

SITE DEVELOPMENT PLAN

LOTS 1, BLOCK 33, TOWN OF CASTLE ROCK

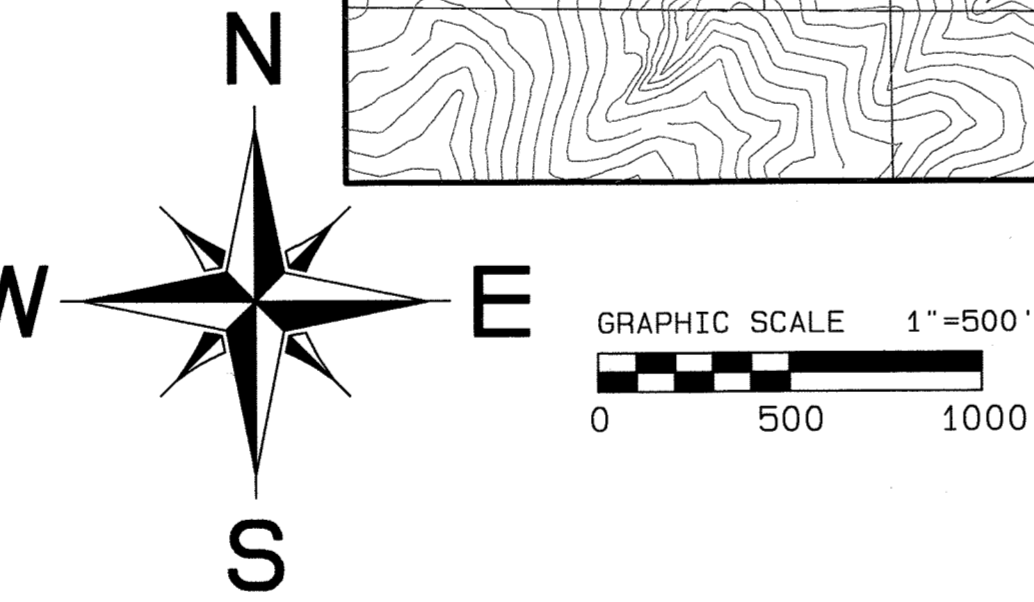
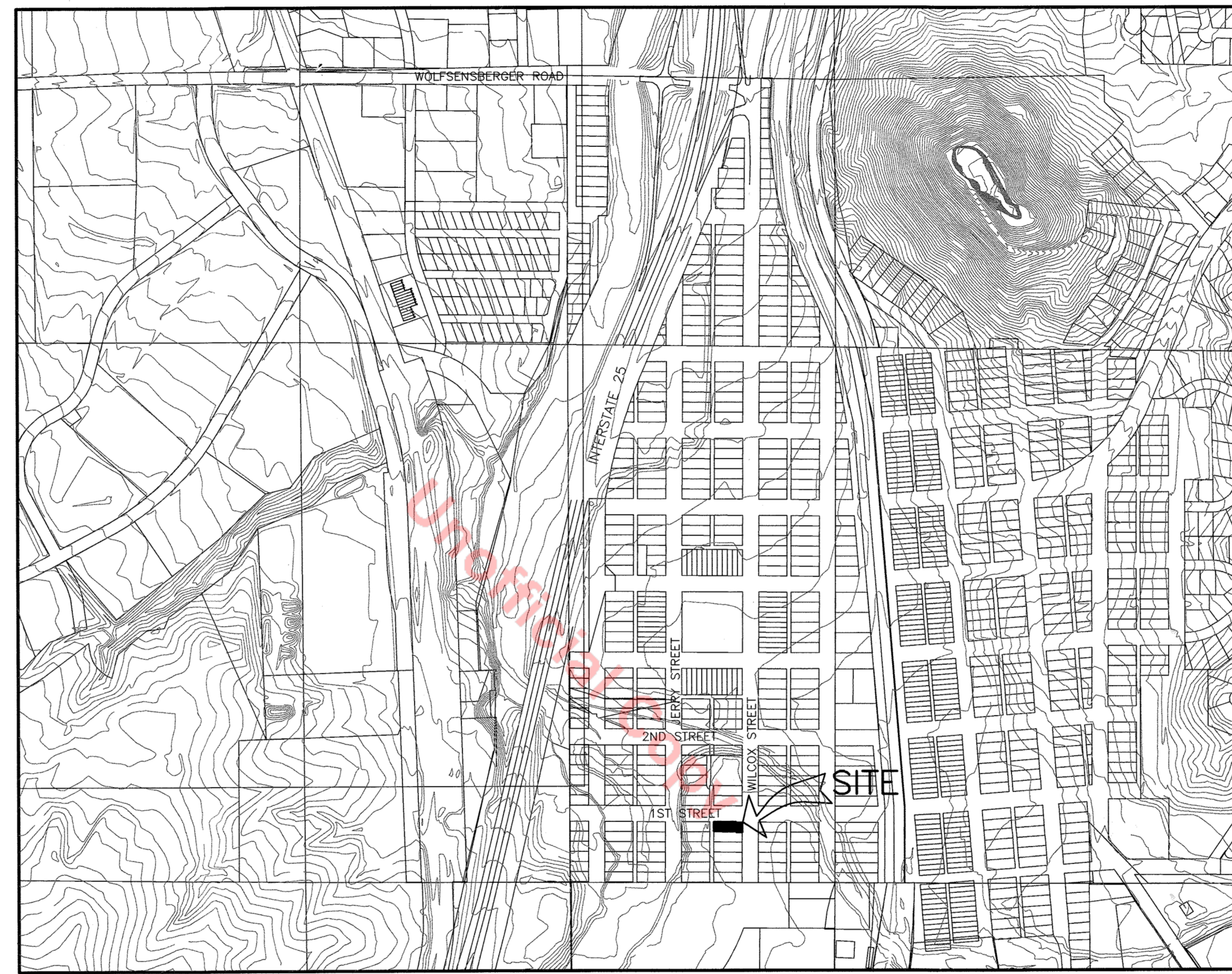
LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E 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.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. PER PRELIMINARY FIRM PANEL 08035C0301G, DATED JULY 11, 2014, THE 100-YEAR FLOOD PLAIN DOES NOT IMPACT THE SITE.
5. 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.
6. 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.
7. 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.
8. 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.
9. THERE ARE NO TRACTS BEING DEDICATED WITH THIS APPLICATION.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED B: BUSINESS/COMMERCIAL, AND IS IN THE DOWNTOWN OVERLAY DISTRICT, SOUTH DISTRICT.
12. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND 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.
13. 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.
14. 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.
15. 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

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.



VICINITY MAP
1"=500'

CONTACTS:
 TOWN OF CASTLE ROCK
 UTILITIES DEPT.
 PHONE: (720)733-6000
 GAS:
 BLACK HILLS ENERGY
 PHONE: (800) 890-5554
 ELECTRIC:
 IREA
 PHONE: 303-688-3100
 TELEPHONE:
 CENTURY LINK COMMUNICATIONS
 PHONE: 720-578-5142

SUMMARY TABLE	
LOT AREA	0.16 AC (7,000 SF)
EXISTING BUILDINGS TO REMAIN	2,145
PROPOSED BUILDING FOOTPRINT	528 SF
EXISTING CONCRETE	550 SF
LANDSCAPE	1,060 SF
MAXIMUM LOT COVERAGE (DOD)	100%
SETBACKS (DOD)	FRONT: 0', REAR: 0', SIDES: 0'
MAX BUILDING HEIGHT ALLOWED (DOD SOUTH)	6 STORIES
MAX BUILDING HEIGHT PROPOSED	14.5 FEET
SINGLE FAMILY EQUIVILANT UNITS (SFE)	1 SFE
PARKING (DOD)	
TOTAL PARKING REQUIRED	0 SPACES
ON SITE PARKING PROVIDED	15 (INCLUDING 1 HANDICAP)

LEGAL DESCRIPTION
 LOTS 1, BLOCK 33
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROJECT BENCHMARK:
 THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM 3020015 ELEVATION 6255.22 AND IS ON NAVD88 DATUM.

SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED ON THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS SAID SURVEY.
 DEE ALLEN BIRD DATE 6-7-16

CIVIL ENGINEER'S STATEMENT

I, KEVIN E. ARP, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY TESTIFY THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWNSHIP OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
 KEVIN E. ARP DATE 6-7-16

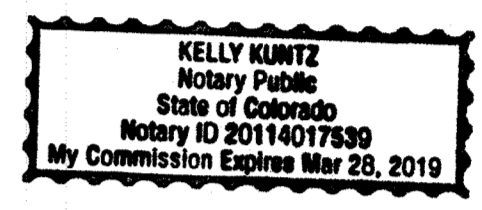
SHEET INDEX	DESCRIPTION
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN & GENERAL GRADING & UTILITIES PLAN
3 OF 4	CONCEPTUAL LANDSCAPE PLAN
4 OF 4	BUILDING ELEVATIONS

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
 G P C, LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY Pamela Carley AS OWNER, P.C.
 SIGNED THIS 7 DAY OF June, 2016

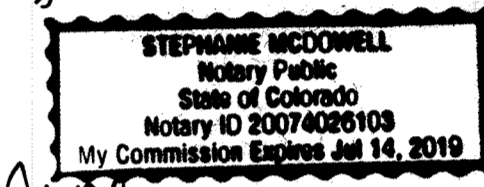
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF June, 2016 BY Pamela Carley AS Owner
 OF G P C, LLC, A COLORADO LIMITED LIABILITY COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC Kelly HS
 MY COMMISSION EXPIRES: 02/28/2019



LIENHOLDER SUBORDINATION CERTIFICATE Acknowledgement

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 DECEMBER 1, 2011 AT RECEPTION NO. 2011075920, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT. I hereby acknowledge this site development
Joseph M. Sloan
 JPMORGAN CHASE BANK, NA
 SIGNED THIS 8th DAY OF JUNE, 2016.



NOTARY BLOCK Acknowledged

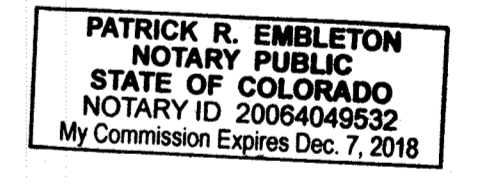
SUBSCRIBED AND SWORN TO BEFORE ME THIS 08 DAY OF June, 2016 BY Joseph M. Sloan AS Vice President
 JPMORGAN CHASE BANK, NA.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC Stephanie McCowell
 MY COMMISSION EXPIRES: July 14, 2019

TITLE CERTIFICATION

Braedean R. Orcutt, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE 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.
Braedean R. Orcutt
 AUTHORIZED REPRESENTATIVE
 TITLE OFFICER
 FIRST AMERICAN TITLE COMPANY
 SIGNED THIS 7th DAY OF June, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF June, 2016 BY Braedean R. Orcutt AS AUTHORIZED REPRESENTATIVE OF First American Title
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC Patrick R. Embleton
 MY COMMISSION EXPIRES: _____

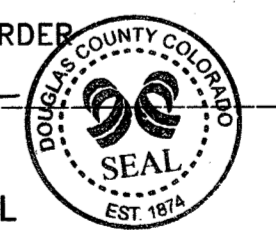


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:34 pm ON THE 12th DAY OF July, 2016 AT RECEPTION NO. 2016047405

DOUGLAS COUNTY CLERK AND RECORDER

BY: Calypso Lou DEPUTY



DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12th DAY OF August, 2016.
 CHAIR _____ DATE 7/19/16
 ATTEST: [Signature] DATE 7/19/16
 DEVELOPMENT SERVICES DIRECTOR

LOTS 1, BLOCK 33, TOWN OF CASTLE ROCK
 SITE DEVELOPMENT PLAN
 PROJECT NO. SDP15-0025

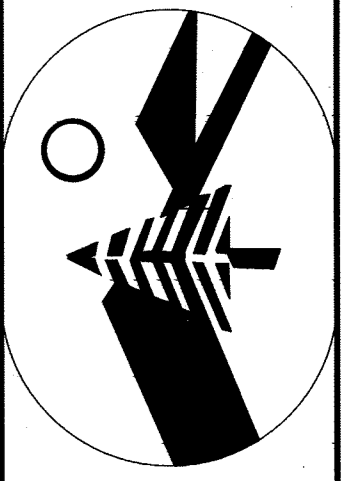
REVISIONS

	SCALE _____ DATE 6-09-15 DRN. CRD. KEA APVD.	SITE DEVELOPMENT PLAN LOT 1, BLOCK 33, TOWN OF CASTLE ROCK IN SEC. 2, T8S, R67W DOUGLAS COUNTY, COLORADO.
	CLIENT G P C, LLC JOB NUMBER 15-0764 Sheet 1 of 4	TITLE _____

SITE DEVELOPMENT PLAN

LOTS 1, BLOCK 33, TOWN OF CASTLE ROCK

LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO



DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT & CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 886-4444
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

OWNER:
TOWN OF
CASTLE ROCK
ZONING: B
LAND USE: EXEMPT

OWNER:
DAVID E ARCHER
& LAREEN E ARCHER
ZONING: B
LAND USE: VACANT LAND

OWNER:
DAVID E ARCHER
& LAREEN E ARCHER
ZONING: B
LAND USE: VACANT LAND

OWNER:
DAVID E ARCHER
& LAREEN E ARCHER
ZONING: B
LAND USE: COMMERCIAL

OWNER:
CASTLE ROCK
LIQUORS & WINES INC.
ZONING: B
LAND USE: COMMERCIAL

OWNER:
RMCC II LLC
ZONING: B
LAND USE: COMMERCIAL

REVISIONS

LOTS 1, BLOCK 33, TOWN OF CASTLE ROCK
IN SEC. 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO.

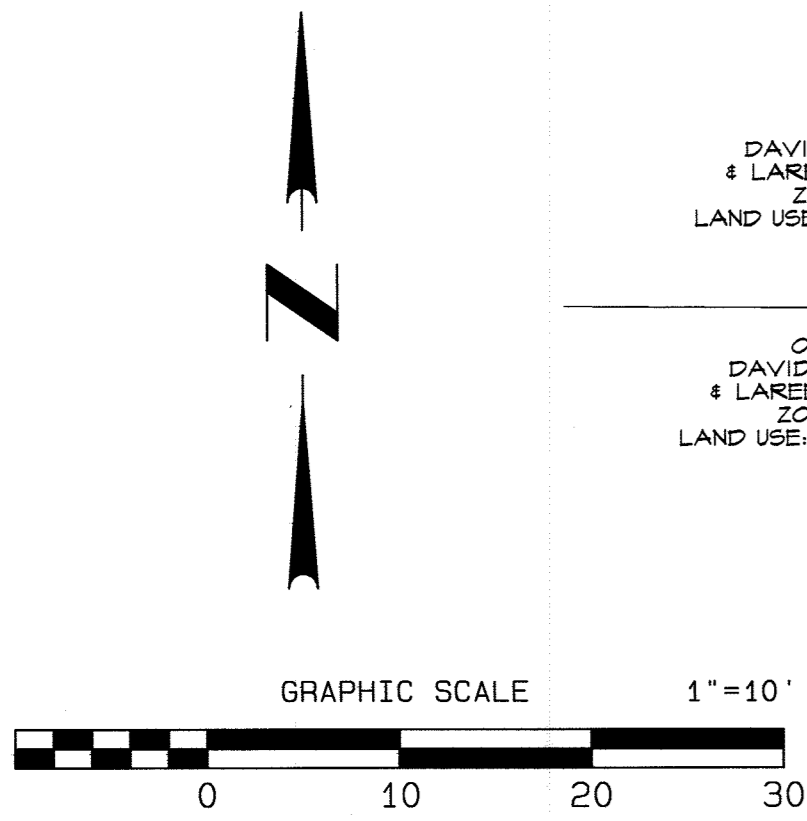
SITE & GENERAL GRADING & UTILITIES PLAN

CONTACT: PAM CARLEY
PHONE: 303-942-1840

SCALE 1"=10'
DATE 8-21-15

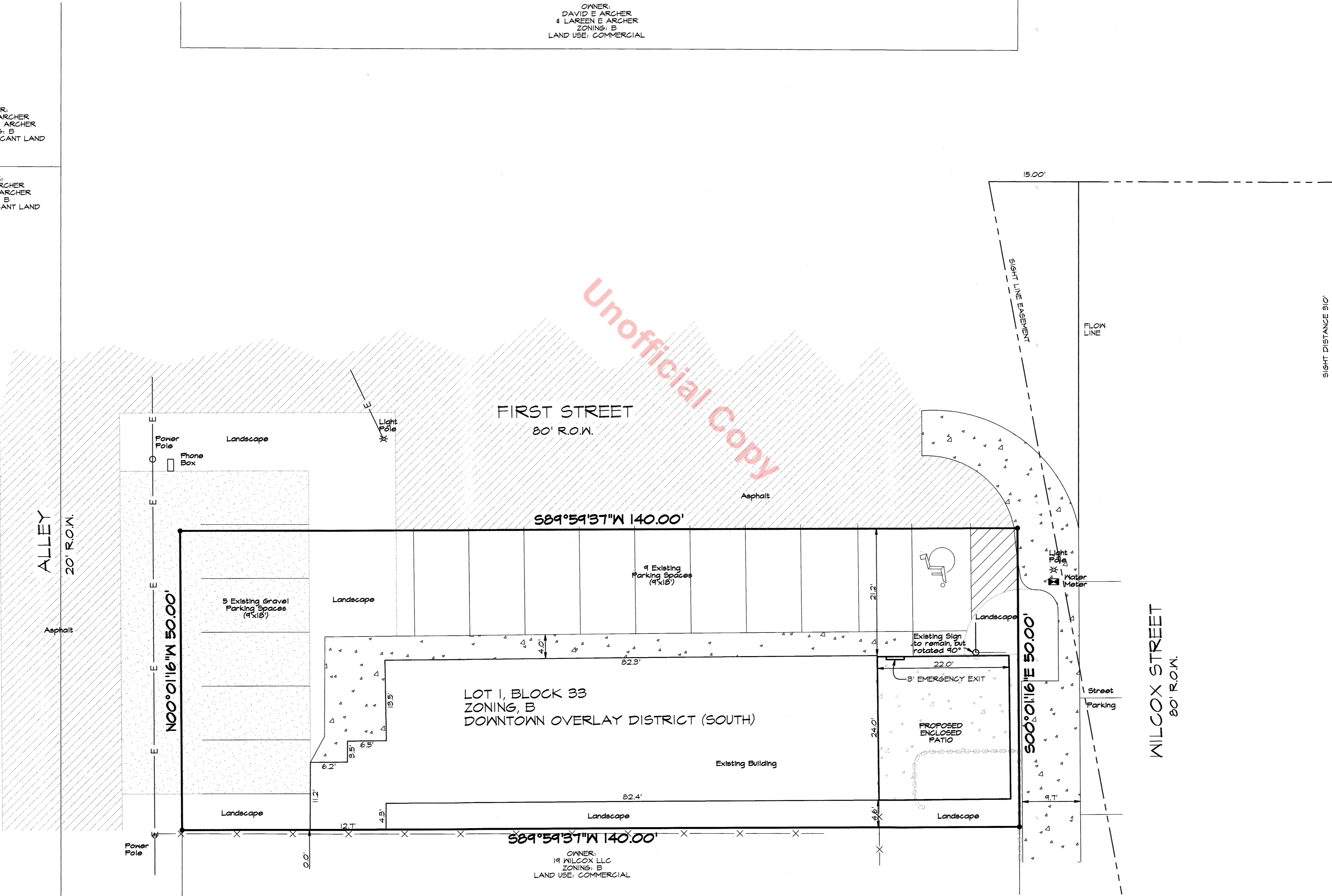
DRN: DMH [CRD: KEA
AP'D: KEA
JOB NUMBER
15-0764

Sheet 2 of 4



PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS DOUGLAS COUNTY BENCHMARK DCBM 3020015 ELEVATION 6255.22 AND IS ON NAVD88 DATUM.

- #### LEGEND
- PROPOSED CONCRETE SPILL CURB & GUTTER
 - PROPOSED CONCRETE CATCH CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROP CULVERT W/ FES
 - EX CULVERT W/ FES
 - EXISTING FENCE LINE
 - PROPOSED FENCE LINE
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT PAVEMENT
 - EXISTING FENCE
 - PROP FENCE LINE
 - EXISTING WALL LINE
 - PROPOSED WALL LINE
 - PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - BUILDING SETBACK
 - PROPOSED WALL PACK LIGHT W/ FLOOR LEVEL # SEE SHEET 6 FOR LIGHT SPECS.
 - EXISTING LIGHT POLE
 - EXISTING FIRE HYDRANT
 - PROPOSED HANDICAP PARKING
 - EX WATER LINE
 - EX SEWER LINE W/ MH
 - EXISTING WATER VALVE
 - WALL MOUNTED LIGHT (SEE SHEET 5 FOR SPECS)



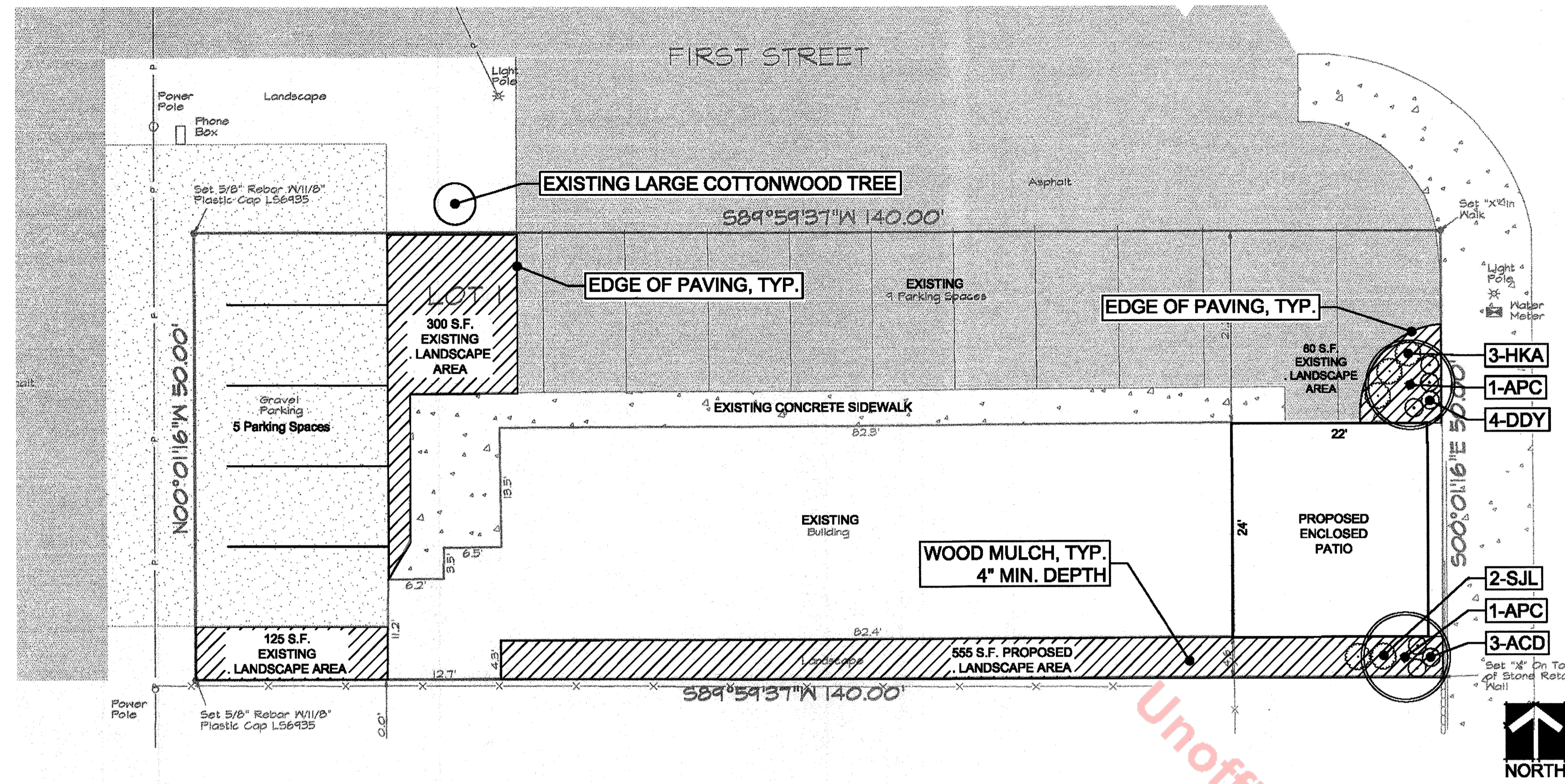
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- #### UTILITY NOTES
- All proposed easements must be recorded prior to issuance of construction permits.
 - The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
 - The minimum separation between water service lines is 5 feet.
 - This site is located within the Town of Castle Rock Yellow water pressure zone.

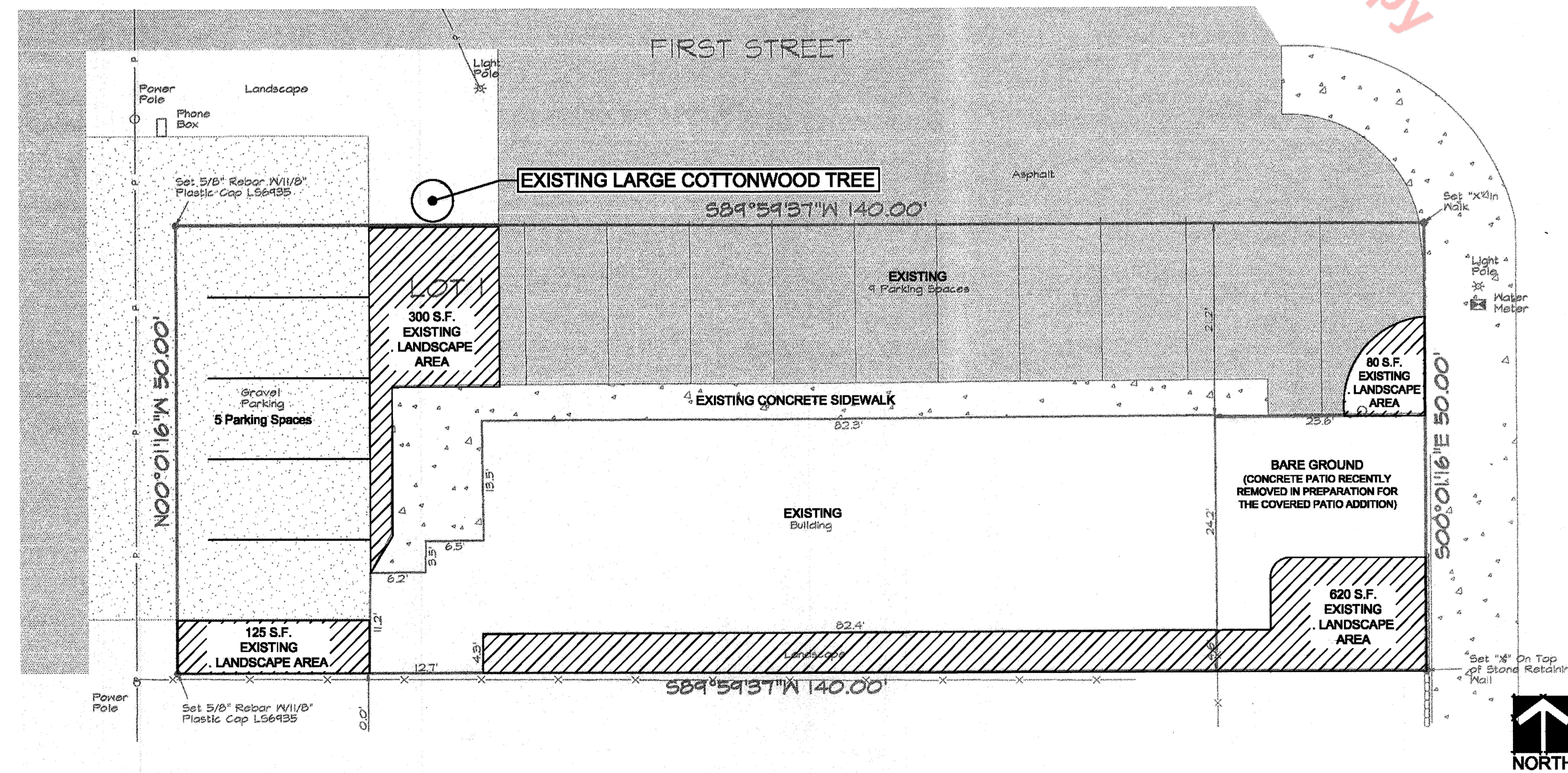
SITE DEVELOPMENT PLAN

LOTS 1, BLOCK 33, TOWN OF CASTLE ROCK

DOUGLAS COUNTY, COLORADO



PROPOSED SITE LANDSCAPE PLAN



EXISTING SITE LANDSCAPE PLAN

PLANTING SCHEDULE

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	HYDROZONE	SIZE	SPACING
DECIDUOUS TREES						
APC	2	Acer platanoides 'Columnar'	Columnar Norway Maple	3	2-1/2" cal.	Per plan
DECIDUOUS SHRUBS						
HKA	3	Hypericum kalmianum 'Ames'	Ames St. Johnswort	2	#5	Per plan
SJL	2	Spirea japonica 'Little Princess'	Japanese Spirea	3	#5	Per plan
PERENNIALS						
DDY	4	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1	#1	Per plan
ACD	3	Agastache cana	Double Bubble Mint	2	#1	Per plan

LANDSCAPE REQUIREMENT

MUNICIPAL CODE 17.42.6

REQUIREMENT:
MUNICIPAL CODE REQUIRES (1) TREE, AND (5) SHRUBS OR (7) PERENNIALS PER (22) FEET OF STREET FRONTAGE.
• PROJECT HAS (51) FEET OF FRONTAGE, THUS (2) TREES AND (10) SHRUBS OR (14) PERENNIALS, OR A COMBINATION THERE OF ARE REQUIRED.

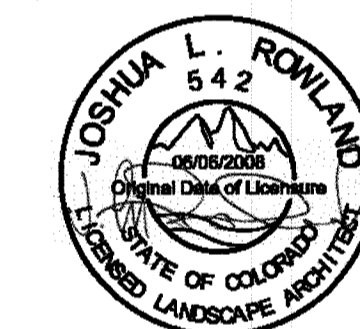
PROVIDED (SEE LANDSCAPE PLAN):
PROJECT PROVIDES (2) TREES, (5) SHRUBS, AND (7) PERENNIALS.

LANDSCAPE AREA CALCULATION

LANDSCAPE AREA **BEFORE** PROPOSED RENOVATION: 1,125 SQ. FT.
LANDSCAPE AREA **AFTER** PROPOSED RENOVATION: 1,060 SQ. FT.
LANDSCAPE AREA **NET CHANGE**: - 65 SQ. FT.

LAND USE TABLE

GROSS SITE AREA -	7,000 SQ. FT.
LANDSCAPE AREA	
EXISTING -	1,125 SQ.FT.
PROPOSED -	1,060 SQ.FT.
PARKING LOT AREA -	2,759 SQ. FT.
# SPACES -	14
# TREES -	2
# SHRUBS -	7



IRRIGATION NOTE:

THE SITE CURRENTLY UTILIZES AN EXISTING POINT SOURCE DRIP IRRIGATION SYSTEM, NO TURF ZONES PRESENT, AND IS OPERATED BY A RESIDENTIAL CONTROL CLOCK. EXISTING DRIP ZONES WILL BE RECONFIGURED TO WATER NEW PLANT MATERIAL.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

1. Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
2. Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to 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.

LOTS 1, BLOCK 33,
TOWN OF CASTLE ROCK
SITE DEVELOPMENT PLAN
PROJECT NO. SDP15-0025

CONCEPTUAL LANDSCAPE PLAN
 CONTACT: PAM CARLEY
 PHONE: 303-942-1840

SCALE	1"=10'
DATE	8-21-15
DRN: DMH	CKD: KEA
APP'D: KEA	
JOB NUMBER	15-0764
Sheet	3 of 4

