

**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 BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.  
 10-20-16 6-2716  
 DEE A. BIRD PLS. # 25493 DATE  
 DAVID E. ARGHER & ASSOCIATES

**Civil Engineer's Certificate**  
 I, BRYAN H. FRANTZ, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY CERTIFY THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENT IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN ACCORDANCE WITH ALL APPLICABLE ENGINEERING WORKS CONSTRUCTION STANDARDS.  
 8-25-2016  
 BRYAN H. FRANTZ P.E. # 15785 DATE  
 CMC Consulting Group

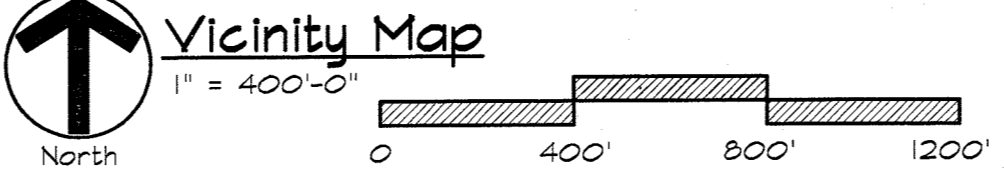
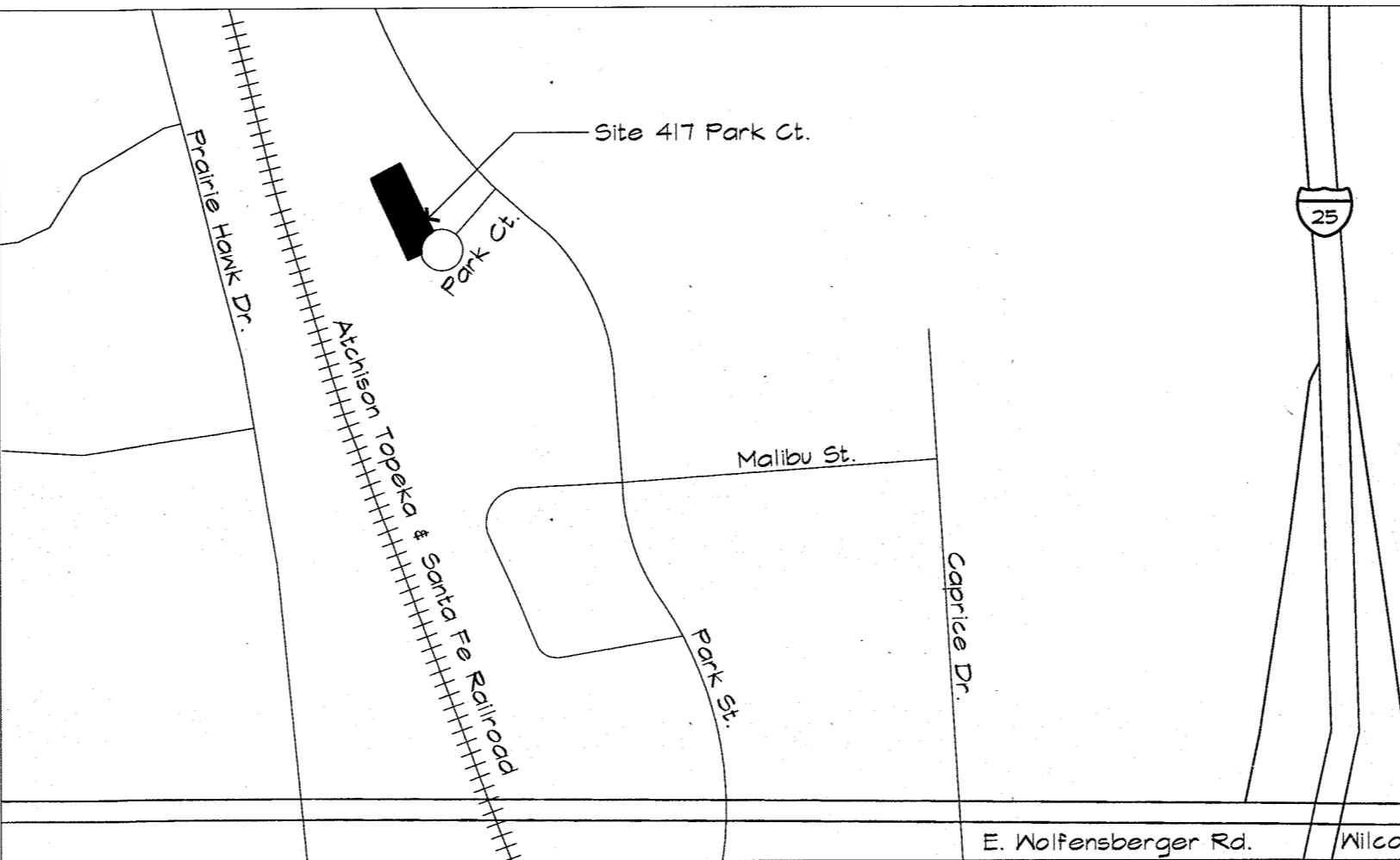
**Ownership Certificate**  
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREON.  
 DAN E. REETER  
 SIGNED THIS 8 DAY OF Aug 2016  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF August 2016  
 BY DAN E. REETER  
 WITNES MY HAND AND OFFICIAL SEAL.  
 Notary Public  
 MY COMMISSION EXPIRES 12/31/19

**Title Certification**  
 I, Adam S. Bauer, AS AUTHORIZED REPRESENTATIVE OF Fidelity National Title Co., 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDERS SUBORDINATION CERTIFICATE.  
 AUTHORIZED REPRESENTATIVE  
 Fidelity National Title Co.  
 TITLE INSURANCE COMPANY  
 SIGNED THIS 8 DAY OF Aug 2016  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF August 2016  
 BY Adam S. Bauer AS AUTHORIZED REPRESENTATIVE OF Fidelity National Title Co.  
 WITNES MY HAND AND OFFICIAL SEAL.  
 Notary Public  
 MY COMMISSION EXPIRES 12/31/19

**Statement of Director of Development Services Approval**  
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25th DAY OF August 2016.  
 DIRECTOR OF DEVELOPMENT SERVICES

**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 25th DAY OF 8th 2016 AT RECEPTION NO. 2016041118  
 DOUGLAS COUNTY CLERK AND RECORDER  
 ADAM BLAUER DEPUTY

**LOT 1, VILLAGE NORTH AMENDMENT NO. 15  
 SITE DEVELOPMENT PLAN  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN**



- 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 material and a 25% fee.
  - Pursuant to Section 4.3E and 8.23A 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.
  - According to FEMA Flood Insurance Rate Map Number 08035C0188F, Dated March 18, 2016, No Portion of the Site Lies Within a FEMA Designated 100-YR Floodplain.
  - 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 approval of late procedures for approval.
  - No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the finished 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, Fencing, 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.
  - This Site is Zoned I-1.
  - 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.
  - 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 14 (Sign Code Regulations) of the Municipal Code.
  - 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 SDP.
- 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 service 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 15,000 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 the 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.

**Name & Addresses**

**Owner/Developer:**  
 NyTech Heating & Cooling  
 610 Jerry St.  
 Castle Rock, Colorado 80104  
 Contact: Dan Reeter  
 PH: 303-663-6840  
 Email: Dan@NyTechMetal.com

**Plan Engineer:**  
 DLH Architecture, LLC  
 200 Front Street  
 Castle Rock, Colorado 80104  
 Contact: Dave Hieronymus  
 PH: 303-688-5273  
 Email: dhieronymus@dlharchitecture.com

**Civil Engineer:**  
 Collins Engineers, INC.  
 455 Sherman, Suite 160  
 Denver, Colorado 80203  
 Contact: Bryan Frantz  
 PH: 303-447-0040  
 Email: bfrantz@collinsengr.com

**Landscaper:**  
 Natural Design Solutions  
 5534 Cold Drive  
 Longmont, Colorado 80503  
 Contact: Neil Malone  
 PH: 303-746-2154  
 Email: neil@ndcolorado.com

**Electrical Engineer:**  
 JSH & Associates  
 1296 Random Valley Circle  
 Parker, Colorado 80134  
 Contact: Scott Hass  
 PH: 720-205-9774  
 Email: jshandassociates@man.com

**Land Surveyor:**  
 CMC Consulting Group  
 210 Front Street  
 Castle Rock, Colorado 80104  
 Contact: Eric Carson  
 PH: 303-345-2100  
 Email: eric@cmc-consulting.com

**Sheet Index**

- Cover Sheet
- Site Plan
- General Grading Plan
- General Utilities Plan
- Conceptual Landscape Plan
- Building Elevations
- General Lighting Plan
- Overall Site Plan

**Legal Description**  
 Lot 1 Village North Amendment No. 15, Douglas County, Colorado

**Benchmark**  
 FD 35 Rebar W/1 1/2" Plastic CAP (PLS 6495)  
 Elevation 6150.75' - NAVD 83 Datum

**Basis of Bearing**  
 Bearings Are Assumed & Based on the Consideration That the West Line of Lot 4V Bears N4°0'0" W as Shown Hereon Between the Identified Monuments

**Summary Table**

Location: 417 Park Court, Castle Rock, CO 80104

County: Douglas County

Fire District: Town of Castle Rock Fire Department

Max. Gross Floor Area:	1,800 SF
1st Level Footprint:	1,200 SF
2nd Level Footprint:	600 SF
Total:	1,800 SF

Zone I-1 Setbacks:	Minimum	Provided
Front:	15'	15'
Side:	5'	5'-48"
Rear:	20'	36'

Parking Required:  
 3,000 GSF Warehouse Office: 9 Spaces Required  
 6,000 GSF Warehouse: 6 Spaces Required  
 Spaces Required: 15 (1 ADA)  
 Spaces Provided: 19, 14 Lot & 5 Garage

Maximum Building Height: 35 Feet (26 Actual)

Lot Coverage:	33.14% (40% Max)
Lot Area:	5,380 SF
Foot Print:	1,800 Footprint
Hard Surface Area:	2,353 SF
Landscaped Area:	7,027 SF

**Approved Variances**  
 TCV16-0031 - Curb Opening Spacing - Approved 6/2/16  
 TCV16-0036 - Dedicated Irrigation Tap - Approved 6/24/16

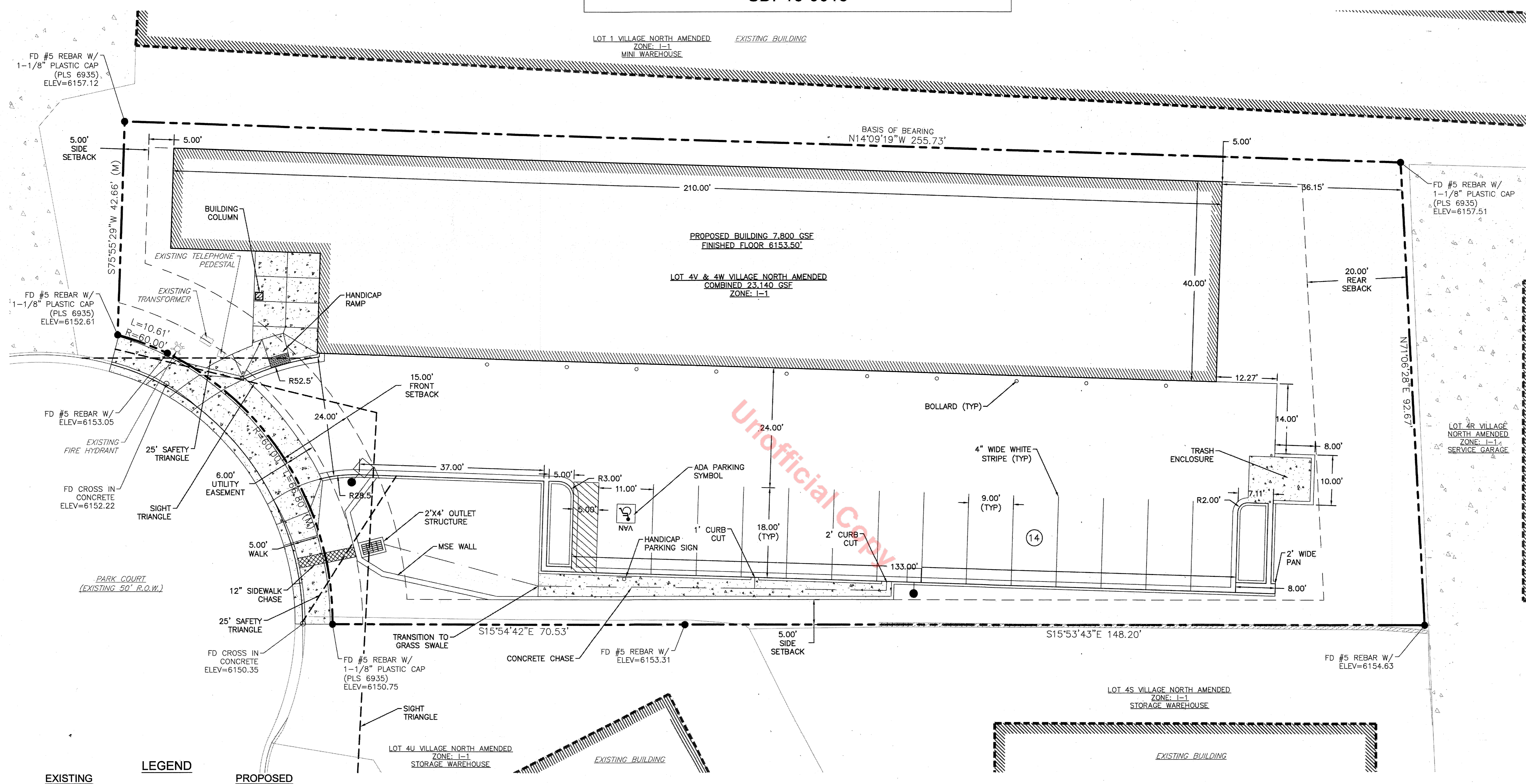
**NyTech HVAC**  
 417 Park Court  
 Castle Rock, CO 80104

**DLH Architecture**  
 200 Front Street, Castle Rock, CO 80104  
 Phone: (303) 688-5273  
 DLH Architecture is a Limited Liability Corporation Established in 1992.

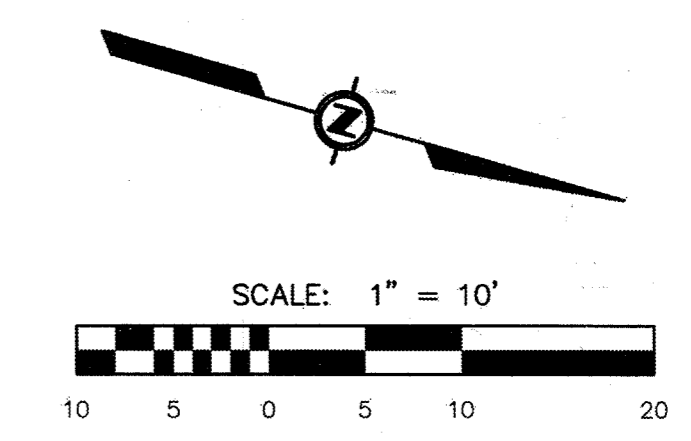
Project #: 1541  
 Date: 7/20/16  
 Drawn By: NWA  
 Checked By: DLH  
 Scale: as noted  
 Revisions:

Sheet 1 of 8  
 Cover Sheet  
 1  
 Lot 1 Village North Amendment No. 15  
 Site Development Plan  
 SDP 16-0016

**VILLAGE NORTH AMENDMENT NO. 15**  
**SITE DEVELOPMENT PLAN**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE  
 6TH PRINCIPAL MERIDIAN  
**SDP16-0016**



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
====	CURB & GUTTER	====
- - - -	EASEMENTS/ SETBACKS	- - - -
	BUILDINGS	
- · - · -	SIGHT / SAFETY TRIANGLE LINE	- · - · -
□	CONCRETE	□
▲	HANDICAP RAMP	▲
⊗	FIRE HYDRANT	⊗
▨	SIDEWALK CHASE	▨
○	BALLARD	○
●	LIGHT POLE	●
□	SIGN	□



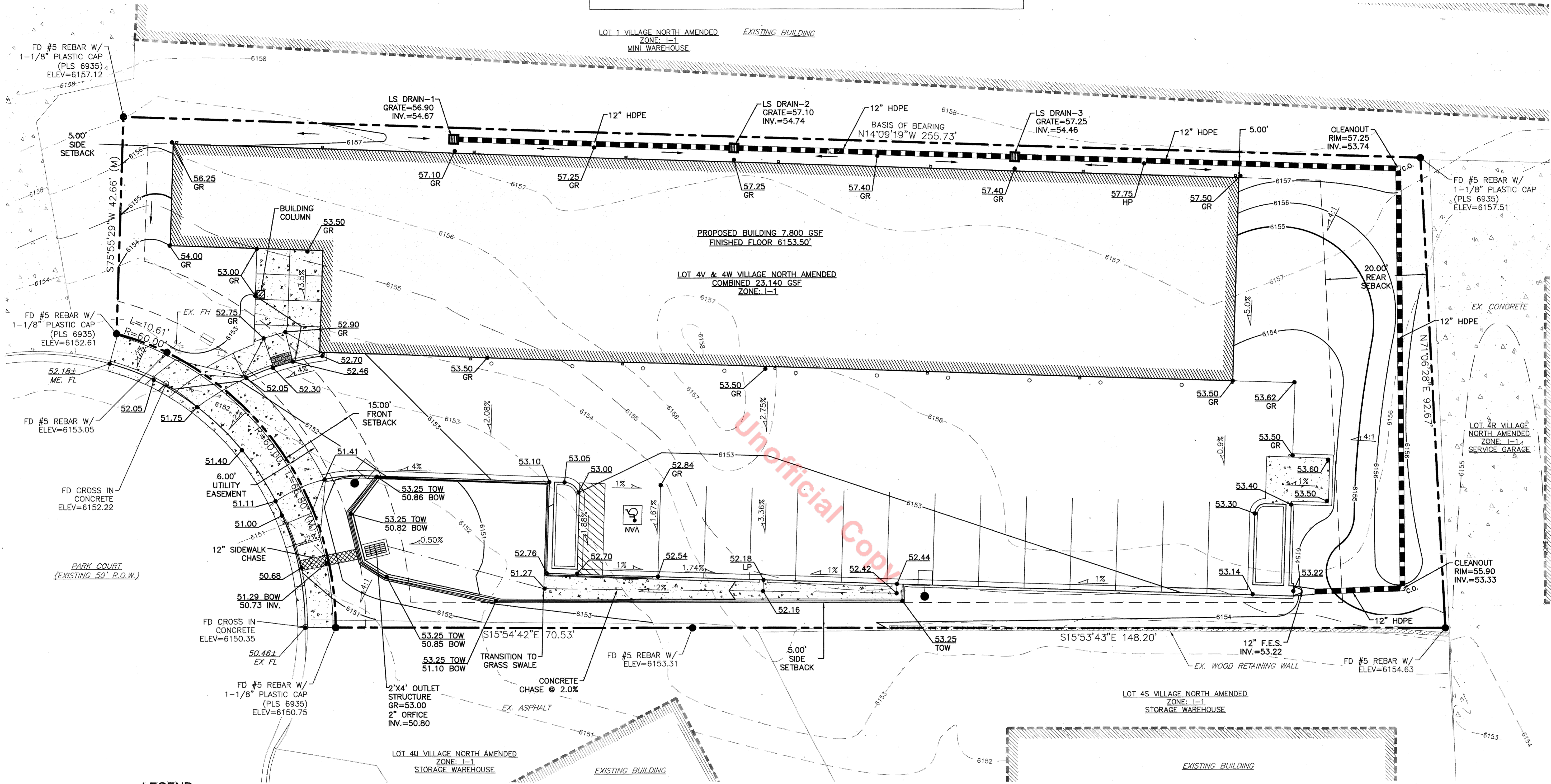
**COLLINS ENGINEERS**  
 455 Sherman Street, Suite 160  
 Denver, Colorado 80203  
 voice: (303) 447-0090  
 fax: (303) 447-9141  
 www.collinsengr.com

**NyTech HVAC**  
 417 Park Court  
 Castle Rock, CO 80104

Project #: 1541  
 Date: 7/20/16  
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 Checked By: BMF  
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 Revisions:

Sheet 2 of 8  
**Site Plan**  
**2**  
 Lot 1 Village North Amendment  
 No. 15  
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 SDP 16-0016

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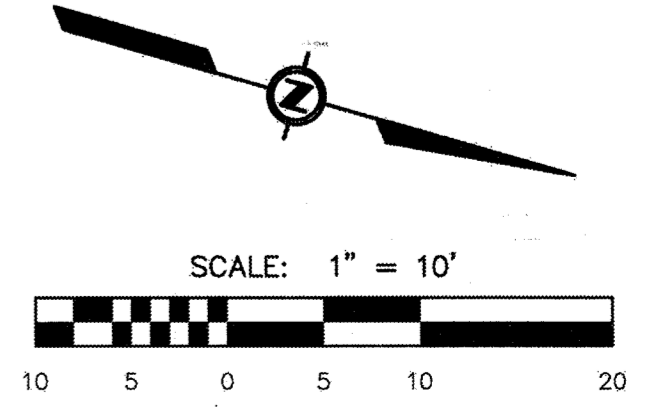


LEGEND		LEGEND CONTINUED	
	EXISTING PROPERTY LINE		EXISTING STORM SEWER
	EXISTING CURB & GUTTER		EXISTING STORM SEWER INLET
	EXISTING EASEMENTS/SETBACKS		EXISTING CLEAN OUT
	EXISTING BUILDINGS		EXISTING FIRE HYDRANT
	EXISTING CONTOURS		EXISTING SIDEWALK CHASE
	EXISTING CONCRETE		EXISTING DOWNSPOUT
	EXISTING HANDICAP RAMP		EXISTING LIGHT POLE
	EXISTING BALLARD		EXISTING SIGN
	PROPOSED PROPERTY LINE		PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER		PROPOSED STORM SEWER INLET
	PROPOSED EASEMENTS/SETBACKS		PROPOSED CLEAN OUT
	PROPOSED BUILDINGS		PROPOSED FIRE HYDRANT
	PROPOSED CONTOURS		PROPOSED SIDEWALK CHASE
	PROPOSED CONCRETE		PROPOSED DOWNSPOUT
	PROPOSED HANDICAP RAMP		PROPOSED LIGHT POLE
	PROPOSED BALLARD		PROPOSED SIGN
			PROPOSED SLOPE
			PROPOSED SPOT GRADE

**NOTES:**  
 1. ALL SPOT GRADES ARE TO FLOW LINE UNLESS OTHERWISE NOTED.  
 2. SHORTHAND GRADING NOTATION FOR SPOT ELEVATIONS: 6153.95=53.95  
 3. THE PROPOSED HAUL ROUTE MUST BE APPROVED BY THE TOCR STREET OPERATIONS AND MAINTENANCE DIVISION.

**GRADING ABBREVIATIONS:**  
 GR FINISHED GRADE  
 ME MATCH EXISTING  
 FL FLOW LINE  
 HP HIGH POINT  
 LP LOW POINT  
 EX EXISTING

**CUT / FILL:**  
 CUT = 1,405 CY  
 FILL = 30 CY  
 NET-CUT = 1,375 CY



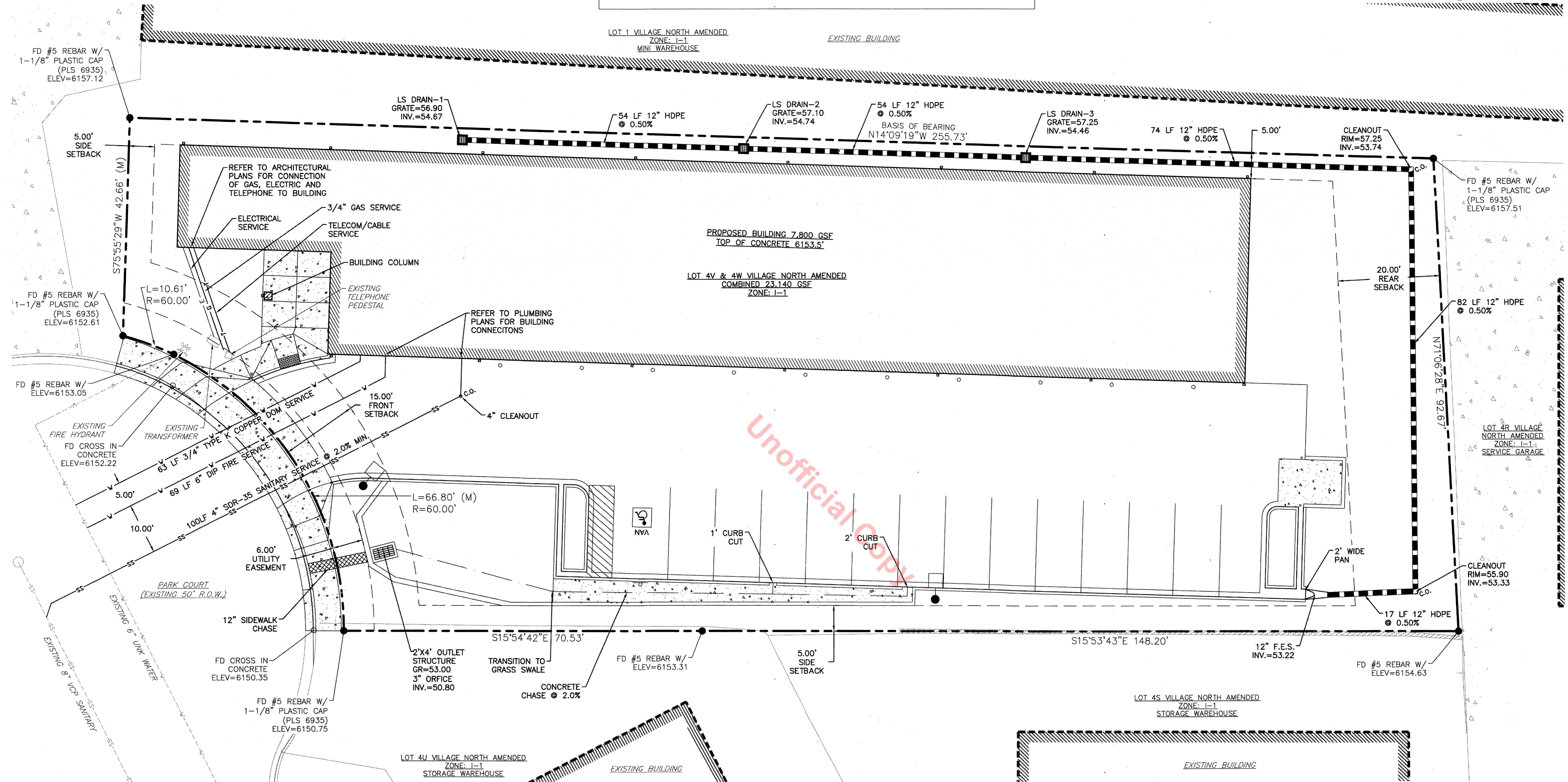
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Sheet 3 of 8  
**Grading Plan**  
**3**  
 Lot 1 Village North Amendment  
 No. 15  
 Site Development Plan  
 SDP 16-0016

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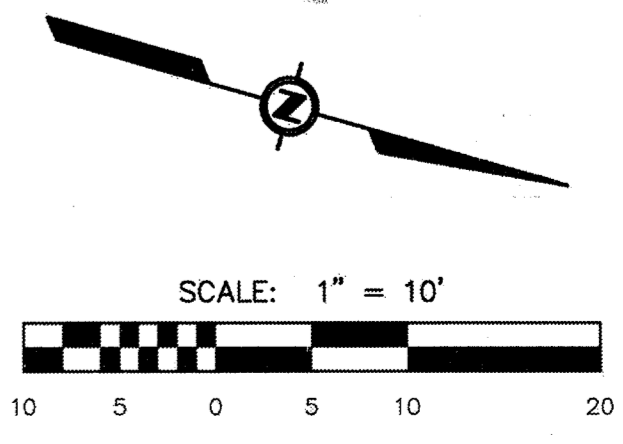
**LEGEND**

EXISTING	PROPOSED
	PROPERTY LINE
	CURB & GUTTER
	EASEMENTS/SETBACKS
	BUILDINGS
	CONCRETE
	HANDICAP RAMP
	BALLARD
	LIGHT POLE
	SIGN
	SIDEWALK CHASE
	DOWNSPOUT

**LEGEND CONTINUED**

EXISTING	PROPOSED
	STORM SEWER
	SEWER MANHOLE
	STORM SEWER INLET
	SANITARY SEWER
	CLEAN OUT
	WATER LINE
	FIRE HYDRANT
	ELECTRICAL
	GAS
	TELEPHONE/CABLE

- 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.

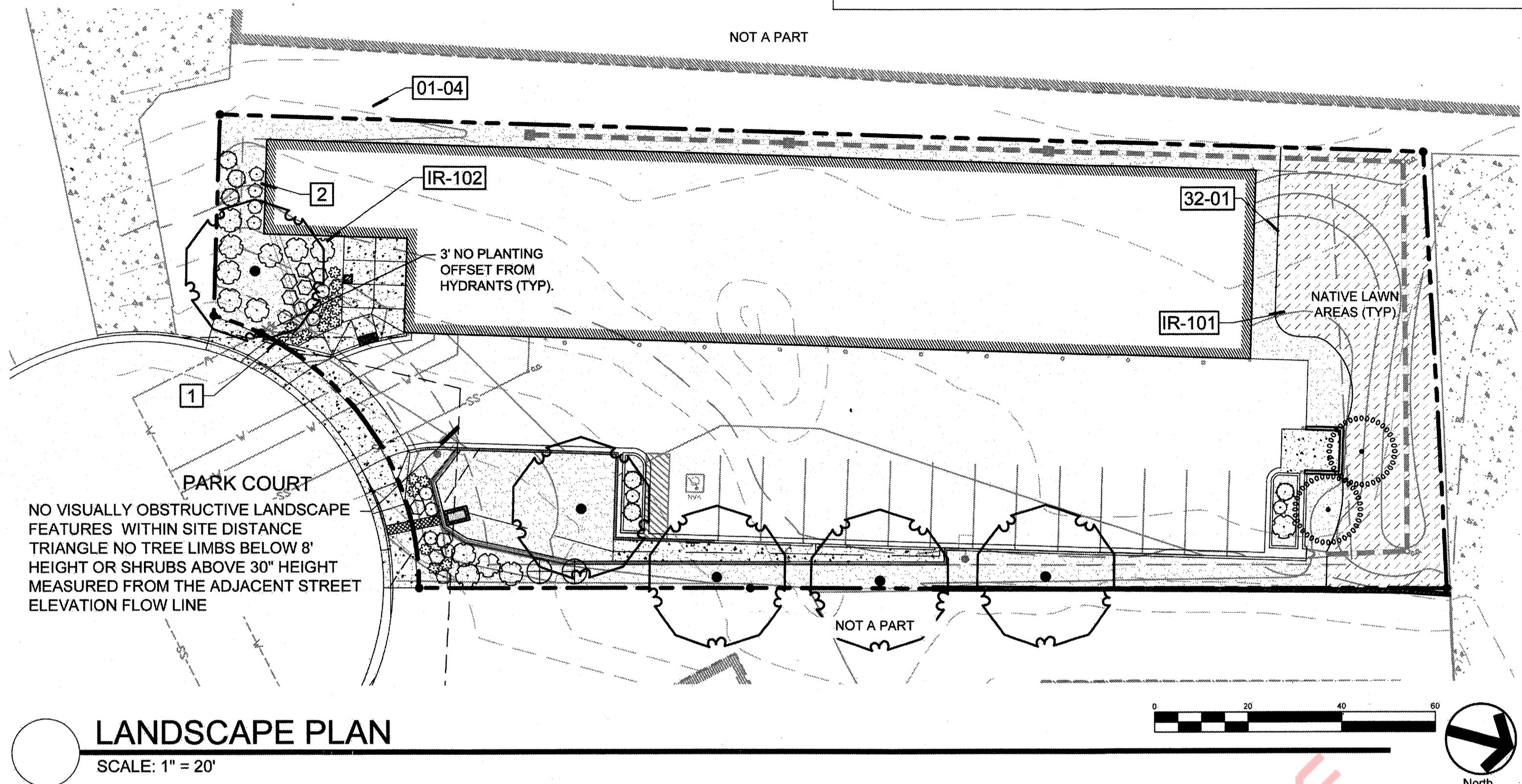


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**PLANT SCHEDULE**

QTY FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PER PLAN

TREES	CODE	COMMON NAME / BOTANICAL NAME
	GTS	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™
	PE	PINON PINE / PINUS EDULIS
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME
	CMF	FERNBUSH / CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'
	ES	DWARF BLUE RABBITBRUSH / ERICAMERIA NAUSEOSA SPECIOSA
	FP	APACHE PLUME / FALLUGIA PARADOXA
	PAL	DWARF RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRES'
GRASSES	CODE	COMMON NAME / BOTANICAL NAME
	BB	BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'
	SW	BIG SACATON / SPOROBOLUS WRIGHTII
MULCHES	CODE	COMMON NAME / BOTANICAL NAME
	AGG	LOCAL RIVER ROCK BLEND / AGGREGATE - 1.5 - 2" 1.5 - 2" LOCAL RIVER ROCK BLEND. SEE NOTES FOR AND DETAILS FOR PLACEMENT. PLACE AT UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.
SOD/SEED	CODE	COMMON NAME / BOTANICAL NAME
	NLM	PAWNEE BUTTES SEED CO NATIVE LAWN MIX / NATIVE LAWN SEED MIX 2-3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.

NATIVE AND VERY XERIC PLANT MATERIALS ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT CO BEST MANAGEMENT PRACTICES, WHICH INCLUDE PROPER AMENDMENTS (APEND FOR DRAINAGE WHERE REQUIRED, LESS ORGANIC MATTER THAN HIGH WATER PLANTS, NO FERTILIZERS, ETC) AND REDUCED IRRIGATION FREQUENCIES. NO PLANT SUBSTITUTIONS WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

**Native Lawn Mix**  
 (90%) Buffalograss  
 (10%) Blue Grama  
 Seed @ 2-3 lb / 1000 sf

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

**SEED ESTABLISHMENT:** KILL EXISTING VEGETATION BY SOLARIZATION, OR WITH A NON-RESIDUAL HERBICIDE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO WORK. IRRIGATE FOR 2-3 WEEKS AND RE-APPLY HERBICIDE TO ANY EMERGING WEEDS. REMOVE DEBRIS, LARGE CLUMPS, ETC. SPREAD ORGANIC MATTER AT 2 CYD PER 1000 SF AND SPECIFIED AMENDMENTS AND TILL INTO TOP 4-6" OF SOIL. SEE NOTE #10 FOR SPECIFICS ON APPLICATION METHOD, SOPE PROTECTION, ETC. HYDROMULCH AND ENSURE SEEDLINGS DO NOT DRY OUT FOR AT LEAST 45 DAYS BY IRRIGATING FREQUENTLY. SEEDLINGS TO BE IN DAMP SOIL BUT NOT STANDING WATER. PROVIDE LESS FREQUENT, DEEP IRRIGATION AFTER SEED EMERGENCE.

**SEED MAINTENANCE:** MOW NATIVE LAWN MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON. MOWFOOTHILLS/WILDFLOWER SEED MIX FREQUENTLY DURING FIRST YEAR TO A HEIGHT OF 6-8". HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

**PLAN NOTES:**

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRIFLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUPS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

**TOWN LANDSCAPE CONSTRUCTION NOTES**

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP.)	
2	MINIMUM 3" ROOTBALL OFFSET FROM BUILDING, TYP.	
SYMBOL	DESCRIPTION	QTY
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
SYMBOL	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	93 LF
SYMBOL	DESCRIPTION	QTY
IR-101	NATIVE TURF AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED	
IR-102	ALL SHRUB BEDS TO BE ON SUBSURFACE AUTOMATIC DRIP SYSTEM	

**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 reflected 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.

**Town of Castle Rock Colorado**

**Commercial Landscape Site Inventory**

Town of Castle Rock Registered Professional YES

Town of Castle Rock Registration # 16-1807 State of Colorado License Landscape Architect # LA-405

Company Name Natural Design Solutions, Inc. Address 5539 Colt Drive, Longmont, CO 80503

Phone (303) 443-0388 Email neil@ndscolorado.com Date 02/08/2016

PROJECT NAME Nytech HVAC

Gross Site Area	Landscaping Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
23,140 SF	2,314 SF - Req 7,007 SF - Prov	N/A	Approx 1496 SF	5 2 - Streetscape (77 LF) TOTAL = 7	7	9	9 + coverage 8	4 cy / 1000 sf	Yes No x See variance form
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscaping Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
6,521 SF	652 required; 1,104 provided	15 Parking (includes 1 ADA Space)	N/A	0	9' - 0"	2	2	4	4

QUANTITY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

**Plant Schedule for the Town of Castle Rock**

Irrigation Zone	Plant Name Scientific	Plant Name Common	Planting Size	Legend Abbrev.	Mature Size (HxW)	# of Plants	App. Rate Inches/Month	Water Use (low etc.)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area
<b>Drip</b>											
<b>Proposed Trees</b>											
Evergreen Trees	Pinus edulis	Pinion Pine	6-8' HT.	PE	20' x 20'	2	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
Deciduous Trees	Gleditsia triacanthos inermis 'Shademaster'	Thomless honeylocust	2" CAL.	GTS	60' x 35'	5	0.4	Low (L)	Aggregate Planting Beds	N/A	N/A
<b>Proposed Shrubs</b>											
	Chamaebatiaria millefolium	Fernbush	5 gallon	CM	3' x 3'	2	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
	Ericameria nauseosa speciosa	Dwarf Blue Rabbitbrush	5 gallon	ES	3' x 3'	8	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
	Fallugia paradoxa	Apache Plume	5 gallon	FP	5' x 5'	13	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
	Perovskia atriplicifolia 'Little Spires'	Dwarf Russian Sage	5 gallon	PAL	2' x 3'	17	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gallon	BB	2' x 3'	18	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
	Sporobolus wrightii	Giant Sacaton	1 gallon	SW	4' x 4'	6	0.3	Very Low (VL)	Aggregate Planting Beds	N/A	N/A
<b>Planting Area</b>	Aggregate									64%	4,500
<b>Proposed Ground Covers (Re-vegetation only - No new landscape area)</b>											
Pawnee Buttes Seed Company Native Seed Mixes - Disturbed Areas Only	Native Turf Mix - See sheet L1.0 for specifications and seeding rates.	Native Grass - Non Irrigated				Noted Per Plan		0	Very Low (VL)	36%	2,507
										<b>100%</b>	<b>7,007</b>

**Licensure Notes:**

This document is for City review and approval only.  
 This document is not a construction drawing unless stamped by the Landscape Architect of record. Projects require a stamped set of construction documents for landscape improvement installation.

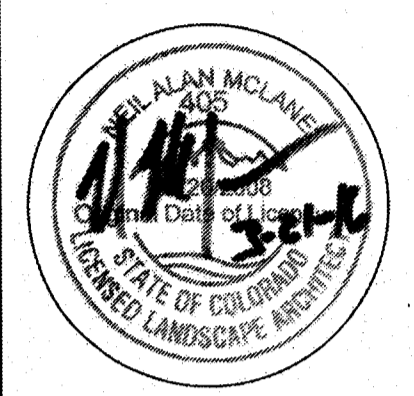


**Landscape Architect's Certificate**

I, NEIL A. MCLANE, BEING A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL LANDSCAPE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND SPECIFIED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CONSTRUCTION STANDARDS.

*Neil A. McLane*  
 NEIL A. MCLANE LA # 0405  
 Natural Design Solutions

DATE 7-28-16



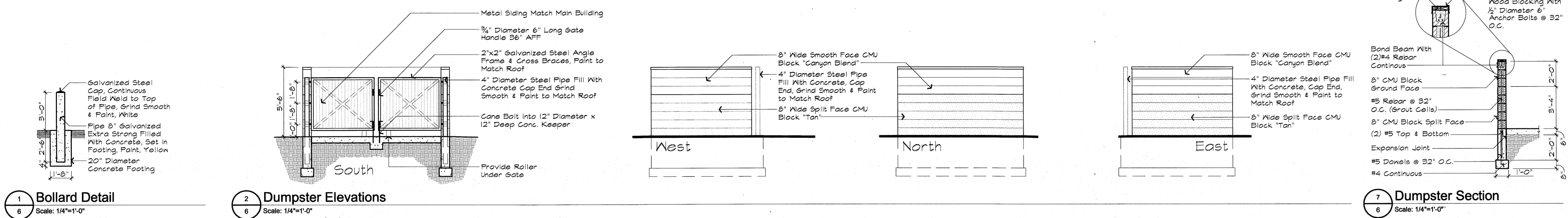
**NyTech HVAC**  
 417 Park Court  
 Castle Rock, CO 80104

Project #: 1541  
 Date: 7/20/16  
 Drawn By: JRO  
 Checked By: NAM  
 Scale: as noted  
 Revisions:

Sheet 5 of 8  
 Landscape Plan

**5**  
 Lot 1 Village North Amendment  
 No. 15  
 Site Development Plan  
 SDP 16-0016

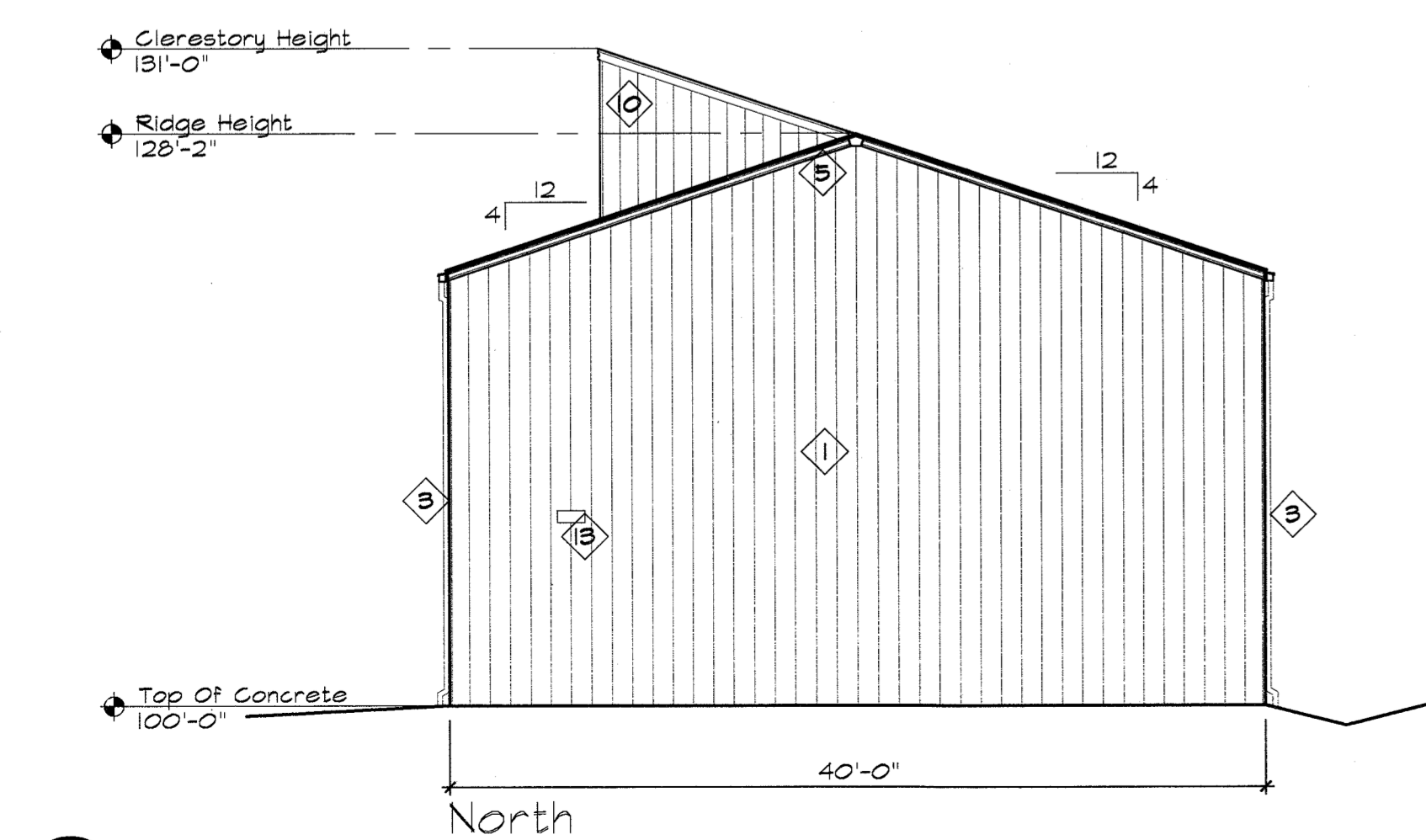
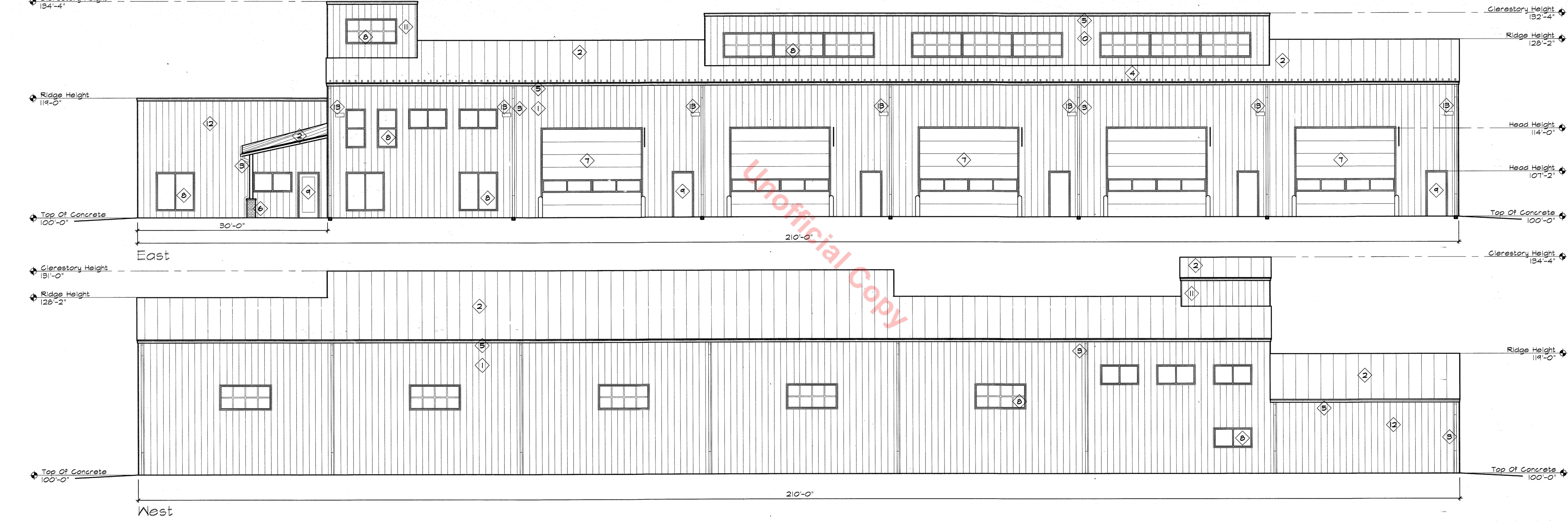
**LOT 1, VILLAGE NORTH AMENDMENT NO. 15**  
**SITE DEVELOPMENT PLAN**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



**1 Bollard Detail**  
 Scale: 1/4"=1'-0"

**2 Dumpster Elevations**  
 Scale: 1/4"=1'-0"

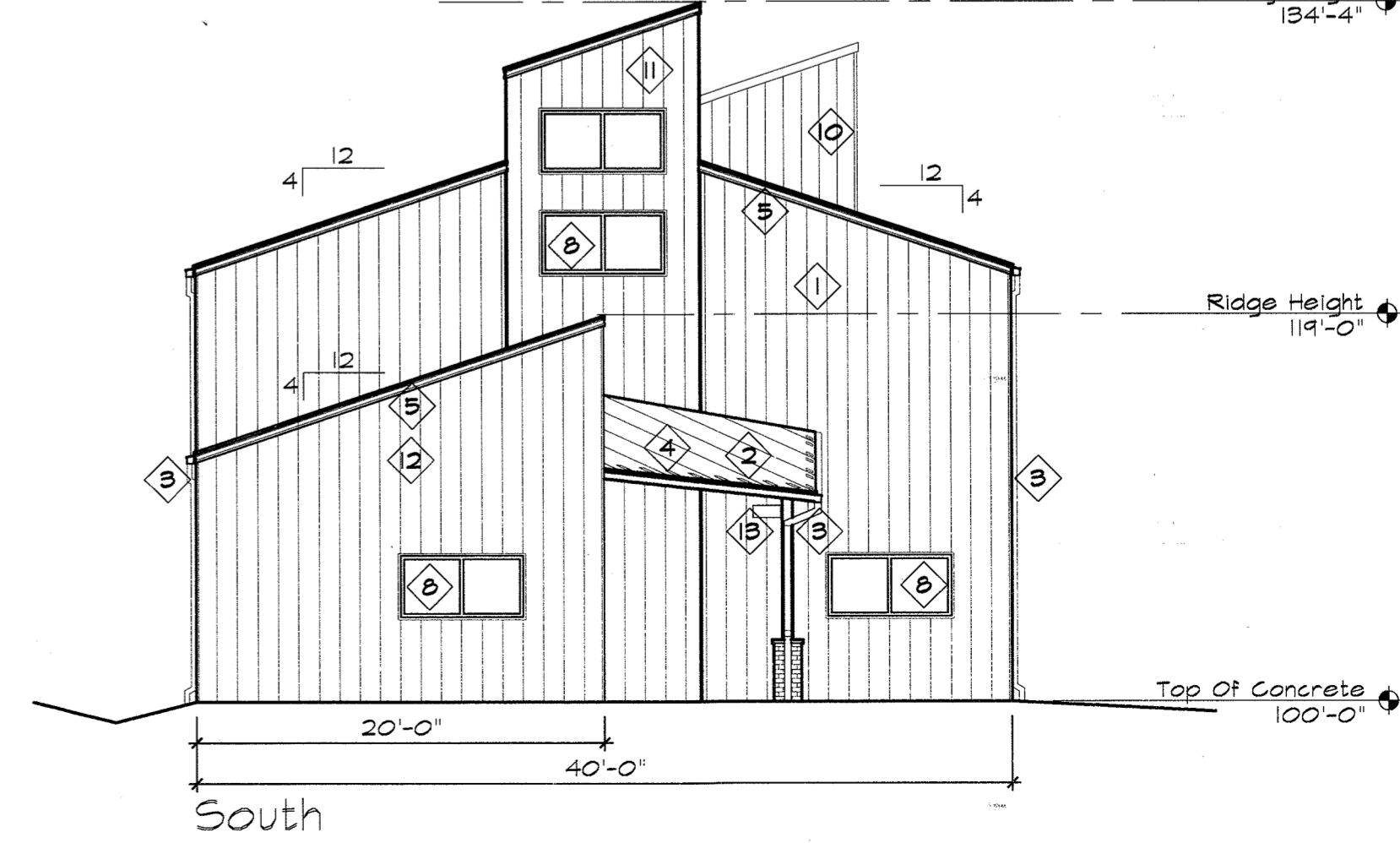
**7 Dumpster Section**  
 Scale: 1/4"=1'-0"



**29 Elevations**  
 Scale: 1/4"=1'-0"

**Elevation Legend**

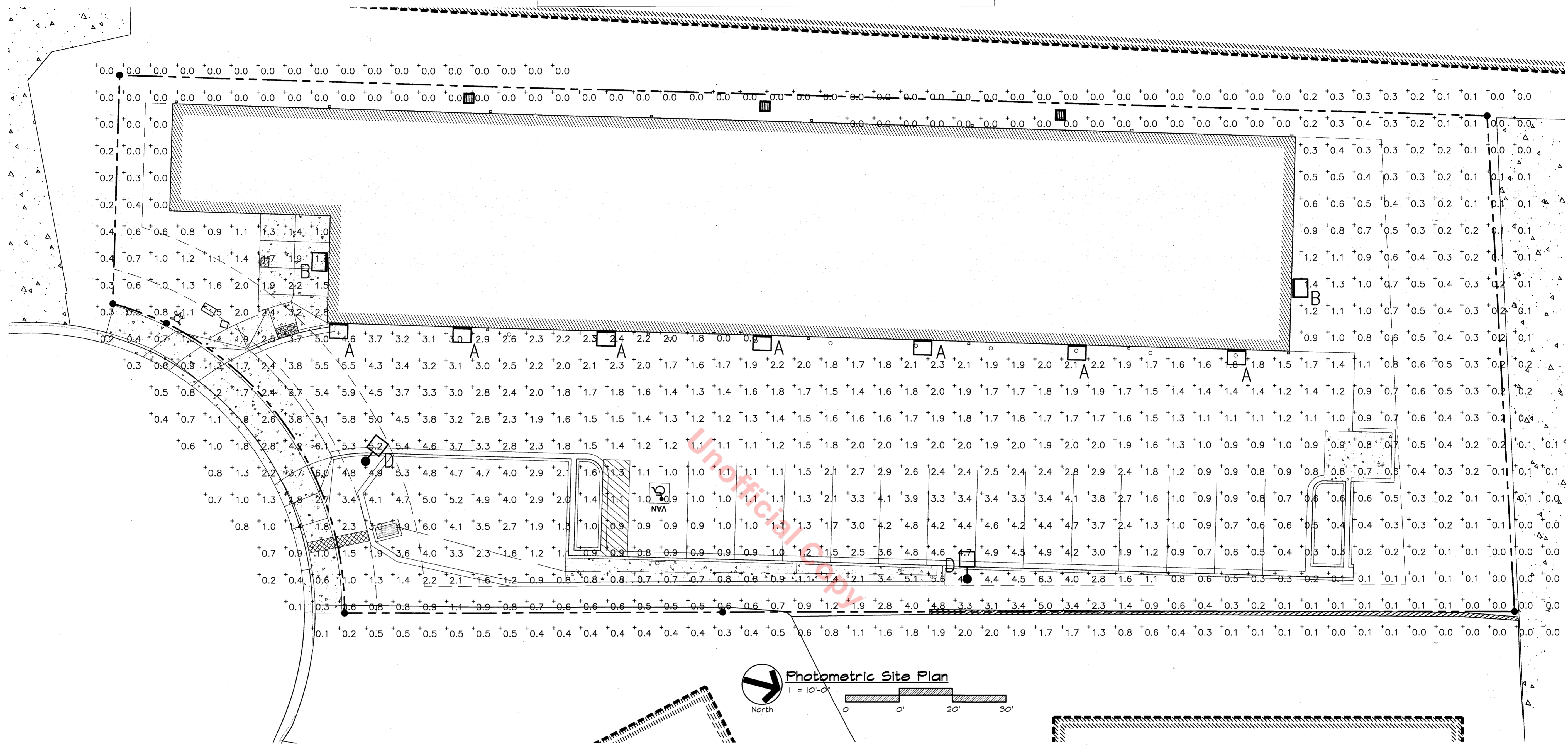
- ① Metal Panels, Pre-finished Ash Grey (25)
- ② Metal Roof, Pre-finished Slate Grey (N3B)
- ③ Down Spouts & Gutters, Pre-finished Slate Grey (N3B)
- ④ Snow Cleats, Clear Plastic
- ⑤ Flashing & Fascia, Pre-finished Slate Grey (N3B)
- ⑥ Brick Column Base, Culepper (General Shale)
- ⑦ Sectional Door, Factory Finish Burnt Orange
- ⑧ Aluminum Storefront Windows, Factory Finish Aluminum
- ⑨ Hollow Metal Doors, Paint SW 6254 Lazy Grey
- ⑩ Metal Panels, Pre-finished Copper Penny (N92)
- ⑪ Metal Panels, Pre-finished Mystique Plus (N92)
- ⑫ Metal Panels, Pre-finished Colonial (N75)
- ⑬ Architectural Wall Sconce



**NyTech HVAC**  
 417 Park Court  
 Castle Rock, CO 80104

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 Checked By: DLH  
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**SITE DEVELOPMENT PLAN**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN



Type	Description	Catalog Number	Lamp	Lumens	LLF	Quantity	Mounting
A	DOWN LIGHT	LITHONIA LIGHTING WST LED 1 104700/50K SR3WVLT	LED	2160	1	7	WALL MOUNT 16" ABOVE FINISHED GRADE
B	DOWN LIGHT	LITHONIA LIGHTING WST LED 1 104700/40K SR3WVLT	LED	2012	1	2	WALL MOUNT 9" ABOVE FINISHED GRADE
D	POLE LIGHT FULL CUTOFF	LITHONIA LIGHTING KAD 150S R2	150W HPS	16000	1	2	20' POLE MOUNT

■ AFG = Above Finish Grade      FIXTURE CONTROL - PHOTOCELL ON, TIME SWITCH OFF  
 SET TIME SWITCH 'OFF' @ 2 HOURS AFTER CLOSING

Numeric Summary						
Label	Avg (fc)	Max (fc)	Min (fc)	Avg/Min	Max/Min	
Grade	1.4	7.6	0	N/A	N/A	
Property Line	2.0	0	0	N/A	N/A	

**LIGHTING NOTE:**  
 Lighting calculations do not include public street lighting.  
 Calculations based on building lighting (Wall Fixtures) & Two Pole Lights.  
 The following lighting types are prohibited:  
 Forward Throw (Type IV) distribution, pole-mounted lights aimed at building facade, and unshielded wall packs.

**WST LED Architectural Wall Sconce**

**Introduction:** The WST LED Architectural Wall Sconce is a long life, maintenance free product with optical energy savings of 75% compared to metal halide versions. The integral battery backup system provides emergency egress lighting, without the use of a back-up power source, and maintains maximum fire safety integrity. The WST LED is ideal for residential applications. 7000 hrs of typical life span. The expected service life is 20+ years of continuous use.

**Specifications:**  
 Height: 4.50"  
 Width: 2.50"  
 Depth: 2.50"  
 Weight: 0.25 lb

**Optional Back Box (BBW):**  
 Height: 3.50"  
 Width: 2.50"  
 Depth: 2.50"  
 Weight: 0.25 lb

**Ordering Information:** EXAMPLE: WST LED 2 104700/50K SR3 W/OUT BBW

Order #	Quantity	Description	Unit Price	Total Price
104700	7	WST LED 1 104700/50K SR3 W/OUT BBW	12.00	84.00
104700	2	WST LED 1 104700/40K SR3 W/OUT BBW	10.00	20.00

**Emergency Battery Operation:** The WST LED Architectural Wall Sconce is designed to provide emergency egress lighting for up to 90 minutes. The battery is fully recharged within 24 hours of use.

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**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS:**  
 - Full Cut-Off Design  
 - 150W HPS Lamp  
 - 16,000 Lumens  
 - 50,000 Hours Life  
 - 10' Pole Mount  
 - 20' Pole Mount

**CONTOUR Soft Surface Lighting**

**KAD**

**Ordering Information:** EXAMPLE: KAD 150S R2

Order #	Quantity	Description	Unit Price	Total Price
150S R2	2	KAD 150S R2	8000.00	16000.00

**Emergency Battery Operation:** The KAD 150S R2 is designed to provide emergency egress lighting for up to 90 minutes. The battery is fully recharged within 24 hours of use.

**LOT 1, VILLAGE NORTH AMENDMENT NO. 15**  
**SITE DEVELOPMENT PLAN**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE  
 6TH PRINCIPAL MERIDIAN

