

# 2008042313  
06/13/2008 04:10 PM

2008042313 21 PGS

## PLAT IDENTIFICATION SHEET

Castle Rock Development Co  
Grantor (owner)

Grantor (owner)

Meadows 18 Amendment 5 final PD  
Grantee (name of plat or condo) Site Plan for Lot 1 Block 1

Grantee (name of plat or condo)

Subdivision Info: Filing 18 Lot 1 Block 1

Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_

34 7 67  
Section Township Range

Cross Reference numbers: (reception #s or book and page)

2003144414 \_\_\_\_\_  
2003144413 \_\_\_\_\_  
\_\_\_\_\_

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### SITE DATA:

**OWNER:** CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE, SUITE 410  
DENVER, COLORADO 80206

**DEVELOPER:** MOUNTAIN WEST SENIOR HOUSING, LLC  
3220 STATE STREET  
SALEM, OREGON 97301

**LEGAL DESCRIPTION:** LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 FINAL PLAT

**SITE AREA:** 8.61 ACRES, 375,054 SF

**EXISTING ZONING:** TC, TOWN CENTER

**MASTER PLAN:** THE MEADOWS

**BUILDING AREA:** MAXIMUM GROSS FLOOR AREA  
65,435± SF ASSISTED LIVING WING  
19,859± SF MEMORY CARE WING  
118,067± SF INDEPENDENT LIVING WINGS  
23,470± SF COMMON AREA WING  
226,831± SF TOTAL FLOOR AREA

**PROPOSED F.A.R.:** 0.60 (1.5 ALLOWED IN TC ZONING)

**BUILDING COVERAGE:** 87,500± SF (2.01± AC) 23.3%

**PARKING AND DRIVE AREA:** 70,100± SF (1.61± AC) 18.7%

**HARDSCAPED AREA:** 35,857± SF (0.82± AC) 9.6%

**LANDSCAPED AREA:** 181,597± SF (4.17± AC) 48.4%

**BUILDING DWELLING UNITS**

ASSISTED LIVING:	79 UNITS
MEMORY CARE:	32 UNITS
INDEPENDENT LIVING:	104 UNITS

**SINGLE FAMILY EQUIVALENTS:** 101 DOMESTIC S.F.E.'S  
8 IRRIGATION/LANDSCAPE S.F.E.'S  
109 TOTAL S.F.E.'S

**BUILDING SETBACKS:** MINIMUM 20' FROM EXISTING R.O.W. ALONG PRAIRIE HAWK DRIVE, LOW MEADOW BLVD., RED HAWK DRIVE, AND NEW HOPE WAY.  
MINIMUM 20' FROM EXISTING CASTLE ROCK FIRE STATION (RECEPTION NUMBER 9733595) PROPERTY LINE.

**BUILDING HEIGHTS:** (MEASURED TO THE HIGHEST PEAK)  
1 STORY MEMORY CARE: HEIGHT = 32.0'  
3 STORY ASSISTED LIVING: HEIGHT = 34.46'  
3 STORY COMMON AREA: HEIGHT = 40.0'  
4 STORY INDEPENDENT LIVING: HEIGHT = 52.5'  
\*\* NOTE THAT THE MAXIMUM BUILDING HEIGHT ALLOWED IN THE TC ZONING IS 60 FEET.

**DEVELOPMENT SCHEDULE:** BEGIN SPRING 2008, COMPLETED FALL 2009

### LEGAL DESCRIPTION:

LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 FINAL PLAT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

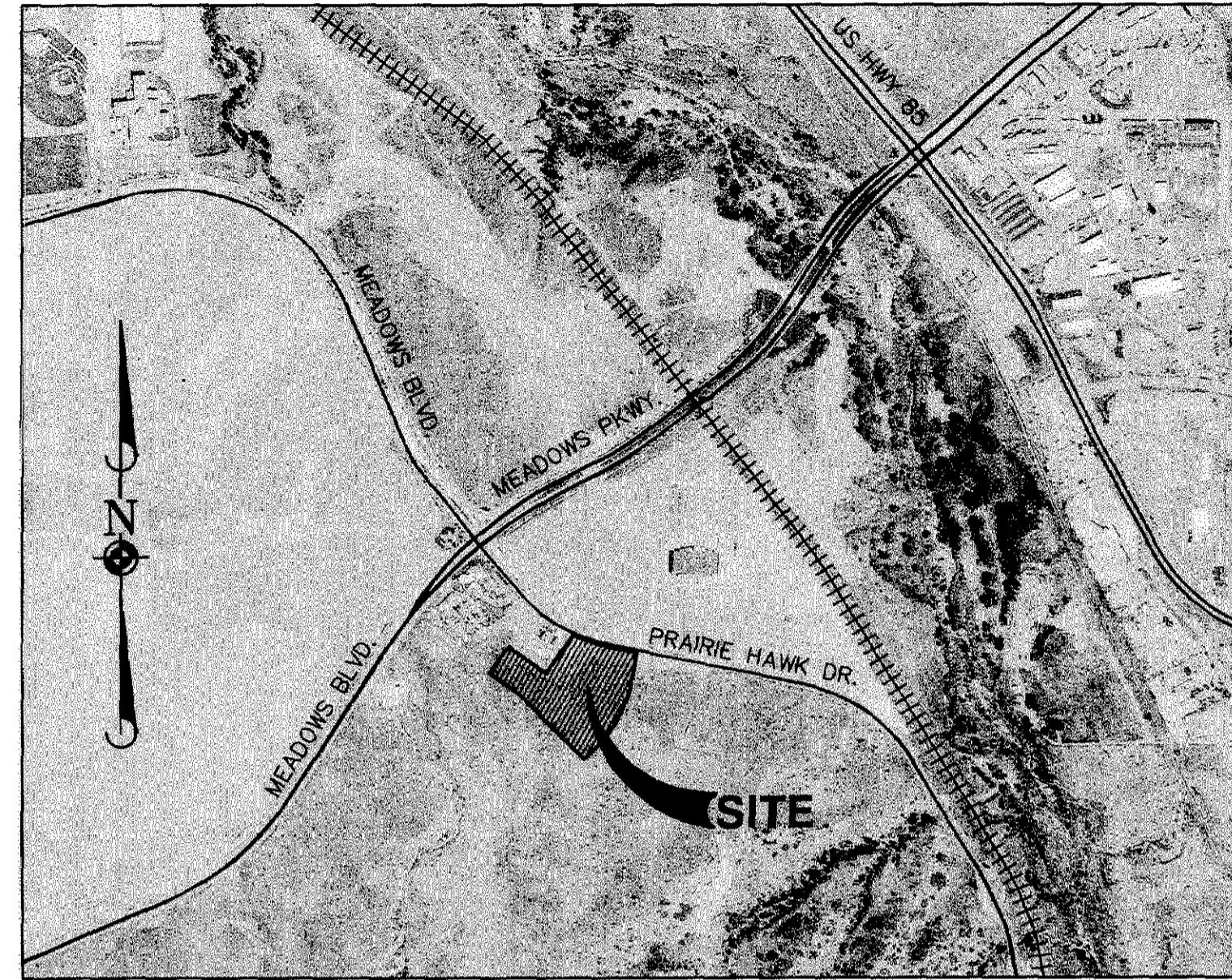
### BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHWEST LINE OF TRACT FF ALONG RED HAWK DRIVE SAID TO BEAR N44°39'50"W 525.27' AS SHOWN ON THE MEADOWS FILING NO. 18 - AMENDMENT NO. 5 FINAL PLAT.

### BENCHMARK:

**ORIGINAL BENCHMARK** - FOUND BRASS DISK SET IN CONCRETE POST 0.4' ABOVE THE GROUND LOCATED 0.15 MILES NORTHWEST OF THE INTERSECTION OF HAPPY CANYON ROAD AND U.S. HIGHWAY 85. STATION IS 754± FEET SOUTH OF THE CENTERLINES OF HIGHWAY 85. ELEVATION IS 5984.83 FEET (NAVD 88 DATUM)

**PROJECT BENCHMARK** - FOUND #5 REBAR WITH ALUMINUM CAP MARKED "AZTEC-134" SET FLUSH WITH THE GROUND ON THE NORTHEAST CORNER OF CASTLE ROCK FIRE DEPARTMENT PROPERTY ADJACENT TO PRAIRIE HAWK DRIVE. ELEVATION IS 6157.20 FEET (NAVD 88 DATUM)



LOCATION MAP

1"=1000'

Unofficial copy

UTILITY CONTACTS	
<b>ELECTRIC</b> INTER MOUNTAIN RURAL ELECTRIC 5496 N. US HWY 85 SEDALIA, CO 80135 PHONE: (303)-688-3100 EX. 282 CONTACT: ALYCIA SCHULTZ	<b>WATER</b> TOWN OF CASTLE ROCK 175 KELLOG COURT CASTLE ROCK, CO 80109 PHONE: (720)-733-6000
<b>GAS</b> XCEL ENERGY COLORADO 5460 W. 60TH AVENUE ARVADA, CO 80003 PHONE: (303)-716-2157 CONTACT: TINA BAXTER	<b>TELEPHONE</b> QWEST COMMUNICATIONS 9750 E. COSTILLA, 2ND FLOOR ENGLEWOOD, CO 80112 PHONE: 1-888-496-3549
<b>SEWER</b> TOWN OF CASTLE ROCK 175 KELLOG COURT CASTLE ROCK, CO 80109 PHONE: (720)-733-6000	<b>CABLE</b> COMCAST BUSINESS SERVICES PHONE: (303)-603-5567 CONTACT: GREG WASSINGER

<b>MORTGAGEE/LIENHOLDER:</b> CASTLE ROCK LAND COMPANY, LLC 3033 E. 1ST AVENUE, STE. 200 DENVER, CO 80206 (303)-394-5500	<b>MORTGAGEE/LIENHOLDER:</b> CALIFORNIA BANK AND TRUST 2200 SOUTH COLORADO BOULEVARD #2-1200 DENVER, CO 80222
<b>DEVELOPER:</b> MOUNTAIN WEST SENIOR HOUSING, LLC 3220 STATE STREET SALEM, OR 97301 (503) 373-3153 CONTACT: CARL SANDERS	<b>OWNER:</b> CASTLE ROCK DEVELOPMENT CO. 3033 E. 1ST AVE., STE. 410 DENVER, CO 80206 (303) 394-5520 CONTACT: GREG MEETER

### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	GENERAL NOTES AND LEGEND
3.	OVERALL SITE PLAN
4.	OVERALL GRADING PLAN
5.	OVERALL UTILITY PLAN
6.	LANDSCAPE PLAN - NORTH
7.	LANDSCAPE PLAN - SOUTH
8.	LANDSCAPE DETAILS AND SPECIFICATIONS
9.	IRRIGATION PLAN - NORTH
10.	IRRIGATION PLAN - SOUTH
11.	IRRIGATION DETAILS AND SPECIFICATIONS
12.	IRRIGATION DETAILS AND SPECIFICATIONS
13.	IRRIGATION DETAILS AND SPECIFICATIONS
14.	PHOTOMETRIC PLAN
15.	MONUMENT AND SIGN ELEVATIONS
16.-20.	ARCHITECTURAL ELEVATIONS

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

SIGNED THIS 5<sup>th</sup> DAY OF June, 2008.

SUBSCRIBED AND SWORN BEFORE ME THIS 5<sup>th</sup> DAY OF June, 2008. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 11/2008

NOTARY PUBLIC

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

THE UNDERSIGNED BENEFICIARIES OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED AUGUST 4, 2004 AT RECEPTION NOS. 2004081483 AND 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIENS TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

CALIFORNIA BANK & TRUST

SIGNED THIS 9<sup>th</sup> DAY OF June, 2008.

SUBSCRIBED AND SWORN BEFORE ME THIS 9<sup>th</sup> DAY OF June, 2008. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 11/2008

NOTARY PUBLIC

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 16<sup>th</sup> DAY OF June, 2008.

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF June, 2008. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 11/2008

NOTARY PUBLIC

### TITLE CERTIFICATION

Jackie L. Zion, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Signed: Jackie L. Zion

AUTHORIZED REPRESENTATIVE

SIGNED THIS 16<sup>th</sup> DAY OF June, 2008.

SUBSCRIBED AND SWORN BEFORE ME THIS 11<sup>th</sup> DAY OF June, 2008. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: April 26, 2011

NOTARY PUBLIC

JACKIE L. ZION  
NOTARY PUBLIC  
STATE OF COLORADO

### SURVEYOR'S CERTIFICATION

I, ERIC D. CARSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 FINAL P.D. SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

ERIC D. CARSON #37890 DATE 06-09-08

### STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL

THIS FINAL P.D. SITE PLAN AMENDMENT WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 12<sup>th</sup> DAY OF June, 2008.

BOB DILLON  
DIRECTOR OF DEVELOPMENT SERVICES

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL P.D. SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:10 p.m.

(TIME) ON THE 13<sup>th</sup> DAY OF June, 2008.

RECEPTION NO. 2008042313

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1,  
THE MEADOWS FILING NO. 18 - AMENDMENT NO. 5

**Dig Safely**  
THREE WORKING DAYS BEFORE YOU DIG  
CALL 1-800-922-1987  
www.ufcc.org  
UTILITY NOTIFICATION CENTER OF COLORADO

**COLOR CODE LEGEND**

White	PROPOSED EXCAVATION	Orange	CONVICTION CRY
Magenta	TEMPORARY SINK DRAINS	Blue	POTABLE WATER
Red	ELECTRIC	Purple	PROBATION/REARREST
Yellow	GAS-OIL-STEAM	Green	WATER SURVEY LINES

**RONALD JAMES PED ARCHITECT P.C.**

MAIL: 327 WEST STREET SE  
PRINCIPAL: 1001 LIBERTY ROAD S.W.  
SALEM, OREGON 97302 (503) 375-8224

**Manhard CONSULTING LTD**

845 Inverness Dr S, Suite A110, Englewood, CO 80112 tel: (303) 706-0500 fax: (303) 706-0400 www.manhard.com  
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

DATE	REVISION	BY	CHKD BY
06-09-08	REVISED PER TOWN COMMENTS	DDN	KPB
06-18-08	REVISED PER TOWN COMMENTS	DDN	KPB
07-10-08	REVISED PER SELLER & PEER REVIEW COMMENTS	DDN	KPB

**Manhard CONSULTING LTD**

2945 Burnham Rd, Suite A110, Englewood, CO 80112 tel: (303) 706-0500 fax: (303) 706-0400 www.manhard.com  
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LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5  
TOWN OF CASTLE ROCK, COLORADO  
TITLE SHEET

PROJ. NO.: KPB  
PROJ. ASSOC.: JCT  
DRAWN BY: DDN  
CHECKED BY: KPB  
DATE: 1-14-08  
SCALE: NTS

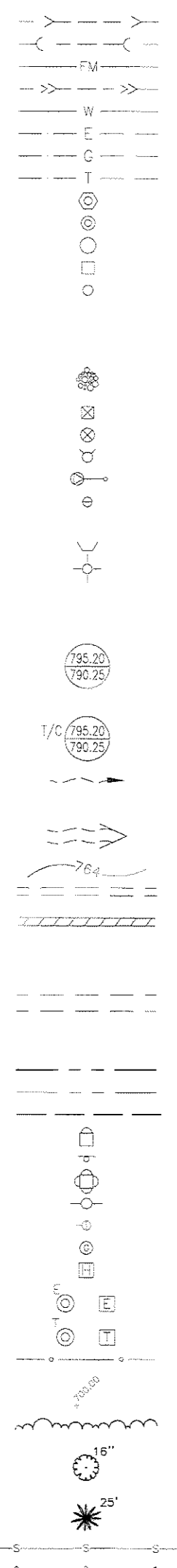
SHEET 1 OF 20  
MWSRCR 070517

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

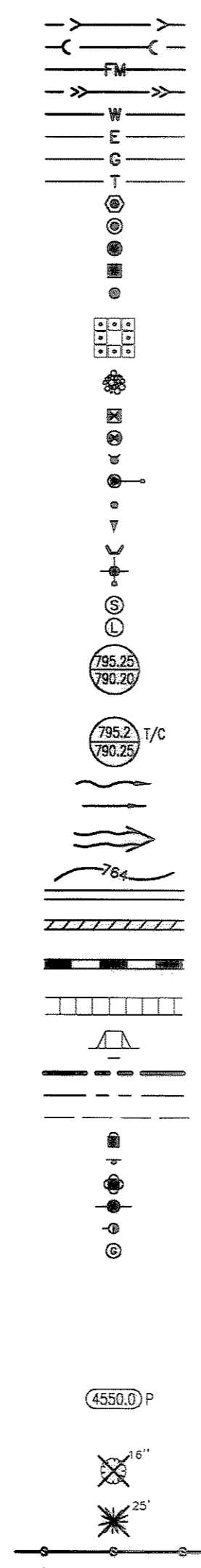
## STANDARD SYMBOLS

### EXISTING



RCP STORM SEWER  
SANITARY SEWER  
FORCE MAIN  
PVC STORM SEWER  
WATER MAIN  
ELECTRIC  
GAS  
TELEPHONE  
SANITARY MANHOLE  
STORM MANHOLE  
CATCH BASIN  
STORM INLET  
CLEANOUT  
  
HAY BALES  
RIP RAP  
VALVE IN VAULT  
VALVE IN BOX  
FIRE HYDRANT  
AIR RELEASE VALVE  
CURB STOP  
THRUST BLOCK  
FLARED END SECTION  
STREET LIGHT  
SUMMIT  
LOW POINT  
RIM /  
INVERT ELEVATION  
  
ELEVATION OF TOP OF CURB AT STRUCTURE /  
INVERT ELEVATION  
DITCH OR SWALE  
DIRECTION OF FLOW  
OVERFLOW RELIEF SWALE  
2 FOOT CONTOURS  
CURB AND GUTTER (CATCH)  
DEPRESSED  
CURB AND GUTTER (SPILL)  
SIDEWALK  
ACCESSIBLE CURB RAMP  
PROPERTY LINE  
R.O.W. LINE  
EASEMENT LINE  
MAIL BOX  
SIGN  
TRAFFIC SIGNAL  
POWER POLE  
GUY WIRE  
GAS VALVE  
HANDHOLE  
  
ELECTRICAL EQUIPMENT  
TELEPHONE EQUIPMENT  
CHAIN-LINK FENCE  
SPOT ELEVATION  
BRUSH/TREE LINE  
DECIDUOUS TREE WITH  
TRUNK DIA. IN INCHES (TBR)  
CONIFEROUS TREE WITH  
HEIGHT IN FEET (TBR)  
SILT FENCE  
RETAINING WALL

### PROPOSED



RCP STORM SEWER  
SANITARY SEWER  
FORCE MAIN  
PVC STORM SEWER  
WATER MAIN  
ELECTRIC  
GAS  
TELEPHONE  
SANITARY MANHOLE  
STORM MANHOLE  
CATCH BASIN  
STORM INLET  
CLEANOUT  
  
HAY BALES  
RIP RAP  
VALVE IN VAULT  
VALVE IN BOX  
FIRE HYDRANT  
AIR RELEASE VALVE  
CURB STOP  
THRUST BLOCK  
FLARED END SECTION  
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SUMMIT  
LOW POINT  
RIM /  
INVERT ELEVATION  
  
ELEVATION OF TOP OF CURB AT STRUCTURE /  
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DITCH OR SWALE  
DIRECTION OF FLOW  
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2 FOOT CONTOURS  
CURB AND GUTTER (CATCH)  
DEPRESSED  
CURB AND GUTTER (SPILL)  
SIDEWALK  
ACCESSIBLE CURB RAMP  
PROPERTY LINE  
R.O.W. LINE  
EASEMENT LINE  
MAIL BOX  
SIGN  
TRAFFIC SIGNAL  
POWER POLE  
GUY WIRE  
GAS VALVE  
HANDHOLE  
  
ELECTRICAL EQUIPMENT  
TELEPHONE EQUIPMENT  
CHAIN-LINK FENCE  
SPOT ELEVATION  
BRUSH/TREE LINE  
DECIDUOUS TREE WITH  
TRUNK DIA. IN INCHES (TBR)  
CONIFEROUS TREE WITH  
HEIGHT IN FEET (TBR)  
SILT FENCE  
RETAINING WALL

## ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	PV	POINT OF VERTICAL INTERSECTION
AGG.	AGGREGATE GRAVEL	FM	FORCE MAIN	PVT	POINT OF VERTICAL TANGENCY
ARV	AIR RELEASE VALVE	G	GROUND	P	PAVEMENT
B.A.M.	BACK TO BACK	GAS	GAS	R	RADIUS
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION	R.O.W.	RIGHT-OF-WAY
B/P	BOTTOM OF PIPE	G/S	GARAGE SLAB	RCP	REINFORCED CONCRETE PIPE
B/W	BACK OF WALK	GW	GUY WIRE	REM	REMOVAL
BB	BUFFALO BOX	HW	HEADWALL	RR	RAILROAD
BIT.	BITUMINOUS CONCRETE	HH	HANDHOLE	RW	RAW WATER
BM	BENCHMARK	H.P.	HIGH POINT	RT	RIGHT
B.O.	BY OTHERS	H.W.L.	HIGH WATER LEVEL	SAN	SANITARY SEWER
C.E.	COMMERCIAL ENTRANCE	HYD.	HYDRANT	SF	SQUARE FOOT
CB	CATCH BASIN	INL	INLET	SHLD.	SHOULDER
CL	CENTERLINE	INV.	INVERT	SL	STREET LIGHT
CLID	CLOSED LID	IP	IRON PIPE	SMH	SANITARY MANHOLE
CMP	CORRUGATED METAL PIPE	L.P.	LOW POINT	ST	STORM SEWER
CNTRL	CONTROL	L.P.	LOW POINT	STA.	STATION
CONC.	CONCRETE	MB	MAILBOX	STD	STANDARD
CY	CUBIC YARD	MH	STORM MANHOLE	SW	SIDEWALK
D	DITCH	MIN.	MINIMUM	SY	SQUARE YARDS
DIA.	DIAMETER	NWL	NORMAL WATER LEVEL	TB	THRUST BLOCK
DIP	DUCTILE IRON PIPE	OLID	OPEN LID	TBR	TO BE REMOVED
DWM	DUCTILE IRON WATER MAIN	P.E.	PRIVATE ENTRANCE	T	TELEPHONE
DT	DRAIN TILE	PC	POINT OF CURVE	T-A	TYPE A
E	ELECTRIC	PCC	POINT OF COMPOUND CURVE	T/C	TOP OF CURB
E-E	EDGE TO EDGE	PGL	PROFILE GRADE LINE	T/F	TOP OF FOUNDATION
ELEV.	ELEVATION	PI	POINT OF INTERSECTION	T/P	TOP OF PIPE
E/P	EDGE OF PAVEMENT	PL	PROPERTY LINE	TW	TOP OF WALL
EX	EXISTING	PP	POWER POLE	TEMP	TEMPORARY
F.E.	FIELD ENTRANCE	PROP.	PROPOSED	TRANS	TRANSFORMER
F-F	FACE TO FACE	PT	POINT OF TANGENCY	VB	VALVE BOX
F.F.	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
FES	FLARED END SECTION	PVC	POLYVINYL CHLORIDE PIPE	WL	WATER LEVEL
		PVC	POLYVINYL CHLORIDE PIPE	WM	WATER MAIN

## 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 FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS IS TO BE MAINTAINED ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANTS MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE PLANT MATERIAL AS SET FORTH IN THE FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH 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 THE FINAL PD SITE 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 EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN IN THIS PLAN.
- THERE ARE NO EXISTING WETLANDS LOCATED ON THIS SITE.
- FLOODPLAIN STATEMENT - ACCORDING TO THE FEMA FIRM PANEL NUMBER 08035C0169F, DATED SEPTEMBER 30, 2005, THE PROJECT SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED 100-YR FLOODPLAIN.
- ALL EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAT AND ARE SHOWN ON THE FINAL PD SITE PLAN FOR INFORMATIONAL PURPOSES ONLY.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.14 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- RETAINING WALLS OR SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER 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. CALL THE BUILDING DEPARTMENT (720)-733-3529 FOR A DETERMINATION OF THE NEED FOR A BUILDING DEPARTMENT FOR TIERED RETAINING WALLS.
- 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 FIVE-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, 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.
- TRACTS "A" AND "B" WITHIN THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 FINAL PLAT ARE TO BE DEDICATED TO THE MEADOWS NEIGHBORHOOD COMPANY (HOA) FOR THE PURPOSE OF OWNING/MAINTAINING THE EXISTING PUBLIC SIDEWALK AND LANDSCAPE IMPROVEMENTS. SEE THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 FINAL PLAT FOR A TRACT TABLE INCLUDING DETAILED INFORMATION AND AREAS FOR THESE TRACTS.
- THIS DEVELOPMENT WAS INCLUDED AS PART OF THE PRELIMINARY PD SITE PLAN FOR THE MEADOWS, 3RD AMENDMENT RECORDED ON SEPTEMBER 30, 2003 WITH A RECEPTION NUMBER 2003144414. THE ZONING INFORMATION FOR THIS DEVELOPMENT CAN BE FOUND IN "THE MEADOWS PD ZONING REGULATIONS, 3RD AMENDMENT" RECORDED ON SEPTEMBER 30, 2003 WITH A RECEPTION NUMBER 2003144413.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

Unofficial Copy

DATE	REVISIONS	DRAWN BY	CHECK BY
08-03-08	REVISED PER TOWN COMMENTS	DDN	KPB
04-18-08	REVISED PER TOWN COMMENTS	DDN	KPB
01-30-08	REVISED PER SELLER & PEER REVIEW COMMENTS	DDN	KPB

**Manhard CONSULTING LTD.**  
305 Westwood Drive, Suite 410, Englewood, Colorado 80110-1170 Tel: (303) 766-6633 Fax: (303) 766-6634 www.manhard.com  
Civil Engineers - Surveyors - Winter Resurfaces Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5  
TOWN OF CASTLE ROCK, COLORADO  
GENERAL NOTES AND LEGEND

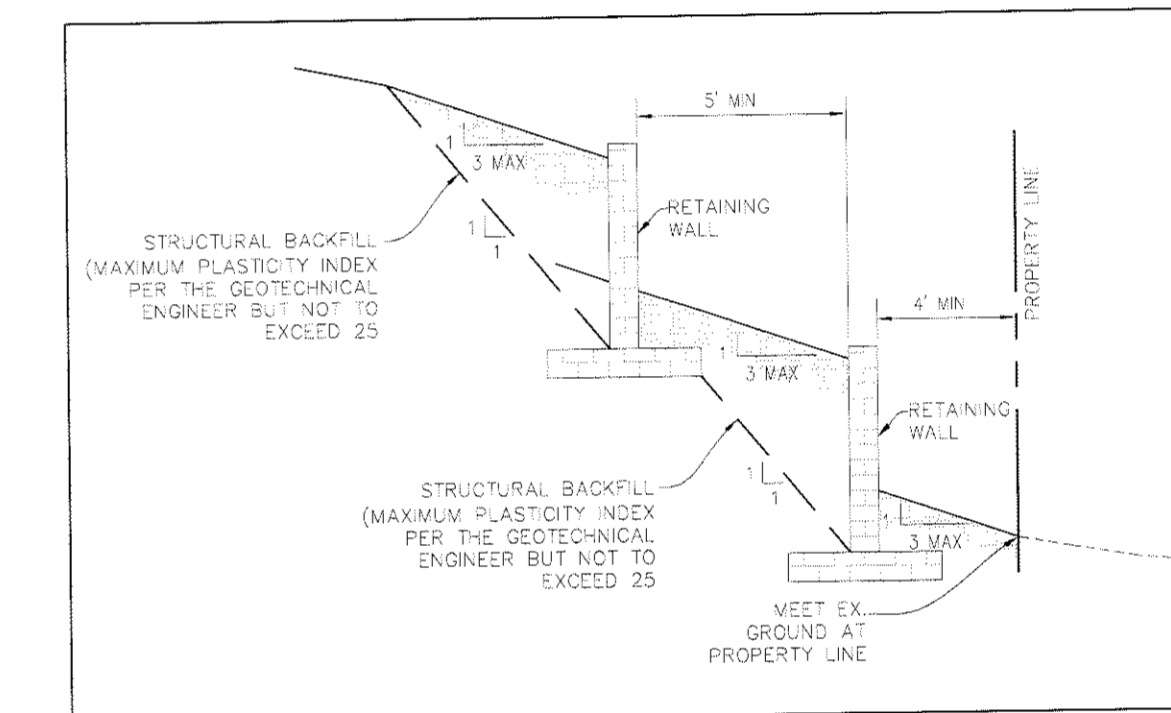
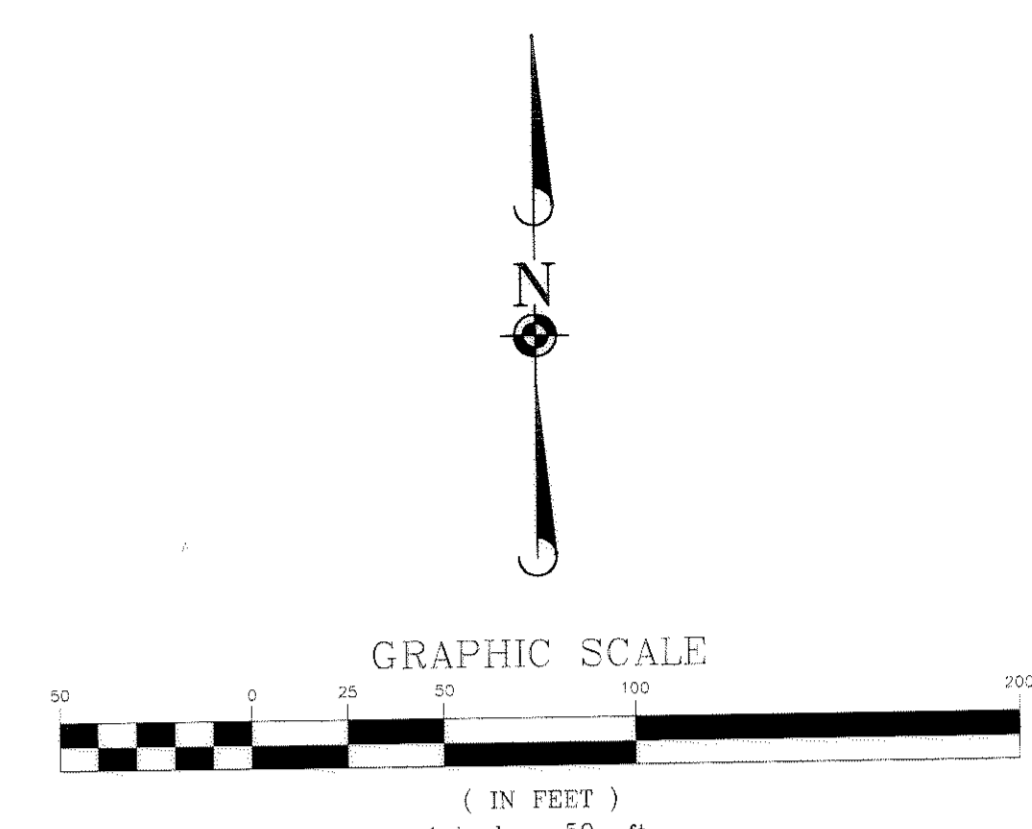
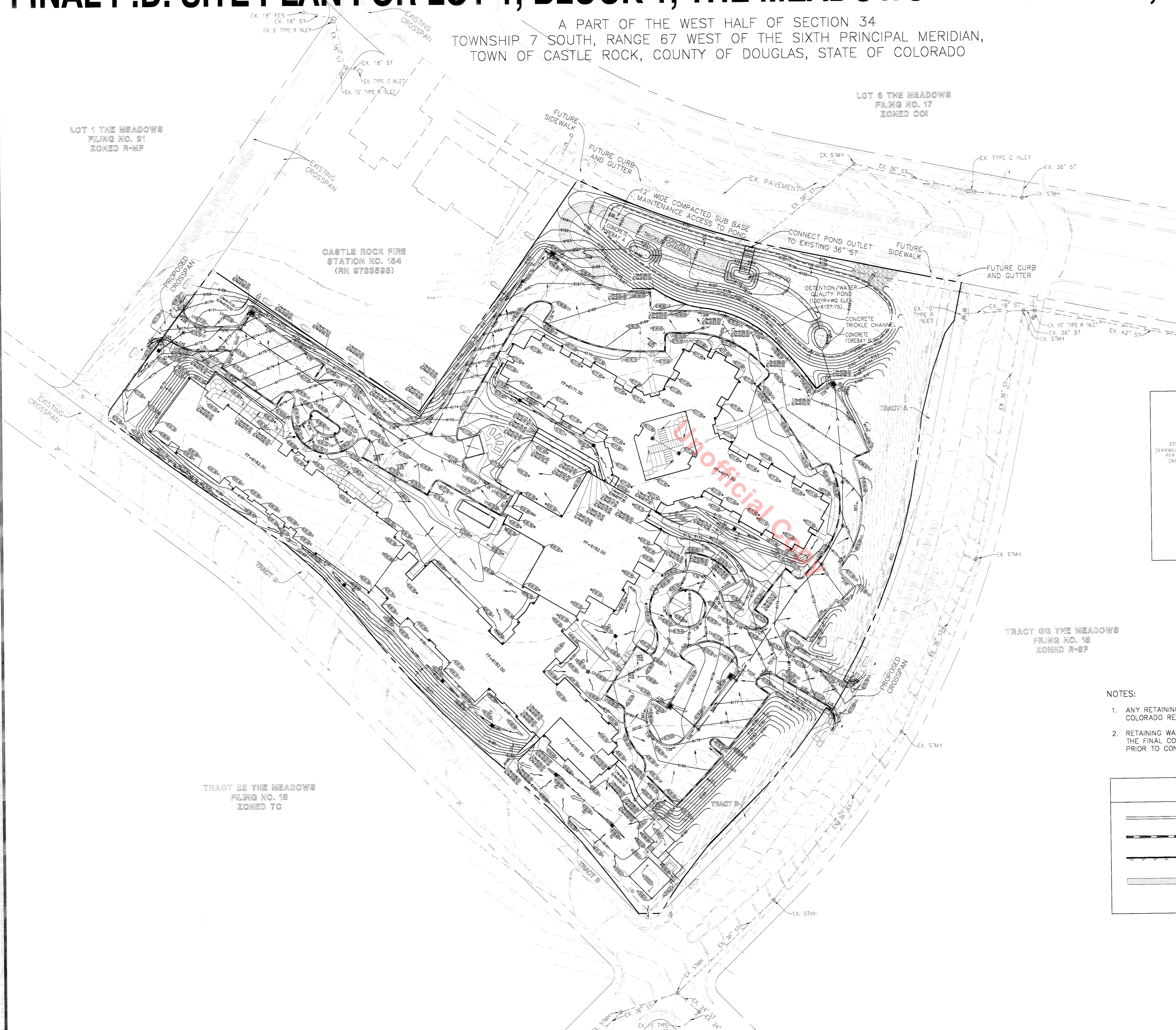
PROJ. MGR.	KPB
PROJ. ASSOC.	JCT
DRAWN BY	DDN
CHECKED BY	KPB
DATE	1-14-08
SCALE	N.T.S.

SHEET  
**2** OF **20**  
MWSCRC 070517



# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TYPICAL RETAINING WALL SECTION  
N.T.S.

NOTES:

1. ANY RETAINING WALLS GREATER THAN 4 FEET HIGH SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER AND APPROVED BY CASTLE ROCK BUILDING DIVISION.
2. RETAINING WALLS TO BE KEYSTONE CENTURY BLOCKS. CONTRACTOR SHALL COORDINATE THE FINAL COLOR AND BLOCK PATTERN OF THE RETAINING WALLS WITH THE DEVELOPER PRIOR TO CONSTRUCTION.

LEGEND	
	CATCH CURB AND GUTTER
	SPILL CURB AND GUTTER
	RETAINING WALL
	HANDICAP ACCESSIBLE ROUTE THAT EXCEEDS 5% CONTRACTOR TO PROVIDE RAILING AND LANDING AREAS IN ACCORDANCE W/ADA STANDARDS.

DATE	REVISIONS	DRAWN BY	CHECKED BY

**Manhard CONSULTING LTD.**  
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners  
1000 South Bascom Avenue, Suite 1110, San Jose, CA 95128 | Tel: (408) 738-0200 | www.manhard.com

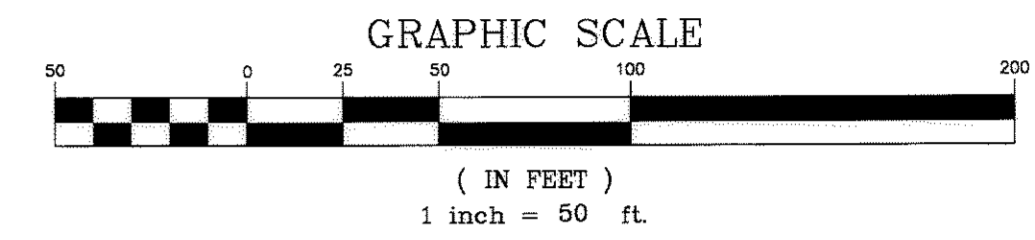
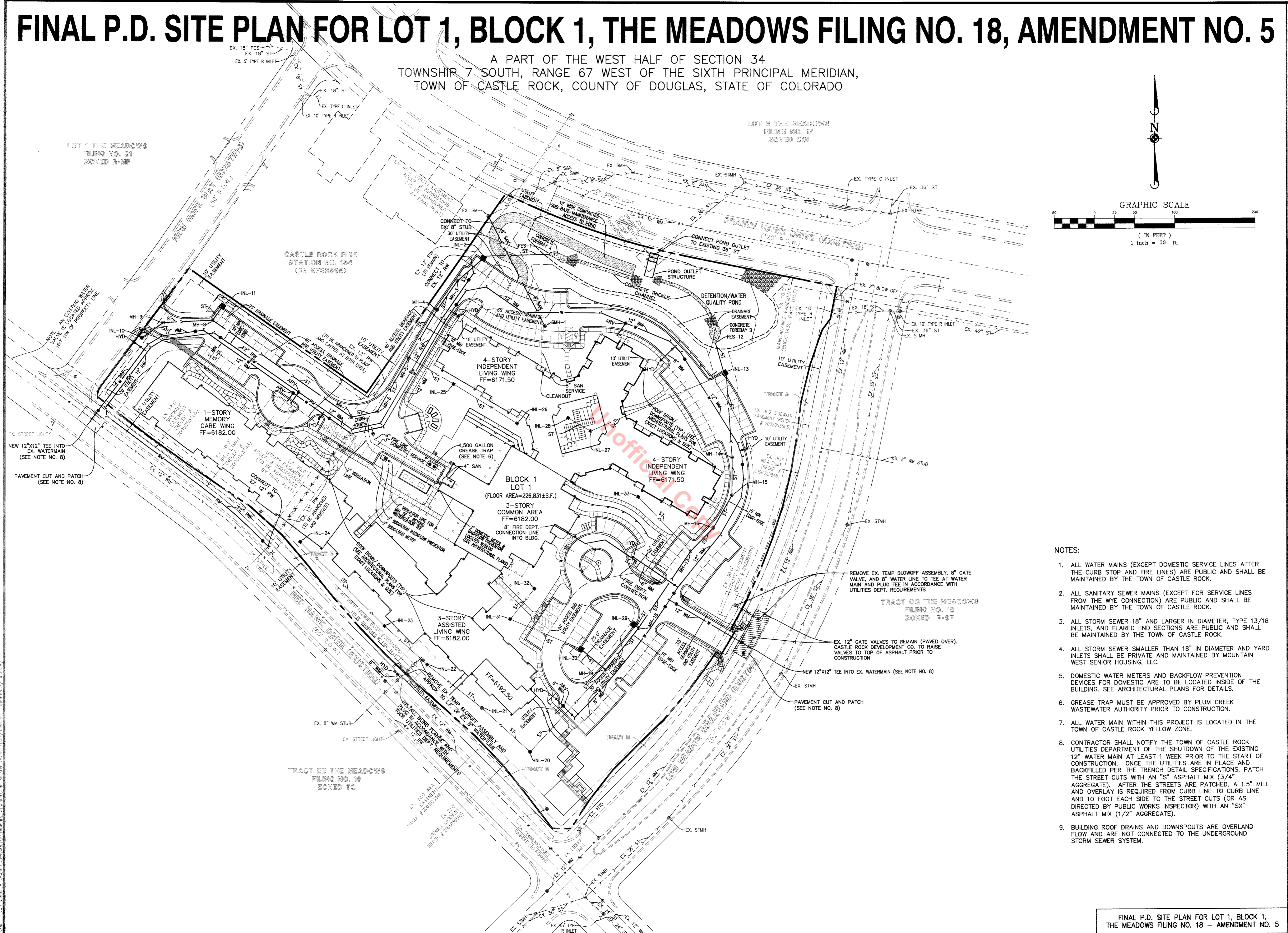
**LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5**  
**TOWN OF CASTLE ROCK, COLORADO**  
**OVERALL GRADING PLAN**

PROJ. MGR.: KPB  
PROJ. ASSOC.: JCT  
DRAWN BY: DDM  
CHECKED BY: KPB  
DATE: 1-14-08  
SCALE: 1"=50'

SHEET  
**4** OF **20**  
MWSCRC 070517

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DATE	REVISIONS	DRAWN BY	CHECKED BY
08-03-08	REVISED PER TOWN COMMENTS	DDN	KPB
04-18-08	REVISED PER TOWN COMMENTS	DDN	KPB
01-30-08	REVISED PER SELLER & PEER REVIEW COMMENTS	DDN	KPB

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Construction Managers - Environmental Scientists - Landscape Architects - Planners

**LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5**  
**TOWN OF CASTLE ROCK, COLORADO**  
**OVERALL UTILITY PLAN**

PROJ. NO. KPB  
PROJ. ASSOC. JCT  
DRAWN BY DDN  
CHECKED BY KPB  
DATE 1-14-08  
SCALE 1"=50'  
SHEET  
**5 OF 20**  
MWSRC 070517

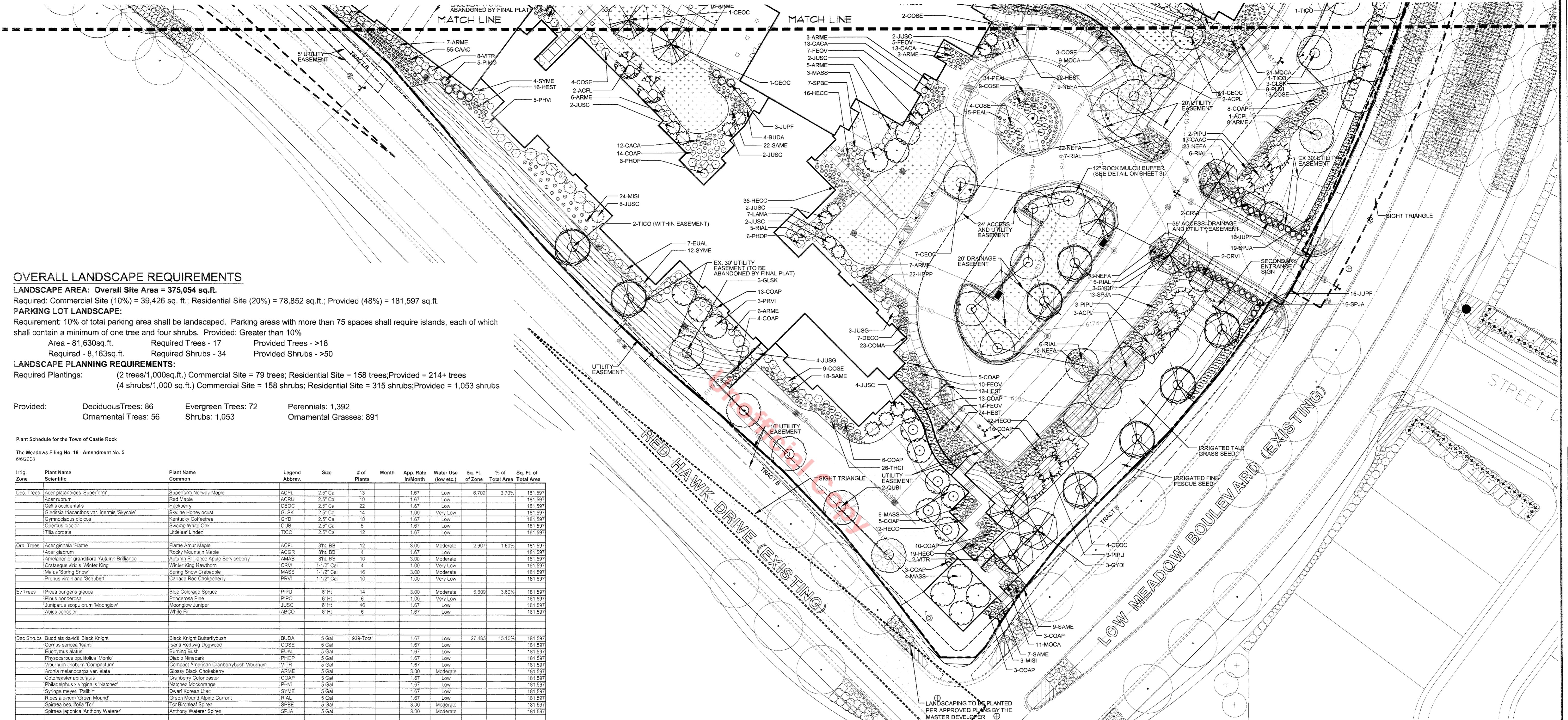
- NOTES:
1. ALL WATER MAINS (EXCEPT DOMESTIC SERVICE LINES AFTER THE CURB STOP AND FIRE LINES) ARE PUBLIC AND SHALL BE MAINTAINED BY THE TOWN OF CASTLE ROCK.
  2. ALL SANITARY SEWER MAINS (EXCEPT FOR SERVICE LINES FROM THE WYE CONNECTION) ARE PUBLIC AND SHALL BE MAINTAINED BY THE TOWN OF CASTLE ROCK.
  3. ALL STORM SEWER 18" AND LARGER IN DIAMETER, TYPE 13/16 INLETS, AND FLARED END SECTIONS ARE PUBLIC AND SHALL BE MAINTAINED BY THE TOWN OF CASTLE ROCK.
  4. ALL STORM SEWER SMALLER THAN 18" IN DIAMETER AND YARD INLETS SHALL BE PRIVATE AND MAINTAINED BY MOUNTAIN WEST SENIOR HOUSING, LLC.
  5. DOMESTIC WATER METERS AND BACKFLOW PREVENTION DEVICES FOR DOMESTIC ARE TO BE LOCATED INSIDE OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
  6. GREASE TRAP MUST BE APPROVED BY PLUM CREEK WASTEWATER AUTHORITY PRIOR TO CONSTRUCTION.
  7. ALL WATER MAIN WITHIN THIS PROJECT IS LOCATED IN THE TOWN OF CASTLE ROCK YELLOW ZONE.
  8. CONTRACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT OF THE SHUTDOWN OF THE EXISTING 12" WATER MAIN AT LEAST 1 WEEK PRIOR TO THE START OF CONSTRUCTION. ONCE THE UTILITIES ARE IN PLACE AND BACKFILLED PER THE TRENCH DETAIL SPECIFICATIONS, PATCH THE STREET CUTS WITH AN "S" ASPHALT MIX (3/4" AGGREGATE). AFTER THE STREETS ARE PATCHED, A 1.5" MILL AND OVERLAY IS REQUIRED FROM CURB LINE TO CURB LINE AND 10 FOOT EACH SIDE TO THE STREET CUTS (OR AS DIRECTED BY PUBLIC WORKS INSPECTOR) WITH AN "SX" ASPHALT MIX (1/2" AGGREGATE).
  9. BUILDING ROOF DRAINS AND DOWNSPOUTS ARE OVERLAND FLOW AND ARE NOT CONNECTED TO THE UNDERGROUND STORM SEWER SYSTEM.

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18 - AMENDMENT NO. 5



# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

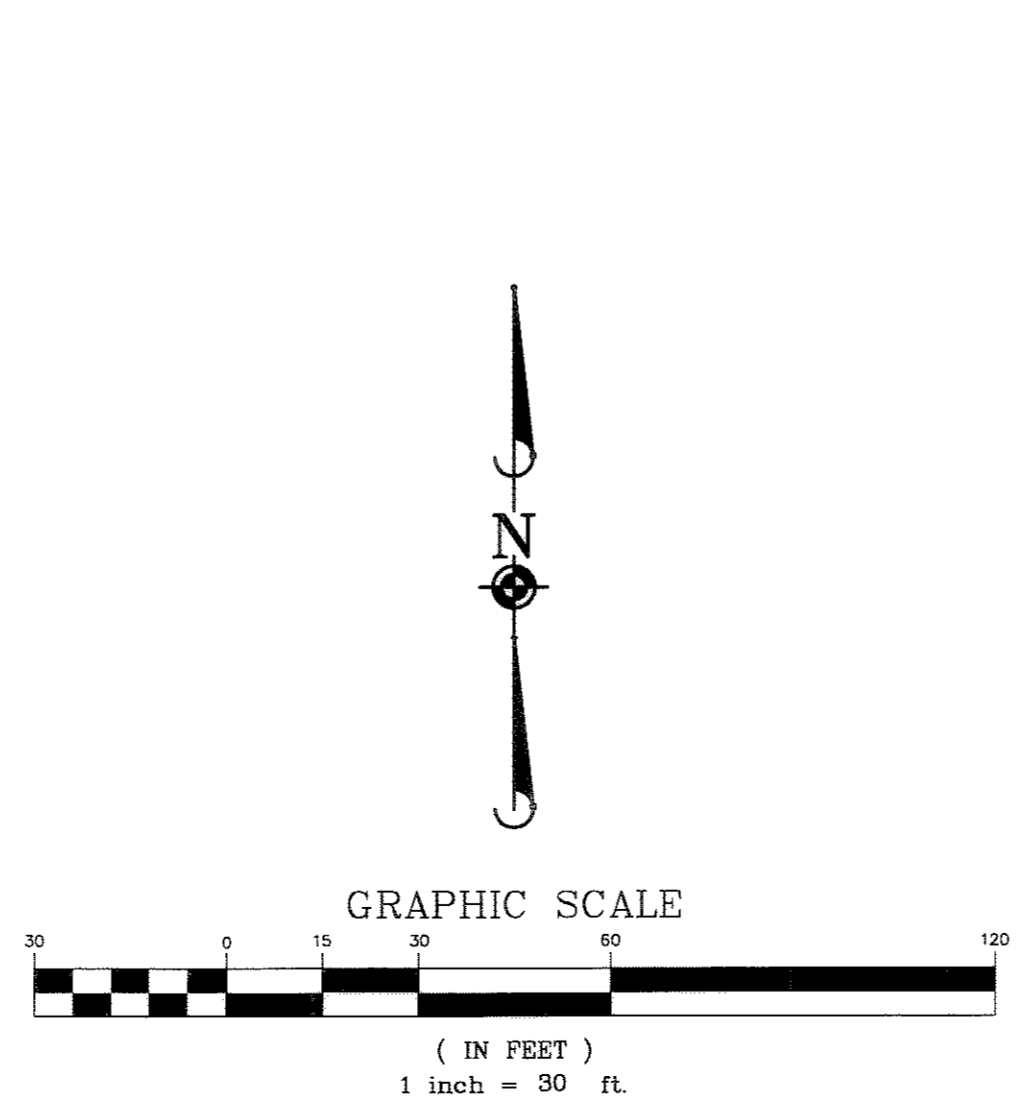
A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**OVERALL LANDSCAPE REQUIREMENTS**  
**LANDSCAPE AREA: Overall Site Area = 375,054 sq.ft.**  
 Required: Commercial Site (10%) = 39,426 sq. ft., Residential Site (20%) = 78,852 sq. ft.; Provided (48%) = 181,597 sq.ft.  
**PARKING LOT LANDSCAPE:**  
 Requirement: 10% of total parking area shall be landscaped. Parking areas with more than 75 spaces shall require islands, each of which shall contain a minimum of one tree and four shrubs. Provided: Greater than 10%  
 Area - 81,630sq.ft. Required Trees - 17 Provided Trees - >18  
 Required - 8,163sq.ft. Required Shrubs - 34 Provided Shrubs - >50  
**LANDSCAPE PLANNING REQUIREMENTS:**  
 Required Plantings: (2 trees/1,000sq.ft.) Commercial Site = 79 trees; Residential Site = 158 trees; Provided = 214+ trees  
 (4 shrubs/1,000 sq.ft.) Commercial Site = 158 shrubs; Residential Site = 315 shrubs; Provided = 1,053 shrubs  
 Provided: Deciduous Trees: 86 Evergreen Trees: 72 Perennials: 1,392  
 Ornamental Trees: 56 Shrubs: 1,053 Ornamental Grasses: 891

Plant Schedule for the Town of Castle Rock  
The Meadows Filing No. 18 - Amendment No. 5  
06/2008

Irrig. Zone	Plant Name Scientific	Plant Name Common	Legend Abbrev.	Size	# of Plants	Month	App. Rate In/Month	Water Use (low etc.)	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area
Dec. Trees	Acer glabrum 'Superform'	Superform Norway Maple	ACPL	2.5' Cal	13		1.67	Low	6,702	3.70%	181,597
	Acer rubrum	Red Maple	ACRU	2.5' Cal	10		1.67	Low	6,702	3.70%	181,597
	Celtis occidentalis	Hickory	CEOC	2.5' Cal	22		1.67	Low	13,404	7.40%	181,597
	Quercus macrocarpa var. 'inermis' 'Stycosae'	Stycosae Honeylocust	GLSK	2.5' Cal	14		1.00	Very Low	5,782	3.12%	181,597
	Gymnocladia dioica	Kentucky Coffeetree	GYDI	2.5' Cal	10		1.67	Low	6,702	3.70%	181,597
	Quercus bicolor	Swamp White Oak	QUBI	2.5' Cal	5		1.67	Low	3,351	1.84%	181,597
	Tilia cordata	Limeleaf Linden	TICO	2.5' Cal	12		1.67	Low	6,702	3.70%	181,597
Om. Trees	Acer glabrum 'Flame'	Flame Amur Maple	ACFL	8ht. BB	12		3.00	Moderate	2,907	1.60%	181,597
	Acer glabrum	Rocky Mountain Maple	ACGR	8ht. BB	4		1.67	Low	1,342	0.74%	181,597
	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	AMAS	8ht. BB	10		3.00	Moderate	2,907	1.60%	181,597
	Crataegus viridis 'Winter King'	Winter King Hawthorn	CRVI	1-1/2' Cal	4		1.00	Very Low	1,342	0.74%	181,597
	Malus 'Spring Snow'	Spring Snow Crabapple	MASS	1-1/2' Cal	16		3.00	Moderate	2,907	1.60%	181,597
	Prunus virginiana 'Schubert'	Canada Red Chokecherry	PRVI	1-1/2' Cal	10		1.00	Very Low	1,342	0.74%	181,597
Ev. Trees	Picea pungens glauca	Blue Colorado Spruce	PIPU	8' ht.	14		3.00	Moderate	5,809	3.20%	181,597
	Pinus ponderosa	Ponderosa Pine	PIPO	8' ht.	6		1.00	Very Low	1,342	0.74%	181,597
	Lonicera japonica 'Moonlow'	Moonlow Juniper	LJUS	8' ht.	46		1.67	Low	18,159	10.00%	181,597
	Abies concolor	White Fir	ABCO	8' ht.	6		1.67	Low	1,342	0.74%	181,597
Dec. Shrubs	Buddleia davidii 'Black Knight'	Black Knight Butterflybush	BUDA	5 Gal	939-Total		1.67	Low	27,485	15.10%	181,597
	Cornus sericea 'Ipswich'	Ipswich Redtwig Dogwood	COSE	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Eucalyptus globulus	Blue Gum	BLAU	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Physocarpus opulifolius 'Monro'	Diablo Ninebark	PHOP	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Viburnum trilobum 'Compactum'	Compact American Cranberrybush Viburnum	VITR	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Aronia melanocarpa var. 'eleata'	Glossy Black Chokeberry	ARVE	5 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Cornus amomum	Spicebush	COAM	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Philadelphus x virginicus 'Natchez'	Natchez Mockorange	PHVI	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	SYME	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	RIAL	5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Sorbus tobira 'Tor'	Tor Birchleaf Spirea	SPBE	5 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Sorbus japonica 'Anthony Waterer'	Anthony Waterer Spirea	SPJA	5 Gal	1		3.00	Moderate	2,907	1.60%	181,597
Ev. Shrubs	Juniperus chinensis 'pfitzeriana' 'Xallays Compacta'	Xallays Compact Juniper	JUPP	24" Spread-5 Gal	114-Total		1.67	Low	4,867	2.70%	181,597
	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	JUSG	24" Spread-5 Gal	1		1.67	Low	1,342	0.74%	181,597
	Pinus mugo 'Mops'	Mops Mugo Pine	PIMO	24" Spread-5 Gal	1		1.00	Very Low	1,342	0.74%	181,597
Om. Grass	Calamagrostis acutiflora 'Overcam'	White Feather Reed Grass	CAAC	1 Gal	891-Total		3.00	Moderate	9,823	5.30%	181,597
	Miscanthus sinensis 'Gracillimus'	Maiden Grass	MISI	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Molinia caerulea 'Moorflame'	Red Moor Grass	MCCA	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Pennisetum alopecuroides 'Halmeyr'	Dwarf Fountain Grass	PEAL	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Festuca ovina glauca	Blue Fescue Clump	FECV	1 Gal	1		1.67	Low	1,342	0.74%	181,597
Perennials	Campsis x carumba 'White Clips'	White Clips Carpathian Honeysuckle	CACA	1 Gal	1,392-Total		3.00	Moderate	13,903	7.20%	181,597
	Convolvulus majalis	Lily of the Valley	COVA	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Coneopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	COVE	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Deosperma cooperi	Hairy Purple Ice Plant	DECO	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Echinacea purpurea 'Mammoth'	Mammoth Purple Coneflower	ECPU	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Hemerocallis 'Cherry Cheeks'	Cherry Cheeks Daylily	HECC	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Hemerocallis 'Shell d'Oro'	Shell d'Oro Daylily	HEST	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Heuchera x 'cranina' 'Palace Purple'	Palace Purple Coralbells	HEPP	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Liatris muscoulum 'White Nancy'	White Nancy Obedient	LAMA	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Linopis spicata	Creeping Lily-turf	LISP	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
	Nepeta x 'faassenii'	Faassen's Catmint	NEFA	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Petrorhiza alpestricola 'Little Sprig'	Little Sprig Russian Sage	PEAT	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Salvia nemorosa 'Amethyst'	Amethyst Meadow Sage	SAME	1 Gal	1		1.67	Low	1,342	0.74%	181,597
	Thymus x citiodorus	Lemon Thyme	THCI	1 Gal	1		3.00	Moderate	2,907	1.60%	181,597
Turf	Canadian Blue Fescue	Refer to Seed Mixes	Sed				3.00	Moderate	28,049	15.40%	181,597
	Fine Fescue Turf Seed	Refer to Seed Mixes	Seed				1.67	Low	40,961	22.60%	181,597
	Irrigated Tall Grass Seed	Refer to Seed Mixes	Seed				1.00	Very Low	25,193	13.90%	181,597
	Irrigated Wildflowers	Refer to Seed Mixes	Seed				1.67	Low	2,558	1.40%	181,597
Turf	Non-irrigated Tall Grass Seed	Refer to Seed Mixes	Seed				0.00	Low	13,962	7.60%	181,597



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Construction Managers - Environmental Scientists - Landscape Architects - Planners

**LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5**  
TOWN OF CASTLE ROCK, COLORADO  
LANDSCAPE PLAN-SOUTH

PROJ. NO.: JTN  
PROJ. ASSOC.: JBH  
DRAWN BY: MAD  
CHECKED BY: JTN  
DATE: 01/14/08  
SCALE: 1"=30'

**7 OF 20**  
MWSRC 070517

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## SPECIFICATIONS

**1. Field Verification**  
 The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

**2. Protection of Existing Site and Existing Site Features**  
 The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, warning or polling as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible.

All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed.

The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

## 3. Planting Techniques

All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall complement plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur, the Landscape Contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

## 4. Inspection of Plant Material

All plant materials shall be subject to inspection and approval. The Landscape Architect/Owners Representative reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

## 5. Plant Substitution

Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

## 6. Planting Soil

Planting soil shall be replaced in all disturbed areas at a minimum depth of eight inches. The planting soil shall be improved and amended by the contractor at the time of placement. In the Town of Castle Rock, the amended topsoil shall consist of 3 cy. yds. of organic matter per 1000 sq. ft. tilled to a depth of four inches. In addition, as required by the Town, a soil test was conducted prior to construction, the soil test recommends the same amount of organic matter, but further recommends the use of organic matter low in salt such as peat moss, or yard waste to avoid buildup of salts in the soil. Contractor is required to verify upon topsoil resread.

## 7. Mulch

All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 4" hard wood bark mulch to be approved by the Landscape Architect/Owners Representative. Perennial, ground cover and annual flower beds shall be mulched ground compost. All mulches to be installed per the Town of Castle Rock Landscape Regulations and Principles.

## 8. Pre-emergent Herbicide

All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

## 9. Sodding

Sod shall be Canadian Blue Fescue as supplied by Turfmaster Sod of Fort Collins, Colorado and is required in all areas as noted on the landscape plan. Sod is to be laid within 8 hours of the delivery time to the site. Watering exemption permit is required by the Town of Castle Rock. Watering shall continue until all sod areas are thoroughly knit to the ground.

## 10. Seeding

All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

- Topsoil - Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.
- Seed Mixture and Application Rate, See "SEED MIXES"
- Fertilization

Prior to planting, The contractor shall acquire site specific soil analysis from a reputable firm, amend soil, and fertilize all area per the findings of the analysis. The contractor shall supply the Town of Castle Rock and the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin. A soil test was acquired prior to construction. This test recommended: for turf grass areas add 1 lb. Nitrogen per 1000 sq. ft. 1/2 lb at the time of planting remaining 1/2 in the fall; add 1 lb. Phosphorus per 1000 sq. ft. (xericape); and no additional, Potassium, Zinc, Iron, Manganese, or copper were needed.

## D. Watering

Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owners Representative.

## E. Establishment

Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

## 11. Preliminary Acceptance

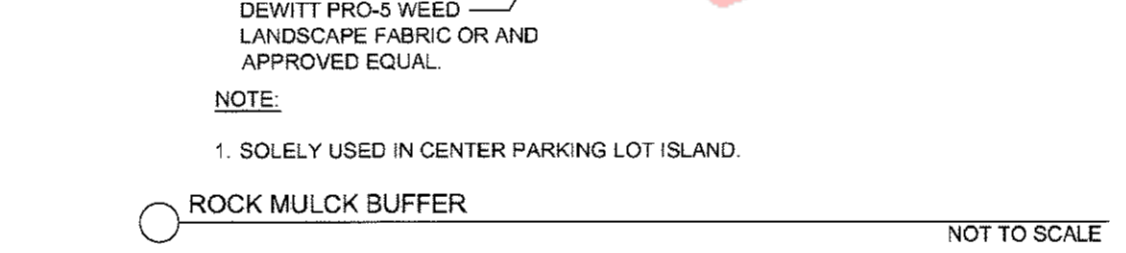
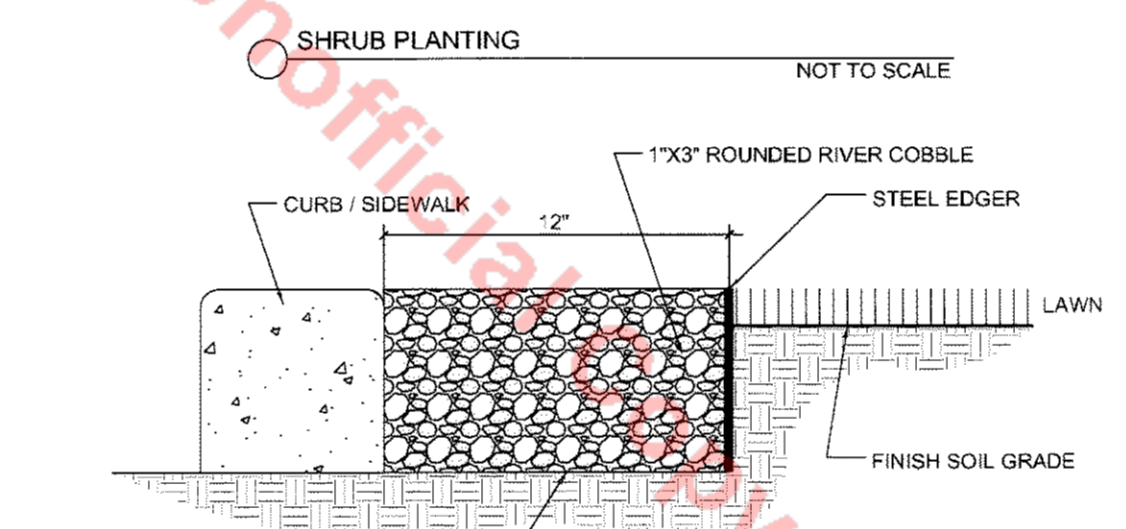
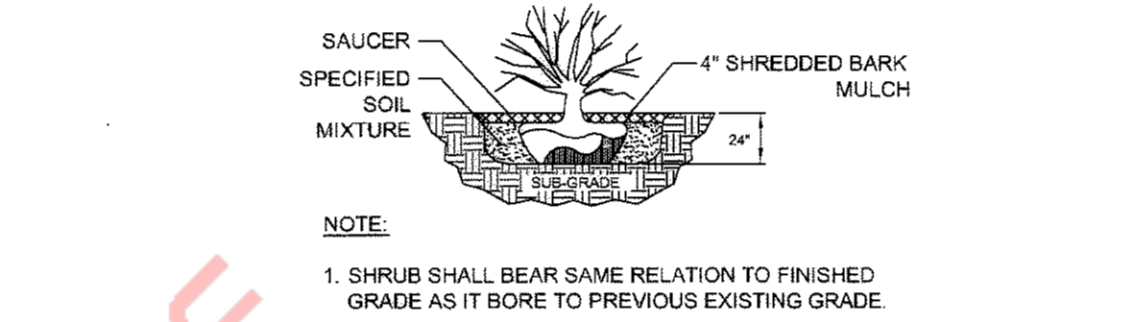
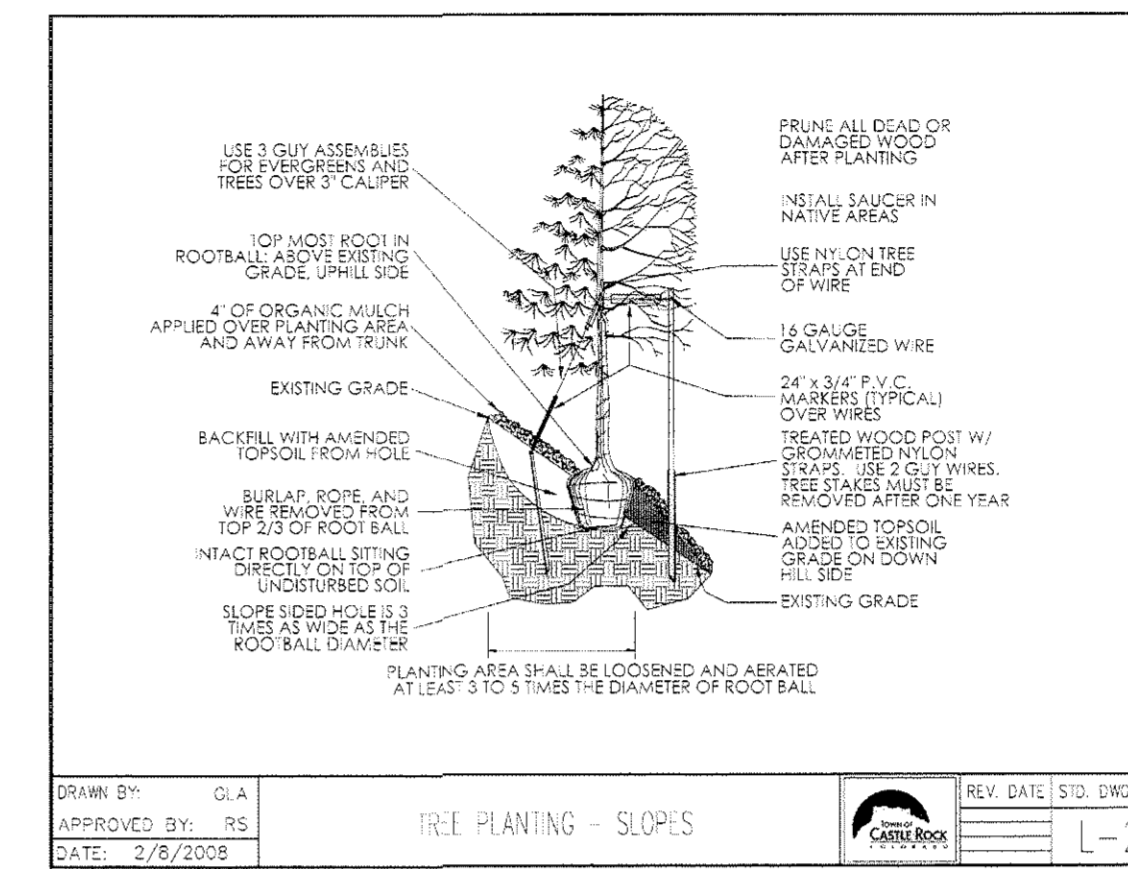
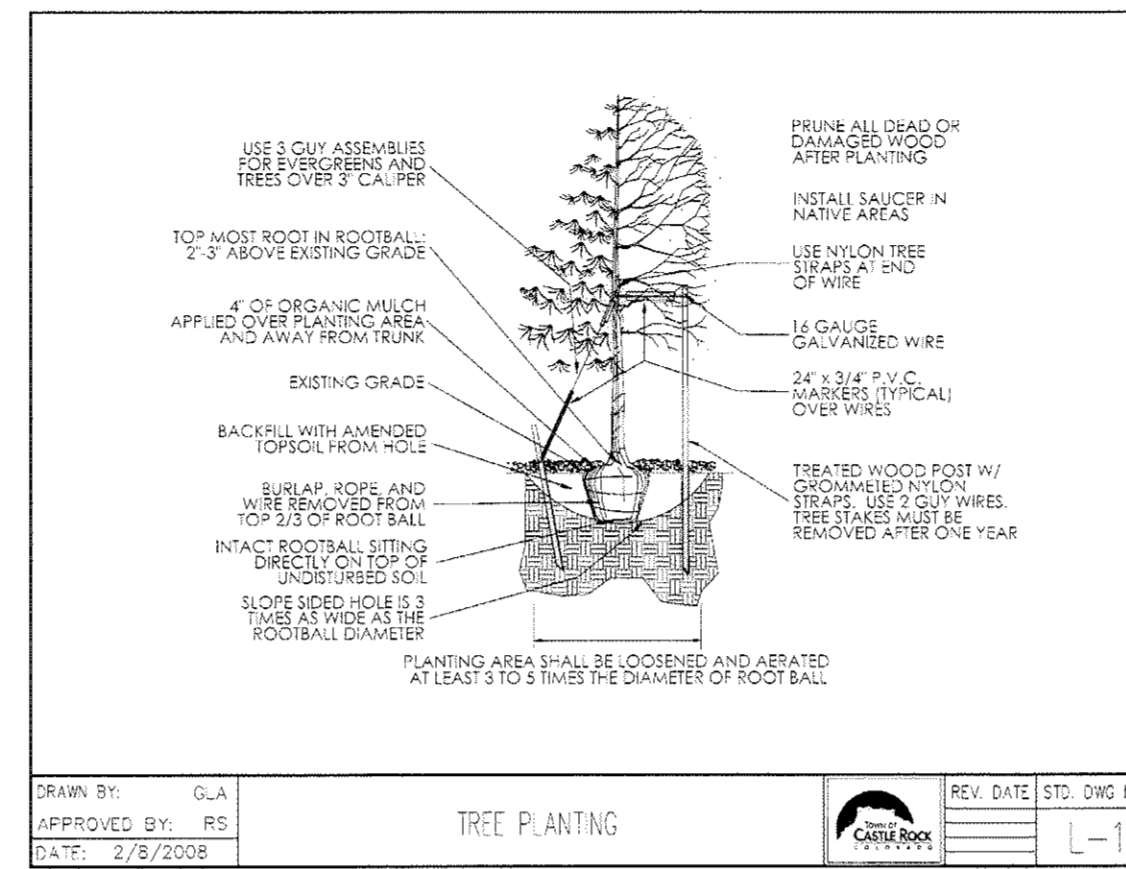
All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

## 12. Final Acceptance

Final acceptance will be granted by the Landscape Architect/Owners Representative upon receipt of written request by the contractor, combined with an acceptable final review of the installation by the Landscape Architect/Owners Representative. All plant material (excluding annual flowers), shall be guaranteed for two year after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner, and the Landscape Architect/Owners Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the time of replacement.

## 13. Site Cleanup

The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities at no additional expense to the owner and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect/Owners Representative.



### SEED MIXES

#### IRRIGATED CANADIAN BLUE FESCUE SOD

Canadian Blue Fescue as supplied by Turfmaster Sod of Fort Collins, Colorado.

#### IRRIGATED FESCUE TURF

Irrigated Fescue turf shall consist of:

- 1/3 Grande II Tall Fescue
- 1/3 Titanium Tall Fescue
- 1/3 SR8800 Tall Fescue

\*Green Resistor Mix\* as supplied by Arkansas Valley Seed Co. or approved equal. Apply at 8 lbs/1000 sq ft.

BOTANICAL NAME	COMMON NAME	LBS/ACRE PLS
<i>Agropyron trichophorum</i>	Pubescent Wheatgrass	2.0
<i>Agropyron smithii</i>	Western Wheatgrass	5.0
<i>Andropogon gerardii</i>	Big Bluestem	2.0
<i>Avena sativa</i>	Common Oat	18.0
<i>Bouteloua curtipendula</i>	Sideoats Gramma	2.0
<i>Calamovilfa longifolia</i>	Prairie Sandweed	0.5
<i>Lolium multiflorum</i>	Annual Rye	6.0
<i>Panicum virgatum</i>	Switchgrass	1.0
<i>Schizachyrium scoparium</i>	Little Bluestem	2.0
<i>Sorghastrum nutans</i>	Indian Grass	2.0

TOTAL LBS/ACRE = 40.5

### SOIL TEST REPORT

CHERRIL STATE ENVIRONMENTAL SERVICES  
 1015 Industrial Blvd., Suite 1112  
 Englewood, CO 80110  
 (303) 781-1234  
 www.cherrilstate.com

CLIENT: *Manhard Consulting Ltd.*  
 PROJECT: *Castle Rock Meadows*  
 SAMPLE ID: *MS-01*  
 DATE: *10/11/08*

DESCRIPTION		NUTRIENT CONCENTRATIONS													
NO	PARAMETER	P					K					Ca	Mg	S	
		ppm	%	ppm	%	ppm	ppm	ppm	ppm	ppm	ppm	ppm			
1	Nitrogen	1.7	7.5	2.5	124	150	145	45	150	30	110	120	100	120	100
2	Phosphorus	0.1	0.01	0.01	10	10	10	10	10	10	10	10	10	10	10
3	Potassium	150	1.5	1.5	150	150	150	150	150	150	150	150	150	150	150

RECOMMENDED FERTILIZER (LBS/A)  
 0-10-10 (100 lbs/acre)  
 15-0-0 (100 lbs/acre)  
 0-0-10 (100 lbs/acre)

OTHER: *None*

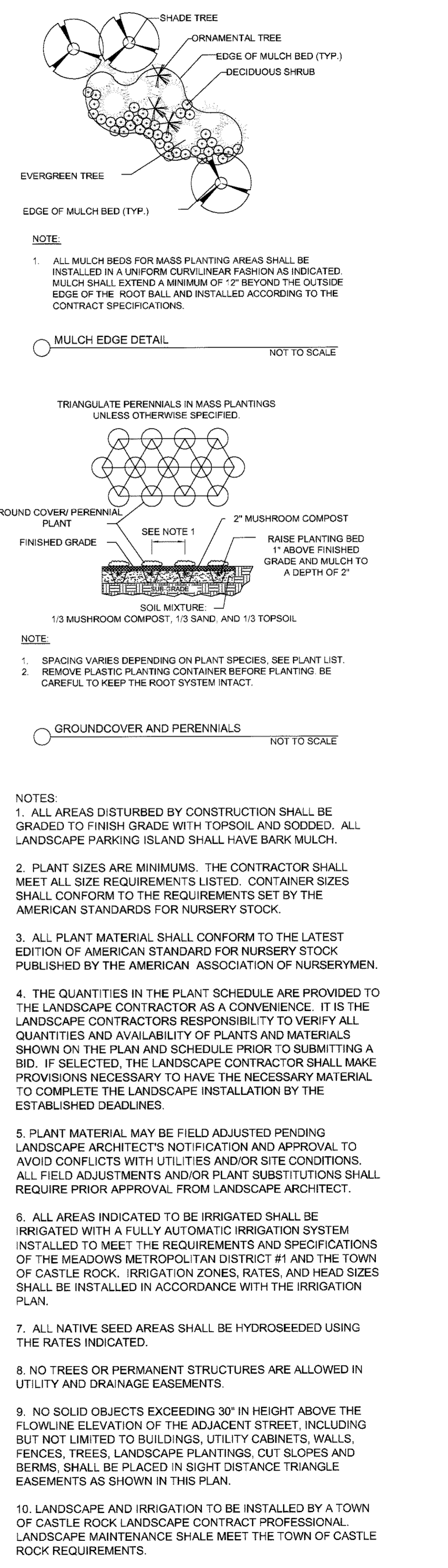
### NON-IRRIGATED TALL GRASS MIX

BOTANICAL NAME	COMMON NAME	LBS/ACRE PLS
<i>Agropyron trichophorum</i>	Pubescent Wheatgrass	2.0
<i>Agropyron smithii</i>	Western Wheatgrass	5.0
<i>Andropogon gerardii</i>	Big Bluestem	2.0
<i>Avena sativa</i>	Common Oat	18.0
<i>Bouteloua curtipendula</i>	Sideoats Gramma	2.0
<i>Calamovilfa longifolia</i>	Prairie Sandweed	0.5
<i>Lolium multiflorum</i>	Annual Rye	6.0
<i>Panicum virgatum</i>	Switchgrass	1.0
<i>Schizachyrium scoparium</i>	Little Bluestem	2.0
<i>Sorghastrum nutans</i>	Indian Grass	2.0

TOTAL LBS/ACRE = 40.5

### WILDFLOWER SEED MIX

BOTANICAL NAME	COMMON NAME	LBS/ACRE PLS
<i>Lobularia maritima</i>	Sweet Alyssum	0.5
<i>Oenothera missouriensis</i>	Evening Primrose	0.5
<i>Papaver rhoeas</i>	Corn Poppy	0.5
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	0.5
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.5
<i>Silene aerna</i>	Catchfly	0.5
<i>Linum lewisii</i>	Blue Flax	0.5



Manhard CONSULTING LTD.

2450 North County Line Avenue, Suite 100, Castle Rock, Colorado 80108  
 Phone: (303) 781-1234  
 Fax: (303) 781-1235  
 Email: info@manhardconsulting.com

Professional Engineer - Landscape Architecture  
 License No. 11801  
 State of Colorado

LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5  
 TOWN OF CASTLE ROCK, COLORADO  
 LANDSCAPE DETAILS AND SPECIFICATIONS

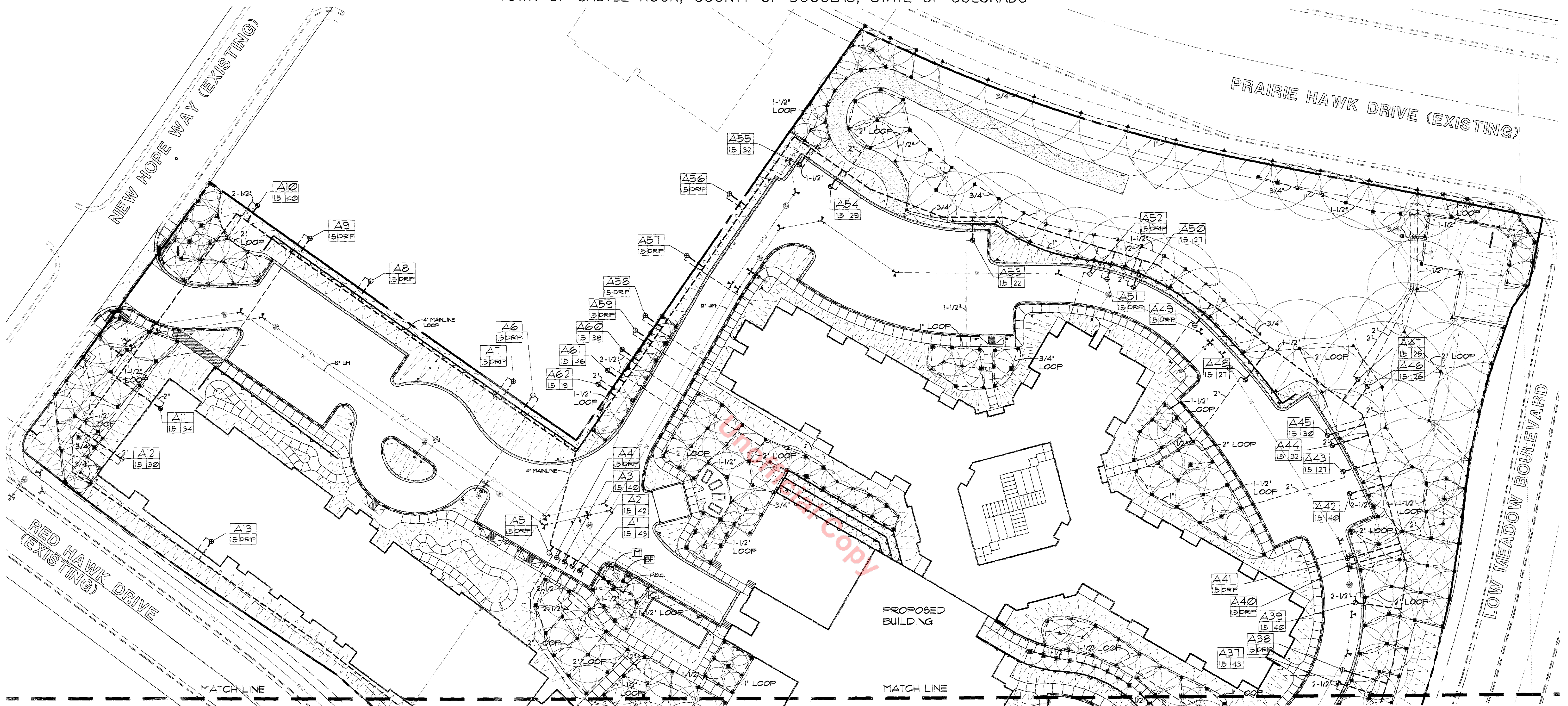
DATE: 01/14/08  
 SCALE: 1"=50'

PROJ. WDR.: TTN  
 PROJ. ASSOC.: JBH  
 DRAWN BY: MAD  
 CHECKED BY: TTN  
 DATE: 01/14/08  
 SCALE: 1"=50'

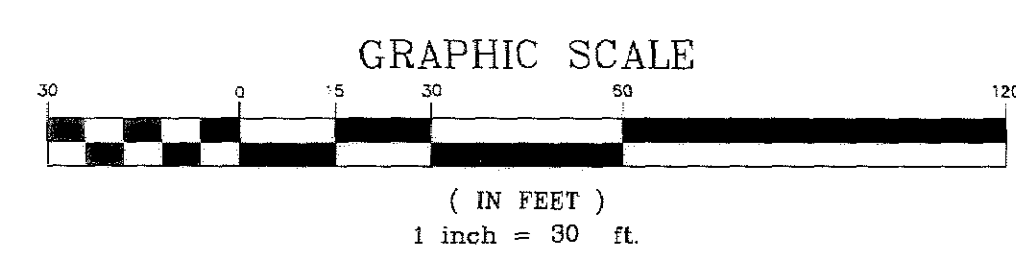
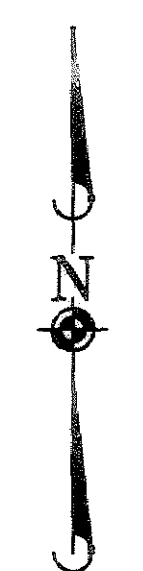
SHEET  
**8** OF **20**  
 MWSRC 070517

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**CAUTION**  
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



### IRRIGATION LEGEND

- ☐ IRRIGATION CONTROLLER: HUNTER ACC-99D-FED SERIES ON PEDESTAL MOUNT PER MANUFACTURER'S SPECIFICATIONS. ALL STATION CLOCKS SHALL HAVE A MINIMUM OF 2 OPEN STATIONS. HUNTER MINI-WEATHER STATION TO BE REQUIRED AND FIELD LOCATED ON SITE.
- M METER SIZE AT POINT OF CONNECTION (P.O.C.): 2" WATER METER THE IRRIGATION LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10' PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- BP 2" BACKFLOW PREVENTION ASSEMBLY (REFER TO DETAIL SHEET)
- ⊕ MANUAL DRAIN VALVE: 3/4" BRASS GATE VALVE (OAE). INSTALL AT ALL LOW POINTS ALONG MAINLINE
- ⊗ RESILIENT SEATED GATE VALVE (OAE) FOR MAINLINE ISOLATION, SAME SIZE AS MAINLINE
- ⊙ SPRAY VALVE: HUNTER PGV. SIZE PER PLAN
- ⊙ DRIP VALVE ASSEMBLY: HUNTER PCZ-101-40 CONTROL ZONE KIT, PROVIDE PRESSURE REGULATION PER MANUFACTURER'S RECOMMENDATIONS. NOTE: DRIP VALVE LOCATION AND QUANTITY IS APPROXIMATE. CONTRACTOR SHALL PROVIDE DRIP VALVES AND TUBING AS NEEDED TO IRRIGATE ALL TREES AND SHRUBS INDICATED ON THE PLANTING PLAN.
- ⊙ QUICK COUPLER: HUNTER 44LRC (OAE). SPACED 300' O.C.

- ⊙ VALVE ID. - STATION NUMBER, VALVE SIZE, AND APPROX GPM.
- SCH. 40 PVC MAIN LINE - BURY 24" BELOW GRADE MINIMUM - SIZE PER PLAN
- SCH. 40 PVC LATERAL - BURY 18" BELOW GRADE MINIMUM - SIZE PER PLAN
- 3/4" OR 1" PEPCO POLY IRRIGATION TUBE WITH FLUSHING ENDS - BURY 18" BELOW GRADE MINIMUM

### SPRINKLER HEADS

- ⊙ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 8' RAD. @ 30 PSI
  - ⊙ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 10' RAD. @ 30 PSI
  - ⊙ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 12' RAD. @ 30 PSI
  - ⊙ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 15' RAD. @ 30 PSI
  - ⊙ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 17' RAD. @ 30 PSI
  - ⊙ HUNTER 1-10/11-20 BLUE STANDARD NOZZLE ROTOR WITH NOZZLE 15, 31' RAD @ 35 PSI
  - ⊙ HUNTER 1-10/11-20 BLUE STANDARD NOZZLE ROTOR WITH NOZZLE 20, 41' RAD @ 35 PSI
- NOTE: ALL SPRAYS AND ROTORS TO BE 6'

### EMITTER SCHEDULE

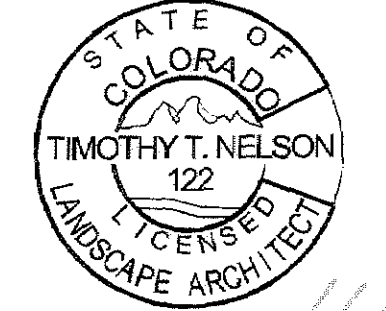
ALL EMITTERS TO BE RAIN BIRD XER-L-BUG  
DECIDUOUS TREES: (4) 2 GPH EMITTERS  
EVERGREEN TREES: (3) 2 GPH EMITTERS  
SHRUBS AND GRASSES: (2) 1 GPH EMITTERS  
GROUND COVER AND PERENNIALS: (2) @ 5 GPH EMITTERS

### IRRIGATION PRESSURE NOTE:

ASSUMED AVAILABLE STATIC WATER PRESSURE AT P.O.C. IS 14 PSI. ASSUMED FLOW FOR POINT OF CONNECTION (P.O.C.) P.O.C. A: 10 50 GPM  
CONTRACTOR TO VERIFY PRIOR TO NEW SYSTEM INSTALLATION. FUTURE PRESSURES MAY VARY DUE TO NEW DEVELOPMENT AND/OR OTHER UNFORESEEN CIRCUMSTANCES. LANDSCAPE ARCHITECTS SHALL BEAR NO RESPONSIBILITY FOR FUTURE DEVIATIONS IN PRESSURE AND ANY RESULTING EFFECTS ON THE PERFORMANCE OF THE IRRIGATION SYSTEM. IRRIGATION MAINLINES ARE SHOWN IN STREETS AND PAVED AREAS FOR GRAPHIC CLARITY ONLY. WHERE POSSIBLE, ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN PLANTING BEDS.

IRRIGATION PLANS ARE DRAWN FOR CLARITY. IRRIGATION MAINLINES TO BE CONSTRUCTED WITHIN THE OPEN SPACE.  
IRRIGATION SYSTEM SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL. PLEASE REFER TO THE IRRIGATION CHART FOR ADDITIONAL INFORMATION.  
CONTRACTOR SHALL USE THE TOWN OF CASTLE ROCK INSTALLATION DETAILS WHERE APPLICABLE.

CONSULTANT LANDSCAPE ARCHITECT CERTIFICATION



TIMOTHY T. NELSON L.A. #122  
TOWN OF CASTLE ROCK REGISTRATION # 4132  
DATE

DATE	REVISIONS	DRAWN BY	CHECKED BY
06/09/08	REVISED PER TOWN COMMENTS	JBH	TIN
06/02/08	REVISED PER TOWN COMMENTS	JBH	TIN
05/29/08	REVISED PER TOWN COMMENTS	JBH	TIN
07/29/08	REVISED PER SELLER AND OTHER REVIEW COMMENTS	JBH	TIN

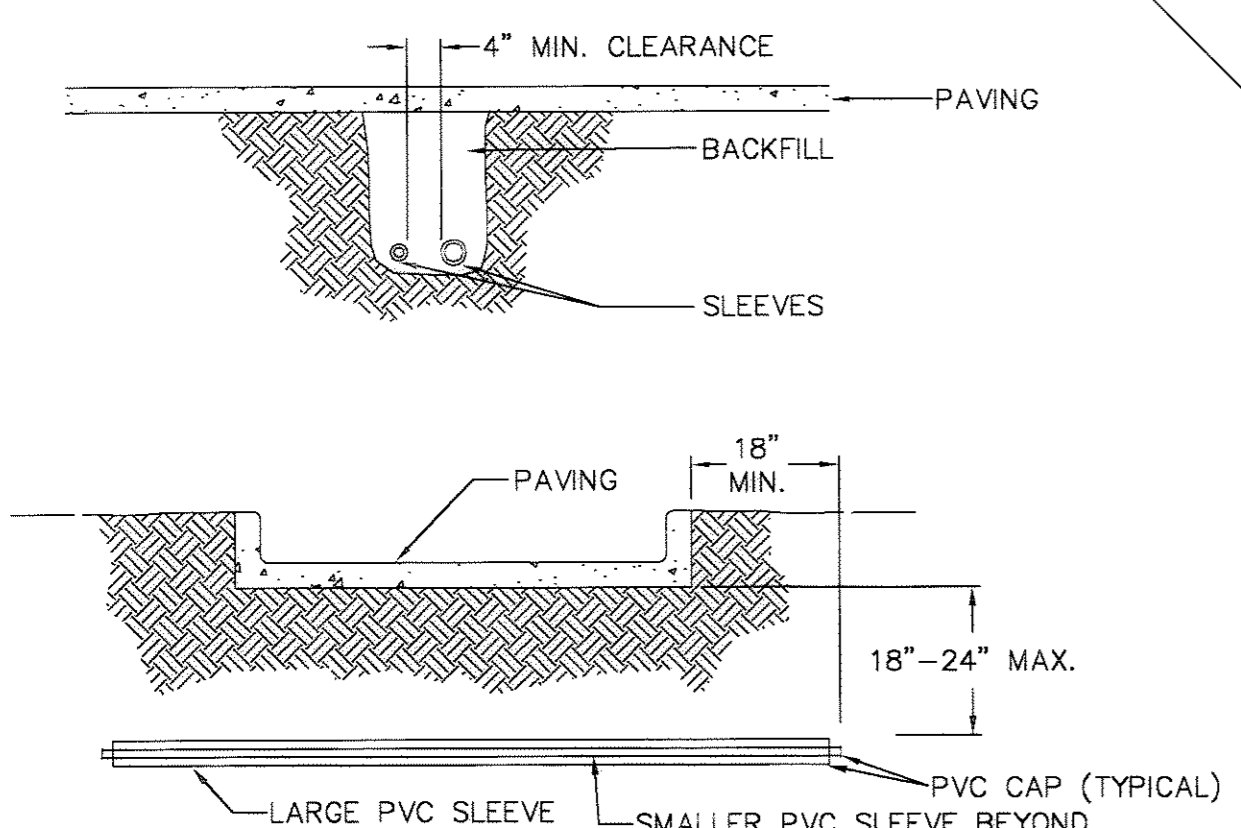
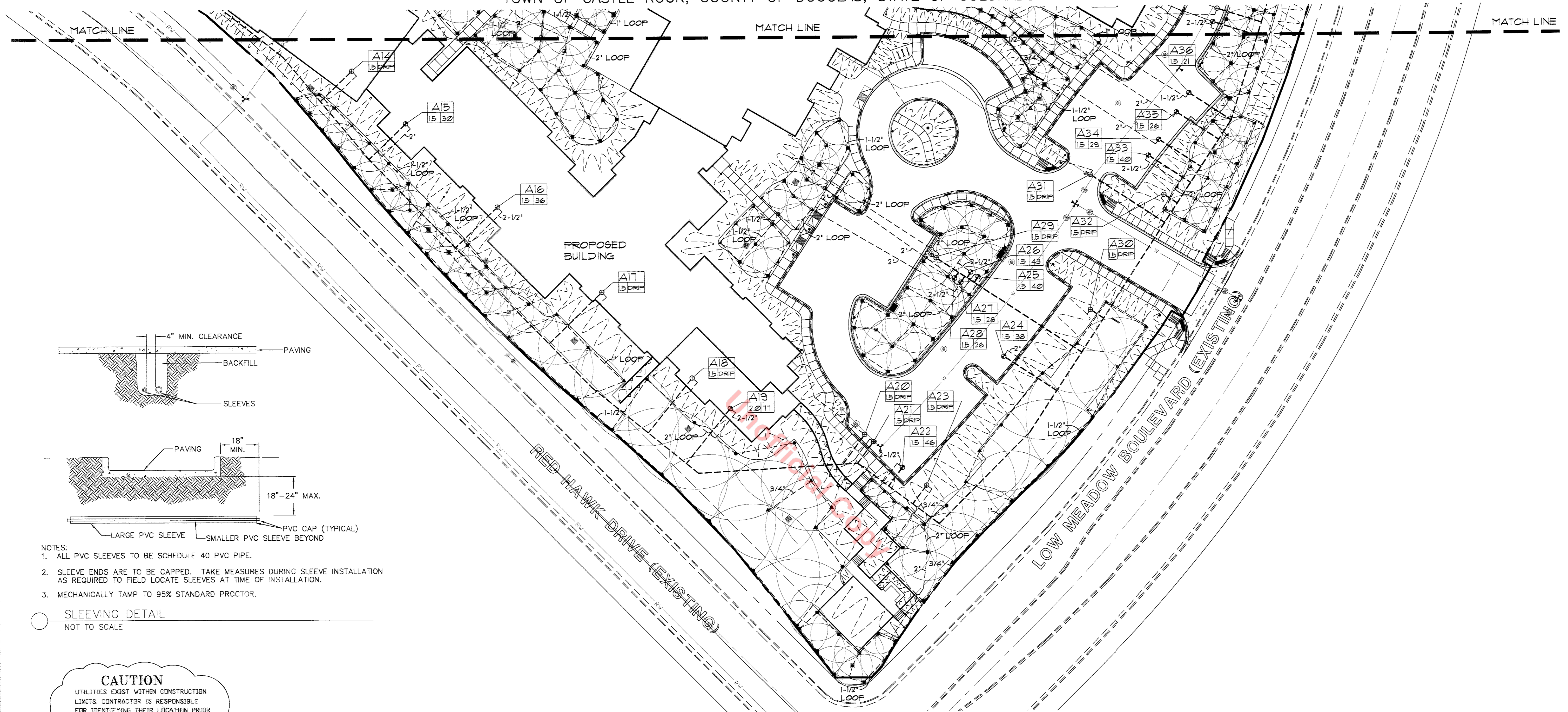
**Manhard CONSULTING LTD.**  
2000 Riverway Dr., Suite 100, Castle Rock, CO 80108  
Phone: 303.781.1111 Fax: 303.781.1112  
www.manhardconsulting.com  
Construction Management - Environmental Stipulations - Landscape Architecture - Planning

LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5  
TOWN OF CASTLE ROCK, COLORADO  
IRRIGATION PLAN - NORTH

PROJ. NO.: TIN  
PROJ. ASSOC.: JBH  
DRAWN BY: JBH  
CHECKED BY: TIN  
DATE: 01/14/08  
SCALE: 1"=30'  
SHEET 9 OF 20  
MWSRC 070517

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

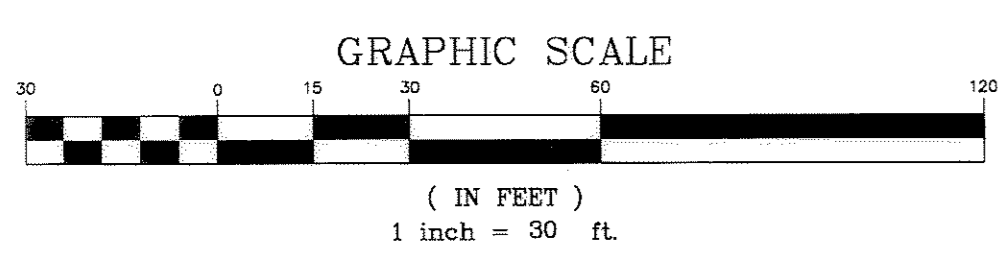
A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:  
1. ALL PVC SLEEVES TO BE SCHEDULE 40 PVC PIPE.  
2. SLEEVE ENDS ARE TO BE CAPPED. TAKE MEASURES DURING SLEEVE INSTALLATION AS REQUIRED TO FIELD LOCATE SLEEVES AT TIME OF INSTALLATION.  
3. MECHANICALLY TAMP TO 95% STANDARD PROCTOR.

SLEEVING DETAIL  
NOT TO SCALE

**CAUTION**  
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



## IRRIGATION LEGEND

- ☐ IRRIGATION CONTROLLER: HUNTER ACC-39D-PED SERIES ON PEDESTAL MOUNT PER MANUFACTURER'S SPECIFICATIONS. ALL STATION CLOCKS SHALL HAVE A MINIMUM OF 2 OPEN STATIONS. HUNTER MINI-WEATHER STATION TO BE REQUIRED AND FIELD LOCATED ON SITE.
- Ⓜ METER SIZE AT POINT OF CONNECTION (P.O.C.): 2" WATER METER. THE IRRIGATION LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- Ⓜ 2" BACKFLOW PREVENTION ASSEMBLY (REFER TO DETAIL SHEET)
- Ⓜ MANUAL DRAIN VALVE: 3/4" BRASS GATE VALVE (OAE). INSTALL AT ALL LOW POINTS ALONG MAINLINE
- Ⓜ RESILIENT SEATED GATE VALVE (OAE) FOR MAINLINE ISOLATION, SAME SIZE AS MAINLINE
- Ⓜ SPRAY VALVE: HUNTER PGV. SIZE PER PLAN
- Ⓜ DRIP VALVE ASSEMBLY: HUNTER PCZ-101-40 CONTROL ZONE KIT, PROVIDE PRESSURE REGULATION PER MANUFACTURER'S RECOMMENDATIONS.  
NOTE: DRIP VALVE LOCATION AND QUANTITY IS APPROXIMATE. CONTRACTOR SHALL PROVIDE DRIP VALVES AND TUBING AS NEEDED TO IRRIGATE ALL TREES AND SHRUBS INDICATED ON THE PLANTING PLAN.
- Ⓜ QUICK COUPLER: HUNTER 44LRC (OAE). SPACED 300' O.C.

AI VALVE I.D. - STATION NUMBER, VALVE SIZE, AND SIZE  
15 120 GPM APPROX G.P.M.

- SCH. 40 PVC MAIN LINE - BURY 24" BELOW GRADE MINIMUM - SIZE PER PLAN
- SCH. 40 PVC LATERAL - BURY 18" BELOW GRADE MINIMUM - SIZE PER PLAN
- 3/4" OR 1" PEPCO POLY IRRIGATION TUBE WITH FLUSHING ENDS - BURY 18" BELOW GRADE MINIMUM

## SPRINKLER HEADS

- HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 8' RAD. @ 30 PSI
  - ▲ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 10' RAD. @ 30 PSI
  - HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 12' RAD. @ 30 PSI
  - ▲ HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 15' RAD. @ 30 PSI
  - HUNTER INSTITUTIONAL SPRAY WITH ADJUSTABLE ARC NOZZLE, 17' RAD. @ 30 PSI
  - ▲ HUNTER 1-10/1-20 BLUE STANDARD NOZZLE ROTOR WITH NOZZLE 15, 31' RAD @ 35 PSI
  - HUNTER 1-10/1-20 BLUE STANDARD NOZZLE ROTOR WITH NOZZLE 20, 41' RAD @ 35 PSI
- NOTE: ALL SPRAYS AND ROTORS TO BE 6'

## EMITTER SCHEDULE

ALL EMITTERS TO BE RAIN BIRD XERI-BUG  
DECIDUOUS TREES: (4) 2 GPH EMITTERS  
EVERGREEN TREES: (3) 2 GPH EMITTERS  
SHRUBS AND GRASSES: (2) 1 GPH EMITTERS  
GROUND COVER AND PERENNIALS: (2) 0.5 GPH EMITTERS

## IRRIGATION PRESSURE NOTE:

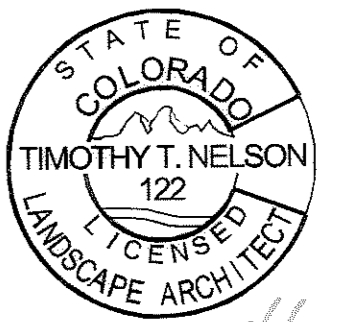
ASSUMED AVAILABLE STATIC WATER PRESSURE AT P.O.C. IS 14 PSI. ASSUMED FLOW FOR POINT OF CONNECTION (P.O.C.) P.O.C. A: IS 50 GPM

CONTRACTOR TO VERIFY PRIOR TO NEW SYSTEM INSTALLATION. FUTURE PRESSURES MAY VARY DUE TO NEW DEVELOPMENT AND/OR OTHER UNFORESEEN CIRCUMSTANCES. LANDSCAPE ARCHITECTS SHALL BEAR NO RESPONSIBILITY FOR FUTURE DEVIATIONS IN PRESSURE AND ANY RESULTING EFFECTS ON THE PERFORMANCE OF THE IRRIGATION SYSTEM. IRRIGATION MAINLINES ARE SHOWN IN STREETS AND PAVED AREAS FOR GRAPHIC CLARITY ONLY. WHERE POSSIBLE, ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN PLANTING BEDS.

IRRIGATION PLANS ARE DRAWN FOR CLARITY. IRRIGATION MAINLINES TO BE CONSTRUCTED WITHIN THE OPEN SPACE.

IRRIGATION SYSTEM SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL. PLEASE REFER TO THE IRRIGATION CHART FOR ADDITIONAL INFORMATION.  
CONTRACTOR SHALL USE THE TOWN OF CASTLE ROCK INSTALLATION DETAILS WHERE APPLICABLE.

CONSULTANT LANDSCAPE ARCHITECT CERTIFICATION



TIMOTHY T. NELSON, L.A. #122  
TOWN OF CASTLE ROCK REGISTRATION # 4132  
DATE

DATE	REVISIONS
06/09/08	REVISED PER TOWN COMMENTS
06/02/08	REVISED PER TOWN COMMENTS
04/19/08	REVISED PER TOWN COMMENTS
03/20/08	REVISED PER TOWN COMMENTS

**Manhard CONSULTING LTD.**  
25th November 15, Suite A110, Englewood, CO 80150  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5  
TOWN OF CASTLE ROCK, COLORADO  
IRRIGATION PLAN - SOUTH

PROJ. MGR.: JTN  
PROJ. ASSOC.: JBN  
DRAWN BY: JBN  
CHECKED BY: JTN  
DATE: 01/14/08  
SCALE: 1"=30'  
SHEET 10 OF 20  
MWSRC 070517

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## GENERAL

1. PLAN IS DIAGRAMMATIC ONLY. FINAL LOCATION OF LINES AND HEADS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE. LINES SHALL BE IN A COMMON TRENCH WHEREVER POSSIBLE. THE POINT-OF-CONNECTION SHALL BE AS INDICATED ON THE PLAN.
2. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND ENSURE THAT ALL LOCAL CODES ARE MET.
3. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM AS DEPICTED ON THESE PLANS.
4. CONTRACTOR SHALL VERIFY AVAILABLE FLOW AND PRESSURE DOWNSTREAM FROM THE POINT-OF-CONNECTION PRIOR TO SYSTEM INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF AVAILABLE FLOW IS LESS THAN REQUIRED TO RUN THE LARGEST ZONE. CONTRACTOR SHALL NOT PROCEED ANY FURTHER WITH INSTALLATION OF THE SYSTEM UNTIL NECESSARY DESIGN REVISIONS HAVE BEEN DETERMINED BY OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBLIVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR DIFFERENCES IN DIMENSIONS EXIST THAT MIGHT HAVE BEEN UNKNOWN DURING ENGINEERING. SUCH OBSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY AT NO ADDITIONAL COST TO OWNER.
6. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, OR OTHER PLANTINGS.
8. ALL VALVES ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
9. ALL ELECTRICAL WIRE FROM CONTROLLER TO VALVES SHALL BE 12 GAUGE UL DIRECT BURIAL OR LARGER AS REQUIRED BY LENGTH PER MANUFACTURER'S SPECIFICATIONS.
10. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE UNDISTURBED ADJACENT SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, HUMPS, OR OTHER IRREGULARITIES.
11. A MINIMUM OF TWO WORKING DAYS PRIOR TO PERFORMING ANY DIGGING, CALL DIG SAFELY AT 1-800-322-1987 FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRICAL CABLES, TELEPHONE CABLES, ETC.
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
13. INSTALL ALL PIPE AND CONTROL WIRES IN LANDSCAPE BEDS AND IN COMMON TRENCHES WHEREVER POSSIBLE.
14. INSTALL ALL PIPE AND CONTROL WIRE, WHICH RUNS UNDER PAVING, WITHIN SCH. 40 PVC SLEEVES 2" DIA. MINIMUM SIZE AS REQUIRED TO ALLOW INSTALLATION WITHOUT BINDING. PROVIDE (1) SLEEVE PER PIPE. PROVIDE SEPARATE SLEEVES FOR CONTROL WIRE.
15. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR COMPLETE DRAINAGE OF THE MAINLINES BY INSTALLING MANUAL DRAINS AS INDICATED ON PLAN AND AT ALL SYSTEM LOW POINTS.

## FLUSHING AND TESTING

16. PIPING SHALL BE COMPLETELY FLUSHED OF FOREIGN PARTICLES BEFORE ATTACHING IRRIGATION COMPONENTS AND DRAIN VALVES.
17. AFTER FLUSHING, AND WHEN ALL VALVES AND QUICK COUPLERS ARE IN PLACE, AND ALL MAIN SUPPLY LINES SHALL BE TESTED AT 100 POUNDS PER SQUARE INCH (100 PSI) WITH VALVES CLOSED. MAINTAIN PRESSURE FOR A PERIOD OF NOT LESS THAN (4) CONSECUTIVE HOURS. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED, REMADE, AND TESTED.
18. AFTER FLUSHING, LATERAL PIPES SHALL BE TESTED WITH RISERS CAPPED AND DRAIN VALVES CLOSED. THE TEST SHALL BE MADE AT MAXIMUM OPERATING PRESSURE FOR A PERIOD OF NOT LESS THAN (1) HOUR. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED, REMADE, AND TESTED. ALL TESTING SHALL BE DONE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING OVER PIPING.
19. OPERATIONAL TESTING: PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTING IS COMPLETED. DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THAT THE SYSTEM MEETS COVERAGE REQUIREMENTS (100%) AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY.
20. AFTER COMPLETION OF GRADING AND SOD PLACEMENT, CAREFULLY ADJUST SPRINKLER HEADS TO MEET HEIGHT INDICATED ON DRAWINGS.

## SUBMITTALS

21. MATERIALS LIST: WITHIN (5) DAYS AFTER AWARD OF CONTRACT, SUBMIT TO OWNER'S REPRESENTATIVE (3) COPIES OF A COMPLETE MATERIAL LIST (PARTIAL LIST NOT ACCEPTABLE) OF ALL MATERIALS TO BE USED ON THE PROJECT, SPECIFYING MANUFACTURER, GRADE, TRADE NAME, CATALOG NUMBER, SIZE, ETC. THIS SHALL IN NO WAY BE CONSTRUED AS ALLOWING A SUBSTITUTION FOR ANY ITEM SPECIFIED ON THE PLANS. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE THE MATERIALS AT HIS OWN EXPENSE.

INSTALLATION AND PERFORMANCE OF APPROVED SUBSTITUTIONS ARE THE CONTRACTOR'S RESPONSIBILITY. ANY CHANGES REQUIRED FOR INSTALLATION OF ANY APPROVED SUBSTITUTION MUST BE MADE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COST TO OWNER.

22. PRIOR TO SYSTEM INSTALLATION CONTRACTOR SHALL VERIFY AND SUBMIT TO OWNER'S REPRESENTATIVE IN WRITING, AVAILABLE FLOW AND PRESSURE AT POINT-OF-CONNECTION AS DESCRIBED IN SPECIFICATION #4 ABOVE.

23. COMPLETE WARRANTY CARDS FOR AUTOMATIC CONTROLLER AND OTHER IRRIGATION MATERIAL (CONTROLLER KEYS, ETC) SHALL BE DELIVERED TO OWNER.

24. CONTRACTOR SHALL PREPARE AND ISSUE TO THE OWNER (AT COMPLETION OF THE INSTALLATION) AN ANNUAL CHART INDICATING LOCATION, OPERATING DATES, CYCLES, AND TIME FOR EACH ZONE.

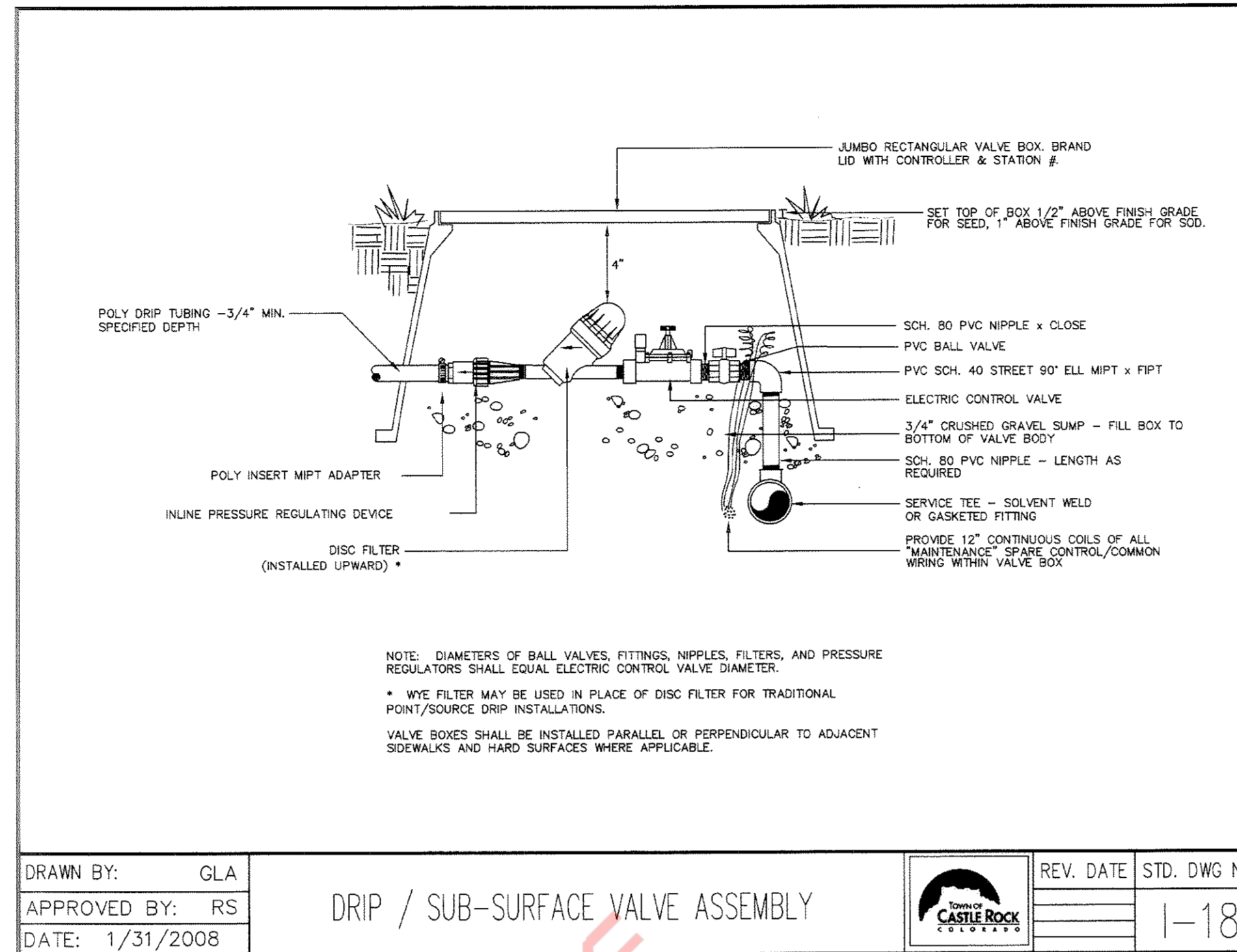
25. ASBUILT IRRIGATION DRAWINGS: CONTRACTOR SHALL FURNISH ASBUILTS OF THE COMPLETE IRRIGATION SYSTEM. PROCURE FROM OWNER'S REPRESENTATIVE FULL-SIZED SEPIAS OF CONTRACT DRAWINGS. CONSTRUCTION DRAWINGS SHALL BE ON THE CONSTRUCTION SITE AT ALL TIMES WHILE THE IRRIGATION SYSTEM IS BEING INSTALLED. CONTRACTOR SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF VALVES AND ALL IRRIGATION AND DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDINGS, CURBS, FENCES, WALKS OR PROPERTY LINES. DRAWINGS SHALL SHOW APPROVED MANUFACTURE'S NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE AND ALL INDICATIONS SHALL BE NEAT. ALL INFORMATION NOTED ON THE PRINT SHALL BE TRANSFERRED TO THE COPIES BY CONTRACTOR AND ALL INDICATIONS SHALL BE RECORDED IN A NEAT, ORDERLY WAY. THE RECORD SEPIA SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE AT OR BEFORE FINAL ACCEPTANCE/APPROVAL OF THE PROJECT.

## GUARANTEE/FINAL ACCEPTANCE

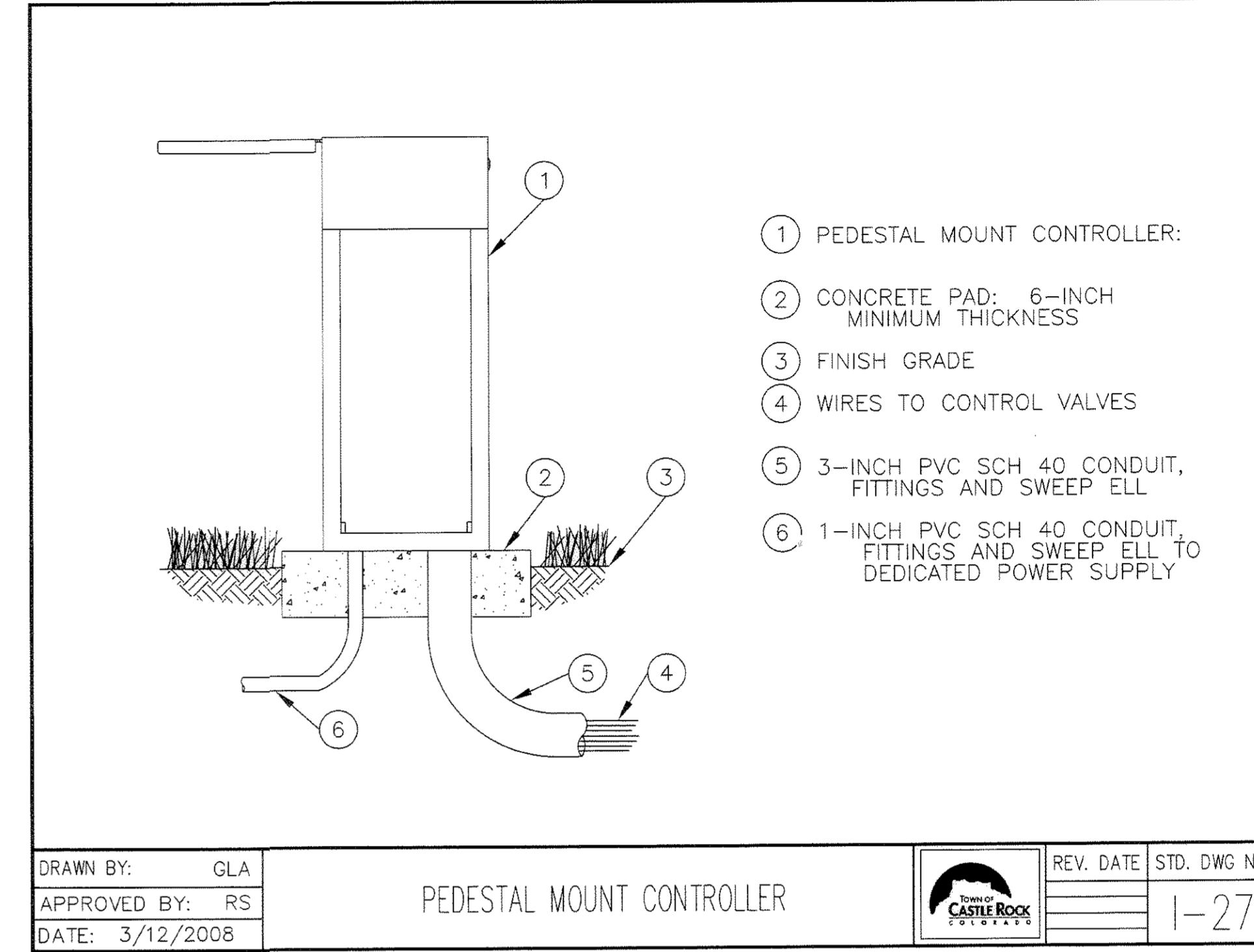
26. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. MANUFACTURER WARRANTIES SHALL ONLY EXCEED THIS GUARANTEE AND CONTRACTOR SHALL BE LIABLE FOR REPAIRS/REPLACEMENT OF FAILED MATERIAL/WORKMANSHIP.

## MAINTENANCE

27. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNER'S DESIGNATED PERSONNEL IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. DRAIN ENTIRE SYSTEM AT END OF FIRST WATERING SEASON FOLLOWING INSTALLATION. TRAIN OWNER'S DESIGNATED PERSONNEL BY HAVING THEM ASSIST IN WINTERIZING PROCEDURE.

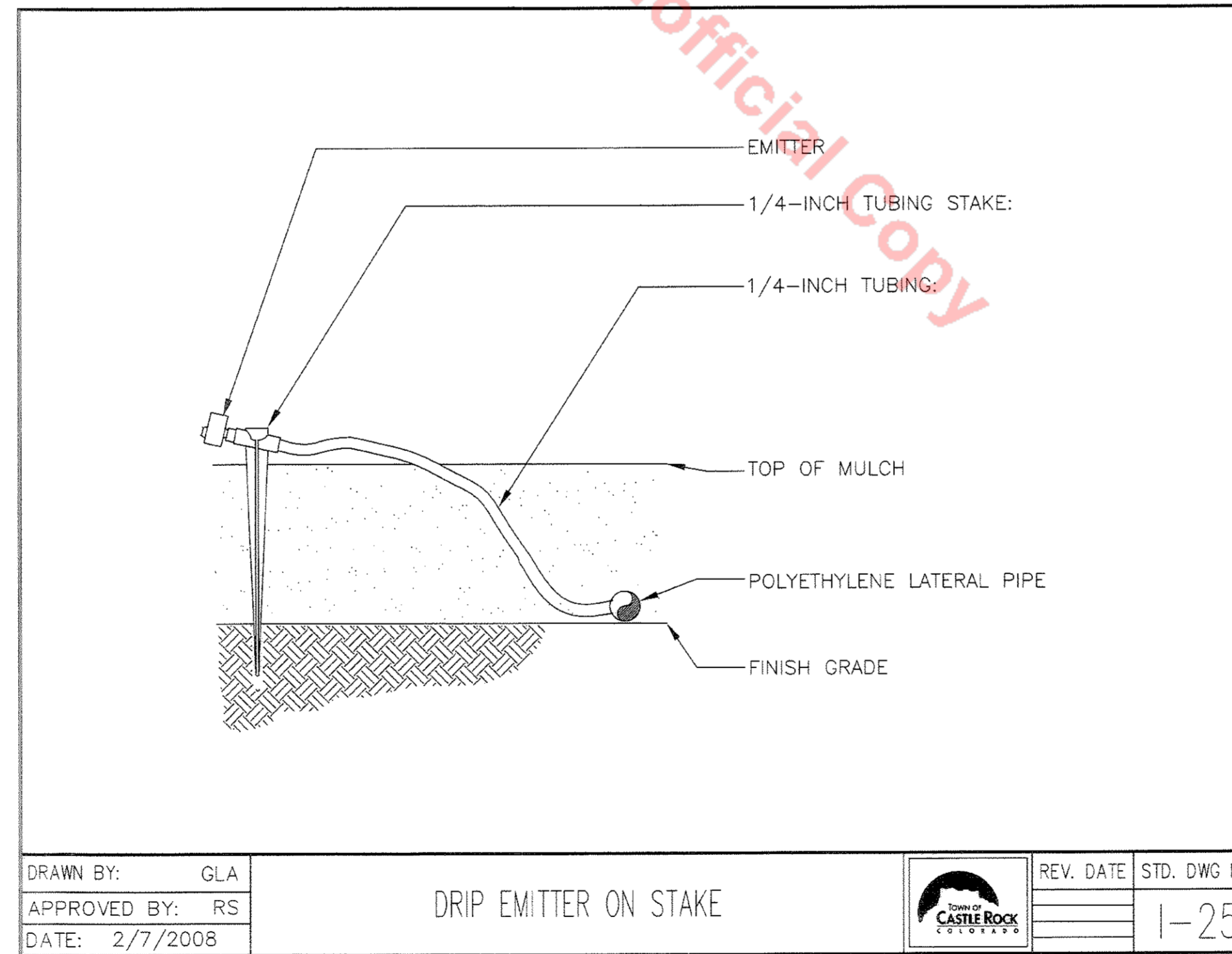


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APPROVED BY: RS  
DATE: 1/31/2008  
REV. DATE STD. DWG NO.  
1-18  
Town of Castle Rock  
UNOFFICIAL COPY



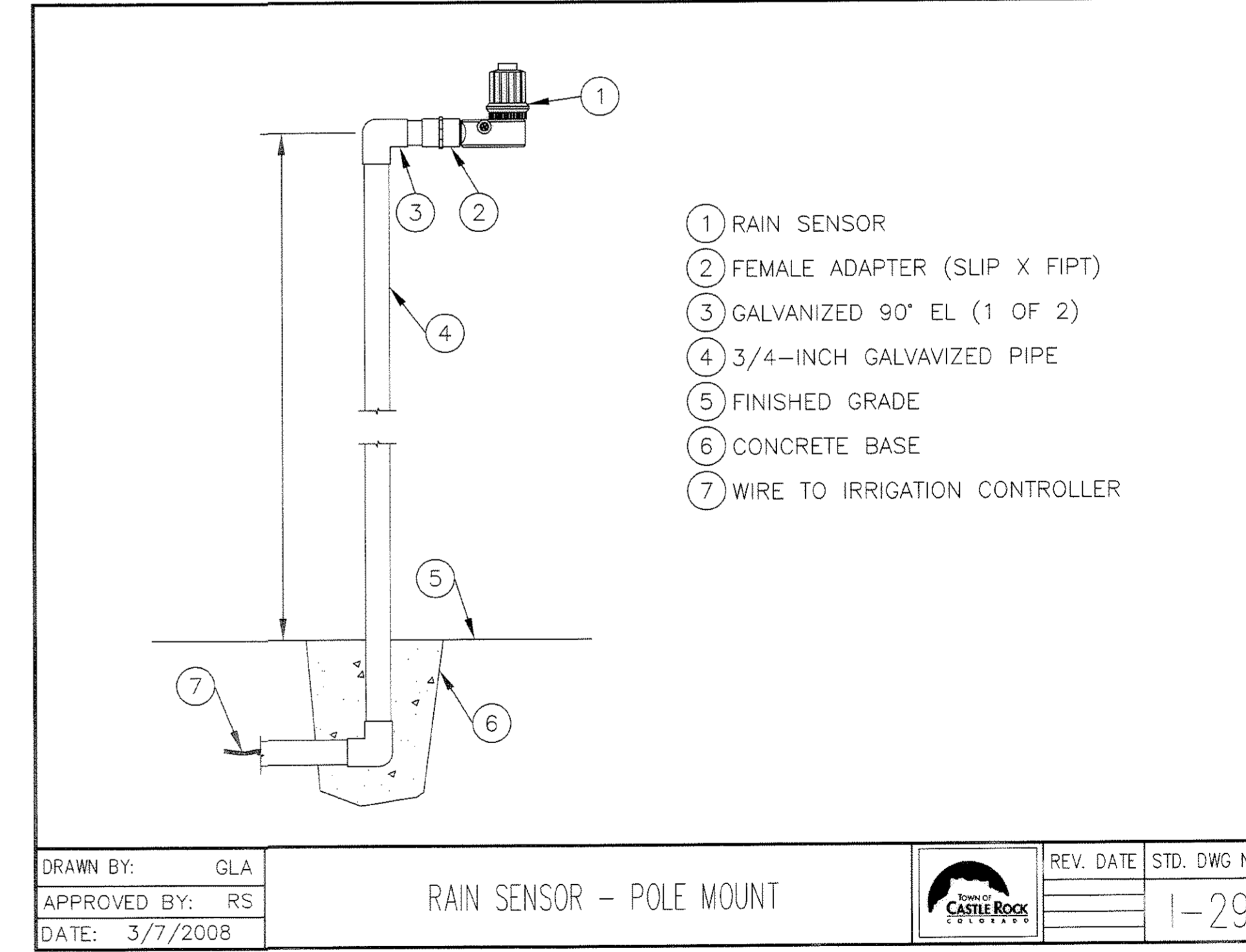
1 PEDESTAL MOUNT CONTROLLER:  
2 CONCRETE PAD: 6-INCH MINIMUM THICKNESS  
3 FINISH GRADE  
4 WIRES TO CONTROL VALVES  
5 3-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL  
6 1-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO DEDICATED POWER SUPPLY

DRAWN BY: GLA  
APPROVED BY: RS  
DATE: 3/12/2008  
REV. DATE STD. DWG NO.  
1-27  
Town of Castle Rock  
UNOFFICIAL COPY



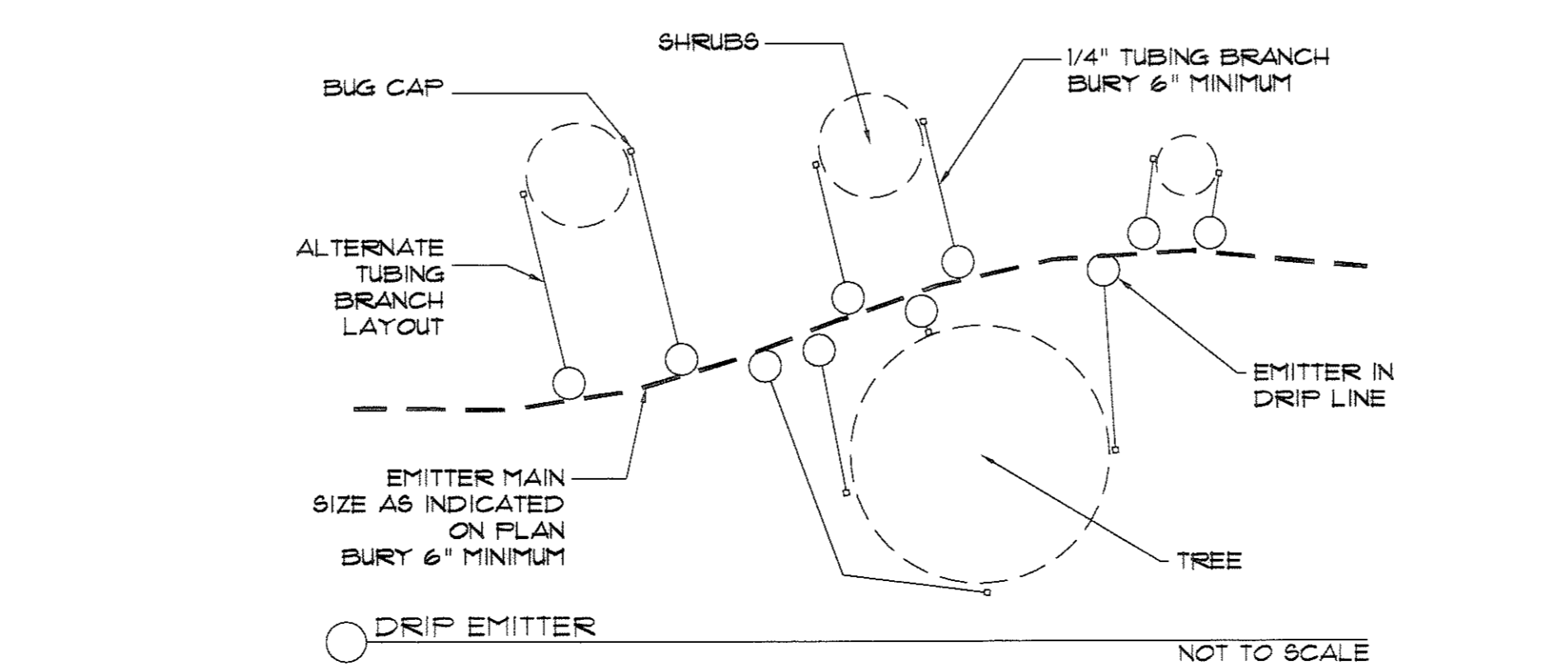
1 EMITTER  
2 1/4-INCH TUBING STAKE  
3 1/4-INCH TUBING  
4 TOP OF MULCH  
5 POLYETHYLENE LATERAL PIPE  
6 FINISH GRADE

DRAWN BY: GLA  
APPROVED BY: RS  
DATE: 2/7/2008  
REV. DATE STD. DWG NO.  
1-25  
Town of Castle Rock  
UNOFFICIAL COPY



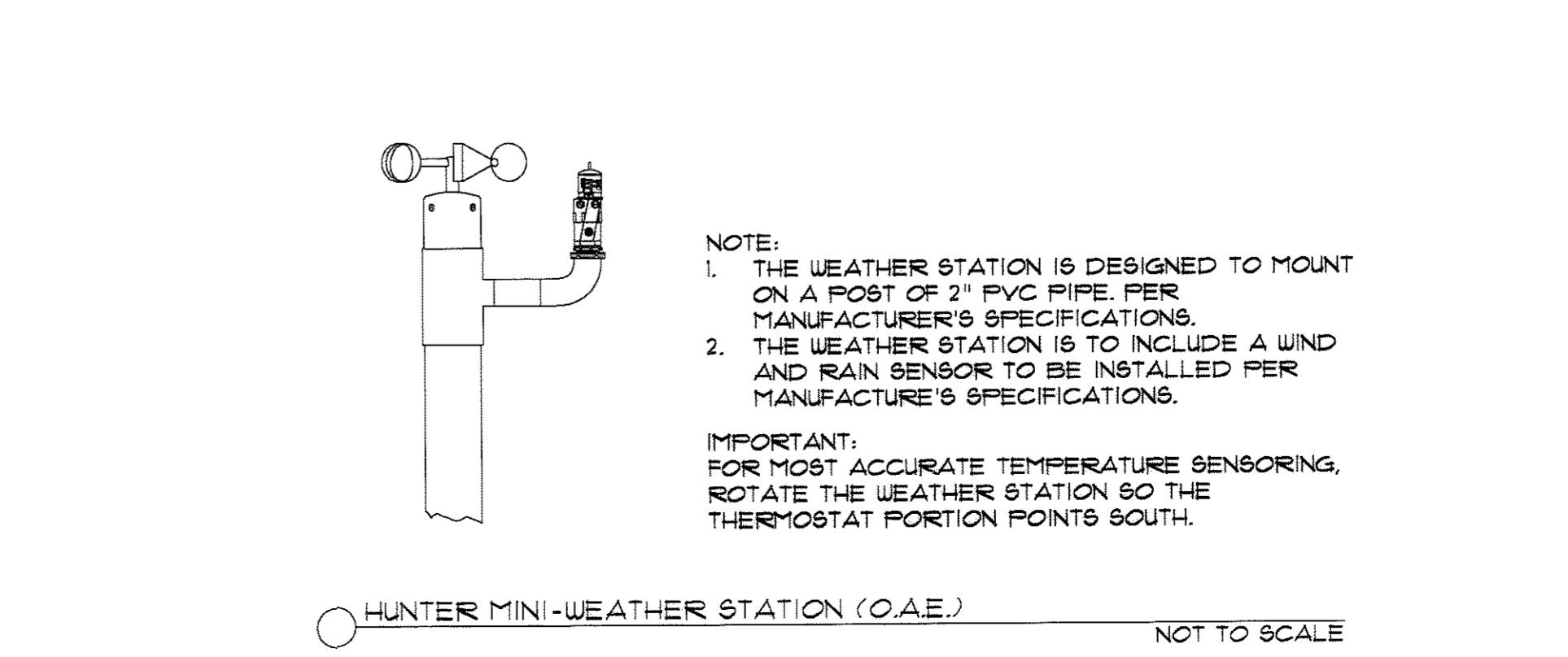
1 RAIN SENSOR  
2 FEMALE ADAPTER (SLIP X FIPT)  
3 GALVANIZED 90° EL (1 OF 2)  
4 3/4-INCH GALVANIZED PIPE  
5 FINISHED GRADE  
6 CONCRETE BASE  
7 WIRE TO IRRIGATION CONTROLLER

DRAWN BY: GLA  
APPROVED BY: RS  
DATE: 3/7/2008  
REV. DATE STD. DWG NO.  
1-29  
Town of Castle Rock  
UNOFFICIAL COPY



SHRUBS  
1/4\"/>

DRAWN BY: GLA  
APPROVED BY: RS  
DATE: 2/7/2008  
REV. DATE STD. DWG NO.  
1-25  
Town of Castle Rock  
UNOFFICIAL COPY



NOTE:  
1. THE WEATHER STATION IS DESIGNED TO MOUNT ON A POST OF 2\"/>

IMPORTANT:  
FOR MOST ACCURATE TEMPERATURE SENSING, ROTATE THE WEATHER STATION SO THE THERMOSTAT PORTION POINTS SOUTH.

HUNTER MINI-WEATHER STATION (O.A.E.)  
NOT TO SCALE

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APPROVED BY: RS  
DATE: 3/7/2008  
REV. DATE STD. DWG NO.  
1-29  
Town of Castle Rock  
UNOFFICIAL COPY

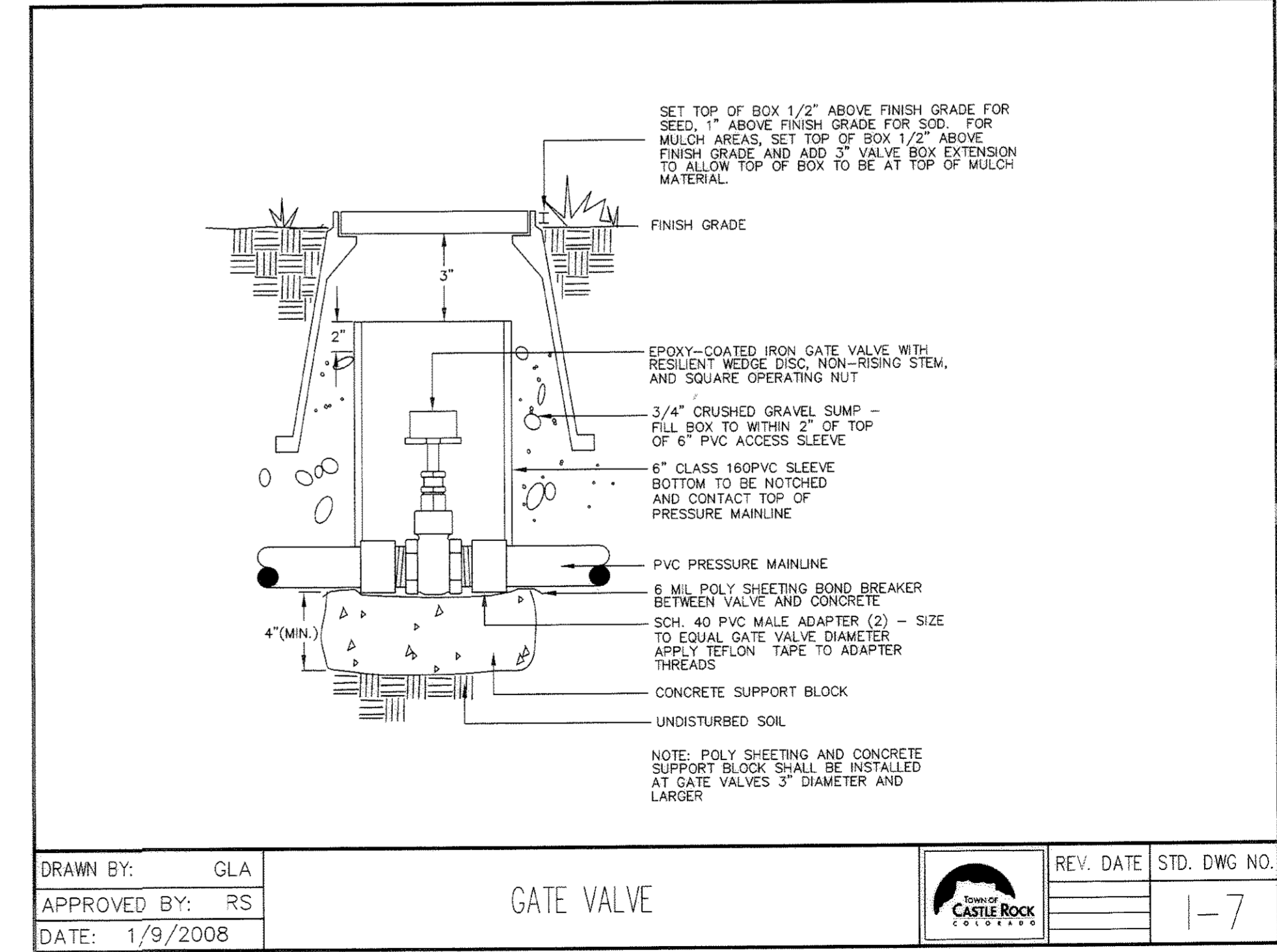
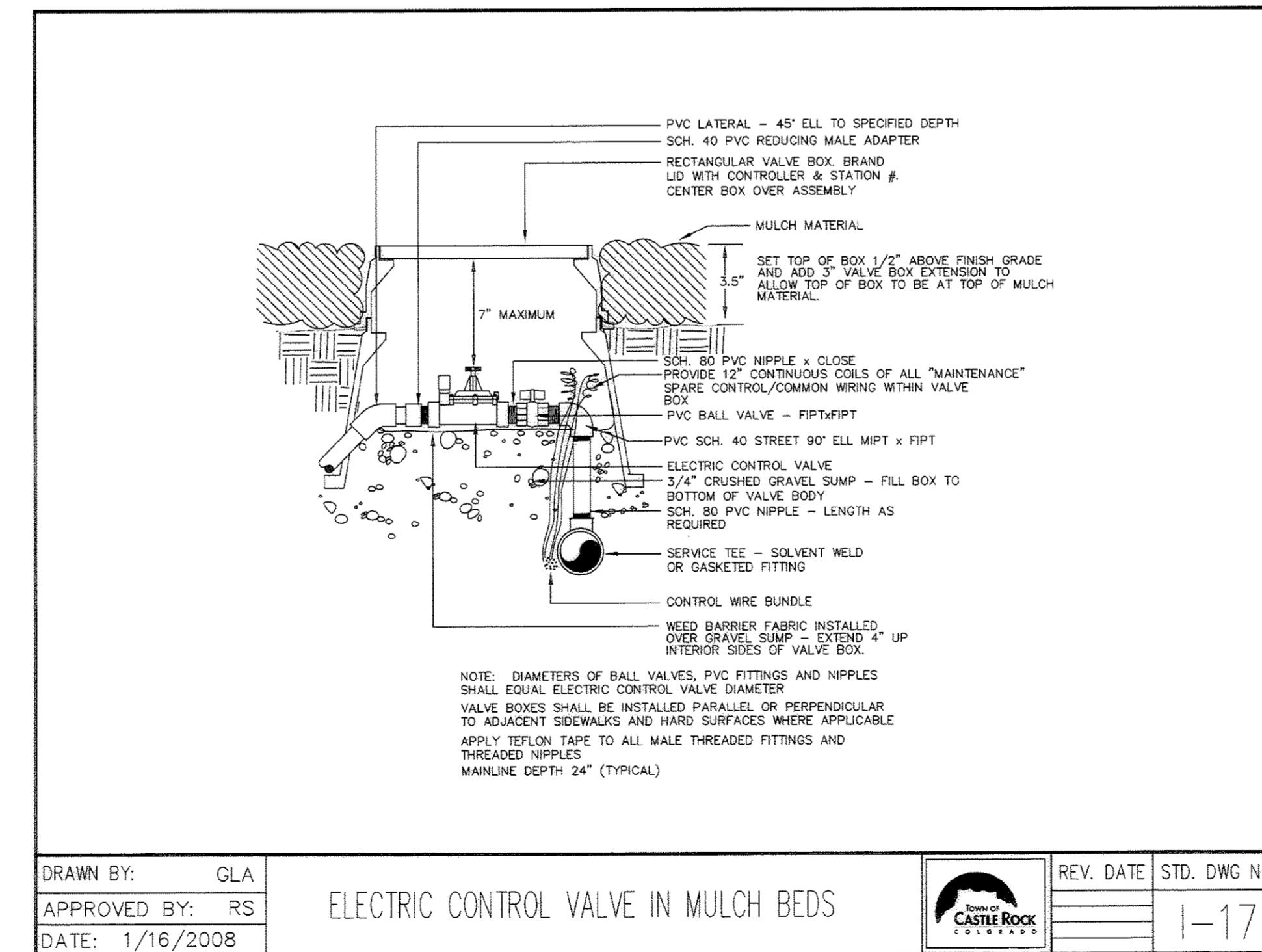
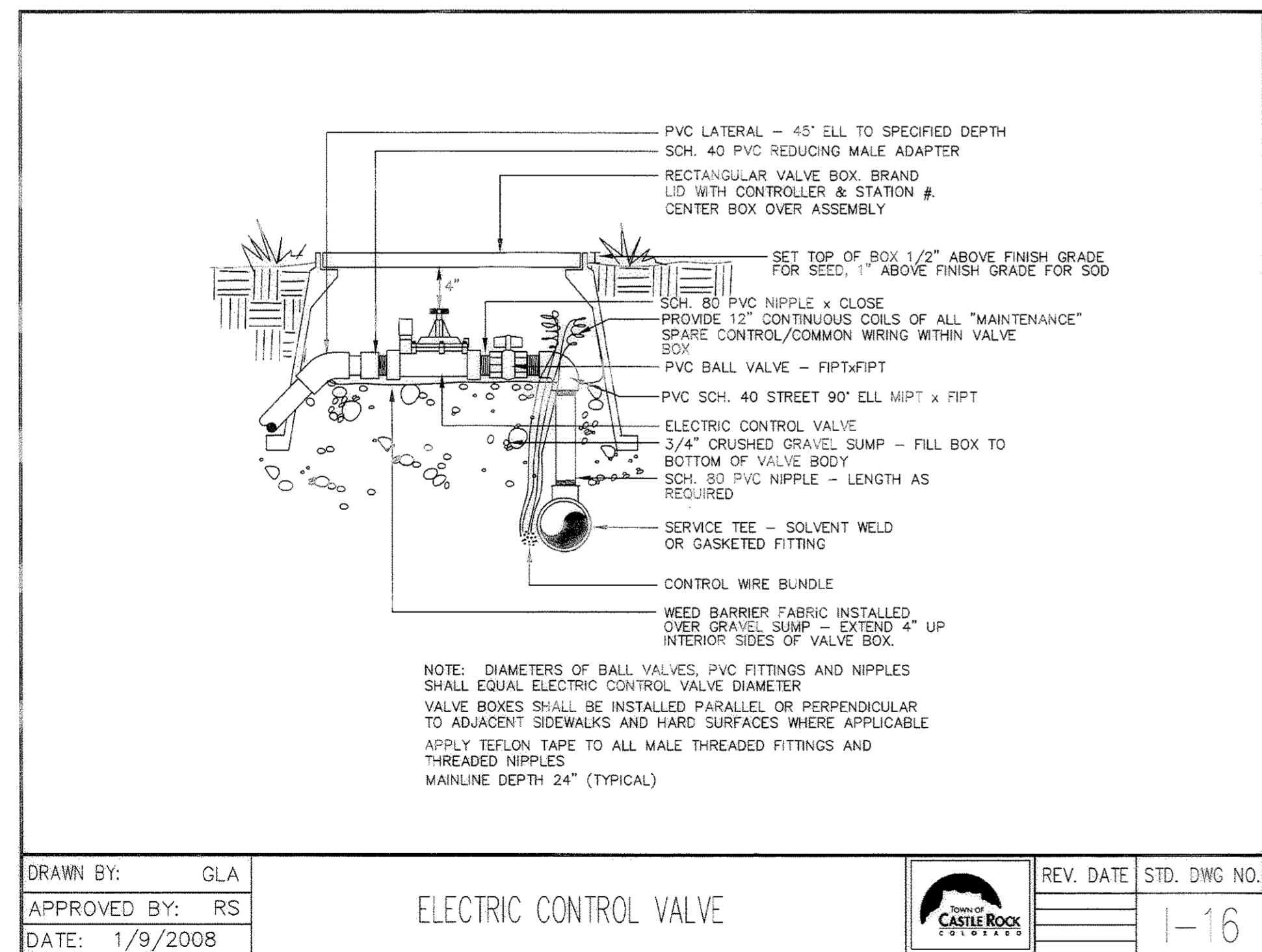
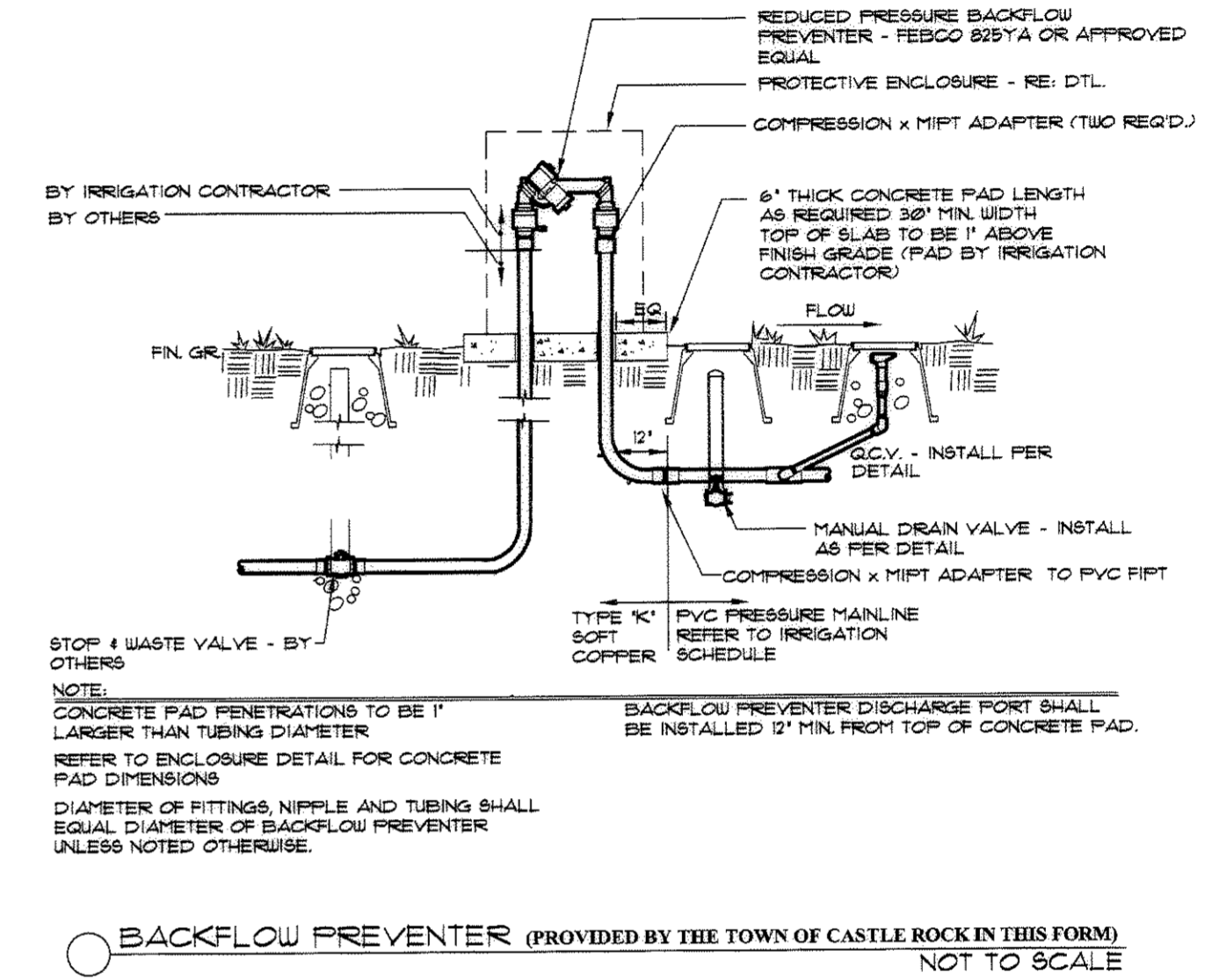
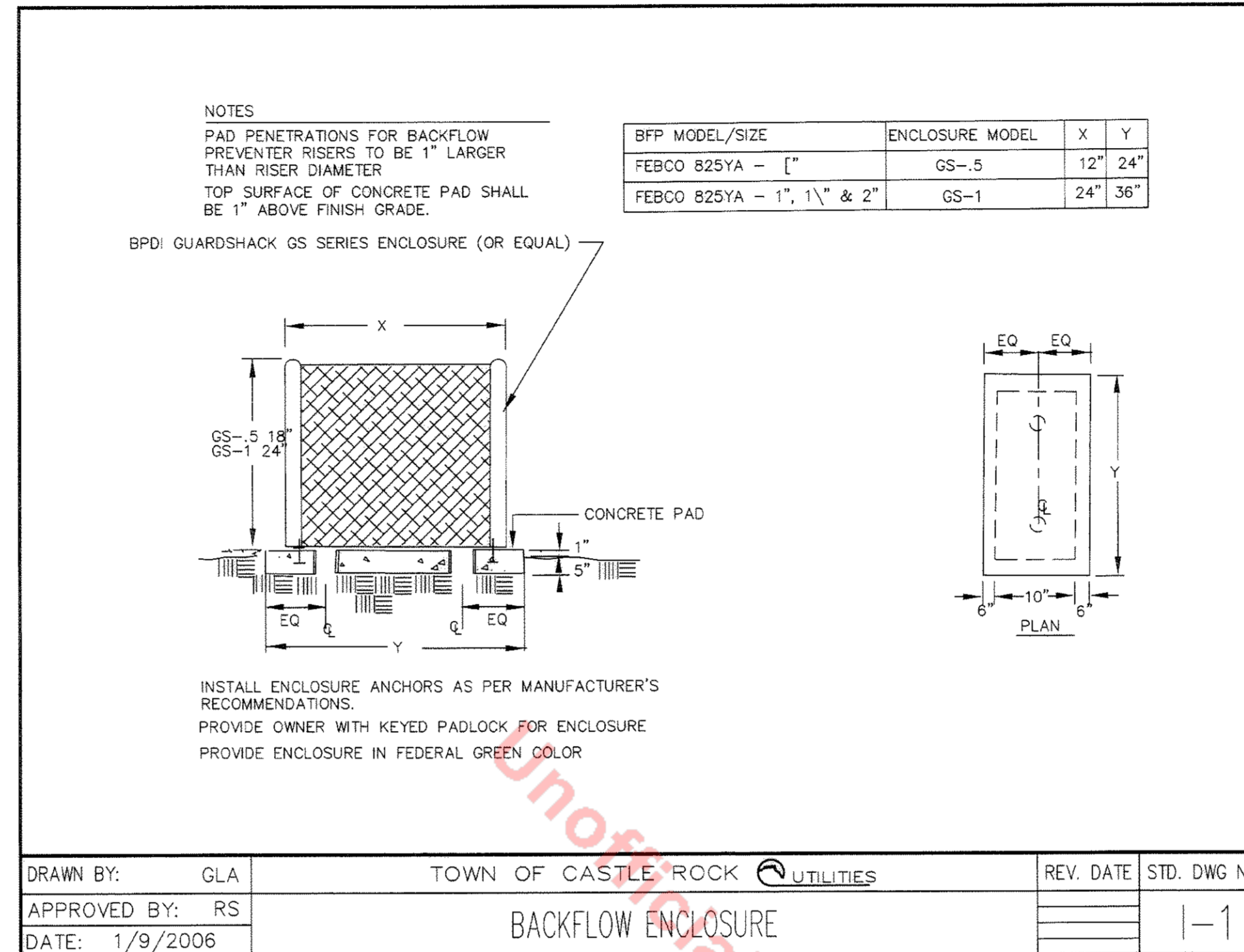
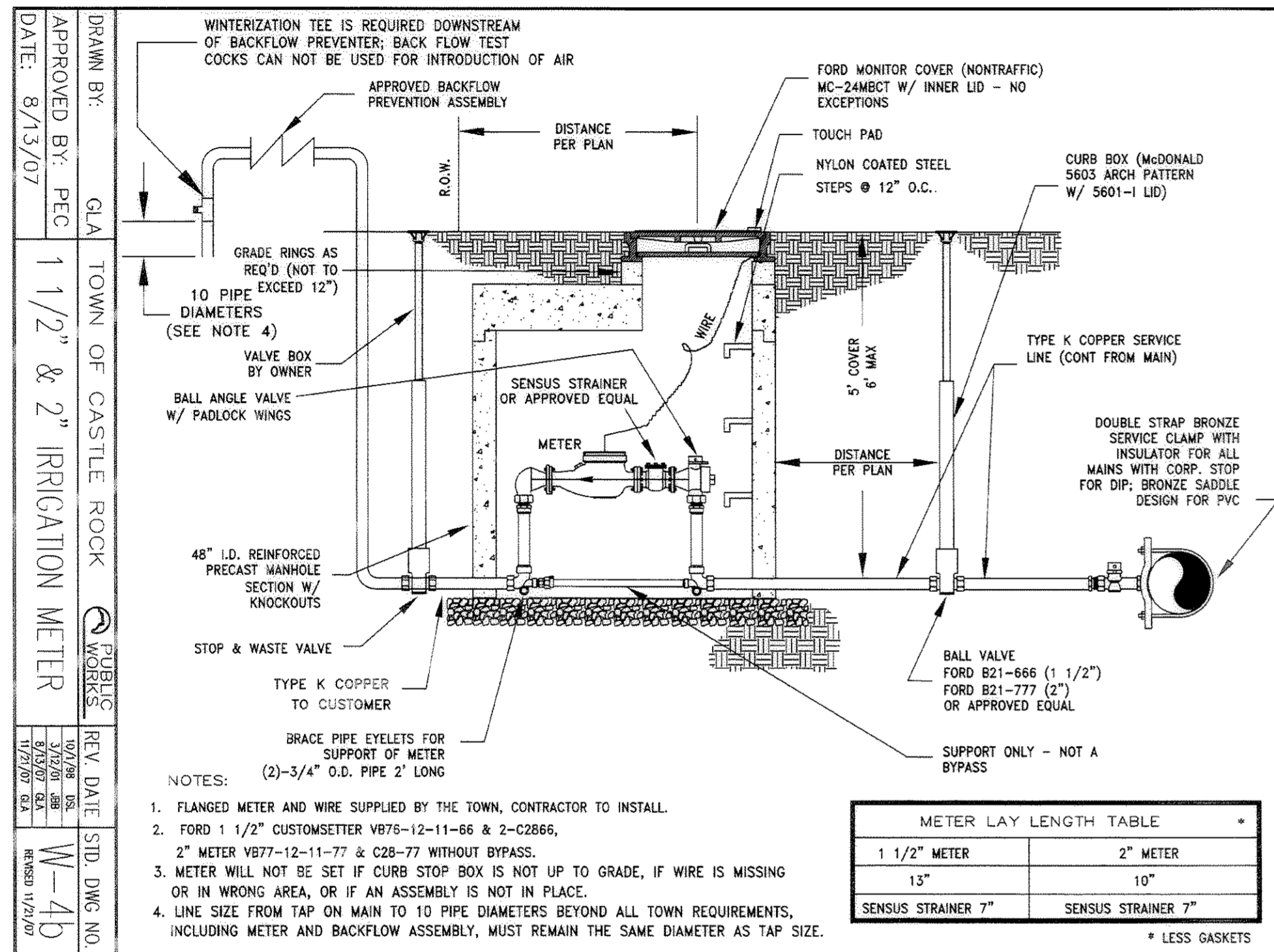
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06/09/08	REVISED	TIN	JBH	TIN	REVISED PER TOWN COMMENTS
08/02/08	REVISED	TIN	JBH	TIN	REVISED PER TOWN COMMENTS
08/07/08	REVISED	TIN	JBH	TIN	REVISED PER TOWN COMMENTS
08/19/08	REVISED	TIN	JBH	TIN	REVISED PER TOWN COMMENTS
09/26/08	REVISED	TIN	JBH	TIN	REVISED PER TOWN COMMENTS

**Manhard CONSULTING LTD.**  
1975 Avenue G-15, Suite 1111, Englewood, Colorado 80150 (303) 748-0800  
Construction Management - Environmental Science - Landscape Architecture - Planning

LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5  
TOWN OF CASTLE ROCK, COLORADO  
IRRIGATION DETAILS AND SPECIFICATIONS

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**Manhard CONSULTING LTD.**

1125 W. 10th St., Suite 110, Castle Rock, CO 80108  
 303-973-1100  
 Fax: 303-973-1101  
 Email: info@manhard.com  
 Website: www.manhard.com

**PROJ. MGR.:** TTN  
**PROJ. ASSOC.:** JBH  
**DRAWN BY:** JBH  
**CHECKED BY:** TTN  
**DATE:** 01/14/08  
**SCALE:** 1"=30'

**SHEET**  
**12 OF 20**  
**MWSCRC 070517**

**LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5**  
**TOWN OF CASTLE ROCK, COLORADO**  
**IRRIGATION DETAILS AND SPECIFICATIONS**



# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## GENERAL NOTES:

- VALUES LISTED REPRESENT ILLUMINATION LEVELS IN FOOTCANDLES AT GRADE.

## LUMINAIRE SCHEDULE

SYM	TYPE	HEIGHT	STYLE	CONTROL DESCRIPTION
P1	SPAULDING #CR1-A-H25-H2-F-Q-DB-HS	25'-0"	CUTOFF	ASTRONOMICAL TIME CLOCK
P2	SPAULDING #CR1-A-H25-H4-F-Q-DB-HS	25'-0"	CUTOFF	ASTRONOMICAL TIME CLOCK
P3	IREA #JMF-MH W/ POLE #JMF-23F (PROVIDE ROADSIDE SHIELD)	18'-0"	CUTOFF	ASTRONOMICAL TIME CLOCK
S3	GOTHAM #CFL10-1-32TRT-GRW-T73-MVOLT-DBB	8'-0"	CUTOFF	ASTRONOMICAL TIME CLOCK
T3	VISTA #1415-Z-CR-70MH-MT	30'-1/2"	CUTOFF	ASTRONOMICAL TIME CLOCK
WP1	LSI #CHWS-FIM-42-CFL-F-UE-BRZ	SEE PLANS	CUTOFF	ASTRONOMICAL TIME CLOCK

**AMARRON SERIES**

**APPLICATION:**

- Outdoor lighting
- Typical 1-2' x 2' square or round light fixtures
- Typical 1-2' x 2' square or round light fixtures
- Typical 1-2' x 2' square or round light fixtures

**GENERAL INFORMATION:**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	AMARRON P1	1	EA
2	AMARRON P2	1	EA

**FEATURES:**

- Aluminum outer reflector rings with reflective inner glass lens for light efficiency
- Available with optional glass lens (G3) for frost-free operation
- Available with optional glass lens (G3) for frost-free operation
- Available with optional glass lens (G3) for frost-free operation

**10" CFL**

**ORDERING INFORMATION:**

Go to the website for more information: [www.gothamlighting.com](http://www.gothamlighting.com)

**VISTA PROFESSIONAL OUTDOOR LIGHTING**

**MODEL: 1415 - 25' Pole Series Ballards and Secons**

**SPECIFICATIONS:**

- 25' Pole Series
- Ballards and Secons
- 25' Pole Series
- Ballards and Secons

**DETAILS:**

**CHALLENGER WALL SCENE**

**DETAILS:**

**OPTIONAL FEATURE:**

**PHOTOCELL:**

**FIXTURE DETAIL:**

**ELEVATION:**

**MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE**

**PROFESSIONAL ENGINEER**

**ONATHAN A. GORANSON**

**36606**

**APC ENGINEERING**

440 East Corporate Dr., Ste. 103  
Meridian, ID 83642  
ph 208-288-2181  
fax 208-288-2182

**SITE PHOTOMETRIC PLAN**  
1"=50'-0"



**Manhard CONSULTING**

Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

**LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5**

**TOWN OF CASTLE ROCK, COLORADO**

**SITE PHOTOMETRIC**

DATE: 1-14-08  
SHEET: NTS

PROJECT: 07-15181-02

**14 OF 20**

MWSCOR 070517

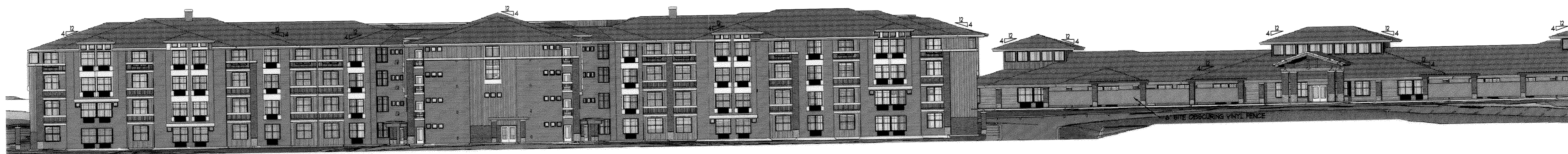
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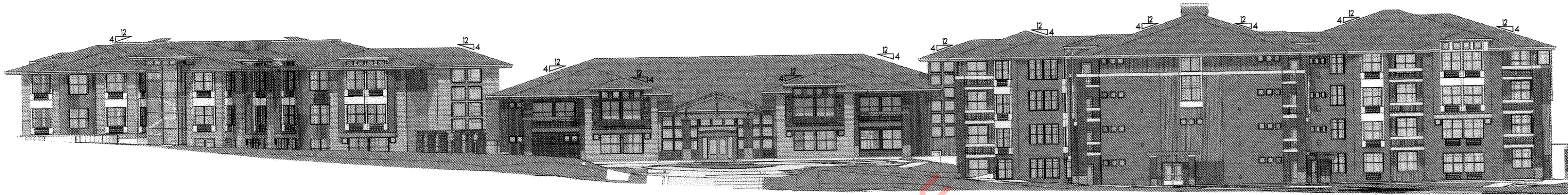
# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

RONALD  
JAMES  
PED  
ARCHITECT P.C.

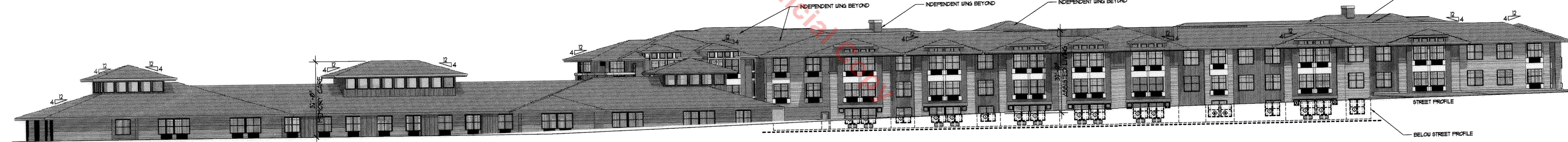


1 NORTH ELEVATION  
SCALE: 1" = 20'-0"

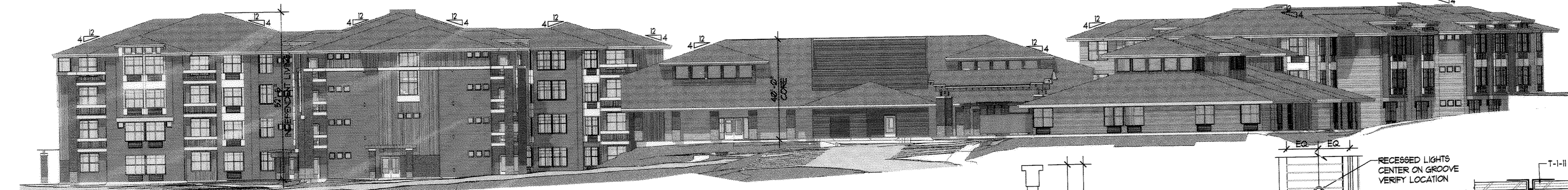


2 EAST ELEVATION  
SCALE: 1" = 20'-0"

- 31'-6" THIRD FLOOR
- 21'-0" SECOND FLOOR
- 10'-6" MAIN FLOOR
- 0'-0" LOWER FLOOR

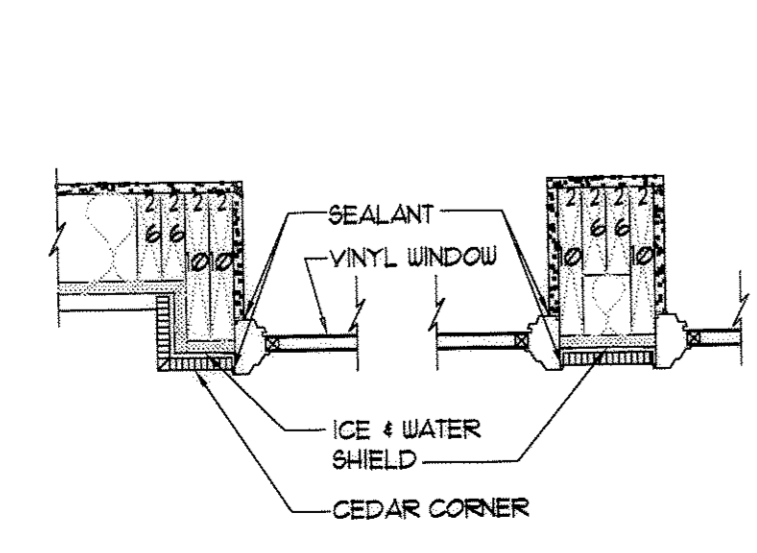


3 SOUTH ELEVATION  
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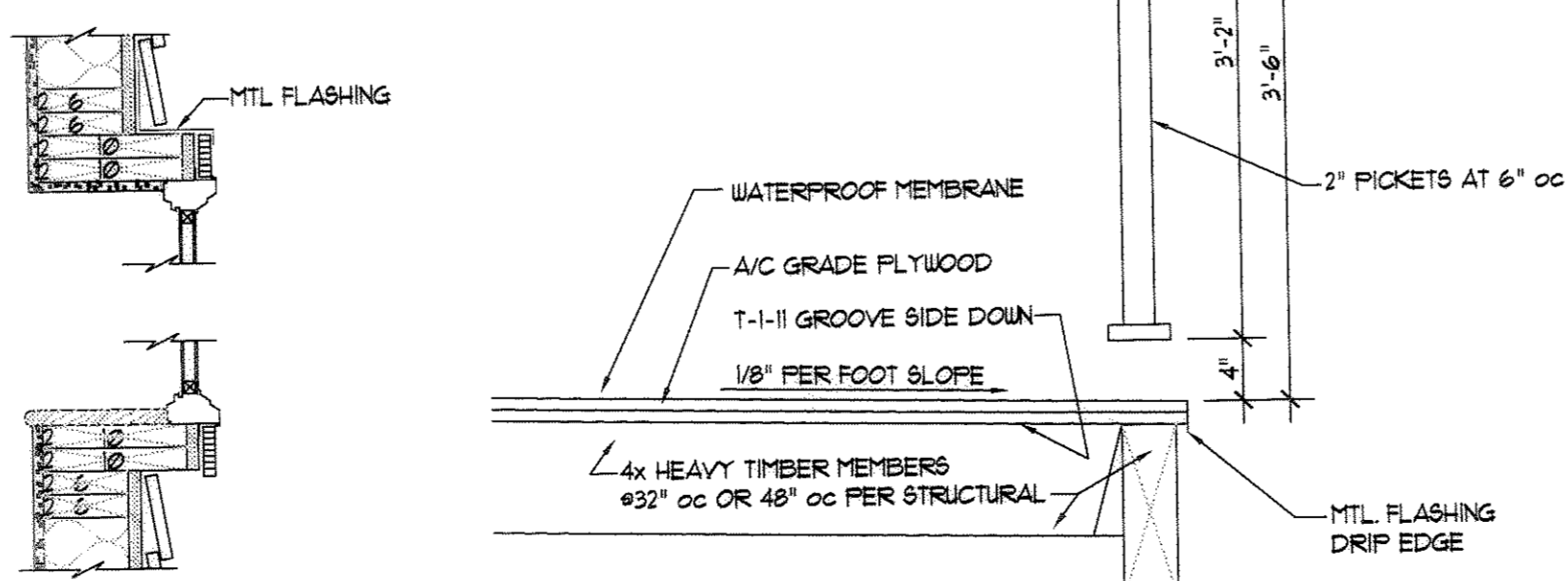


4 WEST ELEVATION  
SCALE: 1" = 20'-0"

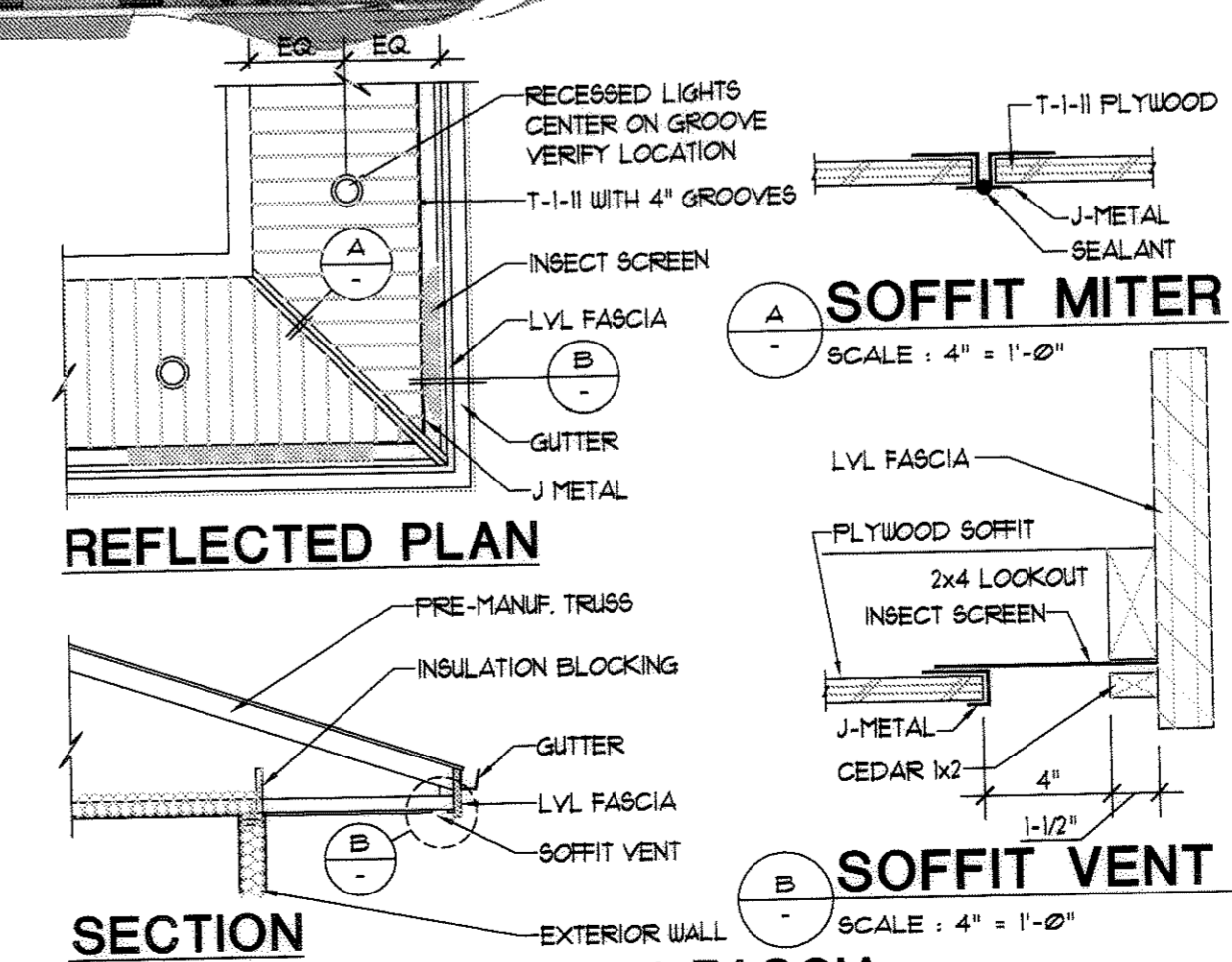
- 31'-6" THIRD FLOOR
- 21'-0" SECOND FLOOR
- 10'-6" MAIN FLOOR
- 0'-0" LOWER FLOOR



5 WINDOW PROJECTION  
SCALE: 1" = 1'-0"



6 DECK / RAILING DETAIL  
SCALE: 1" = 1'-0"

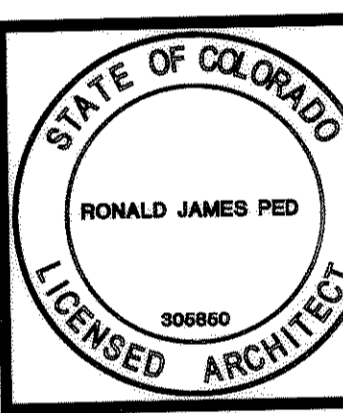


7 SOFFIT / EAVE / FASCIA  
SCALE: 1/4" = 1'-0"

MATERIAL	COLOR
TOP / ACCENT TONGUE AND GROOVE OR ROUGH SAUN LUMBER	CORE: MILLER HISTORY TOFFEE L LING: KUAL MONK'S HOOD #289A AL LING: KUAL CARIBOU #766N MC LING: KUAL CARIBOU #766N
TRIM 2x2 BELLY-BAND AND WINDOW TRIM	CORE: KUAL CARIBOU #766N L LING: KUAL OAK FLATS #864M AL LING: KUAL MONK'S HOOD #289A MC LING: KUAL OAK FLATS #864M
MAIN BODY CEMENTIOUS LAF-SIDING ALTERNATE (1) 1/2" BOARD (2) 5" BOARDS	CORE: KUAL OAK FLATS #864M L LING: KUAL BEAVER CREEK #765D AL LING: KUAL OAK FLATS #864M MC LING: KUAL GRITSMILL #665D
MASONRY PRODUCTS BRICK (SANDY) MUTUAL MATERIALS WINDSOR GROUND FACE BLOCK, MUTUAL MATERIALS SANDSTONE RETAINING WALL: RANDOPI SCONE KEYSTONE #33 ELITE GRAY COLOR TO BE VERIFIED PRIOR TO INSTALLATION TRELLIS & OUTRIGGER FRAMING	

- GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "ADOBE" (APPROVED)
  2. ALL FASCIA AND TRIM TO BE PAINTED - OWNER APPROVED
  3. ALL BUILDING CORNER TRIM TO MATCH ADJACENT BODY COLOR
  4. ASPHALT SHINGLE ROOFING REFER TO SPECIFICATIONS
  5. BLACK ALUMINUM RAILINGS ON ALL DECKS
  6. ALL FLASHING GUTTERS, AND DOWNSPOUTS TO COORDINATE WITH PAINT - APPROVED
- NOTES:
1. PROVIDE CLEAN-OUTS FOR CONCEALED DOWNSPOUTS IN PORTE-COCHERE COLUMNS.
  2. PROVIDE GUTTER BACK-STOPS AT ALL LONG VALLEY RUN LOCATIONS.
  3. GUTTER AND DOWNSPOUT COLORS TO MATCH ADJACENT SIDING.
  4. INSTALL GUTTER DEBRIS GUARDS ON ALL GUTTERS.
  5. PROVIDE CONTINUOUS RIDGE VENT TO MATCH ROOF.
  6. ALL DECKS TO HAVE APPROVED EPOXY MEMBRANE DECK COATING.

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1,  
THE MEADOWS FILING NO. 18, AMENDMENT NO. 5



New Assisted and Independent Living Facility for  
**Summit Senior Living**  
Castle Rock, Colorado

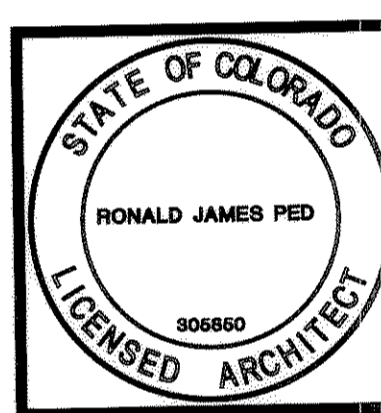
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SHEET  
**16** OF 20

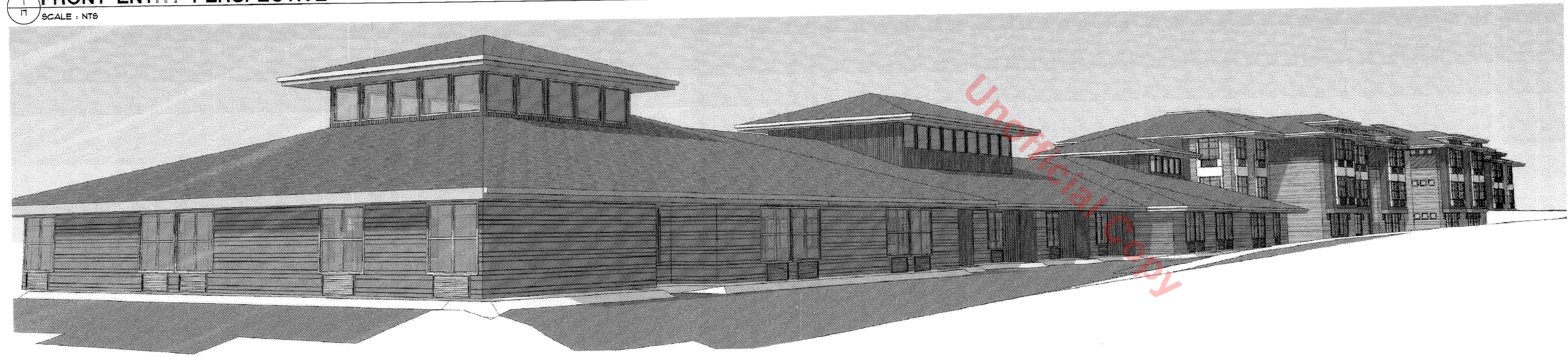
# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**RONALD JAMES PEDERSEN ARCHITECT P.C.**  
SALEM, OREGON 97301 (503) 988-4488  
SALEM, OREGON 97302 (503) 975-8274  
MAIL: 537 HIGH STREET SE, SALEM, OREGON 97302  
PHYSICAL: 100 LIBERTY ROAD S.W.



**1 FRONT ENTRY PERSPECTIVE**  
SCALE: NTS



**2 MEMORY CARE PERSPECTIVE**  
SCALE: NTS



**3 ASSISTED LIVING ENTRANCE**  
SCALE: NTS



**4 FRONT ENTRY ELEVATION FROM ILF WING**  
SCALE: NTS

MATERIAL	COLOR
TOP / ACCENT TONGUE AND GROOVE OR ROUGH SAWN LUMBER	CORE: MILLER HISTORY TUFFEE IL WING: KUAL MONK'S HOOD 9028A AL WING: KUAL CARIBOU 90166N MC WING: KUAL CARIBOU 90166N
TRIM 2X12 BELLY-BAND AND WINDOW TRIM	CORE: KUAL CARIBOU 90166N IL WING: KUAL OAK FLATS 9064M AL WING: KUAL MONK'S HOOD 9028A MC WING: KUAL OAK FLATS 9064M
MAIN BODY CEMENTITIOUS LAP-SIDING ALTERNATE (1) 8" BOARDS (2) 4" BOARDS	CORE: KUAL OAK FLATS 9064M IL WING: KUAL BEAVER CREEK 8769D AL WING: KUAL OAK FLATS 9064M MC WING: KUAL GRITSMILL 8665D
MASONRY PRODUCTS BRICK (SHAWN) MUTUAL MATERIALS WINDSOR GROUND FACE BLOCK MUTUAL MATERIALS SANDSTONE RETAINING WALL: RANDOM SCORE KEYSTONE D3 ELITE GRAY COLOR TO BE VERIFIED PRIOR TO INSTALLATION TRELIS & OUTRIGGER FRAMING	

- GENERAL COLOR NOTES:**
1. ALL WINDOWS TO BE VINYL - "ADOBE" (APPROVED)
  2. ALL FASCIA AND TRIM TO BE PAINTED - QUINER APPROVED
  3. ALL BUILDING CORNER TRIM TO MATCH ADJACENT BODY COLOR
  4. ASPHALT SHINGLE ROOFING REFER TO SPECIFICATIONS
  5. BLACK ALUMINUM RAILINGS ON ALL DECKS
  6. ALL FLASHING, GUTTERS, AND DOWNSPOUTS TO COORDINATE WITH PAINT - APPROVED
- NOTES:**
1. PROVIDE CLEAN-OUTS FOR CONCEALED DOWNSPOUTS IN PORTE-COCHERE COLUMNS.
  2. PROVIDE GUTTER BACK-STOPS AT ALL LONG VALLEY RUN LOCATIONS.
  3. GUTTER AND DOWNSPOUT COLORS TO MATCH ADJACENT SIDING.
  4. INSTALL GUTTER DEBRIS GUARDS ON ALL GUTTERS.
  5. PROVIDE CONTINUOUS RIDGE VENT TO MATCH ROOF.
  6. ALL DECKS TO HAVE APPROVED EPOXY PEPERANE DECK COATING.

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1,  
THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

New Assisted and Independent Living Facility for  
**Summit Senior Living**  
Castle Rock, Colorado

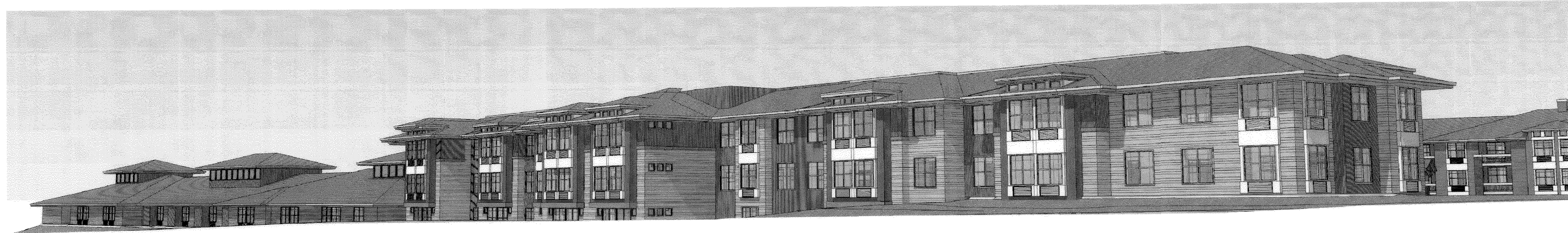
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JOB NO: 0746

SHEET  
**17 OF 20**

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

RONALD  
JAMES  
PED  
ARCHITECT P.C.



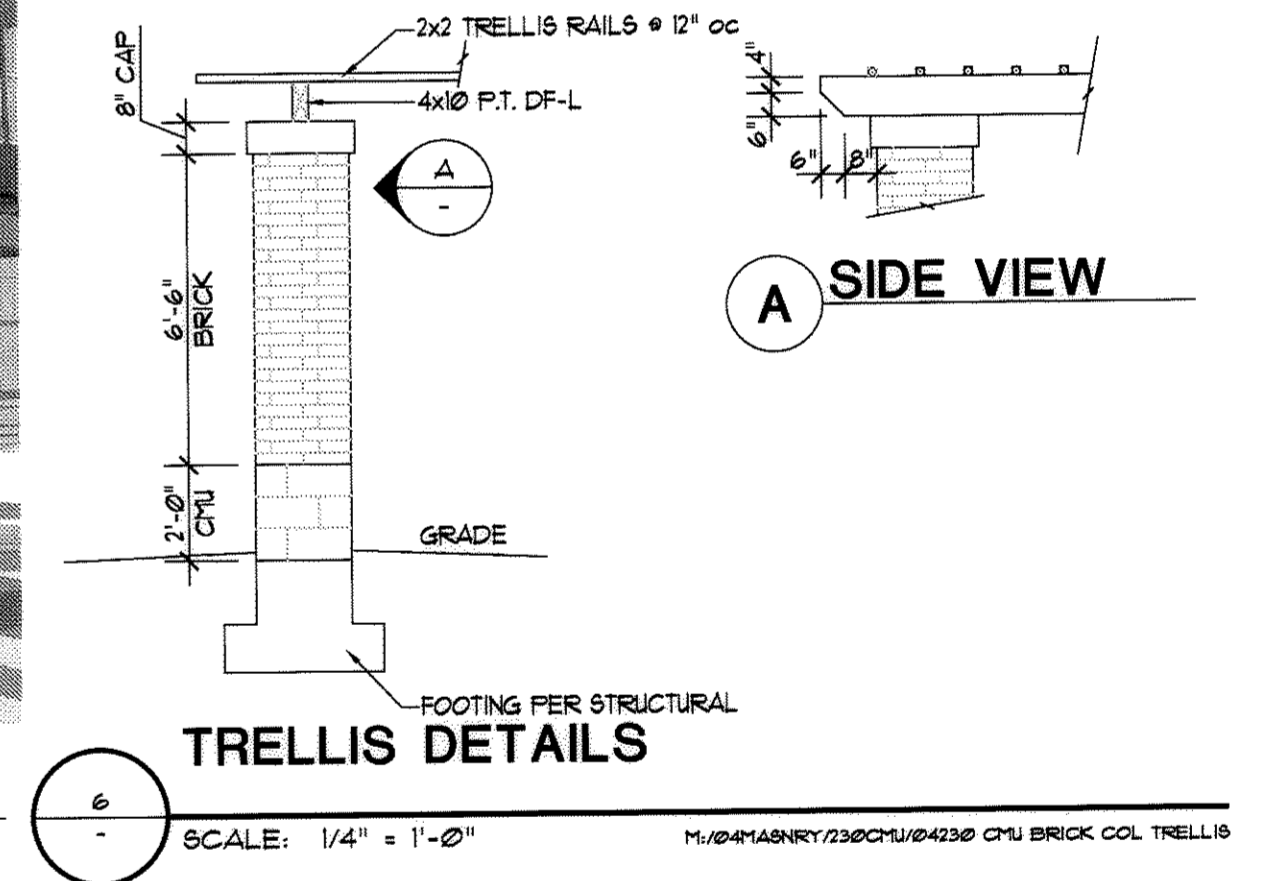
1  
18 VIEW ALONG RED HAWK DRIVE  
SCALE: NTS



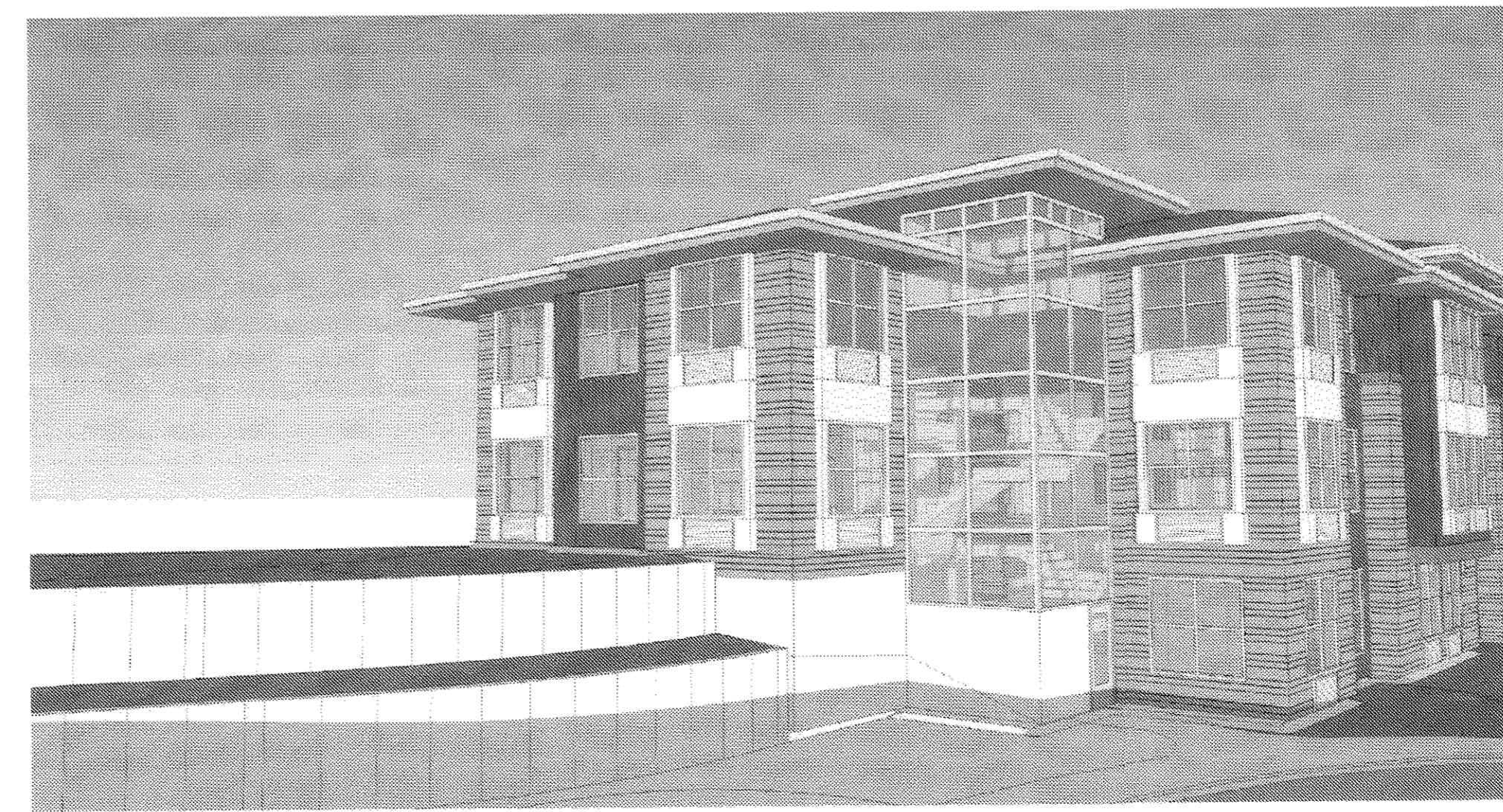
2  
18 ENTRY PORTE COCHERE  
SCALE: NTS



3  
18 ENTRY / LOBBY GLAZING  
SCALE: NTS



4  
18 INDEPENDENT WING CLOSE UP  
SCALE: NTS



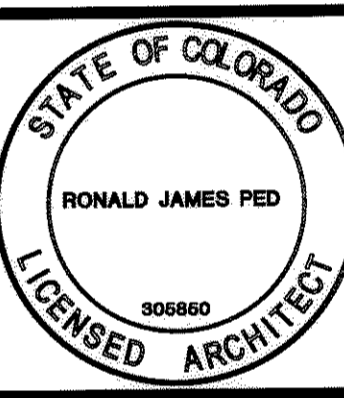
5  
18 ASSISTED WING CLOSE UP WITH GLASS STAIR TOWER  
SCALE: NTS

MATERIAL	COLOR
TOP / ACCENT TONGUE AND GROOVE OR ROUGH SAWN LUMBER	CORE: MILLER HISTORY TOFFEE IL WING: KWAL MONK'S HOOD 18285A AL WING: KWAL CARIBOU 18166N MC WING: KWAL CARIBOU 18166N
TRIM 2X2 BELLY-BAND AND WINDOW TRIM	CORE: KWAL CARIBOU 18166N IL WING: KWAL OAK FLATS 18684M AL WING: KWAL MONK'S HOOD 18285A MC WING: KWAL OAK FLATS 18684M
MAIN BODY CEMENTITIOUS LAP-SIDING ALTERNATE (1) 1" BOARD (2) 5" BOARDS	CORE: KWAL OAK FLATS 18684M IL WING: KWAL BEAVER CREEK 18166D AL WING: KWAL OAK FLATS 18684M MC WING: KWAL GRITSMILL 18665D
MASONRY PRODUCTS BRICK (SHOWN): MUTUAL MATERIALS WINDSOR GROUND FACE BLOCK: MUTUAL MATERIALS SANDSTONE RETAINING WALL: RANDOM SCOURE KEYSTONE 133 BLTITE GRAY COLOR TO BE VERIFIED PRIOR TO INSTALLATION TRELLIS + OUTRIGGER FRAMING	

- GENERAL COLOR NOTES:  
1. ALL WINDOWS TO BE VINYL - 'MOOSE' (APPROVED)  
2. ALL FASCIA AND TRIM TO BE PAINTED - OWNER APPROVED  
3. ALL BUILDING CORNER TRIM TO MATCH ADJACENT BODY COLOR  
4. ASPHALT SHINGLE ROOFING REFER TO SPECIFICATIONS  
5. BLACK ALUMINUM RAILINGS ON ALL DECKS  
6. ALL FLASHING, GUTTERS, AND DOWNSPOUTS TO COORDINATE WITH PAINT - APPROVED

- NOTES:  
1. PROVIDE CLEAN-OUTS FOR CONCEALED DOWNSPOUTS IN PORTE-COCHERE COLUMNS  
2. PROVIDE GUTTER BACK-STOPS AT ALL LONG VALLEY RUN LOCATIONS  
3. GUTTER AND DOWNSPOUT COLORS TO MATCH ADJACENT SIDING  
4. INSTALL GUTTER DEBRIS GUARDS ON ALL GUTTERS  
5. PROVIDE CONTINUOUS ROOF VENT TO MATCH ROOF  
6. ALL DECKS TO HAVE APPROVED EPOXY MEMBRANE DECK COATING

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1,  
THE MEADOWS FILING NO. 18, AMENDMENT NO. 5



New Assisted and Independent Living Facility for  
Summit Senior Living  
Castle Rock, Colorado

DATE: 18 APR 2008  
DRAWN: SHAWN  
JOB NO: 0748

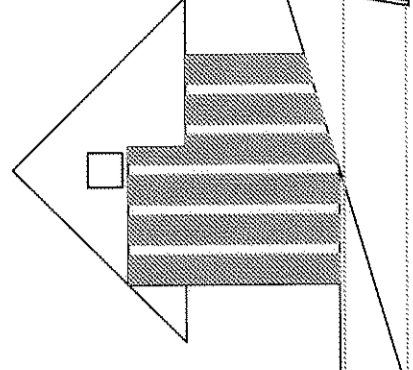
SHEET  
18 OF 20

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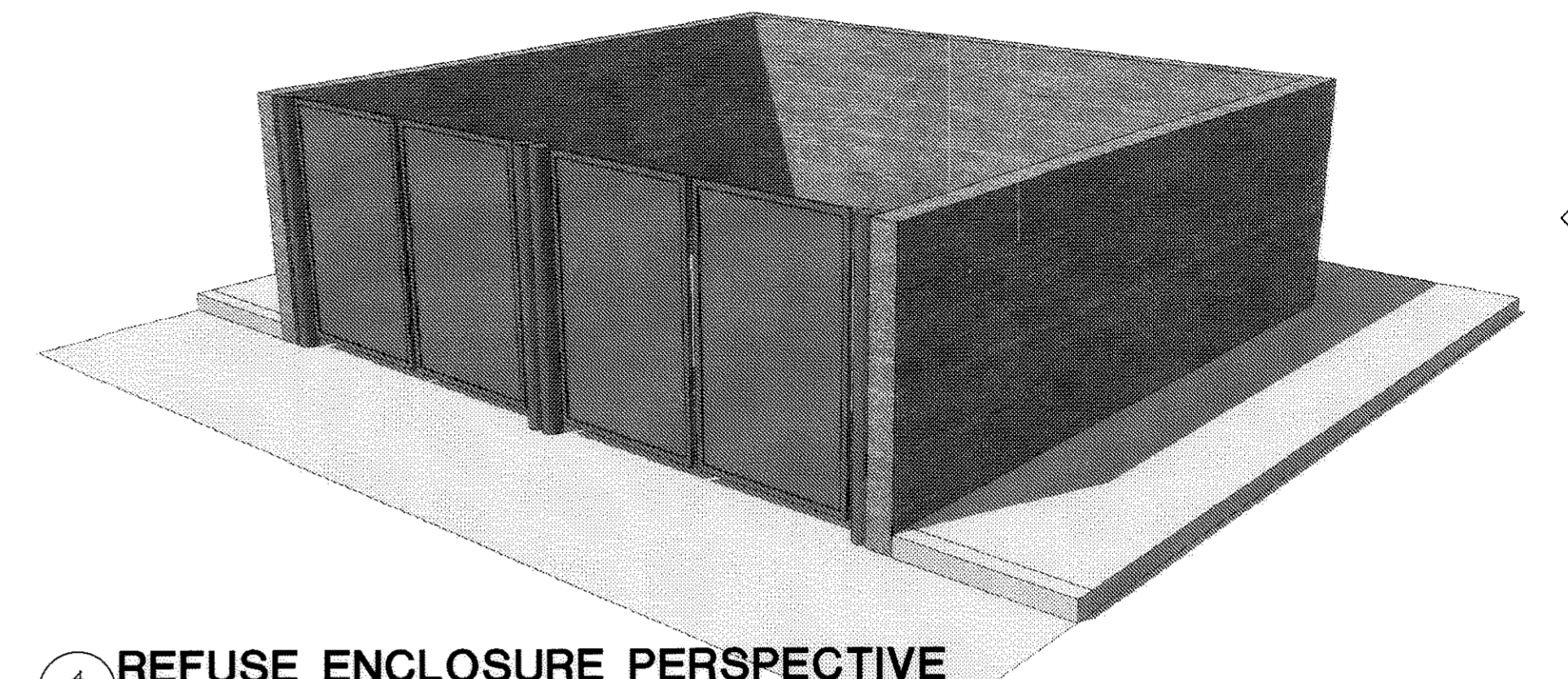
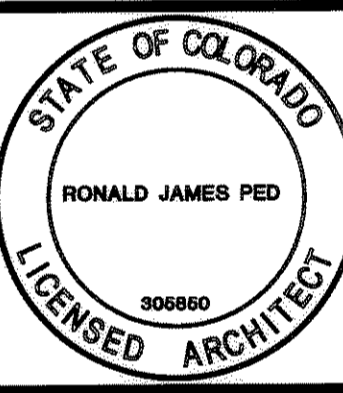
# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

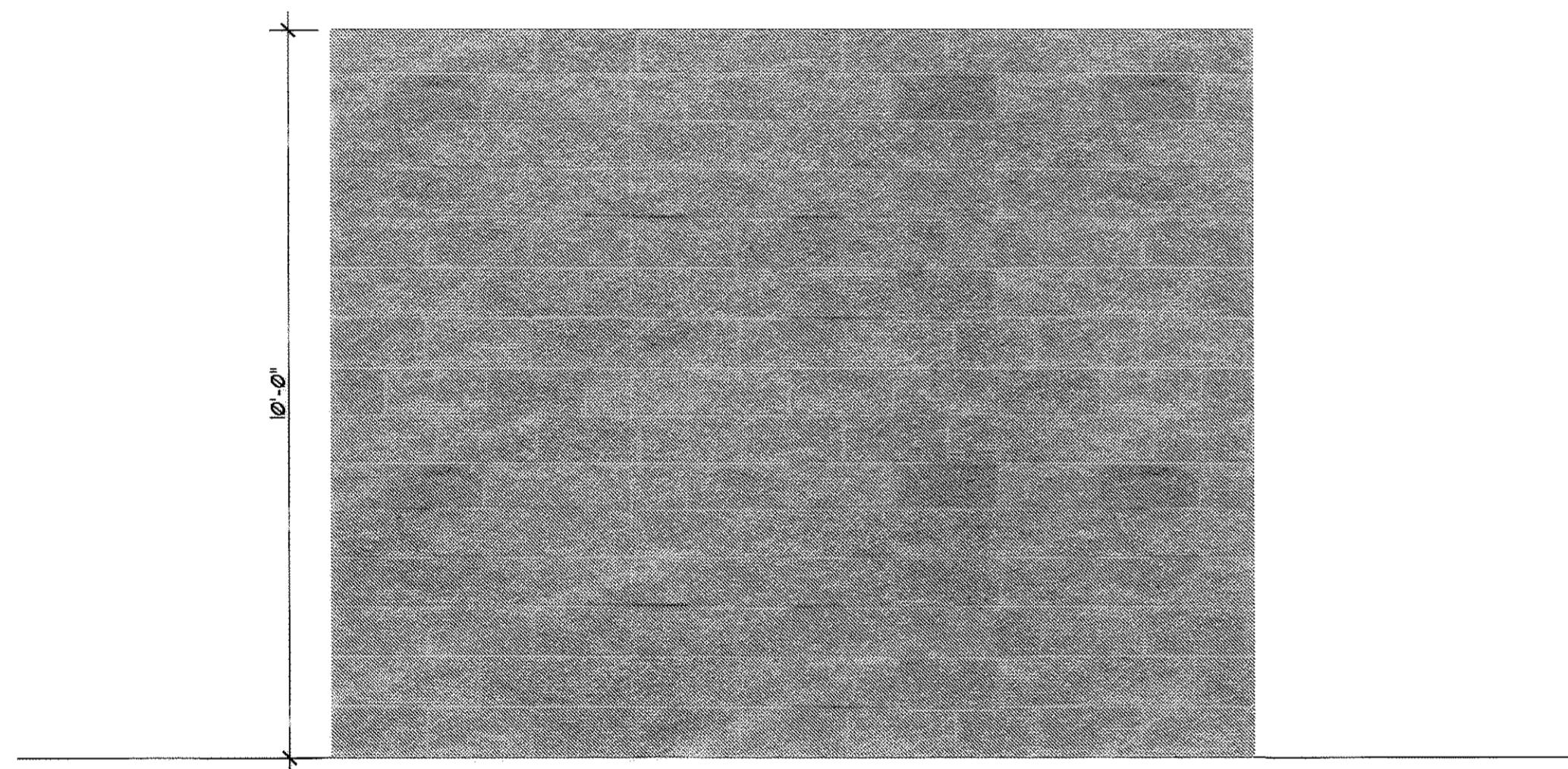
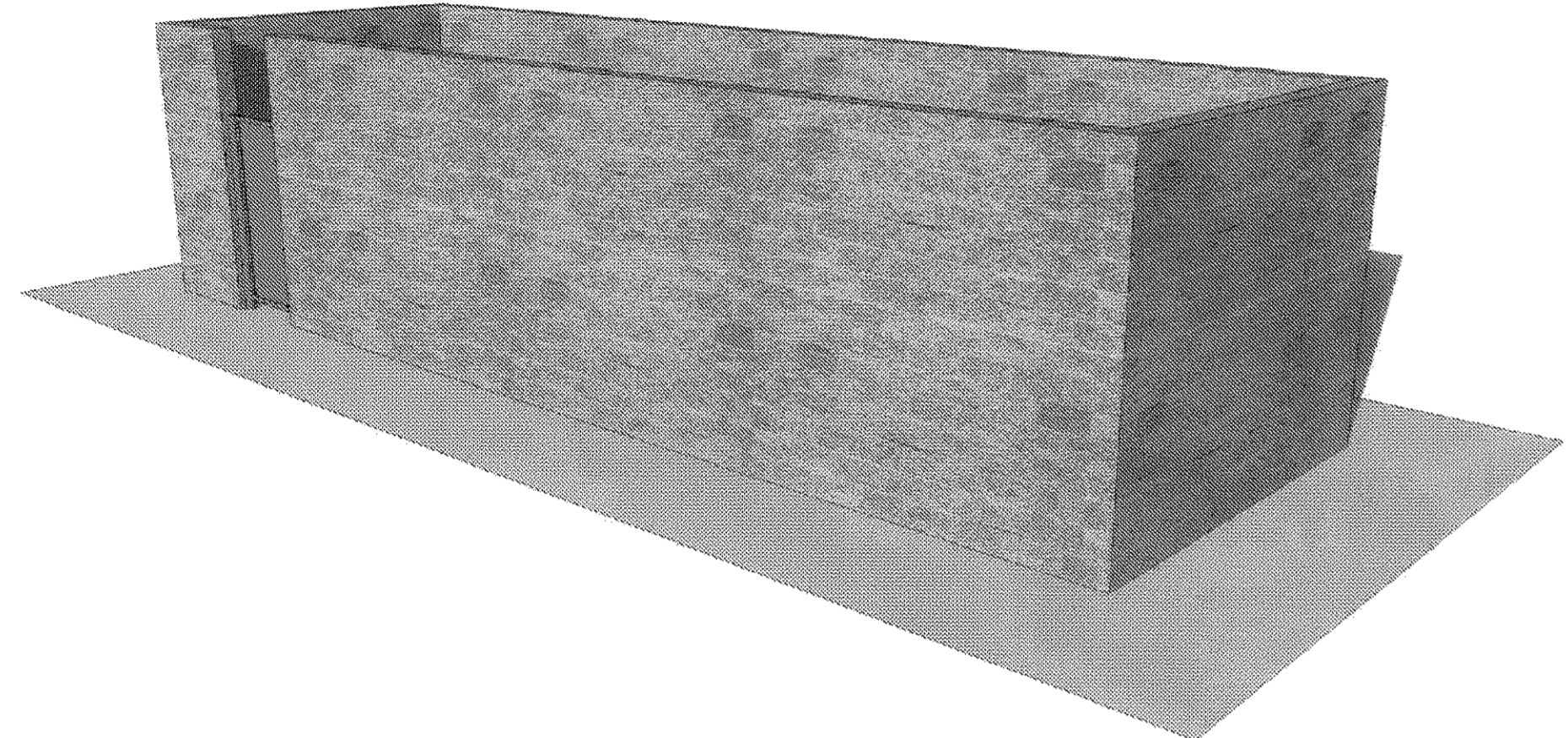
RONALD  
JAMES  
PED  
ARCHITECT P.C.



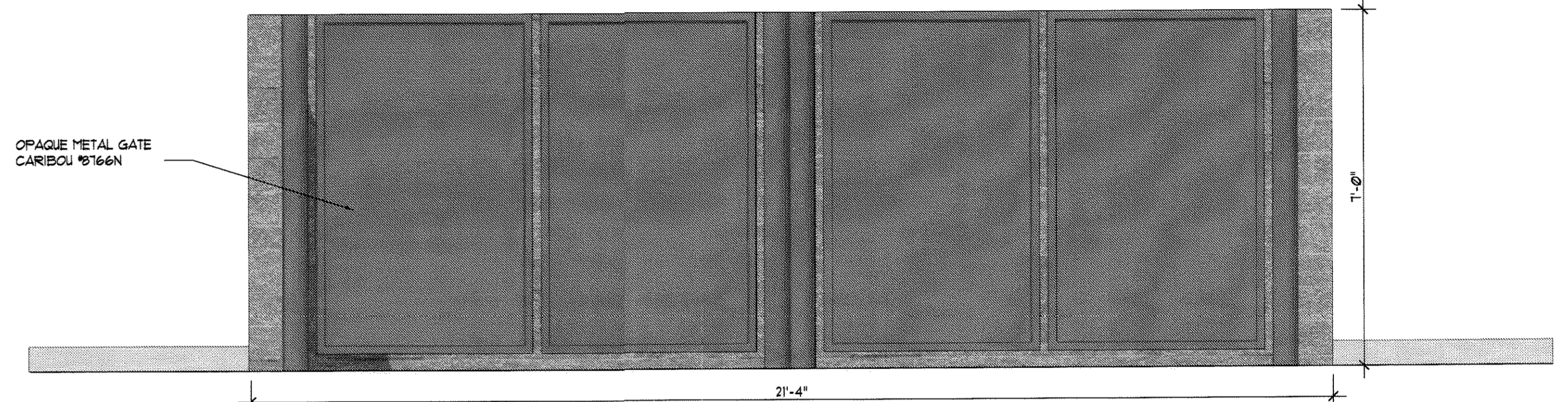
MAL. 537 HIGH STREET SE SALEM, OREGON 97301 503-468-4468  
PHYSICAL: 100 LIBERTY ROAD S. SALEM, OREGON 97302 503-827-8274



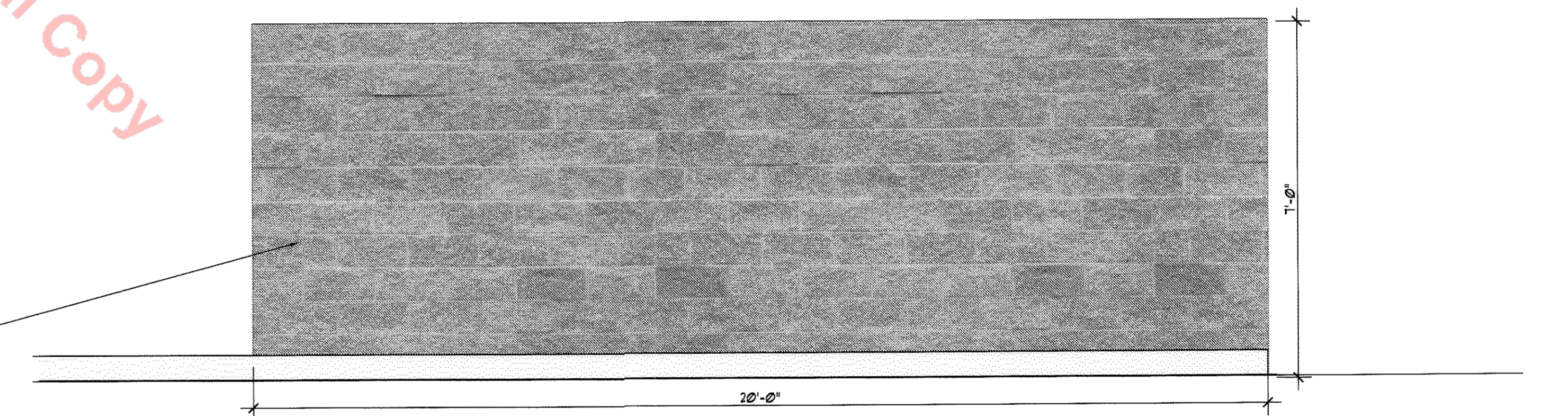
4 REFUSE ENCLOSURE PERSPECTIVE  
SCALE: 1/2" = 1'-0"



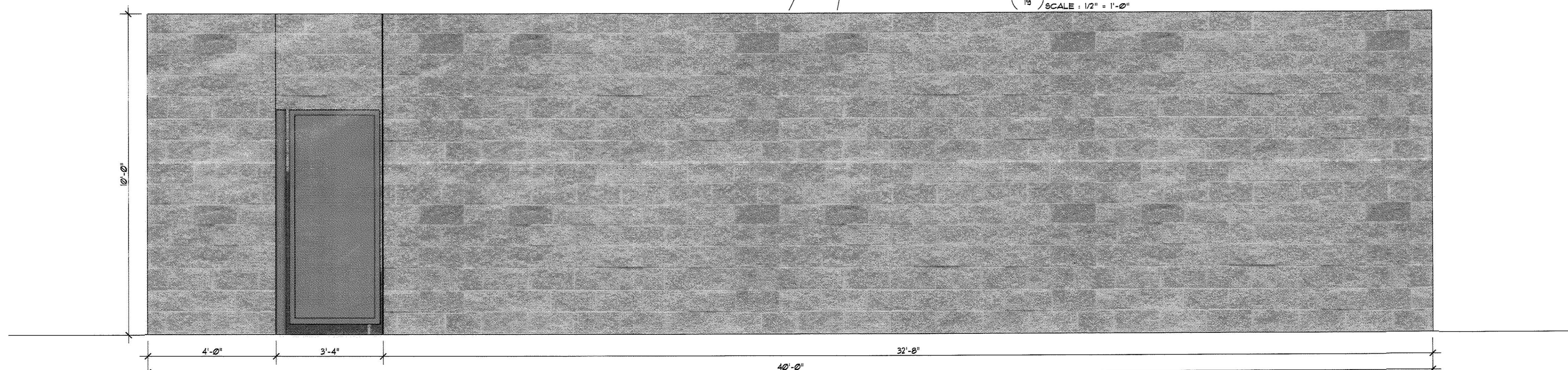
2 GENERATOR AND TRANSFORMER SCREEN ELEVATION  
SCALE: 1/2" = 1'-0"



5 REFUSE ENCLOSURE ELEVATION  
SCALE: 1/2" = 1'-0"



6 REFUSE ENCLOSURE ELEVATION  
SCALE: 1/2" = 1'-0"



3 GENERATOR AND TRANSFORMER SCREEN ELEVATION  
SCALE: 1/2" = 1'-0"

Unofficial Copy

CMU - COORDINATE WITH MAIN BUILDING

OPAQUE METAL GATE CARIBOU #8166N

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1,  
THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

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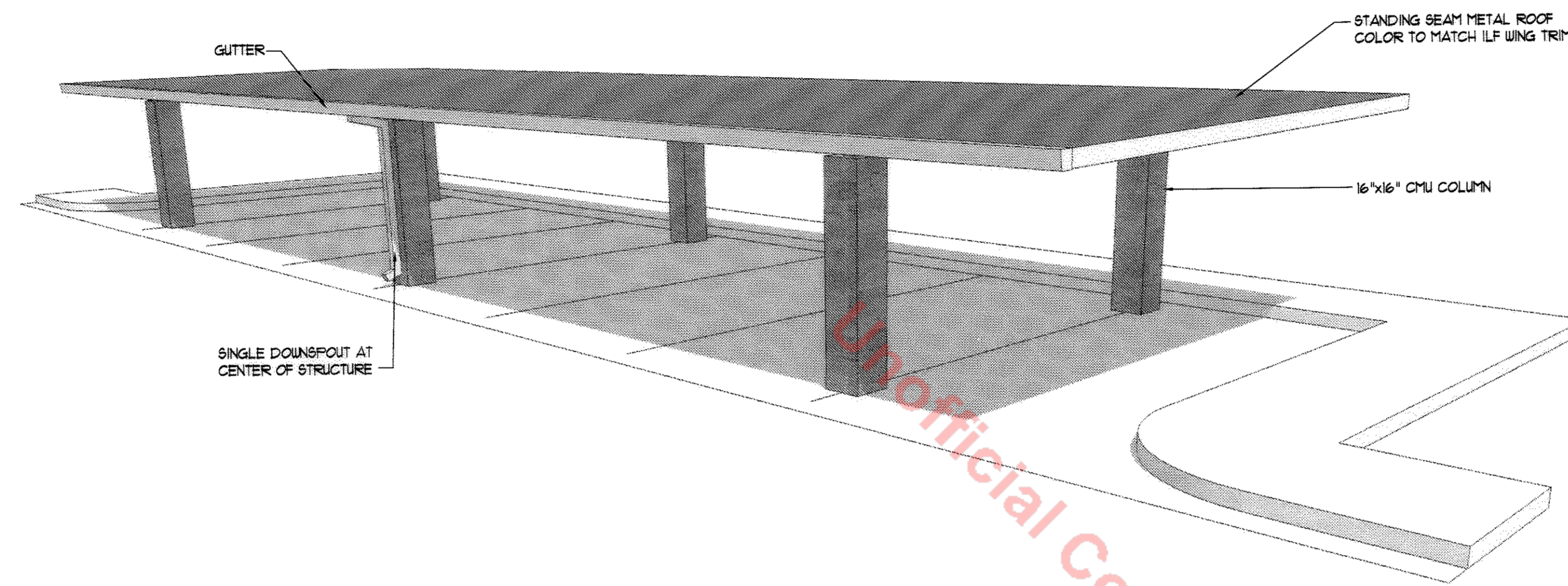
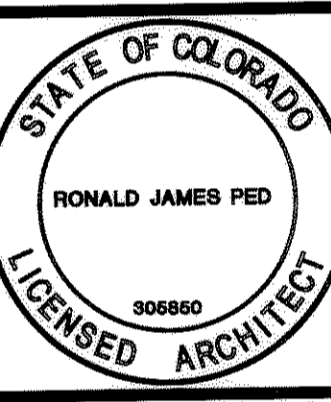
SHEET  
19 OF 20  
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P:\0746 WWSH Castle Rock Colorado\and Use App\PUD-19-Trash\Generator.dwg, 19, 06/04/2008 01:53:11 PM, 1:1

# FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

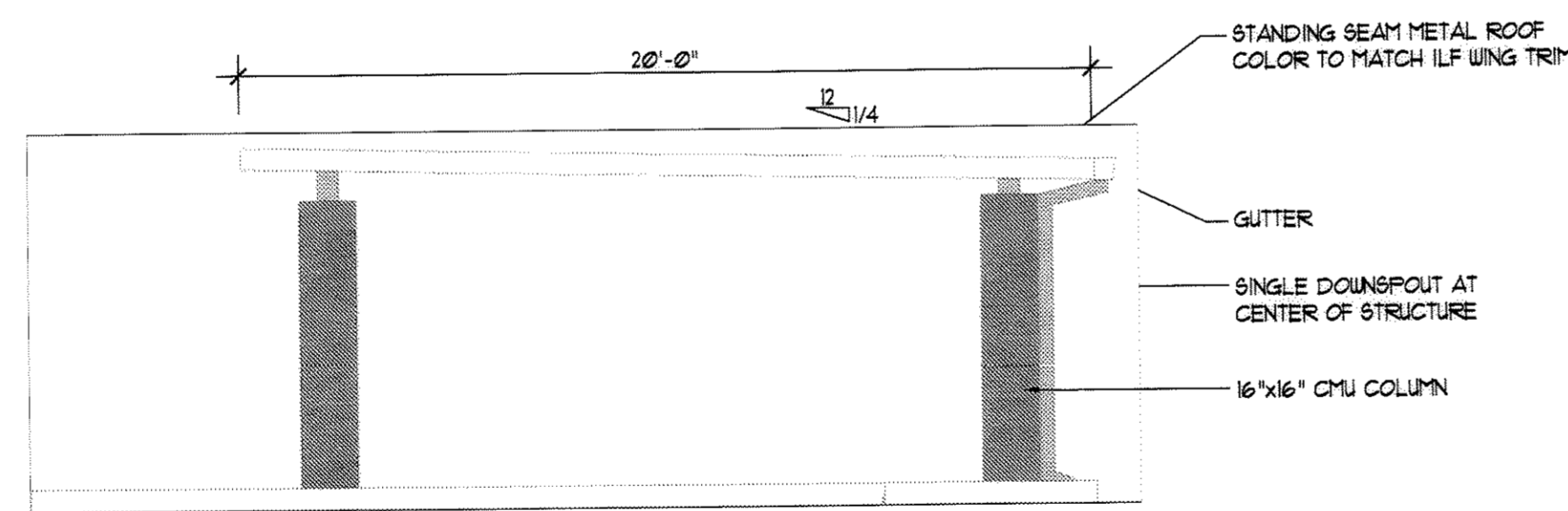
A PART OF THE WEST HALF OF SECTION 34  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**RONALD JAMES PED**  
 ARCHITECT P.C.  
 MAIL: 537 HIGH STREET SE  
 PHYSICAL: 1100 LIBERTY ROAD S.W.  
 SALEM, OREGON 97301 503-383-1458  
 SALEM, OREGON 97302 503-375-8274



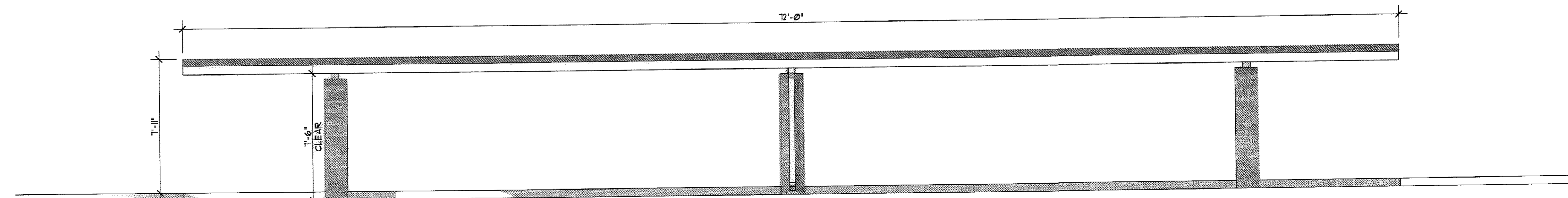
**3 CARPORT PERSPECTIVE**

SCALE: NTS



**4 CARPORT ELEVATION - SIDE**

SCALE: 1/4" = 1'-0"



**5 CARPORT ELEVATION - FRONT**

SCALE: 1/4" = 1'-0"

FINAL P.D. SITE PLAN FOR LOT 1, BLOCK 1,  
THE MEADOWS FILING NO. 18, AMENDMENT NO. 5

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JOB NO.: 0748

SHEET  
**20** OF **20**

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