

LEGAL DESCRIPTION

LOT 2A - 3A, BLOCK 3 OF THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY _____, AS _____.

SIGNED THIS _____ DAY OF _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024
BY _____ AS _____ OF
CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024
BY _____ AS AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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 _____ ON THE _____ DAY OF _____, 2024 AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

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 _____ DAY OF _____, 2024.

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

SURVEYOR'S CERTIFICATE

I, _____, 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.

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

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

KURT A. LANG
PE #32249

BASIS OF BEARINGS

THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 38064" AND AT THE SOUTHEAST CORNER BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204", ASSUMED TO BEAR SOUTH 01°03'47" EAST.

BENCHMARK

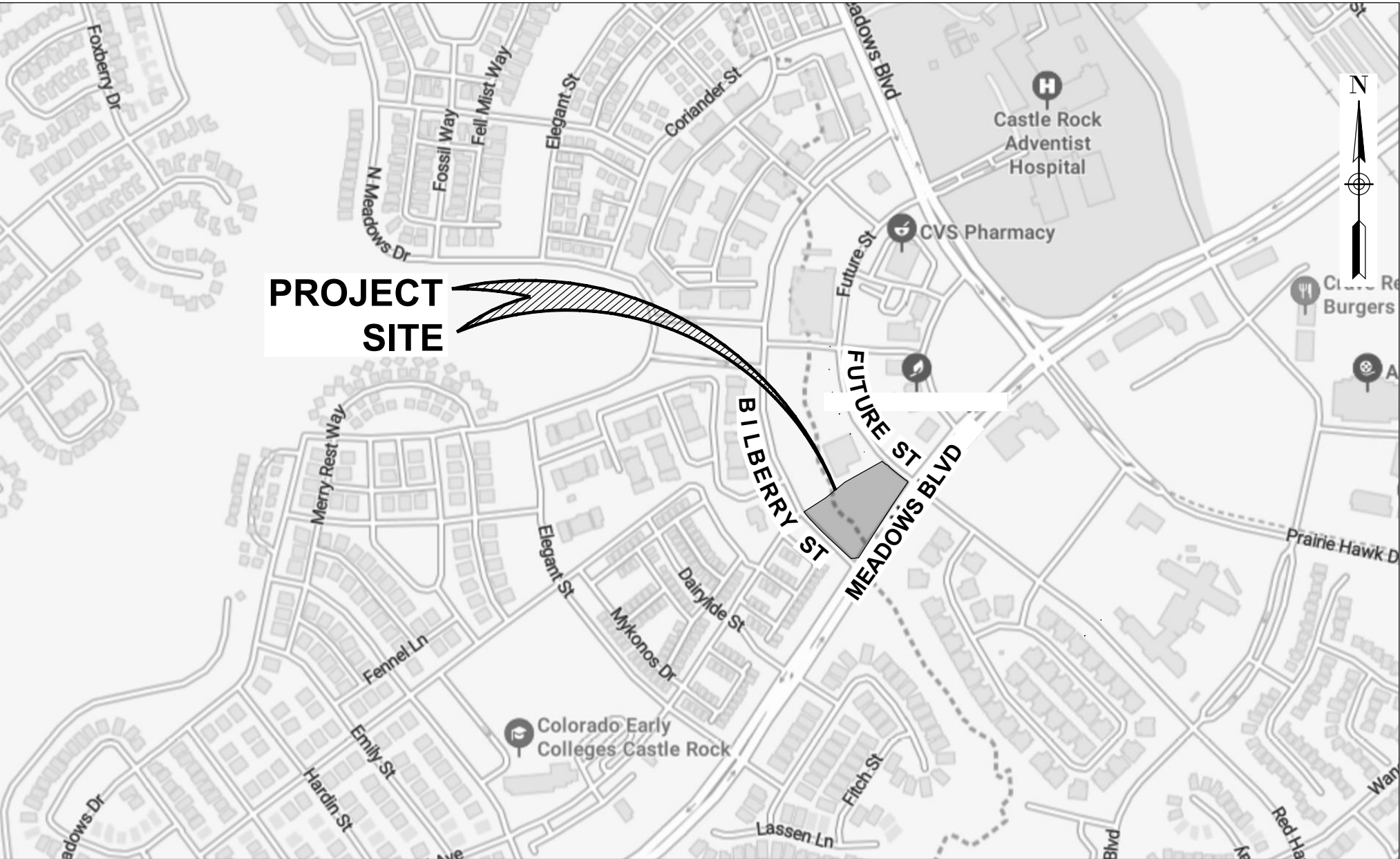
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. 4.33 SFE'S ARE DEBITED FROM THE WATER BANK.

THE MEADOWS D1 TRAINING CENTER
SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



VICINITY MAP

SCALE 1" = 500'

SITE DATA TABLE			
ZONING	THE MEADOWS - 4TH AMENDMENT - PD		
USE AREA	TOWN CENTER		
SITE AREA	1.62 ACRES		
1ST FLOOR FOOTPRINT	9,420 SF		
GROSS FLOOR AREA	9,420 SF		
BUILDING TYPE	V - B SPRINGERD		
USES	COMMERCIAL RECREATION		
PARKING	REQUIRED	PROVIDED	
ONSITE @ 330/1,000	28	31	
OFFSITE	0	0	
ACCESSIBLE	1	2	
TOTAL PARKING	29	33	
BICYCLE PARKING	2	8	
SITE	PER 4TH AMEND.	PROVIDED	
MIN. REAR BUILDING SETBACK	NONE	23'	
MIN. SIDE BUILDING SETBACK SOUTH	NONE	43'	
MIN. FRONT BUILDING SETBACK	NONE	181'	
MIN. SIDE BUILDING NORTH	NONE	93'	
MAX. BUILDING HEIGHT	60'	24'-8"	
MAX. BUILDING COVERAGE	100%	75%	
MAX. FAR (NON-RESIDENTIAL)	1.5	0.13	
SITE UTILIZATION	PER CODE	PROVIDED (%)	PROVIDED (SF)
BUILDING COVERAGE	100% (Max)	13.4	9,420
PARKING COVERAGE		18.5	13,023
PLAZA/SIDEWALKS		5.3	3,763
LANDSCAPE	10% OF GROSS SITE AREA FOR COMMERCIAL	62.8	44,253
TOTAL LOT AREA		100	70,459
PARKING LOT LANDSCAPE COVERAGE	10% OF GROSS PARKING AREA FOR COMMERCIAL	13.2	3,801

SHEET INDEX:

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- 9 of 11 PLANTING NOTES & DETAILS
- 10 of 11 PHOTOMETRIC PLAN
- 11 of 11 LIGHTING SPECIFICATIONS

ARCHITECT

ROBERT McDONALD
OLC
(303) 294-9244

LANDSCAPE

KYLE DAVIS
DHM DESIGN
(303) 892-5666 x326

LIGHTING

KEVIN L. YINGLING, PE
INNOVATIVE ELECTRICAL SYSTEMS, INC
8093 WEST ILIFF LANE
LAKEWOOD, CO 80227
303-807-7181

SURVEYOR

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80112
(303) 327-7483

TOWN OF CASTLE ROCK GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0169G, DATED MARCH 16, 2016. NO PORTIONS OF THE SITE ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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 PLANNED DEVELOPMENT WITHIN THE MEADOWS TOWN CENTER USE AREA.
- 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.
- 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.
- THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- 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.
- MUST BE PAINTED RED"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 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.



6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN

A PORTION OF LOT 2A-2A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 14

PROJECT NO. SDP24-0008

04/09/24

COVER SHEET

SHEET NUMBER:

1

1 of 11

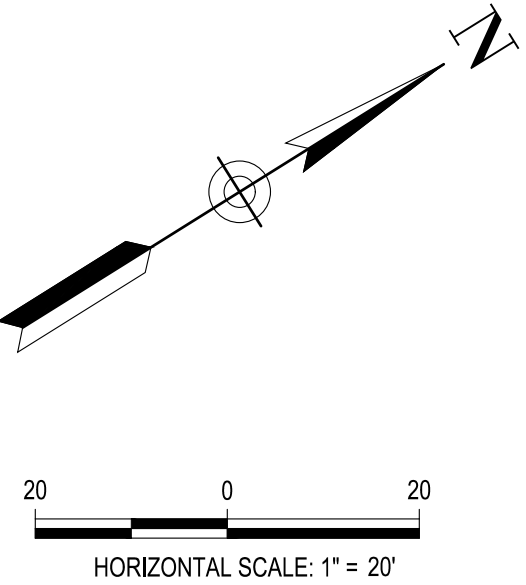
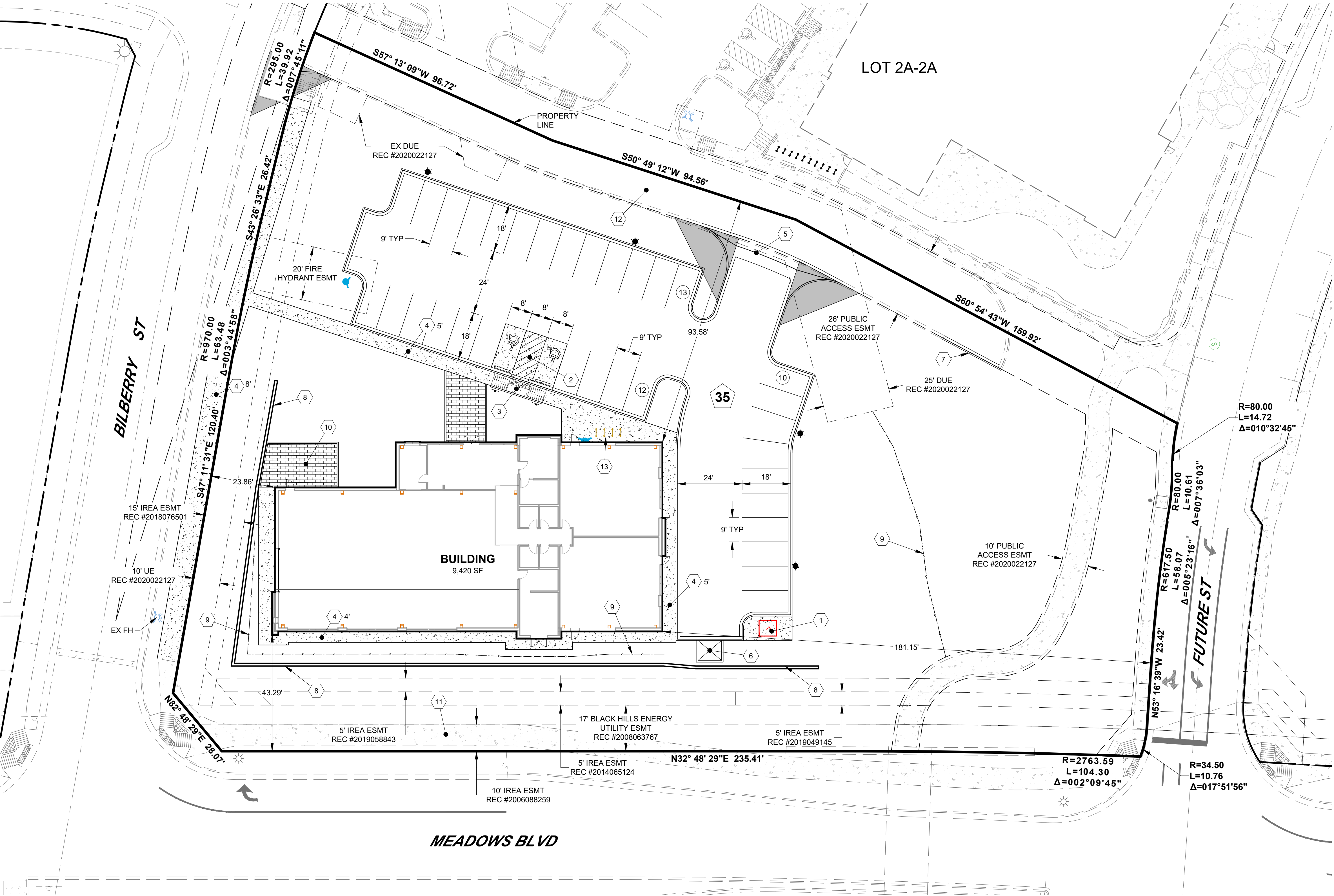
KEY:

- 1 TRANSFORMER
- 2 ADA PARKING STALLS
- 3 ADA CURB RAMP
- 4 CONCRETE SIDEWALK, SEE PLAN FOR WIDTH
- 5 8" CROSSPAN
- 6 TRASH ENCLOSURE
- 7 6" CURB AND GUTTER w/ 1' CATCH PAN
- 8 ASHLAR TAN BLOCK DRY STACK RETAINING WALL (~5.4' MAX HEIGHT)
- 9 SWALE
- 10 PATIO
- 11 EXISTING SIDEWALK
- 12 EXISTING ASPHALT
- 13 BIKE RACKS

THE MEADOWS D1 TRAINING CENTER

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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STATE OF COLORADO



LINETYPE LEGEND	
PROPOSED	EXISTING
	AASHTO SIGHT TRIANGLE
	ACCESSIBLE ROUTE
	CENTERLINE OF ROAD
	DRAINAGE SWALE
	HANDRAIL
	PROPERTY BOUNDARY
	RETAINING WALL
	RIGHT-OF-WAY LINE
SYMBOLS LEGEND	
	CROSSWALK
	DOOR
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	LIGHT POLE
	PARKING COUNT PER ROW
	PARKING COUNT TOTAL
	SIGHT DISTANCE TRIANGLE
	STREET SIGN
HATCHING LEGEND	
	ACCESSIBLE RAMP
	CONCRETE PAVING
	TRUNCATED DOMES

NOTES:
1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

ROTH LANG
ENGINEERING GROUP, LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-2A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 14

PROJECT NO. SDP24-0008

04/09/24

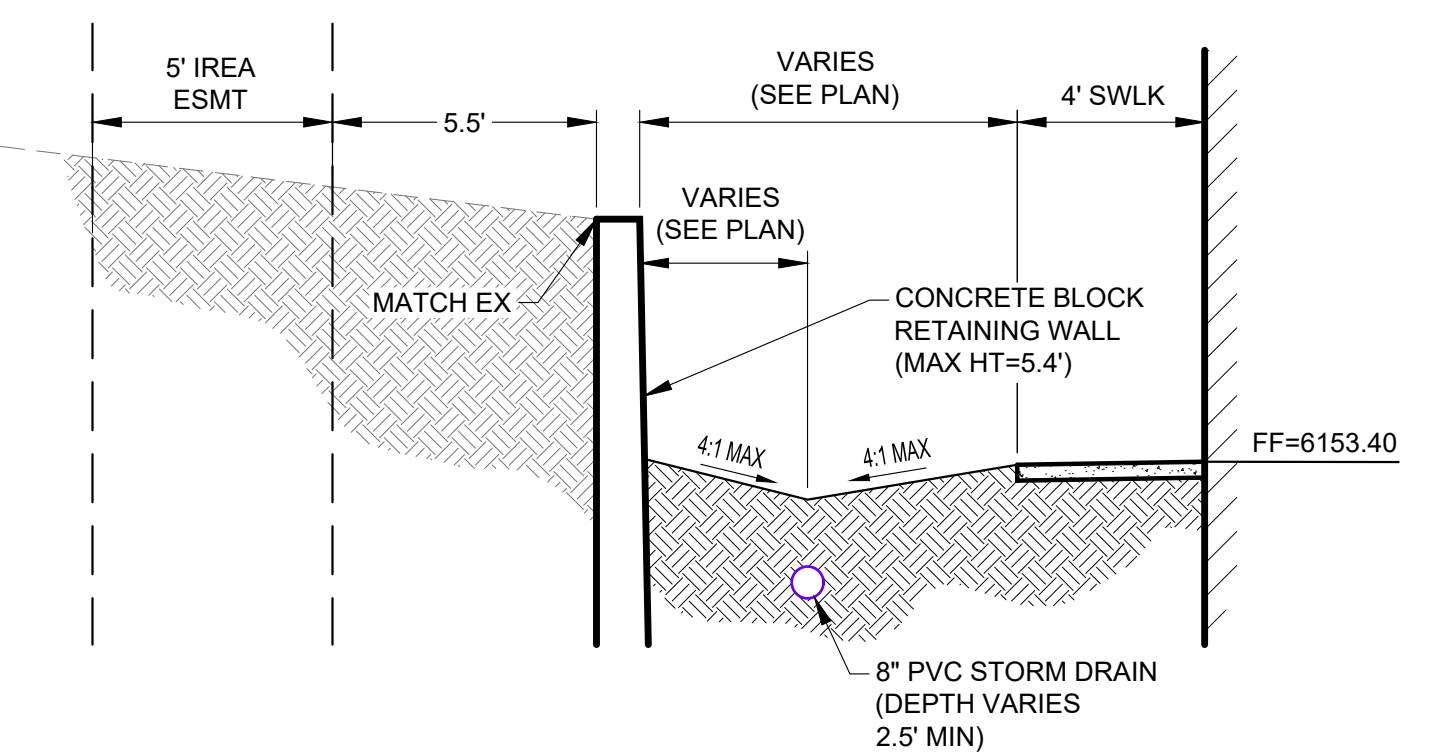
SITE PLAN

SHEET NUMBER:

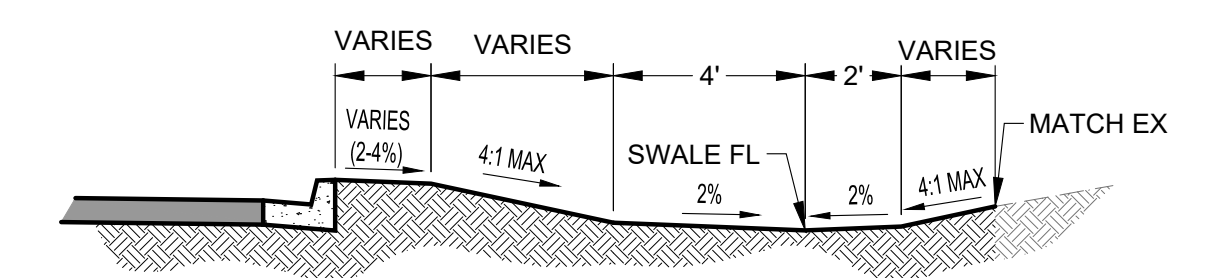
2

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PROPOSED		EXISTING
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	DRAINAGE SWALE	
	EXPOSED FOUNDATION	
	HANDRAIL	
	RETAINING WALL	
	ROOF DRAIN	
	STEM WALL	
	STORM SEWER	
<u>SYMBOLS LEGEND</u>		
	ROOF DRAIN	
	SLOPE	
	SPOT ELEVATION	
	STORM INLET	
	STORM MANHOLE	
<u>HATCHING LEGEND</u>		
	ADA RAMP	
	CONCRETE PAVING	
	RIPRAP / GRAVEL	
	SIDEWALK CHASE	
	TRUNCATED DOMES	



A BUILDING SIDEWALK TYPICAL SECTION



B **NORTHEAST PARKING TYPICAL SECTION**
1" = 4'



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04/09/24

SHEET NUMBER:

3

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THE MEADOWS D1 TRAINING CENTER - SITE DEVELOPMENT PLAN - 230902

BENCHMARK

SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.
ELEVATION = 6082.17 (NAVD 88).

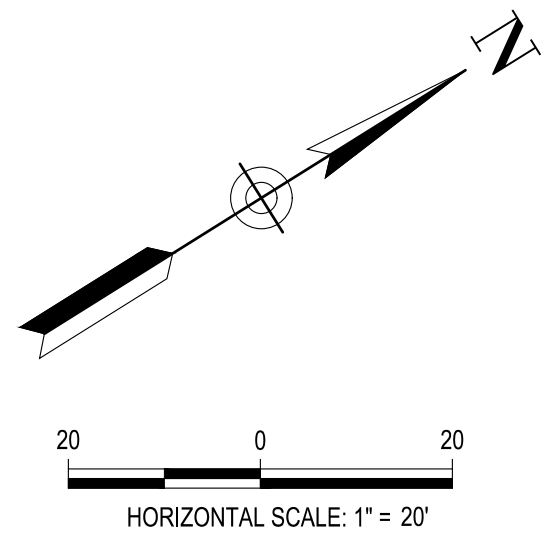
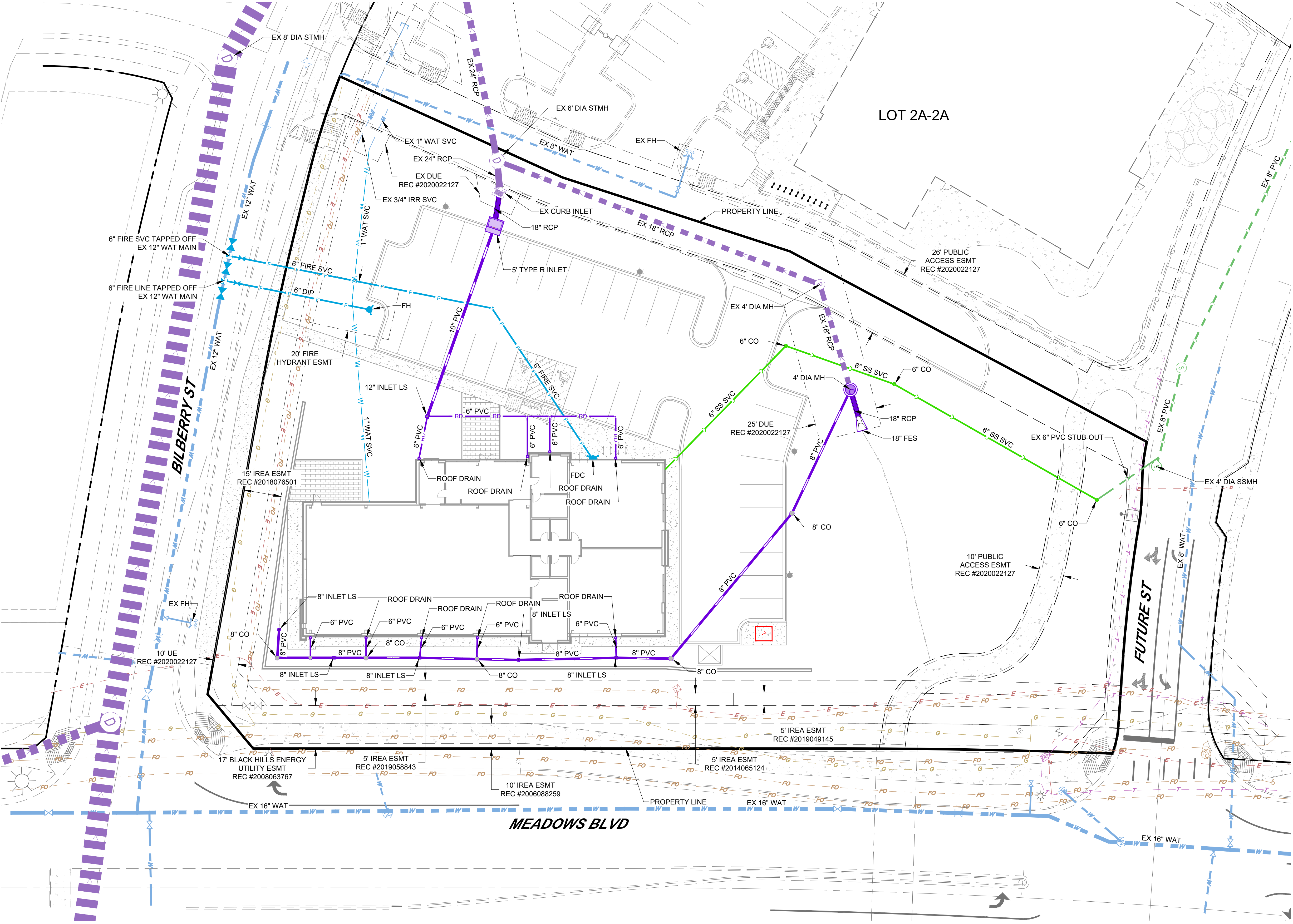
NOTES:

1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

THE MEADOWS D1 TRAINING CENTER

SITE DEVELOPMENT PLAN

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STATE OF COLORADO



LINETYPE LEGEND	
PROPOSED	EXISTING
CABLE TV	CABLE TV
ELECTRIC - UNDERGROUND	ELECTRIC - UNDERGROUND
FIBER OPTIC LINE	FIBER OPTIC LINE
FIRE SERVICE	FIRE SERVICE
GAS LINE	GAS LINE
IRRIGATION	IRRIGATION
OVERHEAD POWER	OVERHEAD POWER
ROOF DRAIN	ROOF DRAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
TELEPHONE	TELEPHONE
UNDERDRAIN	UNDERDRAIN
WATER LINE	WATER LINE
SYMBOLS LEGEND	
CLEANOUT	CLEANOUT
CURB STOP/ CORP STOP	CURB STOP/ CORP STOP
ELECTRIC METER	ELECTRIC METER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
GAS METER	GAS METER
GATE VALVE	GATE VALVE
LIGHT POLE	LIGHT POLE
ROOF DRAIN	ROOF DRAIN
SANITARY MANHOLE	SANITARY MANHOLE
STORM INLET	STORM INLET
STORM MANHOLE	STORM MANHOLE
TRANSFORMER	TRANSFORMER
UTILITY POLE	UTILITY POLE
WATER METER	WATER METER

- 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.
 5. ANY FUTURE DEVELOPMENT OF THE EXISTING WATER OR WASTEWATER INFRASTRUCTURE NEEDED TO SERVE THIS SITE IS THE RESPONSIBILITY OF THE DEVELOPER

- NOTES:**
1. ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FENCING, SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF CASTLE ROCK WATER SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES, AND ALL ASSOCIATED COSTS.

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UTILITY PLAN

SHEET NUMBER:

4

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SITE DEVELOPMENT PLAN

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SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR
1	PRE-FINISHED METAL ROOFING / FASCIA	CHARCOAL GRAY
2	METAL PANEL - 1	ZINC GRAY
3	FIBER CEMENT WOOD PANELS	CHESTNUT
4	SIGNAGE W/ INTERNAL LIGHTING	TBD
5	PRE-FINISHED ALUMINUM COPING	GALVALUME
6	METAL PANEL - 2	CHARCOAL GRAY
7	STEEL CANOPY W/ EXPOSED FRAMING	CHARCOAL GRAY
8	ALUMINUM STOREFRONT SYSTEM (TYP)	CLEAR ANODIZED
9	CMU - 1 GROUND FACE	TAN
10	CMU - 2 SPLIT FACE ACCENT BAND	TAN
11	CMU - 3 GROUND FACE	CHARCOAL GRAY
12	CMU - 4 SPLIT FACE ACCENT BAND	CHARCOAL GRAY
13	ALUMINUM PANELS	CLEAR ANODIZED
14	FIBER CEMENT WOOD SIDING	CEDAR
15	LIGHT FIXTURE	SILVER
16	PRE-FINISHED DOWNSPOUTS	CHARCOAL GRAY
17	ALUMINUM OVERHEAD DOOR	CLEAR ANODIZED
18	HOLLOW METAL DOOR AND FRAME	CHARCOAL GRAY
19	HOLLOW METAL DOUBLE DOOR AND FRAME	CHARCOAL GRAY



2000 LAWRENCE STREET,
DENVER, CO, 80205
PHONE: 303-294-9244

SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-3A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 16

PROJECT NO. SDP24-0008

04/09/2024

BUILDING
ELEVATIONS

SHEET NUMBER:

5

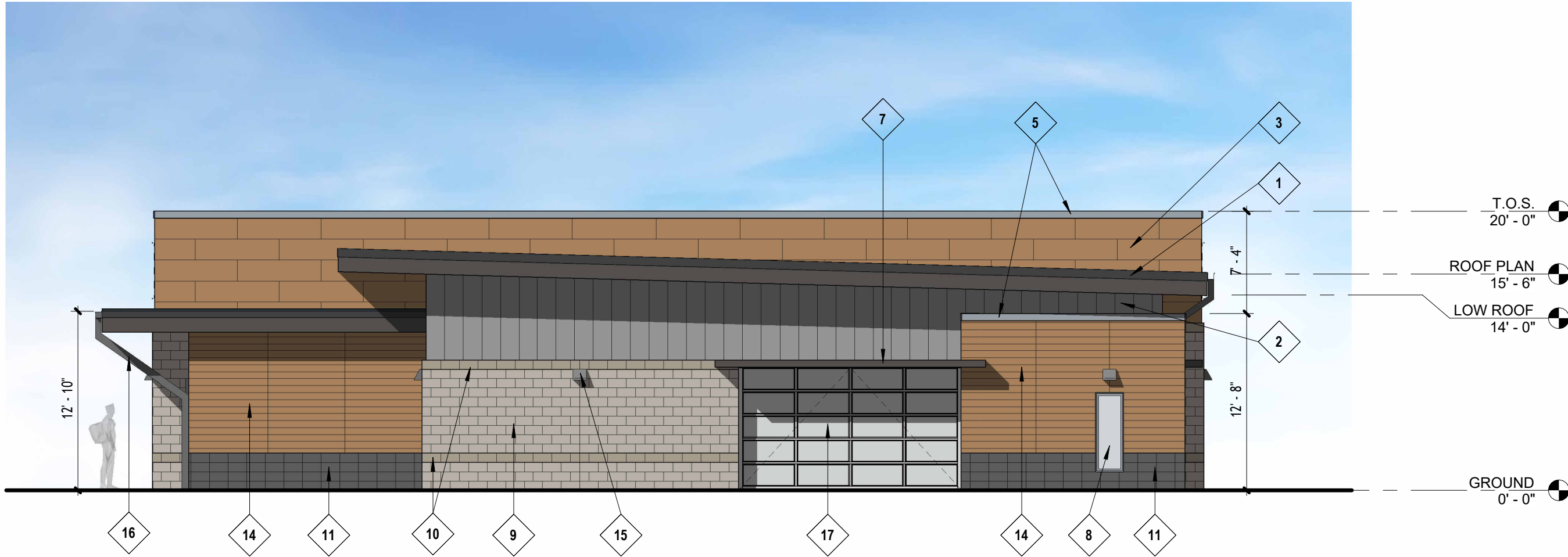
5 of 11

SITE DEVELOPMENT PLAN

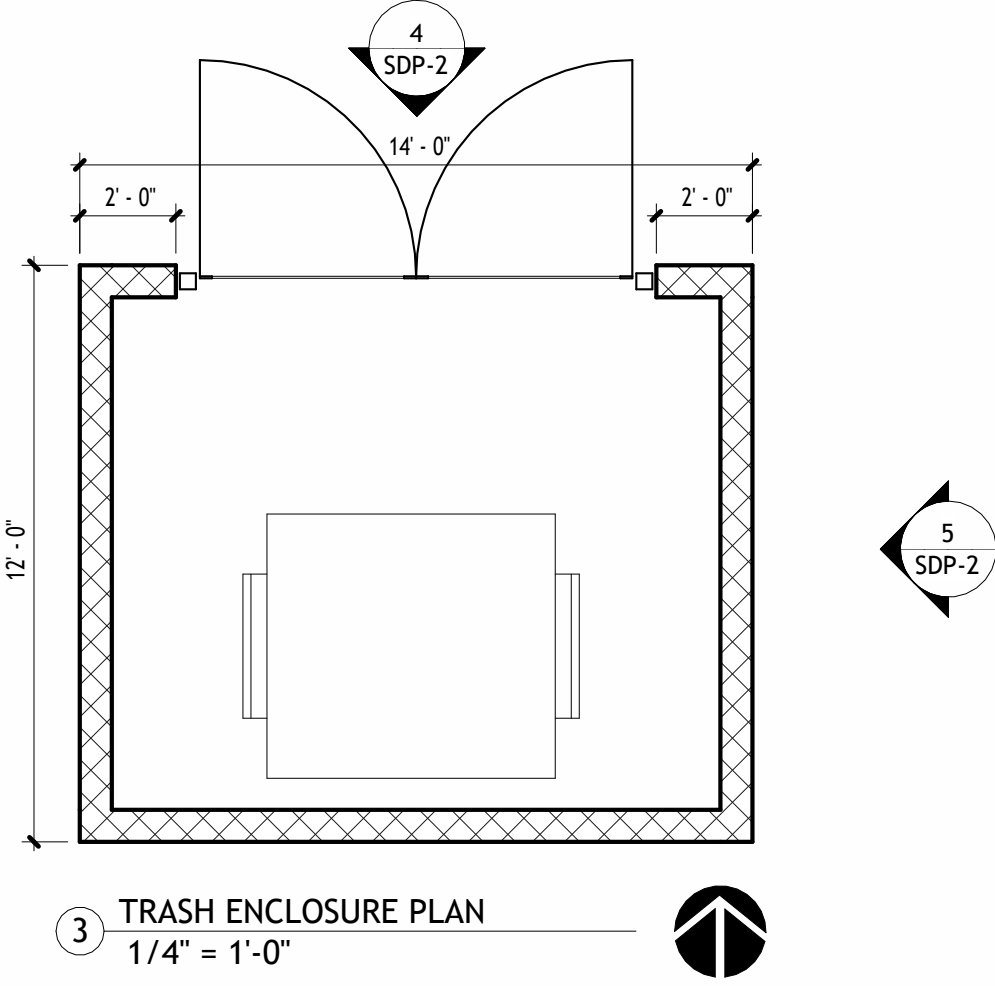
LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO.16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



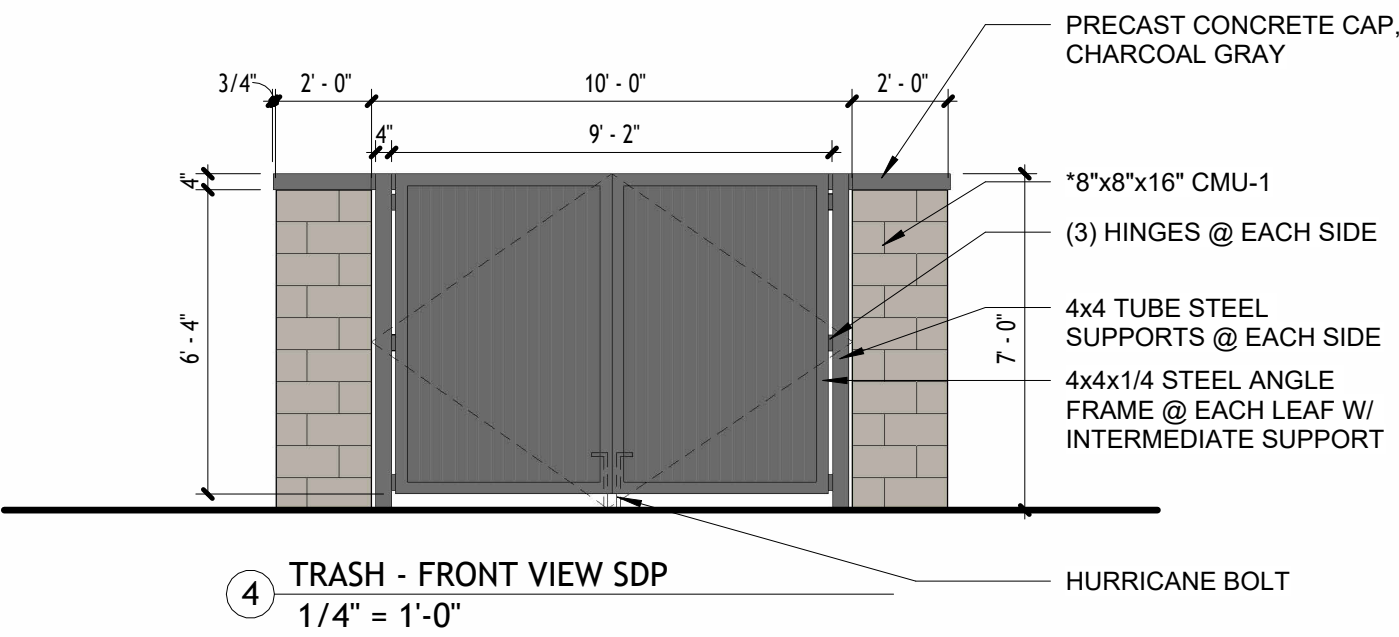
1 EAST ELEVATION SDP
1/8" = 1'-0"



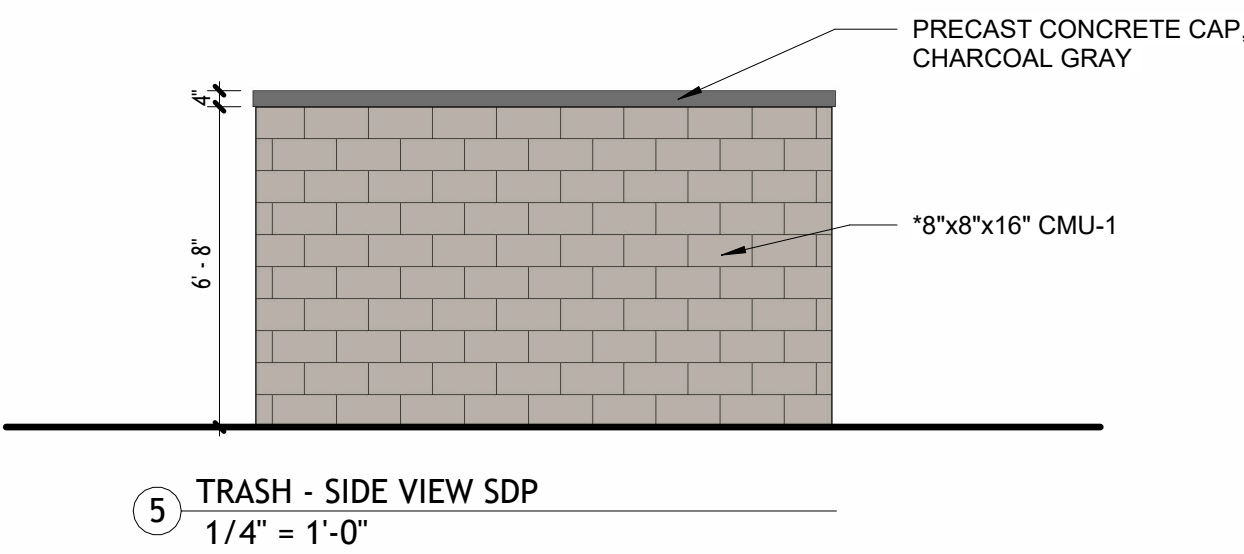
2 WEST ELEVATION SDP
1/8" = 1'-0"



3 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



4 TRASH - FRONT VIEW SDP
1/4" = 1'-0"



5 TRASH - SIDE VIEW SDP
1/4" = 1'-0"

MATERIALS LEGEND

SYMBOL	MATERIAL	COLOR
1	PRE-FINISHED METAL ROOFING / FASCIA	CHARCOAL GRAY
2	METAL PANEL - 1	ZINC GRAY
3	FIBER CEMENT WOOD PANELS	CHESTNUT
4	SIGNAGE W/ INTERNAL LIGHTING	TBD
5	PRE-FINISHED ALUMINUM COPING	GALVALUME
6	METAL PANEL - 2	CHARCOAL GRAY
7	STEEL CANOPY W/ EXPOSED FRAMING	CHARCOAL GRAY
8	ALUMINUM STOREFRONT SYSTEM (TYP)	CLEAR ANODIZED
9	CMU - 1 GROUND FACE	TAN
10	CMU - 2 SPLIT FACE ACCENT BAND	TAN
11	CMU - 3 GROUND FACE	CHARCOAL GRAY
12	CMU - 4 SPLIT FACE ACCENT BAND	CHARCOAL GRAY
13	ALUMINUM PANELS	CLEAR ANODIZED
14	FIBER CEMENT WOOD SIDING	CEDAR
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AMENDMENT NO. 16

PROJECT NO. SDP24-0008

04/09/2024

BUILDING
ELEVATIONS

SHEET NUMBER:

6

6 of 11

CO LA
STAMP
HERE

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 HYDRONIZED 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.

STREETSCAPE*						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Bilberry St.	230	6		6	23	54
Meadows Pkwy.	350	9		9	35	101
Future St.	134	3		3	13	13

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
 **Streetscape does not count towards overall site landscape requirements
 *Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
 **Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

PLANT SCHEDULE				
Please add values/quantities in the shaded areas				
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	25
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
ORNAMENTAL TREES	HYDROZONE	LOW	QUANTITY	3
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	4
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	325
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	163
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY	254
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
PERENNIAL PLANTING BEDS	HYDROZONE		AREA	
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE				
ANNUAL PLANTING BEDS	HYDROZONE		AREA	
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER				
NATIVE SEED	HYDROZONE	LOW	AREA	22,891
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON				
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]				
*Choose one symbol for each tree category.				
**Choose one pattern for each category of ground cover, shrubs, and grasses.				



**TOWN OF
CASTLE ROCK**
C O L O R A D O

CLWUR (Composite landscape water use rating) Chart

Project Name: D1 Training

Site Development Plan (SDP) Number: SDP24-0008

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,H,W)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Temp	Non-irrigated Native Seed	0	L	58%	22891	1.5	39145	0.877161834
Drip	Shrubs	3	L	42%	16254	3	39145	1.245676332
								0
								0
								0
								0
								0
								0
Total of the CLWUR								2.122838166

Reference Chapter 13.20 of the Castle Rock Municipal Code



TOWN OF

CASTLE ROCK

COLORADO

NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional:		Bill Neumann		State of Colorado License Landscape Architect #		175	
Town of Castle Rock Registration #							
Company Name:		DHM Design		Address:		900 S. Broadway, Denver, CO, 80209	
Phone:		720-763-3963		Email:		kdavis@dhmdesign.com	
Project Name:						The Meadows D1 Training Center	
Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.							
Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Soil Prep Amounts (cu.yds. Per 1000 SF)
70,459	7,046		28633	14	14	28	319.92
Turf Grass Square Footage (SF)*	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Tree (50% minimum)	Separate Irrigation Service Connections
N/A	5,284		28,633	1,761	1,650	7	Yes ☒ No ☐

Parking Lot*							
Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
12,106	1,211		1416	2	4	5	34.11

Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)		Number of Landscaped Islands Provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
	0			0		0	

*Parking Lot landscaping can count towards overall site landscape requirements.

**Parking Lot landscaping outside of landscaped islands/peninsulas should be located within 3 feet of the parking lot perimeter.

***Evergreens are not permitted in landscaped islands/peninsulas.

****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(2)(c) of the Landscape and Irrigation Criteria Manual.

DHM DESIGN

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SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-3A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 16

PROJECT NO. SDP24-0008

04/09/2024

LANDSCAPE NOTES AND REQUIREMENTS

SHEET NUMBER:

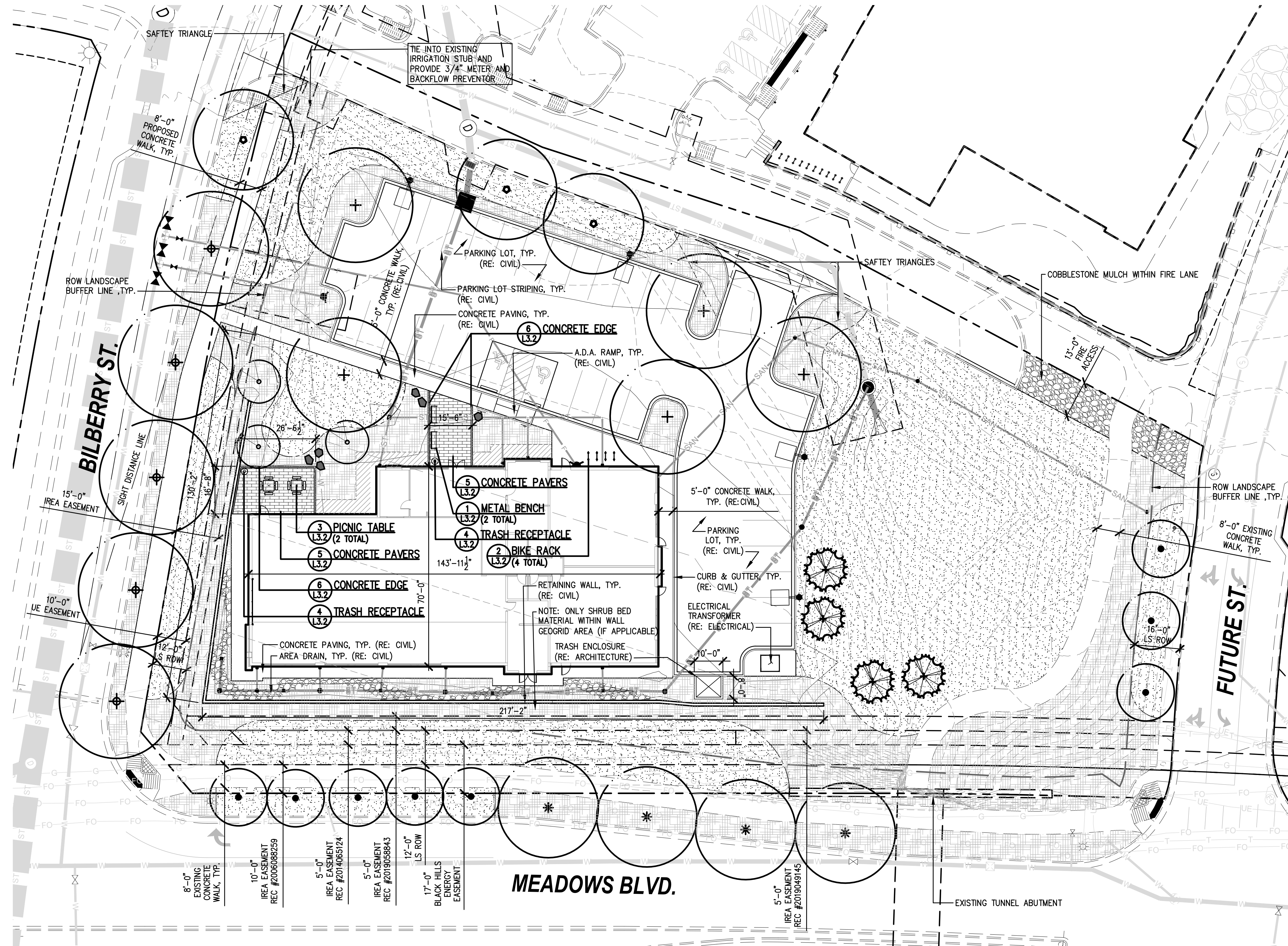
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SHEET 7 OF 11

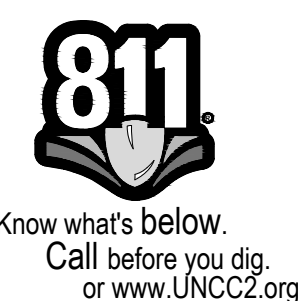
THE MEADOWS D1 TRAINING CENTER SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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LEGEND	
	SHRUB BED WITH ROCK MULCH (LOW HYDROZONE)
	ROCK MULCH (NO IRRIGATION)
	COBBLESTONE MULCH (NO IRRIGATION)
	NATIVE SEED (TEMP-LOW HYDROZONE)
	CONCRETE PAVERS (NO IRRIGATION)
	DECIDUOUS SHADE TREE (LOW HYDROZONE)
	ORNAMENTAL TREE (LOW HYDROZONE)
	EVERGREEN TREE (LOW HYDROZONE)
	LANDSCAPE BOULDERS
	ROW BUFFER LINE
	STEEL EDGER



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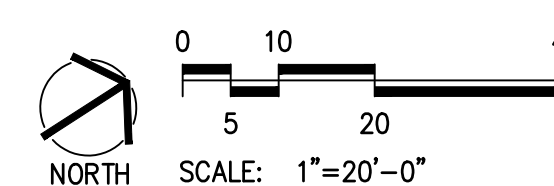
04/09/2024

LANDSCAPE PLAN

SHEET NUMBER:

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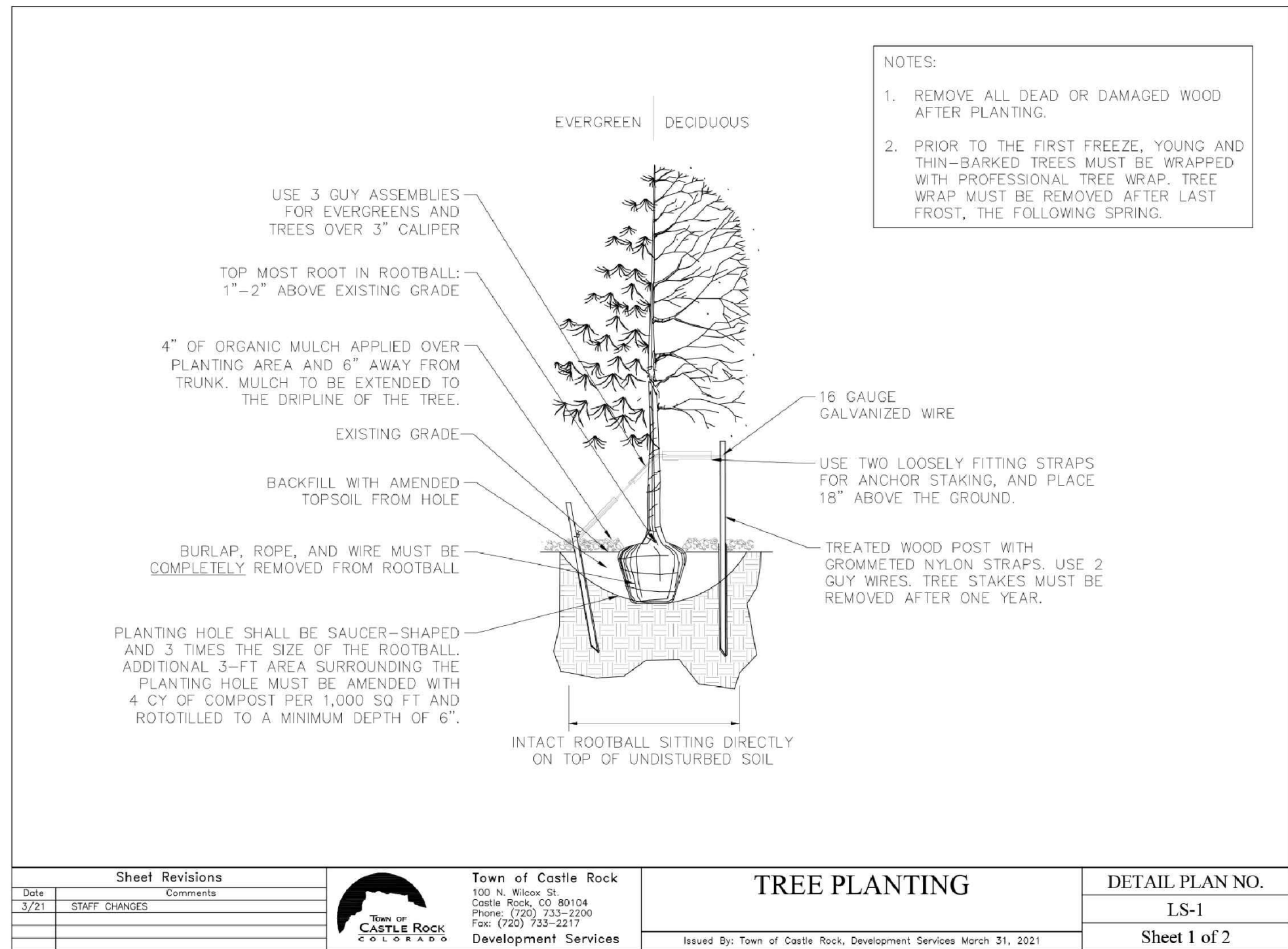
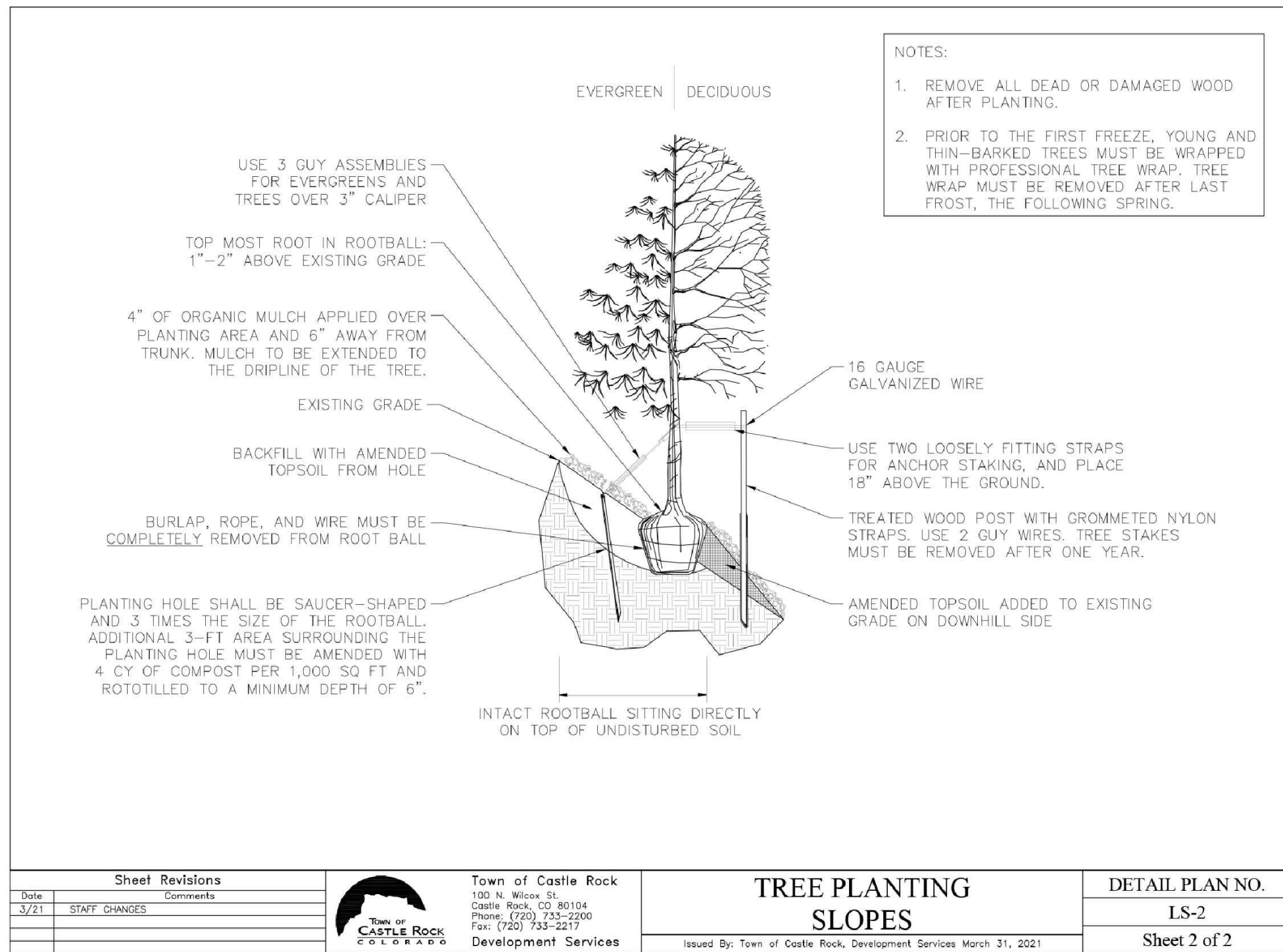
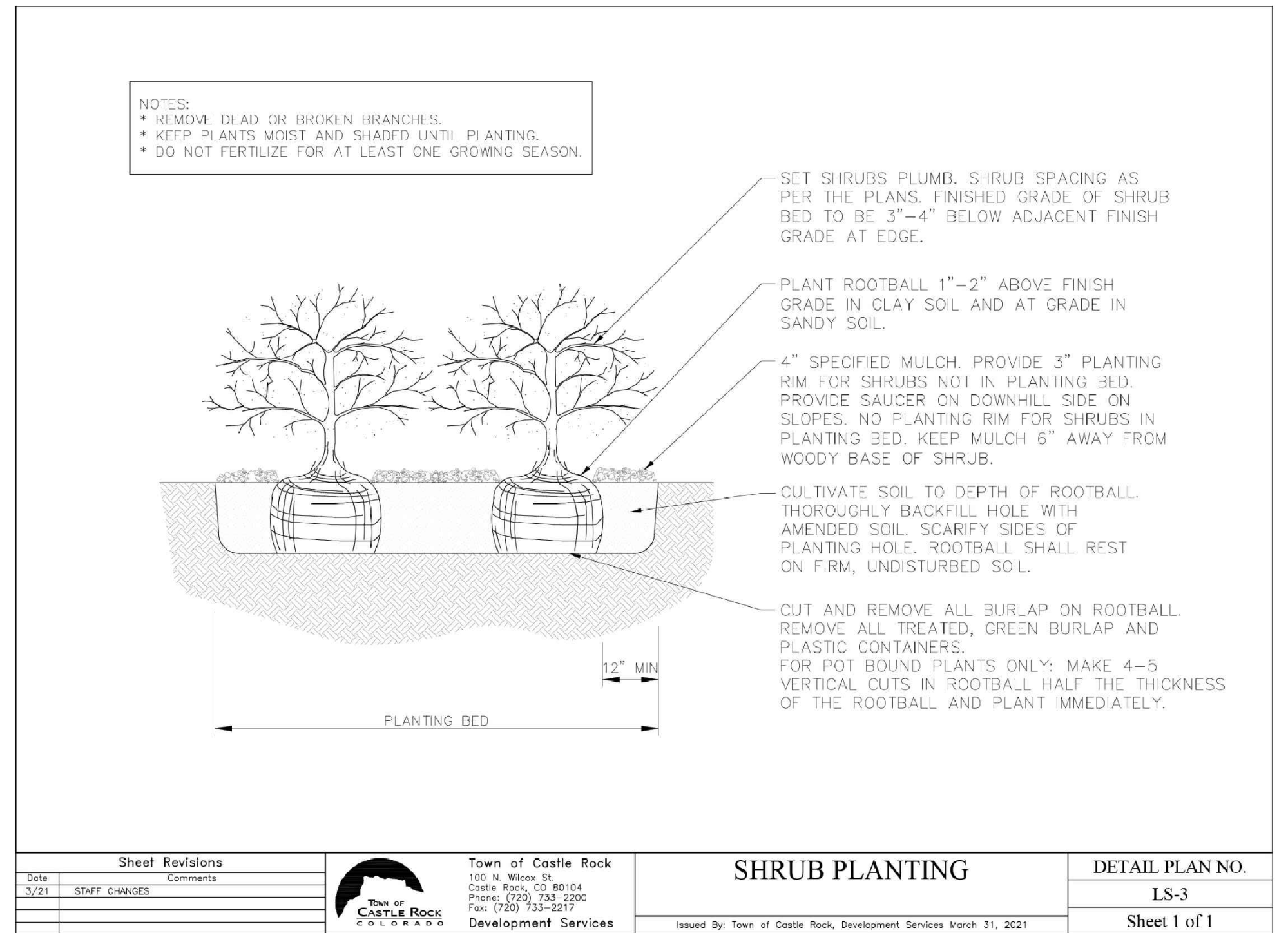
SHEET 8 OF 11



THE MEADOWS D1 TRAINING CENTER SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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1 TREE PLANTING

SCALE: NTS

PLANT LIST

Qty.	Common Name	Botanical Name	Size & Description	Hydrozone	Tree Species Diversity
Deciduous Trees					
8	Catalpa	Catalpa speciosa	2" B&B	L, M	25%
4	Hackberry	Celtis occidentalis	2" B&B	L, M	13%
3	Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	2" B&B	L, M	9%
5	Japanese Pagoda Tree	Sophora japonica	2" B&B	L, M	16%
5	Northern Red Oak	Quercus rubra	2" B&B	L, M	16%
Evergreen Trees					
4	Bristlecone Pine	Pinus aristata	8" Ht.	VL, L	13%
Ornamental Trees					
3	Cockspur Thornless Hawthorn	Crataegus crus-galli inermis	2", B&B	VL, L	9%
Deciduous Shrubs					
	Bluemist Spirea	Caryopteris x clandonensis	#5 Container	L, M	
	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	#5 Container	L, M	
	Ninebark	Physocarpus opulifolius 'Dart's Gold'	#5 Container	L	
	Gold Drop Potentilla	Potentilla fruticosa 'Golden Drop'	#5 Container	L, M	
	Golden Currant	Ribes aureum	#5 Container	VL, L, M	
	Gro-Low Sumac	Rhus aromatica 'Grow-Low'	#5 Container	VL, L	
	Leadplant	Amorpha canescens	#5 Container	VL, L	
	Meidiland Shrub Rose	Rosa Meidiland 'Red'	#5 Container	L, M	
	Miss Kim Lilac	Syringa patula 'Miss Kim'	#5 Container	L, M	
	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	#5 Container	L, M	
	Peking Cotoneaster	Cotoneaster lucidus	#5 Container	L, M	
Evergreen Shrubs					
	Buffalo Juniper	Juniperus sabina 'Buffalo'	#5 Container	L	
	Panchito Manzanita	Arctostaphylos 'Panchito'	#5 Container	L	
	Spartan Juniper	Juniperus chinensis 'Spartan'	#5 Container	VL, L	
	Wiltonii Juniper	Juniperus horizontalis 'Wiltonii'	#5 Container	L	
Ornamental Grasses					
	Big Bluestem	Andropogon gerardii	#1 Container	VL, L	
	Blue Gramma	Bouteloua gracilis 'Blonde Ambition'	#1 Container	VL, L	
	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 Container	L, M	
	Indian Grass	Sorghastrum nutans 'sioux blue'	#1 Container	VL, L	
	Prairie Dropseed	Sporobolus heterolepis	#1 Container	L, M	

2 TREE PLANTING ON SLOPES

SCALE: NTS

NATIVE SEED

MIX NAME: LOW GROW MIX
APPLICATION METHOD: DRILLED SEED
APPLICATION RATE: PER SUPPLIER'S RECOMMENDATION

COMMON NAME:	MIX %
EPHRAIM CRESTED WHEATGRASS	30%
DWARF PERENNIAL RYEGRASS	25%
SR3200 BLUE FESCUE	20%
REUBENS CANADA BLUEGRASS	15%
CHEWINGS	10%

HYDROZONE: LOW

NOTE: AFTER THE SEED HAS BEEN ESTABLISHED (PER LANDSCAPE NOTES), CONTRACTOR TO TURN OFF AND REMOVE TEMPORARY IRRIGATION SYSTEM TO NATIVE SEED AND MONITOR THROUGHOUT THE WARRANTY PERIOD.

SUPPLEMENTAL LANDSCAPE NOTES

- CONTRACTOR TO REVIEW AND FOLLOW ALL TOWN STANDARDS & SPECIFICATIONS AS WELL AS REVIEW PROJECT SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS FOR LANDSCAPE IMPROVEMENTS. TOWN STANDARDS & SPECIFICATIONS SHALL TAKE PRECEDENCE OVER PROJECT STANDARDS & SPECIFICATIONS. IN INSTANCES OF CONFLICTING INFORMATION, CONTRACTOR SHALL COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS WILL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE OF COLORADO INDUSTRY STANDARDS.
- REMOVE ALL ACCUMULATIONS DEBRIS FOUND IN PLANTING BEDS AND DISPOSE OFF OF THE SITE. MECHANICALLY BREAK UP AS NECESSARY EXISTING SOIL IN PROPOSED PLANTING BEDS COMPACTED BY PRIOR CONSTRUCTION.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG CURBS AND WALKWAYS TO ACCOMMODATE SEED, SOD OR MULCH DEPTH.
- ALL AREAS TO BE PLANTED, SEEDED OR SODDED WILL HAVE THE TOPSOIL INSTALLED. THESE AREAS WILL THEN BE TILLED TO A MINIMUM 6" DEPTH INCORPORATING **A-1 ORGANICS BIOCOMP CLASS 1 COMPOST** AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. THE DISTURBED AREAS OF THE SITE WILL THEN BE FINE GRADED IN PREPARATION FOR SEEDING, SODDING OR PLANTING AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.
- TREE PLANTINGS AND PLANTING BEDS WILL BE TREATED WITH DIEHARD TRANSPLANT (TREES) AND DIEHARD BED PREP (PLANTING BEDS) **MICORRHIZA INOCULANTS** INSTALLED AND AT THE RATE RECOMMENDED BY THE MANUFACTURER. CONTRACTOR TO PROVIDE PRODUCT CUT-SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SHRUB BED AND TREE LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PROVIDE SHRUB BED LAYOUT BASED UPON THIS LANDSCAPE PLAN AND NOT THE IRRIGATION PLAN.
- ALL BED AREAS AND TREE PLANTINGS WILL RECEIVE A MINIMUM OF **1"-1.5" DIAMETER ROUNDED RIVER ROCK MULCH (COLOR: BUFF/TAN)**, WHERE INDICATED ON PLANTING PLANS. INSTALL **3"-5" DIAMETER ROUNDED RIVER COBBLESTONE (COLOR: GREY)** AT 4" DEPTH. CONTRACTOR TO PROVIDE PHYSICAL SAMPLE IN (1) GALLON ZIPLOC BAG TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO IMMEDIATELY IRRIGATE PLANT MATERIAL AFTER PLANTING. CONTRACTOR TO VERIFY IRRIGATION SYSTEM IS FULLY OPERATIONAL PRIOR TO PLANT PLACEMENT. THOROUGHLY SETTLE AND SATURATE THE PLANTING MIX, ROOT ZONE, AND SOIL AROUND PLANTINGS FOR FIRST 24 HOURS AFTER PLANTING. CONTRACTOR TO ENSURE NO MORE THAN THE TOP 2" OF SOIL BECOME DRY IN HOT CONDITIONS.
- IF HYDRO-MULCHING IS UTILIZED IN NATIVE SEED AREAS, THE HYDRO-MULCH SHALL BE SPRAYED FROM (2) OPPOSITE DIRECTIONS AND MUST PROVIDE COMPLETE COVERAGE. ALL HYDRO-MULCH MATERIAL MUST IMMEDIATELY BE REMOVED FROM ALL HARDSCAPE, SITE FURNITURE, STRUCTURES, FIXTURES, FENCES, ETC.
- IRRIGATION SYSTEM TO BE FUNCTIONING AND ALL HEADS ADJUSTED PRIOR TO BEGINNING HYDRO-MULCHING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL TEST SYSTEM AGAIN AFTER INSTALLATION OF HYDRO-MULCHING TO ENSURE NO HEADS ARE INADVERTENTLY COVERED.
- CONTRACTOR TO INSTALL TEMPORARY ORANGE CONSTRUCTION FENCING AROUND ALL SEEDED AREAS UNTIL SEED GROWTH HAS BEEN ESTABLISHED AT 6" MINIMUM HEIGHT ON 75% OF AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL WITHIN ALL SHRUB BEDS, SODDED AND SEEDDED AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION PRIOR TO INSTALLING CONCRETE FLATWORK. CONTRACTOR TO PERMANENTLY MARK ALL LOCATIONS ON FLATWORK WHERE SLEEVING IS INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALKWAYS, IRRIGATION SYSTEM AND OTHER EXISTING FEATURES THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.

DHM DESIGN

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MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 16

PROJECT NO. SDP24-0008

04/09/2024

PLANTING NOTES
AND DETAILS

SHEET NUMBER:

9

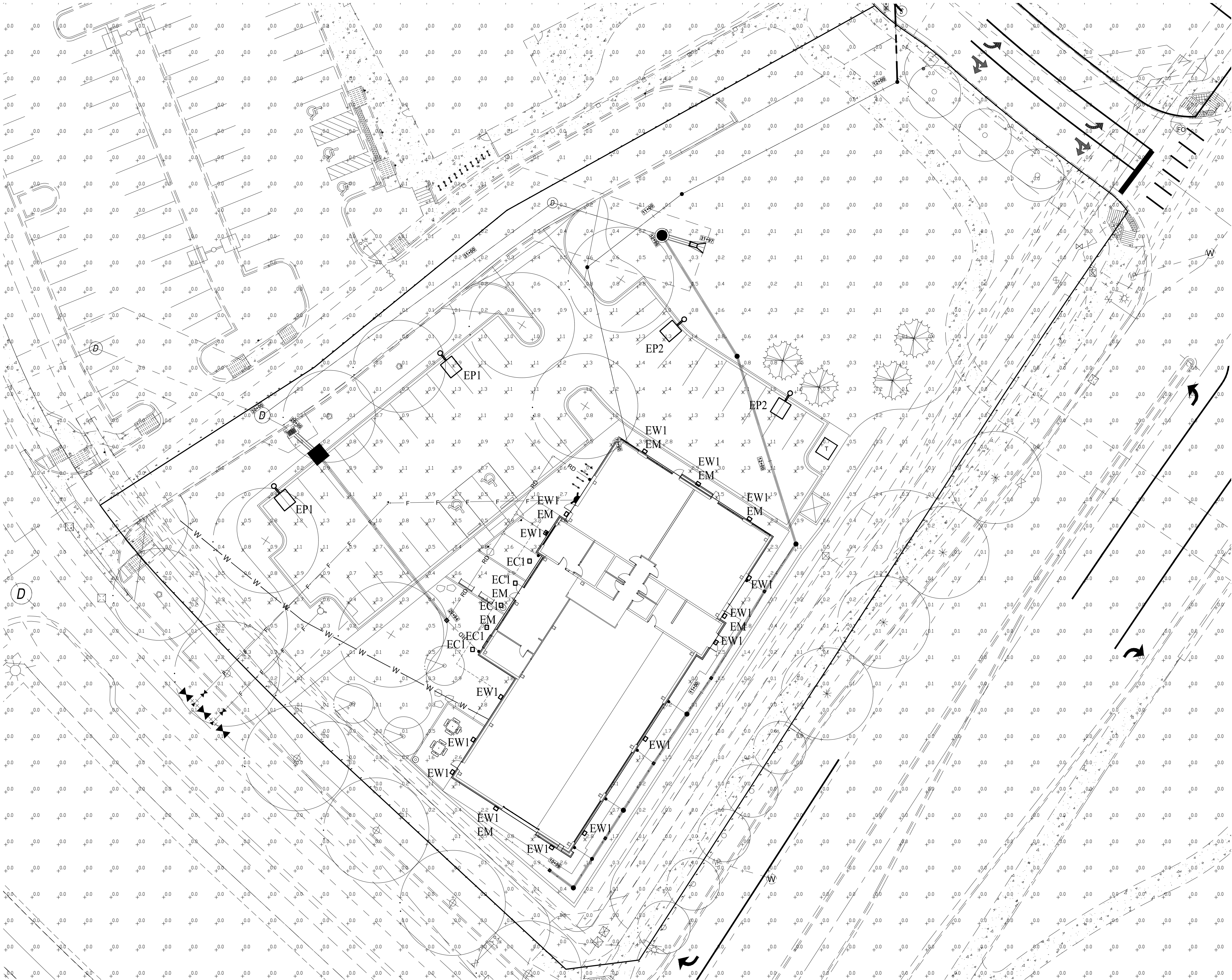
SHEET 9 OF 11

LUMINAIRES	
	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. LOWER CASE SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	= ALL TYPE "A" LUMINAIRES IN ROOM OR AREA UON.
	SURFACE CEILING LUMINAIRE
	EXTERIOR AREA LIGHT
	EXTERIOR WALL PACK

THE MEADOWS D1 TRAINING CENTER

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
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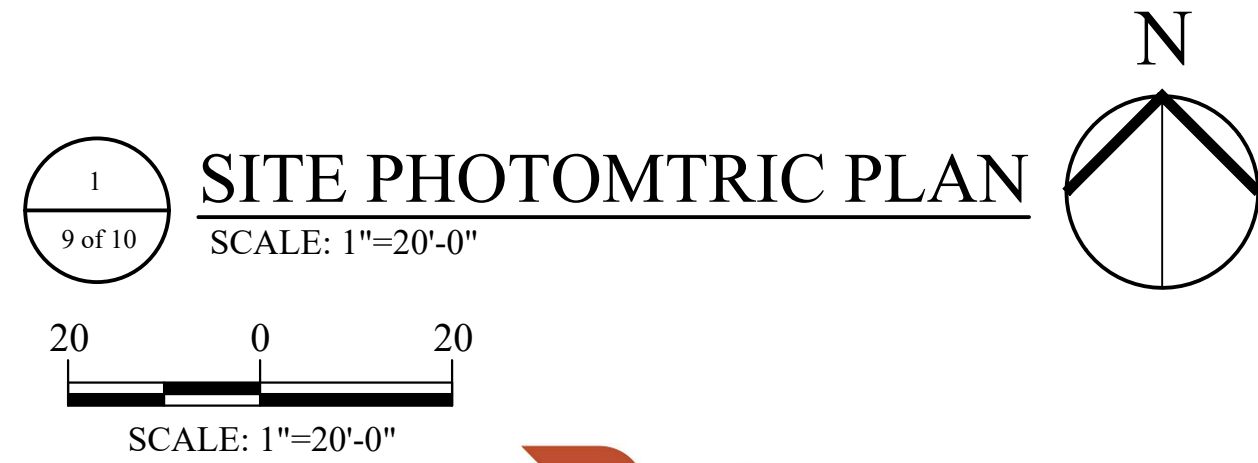
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.0 f.c.	3.0 f.c.	0.3 f.c.	10.0:1	3.3:1
PROPERTY LINE	+	0.0 f.c.	0.2 f.c.	0.0 f.c.	N/A	N/A
WALKWAY	X	1.6 f.c.	4.8 f.c.	0.0 f.c.	N/A	N/A
BEYOND PROPERTY LINE	+	0.0 f.c.	0.2 f.c.	0.0 f.c.	N/A	N/A

- GENERAL NOTES
- ALL LIGHTING HAS BEEN DESIGNED TO MEET THE TOWN OF CASTLE ROCK SITE DEVELOPMENT PLAN DESIGN STANDARDS.
 - ALL PARKING LOT POLE LIGHTS AND WALL MOUNTED FIXTURES ARE FULL CUTOFF TO KEEP LIGHT FROM SPILLING INTO THE SKY. THE FIXTURE UNDER THE CANOPY HAS A LITTLE UPLIGHT BUT THAT WILL BE CUTOFF BY THE CANOPY AND REFLECTED BACK TO THE GROUND.
 - POLE LIGHTS NEAR THE PROPERTY LINE HAVE A SHARP BACKLIGHT CUTOFF OPTIC TO KEEP LIGHT FROM TRESPASSING ONTO THE NEIGHBORS PROPERTIES. ALL FIXTURE LUMEN PACKAGES, LOCATIONS AND MOUNTING HEIGHTS WERE SELECTED TO MITIGATE TRESPASS.
 - THE LIGHTING STRATEGY FOR THE SITE WAS TO USE POLE MOUNTED AREA LIGHTS TO ILLUMINATE THE PARKING LOT. WALL PACKS WERE MOUNTED TO THE BUILDING TO ILLUMINATE SECONDARY AND EMERGENCY EXIT DOORS AS WELL AS WALKWAYS NEAR THE BUILDING. A MORE DECORATIVE FIXTURE WAS MOUNTED TO THE CANOPY AT THE FRONT TO MAKE THE MAIN ENTRY APPEAR DIFFERENT THAN THE REST AND HELP USERS FIND THE FRONT DOOR.
 - THE LIGHTING WILL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM. THIS SYSTEM WILL USE A TIMECLOCK TO TURN LIGHTS ON 30 MINUTES PRIOR TO SUNSET AND OFF 30 MINUTES AFTER SUNRISE. AFTER OPERATING HOURS LIGHTS WILL DIM TO 30%. MOTION SENSORS WILL TURN THEM TO FULL BRIGHT FOR SECURITY.
 - THE LIGHTING GRID IS 10'X10' AND IS AT GRADE LEVEL.
 - THE CALCULATION USED INITIAL LUMENS FOR THE LIGHTING CALCULATION, LIGHT LOSS FACTOR WAS SET TO 1.0.
 - MAX LIGHT LEVEL IN THE PARKING LOT DOES NOT EXCEED 5.0 FC.
 - MAX LIGHT LEVEL ON THE WALKWAYS DOES NOT EXCEED 5.0 FC.
 - MAX LIGHT LEVEL AT THE MAIN ENTRY DOES NOT EXCEED 5.0 FC.
 - ALL BUILDING MOUNTED FIXTURES ARE LESS THAN 3,500 LUMENS.
 - REFER TO THE LUMINAIRE SCHEDULE FOR THE LIGHT FIXTURES STYLE, LOCATION, MOUNTING HEIGHT, IES CUTOFF, LUMEN OUTPUT AND LED CCT.
 - FIXTURES LABELED WITH AN "EM" WILL BE BACKED UP BY AN INVERTER SO MAINTAIN EGRESS LIGHTING WHEN POWER IS LOST. THESE ARE LOCATED AT ALL DOORS OUT OF THE BUILDING.

LUMINAIRE SCHEDULE		MANUFACTURER CATALOG NUMBER	QTY	LAMP		VOLTS	MOUNTING INFORMATION	LLF	NOTES	MAX VA
KEY	DESCRIPTION			TYPE						
EC1	LED, 8.65" SQUARE, SURFACE MOUNTED BRONZE FINISH, 3,000K	LUMINIS SN820C-L19-K30-277V-BZT	1	LED	943 LUMENS	277	CANOPY 11" BOF	1.0	1	11
EP1	LED, SINGLE HEAD, FULL CUTOFF, TYPE 3 DIST. BACK LIGHT CONTROL, 25" POLE, BRONZE FINISH, 3,000K	LITHONIA DSXOLED-P2-30K-80CRI-BLC3-MVOLT-SPA-DOBXD	1	LED	4,313 LUMENS	277	POLE 25" PH	1.0	1.2	45
EP2	LED, SINGLE HEAD, FULL CUTOFF, TYPE 3 DIST. 25" POLE, BRONZE FINISH, 3,000K	LITHONIA DSXOLED-P2-30K-80CRI-TM3-MVOLT-SPA-DOBXD	1	LED	5,930 LUMENS	277	POLE 25" PH	1.0	1.2	45
EW1	LED, WEDGE SHAPE WALL PACK, FULL CUTOFF, WIDE THROW OPTIC, BRONZE FINISH, 3,000K	LITHONIA WDOLED-P0-30K-80CRI-VW-MVOLT-DMG-DOBXD	1	LED	716 LUMENS	277	WALL 9" BOF	1.0	1	7

MOUNTING ABBREVIATIONS		
AFF - ABOVE FINISHED FLOOR	BOF - BOTTOM OF FIXTURE	PL - PENDANT LENGTH
BFC - BELOW FINISHED CEILING	COF - CENTER OF FIXTURE	PH - POLE HEIGHT
RFD - RECESSED FIXTURE DEPTH	TOF - TOP OF FIXTURE	CFL - COMPACT FLUORESCENT

- GENERAL NOTES (FOR ALL SCHEDULED LUMINAIRES):
- PROVIDE A REMOTE TEST SWITCH MOUNTED AT 8'-0" AFF FOR LUMINAIRES WITH EM BATTERY. MOUNTED ABOVE 12'-0" AFF.
 - FINISH TO BE VERIFIED WITH ARCHITECT PRIOR TO ORDERING.
 - POLE SHALL BE 25" MOUNTED TO A BASE 6" ABOVE GRADE. POLE FINISH TO MATCH FIXTURE. PROVIDE SQUARE STRAIGHT STEEL POLE.



SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-3A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 16

PROJECT NO. SDP24-0008

4/09/24

PHOTOMETRIC PLAN

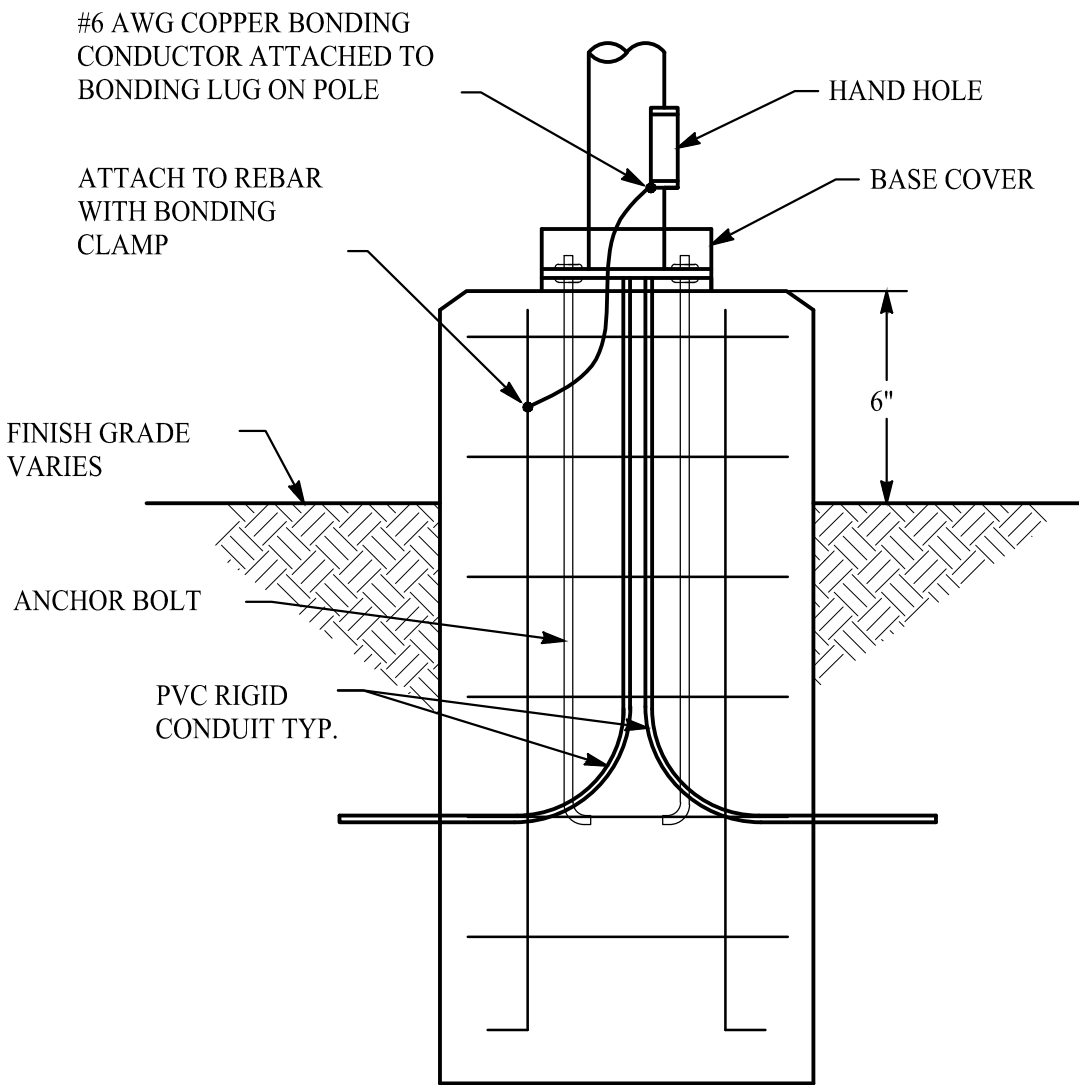
SHEET NUMBER:
10

10 OF 11

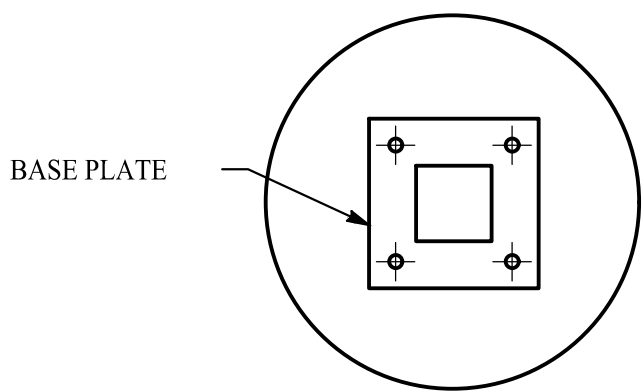
THE MEADOWS D1 TRAINING CENTER

SITE DEVELOPMENT PLAN

LOT 2A-3A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 16
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



ELEVATION



TOP VIEW

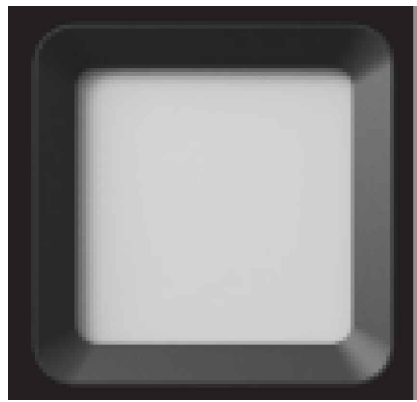
1
10 of 10

POLE BASE DETAIL
SCALE: NONE

NOTE:
1. POLE BASE DIMENSIONS, OTHER THAN THE 6" ABOVE GRADE, WILL BE DESIGNED BY THE STRUCTURAL ENGINEER.

2
10 of 10

FIXTURE TYPE EC1
SCALE: NONE



3
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FIXTURE TYPE EP1 & EP2
SCALE: NONE



4
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FIXTURE TYPE EW1
SCALE: NONE



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SITE DEVELOPMENT PLAN
A PORTION OF LOT 2A-3A, BLOCK 3, THE
MEADOWS FILING NO. 20 PHASE 1 -
AMENDMENT NO. 16

PROJECT NO. SDP24-0008

4/09/24

**LIGHTING
SPECIFICATIONS**

SHEET NUMBER:
11

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