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## PLAT IDENTIFICATION SHEET

Douglas County Board of Commissioners

GRANTOR(owner)

---

Meadows 14 Preliminary Plat/Final PD Site Plan

GRANTEE(name of plat)

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Meadows, The

Subdivision/Condo Name

14

Filing

Phase

Lot

Building

Block

Unit

27, 34

7

67

OLD LEGAL(Section)

(Township)

(Range)

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Cross reference#s (reception#s Book – Page)



# PRELIMINARY PLAT/FINAL PD SITE PLAN MEADOWS FILING NO. 14

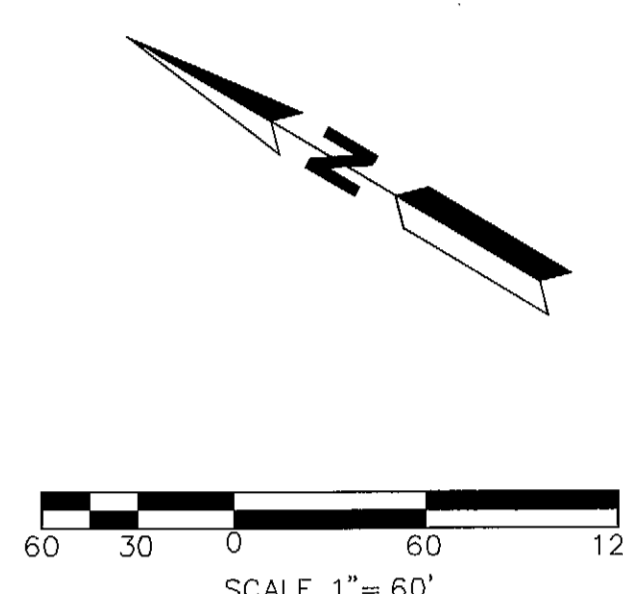
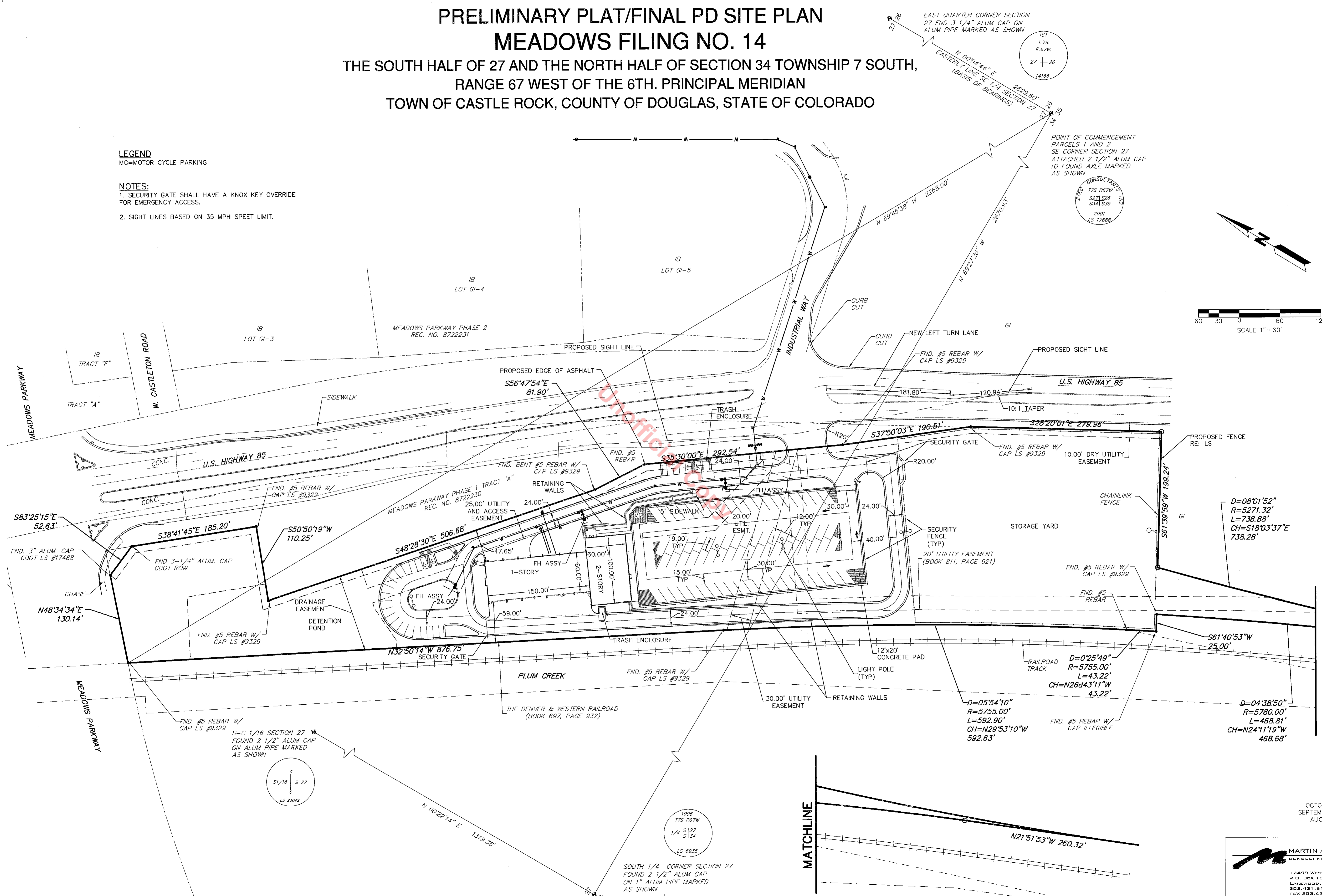
THE SOUTH HALF OF 27 AND THE NORTH HALF OF SECTION 34 TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGEND**

MC=MOTOR CYCLE PARKING

**NOTES:**

1. SECURITY GATE SHALL HAVE A KNOX KEY OVERRIDE FOR EMERGENCY ACCESS.
2. SIGHT LINES BASED ON 35 MPH SPEED LIMIT.



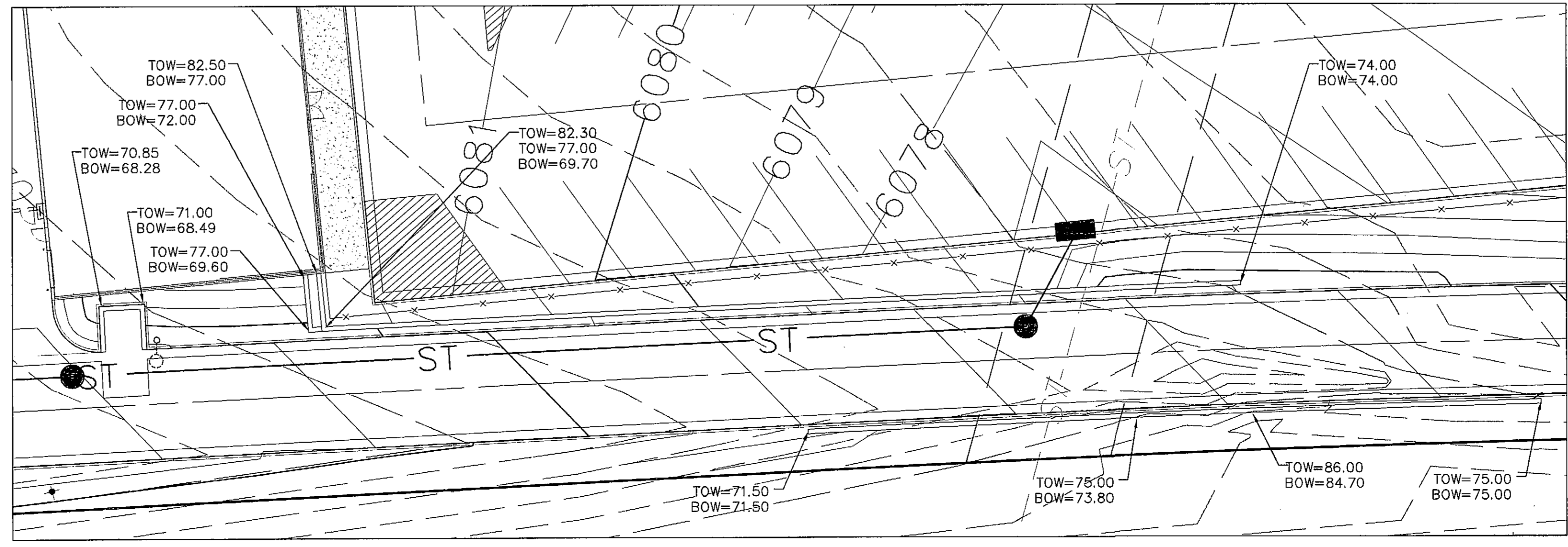
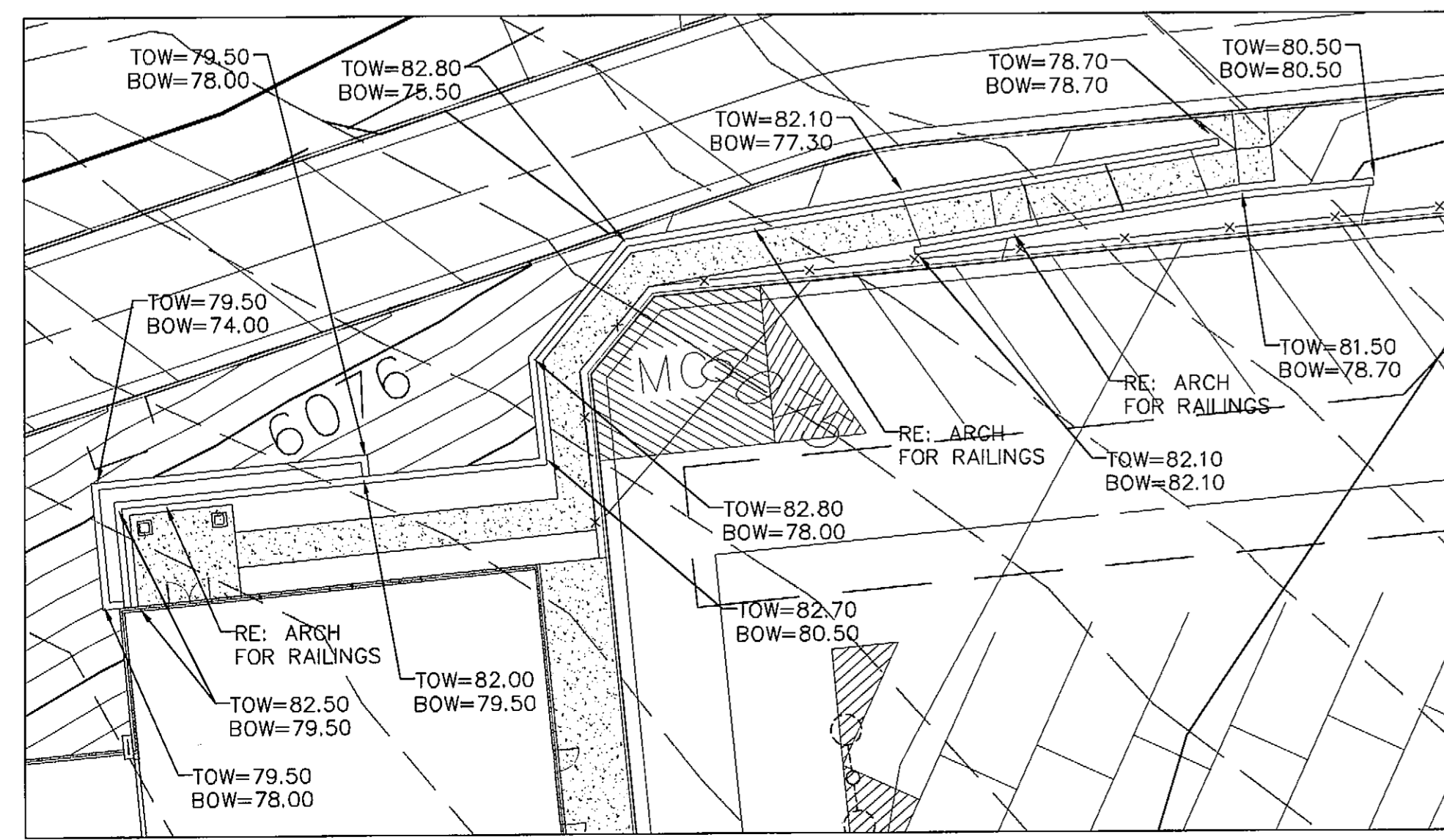
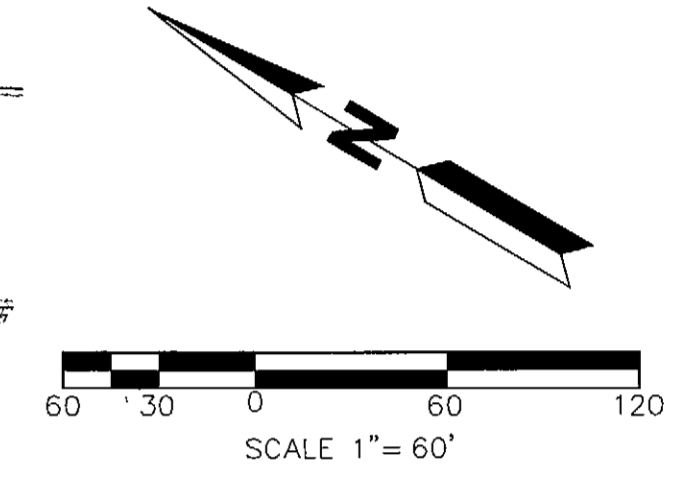
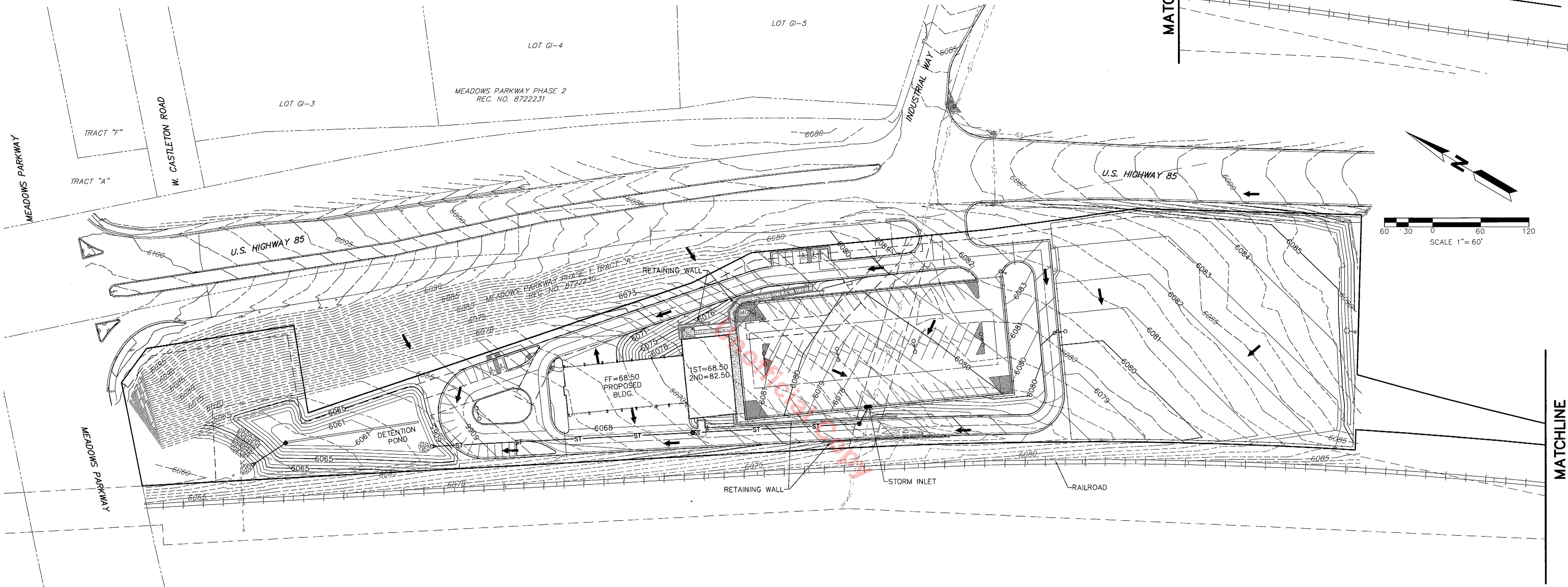
Job Number: Sheet Number: 16-538.C.02 2  
 Location: G:\HARRIS\DC Impound\FINAL\_PD\  
 Project Manager: S.E.P.  
 Drawn By: Hammack  
 Designed By: S.E.P.  
 X References:  
 Plot Date: 07/09/04\_bernal  
 Tab Name: PD2  
 Model Space  
 Paper Space  
 Plan view(s):  
 ELOT  
 Dwg. Name: PD2\_SITE.dwg  
 Other View:  
 CAD INFORMATION

OCTOBER 27, 2004  
 SEPTEMBER 30, 2004  
 AUGUST 31, 2004  
 JULY 9, 2004  
 JUNE 7, 2004

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST DOLFAK AVE.  
 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
 303.431.5100  
 FAX 303.431.4028


# PRELIMINARY PLAT/FINAL PD SITEPLAN MEADOWS FILING NO. 14

THE SOUTH HALF OF 27 AND THE NORTH HALF OF SECTION 34 TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Location: G:\HARRIS,DC\Impound\FINAL PD\ Location: G:\HARRIS,DC\Impound\FINAL PD  
 Job Number: 16438.C.02 2 Job Number: 16438.C.02  
 Project Manager: S.E.P. Project Manager: S.E.P.  
 Designed By: S.E.P. Designed By: S.E.P.  
 X References: X References:  
 Plot Date: 07/09/04 bernal Plot Date: 07/09/04 bernal  
 Tab Name: PD3 Tab Name: PD3  
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 Other View: PD3\_GRADING.dwg Other View: PD3\_GRADING.dwg  
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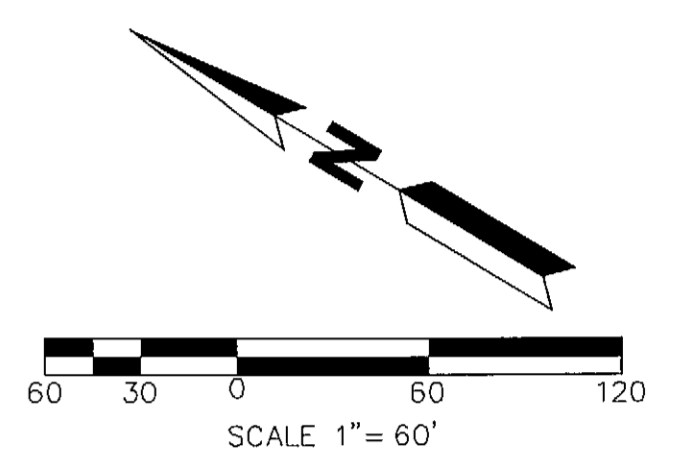
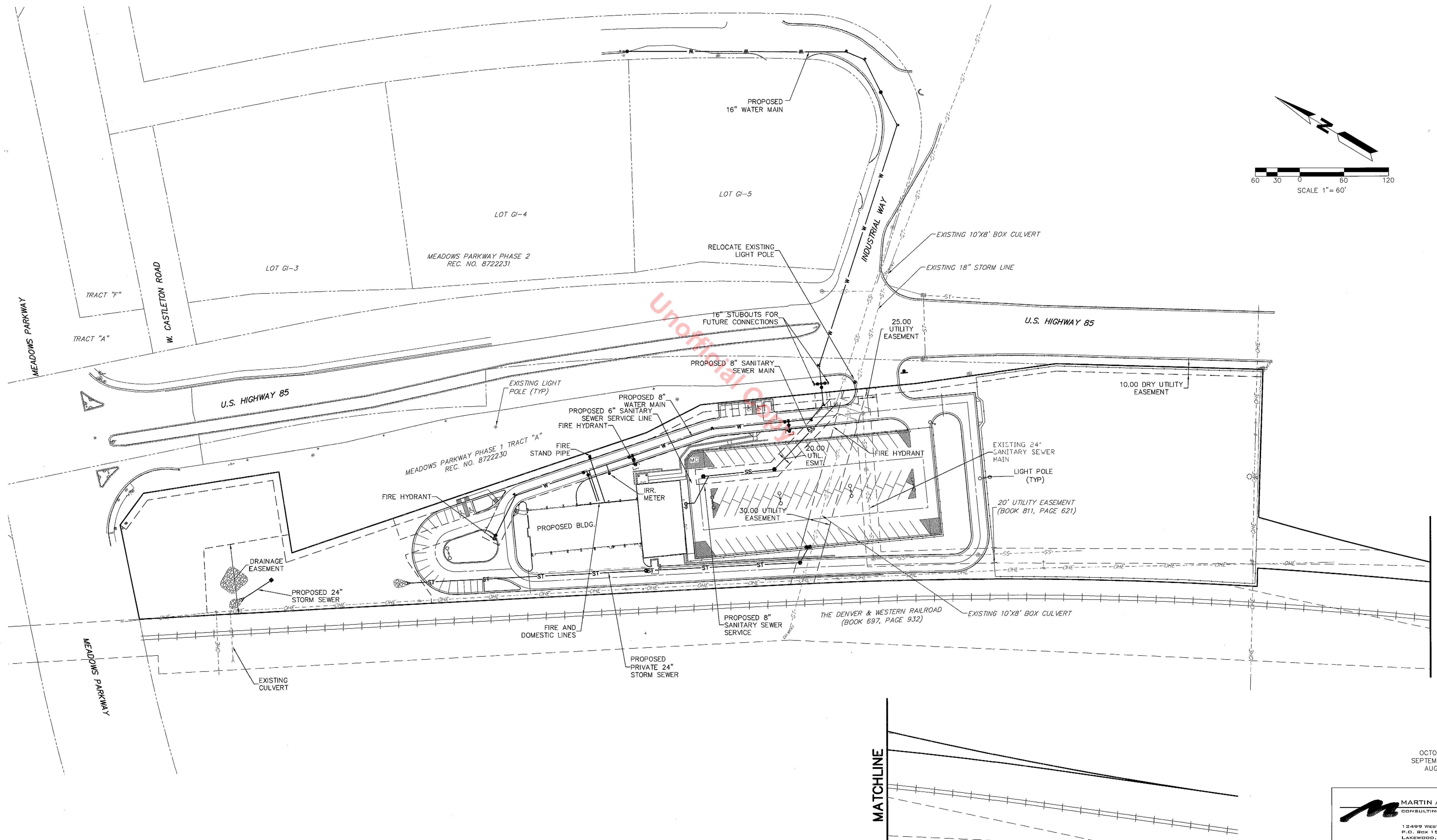
OCTOBER 27, 2004  
 SEPTEMBER 30, 2004  
 AUGUST 31, 2004  
 JULY 9, 2004  
 JUNE 7, 2004


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THE SOUTH HALF OF 27 AND THE NORTH HALF OF SECTION 34 TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CAD INFORMATION  
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 Plot View: PD4  
 Dwg. Name: PD4\_UTILTY.dwg  
 Other View:  
 Model Space Plan view(s): PLAN  
 Profile View(s):  
 Plot Date: 07/29/04 bernal  
 Tab Name: PD4  
 X References:  
 Project Manager: S.E.P.  
 Designed By: S.E.P.  
 Location: G:\HARRIS\DC Impound\FINAL\_PD\  
 Drawn By: Hammack  
 Job Number: 16438.C02  
 Sheet Number: 2



MATCHLINE

MATCHLINE

OCTOBER 27, 2004  
 SEPTEMBER 30, 2004  
 AUGUST 31, 2004  
 JULY 9, 2004  
 JUNE 7, 2004

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# PRELIMINARY PLAT/FINAL PD SITEPLAN MEADOW FILING NO. 14

THE SOUTH HALF OF 27 AND THE NORTH HALF OF SECTION 34 TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Summary Table	Square Footage	Percentage
Irrigated Turf	9,104	8%
Living Ground Cover	6,290	5%
Native Grass	36,412	32%
Non-living Ground Cover:		
Rock	1,927	1%
Non-disturbed Areas	69,174	54%
Total Landscape Area	117,477	
Provided Trees/Shrubs=124		

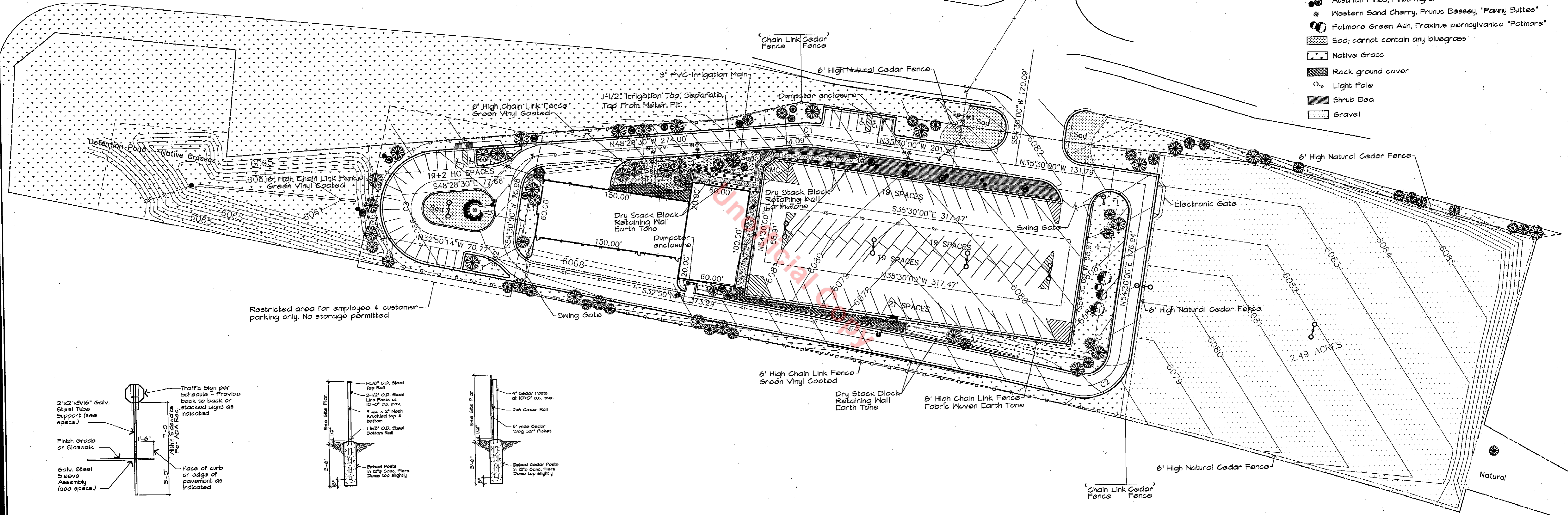
### Landscape Summary

Austrian Pine; Pinus Nigra Trees; 3" Caliper	100
Western Sand Cherry, Prunus Bessey, "Fanny Buttes"; 2 gallon	20
Palmore Green Ash, Fraxinus pennsylvanica "Palmore"; 3" Caliper	4
Total Count	124

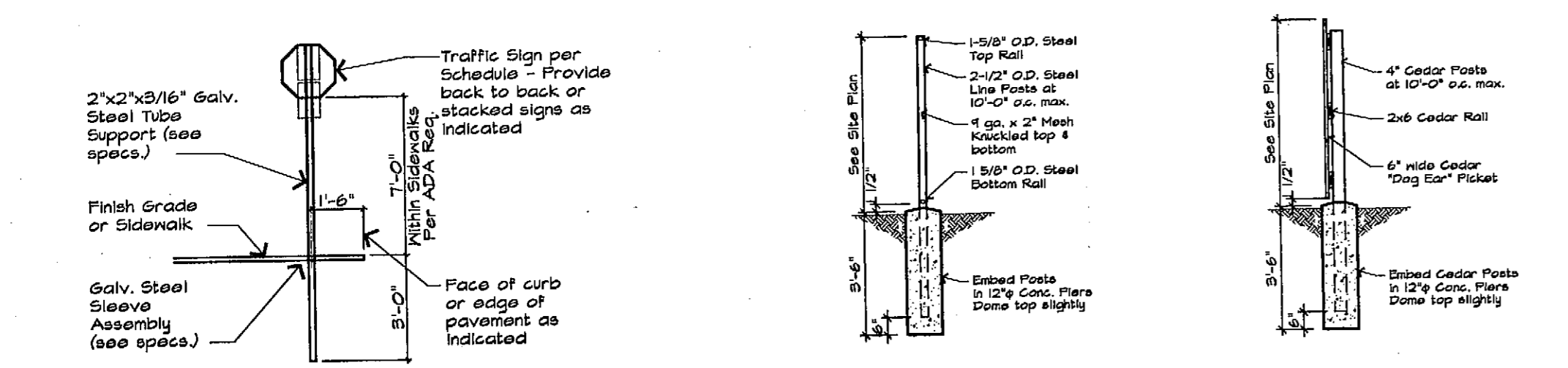
Note: There are no significant natural vegetative areas, specimen trees, wildlife habitat & landscape features to be preserved and/or improved.

### Legend

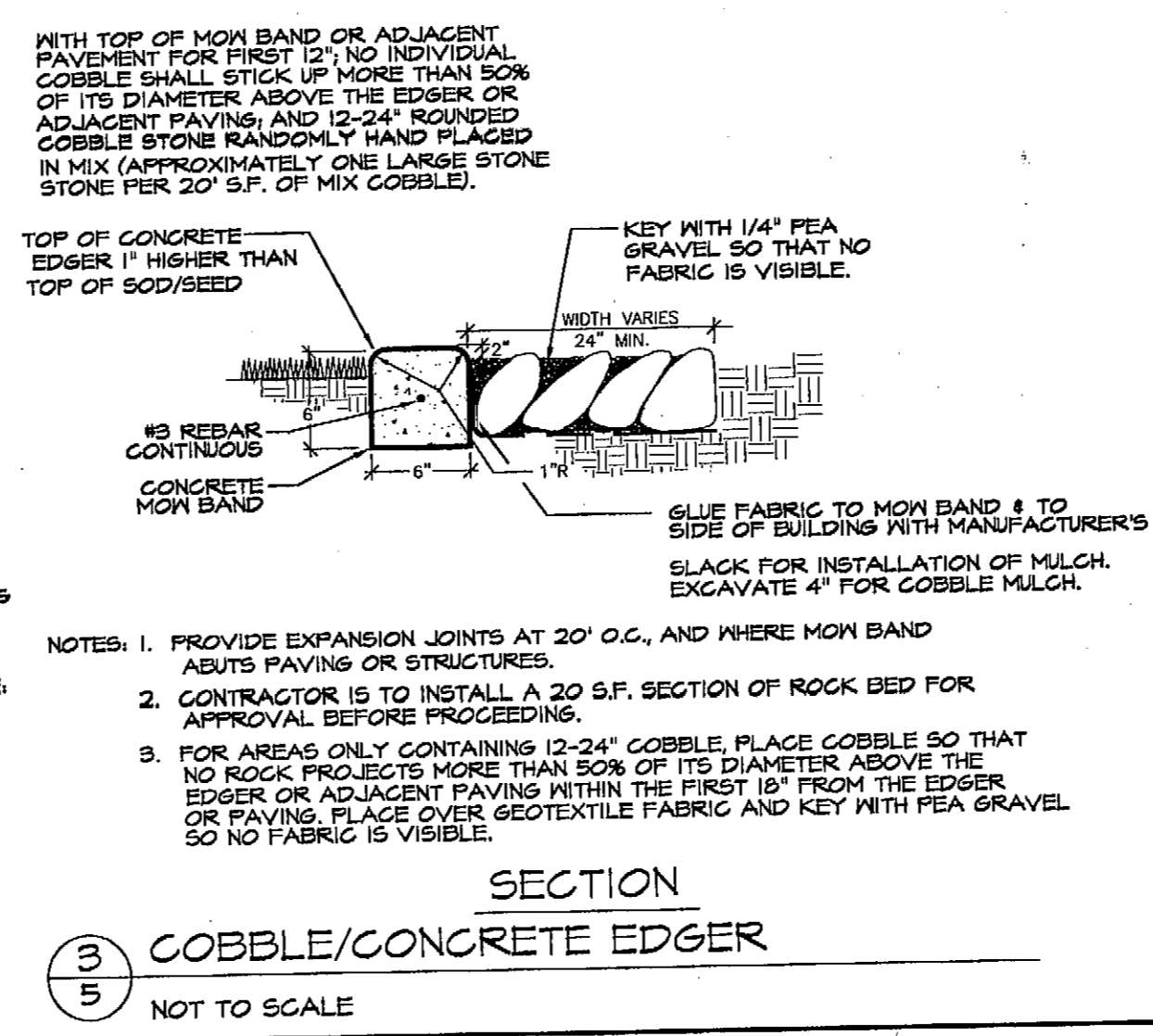
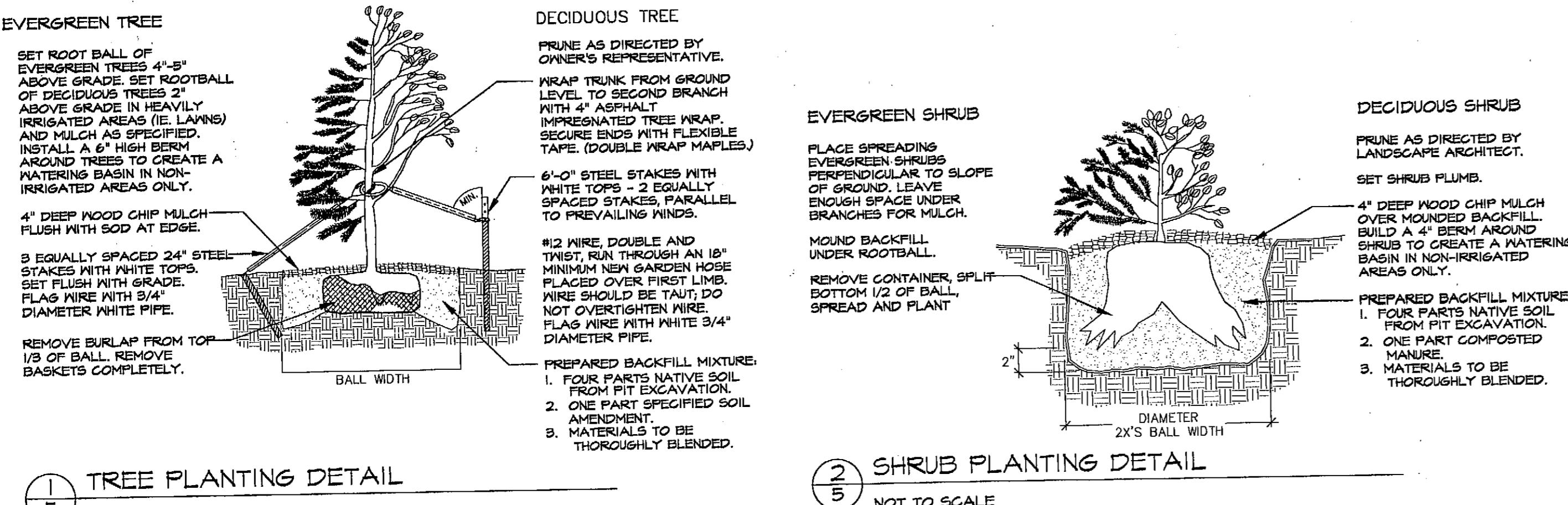
- 6'-0" Green vinyl coated chain link fence.
- 8'-0" Chain link fence w/ earthen screening.
- 6'-0" Natural cedar fence (sealed)
- Austrian Pines; Pinus nigra
- ⊗ Western Sand Cherry, Prunus Bessey, "Fanny Buttes"
- ⊙ Palmore Green Ash, Fraxinus pennsylvanica "Palmore"
- ▨ Sod; cannot contain any bluegrass
- ▩ Native Grass
- ▩ Rock ground cover
- Light Pole
- ▩ Shrub Bed
- ▩ Gravel



Job Number: 18438.C.02 Sheet Number: 5  
 Location: Drawn By: Hammack  
 Project Manager: S.E.P. Designed By: S.E.P.  
 X References:  
 Model Space: Plot Date: 05/25/04 Hammack  
 Plan View(s): PLAN Tab Name:  
 Other View:  
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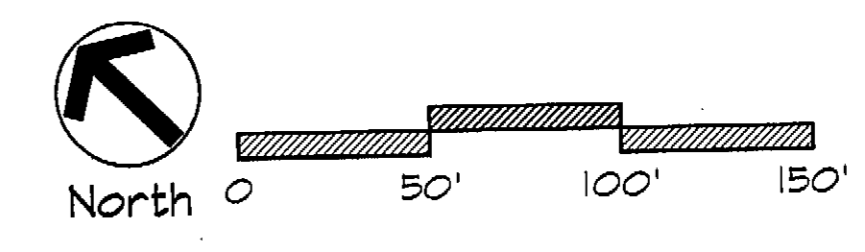


**4 Signage Detail** 1/4" = 1'-0"  
**5 Fence Detail** 1/4" = 1'-0"  
**6 Cedar Fence Detail** 1/4" = 1'-0"



## Preliminary Landscape Plan

1" = 50'-0"



Prepared by J. Matthew Spidell  
 Certificate No. 4177  
 Issued on: 06/29/04  
 Expiration: 12/31/04

PRELIMINARY PLAT/FINAL PD SITEPLAN  
MEADOW FILING NO. 14

THE SOUTH HALF OF 27 AND THE NORTH HALF OF SECTION 34 TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Job Number: 15438.C02  
Sheet Number: 6

Location:  
Drawn By:  
Hammack

Project Manager:  
S.E.P.  
Designed By:  
S.E.P.

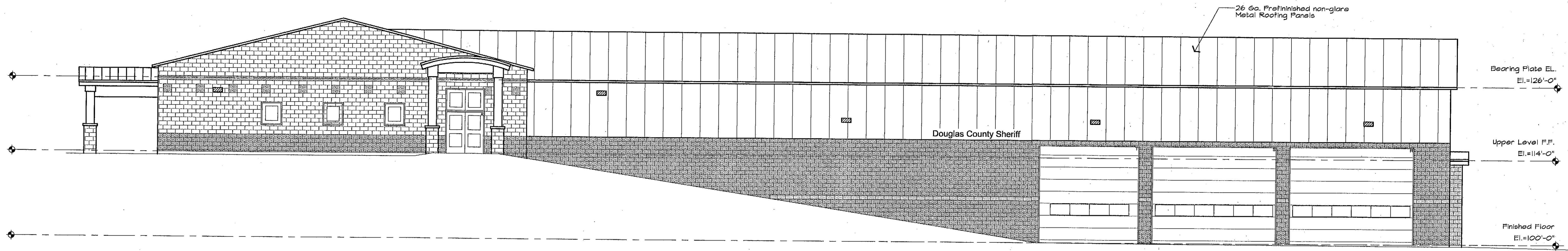
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Plot Date:  
05/25/04  
Tab Name:  
Hammack

Model Space  
Plan view(s):  
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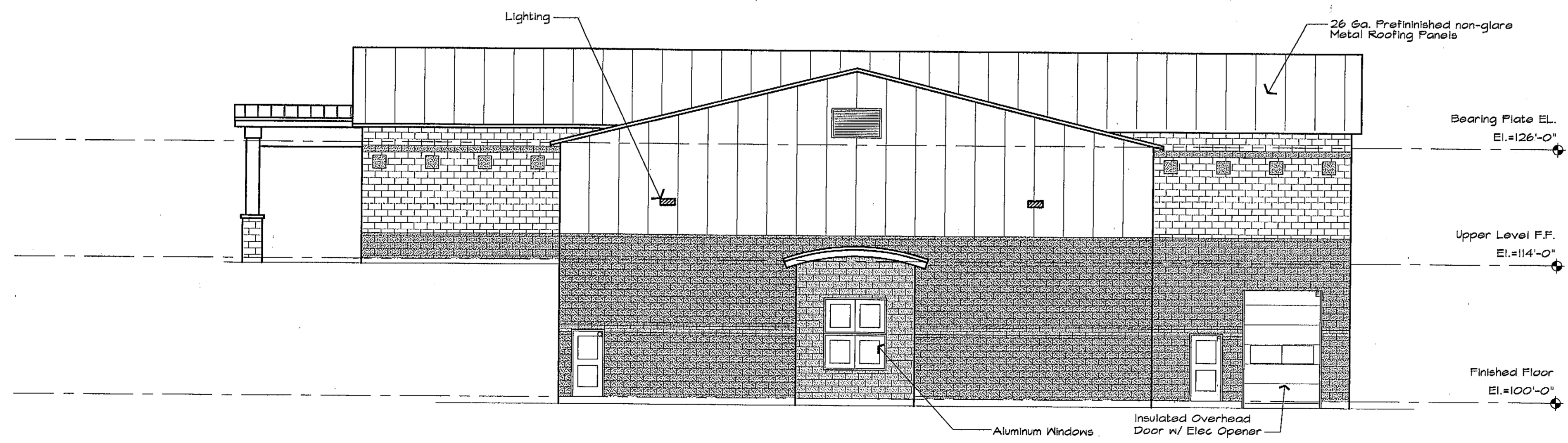
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Dwg. Name:

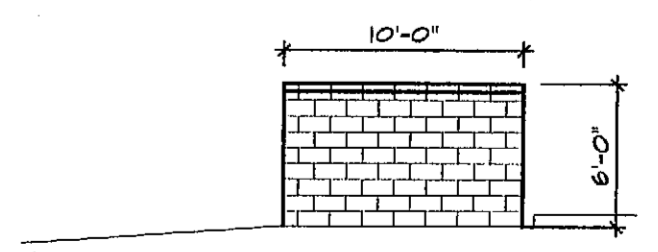


**East Elevation**  
1/8" = 1'-0"

Unofficial Copy



**Signage Breakdown: 2 Signs**  
1. Address Signage = 4 sq. ft.  
2. Building Name Signage = 19.45 sq. ft.



**Typ. Dumpster Elevation**  
1/8" = 1'-0"

**North Elevation**  
1/8" = 1'-0"

PRELIMINARY PLAT/FINAL PD SITEPLAN  
MEADOW FILING NO. 14

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RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Job Number: 16438.C.02  
Sheet Number: 7

Location:  
Drawn By:  
Hammack

Project Manager:  
S.E.P.  
Designed By:  
S.E.P.

X References:

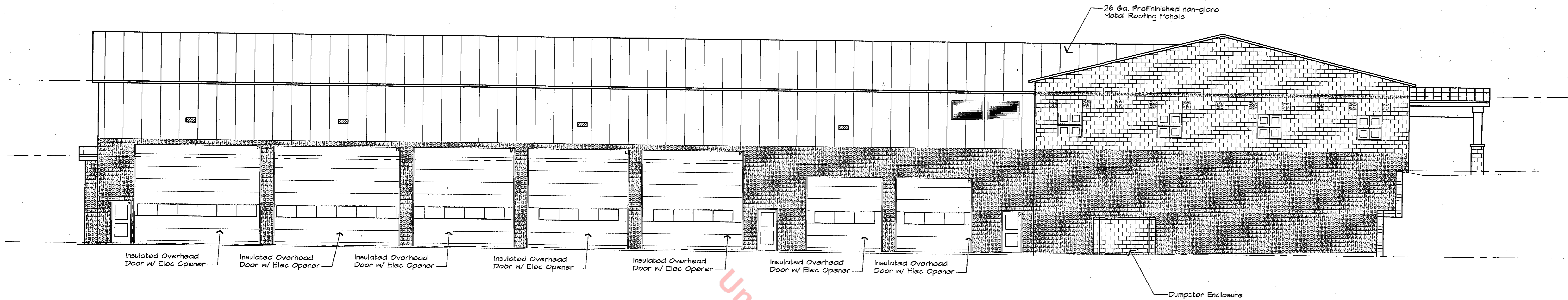
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05/25/04 Hammack  
Tab Name:

Model Space  
Plan view(s):  
PLAN

Profile View(s):

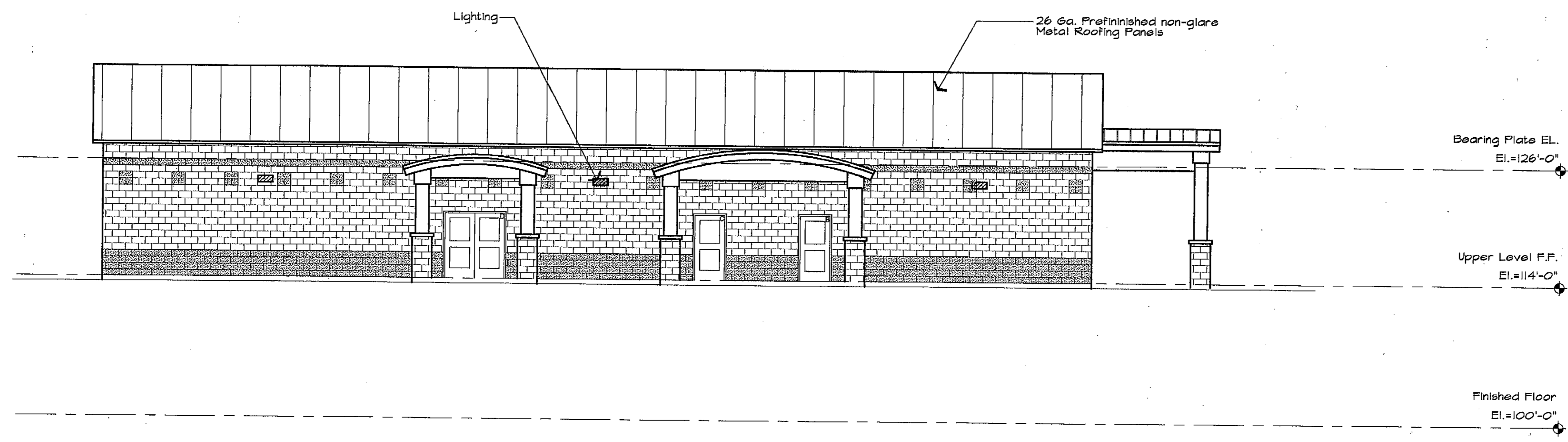
Other View:

Paper Space  
Plot view:  
Dwg. Name:



**West Elevation**  
1/8" = 1'-0"

Unofficial Copy

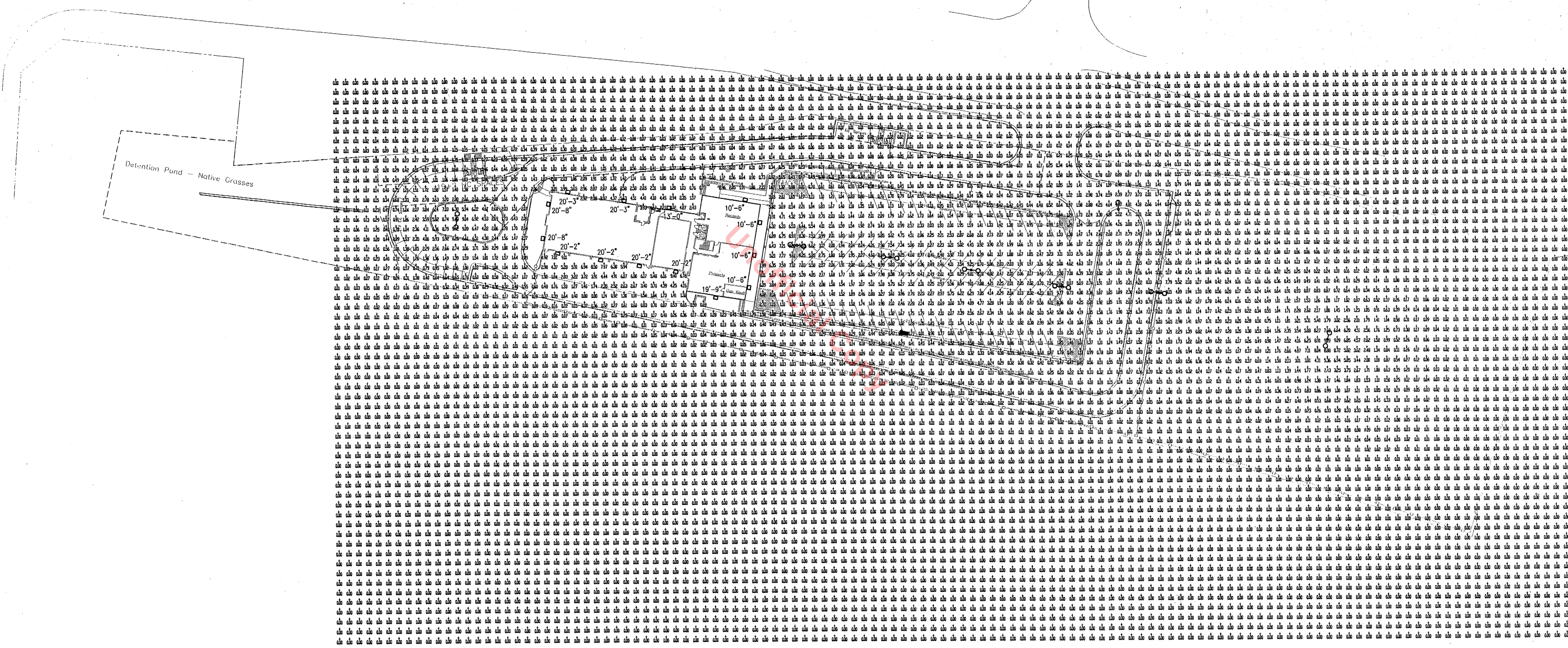


**South Elevation**  
1/8" = 1'-0"

# PRELIMINARY PLAT/FINAL PD SITEPLAN MEADOW FILING NO. 14

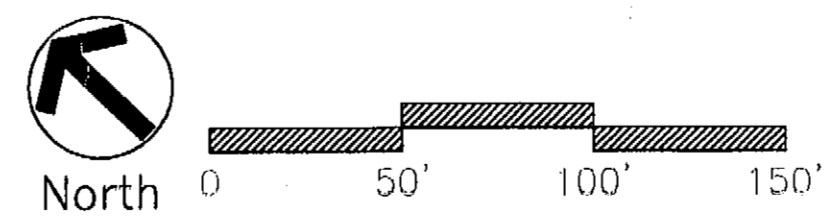
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RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN  
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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Site #2	1246.40x374.70ft	New Grid / H-H	7061	10.00	(+)	0.5	9.8	0.0	N/A	N/A



## Photometric Site Plan

1" = 50'-0"



Eytch (060304) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LF/ QTY
BB		KIM LIGHTING, 1' WD14x3/175MH WALL DIRECTOR WALL MOUNTED LUM V/SHIELD	(1)	13500	SEE PLAN	1.00 / 12
AA1		KIM LIGHTING, 1 Sq-250W-3 (1) 'A' AR3/250MH	(1)	23000	24'	1.00 / 1
AA2		KIM LIGHTING, 1 Twin-250W-3 (2) 'A' AR3/250MH	(2)	23000	24'	1.00 / 7

ALL EXTERIOR FIXTURES CONTROLLED VIA PHOTOCELL / TIMELOCK