 YELLOW PRESSURE ZONE.
- SITE NOTES**
- ALL EXISTING UTILITIES TO REMAIN
  - THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TOT HE SITE.
  - CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS, PRIOR TO ANY EARTH DISTURBING CONSTRUCTION.
- BUILDING DATA**
- ZONED R3 RESIDENTIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
  - BUILDING SQUARE FOOTAGE 11,968 SF (NO CHANGE)
  - NEW PATIO SQUARE FOOTAGE: 766 SF NEW PATIO (175 SF ON SITE, 581 SF IN TOWN RIGHT OF WAY)
  - NEW GRAVEL PARKING AND WALK: 449 SF (0 SF ON SITE, 449 SF IN TOWN RIGHT OF WAY)
  - GRADING REVISED ON NORTH END TO ACCOMMODATE PATIO AND GRAVEL PARKING RE: GRADING PLAN SHEET 2
- NO CHANGE:**  
 ACCESS POINTS  
 SITE LAYOUT  
 BUILDING FOOTPRINTS  
 SIGNAGE  
 LIGHTING  
 PARKING  
 UTILITIES



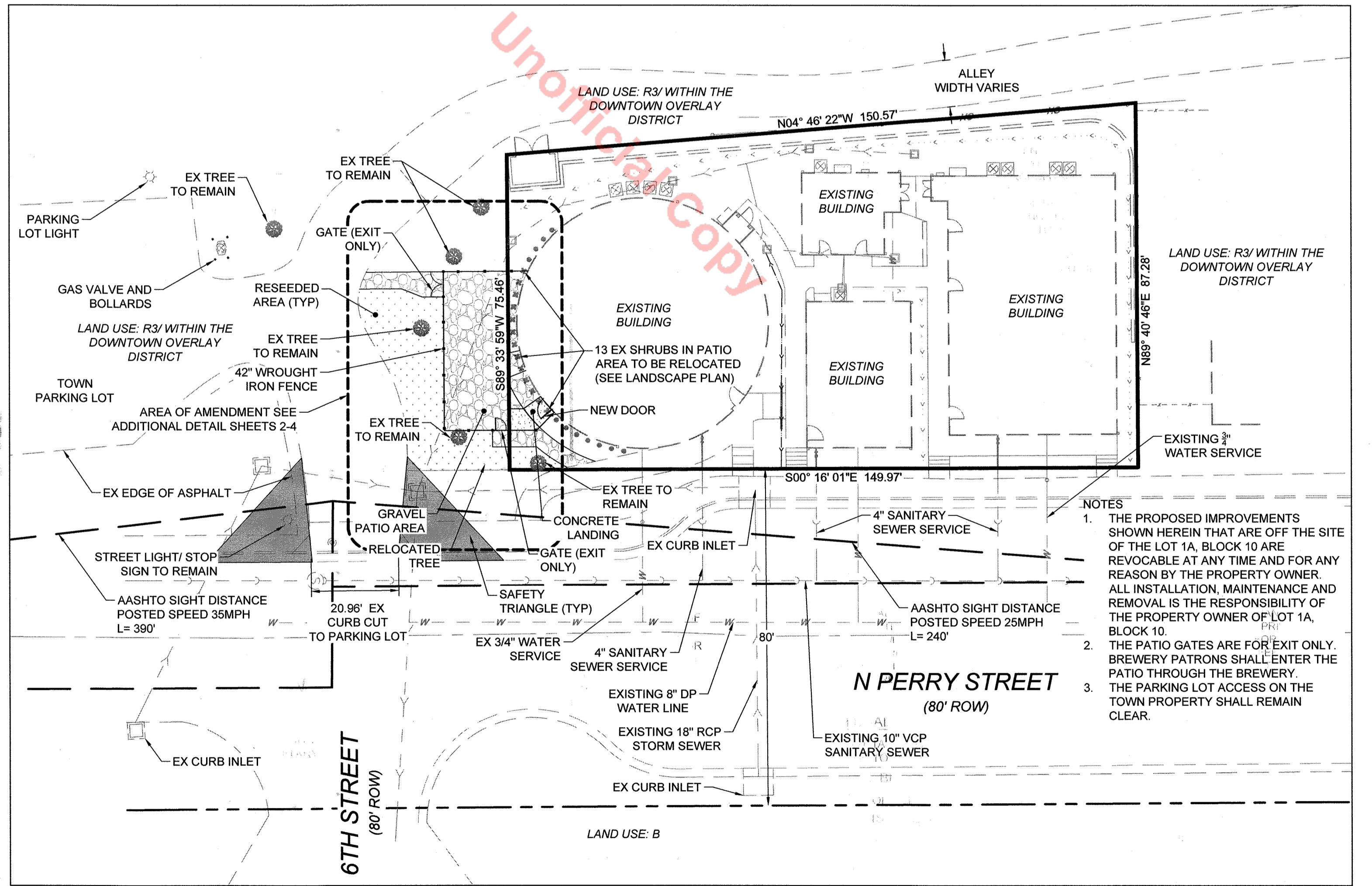
**SHEET INDEX**

1	COVER
2	GRADING & UTILITY PLAN
3	LANDSCAPE PLAN
4	IRRIGATION PLAN
5	PHOTOMETRICS FROM PREVIOUS SITE PLAN (FOR INFORMATION ONLY)

- SITE DEVELOPMENT PLAN GENERAL NOTES:**
- THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO AMEND THE LOT 1A, BLOCK 10 TOWN OF CASTLE ROCK APPROVED SITE PLAN. THIS SITE DEVELOPMENT PLAN AMENDMENT IS LIMITED TO AMENDING THE NORTH SIDE OF THE SITE, BY ADDING A NON PERMANENT PATIO AS DEPICTED HEREIN. NO OTHER AMENDMENTS ARE FACIATED WITH THIS DOCUMENT.
  - 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.
  - THERE NO FEMA RELATED FLOODPLAINS OR WETLANDS ON THE SITE PER FEMA FIRM PANEL 08035C0188G, DATED MARCH 16, 2016.
  - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
  - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
  - APPROVAL OF THIS SITE DEVELOPMENT PLAN AMENDMENT 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.
  - THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
  - ALL UTILITY DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
  - THIS SITE IS ZONED R-3, RESIDENTIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
  - THE SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
  - 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. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

- FIRE NOTES:**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
  - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
  - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
  - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
  - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
  - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
  - "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 28 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
  - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

**LEGAL DESCRIPTION**  
 LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 THE TOTAL LOT AREA IS 12,209.5 SF OR 0.28-ACRES MORE OR LESS.  
**SITE BENCHMARK**  
 TOP OF #5 REBAR LOCATED AT NORTHEAST CORNER OF PROPERTY, ELEVATION 8206.32, NAVD 88  
**BASIS OF BEARING**  
 BASIS OF BEARINGS, NORTH LINE OF THE NW 1/4, SEC 11, T8S, R67W. ASSUMED TO BEAR N00°00'00"W.



- NOTES**
- THE PROPOSED IMPROVEMENTS SHOWN HEREIN THAT ARE OFF THE SITE OF THE LOT 1A, BLOCK 10 ARE REVOCABLE AT ANY TIME AND FOR ANY REASON BY THE PROPERTY OWNER. ALL INSTALLATION, MAINTENANCE AND REMOVAL IS THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 1A, BLOCK 10.
  - THE PATIO GATES ARE FOR EXIT ONLY. BREWERY PATRONS SHALL ENTER THE PATIO THROUGH THE BREWERY.
  - THE PARKING LOT ACCESS ON THE TOWN PROPERTY SHALL REMAIN CLEAR.

**DEVELOPER:**  
 CASTLE ROCK BEER COMPANY  
 514 N PERRY ST.  
 CASTLE ROCK, CO 80104  
 PH: 720-328-9008  
 CONTACT: MARK QUINNELL  
 MARK@CASTLEROCKBEERCO.COM

**OWNER/DEVELOPER:**  
 MONARCH DEVELOPMENT, LLP  
 823 S. PERRY ST. #120  
 CASTLE ROCK, CO 80104  
 PH: 303-850-4123  
 CONTACT: MILAN HEJDUK  
 CGC98@ICLOUD.COM

**CIVIL ENGINEER:**  
  
 ROTH ENGINEERING GROUP  
 7853 EAST ARAPAHOE COURT, SUITE 2500  
 CENTENNIAL, CO 80112  
 PH: 303-841-9365  
 FAX: 303-648-5212  
 CONTACT: KEVIN ROTH  
 KROTH@ROTHENGINEERING.COM

11/22/16

SHEET NUMBER:  
 1 OF 5

# LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK

## SITE DEVELOPMENT PLAN AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, STATE OF COLORADO

### LINETYPE LEGEND

PROPOSED	EXISTING

### SYMBOLS LEGEND

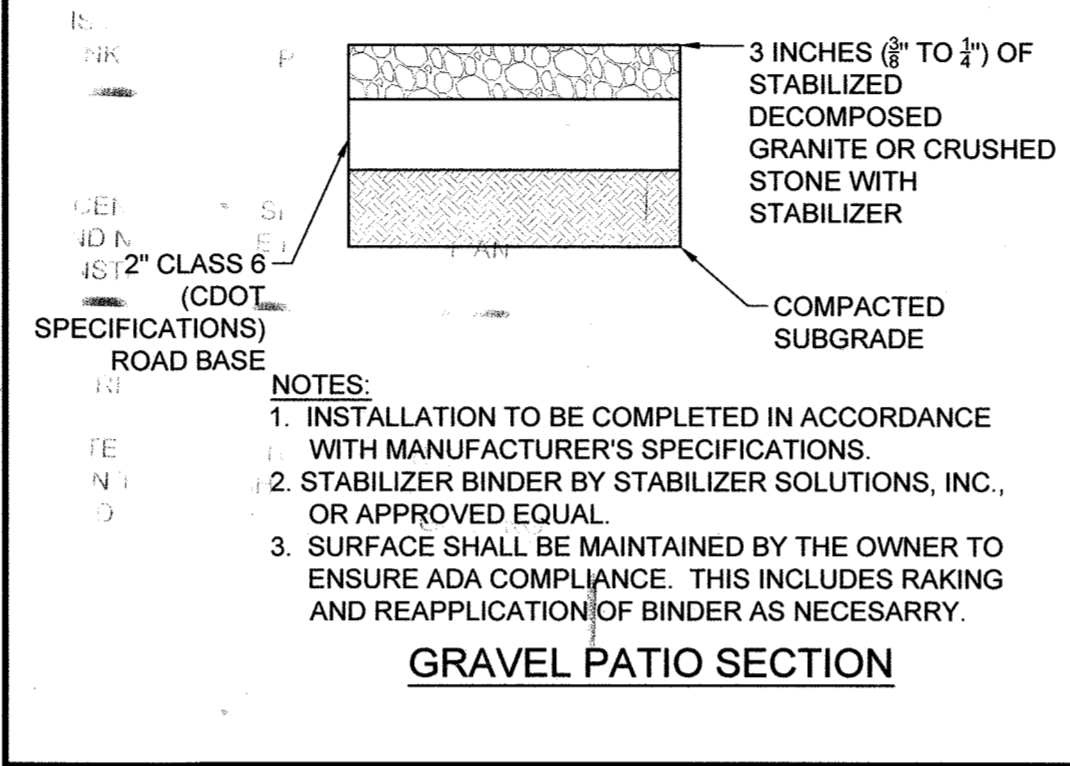
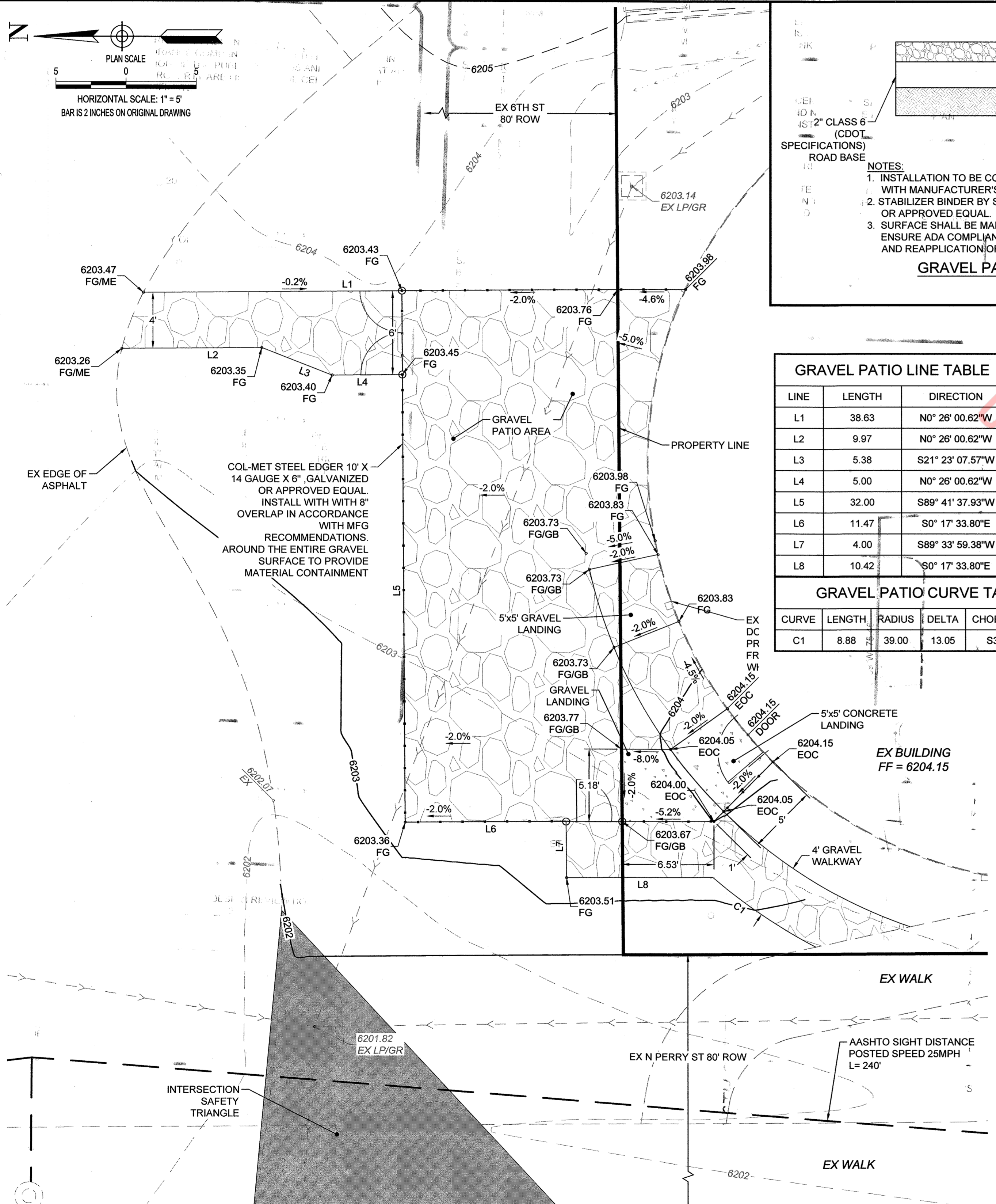
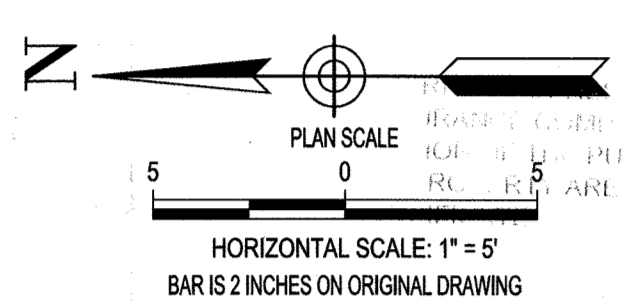
	DOOR/ GATE
	FIRE HYDRANT
	GATE VALVE

### HATCHING LEGEND

	CONCRETE PAVING
	GRAVEL SURFACE

**ROTH ENGINEERING GROUP**

7855 E. ARAPAHO COURT, SUITE 2600  
CENTENNIAL, CO 80112  
PHONE: 303-941-9365 FAX: 303-948-6212



**GRVEL PATIO LINE TABLE**

LINE	LENGTH	DIRECTION
L1	38.63	N0° 26' 00.62" W
L2	9.97	N0° 26' 00.62" W
L3	5.38	S21° 23' 07.57" W
L4	5.00	N0° 26' 00.62" W
L5	32.00	S89° 41' 37.93" W
L6	11.47	S0° 17' 33.80" E
L7	4.00	S89° 33' 59.38" E
L8	10.42	S0° 17' 33.80" E

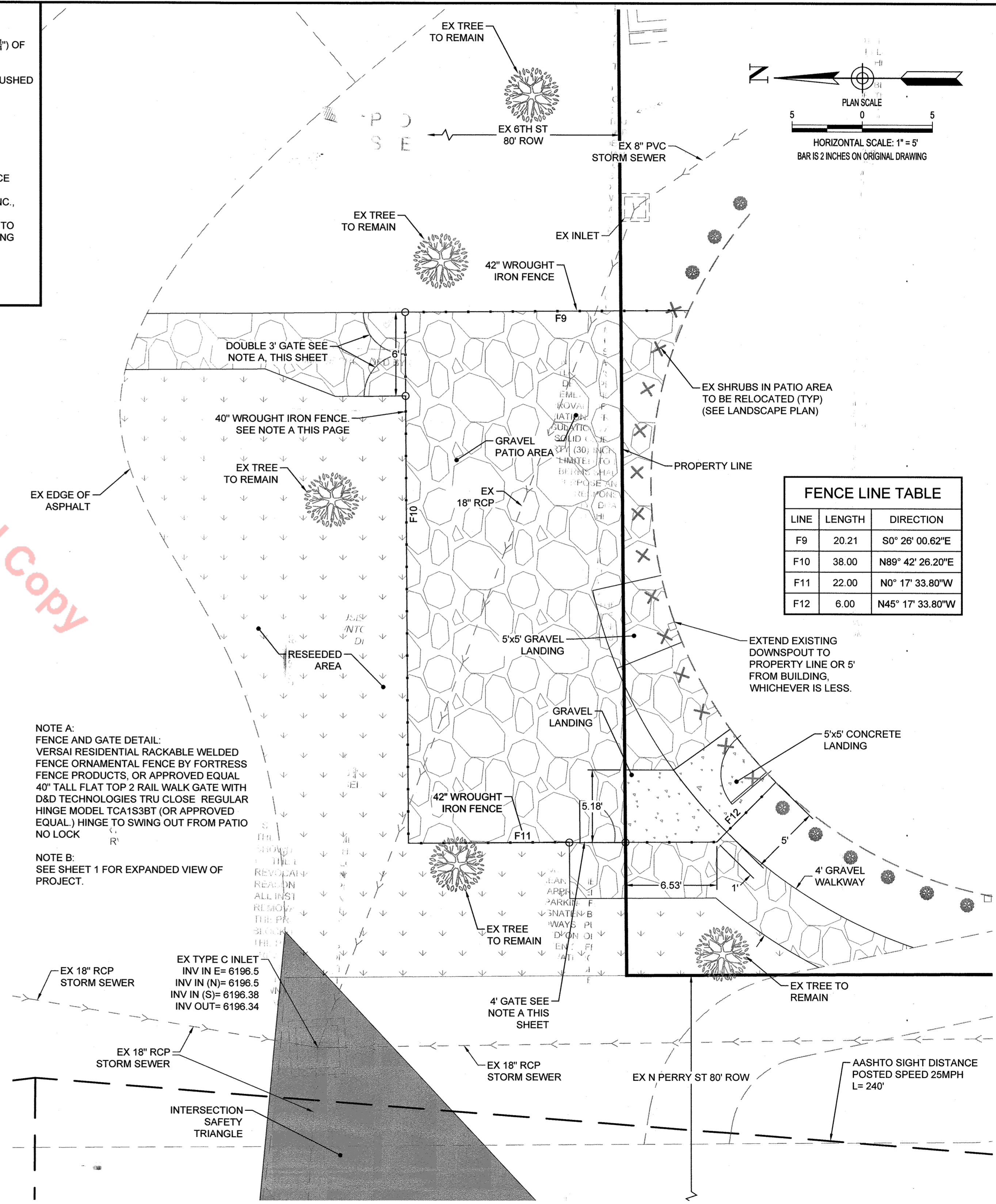
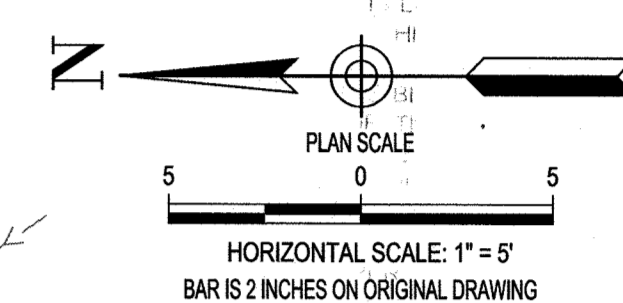
**GRVEL PATIO CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	8.88	39.00	13.05	S34° 06' 50" W

**GRADING PLAN**  
1"=5'

**NOTES:**

1. FINISH FLOOR ELEVATION BASED UPON DESIGN PLANS FOR ACME WATER TOWER. CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCY.
2. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.
3. DOCUMENTATION STATING THAT THE TOWN WILL ALLOW CONSTRUCTION OF THE PATIO WITHIN THE TOWN RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE APPROVAL FOR CONSTRUCTION.



**NOTE A:**  
FENCE AND GATE DETAIL:  
VERSAI RESIDENTIAL RACKABLE WELDED FENCE ORNAMENTAL FENCE BY FORTRESS FENCE PRODUCTS, OR APPROVED EQUAL 40" TALL FLAT TOP 2 RAIL WALK GATE WITH D&D TECHNOLOGIES TRU CLOSE REGULAR HINGE MODEL TCA1S3BT (OR APPROVED EQUAL) HINGE TO SWING OUT FROM PATIO NO LOCK

**NOTE B:**  
SEE SHEET 1 FOR EXPANDED VIEW OF PROJECT.

**UTILITY PLAN**  
1"=5'

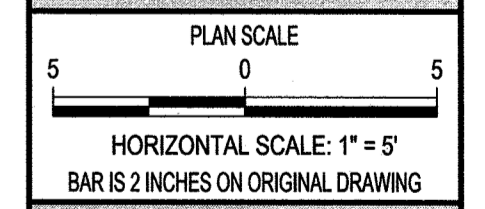
**UTILITY NOTES:**

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.

ISSUE DATE: 11/22/16

DATE	REVISIONS	BY

DESIGNED BY: KSR  
DRAWN BY: JRF  
JOB NUMBER: 160502



**GRADING & UTILITY PLAN**

SHEET NUMBER:  
**2 OF 5**

# LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK

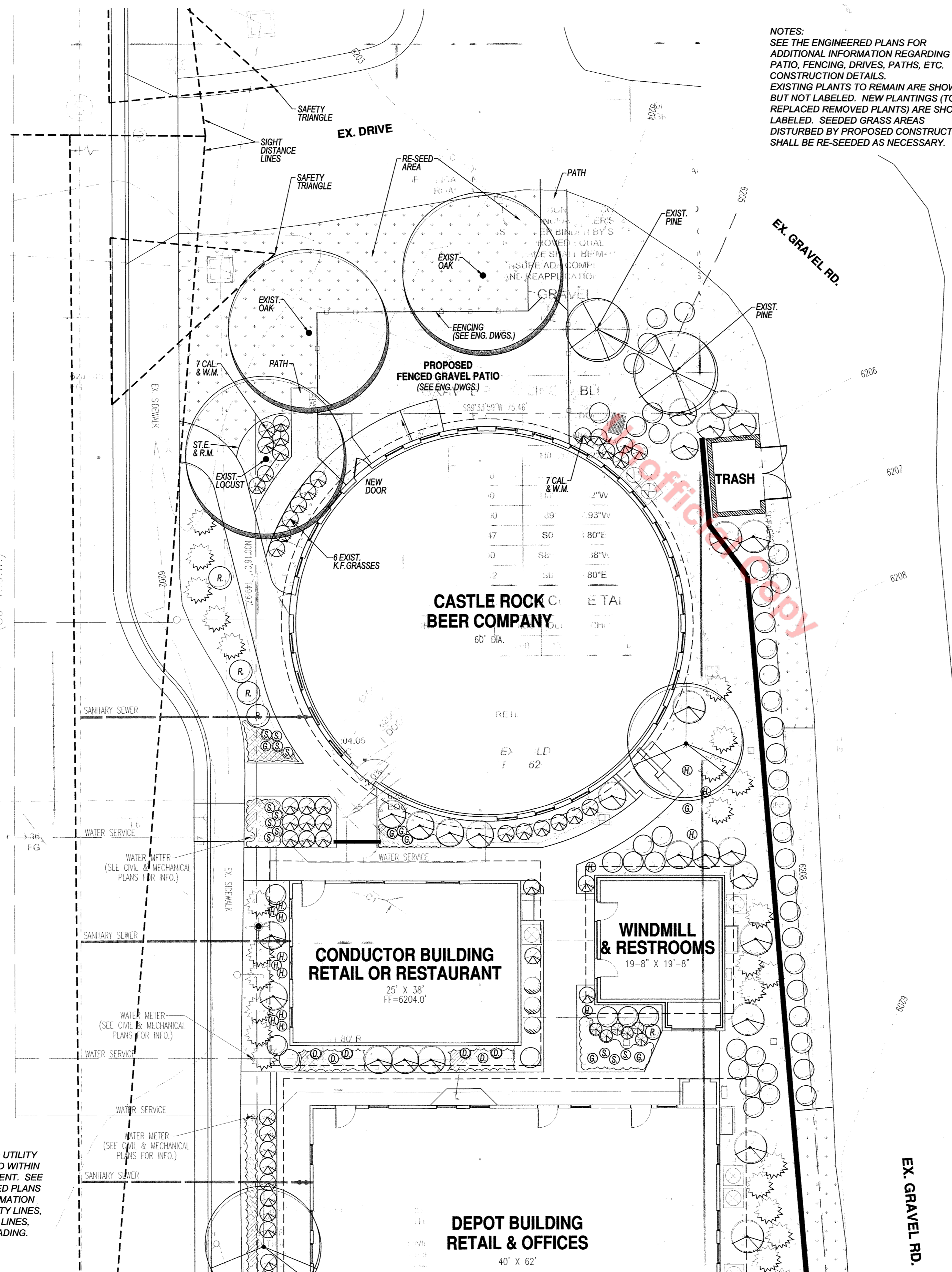
# LOT 1A, BLOCK 10, TOWN OF CASTLE ROCK

## SITE DEVELOPMENT PLAN AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, STATE OF COLORADO

### LEGEND

- EVERGREEN TREE
- LANDSCAPE TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- ORNAMENTAL GRASS
- GROUND COVERS, PERENNIALS, ETC.
- DRYLAND GRASS SEEDED AREA (NON-IRRIGATED)
- ROCK (OR WOOD) MULCH AREA
- STEEL EDGING



NOTES:  
SEE THE ENGINEERED PLANS FOR ADDITIONAL INFORMATION REGARDING THE PATIO, FENCING, DRIVES, PATHS, ETC. CONSTRUCTION DETAILS. EXISTING PLANTS TO REMAIN ARE SHOWN BUT NOT LABELED. NEW PLANTINGS (TO REPLACE REMOVED PLANTS) ARE SHOWN & LABELED. SEEDED GRASS AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RE-SEEDED AS NECESSARY.

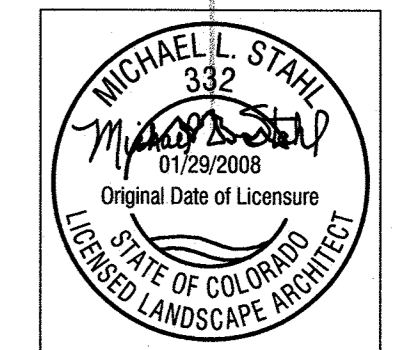
### PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	MATURE SIZE	SPACING	HYDRO-ZONE
<b>DECIDUOUS SHADE TREES</b>								
	G.SK.	GLEDTISIA X 'SKYLINE'	SKYLINE HONEYLOCUST	2.0' CAL.	B.&B.	45' HT. x 40' SPR.	40' MIN.	2,3
	Q.BI.	QUERCUS BICOLOR	SWAMP WHITE OAK	2.0' CAL.	B.&B.	40'-60' HT. x 40'-60' SPR.	25' MIN.	2,3,4
<b>DECIDUOUS ORNAMENTAL TREES</b>								
	PR.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	1.5' CAL.	B.&B.	25' HT. x 20' SPR.	20' MIN.	1,2
	P.Y.C.	PYRUS CALLERYANA	CHANTICLEER PEAR	1.5' CAL.	B.&B.	30' HT. x 30' SPR.	20' MIN.	3,4
<b>EVERGREEN TREES</b>								
	PI.P.	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6' HT.	B.&B.	60' HT. x 30' SPR.	20' MIN.	3,4
	P.PO.	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	B.&B.	60' HT. x 30' SPR.	20' MIN.	1,2,3
= TOTAL TREES								
<b>DECIDUOUS SHRUBS</b>								
	AM.R.	AMELANCHIER X 'REGENT'	REGENT SERVICEBERRY	#5 CONT.	3'-4' HT.	6' HT. x 6' SPR.	+/-5' O.C.	2,3
	BE.T.	BERBERIS THUNBERGII	REDLEAF BARBERRY	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-4' O.C.	2,3
	CO.L.	COTONEASTER LUCIDUS	PEKING COTONEASTER	#5 CONT.	24"-30" HT.	8' HT. x 8' SPR.	+/-5' O.C.	2,3
	EU.A.	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#5 CONT.	24"-30" HT.	5' HT. x 4' SPR.	+/-5' O.C.	3
	MA.A.	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGONGRAPE	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-3' O.C.	1,2
	PE.L.	PEROVSKIA ATRIPLICIFOLIA 'L.S.'	LITTLE SPIRE RUSSIAN SAGE	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-3' O.C.	1,2
	PT.F.	POTENTILLA FRUTICOSA 'K.DYKES'	K. DYKES CINQUEFOIL	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-3' O.C.	2,3
	R.H.C.	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	#5 CONT.	4'-5' HT.	8' HT. x 3' SPR.	+/-3' O.C.	2,3
	R.	ROSA MEDILAND RED'	RED SHRUB ROSE	#5 CONT.	18"-24" HT.	3' HT. x 3' SPR.	+/-3' O.C.	1,2
	SP.A.	SPIRAEA X BUMALDA 'ANTHONY WAT.'	ANTHONY WATERER SPIREA	#5 CONT.	18"-24" HT.	3' HT. x 4' SPR.	+/-3' O.C.	3
	SY.V.	SYRINGA VULGARIS 'CHARLES JOLY'	DBL. RED FRENCH LILAC	#5 CONT.	3'-4' HT.	15' HT. x 15' SPR.	+/-5' O.C.	2,3
<b>EVERGREEN SHRUBS</b>								
	JU.H.	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT.	18"-24" SPR.	1' HT. x 6' SPR.	+/-4' O.C.	2
	JU.W.	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON JUNIPER	#5 CONT.	18"-24" SPR.	1' HT. x 8' SPR.	+/-4' O.C.	2
	JU.T.	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	#5 CONT.	18"-24" SPR.	4' HT. x 8' SPR.	+/-4' O.C.	2
	P.M.G.	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT.	18"-24" SPR.	3' HT. x 5' SPR.	+/-5' O.C.	2
= TOTAL SHRUBS								
<b>ORNAMENTAL GRASSES</b>								
13	CAL.	CALAMAGROSTIS ACUTIFLORA 'K.F.'	K. FOERSTER FEATHER REED	#1 CONT.	12" HT.	5' HT. x 2' SPR.	+/-30" O.C.	2,3
	HEL.	HELICHTOTRICHON SEMPERVIRENS	BLUE Avena GRASS	#1 CONT.	6" HT.	4' HT. x 3' SPR.	+/-30" O.C.	2,3
	PEN.	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 CONT.	12" HT.	3' HT. x 3' SPR.	+/-18" O.C.	2,3
= TOTAL ORNAMENTAL GRASSES								
<b>GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, ETC.</b>								
	H.	AGASTACHE CANA	DBL. BUBBLEMINT HYSSOP	#1 CONT.	6" HT.	3' HT. x 3' SPR.	+/-30" O.C.	2,3
	CER.	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	2.25" POT	12" SPR.	6" HT. x 1' SPR.	+/-12" O.C.	2,3
	EU.C.	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	#1 CONT.	12" SPR.	1' HT. x 2' SPR.	+/-18" O.C.	2,3
	G.	GAULARDIA X 'FANFARE'	DWARF BLANKET FLOWER	#1 CONT.	6" HT.	2' HT. x 2' SPR.	+/-24" O.C.	2,3
	D.	HEMEROCALLIS X 'HYPERION'	YELLOW DAYLILY	#1 CONT.	6" HT.	2' HT. x 2' SPR.	+/-24" O.C.	2,3
	S.	SALVIA NEMOROSA 'BLUE QUEEN'	BLUE SALVIA	#1 CONT.	6" HT.	2' HT. x 2' SPR.	+/-24" O.C.	2,3
	SE.D.	SEDUM SPURIMUM 'DRAG. BLOOD'	SNOW-IN-SUMMER	2.25" POT	12" SPR.	6" HT. x 1' SPR.	+/-12" O.C.	2,3
	THY.	THYMUS PRAEOX 'PSUEDO.'	WOOLLY THYME	2.25" POT	12" SPR.	6" HT. x 1' SPR.	+/-12" O.C.	2,3
= TOTAL GROUND COVERS, PERENNIALS, ETC.								

LANDSCAPE MATERIALS		
-	R.M.	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. GRAY COLORED CRUSHED GRANITE OVER WEED BARRIER FABRIC.
-	SEED	DRYLAND GRASS SEEDED AREA - NON-IRRIGATED, LOW GROW NATIVE GRASS SEED MIX (SEE T.O.C.R. GESC PLAN, DETAIL #17).
-	ST.E.	STEEL EDGING - 6"X3"X16"X10" SIZED GREEN PAINTED, ROLLED TOP STEEL EDGER.
-	W.M.	WOOD MULCH AREA - 3" THICK LAYER OF SHREDED CEDAR WOOD MULCH.

### TOWN OF CASTLE ROCK STANDARD NOTES:

- THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A COLORADO STATE CERTIFIED CROSS-CONNECTION CONTROL TECHNICIAN APPROVED BY THE UTILITIES DEPARTMENT AT THE TIME OF INSTALLATION AND NO LESS THAN ANNUALLY THEREAFTER.
- IRRIGATION AMOUNTS TO BE ADJUSTED SEASONALLY.
- IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
- ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED.
- IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WASTER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE EVERY THIRD DAY 10 PM TO 5 AM.
- THE IRRIGATION SYSTEM MUST MEET A MINIMUM DISTRIBUTION UNIFORMITY (75 %) REQUIREMENT, AS SET BY THE TOWN OF CASTLE ROCK AND RESERVES THE RIGHT TO PERFORM AN IRRIGATION AUDIT PERFORMED BY THE TOWN OF CASTLE ROCK PAID FOR BY THE CONTRACTOR OR BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE. ALL WATER AUDITS TO BE APPROVED BY TOWN AND LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF SOD.
- OVERHEAD IRRIGATION INSTALLED IN AREAS LESS THAN 10' IN WIDTH WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
- CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-6045 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE LANDSCAPE OR IRRIGATION SYSTEM INSTALLATION.



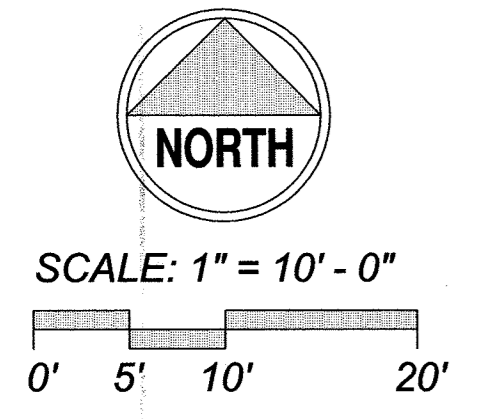
MICHAEL L. STAHL, INC.  
LANDSCAPE ARCHITECT  
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ISSUE DATE:	NOVEMBER 14, 2016
BY	
REVISIONS	
DATE	

DESIGNED BY: MLS  
DRAWN BY: MLS  
JOB NUMBER: C-1606

## LANDSCAPE PLAN

SHEET NUMBER:  
**3 OF 5**



NOTE: THERE ARE NO UTILITY EASEMENTS LOCATED WITHIN THIS SITE DEVELOPMENT. SEE THE CIVIL ENGINEERED PLANS FOR ADDITION INFORMATION REGARDING PROPERTY LINES, UTILITY LINES, DRAIN LINES, EASEMENTS AND GRADING.



