

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$91.00
9 PGS
2003162250
11/10/2003 03:02 PM



2003162250 9 PGS

GRANTOR:

(owner/signer)

Corporation of the Presiding Bishop of the Church of Jesus
Christ of Latter-Day Saints

GRANTEE:

(subdivision name or name of plat)

The Meadows Filing 11, Parcels 8 & 9
Final PD Site Plan – Lot 1

LEGAL:

(section-township-range)

32,33-7-67

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 33 AND THE EAST HALF OF SECTION 32, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 01°17'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 37°35'46" WEST, A DISTANCE OF 233.33 FEET TO THE SOUTHEAST CORNER OF TRACT 'C' OF THE MEADOWS FILING No. 11 - PARCEL 6, A SUBDIVISION RECORDED AT RECEPTION NUMBER 99101241 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, A SUBDIVISION RECORDED AT RECEPTION NUMBER 8727783, SAID DOUGLAS COUNTY RECORDS, THE FOLLOWING 2 (TWO) COURSES:

- 1) SOUTH 41°24'47" EAST, A DISTANCE OF 104.51 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°09'17", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 407.42 FEET AND A CHORD WHICH BEARS SOUTH 33°20'09" EAST, A DISTANCE OF 406.07 FEET;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 64°33'44" WEST, A DISTANCE OF 62.96 FEET; THENCE SOUTH 32°54'45" EAST, A DISTANCE OF 89.03 FEET; THENCE SOUTH 57°05'15" WEST, A DISTANCE OF 378.70 FEET TO THE EASTERLY LINE OF SAID MEADOWS FILING No. 11 - PARCEL 6; THENCE ALONG THE EASTERLY LINE OF SAID MEADOWS FILING No. 11 - PARCEL 5, THE FOLLOWING 7 (SEVEN) COURSES:

- 1) NORTH 34°08'42" WEST, A DISTANCE OF 408.90 FEET;
- 2) NORTH 20°40'57" WEST, A DISTANCE OF 32.61 FEET;
- 4) NORTH 07°11'15" WEST, A DISTANCE OF 49.47 FEET;
- 5) NORTH 11°01'33" EAST, A DISTANCE OF 48.32 FEET;
- 6) NORTH 32°08'52" EAST, A DISTANCE OF 49.41 FEET;
- 7) NORTH 47°44'23" EAST, A DISTANCE OF 56.72 FEET;
- 8) NORTH 48°35'13" EAST, A DISTANCE OF 271.78 FEET TO THE "POINT OF BEGINNING".

CONTAINING 5.584 ACRES OR 243,239 SQUARE FEET, MORE OR LESS.

TETRA TECH RMC, BENCHMARK DESCRIPTION

ORIGIN BENCHMARK

NCS POINT K23
FOUND BRASS DISK SET IN A CONCRETE POST 0.4' ABOVE THE GROUND. IT IS 0.15 MILES NORTHWEST OF THE HAPPY CANYON ROAD AND US HIGHWAY 85 INTERSECTION. 73 FEET SOUTH OF THE CENTERLINE OF US HIGHWAY 85.
ELEV. = 5981.62 (NGVD 29)

PROJECT BENCHMARK

FOUND 3 1/2" ALUM. CAP MARKED "TST LS 12046 1984". CENTER NORTH 1/16 OF SECTION 32, T7S, R67W, 6th PM. 1' SOUTHEAST OF A FENCE CORNER. ON THE WEST BOUNDARY LINE OF THE MEADOWS P.U.D. BOUNDARY.
ELEV. = 6119.03 (NGVD 29)
NGVD 29 + 3.218' = NAVD 88

NOTES:

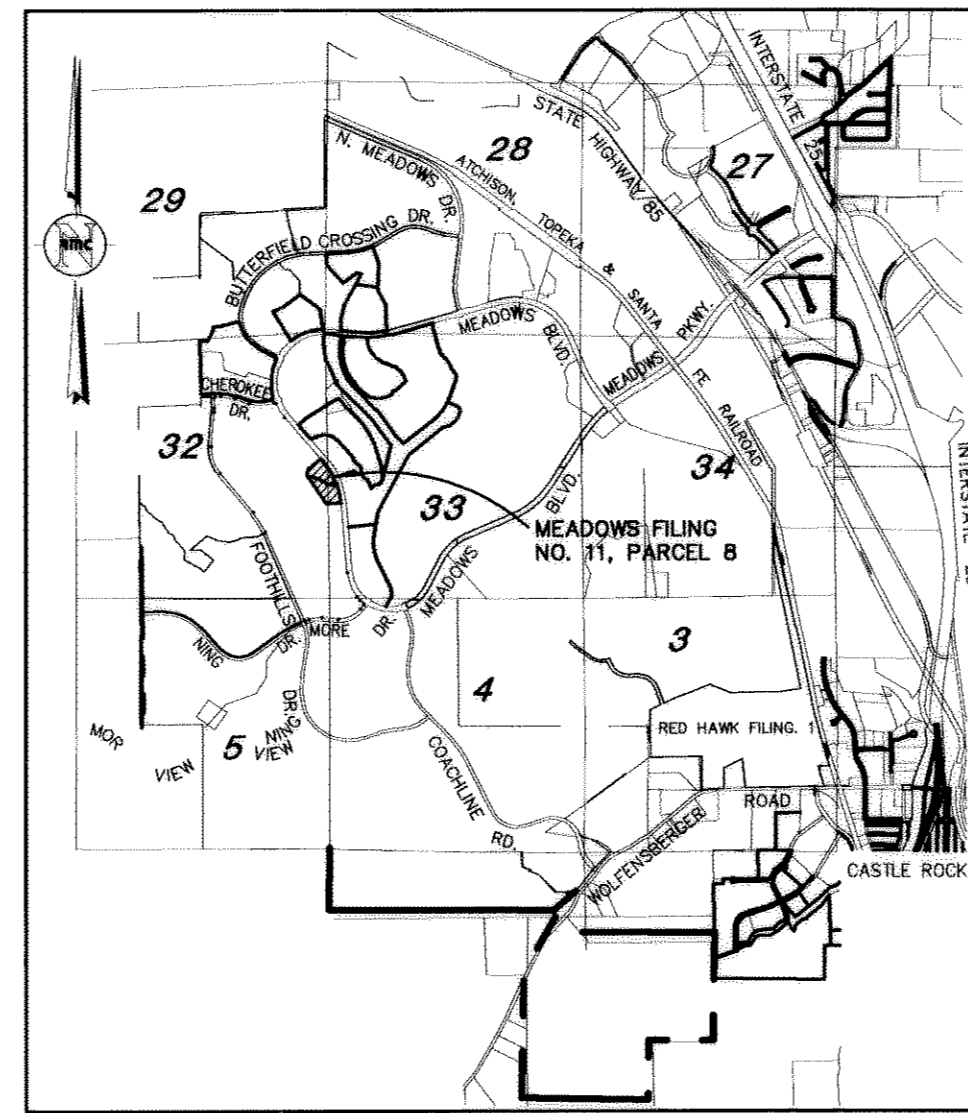
1. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED BY THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. 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 A SIGHT DISTANCE EASEMENT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
4. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
5. WATER MAINS TO BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
6. THE FEMA 100-YEAR FLOOD PLAIN IS NOT LOCATED WITHIN THE BOUNDARY OF THIS SITE.
7. FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS AND DESIGNATE ALL STREETS TO BE POSTED AS FIRE LANES.
8. THE WATER METER AND BACK FLOW PREVENTOR ARE TO BE LOCATED INSIDE THE BUILDING. BACK FLOW PREVENTOR TO BE LOCATED DOWNSTREAM OF METER.
9. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE C.D.s. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
10. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, 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 RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT SET FORTH BY THE APPROVED FINAL PD SITE PLAN. UPON NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DEAD OR DAMAGED LANDSCAPE MATERIAL. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
11. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
12. 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.
13. 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.
14. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY PRIVATE ROADS AND DRIVES.
15. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
16. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

THE MEADOWS FILING 11, PARCELS 8&9

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN - LOT 1

SHEET 1 OF 9



VICINITY MAP
4000 2000 0 4000 8000

SCALE: 1" = 4000'

SITE DATA

- NEIGHBORHOOD COMMERCIAL
1. MAXIMUM GROSS FLOOR AREA 24,460 S.F.
 2. BUILDING SETBACK (FRONT) 25'
 3. BUILDING SETBACK (SIDES AND REAR) 30'
 4. S.F.E. 8
 5. BUILDING HEIGHT (TO RIDGE LINE) 31'-1 3/8"
 6. BUILDING HEIGHT (TO TOP OF STEEPLE) 67'-4 1/8"
 7. MAXIMUM ALLOWABLE BUILDING HEIGHT 50'

LAND USE TABLE

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	243,239 SQ. FT.	100.0%
BUILDING COVERAGE	24,460 SQ. FT.	10.0%
PARKING COVERAGE	93,005 SQ. FT.	38.3%
SIDEWALK COVERAGE	9,175 SQ. FT.	3.8%
HARDSCAPE TOTAL	126,640 SQ. FT.	52.1%
OPEN AREA (LANDSCAPE)	116,599 SQ. FT.	47.9%

PARKING CALCULATIONS

DEVELOPMENT CODE REQUIRED	1 SPACE/4 SEATS 4 SEATS x 292 SEATS	73 SPACES
FDP (PROPOSED)	OFF-STREET PARKING FULL SIZE SPACES COMPACT SPACES HANDICAP SPACES	0 SPACES 256 SPACES 0 SPACES 7 SPACES
	TOTAL PROVIDED	263 SPACES

SHEET INDEX

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PROPERTY OWNERS - LOT 1
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
FACILITIES MANAGEMENT DEPARTMENT
REAL ESTATE ACQUISITIONS SECTION
TWELFTH FLOOR
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UTAH 84150-8320
(801) 240-4470 - PHONE
(801) 240-4958 - FAX

ARCHITECT
KEYS & ASSOCIATES ARCHITECTS
417 SOUTH CASCADE AVENUE
COLORADO SPRINGS, COLORADO 80903
PHONE NUMBER: (719) 834-3751
FAX NUMBER: (719) 834-3791
CONTACT: BRYAN KEYS

CIVIL ENGINEER/SURVEYOR
TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
CONTACT: BLAKE R. CALVERT, P.E. JOB NUMBER: 22.3572.052.00

NO.	SUBMITTED TO TOWN	DATE	BY
1	PER TOCR 1ST SUB.	6/5/03	BRS
2	PER TOCR 2nd SUB.	7/9/03	BRS
3	PER TOCR	9/16/03	BRS

- LEGEND**
- 6200 --- EXISTING CONTOURS
 - 6210 --- PROPOSED CONTOURS
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENT
 - LINE OF SIGHT
 - CENTER LINE OF ROAD FLOWLINE
 - EXISTING FENCE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - EXISTING SANITARY SEWER W/ MANHOLE
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING WATER LINE W/ FIRE HYDRANT
 - PROPOSED WATER LINE W/ FIRE HYDRANT
 - EXISTING GATE VALVE
 - PROPOSED GATE VALVE
 - EXISTING STORM SEWER
 - EXISTING INLET
 - PROPOSED INLETS

OWNERSHIP CERTIFICATION

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING 11, PARCELS 8&9 FINAL PD IN THE TOWN OF CASTLE ROCK

BY: *Tracy E. Rued*
AUTHORIZED AGENT

STATE OF UTAH }
COUNTY OF SALT LAKE } SS

ON THIS 21ST DAY OF OCTOBER, 2003, PERSONALLY APPEARED BEFORE ME Tracy E. Rued, PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.
SIGNED THIS 21ST DAY OF OCTOBER, 2003.
WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC FOR THE STATE OF UTAH

TITLE CERTIFICATION

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE

SIGNED THIS 4TH DAY OF November, 2003.

AUTHORIZED REPRESENTATIVE

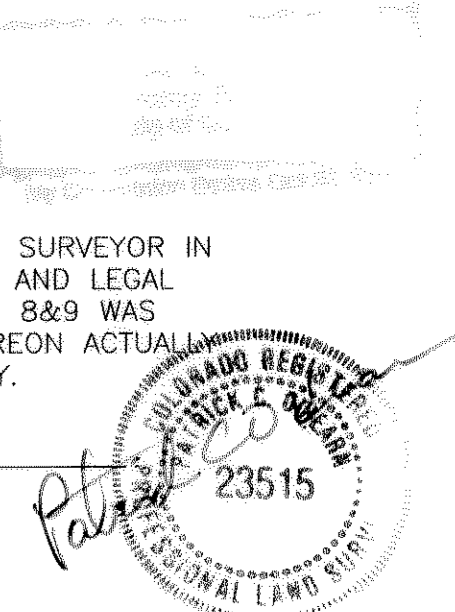
I, Eric Stearns, TITLE GUARANTEE COMPANY
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF Nov, 2003
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Jordan P. Hancock
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, PATRICK C. O'HEARN, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING 11, PARCELS 8&9 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

PATRICK C. O'HEARN
PLS NO. 23515



TOWN CERTIFICATION

A. DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:
THE MEADOWS FILING 11, PARCELS 8&9 FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 6TH DAY OF November, 2003.

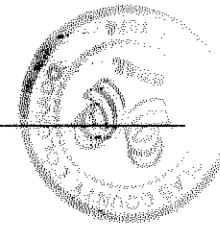
BY: Matthew A. Sellman 11-6-03
DIRECTOR OF DEVELOPMENT SERVICES DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:02 P. M. ON THE 10TH DAY OF NOV, 2003
RECEPTION NO. 2003162350

DOUGLAS COUNTY CLERK AND RECORDER

BY: Betha Justice



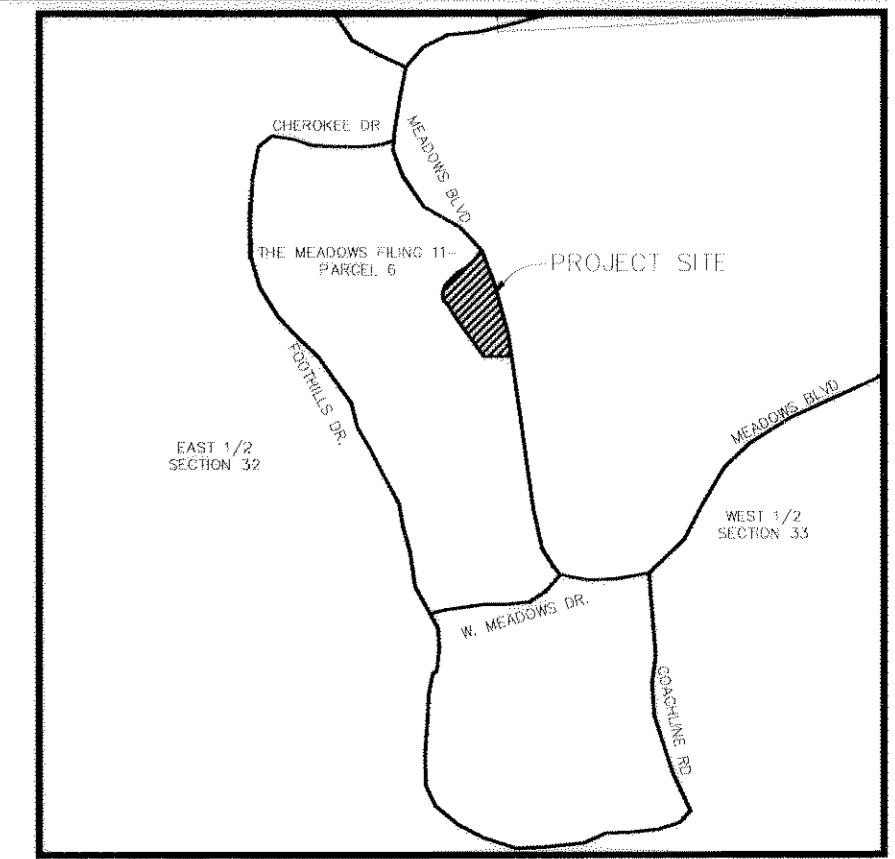
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FINAL PD SITE PLAN - SITE PLAN

SHEET 2 of 9

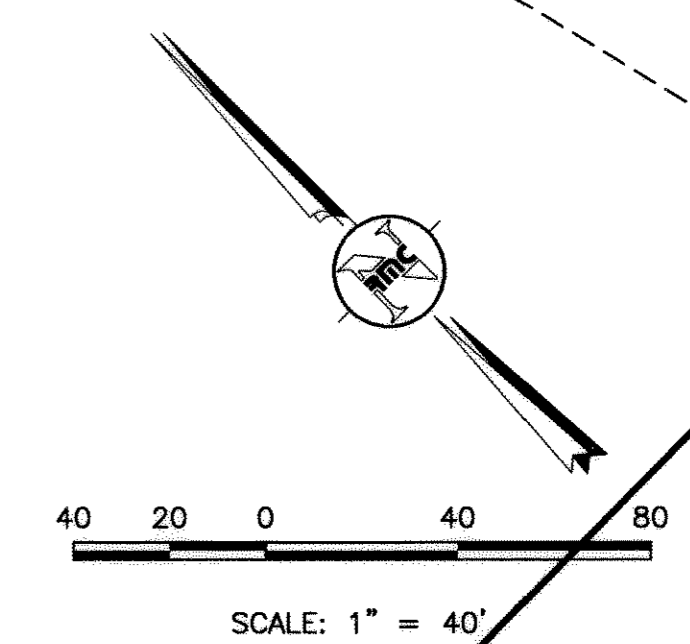
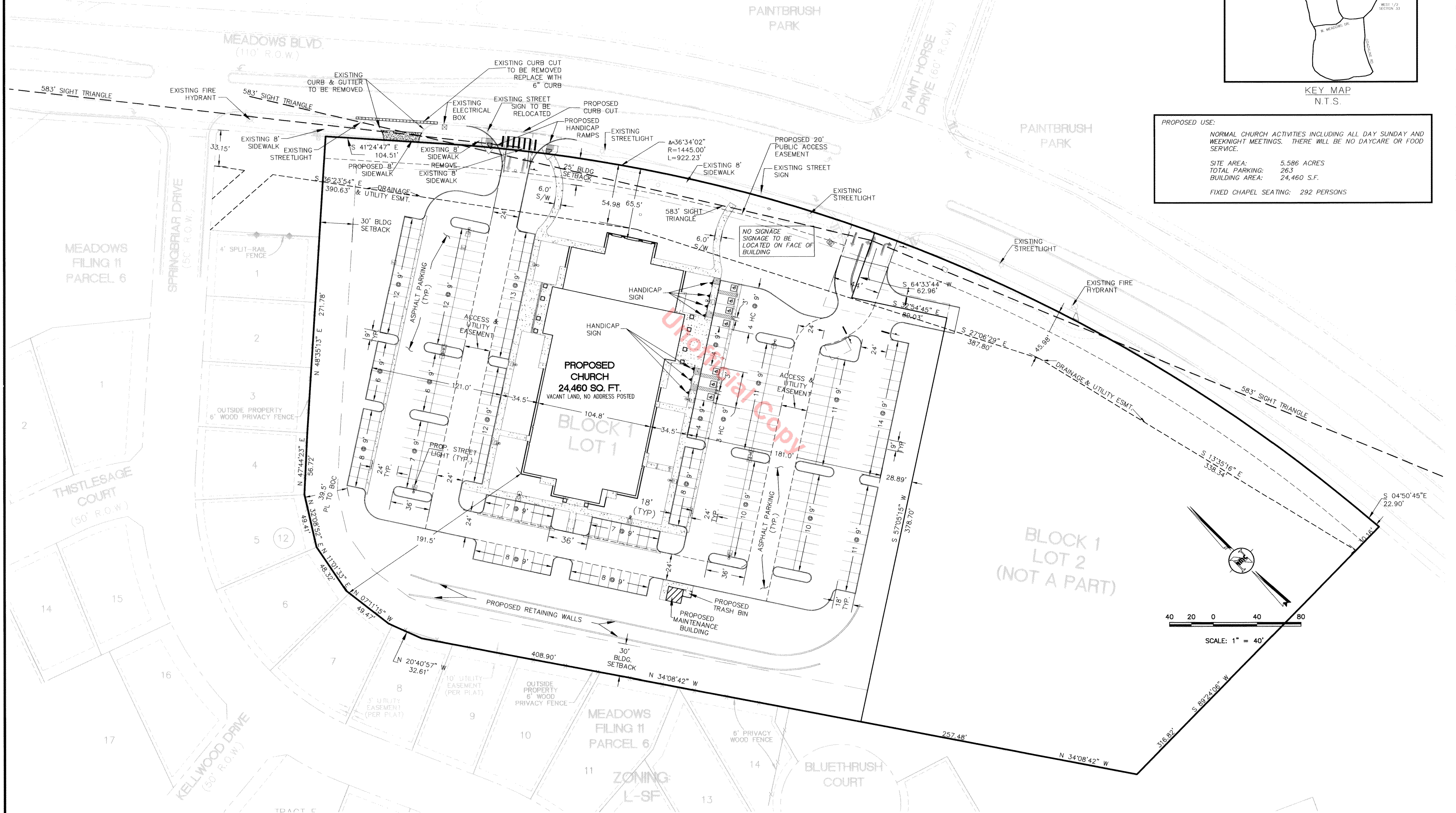
NOTE: ALL DIMENSIONS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.



PROPOSED USE:

NORMAL CHURCH ACTIVITIES INCLUDING ALL DAY SUNDAY AND WEEKNIGHT MEETINGS. THERE WILL BE NO DAYCARE OR FOOD SERVICE.

SITE AREA:	5,586 ACRES
TOTAL PARKING:	263
BUILDING AREA:	24,460 S.F.
FIXED CHAPEL SEATING:	292 PERSONS



Tt TETRA TECH RMC, Inc.
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.6000 FAX 303.741.6106
 JOB NUMBER: 22.3572.052.00 DATE: 09/16/2003

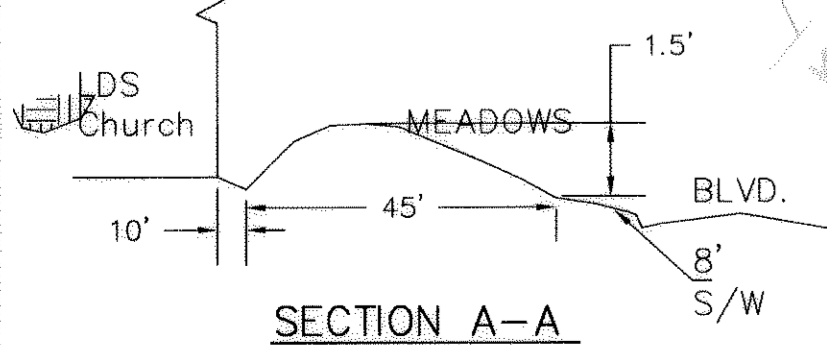
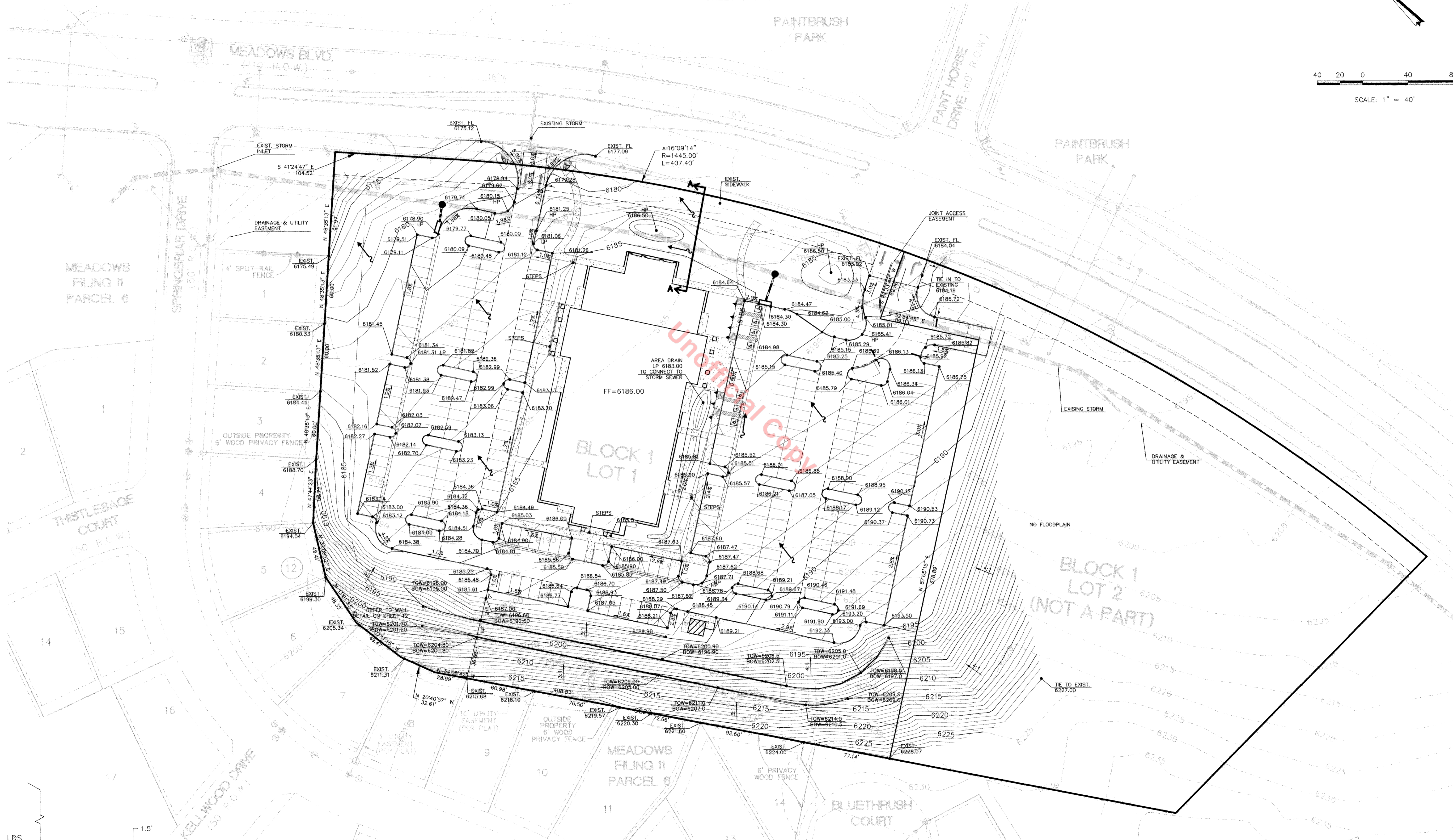
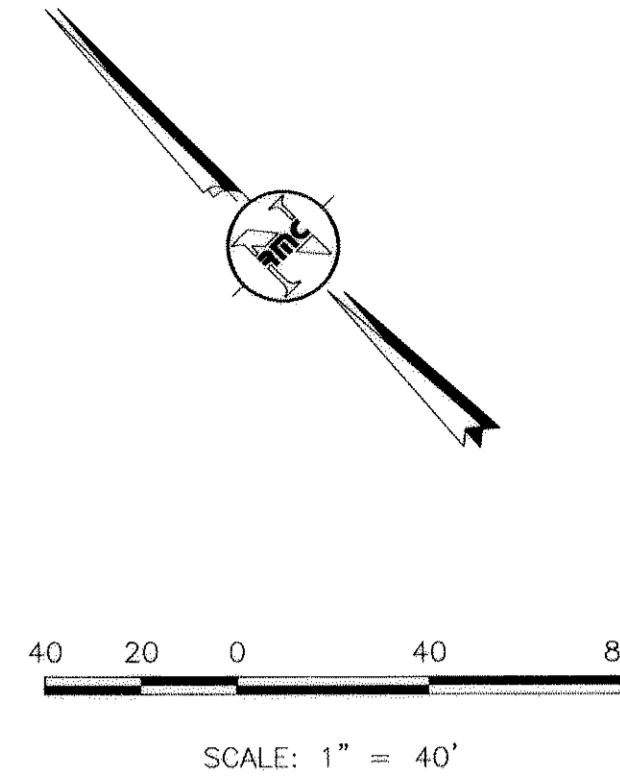
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FINAL PD SITE PLAN - GRADING PLAN

SHEET 3 of 9

NOTE: ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.



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THE MEADOWS FILING 11, PARCELS 8 & 9

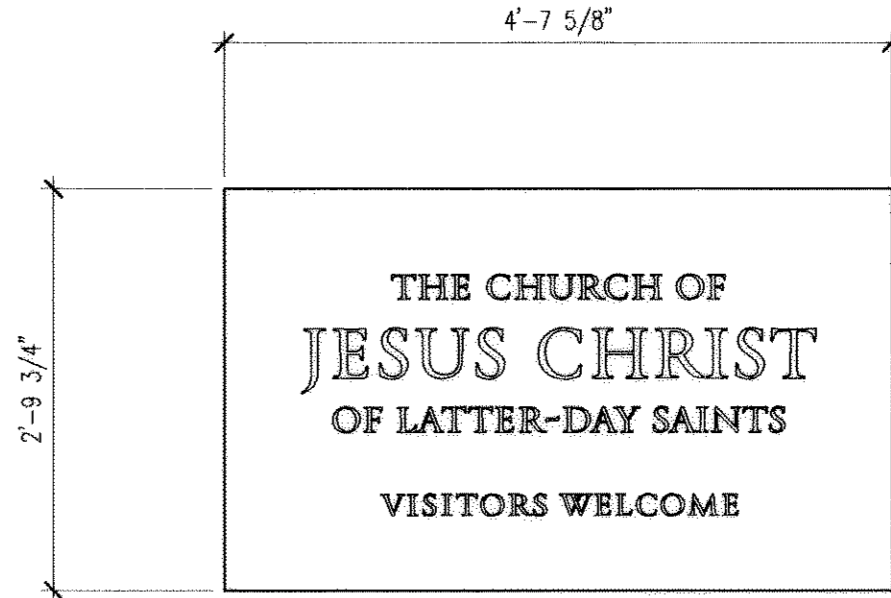
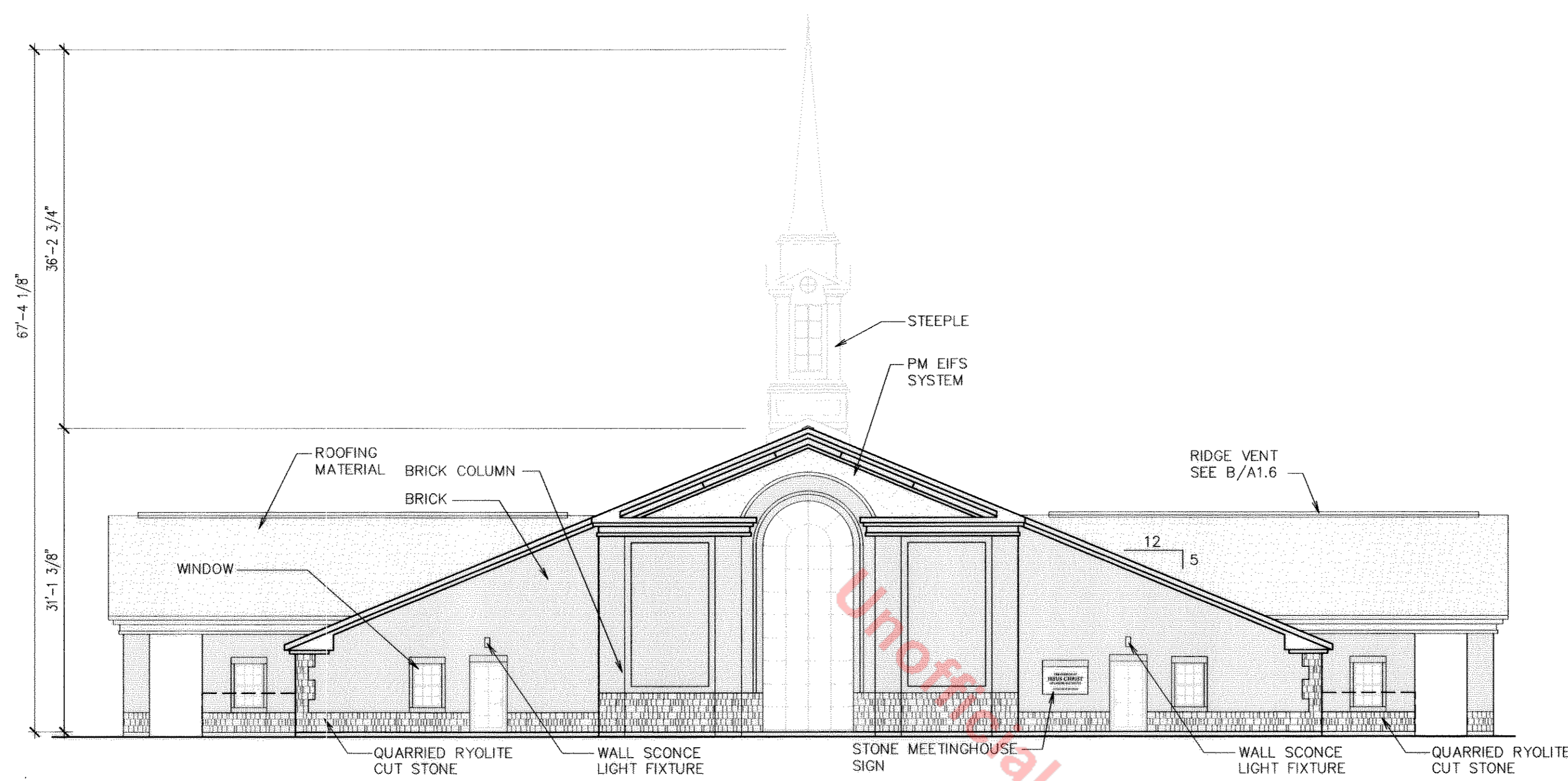
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FINAL SITE PLAN - EXTERIOR ELEVATIONS

SHEET 5 OF 9

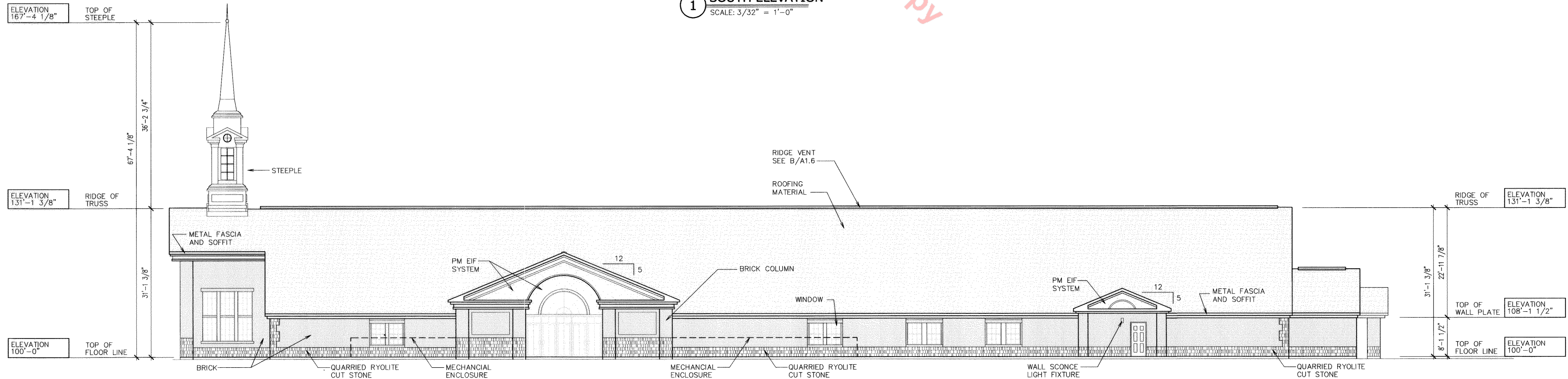
MARK	DATE	REVISION
	6-16-03	NMA REVIEW COMMENTS
	6-23-03	SUBMITTAL DATE REVISION NO CHANGES THIS SHEET

Keys & Associates
ARCHITECTURE & PLANNING
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3751 • FACSIMILE (719) 634-3791



3 SIGN ELEVATION
SCALE: 3/4" = 1'-0"

1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

MEADOWS FILING 11, PARCELS 8 & 9
FINAL PD SITE PLAN - EXTERIOR ELEVATIONS
SHEET 5 OF 9

STAMP

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME
LDS CHURCH AT THE MEADOWS

PARKER COLO. STAKE

PROJECT ADDRESS
MEADOWS BLVD. CASTLE ROCK

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT DESIGNATION
X

PROPERTY NUMBER SHEET NO.

DEVELOPMENT NUMBER X 5 OF 9

DATE JUNE 11, 2003

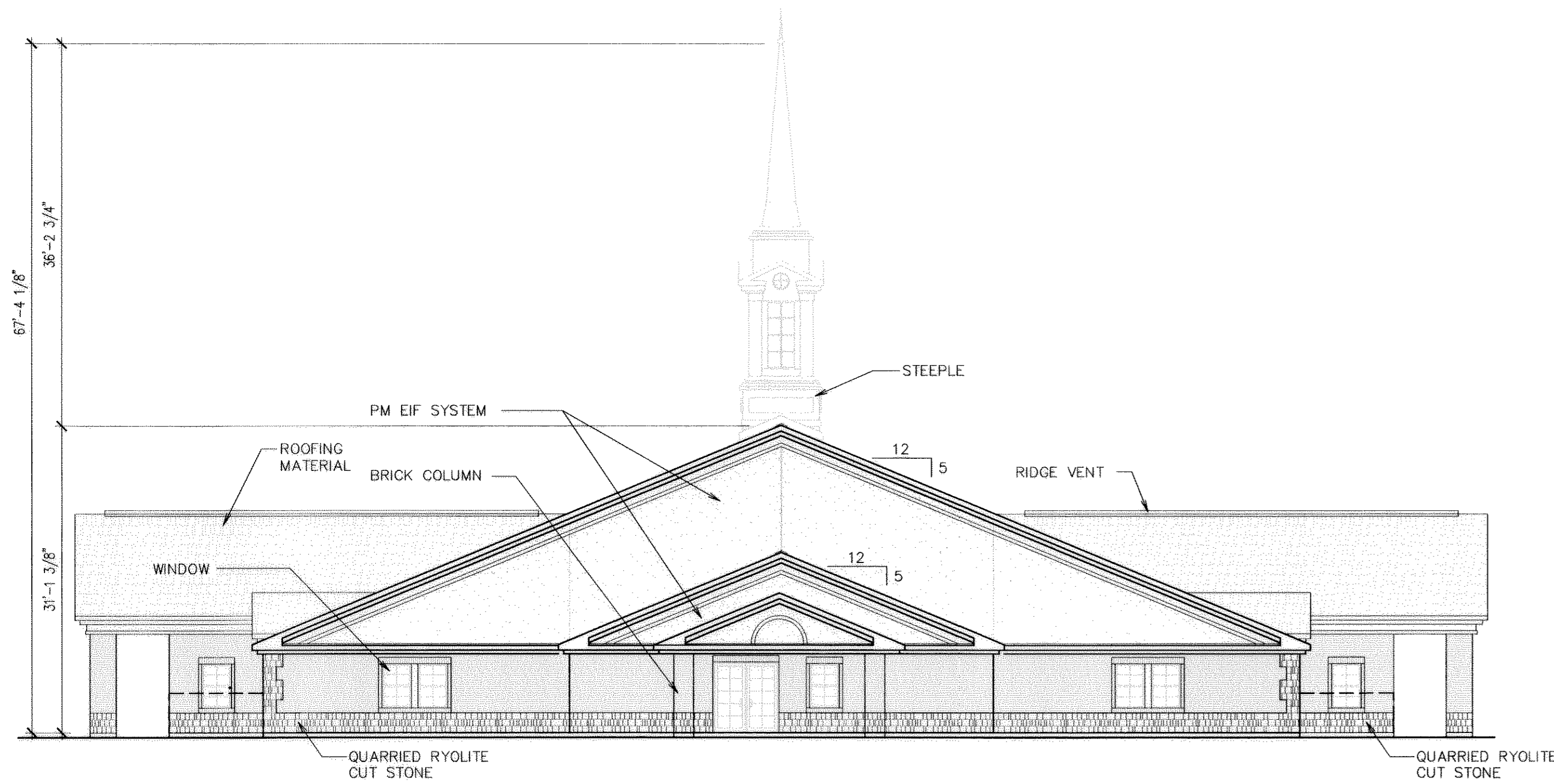
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FINAL SITE PLAN - EXTERIOR ELEVATIONS

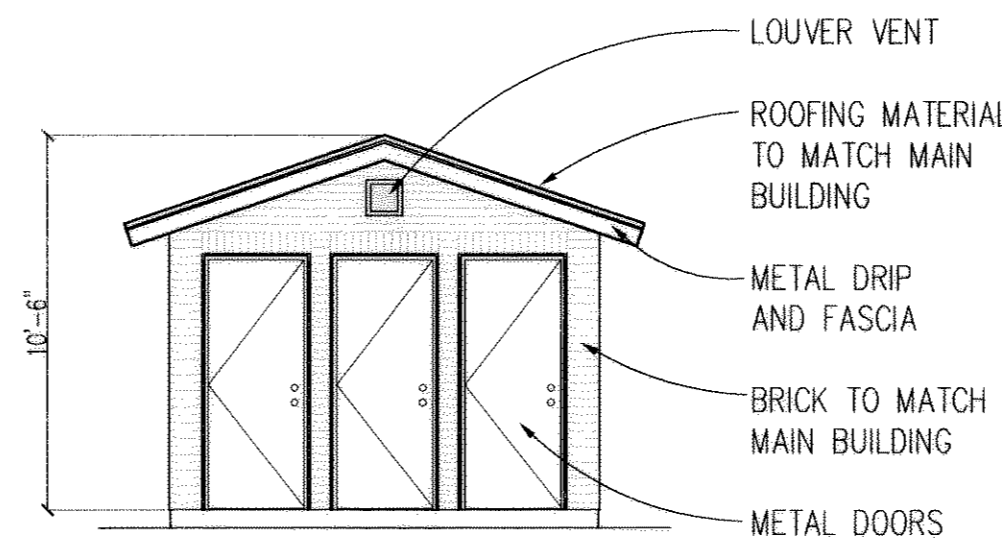
SHEET 6 OF 9

MARK	DATE	REVISION
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	6-23-03	SUBMITTAL DATE REVISION NO CHANGES THIS SHEET

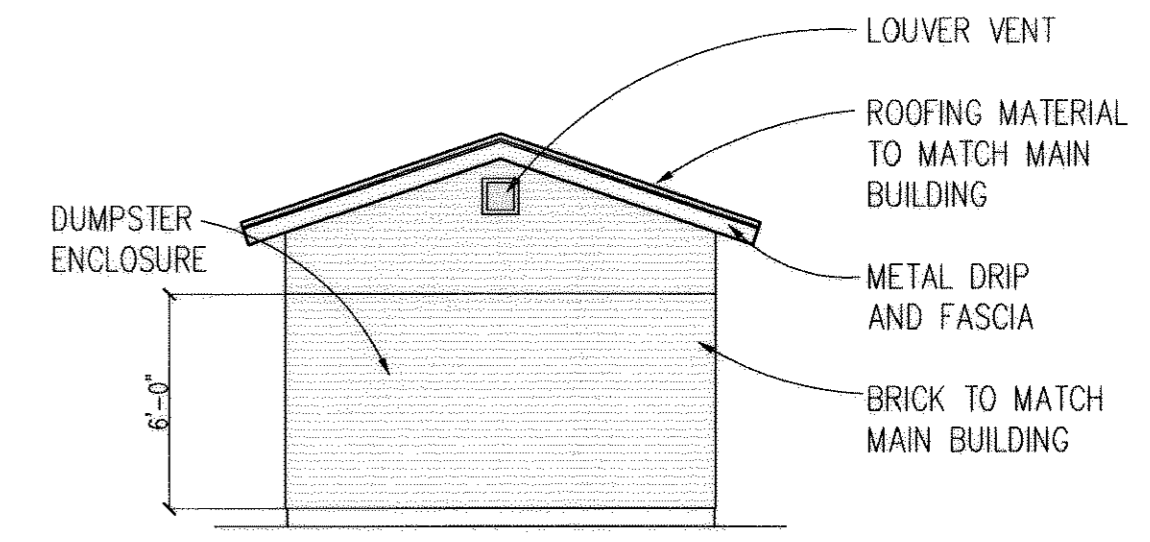
Keys & Associates
ARCHITECTURE & PLANNING
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3751 • FACSIMILE (719) 634-3791



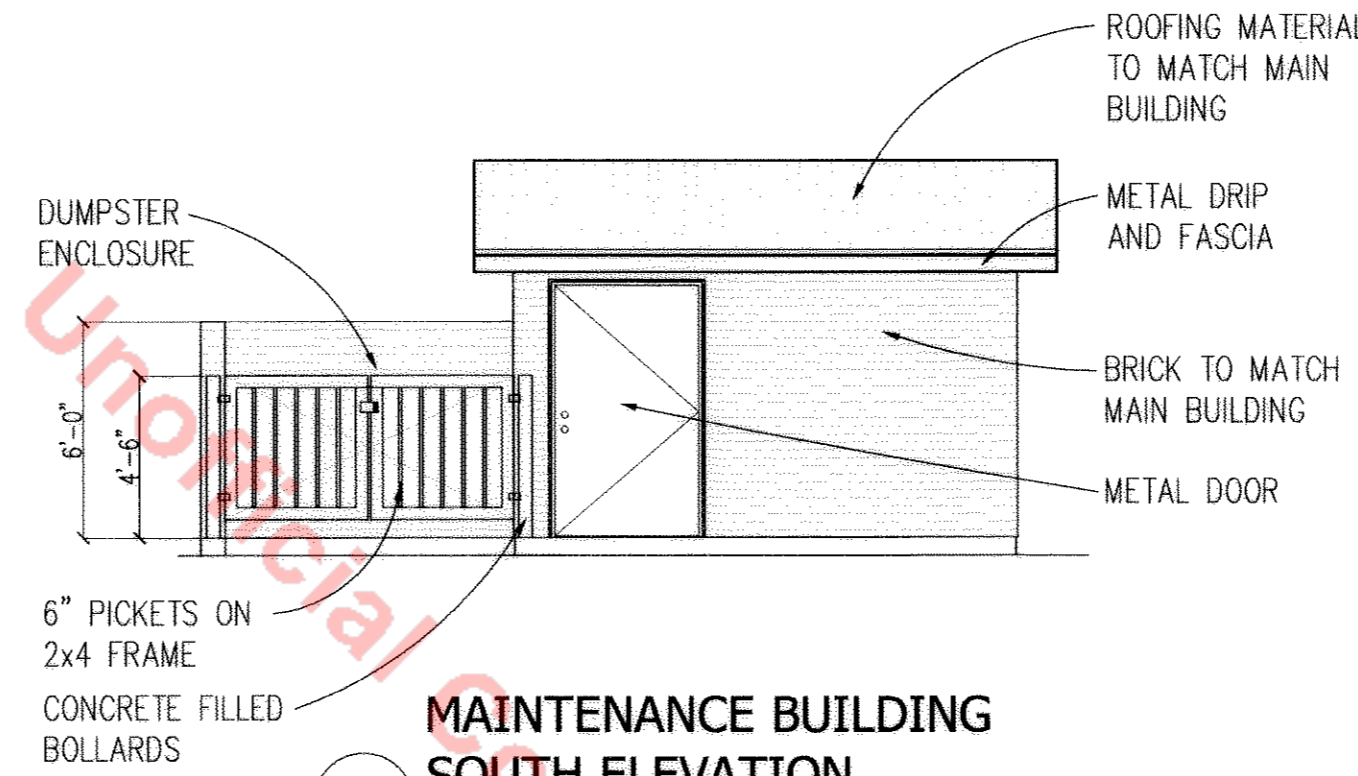
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



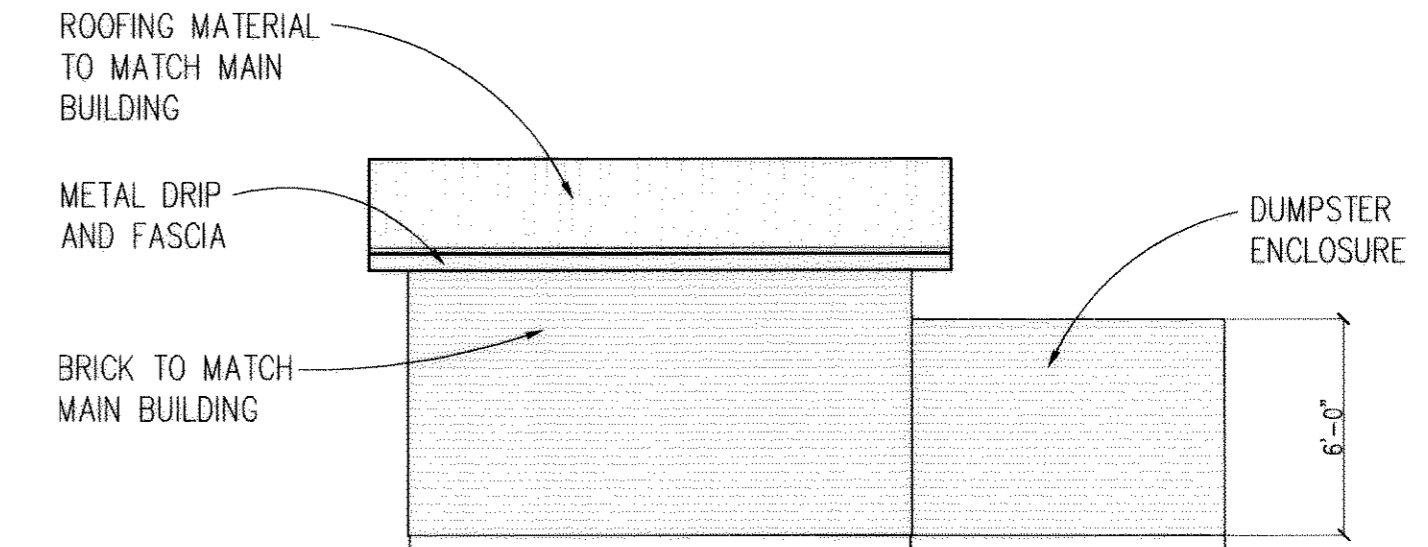
3 MAINTENANCE BUILDING EAST ELEVATION
SCALE: 3/16" = 1'-0"



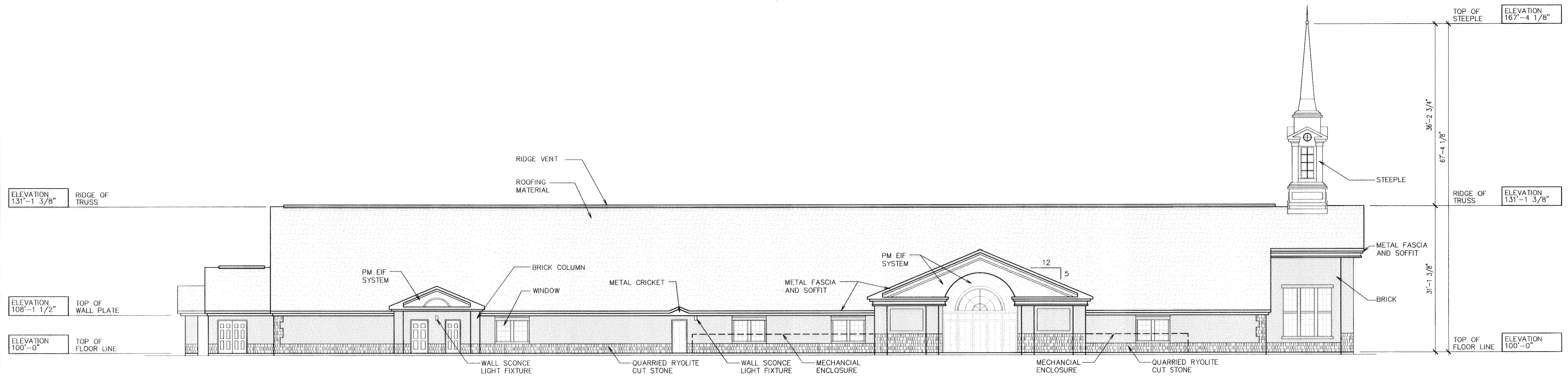
5 MAINTENANCE BUILDING WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 MAINTENANCE BUILDING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



6 MAINTENANCE BUILDING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

MEADOWS FILING 11, PARCELS 8 & 9
FINAL PD SITE PLAN - EXTERIOR ELEVATIONS
SHEET 6 OF 9

STAMP

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
PROJECT NAME
LDS CHURCH AT THE MEADOWS
PARKER COLO. STAKE
PROJECT ADDRESS
MEADOWS BLVD. CASTLE ROCK

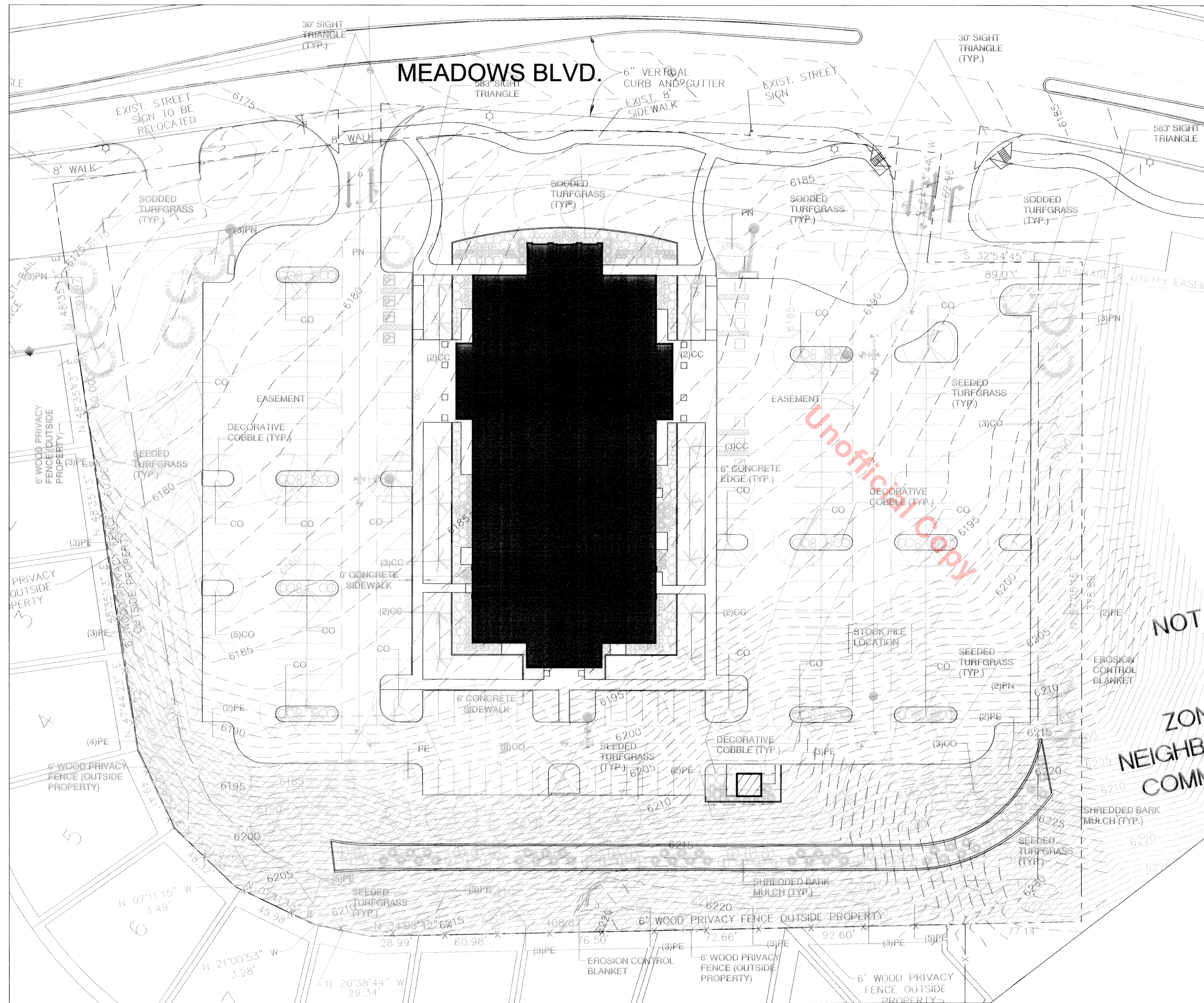
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT DESIGNATION X	SHEET NO. 6 OF 9
PROPERTY NUMBER	
DEVELOPMENT NUMBER X	
DATE JUNE 11, 2003	

THE MEADOWS FILING 11, PARCEL 8 & 9

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL LANDSCAPE PLAN SHEET 7 OF 9



LANDSCAPE SCHEDULE: Planting Schedule:

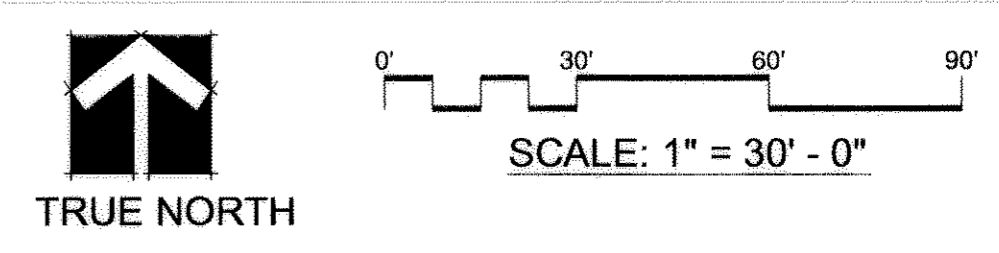
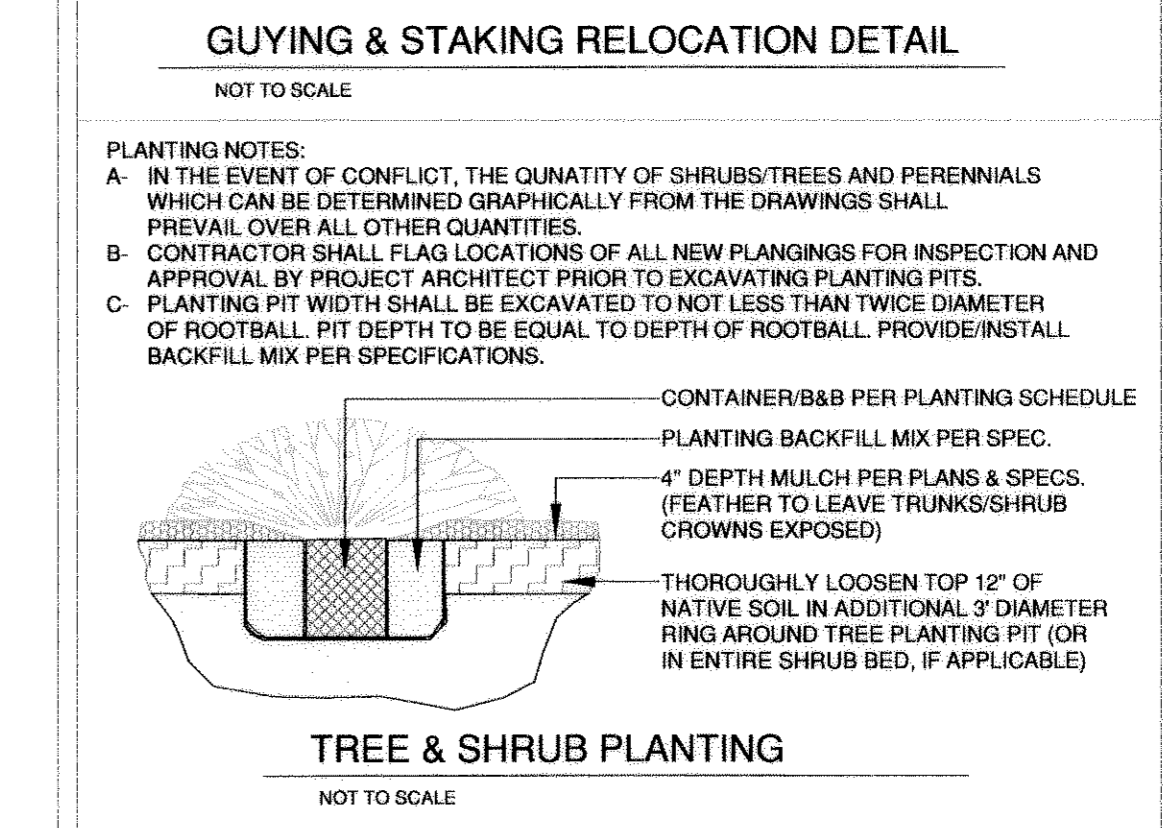
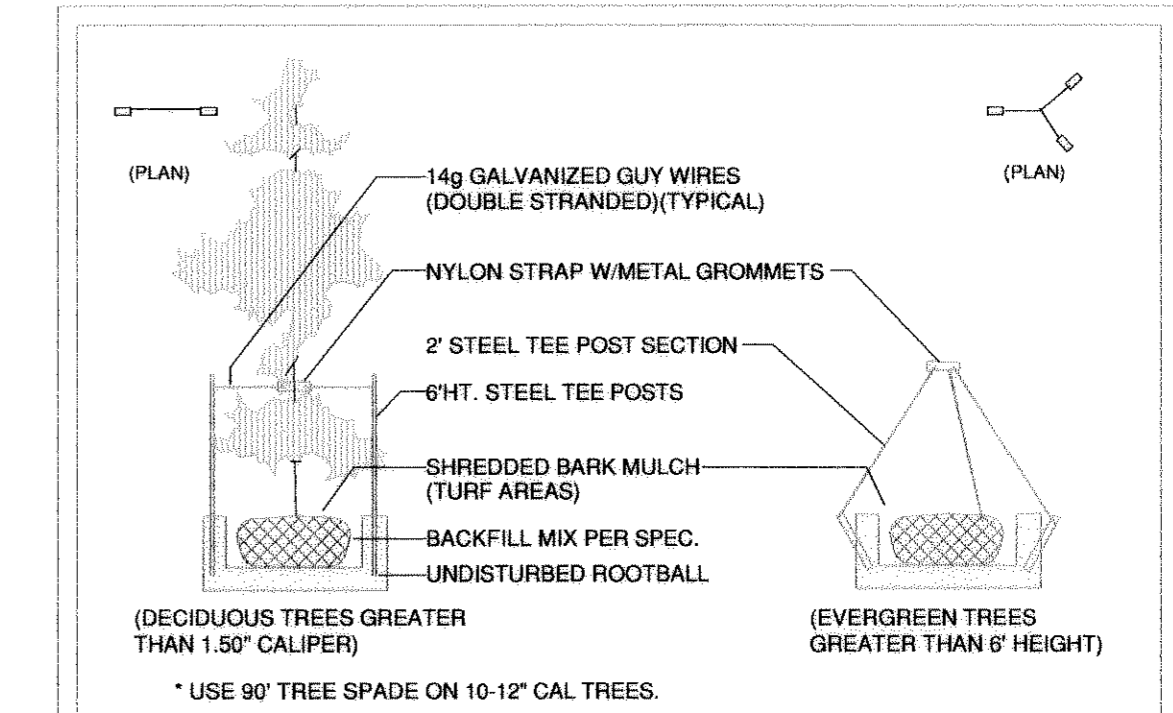
SYM.	CODE	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES						
CO	34		WESTERN HACKBERRY (Celtis occidentalis)	50-60' 40-50'	2.00" cal	B&B Nursery Grown. Size to meet or exceed minimum size.
CC	14		THORNLESS COCKSPUR HAWTHORN (Crataegus crus-galli 'Inermis')	15-25' 15-20'	1.50" cal	B&B Nursery Grown. Size to meet or exceed minimum size.
PE	50		PINON PINE (Pinus edulis)	20-30' 10-20'	6" ht	B&B Nursery Grown. Size to meet or exceed minimum size.
PN	13		AUSTRIAN PINE (Pinus nigra)	40-60' 30-40'	8" ht	B&B Nursery Grown. Size to meet or exceed minimum size.
SHRUBS						
	74		DARK KNIGHT BLUE MIST POTENTILLA (Caryopteris x clandonensis 'Dark Knight')	1-2'	5gal.	Container Grown. Size to meet or exceed minimum size.
	38		HEDGE COTONEASTER (Cotoneaster lucidus)	6-9'	5gal.	Container Grown. Size to meet or exceed minimum size.
	120		ARCADIA JUNIPER (Juniperus sabinia 'Arcadia')	18-24" 4-6'	5gal.	Container Grown. Size to meet or exceed minimum size.
	59		BIG TUNA MUGO PINE (Pinus mugo 'Big Tuna')	6-8' 5-6'	5gal.	Container Grown. Size to meet or exceed minimum size.
	14		MINI MUGO PINE (Pinus mugo 'Mops')	2-4' 2-4'	5gal.	Container Grown. Size to meet or exceed minimum size.
	54		MCKAY WHITE POTENTILLA (Potentilla fruticosa 'McKay White')	2-3' 2-3'	5gal.	Container Grown. Size to meet or exceed minimum size.
	15		CREeping WESTERN SAND CHERRY (Prunus besseyi 'Pawnee Buttes')	15-18" 4-6'	5gal.	Container Grown. Size to meet or exceed minimum size.
	38		RUGOSA ROSE (Rosa rugosa)	4-6' 4-6'	5gal.	Container Grown. Size to meet or exceed minimum size.

Symbol Key:

SYMBOL	DESCRIPTION/REMARKS
[Pattern]	SEEDED TURFGRASS on prepared soilbed (Arkansas Valley Multi-color High Altitude Mix) with "Excelsior" Erosion Control Blanket or "Soil Guard" on all slopes 4:1 or greater. (57,993 sf) (50%)
[Pattern]	SODDED TALL FESCUE TURFGRASS on prepared soilbed. (40,550 sf) (35%)
[Pattern]	DECORATIVE RECYCLED DENVER BROWN METRO MULCH shredded bark uniformly placed at a 4" depth. (6,881 sf) (5%)
[Pattern]	CONCRETE MAINTENANCE EDGE per specifications, detail, and plan note. (To separate all planting beds surrounding the church building from sodded areas.)
[Pattern]	AGGREGATE 2 - 4" washed rounded blue grey river rock uniformly placed on fabric underlayment. (11,375 sf) (10%)
	TOTAL LANDSCAPE AREA IS: 116,599 sq. ft.

SOIL AMENDMENTS:
THE OWNER/CONTRACTOR IS TO PROVIDE CUT SHEET AND SAMPLE OF THE FOLLOWING SOIL AMENDMENTS TO THE LANDSCAPE ARCHITECT:
1. Tri-Mix or equal pre-blended mixture of two parts topsoil, one part peat, and one part decomposed dairy manure (all sodded, seeded, and plant areas)
2. Fertilizer (for all sodded and seeded and plant areas): 8-12-8 Analysis with Gelscape and Hydrowet Nutralene, DAP, Sulfate of Potash, Triple Superphosphate, and Mlorganite, or equal.
3. Application rates per manufacturer specifications.
-- SOIL ANALYSIS TO BE COMPLETED PRIOR TO COMMENCEMENT OF WORK.

IRRIGATION:
An irrigation system plan which extends irrigation to all landscape areas will be designed and submitted by others. Sod and Seed shall be irrigated with pop-up and rotor spray heads. Trees in planting beds shall be irrigated with bubblers. Shrubs shall be irrigated with a drip system.



MARKS DATE REVISION

Keys & Associates
ARCHITECTURE & PLANNING
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3761 • FACSIMILE (719) 634-3761

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME
LDS CHURCH AT THE MEADOWS

PARKER COLO. STAKE
PROJECT ADDRESS

MEADOWS BLVD.
CASTLE ROCK

SHEET TITLE
LANDSCAPE PLANTING PLAN

PROJECT DESIGNATION

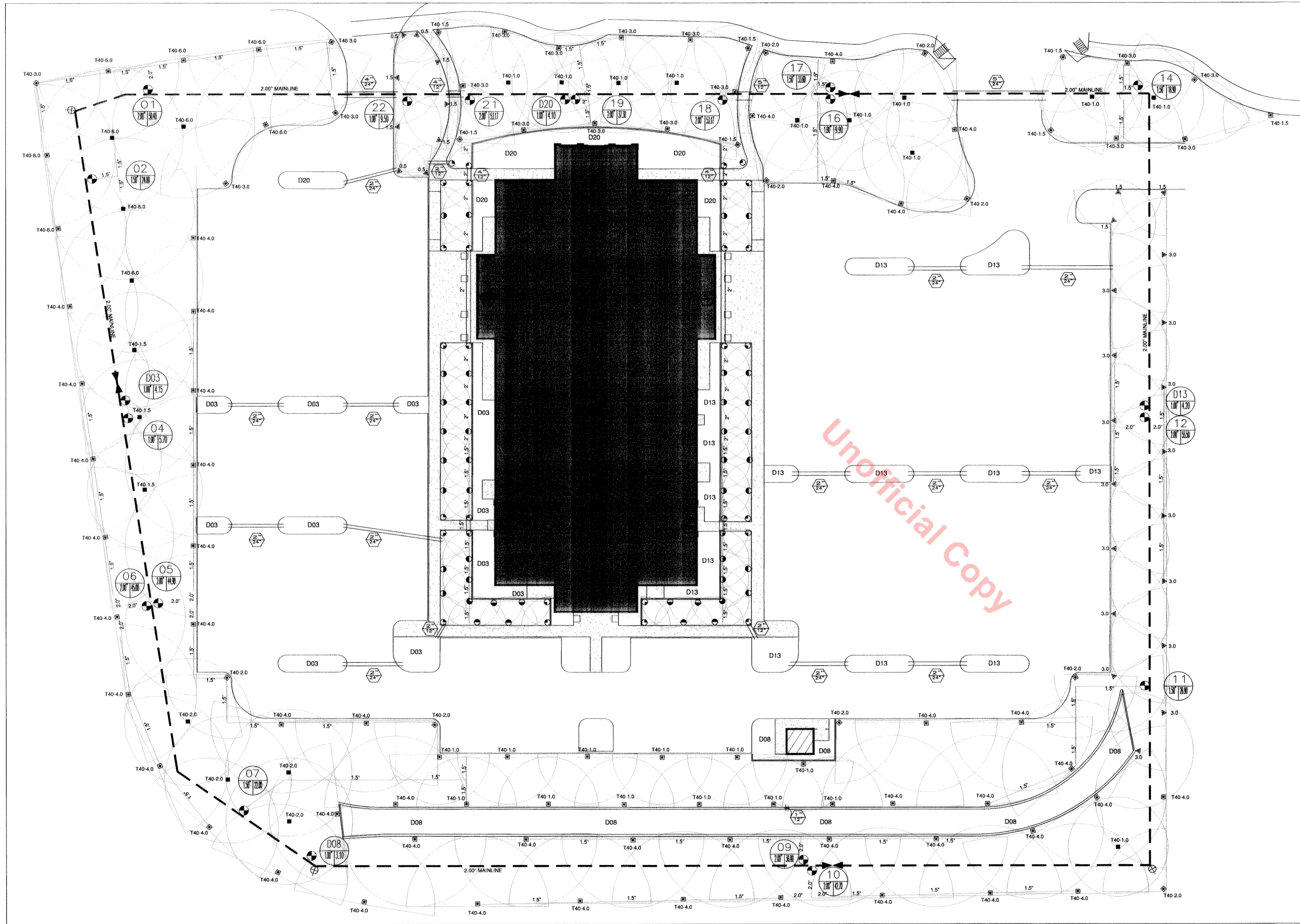
PROPERTY NUMBER SHEET NO.
7 of 9

DEVELOPMENT NUMBER

DATE
9-15-03

THE MEADOWS FILING 11, PARCEL 8 & 9

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32 AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH OF SECTIONS 33 OF TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
IRRIGATION SYSTEM PLAN SHEET 8 OF 9



IRRIGATION SCHEDULE:
Equipment Schedule:

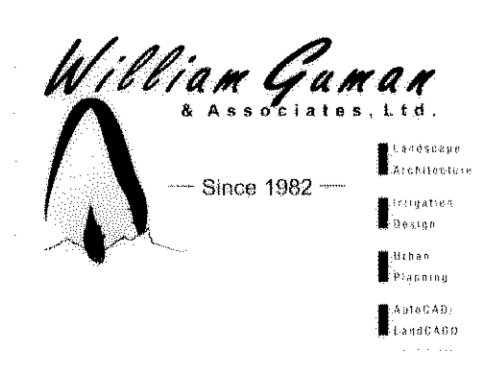
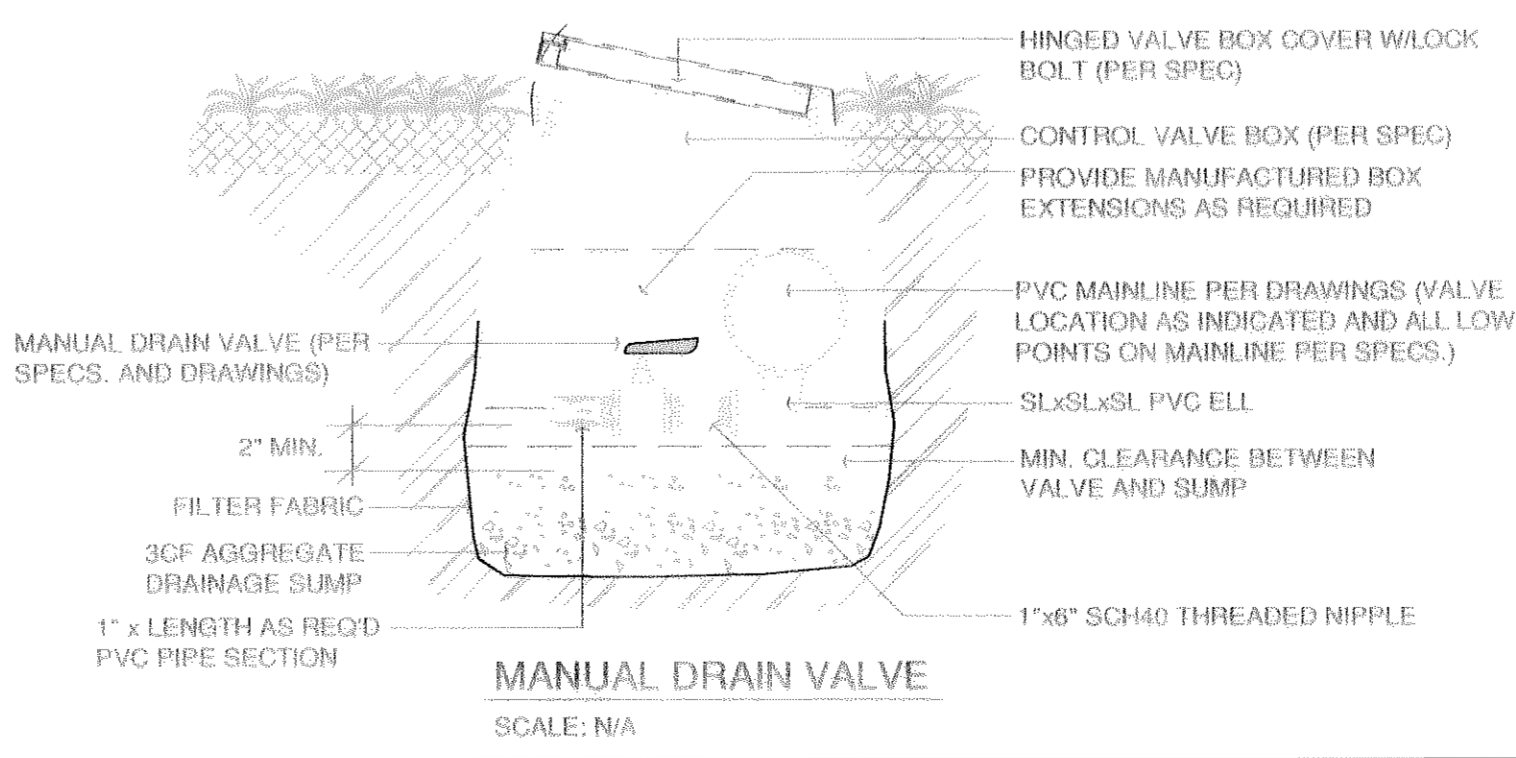
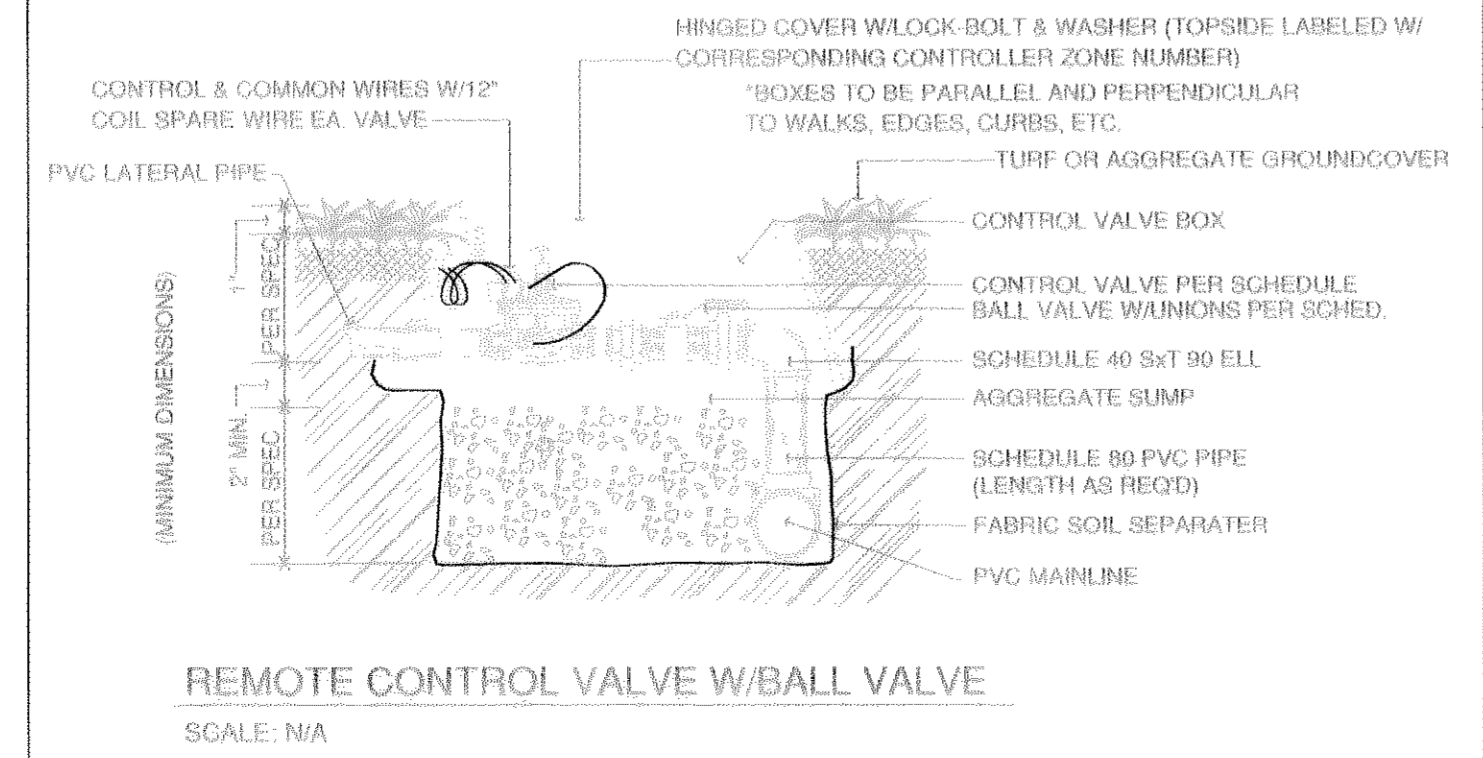
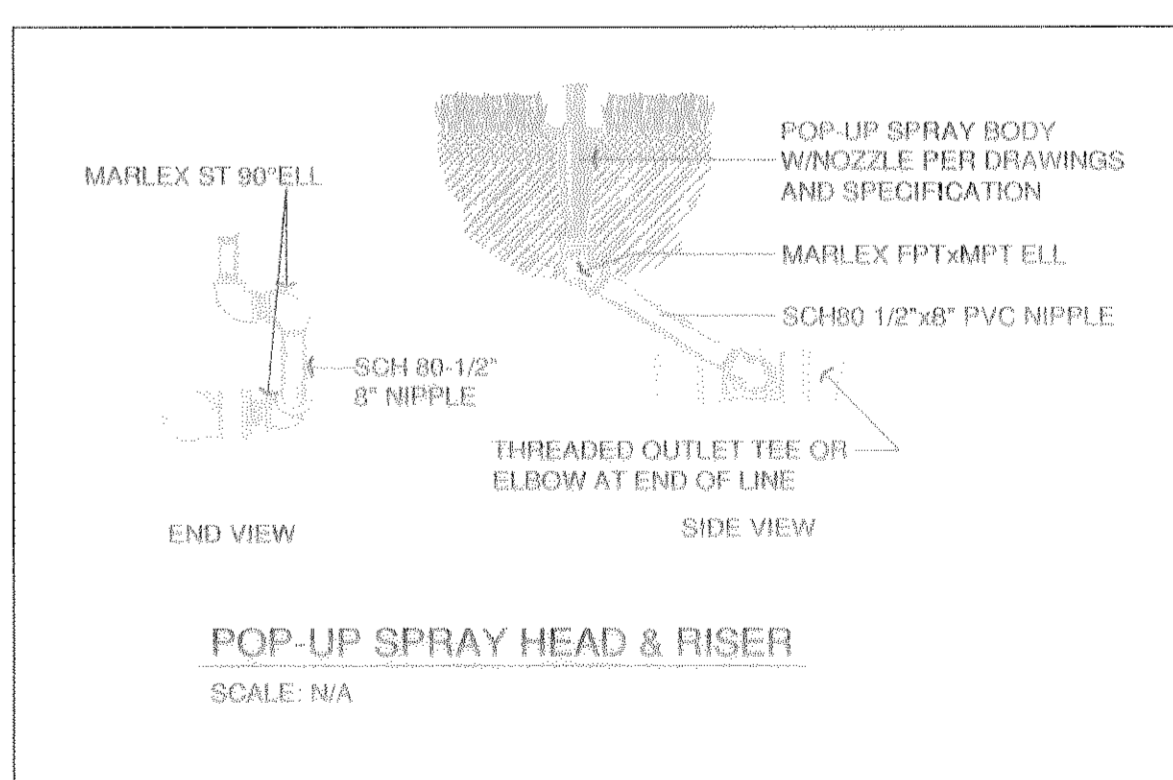
SYM.	SIZE	DESCRIPTION/REMARKS
⊠	36 sta.	Existing 36 Station Controller w/Stainless Steel casing.
∇	2.50"	Reduced Pressure Zone Backflow Preventer (install per local Code)
⊕	2.50"	Master Control Valve
⊖	1.00"	Remote Control Valve
⊙	1.00"	Quick Coupling Valve
⊕	1.00"	2-piece Standard Port Brass Valve (manual drains)
⊖	2.50"	Bronze 2-piece Ball Valve w/NPT ends (mainline isolation valves)
⊙	4.00"	RAINBIRD 1800 SERIES Pop-Up Spray Body Nozzles in arc & radius as required
⊙		RAIN BIRD T-40 SERIES Rotor Sprinklers Nozzles & arcs as indicated on Drawing
⊙		HUMTERT PGM Gear Drive Rotor Sprinklers Nozzles & arcs as indicated on Drawing
⊙		Adjustable Emitters - DAFB 180/360 and Fan. Discharge to vary according to plant requirement (see hydrozone plan).

SYM.	VALVE NO. EST. GPM VALVE SIZE	SLEEVE SIZE SLEEVE DEPTH
---	2.00"	Class 200 PVC Mainline (BOE, NSF rated)
---	1.00"-2.00" 1/4"	Class 200 PVC Lateral Pipe (BOE, NSF rated) 1/4" Polyethylene Vinyl Tubing
---	2.00"-6.00"	Class 200 PVC Sleeve

Valve Schedule:

No.	GPM	Precip.	Zone	Size	R.T.	Zone Type
1	50.40	0.50	1	2.00"	20.00 min.	Gear Drive/Sod
2	24.60	0.20	2	1.50"	50.00 min.	Gear Drive/Sod
D3	3.15	n/a	3	1.00"	30.00 min.	Drip/Emitter
4	5.70	0.60	4	1.00"	60.00 min.	Gear Drive/Seed
5	44.30	0.30	5	2.00"	20.00 min.	Gear Drive/Seed
6	45.00	0.30	6	2.00"	20.00 min.	Gear Drive/Seed
7	22.00	0.15	7	1.50"	40.00 min.	Gear Drive/Seed
D8	3.10	n/a	8	1.00"	30.00 min.	Drip/Emitter
9	36.00	0.25	9	2.00"	25.00 min.	Gear Drive/Seed
10	42.70	0.25	10	2.00"	25.00 min.	Gear Drive/Seed
11	26.90	0.40	11	1.50"	20.00 min.	Gear Drive/Seed
12	56.50	0.50	12	2.00"	15.00 min.	Gear Drive/Seed
D13	4.20	n/a	13	1.00"	30.00 min.	Drip/Emitter
14	18.90	0.40	14	1.50"	25.00 min.	Gear Drive/Sod
15	n/a	n/a	n/a	n/a	n/a	n/a
16	11.31	0.06	16	1.00"	40.00 min.	Gear Drive/Sod
17	33.60	0.40	17	1.50"	25.00 min.	Gear Drive/Sod
18	53.17	1.39	18	2.00"	10.00 min.	Pop-Up Spray/Sod
19	37.30	0.45	19	2.00"	20.00 min.	Gear Drive/Sod
D20	4.20	n/a	20	1.00"	30.00 min.	Drip/Emitter
21	53.17	1.39	21	2.00"	10.00 min.	Pop-Up Spray/Sod
22	9.50	0.45	22	1.00"	20.00 min.	Gear Drive/Sod

NOTES:
 A- Precipitation Rate is average precipitation for this zone expressed in inches per hour.
 B- Run Time (i.e. R.T.) is the required operation time per zone per day (7 day watering schedule) needed to apply 1.25 inches of water per week for bluegrass turfstands and 0.75 inches per week for native turfstands.
 C- Drawing is diagrammatic; precise placement of equipment may not be possible as indicated. Field changes which do not alter design intent may be performed by installer.
 D- Quantities which can be determined graphically from the Drawings prevail over scheduled implied quantities.
 E- Installer is responsible for scheduling work and providing equipment as needed to satisfy requirements of a "phased" installation. Coordinate construction to result in a complete and operable system.



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PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 LDS CHURCH AT THE MEADOWS
 PARKER COLO. STAKE
 PROJECT ADDRESS
 MEADOWS BLVD. CASTLE ROCK

SHEET TITLE
IRRIGATION SYSTEM PLAN

PROJECT DESIGNATION	
PROPERTY NUMBER	SHEET NO.
DEVELOPMENT NUMBER	8 of 9
DATE	08-08-03

MEADOWS FILING 11, PARCEL 8 & 9
 FINAL PD SITE PLAN - IRRIGATION
 SHEET 8 OF 9

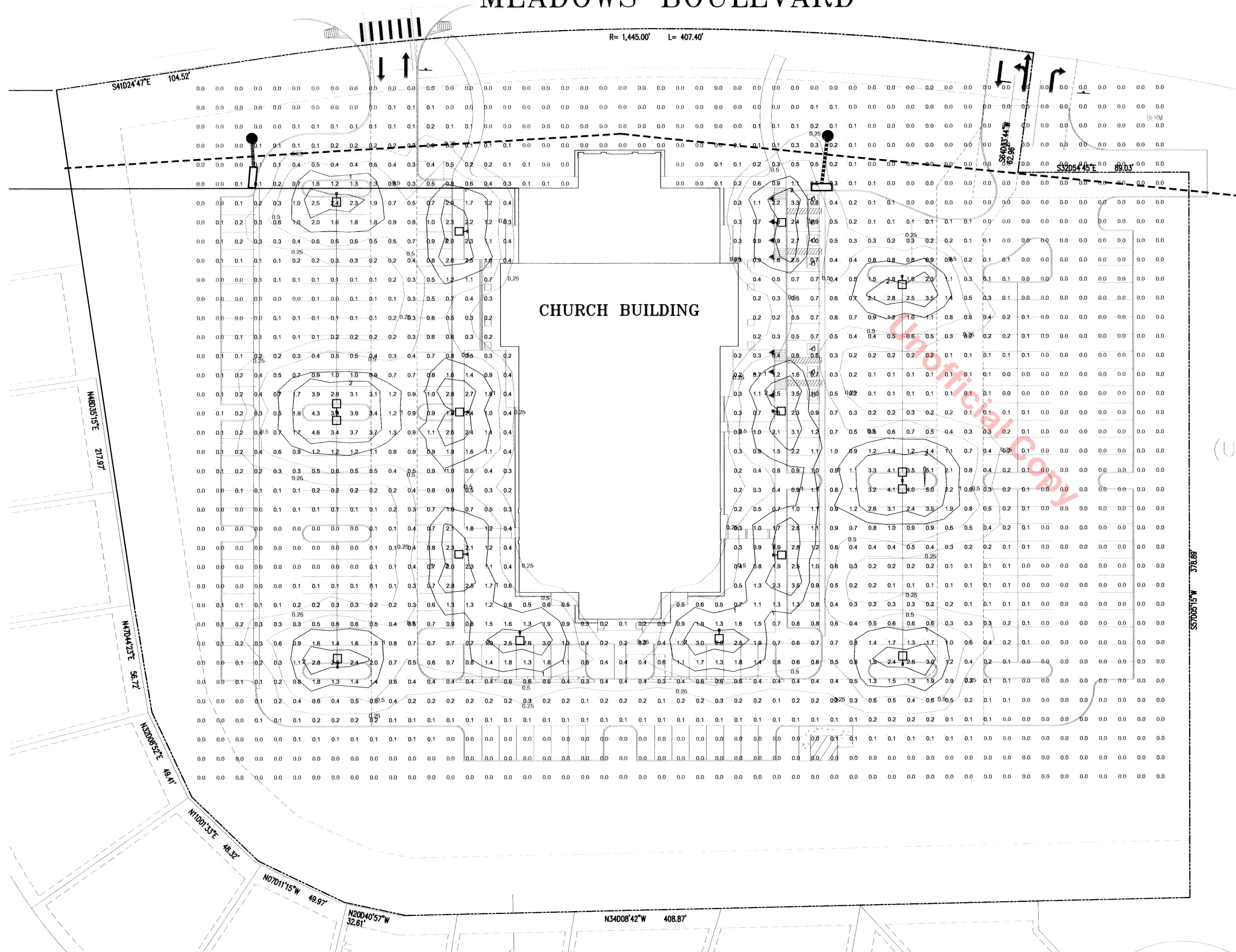
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FINAL SITE PLAN - PHOTOMETRIC PLAN

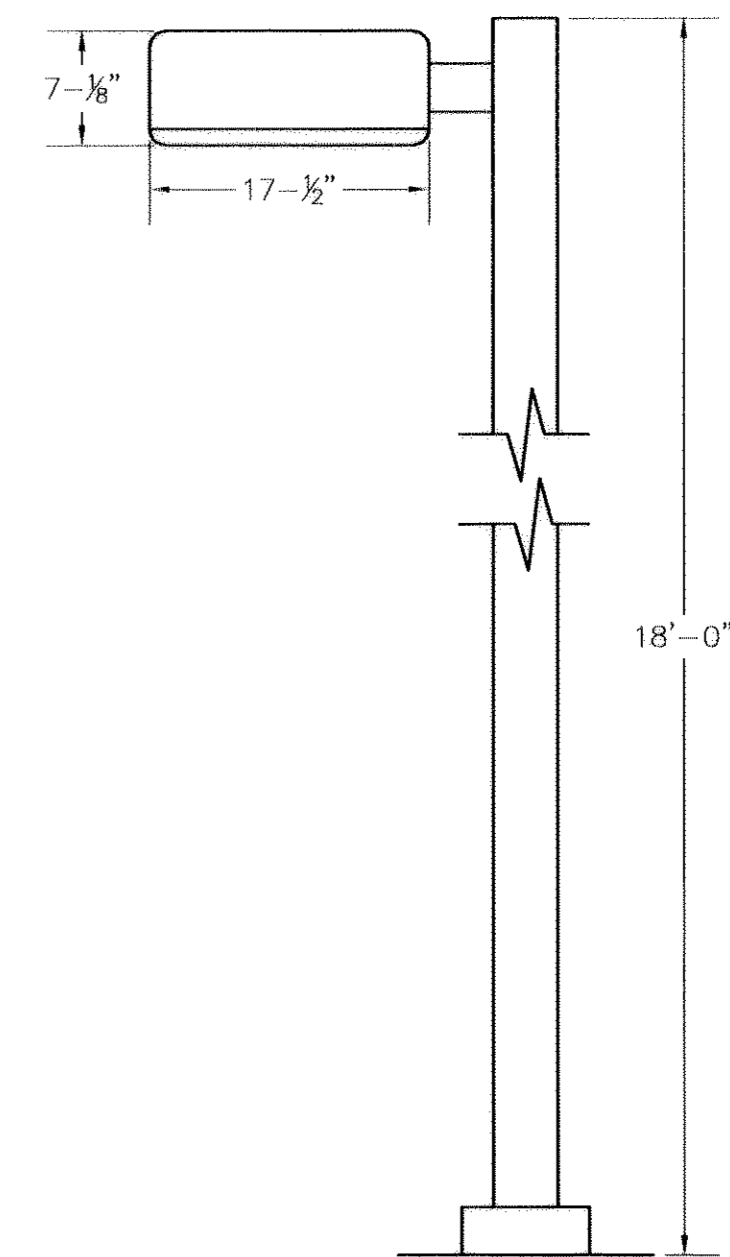
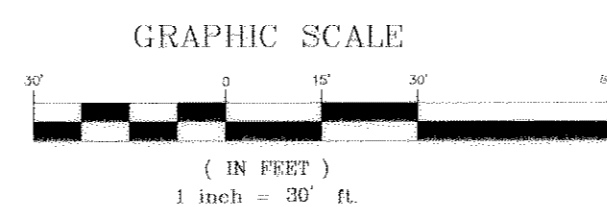
SHEET 9 OF 9

MEADOWS BOULEVARD



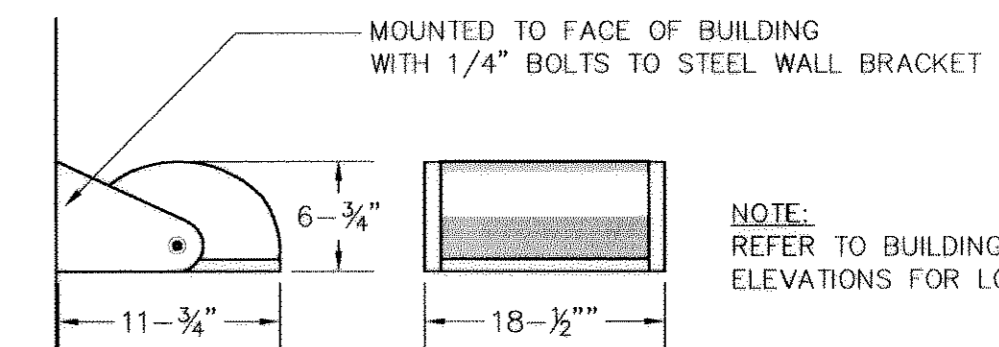
SITE PLAN

SCALE: 1" = 30'-0"



POLE LIGHT DETAIL

NO SCALE



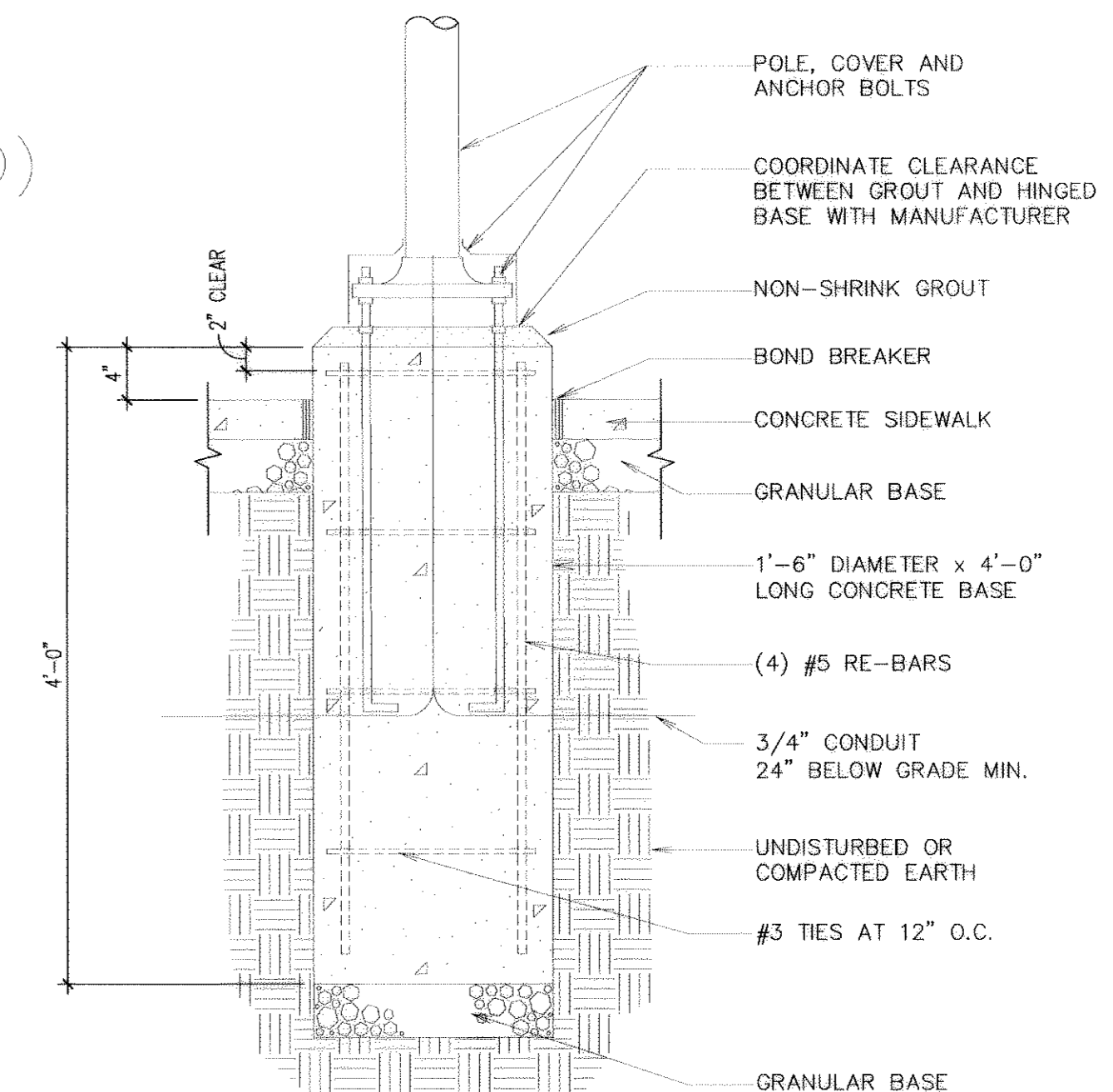
WALL SCONCE DETAIL

NO SCALE

(MOUNTED 7'-0" AFG)

NOTE:
REFER TO BUILDING
ELEVATIONS FOR LOCATIONS

(UNDEVELOPED)



**SIDEWALK AREA
POLE BASE DETAIL**

SCALE: 1" = 1'-0"

LUMINAIRE SCHEDULE

LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	L.L.F.	WATTS
□	12	KAD 150M R3	DIE-CAST FULL CUTOFF LUMINAIRE ON 18' SQ. POLE	ONE 150 WATT METAL HALIDE	9000	.65	188
□	2	KAD 150M R3	DIE-CAST FULL CUTOFF LUMINAIRE ON 18' SQ. POLE	TWO 150 WATT METAL HALIDE	9000	.65	376

LIGHTING CONTROL BY PROGRAMMABLE TIMER WITH PHOTOCCELL.
ALL PARKING LOT FIXTURES ARE IESNA FULL CUTOFF LUMINARIES.

MEADOWS FILING 11, PARCEL 8 & 9
FINAL PD SITE PLAN - PHOTOMETRIC PLAN
SHEET 9 OF 9

MARK	DATE	REVISION
8-24-03	NMA	REVIEW COMMENTS

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PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
PROJECT NAME
LDS CHURCH AT THE MEADOWS
PARKER COLO. STAKE
PROJECT ADDRESS
MEADOWS BLVD. CASTLE ROCK

SHEET TITLE
PHOTOMETRIC PLAN
PROJECT DESIGNATION
PROPERTY NUMBER
DEVELOPMENT NUMBER
DATE
SHEET NO.
9 OF 9
06-11-03